

7

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 30, 2023
2:30 PM



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

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

WEB: <https://bit.ly/3I1wC9n>

OR

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

CONFERENCE ID: 895 207 144#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the March 30, 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 30, 2023 2:30 p.m.

Call to Order

Director's Report

Approval of the March 16, 2023 Planning Commission Meeting Minutes

I. Acres Home Mobility Study Presentation (Muxian Fang)

II. Platting Activity (Subdivision and Development plats)

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

III. Establish a public hearing date of April 27, 2023

- Foster Place partial replat no 35
- Heights Daycare
- Jackson Hill Kids R Kids
- Johnston Glen
- Pinecrest Sec 1 replat no 1 and extension
- Spring Branch Acres Sec 1 partial replat no 4
- Southland Terrace partial replat no 4
- Thorton Indie Heights replat no 1
- Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1

IV. Public Comment

V. Excuse the absences of Commissioner Viera-Bland

VI. Adjournment

Minutes of the Houston Planning Commission

March 16, 2023

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

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Absent
Rodney Heisch	Present
Daimian S. Hines	Present at 2:44 p.m. after Director's report
Randall L. Jones	Present
Lydia Mares	Present and left at 4:27 p.m. after item II
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present and left at 4:44 p.m. during item 95 and rejoined virtually at 5:28 p.m. after item 111
Megan R. Sigler	Absent
Zafar Tahir	Present at 2:44 p.m. after Director's report
Meera D. Victor	Absent
Libby Viera-Bland	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Present virtually and left at 4:55 p.m. after item 96 and rejoined virtually at 5:50 p.m. after item 119
The Honorable KP George	
Patrick Mandapaka for	Present virtually at 5:11 p.m. during item 111
The Honorable Lina Hidalgo	

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

CHAIR'S REPORT

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 MARCH 2, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 2, 2023 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING FOR THE PROPOSED CHAPTER 42 OVERALL HOUSING AMENDMENTS AND 30 DAY COMMENT PERIOD OPENED UNTIL APRIL 16TH

Report was presented by Suvidha Bandi, Planning and Development Department.

Speakers: Dayana Melendez, Marian Wright, Richard Mazzarino, Mike Dishburger, Stephanie Goldsby, Kristal Casey, Tomaro Bell, Jason Gustafson, Peter Freedman, Amy To, Shawn Massock, Taylor Becker, Cristal Lopez, Spencer Huck, Eric Hymowitz, Lyndy Morris, Tom Hughes, Kim Ha, Miguel Salomon, Paul Lamnatos, Katie Pritchard, Jo Dunham, Austin Posley, Jose Salas, Jacqueline Watson, Dannika Simpson, Howard Maple, Jaxon Cheshire – opposed

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-91)

Staff recommendation: Approve staff's recommendations for items **1-91**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-91**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 5, 6, 12, 14, 16, 29, 42, 43, 51, 60, and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 5, 6, 12, 14, 16, 29, 42, 43, 51, 60, and 73** subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Carried**

Abstaining: **Dalton and Heisch**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

92 Alani Homes at Carolwood 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: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

93 Alani Homes at Queensland Street replat no 1 C3N Withdraw

94 Alani Homes at Shreveport replat no 1 C3N Withdraw

95 Ashland Patio Homes partial replat no 1 C3N Deny

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

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

Motion: **Garza**

Second: **Robins**

Vote: **Carried**

Abstaining: **Heisch and Baldwin**

Speakers: Andrew Lang, applicant – supportive; William Smith, Marcus Simpson, Lauren Simpson, Thomas Frank – opposed

96 Brandon Street Luxury Homes replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

97 Briarcraft Meadows 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: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Brun Point C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

99 Dearborn Place partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

100 Fairdale Townhomes C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 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: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

102 Grand Park Village C3N Withdraw
Staff recommendation: Public Hearing date of April 13th established at the podium.
Commission action: Public Hearing date of April 13th established at the podium.
Motion: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

103 Gulfway Terrace 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Lillie Square C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

105 Mission Green North partial replat no 3 C3N Approve
and extension
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

- 106 Neuen Manor partial replat no 30 C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speaker: Yvonne Silva – opposed
- 107 Pinemont Meadows 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: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Michael Moore, Ethel Hikal – opposed
- 108 QuikTrip Store no 7951 C3N Withdraw**
- 109 Salem Estate C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Joyce Owens, applicant – supportive; Jeanne LaMontagne, Kim Sauke – opposed
- 110 Southampton Place partial replat no 4 C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 111 Southland Place partial replat no 5 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 112 Southland Terrace partial replat no 3 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for further study and review.
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Tomaro Bell, Veda Watson, Jacqueline Watson – opposed
- 113 Sunterra Sec 29 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 114 Sunterra Sec 30 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: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 115 Sunterra Sec 31 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: **Hines** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

116 Trails of Katy Sec 6 partial replat no 1 C3N Defer
Staff recommendation: Defer the application per Chapter 42 standards.
Commission action: Deferred the application per Chapter 42 standards.
Motion: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: Tasha Reno – position not stated

D VARIANCES

117 A and R Investments C2R Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

118 Broze Road GP GP Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Mandapaka** Second: **Clark** Vote: **Carried** Abstaining: **Dalton**

119 Caney Crossing North C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Concept Neighborhood on Roberts C2R Defer
Staff recommendation: Defer the application for further information.
Commission action: Deferred the application for further information.
Motion: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items 121, V, and VI were taken together at this time.

121 Daphne 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: **Clark** Second: **Hines** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: Andrew Lang, applicant, William Smith – supportive; Thomas Frank – position not stated

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 347 W 20TH 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: **Alleman** Second: **Garza** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: William Smith – supportive; Thomas Frank – position not stated

VI. PUBLIC HEARING AND CONSIDERATION OF DAPHNE HOTEL LOCATED AT 347 W 20TH ST

Staff recommendation: Approve the hotel motel variance per the staff report.

Commission action: Approved the hotel motel variance per the staff report.

Motion: **Clark**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch
And Baldwin**

Speaker: William Smith – supportive

122 Dell Creek GP

GP

Defer

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

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

Motion: **Hines**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

123 Dell Creek Sec 1

C2

Defer

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

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

Motion: **Porras-Pirtle** Second: **Mandapaka** Vote: **Unanimous**

Abstaining: **None**

124 Freeland Tract GP

GP

Approve

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Carried**

Abstaining: **Heisch**

125 Kickapoo Industrial Park replat and extension

C2R

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Baldwin**

Second: **Porras-Pirtle** Vote: **Unanimous**

Abstaining: **None**

126 Kolbe Grove Sec 1

C3P

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Heisch**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Yvonne Silva – opposed

127 Linn Street Estates

C3P

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Porras-Pirtle** Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Dario Martinez, Ann Gillory, Bernice Pradia, Denice Haynes – position not stated

128 Lockwood South 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: **Baldwin**

Second: **Clark**

Vote: **Carried**

Abstaining: **Rosenberg**

Speaker: Kent Marsh, applicant – supportive

129 Victory Cottage**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: **Porras-Pirtle** Vote: **Unanimous**Abstaining: **None****130 Views at Wheatley****C3R****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Baldwin**Second: **Heisch**Vote: **Unanimous**Abstaining: **None**

Speakers: Marian Luntz, James Kanan – position not stated

131 Views of Downtown**C2****Approve**

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

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

Motion: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****132 Nanes Road 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: **Porras-Pirtle** Second: **Mandapaka** Vote: **Carried**Abstaining: **Dalton****F RECONSIDERATION OF REQUIREMENTS****133 Dice Duplexes****C3P****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Alleman**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****134 Innglo Global Places Sec 1****C2****Approve**

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

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

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

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL**135 Aqsa Homes at Saddlehorn****EOA****Approve****136 Avenue Meadows on Madie****EOA****Approve****137 BB Place at Glass****EOA****Approve****138 Creation 1960 Industrial Park Sec 2****EOA****Approve****139 Creation Jackrabbit Industrial Park Sec 1****EOA****Approve**

140	Dellrose Sec 19	EOA	Approve
141	Flagstone Sec 2	EOA	Approve
142	Hickory Pecan Trail Street Dedication Sec 1	EOA	Approve
143	Titanium Homes on Bremond	EOA	Approve
144	Trails Sec 3	EOA	Approve
145	Trails Sec 4	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

146	21710 Cherry Street	COC	Approve
147	24294 Pine Circle	COC	Approve

Staff recommendation: Approve staff's recommendations for items 135 -147.

Commission Action: Approved staff's recommendations for items 135 -147.

Motion: **Tahir**

Second: **Clark**

Vote: **Carried**

Abstaining: **Dalton 140
and 141**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

148	1133 E 7 th ½ Street	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

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

Motion: **Hines**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Dalton**

149	1114 Stude Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approve the development plat per staff report.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

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 3
- h. Mahsa Amini
- i. Negrete Estates
- j. Ranch Country Place
- k. Roc Homes Plaza
- l. Stellar Mar
- m. Toledo Court
- n. Wrenwood Estates

Staff recommendation: Establish a public hearing date of April 13, 2023, for item III a-n.

Commission action: Established a public hearing date of April 13, 2023, for item III a-n.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2311 WASHINGTON AVENUE

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: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

VII. CONSIDERATION OF INN AT FONDREN HOTEL/MOTEL LOCATED AT 13831 FONDREN RD.

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

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

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

Speaker: Perdita Chavis Chief of Staff for Vice Mayor Castex-Tatum, Lisa Scurlock, Becky Edmondson – opposed; Neiremai Dowdi, applicant - supportive

VIII. PUBLIC COMMENT

Commissioner Clark commented about narrow lots and shared driveways.

IX. EXCUSE THE ABSENCES OF COMMISSIONER NELSON

Commissioner Nelson was present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:09 p.m.

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral

A-Consent

1	Allison Park Sec 8	C3F	DEF2
2	Amplify Tomball Addition	C2	
3	Artisans Westheimer	C3F	
4	Avalon at Cypress Sec 8	C3P	
5	Berto Aparicio Myrtle Street Development	C3F	
6	Bridgeland Prairieland Village Sec 29	C3F	
7	Brun Point	C3F	
8	Candela Commercial Reserves	C2	
9	Caprock Cottages	C3F	
10	Carpenters Logistics Center	C3F	
11	Caymus Creek Drive and Spoon Bill Cove Drive Street Dedication	SP	
12	Cook Road Business Park	C2	
13	Crosby Farms Sec 2	C3F	DEF1
14	Cypress Green GP	GP	DEF1
15	CypressNext	C2	
16	Diaz Plaza	C2	
17	Estates At Wheatley Street	C3F	DEF2
18	Fairdale Townhomes	C3F	
19	Fannin Station North	C3P	
20	Ferman Place GP	GP	
21	Ferman Place Sec 1	C2	
22	First Fruits Christian Center	C2	
23	Fondren Warehouse Addition	C2	
24	Forestwood GP	GP	DEF1
25	Forestwood Sage Sec 3	C2	
26	Fort Bend ISD Madden School	C2	
27	Grand at Aliana Sec 2	C3F	
28	Harris County Emergency Service District no 7	C2	DEF1
29	Harris Fort Bend Counties MUD no 3 Water Plant no 2	C3P	
30	Hartwood at Spring Shadows	C3F	
31	Holderrieth Road Street Dedication Sec 4	C3P	
32	Holderrieth Road Street Dedication Sec 5	C3P	
33	Homes at Schneider Street	C3F	
34	Ileoni	C2	DEF1
35	Iglesia Faro De Luz	C2	
36	Kathy Lane Development	C2	
37	Lillie Square	C3F	
38	Lone Wolf Sec 1	C3F	DEF1
39	Madeer Enterprises Doerre	C2	
40	Madera Estates	C3F	
41	Mansfield Living	C3F	DEF1
42	Mission Green North partial replat no 3 and extension	C3F	

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Morton Ranch Reserve at Treviso	C2	
44	Moya Estates	C2	DEF2
45	Northpark Fuel Depot	C2	
46	Pastelitos Cafe	C3P	
47	Pinecrest Sec 8	C2	DEF1
48	Reserve at FM 529	C2	
49	Retail at Telge	C2	
50	Santa Barbara Church	C2	DEF1
51	Self Road Place	C2	
52	Songwood Park	C3F	
53	Spring Cypress Manor	C3F	
54	St James Episcopal Southmore	C2	DEF2
55	Stockdick School Fire Station	C2	
56	Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1	C3F	
57	Sunterra Sec 25 partial replat no 1	C3F	
58	Sunterra Sec 29 partial replat no 1	C3F	
59	Sunterra Sec 30 partial replat no 1	C3F	
60	Sunterra Sec 31 partial replat no 1	C3F	
61	Synova Sec 6	C3P	
62	Tavola West Reserves Sec 2	C3F	
63	Tavola West Sec 5	C3P	
64	Tavola West Sec 6	C3P	
65	Tavola West Sec 7	C3P	
66	Teal Gardens	C3P	
67	Townhomes on Indiana	C3F	
68	Union Park Place	C2	
69	Vance Landing	C3F	
70	Vecino Homes at Armada Street	C2	DEF2
71	Ventana Commercial Reserve	C2	
72	Victory Cottage	C3F	
73	Waller ISD Elementary no 6	C2	
74	West Knoll Place	C3F	
75	Williams Landing	C3F	DEF1

B-Replats

76	AB and GH Estates at Brailsfort	C2R	
77	Ansari Homes On Rutland	C2R	
78	Beulah Estates	C2R	
79	Blackburn Estates	C2R	
80	Clover Landing	C2R	
81	Cortlandt Green	C2R	
82	Dennis Street Crossing	C2R	
83	Duamni W 16th Street Development	C2R	DEF1
84	Elysian Estates	C2R	

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Elysian Street Crossing	C2R	
86	Empower Place	C2R	
87	Estates at Mallow Place	C2R	
88	EYF Properties	C2R	
89	Fannin Foundation	C2R	DEF1
90	Figueroa Estates at Nail	C2R	
91	Franklin Residences	C2R	
92	Garrett Ladig Estates	C2R	
93	Giddy Up replat no 2 and extension partial replat no 1	C2R	
94	Glen Reserve	C2R	DEF1
95	Hammerly Pine Landing	C2R	
96	Hardy Landing	C2R	
97	Heights at 33rd Street	C2R	
98	Kings Terrace	C2R	DEF2
99	Luna Estates	C2R	DEF2
100	Madrid Landing	C2R	
101	Madrid Place	C2R	
102	Manors on Peden	C2R	
103	Martin Place	C2R	DEF1
104	METRO Northline Transit Center Parking Garage	C2R	
105	Moonbeam Estates	C2R	
106	Northbelt Sharmon Park	C2R	
107	Orange Crossing	C2R	
108	Ormandy Church	C2R	DEF1
109	Patel At Hobby	C2R	
110	Pecan Park Estates	C2R	
111	Plaza Estates at Cannon	C2R	
112	Plaza Estates at Cullen	C2R	
113	Plaza Estates at Hirsch	C2R	DEF1
114	Plaza Estates at Truro	C2R	
115	Primrose Aliana	C2R	
116	Quensell Lawn partial replat no 1	C2R	
117	Rosemont Place	C2R	
118	Sea1960 Reserves	C2R	DEF1
119	Serrano Addition	C2R	DEF2
120	Skyline Homes at Lozier	C2R	
121	Skyline Homes at Noah	C2R	
122	Sylvester Oaks	C2R	DEF1
123	W H Holdings Addition	C2R	
124	Wedgefield Place	C2R	
125	West Oaks Shopping Center	C2R	
126	Windsor Apartments	C2R	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

C-Public Hearings Requiring Notification

127	Beall Street Development	C3N	
128	Bria Place	C3N	
129	FL Tucker Long Drive	C3N	
130	Forest West Homes	C3N	DEF2
131	Inwood North Self Storage	C3N	
132	Irvinton partial replat no 1	C3N	
133	Neuen Manor partial replat no 30	C3N	DEF1
134	Park Street Green	C3N	
135	Pinecrest Court Sec 3 partial replat no 2	C3N	
136	Pinemont Meadows	C3N	DEF1
137	Reed Terrace partial replat no 5	C3N	
138	Ruth Street Estates	C3N	
139	Rutland Estate	C3N	
140	Salem Estate	C3N	DEF1
141	Southampton Place partial replat no 4	C3N	DEF1
142	Southland Terrace partial replat no 3	C3N	DEF1
143	Trails of Katy Sec 6 partial replat no 1	C3N	DEF1
144	Weyburn Estates	C3N	

D-Variances

145	A and R Investments	C2R	DEF1
146	Concept Neighborhood on Roberts	C2R	DEF1
147	Dell Creek GP	GP	DEF1
148	Dell Creek Sec 1	C2	DEF1
149	East Dennis Development North	C3R	
150	East Dennis Development South	C2R	
151	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1	C3R	
152	Kickapoo Business Park	C2R	DEF1
153	Kolbe Grove Sec 1	C3P	DEF1
154	Lamar Consolidated ISD Campus Complex GP	GP	
155	Linn Street Estates	C3P	DEF2
156	Mach Industrial Park	C2	
157	Providence Place	C3P	
158	Terminal Expansion Sec 3	C3R	
159	Terminal Expansion Sec 4	C3P	
160	Views at Wheatley	C3R	DEF2

E-Special Exceptions

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

F-Reconsideration of Requirements

161	CRH Business Park	C2	
162	Dice Duplexes	C3P	DEF1

G-Extensions of Approval

163	Balmoral Sec 27	EOA	
164	Bleu Riviera Drive Street Dedication Sec 1	EOA	
165	Bridgeland Prairieland Village Sec 30	EOA	
166	Candela Sec 14	EOA	
167	Candela South Sec 3	EOA	
168	Candela South Sec 4	EOA	
169	CenterPoint Energy Riverside Substation	EOA	
170	Fairbanks North Houston Center Sec 2	EOA	
171	Grand Prairie Reserves	EOA	
172	Grand Prairie Sec 2	EOA	
173	Huffman Eastgate Place	EOA	
174	Kitty Hawk Street East Street Dedication	EOA	
175	Marvida Center at FM 529	EOA	
176	Marvida Sec 25	EOA	
177	Marvida Sec 26	EOA	
178	Meadows Park	EOA	
179	Modera Spring	EOA	
180	Pelham Place Sec 3 partial replat no 1	EOA	
181	Saint Tropez Sec 1	EOA	
182	Saint Tropez Sec 2	EOA	
183	Saint Tropez Sec 3	EOA	
184	Sharpstown Country Club Terrace Sec 3 partial replat no 2	EOA	
185	Shops at Ventana Lakes	EOA	
186	Shops at West Belfort	EOA	
187	Sundance Cove Sec 2	EOA	
188	Tropez Village Drive Street Dedication and Reserves	EOA	
189	Ucles Deep South	EOA	

H-Name Changes

None

I-Certification of Compliance

190	19758 North Red Oak Lane	COC	
191	19730 North Red Oak Lane	COC	
192	3222 Royal Oaks Drive	COC	

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

193	1133 E. 7th 1/2 Street	DPV	DEF1
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Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

				Location			Plat Data			Customer	
Item		App	App		City/	Key		Rsv			Applicant's
No.	Subdivision Plat Name	No.	Type	Co	ETJ	Map	Ac	Ac	Lots	Developer	Company
A-Consent											
1	Allison Park Sec 8 (DEF2)	2023-0431	C3F	Harris	City	574P	25.36	10.45	98	LJA	LJA Engineering, Inc.- (Houston Office)
2	Amplify Tomball Addition	2023-0599	C2	Harris	ETJ	328M	9.46	9.46	0	Ascendant Development	Wier & Associates, Inc.
3	Artisans Westheimer	2023-0489	C3F	Harris	City	491T	1.05	1.05	0	BA REALTY, LLC	Civil-Surv Land Surveying, L.C.
4	Avalon at Cypress Sec 8	2023-0634	C3P	Harris	ETJ	406A	15.30	1.38	42	Taylor Morrison	Meta Planning + Design LLC
5	Berto Aparicio Myrtle Street Development	2023-0629	C3F	Harris	City	534H	0.24	0.24	0	H Aparicio	Doshi Engineering & Surveying Company
6	Bridgeland Prairieland Village Sec 29	2023-0665	C3F	Harris	ETJ	365N	36.04	13.46	114	Bridgeland Development, LP	McKim & Creed, Inc.
7	Brun Point	2023-0595	C3F	Harris	City	492R	0.29	0.00	4	Mazzarino Construction	Total Surveyors, Inc.
8	Candela Commercial Reserves	2023-0658	C2	Fort Bend	ETJ	523R	3.30	3.30	0	CANDELA VENTURES, LLC	Quiddity Engineering - Katy
9	Caprock Cottages	2023-0563	C3F	Harris	City	533Y	0.11	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
10	Carpenters Logistics Center	2023-0619	C3F	Harris	ETJ	498K	64.99	61.92	0	Quarters-Sheldon LLC	BGE, Inc.
11	Caymus Creek Drive and Spoon Bill Cove Drive Street Dedication	2023-0620	SP	Waller	ETJ	403Z	2.13	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
12	Cook Road Business Park	2023-0645	C2	Harris	ETJ	286S	1.83	1.83	0	INDIVIDUAL	Bowden Land Services & Consulting
13	Crosby Farms Sec 2 (DEF1)	2023-0541	C3F	Harris	ETJ	379Y	50.12	11.86	161	JNC Development, Inc.	EHRA
14	Cypress Green GP (DEF1)	2023-0507	GP	Harris	ETJ	285V	634.87	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
15	CypressNext	2023-0642	C2	Harris	ETJ	326B	2.94	2.84	0	Intergrand Developers	Windrose
16	Diaz Plaza	2023-0609	C2	Harris	ETJ	282F	1.00	0.94	0	Miram Diaz	Hovis Surveying Company Inc.
17	Estates At Wheatley Street (DEF2)	2023-0305	C3F	Harris	City	452B	1.84	0.04	31	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
18	Fairdale Townhomes	2023-0660	C3F	Harris	City	491X	0.28	0.00	6	5818 Fairdale LLC	Pioneer Engineering, LLC
19	Fannin Station North	2023-0671	C3P	Harris	City	532V	37.49	27.63	120	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
20	Ferman Place GP	2023-0487	GP	Harris	City	456W	8.73	0.00	0	Ally General Solutions, LLC	Owens Management Systems, LLC
21	Ferman Place Sec 1	2023-0488	C2	Harris	City	455Z	2.04	2.04	0	Ally General Solutions, Inc.	Owens Management Systems, LLC
22	First Fruits Christian Center	2023-0605	C2	Harris	ETJ	331S	2.00	2.00	0	CAS Consultants, LLC	CAS Consultants, LLC
23	Fondren Warehouse Addition	2023-0673	C2	Fort Bend	City	570Q	2.00	2.00	0	Mirador Group	Windrose
24	Forestwood GP (DEF1)	2023-0525	GP	Harris	ETJ	411D	51.50	0.00	0	Harris Manor Associates, L.P.	Meta Planning + Design LLC
25	Forestwood Sage Sec 3	2023-0574	C2	Harris	ETJ	457N	3.87	3.87	0	Sowell Equities-Forestwood L.P.	Hovis Surveying Company Inc.
26	Fort Bend ISD Madden School	2023-0621	C2	Fort Bend	ETJ	526Z	19.99	19.99	0	Fort Bend Independent School District	Pape-Dawson Engineers

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
27	Grand at Aliana Sec 2	2023-0606	C3F	Fort Bend	ETJ	566D	51.68	46.92	0	A-S 144 Grand Parkway-W. Airport, L.P.	LJA Engineering, Inc.- (Houston Office)
28	Harris County Emergency Service District no 7 (DEF1)	2023-0479	C2	Harris	ETJ	292Q	51.68	51.68	0	JT Lynch Company LLC	South Texas Surveying Associates, Inc.
29	Harris Fort Bend Counties MUD no 3 Water Plant no 2	2023-0559	C3P	Harris	ETJ	485E	0.99	0.99	0	Harris -Fort Bend Counties Mud no 3	Vogler & Spencer Engineering, Inc.
30	Hartwood at Spring Shadows	2023-0633	C3F	Harris	City	450K	3.86	3.69	0	Nantucket Housing, LLC	Miller Survey Group
31	Holderrieth Road Street Dedication Sec 4	2023-0622	C3P	Harris	ETJ	286T	2.29	0.00	0	Johnson Development Services	Meta Planning + Design LLC
32	Holderrieth Road Street Dedication Sec 5	2023-0627	C3P	Harris	ETJ	286T	2.85	0.00	0	Johnson Development Services	Meta Planning + Design LLC
33	Homes at Schneider Street	2023-0579	C3F	Harris	City	453H	0.30	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
34	Ileoni (DEF1)	2023-0246	C2	Harris	City	574K	2.59	2.50	0	IECON INC	Pioneer Engineering, LLC
35	Iglesia Faro De Luz	2023-0472	C2	Harris	ETJ	446D	5.01	5.01	0	Iglesia Pentecostal de Jesucristo El Faro de Luz, Inc.	South Texas Surveying Associates, Inc.
36	Kathy Lane Development	2023-0630	C2	Harris	ETJ	328U	7.15	7.15	0	ALJ Lindsey	Windrose
37	Lillie Square	2023-0647	C3F	Harris	City	533R	0.24	0.24	0	McCarson Homes LLC	Pioneer Engineering, LLC
38	Lone Wolf Sec 1 (DEF1)	2023-0461	C3F	Harris	ETJ	339W	37.63	10.86	135	FdR Consulting, LLC	Windrose
39	Madeer Enterprises Doerre	2023-0641	C2	Harris	ETJ	290X	4.00	4.00	0	MADEER ENTERPRISES, LLC,	Atkinson Engineers
40	Madera Estates	2023-0526	C3F	Harris	City	415Z	0.18	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
41	Mansfield Living (DEF1)	2023-0475	C3F	Harris	City	452A	1.00	0.02	17	BEC Engineers and Consultants, LLC	Windrose
42	Mission Green North partial replat no 3 and extension	2023-0565	C3F	Fort Bend	ETJ	527K	0.57	0.57	0	Mission Bend Municipal Utility District No 1	Vogler & Spencer Engineering, Inc.
43	Morton Ranch Reserve at Treviso	2023-0652	C2	Harris	ETJ	445J	10.71	10.71	0	Morton Land Partners LLC	EHRA
44	Moya Estates (DEF2)	2023-0436	C2	Harris	ETJ	379H	1.50	0.00	1	HTX Engineering	HTX Engineering
45	Northpark Fuel Depot	2023-0458	C2	Montgomery	ETJ	296U	1.00	1.00	0	Northpark Fuel Depot LLC	Washburn & Co. Land Survey
46	Pastelitos Cafe	2023-0570	C3P	Harris	ETJ	485A	0.86	0.63	0	Resurrection Renovation & Investments LLC	RED CONSULTANTS
47	Pinecrest Sec 8 (DEF1)	2023-0482	C2	Harris	City	450J	0.66	0.66	0	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
48	Reserve at FM 529	2023-0616	C2	Harris	ETJ	406N	12.96	12.96	0	AM 529, LLC	Quiddity Engineering
49	Retail at Telge	2023-0663	C2	Harris	ETJ	327H	1.00	1.00	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
50	Santa Barbara Church (DEF1)	2023-0464	C2	Harris	City	530S	4.54	4.54	0	DIOCESE OF NEWTON FOR MELKITES	Daram Engineers, Inc.
51	Self Road Place	2023-0533	C2	Harris	ETJ	287X	4.36	4.36	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
52	Songwood Park	2023-0567	C3F	Harris	City	496E	4.10	0.67	79	I-10 and 610 Holdings LP	Hovis Surveying Company Inc.
53	Spring Cypress Manor	2023-0445	C3F	Harris	ETJ	328Q	4.15	1.22	44	ALEXANDER GREENE	Bowden Land Services & Consulting
54	St James Episcopal Southmore (DEF2)	2023-0405	C2	Harris	City	533C	2.87	2.87	0	ALJ Lindsey	Windrose
55	Stockdick School Fire Station	2023-0573	C2	Harris	ETJ	444D	2.15	1.91	0	S&G Engineering Consultants, LLC	South Texas Surveying Associates, Inc.
56	Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1	2023-0625	C3F	Waller	ETJ	443C	0.04	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
57	Sunterra Sec 25 partial replat no 1	2023-0628	C3F	Waller	ETJ	443C	1.59	1.10	0	Astro Sunterra, LP	Quiddity Engineering - Katy
58	Sunterra Sec 29 partial replat no 1	2023-0648	C3F	Waller	ETJ	443G	0.53	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
59	Sunterra Sec 30 partial replat no 1	2023-0631	C3F	Waller	ETJ	443G	0.32	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
60	Sunterra Sec 31 partial replat no 1	2023-0635	C3F	Waller	ETJ	443G	0.63	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
61	Synova Sec 6	2023-0643	C3P	Harris	ETJ	378V	11.40	1.36	57	Friendswood Development	Meta Planning + Design LLC
62	Tavola West Reserves Sec 2	2023-0569	C3F	Montgomery	ETJ	256H	10.64	7.63	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
63	Tavola West Sec 5	2023-0610	C3P	Montgomery	ETJ	256H	16.77	2.19	71	Friendswood Development Company	BGE, Inc. - Land Planning
64	Tavola West Sec 6	2023-0614	C3P	Montgomery	ETJ	256G	30.81	12.15	139	Friendswood Development Company	BGE, Inc. - Land Planning
65	Tavola West Sec 7	2023-0617	C3P	Montgomery	ETJ	256H	13.85	0.26	60	Friendswood Development Company	BGE, Inc. - Land Planning
66	Teal Gardens	2023-0623	C3P	Fort Bend	ETJ	611W	21.13	6.78	107	Odyssey Engineering Group	Miller Survey Group
67	Townhomes on Indiana	2023-0556	C3F	Harris	City	492R	0.26	0.00	4	Sandcastle Homes	MOMENTUM ENGINEERING
68	Union Park Place	2023-0561	C2	Harris	ETJ	328B	3.35	3.35	0	ATR Engineering	The Pinnell Group, LLC
69	Vance Landing	2023-0591	C3F	Harris	City	454J	0.86	0.01	15	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
70	Vecino Homes at Armada Street (DEF2)	2023-0385	C2	Harris	City	451D	0.13	0.00	2	SEM SERVICES	SEM SERVICES
71	Ventana Commercial Reserve	2023-0656	C2	Harris	ETJ	445B	2.50	2.50	0	Ventana Real Estate, LLC	Windrose
72	Victory Cottage	2023-0640	C3F	Harris	City	412S	2.41	0.29	35	Urbatechture	Pioneer Engineering, LLC
73	Waller ISD Elementary no 6	2023-0608	C2	Harris	ETJ	325K	16.10	16.10	0	Brooks and Sparks	West Belt Surveying, Inc.
74	West Knoll Place	2023-0580	C3F	Harris	City	455E	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
75	Williams Landing (DEF1)	2023-0523	C3F	Harris/Waller	ETJ	322H	55.92	18.45	191	Odyssey Engineering Group	Miller Survey Group

B-Replats

76	AB and GH Estates at Brailsfort	2023-0582	C2R	Harris	City	493Z	0.11	0.00	3	New Era Development	New Era Development & Land Services
77	Ansari Homes On Rutland	2023-0557	C2R	Harris	City	492D	0.25	0.00	2	Ansari Homes, Inc.	MOMENTUM ENGINEERING

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
78	Beulah Estates	2023-0498	C2R	Harris	City	493Z	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
79	Blackburn Estates	2023-0584	C2R	Harris	City	493Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
80	Clover Landing	2023-0370	C2R	Harris	City	534W	0.29	0.00	3	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
81	Cortlandt Green	2023-0552	C2R	Harris	City	493A	0.30	0.30	0	NA	Karen Rose Engineering and Surveying
82	Dennis Street Crossing	2023-0500	C2R	Harris	City	493Z	0.11	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
83	Duamni W 16th Street Development (DEF1)	2023-0275	C2R	Harris	City	452Y	0.25	0.00	6	1122 W 16th LLC	Doshi Engineering & Surveying Company
84	Elysian Estates	2023-0592	C2R	Harris	City	493D	0.11	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
85	Elysian Street Crossing	2023-0593	C2R	Harris	City	493D	0.11	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
86	Empower Place	2023-0585	C2R	Harris	City	455P	0.31	0.00	5	New Era Development	New Era Development & Land Services
87	Estates at Mallow Place	2023-0597	C2R	Harris	City	574A	0.29	0.00	3	New Era Development	New Era Development & Land Services
88	EYF Properties	2023-0483	C2R	Harris	City	492X	0.62	0.62	0	EYF STNL Club Deal 6, LP	Owens Management Systems, LLC
89	Fannin Foundation (DEF1)	2023-0262	C2R	Harris	City	493U	0.72	0.72	0	2300 Fannin Ltd	PEA Group
90	Figueroa Estates at Nail	2023-0603	C2R	Fort Bend	ETJ	611U	2.90	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
91	Franklin Residences	2023-0588	C2R	Harris	City	412T	0.33	0.00	4	New Era Development	New Era Development & Land Services
92	Garrett Ladig Estates	2023-0601	C2R	Harris	ETJ	323A	7.31	3.98	3	Garrett Ladig	Texas Land Maps
93	Giddy Up replat no 2 and extension partial replat no 1	2023-0553	C2R	Harris	City	451V	0.81	0.81	0	Kimley Horn	Landpoint
94	Glen Reserve (DEF1)	2023-0463	C2R	Harris	City	412T	0.42	0.00	7	Urbatechture	Pioneer Engineering, LLC
95	Hammerly Pine Landing	2023-0654	C2R	Harris	City	451T	0.30	0.00	8	Ultavillas, LLC	Total Surveyors, Inc.
96	Hardy Landing	2023-0657	C2R	Harris	City	453Z	0.18	0.00	3	Michael Hernandez Garcia	Owens Management Systems, LLC
97	Heights at 33rd Street	2023-0509	C2R	Harris	City	453P	0.14	0.00	3	Oc Plans & Permits	Oc Plans & Permits
98	Kings Terrace (DEF2)	2023-0377	C2R	Harris	City	454N	0.42	0.00	10	M & A Saldana Properties, LLC	Total Surveyors, Inc.
99	Luna Estates (DEF2)	2023-0369	C2R	Harris	City	571P	0.17	0.00	2	Proxterra LLC	CGES Bailey Planning
100	Madrid Landing	2023-0590	C2R	Harris	City	534N	0.22	0.00	4	Urban Arc Development	Total Surveyors, Inc.
101	Madrid Place	2023-0589	C2R	Harris	City	534J	0.22	0.00	4	Urban Arc Development	Total Surveyors, Inc.
102	Manors on Peden	2023-0587	C2R	Harris	City	493N	0.13	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
103	Martin Place (DEF1)	2023-0495	C2R	Harris	City	452G	0.24	0.00	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
104	METRO Northline Transit Center Parking Garage	2023-0632	C2R	Harris	City	453K	2.40	2.40	1	ARUP (METRO Developer's Agent)	RODS Surveying, Inc.
105	Moonbeam Estates	2023-0653	C2R	Harris	City	412S	0.21	0.00	2	Green Valley Construction, LLC	The Interfield Group

Platting Summary**Houston Planning Commission****PC Date: March 30, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
106	Northbelt Sharmon Park	2023-0568	C2R	Harris	ETJ	372T	11.08	11.08	0	Welcome Group	Century Engineering, Inc
107	Orange Crossing	2023-0604	C2R	Harris	ETJ	369Q	8.58	8.58	0	Kelli Investments, LLC	Civil-Surv Land Surveying, L.C.
108	Ormandy Church (DEF1)	2023-0534	C2R	Harris	City	570M	10.33	10.33	1	Iglesia Palabra de Restauracion Pentecoasties Inc	Hussam Ghuneim
109	Patel At Hobby	2023-0560	C2R	Harris	City	575D	1.62	1.62	0	OHM SAROLIYA INC,	MOMENTUM EGINEERING
110	Pecan Park Estates	2023-0577	C2R	Harris	City	535A	0.92	0.92	0	FPN INVESTMENTS INC	Surv-Tex surveying Inc.
111	Plaza Estates at Cannon	2023-0586	C2R	Harris	City	533X	0.16	0.00	3	New Era Development	New Era Development & Land Services
112	Plaza Estates at Cullen	2023-0583	C2R	Harris	City	533M	0.65	0.63	0	New Era Development	New Era Development & Land Services
113	Plaza Estates at Hirsch (DEF1)	2023-0376	C2R	Harris	City	454K	0.27	0.00	2	New Era Development	New Era Development & Land Services
114	Plaza Estates at Truro	2023-0594	C2R	Harris	City	492F	0.13	0.00	2	New Era Development	New Era Development & Land Services
115	Primrose Aliana	2023-0611	C2R	Fort Bend	ETJ	567B	1.80	1.80	0	GNM Interest, LP	BGE, Inc.
116	Quensell Lawn partial replat no 1	2023-0566	C2R	Harris	City	452U	0.23	0.00	2	Shady Acres Investments	South Texas Surveying Associates, Inc.
117	Rosemont Place	2023-0508	C2R	Harris	City	493N	0.15	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
118	Sea1960 Reserves (DEF1)	2023-0478	C2R	Harris	City	333Q	20.65	20.65	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
119	Serrano Addition (DEF2)	2023-0364	C2R	Harris	City	494G	0.09	0.00	1	Ducky Recovery	Cobalt Engineering & Inspections LLC
120	Skyline Homes at Lozier	2023-0562	C2R	Harris	City	533L	0.24	0.00	5	Skyline Home Builders, LLC	MOMENTUM EGINEERING
121	Skyline Homes at Noah	2023-0555	C2R	Harris	City	533Q	0.11	0.00	3	Skyline Home Builders, LLC	MOMENTUM EGINEERING
122	Sylvester Oaks (DEF1)	2023-0531	C2R	Harris	City	453T	0.14	0.00	3	Apala, LLC	The Interfield Group
123	W H Holdings Addition	2023-0572	C2R	Harris	City	573Q	15.54	15.54	0	WGA Consulting Engineers	JPH
124	Wedgefield Place	2023-0624	C2R	Harris	City	455P	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
125	West Oaks Shopping Center	2023-0550	C2R	Harris	City	488S	17.37	17.37	0	WE 50 Hwy 6 LLC	Windrose
126	Windsor Apartments	2023-0558	C2R	Harris	City	574Y	27.03	26.49	0	Maverick Engineering	The Pinnell Group, LLC

C-Public Hearings Requiring Notification

127	Beall Street Development	2023-0400	C3N	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
128	Bria Place	2023-0359	C3N	Harris	City	492V	0.11	0.00	2	o3 DESIGN BUILD	Dart Land Services LLC
129	FL Tucker Long Drive	2023-0387	C3N	Harris	City	534Q	2.88	2.88	0	FL TUCKER LLC	Civil-Surv Land Surveying, L.C.
130	Forest West Homes (DEF2)	2023-0042	C3N	Harris	City	451F	0.44	0.01	7	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
131	Inwood North Self Storage	2023-0248	C3N	Harris	ETJ	411K	5.91	5.91	0	Brightwork Development	Pacheco Koch Consulting Engineers, Inc.
132	Irvinton partial replat no 1	2023-0164	C3N	Harris	City	453Z	0.13	0.00	2	KAG Series, LLC	Paksima Group1
133	Neuen Manor partial replat no 30 (DEF1)	2023-0270	C3N	Harris	City	450P	0.58	0.00	2	Ziomara Georgina Blanco	CGES Bailey Planning

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134	Park Street Green	2023-0447	C3N	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
135	Pinecrest Court Sec 3 partial replat no 2	2023-0308	C3N	Harris	City	494L	0.12	0.00	2	Owner	ICMC GROUP INC
136	Pinemont Meadows (DEF1)	2023-0333	C3N	Harris	City	452G	0.46	0.00	5	Acada, Inc	Windrose
137	Reed Terrace partial replat no 5	2023-0374	C3N	Harris	City	533Y	0.15	0.00	2	New Era Development	New Era Development & Land Services
138	Ruth Street Estates	2023-0367	C3N	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates
139	Rutland Estate	2023-0065	C3N	Harris	City	492D	0.31	0.00	1	Mailhes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
140	Salem Estate (DEF1)	2023-0319	C3N	Harris	City	531V	0.52	0.00	1	Oceanfront Realty, LLC	Owens Management Systems, LLC
141	Southampton Place partial replat no 4 (DEF1)	2023-0086	C3N	Harris	City	532D	1.01	0.00	1	Curtis & Windham Architects Inc.	Windrose
142	Southland Terrace partial replat no 3 (DEF1)	2023-0033	C3N	Harris	City	533G	0.90	0.90	0	Premark Investments LLC	South Texas Surveying Associates, Inc.
143	Trails of Katy Sec 6 partial replat no 1 (DEF1)	2023-0217	C3N	Fort Bend	ETJ	483H	0.34	0.00	6	GEHAN HOMES	Quiddity Engineering - Katy
144	Weyburn Estates	2023-0366	C3N	Harris	City	454H	0.51	0.00	6	WAFA Capital Investments LLC	RP & Associates

D-Variances

145	A and R Investments (DEF1)	2023-0284	C2R	Harris	City	453F	1.70	1.70	0	SEM SERVICES	SEM SERVICES
146	Concept Neighborhood on Roberts (DEF1)	2023-0449	C2R	Harris	City	494N	1.14	1.14	0	WKM 5 LLC	Beacon Land Services
147	Dell Creek GP (DEF1)	2023-0421	GP	Harris	ETJ	419G	27.54	0.00	0	MARVEL ASSETS LLC	Bowden Land Services & Consulting
148	Dell Creek Sec 1 (DEF1)	2023-0437	C2	Harris	ETJ	419G	9.18	9.18	0	MARVEL ASSETS LLC	Bowden Land Services & Consulting
149	East Dennis Development North	2023-0193	C3R	Harris	City	493U	0.88	0.00	16	Aspen Grey Homes	Windrose
150	East Dennis Development South	2023-0471	C2R	Harris	City	493U	0.51	0.00	10	Aspen Grey Homes	Windrose
151	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1	2023-0418	C3R	Harris	ETJ	291P	41.84	41.84	0	Champion Forest Baptist Church	PEA Group
152	Kickapoo Business Park (DEF1)	2023-0520	C2R	Harris	ETJ	323D	33.32	33.32	0	3004 Aldine Bender Partners, LP	Hovis Surveying Company Inc.
153	Kolbe Grove Sec 1 (DEF1)	2023-0415	C3P	Harris	City	450R	35.11	3.55	297	Lovett Homes	Windrose
154	Lamar Consolidated ISD Campus Complex GP	2023-0662	GP	Fort Bend	ETJ	524R	173.00	0.00	0	Lamar CISD	McKim and Creed
155	Linn Street Estates (DEF2)	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
156	Mach Industrial Park	2023-0612	C2	Harris	ETJ	410G	22.70	22.21	0	M2 Properties, Ltd./Adelante Properties, Ltd.	McKim & Creed, Inc.
157	Providence Place	2023-0626	C3P	Harris	ETJ	332N	10.57	3.63	60	R.G. Miller Engineers	R.G. Miller Engineers

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
158	Terminal Expansion Sec 3	2023-0298	C3R	Harris	City	495S	21.81	21.81	0	Port of Houston Authority of Harris County Texas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
159	Terminal Expansion Sec 4	2023-0297	C3P	Harris	City	495S	8.04	8.04	0	Port of Houston Authority of Harris County Texas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
160	Views at Wheatley (DEF2)	2023-0049	C3R	Harris	City	412X	2.70	0.14	57	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC

E-Special Exceptions

None

F-Reconsideration of Requirements

161	CRH Business Park	2023-0602	C2	Harris	ETJ	327E	49.33	49.33	0	CRH BUSINESS PARK, LLC	Civil-Surv Land Surveying, L.C.
162	Dice Duplexes (DEF1)	2023-0238	C3P	Harris	City	494B	1.13	0.06	10	CAS Consultants, LLC	CAS Consultants, LLC

G-Extensions of Approval

163	Balmoral Sec 27	2022-0894	EOA	Harris	ETJ	376R	13.66	7.21	105	Astro Balmoral LP	Quiddity Engineering
164	Bleu Riviera Drive Street Dedication Sec 1	2022-0759	EOA	Harris	ETJ	258Z	7.02	0.00	0	Saint-Tropez Azure, LLC	Quiddity Engineering
165	Bridgeland Prairieland Village Sec 30	2022-0752	EOA	Harris	ETJ	365J	15.69	2.20	65	Bridgeland Development L.P.	LJA Engineering, Inc.- (Houston Office)
166	Candela Sec 14	2022-0870	EOA	Fort Bend	ETJ	524N	24.82	3.92	77	Johnson Development	Quiddity Engineering - Katy
167	Candela South Sec 3	2022-0895	EOA	Fort Bend	ETJ	564B	23.10	2.10	111	JDS Nursery Tract South, LLC	Meta Planning + Design LLC
168	Candela South Sec 4	2022-0902	EOA	Fort Bend	ETJ	564B	15.50	0.85	60	JDS Nursery Tract South, LLC	Meta Planning + Design LLC
169	CenterPoint Energy Riverside Substation	2022-0576	EOA	Harris	ETJ	418Q	2.50	2.50	0	CenterPoint Energy Houston Electric, LLC	McKim & Creed, Inc.
170	Fairbanks North Houston Center Sec 2	2022-0940	EOA	Harris	ETJ	410C	57.23	51.87	0	Transwestern Development Company	Windrose
171	Grand Prairie Reserves	2022-1045	EOA	Harris	ETJ	324N	15.16	13.00	0	Emptor Hockley - LLC	Costello, Inc.
172	Grand Prairie Sec 2	2022-1278	EOA	Harris	ETJ	324S	46.05	9.67	159	Emptor Hockley	Costello, Inc.
173	Huffman Eastgate Place	2022-0707	EOA	Harris	ETJ	339H	5.00	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
174	Kitty Hawk Street East Street Dedication	2022-0877	EOA	Fort Bend	ETJ	524N	1.60	0.00	0	Johnson Development	Quiddity Engineering - Katy
175	Marvida Center at FM 529	2022-0874	EOA	Harris	ETJ	406P	4.24	4.24	0	Astro Marvida, L.P.	Quiddity Engineering
176	Marvida Sec 25	2022-1042	EOA	Harris	ETJ	406A	11.68	0.72	55	Astro Marvida, L.P.	Quiddity Engineering
177	Marvida Sec 26	2022-1043	EOA	Harris	ETJ	406B	13.29	0.06	58	Astro Marvida, L.P.	Quiddity Engineering
178	Meadows Park	2022-0734	EOA	Harris	ETJ	373U	2.36	2.36	0	HM General Contractors	Windrose

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179	Modera Spring	2022-1093	EOA	Harris	ETJ	291V	19.72	19.72	0	CRISTIANO EL ALFA Y LA OMEGA CENTRA	Landpoint
180	Pelham Place Sec 3 partial replat no 1	2022-0681	EOA	Harris	City	454M	0.40	0.00	2	TTK Properties	Moon House Predevelopment LLC
181	Saint Tropez Sec 1	2022-0741	EOA	Harris	ETJ	258Z	35.84	1.70	177	Saint-Tropez Azure, LLC	Quiddity Engineering
182	Saint Tropez Sec 2	2022-0746	EOA	Harris	ETJ	259W	24.53	1.62	103	Saint-Tropez Azure, LLC	Quiddity Engineering
183	Saint Tropez Sec 3	2022-0736	EOA	Harris	ETJ	259W	41.68	4.14	221	Saint-Tropez Azure, LLC	Quiddity Engineering
184	Sharpstown Country Club Terrace Sec 3 partial replat no 2	2022-0805	EOA	Harris	City	530E	1.60	1.60	0	Kenco Properties LLC	Hovis Surveying Company Inc.
185	Shops at Ventana Lakes	2022-0645	EOA	Harris	ETJ	445B	6.00	6.00	0	Grey Wolf Engineers	Windrose
186	Shops at West Bellfort	2022-0901	EOA	Harris	City	569C	2.43	2.43	0	MRA Architects	Windrose
187	Sundance Cove Sec 2	2022-0789	EOA	Harris	City/ ETJ	378P	27.61	1.49	155	Clay Road 628 Development, LP.	EHRA
188	Tropez Village Drive Street Dedication and Reserves	2022-0757	EOA	Harris	ETJ	258Z	78.11	64.38	0	Saint-Tropez Azure, LLC	Quiddity Engineering
189	Ucles Deep South	2022-1080	EOA	Harris	ETJ	407S	3.73	3.73	0	Individual	Civil-Surv Land Surveying, L.C.

H-Name Changes

None

I-Certification of Compliance

190	19758 North Red Oak Lane	23-1682	COC	Montgomery	ETJ	257M				Denys Castallanos	Denys Castallanos
191	19730 North Red Oak Lane	23-1683	COC	Montgomery	ETJ	297E				Denys Castallanos	Denys Castallanos
192	3222 Royal Oaks Drive	23-1684	COC	Montgomery	ETJ	251P				Jorge Ruiz	Jorge Ruiz

J-Administrative

None

K-Development Plats with Variance Requests

193	1133 E. 7 1/2 Street (DEF1)	23012992 DPV	Harris	City	439A					Caitlin King	META Planning + Design
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Houston Planning Commission

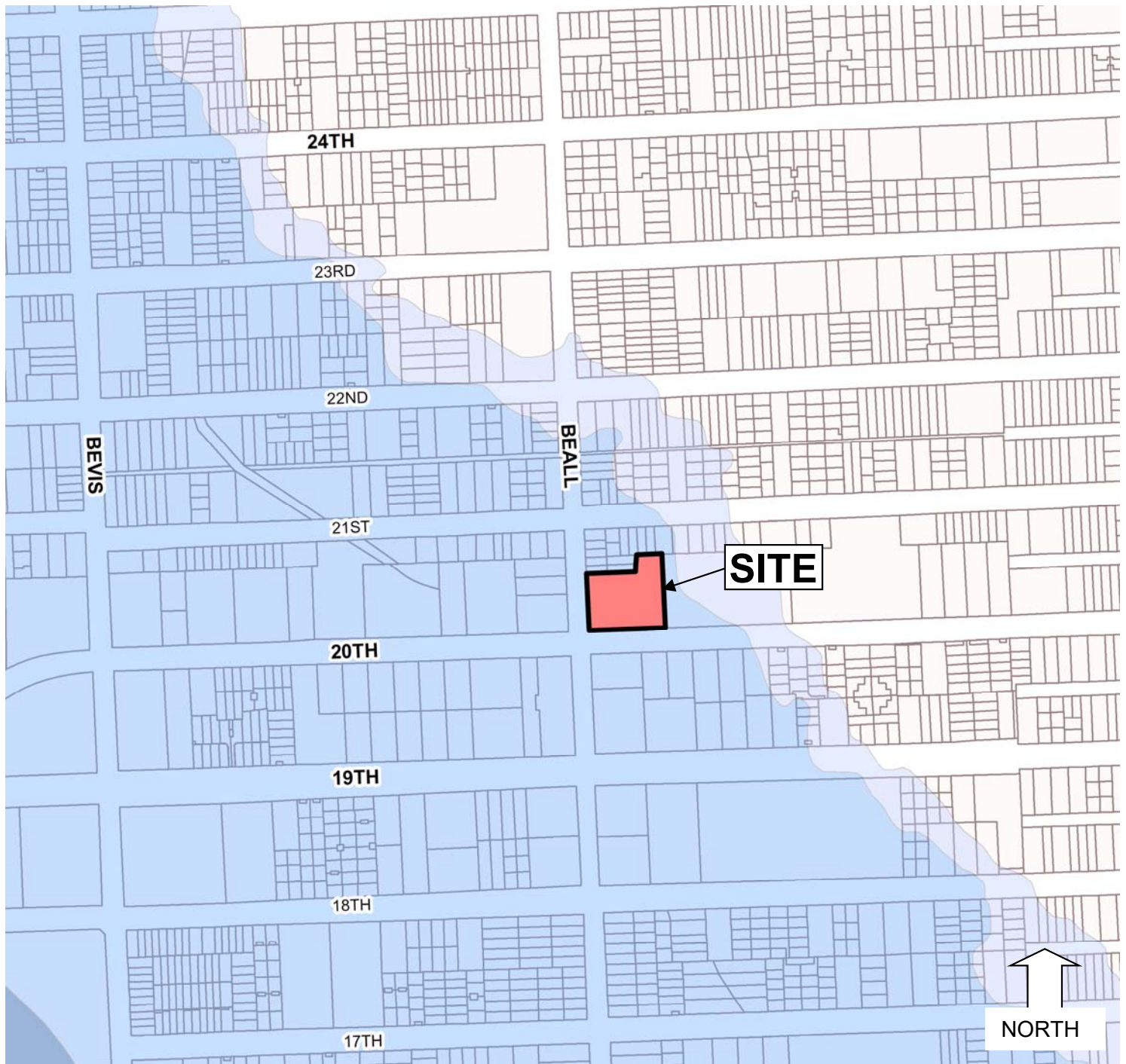
ITEM: 127

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Beall Street Development

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

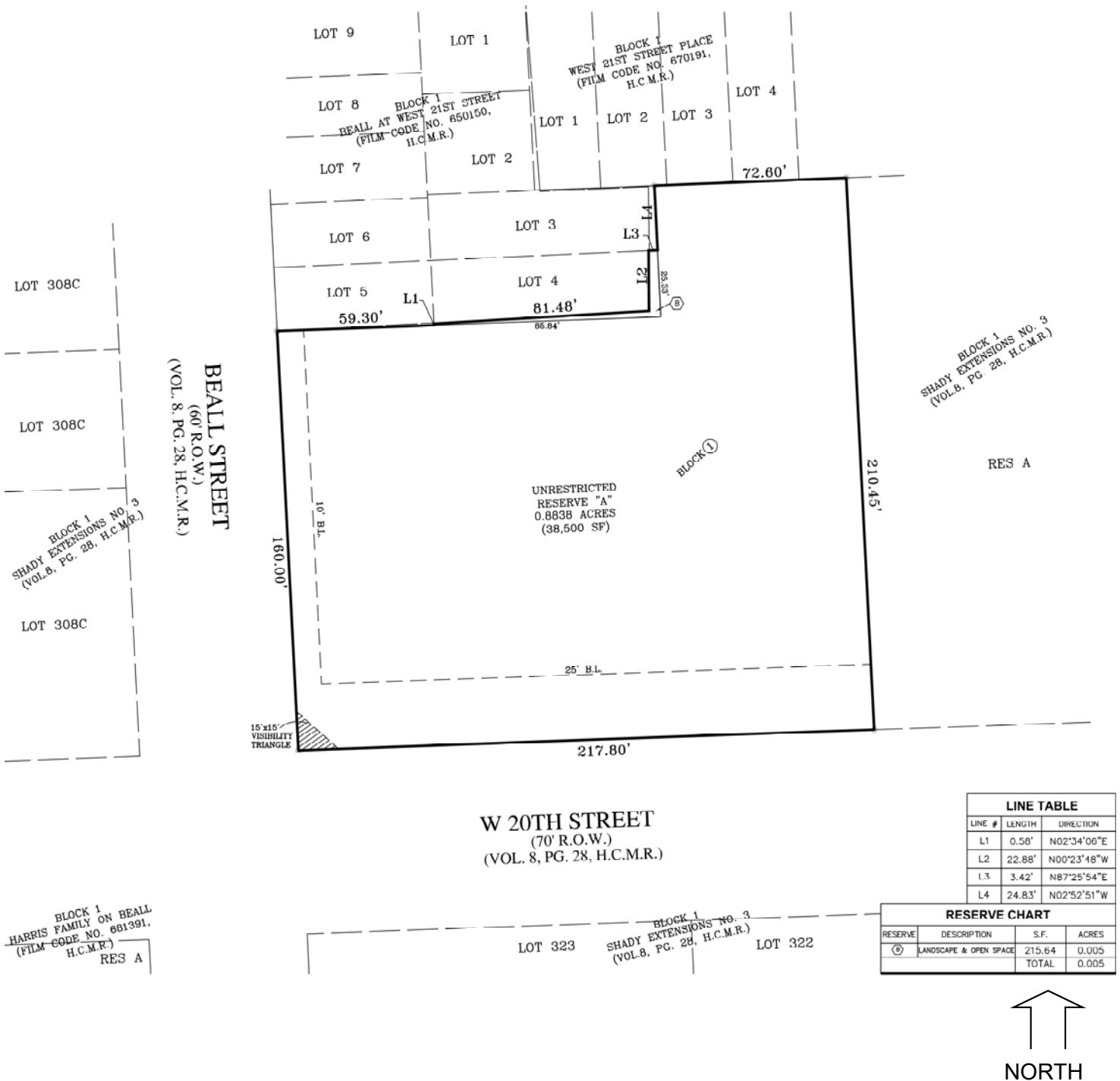
ITEM: 127

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Beall Street Development

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

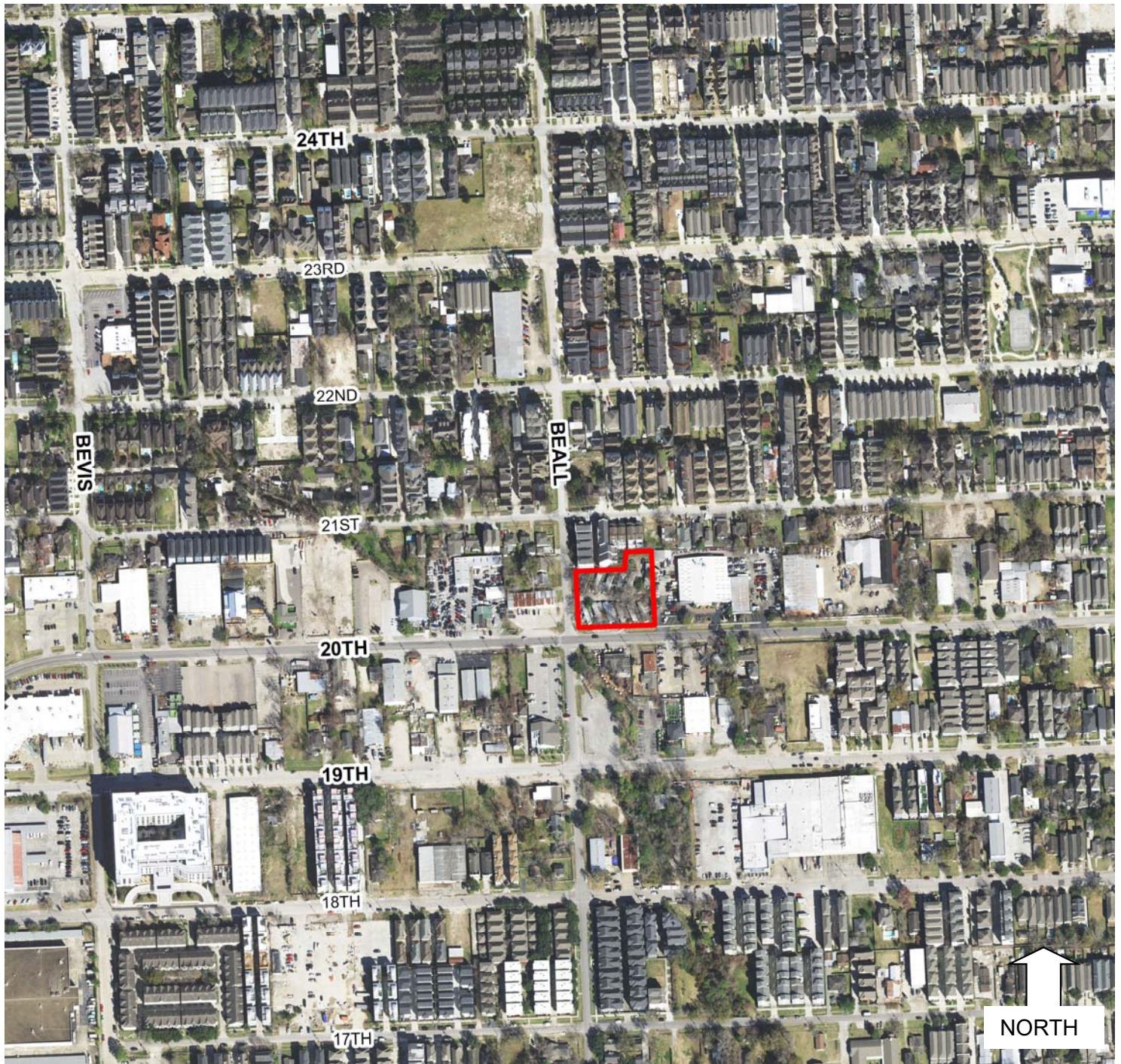
ITEM: 127

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Beall Street Development

Applicant: The Interfield Group



C – Public Hearings

Aerial



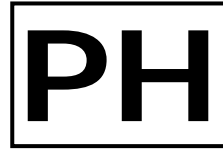
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0400; Beall Street Development; a replat of **Shady Acres Extension No. 3**, being west one-half of Tract 306, and the south three-fourths of Tract 307, as recorded in Vol. 8, Pg. 28 of the Harris County Map Records; and the replatting of the 205 square feet out of Lot 4, Block 1 of Beall at West 21st Street, according to the map or plat thereof, recorded under Film Code No. 650150 of the Harris County Map Records.

The property is located at the northeast intersection of Beall Street and West 20th Street. The purpose of the replat is to create two (2) reserves. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of Timeline Construction Group LLC, the developer, can be contacted at **713-780-0909**.

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 30, 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

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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

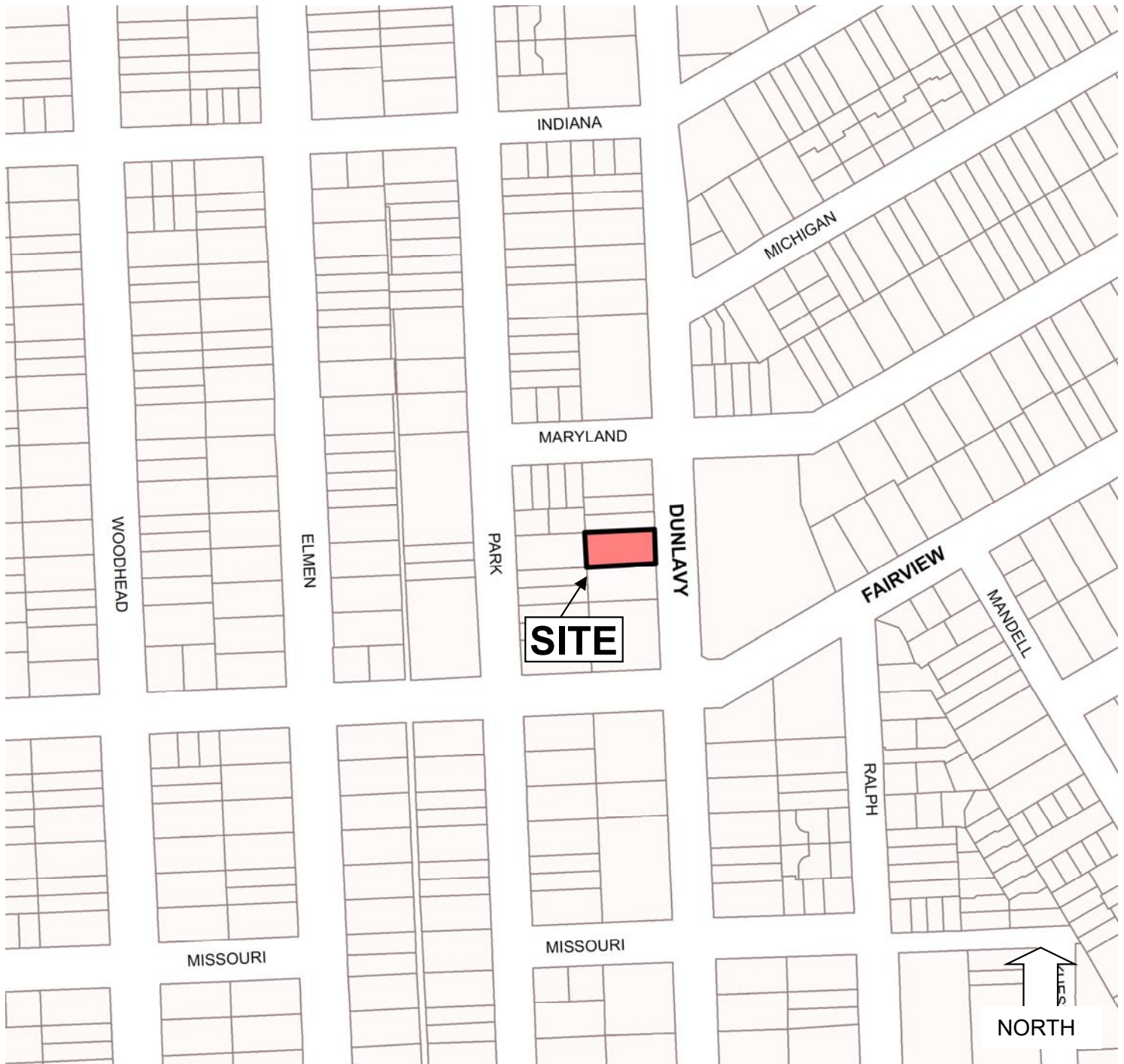
ITEM: 128

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Bria Place

Applicant: Dart Land Services LLC



C – Public Hearings

Site Location

Houston Planning Commission

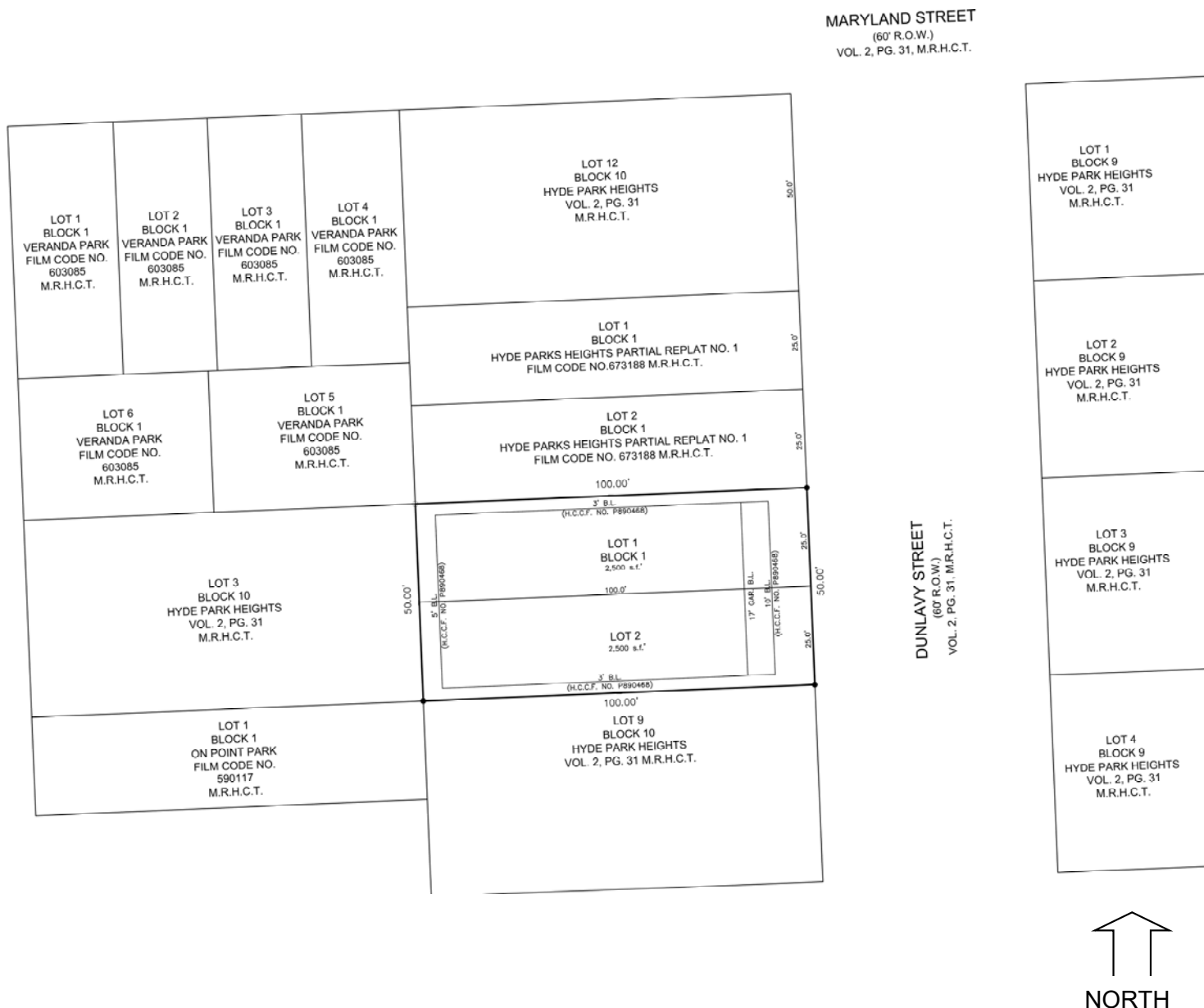
ITEM: 128

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Bria Place

Applicant: Dart Land Services LLC



C – Public Hearings

Subdivision

Houston Planning Commission

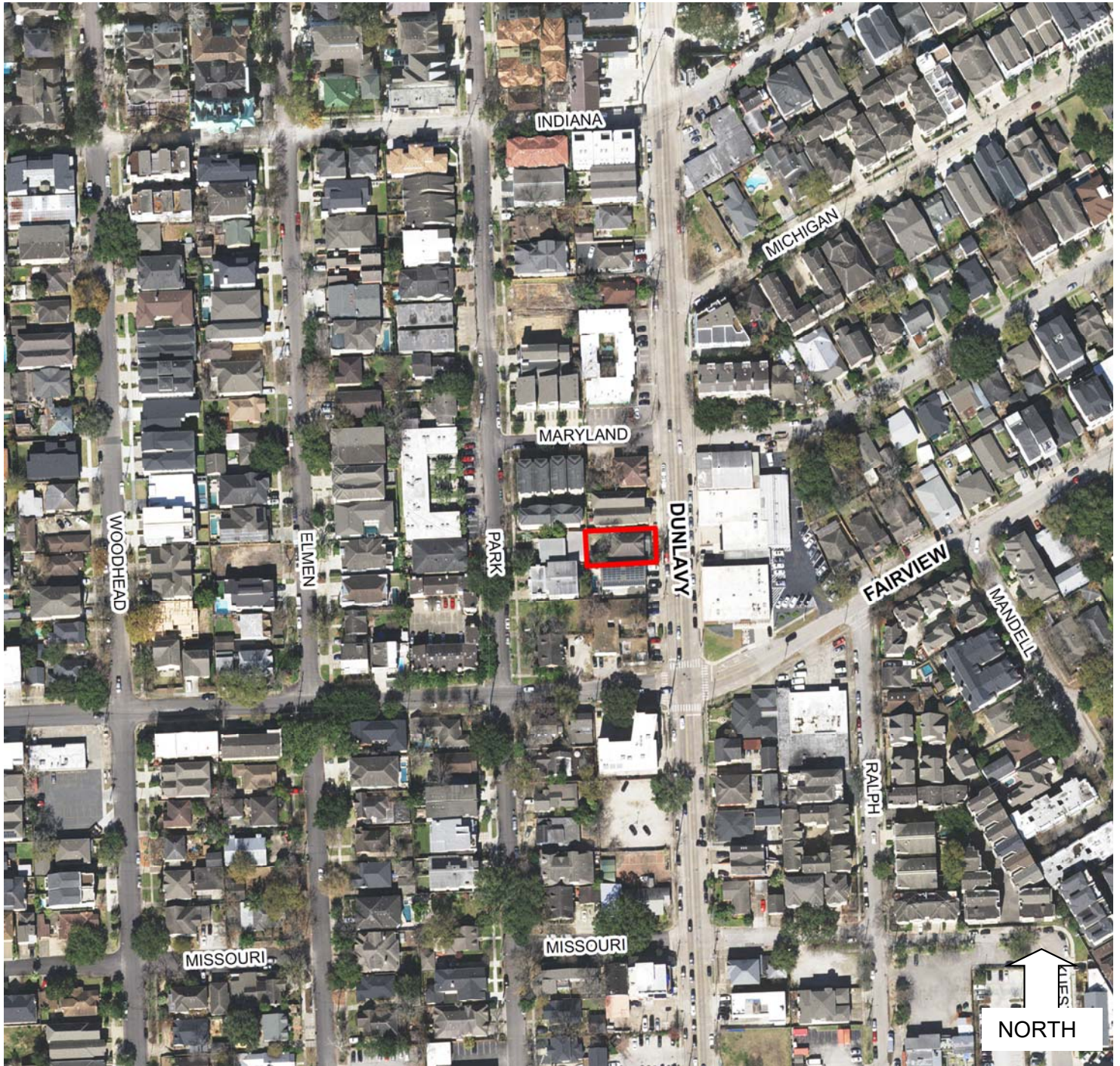
ITEM: 128

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Bria Place

Applicant: Dart Land Services LLC



C – Public Hearings

Aerial



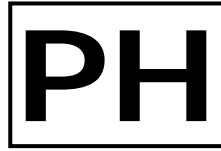
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0359; Bria Place; a replat of **Hyde Park Heights**, being Lot 10, Block 10, as recorded in Vol. 2, pg. 31 of the Harris County Map Records.

The property is located north of Fairview Street and along Dunlavy Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Roy Rodela**, with Dart Land Services LLC, on behalf of o3 DESIGN BUILD, the developer, can be contacted at **281-584-6688**.

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 30, 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.

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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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

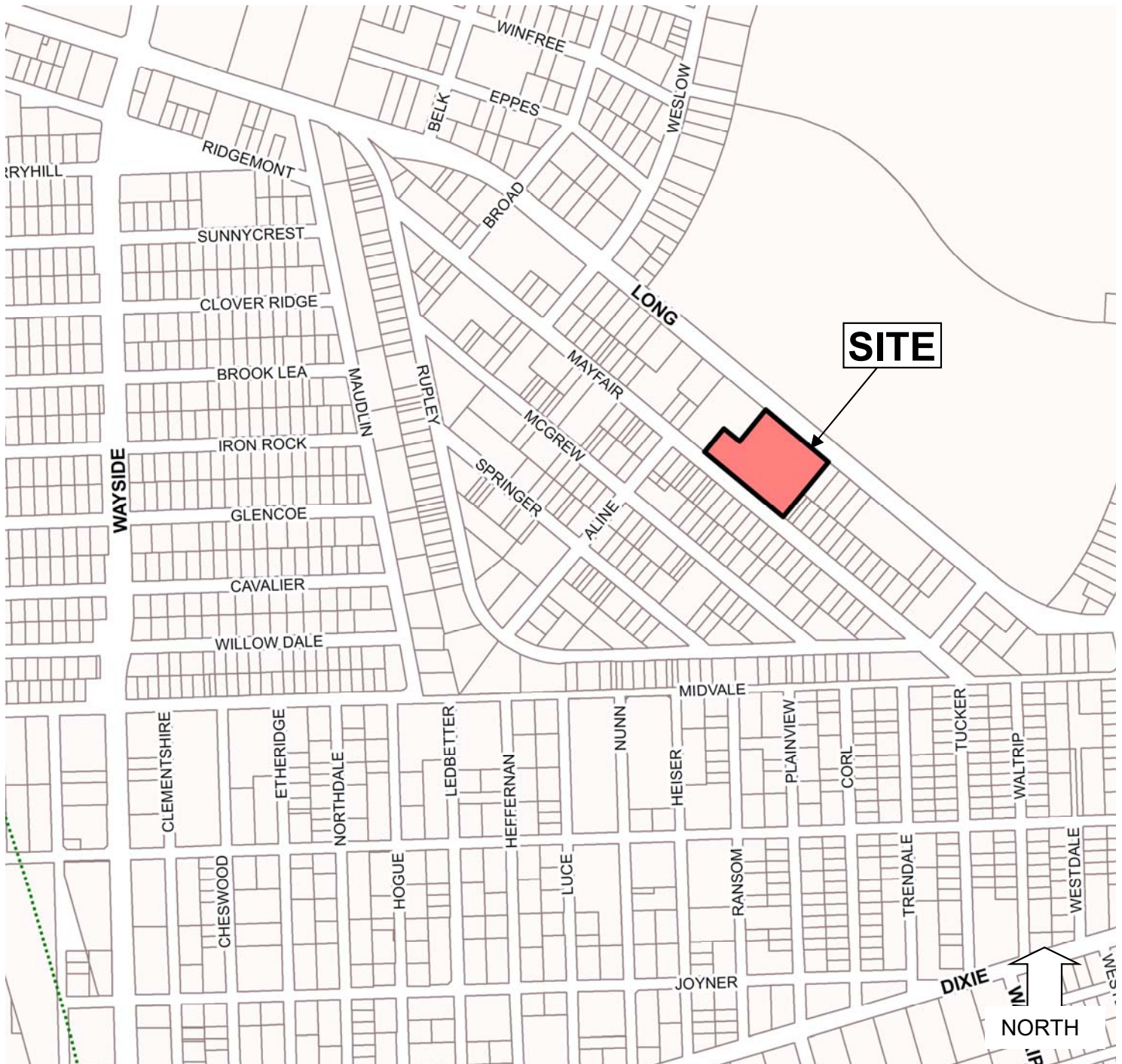
ITEM: 129

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: FL Tucker Long Drive

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Site Location

Houston Planning Commission

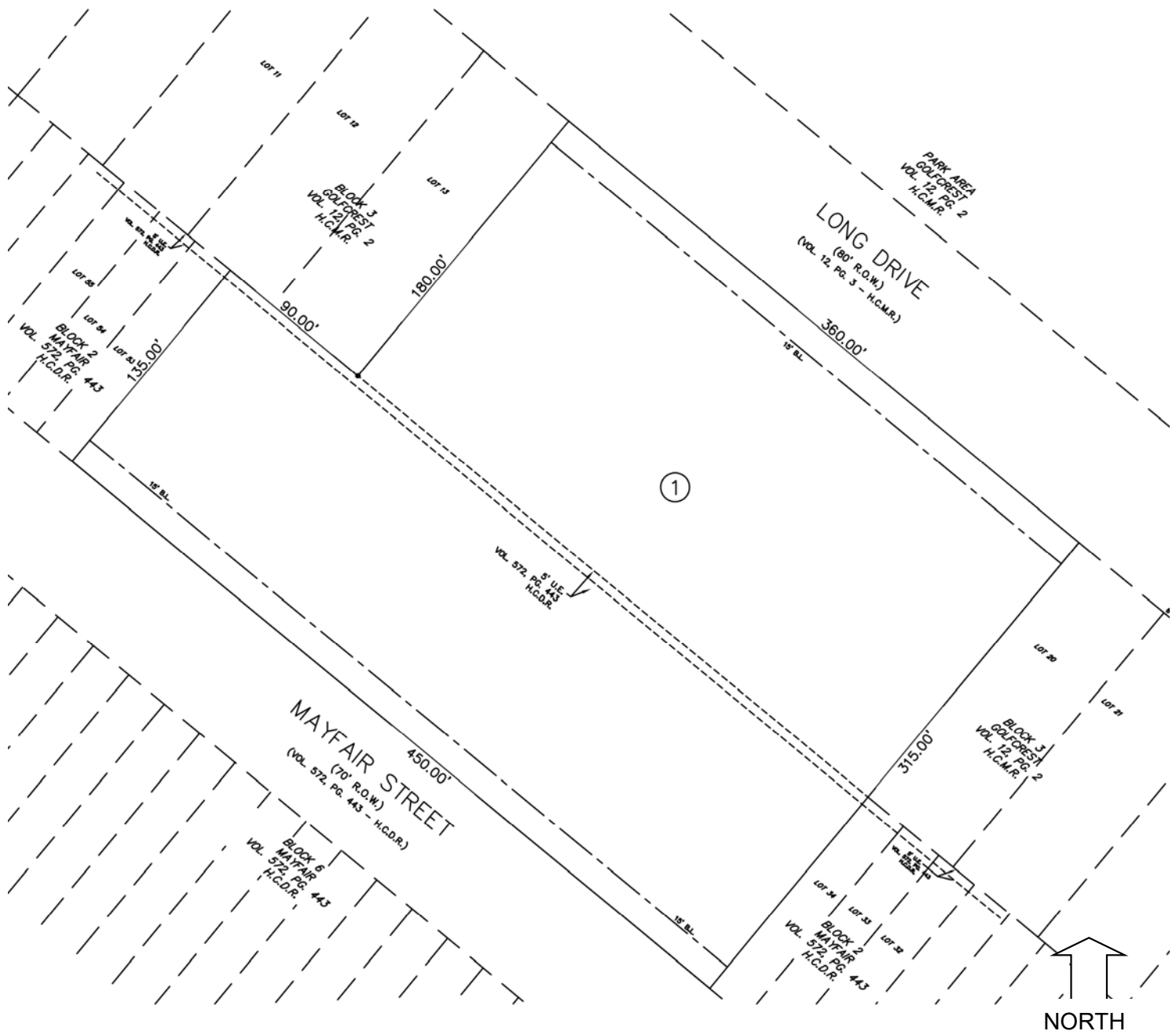
ITEM: 129

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: FL Tucker Long Drive

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: FL Tucker Long Drive

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings

Aerial



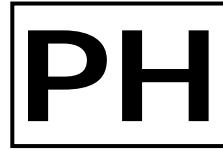
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0387; FL Tucker Long Drive; a partial replat of **Amended Golfcrest Addition and Mayfair Addition**, being a replat Lots 14-19, Block 3 of **Amended Golfcrest Addition**, as recorded in Vol. 12, pg. 3 of the Harris County Map Records and the replatting of Lots 39-52, Block 2 of **Mayfair Addition** as recorded in Vol 572, pg 443 of HCDR.

The property is located east and along Mayfair Street and west along Long Drive. The purpose of the replat is to create 1 unrestricted reserve. The applicant, **Chris Rhodes**, with Civil-Surv Land Surveying, L.C., on behalf of FL Tucker LLC, the developer, can be contacted at **713-839-9181**.

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

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City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Forest West Homes (DEF 2)

Applicant: PLS Construction Layout Inc

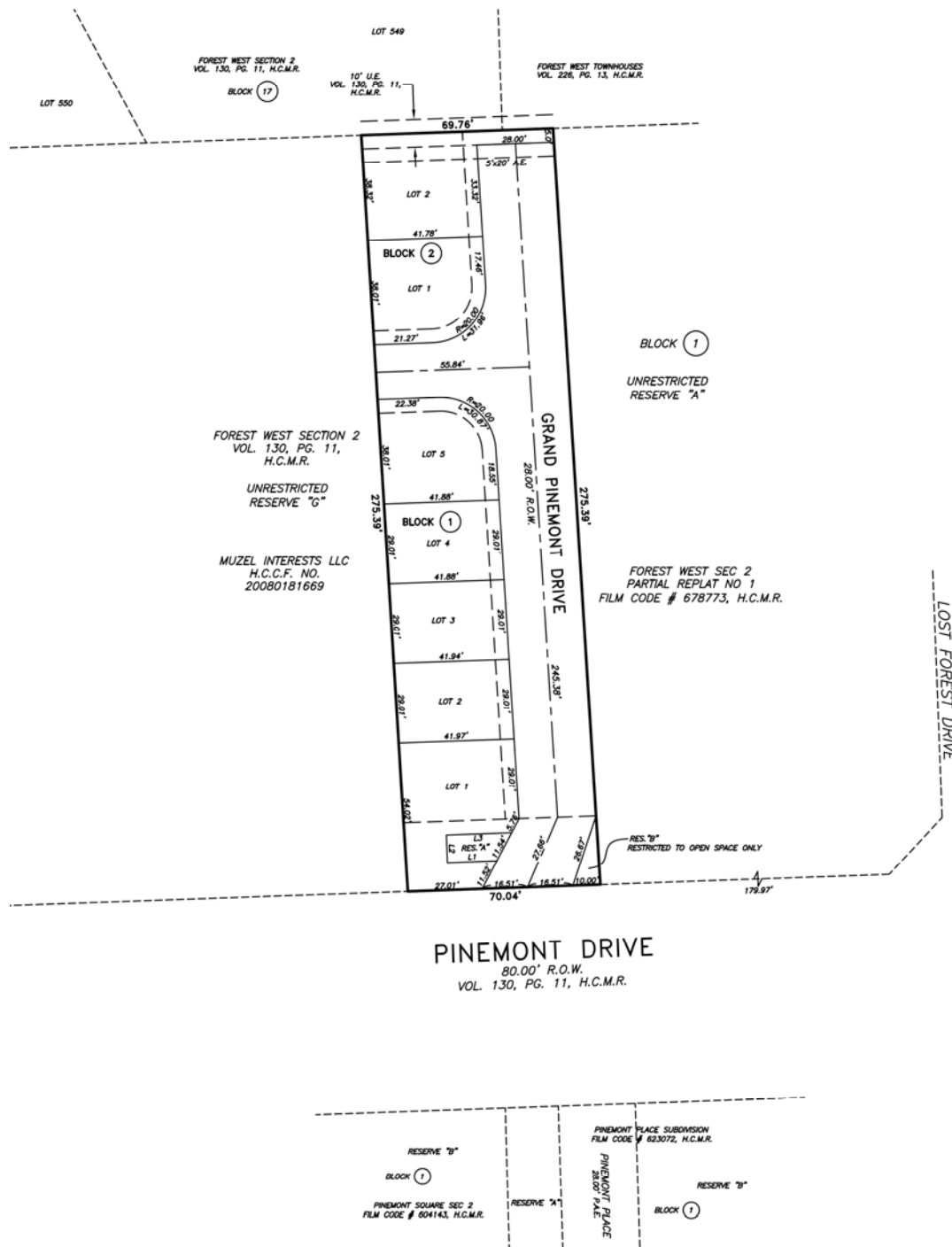


C – Public Hearings

Site Location

Subdivision Name: Forest West Homes (DEF 2)

Applicant: PLS Construction Layout Inc



Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Forest West Homes (DEF 2)

Applicant: PLS Construction Layout Inc



C – Public Hearings

Aerial



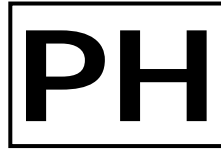
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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

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Houston Planning Commission

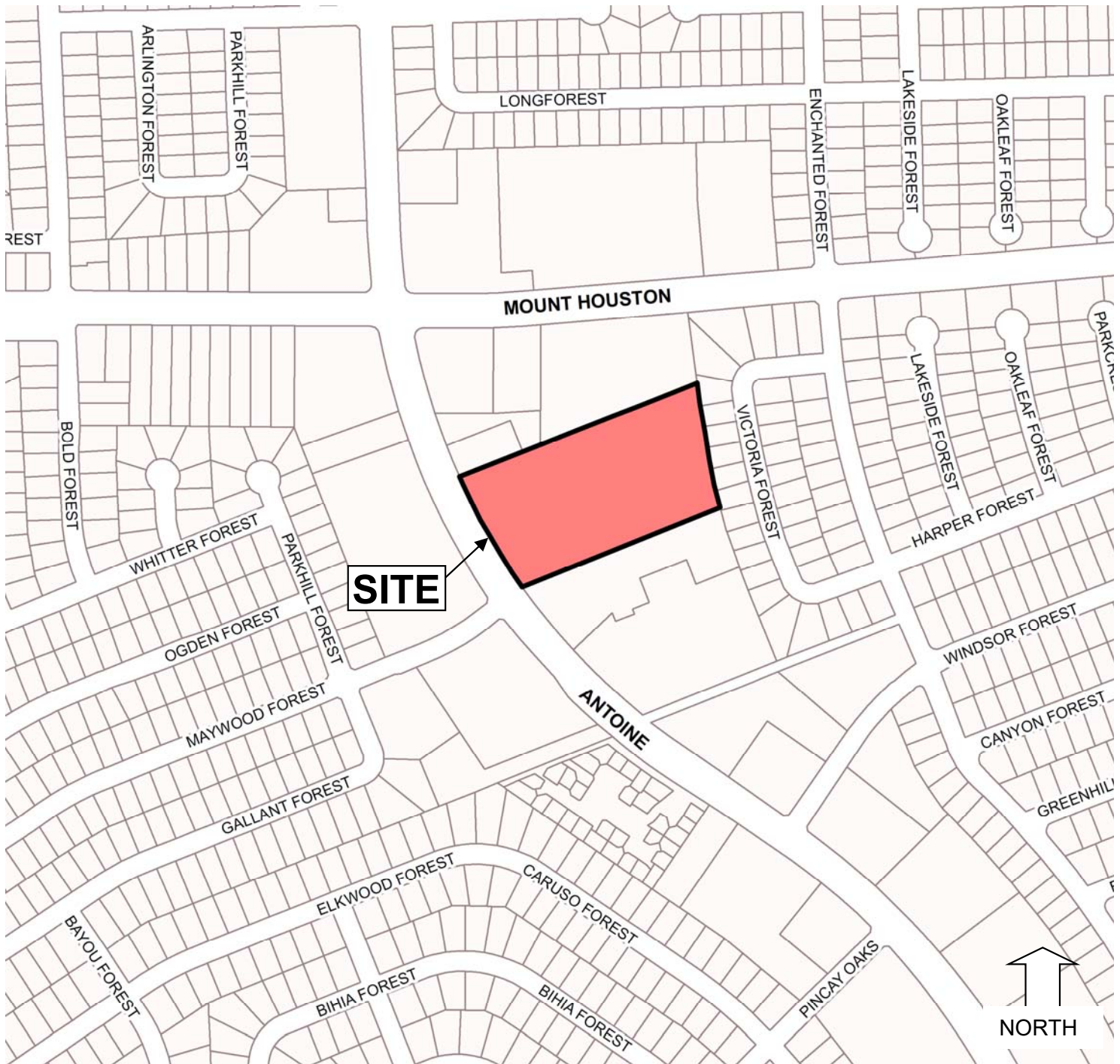
ITEM: 131

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Inwood North Self Storage

Applicant: Pacheco Koch Consulting Engineers, Inc.

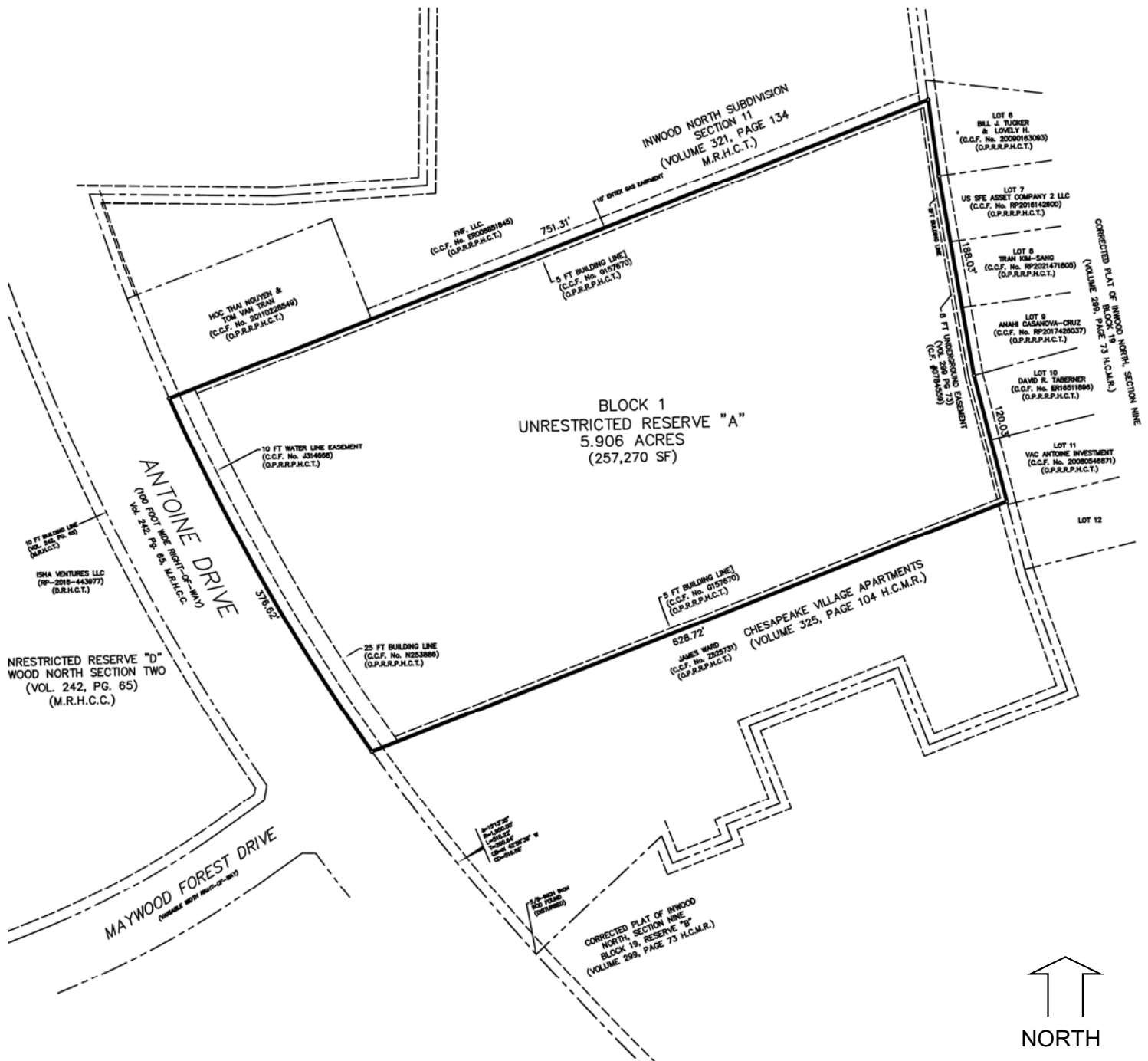


C – Public Hearings

Site Location

Subdivision Name: Inwood North Self Storage

Applicant: Pacheco Koch Consulting Engineers, Inc.



Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Inwood North Self Storage

Applicant: Pacheco Koch Consulting Engineers, Inc.



C – Public Hearings

Aerial



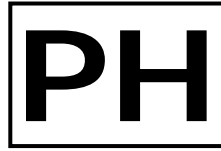
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0248; Inwood North Self Storage; a partial replat of **corrected plat of Inwood North Sec 9**, being a portion of Reserve A, Block 19, as recorded in Vol 299, pg. 73 of the Harris County Map Records.

The property is located east and along Antione Drive south of W. Mt. Houston Road. The purpose of the replat is to create one unrestricted reserve. The applicant, **Kelly Williams**, with Pacheco Koch Consulting Engineers, Inc., on behalf of Brightwork Development, the developer, can be contacted at **972-235-3031**.

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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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
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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.

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

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission

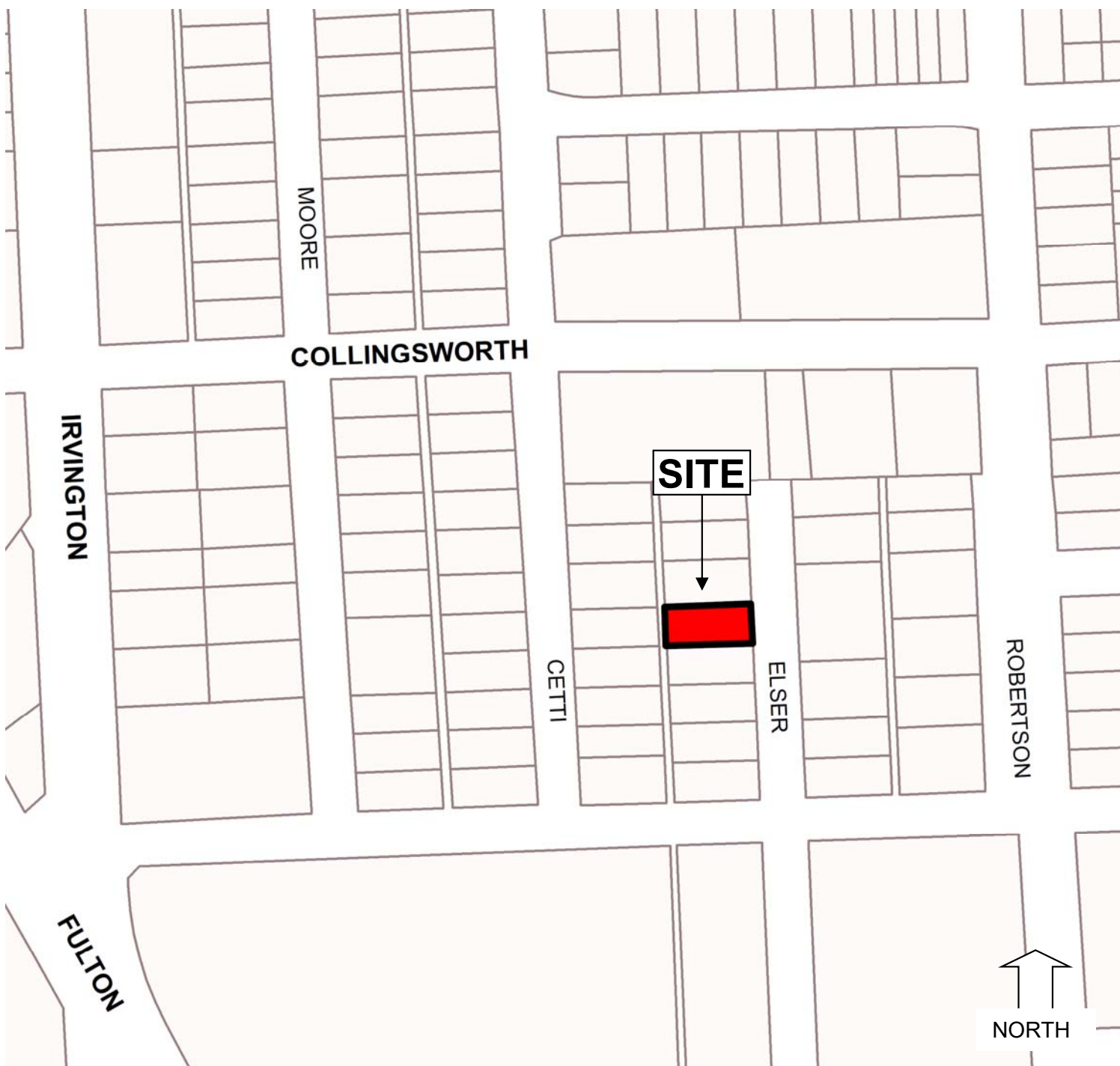
ITEM: 132

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Irvinton partial replat no 1

Applicant: Paksima Group1



C – Public Hearings

Site Location

Houston Planning Commission

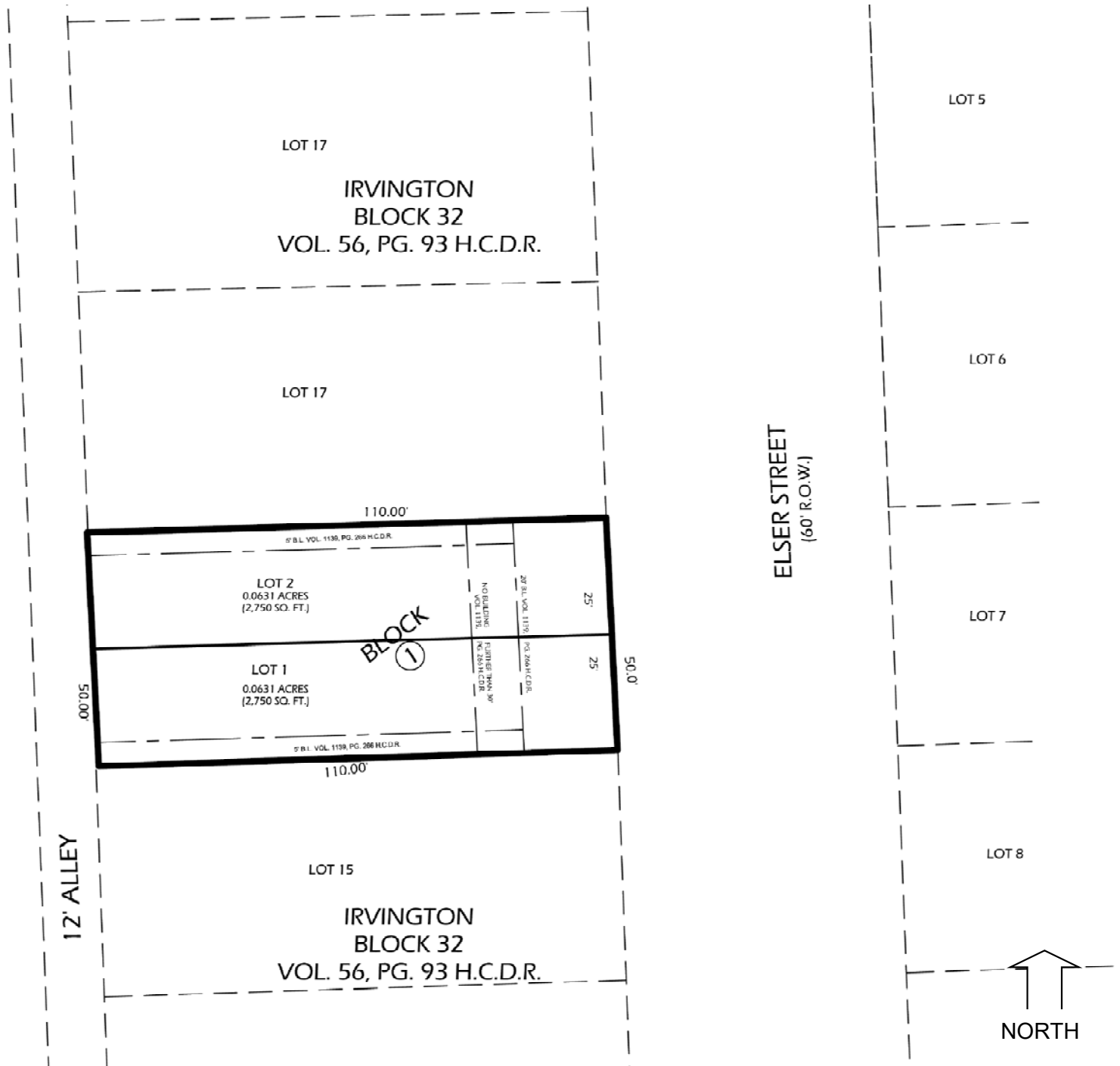
ITEM: 132

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: : Irvinton partial replat no 1

Applicant: Paksima Group1



C – Public Hearings

Subdivision

Houston Planning Commission

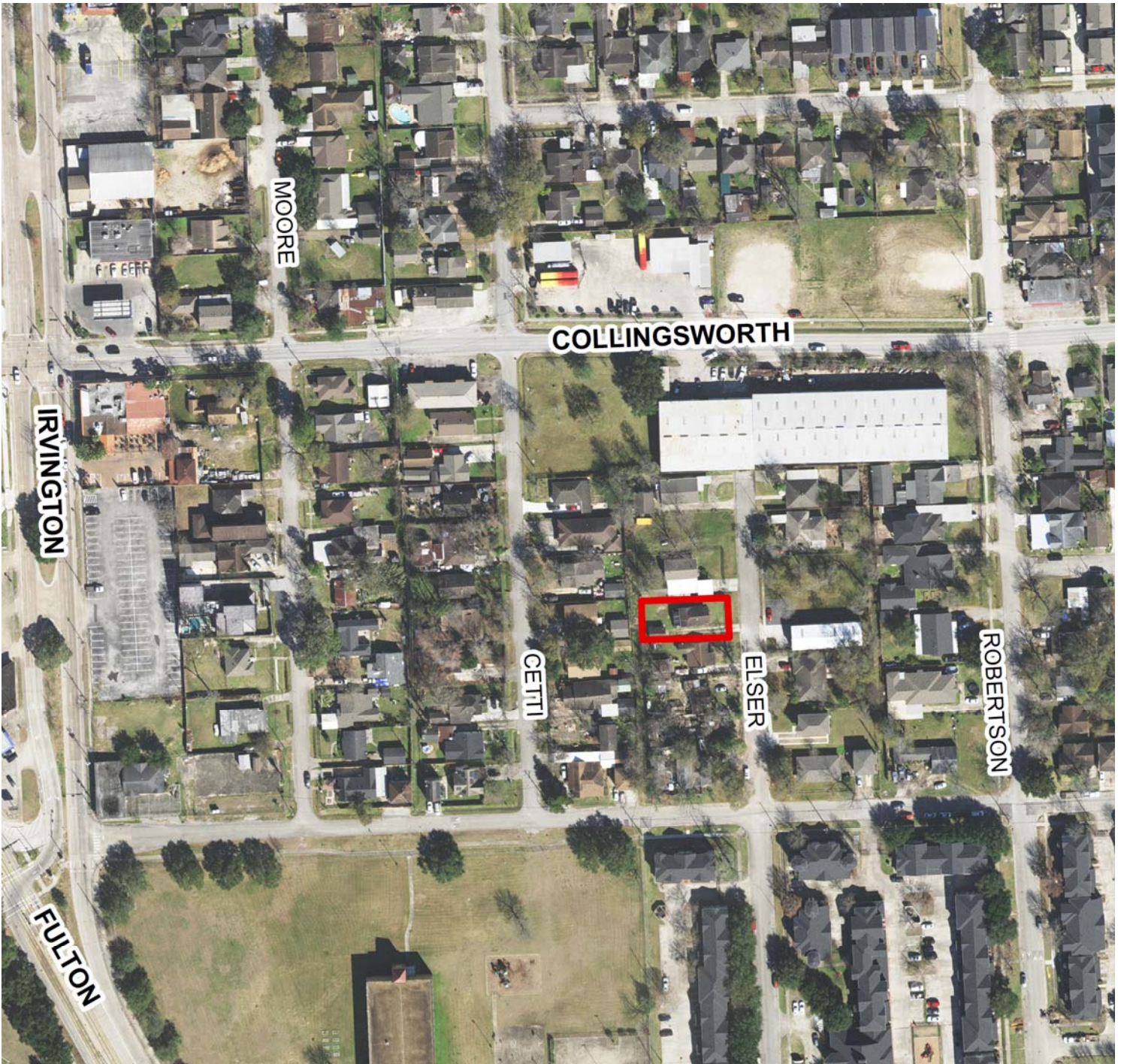
ITEM: 132

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: : Irvinton partial replat no 1

Applicant: Paksima Group1



C – Public Hearings

Aerial



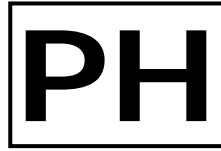
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0164; Irvinton Partial Replat No 1; a replat of **Irvinton Addition**, being Lot 16 Block 32, as recorded in Vol. 56, Pg. 93 of the Harris County Map Records.

The property is located south of Collingsworth Street along Elser Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Zeeba Paksima**, with Paksima Group, on behalf of KAG Series, LLC, the developer, can be contacted at **713-392-8275**.

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 30, 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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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.

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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: 133

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Neuen Manor partial replat no 30 (DEF 1)

Applicant: CGES I Bailey Planning



C – Public Hearings

Site Location

Houston Planning Commission

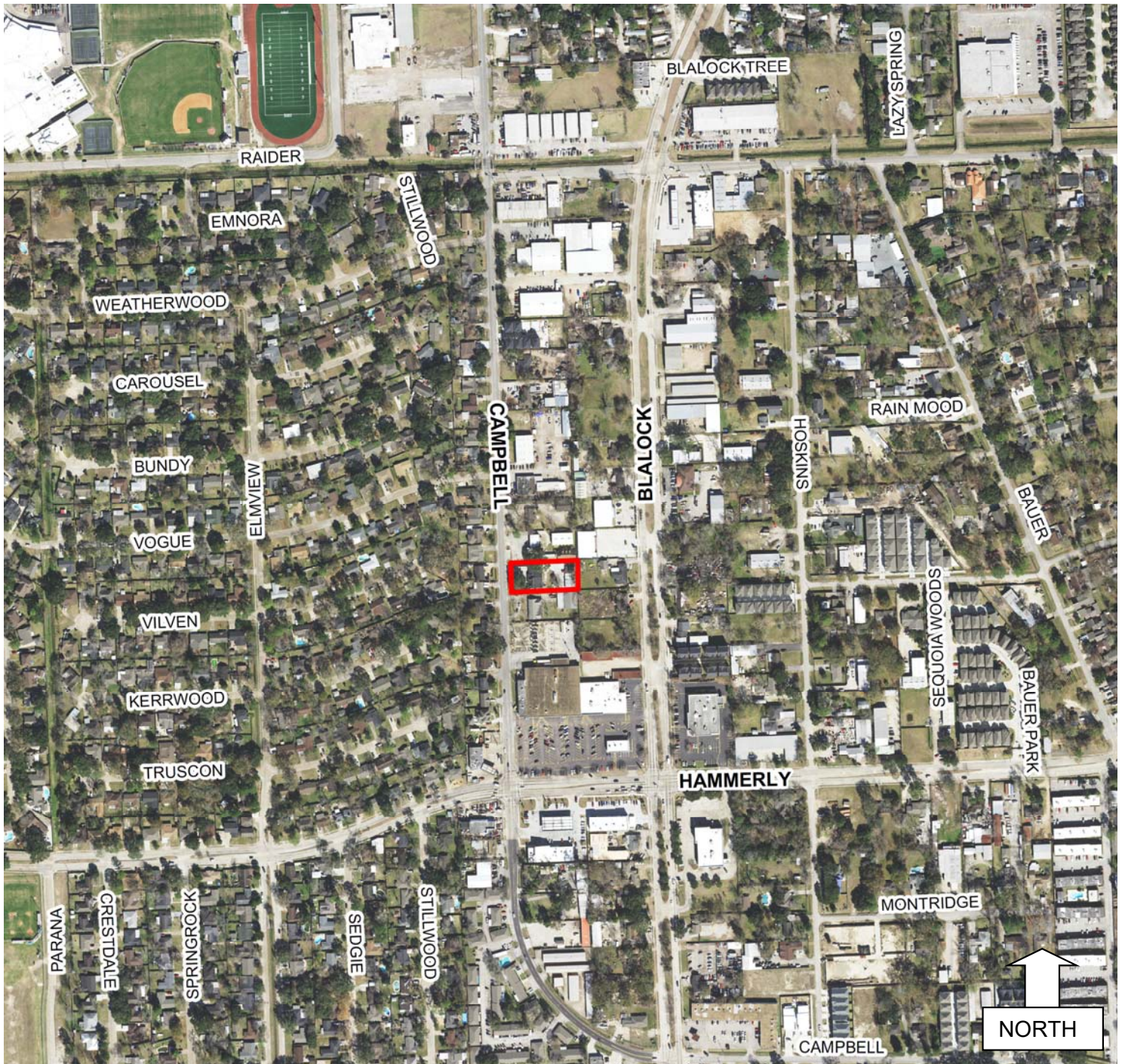
ITEM: 133

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Neuen Manor partial replat no 30 (DEF 1)

Applicant: CGES I Bailey Planning



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 24, 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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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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Houston Planning Commission

ITEM: 134

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Park Street Green

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

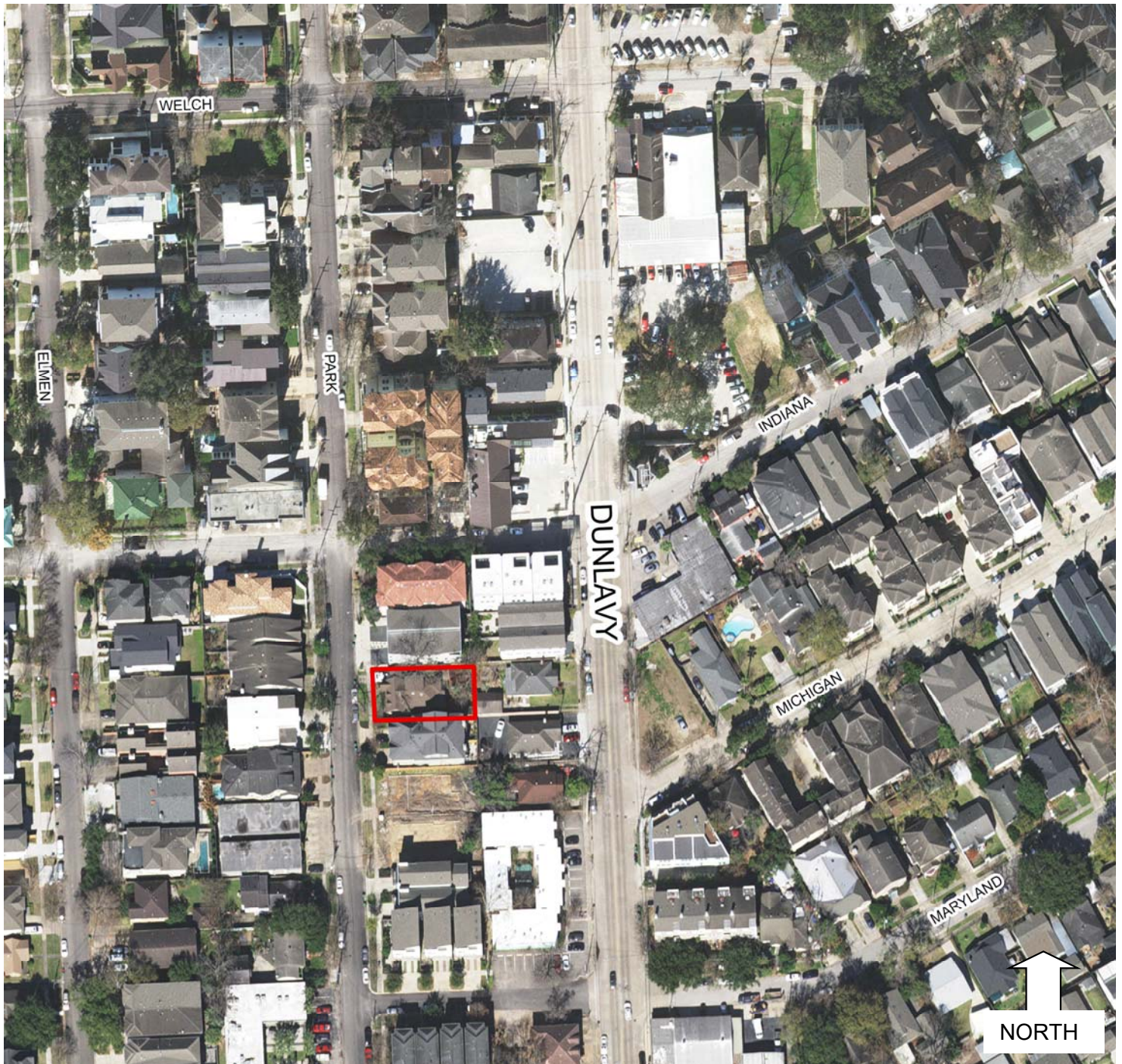
ITEM: 134

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Park Street Green

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0447; Park Street Green; a replat of **Sandy Side Addition**, being Lot 5 in Block 41 as recorded in Vol. 552, pg. 579 of the Harris County Deed Records.

The property is located west of Dunlavy Street, east of Elmen Street, South of Indiana Street and North of Fairview Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc. on behalf of Richard Mazzarino, the developer, 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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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Pinecrest Court Sec 3 partial replat no 2

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

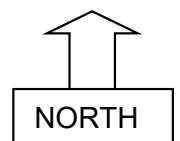
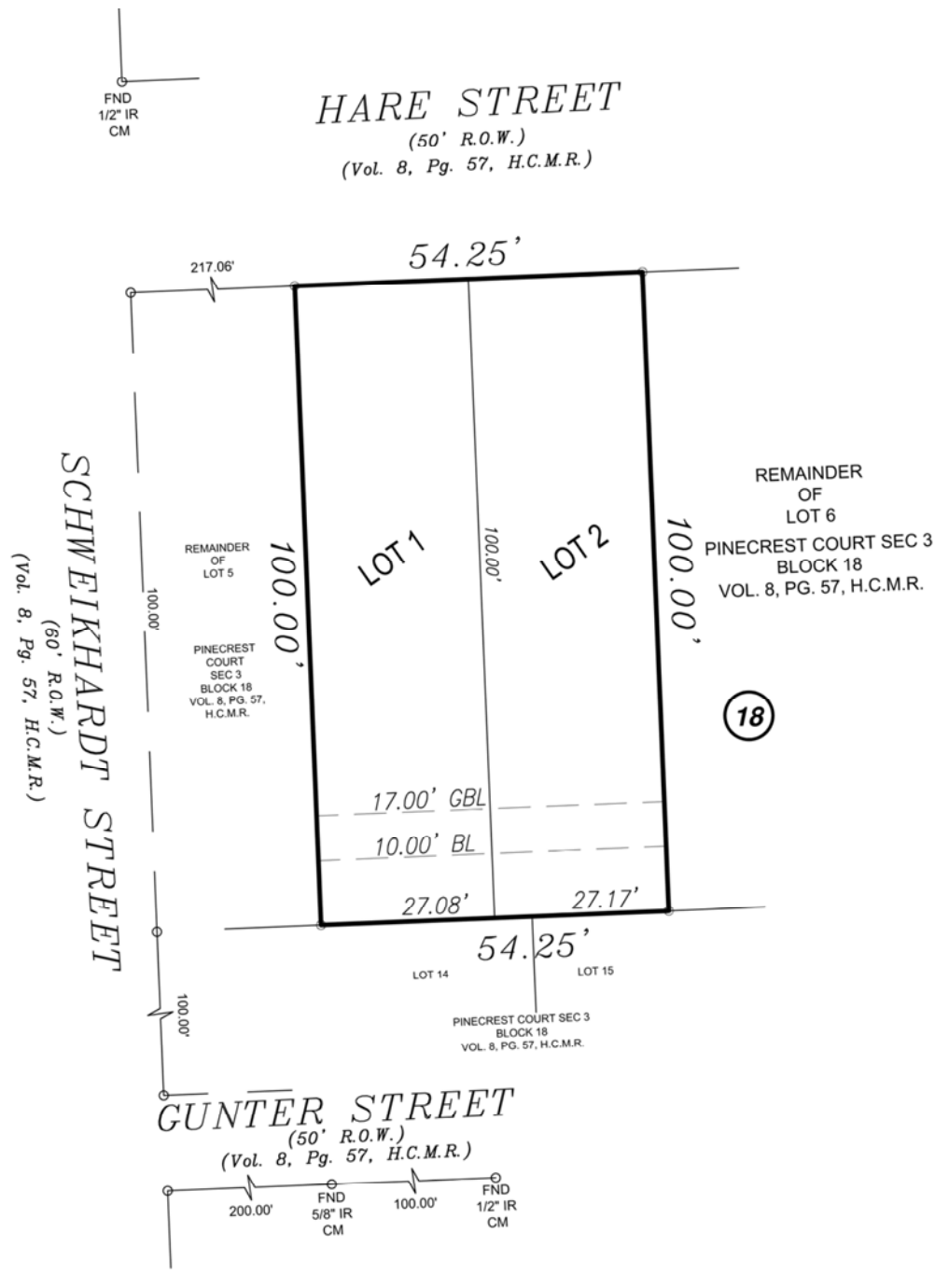
ITEM: 135

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Pinecrest Court Sec 3 partial replat no 2

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission

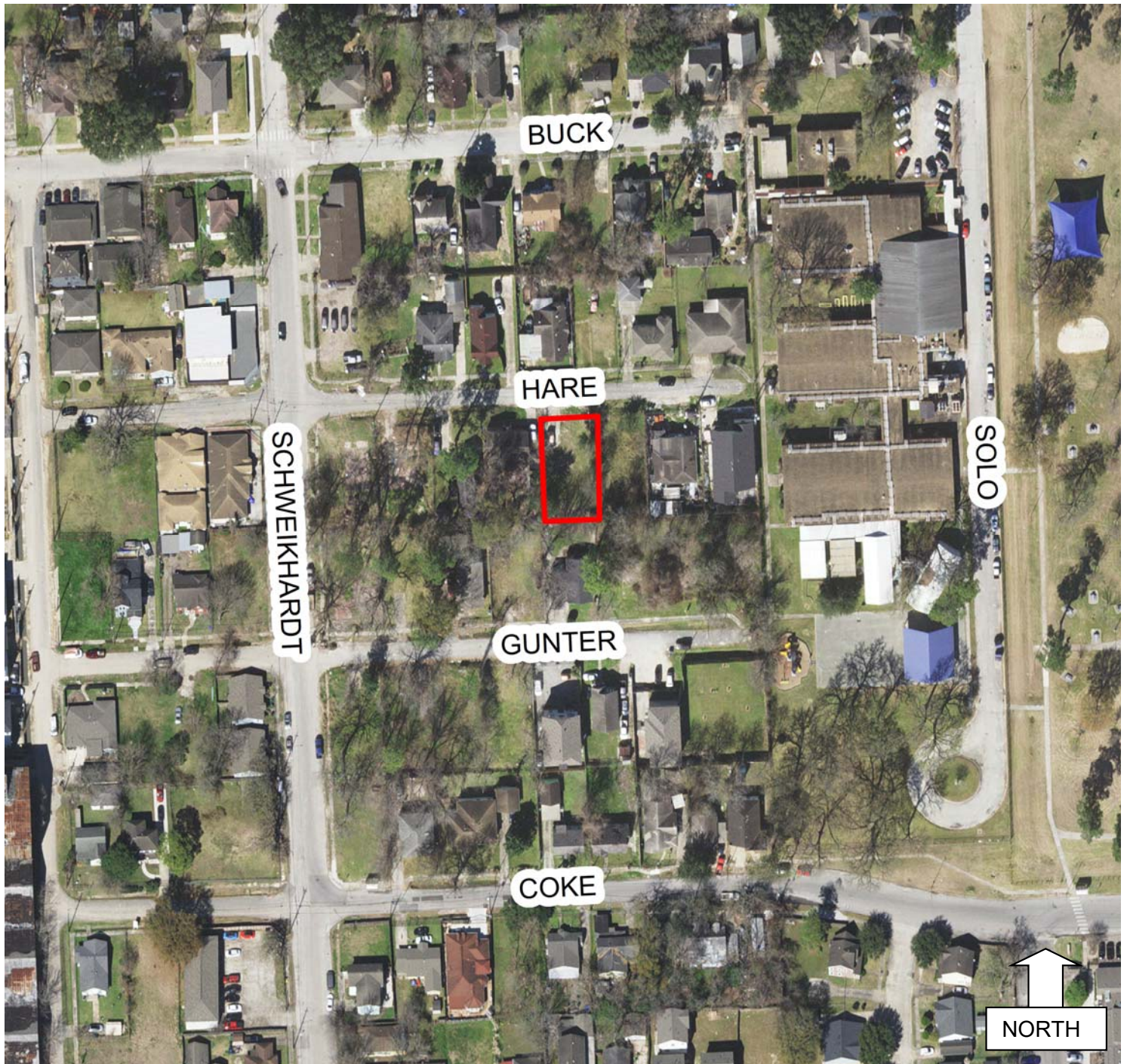
ITEM: 135

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Pinecrest Court Sec 3 partial replat no 2

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial



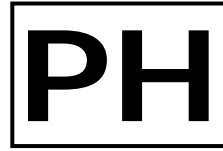
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 7, 2023

Dear Property Owner:

Reference Number: 2023-0308; Pinecrest Court Sec 3 partial replat no 2; a partial replat of **Pinecrest Court Sec 3**, being a portion of Lot 5 & 6 of block 18, as recorded in Vol. 8, pg. 57 of the Harris County Map Records.

The property is along Gunter Street and east of Schweikhardt Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Gina Poveda**, with ICMC Group INC, on behalf the developer, can be contacted at **713-681-5757**.

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

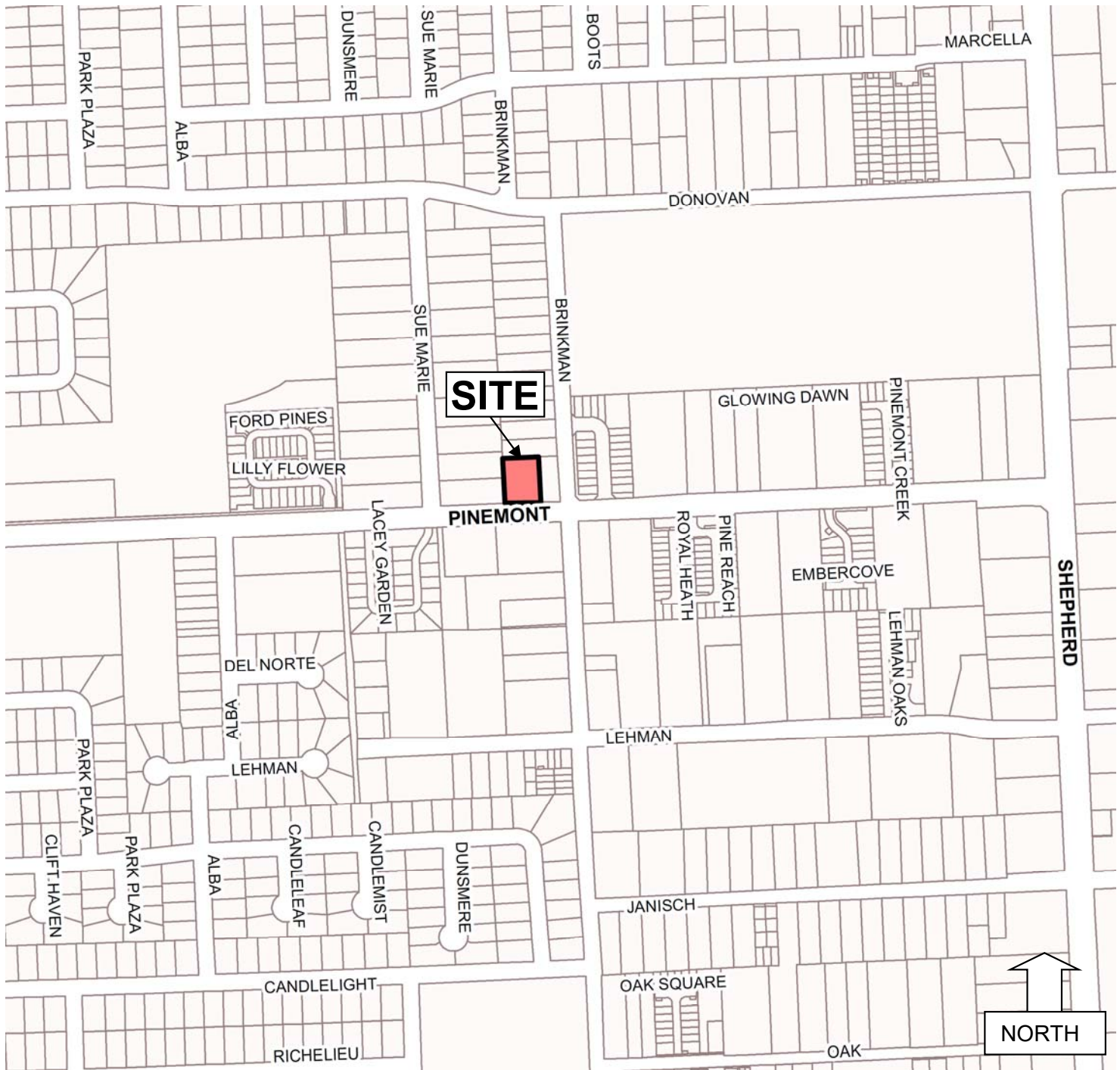
ITEM: 136

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Pinemont Meadows (DEF 1)

Applicant: Windrose

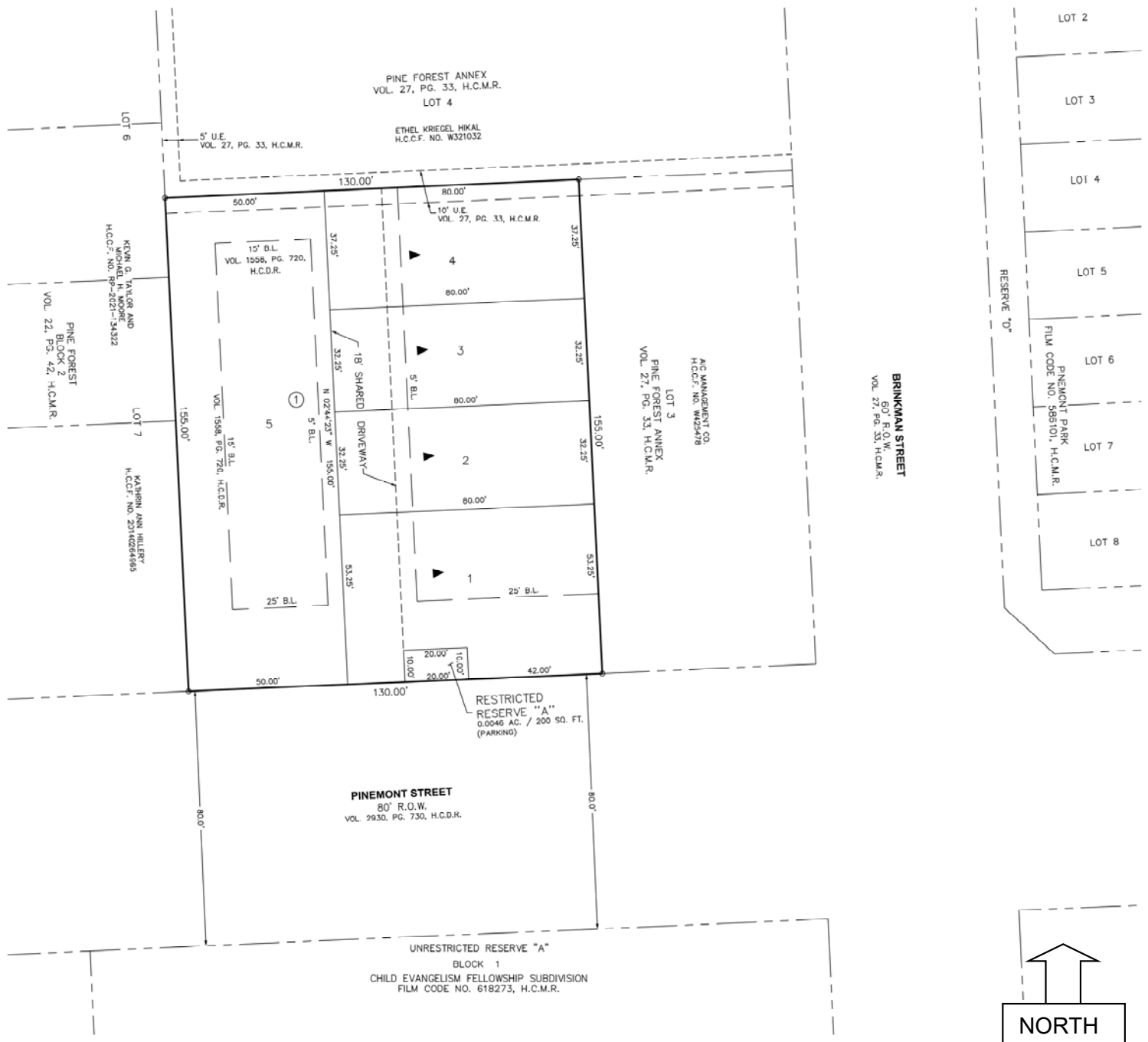


C – Public Hearings

Site Location

Subdivision Name: Pinemont Meadows (DEF 1)

Applicant: Windrose





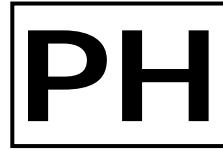
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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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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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Houston Planning Commission

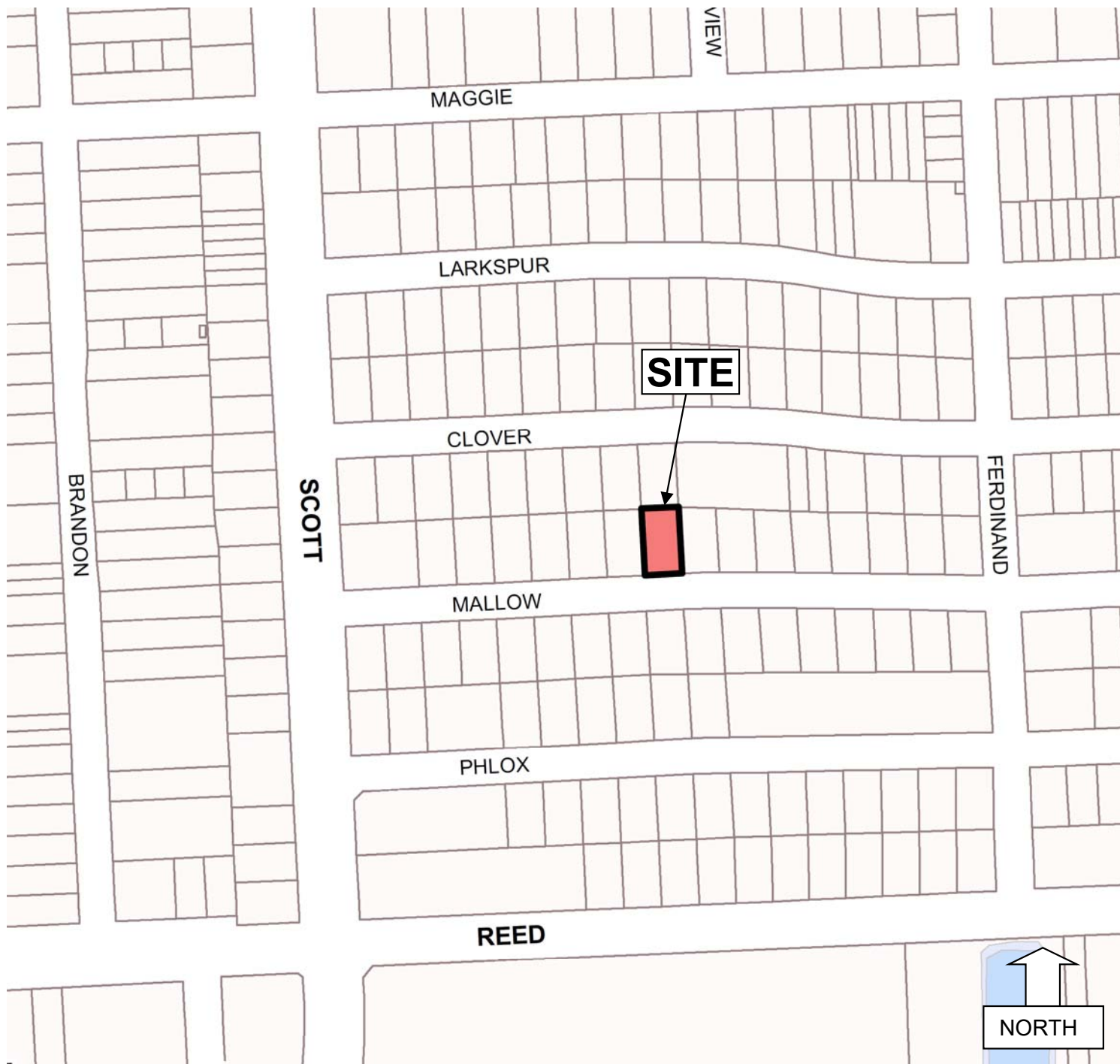
ITEM: 137

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 137

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial



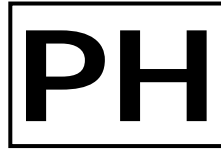
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0374; Reed Terrace partial replat no 5; a partial replat of **Reed Terrace**, being Lot Lot 26 Block 7, as recorded in Vol. 33, pg. 66 of the Harris County Map Records.

The property is located north along Mallow street between Ferdinand Steet and Scott Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development & Land Services, on behalf the developer, can be contacted at **469-371-6780**.

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

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City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 138

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0367; Ruth Street Estates; a partial replat of **Amended Plat of Almeda Place**, being all of Lot 3 and a portion of Lots 2 and 4, Block 4, as recorded in Vol. 6, pg. 23 of the Harris County Map Records.

The property is located southwest and along of Ruth Street between Almeda Road and Chartres Street. The purpose of the replat is to create six single-family residential lots. The applicant, **Ross Palacios**, with RP & Associates, on behalf of WAFA Capital Investments, LLC, the developer, 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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Houston Planning Commission

ITEM: 139

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Rutland Estate

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Site Location

ITEM: 139

Meeting Date: 03/30/2023

Applicant: Tri-Tech Surveying Co.



C – Public Hearings

Subdivision

Houston Planning Commission

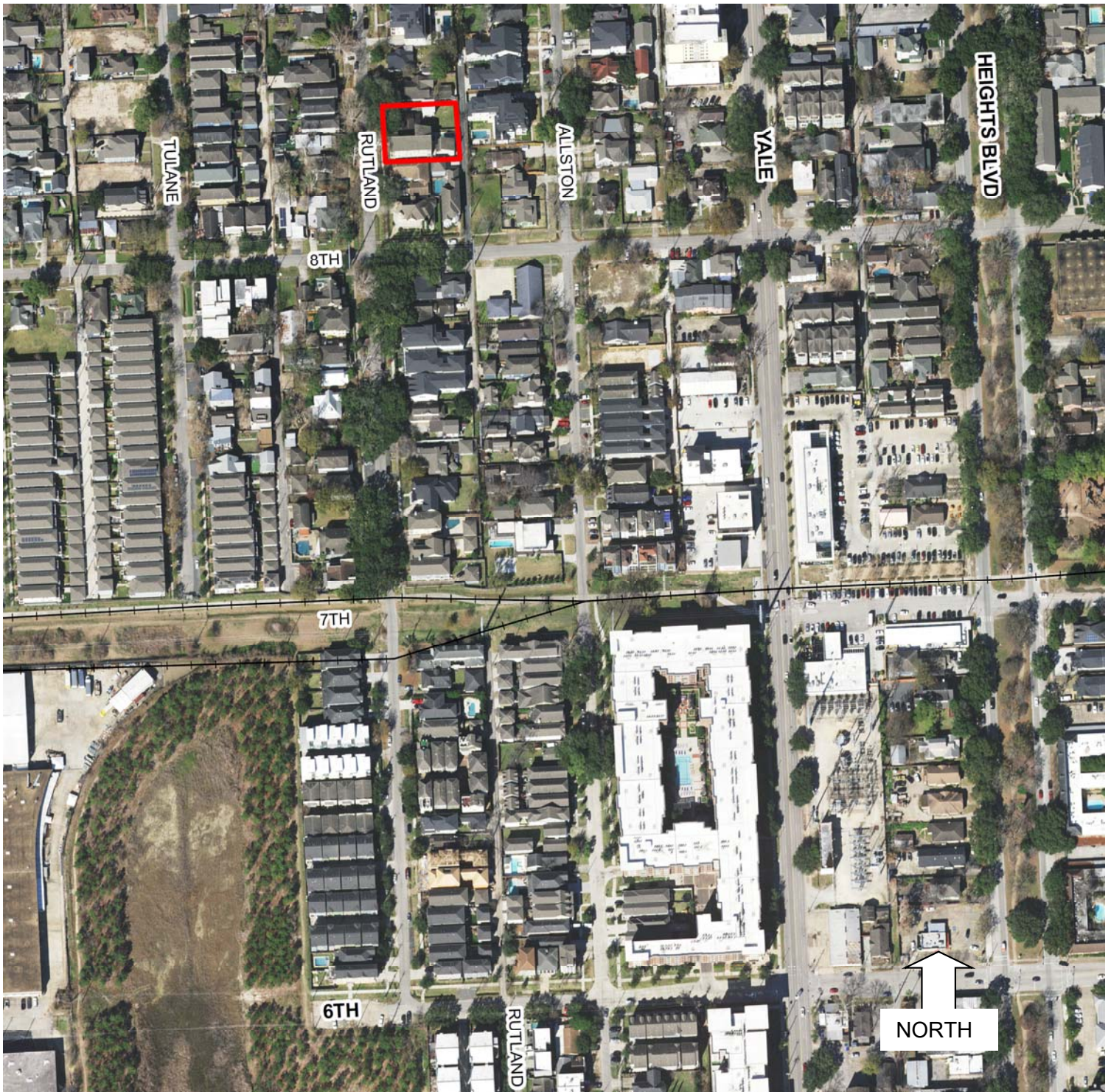
ITEM: 139

Planning and Development Department

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0065; Rutland Estate; a partial replat of **Houston Heights**, being a replat of Lots 23-25, Block 244, as recorded in Vol 1-A, pg. 114 of the Harris County Map Records.

The property is located east and along Rutland Street north of W. 8th Street west of Yale Street. The purpose of the replat is to create 1 single family residential lot. The applicant, **Tom Duecker**, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP., on behalf of Mailhes, the developer, can be contacted at **713-667-0800**.

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

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Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Salem Estate (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

ITEM: 140

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Salem Estate (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 140

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Salem Estate (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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.

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

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Houston Planning Commission

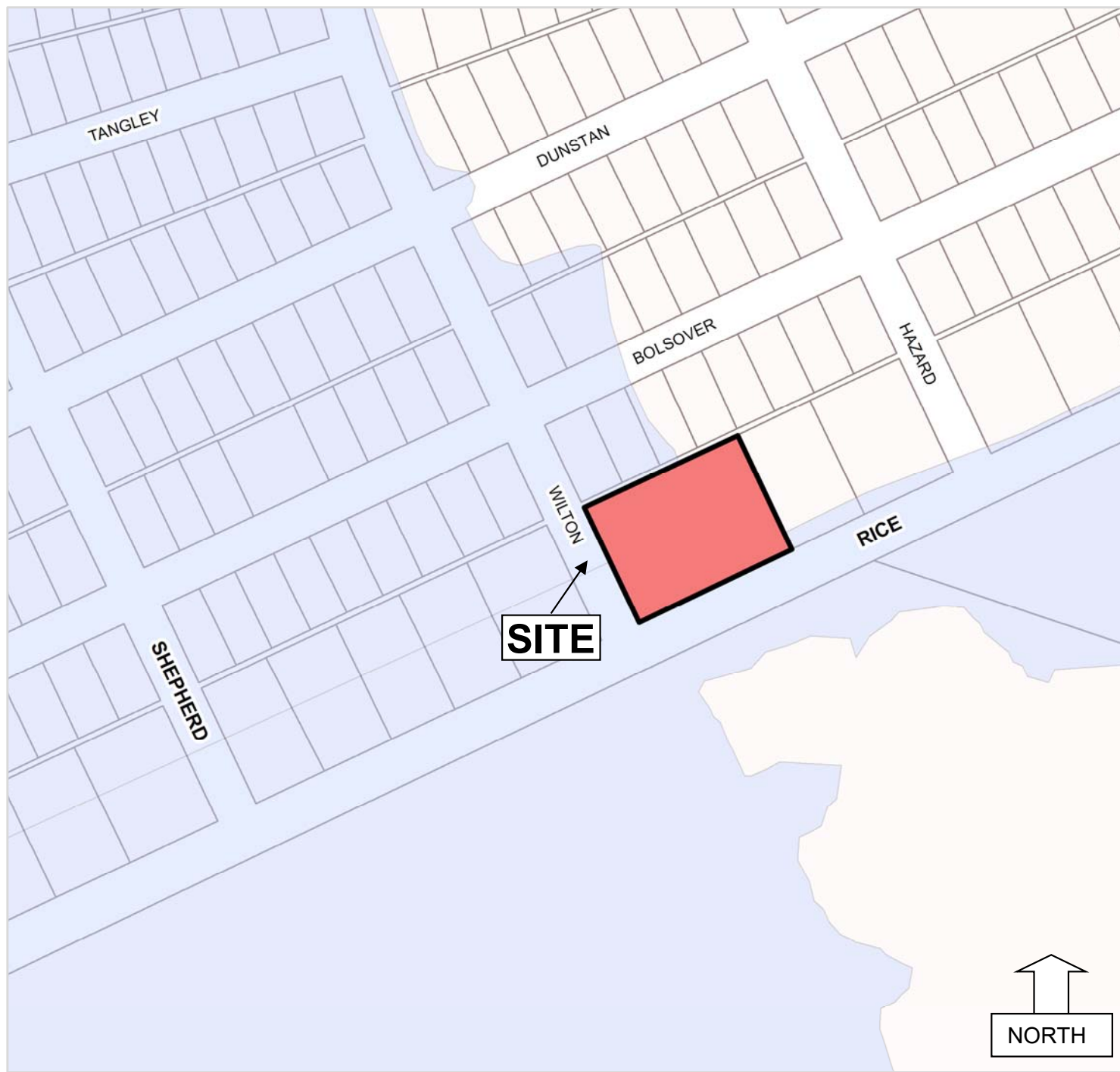
ITEM: 141

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Southampton Place partial replat no 4 (DEF 1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

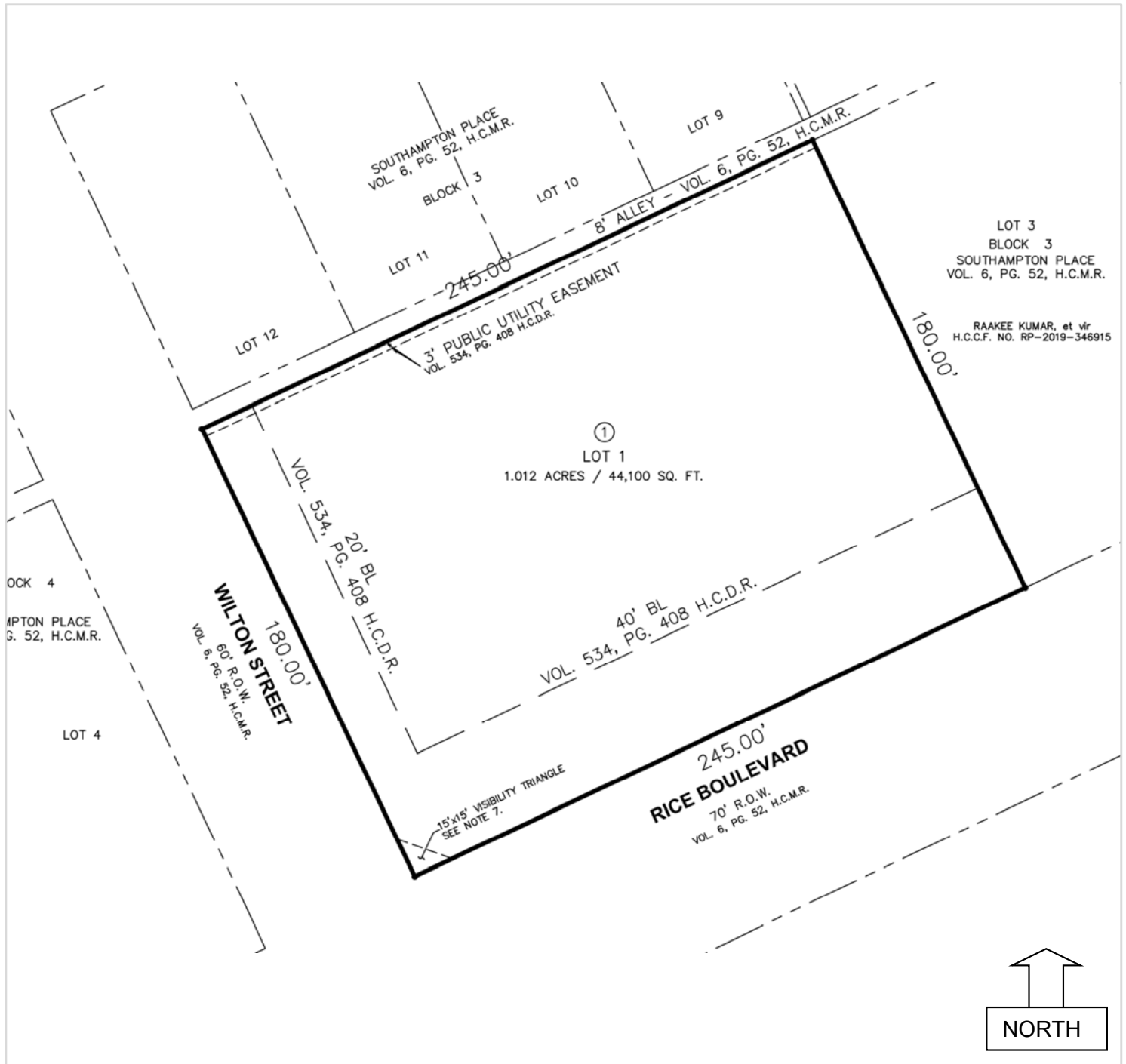
ITEM: 141

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Southampton Place partial replat no 4 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

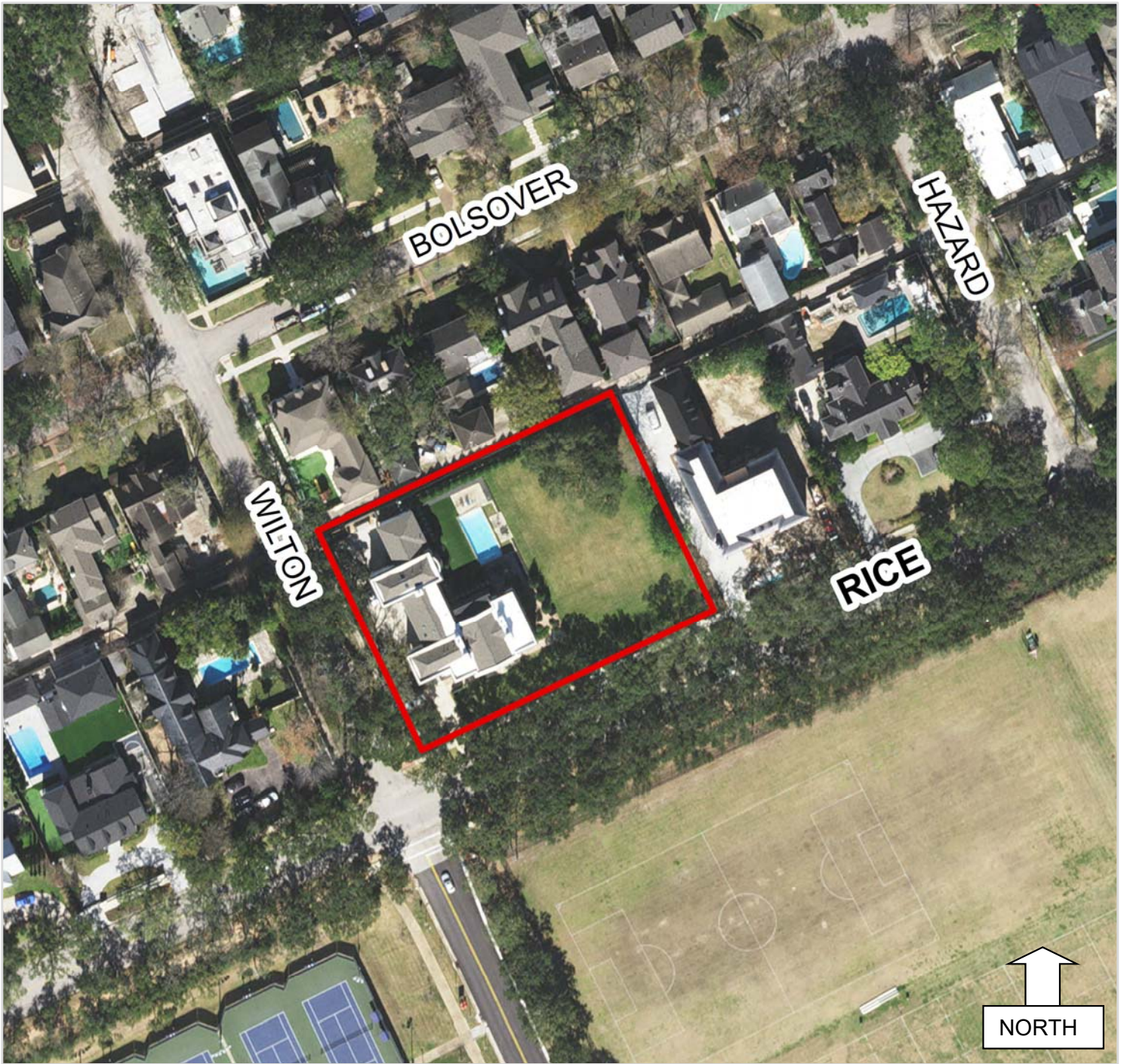
ITEM: 141

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Southampton Place partial replat no 4 (DEF 1)

Applicant: Windrose



C – Public Hearings

Aerial



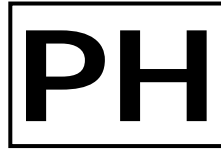
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 22, 2023

Dear Property Owner:

Reference Number: 2023-0086; Southamption Place partial replat no 4; a partial replat of "Southamption 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**.

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

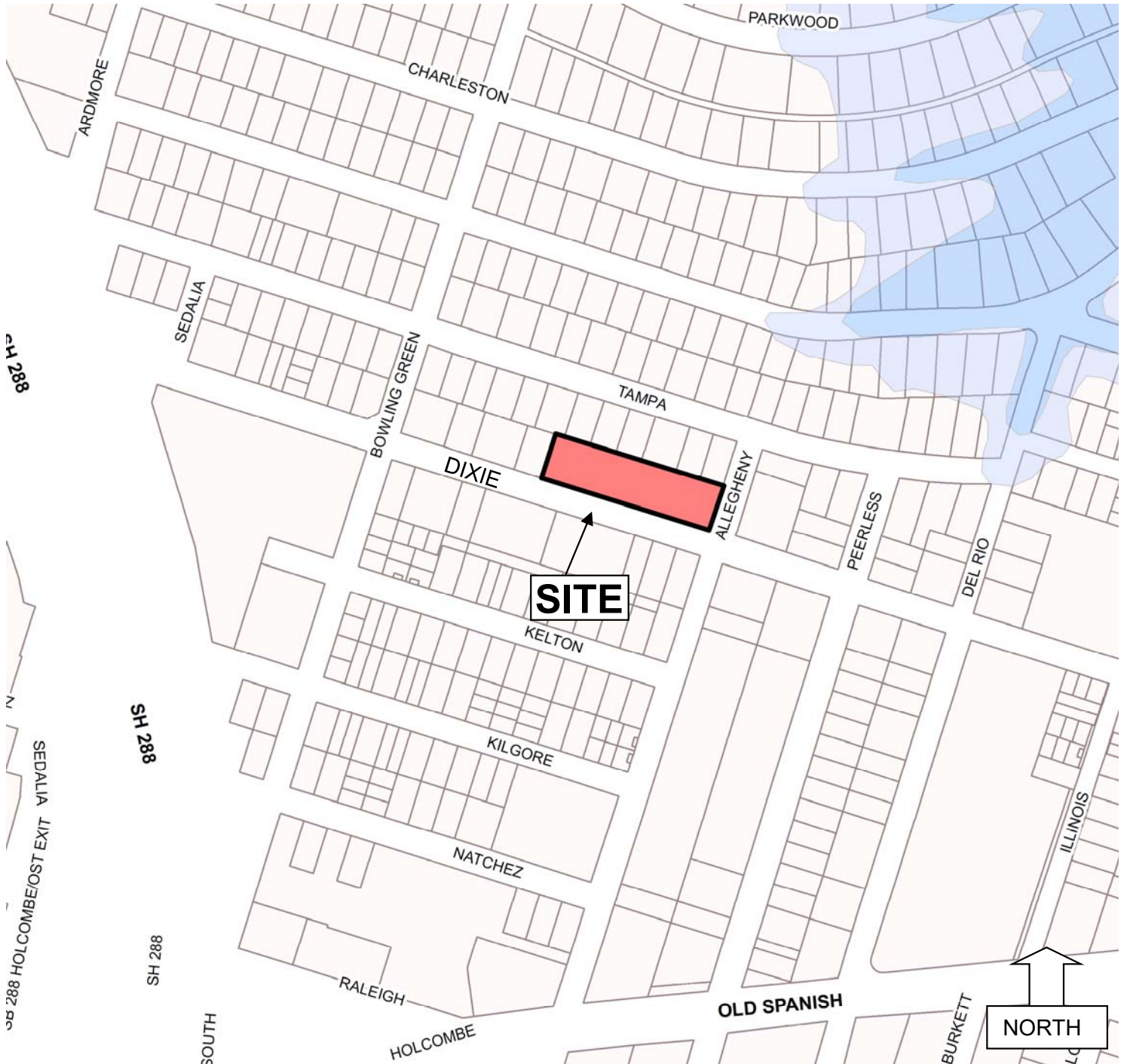
ITEM: 142

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Southland Terrace partial replat no 3 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

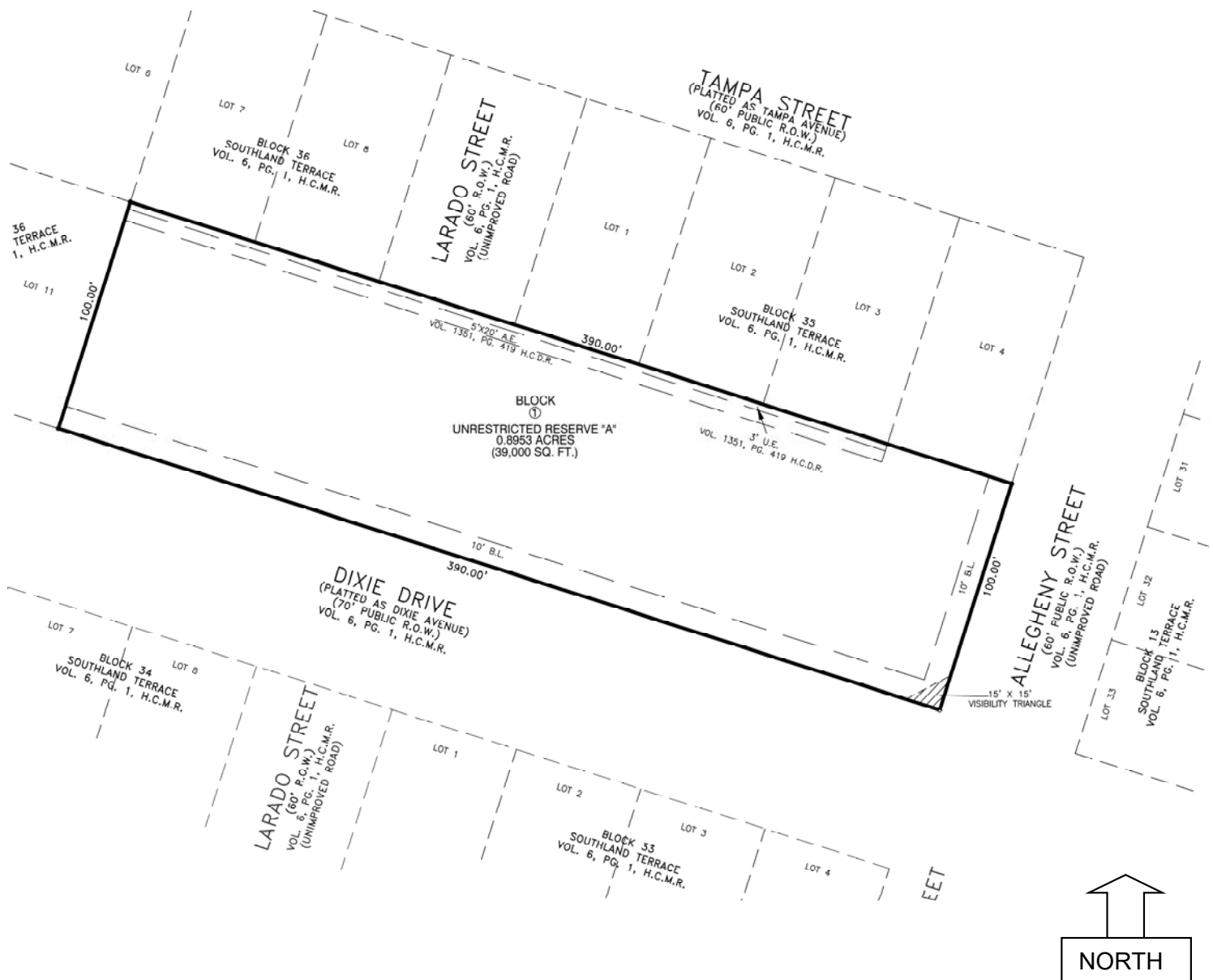
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Meeting Date: 03/30/2023

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Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Southland Terrace partial replat no 3 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



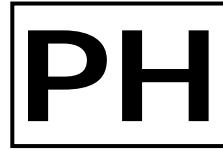
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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**.

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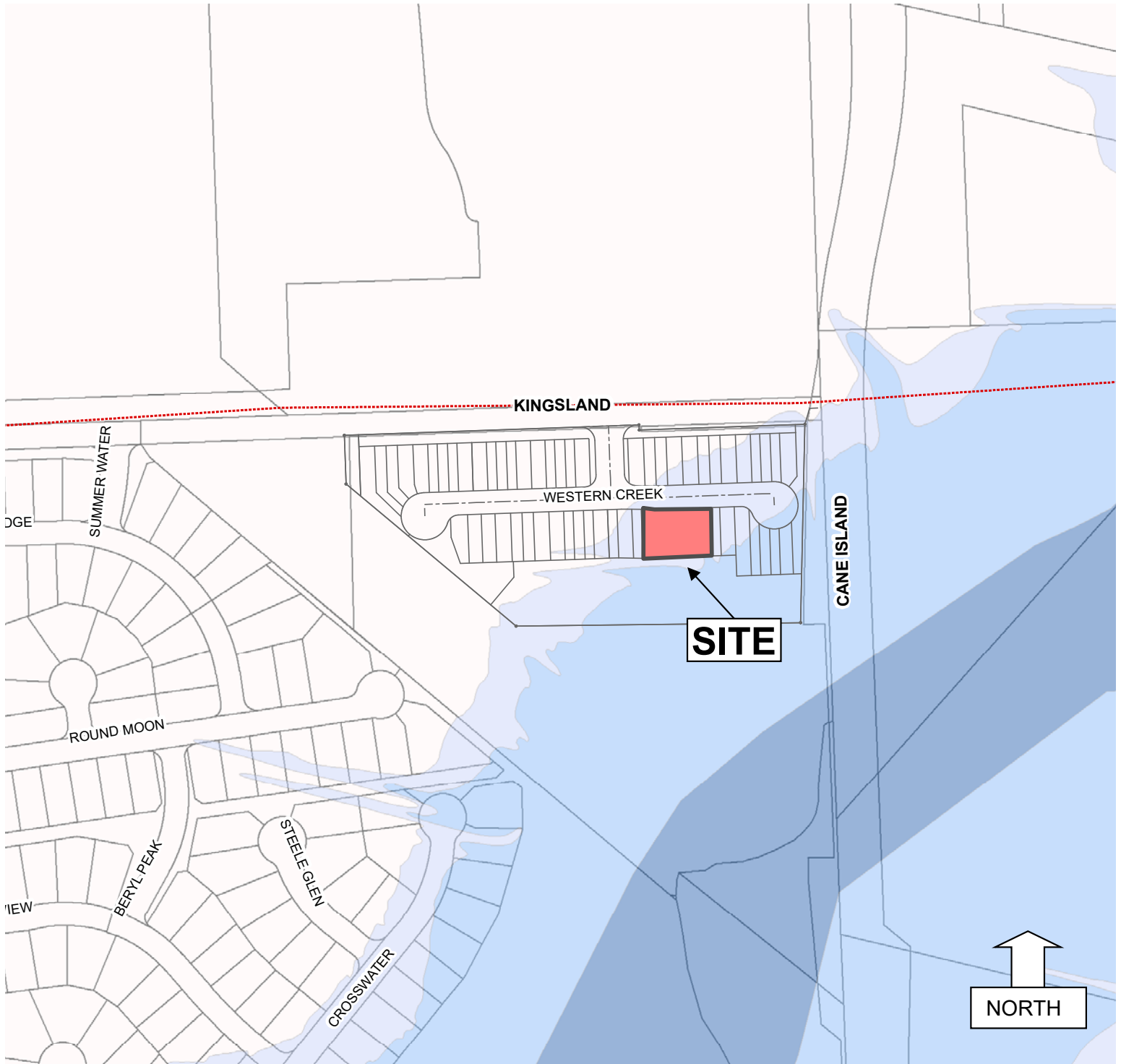
ITEM: 143

Planning and Development Department

Meeting Date: 03/30/2023

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

Applicant: Quiddity Engineering



C – Public Hearings

Site Location

Houston Planning Commission

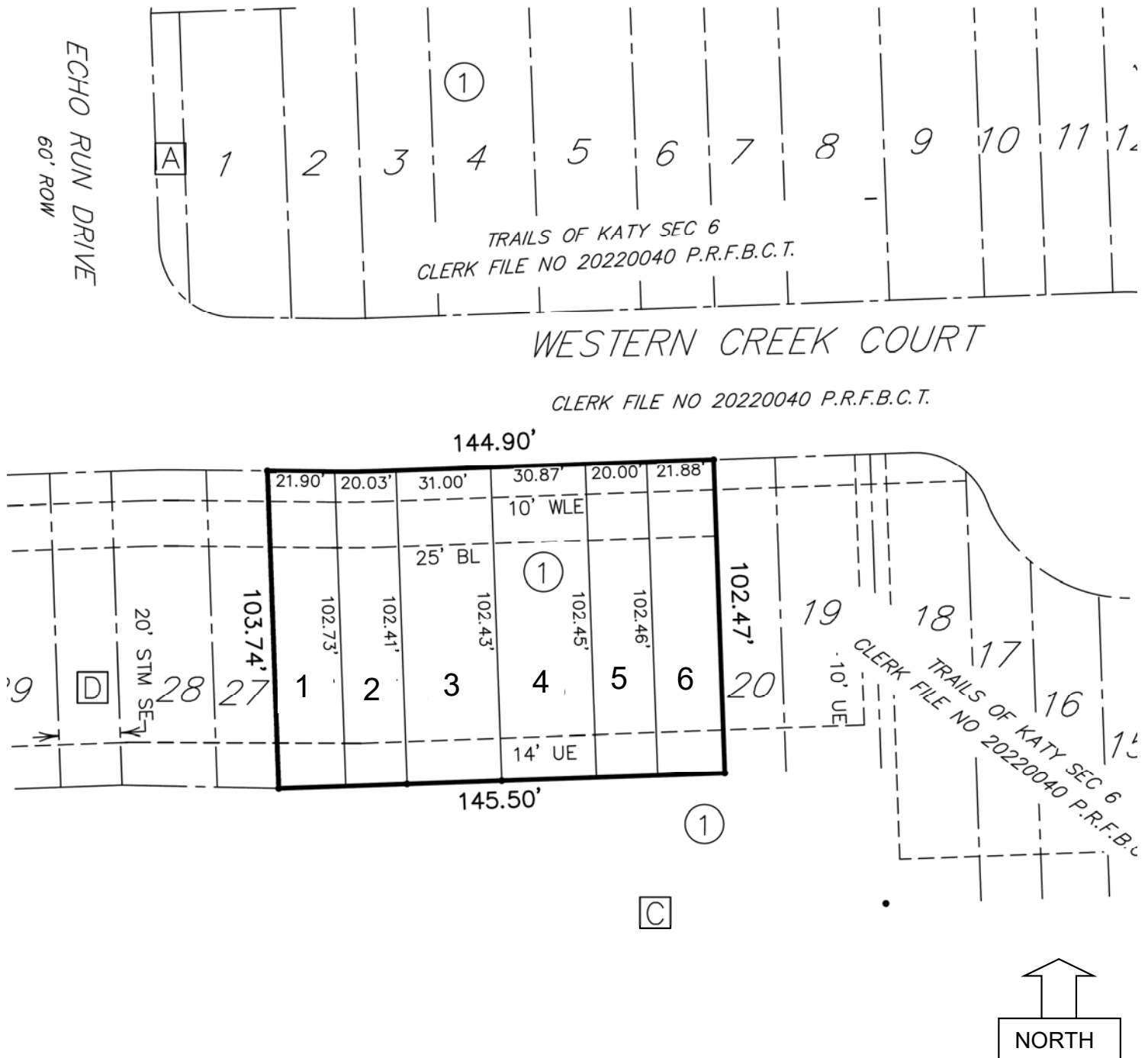
ITEM: 143

Planning and Development Department

Meeting Date: 03/30/2023

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

Applicant: Quiddity Engineering



C – Public Hearings

Subdivision

Houston Planning Commission

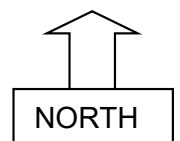
ITEM: 143

Planning and Development Department

Meeting Date: 03/30/2023

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

Applicant: Quiddity Engineering



C – Public Hearings

Aerial



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

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

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.
- **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

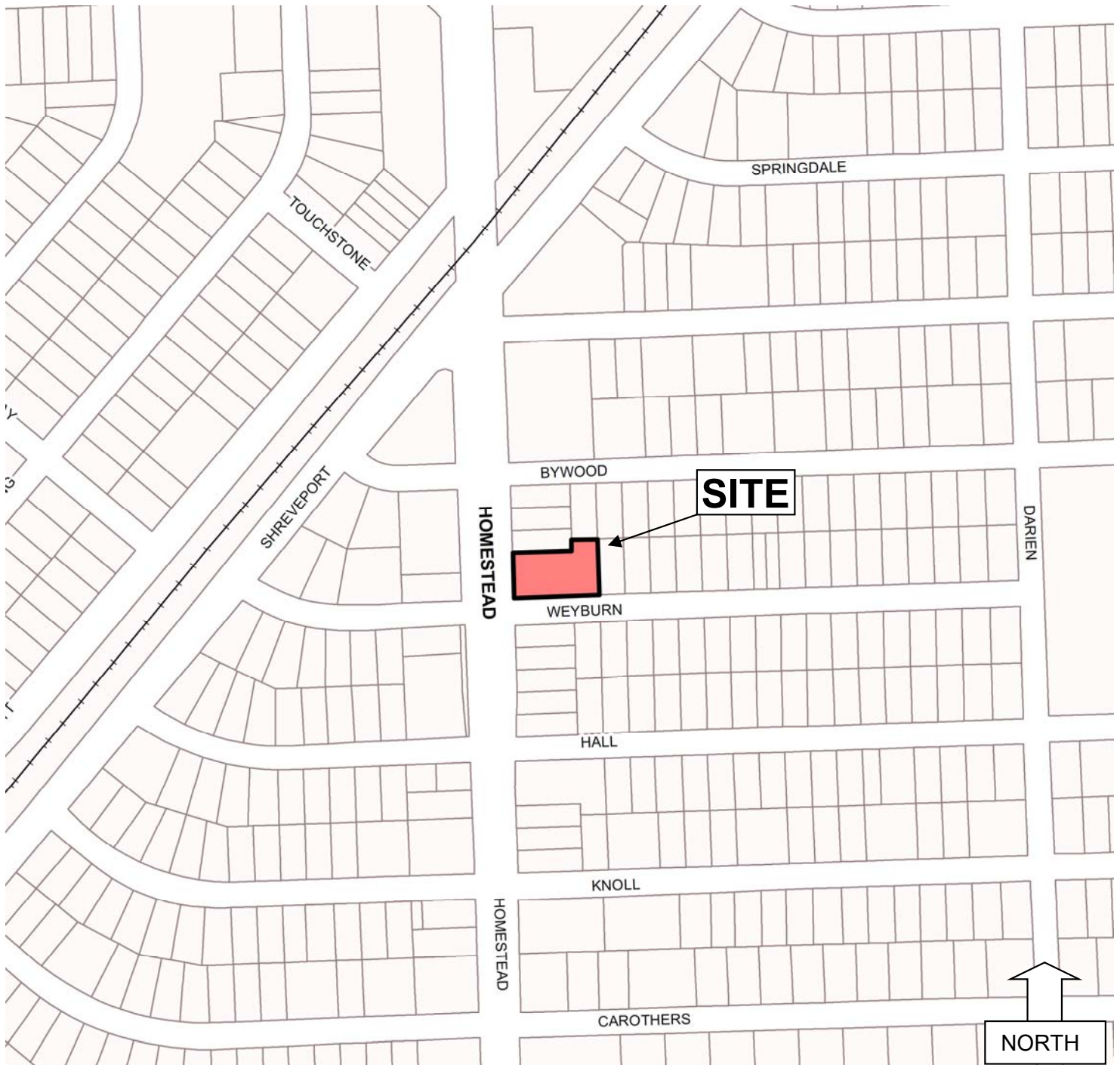
ITEM: 144

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



C – Public Hearings

Site Location

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



Houston Planning Commission

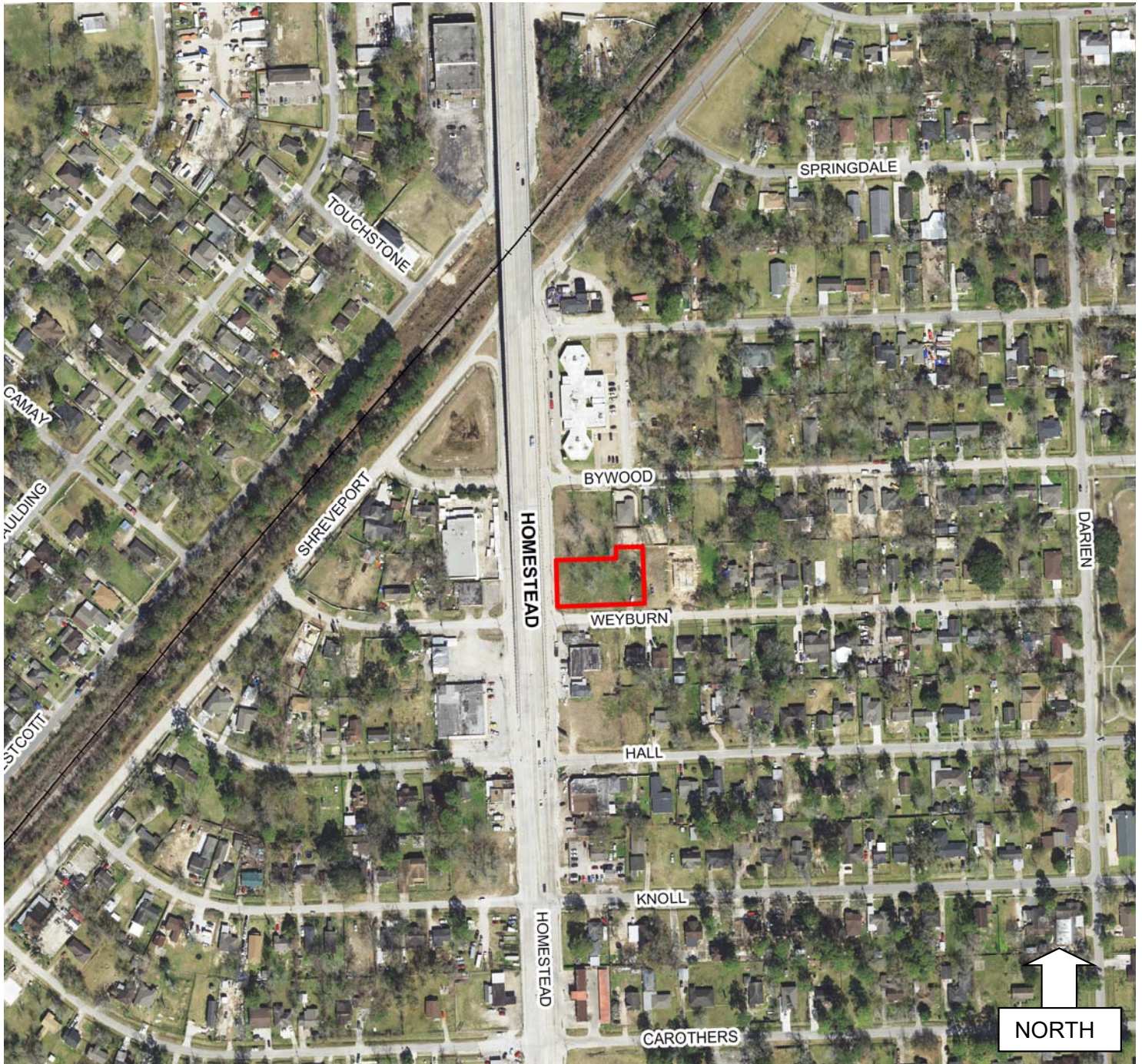
ITEM: 144

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Weyburn Estates

Applicant: RP & Associates



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

Reference Number: 2023-0366; Weyburn Estates; a partial replat of **Rosewood Estates**, being Lots 126, 127, 128, as recorded in Vol. 23, pg. 42 of the Harris County Map Records.

The property is located at the northeast intersection of Homestead Road and Weyburn Street. The purpose of the replat is to create six single-family residential lots. The applicant, **Ross Palacios**, with RP & Associates, on behalf of WAFA Capital Investments, LLC, the developer, 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.

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 30, 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

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.
- 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.

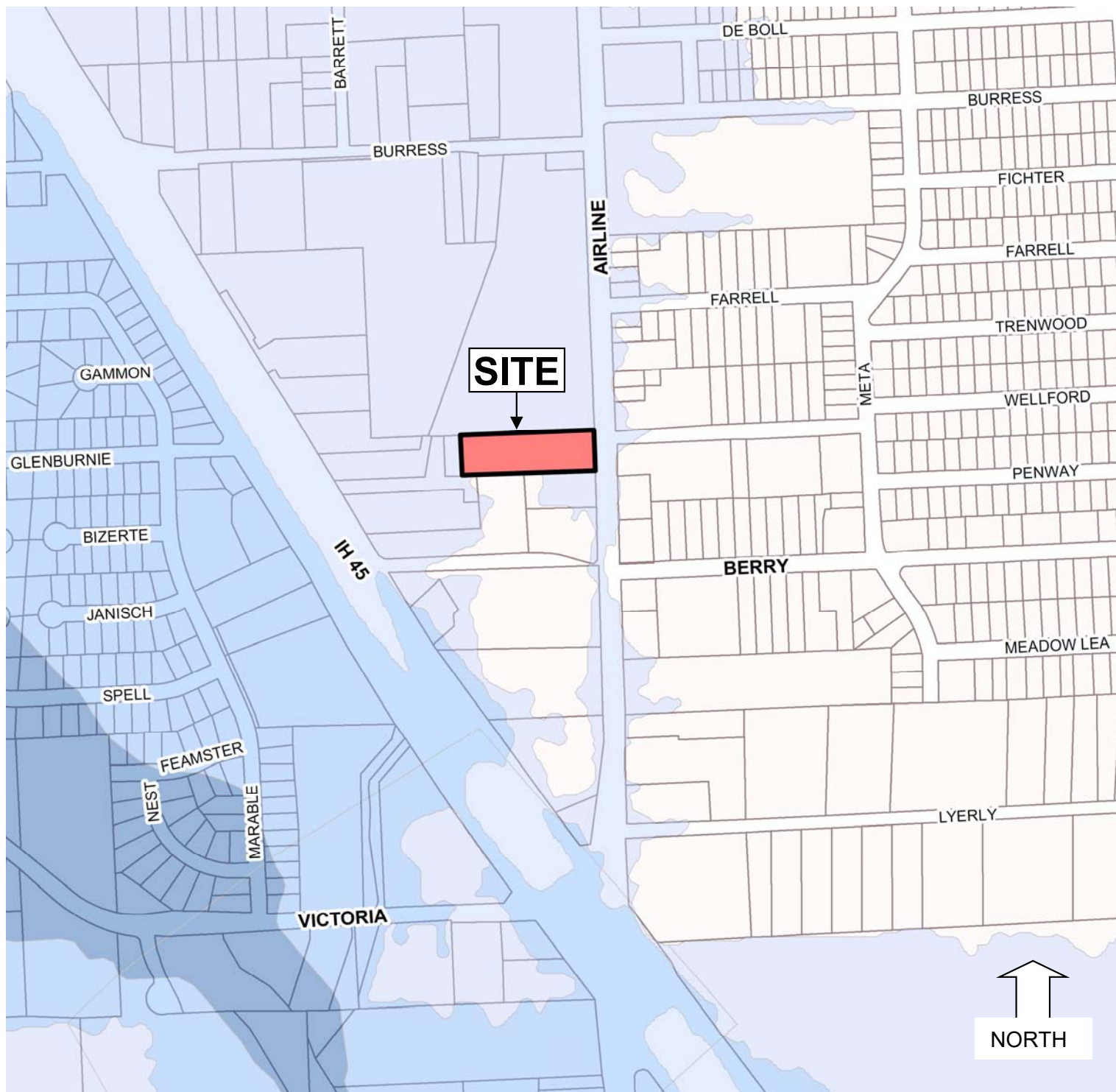
Houston Planning Commission **ITEM: 145**

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: A and R Investments (DEF 1)

Applicant: SEM Services



D – Variances

Site Location

Houston Planning Commission

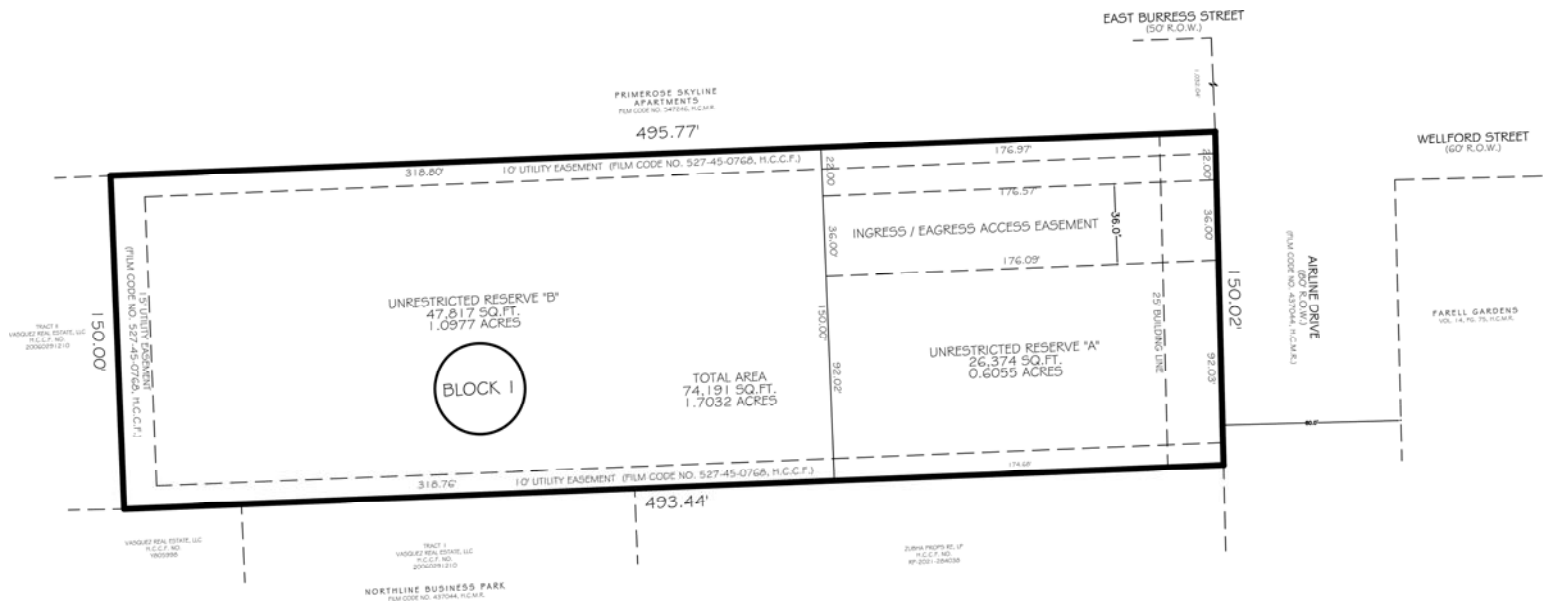
ITEM: 145

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: A and R Investments (DEF 1)

Applicant: SEM Services



D – Variances

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: A and R Investments (DEF 1)

Applicant: SEM Services



D – Variances

Aerial



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
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www.houstontx.gov

February 23, 2023

NOTICE OF VARIANCE

PROJECT NAME: A and R Investments

REFERENCE NUMBER: 2023-0284

VAR

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

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 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

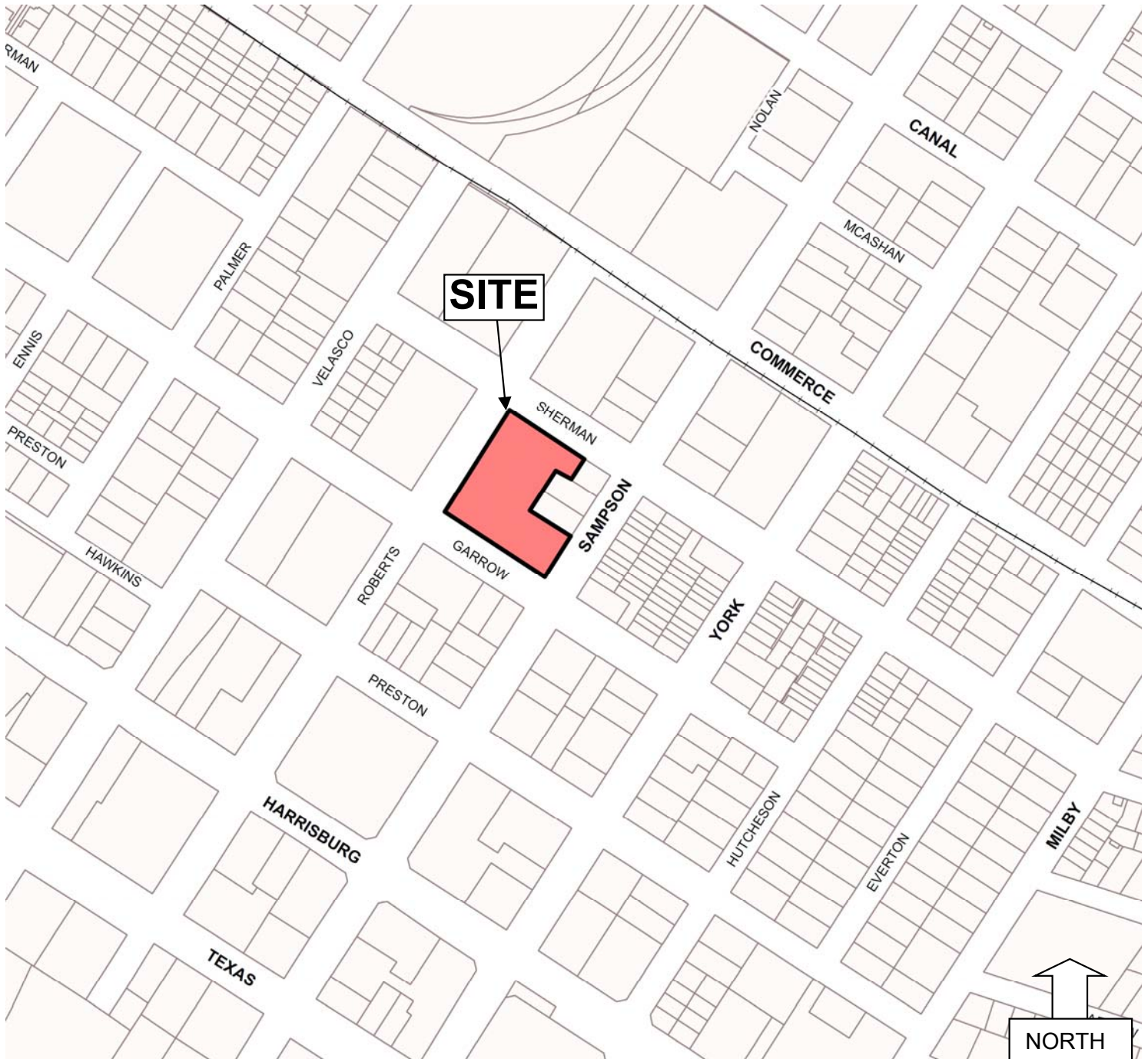
ITEM:146

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Concept Neighborhood on Roberts (DEF 1)

Applicant: Beacon Land Services

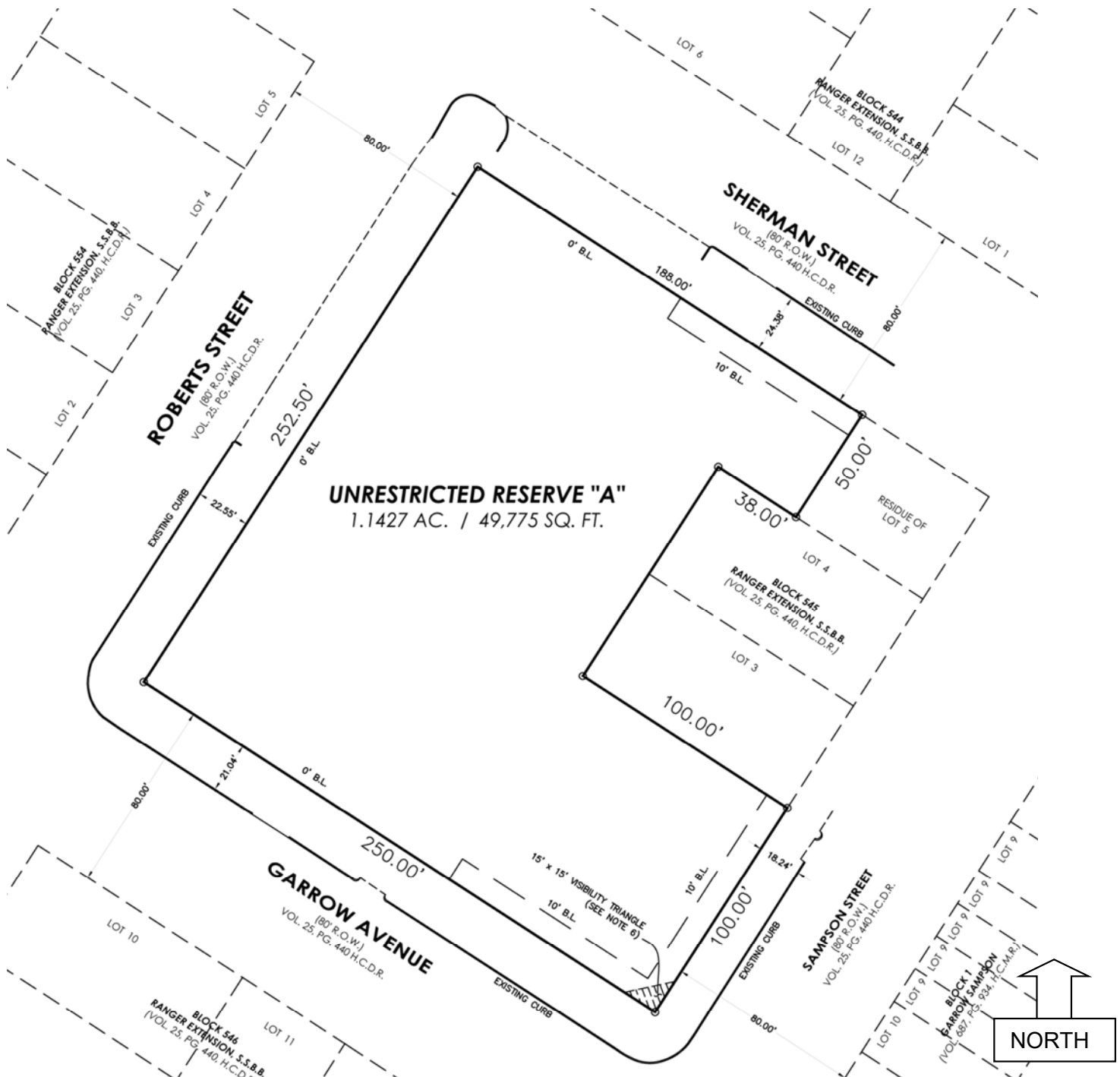


D – Variances

Site Location

Subdivision Name: Concept Neighborhood on Roberts (DEF 1)

Applicant: Beacon Land Services



Houston Planning Commission

ITEM:146

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Concept Neighborhood on Roberts (DEF 1)

Applicant: Beacon Land Services



D – Variances

Aerial



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 realms 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

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www.houstontx.gov

February 23, 2023

NOTICE OF VARIANCE

PROJECT NAME: Concept Neighborhood on Roberts

REFERENCE NUMBER: 2023-0449

VAR

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.

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

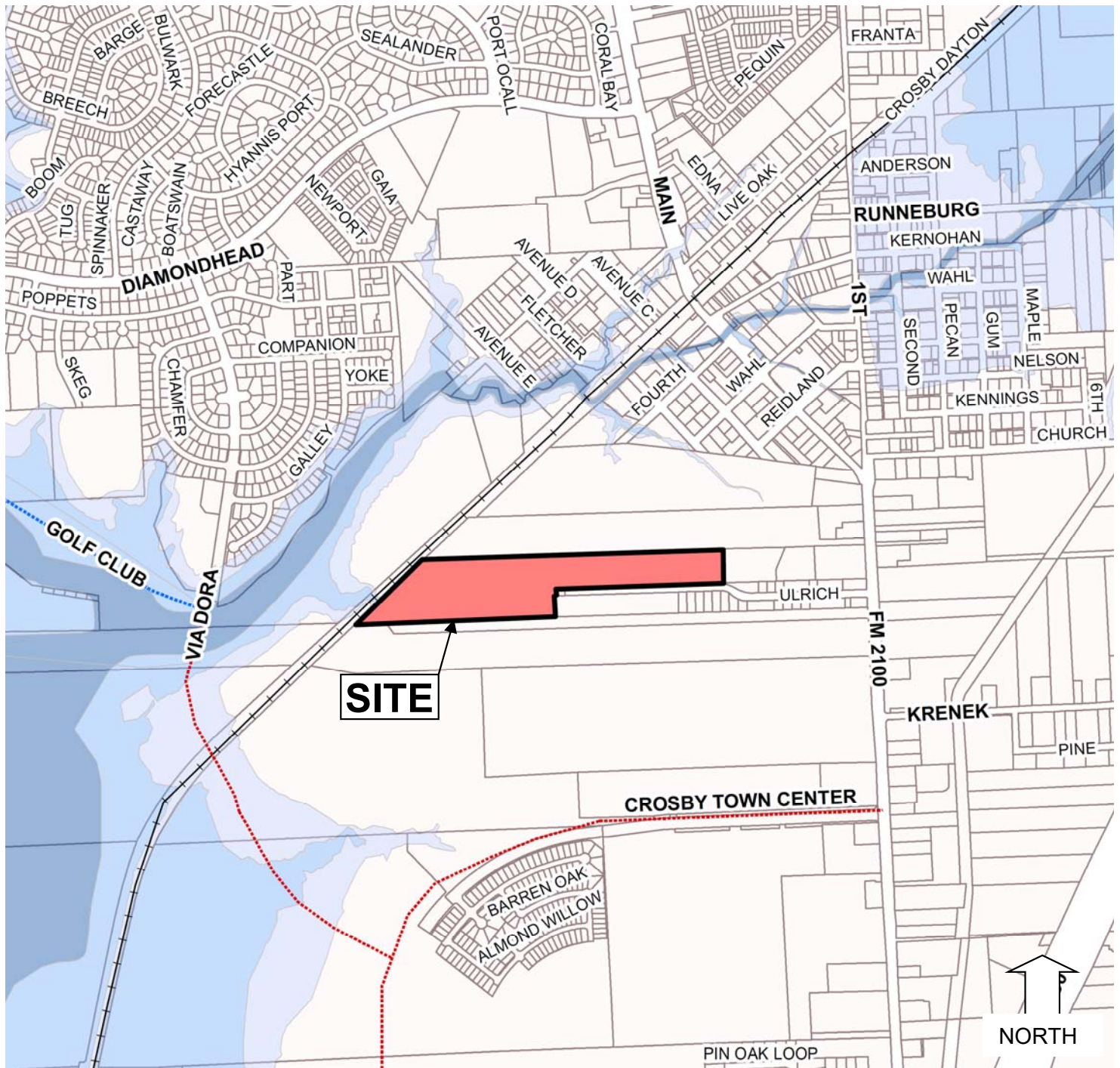
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

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.

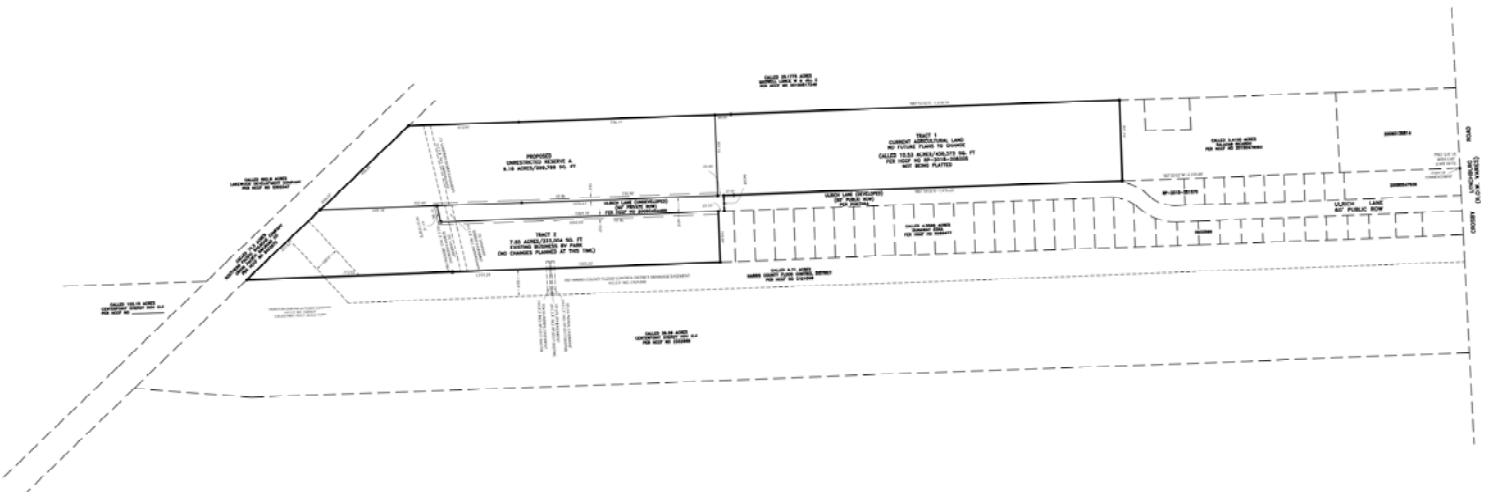
Subdivision Name: Dell Creek GP (DEF 1)

Applicant: Bowden Land Services & Consulting



Subdivision Name: Dell Creek GP (DEF 1)

Applicant: Bowden Land Services & Consulting



Houston Planning Commission

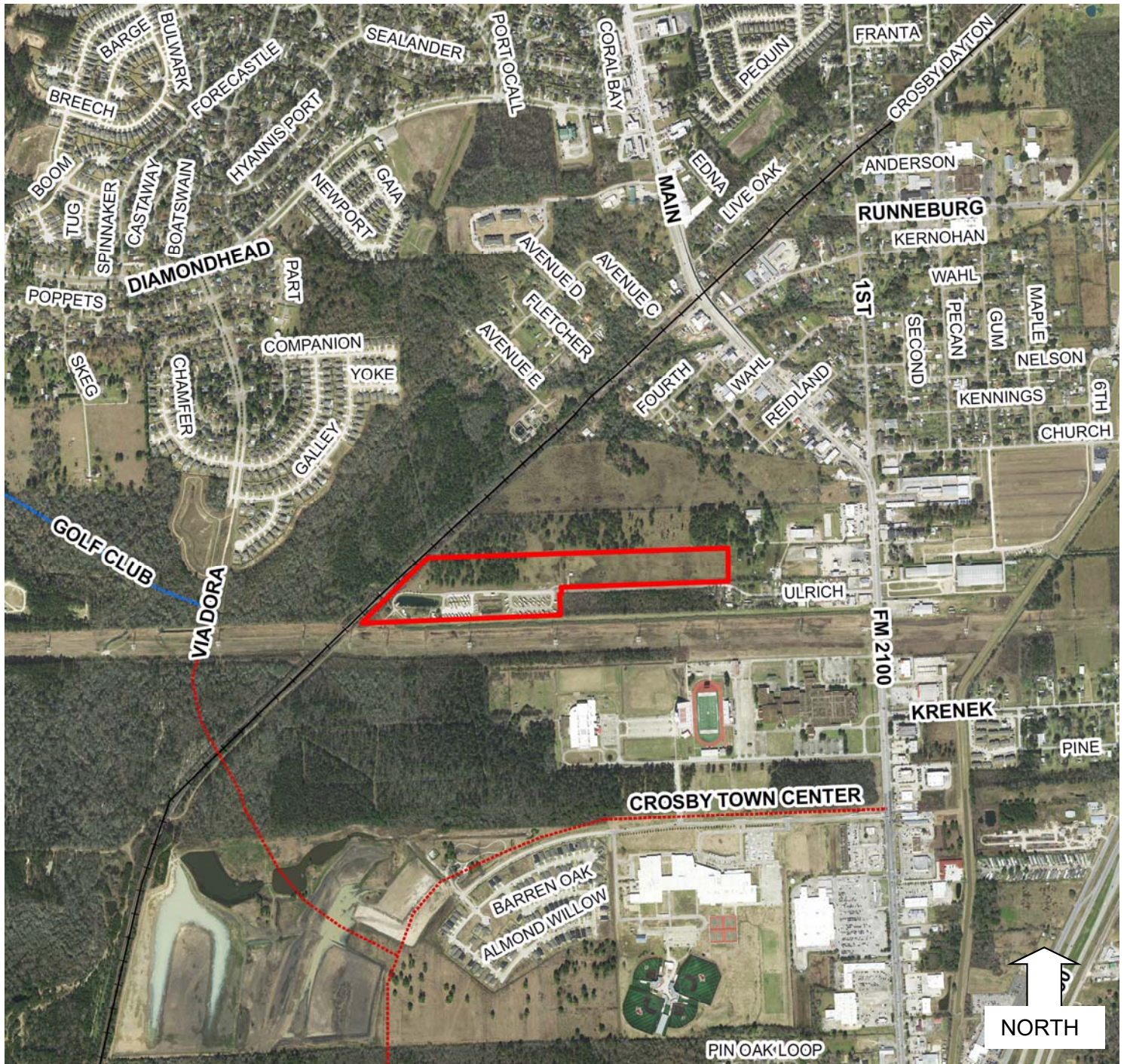
ITEM:147

Planning and Development Department

Meeting Date: 3/30/2023

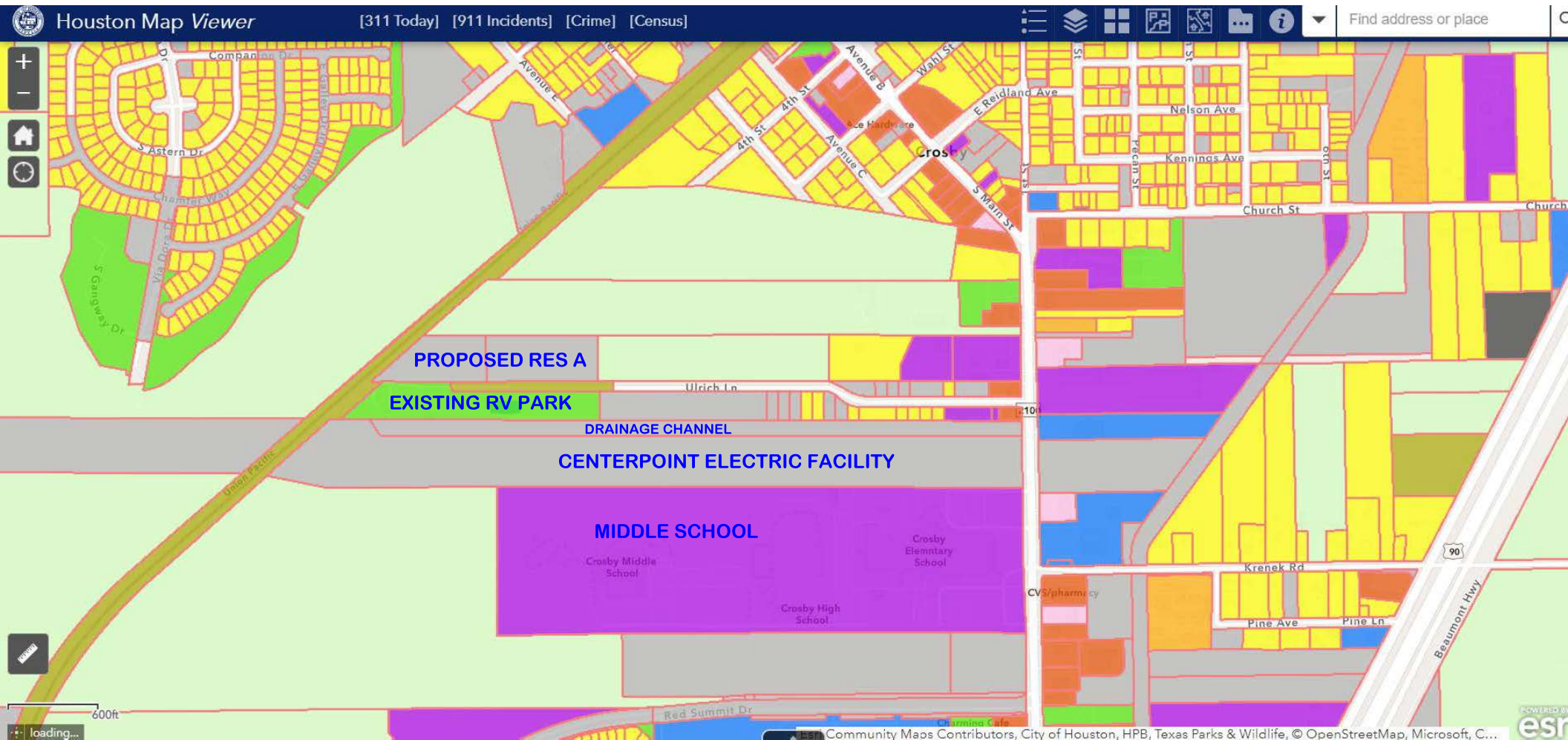
Subdivision Name: Dell Creek GP (DEF 1)

Applicant: Bowden Land Services & Consulting



D – Variances

Aerial





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.

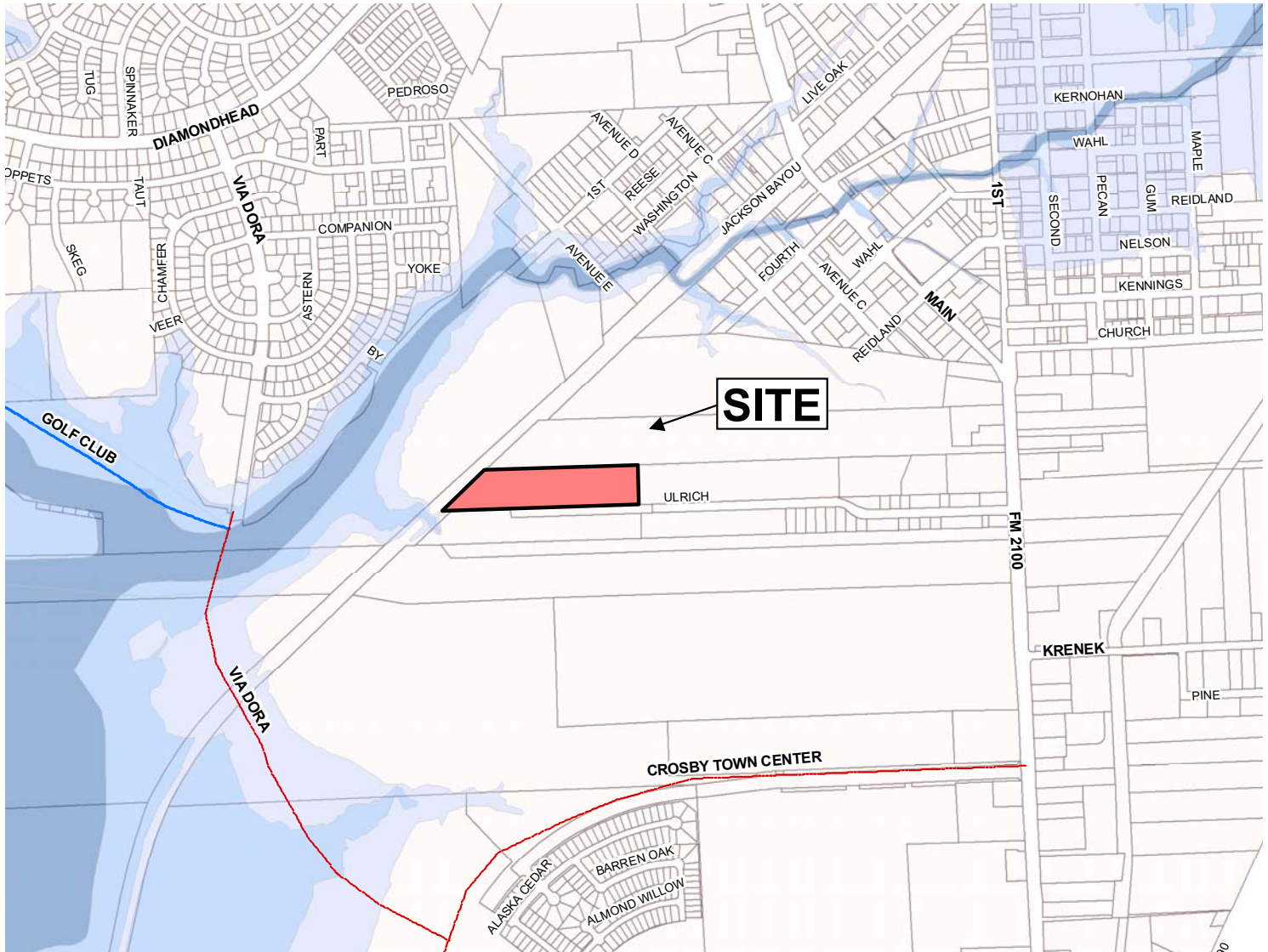
Houston Planning Commission ITEM: 148

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Dell Creek Sec 1 (DEF 1)

Applicant: Bowden Land Services & Consulting



D – Variances

Site Location

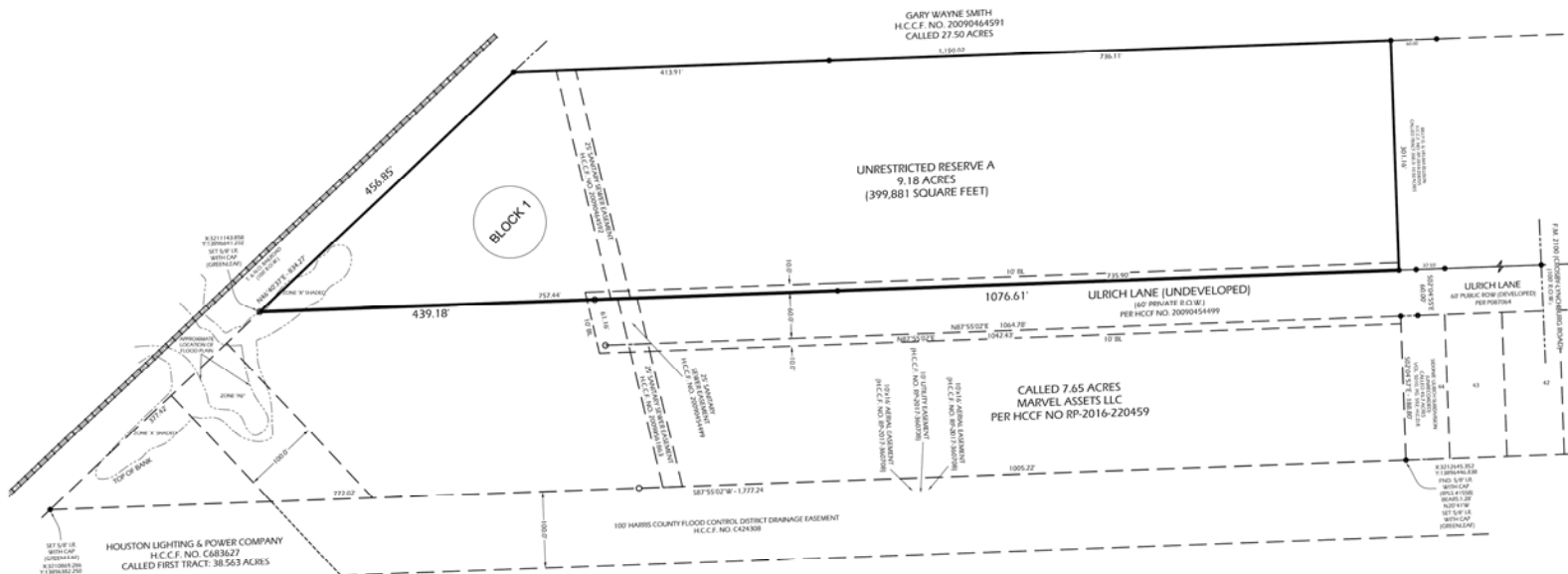
Houston Planning Commission ITEM: 148

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Dell Creek Sec 1 (DEF 1)

Applicant: Bowden Land Services & Consulting



D – Variances

Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Dell Creek Sec 1 (DEF 1)

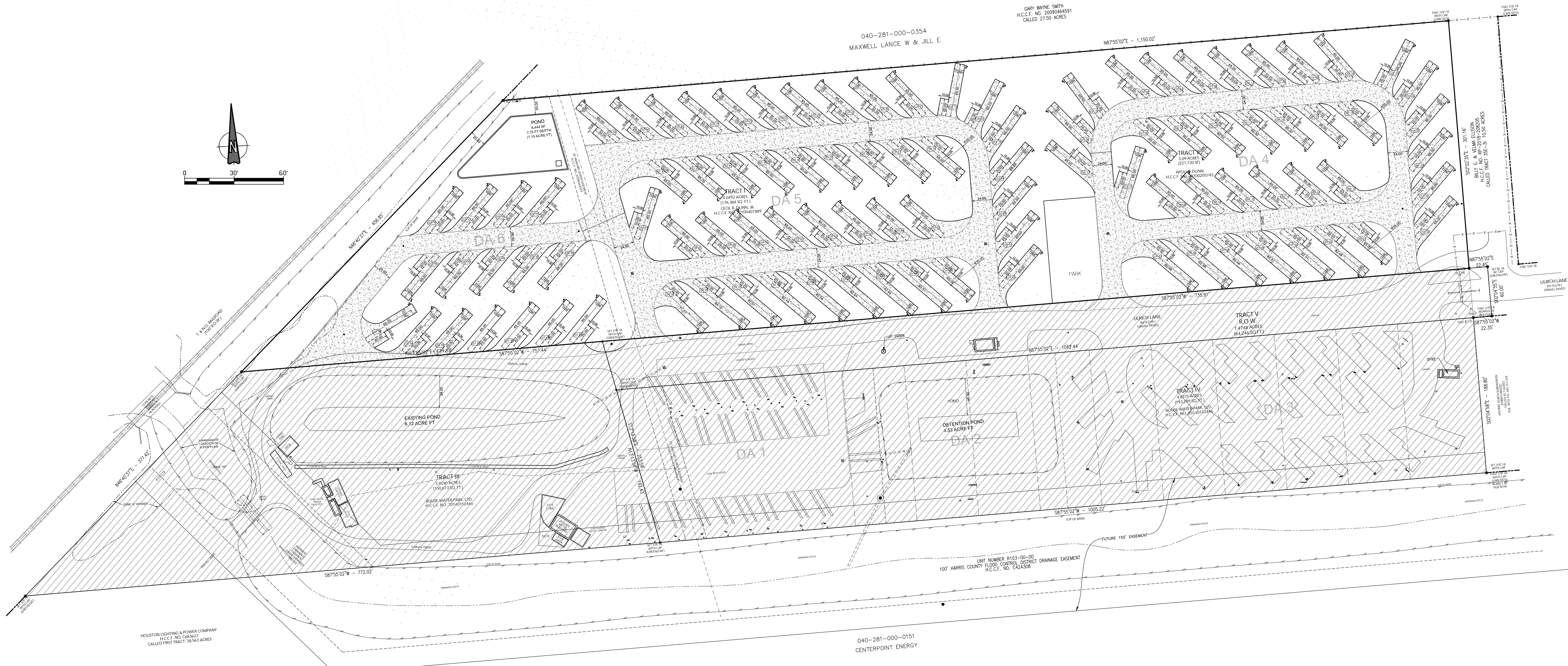
Applicant: Bowden Land Services & Consulting



NORTH

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" AREA DRAIN	---	CHAIN LINK FENCE
	EXIST DRAIN PIPE	---	DITCH
	PROP DRAIN PIPE	---	CL OF DITCH
	EXISTING GRADE	---	OVERHEAD POWERLINE
	PROPOSED ELEVATION	---	LIGHT POLE
	F.F. FINISHED FLOOR	---	SERVICE POLE
	BFE BASE FLOOD ELEVATION	---	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 4820100540 L, DATED 06/18/2007. BFE = 29.4' // DFE = 35.4'.

- DRAINAGE NOTES**
- 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.
 - RUNOFF SHALL BE FILTERED TO PREVENT SAND, MUD AND DIRT OF ANY KIND FROM ENTERING CITY STORM DRAINAGE SYSTEM.
 - ALL MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND OUT OF FLOODPLAIN.
 - SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HOURS.**
 - RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION FACILITY WILL BE BY THE PROPERTY OWNER.**
 - 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 FRY SUITE 129
HOUSTON, TX 77092

BENCHMARK:
ELEVATIONS SHOWN ARE BASED ON HGCFD 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:**
- PROPOSED WORK IS OUTSIDE OF ALL FLOODZONES
 - THERE IS NO PROPOSED FILL AREA TO BE PLACED UNDER THE 500 YEAR WSEL
 - 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
Copyright © Daram Engineers, Inc. All Rights Reserved
TEXAS FIRM REGISTRATION NUMBER F-5503

DELL CREEK RV PARK EXTENSION
AT
515 ULRICH LANE
CROSBY, TX 77532

PROFESSIONAL SEAL

BARRY D. ADKINS
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



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 Krenak 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 Marvel 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.



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.



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. Dedication of 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: 149

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: East Dennis Development north

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: East Dennis Development

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

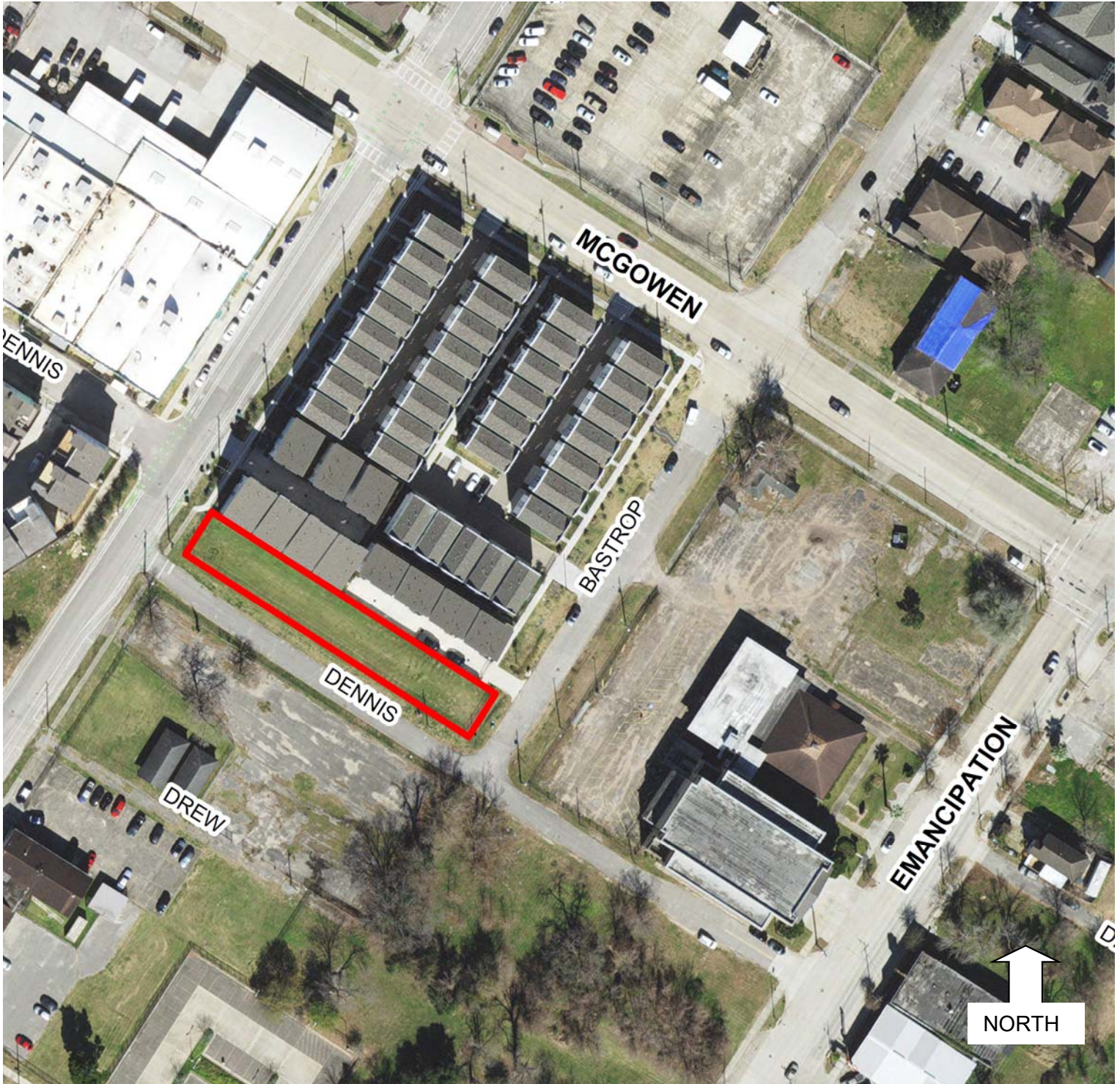
ITEM: 149

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: East Dennis Development North

Applicant: Windrose



D – Variances

Aerial

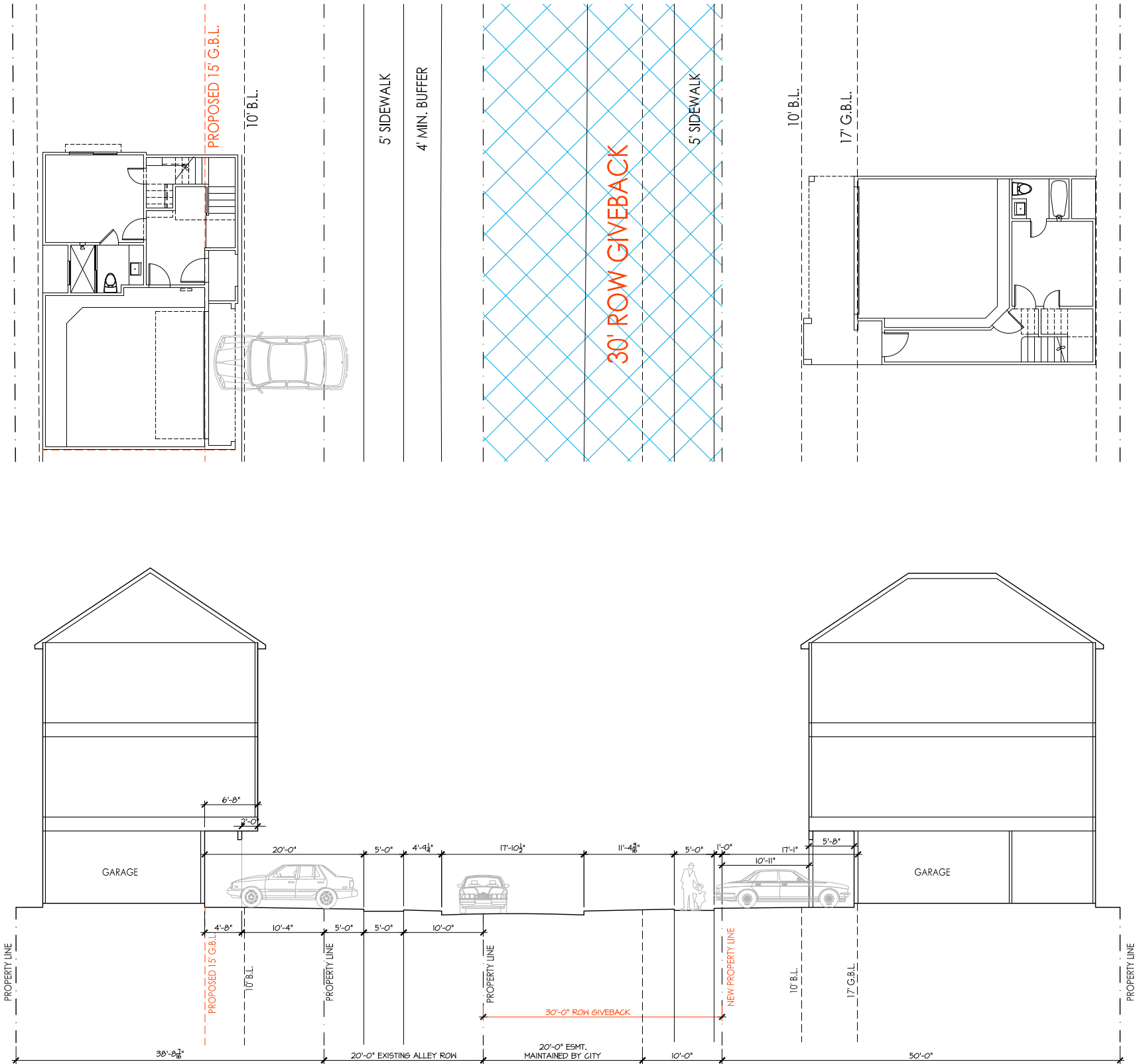


VERSION C
SITE PLAN

LOT	LOT SIZE (S.F.)	MAX. BLDG. COVERAGE (S.F.)	TOTAL STAB. ACTUAL COVERAGE	MAX. COVERAGE	ACTUAL COVERAGE
1	-	-	-	60%	-
2					

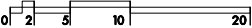
LOT	TOTAL (sq)	CONCRETE SLAB (sq)	DRIVEWAY	PAVEMENT	OTHER	TOTAL (sq)	ACTUAL COVERAGE
1	-	-	-	-	-	-	65%
2							

TRACT 2: 22,400 S.F.
0.515 ACRES J052
MAX. LOTS: 13
ACTUAL LOTS: 10
DENSITY: 19.4/ACRE



DENNIS STREET CROSS-SECTION A

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




STATUS:			
START	3/6/23	REP	
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			
DEED RESTRICTIONS			
YES	NO	NO	NO
HEIGHT	FRONT	REAR	SIDES
X	X	X	X
REVISIONS:			
X		XXX	
ENGINEER:			
NAME			
SUBMITTED	XX-XX-XX	XXX	
REVIEWED			
FINAL			
PERMIT:			
NUMBER: XX			
SUBMITTED	XX-XX-XX	XXX	
APPROVED			
REDRAW OF:			



CITYDESIGN
18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850

Non-Permit exclusive
LAND PLANNING RESIDENTIAL DESIGN
WEBSITE: DWELLDISEIGNED.COM



DISTRICT PROPERTIES
2705 HUTCHINS STREET
HOUSTON, TX

PROJECT FILE: R:\ACAD DWG FILES\2022-J DRAWING FILES\J052-AA HUTCHINS\J052-AA HUTCHINS ST

J052

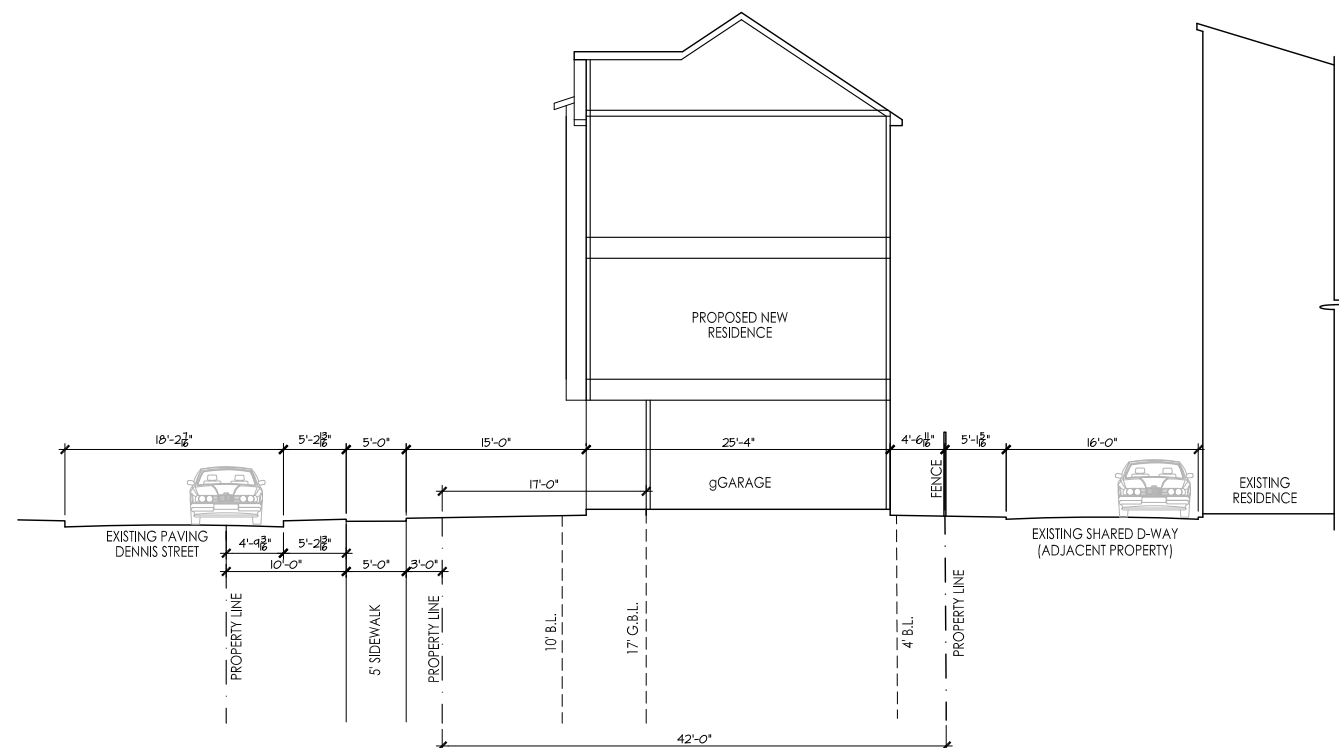
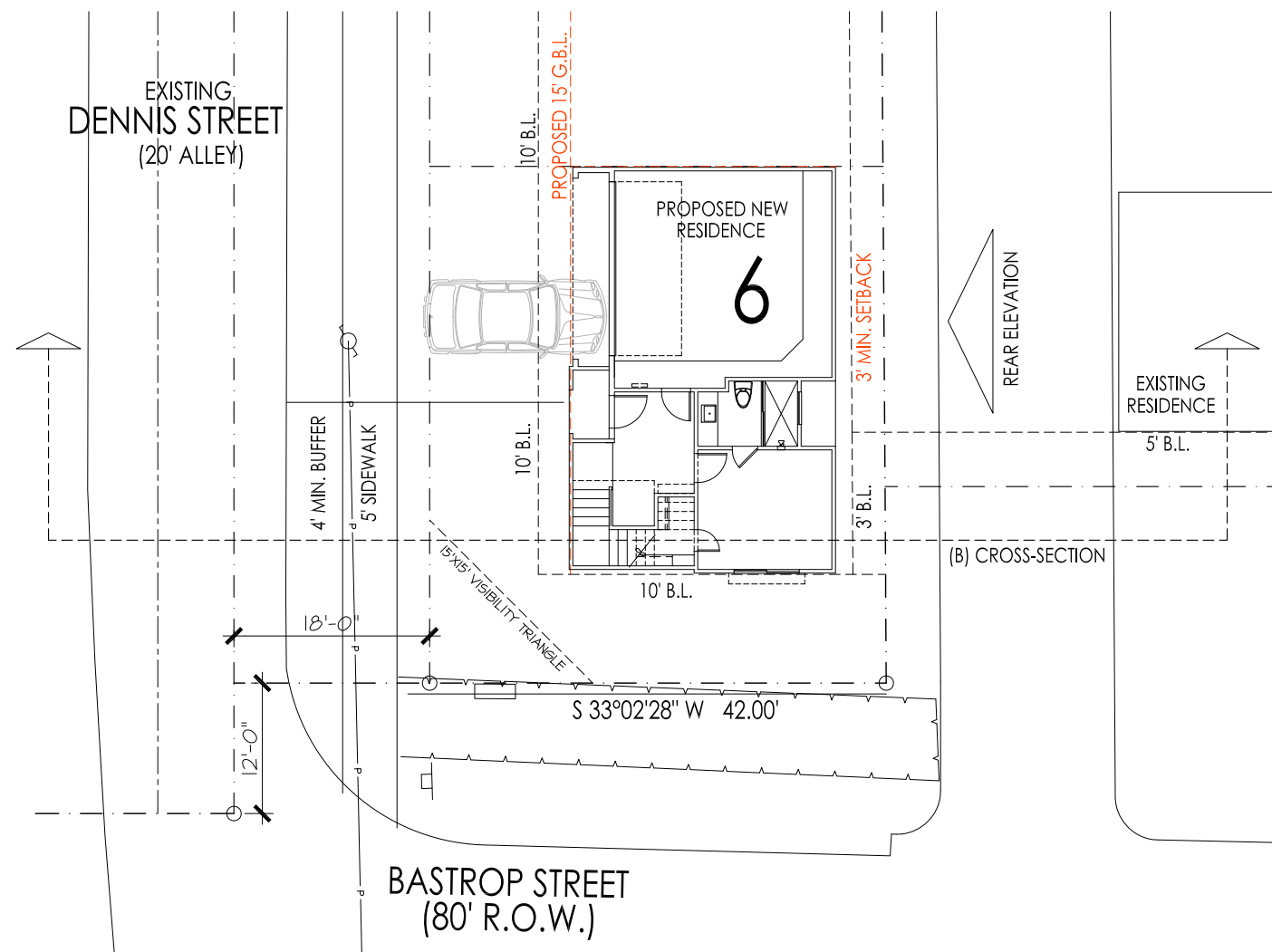
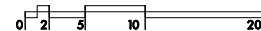
PLOT DATE:
6-Mar-23

SAVE DATE
6-Mar-23

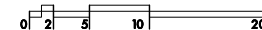
PLAN #
J052-AA HUTCHINS ST

A2.2
2 OF 3

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



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

[illegible]

CITYDESIGN
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18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281.569.8850

Non Profit exclusive
LAND PLANNING RESIDENTIAL DESIGN
WEBSITE: DWELLDDESIGNED.com



DP DISTRICT PROPERTIES
2705 HUTCHINS STREET
HOUSTON, TX -
PROJECT FILE: R:\ACAD DWG FILES\2022-J DRAWING FILES\J052-AA HUTCHINS\J052-AA HUTCHINS ST

J052

PLOT DATE:
6-Mar-23
SAVE DATE
6-Mar-23
PLAN #
J052-AA HUTCHINS ST

A2.2
2 OF 3



Application Number: 2023-0193

Plat Name: East Dennis Development North

Applicant: Windrose

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 reduce the required building line along Dennis Street from 20' to 10'/15' G.B.L., to reduce the required rear building line along Bastrop Street from 10' to 3', and to not dedicate 15' of right-of-way along Dennis St.

Chapter 42 Section: 42-156 & 121

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1)20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street Sec. 42-121. - Dedication of rights-of-way. (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.

Statement of Facts

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

na

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

The subject property is 0.2508 acres located at the intersection of Dennis Street and Bastrop Street, two blocks southeast of Midtown Houston between McGowen and Tuam streets, within the established 'Street Width Exception Area.' The reason for the proposed replat is to create 6 single family residential lots. When the property was originally platted in 1925, Dennis Street was dedicated as a 20' wide public street leaving a shallow strip of land, approximately 40' deep, north of Dennis Street for future development. The subject property is currently undeveloped and the developer proposes to build townhomes facing Dennis Street, however the unusually shallow depth of the lots preclude building a garage for off street parking without a variance. Part one of this three-part variance request is to reduce the front building line along Dennis Street to a "10/15" – 10' for the principal structure and 15' for the garage. In 2018 the adjacent property to the north was developed as Townhomes at Hutchins, precluding the option of securing additional land to the north

to make the lots an adequate depth. Given the unusual location of the paving along Dennis Street, which ranges from 26.8' to 30.2' away from the proposed 15' garage building line, allowing a "10/15" building line combination does not impede pedestrian circulation through the pedestrian realm as there is adequate space for a safety buffer and sidewalk in the right-of-way. Part two of this three-part variance request is to reduce the rear building line of Lot 6 from 10' to 3'. Due to the unusual configuration of the intersection of Bastrop Street and Dennis Street, Lot 6, Block 1 of the proposed replat is a double fronting lot with frontage on Dennis Street and rear frontage along the widest portion of Bastrop Street, which narrow from 80' wide to 61.9' wide at the intersection. Bastrop Street was dedicated to the public in volume 56 of the Harris County Deed Records as an 80' public street, which is in excess of the required 50' wide right-of-way for single family residential development. The paving section for Bastrop is approximately 23' wide and slightly off center to the southeast within the right-of-way. Adjacent to Lot 6, Block 1, the paving section for Bastrop is over 15' from the southeast property line and the right-of-way is 61.9' wide, also in excess of the required 50' right-of-way standard for local streets. Chapter 42 would require that Lot 6, Block 1 of the proposed replat have a 10' building line in the rear where the Bastrop right-of-way narrows from 80' to 61.9', however the 10' building would create an impractical development contrary to sound public policy as the land behind Lot 6 is not used for a public travel way as the ordinance presumes is the case. A 10' building line along the rear of Lot 6 would leave the lot practically undevelopable, encumbering over 50% of the lot with building line restrictions.

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

The current configuration of the Bastrop right-of-way is not the result of any action of the applicant, nor is the relatively shallow depth of the undeveloped land south of Townhomes at Hutchins, which was plated in April 2018, or the location of Dennis Street paving

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

The intent of Chapter 42 is to provide front building setbacks which ensure pedestrians can use public sidewalks in residential areas without being blocked by parked cars on driveways, and to provide a rear setback along local streets in order to leave space for roadway expansions, sidewalks, and other public uses along the local street. Allowing a reduced front building line of "10/15" will not impede pedestrian circulation along the local street as there is adequate space for a car to park between the proposed 15' garage building line and Dennis Street. And in the case of the rear setback along Bastrop, in this case the required rear setback would not run parallel to Bastrop Street as presumed by the ordinance but instead be setback from a jog in the Bastrop right-of-way which does not run parallel to the street. The intent and general purpose of Chapter 42 will be maintained as Lot 6, Block 1 is providing a side setback along Bastrop Street as the ordinance requires and allows room for future roadway expansions and public uses in the right-of-way. Lastly, the Dennis Street right-of-way will be widened to 50' with the development on the south side of Dennis Street. The intent and general purpose of Chapter 42 will be maintained.

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

Reduced building lines along Dennis Street will not impede traffic flow for vehicles or pedestrians, and a reduced building line of 3' along Bastrop is consistent with the intent of the ordinance and would not be injurious to the public as Lot 6 abuts an 18' shared driveway dedicated on the adjacent plat to the north, Townhomes at Hutchins, and the extension of that private driveway. Lots 4, 5, and 6 are also setback 3' from the shared driveway to the north as required by Chapter 42; the condition on Lot 6 is no different. Also, Dennis Street is already improved to sufficient paving width and the development on the south side of Dennis Street will dedicate 30' of right-of-way.

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

Economic hardship is not the sole justification of the variance – the undeveloped land platted in 1925 is unusually shallow, the paving for Dennis Street was constructed outside of the right-of-way to the south, and Lot 6 is uniquely situated due to the unusual jog in the Bastrop Street right-of-way.



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

March 9, 2023

NOTICE OF VARIANCE

PROJECT NAME: East Dennis Development North

REFERENCE NUMBER: 2023-0193

VAR

Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate r.o.w along Dennis Street, to allow a reduced building line along Bastrop Street and a reduced Garage Building Line along Dennis 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 30, 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 Amanda Rabius with Windrose at 713-458-2281 You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

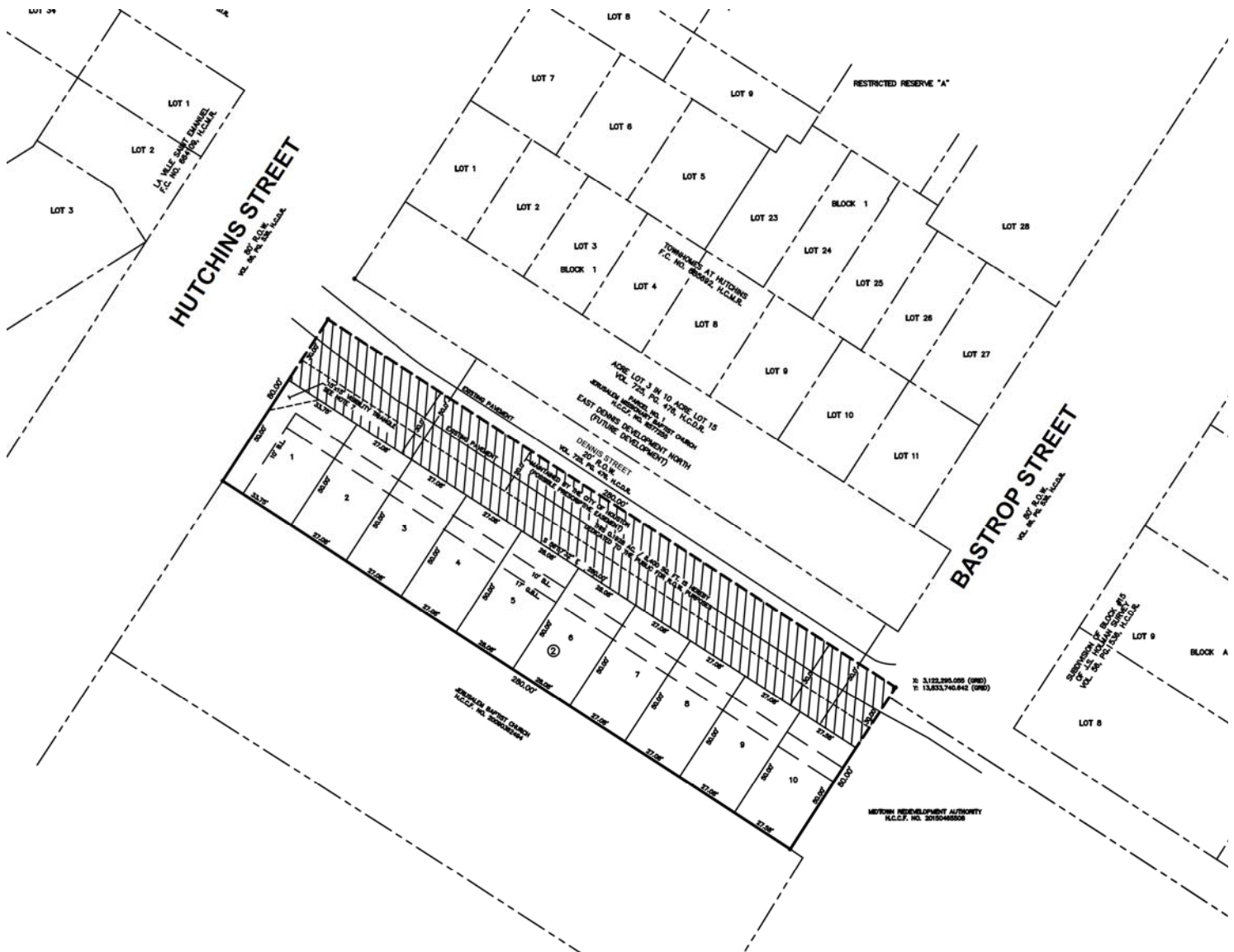
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: East Dennis Development South

Applicant: Windrose



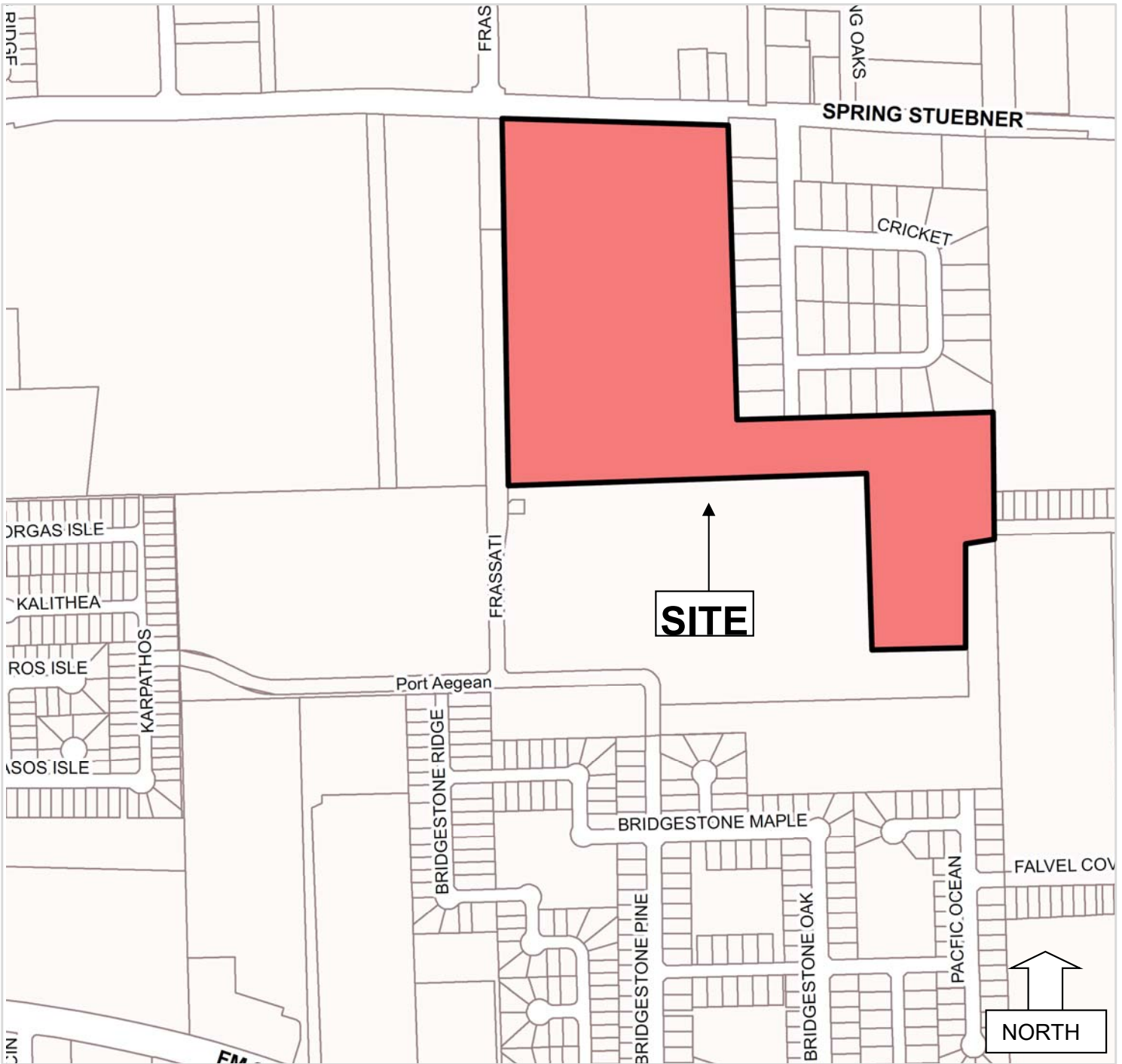
Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 03/30/2023

**Subdivision Name: Fuchs Tract Champion Forest Baptist Church North
Klein replat no 1**

Applicant: PEA Group



D – Variances

Site Location

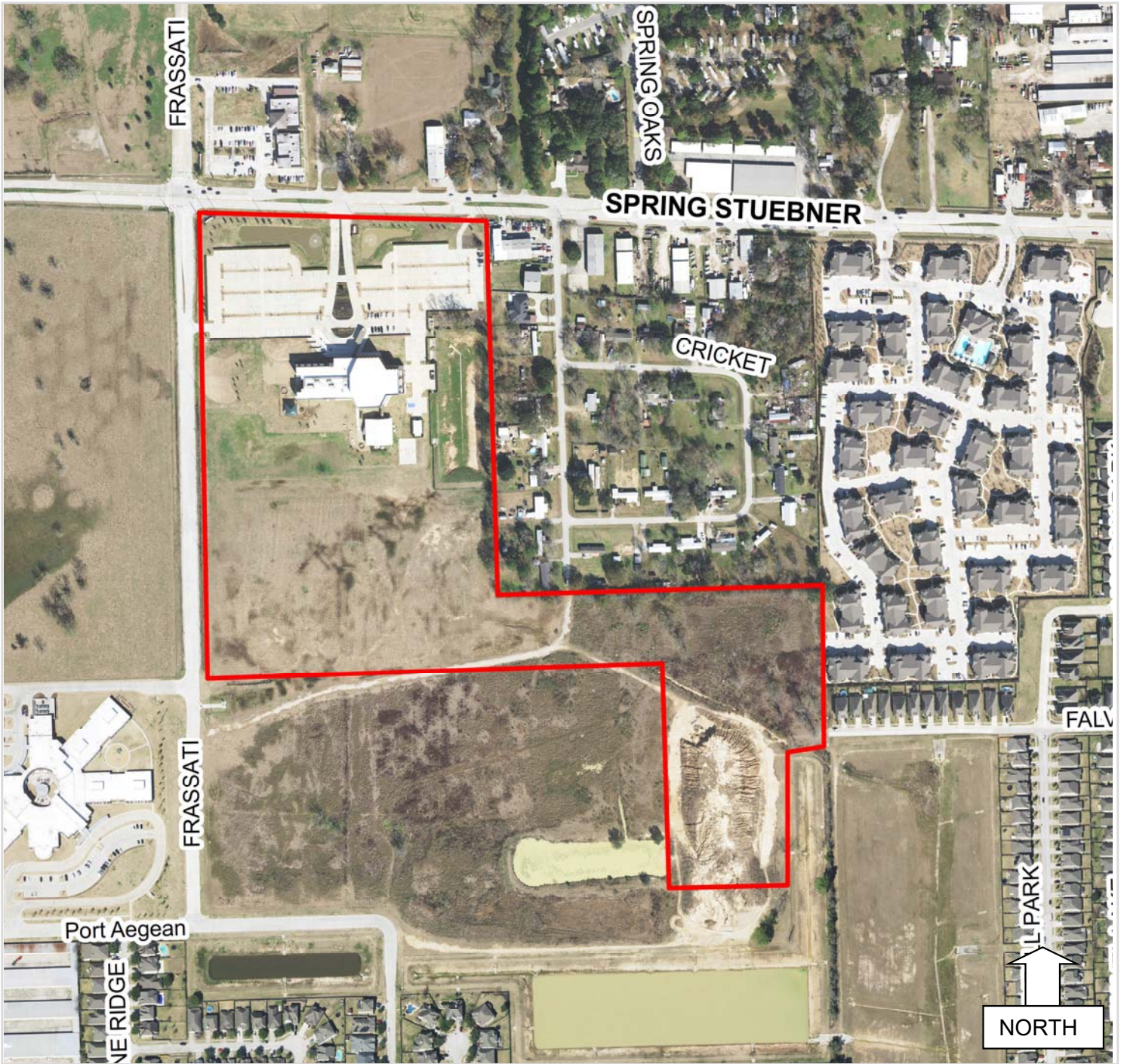
Houston Planning Commission ITEM: 151

Planning and Development Department

Meeting Date: 03/30/2023

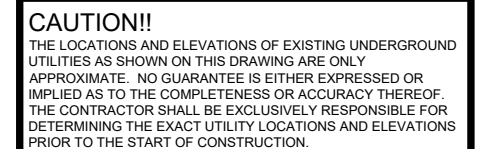
Subdivision Name: Fuchs Tract Champion Forest Baptist Church North
Klein replat no 1

Applicant: PEA Group



D – Variances

Aerial

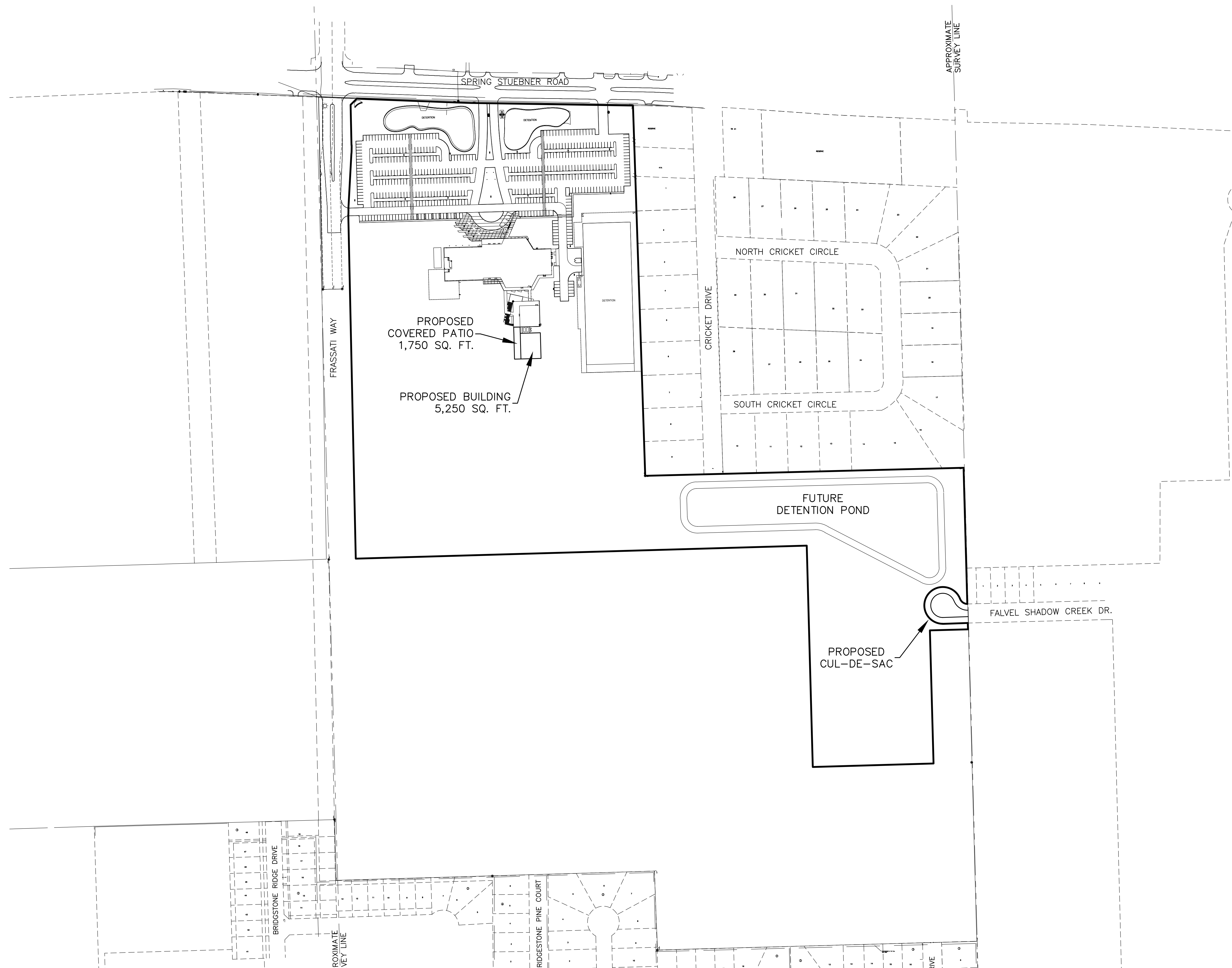


PROJECT TITLE
**CHAMPION FOREST
BAPTIST CHURCH
NORTH KLEIN**
4431 SPRING STUBNER RD
SPRING, TX 77368

ORIGINAL ISSUE DATE:
JANUARY 18, 2023

PEA JOB NO.	2022-0589
P.M.	SGH
DN.	MP
DES.	MP

DRAWING NUMBER:
C1.0





Application Number: 2023-0418

Plat Name: Fuchs Tract Champion Forest Baptist Church North Klein replat no 1

Applicant: PEA Group

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:

The property owner is requesting a variance from the requirement to not extend Cricket Drive (north-south).

Chapter 42 Section: 127 & 128

Chapter 42 Reference:

Sec. 42-127 - Intersections of Major Thoroughfares 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

Intentionally left blank.

(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 of this requirement will create an impractical development which will be contrary to sound public policy. The owner has previously dedicated Frassati Way in a north-south direction over a portion of the subject property. The northern portion of the east side of the property does not have a stub street at Cricket Drive and the owner is requesting this not to be extended, will be bounded by a detention pond for future development. Extending the street would require the school district to design the road above adjacent natural ground surface and across the middle of a future detention pond for future development. Having intersections so close together would be injurious to the public. Vehicles have the ability to travel from Falvel Road to Rhodes Road through Port Aegean Drive and existing adjacent subdivisions.

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

Dedicating a local street at least every 1,400 feet is a requirement of Chapter 42 of the City of Houston Code of Ordinances. This variance is not resulting in a hardship for the owner, but having intersections so close together would be injurious to the public. In addition, the owner has previously dedicated Frassati Way (north-south) and Port Aegean Drive (east-west) over a portion of the site to facilitate traffic circulation.

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

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the vehicular traffic in this area utilizes Spring-Stuebner Road. In addition, the owner has previously dedicated Frassati Way and Port Aegean Drive over a portion of the site to facilitate traffic circulation.

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

The health and safety of the public will not be compromised because adequate traffic circulation currently exists in the area. Fire, Police, and EMS services have access to the applicant's tract and all surrounding tracts.

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

Economic hardship is not the reason for the variance request. The owner has previously dedicated Frassati Way and Port Aegean Drive over a portion of the site to facilitate traffic circulation. The road pattern that currently exists is the most practical design.



Application Number: 2023-0418

Plat Name: Fuchs Tract Champion Forest Baptist Church North Klein replat no 1

Applicant: PEA Group

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:

The property owner is requesting a variance from the requirement to not extend Falvel Shadow Creek Drive (east-west) and to propose a cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec. 42-131 - Cul-De-Sac

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

Intentionally left blank.

(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 of this requirement will create an impractical development which will be contrary to sound public policy. The owner has previously dedicated Port Aegean Drive in an east-west direction and Frassati Way in a northsouth direction over a portion of the subject property. The distance from Spring-Stuebner Road (east-west street) to Bridgestone Path Drive (east-west street) is approximately 2,600-feet. The east side of the property, where Falvel Shadow Creek Drive stubs out and is requested not to be extended, will be bounded by a detention pond for future development, which would not provide a tie-in to the east side of the property for an east-west street. The owner is requesting that Falvel Shadow Creek Drive does not extend to Frassati Way. Extending the road would create a traffic problem at Frassati Way and Bridgestone Ridge Drive (200 feet west). Vehicles would be stopped at the intersection of Frassati Way and Port Aegean causing other vehicles at Bridgestone Ridge Drive to be blocked. Having intersections so close together would be injurious to the public. Vehicles have the ability to travel from Falvel Road to Rhodes Road through Port Aegean Drive and existing adjacent subdivisions.

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

Dedicating a local street at least every 1,400 feet is a requirement of Chapter 42 of the City of Houston Code of Ordinances. This variance is not resulting in a hardship for the owner, but having intersections so close together would be injurious to the public. In addition, the owner has previously dedicated Port Aegean Drive over a portion of the site to facilitate traffic circulation in an east to west direction.

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

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the vehicular traffic in this area utilizes Spring-Stuebner Road. In addition, the owner has previously dedicated Port Aegean Drive over a portion of the site to facilitate traffic circulation in an east to west direction.

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

The health and safety of the public will not be compromised because adequate traffic circulation currently exists in the area. Fire, Police, and EMS services have access to the applicant's tract and all surrounding tracts.

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

Economic hardship is not the reason for the variance request. The owner has previously dedicated Frassati Way and Port Aegean Drive over a portion of the site to facilitate traffic circulation in an east to west direction. The owner also plans to build a cul-de-sac at Falvel Shadow Creek Drive. The road pattern that currently exists is the most practical design.

Houston Planning Commission

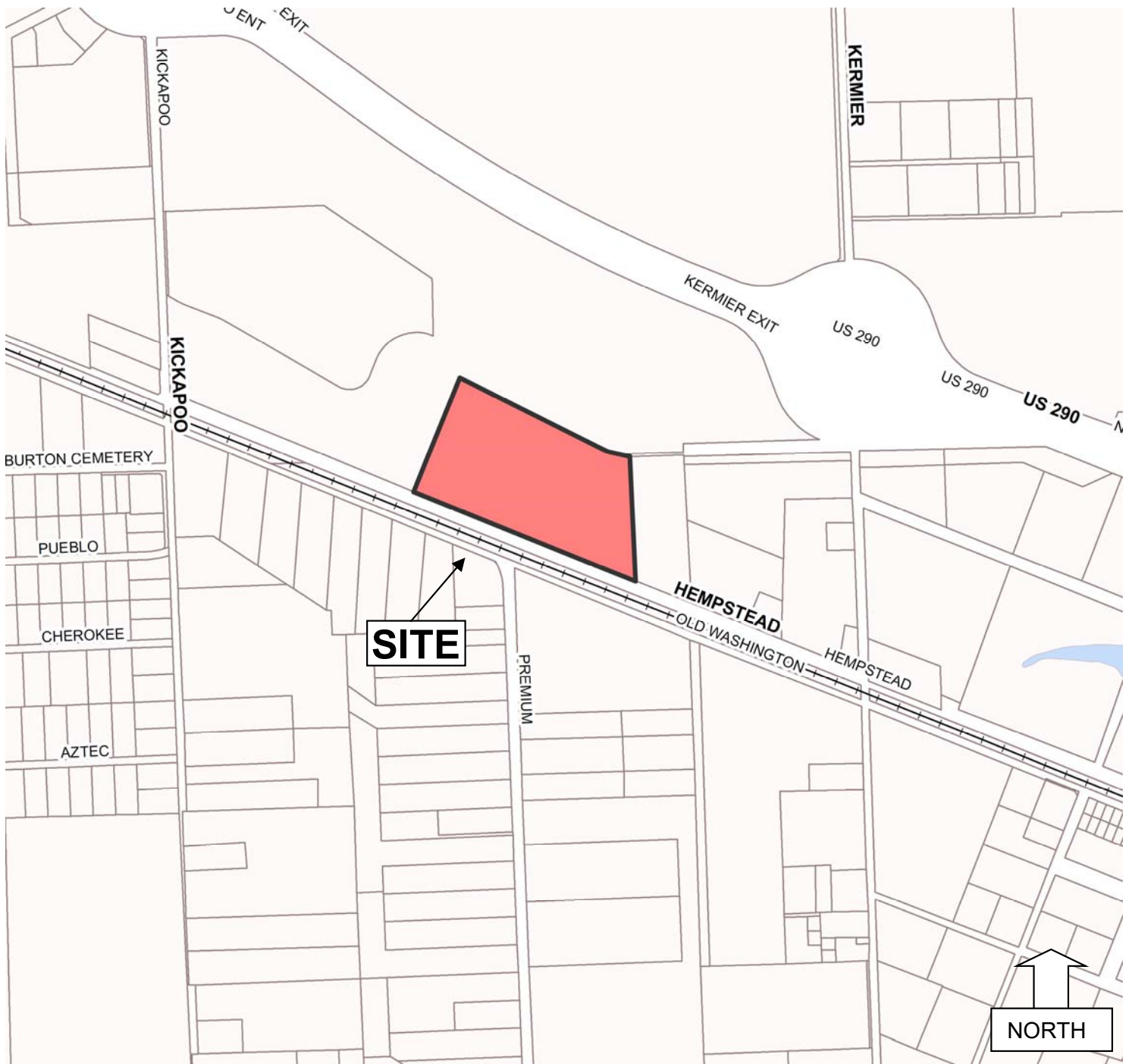
ITEM:152

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Kickapoo Business Park (DEF 1)

Applicant: Hovis Surveying Company Inc.

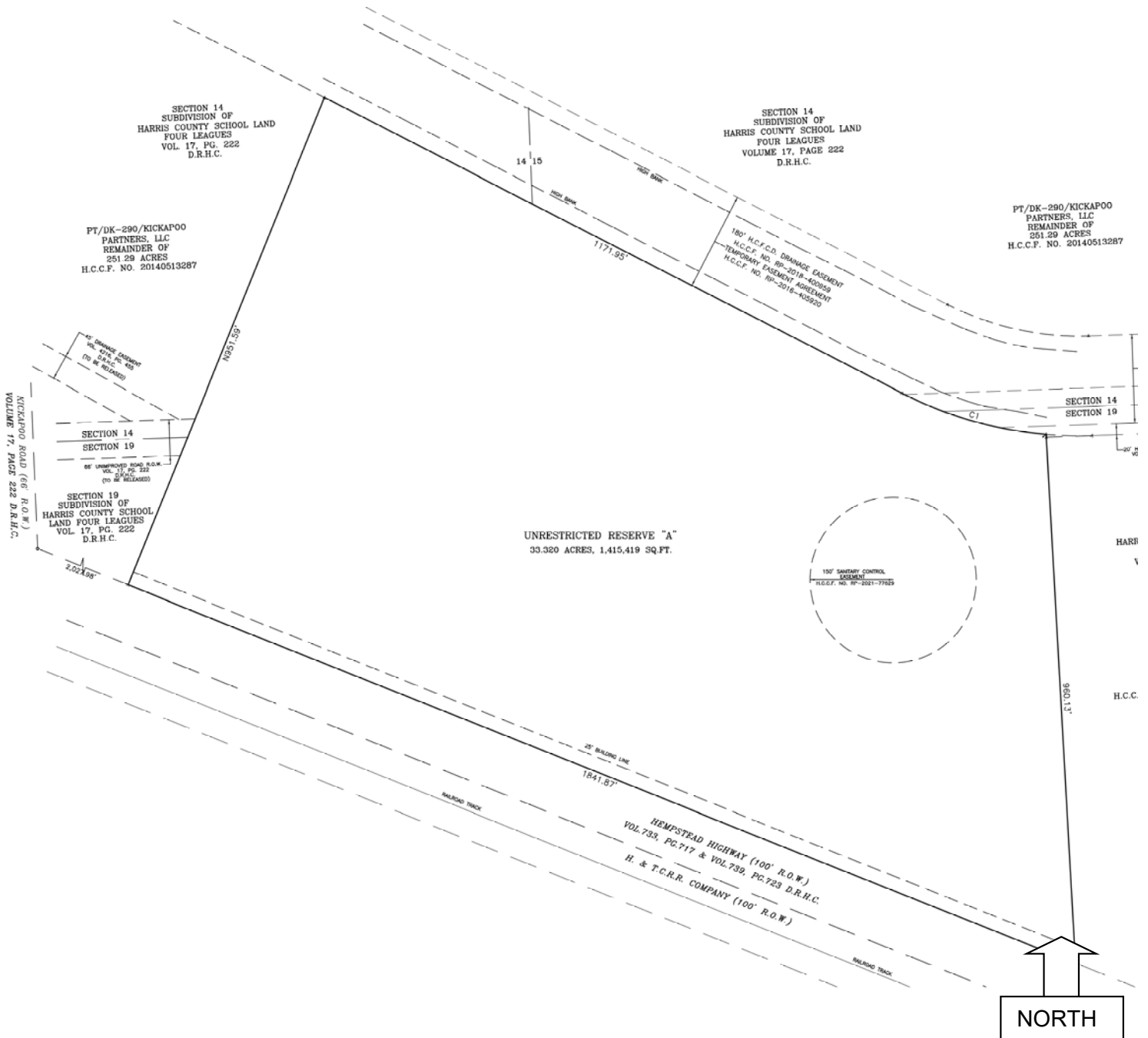


D – Variances

Site Location

Subdivision Name: Kickapoo Business Park (DEF 1)

Applicant: Hovis Surveying Company Inc.



Houston Planning Commission

ITEM:152

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Kickapoo Business Park (DEF 1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



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 is 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;

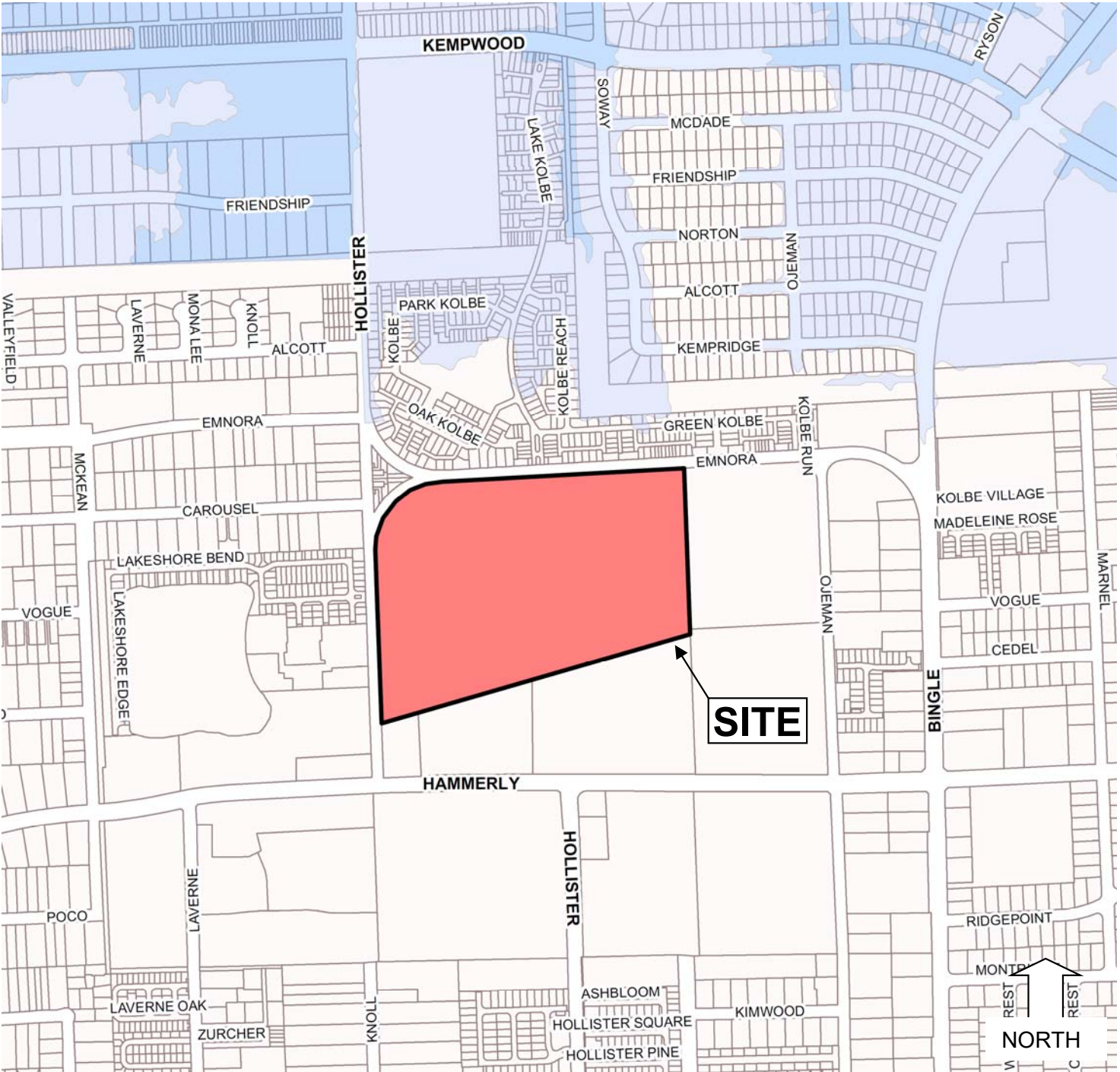
The granting of the variance will not be injurious to the public health, safety or welfare because this development is surrounded by major thoroughfares which provide for circulation in the area. The creation of a North South Street would not only require the crossing of the 180 foot drainage channel 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.

Subdivision Name: Kolbe Grove Sec 1 (DEF 1)

Applicant: Windrose



Subdivision Name: Kolbe Grove Sec 1 (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

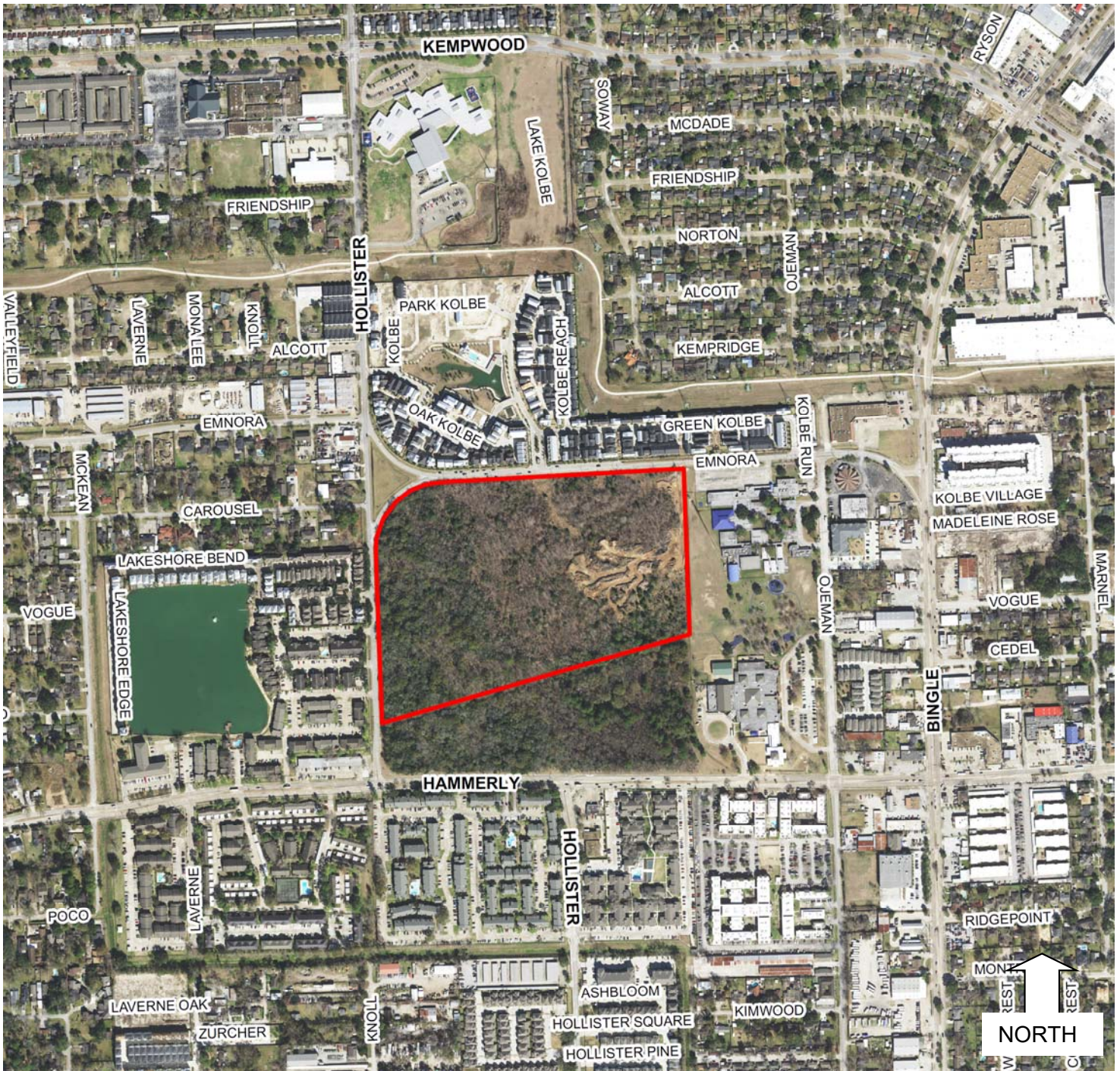
ITEM: 153

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Kolbe Grove Sec 1 (DEF 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 serviced 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

NOTICE OF VARIANCE

PROJECT NAME: Kolbe Grove Sec 1

REFERENCE NUMBER: 2023-0415

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and 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.

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

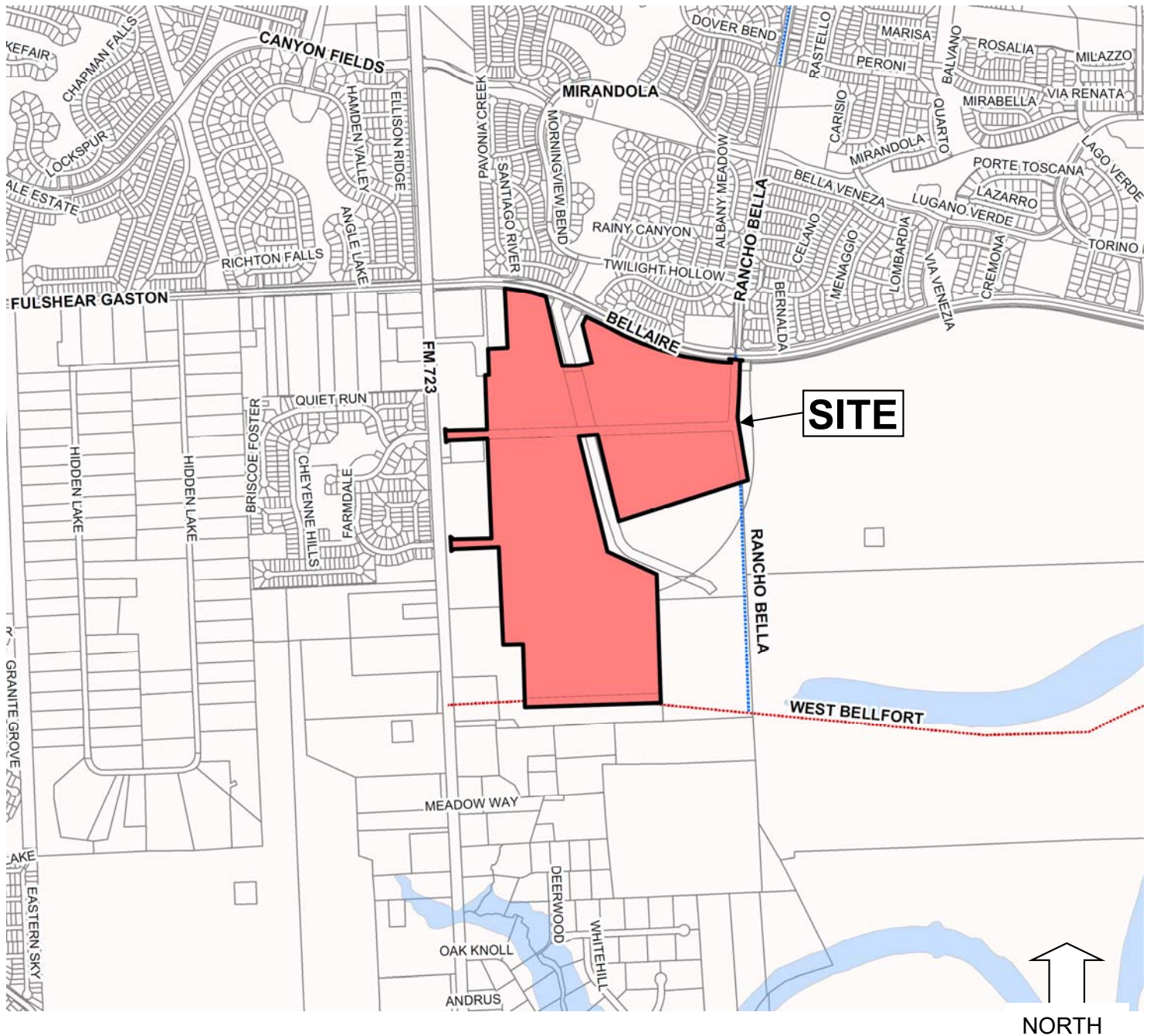
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

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.

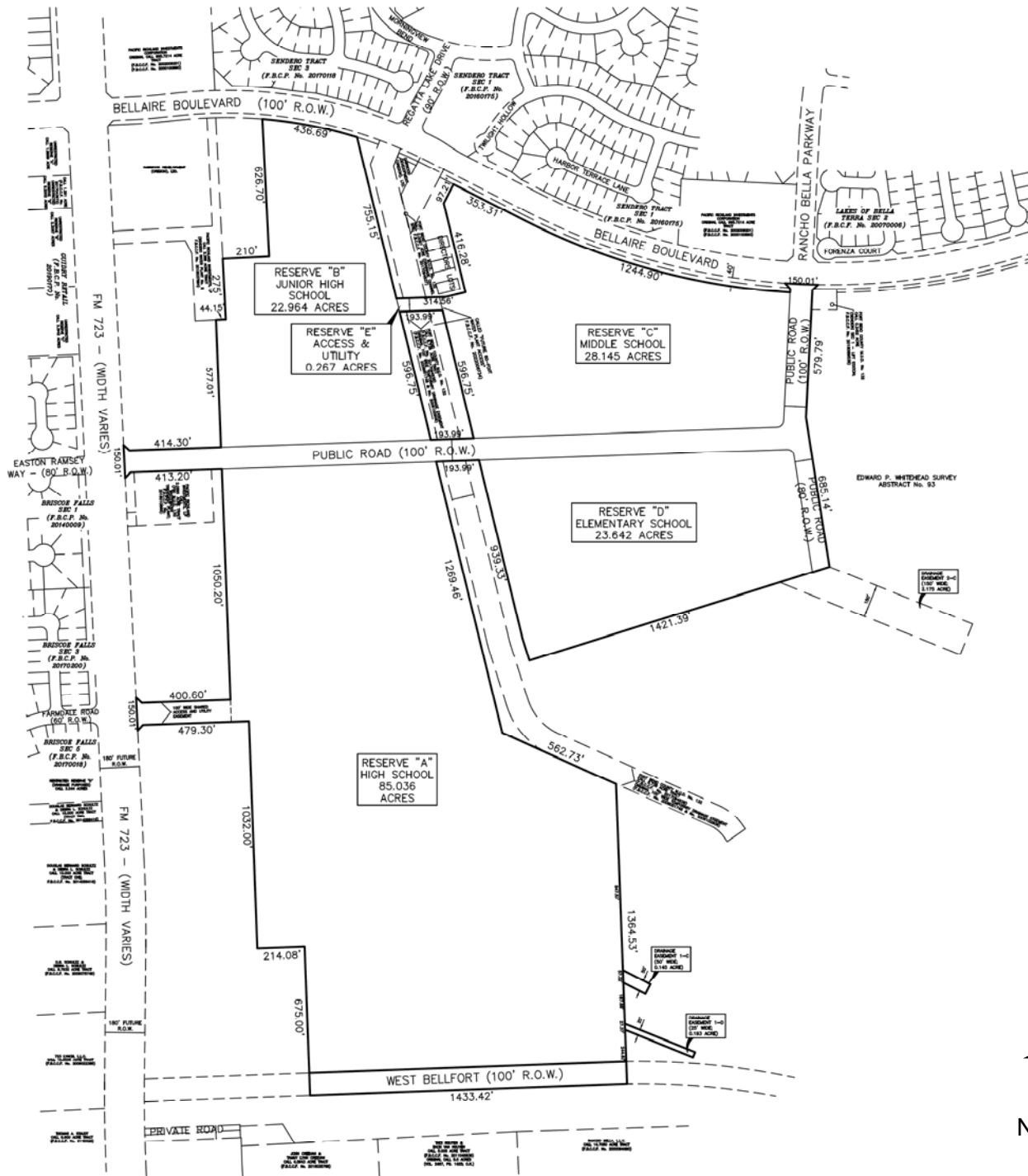
Subdivision Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed



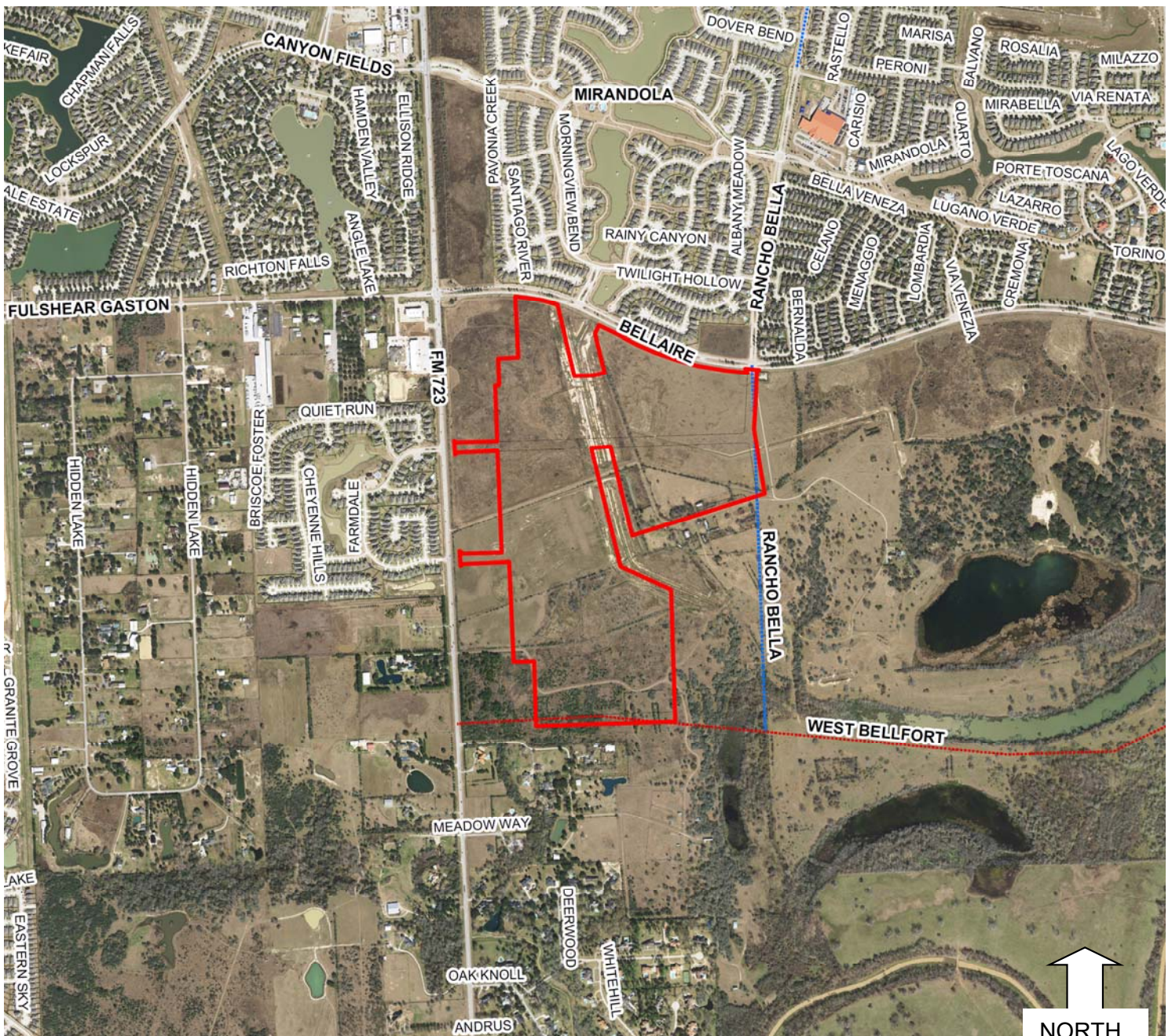
Subdivision Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed



Subdivision Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed





Application Number: 2023-0662

Plat Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed

Date Submitted: 03/20/2023

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:

Lamar Consolidated I.S.D. is requesting a variance from the requirement to intersect Bellaire Boulevard with a public street within 2,600 feet of State Farm Market Highway No. 723 (F.M. 723).

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

Lamar Consolidated I.S.D., an independent school district and political subdivision of the State of Texas, is seeking a variance from a street intersection to be within 2,600 feet east of F.M. 723.

Lamar Consolidated I.S.D. is developing a high school, a junior high school, a middle school, and an elementary school on these premises, which will include major drainage channels and mitigation/detention ponds. The proposed public roadway (Rancho Bella Parkway) is located on the easterly boundary of this property and is approximately 2,960 feet from F.M. 723. The location of this public street would allow the accommodation of all of the proposed schools on 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;

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

Lamar Consolidated I.S.D. did not create the circumstances leading to this variance request. This is a result of planning several needed schools within this growing community and fitting them within the existing roadways and drainage ways already in existence.

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

Three major thoroughfares abut this property and will provide access. Additionally, Easton Ramsey Way, a public road (100' right-of-way), will be constructed between the proposed schools to provide interior traffic circulation through the property. The intent and general purpose of this chapter will be maintained with just a little adjustment to accommodate the schools.

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

Adequate access will be provided to this area via the roads surrounding the Lamar Consolidated I.S.D. property and through future surrounding development; therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

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

Economic hardship is not the sole justification for this variance request. Lamar Consolidated I.S.D. has accommodated the access needs to this area with the dedication of West Belfort Drive on the south side of the property; Easton Ramsey Way, a 100' public road right-of-way through the property to provide access to school sites; and Rancho Bella Parkway. This variance is warranted by the existing conditions and the drainage/detention/mitigation needs for this area to develop in an orderly fashion.



Application Number: 2023-0662

Plat Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed

Date Submitted: 03/20/2023

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:

Lamar Consolidated I.S.D. is requesting a variance from the requirement to intersect State Farm Market Highway No. 723 (F.M. 723) with a public street within 2,600 feet of West Bellfort Drive.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

Lamar Consolidated I.S.D., an independent school district and political subdivision of the State of Texas, is seeking a variance from a street intersection to be within 2,600 feet east of West Bellfort Drive. Lamar Consolidated I.S.D. is developing a high school, a junior high school, a middle school, and an elementary school on these premises, which will include major drainage channels and mitigation/detention ponds. The proposed public roadway (Easton Ramsey Way) is located central to the schools and is approximately 2,730 feet from West Bellfort Drive. The location of this public street would allow the accommodation of all of the proposed schools on 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;

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

Lamar Consolidated I.S.D. did not create the circumstances leading to this variance request. This is a result of planning several needed schools within this growing community and fitting them within the existing roadways and drainage ways already in existence. The high school also requires a larger area to accommodate.

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

Three major thoroughfares abut this property and will provide access. Additionally, Easton Ramsey Way, a public road (100' right-of-way), will be constructed between the proposed schools to provide interior traffic circulation through the property. The intent and general purpose of this chapter will be maintained with just a little adjustment to accommodate the schools.

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

Adequate access will be provided to this area via the roads surrounding the Lamar Consolidated I.S.D. property and through future surrounding development; therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

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

Economic hardship is not the sole justification for this variance request. Lamar Consolidated I.S.D. has accommodated the access needs to this area with the dedication of West Bellfort Drive on the south side of the property; Easton Ramsey Way, a 100' public road right-of-way through the property to provide access to school sites; and Rancho Bella Parkway. This variance is warranted by the existing conditions and the drainage/detention/mitigation needs for this area to develop in an orderly fashion.



Application Number: 2023-0662

Plat Name: Lamar Consolidated ISD Campus Complex GP

Applicant: McKim and Creed

Date Submitted: 03/20/2023

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:

Katy I.S.D. is requesting a variance from the requirement to intersect the local street being platted through the middle portion of this property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

Lamar Consolidated I.S.D., an independent school district and political subdivision of the State of Texas, is seeking a variance from a local street intersection to be at least every 1,400 feet along Easton Ramsey Way. Katy I.S.D. is developing a high school, a junior high school, a middle school, and an elementary school on these premises, which will include major drainage channels and mitigation/detention ponds. To the north, this street would run right through the proposed junior high school and/or middle school premises causing issues with security, safety, vandalism, site layout, and unnecessary cost. To the south, this street would run through the proposed high school and/or elementary school.

(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 applicant needs large spaces for proper planning of schools. These large spaces conflict with the short intersection spaces required by this section of Chapter 42. These circumstances are conducive to a variance from this intersection spacing.

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

The street pattern through this property and the surrounding development will meet 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;

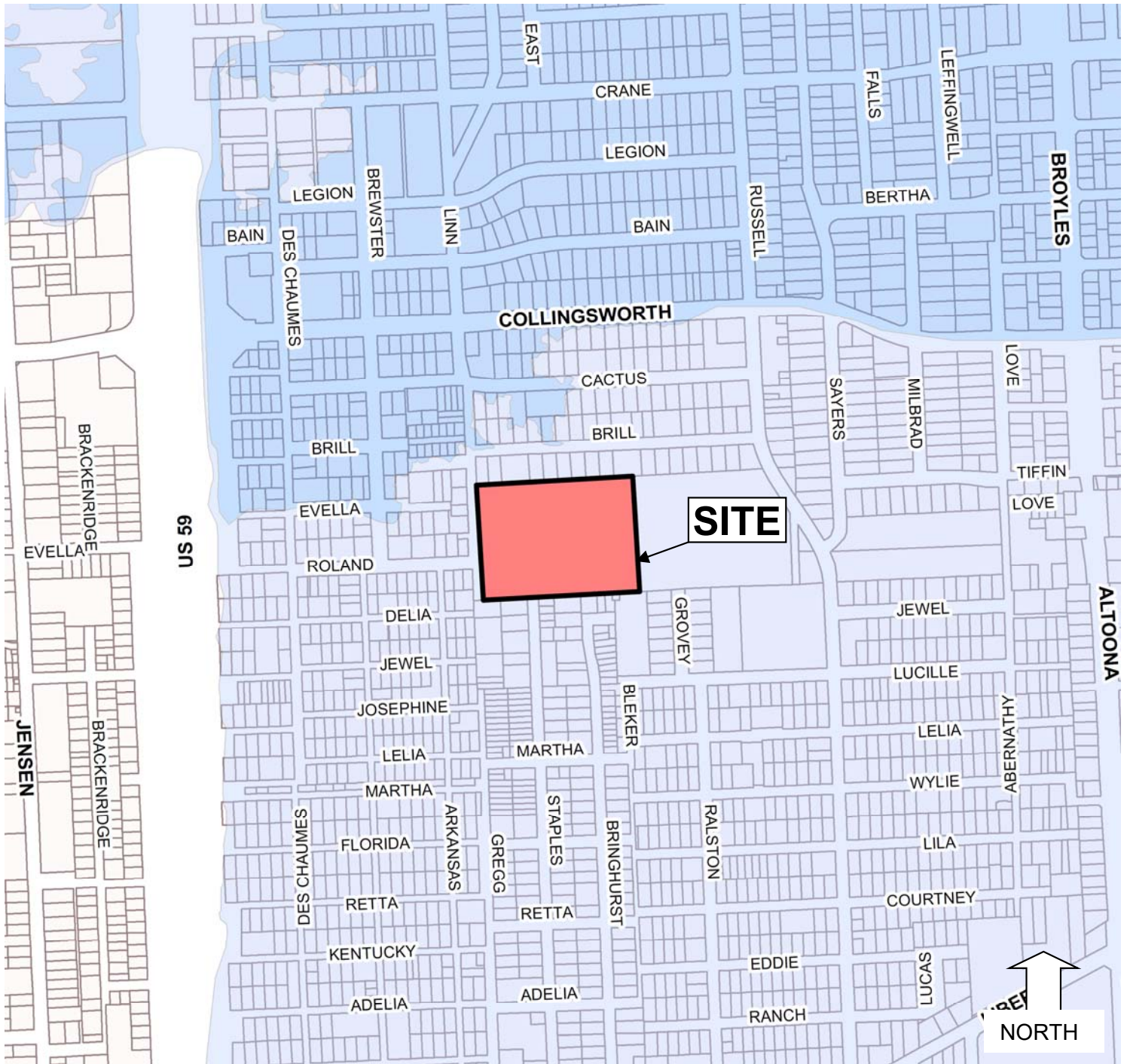
Adequate access will be provided to this area via the roads proposed in this subdivision of the Lamar Consolidated I.S.D. property and through surrounding development; therefore, the granting of this variance will not be injurious to the public health, safety, or welfare.

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

Economic hardship is not the sole justification for this variance request. Lamar Consolidated I.S.D. has accommodated the access needs to this area with the dedication of this public road. Another public road intersecting Easton Ramsey Way is not warranted for this area considering the nature of the surrounding development. An additional road would cause problems with the proposed schools.

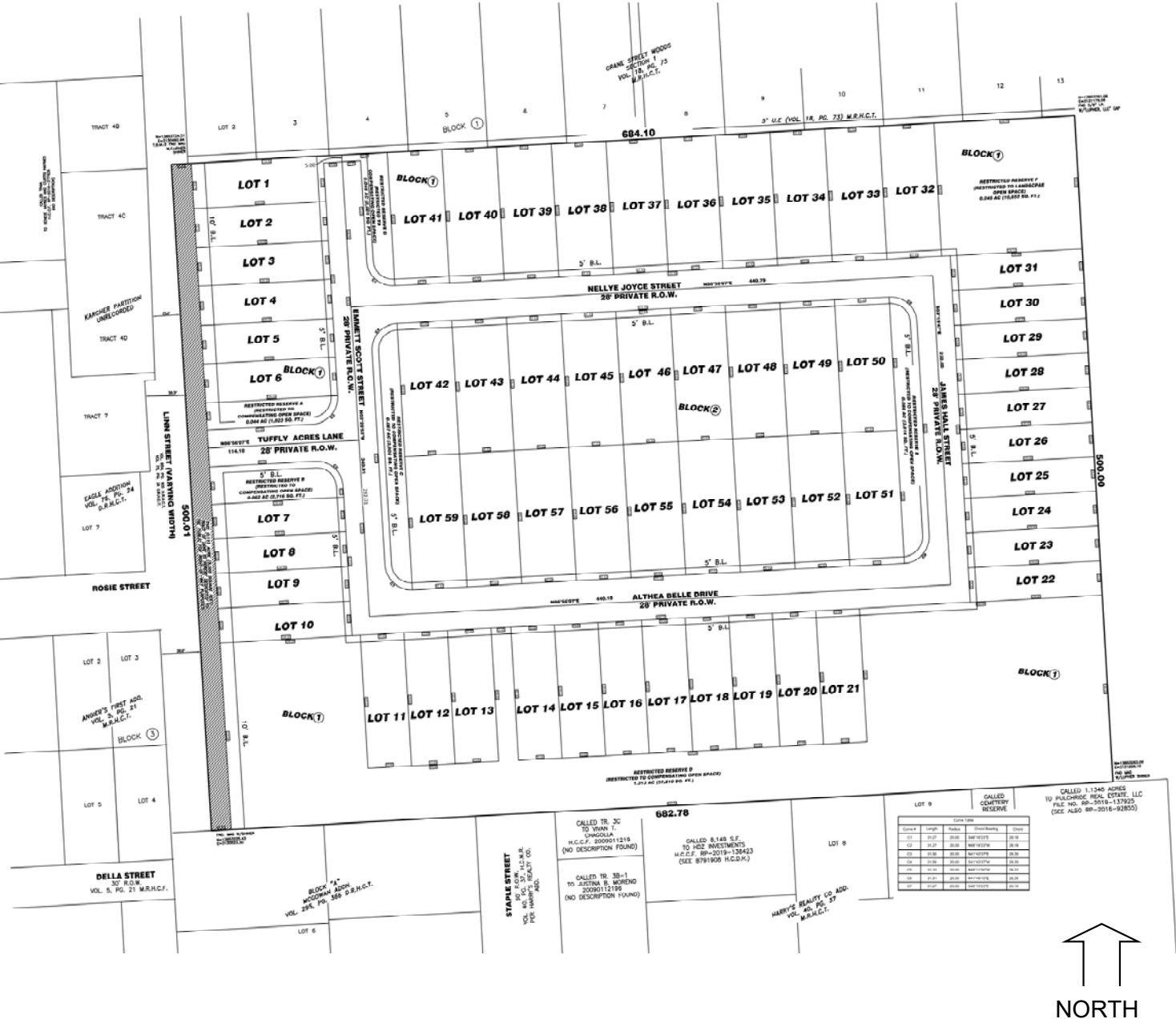
Subdivision Name: Linn Street Estates (DEF 2)

Applicant: Tri-Tech Surveying Co. LP/Tri-Tech Engineering LP



Subdivision Name: Linn Street Estates (DEF 2)

Applicant: Tri-Tech Surveying Co. LP/Tri-Tech Engineering LP



Houston Planning Commission

ITEM:155

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Linn Street Estates (DEF 2)

Applicant: Tri-Tech Surveying Co. LP/Tri-Tech Engineering LP



D – Variances

Aerial



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

NOTICE OF VARIANCE

PROJECT NAME: Linn Street Estates

REFERENCE NUMBER: 2023-0299

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and east of 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.

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 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.

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.

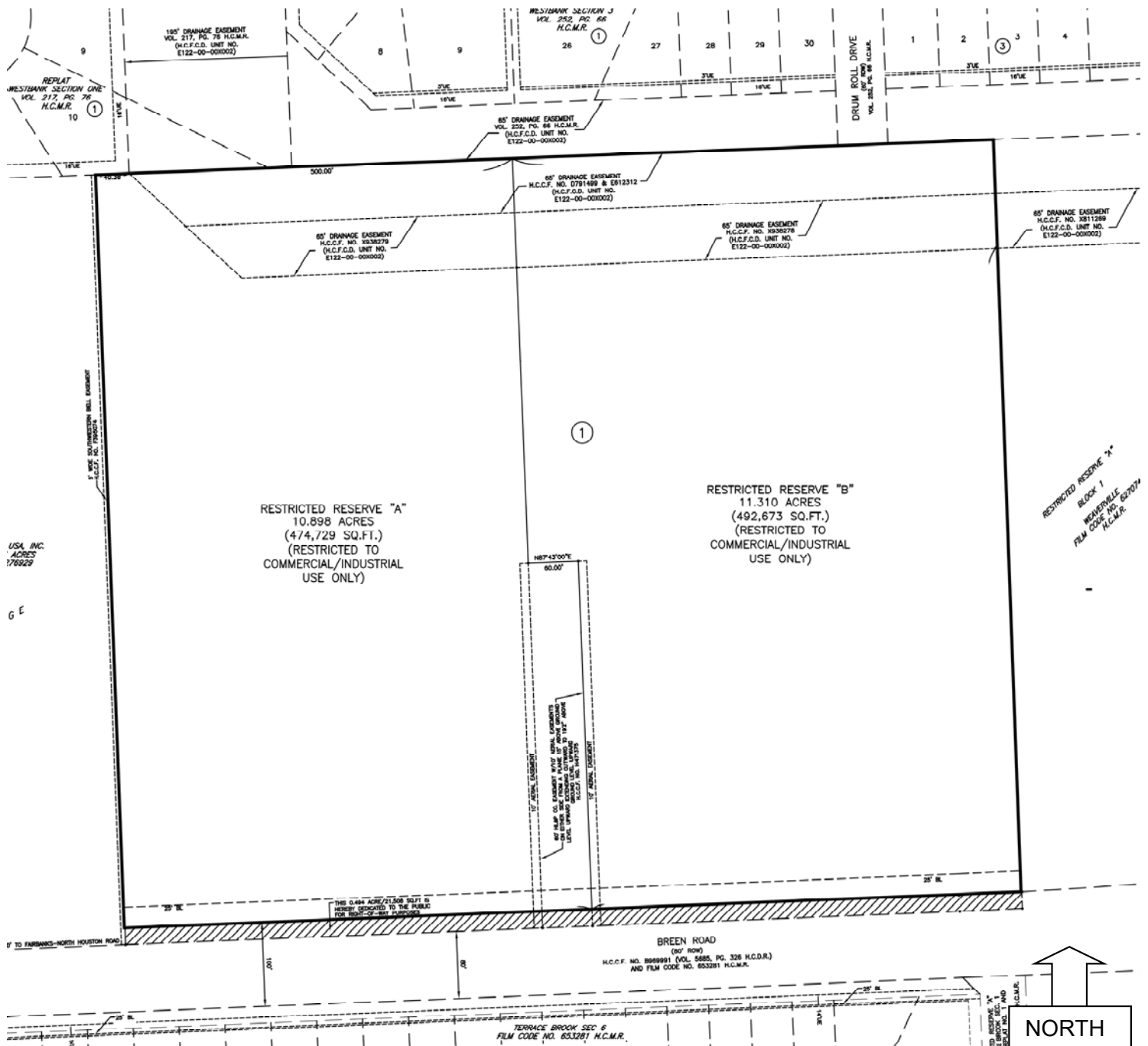
Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.



D – Variances

Aerial



Application Number: 2023-0612

Plat Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.

Date Submitted: 03/20/2023

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:

Requesting a variance to not provide a public street through the property intersecting Breen Road (Sec 42-127 Lot Spacing on Major Thoroughfares)

Chapter 42 Section: 127; 124

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

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 on the north side of Breen Road, a major thoroughfare, east of Fairbanks-North Houston Road and Hollister Road, in northwest Harris County. The property is located in an area which is largely made up of a number of light to medium industrial and manufacturing facilities. The property's future use will tend to continue with similar types of facilities. The north side of the property is adjoined by a residential subdivision. The northerly portion of the property is also encumbered by a 130-foot wide Harris County Flood Control easement. An additional 65-foot Harris County Flood Control easement exists through the adjacent subdivision creating a total easement width of 195 feet. The subdivision to the north did plat a stub street into the northerly 65 feet of easement, however the physical street was only constructed to the rear lot lines and does not extend into the easement. It appears to serve only as a means of driveway access for two residences in the adjacent subdivision. Since construction of a bridge across the Flood Control channel is unlikely, extension of a public street would serve no purpose and would impair the use of the property. Even if the street could be extended, the effect would be

to route traffic through a residential neighborhood, which could present an undesirable situation for the residents as well as create safety issues.

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

The applicant has not created a hardship. The proposed land use will be similar in nature to the prior use and consistent with the use of other properties located along Breen Road.

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

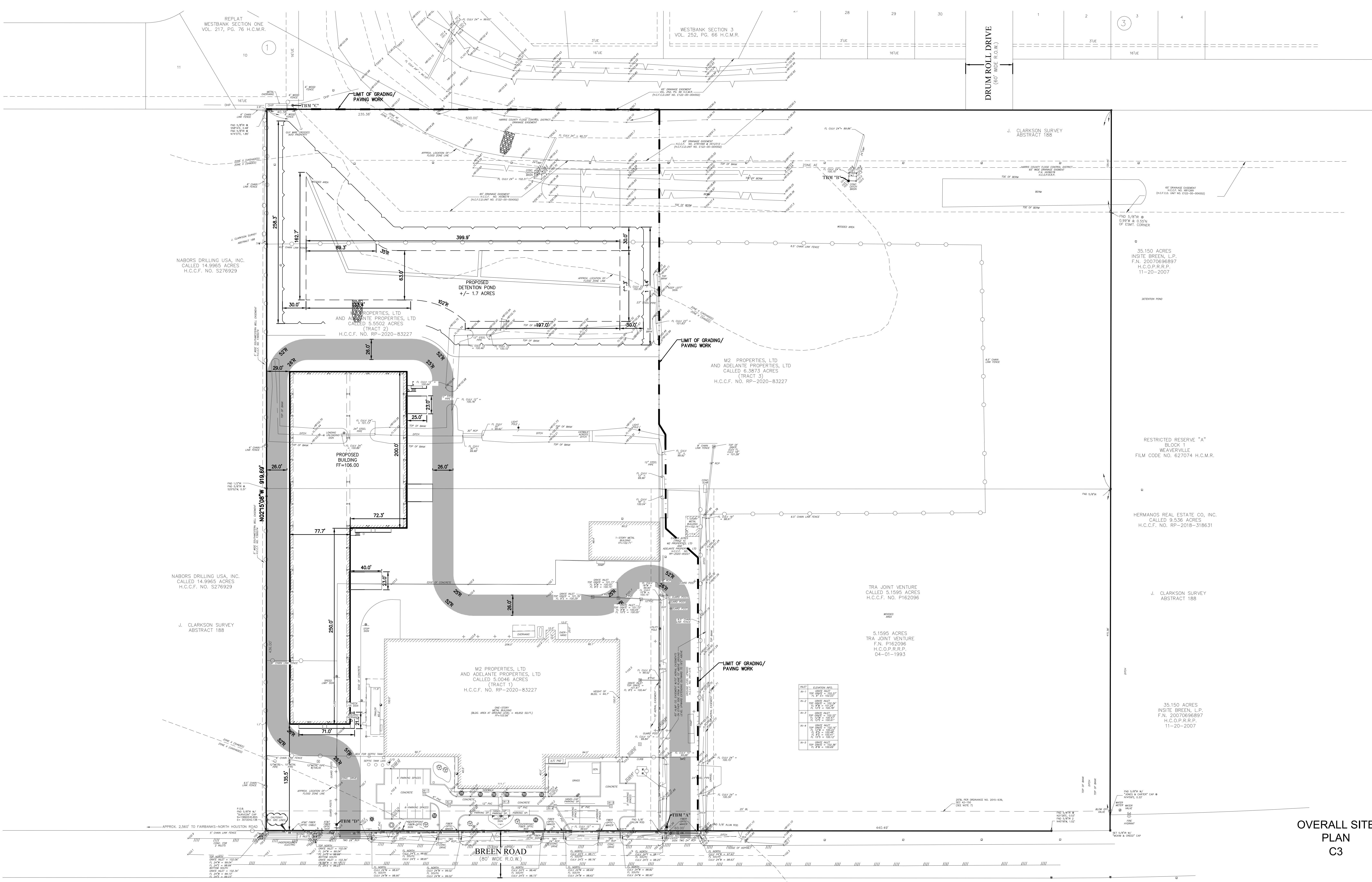
The intent and general purposes of this chapter will be preserved and maintained. In the absence of a channel crossing, a public street would serve no purpose, and if extension were possible, would create an undesirable and potentially unsafe traffic situation in the adjacent subdivision.

(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. The nearby residential subdivisions appear to have adequate interior street circulation, and all have access to one or more major thoroughfares.

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

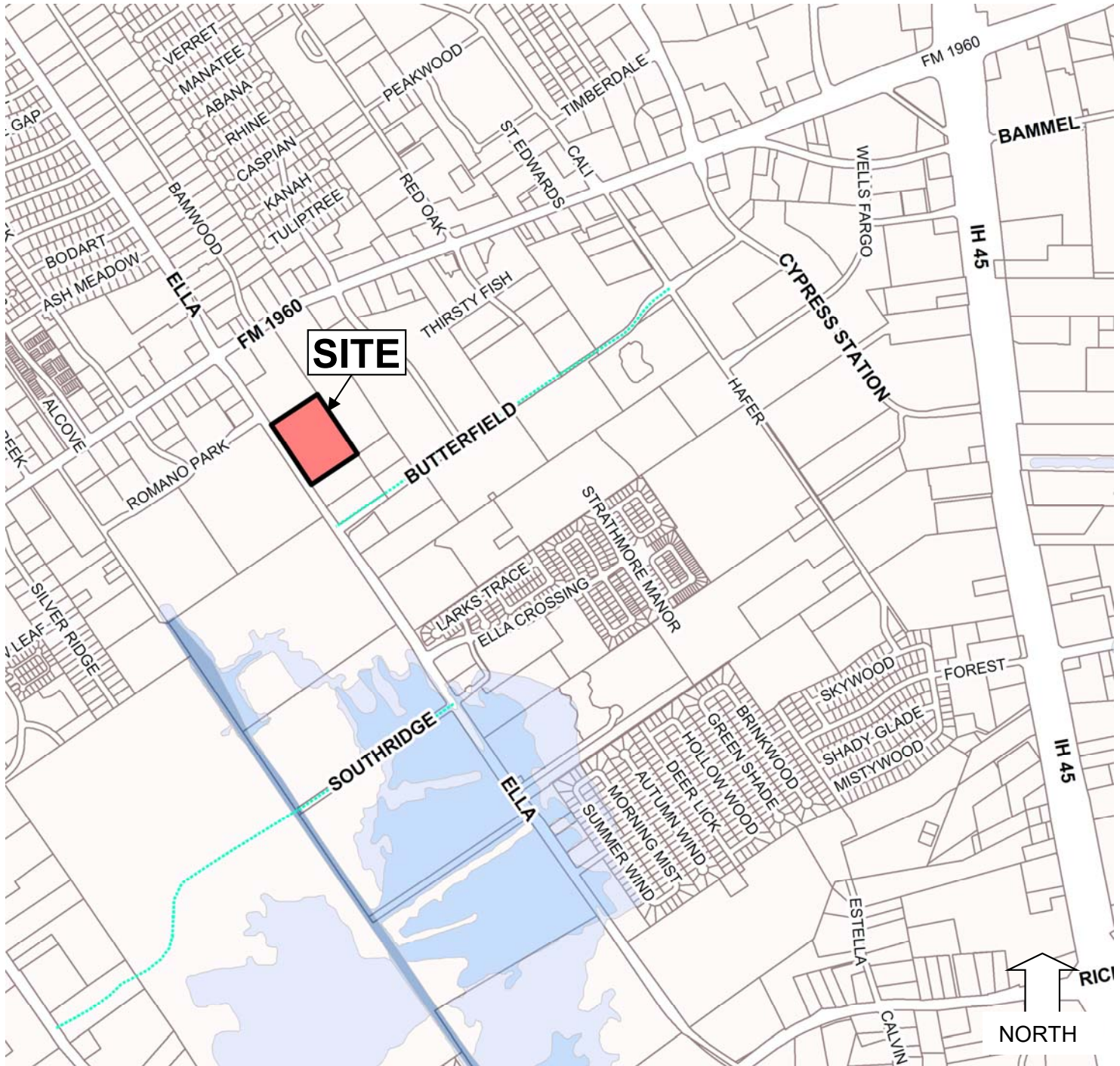
Economic hardship is not the sole justification for the variance. With the residential subdivision and the Flood Control easement to the north, and the unlikely chance of a bridge being constructed, it would seem impractical to extend a public street into the property as it will have nowhere to go and would be a detriment to any future development.



INLET	ELEVATION (F.T.)
IN-1	GRADE INLET FOR DRIVE = 100.00' F.T. = 100.00'
IN-2	GRADE INLET FOR DRIVE = 100.00' F.T. = 100.00'
IN-3	GRADE INLET FOR DRIVE = 100.00' F.T. = 100.00'
IN-4	GRADE INLET FOR DRIVE = 100.00' F.T. = 100.00'
IN-5	GRADE INLET FOR DRIVE = 100.00' F.T. = 100.00'

Subdivision Name: Providence Place

Applicant: R.G. Miller Engineers



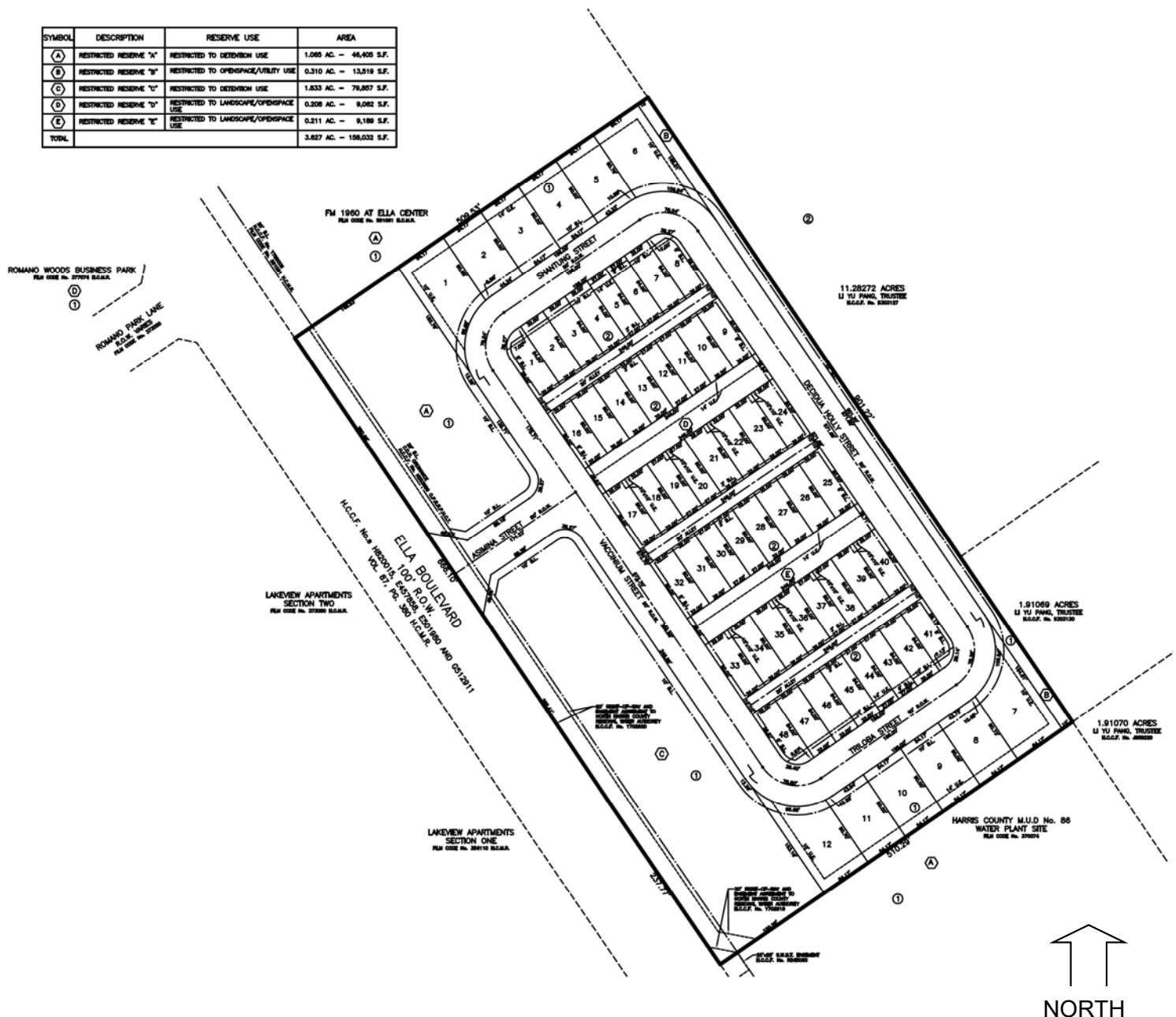
D – Variances

Site Location

Subdivision Name: Providence Place

Applicant: R.G. Miller Engineers

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1.089 AC. - 46,408 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO OPENSPACE/UTILITY USE	0.310 AC. - 13,519 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DETENTION USE	1.833 AC. - 79,857 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/OPENSPACE USE	0.308 AC. - 9,082 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE/OPENSPACE USE	0.211 AC. - 9,186 S.F.
TOTAL			3.827 AC. - 158,032 S.F.



Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Providence Place

Applicant: R.G. Miller Engineers



D – Variances

Aerial



LANDSCAPE SITE PLAN

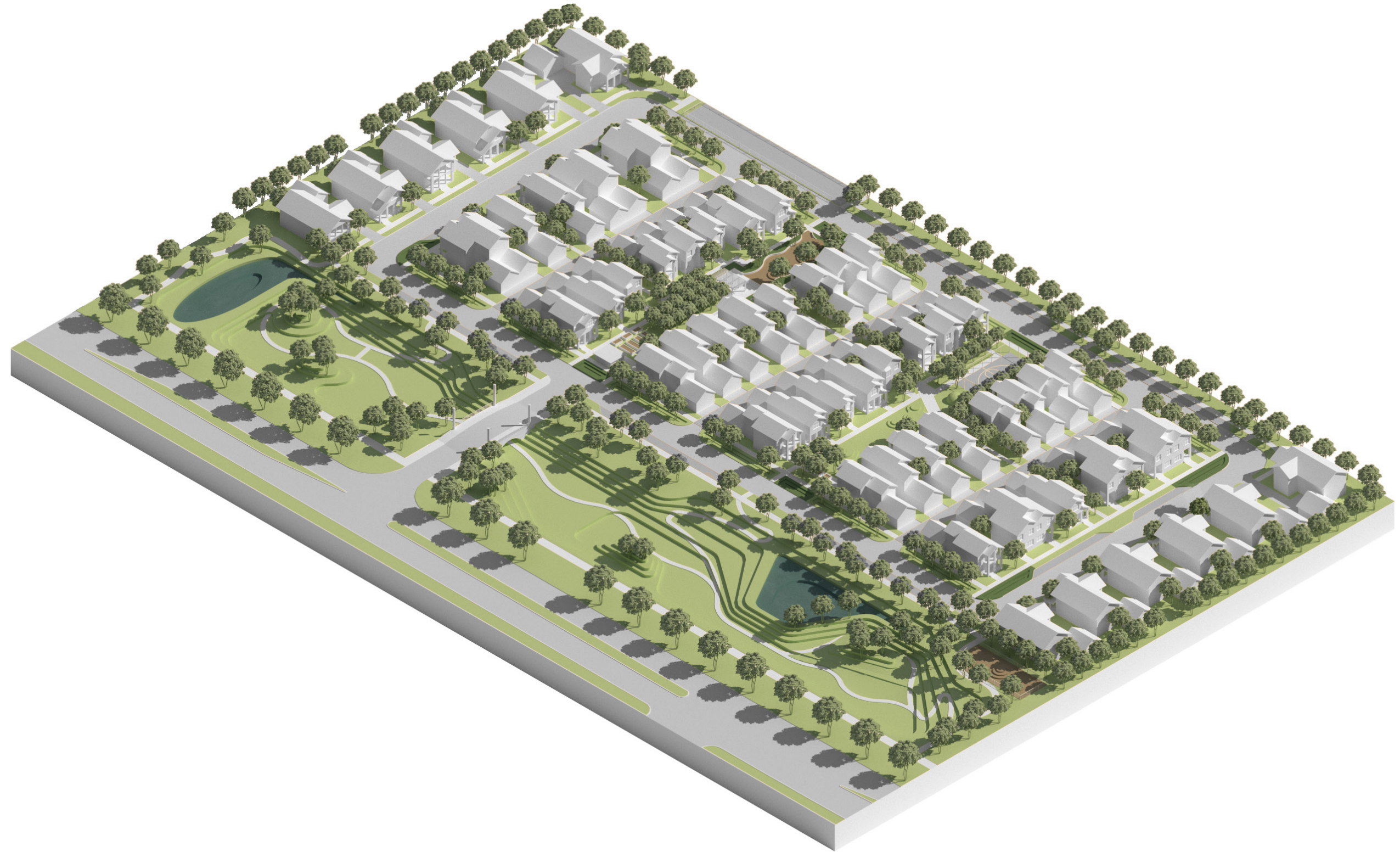
TASK ORDER NO.3 HARRIS COUNTY PROVIDENCE PLACE SUBDIVISION

r.g. miller
DCCM



ASAKURA
ROBINSON

02/21/2023



A

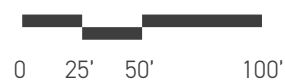
B

A

B

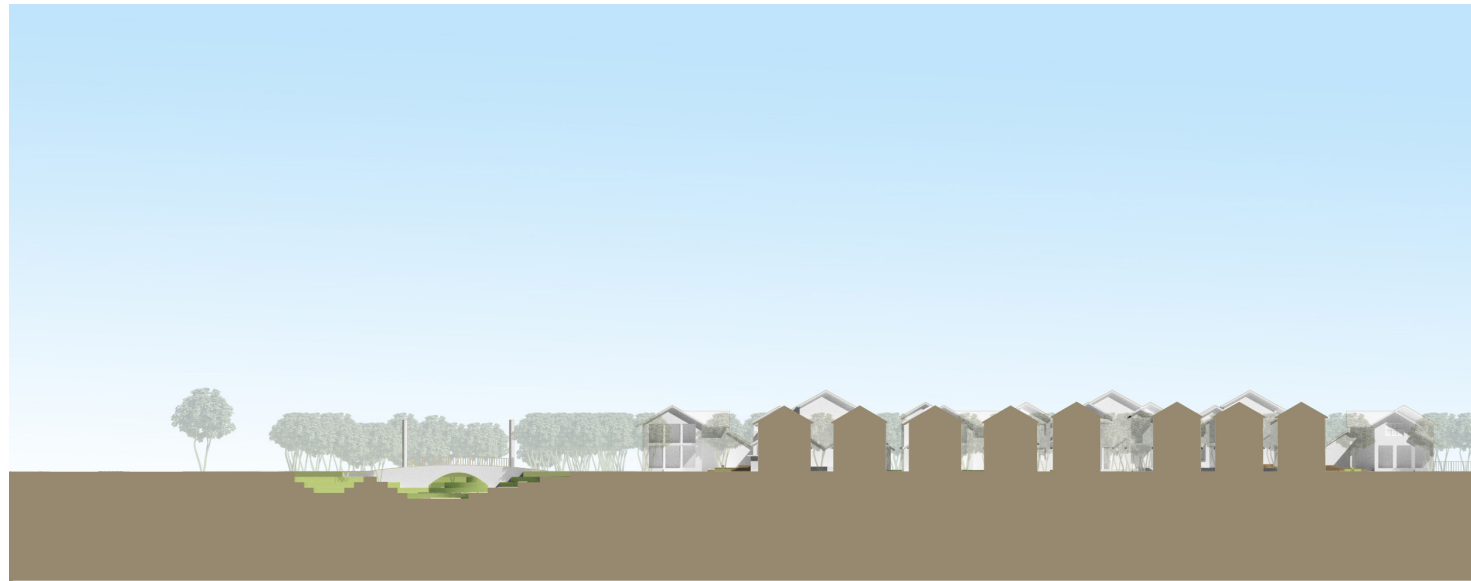
PROVIDENCE PLACE

LAND PLAN



TAFT ARCHITECTS
2021.03.31



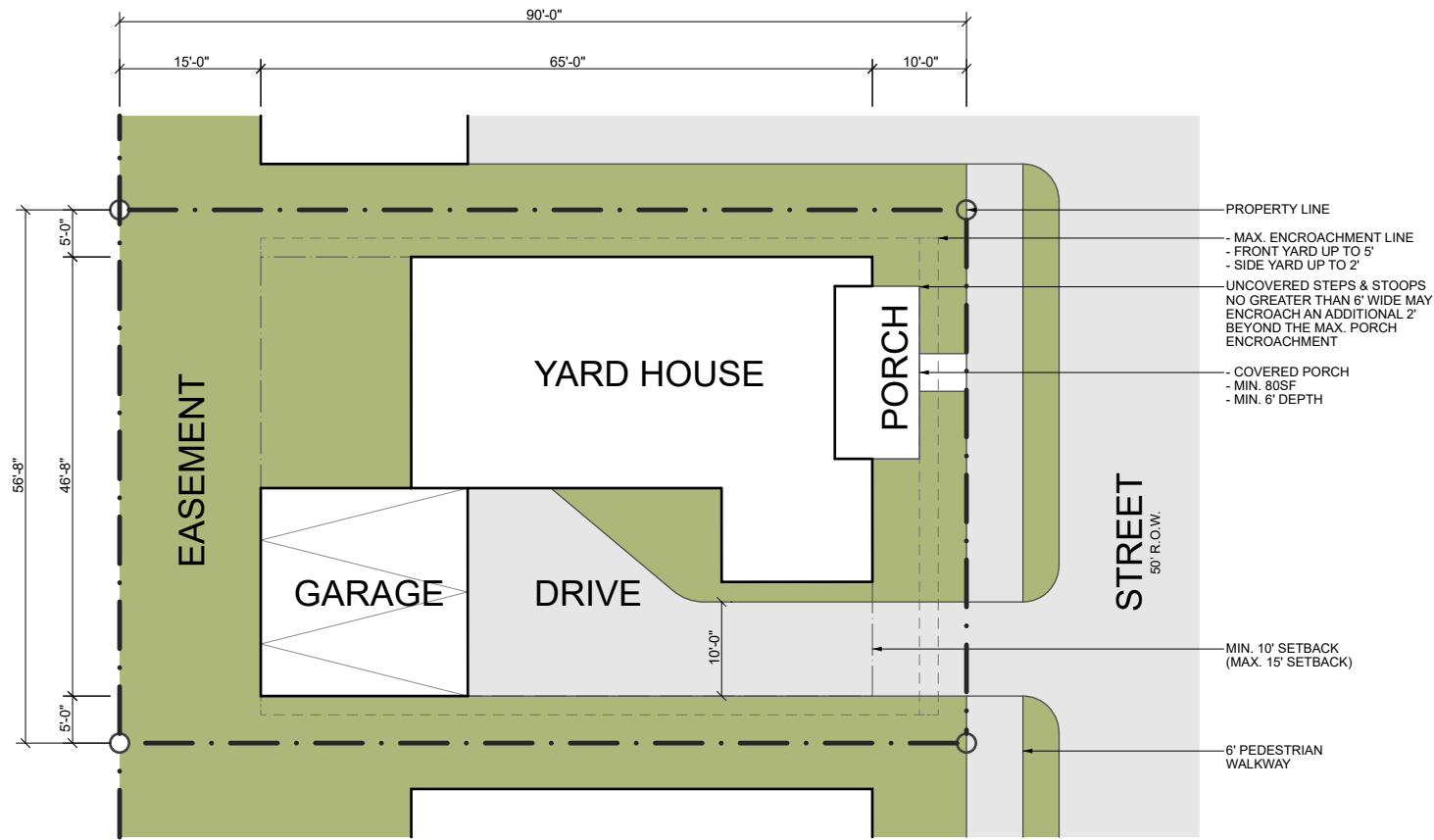


SECTION BB

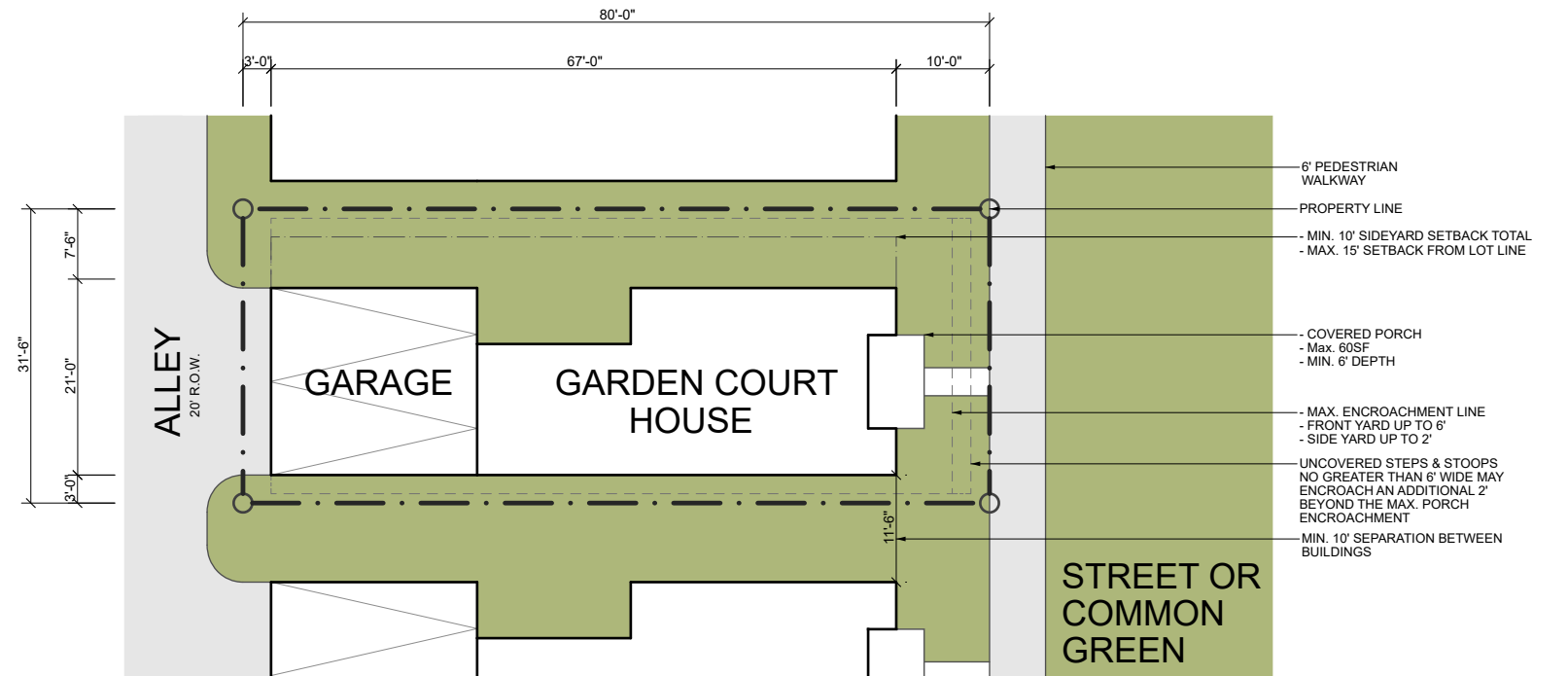


SECTION AA

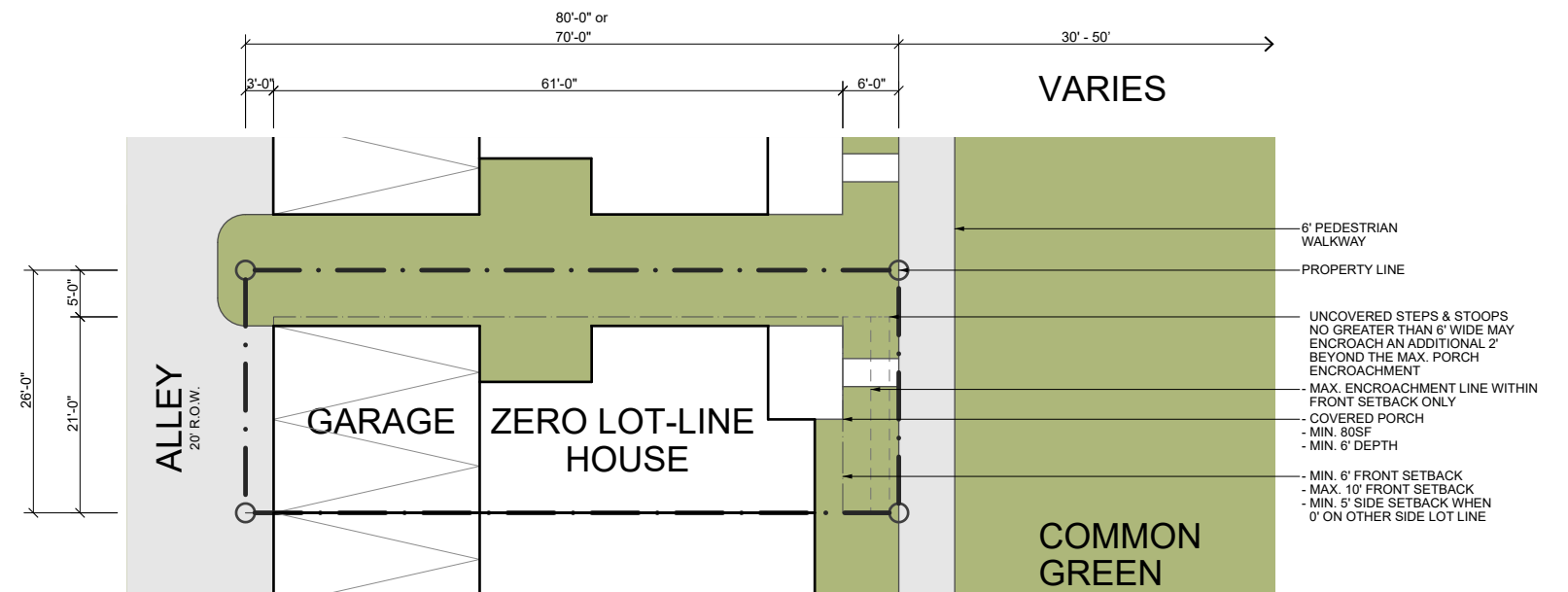




A YARD LOT & HOUSE TYPE
 SCALE: 1" = 20'-0"
 A. 90' x 56'-8" = 4,500SF



B GARDEN COURT LOT & HOUSE TYPE
 SCALE: 1" = 20'-0"
 B. 80' x 31'-6" = 2,520SF



C ZERO LOT-LINE & HOUSE TYPE
 SCALE: 1" = 20'-0"
 C. 80' x 26'-0" = 2,080SF
D D. 70' x 26'-0" = 1,820SF



Application Number: 2023-0626

Plat Name: Providence Place

Applicant: R.G. Miller Engineers

Date Submitted: 03/20/2023

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 a front building line of 6' and 10' and a side building line of 5' for corner lots in the City of Houston's ETJ

Chapter 42 Section: 158

Chapter 42 Reference:

The building line requirement for property in a suburban area restricted to single-family residential use shall be 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street, unless otherwise authorized by this article.

Statement of Facts

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

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

The proposed subdivision consists of 60 residential lots, has adequate detention, and is Task Order No. 3 for Harris County, which means that all the standards will follow that of the Imagination Zones. There are a total of 28 lots that are requesting the reduced front building line. Out of the 28 lots, 16 of them will take access from the rear alley and the other 12 lots will be front loading but have garages towards the back of the lot. All these lots will have front porches/front doors facing the street to allow interaction of the street scape. All lots requesting a 5' side building line will have rear access from the alley.

(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 by the applicant. We are meeting all the standards of the Imagination Zones that have been approved by Harris County and will enhance the resilience and equity of Harris County communities.

(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 as we are following the standards of the Imagination Zones and this development will ultimately enhance the resilience and equity of Harris County communities. The proposed building lines will allow the homes to sit closer to the

right of way, which will enhance the street scape and the interaction between the residents. It also allows most of the lots to have rear access via the alley rather than the public street.

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

This variance will not be injurious to the public health, safety or welfare. The proposed building lines will allow this development to follow the standards of the Imagination Zones and will enhance the street scape by allowing driveways from the rear of the lot and have the homes sit closer to the right of way with front porches.

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

Economic hardship is not the sole justification. The justification is that this development will be following the Imagination Zone guidelines as approved by Harris County.



Application Number: 2023-0626

Plat Name: Providence Place

Applicant: R.G. Miller Engineers

Date Submitted: 03/20/2023

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 minimum intersection spacing of approx. 357' along Ella Blvd between Asimina Street and Romano Park Lane.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The proposed subdivision consists of 60 residential lots, has adequate detention, and is Task Order No. 3 for Harris County, which means that all the standards will follow that of the Imagination Zones. Proposed Asimina Street has been placed on site to give similar distances between Romano Park Lane and the entry drive of the Lakeview Apartments to the south. This will provide a safer location than having it closer to one or the other.

(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 by the applicant. We have placed the entry street to have similar distances between Romano Park Lane and the entry drive to the Lakeview Apartments.

(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 as Asimina Street is in the middle of the other two curb cuts along Ella Blvd.

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

This variance will not be injurious to the public health, safety, or welfare. We have given similar distances between the two other curb cuts along Ella Blvd.

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

Economic hardship is not the sole justification. The justification is that there are two other curb cuts along Ella Blvd and have given similar distances between the proposed street and the other two curb cuts.



Application Number: 2023-0626

Plat Name: Providence Place

Applicant: R.G. Miller Engineers

Date Submitted: 03/20/2023

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 lots to have sole frontage and access from an alley rather than a public or private street

Chapter 42 Section: 189

Chapter 42 Reference:

Each lot shall have access to a street that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

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

The proposed subdivision consists of 60 residential lots, has adequate detention, and is Task Order No. 3 for Harris County, which means that all the standards will follow that of the Imagination Zones. There are a total of 32 lots that are requesting to have sole frontage and access from the alley. All these lots will also front a courtyard that the front of the unit will face. This will allow interaction between the units and be adjacent to open space. This will allow less curb cuts and driveways off of the public street.

(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 by the applicant. We are meeting all the standards of the Imagination Zones that have been approved by Harris County and will enhance the resilience and equity of Harris County communities.

(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 as we are following the standards of the Imagination Zones and this development will ultimately enhance the resilience and equity of Harris County communities. The proposed lots that have sole frontage and access from the alley will face a courtyard, which will enhance the interaction between the units. This will also allow less curb cuts and driveways off of the public street.

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

This variance will not be injurious to the public health, safety or welfare. The lot frontage and access will allow this development to follow the standards of the Imagination Zones and enhance the street scape by allowing driveways from the rear of the lot and to have the homes face an open space courtyard.

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

Economic hardship is not the sole justification. The justification is that this development will be following the Imagination Zone standards as approved by Harris County.



Application Number: 2023-0626

Plat Name: Providence Place

Applicant: R.G. Miller Engineers

Date Submitted: 03/20/2023

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 lots less than 5,000 square feet in City of Houston's ETJ

Chapter 42 Section: 182

Chapter 42 Reference:

The minimum lot size for a single-family residential lot in a suburban area shall be: (1)5,000 square feet for lots with wastewater collection service;

Statement of Facts

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

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

The proposed subdivision consists of 60 residential lots, has adequate detention, and is Task Order No. 3 for Harris County, which means that all the standards will follow that of the Imagination Zones. The lot sizes range from 2,10 square feet to over 6,000 square feet. The requirements of Chapter 42 would create an impractical development for this project. Imagination zones will encourage a mix of affordable, workforce, and market-rate housing and will enhance the resilience and equity of Harris County communities.

(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 by the applicant. We are following the standards of the Imagination Zones that have been approved by Harris County and will enhance the resilience and equity of Harris County communities.

(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 as we are following the standards of the Imagination Zones. The smaller lots will allow them to stay within the affordable AMI (average median income) range.

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

This variance will not be injurious to the public health, safety or welfare. The smaller lot sizes will allow this development to follow the standards of the Imagination Zones and create a mix of

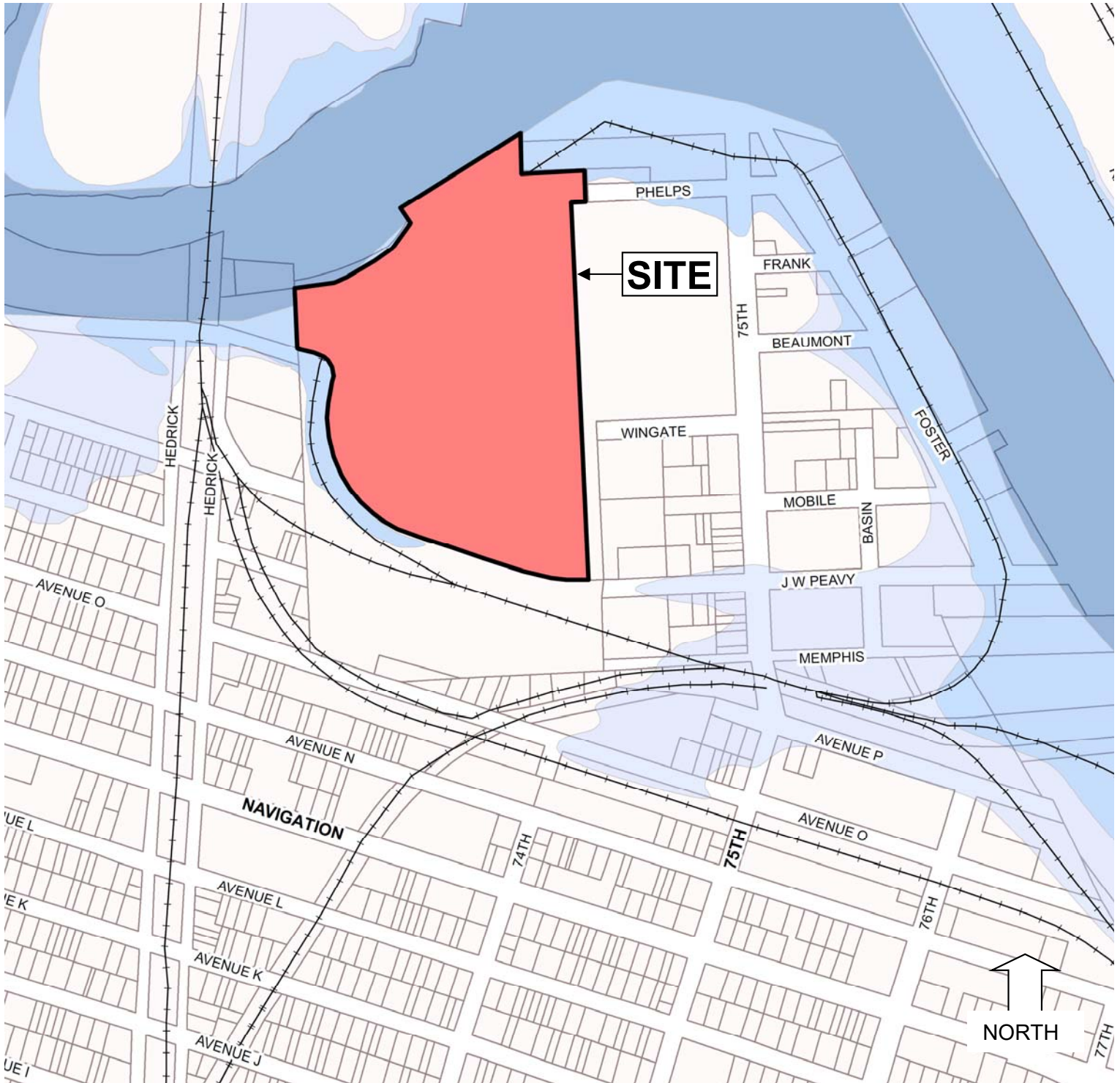
affordable housing types.

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

Economic hardship is not the sole justification. The justification is that this development will be following the Imagination Zone standards as approved by Harris County.

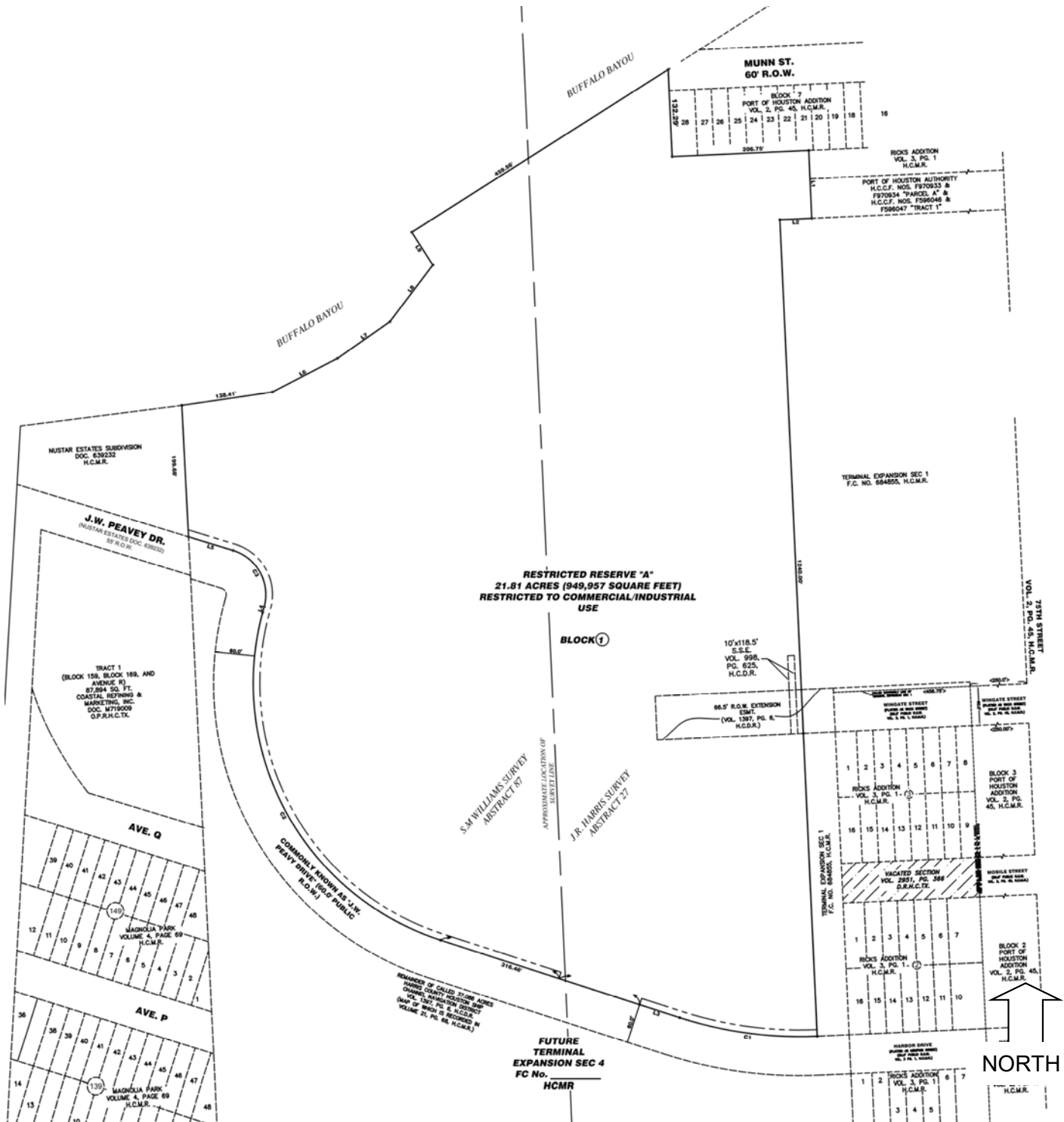
Subdivision Name: Terminal Expansion Sec 3

Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



Subdivision Name: Terminal Expansion Sec 3

Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



D – Variances

Subdivision

Houston Planning Commission

ITEM: 158

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Terminal Expansion Sec 3

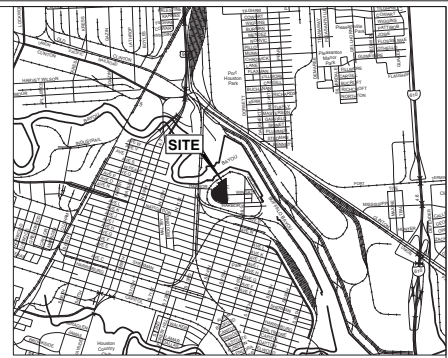
Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



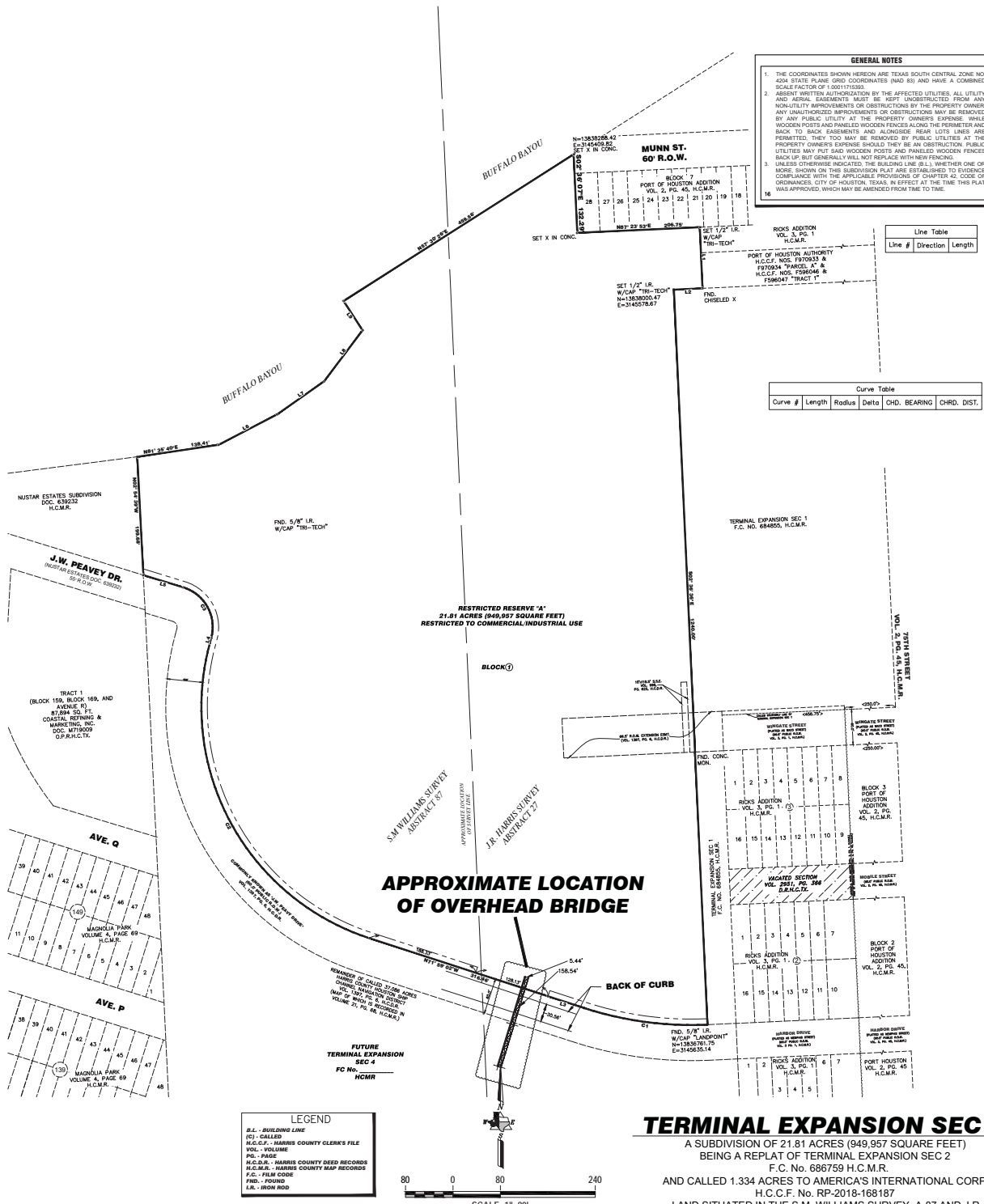
D – Variances

Aerial

TERMINAL EXPANSION SEC 3 SITE PLAN EXHIBIT



VICINITY MAP (N.T.S.)
KEY MAP 4955





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0298

Plat Name: Terminal Expansion Sec 3

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 reduce the building lines along a public right-of-way that runs along the proposed northern boundary of Terminal Expansion sec 3, known as J.W Peavy Drive.

Chapter 42 Section: 155

Chapter 42 Reference:

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

Statement of Facts

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

(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;

We are requesting a variance for a 0' BL along a portion of JW Peavy Drive (AKA Harbor Drive) for an overhead structure that will cross over JW Peavy Drive. The overhead structure is for an operation that is located on two tracts of land: one that has frontage onto the Ship Channel; and one that has access to rail across Harbor Drive. The overhead structure will transport materials from one side of the street to the other and is vital to successful operations of the industrial operations.

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

Due in part to a very steep slope located along the northern side of Harbor Drive, there is insufficient room for the entire operations on one tract.

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

3. The health, safety, and well-being of the public would be ensured by the granting of this variance. Harbor Drive serves industrial developments along the ship channel and this type of overhead structure is so commonplace there is a similar structure along 75th Street just around the corner from this location.

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

4. The granting of this variance would not be injurious to public health, safety, or welfare. Just south of Harbor Drive where this building line affects is a railroad with up to six rails.

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

Economic hardship has nothing to do with the request to reduce building line. Rather the variance is based on typical industrial operations of the facility.



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
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www.houstontx.gov

March 10, 2023

NOTICE OF VARIANCE

PROJECT NAME: Terminal Expansion Sec 3

REFERENCE NUMBER: 2023-0298

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of JW Peavy Drive, west of 75th 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 allow a 0' building line along a portion of JW Peavey Drive, a local public street, for a proposed overhead structure. Enclosed are copies of the variance request, proposed subdivision plat, and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 30, 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 Tom 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.

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

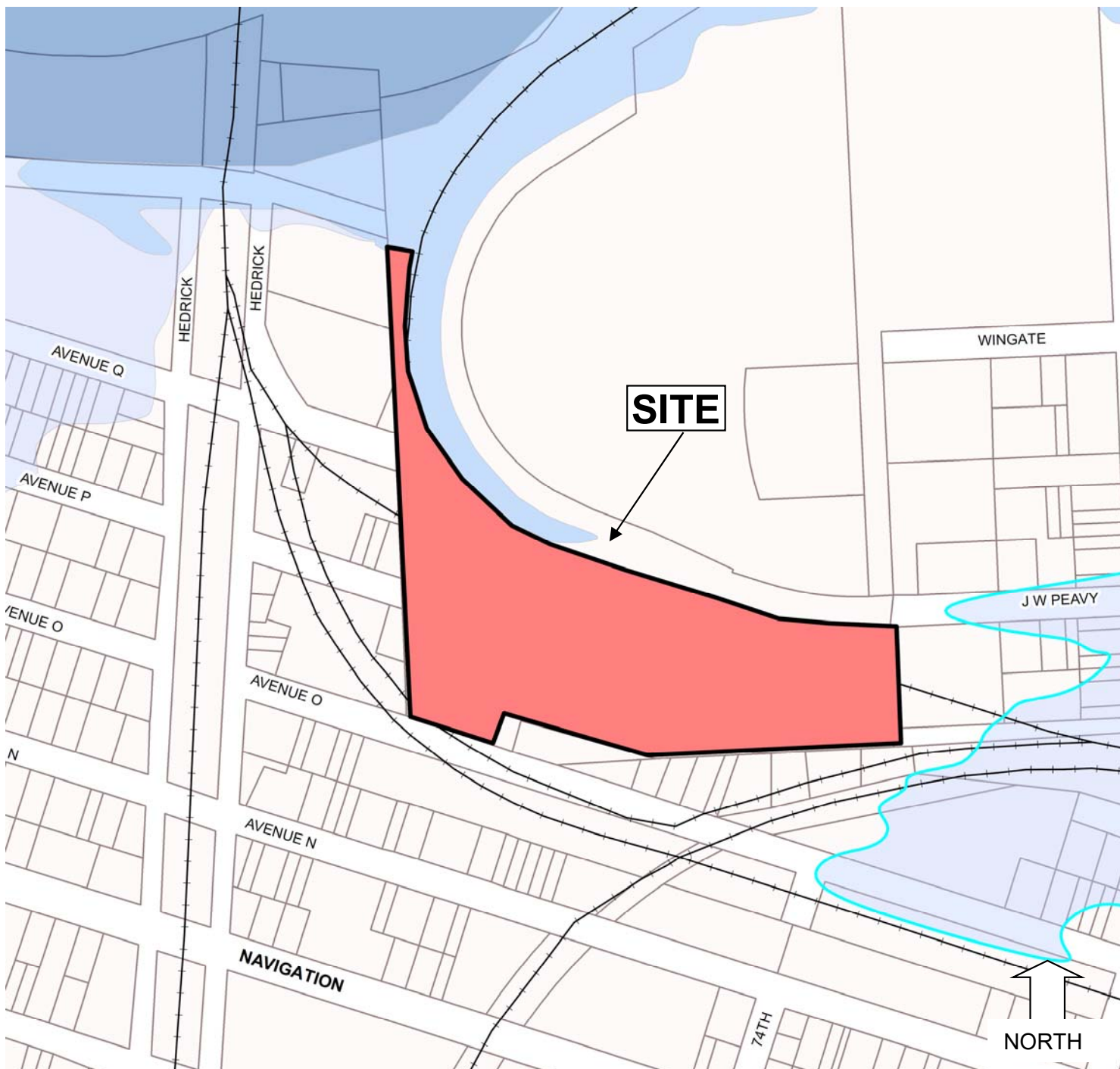
ITEM: 159

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Terminal Expansion Sec 4

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Site Location

Subdivision

Subdivision Name: Terminal Expansion Sec 4

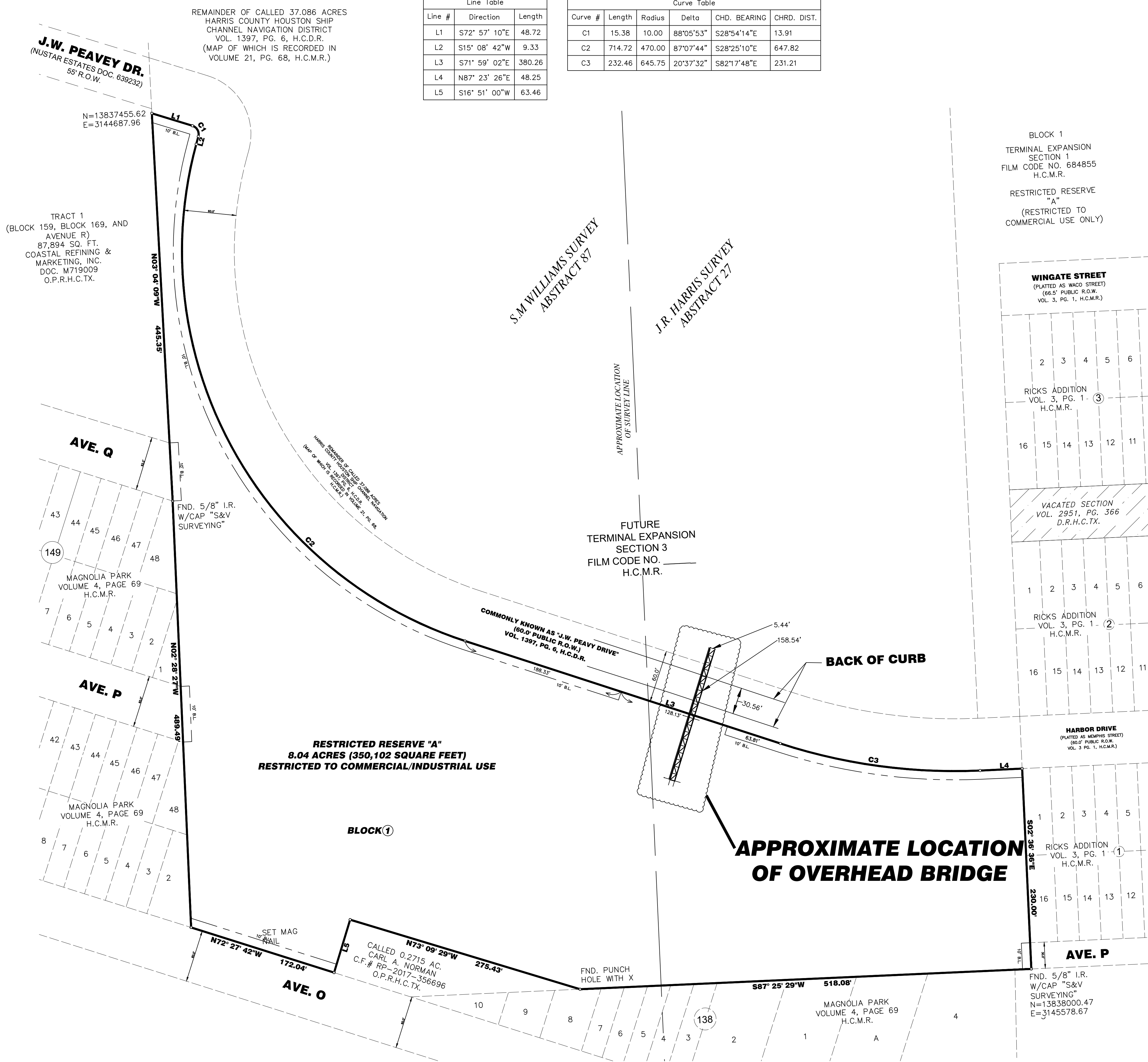
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



VICINITY MAP (N.T.S.)
KEY MAP 4955

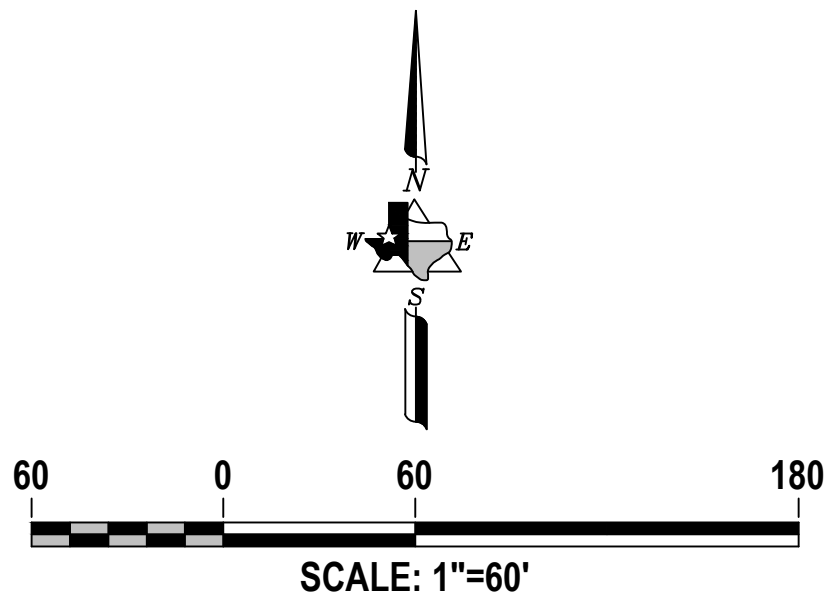
Line Table		
Line #	Direction	Length
L1	S72° 57' 10"E	48.72
L2	S15° 08' 42"W	9.33
L3	S71° 59' 02"E	380.26
L4	N87° 23' 26"E	48.25
L5	S16° 51' 00"W	63.46

Curve Table					
Curve #	Length	Radius	Delta	CHD. BEARING	CHRD. DIST.
C1	15.38	10.00	88°05'53"	S28°54'14"E	13.91
C2	714.72	470.00	87°07'44"	S28°25'10"E	647.82
C3	232.46	645.75	20°37'32"	S82°17'48"E	231.21



LEGEND

B.L. - BUILDING LINE
(C) - CALLED
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
VOL. - VOLUME
PG. - PAGE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
F.C. - FILM CODE
FND. - FOUND
I.R. - IRON ROD



TERMINAL EXPANSION SEC 4

A SUBDIVISION OF 8.04 ACRES (350,102 SQUARE FEET) OF LAND
SITUATED IN THE S.M. WILLIAMS SURVEY, A-87 AND J.R. HARRIS
SURVEY, A-27, IN HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

SCALE: 1"= 60' DATE: JANUARY 2023

OWNERPORT OF HOUSTON AUTHORITY OF
HARRIS COUNTY, TEXAS



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0297

Plat Name: Terminal Expansion Sec 4

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 Avenue P as required by Sec 42-134(a), a public right-of-way that stubs into the proposed eastern boundary of Terminal Expansion sec 4, through our tract.

Chapter 42 Section: 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

(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;

Avenue P, if extended through to its terminus point, would stub into Avenue O, an undeveloped railroad right-of-way as well as go directly through an existing warehouse. As well, Avenue P and the surrounding railroads, serve an industrial complex along the Houston Ship Channel and so the necessity of the extension of Avenue P would not benefit the public and due to the nature of the existing railroads, the undeveloped nature of both Avenues P and O, it would potentially be unsafe to the public.

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

The railroads and undeveloped rights-of-way are not the result of any hardship created or caused by the applicant, rather they have not been developed or used as public rights-of-way for their entire existence.

(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. Ave P is currently nothing more than a private driveway that fails to cross the railroad (see street view exhibit) to make physical connection with the boundary of the proposed plat. The granting of this variance would ensure that the public is kept clear of industrial facilities.

(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 ongoing non-usability of Avenue P and the circumstances surrounding the existence of the railroad tracts. Historically having not been used as a public right-of-way, 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, it would deprive the applicant of reasonable land use and possibly put the safety of the public in jeopardy.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0297

Plat Name: Terminal Expansion Sec 4

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 for a 0' BL along a portion of JW Peavy Drive (AKA Harbor Drive) for an overhead structure that will cross over JW Peavy Drive.

Chapter 42 Section: 155

Chapter 42 Reference:

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

Statement of Facts

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

(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;

We are requesting a variance for a 0' BL along a portion of JW Peavy Drive (AKA Harbor Drive) for an overhead structure that will cross over JW Peavy Drive. The overhead structure is for an operation that is located on two tracts of land: one that has frontage onto the Ship Channel; and one that has access to rail across Harbor Drive. The overhead structure will transport materials from one side of the street to the other and is vital to successful operations of the industrial operations.

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

Due in part to a very steep slope located along the northern side of Harbor Drive, there is insufficient room for the entire operations on one tract. Also, the inability to cross J.W Peavy Road with an overhead conveyor system would restrict the industrial use of the property and cause the normal movement of materials to be impeded.

(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. Harbor Drive serves industrial developments along the ship channel and this type of overhead structure is so commonplace there is a similar structure along 75th Street just around the corner from this location.

(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. Just south of Harbor Drive where this building line affects is a railroad with up to six rails.

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

Economic hardship has nothing to do with the request to reduce building line. Rather the variance is based on typical industrial operations of the facility.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

March 10, 2023

NOTICE OF VARIANCE

PROJECT NAME: Terminal Expansion Sec 4

REFERENCE NUMBER: 2023-0297

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and south of JW Peavy Drive, west of 75th 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 two variances: (1) to allow a 0' building line along a portion of JW Peavey Drive, a local public street, for a proposed overhead structure and (2) to not extend or terminate Avenue P with a cul-de-sac. Enclosed are copies of the variance request, proposed subdivision plat, and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 30, 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 Tom 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.

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

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

TERMINOLOGY

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- **SUBDIVISION 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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- **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.

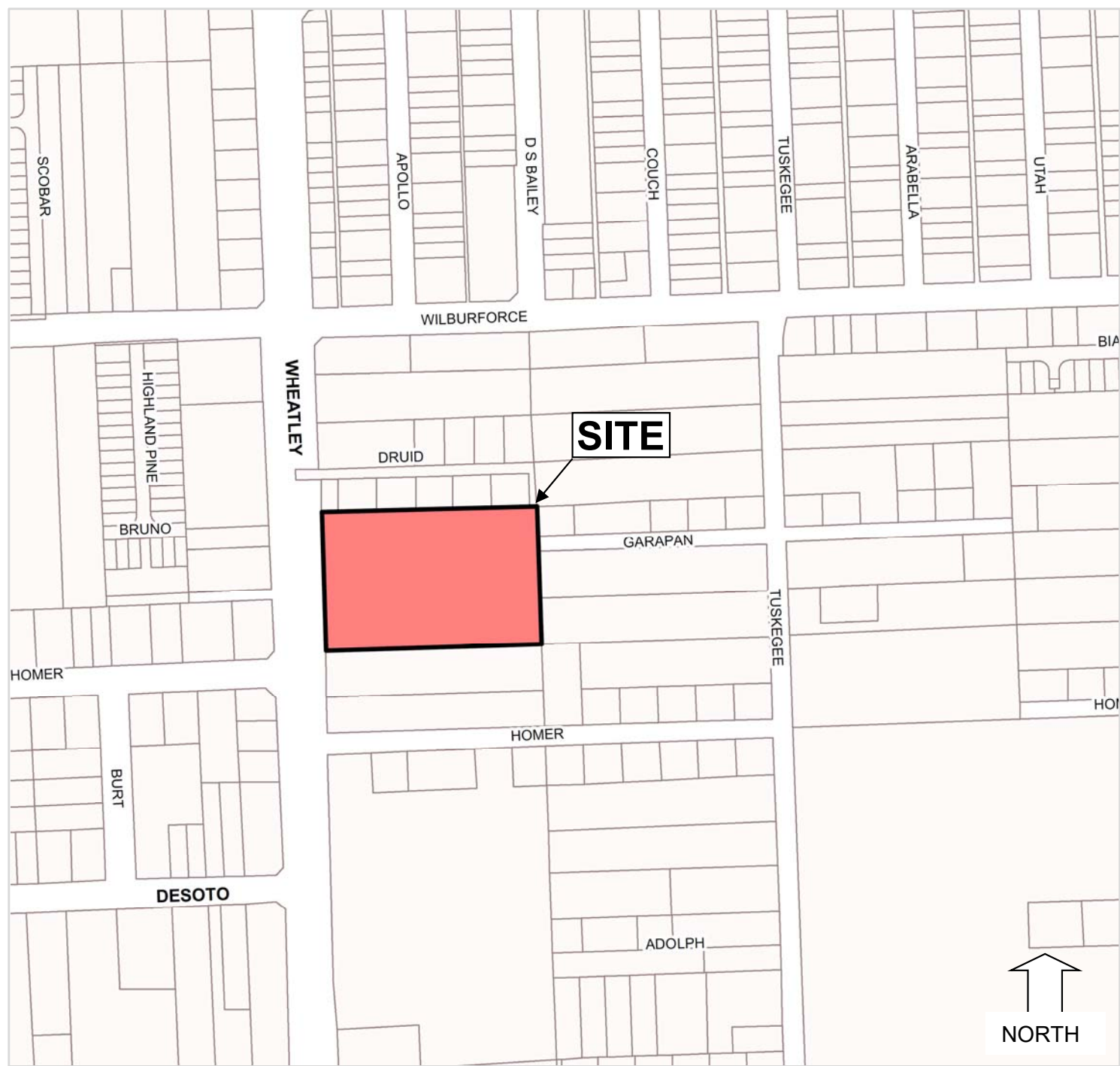
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Views at Wheatley (DEF 2)

Applicant: PLS Construction, INC



D – Variances

Site Location

Houston Planning Commission ITEM: 160

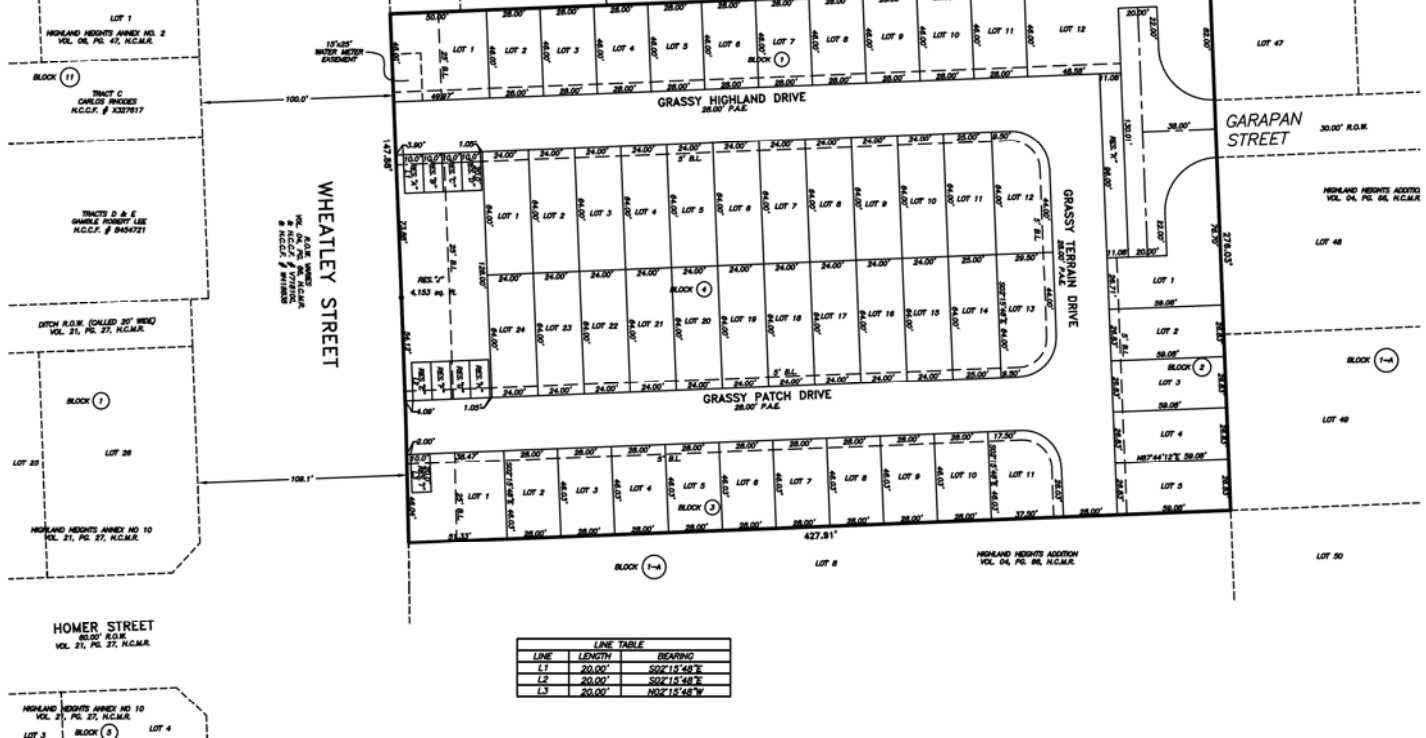
Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Views at Wheatley (DEF 2)

Applicant: PLS Construction, INC

Reserve "A"	Restricted to parking only	200 sq.ft.
Reserve "B"	Restricted to parking only	200 sq.ft.
Reserve "C"	Restricted to parking only	200 sq.ft.
Reserve "D"	Restricted to parking only	200 sq.ft.
Reserve "E"	Restricted to parking only	200 sq.ft.
Reserve "F"	Restricted to parking only	200 sq.ft.
Reserve "G"	Restricted to parking only	200 sq.ft.
Reserve "H"	Restricted to parking only	200 sq.ft.
Reserve "I"	Restricted to parking only	200 sq.ft.
Reserve "J"	Restricted to Detention only	4,153 sq.ft.
Reserve "K"	Restricted to Open Space	1,064 sq.ft.



D – Variances

Subdivision

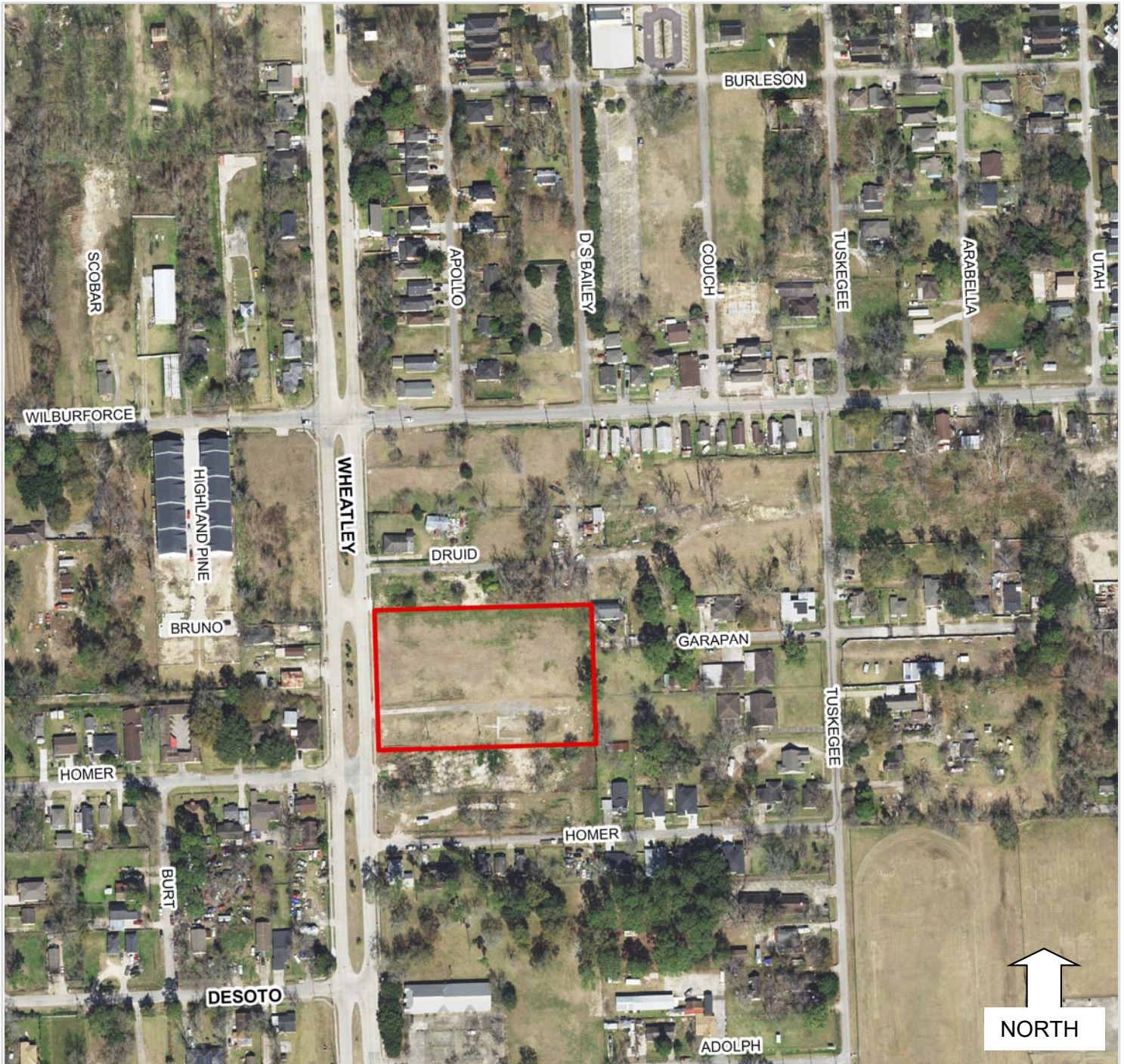
Houston Planning Commission **ITEM: 160**

Planning and Development Department

Meeting Date: 03/30/2023

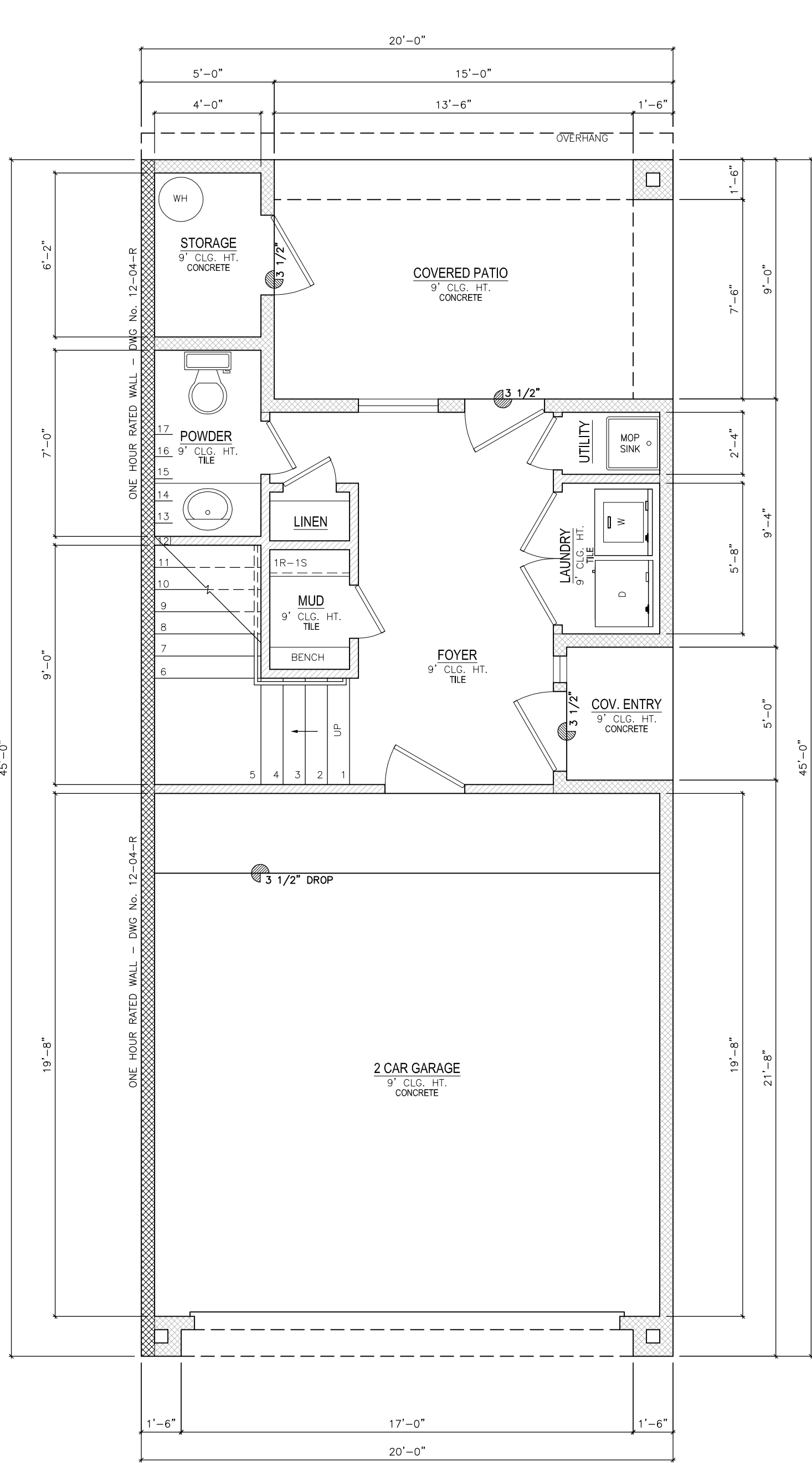
Subdivision Name: Views at Wheatley (DEF 2)

Applicant: PLS Construction, INC



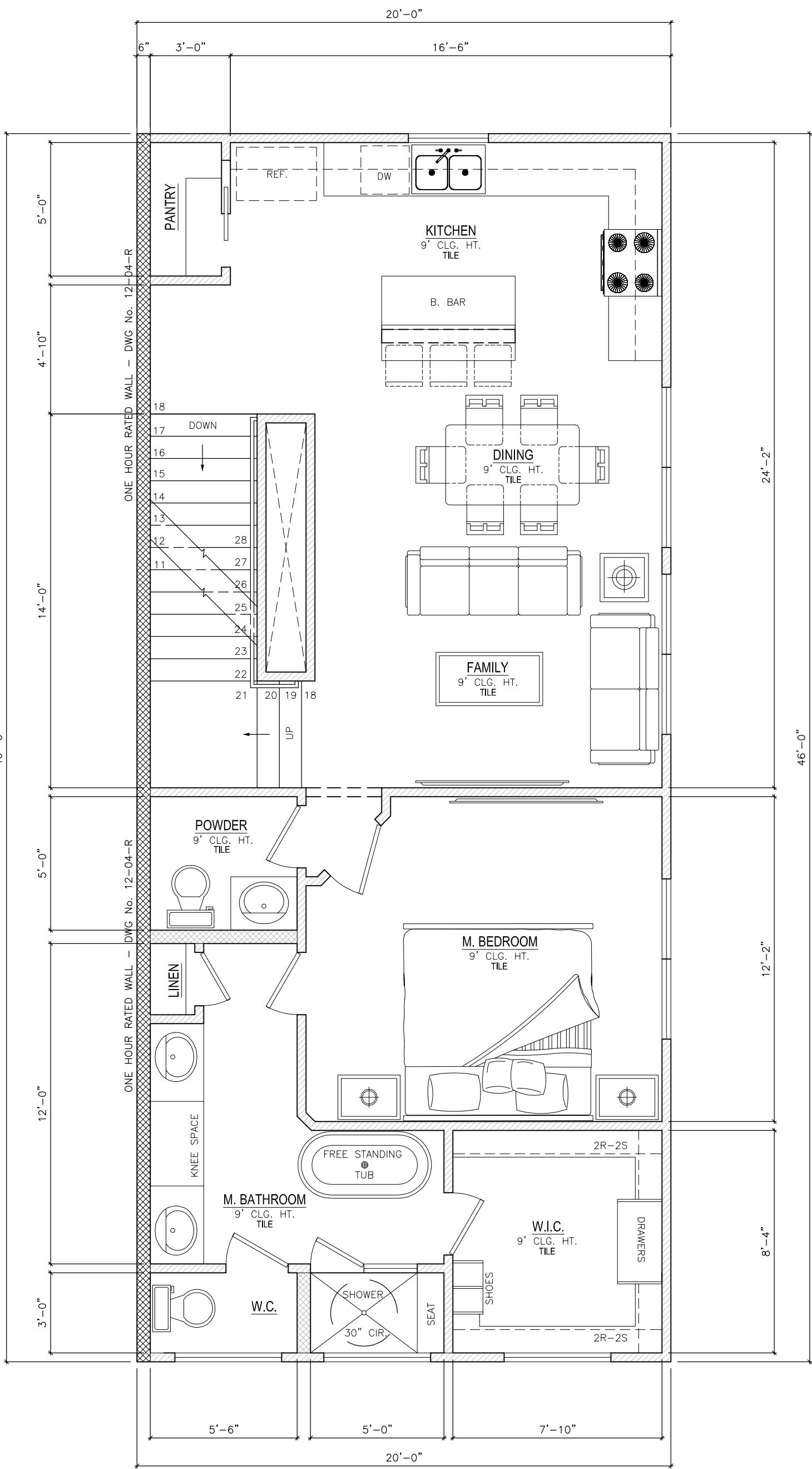
D – Variances

Aerial



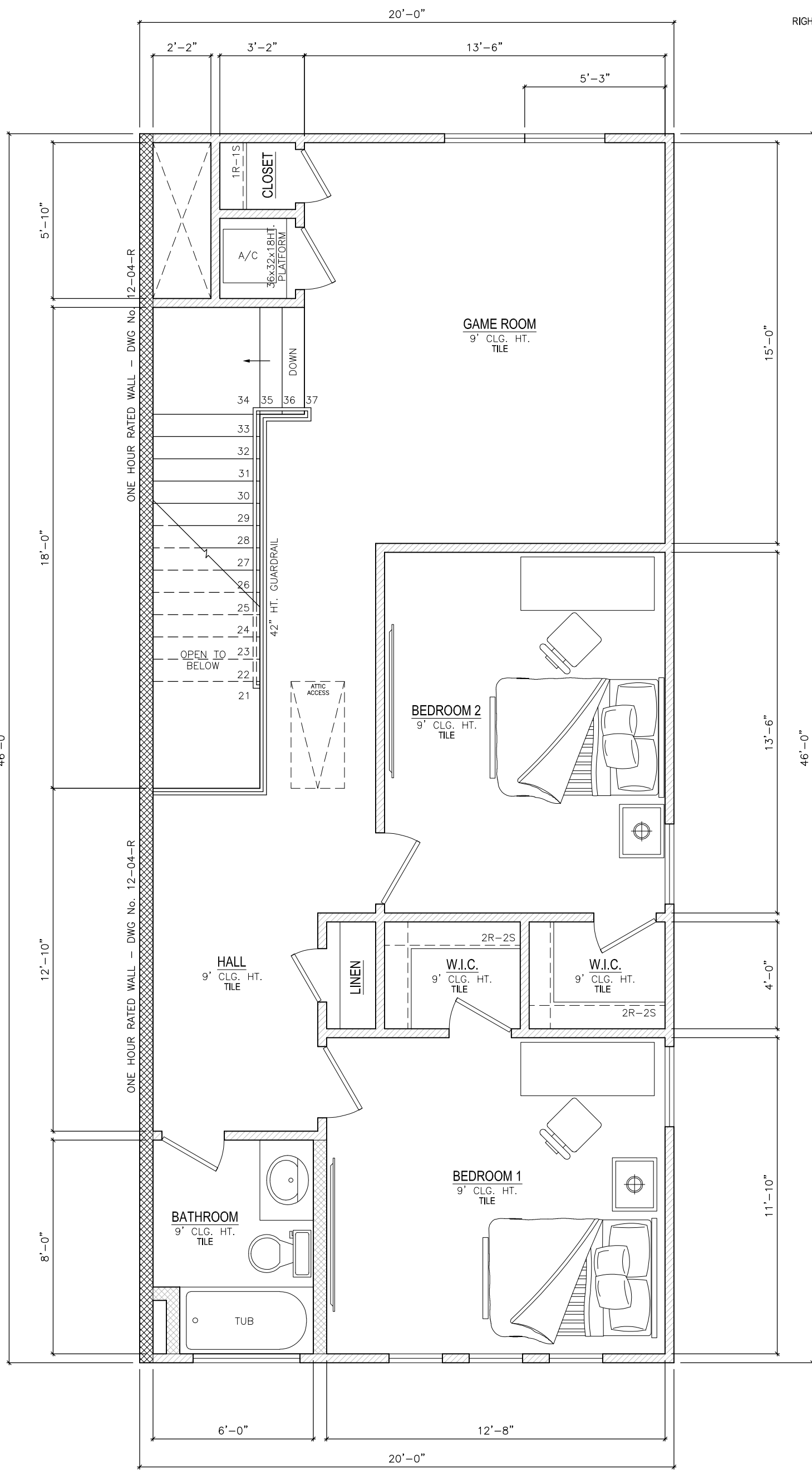
FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"



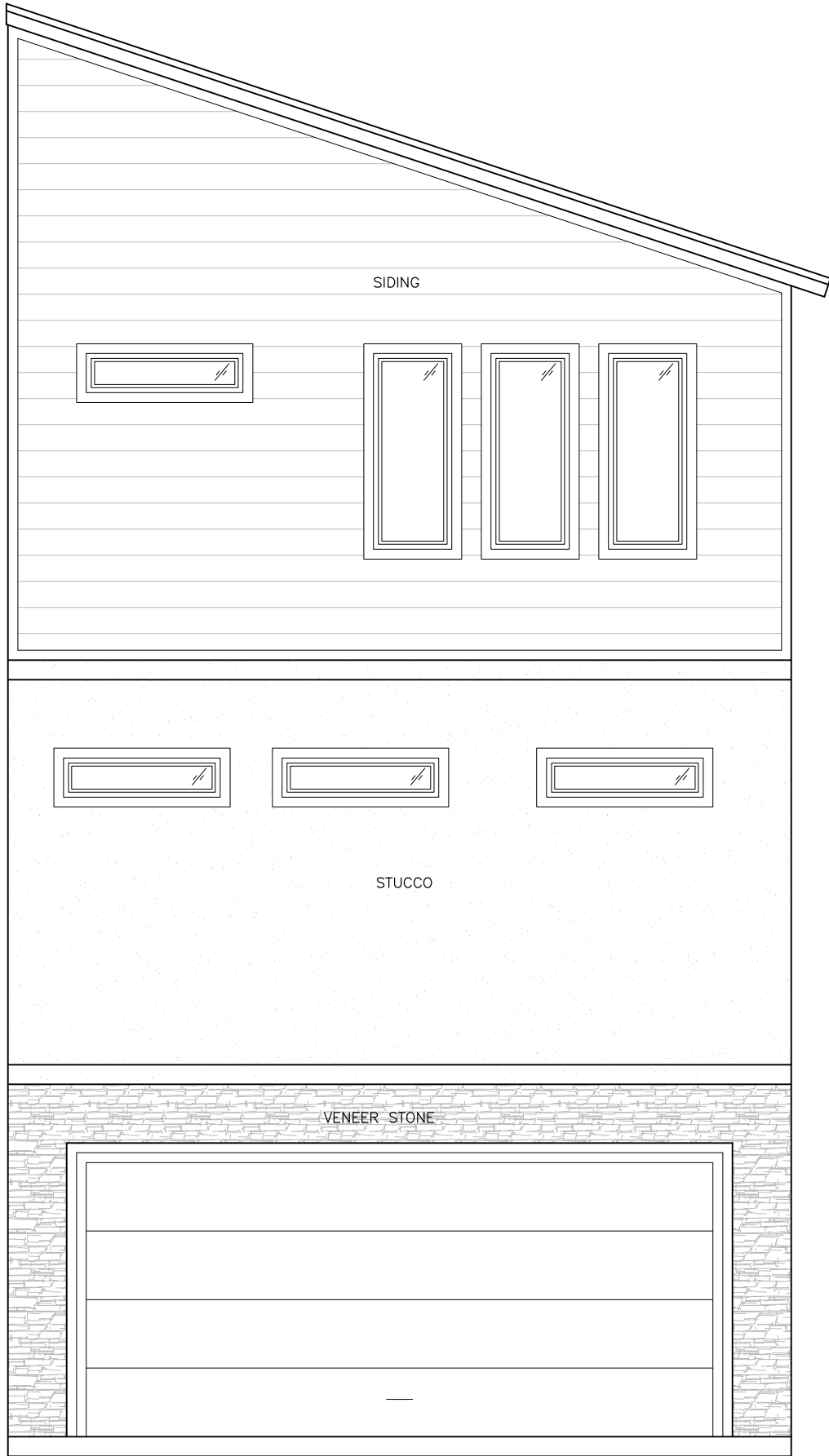
SECOND FLOOR PLAN

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	
N.O.	DESCRIPTION
1	
2	
3	
4	
5	
6	
Job No.: 028-21	
Designed by HE	
Drawn by HE	
Checked by JT	

VIEWS AT WHEATLEY
PROPOSED TOWNHOMES
6302 WHEATLEY STREET
HOUSTON, TX 77091

Project Name:

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

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

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Seal:

INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
P.E. JORGE TREVINO
P.E. # 96465
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



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

NOTICE OF VARIANCE

PROJECT NAME: Views at Wheatley

REFERENCE NUMBER: 2023-0049

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and 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.**

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.

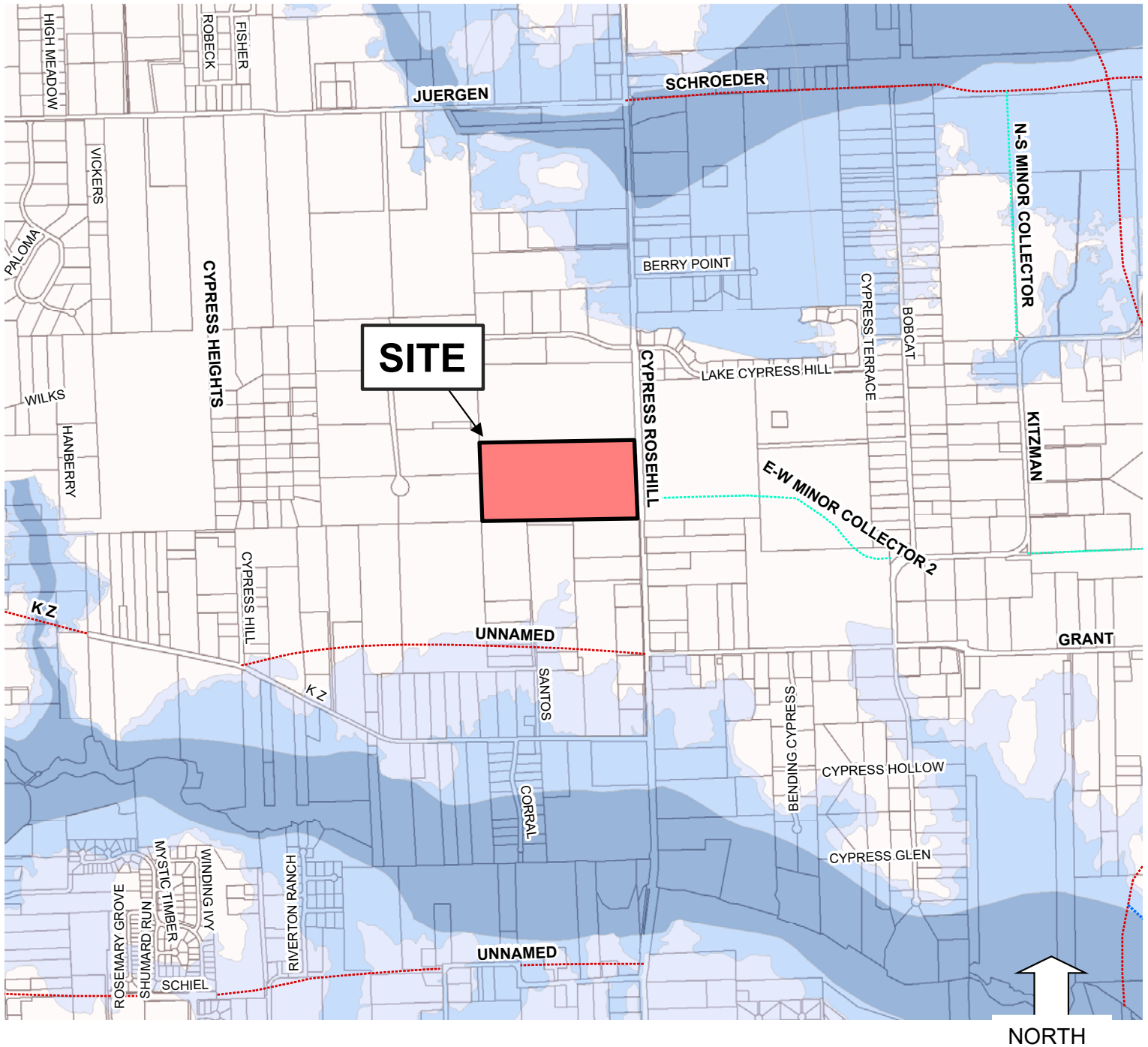
Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: CRH Business Park

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Site Location

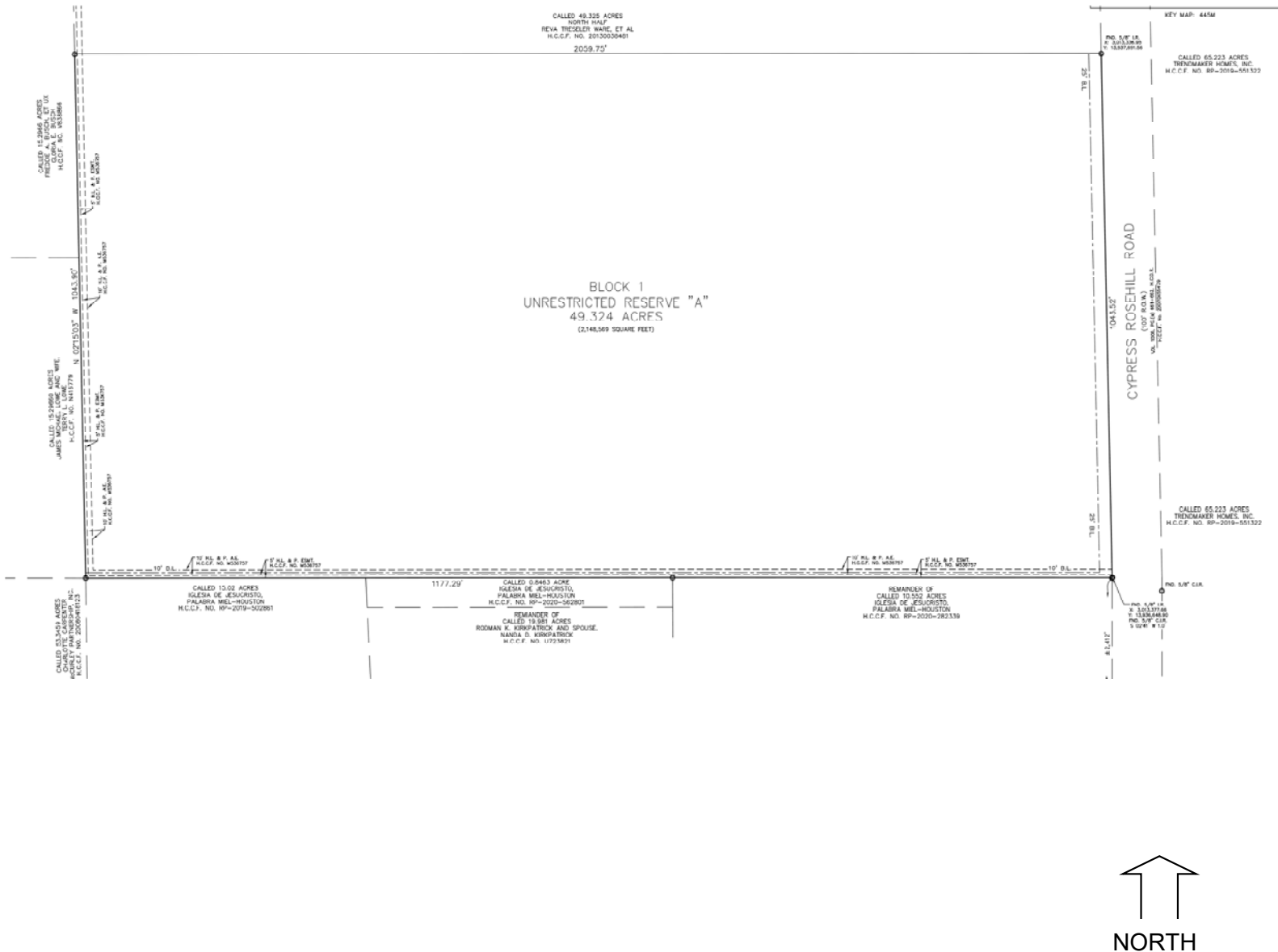
Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: CRH Business Park

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Subdivision

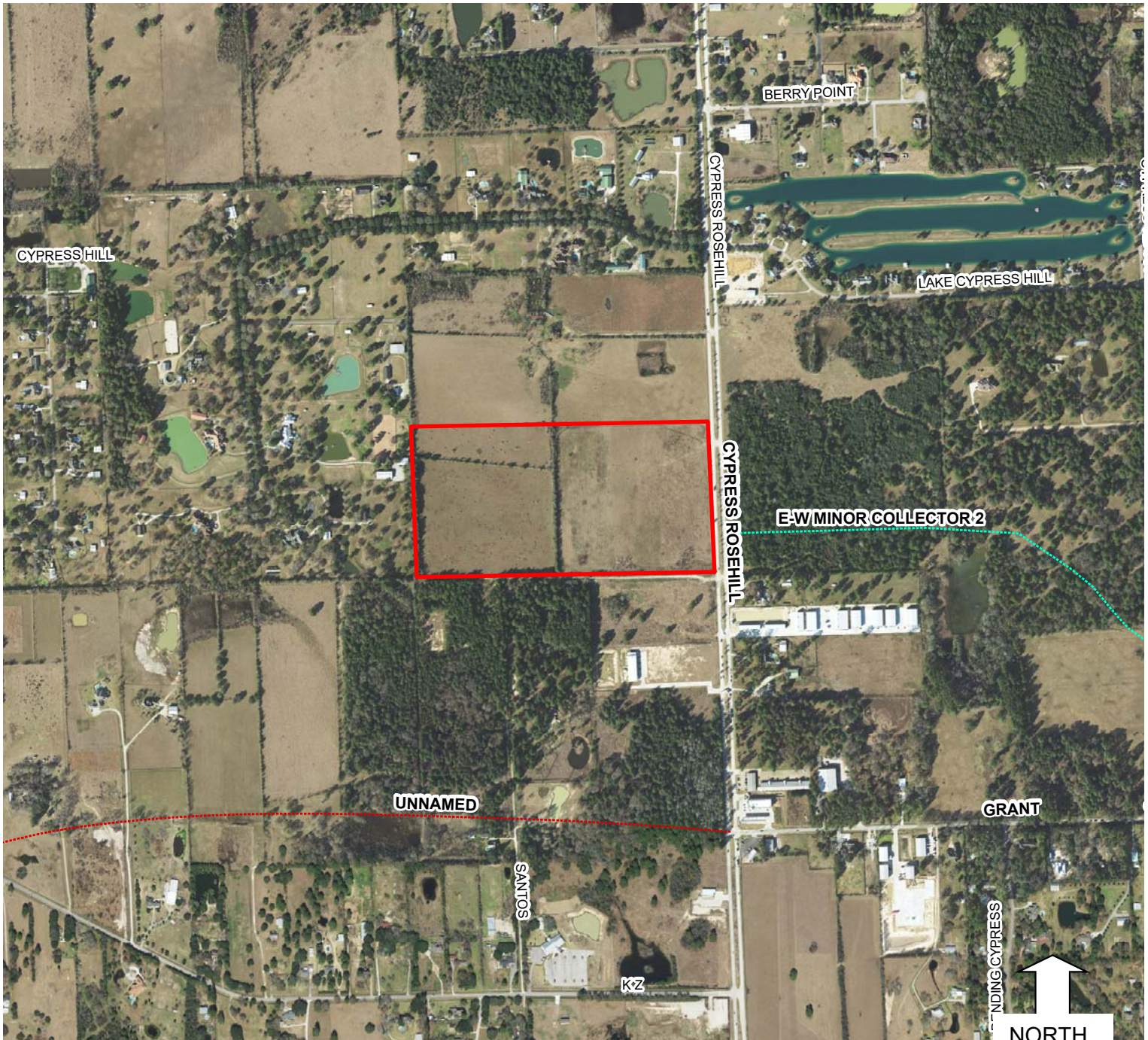
Houston Planning Commission ITEM: 161

Planning and Development Department

Meeting Date: 03/30/2023

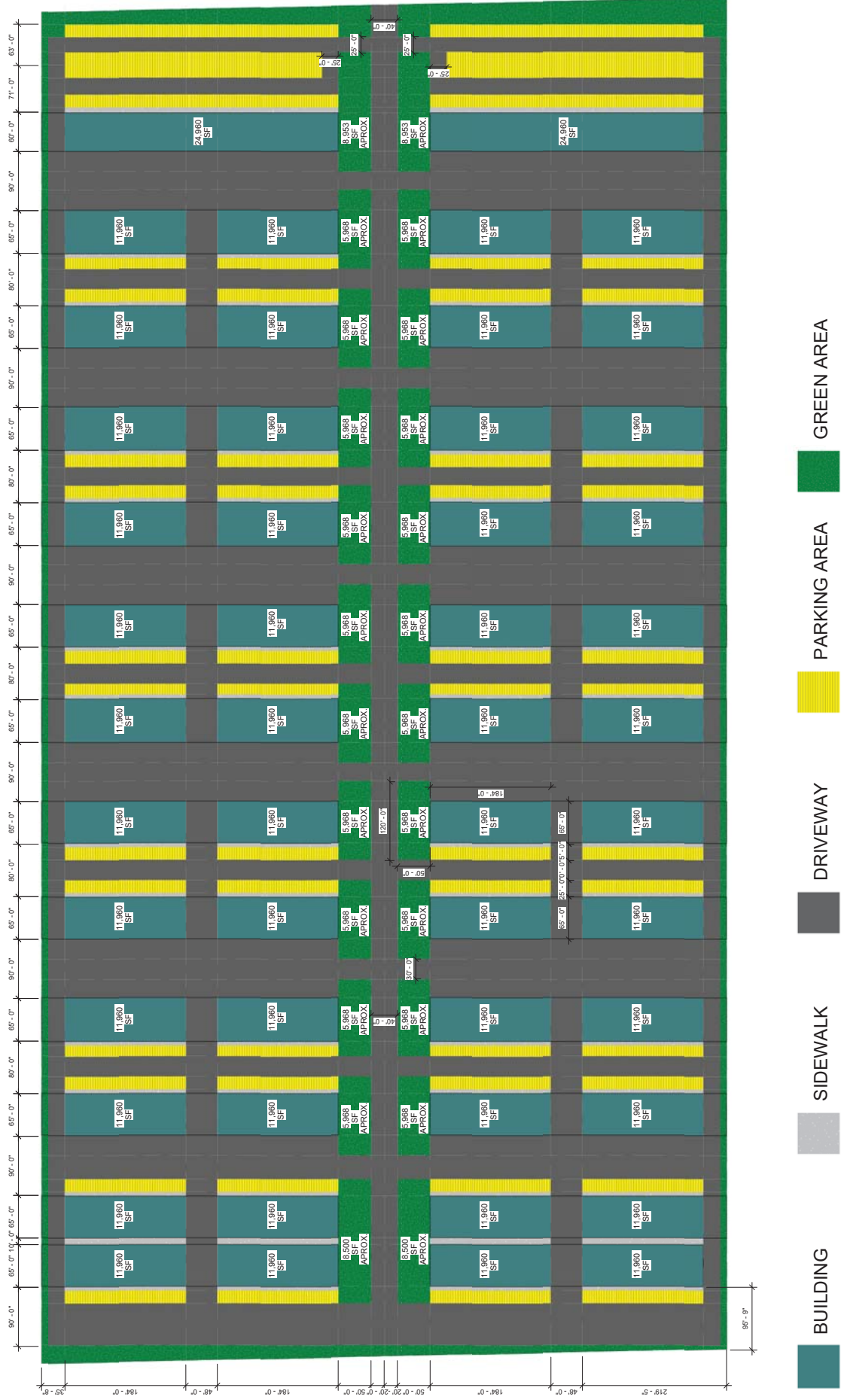
Subdivision Name: CRH Business Park

Applicant: Civil-Surv Land Surveying, L.C.

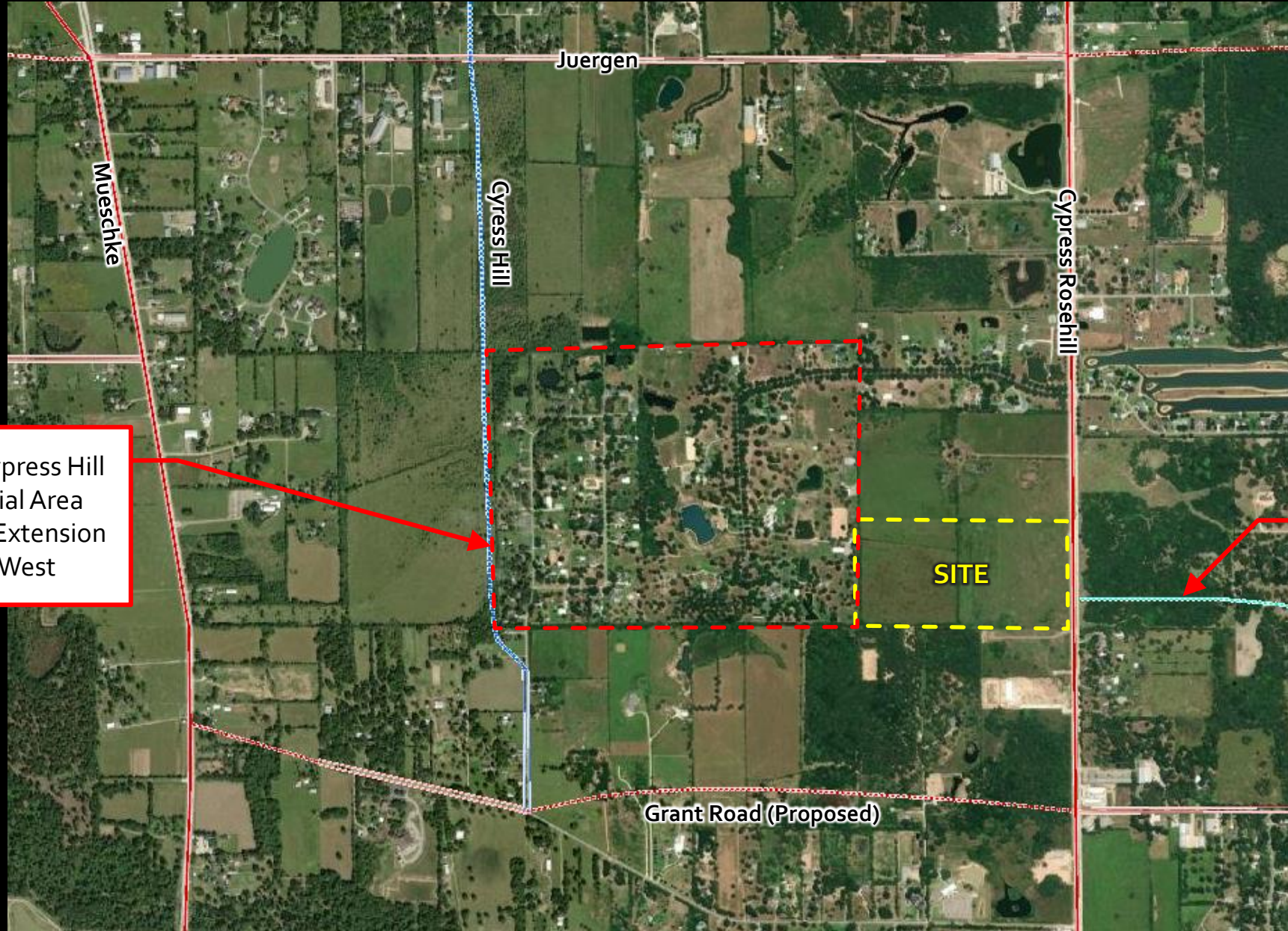


F- Reconsideration of Requirements

Aerial



Planning Considerations



Existing Cypress Hill
Residential Area
Precludes Extension
to the West

Rail Yard Mitigates
Eastbound Traffic
Volume

Unnamed Minor
Collector Not Planned
For Extension Beyond
Cypress Rosehill



Application No: 2023-0602
Plat Name: CRH Business Park
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 03/20/2023

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:

A variance from street intersection spacing requirements.

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.

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:

This request is to resubmit our previously approved variance addressing street intersection spacing.



Application Number: 2023-0602

Plat Name: CRH Business Park

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 03/20/2023

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 exceed east-west local street intersection spacing requirements by not providing an additional local street west of Cypress Rosehill Road; and, To exceed north-south major thoroughfare intersection spacing requirements by not providing an additional major thoroughfare between Grant Road and Juergen Road.

Chapter 42 Section: 42-127/128

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

NA

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

The subject property consists of 49.324 acres located on the west side of Cypress Rosehill Road approximately 1,700 feet north of the intersection with Grant Road. The applicant is platting the property to construct a commercial business park center. The intended use is highly compatible as the surrounding area is characterized by several mixed-uses to include industrial, business park, self-storage, retail, and single-family residential. Because the property is more than 1,400 feet in depth from Cypress Rosehill Drive, the City's Subdivision Regulations require an additional north/south local street along the western portion of the site. Additionally, because the property is more than 2,600 feet north of Grant Road, the City's Subdivision Regulations require an additional east/west major thoroughfare bisecting the site. Unusual physical characteristics affect the subject property and make the dedication of an additional major thoroughfare or local street infeasible and contrary to the public's best interests. The path of the new local street to the north or major thoroughfare to the west is precluded by the existence of the Cypress Rosehill Road private drive that feeds the Cypress Hill community to the west of the subject property. Requiring a public street dedication to this private drive is impossible and contrary to the interests of the residents of the area.

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

The unusual physical characteristics and prevailing development pattern are the justifications for the requested variances. Providing new north/south or east/west streets is precluded by the existence of the Cypress Rosehill Road private drive and associated Cypress Hill Community. New street extensions are not necessary to facilitate traffic movement given the adequate capacity of the existing street network. Further, the mixture of the business park traffic from the applicant's site into the Cypress Rosehill community would be unwarranted and highly contrary to the public's best interests.

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

The applicant is requesting a variance to eliminate unnecessary and impractical street extension requirements. Given the prevailing development character of the area, the required streets are impractical and contrary to the intent of the City's Subdivision Regulations. Having a new connections will only place undue stress on the residential area to the north and west of the subject site. Regarding the major thoroughfare pattern, the existing Juergen Road/Grant Road service without an intermittent thoroughfare is typical of the super-regional development blocks between Mueschke Road and the future Barker Cypress extension.

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

Forcing the applicant to dedicate and improve a new east/west major thoroughfare or a new north/south local street through the subject site provides no additional mobility or increased safety for the public as extension to the north or east is impossible. The surrounding area has excellent traffic mobility through the Cypress Rosehill Road, Juergen Street, Cypress Hill Road, and proposed Grant Road extensions.

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

Unusual physical and development pattern characteristics affecting the site are the justification for the variances. A new major throughfare or local street cannot be extended beyond the subject property because of the existing private roadway and associated single-family development to the north and west. Mixing the business park with the residential area is impractical and contrary to the public good.

Subdivision Name: Dice Duplexes (DEF 1)

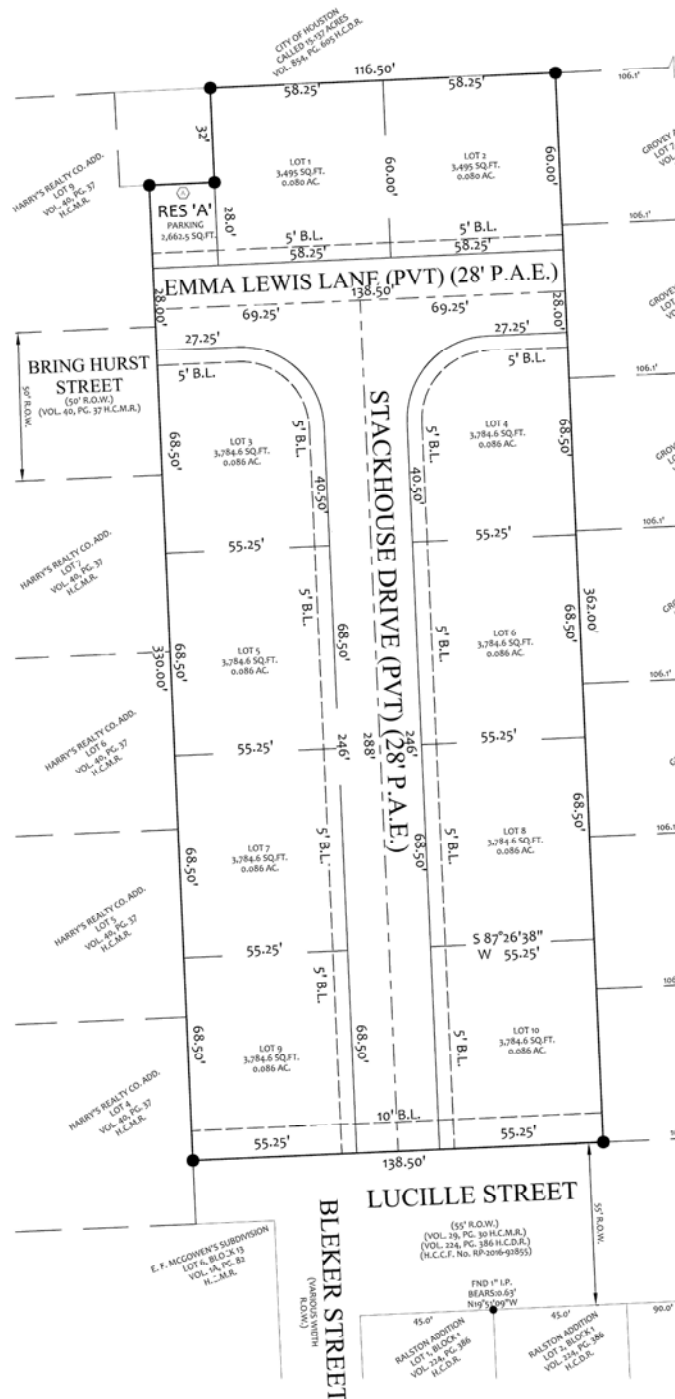
Applicant: CAS Consultants, LLC



F – Reconsideration of Requirements Site Location

Subdivision Name: Dice Duplexes (DEF1)

Applicant: CAS Consultants, LLC



F – Reconsideration of Requirements Subdivision

Houston Planning Commission

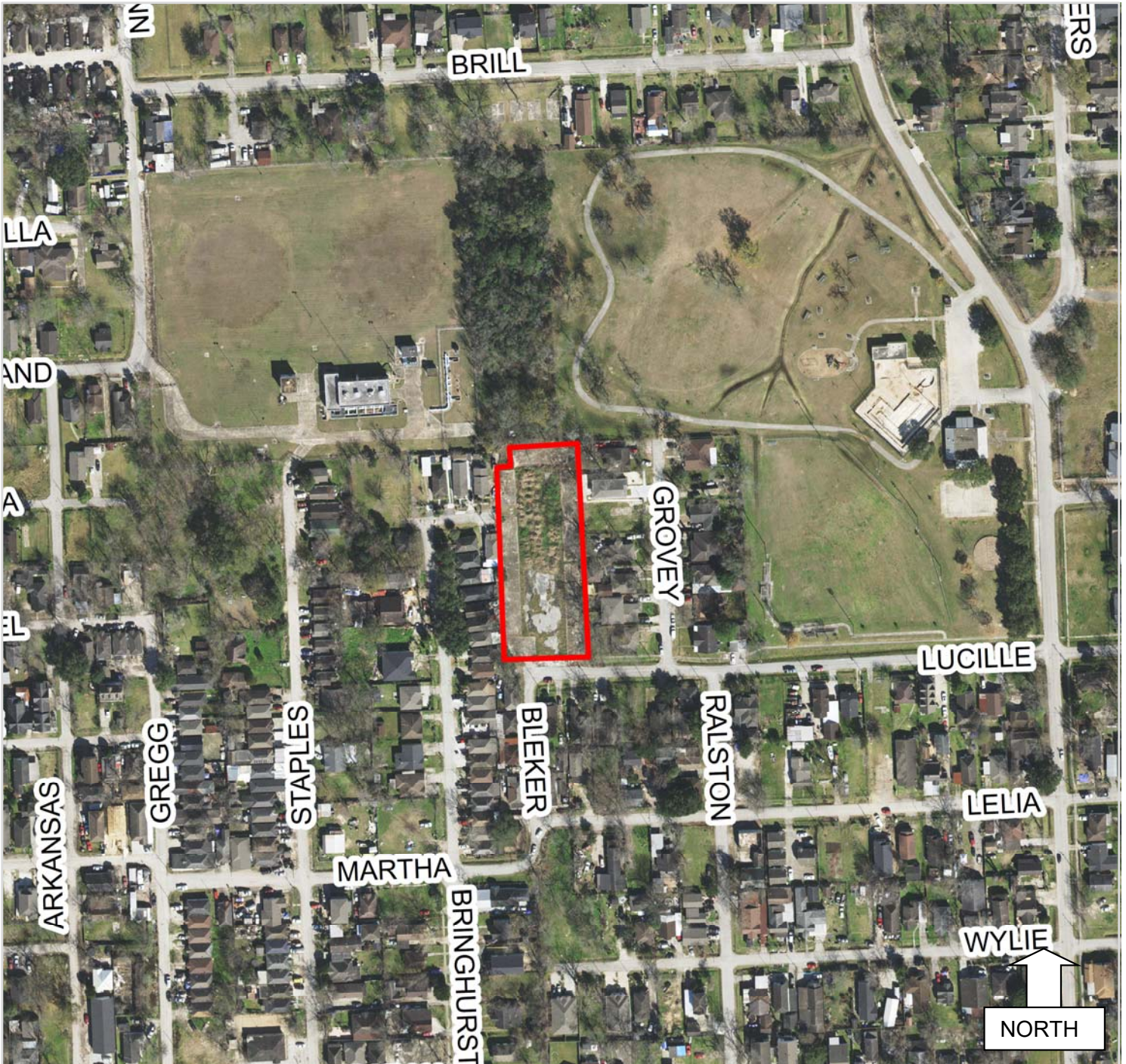
ITEM: 162

Planning and Development Department

Meeting Date: 03/30/2023

Subdivision Name: Dice Duplexes (DEF 1)

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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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

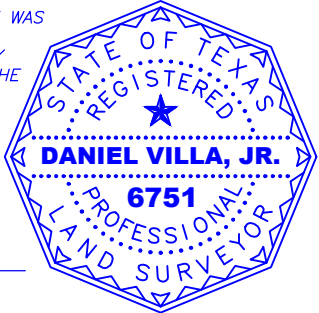
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER
G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT

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
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.



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



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.



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

NOTICE OF VARIANCE

PROJECT NAME: Dice Duplexes

REFERENCE NUMBER: 2023-0238

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement variance request for a property located 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 Bringham 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.

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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/30/2023

ITEM: 190

Applicant: DENYS CASTELLANOS

Contact Person: DENYS CASTELLANOS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: DEER RUN NORTH OF: GRAND PKWY	23-1682	77357	5874	257M	ETJ

ADDRESS: 19758 North Red Oak Lane, New Caney, Texas

ACREAGE:

LEGAL DESCRIPTION:

LOT 199, OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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: 03/30/2023

ITEM: 191

Applicant: DENYS CASTELLANOS

Contact Person: DENYS CASTELLANOS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: DEER RUN NORTH OF: GRAND PKWY	23-1683	77357	5874	257M	ETJ

ADDRESS: 19730 North Red Oak Lane, New Caney, Texas

ACREAGE:

LEGAL DESCRIPTION:

LOT 197, OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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: 03/30/2023

ITEM: 192

Applicant: JORGE RUIZ

Contact Person: JORGE RUIZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1684	77380	5073	251P	ETJ
WEST OF: GLEN LOCH DRIVE NORTH OF: SAWDUST ROAD					

ADDRESS: 3222 Royal Oaks Drive, Spring, Texas

ACREAGE:

LEGAL DESCRIPTION:

LOT 35, TIMBER LAKES, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For a 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



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
META Planning + Design	Caitlin King	281-810-7228	cking@meta-pd.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1133 East 7 th 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



Houston Planning Commission

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 Street 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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



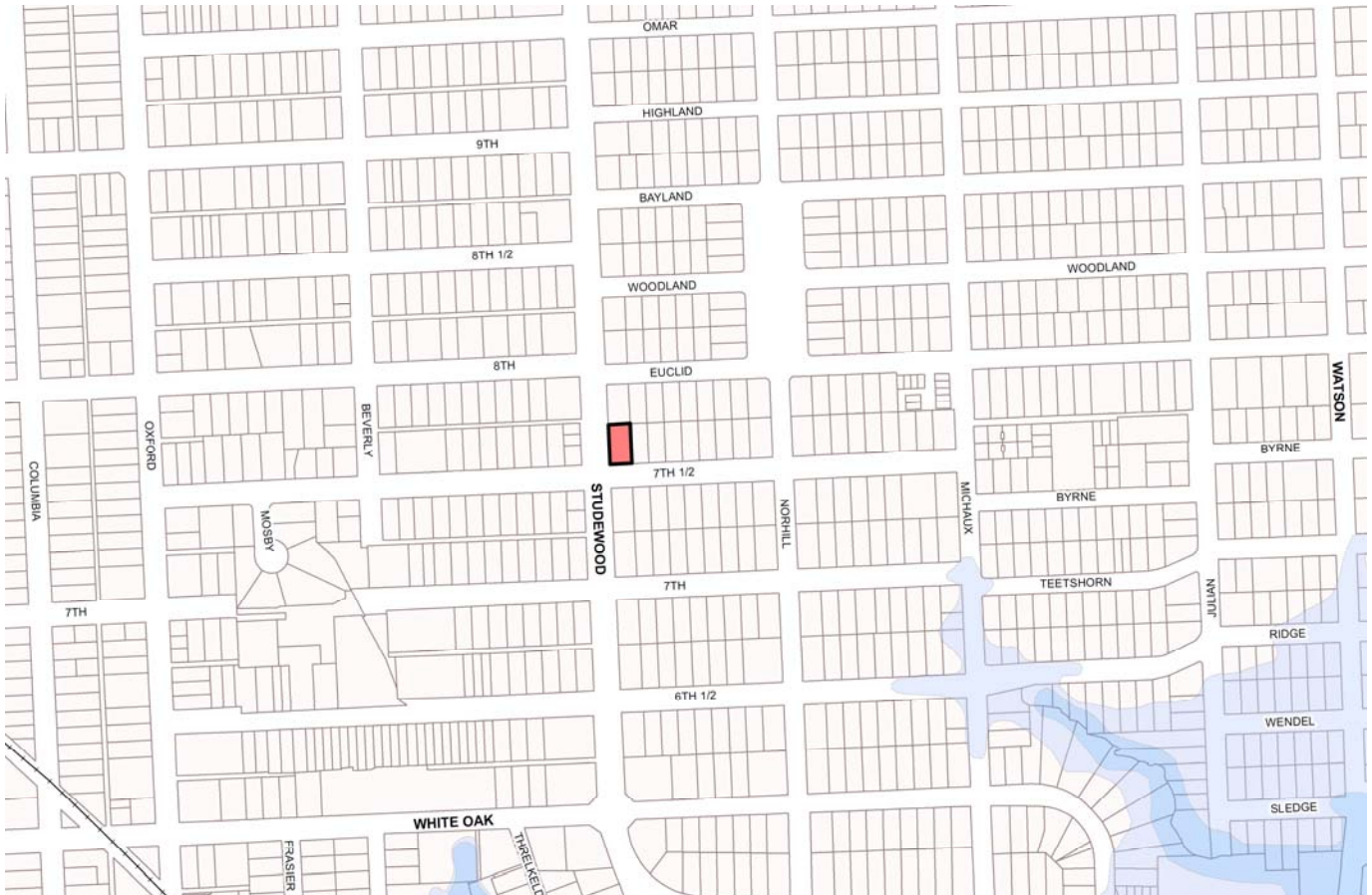
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 193

Meeting Date: 03/30/23

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 193

Meeting Date: 03/30/23

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

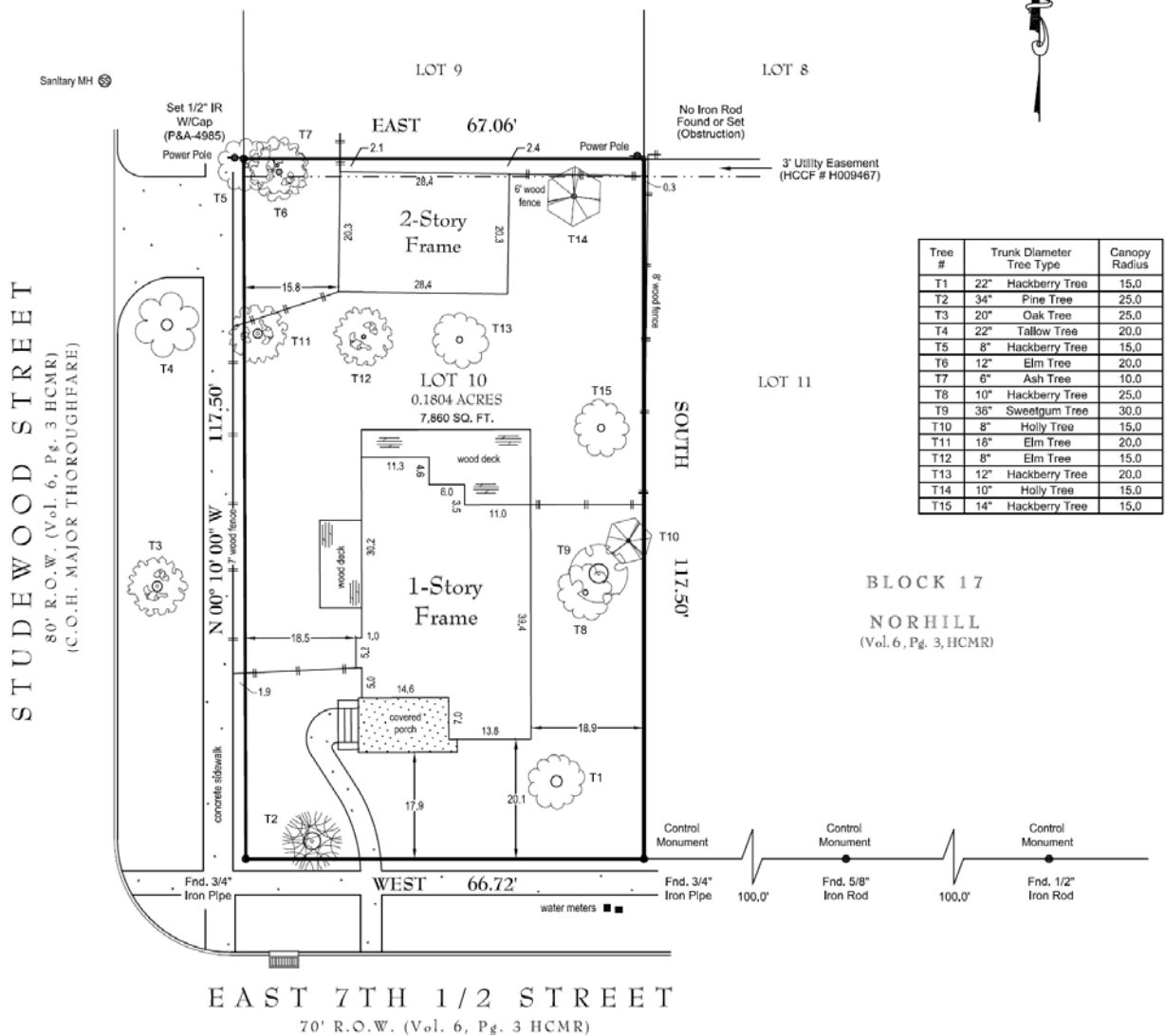
ITEM: 193

Meeting Date: 03/30/23

Survey

PROBSTFELD & ASSOCIATES PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

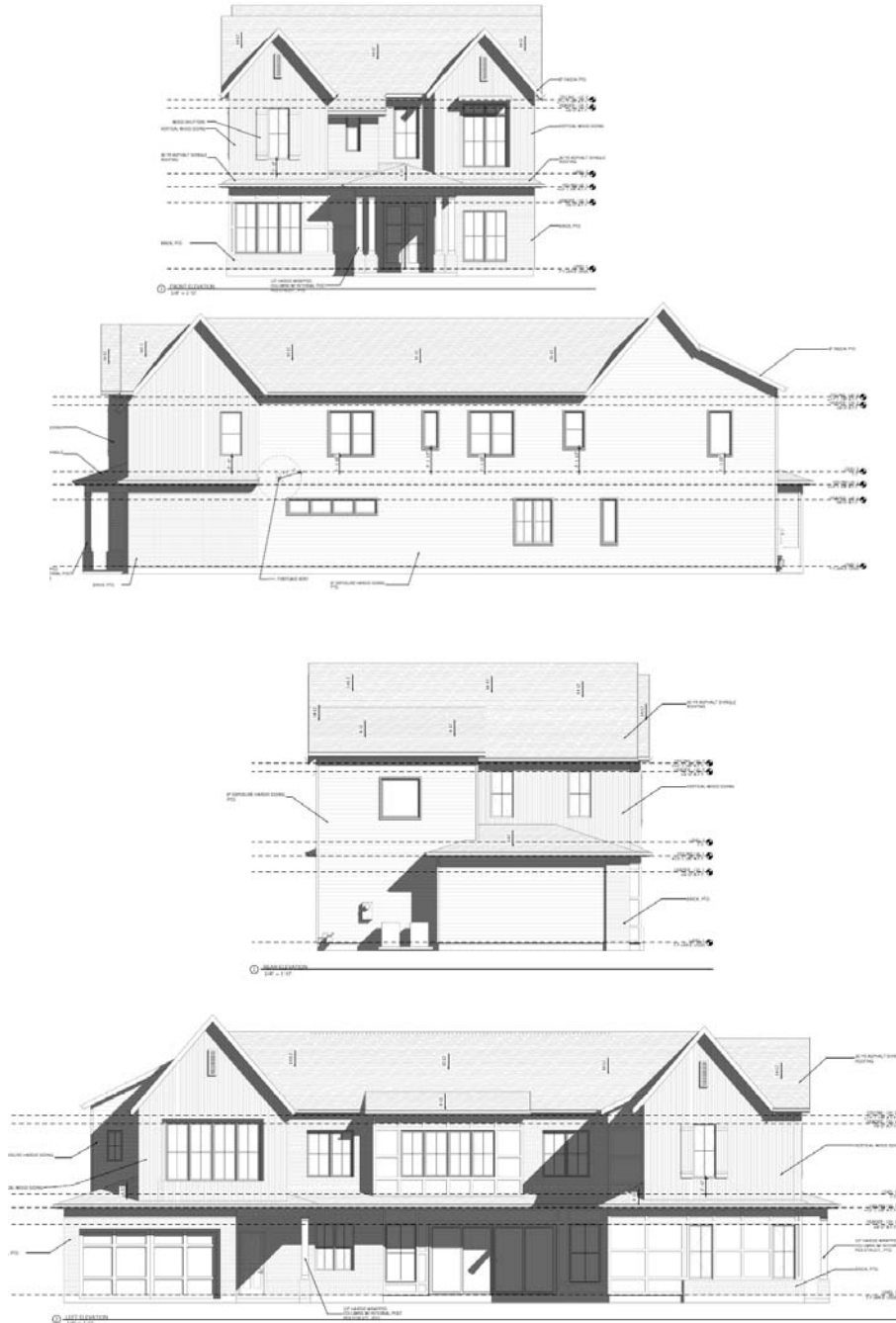


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE