

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, APRIL 13, 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](https://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](mailto: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](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:

[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

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

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto: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 April 13, 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**

**April 13, 2023 2:30 p.m.**

#### **Call to Order**

##### **Director's Report**

##### **Approval of the March 30, 2023 Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development plats)**

- Consent Subdivision Plats (Arum Lee)
- Replats (Arum Lee)
- Replats requiring Public Hearings with Notification (Arum Lee, John Cedillo, Dorianne Powe-Phlegm, Aracely Rodriguez and Devin Crittle)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, John Cedillo, Petra Hsia, Geoff Butler, 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 (Devin Crittle)

#### **II. Establish a public hearing date of May 11, 2023**

- Alma Landing
- Covington Homes
- Dewberry Village
- Dunham Pointe Sec 7 replat no 1
- EYF Properties
- Lanewood Estates
- Malias Way
- Peachtree Homes
- Platinum Estates
- Ruiz Plaza
- Sterlingshire Place

#### **III. Consideration of an Off-Street Parking Variance at 2711 Harrisburg Avenue (Devin Crittle)**

#### **IV. Consideration of a Studio 6 Hotel/Motel at 14402 Old Chocolate Bayou Road (Devin Crittle)**

#### **V. Public Comment**

#### **VI. Adjournment**

## **Minutes of the Houston Planning Commission**

**March 30, 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	Absent
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present virtually at 3:06 p.m. during item 128
Michelle Colvard	Present
Rodney Heisch	Present virtually and left at 4:30 p.m. during item
Daimian S. Hines	Present at 2:38 p.m. during item I
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present at 2:52 p.m. during item I
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present virtually
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Patrick Mandapaka for	Present at 2:35 p.m. after Director's Report
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 16, 2023, PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 16, 2023, Planning Commission meeting minutes.

Motion: **Baldwin**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

### **I. ACRES HOME MOBILITY STUDY PRESENTATION**

Report was presented by Muxian Fang, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-126)**

Staff recommendation: Approve staff's recommendations for items **1-126**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-126**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Victor**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 6, 8, 10, 31, 32, 53, 62, 63, 64, 65, and 115** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 6, 8, 10, 31, 32, 53, 62, 63, 64, 65, and 115** subject to the CPC 101 form conditions.

Motion: **Robins**

Second: **Jones**

Vote: **Carried**

Abstaining: **Sigler,  
and Heisch**

Items removed for separate consideration: **NONE**

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

#### **127 Beall Street Development**

**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: **Hines**

Vote: **Unanimous**

Abstaining: **None**

#### **128 Bria Place**

**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: **Colvard**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Bernardo Rios, Darryl Sharpton, applicants – supportive; Anniken Hoelsaeter, Ethan Michelle Ganz, Hubert Rast, Hilary Haines, Jason Ginsburg, Miguel Kremenliev, Nancy Cook, Sameer Shah – opposed

#### **129 FL Tucker Long Drive**

**C3N**

**Defer**

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

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

Motion: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

#### **130 Forest West Homes**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the application.

Commission action: Disapproved the application

Motion: **Mares**

Second: **Colvard**

Vote: **Unanimous**

Abstaining: **None**

#### **131 Inwood North Self Storage**

**C3N**

**Approve**

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

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

Motion: **Sigler**

Second: **Mandapaka**

Vote: **Unanimous**

Abstaining: **None**

- 132 Irvinton 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: **Tahir** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 133 Neuen Manor partial replat no 30 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 134 Park Street Green C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 135 Pinecrest Court Sec 3 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 136 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: **Baldwin** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**  
Speakers: Michael Moore, Ethel Hikal, Kevin Taylor - opposed
- 137 Reed Terrace partial replat no 5 C3N Defer**  
Staff recommendation: Defer the application for further information.  
Commission action: Deferred the application for further information.  
Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 138 Ruth Street Estates C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 139 Rutland Estate 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: **Baldwin** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**  
Speaker: Mark Williamson - opposed
- 140 Salem Estate C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 141 Southampton Place partial replat no 4 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**142 Southland Terrace partial replat no 3 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
Speakers: Veda Watson, Jacqueline Watson, Sandra Cornelius – opposed; Richard Smith, Houston Public Works

**143 Trails of Katy Sec 6 partial replat no 1 C3N Defer**  
Staff recommendation: Defer the application per the applicant's request.  
Commission action: Deferred the application per the applicant's request.  
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**144 Weyburn Estates C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**145 A and R Investments C2R Deny**  
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**146 Concept Neighborhood on Roberts C2R Defer**  
Staff recommendation: Defer the application for further information.  
Commission action: Deferred the application for further information.  
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**147 Dell Creek 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: **Jones** Second: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

**148 Dell Creek Sec 1 C2 Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

**149 East Dennis Development North C3R Defer**  
Staff recommendation: Defer the application for further information.  
Commission action: Deferred the application for further information.  
Motion: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

**150 East Dennis Development South C2R Defer**  
Staff recommendation: Defer the application for further information.  
Commission action: Deferred the application for further information.  
Motion: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

<b>151</b>	<b>Fuchs Tract Champion Forest Baptist Church North Klein replat no 1</b>	<b>C3R</b>	<b>Defer</b>
Staff recommendation: Defer the application for further study and review. Commission action: Deferred the application for further study and review.			
	Motion: <b>Mares</b>	Second: <b>Robins</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>152</b>	<b>Kickapoo Business Park</b>	<b>C2R</b>	<b>Approve</b>
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: <b>Mandapaka</b>	Second: <b>Jones</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>153</b>	<b>Kolbe Grove Sec 1</b>	<b>C3P</b>	<b>Defer</b>
Staff recommendation: Defer the application for further information. Commission action: Deferred the application for further information.			
	Motion: <b>Mares</b>	Second: <b>Robins</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>154</b>	<b>Lamar Consolidated ISD Campus Complex GP</b>	<b>CP</b>	<b>Approve</b>
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: <b>Sigler</b>	Second: <b>Jones</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>155</b>	<b>Linn Street Estates</b>	<b>C3P</b>	<b>Withdraw</b>
<b>156</b>	<b>Mach Industrial Park</b>	<b>C2</b>	<b>Approve</b>
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: <b>Mandapaka</b>	Second: <b>Robins</b>	Vote: <b>Carried</b> Abstaining: <b>Rosenberg</b>
<b>157</b>	<b>Providence Place</b>	<b>C3P</b>	<b>Approve</b>
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: <b>Robins</b>	Second: <b>Clark</b>	Vote: <b>Carried</b> Abstaining: <b>Mandapaka</b>
<b>158</b>	<b>Terminal Expansion Sec 3</b>	<b>C3R</b>	<b>Defer</b>
Staff recommendation: Defer the application for further information. Commission action: Deferred the application for further information.			
	Motion: <b>Mares</b>	Second: <b>Hines</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>159</b>	<b>Terminal Expansion Sec 4</b>	<b>C3P</b>	<b>Defer</b>
Staff recommendation: Defer the application for further information. Commission action: Deferred the application for further information.			
	Motion: <b>Mares</b>	Second: <b>Hines</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>



**160 Views at Wheatley****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: **Robins**Second: **Victor**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS  
NONE****F RECONSIDERATION OF REQUIREMENTS****161 CRH Business Park****C2****Approve**

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

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

Motion: **Mandapaka**Second: **Colvard**Vote: **Unanimous**Abstaining: **None****162 Dice Duplexes****C3P****Defer**

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

Commission action: Deferred the application for further study and review

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

Items G, H, and I were taken together.

**G EXTENSIONS OF APPROVAL**

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

185	Shops at Ventana Lakes	EOA	Approve
186	Shops at West Bellfort	EOA	Approve
187	Sundance Cove Sec 2	EOA	Approve
188	Tropez Village Drive Street Dedication and Reserve	EOA	Approve
189	Ucles Deep South	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

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

Staff recommendation: Approve staff's recommendations for items 163 -192.

Commission Action: Approved staff's recommendations for items 163 -192.

Motion: **Baldwin**

Second: **Jones**

Vote: **Carried**

Abstaining: **Sigler 165, 166, 167, 168, 171, 172, 175, 176, and 177**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

193	1133 E. 7th 1/2 Street	DPV	Deny
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Staff recommendation: Deny the requested variance(s) and deny the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Jennifer Curtis, Mark Watson applicant – supportive

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 27, 2023**

- a. Foster Place partial replat no 35
- b. Heights Daycare
- c. Jackson Hill Kids R Kids
- d. Johnston Glen
- e. Pinecrest Sec 1 replat no 1 and extension
- f. Spring Branch Acres Sec 1 partial replat no 4
- g. Southland Terrace partial replat no 4
- h. Thorton Indie Heights replat no 1
- i. Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1

Staff recommendation: Establish a public hearing date of April 27, 2023, for item III a-i.

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

Motion: **Sigler**

Second: **Colvard**

Vote: **Unanimous**

Abstaining: **None**

## **VI. PUBLIC COMMENT**

Jennifer Curtis addressed questions regarding item I.

## **V. EXCUSE THE ABSENCES OF COMMISSIONER VIERA-BLAND**

Commissioner Viera-Bland was present; no Commission action was required.

## **ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:18 p.m.

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alani Homes at Carolwood replat no 1	C3F	
2	Almeda Genoa Estates	C2	
3	Amplify Tomball Addition	C2	DEF1
4	ASSRR Business	C2	
5	Audubon partial replat no 1	C3F	
6	Bridgeland Prairieland Village Sec 24	C3F	
7	Bridgeland Prairieland Village Sec 34	C3F	
8	Bristol Grove	C2	
9	Buildingonboulevard	C2	
10	Candela Commercial Reserves	C2	DEF1
11	Capital United Partners LLC	C2	
12	Ceballos Happy Home Sec 1	C2	
13	Cypress Green GP	GP	DEF2
14	Cypress Green Mason Road Street Dedication Sec 1	C3P	
15	Cypress Green Sec 8	C3P	
16	Cypress Green Sec 9	C3P	
17	Cypress Green Sec 10	C3P	
18	Cypress Green Sec 11	C3P	
19	Elyson Reserves Sec 7	C2	
20	Fannin Station North	C3P	DEF1
21	First Fruits Christian Center	C2	DEF1
22	Flatrock Kuykendahl	C3F	
23	Forestwood GP	GP	DEF2
24	Fort Bend ISD Madden School	C2	DEF1
25	Frawley Point	C2	
26	Grand Mason GP	GP	
27	Greenhouse Apartments	C2	
28	Harris County Emergency Service District no 7	C2	DEF2
29	Hospitality Warehouse Reserve	C2	
30	Houston Ennis Dog Park	C2	
31	Indian Springs Sec 1	C3P	
32	Indy Estates	C3P	
33	Inverness Hardy Corner	C2	
34	Katy Legacy Peek	C2	
35	Linn Street Estates	C3P	
36	Lyons Court	C3F	
37	Marvida Detention Reserve Sec 1	C2	
38	Neighborly Storage Spring Stuebner	C2	
39	Neuen Manor partial replat no 30	C3F	
40	Northpark Fuel Depot	C2	DEF1
41	OSBT Properties GP	GP	
42	OSBT Properties Sec 1	C2	

**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Park Street Green	C3F	
44	Pinecrest Court Sec 3 partial replat no 2	C3F	
45	Pinecrest Sec 8	C2	DEF2
46	Randolph in Lincoln replat no 1	C3F	
47	Reserve on Aldine Westfield	C2	
48	Residence at Briscoe	C2	
49	Retail at Telge	C2	DEF1
50	Ruth Street Estates	C3F	
51	Salem Estate	C3F	
52	Santa Barbara Church	C2	DEF2
53	Schiel Road Tract	C3F	
54	Self Road Place	C2	DEF1
55	Shaw Road Business Park	C2	
56	Sierra Gorda	C2	
57	Songwood Park	C3F	DEF1
58	Southland Place partial replat no 5	C3F	
59	Spring Cypress Manor	C3F	DEF1
60	Tanava Estates	C2	
61	Teal Gardens	C3P	DEF1
62	Tuscan Terrace Drive and Reserves Street Dedication Sec 1	C3P	
63	Ventana Commercial Reserve	C2	DEF1
64	Victory Cottage	C3F	DEF1
65	Views At Joy Street	C2	
66	Wayside Village Sec 10	C3P	
67	Wayside Village Sec 14	C3F	
68	Westgreen Boulevard Street Dedication Sec 8	C3F	
69	Weyburn Estates	C3F	
70	Willowcreek Ranch Sec 11	C3F	

**B-Replats**

71	Ahmed Ali Hardy Street Development	C2R	
72	Alvin Estates	C2R	
73	Balkin Gardens	C2R	
74	Beckley Place	C2R	
75	Bremont Heights	C2R	
76	Cortlandt Green	C2R	DEF1
77	Davis Plaza	C2R	
78	Draper	C2R	
79	Emancipation Gardens	C2R	
80	Fellows In And Out Investments at South Freeway	C2R	
81	Figueroa Estates at Nail	C2R	DEF1
82	Foster Square	C2R	
83	Foxshire Valley	C3R	
84	Garden Trails	C3R	

**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Gillespies Landing	C2R	
86	Grand Park partial replat no 3	C2R	
87	Groves at Madera Reserves	C2R	
88	Gunter Place	C2R	
89	Hammerly Spring Landing	C2R	
90	Heights at 33rd Street	C2R	DEF1
91	Highland Heights Annex No 2 partial replat no 4	C3R	
92	Homer Reserve	C2R	
93	Humble Acres Development	C2R	
94	Hussion Place	C2R	
95	Kings Glen Drive Street Dedication	SP	
96	Lee Commercial replat no 1 and extension	C3R	
97	Madrid Landing	C2R	DEF1
98	Madrid Place	C2R	DEF1
99	McGowen Heights	C2R	
100	Mylas Way	C2R	
101	Ormandy Church	C2R	DEF2
102	Park Vista at El Tesoro Sec 3	C3R	
103	Parker Hobby	C2R	
104	Retreat at Carmen Street	C2R	
105	Ruiz Park	C2R	
106	Sandra Duplexes	C2R	
107	Titanium Homes on Bremond	C2R	
108	Trinity Lutheran Church replat no 1 and extension	C2R	
109	Vecino Homes at Armada Street	C2R	
110	Vermont Street Living	C2R	
111	W H Holdings Addition	C2R	DEF1
112	Wedgefield Court	C2R	
113	Wells Fargo Waugh	C2R	

**C-Public Hearings Requiring Notification**

114	Alani Homes at Queensland Street replat no 1	C3N	
115	Alani Homes at Shreveport replat no 1	C3N	
116	Arvin Landing	C3N	
117	Arvin Park	C3N	
118	Beall Street Development	C3N	DEF1
119	Bria Place	C3N	DEF1
120	Ella Luxury Homes	C3N	
121	FL Tucker Long Drive	C3N	DEF1
122	Foster Place partial replat no 36	C3N	
123	Foster Place partial replat no 37	C3N	
124	Grand Park Village	C3N	
125	Mahsa Amini	C3N	
126	Negrete Estates	C3N	

**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Pinemont Meadows	C3N	DEF2
128	Ranch Country Place	C3N	
129	Reed Terrace partial replat no 5	C3N	DEF1
130	Roc Homes Plaza	C3N	
131	Stella Mar	C3N	
132	Toledo Court	C3N	
133	Trails of Katy Sec 6 partial replat no 1	C3N	DEF2
134	Wrenwood Estates	C3N	

**D-Variances**

135	Binford Road Tract GP	GP	
136	Cabello Manor	C2R	
137	Concept Neighborhood on Roberts	C2R	DEF2
138	East Dennis Development North	C3R	DEF1
139	East Dennis Development South	C2R	DEF1
140	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	C3R	DEF1
141	Grand Boudreaux Business Park	C2	
142	Kolbe Grove Sec 1	C3P	DEF2
143	Northwest Commercial Park	C2R	
144	Terminal Expansion Sec 3	C3R	DEF1
145	Terminal Expansion Sec 4	C3P	DEF1

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

146	Dice Duplexes	C3P	DEF2
147	Ventana Lakes East Reserves at Peek Road Sec 1	C3P	

**G-Extensions of Approval**

148	Anderson Villas	EOA	
149	Connors Landing	EOA	
150	Cypress Station Townhomes	EOA	
151	Fair Contractors	EOA	
152	Mason Garden Place	EOA	
153	Morton Creek Ranch Sec 25	EOA	
154	Phillips Landing	EOA	
155	Slate Construction LLC	EOA	
156	Tomball Auto	EOA	

**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

Item		App	
No.	Subdivision Plat Name	Type	Deferral

**H-Name Changes**

157	Beez Kneez (prev. Beez Knezz)	NC
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**I-Certification of Compliance**

158	20172 Plantation Meadow	COC
159	25939 Lantern Avenue	COC

**J-Administrative**

None

**K-Development Plats with Variance Requests**

160	2052 Harvard Street	DPV
161	11 West Lane	DPV

**Off-Street Parking Variance Requests**

III	2711 Harrisburg Boulevard	PV
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**Hotel/Motel Variance**

IV	Studio 6 Hotel located at 14402 Old Chocolate Bayou Road	HMV
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**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

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

**A-Consent**

1	Alani Homes at Carolwood replat no 1	2023-0686	C3F	Harris	City	455F	0.16	0.00	1	ALIANA CORPORATION LLC	Aliana Corporation LLC
2	Almeda Genoa Estates	2023-0677	C2	Harris	City	575N	1.10	0.00	3	individual	South Texas Surveying Associates, Inc.
3	Amplify Tomball Addition (DEF1)	2023-0599	C2	Harris	ETJ	328M	9.46	9.46	0	Ascendant Development	Wier & Associates, Inc.
4	ASSRR Business	2023-0747	C2	Harris	ETJ	329F	3.00	3.00	0	ASSRR BUSINESS	C & C Surveying, Inc
5	Audubon partial replat no 1	2023-0751	C3F	Harris	ETJ	410T	0.13	0.13	0	Harris County Municipal Utility District No 220	EHRA
6	Bridgeland Prairieland Village Sec 24	2023-0694	C3F	Harris	ETJ	365N	43.25	3.14	75	Bridgeland Development LP	Costello, Inc.
7	Bridgeland Prairieland Village Sec 34	2023-0737	C3F	Harris	ETJ	365J	10.46	2.65	46	Bridgeland Development , LP	McKim & Creed, Inc.
8	Bristol Grove	2023-0721	C2	Harris	City	453U	0.23	0.00	4	Metro Living Studio	Total Surveyors, Inc.
9	Buildingonboulevard	2023-0668	C2	Harris	City	452P	0.35	0.35	0	ALJ Lindsey	Windrose
10	Candela Commercial Reserves (DEF1)	2023-0658	C2	Fort Bend	ETJ	523R	3.30	3.30	0	CANDELA VENTURES, LLC	Quiddity Engineering - Katy
11	Capital United Partners LLC	2023-0785	C2	Fort Bend	ETJ	527N	33.42	33.42	0	Capital United Partners LLC	The Interfield Group
12	Ceballos Happy Home Sec 1	2023-0537	C2	Harris	City	454C	1.05	0.00	1	BMW Law	Windrose
13	Cypress Green GP (DEF2)	2023-0507	GP	Harris	ETJ	285V	634.87	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
14	Cypress Green Mason Road Street Dedication Sec 1	2023-0779	C3P	Harris	ETJ	285R	6.14	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
15	Cypress Green Sec 8	2023-0783	C3P	Harris	ETJ	285V	20.37	6.26	77	Astro Cypress Green, LP	Quiddity Engineering - Katy
16	Cypress Green Sec 9	2023-0781	C3P	Harris	ETJ	285R	22.87	7.93	79	Astro Cypress Green, LP	Quiddity Engineering - Katy
17	Cypress Green Sec 10	2023-0773	C3P	Harris	ETJ	285U	13.40	1.39	59	Astro Cypress Green, L.P.	Quiddity Engineering
18	Cypress Green Sec 11	2023-0776	C3P	Harris	ETJ	285V	21.60	0.52	102	Astro Cypress Green, L.P.	Quiddity Engineering
19	Elyson Reserves Sec 7	2023-0744	C2	Harris	ETJ	404Q	26.67	26.02	0	Nash FM 529, LLC	BGE, Inc.
20	Fannin Station North (DEF1)	2023-0671	C3P	Harris	City	532V	37.49	27.63	120	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
21	First Fruits Christian Center (DEF1)	2023-0605	C2	Harris	ETJ	331S	2.00	2.00	0	CAS Consultants, LLC	CAS Consultants, LLC
22	Flatrock Kuykendahl	2023-0746	C3F	Harris	ETJ	290K	40.62	39.40	0	Flatrock Companies, LLC	Windrose
23	Forestwood GP (DEF2)	2023-0525	GP	Harris	ETJ	411D	51.50	0.00	0	Harris Manor Associates, L.P.	Meta Planning + Design LLC
24	Fort Bend ISD Madden School (DEF1)	2023-0621	C2	Fort Bend	ETJ	526Z	19.99	19.99	0	Fort Bend Independent School District	Pape-Dawson Engineers
25	Frawley Point	2023-0720	C2	Harris	City	453U	0.27	0.00	5	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
26	Grand Mason GP	2023-0454	GP	Harris	ETJ	405M	1128.60	0.00	0	TPHTM529, LLC	BGE, Inc. - Land Planning
27	Greenhouse Apartments	2023-0739	C2	Harris	ETJ	406V	2.04	2.04	0	316 Land Surveying	Texas Land Maps

**Platting Summary****Houston Planning Commission****PC Date: April 13, 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
28	Harris County Emergency Service District no 7 (DEF2)	2023-0479	C2	Harris	ETJ	292Q	51.68	51.68	0	JT Lynch Company LLC	South Texas Surveying Associates, Inc.
29	Hospitality Warehouse Reserve	2023-0690	C2	Harris	City	491D	6.29	6.29	0	Hospitality Warehouse Reserve	Benchmark Engineering Corporation
30	Houston Ennis Dog Park	2023-0738	C2	Harris	City	493V	0.18	0.18	0	TB Ennis LLC	BGE, Inc.
31	Indian Springs Sec 1	2023-0762	C3P	Harris	City/E TJ	378G	62.49	38.36	146	Blackline Engineering LLC	Blackline Engineering
32	Indy Estates	2023-0685	C3P	Harris	City	453T	0.98	0.01	16	DETAMORE DEVELOPMENT, LLC,	MOMENTUM ENGINEERING
33	Inverness Hardy Corner	2023-0684	C2	Harris	ETJ	332M	2.33	2.30	0	Black Label Commercial Group	M2L Associates, Inc.
34	Katy Legacy Peek	2023-0698	C2	Harris	ETJ	445B	18.79	18.79	0	Merrill Kaliser	Bohler Engineering
35	Linn Street Estates	2023-0697	C3P	Harris	City	454X	7.85	1.69	51	fifth ward community development corp	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
36	Lyons Court	2023-0752	C3F	Harris	City	494G	0.12	0.01	2	Fifth Ward Comm. Redevelopment Corp	M2L Associates, Inc.
37	Marvida Detention Reserve Sec 1	2023-0742	C2	Harris	ETJ	406B	34.55	34.55	0	HCMUD 165	Quiddity Engineering
38	Neighborly Storage Spring Stuebner	2023-0688	C2	Harris	ETJ	292P	4.17	4.17	0	Neighborly Storage Spring Stuebner LLC	Civil-Surv Land Surveying, L.C.
39	Neuen Manor partial replat no 30	2023-0714	C3F	Harris	City	450P	0.58	0.00	2	Ziomara Georgina Blanco	CGES Bailey Planning
40	Northpark Fuel Depot (DEF1)	2023-0458	C2	Montgomery	ETJ	296U	1.00	1.00	0	Northpark Fuel Depot LLC	Washburn & Co. Land Survey
41	OSBT Properties GP	2023-0710	GP	Harris	ETJ	409Y	3.95	0.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
42	OSBT Properties Sec 1	2023-0711	C2	Harris	ETJ	409Y	2.02	2.02	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
43	Park Street Green	2023-0724	C3F	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
44	Pinecrest Court Sec 3 partial replat no 2	2023-0734	C3F	Harris	City	494L	0.12	0.00	2	Owner	ICMC GROUP INC
45	Pinecrest Sec 8 (DEF2)	2023-0482	C2	Harris	City	450J	0.66	0.66	0	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
46	Randolph in Lincoln replat no 1	2023-0758	C3F	Harris	City	412Q	0.17	0.00	5	Diaz Group	RED CONSULTANTS
47	Reserve on Aldine Westfield	2023-0716	C2	Harris	ETJ	292V	0.62	0.62	0	IFCO GROUP, INC.	Surv-Tex surveying Inc.
48	Residence at Briscoe	2023-0736	C2	Harris	City	533Z	0.95	0.95	0	CAS Consultants, LLC	CAS Consultants, LLC
49	Retail at Telge (DEF1)	2023-0663	C2	Harris	ETJ	327H	1.00	1.00	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
50	Ruth Street Estates	2023-0708	C3F	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates
51	Salem Estate	2023-0770	C3F	Harris	City	531V	0.52	0.00	2	Amge Roman	Owens Management Systems, LLC
52	Santa Barbara Church (DEF2)	2023-0464	C2	Harris	City	530S	4.54	4.54	0	DIOCESE OF NEWTON FOR MELKITES	Daram Engineers, Inc.
53	Schiel Road Tract	2023-0740	C3F	Harris	ETJ	326P	44.51	16.54	238	AHV P3 Schiel Owner, LLC	LJA Engineering, Inc.- (Houston Office)

**Platting Summary****Houston Planning Commission****PC Date: April 13, 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
54	Self Road Place (DEF1)	2023-0533	C2	Harris	ETJ	287X	4.36	4.36	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
55	Shaw Road Business Park	2023-0774	C2	Harris	ETJ	328E	5.11	5.00	0	MLK Group, LLC	Hovis Surveying Company Inc.
56	Sierra Gorda	2023-0702	C2	Harris	City	453M	0.65	0.65	0	Turnkey, Inc.	McKim and Creed
57	Songwood Park (DEF1)	2023-0567	C3F	Harris	City	496E	4.10	0.67	79	I-10 and 610 Holdings LP	Hovis Surveying Company Inc.
58	Southland Place partial replat no 5	2023-0766	C3F	Harris	City	533L	0.15	0.00	2	PRO-SURV	PROSURV
59	Spring Cypress Manor (DEF1)	2023-0445	C3F	Harris	ETJ	328Q	4.15	1.22	44	ALEXANDER GREENE	Bowden Land Services & Consulting
60	Tanava Estates	2023-0727	C2	Harris	City	455K	0.28	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
61	Teal Gardens (DEF1)	2023-0623	C3P	Fort Bend	ETJ	611W	21.13	6.78	107	Odyssey Engineering Group	Miller Survey Group
62	Tuscan Terrace Drive and Reserves Street Dedication Sec 1	2023-0790	C3P	Harris	ETJ	285U	4.32	1.92	0	ASTRO CYPRESS GREEN, L.P.	Quiddity Engineering - Katy
63	Ventana Commercial Reserve (DEF1)	2023-0656	C2	Harris	ETJ	445B	2.96	2.50	0	Ventana Real Estate, LLC	Windrose
64	Victory Cottage (DEF1)	2023-0640	C3F	Harris	City	412S	2.41	0.29	35	Urbatechture	Pioneer Engineering, LLC
65	Views At Joy Street	2023-0726	C2	Harris	City	455K	0.28	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Wayside Village Sec 10	2023-0755	C3P	Harris	City	415X	26.84	9.15	99	CW-WAYSIDE, LLC	Pape-Dawson Engineers
67	Wayside Village Sec 14	2023-0756	C3F	Harris	City	415T	20.26	6.43	91	Rausch Coleman Homes Houston, LLC	Pape-Dawson Engineers
68	Westgreen Boulevard Street Dedication Sec 8	2023-0749	C3F	Harris	ETJ	406A	3.07	0.00	0	Astro Marvida, L.P.	Quiddity Engineering
69	Weyburn Estates	2023-0707	C3F	Harris	City	454H	0.51	0.00	6	WAFA Capital Investments LLC	RP & Associates
70	Willowcreek Ranch Sec 11	2023-0754	C3F	Harris	ETJ	287R	39.22	20.16	15	Willow Creek Ranch Telge, LLC	EHRA

**B-Replats**

71	Ahmed Ali Hardy Street Development	2023-0725	C2R	Harris	City	453Z	0.23	0.00	4	Individual	Doshi Engineering & Surveying Company
72	Alvin Estates	2023-0646	C2R	Harris	City	533Y	0.11	0.00	2	JRSG & COMPANY	JRSG & COMPANY
73	Balkin Gardens	2023-0778	C2R	Harris	City	533M	0.34	0.00	7	Survey Solutions of Texas	Survey Solutions of Texas
74	Beckley Place	2023-0651	C2R	Harris	City	412N	1.00	0.00	14	A & M Services	A & M Services
75	Bremond Heights	2023-0681	C2R	Harris	City	493Z	0.23	0.00	6	EFO-Elite LLC	Pioneer Engineering, LLC
76	Cortlandt Green (DEF1)	2023-0552	C2R	Harris	City	493A	0.30	0.30	0	NA	Karen Rose Engineering and Surveying
77	Davis Plaza	2023-0717	C2R	Harris	City	494A	0.31	0.00	8	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
78	Draper	2023-0696	C2R	Harris	ETJ	617Y	8.81	8.81	0	Crafton Communications	SMW Engineering Group
79	Emancipation Gardens	2023-0675	C2R	Harris	City	493U	0.11	0.00	3	1st Homes LLC	Pioneer Engineering, LLC
80	Fellows In And Out Investments at South Freeway	2023-0700	C2R	Harris	ETJ	573W	8.96	8.96	0	Fellows II	Windrose

**Platting Summary****Houston Planning Commission****PC Date: April 13, 2023**

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				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
81	Figueroa Estates at Nail (DEF1)	2023-0603	C2R	Fort Bend	ETJ	611U	2.90	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
82	Foster Square	2023-0777	C2R	Harris	City	533M	0.23	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
83	Foxshire Valley	2023-0741	C3R	Harris	City	572Y	1.41	0.44	31	Green Valley Construction, LLC	The Interfield Group
84	Garden Trails	2023-0769	C3R	Harris	ETJ	487Z	5.49	1.97	42	Sullivan Brothers	LJA Engineering, Inc.- (Houston Office)
85	Gillespies Landing	2023-0789	C2R	Harris	City	494K	0.27	0.00	7	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
86	Grand Park partial replat no 3	2023-0674	C2R	Harris	City	533R	0.11	0.00	3	Rapini & Brand Properties LLC	South Texas Surveying Associates, Inc.
87	Groves at Madera Reserves	2023-0745	C2R	Harris	ETJ	376M	6.15	6.15	0	CF CSLK Groves, LLC	BGE, Inc.
88	Gunter Place	2023-0753	C2R	Harris	City	494K	4.80	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
89	Hammerly Spring Landing	2023-0723	C2R	Harris	City	451T	0.18	0.00	4	Ultavillas, LLC	Total Surveyors, Inc.
90	Heights at 33rd Street (DEF1)	2023-0509	C2R	Harris	City	453P	0.14	0.00	3	Oc Plans & Permits	Oc Plans & Permits
91	Highland Heights Annex No 2 partial replat no 4	2023-0765	C3R	Harris	City	451D	0.78	0.04	10	Pirouz Pour Property Group	South Texas Surveying Associates, Inc.
92	Homer Reserve	2023-0607	C2R	Harris	City	412X	0.24	0.00	5	Urbatechture	Pioneer Engineering, LLC
93	Humble Acres Development	2023-0600	C2R	Harris	City	374Z	0.97	0.97	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Hussion Place	2023-0693	C2R	Harris	City	494S	0.12	0.00	2	N/A	The Interfield Group
95	Kings Glen Drive Street Dedication	2023-0529	SP	Harris	ETJ	337U	0.80	0.00	0	Kingwood Residences HTX LLC	EHRA
96	Lee Commercial replat no 1 and extension	2023-0701	C3R	Harris	City	451E	3.19	3.19	0	Panjwani Properties, LTD.	Century Engineering, Inc
97	Madrid Landing (DEF1)	2023-0590	C2R	Harris	City	534N	0.22	0.00	4	Urban Arc Development	Total Surveyors, Inc.
98	Madrid Place (DEF1)	2023-0589	C2R	Harris	City	534J	0.22	0.00	4	Urban Arc Development	Total Surveyors, Inc.
99	McGowen Heights	2023-0679	C2R	Harris	City	493Z	0.23	0.00	6	1st Homes LLC	Pioneer Engineering, LLC
100	Mylas Way	2023-0767	C2R	Harris	City	453N	0.18	0.00	3	Masters Kingdom	RED CONSULTANTS
101	Ormandy Church (DEF2)	2023-0534	C2R	Harris	City	570M	10.33	10.33	1	Iglesia Palabra de Restauracion Pentecostes INC	Hussam Ghuneim
102	Park Vista at El Tesoro Sec 3	2023-0775	C3R	Harris	City	574L	14.04	0.49	92	LGI Homes	Pape-Dawson Engineers
103	Parker Hobby	2023-0763	C2R	Harris	City	493A	0.85	0.85	0	Lot 14 &15 Purchase Company,L.L.C.	M2L Associates, Inc.
104	Retreat at Carmen Street	2023-0709	C2R	Harris	City	573D	0.55	0.07	11	Riviera Drive Real Estates LLC	RP & Associates
105	Ruiz Park	2023-0703	C2R	Harris	City	574U	0.43	0.00	1	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
106	Sandra Duplexes	2023-0735	C2R	Harris	City	454Q	0.25	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
107	Titanium Homes on Bremond	2023-0713	C2R	Harris	City	493Z	0.23	0.00	6	Jerry Nicholas Family Trust	Owens Management Systems, LLC
108	Trinity Lutheran Church replat no 1 and extension	2023-0504	C2R	Harris	ETJ	331A	28.94	28.94	0	MBA ENERGY & INDUSTRIAL	Bowden Land Services & Consulting

**Platting Summary****Houston Planning Commission****PC Date: April 13, 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
109	Vecino Homes at Armada Street	2023-0750	C2R	Harris	City	451D	0.13	0.00	2	SEM SERVICES	SEM SERVICES
110	Vermont Street Living	2023-0722	C2R	Harris	City	492R	0.13	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
111	W H Holdings Addition (DEF1)	2023-0572	C2R	Harris	City	573Q	15.54	15.54	0	WGA Consulting Engineers	JPH
112	Wedgefield Court	2023-0728	C2R	Harris	City	455P	0.28	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
113	Wells Fargo Waugh	2023-0784	C2R	Harris	City	492R	1.57	1.57	0	SGDesign, Inc.	Windrose

**C-Public Hearings Requiring Notification**

114	Alani Homes at Queensland Street replat no 1	2023-0465	C3N	Harris	City	455Q	0.40	0.00	4	Alani Homes LLC	Aliana Corporation LLC
115	Alani Homes at Shreveport replat no 1	2023-0466	C3N	Harris	City	454Q	0.58	0.00	4	Alani Homes LLC	Aliana Corporation LLC
116	Arvin Landing	2023-0390	C3N	Harris	City	455C	0.21	0.00	2	Zuniga's Builders LLC	Pioneer Engineering, LLC
117	Arvin Park	2023-0389	C3N	Harris	City	455C	0.16	0.00	2	Zuniga's Builders LLC	Pioneer Engineering, LLC
118	Beall Street Development (DEF1)	2023-0400	C3N	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
119	Bria Place (DEF1)	2023-0359	C3N	Harris	City	492V	0.11	0.00	2	o3 DESIGN BUILD	Dart Land Services LLC
120	Ella Luxury Homes	2023-0373	C3N	Harris	City	491U	0.07	0.00	2	3A US Globad, Inc.	HRS and Associates, LLC
121	FL Tucker Long Drive (DEF1)	2023-0387	C3N	Harris	City	534Q	2.88	2.88	0	FL TUCKER LLC	Civil-Surv Land Surveying, L.C.
122	Foster Place partial replat no 36	2023-0546	C3N	Harris	City	533R	0.12	0.00	2	CE Engineers & Development Consultants, Inc,	CE Engineers & Development Consultants, INC
123	Foster Place partial replat no 37	2023-0545	C3N	Harris	City	533R	0.17	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
124	Grand Park Village	2023-0666	C3N	Harris	City	533M	1.84	0.07	19	Agape Homes CDC	Pioneer Engineering, LLC
125	Mahsa Amini	2023-0486	C3N	Harris	City	494A	0.94	0.16	24	No Company	HRS and Associates, LLC
126	Negrete Estates	2023-0457	C3N	Harris	City	534U	0.34	0.00	2	CE Barker LTD	MOMENTUM ENGINEERING
127	Pinemont Meadows (DEF2)	2023-0333	C3N	Harris	City	452G	0.46	0.00	5	Acada, Inc	Windrose
128	Ranch Country Place	2023-0522	C3N	Harris	ETJ	325N	25.22	25.22	0	R.G. Miller Engineers	R.G. Miller Engineers
129	Reed Terrace partial replat no 5 (DEF1)	2023-0374	C3N	Harris	City	533Y	0.15	0.00	2	New Era Development	New Era Development & Land Services
130	Roc Homes Plaza	2023-0460	C3N	Harris	City	493X	0.17	0.00	2	ROC Homes	MOMENTUM ENGINEERING
131	Stella Mar	2023-0519	C3N	Harris	City	411Z	0.51	0.00	3	Stella Mar Construction, LLC	HRS and Associates, LLC
132	Toledo Court	2023-0343	C3N	Harris	City	451D	0.16	0.00	1	Roberto Toledo	Pioneer Engineering, LLC
133	Trails of Katy Sec 6 partial replat no 1 (DEF2)	2023-0217	C3N	Fort Bend	ETJ	483H	0.34	0.00	6	GEHAN HOMES	Quiddity Engineering - Katy
134	Wrenwood Estates	2023-0455	C3N	Harris	City	449X	0.33	0.00	2	Stonefield Houston LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Platting Summary****Houston Planning Commission****PC Date: April 13, 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

**D-Variances**

135	Binford Road Tract GP	2023-0772	GP	Harris/Waller	ETJ	243W	256.10	0.00	0	Pulte Group	Meta Planning + Design LLC
136	Cabello Manor	2023-0613	C2R	Harris	City	495S	0.09	0.00	2	Carolina Gobeia	Owens Management Systems, LLC
137	Concept Neighborhood on Roberts (DEF2)	2023-0449	C2R	Harris	City	494N	1.14	1.14	0	WKM 5 LLC	Beacon Land Services
138	East Dennis Development North (DEF1)	2023-0193	C3R	Harris	City	493U	0.88	0.00	16	Aspen Grey Homes	Windrose
139	East Dennis Development South (DEF1)	2023-0471	C2R	Harris	City	493U	0.51	0.00	10	Aspen Grey Homes	Windrose
140	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension (DEF1)	2023-0418	C3R	Harris	ETJ	291P	41.84	41.84	0	Champion Forest Baptist Church	PEA Group
141	Grand Boudreaux Business Park	2023-0676	C2	Harris	ETJ	288Z	24.47	24.47	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC
142	Kolbe Grove Sec 1 (DEF2)	2023-0415	C3P	Harris	City	450R	35.11	3.55	297	Lovett Homes	Windrose
143	Northwest Commercial Park	2023-0678	C2R	Harris	ETJ	324G	19.98	19.98	0	Landmark Development and Construction	The Pinnell Group, LLC
144	Terminal Expansion Sec 3 (DEF1)	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
145	Terminal Expansion Sec 4 (DEF1)	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

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

146	Dice Duplexes (DEF2)	2023-0238	C3P	Harris	City	494B	1.13	0.06	10	CAS Consultants, LLC	CAS Consultants, LLC
147	Ventana Lakes East Reserves at Peek Road Sec 1	2023-0444	C3P	Harris	ETJ	445C	21.92	18.01	0	HHS Residential	EHRA

**G-Extensions of Approval**

148	Anderson Villas	2022-0945	EOA	Harris	ETJ	572T	8.88	2.06	78	J. Morales	J. Morales
149	Connors Landing	2022-0904	EOA	Montgomery	ETJ	252N	1.43	1.43	0	Crown Point Development LLC	Core
150	Cypress Station Townhomes	2022-1039	EOA	Harris	ETJ	332K	2.67	0.76	30	Jay Luchun	McKim and Creed
151	Fair Contractors	2022-1087	EOA	Harris	ETJ	368P	1.00	1.00	0	Fair Contractors	Hovis Surveying Company Inc.
152	Mason Garden Place	2022-0631	EOA	Harris	ETJ	486B	1.43	0.20	17	Y-Square Design LLC	Chesterfield Development Services



**Platting Summary****Houston Planning Commission****PC Date: April 13, 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
153	Morton Creek Ranch Sec 25	2022-1014	EOA	Harris	ETJ	445P	12.64	1.45	58	Woodmere Development Co	R.G. Miller Engineers
154	Phillips Landing	2022-0914	EOA	Harris	City	533Z	0.19	0.00	4	Keanu Builders	Owens Management Systems, LLC
155	Slate Construction LLC	2022-1280	EOA	Harris	ETJ	329T	2.24	2.24	0	Slate Construction LLC	Hovis Surveying Company Inc.
156	Tomball Auto	2022-0830	EOA	Harris	City/ETJ	329N	33.51	33.51	0	KBC 249, LLC	Civil-Surv Land Surveying, L.C.

**H-Name Changes**

157	Beez Kneez (prev. Beez Knezz)	2022-2984	NC	Harris	City	452U	0.47	0.47	0	LJA	LJA Engineering, Inc.- (Houston Office)
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**I-Certification of Compliance**

158	20172 Plantation Meadow	23-1680	COC	Montgomery	ETJ	295L				Allen Taylor	Allen Taylor
159	25939 Lantern Avenue	23-1685	COC	Montgomery	ETJ	257L				Carlos Parra	Carlos Parra

**J-Administrative**

None

**K-Development Plats with Variance Requests**

160	2052 Harvard Street	22100861	DPV	Harris	City	453S				Jamie Gaspard	Jamie Gaspard
161	11 West Lane	22124249	DPV	Harris	City	492N				Jacob Buckwalter	Houston Permit Service

**Off-Street Parking Variance Requests**

III	2711 Harrisburg Boulevard	23027620	PV	Harris	City	494N				Shanin Naghavi	East End Warehouses LLC
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**Hotel/Motel Variance Requests**

IV	Studio 6 Hotel located at 14402 Old Chocolate Bayou Road	22014682	HMV	Harris	City	573Z				Swapnil Patel	Shilpin Counsultancy LLC
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# Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Alani Homes at Queensland Street replat no 1

Applicant: Aliana Corporation LLC



C – Public Hearings

Site Location





# Houston Planning Commission

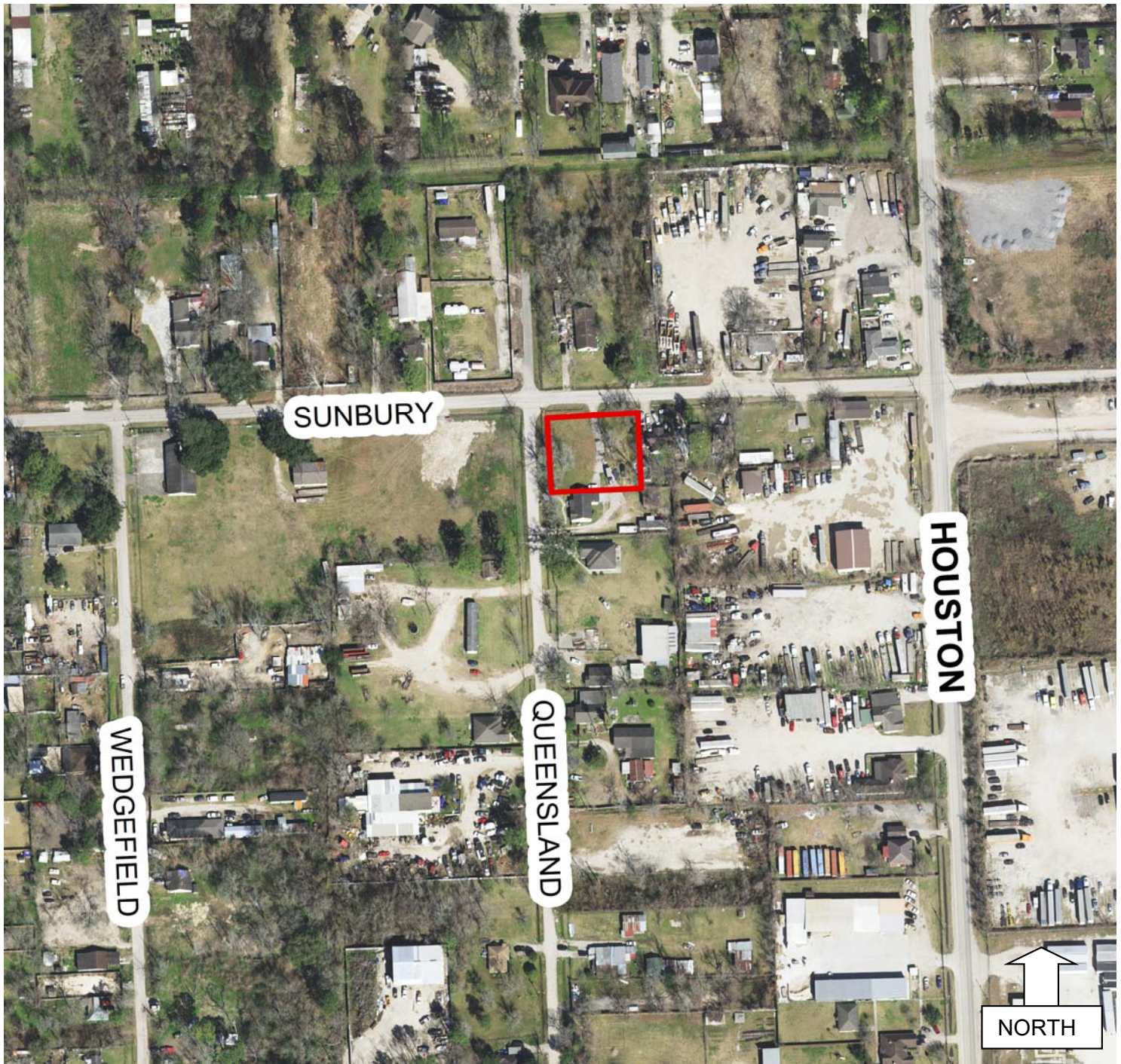
ITEM: 114

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Alani Homes at Queensland Street replat no 1

Applicant: Aliana Corporation LLC



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## 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](http://www.houstontx.gov)

March 23, 2023

Dear Property Owner:

**Reference Number: 2023-0465; Alani Homes at Queensland Street replat no 1;** a full replat of **"Alani Homes at Queensland Street,"** being all of Lots 1-4 Block 1, as recorded in Film Code No 699546 of the Harris County Map Records.

The property is located at the southeast corner of Queensland Street and Sunbury Street. The purpose of the replat is to create four single family residential lots, to remove lot size and density tables, and to add eight dwelling units to park land dedication table. The applicant, **Nora Berrones**, with Aliana Corporation, LLC, on behalf of Alani Homes LLC can be contacted at 713-725-0437.

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](mailto: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, April 13, 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](http://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](mailto:speakercomments.pc@houstontx.gov),

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

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

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

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

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

# Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Alani Homes at Shreveport replat no 1

Applicant: Aliana Corporation, LLC



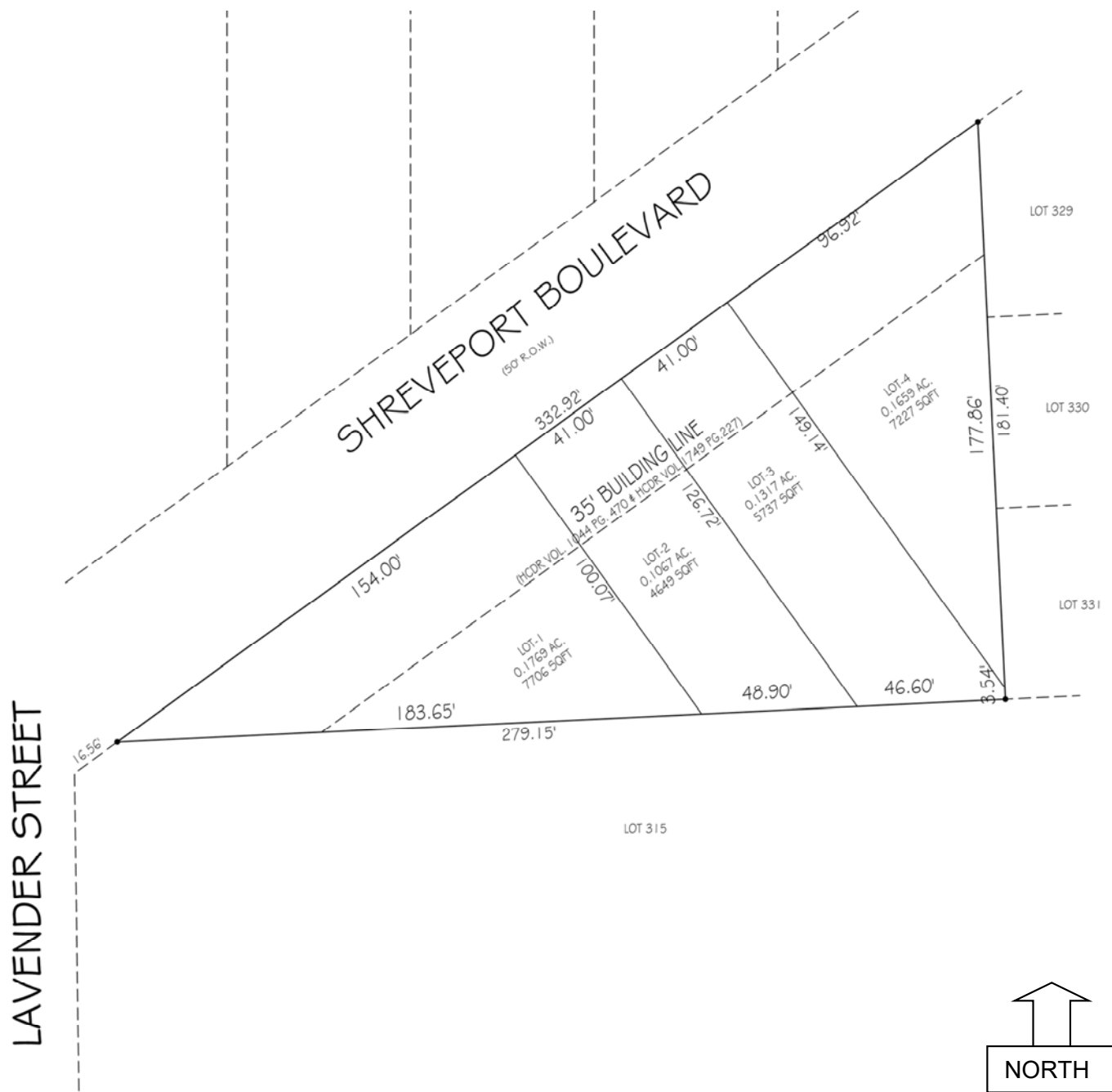
C – Public Hearings

Site Location

**ITEM: 115**

**Meeting Date: 04/13/2023**

**Applicant: Aliana Corporation, LLC**



## C – Public Hearings

## Subdivision



# Houston Planning Commission

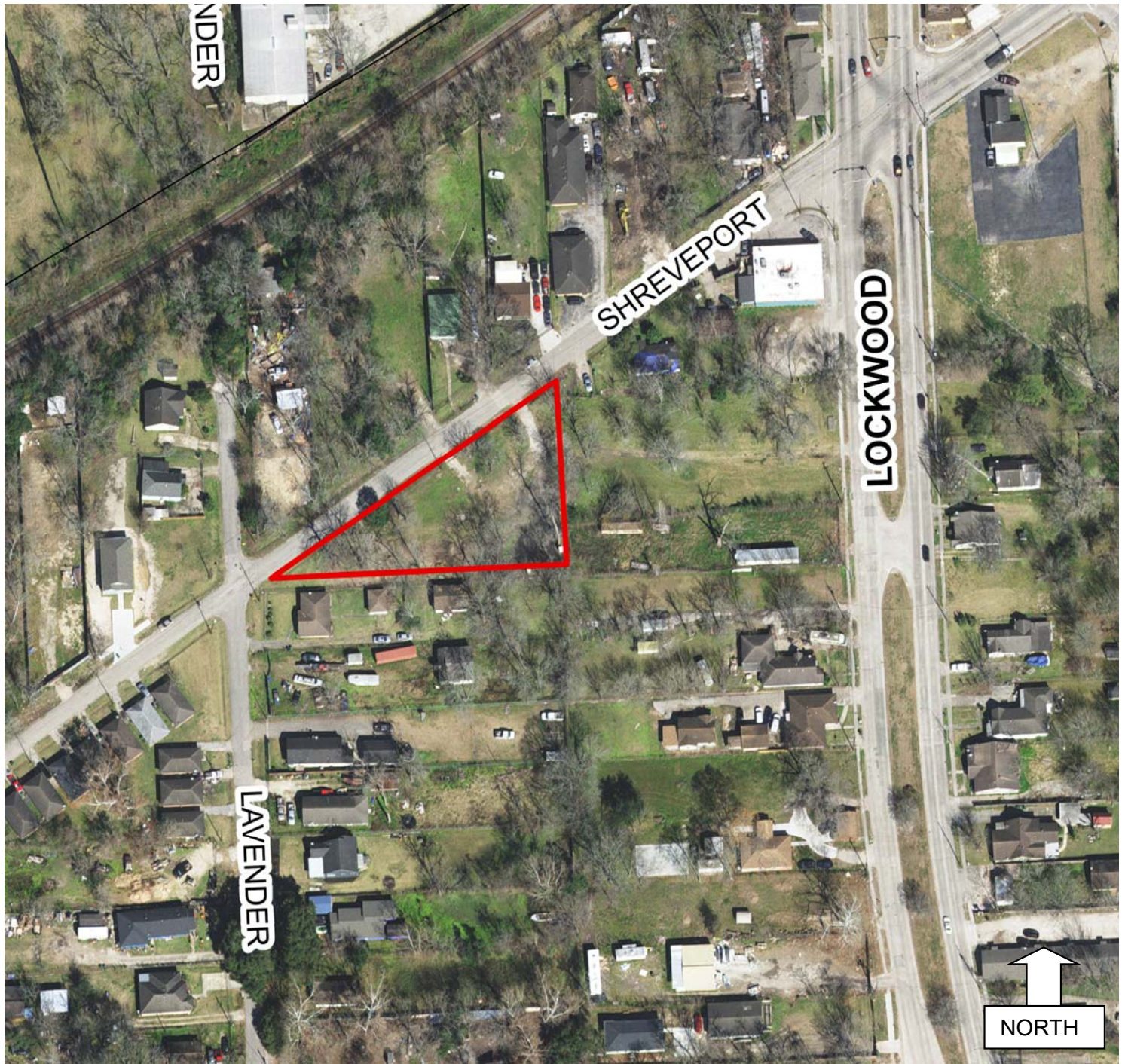
ITEM: 115

Planning and Development Department

Meeting Date: 04/13/2023

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C – Public Hearings

Aerial



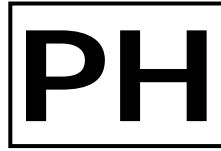
# CITY OF HOUSTON

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](http://www.houstontx.gov)

March 23, 2023

Dear Property Owner:

**Reference Number: 2023-0466; Alani Homes at Shreveport replat no 1;** a full replat of “**Alani Homes at Shreveport**,” being all of Lots 1-4 Block 1, as recorded in Film Code No 699855 of the Harris County Map Records.

The property is located along the southern side of Shreveport Boulevard between Lavender Street and Lockwood Drive. The purpose of the replat is to create four single family residential lots, to remove lot size and density tables, and to add eight dwelling units to park land dedication table. The applicant, **Nora Berrones**, with Aliana Corporation, LLC, on behalf of Alani Homes LLC., can be contacted at 713-725-0437.

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 Department Staff Authority and Obligation***

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

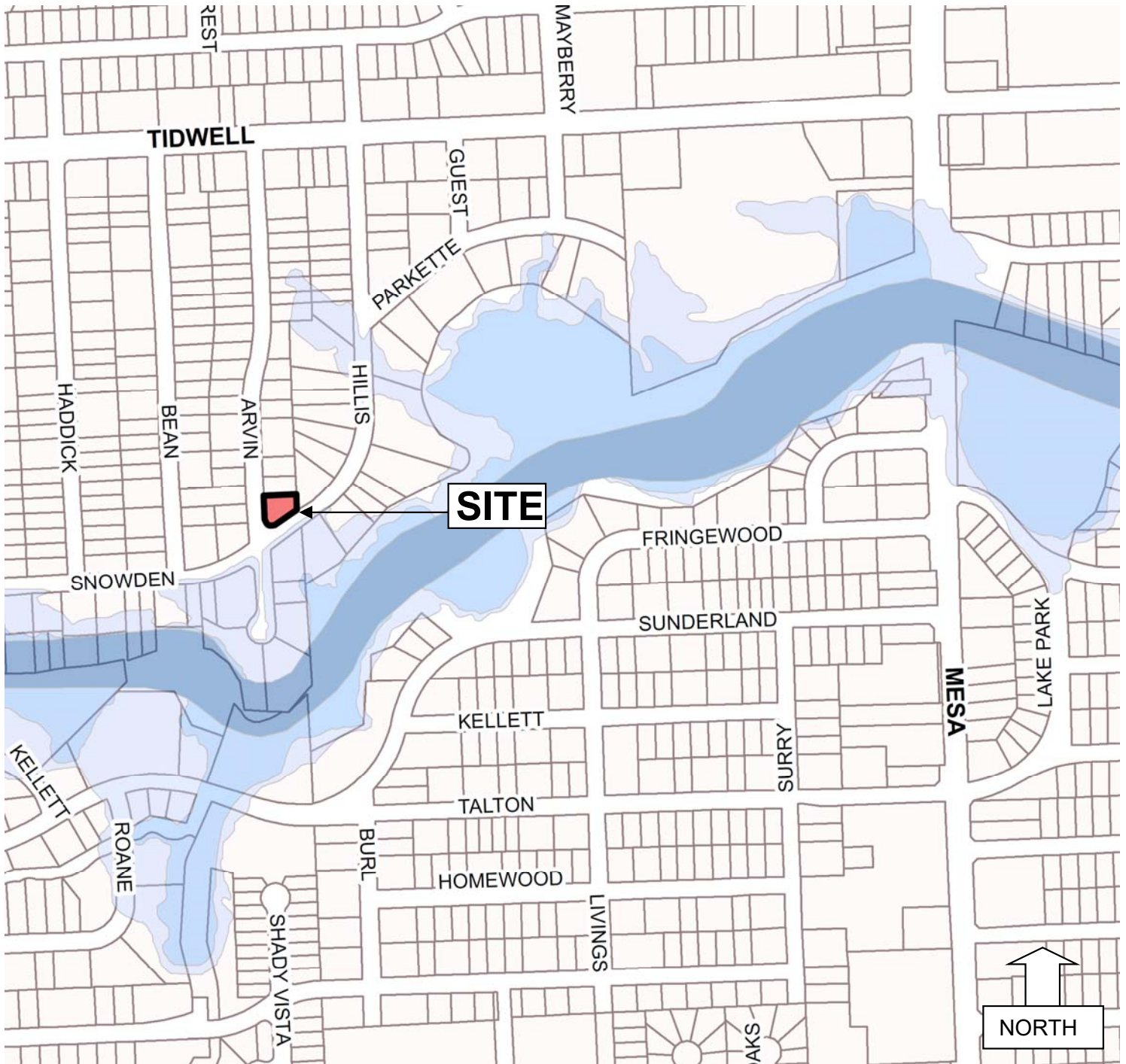
ITEM: 116

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Arvin Landing

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Subdivision Name: Arvin Landing

Applicant: Pioneer Engineering, LLC





# Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Arvin Landing

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



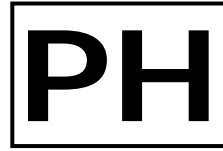
# CITY OF HOUSTON

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](http://www.houstontx.gov)

March 23, 2023

Dear Property Owner:

**Reference Number: 2023-0390; Arvin Landing;** a partial replat of "**Dorchester Place**" being all of Lot 1 in Block 1, as recorded in Volume 52, Page 43 of the Harris County Map Records.

The property is located at the northeast intersection of Hillis Street and Arvin Street, south of Tidwell Road and west of Mesa Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karla Hernandez**, with Pioneer Engineering, LLC, on behalf of Zuniga's Builders LLC, can be contacted at 832-307-0010.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto: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, April 13, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

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



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

### ***Terminology***

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

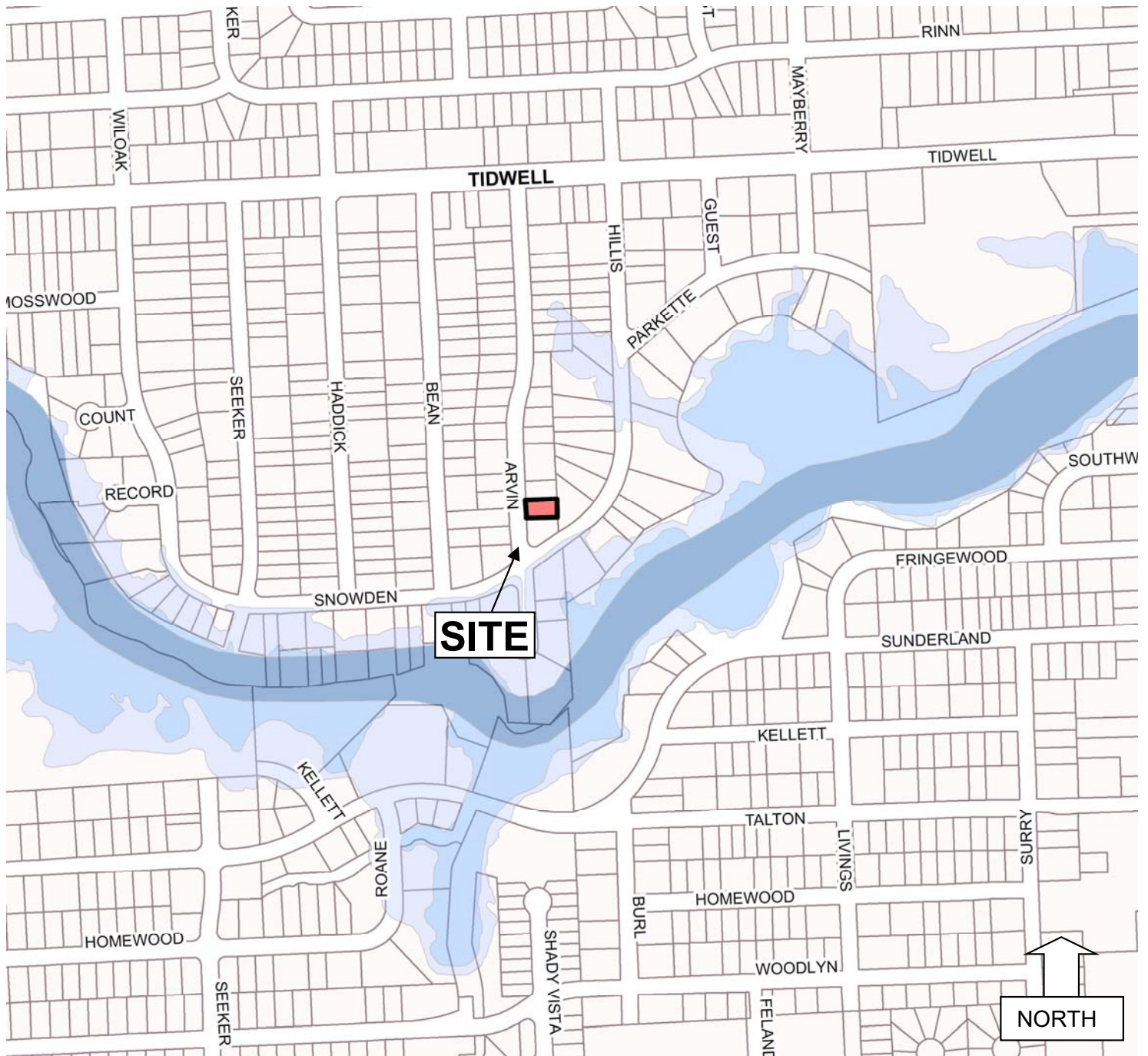
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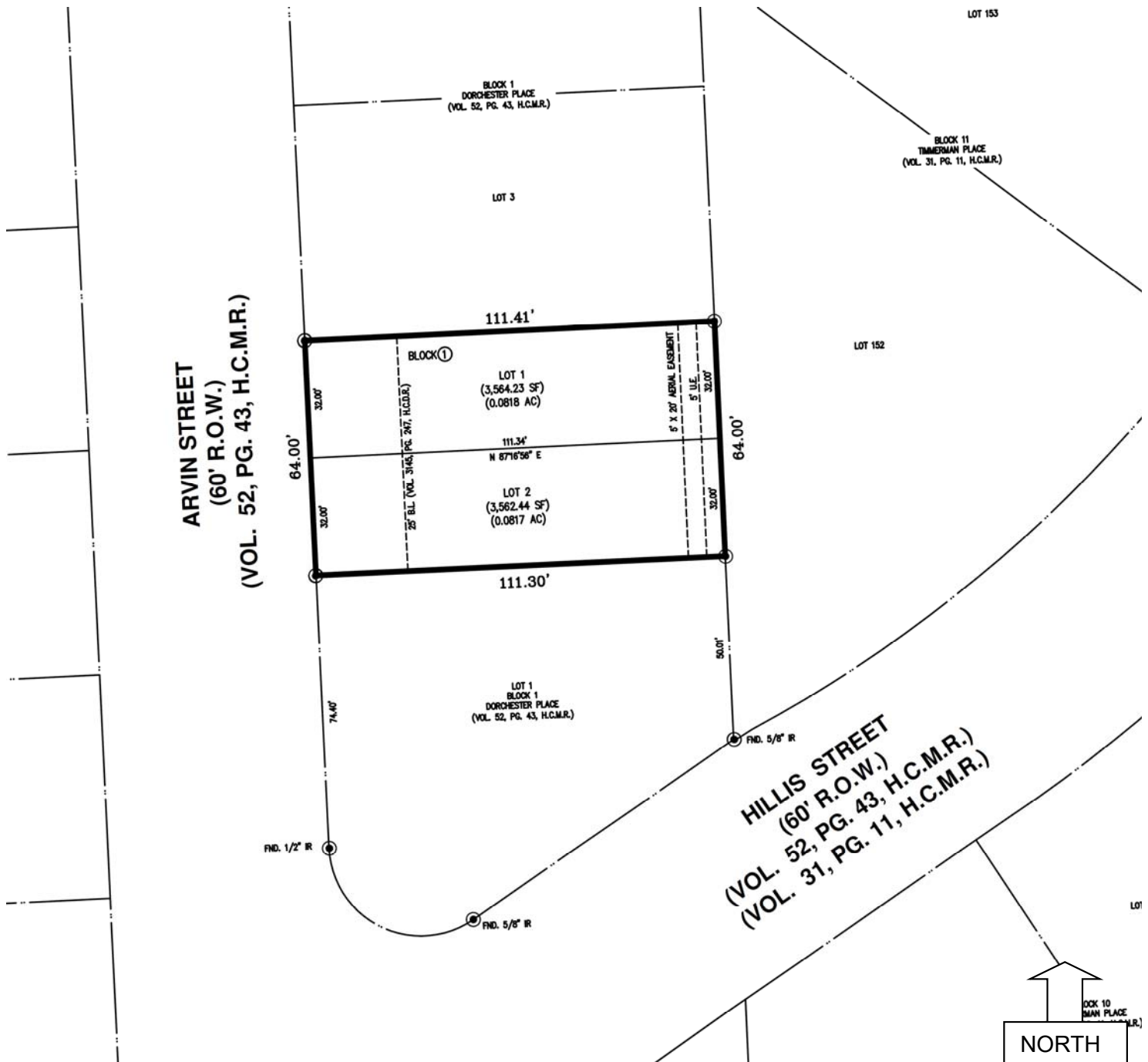
**Subdivision Name: Arvin Park**

**Applicant: Pioneer Engineering, LLC**



Subdivision Name: Arvin Park

Applicant: Pioneer Engineering, LLC





# Houston Planning Commission

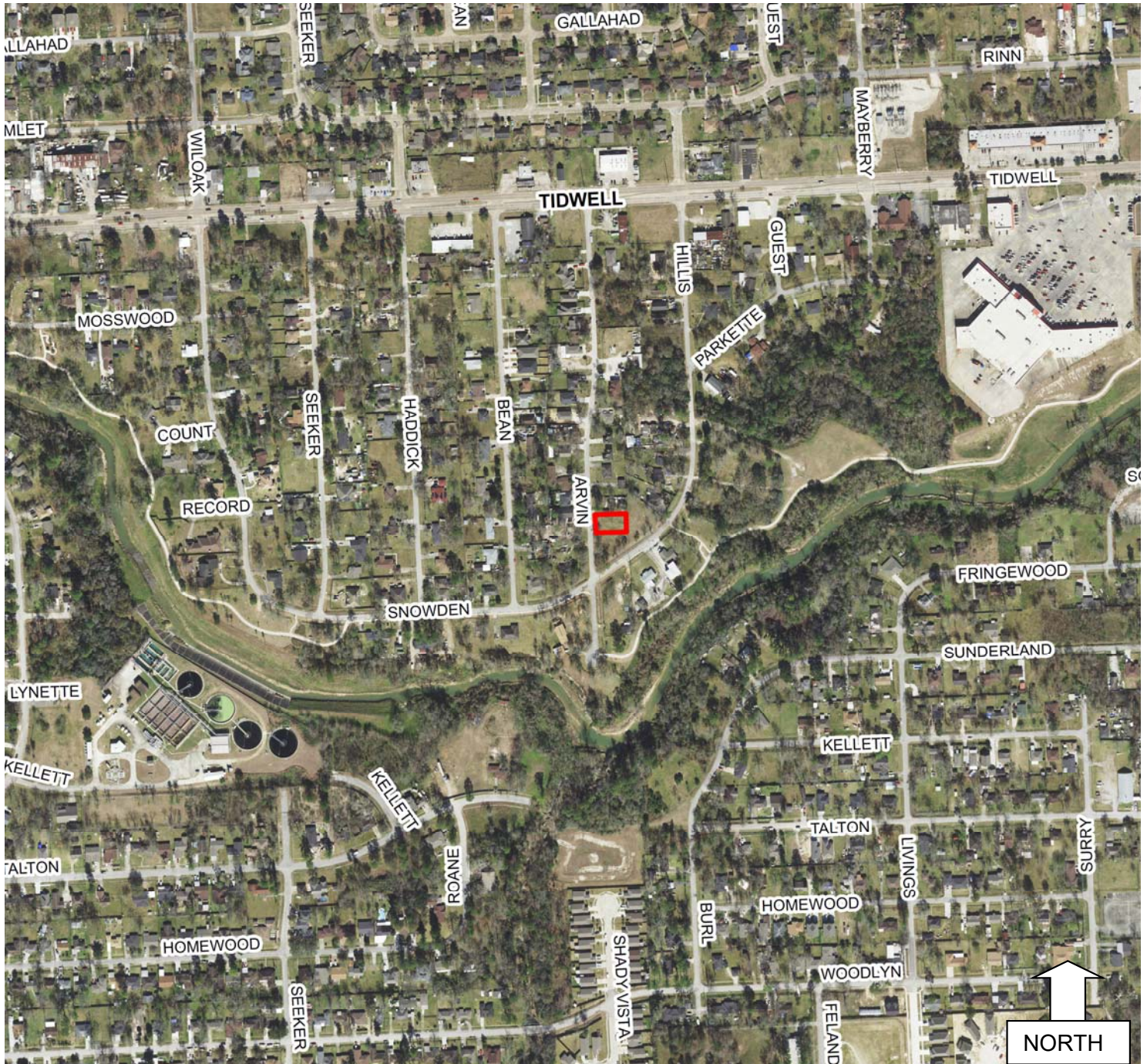
ITEM: 117

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Arvin Park

Applicant: Pioneer Engineering, 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](http://www.houstontx.gov)

March 22, 2023

Dear Property Owner:

**Reference Number: 2023-0389; Arvin Park;** a partial replat of “**Dorchester Place**” being all of Lot 2 in Block 1, as recorded in Volume 52, Page 43 of the Harris County Map Records.

The property is located east along Arvin Street, south of Tidwell Road and west of Mesa Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karla Hernandez**, with Pioneer Engineering, LLC, on behalf of Zuniga's Builders LLC, can be contacted at 832-307-0010.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto: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, April 13, 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  
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Controller: Chris Brown

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### ***Terminology***

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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.

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# Houston Planning Commission

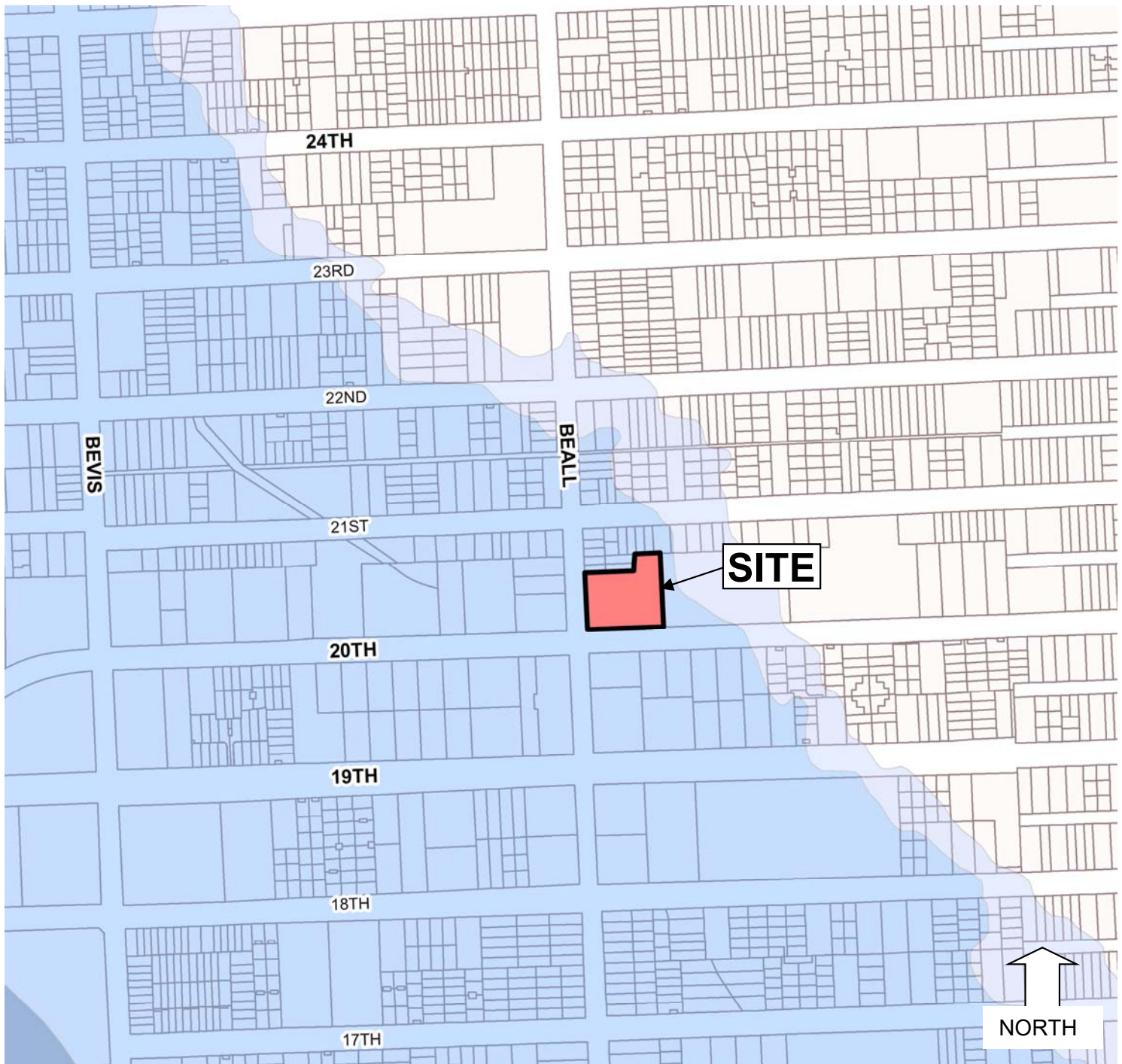
**ITEM: 118**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Beall Street Development (DEF 1)

Applicant: The Interfield Group



**C – Public Hearings**

**Site Location**





# Houston Planning Commission

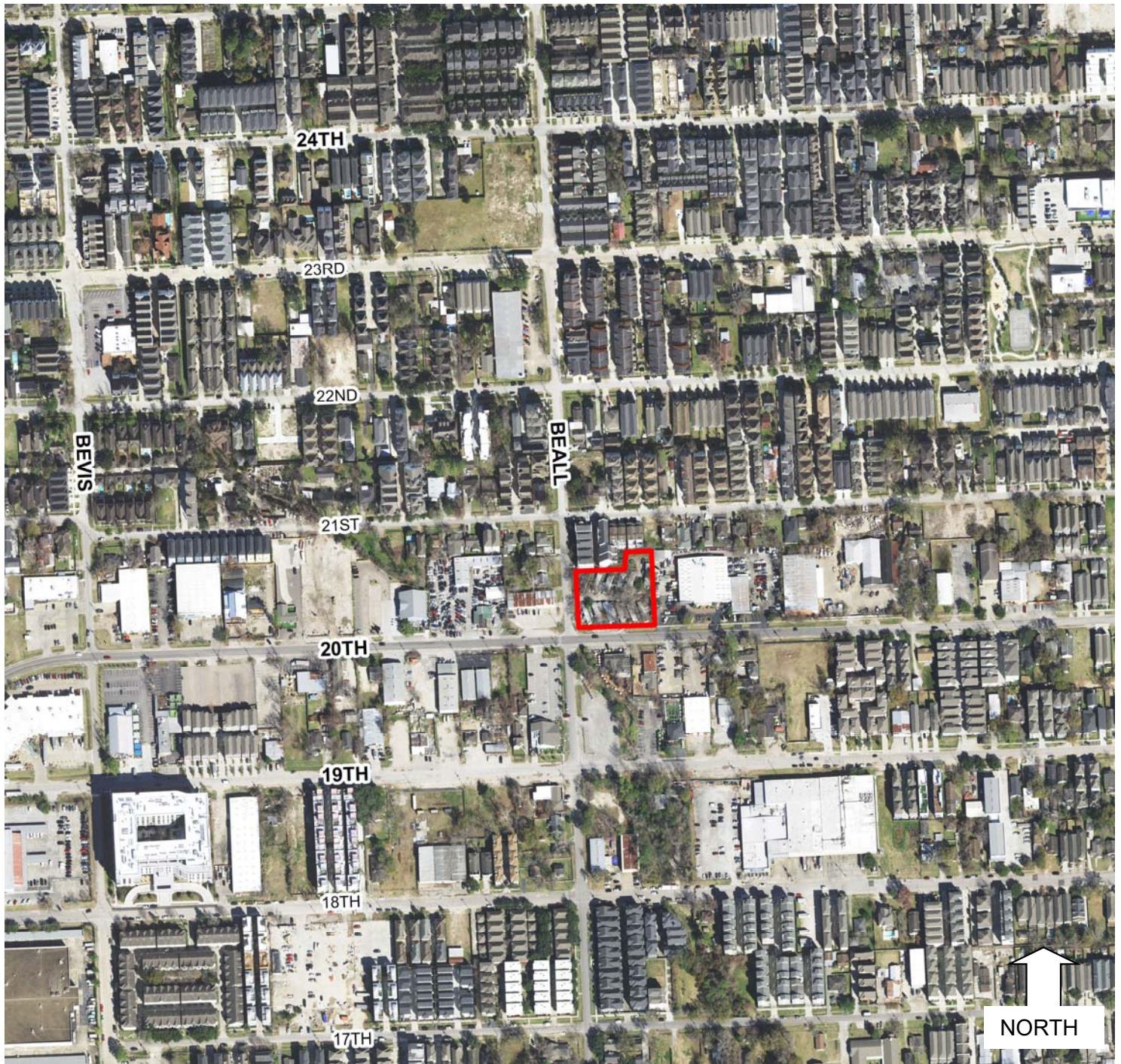
**ITEM: 118**

Planning and Development Department

Meeting Date: 04/13/2023

**Subdivision Name: Beall Street Development (DEF 1)**

**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](http://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 20<sup>th</sup> 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.

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

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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: 119**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Bria Place (DEF 1)

Applicant: Dart Land Services LLC



**C – Public Hearings**

**Site Location**

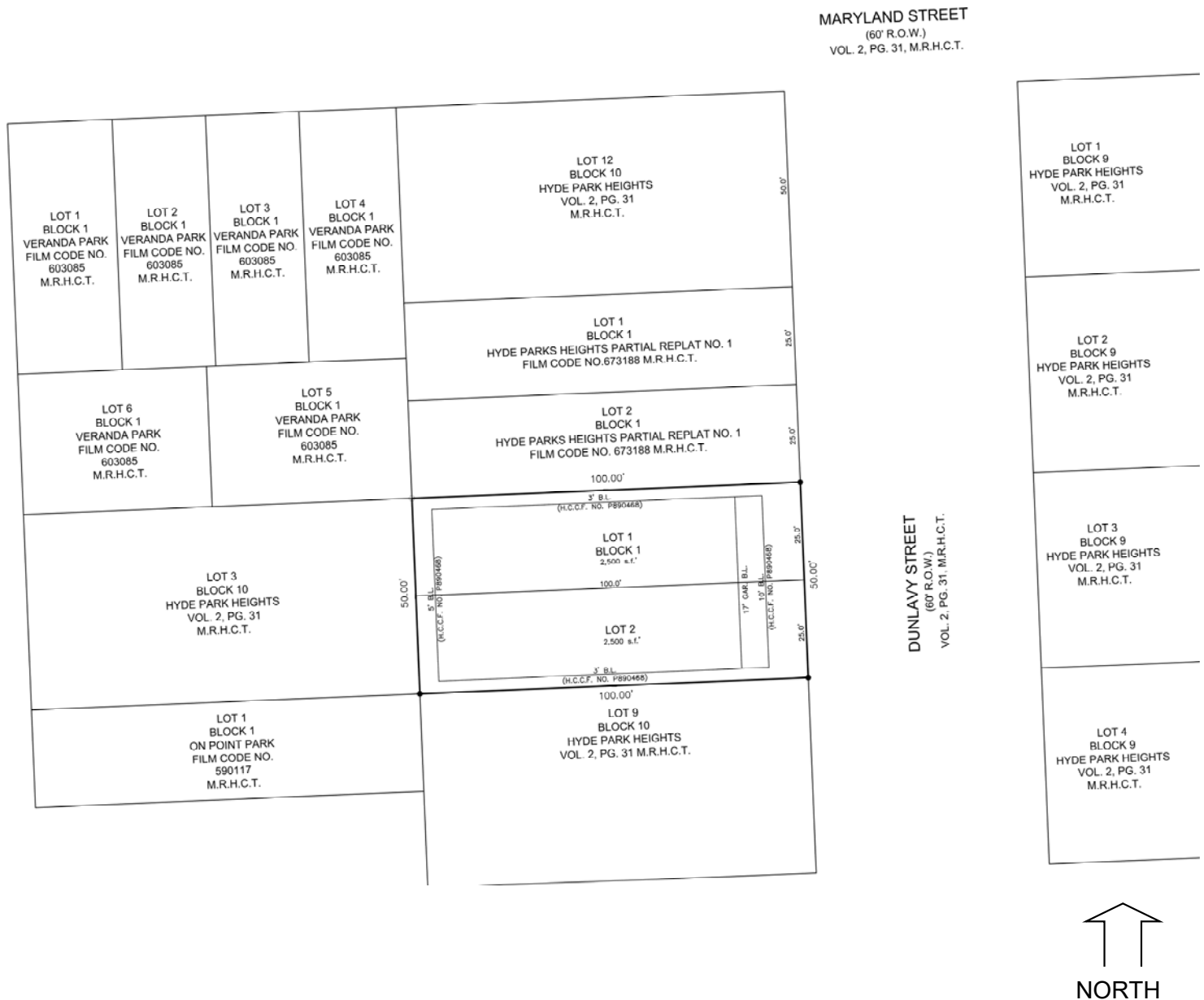
**ITEM: 119**

## Planning and Development Department

**Meeting Date: 04/13/2023**

**Subdivision Name: Bria Place (DEF 1)**

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## C – Public Hearings

## Subdivision



# Houston Planning Commission

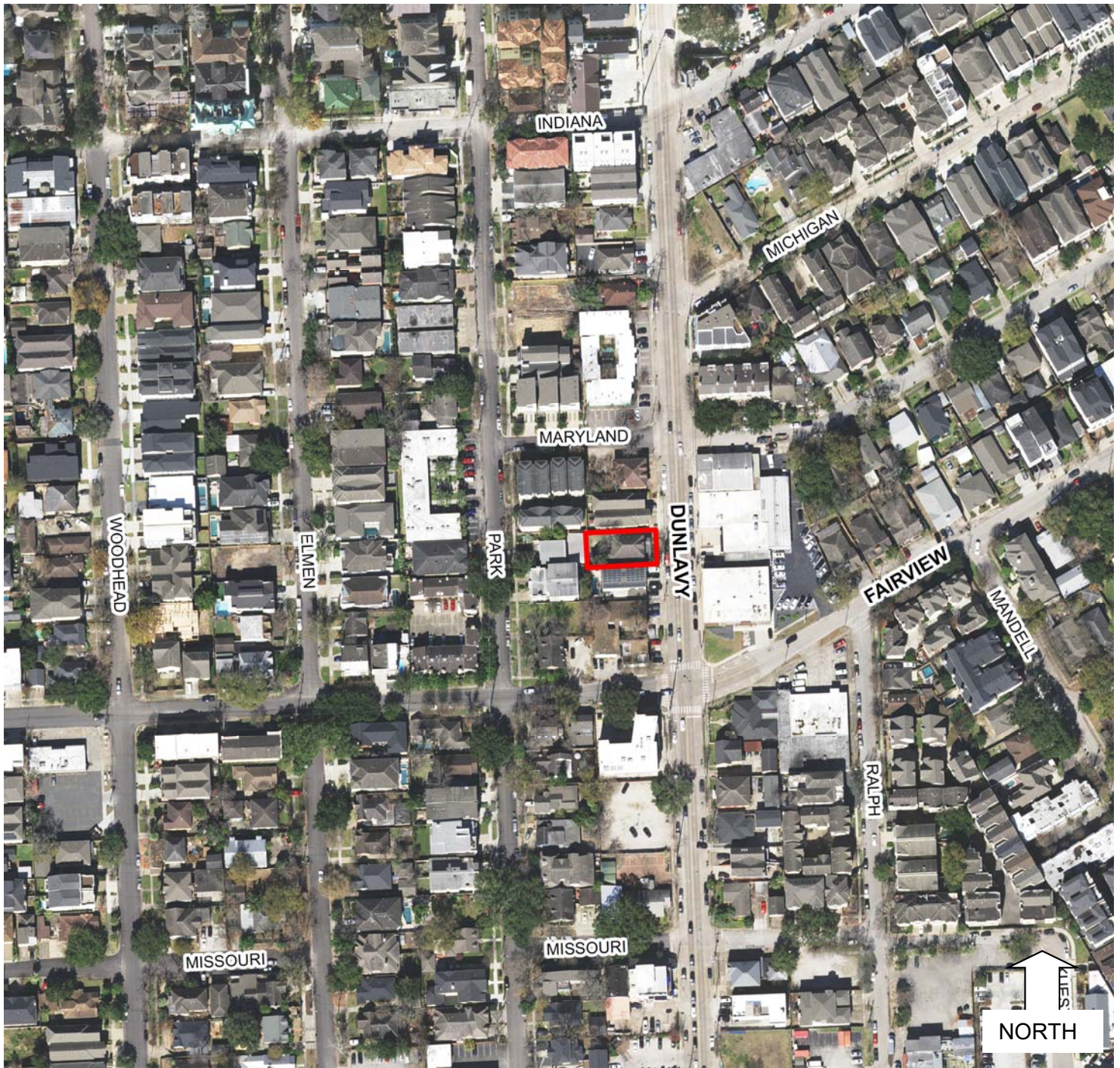
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Meeting Date: 04/13/2023

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Applicant: Dart Land Services LLC



C – Public Hearings

Aerial





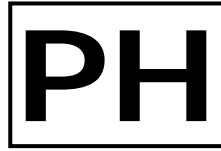
# CITY OF HOUSTON

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](http://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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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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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

- 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.
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### ***Planning Department Staff Authority and Obligation***

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

## ITEM: 120

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Ella Luxury Homes

Applicant: HRS and Associates, LLC

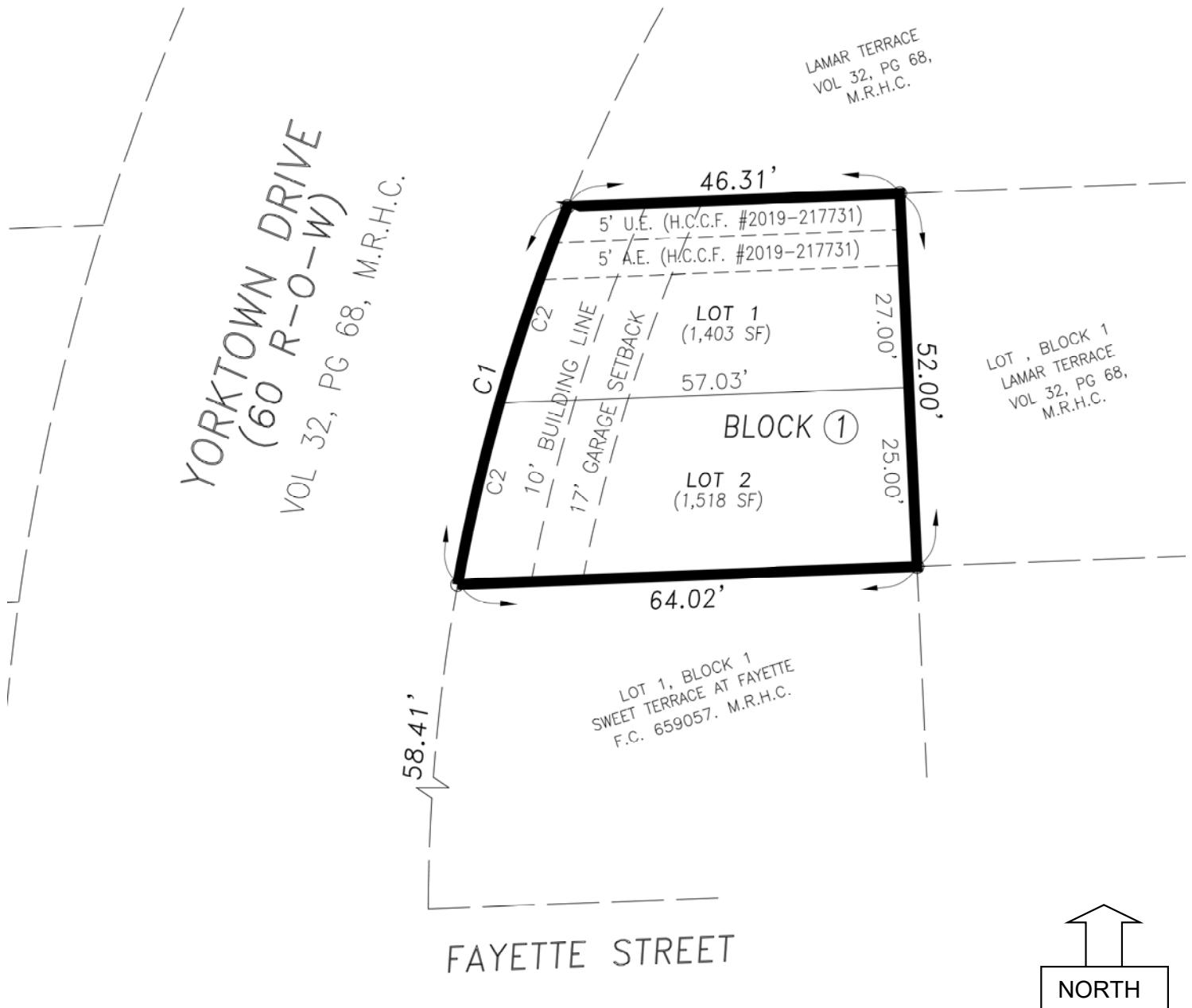


C – Public Hearings

Site Location

Subdivision Name: Ella Luxury Homes

Applicant: HRS and Associates, LLC





# Houston Planning Commission

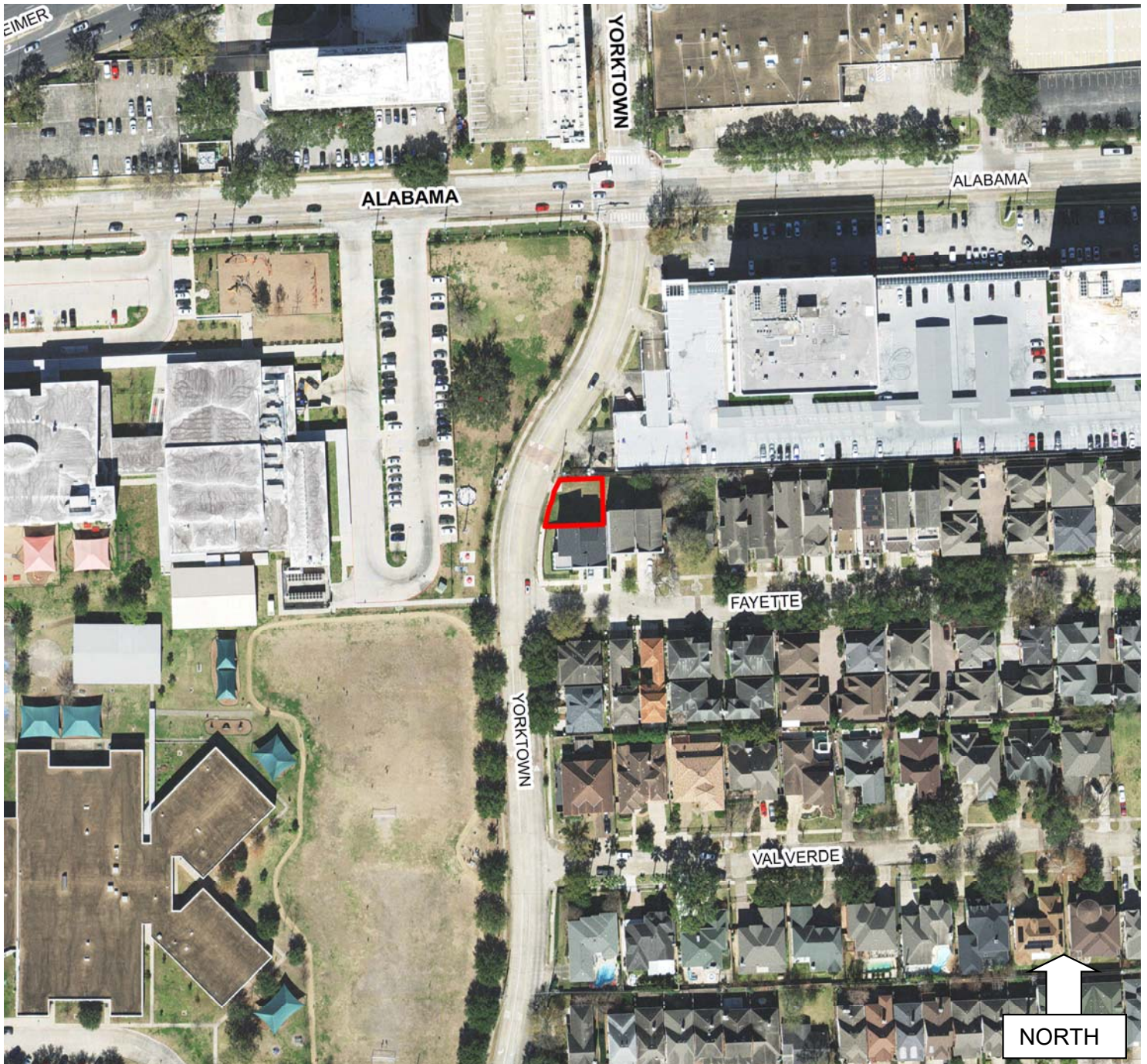
ITEM: 120

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Ella Luxury Homes

Applicant: HRS and Associates, 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](http://www.houstontx.gov)

March 21, 2023

Dear Property Owner:

**Reference Number: 2023-0373; Ella Luxury Homes;** a partial replat of "**Sweet Terrace at Fayette,**" being all of Lot 2, Block 1, as recorded in Film Code No 659057 of the Harris County Map Records.

The property is located at the northeast intersection of Yorktown and Fayette Streets south of West Alabama Street. The purpose of the replat is to create two single family residential lots. The applicant, **Hamid Shotorbani**, with HRS and Associates, LLC on behalf of 3A US Global, Inc. can be contacted at 713-466-9776.

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, April 13, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

### ***Terminology***

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### ***Planning Department Staff Authority and Obligation***

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

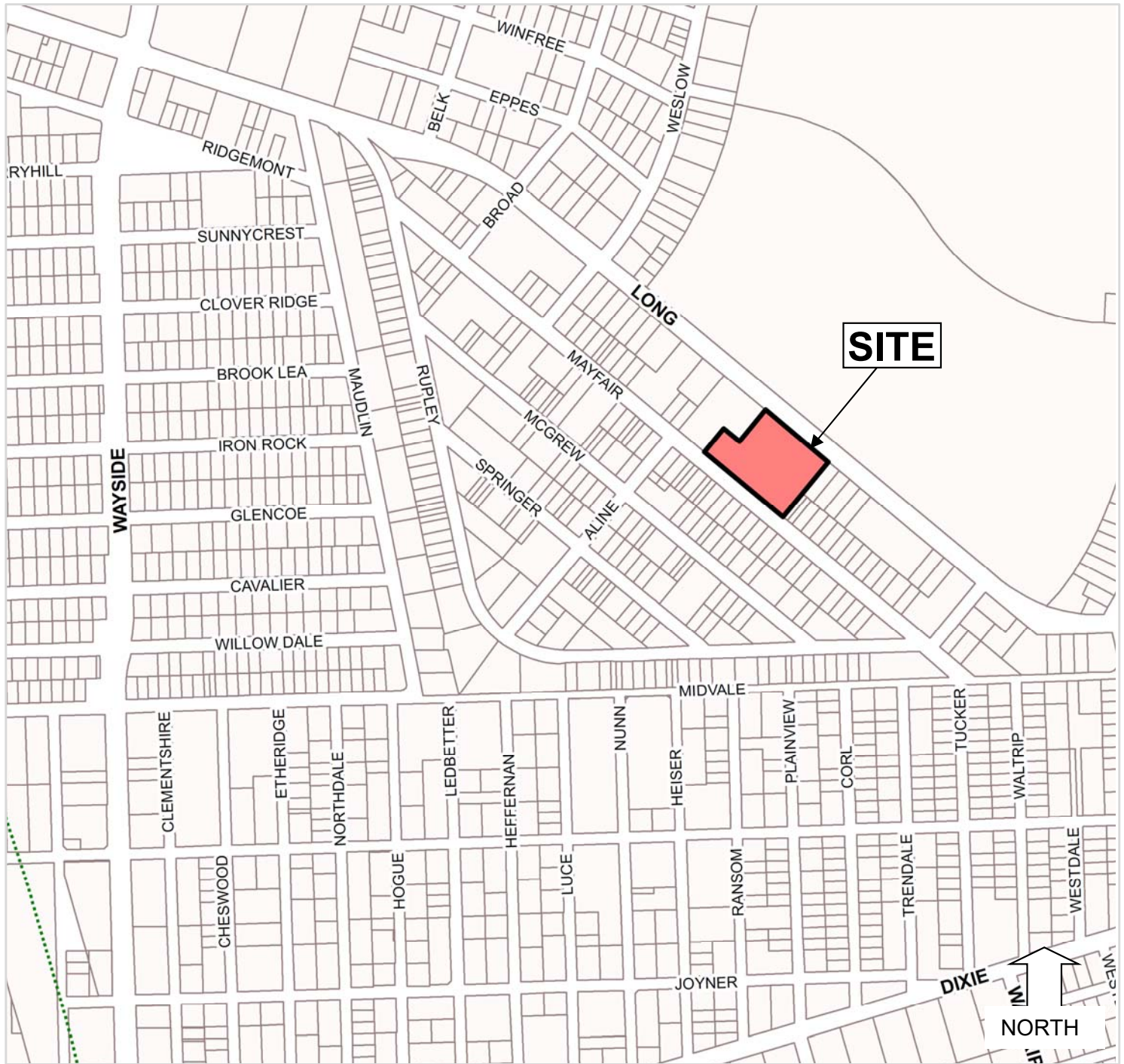
ITEM: 121

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: FL Tucker Long Drive (DEF 1)

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



C – Public Hearings

Site Location

# Houston Planning Commission

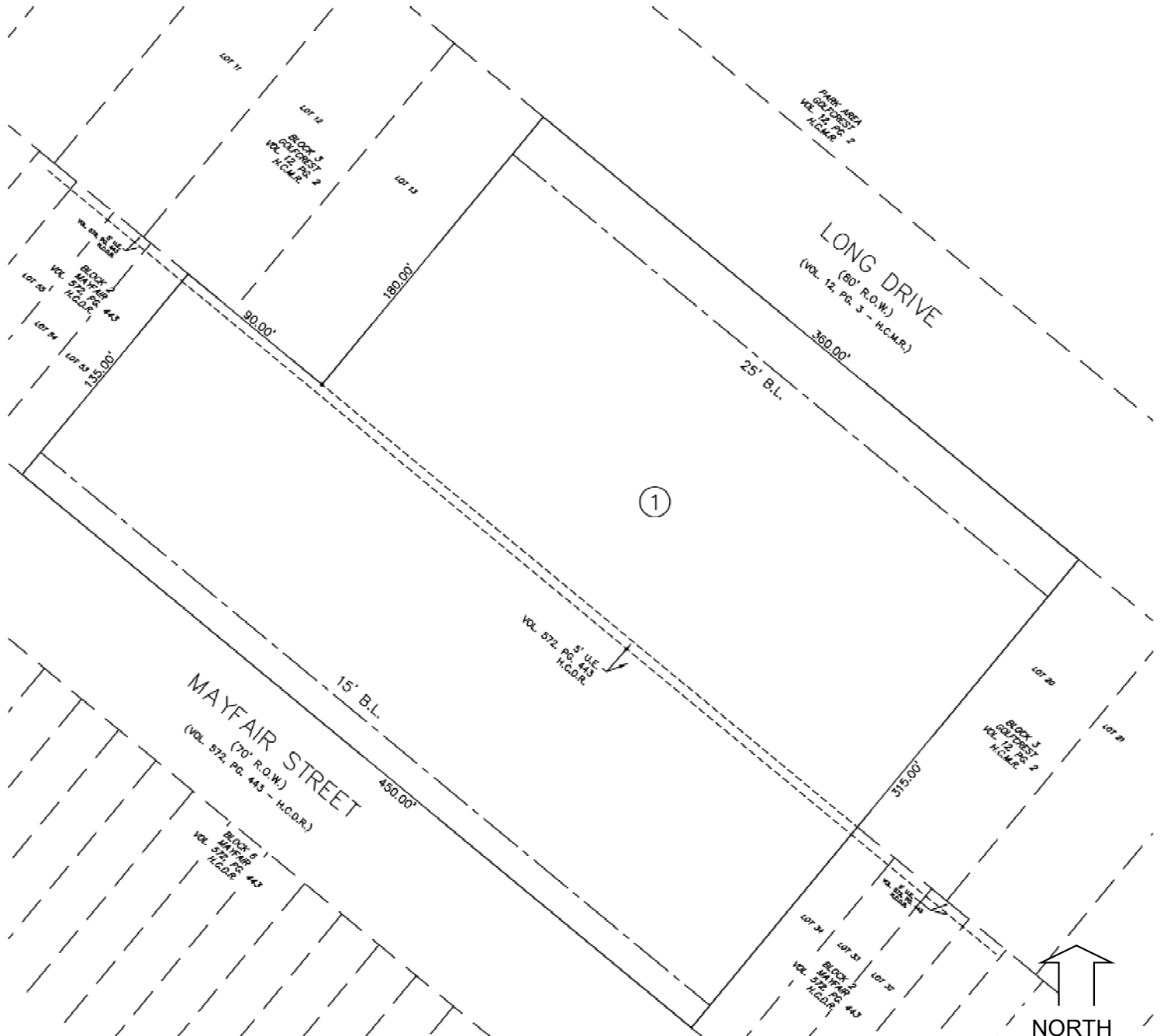
# ITEM: 121

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: FL Tucker Long Drive (DEF 1)

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C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 121**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: FL Tucker Long Drive (DEF 1)

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



**C – Public Hearings**

**Aerial**





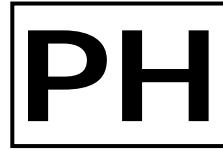
# CITY OF HOUSTON

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](http://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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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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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



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# Houston Planning Commission

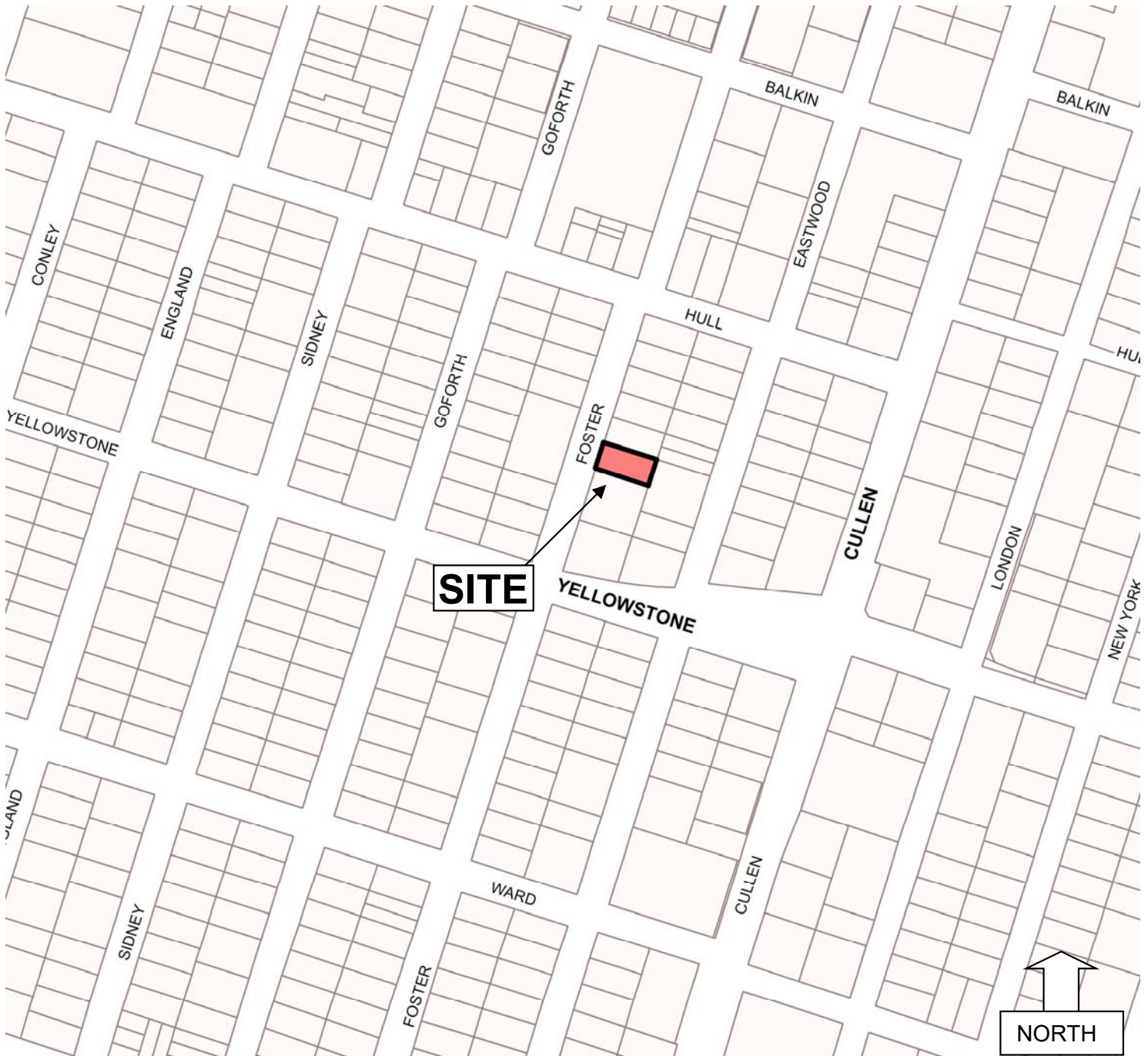
ITEM: 122

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Foster Place partial replat no 36

Applicant: CE Engineers & Development Consultants, INC

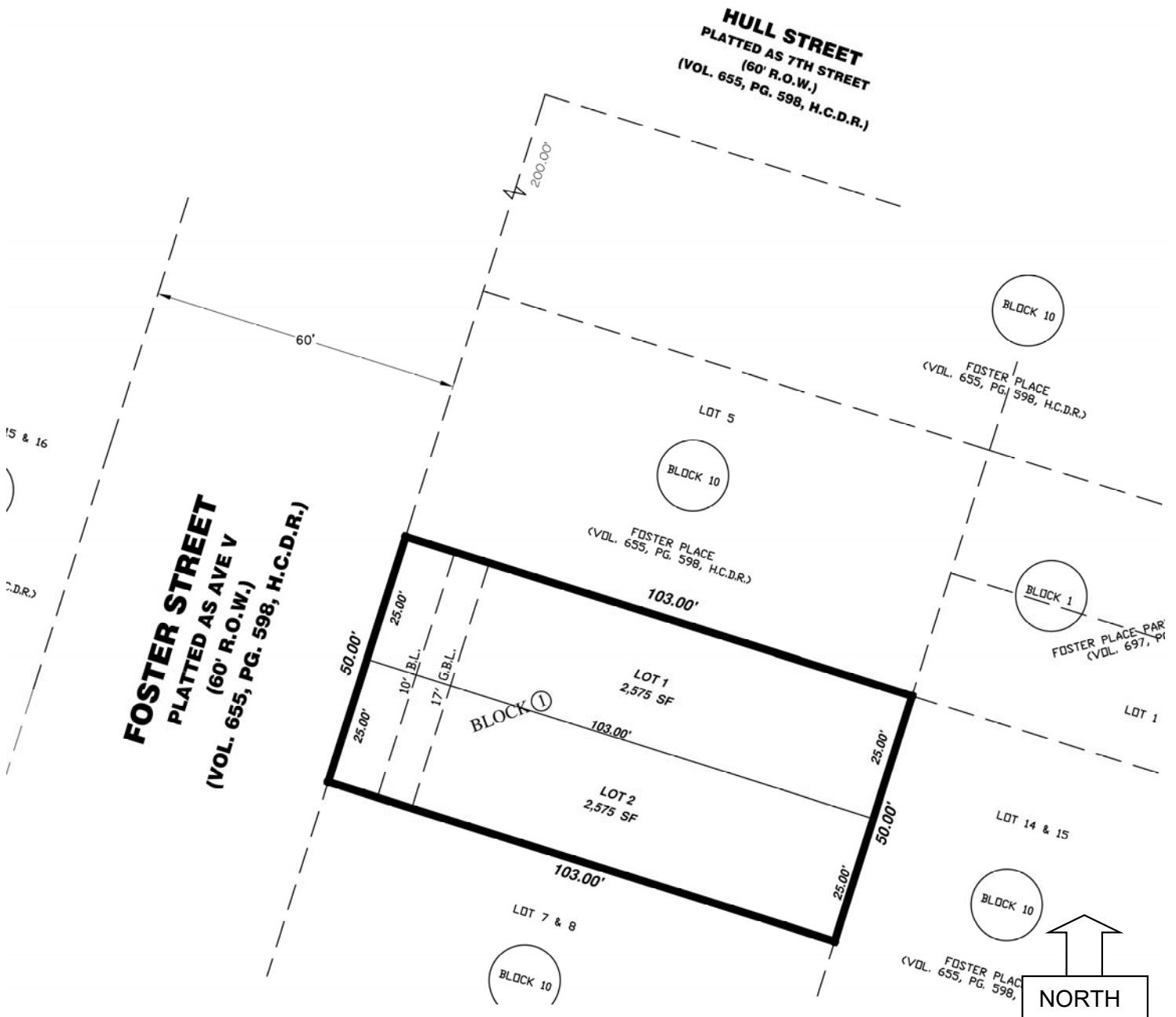


C – Public Hearings

Site Location

Subdivision Name: Foster Place partial replat no 36

Applicant: CE Engineers & Development Consultants, INC





# Houston Planning Commission

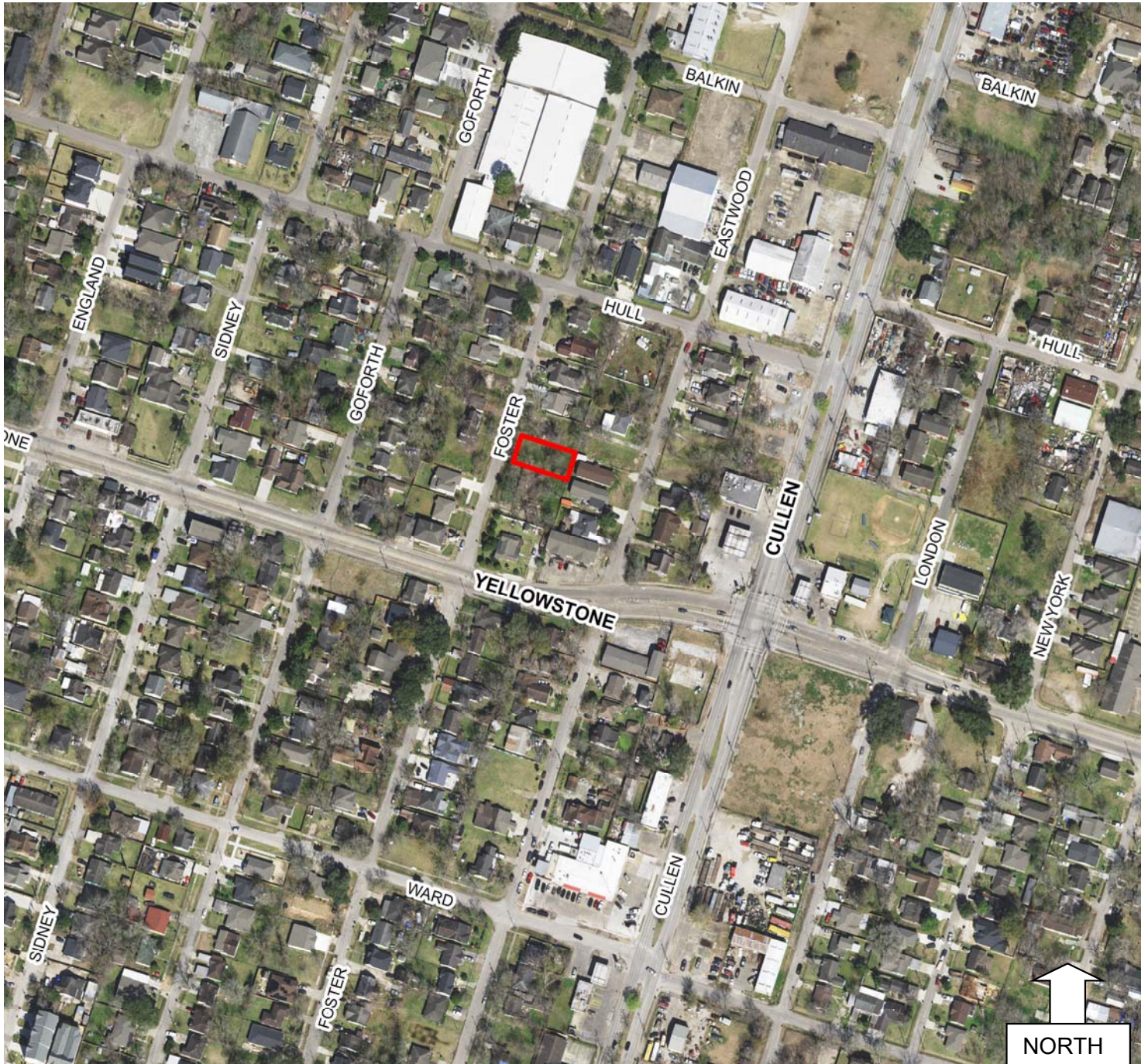
ITEM: 122

Planning and Development Department

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C – Public Hearings

Aerial





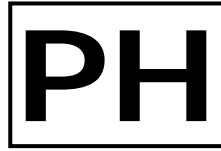
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 9, 2023

Dear Property Owner:

**Reference Number: 2023-0546; Foster Place partial replat no 36;** a partial replat of Foster Place, being Lot 6, Block 10 as recorded under Vol. 655 Page 598 of the Harris County Deed Records.

The property is located northeast of the intersection of Foster St and Yellowstone Boulevard, south of Griggs Road and west of Cullen. The purpose of the replat is to create two single family residential lots and revise the building line. The applicant, **Chen Wang**, with CE Engineers, on behalf of the developer, can be contacted at **832-491-1458**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto: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, April 13, 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

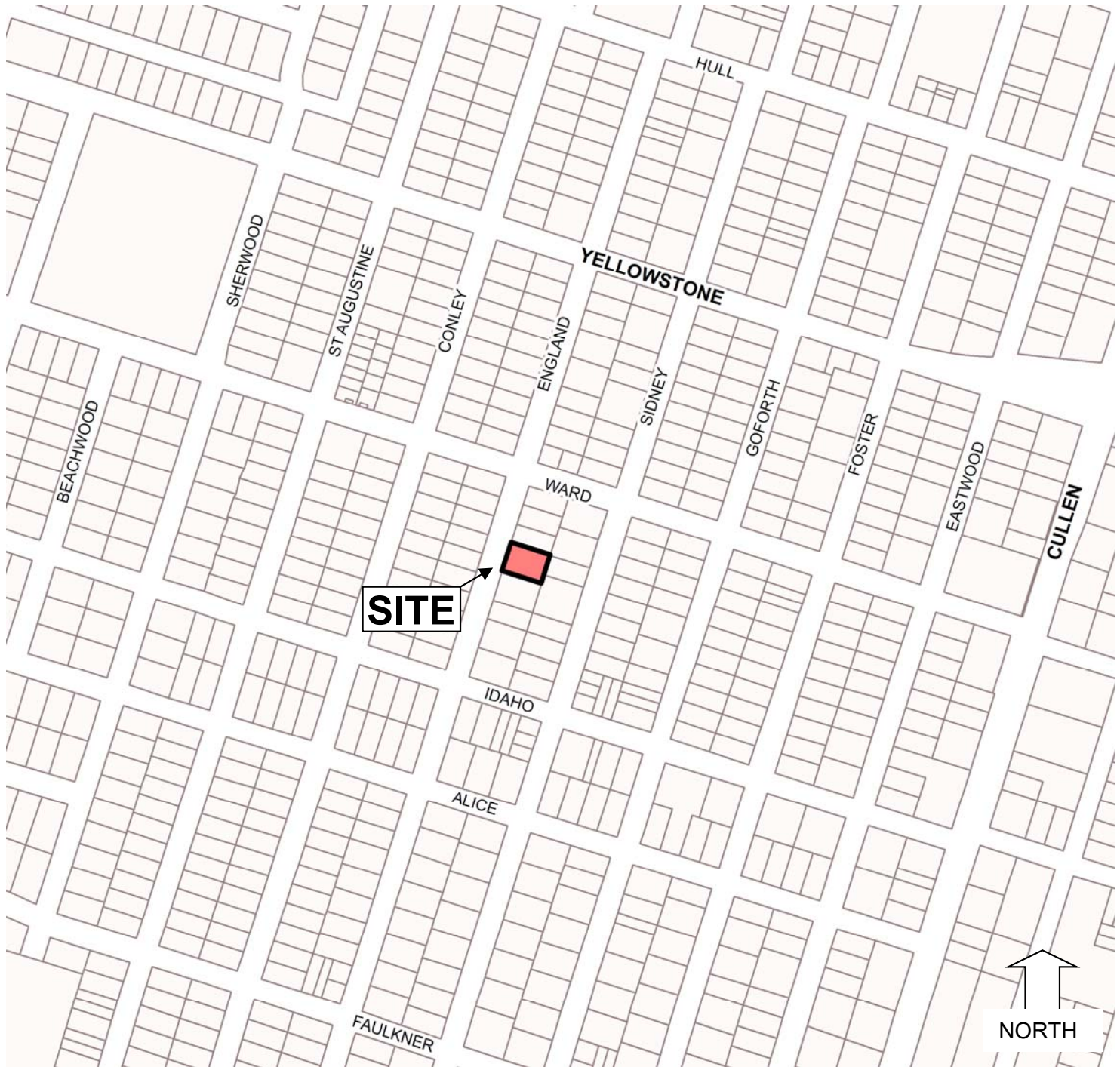
ITEM: 123

Planning and Development Department

Meeting Date: 4/13/2023

Subdivision Name: Foster Place partial replat no 37

Applicant: CE Engineers & Development Consultants Inc.



C – Public Hearings

Site Location

# Houston Planning Commission

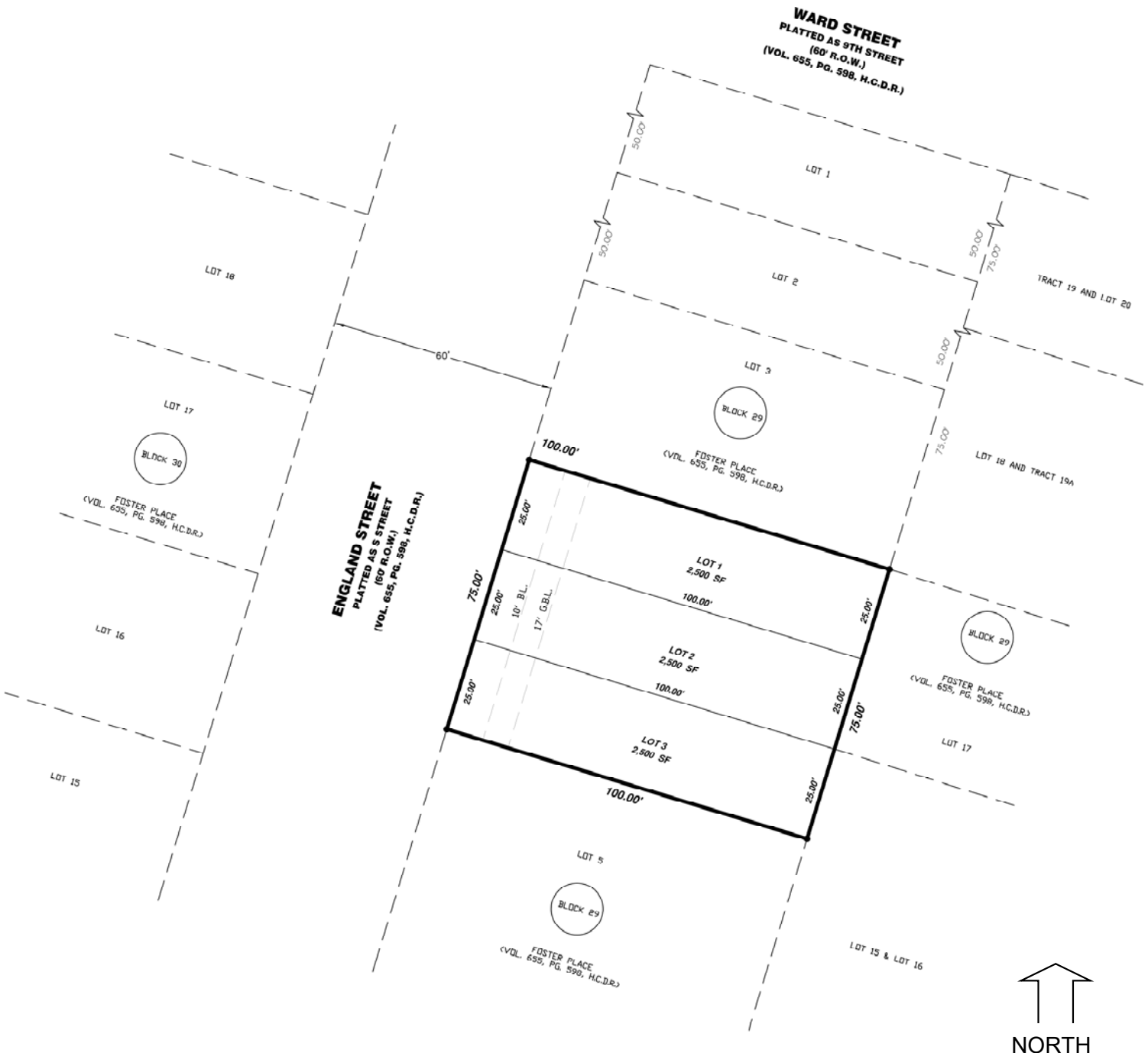
# ITEM: 123

Planning and Development Department

Meeting Date: 4/13/2023

Subdivision Name: Foster Place partial replat no 37

Applicant: CE Engineers & Development Consultants Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

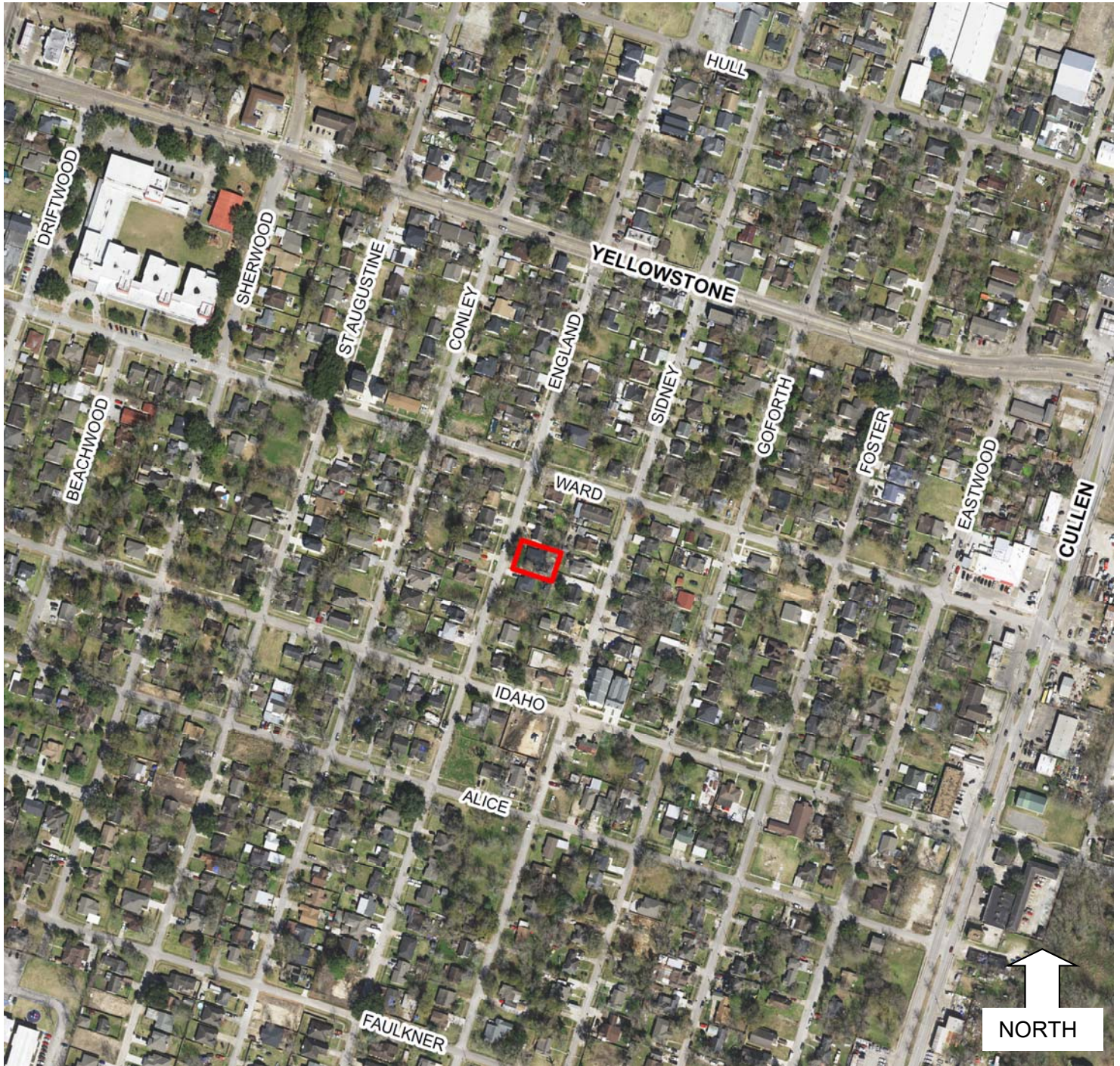
ITEM: 123

Planning and Development Department

Meeting Date: 4/13/2023

Subdivision Name: Foster Place partial replat no 37

Applicant: CE Engineers & Development Consultants Inc.



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 9, 2023

Dear Property Owner:

**Reference Number: 2023-0545; Foster Place partial replat no 37;** a partial replat of Foster Place, being Lots 4 and the north one-half (1/2) of Lot 5, Block 29 as recorded under Vol. 655 Page 598 of the Harris County Deed Records.

The property is located southeast of the intersection of England and Ward Streets, south of Yellowstone Boulevard and west of Cullen. The purpose of the replat is to create three single family residential lots and revise the building line. The applicant, **Chen Wang**, with CE Engineers, on behalf of the developer, can be contacted at **832-491-1458**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto: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, April 13, 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](http://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  
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1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

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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***

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

### ***Planning Commission Body, Authority and Obligation***

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

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

# Houston Planning Commission

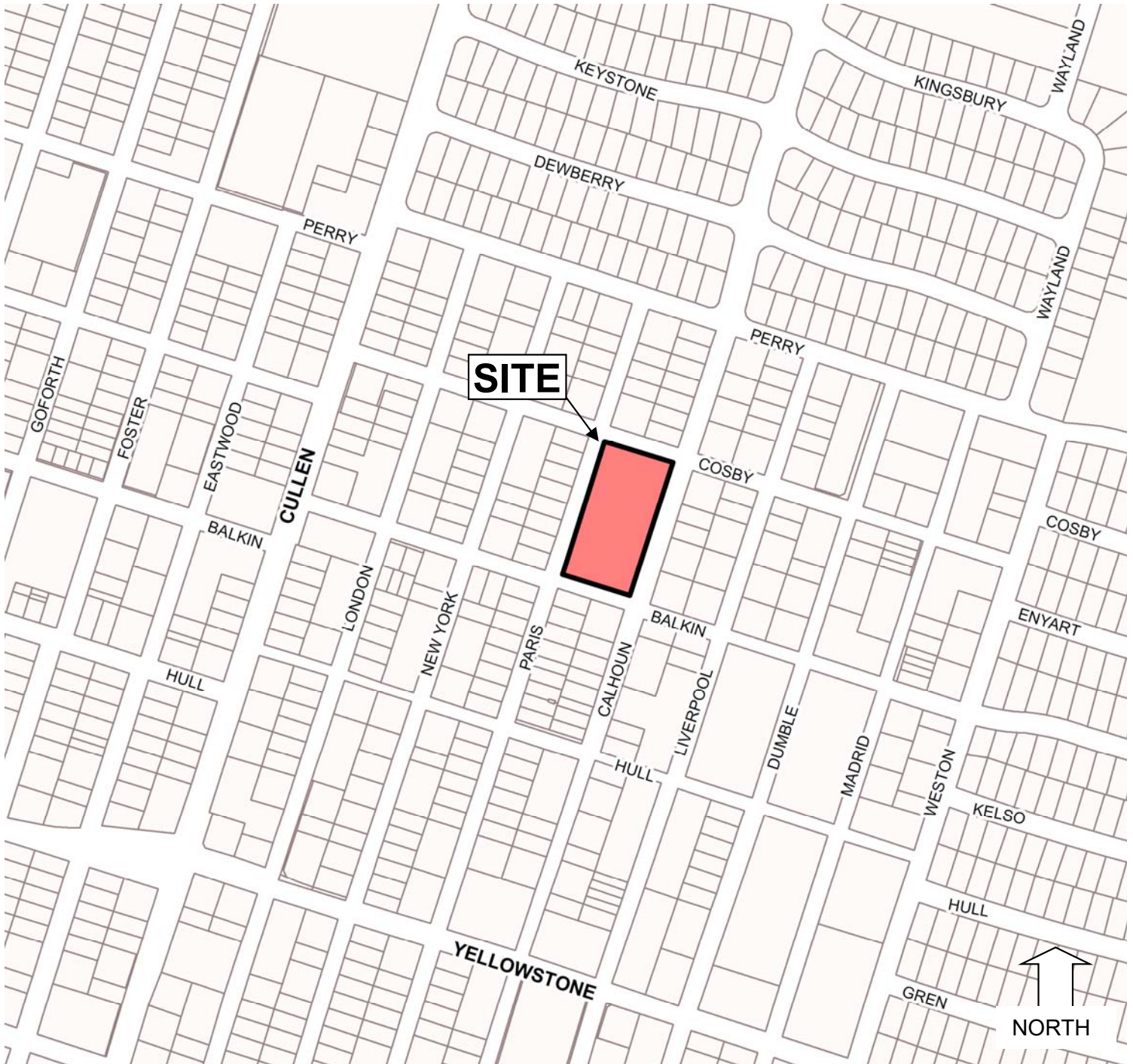
**ITEM: 124**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Grand Park Village

Applicant: Pioneer Engineering LLC



**C – Public Hearings with Variance**

**Site Location**



# Houston Planning Commission

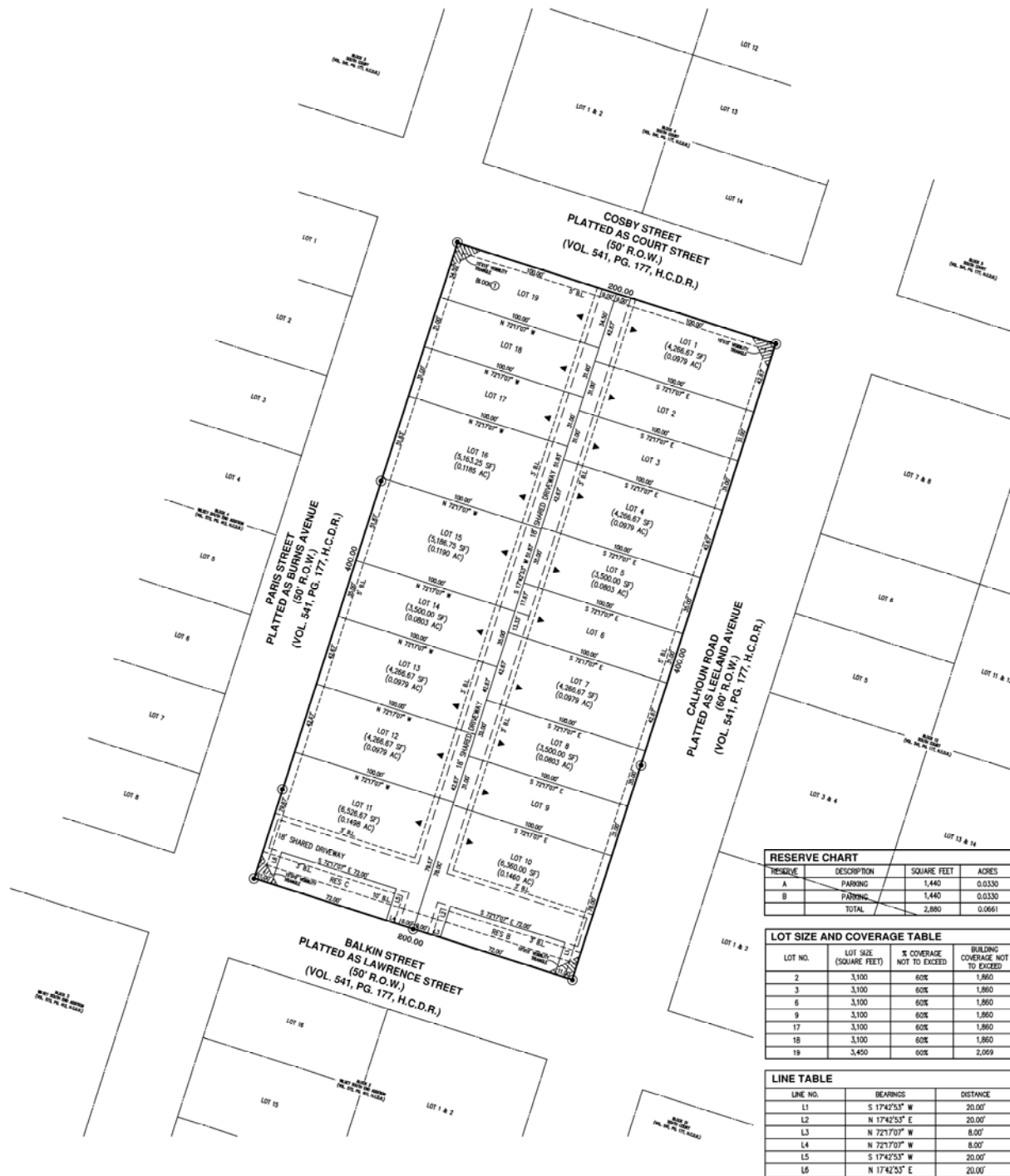
ITEM: 124

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Grand Park Village

Applicant: Pioneer Engineering LLC



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

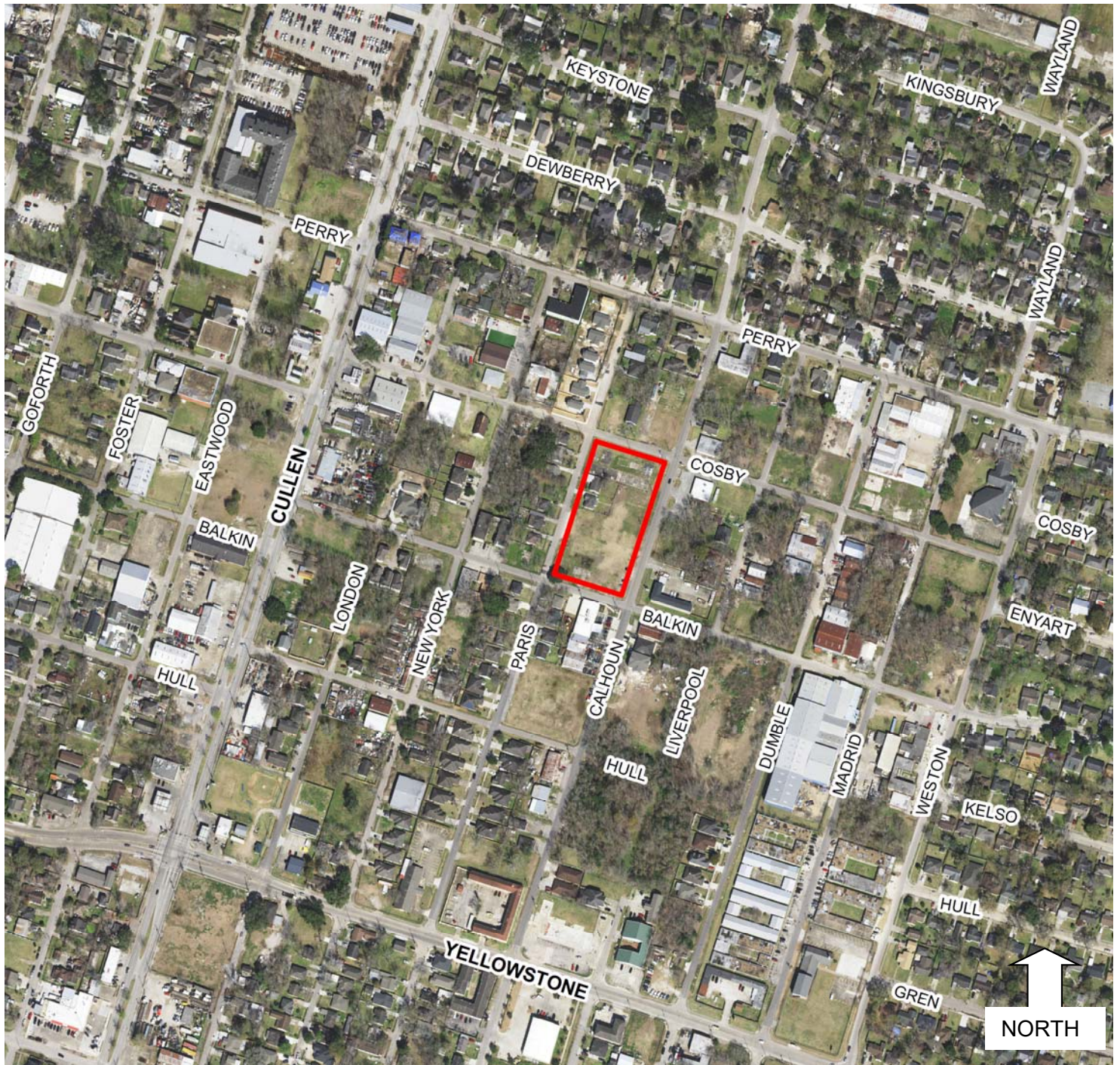
ITEM: 124

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Grand Park Village

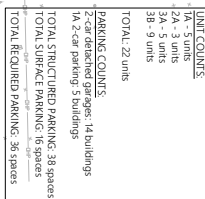
Applicant: Pioneer Engineering LLC



C – Public Hearings with Variance

Aerial









Agape Homes  
6504 Calhoun RD  
Houston, TX 77021

Revisions  
See cover sheet

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File Name:

Date:

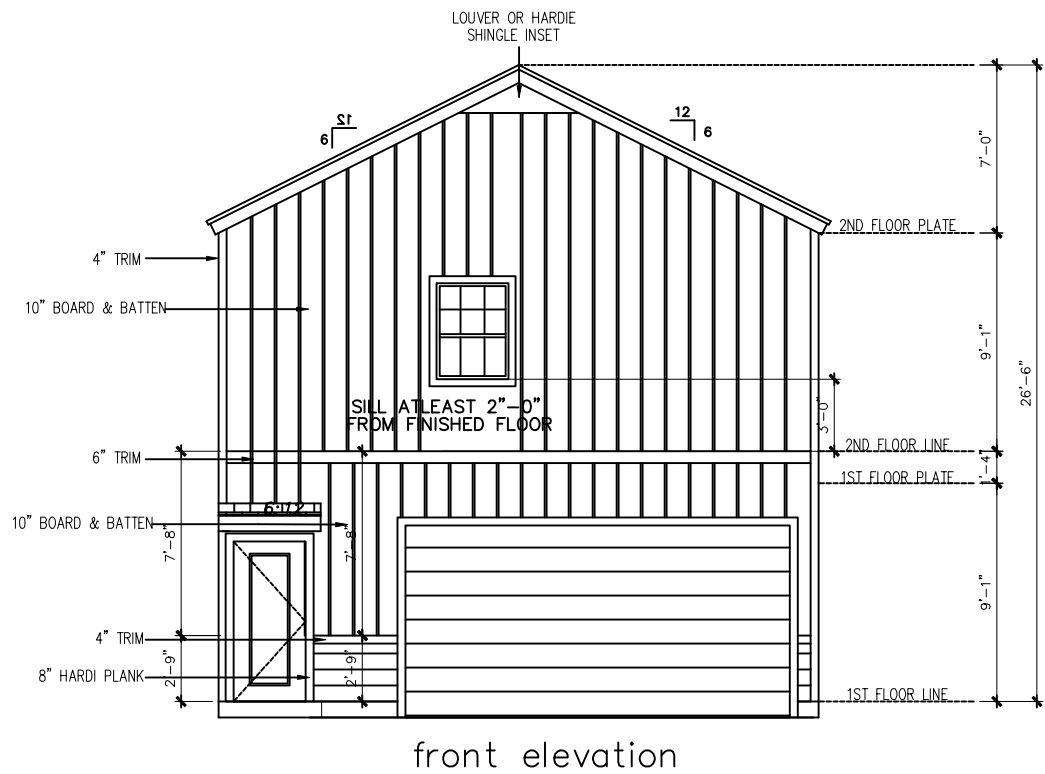
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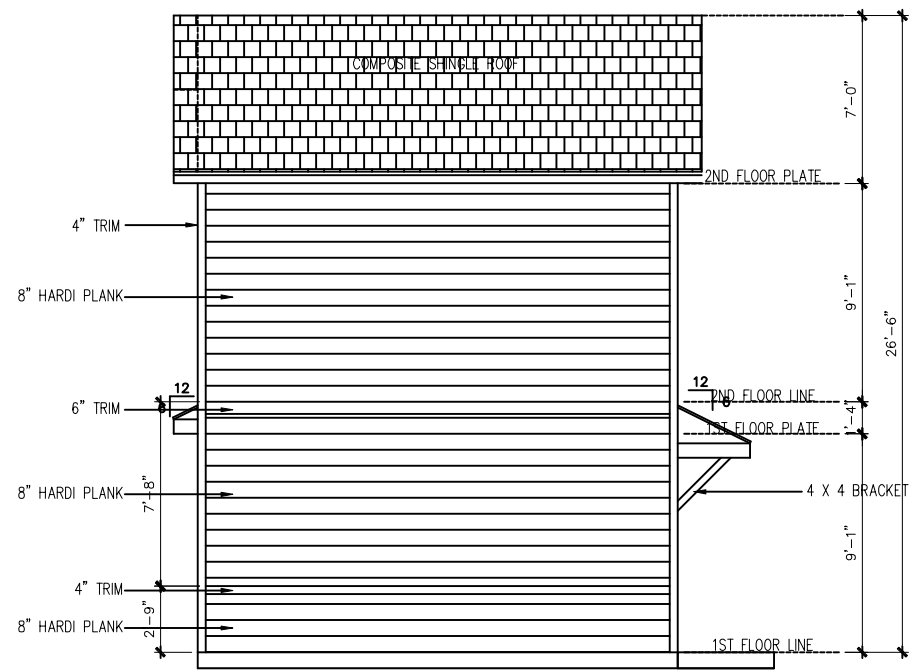
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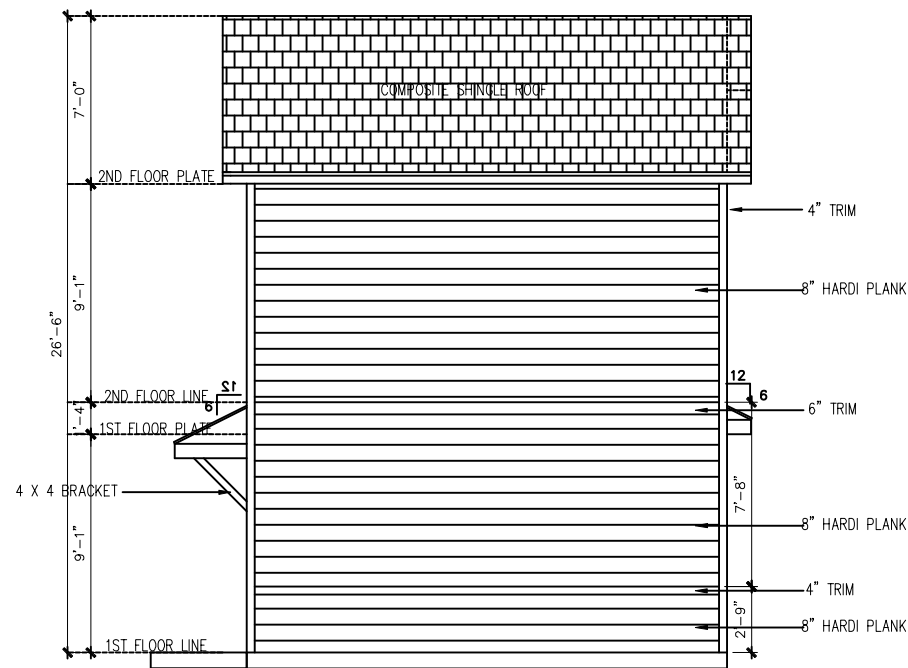
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OF





right side elevation



left side elevation



Agape Homes  
6504 Calhoun RD  
Houston, TX 77021

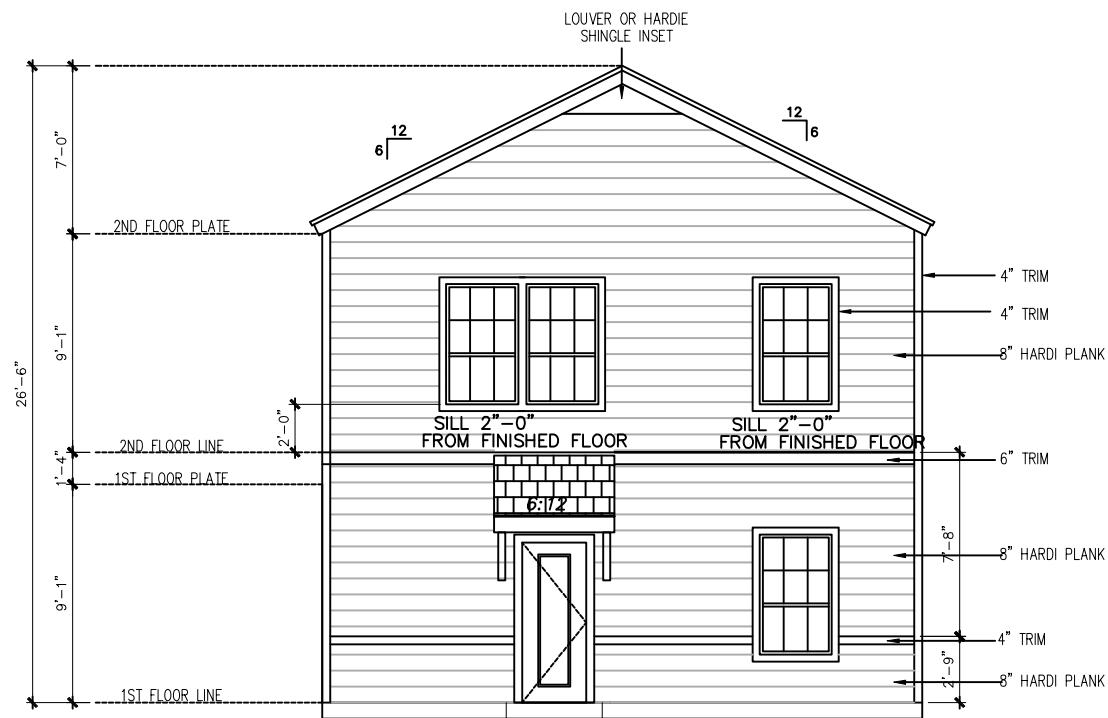
Revisions  
See cover sheet

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Drawn By:  
Job Number:

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rear elevation



Agape Homes  
6504 Calhoun RD  
Houston, TX 77021

Revisions  
See cover sheet

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File Name:

Date:

Drawn By:

Job Number:

SHEET #

E1.3

OF





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2023-0666

**Plat Name:** Grand Park Village

**Applicant:** Pioneer Engineering, LLC

**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 reduction of off-street parking for single-family lots

**Chapter 42 Section: 186-a(1)**

**Chapter 42 Reference:**

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

### 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;**

Cosby, a local street, is abutting north of the property and Balkin, a local street, is abutting south of the property. Paris and Calhoun, both local streets, are west and east of the property respectively. This development is a walkable design with homes taking access from a shared driveway. This site will be developed to adhere to the Livable Places Guidelines that the City is currently working towards. Additionally, this development will provide affordable housing for the community across from a future community park. Often, residents who seek affordable housing are a portion of our city's population that cannot afford multiple family vehicles. The site will have ample residential guest parking adhering to Sec. 42-186 (b) that can be used by residents if needed.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The variance request is meant to allow for the developer to adhere to the affordable housing standards while providing the best use of the land for future residents.

**(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 not providing dedication promotes the development of pedestrian-oriented sites in urban areas that are not designated Transit Oriented Developments or Walkable Places. By adhering to the regulations that the City of Houston has defined in their User's Guidelines for Walkable Places and Transit-Oriented Developments, the development maintains the current goals of the City.

**(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 public health and safety or welfare. The walkability, developing community, and affordable housing will attract and benefit future residents that often cannot afford multiple cars.

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

Economic hardship is not the sole justification of the variance. By granting this variance request, precedence is created that other developers and owners can create a more walkable and desirable development which have been traditionally car centric.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2023-0666

**Plat Name:** Grand Park Village

**Applicant:** Pioneer Engineering, LLC

**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 not dedicate 5 feet to the public right-of-way for Balkin Street and Cosby Street

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

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

### 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;**

Cosby, a local street, is abutting north of the property and Balkin, a local street, is abutting south of the property. Paris and Calhoun, both local streets, are west and east of the property respectively. This development is a walkable design with homes taking access from a shared driveway. The land use along Balkin and Cosby Street is mostly residential use with the exception of two buildings (a church and a commercial building). The design also includes parking spaces for the church across which promotes walkability to surrounding spots such as the future park across this site. This site will be developed to adhere to the Livable Places Guidelines that the City is currently working towards. Dedicating ROW for Balkin and Cosby Street would make this project for the community unfeasible.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The request not to dedicate to the ROW is warranted because it will allow for the best use of the site to promote walkability.

**(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 not providing dedication promotes the development of pedestrian-oriented sites in urban areas that are not designated Transit Oriented Developments or Walkable Places. By adhering to the regulations

that the City of Houston has defined in their User's Guidelines for Walkable Places and Transit-Oriented Developments, the development maintains the current goals of the City.

**(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 public health and safety or welfare; there is adequate circulation in the area with the existing street design. Additionally, the lots will be taking access from a shared driveway which would not add the traffic of lots that are front loading.

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

Economic hardship is not the sole justification of the variance. By granting this variance request, a precedence is created that other developers and owners can create a more walkable and desirable development which have been traditionally car centric.





# 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](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0666; Grand Park Village;** a full replat of Grand Park Haven, being Lots 1-24 and Reserves A-C, Block 1, as recorded at Film Code No. 690157 of the Harris County Map Records.

The property is located along Cosby Street, Calhoun Street, Balkin Street, and Paris Street. The purpose of the replat is to create nineteen (19) single-family residential lots and two (2) reserves. The applicant, **Karla Hernandez**, with Pioneer Engineering, LLC, on behalf of Agape Homes CDC, the developer, can be contacted at **832-307-0010**.

Pursuant to 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, April 13, 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](http://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](mailto:speakercomments.pc@houstontx.gov),

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

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

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

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

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

***Terminology***

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

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# Houston Planning Commission

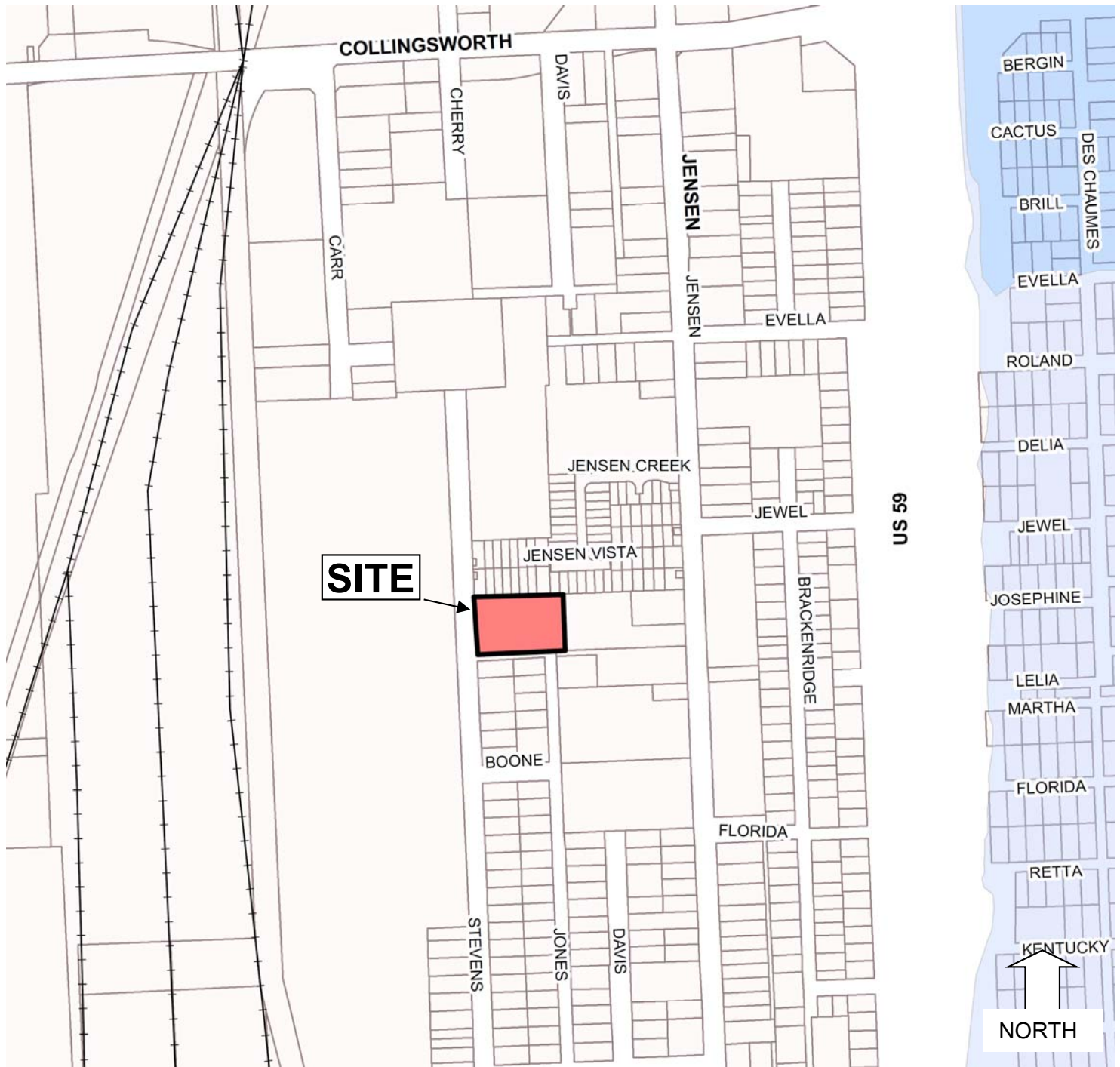
ITEM: 125

Planning and Development Department

Meeting Date: 4/13/2023

Subdivision Name: Mahsa Amini

Applicant: HRS and Associates LLC

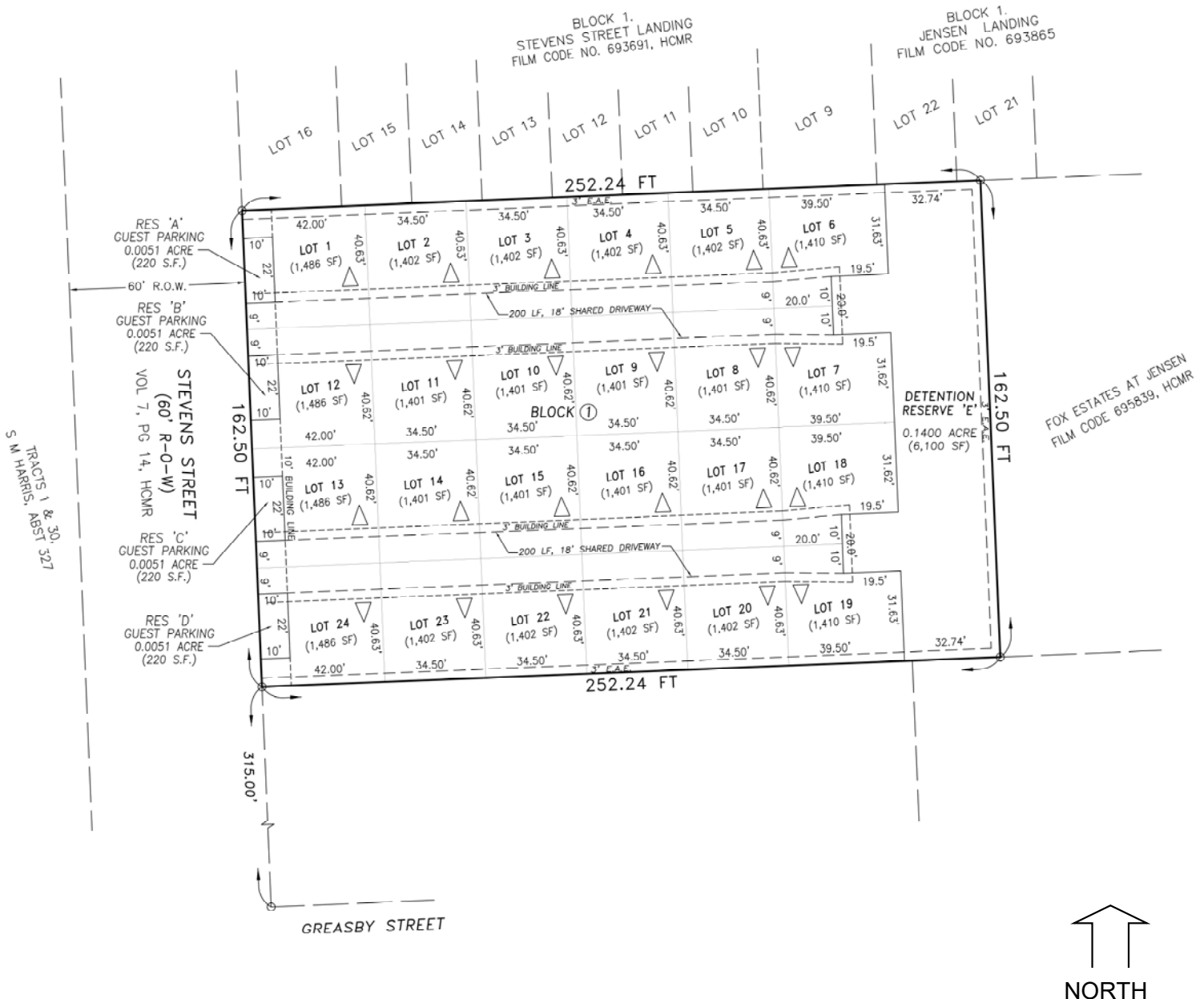


C – Public Hearings

Site Location

**Subdivision Name: Mahsa Amini**

**Applicant: HRS and Associates LLC**





# Houston Planning Commission

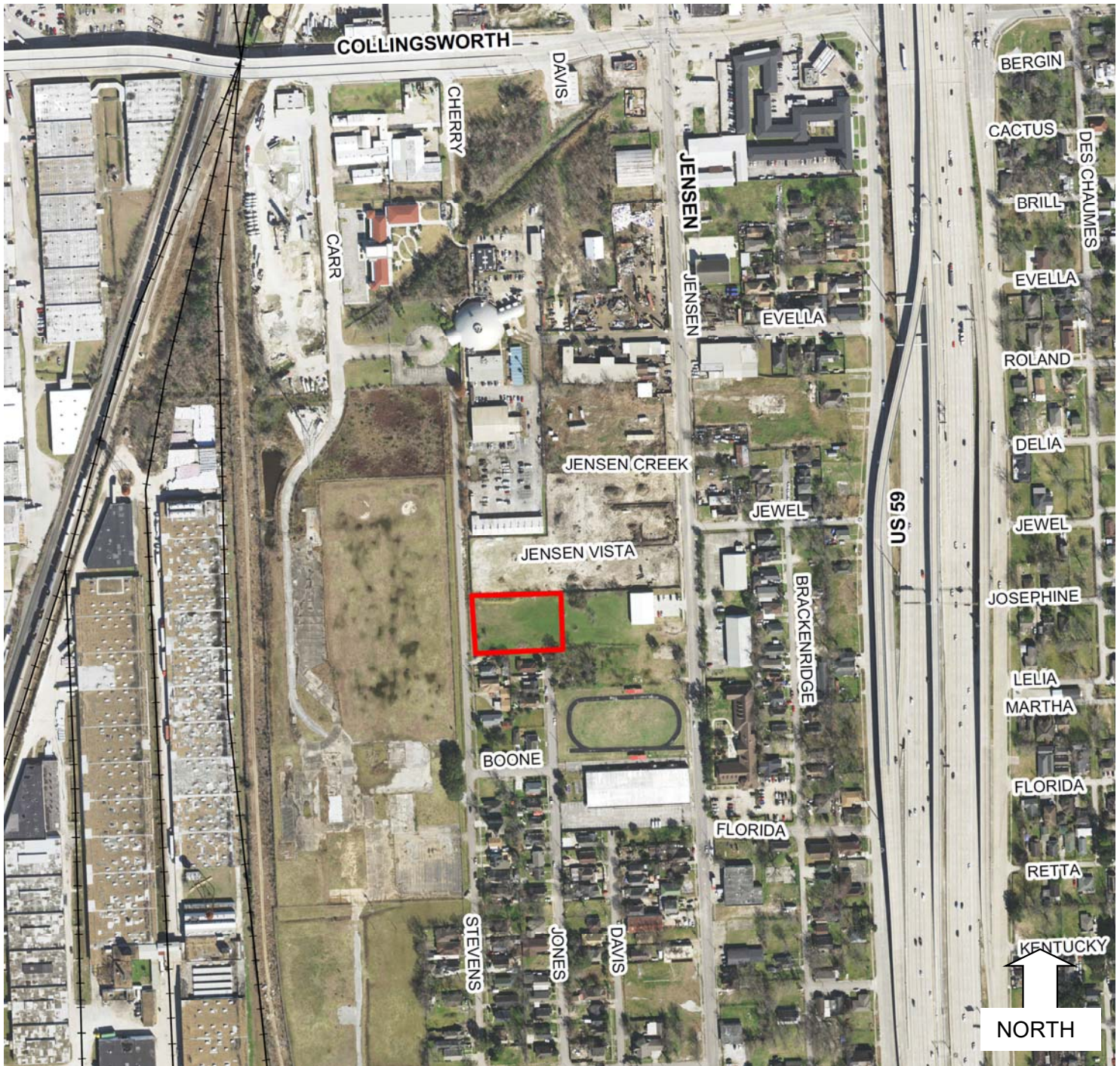
ITEM: 125

Planning and Development Department

Meeting Date: 4/13/2023

Subdivision Name: Mahsa Amini

Applicant: HRS and Associates LLC



C – Public Hearings

Aerial



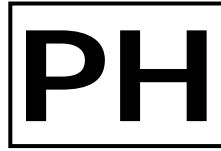
# CITY OF HOUSTON

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](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0486; Mahsa Amini;** a partial replat of Fox Estates at Jensen, being all of Lot 1, Block 1, as recorded at Film Code No. 695839 of the Harris County Map Records.

The property is located along and east of Stevens Street and north of Boone Road. The purpose of the replat is to create 24 single-family residential lots and 5 reserves. The applicant, **Hamid Shotorbani**, with HRS and Associates, LLC, on behalf of the developer, can be contacted at **713-466-9776**.

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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- **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: 126

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Negrete Estates

Applicant: Momentum Engineering



C – Public Hearings

Site Location



# Houston Planning Commission

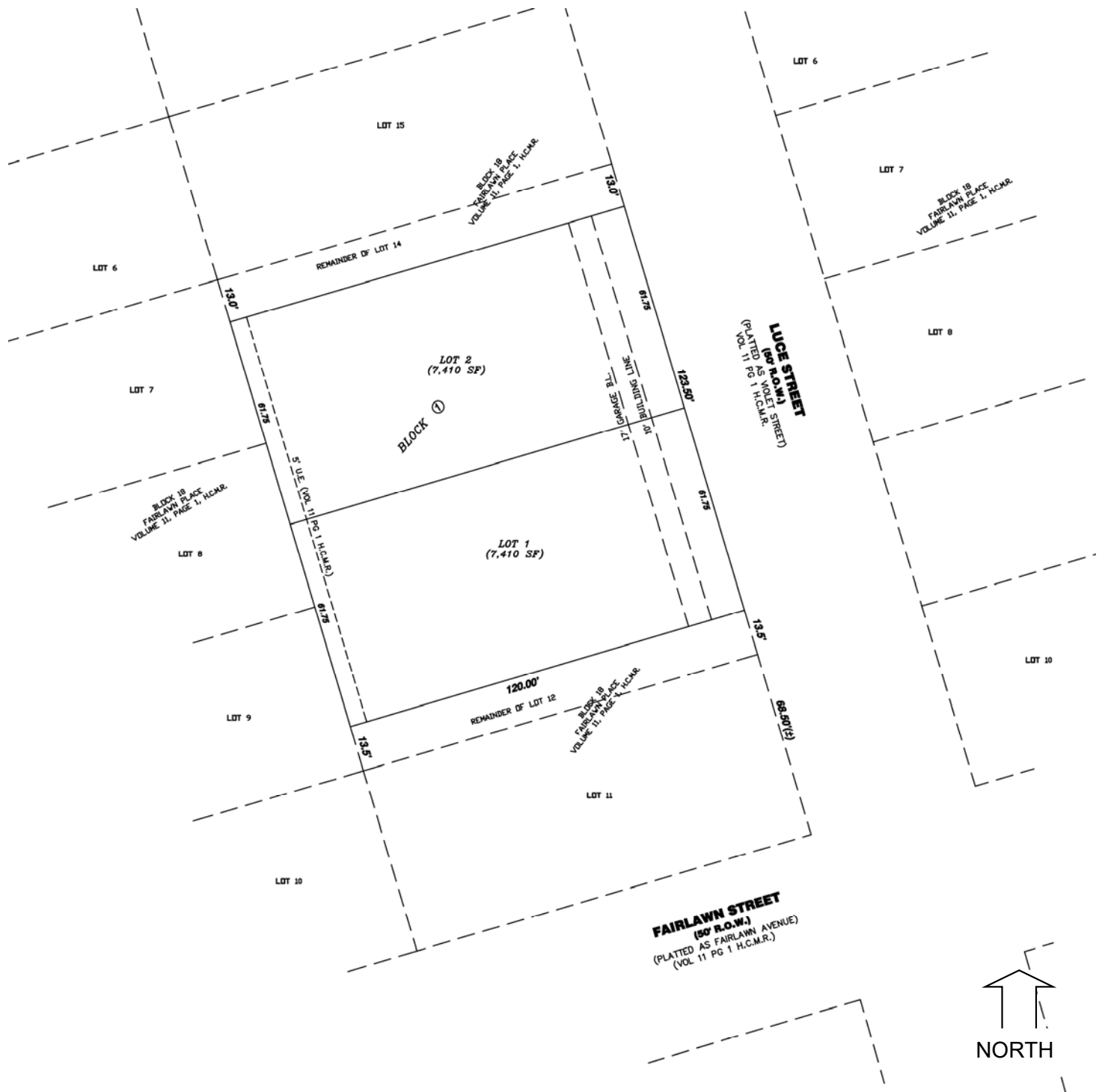
# ITEM: 126

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Subdivision Name: Negrete Estates

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

# Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Negrete Estates

Applicant: Momentum Engineering



C – Public Hearings

Aerial





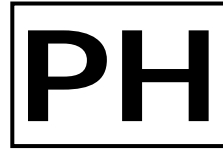
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 23, 2023

Dear Property Owner:

**Reference Number: 2023-0457; Negrete Estates;** a partial replat of "Fairlawn Place" being portions of Lots 12 and 14 and all of Lot 13 in Block 15, as recorded in Volume 11, Page 1 of the Harris County Map Records.

The property is located west along Luce Street, west of Nunn Street and south of Dixie Drive. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Shahnawaz Ghanchi**, with Momentum Engineering, on behalf of CE Barker LTD, can be contacted at 281-741-1998.

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](mailto: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, April 13, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

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

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

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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



# Houston Planning Commission

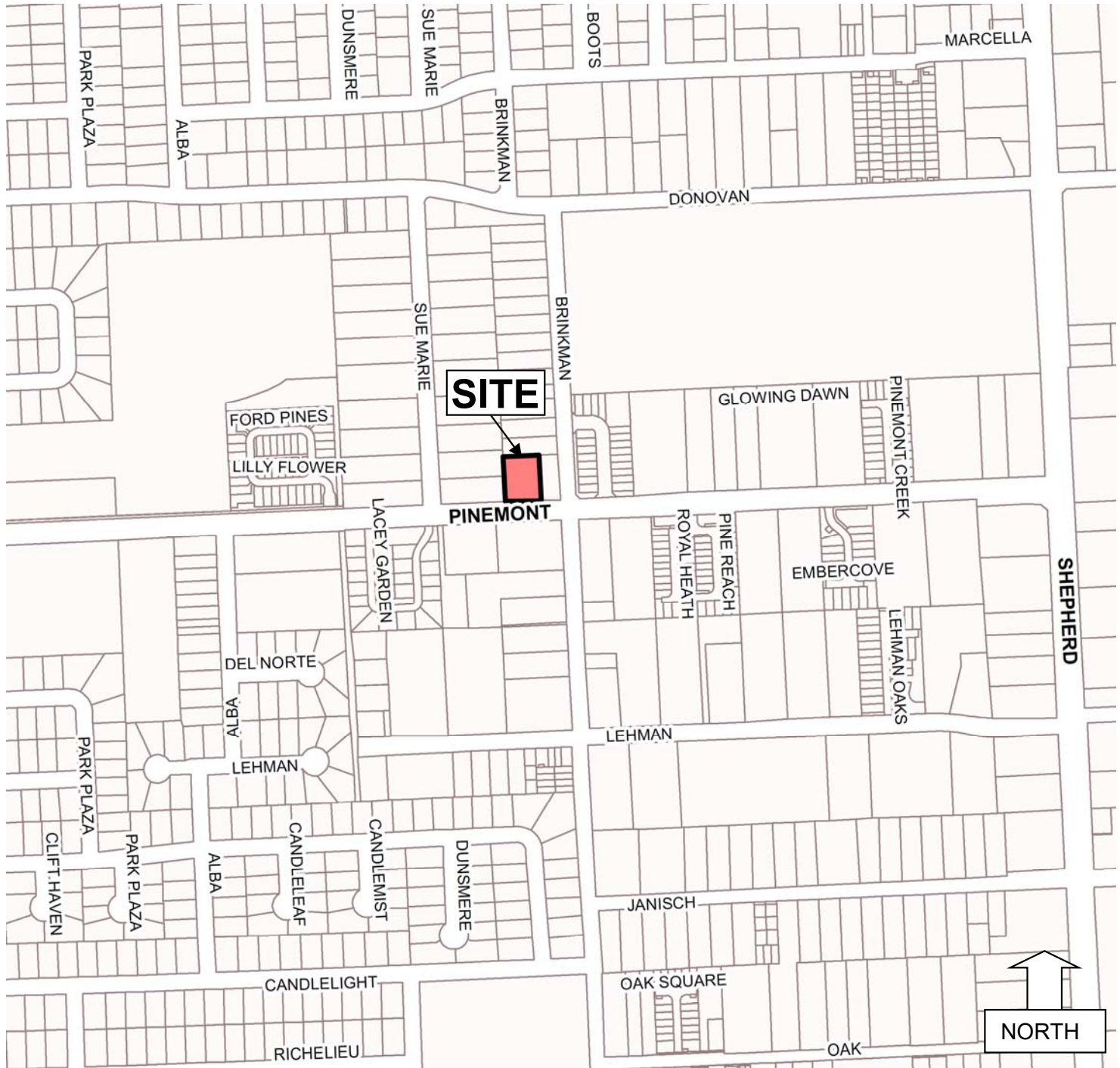
ITEM: 127

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Pinemont Meadows (DEF 2)

Applicant: Windrose

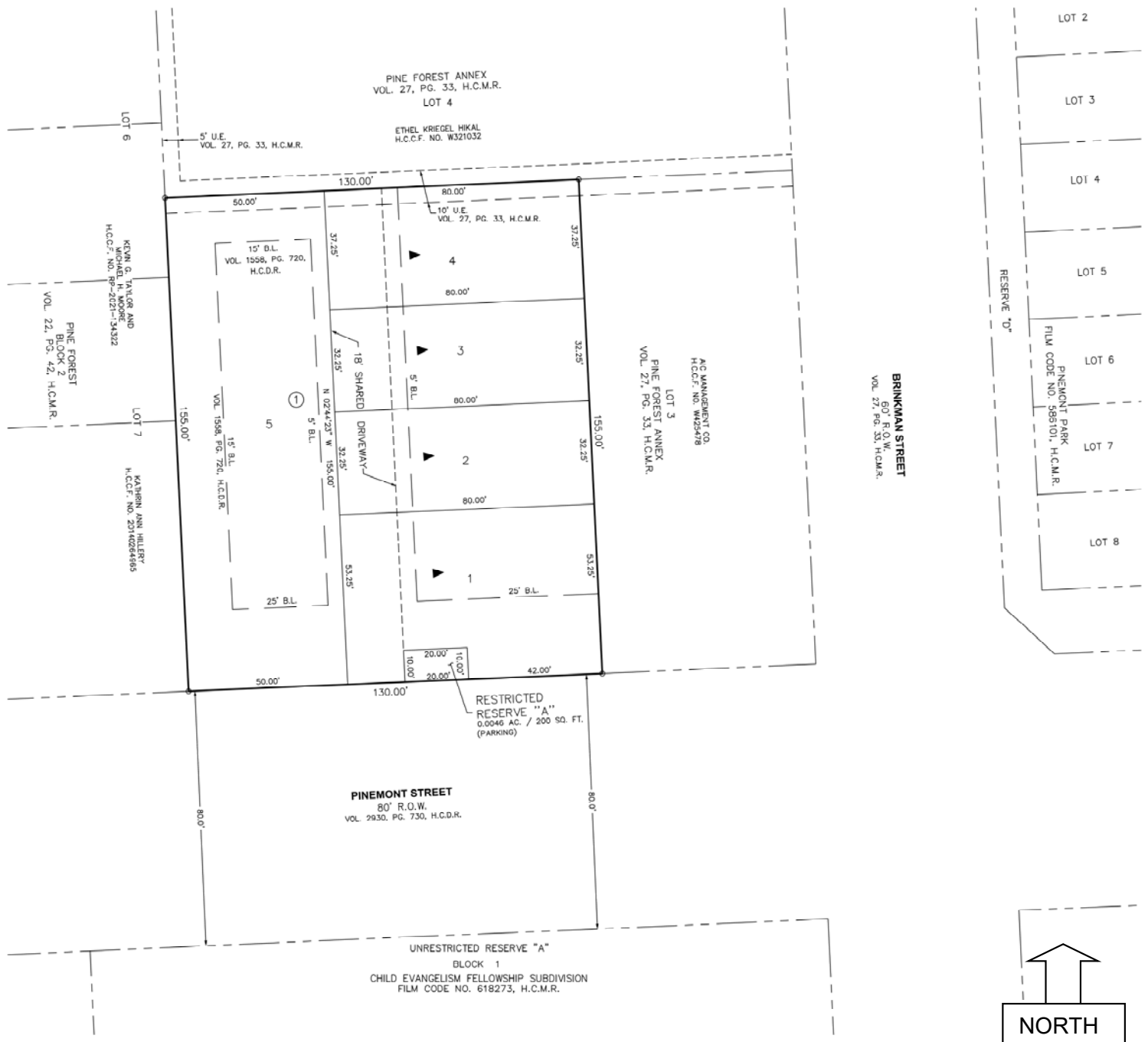


C – Public Hearings

Site Location

**Subdivision Name: Pinemont Meadows (DEF 2)**

**Applicant: Windrose**





**ITEM: 127**

**Meeting Date: 04/13/2023**

**Applicant: Windrose**



# 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](http://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.

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](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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

**PLANNING COMMISSION MEETING INFORMATION:**

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

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

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

### ***Terminology***

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# Houston Planning Commission

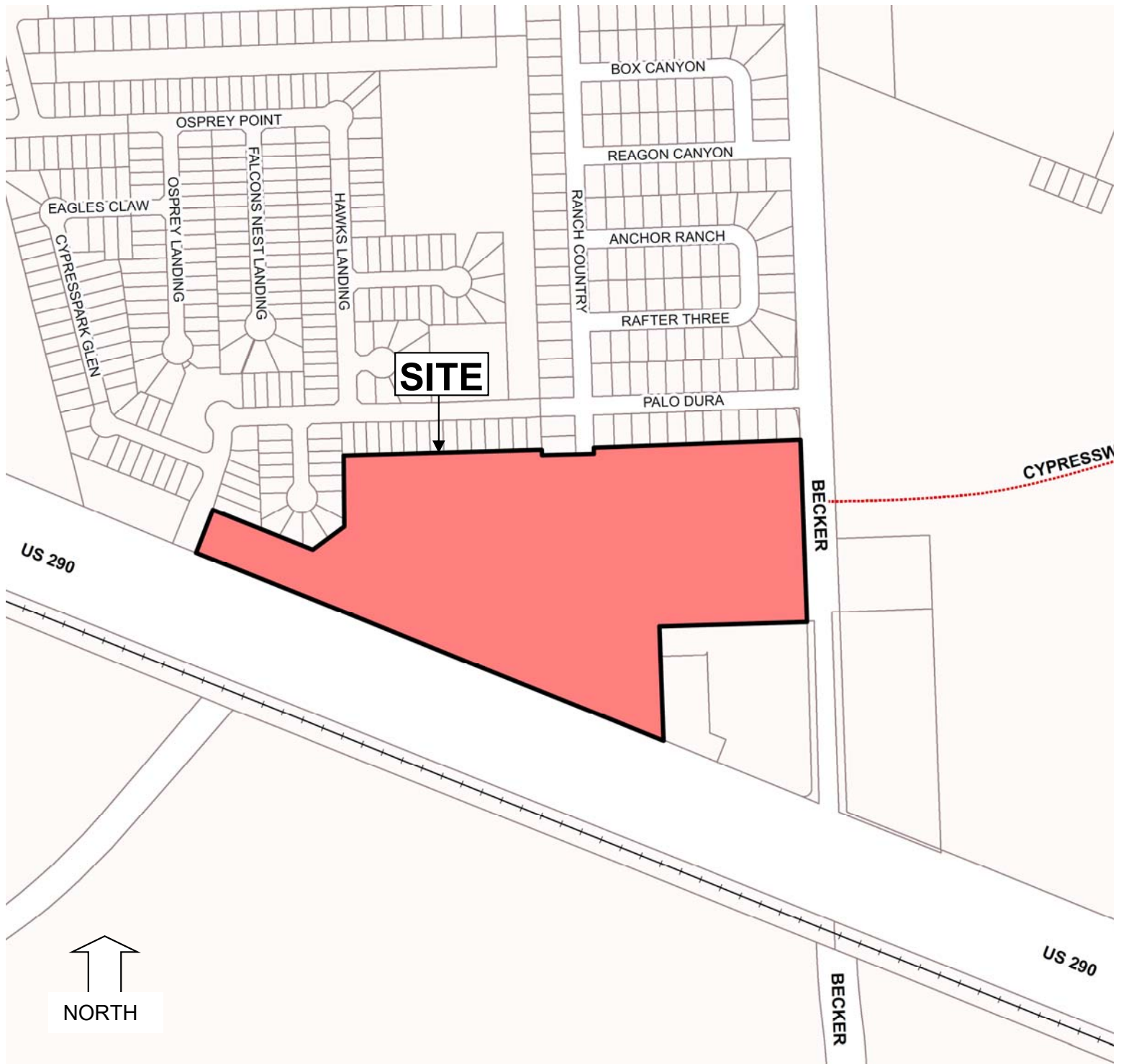
ITEM: 128

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Ranch Country Place

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Site Location





# Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Ranch Country Place

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Aerial





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Variance Request Form**

---

**Application Number:** 2023-0522

**Plat Name:** Ranch Country Place

**Applicant:** R.G. Miller Engineers

**Date Submitted:** 03/06/2023

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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.

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

**Specific Variance is being sought and extent of variance:**

To not terminate Ranch Country Road with a cul-de-sac

**Chapter 42 Section: 135**

**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 unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

**Statement of Facts**

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

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

Currently, Ranch Country Road stubs into the plat's northern boundary. The street is not needed for intersection spacing, as intersection spacing along US 290 is met. Since the stub street is more than 1 lot in depth, we are required to terminate the stub street with a cul-de-sac. By providing a cul-de-sac, daily access for the multi-family site could utilize the cul-de-sac, which would increase traffic within the neighborhood. We would request that the stub street be utilized for emergency access only. The stub street is only approximately 105' in length and does not constitute a cul-de-sac.

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

The granting of the variance is not a result of a hardship created by the applicant. The stub street is only 105' in length and providing a cul-de-sac would put a hardship on the residential neighborhood by allowing the multi-family site to utilize that as a point of access for daily traffic.

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

The intent and general purposes of the chapter will be preserved as the existing street pattern will remain the same, the stub street is only 105' in length, and by not providing a cul-de-sac allows the two uses to stay separate in relation to access and traffic circulation. Utilizing the stub street for emergency access only will not hinder traffic within the neighborhood.

**(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 existing street pattern will remain the same and by not providing a cul-de-sac, allows daily traffic to utilize Becker Rd as the main point of access.

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

Economic hardship is not the sole justification for the variance request. The justification is that the stub street is 105' in length and by not providing the cul-de-sac, limits the interaction between the two uses.



# 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](http://www.houstontx.gov)

March 22, 2023

Dear Property Owner:

**Reference Number: 2023-0522; Ranch Country Place;** a partial replat of "**Cypresswood Trails Sec 1**"; being Lot 1 Block 7, as recorded in Film Code number 597123 of the Harris County Map Records.

The property is located south along Palo Dura Drive and north of U.S Highway 290. The purpose of the replat is to create two reserves. The applicant, **Chad Miller**, with R.G Miller Engineers, on behalf of the developer, can be contacted at **713-461-9600**.

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, April 13, 2023, at 2:30 PM  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission

**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



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

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

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# Houston Planning Commission

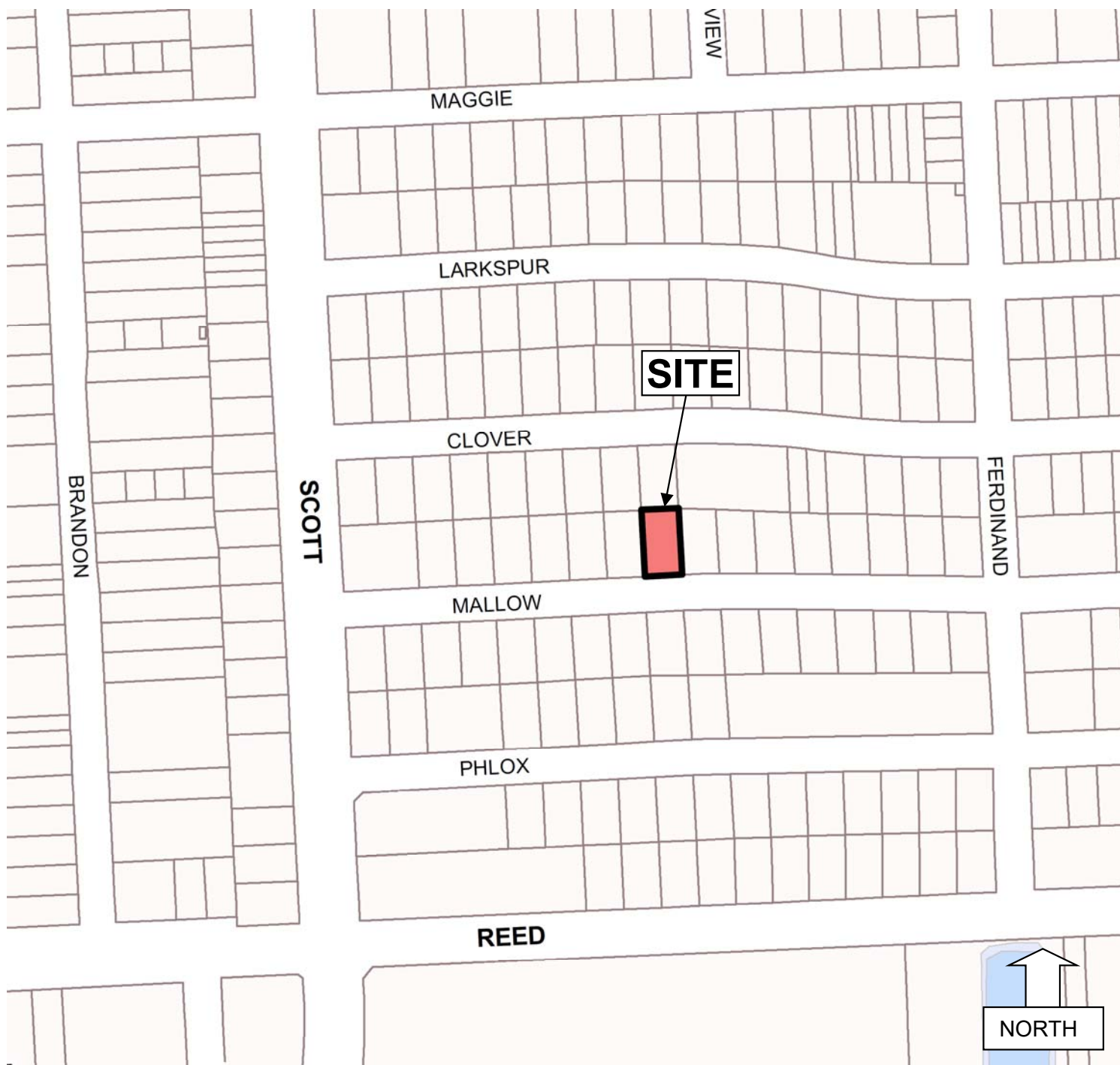
# ITEM: 129

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Reed Terrace partial replat no 5 (DEF 1)

Applicant: New Era Development & Land Services



C – Public Hearings

Site Location

# Houston Planning Commission

## ITEM: 129

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Reed Terrace partial replat no 5 (DEF 1)

Applicant: New Era Development & Land Services



C – Public Hearings

Subdivision



# Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Reed Terrace partial replat no 5 (DEF 1)

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial



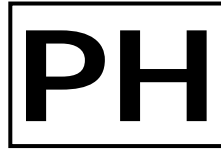
# CITY OF HOUSTON

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](http://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.

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](mailto: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](http://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](mailto:speakercomments.pc@houstontx.gov),

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

**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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- **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***

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# Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Roc Homes Plaza

Applicant: Momentum Engineering



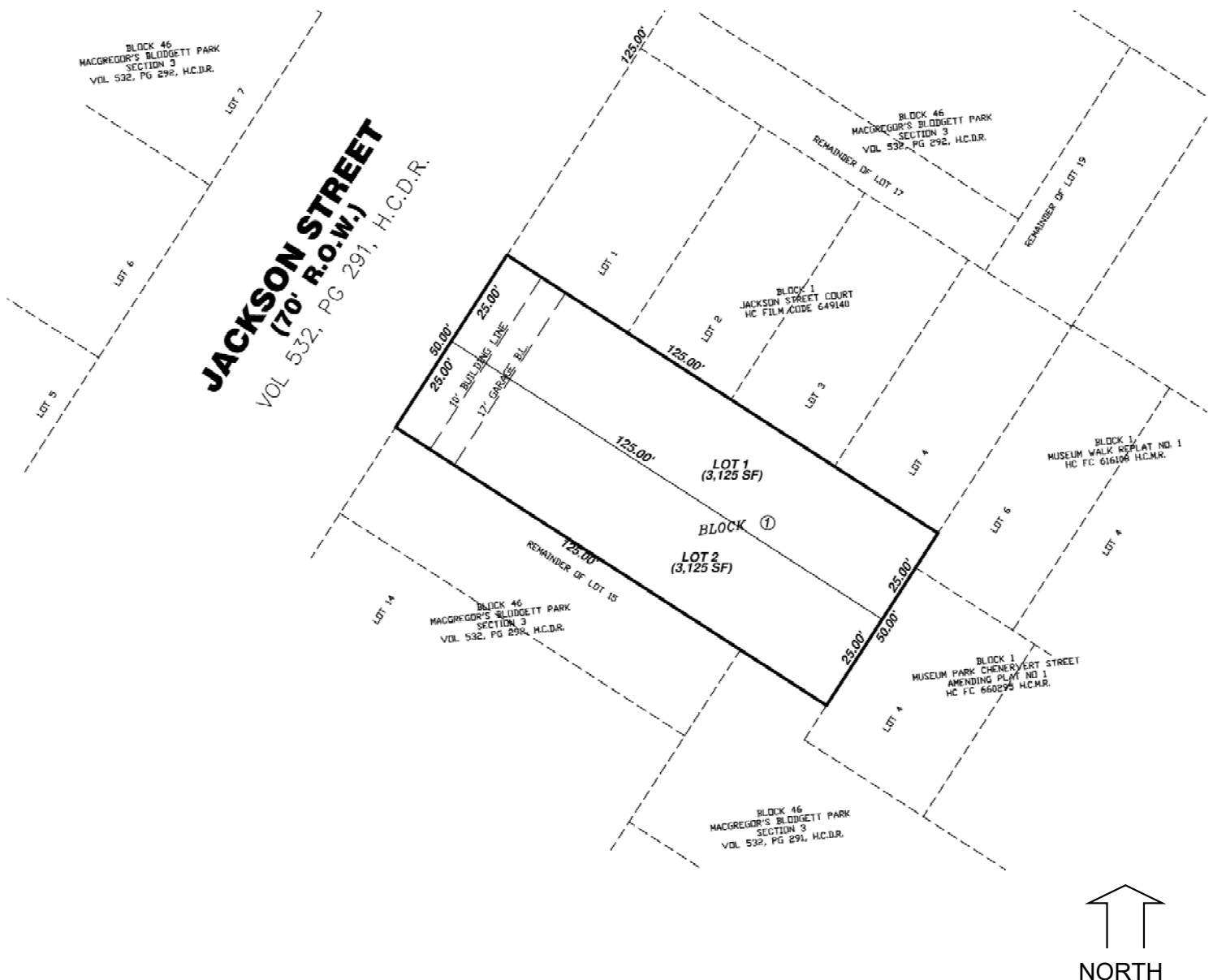
C – Public Hearings

Site Location



Subdivision Name: Roc Homes Plaza

Applicant: Momentum Engineering



# Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Roc Homes Plaza

Applicant: Momentum Engineering



C – Public Hearings

Aerial





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0460; Roc Homes Plaza;** a partial replat of “**MacGregor’s Blodgett Park Section 3**”, being the south 25ft of Lot 16, north 25ft of Lot 15, and adjoining west 25ft by 50ft of Lot 19, in Block 46, as recorded in Volume 532, Page 292 of the Harris County Deed Records.

The property is located along and east of Jackson Street between Rosedale Street and Wentworth Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Shahnawaz Ghanchi**, with **Momentum Engineering**, on behalf of ROC Homes, can be contacted at **281-741-1998**.

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, April 13, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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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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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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# Houston Planning Commission

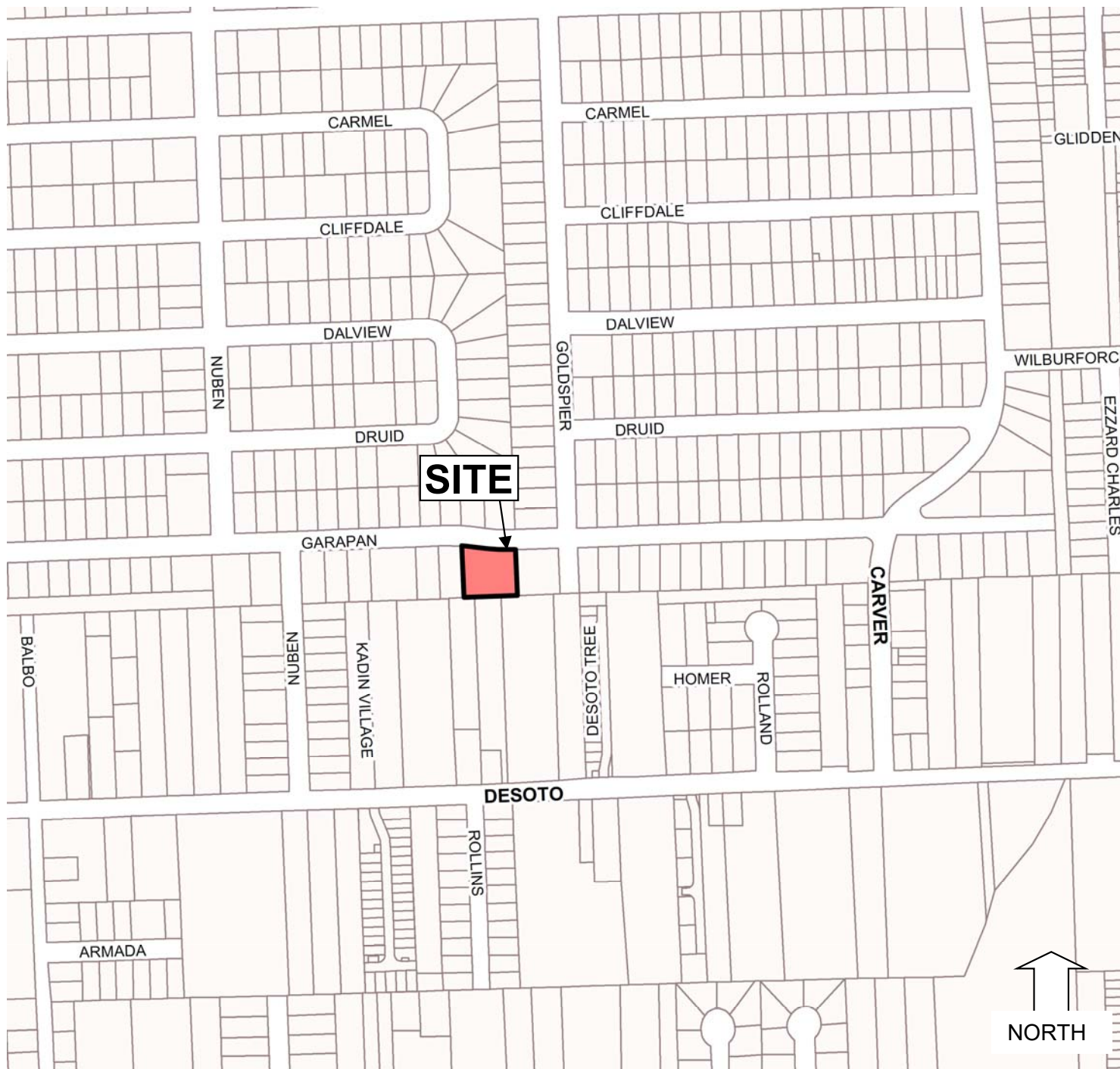
# ITEM: 131

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Stella Mar

Applicant: HRS and Associates, LLC



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

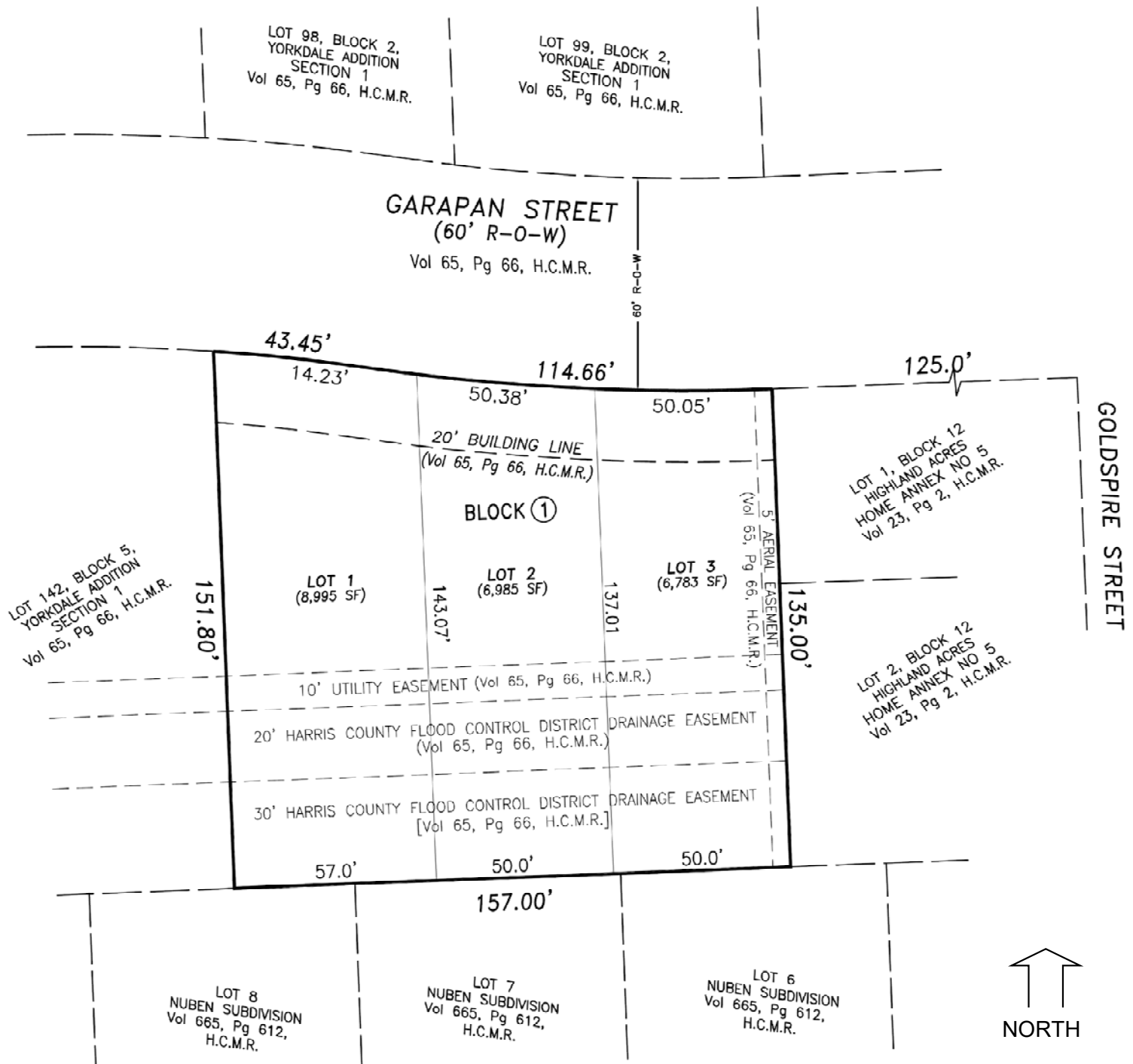
# ITEM: 131

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Stella Mar

Applicant: HRS and Associates, LLC



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 131**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Stella Mar

Applicant: HRS and Associates, LLC



**C – Public Hearings**

**Aerial**



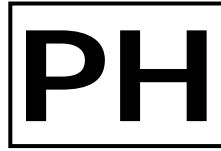
# CITY OF HOUSTON

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](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0519; Stella Mar;** a partial replat of “**Yorkdale Addition Sec 1**” being all of Lots 140 and 141, in Block 5, as recorded in Volume 65, Page 66 of the Harris County Map Records.

The property is located along and south of Garapan Street between Goldspier Street and Nuben Street. The purpose of the replat is to create three (3) single family residential lots. The applicant, **Hamid Shotorbani**, with HRS and Associates, LLC, on behalf of Stella Mar Construction LLC, can be contacted at 713-466-9776.

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

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# Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Toledo Court

Applicant: Pioneer Engineering, LLC

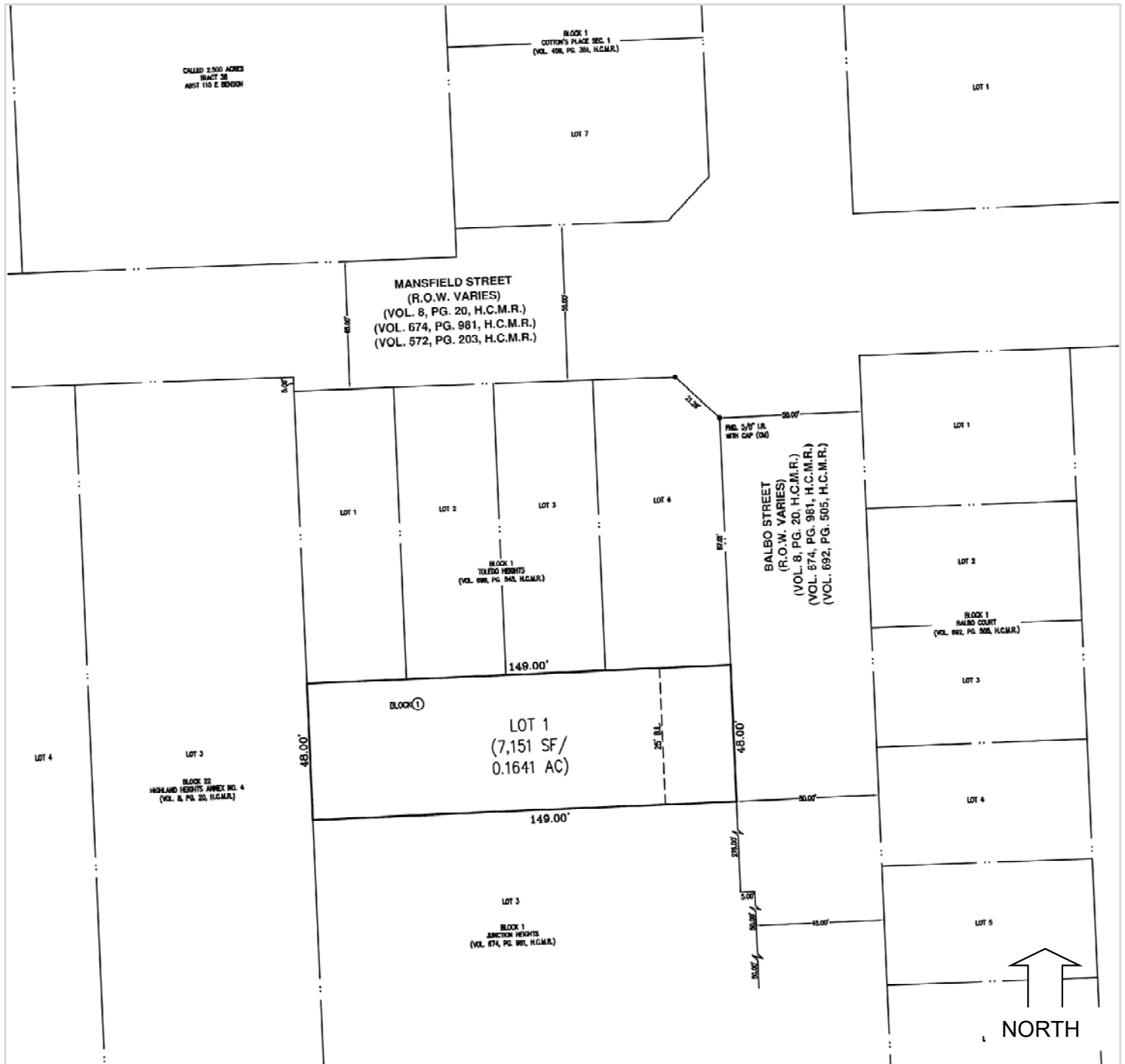


C – Public Hearings

Site Location

Subdivision Name: Toledo Court

Applicant: Pioneer Engineering, LLC





# Houston Planning Commission

ITEM: 132

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Toledo Court

Applicant: Pioneer Engineering, 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](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0343; Toledo Court;** a partial replat of Toledo Heights, being all of Lot 5, Block 1, as recorded at Film Code No. 698545 of the Harris County Map Records.

The property is located along and west of Balbo Street, south of Mansfield Street. The purpose of the replat is to create one single family residential lot and change the number of dwelling unit(s) from 1 to 2 in the Parks an Open Space table. The applicant, **Karla Hernandez**, with Pioneer Engineering, LLC, on behalf of the developer, Roberto Toledo, can be contacted at **832-307-0010**.

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

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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

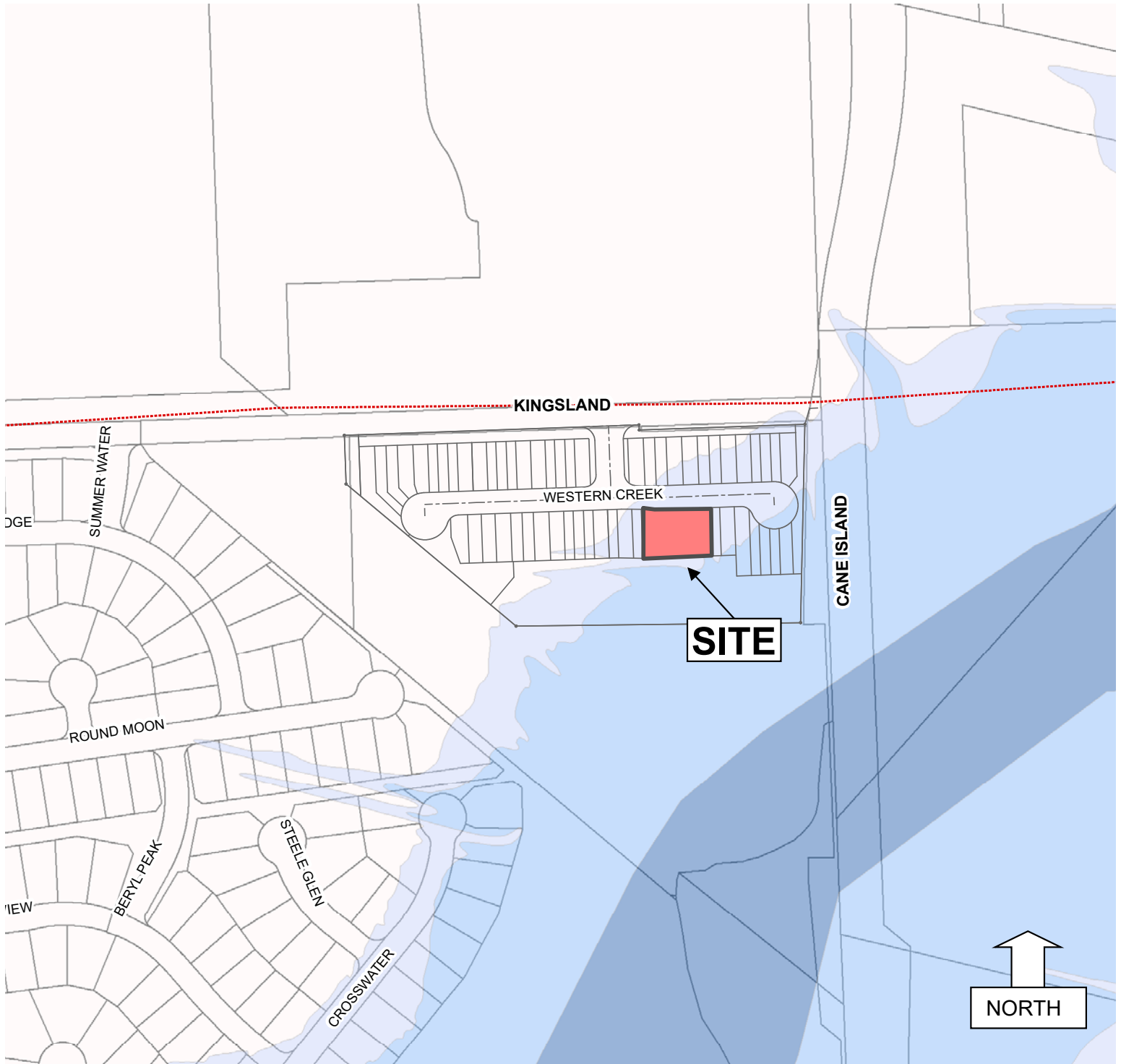
ITEM: 133

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Trails of Katy Sec 6 partial replat no 1 (DEF 2)

Applicant: Quiddity Engineering



**C – Public Hearings**

**Site Location**



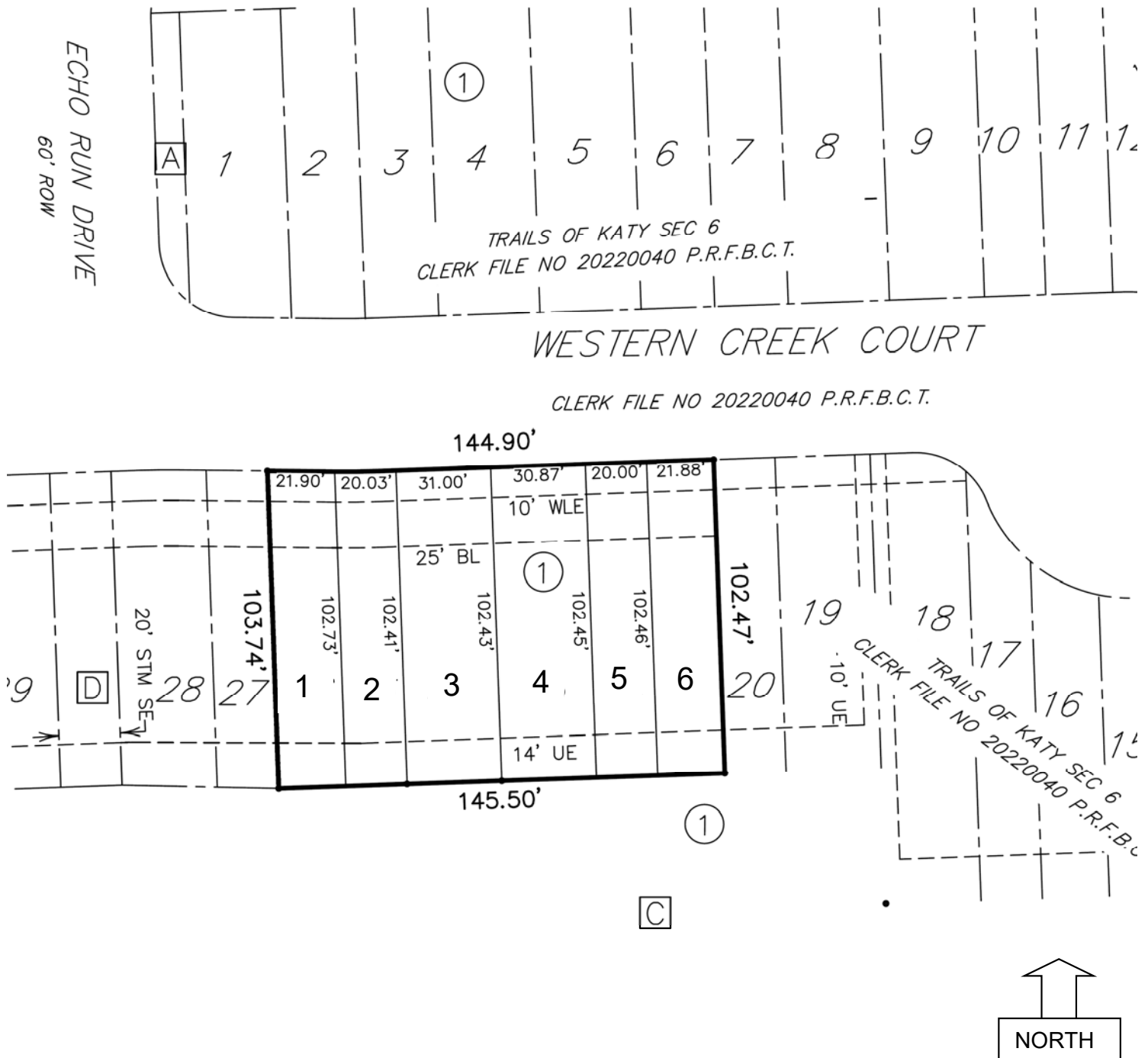
# Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Trails of Katy Sec 6 partial replat no 1 (DEF 2)

Applicant: Quiddity Engineering



C – Public Hearings

Subdivision

# Houston Planning Commission

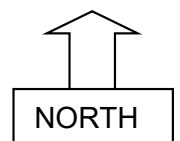
## ITEM: 133

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Trails of Katy Sec 6 partial replat no 1 (DEF 2)

Applicant: Quiddity Engineering



C – Public Hearings

Aerial



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**Application Number:** 2023-0217

**Plat Name:** Trails of Katy Sec 6 partial replat no 1

**Applicant:** Quiddity Engineering - Katy

**Date Submitted:** 01/23/2023

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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.

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

**Specific Variance is being sought and extent of variance:**

Seeking a variance request to allow for lots less than 5,000 square feet in the ETJ.

**Chapter 42 Section:** 42-181

**Chapter 42 Reference:**

(a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction. (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 by 0.13' 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 in the original plat and apply it to the partial replat to allow for lots smaller than 5,000 sq ft. Not providing additional COS with this partial replat would allow for the lots to be properly developed and will contribute 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 plat was approved with lots less than 5,000 sq ft. and the recorded plat 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 was platted as lots smaller than 5,000 sq ft. and 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](http://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](http://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](mailto: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: 134

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Wrenwood Estates

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



C – Public Hearings

Site Location

# Houston Planning Commission

# ITEM: 134

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Wrenwood Estates

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



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 134**

Planning and Development Department

Meeting Date: 04/13/2023

**Subdivision Name: Wrenwood Estates**

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



**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](http://www.houstontx.gov)

March 24, 2023

Dear Property Owner:

**Reference Number: 2023-0455; Wrenwood Estates;** a partial replat of Wrenwood, being all of Lot 21, Block B, as recorded in Vol. 43, Pg. 54 of the Harris County Map Records.

The property is located along and west of Wycliffe Drive and south of Timberline Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Tom Duecker**, with Tri-Tech Surveying Co., LP/ Tri-Tech Engineering, LP, on behalf of the developer, Stonefield Houston LLC, can be contacted at **713-667-0800**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto: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, April 13, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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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

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***

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### ***Planning Department Staff Authority and Obligation***

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- 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

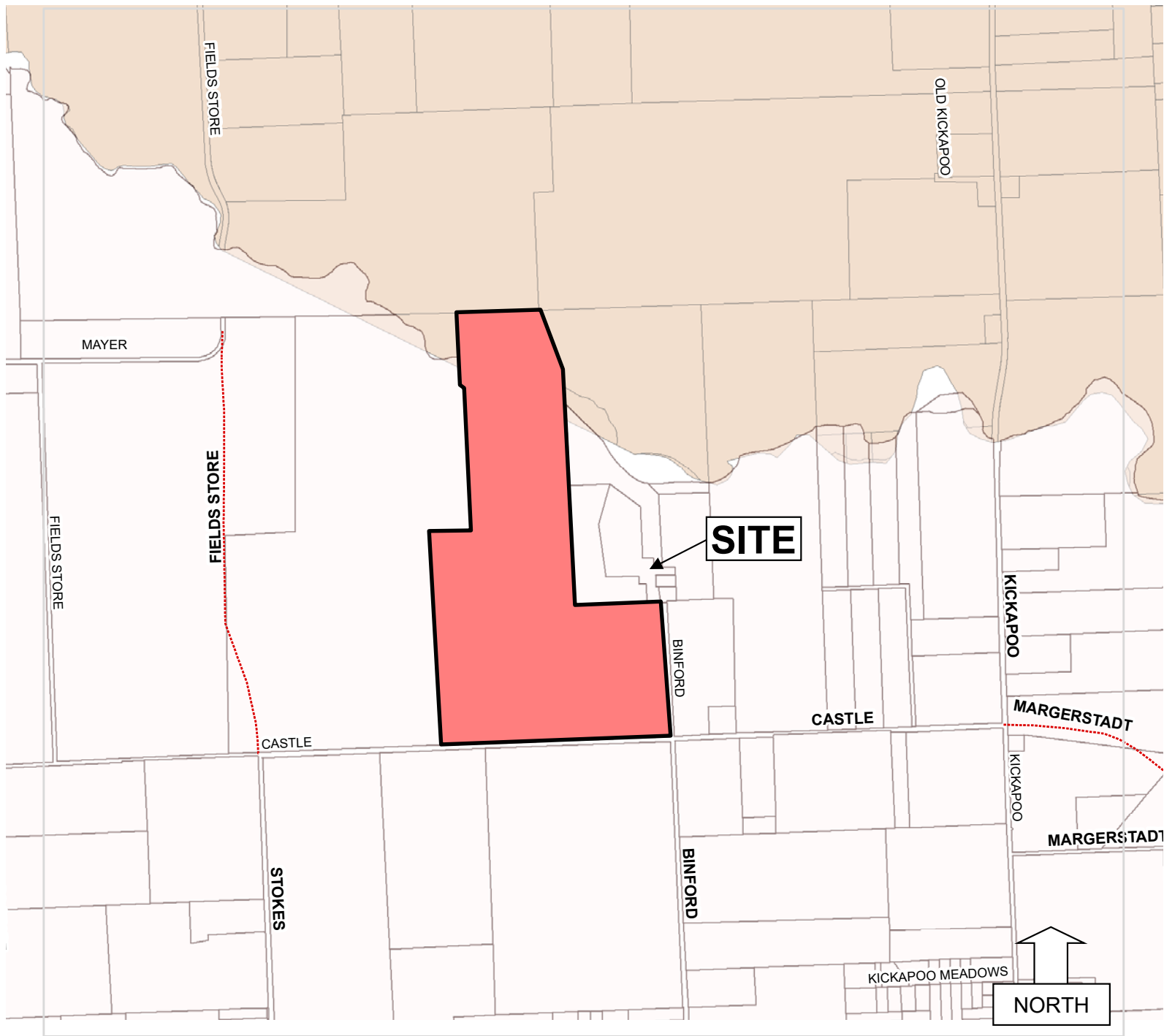
ITEM: 135

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Binford Road Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location



**Meeting Date: 04/13/2023**

**Applicant: Meta Planning + Design LLC**



## Subdivision

# Houston Planning Commission

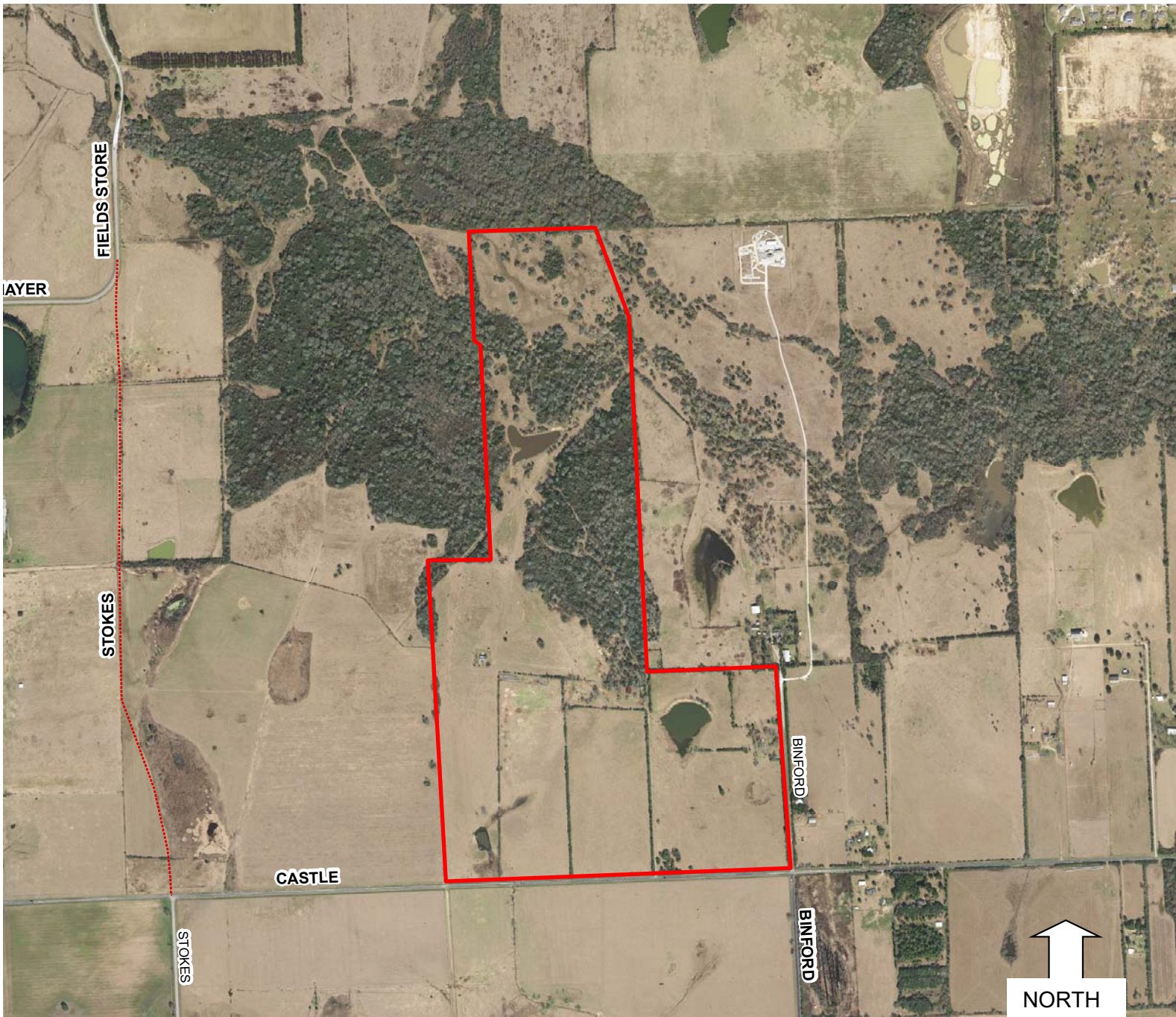
**ITEM: 135**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Binford Road Tract GP

Applicant: Meta Planning + Design LLC



**D – Variances**

**Aerial**



**Application Number:** 2023-0772

**Plat Name:** Binford Road Tract GP

**Applicant:** Meta Planning + Design LLC

**Date Submitted:** 04/03/2023

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

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

**Specific Variance is being sought and extent of variance:**

To allow for no crossing of Spring Creek at the northern portion of the tract for a distance of 1,088' across the tract which is part of a  $\pm 2$  miles between Kickapoo Road and Field Store Road.

**Chapter 42 Section: 42-130**

**Chapter 42 Reference:**

Sec. 42-130. – Intersection exceptions [...] (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet; [...] (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet; [...] (1) The crossing of a single existing pipeline by a street more than every 2,000 feet;

## Statement of Facts

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

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

The Binford Road tract is a proposed  $\pm 256$ -acre single-family subdivision located in the northwestern portion of the Houston ETJ. The tract is predominantly within Harris County with a portion to the north located in Waller County. Spring Creek runs through the northern portion of the subject tract with parts of the creek located in both Waller and Harris County. The tract is wholly surrounded by undeveloped property. Binford Road is a small road running north and south that abuts the subject site to the east. The road terminates roughly .35 miles north of Castle Road which runs along the southern boundary of the subject site. Further to the east is Kickapoo Road, a major thoroughfare, which runs north/south across Spring Creek. West of the subject site is Field Store Road, another major thoroughfare running north/south that also crosses Spring Creek. The northern portion of the subject site is designated as detention and floodway and also contains a pipeline easement. This area will not be developed as the aforementioned floodway makes developing the land infeasible. Additionally, HCFCD will require a 200' easement on the south side of the creek within Harris County. It is reasonable to assume a 200' easement would also be needed on the north side of the creek, which is partially in Waller County and outside HCFCD's jurisdiction, but would result in a total of 400' in easements over the creek. A crossing over Spring Creek and the surrounding floodway would require a massive bridge as the floodway is about 680' wide and the floodplain is a further 100' wide within the subject site. This is impractical as the area is not fit for



development and there are major thoroughfares to the east and west which are intended to carry the majority of traffic crossing the creek for this area as designed in the Houston Major Thoroughfare Plan. There are about 1.96 miles between the crossings of Kickapoo and Field Store Road. In summary, the existing floodway, the impracticality of constructing a bridge over the creek and the already existing major thoroughfare network provide the necessary justifications to grant the requested variance.

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

The existing Spring Creek and surrounding floodway are not the result of hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained due to the existence of Kickapoo Road and Field Store Road, both major thoroughfares with crossings over Spring Creek. Traffic circulation will not be harmed as the Houston Major Thoroughfare Plan intends for these roads to serve the area.

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

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

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

The existing Spring Creek and surrounding floodway are the justification for this variance.

# Houston Planning Commission

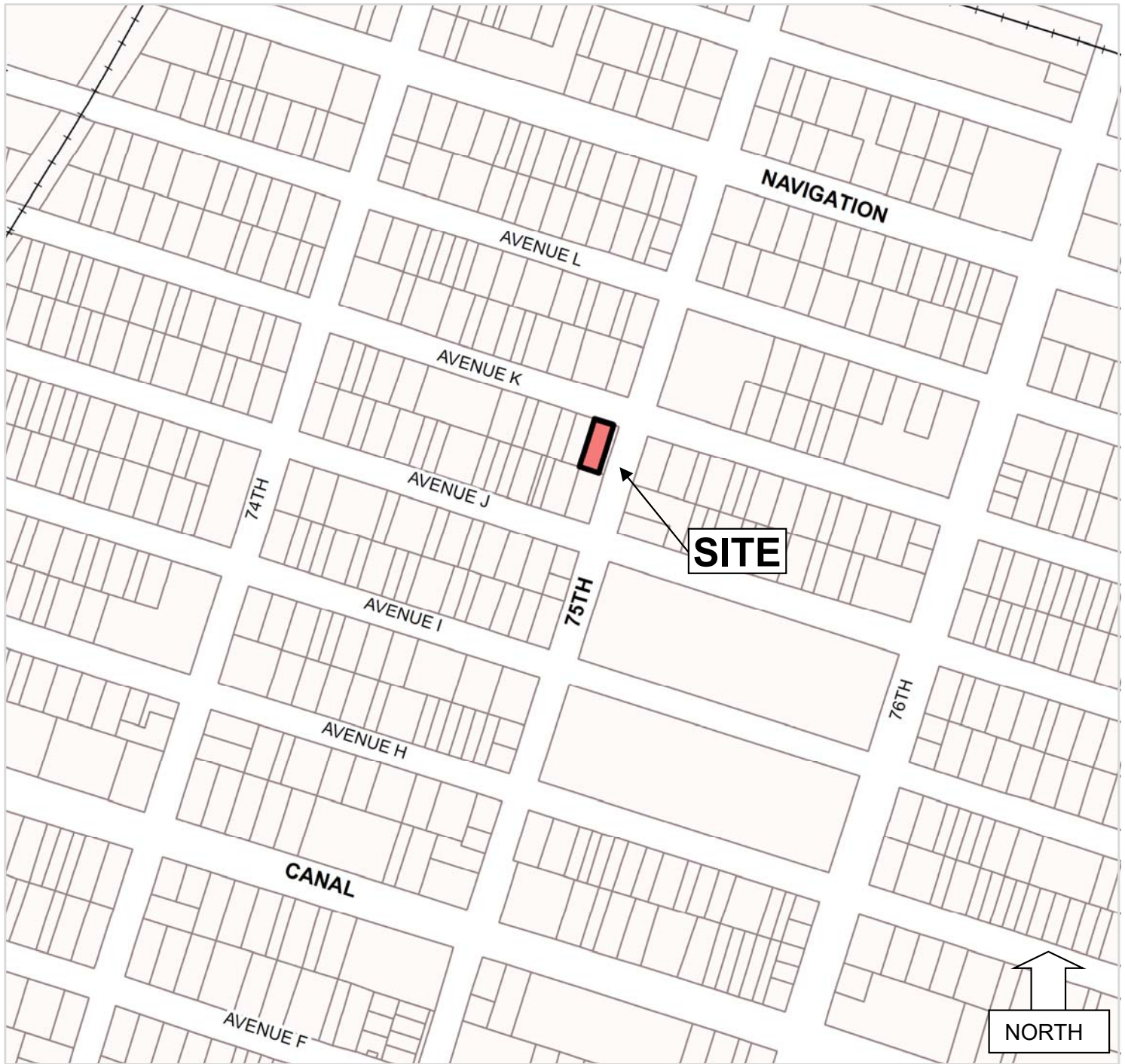
**ITEM: 136**

Planning and Development Department

Meeting Date: 04/13/2023

**Subdivision Name: Cabello Manor**

**Applicant: Owens Management Systems, LLC**

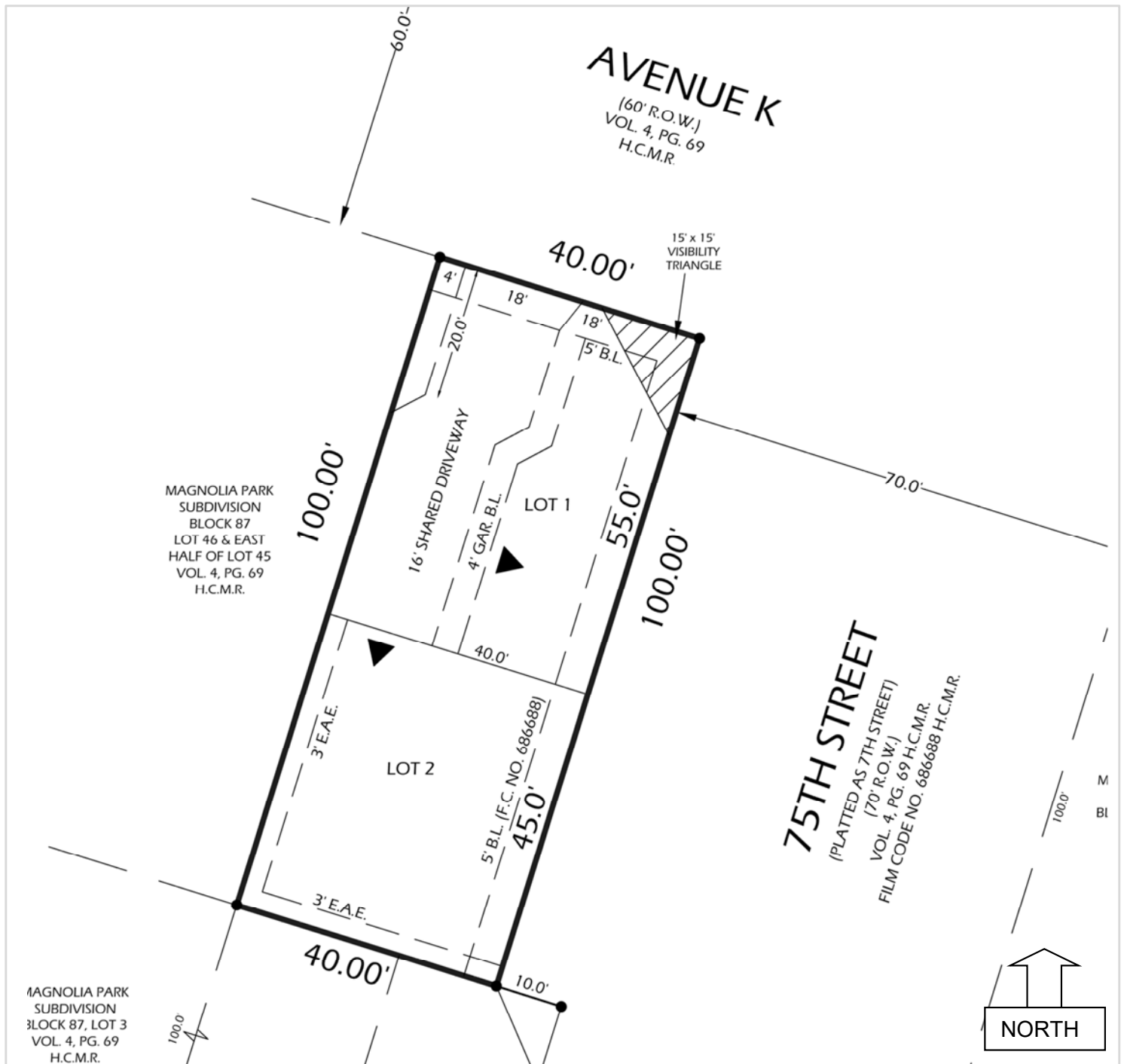


**D – Variances**

**Site Location**

Subdivision Name: Cabello Manor

Applicant: Owens Management Systems, LLC





# Houston Planning Commission

ITEM: 136

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Cabello Manor

Applicant: Owens Management Systems, LLC

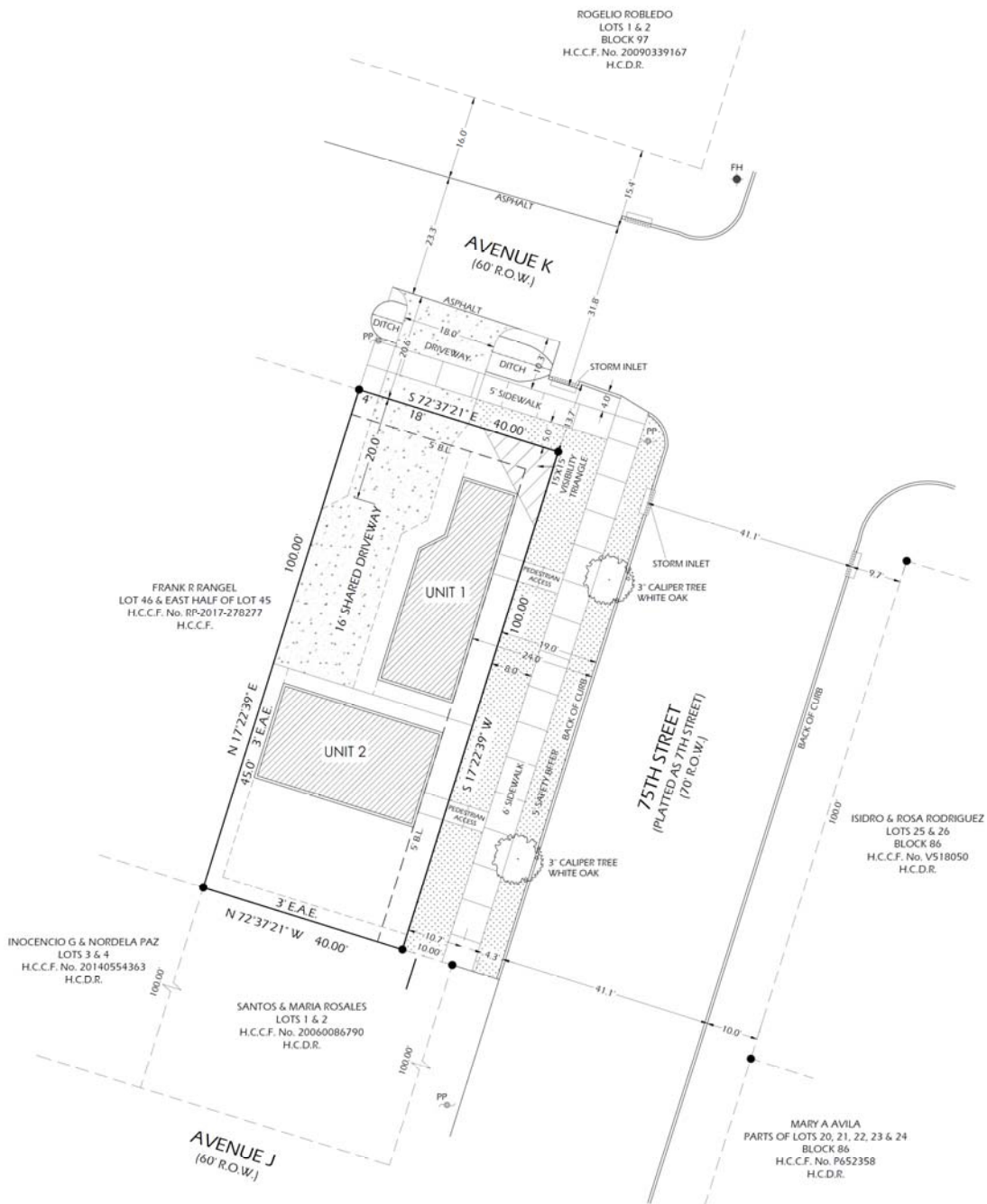


D – Variances

Aerial



SCALE:  
1"=20'

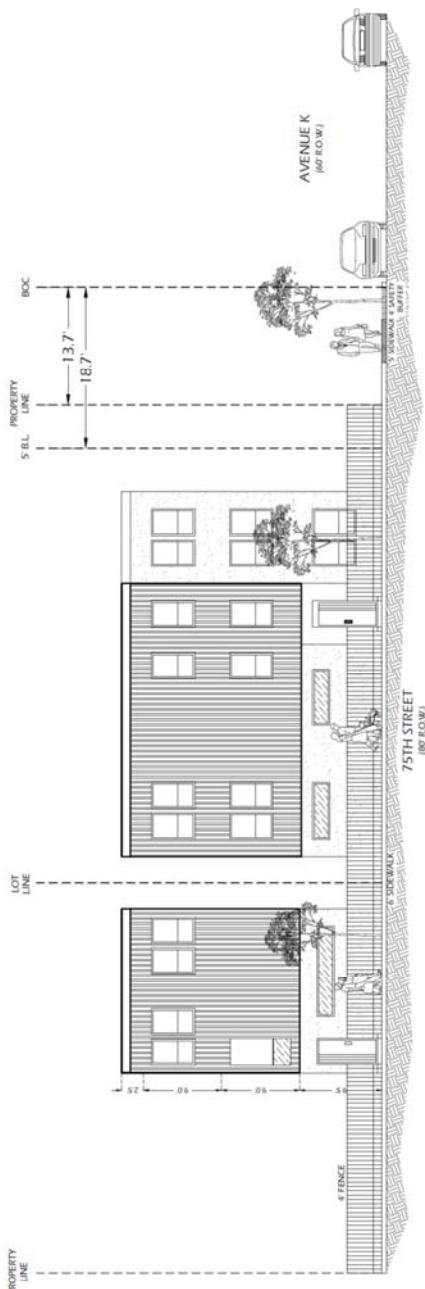


## CABELLO MANO SITE PLAN

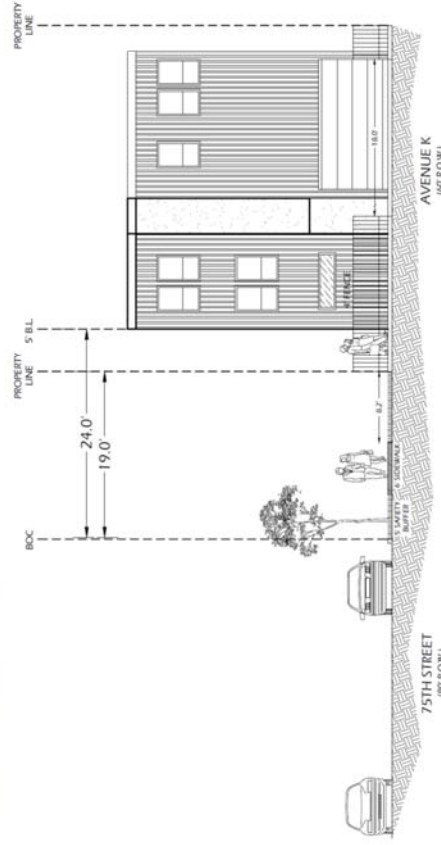
DATE: MARCH, 2023 SCALE: 1" = 20'  
OWENS MANAGEMENT SYSTEMS, LLC



75 TH STREET ELEVATION



AVENUE K ELEVATION



CABELLO MANO  
ELEVATIONS

DATE: MARCH, 2023    SCALE: 1" = 20'  
OWENS MANAGEMENT SYSTEMS, LLC





## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2023-0613

**Plat Name:** Cabello Manor

**Applicant:** Owens Management Systems, LLC

**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:**

Specific Variance is being sought and extent of variance: TO ALLOW A 5 FEET BUILDING LINE ALONG 75TH STREET INSTEAD OF THE REQUIRED 25 FEET BUILDING LINE.

**Chapter 42 Section: 42-150**

**Chapter 42 Reference:**

Sec. 42-150. - Building line requirement (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Major Thoroughfares In general 25 feet

### Statement of Facts

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

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

The proposed plat is located at the corner of Avenue K and 75th Street. Avenue K is a local street and 75th street is classified as an 80 feet wide major thoroughfare (MTF). The proposed plat will be a replat of commercial reserve A out of Cabello Peluqueria Unisex recorded in 2018. Cabello Peluqueria Unisex was a replat of Magnolia Park subdivision platted in 1913 as a residential subdivision. Cabello Peluqueria Unisex plat dedicated 10 feet to the public R.O.W. of 75th street and received a variance for a reduced building line of 5 feet along 75th street instead of the required 25 feet building line by the ordinance. The proposed plat will change the land use from a commercial reserve to two residential lots. Both lots will have vehicular access from a shared driveway that connects to the local street Avenue K. Also, a variance is being requested to keep the 5 feet building line, previously approved by Planning Commission and recorded in Cabello Peluqueria Unisex plat, along 75th street. The distance from back of curb to the property line along 75th street is approximately 19 feet and to the 5 feet building line is approximately 24 feet. Within the 19 feet pedestrian realm a 6 feet sidewalk and 5 feet safety buffer with 3-inch caliper trees will be provided. Along Avenue K the distance from back of curb to the property line varies from 13.7 to 20.6 feet. Within this pedestrian realm a 5 feet sidewalk and a safety buffer that varies from 4 to 10 feet will be provided. Vehicular access from 75th street will not be allowed. The existing curb cut along 75th street will be removed. Strict application of the ordinance will require a 25 feet building line along 75th street. In addition to this, Cabello Peluqueria Unisex plat already dedicated 10 feet to 75th street R.O.W. reducing its original size of 50 feet by 100 feet to 40 feet by 100 feet.



Requiring a 25 feet building line along 75th street will further reduce the buildable area of the site to 30 percent of its total area creating an impractical and infeasible development

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

When Magnolia Park subdivision was created, 75th street was classified as a local street. Around 1995 its classification changed to major thoroughfare. This change in classification trigger a wider R.O.W. (80 FEET), bigger setback (25 FEET) and restrictions for vehicular access to a lot from a MTF. The proposed plat is providing its vehicular access along Avenue K, a local street, to remove the existing curb cut along 75th street. Cabello Peluqueria Unisex plat dedicated 10 feet to 75th street R.O.W.. The circumstances supporting the variance are not a result of a hardship created or imposed by the applicant.

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

The distance from back of curb to the property line along 75th street is approximately 19 feet and to the 5 feet building line is approximately 24 feet. Along Avenue K the distance from back of curb to the property line varies from 13.7 to 20.6 feet. The curb cut along 75th street will be removed to avoid vehicular access from 75th street. These setbacks and the removal of the curb cut along 75th street maintain the intent and general purpose of this chapter by providing a safe distance from the MTF and not allowing vehicular traffic to back out into the MTF.

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

The existing curb cut along 75th street will be removed to have the vehicular access along the local street Avenue K. In addition to this, the distance from back of curb to the property line along 75th street is approximately 19 feet and to the 5 feet building line is approximately 24 feet. Within the 19 feet pedestrian realm along 75th street a 6 feet sidewalk and 5 feet safety buffer with 3-inch caliper trees will be provided. Along Avenue K the distance from back of curb to the property line varies from 13.7 to 20.6 feet. Within these dimensions, considered as the pedestrian realm, a 5 feet sidewalk and a minimum 4 feet safety buffer will be provided. The granting of the variance will not be injurious to the public health, safety or welfare since vehicular access to the development will be provided along the local street Avenue K instead of the MTF 75th street. Also, the proposed setbacks will provide a safe distance to the major thoroughfare and the proposed pedestrian realms will provide a safer environment for people walking along both streets.

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

The proposed replat is going back to two lots as shown on the original plat Magnolia Park subdivision but with a different layout and only creating one driveway along Avenue K. Also, the applicant is improving the pedestrian realm by providing a 19 feet pedestrian realm along 75th street with a 6 feet sidewalk and 5 feet safety buffer with 3-inch caliper trees and a pedestrian realm along Avenue K that varies between 13.7 and 20.6 feet with a 5 feet sidewalk and a minimum 4 feet safety buffer



# 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](http://www.houstontx.gov)

March 23, 2023

## NOTICE OF VARIANCE

**PROJECT NAME:** Cabello Manor  
**REFERENCE NUMBER:** 2023-0613

**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 west of 75<sup>th</sup> Street and south of Navigation Boulevard, at the intersection of Avenue K and 75<sup>th</sup> Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to allow a 5' building line along 75<sup>th</sup> Street, a major thoroughfare, in lieu of the ordinance required 25'. 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, April 13, 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](http://www.houstonplanning.com) or Call: 832-393-6624.**



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

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

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

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

**For additional information regarding this project, please call Joyce Owens, with Owens Management Systems, LLC, at 713-643-6333.** You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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

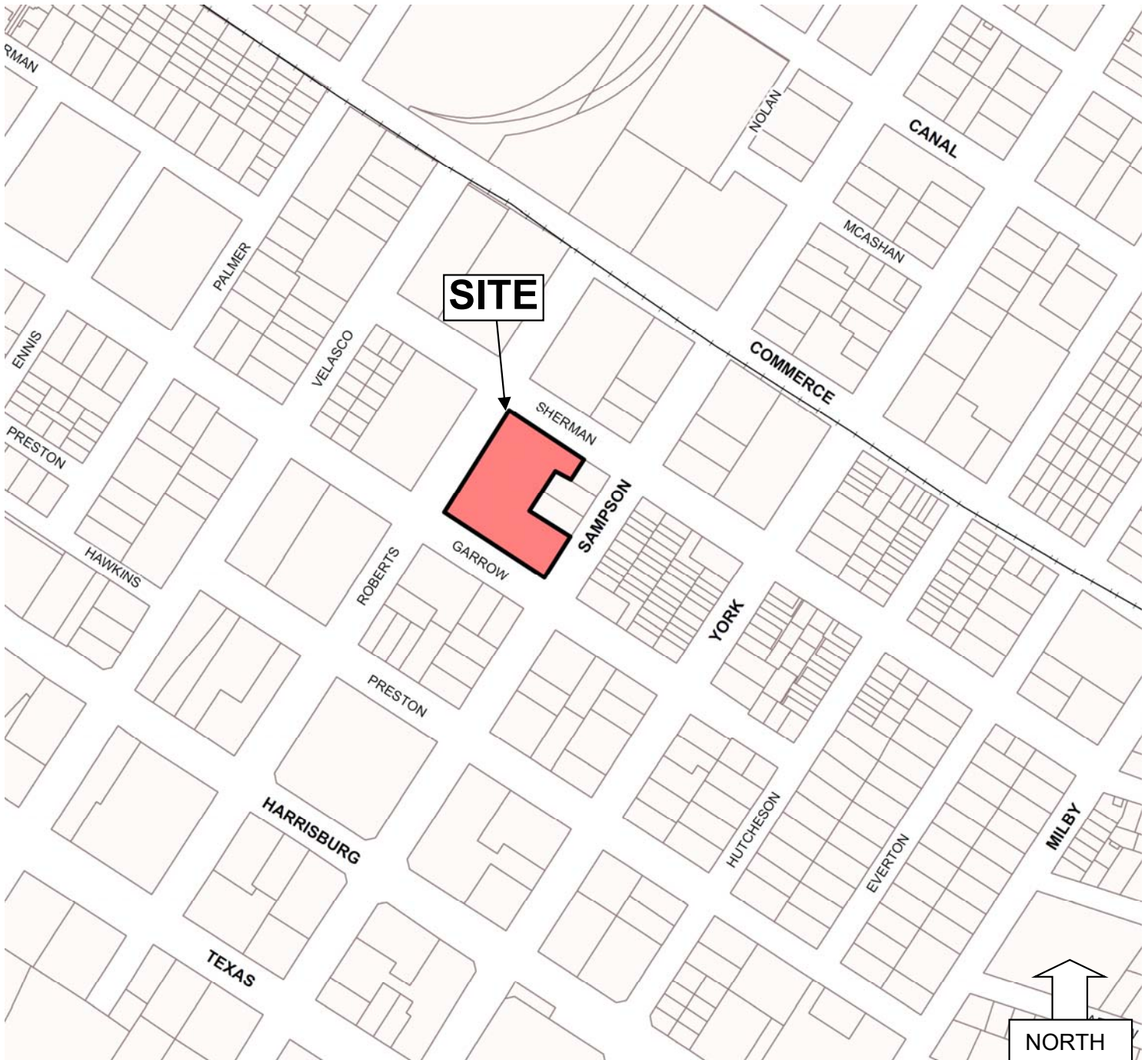
ITEM:137

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Concept Neighborhood on Roberts (DEF 2)

Applicant: Beacon Land Services



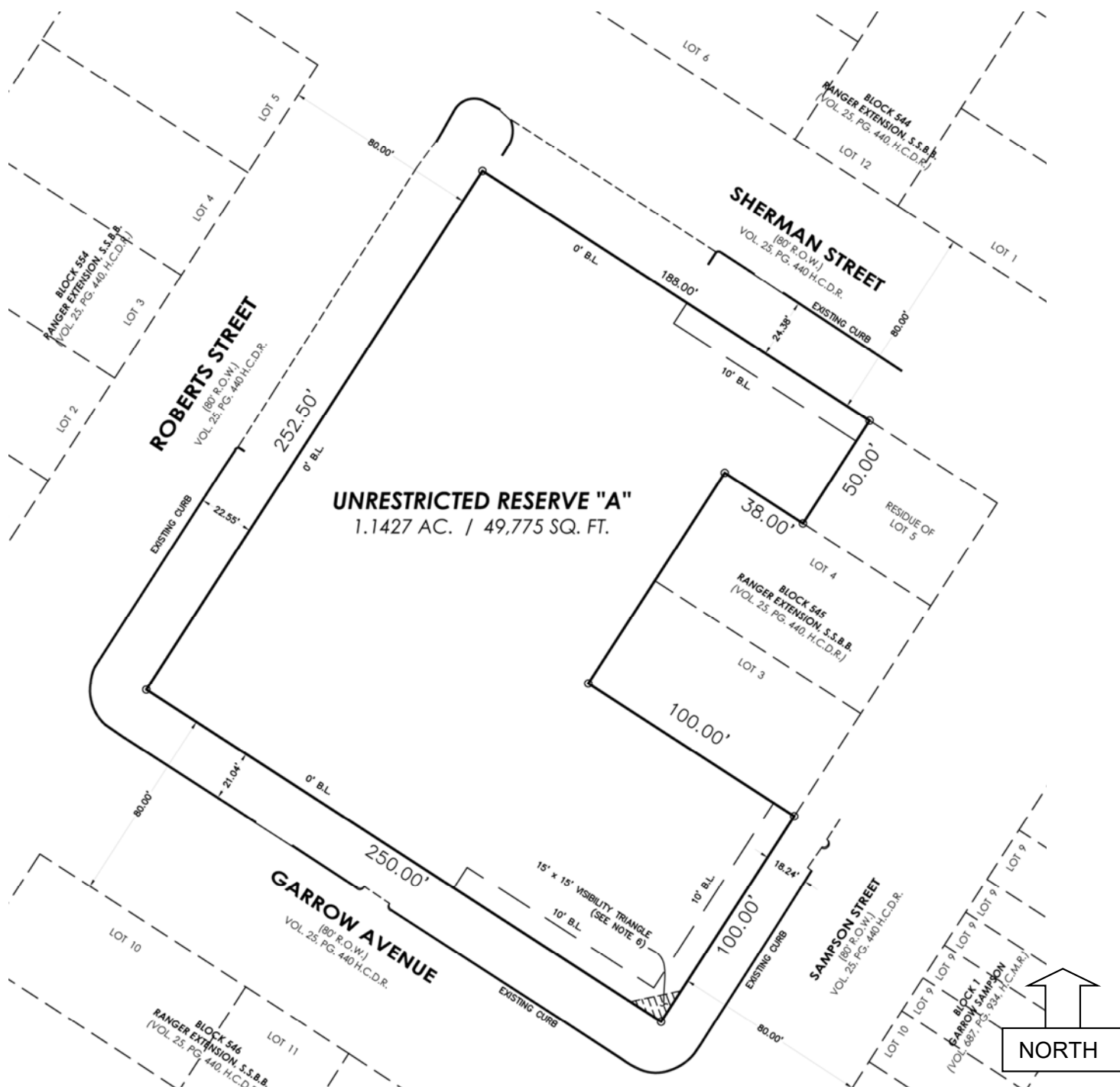
D – Variances

Site Location



Subdivision Name: Concept Neighborhood on Roberts (DEF 2)

Applicant: Beacon Land Services



# Houston Planning Commission

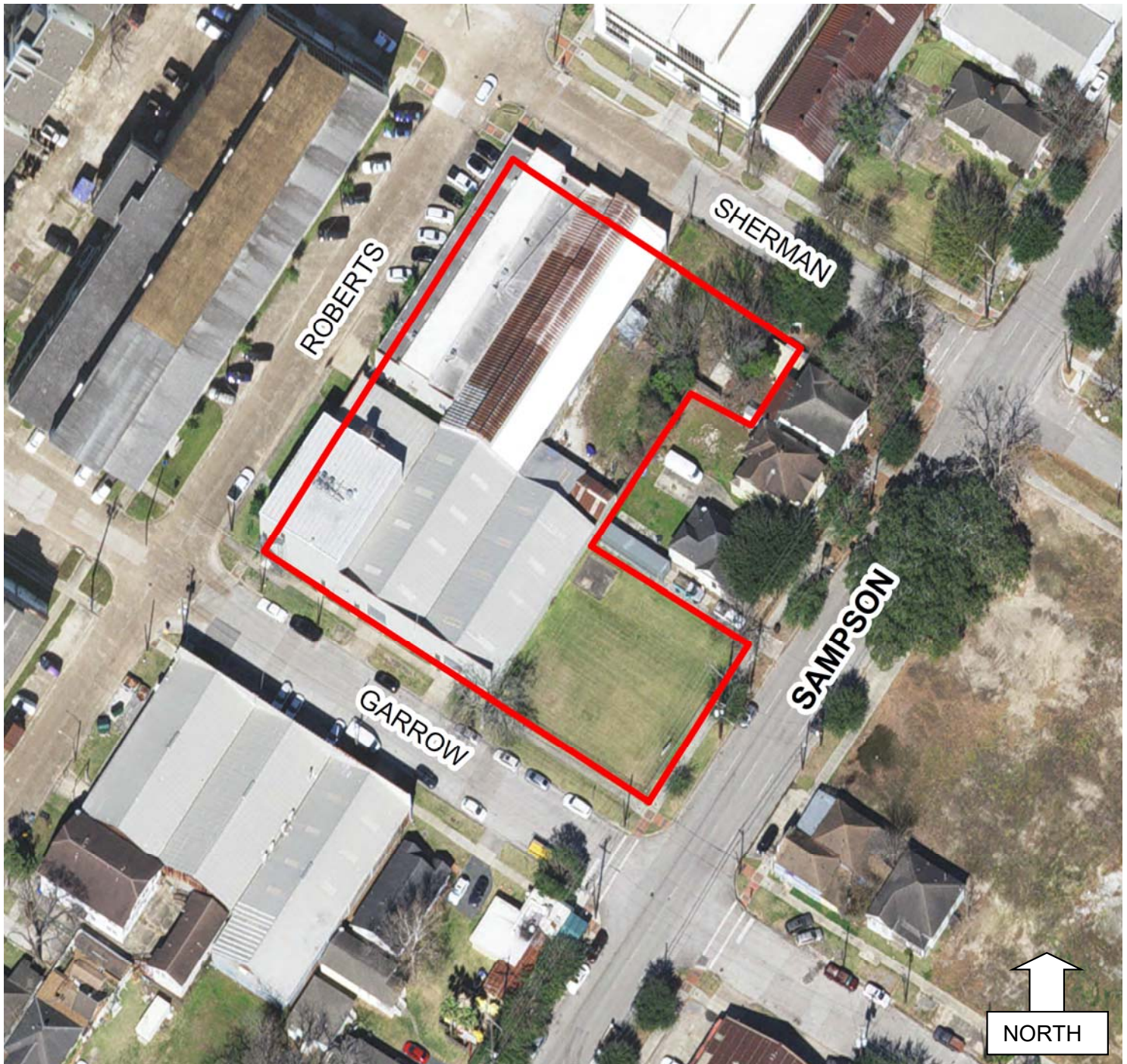
ITEM:137

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Concept Neighborhood on Roberts (DEF 2)

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

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

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

**For additional information regarding this project, please call 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](mailto:planning.variances@houstontx.gov) or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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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**

- **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.
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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.

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# Houston Planning Commission

# ITEM: 138

Planning and Development Department

Meeting Date: 04/13/2023

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**Subdivision Name: East Dennis Development North (DEF 1)**

**Applicant: Windrose**



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**D – Variances**

**Site Location**

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# Houston Planning Commission

# ITEM: 138

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: East Dennis Development North (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

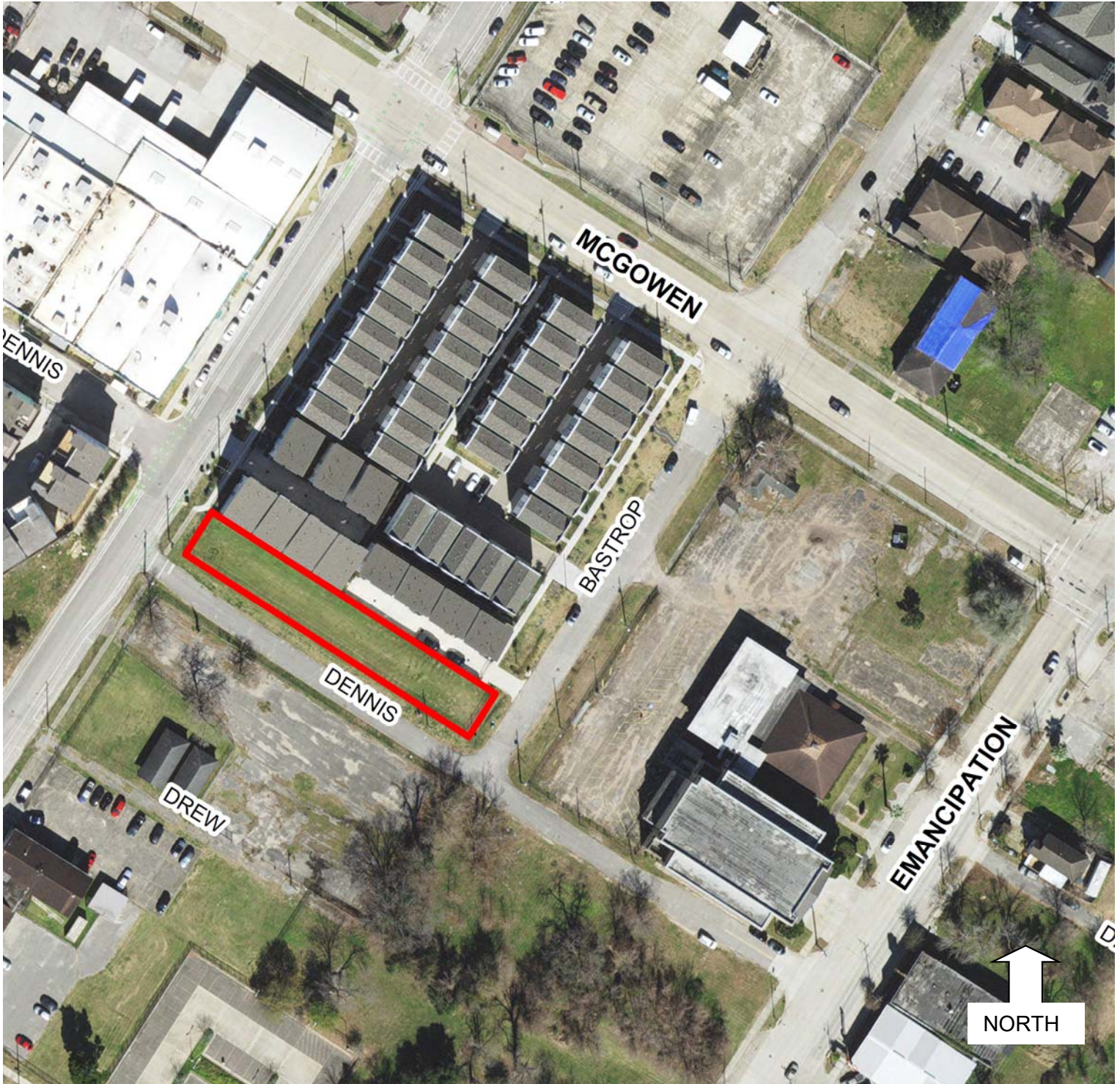
ITEM: 138

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: East Dennis Development North (DEF 1)

Applicant: Windrose



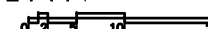
D – Variances

Aerial



VERSION C  
SITE PLAN

SCALE: 1" = 10'-0"



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

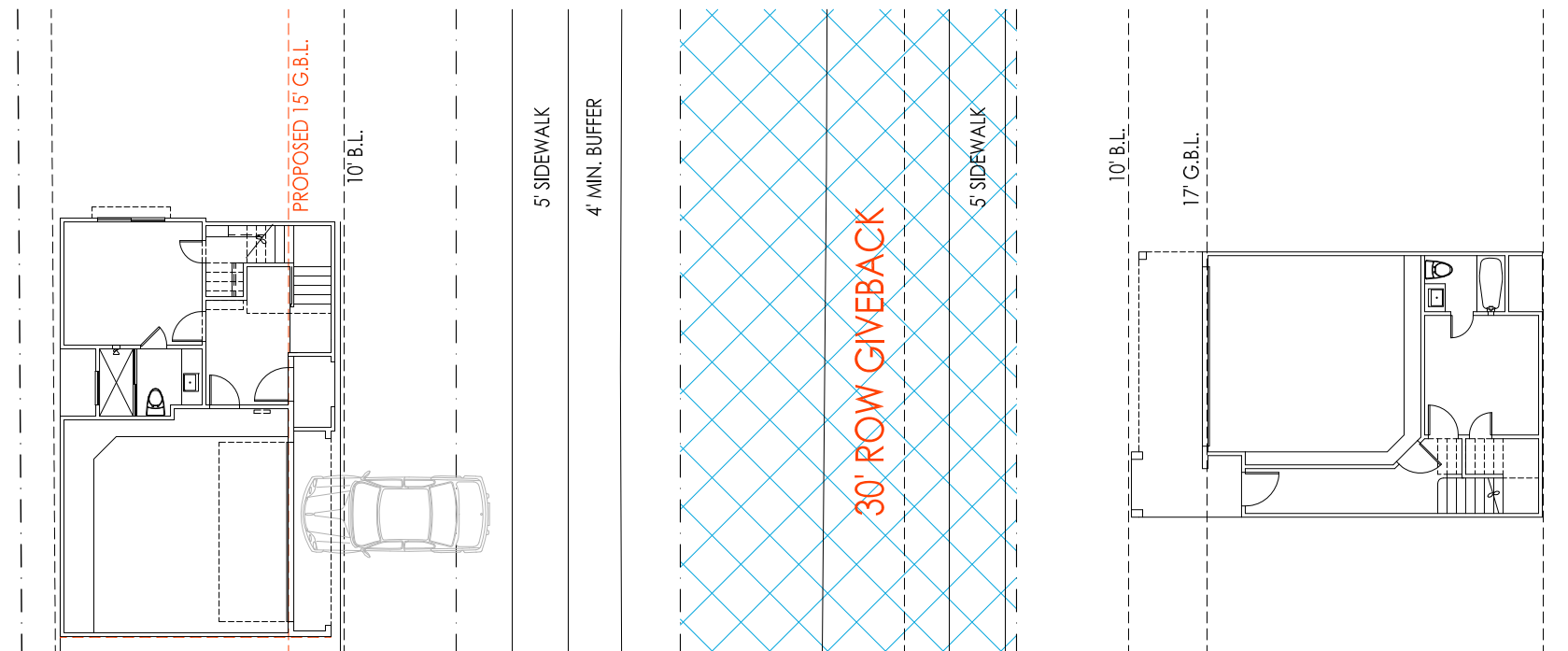
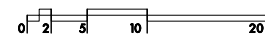
LOT	TOTAL (sq)	CONCRETE SLAB (sq)	DRIVEWAY	PAVEMENT	OTHER	TOTAL (sq)	ACTUAL COVERAGE
1	-	-	-	-	-	-	65%
2							

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

J052




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



<b>STATUS:</b>			
START	3/6/25		RGP
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			
<b>DEED RESTRICTIONS</b>			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X
<b>REVISIONS:</b>			
X			XXX
<b>ENGINEER:</b>			
NAME			
SUBMITTED	XX-XX-XX	XXXX	
REVIEWED			
FINAL			
<b>PERMIT:</b>			
NUMBER: XX			
SUBMITTED	XX-XX-XX	XXXX	
APPROVED			
<b>REDRAW OF:</b>			

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

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


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

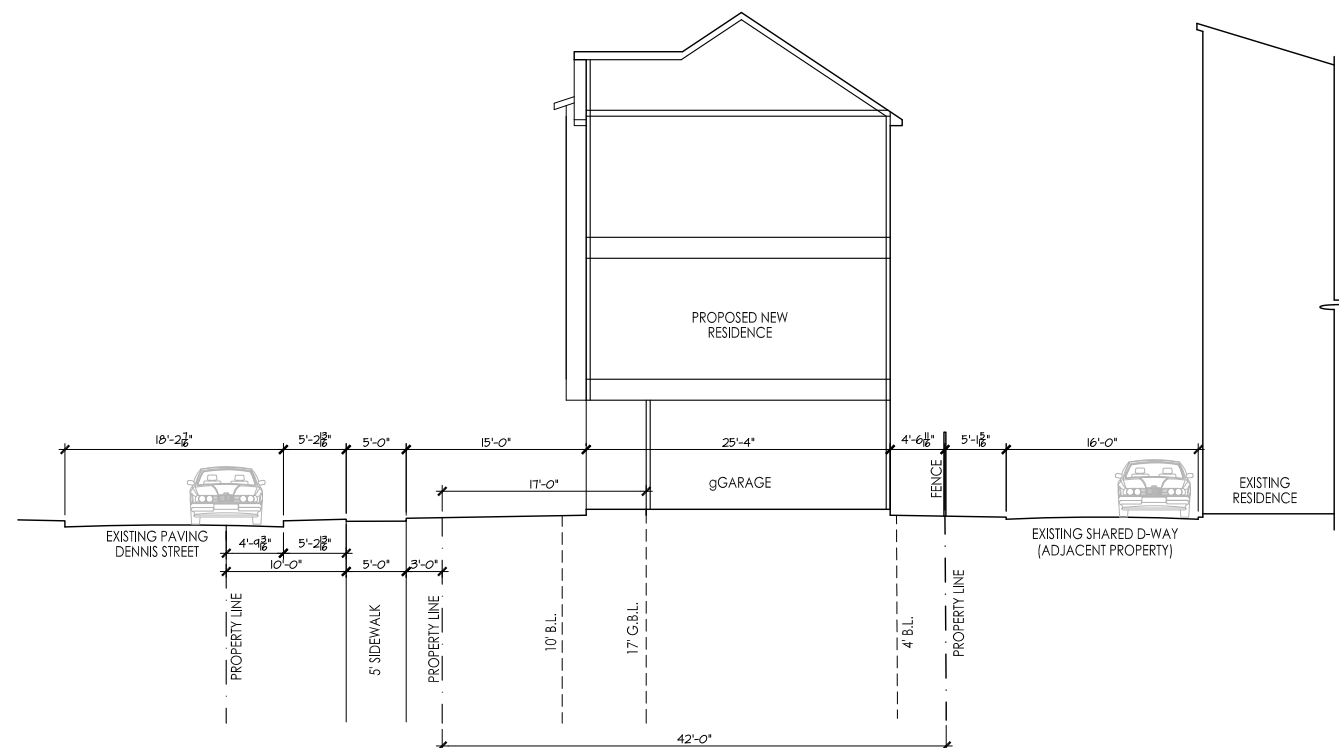
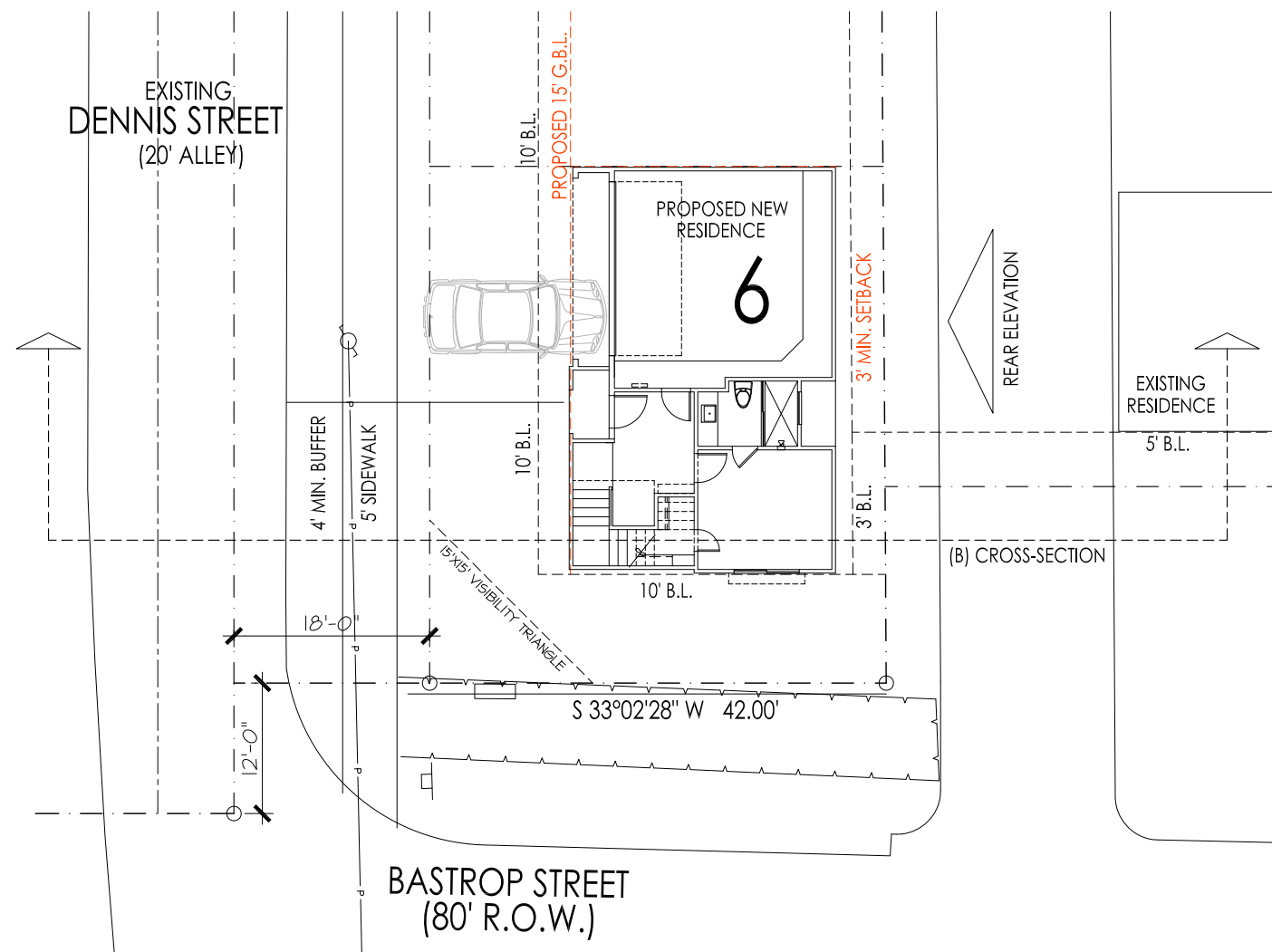
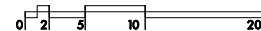
J052

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

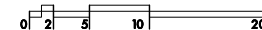
A2.2  
2 OF 3



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



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

[illegible]

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

*Non Profit exclusive*  
**LAND PLANNING RESIDENTIAL DESIGN**  
**WEBSITE: DWELLDISEIGNED.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



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**Application Number:** 2023-0193

**Plat Name:** East Dennis Development North

**Applicant:** Windrose

**Date Submitted:** 01/23/2023

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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.

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**(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](http://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](http://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](mailto: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](mailto:planning.variances@houstontx.gov) or call (832)393-6534. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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

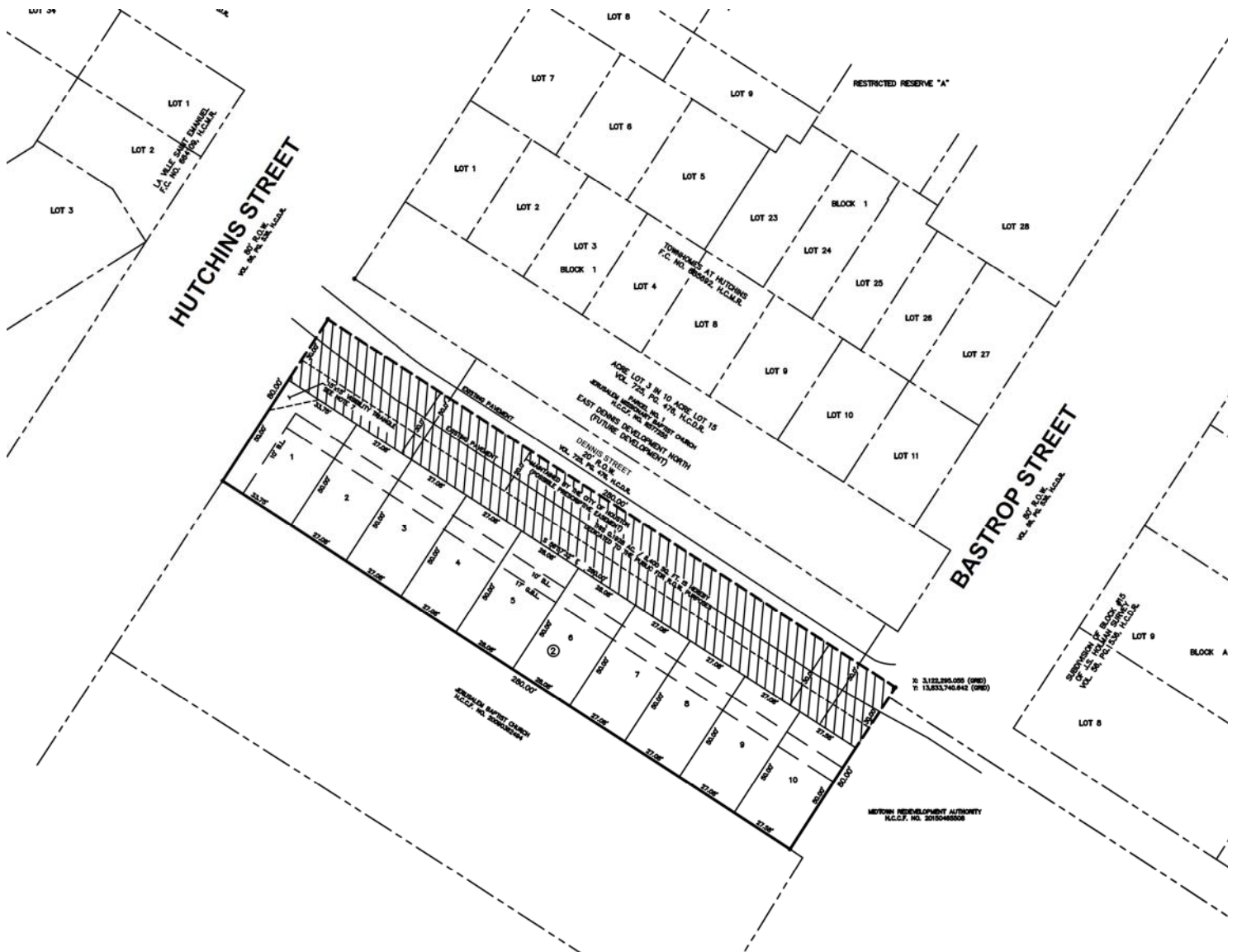
# ITEM: 139

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: East Dennis Development South (DEF 1)

Applicant: Windrose



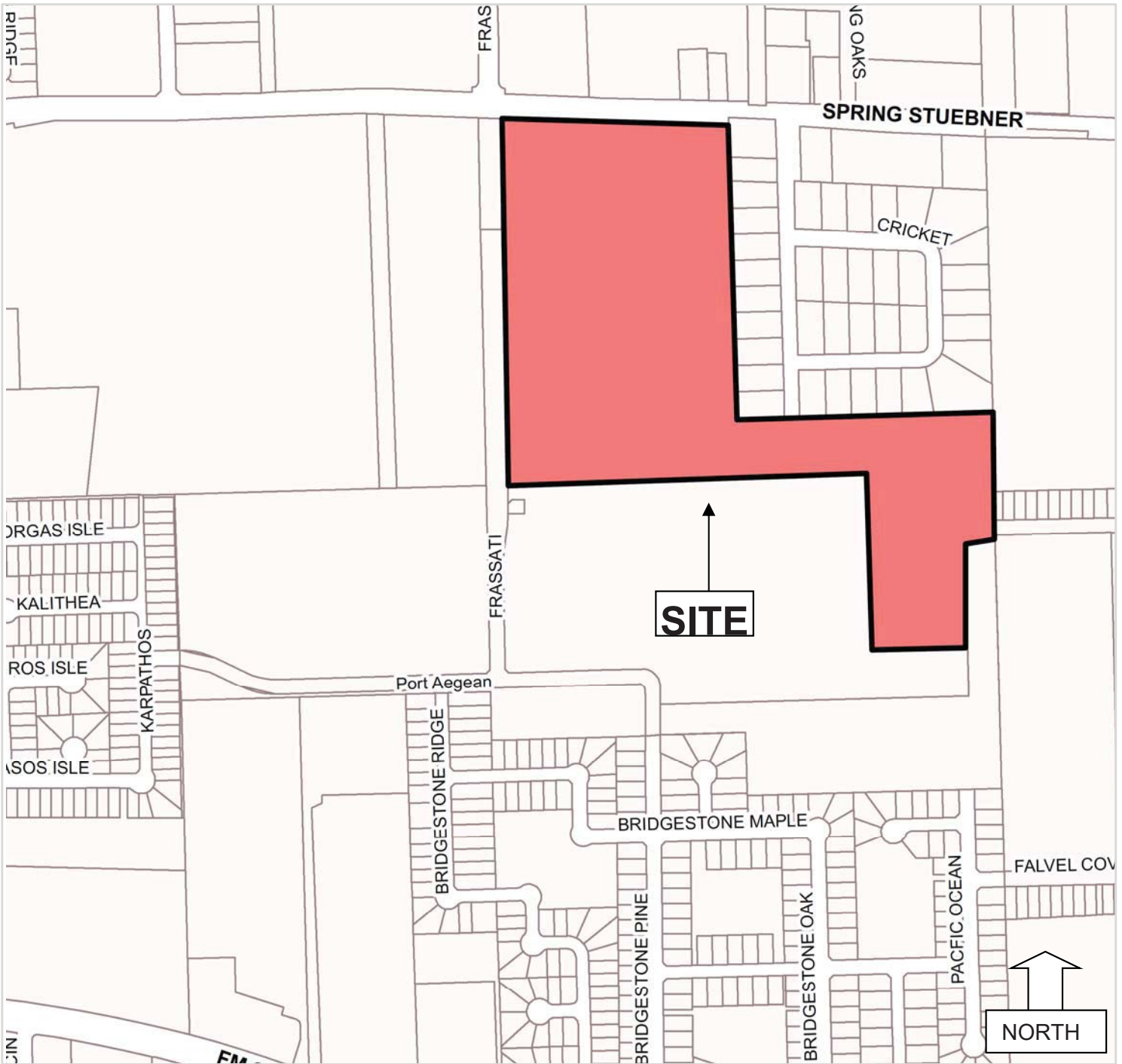
D – Variances

Subdivision

Subdivision Name: Fuchs Tract Champion Forest Baptist Church

North Klein replat no 1 and extension (DEF 1)

Applicant: PEA Group







# Houston Planning Commission

ITEM: 140

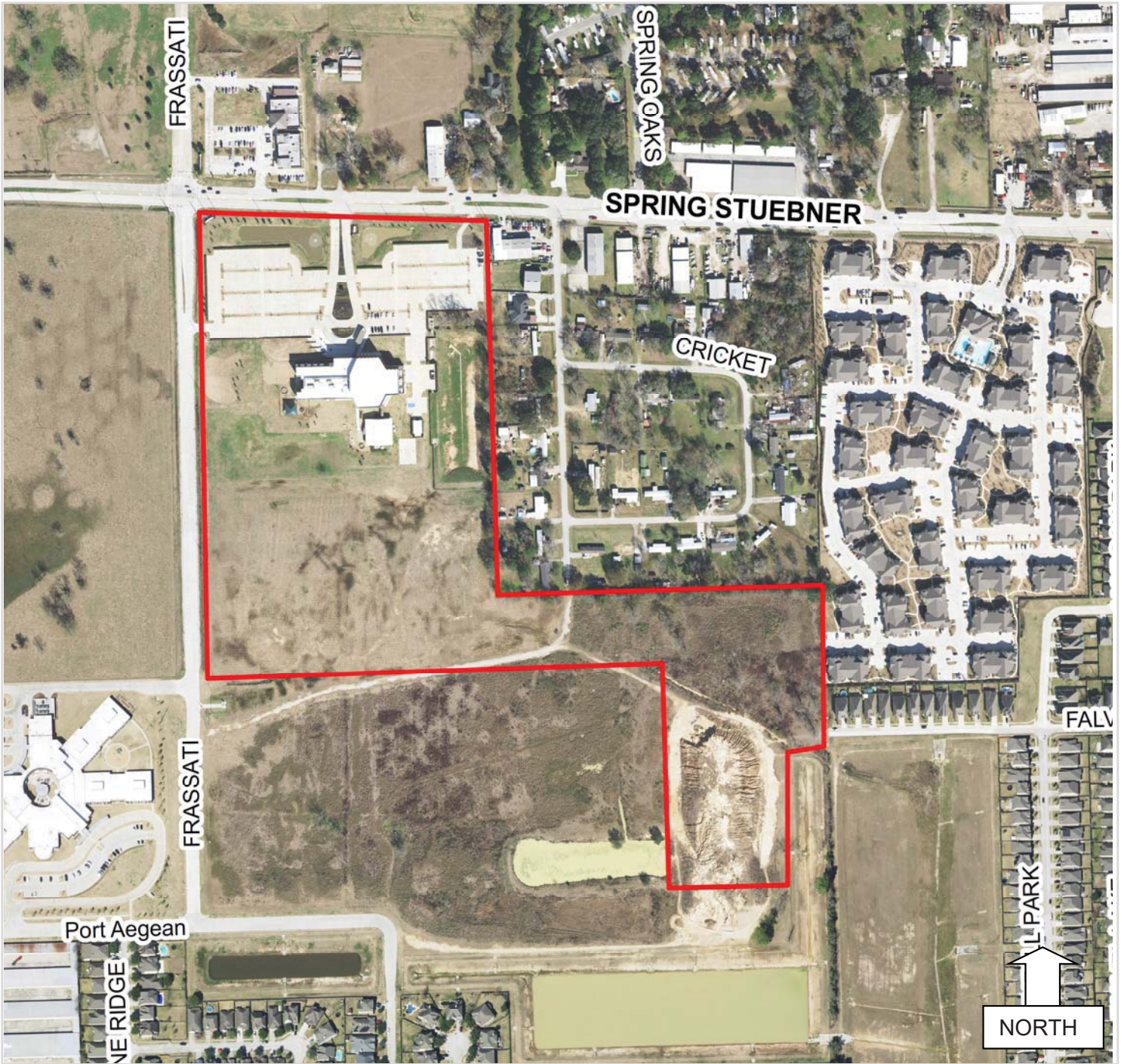
Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Fuchs Tract Champion Forest Baptist Church

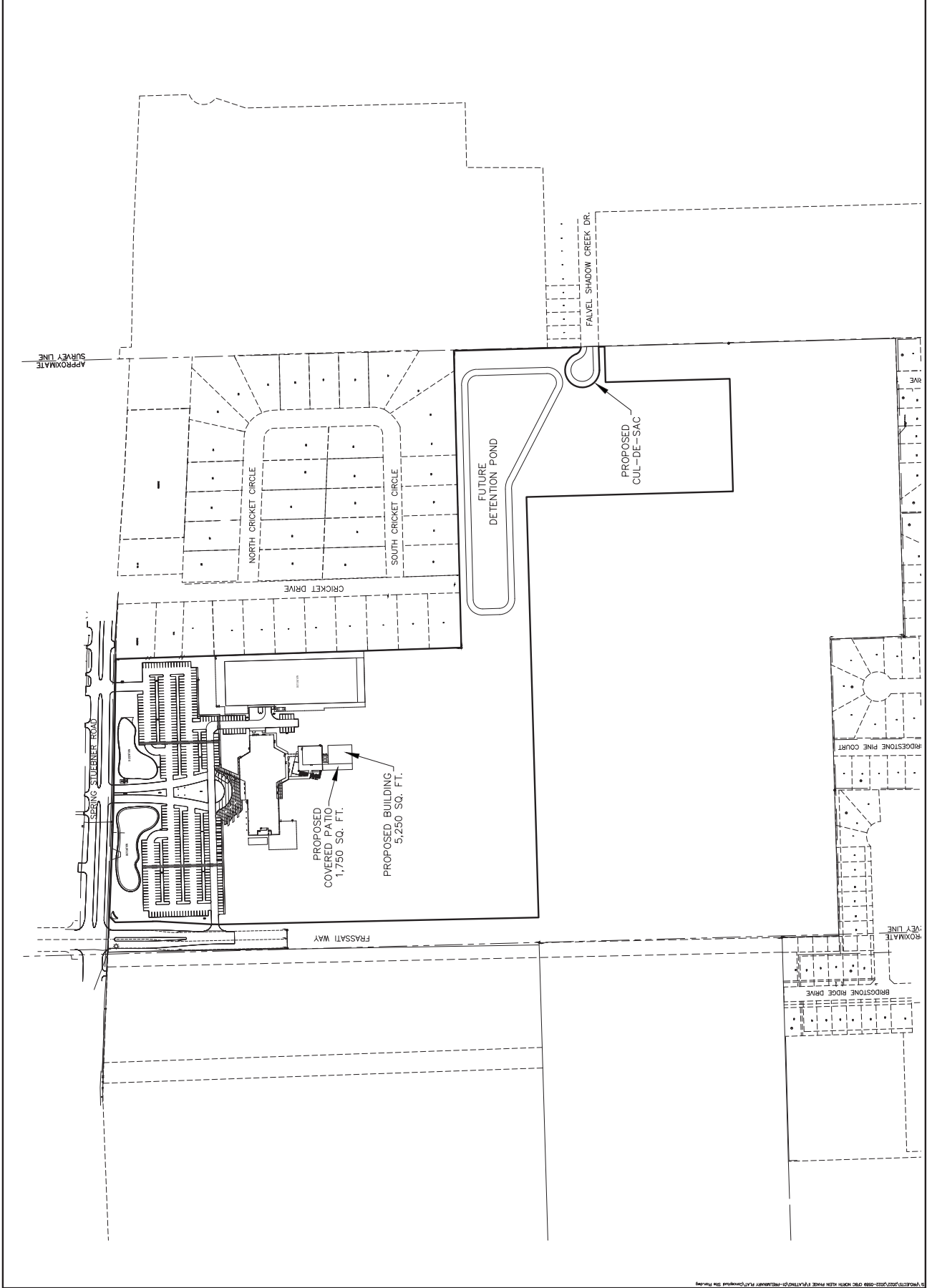
North Klein replat no 1 and extension (DEF 1)

Applicant: PEA Group



D – Variances

Aerial







**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

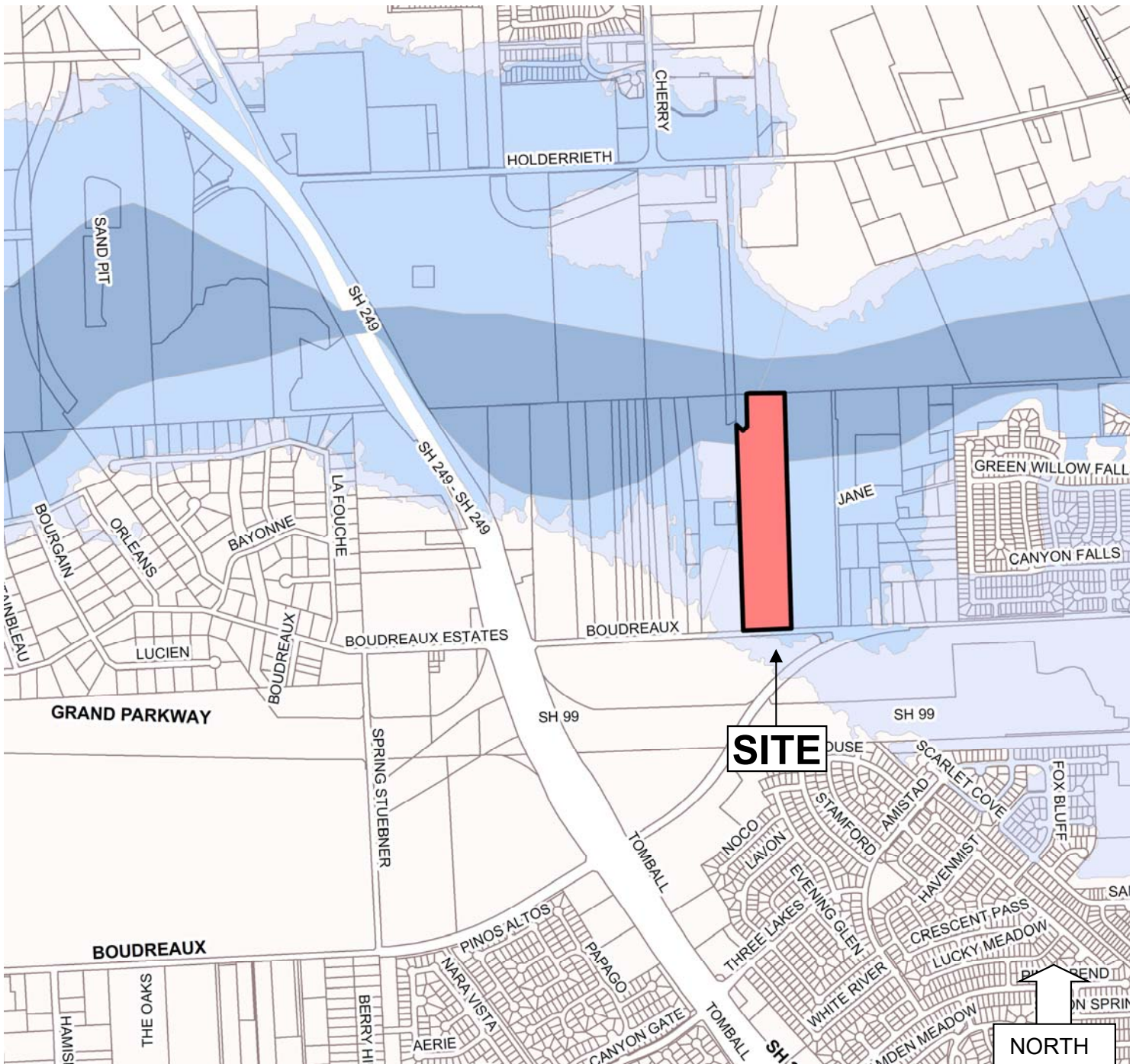
ITEM: 141

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Grand Boudreaux Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

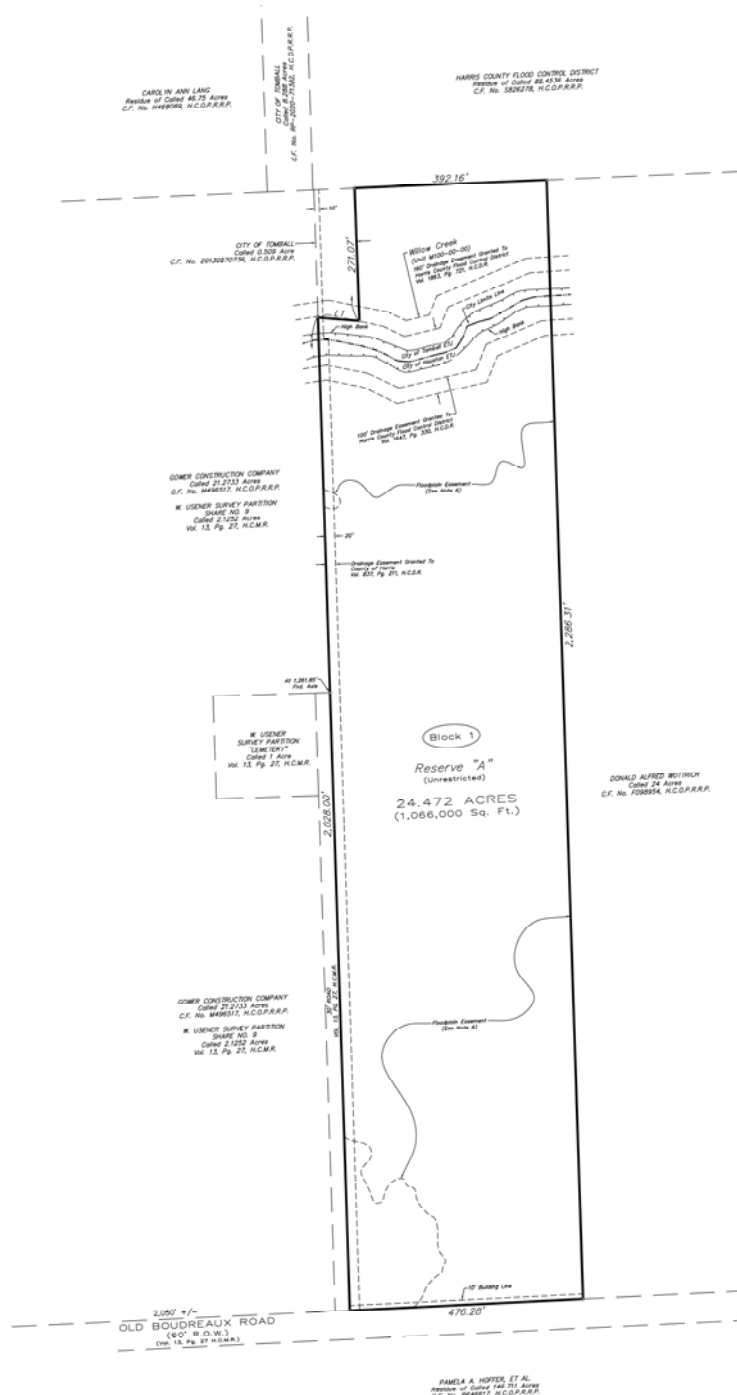
**ITEM: 141**

## Planning and Development Department

**Meeting Date: 04/13/2023**

**Subdivision Name: Grand Boudreaux Business Park**

**Applicant: The Pinnell Group, LLC**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Grand Boudreaux Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial





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**Application Number:** 2023-0676

**Plat Name:** Grand Boudreaux Business Park

**Applicant:** The Pinnell Group, LLC

**Date Submitted:** 03/31/2023

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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.

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

**Specific Variance is being sought and extent of variance:**

We are seeking a variance to allow the intersection spacing along Old Boudreaux Road to exceed 1,400 feet along the south boundary of the subject tract and to allow intersection spacing to exceed 1,400 feet along the east and west boundaries of the subject tract.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

Section Number 42-128 (Intersections of Local Streets)

### Statement of Facts

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

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

The owners of this 24.472 acres of land are platting the subject property into a single Block and single Reserve to create an industrial/commercial development. The development will consist of multiple buildings, detention ponds and paved private access drives. The subject tract has multiple existing detention ponds that a dedicated north/south street would not be able to cross. Additionally north of the ponds is Willow Creek and then further north multiple ponds on Harris County Flood Control owned property that would not allow for a north/south street to be extended. A dedicated east/west street has no apparent connection point to the east or west due to an existing residential subdivision without a street extension stub to the east and multiple commercial developments to the west.

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

A dedicated north/south street through the property would have many existing obstacles that would make it infeasible and a dedicated east/west street through the property would not have a known connection point to the east or west.

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

The granting of this variance will not devalue this Chapter. If there was a connection point for an east/west street and there weren't detention ponds and creeks that would need to be crossed, then newly dedicated streets could be feasible and may help traffic flow with future development.

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

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

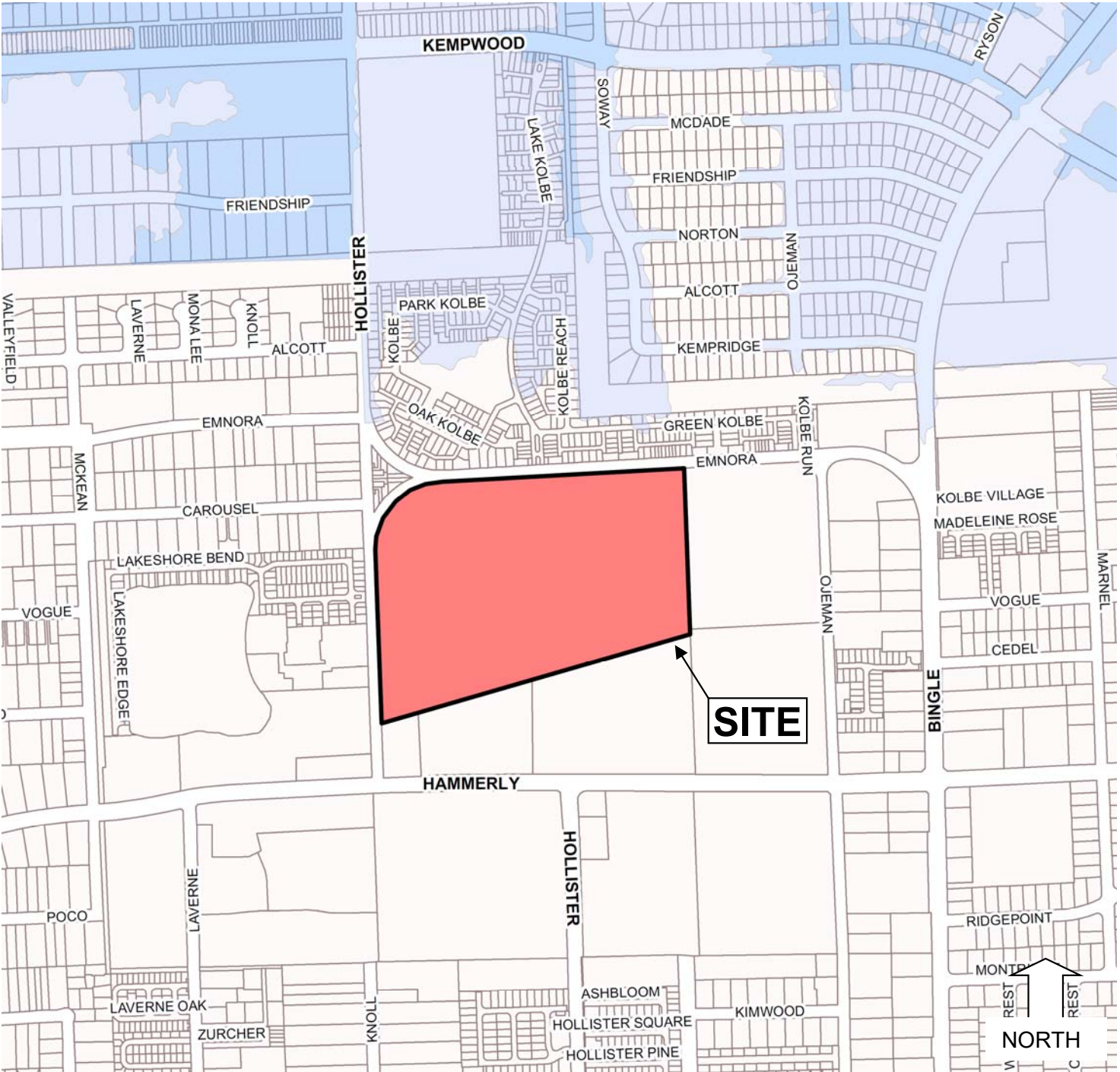
**(5) Economic hardship is not the sole justification of the variance.**

This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate a north/south street that has many existing features that would make it infeasible and not to dedicate an east/west street that has no known future connection point.



Subdivision Name: Kolbe Grove Sec 1 (DEF 2)

Applicant: Windrose



**ITEM: 142**

## Planning and Development Department

**Meeting Date: 04/13/2023**

**Subdivision Name: Kolbe Grove Sec 1 (DEF 2)**

**Applicant: Windrose**



## D – Variances

## Subdivision



# Houston Planning Commission

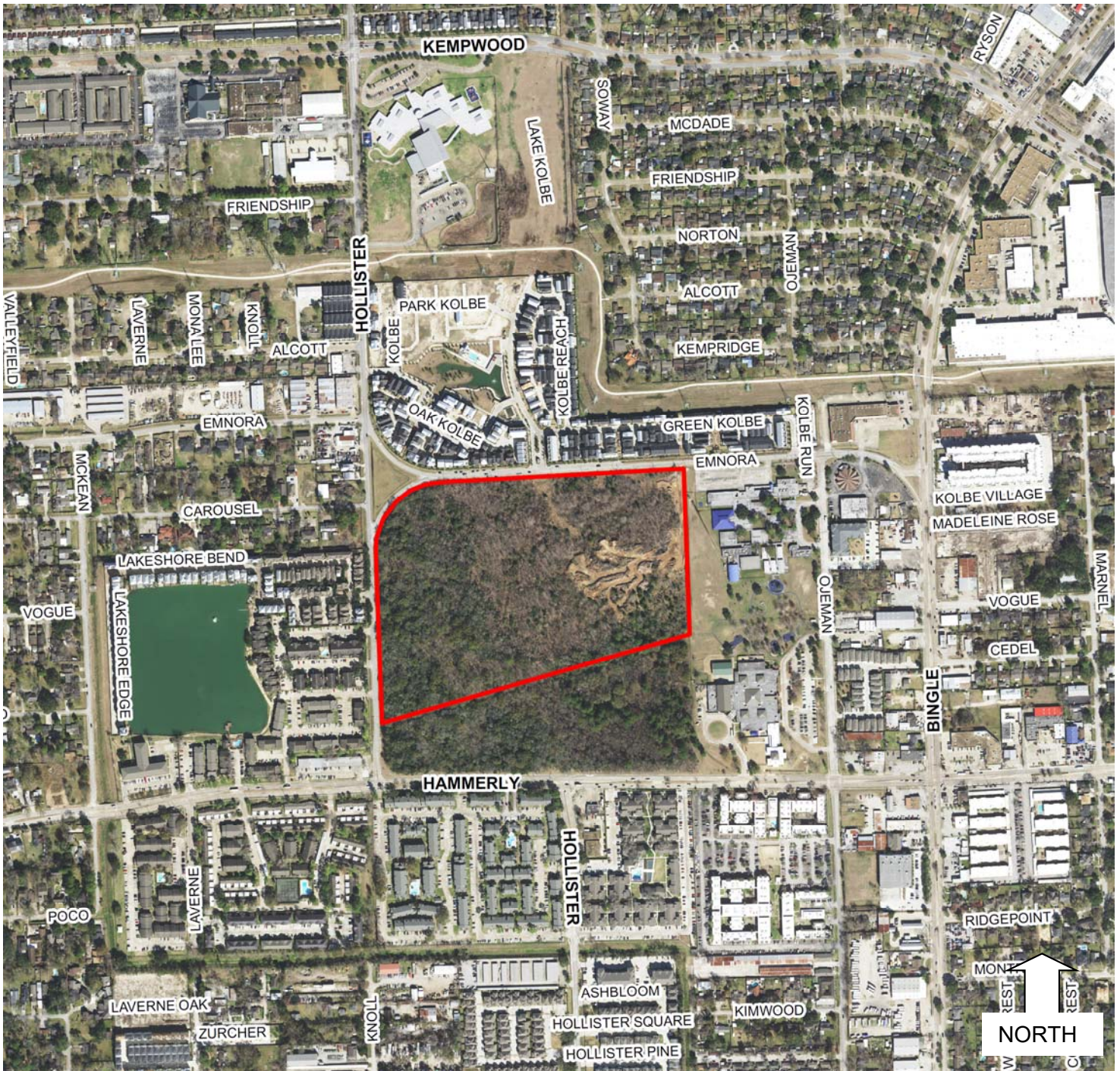
ITEM: 142

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Kolbe Grove Sec 1 (DEF 2)

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](http://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](http://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](mailto: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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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

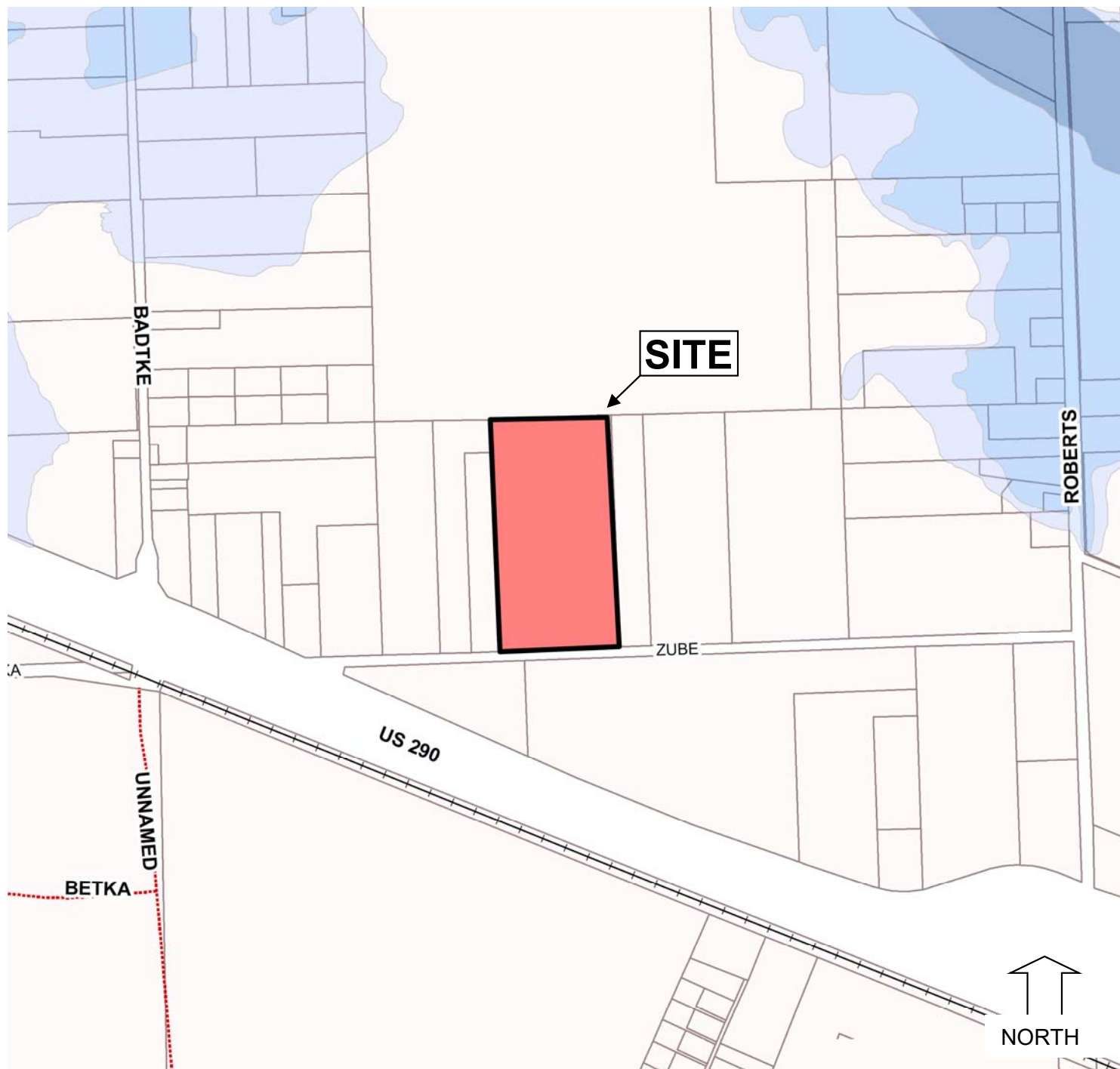
ITEM: 143

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Northwest Commercial Park

Applicant: The Pinnell Group LLC



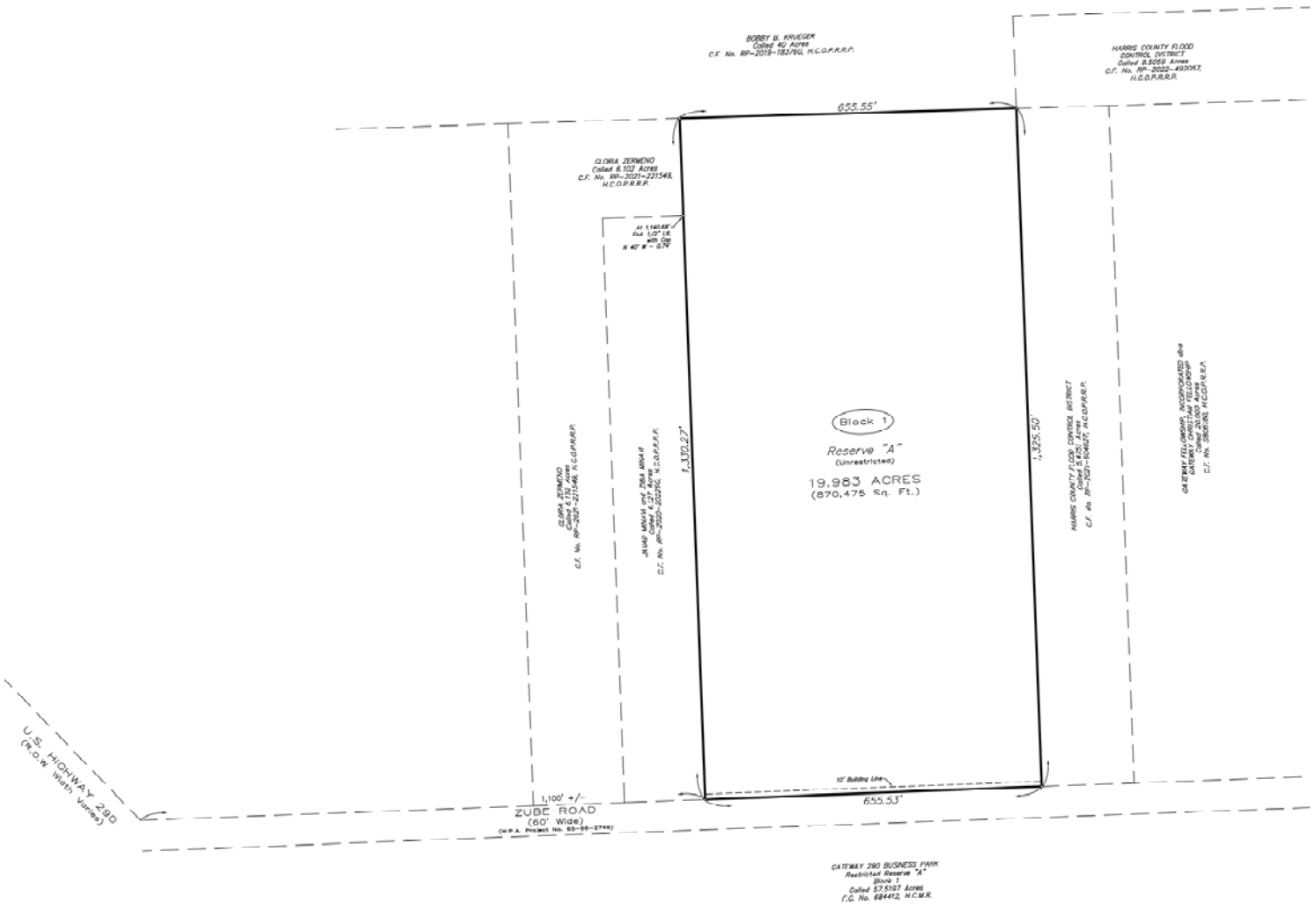
D – Variances

Site Location



Subdivision Name: Northwest Commercial Park

Applicant: The Pinnell Group LLC



# Houston Planning Commission

ITEM: 143

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Northwest Commercial Park

Applicant: The Pinnell Group LLC



D – Variances

Aerial



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2023-0678

**Plat Name:** Northwest Commercial Park

**Applicant:** The Pinnell Group, LLC

**Date Submitted:** 03/31/2023

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

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

**Specific Variance is being sought and extent of variance:**

We are seeking a variance to allow the intersection spacing along Zube Road to exceed 1,400 along the south boundary of the subject tract.

**Chapter 42 Section:** 42-138

**Chapter 42 Reference:**

Section Number 42-128 (Intersections of Local Streets)

### Statement of Facts

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

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

The owners of this 19.983 acres of land are platting the subject property into a single Block and single Reserve to create a closed and secure commercial development. The development will consist of multiple buildings and paved private access drives. The dedication of north/south public street would not allow for the development to remain as one closed gated and secured park and would allow for the possibility of mixing future residential traffic with heavy industrial/commercial traffic in this area without a real benefit of better traffic flow since the street will not be extended south to Highway 290.

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

A dedicated north/south street through a commercial/industrial park that could be extended into possible future residential sites to the north would cause a mix of heavy commercial traffic with residential traffic that would likely not improve traffic flow without an extension of the street to the south to make a connection with Highway 290.

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

The granting of this variance will not devalue this Chapter. If the street had a connection point to the south at 290 it could improve traffic flow from future development to the north but without that connection it will just create congestion at the intersection with Zube Road.

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



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

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

This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate a north/south street that has no proposed connection south to Highway 290 and could create an impractical development that would leave the possible mixing of heavy industrial/commercial and future residential traffic.

# Houston Planning Commission

# ITEM: 144

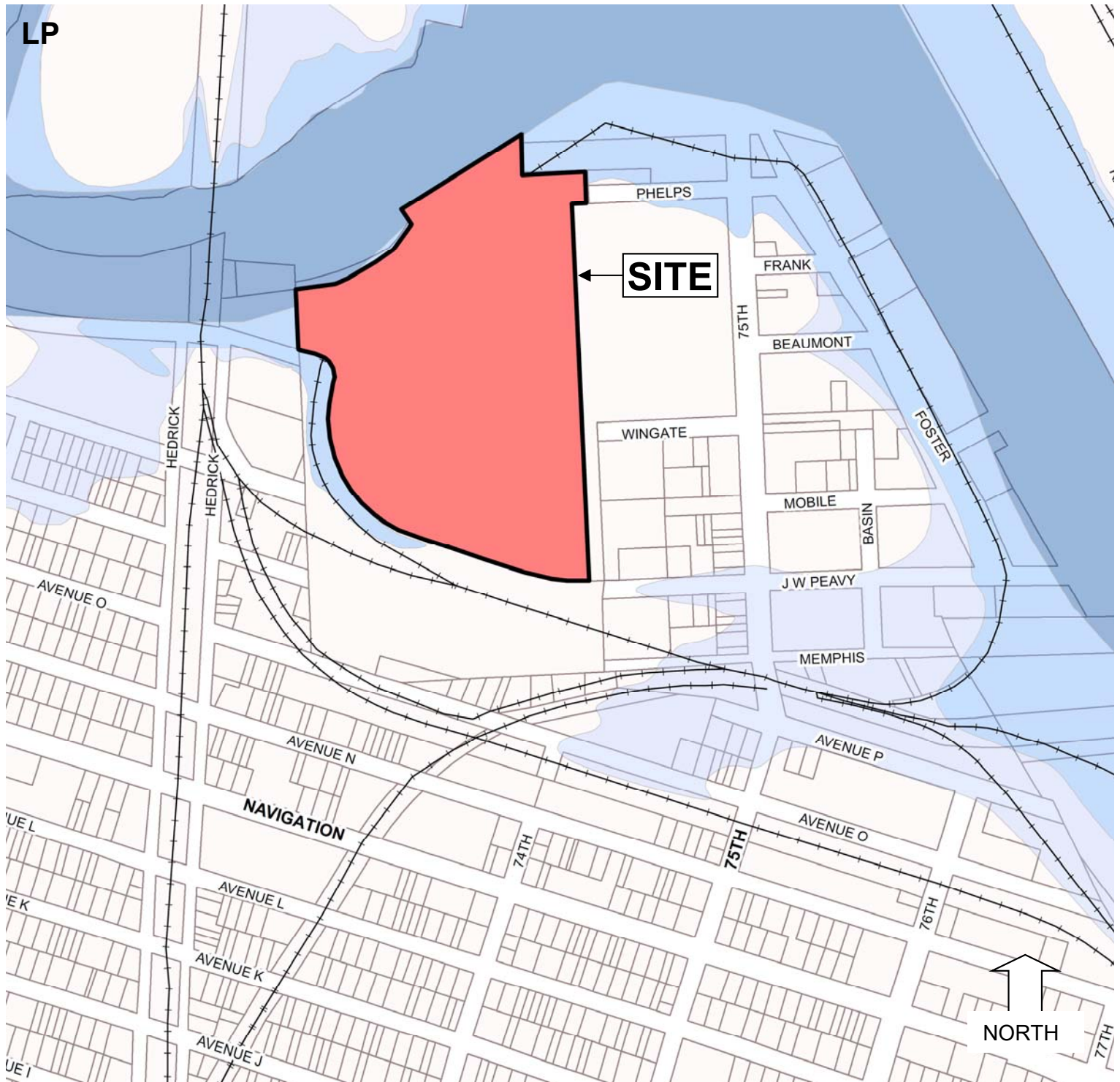
Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Terminal Expansion Sec 3 (DEF 1)

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

LP



**D – Variances**

**Site Location**

**ITEM: 144**

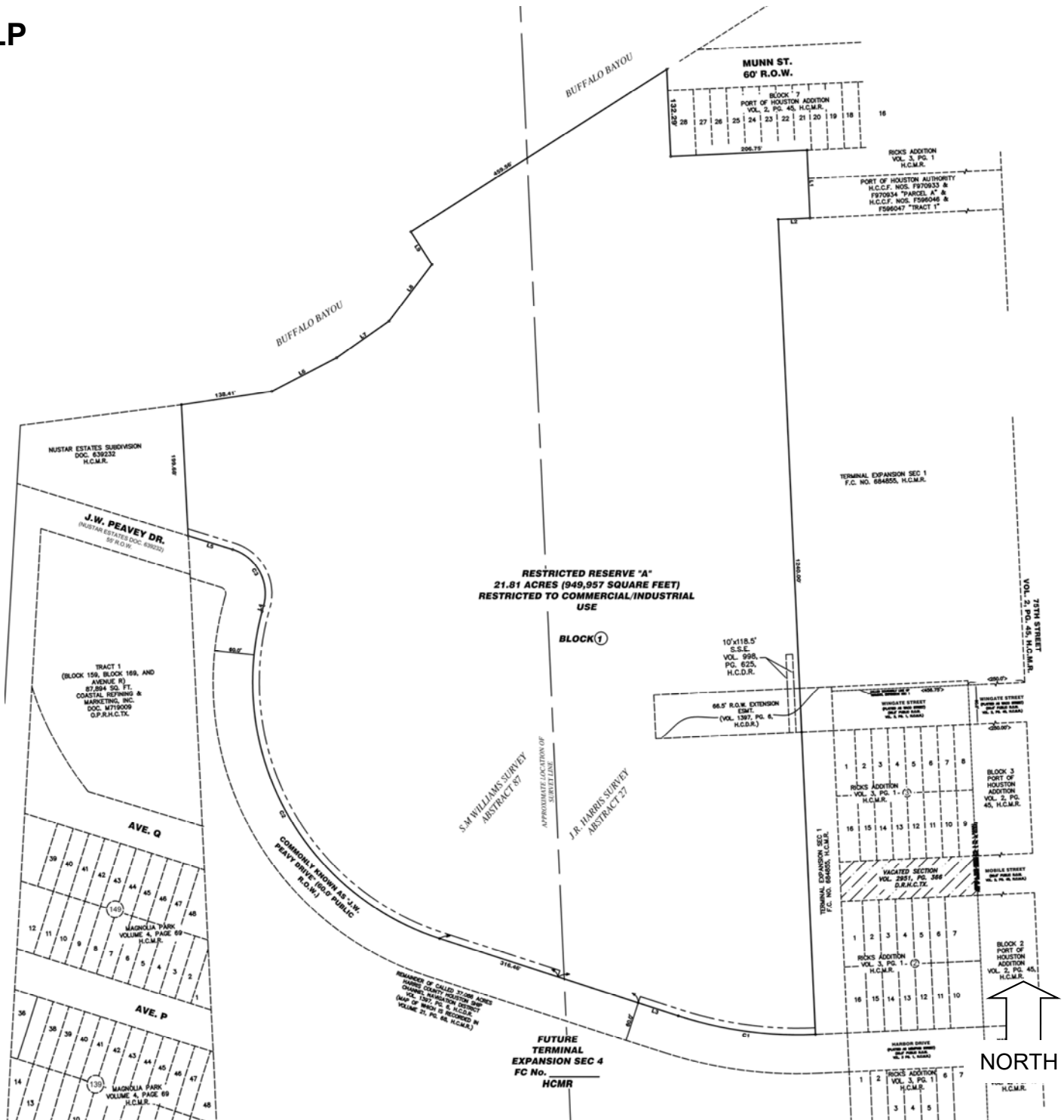
**ITEM: 144**

## Planning and Development Department

**Meeting Date: 04/13/2023**

**Subdivision Name: Terminal Expansion Sec 3 (DEF 1)**

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



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Terminal Expansion Sec 3 (DEF 1)

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

LP

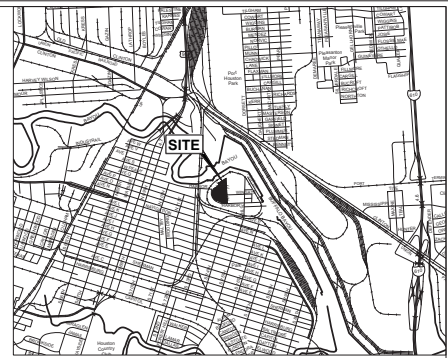


D – Variances

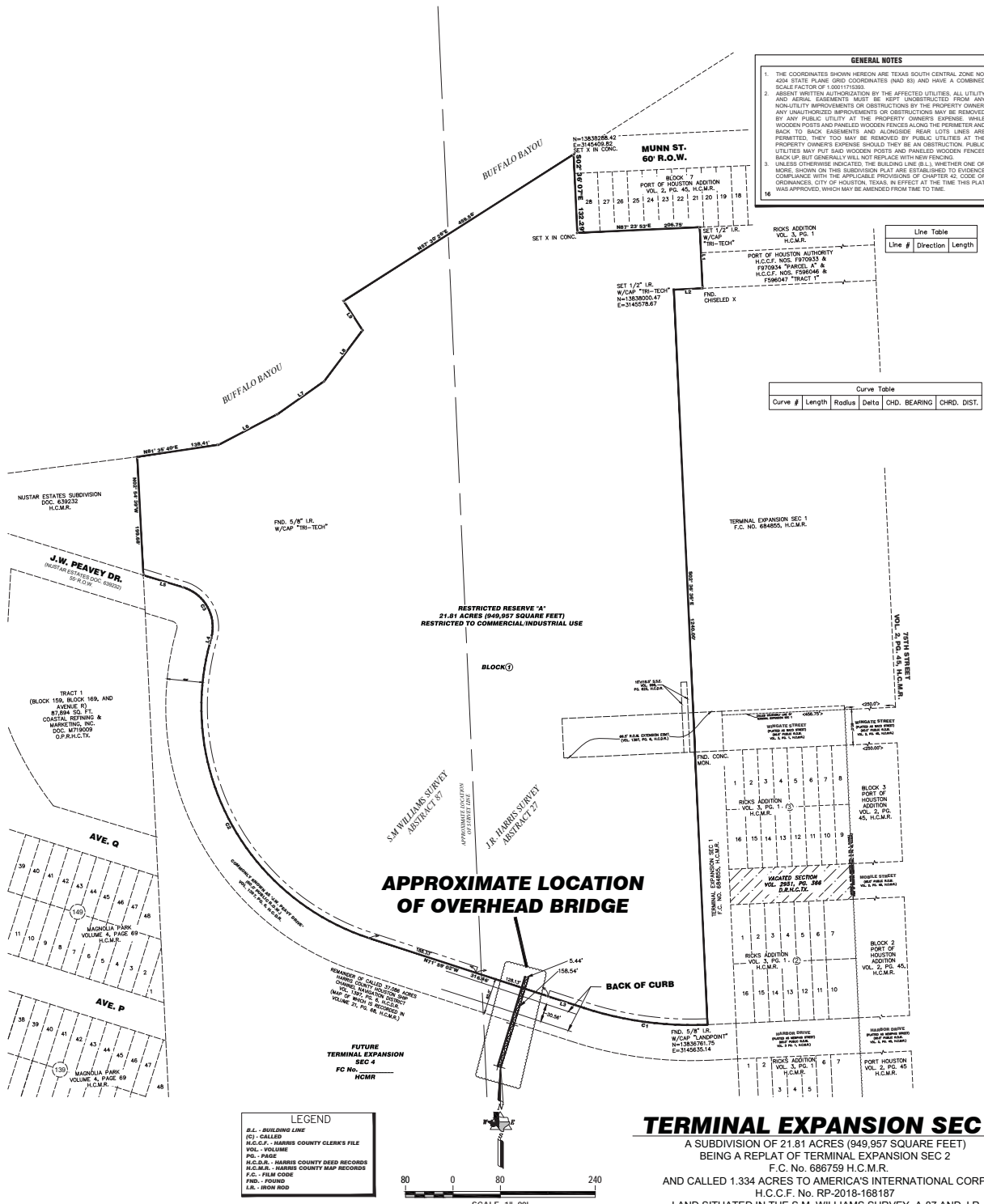
Aerial



# TERMINAL EXPANSION SEC 3 SITE PLAN EXHIBIT



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





**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  
F. 832.393.6662  
[www.houstontx.gov](http://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 75<sup>th</sup> 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](http://www.houstonplanning.com) or Call: 832-393-6624.

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

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

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

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

**For additional information regarding this project, please call 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@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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## **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: 145

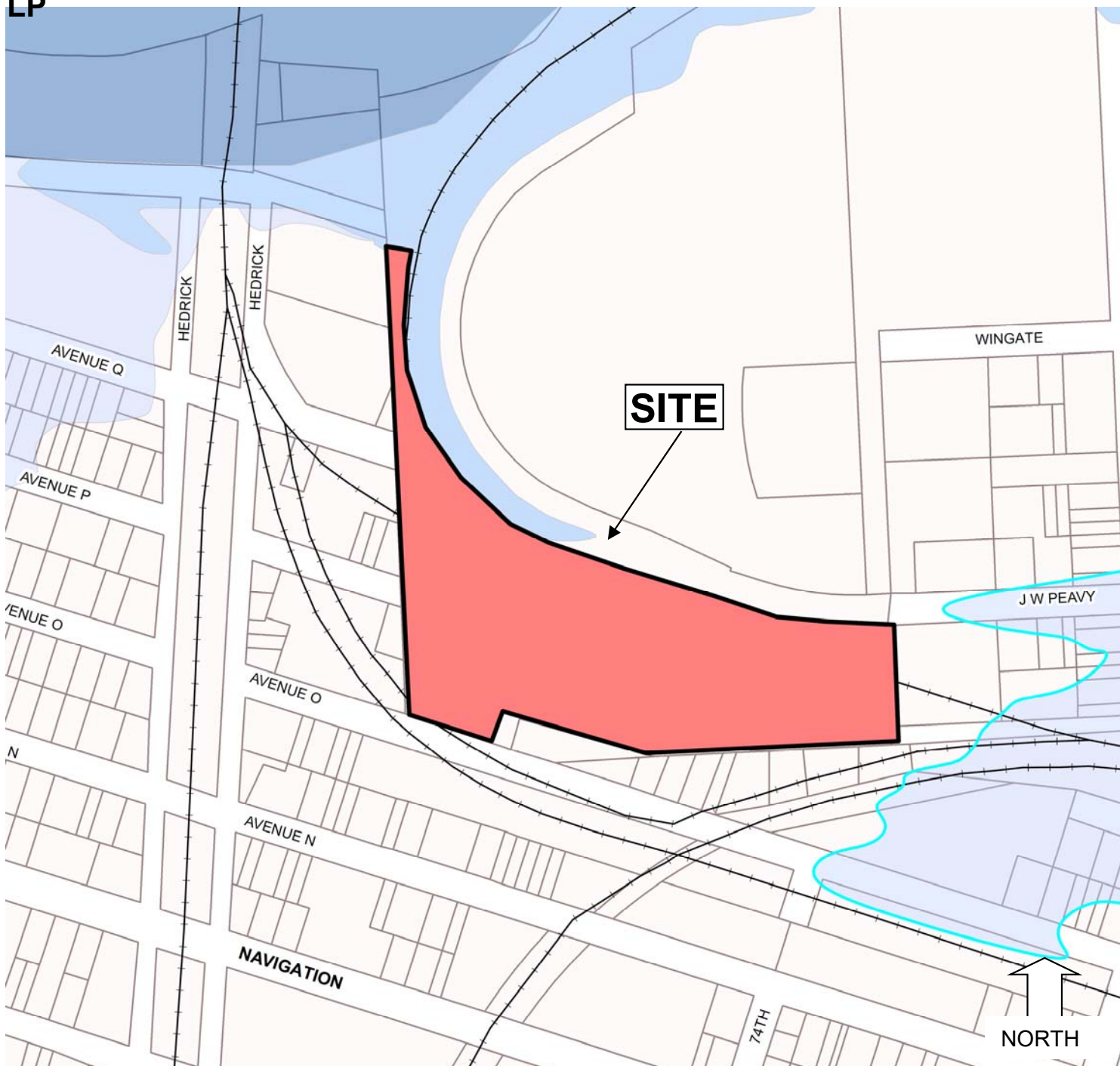
Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Terminal Expansion Sec 4 (DEF 1)

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

LP



**D – Variances**

**Site Location**





# Houston Planning Commission

**ITEM: 145**

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Terminal Expansion Sec 4 (DEF 1)

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

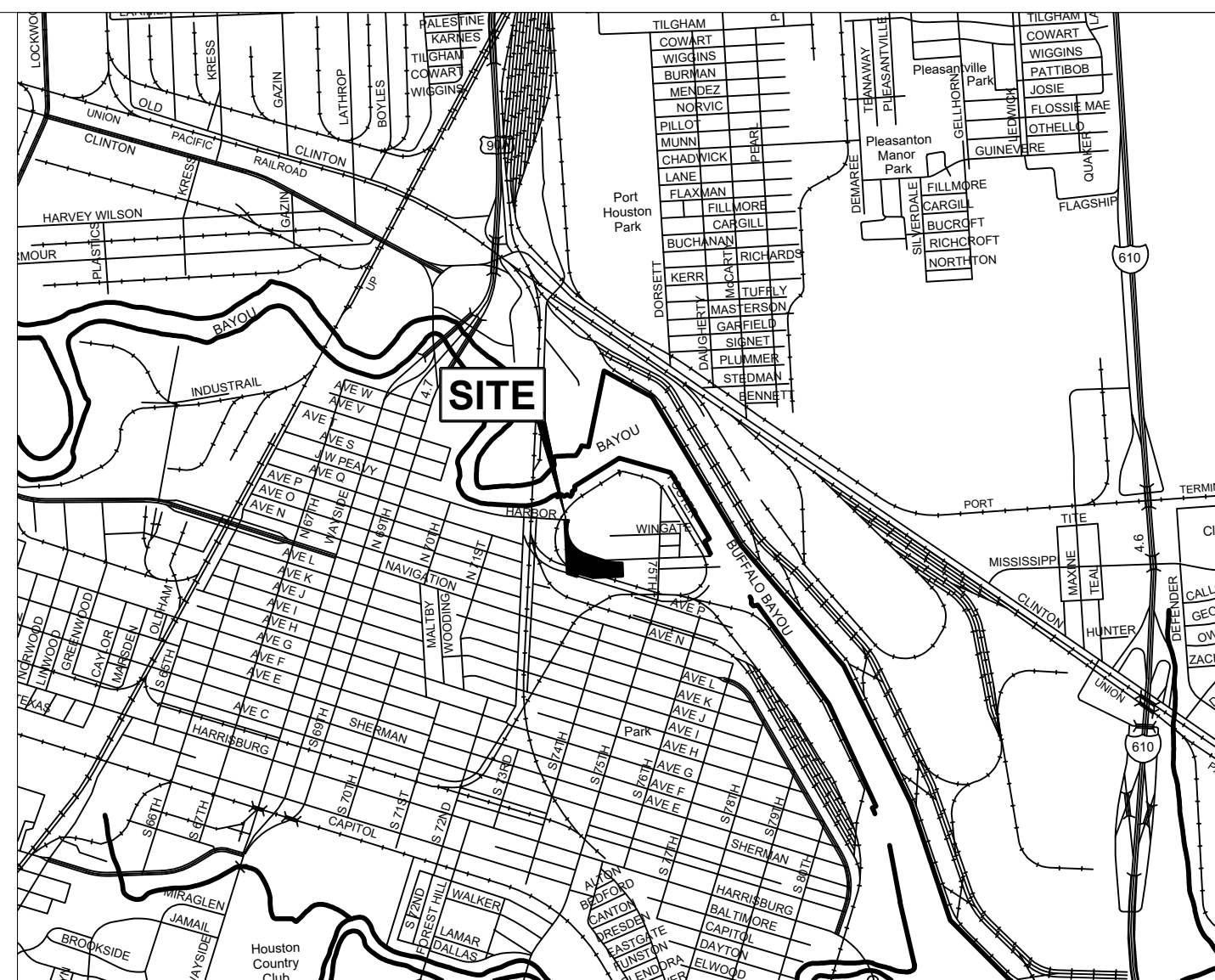


**D – Variances**

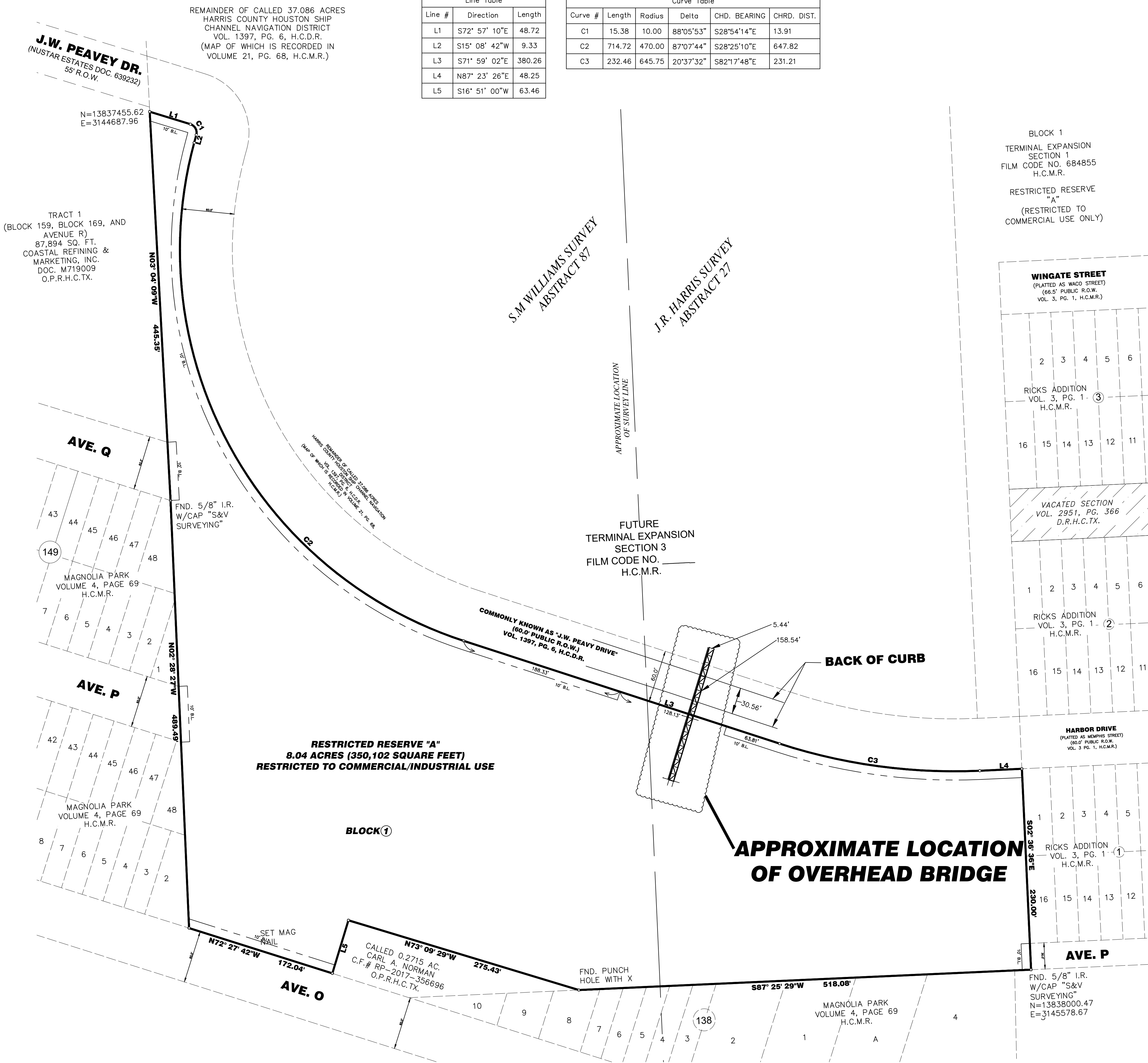
**Aerial**



# TERMINAL EXPANSION SEC 4 SITE PLAN EXHIBIT



VICINITY MAP (N.T.S.)  
KEY MAP 495S



## 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

OWNER

PORT 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

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://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 75<sup>th</sup> 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](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

1. Send email to: [speakercomments.pc@houston.tx.gov](mailto:speakercomments.pc@houston.tx.gov),

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

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

**For additional information regarding this project, please call 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@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **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.
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- 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**

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- Addressed envelopes and postage are provided by the applicant.

Subdivision Name: Dice Duplexes (DEF 2)

Applicant: CAS Consultants, LLC

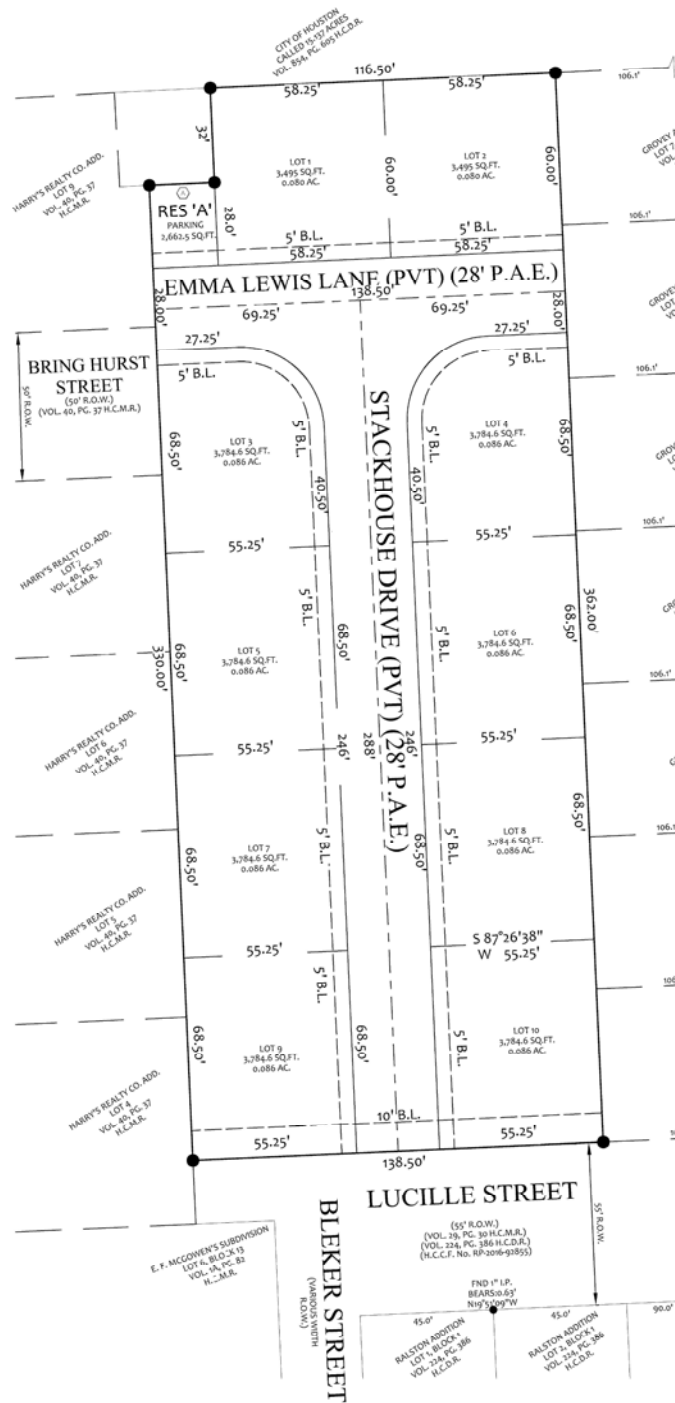


## F – Reconsideration of Requirements Site Location



Subdivision Name: Dice Duplexes (DEF 2)

Applicant: CAS Consultants, LLC



## F – Reconsideration of Requirements Subdivision

# Houston Planning Commission

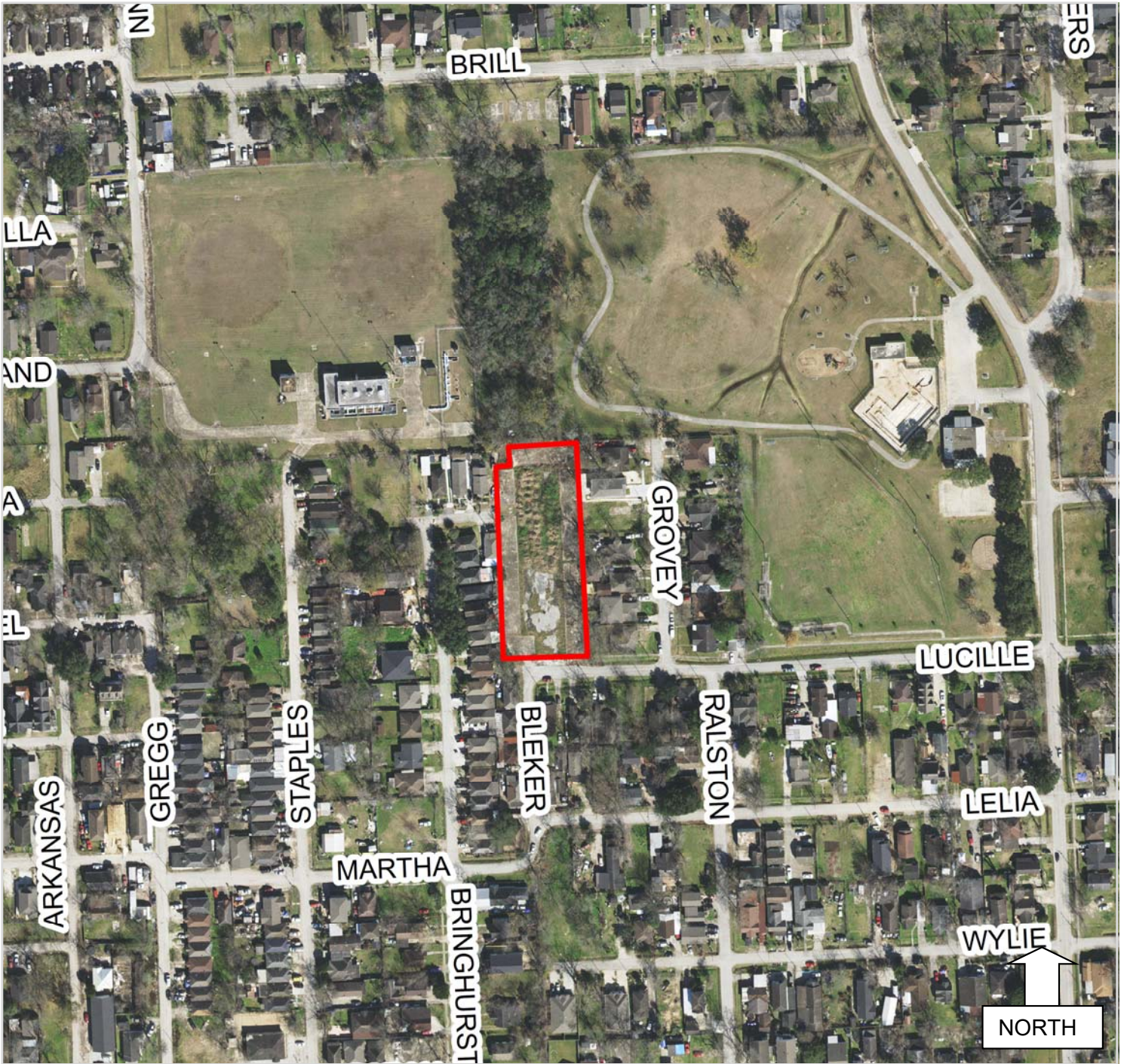
ITEM: 146

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Dice Duplexes (DEF 2)

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](http://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](http://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](mailto: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.

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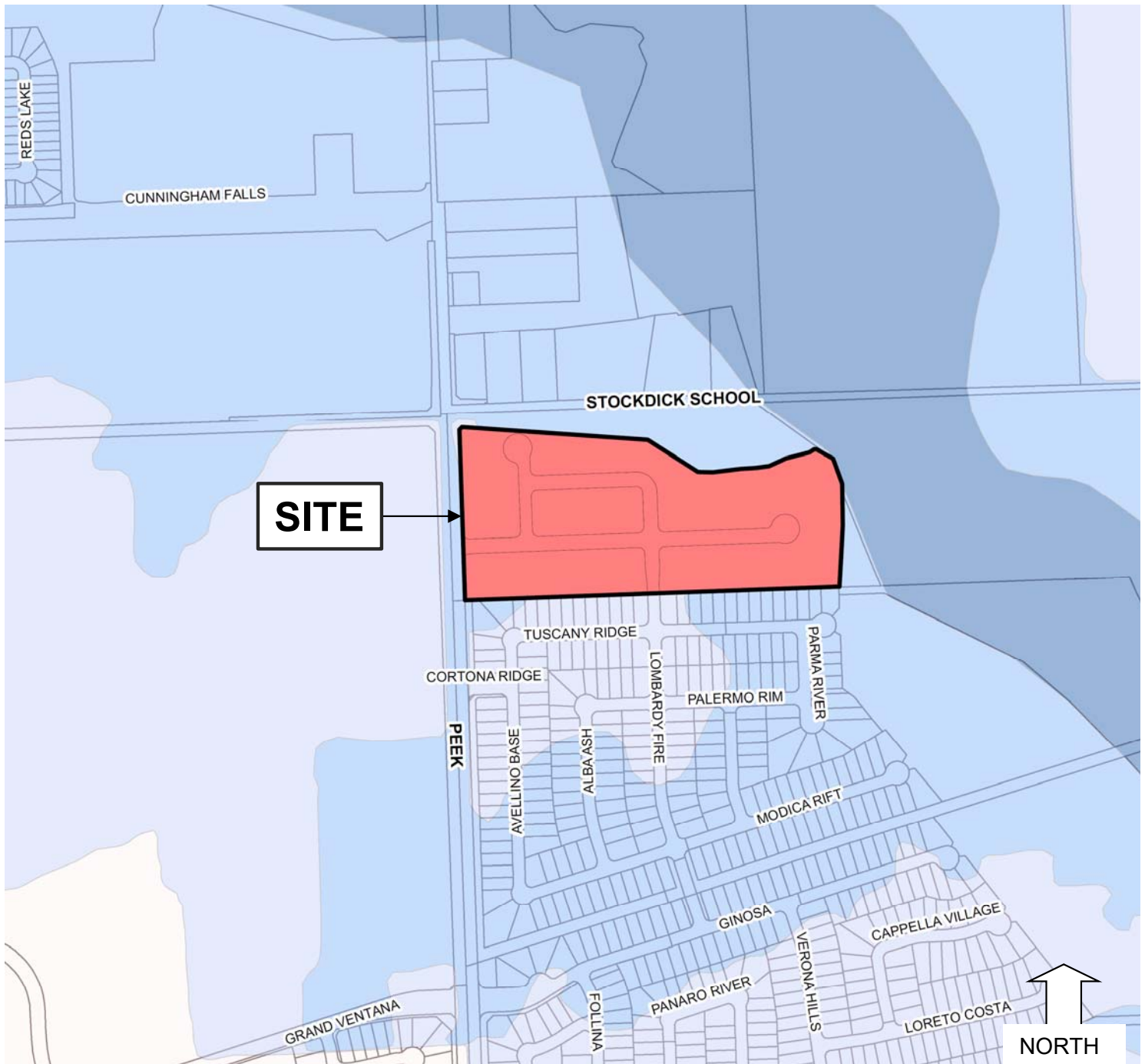
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **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: Ventana Lakes East Reserves at Peek Road Sec 1

Applicant: EHRA





**ITEM: 147**

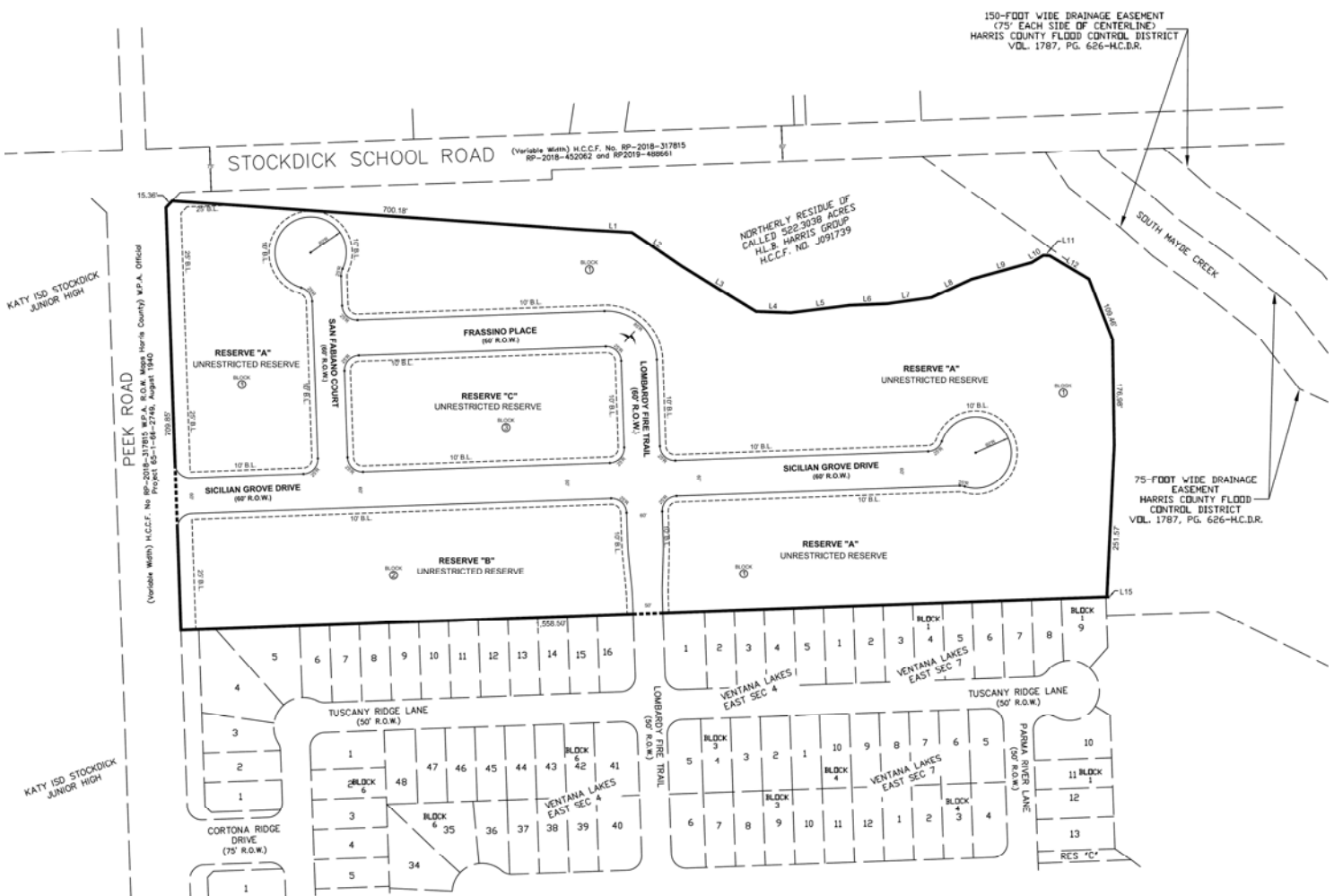
**ITEM: 147**

## Planning and Development Department

**Meeting Date: 04/13/2023**

**Subdivision Name: Ventana Lakes East Reserves at Peek Road Sec 1**

**Applicant: EHRA**



NORTH

# Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 04/13/2023

Subdivision Name: Ventana Lakes East Reserves at Peek Road Sec 1

Applicant: EHRA



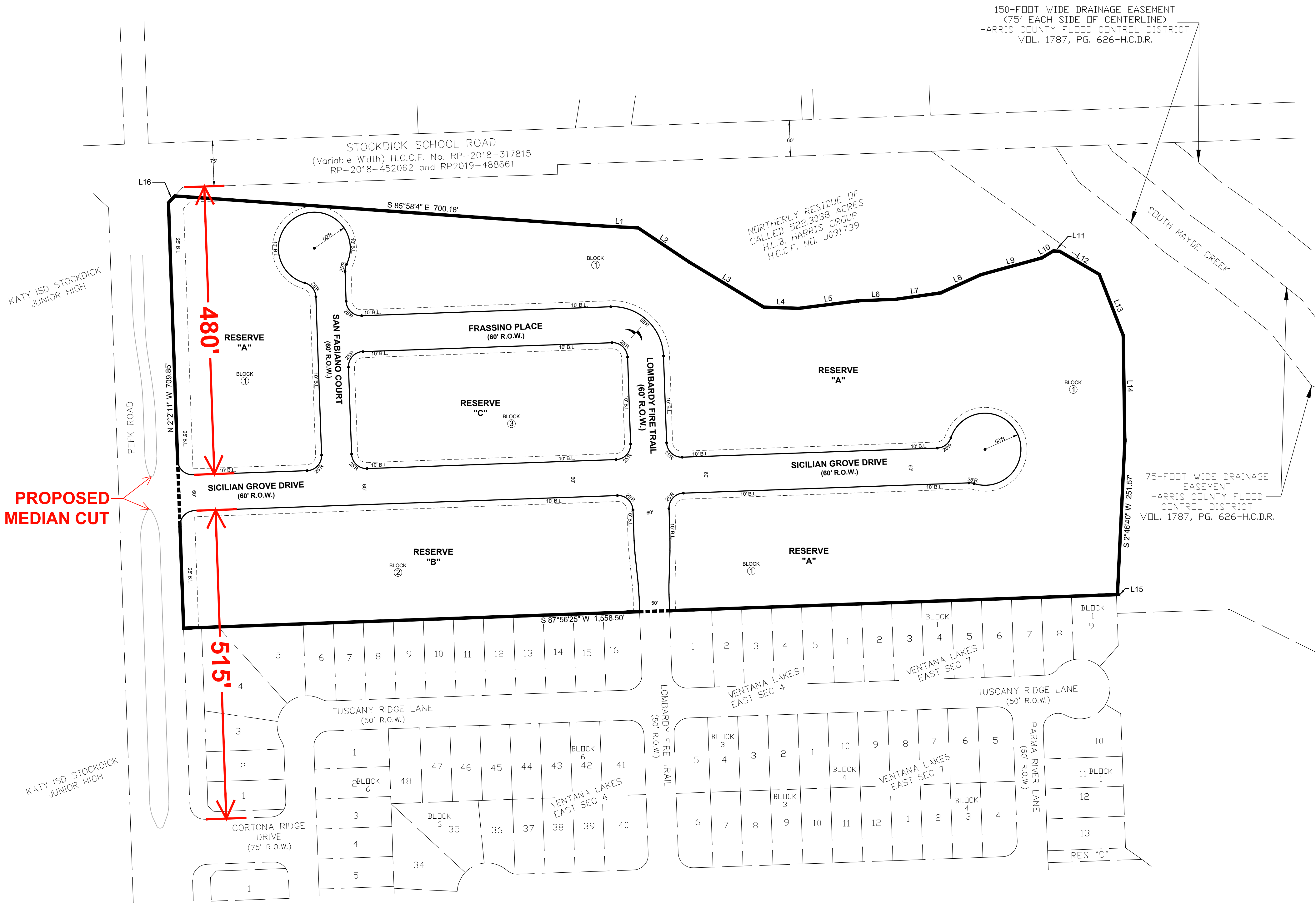
F- Reconsideration of Requirements

Aerial



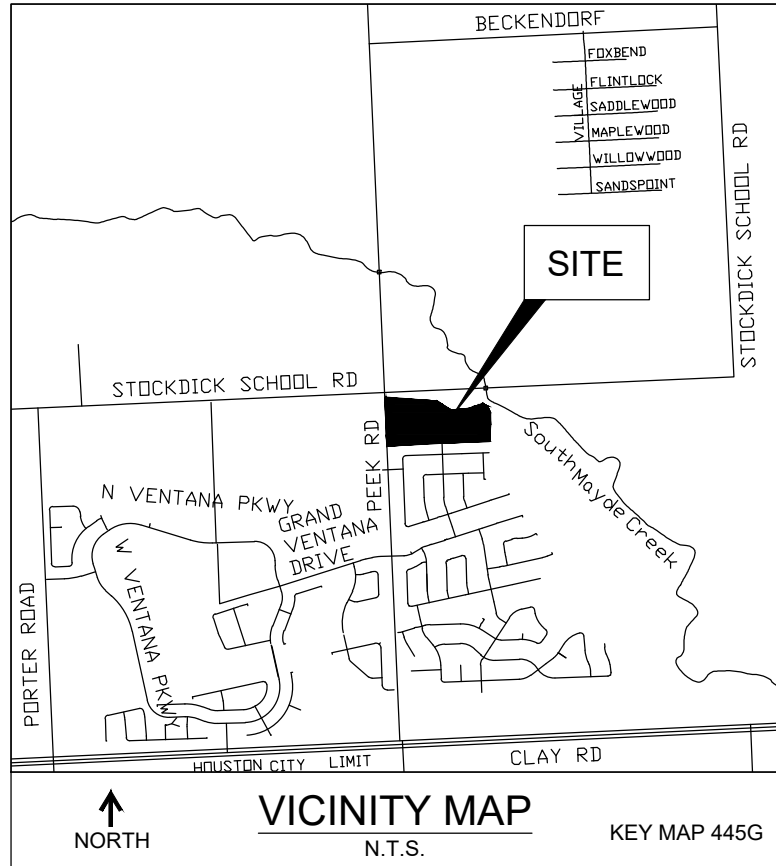
GENERAL NOTES:

1. B.L. indicates Building Line.  
D.E. indicates Drainage Easement.  
H.C.C.F. NO. indicates Harris County Clerk's File.  
H.C.M.R. indicates Harris County Map Records.  
O.P.R.O.R.P. indicates Official Public Records Of Real Property.  
R.O.W. indicates Right-Of-Way.  
R+ indicates Radius.  
S.S.E. indicates Storm Sewer Easement.  
SQ. FT. indicates Square Feet.  
(S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.  
W.L.E. indicates Waterline Easement.  
X indicates change in street name.
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.
3. Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
4. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
6. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County for the Approval and Acceptance of Infrastructure.



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	UNRESTRICTED RESERVE	547,184.28	12.56
B	UNRESTRICTED RESERVE	147,405.03	3.38
C	UNRESTRICTED RESERVE	90,202.06	2.07
TOTAL		784,791.37	18.01

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 86°49'51" E	74.07
L2	S 56°12'38" E	101.23
L3	S 58°48'10" E	146.15
L4	S 87°57'17" E	58.38
L5	N 82°46'32" E	99.41
L6	N 87°30'38" E	63.96
L7	N 81°56'44" E	74.35
L8	N 65°36'2" E	73.97
L9	N 74°40'43" E	105.14
L10	N 58°47'58" E	22.67
L11	S 86°49'51" E	11.40
L12	S 59°49'10" E	76.62
L13	S 21°18'41" E	109.46
L14	S 0°53'5" E	176.88
L15	S 16°48'29" E	3.86
L16	N 42°59'10" E	15.36



Peek Road Manors

A Subdivision of 21.92 acres out of the The H&T.C. R.R. Co. Sec. 35, Blk 2, A-448, Harris County, Texas.

3 Blocks and 3 Reserves Totaling 18.01 Acres

Owner: HHS Residential



March 21, 2022

Scale: 1"=100'

10011 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.784.4500  
EHRANC.COM  
TBP# No. F-728  
TBP# No. 10092300



EHRA JOB NO.  
211-006-00

No warranty or representation of interest in, design or proposed improvements are made herein. All plans for land or facilities are subject to change without notice.





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**Application No:** 2023-0444  
**Plat Name:** Ventana Lakes East Reserves at Peek Road Sec 1  
**Applicant:** EHRA  
**Date Submitted:** 02/20/2023

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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.

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

**Specific requirement or condition being sought:**

This is a reconsideration of the requirement to provide an intersection spacing of 600 feet on Peek Road (a major thoroughfare) between Cortona Ridge Drive and Sicilian Grove Drive and instead have an intersection spacing of 515 feet.

**Chapter 42 Section: 127(b)**

**Chapter 42 Reference:**

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

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

**STATEMENT OF FACTS:**

Peek Road Manors is a subdivision located north of Ventana Lakes East Sec 4 and at the southeast corner of the intersection of Peek Road and Stockdick School Road. It is included in the General Plan for Ventana Lakes East. In Ventana Lakes East Sec 4, Cortona Ridge Drive stubs into Peek Road 1,055 feet south of Stockdick School Road. Sicilian Grove Drive is a proposed 60' R.O.W. providing access to the Peek Road Manors Subdivision. Due to the intersection spacing of existing Cortona Ridge Drive and Stockdick School Road, 1,060' would have been required to allow Sicilian Grove Drive to be placed between those streets and still meet intersection spacing requirements. Peek Road Manors is proposed to be a neighborhood of townhomes that take access from private shared driveways accessed via 60' public streets. Because it is not possible for Sicilian Grove Drive to meet intersection requirements, the developer is proposing to locate Sicilian Grove Drive 195-feet north of the southern property line to allow for a more desirable townhome layout. This locates Sicilian Grove Drive 515-feet north of Cortona Ridge Drive, which is a 14% deviation from the requirement. The intersection spacing requirements of Chapter 42-127(b) serve to limit the number and spacing of median cuts on a major thoroughfare. A median cut is proposed at Sicilian Grove Drive that meets the spacing standards of Harris County and has received preliminary Harris County approval, thereby meeting the general purpose of Chapter 42-127(b).



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**Application Number:** 2023-0444

**Plat Name:** Ventana Lakes East Reserves at Peek Road Sec 1

**Applicant:** EHRA

**Date Submitted:** 02/20/2023

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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.

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

**Specific requirement for which the special exception is being sought:**

Special Exception to allow an intersection spacing of 515 feet along a major thoroughfare.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

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

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Ventana Lakes East Reserves at Peek Road Sec 1 is a subdivision located north of Ventana Lakes East Sec 4 and at the southeast corner of the intersection of Peek Road and Stockdick School Road. It is included in the General Plan for Ventana Lakes East. In Ventana Lakes East Sec 4, Cortona Ridge Drive stubs into Peek Road 1,055 feet south of Stockdick School Road. However, 1,060 feet would be needed between Cortona Ridge Drive and Stockdick School Road to allow Terrazzo Drive to meet intersection spacing requirements. Ventana Lakes East Reserves at Peek Road Sec 1 will be a neighborhood of townhomes that take access from private shared driveways. Because it is not possible for Terrazzo Drive to meet intersection requirements, the developer is proposing to locate Terrazzo Drive 195 feet north of the property line to allow for a more desirable townhome layout. This locates Terrazzo Drive 515' north of Cortona Ridge Drive, which is a 14% deviation from the requirement.

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

The intersection spacing requirements of Chapter 42-127(b) limit the number and spacing of median cuts on a major thoroughfare. A median cut is proposed at Terrazzo Drive that meets the spacing standards of Harris County and has received preliminary Harris County approval.

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

The request to allow an intersection spacing of 515 feet along a major thoroughfare is only a 14% deviation from the requirements of Chapter 42-127(b).

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

Since the distance between intersections on a major thoroughfare is well within the limits of a special exception, the intent and general purposes regarding median cuts will be preserved and maintained.

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

Public health, safety and welfare are not negatively impacted by granting this special exception because the median cut created for Terrazzo Drive meets the median spacing standards of Harris County. The location of Terrazzo Drive also meets the requirement of Chapter 42-127(c), that an intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.



# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/13/2023

**ITEM: 158**

**Applicant:** ALLEN TAYLOR

**Contact Person:** ALLEN TAYLOR

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>EAST OF:</b> SORTERS RD <b>SOUTH OF:</b> MILLS BRANCH DR	<b>23-1680</b>	77365	5671	295L	ETJ

**ADDRESS:** 20172 Plantation Meadow, Porter, Texas

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OF LAND CONTAINING 0.528 ACRE (23,000 SQ.FT.) KNOWN AS LOT 45, BLOCK 1 OF PLANTATION ESTATES, SECTION 1, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** For 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 04/13/2023

**ITEM: 159**

**Applicant:** CARLOS PARRA

**Contact Person:** CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
<b>WEST OF:</b> GALAXY BLVD <b>NORTH OF:</b> GRAND PKWY	<b>23-1685</b>	77357	5874	257L	ETJ

**ADDRESS:** 25939 Lantern Ave

**ACREAGE:** 0.2755

**LEGAL DESCRIPTION:**

BEING LOT 408, OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION, SITUATED IN CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** For residence.

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:**

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

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

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Self-Contracted	Jamie Gaspard	832-498-8863	jlgaspard@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2052 Harvard Street	22100861	77008	5359A	453S	C
HCAD ACCOUNT NUMBER(S):		0200660000026			
PROPERTY LEGAL DESCRIPTION:		Lot 26, In Block 70 of Houston Heights			
PROPERTY OWNER OF RECORD:		Jamie Gaspard & Courtney Sutton			
ACREAGE (SQUARE FEET):		7,920 Square Feet			
WIDTH OF RIGHTS-OF-WAY:		Harvard St. 70' – E. 22 <sup>nd</sup> St. 70'			
EXISTING PAVING SECTION(S):		Harvard St. 28' – E. 22 <sup>nd</sup> St. 26'			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Single Family - Residential Dwelling; 1,500 Square Feet

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Single Family addition – Residential Dwelling; 4,829 Square Feet (Living)

**PURPOSE OF VARIANCE REQUEST:** To reduce the side building line to 6.3' in lieu of the required 10' building line along W. 22<sup>nd</sup> Street for a residential addition.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

This variance request is regarding an addition that was built within the 10' side setback facing 22<sup>nd</sup> street. It is estimated that the addition was built and incorporated into the existing house in the 1980's. The total footprint of the addition is 144.4 Square Feet and of that 53.4 Square Feet (4'2" X 13'8") was built into the side setback area. Currently the addition is used as the rear entrance to house and a mudroom (referenced as "Mudroom" throughout this statement). We are seeking to increase the height of the exterior walls so that we may increase the ceiling height to match the rest of the house and are NOT attempting to increase the footprint within the side setback. We are attempting to limit the amount of demolition and salvage as much of the existing house as possible.

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

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

Removing the existing structure would be both a hardship (1a) and would create an impractical development (1b). I have included pictures which show the thickness of the mudroom addition slab. The original house has a pier beam foundation and the surface flooring is elevated ~20 inches from grade. The mudroom addition, however, is slab on grade and the footings and slab were built up to match the existing houses floor height. Therefore, the slab is ~20" thick (from grade; footing depth is even thicker) and would require an extensive effort to demo any portion of it. Furthermore, it is unknown as to the amount of rebar that went into the construction of the slab but it is estimated to be quite extensive given the height of the footings. Additionally, if the variance is not granted to add to the wall height, it would create an unusual physical characteristic as the rest of the structure the mudroom will attach too stands at 20.'

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

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

Applicant purchased house in 2021; the addition that was built within the 10' side setback is estimated to have been built in the 80's.

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

Applicant is not attempting to expand the building footprint into 10' side setback; but rather am working with the existing house and looking to improve the house.

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

Applicant is seeking to increase the wall height of an already existing structure located within his property line but within the 10' side setback. The area is current within a fence and the public is not affected by the proposed change.

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

Applicant believes that it would be also create an impractical development as the remodeled house with new addition would create an unusual physical characteristic if not allowed to extend the wall height..

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## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 160**

Meeting Date: 04/13/2023

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 160**

Meeting Date: 04/13/2023

## Houston Planning Commission

Aerial Map



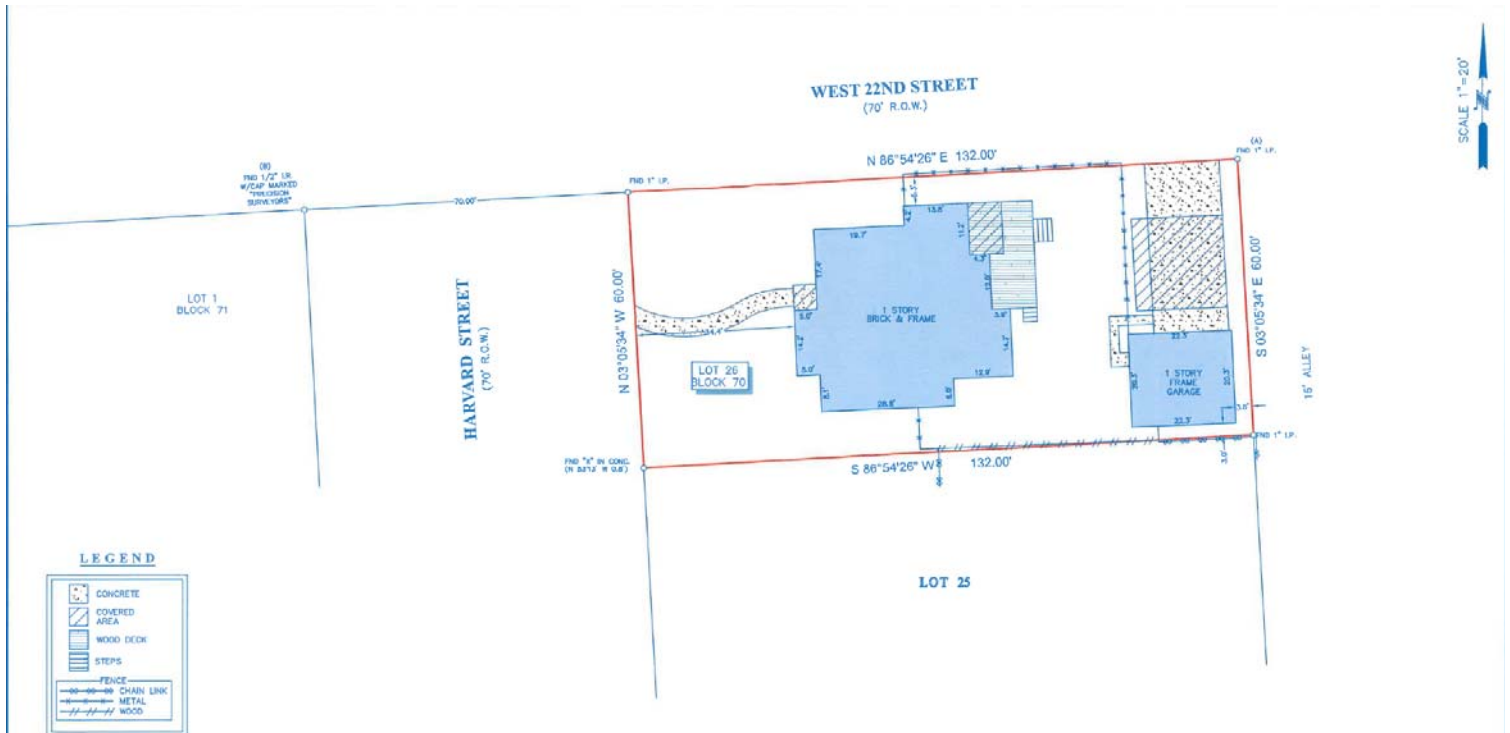
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey



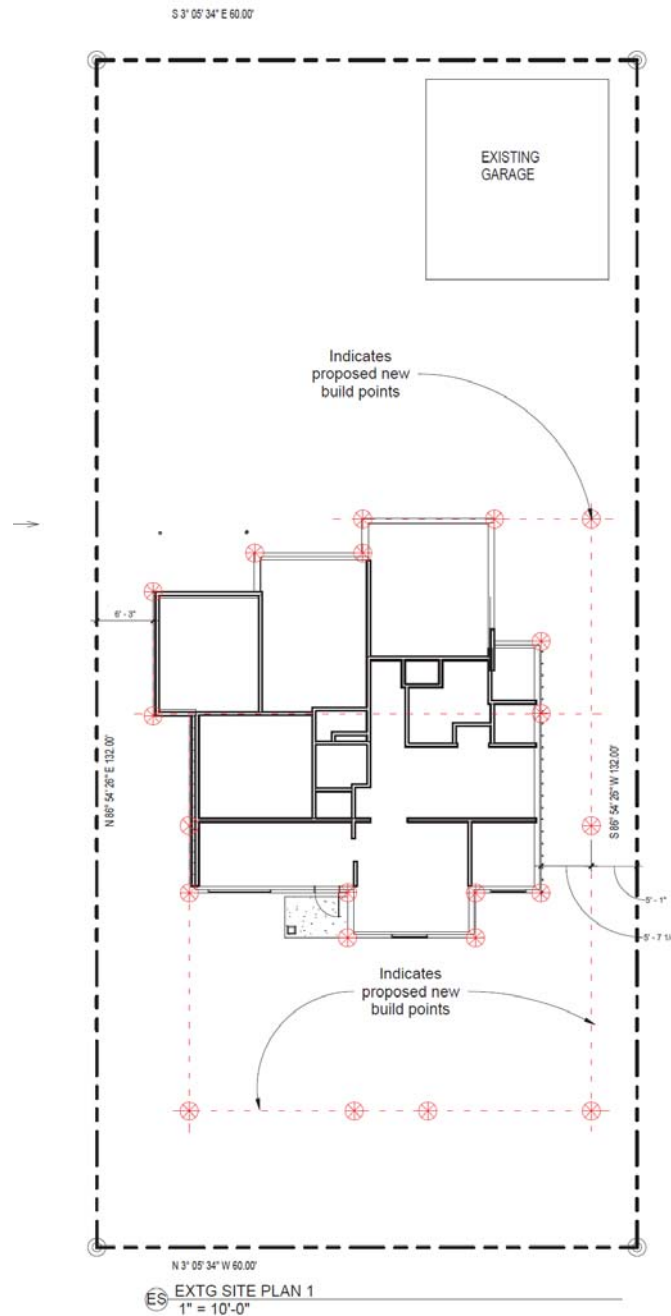
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Site Plan



EXISTING SITE PLAN

# DEVELOPMENT PLAT VARIANCE

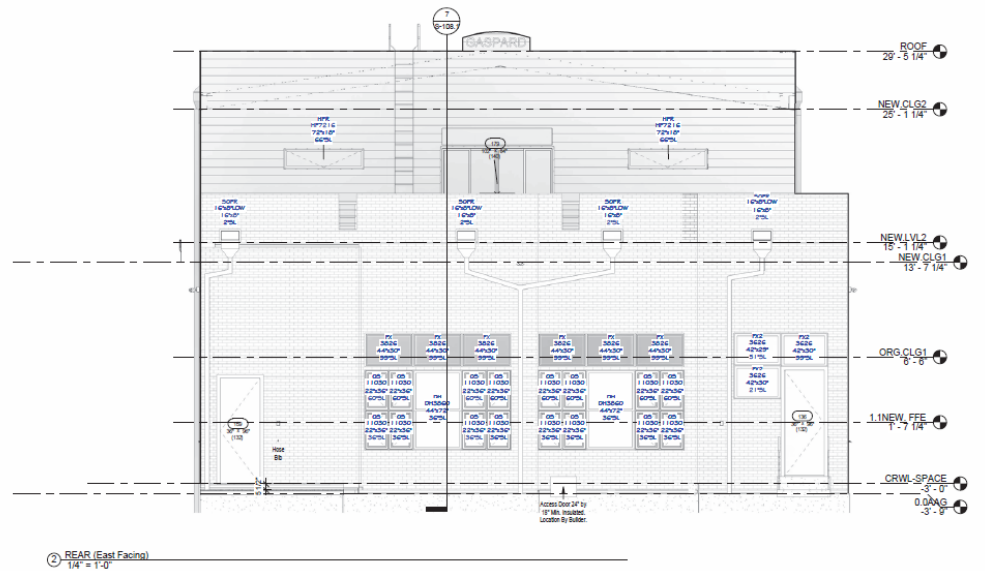


## Houston Planning Commission

**ITEM: 160**

Meeting Date: 04/13/2023

### Elevations



Mudroom



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston Permit Service	Jacob Buckwalter	832-272-8423	jacobhps@yahoo.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
11 WEST LANE	22124249	77019	5256A	492N	G

HCAD ACCOUNT NUMBER(S):	0601620880004
PROPERTY LEGAL DESCRIPTION:	LT 4 BLK 88 Tall Timbers Section of River Oaks
PROPERTY OWNER OF RECORD:	Stuart Family Irrevocable Trust
ACREAGE (SQUARE FEET):	47,045 SQ FT
WIDTH OF RIGHTS-OF-WAY:	San Felipe St. 60' & West Lane 60'
EXISTING PAVING SECTION(S):	San Felipe Rd. 45' & West Lane. 18'
OFF-STREET PARKING REQUIREMENT:	2 SPACES
OFF-STREET PARKING PROVIDED:	2 SPACES
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New 15,687 sq ft S.F.R. with 743 sq ft pool house in rear

PURPOSE OF VARIANCE REQUEST: To reduce the building line to 5' after a 5' R.O.W. dedication in the rear of the property along San Felipe Street for proposed pool house.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

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

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

The proposed pool house in the rear of the property at 11 west lane is encroaching a city ordinance building line of 25'. the proposed pool house is 10' from the property line. There is currently a 9' (+/-) wall that separates the applicant's property from San Felipe St. there is no access to San Felipe rd. from the applicant's property they are not proposing any access to San Felipe St.

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

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

Applicants' proposal is a new sfr with tennis court, pool and pool house locate in the back yard. there is currently a 9' (+/-) wall that separates the applicant's property from San Felipe St. there is no access to San Felipe rd. from the applicant's property they are not proposing any access to San Felipe St. the applicant is proposing this home on a lot more than 1 acre in size due in order to fit the proposal within the bounds of a lot under the regulations of the design manual on impervious coverage and lot coverage. there is not room to move their proposed construction away from the rear property line by 25'

- (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;**

Applicant did not create this ordinance building line of 25' and was not aware of this ordinance when applying for this building permit.

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

Applicant is willing to give the 5' row dedication per meeting with P&D in order to move forward with permit request in which will give the COH the availability to widen San Felipe St. when ready to do so.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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**(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. Should the Planning Commission grant this variance request, increased pedestrian and vehicular safety will be addressed.

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

Economic hardship is not the sole justification of the variance. In fact, the proposal offers a number of betterments to public health, safety, and welfare. As well as the dedication to the City ROW in order to widen San Felipe Rd when ready.

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# DEVELOPMENT PLAT VARIANCE



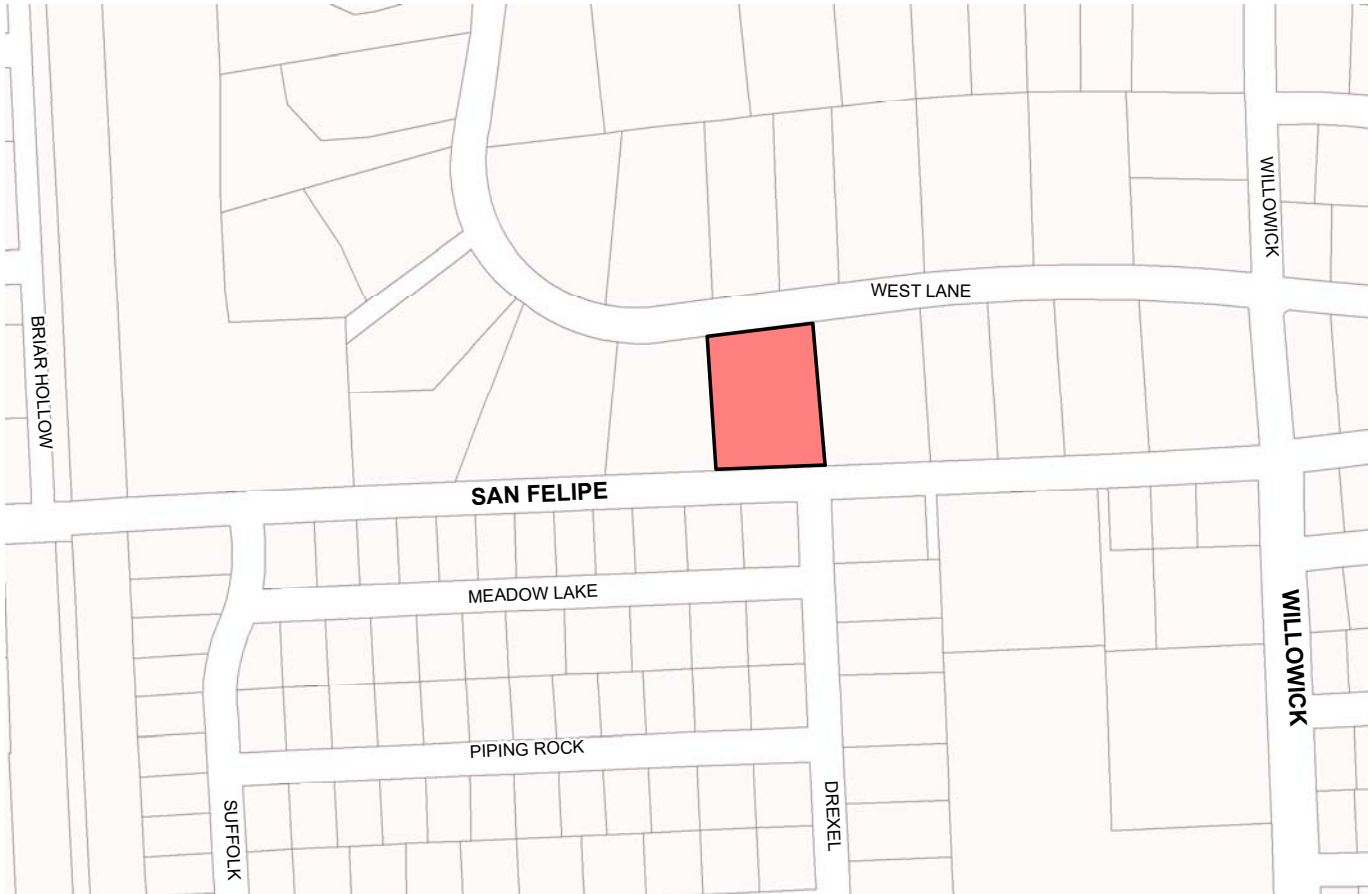
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 161**

Meeting Date: 04/13/2023

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



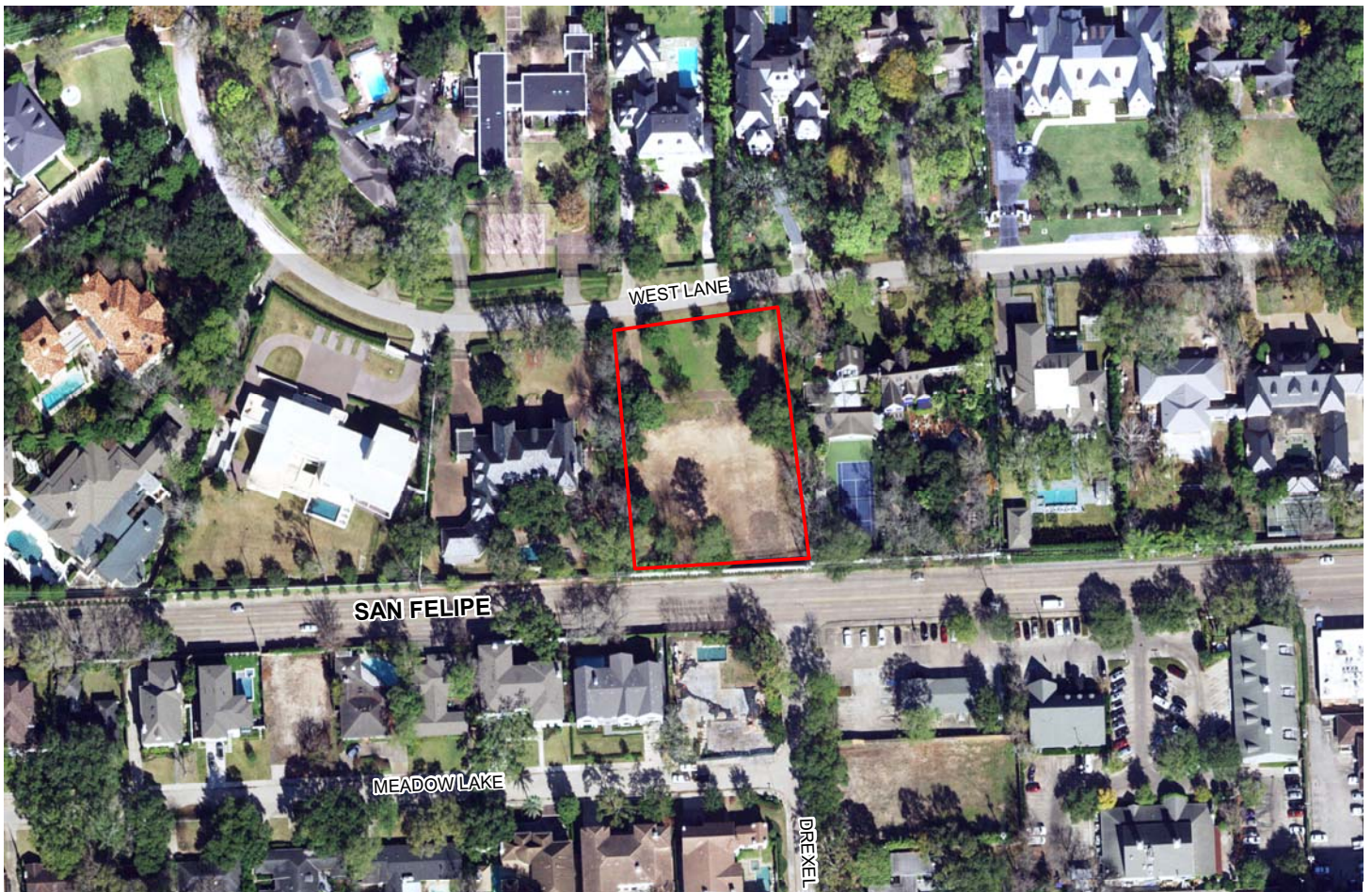
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 161**

Meeting Date: 04/13/2023

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE

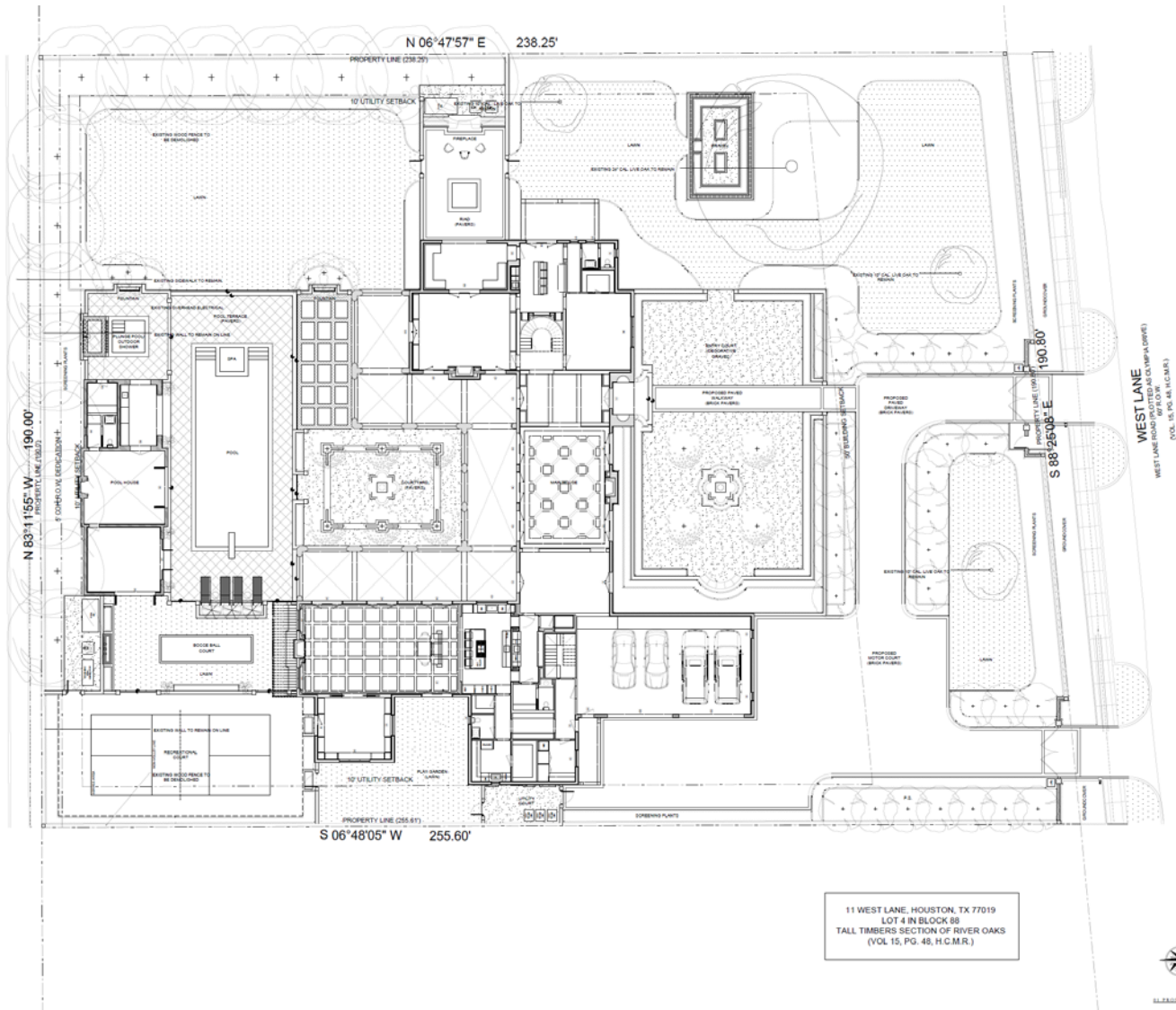






## Houston Planning Commission

Site Plan



# DEVELOPMENT PLAT VARIANCE

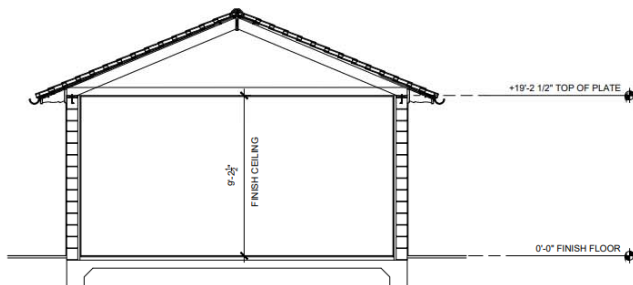


## Houston Planning Commission

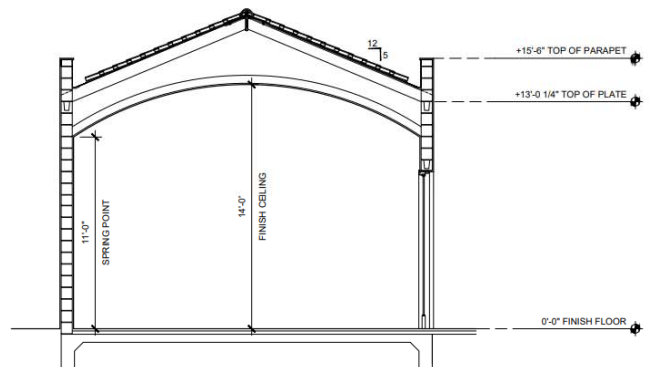
**ITEM: 161**

Meeting Date: 04/13/2023

### Elevations



05 POOL HOUSE BUILDING SECTION LOOKING EAST  
SCALE: 1/4" = 1'-0"



04 POOL HOUSE BUILDING SECTION LOOKING WEST  
SCALE: 1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
East End Warehouses LLC	Shahin Naghavi	713-298-6325	shahin@riverside-equity.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2711 Harrisburg Blvd	23027620	77003	5457D	494N	H

**HCAD ACCOUNT NUMBER(S):** 0322000000038  
**PROPERTY LEGAL DESCRIPTION:** LTS 38 & 41 Thru 45 Settegast Sec 3  
**PROPERTY OWNER OF RECORD:** East End Warehouses LLC  
**ACREAGE (SQUARE FEET):** 27,621 Square feet  
**WIDTH OF RIGHTS-OF-WAY:** Harrisburg Blvd. varies, Delano St. 60', Nagle St. 60'  
**EXISTING PAVING SECTION(S):** Harrisburg Blvd. 24', Delano St. 23', Nagle St. 16'  
**OFF-STREET PARKING REQUIREMENT:** 52  
**OFF-STREET PARKING PROVIDED:** 15  
**LANDSCAPING REQUIREMENTS:** 9 new trees, 90 new shrubs

**EXISTING STRUCTURE(S) [SQ. FT.]:** 6,223 SQFT  
**PROPOSED STRUCTURE(S) [SQ. FT.]:** Conversion/Remodel to restaurant 6,223 SQFT

**PURPOSE OF VARIANCE REQUEST:** Reduce off-street parking requirements from 49 spaces to 28 spaces.

**CHAPTER 26 REFERENCE(S):** Sec. 26-492, Class 7, Food and Beverage E, Restaurant "10 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio, and seating areas in excess of 15% of GFA"

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

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

We are looking for a variance reduction from 52 spaces to 15 spaces for a restaurant tenant. The purpose is to preserve the current natural, unpaved North courtyard for outdoor dining, and provide additional new green space in the form of a mini park adjacent the proposed East pedestrian entry from Delano St. We feel its justified by the proximity of the light rail green line on Harrisburg and pedestrian walk-ups from nearby EaDo residential developments. We have reviewed this concept with Muxian Fang of Planning.

#### APPLICANT'S STATEMENT OF FACTS:

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

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

Correct, the Owner is striving to maintain natural surface courtyards and parks within the site, so as not cover the entire site with paving. We believe that will result in a better project for the East End District, and that there is good pedestrian access with the light rail on Harrisburg and adjacent residential development.
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

Correct, we believe that in granting the variance the general purposes of this article are being observed and maintained.
- (3) The intent of this article is preserved;**

Correct, we believe that in granting the variance, the intent of this article is preserved.
- (4) The parking provided will be sufficient to serve the use for which it is intended;**

## OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

**Meeting Date: 04/13/2023**

## Houston Planning Commission

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Correct, we believe that the parking provided will be sufficient to serve the use for which it is intended.

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

Correct, we believe the granting of the variance will not be injurious to the public health, safety or welfare, but will in fact enhance it.

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

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

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

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

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

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

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

## OFF-STREET PARKING VARIANCE



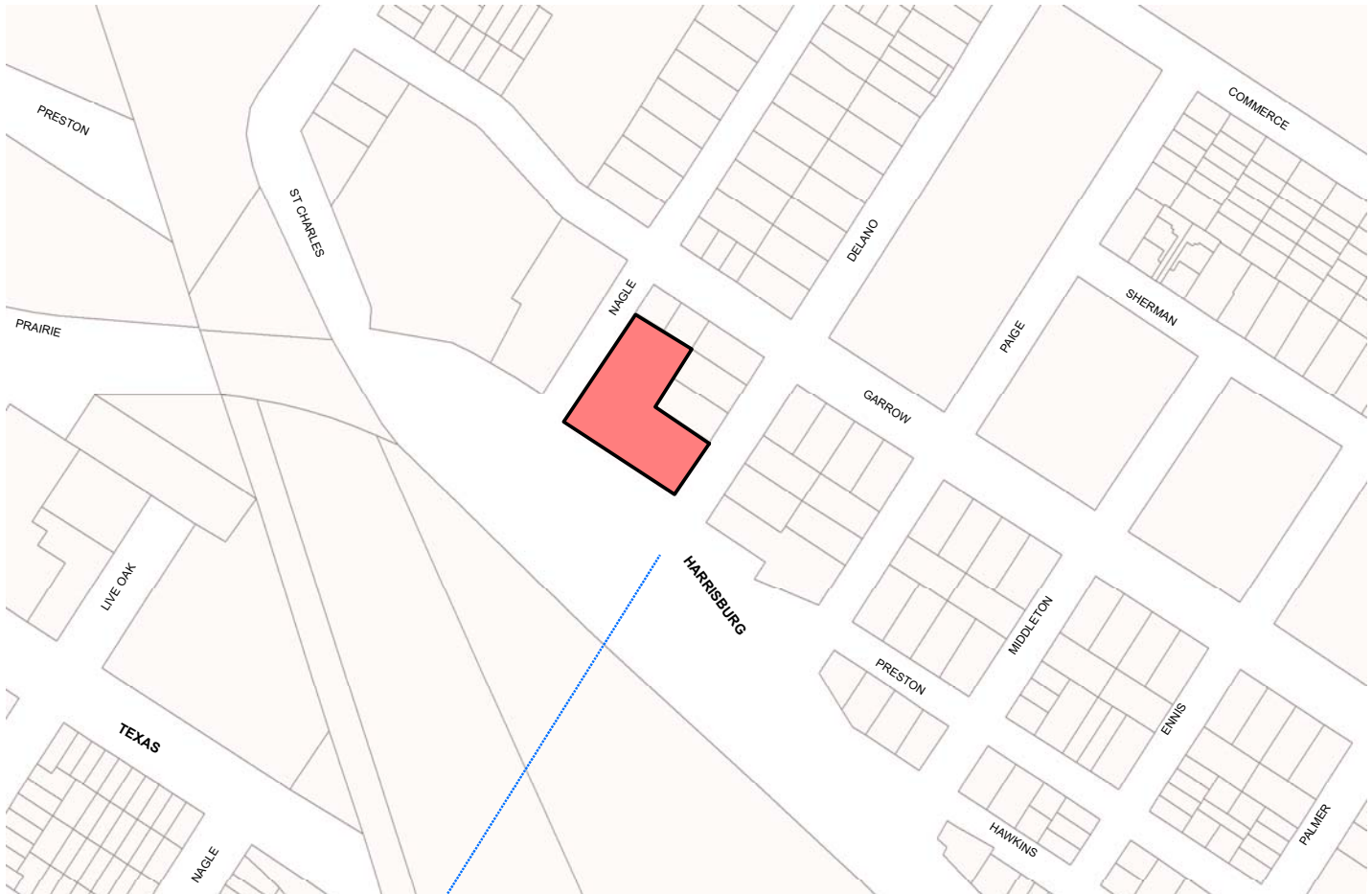
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 04/13/2023

## Houston Planning Commission

### LOCATION MAP



## OFF-STREET PARKING VARIANCE





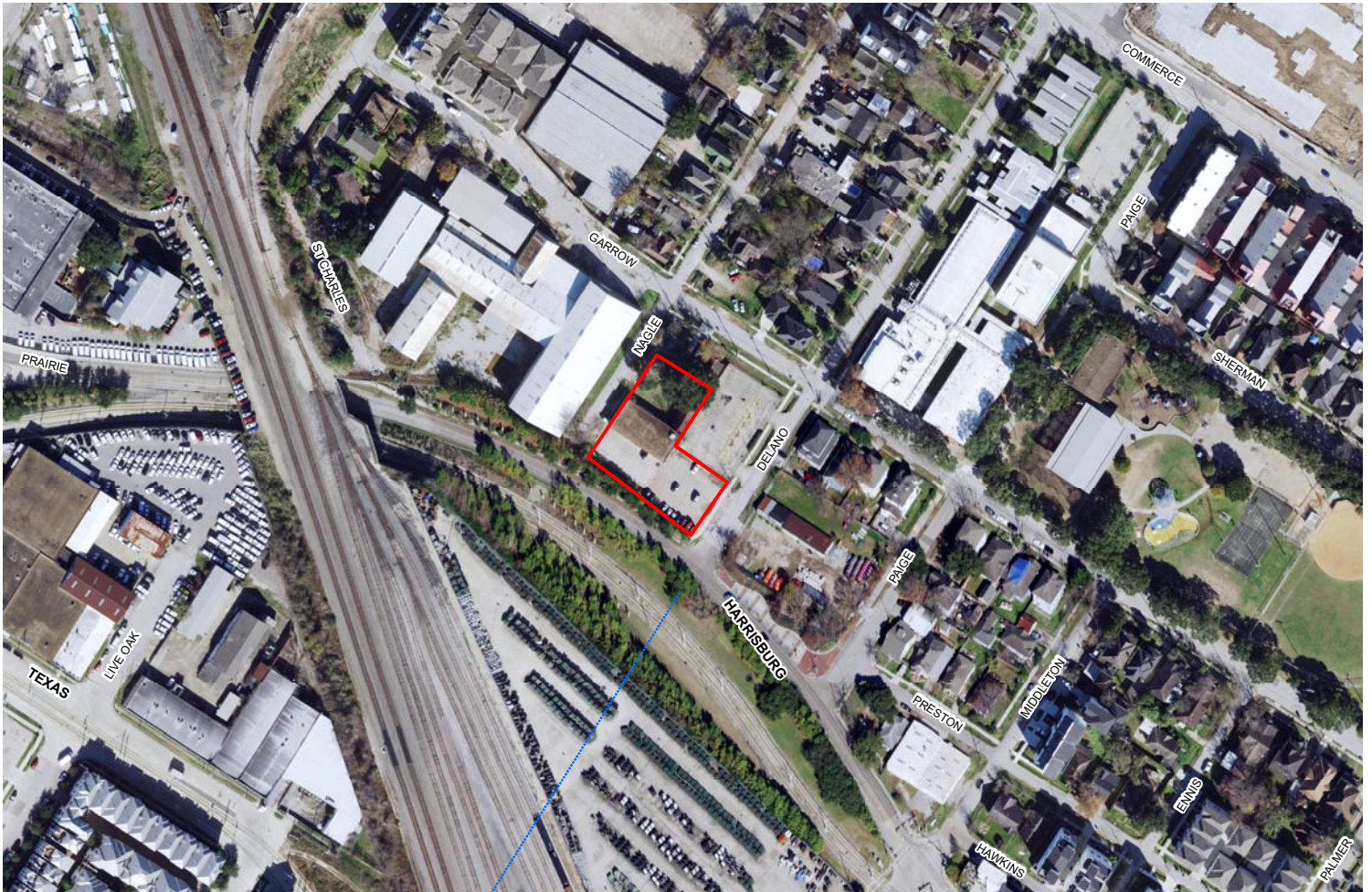
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 04/13/2023

## Houston Planning Commission

Aerial Map



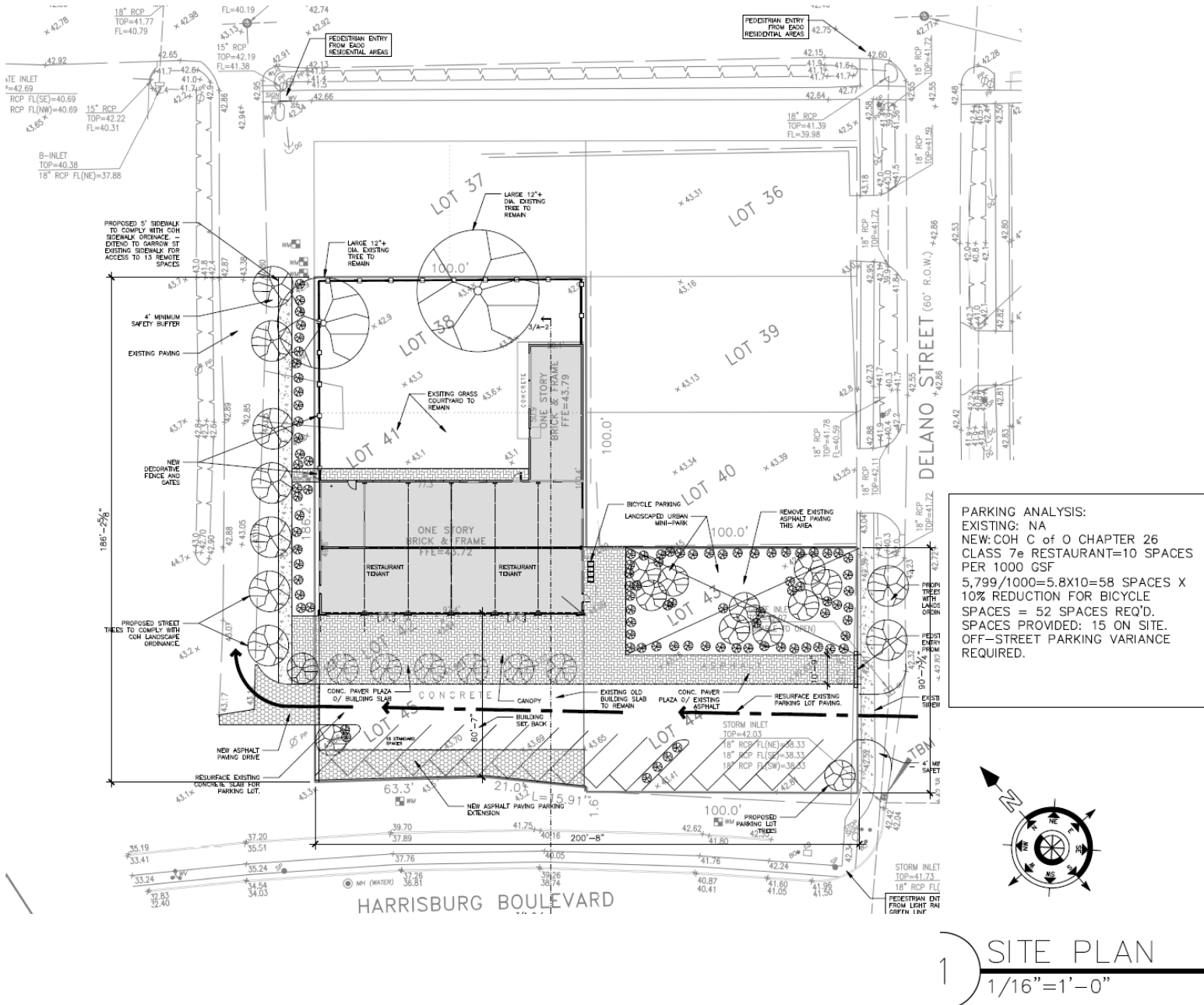
# OFF-STREET PARKING VARIANCE







Site Plan/Off-site parking layout/analysis

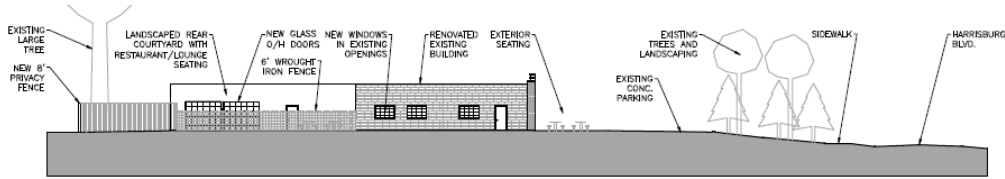


# OFF-STREET PARKING VARIANCE

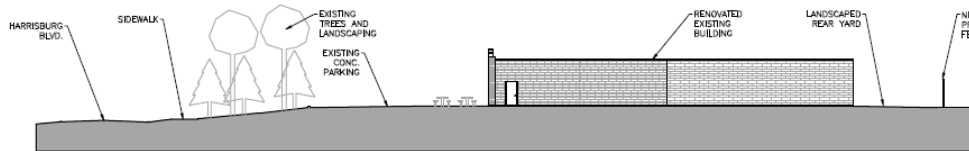


## Houston Planning Commission

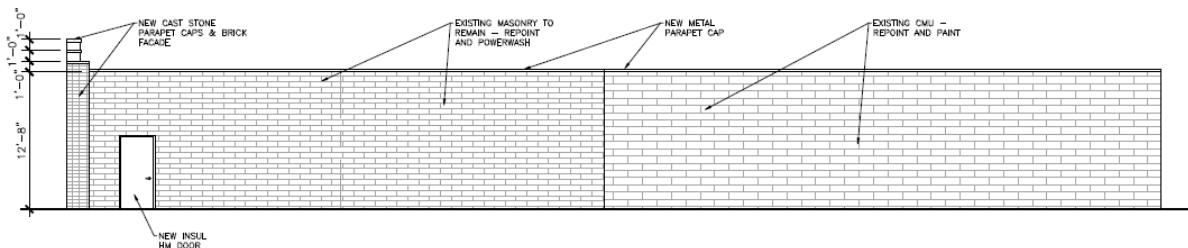
### ELEVATIONS



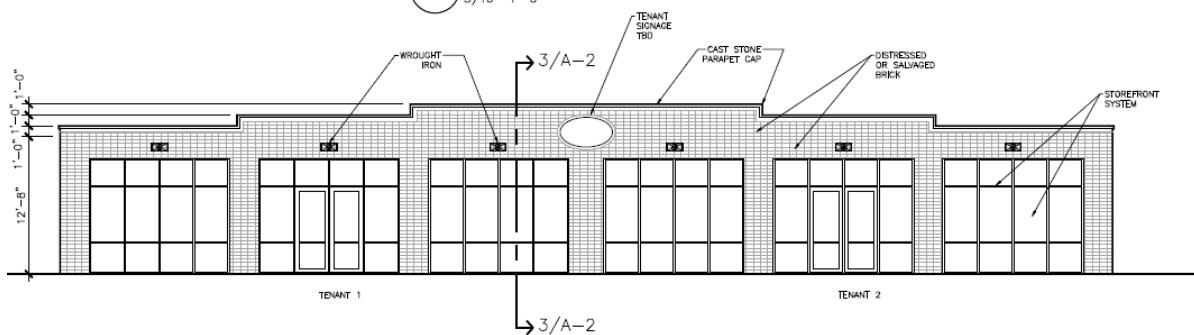
4 SITE SECTION (LOOKING EAST FROM NAGEL ST)  
1/16"=1'-0"



3 SITE SECTION (LOOKING WEST FROM DELANO ST)  
1/16"=1'-0"



2 SIDE (EAST) ELEVATION  
3/16"=1'-0"



1 FRONT (SOUTH) ELEVATION  
3/16"=1'-0"

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Shilpin Consultancy LLC		Swapnil Patel	936-828-0370	designs@shilpinconsultancy.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	D	77048		573Z	Minnetex

**HOTEL/MOTEL NAME:** Studio 6

**HOTEL/MOTEL ADDRESS:** 14402 Old Chocolate Bayou Road, Houston, Texas 77048

**PROPERTY OWNER OF RECORD:** Om Muketeshwar LLC

**OWNER ADDRESS:** 15025 Mesa Drive, Humble, Texas 77396

**PROJECT PERMIT NUMBER:** 22014682

**TOTAL ACREAGE:** 0.9999 Acres

**TOTAL NUMBER OF ROOMS:** 60

**PARKING SPACES PROVIDED:** 62

**SURVEY/ABSTRACT NO:** N/A

**SCHOOL DISTRICT:** Houston ISD

**NORTH OF:** Gas Station & A Convenient Store

**EAST OF:** Vacant Land

**SOUTH OF:** Master Detention Pond

**WEST OF:** Old Chocolate Bayou Road

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 60 room hotel to be located within a residential area  
2) To allow a hotel to take access from an access easement

**CHAPTER 28 REFERENCE(S):** 28-202 (1) (c), 28-202 (5)

## HOTEL/MOTEL VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

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

We are requesting to allow us in decreasing the number of rentable rooms to 60 units from previously approved 64 units. Reason is the limitation of the site size & the City Of Houston Fire Lane and the Landscaping requirements.

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

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

We are still doing the same kind of building with same previously approved aesthetic. We are just reducing the room counts by 4 units.

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

No, the client's sole purpose for requesting this variance is not from our client creating undue hardship upon himself or City. The reason for this request is to create a class 1 facility along with fulfilling the City Of Houston Fire Lane and Landscaping requirements.

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

Yes, the intent and general purposes of this chapter will be preserved and maintained to the fullest.

- (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 harmful in anyway to the public.

## HOTEL/MOTEL VARIANCE

# Houston Planning Commission

Planning and Development Department

ITEM: IV

Meeting Date: 04/13/2023



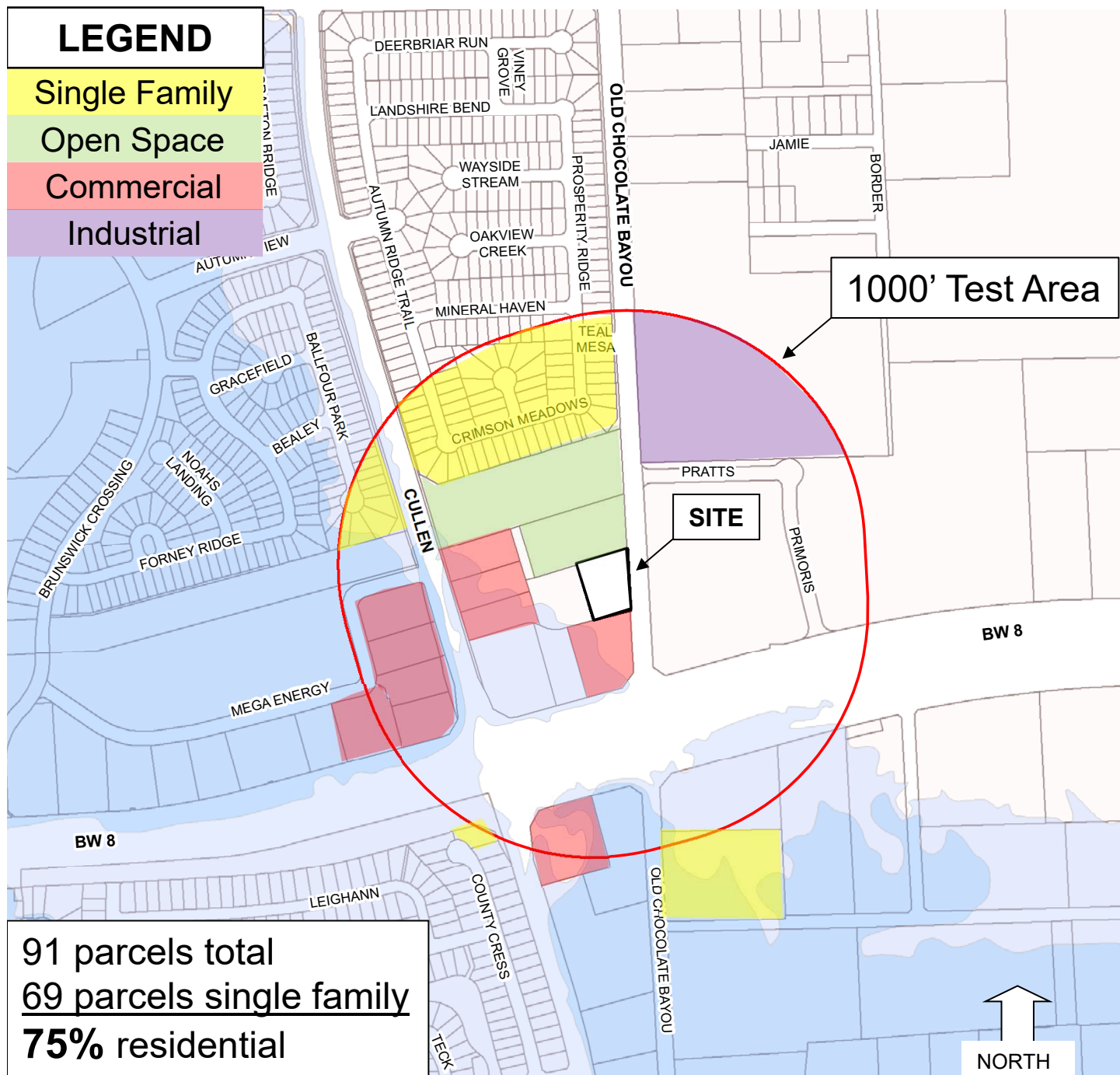
## Site Location

# Houston Planning Commission

Planning and Development Department

ITEM: IV

Meeting Date:04/13/2023



**Site Location**



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# Houston Planning Commission

Planning and Development Department

## ITEM: IV

Meeting Date: 04/13/2023

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### Aerial

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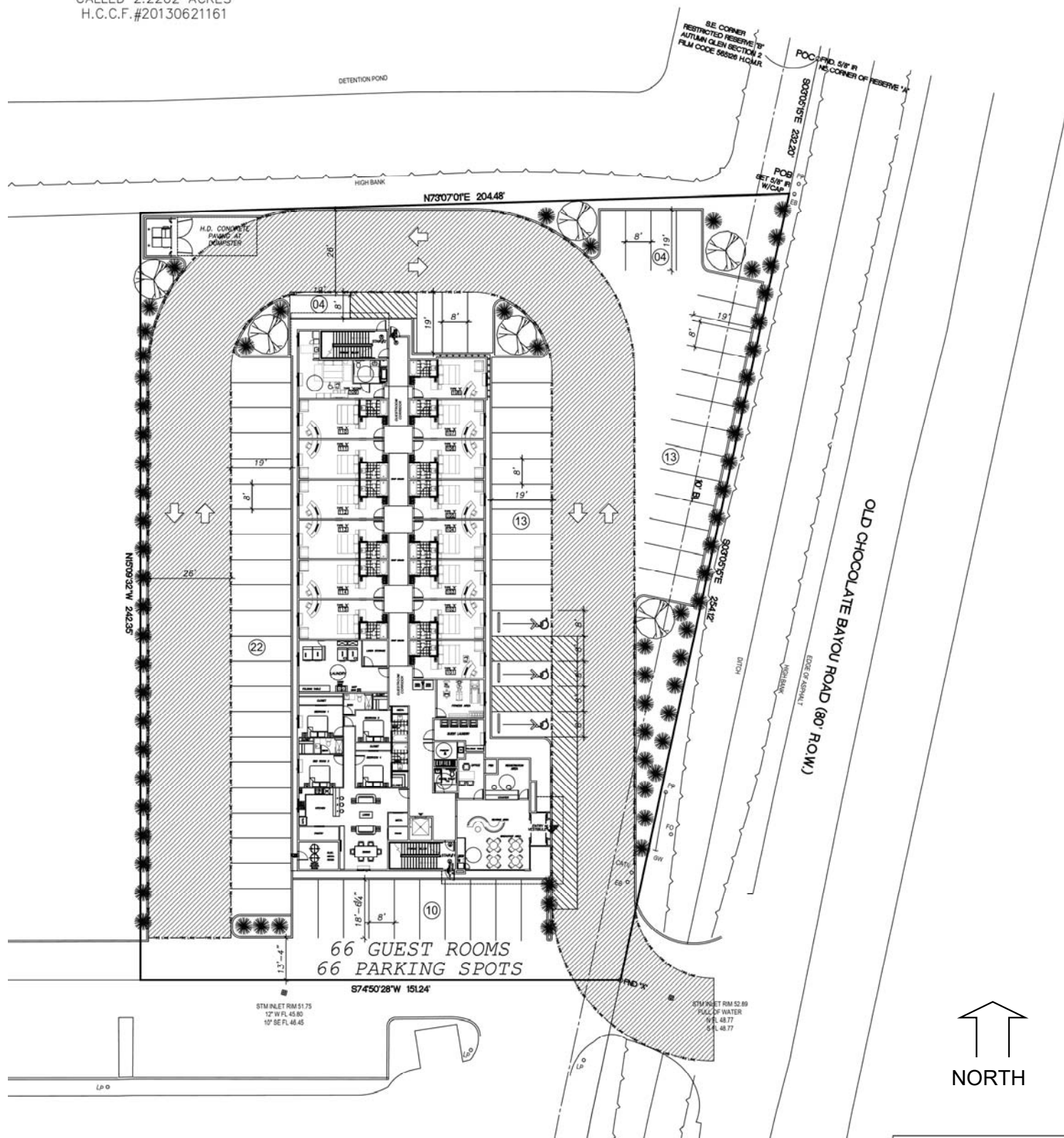


## Planning and Development Department

## ITEM: IV

**Meeting Date: 04/13/2023**

CALLED 2.2202 ACRES  
 H.C.C.F.#20130621161





## Planning and Development Department

**Meeting Date: 04/13/2023**

# Survey

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# Houston Planning Commission

Planning and Development Department

## ITEM: IV

Meeting Date: 04/13/2023

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## Rendering

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