

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MAY 25, 2023
2:30 PM



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

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

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

OR

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

CONFERENCE ID: 895 207 144#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the May 25, 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

May 25, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the May 11, 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 (Aracely Rodriguez, John Cedillo, Devin Crittle, and Arum Lee)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Petra Hsia, Devin Crittle, John Cedillo, and Geoff Butler)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Petra Hsia, Geoff Butler, and John Cedillo)
- Extensions of Approval (Petra Hsia)
- Name Changes (Petra Hsia)
- Certificates of Compliance (Petra Hsia)
- Administrative
- Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of June 22, 2023

- Amos Street Estates
- Carter Estates replat no 1
- Bar Acre replat no 1
- Foster Estates
- Oak Forest Villas
- QT 7951 Addition

III. Consideration of an Off-Street Parking Variance at 542 W. 23rd Street (Geoff Butler)

IV. Consideration of an Off-Street Parking Variance at 1923 Blodgett Street (Geoff Butler)

V. Consideration of an Off-Street Parking Variance at 2201 Hermann Drive (Geoff Butler)

VI. Consideration of an Off-Street Parking Variance at 2711 Harrisburg Avenue (Geoff Butler)

VII. Consideration of an Off-Street Parking Variance at 3236 Summer Street (Geoff Butler)

VIII. Public Comment

IX. Excuse the absences of Commissioners Martha Stein, Linda Porras-Pirtle, and Kevin Robins

X. Adjournment

**HOUSTON PLANNING
COMMISSION MINUTES
MAY 11, 2023, AT 2:30 P.M.
CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL
MICROSOFT TEAMS <https://bit.ly/3I1wC9n>
PH. 936-755-1521, MEETING ID. 895 207 144#**

CALLED TO ORDER at 2:31 PM, by Vice Chair Sonny Garza

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present, left after Item 141 @ 4:37
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present, left after Item IV @ 5:10
Paul R. Nelson	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present, left after Item IV @ 5:39
Meera D. Victor	Remote
Libby Viera-Bland	Remote , left after Item II @ 4:47
Scott Cain for Commissioner James Noack	Remote , left after Item IV @ 5:29
Maggie Dalton for The Honorable KP George	Remote , left after Item J @ 4:38
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahmud	
Kimberly Mickelson, Legal	Present

EXECUTIVE SECRETARY

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

CHAIR'S REPORT

by Sonny Garza, Vice Chair, who reported on meeting procedures.

DIRECTOR'S REPORT

by Margaret Wallace Brown, Director, Planning and Development Department.

Approval for the April 27, 2023, Planning Commission Meeting Minutes

Commission action: Approved minutes.

Motion: Clark

Second: Jones

Vote: Unanimous

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS) (CONSENT AND REPLAT ITEMS A AND B, 1-107)

Staff recommendation: Approve items No. **1 – 107**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Alleman

Second: Victor

Vote: Unanimous

Abstaining: None

Staff recommendation: Approve recommendation for items **3, 4, 8, 23, 29, 30, 56, 57, 58, 59, 60, 63, and 78** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Mares

Second: Baldwin

Vote: Carried

Abstaining: Heisch, Sigler, Mandapaka, and Dalton

OTHER ITEMS REMOVED FOR SEPARATE CONSIDERATION: NONE

C. PUBLIC HEARINGS REQUIRING NOTIFICATION

108 ALMA LANDING - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Heisch

Second: Jones

Vote: Unanimous

Abstaining: None

109 BEALL STREET DEVELOPMENT - C3N - DEFER

Staff recommendation: Defer per applicant's request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Sigler

Second: Jones

Vote: Unanimous

Abstaining: None

110 COVINGTON HOMES - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mares

Second: Clark

Vote: Unanimous

Abstaining: None

111 DEWBERRY VILLAGE - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Tahir

Abstaining: None

112 DUNHAM POINTE SEC 7 REPLAT NO 1 - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Sigler

Vote: Carried

Second: Mandapaka

Abstaining: Heisch

113 EYF PROPERTIES - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Nelson

Abstaining: None

114 HEIGHTS DAYCARE - C3N - APPROVE

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

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

Speaker(s): Gary Meyer – opposed

Motion: Baldwin

Vote: Unanimous

Second: Colvard

Abstaining: None

115 JACKSON HILL KIDS R KIDS - C3N - DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Clark

Abstaining: None

116 JOHNSTON GLEN - C3N - APPROVE

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

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

Speaker(s): Joyce Owens, applicant – supportive; Brian Reed – opposed; Richard Smith, Houston Public Works

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

117 LANEWOOD ESTATES - C3N - DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Hines

Vote: Unanimous

Second: Alleman

Abstaining: None

118 MALIAS WAY - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Rosenberg

Abstaining: None

119 PEACHTREE HOMES - C3N – DEFER

Staff recommendation: Defer for legal review of deed rests pending.

Commission action: Deferred the application for further legal review.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

120 PLATINUM ESTATES - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Alleman

Abstaining: None

121 RUIZ PLAZA - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

122 STERLINGSHIRE PLACE - C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Victor

Vote: Carried

Second: Mares

Abstaining: Heisch

D-VARIANCES

123 BISSONNET STREET IN TRILLIUM STREET DEDICATION SEC 2 AND RESERVES - C3P – DEFER

Staff recommendation: Defer the application for further study.

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

Speaker(s): None

Motion: Alleman

Vote: Carried

Second: Clark

Abstaining: Dalton

124 CONCEPT NEIGHBORHOOD ON SHERMAN - C2R - APPROVE

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

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

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

125 CORNER AT GREENS - C2R - DEFER

Staff Recommendation: Defer.

Commission action: Deferred per Harris County request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

126 GRAND MASON - GP – DEFER

Staff Recommendation: Defer per Harris County's request.

Commission action: Deferred the application.

Speaker(s): None

Motion: Mandapaka

Vote: Carried

Second: Jones

Abstaining: Heisch

127 HARRIS COUNTY MUD NO 506 STORM SEWER PUMP STATION NO 1 - C2 - DEFER

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

128 HIGH TECH MACHINE - C2 - APPROVE

Staff Recommendation: Approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Clark

Abstaining: None

129 KESTREL ESTATES - C2 - DEFER

Staff Recommendation: Defer per applicant request.

Commission action: Deferred the application.

Speaker(s): None

Motion: Clark

Second: Mandapaka

Vote: Unanimous

Abstaining: None

130 MONTROSE CAR CARE - C2R - DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): Shasa Babb, Ann Miller, Hilda Knebel – opposed

Motion: Baldwin

Second: Colvard

Vote: Unanimous

Abstaining: None

131 NORTHWEST COMMERCIAL PARK - C2R – APPROVE

Staff Recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mandapaka

Second: Mares

Vote: Unanimous

Abstaining: None

132 SMS 1960 E LTD - C2 - DEFER

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mandapaka

Second: Clark

Vote: Unanimous

Abstaining: None

133 STAR WINDOWS BUSINESS CENTER - C2R - DEFER

Staff Recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Defer the application for more information.

Speaker(s): Melissa Lopez – applicant, Fred Mathis, Harris County Representative

Motion: Baldwin

Second: Sigler

Vote: Unanimous

Abstaining: None

ITEMS 134 AND 135 WERE TAKEN TOGETHER

134 TOMPKINS RESERVE - GP – DEFER

135 TOMPKINS RESERVE SEC 1 - C3P – DEFER

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mares

Second: Alleman

Vote: Carried

Abstaining: Heisch

E. SPECIAL EXCEPTIONS

136 AMIRA SEC 26 - C3P – APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mandapaka

Second: Clark

Vote: Carried

Abstaining: Sigler and Dalton

137 QUARRY ON GRANT - GP – DEFER

Staff recommendation: Defer per Chapter 42 planning standards.

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

Speaker(s): None

Motion: Mandapaka

Second: Hines

Vote: Unanimous

Abstaining: None

F. RECONSIDERATION OF REQUIREMENTS

138 GARRETT LADIG ESTATES - C2R – APPROVE

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

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

Speaker(s): None

Motion: Mandapaka

Second: Alleman

Vote: Unanimous

Abstaining: None

139 HIGHLAND VIEWS - C2R – APPROVE

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

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

Speaker(s): Anthony Richards, Amanda Mathis – opposed

Motion: Mares

Second: Clark

Vote: Carried

Opposed: Hines, Colvard, Viera-Bland

140 KELLY ESTATES - C3P - DEFER

Staff recommendation: Defer additional information required.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones

Second: Clark

Vote: Unanimous

Abstaining: None

141 VENTANA LAKES EAST RESERVES AT PEEK ROAD SEC 1 - C3P—APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Mandapaka

Second: Clark

Vote: Unanimous

Abstaining: None

ITEMS G, H, AND I WERE TAKEN TOGETHER.

G. EXTENSIONS OF APPROVAL

142	Clairmont Place Sec 1 partial replat no 6	APPROVE
143	Elyson Boulevard and Elyson Lakes Drive Street Dedication	APPROVE
144	Gosling Road Car Wash	APPROVE
143	Jones Creek Reserve at McCrary Meadows Sec 1	APPROVE
146	Portman Center Street East	APPROVE
147	Portman Center Street West	APPROVE
148	Preston Farms	APPROVE
149	QuikTrip 7942 Addition	APPROVE
150	Shepherd Trail Development	APPROVE
151	Spring Valley Creek	APPROVE

H. NAME CHANGES

152	Stokesbury GP (prev. Binford Road Tract GP)	APPROVE
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I. CERTIFICATES OF COMPLIANCE

153	18640 Kita Court	APPROVE
154	20675 Lakeside Drive	APPROVE
155	23376 Ivy Ridge	APPROVE

Staff recommendation: Approval of all staff's recommendation for G, H and I.

Commission Action: Approved.

Speaker(s): None

Motion: Clark

Second: Jones

Vote: Carried

Abstaining: Heish & Sigler 143, Dalton 152

J. ADMINISTRATIVE – NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156 7846 LAURA KOPPE ROAD - APPROVE

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

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

Speaker(s): Vicky Martin – opposed, Richard Smith, Public Works

Motion: Rosenberg

Vote: Unanimous

Second: Alleman

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 8, 2023

- a. Alicante partial replat no 1 and extension
- b. Allendale Townsite Section A partial replat no 8
- c. Candi Land
- d. Charlesmont Estate
- e. Charlesmont Villas
- f. Chatha Homes
- g. Dieppe Enclave
- h. East Side Terrace
- i. Edgewood Terrace Sec 2 partial replat no 1
- j. Hester Tract partial replat no 1
- k. Luxury Hidden Homes
- l. Monarch Oaks Sec 2 partial replat no 1
- m. Navajo Place Sec 1 partial replat no 1
- n. Royden Oaks partial replat no 2
- o. Westhaven Place
- p. Wilfran Place partial replat no 2
- q. Willowcreek Ranch Sec 12

Staff recommendation: Establish public hearing date of June 8, 2023, for item II **a-q**.

Commission action: Established per staff's recommendation.

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 542 W. 23RD STREET - DEFER

Staff recommendation: Defer per applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): ~~William Lawrence~~ (Signed up/did not speak) - supportive

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT
2711 HARRISBURG AVENUE - APPROVE**

Staff recommendation: Approve per staff report.

Commission action: Deferred the application.

Speaker(s): Shatlin Naghau, applicant – supportive; ~~Shatlin Naghau, applicant~~; Mary Zamora, Virginia Cardenas, Maria Cavanaugh - opposed

Motion: Hines

Vote: Carried

Second: Sigler

Opposed: Clark, Rosenberg, Heisch

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET

Staff recommendation: Defer per staff report.

Commission action: Defer further study and review.

Speaker(s): Martin Jasinski, applicant – supportive; ~~Vanie Houston~~, (Signed up/did not speak), Caitlin Conner, Fatima Hassan Ali, Doris Llamas, Marianne Haley, Corinne Maddox, Stephanie Crane, - opposed

Motion: Rosenberg

Vote: Unanimous

Second: Colvard

Abstaining: None

VI. PUBLIC COMMENT - None

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at **5:58 PM**.

Motion: Clark

Vote: Unanimous

Second: Colvard

Abstaining: None

Vice Chair Sonny Garza

Secretary Margaret Wallace Brown

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Alani Homes at Shreveport replat no 1	C3F	DEF1
2	Bauer Hockley Road Street Dedication Sec 1	C3F	
3	Beagle Acres	C3P	
4	Beechnut Commercial	C2	
5	Bleu Riviera Drive Street Dedication Sec 1	SP	
6	Bourgeois Warehouses	C2	
7	Bridgeland Creekland Village Sec 5	C3P	
8	Bridgeland Creekland Village Sec 7	C3P	
9	Bridgeland Creekland Village Sec 8	C3P	
10	Bridgeland Upland Meadow Drive and Migration Way Street Dedication	SP	
11	Buffalo Bayou Lighthouse	C2	DEF1
12	Buffalo Crossing	C2	
13	Clodine Road Tract	C3P	
14	Cordoba Estates	C3F	
15	Crosby Farms Sec 4	C3P	
16	Cypress Green Mason Road Street Dedication Sec 2	SP	
17	Dellrose GP	GP	
18	Dellrose Sec 19	C3F	
19	Dewberry Village	C3F	
20	District 266 Groundwater Plant	C2	DEF1
21	Dunham Pointe Sec 7 replat No 1	C3F	
22	East River GP	GP	
23	East Rogers Landing	C3F	DEF2
24	Escatta	C3F	
25	Estates on Ojeman	C3F	
26	EYF Properties	C3F	
27	Fannin Station North	C3F	DEF1
28	Fort Bend County MUD no 23 Park Site	C3F	
29	French Riviera Drive Street Dedication Sec 1	SP	DEF1
30	Garden Trails	C3F	
31	Grand Mason Sec 5	C3F	
32	Grand Prairie Highlands Sec 2	C3F	
33	Grand Prairie Highlands Sec 3	C3F	
34	Greenhouse Road Street Dedication Sec 8	SP	
35	Griggs Landing	C2	DEF1
36	Heights Daycare	C3F	
37	Hidden Fields Meadow	C2	
38	Highland Heights Annex no 2 partial replat no 4	C3F	
39	IJMDB Investments LLC	C2	
40	Imperial Retreat Townhomes	C3F	
41	IMS Pro Reserve	C2	
42	Indy Estates	C3F	

Platting Summary**Houston Planning Commission****PC Date: May 25, 2023**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Interwood Groundwater Plant	C2	DEF1
44	Johnston Glen	C3F	
45	Katy Lakes Sec 6	C3P	
46	Klein ISD Doerre Intermediate School Complex	C2	DEF2
47	Malias Way	C3F	
48	McHue Place	C2	DEF1
49	My Storage Space	C2	DEF1
50	Northpark Loop 494 Reserves	C2	
51	Oakwood Sec 2	C3P	
52	Park Eight	C3F	
53	Park Vista at El Tesoro Sec 2	C3F	
54	Pastelitos Cafe	C3F	
55	Platinum Estates	C3F	
56	Reserves at Ella	C2	
57	Rosehill Estates	C2	
58	Rutland Estate	C3F	DEF2
59	Safe Rescue	C2	
60	Saint Tropez Sec 1	C3F	
61	SCI Texas Funeral Services	C2	
62	Silver Falls By Roberts Homes	C3F	
63	Southland Terrace partial replat no 3	C3F	DEF1
64	Southland Terrace partial replat no 4	C3F	
65	Spring Creek Trails Sec 2	C3F	
66	Spring Homes	C3F	
67	Sterlingshire Place	C3F	
68	Sunterra Commercial Development GP	GP	
69	Sunterra Sec 48	C3F	
70	Sunterra Sec 54	C3F	
71	Sunterra Sec 56	C3P	
72	Swift at MLK	C2	
73	Synova Sec 5	C3P	
74	Tavola West Reserves Sec 2	C3F	
75	Trillium Sec 5	C3P	DEF1
76	Turkey Creek Industrial	C2	
77	Turners Landing	C3P	
78	Views At Wheatley	C3F	
79	Waterstone Heights	C3F	
80	Welcome Pinto Park	C2	
81	Westmoor Drive Street Dedication Sec 2	C3P	
82	Westmoor Drive Street Dedication Sec 3	C3P	
83	Westpark Valley Estate	C2	
84	Whaley Center	C2	
85	Zone Ventures LLC	C2	

Item		App	
No.	Subdivision Plat Name	Type	Deferral
B-Replats			
86	Acostas at Waldon Place partial replat no 1	C2R	DEF1
87	Aleena Estates	C2R	
88	Archimedes	C2R	DEF1
89	Avernus Estates	C2R	
90	Belles Mansion	C2R	
91	Boone Park Place	C2R	
92	Brentchase Apartments	C2R	
93	Colonial Lane Place	C2R	DEF1
94	Comcast Tidwell Headend	C2R	
95	De Hoyos	C2R	DEF1
96	Demuren Court	C2R	
97	Elysium at Beall	C2R	
98	Energy Park South Partial Replat No 2	C2R	
99	Estates at Wilmington Plaza	C2R	
100	Garver Heights	C3R	
101	Generation One	C2R	
102	Green Oaks on Beckley	C3R	
103	JER Properties	C2R	
104	Lakes of Bella Terra Reserve Sec 6 and Extension	C2R	
105	Lawrence Garden Homes	C2R	
106	Legacy Park Sec 3 replat and extension partial replat no 1	C2R	DEF1
107	Lezo at West Street	C2R	
108	Lofts at Hartsook	C2R	
109	Lydia Street Luxury Homes	C2R	
110	Mansfield Landing	C3R	
111	Marc Estates	C2R	DEF2
112	Miller Three Plaza	C2R	DEF1
113	Monte Villas	C3R	
114	Mount Pleasant Vista	C2R	DEF2
115	New Gold Development	C2R	DEF1
116	New Orleans Custom Homes	C2R	
117	Oakridge Addition partial replat no 2	C2R	DEF2
118	Palladium Houston Ella	C2R	DEF1
119	Park Vista at El Tesoro Sec 3	C3R	
120	Pasadena ISD Jessup Elementary	C2R	
121	Prince Pat	C2R	DEF1
122	Scales Estates at Peyton Street	C2R	
123	Summer Street Reserve East	C2R	
124	Summer Street Reserve West	C2R	
125	Tierra Nueva Produce	C2R	DEF1
126	Towne Lake Commercial Reserve South at Towne Lake Parkway	C2R	
127	Townhomes on Bonnie Brae	C2R	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
128	Triple Rcorp at Noah Street	C2R	
129	Tyne Street Grove	C2R	
130	Villas at Balbo	C2R	DEF1
131	Villas at Cooper Park	C3R	
132	Villas on Blair	C2R	DEF1
133	Warehouse on Wheatley	C2R	DEF1
134	Wavell Jewel	C2R	
135	West Oaks Shopping Center	C2R	
136	Wilmington Estates Plaza	C2R	
137	Yale Street Development	C2R	
138	Zip In Zip Out No Six At Alameda	C2R	

C-Public Hearings Requiring Notification

139	Amended Golfcrest Addition partial replat no 5	C3N	
140	Beall Street Development	C3N	DEF4
141	Cadillac Mi Tienda	C3N	
142	Chocolate Jam Winbern Street Development	C3N	
143	Conley Court	C3N	
144	Dade Place	C3N	
145	Driscoll Commons	C3N	
146	Hiford Place	C3N	
147	Jackson Hill Kids R Kids	C3N	DEF2
148	Lanewood Estates	C3N	DEF1
149	Monarch Oaks partial replat no 1	C3N	
150	Nueces Park Place Sec 1 replat no 1	C3N	
151	Peachtree Homes	C3N	DEF1
152	Reed Terrace partial replat no 5	C3N	
153	South Park Sec 1 partial replat no 1	C3N	
154	Temple Terrace Addition partial replat no 3	C3N	
155	Waterloo Crossing	C3N	

D-Variances

156	Apolinar Estates	C2R	
157	Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves	C3P	DEF1
158	Concept Neighborhood on Roberts	C2R	
159	Corner at Greens	C2R	DEF2
160	Crosstimbers Place	C2	
161	Grand Mason GP	GP	DEF1
162	Harris County MUD no 506 Storm Sewer Pump Station no 1	C2	DEF1
163	Humble ISD Middle School No 11	C3P	
164	Kestrel Estates	C2	DEF2
165	Montrose Car Care	C2R	DEF1
166	Polk Park	C2	
167	Preserve at Friendswood GP	GP	

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Item No.	Subdivision Plat Name	App	
		Type	Deferral
168	Quarry on Grant GP	GP	DEF1
169	SMS 1960 E LTD	C2	DEF1
170	Star Windows Business Center	C2R	DEF2
171	Tompkins Reserve GP	GP	DEF2
172	Tompkins Reserve Sec 1	C3P	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

173	Fuqua Estates	C3R	
174	Kelly Estates	C3P	DEF1

G-Extensions of Approval

175	Briarwest Apartments replat no 1	EOA
176	Building Hope	EOA
177	Estates on Stockdick Sec 1	EOA
178	Freeman Ranch Sec 5	EOA
179	Morton Creek Ranch Sec 16	EOA
180	Morton Creek Ranch Sec 28	EOA

H-Name Changes

None

I-Certification of Compliance

181	24050 North Park Drive	COC
182	18711 Firefly Drive	COC
183	18429 Wisp Willow Way	COC
184	13562 Opaletta Drive	COC

J-Administrative

None

K-Development Plats with Variance Requests

185	1613 Truxillo Street	DPV
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Off-Street Parking Variance Requests

III	542 W. 23rd Street	PV	DEF1
IV	1923 Blodgett Street	PV	
V	2201 Hermann Drive	PV	
VI	2711 Harrisburg Boulevard	PV	DEF3

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Item		App	
No.	Subdivision Plat Name	Type	Deferral
VII	3236 Summer Street	PV	DEF1

Platting Summary**Houston Planning Commission****PC Date: May 25, 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 Shreveport replat no 1 (DEF1)	2023-0912	C3F	Harris	City	454Q	0.58	0.00	4	Alani Homes LLC	Aliana Corporation LLC
2	Bauer Hockley Road Street Dedication Sec 1	2023-1150	C3F	Harris	ETJ	325C	3.50	0.00	0	VPTM BAUER HOCKLEY LB, LLC, a Delaware limited liability company	Quiddity Engineering - Katy
3	Beagle Acres	2023-1020	C3P	Harris	ETJ	286R	5.73	1.67	3	Owner	The Pinnell Group, LLC
4	Beechnut Commercial	2023-1098	C2	Fort Bend	ETJ	526R	3.38	3.38	0	Beechnut Harlem Holdings, LLC	GBI Partners
5	Bleu Riviera Drive Street Dedication Sec 1	2023-1148	SP	Harris	ETJ	258Z	4.71	0.00	0	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
6	Bourgeois Warehouses	2023-1048	C2	Harris	ETJ	370M	3.84	3.73	0	No Company	HRS and Associates, LLC
7	Bridgeland Creekland Village Sec 5	2023-1125	C3P	Harris	ETJ	365B	10.70	1.64	74	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
8	Bridgeland Creekland Village Sec 7	2023-1127	C3P	Harris	ETJ	365G	21.90	3.84	73	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
9	Bridgeland Creekland Village Sec 8	2023-1129	C3P	Harris	ETJ	365F	26.26	2.97	110	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
10	Bridgeland Upland Meadow Drive and Migration Way Street Dedication	2023-1034	SP	Harris	ETJ	365N	2.18	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
11	Buffalo Bayou Lighthouse (DEF1)	2023-1004	C2	Harris	City	494J	3.31	3.26	0	Bayou Vista	Windrose
12	Buffalo Crossing	2023-1043	C2	Harris	City	532T	4.39	4.39	0	Lovett Commercial	Windrose
13	Clodine Road Tract	2023-1056	C3P	Fort Bend	ETJ	527X	14.60	8.16	89	LJA	LJA Engineering, Inc.- (Houston Office)
14	Cordoba Estates	2023-1072	C3F	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Management Groups	Hovis Surveying Company Inc.
15	Crosby Farms Sec 4	2023-1090	C3P	Harris	ETJ	379Y	14.58	1.11	84	Pulte Homes of Texas, L.P., A Texas Limited Partnership	EHRA
16	Cypress Green Mason Road Street Dedication Sec 2	2023-1118	SP	Harris	ETJ	285V	2.70	0.00	0	Astro Cypress Green, LP	Quiddity Engineering - Katy
17	Dellrose GP	2023-1080	GP	Harris	City/ ETJ	325K	530.10	0.00	0	Cypress 600 Development Partners LP	Meta Planning + Design LLC
18	Dellrose Sec 19	2023-1105	C3F	Harris	ETJ	325J	47.07	19.12	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
19	Dewberry Village	2023-1035	C3F	Harris	City	533M	0.23	0.00	4	Agape Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

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20	District 266 Groundwater Plant (DEF1)	2023-0636	C2	Harris	City	374U	0.72	0.72	0	City of Houston	IDS Engineering Group
21	Dunham Pointe Sec 7 replat No 1	2023-1030	C3F	Harris	ETJ	366B	11.84	0.40	50	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.
22	East River GP	2023-1123	GP	Harris	City	494K	149.70	0.00	0	KBRN, LP	BGE, Inc.
23	East Rogers Landing (DEF2)	2023-0861	C3F	Harris	City	453E	0.98	0.01	16	Projects and Desgins	Windrose
24	Escatta	2023-1015	C3F	Harris	City	413W	3.77	0.39	52	CAS Consultants, LLC	CAS Consultants, LLC
25	Estates on Ojeman	2023-1069	C3F	Harris	City	450V	0.76	0.02	11	PI Investments and Consulting	Pioneer Engineering, LLC
26	EYF Properties	2023-1088	C3F	Harris	City	492X	0.62	0.60	0	EYF STNL Club Deal 6, LP	Owens Management Systems, LLC
27	Fannin Station North (DEF1)	2023-0977	C3F	Harris	City	532V	37.49	33.94	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
28	Fort Bend County MUD no 23 Park Site	2023-1058	C3F	Fort Bend	ETJ	651C	8.72	8.28	0	FBCMUD No. 23	LJA Engineering, Inc.- (Houston Office)
29	French Riviera Drive Street Dedication Sec 1 (DEF1)	2023-0997	SP	Harris	ETJ	258Z	3.91	0.00	0	Saint-Tropez Laguna Azure, LLC	Quiddity Engineering - Katy
30	Garden Trails	2023-1067	C3F	Harris	ETJ	487Z	5.49	1.99	42	Sullivan Brothers	LJA Engineering, Inc.- (Houston Office)
31	Grand Mason Sec 5	2023-1029	C3F	Harris	ETJ	406J	6.34	0.11	39	TPHTM 529, LLC	BGE, Inc.
32	Grand Prairie Highlands Sec 2	2023-1039	C3F	Harris	ETJ	323L	32.91	12.41	101	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
33	Grand Prairie Highlands Sec 3	2023-1040	C3F	Harris	ETJ	323L	27.33	1.67	156	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
34	Greenhouse Road Street Dedication Sec 8	2023-1095	SP	Harris	ETJ	367E	3.42	0.00	0	C.W. SCOA West, L.P., a Texas Limited Partnership	EHRA
35	Griggs Landing (DEF1)	2023-0982	C2	Harris	City	533H	0.50	0.03	12	Survey Solutions of Texas	Survey Solutions of Texas
36	Heights Daycare	2023-1077	C3F	Harris	City	453T	0.63	0.63	0	Ganges Houston Heights LLC	Pioneer Engineering, LLC
37	Hidden Fields Meadow	2023-1024	C2	Harris	ETJ	326V	4.60	0.00	3	Owner	The Pinnell Group, LLC
38	Highland Heights Annex no 2 partial replat no 4	2023-1045	C3F	Harris	City	451D	0.78	0.04	10	Pirouz Pour Property Group	South Texas Surveying Associates, Inc.
39	IJMDB Investments LLC	2023-1065	C2	Harris	ETJ	377A	1.09	1.07	0	GGC SURVEY	GGC SURVEY
40	Imperial Retreat Townhomes	2023-1147	C3F	Fort Bend	ETJ	567C	3.58	0.71	43	Owais Developments LLC.	Benchmark Engineering Corporation
41	IMS Pro Reserve	2023-1122	C2	Harris	ETJ	410Q	2.26	2.26	0	PRO-SURV	PROSURV

Platting Summary**Houston Planning Commission****PC Date: May 25, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
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42	Indy Estates	2023-1016	C3F	Harris	City	453T	0.98	0.01	16	DETAMORE DEVELOPMENT, LLC,	MOMENTUM ENGINEERING
43	Interwood Groundwater Plant (DEF1)	2023-0644	C2	Harris	City	374Y	1.83	0.00	0	City of Houston	IDS Engineering Group
44	Johnston Glen	2023-1094	C3F	Harris	City	489L	4.30	0.00	2	Gregory Johnston	Owens Management Systems, LLC
45	Katy Lakes Sec 6	2023-1114	C3P	Harris	ETJ	404V	156.06	75.37	369	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
46	Klein ISD Doerre Intermediate School Complex (DEF2)	2023-0894	C2	Harris	ETJ	330E	40.50	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
47	Malias Way	2023-1091	C3F	Harris	City	533R	0.12	0.00	2	MLZ Holdings, Inc.	Owens Management Systems, LLC
48	McHue Place (DEF1)	2023-0951	C2	Harris	ETJ	327M	3.00	3.00	0	McHue Holdings, LLC	Owens Management Systems, LLC
49	My Storage Space (DEF1)	2023-0837	C2	Harris	ETJ	334Q	7.10	7.10	0	Dickerson Properties	Stewart Engineering
50	Northpark Loop 494 Reserves	2023-1151	C2	Montgomery	ETJ	296S	2.20	2.20	0	STNL Development	Meta Planning + Design LLC
51	Oakwood Sec 2	2023-1112	C3P	Harris	ETJ	286M	18.30	1.84	93	KB Home Lone Star Inc	Meta Planning + Design LLC
52	Park Eight	2023-1073	C3F	Harris	City	529G	49.00	44.10	0	68B, a Texas limited liability company	BGE, Inc.
53	Park Vista at El Tesoro Sec 2	2023-0907	C3F	Harris	City	574L	18.87	1.61	107	LGI Homes	Pape-Dawson Engineers
54	Pastelitos Cafe	2023-1119	C3F	Harris	ETJ	485A	0.75	0.75	0	Resurrection Renovation & Investments LLC	RED CONSULTANTS
55	Platinum Estates	2023-1097	C3F	Harris	City	298T	2.94	0.00	1	N/A	E.I.C. Surveying Company
56	Reserves at Ella	2023-1057	C2	Harris	City	372K	47.76	47.76	0	STOA Group I, LLC	LJA Engineering, Inc.- (Houston Office)
57	Rosehill Estates	2023-1103	C2	Harris	ETJ	286R	4.01	4.01	0	Rosehill Real Estates	C & C Surveying, Inc
58	Rutland Estate (DEF2)	2023-0795	C3F	Harris	City	492D	0.31	0.00	1	Mailhes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
59	Safe Rescue	2023-1010	C2	Harris	ETJ	419C	10.29	10.29	0	http://jmoralesinc.com/	J. Morales
60	Saint Tropez Sec 1	2023-1107	C3F	Harris	ETJ	258Z	35.84	1.70	177	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
61	SCI Texas Funeral Services	2023-1070	C2	Harris	City	452Q	2.96	2.96	0	Service Corporation International	Century Engineering, Inc
62	Silver Falls By Roberts Homes	2023-1052	C3F	Harris	City	451T	0.63	0.20	11	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
63	Southland Terrace partial replat no 3 (DEF1)	2023-0759	C3F	Harris	City	533G	0.90	0.90	0	Premark Investments LLC	South Texas Surveying Associates, Inc.
64	Southland Terrace partial replat no 4	2023-0908	C3F	Harris	City	533K	0.13	0.00	3	A & K Custom Homes	South Texas Surveying Associates, Inc.
65	Spring Creek Trails Sec 2	2023-1033	C3F	Montgomery	ETJ	286A	36.07	16.96	85	Starlight Homes Texas, LLC	LJA Engineering, Inc.- (Houston Office)
66	Spring Homes	2023-1059	C3F	Harris	ETJ	291Z	3.27	0.90	20	Spring Homes, Inc.	HRS and Associates, LLC

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67	Sterlingshire Place	2023-1060	C3F	Harris	City	455B	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
68	Sunterra Commercial Development GP	2023-1075	GP	Waller	ETJ	443D	12.28	0.00	0	M H Sunterra Holdings LLC	Windrose
69	Sunterra Sec 48	2023-1121	C3F	Waller	ETJ	403Z	10.49	0.60	59	Astro Sunterra, LP	Quiddity Engineering - Katy
70	Sunterra Sec 54	2023-1138	C3F	Waller	ETJ	403Z	3.15	0.07	22	Astro Sunterra, LP	Quiddity Engineering - Katy
71	Sunterra Sec 56	2023-1141	C3P	Waller	ETJ	403Z	10.82	0.38	61	Astro Sunterra, LP	Quiddity Engineering - Katy
72	Swift at MLK	2023-1019	C2	Harris	City	574N	1.00	1.00	0	KING OREM PROPERTY, LLC	MOMENTUM ENGINEERING
73	Synova Sec 5	2023-1087	C3P	Harris	ETJ	378R	19.20	1.67	118	Lennar Homes of Texas Land and Construction, Ltd	Meta Planning + Design LLC
74	Tavola West Reserves Sec 2	2023-1042	C3F	Montgomery	ETJ	256H	10.60	7.59	0	Friendswood Development Company	LJA Engineering, Inc.- (Houston Office)
75	Trillium Sec 5 (DEF1)	2023-0996	C3P	Fort Bend	ETJ	526V	12.30	1.08	65	Taylor Morrison of Texas	Meta Planning + Design LLC
76	Turkey Creek Industrial	2023-1018	C2	Harris	ETJ	333R	25.46	25.46	0	Khoury Land Holdings, LLC-FM 1960 Rayford Road Series	R.G. Miller Engineers
77	Turners Landing	2023-1082	C3P	Harris	City	412W	1.03	0.17	17	S Turner & Associates	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
78	Views At Wheatley	2023-0973	C3F	Harris	City	412X	2.70	0.24	52	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
79	Waterstone Heights	2023-1089	C3F	Harris	ETJ	445M	4.47	1.60	41	Elrod Development, LLC	Richard Grothues Designs
80	Welcome Pinto Park	2023-1071	C2	Harris	ETJ	372Y	9.57	9.57	0	Welcome Group	Century Engineering, Inc
81	Westmoor Drive Street Dedication Sec 2	2023-1083	C3P	Fort Bend	ETJ	526V	2.12	0.21	0	TPHTM 1464 LLC	Meta Planning + Design LLC
82	Westmoor Drive Street Dedication Sec 3	2023-1146	C3P	Fort Bend	ETJ	527S	8.41	8.00	0	TPHTM 1464 LLC	Meta Planning + Design LLC
83	Westpark Valley Estate	2023-1012	C2	Harris	ETJ	527D	1.75	1.75	0	CAS Consultants, LLC	CAS Consultants, LLC
84	Whaley Center	2023-1068	C2	Harris	ETJ	527F	5.11	5.11	0	Interplan Architects. Inc	Century Engineering, Inc
85	Zone Ventures LLC	2023-1062	C2	Harris	ETJ	331H	2.29	2.29	0	Zone Ventures LLC	Hovis Surveying Company Inc.

B-Replats

86	Acostas at Waldon Place partial replat no 1 (DEF1)	2023-0949	C2R	Harris	City	413Q	0.62	0.00	4	SEM SERVICES	SEM SERVICES
87	Aleena Estates	2023-1026	C2R	Harris	City	573D	0.16	0.00	2	Plan Express	PlanExpress

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88	Archimedes (DEF1)	2023-0903	C2R	Harris	City	532C	1.00	0.98	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
89	Avernus Estates	2023-1049	C2R	Harris	City	453P	0.15	0.00	3	Danani LLC	RP & Associates
90	Belles Mansion	2023-1025	C2R	Harris	City	494A	0.10	0.00	2	ABN Homes	Pioneer Engineering, LLC
91	Boone Park Place	2023-1028	C2R	Harris	City	494A	0.31	0.00	5	Amal Homes LLC	Pioneer Engineering, LLC
92	Brentchase Apartments	2023-1051	C2R	Harris	ETJ	371B	5.52	5.52	0	Sunnyland Development, Inc.	HRS and Associates, LLC
93	Colonial Lane Place (DEF1)	2023-0944	C2R	Harris	City	533U	0.11	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
94	Comcast Tidwell Headend	2023-1135	C2R	Harris	City	450C	1.40	1.28	0	HOUSTON TKCCP HOLDINGS, LLC, a Delaware limited liability company	Quiddity Engineering - Katy
95	De Hoyos (DEF1)	2023-0995	C2R	Harris	City	571Q	0.86	0.00	2	SEM SERVICES	SEM SERVICES
96	Demuren Court	2023-1099	C2R	Harris	City	493X	0.29	0.00	6	TBD	K. Chen Engineering
97	Elysium at Beall	2023-1017	C2R	Harris	City	452C	0.16	0.00	3	Elysium Portfolio LLC	MOMENTUM ENGINEERING
98	Energy Park South Partial Replat No 2	2023-1149	C2R	Fort Bend	ETJ	611G	2.42	2.42	0	Maverick Development & Construction, LLC	GBI Partners
99	Estates at Wilmington Plaza	2023-1061	C2R	Harris	City	573D	0.28	0.00	2	New Era Development	New Era Development & Land Services
100	Garver Heights	2023-1027	C3R	Harris	City	574L	43.52	11.99	200	Cole Klein Builders LLC	BGE, Inc. - Land Planning
101	Generation One	2023-1011	C2R	Harris	City	573U	4.82	4.79	0	TEXAS GENERATION ONE UNRESTRICTED RESERVE	Civil-Surv Land Surveying, L.C.
102	Green Oaks on Beckley	2023-1100	C3R	Harris	City	412N	1.00	0.02	22	Green Valley Construction, LLC	The Interfield Group
103	JER Properties	2023-1023	C2R	Harris	ETJ	332X	3.84	3.84	0	Foldetta Commercial	The Pinnell Group, LLC
104	Lakes of Bella Terra Reserve Sec 6 and Extension	2023-1124	C2R	Fort Bend	ETJ	525E	2.26	2.26	0	Thakkar Development Company	South Texas Surveying Associates, Inc.
105	Lawrence Garden Homes	2023-1031	C2R	Harris	City	452Z	0.14	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
106	Legacy Park Sec 3 replat and extension partial replat no 1 (DEF1)	2023-0808	C2R	Harris	ETJ	369Z	2.50	2.50	0	FROST BANK	Pape-Dawson Engineers
107	Lezo at West Street	2023-1076	C2R	Harris	City	494E	0.13	0.00	2	SEM SERVICES	SEM SERVICES
108	Lofts at Hartsook	2023-1131	C2R	Harris	City	576K	3.00	3.00	0	SuperUrban Realty	Windrose
109	Lydia Street Luxury Homes	2023-1009	C2R	Harris	City	533Q	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC

Platting Summary**Houston Planning Commission****PC Date: May 25, 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
110	Mansfield Landing	2023-1128	C3R	Harris	City	451D	1.99	0.02	33	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
111	Marc Estates (DEF2)	2023-0564	C2R	Harris	City	412W	0.81	0.00	11	Plan Express	PlanExpress
112	Miller Three Plaza (DEF1)	2023-0950	C2R	Harris	ETJ	457H	7.94	7.94	0	Bayou Mist Property, LLC	E.I.C. Surveying Company
113	Monte Villas	2023-0889	C3R	Harris	City	412X	0.93	0.02	13	GABRIELA VAZQUEZ	Houston Platting
114	Mount Pleasant Vista (DEF2)	2023-0866	C2R	Harris	City	533Q	0.23	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
115	New Gold Development (DEF1)	2023-0791	C2R	Harris	City	454S	0.27	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
116	New Orleans Custom Homes	2023-1013	C2R	Harris	City	494F	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
117	Oakridge Addition partial replat no 2 (DEF2)	2023-0813	C2R	Harris	City	452M	0.11	0.00	3	Family Home Builders	South Texas Surveying Associates, Inc.
118	Palladium Houston Ella (DEF1)	2023-0921	C2R	Harris	City/ ETJ	372K	6.97	6.97	0	WGA CONSULTING ENGINEERS	Windrose
119	Park Vista at El Tesoro Sec 3	2023-1137	C3R	Harris	City	574L	31.20	2.38	196	LGI Homes-Texas, LLC	Pape-Dawson Engineers
120	Pasadena ISD Jessup Elementary	2023-1102	C2R	Harris	City	575R	14.83	14.83	0	Brooks and Sparks	West Belt Surveying, Inc.
121	Prince Pat (DEF1)	2023-0933	C2R	Harris	City	452M	0.23	0.03	5	Aspen Grey Homes	Windrose
122	Scales Estates at Peyton Street	2023-1014	C2R	Harris	City	454R	0.22	0.00	2	runplans	RUN PLANS
123	Summer Street Reserve East	2023-1139	C2R	Harris	City	493E	0.26	0.26	0	Brooks and Sparks	West Belt Surveying, Inc.
124	Summer Street Reserve West	2023-1140	C2R	Harris	City	493E	0.20	0.20	0	Brooks and Sparks	West Belt Surveying, Inc.
125	Tierra Nueva Produce (DEF1)	2023-0935	C2R	Harris	City	453L	0.74	0.74	0	Tierra Nueva Produce	Humble Surveying Company
126	Towne Lake Commercial Reserve South at Towne Lake Parkway	2023-1092	C2R	Harris	ETJ	407A	8.98	8.98	0	CC TL Parkway 14, LP., A Texas Limited Partnership	EHRA
127	Townhomes on Bonnie Brae	2023-1022	C2R	Harris	City	492Z	0.15	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
128	Triple Rcorp at Noah Street	2023-1078	C2R	Harris	City	533P	0.11	0.00	2	SEM SERVICES	SEM SERVICES
129	Tyne Street Grove	2023-1115	C2R	Harris	City	492F	0.11	0.00	2	Pretty Homes, LLC	Total Surveyors, Inc.
130	Villas at Balbo (DEF1)	2023-0852	C2R	Harris	City	451D	0.34	0.00	8	Onyx Land Partners, LLC.	ICMC GROUP INC
131	Villas at Cooper Park	2023-1079	C3R	Harris	City	413X	5.99	0.25	88	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
132	Villas on Blair (DEF1)	2023-0780	C2R	Harris	City	452Z	0.14	0.00	2	1520BHT, LLC.	ICMC GROUP INC
133	Warehouse on Wheatley (DEF1)	2023-0804	C2R	Harris	City	452B	1.27	1.27	0	JG Construction Management	South Texas Surveying Associates, Inc.
134	Wavell Jewel	2023-1063	C2R	Harris	City	412N	0.17	0.00	2	TERAN GPOUP	Teran Group, LLC

Platting Summary**Houston Planning Commission****PC Date: May 25, 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
135	West Oaks Shopping Center	2023-1142	C2R	Harris	City	488S	14.54	14.54	0	WE 50 Hwy 6 LLC	Windrose
136	Wilmington Estates Plaza	2023-1116	C2R	Harris	City	573D	0.28	0.00	2	New Era Development	New Era Development & Land Services
137	Yale Street Development	2023-1085	C2R	Harris	City	452M	0.94	0.08	14	Timeline Construction Group LLC	The Interfield Group
138	Zip In Zip Out No Six At Alameda	2023-1002	C2R	Harris	City	573Q	3.18	3.18	0	TN Associates, Inc	REKHA ENGINEERING, INC.

C-Public Hearings Requiring Notification

139	Amended Golfcrest Addition partial replat no 5	2023-0764	C3N	Harris	City	534R	0.19	0.00	2	SEM SERVICES	SEM SERVICES
140	Beall Street Development (DEF4)	2023-0400	C3N	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
141	Cadillac Mi Tienda	2023-0883	C3N	Harris	ETJ	414T	0.77	0.77	0	3701 Little York, LLC	Owens Management Systems, LLC
142	Chocolate Jam Winbern Street Development	2023-0491	C3N	Harris	City	493Y	0.11	0.01	3	Chocolat Jam Investment	Doshi Engineering & Surveying Company
143	Conley Court	2023-0695	C3N	Harris	City	533R	0.12	0.00	2	TERAN GROUP	Teran Group, LLC
144	Dade Place	2023-0704	C3N	Harris	City	492V	0.11	0.00	2	o3 DESIGN BUILD	Dart Land Services LLC
145	Driscoll Commons	2023-0829	C3N	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
146	Hiford Place	2023-0719	C3N	Harris	City	573Q	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
147	Jackson Hill Kids R Kids (DEF2)	2023-0615	C3N	Harris	City	492H	0.61	0.61	0	Phillips Realty Group	Tetra Land Services
148	Lanewood Estates (DEF1)	2023-0506	C3N	Harris	City	454H	0.23	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
149	Monarch Oaks partial replat no 1	2023-0872	C3N	Harris	City	451S	0.34	0.00	3	Lovett	Windrose
150	Nueces Park Place Sec 1 replat no 1	2023-0692	C3N	Harris	ETJ	375W	33.07	33.07	0	Stonetown Nueces Estates, LLC	Bury
151	Peachtree Homes (DEF1)	2023-0581	C3N	Harris	City	454L	0.28	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
152	Reed Terrace partial replat no 5	2023-0838	C3N	Harris	City	533Y	0.15	0.00	2	New Era Development	New Era Development & Land Services
153	South Park Sec 1 partial replat no 1	2023-0715	C3N	Harris	City	533V	0.18	0.00	2	Rock Towers LLC	CGES Bailey Planning
154	Temple Terrace Addition partial replat no 3	2023-0853	C3N	Harris	City	493J	7.49	7.49	0	SCI Capital Holdings, Inc	C.L. Davis & Company
155	Waterloo Crossing	2023-0832	C3N	Harris	City	572T	3.12	3.11	0	Techpro Developers, LLC	Total Surveyors, Inc.

D-Variances

156	Apolinar Estates	2023-0788	C2R	Harris	City	494E	0.47	0.05	5	1910 Mary St Development	Chesterfield Development Services
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Platting Summary**Houston Planning Commission****PC Date: May 25, 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
157	Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves (DEF1)	2023-0987	C3P	Fort Bend	ETJ	526V	17.00	11.65	0	Taylor Morrison of Texas	Meta Planning + Design LLC
158	Concept Neighborhood on Roberts	2023-0999	C2R	Harris	City	494N	1.38	1.38	0	WKM 5 LLC	Beacon Land Services
159	Corner at Greens (DEF2)	2023-0782	C2R	Harris	ETJ	373Q	23.32	23.32	0	N/A	Windrose
160	Crosstimbers Place	2023-0855	C2	Harris	City	454K	0.43	0.00	7	Queen + 5 Investments	JEG-ZER LLC
161	Grand Mason GP (DEF1)	2023-0976	GP	Harris	ETJ	405M	1128.60	0.00	0	Landmark Industries	BGE, Inc. - Land Planning
162	Harris County MUD no 506 Storm Sewer Pump Station no 1 (DEF1)	2023-0806	C2	Harris	ETJ	339C	0.13	0.13	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
163	Humble ISD Middle School No 11	2023-0814	C3P	Harris	City/ ETJ	377T	61.33	58.29	0	Humble Independent School District	Miller Survey Group
164	Kestrel Estates (DEF2)	2023-0881	C2	Harris	ETJ	324Q	1.50	0.00	3	Gene Novak, Mason Hafiz, Jose Lopez	Axiom Land Surveying, LLC
165	Montrose Car Care (DEF1)	2023-0879	C2R	Harris	City	493S	0.18	0.18	0	Montrose Car Care LLC	The Interfield Group
166	Polk Park	2023-0969	C2	Harris	City	493V	0.72	0.00	19	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
167	Preserve at Friendswood GP	2023-0893	GP	Harris	City	617Q	71.14	0.00	0	WGA Consulting Engineers	Windrose
168	Quarry on Grant GP (DEF1)	2023-0974	GP	Harris	ETJ	327G	323.02	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
169	SMS 1960 E LTD (DEF1)	2023-0803	C2	Harris	City/ ETJ	338R	25.72	25.72	0	Lila Co.	Miller Survey Group
170	Star Windows Business Center (DEF2)	2023-0659	C2R	Harris	ETJ	414M	0.52	0.52	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
171	Tompkins Reserve GP (DEF2)	2023-0873	GP	Fort Bend	ETJ	484Q	41.45	0.00	0	TriPointe Homes	BGE, Inc. - Land Planning
172	Tompkins Reserve Sec 1 (DEF1)	2023-0900	C3P	Fort Bend	ETJ	484Q	32.82	9.10	85	TriPointe Homes	BGE, Inc. - Land Planning

E-Special Exceptions

None

F-Reconsideration of Requirements

173	Fuqua Estates	2023-0862	C3R	Harris	City	574U	5.00	1.02	42	BEC Engineers and Consultants, LLC	Windrose
174	Kelly Estates (DEF1)	2023-0984	C3P	Montgomery	ETJ	296Q	28.04	23.67	0	RPEP Kelly Estates, LLP	Civil-Surv Land Surveying, L.C.

Platting Summary**Houston Planning Commission****PC Date: May 25, 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

G-Extensions of Approval

175	Briarwest Apartments replat no 1	2022-1586	EOA	Harris	City	490R	11.70	11.70	0	Winrock North PFC	Quiddity Engineering
176	Building Hope	2022-1248	EOA	Harris	City	450R	5.00	5.00	0	Pin Oak Interests	Windrose
177	Estates on Stockdick Sec 1	2022-1288	EOA	Waller	ETJ	443B	2.90	0.00	1	Jorge Diaz	Beacon Land Services
178	Freeman Ranch Sec 5	2022-1422	EOA	Waller	ETJ	403T	48.86	10.42	176	LGI Homes - Texas, LLC	Pape-Dawson Engineers
179	Morton Creek Ranch Sec 16	2022-1252	EOA	Harris	ETJ	445K	12.51	2.71	51	Woodmere Development Co	R.G. Miller Engineers
180	Morton Creek Ranch Sec 28	2022-1254	EOA	Harris	ETJ	445P	6.64	0.29	13	Woodmere Development Co	R.G. Miller Engineers

H-Name Changes

None

I-Certification of Compliance

181	24050 North Park Drive	2023-1687	COC	Harris	ETJ	295J				Yazmin and Manuel Flores	Yazmin and Manuel Flores
182	18711 Firefly Drive	2023-1690	COC	Harris	ETJ	295E				Nestor Cruz and Mery Lopez Hernandez	Mery Lopez Hernandez
183	18429 Wisp Willow Way	2023-1691	COC	Harris	ETJ	295K				Eloy Lizande	Two Sons Environmental
184	13562 Opaletta Drive	2023-1692	COC	Harris	ETJ	295G				Jose Adrian Oviedo Robledo	Jose Adrian Oviedo Robledo

J-Administrative

None

K-Development Plats with Variance Requests

185	1613 Truxillo Street	22122509	DPV	Harris	City	493X				Patrick Flanagan	Owens Management Systems, LLC
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Off-Street Parking Variance Requests

III	542 W 23rd Street (DEF 1)	23014279	PV	Harris	City	452V				Fabian Saldana	HOUTEX
IV	1923 Blodgett Street	22118482	PV	Harris	City	5356D				Sparks Law PC	B Ingenious Designs

Platting Summary**Houston Planning Commission****PC Date: May 25, 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
V	2201 Hermann Drive	21128376	PV	Harris	City	5355B				DWA Holdings	B Ingenious Designs
IV	2711 Harrisburg Boulevard (DEF3)	23027620	PV	Harris	City	5457D				Shahin Naghavi	East End Warehouses LLC
V	3236 Summer Street (DEF 1)	23006789	PV	Harris	City	5358C				Martin Jasinski	Maximo Capital

Houston Planning Commission

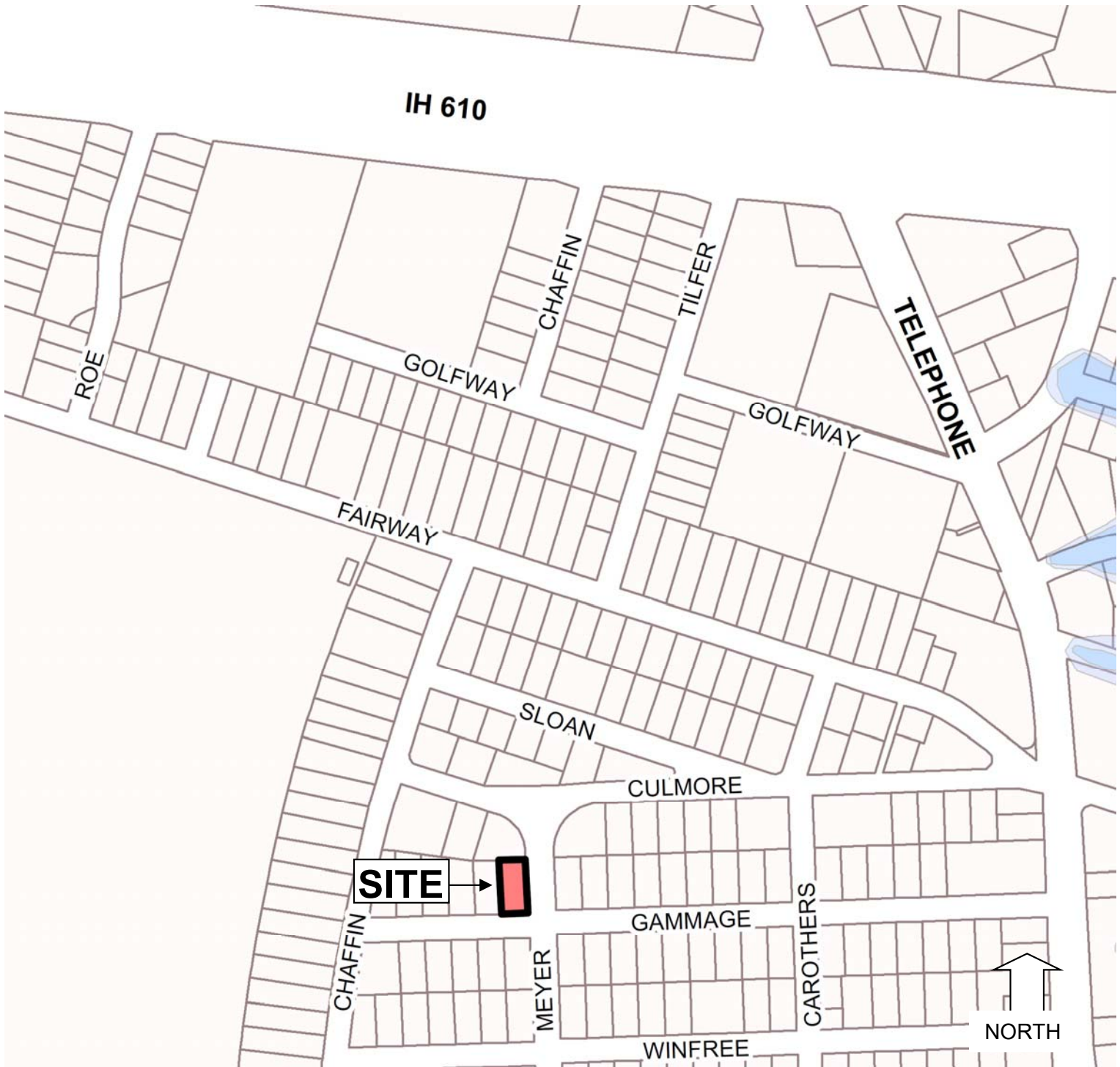
ITEM: 139

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

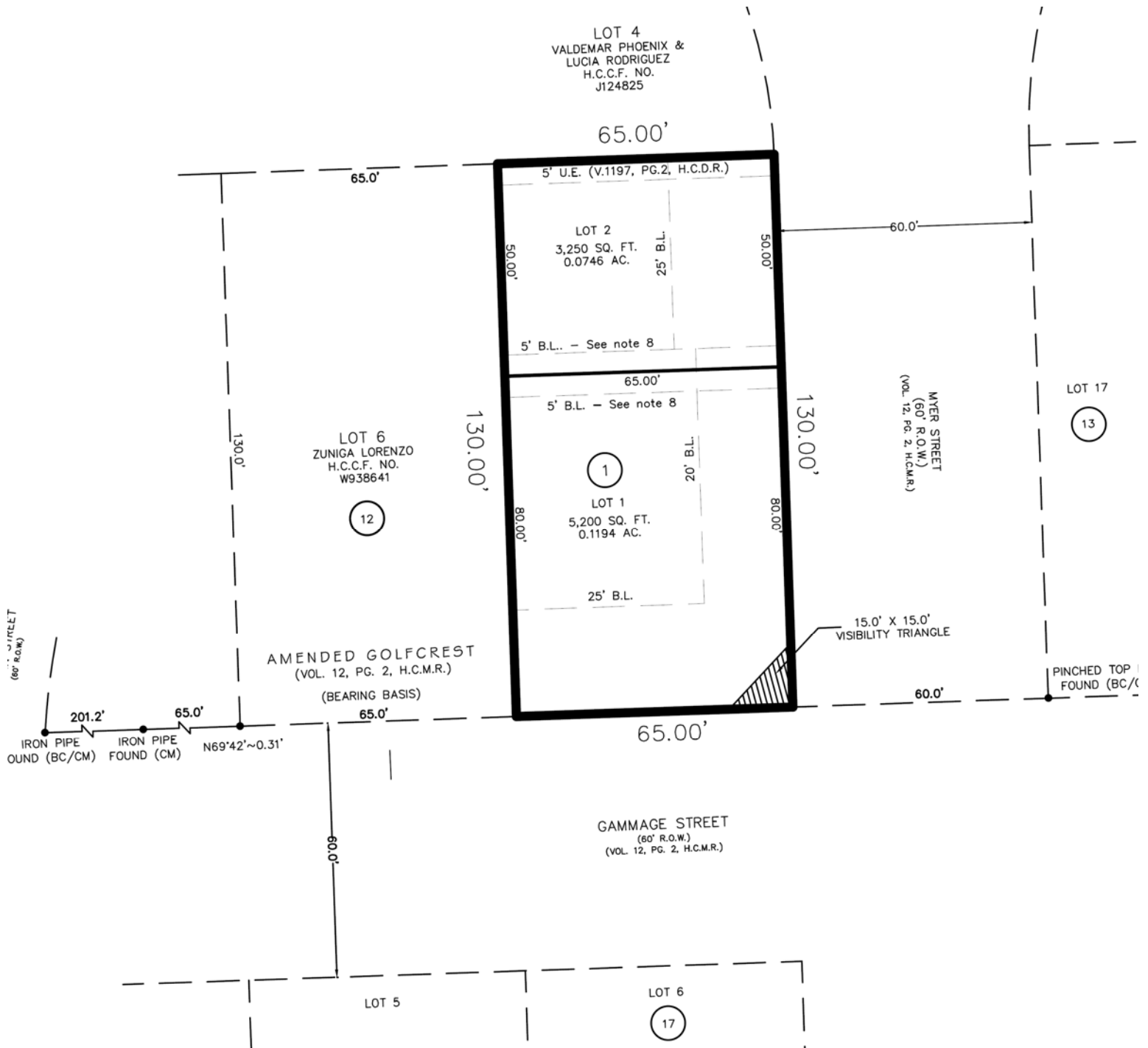
ITEM: 139

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

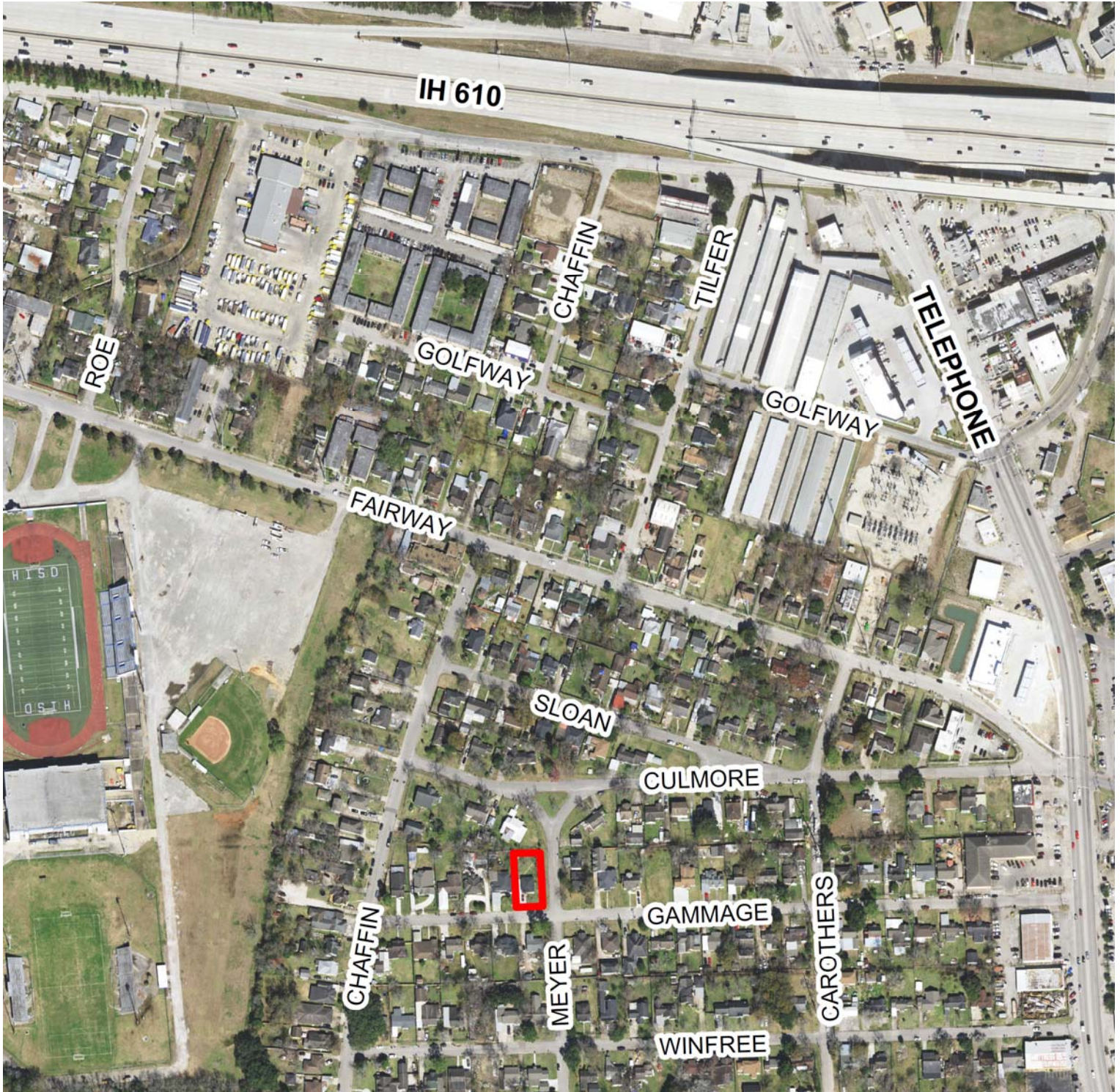
ITEM: 139

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM Services



C – Public Hearings

Aerial



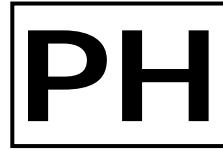
CITY OF HOUSTON

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

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0764; Amended Golfcrest Addition partial replat no 5; a replat of **Amended Golfcrest Addition partial replat no 4**, being Lots 1 and 2, Block 1, as recorded in Vol. 700, pg. 759 of the Harris County Map Records.

The property is located west of Telephone Road, at the northwest intersection of Meyer Street and Gammage Street. The purpose of the replat is to increase the number of dwelling units and change the lot sizes. The applicant, **STEPHANIE RIVERA-LOPEZ**, with SEM SERVICES, on behalf of SEM SERVICES, the developer, can be contacted at **832-986-8208**.

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 Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

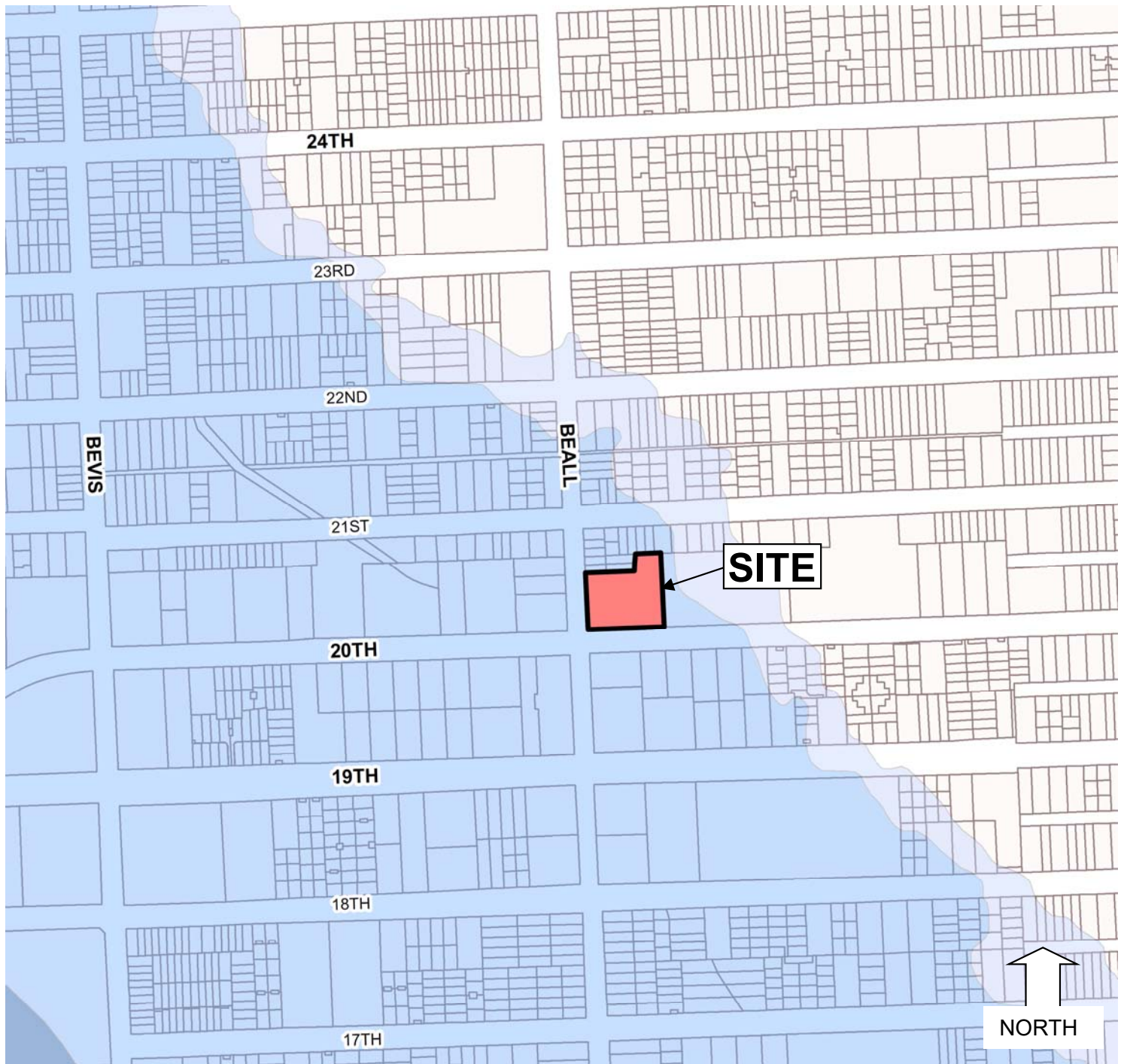
ITEM: 140

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Beall Street Development (DEF 4)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

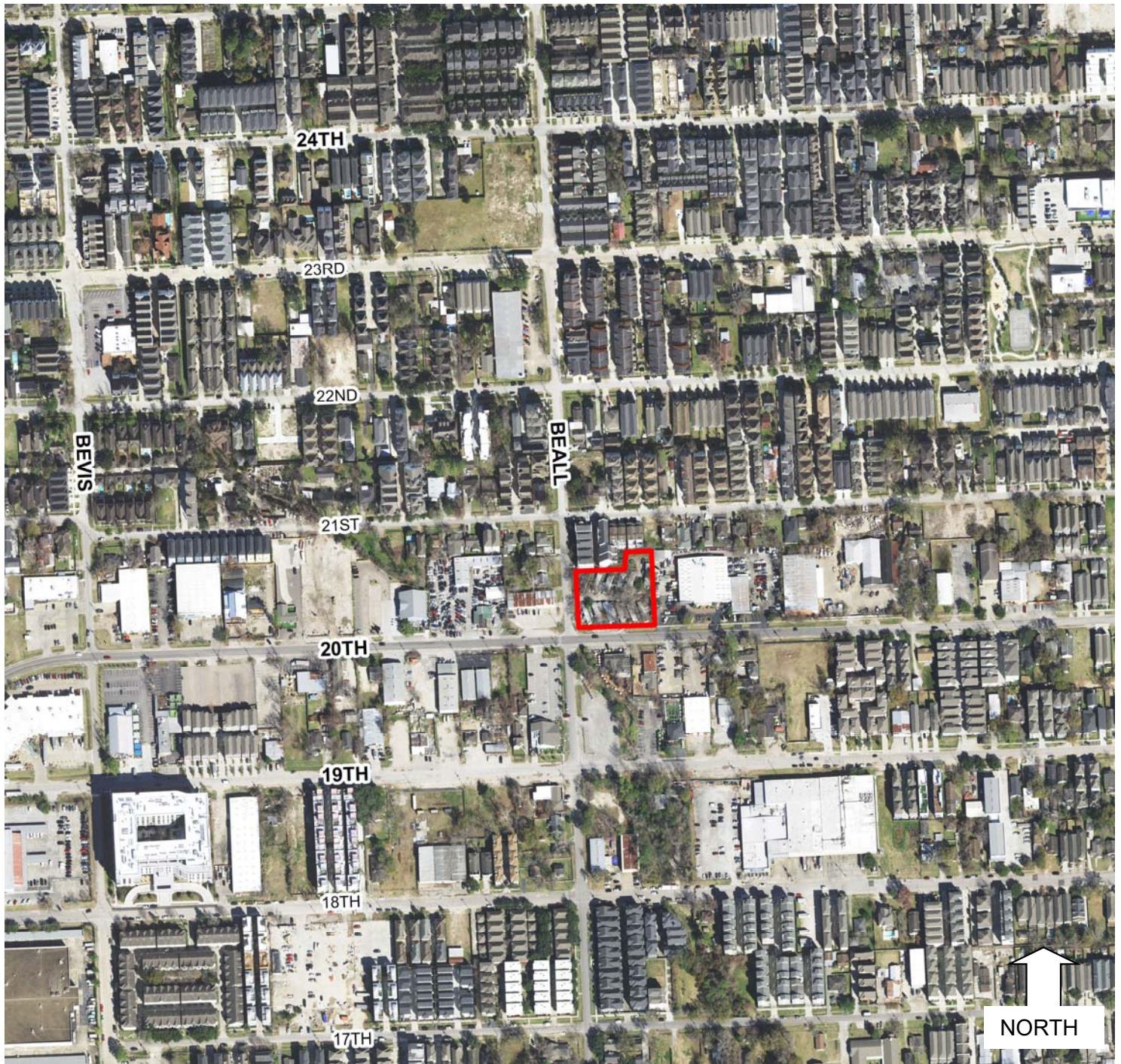
ITEM: 140

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Beall Street Development (DEF 4)

Applicant: The Interfield Group



C – Public Hearings

Aerial



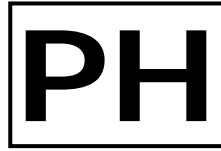
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 8, 2023

Dear Property Owner:

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

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

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

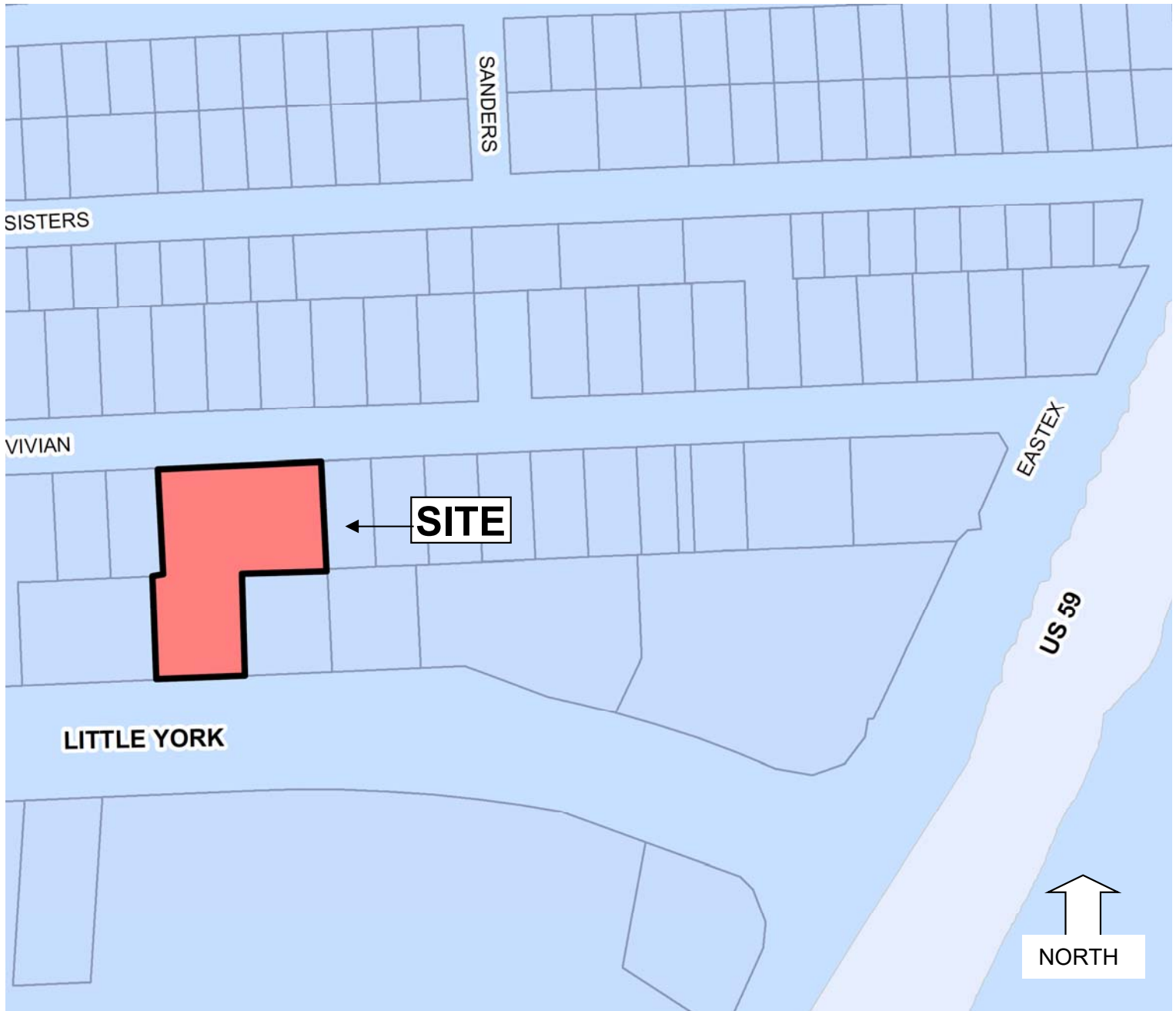
ITEM: 141

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Cadillac Mi Tienda

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 141

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Cadillac Mi Tienda

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



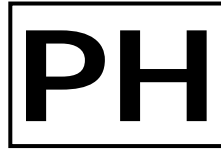
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0883; Cadillac Mi Tienda; a replat of Lots 18 & 19 of "Bliss Place" and Lots 19-20 of "Liard Subdivision", as recorded under Volume 16, Page. 16 and Volume 32, Page 60 of the Harris County Map Records

The property is along Little York Road and Vivian Road west of US 59. The applicant, **Joyce Owens**, with Owens Management, LLC, on behalf of the developer, can be contacted at **713-643-6333**.

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

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City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

ITEM: 142

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Chocolate Jam Winbern Street Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings with Variance Site Location

Houston Planning Commission

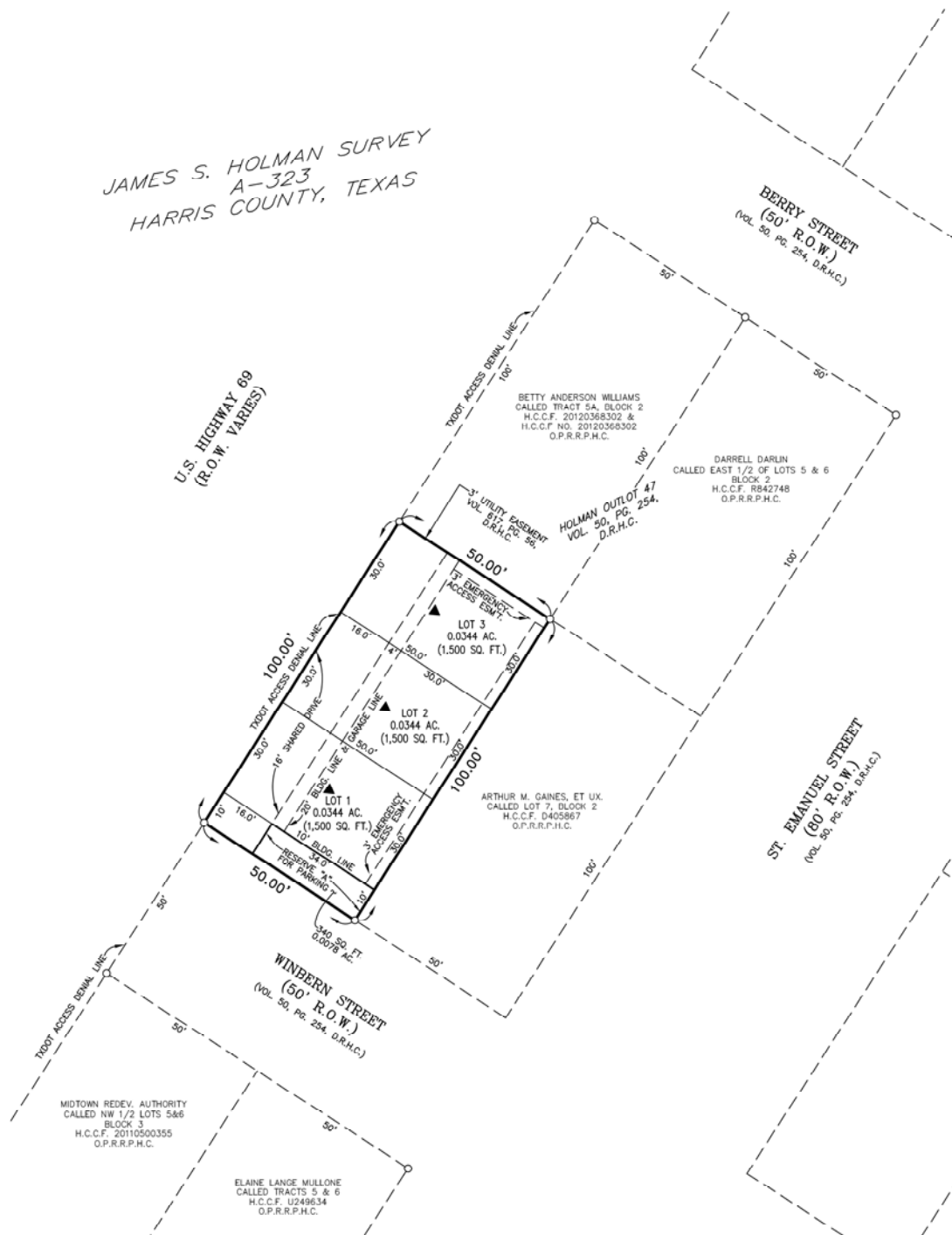
ITEM: 142

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Chocolate Jam Winbern Street Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

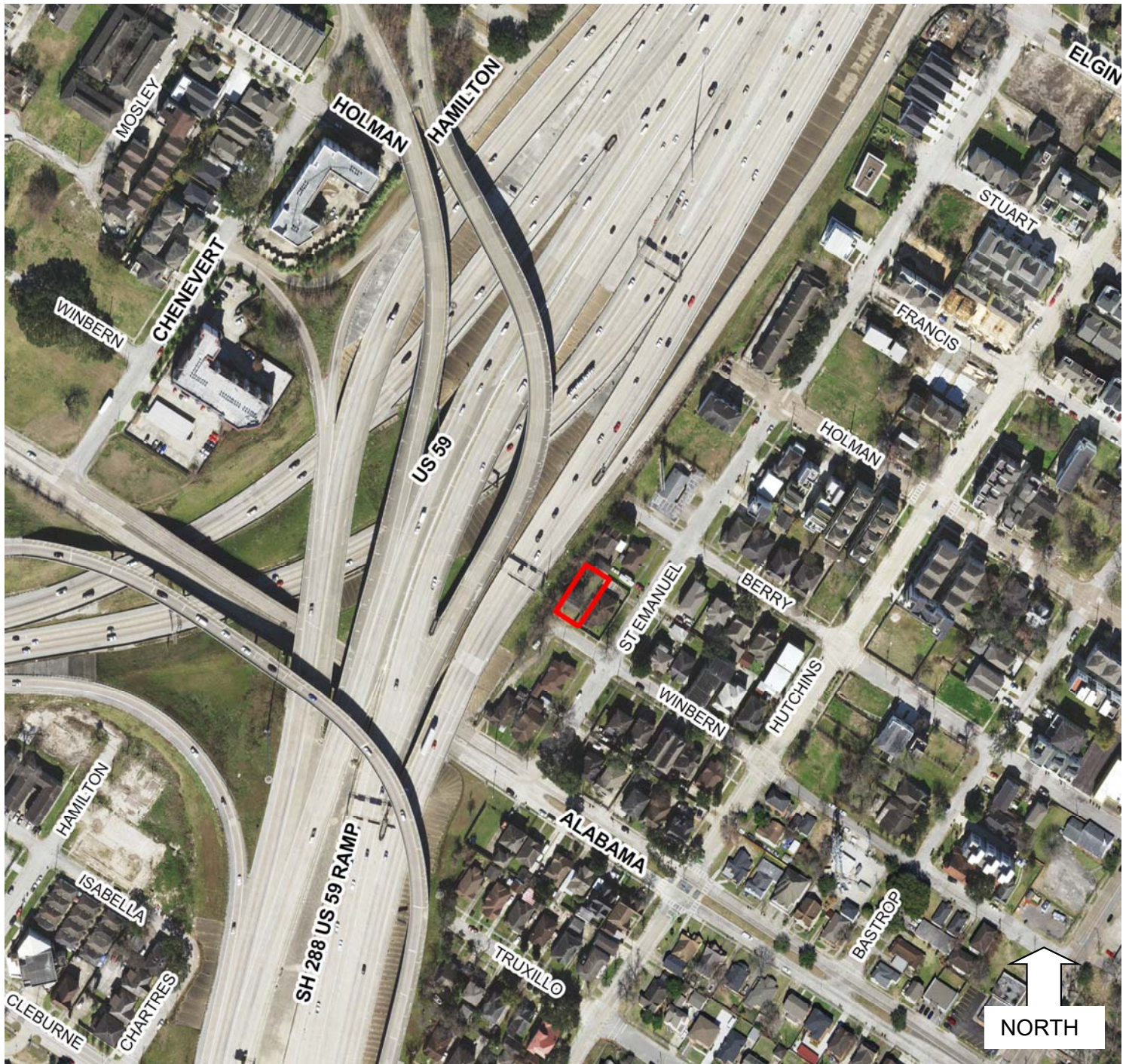
ITEM: 142

Planning and Development Department

Meeting Date: 05/25/2023

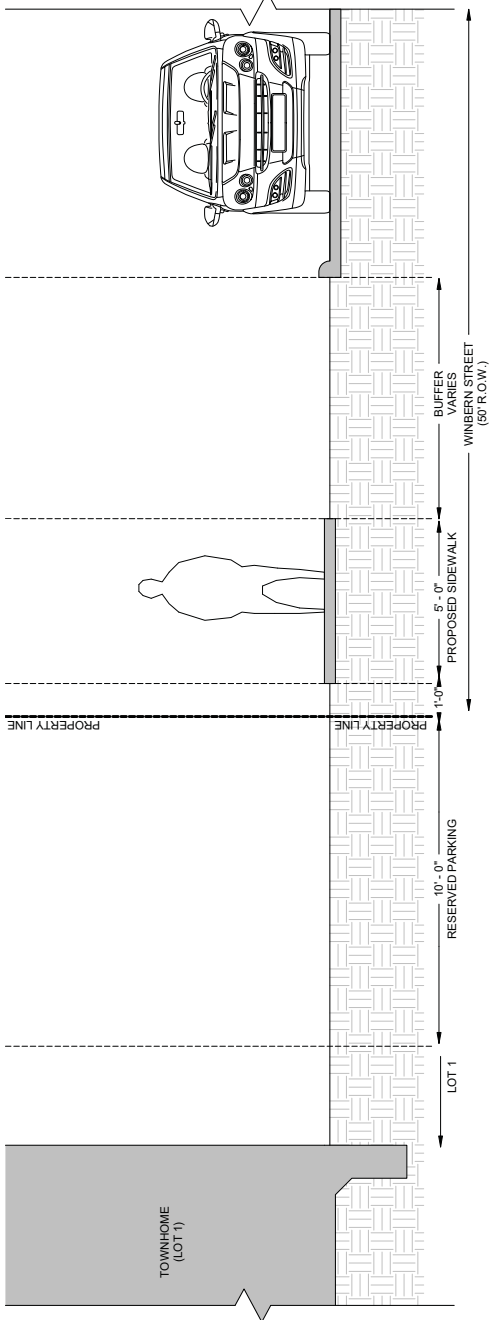
Subdivision Name: Chocolate Jam Winbern Street Development

Applicant: Doshi Engineering & Surveying Company



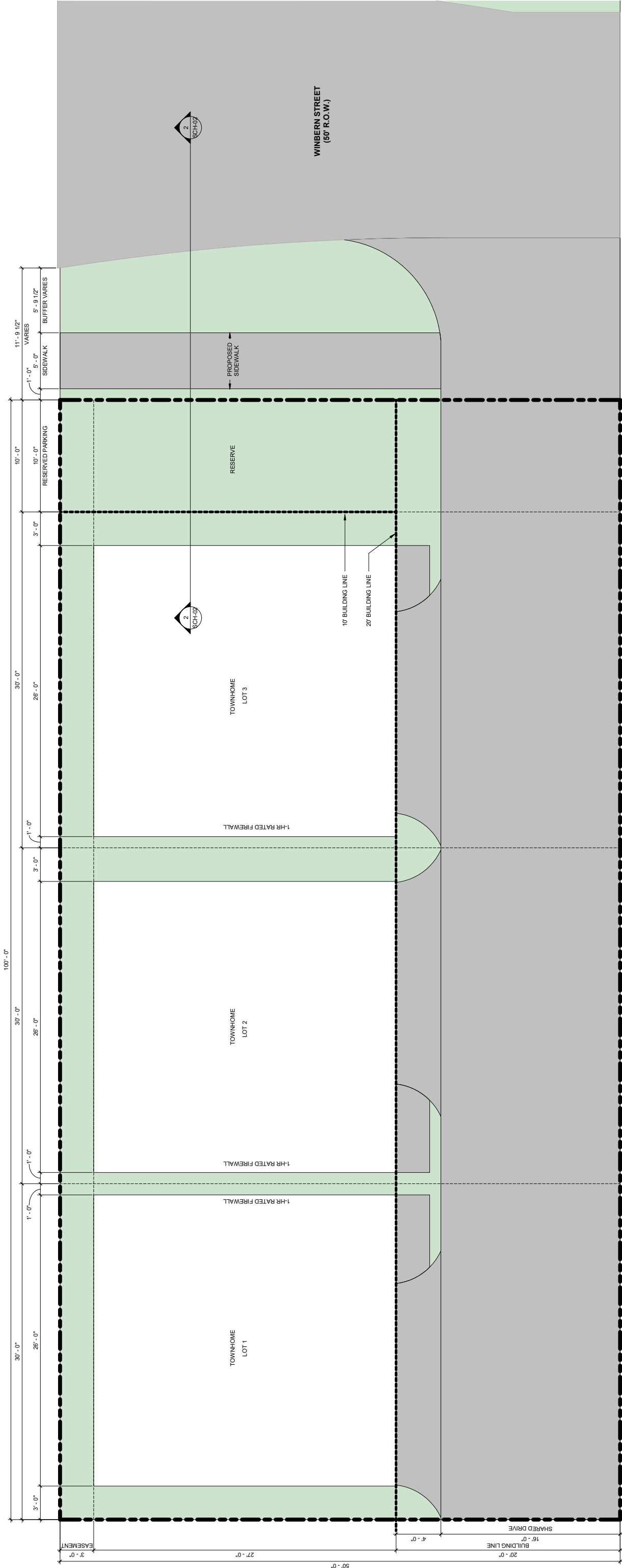
C – Public Hearings with Variance

Aerial



2 PEDESTRIAN CROSS SECTION

3/8" = 1'-0"



US HIGHWAY 69
(R.O.W. VARIES)

1 SITE PLAN

1/4" = 1'-0"



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0491

Plat Name: Chocolate Jam Winbern Street Development

Applicant: Doshi Engineering & Surveying Company

Date Submitted: 03/05/2023

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

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

Specific Variance is being sought and extent of variance:

A variance to reduce the existing ordinance required 25' BL down to a 20' BL.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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 strict application of a 25' BL coming of the variable width US Highway 69 ROW abutting the subject tract to the Northwest, would make the project infeasible due to the unusual lot depth of the subject tract. It is more common that a lot abutting a major thoroughfare, also take vehicular access from that ROW. In this case vehicular access is specifically denied and furthermore impossible due to the elevated nature of this portion of US Highway 69. The Highway is additionally sectioned off from the subject tract and Winbern St, that our tract does take access from, by a large barricade and a thick tree line intended to restrict access as well as visual and noise pollution. Since the Highway abuts the side of our tract instead of the front, it is the lot width that is affected by the resulting BL instead of its much greater depth. The subject tract is only 50' in depth and application of the BL from Hwy 69 results in half of the already minimal lot width being made unavailable to the landowner via BL. With the separation from the Highway in mind, and the unusable lot width resulting by the ordinance required BL, we believe that this is a perfect application of the variance request process and should be granted. The developer is only asking for a slight 5' reduction to the BL. The resulting 20' building line will create just enough room to construct the proposed structures while also granting as large as BL along the highway.

(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 or landowner. The circumstances are a result of the continued widening of State Highway 59 throughout the years resulting in the ROW becoming a US highway today. The original lot width is also another main condition of the lot that makes the variance necessary and that was done by the subdivision's developer far before the landowner or applicant were involved.

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

The general purpose of this Chapter will be preserved and maintained due to the intent of BL's being to create a buffer between fast moving traffic along a MTF and abutting residential developments. In this case, not only is there an actual buffer of a guard rail, thick tree line and barricade, but also the ROW and residential development exist on two different vertical plains. Lastly, the reduction to the BL being requested in more than enough space to provide the area separation that the BL was designed to provide.

(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. As stated previously the intent and safety provided by the BL spacing will be well maintained and is negligible due to the specific characteristics of this development discussed above.

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

Economic hardship does not factor into this variance request whatsoever. Financial gain has nothing to do with this variance request.



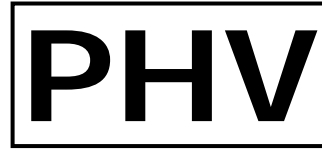
CITY OF HOUSTON

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

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0491; Chocolate Jam Winbern Street Development; a partial replat of Holman Outlot 47, being the west one-half of Lots 7 and 8, in Block 2, as recorded in Volume 50, Page 254 of the Harris County Deed Records.

The property is located at the northeast intersection of Winbern Street and SH 288, west of St Emanuel Street. The purpose of the replat is to create 3 single-family residential lots. The applicant, **Hasmukh Doshi, with Doshi Engineering & Surveying Company**, on behalf of Chocolat Jam Investment, can be contacted at **281-395-9906**.

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:

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

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

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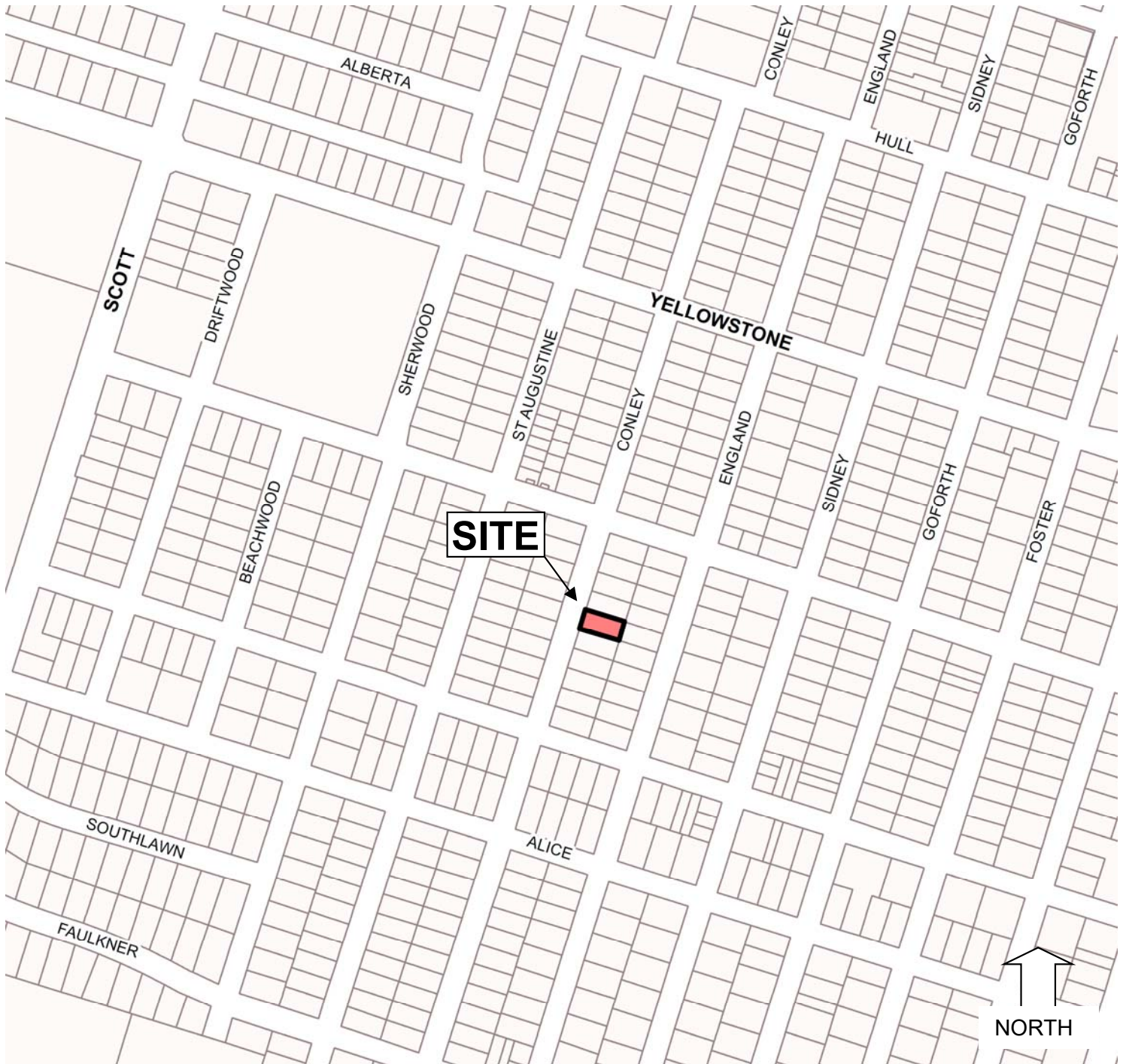
ITEM:143

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Conley Court

Applicant: Teran Group LLC



C – Public Hearings

Site Location

Houston Planning Commission

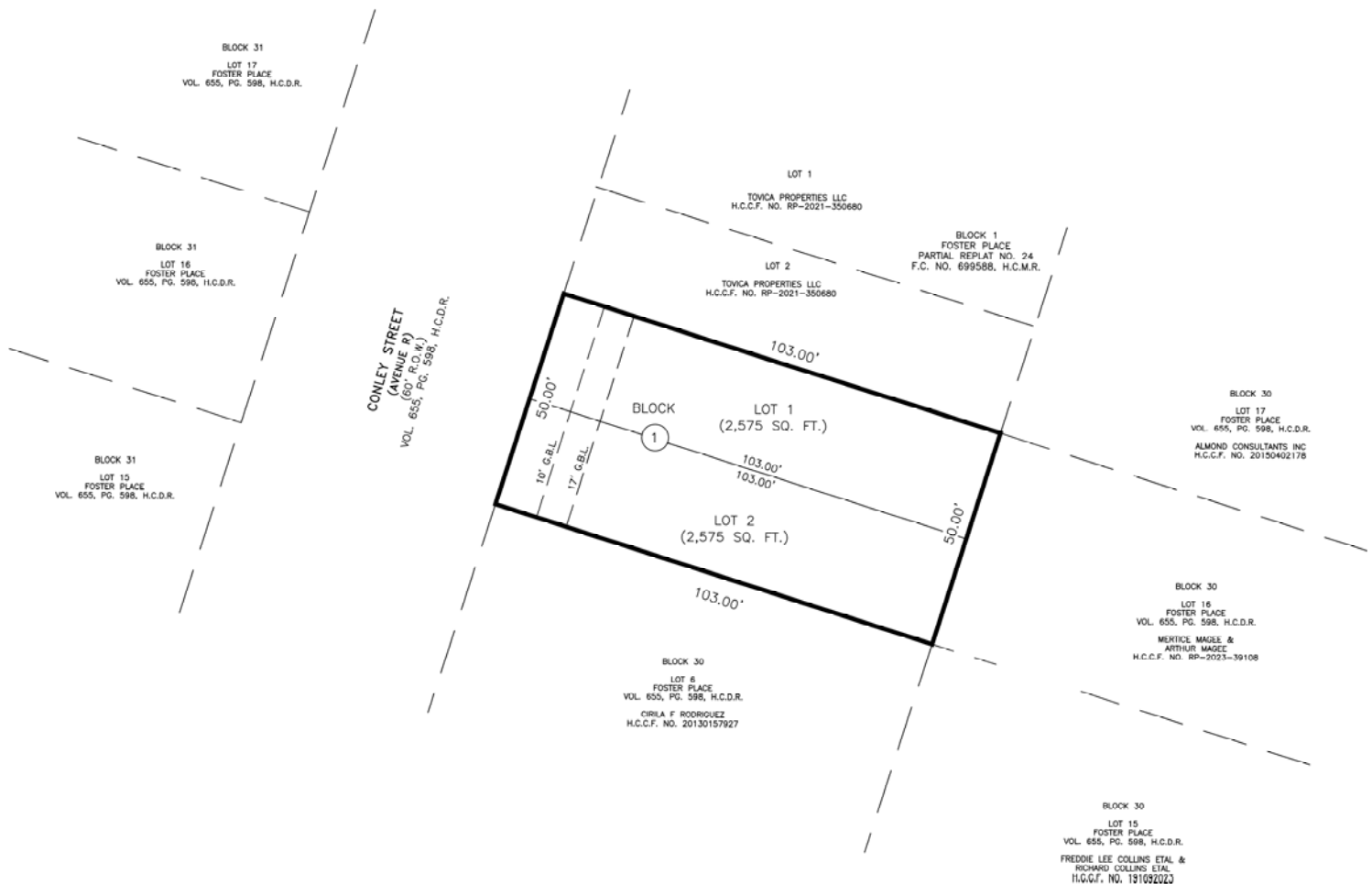
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C – Public Hearings

Subdivision

Houston Planning Commission

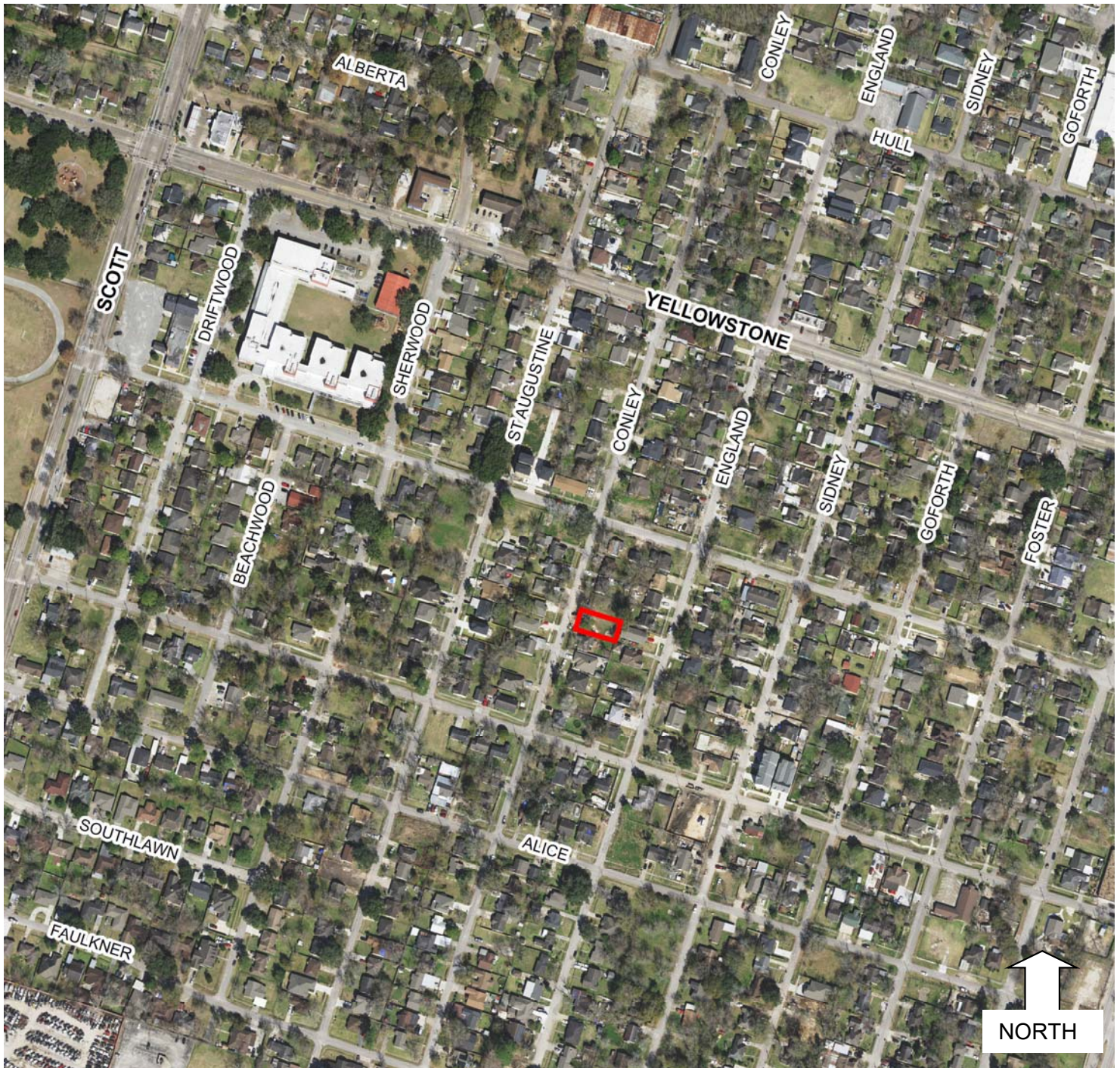
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C – Public Hearings

Aerial



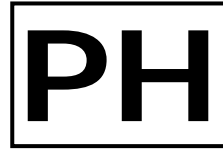
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Planning and Development

Sylvester Turner

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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

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0695; Conley Court; a replat of Lot 5, Block 30 of Foster Place as recorded under Vol. 655, Page 598 of the Harris County Map Records.

The property is along Conley Street, south of Ward St and north of Idaho Street. The applicant, **Orlando Teran**, with Teran Group, LLC on behalf of the developer, can be contacted at **713-244-9795**.

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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
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Houston Planning Commission

Planning and Development Department

ITEM: 144

Meeting Date: 05/25/2023

Subdivision Name: Dade Place

Applicant: Dart Land Services LLC



Houston Planning Commission

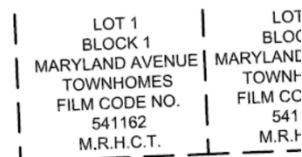
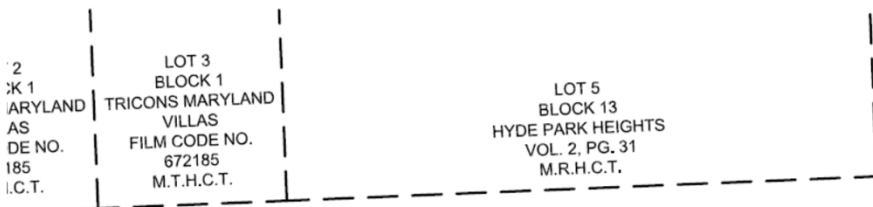
ITEM: 144

Planning and Development Department

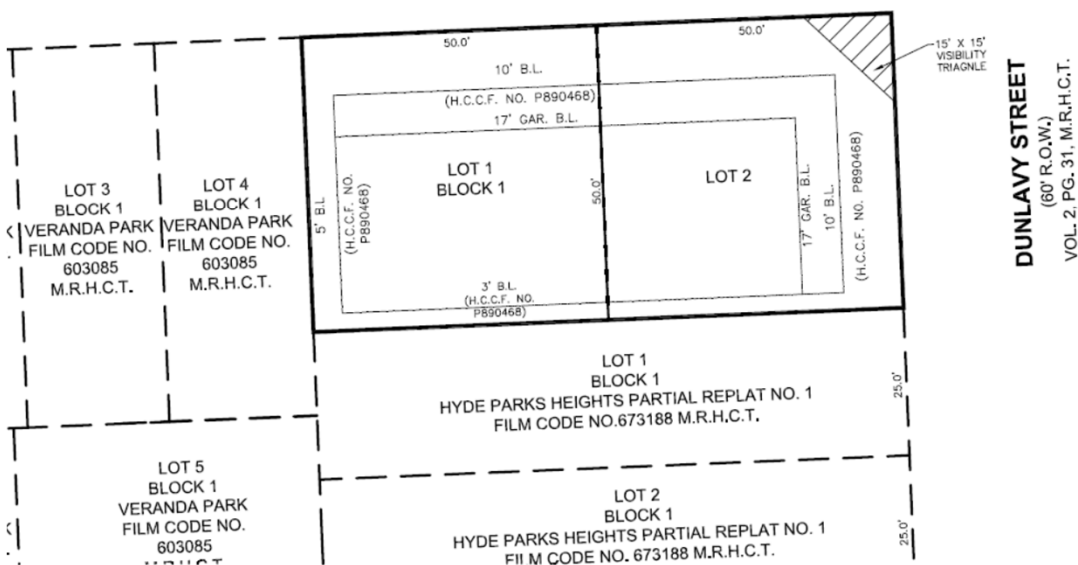
Meeting Date: 05/25/2023

Subdivision Name: Dade Place

Applicant: Dart Land Services LLC



MARYLAND STREET
(60' R.O.W.)
VOL. 2, PG. 31, M.R.H.C.T.



LOT 1
BLOCK 9
HYDE PARK HEIGHTS
VOL. 2, PG. 31
M.R.H.C.T.

LOT 2
BLOCK 9
HYDE PARK HEIGHTS
VOL. 2, PG. 31
M.R.H.C.T.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 144

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Dade Place

Applicant: Dart Land Services LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0704; Dade Place; a partial replat of **Hyde Park Heights;** being Lots 12, Block 10, as recorded in Vol. 2, Pg. 31 of the Harris County Map Records.

The property is located at the southwestern intersection of Maryland Street and Dunlavy Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Roy Rodela, with Dart Land Services, LLC.,** on behalf of o3 Design Build, the developer, can be contacted at **281-584-6688**.

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

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

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City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

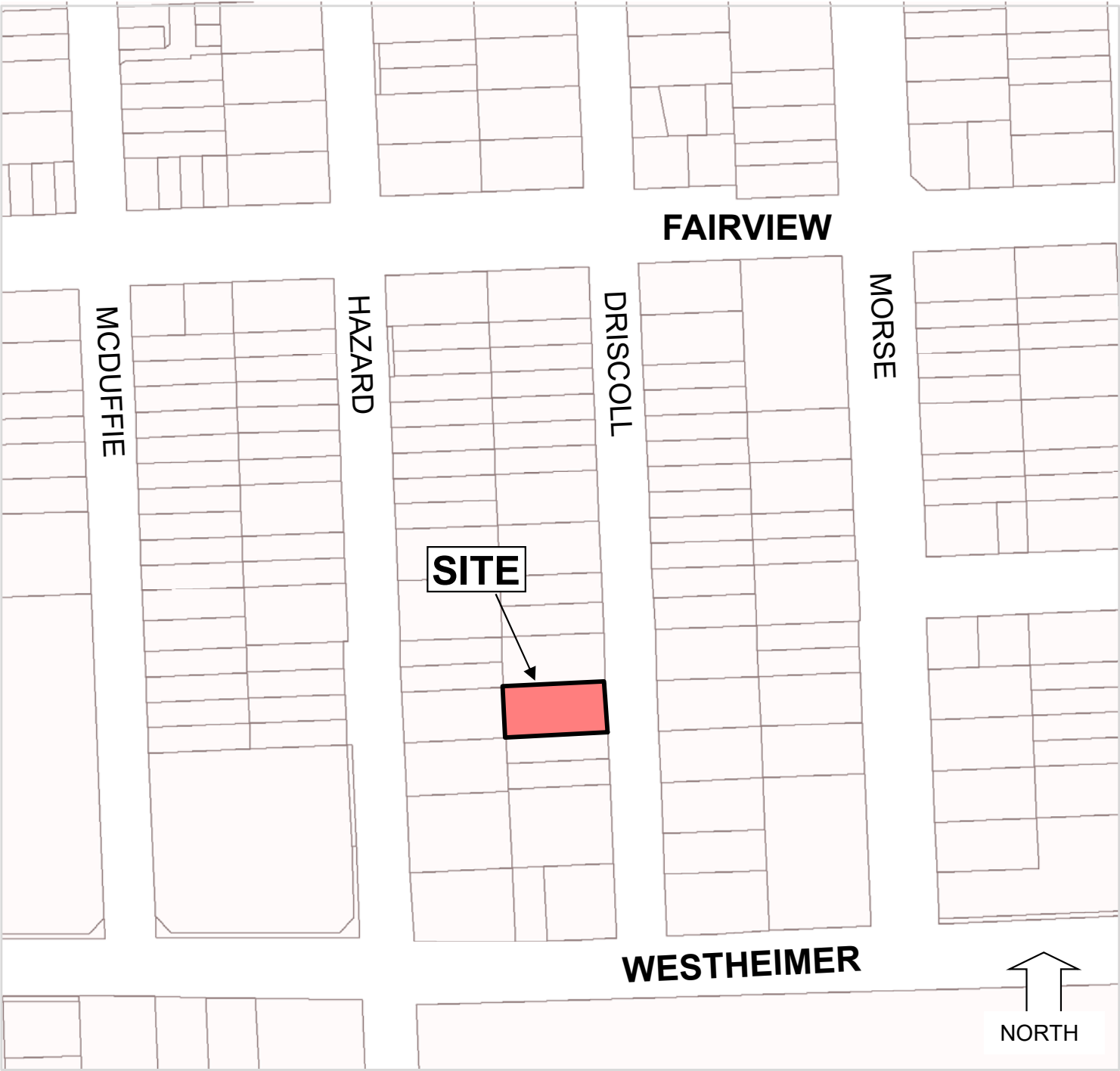
Planning and Development Department

ITEM: 145

Meeting Date: 05/25/2023

Subdivision Name: Driscoll Commons

Applicant: Total Surveyors, Inc.



Houston Planning Commission

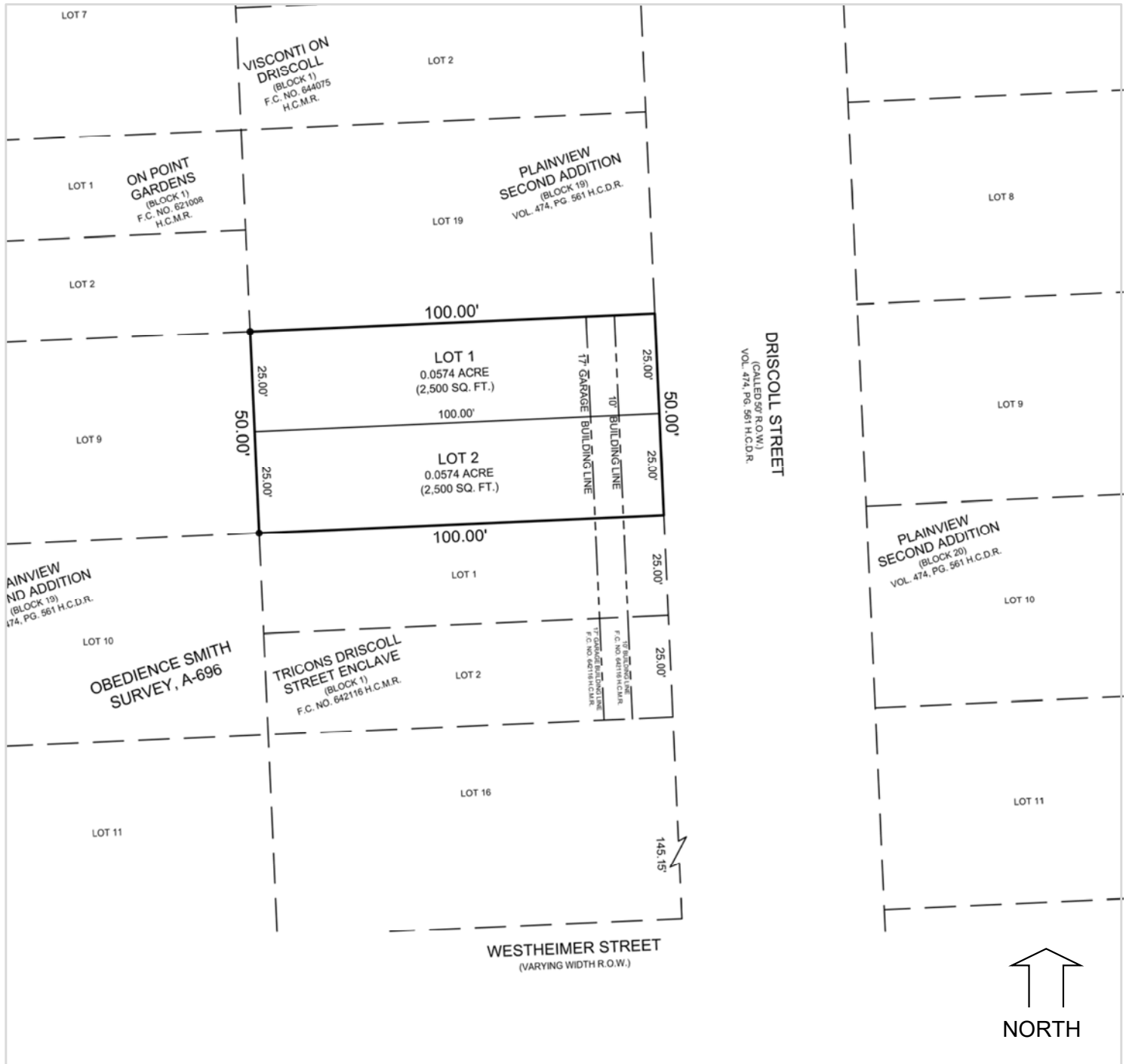
ITEM: 145

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Driscoll Commons

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 145

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Driscoll Commons

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



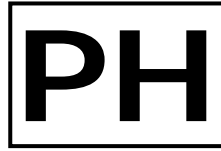
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0829; Driscoll Commons; a replat of Lot 18, Block 19 of Plainview Second Addition as recorded under Vol. 474, Page 561 of the Harris County Deed Records.

The property is west along Driscoll Street, north of Westheimer Road and east of South Shepherd Drive. The applicant, **Kevin Kolb**, with Total Surveyors, Inc. on behalf of the developer, can be contacted at **281-479-8719**.

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

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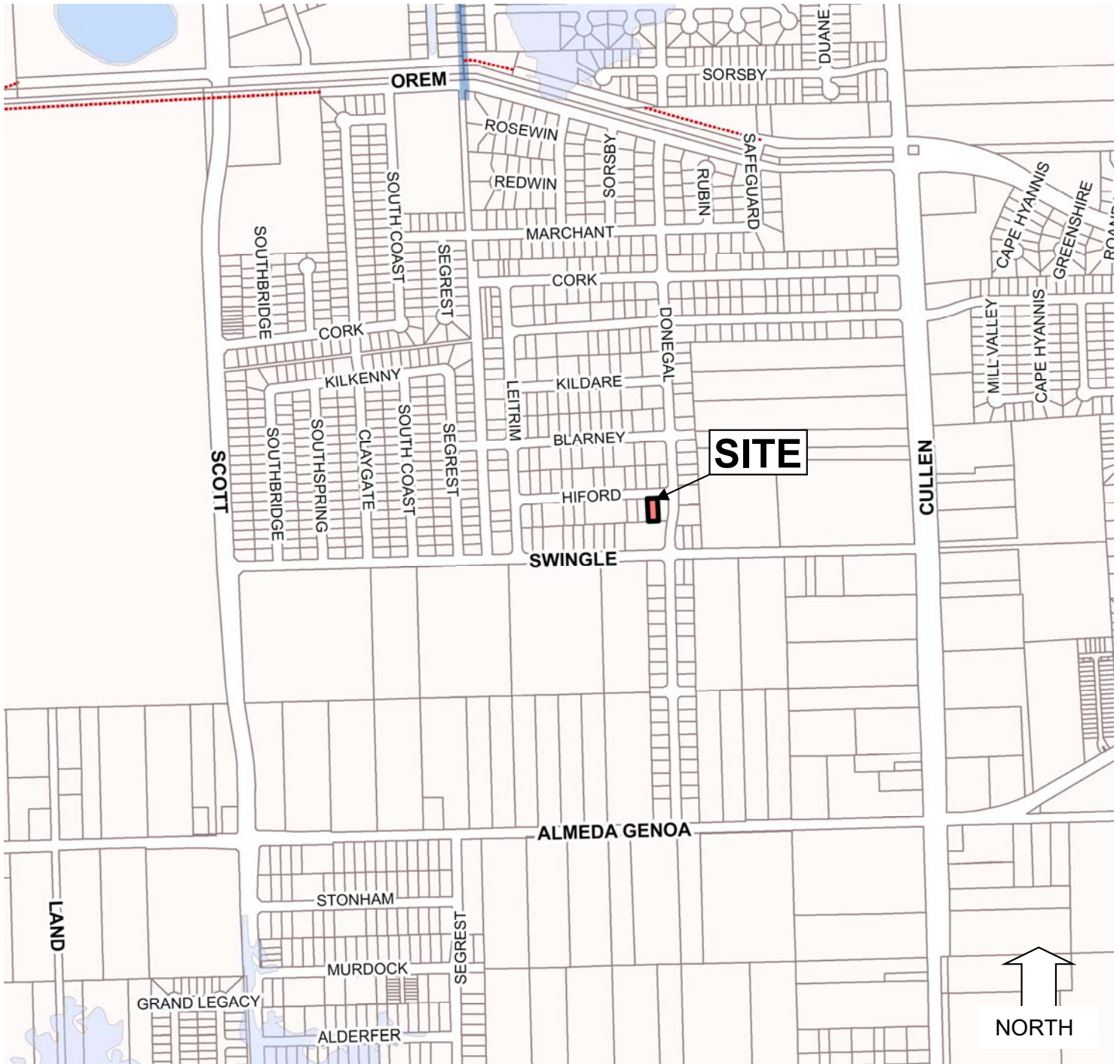
ITEM: 146

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Hiford Place

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

Houston Planning Commission

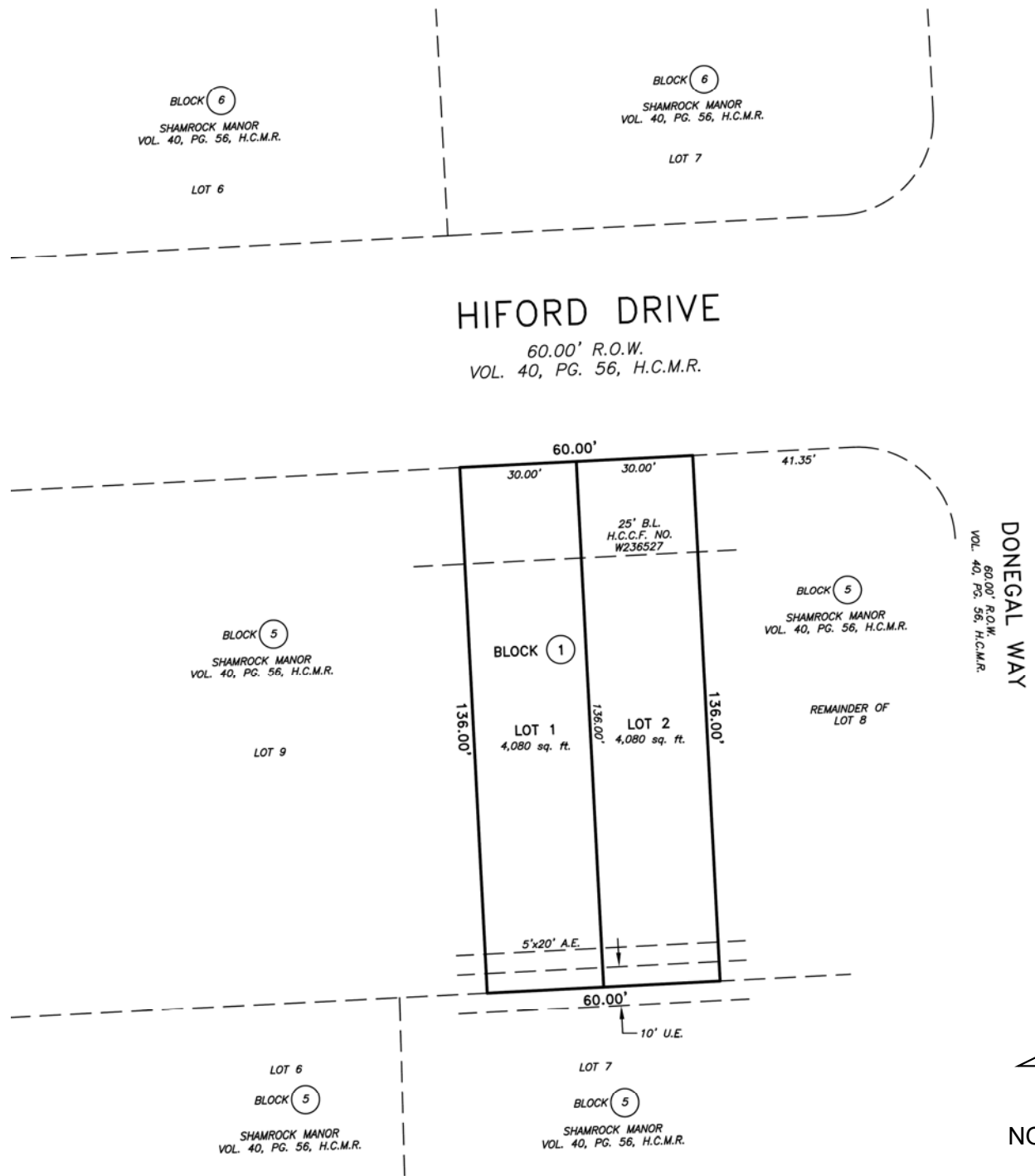
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C – Public Hearings

Subdivision

Houston Planning Commission

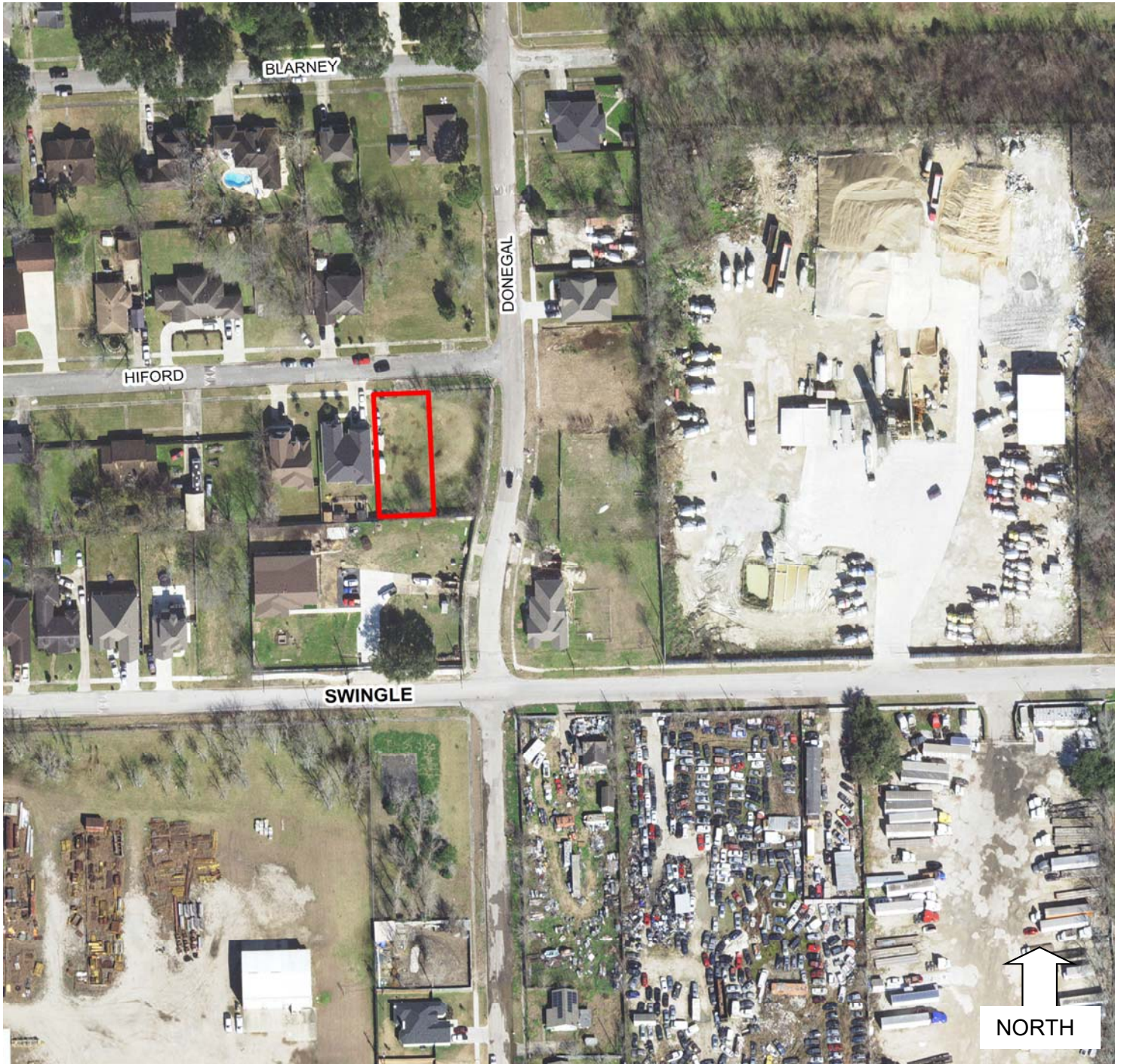
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Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Hiford Place

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial



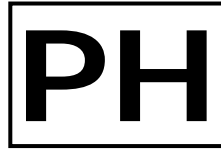
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0719; Hiford Place; a partial replat of **Shamrock Manor;** being portion of Lot 8, Block 5, as recorded in Vol. 40, Pg. 56 of the Harris County Map Records.

The property is located south along Hiford Drive and west of Donegal Way. The purpose of the replat is to create two single-family residential lots. The applicant, **Uriel Figueroa**, with **PLS CONSTRUCTION LAYOUT, INC.**, on behalf of 3h Engineering & Construction, Inc., the developer, can be contacted at **713-480-4075**.

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Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Jackson Hill Kids R Kids (DEF 2)

Applicant: Tetra Land Services



C – Public Hearings with Variance

Site Location

Houston Planning Commission

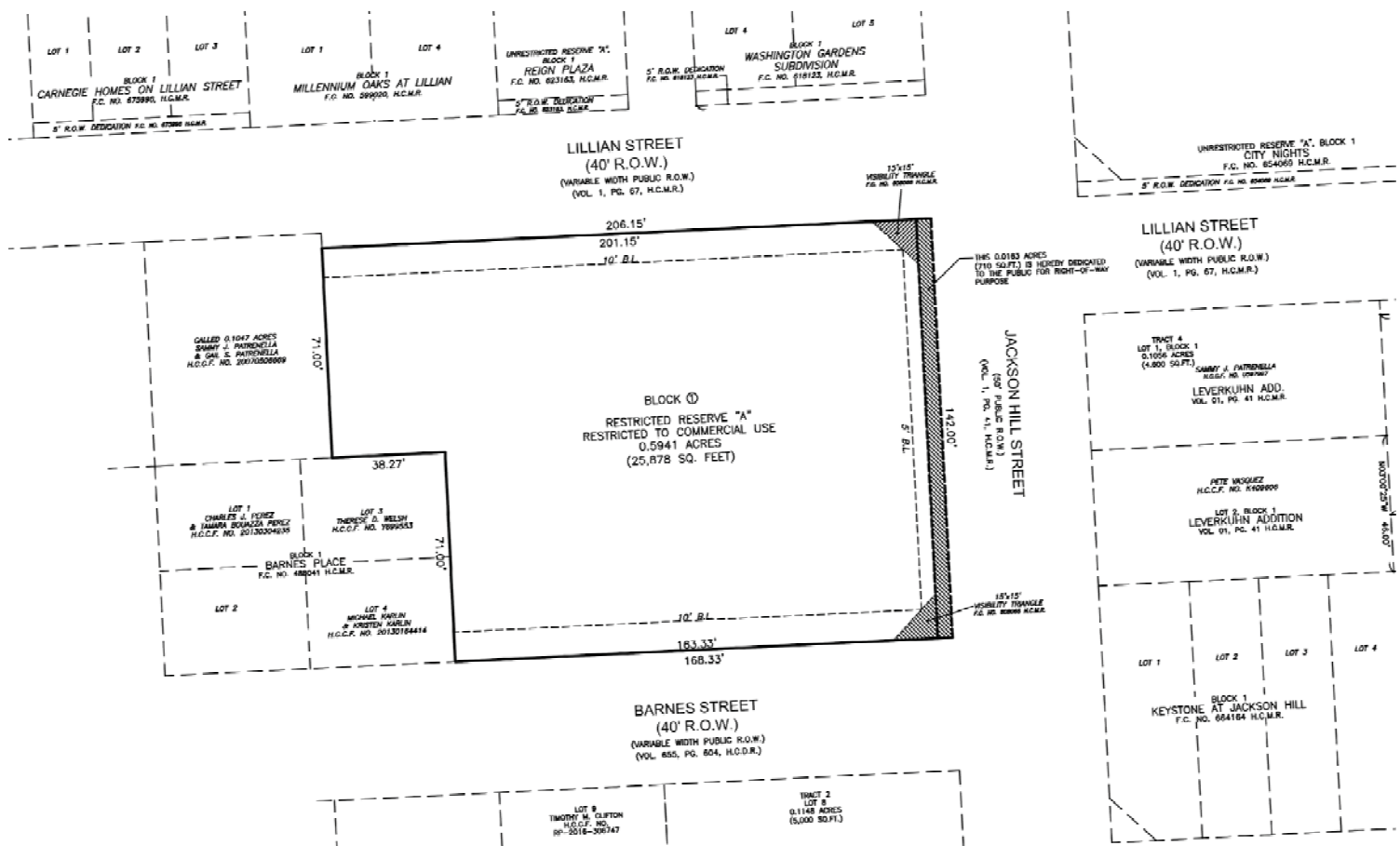
ITEM: 147

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Jackson Hill Kids R Kids (DEF 2)

Applicant: Tetra Land Services



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 147

Planning and Development Department

Meeting Date: 05/25/2023

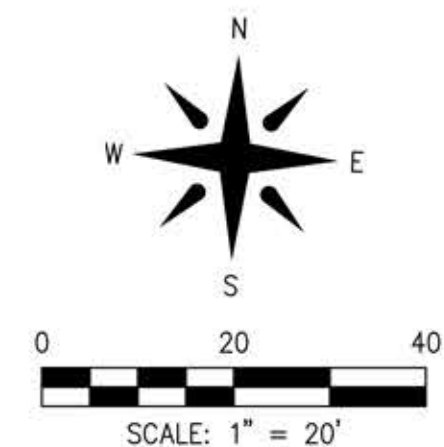
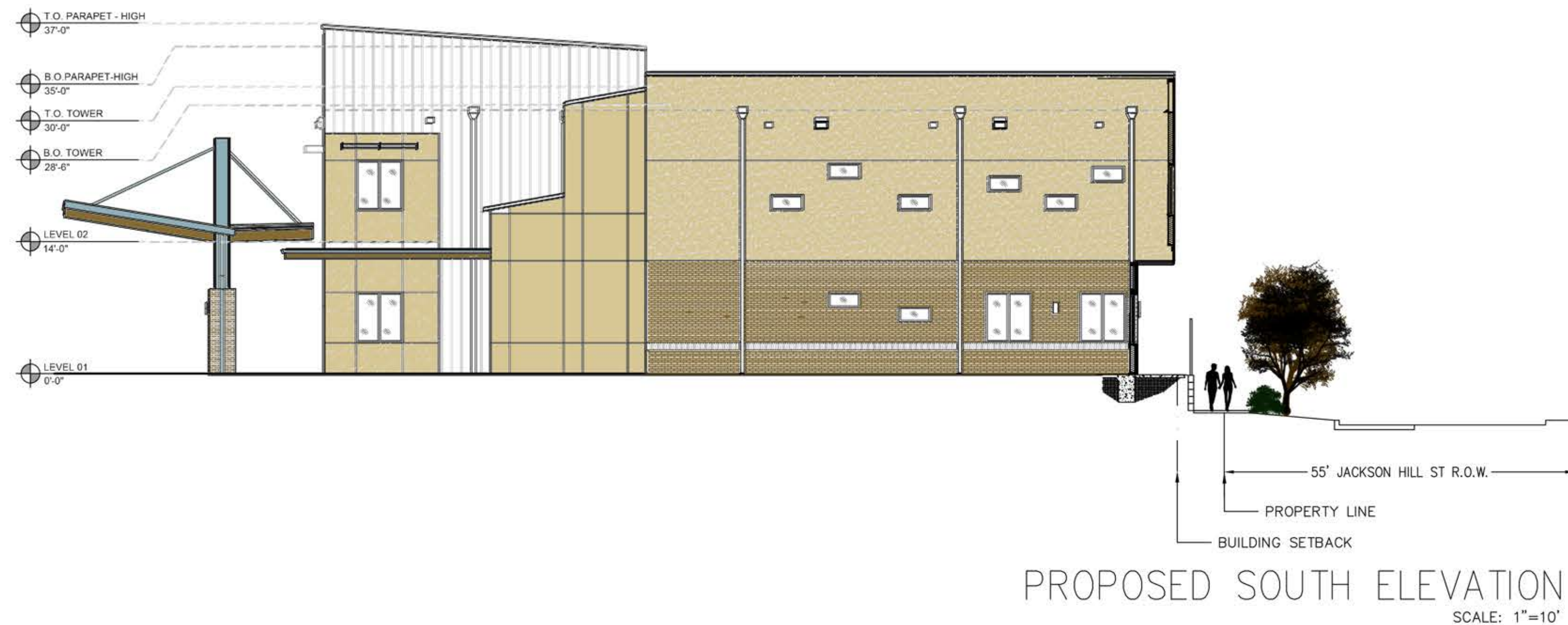
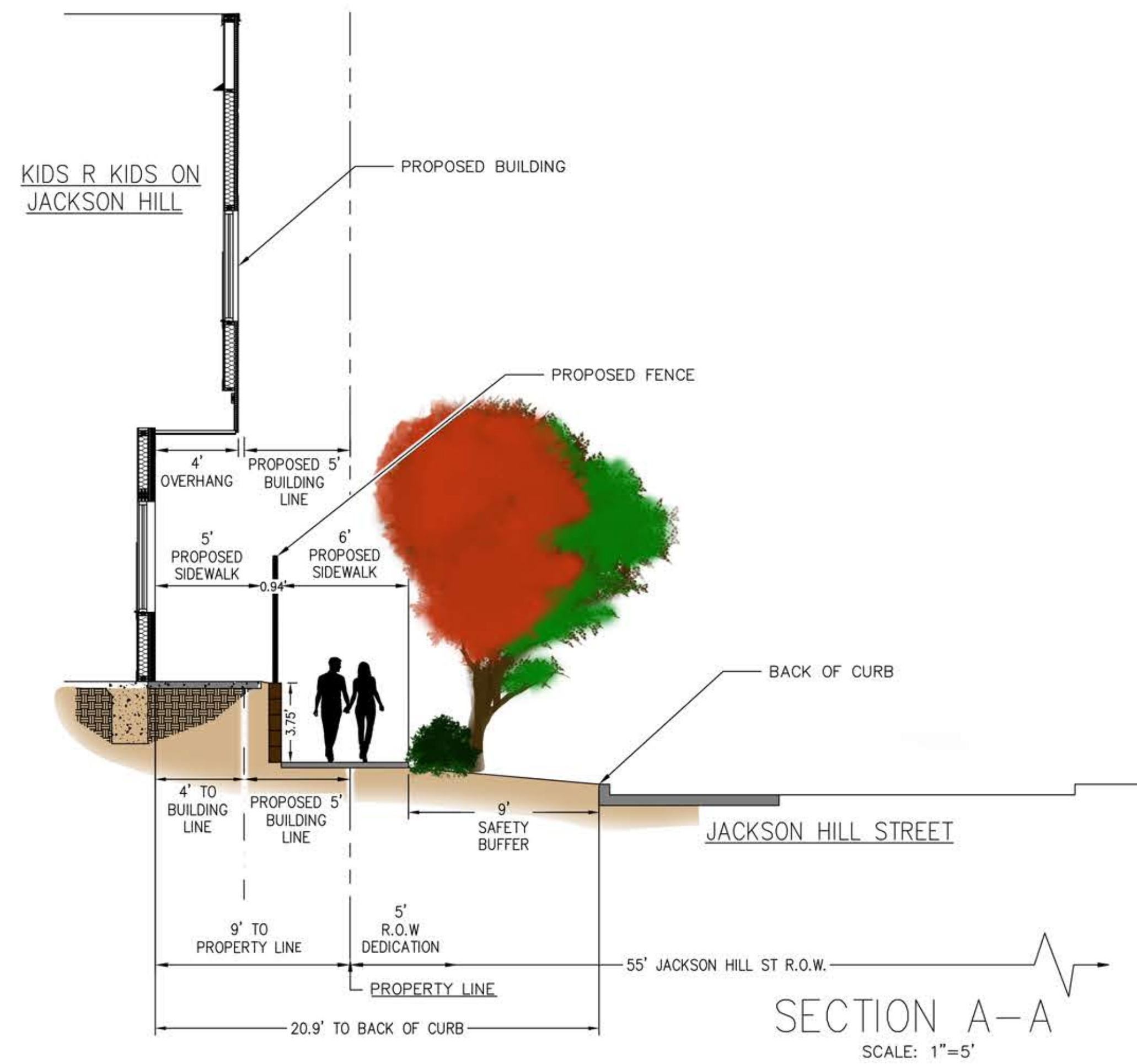
Subdivision Name: Jackson Hill Kids R Kids (DEF 2)

Applicant: Tetra Land Services



C – Public Hearings with Variance

Aerial



THESE DOCUMENTS ARE
FOR INTERIM REVIEW,
BIDDING OR PERMIT
PURPOSES ONLY

RESPONSIBLE ENGINEER:
TETRA LAND SERVICES
MARK W. FIEGLEIN
TEXAS LICENSE NO. 86906

[illegible]

KIDS R KIDS

819 JACKSON HILL
HOUSTON, TEXAS 77007

VARIANCE EXHIBIT

NOTE:

EXISTING COORDINATES TAKEN FROM SURVEY DATED 4/14/22 BY TETRA
LAND SERVICES.

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 050025 IS A BRASS DISK FROM THE INTERSECTION OF KATY FREEWAY FRONTAGE ROAD AND HEIGHTS BOULEVARD TRAVEL SOUTH ON HEIGHTS BOULEVARD APPROXIMATELY 450 FEET TO BRIDGE OVER WHITE OAK BAYOU. MONUMENT IS IN SIDEWALK AT SOUTHWEST CORNER OF SOUTH BOUND BRIDGE.

ELEV. = 39.93'

NAVD 1988, (2001 ADJ.)

FLOOD PLAIN STATEMENT

ACCORDING TO MAP NO. 48201C0670M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS, REVISED JUNE 09, 2014, THE SUBJECT TRACT IS LOCATED IN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 100 FLOODPLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!**
DIAL 811 or 1-(800)-344-8377
AT LEAST 48 HOURS BEFORE
PROCEEDING WITH ANY EXCAVATION

DATE	3/10/2023
SCALE	1"=10'
SHEET NO.	V-1.0



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0615

Plat Name: Jackson Hill Kids R Kids

Applicant: Tetra Land Services

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:

We are seeking reduced building lines along Jackson Hill Street. We are requesting a 5' building line along Jackson Hill Street per the submitted site plan.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150(d) - Building Line Requirements Local streets 10ft Building Line for not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more Lesser of 25 feet or the greatest platted building line on the single-family residential.

Statement of Facts

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

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

Jackson Hill KIDS R KIDS will be located at the intersections of Jackson Hill Street, Lillian Street and Barnes Street. To provide a more pedestrian friendly design and Walkable Place we are requesting a 5' building line along Jackson Hill Street. The City of Houston requires a 5' ROW dedication on this plat for the future expansion of Jackson Hill Street. The developer is dedicated to creating a children's day care center for the neighborhood with a pedestrian and neighborhood friendly design as evidenced in the submitted site plan which includes widened sidewalks, bicycle racks, new trees and ample parking. The building line variance along the Jackson Hill Street frontage is necessary in order to provide compliant parking and playground areas on the site. This variance would increase public safety by maximizing on-site parking and thus reducing on-street parking in the surrounding area

(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 goal is to maximize density, promote on-site parking and public safety. Without the Jackson Hill Street variance, the day care center would have a smaller playground and less on-site parking, making the proposed building development less attractive to the surrounding neighborhood.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of the ordinance and adhere to sound public policy. This variance would increase public safety by maximizing on-site parking and thus reducing queuing and traffic in the surrounding area. Furthermore, by shifting the building forward, it creates a more walkable pedestrian realm that is in keeping with the City's "Walkable Places" initiatives.

(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 variance will increase public safety by maximizing on-site parking. We are making every effort to create a safe environment for pedestrian experience and consider the betterment of the community as a whole. The site design includes widened sidewalks,

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

Economic hardship is not the sole justification of the variance. This variance increases public safety and promotes the City of Houston's "Walkable Places" initiative.



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

April 7, 2023

Dear Property Owner:

Reference Number: 2023-0615; Jackson Hills Kids R Kids; a replat of Patrenellas, being all of Lot 1 and Restricted Reserve A, in Block 1, as recorded in Film Code no 608066 of the Harris County Map Records.

The property is located along and west of and along Jackson Hill Street, south along Lillian Street and north along Barnes Street. The purpose of the replat is to create one commercial reserve and revise the building line along Jackson Street. The applicant, **Paul Coyne**, with Tetra Land Services, on behalf of Phillips Realty Group, can be contacted at **713-462-6100**.

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 27, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

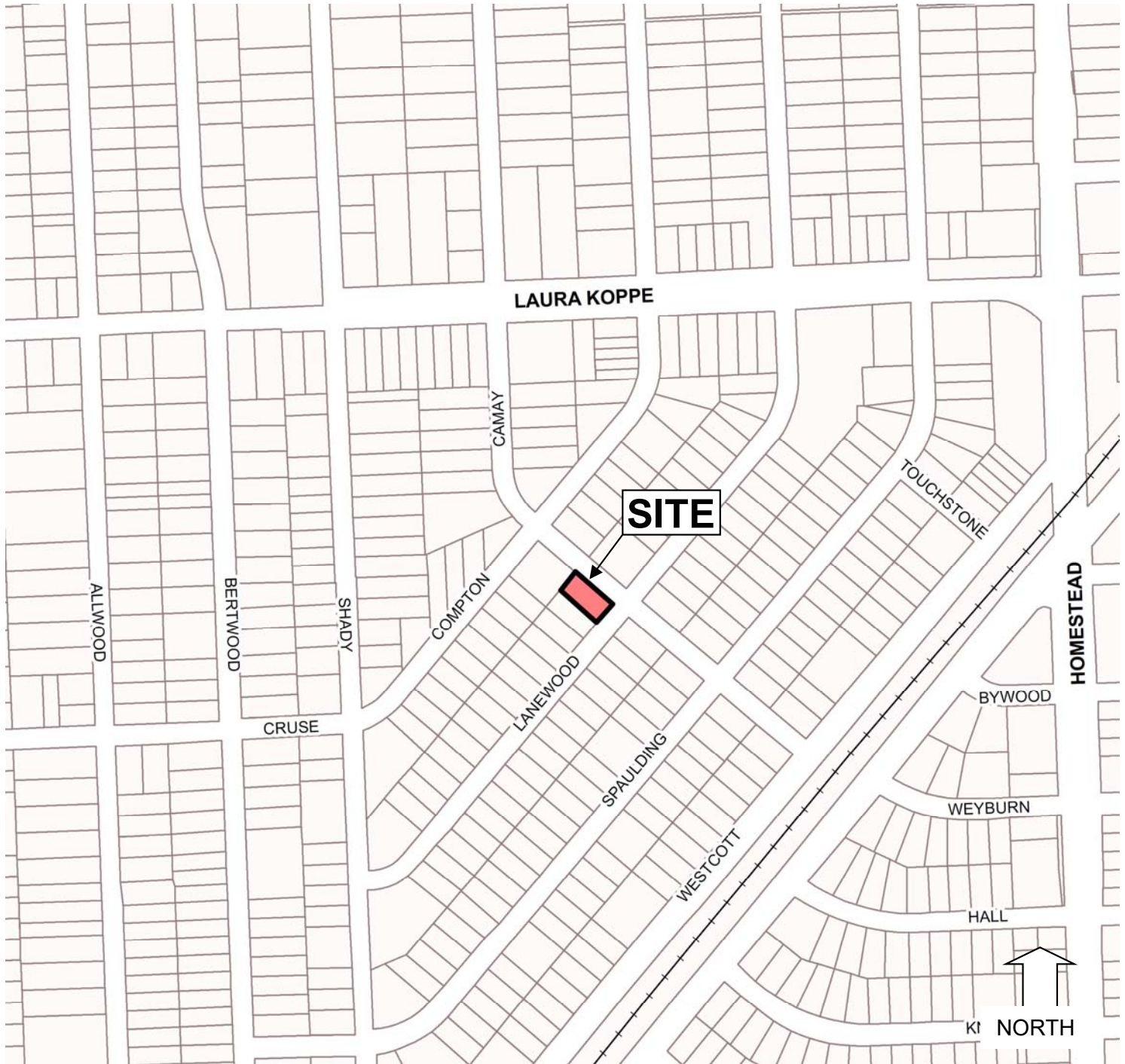
ITEM: 148

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Lanewood Estates (DEF 1)

Applicant: PLS Construction Layout Inc.

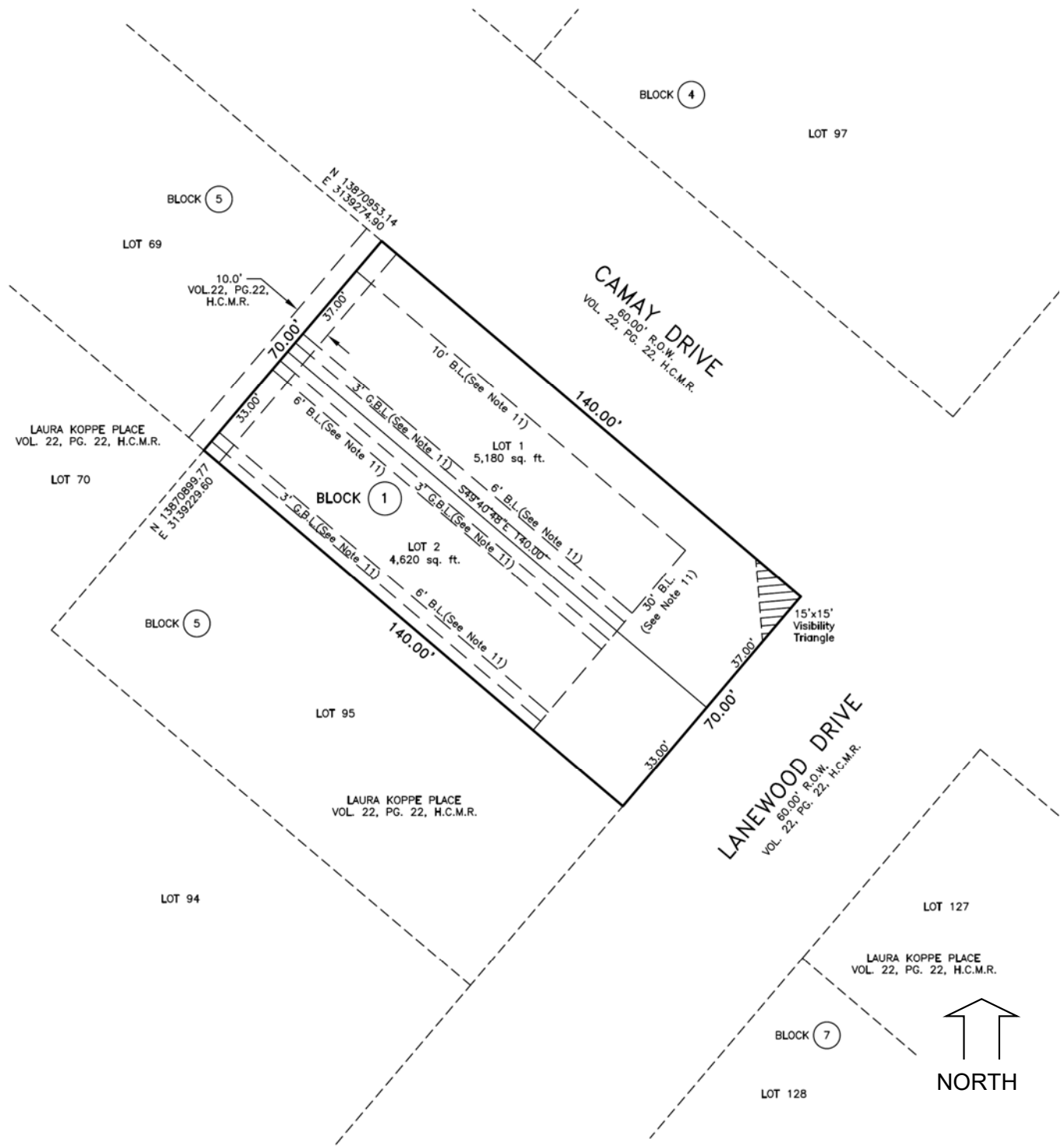


C – Public Hearings

Site Location

Subdivision Name: Lanewood Estates (DEF 1)

Applicant: PLS Construction Layout Inc.



Houston Planning Commission

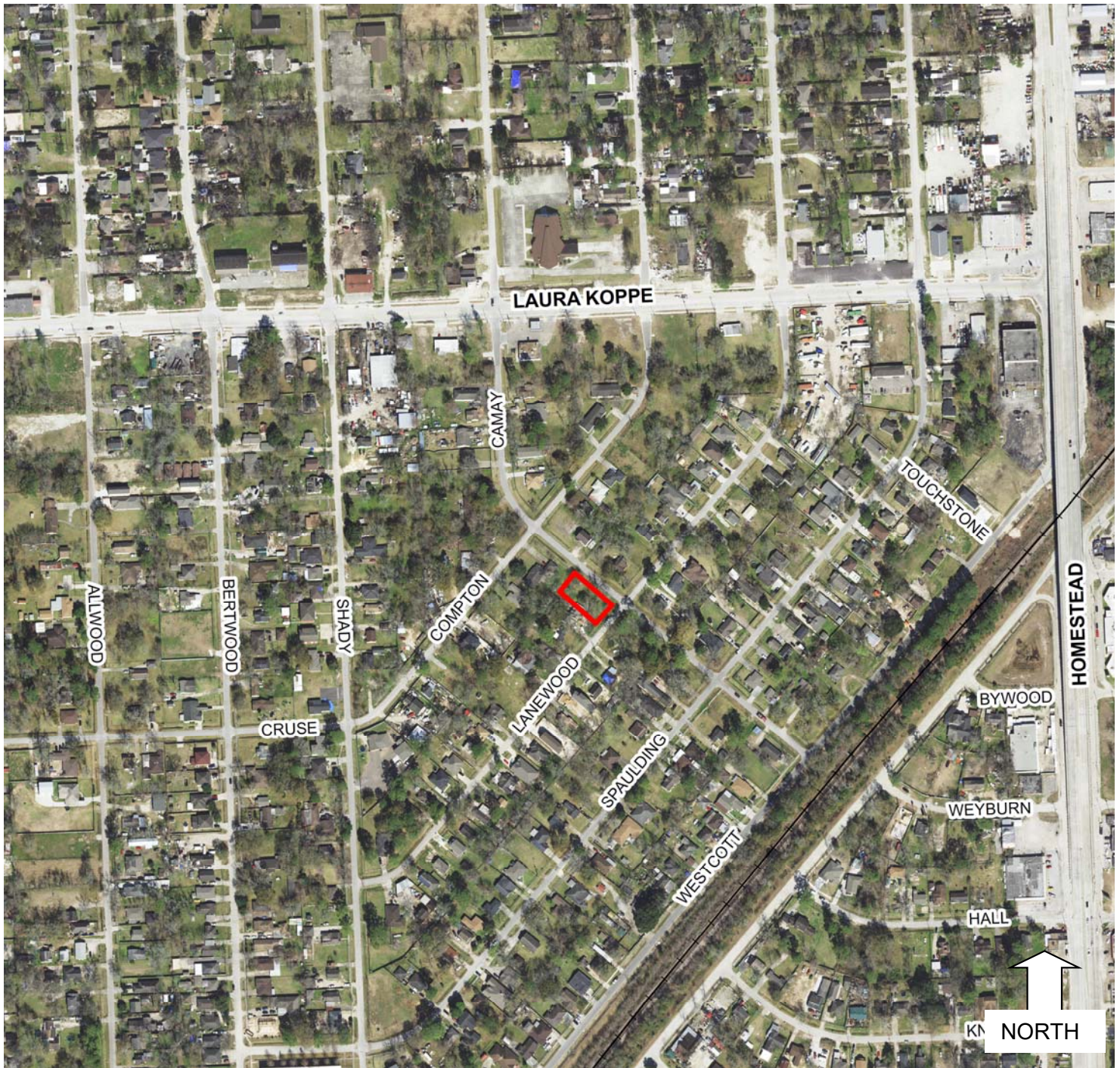
ITEM: 148

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Lanewood Estates (DEF 1)

Applicant: PLS Construction Layout Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 17th, 2023

Dear Property Owner:

Reference Number: 2023-0506; Lanewood Estates; a partial replat of "**Laura Koppe Place**," being all of Lot 96, in Block 5, as recorded in Volume 22, Page 22 & 23 of the Harris County Map Records.

The property is located at the southwest intersection of Lanewood Estates and Camay Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Uriel Figueiroa, with PLS Construction Layout, Inc., on behalf of 3h Engineering & Construction, can be contacted at **713-480-4075**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 11, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Monarch Oaks partial replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

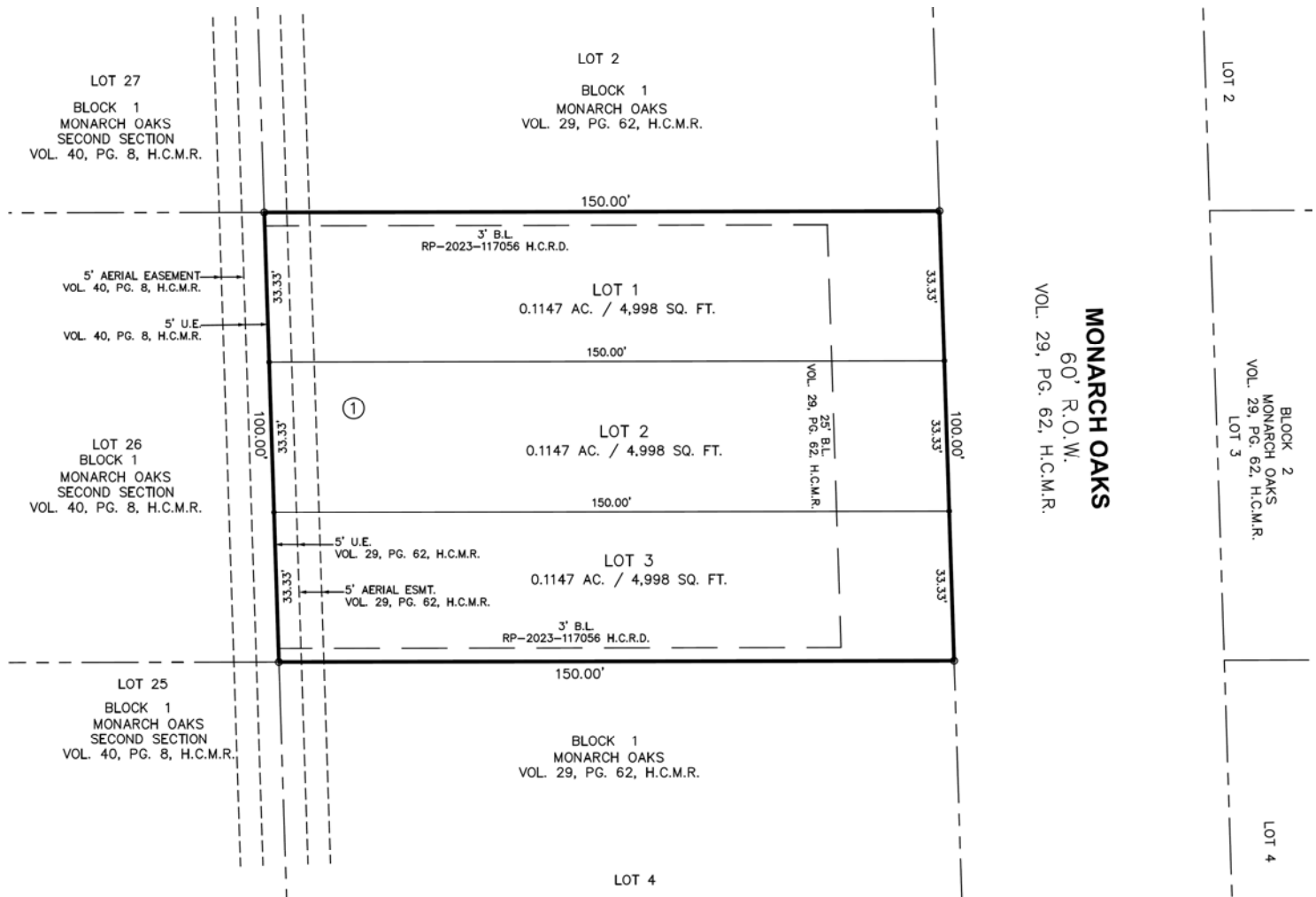
ITEM: 149

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Monarch Oaks partial replat no 1

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Monarch Oaks partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial



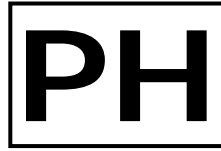
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0872; Monarch Oaks partial replat no 1; a replat of **Monarch Oaks**, being Lot 3, Block 1, as recorded in Vol. 29, pg. 62 of the Harris County Map Records.

The property is located south of Long Point Road, along Monarch Oaks Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Amanda Rabius**, with Windrose, on behalf of Lovett, the developer, 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 or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 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

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

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

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Terminology

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- **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

- 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

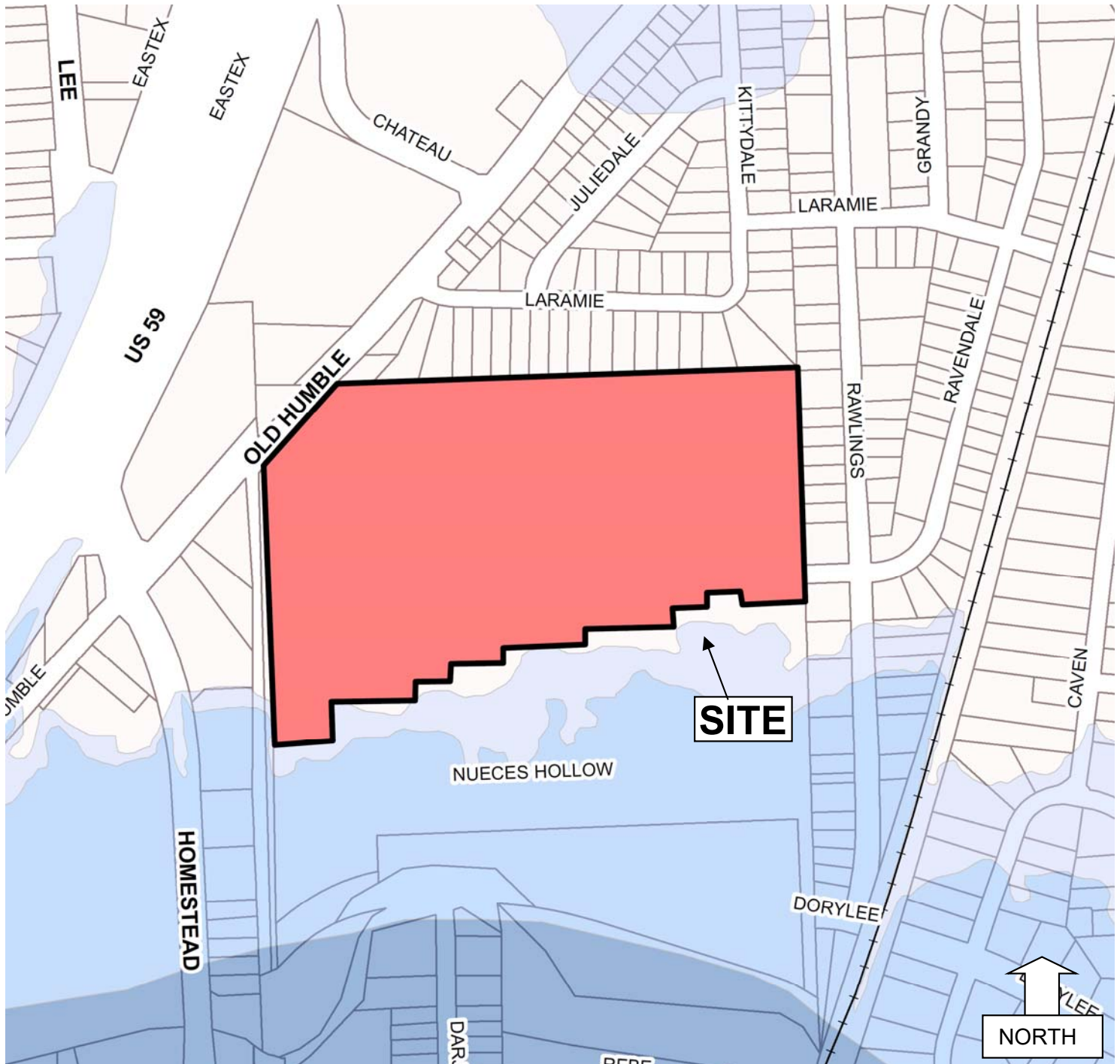
ITEM: 150

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury



C – Public Hearings with Variance

Site Location

Houston Planning Commission

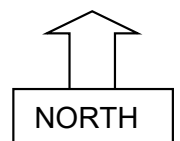
ITEM: 150

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury



C – Public Hearings with Variance

Aerial



Application Number: 2023-0692

Plat Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury

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:

The specific requirement and the extent to which the variance is being sought is Sec. 42-128. – Intersections of local streets, a request to exceed maximum 1,400 feet intersection spacing requirements between two local streets by not creating new street

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. – Intersections of local streets Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

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

This condition is not applicable.

(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;

Applicant's property location is not feasible for providing or extending a local street from the adjacent property to the north, or the east as it does not have a platted street stubbed out to the subject property, or from the south due to areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond, or from the west due to a 50' drainage easement and lack of a platted street stubbed out to the drainage ditch from the properties to the west of the drainage easement. The streets were abandoned within Nueces Park Place Sec 1 so the property could be developed as a private access mobile home park.

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

Property is a replat of Nueces Park Place Sec 1 with unique characteristics with streets abandoned by Harris County. Ravendale Road is a county road that is unimproved on the adjacent property to

the east, there is no platted street being stubbed out to this property from the north, there is a drainage easement to the west, and to the south are areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond. It is these constraints outside the control of the applicant that require this variance.

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

Current traffic flow will be maintained and the property's location and characteristics would not be altered. A proposed second entrance to the existing mobile home park site will alleviate potential congestion from residents on Old Humble Road.

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

The additional connection to a local street at every 1,400 feet on this property would not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. Especially as the addition of another entrance in Nueces Park Place Sec 1 will create a loop street system within the overall combined sites and provide better fire access.

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

Variance request is due the impracticality of the requirement on the property because of the location and existing conditions and not the economic impact it would have on the development.



Application Number: 2023-0692

Plat Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury

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:

Specific Variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81) To provide access to a Restricted Reserve – Lift Station by a recorded 60 feet wide access easement

Chapter 42 Section: 190C

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted Reserve - Lift Station: Minimum Size required by the design manual - public street or type 1 permanent access easement - 50 ft – 20 ft

Statement of Facts

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

n/a

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

The restricted reserve lies within Nueces Park Place Sec 1 Replat No 1 and is accessible to Old Humble Road, a public right-of-way, via access easements covering Nueces Park Road (60 feet wide) and Nueces Hollow Drive (60 feet wide) as shown on Nueces Park Place Sec 1. All the roads within Sec 1 were abandoned by Harris County and an access easement covering all the abandoned roads was recorded. The platted roads in Nueces Park Place Sec 1 were abandoned by Harris County and recorded in Film Code Number RP-2016-269714 of the Official Records of Real Property of Harris County. An Access and Utility Easement Agreement covering all the abandoned roads within Sec 1 was recorded in Film Code Number RP-2017-47449 of the Harris County Official Public Record of Real Property. It is impractical to re-record the roadways as public right-of-way within a mobile home park. The recorded access easement provides more than 20 feet frontage along the west and north side of the restricted reserve.

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

Currently, the existing lift station is accessed through Nueces Park Road (60 feet wide) and Nueces Hollow Drive (60 feet wide) that have been abandoned by Harris County within a mobile home park. A 60 foot wide access and utility easement that is the same location of the platted roads has been

recorded in Film Code No. RP-2017-47449 and provides access to the Restricted Reserve and it provides more than 20 feet frontage along the west and north side of the restricted reserve.

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

This Restricted Reserve property does not have sufficient right-of-way frontage to provide adequate access to a public right-of-way or a Type 1 permanent access easement. This variance will allow the subject property to be developed with access through an existing 60 foot wide access and utility easement through an existing private mobile home park therefore providing adequate access to the lift station. The access easement provides more than 20 feet frontage along the west and north side of the Restricted Reserve.

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

The Restricted Reserve will connect to an existing access and utility easement, creating access to the reserve and will not have any negative affects public health, safety, or welfare.

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

The existing lift station was accessed by right-of-ways that have been abandoned by Harris County. Dedicating right-of-way for access to the Restricted Reserve would not affect the economic feasibility of developing the property for the applicant however public right-of-way at this location would not serve to enhance access on site but will create a nuisance by becoming a dumping ground due to its location.



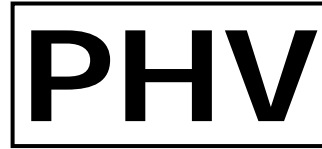
CITY OF HOUSTON

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

May 4, 2023

Dear Property Owner:

Reference Number: 2023-0692; Nueces Park Place Sec 1 replat no 1; a full replat of **Nueces Park Place Sec 1;** as recorded in Vol. 608, Pg. 236 of the Harris County Map Records.

The property is located south along Old Humble Rd and east of Homestead Road. The purpose of the replat is to create two (2) reserves, and abandon streets. The applicant, **Daniel Blancas**, with **Bury**, on behalf of Stonetown Nueces Estates, LLC., the developer, can be contacted at **713-587-5793**.

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, May 25, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

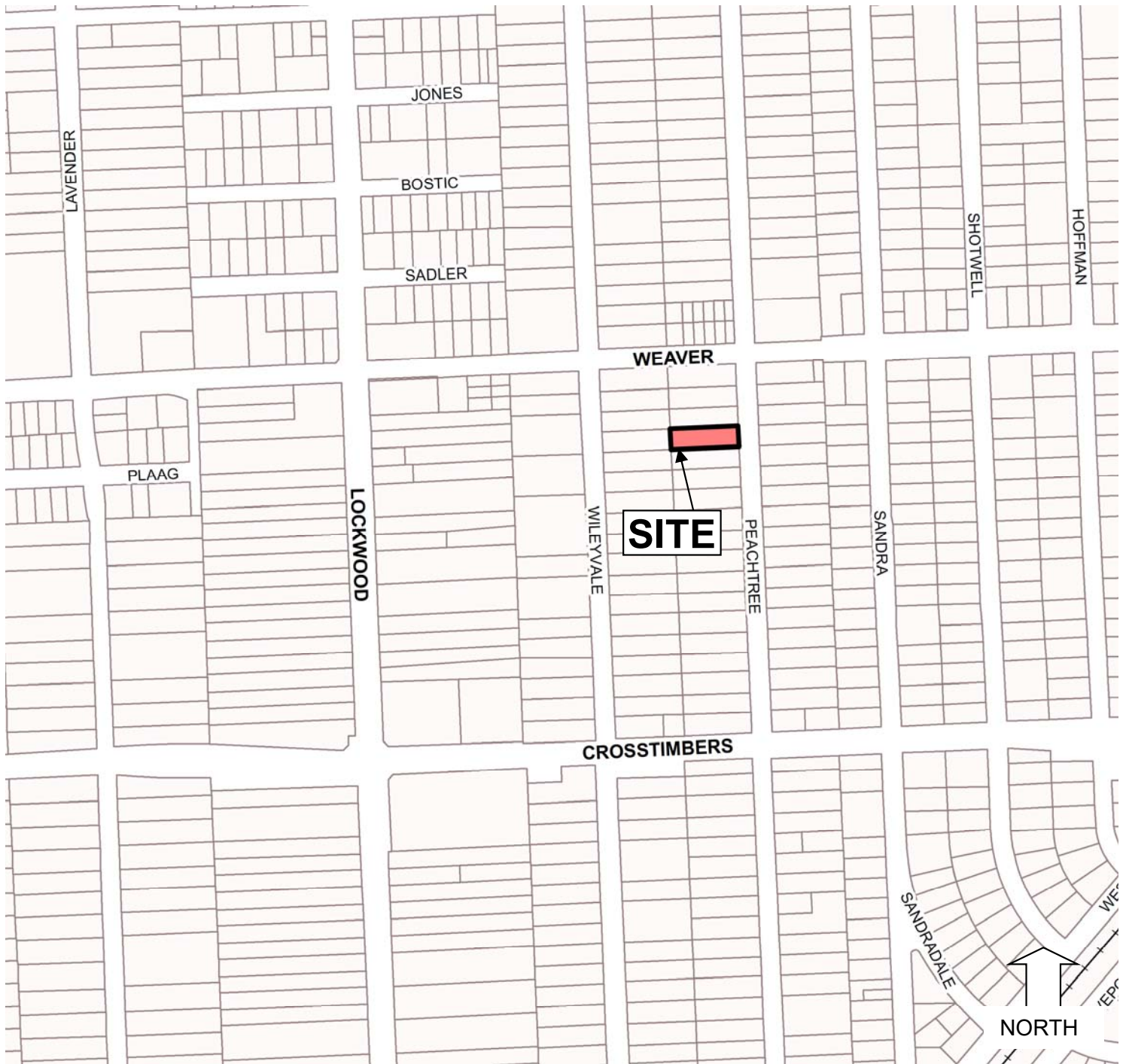
ITEM: 151

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Peachtree Homes (DEF 1)

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Site Location

Houston Planning Commission

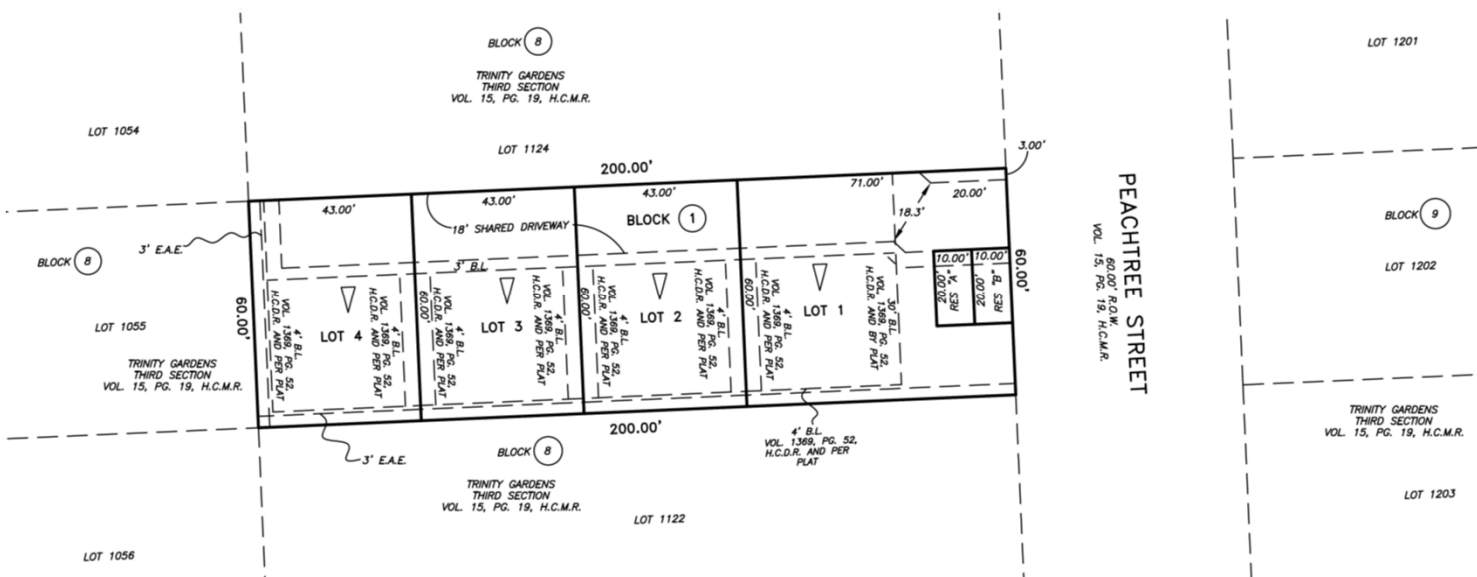
ITEM: 151

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Peachtree Homes (DEF 1)

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 151

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Peachtree Homes (DEF 1)

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Aerial



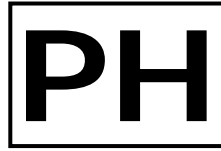
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0581; Peachtree Homes; a replat of **Trinity Gardens Third Section**, being Lot 1123, Block 8, as recorded in Vol. 15, pg. 19 of the Harris County Map Records.

The property is located south of Weaver Road and along Peachtree Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Uriel Figueroa**, with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 11, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

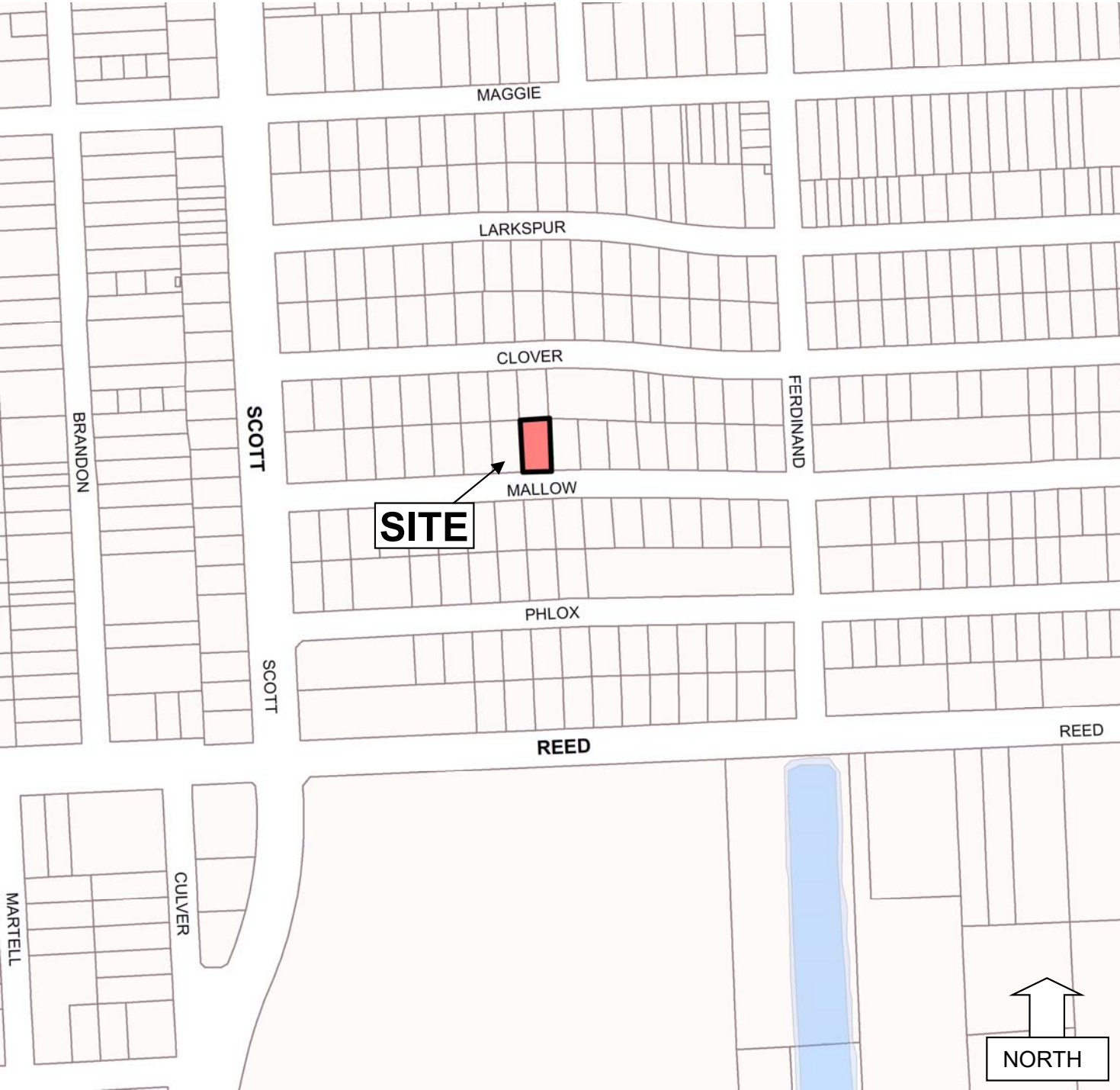
ITEM: 152

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



Houston Planning Commission

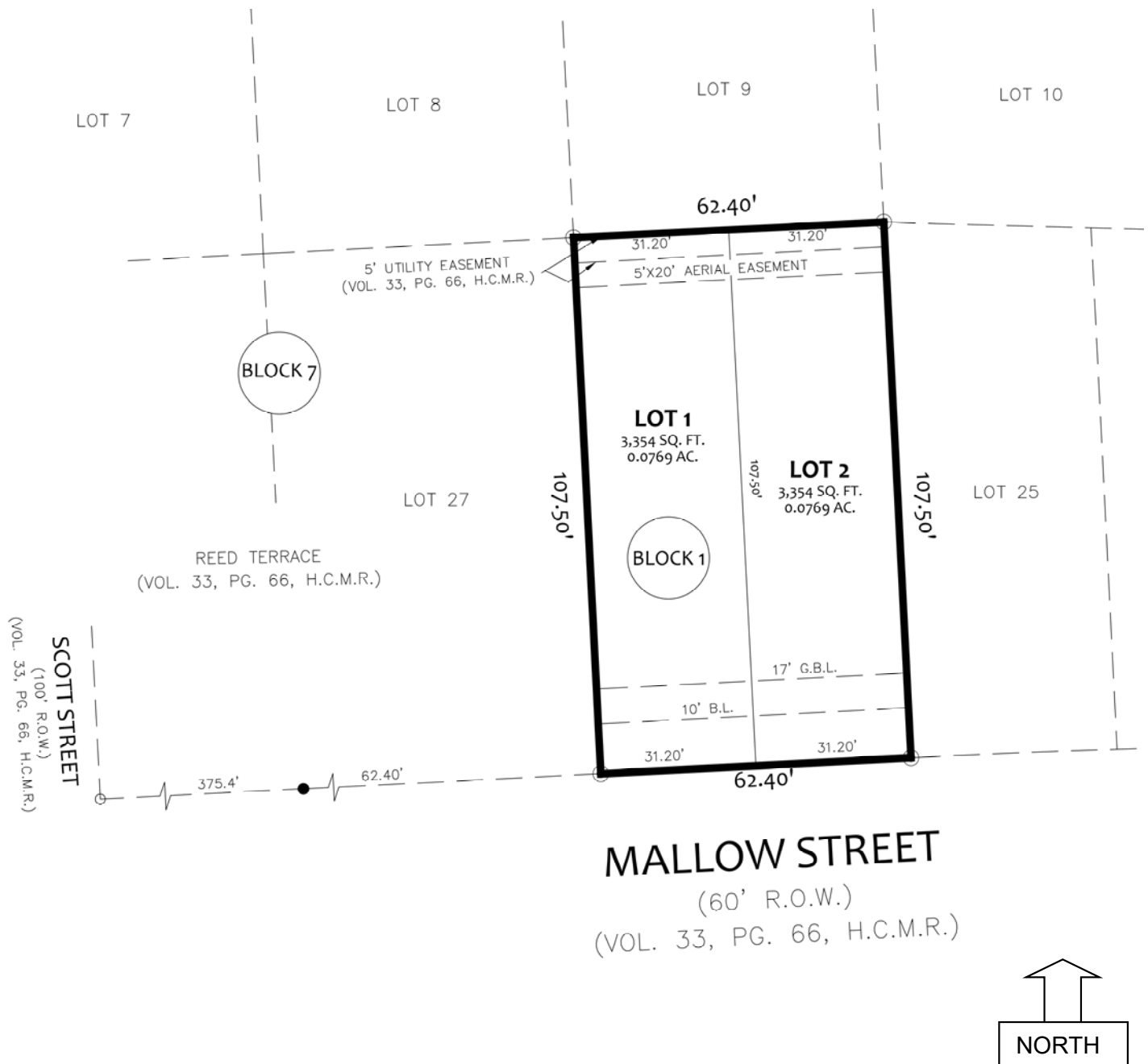
ITEM: 152

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

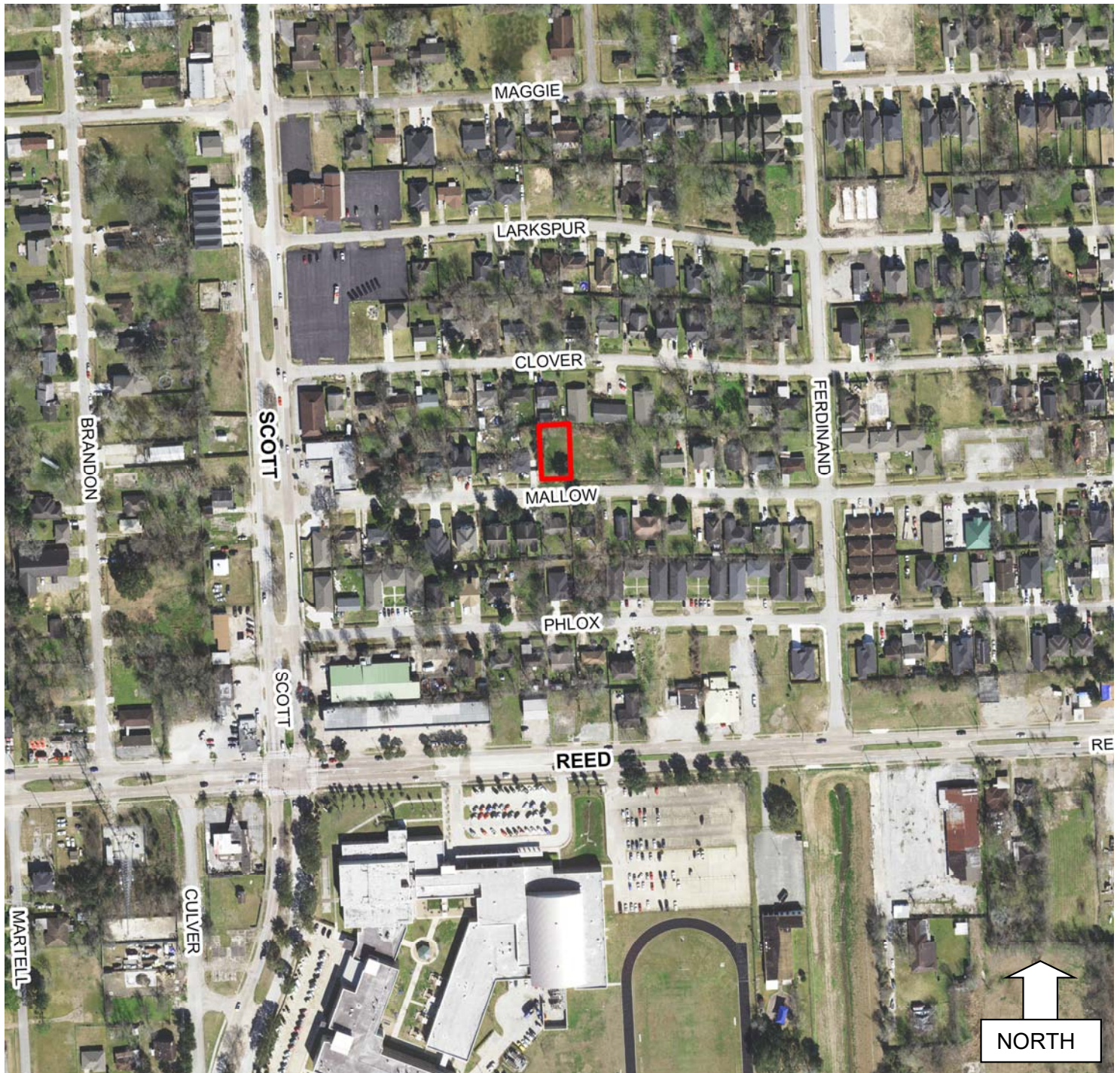
ITEM: 152

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Reed Terrace partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: South Park Sec 1 partial replat no 1

Applicant: CGES|Bailey Planning

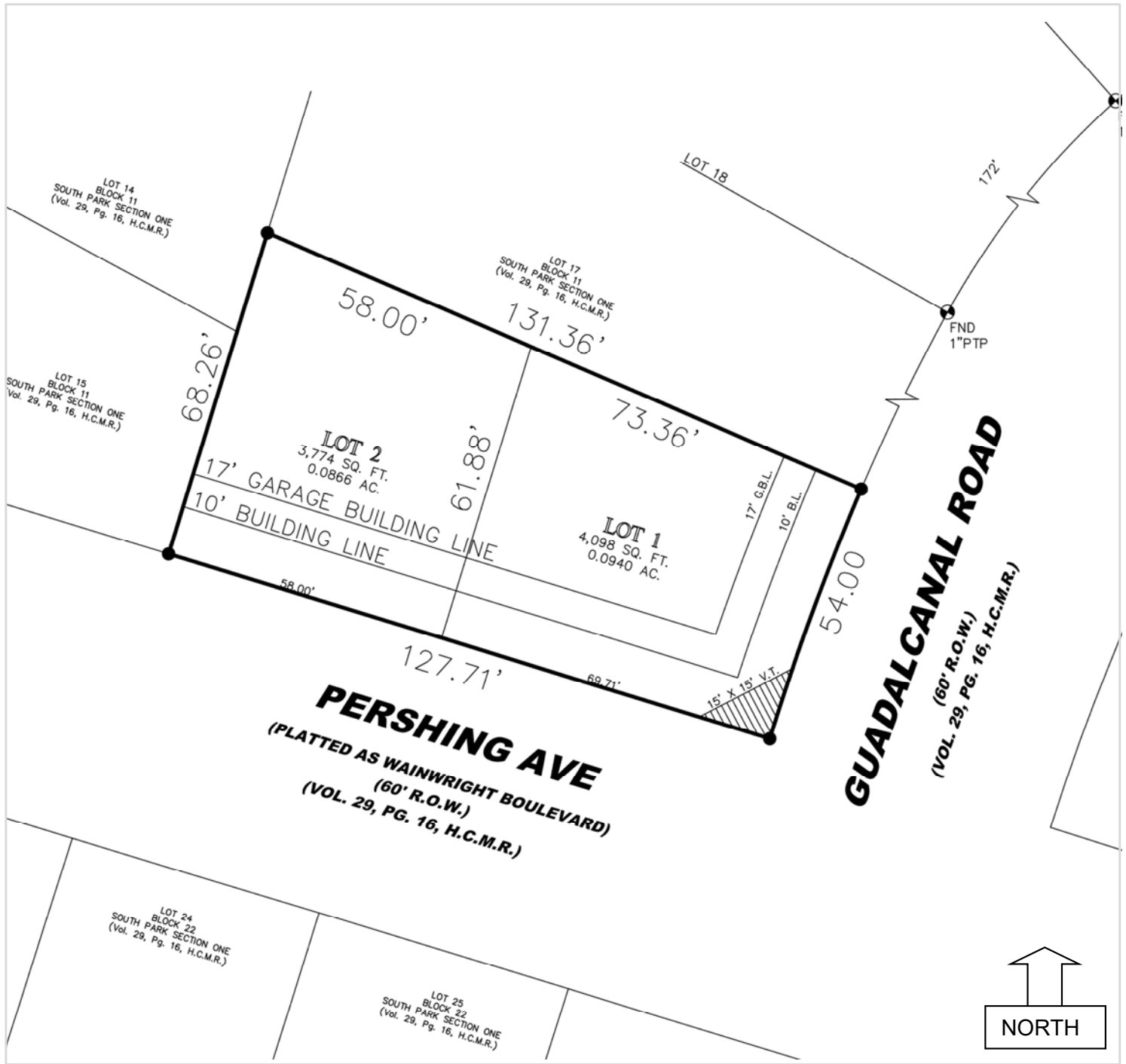


C – Public Hearings

Site Location

Subdivision Name: South Park Sec 1 partial replat no 1

Applicant: CGES|Bailey Planning



Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: South Park Sec 1 partial replat no 1

Applicant: CGES|Bailey Planning



C – Public Hearings

Aerial



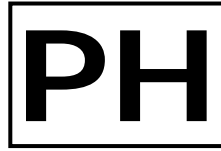
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0715; South Park Sec 1 partial replat no 1; a partial replat of “**South Park Section One**”, being a replat of Lot 16, Block 11, as recorded in Volume 29, Page 16 of the Harris County Map Records.

The property is located at the northern intersection of Pershing Avenue and Guadalcanal Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Lyndy Morris**, with CGES|Bailey Planning, on behalf of Rock Towers LLC, the developer, can be contacted at **713-965-7385**.

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

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

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

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

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Terminology

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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

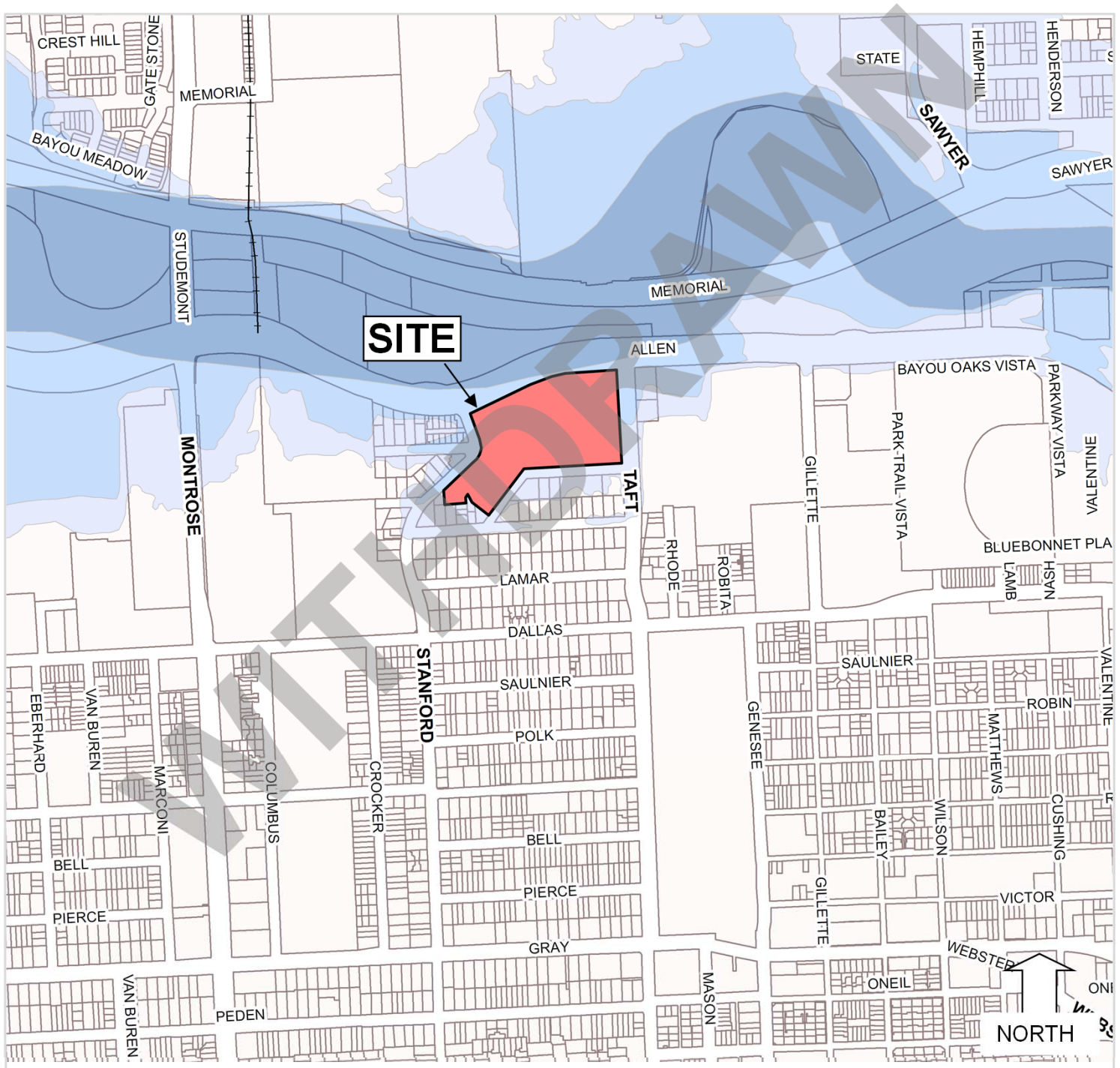
ITEM: 154

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Temple Terrace Addition partial replat no 3

Applicant: C.L Davis & Company



C – Public Hearings

Site Location

Houston Planning Commission

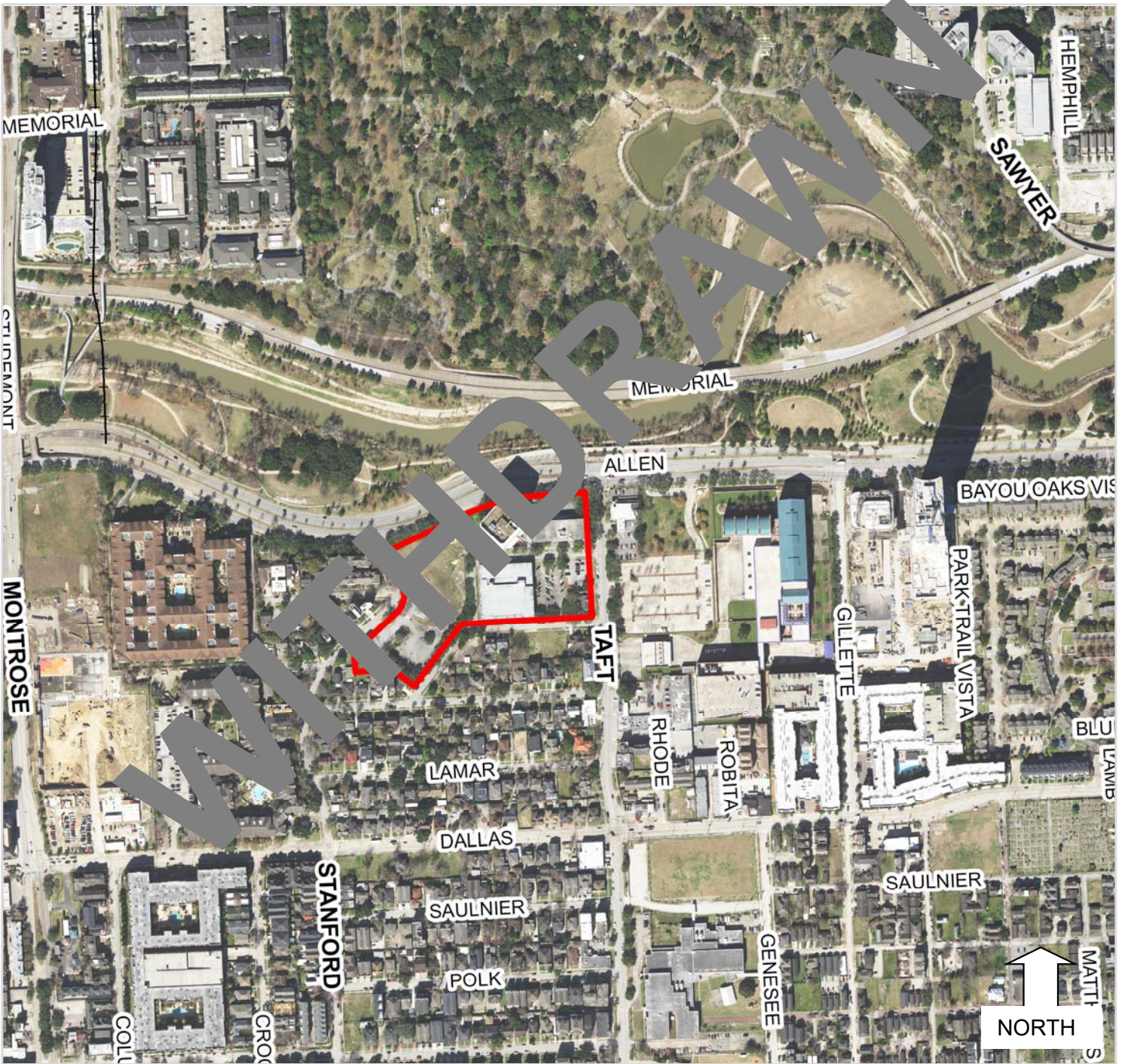
ITEM: 154

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Temple Terrace Addition partial replat no 3

Applicant: C.L Davis & Company



C – Public Hearings

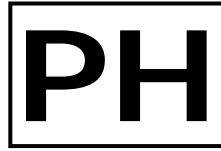
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0853; Temple Terrace Addition partial replat no 3; a partial replat of **"Temple Terrace Addition partial replat"** and **"Temple Terrace Addition"**; being all of Unrestricted Reserve "A", Block 1, as recorded at Film Code 356015 H.C.M.R. and Lots 3-18, Block 9, Lots 1-16, Block 8, and a portion of Temple Drive (between Taft Street and Walker Avenue), as recorded in Vol. 8, Pg. 18 H.C.M.R., respectively.

The property is located at the southwest intersection of Allen Parkway and Taft Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Chuck Davis**, with **C.L Davis & Company**, on behalf of "SCI Capital Holdings, Inc", the developer, can be contacted at **281-482-9490**.

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 Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

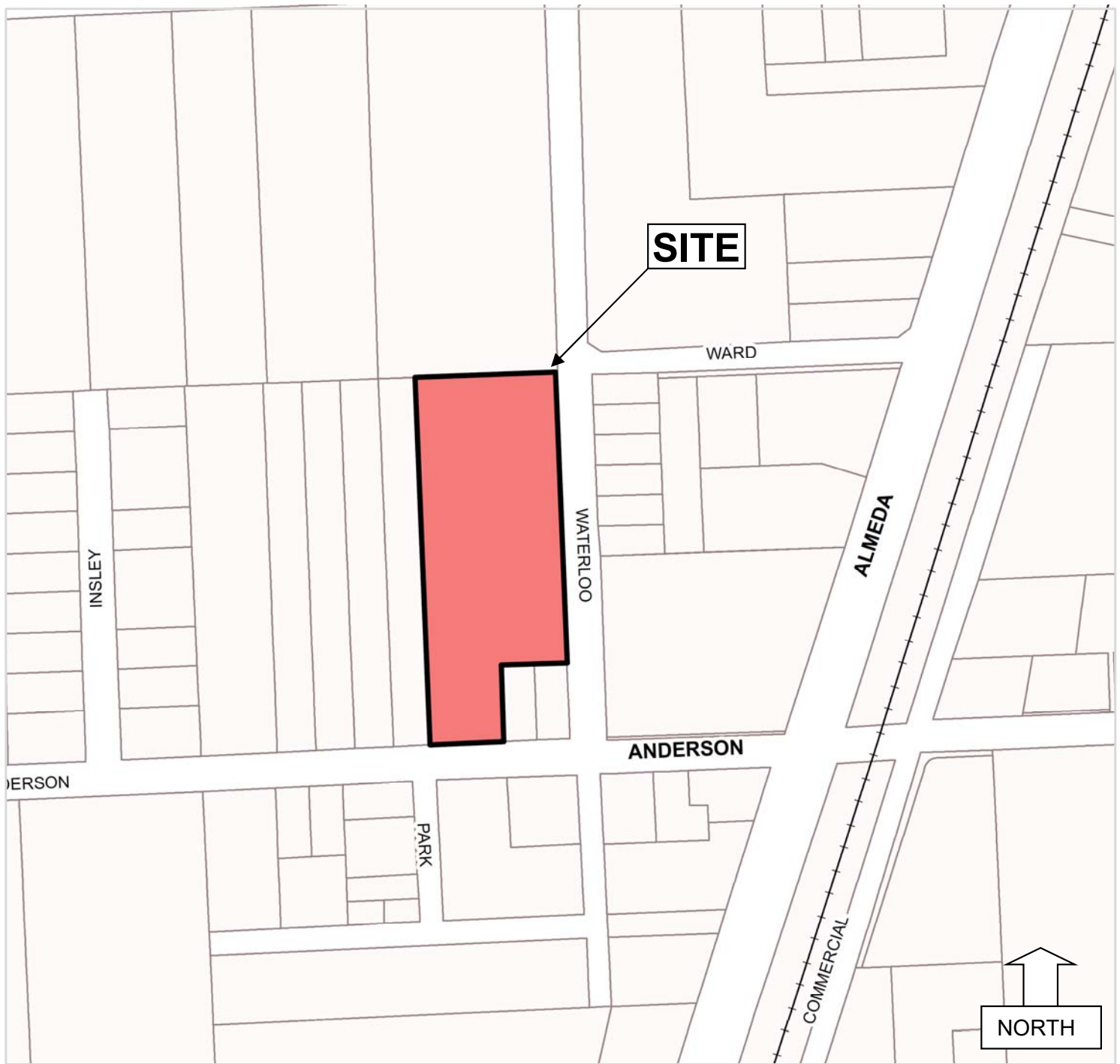
ITEM: 155

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Waterloo Crossing

Applicant: Total Surveyors, Inc.

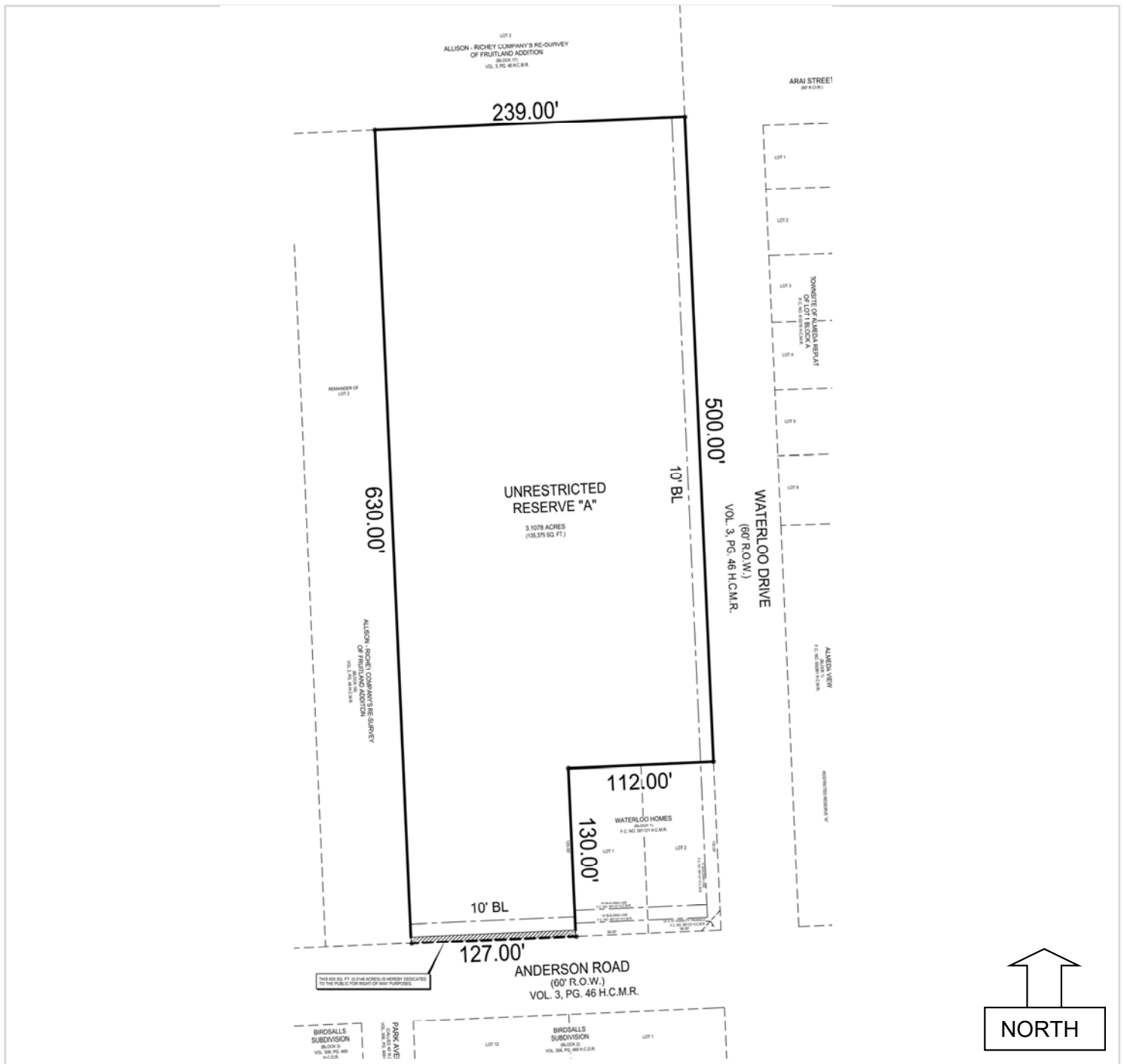


C – Public Hearings with Variance

Site Location

Subdivision Name: Waterloo Crossing

Applicant: Total Surveyors, Inc.



Houston Planning Commission

ITEM: 155

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Waterloo Crossing

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0832

Plat Name: Waterloo Crossing

Applicant: Total Surveyors, Inc.

Date Submitted: 04/16/2023

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

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

Specific Variance is being sought and extent of variance:

To allow a partial replat of existing single family lots into an Unrestricted Reserve, intended for multi-family use.

Chapter 42 Section: 193

Chapter 42 Reference:

A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

The site is located within the City of Houston, near the intersection of Anderson Road and Waterloo Drive. This property contains property that was replatted into 5 single lots in May of 2005. The original plat, called Waterloo Homes, was created having 7 front loading single family lots. The created lots ranged in size from 40,989 square feet to 6,720 square feet. The 2 remaining lots are both sized 7,280 square feet. All of the property contained within the Waterloo Homes subdivision has never been developed into the single family subdivision, as what was proposed in 2005. In 2005, the original developer envisioned building 7 single family homes on larger lots, but this never happened and subsequently the created lots have changed hands several times with no development in the 18 years since creation. We are requesting a variance to allow 5 of the original 7 lots or 77,781 sq. ft. of the original 92,341 sq. ft. to be replatted into an Unrestricted Reserve, which is intended to be multi-family. Lot 1 was purchased in November, 2020 and is currently owned by an individual. This lot has not been developed with a home at this point and appears to currently be used as landscape yard, being fenced with piles of dirt and machinery within its boundaries. We have tried to visit the site to find the owner, as well a certified letter has been sent to the current owner with no response to date. Lot 2 was purchased in October, 2020, along with Lot 1, and is currently owned by an individual under their IRA account. This lot currently has an older structure on it, built in 1930(HCAD). This lot appears to rental property, with multiple tenants. The site may also have a business operating out of it, based on Google Earth showing Gulf Coast Hauling and Removal, located at this address. Just as for Lot 1, we have made a site visit and have not been able to reach the owner, as well a certified letter has been sent to the current owner with no response to date. This site was replatted back in 2005, at a time prior to this existing ordinance being place. That may have impacted the development at that time. The fact that the property within Waterloo Homes has never been developed or had the existing uses changed in 18 years supports the need for change to the proposed use. There have been no deed restrictions never filed for this tract of land or for the Waterloo Homes subdivision. The only restriction s created for this tract are on the face of the Waterloo Homes subdivision. This also shows the lack of intent to restrict the property. The proposed mutli-family use is supported by the close proximity to Almeda Road, a

major thoroughfare, and the commercial nature of most of the property to the east. There are several mobile home parks in the area, as well as large lot unrestricted single family homes, to the west. Most of this area will eventually re-development with the potential of commercial or multi-family use.

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The Waterloo Homes subdivision was replatted in 2005 prior to the existence of the 2008 ordinance restricting the proposed use changes for partial replats. The fact that the platted lots were never developed as originally envisioned has created a hardship by the original developer and not the current owner.

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

The intent of Chapter 42 is to create a desirable and sustainable development for a particular site, which benefits both the City of Houston and the surrounding neighborhood, with a quality development. There are not many multi-family developments in this area and this project would benefit the area, by providing a needed form of residential housing.

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

This development will not be injurious to the public health, safety or welfare of the area. The original single family front loading lots will create multiple driveway crossings along an open ditch roadway, with limited ability to build sidewalks along either street. The proposed development will limit the driveway crossings and develop a pedestrian realm along both streets. This would greatly enhance the safety and welfare of the area.

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

Economic hardship is not the sole justification for the variance. We are working to create a desirable project which we feel will benefit the area. The original restriction to single family use, imposed by the original developer, and then never developed has created the hardship.



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

May 5, 2023

Dear Property Owner:

Reference Number: 2023-0832; Waterloo Crossing; a partial replat of “**Allison-Richey Company’s Re-Survey of Fruitland Addition**” and “**Waterloo Homes**”, being a portion of Lot 2, in Block 18, as recorded in Volume 3, Page 46 H.C.M.R. and all of Lots 3 thru 7, Block 1, as recorded at Film Code No. 581121 H.C.M.R, respectively.

The property is located north along Anderson Road and west along Waterloo Drive. The purpose of the replat is to create one unrestricted reserve. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of Techpro Developers, LLC, the developer, can be contacted at **281-479-8719**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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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.
- 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

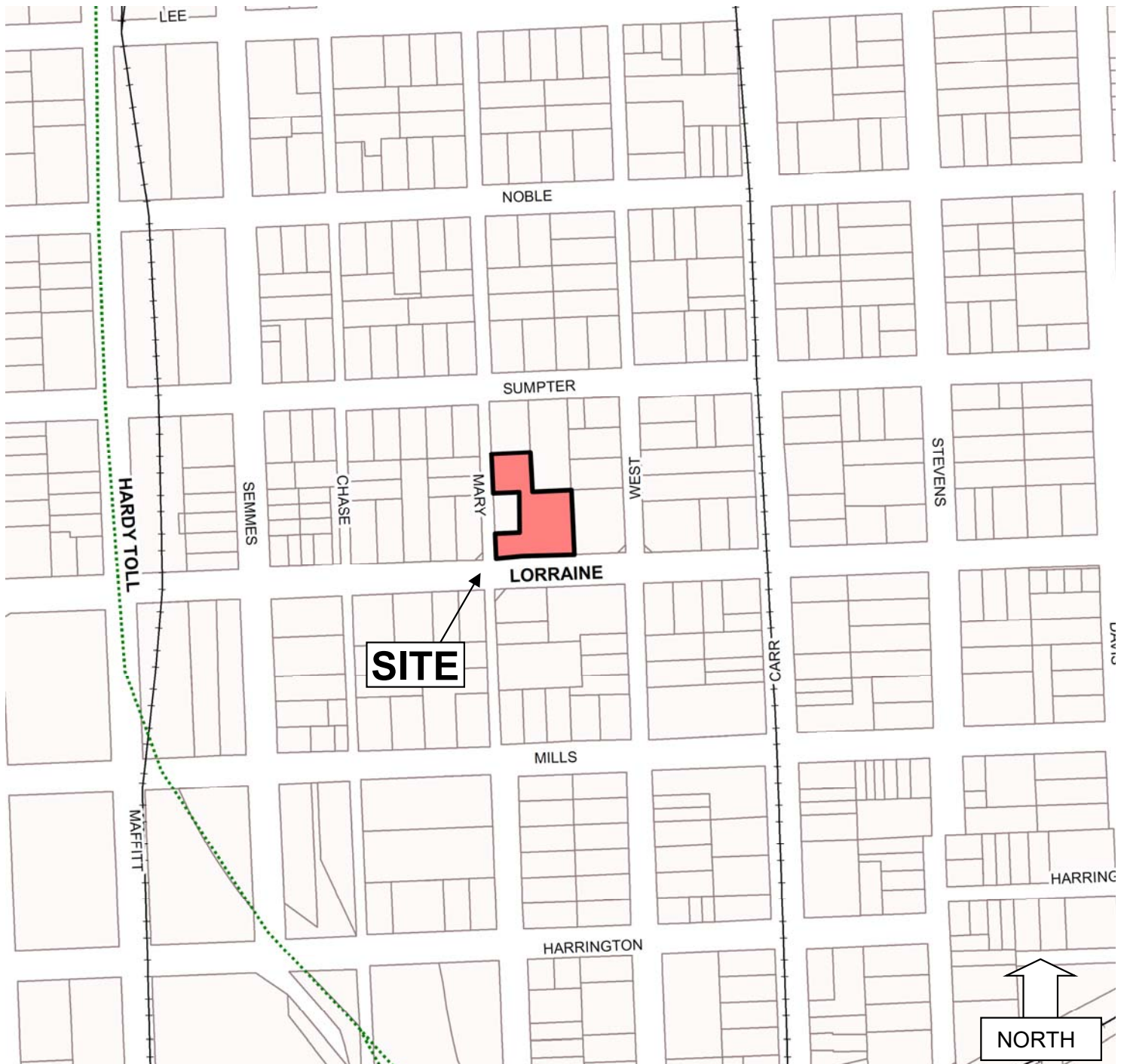
ITEM: 156

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Apolinar Estates

Applicant: Chesterfield Development Services

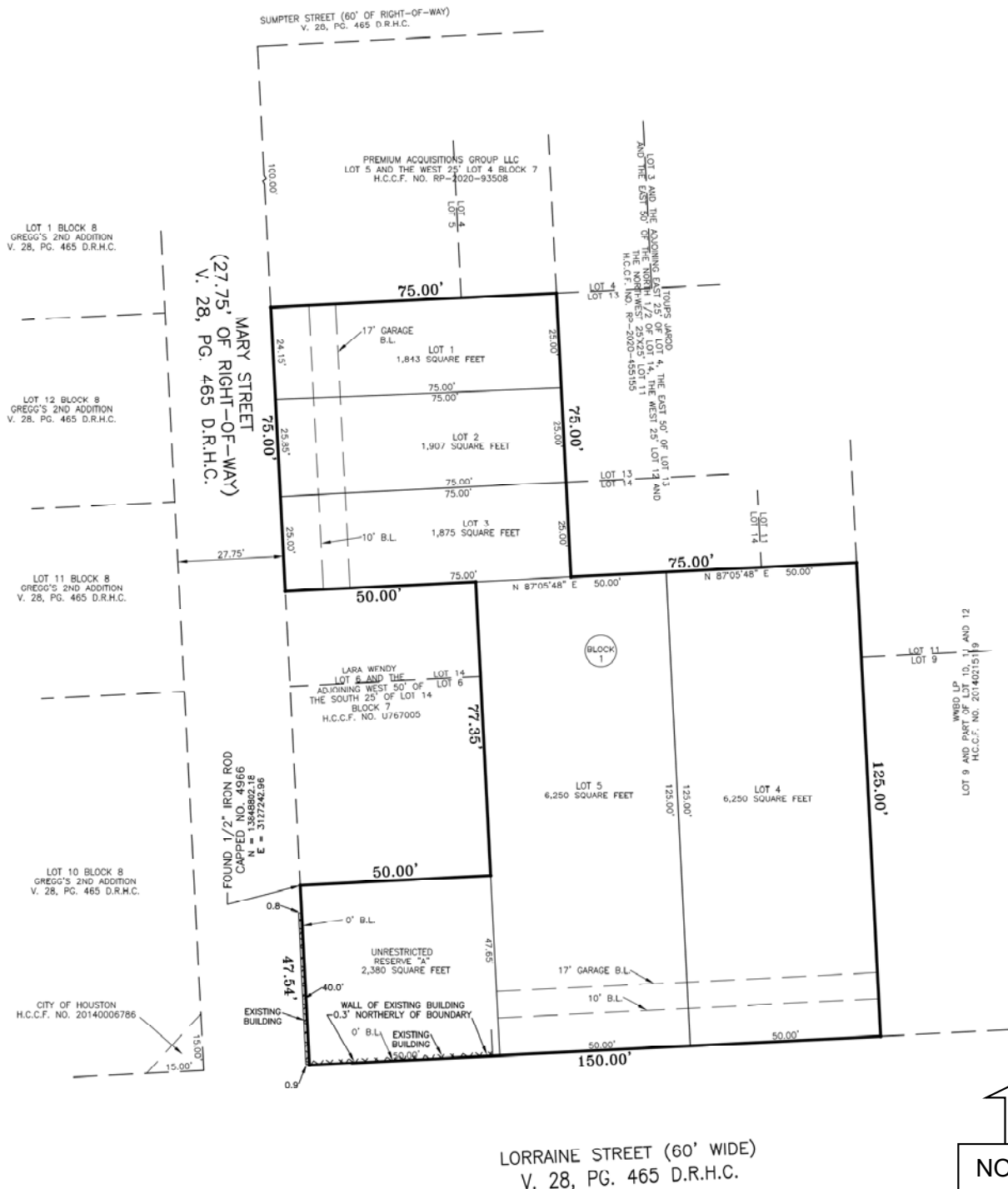


D – Variances

Site Location

Subdivision Name: Apolinar Estates

Applicant: Chesterfield Development Services



Houston Planning Commission

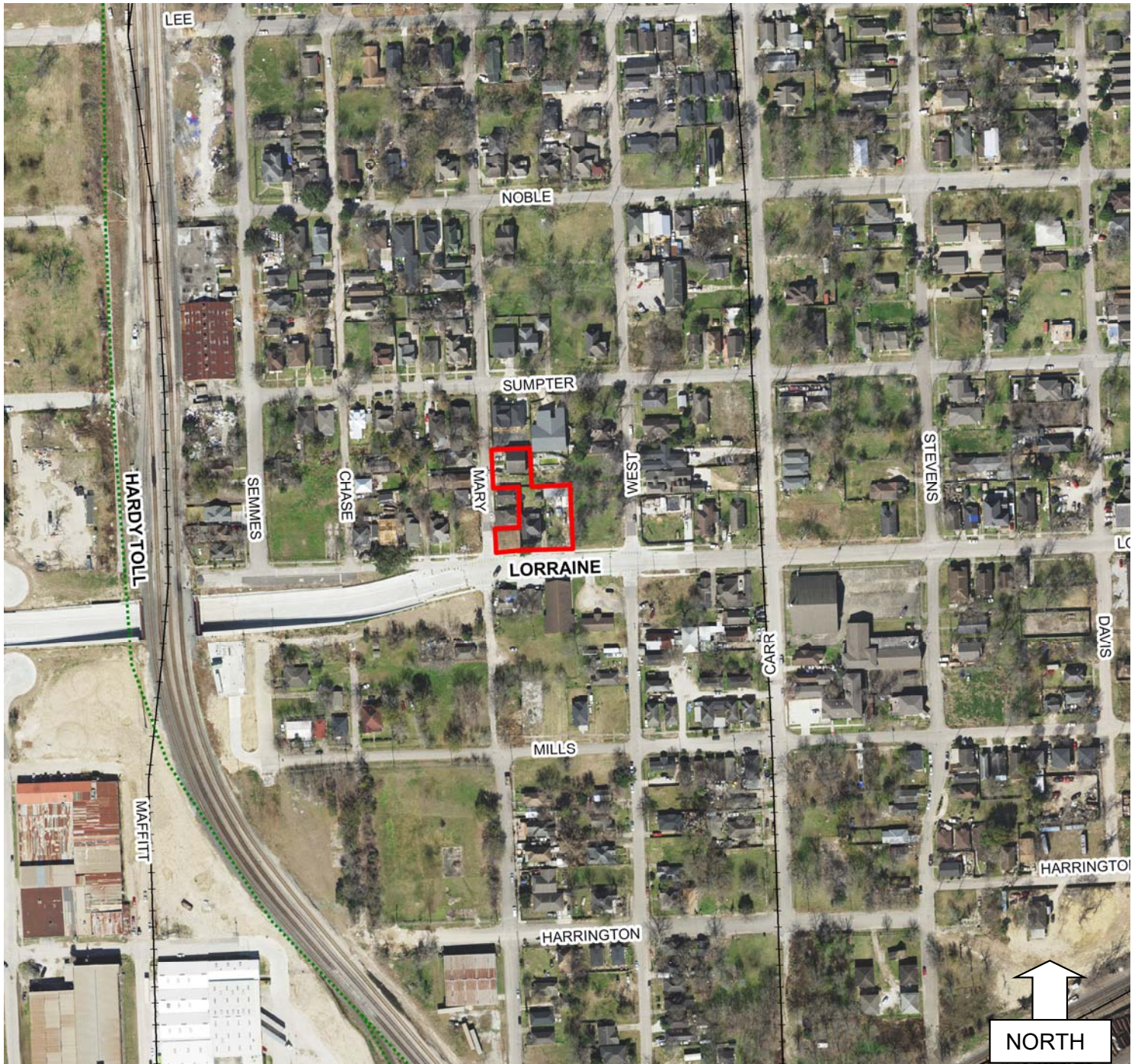
ITEM: 156

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Apolinar Estates

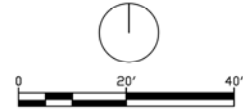
Applicant: Chesterfield Development Services



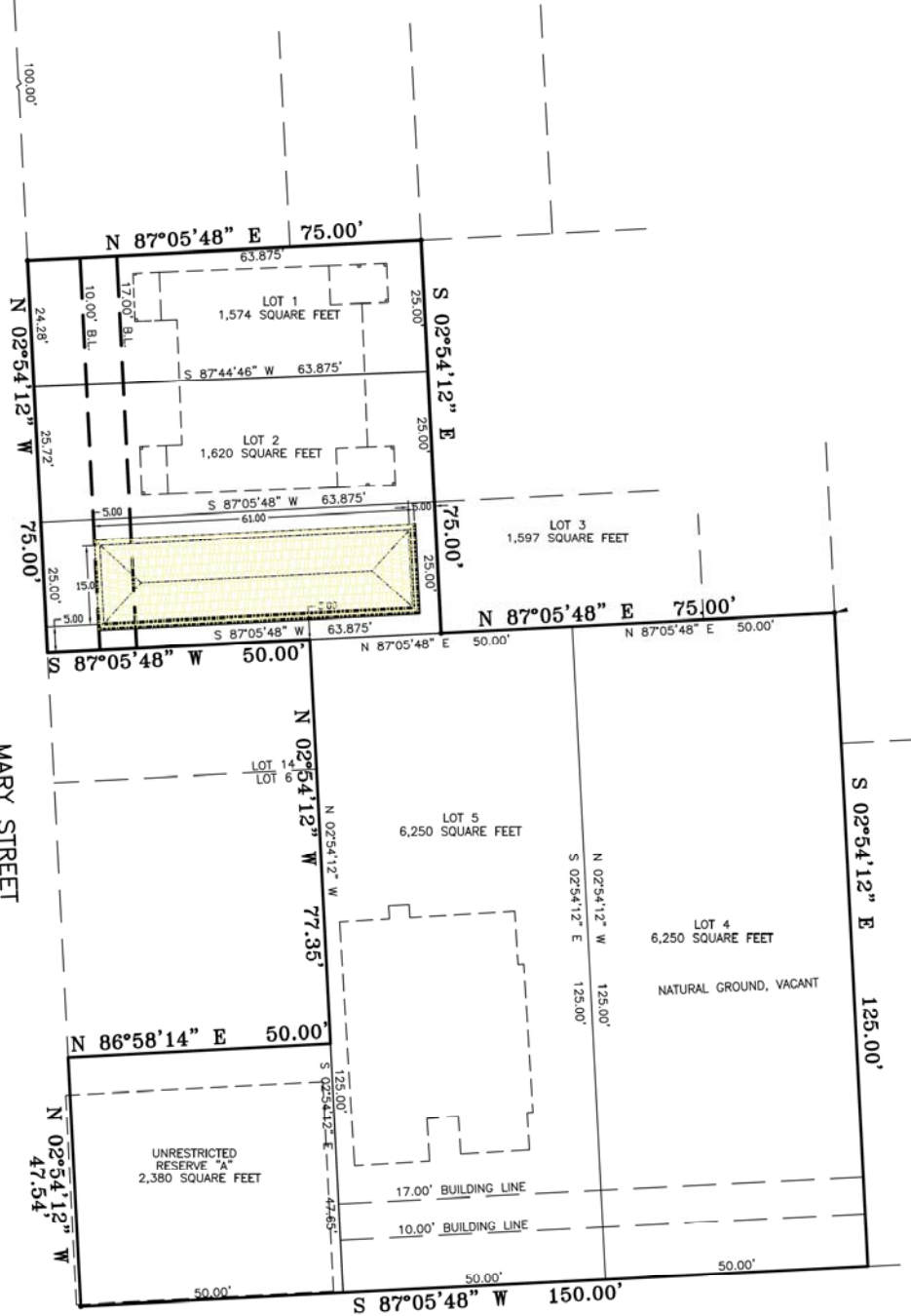
D – Variances

Aerial

SUMPTER STREET (60' OF RIGHT-OF-WAY)
V. 28, PG. 465 D.R.H.C.



MARY STREET
(27.75' OF RIGHT-OF-WAY)



LORRAINE STREET (60' WIDE)

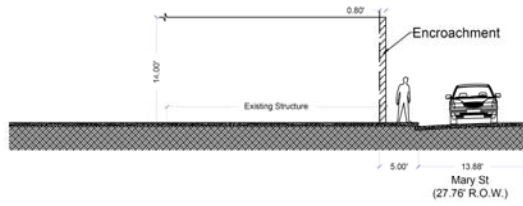
1 APOLINAR ESTATES - SITE PLAN

1" : 20'

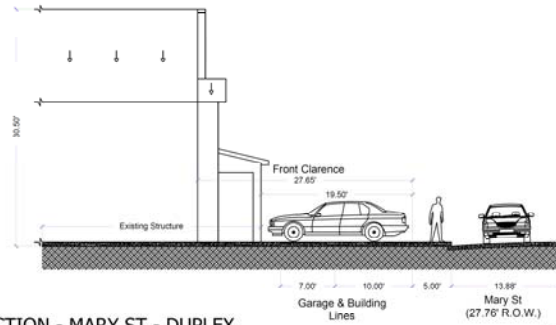
CHESTERFIELD DEVELOPMENT

SERVICES

P.O. Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364

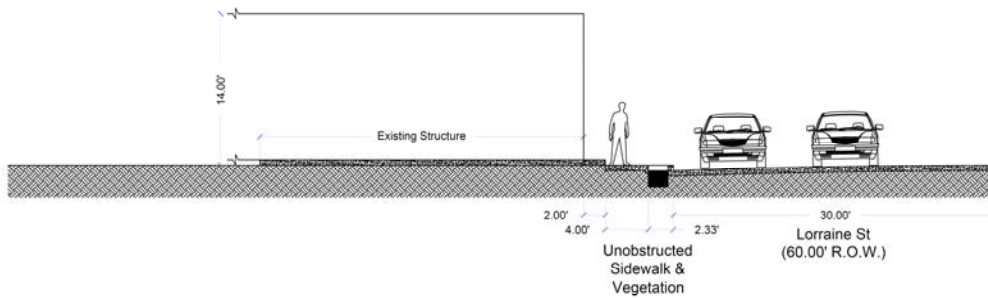


1 CROSS SECTION - MARY ST - RESERVE
NOT TO SCALE



2 CROSS SECTION - MARY ST - DUPLEX
NOT TO SCALE

CHESTERFIELD DEVELOPMENT
SERVICES
P.O. Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364



1 CROSS SECTION - LORRAINE ST - RESERVE
NOT TO SCALE

CHESTERFIELD DEVELOPMENT
SERVICES
P.O. Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364



Application Number: 2023-0788

Plat Name: Apolinar Estates

Applicant: Chesterfield Development Services

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 dual building lines on Mary St and Lorraine St. To allow an unrestricted reserve less than 5,000 SF To allow an unrestricted reserve on a street with a right -of-way (ROW) less than 60' To allow an existing building to encroach the visibility triangle.

Chapter 42 Section: 47, 81

Chapter 42 Reference:

42-157 (b): The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. 42-122: The minimum right of way width required for local streets: (1) 50 feet if adjacent to exclusively single-family residential lots, or (2) 60 feet if adjacent to any other development. 42-190 Tracts for non-single family use -- Reserves: Unrestricted reserve – Minimum size: 5,000 sq. ft. – Type: public street – Minimum street width: 60 ft – Minimum street frontage: 60 ft. 42-161 Visibility Triangle: 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. 42-155 (a): The building line requirement for a tract 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;

The site is located on Mary St. between Lorraine St. and Sumpter St., just north of downtown. The total block length of this street is 300'. The owner originally wanted to subdivide the property on 1908 and 1910 Mary St to create three (3) lots. Lots 1 and 2 include the existing duplex and the other lot will be a single-family dwelling to give families an opportunity for home ownership. However, due to the fact that Lot 3 on Mary St. abuts Lot 5 facing Lorraine St, the owner included the two residential lots on Lorraine St. along with a commercial building on the corner of Mary St. and Lorraine St. Currently, Mary St. is 27.75' wide and the owner is requesting not to make a street

dedication of 16.125' in order to widen the Mary St. to a 60' right of way. Mary St. is a local street with a block length of 300' where all of the houses are built on small lots with low traffic flow. To give a street dedication of this magnitude will not increase traffic flow because the likelihood of widening this street beyond 50' ROW is small because the nearby property owners would lose so much land that they will not be able to rebuild in case of a catastrophe. If the dedication is required for 11.125' to make Mary St. a 50' ROW, there will be a 3' encroachment on the garage building line. Whereas a 60' ROW would create a one-foot building line encroachment on the existing duplex. Plus, there would be a garage building line encroachment of approximately 8' by the existing residence which will be on Lots 1 and 2. Lot 3 will be built in accordance with chapter 42. Therefore, the variance request is to not dedicate Mary St. because it is a short residential street in an old local neighborhood with low traffic. However, if it must be widened, please allow Mary St. to be a 50' ROW with the owner dedicating 11.125'. There is an existing building on the corner of Mary St and Lorraine St. that sits between Lots 1 through 3 on Mary St and Lots 4 and 5 on Lorraine St. on a parcel that is less than 5,000 SF. Originally, this building was built in 1935 as a convenience store benefitting the local residents. For the last 10 years, the building has been used as personal storage by the owner. He does not want to demolish the building and has no plans to open it for retail purposes therefore parking is not needed. Reserve A will remain unchanged. The only reason that Reserve A is a part of the plat is because the side of Lot 14 abuts the property. A variance is requested for the existing building to allow a zero building line (or dual building line) and to encroach the visibility triangle. Additionally, the variance is for a reserve to be on a ROW less than 60'. Since the building is grandfathered because it was built over 80 years ago, it should be allowed to remain on a 50' ROW or less. If the building is re-opened it will need to meet or exceed the ordinance for parking and other requirements. At that time, the Planning Commission will have an opportunity to review the viability of the Reserve as it relates to a new plan because it will require a development variance at a minimum. This land will most likely need to be replatted for residential use in the future, which would require a 50' ROW. The bottom line is that the existing building should be allowed to remain unchanged. Strict application of the 60' ROW would make this project infeasible due to the fact that there is an existing duplex that will have a garage building line encroachment happens after the dedication. Furthermore, the physical characteristic of the land happened over 80 years ago when the neighborhood was first built. Therefore, a zero -building line is being requested. In the event that it is not feasible, the owner requests a dual building line because the existing building has been there so long and should remain unchanged. Strict application will deprive the owner from use of the land on Lot 3 and create an impractical development because the land that has an issue is an abutting property that he does plan to develop

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

The circumstances support granting the dual garage building line variance because the building already exists on Mary St . This variance is needed because the garage building line encroachment is created as a result of the 11.12' street dedication for a 50' ROW. The existing building on the corner of Mary St. and Lorraine St. was built in 1935 and it grandfathered because building was built before Chapter 42 existed. The ROW width of Mary St. is not something that the owner created. It is a physical restriction of the land. The current hierarchical street patterns support granting a variance to allow Mary St to be maintain as it exists . However, if it must be increased allow a 50' ROW despite the existing building on Reserve A.

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

The intent and general purposes of this chapter will be maintained by allowing the dual building line on Mary St. Furthermore, the owner wants to build on Lot 3 on Mary St., therefore the existing building on Mary St. and Lorraine St. will remain unchanged in its original configuration. The purposes of Chapter 42 will be maintained if Mary St.is allowed to remain as it is now within in this low-traffic community and mainly residential neighborhood. However, widening this street to 60' will not improve the circulation of the traffic in this area because the total block length is 300' and if the other owners are not dedicating land, then this increased dedication will not increase circulation and mobility. Therefore, if a dedication is required, a 50' dedication on Mary St. is adequate. Although the existing building was used as a convenience store for the residence, it is currently being used to store personal items. In the event that the existing building on Reserve A is developed, improved, or opened for business it will most likely require Planning Review prior to an obtaining occupancy permit. At that time, the Planning Commission should determine whether widening the ROW to 60' is necessary. In the meantime, the reserve should be allowed to be on a street less than a 60' ROW.

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

Granting this variance will not be injurious to the public health, safety or welfare because the garage building line encroachment of the existing residence on Mary St. is minor. Mary St. is currently 27.75' wide and the dedication will enhance mobility. The existing building on Mary St. and Lorraine St. was a local community store that benefitted its nearby residences. However, for the last 10 years the owner uses the existing building to store personal items. He has no plans to reopen the building for commercial purposes and does not want to demolish or destroy the existing building. Granting the variance for Mary St. to maintain as an existing ROW will not be injurious to public health and safety since most of the interior streets in this low -traffic neighborhood are narrow streets. It serves the streets as well as private streets while allowing the local residents to have property ownership. The owner will add a sidewalk in front of Lot 3 that matches the existing sidewalk.

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

The sole justification of the variance requests is not economic hardship. Each variance has to do with existing buildings and the unusual physical characteristics of the land. It is reasonable to allow dual building lines on both Mary St. and Lorraine St. The existing building on the corner of Mary St and Lorraine St. that was built in 1935 should be allowed to remain in its current state unchanged, as the owner builds on Lot 3



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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May 5, 2023

NOTICE OF VARIANCE

PROJECT NAME: Apolinar Estates

REFERENCE NUMBER: 2023-0788

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 corner of Mary Street and Lorraine Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Chesterfield Development Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting 5 variance: (1) to allow an existing building to encroach the 17' garage building line on Mary Street, (2) to allow a 50' right of way on Mary Street, instead of a required 60' right of way, (3) to allow an unrestricted reserve less than 5,000 square feet, (4) to allow an existing building to encroach into a visibility triangle at the corner of Lorraine Street and Mary Street, (5) to allow a dual building line on Lorraine 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, May 25, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Monica Fontenot-Poindexter with Chesterfield Development Services at 713-538-5364. You may also contact Petra Hsia with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

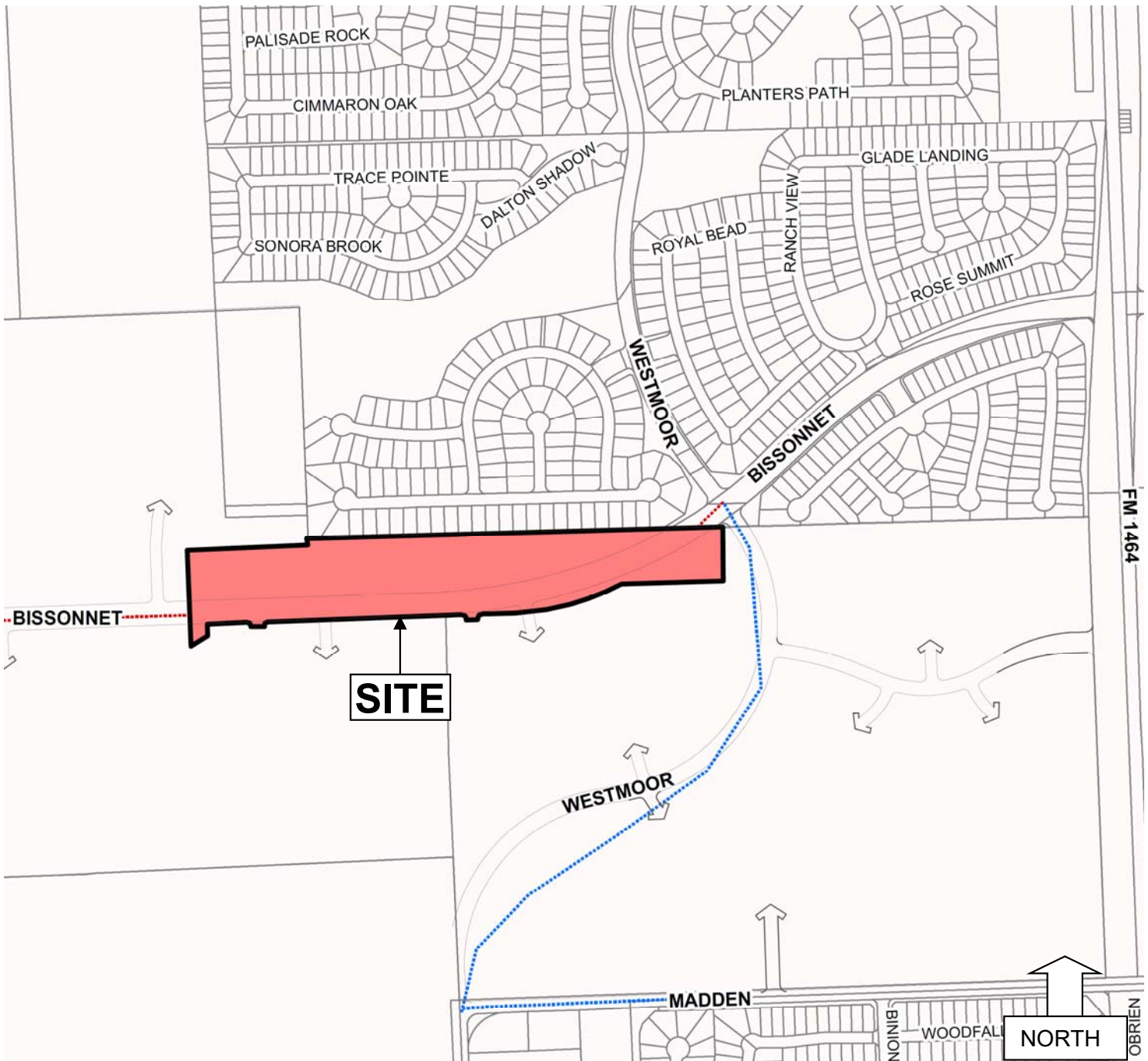
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves (DEF 1)

Applicant: Meta Planning + Design LLC

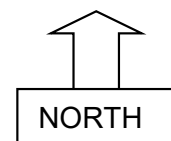
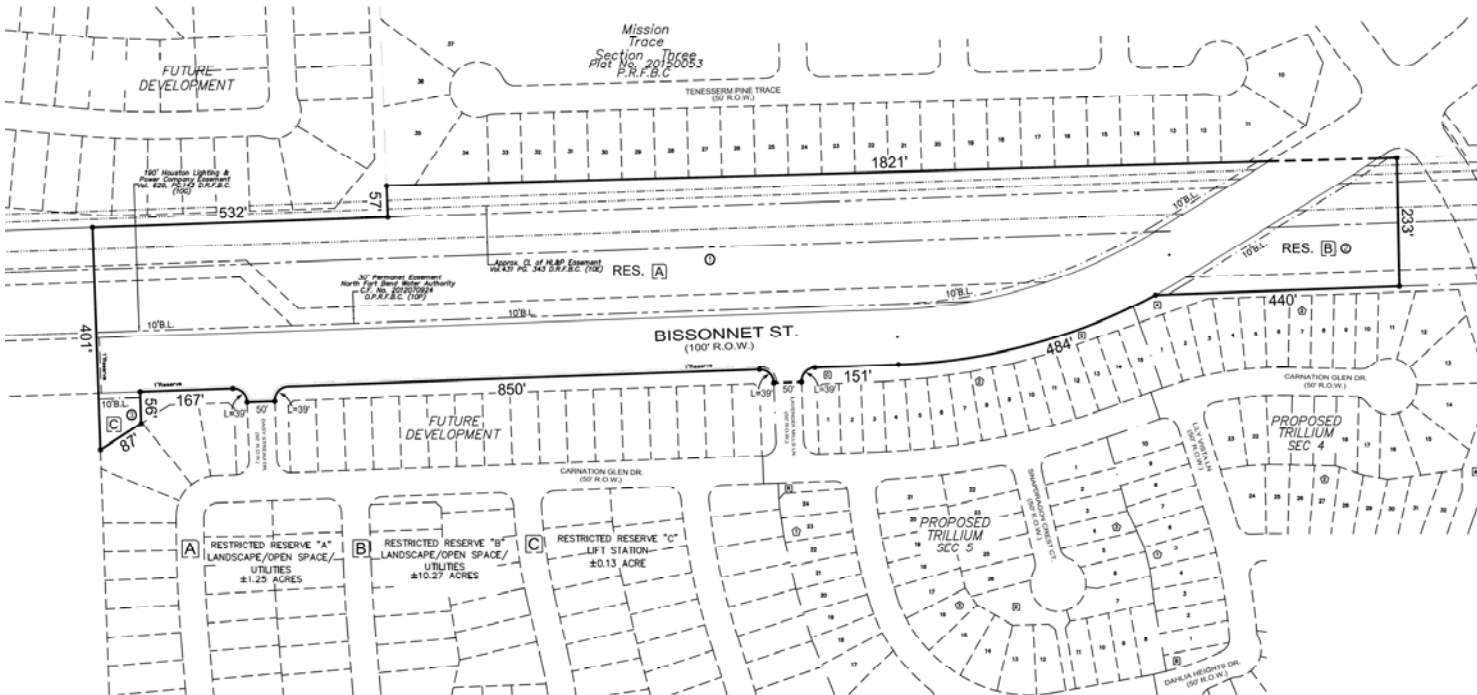


D – Variances

Site Location

Subdivision Name: Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves (DEF 1)

Applicant: Meta Planning + Design LLC



Houston Planning Commission

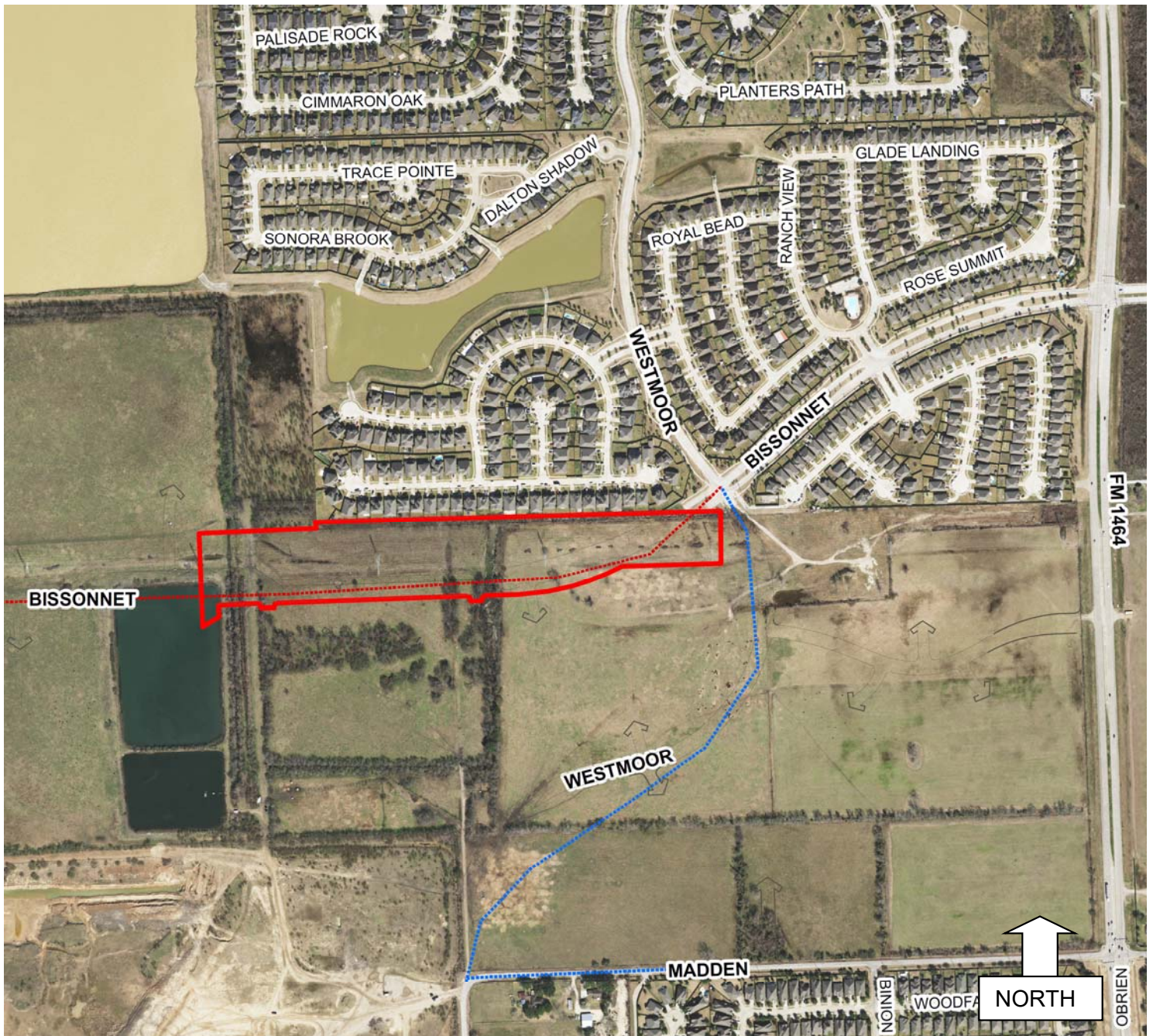
ITEM: 157

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



Application Number: 2023-0987

Plat Name: Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves

Applicant: Meta Planning + Design LLC

Date Submitted: 05/01/2023

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

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

Specific Variance is being sought and extent of variance:

To allow for a major thoroughfare to have a centerline curve radius of 1,000'.

Chapter 42 Section: 132

Chapter 42 Reference:

(a)Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 Trillium development is a single-family development located in Fort Bend County, in the southwest portion of Houston's ETJ, just west of FM 1464, north of W. Bellfort Street, and east of Harlem Road, and the Mission Trace subdivision is located directed to the north of Trillium. The Aliana subdivision is located directly to the southeast of Trillium, and the southwest is a large, undeveloped tract. Trillium is bisected by the Westmoor Drive and Bissonnet Street intersections, and the two roads intersection within the development. Westmoor Drive is classified as a Major Collector and Bissonnet Street is classified as a Thoroughfare per the City of Houston's Major Thoroughfare Plan. The alignments of both Westmoor Drive and Bissonnet Street are set due to the Major Thoroughfare Plan, and the sections of the roadways that have been developed as part of the Mission Trace development. Both roadways intersect a CenterPoint easement corridor at the northern boundary of the Trillium development. Because the roadways are proposing to cross the CenterPoint easement, extensive coordination with CenterPoint has begun to determine the best alignment and geometry in which the roadways intersect the CenterPoint corridor. CenterPoint representatives have stressed the importance of all roadways crossing their easements to be at a right (90°) angle. This proved to be challenging for the crossing of Bissonnet Street, as a portion of the roadway has been constructed to the north (in the Mission Trace subdivision) that is set to intersect the CenterPoint easement as a non-perpendicular angle. Because of the external roadway geometry to the north, the roadway geometry within the Trillium development must be tightened to achieve the perpendicular intersection of the CenterPoint corridor. To ensure that CenterPoint has ample space within their corridor for any maintenance or construction, it is proposed that the curve within the eastern portion of the 'Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves' plat have a centerline curve radius of 1,000'. The reduction in centerline curve radius will allow for the roadway geometry to be tightened significantly. This will create an intersection of Bissonnet

Street and the CenterPoint corridor that is as close to a perpendicular angle as possible without affecting the existing road to the north.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant, as the Bissonnet Street alignment was set due to development to the north and the Major Thoroughfare Plan. In addition to this, CenterPoint has established the preferred geometry for intersections of roads and their corridors.

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

The intent and general purposes of Chapter 42 will be preserved and maintained by the granting of this variance. Fort Bend County has expressed an interest in reducing travel speed along this portion of Bissonnet Street, and the reduction in centerline radius would be compatible with Fort Bend County's goal.

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

The reduced centerline radius will have a passive traffic calming effect, which is to the benefit of the public health, safety, or welfare.

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

The justification of the variance is that the existing roadway to the north meets the CenterPoint easement at an acute angle, and due to this a perpendicular intersection of a CenterPoint corridor is infeasible. Ultimately, CenterPoint must approve of any crossing of their easements/corridor, and this variance is to align with CenterPoint's request for a less acute crossing of their easement corridor.

Houston Planning Commission

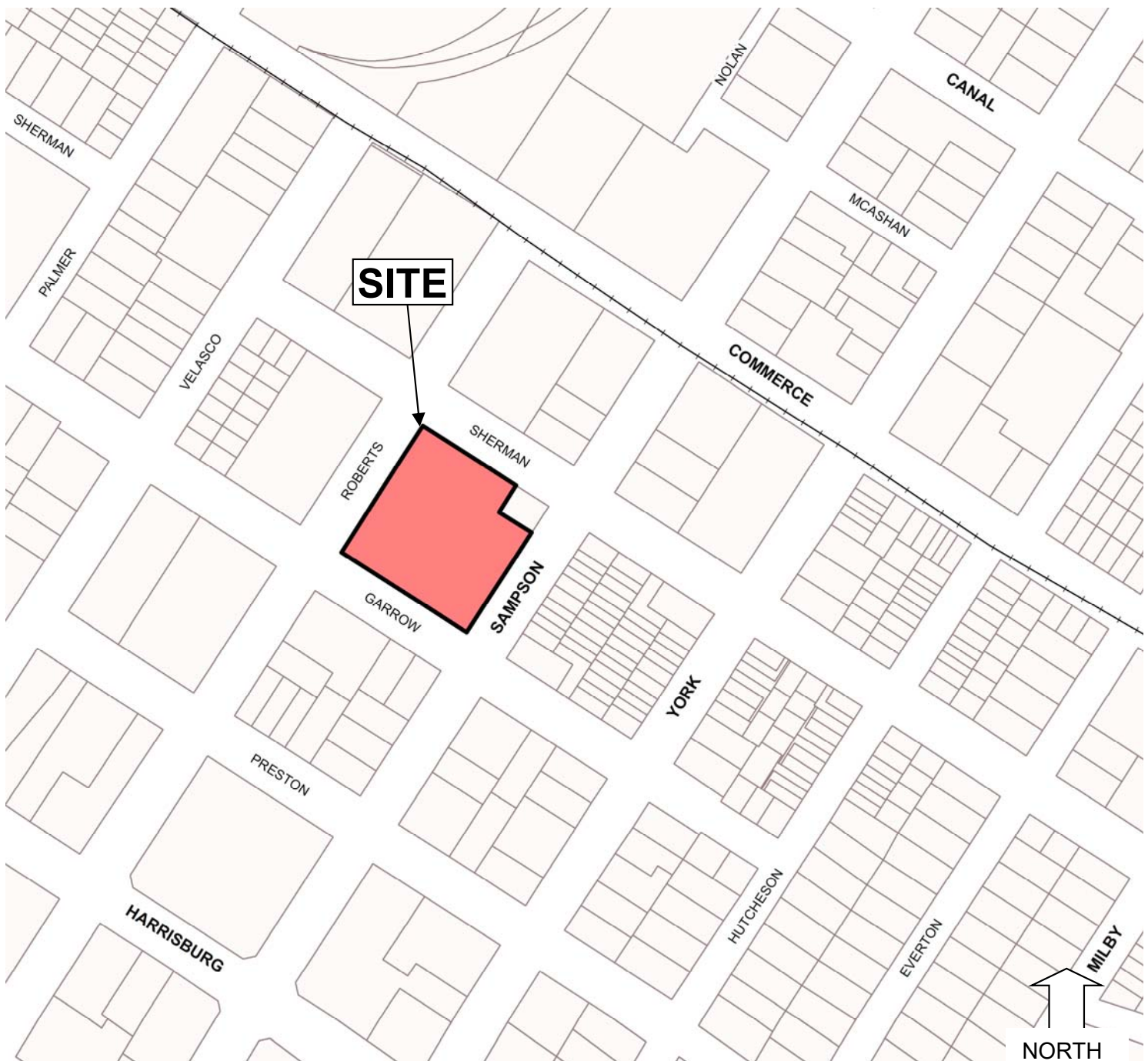
ITEM: 158

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services

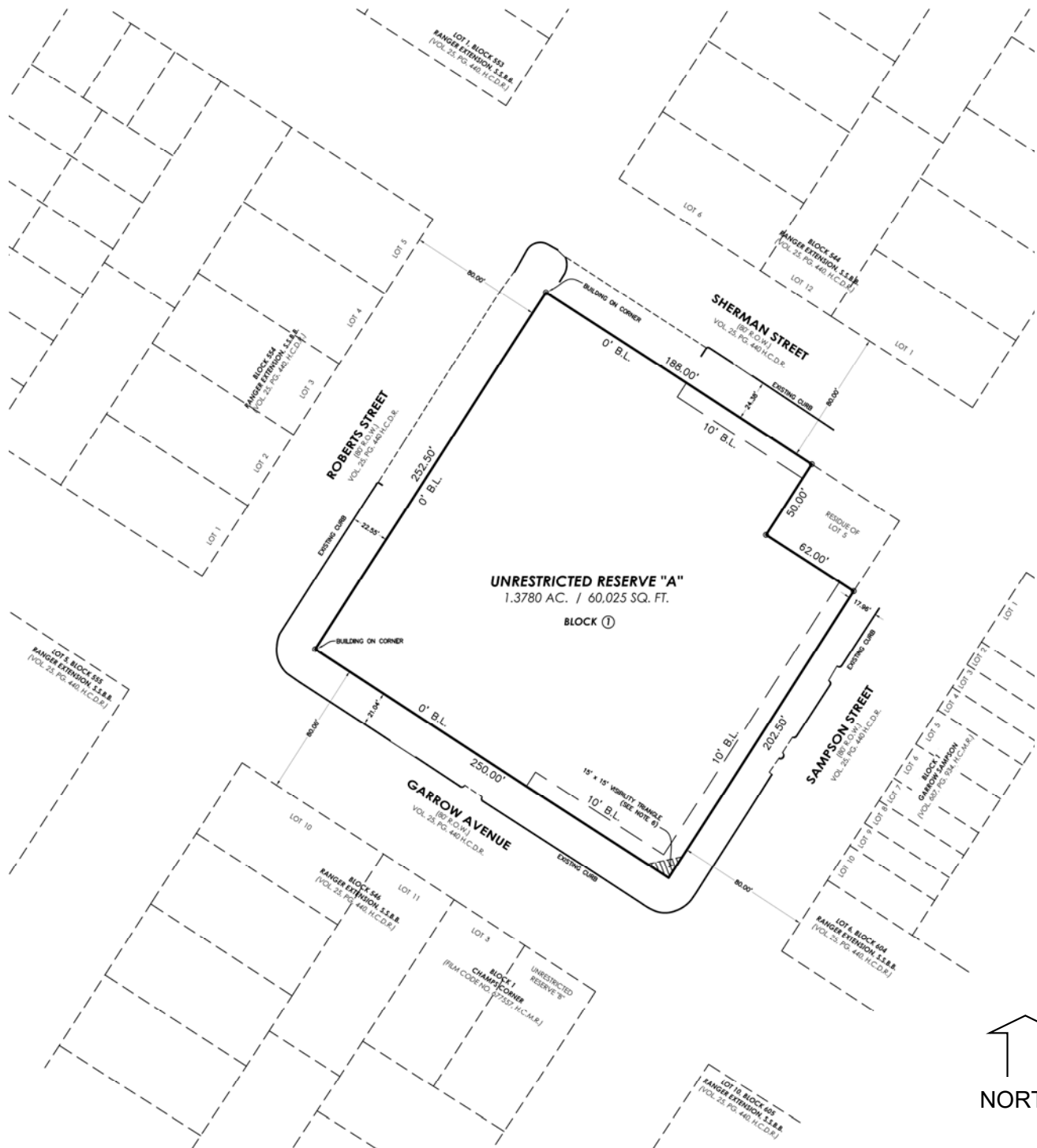


D – Variances

Site Location

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services



Houston Planning Commission

ITEM: 158

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services



D – Variances

Aerial

PARKING ANALYSIS			
QUANTITY	TYPE	DESCRIPTION	COMMENTS
2	Parking Space - ADA	9 X 19 H.C. ACCESSIBLE SPACE	5 FT WIDE STRIPED AREA
1	Parking Space - ADA	9 X 19 H.C. ACCESSIBLE VAN SPACE	8FT W STRIPED AREA
54	Parking Space	STANDARD PARKING SPACE	9 X 19
57	TOTAL SPACES PROVIDED		

PLANTING SCHEDULE					
MARK	TYPE	SPECIES	REQUIRED COUNT	PROVIDED	COMMENTS
PS1	SHRUB	WAXLEAF LIGUSTRUM	130	130	PARKING SHRUBS 10 PER REQUIRED STREET TREE (75% OF REQUIRED SHRUB ALONG STREET FRONTAGE)
SS1	SCREENING FENCE SHRUB	OLEANDER		20	6' TALL
T1	STREET TREE	LIVE OAK		6	EXISTING STREET TREES
T2	PARKING TREE	RED OAK PARKING	6	6	57 SPACES / 10
T3	NEW STREET TREE	RED OAK STREET	7	7	391 LF / 30 - (EXISTING STREET TREES)

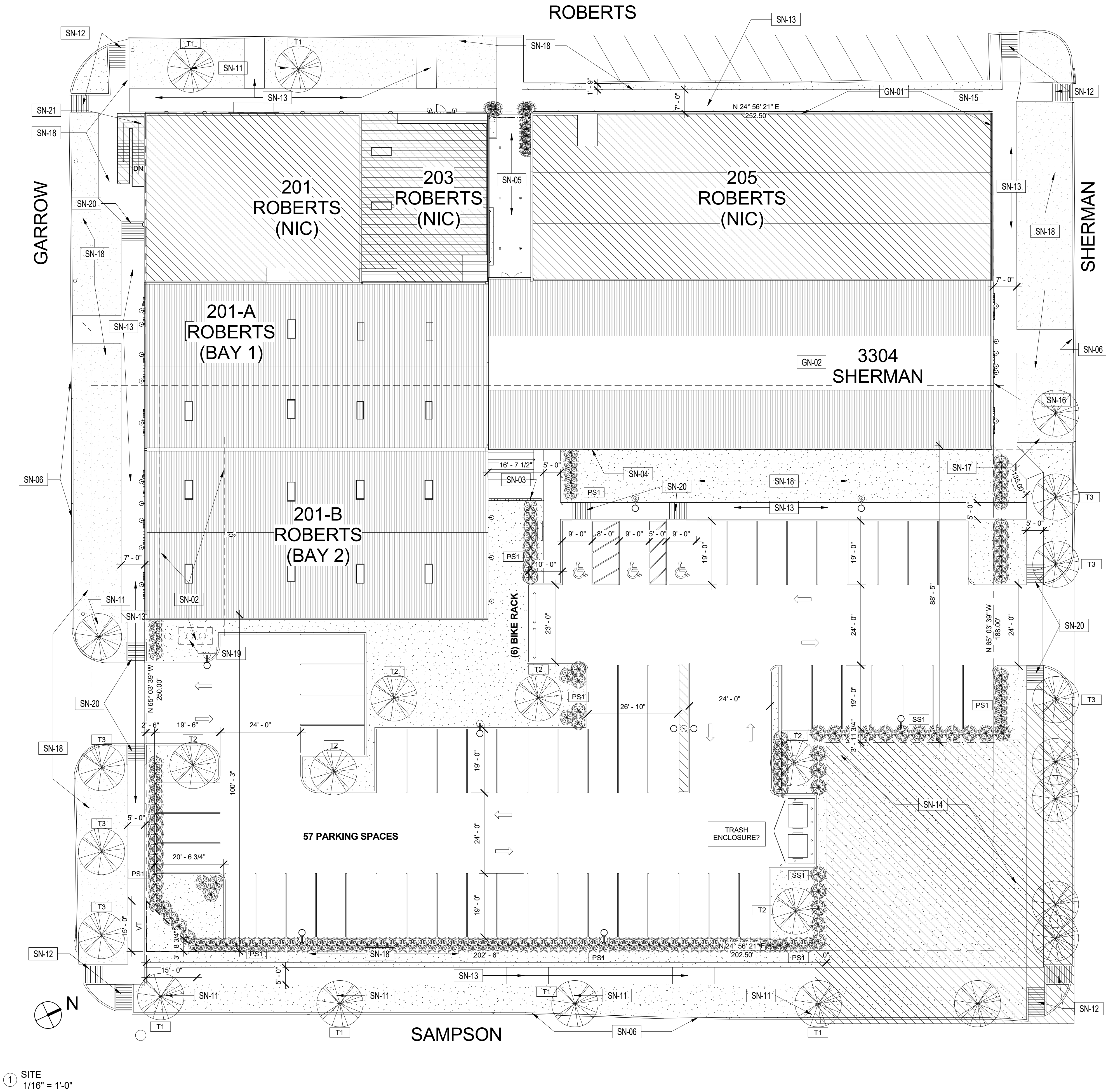
NOTE: ALL TREES SHALL BE MIN. 1 1/2" CALIPER & 6' TALL

TENANT LIST

		GFA	Use	Retail	Office
	Address			0.004	0.0025
Proposed	3304 Sherman	7,461	Office		19
	201 Roberts Bay 1	5,286	Office		13
	201 Roberts, Bay 2	4,926	Office		12
					0
					0
Existing	201 Roberts	9,818	Office		25
	203 Roberts	1,283	Retail	5	
	205 Roberts	6,719	Office		17
	Total Gross Area	35,493			
	Total Parking for Shared Use Analysis Determination	91		5	86

CITY OF HOUSTON SHARED PARKING ANALYSIS - 201 ROBERTS REMODEL

Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	86	4.27625	85.525	25.6575	4.27625	0	8.5525	0	0
	Financial Facility	0	0	0	0	0	0	0	0	0
8	Retail Store	5	0.2566	2.566	3.849	0.5132	0.2566	5.132	3.849	0.5132
	All Others	0	0	0	0	0	0	0	0	0
	Total	90.657	4.53285	88.091	29.5065	4.78945	0.2566	13.6845	3.849	0.5132
Max Demand		88.091								
Put 1 if this qualifies as a historic building		1								
Total Reduction		35.2364								
Total Reduction		35.2364								
PARKING SPACES REQUIRED:		52.8546								
Bicycle Space Credit		5.3								
Total Parking Spaces Required		52.9								
Required Parking Less Bicycle		47.6								
Total Vehicle Parking Provided		57								



KEYNOTES-SITE	
SN-02	NEW BUILDING SANITARY LINE, GREASE WASTE LINE, RE: PLUMBING
SN-03	MASONRY PRIVACY SCREEN WALL, RE: ELEVATION
SN-04	NEW ELECT SERVICE ROOM, SERVICE TO RUN UNDERGROUND TO MULTI-TENANT GUTTER IN UTILITY YARD
SN-05	REPAIR EXISTING PAVING, NEW PLANTERS
SN-06	NEW CURB & GUTTER, MATCH EXISTING
SN-11	EXISTING STREET TREES TO REMAIN, TYP.
SN-12	EXISTING HANDICAP RAMPS TO REMAIN
SN-13	NEW CONC. SIDEWALK, RE: CIVIL
SN-14	THIS AREA NIC
SN-15	UPGRADE GAS SERVICE, RE: PLUMBING & CIVIL
SN-16	PROPERTY LINE
SN-17	REMOVE EXISTING CHAINLINK FENCE, COORDINATE TIMING W/ GC
SN-18	NEW SOD, LANDSCAPING & IRRIGATION
SN-19	GREASE INTERCEPTOR LOCATION, NIC
SN-20	NEW HC RAMP
SN-21	MULTI-TENANT MAIL BOX, EXISTING TO REMAIN

KEYNOTES-DEMO	
DN-01	DEMO EXTERIOR CLADDING, THIS AREA ONLY, LEAVE FRAMING IN PLACE
DN-02	REMOVE DOORS AND FRAMES, LEAVE OPENINGS
DN-03	DEMO APPROACH, SIDEWALKS, CURBS, PARKING
DN-04	REMOVE FENCE/GATE AND RELATED STRUCTURE
DN-05	EXISTING ELECTRICAL SERVICE TO BE RELOCATED
DN-06	EXISTING RESTROOMS AND UNDERGROUND PLUMBING TO BE CUT AND CAPPED
DN-07	REMOVE SLAB THIS AREA ONLY
DN-08	DEMO STRUCTURE, THIS AREA ONLY, PRESERVE SLAB
DN-09	DEMO EXISTING PAINT BOOTH, LEAVE STEEL FRAME ABOVE
DN-10	NEW OPENING FOR STOREFRONT
DN-11	CUT OPENING IN MASONRY WALL FOR DOOR, RE:A2.1
DN-12	NO DEMO IN THIS AREA
DN-13	REMOVE ALL ABANDONED MEP, COORDINATE W/ GC
DN-14	DEMO WALL AND METAL FRAMES, PREP FOR NEW EXTERIOR WALL

KEYNOTES-GENERAL	
GN-01	EXISTING MASONRY WALL TO REMAIN, PAINT, TYP
GN-02	CLEAN ALL EXISTING WALLS, STRUCTURES WITH LIGHT POWER WASH
GN-03	EXISTING WALL TO REMAIN
GN-04	EXISTING BUILDING STRUCTURE TO REMAIN, TYP
GN-05	
GN-06	

201 ROBERTS

201 ROBERTS ST
HOUSTON, TX 77003

STOVALL INTERESTS
DEVELOPMENT & ARCHITECTURE



PLANNING REVIEW SET

SITE PLAN

Project number	
Date	04.26.23
Drawn by	Author
Checked by	Checker

A1.0

Scale 1/16" = 1'-0"

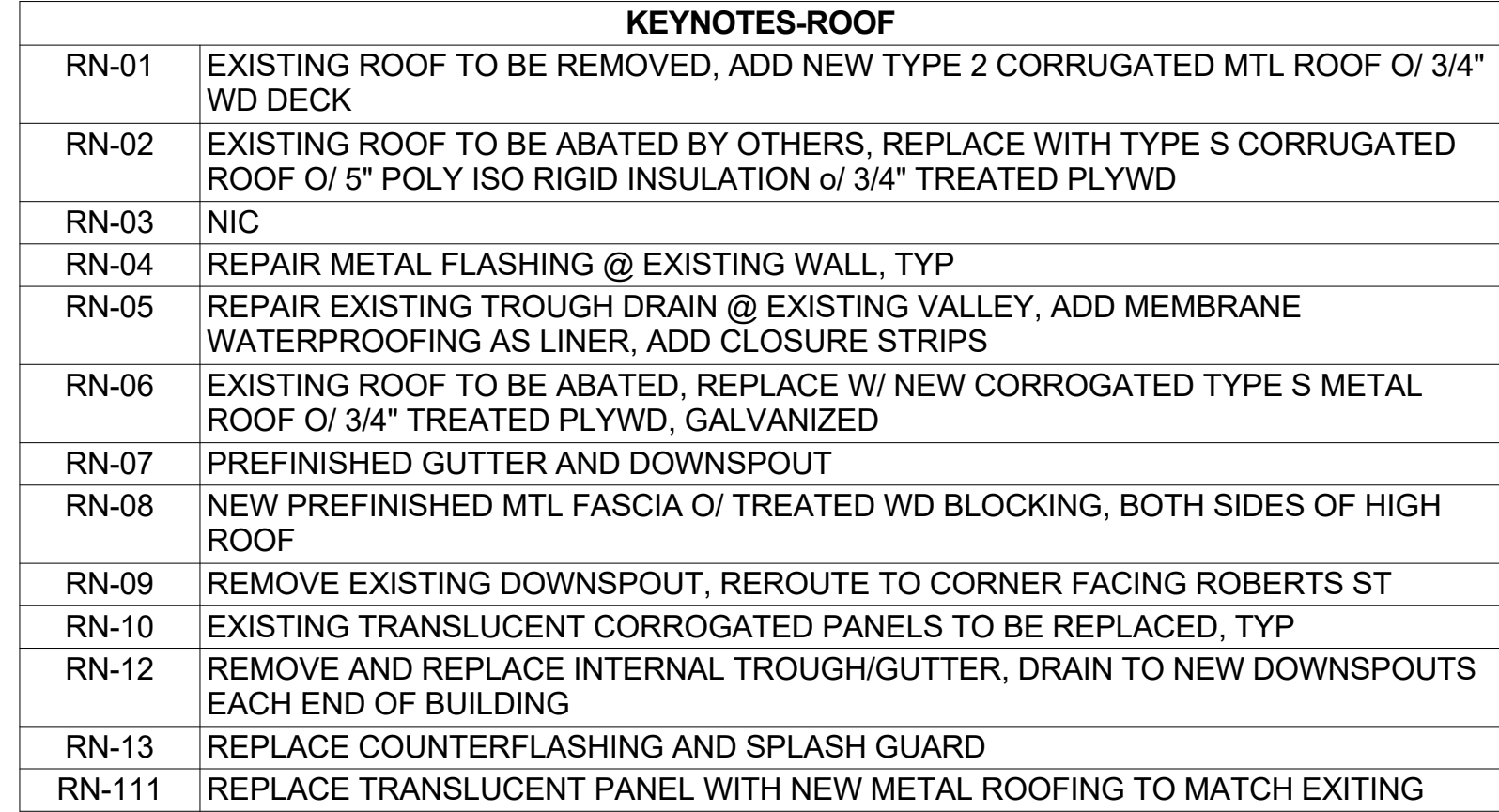
201 ROBERTS ST
HOUSTON, TX 77003

201 ROBERTS ST
HOUSTON, TX 77003

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Project number	
Date	04.26.23
Drawn by	Author
Checked by	Checker

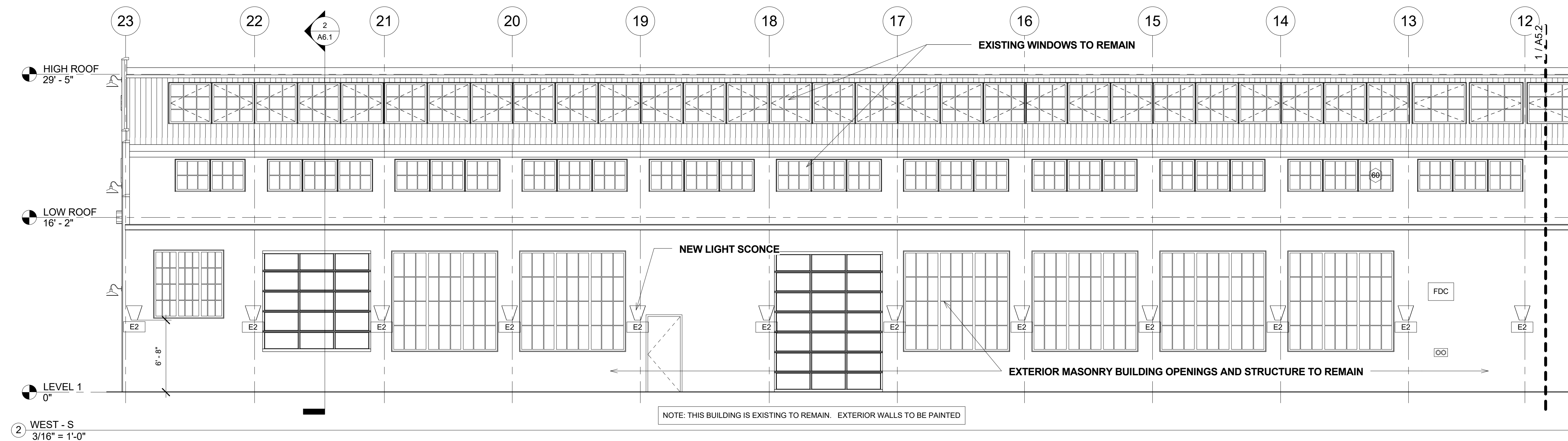
Scale 3/16



KEYNOTES-EXTERIOR	
EX-01	REPAINT MASONRY
EX-02	EXTERIOR LIGHTS, RE: SCHEDULE
EX-03	REFINISHED STUCCO FINISH, SMOOTH FINISH, ELASTOMERIC COATING
EX-04	EXISTING WOODWORK REPAIR AS REQUIRED, PAINT, CLEAN AND/OR REGLAZE ALL EXIST OPENINGS, TYP
EX-05	NEW WEEP HOLE @ EXISTING STUCCO WALL
EX-06	NEW STOREFRONT SYSTEM, PREFINISHED. LOW-E GLASS
EX-07	NEW PREFINISHED MTL FASCIA O/ TREATED WD BLOCKING, BOTH SIDES OF HIGH ROOF
EX-08	NEW CONCRETE & LEVELER AT SLOPED CONCRETE AREAS, TYP

KEYNOTES-GENERAL	
GN-01	EXISTING MASONRY WALL TO REMAIN, PAINT, TYP
GN-02	CLEAN ALL EXISTING WALLS, STRUCTURES WITH LIGHT POWER WASH
GN-03	EXISTING WALL TO REMAIN
GN-04	EXISTING BUILDING STRUCTURE TO REMAIN, TYP
GN-05	
GN-06	

201 ROBERTS ST
HOUSTON, TX 77003

STOVALL INTERESTS
DEVELOPMENT & ARCHITECTURE[illegible]

PLANNING REVIEW SET

EXTERIOR ELEVATIONS

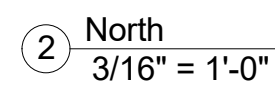
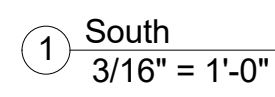
Project number	
Date	04.26.2019
Drawn by	Author
Checked by	Checke

A5.2

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201 ROBERTS ST
HOUSTON, TX 77003

TOVALL INTERESTS
DEVELOPMENT & ARCHITECTURE

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PLANNING REVIEW SET

EXTERIOR ELEVATIONS

Project number	
Date	04.26.23
Drawn by	Author
Checked by	Checker

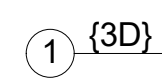
A5.3

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201 ROBERTS ST
HOUSTON, TX 77003

201 ROBERTS ST
HOUSTON, TX 77003

STOVALL INTERESTS
DEVELOPMENT & ARCHITECTURE

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PLANNING REVIEW SET

AERIAL

Project number	
Date	04.26.2013
Drawn by	Author
Checked by	Checker

A14

Scale

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4/26/2023 9:05:45 PM



Application Number: 2023-0999

Plat Name: Concept Neighborhood on Roberts

Applicant: Beacon Land Services

Date Submitted: 05/01/2023

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

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

Specific Variance is being sought and extent of variance:

42-150 "Building Line Requirement." To reduce portions of the front building setbacks along Sherman Street, Roberts, and Garrow Avenue to 0 feet and to remove the requirement for visibility triangles.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement, paragraph (d) states: "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

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 1.378 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
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www.houstontx.gov

May 5, 2023

NOTICE OF VARIANCE

PROJECT NAME: Concept Neighborhood on Roberts

REFERENCE NUMBER: 2023-0999

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, Garrow Street, and Sampson 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, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Adam Clent with Beacon Land Services at 713-678-0795. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

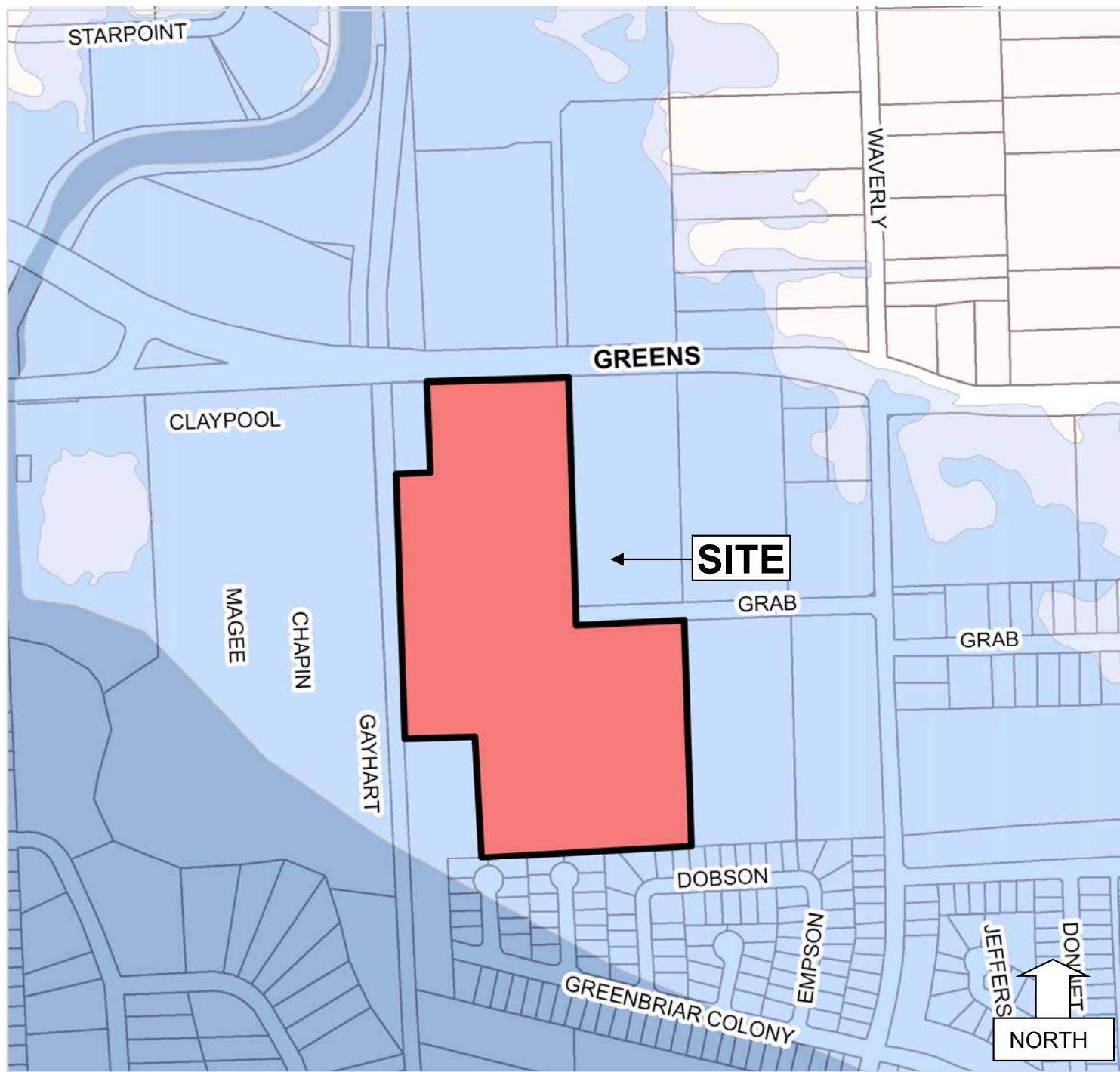
Houston Planning Commission **ITEM: 159**

Planning and Development Department

Meeting Date: 05/23/2023

Subdivision Name: Corner at Greens (DEF 2)

Applicant: Windrose



D – Variances

Site Location

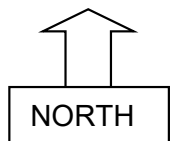
Houston Planning Commission ITEM: 159

Planning and Development Department

Meeting Date: 05/23/2023

Subdivision Name: Corner at Greens (DEF 2)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission ITEM: 159

Planning and Development Department

Meeting Date: 05/23/2023

Subdivision Name: Corner at Greens (DEF 2)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2023-0782

Plat Name: Corner at Greens

Applicant: Windrose

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 restricted reserve for detention to take access from a 28' access easement in lieu of a public street and to not extend or end Delaney Street in a cul-de-sac.

Chapter 42 Section: 42.134, 42.190

Chapter 42 Reference:

Sec. 42-134 "Street extension" Paragraph (a) states that, "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" Section 42-190."Tracts for non-single-family use—Reserves" Paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

Statement of Facts

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

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

The subject property is a 23.319-acre tract of land located on the south side of Greens Road approximately 1000' west of Waverly Road and 500' north of Greens Bayou. The applicant intends to develop a 163 space mobile home park with access from Greens Road and detention on the far south side of the development. The subject property is bordered on the west by a 130' wide Harris County Flood Control District channel easement (P157-00-00) and an undeveloped subdivision, Greenbriar Colony Patio Homes, to the south. A portion of Delaney Road, formerly known as Greens Road platted in Vol. 16, Pg. 57, bisects the site from east to west, stopping approximately 100' short of the western property line. The applicant is platting 3 unrestricted reserves divided along the North Belt Utility District boundary, which stops at the eastern edge of HCAD parcel 0451250000001, and the northern platted right-of-way line of Delaney Road. Reserve C will be served by North Belt Utility District and Reserves A and B will each be served by a new water well and waste water treatment plant. Delaney Road is being abandoned by this replat and incorporated into Reserve B – Harris County has no objection to this abandonment as Delaney Road is unimproved and is not planned to extend further west. The remainder of Delaney Road will stub into the property on the eastern boundary, requiring a variance not to extend or end in a cul-de-sac. It would be impractical to extend Delaney Road further to the west into Reserve C and beyond as

there are multiple physical obstacles blocking the extension, including the 130' HCFC easement, an existing mobile home park, and Greens Bayou itself which runs parallel to Greens Road. It is also impractical to end Delaney Road in a cul-de-sac at the eastern boundary of the site as Delaney Road is unimproved and Harris County has no objection to the road being abandoned. It is not needed for local traffic and no developments take access from Delaney Road. Restricted Reserve D for detention is located on the south perimeter of the site and will be accessed by a 28' access easement that coincides with one of the required fire lane entrances from Greens Road. This location for detention is ideal as the site slopes down towards Greens Bayou and allows for amore efficient layout for the mobile home spaces. Although subdividing my metes and bounds is allowed by Chapter 42 after a reserve is approved, TCEQ has specific requirements related to permitting utilities for mobile home developments which require platted reserves, therefore we are requesting a variance to allow access to the detention reserve via access easement in lieu of 20' of frontage on a public street.

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

Delaney Road has remained unimproved since it was platted in 1940 and the obstacles to extension to the west are not the result of any actions taken by the applicant. TCEQ requirements which require platting mobile home developments on dedicated platted reserves for utility purposes are also not hardships imposed by the applicant.

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

Adequate traffic circulation will be preserved and maintained without extending, ending in a cul-de-sac, or improving Delaney Road, which Harris County has no objection to abandoning. In addition, Reserve D for detention will have access from a 28' access easement to ensure proper access for maintenance of the facilities.

(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's health, safety, or welfare as this plat will be accompanied by an On-Site Sewerage Feasibility Report reviewed and approved by the Harris County Wastewater Department prior to recordation and the property will be required to follow all applicable rules and regulation required by TCEQ prior to receiving septic system permits. Granting the access variance will not circumvent the subsequent utility reviews by Harris County and State of Texas. The subject property and the surrounding area currently have an exceptional road network that provides safe and efficient traffic movement and emergency vehicular access, and the site will meet all Harris County fire lane and fire access requirements.

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

The conditions supporting the variance are the required TCEQ regulations related to mobile home developments and utility permitting, and the physical characteristics of the surrounding area which makes extension and improvement of Delaney Road impractical.

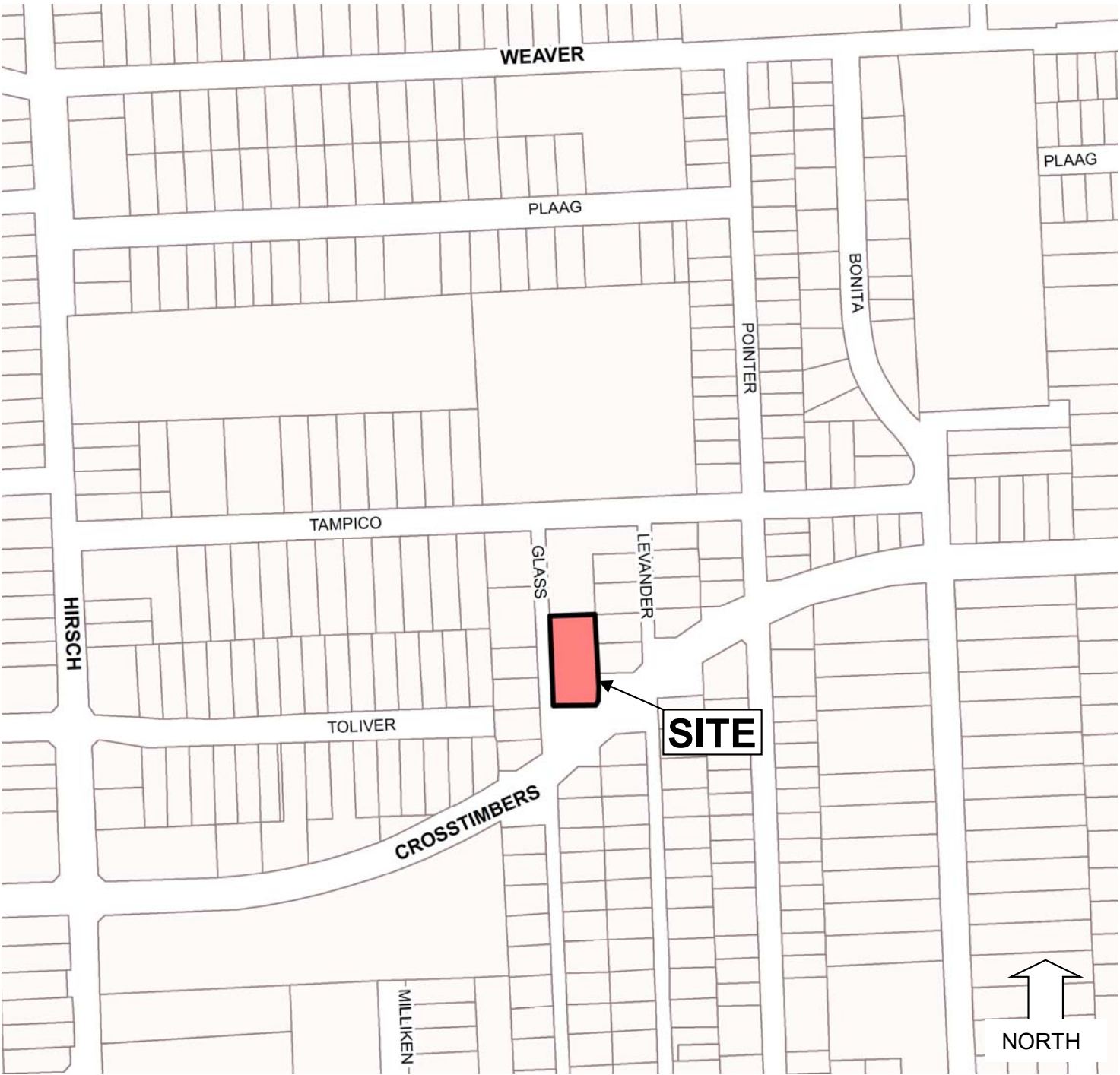
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Crosstimbers Place

Applicant: JEG-ZER LLC



D – Variances

Site Location

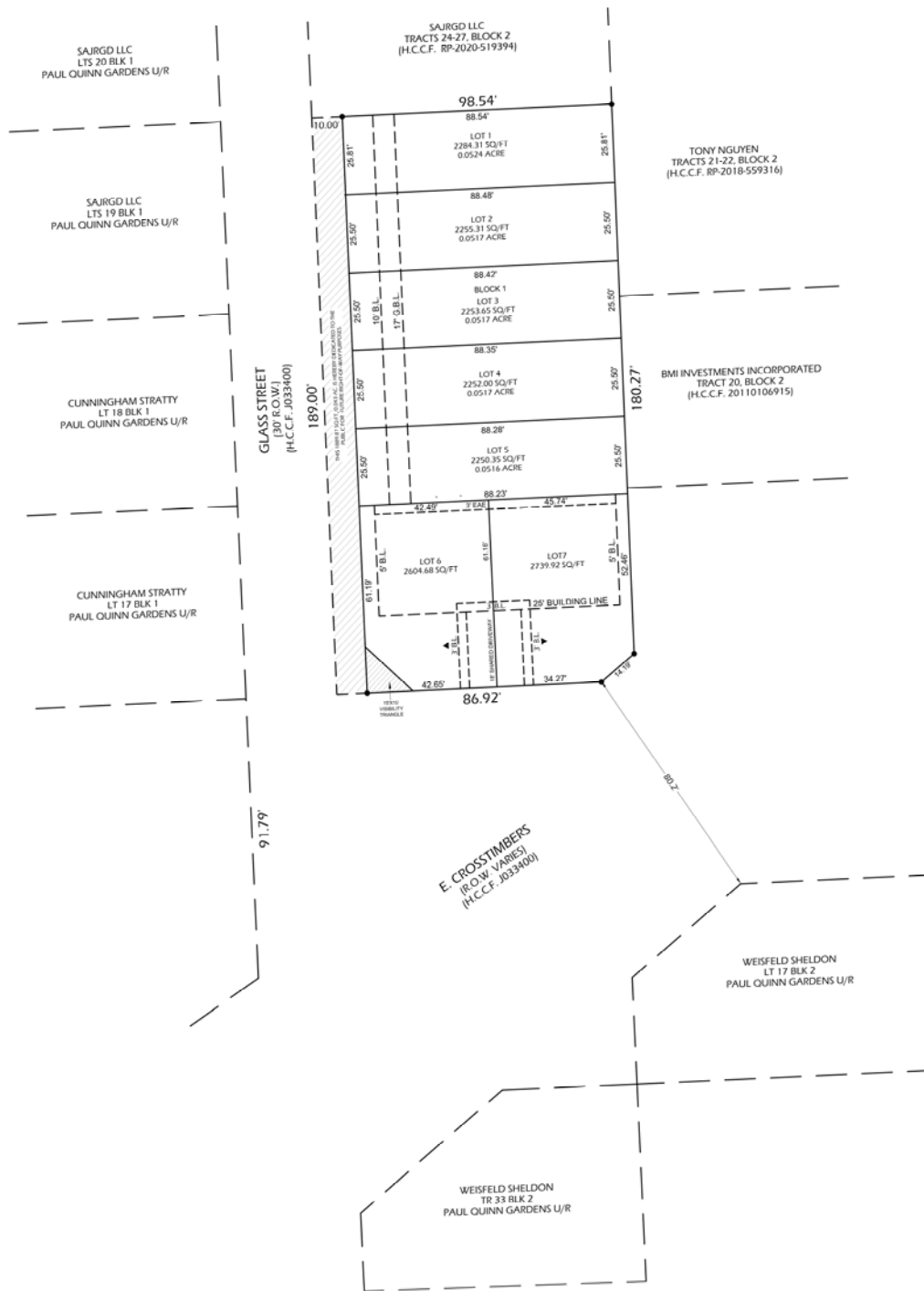
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Crosstimbers Place

Applicant: JEG-ZER LLC



D – Variances

Subdivision

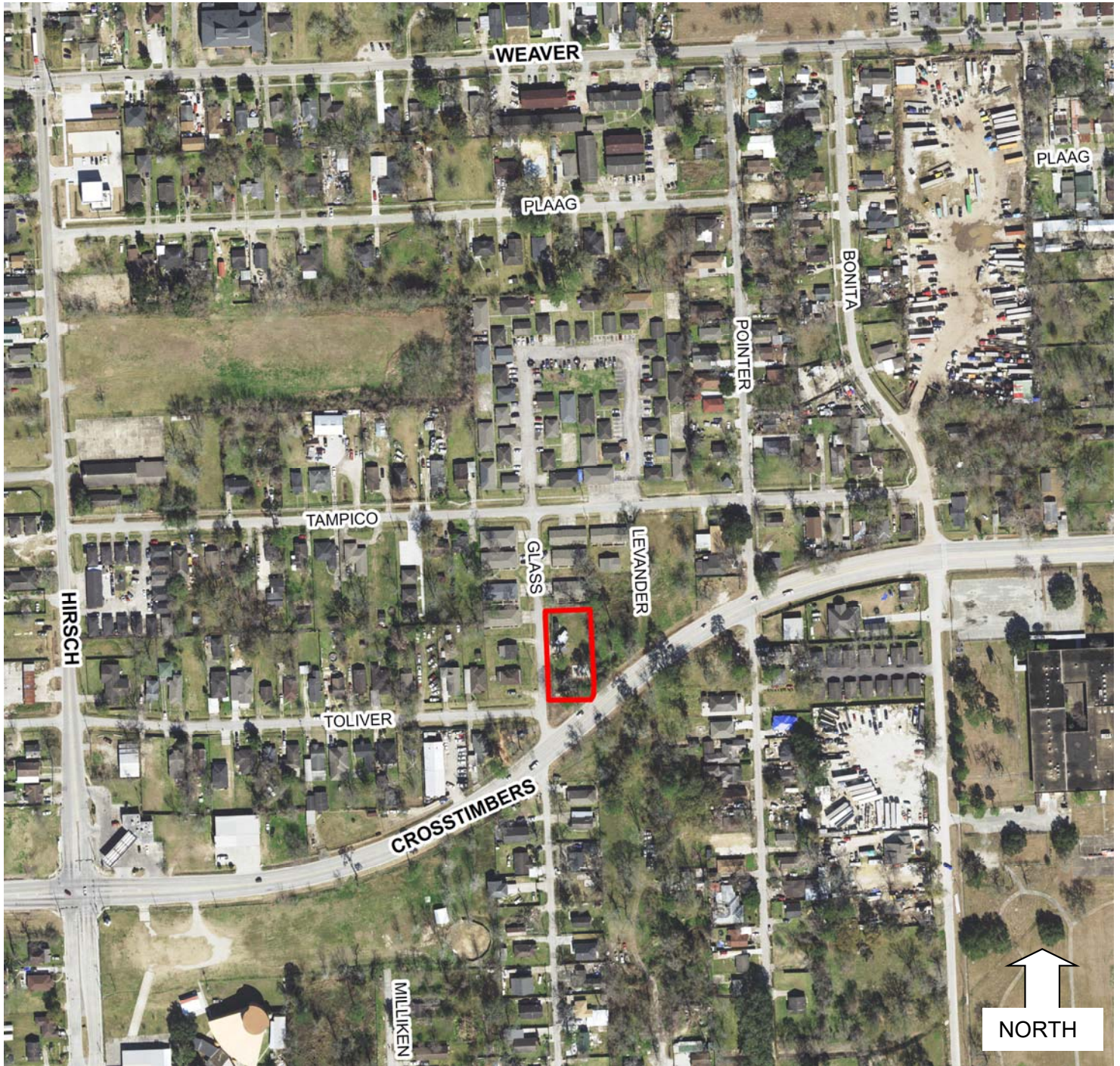
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Crosstimbers Place

Applicant: JEG-ZER LLC

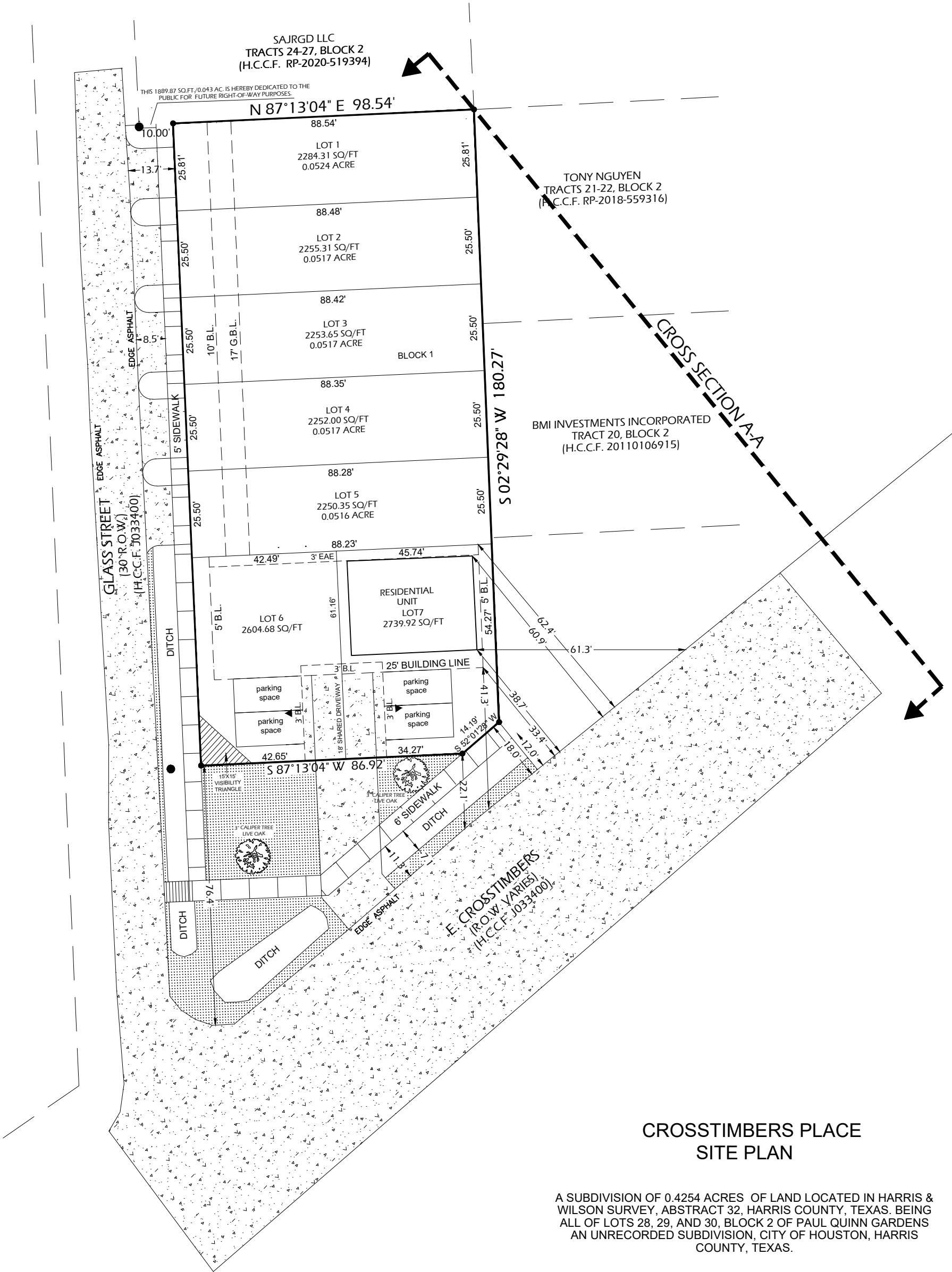


D – Variances

Aerial



Scale:
1"=30'



CROSSTIMBERS PLACE SITE PLAN

A SUBDIVISION OF 0.4254 ACRES OF LAND LOCATED IN HARRIS & WILSON SURVEY, ABSTRACT 32, HARRIS COUNTY, TEXAS. BEING ALL OF LOTS 28, 29, AND 30, BLOCK 2 OF PAUL QUINN GARDENS AN UNRECORDED SUBDIVISION, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

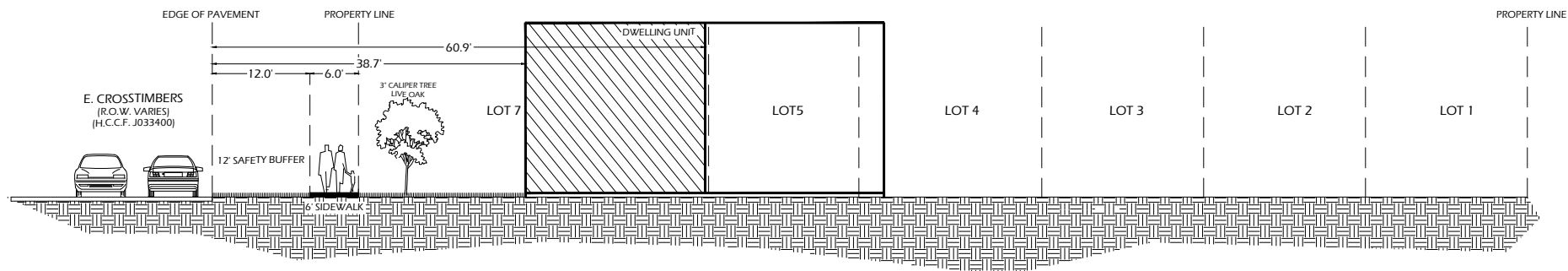
7 LOTS 1 BLOCK

OWNERS:

ELIZABETH GARCIA

DATE: MARCH, 2023 SCALE: 1" = 30'

JEG-ZER LLC DBA TEXAS PLANS & PERMITS



CROSS SECTION A-A

CROSS SECTION

DATE: MARCH, 2023 SCALE: 1" = 20'

JEG-ZER LLC DBA TEXAS PLANS & PERMITS



Application Number: 2023-0855

Plat Name: Crosstimbers Place

Applicant: JEG-ZER LLC

Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To allow a reduced building line of 5 feet instead of the required 25 feet along the eastern boundary of the plat (eastern boundary of lot 7 and a portion of lot 5).

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (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

N/A

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

The site is located within the city limits. The purpose of the replat is to create 7 residential lots and a shared driveway. The site is located at the corner of Glass Street, a local street, and E Crosstimbers, a major thoroughfare (MTF). The site includes lots 28, 29 and 30 out of Paul Quinn Gardens an unrecorded subdivision. Lots 28 and 29 are being platted to front loaders (lots 1 to 5) and lot 30 is being platted to two lots (lots 6 and 7) getting access from a shared driveway. Lot 30, that is being platted to lot 6 and 7, abuts the MTF right of way (ROW) along the southern and eastern boundary of the plat due to the irregular shape of the ROW at this location. Strict application of the ordinance requires 25 feet building lines along both sides. This requirement in addition to the 10 feet dedication and building line along Glass Street will make the project infeasible for the platting of Lot 30 due to the existence of unusual physical characteristics along Crosstimber's ROW. A 5 feet building line is being proposed instead of the required 25 feet building line along the eastern boundary of lot 7 and a portion of lot 5. With this proposed building line there

will be a setback of approximately 33 feet measured from the edge of pavement of E Crosstimbers to the 5 feet building line along the eastern boundary of proposed lot 7 and 5. The distance to the proposed structure measured from the edge of pavement will be 38.6 feet on its closest distance and 60.8 feet on its furthest distance. Glass Street requires a 10 feet dedication to the public right of way (ROW) to comply with Chapter 42 ROW requirements. Pedestrian improvements are being provided to the site such as a 5 feet sidewalk along Glass Street with a 4 feet safety buffer and 3-inch caliper trees and a 6 feet sidewalk with 4 feet safety buffer and 3-inch caliper trees along E Crosstimbers.

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

The MTF E Crosstimbers was created around 1955 based on the Historical Major Thoroughfare & Freeway Plan Maps. The MTF bisected Paul Quinn Gardens neighborhood creating the unusual physical characteristic of its ROW. Allowing a reduced building line of 5 feet along the eastern boundary of proposed lot 7 and a portion of lot 5 is not the result of a hardship created or imposed by the applicant.

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

The distance from the 5 feet building line along the east boundary of lot 7 and 5 to E Crosstimbers' pavement edge is approximately 33 feet and the distance from Crosstimbers edge of pavement to the proposed structure on its closest point is approximately 38.7 feet and 60.8 feet at its furthest point. These distances are beyond the 25 feet building line along E Crosstimbers on the south boundary of the plat. Allowing a reduced building line of 5 feet along the eastern boundary of the plat will preserve and maintain the intent and general purpose of this chapter due to the proposed 25 feet building line along the southern boundary of the plat and the perpendicular distances from the edge of pavement of Crosstimbers to the proposed 5 feet building line and the proposed structure being greater than 25 feet.

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

The setbacks from the proposed 5 feet building line and the proposed structure at its closest point to E Crosstimbers pavement edge are 33 feet and 38.6 feet and 62.4 feet and 60.8 feet at its furthest point. These distances are greater than the 25 feet setback required by the ordinance. Allowing a reduced building line of 5 feet along the eastern boundary of the plat will not be injurious to the public, health or welfare since there is an adequate distance between the street and the proposed structure. In addition to this, a 6 feet sidewalk is being proposed along E Crosstimbers and a 5 feet sidewalk along Glass Street to improve the pedestrian realm on both streets. Currently, there are no sidewalks at this location.

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

The reduced 5 feet building line along the eastern boundary of the plat of lot 7 and a portion of lot 5 is being requested due to the unusual physical characteristic of Crosstimber's ROW boundary that surrounds part of the site along the east side. Pedestrian improvements are being proposed for this development such as a 5 feet sidewalk along Glass Street with a 4 feet safety buffer and 3-inch caliper trees and a 6 feet sidewalk with 4 feet safety buffer and 3-inch caliper trees along E Crosstimbers.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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F. 832.393.6662
www.houstontx.gov

May 5, 2023

NOTICE OF VARIANCE

PROJECT NAME: Crosstimbers Place

REFERENCE NUMBER: 2023-0855

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 E. Crosstimbers Street and Glass 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.

JEG-ZER LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced 5' building line instead of the required 25' building line along the easer boundary. 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.

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Thursday, May 25, 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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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 Elizabeth Garcia with JEG-ZER LLC, at 832.760.1425. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

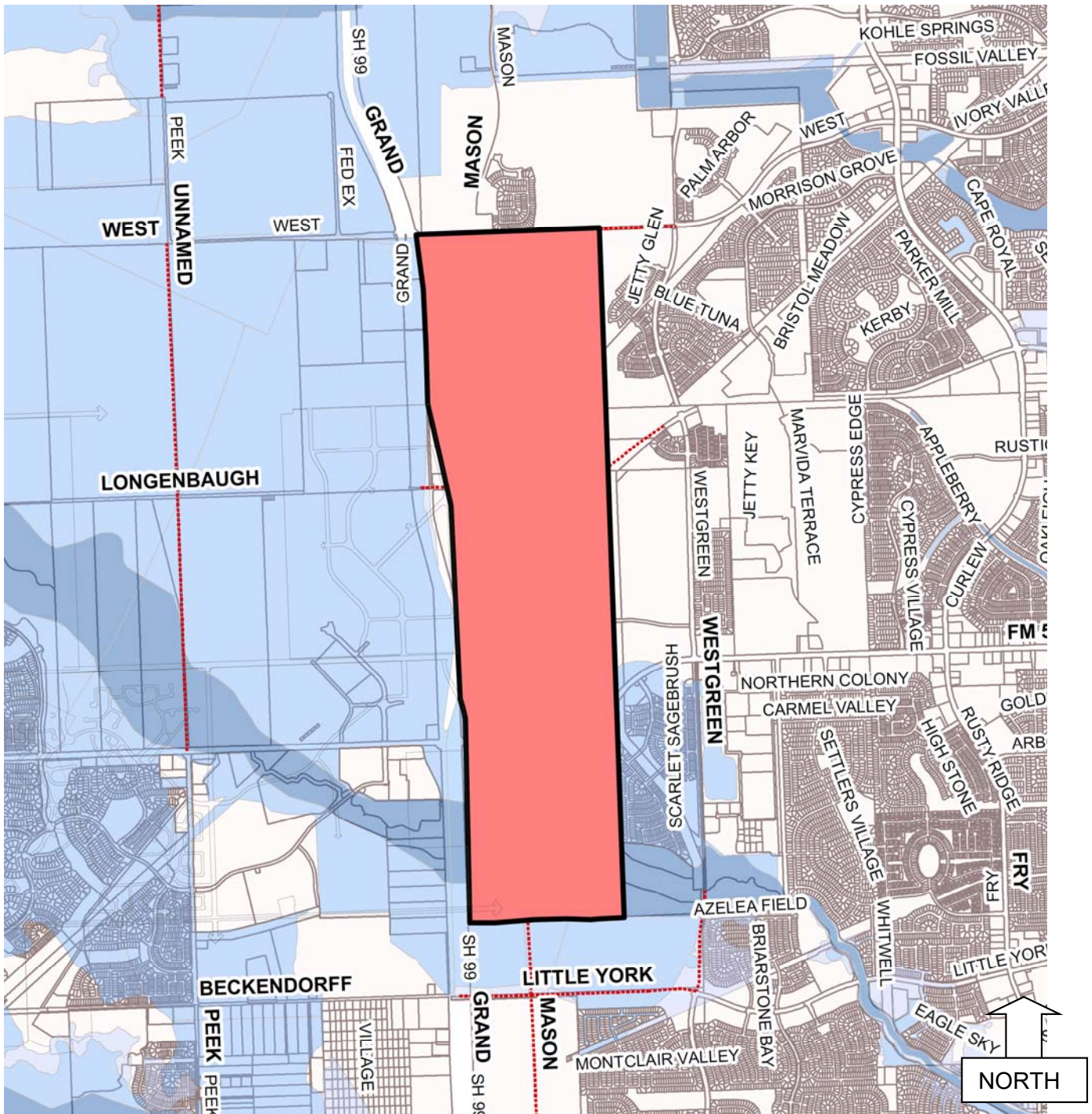
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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by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

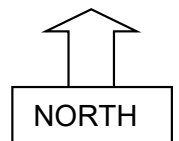
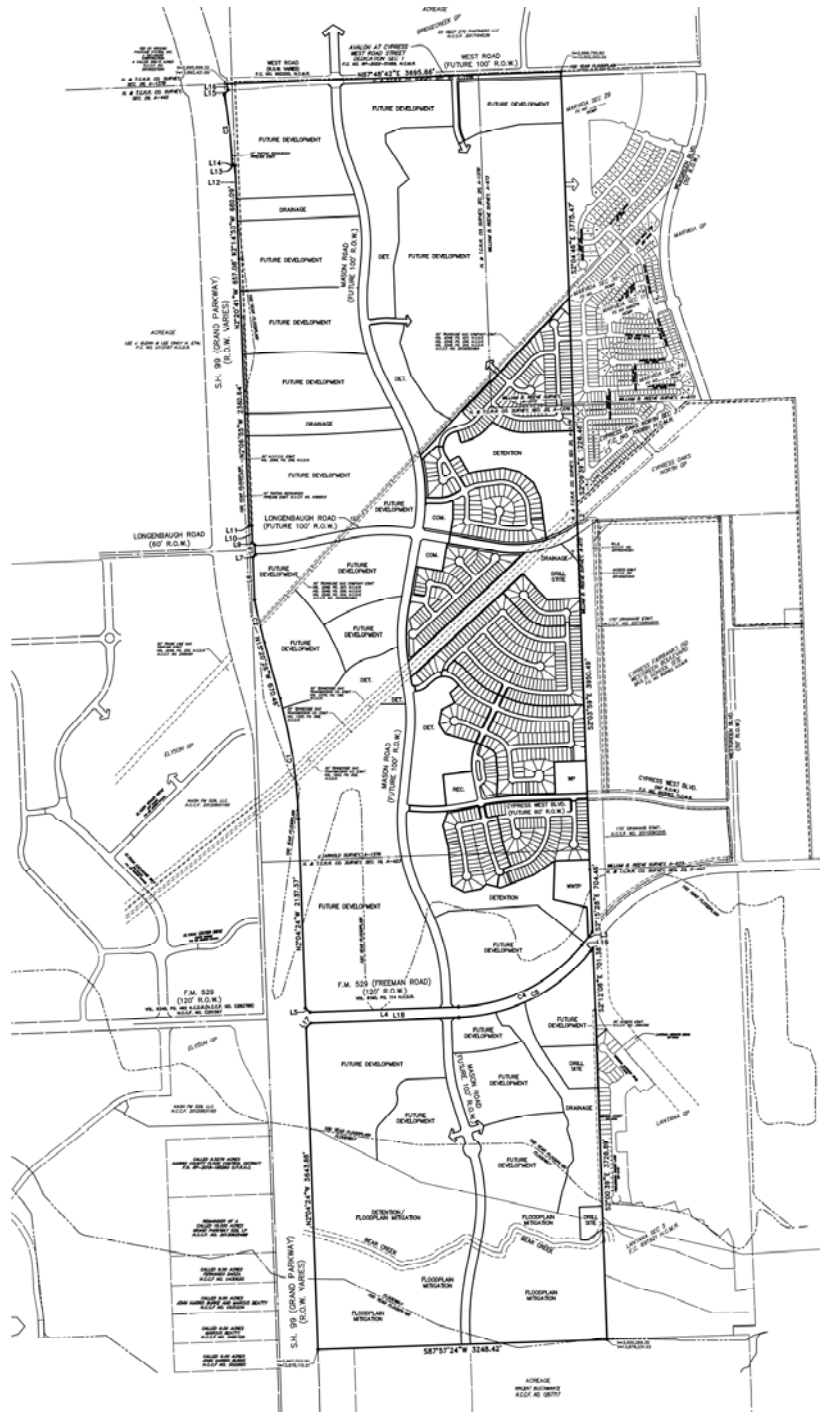
Subdivision Name: Grand Mason GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



Subdivision Name: Grand Mason GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



Houston Planning Commission

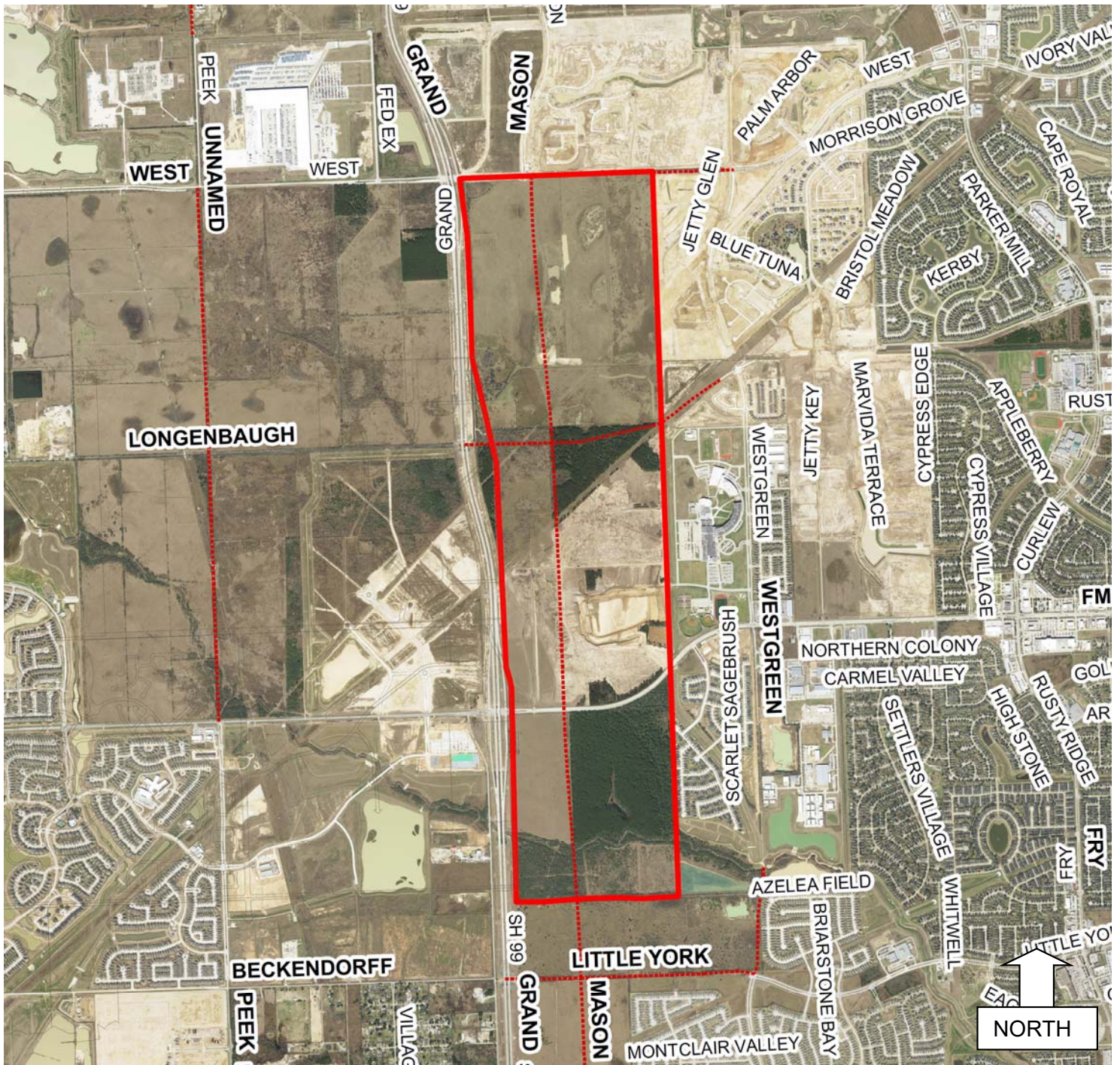
ITEM: 161

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Grand Mason GP (DEF 1)

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



VARIANCE EXHIBIT

GRAND MASON

±1,124.4 ACRES OF LAND
HARRIS COUNTY, TEXAS

APRIL 28, 2023
BGE #8616-00



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



0 200 400 800

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0976

Plat Name: Grand Mason GP

Applicant: BGE, Inc. - Land Planning

Date Submitted: 05/01/2023

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 Longenbaugh Road, a major thoroughfare, to provide a 1,200-foot centerline radius in lieu of the required 2,000-foot radius.

Chapter 42 Section: 132

Chapter 42 Reference:

Sec. 42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts

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

n/a

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

Grand Mason is a $\pm 1,129$ -acre general plan located east of the Grand Parkway, south of West Road, and along the north and south side of F.M. 529. The general plan is proposed to be a mixed-use development containing single-family residential lots and a variety of other uses. The property is encumbered by multiple pipeline easements, utility easements, existing drainage ditches and easements, the Bear Creek floodplain and floodway, and considerable drainage and detention requirements that impact the regional drainage system. The second phase of development will include a portion of Mason Road, a portion of Longenbaugh Road, a detention facility, and several sections of single-family residential development. The next phase of development is constrained by two pipeline corridors, a 50-foot-wide pipeline easement and a 150-foot-wide pipeline corridor. The future alignment of Longenbaugh Road, which has been set by the Grand Parkway underpass and Cypress Oaks North General Plan, is designated on the City of Houston Major Thoroughfare and Freeway Plan (MTFP) to cross both pipeline corridors as it proceeds through the Grand Mason general plan. In initial conversations with Kinder Morgan, the pipeline company has indicated to our project team that they will not allow an encroachment into their easement unless the angle of the proposed Longenbaugh Road is revised to allow for a minimum 30-degree angle crossing the multiple pipelines contained within the 150-foot-wide pipeline corridor. Due to the existing underpass location and constructed segment of Longenbaugh Road within the Cypress Oaks North subdivision, crossing the pipelines at a 30-degree angle is impossible. With the current constraints in place and providing for the required 2,000-foot radius, the pipeline crossing angles from east to west would be 17, 22, and 25-degrees respectively. With the proposed 1,200-foot radius the angles of each of the crossings improves to 22, 27, and 32-degrees respectively. The design intent behind

the revised radius and alignment is to attempt to navigate the existing constraints while providing the connectivity desired by the Houston MTFP. Due to the above-mentioned existing physical conditions, providing for a 2,000-foot radius is impractical, however, the proposed alignment of Longenbaugh Road will potentially allow for the desired connectivity while providing street design that exceeds the minimum recommendations for roadway design.

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

The circumstances supporting the granting of the variance are the result of existing physical conditions. The existing Grand Parkway underpass, multiple pipeline easements, and existing developments to the east are the basis of the variance request and are not a hardship created or imposed by the applicant.

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

The proposed alignment of the major thoroughfare is the result of the physical constraints of the site but will provide adequate circulation and will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance is in keeping with a condition contemplated by Chapter 42, and is therefore not injurious to the public health, safety, or welfare.

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

The existing physical characteristics of the site and surrounding area, as well as requirements imposed by the pipeline company are the supporting circumstances for this request.

Houston Planning Commission ITEM: 162

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Harris County MUD no 506 Storm Sewer Pump

Station No 1 (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission ITEM: 162

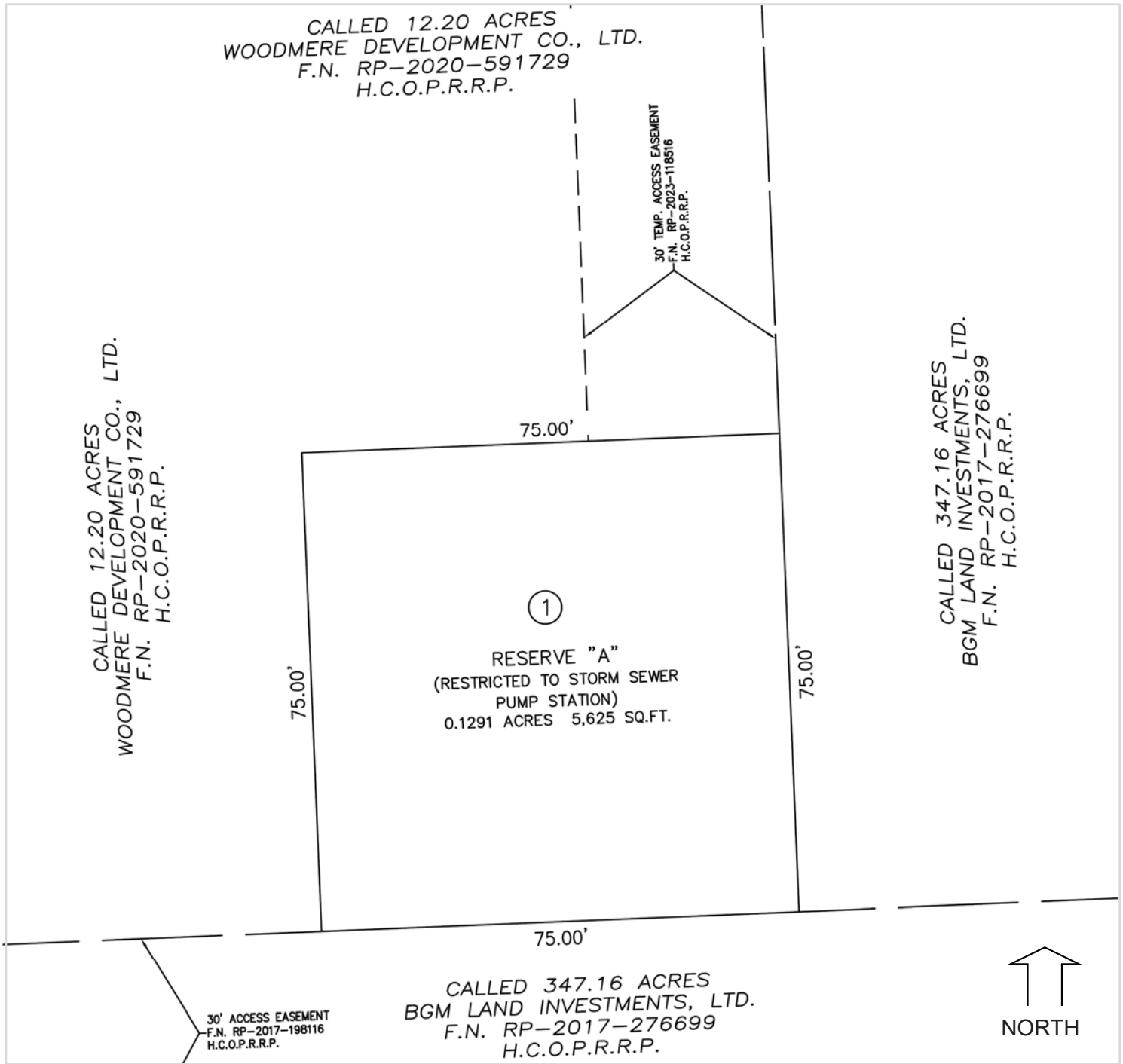
Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Harris County MUD no 506 Storm Sewer Pump

Station No 1 (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission ITEM: 162

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Harris County MUD no 506 Storm Sewer Pump

Station No 1 (DE F 1)

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



D – Variances

Aerial





Application Number: 2023-0806

Plat Name: Harris County MUD no 506 Storm Sewer Pump Station no 1

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

Date Submitted: 04/14/2023

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

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

Specific Variance is being sought and extent of variance:

To allow a storm sewer pump station reserve to have access through a recorded 30-foot-wide temporary access easement instead of a public street or type 1 permanent access easement.

Chapter 42 Section: 190 (c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve - Wastewater treatment, water production, or water repressurization: Minimum Size = 5,000 Sq.Ft., Type of Street or Shared Driveway = Public street or type 1 permanent access easement, Minimum Street or Shared Driveway Width = 50 feet, Minimum Street or Shared Driveway Frontage = 50 feet Restricted reserve - All other: Minimum Size = 5,000 Sq.Ft., Type of Street or Shared Driveway = Public street, Minimum Street or Shared Driveway Width = 60 feet (50 feet in a street width exception area), Minimum Street or Shared Driveway Frontage = 60 feet

Statement of Facts

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

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

The proposed Harris County MUD No 506 Storm Sewer Pump Station plat is located approximately 3,167 feet south of Wolf Road and approximately 1,058 feet west of Scott Road. Subject property is part of a larger development which will have the directly abutting properties established as detention and drainage reserves. There is an existing 50' drainage easement located about 58 feet east of subject plat. Also, directly abutting south of the property is a 30' access easement for drill sites, with a drill site located approximately 201 feet east of this pump station plat. Surrounding the overall tract to the south and southeast is a called 61.99-acre tract owned by the Coastal Water Authority with a water channel west of Scott Road. Proposing multiple right-of-ways through these sites would cause hardship with access points to keep the stability of such utility channels and flowlines. Site is within the City of Houston ETJ, Harris County, and lies in the 100-year floodzone; which rise concerns for mitigation. Per both the City of Houston and Harris County's Major Thoroughfare Plans, future Miller Wilson Road is planned to be extended south of Wolf Road approximately 1,913 feet west of site, and future N Lake Houston Parkway will be approximately 1,267 feet north from this property; no defined deadline of the construction of these future right-of-ways is determined. However, there are no immediate plans to extend or create any right-of-way

toward or abutting this plat site. Therefore, the access easement provides immediate ingress, egress from Wolf Road to this property and ultimately through the future Miller Wilson Road and N Lake Houston Parkway. The pump station suits best at the proposed location because the stream that the pond is discharging into is at its deepest there. Pump Station will service the upcoming new residential communities and surrounding developments, which Harris County MUD No 506 will take ownership of proposed land and has no objection to the access that will be provided to the site. Approval of the variance is of sound public policy to enable the district to handle annexed tracts of land, additional, and future demands through this most feasible option.

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

The existing and planned right-of-way configuration are not a result of a hardship created or imposed by the applicant. The circumstances are the result of the existing conditions the site and the surrounding areas.

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

The intent and general purpose of this chapter will be preserved and maintained since the minimal traffic will be made to the pump station for District related work. This will also allow future developments reasonable use of the land.

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

The granting of the variance will not be injurious to the public health, safety or welfare because it will provide necessary access to the site from the existing right-of-way for personnel from the MUD to use for the maintenance of the pump station.

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

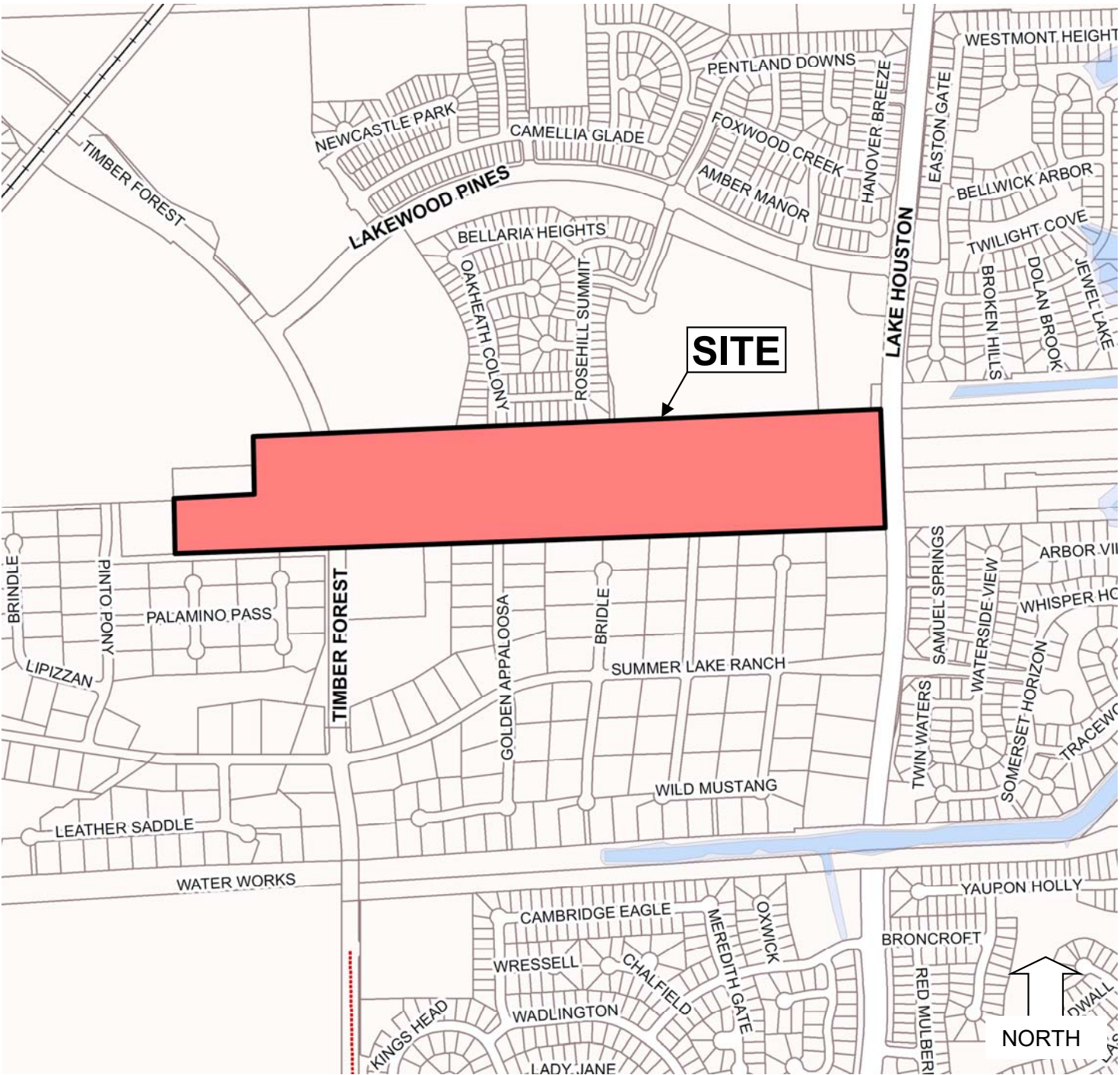
Economic hardship is not the sole justification of the variance, it is the basis of a reasonable assessment of existing conditions, future development for the best location of the need utility site.

Houston Planning Commission ITEM: 163

Planning and Development Department Meeting Date: 05/25/2023

Subdivision Name: Humble ISD Middle School No 11

Applicant: Miller Survey Group



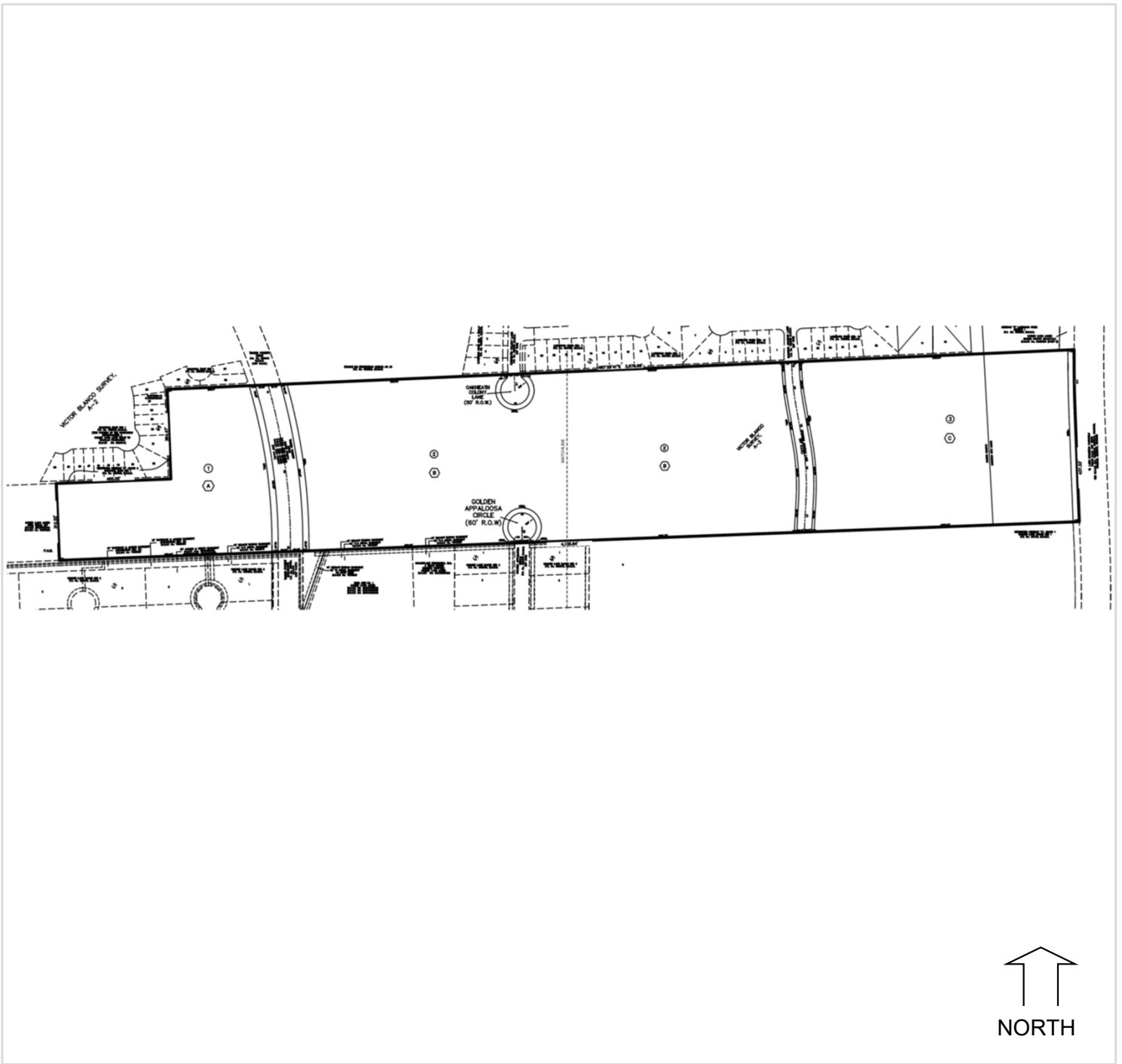
Houston Planning Commission ITEM: 163

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Humble ISD Middle School No 11

Applicant: Miller Survey Group



D – Variances

Subdivision

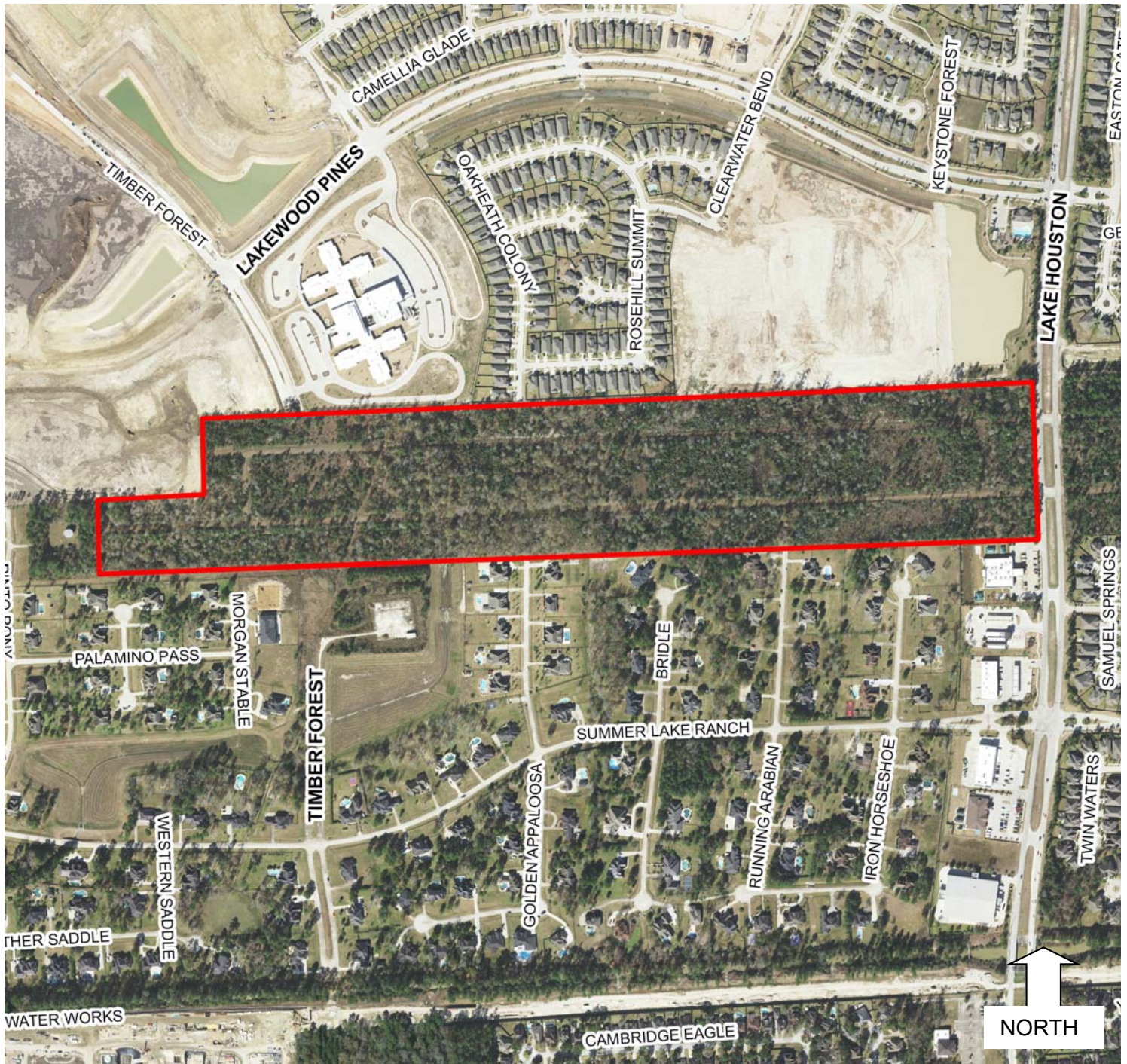
Houston Planning Commission ITEM: 163

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Humble ISD Middle School No 11

Applicant: Miller Survey Group



D – Variances

Aerial



Application Number: 2023-0814

Plat Name: Humble ISD Middle School No 11

Applicant: Miller Survey Group

Date Submitted: 04/14/2023

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 requests intersection spacing exceeding 2,600 feet along W. Lake Houston Parkway, an existing public major thoroughfare and future Timber Forest Drive, future public major thoroughfare, by not dedicating a public street.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The property is located on the west side of W. Lake Houston Parkway, between Lakewood Pines Boulevard and Summer Lake Ranch Drive. The property is bounded on the west by single-family residential (Balmoral East Sec 1) on the north by single-family residential (Balmoral East Sec 1, Lakewood Pines Sec 7 and Lakewood Pines Sec 14) and an Elementary School (Centennial Elementary), on the east by W. Lake Houston Parkway, and on the south by a childcare center and single-family residential (Summer Lake Ranch Sec 1, Summer Lake Ranch Sec 4, and Summer Lake Ranch Sec 3. Lakewood Pines Boulevard, a publicly dedicated major thoroughfare, is located approximately 775 feet to the north; Summer Lake Ranch Drive, a publicly dedicated street is located approximately 760 feet to the south. The proposed development is a middle school. The proposed development will be three reserves, one of which will be developed as a middle school development. Proposed location of the school building preserves the existing topography as is without the need to backfill the existing stream running through the property. In keeping with Texas Education Association safety standards, Humble ISD strives to keep student safety as a top priority. Because of the unique characteristics of the property, the school structure, parking and student dropoff/pickup lanes, sports field and required detention cannot be designed to fit onto the property with the dedication of an east-west street. In addition, an east-west street through the proposed school campus would increase traffic and create a major safety hazard for students. In addition to dedication of Timber Forest Drive, property owner proposes the extension of Running Arabian Lane to promote north-south traffic circulation between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch.

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

Strict application of the ordinance would require the landowner to dedicate a public street that would pose a potentially significant safety hazard to students. The proposed development will not create additional traffic circulation to the adjacent properties as school dropoff and pickup will be sufficiently served by the proposed school parking lot design. Property owner proposes the extension of Running Arabian Lane to promote north-south traffic circulation directly between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch.

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

The intent of the chapter is to provide safe and effective traffic circulation. Students will be able to access the school on foot via the cul-de-sacs and it will increase walkability in the neighborhood along with allowing a safe and convenient pedestrian access for students to both the proposed middle school and existing Centennial Elementary school which will decrease traffic on Timber Forest Drive during school dropoff and pickup. North-south traffic circulation directly between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch will be accomplished with the extension of Running Arabian Lane.

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

Dedication of a street extension would require students and staff to cross a public street multiple times per day to access the parking lot and traffic queue from the school structure, which poses a significant safety hazard to both students and staff. Allowing the landowner to develop their land without a through street in that location would not be injurious to public health, safety or welfare since the sole justification for the variance request is to protect students' safety. Due to the unique characteristics of the property, the school structure, parking and school dropoff/pickup queue cannot be designed to fit into the area between Timber Forest Drive and the extension of Golden Appaloosa Circle/Oakheath Colony Lane. The site plan has been developed to allow safe and thoughtful traffic circulation for residents of the adjoining neighborhoods via Timber Forest Drive and Running Arabian Lane. The safety of students and the public has been a leading principal of the design.

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

Justification for granting the variance is based solely on the existing conditions of the property, the safety of school students, and the surrounding developments. The configuration of the adjoining properties and the proposed design of the school site, negate the need for an east-west street dedication through the property.



Application Number: 2023-0814

Plat Name: Humble ISD Middle School No 11

Applicant: Miller Survey Group

Date Submitted: 04/14/2023

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 requests a variance to dedicating a public street connection between Golden Appaloosa Circle and Oakheath Colony Lane, by not dedicating a public street.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The property is located on the west side of W. Lake Houston Parkway, between Lakewood Pines Boulevard and Summer Lake Ranch Drive. The property is bounded on the west by single-family residential (Balmoral East Sec 1) on the north by single-family residential (Balmoral East Sec 1, Lakewood Pines Sec 7 and Lakewood Pines Sec 14) and an Elementary School (Centennial Elementary), on the east by W. Lake Houston Parkway, and on the south by a childcare center and single-family residential (Summer Lake Ranch Sec 1, Summer Lake Ranch Sec 4, and Summer Lake Ranch Sec 3. Lakewood Pines Boulevard, a publicly dedicated major thoroughfare, is located approximately 775 feet to the north; Summer Lake Ranch Drive, a publicly dedicated street is located approximately 760 feet to the south. The proposed development is a middle school. The proposed development will be three reserves, one of which will be developed as a middle school development. Proposed location of the school building preserves the existing topography as is without the need to backfill the existing stream running through the property. In keeping with Texas Education Association safety standards, Humble ISD strives to keep student safety as a top priority. Because of the unique characteristics of the property, the school structure, parking and student dropoff/pickup lanes, and sports field cannot be designed to fit into the area between Timber Forest Drive and the extension of Golden Appaloosa Circle/Oakheath Colony Lane. Public street dedication connecting Golden Appaloosa Circle with Oakheath Colony Lane will interfere with safe school queuing traffic (dropoff/pickup), which poses a significant safety hazard to both students and staff. Additionally, a public street dedication connecting Golden Appaloosa Circle with Oakheath Colony Lane is undesirable as traffic will flow through the residential neighborhoods. Pedestrian walkway connecting the proposed cul-de-sacs on Golden Appaloosa Circle and Oakheath Colony Lane and

sidewalks on the street-facing side of the school building will allow students and the public walkable access from the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch to both the proposed middle school and existing Centennial Elementary School located to the north of the proposed middle school site. In addition to dedication of Timber Forest Drive, property owner proposes the extension of Running Arabian Lane to promote north-south traffic circulation between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch.

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

Strict application of the ordinance would require the landowner to dedicate a public street that would pose a potentially significant safety hazard to students, their families and staff accessing the school building from the parking lot and traffic queue. The proposed development will not create additional traffic circulation to the adjacent properties as school dropoff and pickup will be sufficiently served by the proposed school parking lot design. Humble ISD is committed to providing pedestrian access connecting Golden Appaloosa Circle with Oakheath Colony Lane, providing walkability within the surrounding neighborhoods which will have the added benefits of reducing the amount of traffic on Timber Forest Drive for school dropoff and pickup and creating a community atmosphere where neighbors can walk between the subdivisions easily and safely. In addition, property owner proposes the extension of Running Arabian Lane to promote north-south traffic circulation directly between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch.

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

The intent of the chapter is to provide safe and effective traffic circulation. Students will be able to access the school on foot via the cul-de-sacs and it will increase walkability in the neighborhood along with allowing a safe and convenient pedestrian access for students to both the proposed middle school and existing Centennial Elementary school which will decrease traffic on Timber Forest Drive during school dropoff and pickup. North-south traffic circulation directly between the surrounding neighborhoods of Lakewood Pines and Summer Lake Ranch will be accomplished with the extension of Running Arabian Lane.

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

Dedication of a street extension would require students and staff to cross a public street multiple times per day to access the parking lot and traffic queue from the school structure, which poses a significant safety hazard to both students and staff. Allowing the landowner to develop their land without a through street in that location would not be injurious to public health, safety or welfare since the sole justification for the variance request is to protect students' safety. Due to the unique characteristics of the property, the school structure, parking and school dropoff/pickup queue cannot be designed to fit into the area between Timber Forest Drive and the extension of Golden Appaloosa Circle/Oakheath Colony Lane. The site plan has been developed to allow safe and thoughtful traffic circulation for residents of the adjoining neighborhoods via Timber Forest Drive and Running Arabian Lane. The addition of a walkway accessible on foot connecting the surrounding neighborhoods will enhance neighborhood safety by providing a safe walkable route for students to get to school. The safety of students and the public has been a leading principal of the design.

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

Justification for granting the variance is based solely on the existing conditions of the property, the safety of school students, and the surrounding developments. The configuration of the adjoining properties and the proposed design of the school site, negate the need for a street dedication through the property via extension of Golden Appaloosa Circle/Oakheath Colony Lane.



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

May 4, 2023

NOTICE OF VARIANCE

PROJECT NAME: Humble ISD Middle School no 11

REFERENCE NUMBER: 2023-0814

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west along West Lake Houston Parkway, south of Lakewood Pines Boulevard. 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.

Miller Survey Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1.) To exceed 2600' Intersection spacing along West Lake Houston Parkway by not providing an east/west street on the property; and 2.) To exceed 1400' Intersection spacing by not extending or connecting Oakheath Colony Lane and Golden Appaloosa Circle. 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, May 25, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call John Otto with Miller Survey Group, at 713-413-1900. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Kestrel Estates (DEF 2)

Applicant: Axiom Land Surveying, LLC



D – Variances

Site Location

Houston Planning Commission

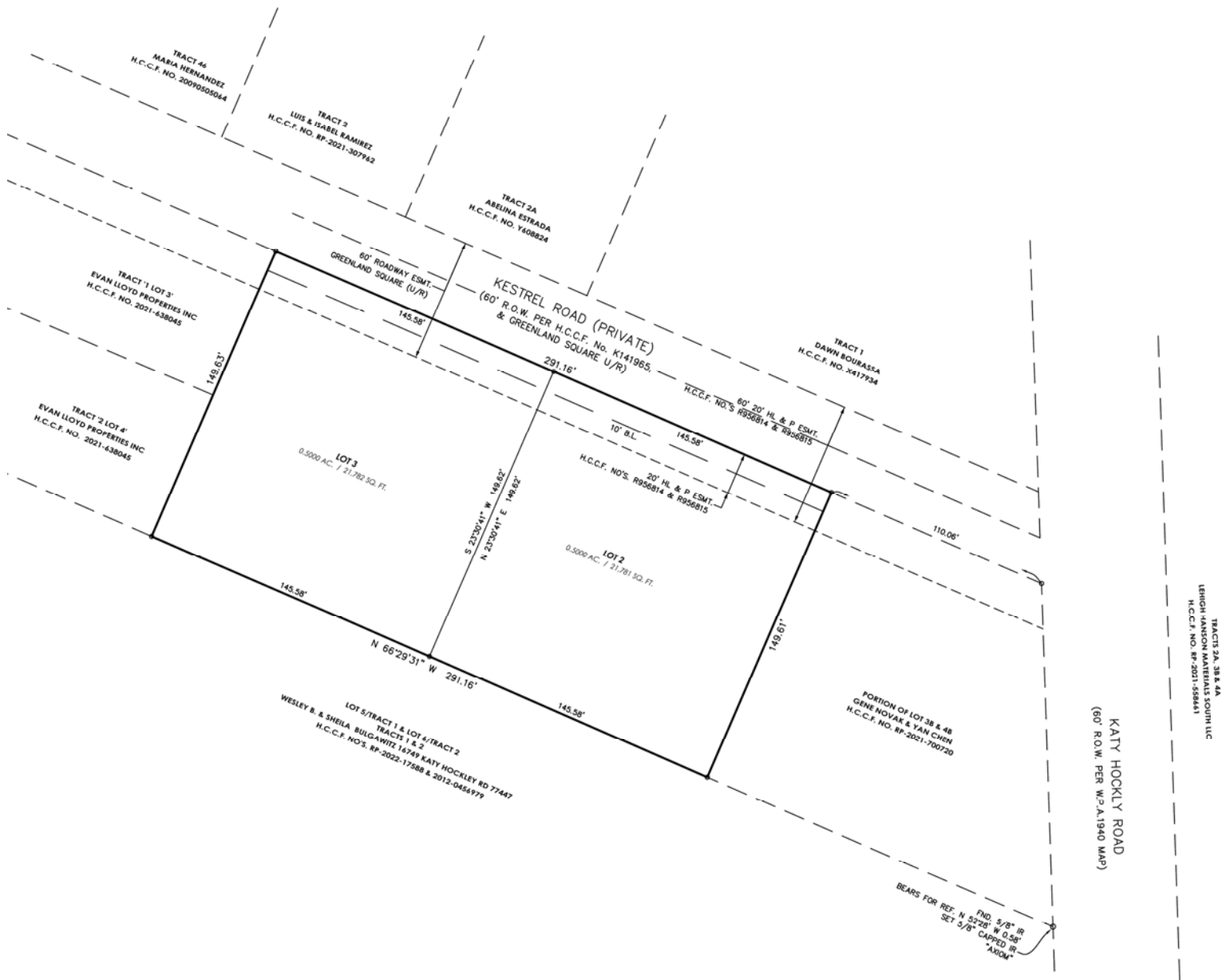
ITEM: 164

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Kestrel Estates (DEF 2)

Applicant: Axiom Land Surveying, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 164

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Kestrel Estates (DEF 2)

Applicant: Axiom Land Surveying, LLC



D – Variances

Aerial

Street View – Katy Hockley and Kestrel Facing SW





Application Number: 2023-0881

Plat Name: Kestrel Estates

Applicant: Axiom Land Surveying, LLC

Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

To allow single-family lots without public street frontage.

Chapter 42 Section: 188

Chapter 42 Reference:

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

and Kestrel Road. Kestrel Road was created by the Greenland Square unrecorded subdivision filed in Volume 116, Page 351 of the Harris County Tax Assessor's Block Book. While the subject roadway and associated subdivision have existed since 1985, the roadway is considered private as it has never been accepted for maintenance purposes by Harris County. The applicants all purchased 0.5-acre tracts separately from the same seller without any indication that the property would need to be platted. After the first owner attempted to build a home on the property, they were flagged by Harris County for not having a viable plat. The three owners have agreed to join in the platting process so they can address the private street variance at the same time. The requested variance would allow the owners to construct single-family homes on their new lots. The prevailing development pattern for the Greenland Square unrecorded subdivision is compatible with the request of the applicants – namely 0.5 to 0.7-acre single-family residential lots featuring district water and individual on-site sanitary sewer facilities. Denying the variance would deprive the applicants of rights commonly enjoyed by other property owners in the immediate vicinity.

(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 was created in 1985 when the Greenland Square subdivision was filed in the Harris County Tax Assessor's Block Book. Several hundred dwelling units take their sole access from two private streets – Kestrel Road and Falcon Spring Road – that intersect with Katy Hockley Road. The applicants purchased their lots within this established subdivision believing that there would be no issue with obtaining access to the existing street system. The requested variance is

the only way for the applicants to achieve reasonable use of their land and continue the development pattern that has been established in the community for nearly 40 years.

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

The applicant's request will be compatible with the intent of the City and County Subdivision Regulations as the proposed lots meet the minimum size requirements when utilizing district water service and on-site sanitary sewer facilities. The three new primary dwelling units will not have any tangible impact on the neighborhood's private streets or the adjacent public street network, other than removing two potential driveways from Katy Hockley Road.

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

The proposed development will have no tangible impact on the public's health, safety, or welfare. The new single-family lots are identical in size to other tracts in the same community and they will be held to stricter use and development standards. The proposed layout actually removes what would likely have been two driveway connections to Katy Hockley Road, which has more upside for overall traffic safety and efficiency than the negative impacts of adding three new driveway connections to Kestrel Road.

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

The variance is justified as it is the only way for the applicants to move forward with the construction of their residences. The proposed use is compatible with the affected neighborhood and with the community in general. If the variance was denied, the applicants would be deprived of the same rights that are being commonly enjoyed by identically sized tracts in the same development. Reorienting the driveways from Katy Hockley Road to Kestrel Road also has a net positive effect by removing conflict nodes from a designated throughfare.

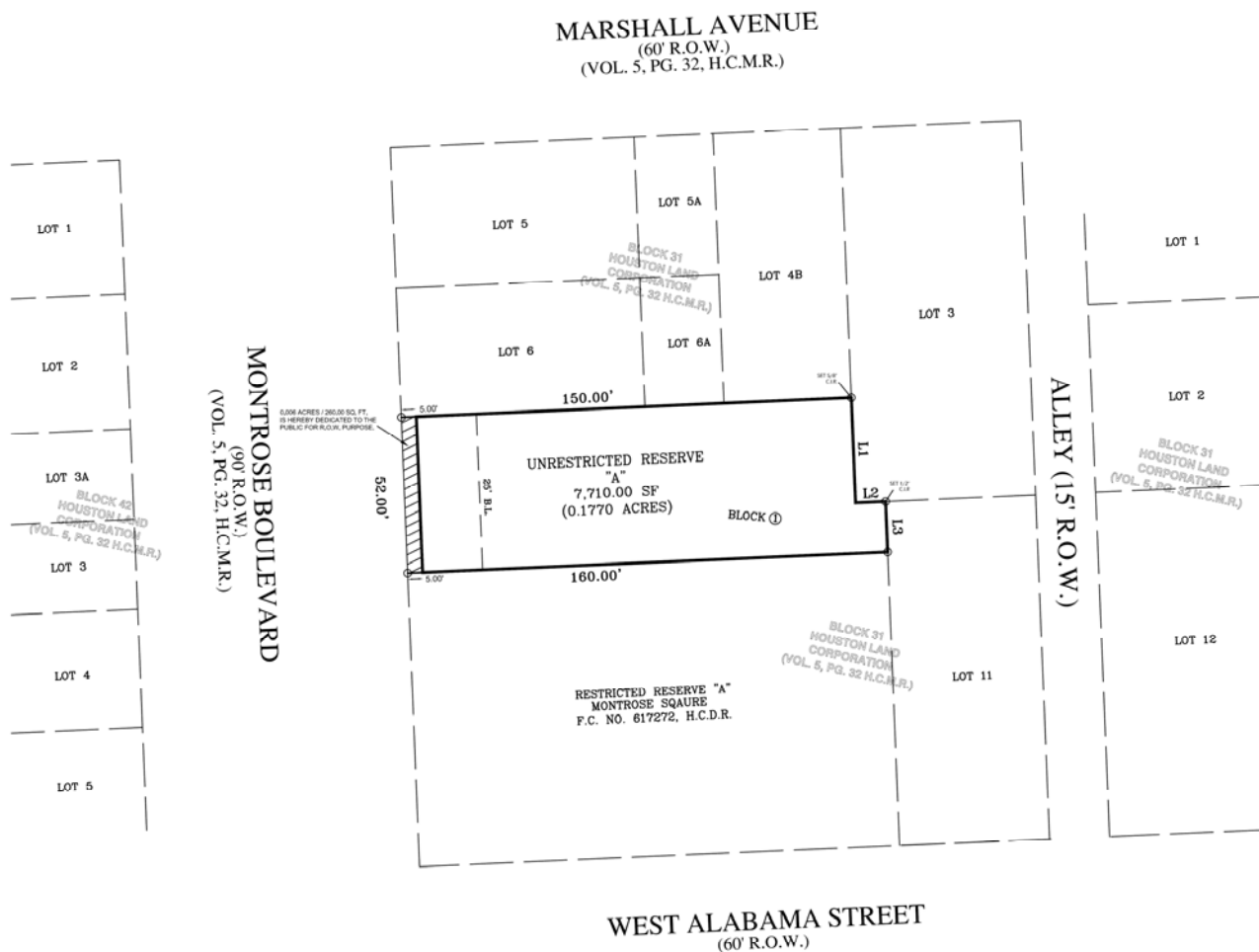
Subdivision Name: Montrose Car Care (DEF 1)

Applicant: The Interfield Group



Subdivision Name: Montrose Car Care (DEF 1)

Applicant: The Interfield Group



Houston Planning Commission

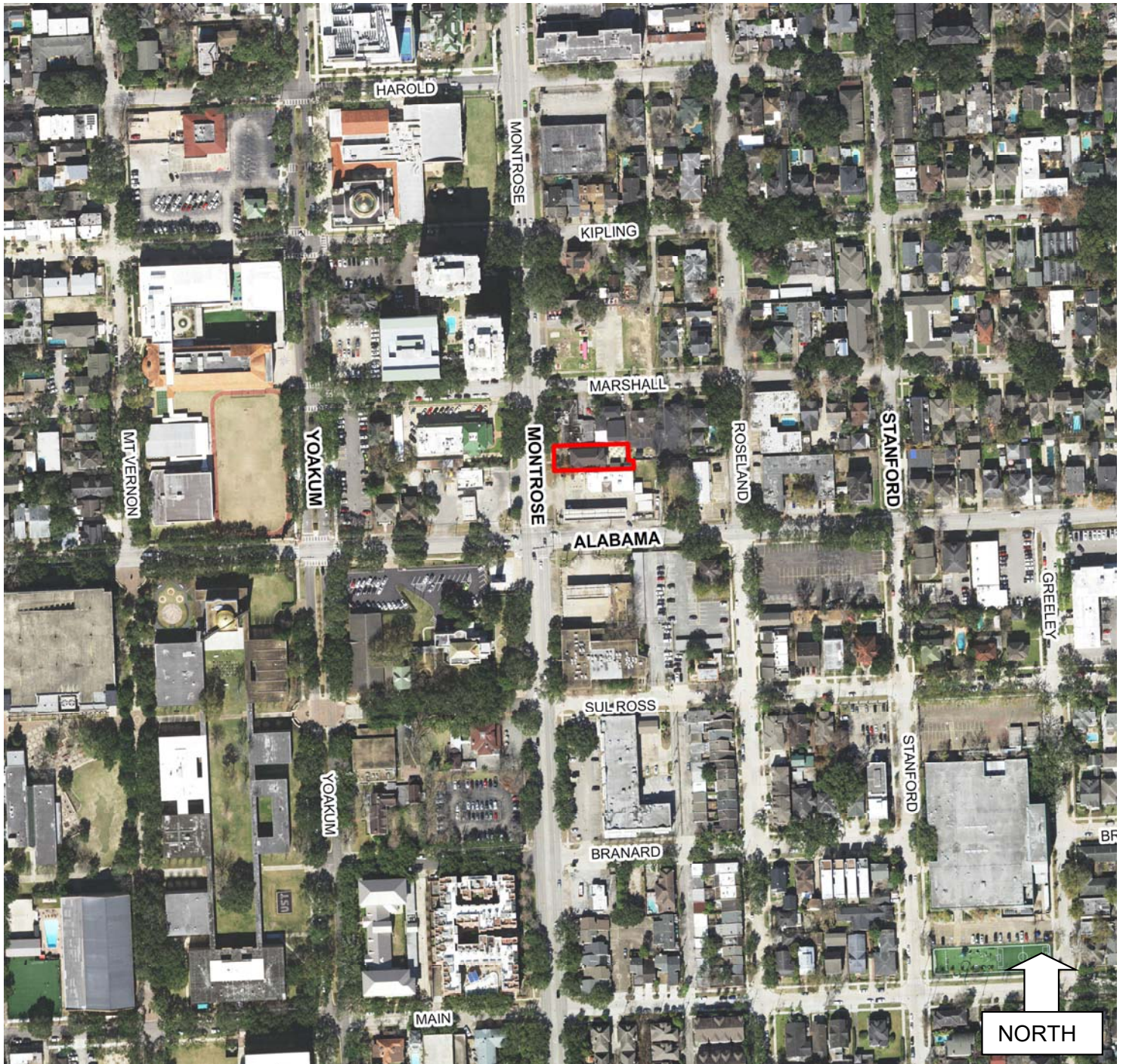
ITEM: 165

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Montrose Car Care (DEF 1)

Applicant: The Interfield Group

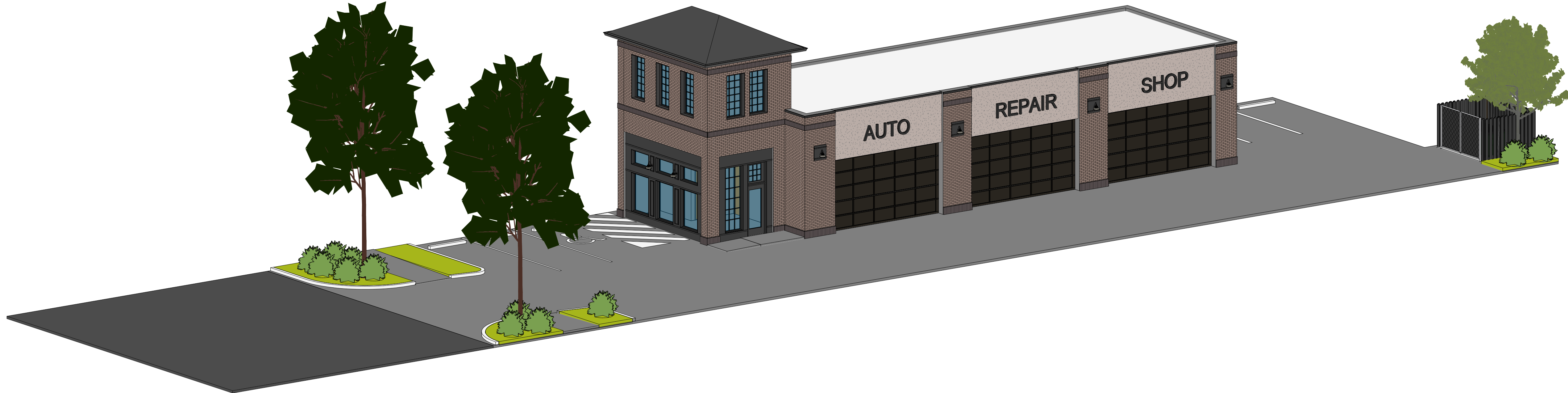


D – Variances

Aerial



① 3D View 2



② 3D view 1

ISSUE HISTORY		REVISIONS		
DATE	ISSUED FOR	DATE	REV#	REVISION DESCRIPTION
	CLIENT REVIEW			
	PERMIT			
	BIDDING			
	CONSTRUCTION			

INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET



PRELIMINARY ONLY
NOT FOR
CONSTRUCTION

04.21.23

MONTROSE CAR CARE
PROPOSED MECHANIC SHOP
3709 MONTROSE BLVD.
HOUSTON, TX 77005

3D

23011.00

DATE: 04.21.23

DRAWN BY: CS

CHECKED BY: JEN/SCB

SHEET: A2.00



Application Number: 2023-0879

Plat Name: Montrose Car Care

Applicant: The Interfield Group

Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and the extent of condition is to allow an unrestricted reserve to be less than 60 feet in width.

Chapter 42 Section: 190

Chapter 42 Reference:

Chapter 42 Reference: 42-190 – Reserves Sec. 42-190. – Reserves (b) (b) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE MINIMUM SIZE STREET TYPE MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET FRONTAGE Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

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

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

Montrose Car Care is located south of Marshall Street, east of Montrose Boulevard, west of Roseland Street and north of West Alabama Street. Project consists of an auto repair shop building, with an area of approximately 2,400 SF, to be developed on a site with an area of approximately 8,000 SF. Building is one-story, with a small second floor area. The map of Montrose Addition, recorded in Volume 5, Page 32 of the Harris County Map Records, was filed in 1916, which predates Chapter 42. According to the 2022 Harris County Appraisal District, the original structure was constructed in 1910, with a remodel in 1979. The current frontage of the property is 52 feet. Please note the following: 1. A replat for the property that abuts subject property to the south, was recorded in 2007, with a building constructed in 2008. It is unlikely that the developer will be able to acquire land from this property owner. 2. The abutting property to the north appears to sit near its south line, so it is likely the developer would be able to acquire land from this property owner. 3. Montrose Car Care will improve the pedestrian realm with a 6' sidewalk, a 4' pedestrian buffer that includes 3" caliper trees. The existing conditions for this site are unique and denies the developer the ability to meet the minimum frontage required for a reserve. We appreciate your consideration of this variance request and hope the proposed improvements and this request meet with your approval.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed a 6-foot sidewalk along Montrose Boulevard b. Yards between right-of-way line and structure will be landscaped, and will preserve and enhance the general character of the block face c. Developer will plant 3" caliper trees d. Proposed structure is designed with many windows facing the public street.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions that denies the developer the ability to acquire land to widen frontage along the public street.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

April 21, 2023

NOTICE OF VARIANCE

PROJECT NAME: Montrose Car Care

REFERENCE NUMBER: 2023-0879

VAR

Dear Property Owner:

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

The Interfield Group., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to be less than 60 feet in width. 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, May 11, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@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 Mary Villareal with The Interfield Group, at 713-780-0909 Ext 312. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

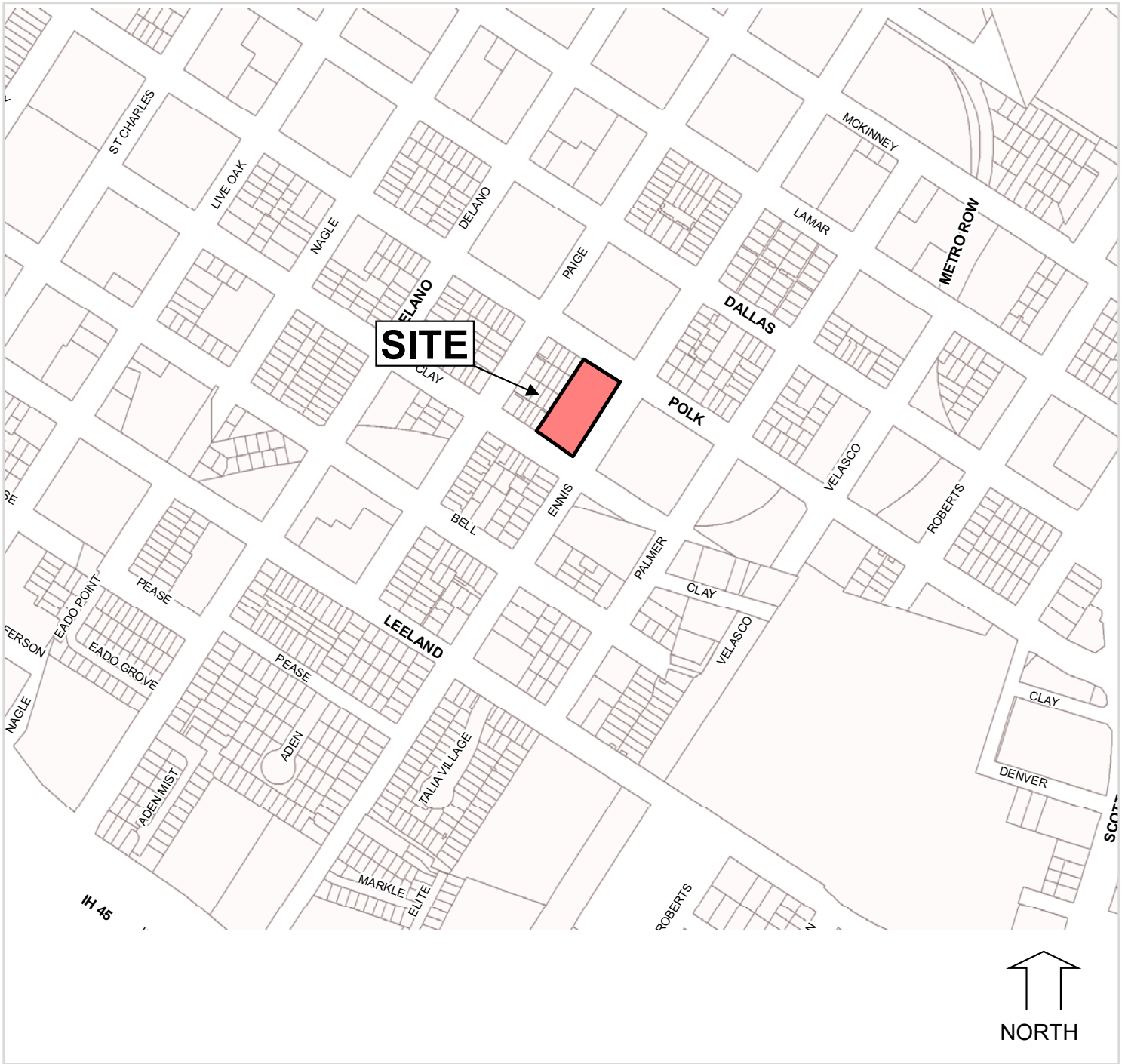
ITEM: 166

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Polk Park

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



D – Variances

Site Location

Subdivision Name: Polk Park

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



Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 05/25/2022

Subdivision Name: Polk Park

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



NORTH

D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2023-0969

Plat Name: Polk Park

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

Date Submitted: 05/01/2023

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 a five foot building line along Polk Street, a major thoroughfare.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

This particular tract lies within just a few blocks of a few transit corridors and this entire area is being developed throughout with more dense residential type developments. This subject plat shares a block with a residential development that has a five-foot building line along Polk Street and adjacent this plat across Polk Street is another subdivision with a 5' building line. Allowing a five foot building line along this portion of the block will be consistent with the surrounding area. This is in an area of town with great walkability, including to the nearby sporting arenas and lightrail stations.

(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 surrounding developments have established the best use for the tract and the building line proposed on this plat will be consistent with the general area.

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

There will be pedestrian access through gates at the rear of the lots adjoining Polk along with a proposed six-foot wide sidewalk and city-approved trees. The intent and general purpose of Chapter 42 will be preserved and maintained.

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

The five foot building line is consistent with Palmer Square and Paige Street Townhomes Subdivisions and there will be at least 25 feet between the curb and units.

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

Economic hardship is not being considered as the sole justification for the variance as the surrounding conditions have established a smaller building line in this area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

May 4, 2023

NOTICE OF VARIANCE

PROJECT NAME: Polk Park

REFERENCE NUMBER: 2023-0969

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 southwest intersection of Polk Street and Ennis Street, east of Delano 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., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 5' Building line setback instead of the required 25' building line setback required along Polk Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 25, 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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You may also submit comments or sign up as speakers in the following ways:

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

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

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

For additional information regarding this project, please call Tom Duecker, with Tri-Tech Surveying Co., at 713-667-0800. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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- **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.

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

PROPERTY OWNERSHIP INFORMATION

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- Addressed envelopes and postage are provided by the applicant.

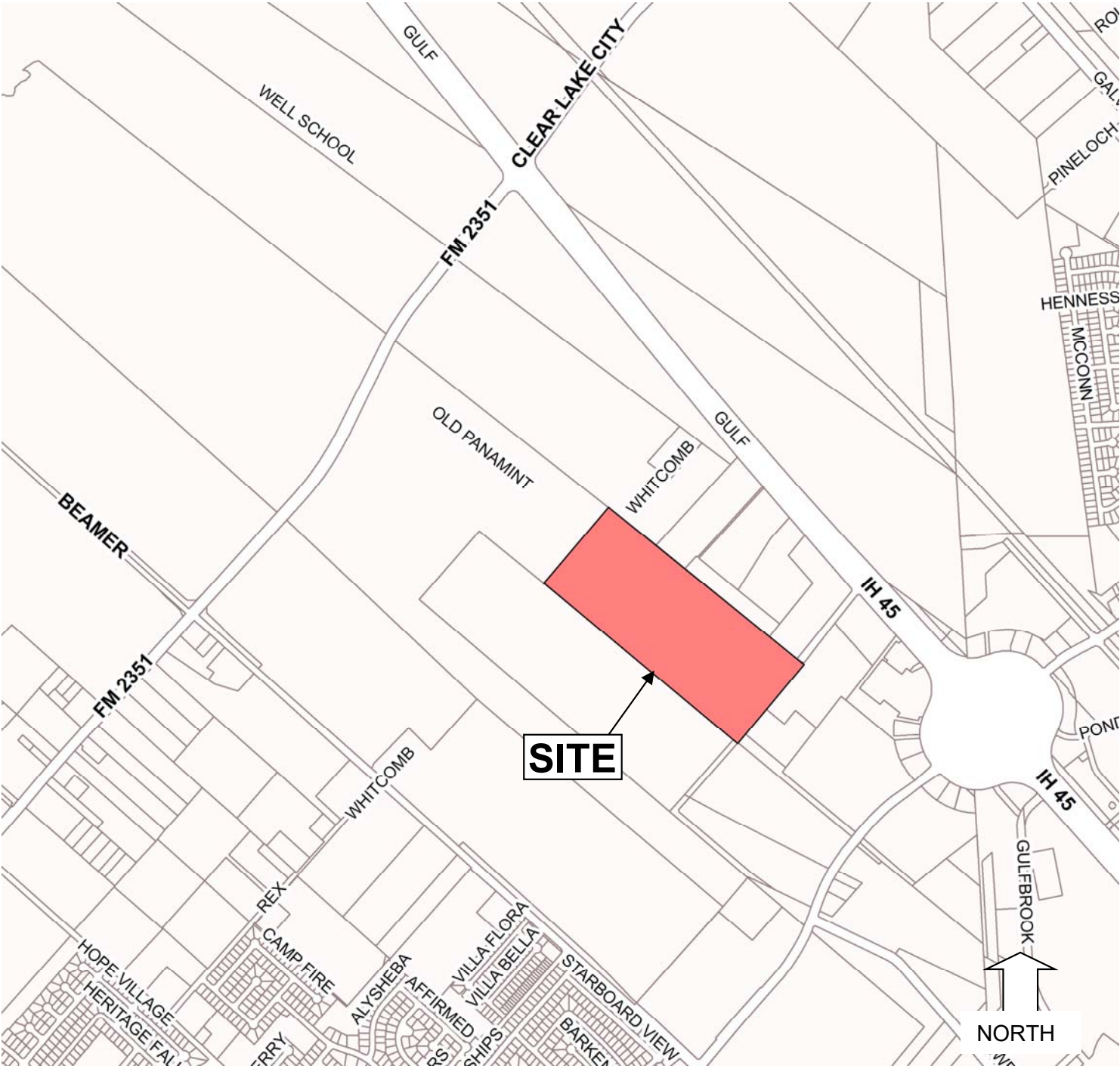
Houston Planning Commission ITEM: 167

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Preserve at Friendswood GP

Applicant: Windrose



D – Variances

Site Location

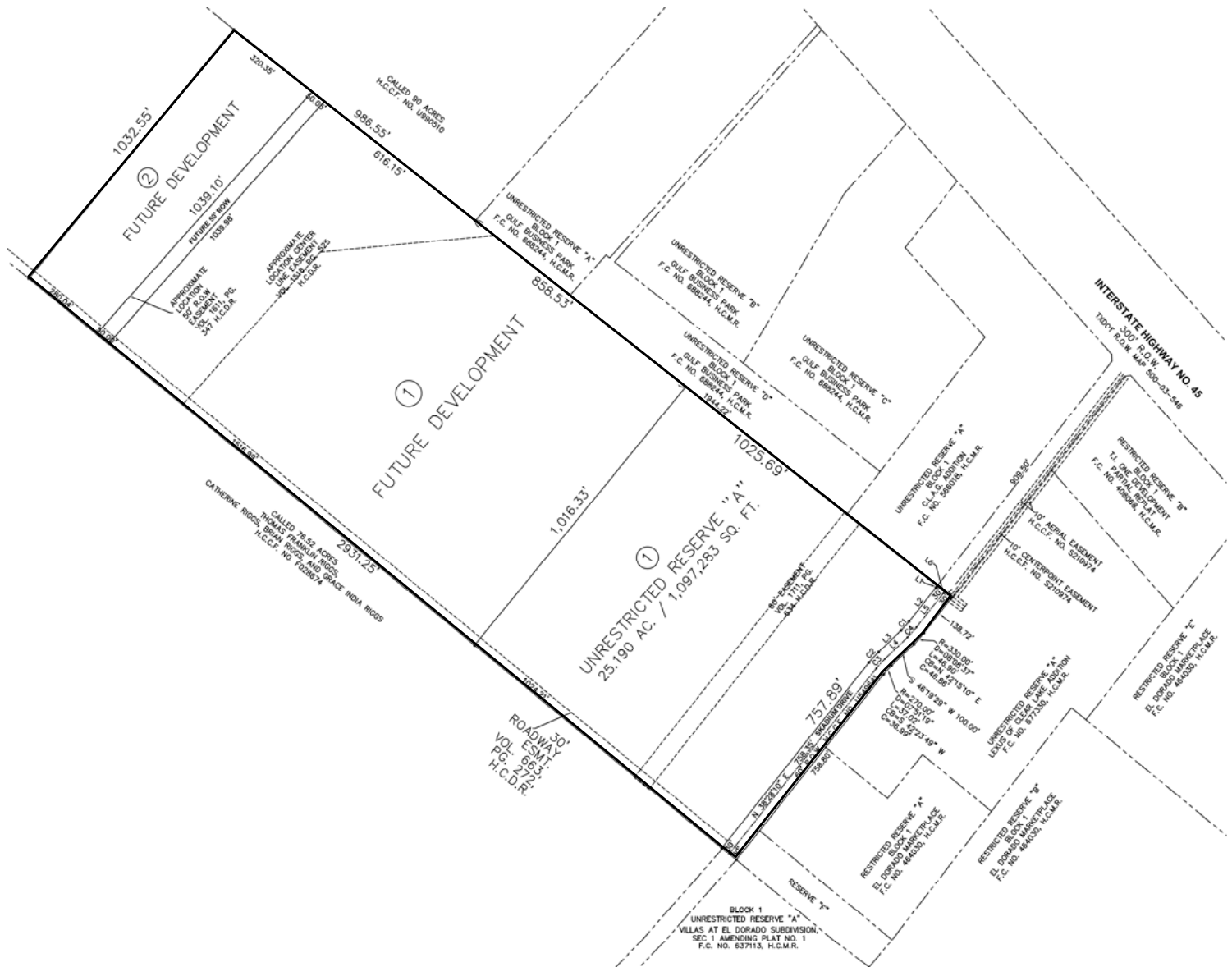
Houston Planning Commission ITEM: 167

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Preserve at Friendswood GP

Applicant: Windrose



D – Variances

Subdivision

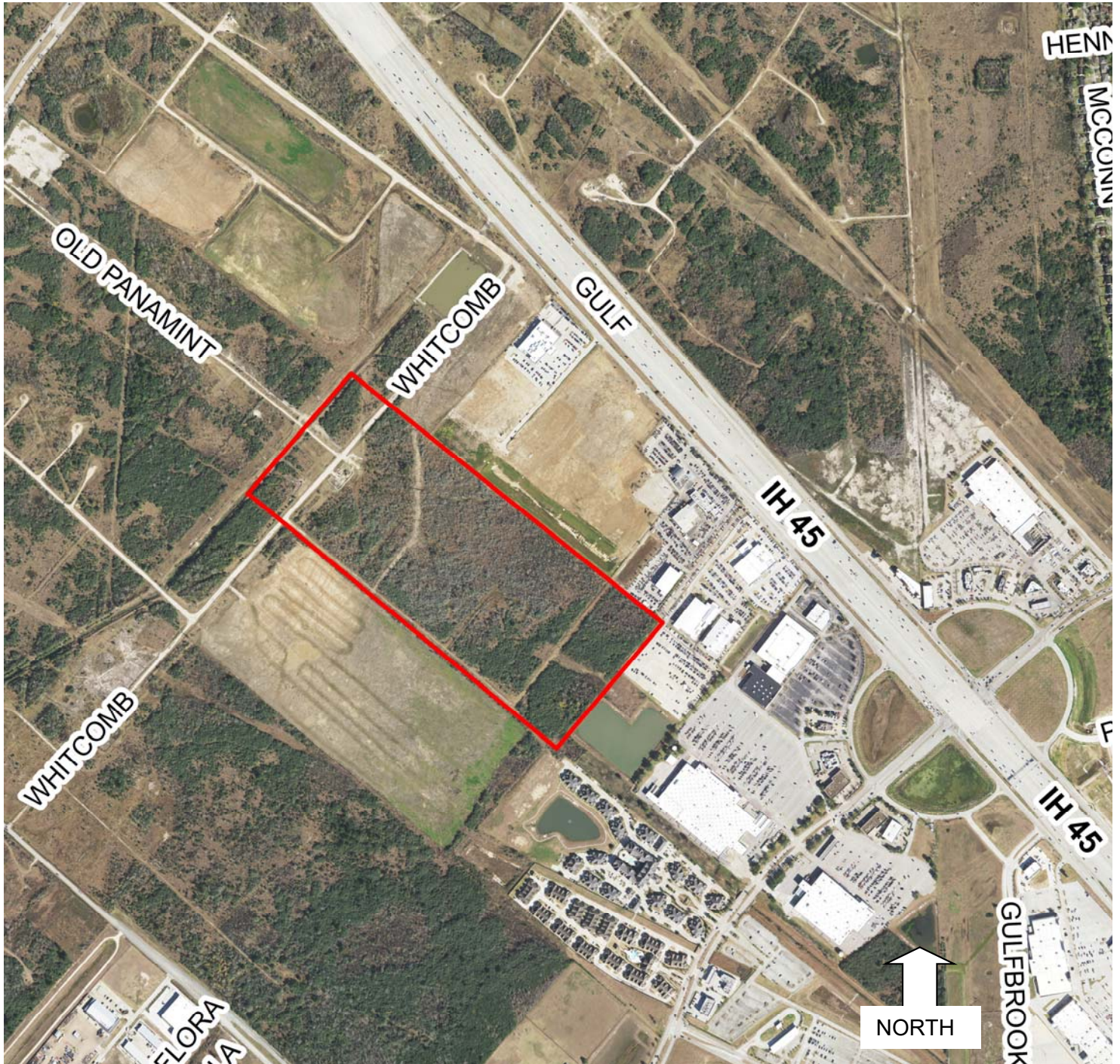
Houston Planning Commission **ITEM: 167**

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Preserve at Friendswood GP

Applicant: Windrose



D – Variances

Aerial





Application Number: 2023-0893
Plat Name: Preserve at Friendswood GP
Applicant: Windrose
Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

to not dedicate a public right-of-way between Skadium Drive and Whitcomb Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property consists of approximately 71 acres approximately 900 feet southwest and parallel to IH-45. The site is intended for multifamily (Section 1) and future development and includes 8 acres of detention. The developer is extending Skadium Drive on the south edge of the site and dedicating it as a public right of way. Because the southwest line of the property is a little over 1600' from the intersection of Skadium Drive and I.H. 45, the code will require an additional north-south street through the property.

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

The site contains several right of way easements, including a 30' roadway easement along the southwest property line (Vol 663, Pg. 272 H.C.D.R.) (not built) and also a 50' easement at the location of what is shown as Whitcomb Road (Vol. 1611 Pg. 347) (built but not previously dedicated by plat). To the southeast of this is reserve F of El Dorado Marketplace (FC NO. 464030 H.C.M.R), which contains a 60' flood control easement and a 60' Exxon . It is not foreseeable that a right of way would be extended in the near future over this drainage area. Further, in El Dorado Green (609409 H.C.MR.), about 1000 feet southwest of the general plan boundary, a right of way was dedicated which could extend Glenwest Dr. north from El Dorado BLVD

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

The multifamily development (Section 1) will have access to Skadium Drive, with internal driveway and fire lane access. There is an existing 50' right of way easement on the far northwest side of the property, the area of which will be dedicated as a public right of way in a future development, and already appears to be the site of a local road (Whitcomb Road). Existing and proposed access is sufficient for proposed use of the multifamily (Section 1) site and for future development, consistent with the intention of the code.

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

The multifamily development (Section 1) will have access to Skadium Drive, with internal driveway and fire lane access. There is an existing 50' right of way easement on the far northwest side of the property, the area of which will be dedicated as a public right of way in a future development, and already appears to be the site of a local road (Whitcomb Road). A new north-south street is not needed to provide future residents with access and emergency services.

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

The justification for this variance is the existence of drainage to the south of the required right of way and the sufficiency of the proposed road network to serve the proposed multifamily and future planned development. Dedicating and building public rights of way is expensive and time-consuming however and, although not the sole justification, the city and developers should take these factors into consideration when deciding on the location of new roads. Due to the drainage easement to the south, the already platted road to the west, and the rights of way proposed on the Section 1 plat and General Plan, a north-south right of way is not needed at this location.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

May 5, 2023

NOTICE OF VARIANCE

PROJECT NAME: Preserve at Friendswood GP

REFERENCE NUMBER: 2023-0893

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of interstate 45 and west of Skadium Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

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 between Skadium Drive and Whitcomb Road 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, May 25, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Steven Henderson with Windrose, at 713-458-2281. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

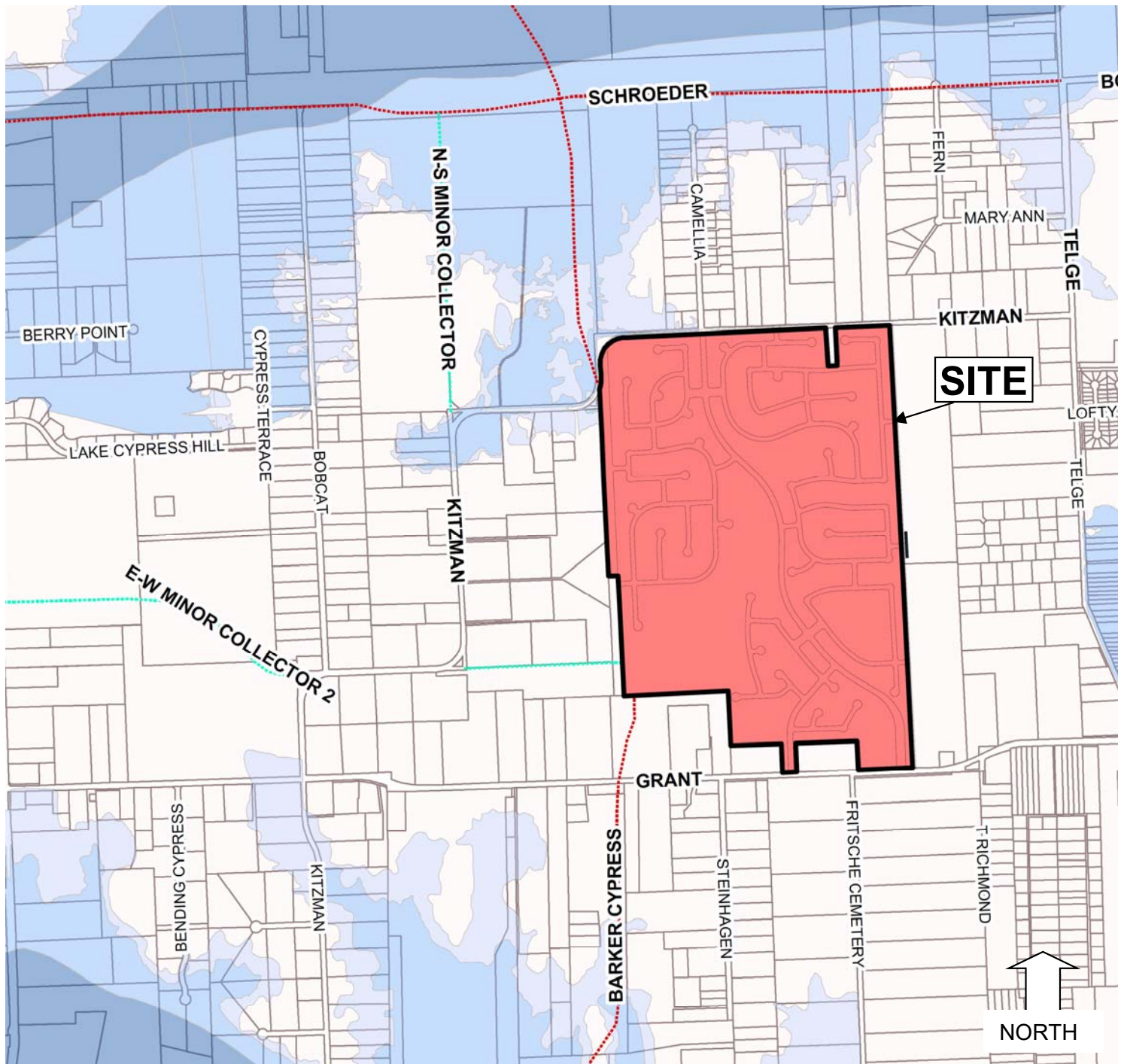
- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

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

Subdivision Name: Quarry on Grant GP (DEF 1)

Applicant: IDS Engineering Group



Subdivision Name: Quarry on Grant GP (DEF 1)

Applicant: IDS Engineering Group



D – Variances

Subdivision

Houston Planning Commission

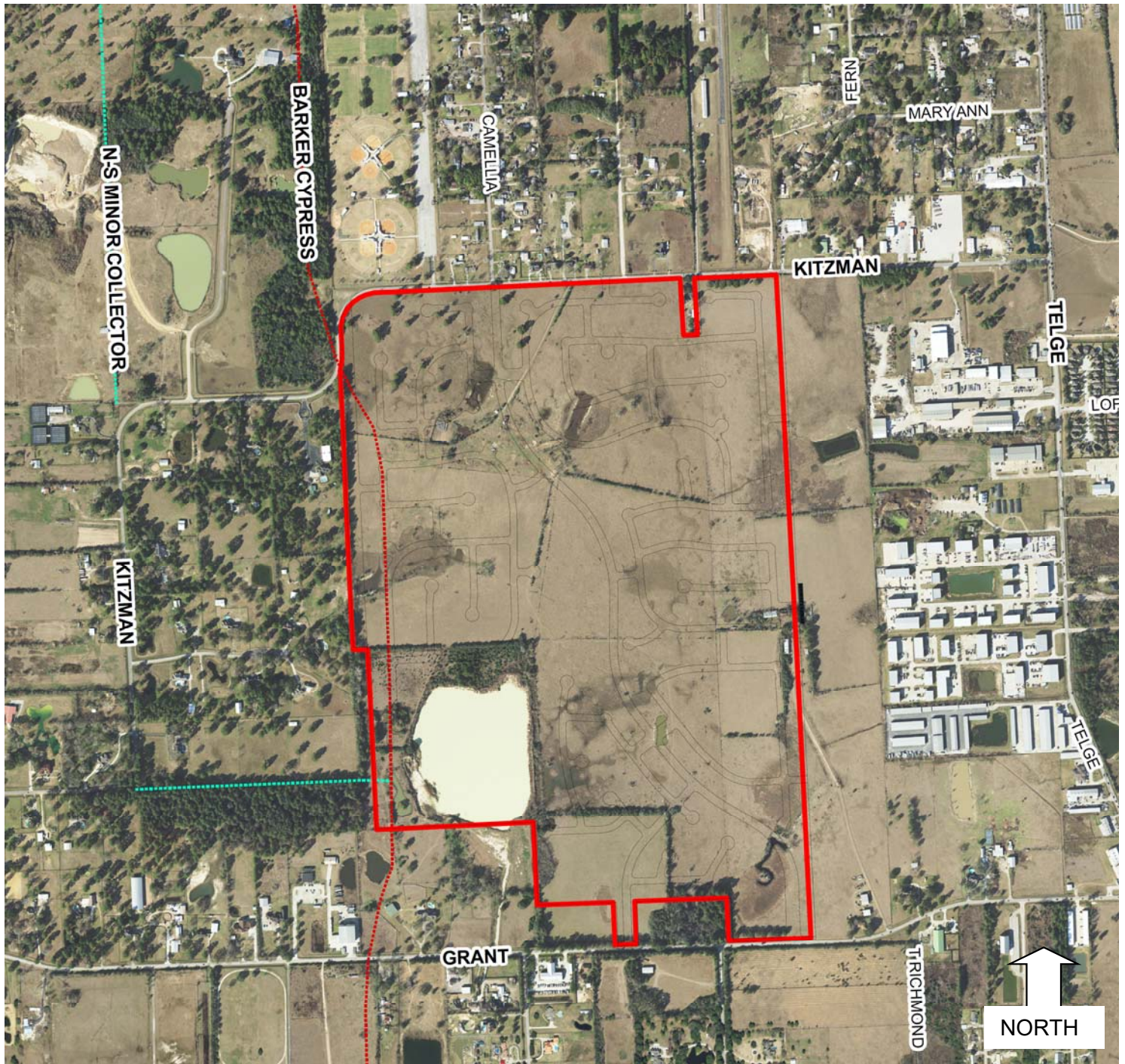
ITEM: 168

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Quarry on Grant GP (DEF 1)

Applicant: IDS Engineering Group



D – Variances

Aerial



Application Number: 2023-0974
Plat Name: Quarry on Grant GP
Applicant: IDS Engineering Group
Date Submitted: 05/01/2023

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

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

Specific requirement for which the special exception is being sought:

To allow the intersection spacing along Grant Road, a major thoroughfare, to be less than 600' between Fritsche Cemetery Road and proposed entry road to the development (Quarry on Grant).

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127 (b) 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;

Quarry on Grant has 2 segments totaling approx. 600' of frontage and access along the major thoroughfare of Grant Road. Two entrances are planned along the Grant Road right-of-way along with connections on the west and north side of the development to future Barker Cypress Road and Kitzman Road rights-of-way. Per Chapter 42, Sec 42-189 of the City of Houston Ordinance, 2 points of access are required for a subdivision that will include more than 150 lots. In order to meet this requirement, two entrances will need to be built along Grant Road since the construction of Barker Cypress Road and the development reaching Kitzman Road are in the distant future. The entry roads are positioned to obtain the greatest distance between intersections while allowing adequate spacing between the entry road and the adjoining property. In accommodating the request, the proposed entry to the development is positioned approx. 438' from Fritsche Cemetery Road which is a deviation of 27% from the standard.

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

The proposed special exception will achieve a result contemplated by the standard by providing adequate traffic circulation within the development and provide access into the development fronting Grant Road.

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

The intersection spacing of the streets is 438' which is a deviation of 27% from the standard. This deviation is still less than 30% and not an excessive deviation from the standard.

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

The intent and general purpose of this chapter will be preserved and maintained since adequate access to the proposed subdivision is provided to all adjacent rights-of-way. The location of the entry road along Grant Road is positioned as far from Fritsche Cemetery Road as possible to allow adequate spacing between the entry road and the adjoining property and will also provide the second point of access.

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

Granting the Special Exception will not be injurious to the public health, safety or welfare since the requested exception will be a deviation of 27% from the standard requirement. This is not an excessive deviation from the standard.

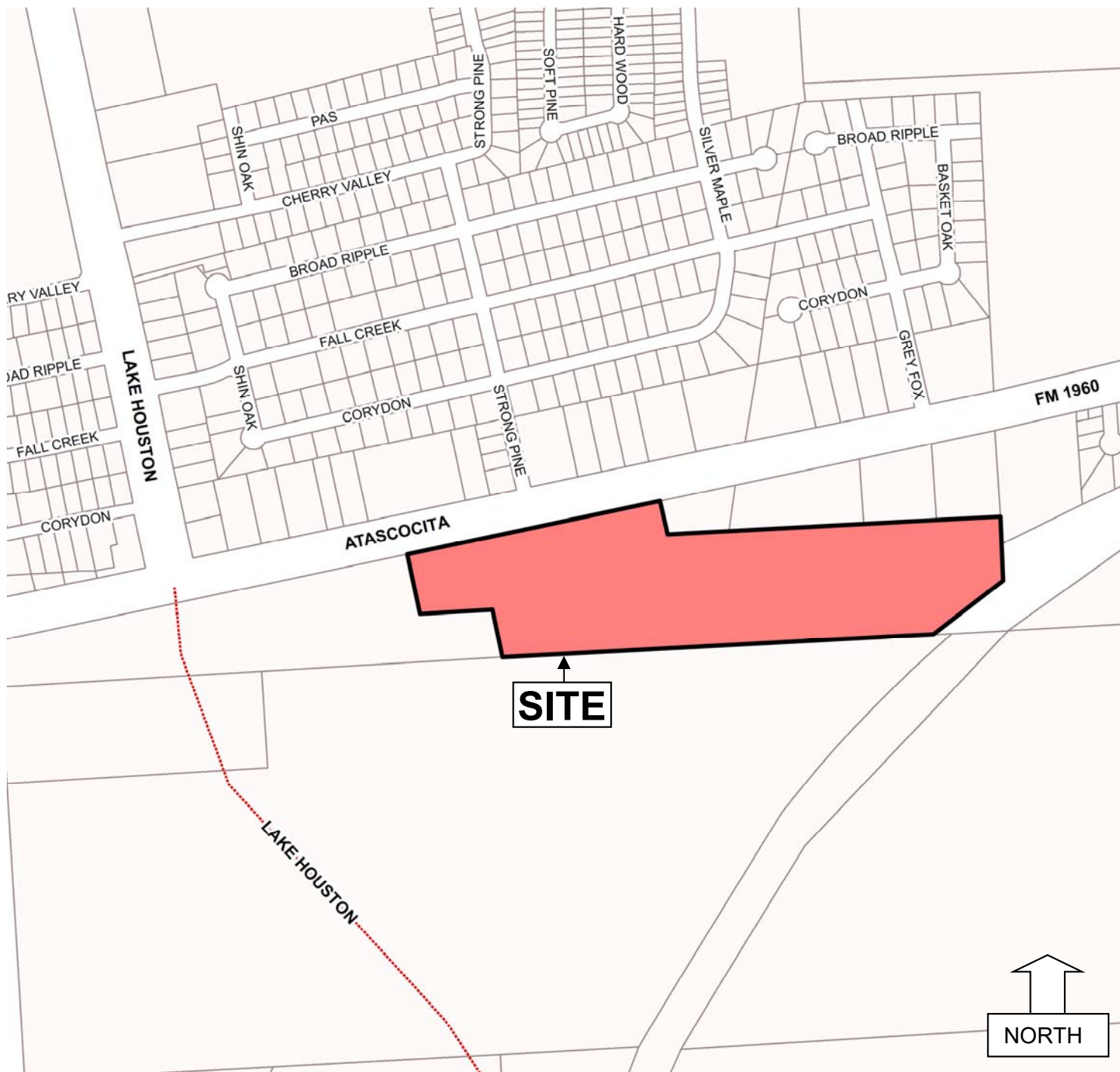
Houston Planning Commission ITEM: 169

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: SMS 1960 E LTD (DEF 1)

Applicant: Miller Surveying Group



D – Variances

Site Location

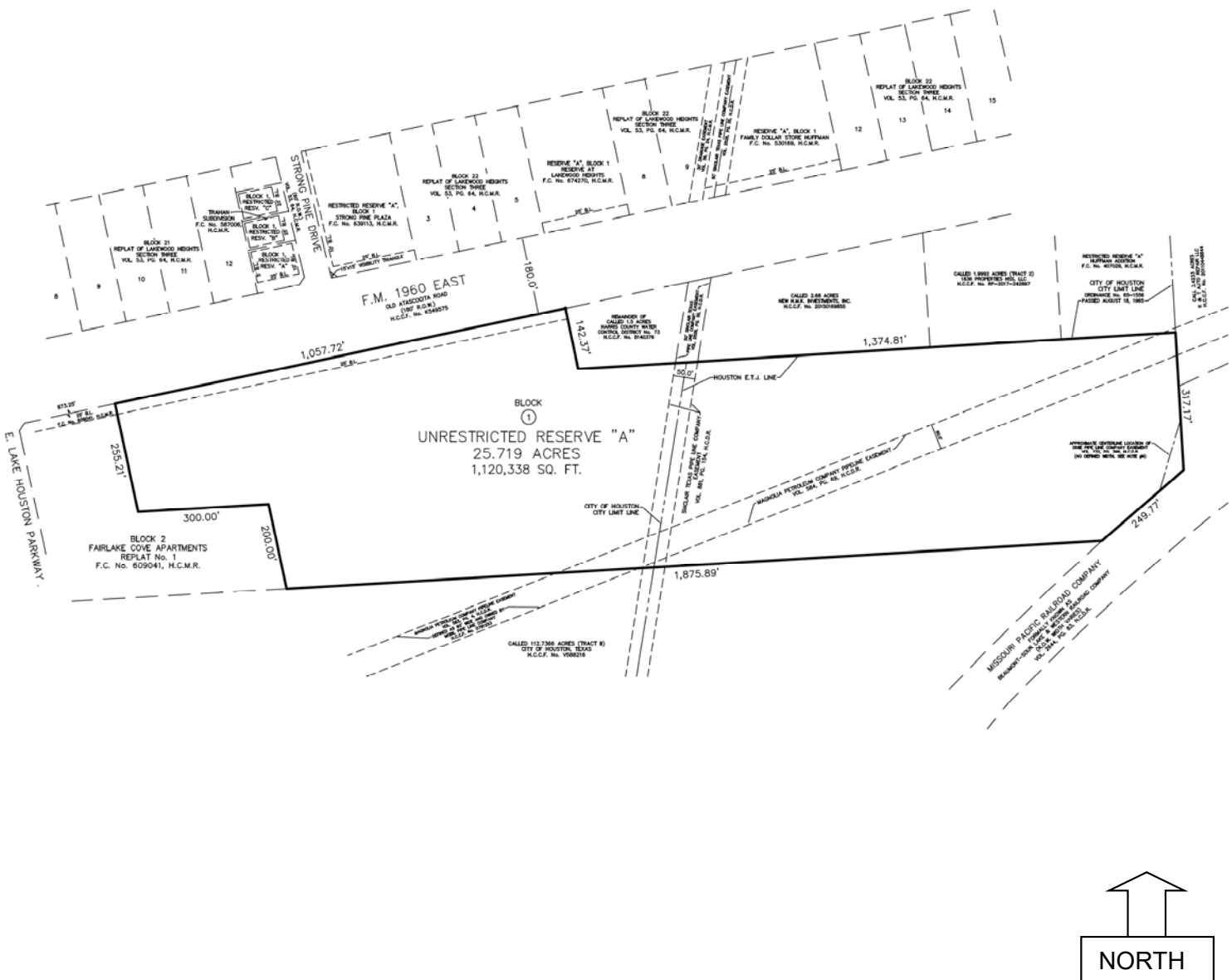
Houston Planning Commission ITEM: 169

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: SMS 1960 E LTD (DEF 1)

Applicant: Miller Surveying Group



D – Variances

Subdivision

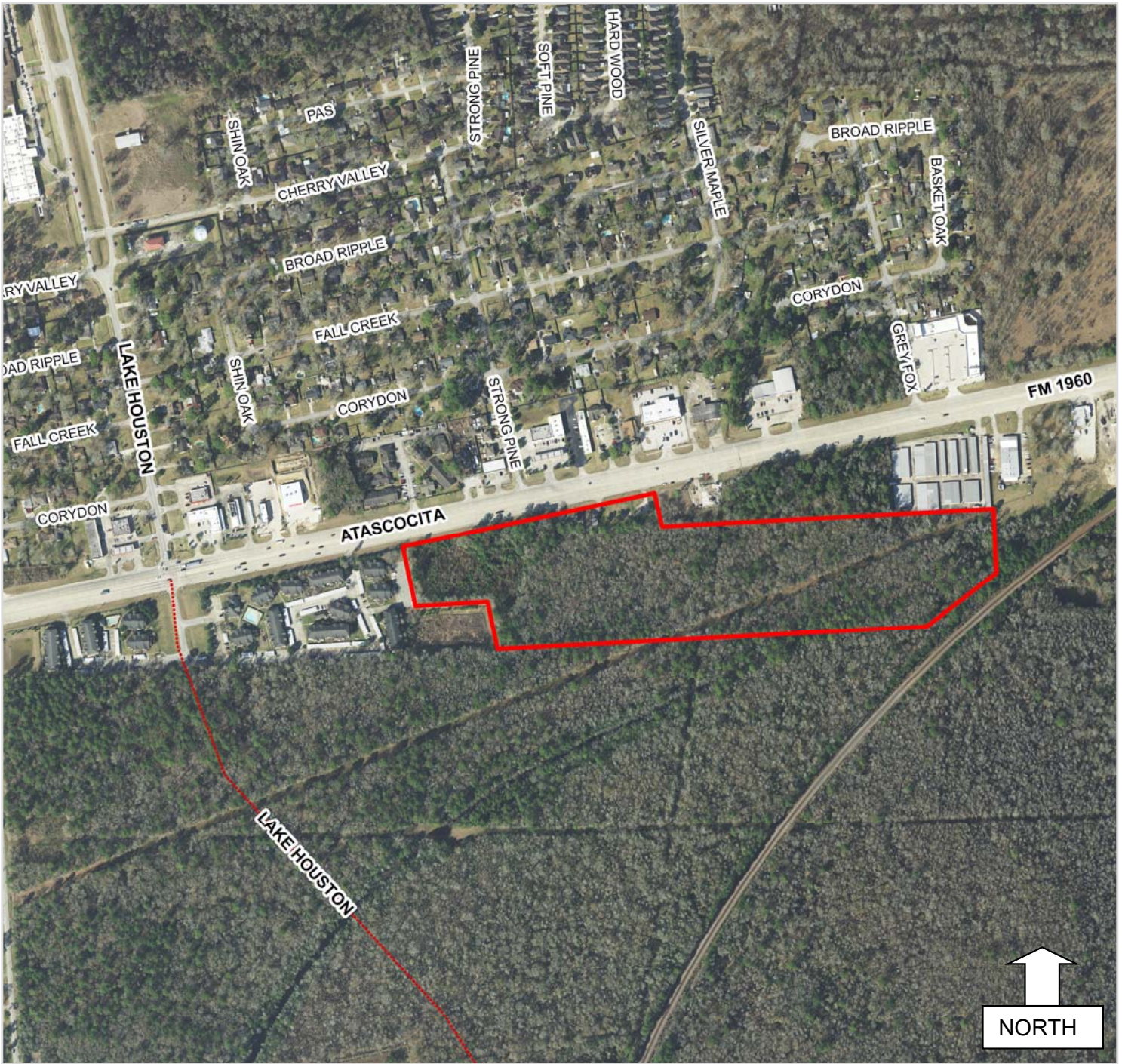
Houston Planning Commission ITEM: 169

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: SME 1960 E LTD (DEF 1)

Applicant: Miller Surveying Group



D – Variances

Aerial



Application Number: 2023-0803

Plat Name: SMS 1960 E LTD

Applicant: Miller Survey Group

Date Submitted: 04/14/2023

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 requests intersection spacing exceeding 2,600 feet along F.M. 1960 East, an existing major thoroughfare, by not dedicating a public street.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The property is located on the south side of F.M. 1960 East, between East Lake Houston Parkway and Crosby Huffman Road (F.M. 2100 Road). The property is bounded on the east by multi-family residential (Fairlake Cove Apartments), on the north by a water plant (Harris County Water Control District No. 73), vacant acreage tracts, a self-storage facility, and an auto repair center, on the southeast by Missouri Pacific Railroad Company railroad tracks and an acreage tract owned by City of Houston. East Lake Houston Parkway, a publicly dedicated major thoroughfare, is located approximately 875 feet to the southwest; Crosby Huffman Road (F.M. 2100 Road), a publicly dedicated major thoroughfare, is located approximately 3,100 feet to the northeast. The proposed development is an unrestricted reserve.

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

Strict application of the ordinance would require the landowner to dedicate a public street that would serve no purpose to the surrounding properties. Additionally, the proposed unrestricted reserve will not require traffic circulation to the adjacent properties and will be sufficiently served by existing F.M. 1960 East. The unique physical characteristics of the property include an existing Missouri Pacific Railroad Company railroad track to the south and a 60-foot Magnolia Petroleum Company Pipeline Easement traversing the property from the southeast to the northwest.

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

The intent of the chapter is to provide safe and effective traffic circulation. A street dedication on the property would not improve traffic circulation. The development as an unrestricted reserve will not require additional traffic circulation provided by public streets. The existing major thoroughfare (F.M. 1960 East) will provide sufficient ingress/egress to the property.

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

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare. The future development of the unrestricted reserve will allow internal circulation sufficient to the design.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding developments. The configuration of the adjoining properties in addition to the existing pipeline easement and railroad track negate the need for street dedication through the property.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

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May 3, 2023

NOTICE OF VARIANCE

PROJECT NAME: SMS 1960 E LTD

REFERENCE NUMBER: 2023-0803

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along FM 1960 east of FM 2100 and west of East Lake Houston Parkway. 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.

Miller Survey Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate a north-south public street 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, May 25, 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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You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houston.tx.gov,

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

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

For additional information regarding this project, please call Carolyn Jardine-Quinn with Miller Survey Group, at 713-413-1900. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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TERMINOLOGY

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

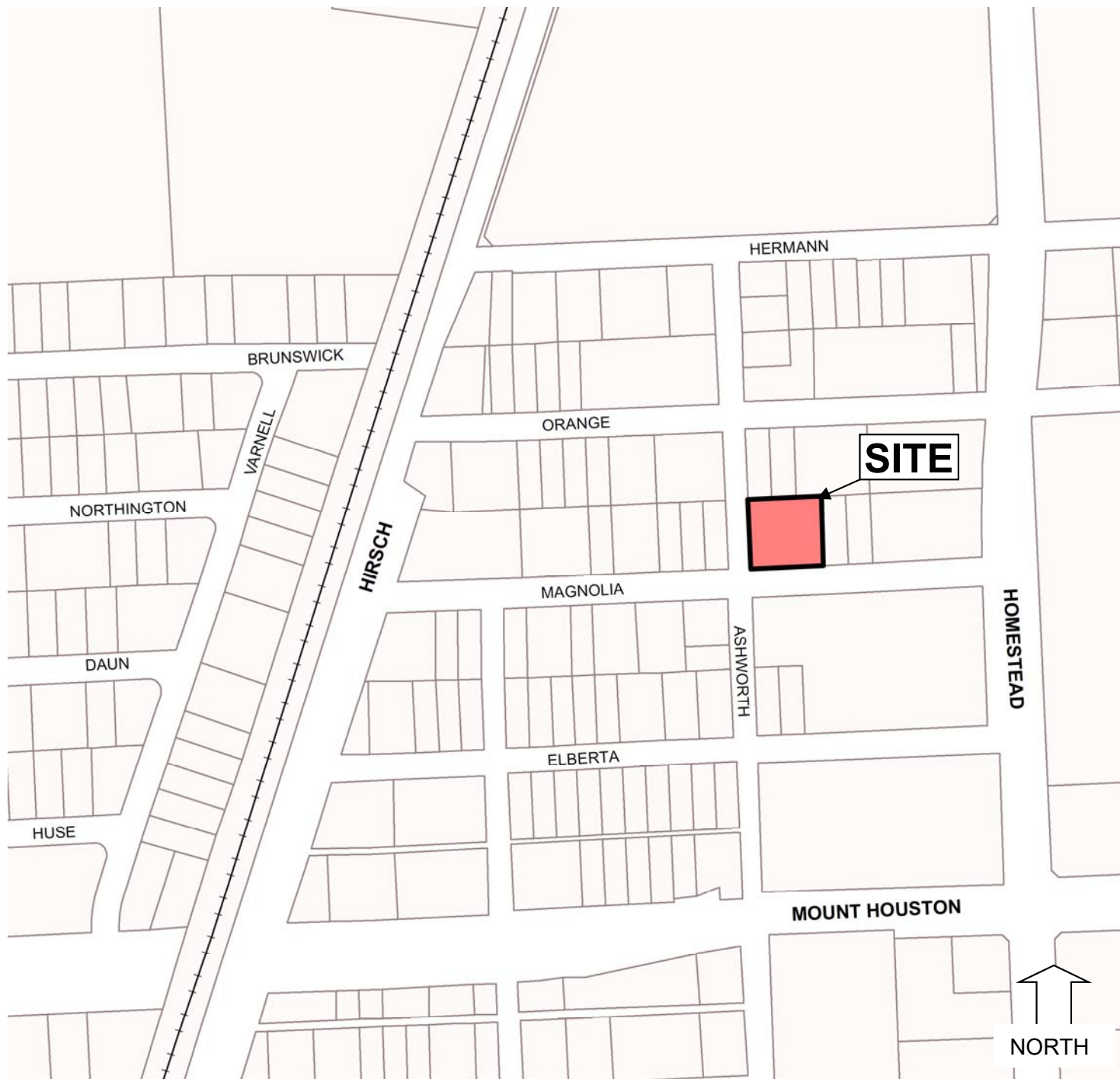
Houston Planning Commission ITEM: 170

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Star Windows Business Center (DEF 2)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Site Location

Houston Planning Commission

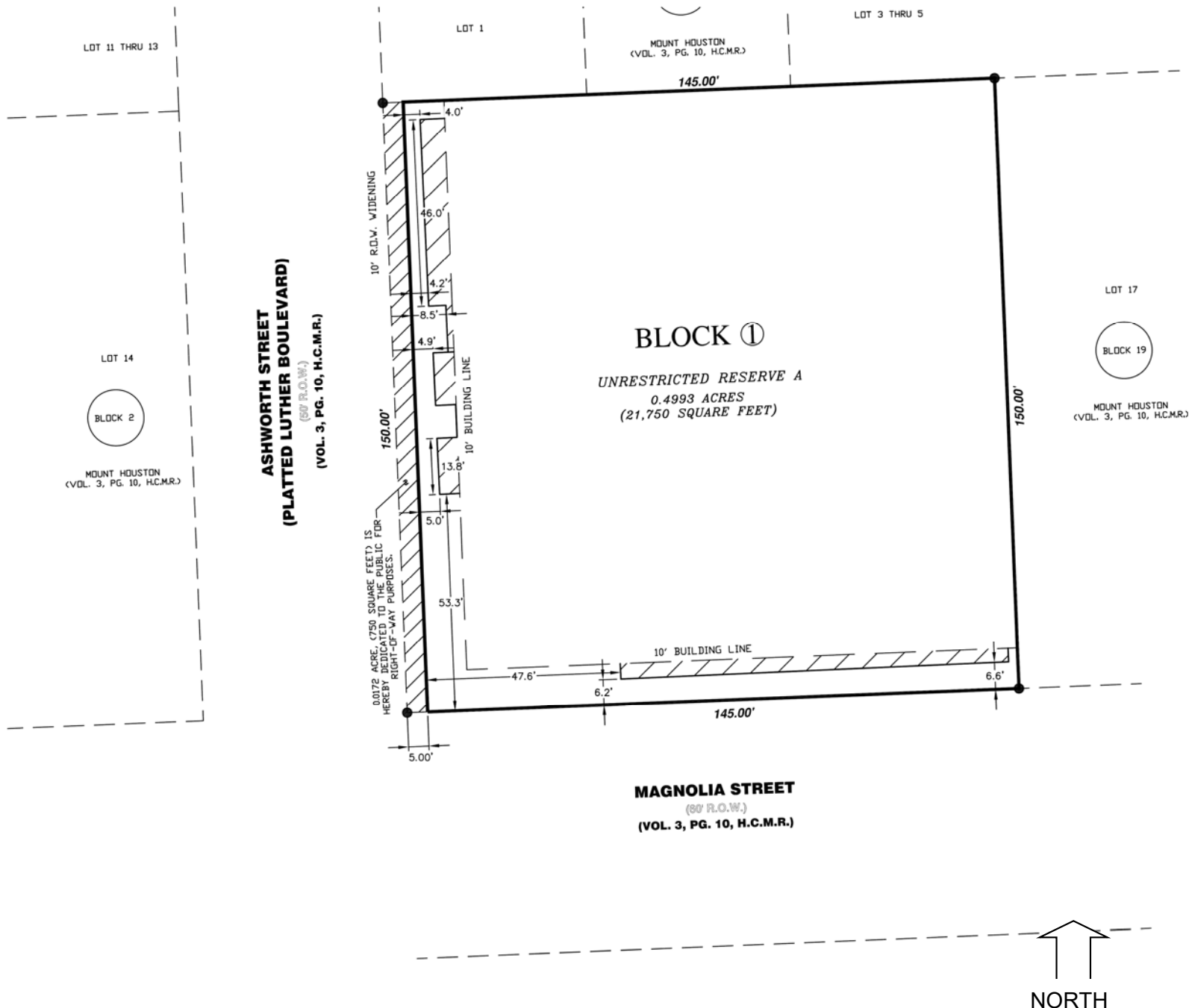
ITEM: 170

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Star Windows Business Center (DEF 2)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 170

Planning and Development Department

Meeting Date: 05/25/2023

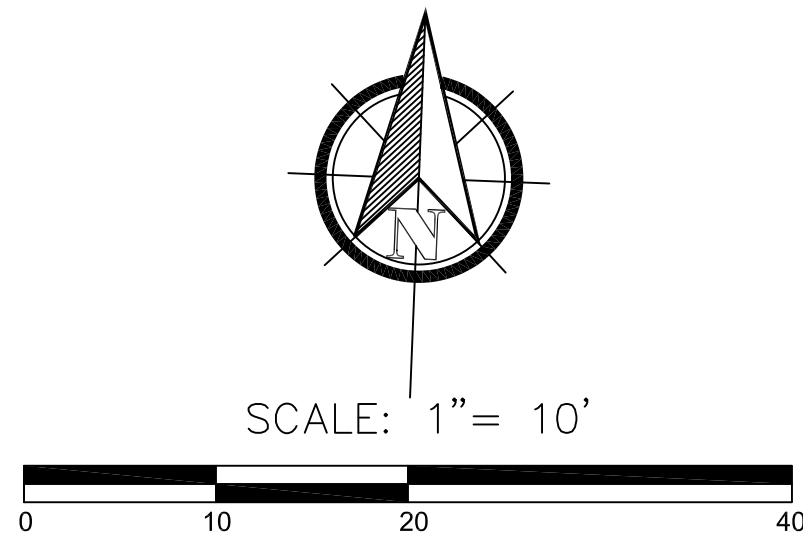
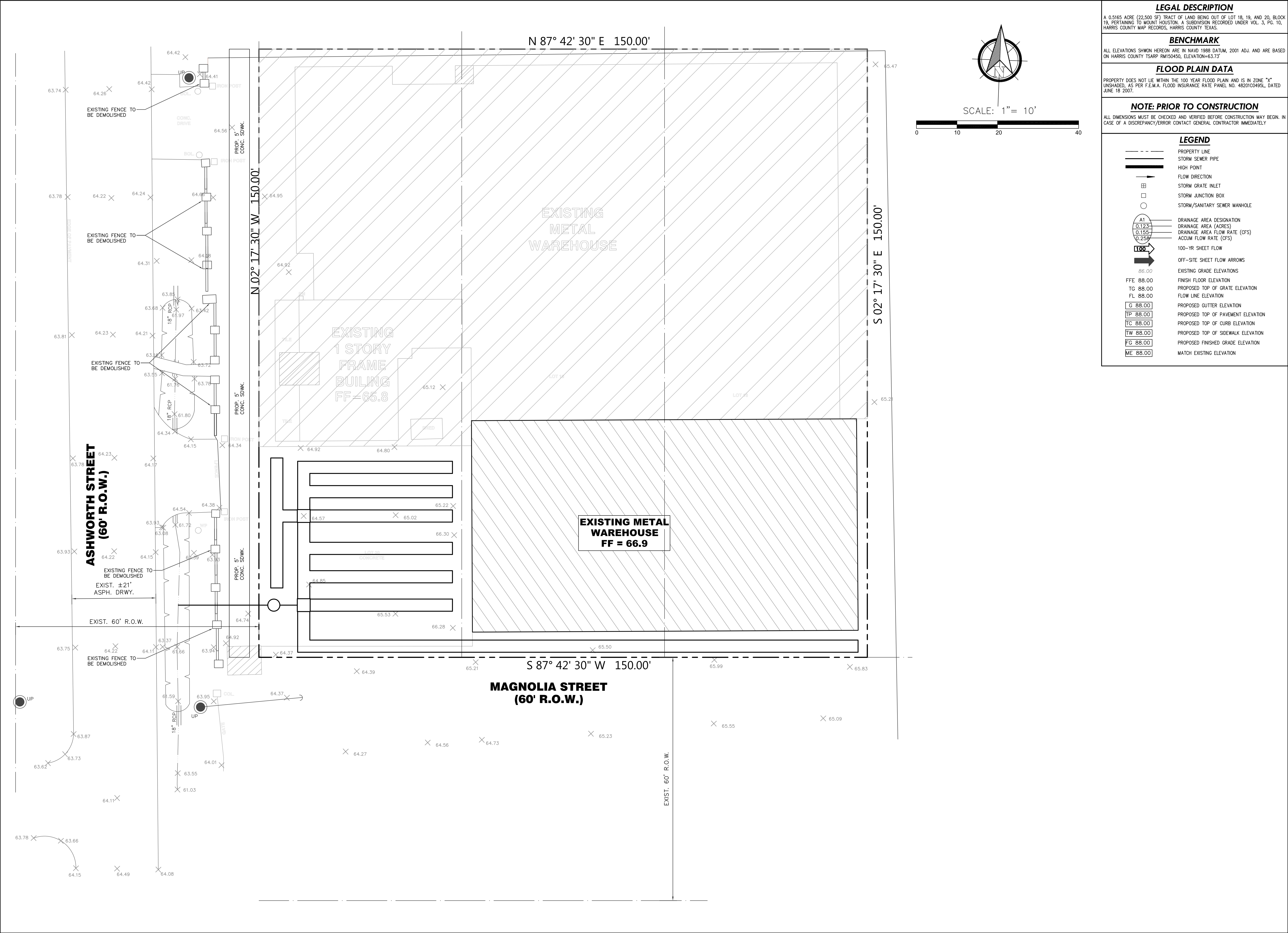
Subdivision Name: Star Windows Business Center (DEF 2)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Aerial



LEGAL DESCRIPTION

A 0.5165 ACRE (22,500 SF) TRACT OF LAND BEING OUT OF LOT 18, 19, AND 20, BLOCK 19, PERTAINING TO MOUNT HOUSTON, A SUBDIVISION RECORDED UNDER VOL. 3, PG. 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY TEXAS.

BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON HARRIS COUNTY TSARP RM150450, ELEVATION=63.73'

FLOOD PLAIN DATA

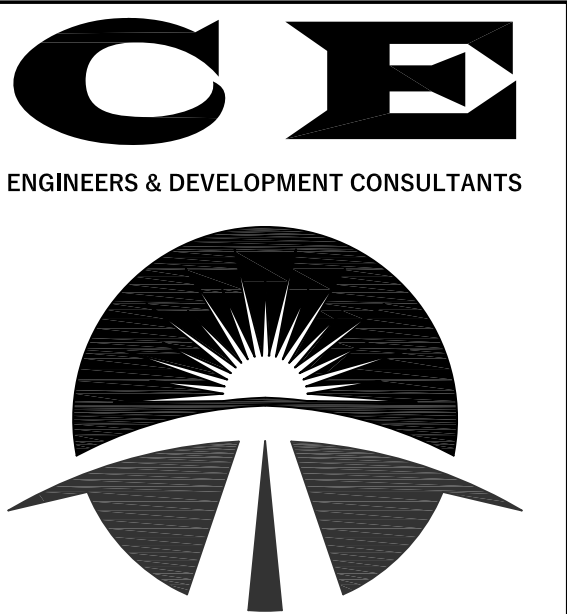
PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" UNSHADED, AS PER F.I.M.A. FLOOD INSURANCE RATE PANEL NO. 4820100495L, DATED JUNE 18 2007.

NOTE: PRIOR TO CONSTRUCTION

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE CONSTRUCTION MAY BEGIN. IN CASE OF A DISCREPANCY/ERROR CONTACT GENERAL CONTRACTOR IMMEDIATELY

LEGEND

--- PROPERTY LINE
--- STORM SEWER PIPE
--- HIGH POINT
--- FLOW DIRECTION
--- STORM GRATE INLET
--- STORM JUNCTION BOX
--- STORM/SANITARY SEWER MANHOLE
--- DRAINAGE AREA DESIGNATION
--- DRAINAGE AREA (ACRES)
--- DRAINAGE AREA FLOW RATE (CFS)
--- ACCUM FLOW RATE (CFS)
--- 100-YR SHEET FLOW
--- OFF-SITE SHEET FLOW ARROWS
--- EXISTING GRADE ELEVATIONS
--- FINISH FLOOR ELEVATION
--- TG 88.00 PROPOSED TOP OF GRATE ELEVATION
--- FL 88.00 FLOW LINE ELEVATION
--- G 88.00 PROPOSED GUTTER ELEVATION
--- TP 88.00 PROPOSED TOP OF PAVEMENT ELEVATION
--- TC 88.00 PROPOSED TOP OF CURB ELEVATION
--- TW 88.00 PROPOSED TOP OF SIDEWALK ELEVATION
--- FG 88.00 PROPOSED FINISHED GRADE ELEVATION
--- ME 88.00 MATCH EXISTING ELEVATION



T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

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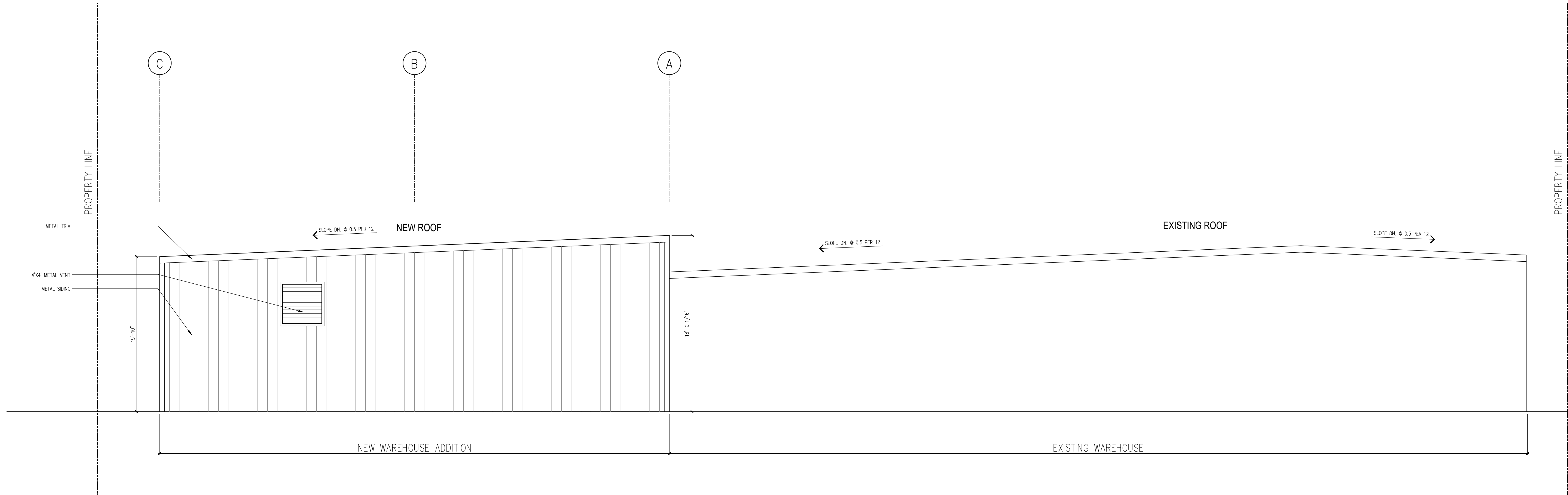
WAREHOUSE ADDITION @
ASHWORTH STREET
11738 ASHWORTH STREET
HOUSTON, TEXAS 77050

REVISIONS		
No.	DATE	DESCRIPTION

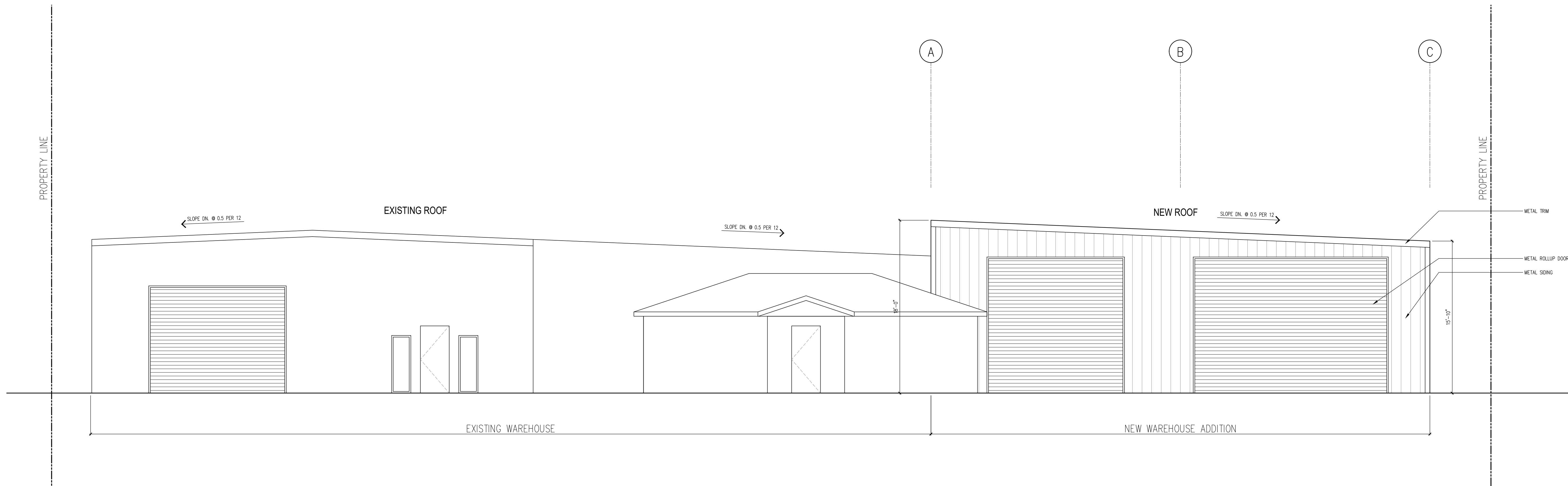
GENERAL NOTES		
Scale: HORIZ: 1"=10'	Issue Date:	04-17-23
VERT: N/A	CEEDC Project Number	22-1065
22-1065	CEEDC File Number	221065C17
Designed By:	Date:	04-17-23
CW	Date:	04-17-23
Checked By:	Date:	04-17-23
CW	Date:	04-17-23

CIVIL SITE PLAN

DRAWING: **C1.7**
SHEET: **5 / 11**



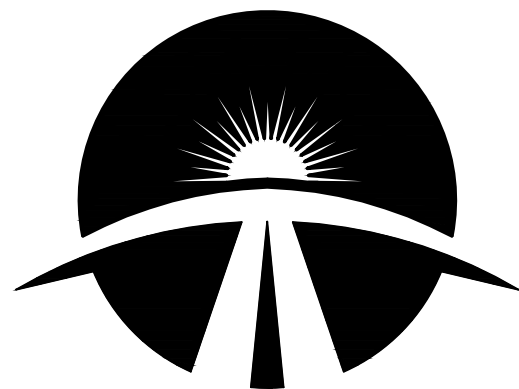
(2) BUILDING ELEVATIONS- EAST (FACING REAR) (3/16"=1'-0")



(1) BUILDING ELEVATIONS- WEST (FACING ASHWORTH STREET) (3/16"=1'-0")



ENGINEERS & DEVELOPMENT CONSULTANTS



T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

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STAR WINDOWS
WAREHOUSE ADDITION
11738 ASHWORTH STREET, HOUSTON, TX 77050
STAR WINDOWS CORPORATION

NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18068

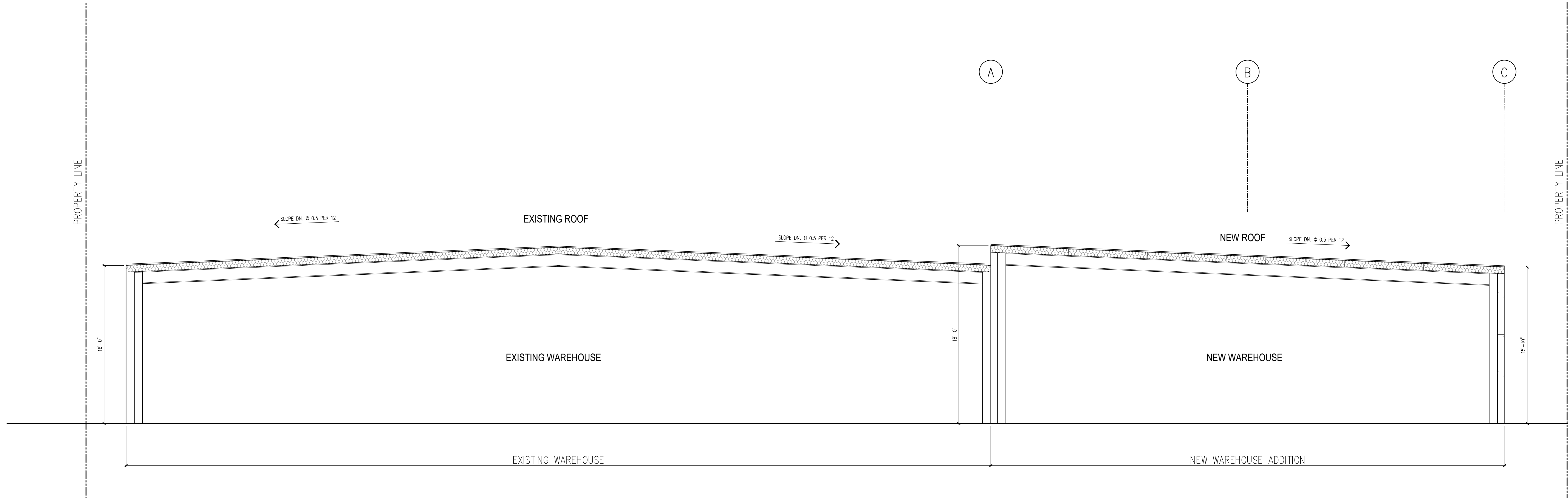
REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HORIZ: N/A	Issue Date	
VERT: N/A		
CEEDC Project Number: 22027	CEEDC File Number: 22027	
Designed By: EW	Date: 09-07-22	
Checked By: EW	Date: 03-16-22	

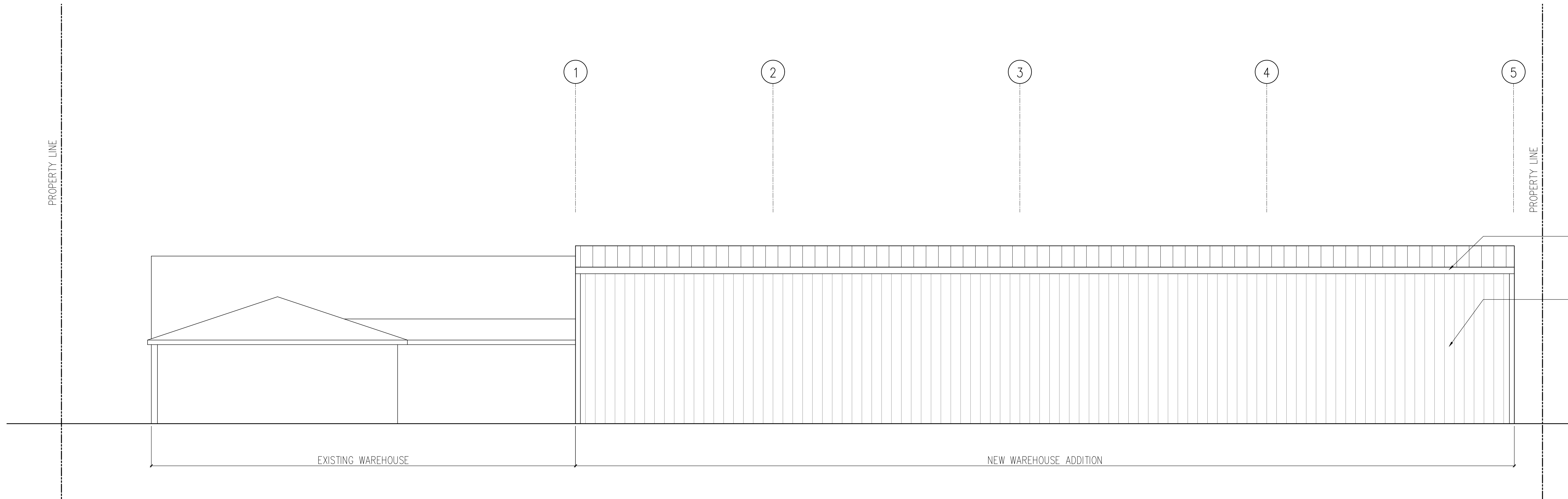
BUILDING
ELEVATIONS

DRAWING:
A2.1.1

SHEET:
/



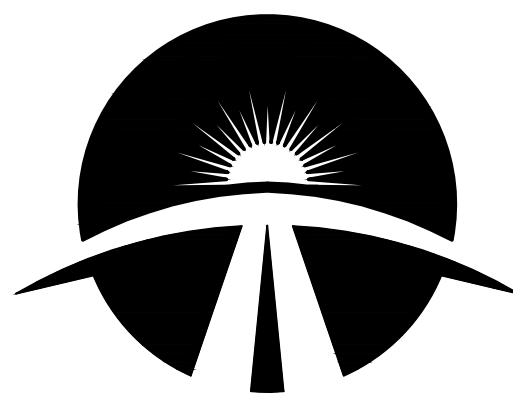
(2) BUILDING SECTION (3/16"=1'-0")



(1) BUILDING ELEVATIONS- SOUTH (FACING MAGNOLIA STREET) (3/16"=1'-0")



ENGINEERS & DEVELOPMENT CONSULTANTS



T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

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STAR WINDOWS
WAREHOUSE ADDITION
11738 ASHWORTH STREET, HOUSTON, TX 77050
STAR WINDOWS CORPORATION

NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR CONSTRUCTION

ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HORIZ: N/A	Issue Date:	09-07-22
VERT: N/A	CEEDC File Number:	22027
CEEDC Project Number: 22027	Date:	09-07-22
Designed By: EW	Date:	03-16-22
Checked By: EW	Date:	

BUILDING
ELEVATIONS

DRAWING: A2.1.2
SHEET: /



Application Number: 2023-0659

Plat Name: Star Windows Business Center

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 03/20/2023

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

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

Specific Variance is being sought and extent of variance:

The applicant is requesting a dual building line variance of 4.2' feet along Ashworth Street and reduced B.L of 6.2' along Magnolia Street. Instead of the ordinance required 10' Building Line.

Chapter 42 Section: 150

Chapter 42 Reference:

The reference is at Chapter 42, Section 150. (42-150) "Building Line for Collector Street In general 10 feet". Chart called "Summary of Minimum Building Line Requirements"

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 property has two existing warehouses currently in the property. One of the buildings unfortunately was built without the prior consent of City of Houston and is now completed with a 6' Building Line by Magnolia Street. Furthermore, the first warehouse was built in the past with a 9' Building Line by Ashworth Street. Both buildings are already in operating business and they cannot get destroyed due to the huge losses it would cause. The purpose of this plat is to adjoin all three lots, lots 18-20, block 20, into one reserve and reduce the building lines.

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

The plat application is just for the purpose of creating one subdivision. The property already has two operating warehouses that are very close to the property line. We need the approval from City of Houston on the replat so we can pull the building permits from Harris County.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. The approval of the variance would only be for the sole purpose of allowing the existing warehouses to remain as they are without having to be destroyed. Furthermore, we are proposing a sidewalk in front of the property line for a pedestrian friendly area.

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

The developer is promising that we are not requesting for this 4' Building Line and 6' Building Line variance only because of economical hardship. Destroying the current warehouses would only cause more traffic and more disturbance in the neighboring areas, not making it pleasant for anyone that lives or commutes to this area.



Application No: 2023-0659

Agenda Item: 133

PC Action Date: 05/11/2023

Plat Name: Star Windows Business Center

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant is requesting a dual building line variance of 4.2' feet along Ashworth Street and reduced B.L of 6.2' along Magnolia Street. Instead of the ordinance required 10' Building Line.;

Basis of Recommendation:

The site is located at the northeast intersection of Ashworth Street and Magnolia Street in Harris County ETJ. The applicant is requesting a dual building line variance of 4.2' feet along Ashworth Street and reduced B.L of 6.2' along Magnolia Street. Instead of the ordinance required 10' Building Line.

Staff is in support of the request

The site is a replat of 3 lots from the Mount Houston subdivision recorded in 1909. The developer has recently added two metal warehouses to an existing commercial site. Ashworth street is a 50' r.o.w that requires 5' of r.o.w dedication from this plat. The dedication will push the warehouse 4.2' away from the r.o.w.

Magnolia Street is platted at 60' width but has not been constructed. The warehouse will sit at 6.2' from the Magnolia r.o.w at its nearest point. Supporting this request will allow the developer to continue with the day to day operation of the business. The applicant has coordinated with Harris County engineering throughout this process, and we have no objection to the request. Staff recommends granting the dual B.L variance subject to the cpc 101 form conditions.

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

Supporting this request will allow the developer to continue with the day to day operation of the business.

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

na

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant has worked with Harris County Engineering to rectify the problem.

(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. Harris County Engineering support the request.

(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 site is being reviewed by Harris County Engineering department.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. Any future construction will require permit.

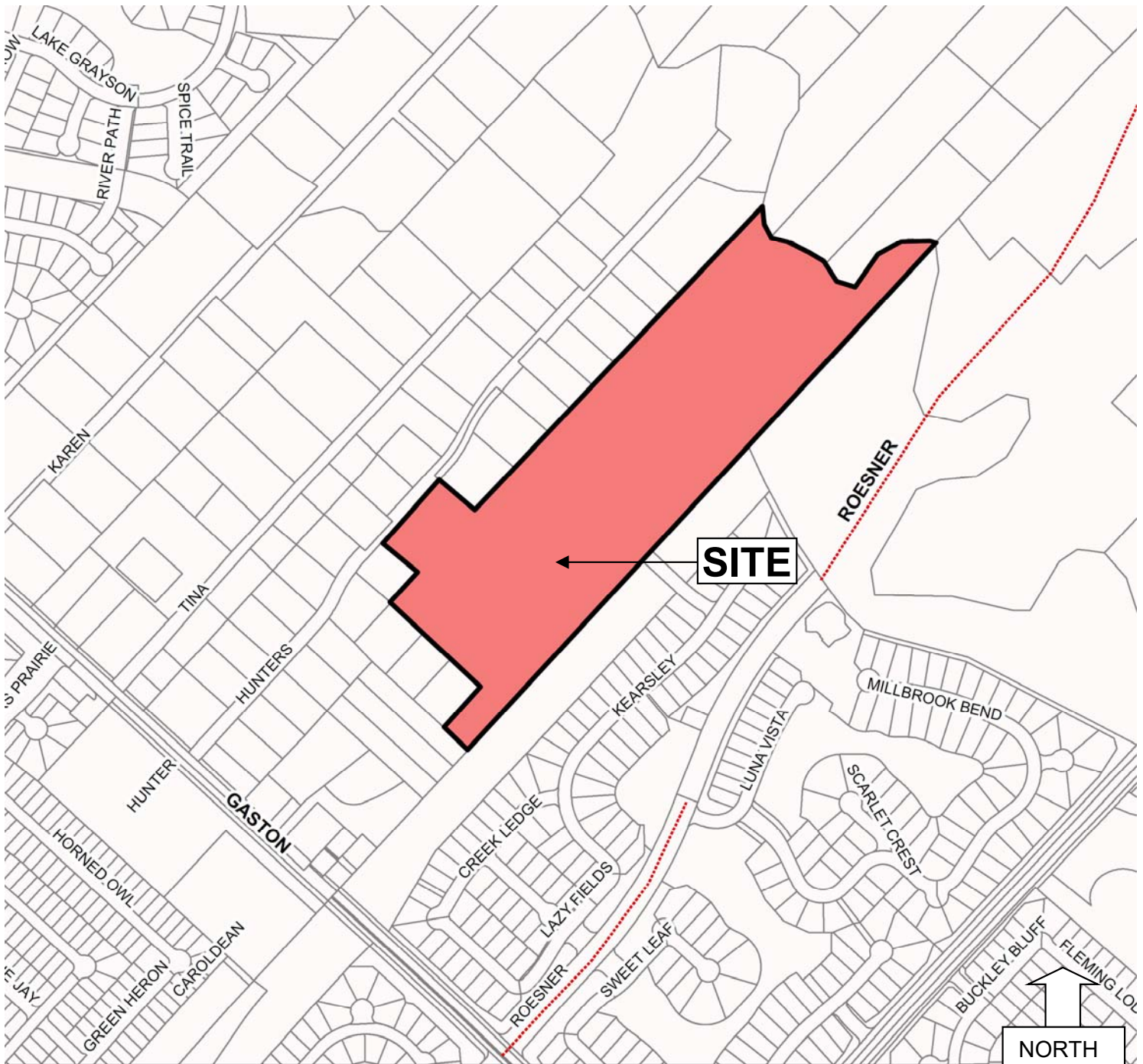
Houston Planning Commission ITEM: 171

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Tompkins Reserve GP (DEF 2)

Applicant: BGE, Inc.



D – Variances

Site Location

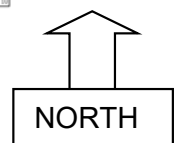
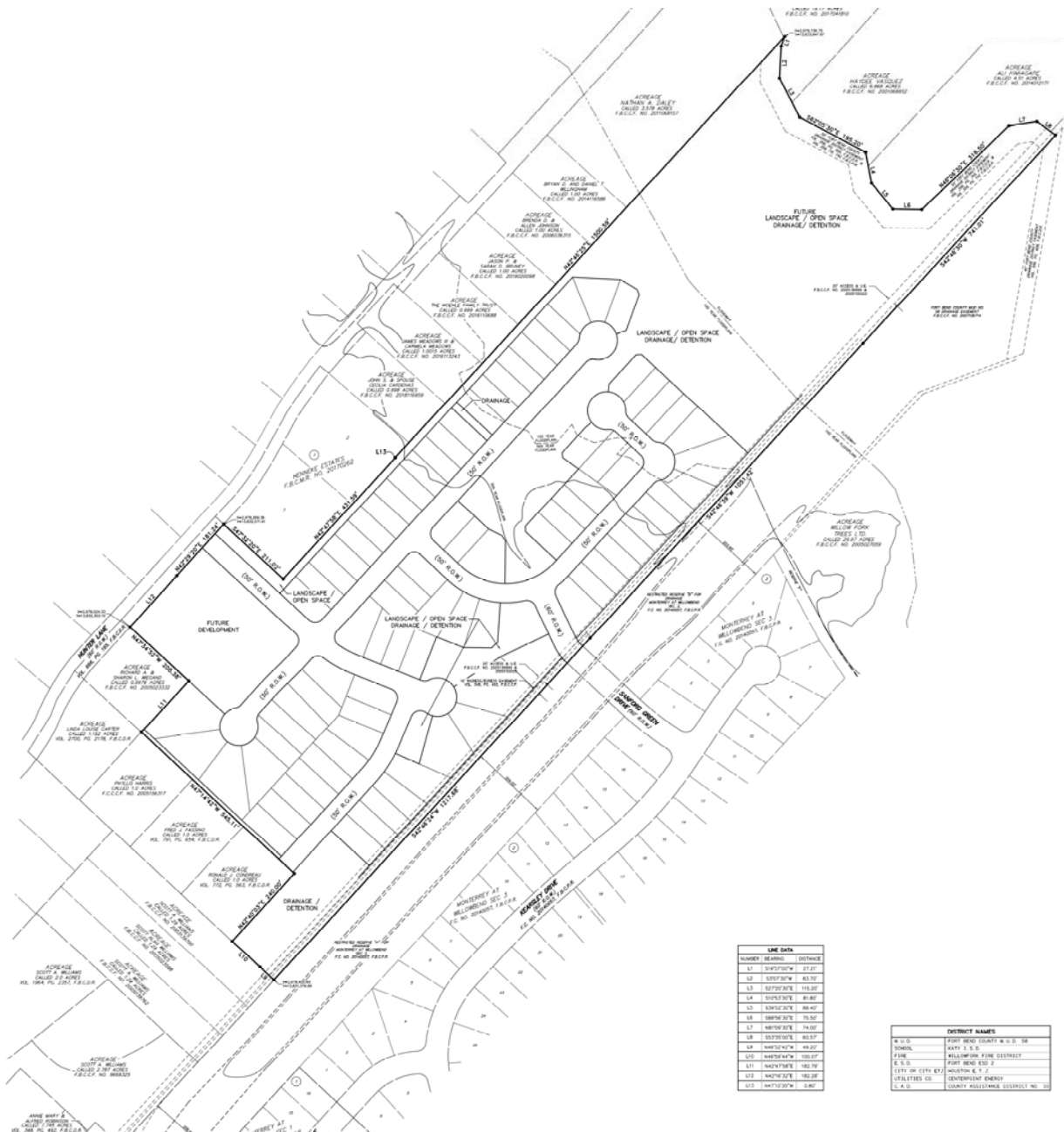
Houston Planning Commission ITEM: 171

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Tompkins Reserve GP (DEF 2)

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 171

Planning and Development Department

Meeting Date: 05/25/2023

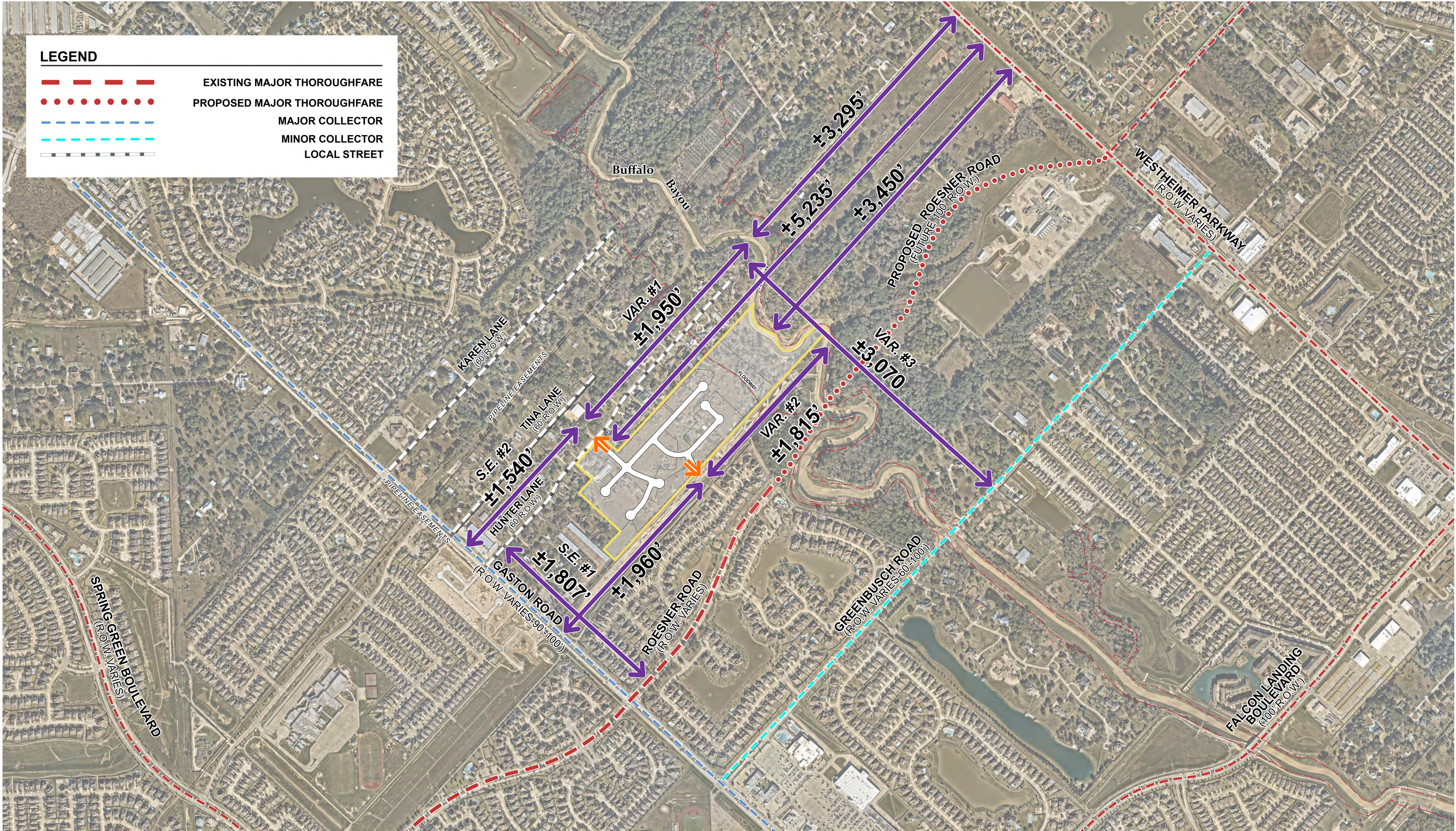
Subdivision Name: Tompkins Reserve GP (DEF 2)

Applicant: BGE, Inc.



D – Variances

Aerial



INTERSECTION SPACING - EXHIBIT B

TOMPKINS RESERVES GENERAL PLAN

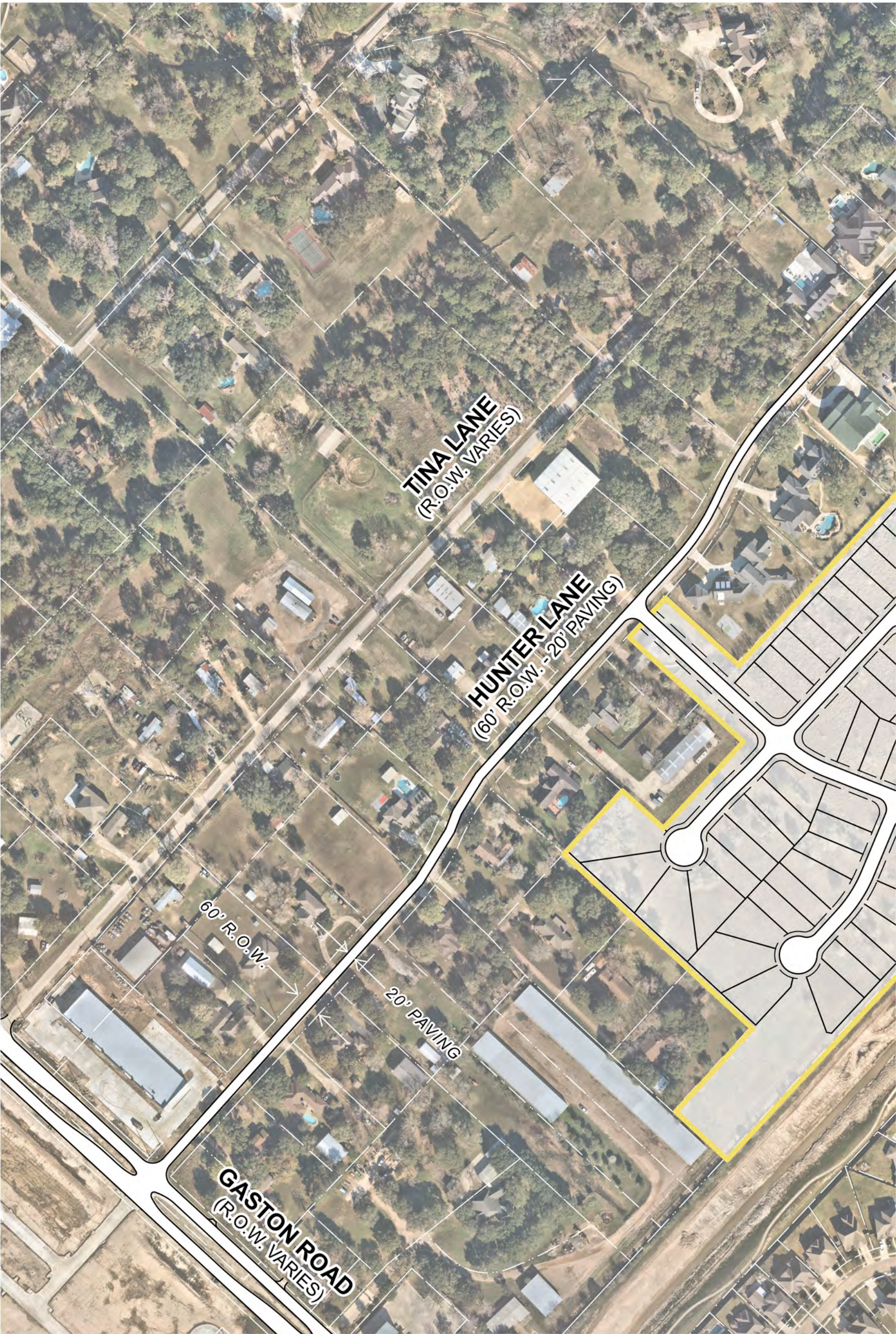
±40.73 ACRES OF LAND
FORT BEND COUNTY, TEXAS
APRIL 14, 2023
BGE #9203-11



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

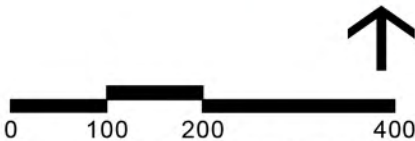


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AERIAL EXHIBIT
TOMPKINS RESERVE
±40.7 ACRES OF LAND
FORT BEND COUNTY, TEXAS
MAY 2, 2023
BGE #9203-11

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



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NOTES: 1.001 ACRE TRACT

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, OF No. 1512310516, EFFECTIVE DATE OF MARCH 10, 2023, ISSUED DATE OF MARCH 16, 2023, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48157C0105L, ALL WITH AN EFFECTIVE DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).

4. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

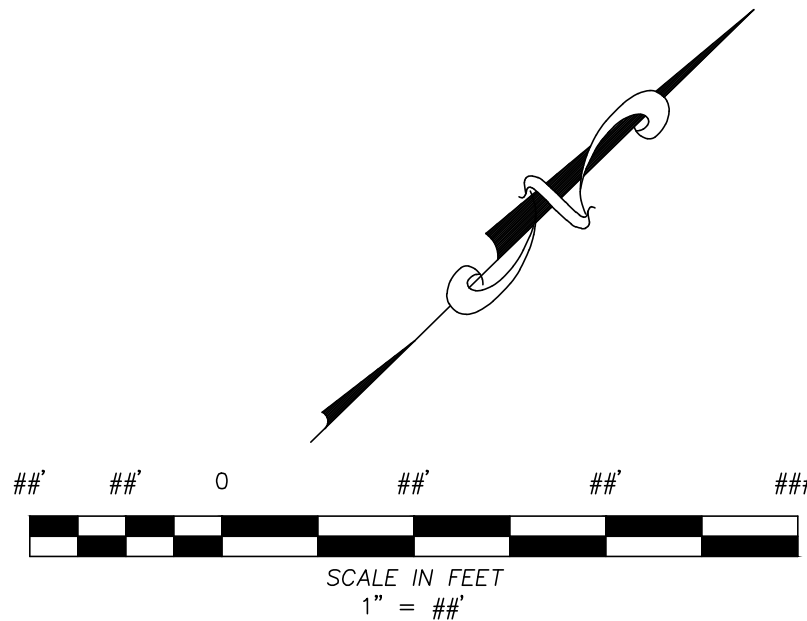
NOTES: TRACTS 1-7

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, OF No. 1512310517, EFFECTIVE DATE OF MARCH 28, 2023, ISSUED DATE OF APRIL 3, 2023, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48157C0105L, ALL WITH AN EFFECTIVE DATE OF 04/02/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).

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SYMBOLS

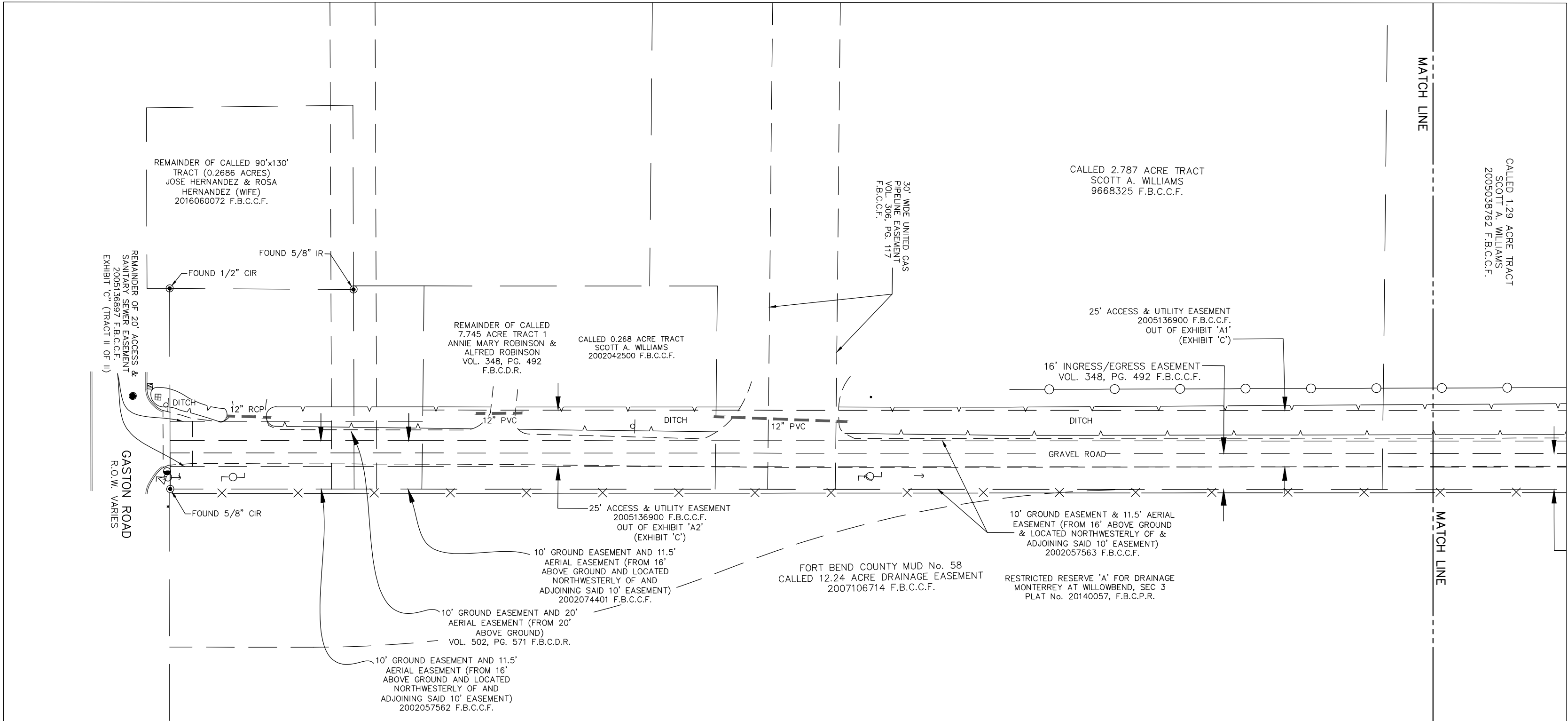
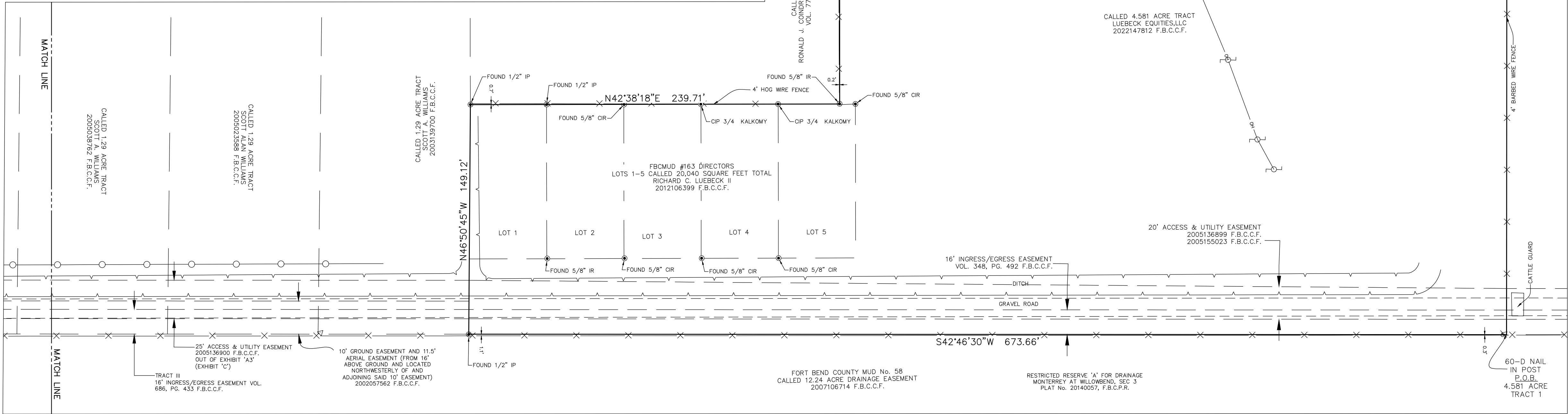
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
- = A.C. PAD
- = BLOW OFF VALVE
- = BOLLARD
- = CABLE BOX
- = CABLE MARKER
- = CLEAN-OUT
- = CURB INLET
- = E-INLET
- = ELECTRIC BOX
- = ELECTRIC MANHOLE
- = FIRE DEPARTMENT CONNECTION
- = FLAG POLE
- = FLUSH VALVE
- = GAS METER
- = GAS VALVE
- = GRATE INLET
- = GREASE TRAP
- = GUY ANCHOR
- = HANDICAPPED PARKING SPACE
- = IRRIGATION CONTROL VALVE
- = JUNCTION BOX
- = LIGHT STANDARD
- = WATER MANHOLE
- = PIPELINE MARKER
- = POWER POLE
- = POWER POLE W/LIGHT
- = SAMPLE WELL
- = SANITARY MANHOLE
- = SERVICE POLE
- = SIGN
- = SPRINKLER HEAD
- = STORM MANHOLE
- = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC SIGNAL CONTROL BOX
- = TRAFFIC SIGNAL POLE
- = WATER METER
- = WATER VALVE

LINE TYPES

- X—X— = BARBED-WIRE FENCE
- /—/— = WOOD FENCE
- = CHAIN-LINK FENCE
- = WROUGHT IRON FENCE
- OH—OH— = OVERHEAD ELECTRIC LINE
- UG—UG— = UNDERGROUND ELECTRIC LINE
- UG—UG— = UNDERGROUND GAS LINE
- FO—FO— = UNDERGROUND FIBER OPTIC LINE
- UTN—UTN— = UNDERGROUND TELEPHONE LINE
- UTN—UTN— = UNDERGROUND STORM LINE
- S—S— = STORM LINE CULVERT
- SAN—SAN— = UNDERGROUND SANITARY LINE
- W—W— = UNDERGROUND WATER LINE
- P—P— = UNDERGROUND PIPELINE
- C—C— = CURB AND GUTTER LINE
- E—E— = EDGE OF CONCRETE
- A—A— = EDGE OF ASPHALT
- H—H— = HIGH BANK LINE
- G—G— = GRADE BREAK LINE
- T—T— = TOE SLOPE LINE
- W—W— = TREE LINE

LEGEND

- AC = ACRE
- A.E. = AERIAL EASEMENT
- BL = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT = EASEMENT
- F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STW.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- H.L.&P. = HOUSTON LIGHTING AND POWER



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

DATED THIS THE 25TH DAY OF APRIL 2022

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT. FOR REVIEW: 04/25/2023

JOHN MARK OTTO, R.P.L.S.
TEXAS REGISTRATION No. 6672
OTTO@MILLERSURVEY.COM

10426 GASTON ROAD,
KATY, TEXAS

REVISED:

LAND TITLE SURVEY

7.087 ACRES

(308.709 SQ. FT.)

& 1.001 ACRES

(43,603 SQ. FT.)

LOCATED IN THE

GEORGE W. CARTWRIGHT SURVEY, A-149

FORT BEND COUNTY, TEXAS

MILLER SURVEY

<



Application Number: 2023-0873
Plat Name: Tompkins Reserve GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 04/17/2023

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

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

Specific requirement for which the special exception is being sought:

To exceed the maximum intersection spacing for the required north-south street for a distance of approximately 1,807 feet between Hunter Lane and Roesner Road, in lieu of the required 1,400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

This ±42-acre tract is located in Fort Bend County north of Gaston Road, south of Westheimer Parkway, west of Roesner Road, and east of Katy Flewellen Road. The subject site is bounded on the western boundary by an existing single family residential development, to the east by the Silver Ranch Drainage Channel, as well as the existing Monterrey at Willowbend subdivision. The northern boundary of the general plan is constrained by Buffalo Bayou, and the southern boundary is separated from Gaston Road by a mix of existing single-family and commercial development. The tract is proposed to be developed as a single-family residential community with large open space areas due to the existing floodplain, floodway and other natural features created by Buffalo Bayou. The proposed development will provide a connection to Hunter Lane which will ultimately provide a vehicular route to the existing major collector, Gaston Road. Vehicular circulation in the area immediately surrounding the subject site will be supported by the existing and proposed major thoroughfare and collector grid. Katy Flewellen Road and Westheimer Parkway are existing major thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Buffalo Bayou adjacent to the proposed development. Within the context of the existing developments and street patterns, a north-south street is required to provide a connection between Gaston Road and Westheimer Parkway, however, due to the existing site conditions and constraints, a north-south street connection is infeasible. Between the site's southern boundary and Gaston Road, there are both existing single family and commercial properties bounded by a local public street, Hunter Lane, and a drainage canal with a minimum width of 200-feet. Roesner Road, an existing major thoroughfare within the Monterrey at Willowbend subdivision, is planned to be extended across

Buffalo Bayou and intersect with Westheimer Parkway to the north. A portion of Roesner Road from Gaston Road, a Major Collector, has already been constructed and the remainder has been platted to Buffalo Bayou. The tracts just north of the site and bayou consist of are several large single-family home sites, horse stables, a church, and a large 84-acre industrial site. The proposed alignment of Roesner Road provides sufficient north-south connection to Westheimer Parkway, allowing existing east-west streets north of the bayou to make a more direct connection, therefore increasing connectivity in the area between the surrounding properties. Hunter Lane runs north-south from Gaston Road and extends to Buffalo Bayou and provides access to the existing single-family homes and commercial properties. The remaining commercial properties have direct access from Gaston Road. The north-south existing major thoroughfare, Roesner Road, provides direct access to the single-family neighborhood to the east. Providing a north-south street through the site will not increase connectivity to the surrounding tracts. Instead, the property will have access through a proposed east-west street from Hunter Lane on the western boundary, and a street stub connection to the existing neighborhood on the eastern boundary. The nearby major thoroughfares and collectors, both existing and proposed, in accordance with both the City of Houston and Fort Bend County Major Thoroughfare Plans will provide sufficient circulation.

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

The special exception will achieve a result contemplated by Chapter 42 by allowing the access to the site to be provided by the proposed east-west streets within the development and surrounding existing street system to function within the existing physical constraints that are within the allowable 33% deviation and will also maintain the appropriate level of circulation within the development.

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

The modification is a 23% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing major thoroughfares, major collector, minor collector, and local street system in the surrounding area. The internal circulation is provided in the form of the proposed connectivity to local public streets with nearby access to both the major collector, Gaston Road, and the minor collector, Greenbusch Road, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The site lies within close proximity to an existing street system with sufficient circulation street system as well as access to a public local street and will therefore not be injurious to the public health, safety, or welfare.



Application Number: 2023-0873
Plat Name: Tompkins Reserve GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 04/17/2023

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

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

Specific requirement for which the special exception is being sought:

To exceed the maximum intersection spacing for the required east-west street for a distance of approximately 1,540 feet between Gaston Road, in lieu of the required 1,400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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;

This ±42-acre tract is located in Fort Bend County north of Gaston Road, south of Westheimer Parkway, west of Roesner Road, and east of Katy Flewellen Road. The subject site is bounded on the western boundary by an existing single family residential development, to the east by the Silver Ranch Drainage Channel, as well as the existing Monterrey at Willowbend subdivision. The northern boundary of the general plan is constrained by Buffalo Bayou, and the southern boundary is separated from Gaston Road by a mix of existing single-family and commercial development. The tract is proposed to be developed as a single-family residential community with large open space areas due to the existing floodplain, floodway and other natural features created by Buffalo Bayou. The proposed development will provide a connection to Hunter Lane which will ultimately provide a vehicular route to the existing major collector, Gaston Road. Vehicular circulation in the area immediately surrounding the subject site will be supported by the existing and proposed major thoroughfare and collector grid. Katy Flewellen Road and Westheimer Parkway are existing major thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Buffalo Bayou adjacent to the proposed development. Hunter Lane runs north-south from Gaston Road and extends to Buffalo Bayou and provides access to the existing nearby single-family homes and commercial properties. The proposed east-west street, ±1,540 feet from Gaston Road, is the main point of access to the proposed single-family development and allows a short distance connection to Gaston Road, a major collector. Due to the existing single-family residences and commercial development along Hunter Lane, there are not any other opportunities to create a public street to provide circulation through the subject site.

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

The special exception will achieve a result contemplated by Chapter 42 by allowing the access to the site to be provided by the proposed east-west street within the development and surrounding existing street system to function within the existing physical constraints that are within the allowable 33% deviation and will also maintain the appropriate level of circulation within the development.

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

The modification is a 11% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing major thoroughfares, major collector, minor collector, and local street system in the surrounding area. The internal circulation is provided in the form of the proposed connectivity to local public streets with nearby access to both the major collector, Gaston Road, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The site lies within proximity to an existing street system with sufficient circulation street system as well as access to a public local street and will therefore not be injurious to the public health, safety, or welfare.



Application Number: 2023-0873
Plat Name: Tompkins Reserve GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street and to exceed the maximum intersection spacing between the proposed entry and Westheimer Parkway, for a distance of approximately 5,245 feet in lieu of the required 1,400 feet.

Chapter 42 Section: 128 (a)(1)(2)

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

n/a

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

This ±42-acre tract is located in Fort Bend County north of Gaston Road, south of Westheimer Parkway, west of Roesner Road, and east of Katy Flewellen Road. The subject site is bounded on the western boundary by an existing single family residential development, to the east by the Silver Ranch Drainage Channel, as well as the existing Monterrey at Willowbend subdivision. The northern boundary of the general plan is constrained by Buffalo Bayou, and the southern boundary is separated from Gaston Road by a mix of existing single-family and commercial development. The tract is proposed to be developed as a single-family residential community with large open space areas due to the existing floodplain, floodway and other natural features created by Buffalo Bayou. The proposed development will provide a connection to Hunter Lane which will ultimately provide a vehicular route to the existing major collector, Gaston Road. Vehicular circulation in the area immediately surrounding the subject site will be supported by the existing and proposed major thoroughfare and collector grid. Katy Flewellen Road and Westheimer Parkway are existing major thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Buffalo Bayou adjacent to the proposed development. The subject site proposes connections to the existing local streets Hunter Lane and Sanford Green Drive, and the proposed development will satisfy and

exceed the points of access requirements set forth under Chapter 42-189. Strict application of the ordinance would not be feasible due to the existing single family residential subdivisions to the east and west of the site, as well as Buffalo Bayou, however, the proposed development is providing street connections where feasible to support vehicular circulation both within the site and the adjacent subdivisions.

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

Granting of the variance request is the result of the physical conditions created by Buffalo Bayou and the existing developments abutting the subject site. An east-west street is proposed within the development centrally located between Gaston Road, a major collector, and Buffalo Bayou to support circulation.

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

The overall circulation is upheld by the proposed existing and proposed major thoroughfare alignments established by the Major Thoroughfare and Freeway Plans of the City and Houston and Fort Bend County as well as the existing local street, Hunter Lane. The development is proposing an east-west street along the western boundary which preserves the intent established within Chapter 42.

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity 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 natural constraints and overall existing conditions surrounding the proposed development create limitations for an additional east-west street connection, and therefore, economic hardship is not the sole justification of the variance request.



Application Number: 2023-0873
Plat Name: Tompkins Reserve GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

To not provide an east-west street and to exceed the maximum intersection spacing for a distance of 3,708 feet for an east-west street between Sanford Green Drive and Westheimer Parkway, in lieu of the required 2,000 feet.

Chapter 42 Section: 42-128 (a)(1)(2); 42-130 (a)(5)

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (5) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet 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

n/a

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

This ±42-acre tract is located in Fort Bend County north of Gaston Road, south of Westheimer Parkway, west of Roesner Road, and east of Katy Flewellen Road. The subject site is bounded on the western boundary by an existing single family residential development, to the east by the Silver Ranch Drainage Channel, as well as the existing Monterrey at Willowbend subdivision. The northern boundary of the general plan is constrained by Buffalo Bayou, and the southern boundary is separated from Gaston Road by a mix of existing single-family and commercial development. The tract is proposed to be developed as a single-family residential community with large open space areas due to the existing floodplain, floodway and other natural features created by Buffalo Bayou. The proposed development will provide a connection to Hunter Lane which will ultimately provide a vehicular route to the existing major collector, Gaston Road. Vehicular circulation in the area immediately surrounding the subject site will be supported by the existing and proposed major thoroughfare and collector grid. Katy Flewellen Road and Westheimer Parkway are existing major

thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Buffalo Bayou adjacent to the proposed development. The tract's proposed land use is single-family with designated open space areas to preserve specific existing natural features created by Buffalo Bayou. The existing 200' drainage canal (Silver Ranch Drainage Channel) adjacent to the site's eastern boundary which outfalls into Buffalo Bayou, allows an intersection spacing exception of 2,000 feet per ordinance requirements, rather than the standard intersection spacing of 1,400 feet. Roesner Road, an existing major thoroughfare within the Monterrey at Willowbend subdivision, is planned to be extended across Buffalo Bayou and intersect with Westheimer Parkway to the north. A portion of Roesner Road from Gaston Road, a Major Collector, has already been constructed and the remainder has been platted to Buffalo Bayou. The tracts just north of the site and bayou consist of several large single-family home sites, horse stables, a church, and a large 84-acre industrial site. The proposed alignment of Roesner Road provides sufficient north-south connection to Westheimer Parkway, allowing existing east-west streets north of the bayou to make a more direct connection, therefore increasing connectivity in the area between the surrounding properties. The subject site proposes connections to the existing local streets Hunter Lane and Sanford Green Drive, and the proposed development will satisfy and exceed the points of access requirements set forth under Chapter 42-189. Strict application of the ordinance would not be feasible due to the existing single family residential subdivisions to the east and west of the site, as well as Buffalo Bayou, however, the proposed development is providing street connections where feasible to support vehicular circulation both within the site and the adjacent subdivisions. Due to the existing drainage channel to the east, and existing single-family subdivision to the west, there are not any feasible opportunities to create an east-west street within the development. Furthermore, there would be no benefit to circulation by adding the additional required east-west street within our property due to existing homes east of the 200' drainage canal and the floodway created by Buffalo Bayou.

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

The site is directly adjacent to an existing 200-foot drainage canal to the east and Buffalo Bayou to the north. There are existing single-family homes along the western and eastern property boundaries as well as areas that are made undevelopable by floodway. The granting of the variance requests are not a result of a hardship imposed by the applicant due to the existing natural drainage constraints as well as the existing single-family developments.

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

The overall circulation is upheld by the proposed existing and proposed major thoroughfare alignments established by the Major Thoroughfare and Freeway Plans of the City and Houston and Fort Bend County as well as the existing local street, Hunter Lane. The development is proposing an east-west street along the western boundary which preserves the intent established within Chapter 42.

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity 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 natural constraints and overall existing conditions surrounding the proposed development create limitations for an additional east-west street connection, and therefore, economic hardship is not the sole justification of the variance request.



Application Number: 2023-0873
Plat Name: Tompkins Reserve GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

To not provide a north-south street and to exceed the maximum intersection spacing for a distance of approximately 3,070 feet between Hunter Lane and Greenbusch Road, in lieu of the required 2,000 feet.

Chapter 42 Section: 128 (a)(1)(2); 42-130 (a)(5)

Chapter 42 Reference:

42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

n/a

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

This ±42-acre tract is located in Fort Bend County north of Gaston Road, south of Westheimer Parkway, west of Roesner Road, and east of Katy Flewellen Road. The subject site is bounded on the western boundary by an existing single family residential development, to the east by the Silver Ranch Drainage Channel, as well as the existing Monterrey at Willowbend subdivision. The northern boundary of the general plan is constrained by Buffalo Bayou, and the southern boundary is separated from Gaston Road by a mix of existing single-family and commercial development. The tract is proposed to be developed as a single-family residential community with large open space areas due to the existing floodplain, floodway and other natural features created by Buffalo Bayou. The proposed development will provide a connection to Hunter Lane which will ultimately provide a vehicular route to the existing major collector, Gaston Road. Vehicular circulation in the area immediately surrounding the subject site will be supported by the existing and proposed major thoroughfare and collector grid. Katy Flewellen Road and Westheimer Parkway are existing major thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Buffalo Bayou adjacent to the proposed development. Roesner Road, an existing major thoroughfare within the Monterrey at Willowbend subdivision, is planned to be extended across Buffalo Bayou and intersect

with Westheimer Parkway to the north. A portion of Roesner Road from Gaston Road, a Major Collector, has already been constructed and the remainder has been platted to Buffalo Bayou. The tracts just north of the site and bayou consist of are several large single-family home sites, horse stables, a church, and a large 84-acre industrial site. The proposed alignment of Roesner Road provides sufficient north-south connection to Westheimer Parkway, allowing existing east-west streets north of the bayou to make a more direct connection, therefore increasing connectivity in the area between the surrounding properties. The subject site proposes connections to the existing local streets Hunter Lane and Sanford Green Drive, and the proposed development will satisfy and exceed the points of access requirements set forth under Chapter 42-189. Strict application of the ordinance would not be feasible due to the existing single-family residential subdivisions to the east and west of the site, as well as Buffalo Bayou, however, the proposed development is providing street connections where feasible to support vehicular circulation both within the site and the adjacent subdivisions. North of the bayou, there are large acre home sites as well as an ±84-acre industrial site. The tracts located to the north of Buffalo Bayou are impacted by the existing floodway and floodplain, and the properties are under separate ownership which makes a proposed street connection infeasible. There would be little benefit to circulation by adding the required north-south street through the site because the proposed major thoroughfare, Roesner Road, plans to cross the Buffalo Bayou adjacent to the subject site and the close proximity to Greenbusch Road, a minor collector which is already constructed, provides connectivity to Westheimer Parkway.

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

Granting of the variance request is the result of the conditions created by Buffalo Bayou and the existing developments abutting the subject site. An east-west street is proposed within the development centrally located between Gaston Road, a major collector, and Buffalo Bayou to support circulation.

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

The overall circulation is upheld by the proposed existing and proposed major thoroughfare alignments established by the Major Thoroughfare and Freeway Plans of the City and Houston and Fort Bend County as well as the existing local street, Hunter Lane. The development is already proposing an east-west street along the western boundary which preserves the intent established within Chapter 42.

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity 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 natural constraints and overall existing conditions surrounding the proposed development create limitations for a north-south street connection, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 172

Planning and Development Department Meeting Date: 05/25/2023

Subdivision Name: Tompkins Reserve Sec 1 (DEF 1)

Applicant: BGE, Inc.



Houston Planning Commission ITEM: 173

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Fuqua Estates

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

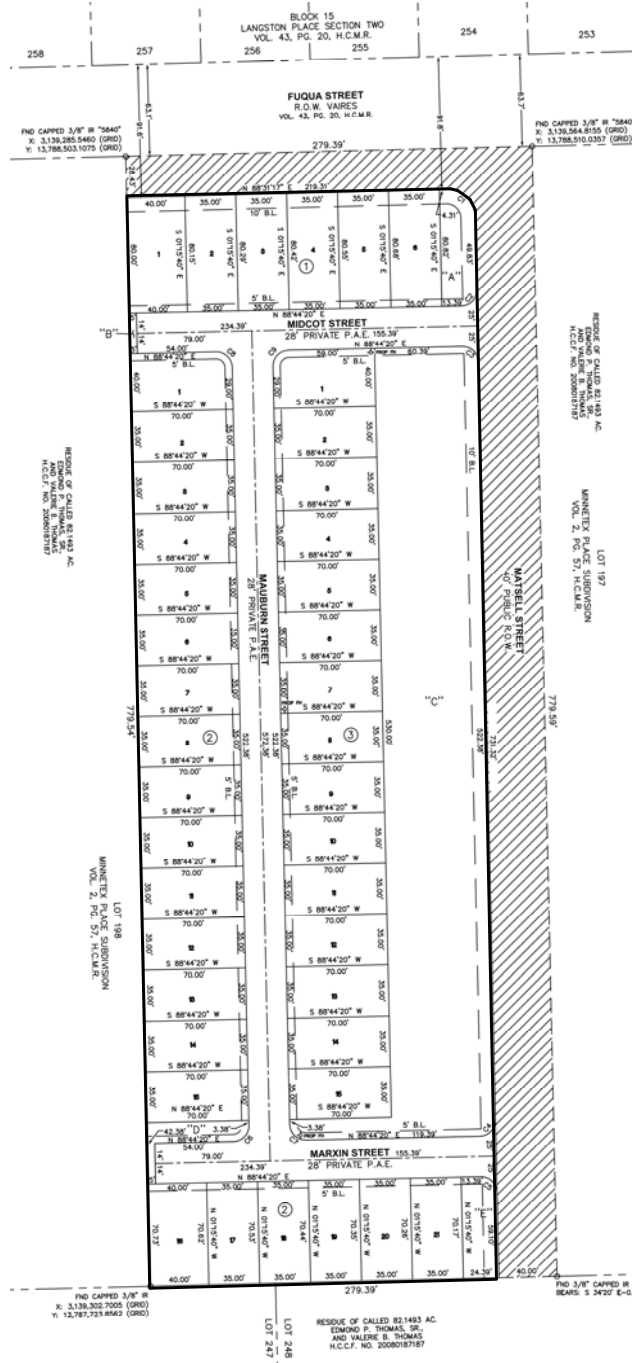
Houston Planning Commission ITEM: 173

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Fuqua Estates

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission ITEM: 173

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Fuqua Estates

Applicant: Windrose



F- Reconsideration of Requirements

Aerial

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BLOCK 15
LANGSTON PLACE SECTION TWO
VOL. 43, PG. 20, H.C.M.R.

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Y: 13.788,503.1075 (GRID)

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FUQUA STREET
R.O.W. VAIRES
VOL. 43, PG. 20, H.C.M.R.

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Application No: 2023-0862
Plat Name: Fuqua Estates
Applicant: Windrose
Date Submitted: 04/17/2023

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

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

Specific requirement or condition being sought:

To not dedicate 50' of right-of-way along proposed Matsell Street.

Chapter 42 Section: Sec. 42-121, Sec. 42-122

Chapter 42 Reference:

Sec. 42-121. - Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. Sec. 42-122. - Right-of-way widths. Local Streets - (1) 50 feet if adjacent to exclusively single-family residential lots

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:

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject property consists of 5.0 acres located on the south side of Fuqua Street, approximately 1,000' east of South Wayside Drive and 315' feet west of Foxton Road. The applicant is proposing to develop 42 single family lots taking access from a private street loop system using 28' Permanent Access Easements (PAEs). The property was platted in 1908 as Minnetex Place being large lots approximately 10 acres in area and approximately 800' deep by 560' wide. Subsequent resubdivisions along Fuqua Street and Schurmier Road area have divided the land into 2.5 and 5.0 acre tracts, ranging in width from 140' to 280'. The long narrow tracts stretching between Fuqua and Schurmier are conducive to single family residential development taking access from 28' (PAEs); however, Fuqua Street was reclassified from a Major Thoroughfare to a Collector Street in 2020 changing the intersection spacing requirements from 2,600' to 1,400' thereby requiring an additional north-south public street between South Wayside and McDoye. The location of the subject property is within 1,400' of South Wayside Drive so the applicant is proposing to dedicate a north-south public street to meet intersection spacing requirements, however due to the narrow width of the applicant's property and prevailing land development pattern since Minnetex Place was platted, the applicant is seeking a variance to dedicate only 40' of the required north-south public right-of-way in lieu of the required 50' per Chapter 42 standards. The proposed north-south right-of-way, Matsell Street, is located on the eastern edge of the subject property so that it can be upgraded from a 28' PAE to a public street and leave enough room for single family lots and detention on the rest of the site. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The prevailing land development pattern characterized by long

rectangular lots and private street development since Minnetex Place was originally platted and the need for an additional north-south public street in this area due to the reclassification of Fuqua in 2020 are the circumstances supporting the granting of this variance. (3) The intent and general purposes of this chapter will be preserved and maintained; The intent of Chapter 42 is to provide for adequate circulation and a sufficient road network – by dedicating 40' of right-of-way the applicant is dedicating sufficient land for a full paving section for vehicular travel & street parking and a public sidewalk. Section 42-121 (b) of Chapter 42 will require that adjacent replats to develop single family lots or reserves will widen Matsell Street by at least 10' to bring the ultimate right-of-way width to 50'. By granting the variance the city will secure a right-of-way that is wide enough to allow traffic flow now while securing a north-south street connection to serve future development. (4) The granting of the variance will not be injurious to the public health, safety or welfare; The 40' width for proposed Matsell Street right-of-way is wide enough to meet all applicable public health safety and welfare requirements of the current Code since the paving section can be built out fully. And the looping private street system within the single-family development will accommodate turn-around radii for fire trucks and other emergency vehicles. (5) Economic hardship is not the sole justification of the variance. Economic hardship is not the sole justification of the variance – the prevailing land development pattern of long narrow lots between Fuqua and Schurmier and the reclassification of Fuqua Street are the primary circumstances supporting the variance.



Application Number: 2023-0862

Plat Name: Fuqua Estates

Applicant: Windrose

Date Submitted: 04/17/2023

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

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

Specific Variance is being sought and extent of variance:

To not dedicate 50' of right-of-way along proposed Matsell Street.

Chapter 42 Section: 42-121/2

Chapter 42 Reference:

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: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

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

NA

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

The subject property consists of 5.0 acres located on the south side of Fuqua Street, approximately 1,000' east of South Wayside Drive and 315' feet west of Foxton Road. The applicant is proposing to develop 42 single family lots taking access from a private street loop system using 28' Permanent Access Easements (PAEs). The property was platted in 1908 as Minnetex Place being large lots approximately 10 acres in area and approximately 800' deep by 560' wide. Subsequent subdivisions along Fuqua Street and Schurmier Road area have divided the land into 2.5 and 5.0 acre tracts, ranging in width from 140' to 280'. The long narrow tracts stretching between Fuqua and Schurmier are conducive to single family residential development taking access from 28' (PAEs); however, Fuqua Street was reclassified from a Major Thoroughfare to a Collector Street in 2020 changing the intersection spacing requirements from 2,600' to 1,400' thereby requiring an additional north-south public street between South Wayside and McDoye. The location of the subject property is within 1,400' of South Wayside Drive so the applicant is proposing to dedicate a north-south public street to meet intersection spacing requirements, however due to the narrow width of the applicant's property and prevailing land development pattern since Minnetex Place was platted, the applicant is seeking a variance to dedicate only 40' of the required north-south public right-of-way in lieu of the required 50' per Chapter 42 standards. The proposed north-south right-of-way, Matsell Street, is located on the eastern edge of the subject property so that it can be upgraded from a 28' PAE to a public street and leave enough room for single family lots and detention on the rest of the site.

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

The prevailing land development pattern characterized by long rectangular lots and private street development since Minnetex Place was originally platted and the need for an additional north-south public street in this area due to the reclassification of Fuqua in 2020 are the circumstances supporting the granting of this variance.

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

The intent of Chapter 42 is to provide for adequate circulation and a sufficient road network – by dedicating 40' of right-of-way the applicant is dedicating sufficient land for a full paving section for vehicular travel & street parking and a public sidewalk. Section 42-121 (b) of Chapter 42 will require that adjacent replats to develop single family lots or reserves will widen Matsell Street by at least 10' to bring the ultimate right-of-way width to 50'. By granting the variance the city will secure a right-of-way that is wide enough to allow traffic flow now while securing a north-south street connection to serve future development.

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

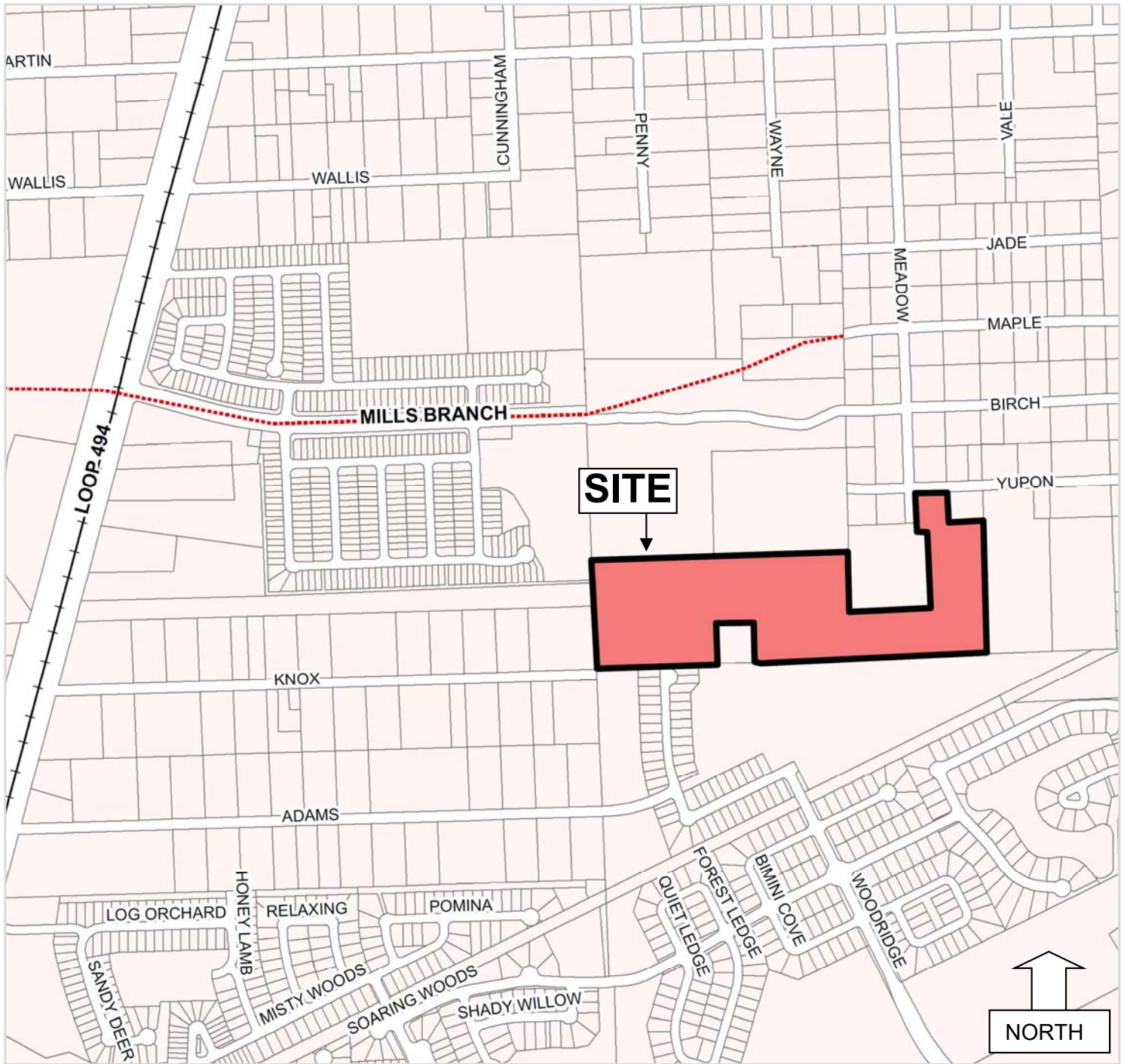
The 40' width for proposed Matsell Street right-of-way is wide enough to meet all applicable public health safety and welfare requirements of the current Code since the paving section can be built out fully. And the looping private street system within the single-family development will accommodate turn-around radii for fire trucks and other emergency vehicles.

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

Economic hardship is not the sole justification of the variance – the prevailing land development pattern of long narrow lots between Fuqua and Schurmier and the reclassification of Fuqua Street are the primary circumstances supporting the variance.

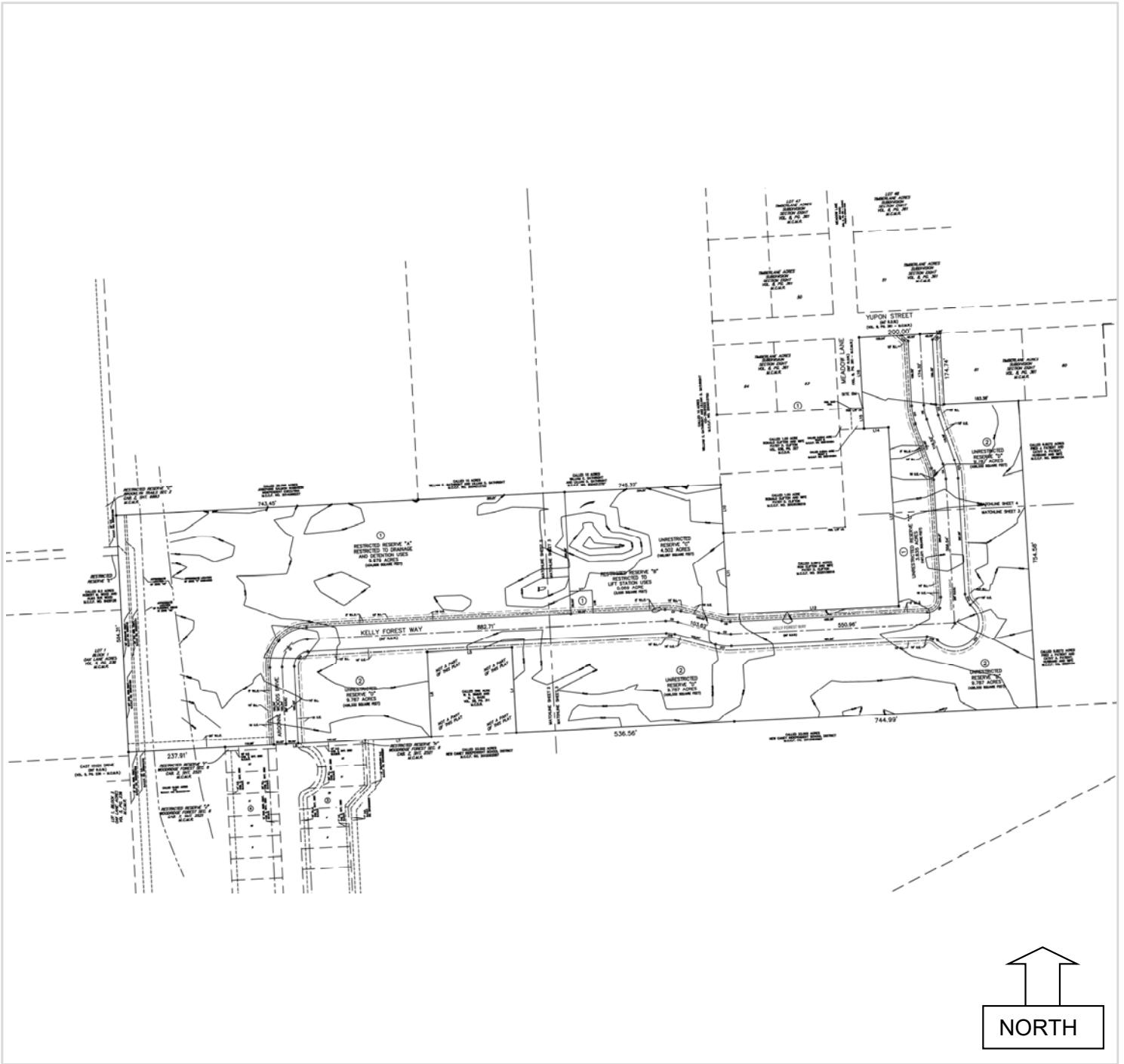
Subdivision Name: Kelly Estates (DEF 1)

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



Subdivision Name: Kelly Estates (DEF 1)

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



Houston Planning Commission

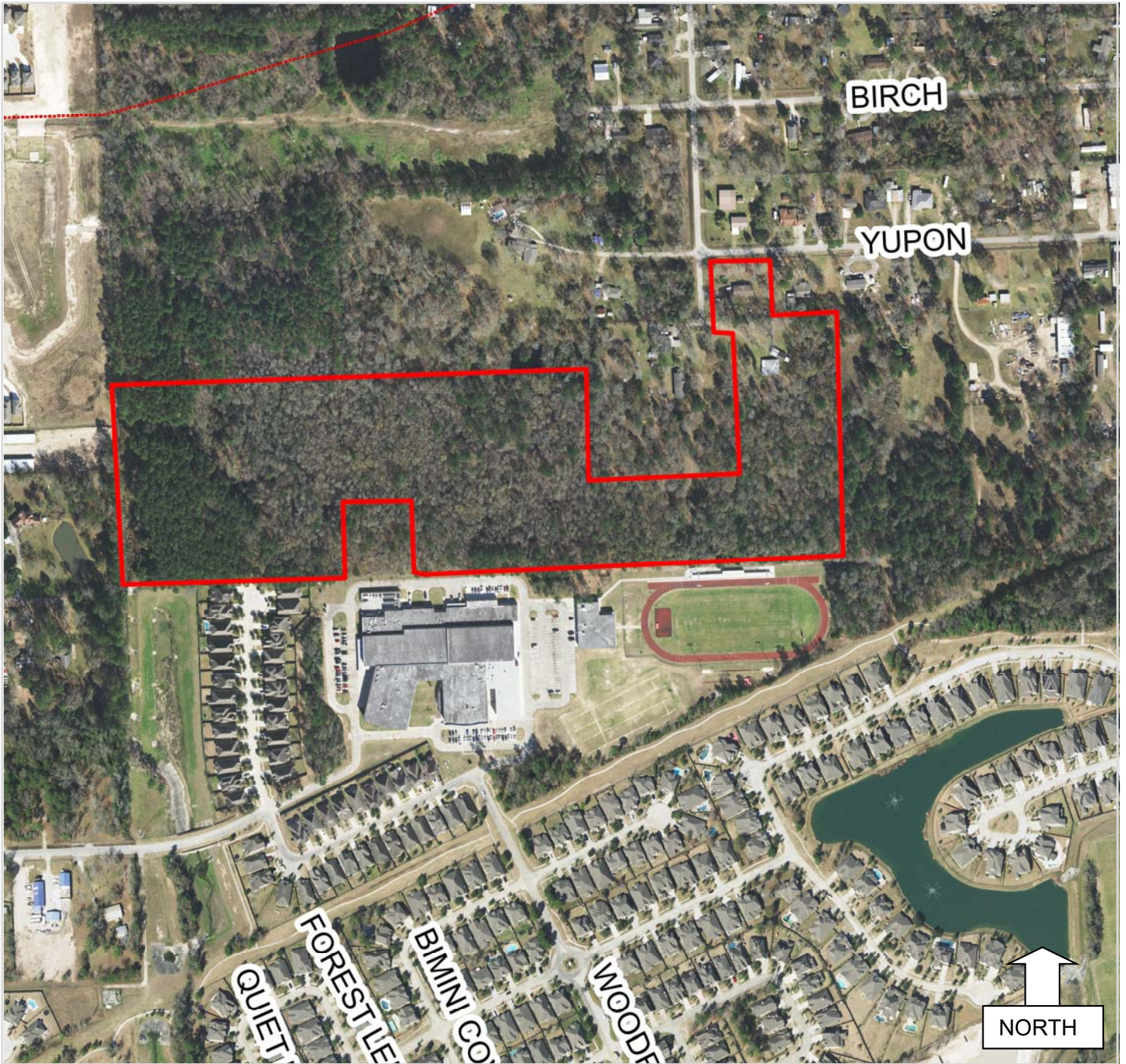
ITEM: 174

Planning and Development Department

Meeting Date: 05/25/2023

Subdivision Name: Kelly Estates (DEF 1)

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



D – Variances

Aerial

P:\044 - 23\0144\02 - KELLY ESTATES\03-CDD\07-DRAWINGS\04-REFRESHING\KIP\DWG

KELLY ESTATES PRELIMINARY SITE PLAN R04 (187 UNITS)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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

Application No: 2023-0984
Plat Name: Kelly Estates
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 05/01/2023

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 allow creation of a mixed Restricted/Unrestricted Reserve plat without the dedication of an additional public Right-of-Way through the Restricted Reserve

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance request



Application Number: 2023-0984

Plat Name: Kelly Estates

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

Date Submitted: 05/01/2023

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 creation of a mixed Restricted/Unrestricted Reserve plat without the dedication of an additional public Right-of-Way through the Restricted Reserve

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Chapter 42-128 requires that a public local street shall intersect with another public local street, at least every 1,400 feet. The proposed plat in this case lies perpendicular to Argonne Woods Drive, a 50' public Right-of-Way that dead ends into the proposed plat, and parallel to Yupon Street, a 60' public Right of way that terminates north of the proposed plat. The actual intersection length blockface to blockface across the proposed plat is approximately 4,200 feet. The proposed plat is situated approximately 800 feet north of Adams Street, and 3,300 feet south of East Martin Drive, with a total frontage of 0 feet. To the west of the site lies a platted residential subdivision with no through streets and an unplatted industrial use site. To our north is undeveloped wooded areas extending into an established residential subdivision, and the aforementioned Yupon Street. To our south is the aforementioned Argonne Woods Drive stub and a functioning public school under charter by New Caney ISD. To our immediate east are residential lots. All sites both residential and commercial surrounding this property currently have permanent and direct dedicated access to local streets.

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

The hardship is imposed by the physical attributes of the surrounding property, making its available usefulness as a corridor for anything other than the current street being dedicated by this proposed plat difficult to impossible.

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

The intent and general purpose of this chapter will be maintained because an intersecting street is being dedicated by this proposed plat, connecting Yupon Street to the north with Argonne Woods Drive to the South. The strict distance can't be met due to characteristics of the adjoining properties, but an intersection is still taking place.

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

The granting of the variance will be an overall benefit for public welfare in that a new local street is to be dedicated.

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

Economic hardship is not a factor for justification of this variance, especially as it concerns the applicant. The opposite in fact as the construction of the street will fall within the site costs for the developer.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/25/2023

ITEM: 181

Applicant: YAZMIN AND MANUEL FLORES

Contact Person: YAZMIN AND MANUEL FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: SORTERS RD NORTH OF: HILL RD	23-1687	77365	5571	295J	ETJ

ADDRESS: 24050 North Park Drive Porter, TX 77365

ACREAGE: 0.441

LEGAL DESCRIPTION:

BEING LOT 441, OF SUMMER HILLS, SECTION 1, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
RECORDED IN CABINET C, AT SHEET 118 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/25/2023

ITEM: 182

Applicant: NESTOR CRUZ & MERY LOPEZ HERNANDEZ

Contact Person: MERY LOPEZ HERNANDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: SORTERS RD NORTH OF: HILL RD	23-1690	77365	5572d	295E	ETJ

ADDRESS: 18711 Firefly Drive Porter, TX 77365

ACREAGE: 0.482

LEGAL DESCRIPTION:

BEING LOT 105, OF SUMMER HILLS, SECTION 1, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
RECORDED IN CABINET C, AT SHEET 118 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/25/2023

ITEM: 183

Applicant: ELOY LIZANDE

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: SORTERS RD NORTH OF: HILL RD	23-1691	77365	5571b	295K	ETJ

ADDRESS: 18429 Wisp Willow Way

ACREAGE: 0.372

LEGAL DESCRIPTION:

BEING LOT 500, OF SUMMER HILLS, SECTION 1, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
RECORDED IN CABINET C, AT SHEET 118A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/25/2023

ITEM: 184

Applicant: JOSE ADRIAN OVIEDO ROBLEDO

Contact Person: JOSE ADRIAN OVIEDO ROBLEDO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: SORTERS RD SOUTH OF: RIVERWALK DR	23-1692	77365	5572	295G	ETJ

ADDRESS: 13562 Opaletta Drive

ACREAGE:

LEGAL DESCRIPTION:

LOT 107, SHADOWLAND RETREAT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN CABINET C, SHEET 180A, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1613 Truxillo Street	22122509	77004	5356D	493X	D

HCAD ACCOUNT NUMBER(S):	019-257-000-0015
PROPERTY LEGAL DESCRIPTION:	LTS 15 & 16 BLK 3, Tharp & Green
PROPERTY OWNER OF RECORD:	Patrick Flanagan
ACREAGE (SQUARE FEET):	0.2001
WIDTH OF RIGHTS-OF-WAY:	Truxillo Street 50' ROW
EXISTING PAVING SECTION(S):	Truxillo Street 25 feet
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Residence 2,309 Sq. ft.

PURPOSE OF VARIANCE REQUEST:	To allow a reduced building line of 5 feet instead of the required 25 feet along US 59.
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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 site is a corner lot property out of lot 15 and 16, block 3 of Tharp Green Holman Addition, within the city limits. The site is located at the intersection of Truxillo Street, a local street, and US 59, a major thoroughfare. A 2,309 square foot residential home is being proposed on the vacant property. Vehicular access will be along the local street, Truxillo Street and no vehicular access will be created along the Major thoroughfare, US 59. A 5 feet building line (BL) is being proposed along US 59 right of way (ROW) instead of the required 25 feet building line by the ordinance. Tharp Green Holman Addition was recorded in 1888. US 59 was created around 1969. The construction of US 59 bisected the neighborhood making lot 16 a corner lot with an irregular shape. This triggered the 25 feet setback requirement once Chapter 42 ordinance was in place. US 59 at this point is grade separated. The exit lane that connects 288 with US 59 south is between the subject site and the high-speed lanes of US 59. The approximate distance from the eastern property line to US 59 exit lane is 85 feet. The distance from the exit lane to the proposed structure is approximately 90 feet. These setbacks represent almost 4 times the distance required by Chapter 42 for a setback along a major thoroughfare. Providing a 5 feet building line along US 59 will provide an adequate distance from the proposed structure to the lane that connects 288 with US 59 south. Pedestrian improvements will be provided along Truxillo Street with a 5.5 feet safety buffer, 6 feet new sidewalks and 1-1/2 inch caliper trees.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- The site is a corner lot property out of lot 15 and 16, block 3 of Tharp Green Holman Addition, within the city limits. The site is located at the intersection of Truxillo Street, a local street, and US 59, a major thoroughfare. A 2,309 square foot residential home is being proposed on the vacant property. Vehicular access will be along the local street, Truxillo Street. A 5 feet building line (BL) is being proposed along US 59 right of way (ROW) instead of the required 25 feet building line by the ordinance. Tharp Green Holman Addition was recorded in 1888. The construction of US 59 around 1969 bisected the neighborhood making lot 16 a corner lot with an irregular shape. This triggered the 25 feet setback requirement once Chapter 42 ordinance was in place. US 59 at this point is grade separated. The exit lane that connects 288 with US 59 south is between the subject site and the high-speed lanes of US 59. The approximate distance from the east property line to US 59 exit lane is 85 feet. The approximate distance from the exit lane to the proposed structure is 90 feet. These setbacks represent almost 4 times the distance required by Chapter 42 for a setback along a major thoroughfare. Requiring a 25 feet setback along the eastern side of the property would create an undue hardship by depriving the applicant of the reasonable use of the land since the original plat didn't create US 59 and there is already an adequate setback between the exit lane of US 59 and the subject site. Providing a 5 feet building line along US 59 will provide an adequate distance from the proposed structure to the lane that connects 288 with US 59 south. Pedestrian improvements will be provided along Truxillo Street with a 5.5 feet safety buffer, 6 feet new sidewalks and 1-1/2-inch caliper trees.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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;**

Tharp Green Holman Addition was recorded in 1888. US 59 was constructed through the neighborhood around 1969 making lot 16 a corner lot with an irregular shape. This triggered the 25 feet setback requirement once Chapter 42 ordinance was in place. US 59 at this point is grade separated from the subject site. The exit lane that connects 288 with US 59 south is between the subject site and the high-speed lanes of US 59. The approximate distance from the east property line to US 59 exit lane is 85 feet. The approximate distance from the exit lane to the proposed structure is 90 feet. The reconfiguration of the neighborhood due to US 59 construction, the distance over 85 feet between the site and US 59 and the building line requirements imposed by US 59 ROW 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 approximate distance from the eastern property line of the subject site to the exit lane that connects 288 with US 59 south is 85 feet. The distance from the exit lane to the proposed structure is approximately 90 feet. These setbacks represent almost 4 times the distance required by Chapter 42 for a setback along a major thoroughfare. Providing a 5 feet building line along US 59 in addition to the existing setbacks between US 59 and the proposed structure will provide an adequate distance from the lane that connects 288 with US 59 south to the subject site. Having a setback almost 4 times greater than the 25 feet setback require by the ordinance will preserve and maintain the intent and general purpose of this chapter.

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

Granting a 5 feet building line along the eastern boundary of the plat will not be injurious to the public health, safety or welfare since the existing distance from the eastern boundary of the site to US 59 exit lane is approximately 85 feet. This distance is almost 4 times the distance required by Chapter 42 for a setback along a major thoroughfare. Vehicular access will only be provided along Truxillo Street. Pedestrian improvements will be provided along Truxillo Street with a 5.5 feet safety buffer, 6 feet new sidewalks and 1-1/2-inch caliper trees.

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

A 2,309 square feet residential home is being proposed on the vacant property. Vehicular access will be along the local street, Truxillo Street, and no curb cuts will be created along the Major thoroughfare, US 59. Pedestrian improvements will be provided along Truxillo Street with 5.5 feet safety buffers, 6 feet new sidewalk and 1 1/2-inch caliper trees.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



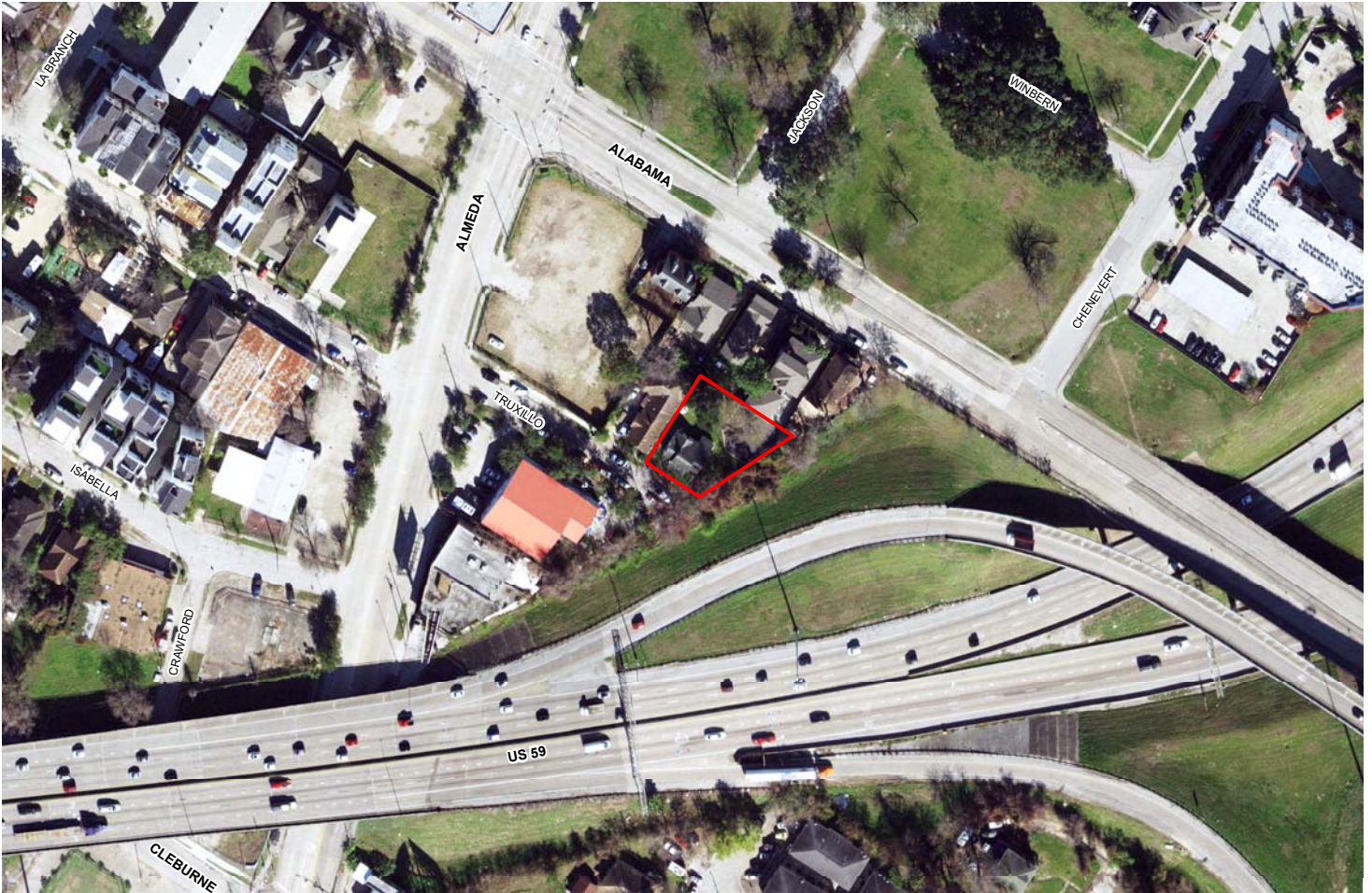
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 185

Meeting Date: 05/25/2023

Houston Planning Commission

Aerial Map

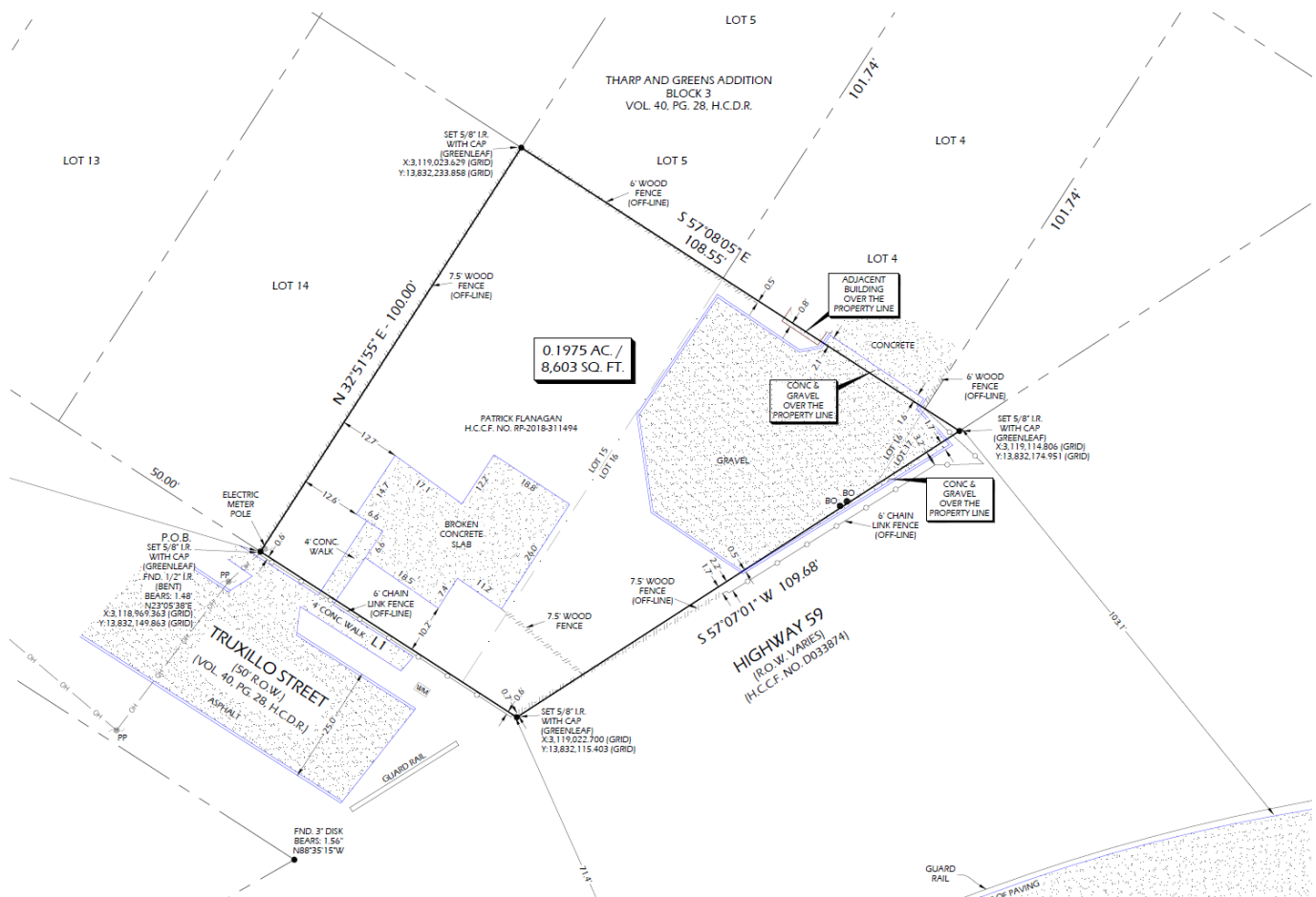


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



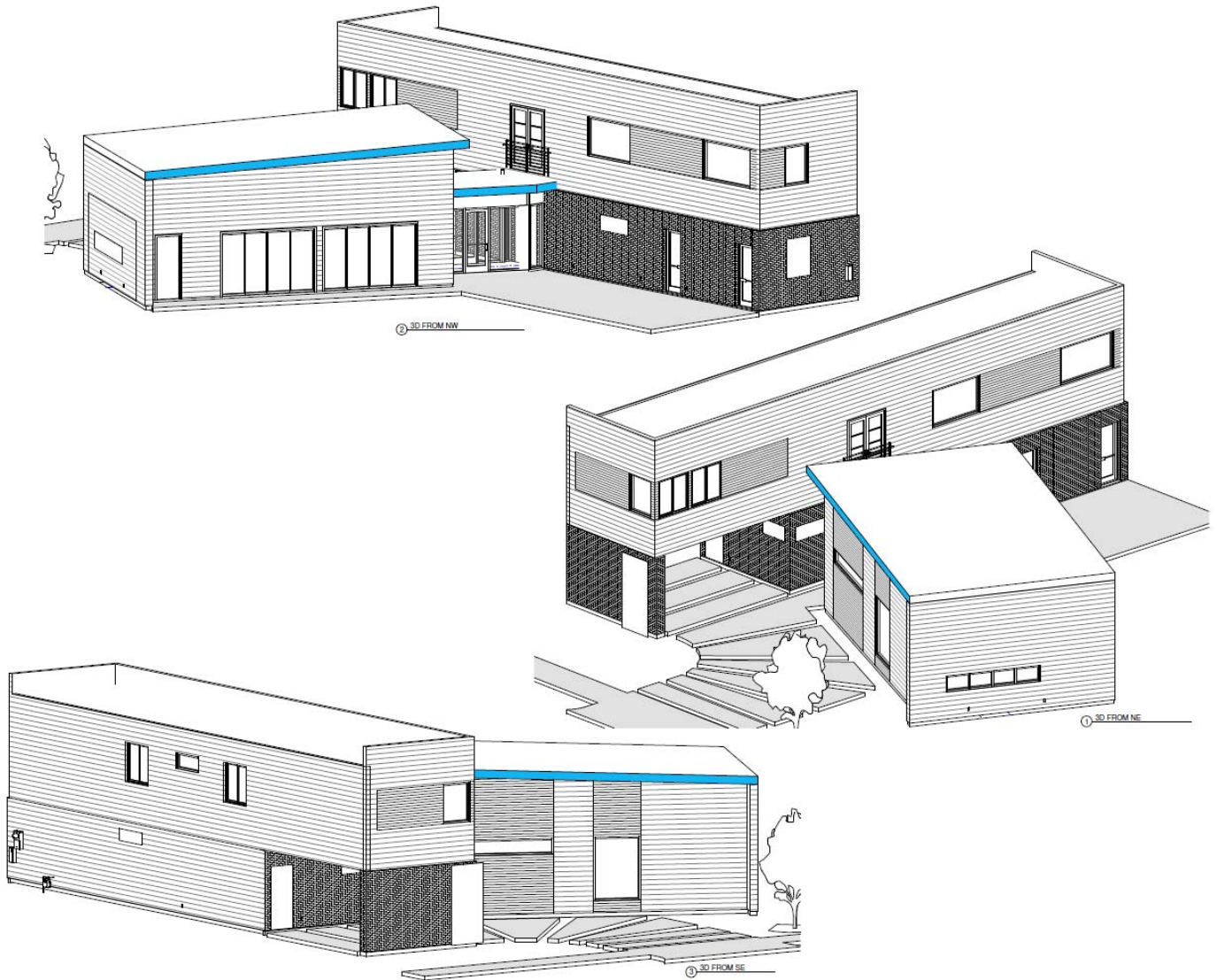
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 185

Meeting Date: 05/25/2023

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
HOUTEX	Fabian Saldana	713-294-0906	fabian@houtex.build		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
542 W 23 rd Street	23014279	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S): 1337690010001
PROPERTY LEGAL DESCRIPTION: LT 1 BLK 1 ACADIAN HEIGHTS
PROPERTY OWNER OF RECORD: SINCLAIR RANDY & MEGMAN
ACREAGE (SQUARE FEET): 5,330
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW): W. 23rd St. 70' & Lawrence Street 70'
WIDTH OF EXISTING ROW PAVING SECTION(S): W. 23rd St. 23' & Lawrence Street 35'
OFF-STREET PARKING REQUIREMENT: 3 Spaces (1 additional for garage apt)
OFF-STREET PARKING PROVIDED: 2 Spaces (current garage)

EXISTING STRUCTURE(S) [SQ. FT.]: Residence 2,232 sq.ft.
PROPOSED STRUCTURE(S) [SQ. FT.]: New garage apt 648 sq.ft.

PURPOSE OF VARIANCE REQUEST: Request parking variance not to provide additional space for secondary dwelling unit

CHAPTER 26 REFERENCE(S): Sec. 26-492. – Parking spaces for certain types of use classification Class2. Residential b. Single-family: 2 parking spaces for each dwelling unit, except that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1 parking space.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This is a new proposed garage apartment to be built on top of an existing garage, accessible from a 40' alley at the rear of the property. There are several/ many garage apartments similar and accessible from this same alleyway and also the surrounding neighborhood. There is additional Parking in the front of the property where the ROW over the ditch area has been graveled over to create additional parking for all the houses on W 23rd street. The additional parking spot required for the garage apartment is not possible due to a minimal garage building line and also it would eat up too much of the property and impervious area. The owners of the property are not going to rent this property so there will be no tenants living there. However, if they were to sell in the future this is inside the 610 loop with easy access to sidewalks all around the property and neighborhood and close to Metro stops and routes.

APPLICANT'S STATEMENT OF FACTS:

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

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

The additional parking spot would deprive the owners of much of their useable land and also would significantly increase the impervious area of the property. This is a pedestrian area with no need for an additional parking spot.

- (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;**

There are several/ many garage apartments similar and accessible from this same alleyway and also the surrounding neighborhood. The additional parking spot required for the garage apartment is not possible due to a minimal garage building line and also it would eat up too much of useable land on this property and there is physically not enough space for any additional parking.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

This is a pedestrian friendly neighborhood, with city sidewalks all around. Inner City and accessible to Metro/ Bus stops close by, so therefore an additional parking spot is not required.

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

The owners do not intend to rent out the garage apartment. There is additional parking at the front of the property, with a covered ditch area along W 23rd street in the ROW. It has city sidewalks at the front of the property all along W 23rd street and also at the side of the property along Lawrence Street with easy access to the garage apartment via the alley.

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

The garage apartment is easily accessible from the alleyway with sidewalks around the property to make it safe and easily accessible to and from the Metro Bus routes.

(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.

N/A

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



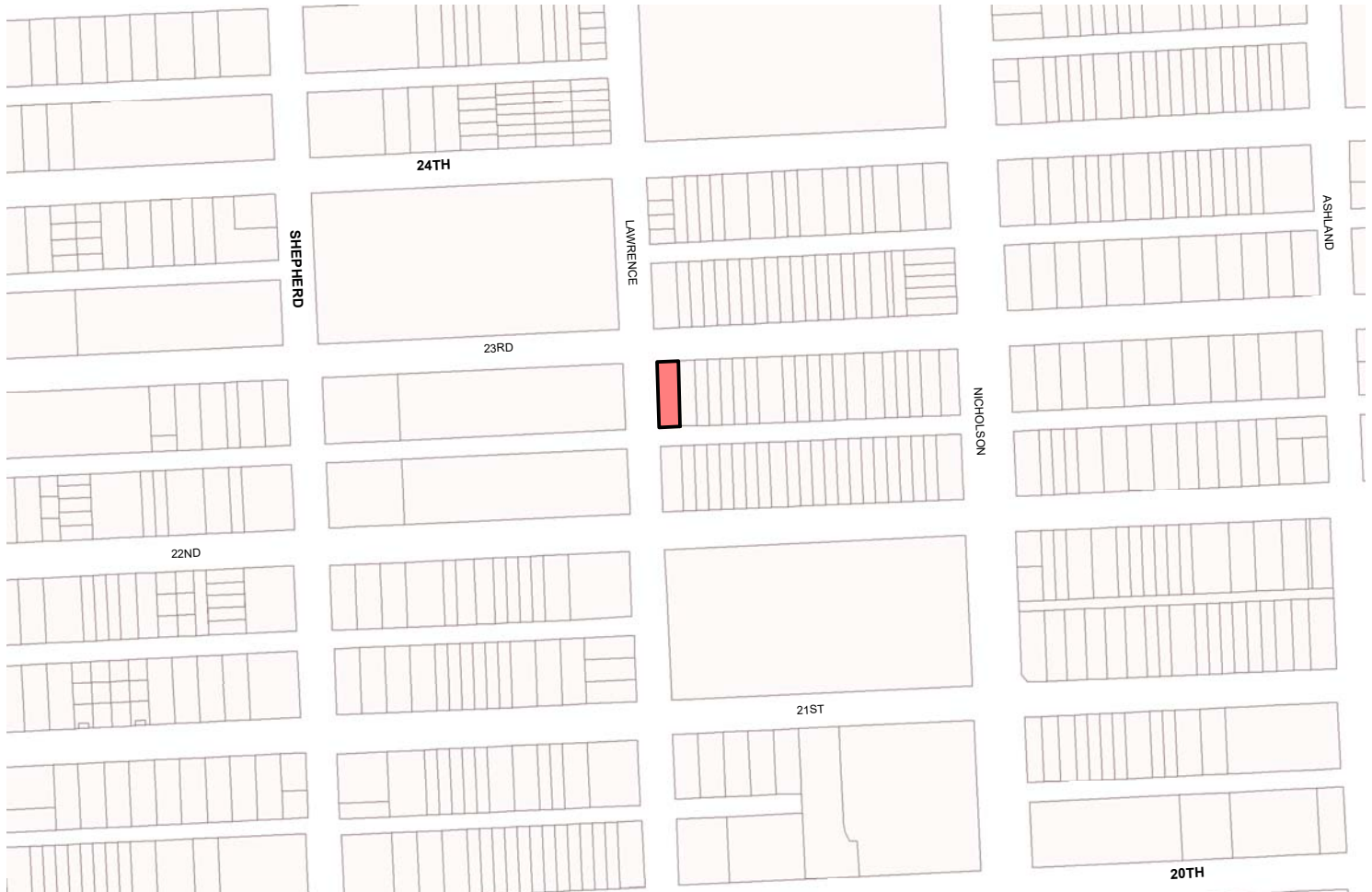
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/25/2023

Location Map



OFF-STREET PARKING VARIANCE



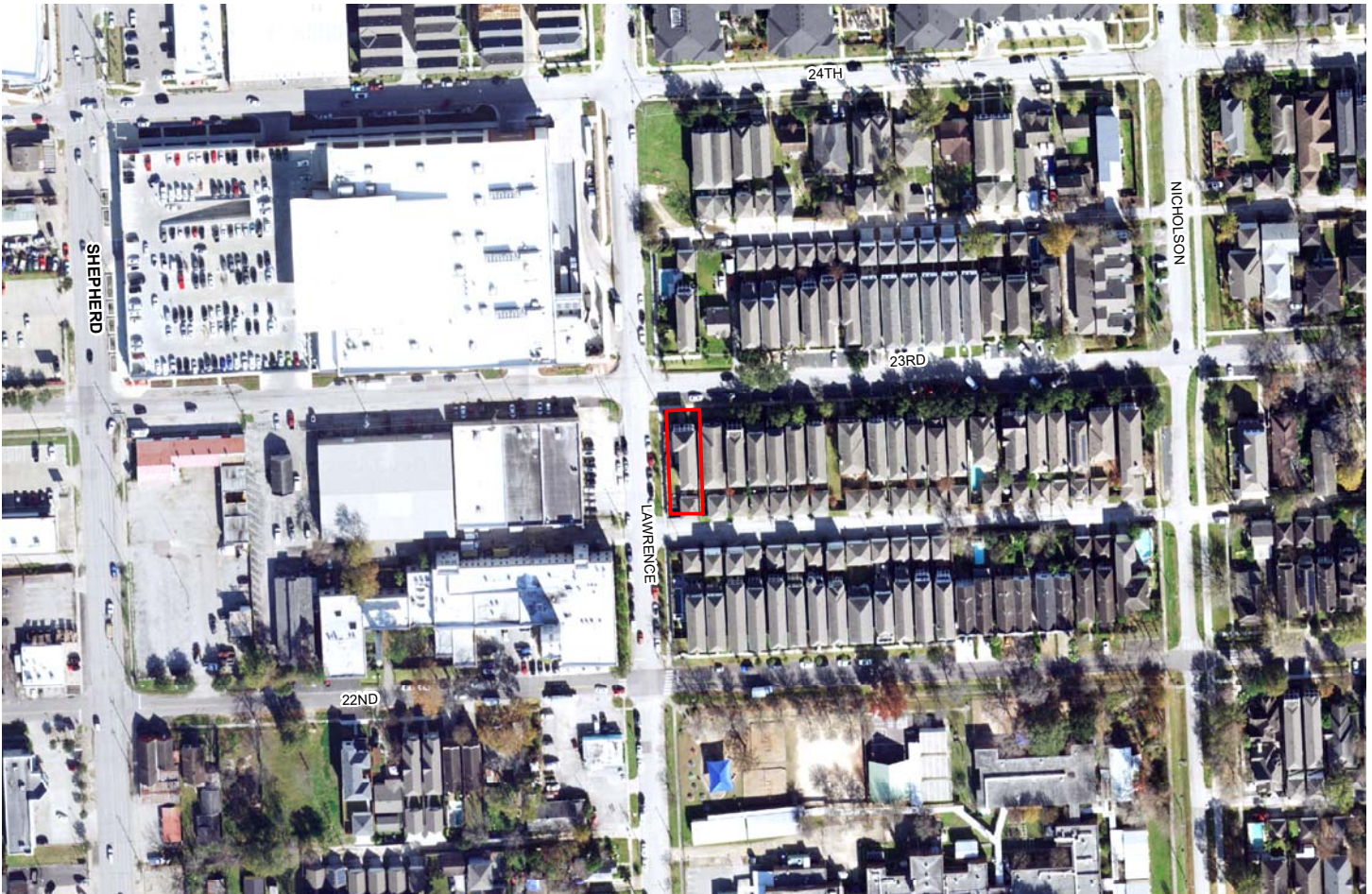
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 05/25/2023

Houston Planning Commission

Aerial Map

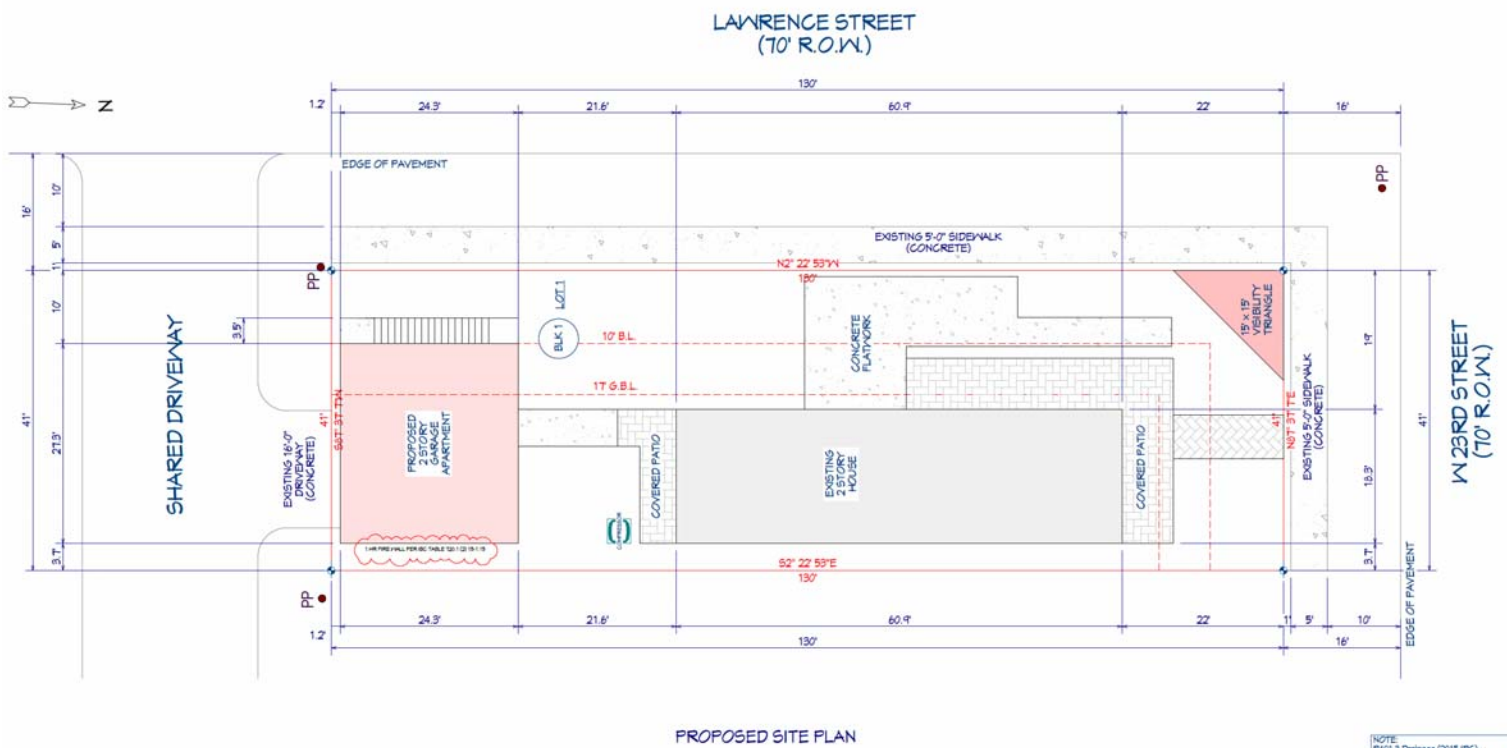


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

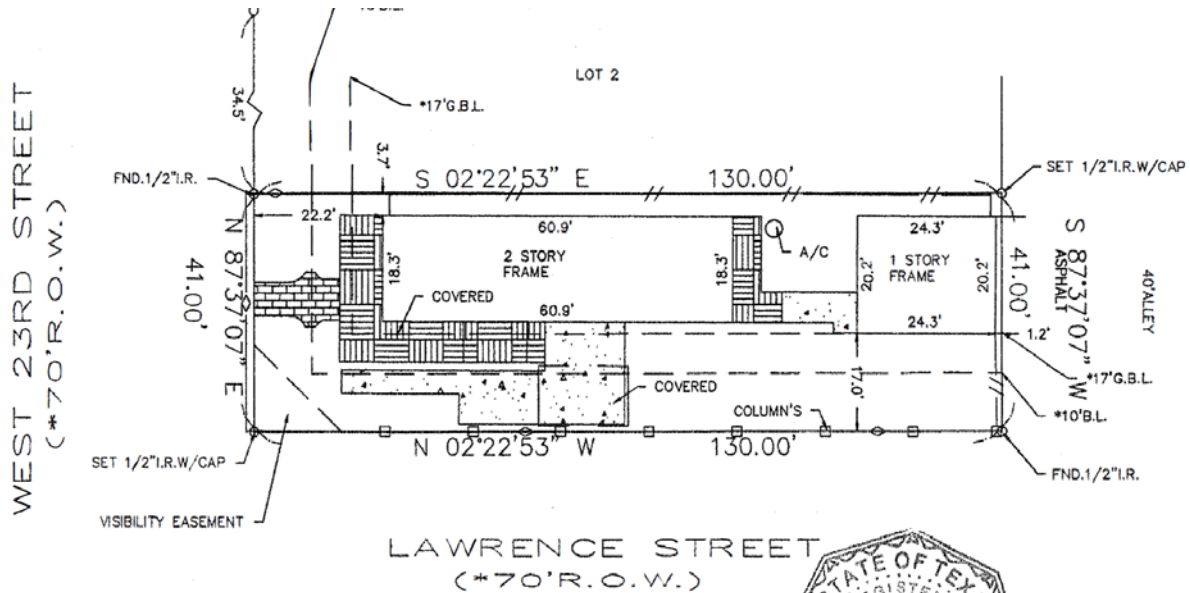


OFF-STREET PARKING VARIANCE



Houston Planning Commission

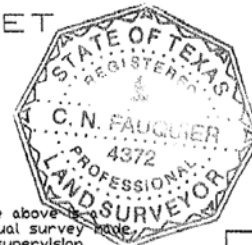
Survey



UPDATED: 8-25-14 FINAL

The above tract of land is not located in the 100-Flood as to the National Flood Insurance Program, Community-Panel No. 190201C-0670L ZONE X. 6-18-07
The Surveyor is not responsible for final determination.

I hereby certify that the above is a representation of an actual survey made on the ground under my supervision.



SOUTH LAND TITLE
Closar: Melissa Carpenter
6710 Stewart Road Suite 200
Galveston, Texas 77551
(409) 744-0727 Fax: (409) 744-3909

G.F. NO. GV1426593

THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY

BEING REPLAT OF LOTS
22, 23, & 24, IN BLOCK
54 OF HOUSTON HEIGHTS

SECTION: N/A

SURVEY: N/A

ABSTRACT NO: N/A

1 BLOCK: 1

U.S. SURVEYING COMPANY, INC.
A Professional Land Surveying Company

REF. V.648 P. 290

M.R. DATE: 2-18-14

STATE: TEXAS

321 Century Plaza Drive Suite 105 Houston, Texas 77073
(281) 443-9288 USSURVEY@SBCGLOBAL.NET FAX (281) 443-9224

JOB NO. 14-4841

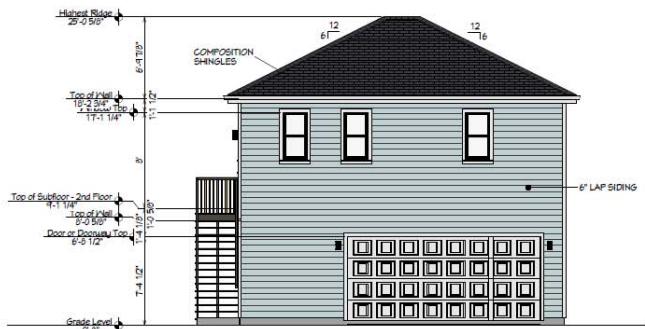
DRAWN BY: LGS

OFF-STREET PARKING VARIANCE

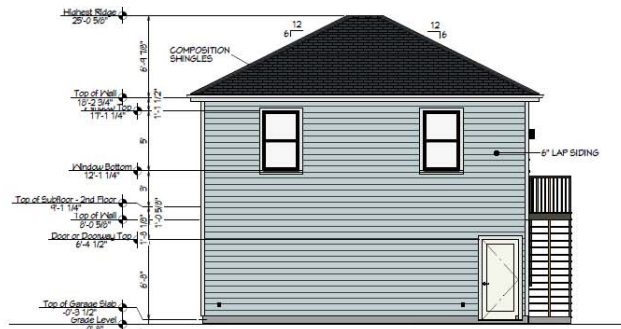


Houston Planning Commission

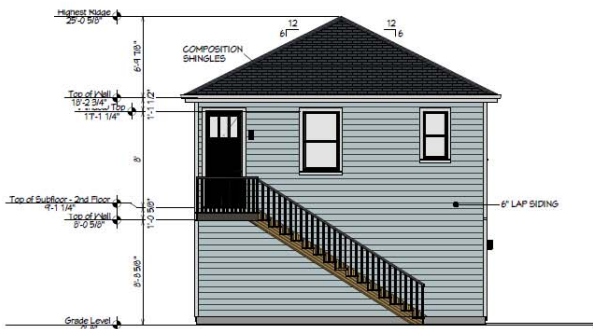
Elevations



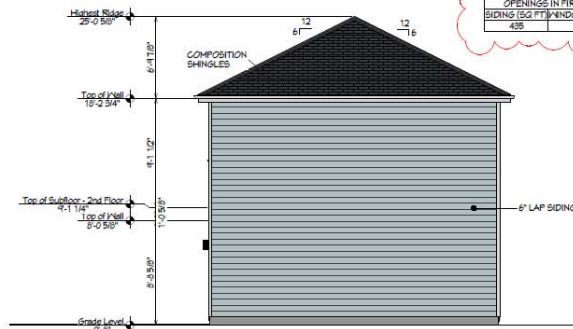
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

OPENINGS IN FIREWALL CALCULATION		
SIDING (SQ FT) X WINDOW (SQ FT) % OPENINGS		
435	0	0%

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
B Ingenious Designs	Jose A. Cavazos	832-563-7750	jose.cavazos@bingeniousdesigns.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1923 Blodgett St.	22118482	77004	5356D	493X	D

HCAD ACCOUNT NUMBER(S):	0521380000010
PROPERTY LEGAL DESCRIPTION:	LT 10 BLK 4 ALMEDA PLACE
PROPERTY OWNER OF RECORD:	SPARKS LAW PC
ACREAGE (SQUARE FEET):	5,250 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	60 ft.
EXISTING PAVING SECTION(S):	34 ft.
OFF-STREET PARKING REQUIREMENT:	5 Spaces
OFF-STREET PARKING PROVIDED:	2 Space
LANDSCAPING REQUIREMENTS:	1 Parking Lot Tree (existing)

EXISTING STRUCTURE(S) [SQ. FT.]:	2,126 sq.ft.
PROPOSED STRUCTURE(S) [SQ. FT.]:	2,126 sq.ft.

PURPOSE OF VARIANCE REQUEST: Reduction in Off-Street Parking Chapter 26 Section 26-492

CHAPTER 26 REFERENCE(S): Sec. 26-492, Class 1, Office "2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1000 square feet of UFA"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This project was submitted for approval in order to convert an existing residence into a commercial office for the use as a lawyer's office. The project is not proposing any change to the existing structure, site design, or Right-of-Way, only internal modifications for code compliance and fire safety. Due to the size and location of the existing structure on the site, compliance to achieve the parking requirement would require additional, unnecessary modifications to the building and site. In addition, the existing restrictions provided by the building on the site would hinder the maneuverability of the vehicles within the parking lot, further reducing the amount of space available for parking spaces and making it unsafe for vehicles to maneuver. For the architect and the client to keep the existing structure and aesthetics of the building in this neighborhood, allow as much feasible parking, and safe vehicular maneuverability, a reduction in the off-street parking requirement is needed.

APPLICANT'S STATEMENT OF FACTS:

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

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

The imposed rules would require exterior modifications to the existing structure, which the client wants to keep as-is for several reasons:

- Keeping the existing structure as-is will carry on continuity of the established identity of the street, and neighborhood, and neighborhood design.
- The client wants to continue the established identity of the home and mindful of the historical value of this structure and the neighborhood which is located in the Greater Third Ward area.
- The architect and client consider it unreasonable to demolish part of an existing structure that is to be utilized by the owner and would remove a considerable amount of the building area to accommodate the requirement.

See Exhibit A for view of neighborhood and site area

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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;**

This property was purchased by the owner with an existing structure that was not constructed by them. The existing structure was originally constructed pre-1944, before the ordinance was implemented. See attached Exhibit B for historical satellite views.

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

The intent of Chapter 26- Article VIII, Section 26-492 is to provide sufficient off-street parking for change in use/occupancies such as this. A reduction is being requested so we can provide as much off-street parking as safely and feasibly possible given the existing conditions of the site. In addition, the use of a publicly owned parking lot at 4601 Alameda Rd. which has a walking distance of 435 ft. from the property, has been granted in a letter from TIRZ #7. A site sign is to be installed on-site to state the location of the additional parking available. Due to the public ownership of this parking lot, a standard parking agreement cannot be obtained. See Exhibit C.

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

We are providing as much on-site parking as feasibly possible and have the use of a publicly owned parking lot at 4601 Alameda Rd. available, which has a walking distance of 435 ft. from the property. Use of this parking lot has been granted in a letter from TIRZ #7. A site sign is to be installed on-site to state the location of the additional parking available. Due to the public ownership of this parking lot, the standard accepted parking agreement cannot be obtained. See Exhibit C. There is also current use and established on-street parking in this street that we would like to be considered for use by the public and clients. See Exhibit A for current on-street parking area.

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

Granting this variance will maintain the existing conditions of the site location, Right-of Way, and street conditions already considered safe. Also, the parking spot being provided will be for ADA compliance to allow safe access to the building for anyone needing ADA accommodation. See Exhibit A for current street conditions.

- (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.**

C

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



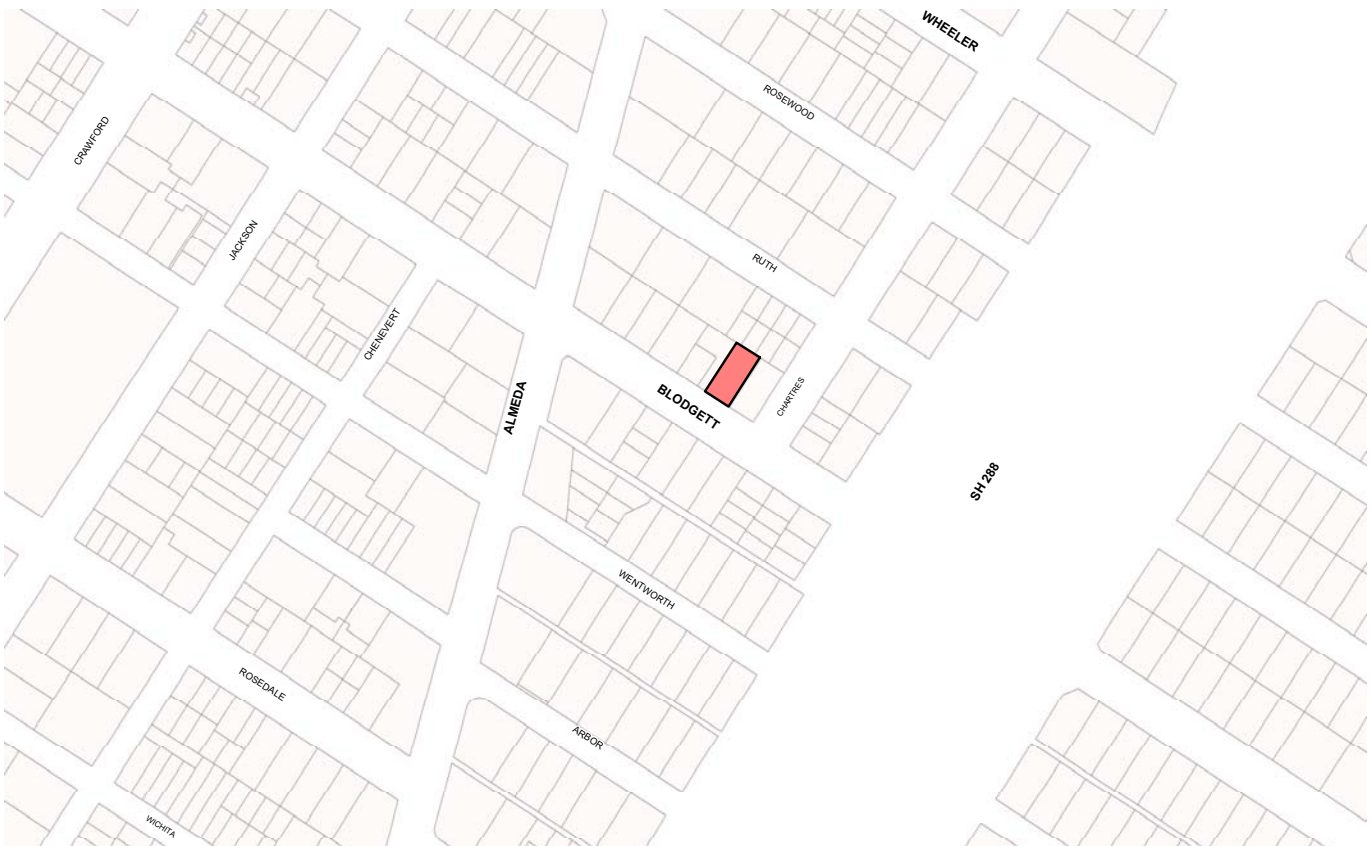
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 05/25/2023

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 05/25/2023

Houston Planning Commission

Aerial Map

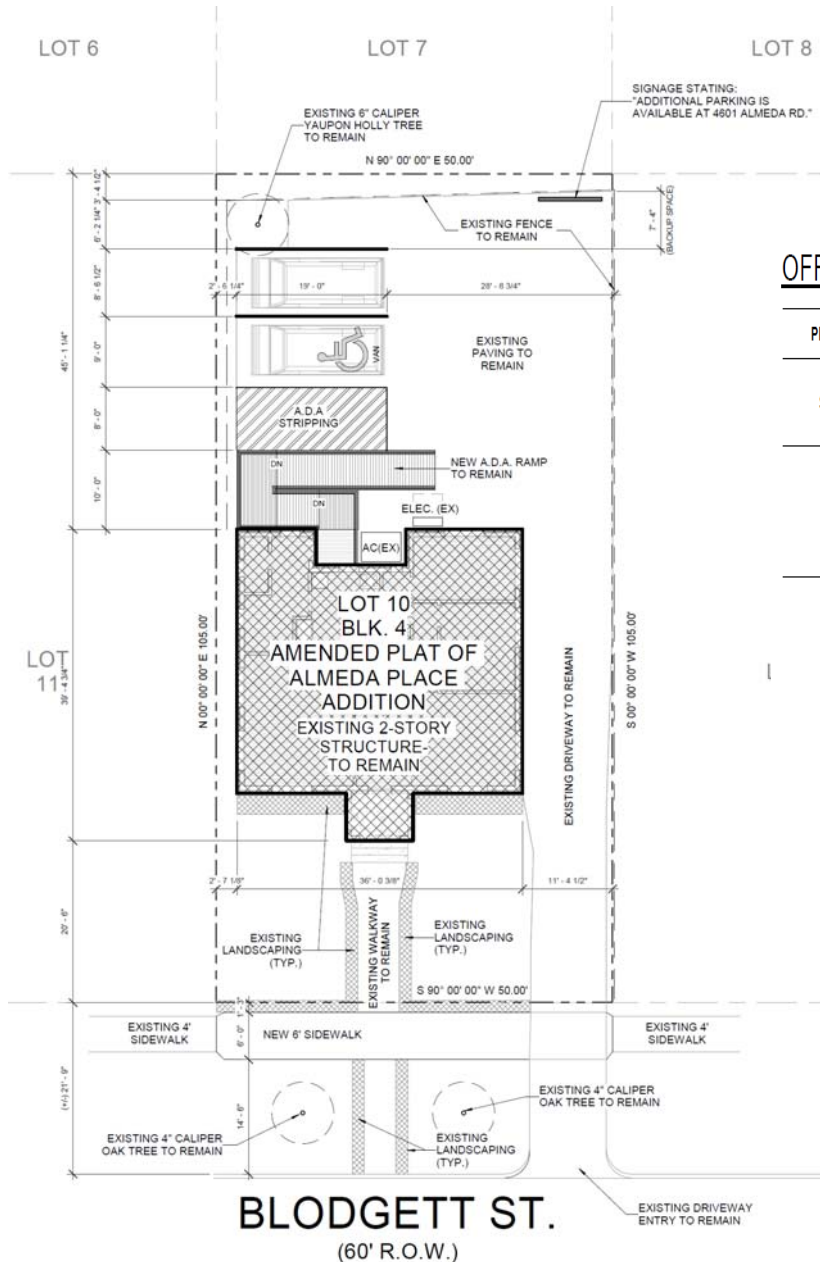


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



OFF-STREET PARKING CALCULATIONS

PER CHAPTER 26- SECTION 8 OF CITY OF HOUSTON CODE OF ORDINANCES

SPACE/USE CLASSIFICATION	PARKING REQUIREMENT	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
BUSINESS/ OFFICE	2.5 PER 1000 SQ.FT. GFA	2,126 SQ.FT. =5.315	5.315
		50% T.O.D. REDUCTION	2.66
		TOTAL NO. OF SPACES REQUIRED	3
		NO. OF ON-SITE SPACES AVAILABLE	2
		BALANCE	1

OFF-STREET PARKING VARIANCE

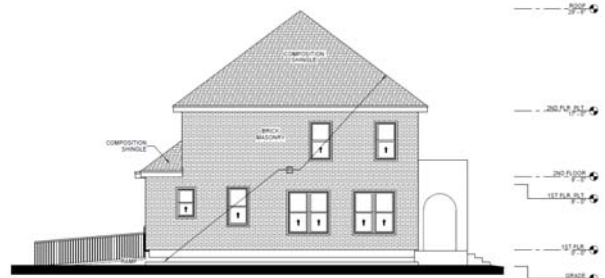


Houston Planning Commission

Elevation



2 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



1 RIGHT ELEVATION
1/4" = 1'-0"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
B Ingenious Designs	Jose A. Cavazos	832-563-7750	jose.cavazos@bingeniousdesigns.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2201 Hermann Dr.	21128376	77004	5355B	533B	D

HCAD ACCOUNT NUMBER(S):	0630790410027
PROPERTY LEGAL DESCRIPTION:	Lot 27, Block 41, Turner Court
PROPERTY OWNER OF RECORD:	DWA Holdings
ACREAGE (SQUARE FEET):	5,635 sq.ft.
WIDTH OF RIGHTS-OF-WAY:	Hermann Dr. 50', Almeda Rd. 77.5'
EXISTING PAVING SECTION(S):	Hermann Dr. 24', Almeda Rd. 55'
OFF-STREET PARKING REQUIREMENT:	7 off-street parking spaces
OFF-STREET PARKING PROVIDED:	0 spaces
LANDSCAPING REQUIREMENTS:	None

EXISTING STRUCTURE(S) [SQ. FT.]:	2,946 sq.ft.
PROPOSED STRUCTURE(S) [SQ. FT.]:	2,946 sq.ft.

PURPOSE OF VARIANCE REQUEST:	Removal of Off-Street Parking requirement as per Chapter 26 Section 26-492.
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CHAPTER 26 REFERENCE(S): Sec. 26-492, Class 1, Office "2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1000 square feet of UFA"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This project was submitted for approval in order to convert an existing residence into a commercial office for the use as a lawyer's office. The project is proposing minor changes to the existing structure and site design to add an entryway/balcony at the rear of the building. There is no work proposed within the existing Right-of-Way. Due to the size and location of the existing structure on the site, compliance to achieve the parking requirement would require additional, unnecessary modifications to the building and site. In addition, the existing restrictions provided by the building on the site would make it unsafe to maneuver vehicles into and within the parking lot. After several attempts to engage other businesses for a prospective parking agreement, including some verbal commitments, no agreements were able to be realized. For the architect and the client to keep the existing structure, provide safe access to the building, continue safe vehicular flow of the existing streets, and keep the aesthetics of the building in this neighborhood, a removal of the off-street parking requirement is needed.

APPLICANT'S STATEMENT OF FACTS:

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

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

The imposed rules would require exterior modifications to the existing structure, which the client wants to keep as-is for several reasons:

- Keeping the existing structure as-is will carry on continuity of the established identity of the street, and neighborhood, and neighborhood design.
- The client wants to continue the established identity of the home and mindful of the historical value of this structure and the neighborhood which is located in a segregated portion of the MacGregor area, East of Alameda Rd. and West of Highway 288.
- The architect and client consider it unreasonable to demolish part of an existing structure that is to be utilized by the owner and would remove a considerable amount of the building area to accommodate the requirement.

See Exhibit A for view of neighborhood and site area

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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;**

This property was purchase by the owner with an existing structure that was not constructed by them. The existing structure was originally constructed pre-1944, before the ordinance was implemented. See attached Exhibit B for historical satellite views.

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

The intent of Chapter 26- Article VIII, Section 26-492 is to provide sufficient off-street parking for change in use/occupancies such as this. Even after several attempts at engaging other businesses in the area, no agreement was able to be obtained. All available options to preserve this requirement were exhausted.

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

The intent is to allow on-street parking for this establishment. The condition and location of this property allows for on-street parking to be sufficient and that does not hinder vehicular circulation on the existing street and neighborhood. This is a street that has low vehicular traffic flow.

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

There is also current use and established on-street parking in this street that we would like to be considered for use by the public and clients. By maintaining the existing streetscape and vehicular circulation, additional variances to the will not be required that do have safety concerns, including, but not limited to, the minimum driveway offset as delineated in the IDM Section 15-43. See Exhibit A for current on-street parking area and conditions.

- (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.**

There is also current use and established on-street parking in this street that we would like to be considered for use by the public and clients. See Exhibit A for current on-street parking area.

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:

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- (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



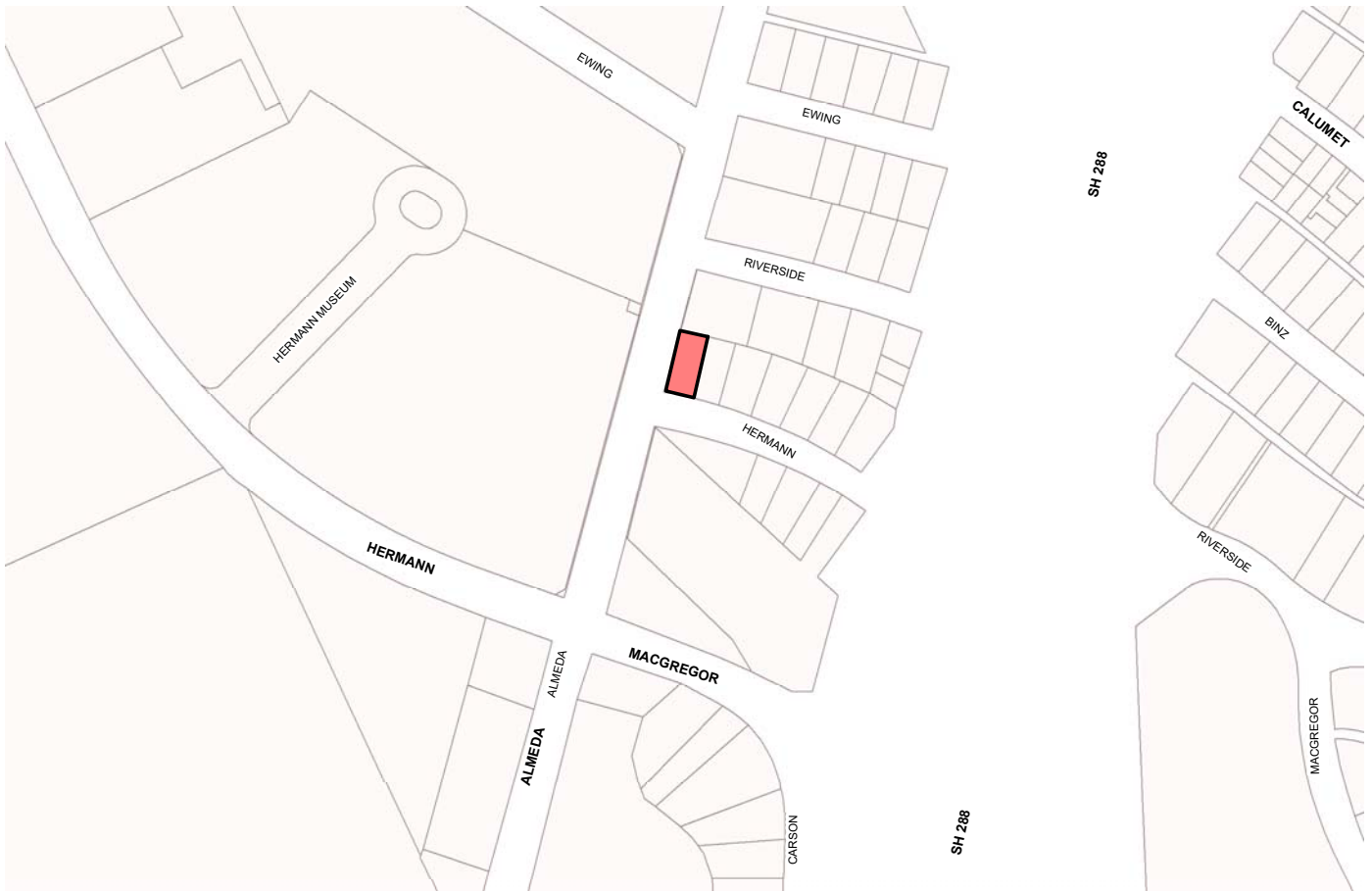
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 05/25/2023

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 05/25/2023

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



Meeting Date: 05/25/2023



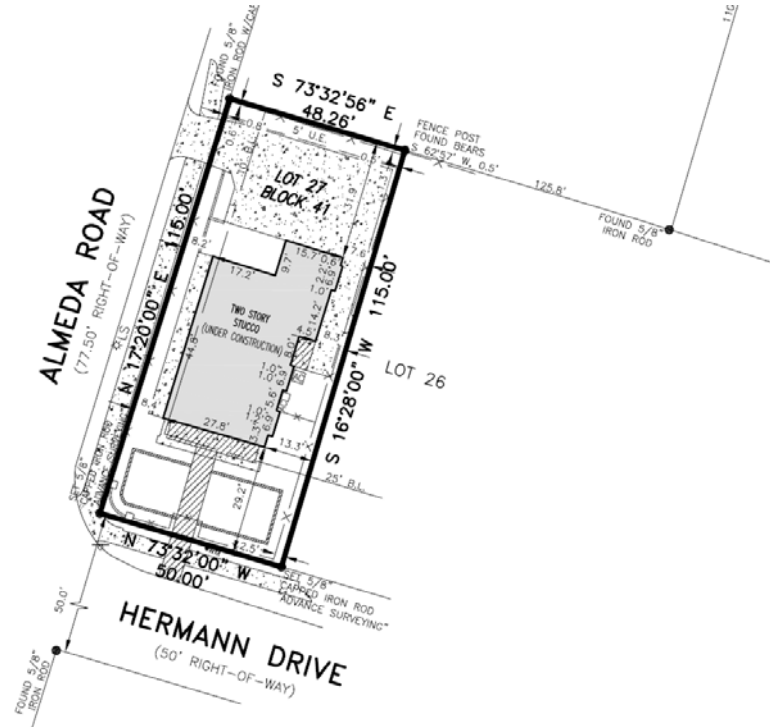
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/25/2023

Survey



NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
4. BUILDER IS RESPONSIBLE FOR DEED RESTRICTIONS.
5. HOUSE IS OVER THE 10' B.L.

ABSTRACTING BY TITLE COMPANY.
COPYRIGHT 2022, Advance Surveying, Inc. (Email: advance_survey@asi23.com)

PURCHASER: -	JOB NO.: 0212161-22-01	REVISIONS:
ADDRESS: 2201 HERMANN DRIVE, HOUSTON, TEXAS 77004	G.F. NO.: N/A	
ENDER: N/A	TITLE CO.: N/A	KEY MAP: 533B
FIELD WORK: 02-03-22/RDS	DRAFTING: 02-05-22/SN	FINAL CHECK: 02-05-22/AT
	SCALE: 1" = 30'	



PHONE: 281 530-2939
FAX: 281 530-5464

LOT 27 IN BLOCK 41 OF TURNER COURT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 5th DAY OF FEBRUARY, 2022. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450



SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZON "X(SHADED)". MAP NO. 48201C, PANEL 0880L, DATED 08-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

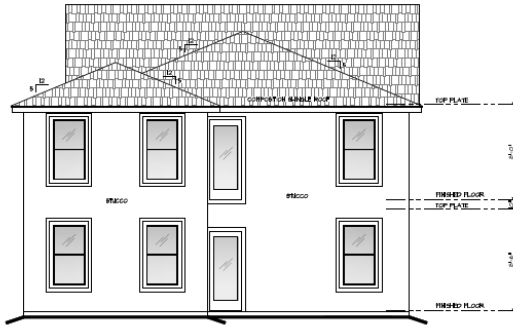
SCALE: 1" = 30'

OFF-STREET PARKING VARIANCE

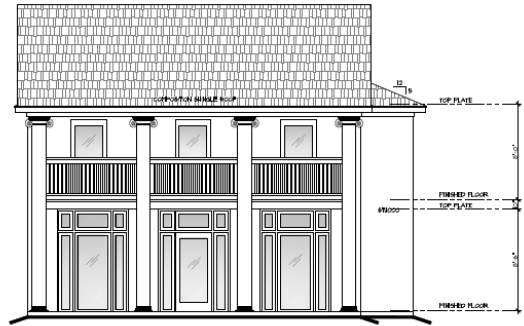


Houston Planning Commission

Elevations



EXISTING
REAR ELEVATION



EXISTING
FRONT ELEVATION



EXISTING
LEFT ELEVATION

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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	23024081	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: 14
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 52 spaces to 15 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



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ITEM: VI

Meeting Date: 05/25/2023

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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.**

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



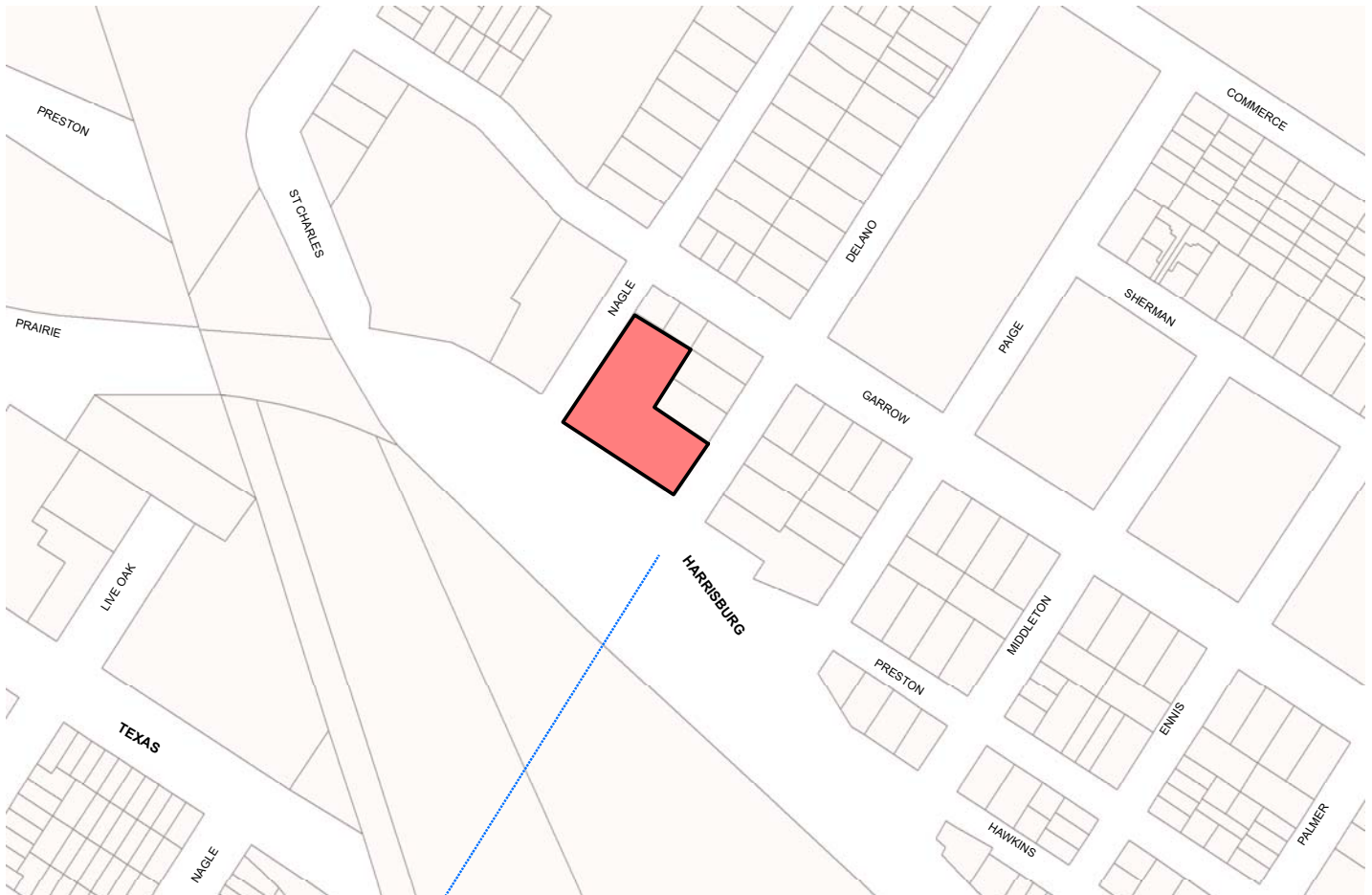
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

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Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



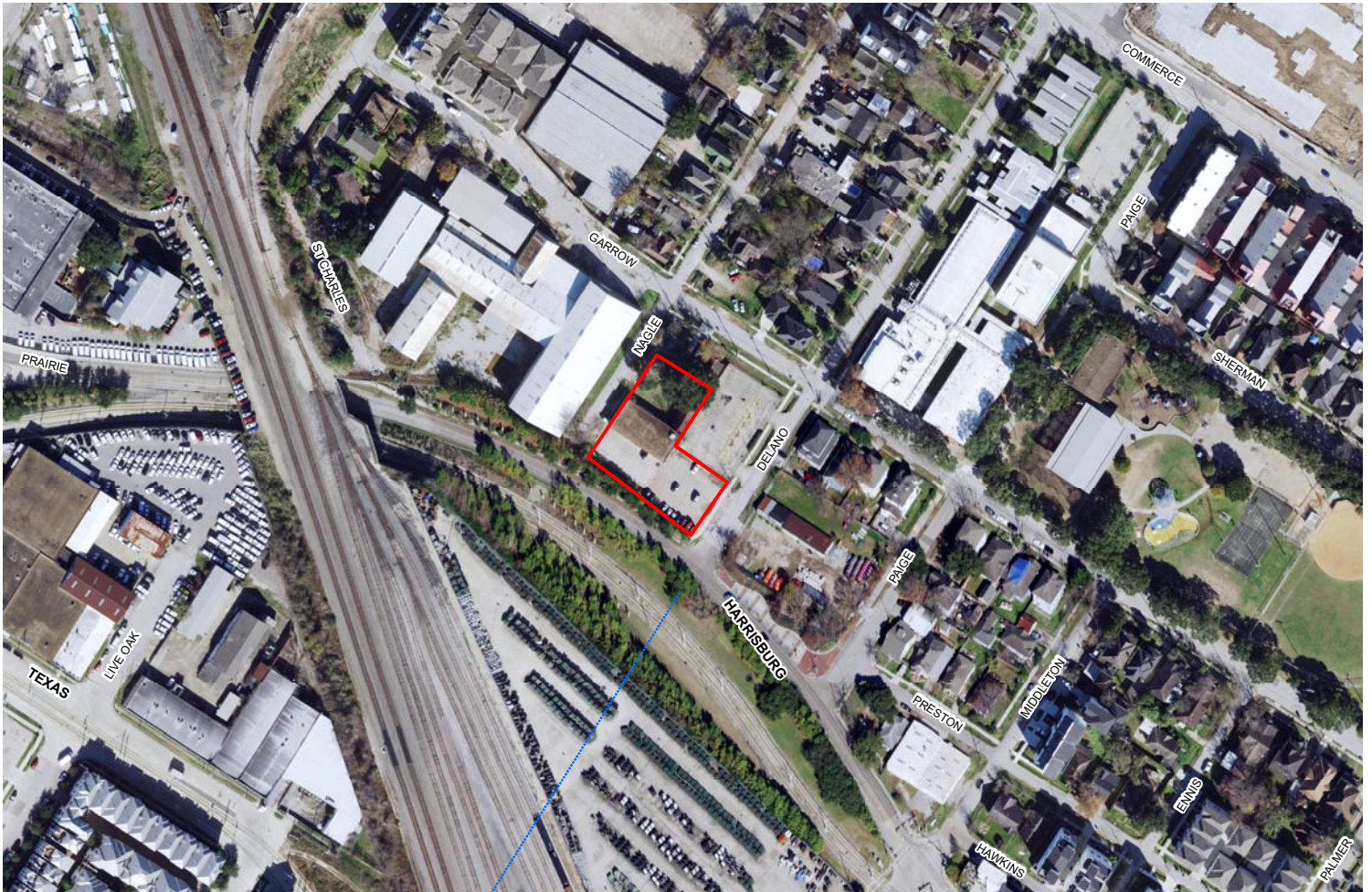
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

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Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



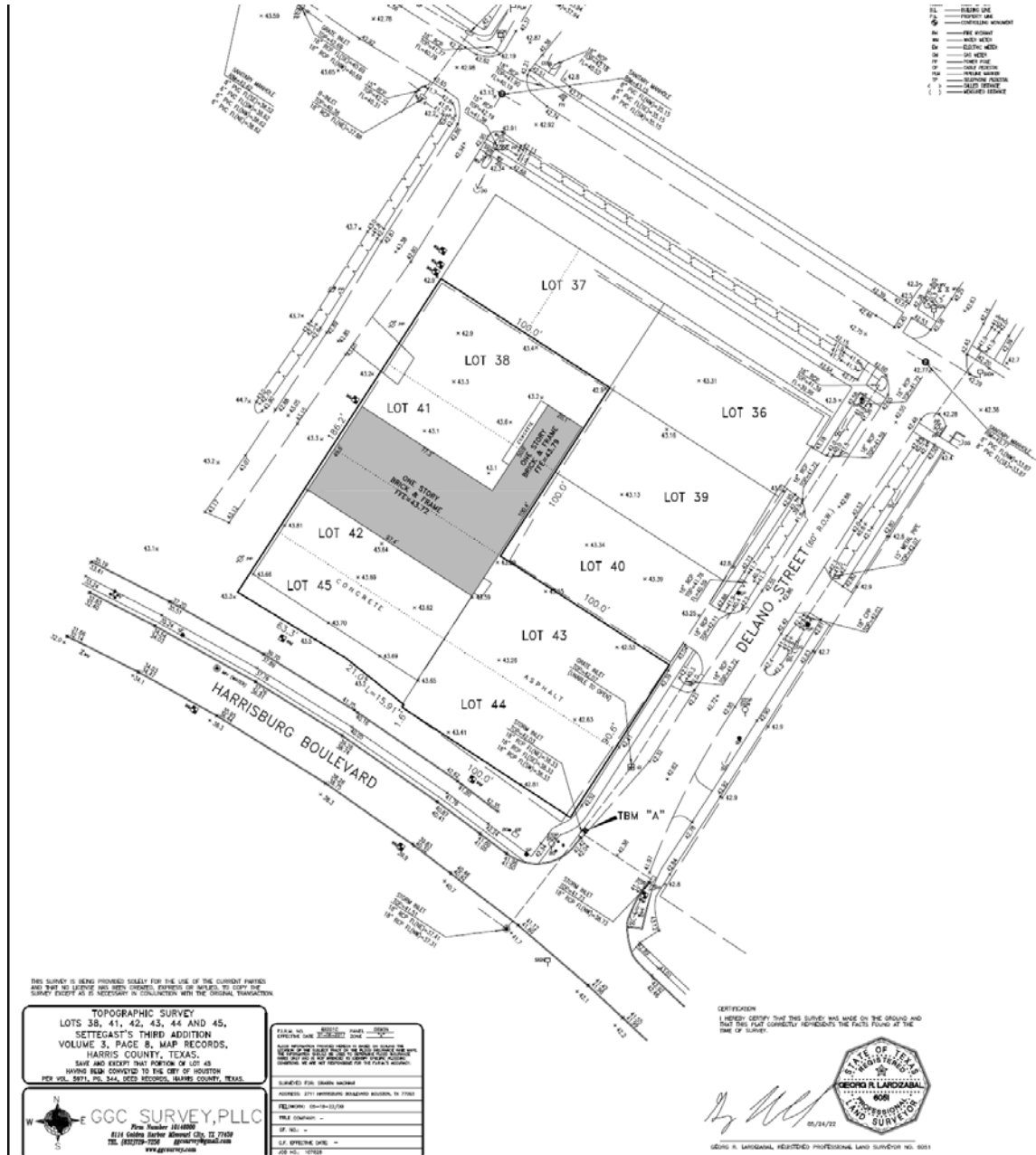
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

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Survey

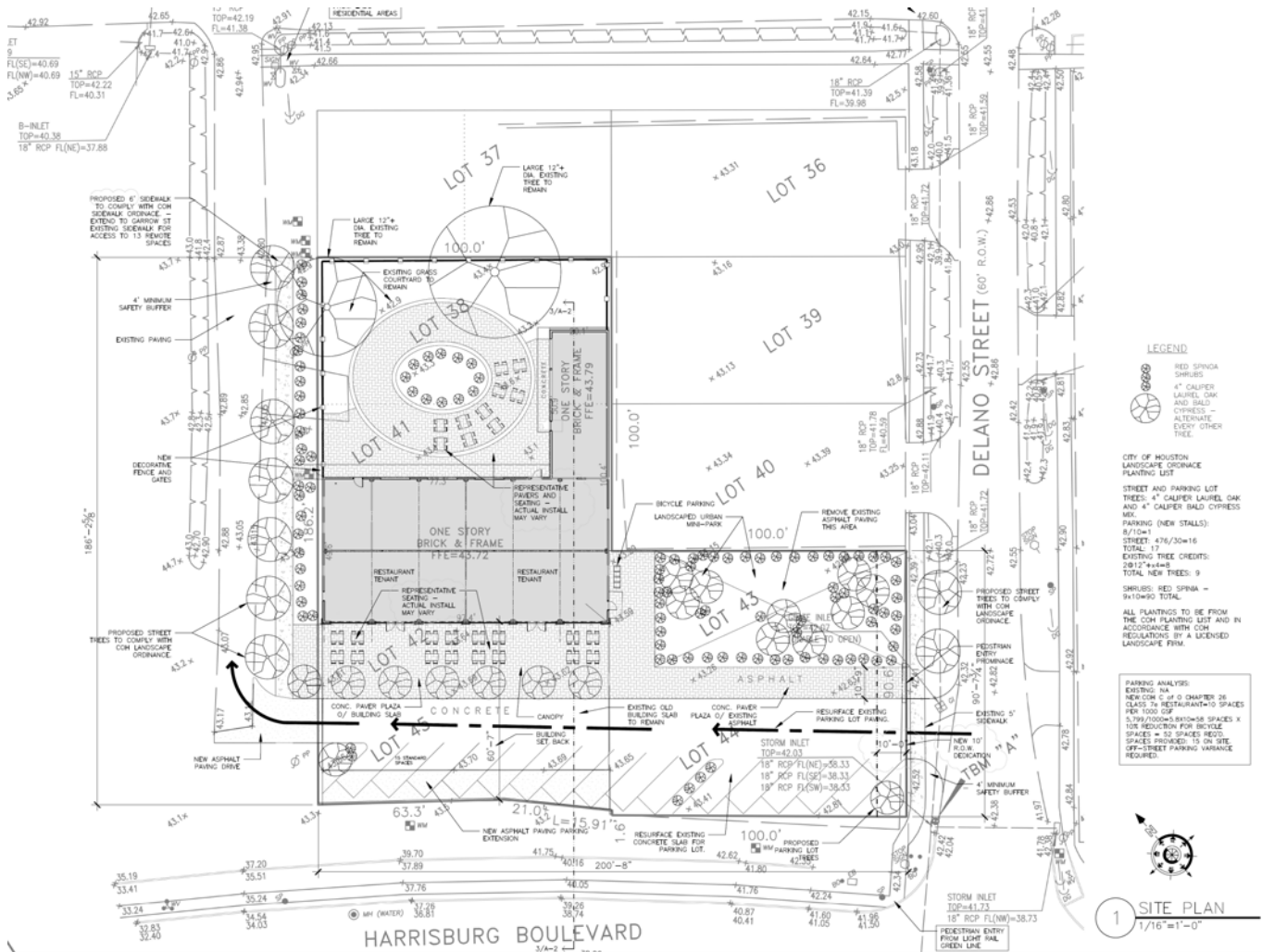


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan/Off-site parking layout/analysis

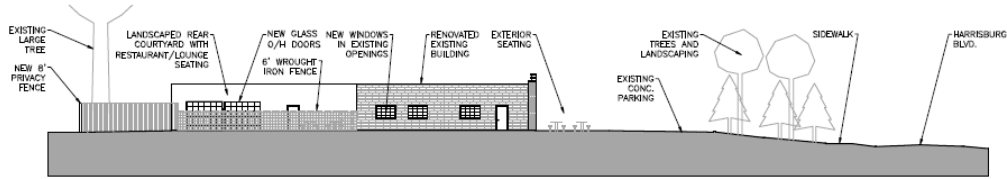


OFF-STREET PARKING VARIANCE

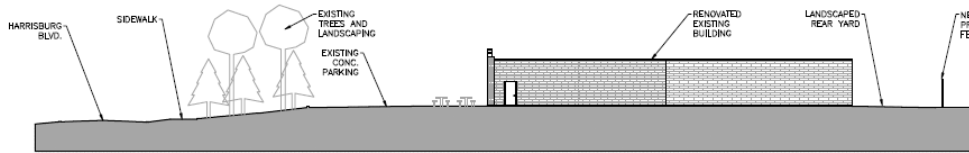


Houston Planning Commission

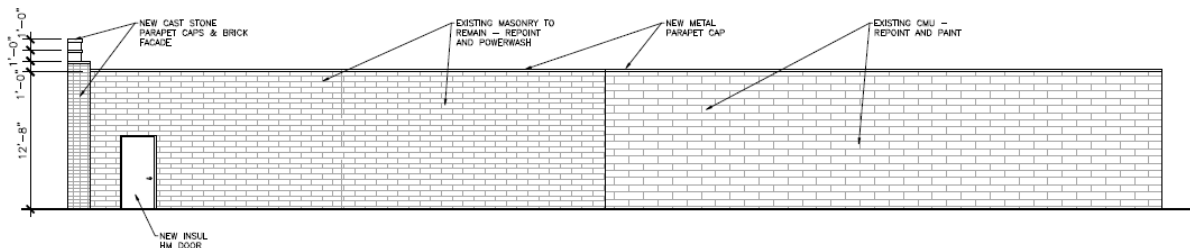
ELEVATIONS



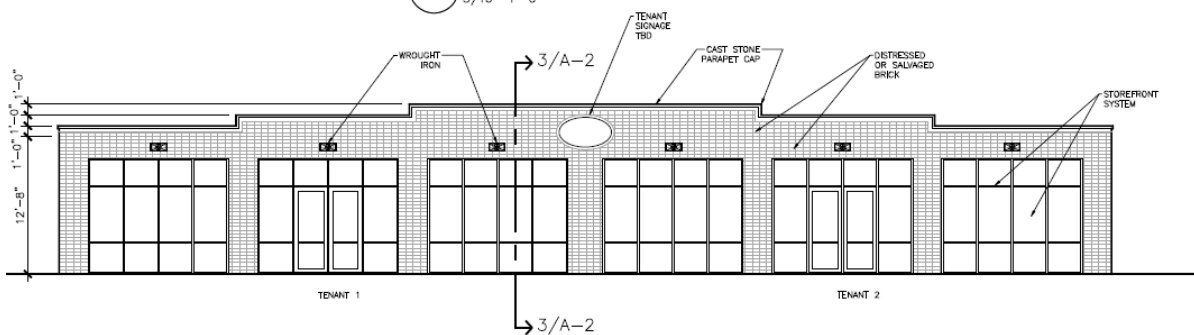
4 SITE SECTION (LOOKING EAST FROM NAGEL ST)
1/16"=1'-0"



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



May 8, 2023

To Whom It May Concern:

Re: 2711 Harrisburg Blvd. Houston, TX 77003 – Parking Variance Letter of Support

The East Downtown Management District would like to show its support for a parking variance request for the above-mentioned retail project planned in East End owned by Shahin Naghavi.

The requested variance seeks to reduce the parking requirement from 52 to 15 parking spaces. East Downtown has seen great growth and development after being allowed to follow the precedence of Midtown and the CBD with Market Based Parking. If granted, this parking variance will allow East End to remain a vibrant walkable and bikeable community.

The concept of Market Based Parking (MBP) has shown great success benefiting businesses and the neighborhoods in the CBD, EaDo, Midtown, etc. It has proven to be a huge improvement for area growth. The property's site plan shows its proximity to the light rail line, a lighted pedestrian walkway along Harrisburg near two light rail facilities, and a small parklet incorporated in the existing parking lot. This plan helps provide amenities and beautification along the sidewalks and ROWs to better enhance the community energy.

MBP has proven to provide the following benefits:

- Supports safer pedestrian and bicycle transportation;
- Preserves existing buildings;
- Allows land to be put to its highest and best use;
- Encourages multi-modal transportation;
- Promotes more affordable options;
- Creates higher density developments.

With Rusk Elementary School and Settegast Park & Community Center located approximately a block away, the area receives a high volume of neighborhood movement and activity. We would like to continue to support the growth and vitality of these.

Sincerely,

Jessica Bacorn, RLA, ASLA

Executive Director

EaDo | East Downtown Management District

jessica@eadohouston.com



East End Chamber
of Commerce

CHAMBER FOUNDERS

Anheuser-Busch
Cadeco Industries, Inc.
Comcast
Giant Texas Distillery
HEB – Gulfgate Center
LyondellBasell
Port Houston
Silver Eagle Distributors
Valero - Houston Refinery

CHAMBER PARTNERS

Cooper/Ports America
INVISTA
Regions Bank
Shook, Hardy & Bacon LLP
Truist
Wulfe & Co. - Gulfgate Center

CHAMBER BUILDERS

All Points Warehouse, Inc.
Bayside Printing Company Inc.
CEMEX
Chicago Title Southeast
Comerica Bank
Excargo Services
Felix H. Morales Funeral Home
Frost Bank
Funeraria Del Angel - Crespo
G&A Partners
Gulf Winds International
Houston Distributing Co.
Houston Pilots Association
KC Events & Florals LLC
Manhattan Construction Company
METRO
PKF of Texas
RockPoint Marketplace
Sesco Cement Corp
Space City Credit Union
Targa Resources
Tellepsen
Texas Port Recycling
TPC Group
Wellby Financial

May 8, 2023

To Whom It May Concern:

Re: 2711 Harrisburg Blvd. Houston, TX 77003 – Parking
Variance Letter of Support

The Houston East End Chamber of Commerce would like to
show its support for a parking variance request at 2711
Harrisburg.

The site at 2711 Harrisburg is an ideal location to provide
parking variance as it has the necessary frontage and
accessibility to street parking, 2 light rail stops, walking paths,
biking access, and lighted sidewalks.

As we have seen neighboring communities like East
Downtown sprout with growth for the community courtesy
of Market Based Parking. They have seen great growth and
development of neighborhood retail, coffee shops,
restaurants and more. If granted, this parking variance will
allow East End to remain a vibrant walkable and bikeable
community for the community to enjoy.

Sincerely,

Frances Castañeda Dyess, President
Houston East End Chamber of Commerce

EXECUTIVE BOARD OF DIRECTORS

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HEB – Gulfgate Center
Michael Veuleman, Treasurer
Pannell Kerr Forster of Texas, P.C.
Amber Sheppard, Secretary
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Houston East End Chamber

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Council Member Robert Gallegos
Miriam Muguerzo
Constable Silvia R. Trevino
Stella Ramirez
Council Member Karla Cisneros



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Maximo Capital	Martin Jasinski	713-591-1032	martin@maximobuilders.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3236 Summer Street	23006789	77007	5358C	493E	C

HCAD ACCOUNT NUMBER(S):	0102470010077
PROPERTY LEGAL DESCRIPTION:	TRS 6 & 7 Court & Clay
PROPERTY OWNER OF RECORD:	Maximo Capital, LLC
ACREAGE (SQUARE FEET):	11, 334 SF
WIDTH OF RIGHTS-OF-WAY:	Summer St (60'), Court (30.5')
EXISTING PAVING SECTION(S):	Summer St (40'), Court (14')
OFF-STREET PARKING REQUIREMENT:	137
OFF-STREET PARKING PROVIDED:	26
LANDSCAPING REQUIREMENTS:	complies

EXISTING STRUCTURE(S) [SQ. FT.]:	0
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,967 SF

PURPOSE OF VARIANCE REQUEST: Parking reduction to 26 in lieu of the required 56 for a proposed athletic facility

CHAPTER 26 REFERENCE(S): 26-492 Class 6, Recreation and Entertainment, F. Sports Club (5 spaces for every 1000 Square feet of GFA).

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

A variance is being sought for the required parking spaces for uses classified as sports club and office. The project is a five-level fitness training center with an indoor soccer field at level two, a wellness center at level three, administrative offices at level four, and an exterior soccer field at roof level. All of this is supported by a small reception area at level one. The proposed facility is approximately 28,146 sf including the outdoor roof level soccer field. 26 vehicle parking spaces and 22 bike spaces are proposed within the property. Based on initial analysis, the project would require 137 vehicle parking spaces per ordinance. Research in to preceding facilities of similar use classification and area lead to the conclusion that the sum of proposed vehicle and bicycle spaces is appropriate for the success of the project. Improvements to public infrastructure including widening the existing Court Street right-of-way are also part of this project. It is the developer's intent to own the building upon completion for a long term while maintaining the uses described above for the life of the facility. The site itself was selected due to its proximity to dense housing development and its adjacency to the White Oak hike & bike trails and nearby bus stops. One of the driving goals of the project is for the training facility to serve as an amenity and asset to the neighborhood more than to bring in commuters from around the city.

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;

It is our position that the terms, rules, conditions, policies, and standards of this article would deprive the property owner of delivering reasonable use of the land/building. The proposed new project will be the second location for a soccer training facility and is similar in size and scope to its precedent. The demand for parking met by the existing facility is consistent with the proposal for this new location. The project also features two soccer training fields. If considered under the health club use classification in Chapter 26, these two fields alone will require nearly 40 spots whereas a fully occupied class would only contain 12 occupants on each field for a total of 24 at peak occupancy.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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;**

It is our position that the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained. The surrounding land uses are residential and preclude us from being able to lease additional parking. The owner has reached out to the adjacent apartment buildings to gauge interest in leasing spots in their parking garages; two of the three said no and the third would not respond. Furthermore, any additional viable leasing partners are beyond the distance requirements outlined in Section 26-499. The design team has explored parking structures, but the reduced size of the properties renders them both inefficient and unfeasible for this use.

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

It is our position that the intent of this article is preserved with this request. The preceding sports club is comparable in size and a proven case-study for parking criteria that will meet the demand for the proposed facility. Allowing the new soccer club to adhere to the lesser parking count would not put an undue parking burden on the neighborhood and would be a more efficient use of land.

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

It is our position that the parking provided will be sufficient to serve the use for which it is intended. As previously stated, the existing facility of comparable size has a parking lot sized closely to the new proposed lot and is rarely at capacity. As the developer intends to own the facility for a long term, there is no expected future change of use that could potentially alter the demand for parking. The chosen location of the facility is intentionally near multiple housing developments and bike trails, and the owner's desire is for the facility to be mostly frequented by locals from the nearby neighborhoods. The owner has also indicated that they would be interested in supplying a B-Cycle station to support the facility and nearby apartments.

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

It is our position that the granting of such a variance will not be injurious to the public health, safety, or welfare. The proposed provided parking is adequate for the new facility's needs and should not cause any undue traffic burden on the neighborhood. Furthermore, the scheduling and nature of the soccer club's business will stagger the amount of cars used in the area. The facility will also be providing ample bike storage.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



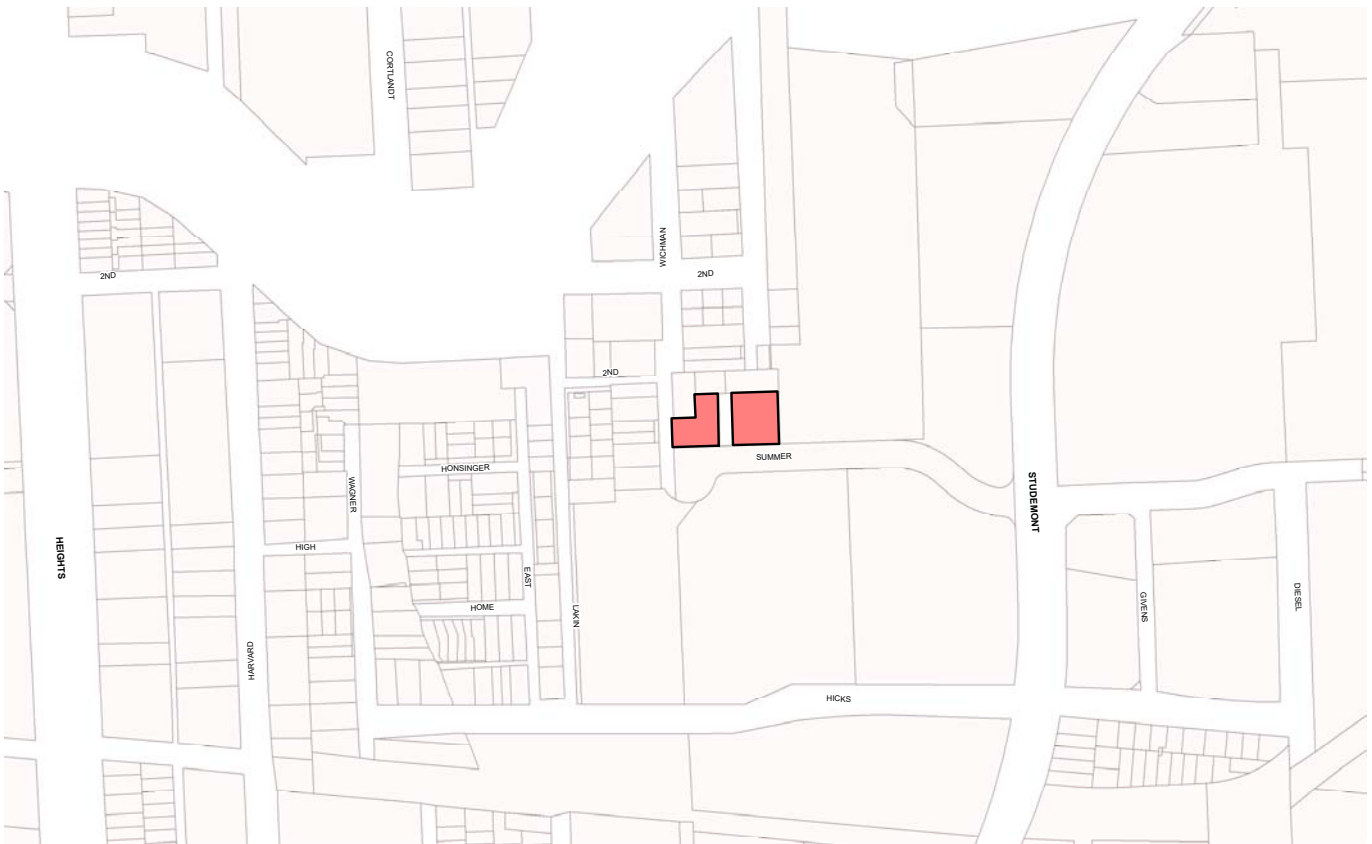
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VII

Meeting Date: 05/25/2023

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VII

Meeting Date: 05/25/2023

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



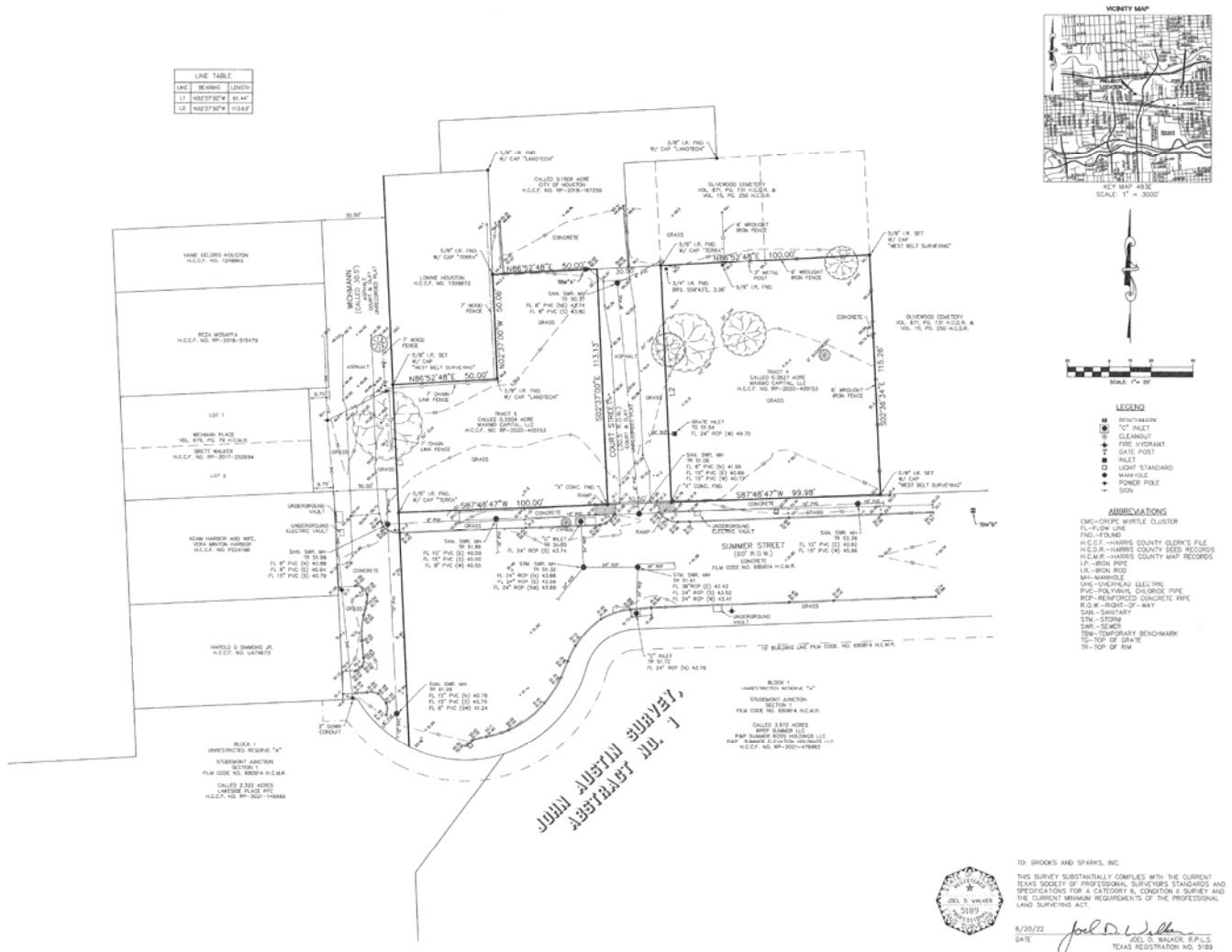
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ITEM: VII

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Survey

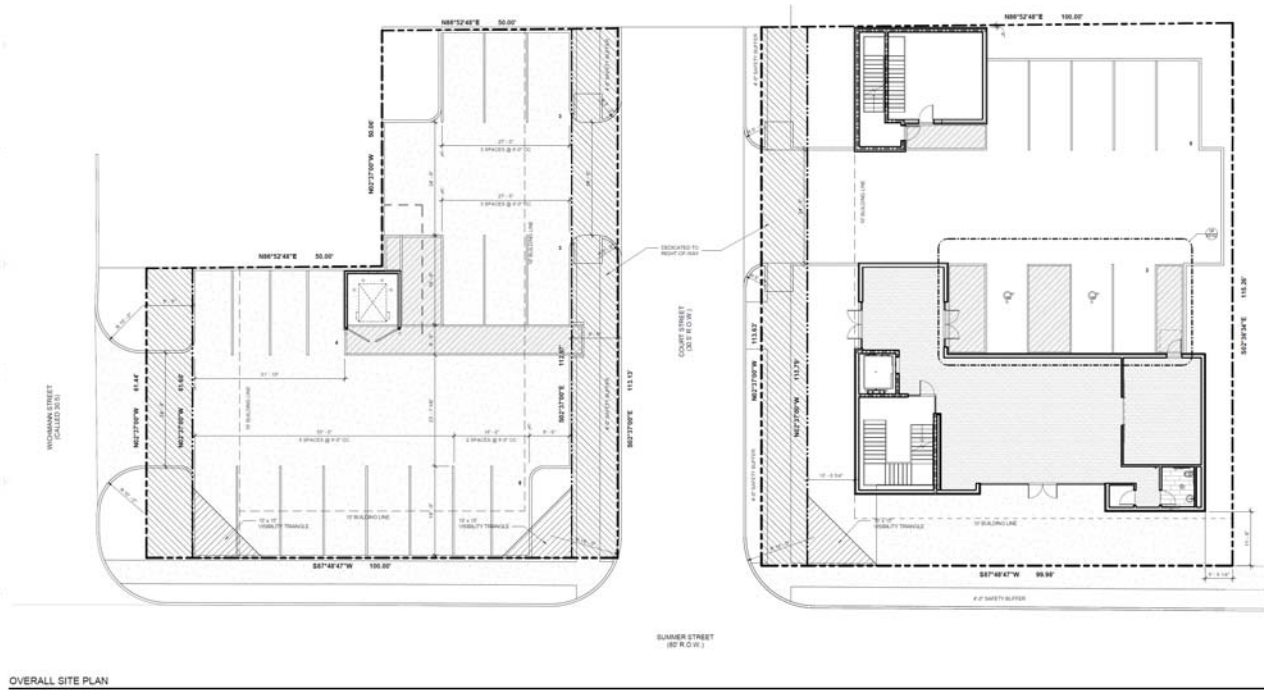


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



PARKING ANALYSIS

PARKING (Refer to the jurisdiction)		
OCCUPANCY	SPACES REQUIRED	SPACES PROVIDED
OFFICE	14	
PLAYING FIELDS	20	
GYM	22	
TOTAL	56	26 *
	ADA SPACES REQUIRED	ADA SPACES PROVIDED
TOTAL		

* ADA SPACES PROVIDED ARE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

LEVEL 1 (LOBBY) = 0
LEVEL 2 (PLAYING FIELD) = 1.0 PER 40 SF SPECTATOR = 12
LEVEL 3 (MAINTENANCE) = 0
LEVEL 4 (GYM) = 5.0 PER 1,000 SF = 22
LEVEL 5 (OFFICE) = 2.5 PER 1,000 SF = 14
LEVEL 6 (PLAYING FIELD) = 1.0 PER 40 SF SPECTATOR = 8

PROVIDING 22 TOTAL BIKE spaces

GFA = 27,334/1,000 SF = 27.3 X 5.0 = 137 SPACES

OFF-STREET PARKING VARIANCE

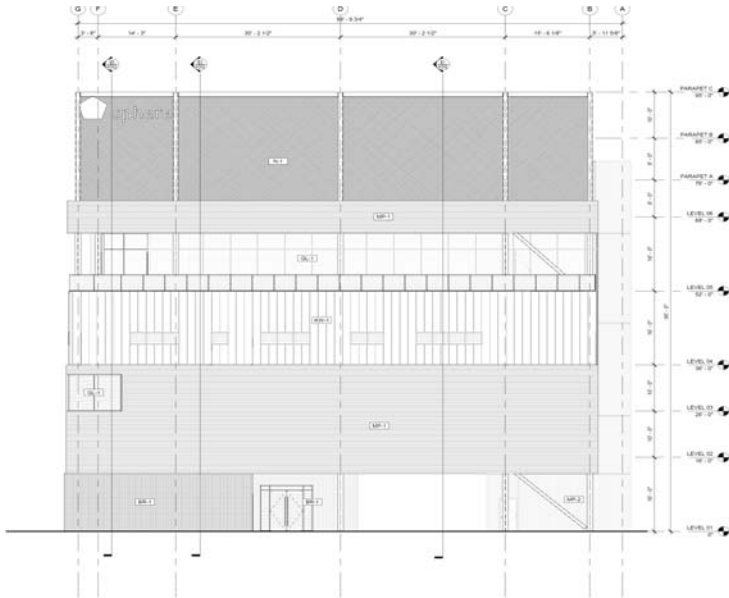


Houston Planning Commission

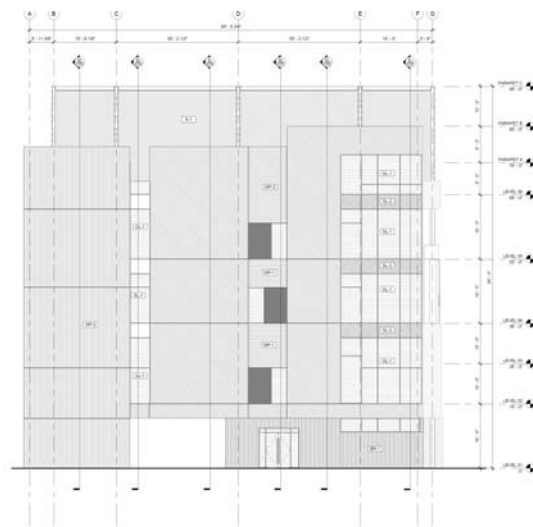
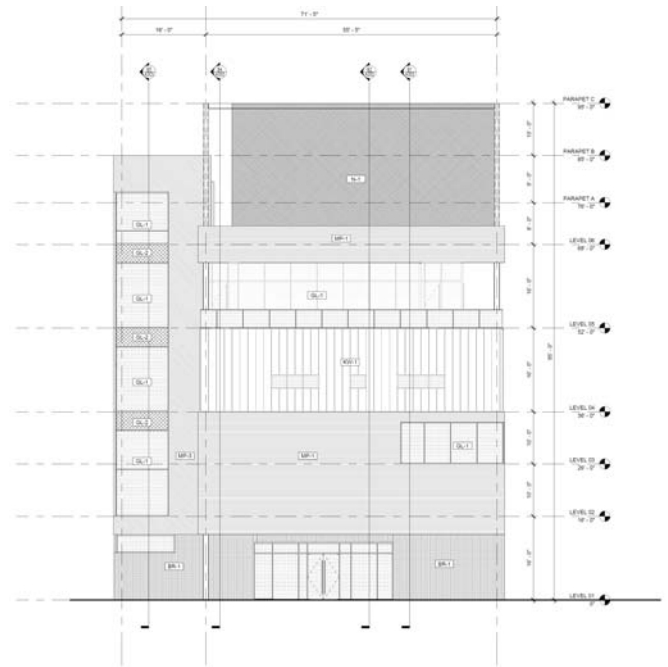
ITEM: VII

Meeting Date: 05/25/2023

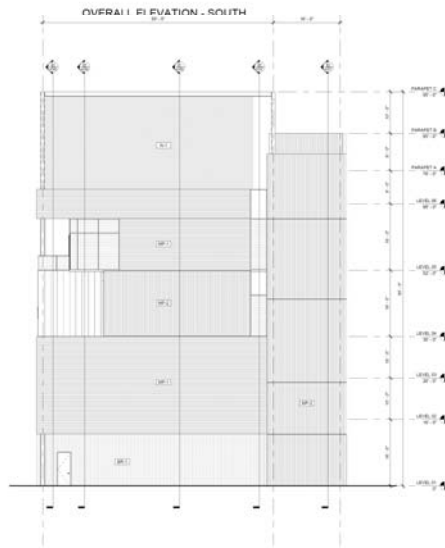
Elevation



OVERALL ELEVATION - EAST



OVERALL ELEVATION - WEST



OVERALL ELEVATION - NORTH

OFF-STREET PARKING VARIANCE