HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JULY 7, 2022
2:30 PM

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IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: https://bit.ly/3JqIsrK
OR
CALL +1 936-755-1521
CONFERENCE ID: 414 556 887#

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*
David Abraham
Susan Alleman
Bill Baldwin
Lisa Clark
Rodney Heisch
Daimian Hines
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor

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
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

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

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

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.

3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.

4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute each for all consent agenda items.

7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___**Undecided**

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

To join the July 7, 2022 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/3JqlsrK; **or**
- **Phone:** +1 936-755-1521 **Conference ID: 414 556 887#**

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

July 7, 2022 2:30 p.m.

Call to Order
Director's Report
Approval of the June 23, 2022 Planning Commission Meeting Minutes

I. **Livable Places Action Committee update** (Suvidha Bandi)

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

III. **Establish a public hearing date of August 4, 2022**
   a. Elberta Villa
   b. Foster Place partial replat no 30
   c. Jackson Mews replat no 2
   d. Mayflower Landing
   e. Neuen Manor partial replat no 28
   f. Park Place partial replat no 6
   g. Park Place partial replat no 7
   h. Providence Reserve
   i. Timmerman Place partial replat no 2

IV. **Public Hearing and Consideration of a Special Minimum Lot Size Block Application - 1300 block of W. Bell Street, north and south sides - SMLSB 806** (Davonte Caldwell)

V. **Excuse the absences of Commissioner Abraham**

VI. **Public Comment**

VII. **Adjournment**

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	White Oak Terrace Estates	C3F	DEF1
2	Alicante	C3F	
3	Anniston Sec 7	C3P	
4	Anniston Sec 8	C3P	
5	Appelt Drive Addition	C3P	
6	Avalon at Cypress Sec 12	C3P	
7	Beechnut Reserve	C2	
8	Bellfort Farms Sec 2	C3F	
9	Binford Creek Sec 1	C3F	
10	Bissonnet Street in Trillium Street Dedication Sec 1	C3F	
11	Blooming Daisies	C2	DEF2
12	Breckenridge East Sec 10	C3P	
13	Bridgeland Central Sec 4	C3P	
14	Candela South GP	GP	
15	Candela South Sec 1	C3F	DEF2
16	Candela South Sec 2	C3F	DEF2
17	Candela South Street Dedication and Reserves	C3F	DEF2
18	Carolina Place partial replat no 3	C3F	
19	Cetti Gardens replat no 1	C3F	
20	Channelside Grove	C3F	DEF1
21	Clairmont Place Sec 1 partial replat no 7	C3F	
22	Colonial Heights	C3P	
23	Cumberland Business Center Cumberland Ridge Drive Street Dedication	SP	DEF1
24	Emancipation Eado	C2	DEF1
25	Emerald Meadows Sec 2	C3F	
26	Fairbanks North Houston Center GP	GP	
27	Goodhope Court	C2	DEF2
28	Gosling Road Car Wash	C2	
29	Grand West Sec 4	C3F	DEF2
30	Gray Wood Estates	C3F	DEF1
31	Highland Court	C3F	
32	Humble Westfield Development	C2	
33	LaBranch Properties	C2	
34	Ladino Place	C2	DEF1
35	Landing At West Little York	C3P	
36	Lifetime Eyecare	C2	DEF2
37	Manors at Woodland Heights partial replat no 1	C3F	
38	Market at Katy Park Sec 1	C3F	DEF1
39	Marvida Sec 30	C3P	
40	Masjid Al Khuda	C3P	
41	Modern on Dennis	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
42	Olympia Falls Sec 4	C3P	
43	Olympia Falls Sec 5	C3P	
44	Park Row Terrace	C3F	
45	Pedraza Rodriguez Addition	C2	
46	Pine Trails Sec 9 partial replat no 1	C3F	
47	Pine Trails Sec 9 partial replat no 2	C3F	
48	Prairie Owner LLC	C2	
49	Red Oak	C3P	
50	Sandrock Gardens	C3F	
51	Siegert Commercial	C2	DEF1
52	South Post Oak Business Park	C2	
53	Spring Valley Creek	C3F	
54	Star Realty	C2	
55	Stockdick Road Street Dedication Sec 4	SP	
56	Sur	C3F	
57	Telge Ranch North Sec 1	C3F	
58	Tidwell Bungalows	C3F	DEF1
59	Townhomes on Summer	C2	
60	Trejo and Moreno	C3F	
61	Trillium Bend Lane Street Dedication Sec 1	SP	
62	Trillium Sec 1	C3F	
63	Trillium Sec 2	C3F	
64	Trillium Sec 3	C3F	
65	Trillium Sec 4	C3F	
66	Trillium Sec 5	C3F	
67	United Front of Alvin Fallbrook	C2	
68	Villas on Sylvester	C2	DEF1
69	West 11th Street Reserve at Maxroy	C2	
70	West 12th Street Apartments	C2	
71	Westmoor Drive Street Dedication Sec 1	C3F	
72	Wiggle Tomball	C2	
73	Wilfran Place partial replat no 1	C3F	

B-Replats

74	Akpudo Estates	C2R	
75	Akpudo Hills	C2R	
76	Alexander Townhomes	C2R	
77	Angeline Oaks	C2R	
78	Antoine Estate	C2R	
79	B and N Scott Street Development	C2R	DEF1
80	Bacher Heights	C2R	
81	Birdsall Villas	C2R	
82	Brantley Estates	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
83	Breckenridge East Sec 9	C3R	
84	Briarwest Apartments replat no 1	C2R	
85	Brick and Stone at Foster	C2R	
86	Brick and Stone at Mt Pleasant	C2R	
87	Buffalo Bayou Park Sec 1 replat no 1	C2R	
88	Buffalo Bayou Park Sec 2 replat no 1	C2R	
89	Clover Estates	C2R	DEF1
90	Crosstimber Prime Plaza	C2R	
91	De Soto Street at Highland Heights	C3R	
92	Del Rio Grande	C2R	
93	Desai Estates	C2R	DEF2
94	East 31st Street Gardens	C2R	
95	Elmwood Estates	C2R	DEF2
96	Elrod Square	C2R	
97	Elysian Landing	C2R	
98	English Street Estates	C2R	
99	Erastus Estates	C2R	
100	Fairbanks North Houston Center Sec 1	C3R	
101	Fisher Street Court	C2R	DEF2
102	Fondren Industrial Annex	C2R	
103	Freeport Green Plaza	C2R	DEF2
104	Hamill Complex	C2R	
105	Homes On E 26th	C2R	
106	Huerta Plaza	C2R	DEF1
107	Jendan Development	C2R	
108	Kateeb on Tidwell replat no 1	C2R	DEF1
109	Mansfield Manor	C3R	DEF3
110	Mitsubishi Logisnext Americas	C2R	
111	Nevada Landing	C2R	
112	Noah Street Development	C2R	
113	Old River Acres Sec 1 partial replat no 2	C2R	
114	Park at Pinemont Annex West	C3R	DEF1
115	Preserve at Highway 6	C2R	
116	Reyes Estates	C2R	
117	Riverway Heights on Alexander	C2R	
118	Rusk Place	C2R	
119	SL6 Wallisville Addition	C2R	DEF1
120	Sugar Hill Augusta Place	C2R	
121	Sugarland Point	C3R	DEF1
122	Terry View	C2R	DEF1
123	Valentina Court	C2R	
124	Village at Dewalt	C2R	
125	Villas at Reinerman	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
126	Villas at Ryon	C2R	
127	Villas on Hardy Street	C2R	
128	Wall Estates	C2R	DEF2
129	Wellford Village	C2R	
130	White Rock Land	C2R	
131	Whitney Interests Branard	C2R	DEF1
132	Wileyvale Point	C2R	
133	Willow Creek	C2R	
134	Wilmington Estates	C2R	
135	Wilmington Landing	C2R	

C-Public Hearings Requiring Notification

136	Amended Golfcrest Addition partial replat no 4	C3N	DEF2
137	Brick and Stone at Lydia partial replat no 1	C3N	DEF1
138	Cotton Oaks Estates replat no 1	C3N	
139	Dunvale Village partial replat no 1	C3N	
140	Glen Manor Sec 2 partial replat no 2	C3N	
141	Golfview Manor partial replat no 1	C3N	DEF2
142	Lakewood Pines Sec 15	C3N	DEF1
143	McKenzie Park Sec 4 partial replat no 2	C3N	
144	Melody Oaks partial replat no 25 and extension	C3N	
145	Providence Reserve	C3N	
146	Sabana Prado replat no 1	C3N	
147	Spring Branch Estates no 2 partial replat no 14	C3N	DEF1
148	Timber Lakes Sec 1 partial replat no 1	C3N	DEF1
149	West Lane Place partial replat no 4	C3N	
150	Westhaven Estates Sec 2 partial replat no 11	C3N	DEF1
151	Wildwood Glen Sec 1 partial replat no 2 and extension	C3N	DEF1
152	Wrenwood Addition partial replat no 5	C3N	

D-Variances

153	Auburn Lakes	C3R	DEF1
154	Becker Enclave	C2	
155	BESL Properties	C2R	
156	Generation Park East Wastewater Treatment Plant	C2	
157	Generation Park South Water Plant no 1	C2	
158	Groves at Springwood	C2	DEF1
159	Heritage Plaza	C2R	DEF1
160	Highland Meadows Mobile Home Park GP	GP	DEF2
161	International Life Change Ministries	C2	DEF1
162	Lees Landing	C2	
163	Nexus Logistics Park	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
164	Olympia Falls Reserves	C3P	
165	Quartet Development	C2	DEF1
166	Treaschwig Business Park GP	GP	DEF1
167	Urbana Spring GP	GP	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

168	Beckendorff Place	EOA	
169	Beckendorff Road and Aurora Bend Drive Street Dedication	EOA	
170	Bridge Creek Sec 6	EOA	
171	Bridge Creek Sec 7	EOA	
172	Bridgeland Creek Parkway at Fry Road Reserve	EOA	
173	Deer Creek Manor	EOA	
174	Dellrose Sec 13	EOA	
175	First Liberty Distribution Center	EOA	
176	Jensen Reserve	EOA	
177	Kumar Acres	EOA	
178	LPC Tomball	EOA	
179	Manson Place	EOA	
180	Martinez Reserve Sec 1	EOA	
181	Marvida Sec 21	EOA	
182	McDaniel Ventures	EOA	
183	Peytons Landing Sec 1	EOA	
184	Reserve on TC Jester Sec 2	EOA	
185	Reserves at Wilshire and Veterans Memorial	EOA	
186	Spring Cypress Warehouses Sec 1	EOA	
187	Sunset Ridge East Reserve Sec 1	EOA	
188	Sunterra Lift Station no 3	EOA	
189	Sunterra Sec 21	EOA	
190	Sunterra Sec 22	EOA	
191	Sunterra Sec 25	EOA	
192	Sunterra Sec 26	EOA	
193	Sunterra Sec 27	EOA	
194	Winward Sec 12	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral

H-Name Changes

None

I-Certification of Compliance

195	27208 Lantern Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

196	1701 Nina Lee Lane	DPV	
197	2523 Stanmore Drive	DPV	
198	6904 Van Etten St	DPV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	White Oak Terrace Estates (DEF1)	2022-1523	C3F	Harris	City	411Z	0.46	0.04	5	Projects and Designs	Windrose
2	Alicante	2022-1665	C3F	Harris	City	572U	18.48	18.48	185	Contempo Builder	Windrose
3	Anniston Sec 7	2022-1592	C3P	Harris	ETJ	404T	25.49	0.52	116	Friendswood Development Company	BGE, Inc. - Land Planning
4	Anniston Sec 8	2022-1591	C3P	Harris	ETJ	404T	21.03	0.88	115	Friendswood Development Company	BGE, Inc.
5	Appelt Drive Addition	2022-1448	C3P	Harris	ETJ	497M	4.60	4.60	0	Alterra Property Group	Bohler Engineering
6	Avalon at Cypress Sec 12	2022-1652	C3P	Harris	ETJ	406A	13.30	3.20	40	Taylor Morrison	Meta Planning + Design LLC
7	Beechnut Reserve	2022-1550	C2	Fort Bend	ETJ	527N	2.72	2.72	0	GYS Development, LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
8	Bellfort Farms Sec 2	2022-1682	C3F	Fort Bend	ETJ	525Z	31.33	15.23	77	Meritage Homes	Pape-Dawson Engineers
9	Binford Creek Sec 1	2022-1650	C3F	Harris	ETJ	283F	62.29	37.07	133	Houston LD, LLC	Costello, Inc.
10	Bissonnet Street in Trillium Street Dedication Sec 1	2022-1606	C3F	Fort Bend	ETJ	527S	14.47	11.58	0	TPHTM 1464, LLC	Costello, Inc.
11	Blooming Daisies (DEF2)	2022-1402	C2	Harris	ETJ	407U	1.76	0.77	1	Blooming Daisies Learning Center	Owens Management Systems, LLC
12	Breckenridge East Sec 10	2022-1595	C3P	Harris	ETJ	294W	63.16	30.98	203	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
13	Bridgeland Central Sec 4	2022-1626	C3P	Harris	ETJ	365M	6.51	1.73	35	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
14	Candela South GP	2022-1649	GP	Fort Bend	ETJ	564B	116.10	0.00	0	Johnson Development Services	Meta Planning + Design LLC
15	Candela South Sec 1 (DEF2)	2022-1405	C3F	Fort Bend	ETJ	564B	21.65	4.31	92	Johnson Development	Quiddity Engineering - Katy
16	Candela South Sec 2 (DEF2)	2022-1394	C3F	Fort Bend	ETJ	524X	20.37	0.39	84	Johnson Development	Quiddity Engineering - Katy
17	Candela South Street Dedication and Reserves (DEF2)	2022-1386	C3F	Fort Bend	ETJ	524X	36.09	34.21	0	Johnson Development	Quiddity Engineering - Katy
18	Carolina Place partial replat no 3	2022-1657	C3F	Harris	City	532G	0.22	0.22	0	UKM, LLC	Owens Management Systems, LLC
19	Cetti Gardens replat no 1	2022-1690	C3F	Harris	City	453Z	0.23	0.00	6	Niel Jayasinghe	EHRA
20	Channelside Grove (DEF1)	2022-1561	C3F	Harris	City	535B	0.52	0.00	7	Lovett Homes	Windrose
21	Clairmont Place Sec 1 partial replat no 7	2022-1611	C3F	Harris	City	455F	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
22	Colonial Heights	2022-1664	C3P	Harris	ETJ	445W	6.77	1.65	90	Katy Promise Joint Venture	City Choice Group, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
23	Cumberland Business Center Cumberland Ridge Drive Street Dedication (DEF1)	2022-1555	SP	Harris	ETJ	325L	16.33	0.00	0	Stream	Pape-Dawson Engineers
24	Emancipation Eado (DEF1)	2022-1554	C2	Harris	City	493V	2.31	2.31	0	Allied Orion Group	BGE, Inc.
25	Emerald Meadows Sec 2	2022-1668	C3F	Harris	City	574K	27.82	9.79	113	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
26	Fairbanks North Houston Center GP	2022-1689	GP	Harris	ETJ	410C	144.00	0.00	0	Transwestern Development Company	Windrose
27	Goodhope Court (DEF2)	2022-1342	C2	Harris	City	533Q	0.15	0.00	2	MZ BUILDERS LLC	Dart Land Services LLC
28	Gosling Road Car Wash	2022-1484	C2	Harris	ETJ	290H	1.76	1.76	0	ROBERT OLMSTEAD	Civil-Surv Land Surveying, L.C.
29	Grand West Sec 4 (DEF2)	2022-1313	C3F	Harris	City	573E	27.91	4.47	232	DHI Engineering, LLC	DHI Engineering, LLC
30	Gray Wood Estates (DEF1)	2022-1569	C3F	Harris	City	454B	4.37	0.68	37	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
31	Highland Court	2022-1694	C3F	Harris	City	452B	2.57	0.03	46	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
32	Humble Westfield Development	2022-1488	C2	Harris	City	335S	0.99	0.90	0	Individuals	Doshi Engineering & Surveying Company
33	LaBranch Properties	2022-1684	C2	Harris	City	493Q	0.86	0.86	0	LaBranch Properties	Hovis Surveying Company Inc.
34	Ladino Place (DEF1)	2022-1565	C2	Harris	ETJ	327Y	4.90	2.53	2	Ally General Solutions, LLC	Owens Management Systems, LLC
35	Landing At West Little York	2022-1579	C3P	Harris	City	412X	3.00	0.36	44	Prosperity Homes/Umran Martin, LLC	MOMENTUM EGINEERING
36	Lifetime Eyecare (DEF2)	2022-1225	C2	Harris	ETJ	250J	0.90	0.90	0	LIFETIME	RSG Engineering
37	Manors at Woodland Heights partial replat no 1	2022-1623	C3F	Harris	City	493B	0.20	0.00	1	J. Blackmon Homes	Total Surveyors, Inc.
38	Market at Katy Park Sec 1 (DEF1)	2022-1553	C3F	Harris	ETJ	444M	53.99	47.87	0	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
39	Marvida Sec 30	2022-1504	C3P	Harris	ETJ	406E	16.59	1.64	97	M\I Homes of Houston, LLC	Quiddity Engineering
40	Masjid Al Khuda	2022-1476	C3P	Harris	ETJ	404S	17.92	15.60	0	MASJID AL HUDA	RSG Engineering
41	Modern on Dennis	2022-1632	C2	Harris	City	493Z	0.14	0.00	3	2709 DENNIS DEVELOPMENT, LLC	Carranza Outsource Drafting
42	Olympia Falls Sec 4	2022-1593	C3P	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
43	Olympia Falls Sec 5	2022-1596	C3P	Fort Bend	ETJ	610R	12.94	0.62	67	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
44	Park Row Terrace	2022-1600	C3F	Harris	City	447X	5.83	1.54	65	Kimley-Horn	Windrose
45	Pedraza Rodriguez Addition	2022-1560	C2	Harris	ETJ	379L	5.57	0.00	2	PRO-SURV	PROSURV
46	Pine Trails Sec 9 partial replat no 1	2022-1681	C3F	Harris	ETJ	456V	0.19	0.01	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
47	Pine Trails Sec 9 partial replat no 2	2022-1683	C3F	Harris	ETJ	456V	0.19	0.01	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
48	Prairie Owner LLC	2022-1639	C2	Harris	City	493L	0.12	0.12	0	Albert Architecture	Windrose
49	Red Oak	2022-1669	C3P	Harris	ETJ	332J	6.89	2.15	44	Homesite Residential, LLC	Quiddity Engineering
50	Sandrock Gardens	2022-1643	C3F	Harris	City	574J	13.58	3.83	69	LJA Engineering	LJA Engineering, Inc.-(Houston Office)
51	Siegert Commercial (DEF1)	2022-1292	C2	Harris	ETJ	282F	5.00	5.00	0	Nick Siegert	C & C Surveying, Inc
52	South Post Oak Business Park	2022-1588	C2	Harris	City	571U	32.95	32.95	0	Langan	Windrose
53	Spring Valley Creek	2022-1645	C3F	Harris	City	450V	6.46	1.11	85	SPRING VALLEY CREEK, LLC	MOMENTUM EGINEERING
54	Star Realty	2022-1396	C2	Montgomery	ETJ	256K	3.08	3.08	0	Singh	C & C Surveying, Inc
55	Stockdick Road Street Dedication Sec 4	2022-1659	SP	Harris	ETJ	444A	2.24	0.00	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
56	Sur	2022-1570	C3F	Harris	City	533W	31.98	31.98	335	Contempo Builder	Windrose
57	Telge Ranch North Sec 1	2022-1573	C3F	Harris	ETJ	327M	9.84	0.33	49	Woodmere Development Co., LTD.	IDS Engineering Group
58	Tidwell Bungalows (DEF1)	2022-1461	C3F	Harris	City	451C	3.01	0.45	34	TR Capital LLC	Building and Infrastructure Solutions
59	Townhomes on Summer	2022-1583	C2	Harris	City	493F	0.23	0.00	4	Sandcastle Homes	MOMENTUM EGINEERING
60	Trejo and Moreno	2022-1576	C3F	Harris	ETJ	456G	2.50	0.00	2	Maria Trejo	Survey 1, Inc.
61	Trillium Bend Lane Street Dedication Sec 1	2022-1605	SP	Fort Bend	ETJ	527S	0.78	0.00	0	TPHTM 1464, LLC	Costello, Inc.
62	Trillium Sec 1	2022-1607	C3F	Fort Bend	ETJ	527S	9.19	1.57	27	TPHTM 1464, LLC	Costello, Inc.
63	Trillium Sec 2	2022-1608	C3F	Fort Bend	ETJ	527S	20.20	3.65	84	TPHTM 1464, LLC	Costello, Inc.
64	Trillium Sec 3	2022-1609	C3F	Fort Bend	ETJ	527S	33.52	11.47	80	TPHTM 1464, LLC	Costello, Inc.
65	Trillium Sec 4	2022-1617	C3F	Fort Bend	ETJ	527S	10.29	1.00	52	TPHTM 1464, LLC	Costello, Inc.
66	Trillium Sec 5	2022-1618	C3F	Fort Bend	ETJ	526V	12.66	0.91	67	TPHTM 1464, LLC	Costello, Inc.
67	United Front of Alvin Fallbrook	2022-1578	C2	Harris	ETJ	411D	5.29	5.29	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
68	Villas on Sylvester (DEF1)	2022-1410	C2	Harris	City	453U	0.29	0.00	6	Gerado	ICMC GROUP INC
69	West 11th Street Reserve at Maxroy	2022-1503	C2	Harris	City	492B	6.00	5.90	0	PRGIF 3001 W1th LLC	BGE, Inc.
70	West 12th Street Apartments	2022-1575	C2	Harris	City	451Z	9.16	9.16	0	DRI/MREP ARTISTRY, LLC	BGE, Inc.

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71	Westmoor Drive Street Dedication Sec 1	2022-1670	C3F	Fort Bend	ETJ	527S	5.82	3.08	0	TPHTM 1464, LLC	Costello, Inc.
72	Wiggle Tomball	2022-1519	C2	Harris	City/ ETJ	329J	5.64	5.64	0	MARTINEZ GUY AND MAYBIK	Martinez, Guy & Maybik, Inc.
73	Wilfran Place partial replat no 1	2022-1622	C3F	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

B-Replats

74	Akpudo Estates	2022-1676	C2R	Harris	City	335T	0.66	0.66	0	Hakpudo Real Estate Holding	South Texas Surveying Associates, Inc.
75	Akpudo Hills	2022-1463	C2R	Harris	City	335T	0.73	0.73	0	Hakpudo Real Estate Holdings	South Texas Surveying Associates, Inc.
76	Alexander Townhomes	2022-1636	C2R	Harris	City	449U	0.48	0.01	10	Trimcos Engineering, LLC	Windrose
77	Angeline Oaks	2022-1679	C2R	Harris	City	453T	0.16	0.00	3	Apala, LLC	The Interfield Group
78	Antoine Estate	2022-1481	C2R	Harris	ETJ	371X	0.90	0.90	0	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
79	B and N Scott Street Development (DEF1)	2022-1374	C2R	Harris	City	533Y	0.15	0.00	2	B & N development, LLC	Doshi Engineering & Surveying Company
80	Bacher Heights	2022-1510	C2R	Harris	City	455P	0.26	0.00	3	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
81	Birdsall Villas	2022-1615	C2R	Harris	City	492L	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
82	Brantley Estates	2022-1662	C2R	Harris	City	572Y	0.57	0.00	2	Paul Brantley, Sr.	Owens Management Systems, LLC
83	Breckenridge East Sec 9	2022-1594	C3R	Harris	ETJ	294W	32.01	3.16	149	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
84	Briarwest Apartments replat no 1	2022-1586	C2R	Harris	City	490R	11.70	11.70	0	Winrock North PFC	Quiddity Engineering
85	Brick and Stone at Foster	2022-1631	C2R	Harris	City	533M	0.11	0.00	2	SEM SERVICES	SEM SERVICES
86	Brick and Stone at Mt Pleasant	2022-1630	C2R	Harris	City	533Q	0.11	0.00	2	SEM SERVICES	SEM SERVICES
87	Buffalo Bayou Park Sec 1 replat no 1	2022-1647	C2R	Harris	City	492M	2.40	2.40	0	BB Parcel A NE Owner LLC	LJA Engineering, Inc.- (Houston Office)
88	Buffalo Bayou Park Sec 2 replat no 1	2022-1648	C2R	Harris	City	492M	2.74	2.74	0	BB Parcel A NE Owner LLC	LJA Engineering, Inc.- (Houston Office)
89	Clover Estates (DEF1)	2022-1190	C2R	Harris	City	534W	0.29	0.00	5	MS Cube, LLC	ICMC GROUP INC
90	Crosstimber Prime Plaza	2022-1590	C2R	Harris	City	453L	1.05	1.05	0	Crosstimbers Prime, LLC	South Texas Surveying Associates, Inc.
91	De Soto Street at Highland Heights	2022-1686	C3R	Harris	City	452B	0.99	0.04	15	CSF Construction LLC	Chesterfield Development Services
92	Del Rio Grande	2022-1638	C2R	Harris	City	533L	0.33	0.00	6	Pi Investments and Consulting	Interland Surveying
93	Desai Estates (DEF2)	2022-1366	C2R	Harris	City	533P	0.17	0.00	3	Estates Properties LLc	RP & Associates

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94	East 31st Street Gardens	2022-1661	C2R	Harris	City	453N	0.19	0.00	5	713 Development, LLC	Total Surveyors, Inc.
95	Elmwood Estates (DEF2)	2022-1307	C2R	Harris	City	453F	0.27	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
96	Elrod Square	2022-1473	C2R	Harris	ETJ	445M	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
97	Elysian Landing	2022-1612	C2R	Harris	City	493D	0.11	0.00	2	Houston RT Investors, LLC	Total Surveyors, Inc.
98	English Street Estates	2022-1646	C2R	Harris	City	453V	0.23	0.00	5	Houston RT Investors, LLC	Total Surveyors, Inc.
99	Erastus Estates	2022-1642	C2R	Harris	City	494C	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
100	Fairbanks North Houston Center Sec 1	2022-1688	C3R	Harris	ETJ	410C	86.78	79.23	0	Transwestern Development Company	Windrose
101	Fisher Street Court (DEF2)	2022-1383	C2R	Harris	City	452Q	1.00	0.02	23	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
102	Fondren Industrial Annex	2022-1571	C2R	Fort Bend	City	610D	6.49	6.49	0	PHELAN-BENNET, LLC	Civil-Surv Land Surveying, L.C.
103	Freeport Green Plaza (DEF2)	2022-0954	C2R	Harris	ETJ	497B	0.92	0.92	1	BM Design	BM DESIGN LLC
104	Hamill Complex	2022-1658	C2R	Harris	ETJ	414H	9.63	9.62	0	NICOH, LLC	Owens Management Systems, LLC
105	Homes On E 26th	2022-1620	C2R	Harris	City	453T	0.11	0.00	2	Hem LLC	RP & Associates
106	Huerta Plaza (DEF1)	2022-1563	C2R	Harris	ETJ	283K	3.65	0.00	1	Las Haciendas Deisng and Engineering LLC	Century Engineering, Inc
107	Jendan Development	2022-1429	C2R	Harris	City	494F	0.09	0.00	2	Delta Land Air and Marine Services	Delta Field Services
108	Kateeb on Tidwell replat no 1 (DEF1)	2022-1521	C2R	Harris	City	454B	0.96	0.00	7	GGC SURVEY	GGC SURVEY
109	Mansfield Manor (DEF3)	2022-1312	C3R	Harris	City	451D	5.40	0.21	102	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
110	Mitsubishi Logisnext Americas	2022-1433	C2R	Harris	City	449U	48.30	48.30	0	Mitsubishi Logisnext Americas	CobbFendley
111	Nevada Landing	2022-1616	C2R	Harris	City	492R	0.13	0.00	2	Mesken Development	Total Surveyors, Inc.
112	Noah Street Development	2022-1625	C2R	Harris	City	533P	0.11	0.00	2	Alvarado Group, LLC	HRS and Associates, LLC
113	Old River Acres Sec 1 partial replat no 2	2022-1577	C2R	Harris	ETJ	458Y	0.52	0.00	2	Diana Contreras	Survey 1, Inc.
114	Park at Pinemont Annex West (DEF1)	2022-1441	C3R	Harris	City	451F	0.89	0.01	13	South Post Oak Willow, L.P.	City Choice Group, LLC
115	Preserve at Highway 6	2022-1445	C2R	Fort Bend	ETJ	651A	39.64	39.64	0	Preserve HW6, LLC	WGA San Antonio
116	Reyes Estates	2022-1597	C2R	Harris	ETJ	414L	0.42	0.42	0	E REYES	South Texas Surveying Associates, Inc.

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117	Riverway Heights on Alexander	2022-1458	C2R	Harris	City	452Z	0.12	0.00	3	Riverway Builders LLC	Bowden Survey
118	Rusk Place	2022-1613	C2R	Harris	City	494T	0.11	0.00	2	Houston RT Investors, LLC	Total Surveyors, Inc.
119	SL6 Wallisville Addition (DEF1)	2022-1443	C2R	Harris	City	456X	23.84	23.84	0	SL6 Wallisville, LP	JPH
120	Sugar Hill Augusta Place	2022-1485	C2R	Harris	City	491P	5.30	5.30	0	AUGUSTA DRIVE LIMITED PARTNERSHIP	Civil-Surv Land Surveying, L.C.
121	Sugarland Point (DEF1)	2022-1462	C3R	Harris	ETJ	528N	9.88	0.84	150	Alief Independent School District	City Choice Group, LLC
122	Terry View (DEF1)	2022-1395	C2R	Harris	City	453Z	0.12	0.00	2	A & M Services	A & M Services
123	Valentina Court	2022-1432	C2R	Harris	City	493Z	0.11	0.00	3	CSF Consulting LP	CSF Consulting LP
124	Village at Dewalt	2022-1511	C2R	Harris	City	412P	0.16	0.00	2	SAAS LAND SERVICES	CAS SURVEY
125	Villas at Reinerman (DEF1)	2022-1349	C2R	Harris	City	492C	0.13	0.00	3	Simron Properties, LP	ICMC GROUP INC
126	Villas at Ryon	2022-1644	C2R	Harris	City	493D	0.35	0.00	7	Burco Investments, LLC.	ICMC GROUP INC
127	Villas on Hardy Street	2022-1353	C2R	Harris	City	453V	0.23	0.00	5	Perfectly Mine Home Buyers, LLC	ICMC GROUP INC
128	Wall Estates (DEF2)	2022-1381	C2R	Harris	City	411V	0.22	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
129	Wellford Village	2022-1672	C2R	Harris	City	453F	0.60	0.01	12	MTY Builders	The Interfield Group
130	White Rock Land	2022-1580	C2R	Harris	City	533Z	0.14	0.00	2	Qian Chen	Pioneer Engineering, LLC
131	Whitney Interests Branard (DEF1)	2022-1501	C2R	Harris	City	492T	0.78	0.78	0	Curtis & Windham Architects Inc.	Windrose
132	Wileyvale Point	2022-1633	C2R	Harris	City	454G	0.28	0.00	2	DOSIS Investment LLC	PLS CONSTRUCTION LAYOUT, INC
133	Willow Creek	2022-1582	C2R	Harris	ETJ	288Y	12.91	12.91	0	U.S. Lime Company	E.I.C. Surveying Company
134	Wilmington Estates	2022-1619	C2R	Harris	City	573D	0.86	0.13	18	Amity Alliance	RP & Associates
135	Wilmington Landing	2022-1624	C2R	Harris	City	573B	0.19	0.00	3	Mass Homes	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

136	Amended Golfcrest Addition partial replat no 4 (DEF2)	2022-1012	C3N	Harris	City	534R	0.19	0.00	2	SEM SERVICES	SEM SERVICES
137	Brick and Stone at Lydia partial replat no 1 (DEF1)	2022-1125	C3N	Harris	City	533Q	0.23	0.00	4	SEM SERVICES	SEM SERVICES
138	Cotton Oaks Estates replat no 1	2022-1427	C3N	Harris	ETJ	250Z	10.00	3.48	38	Rye Street Development	Texas Professional Surveying, LLC
139	Dunvale Village partial replat no 1	2022-1140	C3N	Harris	City	490Y	2.41	0.36	11	Meritage Homes of Texas, LLC	Quiddity Engineering
140	Glen Manor Sec 2 partial replat no 2	2022-1253	C3N	Harris	City	455E	0.17	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
141	Golfview Manor partial replat no 1 (DEF2)	2022-1184	C3N	Harris	City	534Q	1.53	1.53	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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142	Lakewood Pines Sec 15 (DEF1)	2022-1302	C3N	Harris	ETJ	377P	10.40	1.01	60	KB HOME LONE STAR, INC	Quiddity Engineering - Katy
143	McKenzie Park Sec 4 partial replat no 2	2022-1338	C3N	Harris	ETJ	291E	4.54	2.07	7	Encanto Real UD	DEC
144	Melody Oaks partial replat no 25 and extension	2022-1408	C3N	Harris	City	451X	1.68	0.13	23	MARTINRE GROUP LLC	ICMC GROUP INC
145	Providence Reserve	2022-1398	C3N	Harris	City	494E	0.22	0.22	0	Sagecap, Inc.	Total Surveyors, Inc.
146	Sabana Prado replat no 1	2022-1323	C3N	Harris	City	451T	0.36	0.36	0	Christopher Chad Pinkerton	City Choice Group, LLC
147	Spring Branch Estates no 2 partial replat no 14 (DEF1)	2022-1308	C3N	Harris	City	450Q	0.86	0.00	4	BHD Capital LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
148	Timber Lakes Sec 1 partial replat no 1 (DEF1)	2022-1309	C3N	Montgomery	ETJ	251N	1.80	1.80	0	Timber Lakes Volunteer Fire Department	Texas Professional Surveying, LLC
149	West Lane Place partial replat no 4	2022-1319	C3N	Harris	City	491V	0.29	0.00	3	2802 West Lane, LLC	Pioneer Engineering, LLC
150	Westhaven Estates Sec 2 partial replat no 11 (DEF1)	2022-1260	C3N	Harris	City	491N	0.30	0.00	5	DME Marketing, Inc.	Owens Management Systems, LLC
151	Wildwood Glen Sec 1 partial replat no 2 and extension (DEF1)	2022-1152	C3N	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
152	Wrenwood Addition partial replat no 5	2022-1329	C3N	Harris	City	449X	0.63	0.02	12	CS1 Properties, LLC	South Texas Surveying Associates, Inc.

D-Variances

153	Auburn Lakes (DEF1)	2022-1201	C3R	Harris	ETJ	250Z	10.00	3.35	84	ATMA at Auburn Limited	Core
154	Becker Enclave	2022-1671	C2	Harris	ETJ	284Z	10.99	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
155	BESL Properties	2022-1524	C2R	Harris	City	493V	0.30	0.00	7	BESL Investments, Corp.	Owens Management Systems, LLC
156	Generation Park East Wastewater Treatment Plant	2022-1653	C2	Harris	ETJ	417F	7.68	7.68	0	Generation Park Management District	IDS Engineering Group
157	Generation Park South Water Plant no 1	2022-1675	C2	Harris	ETJ	417Q	3.19	3.19	0	MRA NORTHEAST, L.P.	IDS Engineering Group
158	Groves at Springwood (DEF1)	2022-1205	C2	Harris	ETJ	331F	21.92	21.92	0	FIG TX LLC	Core
159	Heritage Plaza (DEF1)	2022-1401	C2R	Harris	City	533M	0.23	0.00	6	6229 Cullen Street Land & Trust	Owens Management Systems, LLC
160	Highland Meadows Mobile Home Park GP (DEF2)	2022-1230	GP	Harris	ETJ	414E	4.76	0.00	0	WGA	McKim and Creed
161	International Life Change Ministries (DEF1)	2022-1562	C2	Harris	ETJ	371E	13.40	13.40	0	Kingdom Structures	Windrose

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162	Lees Landing	2022-1666	C2	Harris	ETJ	367B	2.02	0.00	1	Scott Lee	Owens Management Systems, LLC
163	Nexus Logistics Park	2022-1472	C2	Harris	City	375J	98.42	94.90	0	Lovett Commercial	Windrose
164	Olympia Falls Reserves	2022-1598	C3P	Fort Bend	ETJ	610R	35.26	35.26	0	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
165	Quartet Development (DEF1)	2022-1375	C2	Harris	ETJ	369J	3.47	3.47	0	QE Investments, LLC	Doshi Engineering & Surveying Company
166	Treaschwig Business Park GP (DEF1)	2022-1389	GP	Harris	ETJ	333H	11.61	0.00	0	SMPS Partners	McKim and Creed
167	Urbana Spring GP	2022-1532	GP	Harris	ETJ	291R	31.00	0.00	0	Urban Movement	Meta Planning + Design LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

168	Beckendorff Place	2021-1473	EOA	Harris	ETJ	405Y	6.19	0.08	3	Resilient Design Group	PLS CONSTRUCTION LAYOUT, INC
169	Beckendorff Road and Aurora Bend Drive Street Dedication	2021-1519	EOA	Harris	ETJ	404W	6.02	0.00	0	Katy 1093, LTD	Quiddity Engineering - Katy
170	Bridge Creek Sec 6	2021-1467	EOA	Harris	ETJ	406A	11.01	4.50	32	WLH Communities-Texas LLC	Quiddity Engineering
171	Bridge Creek Sec 7	2021-1468	EOA	Harris	ETJ	406A	10.99	3.11	37	WLH Communities-Texas LLC	Quiddity Engineering
172	Bridgeland Creek Parkway at Fry Road Reserve	2021-1536	EOA	Harris	ETJ	366T	7.40	7.40	0	Bridgeland Development, LP	BGE, Inc.
173	Deer Creek Manor	2021-1517	EOA	Harris	ETJ	330F	0.59	0.00	5	Abc Building Design	PLS CONSTRUCTION LAYOUT, INC
174	Dellrose Sec 13	2021-1608	EOA	Harris	ETJ	325P	20.26	1.10	114	Cypress 600 Development Partners LP	Meta Planning + Design LLC
175	First Liberty Distribution Center	2021-1327	EOA	Harris	City	455T	26.63	26.63	0	VERTICAL BRIDGE AM II, LLC	City Choice Group, LLC
176	Jensen Reserve	2021-1670	EOA	Harris	City	494J	10.56	10.46	0	Jensen Apartments Tenant, LP	Quiddity Engineering

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177	Kumar Acres	2021-1343	EOA	Fort Bend	ETJ	611T	9.78	0.00	6	The Mohan S. Kumar Family Partnership L.P.	McKim and Creed
178	LPC Tomball	2021-1628	EOA	Harris	ETJ	289M	43.78	43.78	0	Q Grand Parkway, LP	Quiddity Engineering
179	Manson Place	2021-1541	EOA	Harris	City	493Z	2.60	2.60	0	Brinshore Development, LLC	Landpoint (Terra)
180	Martinez Reserve Sec 1	2021-1339	EOA	Harris	ETJ	444H	4.99	4.77	0	D I Landholdings	McKim and Creed
181	Marvida Sec 21	2021-1645	EOA	Harris	ETJ	406K	29.73	1.75	176	Chesmar Homes	Quiddity Engineering
182	McDaniel Ventures	2021-1440	EOA	Harris	ETJ	373Y	5.42	5.42	0	Quarter note Properties, Inc	South Texas Surveying Associates, Inc.
183	Peytons Landing Sec 1	2021-1309	EOA	Harris	ETJ	285R	4.53	4.53	0	H. Klok, Inc.	Windrose
184	Reserve on TC Jester Sec 2	2021-1723	EOA	Harris	ETJ	331T	13.25	13.25	0	Radland Limited	Civil-Surv Land Surveying, L.C.
185	Reserves at Wilshire and Veterans Memorial	2021-1533	EOA	Harris	ETJ	412A	2.92	2.68	0	10 West	McKim and Creed
186	Spring Cypress Warehouses Sec 1	2021-1403	EOA	Harris	ETJ	330D	4.59	4.59	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
187	Sunset Ridge East Reserve Sec 1	2021-1453	EOA	Harris	ETJ	376V	12.44	12.44	0	SSR-185 Investments, Ltd.	Benchmark Engineering Corporation
188	Sunterra Lift Station no 3	2021-1654	EOA	Waller	ETJ	443G	0.23	0.23	0	Katy 1093, LTD	Quiddity Engineering - Katy
189	Sunterra Sec 21	2021-1639	EOA	Harris	ETJ	444E	47.46	4.92	114	Katy 1093, LTD	Quiddity Engineering - Katy
190	Sunterra Sec 22	2021-1642	EOA	Waller	ETJ	444A	43.56	38.80	53	Katy 1093, LTD	Quiddity Engineering - Katy
191	Sunterra Sec 25	2021-1648	EOA	Waller	ETJ	443C	31.78	4.11	125	Katy 1093, LTD	Quiddity Engineering - Katy
192	Sunterra Sec 26	2021-1649	EOA	Waller	ETJ	443C	14.39	0.68	50	Katy 1093, LTD	Quiddity Engineering - Katy
193	Sunterra Sec 27	2021-1650	EOA	Waller	ETJ	443C	32.20	7.13	83	Katy 1093, LTD	Quiddity Engineering - Katy
194	Winward Sec 12	2021-1568	EOA	Harris	ETJ	404P	119.21	96.22	141	Friendswood Development Company	BGE, Inc. - Land Planning

H-Name Changes

None

I-Certification of Compliance

195	27208 Lantern Lane	22-1647	COC	Montgomery	ETJ	258J				Cindy Bush	Cindy Bush

J-Administrative

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
None											

K-Development Plats with Variance Requests

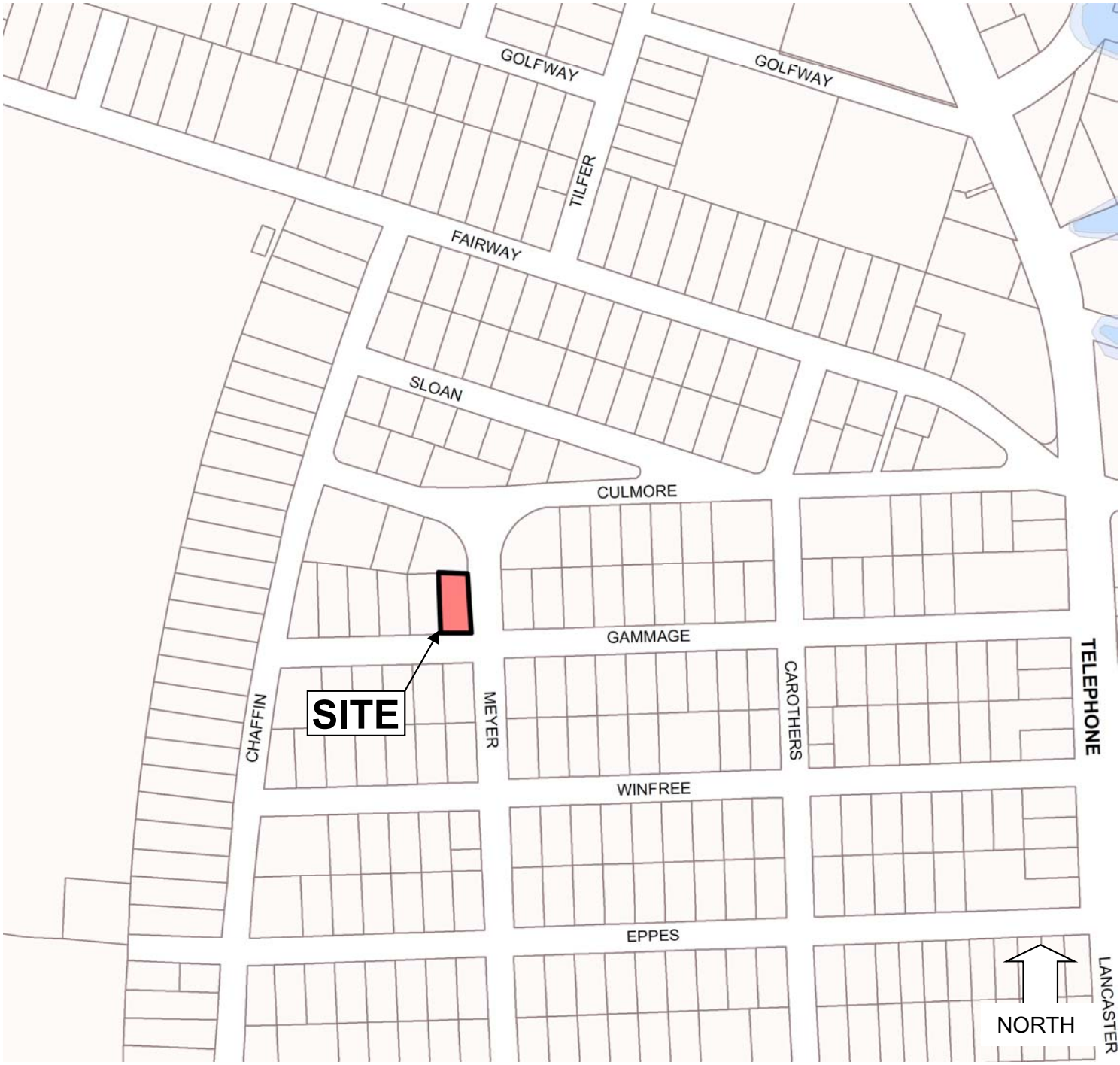
196	1701 Nina Lee Lane	22027520	DPV	Harris	City					Anja Moore	Anja's Permit Assistance
197	2523 Stanmore Drive	22017825	DPV	Harris	City					Thomas Cook	Frankel Bouilding Group
198	6904 Van Etten St	21058378	DPV	Harris	City					Karim Dadelahi	Sarab Structural & Civil

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 2)

Applicant: SEM Services



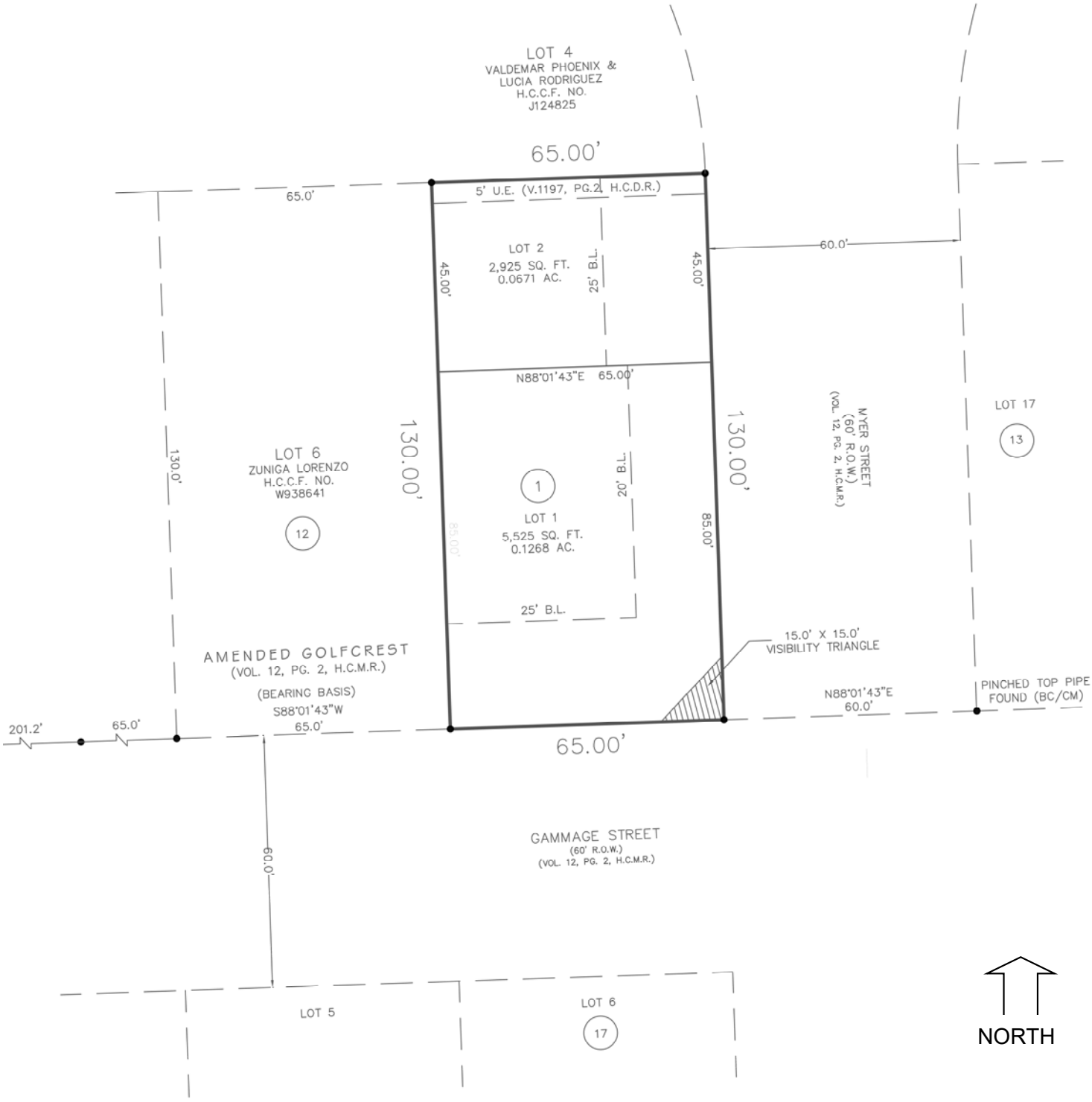
C – Public Hearings Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 2)

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Amended Golfcrest Addition partial replat no 4 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 16, 2022

Dear Property Owner:

Reference Number: 2022-1012; Amended Golfcrest Addition partial replat no 4; partial replat of all of Lot 5 of Block 12 **Amended Golfcrest Addition** as recorded at Volume 12 Page 2 of the Harris County Map Records.

The property is located at the northwest intersection of Gammage and Myer Streets. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Stephanie Rivera-Lopez,** with SEM Services, can be contacted at **832-986-8208.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, June 9, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Brick and Stone at Lydia partial replat no 1 (DEF 1)

Applicant: SEM Services



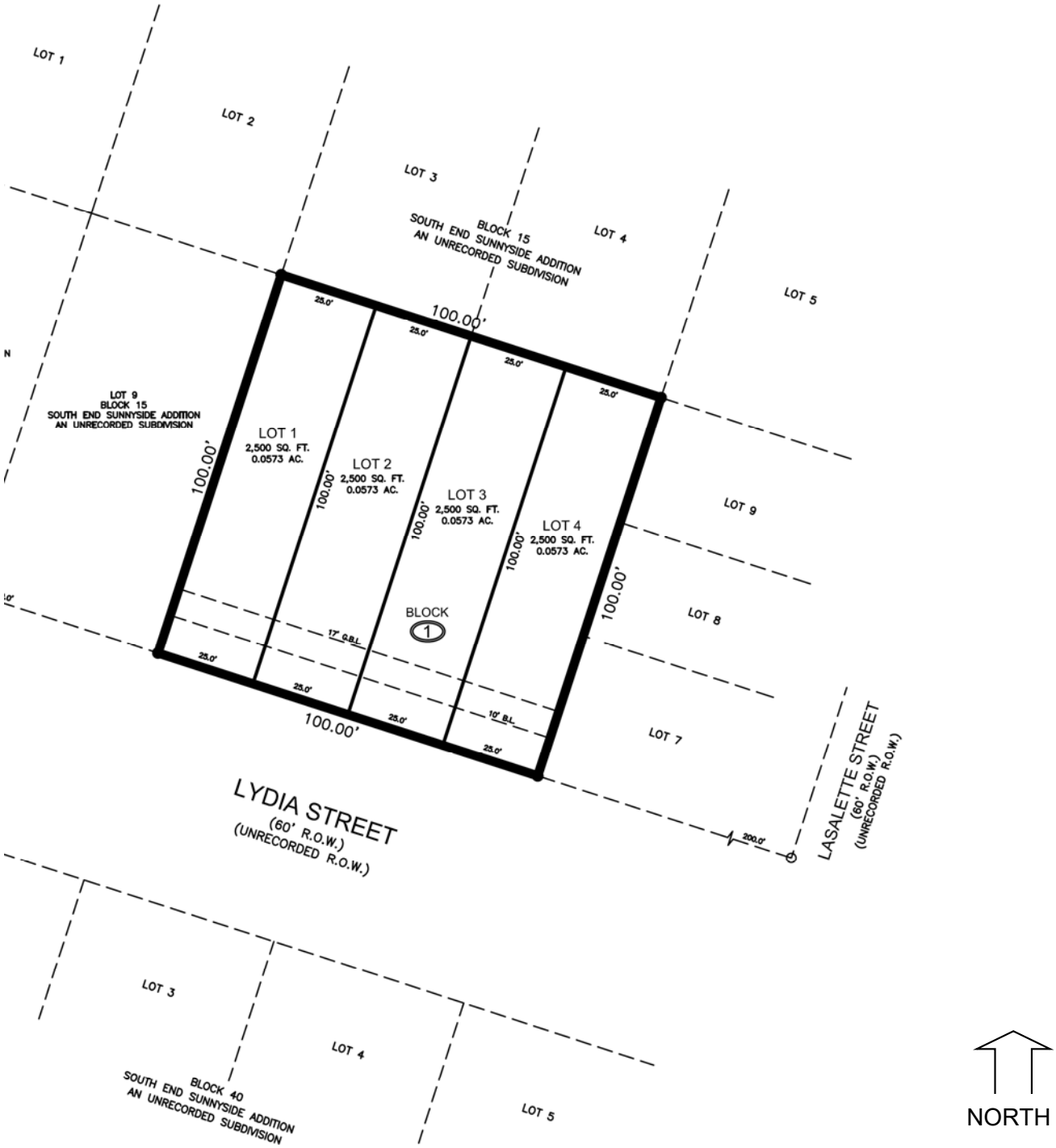
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Brick and Stone at Lydia partial replat no 1 (DEF 1)

Applicant: SEM Services



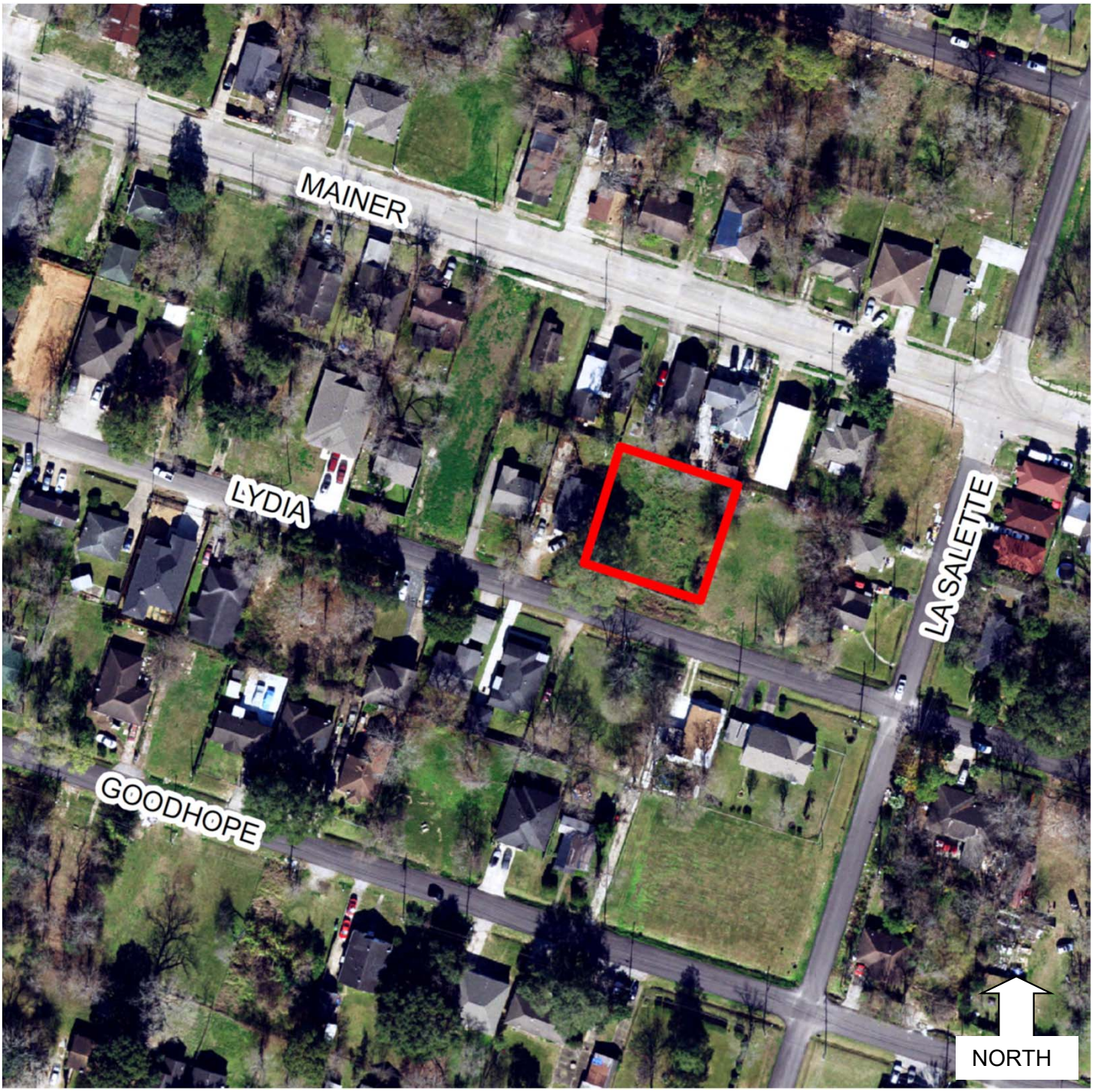
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Brick and Stone at Lydia partial replat no 1 (DEF 1)

Applicant: SEM Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1125
Plat Name: Brick and Stone at Lydia partial replat no 1
Applicant: SEM SERVICES
Date Submitted: 05/02/2022

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

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

Specific variance is being sought to allow a parking reserve within a shared driveway development to become single-family residential lots.

Chapter 42 Section: 193

Chapter 42 Reference:

193 (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to 108 a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a tract or parcel a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.

Statement of Facts

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

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 property has sufficient frontage on Lydia Street. The developer is proposing four (4) single-family residential lots with a 10'/17' G.B.L. design while improving in the revitalizing the City inner neighborhoods. Originally the developer intended to build a shared-driveway development with six (6) lots. Due to changes in market conditions, a front loader design works best. In addition to this, the new detention requirements for shared driveways are not very attractive to bring in quality development. Per the proposed plat, the number of lots will be greatly reduced (less density). Allowing a parking reserved to be replatted into single-family housing will keep in character with Chapter 42, to continue to house Houstonians. In terms of allowing land use changes, the current code does not allow it. This request is to emphasize the need to add this land use configuration to the current development code. If not preceding plat with a parking reserve was in existence, this would be a regular replat without a public hearing nor a variance.

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

The applicant's original subdivision did not create the stub streets and east-west and north-south connectivity is being served very well by current street connections and are meeting Chapter 42

requirements. The applicant's outlook into the real estate market noticed the need to change the design of the single-family homes. Allowing the replat with a variance will preserve the intent of housing future Houstonians here in our city.

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

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by continuing to allow single-family housing to be built in South Houston.

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

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

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

Justification for the variance is the allowance of single-family housing to be continued to be built here in Houston is.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

June 3, 2022

Dear Property Owner:

Reference Number: 2022-1125; Brick and Stone at Lydia partial replat no 1; partial replat of Brick and Stone at Lydia, of Lot 1, 2, 3, 4, 5, 6, and Reserve A in Block 1, as recorded in Film Code No. 696356 of the Harris County Map Records.

The property is located at near the northwest intersection of Lydia Street and La Salette Street. The purpose of the replat is to create four (4) lots. The applicant, **Stephanie Rivera-Lopez** with
SEM SERVICES, on behalf of the developer, SEM SERVICES, can be contacted at **832-986-8208**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, June 23, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

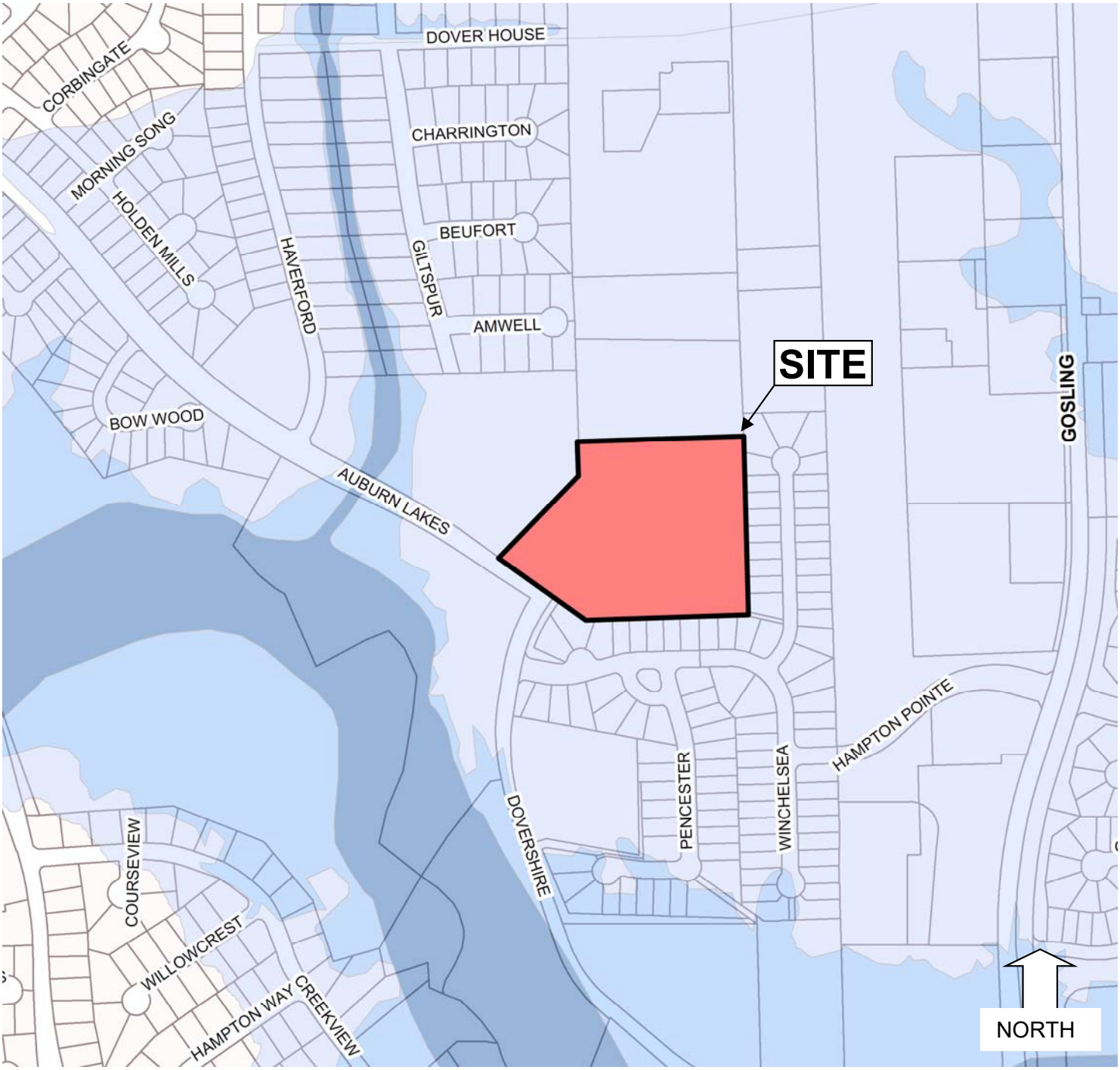
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Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



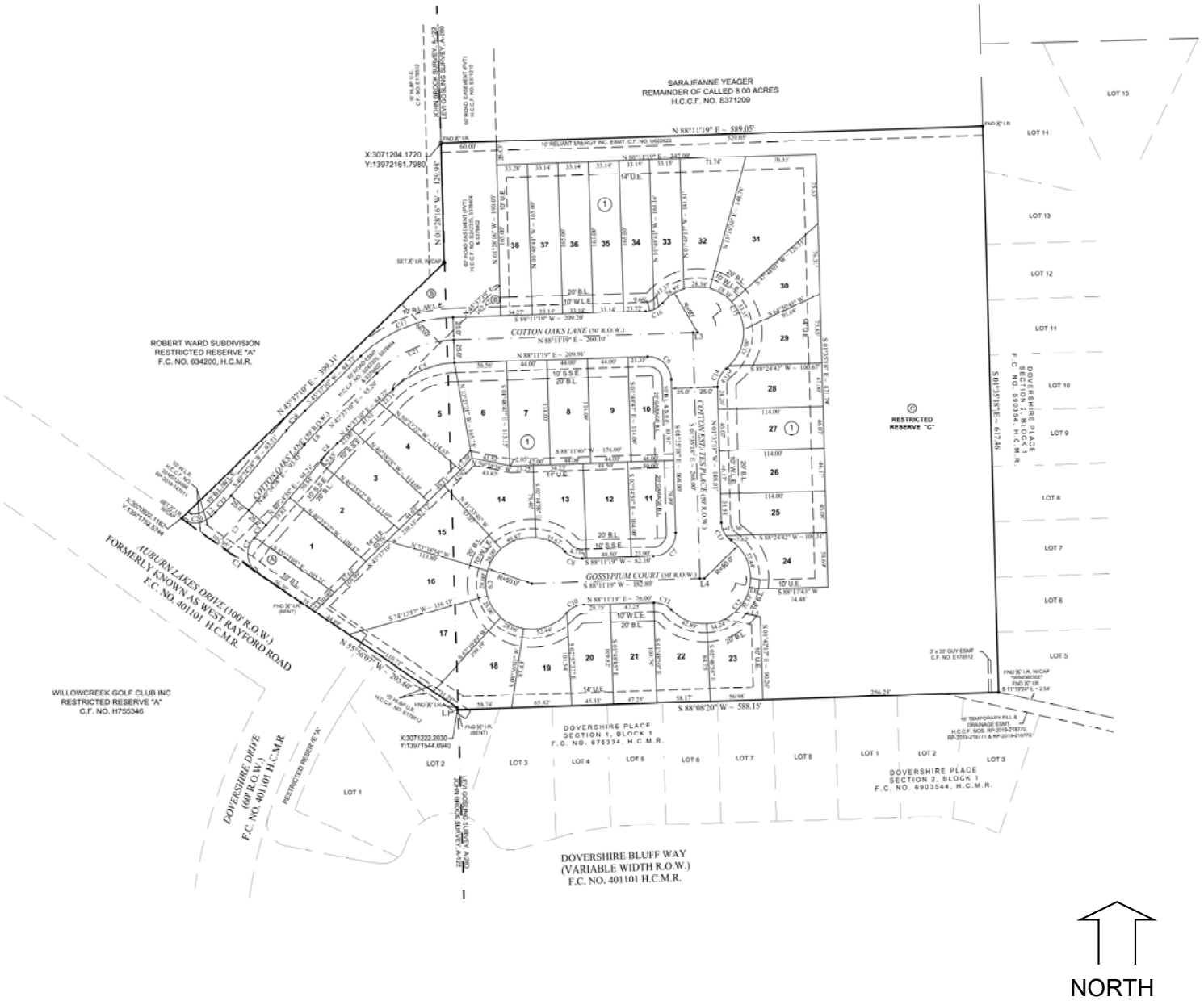
C – Public Hearings Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



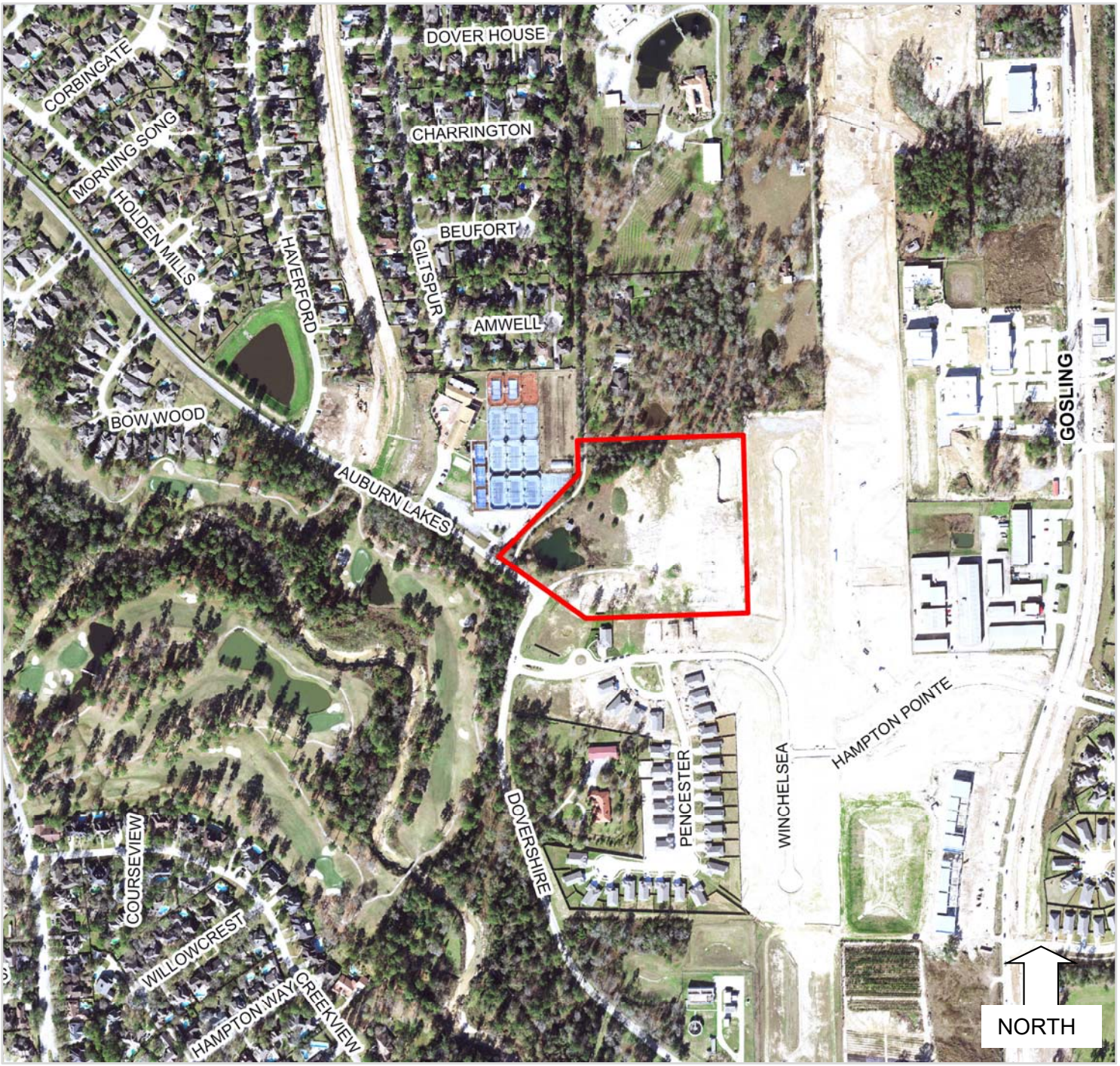
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 13, 2022

Dear Property Owner:

Reference Number: 2022-1427; Cotton Oaks Estates replat no 1; a full replat of **Cotton Oaks Estates**, being Lot 1, Block 1, as recorded in Film Code 465017 of the Harris County Map Records.

The property is located along and north of Auburn Lakes Drive north of Dovershire Drive. The purpose of the replat is to create thirty eight (38) single-family residential lots and three (3) reserves. The applicant, **Colten Dorow** with Texas Professional Surveying, LLC, on behalf of the developer, Rye Street Development, can be contacted at **936-756-7447.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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: 139

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Dunvale Village partial replat no 1

Applicant: Quiddity Engineering



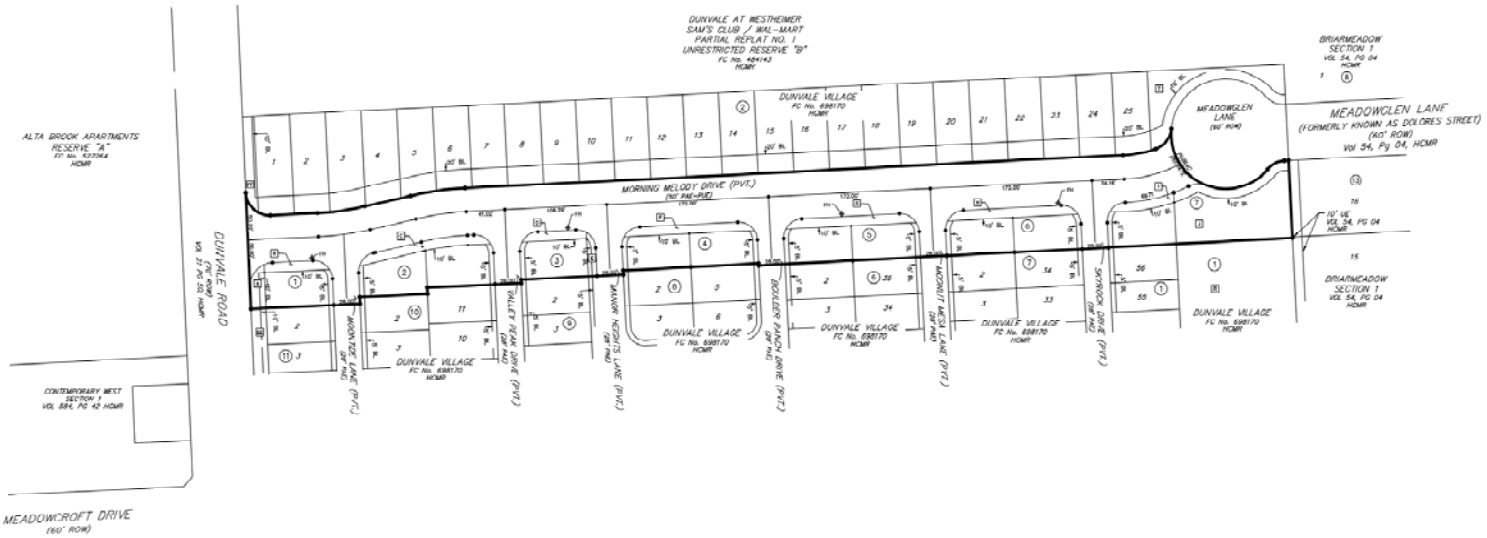
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Dunvale Village partial replat no 1

Applicant: Quiddity Engineering



NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Dunvale Village partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1140
Plat Name: Dunvale Village partial replat no 1
Applicant: Quiddity Engineering
Date Submitted: 05/02/2022

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

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

To allow the proposed replat to have its additional parking space requirement be fulfilled by the original plat- Dunvale Village (FC No. 698170 HCMR).

Chapter 42 Section: 186b

Chapter 42 Reference:

Sec. 42-186. - Parking for single-family residential uses. (b) Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Dwelling units on a lot that includes a parking space in excess of the parking requirements of subsection (a) of this section shall not be counted in determining the required number of additional parking spaces required by this subsection.

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 within the City of Houston's City limits, on the east side of Dunvale Road, south of Westheimer Road and north of Richmond Avenue, within the recorded development Dunvale Village (FC No. 698170 HCMR). The purpose of the partial replat is to delineate and create landscape and open space reserves along the south side of Morning Melody Drive – a Type I PAE-PUE. The reserves are being created to allow for utility layout by CenterPoint. The original plat-Dunvale Village recorded parking reserves that are dispersed within the interior Type II portion of the development, rather than adjacent to the Type I PAE-PUE. Since the entire site will function as a single residential development, and the boundary of the replat is a function of the utility layout, and the already recorded parking reserves will service the entire community, the developer is requesting that the additional parking requirement as a result of this replat be fulfilled with the recorded original plat.

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

Morning Melody Drive was platted and recorded as a Type I- PAE-PUE with 50' ROW. Per Chapter 42 such a ROW is private but built to public street standards. Parking reserves for the entire development are dispersed within the interior of the site. The entire site will still function as a gated

development and all future residents and guests will have access to the reserves designated for parking as recorded with Dunvale Village (FC No. 698170 HCMR).

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

The general purpose of the chapter will be maintained as the existing subdivision will be subject to the same covenants and restrictions as the 'original' Dunvale Village plat. The replat does not create additional lots nor does it generate additional parking demand. The additional parking reserves recorded with the 'original' plat – Dunvale Village will be accessible to the property within the proposed partial replat, as the site will still function as a single gated community.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the property within the original replat and this proposed replat will function as a single gated community.

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

Sole justification for the variance is not solely based on economic hardship. The lots encompassed by the replat will still have access the recorded parking reserves established by the original

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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www.houstontx.gov

Public Hearing Notice

PHV

June 16, 2022

Dear Property Owner:

Reference Number: 2022-1140; Dunvale Village partial replat no 1; partial replat of Dunvale Village, being Lot 57 and a portion of Reserve R, Block 1; Lots 1 and 36, Block 6; Lots 1 and 35, Block 7; Lots 1 and 6, Block 8; Lot 1, Block 9; Lots 1 and 12, Block 10; Lot 1 and a portion of Reserve "EE", Block 11; and all of Morning Melody Drive (PVT) and portion of Moontide Lane (PVT), Valley Peak Drive (PVT), Manor Heights Lane (PVT), Boulder Ranch Drive (PVT), Moonlit Mesa Lane (PVT), and Skyrock Drive (PVT); as recorded at Film Code No. 698170 of the Harris County Map Records.

The property is located along and east of Dunvale Road, south of Westheimer Road and north of Richmond Avenue. The purpose of the replat is to create 11 single-family residential lots and 10 restricted reserves. The applicant, **Mikalla Hodges**, with **Quiddity Engineering**, on behalf of **Meritage Homes of Texas, LLC**, can be contacted at **281-363-4039**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, July 7, 2022, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Glen Manor Sec 2 partial replat no 2

Applicant: PLS Construction Layout, Inc.



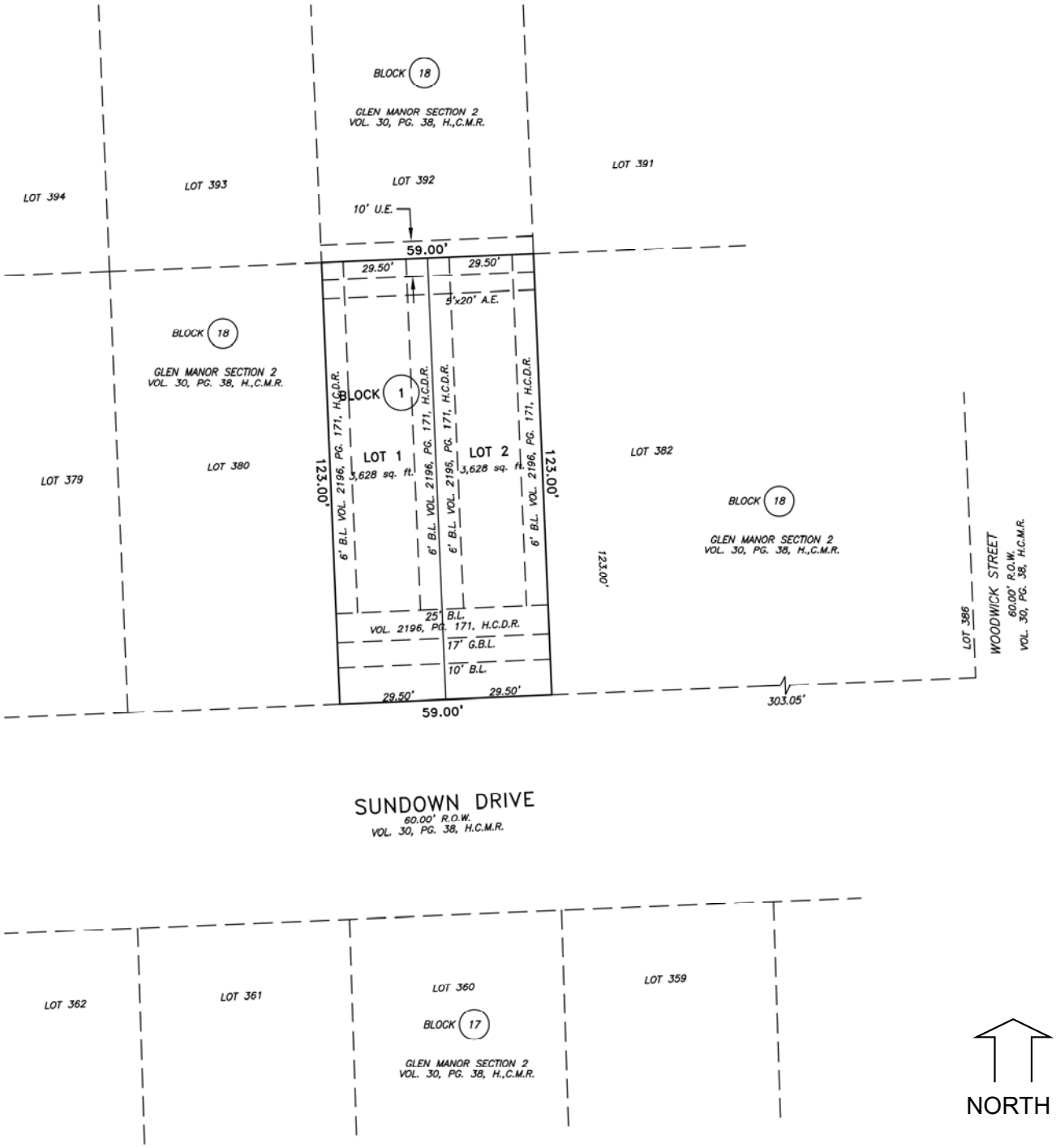
C – Public Hearings Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Glen Manor Sec 2 partial replat no 2

Applicant: PLS Construction Layout, Inc.



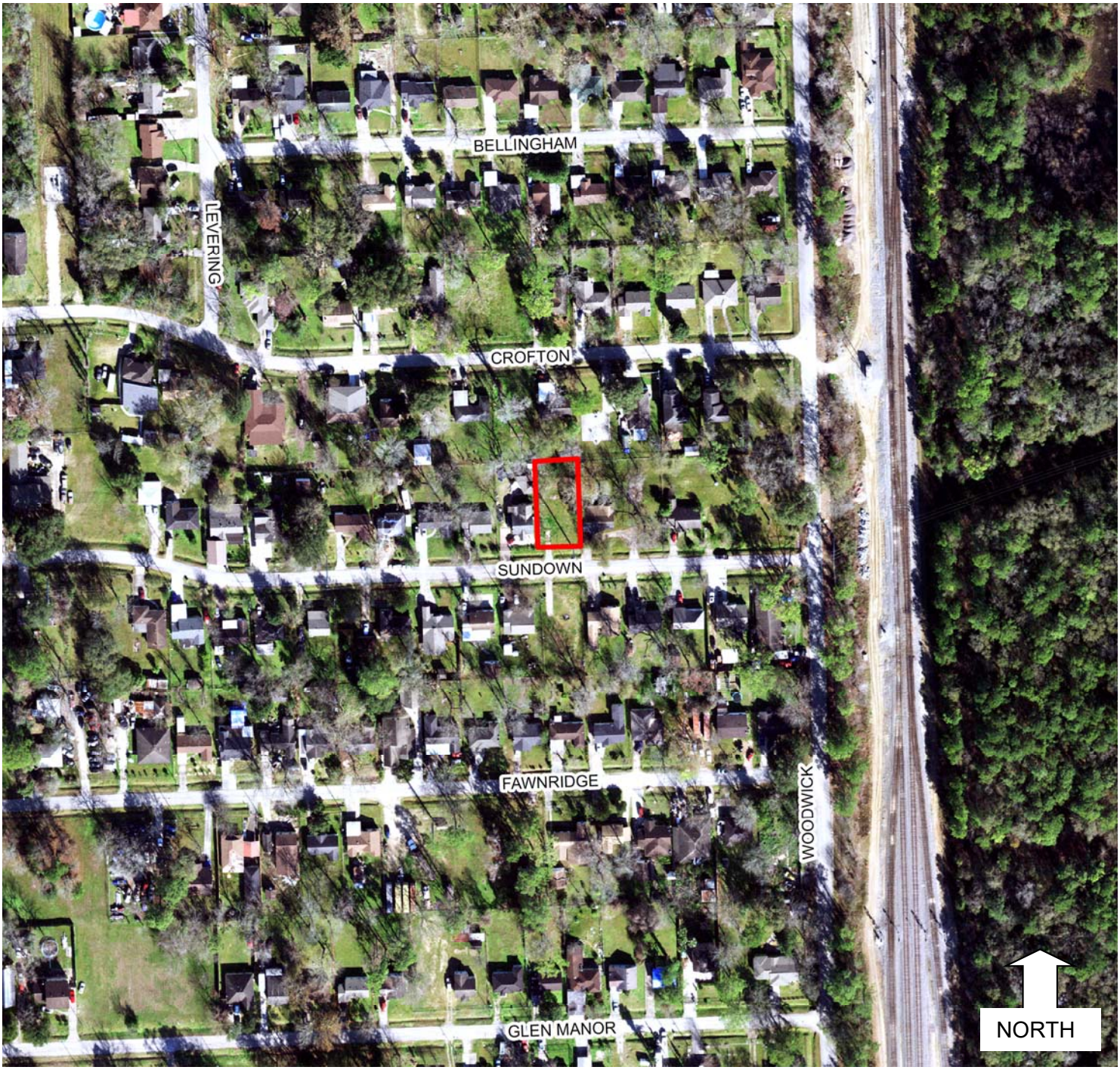
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Glen Manor Sec 2 partial replat no 2

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
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Sylvester Turner
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www.houstontx.gov

Public Hearing Notice

PH

June 13, 2022

Dear Property Owner:

Reference Number: 2022-1253; Glen Manor Sec 2 partial replat no 2; a partial replat of **Glen Manor Sec 2**, being Lot 381, Block 18, as recorded in Volume 30 Page 38 of the Harris County Map Records.

The property is located along and north of Sundown Drive, west of Woodwick Street and south of Tidwell Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa** with PLS Construction Layout, Inc, on behalf of the developer, JFO Solutions, can be contacted at **713-480-4075.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, July 7, 2022, 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:

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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Terminology

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- **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: 07/07/2022**

Subdivision Name: Golfview Manor partial replat no 1 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



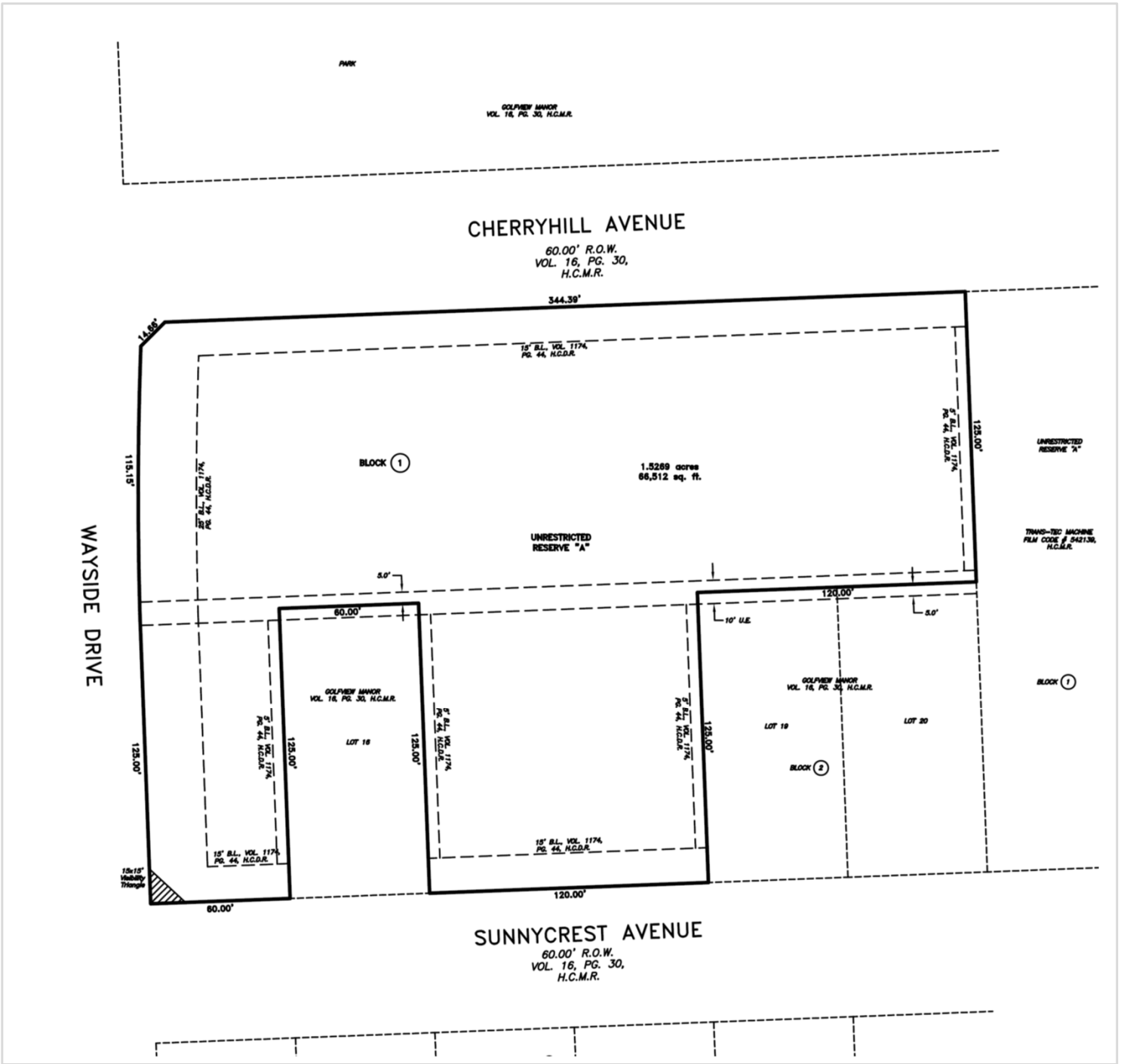
C – Public Hearings Site Location

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Golfview Manor partial replat no 1 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Golfview Manor partial replat no 1 (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

May 17, 2022

Dear Property Owner:

Reference Number: 2022-1184; Golfview Manor partial replat no 1; partial replat of **Golfview Manor**, being all of Lots 2-6, 15, 17, 18 and a portion of Lot 1, Block 2, as recorded in Vol. 16, Pg. 30 of the Harris County Map Records.

The property is located at the southeastern intersection of S Wayside Drive and Cherryhill Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc, on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075.**

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 9, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

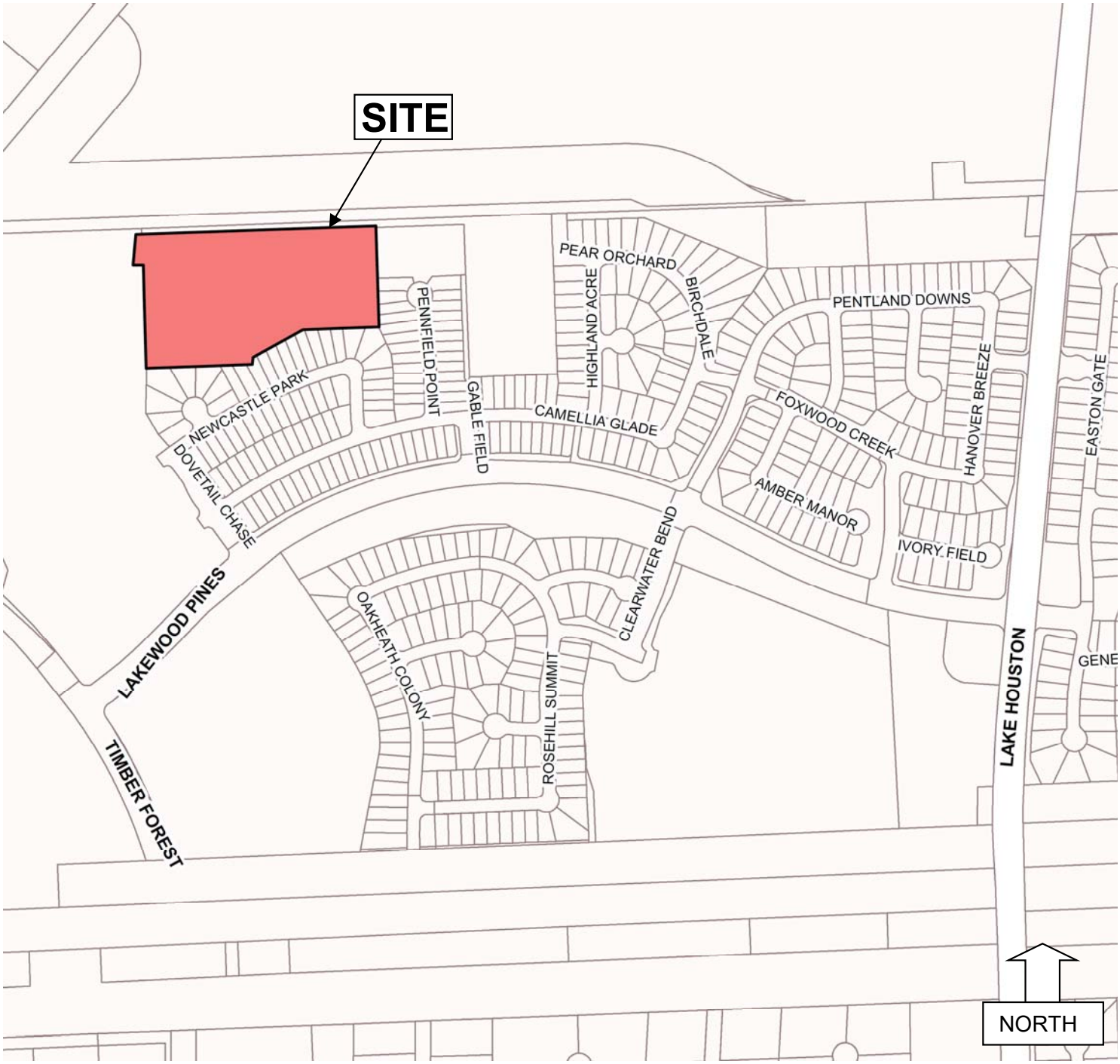
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Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Lakewood Pines Sec 15 (DEF 1)

Applicant: Jones | Carter



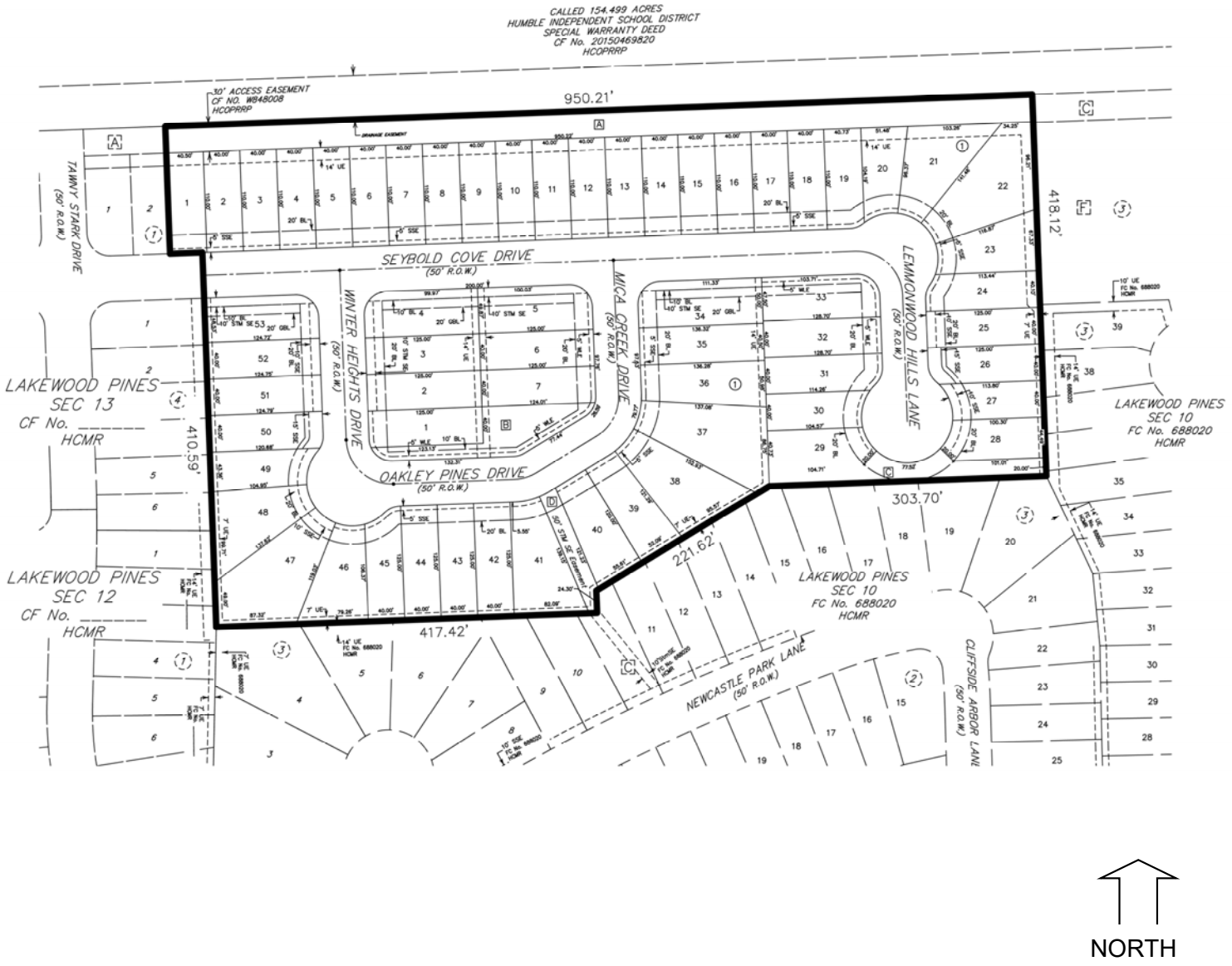
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 07/07/2022**

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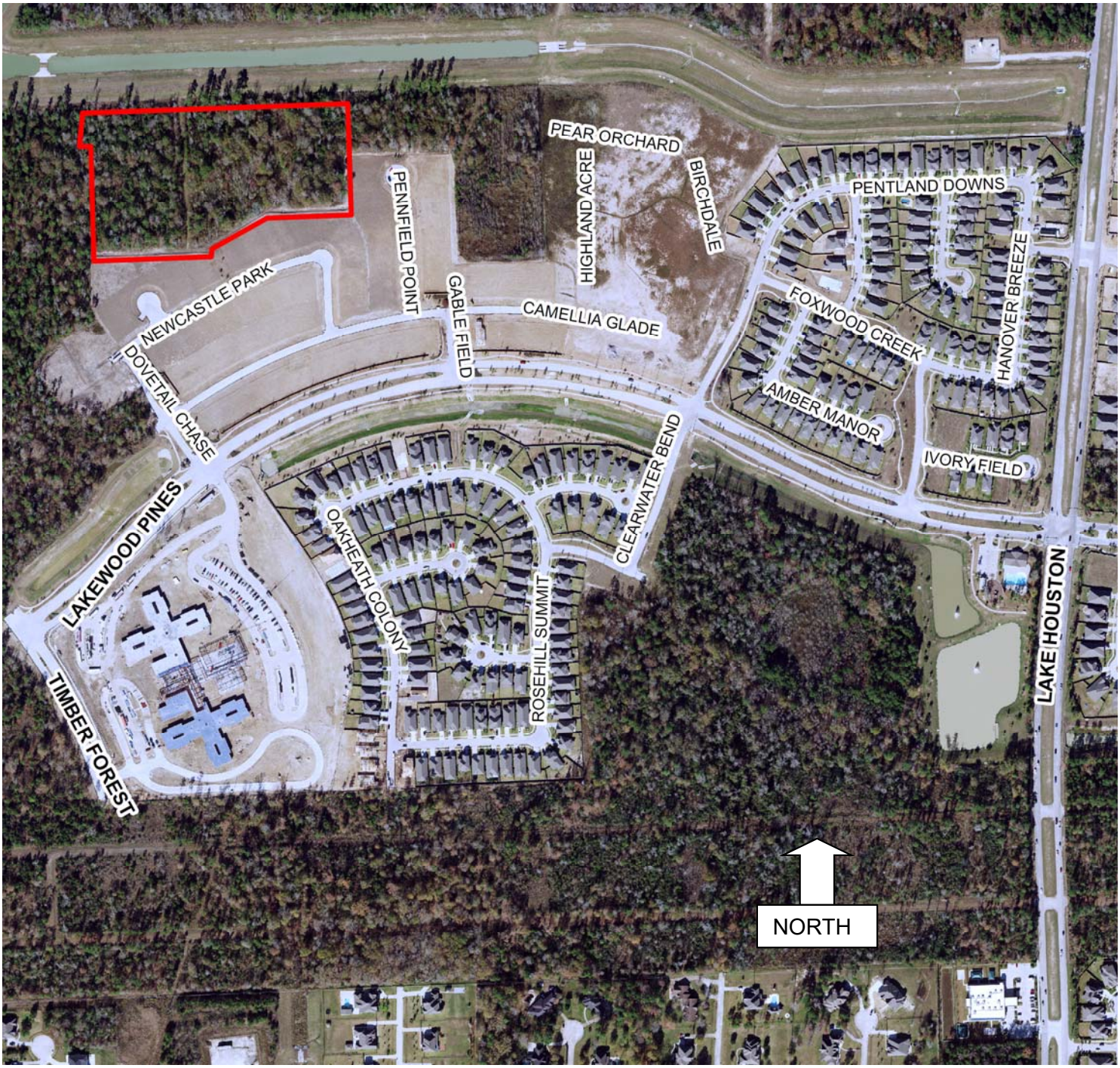
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Lakewood Pines Sec 15 (DEF 1)

Applicant: Jones | Carter



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1302
Plat Name: Lakewood Pines Sec 15
Applicant: Jones | Carter
Date Submitted: 05/16/2022

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

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

To allow the proposed subdivision to replat landscape and open space reserves into lots.

Chapter 42 Section: Sec 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c)Property within a subdivision plat that contains lots restricted to single-family residential or residentialuse may be replatted to amend a plat restriction only as provided below: (4)(b) A plat restriction limitingthe use of property to drainage, water plant, wastewater treatment, lift station or similar public utility usemay be amended only to permit: Single-family residential use of that property only if the typical lot size inthe replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

(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 of Houston's ETJ, Harris County within the proposed Lakewood Pines master planned residential development. The proposed plat intends to re-purpose the drill sites within Restricted Reserve "C", Lakewood Pines Sec 10, recorded in Film Code No. 688020 HCMR and create Right-of-Way, 60 lots and 4 restricted reserves and 2 blocks. Restricted Reserve "C" was restricted to Landscape Open Space & Incidental Utility Purposes Only. The drill sites have been abandoned. A literal application of the ordinance would hinder re-purposing the drill sites to be developed in the highest and best value of the land which also eliminates the need to maintain the unused drill site land. Lakewood Pines Sec 10 will remain in compliance with the compensating open space requirements. The proposed Lakewood Pines Sec 15 will meet the compensating and open space requirements as well and will keep the same typical lot size as the currently platted Lakewood Pines Sec 10.

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

The abandonment of the drill sites will aid in re-claiming the undeveloped land within the Lakewood Pines development for single-family use and will enhance the landscape and open space features. The proposed variance request is to allow the subdivision to repurpose the reserves into single-family lots.

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

The general purpose of the chapter will be maintained as the proposed Lakewood Pines subdivision will not be out of character with the master development.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the proposed development will be harmonious to the rest of the development. The restricted reserves will be developed as single family lots and will remove the restrictions on the reserves that are no longer needed for drill sites.

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

Sole justification for the variance is not solely based on economic hardship as the previously platted reserves were designated as drill sites and those are no longer being utilized as such. While the ordinance does not allow by right to replat landscape and open space reserves into single family lots, this alternative will have a positive and harmonious impact to the Lakewood Pines master planned community.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1302
Plat Name: Lakewood Pines Sec 15
Applicant: Jones | Carter
Date Submitted: 05/16/2022

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

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

To allow the proposed subdivision to have a unique name- Lakewood Pines Sec 15.

Chapter 42 Section: Sec 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (a)The rules in this section govern partial replats of subdivision plats recorded in the real propertyrecords and shall apply to each subsequent replat as though it were the first replat of the originalsubdivision plat. These rules do not apply to a replat of all the property in the original subdivisionplat by all of the current owners thereof. For purposes of this section, "original subdivision plat"means the first recorded subdivision plat in which a plat restriction was included, and a "partialreplat" means a replat of part of a recorded subdivision plat.

Statement of Facts

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

(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 of Houston's ETJ, Harris County within the proposed Lakewood Pines master planned residential development. The proposed plat intends to repurpose the drill sites within Restricted Reserve "C", Lakewood Pines Sec 10, recorded in Film Code No. 688020 HCMR and Right-of-Way, 60 lots and 4 restricted reserves and 2 blocks. Strict application of the ordinance would require the name of the plat to be "Lakewood Pines Sec 10 partial replat no 1. However, since there are two ongoing partial replats of Lakewood Pines Sec 10 Restricted Reserve "C", the creation of the new and unique plat name will aid in keeping development within Lakewood Pines in consecutive order. The proposed variance request is to allow the subdivision to have a unique name- Lakewood Pines Sec 15 which represents the next sequential section within this development.

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

The creation of the new and unique plat name will aid in keeping the partial replats within Lakewood Pines development in consecutive order and clean. The proposed variance request is to allow the subdivision to have a unique name- Lakewood Pines Sec 15 which represents the next sequential section within this development.

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

The general purpose of the chapter will be maintained as the existing subdivision will be subjectto the same covenants and restrictions as the surrounding section of Lakewood Pines.

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

Granting of the variance will not be injurious to the public health, safety or welfare since theproposed unique name follows the sequence of platted and recorded sections within this masterplanned development.

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

Sole justification for the variance is not solely based on economic hardship. The proposedunique name follows the sequence of platted and recorded subdivision within this master plannedcommunity.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PHV

June 3, 2022

Dear Property Owner:

Reference Number: 2022-1302; Lakewood Pines Sec 15, partial replat of **Lakewood Pines Sec 10**, being a portion of Restricted Reserve C, Block 3, as recorded at Film Code No. 688020 of the Harris County Map Records.

The property is located north of Lakewood Pines Boulevard and west of West Lake Houston Parkway. The purpose of the replat is to create public rights-of-way, 60 lots and 4 reserves. The applicant, **Mayra Hernandez**, with Jones and Carter, on behalf of **KB Home Lone Star, Inc**, can be contacted at **832-913-4030.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, June 23, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

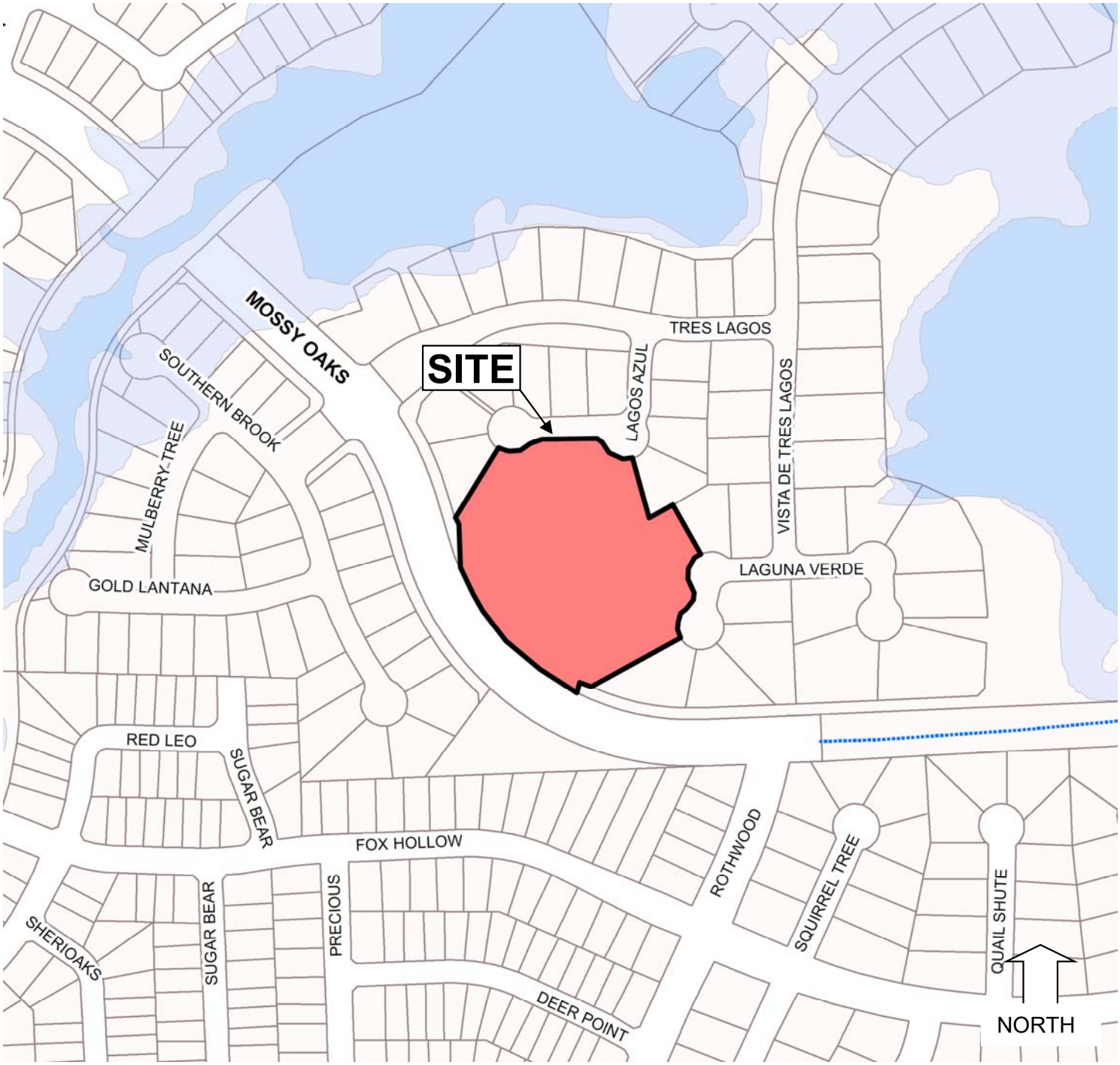
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: McKenzie Park Sec 4 partial replat no 2

Applicant: DEC



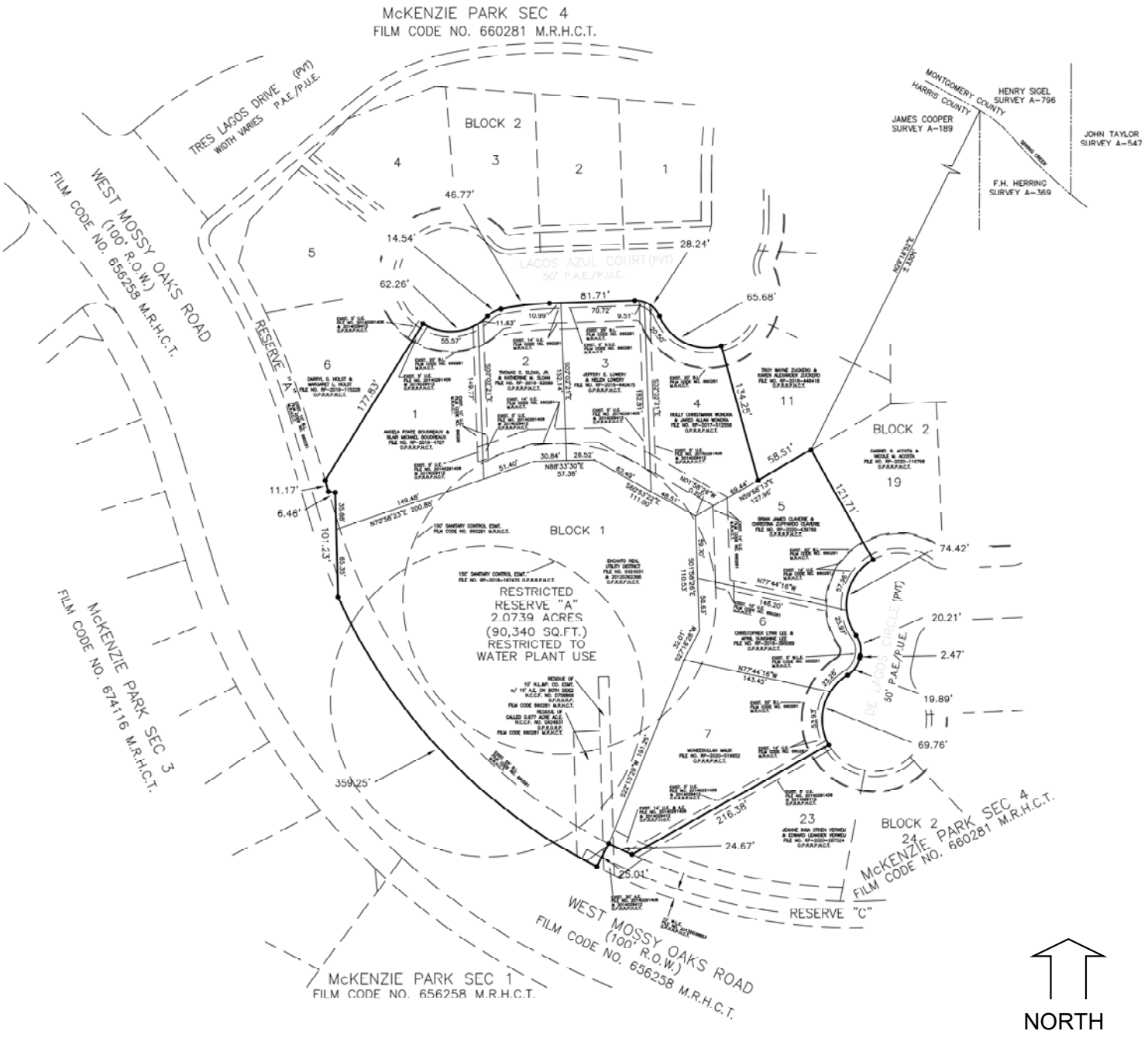
C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/07/2022**

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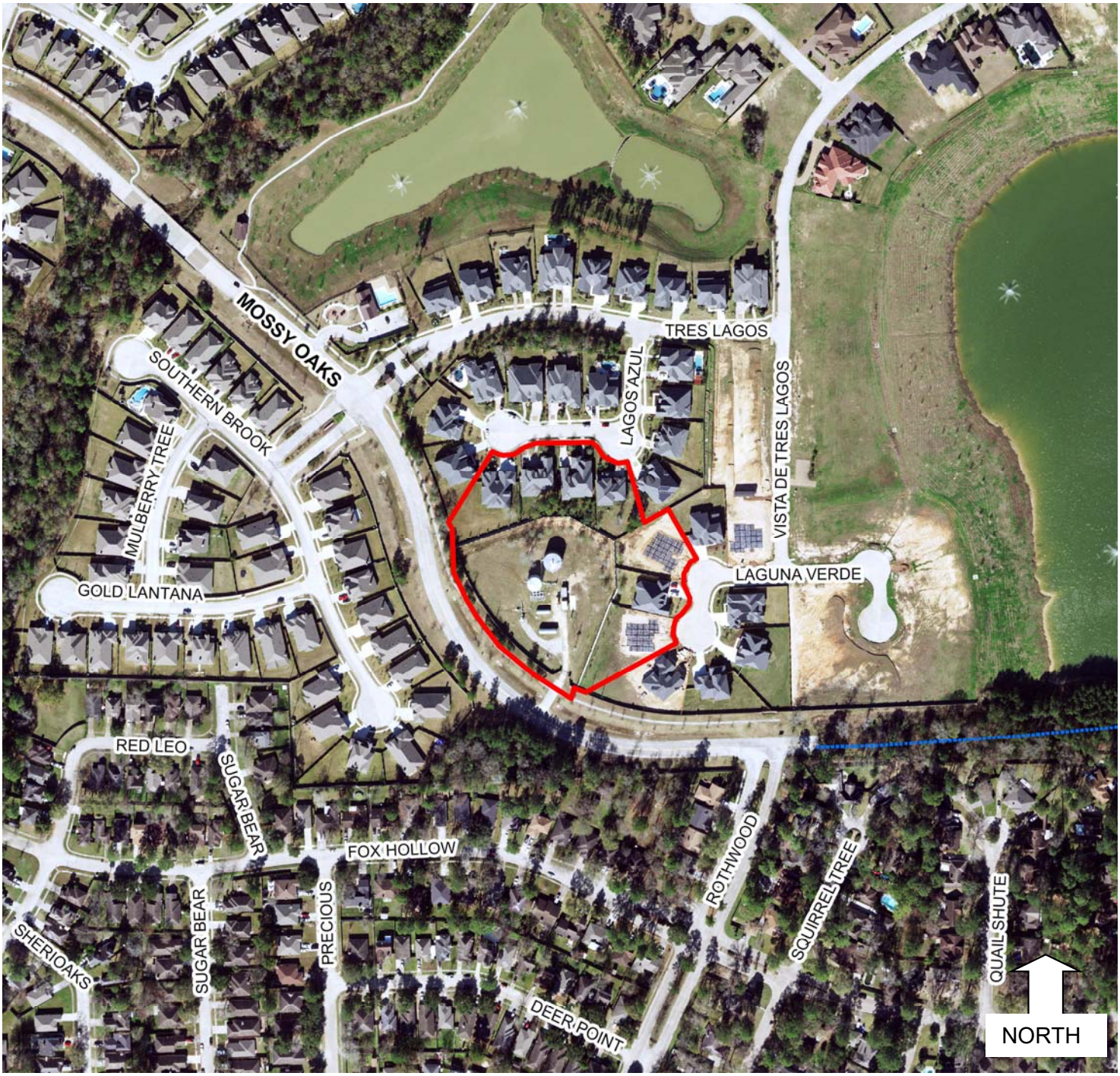
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: McKenzie Park Sec 4 partial replat no 2

Applicant: DEC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

June 13, 2022

Dear Property Owner:

Reference Number: 2022-1338; McKenzie Park Sec 4 partial replat no 2; a partial replat of **McKenzie Park Sec 4**, being Lots 7-10 and 20-22, Block 2, as recorded in Film Code 660281 of the Harris County Map Records.

The property is located along and north of West Mossy Oaks Road north of the Grand Parkway. The purpose of the replat is to create seven (7) single-family residential lots and one (1) reserve. The applicant, **Robert Pina** with DEC, on behalf of the developer, Encanto Real UD, can be contacted at **713-520-9570.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, July 7, 2022, 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:

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

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.
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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

- 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

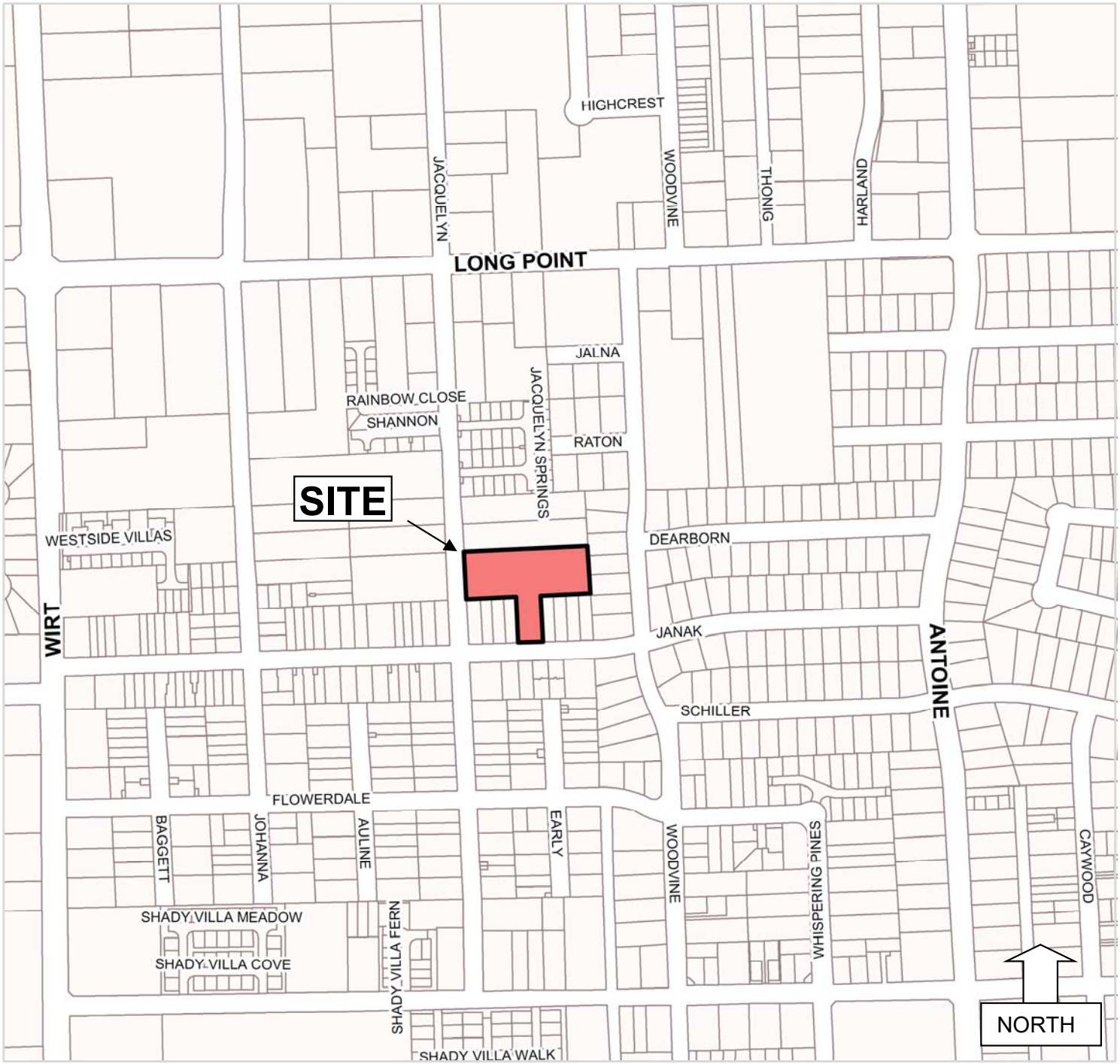
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Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 07/07/22**

Subdivision Name: Melody Oaks partial replat 25 and extension

Applicant: ICMC GROUP INC



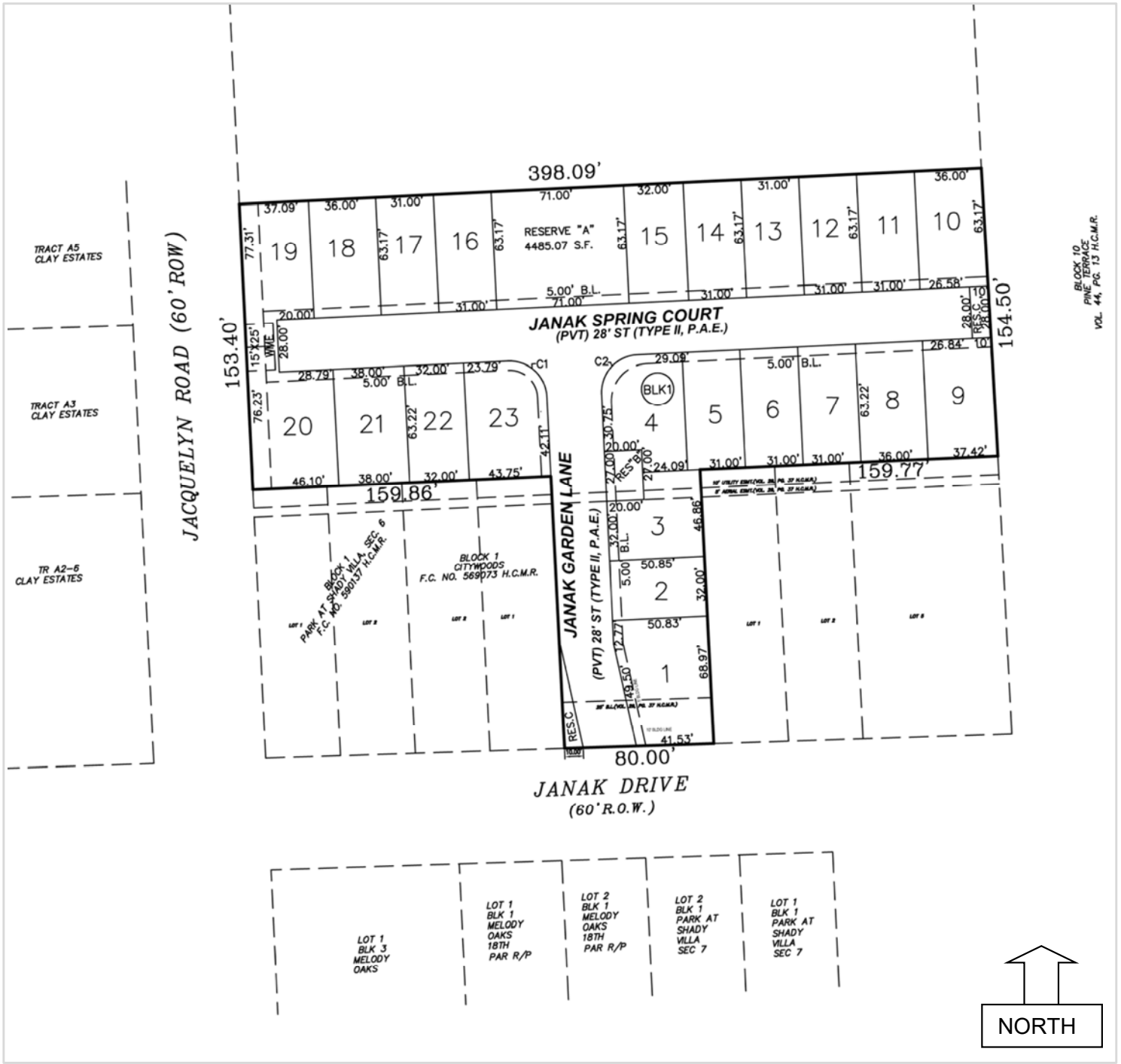
C – Public Hearings Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 07/07/22**

Subdivision Name: Melody Oaks partial replat 25 and extension

Applicant: ICMC GROUP INC



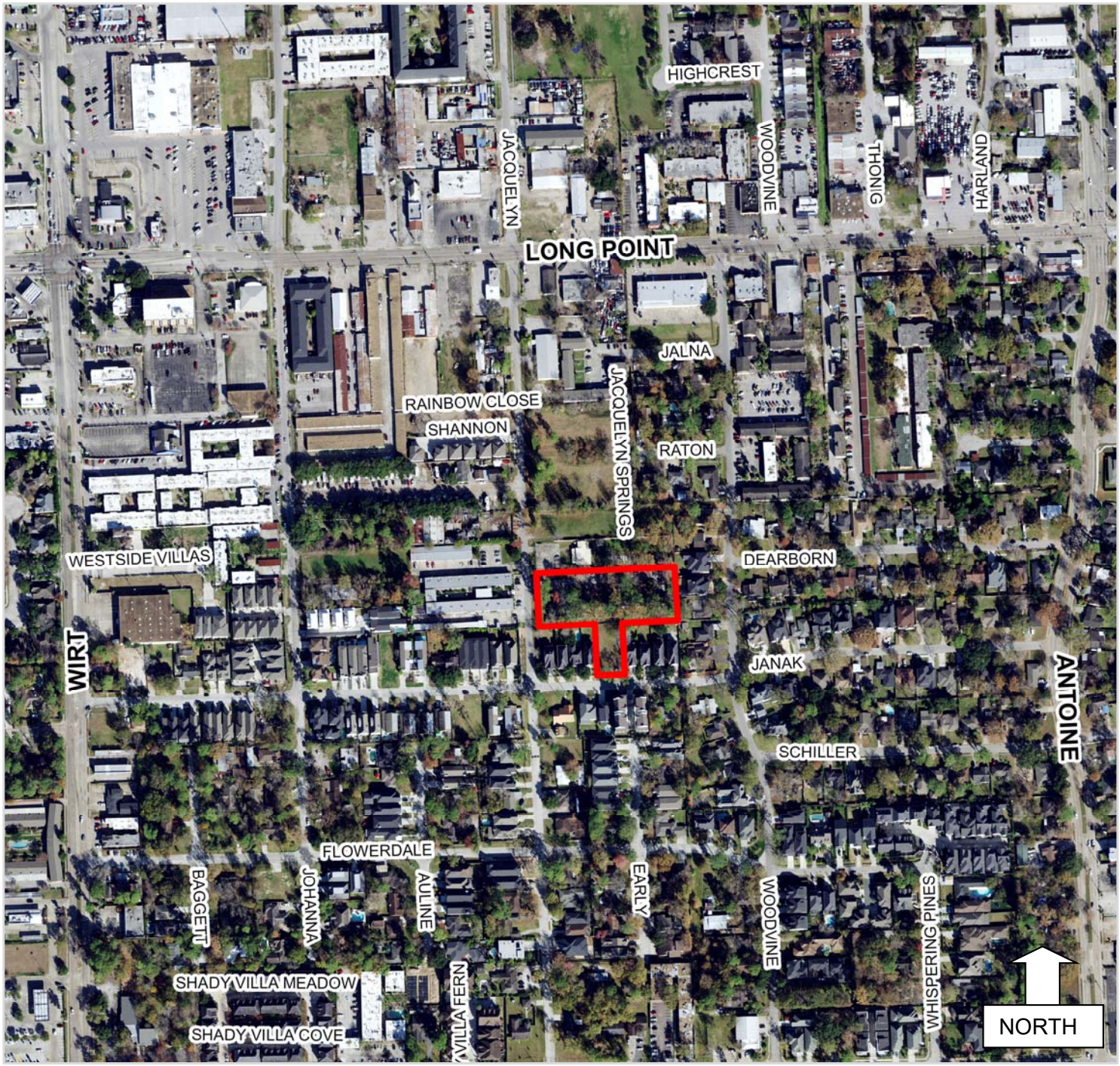
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 07/07/22**

Subdivision Name: Melody Oaks partial replat 25 and extension

Applicant: ICMC GROUP INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 15, 2022

Dear Property Owner:

Reference Number: 2022-1408; Melody Oaks partial replat no 25 and extension; replatting Lot 3 in block 6 in **"Melody Oaks"**, as recorded in Vol. 29, Pg. 37 of the Harris County Map Records and a portion of Reserve A of Clay Estates as recorded in Vol 11, Pg. 71 of the Harris County Map Records.

The property is located at 7610 Janak Street, east along Jacquelyn Drive and north along Janak Drive. The purpose of the replat is to create 23 single family residential lots and 4 reserves. The applicant, **Gina Poveda**, with **ICMC Group Inc**, on behalf of **Martinre Group LLC**, can be contacted at **713-681-5757 Ext 103**.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

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

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Planning Department Staff Authority and Obligation

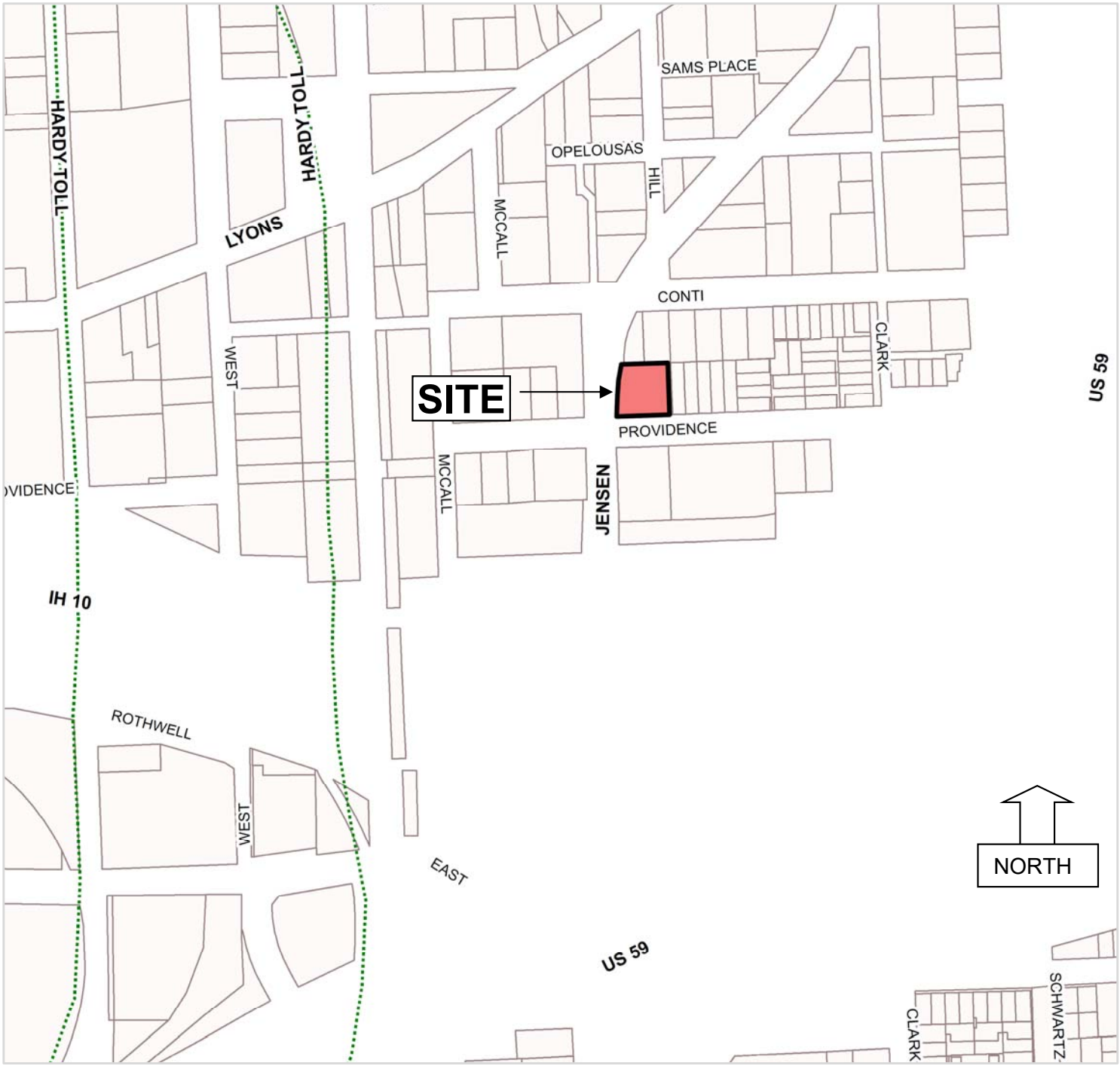
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Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Providence Reserve

Applicant: Total Surveyors, Inc.



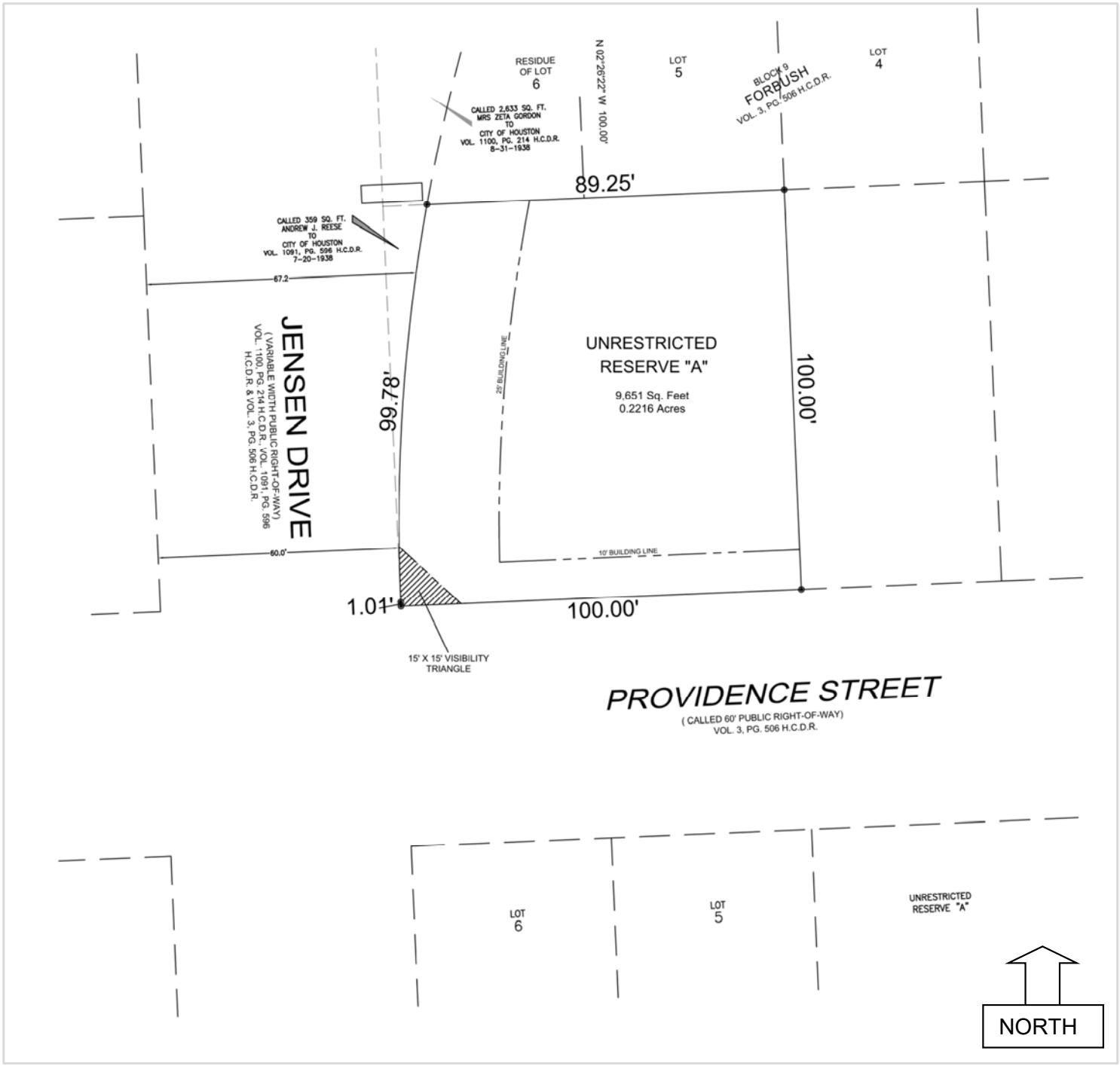
C – Public Hearings Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Providence Reserve

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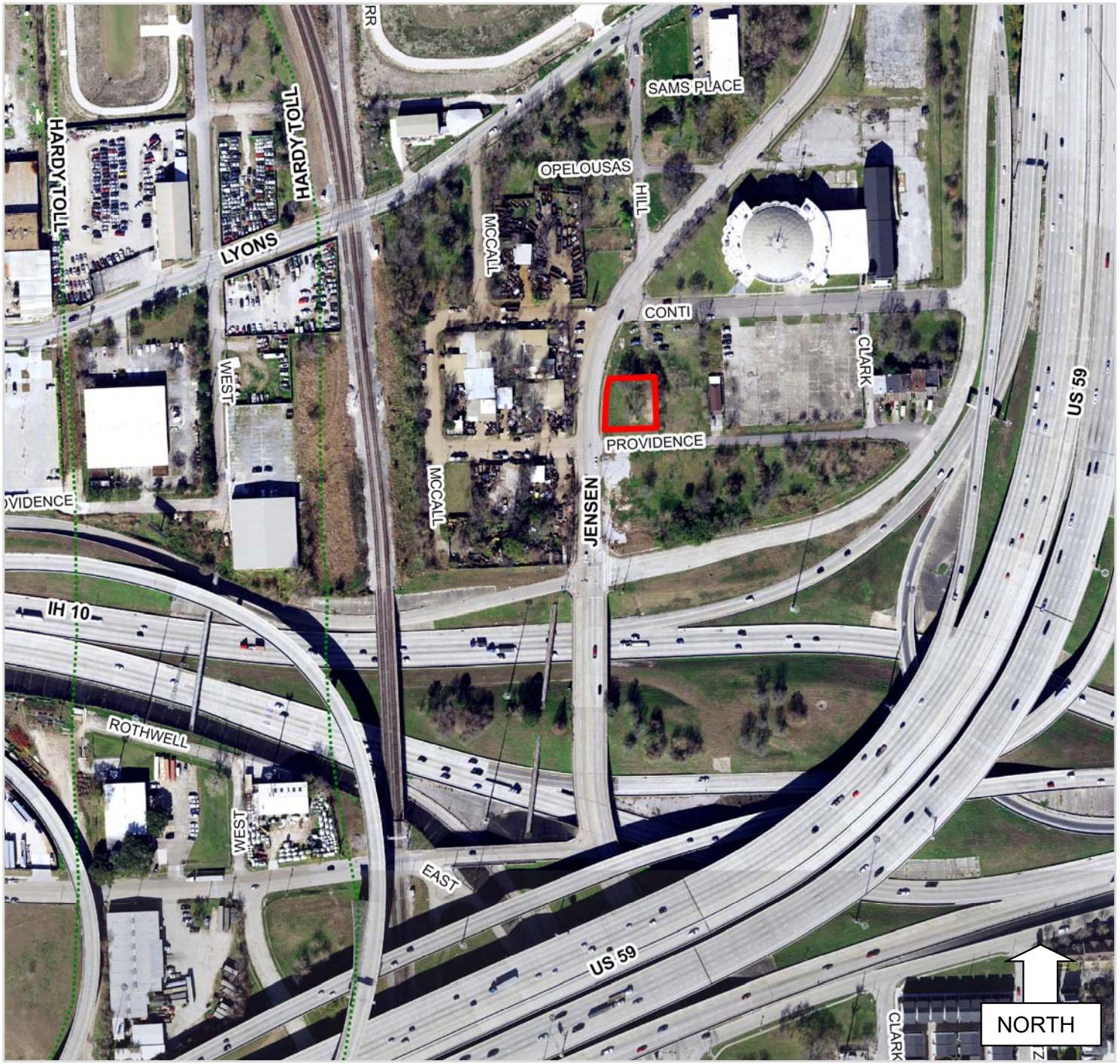
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Providence Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 13, 2022

Dear Property Owner:

Reference Number: 2022-1398; Providence Reserve; a replat of **Providence Landing**, being Lots 1 and 2, Block 1, as recorded in Film Code 697247 of the Harris County Map Records.

The property is located along and north of Providence Street east of Jensen Drive and south of Conti Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Kevin Kolb** with Total Surveyors INC, on behalf of the developer, Sagecap INC, 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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 7, 2022, 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:

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

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

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Sabana Prado replat no 1

Applicant: City Choice Group, LLC



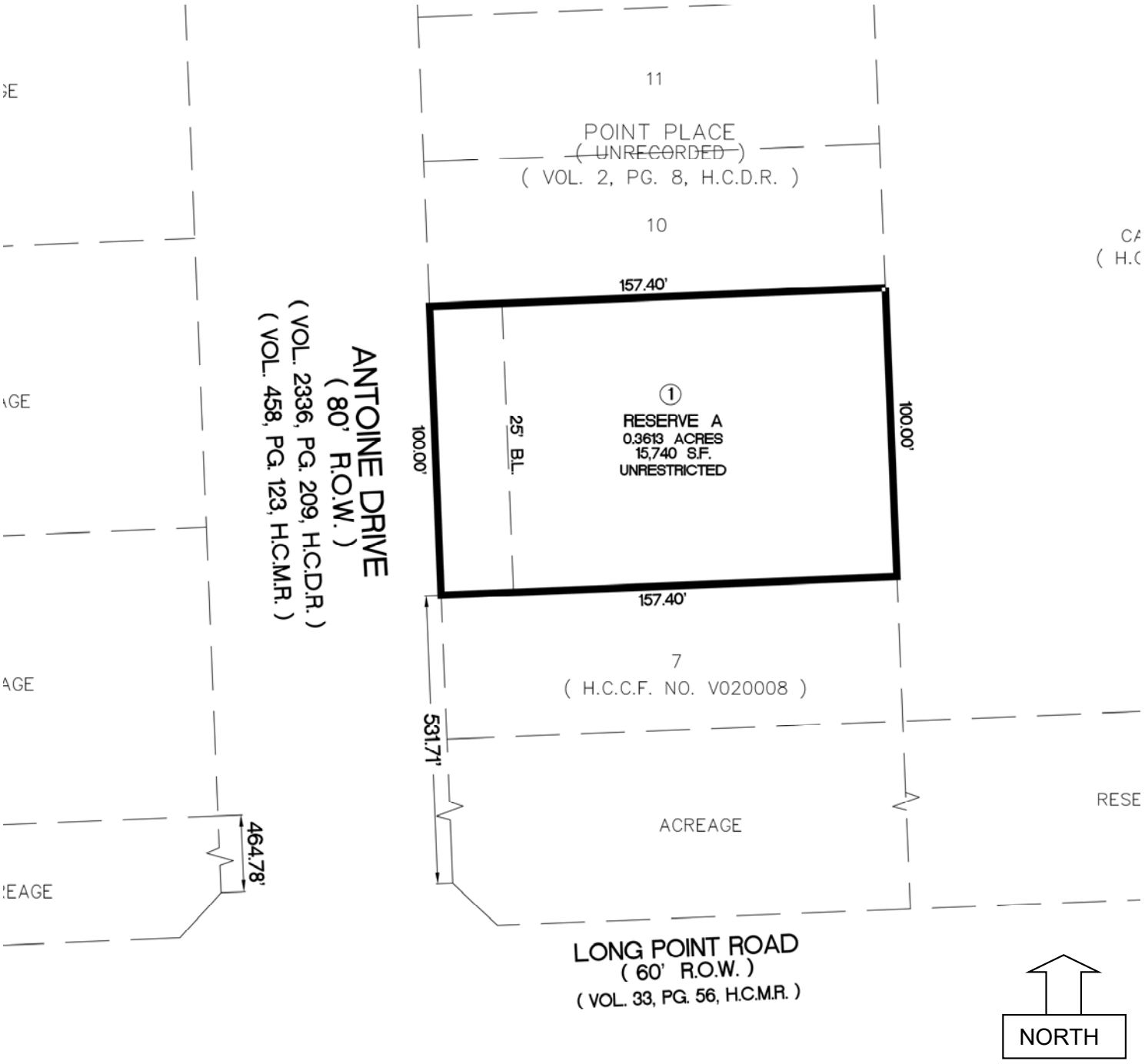
C – Public Hearings Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Sabana Prado replat no 1

Applicant: City Choice Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Sabana Prado replat no 1

Applicant: City Choice Group, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 14, 2022

Dear Property Owner:

Reference Number: 2022-1323; Sabana Prado replat no 1; replatting all of Reserves A-F and Lots 1-8, in Block 1 in **"Sabana Prado".** as recorded in Volume 684, Page 654 of the Harris County Map Records.

The property is located at 1902 Antoine Drive, the east side of Antoine Drive north of Long Point Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant**, Jack Patrick**, with City Choice Group, LLC Land Surveying. LLC, on behalf of Christopher Chad Pinkerton, can be contacted at **832-428-6021**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

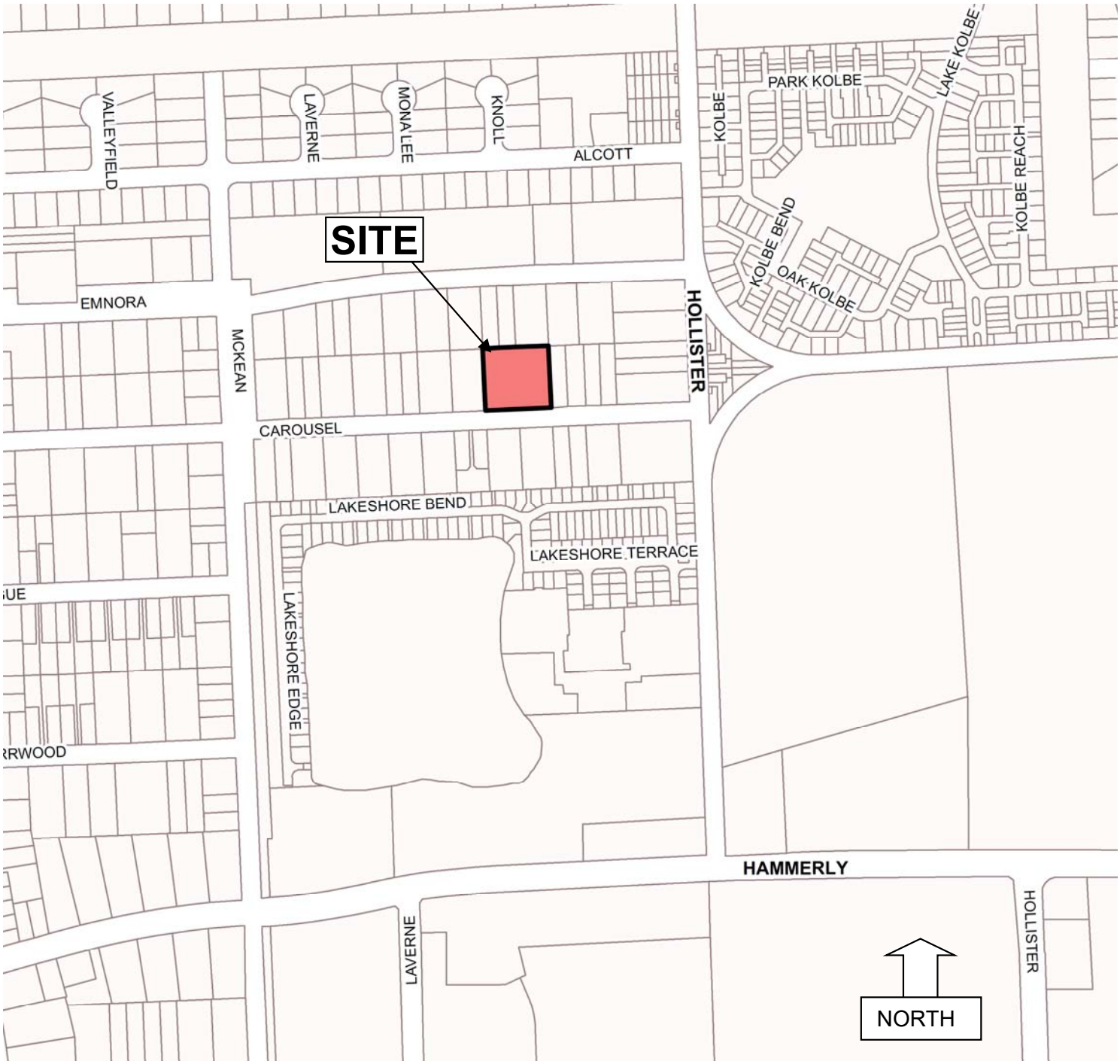
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Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 1)

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



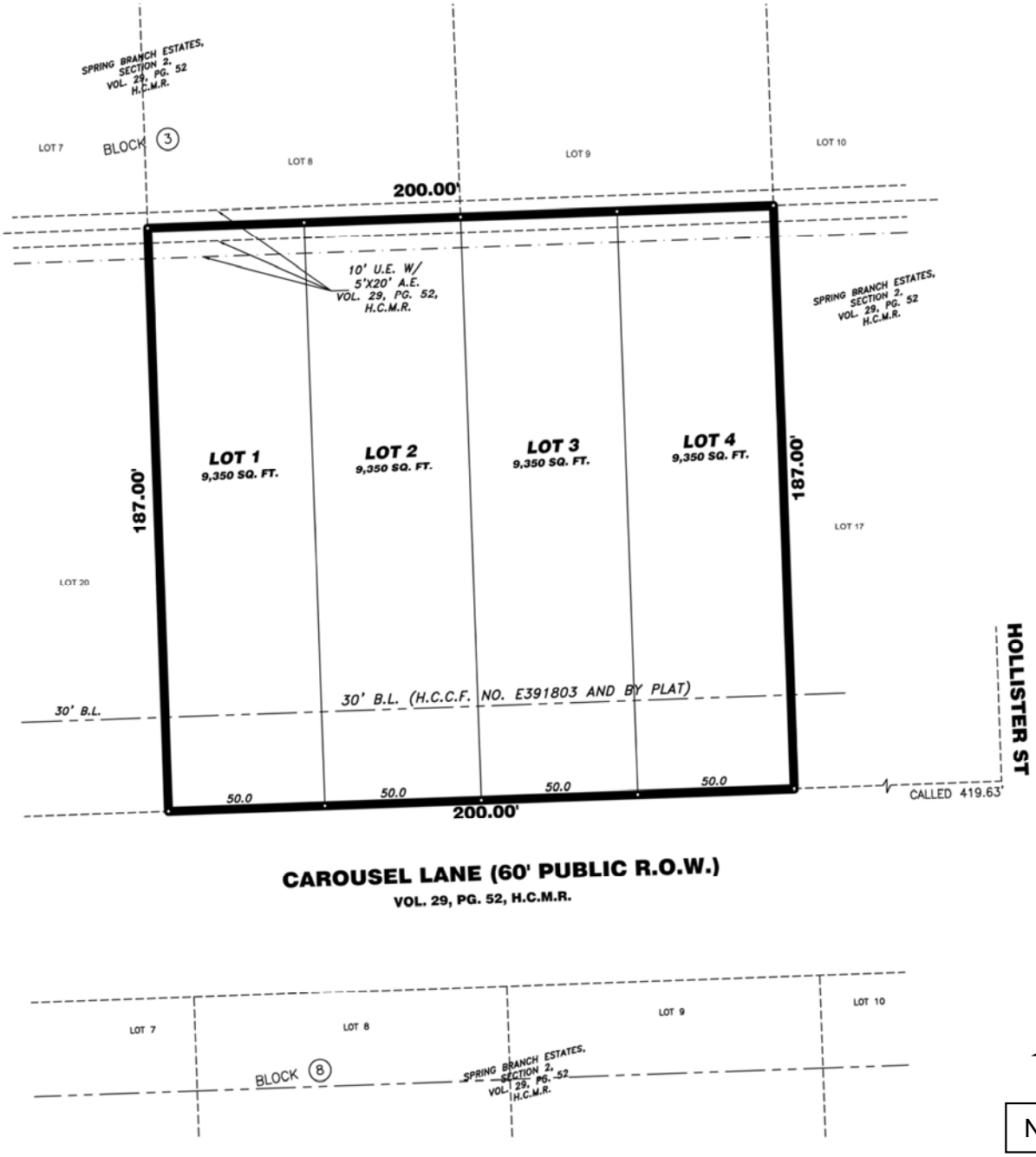
C – Public Hearings Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 1)

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



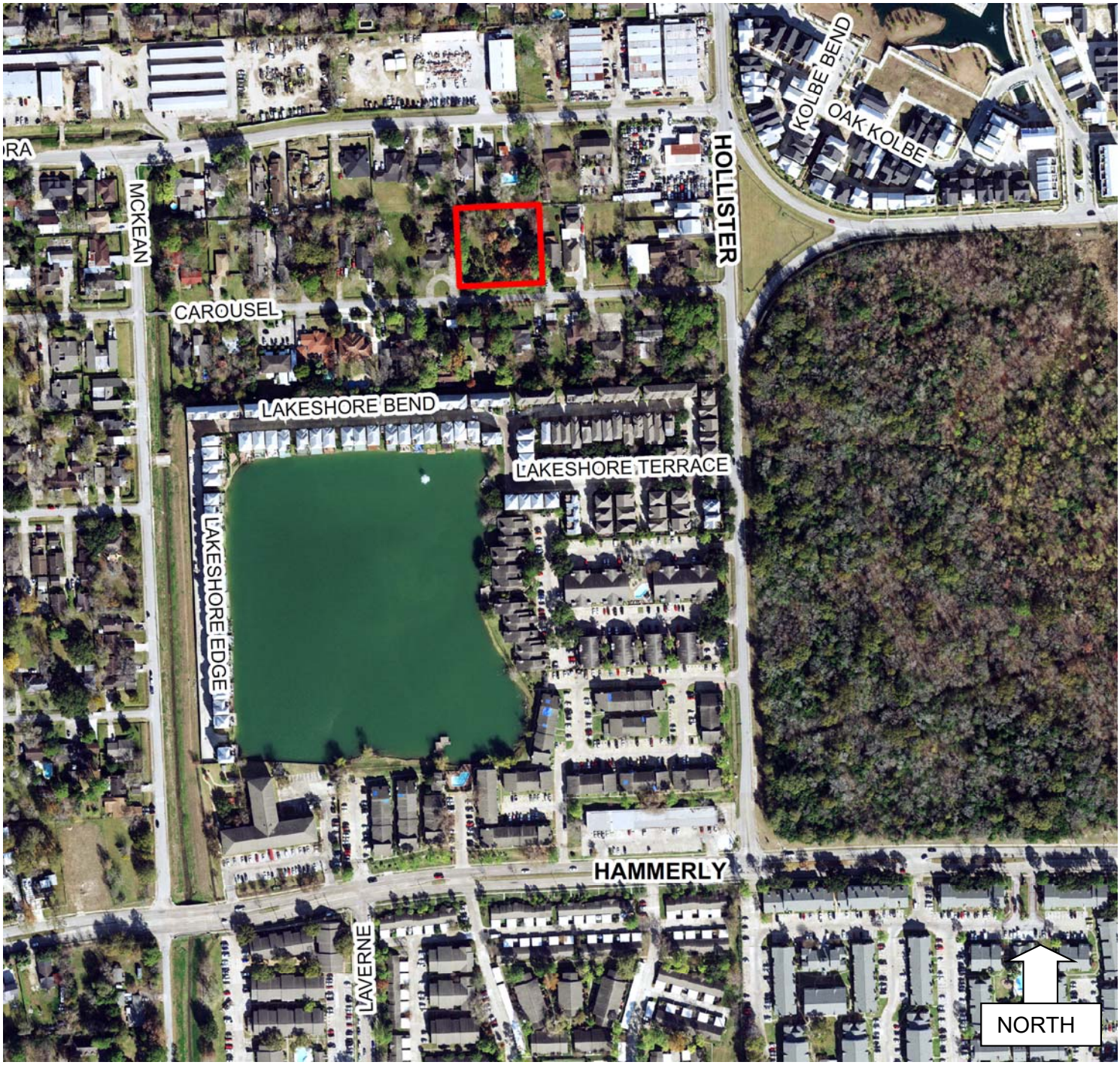
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Spring Branch Estates no 2 partial no 14 (DEF 1)

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



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 3, 2022

Dear Property Owner:

Reference Number: 2022-1308; Spring Branch Estates No 2 partial replat no 14; partial replat of **Spring Branch Estates No. 2**, being Lots 18 and 19, Block 3, as recorded in Volume 29, Page 52 of the Harris County Map Records.

The property is located along and north of Carousel Lane between McKean Drive and Hollister Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Josh Kester** with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of the developer, BHD Capital LLC, can be contacted at **713-667-0800.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 23, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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Planning Department Staff Authority and Obligation

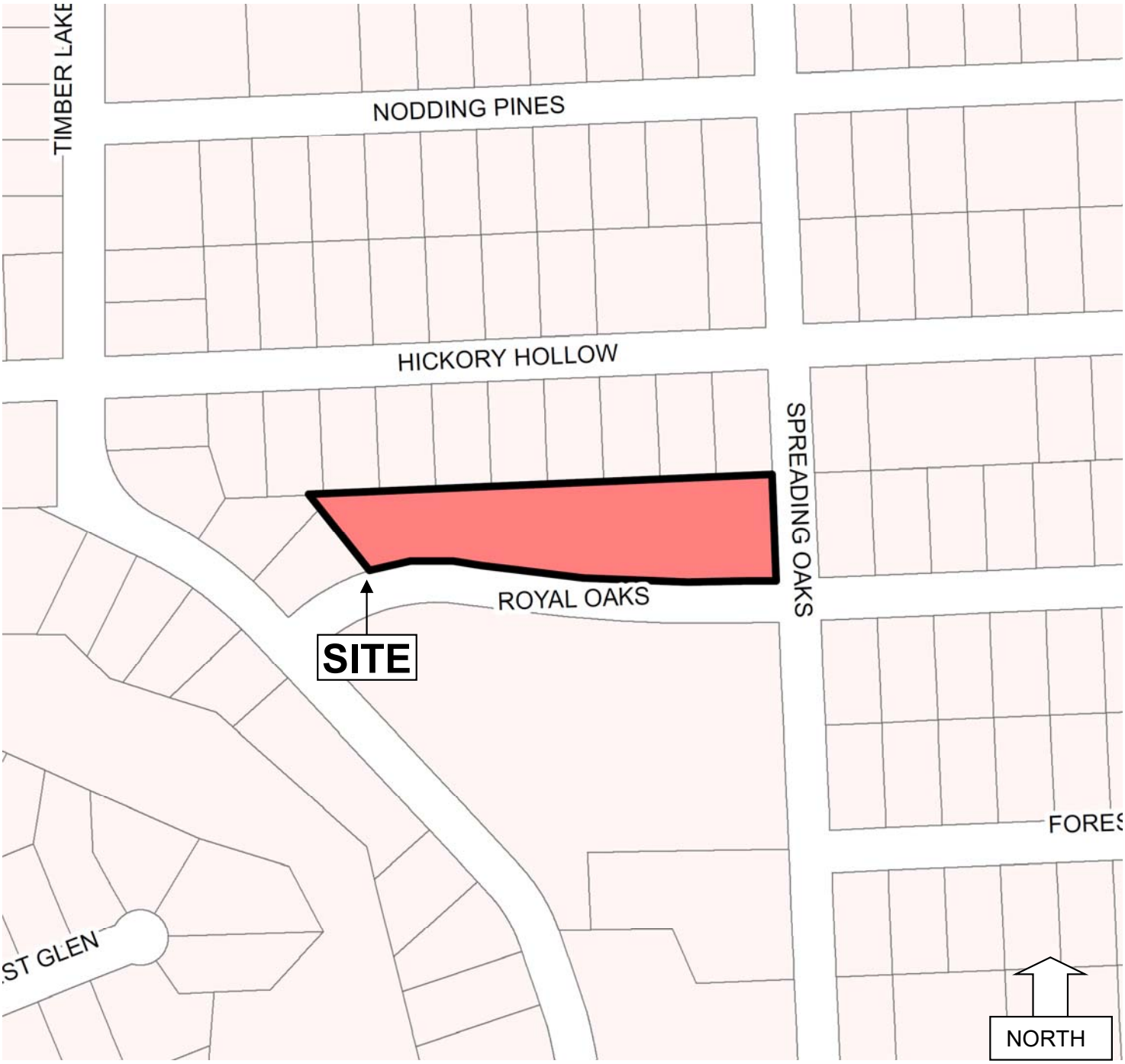
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Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



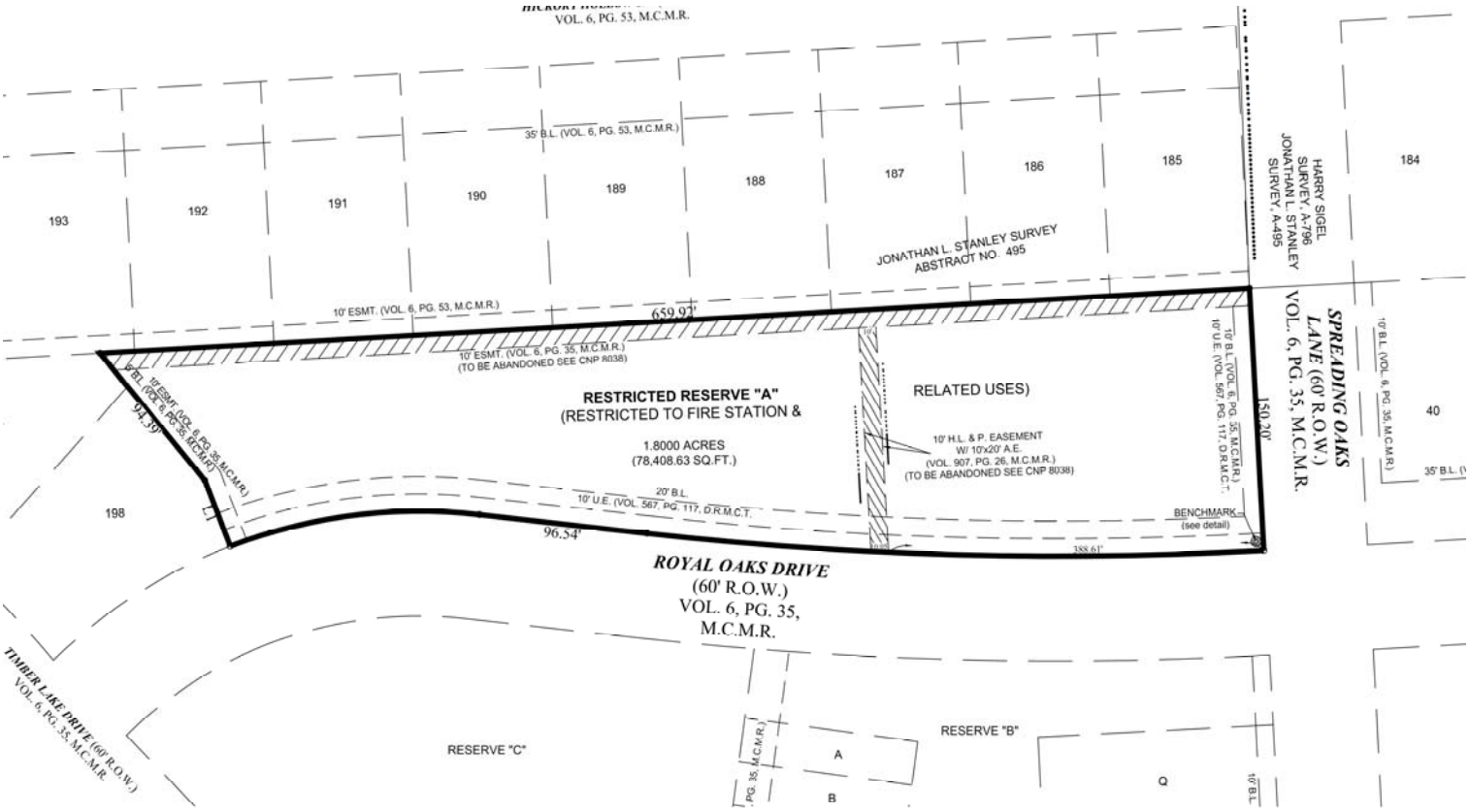
C – Public Hearings Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



NORTH

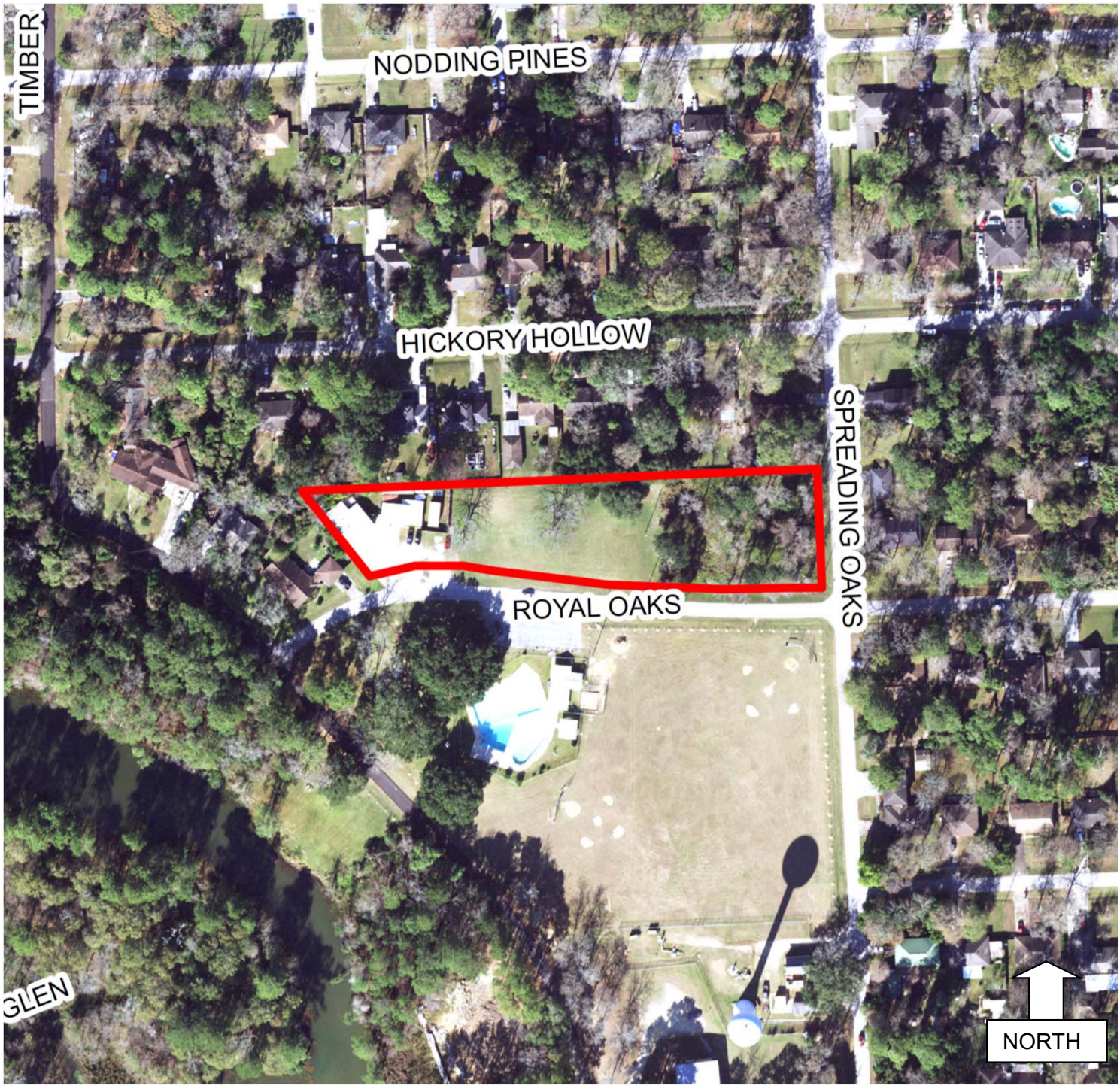
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Timber Lakes Sec 1 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 3, 2022

Dear Property Owner:

Reference Number: 2022-1309; Timber Lakes Sec 1 partial replat no 1; replat of all of Lots A through S and Reserve E of **Timber Lakes Sec 1** as recorded at Volume 6 Page 35 of the Montgomery County Map Records.

The property is located at the northwest intersection of Royal Oaks Drive and Spring Oaks Lane. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Colten Dorow,** with Texas Professional Surveying, LLC, can be contacted at **936-756-7447.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

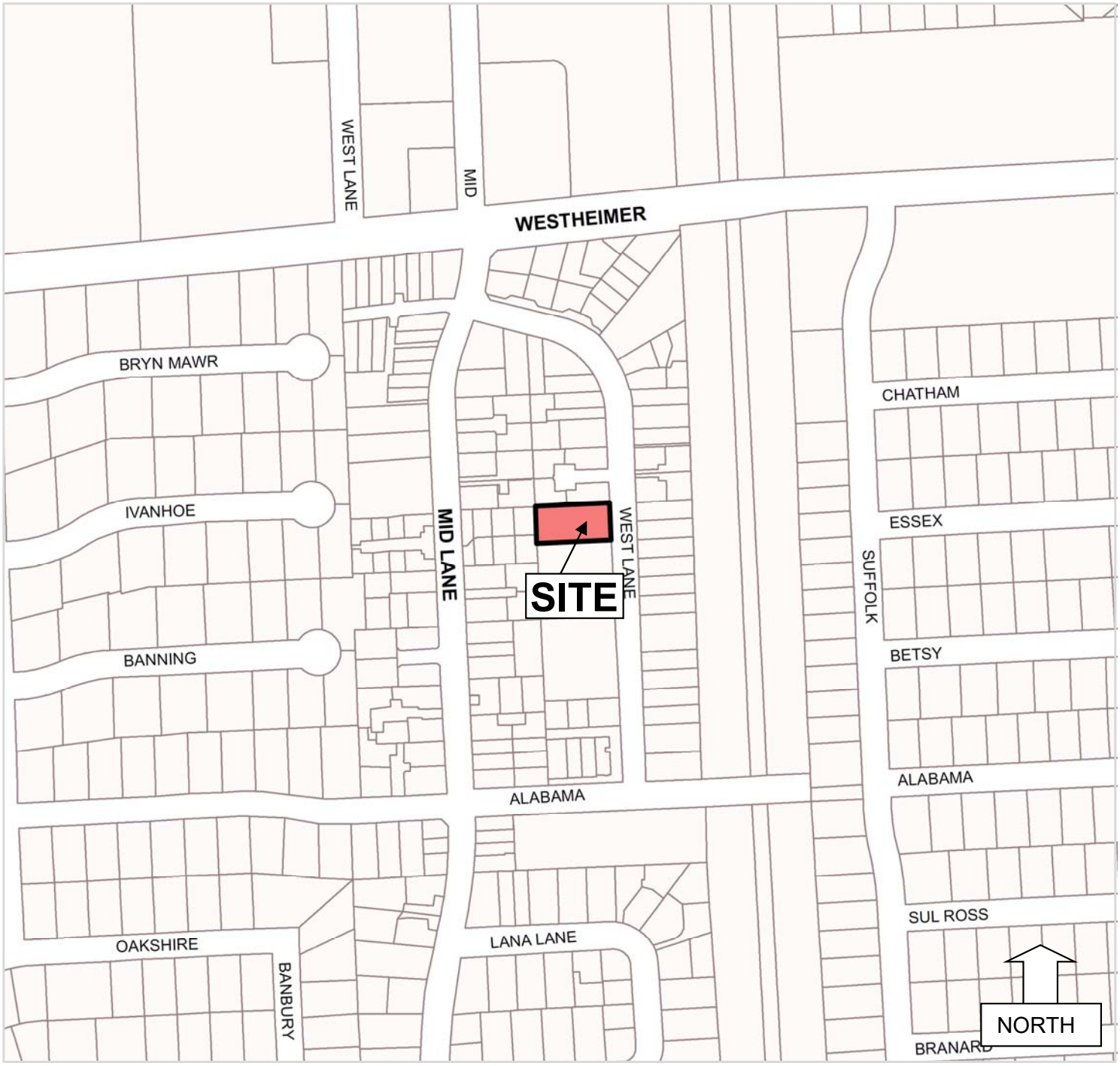
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Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: West Lane Place partial replat no 4

Applicant: Pioneer Engineering, LLC



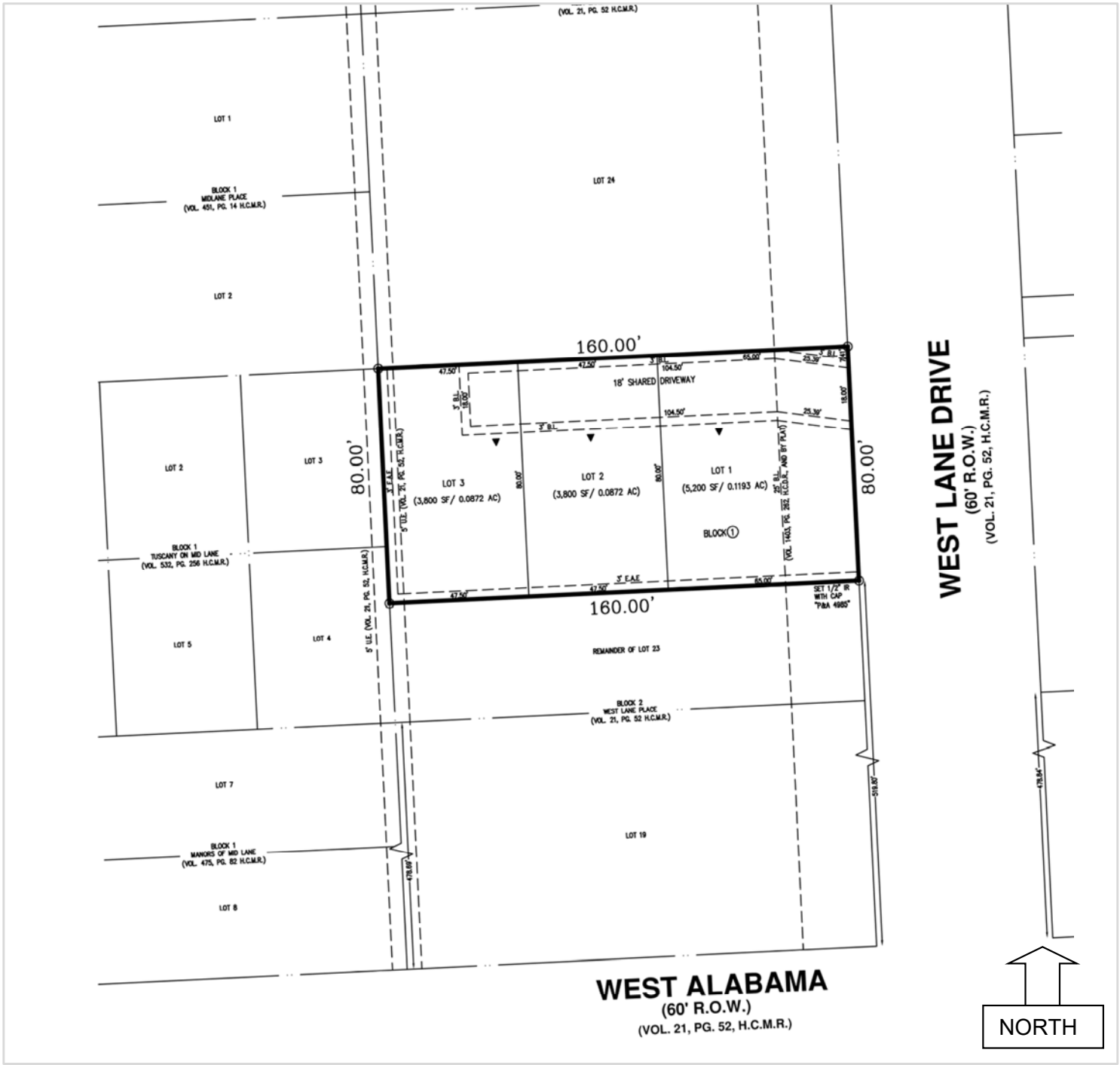
C – Public Hearings Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/07/2022**

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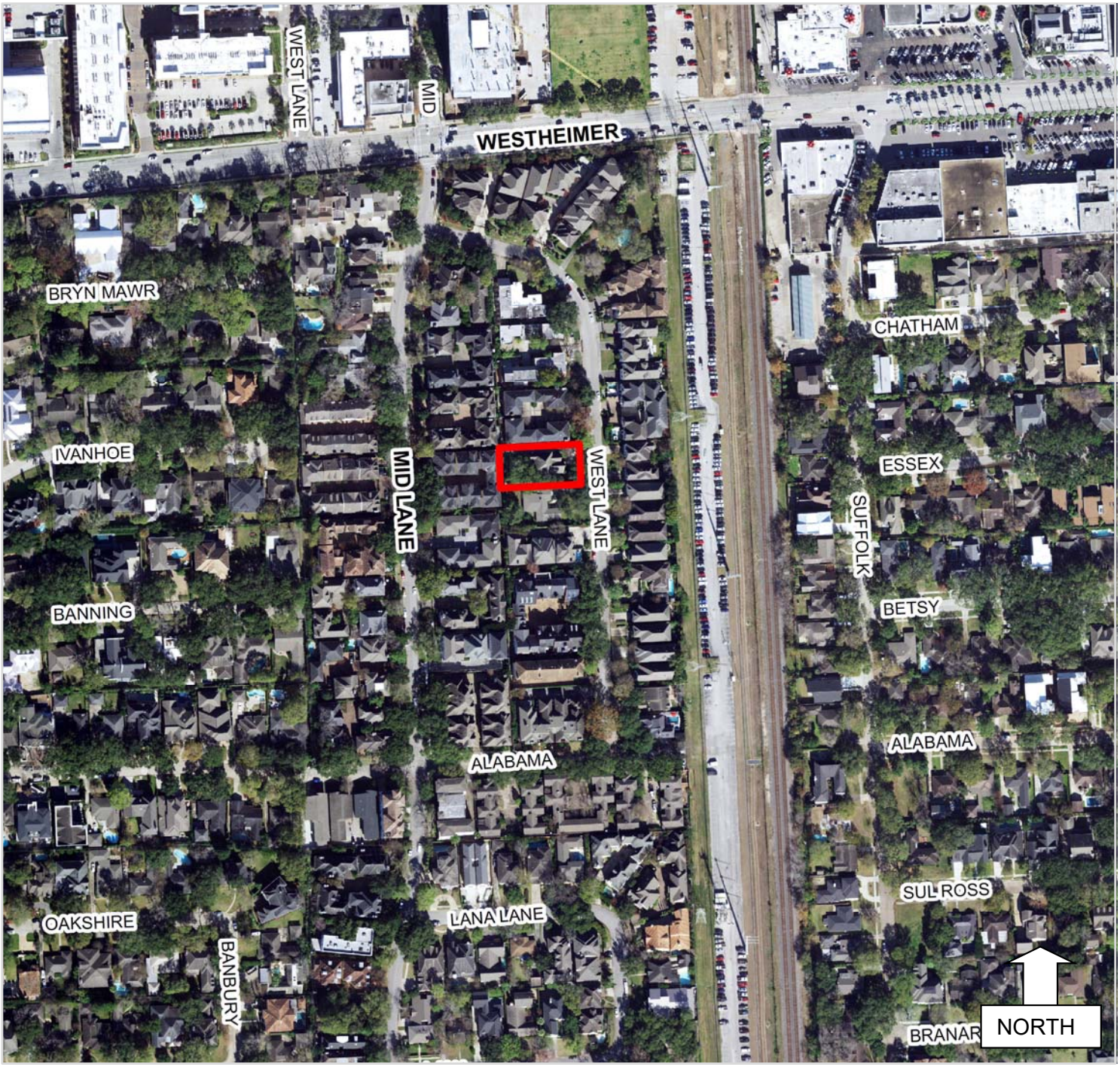
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: West Lane Place partial replat no 4

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 14, 2022

Dear Property Owner:

Reference Number: 2022-1319; West Lane Place partial replat no 4; replatting the north eighty feet (n.80') of Lot 23 in Block 2 in **"West Lane Place**, as recorded in Vol. 21, Pg. 52 of the Harris County Map Records

The property is located at west along West Lane Drive, east of Mid lane and south of Westheimer Road. The purpose of the replat is to create three (3) single-family residential lots on a shared driveway. The applicant, **Ruby Nunez**, with **Pioneer Engineering, LLC**, on behalf of **2802 West Lane, LLC**, can be contacted at **832-307-0010 Ext 101**.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 11 (DEf 1)

Applicant: Owens Management Systems, LLC



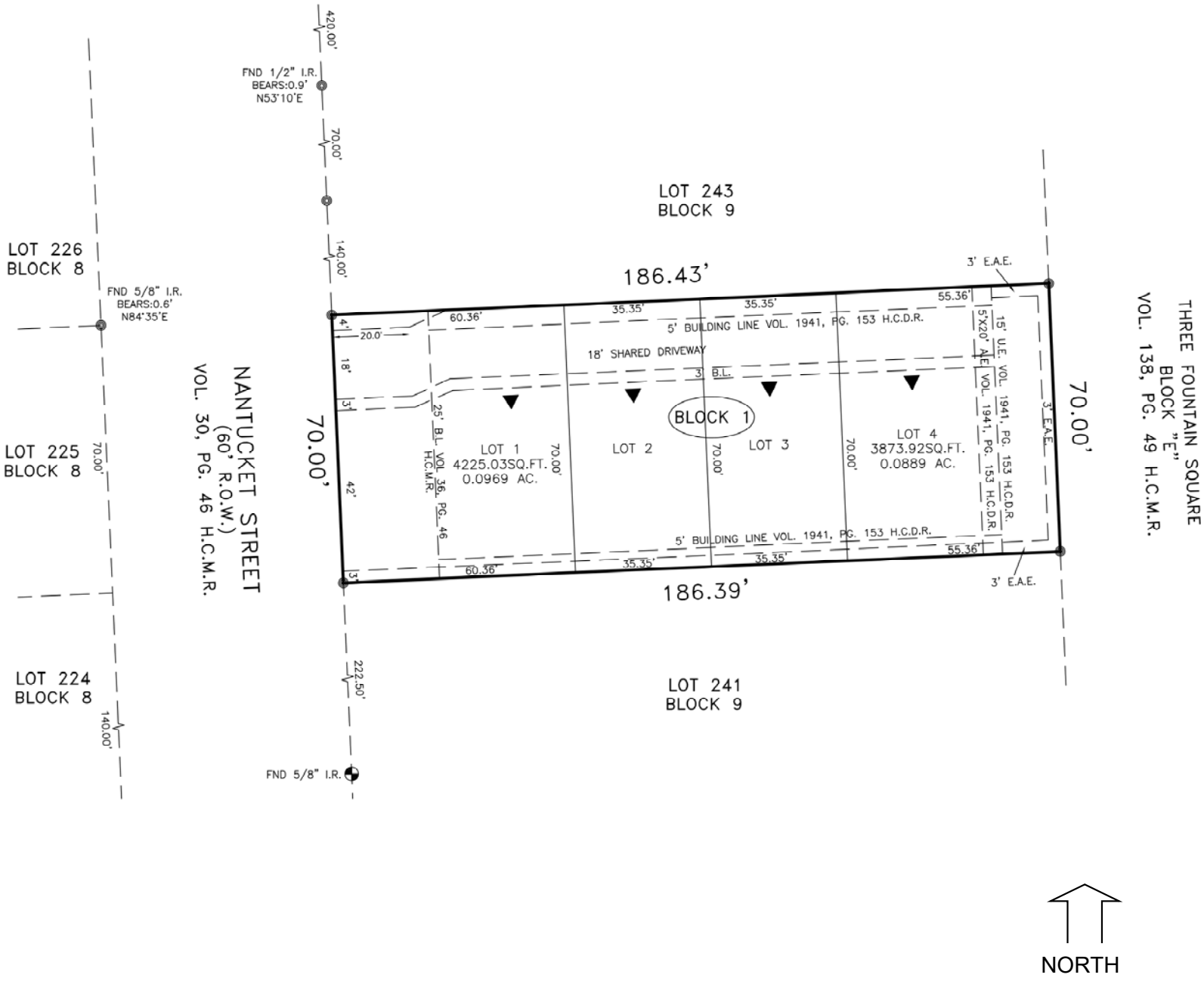
C – Public Hearings Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 11 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 11 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings **Aerial**

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

June 1st, 2022

Dear Property Owner:

Reference Number: 2022-1260; Westhaven Estates Sec 2 partial replat no 11; partial replat of **Westhaven Estates Sec 2,** being all of Lot 242, Block 9, as recorded in Volume 30, Page 46 of the Harris County Map Records.

The property is located east along Nantucket Drive, west of Fountain View Drive, south of San Felipe Street. The purpose of the replat is to create five (5) single-family residential lots on a shared driveway. The applicant, **Joyce Owens** with Owens Management Systems. LLC, on behalf of the developer, DME Marketing Inc., can be contacted at **713-643-6333.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 23rd, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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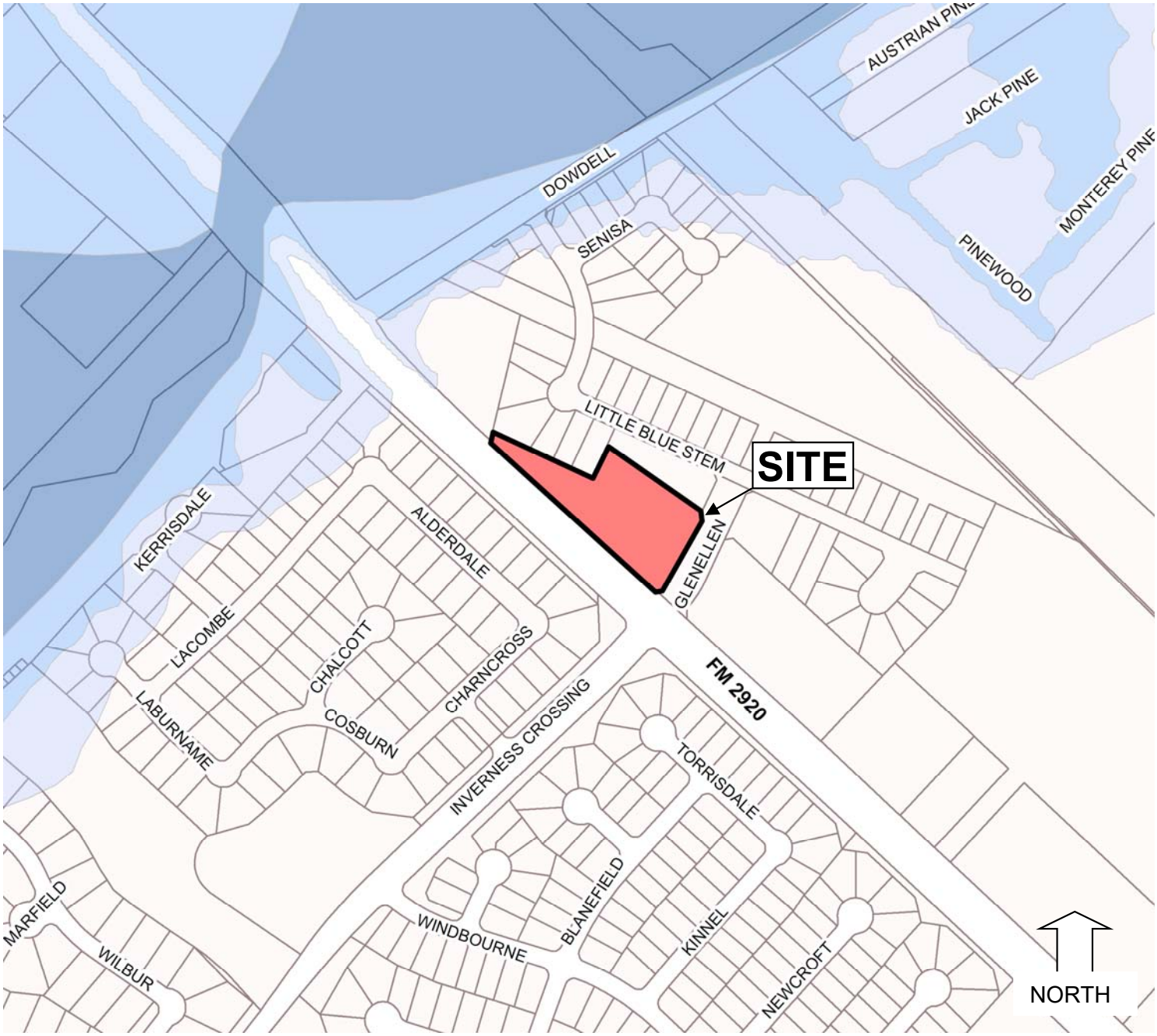
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Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension (DEF 1)

Applicant: Advance Surveying, Inc.



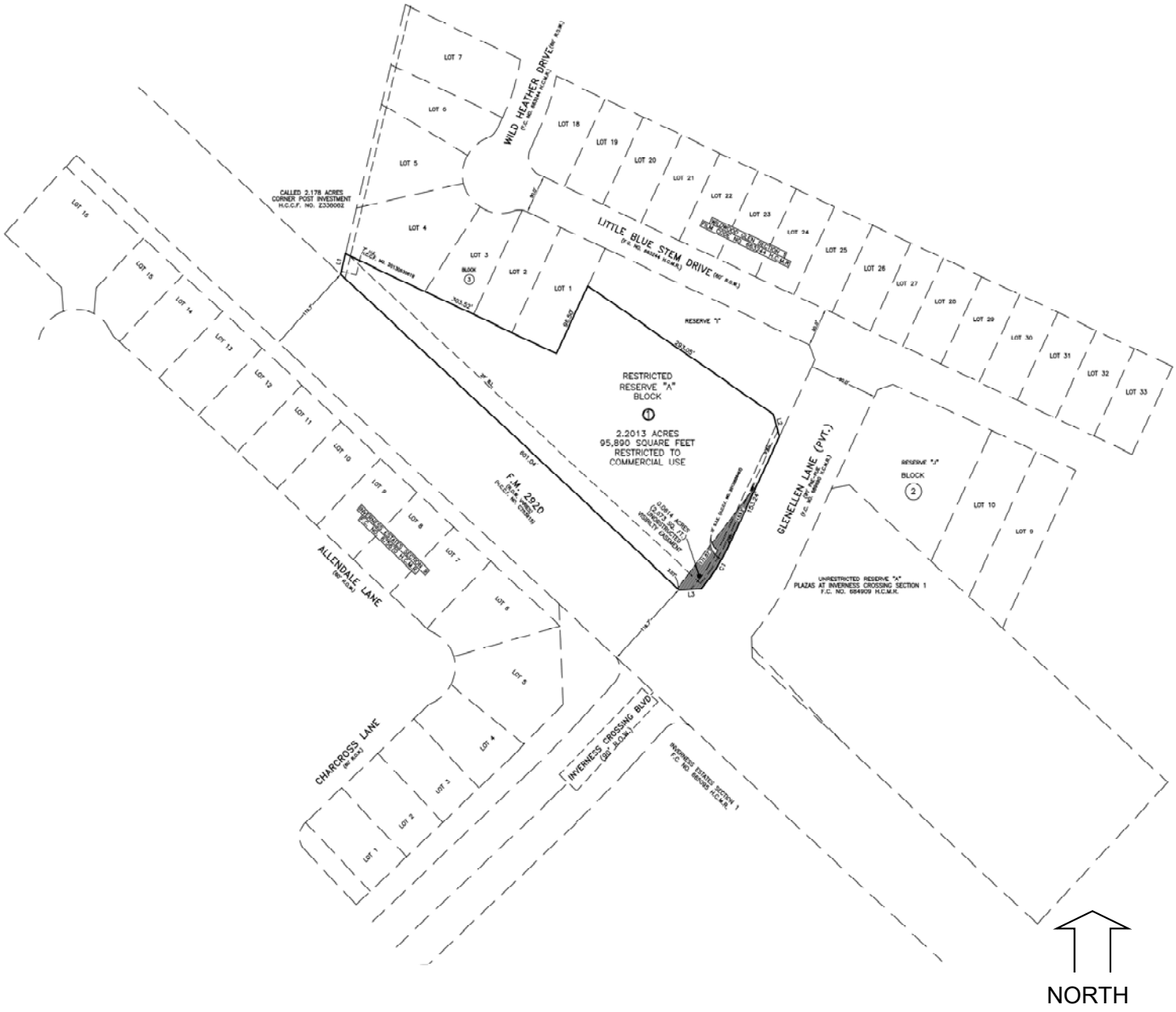
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension (DEF 1)

Applicant: Advance Surveying, Inc.



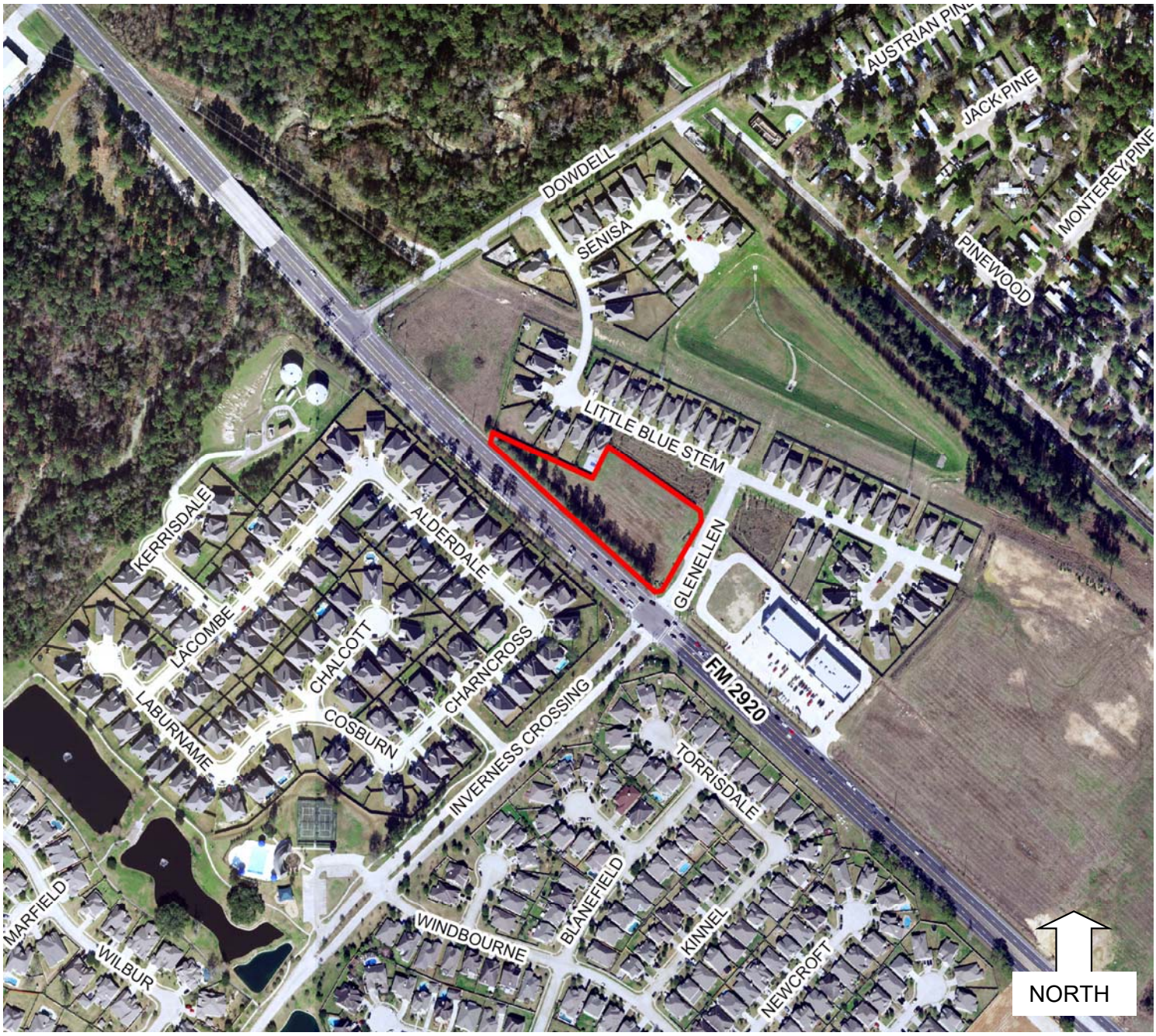
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Wildwood Glen Sec 1 partial replat no 2 and extension (DEF 1)

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance Aerial

April 27, 2022

Fatima and Sundus Enterprises, Inc.
Attn: Mr. Mohammed Daheri
18502 Gardens End Ln.
Houston, TX 77084

Re: **9210 FM 2920 Rd.**
Tomball, TX 77375

Dear Mr. Daheri:

We have received your request for review of the proposed commercial development at subject address. Wildwood Glen Homeowners Association, Inc. (H.O.A.) interposes no objection to a new commercial driveway on Glenellen Ln. serving the proposed development.

Please let me know if you have any questions.

Sincerely,

R. Kent McGaughy

R. Kent McGaughy
President
Wildwood Glen H.O.A.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1152
Plat Name: Wildwood Glen Sec 1 partial replat no 2 and extension
Applicant: Advance Surveying, Inc.
Date Submitted: 05/02/2022

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

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

Specific variance is being sought to allow an unrestricted reserve access from Glenellen Ln., which was platted as a private street in September 2019, but was originally constructed as a public street (Inverness Crossing Blvd.) in 2017. There is an existing driveway on Glenellen Ln. at subject property, and an existing driveway across Glenellen Ln, serving an existing commercial development, both of which were constructed with Inverness Crossing Blvd. in 2017.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 - Tracts for non-single-family use—Reserves a. A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. b. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. c. Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve.

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;

Aerial imagery shows that when Inverness Crossing Blvd. was constructed in the year 2017, the existing adjacent driveway to subject property and the commercial driveway across the street, currently serving a commercial development were also constructed. Proposed development consists of a gas station/convenience store with future retail lease spaces. Because of the location of a planned dedicated westbound right-turn lane on FM 2920, there can only be one (1) proposed 40-ft. driveway on FM 2920. The proposed development, as with most gas stations, requires a minimum of two (2) access points, to ensure suitable and safe fuel truck and fire truck traffic circulation. This development must always guarantee public health and safety. Even though the project can be permitted and constructed without a driveway on Glenellen Ln., doing so would result in undesirable traffic conflicts that may likely lead to severe public safety hazards. Access to Glenellen Ln., through its existing driveway, would allow public access to the traffic signal at FM 2920 and provide

protected movements from the site to FM 2920. The protected turning movements at the traffic signal promote overall safety and mobility. Furthermore, providing direct access from the adjacent residential subdivision into the property without entering the State system highway would be beneficial to traffic in this area.

(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. Request is based on advocating public health and safety.

(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. Allowing a driveway on Glenellen Ln. will promote the health, safety, and general welfare of the public and a safe and orderly egress and ingress to the development. It will allow for the safe ingress/egress of fuel trucks and delivery of fuel, as well as safe ingress/egress and circulation of fire trucks and passenger cars

(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. In fact, it will ensure provision of safe access and circulation to, from and throughout the property.

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

Economic hardship is not a justification for the variance. Variance is being requested based on overall public health and safety, as well as existing conditions at subject property and across the street at the time of construction of Inverness Crossing Blvd.

CITY OF HOUSTON
Planning and Development

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Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

June 3, 2022

Dear Property Owner:

Reference Number: 2022-1152; Wildwood Glen Sec 1 partial replat no 2 and extension; partial replat of Wildwood Glen Sec 1, Reserve "H", Block 3 and recorded in Film code 663244 of the Harris County Map Records.

The property is located at the northwest intersection of FM 2920 and Glenellen Lane. The purpose of the replat is to create one (1) commercial reserve. The applicant**, Lisett Campos, with Advanced Surveying, Inc, LLC** on behalf of the developer can be contacted at **281-530-2939.**

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, June 23, 2022 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
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Controller: Chris Brown

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

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

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

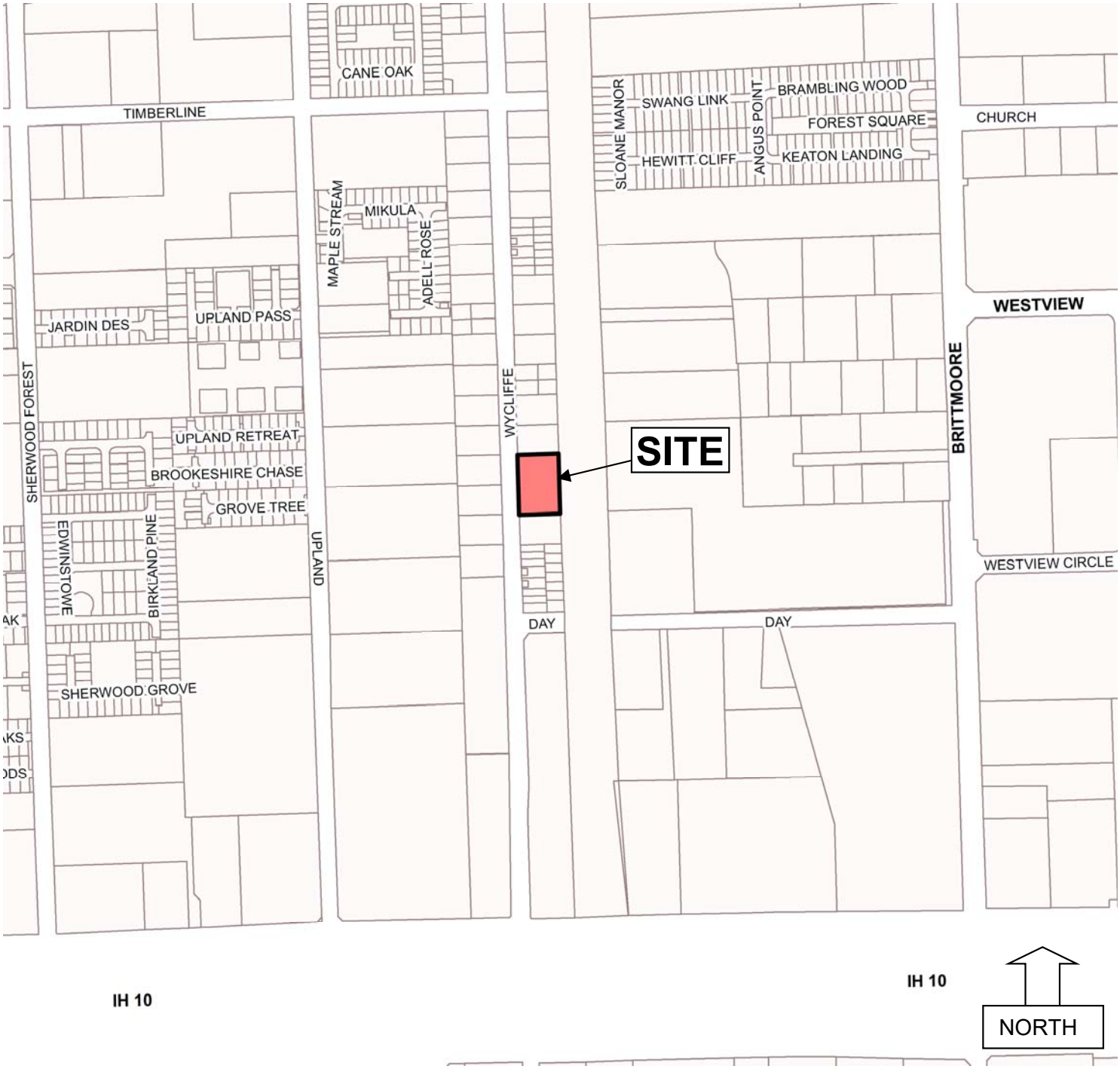
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 152

Planning and Development Department **Meeting Date: 07/04/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



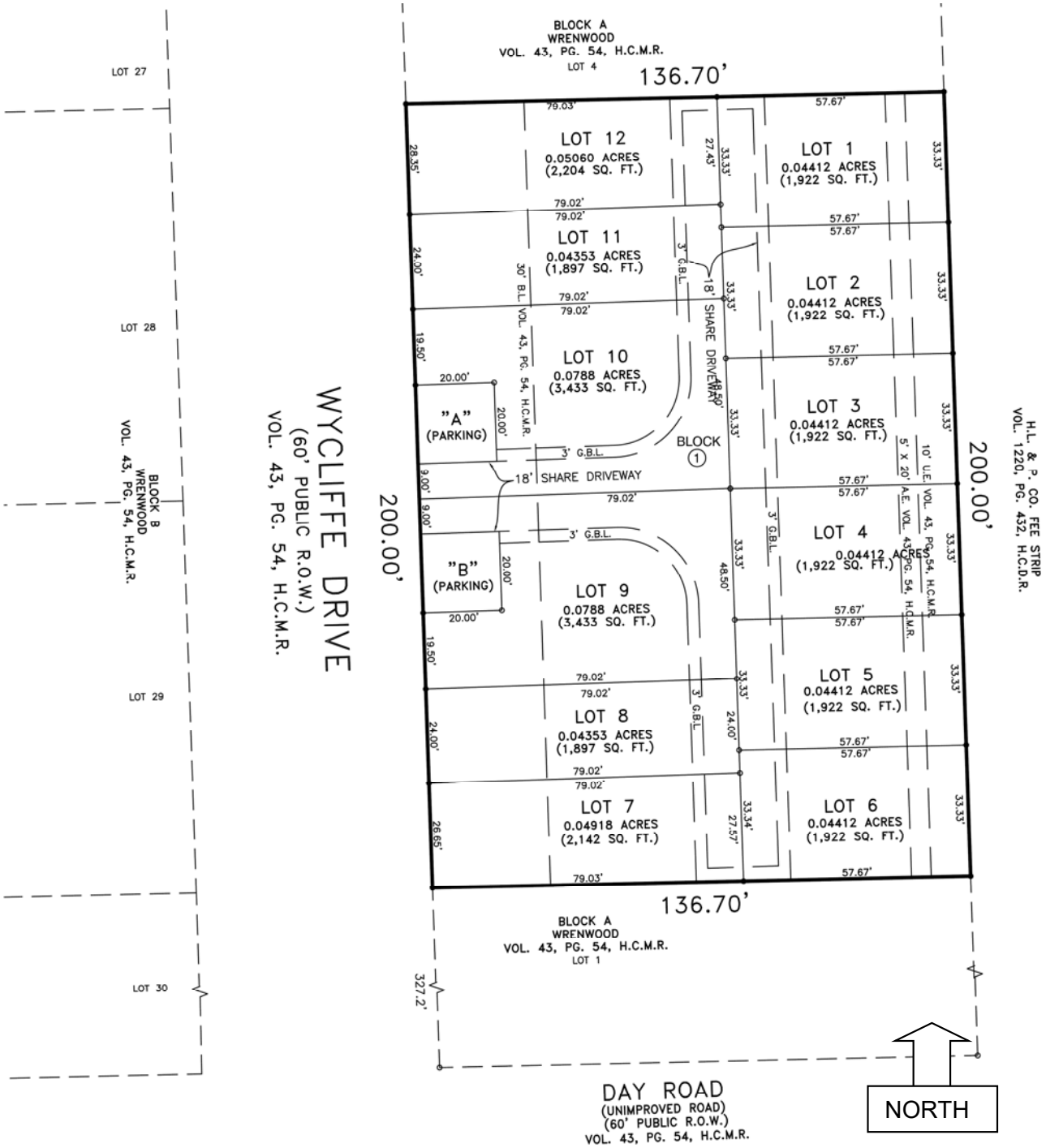
C – Public Hearings Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 07/04/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



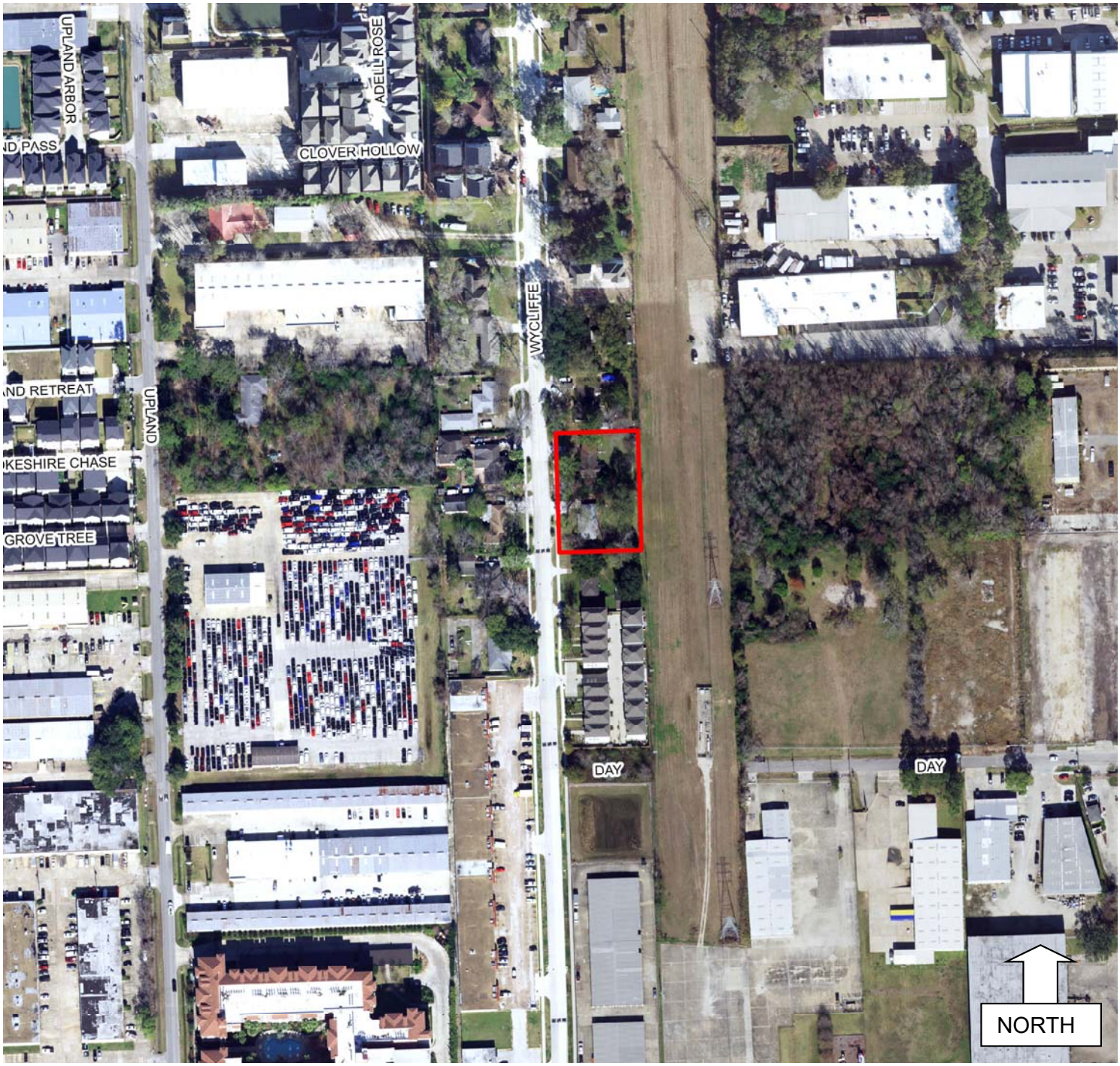
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 07/04/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 16, 2022

Dear Property Owner:

Reference Number: 2022-1329; Wrenwood Addition partial replat no 5 partial replat of **Wrenwood Addition,** Being Lots 2 & 3, Block A, as recorded in Volume 43 Page 54 of the Harris County Map Records.

The property is located west along Wycliff Drive, north of Interstate 10 and west of Brittmoore Road.
The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves on a shared driveway. The applicant, **Jason Barringer** with South Texas Surveying Associates Inc, on behalf of the developer, CS1 Properties, Inc, can be contacted at **713-556-6918**.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts 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, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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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

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Terminology

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Planning Department Staff Authority and Obligation

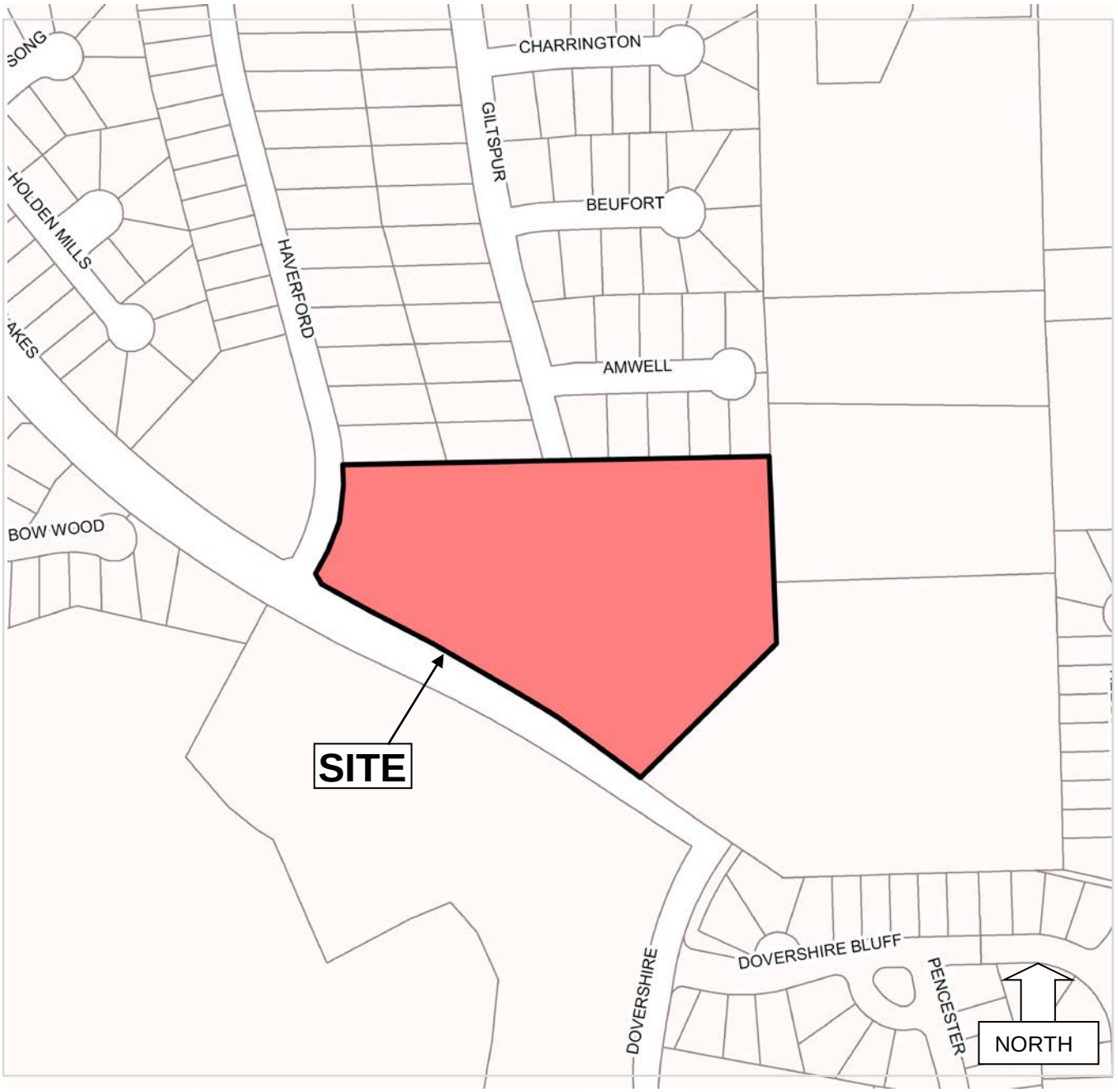
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Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Auburn Lakes (DEF 1)

Applicant: Core



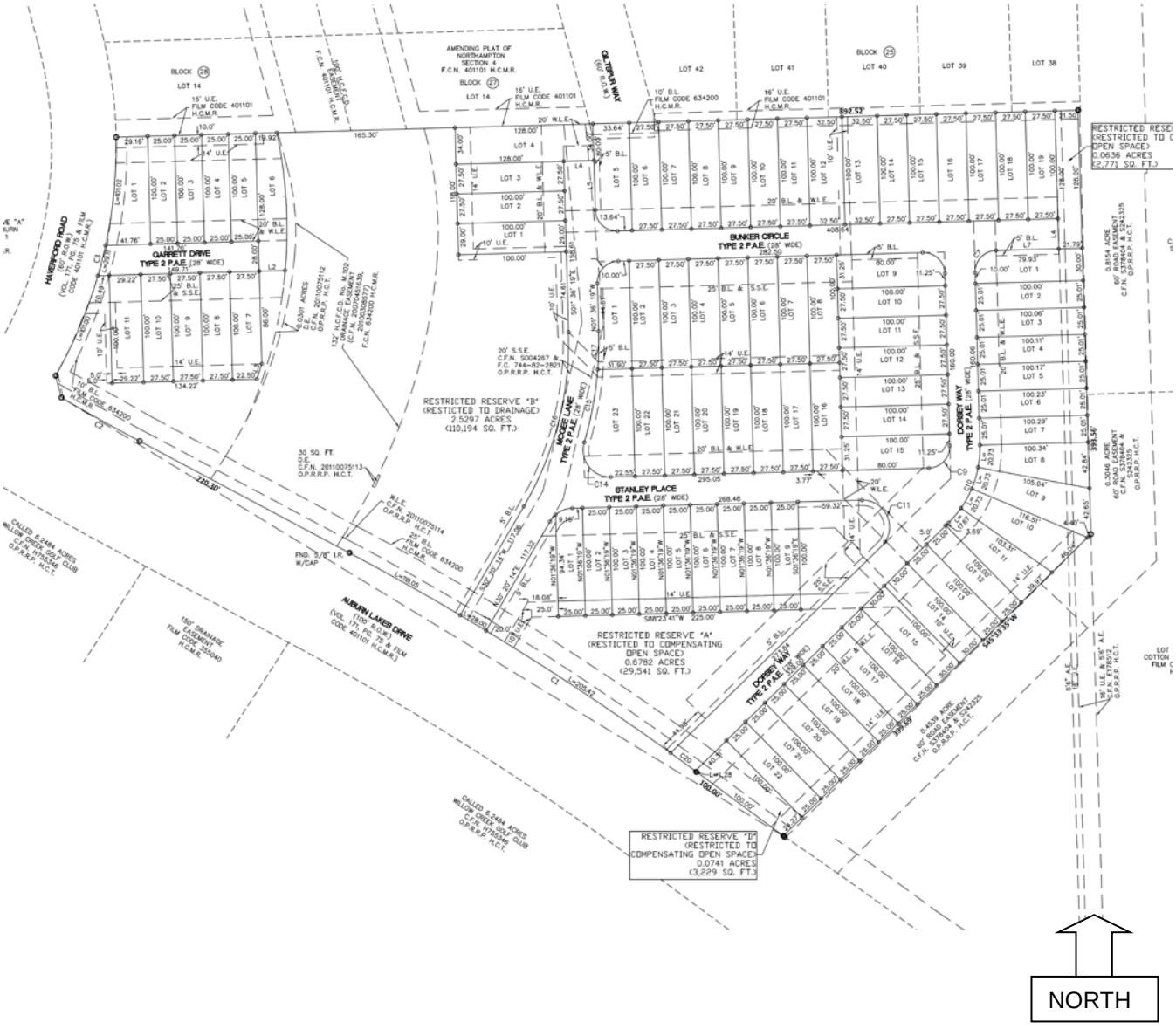
D – Variances **Site Location**

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Auburn Lakes (DEF 1)

Applicant: Core



D – Variances Subdivision

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Auburn Lakes (DEF 1)

Applicant: Core



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1201
Plat Name: Auburn Lakes
Applicant: Core
Date Submitted: 05/13/2022

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate Giltspur way (Local Street) with a cul-de-sac.
Chapter 42 Section: 42-135

Chapter 42 Reference:
(42-135) 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;
Creating a north/south street connecting Giltspur Way to Auburn Lakes drive would increase traffic flow affecting the public health, safety or welfare of Northampton Sectin 4 subdivision. Extending Giltspur Way will also add a public intersection that is no more than 600 feet from an existing intersection. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a private subdivision. Strict application of this chapter is not possible due to the existence of unusual physical characteristics, which affect the property, namely the existing development surrounding the Northern and Eastern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. North adjoining property created a stub street for a future north/south connector street that will add traffic to a low density residential development.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the chapter is to provide reasonable connections to adjacent properties in order to

ensure adequate traffic circulation within the general area. Any additional streets extending north from the subject tract would have to go through existing residential lots creating compatibility issues.

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

Granting of the variance will not be injurious to the public health, safety, or welfare.

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

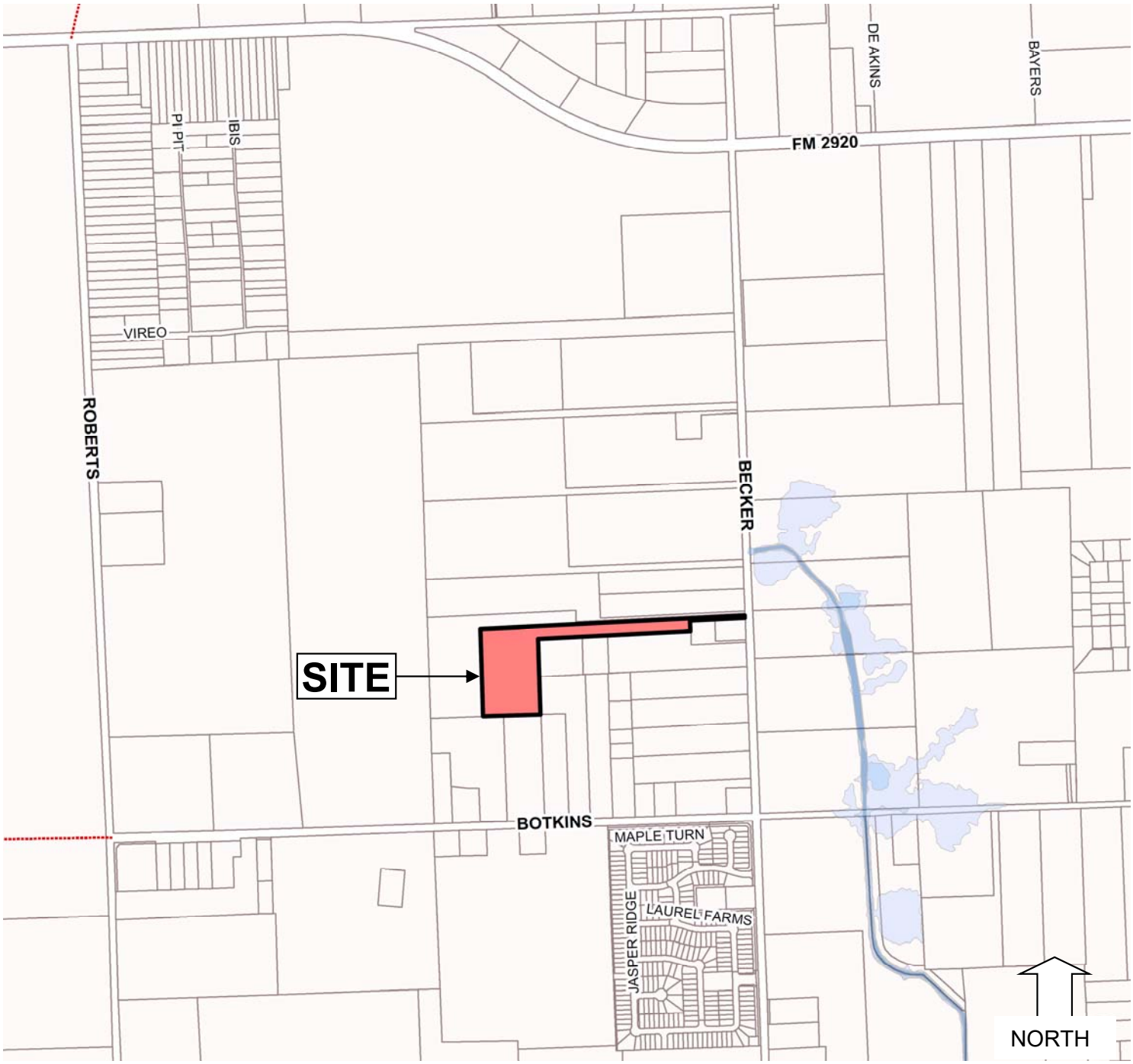
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc



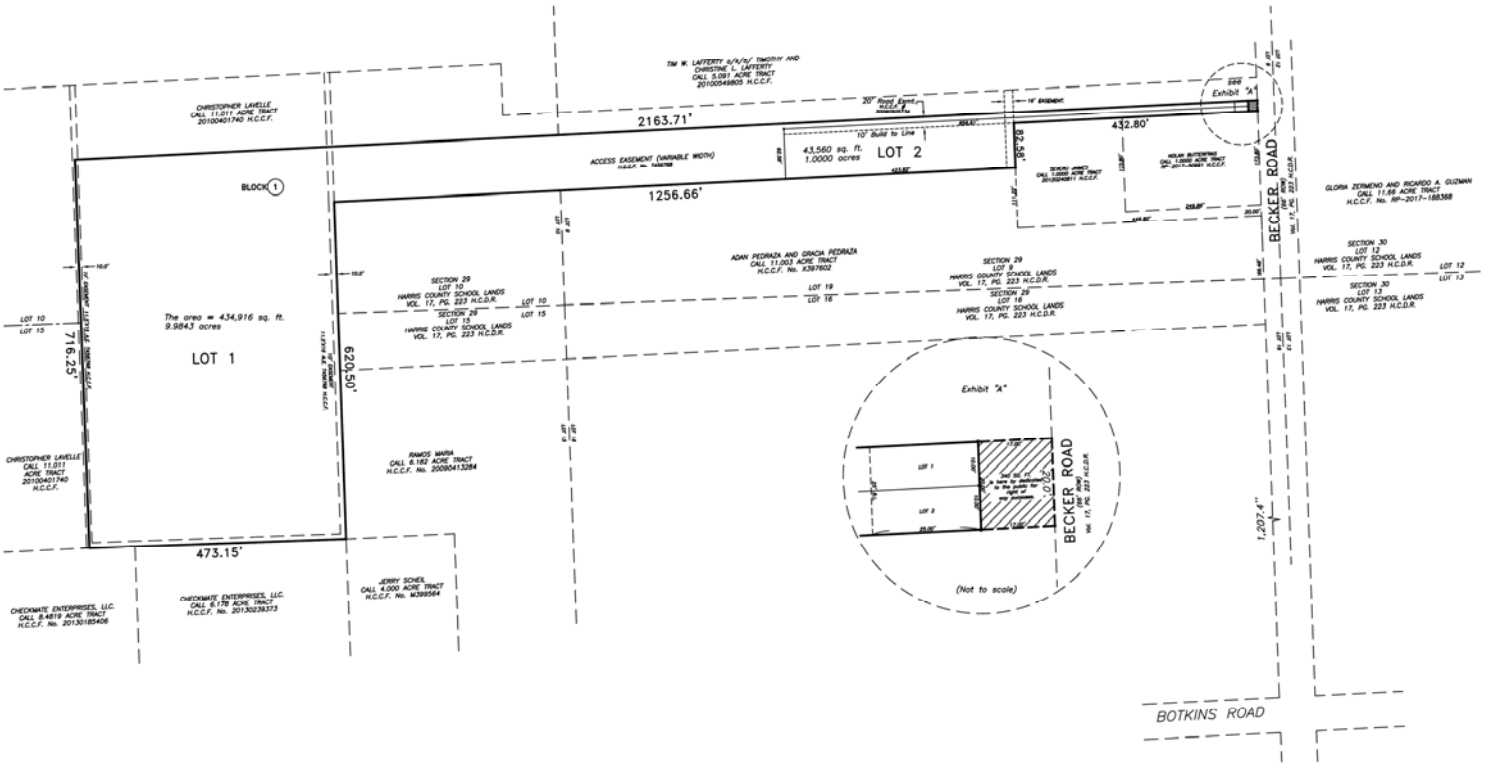
D – Variances **Site Location**

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc



D – Variances

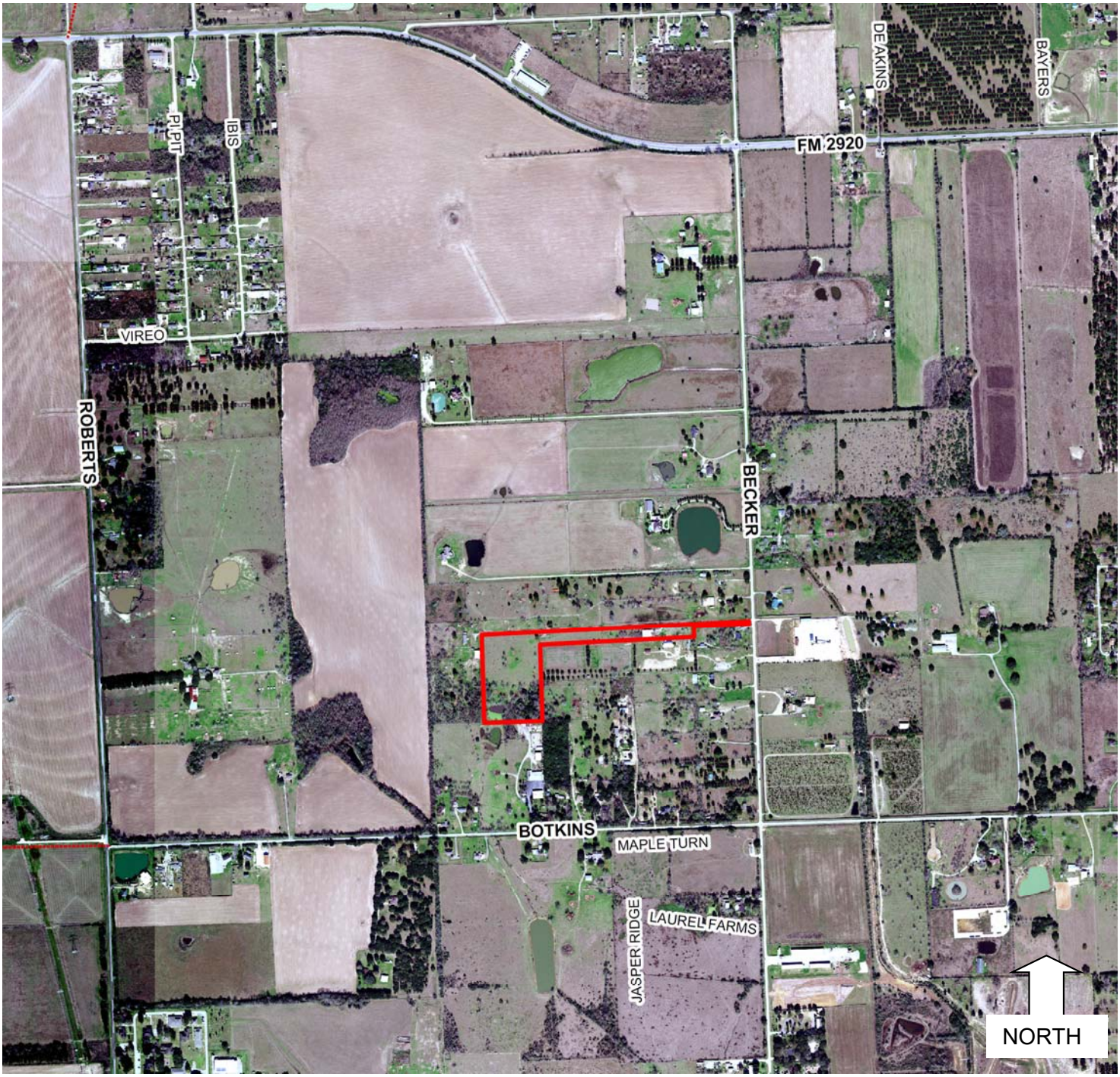
Subdivision

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Becker Enclave

Applicant: PLS Construction Layout, Inc



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1671
Plat Name: Becker Enclave
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 06/27/2022

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

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

To allow for future intersection of local streets at an intersection spacing distance greater than 1400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:

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 applicant proposes to subdivide one 11.0305 acre lot into two flag lots comprised of one 9.9884 acre lot, one 1.0000 acre lot, and 17' of right-of-way dedication along existing Becker Rd in the portion of the City of Houston ETJ known as Hockley, TX. The flag portion of the two lots is 20', lot 2 is 80' wide, and Becker Rd is a major thoroughfare. The subject tract lies approximately 1,400 feet to the north of existing Botkins Rd. There are hundreds of acres of rural unplatted land surrounding this proposed flag lot configuration. The applicant does not own or control any property outside the boundaries of this subdivision plat. Requiring this property owner to bisect the two proposed flag lots by the requirement to dedicate a public street would be contrary to sound public policy. 1) This requirement would result in the random placement of a 50' wide x 100' long paper right-of-way dedication in the middle of nowhere. 2) The proposed dedication would be placed in a location that is inaccessible to the public for right-of-way maintenance. 3) The location of the required dedication is stuated such that it would never intersect with any existing public right-of-way, causing a hardship to the owner including problems with the required right-of-way never being accepted into public inventory, despite the property owner being required to delay the project, hire engineers, and potentially construct public right-of-way in the middle of nowhere.. 4) Because of the exurban location and large lot development pattern, local street circulation would be addressed better by 2600' intersection spacing until a later time far in the future when intensity of development in this location more closely resembles developments in which the 1,400' intersection spacing requirement is typically implemented. 5) Lot 1 in its current configuration as well as in its proposed configuration is approximately 2200' deep, as measured from Becker Rd. Bisecting Lot 1 with the required public street contributes to a perceived policy that large, exurban residential lots are not desired in the City of Houston ETJ.

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

Hockley is a rural, exurban area far outside of the City of Houston corporate boundary, far outside of suburban master planned communities, and even outside of the Highway 99 Grand Parkway. The 11.0305 acre subject site has existed in this configuration for many years as residential farm and ranch land use. All the abutting properties also always have been rural land uses. The proposed Lot 1 will continue in the same landuse and overall configuration as it always has, save and except for roughly the front one acre, which is being used to create proposed Lot 2, which will be single family residential. The dimension of approximately 2200 linear feet along the northern plat boundary abutting Lot 1 has existed in this configuration since at least 2001, prior to the current owners having the property. The requirement to bisect Lot 1 with a street to nowhere results from a hardship that lies in the physical characteristic of the land being a deep, large, rural lot. This hardship was not created or imposed by the applicant.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any additional impact to the area traffic circulation. The subject site lies in a rural, exurban area with very large plots of land. Strict adherence to the 1400' intersection spacing requirement would not meet the intent and general purpose of this chapter, as the frequency of public streets in this location would be excessive and would bisect existing land uses.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing community, and the net two (2) proposed single family lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would be contrary to sound public policy. Moreover, the imposition bisecting the subject site with a public street would deprive the applicant reasonable use of the land. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained.

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: BESL Properties

Applicant: Owens Management Systems, LLC



D – Variances

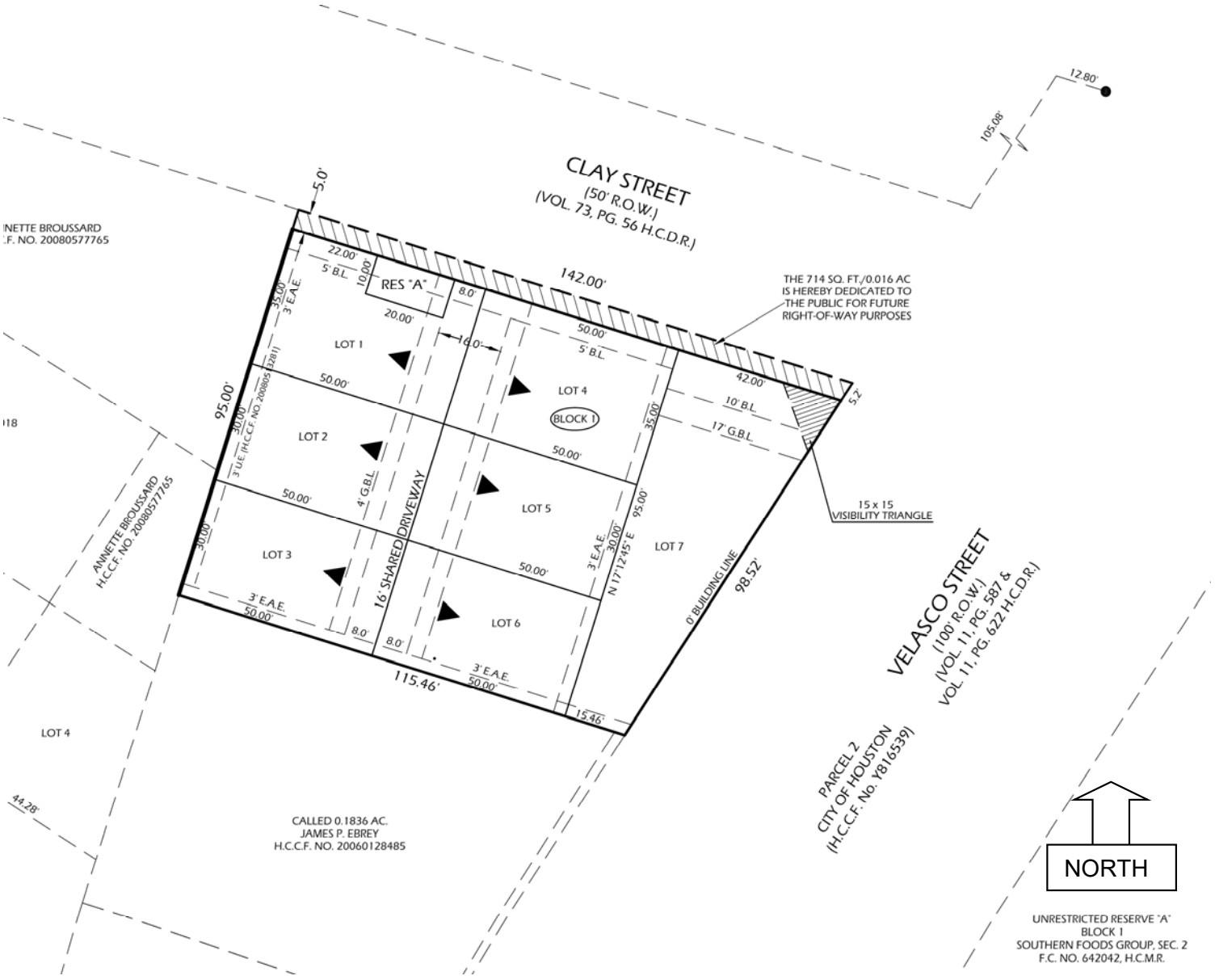
Site Location

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: BESL Properties

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: BESL Properties

Applicant: Owens Management Systems, LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1524
Plat Name: BESL Properties
Applicant: Owens Management Systems, LLC
Date Submitted: 06/13/2022

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

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

A variance is sought for a zero-building line along Velasco Street, the east plat boundary.

Chapter 42 Section: 42-150

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 article. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b)The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this division. Local Streets - Single-family 10 feet, Principal Structure, 17 feet, Garage or Carport Facing Street,20 feet Front, 10 feet Side and Back, if adjacent to local street

Statement of Facts

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

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

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

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

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

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

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

June 16, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: BESL Properties
REFERENCE NUMBER: 2022-1524

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

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' Building line, instead of the required 10' building line, along Velasco Street, a local street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 Kevin Kolb with Owens Management Systems, LLC at 713-643-6333. 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)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

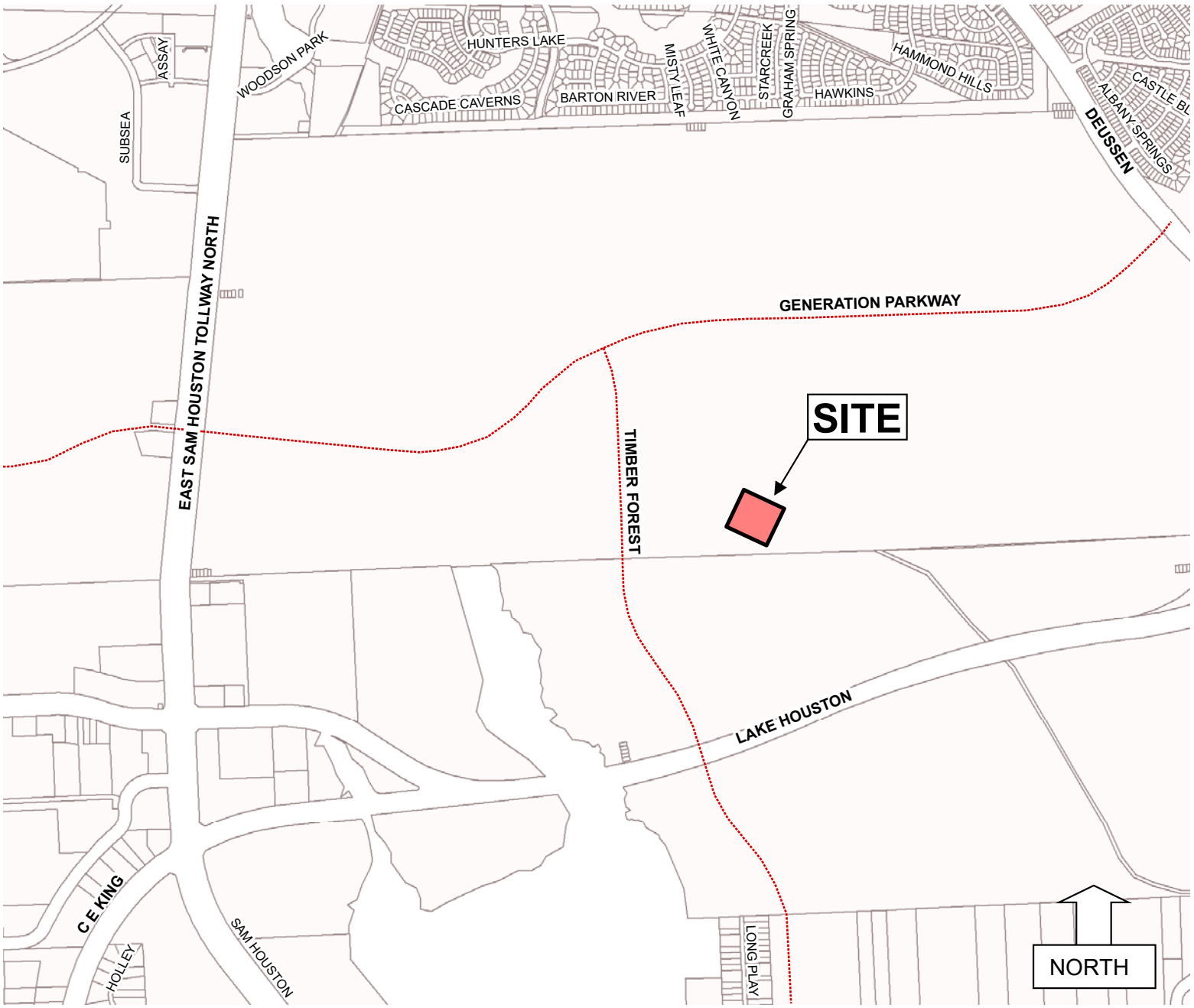
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant

Applicant: IDS Engineering Group



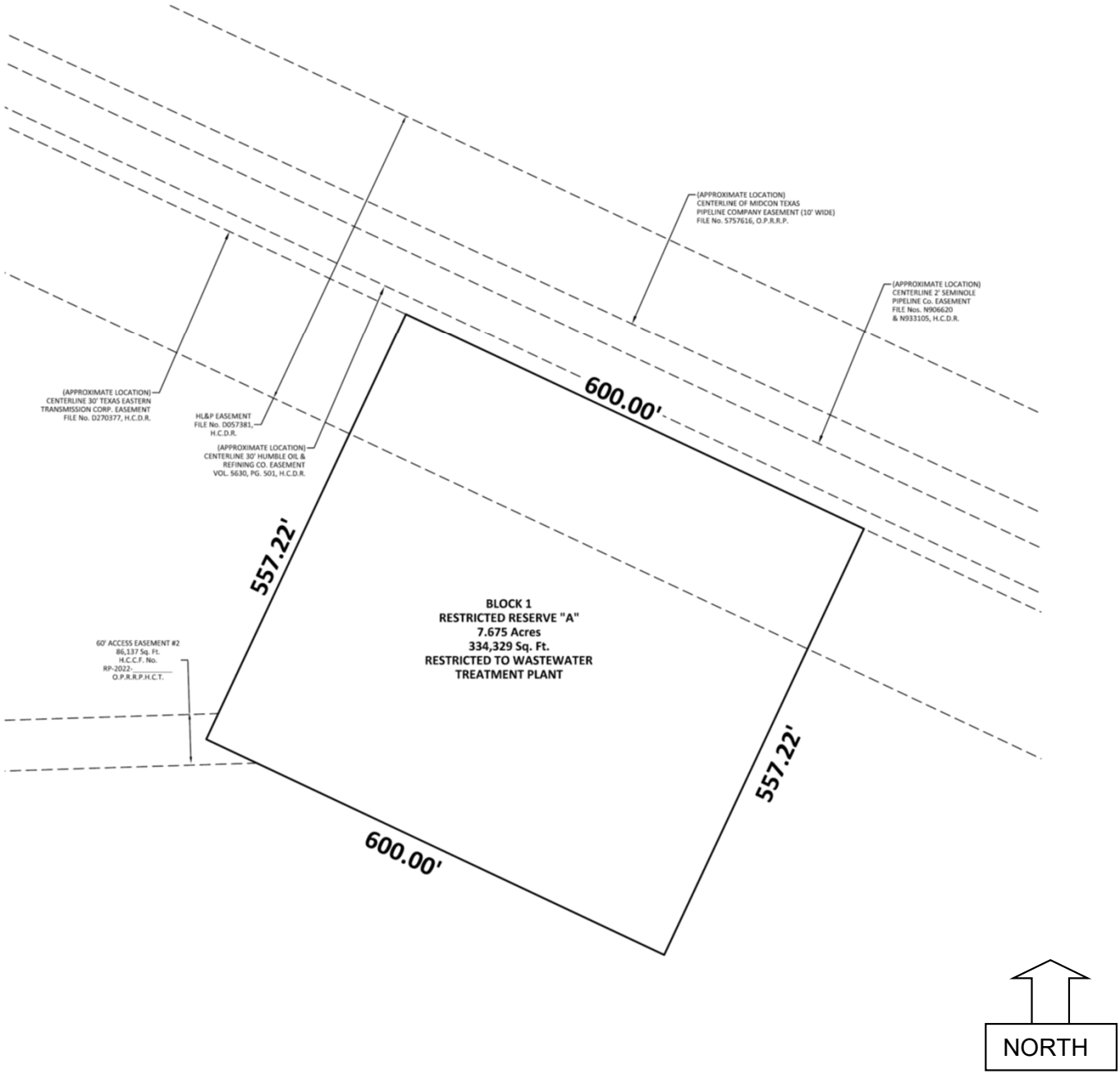
D – Variances **Site Location**

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant

Applicant: IDS Engineering Group



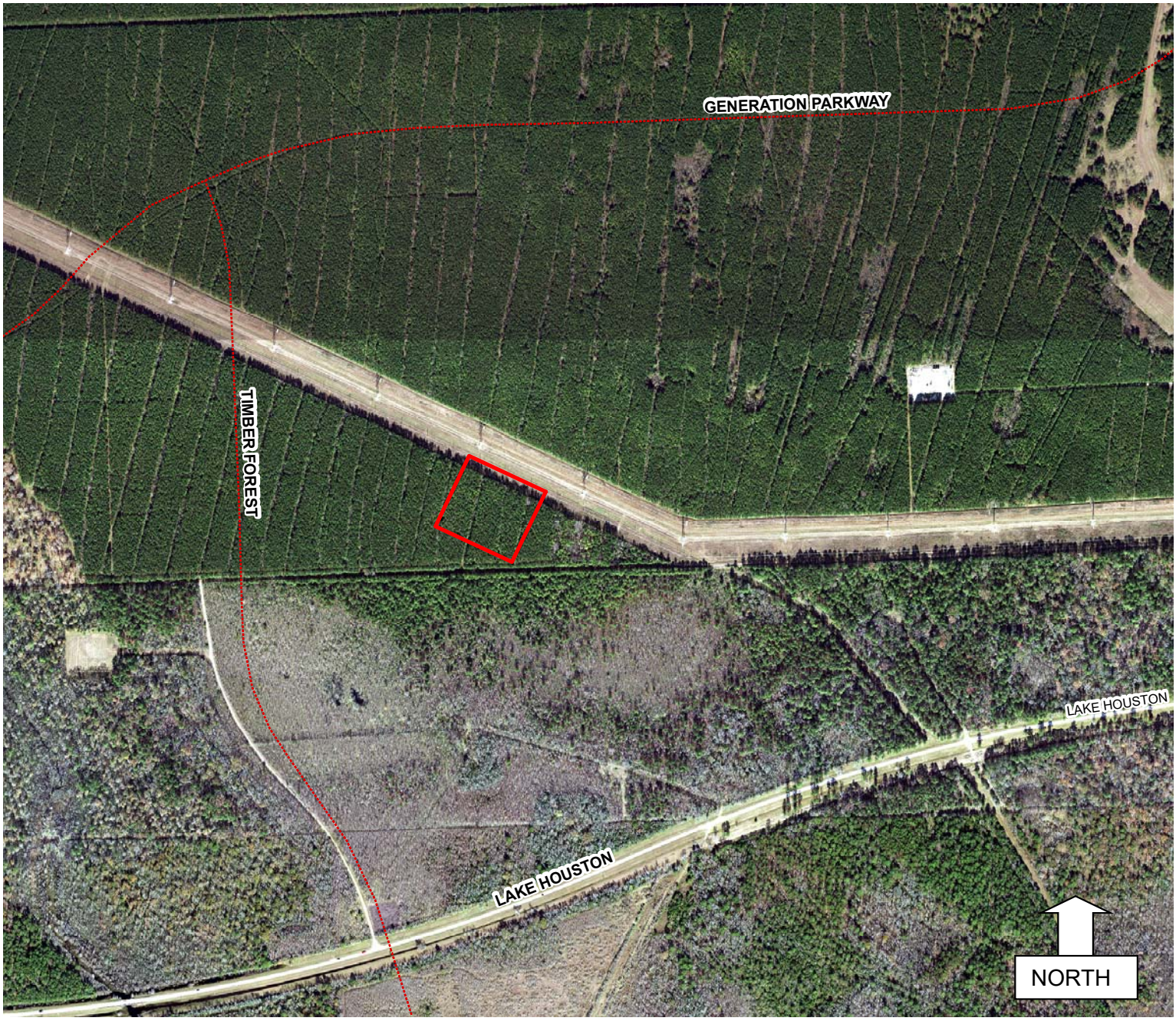
D – Variances Subdivision

Houston Planning Commission ITEM: 156

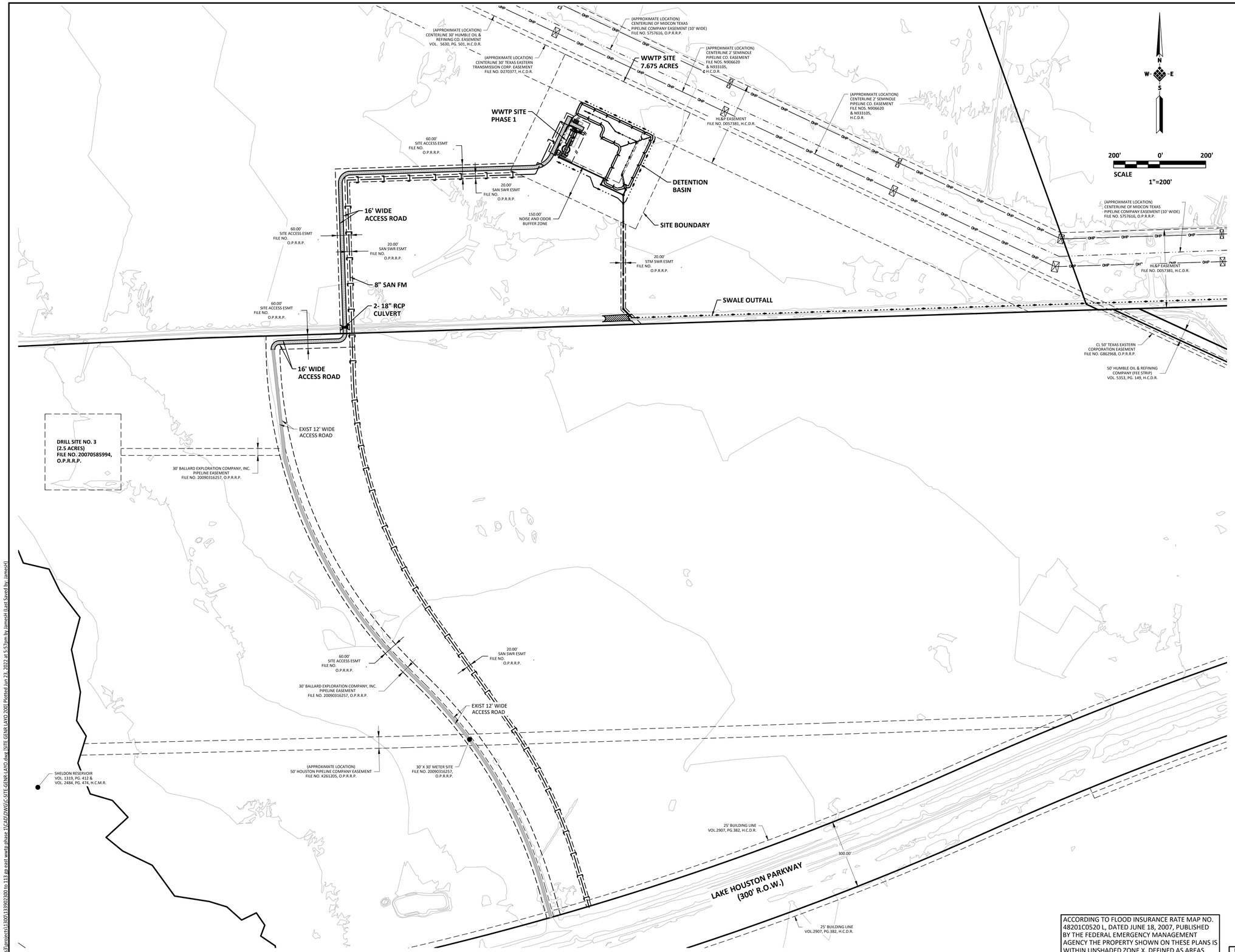
Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Generation Park East Wastewater Treatment Plant

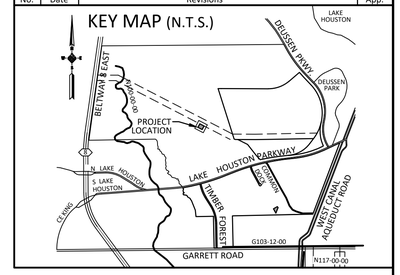
Applicant: IDS Engineering Group



D – Variances Aerial



KEY MAP (N.T.S.)



No.	Date	Revisions	App.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KAMERON H. PUGH, P.E. 133249 ON 06/13/22, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

GENERATION PARK
A McCord Development Property

IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

APPROVED BY: KHP		DATE:	JUNE 2022
DESIGNED BY: ENW	DRAWN BY: WJH	JOB NO.	1339-023-00

GENERATION PARK MANAGEMENT DISTRICT EAST WASTEWATER TREATMENT PLANT PHASE 1

SITE OVERALL LAYOUT SHT 1

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

WATER	STORM WATER QUALITY
WASTE WATER	FACILITIES
STORM WATER	TRAFFIC & TRANSPORTATION/ STREET & BRIDGE

FILE NO:	HORZ : 1"=200' VERT : N/A
SHEET NO. 7 OF 00	DRAWING SCALE

FOR CITY OF HOUSTON USE ONLY

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48201C0520 L, DATED JUNE 18, 2007, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THE PROPERTY SHOWN ON THESE PLANS IS WITHIN UNSHADED ZONE X, DEFINED AS AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN.

DWG. NO.
C-1

IDS Drawing No. _____

\\Ouo\43\projects\1320\133902300 to 113 gp east wwtp phase 1\CAD\DWG\C-SITE-GENR-LAYO.dwg, (SITE GENR LAYO 200) Plotted Jun 23, 2022 at 5:57pm by Jamesh (Last Saved by: Jamesh)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1653
Plat Name: Generation Park East Wastewater Treatment Plant
Applicant: IDS Engineering Group
Date Submitted: 06/27/2022

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

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

The proposed Generation Park East Wastewater Plant is located in Generation Park East, a development in the Harris County ETJ, east of Beltway 8 and north of North Lake Houston Parkway. Generation Park East will be served by the Generation Park Management District and the District is platting the treatment plant site to provide service to the entire development. The site was deeded to the district in 2016. A general plan has not yet been submitted for GP East, but the centrally located treatment plant will serve Generation Park South as well. Generation Park South is located along the south side of North Lake Houston Parkway and a General Plan (GP) has been submitted and approved. Both developments are intended for mid to large-scale industrial/warehouse use and the developer is preparing various parcels for marketing. In order to attract buyers, utility service must be available. The site does not have 60' of public right of way frontage per the requirement in Chapter 42-190. We are proposing a reserve restricted to wastewater plant use and requesting a variance from the requirement for 60 feet of frontage on a public right of way, instead providing access and frontage for the site via a 60-foot access easement as opposed to a public right-of-way or public access easement. Access to the site will be provided by an existing 12' wide access road for approximately half of the length of the easement. A 12' wide all-weather access road is proposed as required by the Texas Commission on Environmental Quality (TCEQ) for the remainder of the length. The access easement and road will provide the required access to a public street, North Lake Houston Parkway

Chapter 42 Section: 42-190c

Chapter 42 Reference:

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

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;

Generation Park Management District has determined that this location is the best one to serve both the public and the District because the location at the center of the ultimate development allows for maximum efficiency of the wastewater system, providing the shortest possible sanitary sewer lines to the treatment site. Ultimately all areas will be incorporated into a general plan and sites will be platted as development proceeds. The interim pre-development condition does not allow for dedication of a public right-of-way directly adjacent to the treatment plant site because it is uncertain how parcels will be allocated. The dedication of public right-of-way in advance of individual site development would be impractical in that it limits the developer's flexibility in the configuration of sales parcels.

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

The circumstances supporting the granting of the variance are based on the necessity and ability to provide utility infrastructure in advance of individual site development. The variance being requested is to allow the proposed

wastewater treatment plant to have access from a recorded access easement. The access easement will allow for an all-weather road for the construction of the utility sites. These conditions are necessary for development to move forward and are not imposed by the applicant.

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

The access easement provides the facility with access to a public street, and The proposed access easement is 60 feet wide which meets the minimum street or shared driveway width in table 42-190c of the Code of Ordinances.

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

The proposed access easement connects to North Lake Houston Parkway. This will allow for safe, adequate ingress and egress to this area until public rights-of-way are platted. The access easement will not carry public through traffic and will not be injurious to the public health, safety, or welfare. Access to the site will be limited by a pipe gate at the end of the existing access road which connects to North Lake Houston Parkway.

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

The justification for the granting of the variance is to provide access for utility sites that are needed in order for the remainder of the site to develop.

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/07/22**

Subdivision Name: Generation Park South Water Plant no 1

Applicant: DS Engineering Group



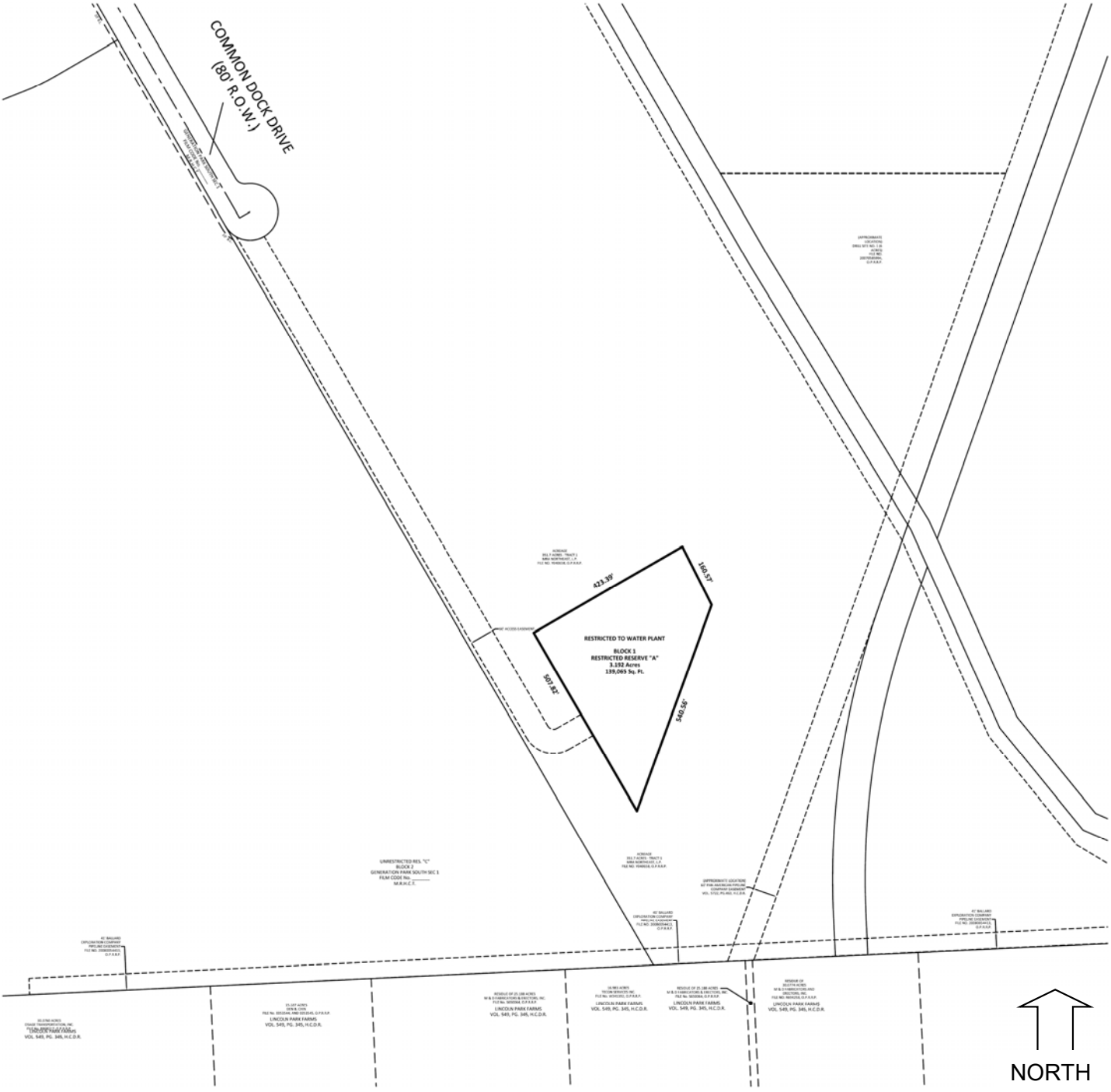
D – Variances Site Location

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/07/22**

Subdivision Name: Generation Park South Water Plant no 1

Applicant: DS Engineering Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/07/22**

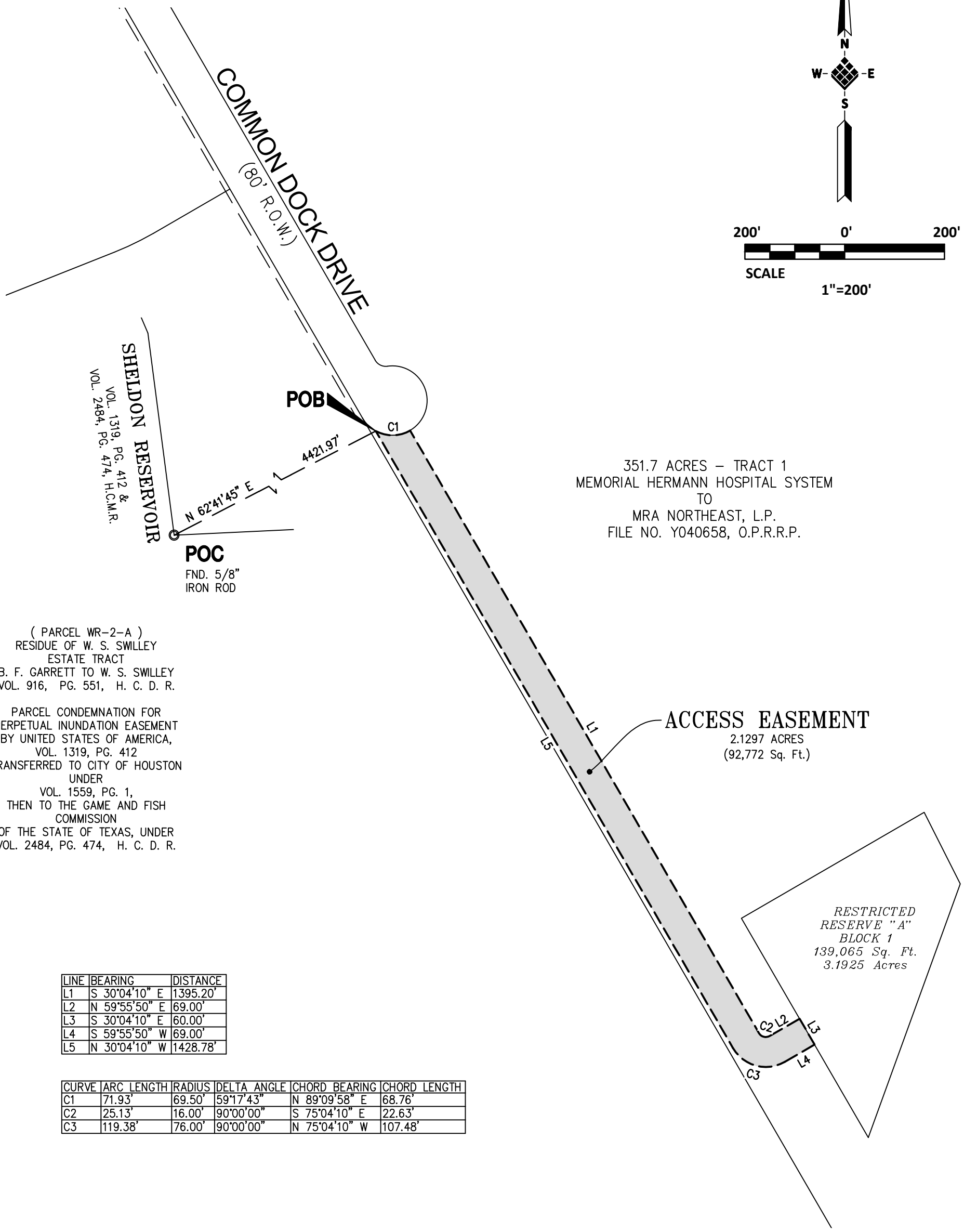
Subdivision Name: Generation Park South Water Plant no 1

Applicant: DS Engineering Group



D – Variances **Aerial**

VICTOR BLANCO SURVEY, A-2



(PARCEL WR-2-A)
RESIDUE OF W. S. SWILLEY
ESTATE TRACT
B. F. GARRETT TO W. S. SWILLEY
VOL. 916, PG. 551, H. C. D. R.

PARCEL CONDEMNATION FOR
PERPETUAL INUNDATION EASEMENT
BY UNITED STATES OF AMERICA,
VOL. 1319, PG. 412
TRANSFERRED TO CITY OF HOUSTON
UNDER
VOL. 1559, PG. 1,
THEN TO THE GAME AND FISH
COMMISSION
OF THE STATE OF TEXAS, UNDER
VOL. 2484, PG. 474, H. C. D. R.

LINE	BEARING	DISTANCE
L1	S 30°04'10" E	1395.20'
L2	N 59°55'50" E	69.00'
L3	S 30°04'10" E	60.00'
L4	S 59°55'50" W	69.00'
L5	N 30°04'10" W	1428.78'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.93'	69.50'	59°17'43"	N 89°09'58" E	68.76'
C2	25.13'	16.00'	90°00'00"	S 75°04'10" E	22.63'
C3	119.38'	76.00'	90°00'00"	N 75°04'10" W	107.48'

SYMBOL LEGEND

O FOUND MONUMENT

ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A LEGAL DESCRIPTION PREPARED BY IDS ENGINEERING GROUP OF THE SAME CERTIFICATION DATE

IDS Engineering Group
13430 NW. Freeway,
Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

ACCESS EASEMENT EXHIBIT

2.1297 ACRES (92,772 SQUARE FEET) IN THE VICTOR BLANCO SURVEY, A-2 HARRIS COUNTY, TEXAS

DRAWN: CMG	ORIGINAL ISSUE DATE 06/20/22	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: MLS	JOB NO.: 1339-024-04-560	

V:\JOBS\1300\1339-024-04 Generation Park East\Task 560 Esmts\Work In Progress\ACCESS ESMT.dwg-11X17 Plotted Jun 22, 2022 at 12:33pm by CGoolsby | Last Saved by: CGoolsby

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1675
Plat Name: Generation Park South Water Plant no 1
Applicant: IDS Engineering Group
Date Submitted: 06/27/2022

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

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

The proposed Generation Park South Water Plant No. 1 is located in the Generation Park South General Plan (GP), a development in the Harris County ETJ, east of Beltway 8 and south of North Lake Houston Parkway. The development is intended for mid to large-scale industrial/warehouse use and the developer is preparing various parcels for marketing. In order to attract buyers, utility service must be available. The water plant site does not have 60' of public right of way frontage per the requirement in Chapter 42-190. We are proposing a reserve restricted to water plant use and requesting a variance from the requirement for 60 feet of frontage on a public right of way, instead providing access and frontage for the site via a 60-foot access easement as opposed to a public right-of-way or public access easement. A 12' wide all-weather access road is proposed as required by the Texas Commission on Environmental Quality (TCEQ).

Chapter 42 Section: 42-190c

Chapter 42 Reference:

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

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 access easement and road have been located at the terminal end of the proposed 80' wide street R.O.W., "Common Dock Drive" in the Generation Park South Sec 1 plat to give access to the water plant. Access will be limited by a proposed pipe gate at the end of a concrete drive which connects to the cul-de-sac of the proposed roadway. At this time, lot configuration and development plans east of the Generation Park South Sec 1 plat boundary are unknown and will be included in a future plat(s); however, this water plant site is required to provide service to the developments in the Generation Park South Sec 1 plat. When the areas east of the Generation Park South Sec 1 plat boundary are platted the proposed access easement will either be dedicated as R.O.W. for an extension of Common Dock Drive or as a type 1 permanent access easement.

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

Generation Park Management District has determined that this location is the best one to serve both the public and the District. The location allows for direct service to the one large tract currently under development. The extension of the public roadway further south is not necessary for access to the adjacent future development tracts and this is reflected in the street pattern of the GP. Another 80' R.O.W. is proposed on the General Plan which will provide the additional access to future development when it is needed.

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

The access easement will give access to the public right-of-way without conflicting with the street pattern of the GP, as it extends along the same alignment as the proposed roadway, allowing the District to access the site for operations, maintenance, and inspection. Within the access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). The proposed access easement is 60 feet wide which meets the City of Houston site access requirements in the Groundwater Plant Design Guidelines as well as the minimum street or shared driveway width in table 42-190c of the Code of Ordinances.

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

The proposed access easement connects to the proposed street "Common Dock Drive", a street platted in the Generation Park South Sec 1 plat which gives access to North Lake Houston Parkway (The final plat is under review at this time). This will allow for adequate ingress and egress to this area. The access easement will not carry public through traffic and will not be injurious to the public health, safety, or welfare.

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

The justification for the granting of the variance is to provide access to the water plant site, which is needed for the development of the remainder of the tracts within the GP.

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Groves at Springwood (DEF 1)

Applicant: Core



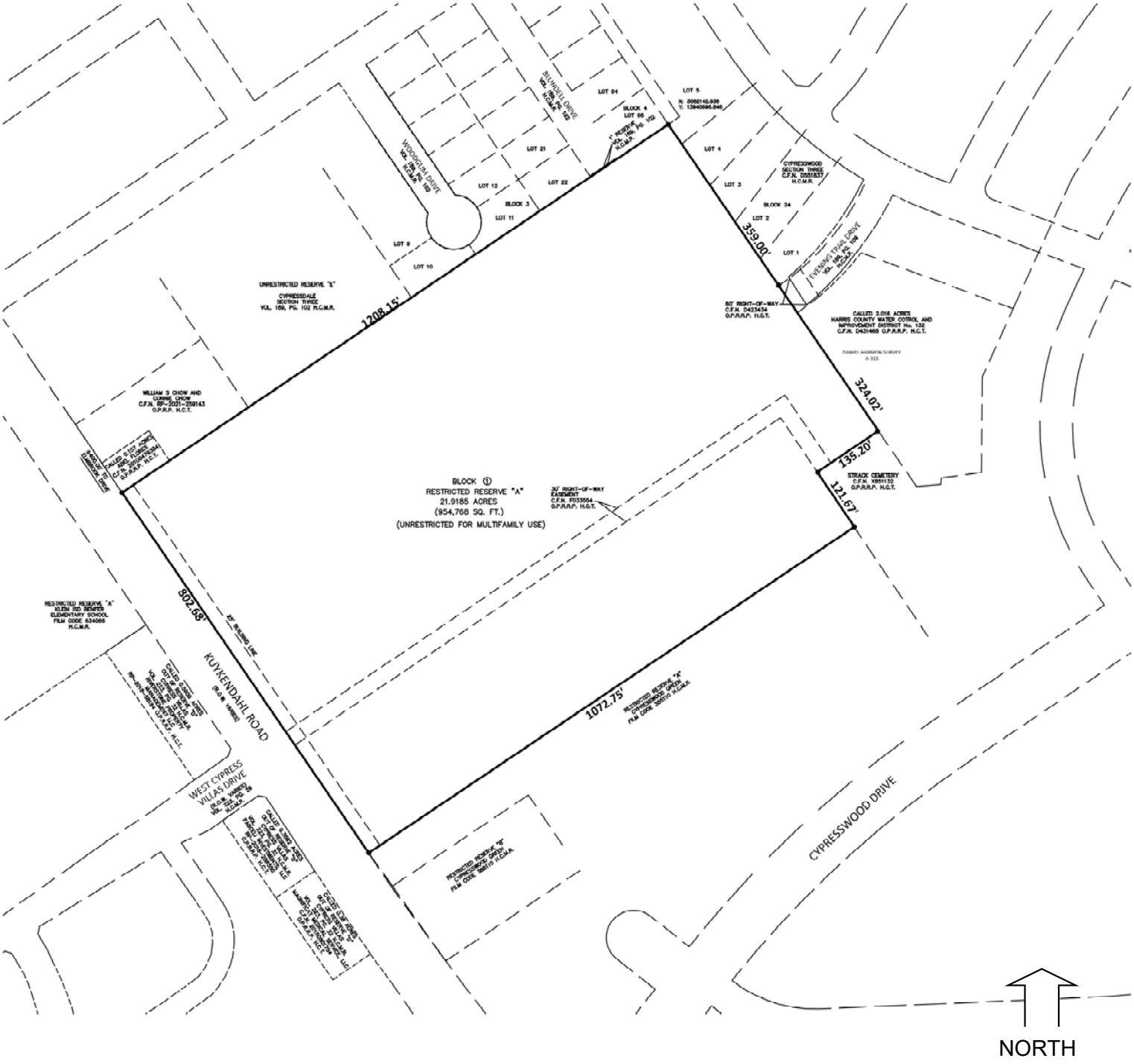
D – Variances Site Location

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Groves at Springwood (DEF 1)

Applicant: Core



D – Variances Subdivision

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 07/07/2022**

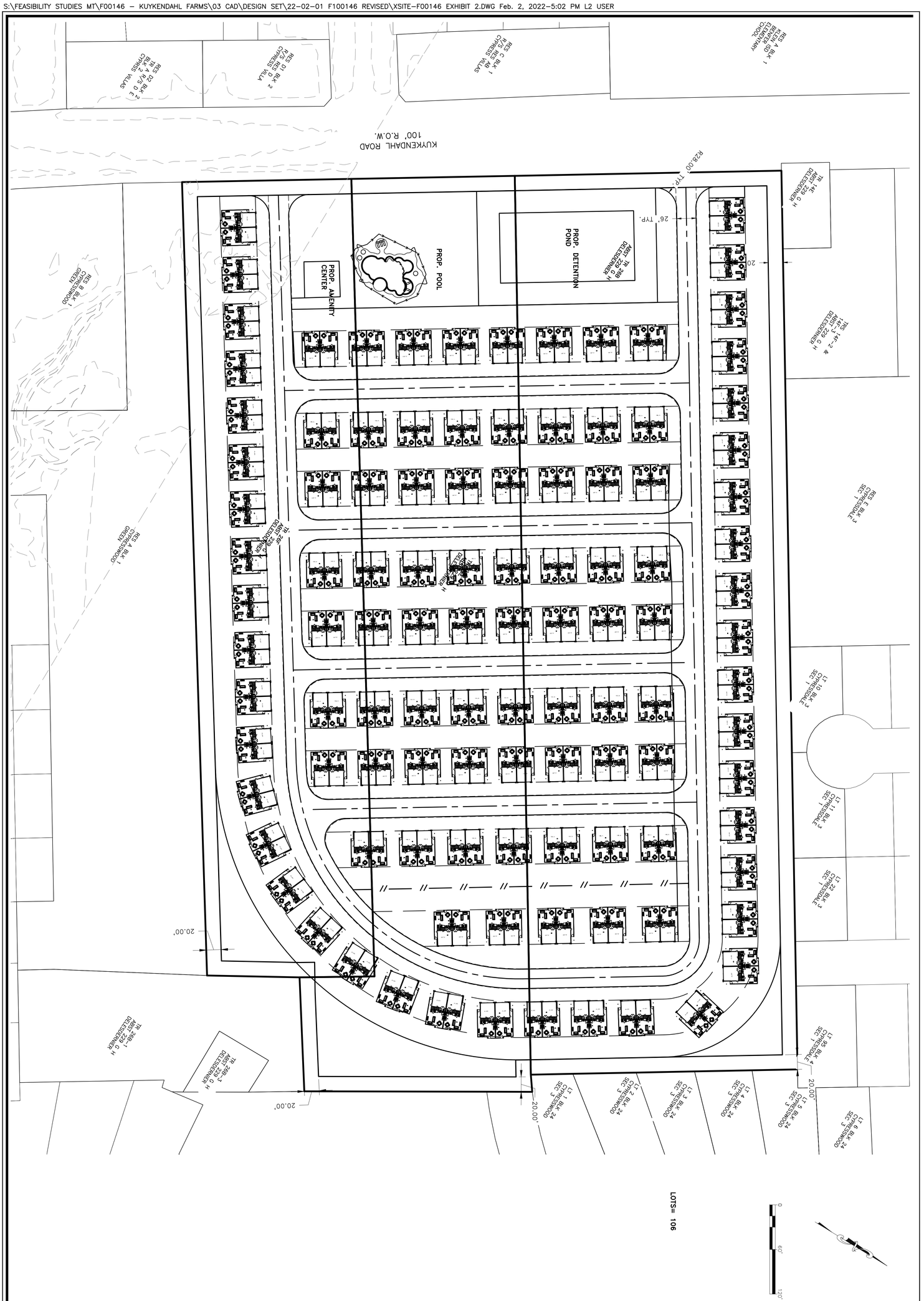
Subdivision Name: Groves at Springwood (DEF 1)

Applicant: Core



D – Variances Aerial

S:\FEASIBILITY STUDIES MT\F00146 – KUYKENDAHL FARMS\03 CAD\DESIGN SET\22-02-01 F100146 REVISED\XSITE-F00146 EXHIBIT 2.DWG Feb. 2, 2022-5:02 PM L2 USER



KUYKENDAHL FARMS

PRELIMINARY SITE PLAN

DATE 01/25/2022

PROJECT
DRAWING INFORMATION
F00146 TDLR
DRAWN MLE CHECKED XX
SCALE 1" = 60' (24x36) 1" = 120' (11x17)
SHEET 01

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF:
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #137858
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
3307 W. JAMES STREET, #200
MCKINNEY, TEXAS 75069
OFFICE: 972.547.7820

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1205
Plat Name: Groves at Springwood
Applicant: Core
Date Submitted: 05/13/2022

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

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

Specific variance is being sought and extent of condition is not to extend Blundell Drive (Local Street) and Evening Trail (Local Street) through the subject tract and leave as a dead end street.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Chapter 42 Reference: (42-134) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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;

Creating an east/west street connecting to Blundell Drive and Evening Trail would increase traffic flow affecting the public health, safety or welfare of Cypressdale Section One and Cypresswood Section three. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site to be used as a Multifamily tract. Intent of the plat is to create duplex units to which will add traffic flow to any existing public streets. Strict application of this chapter is not possible due to the existence of unusual physical characteristics, which affect the property, namely the existing development surrounding the Northern and Eastern boundaries. The granting of the variance would not be injurious to the public health, safety or welfare of the community.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. South adjoining properties did not dedicate any north/south street and Stub Street for future east/west is located within a low density residential development

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending west or south from the subject tract would have to go through existing residential lots creating compatibility issues.

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

Granting of the variance will not be injurious to the public health, safety, or welfare.

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

The circumstances supporting the granting of the variance are based on the existing development surrounding the tract

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Heritage Plaza (DEF 1)

Applicant: Owens Management Systems, LLC



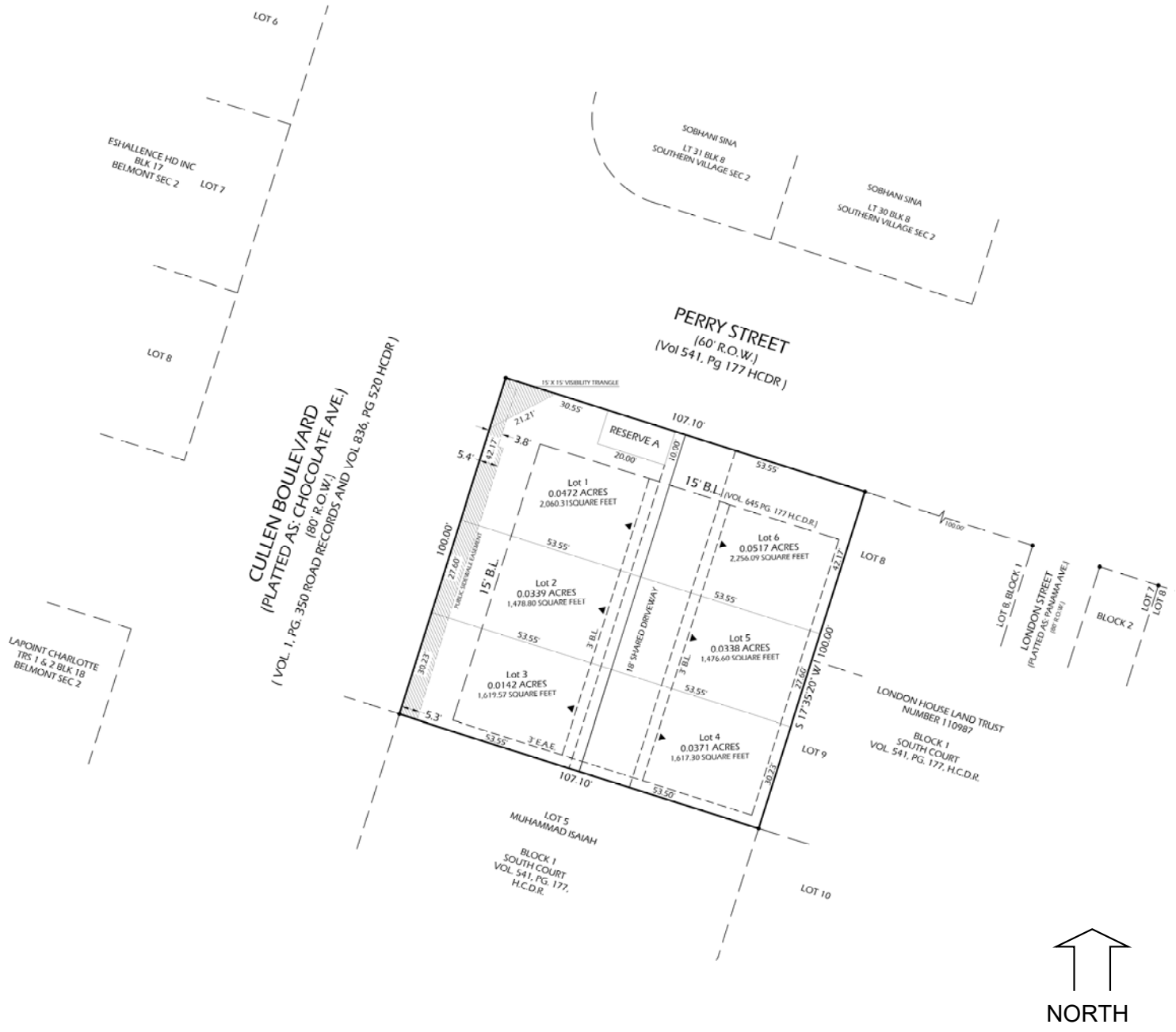
D – Variances Site Location

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Heritage Plaza (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 159

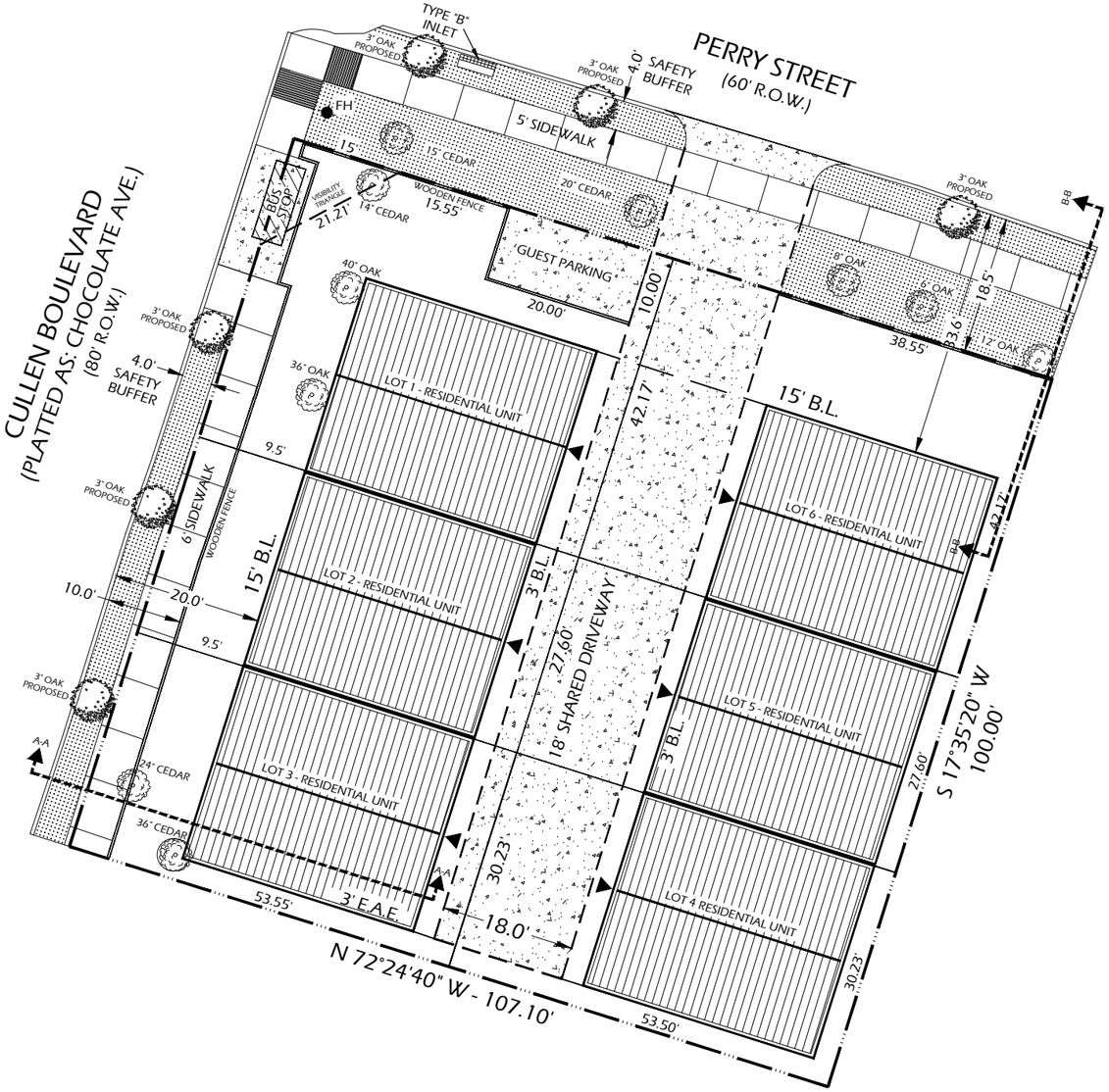
Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Heritage Plaza (DEF 1)

Applicant: Owens Management Systems, LLC



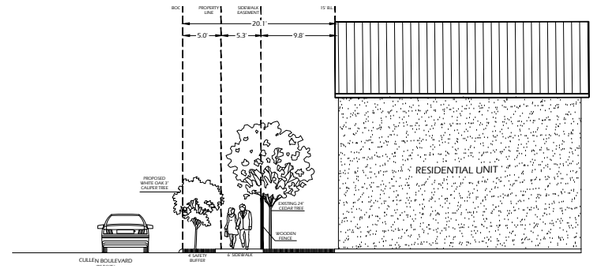
D – Variances Aerial



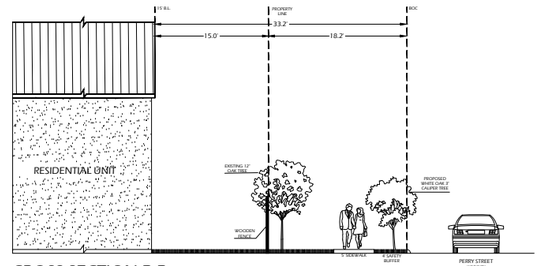


SCALE:
1"=20'

0 10 20 40



CROSS SECTION A-A



CROSS SECTION B-B

HERITAGE PLAZA SITE PLAN AND CROSS SECTIONS

6 LOTS, 1 RESERVE 1 BLOCK

DATE: MAY, 2022 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1401
Plat Name: Heritage Plaza
Applicant: Owens Management Systems, LLC
Date Submitted: 05/31/2022

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

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

Specific Variance is being sought and extent of variance: To allow a reduced building line of 15 feet instead of the required 25 feet along Cullen Boulevard.

Chapter 42 Section: 42-150

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

The site is located within the city limits. The purpose of the replat is to create six lots, one guest parking reserve and an 18 feet shared driveway. The site is a corner lot out of South Court Addition recorded in 1923. The site has access to two streets. Cullen Boulevard, a major thoroughfare, and Perry Street, a local street. Chapter 42 requires a 25 feet setback along major thoroughfares and 5 feet setback along local streets for shared driveway developments. However, the site has a building line restriction along Perry Street (local street) per Vol 645, Pg. 177 HCDR that requires a 15 feet setback. Cullen Boulevard previously recorded as Chocolate Street was reclassify from a local street to a major thoroughfare in 1955. This reclassification changed the requirement from 5 feet building line to 25 feet building line. The proposed distance from back of curb (BOC) to the proposed structures along Cullen Boulevard will be approximately 20 feet and 33 feet along Perry Street. Pedestrian upgrades will be provided along both streets. A 4 feet safety buffer and 6 feet sidewalk with 3-inch caliper trees are being proposed along Cullen Boulevard. A public sidewalk easement will be provided to accommodate the proposed sidewalk and leave enough room for the proposed 4 feet safety buffer. The pedestrian realm along Perry Street will also be upgraded with a 4 feet safety buffer, 5 feet sidewalk and 3-inch caliper trees. The existing Curb cut along Cullen Boulevard is planned to be removed to improve the pedestrian realm as proposed on the site plan. Allowing a reduced building line of 15 feet along Cullen Boulevard instead of the required 25 feet will compensate for the restricted 15 feet building line along Perry Street and will allow a shared driveway development that enhance the pedestrian realm on both streets by reducing the number of

curb cuts and providing enough space for pedestrian improvements in comparison to a front loader development that will create more curb cuts and no pedestrian improvements on the site. The owner is planning to preserve the existing Oak and Cedar trees that are inside and outside of the property along Cullen Boulevard and Perry Street pending Urban Forester evaluation.

(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;

Cullen Boulevard, an 80 feet right of way (ROW) previously platted as Chocolate Street was platted as a local street and reclassified to a major thoroughfare in 1955. This changed the building line requirement from 5 feet to 25 feet. Perry Street, a local street, has a building line requirement by chapter 42 for shared driveways of 5 feet. However, a restriction per Vol 645, Pg. 177 HCDR requires 15 feet building line. The distance from the back of curb to the proposed structures along Cullen Boulevard will be approximately 20 feet and 33 feet along Perry Street. Providing a reduced building line of 15 feet along Cullen Boulevard will compensate for the restricted building line requirement along Perry Street and will provide enough space to improve the pedestrian realm along Cullen Boulevard by providing a safety buffer with trees and a wider sidewalk to create a safer space for pedestrians walking through or utilizing the bus stop at the corner of Cullen Blvd. and Perry Street.

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

Cullen boulevard is an 80 feet ROW two-way street with a median that helps mitigate vehicular speed. The site has a bus stop at the corner of Cullen Boulevard and Perry Street which also helps mitigate speed along Cullen Boulevard due to the buses stopping at that location. Strict application of the ordinance requires 25 feet building line setback along Cullen Boulevard. The proposed site has an approximate distance of 20 feet from the BOC to the proposed structures along Cullen Boulevard. Providing a 15 feet building line in combination with the proposed pedestrian realm will maintain and preserved the intent and general purpose of this chapter to create a safe environment for pedestrians, residents and drivers.

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

A shared driveway development is being proposed instead of a front loader development to reduce the number of curb cuts and to enhance the pedestrian realm along Cullen Boulevard and Perry Street. The development is taking access from Perry Street, a local street, to eliminate the existing curb cut along Cullen Boulevard and to avoid having a vehicular conflict with pedestrians walking through or to the bus stop at the corner of Cullen Boulevard and Perry Street. Also, to avoid a direct exit from the shared driveway to the major thoroughfare Cullen Boulevard. As part of the shared driveway development, the pedestrian realm along Cullen Boulevard and Perry Street is proposed to be upgraded with safety buffers, three-inch caliper trees and new sidewalks. Six feet sidewalk along Cullen Boulevard and five feet sidewalk along Perry Street. This will provide a safe environment for people walking along both streets and will help mitigate vehicular speed along Cullen Boulevard. The site will be fenced along the perimeter of the property with no vehicular access to Cullen. Allowing a reduced building line of 15 feet along Cullen Boulevard will not be injurious to the public health, safety or welfare.

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

A shared driveway development is being proposed instead of a front loader development to reduce the number of curb cuts along Cullen Boulevard and Perry Street and to provide a better pedestrian realm along both streets. For pedestrian upgrades a 4 feet safety buffer and 6 feet sidewalk with 3-inch caliper trees are being proposed along Cullen Boulevard. A public sidewalk easement will be provided to accommodate the proposed sidewalk and leave enough room for the propose safety buffer along Cullen Boulevard. The pedestrian realm along Perry Street will also be upgraded with a 4 feet safety buffer, 5 feet sidewalk and 3-inch caliper trees. The development is taking access from Perry Street, a local street, to eliminate the existing curb cut along Cullen Boulevard to avoid a vehicular conflict with pedestrians walking through or to the bus stop at the corner of Cullen Boulevard and Perry Street. The owner is planning to preserve the existing Oak and Cedar trees that are inside and outside the property along Cullen Boulevard and Perry Street with different calipers that ranges between 6 to 40 inches.

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

June 16, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Heritage Plaza
REFERENCE NUMBER: 2022-1401

Dear Property Owner:

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

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line along Cullen as opposed to the required 25'. 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, June 23, 2022, 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 Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

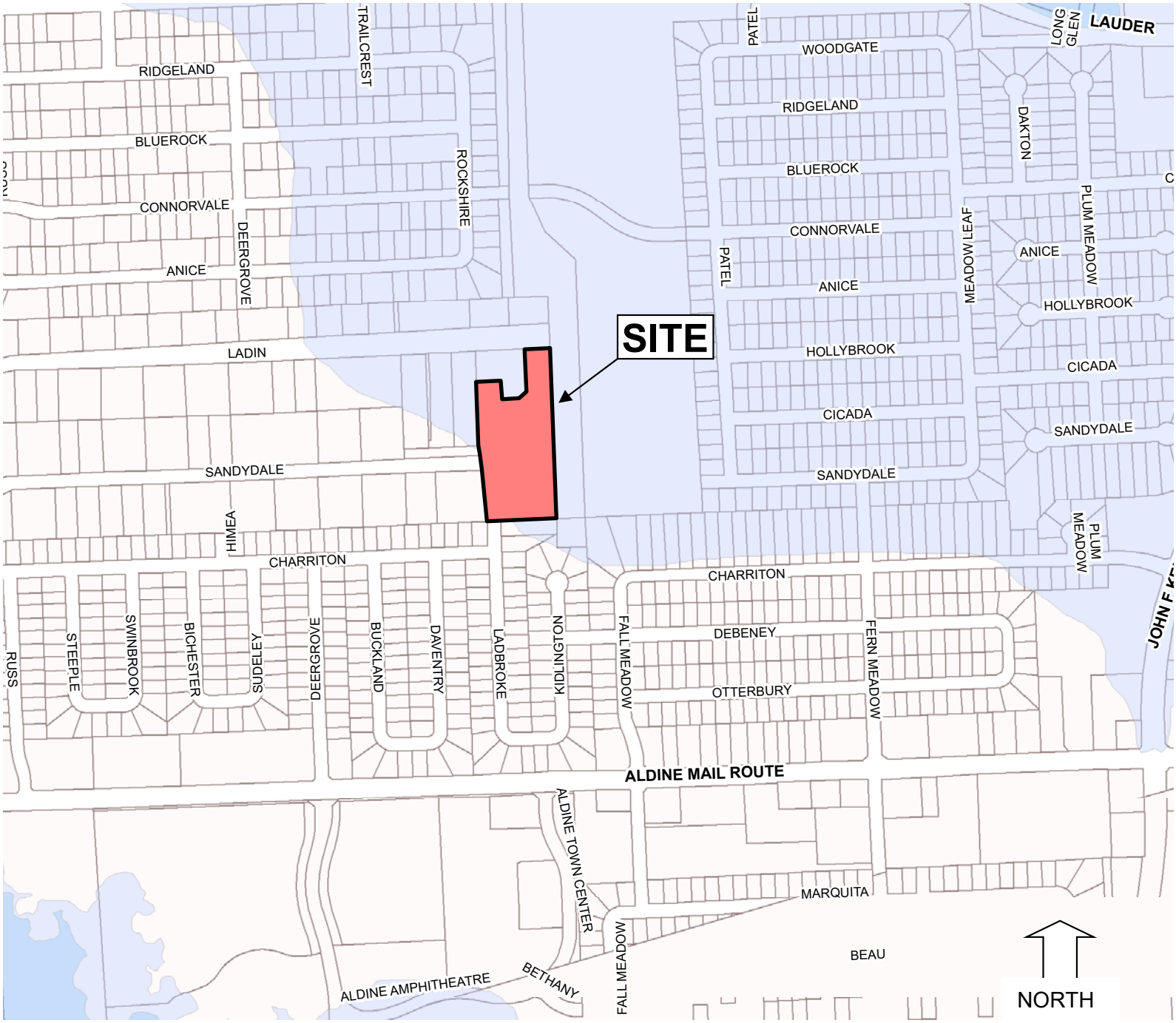
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 2)

Applicant: McKim and Creed



D – Variances

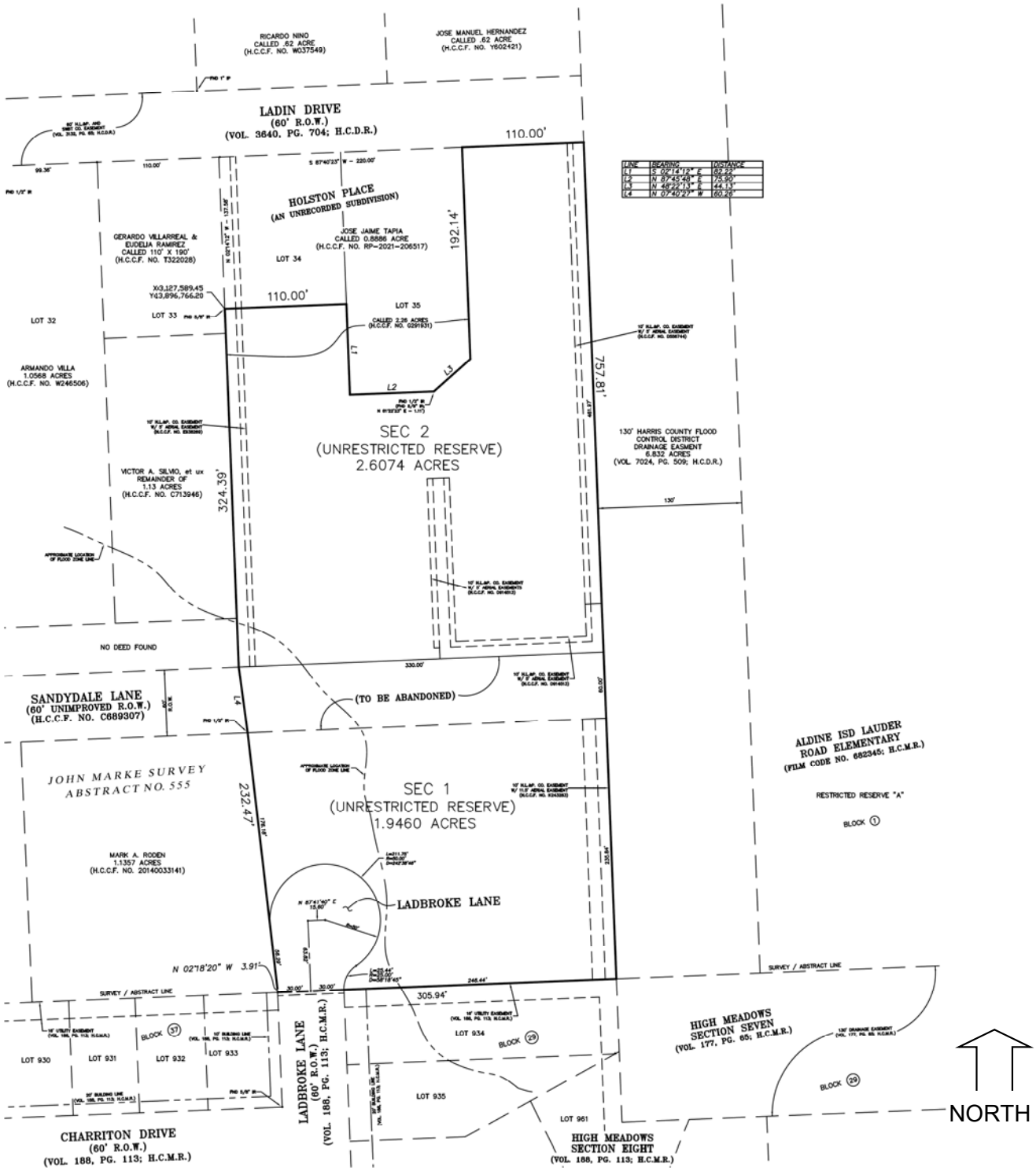
Site Location

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 2)

Applicant: McKim and Creed



D – Variances **Subdivision**

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 07/07/2022**

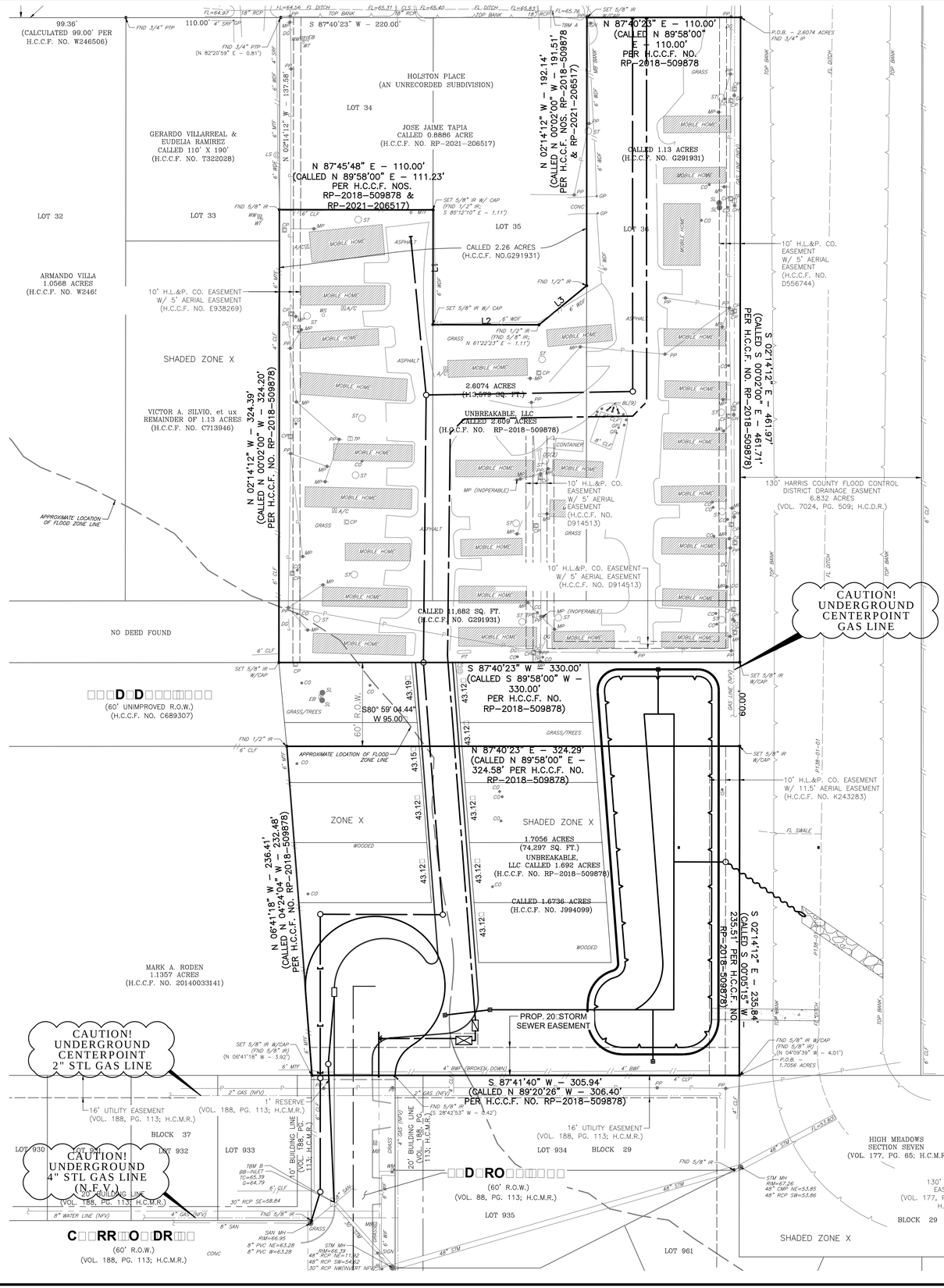
Subdivision Name: Highland Meadows Mobile Home Park GP (DEF 2)

Applicant: McKim and Creed



D – Variances

Aerial



LINE TABLE			
LINE	BEARING	DISTANCE	RECORDING INFO.
L1	S 02°14'12" E	82.22□	
CALLED	S 00°02'00" E	82.13□	H.C.C.F. NOS. RP-2018-509878 & RP-2021-206517
L2	N 87°45'48" E	75.90□	
CALLED	N 89°58'00" E	74.71□	H.C.C.F. NOS. RP-2018-509878 & RP-2021-206517
L3	N 48°22'13" E	44.13□	
CALLED	N 50°25'01" E	44.18□	H.C.C.F. NOS. RP-2018-509878 & RP-2021-206517

BENCHMAR□S:

BENCHMAR□
P□BLISHED ELEVATION - 68.47□NAVD 1988, 2001 AD□□STMENT□
FLOODPLAIN REFERENCE MAR□ NO. 105660 IS A BRASS DISC STAMPED "P1380† BM01" LOCATED ON THE NORTH SIDEWAL□ OF A CONCRETE BRIDGE ON LA□DER ROAD OVER STREAM NO. 138-00-00 APPROXIMATELY 0.8 MILES EAST OF ALDINE WESTFIELD ROAD□IN □EY MAP NO. 414 A AND IN THE GREENS BAYO□ WATERSHED.

TEMPORARY BENCHMAR□ "A"
ELEVATION - 67.66□
BOX C□T "X" ON EAST END OF RCP ON THE SO□TH SIDE OF LADIN DRIVE, AS SHOWN

TEMPORARY BENCHMAR□ "B"
ELEVATION - 65.38□
BOX C□T "X" ON BB INLET ON THE WEST SIDE OF LADBRO□E LANE, AS SHOWN.

FLOOD PLAIN NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INS□RANCE RATE MAP FOR HARRIS CO□NTY, TEXAS AND INCORPORATED AREAS, COMM□NITY PANEL NO. 48201-C-0490 L EFFECTIVELY DATED □NE 18, 2007, THIS PROPERTY LIES MOSTLY IN SHADED □NE "X", AREAS OF 0.2□ ANN□AL CHANCE FLOOD□AREAS OF 1□ ANN□AL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 S□□ARE MILE□AND AREAS PROTECTED BY LEVEES FROM 1□ ANN□AL CHANCE FLOOD, AND ALSO LIES PARTIALLY IN □NE "X", AN AREA DETERMINED TO BE O□TSIDE OF THE 0.2□ ANN□AL CHANCE FLOODPLAIN

THE NEAREST AND HIGHEST C□RRENTLY □NOWN AND RELEVANT 1□ ANN□AL CHANCE FLOOD ELEVATION APPEARS TO BE 68.10 FT □NAVD 1988, 2001 AD□□STMENT□IN TRIB□TARY 24.97 TO GREENS BAYO□ P138-01-00. THE NEAREST AND HIGHEST C□RRENTLY □NOWN AND RELEVANT 0.2□ ANN□AL CHANCE FLOOD ELEVATION APPEARS TO BE 69.60 FT □NAVD, 1988, 2001 AD□□STMENT□ACCORDING TO CROSS SECTION LINE "B" ALONG TRIB□TARY 24.97 TO GREENS BAYO□ P138-01-00, REVISED □AN□ARY 6, 2017 FLOOD INS□RANCE ST□DY N□MBER 48201CV0074D.

O□R□□□□□O□□□□□D□

- PROPOSED STORM SEWER MANHOLE
- PROPOSED LARGE DIAMETER STORM SEWER MANHOLE
- PROPOSED STORM SEWER C□RB INLET□ GRATE INLET
- PROPOSED SANITARY SEWER MANHOLE□ STAC□CLEANO□T
- PROPOSED LARGE DIAMETER SANITARY SEWER MANHOLE
- PROPOSED WATER LINE RED□CER□ GATE VALVE FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER BAC□FLOW PREVENTER
- PROPOSED HIGHBAN□ FOR DETENTION POND□DITCH
- PROPOSED STORM SEWER CORR□GATED METAL PIPE
- PROPOSED C□RB

REV.	DESCRIPTION	DATE

INTERIM REVIEW ONLY
Document incomplete, not intended for regulatory approval, permit or construction.
DAVID AGUAYO
Engineer
140527
Registration Number
4/27/22

WGA
CONSULTING ENGINEERS
WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tangle□lde, Suite 120
Houston, Te□as 77063
713.789.1900

HIGHLANDS MEADOWS

OVERALL SITE PLAN

SCALE	DESIGN	DRAWN
1"= 40'	DA	CR

SHEET
C1.2

RO C□□□□□□□□

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1230
Plat Name: Highland Meadows Mobile Home Park GP
Applicant: McKim and Creed
Date Submitted: 05/13/2022

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

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

The applicant is seeking a variance to abandon Sandydale Lane without terminating the r.o.w with a cul-de-sac and to not extend Ladbroke Lane and terminate with a cul-de-sac.

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

Statement of Facts

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

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

Shadydale Lane was dedicated in Harris County Clerk's File No. C689307 which currently splits the property and dead-ends at a 130-foot wide Harris County Flood Control District drainage easement. Aldine I.S.D. Lauder Road Elementary lies to the east of the H.C.F.C.D. drainage easement therefore, Shadydale Lane would never be extended to the east. Having no traffic circulation purpose, it is proposed that this portion of unimproved right-of-way will be abandoned by Harris County prior to the plat being recorded. This will move the stub street right-of-way to the westerly property line of the subject property. The proposed use of the subject property is for a manufactured home park. The partial abandonment of Shadydale Lane will allow the manufactured home development to expand without a disconnection with access to Ladin Drive and to a new cul-de-sac extension of Ladbroke Lane. Requiring Sandydale Lane to be extended through the property would only result in a dead-end street, split the mobile home park, and create an impractical development 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 developers of this property did not create the hardship that extending this street would impose on the property. The development surrounding this site created these circumstances to where this street can no longer be useful to traffic circulation for the area.

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

This property is buffered to the east by a H.C.F.C.D. drainage channel and Lauder Road Elementary School. Sandydale Lane is unimproved to the west of this site and cannot extend east passed this property. Therefore, improving it would have minimal effect to traffic circulation for the area. The addition of the Ladbrook Lane cul-de-sac will provide this

property good access and the surrounding area will continue to have adequate access as it exists. This 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;

Granting this variance will not be injurious to the public health, safety, or welfare. In this instance, granting this variance will have no effect on the traffic circulation of the area since this street is unusable for that purpose.

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

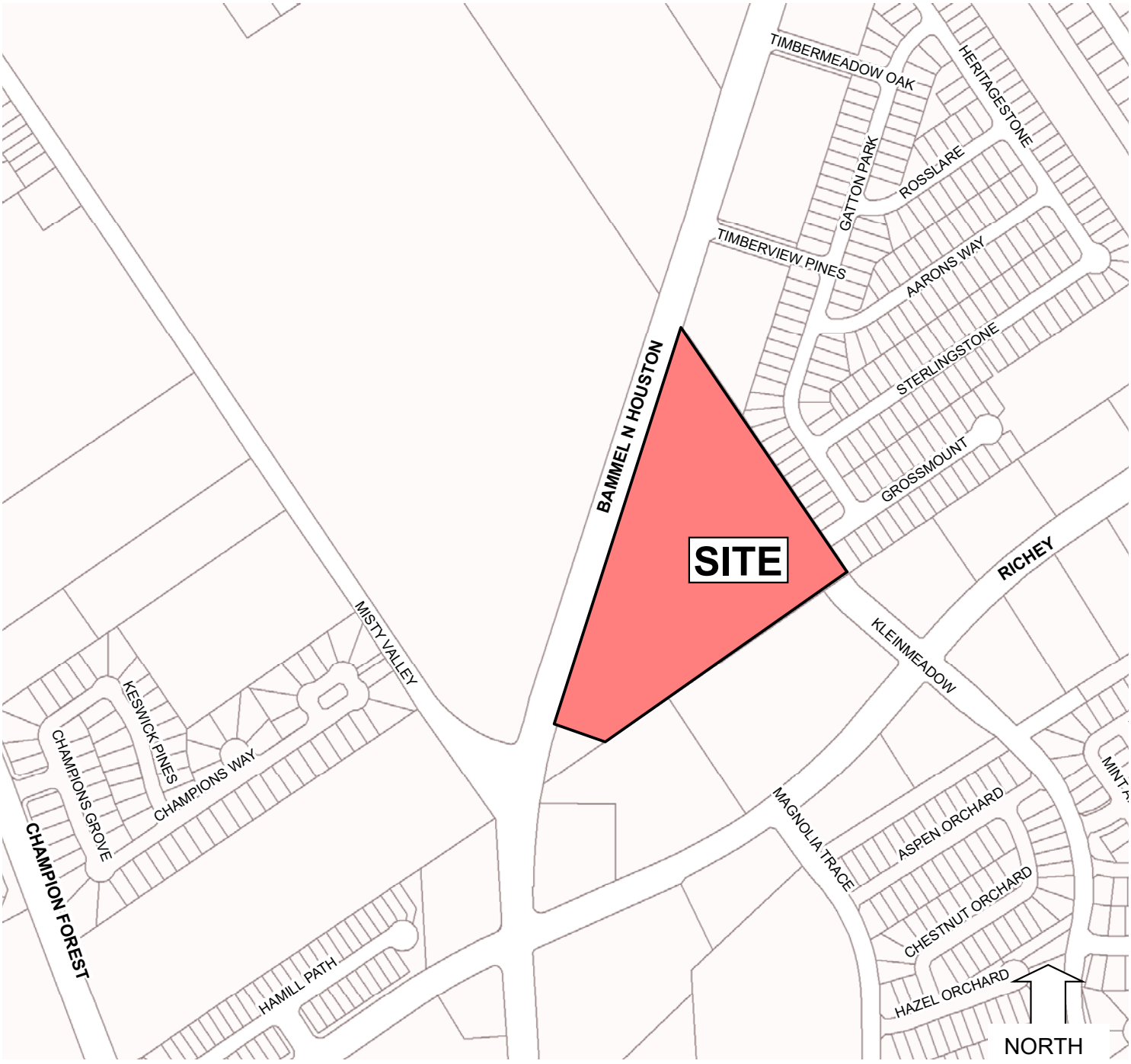
Economic hardship was not considered for justifying the request for this variance. This variance request is to reclaim unusable street right-of-way previously dedicated by separate instrument but has no chance of improving traffic circulation of the area.

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: International Life Change Ministries (DEF 1)

Applicant: Windrose



D – Variances

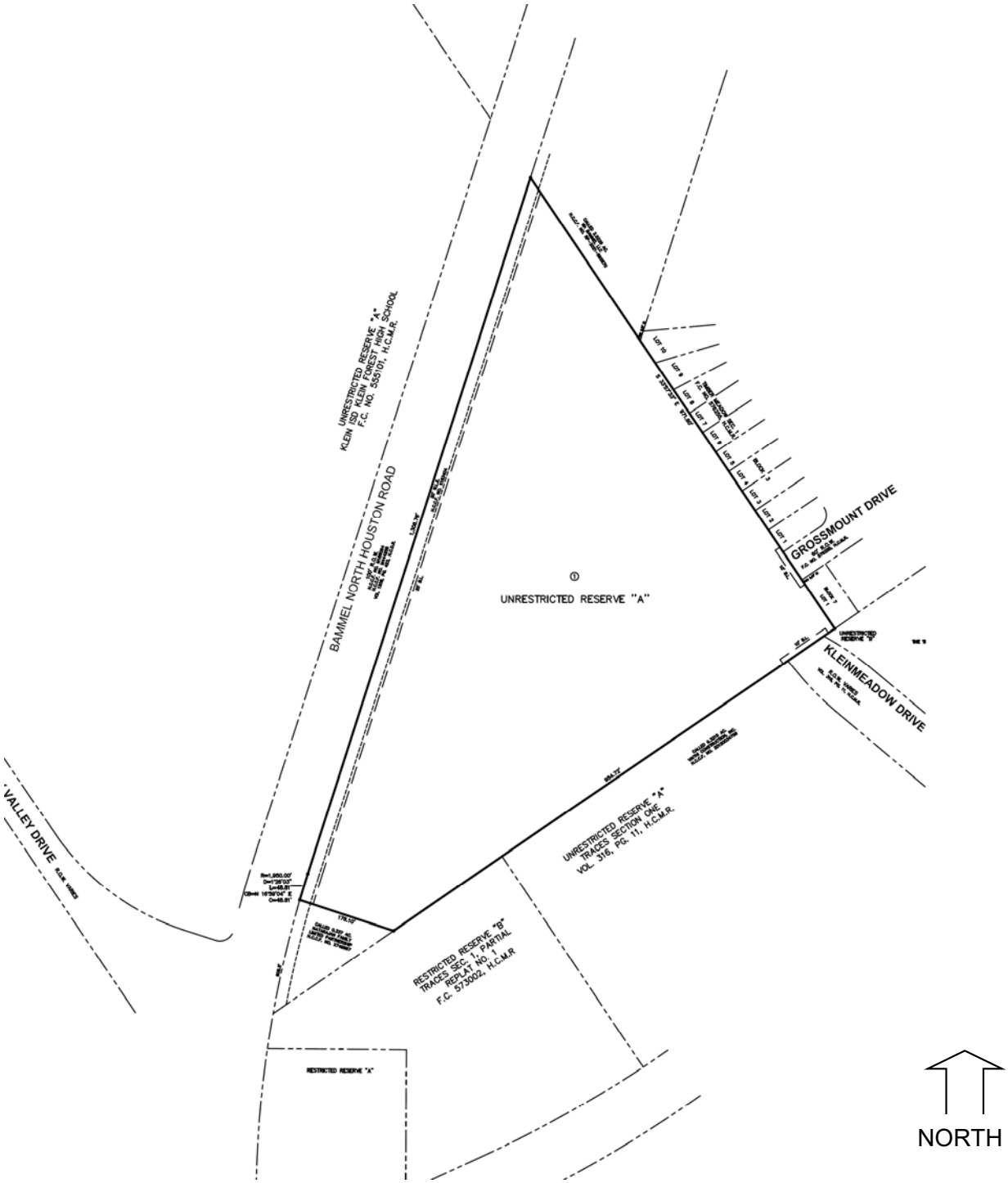
Site Location

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: International Life Change Ministries (DEF 1)

Applicant: Windrose



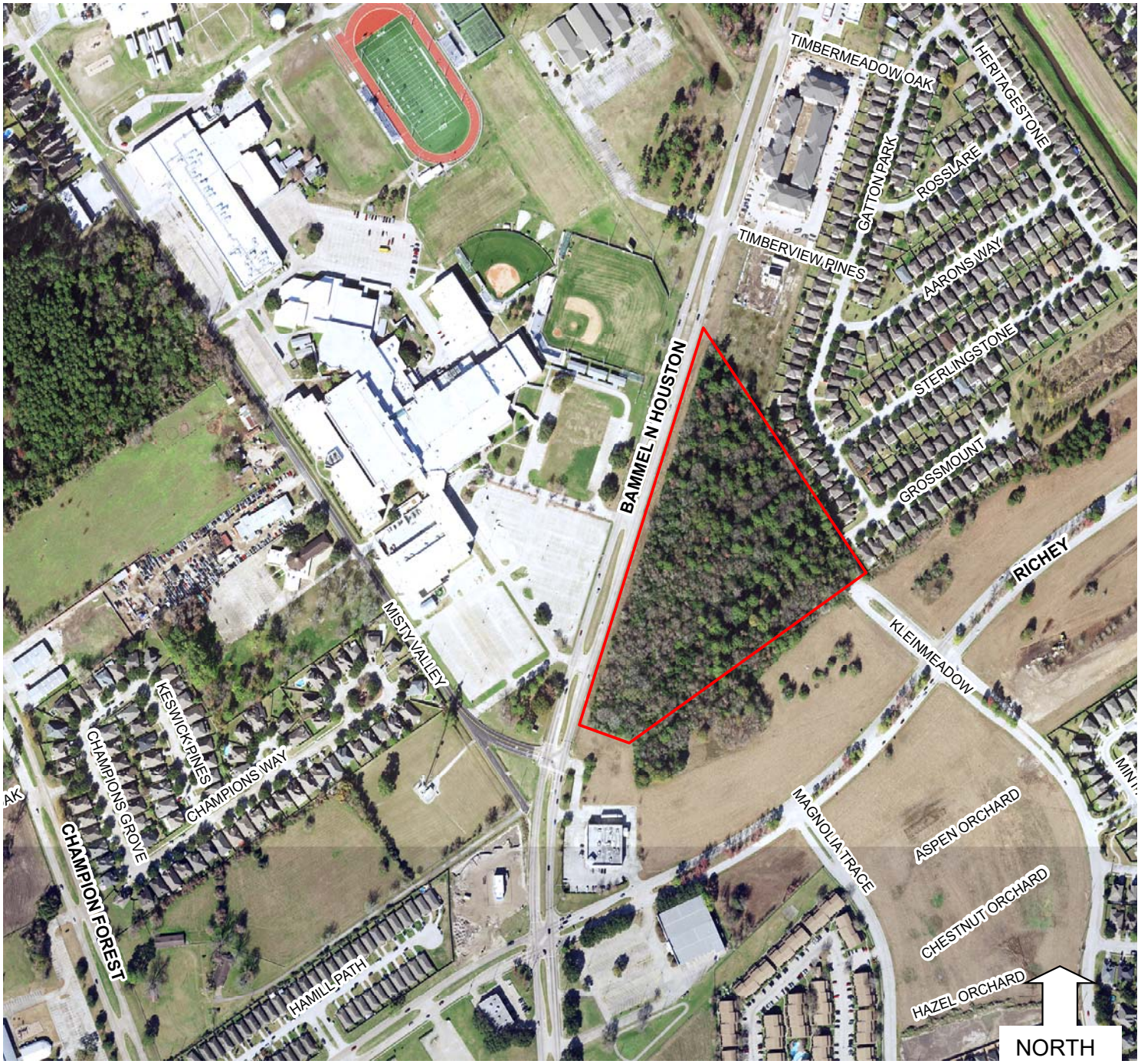
D – Variances Subdivision

Houston Planning Commission ITEM: 161

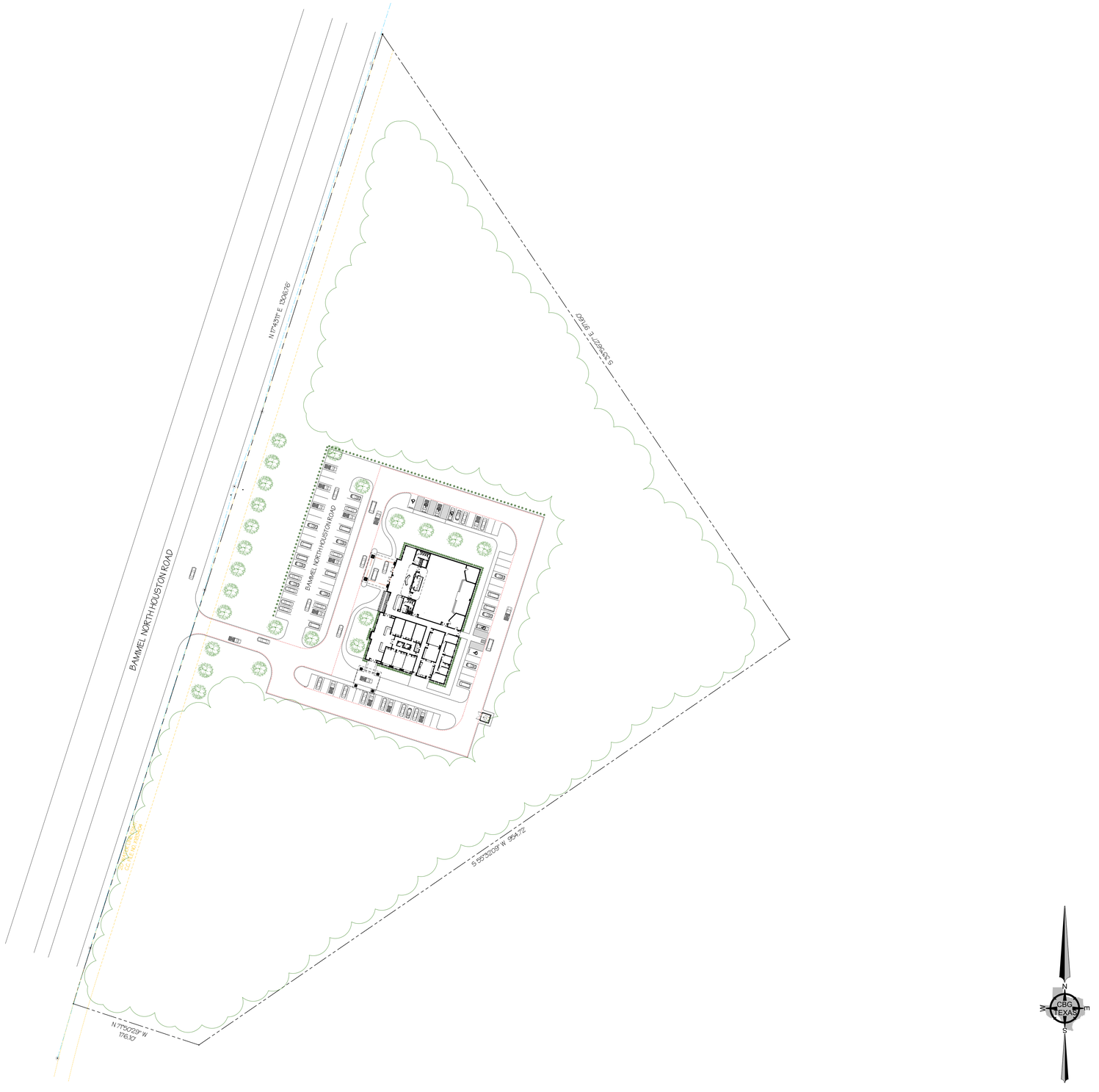
Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: International Life Change Ministries (DEF 1)

Applicant: Windrose



D – Variances Aerial



1 FULL SITE PLAN

SCALE: 1"=60'

REV.	DATE & DESCRIPTION

LIFE CHANGE MINSISRTIES

HOUSTON, TX 77041

FOX Consulting Management Construction, Inc.
A DIVISION OF
25402 NICHOLS CANYON, LN.
MAGNOLIA, TX 77355
P: 713.412.1117
F: 281.252.4202

KINGDOM STRUCTURES

T K W DESIGNS
15722 EAGLE VALLEY DRIVE
CYPRESS, TEXAS 77429
PH: 281-221-9516

SCALE:	RE: PLAN
CHECKED DY:	TKW
PROJECT:	LIFE CHANGE MINISTRIES
SHEET NO:	A1.0
DATE:	01-20-2022

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1562
Plat Name: International Life Change Ministries
Applicant: Windrose
Date Submitted: 06/13/2022

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

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

To not extend nor terminate in a cul-de-sac Grossmount Drive or Kleinmeadow Drive.

Chapter 42 Section: 134

Chapter 42 Reference:

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"

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 13.396 acres located on the southeast side of Bammel North Houston Road approximately 608 feet northeast of the intersection with West Richey Road. The applicant is platting the property to construct a religious institution. There are two streets that currently terminate along the plat boundary – Grossmount Drive along the east property line and Kleinmeadow Drive along the south boundary. Because the stub section of Grossmount has more than one lot on the south side and because of the length of Kleinmeadow Drive, neither street meets the exception criteria outlined in Section 42-134. Unusual physical characteristics associated with the surrounding street network and existing development affect the subject property. Extending Grossmount Drive or Kleinmeadow Drive into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. The site is directly across from Klein Forest High School. Extending Kleinmeadow Drive to Bammel North Houston would not only bisect the applicant's site, but it would discharge traffic right at the school's main entrance and create a major conflict point. Traffic looking to avoid the signalized intersection at West Riley Road to go north on Bammel North Houston Road would cut-through Kleinmeadow Drive and deprive the traffic associated with the high school with the planned light spacing that they need to make safe turning movements onto Bammel North Houston. Terminating either street in a cul-de-sac is also not sound public policy. The new cul-de-sac on Grossmount would not provide any additional traffic mobility for residents in the adjacent single-family neighborhood as the stub section is very short and any driver can easily see that it is a dead end. A new cul-de-sac on Kleinmeadow is also not needed as the boulevard style street section already provides turnaround capability within the existing right-of-way. Either cul-de-sac would only create additional paving for Harris County to maintain and police given that the areas would be isolated havens for illegal dumping and criminal activity.

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

The applicant's request is justified given that new cul-de-sacs or street extensions would be impractical and harmful to the surrounding area without providing any significant benefit to traffic mobility. An effective and safe street network is already in place for the surrounding areas and the adjacent high school. Extending Grossmount Drive or Kleinmeadow Drive would worsen the traffic mobility in the area and subject the vulnerable school traffic to an unnecessary conflict point. Providing a cul-de-sac on either street would only be slightly less dangerous as the isolated areas would quickly become dumping grounds, parking/storage fields for adjacent residents, or staging grounds for criminal activity.

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

Extending either roadway would not be compatible with the intent of the City's development regulations. The new extensions would negatively impact the traffic flow in the entire region and put the high school drivers at risk only to save a few minutes for cut-through traffic looking to avoid a signalized intersection at West Richey and Bammel North Houston. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little non-resident traffic traveling on Grossmount Drive. What little traffic is going down Kleinmeadow can already make a safe turning movement to head back to West Richey. Providing cul-de-sacs would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. The adjacent single-family residential subdivision to the east has two points of access to Bammel North Houston Road.

(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's health, safety, or welfare as a safe and effective street network already services the high school and surrounding single-family neighborhood. Extending Grossmount Drive or Kleinmeadow Drive would pose a definite threat to the students and teachers at the high school as traffic looking to avoid the signalized intersection at West Riley Road to go north on Bammel North Houston Road would cut-through Kleinmeadow Drive and deprive the traffic associated with the high school with the planned light spacing that they need to make safe turning movements onto Bammel North Houston. Providing cul-de-sacs would be injurious to the public's health, safety, and welfare as they would be over parked and used for illegal dumping in short order. Further, isolated cul-de-sacs of this nature are perfect staging points for criminal activity that will negatively impact surrounding residents and burden the County's law enforcement personnel. The single-family neighborhood to the northeast of the subject site does not need additional outflow as the subdivision's size and associated traffic demand is mitigated by a major stormwater conveyance channel along its east boundary. The two points of ingress/egress to Bammel North Houston are more than adequate to provide safe and effective traffic movement.

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

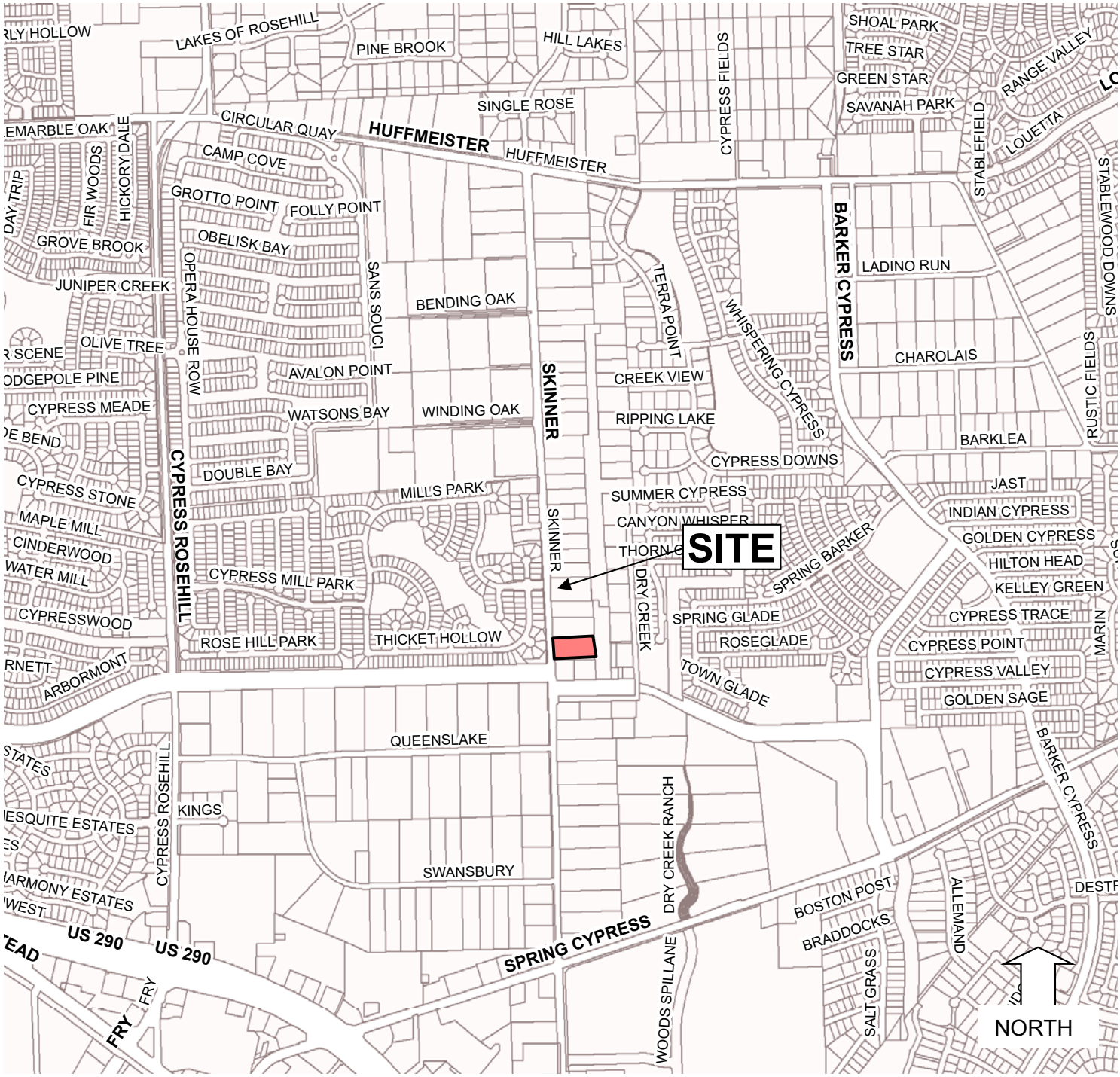
Without the variances, the applicant would be forced to construct unnecessary and incompatible street extensions or cul-de-sacs that provide extraordinarily little benefit to traffic mobility while posing a definite threat to the public's welfare. Were cul-de-sacs to be provided or new streets to be constructed, the responsibility of maintaining the paving and policing the illegal activity and accidents would fall unto the County in the near term and ultimately on the City when the surrounding area is annexed. Connecting Kleinmeadow Drive to Bammel North Houston Road is not viable as it would generate cut-through traffic that would highly conflict with the drivers from the high school.

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Lees Landing

Applicant: Owens Management Systems, LLC



D – Variances

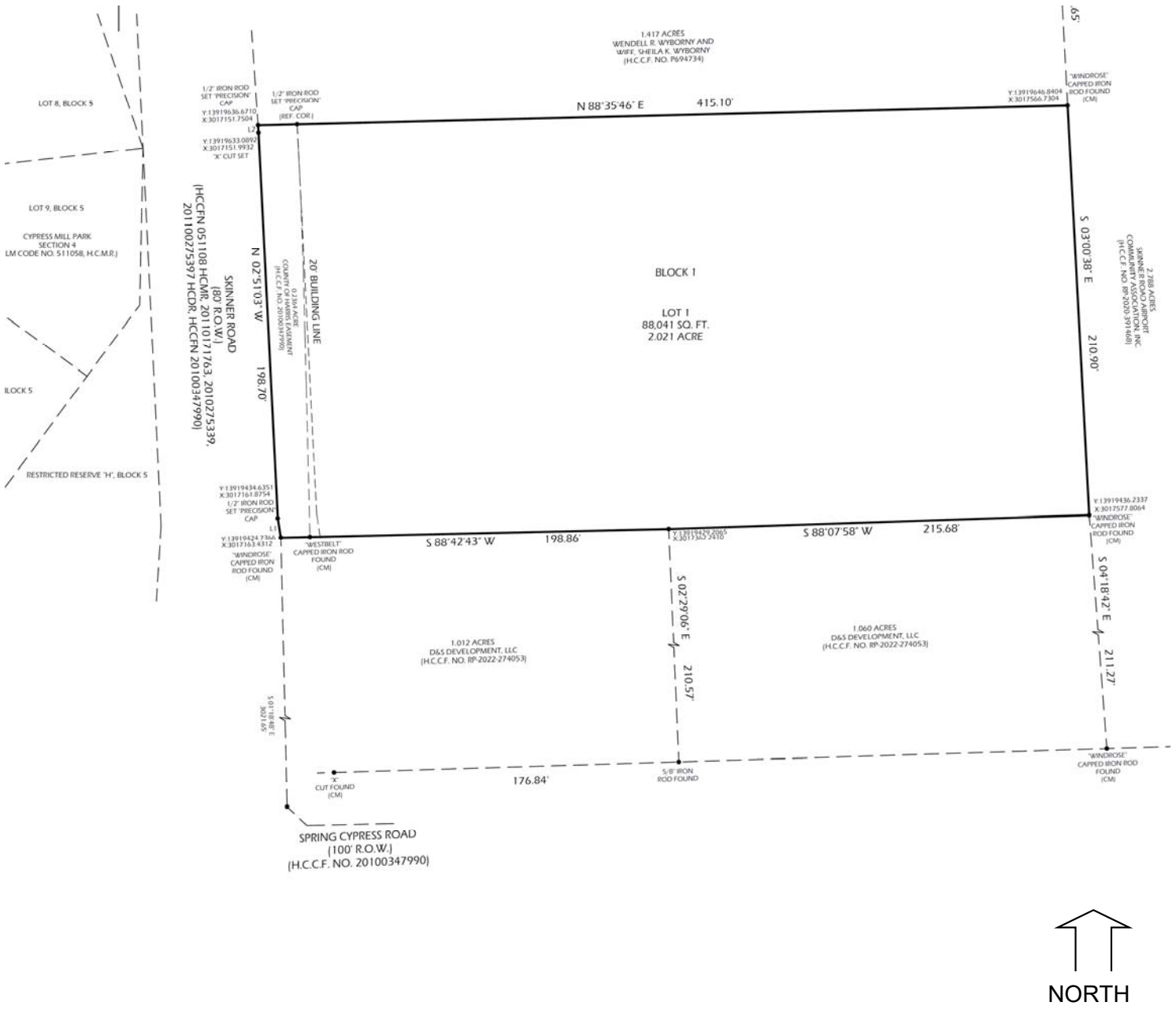
Site Location

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Lees Landing

Applicant: Owens Management Systems, LLC



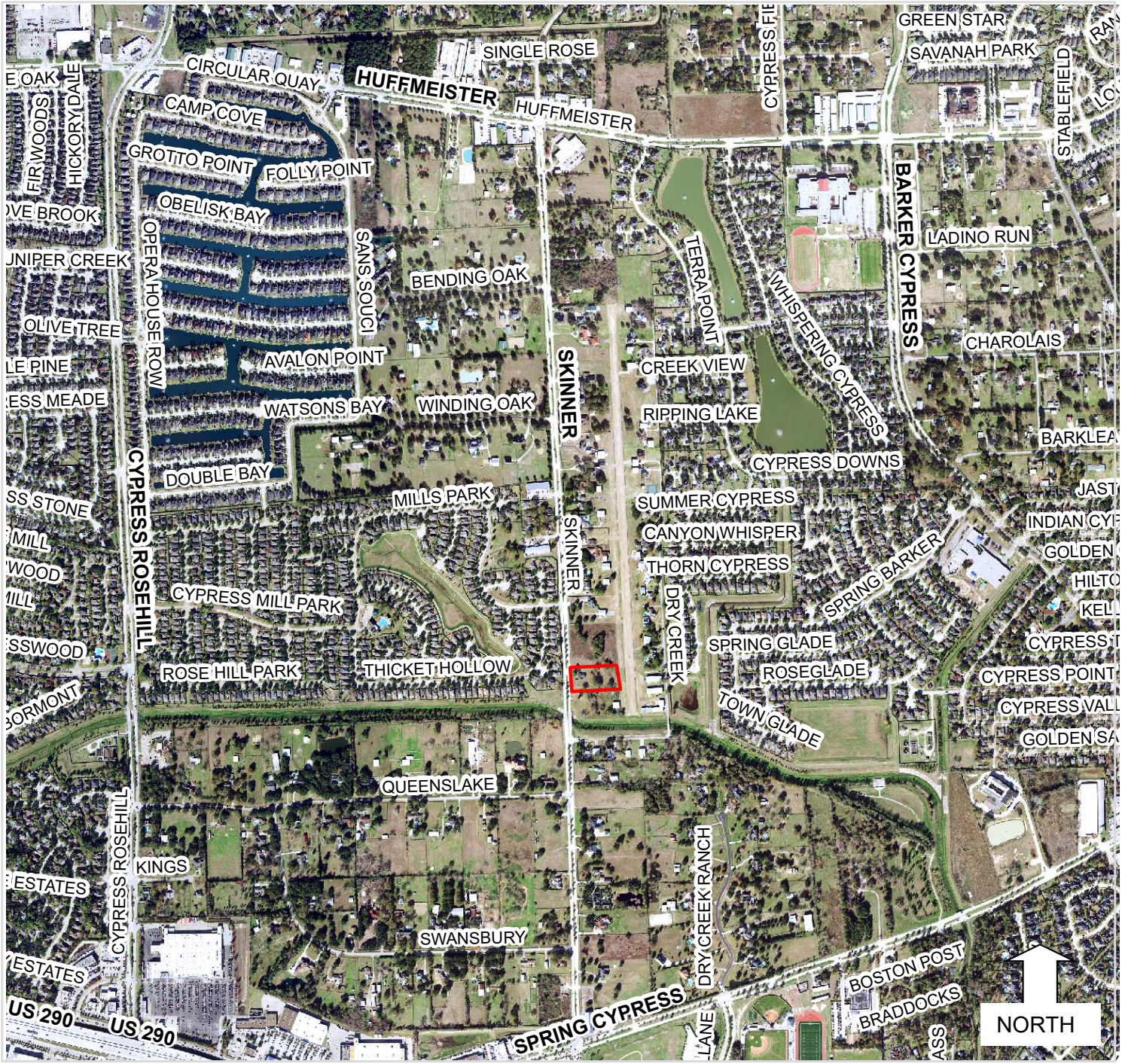
D – Variances **Subdivision**

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 07/07/2022**

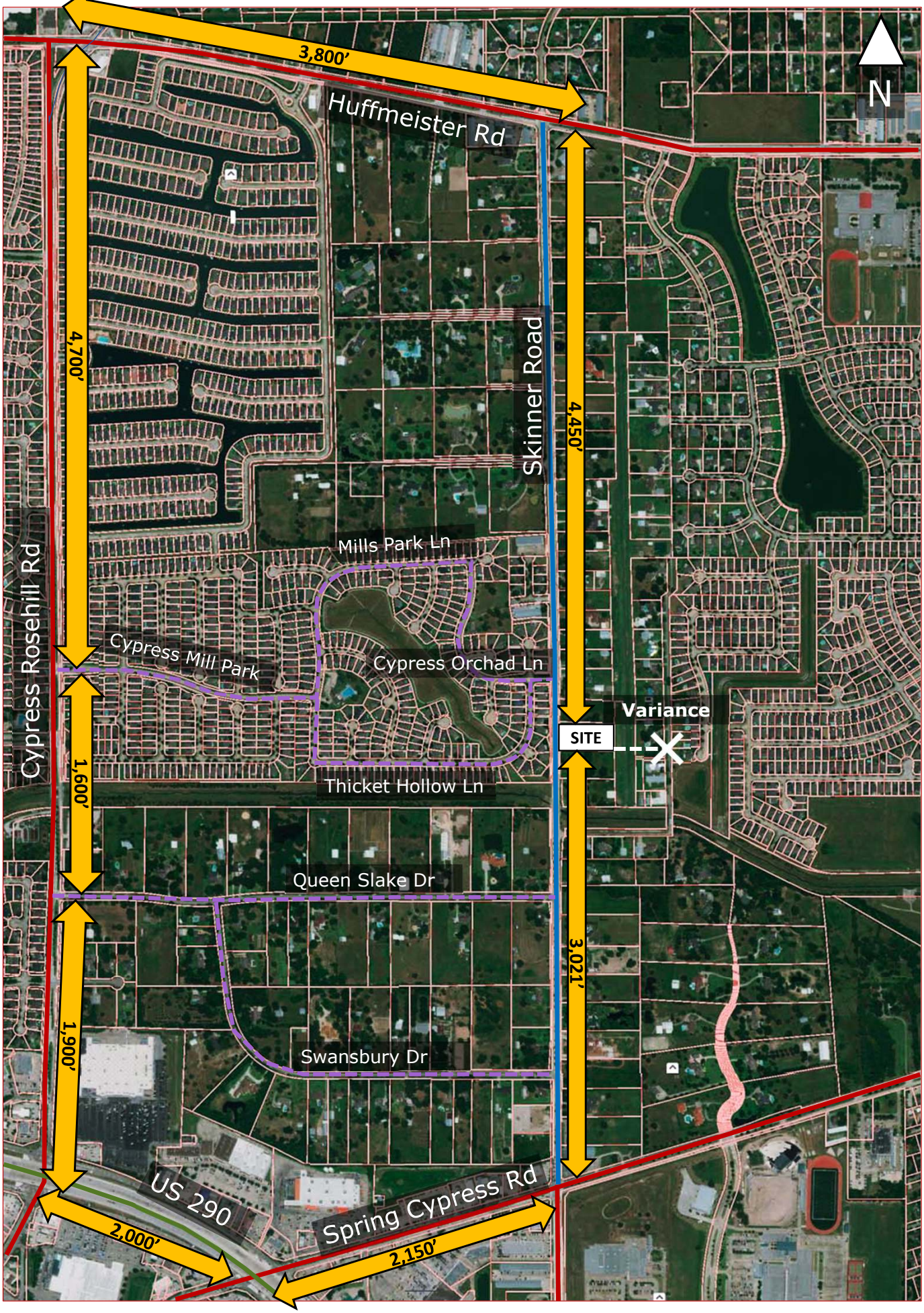
Subdivision Name: Lees Landing

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Major Thoroughfare
Collector Street
Highway
Local Street
Variance

VARIANCE EXHIBIT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1666
Plat Name: Lees Landing
Applicant: Owens Management Systems, LLC
Date Submitted: 06/27/2022

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

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

Specific Variance is being sought and extent of variance: To exceed intersection spacing requirement along Skinner Road.

Chapter 42 Section: 42-150

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; (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.

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 within Harris County's ETJ. The purpose of the plat is to create one lot. The proposed plat has frontage along Skinner Road, a collector street. A variance is being requested to exceed intersection spacing along Skinner Road by not providing an east – west street through the subject site. The distance from Spring Cypress Road, a major thoroughfare (MTF), along Skinner Road, to the subject site is approximately 3,021 feet. Strict application of the ordinance requires a street every 1400 feet along a local street. This requirement will create an impractical development by requiring a public street through the subject site that has no future connection to other streets. East of the site there are three properties and a private street before reaching the closest public street "Twisted Canyon Drive". Two out of the three properties between the site and "Twisted Canyon Drive" belong to a recorded subdivision. The probability of a street extending east at this location is very low. North of the proposed plat exist better opportunities for an east west street connection. Creek View Lane and Hasina Knoll Drive are east – west streets, out of Cypress Point Lake Estates Sec 2 and 4, that stub on the west boundary of their plat facing Skinner Road. In due time, these two stub streets will only need to cross one or two properties to connect to Skinner Road instead of three properties and a private street. Furthermore, Skinner Road, a collector street, connects to two MTF, Spring Cypress Road and Huffmeister Road. This meets the intend of Sec 42-128 (a)-(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." In addition to this, the

general area where the site is located has a street grid system made by 3 MTFs (Huffmeister Rd, Cypress Rosehill Rd and Spring Cypress Rd), a collector street (Skinner Road), a highway (US 290) and local streets (Swansbury Dr, Queen Slake Dr, Cypress Mill Park, Mills Park Ln, Thicket Hollow Ln and Cypress Orchad Ln) that interconnect with each other as shown on the variance exhibit. This street grid system provides adequate traffic circulation on the area. Not providing an east-west street at this location will not create a negative impact to vehicular traffic since Skinner Road is a collector street with low density residential development that connects to the street grid, previously described, that provides adequate street connectivity. The owner is proposing to construct one single-family house.

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

The lack of a feasible east-west connection due to the distance and number of properties that exist between the subject site and the closest public street are not a result of a hardship created or imposed by the proposed site. East of the site there are three properties and a private street before reaching the closest public street “Twisted Canyon Drive”. Two out of the three properties between the site and “Twisted Canyon Drive” belong to a recorded subdivision. The probability of a street extending east at this location is low.

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

Skinner Road is a collector street that allows for a higher volume of traffic compared to a local street. It also connects to two MTFs, Spring Cypress Road and Huffmeister Road on the north and south. This meets the intend of Sec 42-128 (a)-(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.” This allows for an adequate vehicular traffic circulation going north or south along Skinner Road. In addition to this, the general area where the site is located has a street grid system made by 3 MTFs (Huffmeister Rd, Cypress Rosehill Rd and Spring Cypress Rd), a collector street (Skinner Road), a highway (US 290) and local streets (Swansbury Dr, Queen Slake Dr, Cypress Mill Park, Mills Park Ln, Thicket Hollow Ln and Cypress Orchad Ln) that interconnect with each other as shown on the variance exhibit. This street grid system provides adequate traffic circulation on the area. This helps preserved and maintain the intent and general purpose of the ordinance by maintaining an adequate street connectivity.

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

Skinner Road is a Collector Street that connects to two MTFs on the north and south side. It also has two east-west local street connections along the west side that connects to a third MTF that runs north – south, “Cypress Rosehill Rd”. These points of access allow for a good street connectivity, a good vehicular traffic circulation on the area and different ways to access Skinner Road in case of an emergency. Allowing the proposed plat to exceed intersection spacing, along Skinner Road, by not providing an east-west street through the subject site will not be injurious to the public health, safety or welfare since a good street grid exists in the area.

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

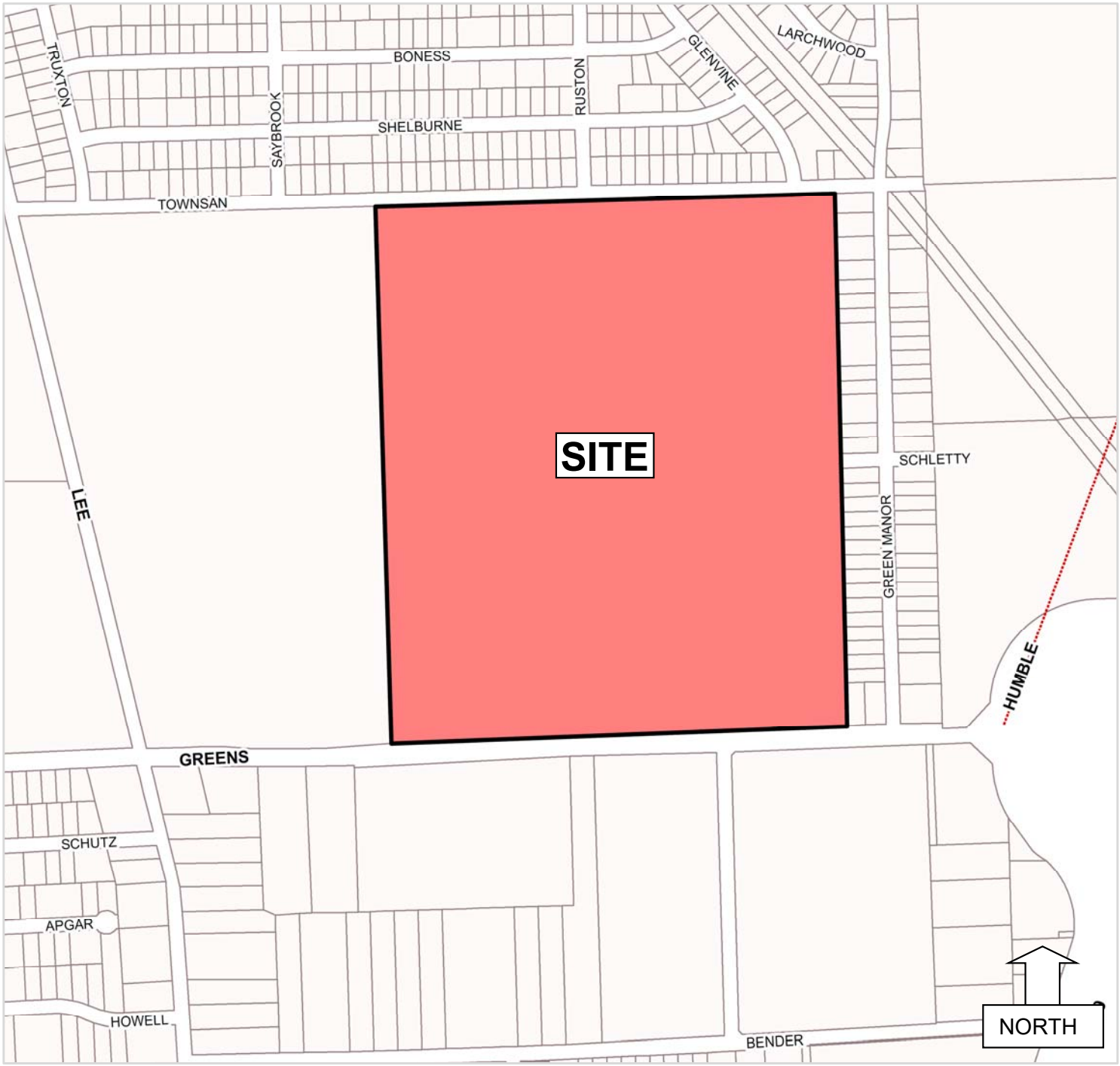
The purpose of the plat is to create one lot inside a tract that is 88,041 sq. ft. in size. This will be a low-density residential development that will allow for a maximum of two units. The requirement for an east-west public street through the subject site will create an impractical development since the required street has no future connection to other streets. East of the site there are three properties and a private street before reaching the closest public street “Twisted Canyon Drive”. Two out of the three properties between the site and “Twisted Canyon Drive” belong to a recorded subdivision. The probability of a street extending east at this location is very low.

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Nexus Logistics Park

Applicant: Windrose



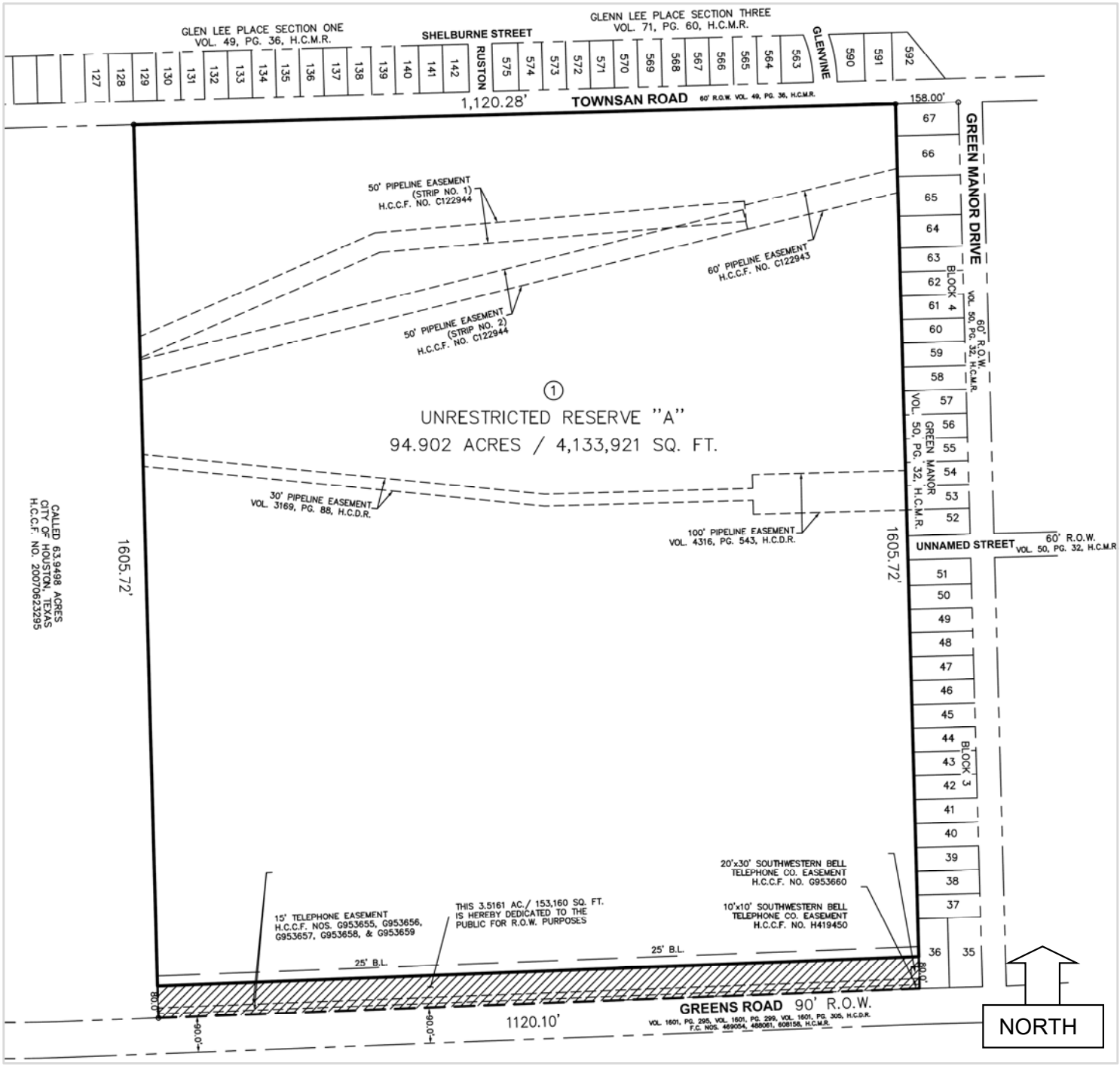
D – Variances **Site Location**

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Nexus Logistics Park

Applicant: Windrose



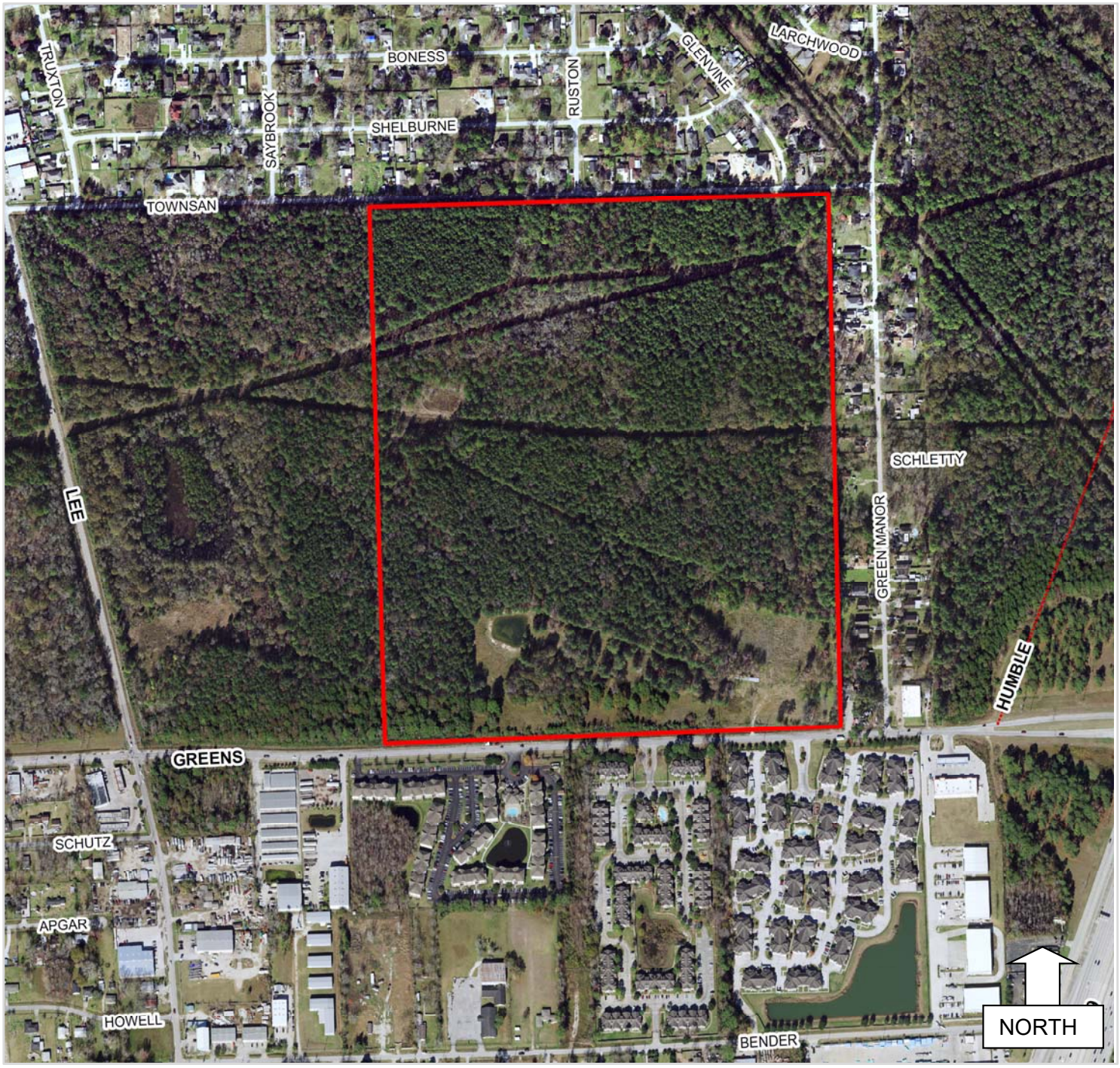
D – Variances **Subdivision**

Houston Planning Commission ITEM: xx

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Nexus Logistics Park

Applicant: Windrose



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1472
Plat Name: Nexus Logistics Park
Applicant: Windrose
Date Submitted: 06/11/2022

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

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

To exceed east-west and north-south local street intersection spacing requirements by not providing any new public streets through the subject site and to not extend or terminate in a cul-de-sac the unimproved right-of-way along the site's eastern border.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-134 "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"

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 98.418 acres located 158 feet west of Green Manor Drive between Greens Road to the south and Townsan Road to the north. The applicant is platting the property to construct an industrial cross dock building of 567,140 square feet. The intended use is highly compatible as the site is so close to George Bush International Airport and the surrounding area is characterized by heavy manufacturing, logistics, and rail facilities. Because the western boundary of the site is more than 1,400 feet from Green Manor Drive and because it is 2,227 feet between Greens Road and Townsan Road, the City's Subdivision Regulations require additional east/west and north/south local streets through the applicant's site to meet intersection spacing requirements. Additionally, there is an unimproved right-of-way that abuts the site's eastern boundary. Unusual physical characteristics created by numerous volatile pipeline corridors and the prevailing development character affect the subject property and make the dedication of additional streets impractical and contrary to the public's best interests. The site is crisscrossed by two volatile pipelines. These lines contribute to the applicant's inabillity to develop the entire northern half of

the site. Further, any street extensions coming south from Townsan Road would have to cross both pipeline corridors at 90-degree angles, which creates an unreasonable exaction for the applicant and an undesirable situation for the City and the pipeline companies. Further the City of Houston is at 90% completion on plans to condemn 17 acres at the southeast of the property for a detention pond. This is in addition to the 80' of right of way applicant is proposing to dedicate along Greens Road. The incompatibility of a dense street network with the prevailing land uses, the existence of the pipeline corridors, and the extensive percentage of undevelopable land due to proposed takings provide justification to not require additional east/west or north/south streets across the site. The attached memo and exhibit from the applicant's H&H engineer, show that due to the existing overflow from Reinhart Bayou, the northern portion of the tract is undevelopable. Any proposed buildings would block the overflow path and adversely impact the existing subdivisions to the north and east. Additionally, any proposed detention ponds are limited by the pipelines and the existing and proposed drainage infrastructure in the City ROW. The ponds that are proposed have to be pumped and any additional runoff volume would cause the drawdown of the ponds to exceed 48 hours, which is the maximum allowable time due to the proximity to the airport.

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

The prevailing development pattern, extensive land taking, existing overflow from the bayou, and unusual physical characteristics are the justifications for the requested variance. The volatile pipelines that bisect the site in an east/west direction leave no viable path for new north/south streets. Because of their position, they would also push a new east/west street too far to the south to meet intersection spacing guidelines. The detention pond proposed by TXDOT would make 17 acres undevelopable, in addition to 3 acres taken by the proposed right of way dedication. Most importantly, the developments in the area have more than adequate access via the existing street network and requiring unnecessary east/west or north/south streets through the site is an undue hardship that deprives the applicant of reasonable use of their land.

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

Requiring a new east/west street or a new north/south street would be incompatible with the intent and general purpose of the City's development regulations as it would be forcing the site to utilize a street grid that is not compatible with the intended land use and the surrounding development pattern. The region's street network and proximity to the Eastex Freeway provides exceptional mobility, as evidenced by the traffic memo and associated exhibits. Even if new streets would improve traffic mobility in the area, there are no viable connections through the site because of the existing pipelines.

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

The subject property and the surrounding area currently have an exceptional road network that provides safe and efficient traffic movement and emergency vehicular access. Forcing the applicant to dedicate and improve new streets through the subject site will not improve mobility and would only create a conflict by sending residential traffic from the north through a heavy industrial area. Currently, Lee Road and Green Manor Drive provide the residential area with adequate access to Greens Road – which the applicant is proposing to widen– the major east/west thoroughfare between the Eastex Freeway and the airport. Please see accompanying traffic memo and exhibits.

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

Unusual physical characteristics created by volatile pipelines, the extensive taking of land already proposed, existing overflow from the bayou, and the application of an incompatible street grid are the justifications for the variance. New streets cannot be extended through the site or beyond the site in any meaningful way because of the pipelines, the proposed detention pond, and surrounding development footprints. The proposed streets would provide no tangible improvements to traffic mobility. Granting the variances are the only way for the applicant to avoid undue hardship and achieve reasonable use of their land.

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

June 16, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Nexus Logistics Park
REFERENCE NUMBER: 2022-1472

Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local street intersection spacing requirements by not providing any new public streets through the subject site and to not extend nor terminate in a cul-de-sac the unimproved right-of-way along the site's eastern border. 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, July 7, 2022, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Steven Henderson at 713-458-2281. You may also contact Tamara Fou with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

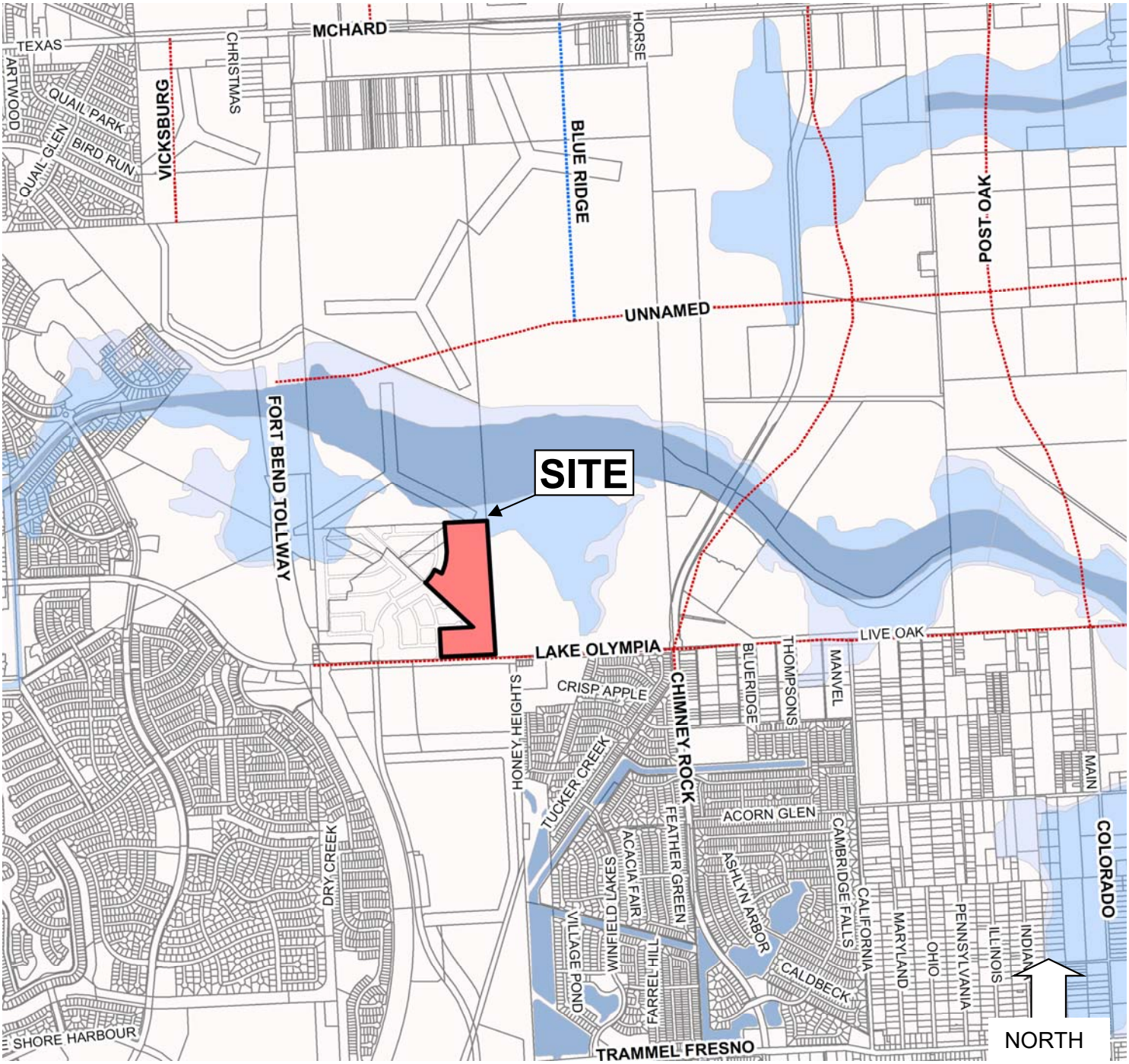
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Olympia Falls Reserves

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



D – Variances

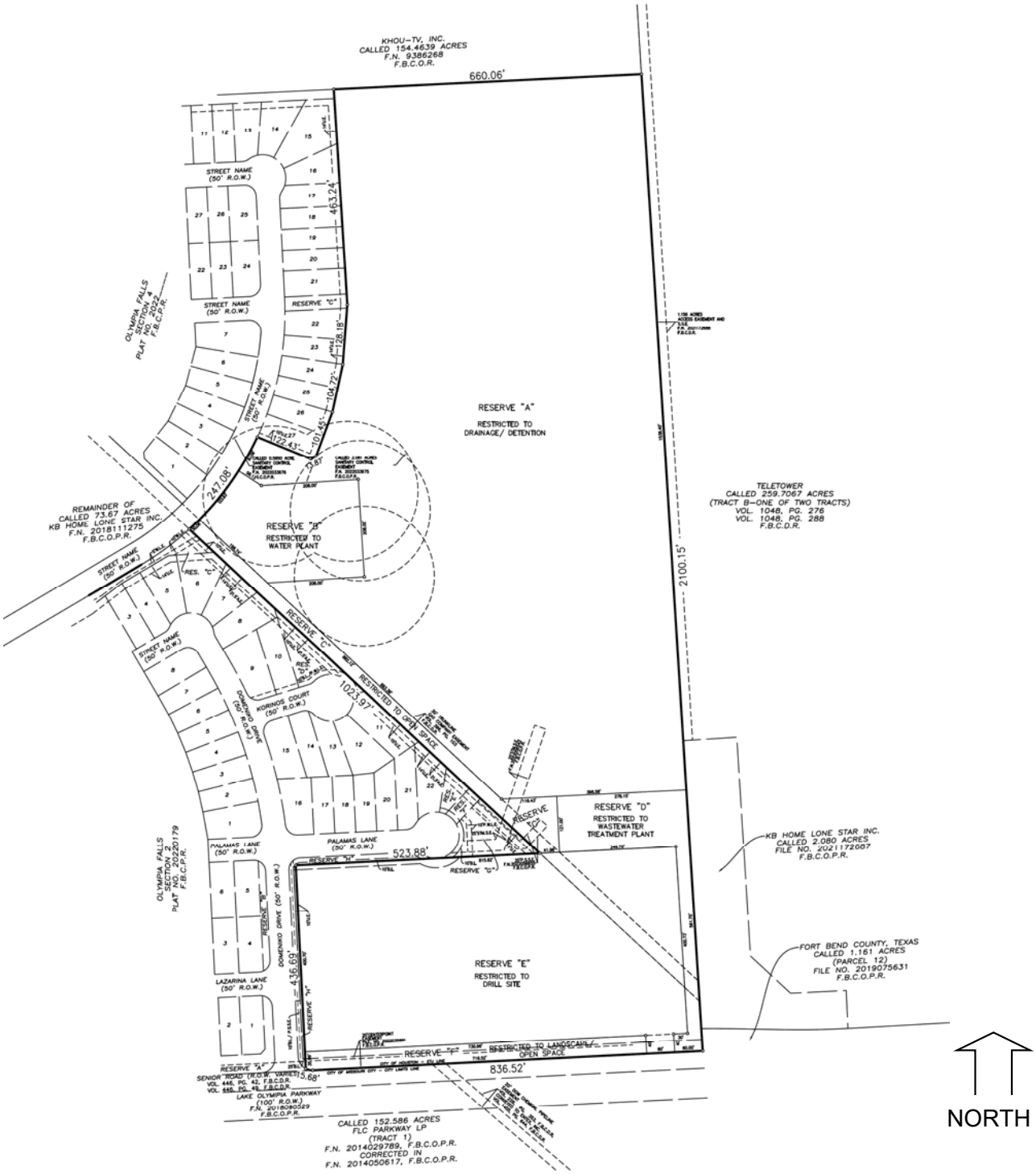
Site Location

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Olympia Falls Reserves

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



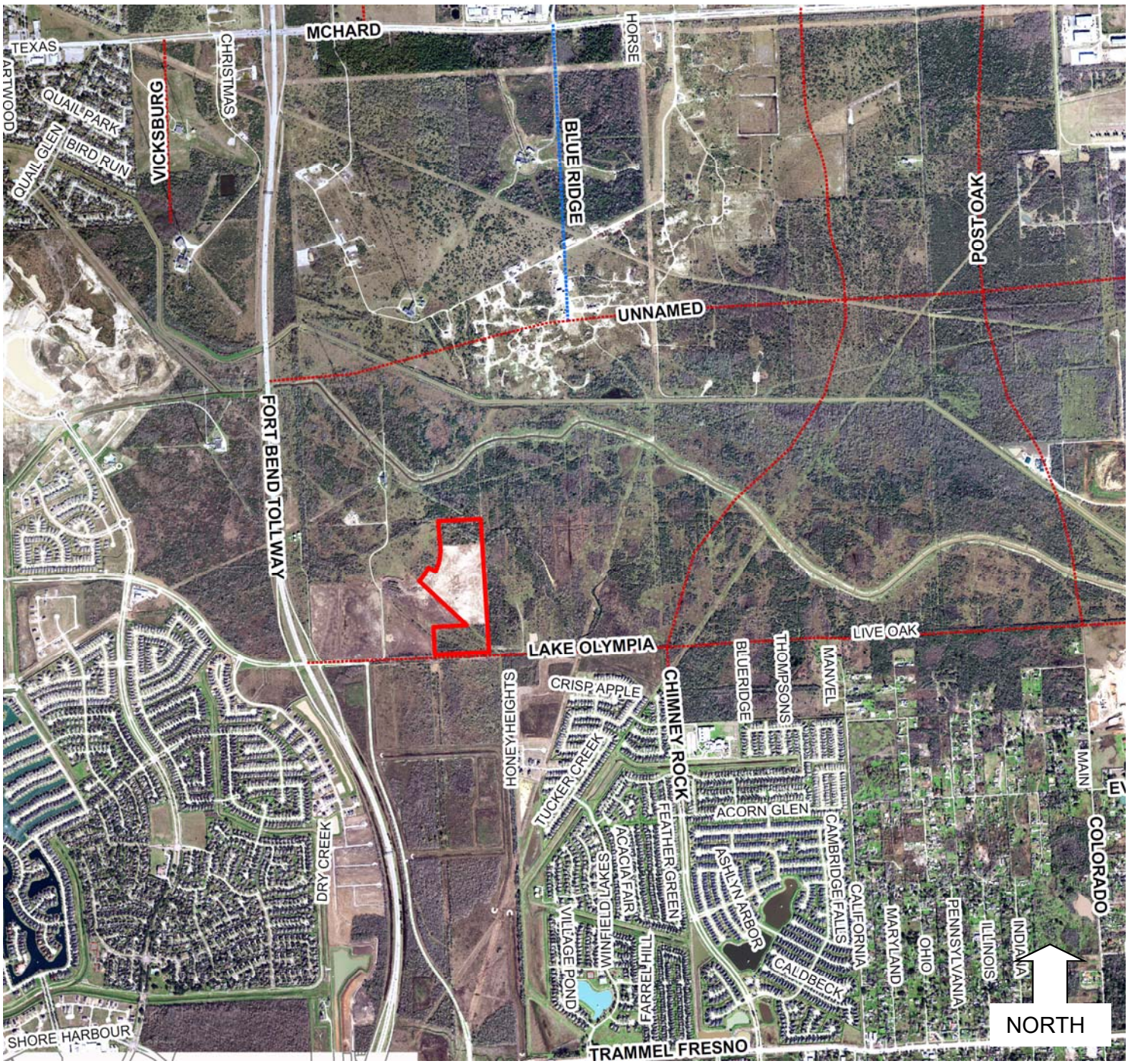
D – Variances **Subdivision**

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Olympia Falls Reserves

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



D – Variances Aerial



OLYMPIA FALLS
EXHIBIT

June 29, 2022

JOB NO. 1750-0000-000

500 250 0 500

SCALE: 1"=500'

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

EXHIBIT:SHAWN MCCOY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1598
Plat Name: Olympia Falls Reserves
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 06/24/2022

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

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

To exceed 1,400' intersection spacing by not providing an east-west public street across a proposed drainage/detention pond in the Olympia Falls subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (b) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

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

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

Olympia Falls is a 132 acre development located in Fort Bend County, in the Houston ETJ. A residential development is proposed for the western side of the development with utility infrastructure for the eastern side of the development. Lake Olympia Parkway, a major thoroughfare, is located along the Southern boundary. Fort Bend Parkway, a north-south tollway, is located approximately 800 feet from the entry road into Olympia Falls Sec 1 (Plat No. 2021133403 F.B.C.P.R.). Chimney Rock, a north-south major thoroughfare, is located approximately 2,800 feet to the east of the development along Lake Olympia Parkway. Mustang Bayou, (100ft. R.O.W.) recorded in Vol. 311, Pg. 327 & Vol. 332, Pg. 328 F.B.C.D.R., is located approximately 600 feet north of the development. It has been determined, through a drainage impact analysis and coordination with Fort Bend County, that the best location for drainage in Olympia Falls is along an existing swale located at the eastern boundary of the tract. Another determination is that future development of the eastern property would need to address drainage/detention in this swale area as well which is a further encumbrance to prevent a street extension. Olympia Falls is proposing that essential utility infrastructure, such as a drainage/detention pond, water plant, and wastewater treatment plant, be located along the eastern boundary as well. This location is critical to make use of the configuration of the surrounding area. The intent for the drainage/detention pond is to tie into an existing drainage ditch on the adjacent tract at the southeastern corner of Olympia Falls which will eventually outfall south of Lake Olympia Parkway through an existing drainage channel. Because of the physical character of the property, this proposed layout best serves the development and the

surrounding areas. Additionally, there is an 80 foot H.L.&P. electrical transmission easement (Vol. 614, Pg. 3 F.B.C.D.R.) that extends northward through the adjacent eastern tract and the extension of a street through this easement would be an additional burden. Olympia Falls development is meeting points of access and is providing sufficient internal circulation. There is sufficient circulation in this area and an east-west public street would not be a benefit. It is infeasible for traffic to travel through the adjacent subdivision when direct means of access to a major thoroughfare is available. The tract to the east of Olympia Falls is currently undeveloped but has frontage along Lake Olympia Parkway and Chimney Rock, which are both major thoroughfares. It is unknown what the undeveloped property to the east is going to be in the future, whether commercial or residential, and the potential for commercial traffic would not be beneficial to the subdivision if an east-west street is required. This proposed Olympia Falls layout will far exceed means for traffic circulation and an additional public street would greatly inhibit the essential utility infrastructure which would create an impractical development that is contrary to sound public policy.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics of the property. This allows for the best location of the drainage/detention pond to help mitigate drainage for the development and surrounding areas. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation, reduce drainage problems and be a benefit to the local area. This not a hardship created or imposed by the applicant.

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

By granting the variance, the purpose of this chapter will be preserved and maintained by allowing a drainage pond to efficiently mitigate drainage while providing an efficient street layout. An east-west street extension, would severely impact the intent to provide an efficient residential development. Approval of the variance would preserve and maintain the intent and general purpose of this chapter.

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

The granting of the variance will not be injurious to the public health, safety as this would inhibit the ability of the development to effectively mitigate drainage and provide efficient support utility infrastructure for the subdivision. The residential development will have many options for traffic circulation. An east-west street extension, would severely impact the intent to provide an efficient residential development.

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

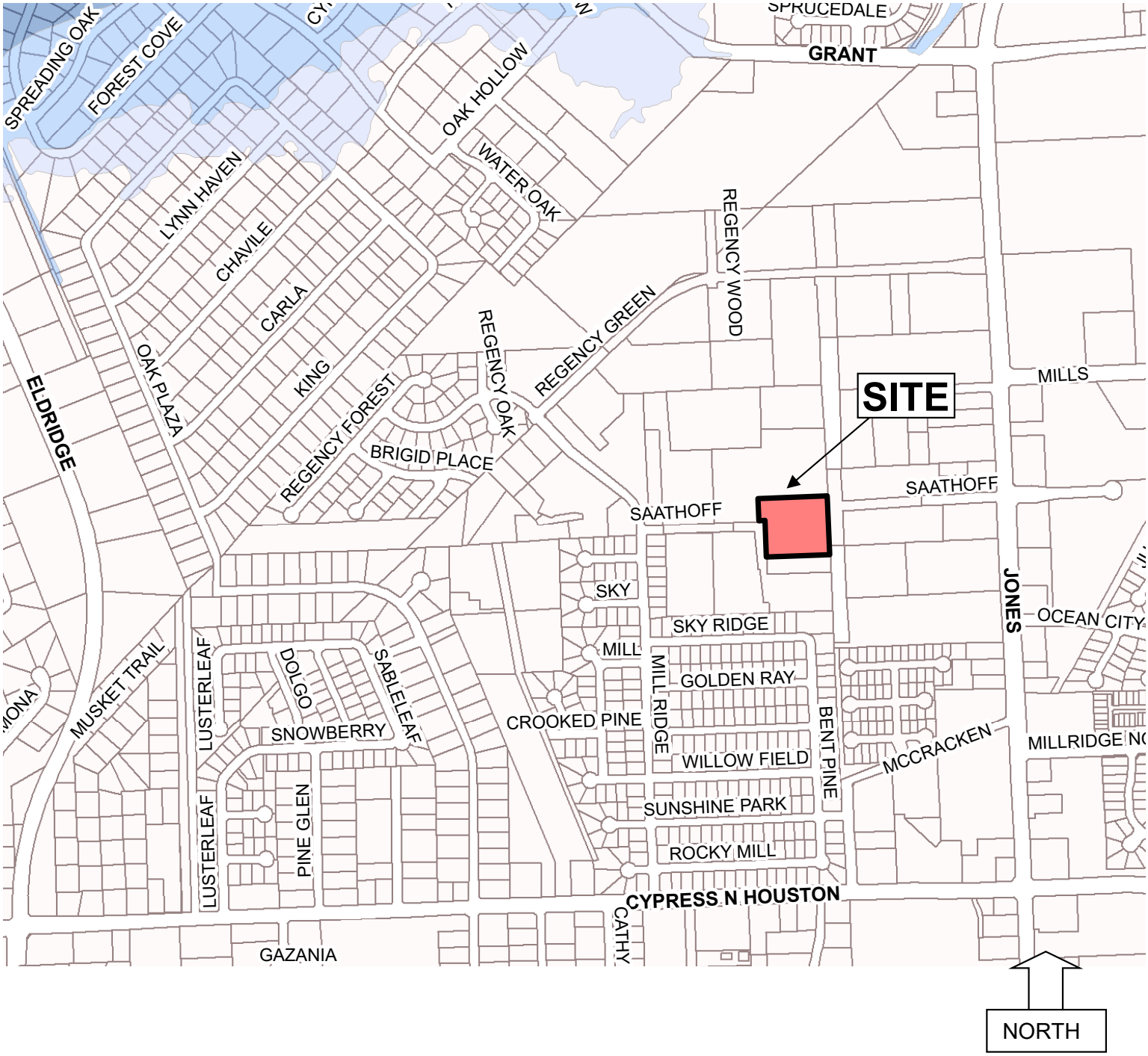
The justification for granting the variance is based on the existing physical characteristics and location of the proposed drainage/detention pond and infrastructure. The intent is to create a subdivision that exceeds drainage requirements and provides beneficial circulation. Economic hardship is not the sole justification of the variance.

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Quartet Development (DEF 1)

Applicant: Doshi Engneering & Surveying Company



D – Variances

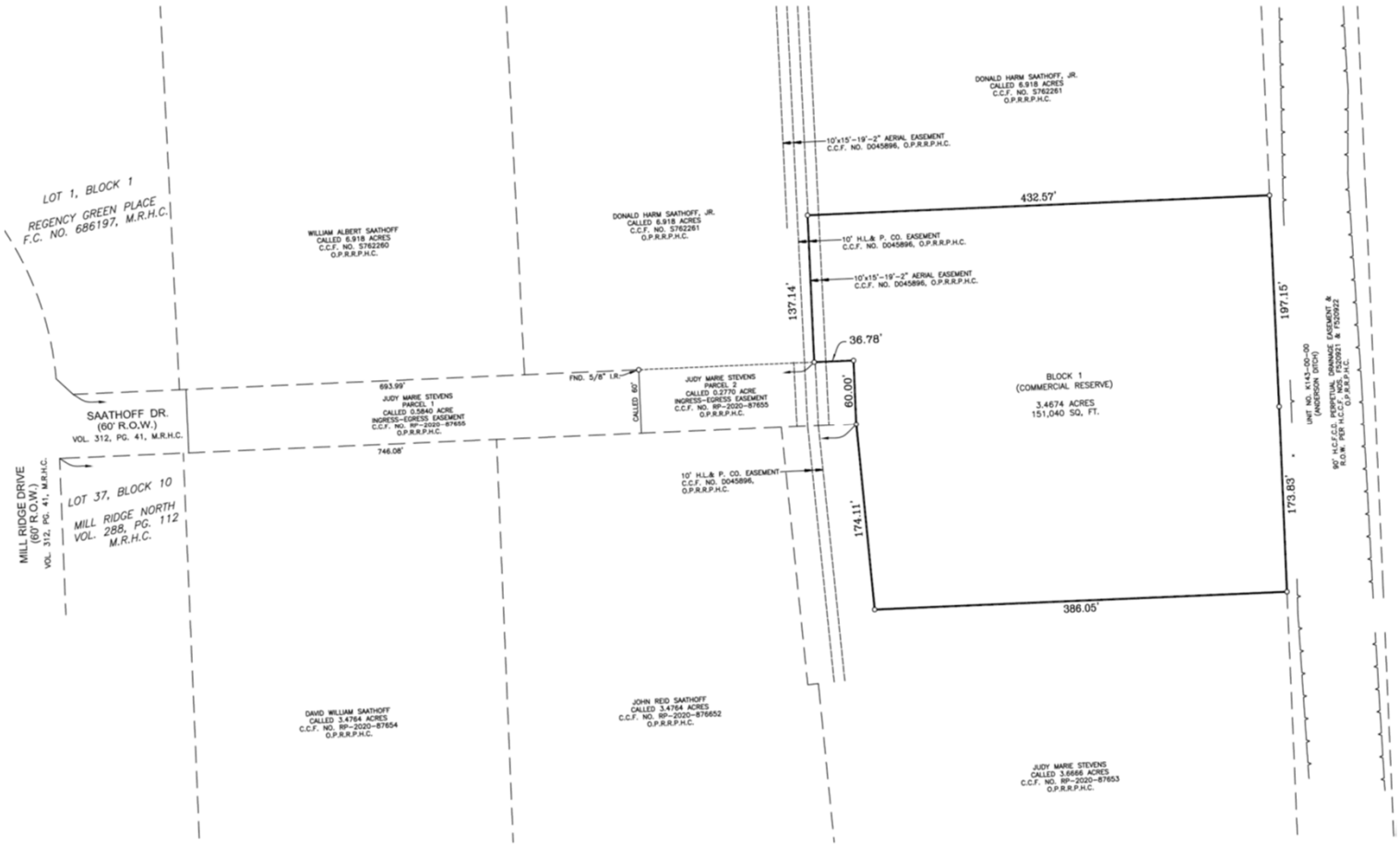
Site Location

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Quartet Development (DEF 1)

Applicant: Doshi Engneering & Surveying Company



NORTH

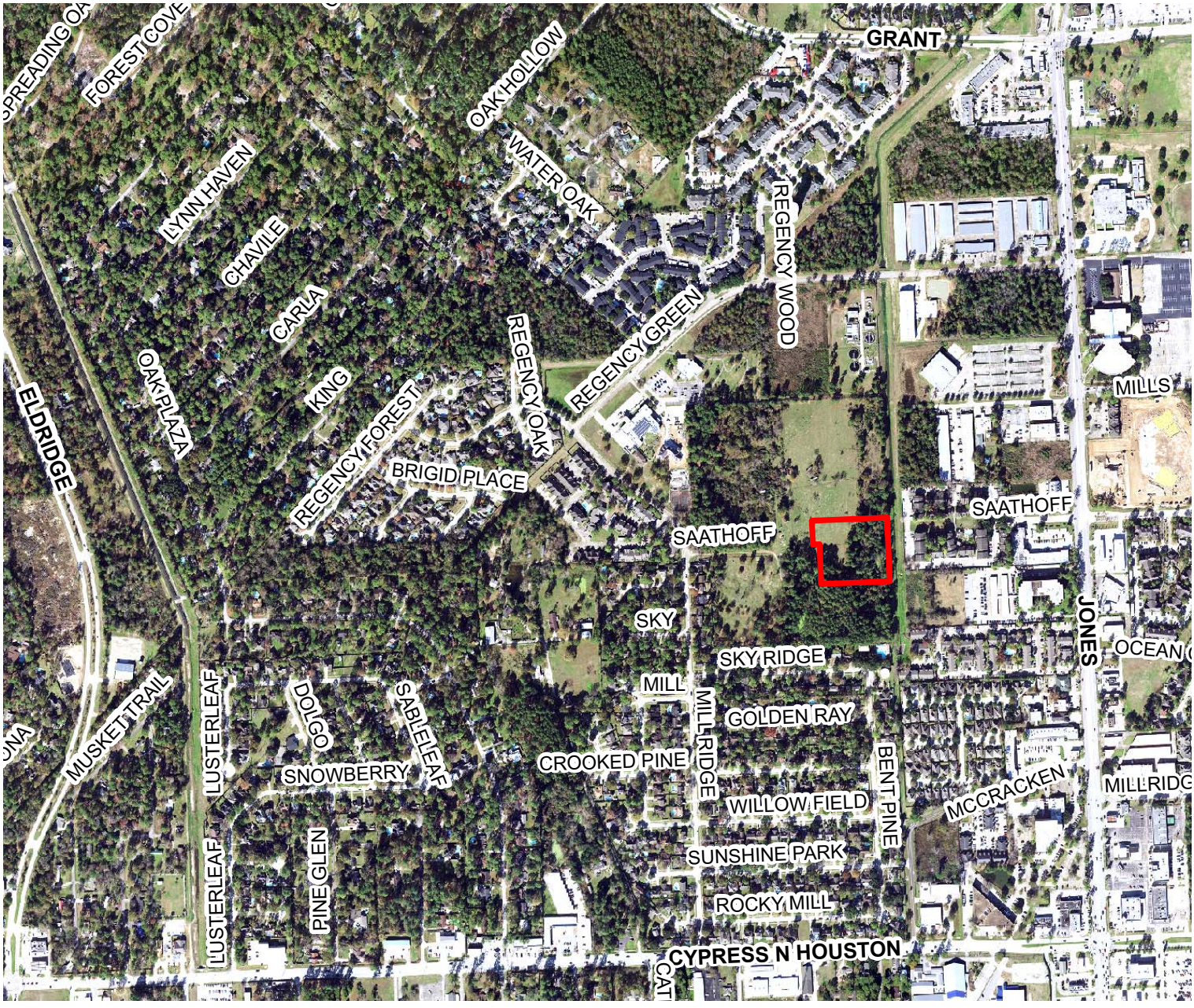
D – Variances **Subdivision**

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Quartet Development (DEF 1)

Applicant: Doshi Engneering & Surveying Company



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1375
Plat Name: Quartet Development
Applicant: Doshi Engineering & Surveying Company
Date Submitted: 05/30/2022

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

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

To be able to take access from a 60' Access Easement instead of the 60' "Public Street" required by the table in rule 42-190 (c).

Chapter 42 Section: 190

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: Table: Restricted reserve — All other 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

The strict imposition of the rules of the table requiring the development to take access from the "Public Street" creates an undue hardship that directly deprives the owner from being able to access the property. The subject tract is surrounded by tracts belonging to other landowners to the north and south. Additionally, there is a HCFC drainage ditch to its east. Making the 60' access easement, that extends from a 60' public street, the only conceivable available point of vehicular access. The AE was clearly created with the purpose of providing access to this tract and denying the request would effectively land lock the commercial tract.

(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 Access Easement was created and constructed long before the owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from the 60' Public Street is also 60' in width, which is the required width that a public street would need to be according to the table in 42-190, it is only the ROW classification as an easement that does not meet the requirements of the table in the ordinance.

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

This Access Easement is accessible by the public and meets all the same requirements of a public street making them virtually equal in effectiveness as a Public Street to and for the public.

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

Because the public street being called for by the ordinance, is hardly different than the access easement that exists, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

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

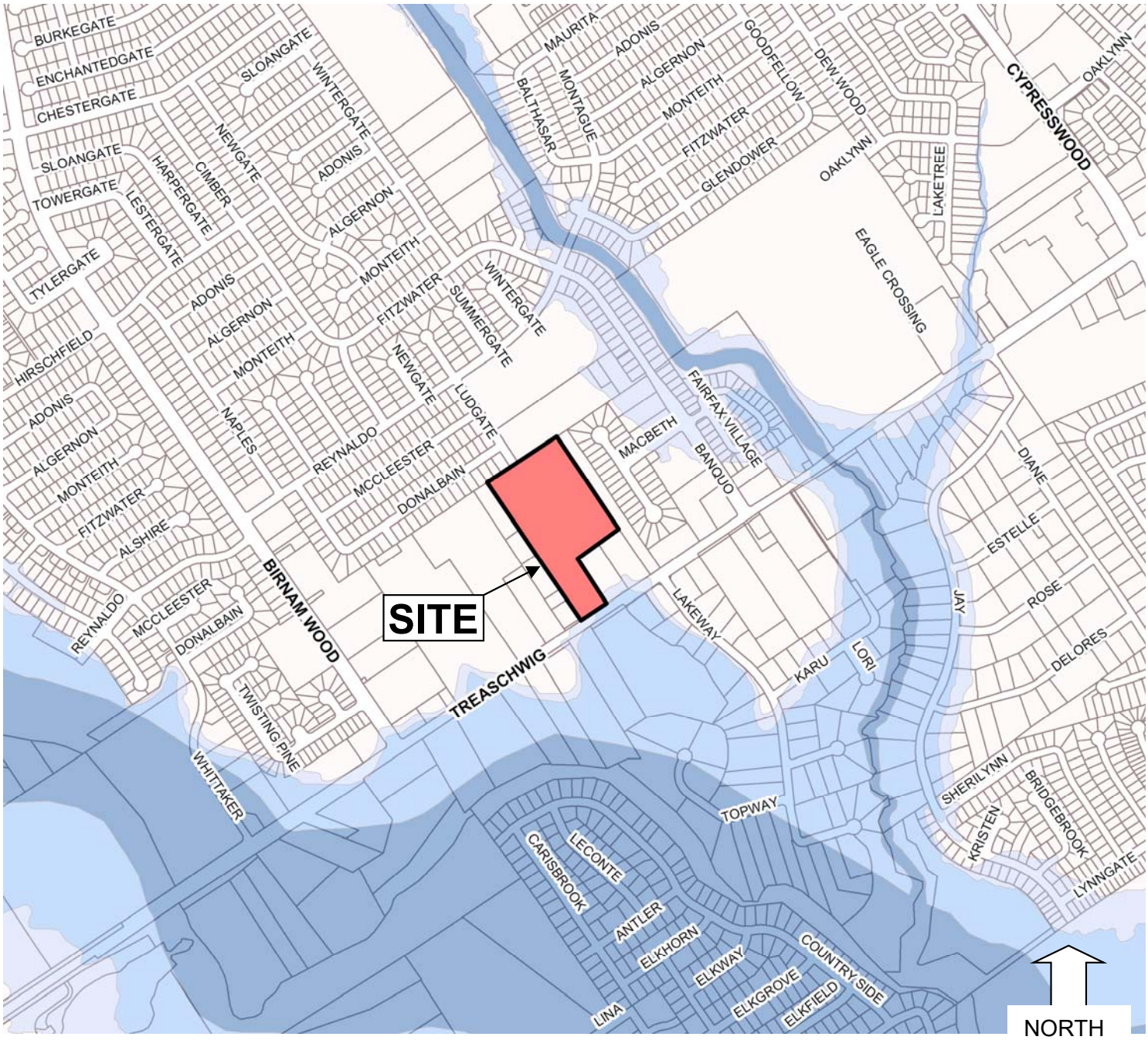
Economic hardship does not apply in any way to the granting of this variance request. It should simply be granted so that the landowner can develop the land he owns.

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Treaschwig Business Park GP (DEF 1)

Applicant: McKim and Creed



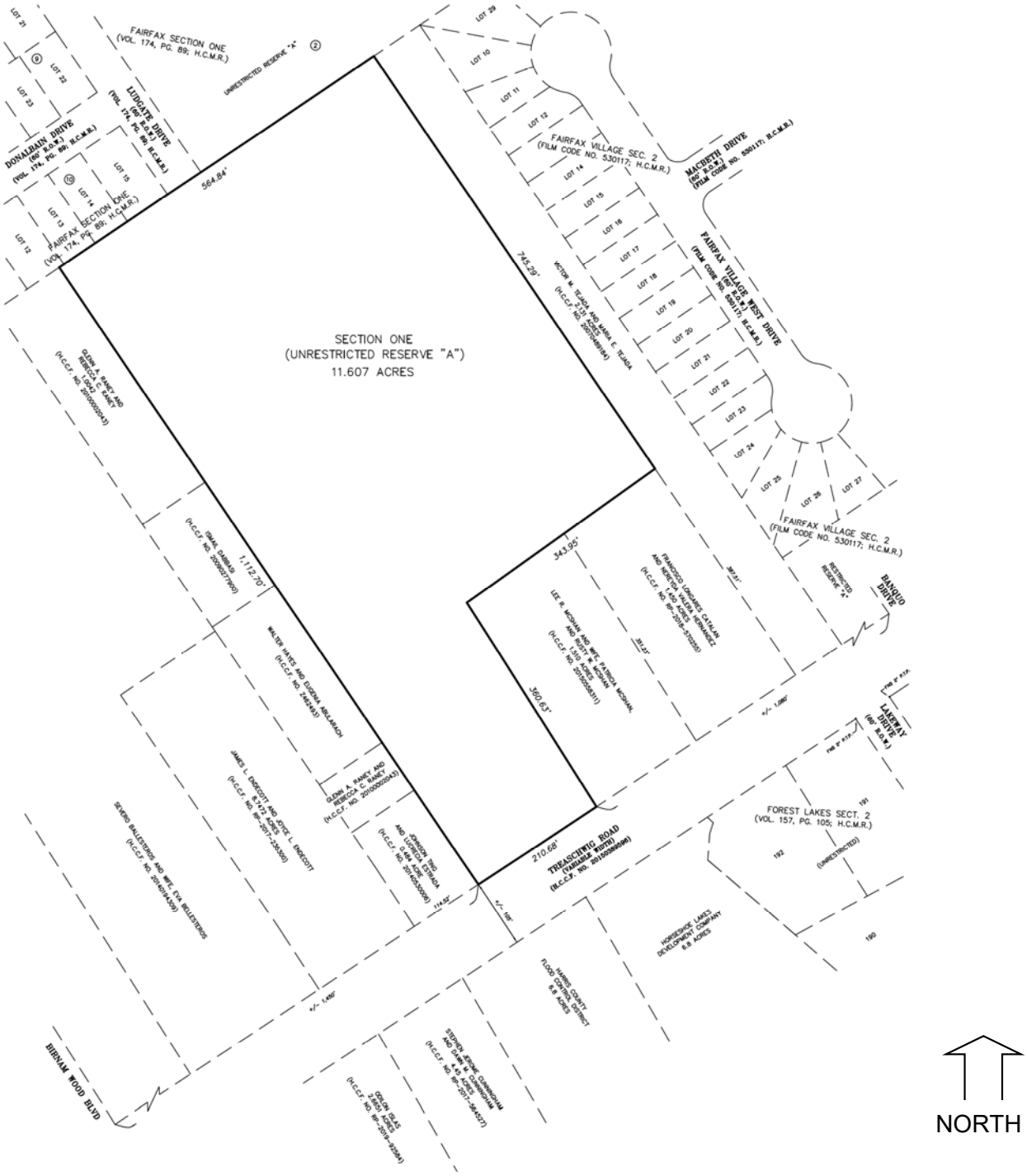
D – Variances Site Location

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Treaschwig Business Park GP (DEF 1)

Applicant: McKim and Creed



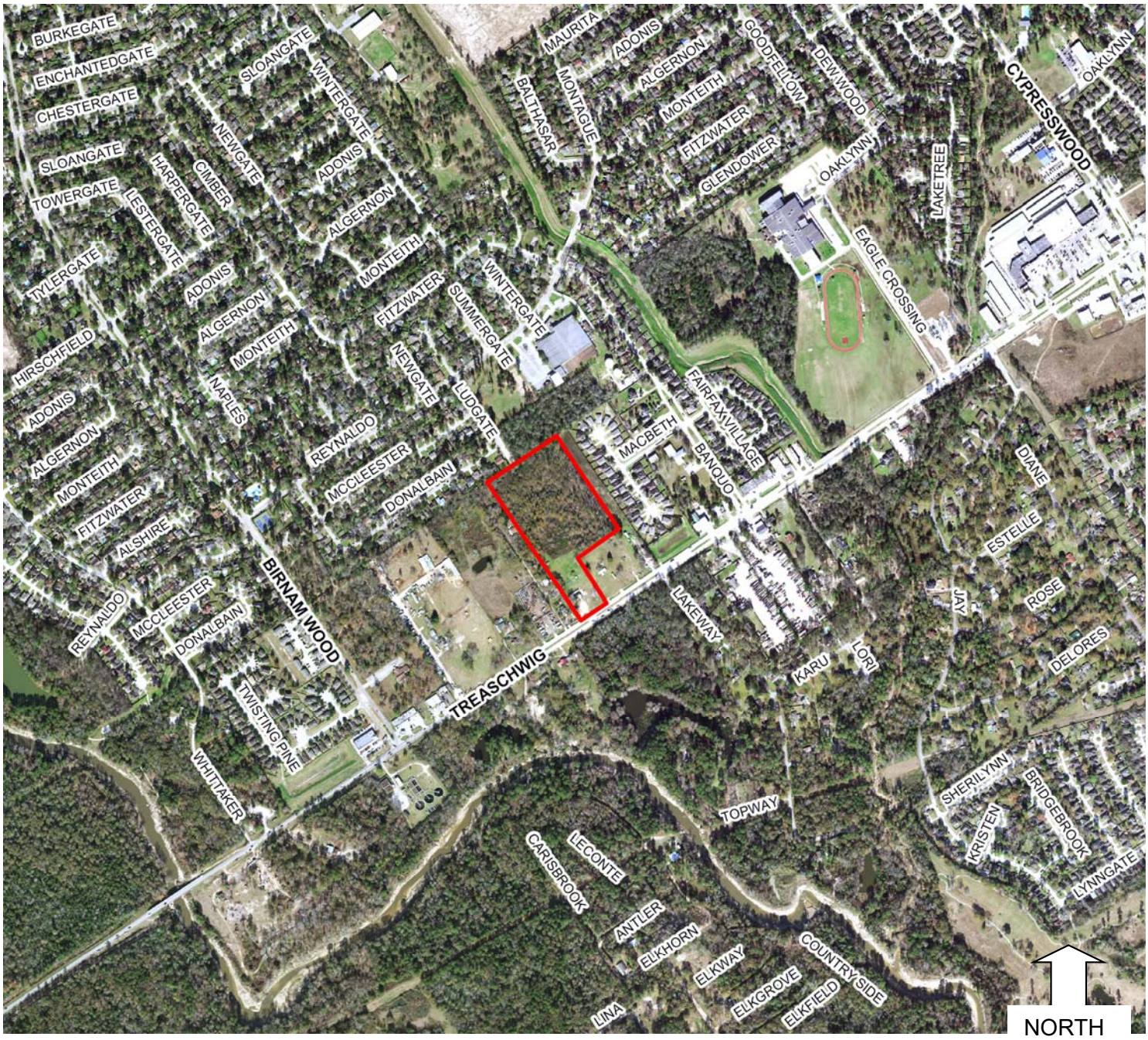
D – Variances **Subdivision**

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 07/07/2022**

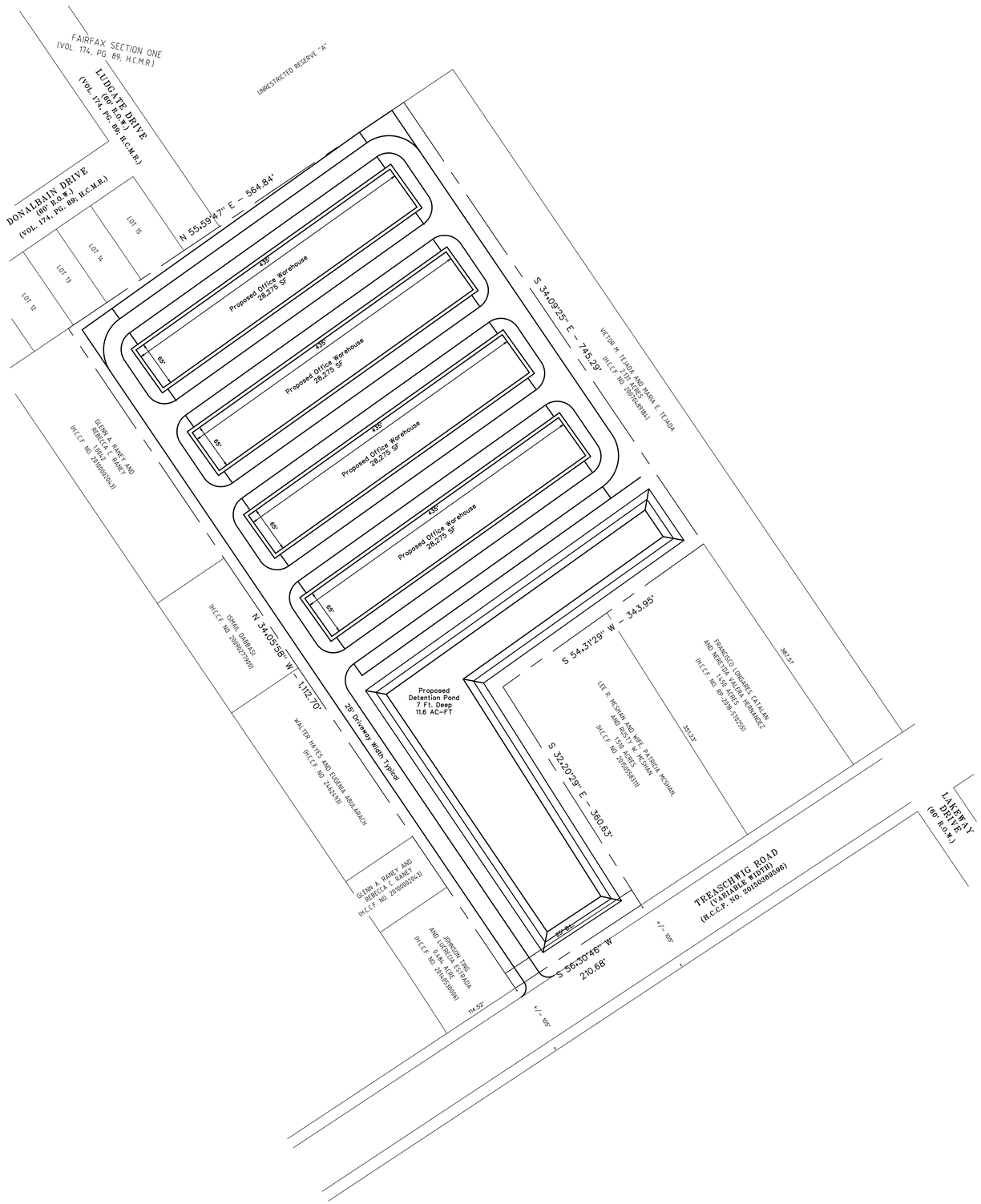
Subdivision Name: Treaschwig Business Park GP (DEF 1)

Applicant: McKim and Creed



D – Variances

Aerial



Scale: 1" = 80'

Concept Site Plan

Site Address: 4807 Treaschwig Rd, Spring, TX 77373	Client: A2Z Storage 23801 Cypresswood Dr. Spring, TX 77373
Revision: 0	Engineer: Cory Alan Haddox, P.E. License No.: 100019 Firm No.: F-14448 2635 North Spring Spring, TX 77373
Issued: 03 June 2022	

This document is released for the purpose of interim review under the authority of Cory Alan Haddox, P.E. 100019 on 03 June 2022. It is not to be used for construction, bidding or permit purposes.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1389
Plat Name: Treaschwig Business Park GP
Applicant: McKim and Creed
Date Submitted: 05/31/2022

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

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

The applicant is seeking a variance for the Treaschwig Business Park GP not to extend Ludgate Drive through the subject property, nor to terminate it on this property with a cul-de-sac.

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

Statement of Facts

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

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

Section 134 of Chapter 42 actually allows this circumstance, or close to it, without a variance request: (1) Ludgate Drive is a local street platted with Fairfax Section One (Vol. 174, Pg. 89; H.C.M.R.). (2) No general plan exists, to our knowledge, on the subject property that shows this as a through street. (3) This stub street is only one lot in depth on the west side, the other side is an unrestricted reserve which is owned by Spring I.S.D. It is undeveloped (wooded) adjacent to the property. The north portion of the reserve contains Jenkins Elementary School. (4) This subdivision will not extend residential development. It is being planned as an office/warehouse development. (5) This street is not required to meet the intersection spacing requirements of this chapter. Treaschwig Road is a major throughfare. The spacing requirements (2,600 feet) have been met already with Birnam Wood Boulevard to the west (+/- 1,450 feet) and Banquo Drive to the east (+/- 1,080 feet). The total distance between these two public roadways is +/- 2,730 feet.

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

The developers of this property did not create the hardship that extending this street or providing a cul-de-sac would impose on the property. The development surrounding this site created the Ludgate Drive stub street. Since the property will be utilized as an office/warehouse development, a public street through the property is not needed, nor wanted.

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

Section 134 of Chapter 42 allows similar circumstances to this one as stated above. Therefore, the intent and general purposes of the chapter will be preserved and maintained.

(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. In this instance, granting this variance will have no effect on the existing traffic circulation of the area. A church is currently on this site which will be replaced with a low-traffic office/warehouse development.

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

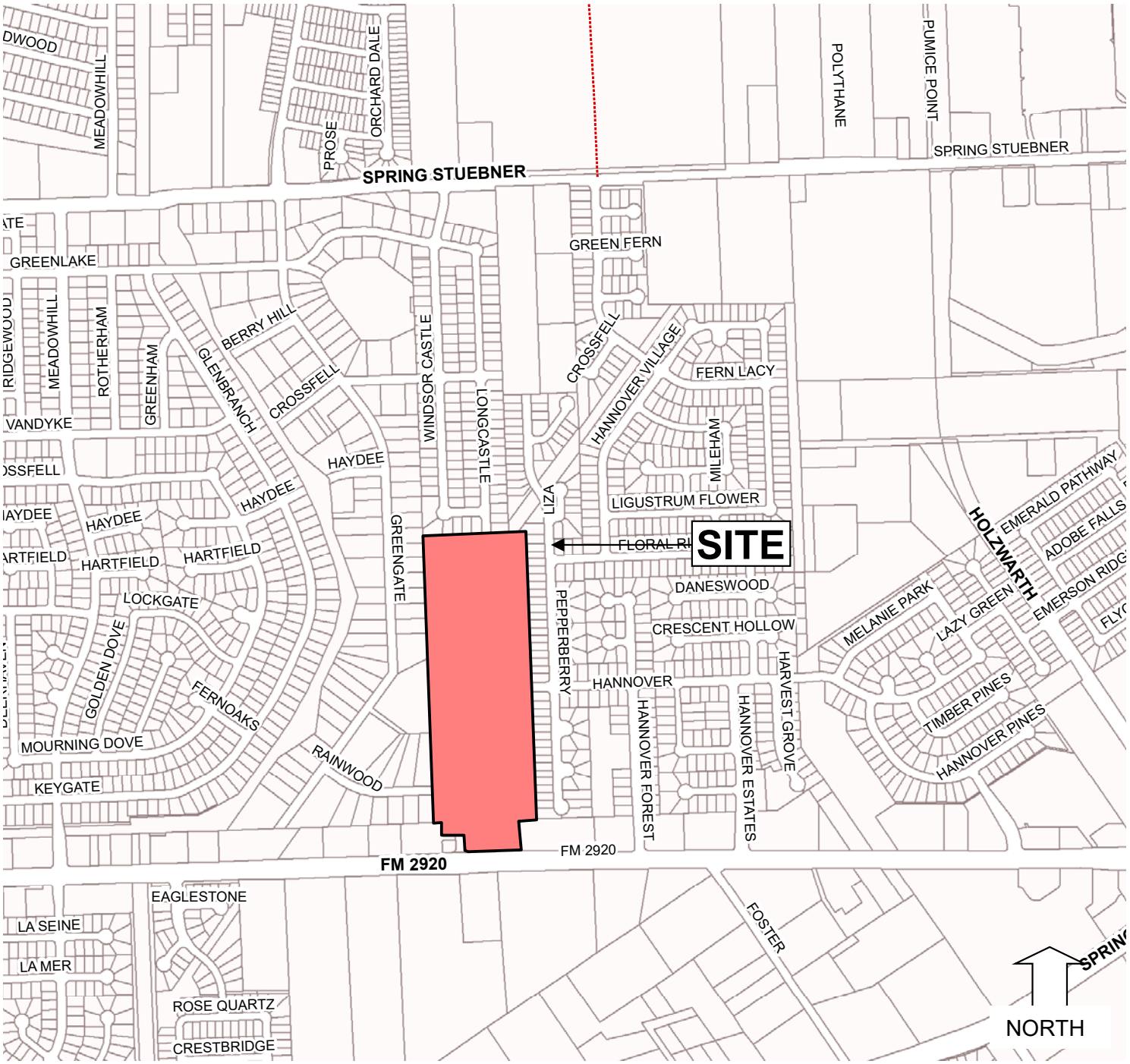
Economic hardship was not considered for justifying the request for this variance. This variance request will let the developer fully utilize the property for the office/warehouse development without the nuisances that a public street through the property would bring.

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Urbana Spring GP

Applicant: Meta Planning + Design LLC



D – Variances

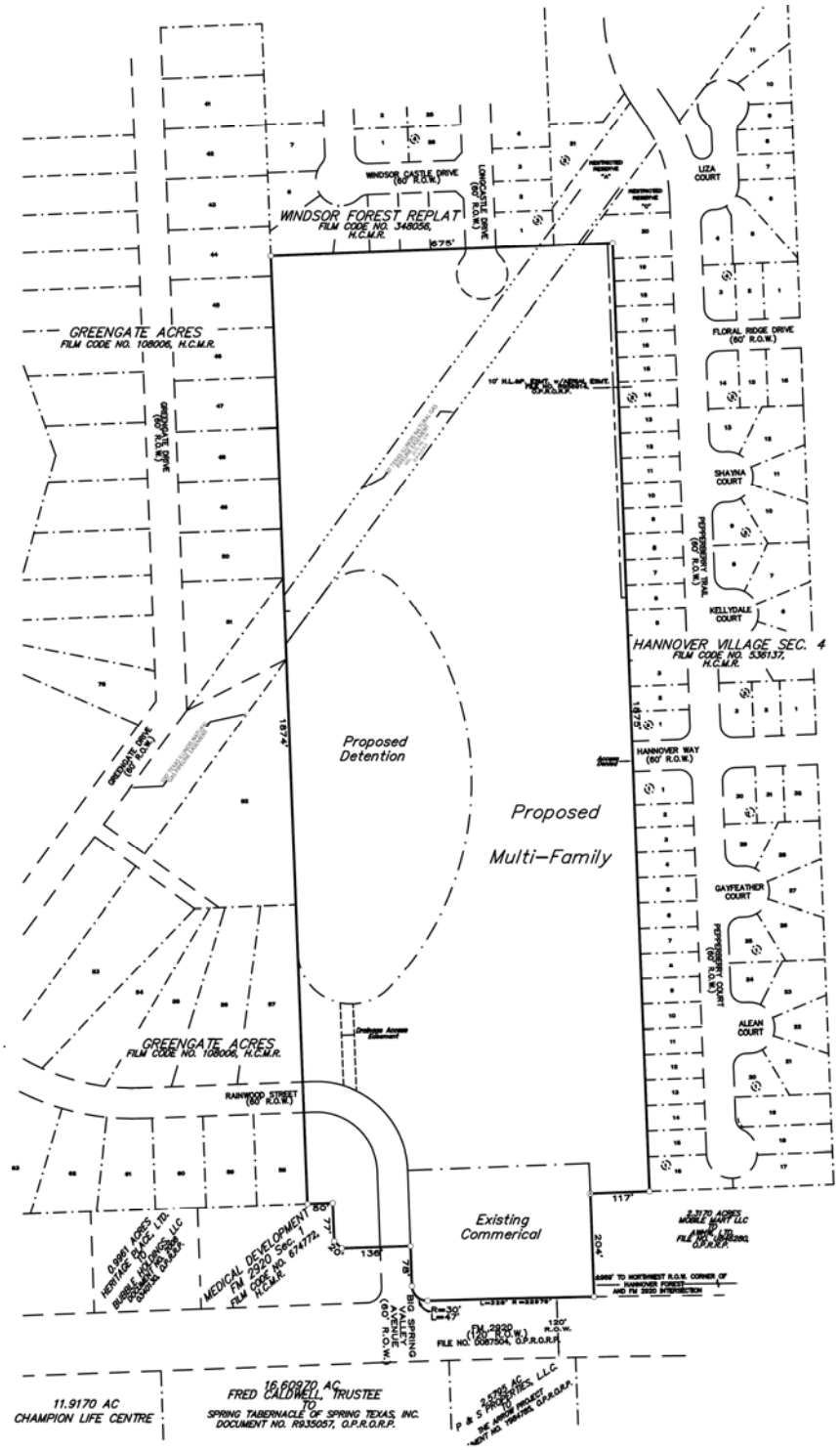
Site Location

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Urbana Spring GP

Applicant: Meta Planning + Design LLC



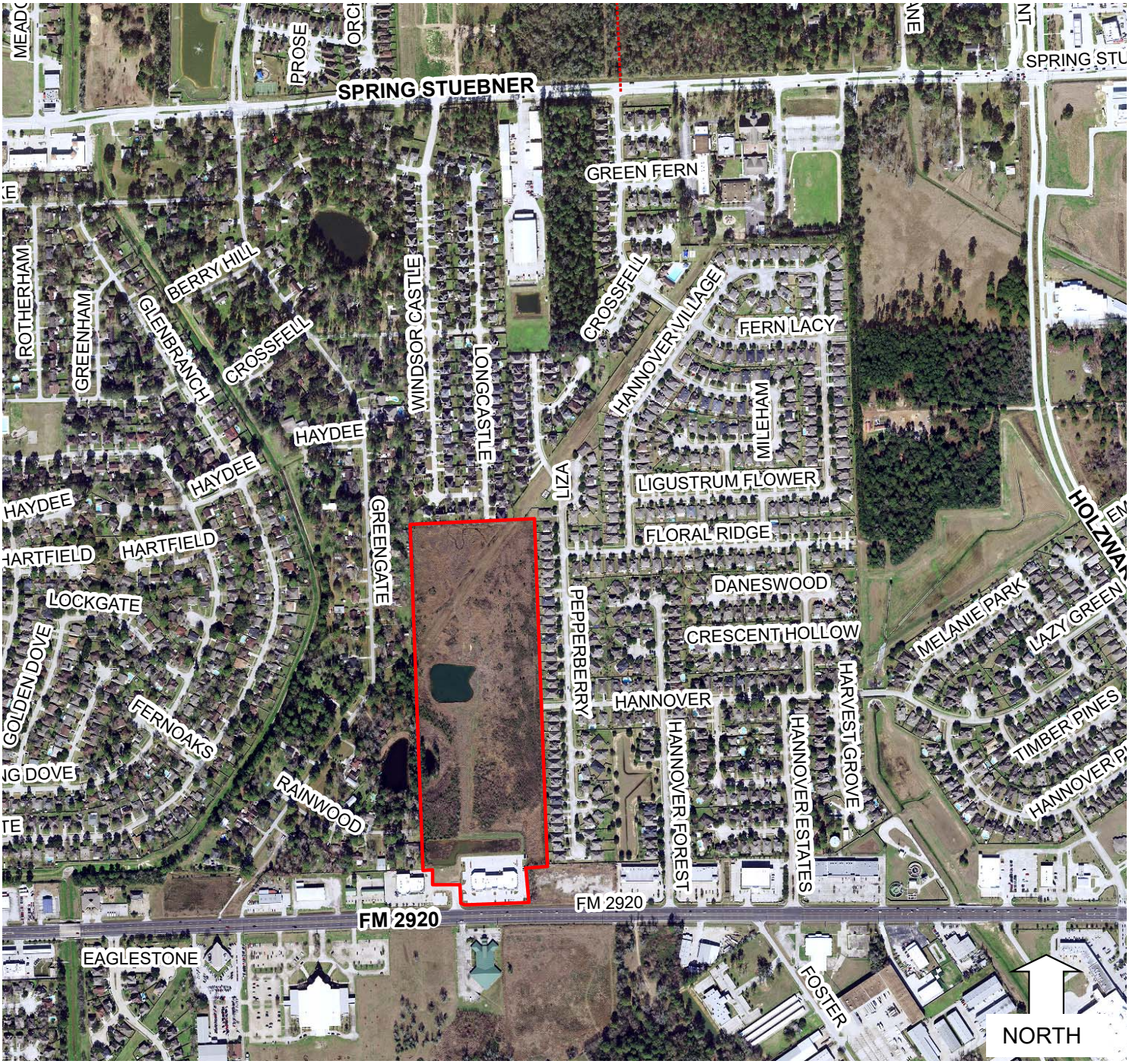
D – Variances **Subdivision**

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/07/2022**

Subdivision Name: Urbana Spring GP

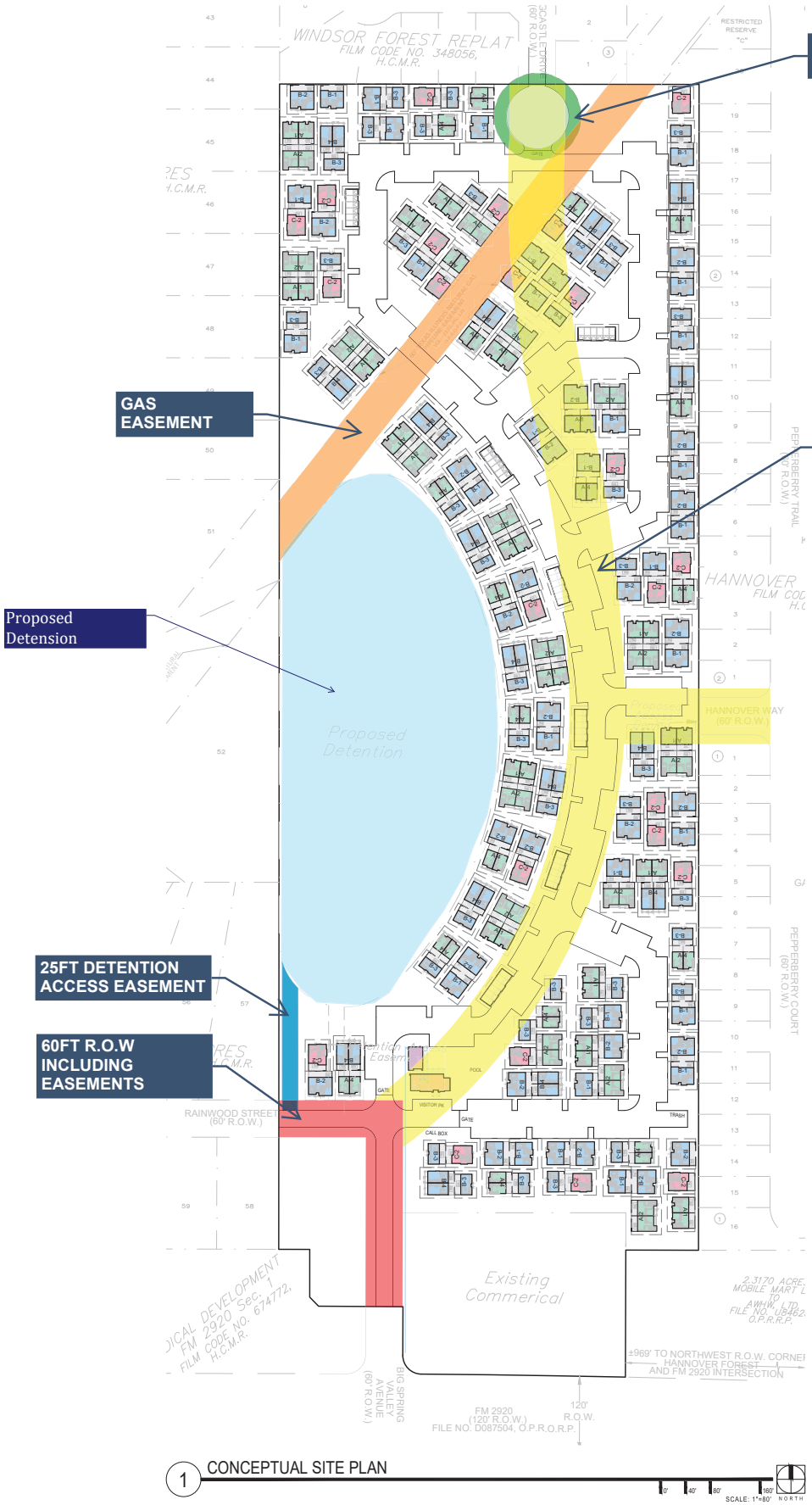
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

Drawing name: O:\04-Projects\Urbanal\22017 - Urbana Spring\02 Concept Development\04 CAD\02 Sheets\03-Sitework\22017-L3-plans.dwg L1 Jun 24, 2022 10:26am by: denisse.ramirez



1 CONCEPTUAL SITE PLAN

0' 40' 80' 160' SCALE: 1"=80' NORTH

CONCEPT PLAN - NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

URBANA SPRING

SPRING, TX

Project Number: 22017

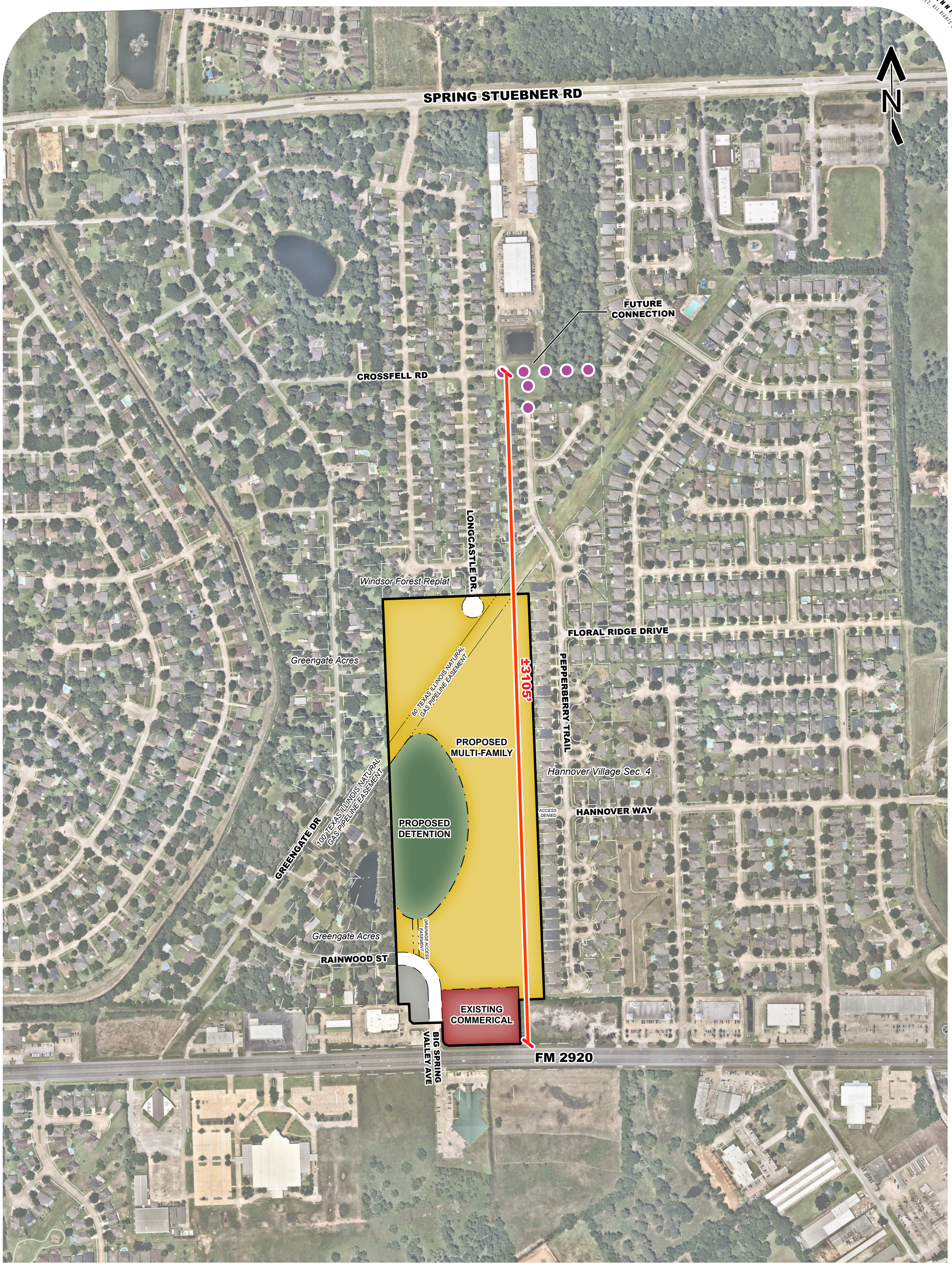
Date: 24 JUNE 2022

Scale: 1"=80'

bud CREATIVE
Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964

META PLANNING + DESIGN

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a variance exhibit for

URBANA SPRING

±31.0 ACRES OF LAND

prepared for

2920 MED DEV PARTNERS, LLC
PINECROFT CORE HOLDINGS, LLC

META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-I-758
JUNE 09, 2022

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1532
Plat Name: Urbana Spring GP
Applicant: Meta Planning + Design LLC
Date Submitted: 06/13/2022

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

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

To allow a detention pond to take access through an access easement to the nearest public street

Chapter 42 Section: 42- 90

Chapter 42 Reference:

Tracts for non-single-family use—Reserves. [...] (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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;

Urbana Spring is a proposed multi-family residential community located far north of central Houston, in Houston's ETJ north of FM 2920 near the intersection of I-45 and the Grand Parkway. The site is surrounded by existing single-family residential communities on the north, east, and west sides, and on the south are a few abutting commercial developments along FM 2920. The proposed development is for non-single-family uses: commercial along FM 2920, and multi-family with associated detention and utility sites on the remainder of the property. The development proposes not to have any public streets extending through the middle of the site, which is the best design for a gated multi-family community. However, development of the site will require detention. There is an existing pond on the site with an outfall westward, ultimately into the adjacent creek. This pond will be expanded to accommodate the multi-family development on the site, which will ultimately be incorporated into a detention reserve on the future plats of the site. However, the location of the pond will not directly abut the public streets in the southwest corner of the site, and since the site is intended for multi-family development, there will not be any of the other applicable access options contemplated by the ordinance. The landplan proposes an access easement, extending from the detention pond to the public streets, most likely over one of the internal driveways to be constructed as part of the multi-family development. This is in keeping with the ordinance's allowance for access by a PAE/shared driveway owned by a homeowners' association, except that it will be utilizing the driveway of a multi-family development instead. The pond will ultimately be maintained by the Municipal Utility District, and the access easement can be granted to the MUD at the same time. The access easement will provide the MUD with both a physical route and the legal authority to access the detention pond as needed for maintenance, which is to the benefit of the multi-family community to ensure that the pond is functioning correctly and does not

flood the on-site residences. Since the detention pond is being constructed specifically to serve the multi-family site, accessing the pond through the multi-family driveways should be a matter of course, whether or not the pond has frontage directly on the public street.

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

The existing detention pond location and topographic necessities of drainage are pre-existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The proposed access easement, in lieu of direct street frontage, will still ensure that maintenance of the pond can be kept up, which 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 will not inhibit the maintenance of the detention pond, 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 detention pond location and topographic necessities of drainage are the justifications for the granting of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1532
Plat Name: Urbana Spring GP
Applicant: Meta Planning + Design LLC
Date Submitted: 06/13/2022

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

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

To create an intersection spacing of ±3,105' by not extending Longcastle Drive or Hannover Way through the subject site, and to not terminate Hannover Way with a cul-de-sac.

Chapter 42 Section: 42-128 & 42-134

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or... Chapter 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: [...]

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;

Urbana Spring is a proposed multi-family residential community located far north of central Houston, in Houston's ETJ north of FM 2920 near the intersection of I-45 and the Grand Parkway. The site is surrounded by existing single-family residential communities on the north, east, and west sides, and on the south are a few abutting commercial developments along FM 2920. The existing neighborhoods have created stub streets into the subject property from all directions. The ordinance would require these stub streets to be extended into and through the subject site to provide an interconnected local street network in the context of maximum intersection spacing. The proposed development is for non-single-family uses: commercial along FM 2920, and multi-family with associated detention and utility sites on the remainder of the property. Large scale multi-family sites are generally considered incompatible with existing single-family neighborhoods, and should not be directly connected via through streets to limit the overspill of light and noise pollution, vehicle traffic, and general neighborhood character clashing. The developer intents for the multi-family development to have gated access with internal private drives, which cannot be easily achieved when a multitude of public streets are projected across the tract. The subject application requests to not extend nor terminate with a cul-de-sac Hannover Way, the stub street coming from the Hannover Village neighborhood to the east, and to not extend Longcastle Drive, the stub street coming from the Windsor Forest neighborhood to the north. Longcastle Drive will be terminated with a cul-de-sac and will have a gated access drive into the multi-family community for emergency

services only. The proposed landplan connects Rainwood Street to Big Spring Valley Avenue within the development, for primary access to FM 2920 on the southwest corner of the site. Currently, there are no existing through connections in an east-west direction between FM 2920 and the next thoroughfare to the north, Spring Stuebner Road. The proposed development of this site will improve some connections and maintain others in their current condition, without any significant loss of circulation. The proposed connection of Rainwood Street through Big Spring Valley Avenue to FM 2920 will provide new access from the south to the adjacent Greengate Acres community, which is west of the subject site. Greengate Acres has until now taken its primary access from the north, and has had no official connection to FM 2920, with unofficial access only through a substandard private drive to the south. Traffic from Greengate Acres must currently take circuitous routes through other communities to reach FM 2920. The subject development will complete the public street interconnection from Spring Stuebner Rd to FM 2920 through Greenwood Acres, greatly improving accessibility. This connection also satisfies intersection spacing requirements – the distance between Greengate Drive, now a through-street, and Pepperberry Trail east of the subject site is well below the maximum 1,400' separation of through streets. There are no other stubs from the east side of the subject site, but further north is Crossfell Road, an east-west street that extends from Greengate Acres to Windsor Forest and is projected to extend into Hannover Village to the east. One unplatted property divides this road from connecting, and the stubs of Crossfell Road to either side are near the southern end of that site. Making the connection would not dramatically impact the developable acreage of the that property. Although outside the control of this application, the attached exhibit illustrates how this eventual connection of Crossfell Road will be able to complete the east-west local street network between all three single-family communities. The distance from Crossfell Road to FM 2920 is approximately ±3,105'. Unlike the Crossfell Road connection, Hannover Way falls almost exactly in the middle of the subject tract and would be very disruptive to any non-single-family development of the site. Although there are homes fronting on Hannover Way, it extends directly east-west through that neighborhood and, if extended, would start to function somewhat like a collector street between the subject tract and other connections to the surrounding thoroughfare network. This connection would be detrimental to the neighborhood. The Windsor Forest neighborhood has strong, direct connections to Spring Stuebner Rd on the north and strong westerly connections to Greengate Drive as well. A direct extension of Longcastle Drive through the subject site to FM 2920 would turn Longcastle Drive into a tempting cut-through route for north-south traffic, which is detrimental to the homes fronting on what has until now been a local street. Using Longcastle Drive as an emergency access with a cul-de-sac is a sound strategy for providing easy access for emergency services coming from the north to the subject site, without negatively affecting the existing residents in their day-to-day lives. And, since Greengate Drive will be newly opened to traffic from FM 2920 via the extension of Rainwood Street, the residents of Windsor Forest will still have a new means of reaching FM 2920 more easily.

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

The existing street patterns surrounding the subject site are pre-existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The connection of Rainwood Street to Big Spring Valley Avenue will preserve and maintain the intent and general purposes of the ordinance for intersection spacing, while also preserving the stated desire of the ordinance to minimize cut-through traffic in residential neighborhoods, and will also limit the impacts of incompatibility between adjoining single-family and multi-family communities.

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

The granting of the variance to not extend Longcastle Drive and Hannover Way will preserve the existing traffic patterns for these long-standing neighborhoods, 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 street patterns surrounding the subject site, and the proposed use of the land, are the justifications for the granting of the variance.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/07/2022
ITEM: 195

Applicant: CINDY BUSH
Contact Person: CINDY BUSH

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1647	77357	5974	258J	ETJ

EAST OF: GALAXY BLVD NORTH OF: PROPOSED GRAND PWKY

ADDRESS: 27208 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1515 OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home.

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 7/07/2022

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
Anja's Permit Assistance	Anja Moore	281-222-5227	PermitAssistance@hotmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1701 Nina Lee Ln.	22027520	77018	5260A	452J	C

HCAD ACCOUNT NUMBER(S):	0731000420016
PROPERTY LEGAL DESCRIPTION:	Lot 16, Block 60, Oak Forest Sec.6
PROPERTY OWNER OF RECORD:	Cecil & Suzanne Cantrell
ACREAGE (SQUARE FEET):	10,180 sf
WIDTH OF RIGHTS-OF-WAY:	Nina Lee Lane (60') & 43rd Street (80')
EXISTING PAVING SECTION(S):	Nina Lee Lane (26') & 43rd Street (46')
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	SFR + carport = 1646 (to be demolished)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	SFR with garage = 3261

PURPOSE OF VARIANCE REQUEST: Seeking approval for deviation from 25 ft. building setback requirement of Chapter 42. Propose to abide by 15 ft. building line on North/East side, facing 43rd Street. Also request **not** to dedicate 5 ft. of property to the Right-of-Way facing 43rd Street.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter. 42-122: The minimum right-of-way required for each of the following types of streets or pulic alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-13 of this code: Major thoroughfare: (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 7/07/2022

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing house was built in 1950, and it is currently located only about 6 ft. from the North/East property line facing 43rd Street. This property at 1701 Nina Lee has building lines and/or easements on all (4) sides.
At the time of purchase the current owners were not aware of the 25 ft. setback requirement in place now. In addition, the requirement to dedicate an extra 5 ft. of property on the North/East side would create additional hardship to build the proposed 1-story residence. Mr. & Mrs. Cantrell are advanced in age and need a one-story house where everything is easily accessible on the ground floor without stairs. Applying a new 25 ft setback and the extra 5 ft. Right-of-Way dedication would substantially reduce the habitable space.

A significant amount of money and time was spent already to design the proposed SFR. Having to redesign the layout would cost additional funds not in the budget and delay construction while prices continue to rise.

We are seeking approval for deviation from the 25 ft. building setback requirement of Chapter 42 for a new SFR and propose to abide by 15 ft. building line on North/East side, facing 43rd Street.
Also, we request a variance to **not** have to dedicate an additional 5 ft. of property to the Right-of-Way facing 43rd Street.

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

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

The existing house was built in 1950, and it is currently located only about 6 ft. from the North/East property line facing 43rd Street. This property at 1701 Nina Lee has building lines and/or easements on all (4) sides and applying a new 25 ft setback plus an additional 5 ft. to the Right-of-Way dedication for the proposed residence would substantially reduce the habitable space. The owners are advanced in age and need a one-story house where everything is easily accessible on the ground floor without stairs. Imposing the 25 ft. setback and dedicating an extra 5 ft. to the Right-of-Way could make the entire project impossible.
Abiding by the 15 ft. building line already in place on the North/East side will put the new structure at a much greater distance from the property line than is the case with the existing house.

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

DEVELOPMENT PLAT VARIANCE

(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. At the time of purchase the current owners were not aware of the 25 ft. setback requirement in place now, or the Right-of-Way dedication required at this time. This demand is a requirement from the City Houston, not created or imposed by Mr. and Mrs. Cantrell. In addition, there are building lines and/or easements on all (4) sides of this property that were in place before purchase and not created or imposed by the applicant.

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

Not only will the current conditions be preserved and maintained if the now existing curb&gutter with drainage pattern in place remains and provides effective water flow. There will actually be **improvement** by removing the existing residence that is currently located only about 6 ft. from the North/East property line facing 43rd Street since the proposed residence is proposed to abide by the 15 ft. building line. Also, the existing garage and driveway access from 43rd Street will be removed. This will eliminate a hazardous situation to get on and off the property and help avoid a potentially dangerous traffic situation.

(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.
It will actually **improve** public health, safety or welfare because the proposed residence will be set back more than twice as far from the Right-of-Way as is currently the case, abiding by the 15 ft. building line.
Also, removing the existing garage and driveway access from 43rd Street will eliminate a hazardous situation and provide better public health, safety and welfare.

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

Economic hardship is not the sole justification of the variance. A 25 ft. setback from 43rd Street would not keep with the character of this neighborhood. It appears that there are numerous structures in the area located closer than this, please refer to the attached list. In addition, the existing garage is being accessed from 43rd Street which creates a hazardous situation to get on and off the property. Removing the driveway and garage access facing 43rd Street will help to eliminate a potentially dangerous traffic situation.
This property along 43rd Street was already improved, and the now existing curb& gutter provides a drainage pattern that should remain unchanged to not disturb the effective water flow.

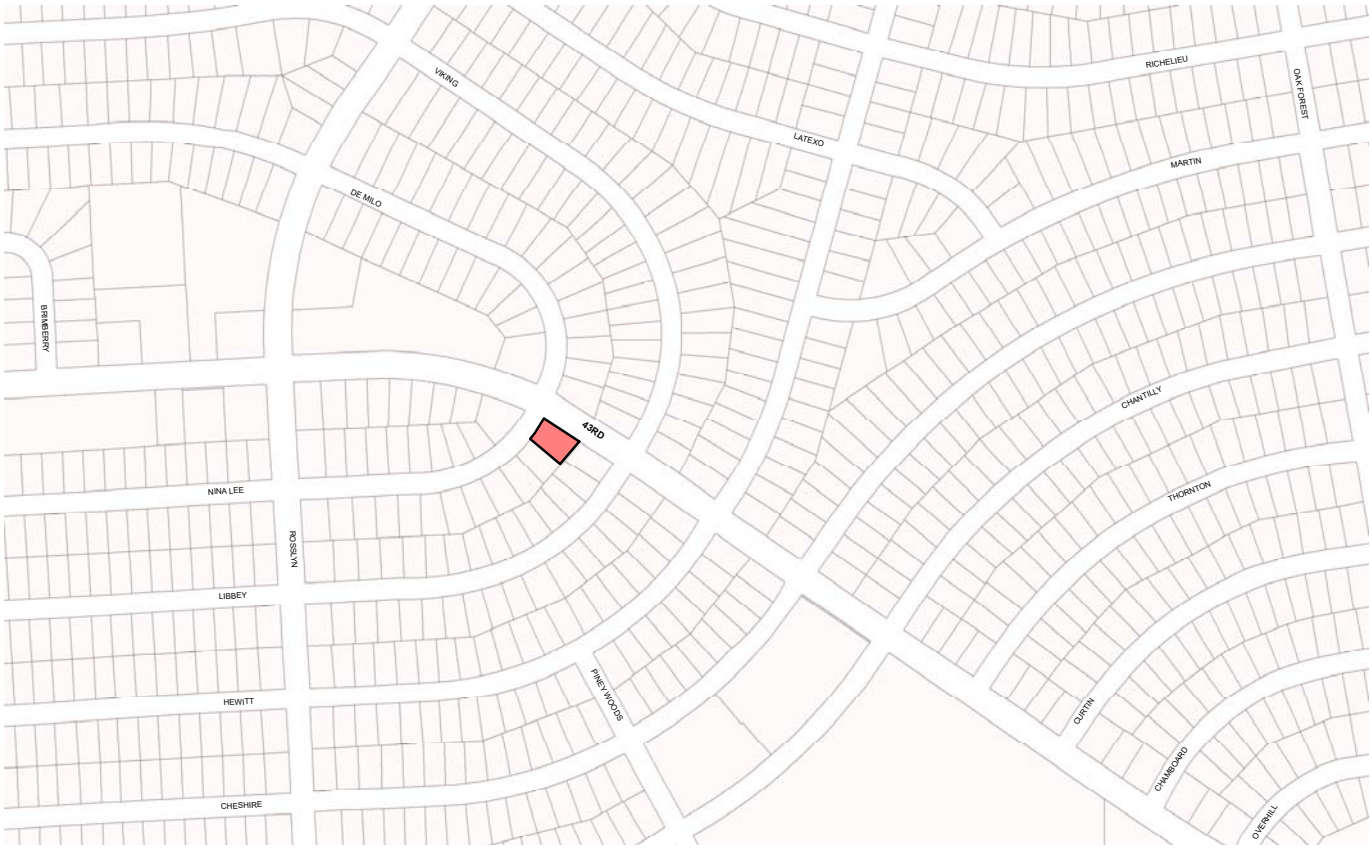
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 7/07/2022

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 196

Meeting Date: 7/07/2022

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

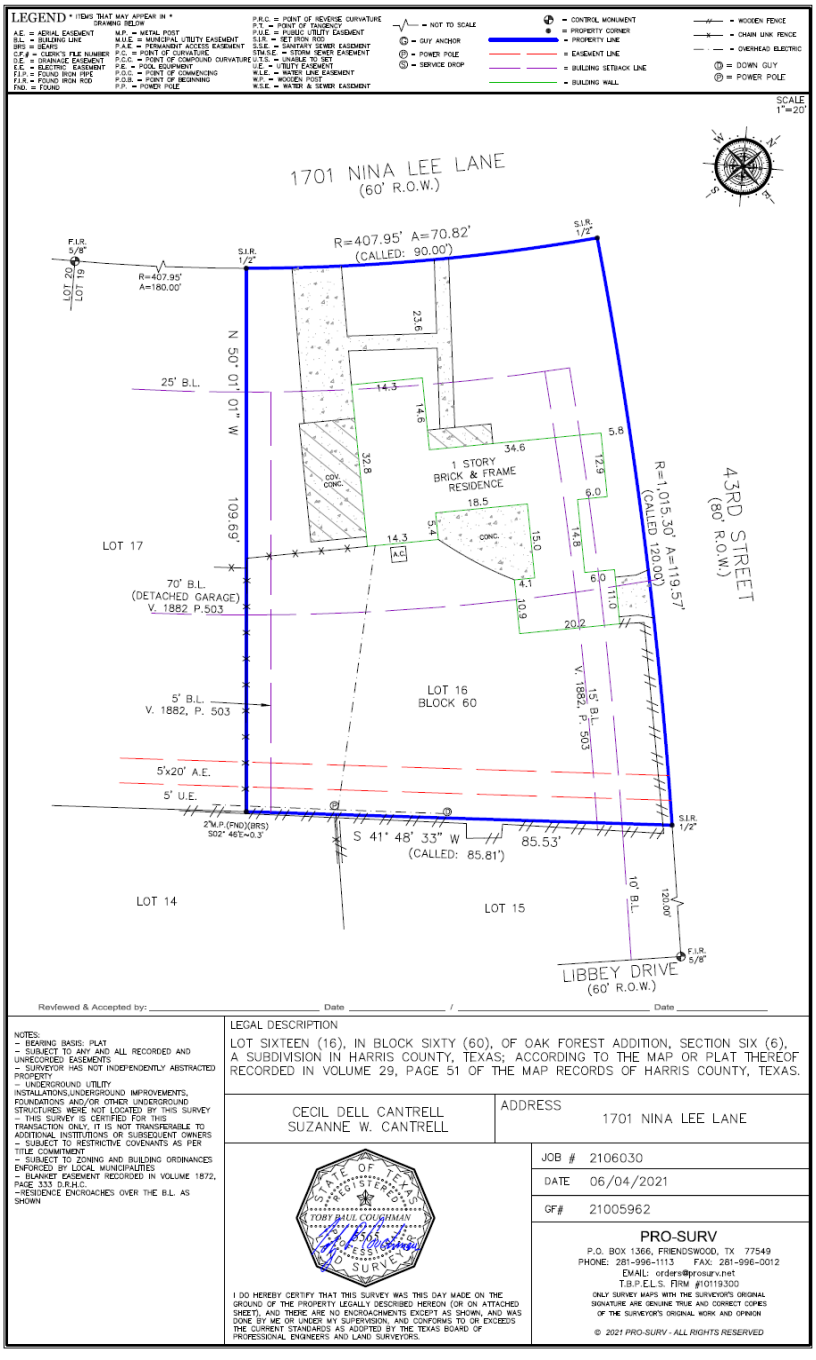
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 196

Meeting Date: 7/07/2022

Survey



NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- BLANKET EASEMENT RECORDED IN VOLUME 1872, PAGE 333 D.R.H.C.
-RESIDENCE ENCROACHES OVER THE B.L. AS SHOWN

LEGAL DESCRIPTION

LOT SIXTEEN (16), IN BLOCK SIXTY (60), OF OAK FOREST ADDITION, SECTION SIX (6), A SUBDIVISION IN HARRIS COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CECIL DELL CANTRELL
SUZANNE W. CANTRELL

ADDRESS
1701 NINA LEE LANE

STATE OF TEXAS
REGISTERED
TOBY PAUL COLEMAN
PROFESSIONAL
LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2106030
DATE 06/04/2021
GF# 21005962

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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DEVELOPMENT PLAT VARIANCE

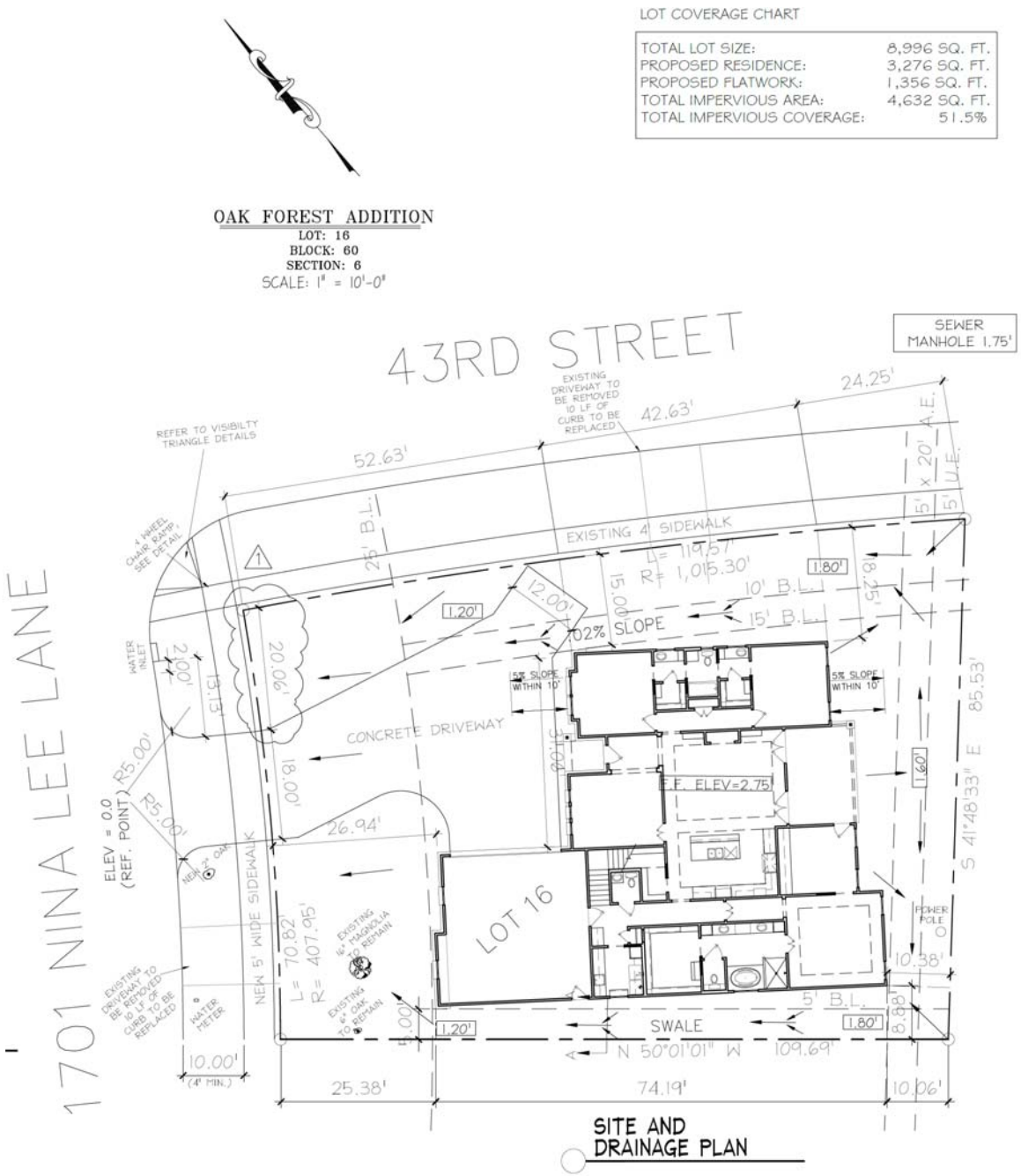
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

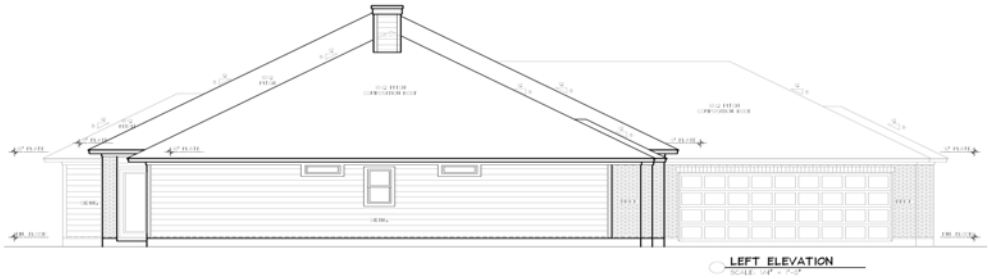
PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 7/07/2022

Houston Planning Commission

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 197

Meeting Date: 7-7-2022

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
Frankel Building Group	Thomas Cook	832-596-9494	tcook@frankelhomes.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2523 Stanmore	22017825	77019	5257D	492Q	G

HCAD ACCOUNT NUMBER(S): 0601540410007

PROPERTY LEGAL DESCRIPTION: Lot 7, Block 41, River Oaks Section 1

PROPERTY OWNER OF RECORD: Jennifer & Philip L Ho

ACREAGE (SQUARE FEET): 9,500 SQ.FT.

WIDTH OF RIGHTS-OF-WAY: San Felipe 60': Stanmore Drive: 60'

EXISTING PAVING SECTION(S): San Felipe: 39', Stanmore Drive: 24'

OFF-STREET PARKING REQUIREMENT: 2

OFF-STREET PARKING PROVIDED: 2

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residence; 6,987 FT.²

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 10' Tall Masonry Wall

PURPOSE OF VARIANCE REQUEST: To construct a 10' masonry wall within the building line along the property line that faces San Felipe.

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 7-7-2022

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owners desire to build a 10' tall solid masonry property wall to provide a barrier and sound buffer between their new home and San Felipe Street. The proposed wall is engineered by a P.E. and will be finished with white stucco to match the aesthetic of the new home. There are numerous property walls in River Oaks along this stretch of San Felipe. In addition to this, we have submitted and received approval from the Board of Directors at River Oaks Property Owners, Inc. The building permit for this project is currently in review with the Planning Department, pending acceptance of this variance.

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

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

This single-family residential property backs up to San Felipe and there is an unusually small buffer between the property and the street paving. The proposed masonry property wall will provide the owner additional security, a visual barrier, as well as a sound buffer.

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

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

The owners resided on this property prior to the construction of their new home and are not imposing upon any of the surrounding development. Existing external conditions of the nearby area such as the 14-story office building adjacent to the property, as well as the high traffic nature of San Felipe Street, were present prior to the construction of the home. One of the desires of the owners is to build this solid masonry wall along San Felipe Street to help alleviate privacy concerns and sound issues regarding their new home.

DEVELOPMENT PLAT VARIANCE

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

The intent of Chapter 42 will be maintained by promoting safety along San Felipe Street for both drivers and the inhabitants of the residence, in the event of an automobile accident. The masonry wall will be designed and constructed in an orderly way which will promote positive development along this stretch of road. The wall will also decrease the visual connection from the 14-story building into the back yard of the residence, promoting the moral and general welfare of the occupants of both structures.

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

The fence is structurally engineered by a licensed P.E. It will be masonry block construction supported by structural grade beam on 13' deep drilled piers. The fence will improve the HS&W of the public by better protecting the owners and drivers in the unfortunate event of a car accident along busy San Felipe Street.

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

The homeowners are constructing a new residence and desire a fence of solid structural integrity. The justification would be to better secure their yard from neighboring views and block out the noise associated with San Felipe Street, which is considered a high traffic area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 7-7-2022

Location Map



DEVELOPMENT PLAT VARIANCE

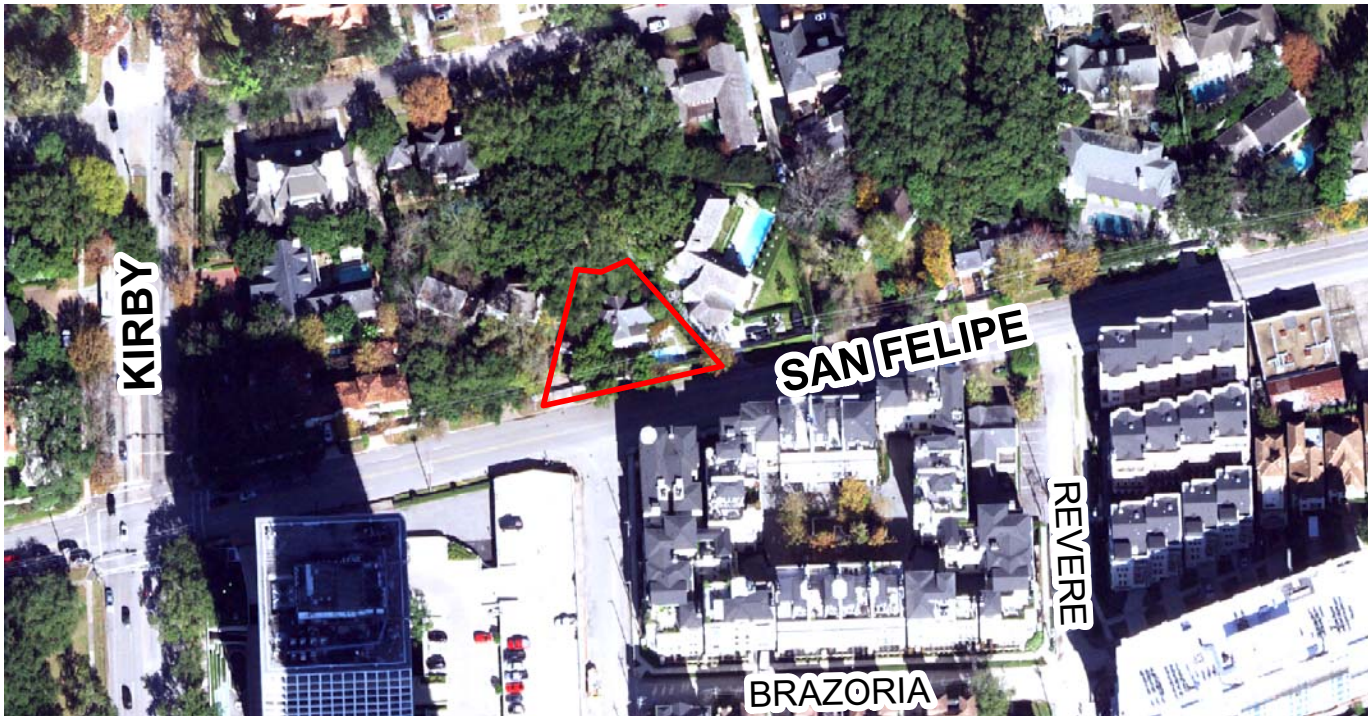
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 7-7-2022

Aerial Map



DEVELOPMENT PLAT VARIANCE

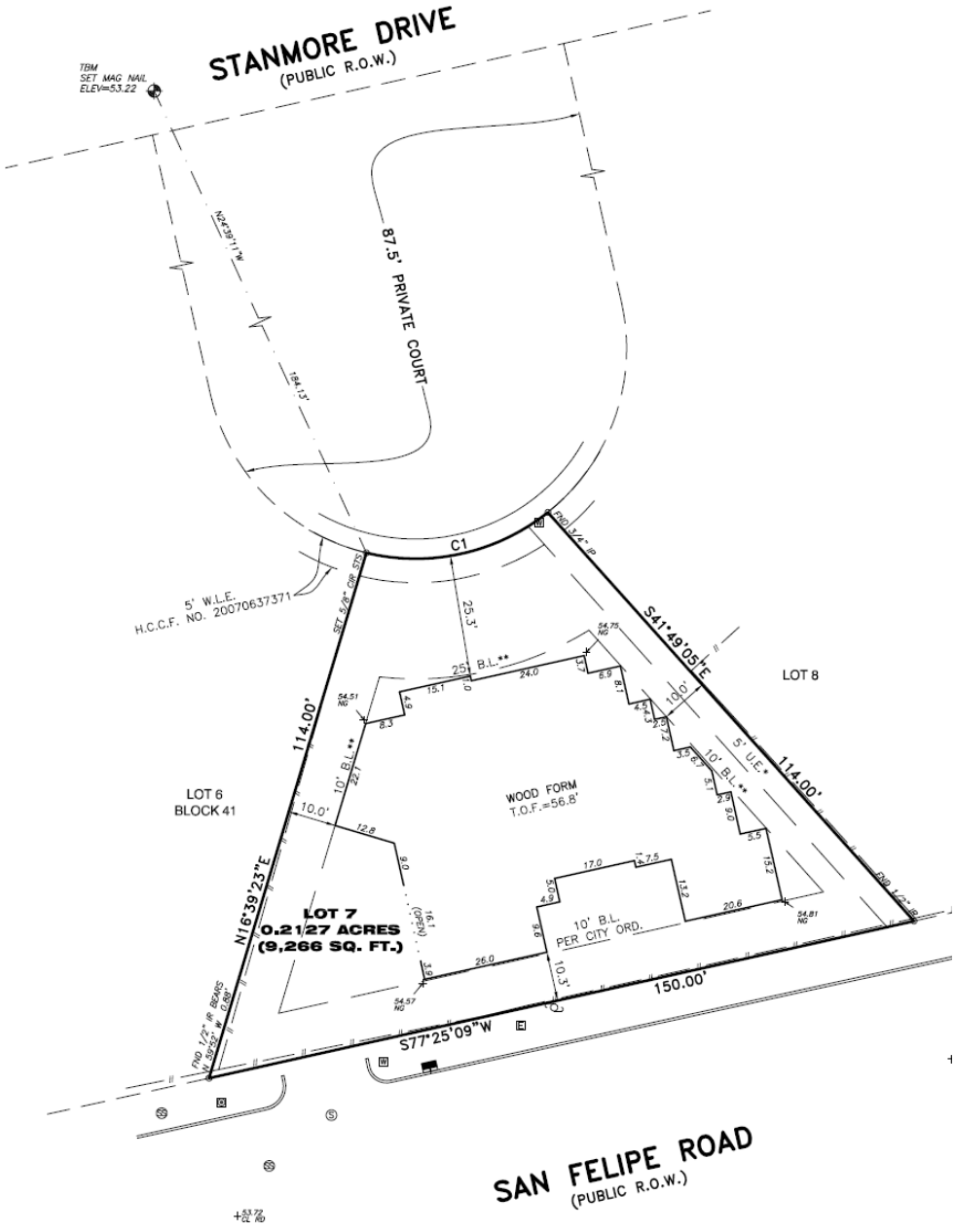
PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 7-7-2022

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

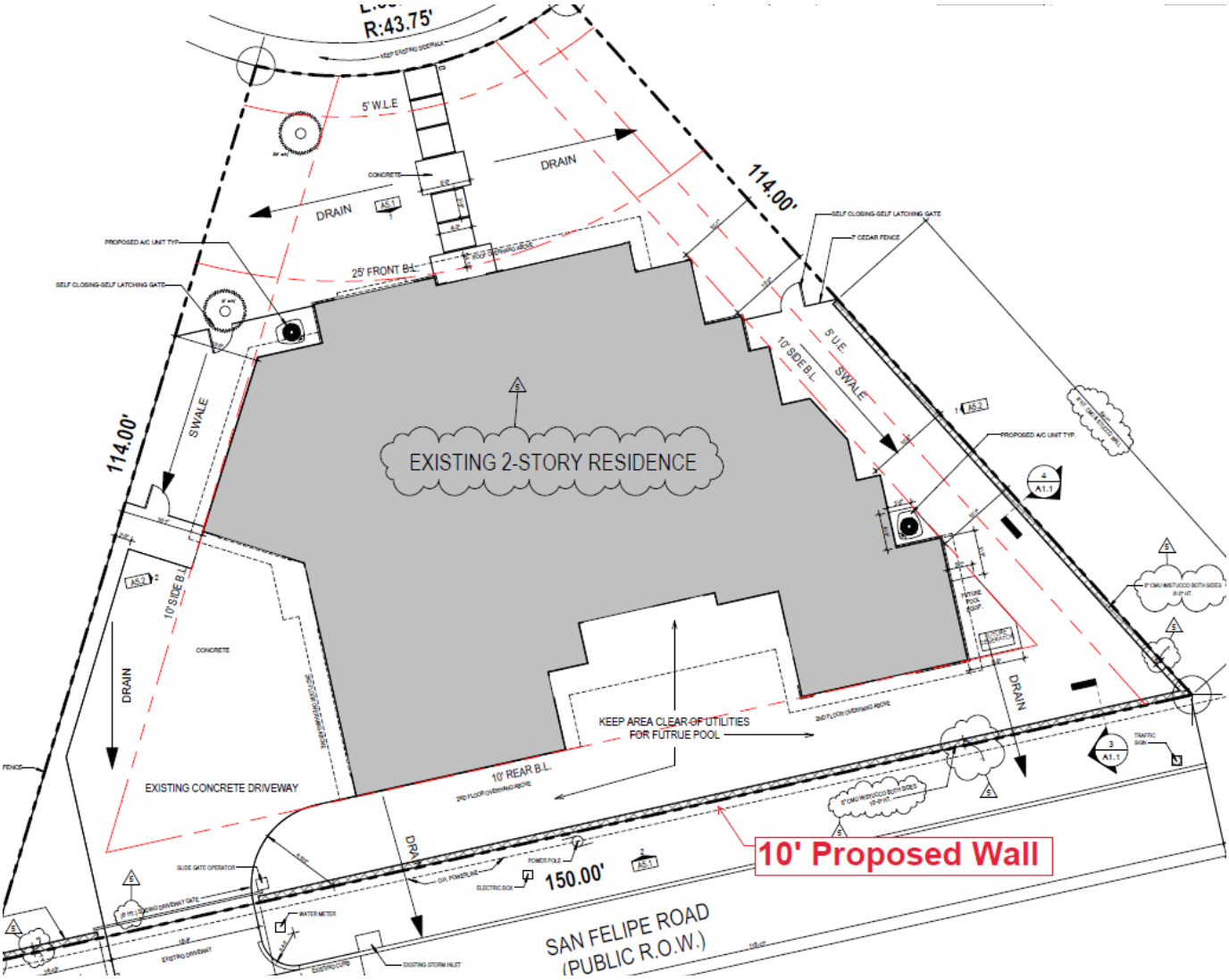
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 197

Meeting Date: 7-7-2022

Site Plan



DEVELOPMENT PLAT VARIANCE

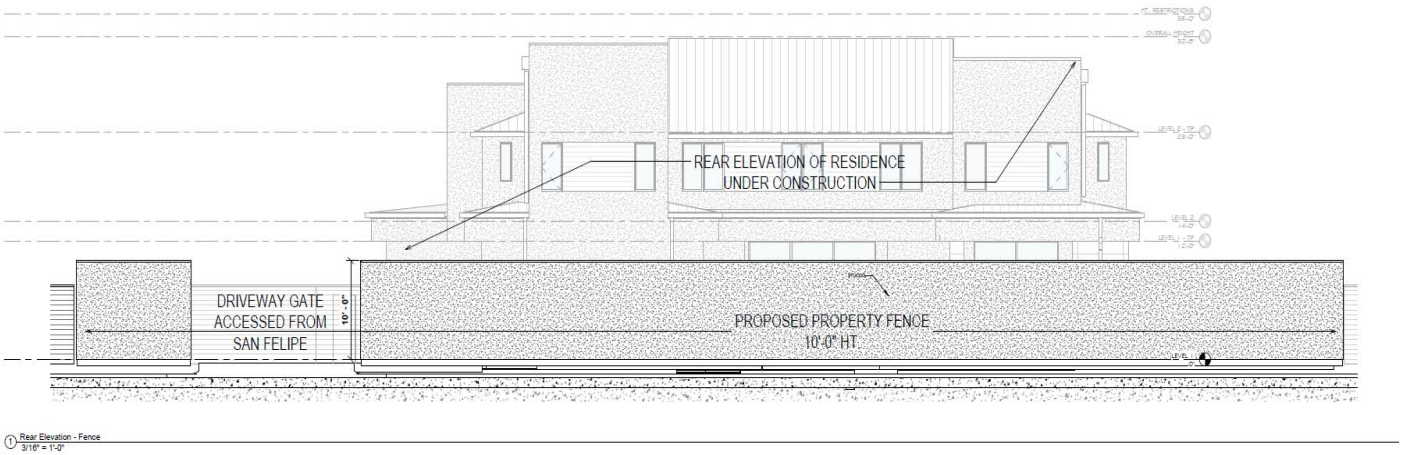
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 197

Meeting Date: 7-7-2022

Houston Planning Commission

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 198

Meeting Date: 7/07/2022

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sarab Structural & Civil	Karim Dadelahi	832-922-1145	sscllc@sarabstructural.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6904 Van Etten Rd Houston Tx	21058378	77021	5355D	533K	D

HCAD ACCOUNT NUMBER(S):	0680170030013
PROPERTY LEGAL DESCRIPTION:	LT 13 BLK 3 CENTRAL CITY
PROPERTY OWNER OF RECORD:	KARIM DADELAHI
ACREAGE (SQUARE FEET):	8,875 SF
WIDTH OF RIGHTS-OF-WAY:	Van Etten: 60' ROW; Lockett 60' ROW
EXISTING PAVING SECTION(S):	Van Etten: 24'; Lockett: 25'
OFF-STREET PARKING REQUIREMENT:	7
OFF-STREET PARKING PROVIDED:	7
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	HOUSE;1890 SQ. FT.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4-PLEX; 1890 SQ. FT.

PURPOSE OF VARIANCE REQUEST: Due to the site limit, unable to provide 28' private street as per Chapter 42-231-233 for the Garden style developments.

CHAPTER 42 REFERENCE(S): 42-231(a) A development plat that contains a multi-family residential building shall provide at least one private street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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APPLICANT'S STATEMENT OF FACTS

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

No Room for a 28' private street

Per Chapter 42-231-233, 28' private street is required.

Due to existing conditions and overall size of the property, it's impossible to provide a private street. We would like to request a variance to not be required to have a 28' private street on our property.

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

not be able to develop the land properly because the property has an existing building that will be use to continue developing the property. Garden Style development require a 28' private street and the property do not have room for that private street.

(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;

We will propose to use the existing building to continue developing the project. We do not have room for an internal road, see attached site plan.

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

but limiting the regulations applicability. The land size 0.18 acres and existing building do not allow us to comply with existing regulations. We have a corner property that allow as the get fire department service from the existing two streets 60' @ Van Etten and 121' @ Lockett Avenue.

DEVELOPMENT PLAT VARIANCE

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

Some regulations would be reconsidered on this project based on in land existing conditions. The Fire department access is not a problem in this case because we have less than 200' distance on the property to allow the fire hose to reach each side of the property in emergency case.

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

The safety of the public is guarantees because in emergency case we have two sides of the property facing two roads and the fire department access is not an issue.

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

The existing conditions does not allow us to follow the regulations, but the public health is not a problem because the property has the conditions itself that allow us to protect the public health in case of emergency with two roads facing the property. The fire department can access the property any time and the distance in the property is less than 200'

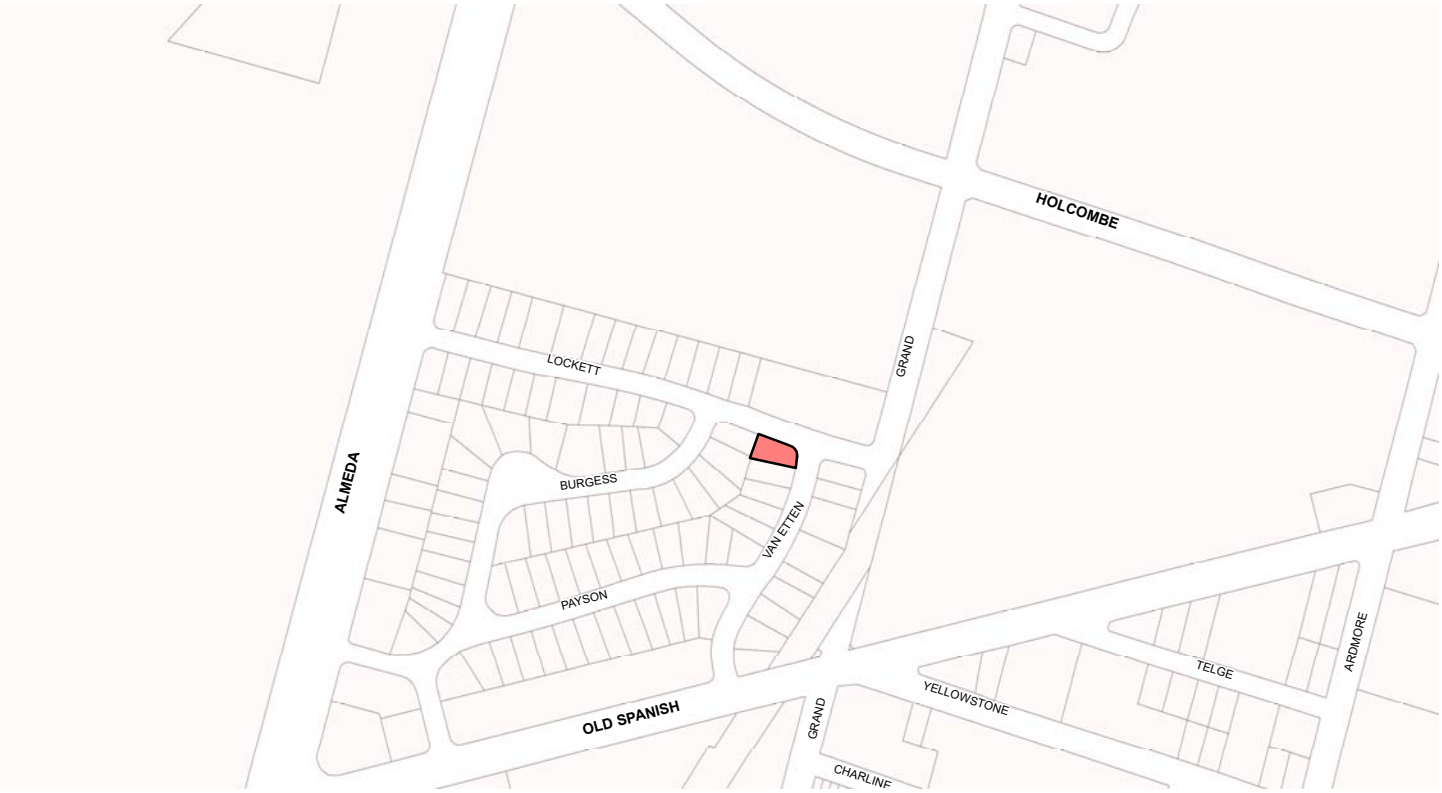
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 198

Meeting Date: 7/07/2022

Location Map



DEVELOPMENT PLAT VARIANCE

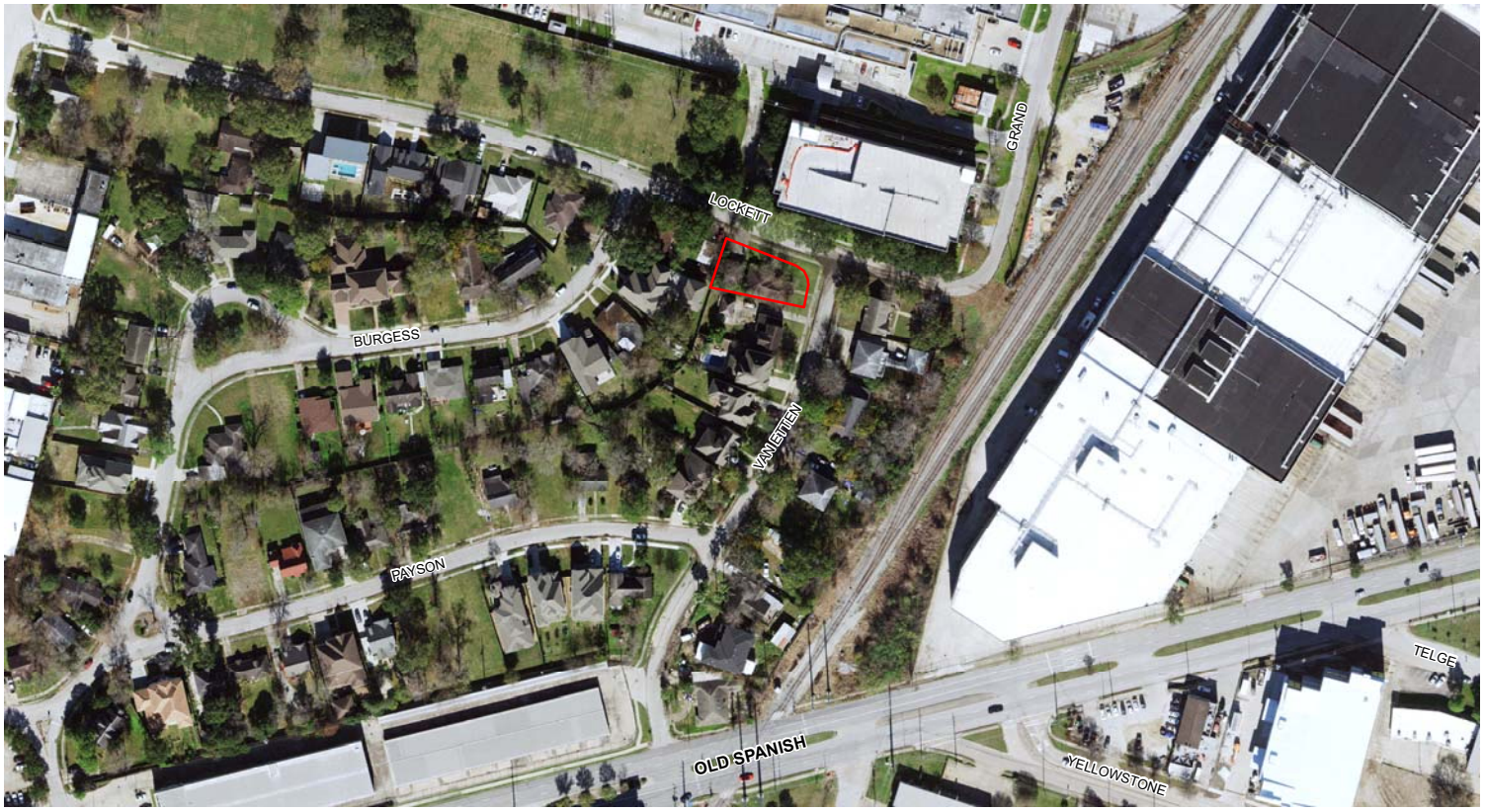
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 198

Meeting Date: 7/07/2022

Aerial Map



DEVELOPMENT PLAT VARIANCE

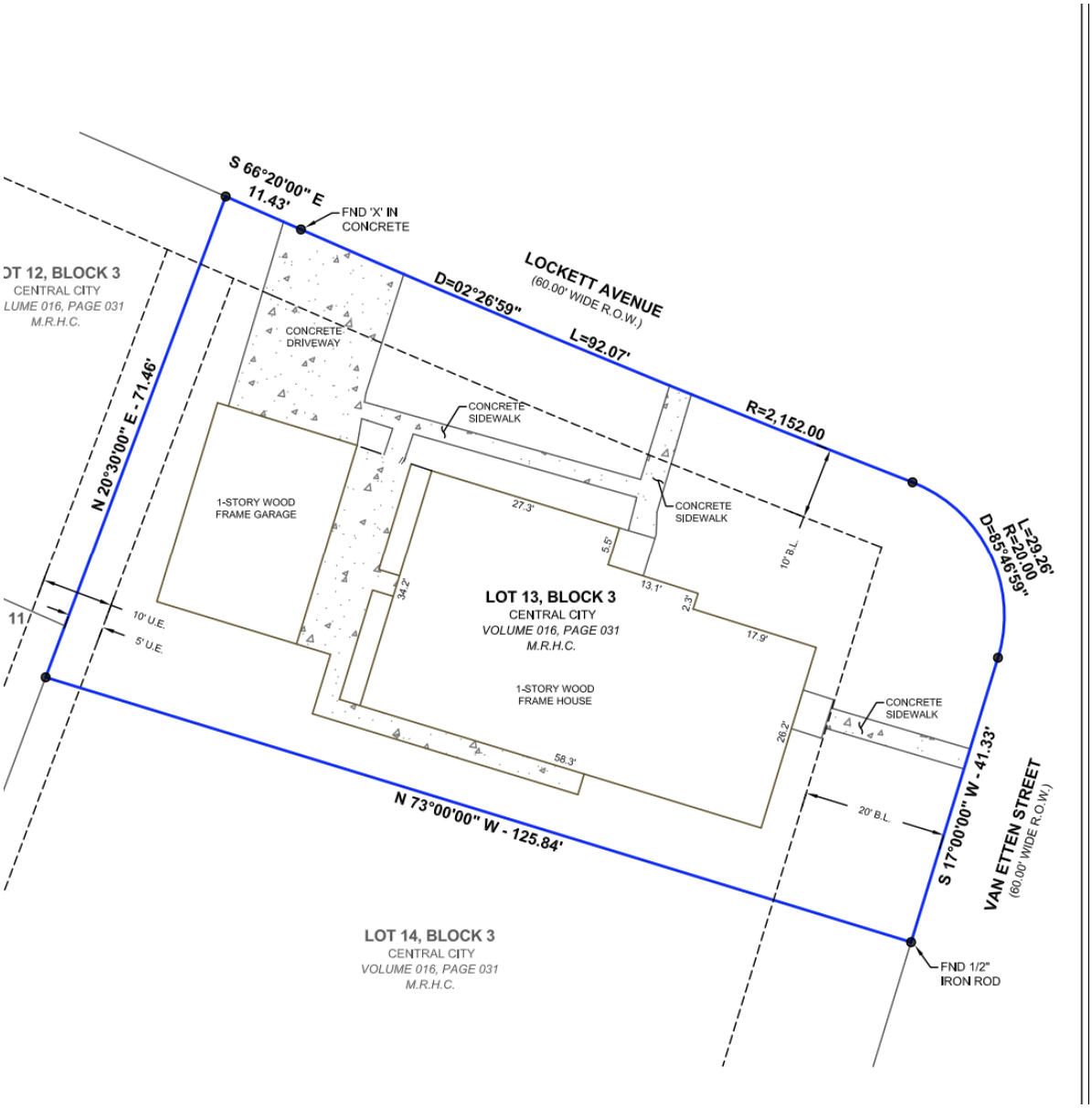
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 198

Meeting Date: 7/07/2022

Survey



DEVELOPMENT PLAT VARIANCE

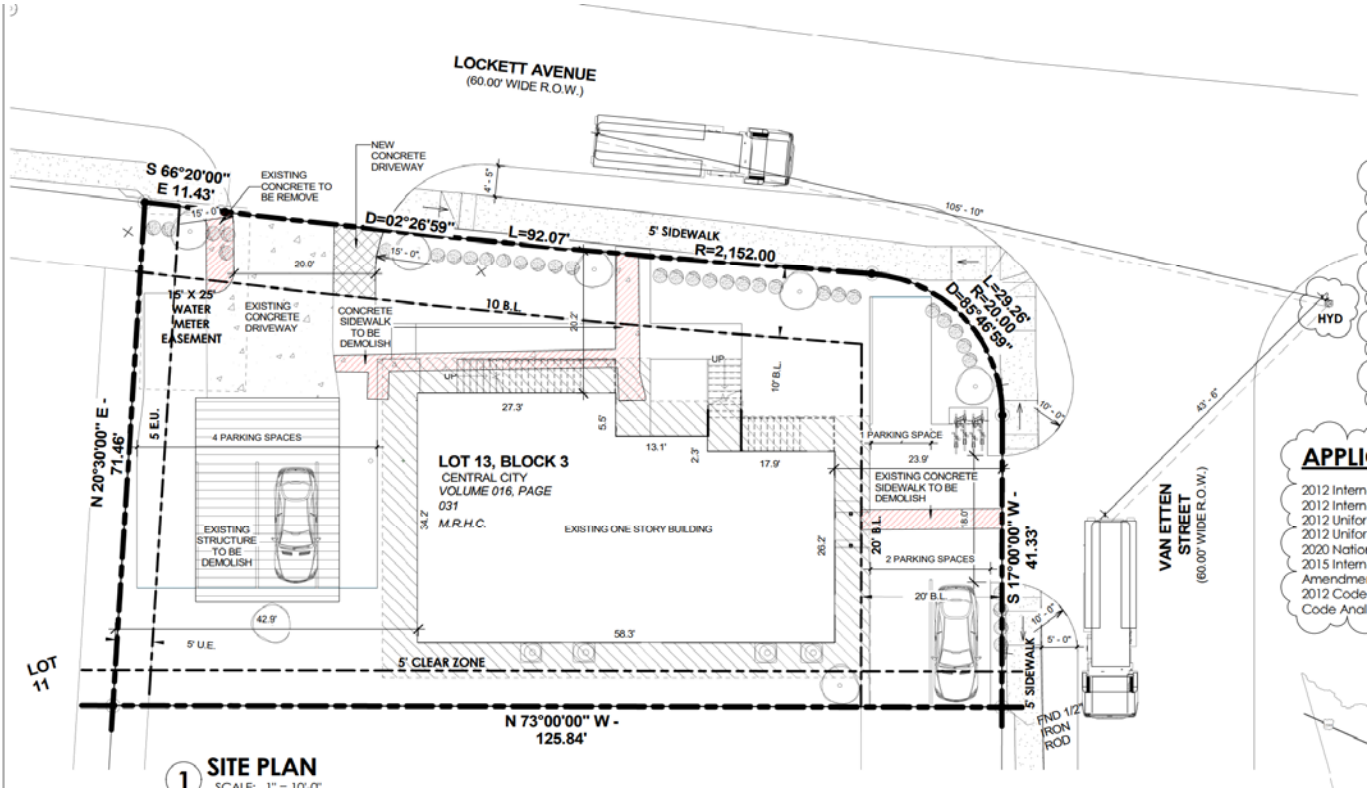
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 198

Meeting Date: 7/07/2022

Site Plan



Chapter 42 Section 234 Dwelling Units & Parking Analysis			
Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Two bedroom	4	7	7
Total Parking:	7	7	7

Chapter 42 Section 230 Project Information					
Number of separate buildings:	1	Number of stories:	2	Height of building:	27.5'
Total Number of Dwelling Units:	4 / Total Acreage of Development:		0.18	Density:	22 DU/AC

DEVELOPMENT PLAT VARIANCE

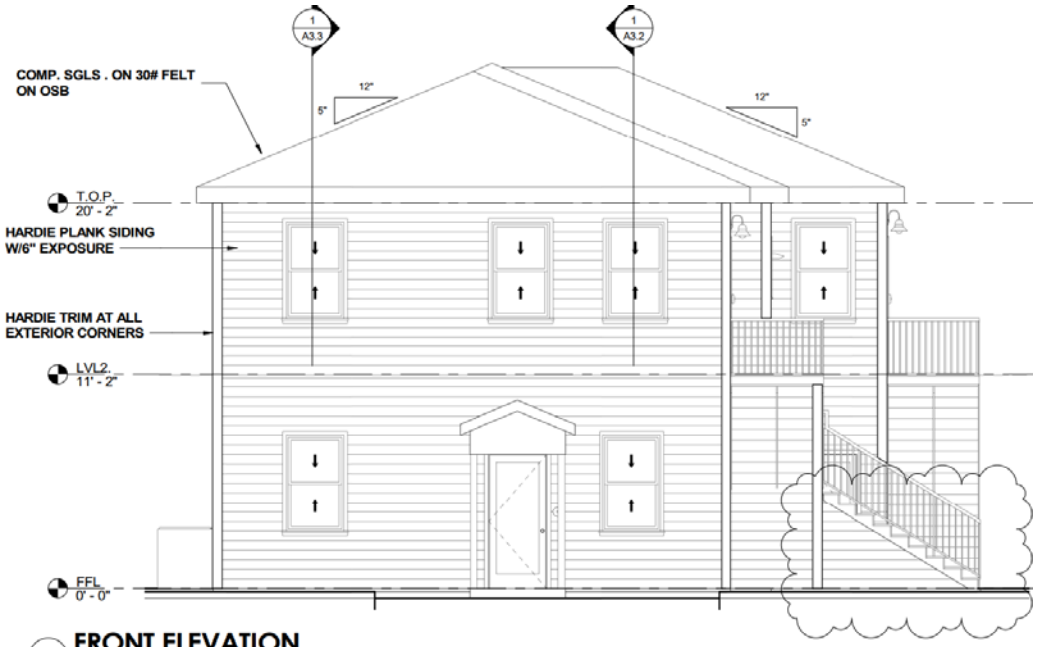
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

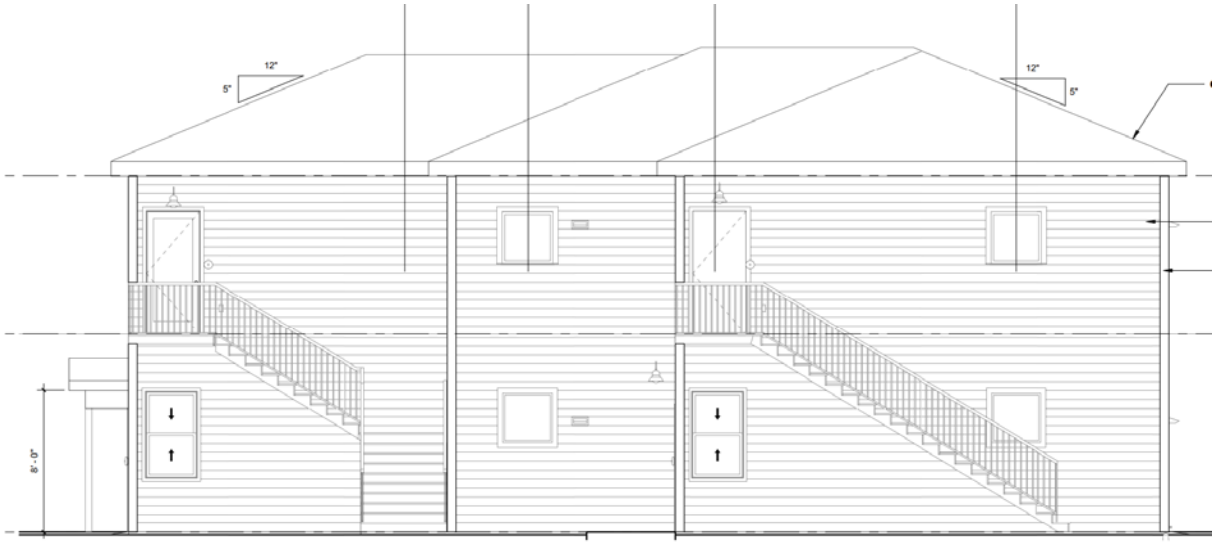
ITEM: 198

Meeting Date: 7/07/2022

Elevations



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



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

DEVELOPMENT PLAT VARIANCE

AGENDA: IV

SMLSB Application No. 806: 1300 block of West Bell Street, north and south sides, between Hazel Street and Waugh Drive

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1300 block of West Bell Street, north and south sides, between Hazel Street and Waugh Drive. Analysis shows that a minimum lot size of 2,500 sf exists for the blockfaces. A petition was signed by the owners of 54% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-nine (29) lots along the 1300 block of West Bell Street, north and south sides, between Hazel Street and Waugh Drive.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
  The application comprises of two blockfaces, the north and south sides of West Bell Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of twenty-one (21) single-family lots (representing 72% of the total lots within the boundary area), five (5) multi-family lots, two (2) vacant lots, and one (1) commercial lot.
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained seventeen (17) of twenty-nine (29) signatures of support from property owners in the proposed SMLSB (owning 54% of the total area). There were two protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 2,500 sf exists on twenty-one (21) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1922. Most of the homes were originally built in the 1920s. The establishment of a 2,500 square foot minimum lot size will preserve the lot size character of the area.
- *application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Twenty-one (21) out of twenty-nine (29) lots (representing 81% of the application area) are at least 2,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **806**

Date Received: **4/4/2022** Date Complete: **4/22/2022**

Street(s) Name: **W. Bell Street** Lot(s) **1300 W Bell Street**

Cross Streets: **Hazel Street** and **Waugh Drive**

Side of street: **north** and **south**

MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
1301 (LT 14, BLK 5)	MF		5,000
1302 (TR 5, BLK 9)	MF	Y	4,850
1303 (LT 2, BLK 1)	SFR	Y	2,464
1305 (LT 1, BLK 1)	SFR	Y	2,459
1307 (LT 1, BLK 1)	SFR		2,482
1308 (LT 4 & TR 5A, BLK 9)	SFR	Y	5,150
1309 (LT 2, BLK 1)	SFR	Y	2,478
1310 (LT 3, BLK 9)	SFR	Y	5,000
1311 (LT 2, BLK 1)	SFR	Y	2,479
1314 (LT 2, BLK 1)	SFR	Y	2,500
1315 (LT 1, BLK 1)	SFR	Y	2,474
1316 (LT 1, BLK 1)	SFR	Y	2,500
1319 (LT 18, BLK 5)	SFR	Y	4,925
1320 (LT 2, BLK 1)	SFR	Y	2,500
1322 (LT 1, BLK 1)	SFR	Y	2,500
1323 (LT 2, BLK 1)	MF		2,942
1326 (LT 2, BLK 1)	SFR		2,900
1327 (LT 20, BLK 5)	VAC		4,900
1328 (LT 12, BLK 9)	SFR		5,000

1331 (LT 21, BLK 5)	VAC		4,900	
1335 (LT 2, BLK 1)	SFR	Y	2,430	
1336 (LT 14, BLK 9)	SFR		5,000	
1337 (LT 1, BLK 1)	SFR	Y	2,427	
1339 (LT 23, BLK 5)	MF	Y	4,695	
1340 (LT 15, BLK 9)	SFR	Y	4,800	
1315 (LT 1, BLK 8)	COM		5,150	
1401 (LT 4, BLK 5)	MF		5,150	
1332 (LT 1, BLK 1)	SFR		2,500	
1330 (LT 2, BLK 1)	SFR		2,500	

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **105,055** Square Feet in the Proposed Application Area **56,631** Square Feet are Owned by Property Owners Signing in Support of the Petition = **54%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

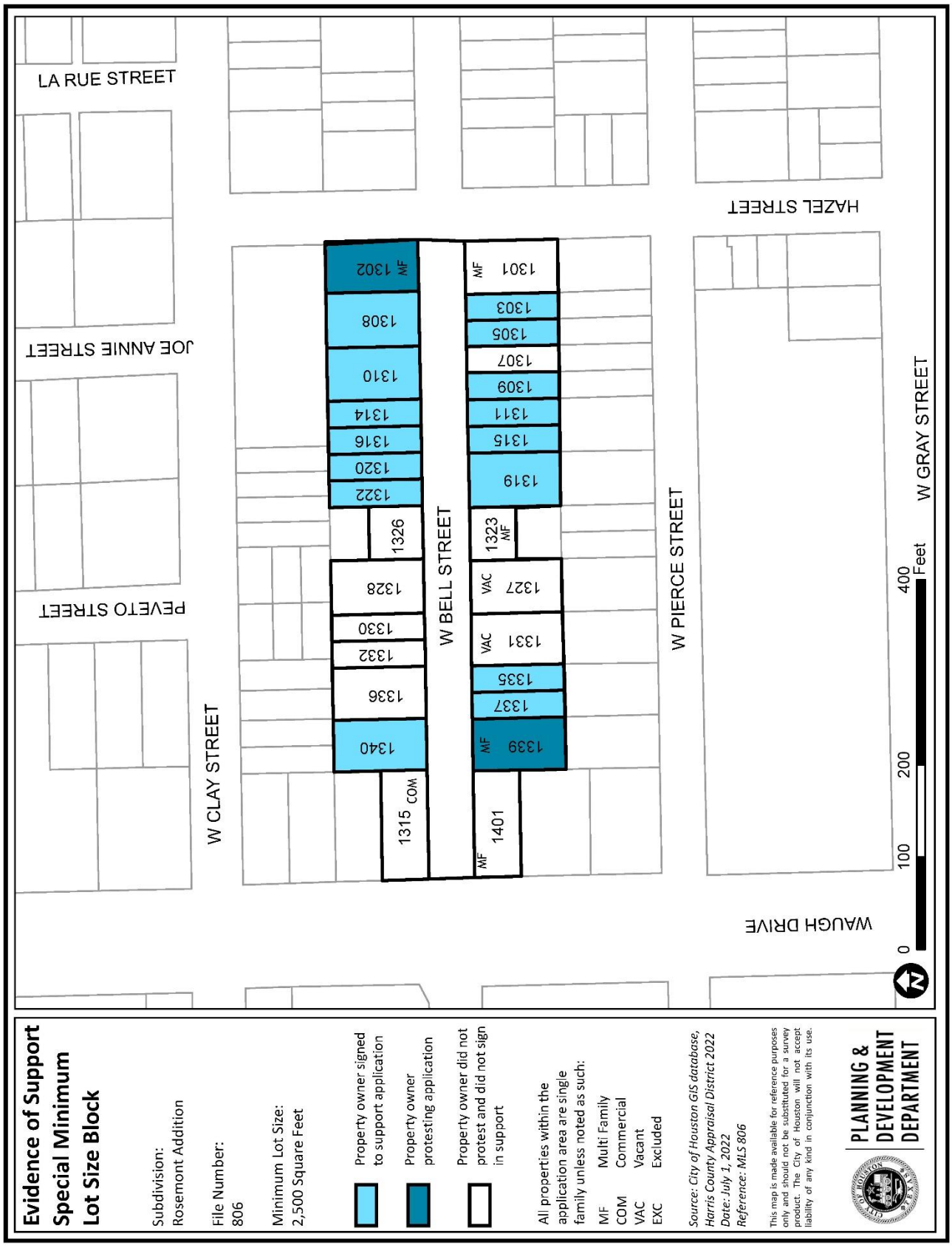
21	# developed or restricted to no more than two SFR Units	Of **21**	Total number of SFR lots in the Proposed Application Area	**29**	Total number of lots in the Proposed Application Area	**72%**
5	# of Multifamily lots					
1	# of Commercial lots					
2	# of Vacant Lots					
29	Total					

Minimum Lot Size Calculations:

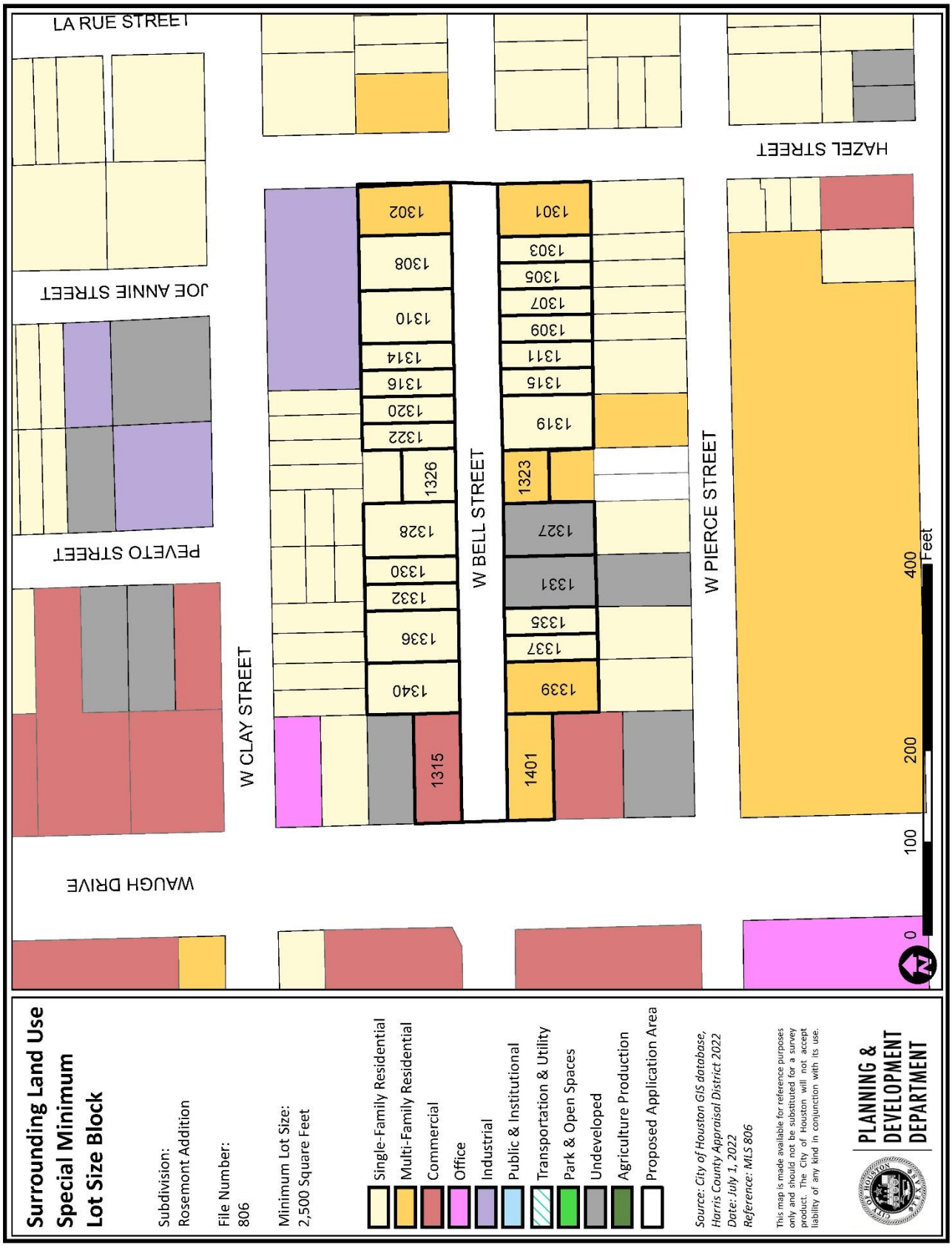
Total # of lots	**29**	Total sq. ft. =	**105,055**	/ # of lots =	**3,623**	average sq. ft.
					2,900	median sq. ft.
	70	**%**				

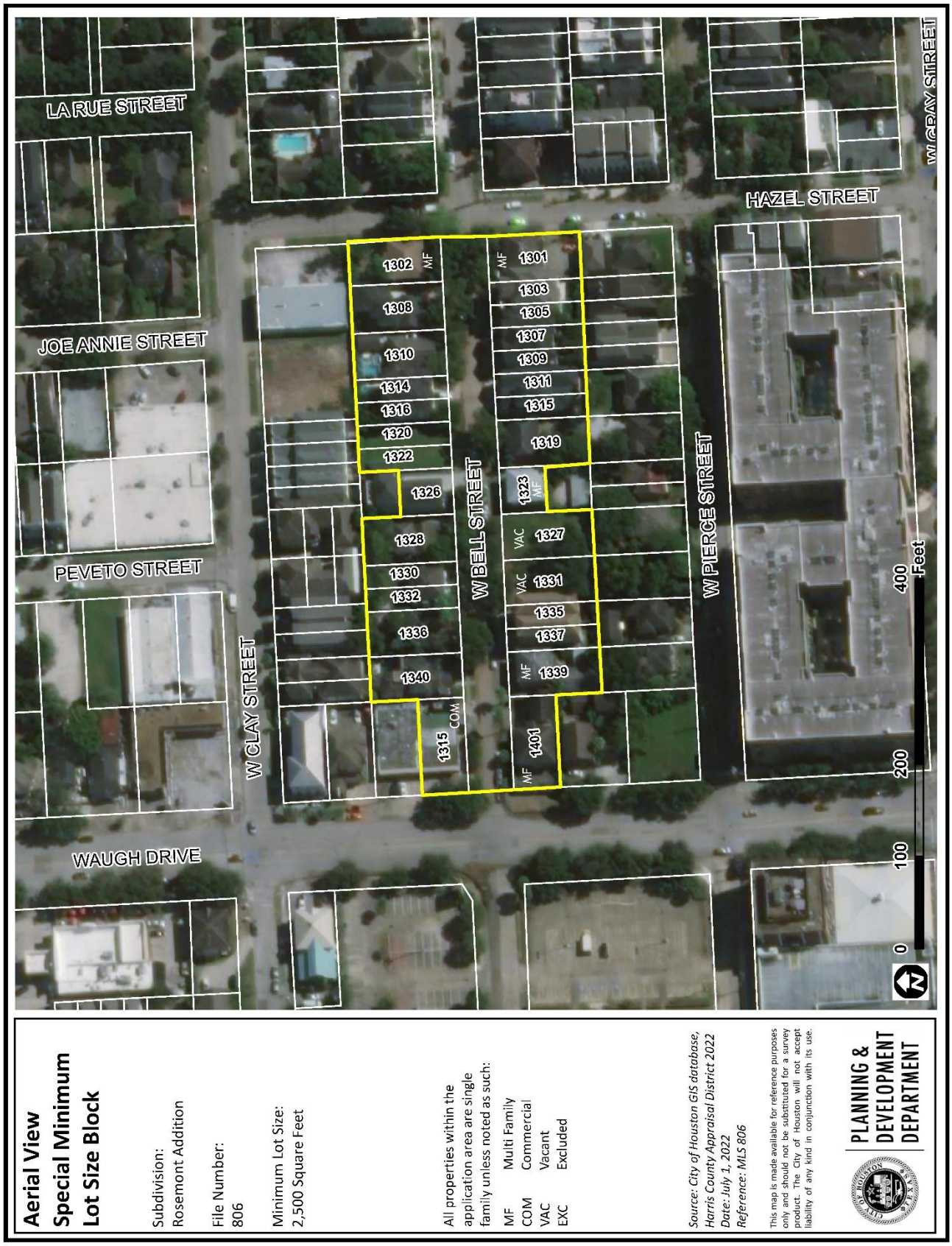
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,150	4.9%	4.9%
2	5,150	4.9%	9.8%
3	5,150	4.9%	14.7%
4	5,000	4.8%	19.5%
5	5,000	4.8%	24.2%
6	5,000	4.8%	29.0%
7	5,000	4.8%	33.7%
8	4,925	4.7%	38.4%
9	4,900	4.7%	43.1%
10	4,900	4.7%	47.8%
11	4,850	4.6%	52.4%
12	4,800	4.6%	56.9%
13	4,695	4.5%	61.4%
14	2,942	2.8%	64.2%
15	2,900	2.8%	67.0%
16	2,500	2.4%	69.4%
17	**2,500**	2.4%	**71.7%**
18	2,500	2.4%	74.1%
19	2,500	2.4%	76.5%
20	2,500	2.4%	78.9%
21	2,500	2.4%	81.3%
22	2,482	2.4%	83.6%
23	2,479	2.4%	86.0%
24	2,478	2.4%	88.3%
25	2,474	2.4%	90.7%
26	2,464	2.3%	93.0%
27	2,459	2.3%	95.4%
28	2,430	2.3%	97.7%
29	2,427	2.3%	100.0%
Total	105,055	100.0%	

This application qualifies for a **2,500** Square Feet Special Minimum Lot Size


LA RUE STREET
HAZEL STREET
JOE ANNIE STREET
PEVETO STREET
W CLAY STREET
W BELL STREET
W PIERCE STREET
W GRAY STREET
WAUGH DRIVE
1302 MF
1308
1310
1314
1316
1320
1322
1326
1328
1330
1332
1336
1340
1315 COM
1301 MF
1303
1305
1307
1309
1311
1315
1319
1323 MF
1327 VAC
1331 VAC
1335
1337
1339 MF
1401 MF
0
100
200
400 Feet
Evidence of Support
Special Minimum
Lot Size Block
Subdivision:
Rosemont Addition
File Number:
806
Minimum Lot Size:
2,500 Square Feet
Property owner signed to support application
Property owner protesting application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2022
Date: July 1, 2022
Reference: MLS 806
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


LA RUE STREET
JOE ANNIE STREET
PEVETO STREET
WAUGH DRIVE
W CLAY STREET
W BELL STREET
W PIERCE STREET
HAZEL STREET
1302 MF
1308
1310
1314
1316
1320
1322
1326
1328
1330
1332
1336
1340
1315 COM
1301 MF
1303
1305
1307
1309
1311
1315
1319
1323 MF
1327 VAC
1331 VAC
1335
1337
1339 MF
1401 MF
0
100
200
400
Feet
Properties that Meet the New Minimum Lot Size
Subdivision:
Rosemont Addition
File Number:
806
Minimum Lot Size:
2,500 Square Feet
Properties that meet the 2,500 SF minimum lot size
Properties less than the 2,500 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District: 2022
Date: July 1, 2022
Reference: MLS 806
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PLANNING & DEVELOPMENT DEPARTMENT


LA RUE STREET
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PEVETO STREET
WAUGH DRIVE
W CLAY STREET
W BELL STREET
W PIERCE STREET
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1310
1314
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1328
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1332
1336
1340
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1301
1303
1305
1307
1309
1311
1315
1319
1323
1327
1331
1335
1337
1339
1401
0
100
200
400
Feet
N
Surrounding Land Use
Special Minimum
Lot Size Block
Subdivision:
Rosemont Addition
File Number:
806
Minimum Lot Size:
2,500 Square Feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2022
Date: July 1, 2022
Reference: MLS 806
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


LA RUE STREET
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1316
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1332
1336
1340
1315 COM
MF 1301
1303
1305
1307
1309
1311
1315
1319
1323 MF
VAC 1327
VAC 1331
1335
1337
MF 1339
MF 1401
0
100
200
400
Feet
N
Aerial View
Special Minimum
Lot Size Block
Subdivision:
Rosemont Addition
File Number:
806
Minimum Lot Size:
2,500 Square Feet
All properties within the application area are single family unless noted as such:
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COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2022
Date: July 1, 2022
Reference: MLS 806
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT

Caldwell, Davonte - PD

From: 1302 W Bell Management
Sent: Monday, May 23, 2022 10:10 AM
To: Caldwell, Davonte - PD
Subject: Rejection/Protest of SMLSB

[Message Came from Outside the City of Houston Mail System]

Hi Davonte-

My name is Ryan Conlon and I live at 1302 W Bell st.

I would like to formally protest the SMLSB for the 1300 block of West bell st, north and south side between Waugh Drive and Hazel street.

Can you please let me know any next steps?

Thank you,
Ryan Conlon

Caldwell, Davonte - PD

From: LARRY BELL
Sent: Tuesday, May 31, 2022 10:00 AM
To: Caldwell, Davonte - PD
Subject: Protest of Waugh Street

[Message Came from Outside the City of Houston Mail System]

Hi Davonte,

I would like to To formally protest the SMLSB for the 1300 block of West bell st, north and south side between Waugh Drive and Hazel street). I own 1339 w bell st
>
Thanks Larry Bell
Sent from my iPhone

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application

RECEIVED
APR 04 2022
By Bernie Chambers

Main Applicant Information (required)

Full Name: Laura Lavery Date: 3/29/2022

Address: 1308 W Bell St
Street Address *Apartment/Unit #*

Houston TX 77019
City *State* *ZIP Code*

Phone: 817-403-0032 Email

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? 3/29/2022

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size?

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")
1300 block of West Bell street, North and South side between Waugh Drive and Hazel street

Signature of applicant:

Alternate Applicant Information (optional)

Full Name: Adam Michael Date: 3/29/2022

Address: 1305 W Bell St
Street Address *Apartment/Unit #*

Houston TX 77019
City *State* *ZIP Code*

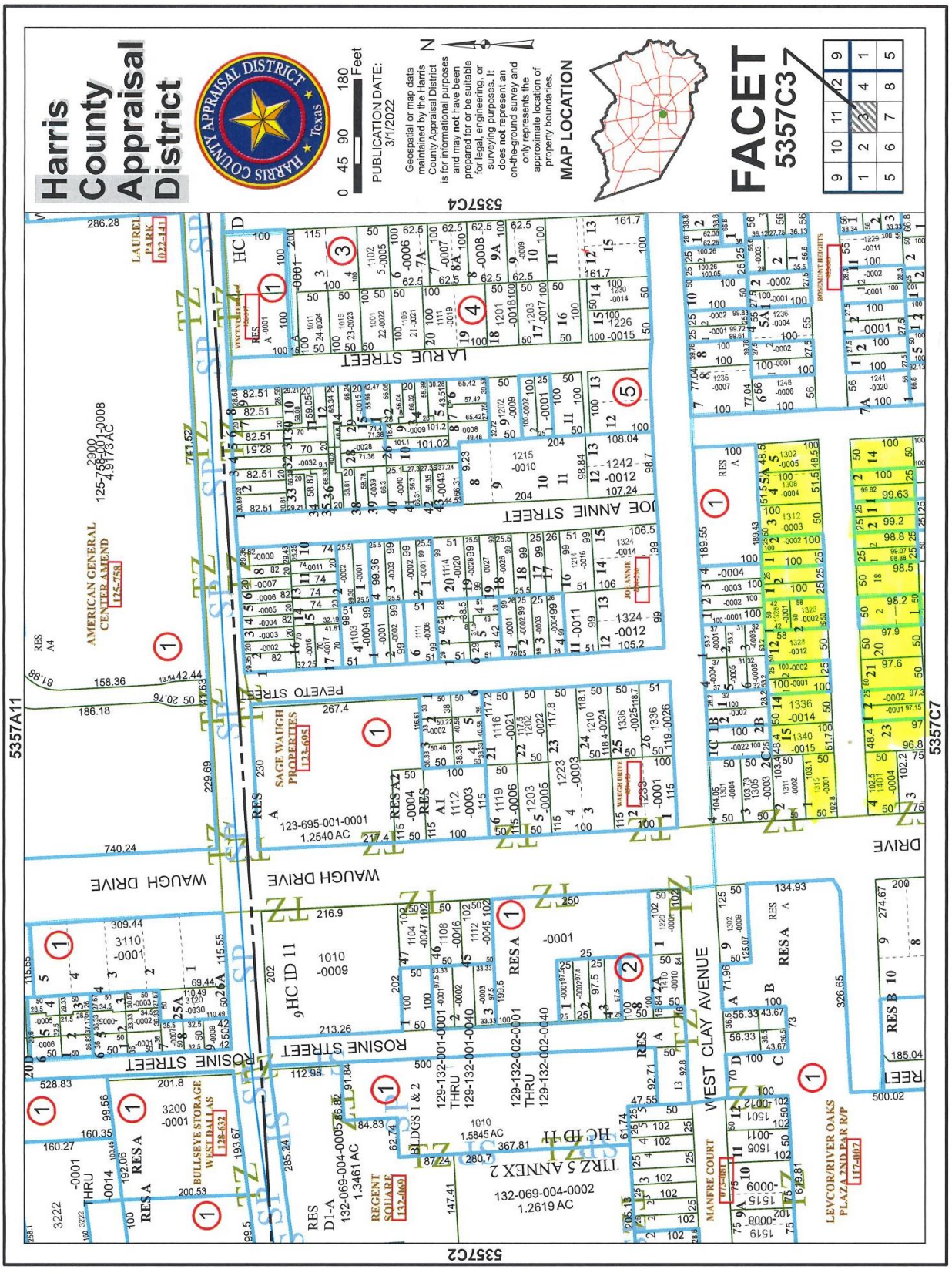
Phone: 415-793-8197 Email

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 806
City Council District: C
Super Neighborhood: Neartown - Montrose
Planner Assigned: Davante Caldwell

5


Harris County Appraisal District
HARRIS COUNTY APPRAISAL DISTRICT Texas
PUBLICATION DATE: 3/1/2022
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION
FACET 5357C37
5357C4
5357C2
5357A11
5357C7
LA RUE STREET
JOE ANNIE STREET
PEVETO STREET
WAUGH DRIVE
ROSINE STREET
WEST CLAY AVENUE
LAUREL PARK 022-141
AMERICAN GENERAL CENTER AMEND 125-758
SAGE WAUGH PROPERTIES 123-695
BULLSEYE STORAGE WEST DALLAS 128-632
REGENT SQUARE 132-060
MANFRE COURT 175-001
LEVCOR/RIVER OAKS PLAZA 2ND PAR R/P 117-007
123-695-001-0001 1.2540 AC
125-788-001-0008 4.9173 AC
132-069-004-0005 1.3461 AC
132-069-004-0002 1.2619 AC
1.5845 AC
TIRZ 5 ANNEX 2
HC ID 11
HC ID 9
BLDGS 1 & 2
RES A
RES D1-A