HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 29, 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
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 September 29, 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

September 29, 2022 2:30 p.m.

Call to Order
Director's Report
Approval of the September 15, 2022 Planning Commission Meeting Minutes

I. **Public Hearing for the proposed Residential Buffering Ordinance amendments** (Suvidha Bandi)

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

III. **Establish a public hearing date of October 27, 2022**
- a. Aurora Sec 3 partial replat no 1
- b. Carverdale Place
- c. Craig Woods partial replat no 38
- d. Elmwood Estates
- e. Foster Place partial replat no 33
- f. Jutland Estates replat no 1
- g. Richmond Senior Village
- h. Southland Place partial replat no 4
- i. Spring Branch Estates no 2 partial replat no 17
- j. Trinity at Springhill
- k. West Bell Flats

IV. **Public Hearing and Consideration of a Special Minimum Building Line Block Renewal for the 600 block of Harvard Street, east and west sides – MBL 41REN** (Davonte Caldwell)

V. **Public Comment**

VI. **Adjournment**

Minutes of the Houston Planning Commission

September 15, 2022
Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams https://bit.ly/3JqIsrK
or 936-755-1521, conference ID 414 556 887#
2:30 p.m.

CALL TO ORDER

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Present at 3:00 p.m. during item 120
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 p.m. after approval of minutes
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present at 2:34 p.m. during Director's Report
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually and left at 4:02 p.m. after item 132
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present at 2:39 p.m. during item I

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE SEPTEMBER 1, 2022 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 1, 2022 Planning Commission meeting minutes.
Motion: **Tahir** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

POINT OF PERSONAL PRIVILEGE
A Point of Personal Privilege was given to Commissioner Tahir by the Chair, who introduced his intern.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-117)

Items removed for separate consideration: **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77, and 83.**

Staff recommendation: Approve staff's recommendations for items **1-117**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-117,** subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining**: None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77 and 83** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77, and 83** subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Victor** Vote: **Carried** Abstaining**: Heisch and Sigler**

19 Ella Grovewood C3F Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining**: None**
Speakers: George Frey, Tracy Riley – opposed

C PUBLIC HEARINGS REQUIRING NOTIFICATION

118 Clairmont Place Sec 1 partial replat no 11 C3N Defer
Staff recommendation: Defer the application for further legal review.
Commission action: Deferred the application for further legal review.
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

119 McFarland Court partial replat no 3 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

120 Neuen Manor partial replat no 29 C3N Disapprove
Staff recommendation: Disapprove.
Commission action: Disapproved.
Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

121 North Church Reserve **C3N** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining**: None**
Speakers: Sara B Gerdes, Michael Wilson, Melinda Gerschefski, Pamela Pelton – opposed

122 Shepherd Oaks partial replat no 2 **C3N** **Defer**
Staff recommendation: Defer the application for further legal review.
Commission action: Deferred the application for further legal review.
Motion: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**
Speakers: Susan Fitzpatrick, Chris Ochterbeck – opposed

123 Spring Branch Estates no 2 partial replat no 16 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining**: None**

124 Weyburn Estates **C3N** **Disapprove**
Staff recommendation: Disapprove.
Commission action: Disapproved.
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining**: None**

125 Whispering Pines Estates partial replat no 13 **C3N** **Defer**
Staff recommendation: Defer the application for further legal review.
Commission action: Deferred the application for further legal review.
Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

126 Yocum Gardens partial replat no 2 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining**: None**
Speaker: Esbin Lopez, Leo Lopez – position not stated

D VARIANCES

127 Blake Vista **C2R** **Withdrawn**

128 Heights Twenty Sixth **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

129 Lexen Court **C3P** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

130 Lodge Reserves **C2R** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Mansfield Life **C3P** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Beula Williams Price - opposed

132 Starship Millstone RV Resort **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted Variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Smith** Second: **Clark** Vote: **Carried** Opposed: **Baldwin**

E SPECIAL EXCEPTIONS

133 Telge Road Tract **GP** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

134 Devonshire Park **C3P** **Defer**
Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information.
Motion: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

135 Park at Pinemont **C3R** **Defer**
Staff recommendation: Defer the application per the councilmember request.
Commission action: Deferred the application per the councilmember request.
Motion: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speakers: Leigh A. Edwards, William Dolk, James Mattern, Kevin Engler, Sean Jez, Eileen Egan – opposed; Kate Dentler, District A – position not stated

136 Quality Ocean Cypress **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

137	**Bear Creek Retail Center Sec 1**	**EOA**	**Approve**
138	**Bridgeland Prairieland Village Peek Reserve Sec 1**	**EOA**	**Approve**
139	**Grand Prairie Reserves**	**EOA**	**Approve**
140	**Grand Prairie Sec 3**	**EOA**	**Approve**
141	**Grand Prairie Sec 4**	**EOA**	**Approve**
142	**Grand Prairie Sec 5**	**EOA**	**Approve**
143	**Harris County MUD no 49 Water Plant no 2**	**EOA**	**Approve**
144	**Harris County MUD No 525 Wastewater Treatment Plant**	**EOA**	**Approve**
145	**Harris County MUD No 525 Water Plant**	**EOA**	**Approve**
146	**Los Pinos Plant Reserves**	**EOA**	**Approve**
147	**Mai Dao Estates**	**EOA**	**Approve**
148	**North Eldridge Complex Sec 1**	**EOA**	**Approve**
149	**Ramirez Estates Sec 1**	**EOA**	**Approve**
150	**Serenity Grove at Beall**	**EOA**	**Approve**
151	**Springwood Business Park**	**EOA**	**Approve**
152	**Summerland**	**EOA**	**Approve**
153	**Villas on Ferguson**	**EOA**	**Approve**
154	**Wise Acres Sec 1**	**EOA**	**Approve**

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 137-154.
Commission Action: Approved staff's recommendation for items 137-154.
Motion: **Victor** Second: **Jones** Vote: **Carried** Abstaining: **Heisch 138**
Sigler 138-142

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

155 6409 Eddie Drive **DPV** **Approve**
Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining**: None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 13, 2022

a. Arales Properties at Force
b. Bicycle Bungalows replat no 2
c. Bise Townhomes
d. Brickfielder Townhomes
e. Brun Villas
f. Champions South partial replat no 1
g. Geneva Place
h. Goertz Addition
i. Mistral Townhomes
j. Park Place partial replat no 6
k. Park Place partial replat no 7
l. Pinecrest Sec 1 replat no 1 and extension
m. Rosewood Estates partial replat no 2
n. Winter Bay Estates
o. Wrenwood partial replat no 5
p. Yocum Gardens partial replat no 3

Staff recommendation: Establish a public hearing date of October 13, 2022 for item II a-p.
Commission action: Established a public hearing date of October 13, 2022 for item II a-p.
Motion: **Clark** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2621 AUGUSTA DRIVE

Staff recommendation: Grant the off-street parking variance to provide 43 parking spaces including 10% bike reduction in lieu of the required spaces per staff report.
Commission action: Granted the off-street parking variance to provide 43 parking spaces including 10% bike reduction in lieu of the required spaces per staff report
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Molly Voorhees, applicant – supportive

V. PUBLIC COMMENT

Director Wallace Brown commented about the Traffic Impact Analysis (TIA) for items 19 and 20.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.
Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

_____ _____

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alpine Northwest Business Park	C2	
2	Anniston Sec 3	C3F	DEF1
3	Bauer Meadows Lift Station	C2	
4	Bauer Meadows Sec 1	C3F	
5	Bauer Sunlight Corner	C2	
6	Beckendorff Road Street Dedication and Reserve	C3F	
7	Boudreaux Plaza replat no 1	C3F	
8	Bridgeland Prairieland Village Sec 10	C3F	DEF1
9	Bridgeland Prairieland Village Sec 35	C3P	
10	Bridgeland Prairieland Village Sec 36	C3P	
11	Bridgeland Upland Meadow Crossing and Migration Way Street Dedication	SP	
12	Cadillac Wayside	C2	DEF2
13	Cardiff Lakes	C2	
14	Clairmont Place partial replat no 9 Sec 1	C3F	
15	Corrine Place at Rosewood	C3F	
16	Crosby Farms Sec 1	C3F	
17	Crosby Pines GP	GP	DEF2
18	Crosby Pines Sec 1	C3P	DEF2
19	Cypresswood Point South	C3F	
20	De Soto Estates	C3F	
21	De Soto Street at Highland Heights	C3F	DEF1
22	Ella Timbergrove	C3F	DEF1
23	Falcon Ranch Sec 1	C3F	DEF2
24	Grand Mason Mason Road Street Dedication Sec 2	SP	
25	Grand Prairie Sec 4	C3F	
26	Grove Oaks AHC	C2	
27	Harris County MUD No 559 Detention Reserve H	C2	
28	Intercontinental Crossing Annex	C3F	
29	Katy Legacy Detention	C2	
30	Kermier Road and Mallard Crossing Drive Street Dedication	C3P	
31	Maple Gosling Reserve	C2	DEF1
32	Marisol GP	GP	
33	McClendon Park Village	C3F	
34	Memorial Assistance Ministries replat no 1 and extension	C3F	
35	Nantucket Residences	C3F	
36	New Caney Pioneer Crossing	C2	
37	Newtechwood America Headquarters	C3F	
38	NK Tajian Development Sec 2	C2	
39	North Bridgeland Lake Parkway Street Dedication Sec 9	SP	
40	North Bridgeland Lake Parkway Street Dedication Sec 10	SP	
41	Olympia Fall Sec 4	C3F	
42	Paul Quinn Villas	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Peachtree Villas	C3F	
44	Plaza Estates at Old Yale	C2	
45	R Corp LLC	C2	
46	Reserve at I45 and Spring Stuebner	C2	
47	Richs Car Wash Gosling Road GP	GP	
48	Richs Car Wash Gosling Road	C2	
49	Riverside Terrace Sec 6 partial replat no 3	C3F	
50	Royal Pines Sec 1	C3F	
51	Royal Pines Sec 2	C3F	
52	Royal Pines Sec 3	C3F	
53	Sama Estates at Saddlespur	C2	
54	Spring Branch Estates no 2 partial replat no 16	C3F	
55	Spring Creek RV Resort	C3F	
56	Spring Cypress Road tract	C2	DEF1
57	Sur	C3F	
58	Telge Center	C2	
59	Valencia Heights	C3F	
60	Wayfarer Landing	C2	
61	West University Place Public Works Maintenance Facility	C2	DEF1
62	Westmoor Drive Street Dedication Sec 2	C3P	
63	WWTP Oxygen Plant	C2	

B-Replats

64	Airport Boulevard Development	C2R	
65	Bastrop at Prairie	C2R	
66	BellKnap South Development	C2R	
67	Blue Bonnet Estates partial replat no 4	C2R	DEF1
68	Breland Point	C2R	
69	Bridgeland Prairieland Village Sec 32	C3R	
70	Brook Cove	C3R	DEF2
71	Carverdale Development	C2R	DEF1
72	Cavalcade 59 Developers	C2R	
73	Clevie Courts	C2R	DEF1
74	Colonial Gardens partial replat no 3	C2R	DEF1
75	Cubica Carmel	C2R	
76	Denmark Estates	C2R	
77	Dixie Swift Pro LLC	C2R	
78	Eastend at Buffalo Bayou	C2R	
79	Glen Court	C2R	
80	Green Oaks On Broadhurst	C3R	
81	Harris County ESD No 20 Fire Station no 42	C2R	DEF1
82	Harris County MUD no 418 Water Plant no 3	C2R	DEF1
83	Haven at Highland	C3R	DEF1
84	Horseshoe Cove replat no 1 and extension	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	J H Hacketts partial replat no 1	C2R	
86	Jackson Annex	C2R	
87	Kallie Landing	C2R	
88	Kallie Villas	C2R	
89	Landing at Lehman	C2R	DEF2
90	Lawrence Street Green	C2R	
91	Live Oak Modern Farmhouses	C2R	
92	Mainer Street Manors	C2R	
93	Mallow Green	C2R	
94	Marcolin Manor	C2R	
95	Martinas at Milby	C2R	
96	MC Rye Katy	C2R	
97	McCarthy Cove	C2R	
98	Modera Oak Forest	C2R	DEF1
99	Murdock Manor	C2R	DEF1
100	Nagle Heights	C2R	
101	Nava Estates	C2R	
102	Noel Estates	C2R	
103	OST Estates	C2R	
104	Peerless Court	C2R	
105	Pine Ridge Estates	C2R	
106	Plaza Estates at Earline	C2R	DEF1
107	Retreat at Oak Park	C3R	
108	Ruthven Heights	C2R	
109	Salazi	C2R	
110	San Martinez Village	C2R	
111	Sayers Estates	C2R	
112	Schade Estates	C2R	
113	Spring Plaza Sec 4 Reserves	C2R	DEF1
114	Sunny Villas	C2R	DEF1
115	Sunnyside Place partial replat no 3	C2R	
116	Taylors Acre	C2R	
117	Texas Adriatic Holdings	C2R	DEF2
118	Thornton Estates	C3R	
119	Vaquero Antoine Addition	C2R	DEF1
120	Vigavi West Road	C2R	
121	Villas at East 39th Street	C2R	
122	Villas at Kansas	C2R	DEF1
123	Villas on Center	C2R	DEF1
124	Wall Estates	C2R	
125	Warwick Enclave	C2R	DEF1
126	Westgreen Developments Sec 1 partial replat no 1 and extension	C2R	
127	Windfern Road Reserve	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
C-Public Hearings Requiring Notification			
128	Brinkman Green	C3N	
129	Clairmont Place Sec 1 partial replat no 11	C3N	DEF1
130	Foster Place partial replat no 32	C3N	
131	John Dreaper Villas	C3N	
132	Lakewood Pines Sec 14 partial replat no 1	C3N	
133	Long Point Acres partial replat no 10	C3N	
134	North Church Reserve	C3N	DEF1
135	Park at Champions Park	C3N	
136	Pecan Park Replat and Extension partial replat no 1	C3N	
137	Ruth Street Estates	C3N	
138	Shepherd Oaks partial replat no 2	C3N	DEF1
139	Sunterra Sec 16 partial replat no 1	C3N	
140	Sunterra Sec 24 replat no 1	C3N	
141	Timmerman Estates	C3N	
142	Welch Crossing	C3N	
143	Westhaven Estates Sec 2 partial replat no 12	C3N	
144	Whispering Pines Estates partial replat no 13	C3N	DEF1
D-Variances			
145	Lexen Court	C3R	DEF1
146	Lodge Reserves	C2	DEF2
147	Mansfield Life	C3R	DEF1
148	Trails GP	GP	
E-Special Exceptions			
None			
F-Reconsideration of Requirements			
149	Devonshire Park	C3P	DEF1
150	Park at Pinemont	C3R	DEF1
G-Extensions of Approval			
151	Becker Landing Sec 1	EOA	
152	Breckenridge East Detention Reserve Sec 2	EOA	
153	Fairfield Waugh	EOA	
154	Harris County Emergency Services District No 13 Fire Station No25 replat no 1	EOA	
155	Lien Hoa Temple	EOA	
156	Salazar Partition	EOA	
157	Shamshear Park Plaza	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
158	Winward Sec 10	EOA	

H-Name Changes

159	Dunvale Village Amending Plat No 1 partial replat no 1 (prev. Dunvale Village partial replat no 1)	NC	

I-Certification of Compliance

160	22759 Cox Street	COC	
161	23638 3rd Street	COC	

J-Administrative

None

K-Development Plats with Variance Requests

None

Platting Summary **Houston Planning Commission** **PC Date: September 29, 2022**

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	Alpine Northwest Business Park	2022-2383	C2	Harris	ETJ	283Y	21.68	21.68	0	Alpine Engineering and Construction, LLC	Gruller Surveying
2	Anniston Sec 3 (DEF1)	2022-2230	C3F	Harris	ETJ	404T	27.68	1.87	124	FR Beeson LLC	LJA Engineering, Inc.-(Houston Office)
3	Bauer Meadows Lift Station	2022-2374	C2	Harris	ETJ	285T	0.18	0.13	0	KB Home Lone Star Inc	Meta Planning + Design LLC
4	Bauer Meadows Sec 1	2022-2373	C3F	Harris	ETJ	285U	24.82	12.25	76	KB Home Lone Star Inc	Meta Planning + Design LLC
5	Bauer Sunlight Corner	2022-2323	C2	Harris	ETJ	285Q	2.50	2.50	0	F.M.M.S. Enterprise Inc	Hovis Surveying Company Inc.
6	Beckendorff Road Street Dedication and Reserve	2022-2339	C3F	Waller	ETJ	403Z	0.99	0.02	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
7	Boudreaux Plaza replat no 1	2022-2355	C3F	Harris	ETJ	290J	15.31	15.31	0	Aptcon, LLC	Hovis Surveying Company Inc.
8	Bridgeland Prairieland Village Sec 10 (DEF1)	2022-2215	C3F	Harris	ETJ	365P	18.86	10.00	68	Bridgeland Development LP	Costello, Inc.
9	Bridgeland Prairieland Village Sec 35	2022-2346	C3P	Harris	ETJ	365J	20.02	7.56	48	Bridgeland Development , LP	McKim & Creed, Inc.
10	Bridgeland Prairieland Village Sec 36	2022-2257	C3P	Harris	ETJ	364R	11.50	0.91	52	Bridgeland Devlopment L.P.	LJA Engineering, Inc -(Woodlands Office)
11	Bridgeland Upland Meadow Crossing and Migration Way Street Dedication	2022-2307	SP	Harris	ETJ	365N	2.18	0.00	0	Bridgeland Development, LP	BGE, Inc.
12	Cadillac Wayside (DEF2)	2022-2152	C2	Harris	City	534C	1.25	1.18	0	Cadillac Express Car Wash	Tetra Land Services
13	Cardiff Lakes	2022-2261	C2	Harris	ETJ	291Z	4.61	4.61	0	AEI Engineering	Windrose
14	Clairmont Place partial replat no 9 Sec 1	2022-2324	C3F	Harris	City	455F	0.25	0.00	3	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
15	Corrine Place at Rosewood	2022-2180	C3F	Harris	City	454P	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
16	Crosby Farms Sec 1	2022-2351	C3F	Harris	ETJ	379Y	40.86	19.77	119	Pulte Homes of Texas, LP., A Texas Limited Partnership	EHRA
17	Crosby Pines GP (DEF2)	2022-2059	GP	Harris	ETJ	379K	50.70	0.00	0	FdR Consulting, LLC	Windrose
18	Crosby Pines Sec 1 (DEF2)	2022-2061	C3P	Harris	ETJ	379K	28.69	13.13	95	FdR Consulting, LLC	Windrose
19	Cypresswood Point South	2022-2340	C3F	Harris	ETJ	334Q	30.13	11.06	125	Woodmere Development., LTD.	IDS Engineering Group
20	De Soto Estates	2022-2303	C3F	Harris	City	452B	1.99	0.32	30	Matthews Investments Southwest Inc. XX	Pioneer Engineering, LLC
21	De Soto Street at Highland Heights (DEF1)	2022-2260	C3F	Harris	City	452B	0.99	0.02	15	CSF Construction LLC	Chesterfield Development Services
22	Ella Timbergrove (DEF1)	2022-2240	C3F	Harris	City	452X	3.56	0.06	77	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
23	Falcon Ranch Sec 1 (DEF2)	2022-2051	C3F	Harris	ETJ	299Y	18.54	2.15	65	Woodmere Development Company	LJA Engineering, Inc.-(Houston Office)

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
24	Grand Mason Mason Road Street Dedication Sec 2	2022-2315	SP	Harris	ETJ	405M	3.10	0.00	0	Landmark Industries Development, LLC	BGE, Inc.
25	Grand Prairie Sec 4	2022-2366	C3F	Harris	ETJ	324S	21.65	1.24	97	Emptor Hockley	Costello, Inc.
26	Grove Oaks AHC	2022-2311	C2	Harris	ETJ	375Z	12.84	12.84	0	AHC Blintor Grove Oaks, LLC	Terra Associates, Inc.
27	Harris County MUD No 559 Detention Reserve H	2022-2316	C2	Harris	ETJ	405M	15.03	15.03	0	Landmark Industries Development, LLC	BGE, Inc.
28	Intercontinental Crossing Annex	2022-2297	C3F	Harris	ETJ	373C	29.24	28.15	0	Jones Engineering Solutions	The Pinnell Group, LLC
29	Katy Legacy Detention	2022-2306	C2	Harris	ETJ	405X	59.82	59.21	0	HCMUD No 540	Costello, Inc.
30	Kermier Road and Mallard Crossing Drive Street Dedication	2022-2392	C3P	Harris	ETJ	323R	16.14	9.24	0	Grand Prairie Development LLC	Meta Planning + Design LLC
31	Maple Gosling Reserve (DEF1)	2022-2253	C2	Harris	ETJ	290M	15.36	15.36	0	Kimley-Horn	Windrose
32	Marisol GP	2022-2364	GP	Harris	ETJ	444C	67.78	0.00	0	Beazer Homes-Houston	LJA Engineering, Inc.-(Houston Office)
33	McClendon Park Village	2022-2291	C3F	Harris	ETJ	527D	14.19	4.93	122	Meritage Homes of Texas	LJA Engineering, Inc.-(Houston Office)
34	Memorial Assistance Ministries replat no 1 and extension	2022-2314	C3F	Harris	City	450T	4.86	4.86	0	Kuo & Associates, Inc	Kuo & Associates, Inc
35	Nantucket Residences	2022-2187	C3F	Harris	City	491S	0.21	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
36	New Caney Pioneer Crossing	2022-2042	C2	Montgomery	ETJ	256L	14.62	0.00	2	New Caney Pioneer Crossing, LLC	Arceneaux Wilson & Cole Engineering
37	Newtechwood America Headquarters	2022-2172	C3F	Harris	City	335T	9.36	8.39	0	newtechwood america headquarter	Houston Platting
38	NK Tajian Development Sec 2	2022-2294	C2	Fort Bend	ETJ	526E	1.61	1.61	0	FM 1093 Lakemont, Ltd.	Pedraza Surveying, LLC
39	North Bridgeland Lake Parkway Street Dedication Sec 9	2022-2344	SP	Harris	ETJ	365J	15.22	0.00	0	Bridgeland Development , LP	McKim & Creed, Inc.
40	North Bridgeland Lake Parkway Street Dedication Sec 10	2022-2345	SP	Harris	ETJ	365J	5.20	0.00	0	Bridgeland Development , LP	McKim & Creed, Inc.
41	Olympia Fall Sec 4	2022-2356	C3F	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
42	Paul Quinn Villas	2022-2360	C3F	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
43	Peachtree Villas	2022-2335	C3F	Harris	City	454G	0.30	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
44	Plaza Estates at Old Yale	2022-2268	C2	Harris	City	452M	1.00	0.09	20	New Era Development	New Era Development & Land Services
45	R Corp LLC	2022-2305	C2	Harris	ETJ	290E	1.44	1.44	0	SIMRAT SINGY	Jeffrey Moon & Associates
46	Reserve at I45 and Spring Stuebner	2022-2377	C2	Harris	ETJ	292P	4.68	4.68	0	Texas Petroleum Group	IDS Engineering Group
47	Richs Car Wash Gosling Road GP	2022-2361	GP	Harris	ETJ	250Z	7.21	0.00	0	Brooks and Sparks	West Belt Surveying, Inc.
48	Richs Car Wash Gosling Road	2022-2363	C2	Harris	ETJ	250Z	0.91	0.91	0	Brooks and Sparks	West Belt Surveying, Inc.
49	Riverside Terrace Sec 6 partial replat no 2	2022-2301	C3F	Harris	City	533B	0.49	0.49	0	W & W Builders, LLC	South Texas Surveying Associates, Inc.
50	Royal Pines Sec 1	2022-2370	C3F	Montgomery	ETJ	297E	19.09	1.34	100	Ashton Woods	Meta Planning + Design 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
51	Royal Pines Sec 2	2022-2372	C3F	Montgomery	ETJ	297F	13.28	0.69	56	Ashton Woods	Meta Planning + Design LLC
52	Royal Pines Sec 3	2022-2368	C3F	Montgomery	ETJ	297E	18.09	1.33	105	Ashton Woods	Meta Planning + Design LLC
53	Sama Estates at Saddlespur	2022-2204	C2	Fort Bend	ETJ	484M	3.00	0.83	2	Plan Express	PlanExpress
54	Spring Branch Estates no 2 partial replat no 16	2022-2312	C3F	Harris	City	450Q	0.43	0.00	2	Quintessa Homes of Texas, Inc.	Probstfeld & Associates, Inc.
55	Spring Creek RV Resort	2022-2338	C3F	Harris	ETJ	293P	29.13	26.93	0	ALJ Lindsey	Windrose
56	Spring Cypress Road tract (DEF1)	2022-2262	C2	Harris	ETJ	328Q	9.02	9.01	0	Lakewood 22 LLC.	Meta Planning + Design LLC
57	Sur	2022-2390	C3F	Harris	City	533W	31.98	31.98	334	Contempo Builder	Windrose
58	Telge Center	2022-2367	C2	Harris	ETJ	367D	0.61	0.61	0	Spring Foods, LLC	Hovis Surveying Company Inc.
59	Valencia Heights	2022-2309	C3F	Harris	City	452M	0.89	0.01	17	Valenciaheights LLC	Interland Surveying
60	Wayfarer Landing	2022-2352	C2	Harris	City	575R	5.00	0.00	2	Pat French	Owens Management Systems, LLC
61	West University Place Public Works Maintenance Facility (DEF1)	2022-2243	C2	Harris	City	492Y	2.09	2.09	0	City of West University Place	IDS Engineering Group
62	Westmoor Drive Street Dedication Sec 2	2022-2349	C3P	Fort Bend	ETJ	526V	1.91	0.00	0	TPHTM 1464 LLC	Meta Planning + Design LLC
63	WWTP Oxygen Plant	2022-2319	C2	Harris	City	494R	3.39	3.39	0	Kuo & Associates, Inc	Kuo & Associates, Inc

B-Replats

64	Airport Boulevard Development	2022-2266	C2R	Harris	City	575C	0.43	0.43	0	Stupa International	PLS CONSTRUCTION LAYOUT, INC
65	Bastrop at Prairie	2022-2200	C2R	Harris	City	493R	0.60	0.60	0	TEXAS BASTROP STREET, LLC	Civil-Surv Land Surveying, L.C.
66	BellKnap South Development	2022-2329	C2R	Harris	City	410Y	0.56	0.00	3	Grand Estate Mutual, LLC	Doshi Engineering & Surveying Company
67	Blue Bonnet Estates partial replat no 4 (DEF1)	2022-2220	C2R	Harris	City	533Y	0.23	0.00	2	Alejandro Ortiz Construction, LLC	South Texas Surveying Associates, Inc.
68	Breland Point	2022-2246	C2R	Harris	City	454C	0.14	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
69	Bridgeland Prairieland Village Sec 32	2022-2337	C3R	Harris	ETJ	365N	23.43	5.05	75	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
70	Brook Cove (DEF2)	2022-1906	C3R	Harris	City	572N	1.87	0.20	26	IDAHO LIVERPOOL LP	RSG Engineering
71	Carverdale Development (DEF1)	2022-2112	C2R	Harris	City	450A	0.28	0.28	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
72	Cavalcade 59 Developers	2022-2343	C2R	Harris	City	454W	0.53	0.53	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
73	Clevie Courts (DEF1)	2022-2241	C2R	Harris	City	412S	0.21	0.00	3	TACM CONSULTS LLC	CGES|Bailey Planning
74	Colonial Gardens partial replat no 3 (DEF1)	2022-2251	C2R	Harris	City	453L	0.14	0.00	3	Francos Homes Enterprises	Windrose
75	Cubica Carmel	2022-2299	C2R	Harris	City	411Z	0.17	0.00	3	Algebra Living, LLC	Core
76	Denmark Estates	2022-2283	C2R	Harris	City	454L	0.62	0.00	8	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
77	Dixie Swift Pro LLC	2022-2342	C2R	Harris	City	534V	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

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
78	Eastend at Buffalo Bayou	2022-2199	C2R	Harris	City	494P	0.12	0.00	3	Tejano Living Realty LLC - Series A	Pedraza Surveying, LLC
79	Glen Court	2022-2304	C2R	Harris	City	412X	0.43	0.00	7	Urbatechture	Pioneer Engineering, LLC
80	Green Oaks On Broadhurst	2022-2376	C3R	Harris	City	572Y	2.41	0.21	26	Green Valley Construction, LLC	The Interfield Group
81	Harris County ESD No 20 Fire Station no 42 (DEF1)	2022-2289	C2R	Harris	ETJ	371J	2.95	2.95	0	S&G Engineering Consultants, LLC.	West Belt Surveying, Inc.
82	Harris County MUD no 418 Water Plant no 3 (DEF1)	2022-2218	C2R	Harris	ETJ	365S	4.64	4.64	0	Bridgeland Development, LP	BGE, Inc.
83	Haven at Highland (DEF1)	2022-2275	C3R	Harris	City	412X	1.96	0.03	41	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
84	Horseshoe Cove replat no 1 and extension	2022-2295	C2R	Fort Bend	ETJ	526E	4.60	4.60	0	JMLR Interests, Ltd.	Pedraza Surveying, LLC
85	J H Hacketts partial replat no 1	2022-2318	C2R	Harris	ETJ	407S	3.71	3.71	0	Family Union Business Center	Daram Engineers, Inc.
86	Jackson Annex	2022-2192	C2R	Harris	City	533B	0.14	0.00	1	Balcor, LLC	Windrose
87	Kallie Landing	2022-2365	C2R	Harris	City	412U	0.17	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
88	Kallie Villas	2022-2384	C2R	Harris	City	412T	0.16	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
89	Landing at Lehman (DEF2)	2022-2131	C2R	Harris	City	452G	1.19	0.02	28	Prosperity Homes/Umran Martin, LLC	MOMENTUM EGINEERING
90	Lawrence Street Green	2022-2325	C2R	Harris	City	492D	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
91	Live Oak Modern Farmhouses	2022-2119	C2R	Harris	City	493U	0.23	0.00	6	Burco Investments, LLC.	ICMC GROUP INC
92	Mainer Street Manors	2022-2321	C2R	Harris	City	533P	0.11	0.00	2	Blue mountain Property Ventures LLc	RP & Associates
93	Mallow Green	2022-2326	C2R	Harris	City	573C	0.23	0.00	3	Mayram Mosahab	Total Surveyors, Inc.
94	Marcolin Manor	2022-2381	C2R	Harris	City	412P	0.26	0.00	4	Diaz Group	RED CONSULTANTS
95	Martinas at Milby	2022-2313	C2R	Harris	City	494N	0.22	0.00	6	Geometry Developments, LLC	Core
96	MC Rye Katy	2022-2293	C2R	Harris	City	448W	2.89	2.89	0	MC Rye Katy, LLC	Civil-Surv Land Surveying, L.C.
97	McCarthy Cove	2022-2334	C2R	Harris	City	494L	0.11	0.00	2	SEM SERVICES	SEM SERVICES
98	Modera Oak Forest (DEF1)	2022-2209	C2R	Harris	City	452P	3.34	3.24	0	Kimley-Horn	Windrose
99	Murdock Manor (DEF1)	2022-2234	C2R	Harris	City	573U	0.48	0.00	8	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
100	Nagle Heights	2022-2385	C2R	Harris	City	494N	0.27	0.00	4	Apala, LLC	The Interfield Group
101	Nava Estates	2022-2331	C2R	Harris	City	455P	0.23	0.00	4	Nava Construction	PLS CONSTRUCTION LAYOUT, INC
102	Noel Estates	2022-2386	C2R	Harris	City	574A	0.14	0.00	6	Concord Ventures LLC	RP & Associates
103	OST Estates	2022-2310	C2R	Harris	City	533K	0.69	0.11	14	Danani LLC	RP & Associates
104	Peerless Court	2022-2159	C2R	Harris	City	533K	0.28	0.00	7	DELRIO PARK LP	ICMC GROUP INC
105	Pine Ridge Estates	2022-2332	C2R	Harris	City	453T	0.17	0.00	2	Heights Home Builder	PLS CONSTRUCTION LAYOUT, INC
106	Plaza Estates at Earline (DEF1)	2022-2091	C2R	Harris	City	454G	0.27	0.00	3	New Era Development	New Era Development & Land Services
107	Retreat at Oak Park	2022-2302	C3R	Harris	City	488A	7.01	1.17	89	David Weekley Homes	Pioneer Engineering, LLC

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
108	Ruthven Heights	2022-2382	C2R	Harris	City	493P	0.11	0.00	2	Doro Development	The Interfield Group
109	Salazi	2022-2088	C2R	Harris	City	451T	1.17	1.17	0	Hammery Longpoint Joint Ventures LLC	Building Support Services Inc.
110	San Martinez Village	2022-2333	C2R	Harris	City	533Q	0.23	0.00	4	SEM SERVICES	SEM SERVICES
111	Sayers Estates	2022-2322	C2R	Harris	City	454K	0.18	0.00	3	Instabuild786 Construction LLc	RP & Associates
112	Schade Estates	2022-2281	C2R	Harris	City	452U	0.10	0.00	2	n/a	Jt Architectural design
113	Spring Plaza Sec 4 Reserves (DEF1)	2022-2186	C2R	Harris	ETJ	292N	16.79	16.79	0	42 C 2021 LLC	Winkelmann & Associates, Inc.
114	Sunny Villas (DEF1)	2022-2210	C2R	Harris	City	533Q	0.11	0.00	2	Seranae Investment, Inc.	Bowden Survey
115	Sunnyside Place partial replat no 3	2022-2359	C2R	Harris	City	533U	0.13	0.00	2	Four Dogs Pack, LLC	Tetra Land Services
116	Taylors Acre	2022-2292	C2R	Harris	ETJ	371U	1.00	1.00	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
117	Texas Adriatic Holdings (DEF2)	2022-2040	C2R	Harris	City	492Y	0.25	0.25	0	M2L	M2L Associates, Inc.
118	Thornton Estates	2022-2178	C3R	Harris	City	452L	2.25	0.03	35	CAS Consultants, LLC	CAS Consultants, LLC
119	Vaquero Antoine Addition (DEF1)	2022-2044	C2R	Harris	City	451Q	3.24	3.24	0	Groove 34th Antoine Partners, LP	JPH
120	Vigavi West Road	2022-2357	C2R	Harris	ETJ	412B	42.09	42.09	0	410 West Road Venture, LLC	McKim and Creed
121	Villas at East 39th Street	2022-2229	C2R	Harris	City	453N	0.21	0.00	3	Burco Investments, LLC.	ICMC GROUP INC
122	Villas at Kansas (DEF1)	2022-2264	C2R	Harris	City	492B	0.12	0.00	3	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
123	Villas on Center (DEF1)	2022-2267	C2R	Harris	City	493E	0.11	0.00	2	3213 Center Holdings, LLC	ICMC GROUP INC
124	Wall Estates	2022-2245	C2R	Harris	City	411V	0.30	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
125	Warwick Enclave (DEF1)	2022-2282	C2R	Harris	City	454D	0.46	0.00	6	Adeo Homes LLC	The Interfield Group
126	Westgreen Developments Sec 1 partial replat no 1 and extension	2022-2380	C2R	Harris	ETJ	406N	5.89	5.89	0	ALJ Lindsey	Windrose
127	Windfern Road Reserve	2022-2348	C2R	Harris	ETJ	370W	13.42	13.14	0	CIOF - I- TX2M01, LLC	Quiddity Engineering - Katy

C-Public Hearings Requiring Notification

128	Brinkman Green	2022-2134	C3N	Harris	City	452L	0.18	0.00	4	0 Cebra Development, LLC	Total Surveyors, Inc.
129	Clairmont Place Sec 1 partial replat no 11 (DEF1)	2022-1873	C3N	Harris	City	455F	0.37	0.00	3	PEMEX Investmenets	Texas Land Maps
130	Foster Place partial replat no 32	2022-2130	C3N	Harris	City	533Q	0.13	0.00	3	SEM SERVICES	SEM SERVICES
131	John Dreaper Villas	2022-2065	C3N	Harris	City	491U	0.27	0.00	2	Amal Homes, LLC	Pioneer Engineering, LLC
132	Lakewood Pines Sec 14 partial replat no 1	2022-2117	C3N	Harris	ETJ	377T	2.63	1.19	9	KB HOME LONE STAR, INC	Quiddity Engineering - Katy
133	Long Point Acres partial replat no 10	2022-2078	C3N	Harris	City	450T	1.95	0.05	40	Cityside Homes, LLC	Total Surveyors, Inc.
134	North Church Reserve (DEF1)	2022-1881	C3N	Harris	ETJ	485F	1.98	1.98	0	Langford Engineering, Inc.	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
135	Park at Champions Park	2022-2032	C3N	Harris	ETJ	370A	3.89	3.89	0	Sander Engineering Corporation	Windrose
136	Pecan Park Replat and Extension partial replat no 1	2022-2107	C3N	Harris	City	535E	0.13	0.00	1	Corrales Builds	Texas Land Maps
137	Ruth Street Estates	2022-2089	C3N	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates
138	Shepherd Oaks partial replat no 2 (DEF1)	2022-1970	C3N	Harris	City	452G	0.36	0.00	9	Key Investment LLC	MOMENTUM EGINEERING
139	Sunterra Sec 16 partial replat no 1	2022-2120	C3N	Waller	ETJ	444A	0.04	0.00	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
140	Sunterra Sec 24 replat no 1	2022-2039	C3N	Waller	ETJ	443G	26.73	3.00	112	Katy 1093, LTD	Quiddity Engineering - Katy
141	Timmerman Estates	2022-1992	C3N	Harris	City	455C	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
142	Welch Crossing	2022-2140	C3N	Harris	City	492R	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
143	Westhaven Estates Sec 2 partial replat no 12	2022-2104	C3N	Harris	City	491N	0.28	0.00	4	MAG Poviard San Felipe, LLC	Paksima Group1
144	Whispering Pines Estates partial replat no 13 (DEF1)	2022-1999	C3N	Harris	City	451X	0.37	0.00	5	Individual	Century Engineering, Inc

D-Variances

145	Lexen Court (DEF1)	2022-2037	C3R	Harris	City	451D	1.96	0.08	46	Interfield, Inc.	The Interfield Group
146	Lodge Reserves (DEF2)	2022-1874	C2	Montgomery	ETJ	256V	13.62	13.62	0	SPP Properties Partnership	CGES|Bailey Planning
147	Mansfield Life (DEF1)	2022-1947	C3R	Harris	City	452B	1.91	0.16	30	Umran 1407 Mansfield, LLC	MOMENTUM EGINEERING
148	Trails GP	2022-2347	GP	Harris/ Montgomery	ETJ	258M	1373.00	0.00	0	CH-B Kingland, LLC	Quiddity Engineering - Katy

E-Special Exceptions

None

F-Reconsideration of Requirements

149	Devonshire Park (DEF1)	2022-2276	C3P	Harris	ETJ	292W	12.47	2.37	49	Geometry Developments, LLC	Core
150	Park at Pinemont (DEF1)	2022-2063	C3R	Harris	City	451F	2.87	0.19	50	South Post Oak Willow, L.P.	City Choice Group, LLC

G-Extensions of Approval

151	Becker Landing Sec 1	2021-2453	EOA	Harris	ETJ	324H	22.10	3.28	125	Lennar Homes of Texas Land and Construction, Ltd.	Costello, Inc.
152	Breckenridge East Detention Reserve Sec 2	2021-2858	EOA	Harris	ETJ	294S	32.03	32.03	0	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
153	Fairfield Waugh	2021-2271	EOA	Harris	City	492R	1.46	1.45	0	Fairfield Realty	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
154	Harris County Emergency Services District No 13 Fire Station No25 replat no 1	2021-3036	EOA	Harris	ETJ	370W	3.84	3.84	0	Joiner Architects	Weisser Engineering Company
155	Lien Hoa Temple	2021-2211	EOA	Harris	ETJ	528F	9.51	9.22	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
156	Salazar Partition	2021-2089	EOA	Harris	ETJ	419G	5.61	2.43	1	Ricardo Salazar	Humble Surveying Company
157	Shamshear Park Plaza	2021-2056	EOA	Harris	ETJ	331E	2.09	2.09	0	TREVINO ENGINEERING	Survey Solutions of Texas
158	Winward Sec 10	2021-2394	EOA	Harris	ETJ	404K	35.62	20.29	71	Friendswood Development Company	Elevation Land Solutions

H-Name Changes

159	Dunvale Village Amending Plat No 1 partial replat no 1 (prev. Dunvale Village partial replat no 1)	2022-1899	NC	Harris	City	490Y	2.41	0.37	11	Meritage Homes of Texas, LLC	Quiddity Engineering

I-Certification of Compliance

160	22759 Cox Street	22-1659	COC	Montgomery	ETJ	296C				Thomas Mixon	Thomas Mixon
161	23638 3rd Street	22-1660	COC	Montgomery	ETJ	256R				Luis Jorge Sandoval	Luis Jorge Sandoval

J-Administrative

None

K-Development Plats with Variance Requests

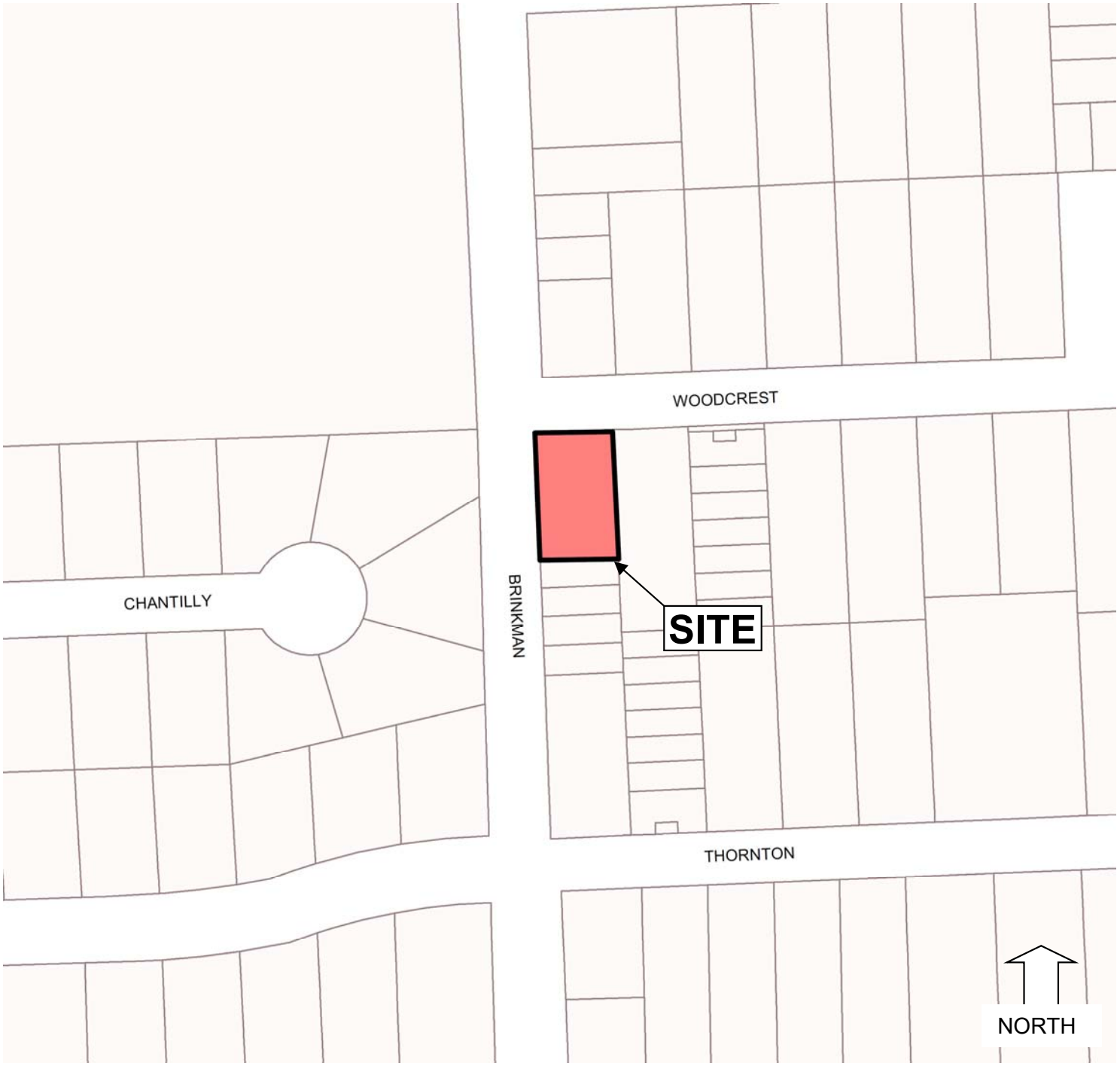
None

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Brinkman Green

Applicant: Total Surveyors Inc.



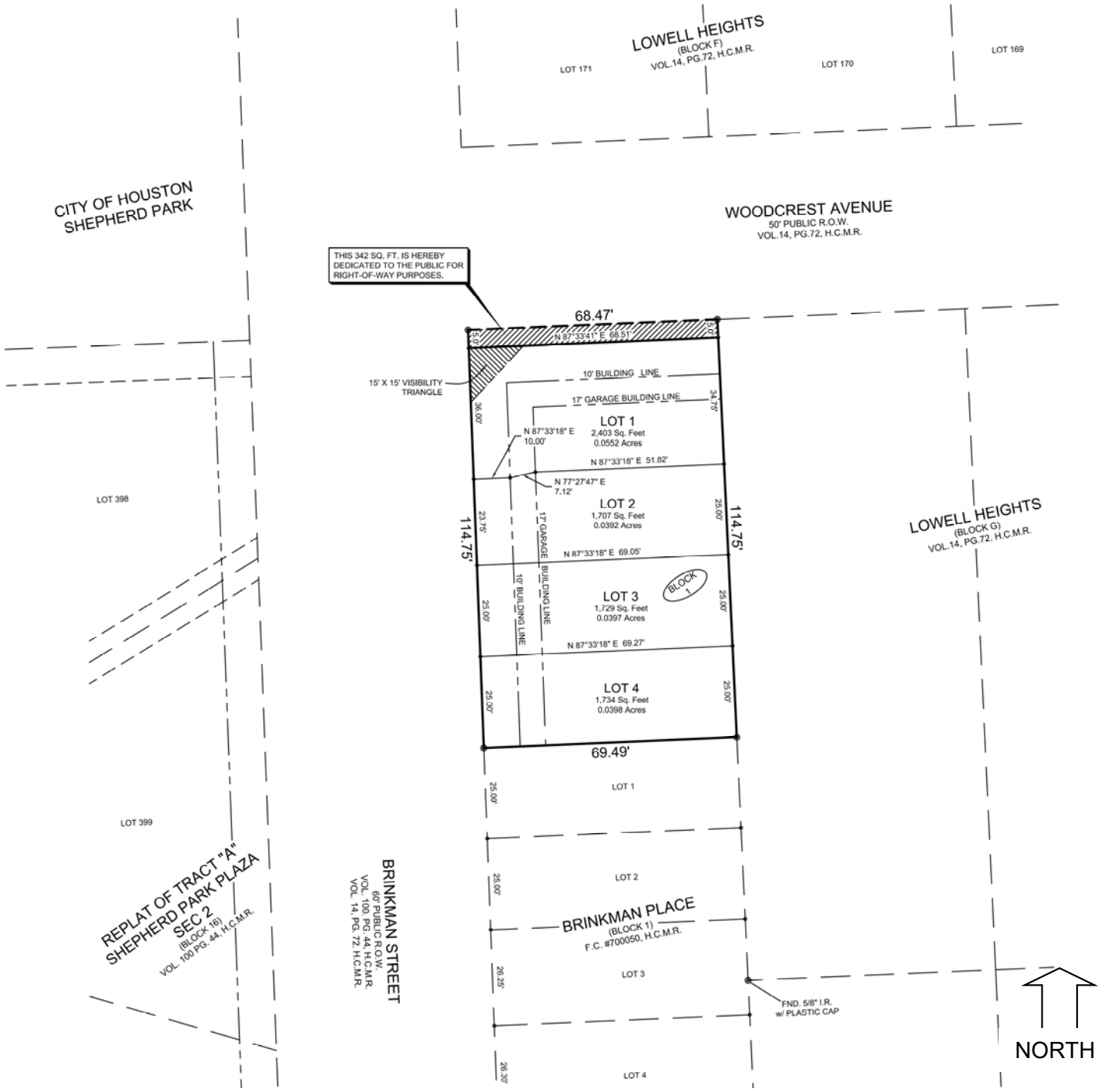
C – Public Hearings Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Brinkman Green

Applicant: Total Surveyors Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Brinkman Green

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

September 8, 2022

Dear Property Owner:

Reference Number: 2022-2134; Brinkman Green; a partial replat of **Brinkman Villas Amending Plat No 1**, being Lots 1-4 and a portion of lot 5, block 1, as recorded in film code 694938 of the Harris County Map Records.

The property is located at the southeast intersection of Woodcrest Avenue and Brinkman Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, 0 Cebra Development, LLC, can be contacted at **281-479-8719.**

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

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, September 29, 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 by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- 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: 129

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11 (DEF 1)

Applicant: Texas Land Maps



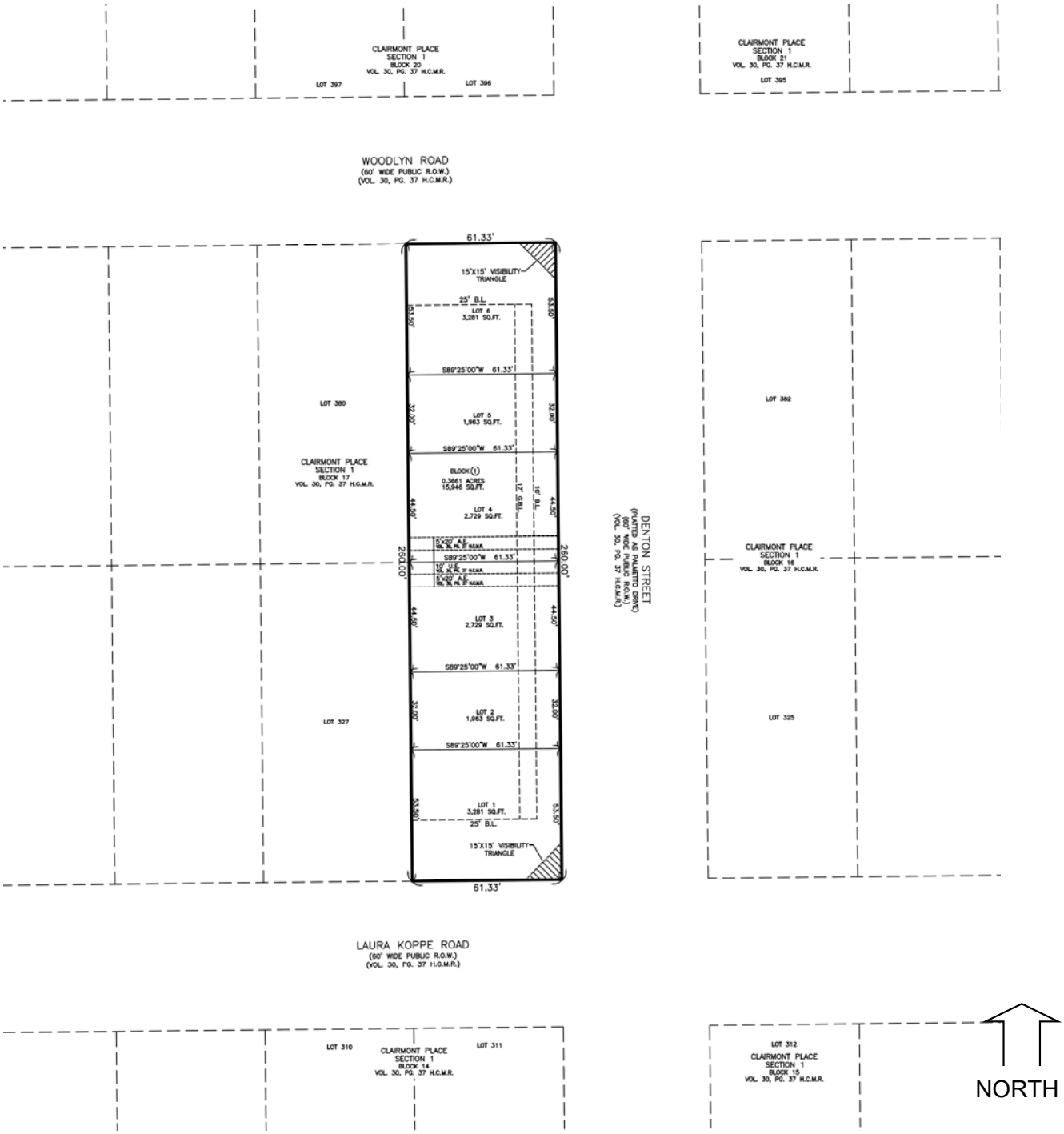
C – Public Hearings Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11 (DEF 1)

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Clairmont Place Sec 1 partial replat no 11 (DEF 1)

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 26, 2022

Dear Property Owner:

Reference Number: 2022-1873; Clairmont Place Sec 1 partial replat no 11: a partial replat of **Clairmont Place Sec 1**, being all of Lots 326 and 381, Block 17, as recorded in Vol. 30, Pg. 37 of the Harris County Map Records.

The property is located along and west of Denton Street between Woodlyn Road and Laura Koppe Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Matthew Sigmon,** with Texas Land Maps, on behalf of PEMEX Investments, the developer, can be contacted at **713-298-9987.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Foster Place partial replat no 32

Applicant: SEM Services



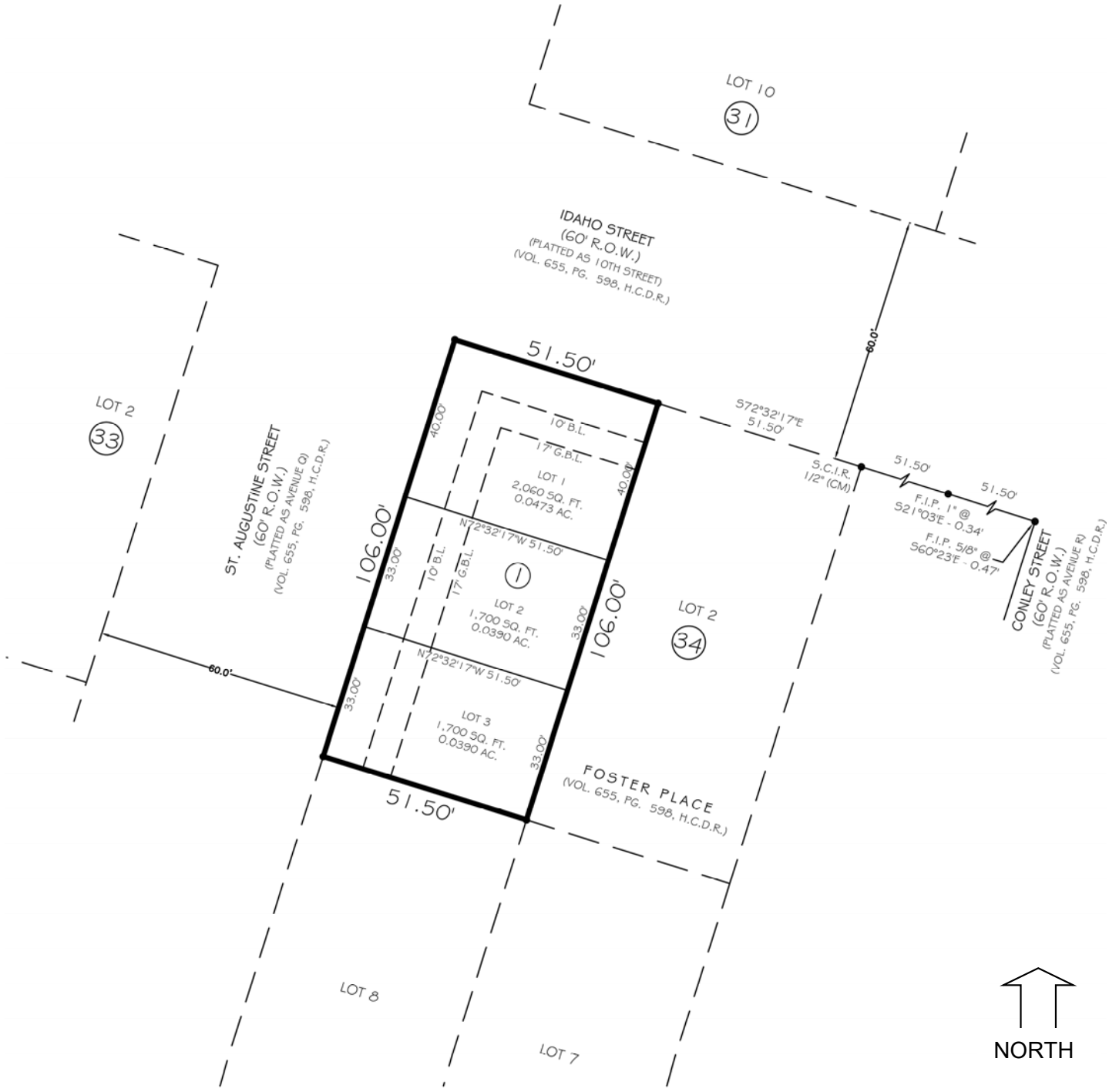
C – Public Hearings Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Foster Place partial replat no 32

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Foster Place partial replat no 32

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

September 8, 2022

Dear Property Owner:

Reference Number: 2022-2130; Foster Place partial replat no 32; a partial replat of **Foster Place**, being Lot 1, Block 34, as recorded in Vol. 655, pg. 598 of the Harris County Deed Records.

The property is located at the southeast intersection of Idaho Street and St. Augustine Street, South of Yellowstone Boulevard and east of Scott Street. The purpose of the replat is to create three (3) front loading, single-family residential lots. The applicant, **Stephanie Rivera-Lopez,** with SEM Services, on behalf of the developer, Pin Property Buyers LLC, can be contacted at **832-986-8208.**

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Planning Department Staff Authority and Obligation

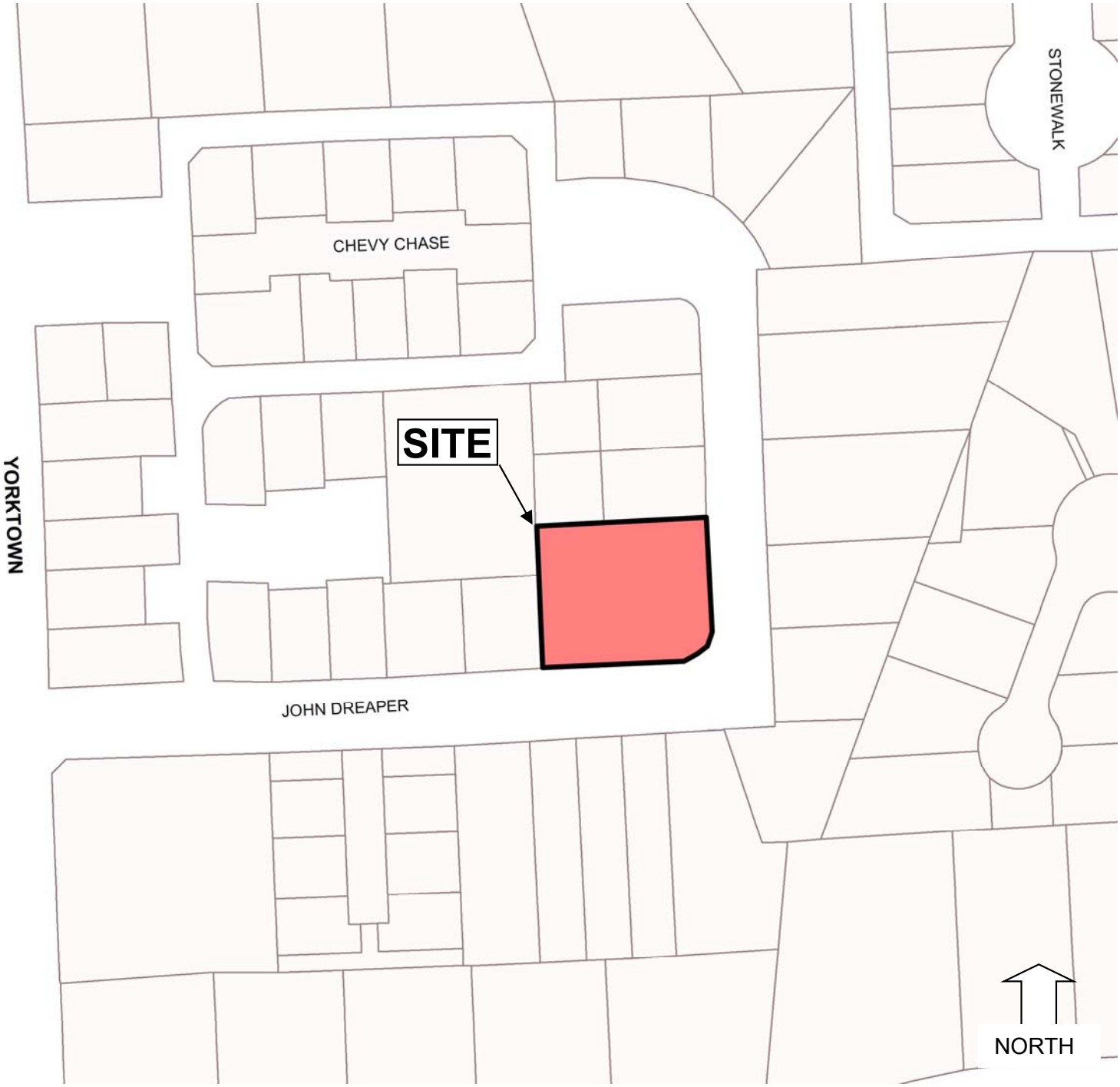
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Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: John Dreaper Villas

Applicant: Pioneer Engineering LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: John Dreaper Villas

Applicant: Pioneer Engineering LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: John Dreaper Villas

Applicant: Pioneer Engineering LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2065
Plat Name: John Dreaper Villas
Applicant: Pioneer Engineering, LLC
Date Submitted: 08/19/2022

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 avoid providing street widening dedication along John Dreaper Drive.

Chapter 42 Section: 122

Chapter 42 Reference:

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

Statement of Facts

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

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

Property is located at the northwest corner of the southeast curve of the local street, John Dreaper Drive. Single-family residential properties are along the loop of John Dreaper Drive except for the commercial property at the south intersection of Yorktown Drive. John Dreaper Drive was created in 1963 plat, McGinty Acres Section 1, and loop with Chevy Chase Drive in recorded plat of 1964, Del Monte Place. All plats abutting rights-of-way were created before the ordinance requiring 60' width for properties adjacent to any other type of development. Should 60' be required or deemed necessary for John Dreaper Drive since the current subdivision and right-of-way don't have any plans of expanding or increasing traffic in the area? No increase in traffic is occurring from the commercial property to the residential properties along John Dreaper Drive. Providing right-of-way widening would be an unreasonable use of the land as it would not achieve any practical improvements to the street's conditions and would not keep the character of the rest of the street.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The circumstances are the result of the corner property at the intersection of John Dreaper Drive and Yorktown Drive. Although the property was platted in September 1971 as a 4-lot townhouse subdivision, property is used as commercial building for multiple businesses with front and rear parking. With our proposed single-family residential

subdivision, John Dreaper Drive would continue to be 50’ wide as no additional commercial or multi-family vehicular traffic would increase.

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

The intent and general purposes of this chapter will be preserved and maintained because we are keeping land use for residential purposes through reducing density and vehicular traffic from the previous recorded plat 4 dwelling units with shared driveway to our proposed 2 lots with one dwelling unit per lot. No building or construction has occurred since recording of the previous plat in September of 2018.

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

The granting of the variance will not be injurious to the public health and safety or welfare as there is no significant impact in traffic on the right-of-way and not affecting other residences in the neighborhood.

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

Economic hardship is not the sole justification of the variance. Variance is based on both existing street layout and land use along John Dreaper Drive to keep overall character of the area.

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

September 8, 2022

Dear Property Owner:

Reference Number: 2022-2065; John Dreaper Villas; a full replat of **McGinty Acres Sec 1 partial replat no 1**, being all of Lot 1-4, in Block 1, as recorded at Film Code No. 686352 of the Harris County Map Records.

The property is located at the northwest intersection of John Dreaper Drive and John Dreaper Drive west of Sage Road. The applicant, **Ruby Nunez,** with Pioneer Engineering, LLC**,** on behalf of the developer, Amal Homes, LLC, can be contacted at **832-307-0010.**

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

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

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PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 29, 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

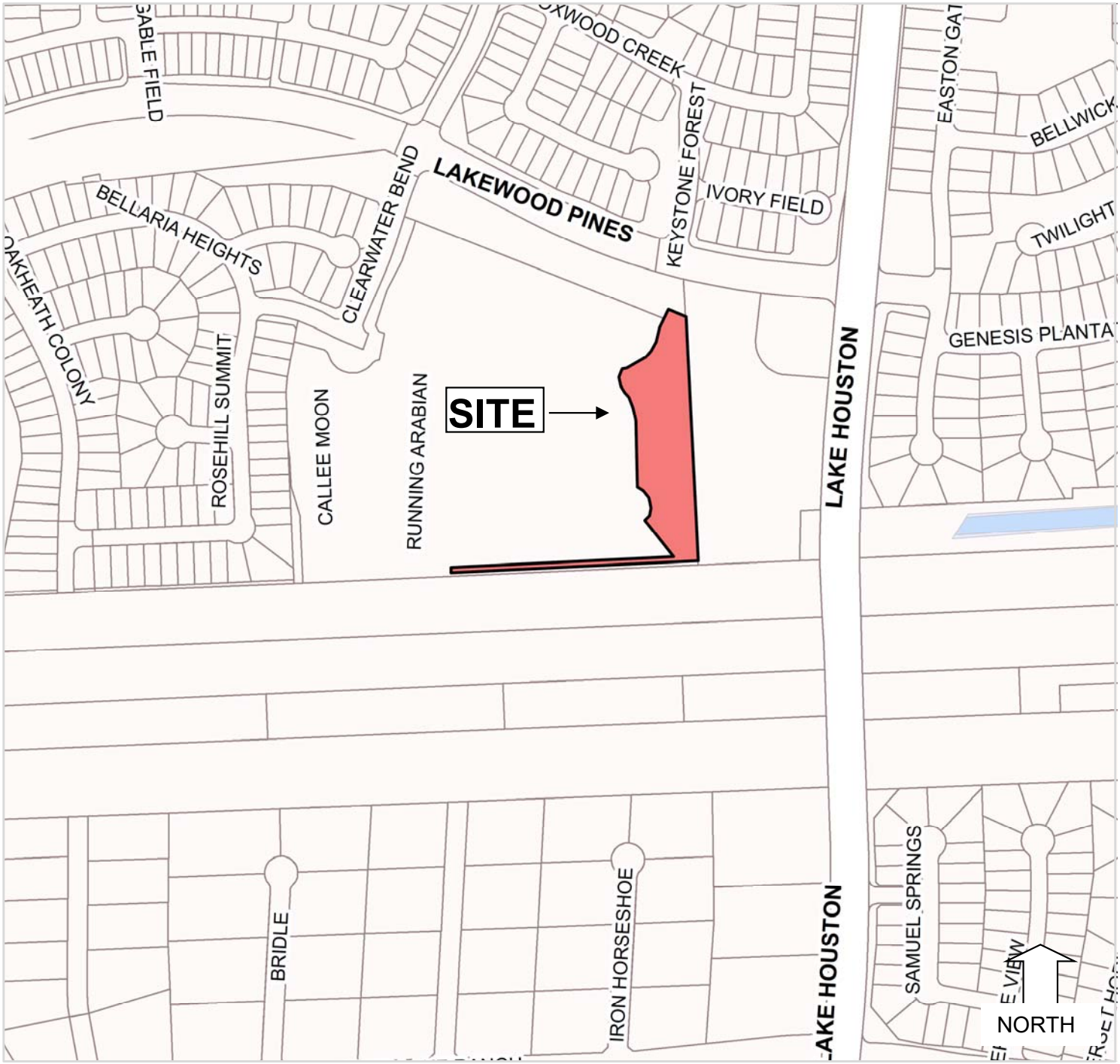
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 132

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lakewood Pines Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



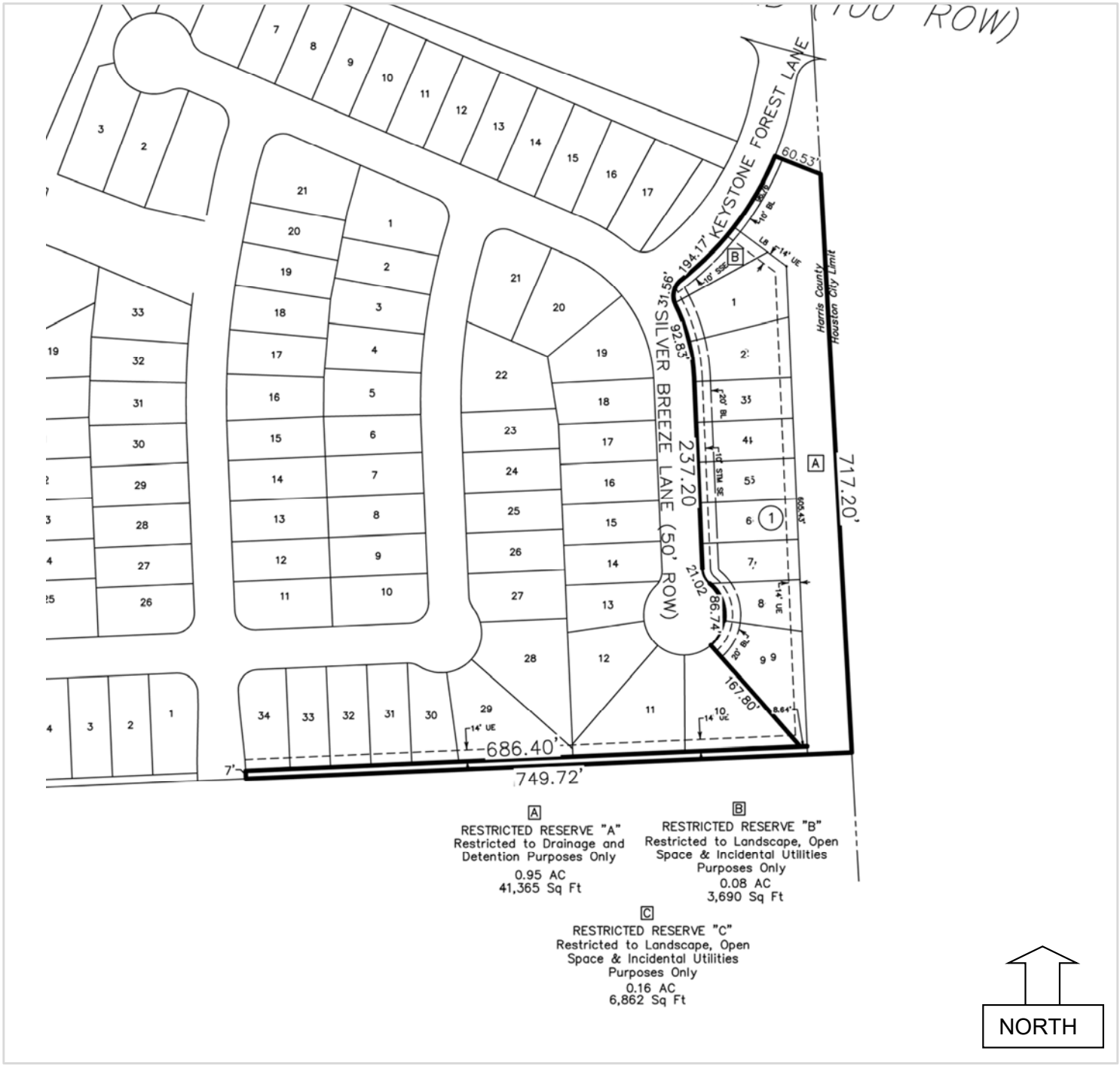
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lakewood Pines Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lakewood Pines Sec 14 partial replat no 1

Applicant: Quiddity Engineering - Katy



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

September 8, 2022

Dear Property Owner:

Reference Number: 2022-2117; Lakewood Pines Sec 14 partial replat no 1; a partial replat of **Lakewood Pines Sec 14**, being Lots 1-9 Block 1, Restricted Reserves 'A', 'B', 'C', as recorded in Film Code 700092 of the Harris County Map Records.

The property is located west of West Lake Houston Parkway and south of Lakewood Pines Boulevard. The purpose of the replat is to create nine (9) single-family residential lots and three (3) reserves. The applicant, **Mayra Hernandez,** with Quiddity Engineering, on behalf of KB HOME LONE STAR, INC, the developer, can be contacted at **832-913-4030.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 29, 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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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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

Terminology

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

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Planning Department Staff Authority and Obligation

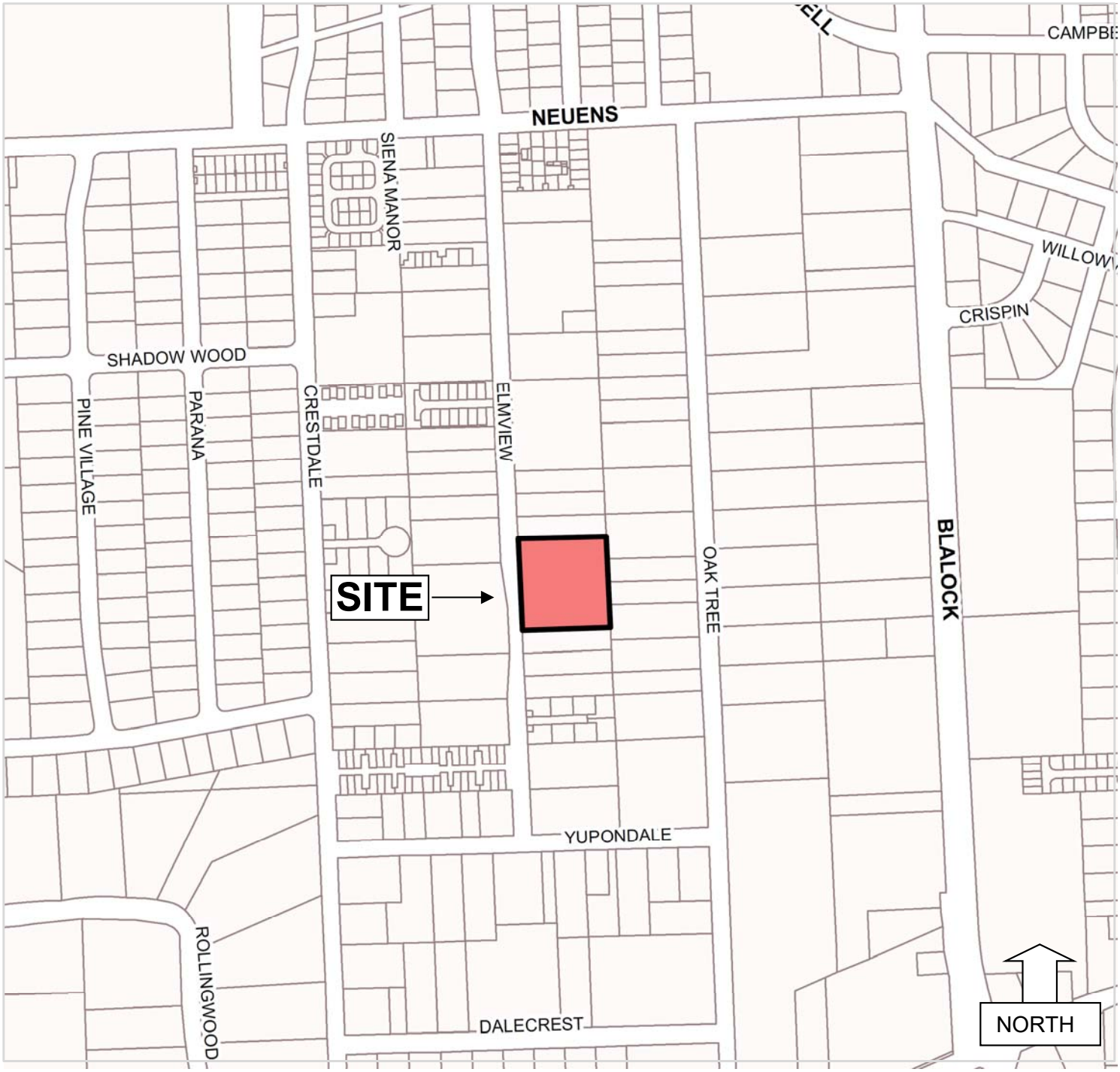
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors, Inc.



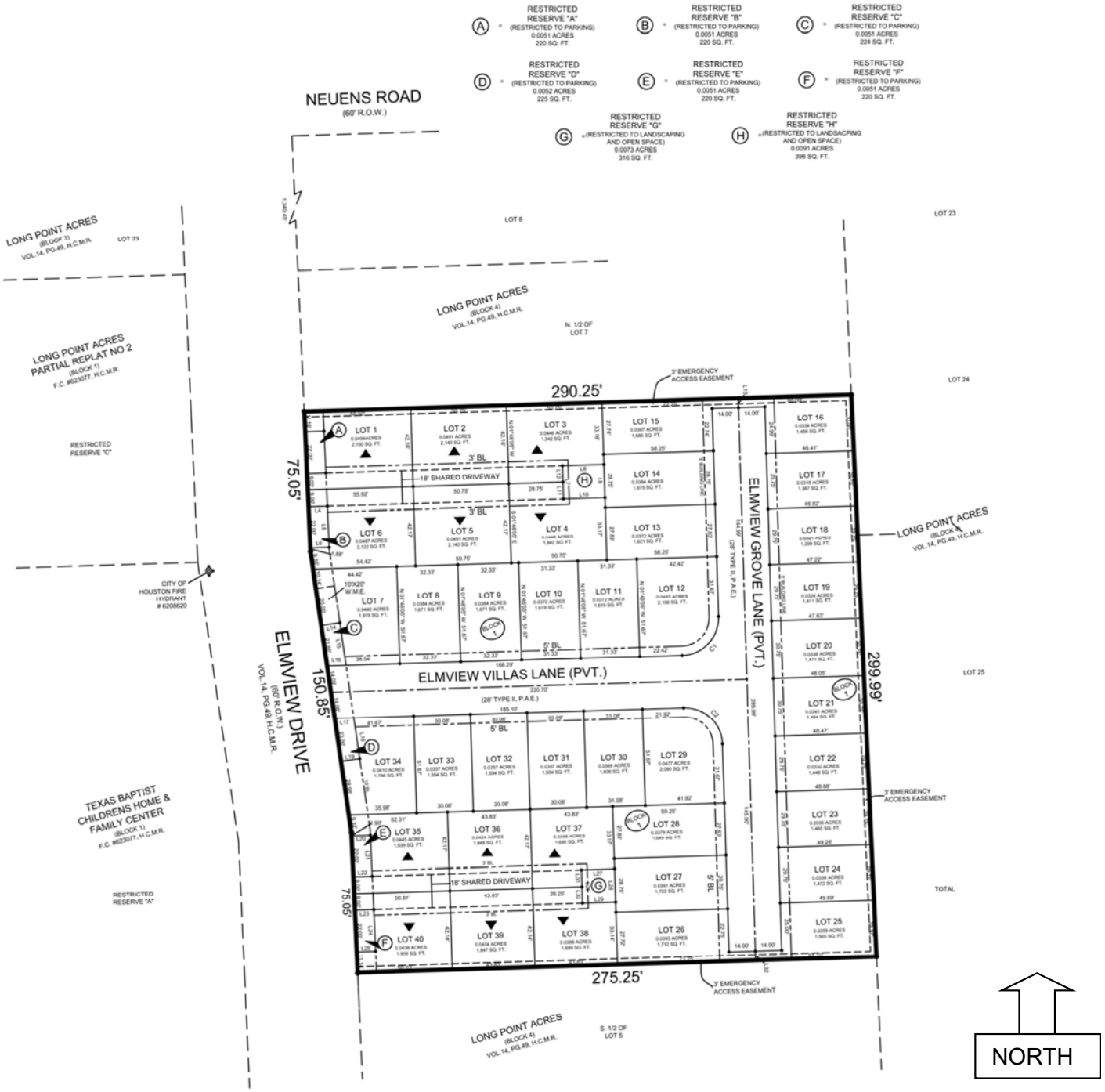
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Long Point Acres partial replat no 10

Applicant: Total Surveyors, Inc.



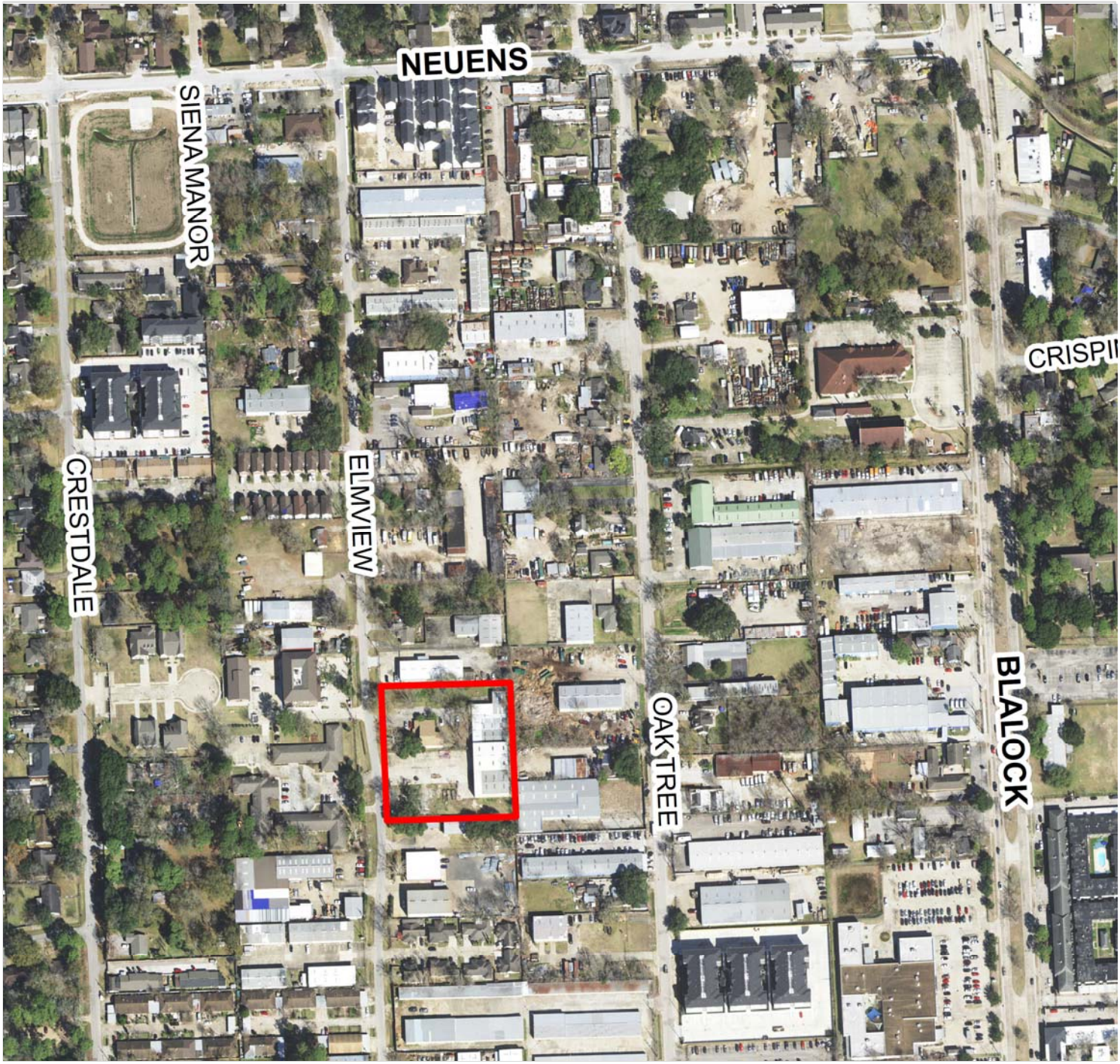
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Long Point Acres partial replat no 10

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

September 8, 2022

Dear Property Owner:

Reference Number: 2022-2078; Long Point Acres partial replat no 10; a partial replat of **Long Point Acres**, being the north ½ of Lot 5, all of Lot 6, and the south ½ of Lot 7, Block 4, as recorded in Vol. 14, pg. 49 of the Harris County Map Records.

The property is located along Elmview Drive, south of Neuens Road and west of Blalock Road. The purpose of the replat is to create forty (40) single-family residential lots and eight (8) restricted reserves. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of Cityside Homes, LLC, the developer, can be contacted at **281-479-8719.**

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

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, September 29, 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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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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



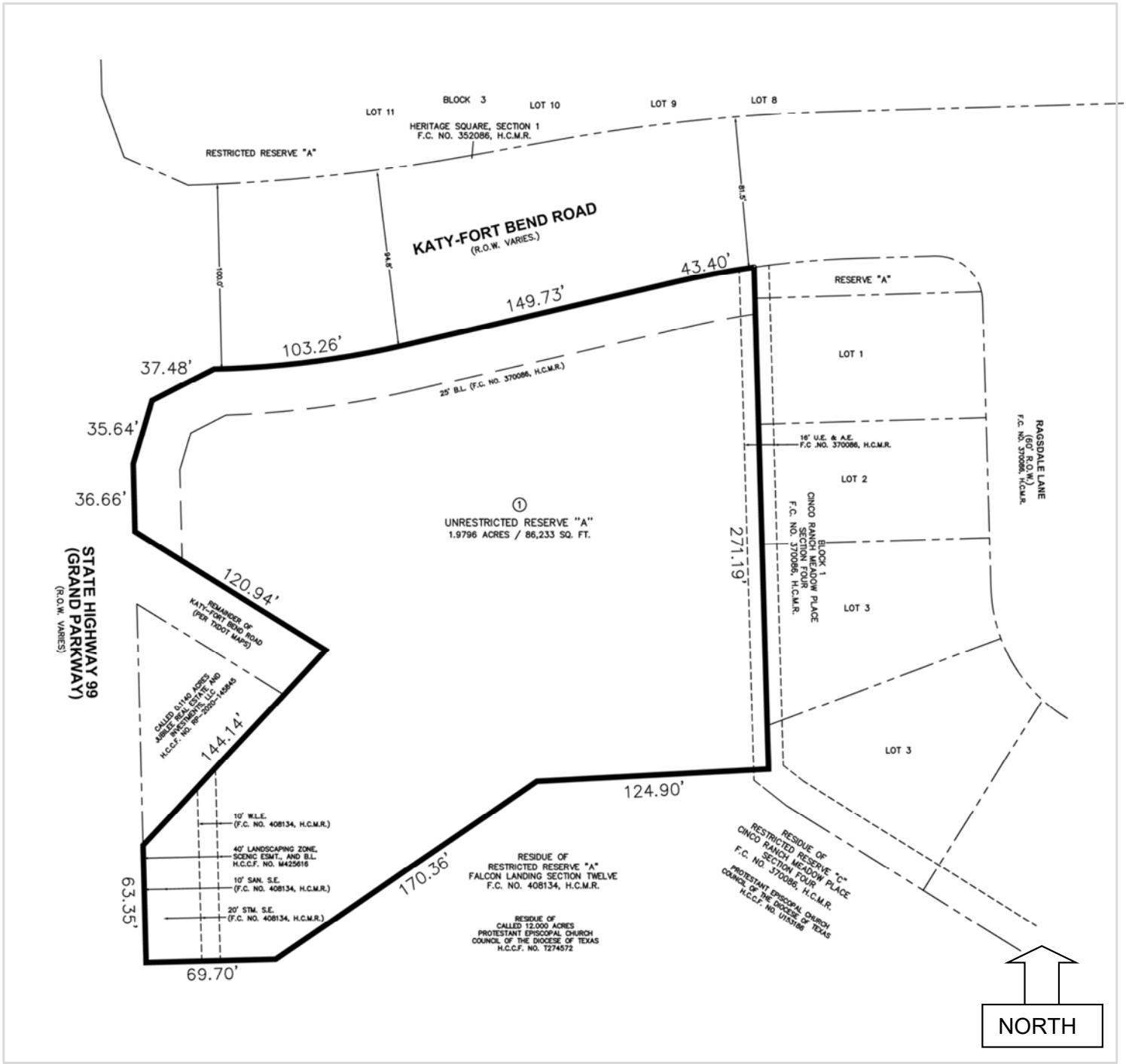
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1881
Plat Name: North Church Reserve
Applicant: Windrose
Date Submitted: 07/25/2022

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 requests a variance to replat a portion of a greenbelt open space reserve into an unrestricted reserve.

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193(c)(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. Sec. 42-193(c)(3)A plat restriction limiting the use of property specifically to 'commercial' use: c. May be amended to any more specific "commercial" use of that property.

Statement of Facts

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

The subject property is 1.9796 acres located at the southeast corner of the SH 99 (Grand Parkway) Frontage Road and the unimproved Katy-Fort Bend Road right-of-way, approximately 645 feet north of the intersection with Taswell Drive. The Protestant Episcopal Church (the "applicant") has operated a church on the adjacent property to the south for more than 20 years. The applicant acquired the subject property in 2011 with the intent of expanding their campus. Before the church can move forward with their expansion plans, they must replat as that the subject site is made up of several restricted reserves designated as "commercial" and "greenbelt / open space". This plat will require a Subdivision variance, as the City's Code of Ordinances does not allow replatting of commercial reserves into less specific use designations. Further, the City considers open space/greenbelt reserves as a single-family restriction regardless of whether said areas were required to meet a single-family compensating open space requirement. This tract was not a code-required open space designation, but the applicant understands why a variance is required in this instance. While the subject site will be designated as an unrestricted reserve, the proposed use will be religious and institutional. Not allowing the replat to move forward based on the referend technicality is a definite hardship that completely deprives the applicant of the use of their property.

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

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The circumstance supporting the variance is a technicality in the City's Code of Ordinances that prevents the applicant from utilizing their own property to its highest and best use. The applicant's church campus has been a stable and contributing asset to the community for more than 20 years. The subject tract is currently owned by the Church and expansion along SH 99 (Grand Parkway) is compatible with the surrounding street network and adjacent land uses. The proposed variance is the only possible way for the Church to move forward with their expansion plans.

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

The subject area is characterized by mixed uses, including institutional, commercial, single-family residential and multifamily residential. The requested variance will allow the applicant to continue the logical expansion of the institutional use to an adjacent tract. Because the applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions – noting that both State and Federal regulations include protections for religious expression and land use – the proposed development will meet the intent of the City's Subdivision Regulations.

(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 as it will simply allow the applicant to continue expand their use onto an adjacent property that they have owned for more than 10 years. The church has been a stable presence in the community for more than 20 years and the subject tract is a logical addition to their campus. No improved right-of-way exists to the north and getting a new driveway cut along the SH 99 (Grand Parkway) Frontage Road is not viable given the site's narrow frontage and proximity to the church's existing driveway and the planned Katy-Fort Bend Road intersection. The church has the unique ability to cross existing drainage infrastructure with private drives to access the buildable area of the subject tract. Given that the proposed development will have no significant impact on traffic mobility in the area and all County Code requirements will be met in terms of emergency access, the granting of the variance will not be injurious to the public's health, safety or welfare.

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

The proposed variance will allow the Protestant Episcopal Church to continue their expansion plans on a property they have owned for over 10 years. The planned development is necessary to maintain the long-term viability of the Church's campus and the increasing needs of their growing congregation. The applicant's request is compatible with the surrounding area and does not negatively impact the traffic mobility or safety of the adjacent street network. The conditions that prevent the applicant from replatting are not self-imposed and are not financially motived. Lastly, the variance is necessary and justified to preserve the applicant's right to reasonable use of the 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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

August 25, 2022

Dear Property Owner:

Reference Number: 2022-1881; North Church Reserve; a partial replatting of "Cinco Ranch Meadow Place Sec 4" and Falcon Landing Sec 12." This proposal includes the replatting of Restricted Reserve B and a portion of Reserve C per Film Code 370086 of the Harris County Map Records and a portion of Reserve A per Film Code 408134 of the Harris County Map Records.

The property is located along and east of the Grand Parkway, south of Katy Passage Road and north of Taswell Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Steven Henderson,** with Windrose**,** on behalf of the developer, Langford Engineering, Inc., can be contacted at **713-458-2281.**

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

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

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PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 15th, 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:

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

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

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

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

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

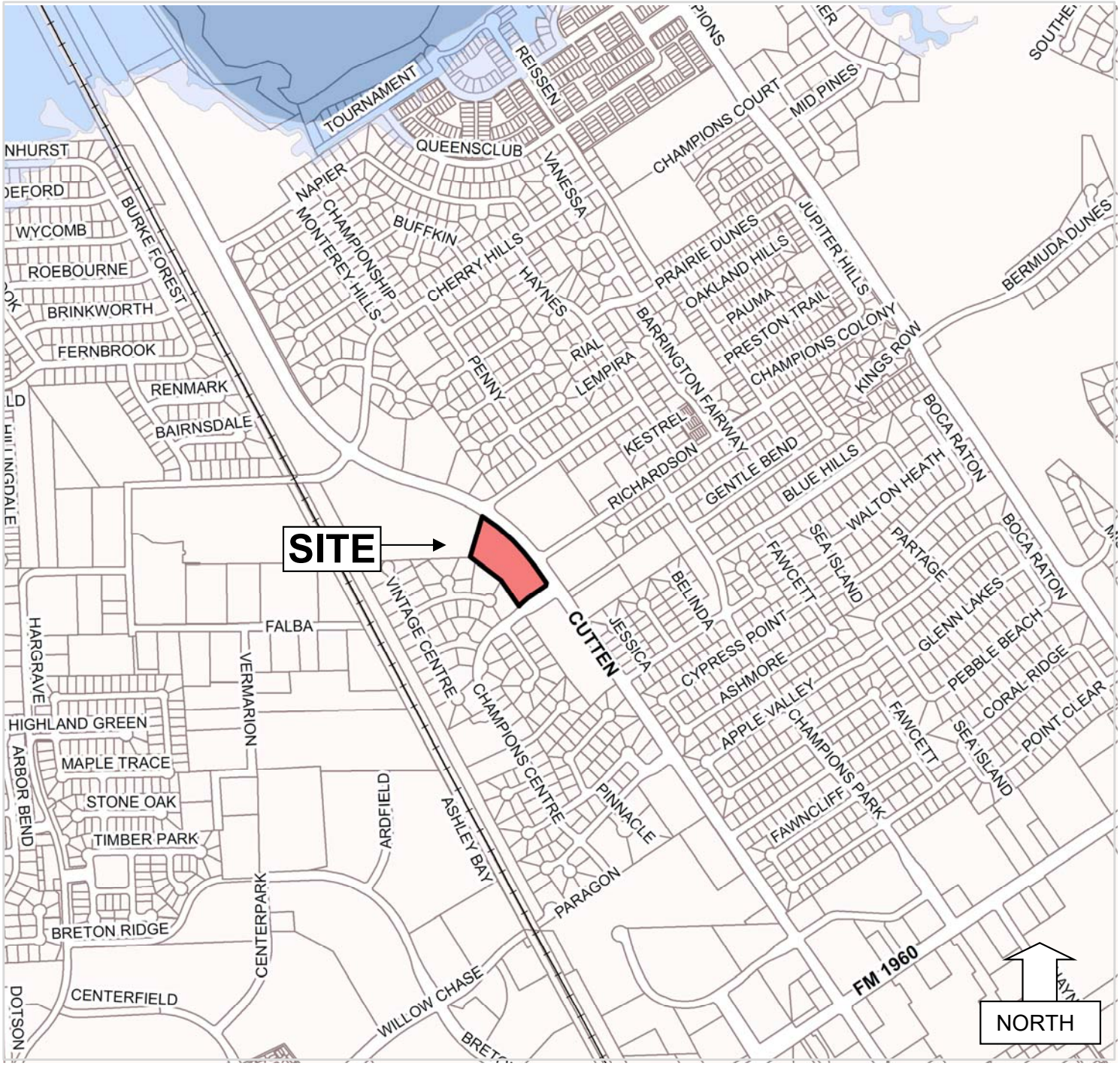
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Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Champions Park

Applicant: Windrose



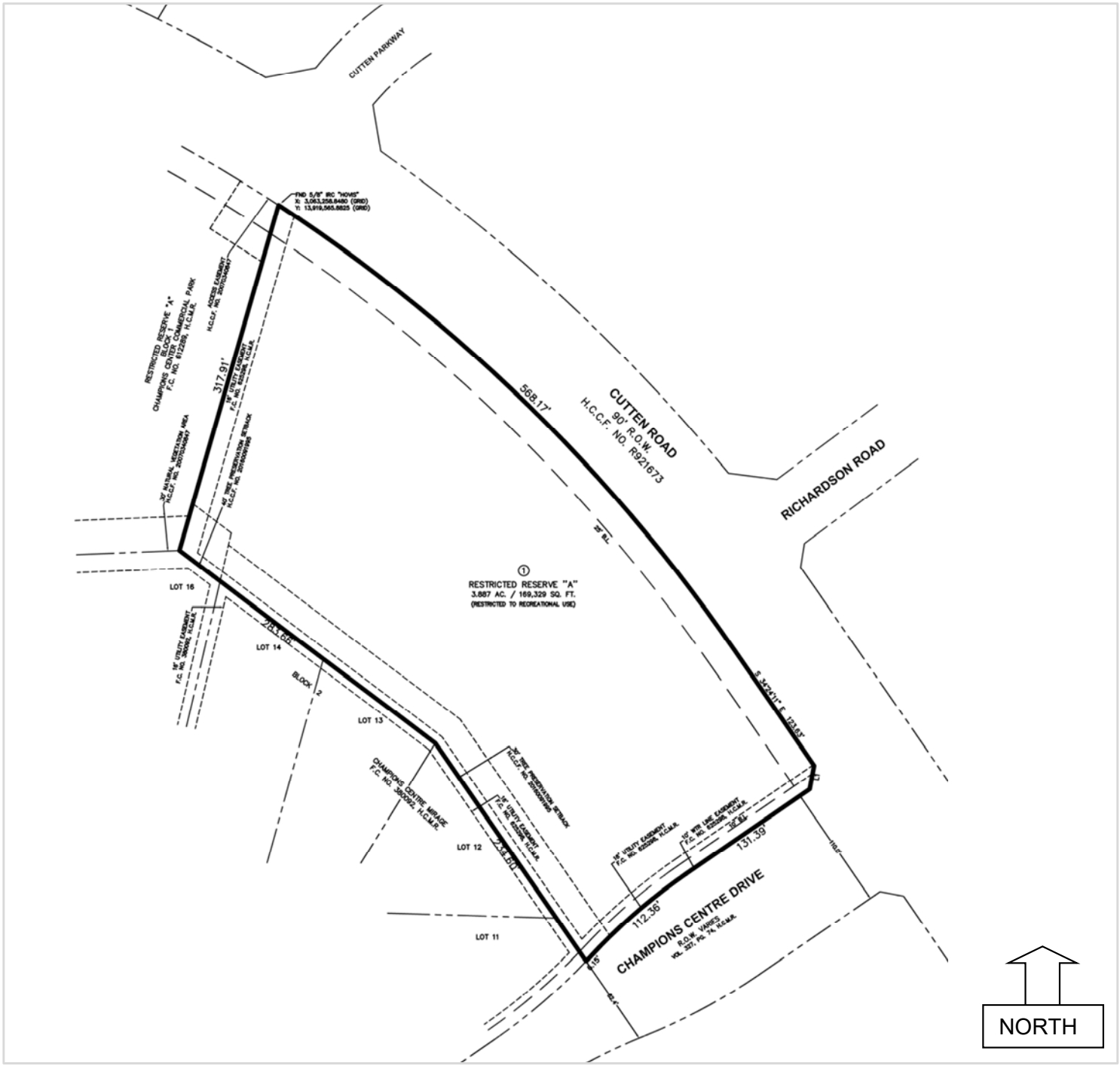
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Champions Park

Applicant: Windrose



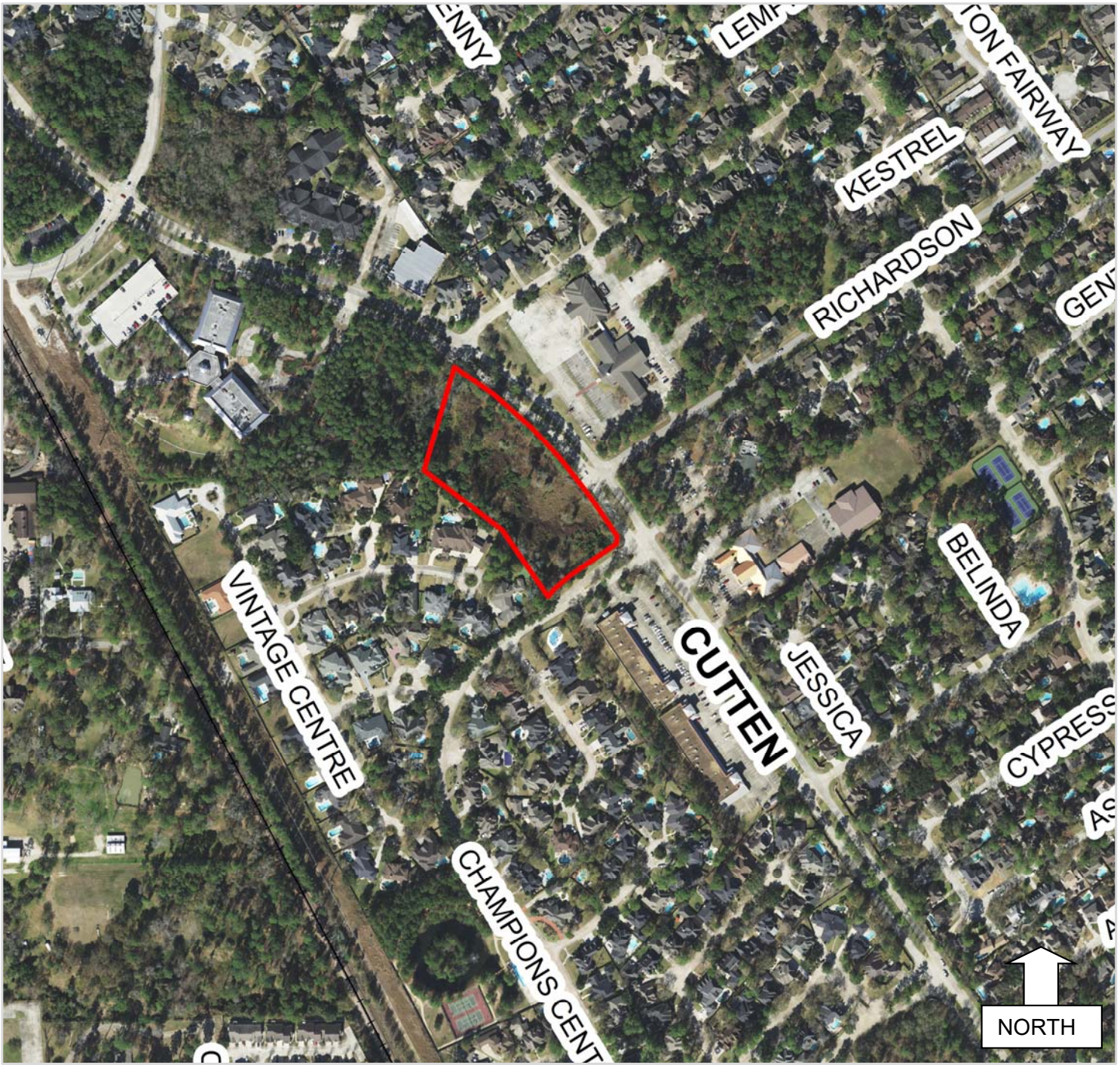
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Champions Park

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2032
Plat Name: Park at Champions Park
Applicant: Windrose
Date Submitted: 08/08/2022

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 requests a variance to replat property with commercial restrictions into a restricted reserve for recreational purposes.

Chapter 42 Section: 42-193c3

Chapter 42 Reference:

A plat restriction limiting the use of property specifically to 'commercial' use: c. May be amended to any more specific "commercial" use of that property.

Statement of Facts

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

The subject property is 3.887 acres located on the south side of Cutten Road across from the intersection with Richardson Road. The Cy-Champ Public Utility District desires to replat two commercial restricted reserves into a recreational reserve for the purpose of constructing a community park. The park will feature walking/running trails, playground equipment, open space, pavilions, and new landscaping. Before the PUD can move forward with their park development, they must replat as that the subject site is made up of several restricted reserves designated as "commercial". This plat will also require a Subdivision variance as the City's Code of Ordinances does not allow replatting of commercial reserves into anything other than commercial designations. Not allowing the replat and associated variance to move forward represents a definite hardship for the applicant as it will deprive residents of the overwhelming benefits that would come with the new park facility.

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

NA

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

The circumstance supporting the variance is a technicality in the City's Code of Ordinances that prevents the applicant from utilizing their own property to its highest and best use. The PUD purchased the property in 2021 with the intent of developing the vacant land into a keystone park project that would improve the lives of every resident and business owner in the vicinity. Without the variance, the PUD will not be able to move forward with their project and the community will be deprived of much-needed open space, trails, and playground facilities.

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

The subject area is characterized by mixed uses including institutional, commercial, single-family residential and office. The requested variance is the only possible way for the applicant to move forward with their park development project that will preserve and enhance this beautifully wooded tract in the heart of the Cypress-Fairbanks area. The applicant is not attempting to utilize the City's Subdivision Regulations to avoid a requirement or to develop restricted reserves into something incompatible with the surrounding lands. Because the request is highly beneficial to the community and otherwise in conformance with the City's Code of Ordinances, the variance is justified and necessary for the property to achieve its highest and best use.

(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 as it will simply allow the applicant to develop a community park on a currently vacant tract of land. The proposal will result in the preservation of numerous trees and make the previously vacant tract available for the common enjoyment of the entire Cypress-Fairbanks area. Sufficient off-street parking spaces and maneuvering area will be provided to ensure that park visitors are able to enter and exit the facility safely and effectively.

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

The applicant's request is in the best interest of the public as it provides much needed recreational facilities that will further the health and well-being of nearby residents and visitors for generations to come. The applicant's request does not negatively impact the traffic mobility or safety of the adjacent street network. The conditions that prevent the applicant from replatting are not self-imposed and are not financially motived. We humbly ask that the Commission approve the requested variance so the PUD can finally make this beautiful park a reality.

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

September 20, 2022

Dear Property Owner:

Correction Letter: This letter is to provide the correct subdivision plat drawing for this request. Staff will recommend deferral at the September 29, 2022 Planning Commission due to this error.

Reference Number: 2022-2032; Park at Champions Park a full replatting of "Champions Business Park." This proposal includes the replatting of Restricted Reserve A, Block 1 per Film Code 625298 of the Harris County Map Records.

The property is located at the northwest intersection of Cutten Road and Champions Center Drive. The purpose of the replat is to create one (1) reserve restricted to recreational use. The applicant, **Lucero Magana,** with Windrose**,** on behalf of the developer, Sandler Engineering Corporation, can be contacted at **713-458-2281.**

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

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

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PLANNING COMMISSION MEETING INFORMATION:
Thursday, October 13, 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.**

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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.

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Pecan Park Replat and Extension partial replat no 1

Applicant: Texas Land Maps



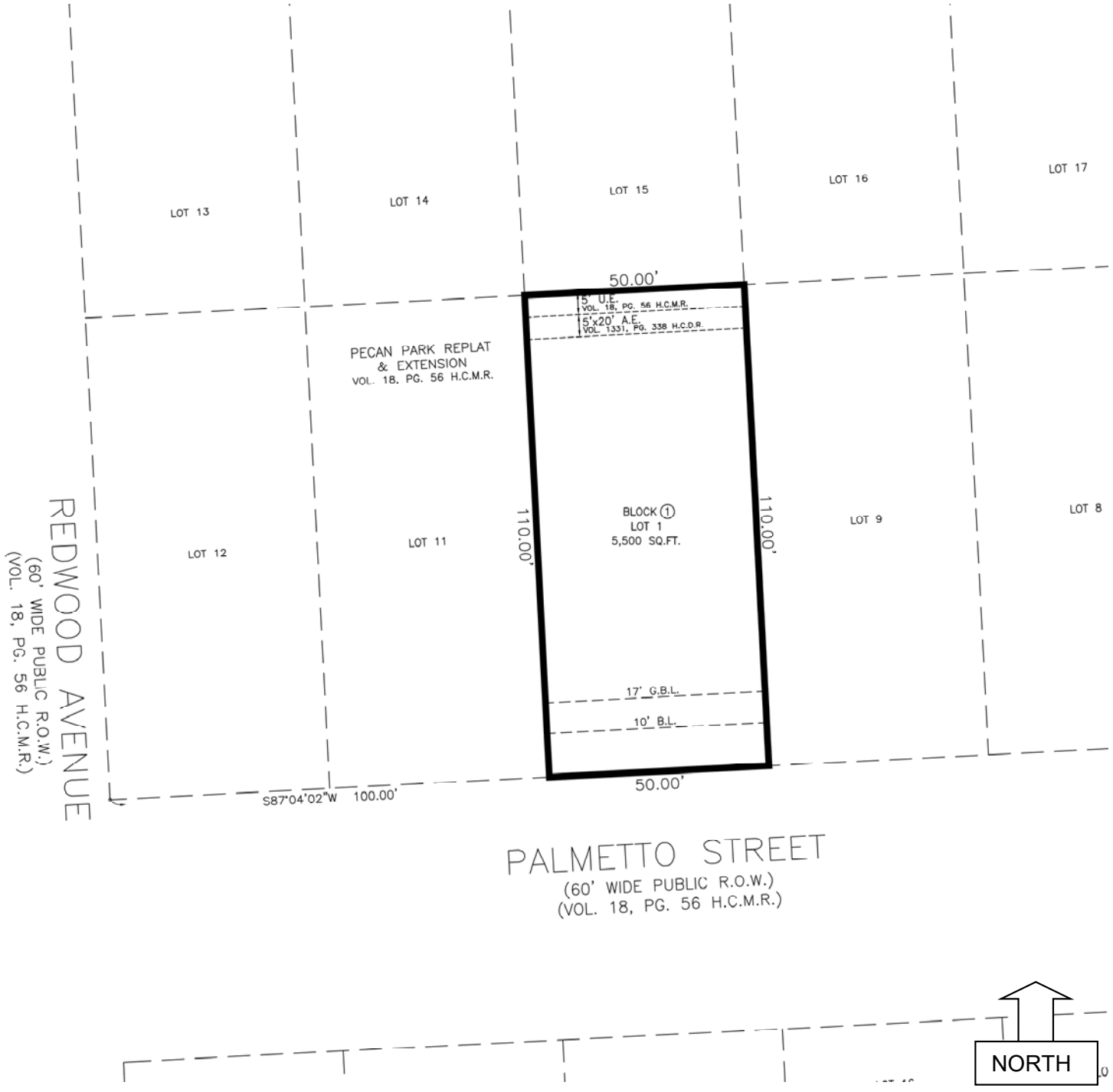
C – Public Hearings Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Pecan Park Replat and Extension partial replat no 1

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Pecan Park Replat and Extension partial replat no 1

Applicant: Texas Land Maps



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

September 5, 2022

Dear Property Owner:

Reference Number: 2022-2107 Pecan Park Replat and Extension partial replat no 1; a partial replat of Pecan Park Replat and Extension, being a replat of Lot 10, Block 112, as recorded in Volume 18, Page 56 of the Harris County Map Records.

The property is located along Palmetto Street east of Redwood Avenue. The purpose of the replat is to create one (1) single-family residential lot and to revise the building line. The applicant, **Matthew Sigmon,** with Texas Land Maps, on behalf of Corrales Builds, the developer, can be contacted at **713-298-9987.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 29, 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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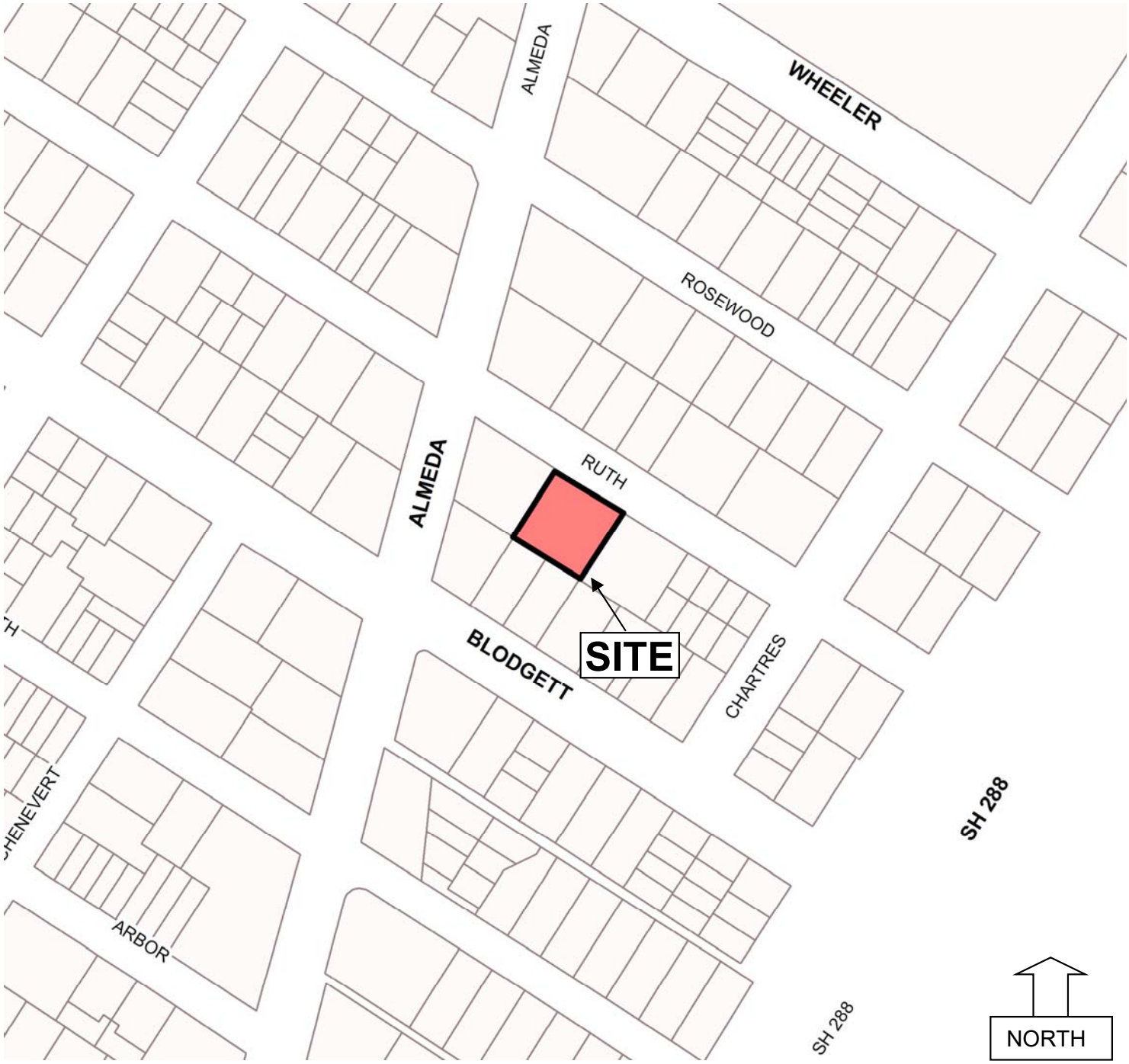
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Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Ruth Street Estates

Applicant: RP & Associates



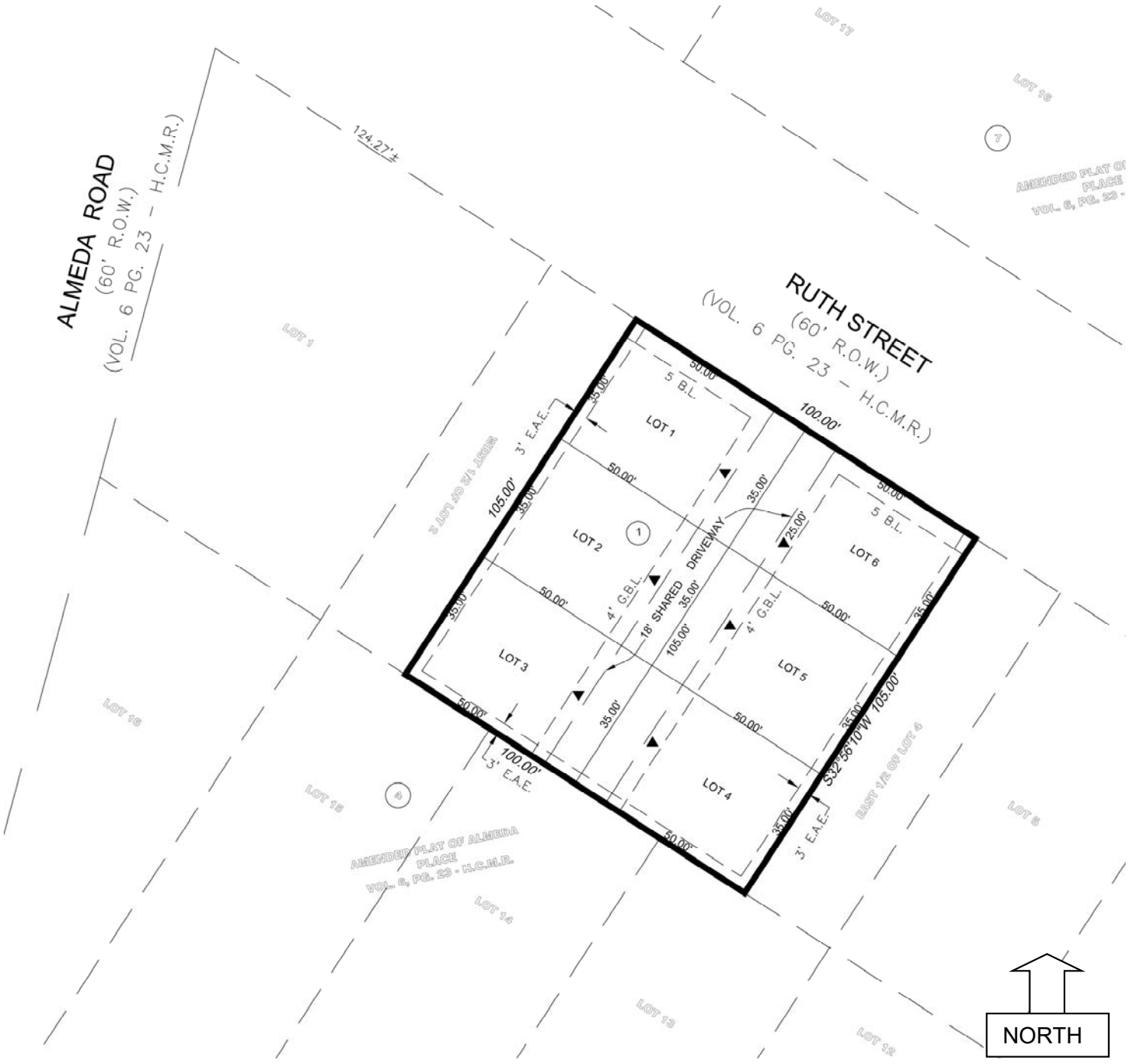
C – Public Hearings Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 09/29/2022**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Ruth Street Estates

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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

September 5, 2022

Dear Property Owner:

Reference Number: 2022-2089; Ruth Street Estates; a replat of Amended Plat of Almeda Place, being a replat of Lot 3, the West ½ of Lot 4 and the East ½ of Lot 2, Block 4, as recorded in Volume 6, Page 23 of the Harris County Map Records.

The property is located along Ruth Street, east of Almeda Road, and north of Blodgett Street. The purpose of the replat is to create six (6) single-family residential lots. The applicant, **Ross Palacios,** with RP & Associates, on behalf of 202 N Sampson LLC, the developer, can be contacted at **713-416-6894.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 29, 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.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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Planning Commission Body, Authority and Obligation

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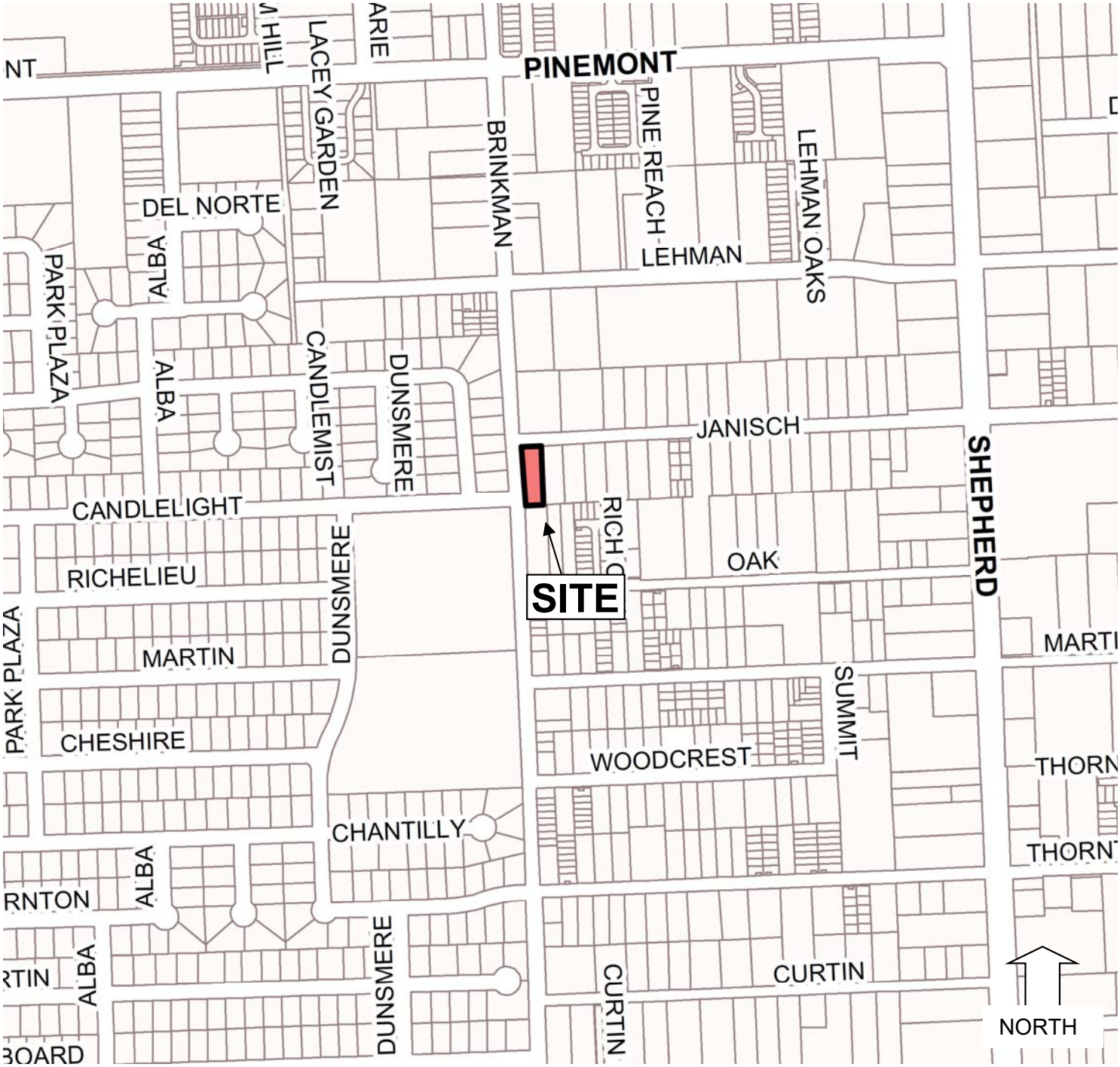
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Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Shepherd Oaks partial replat no 2 (DEF 1)

Applicant: MOMENTUM ENGINEERING



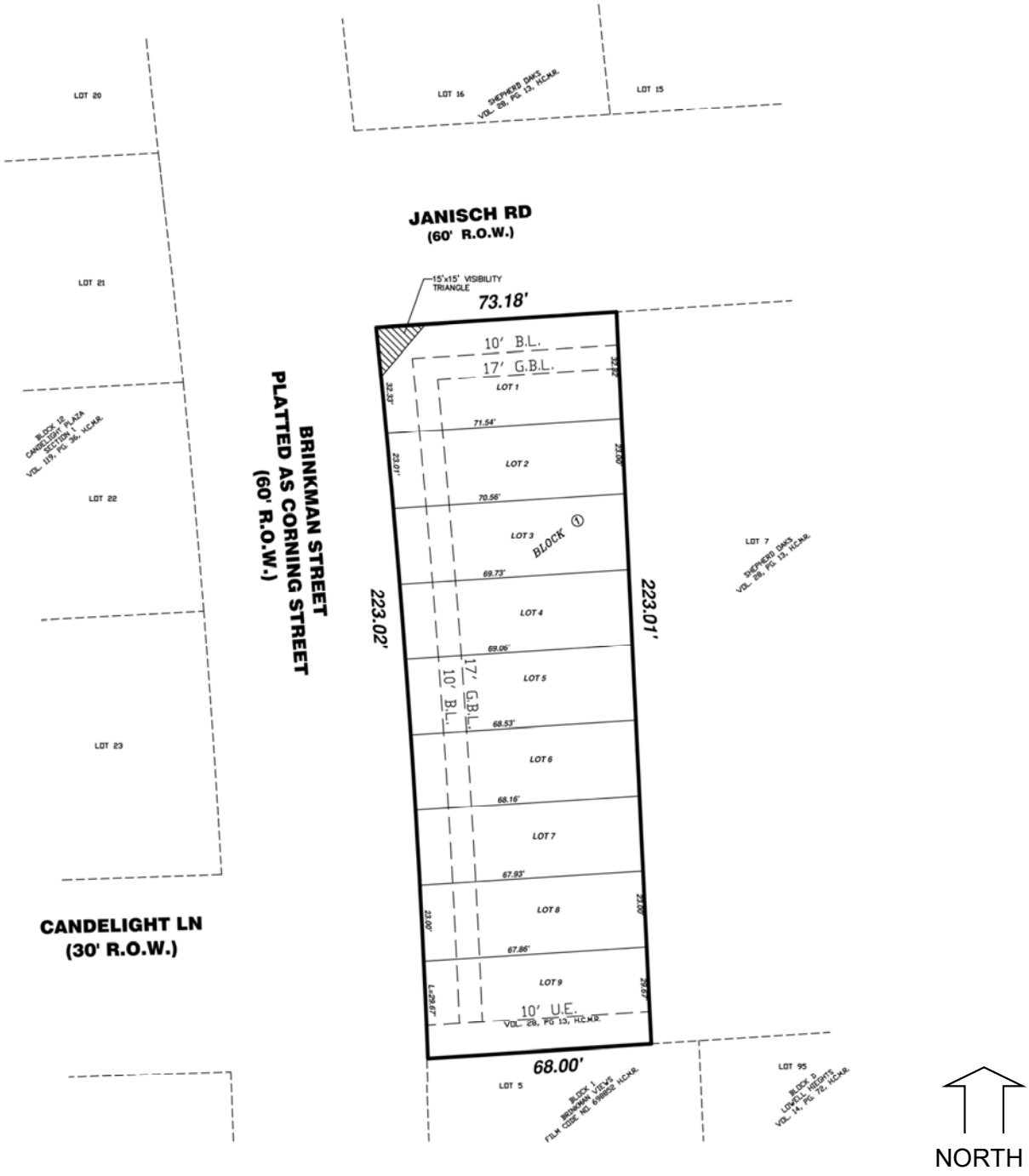
C – Public Hearings Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Shepherd Oaks partial replat no 2 (DEF 1)

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Shepherd Oaks partial replat no 2 (DEF 1)

Applicant: MOMENTUM ENGINEERING



C – Public Hearings

Aerial

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Public Hearing Notice

PH

August 25, 2022

Dear Property Owner:

Reference Number: 2022-1970 Shepherd Oaks partial replat no 2; a replat of **Shepherd Oaks**, being Lot 8 as recorded in Vol. 28, pg. 13 of the Harris County Map Records.

The property is located at the southeastern intersection of Brinkman Street and Janisch Road. The purpose of the replat is to create nine (9) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of Key Investments LLC., the developer, can be contacted at **281-741-1998.**

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

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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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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: 139

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Sunterra Sec 16 partial replat no 1

Applicant: Quiddity Engineering - Katy



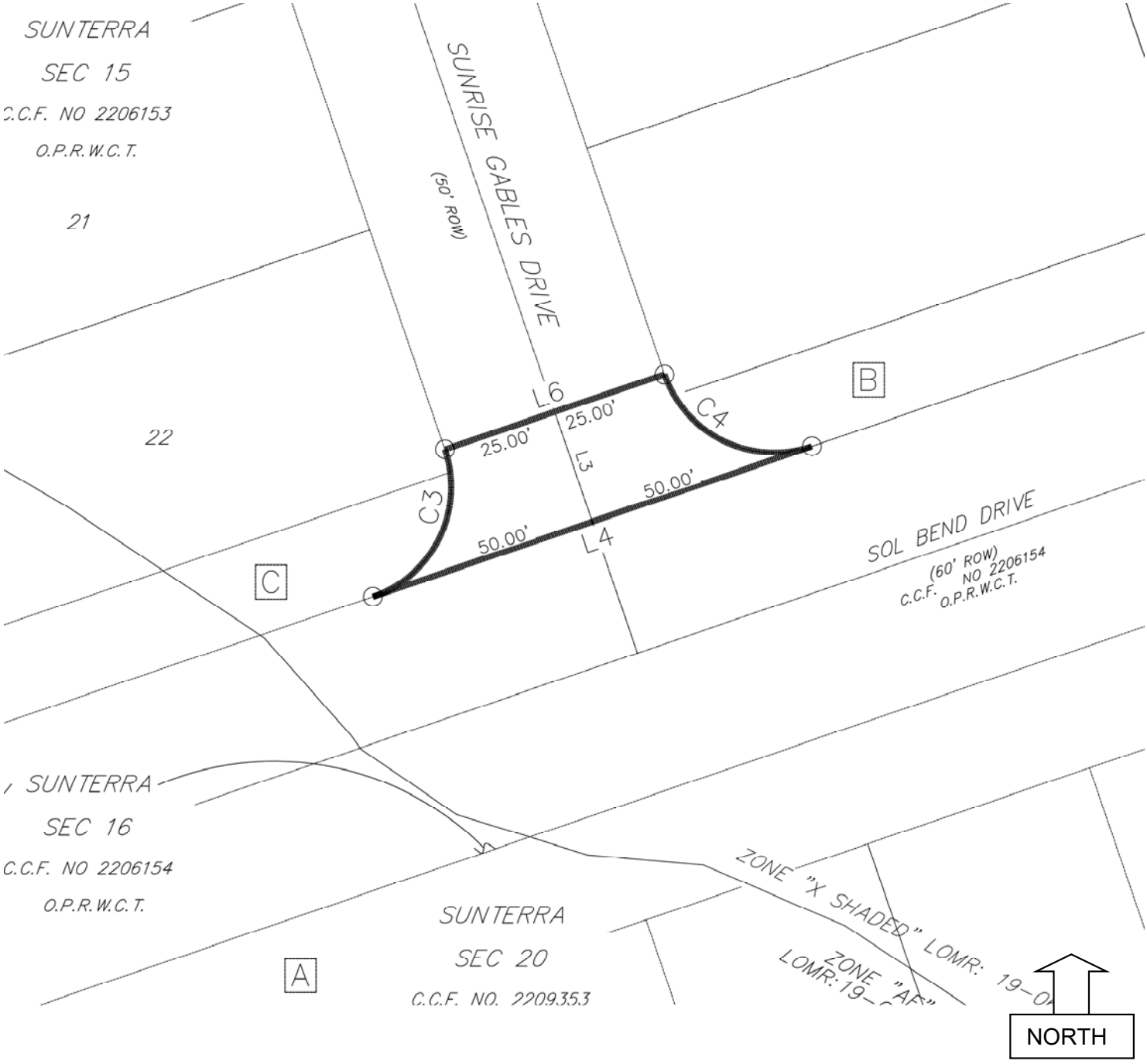
C – Public Hearings Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Sunterra Sec 16 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Sunterra Sec 16 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings Aerial

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Public Hearing Notice

PH

September 5, 2022

Dear Property Owner:

Reference Number: 2022-2120; Sunterra Sec 16 partial replat no 1; being a partial replat of the right of way for Sunset Gables Drive of **Sunterra Section 16** according to the map or plat thereof recorded in C.C.F. No. 2206154.

The property is located along Sol Bend Drive, south of Stockdick School Road and west of the Waller/Harris County line. The purpose of the replat is to change the name of Sunset Gables Drive to ***Sunrise*** Gables Drive. The applicant, **Mayra Hernandez,** with Quiddity Engineering, on behalf of Katy 1093, LTD, the developer, can be contacted at **832-913-4030.**

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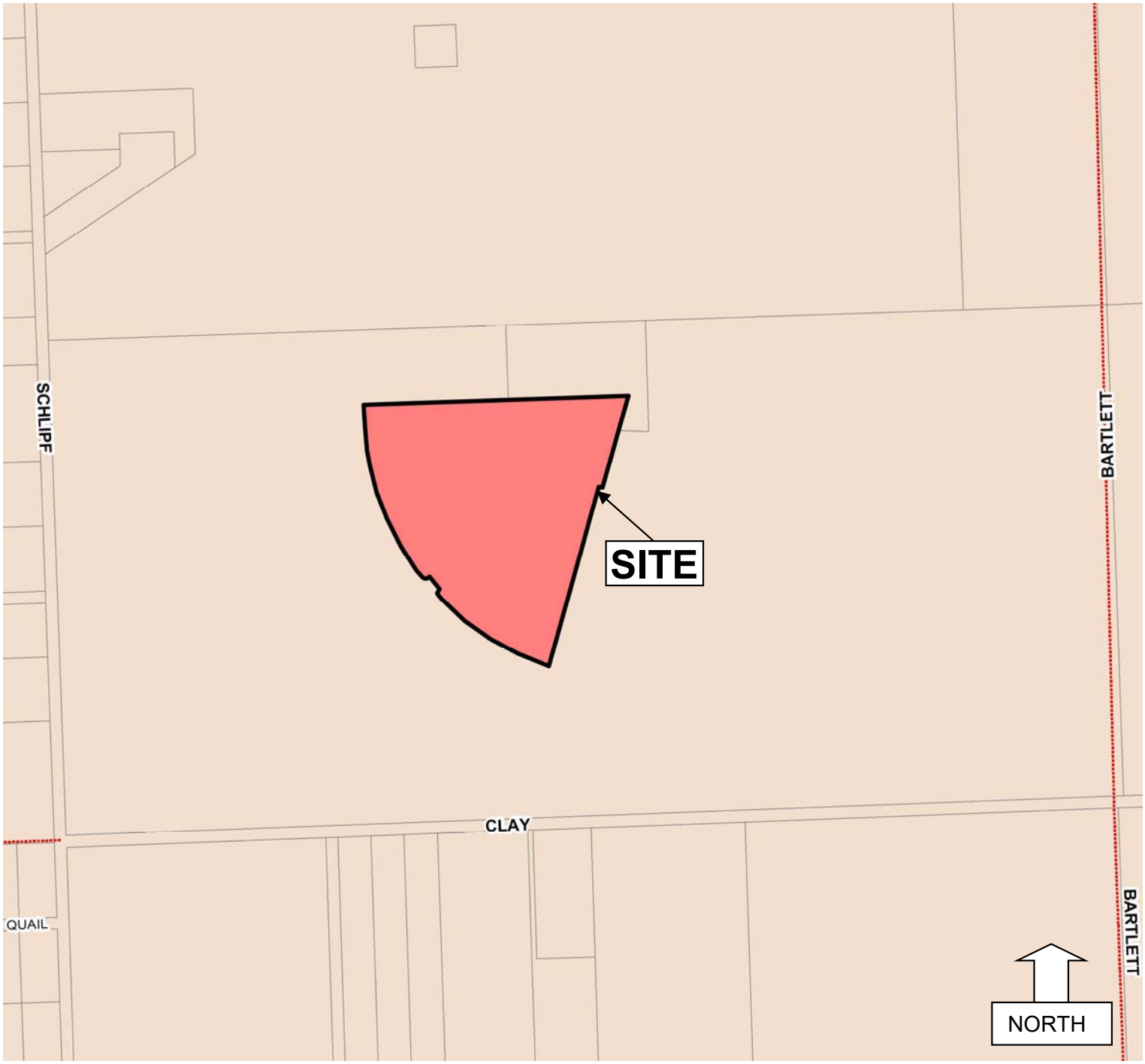
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Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Sunterra Sec 24 replat no 1

Applicant: Quiddity Engineering



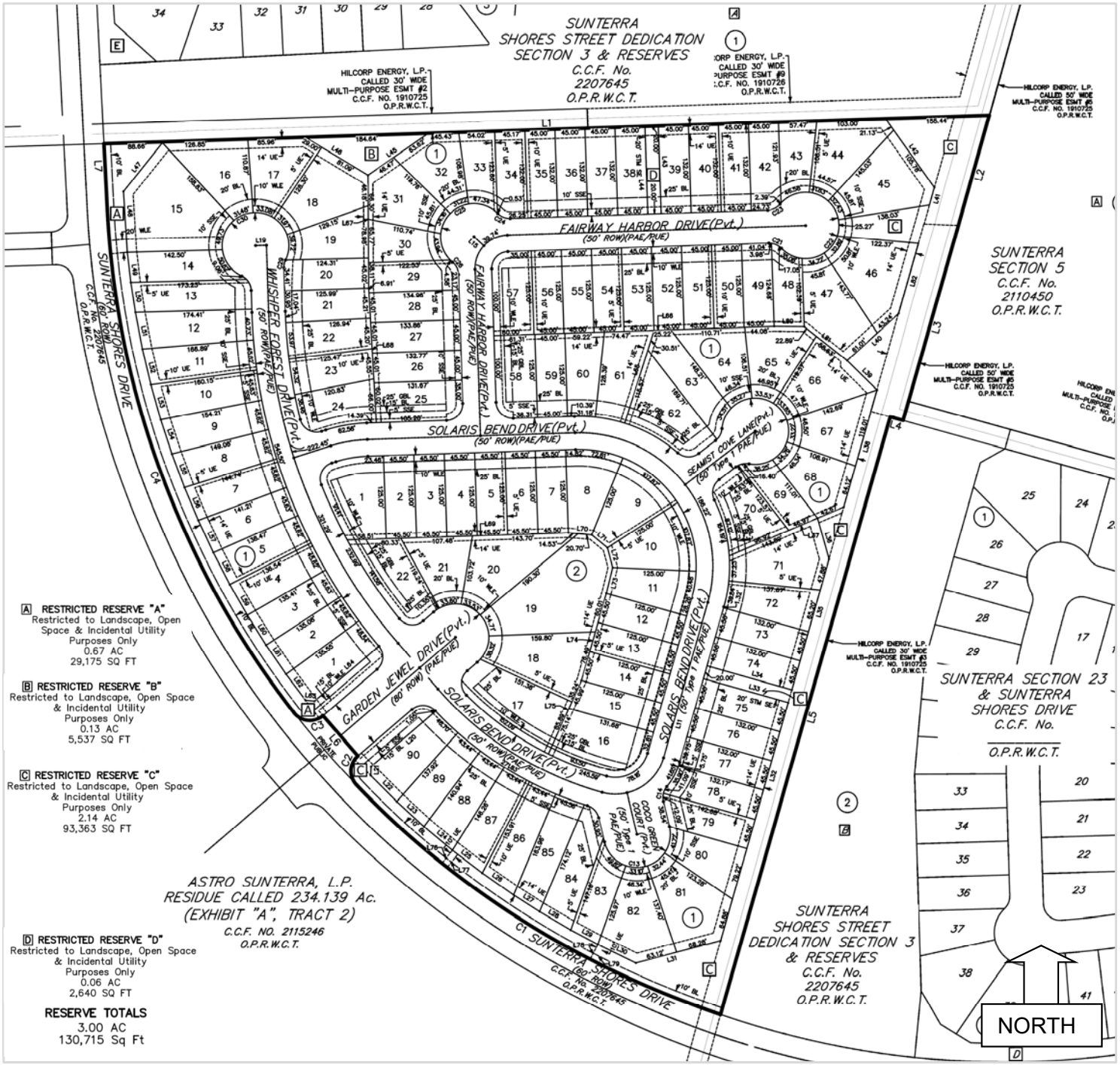
C – Public Hearings Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Sunterra Sec 24 replat no 1

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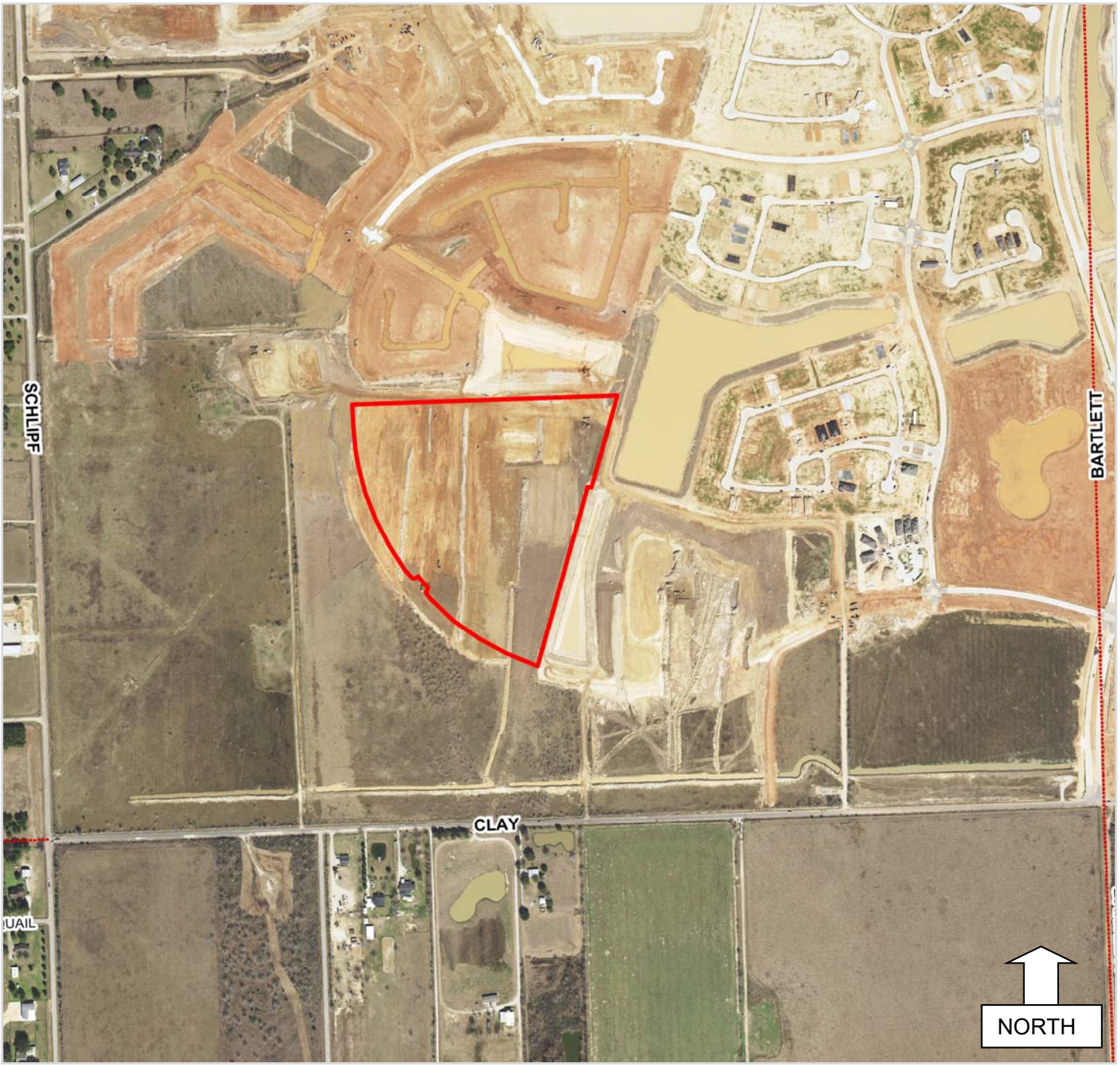
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 09/29/2022**

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Applicant: Quiddity Engineering



C – Public Hearings Aerial

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Public Hearing Notice

PH

September 5, 2022

Dear Property Owner:

Reference Number: 2022-2039; Sunterra Sec 24 replat no 1; being a full replat of **Sunterra Section 24** according to the map or plat thereof recorded in C.C.F. No. 2208261.

The property is located along Sunterra Shores Drive, north of Clay Road and east of Schlipf Road. The purpose of the replat is to create one-hundred twelve (112) single-family residential lots and four (4) reserves. The applicant, **Mayra Hernandez,** with Quiddity Engineering, on behalf of Katy 1093, LTD, the developer, can be contacted at **832-913-4030.**

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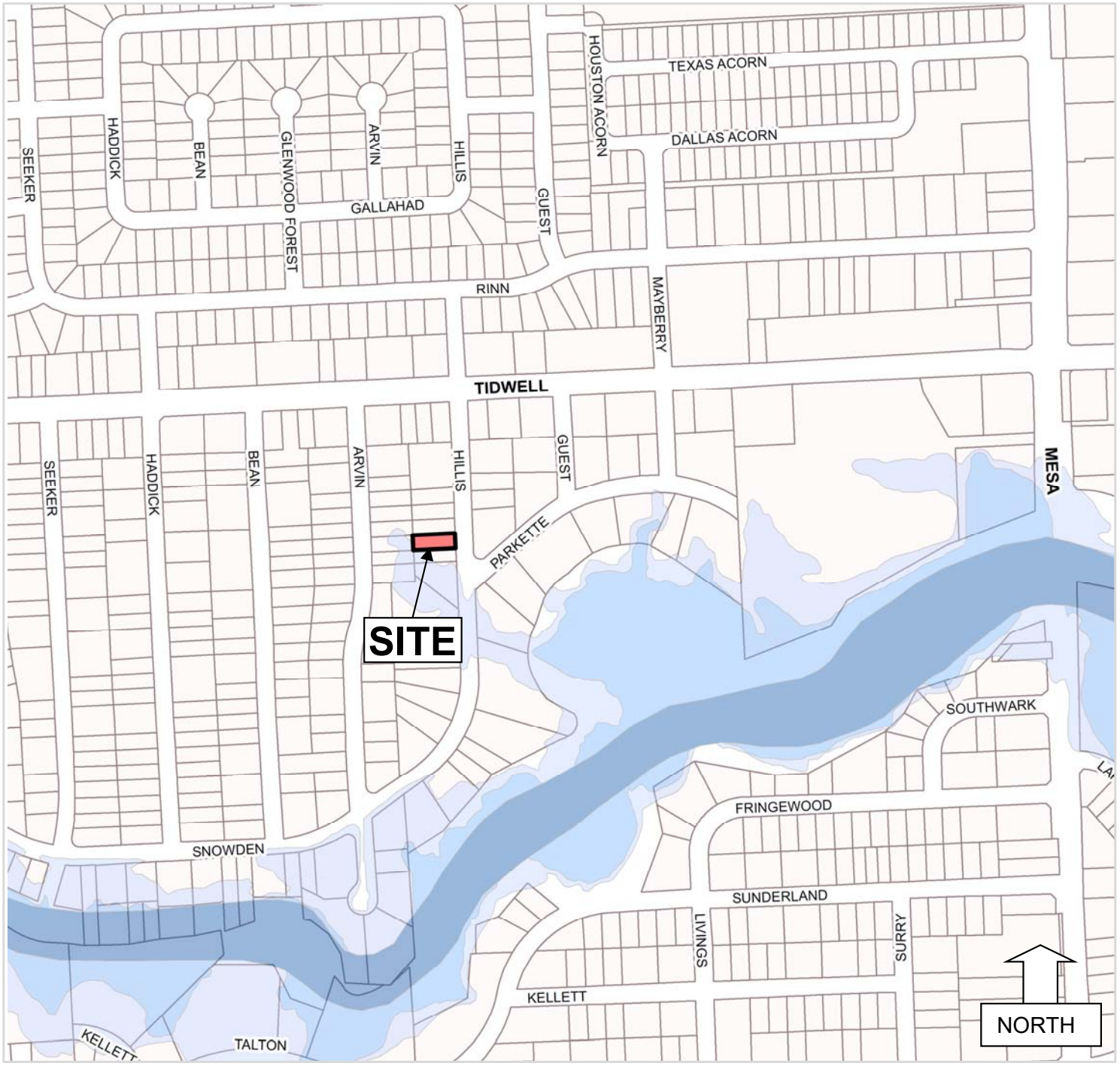
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Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Timmerman Estates

Applicant: PLS Construction Layout, INC



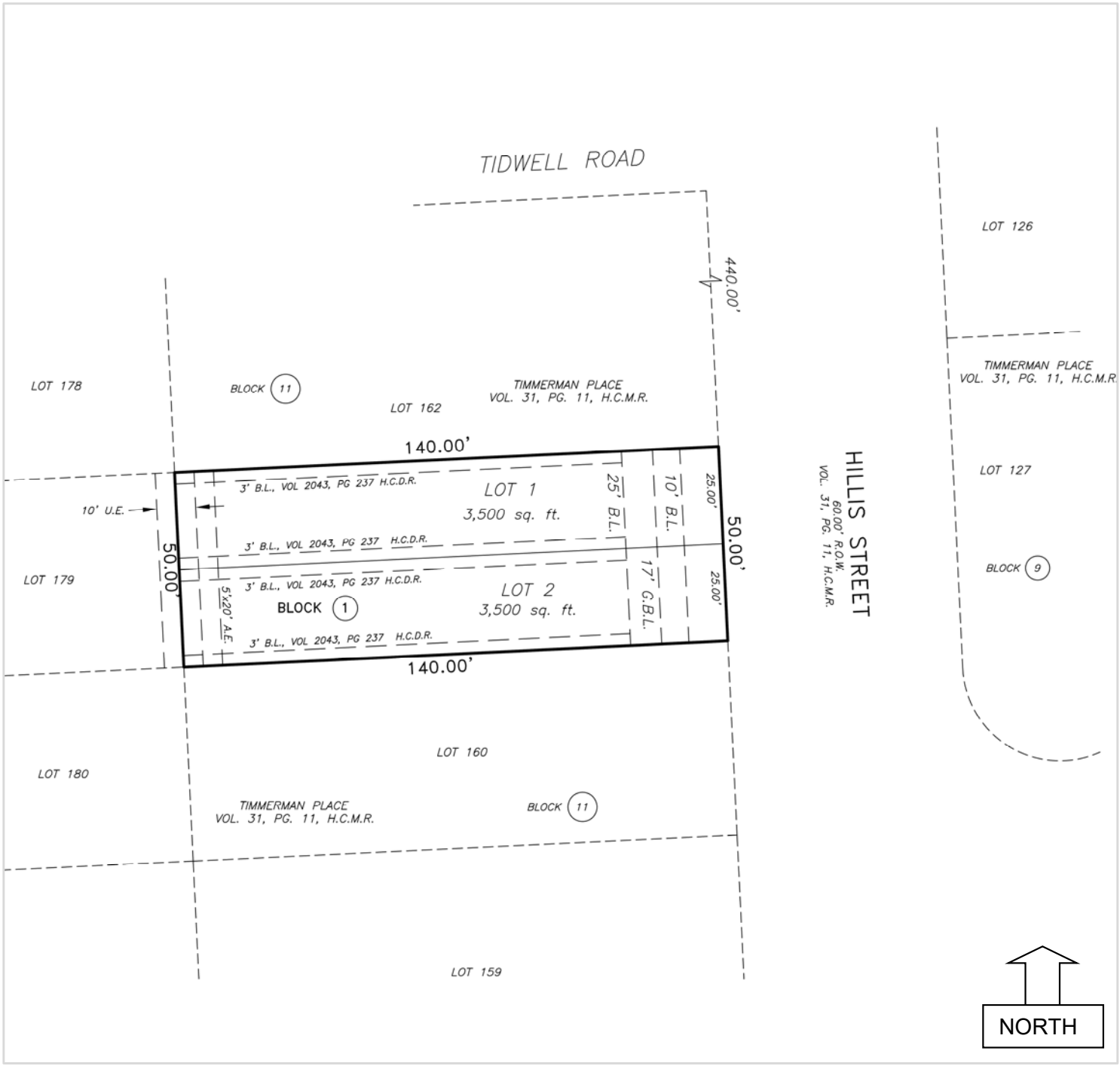
C – Public Hearings Site Location

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Timmerman Estates

Applicant: PLS Construction Layout, INC



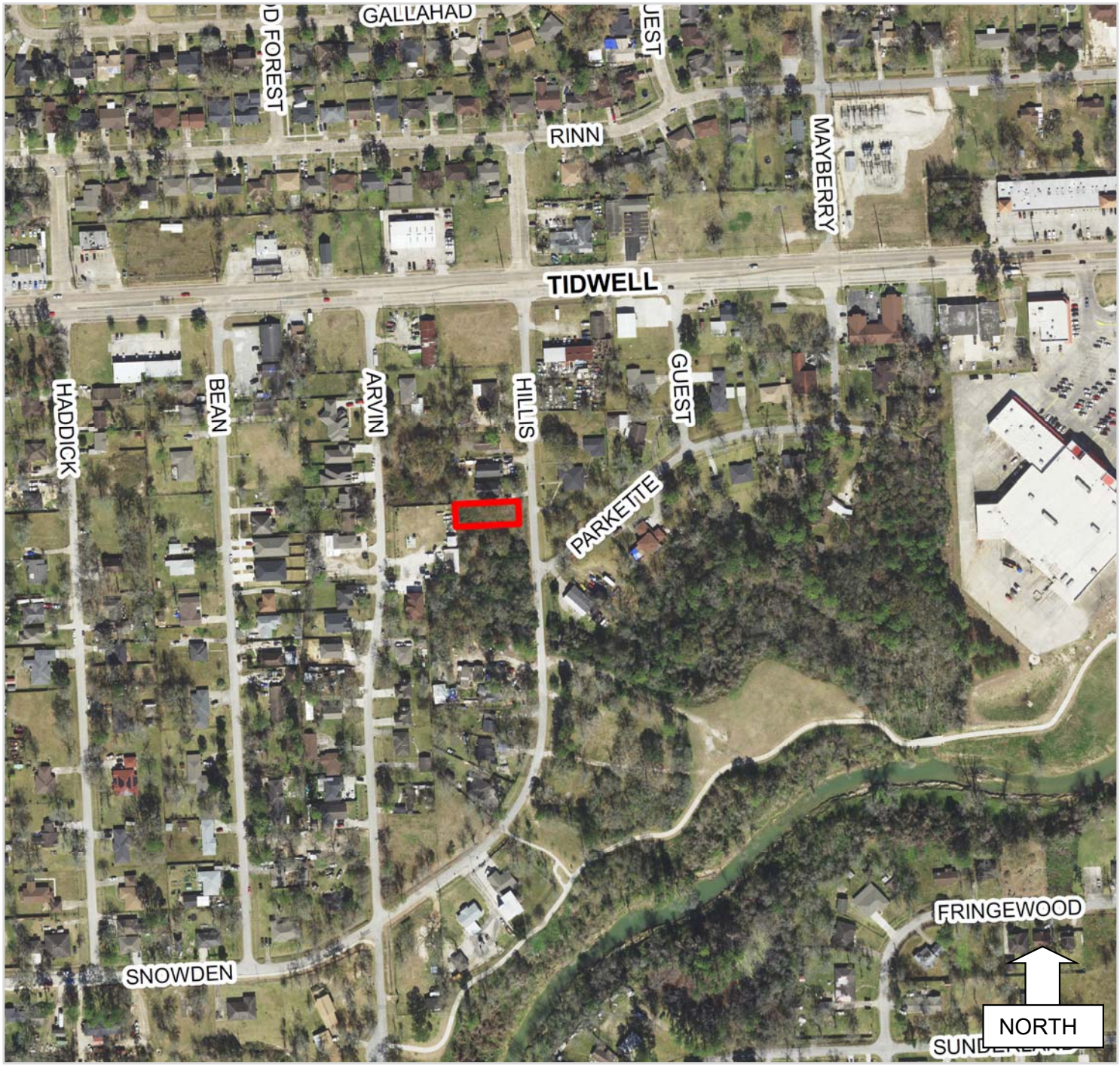
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Timmerman Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 6, 2022

Dear Property Owner:

Reference Number: 2022-1992; Timmerman Estates; a partial replat of **Timmerman Place**, being Lot 161, Block 11, as recorded in Vol. 31, pg. 11 of the Harris County Map Records.

The property is located west along Hillis Street, south of Tidwell Road, west of Mesa Drive. The purpose of the replat is to create two (2) narrow, front-loading, single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc, on behalf of the developer, SFCC Ventures LLC, can be contacted at **713-480-4075.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 29, 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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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

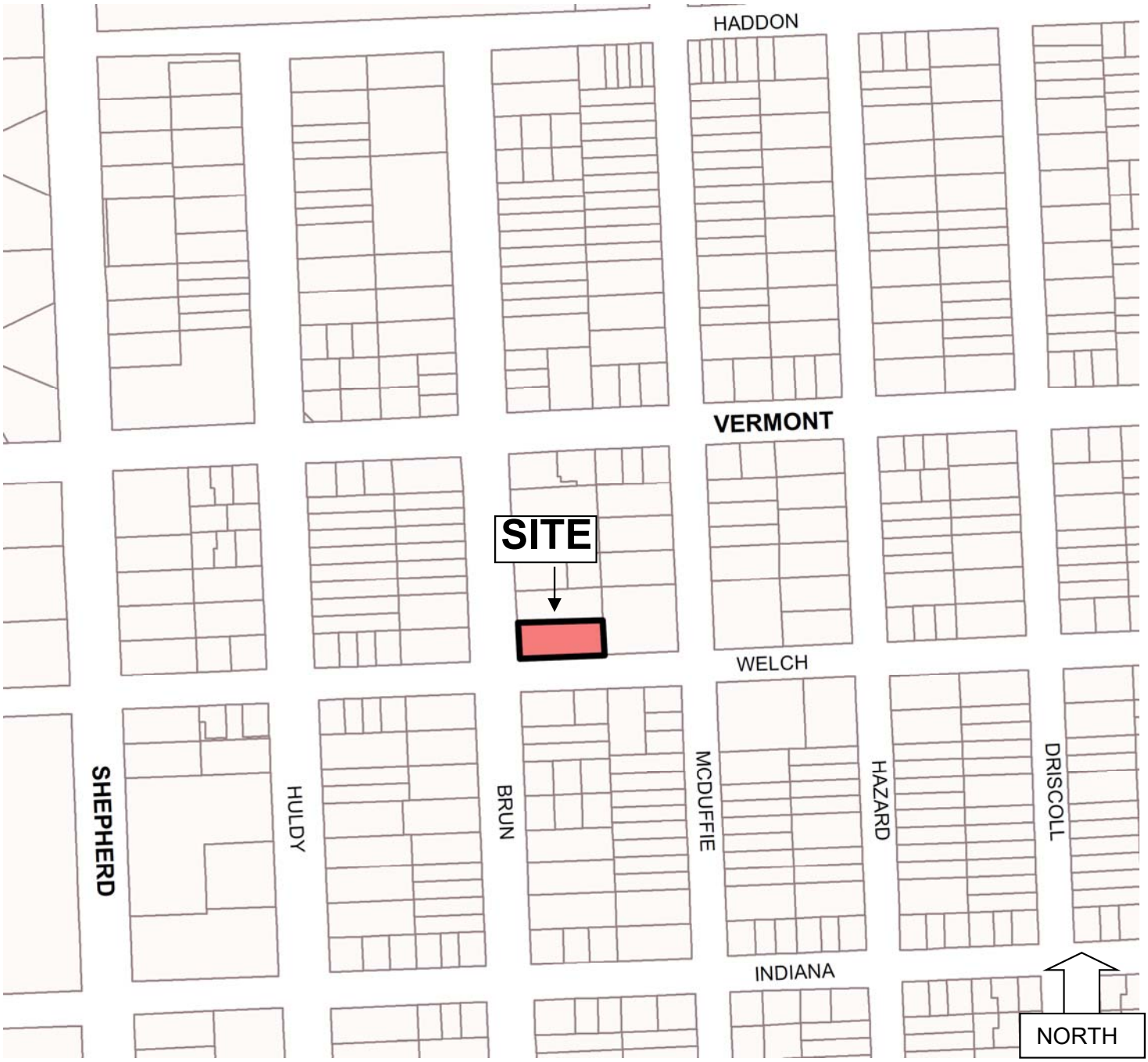
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Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Welch Crossing

Applicant: Total Surveyors, Inc.



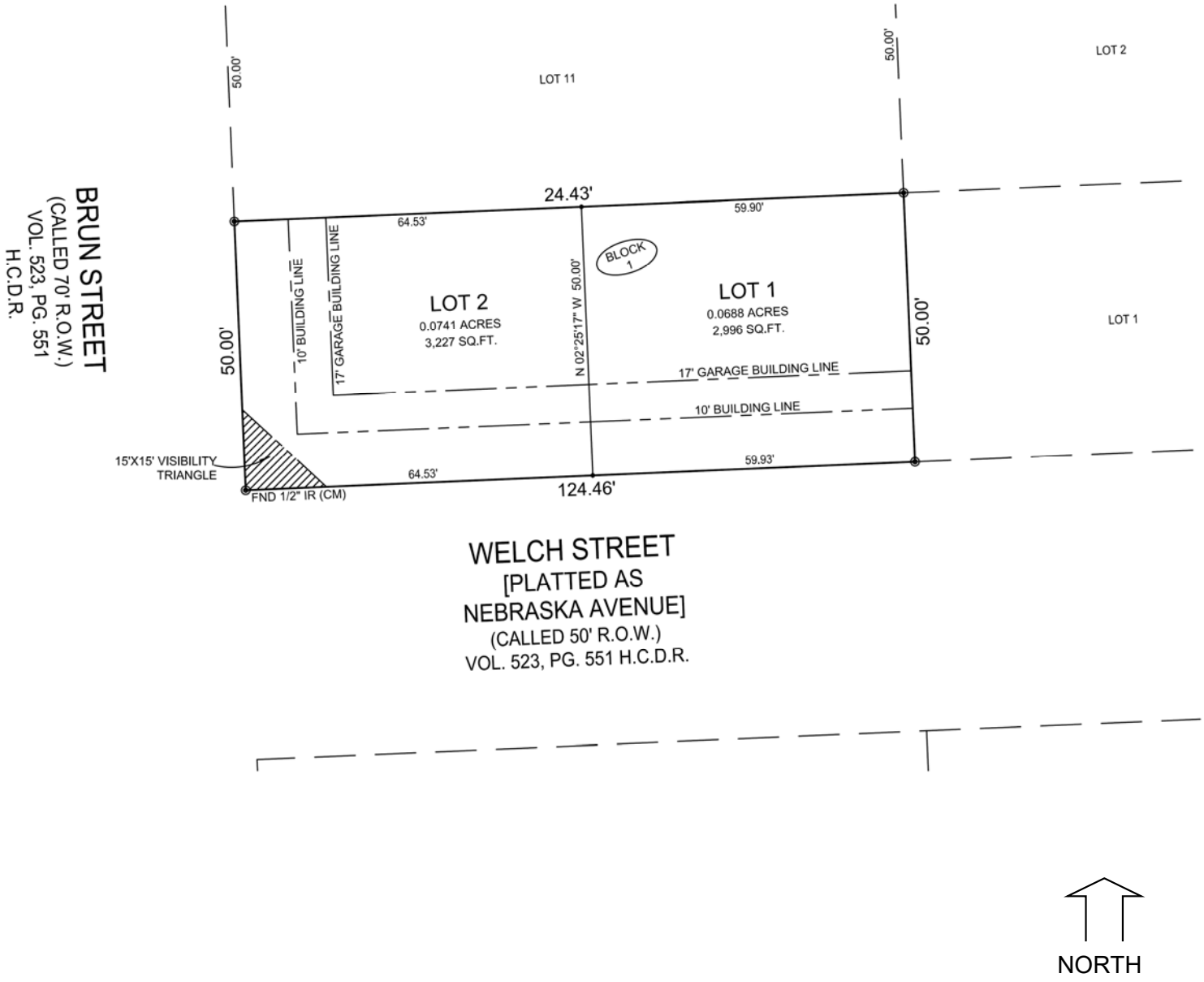
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Welch Crossing

Applicant: Total Surveyors, Inc.



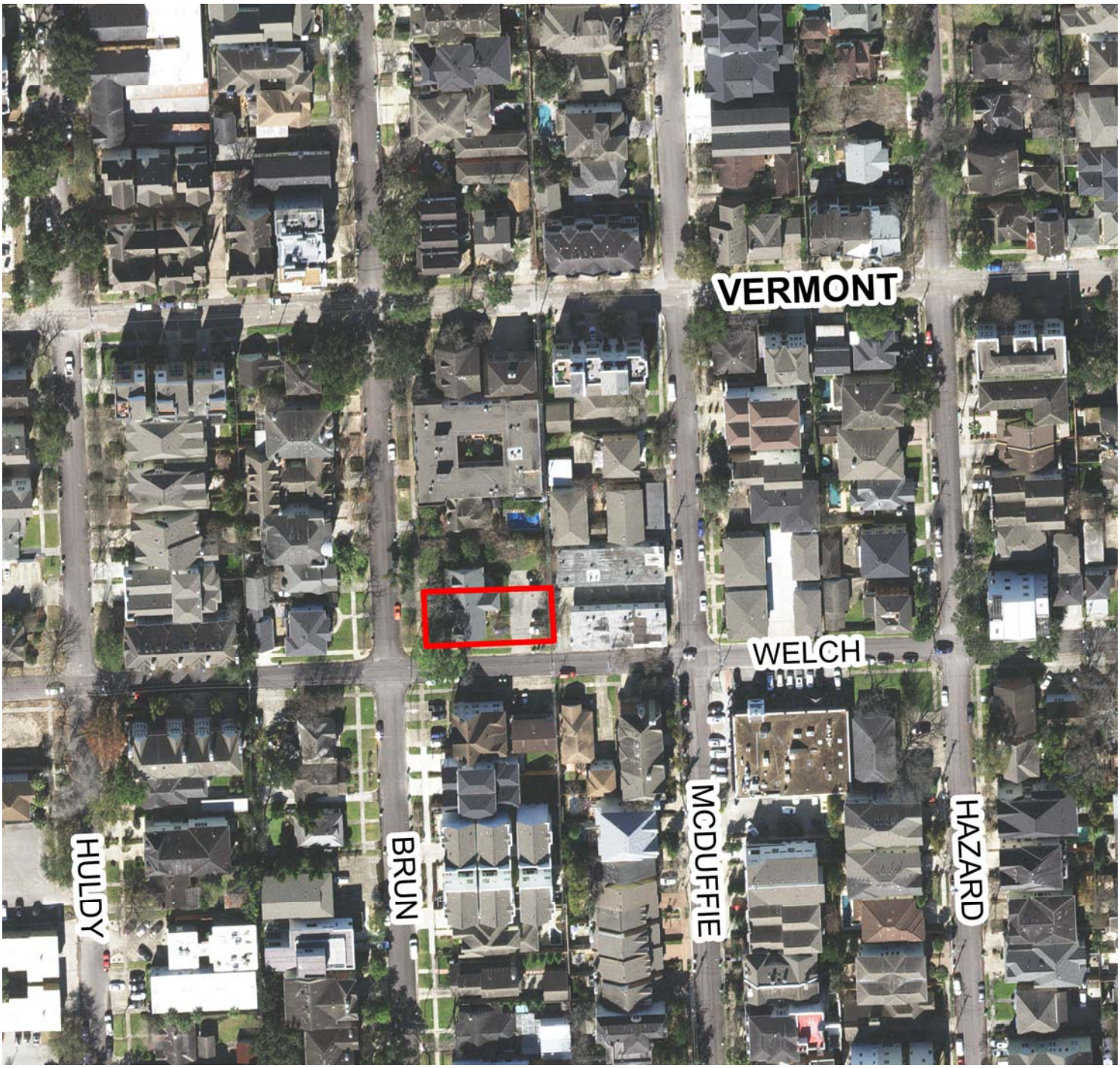
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Welch Crossing

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

September 6, 2022

Dear Property Owner:

Reference Number: 2022-2140; Welch Crossing; a partial replat of **Hillcrest**, being Lot 12, block 56 as recorded in Vol. 523, pg. 551 of the Harris County Deed Records.

The property is located at the northeast intersection of Brun Street and Welch Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, Mazzarino Construction can be contacted at **281-479-8719.**

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

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

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City Council Chamber, Public Level, Houston, Texas

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

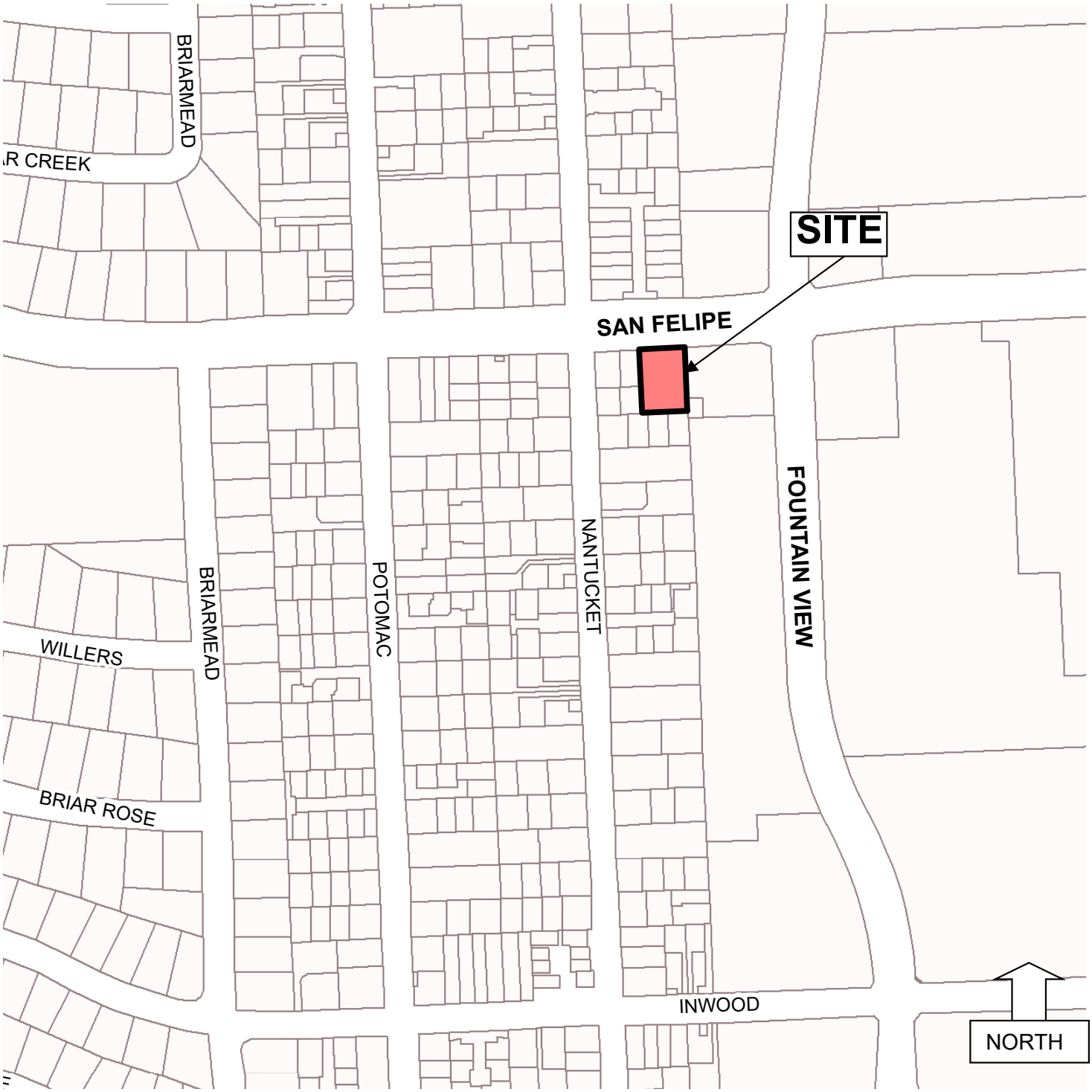
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Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



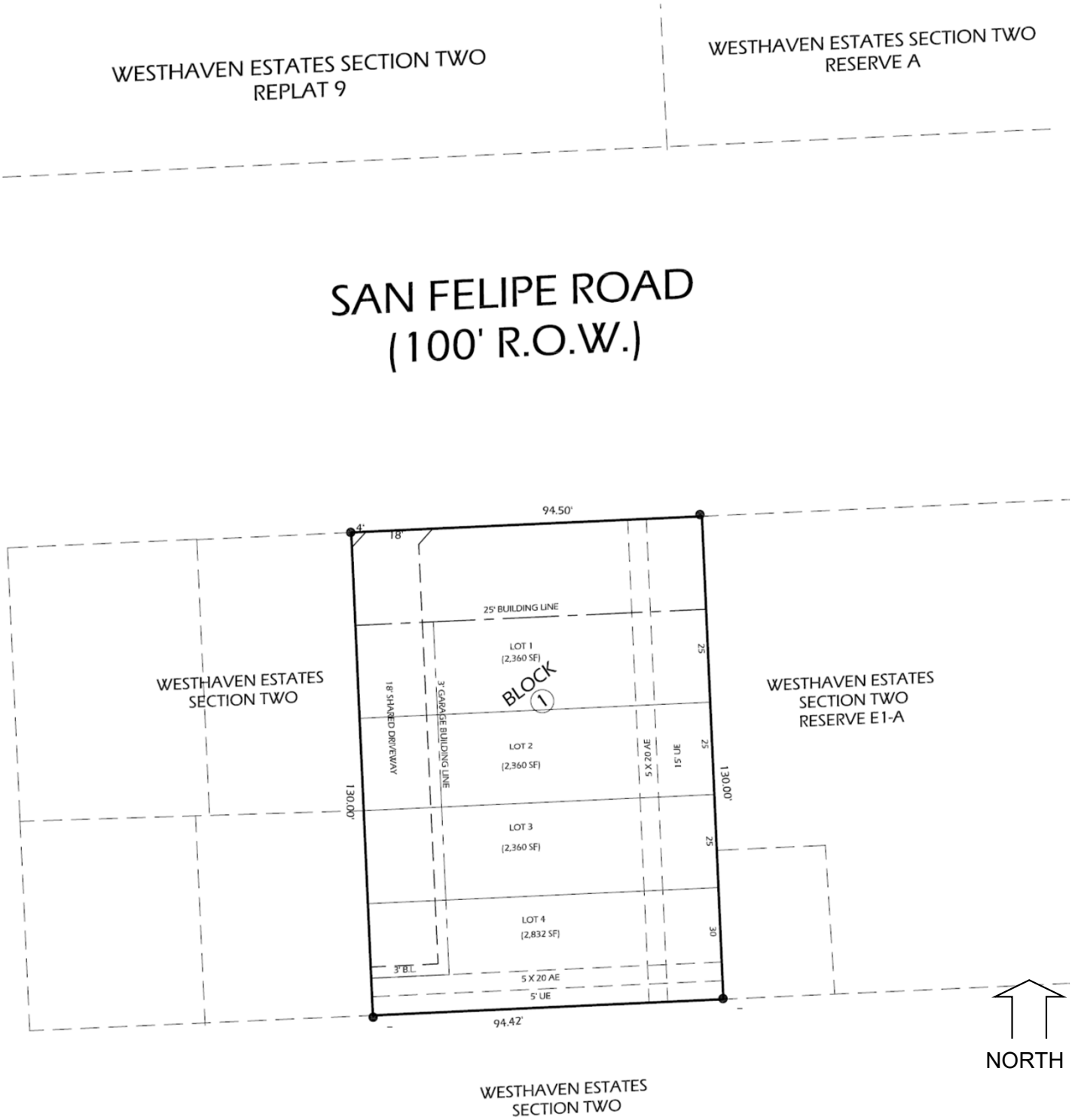
C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



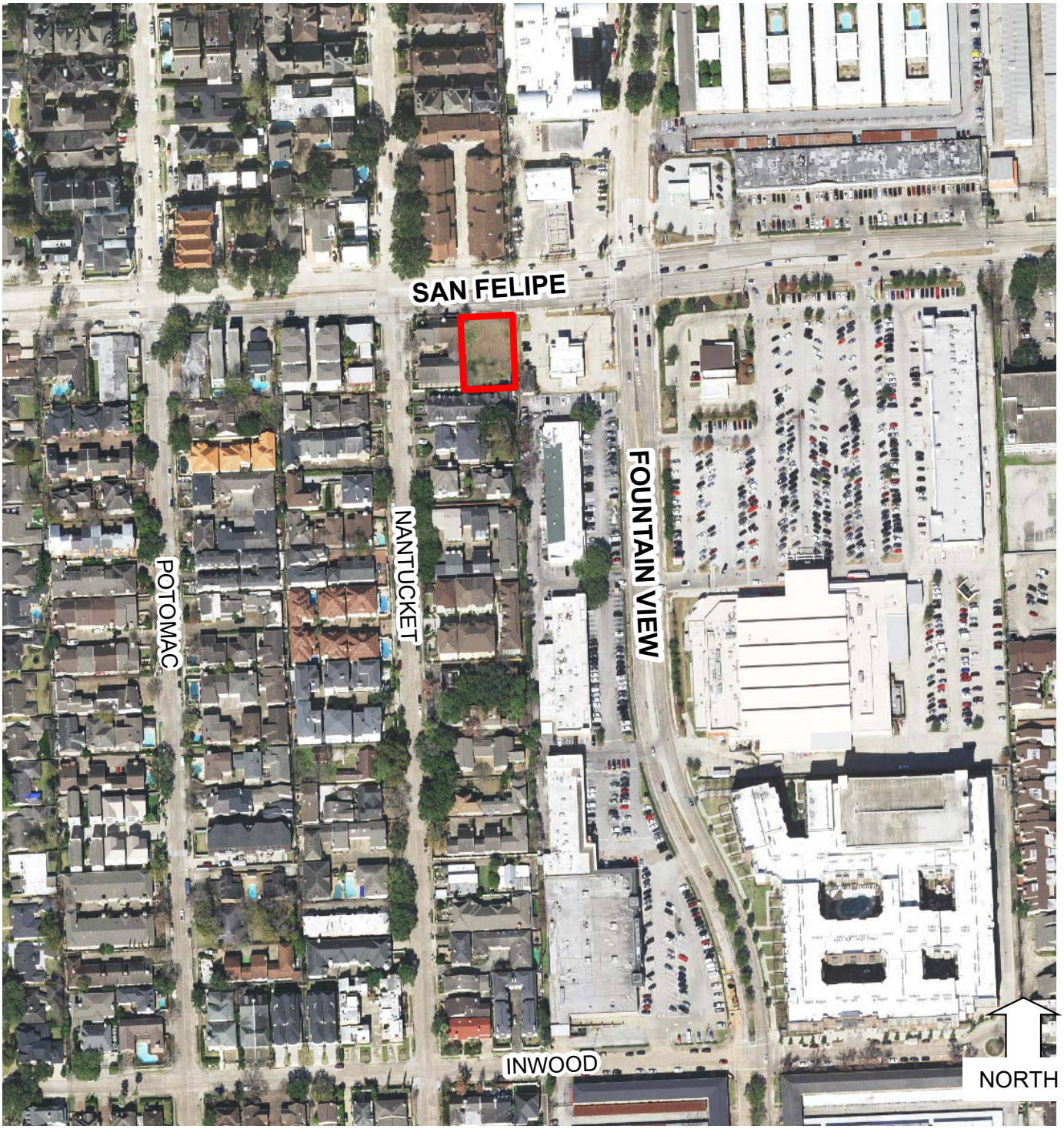
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



C – Public Hearings

Aerial

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13 (DEF 1)

Applicant: Century Engineering, Inc.



C – Public Hearings

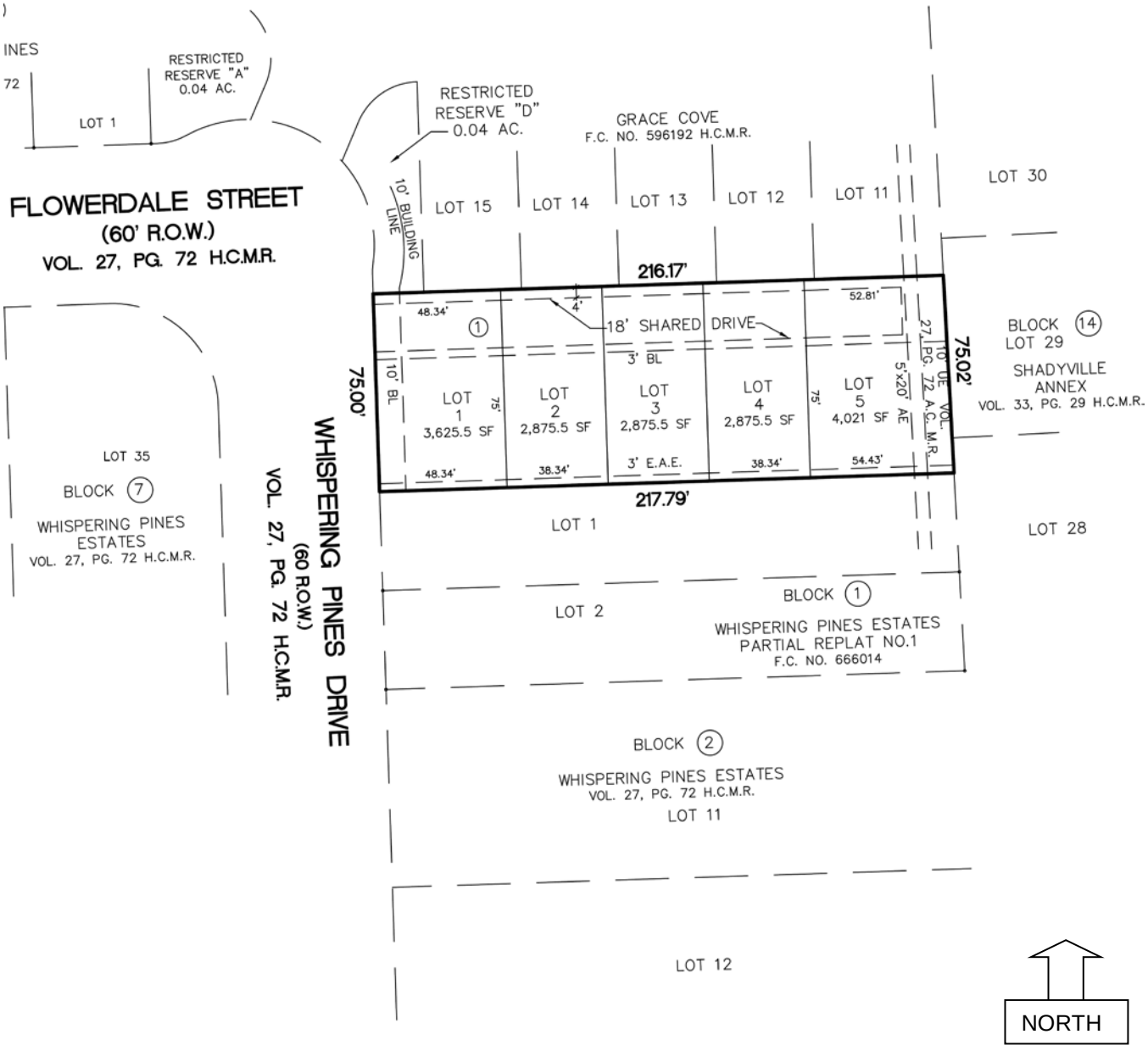
Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13 (DEF 1)

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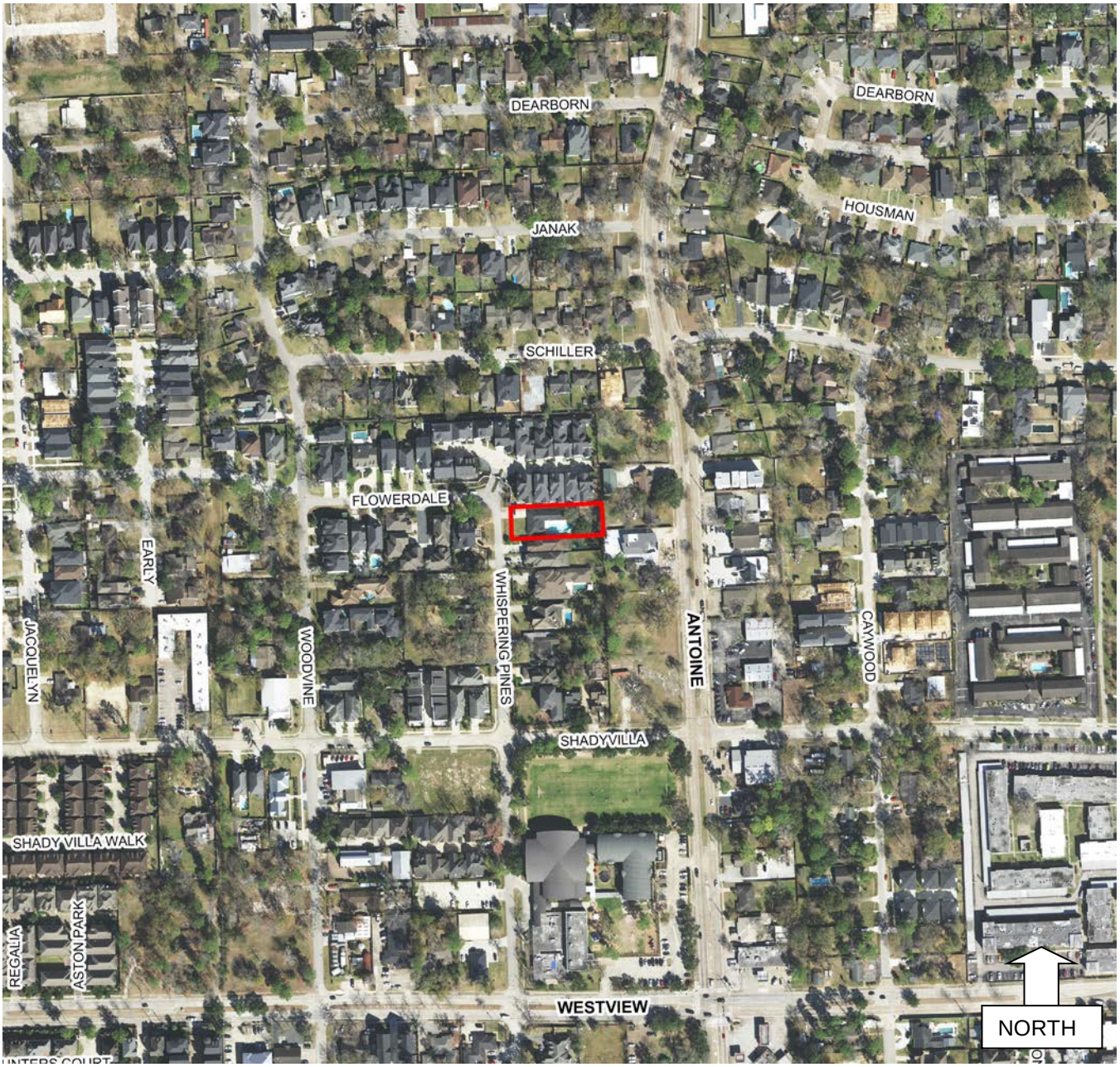
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Whispering Pines Estates partial replat no 13 (DEF 1)

Applicant: Century Engineering, 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

August 23, 2022

Dear Property Owner:

Reference Number: 2022-1999; Whispering Pines Estates partial replat no 13; a partial replat of **Whispering Pines Estates,** being Lot 9, Block 2, as recorded in Volume 27, Page 72 of the Harris County Map Records.

The property is located east along Whispering Pines Drive, west of Antoine Drive and north of Westview Drive. The purpose of the replat is to create five (5) single-family lots along a Shared Driveway. The applicant, **Barry Hunsworth,** with Century Engineering Inc., on behalf of the developer, can be contacted at **713-780-8871.**

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

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 15, 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

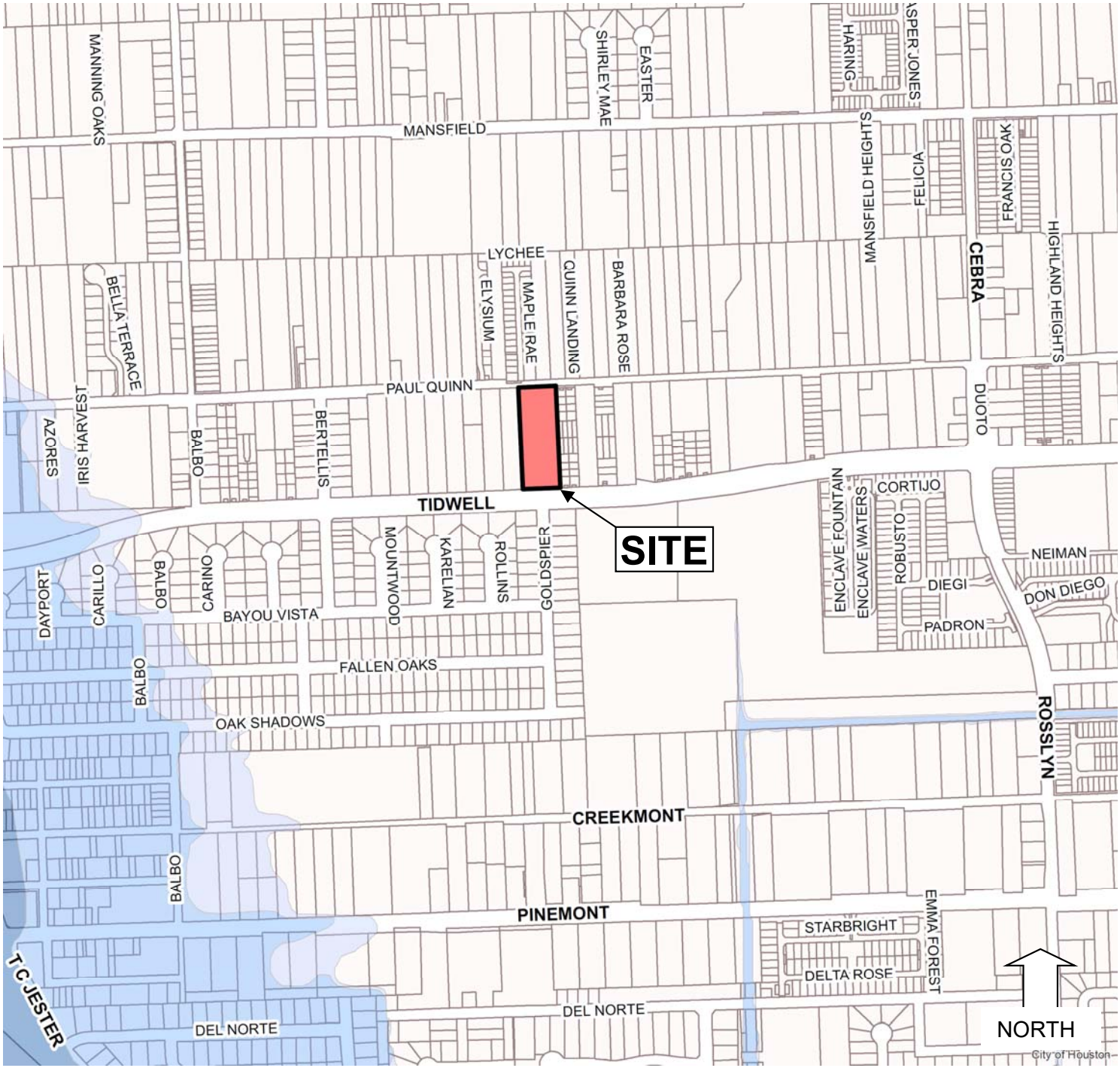
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Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Intefield Group



D – Variances

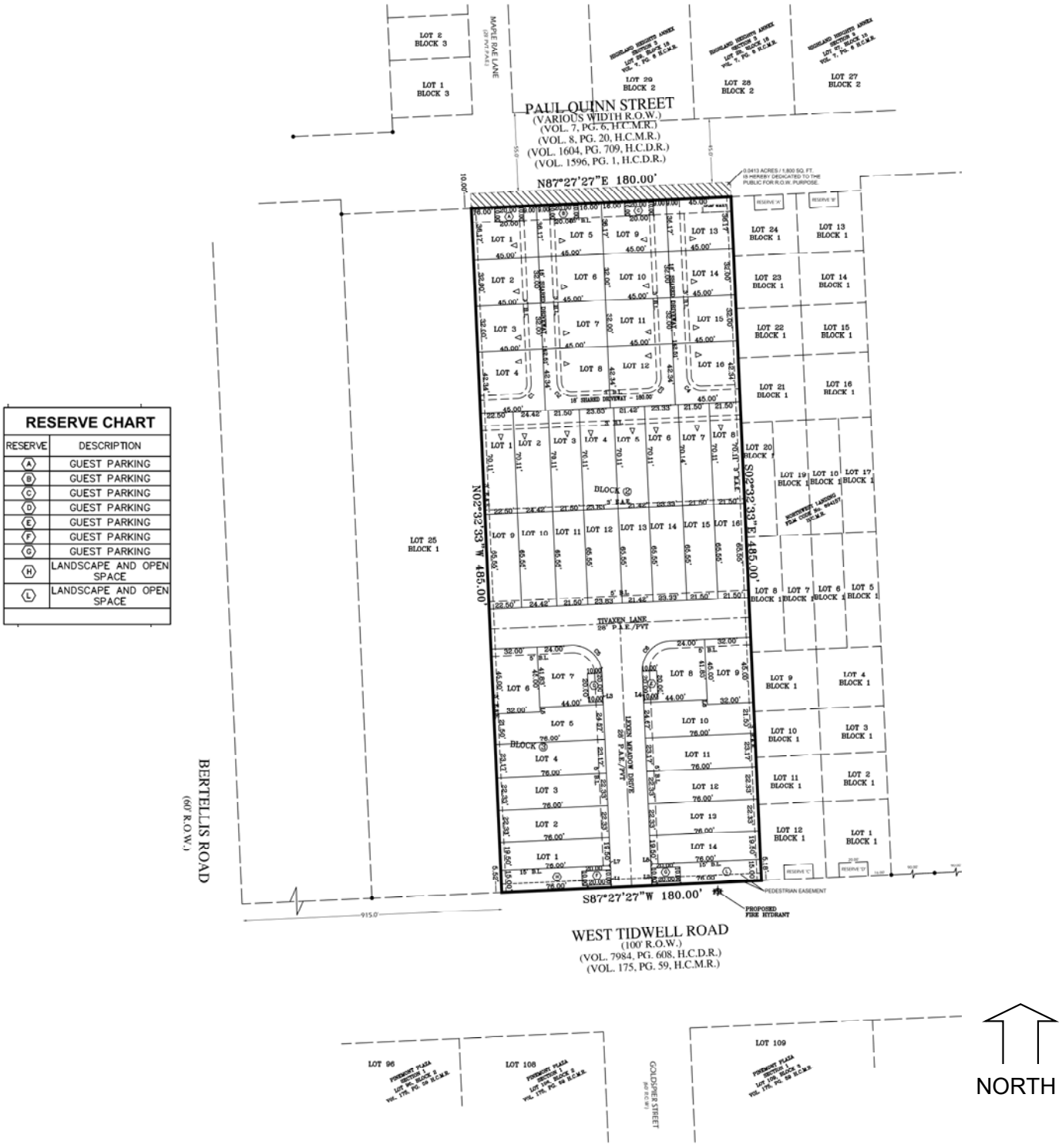
Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Intefield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Intefield Group



D – Variances

Aerial

PAUL QUINN STREET
(VARIOUS WIDTH R.O.W.)

N87°27'27"E 180.00'

0.0413 ACRES / 1,800 SQ. FT.
IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSE.

10'x20' W.M.S.E.

10' B.L.

LOT 1 LOT 5 LOT 9 LOT 13
LOT 2 LOT 6 LOT 10 LOT 14
LOT 3 LOT 7 LOT 11 LOT 15
LOT 4 LOT 8 LOT 12 LOT 16

18' SHARED DRIVEWAY – 142.51'

3' B.L.

18' SHARED DRIVEWAY – 180.00'

3' B.L.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

3' E.A.E.

BLOCK ②

LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

5' B.L.

N02°32'33"W 485.00'

S02°32'33"E 485.00'

TIVAXEN LANE
28' P.A.E./PVT

LOT 6 LOT 7

5' B.L.

LOT 5

BLOCK ③

LOT 4 LOT 3 LOT 2 LOT 1

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LEXEN MEADOW DRIVE
28' P.A.E./PVT

15' B.L.

S87°27'27"W 180.00'

7' PROPOSED SIDEWALK

PROPOSED 7' SIDEWALK

EXISTING 5' SIDEWALK

PROPOSED 3" CALIPER

PEDESTRIAN EASEMENT

WEST TIDWELL ROAD
(100' R.O.W.)

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

TITLE
LEXEN COURT

PROJECT
2629 PAUL QUINN

DATE: 08.19.22	PROJ #: 22031.00	SHEET NO. SK1
DRAWN BY: TO	CHECKED BY: MLV	OF 1
SCALE: NTS		

PROJECT FILE: \\UL08DC\MEDIA\SAVING MEDIA\ARCHITECT\JOBS\2629 PAUL QUINN ST_TIDWELL COURT\FLOORPLAN\SCHEMATIC\DRAFT3.FLOORPLAN2629PAULQUINNST-UNITA-B

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BLDG. CROSS SECTION AT W TIDWELL RD.

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



FRONT ELEVATION AT W TIDWELL RD.

SCALE: NTS

GENERAL NOTES

Status:			Revisions:		
Job Status	Date	Initial	Draft/ Changes	Date	Initial
START	X-XX-XX	TNB	VX-XXXX	X-XX-XX	XX
PRODUCTION	X-XX-XX	TNB		X-XX-XX	
REVIEW	X-XX-XX	TNB		X-XX-XX	
CLIENT APPR.	X-XX-XX	TNB		X-XX-XX	
CHECKING	X-XX-XX				
SUBMIT/ENGINEER	X-XX-XX	TNB			

PERMIT INFORMATION

Permit #: XXX		
	Revisions:	Date:
Submitted: X-X-XX	X	XX-XX-XX
	X	XX-XX-XX
Approved: X-X-XX	X	XX-XX-XX
Designer: TNB		

Firm Name and Address

URBAN PROJECT MANAGEMENT
713-868-7226
5023 WASHINGTON AVENUE
HOUSTON, TEXAS 77007

LEGEND

SHEET LOCATION (4.0 / A) — SECTION CUT (A)

WALLS: 2"x4" 2-2x4" STUD WALL; 4" STUD WALL; 6" STUD WALL

CEILINGS: FURRED DOWN CLG.; OPEN FRAMING ABOVE (STAIR VOIDS/OPENINGS)

CLOSETS: WALL — ROD & SHELF; WALL — DOUBLE ROD & SHELF

CABINETS: WALL — UPPER CABINET 18" ABOVE COUNTERTOP TYP.; COUNTERTOP @ 36" HT. TYP.

PLAN NOTES

IRC 2012 w/ C.O.H. AMENDMENTS

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY URBAN PROJECT MANAGEMENT, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. URBAN PROJECT MANAGEMENT, LLC WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS (WHEN PROVIDED).
3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2012 SECT. P2704.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2012 SECT. R308.4.5
7) SEE STAIR NOTES AND DETAILS – (LAST SHEET–WHEN PROVIDED) CONFORM TO IRC 2012, SECTIONS R311.7 and IBC 2012, CITY OF HOUSTON AMENDMENTS, SECTION 1009.15, EXCEPTION 4: PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL–DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2012 SECT. R807 AND SECT. M1305.1.3.
9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2012 SECT. P2801.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC OR DESIGNATED MECHANICAL ROOM– U.N.O.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2012 SECT. R302.10
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

Development Logo:

TIDWELL COURT

Legal Information / Address:

LEXEN HOMES, LLC.
HIGHLAND HEIGHTS ANNEX
BLOCK: 20, LOTS: 23 & 24

2629 PAUL QUINN STREET
HOUSTON, TX 77018

Project – Version:	Plan:
TIDWELL COURT - V1	A–C
Date: 21 SEPTEMBER 2022	Sheet: FRONT ELEV. & CROSS SEC.
Scale: 1/4" = 1'-0"	A2.0

DESIGN SCHEMATIC
NOT FOR CONSTRUCTION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2037
Plat Name: Lexen Court
Applicant: The Interfield Group
Date Submitted: 08/08/2022

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 15' building line along W Tidwell Road, a major thoroughfare

Chapter 42 Section: 152

Chapter 42 Reference:

42-152 – Building line requirement Along Major Thoroughfare – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this article.

Statement of Facts

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

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

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The new development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926. This map only provided a 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Therefore, Lexen Court must now dedicate a 10' strip of land, which denies owner the use of 0.0143 (1800 SF) of land. In the City of Houston, building lines along major thoroughfares can range from 5 to 25- feet, which variances are approved on a case-by-case basis. Developments having buildings less than 25' provided improved pedestrian realms that benefit nearby residences. City of Houston's subdivision ordinance also outlines criteria that allows structures along some major thoroughfares a reduced building. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. Pedestrian easement for an overall 15' pedestrian realm d. More "eyes on the street", by adding more windows to elevtions. e. 3" caliper trees f. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope these improvements meet with your approval and appreciate Staff's and Planning Commission's consideration of this request.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. A 4' pedestrian buffer 3. 3" caliper trees 4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2037
Plat Name: Lexen Court
Applicant: The Interfield Group
Date Submitted: 08/08/2022

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 the variance is to not provide a street through subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets - (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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;

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The new development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926. This map only provided a 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Therefore, Lexen Court must now dedicate a 10' strip of land, which denies owner the use of 0.0143 (1800 SF) of land. Several developments along this strip of W Tidwell & Paul Quinn appear access to the north and south. Recent developments have not provided through streets along this section, which leads us to believe that traffic pattern in the area is such that a new street along this section is not required. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. Pedestrian/sidewalk easement within the building line for an overall 15' pedestrian realm d. More "eyes on the street", by adding more windows to front elevations e. 3" caliper trees f. Yards between right-of-way line and residences will be landscaped

and will preserve and enhance the general character of the block face. We hope these improvements meet with your approval and appreciate Staff's and Planning Commission's consideration of this request.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. 4' pedestrian buffer 3. Pedestrian/sidewalk easement with the building line, for an overall pedestrian realm of 15'. 4. More "eyes on the street", by adding more windows to front elevations. 5. 3" caliper trees 6. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.

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

August 25, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Lexen Court
REFERENCE NUMBER: 2022-2037

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of W Tidwell Road, along and south of Paul Quinn St, east of Bertellis Lane, and west of Duoto 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to allow a 15' building line along W Tidwell Road in lieu of the 25' building line and (2) to not provide a north/south public street through the site. 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, September 15th, 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 **Mary Villareal with The Interfield Group at 713-780-0909 Ext 312**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@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

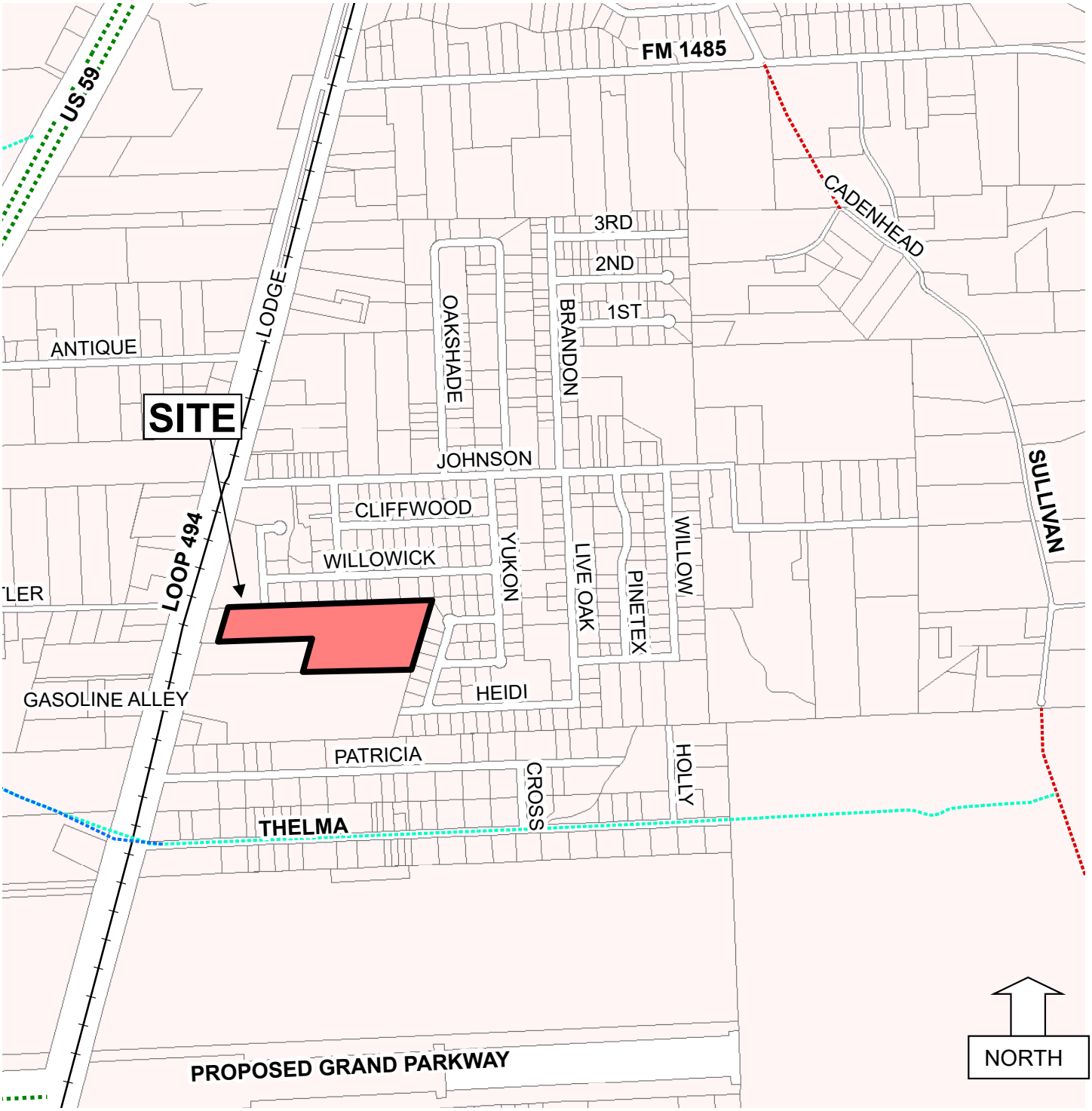
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lodge Reserves (DEF 2)

Applicant: CGES|Bailey Planning



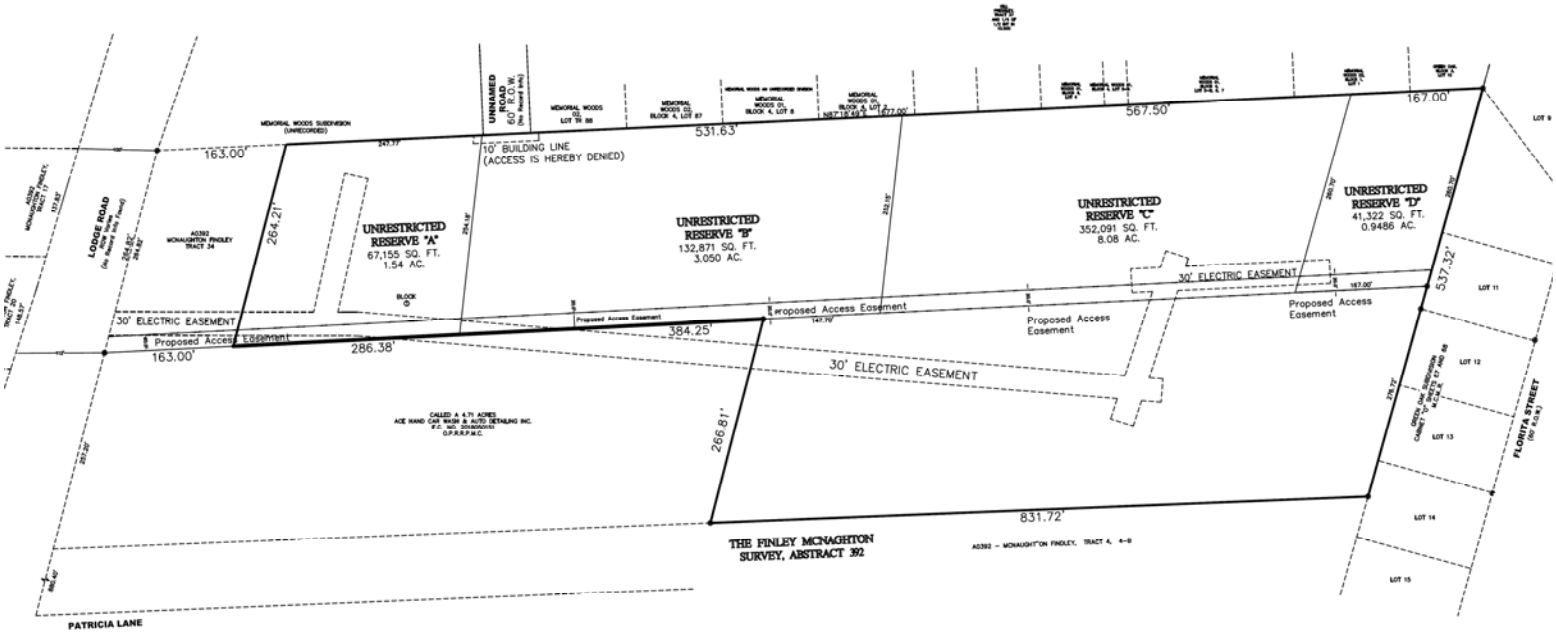
D – Variances **Site Location**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lodge Reserves (DEF 2)

Applicant: CGES|Bailey Planning



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Lodge Reserves (DEF 2)

Applicant: CGES|Bailey Planning



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1874
Plat Name: Lodge Reserves
Applicant: CGES|Bailey Planning
Date Submitted: 07/25/2022

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 is to exceed intersection spacing by not proving an east-west & north-south street connection through the site nor extend unnamed street through the site nor create a cul-de-sac.

Chapter 42 Section: 128; 134

Chapter 42 Reference:

128 (a) (1) Each local street shall intersect with a street that meets the requirements of the subsection (b)at least every 1,400 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

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

The proposed 13+Acre property is land locked with no public street frontage. The developer is proposed 4 unrestricted reserves bringing new businesses to this part of Montgomery County. The current property owners did not create these original land configuration, as the lots were subdivided by meets and bounds by a previous owners. Per the plat to the north street stubs have been created to suffice the ordinance requirements of intersection spacing. Although extending the stub street to the north will not significantly improve traffic circulation. As development to the south is recently built and no street extension will work. This though process will apply for a north/south street connection, as a north/south street will not have future extension further south. An east/west street extension will not be feasible as Planning Commission granted a variance in 2017 with a plat to the south.

(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.

(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 requiring an unnecessary street connection nor a cul-de-sac which is unfeasible to construct.

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

Granting the variance will promote public safety by requiring additional street connections that will violate the ordinance.

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

Justification for the variance is the existing physical circumstances of the property.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1874
Plat Name: Lodge Reserves
Applicant: CGES|Bailey Planning
Date Submitted: 07/25/2022

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 to allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Sec. 42-190. - 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: TYPE OF RESERVE: Unrestricted. MINIMUM SIZE: 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY: Public street. MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 60'(or 50 feet in a street width exception area). MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 60'.

Statement of Facts

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

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

The site is located in Montgomery County in Houston's ETJ near Thelma Lane and Loop 494. The applicant is requested one variance. 1. To allow four (4) unrestricted reserves to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be four (4) unrestricted reserves. The proposed reserve is proposed commercial development that has been existing on in divided meets/bounds configuration for more than 50+ years, prior to the current ordinance Chapter 42. The overall area is developed and land locked. No east/west street connections are present and will ever be due to existing constraints. The subject site has been in the same configuration and has been using access easements for access. Applicant is requesting for this access to remain as extending a public ROW will not improve traffic circulation to the overall area. Based on the existing character of the neighborhood, we request the Planning Commission to allow these four (4) unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'. Strict application of requiring a west/east public street to serve these four (4) reserves will going against public policy. As a public street requirement to provide access will not extend east, as an existing subdivision is present with single-family housing. Existing neighborhood characteristics limit on how a long piece of land can have access other that an access easement.

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

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

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

The intent and general purposes of this chapter will be preserved and maintained. Proposed development of the unrestricted reserves has had access to Lodge via an unofficial access easement. The formalized access easement will provide public ROW access from the reserve to the public street network. All adjacent land has proper frontage as required by the ordinance.

(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. All adjacent land has proper frontage as required by the ordinance.

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

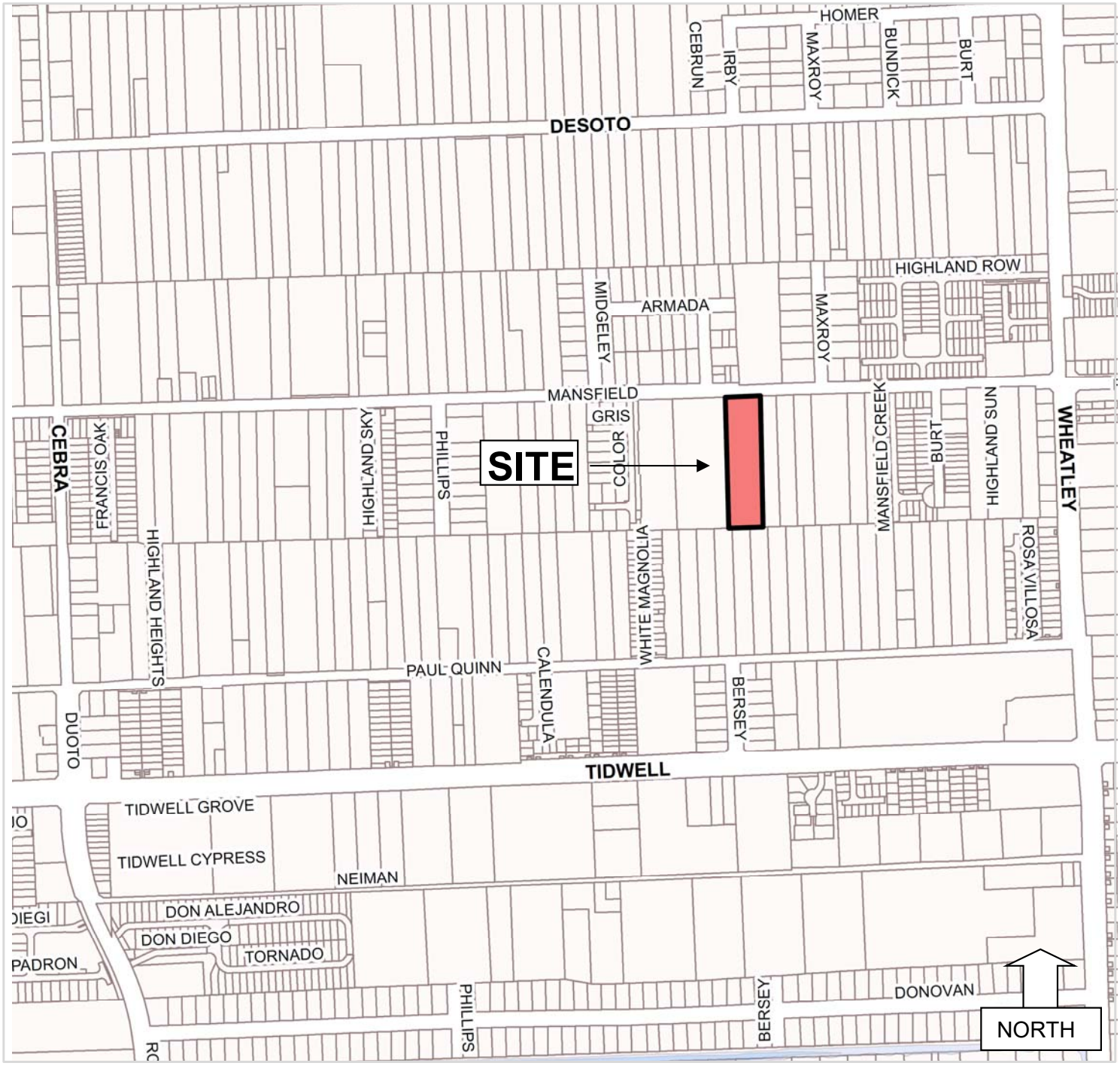
The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Mansfield Life (DEF 1)

Applicant: MOMENTUM ENGINEERING



D – Variances

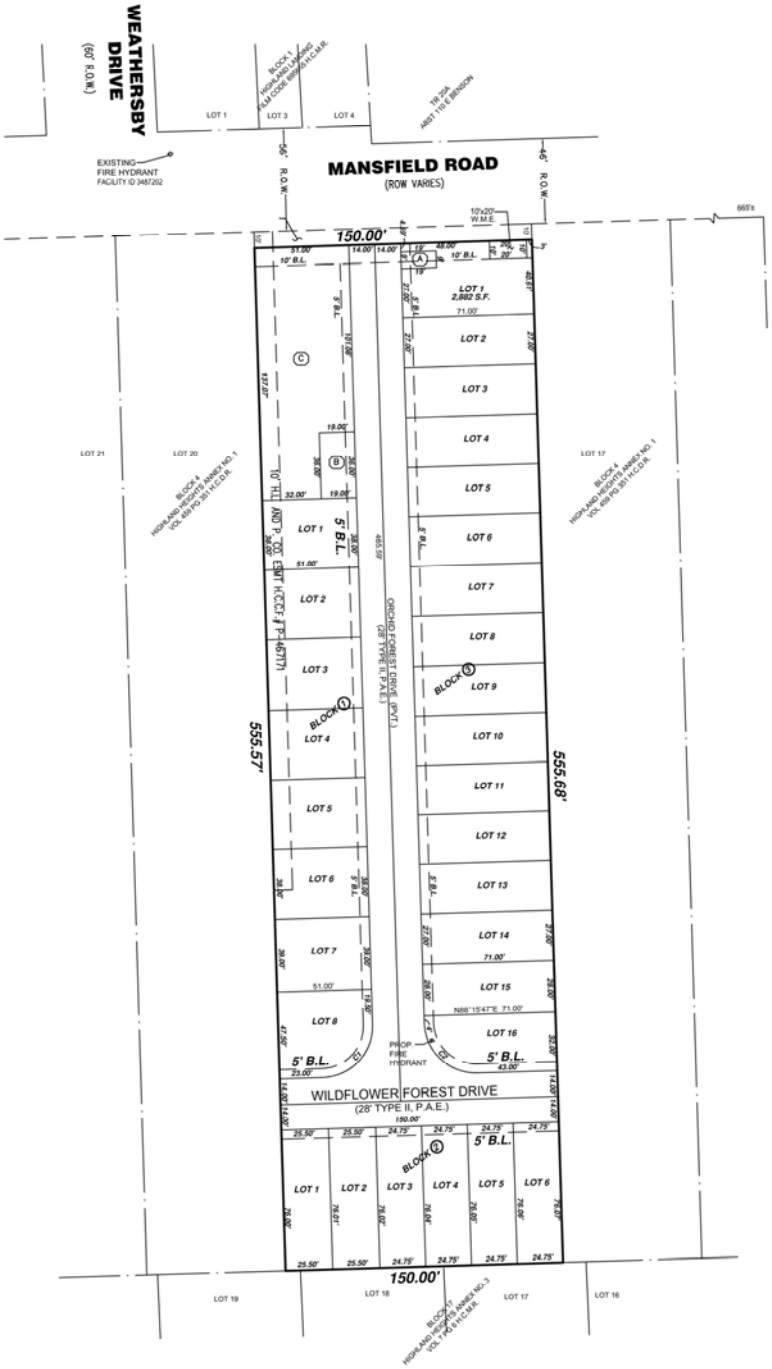
Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Mansfield Life (DEF 1)

Applicant: MOMENTUM ENGINEERING



D – Variances Subdivision

Houston Planning Commission ITEM: 147

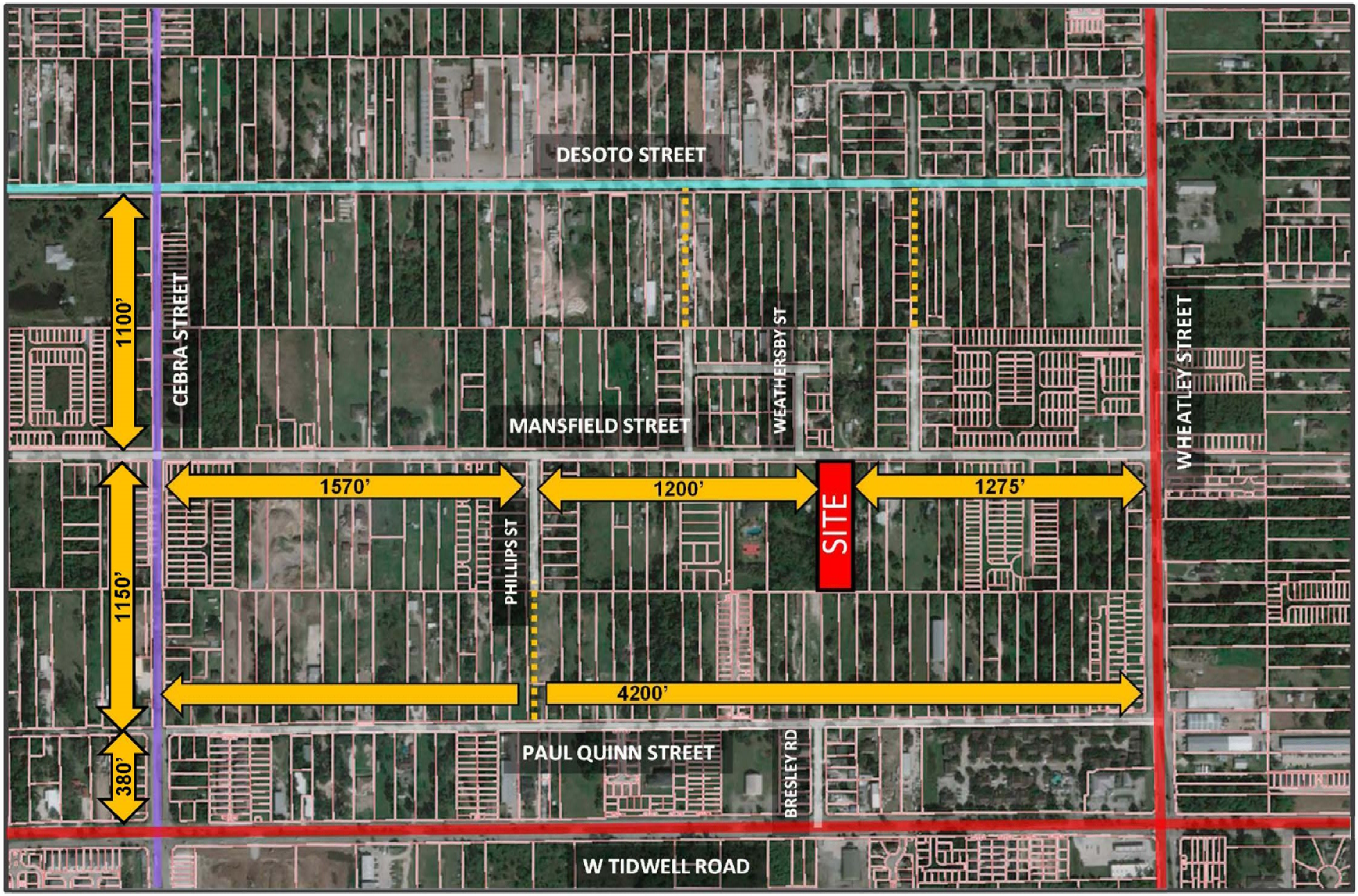
Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Mansfield Life (DEF 1)

Applicant: MOMENTUM ENGINEERING



D – Variances Aerial


NORTH
DESOTO STREET
CEBRA STREET
1100'
MANSFIELD STREET
WEATHERSBY ST
WHEATLEY STREET
1570'
1200'
1275'
SITE
PHILLIPS ST
1150'
4200'
380'
PAUL QUINN STREET
BRESLEY RD
W TIDWELL ROAD
LEGEND
MAJOR THOROUGHFARE
MAJOR COLLECTOR
MINOR COLLECTOR
POSSIBLE NORTH – SOUTH FUTURE STREET CONNECTIONS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1947
Plat Name: Mansfield Life
Applicant: MOMENTUM EGINEERING
Date Submitted: 08/05/2022

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 intersection spacing along Mansfield Road.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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 a type 2 PAE development with 30 lots and 3 reserves. The site is out of Highland Heights Annex Addition recorded in 1920. The site has access to one local street, Mansfield Road. The area where the site is located is a low-density residential area. Similar developments to the one proposed on the site, type 2 PAEs, exist on the same block. West of the site there is one north-south street (Phillips Street) with half of its right of way (ROW) dedicated from Mansfield Road to Paul Quinn Street. The site is located approximately at 1200 feet from Phillips Street, west of the site, and 1275 feet from Wheatley Street, east of the site. Strict application of the ordinance requires a local street every 1400 feet. Dedicating a north-south street through the proposed site will deprive the owner of its reasonable use of the land making the proposed project unfeasible due to the requirements of this chapter. The site is 150 feet wide. Requiring the dedication of a public street through the site will represent more than 1/3 of the site's frontage in combination with the require building line for a public street. This area has a good street grid system and street connectivity composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). In addition to this, there are sections of north-south streets, within the street grid, already dedicated that will provide additional connections between the local streets with future developments. This maintains the intent of Sec 42-128 (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". Providing a north-south street at this location will not enhance traffic circulation on this area. Vehicle traffic going from Mansfield Road to Paul Quinn Street, with a complete public ROW dedication, will go back to Wheatley Street to the east or Cebra Street to the west. West of the site there are better opportunities for a north-south street dedication that could align with existing north-south streets north of Mansfield Street (Weathersby Street) and south of Paul Quinn Street (Bersey Road). Phillip Street has already been dedicated half of the distance to connect to Paul Quinn Street. The stub street aligns with the property to the south that connects to Paul Quinn Street that could provide a straight ROW dedication for a complete north-south street. Not dedicating a north -south street at this location will not affect the street connectivity nor traffic circulation on this area.

(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 area where the site is located has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul

Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments. The site is only 150 feet wide. Providing a public street through the site will represent more than 1/3 of the site's frontage taking into account the building setback require for a public street.

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

Strict application of the ordinance requires a local street every 1400 feet. The site is located approximately at 1200 feet from Phillips Street, west of the site, and 1275 feet from Wheatley Street, east of the site. Dedicating a north-south street through the proposed site will not enhance traffic circulation on this area. Vehicle traffic going from Mansfield Road to Paul Quinn Street, with a full ROW dedication, will go back to Wheatley Street to the east or Cebra Street to the west.
This area has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and two east-west local streets (Mansfield Street and Paul Quinn Street). This maintains the intent and general purpose of this chapter by following the intent of Sec 42-128 (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".

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

Not providing a north-south street through the subject site will not be injurious to the public health, safety or welfare since the site has access to different streets. A major thoroughfare to the east and a collector street to the west. In addition to this, the area has a good street grid system composed by W Tidwell Road, Wheatley Street, Cebra Street and Desoto Street. Mansfield Street and Paul Quinn Street provide east-west connections. This street grid allows for different points of access for emergency services and for people living on this area in case of an emergency. Sections of north-south streets have already been dedicated from Mansfield to Paul Quinn Street and from Mansfield to Desoto Street with the potential to have a complete ROW dedication with future developments to increase the street connectivity on this area.

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

The area where the site is located is a low-density residential area with a good street grid system and street connectivity composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments. The site is 150 feet wide. Providing a public street through the site will represent more than 1/3 of the site's frontage taking into account the building setback require for a public street. Not providing a north-south street through the site will not affect traffic circulation on this area. Vehicular traffic along Mansfield Road and Paul Quinn Street is distributed to the east (collector street Cebra Street) or to the west (major thoroughfare Wheatley Street). Traffic circulation moving

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

August 26, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mansfield Life
REFERENCE NUMBER: 2022-1947

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Mansfield Street, west of Wheatley Street and east of Phillips 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.

The applicant **MOMENTUM EGINEERING,** has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed local intersection spacing along Mansfield Street by not providing a north/south public street through the site. 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, September 15th, 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 **Shahnawaz Ghanchi**, with **MOMENTUM EGINEERING at 281-741-1998 Ext 109**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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 832-393-6534.

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

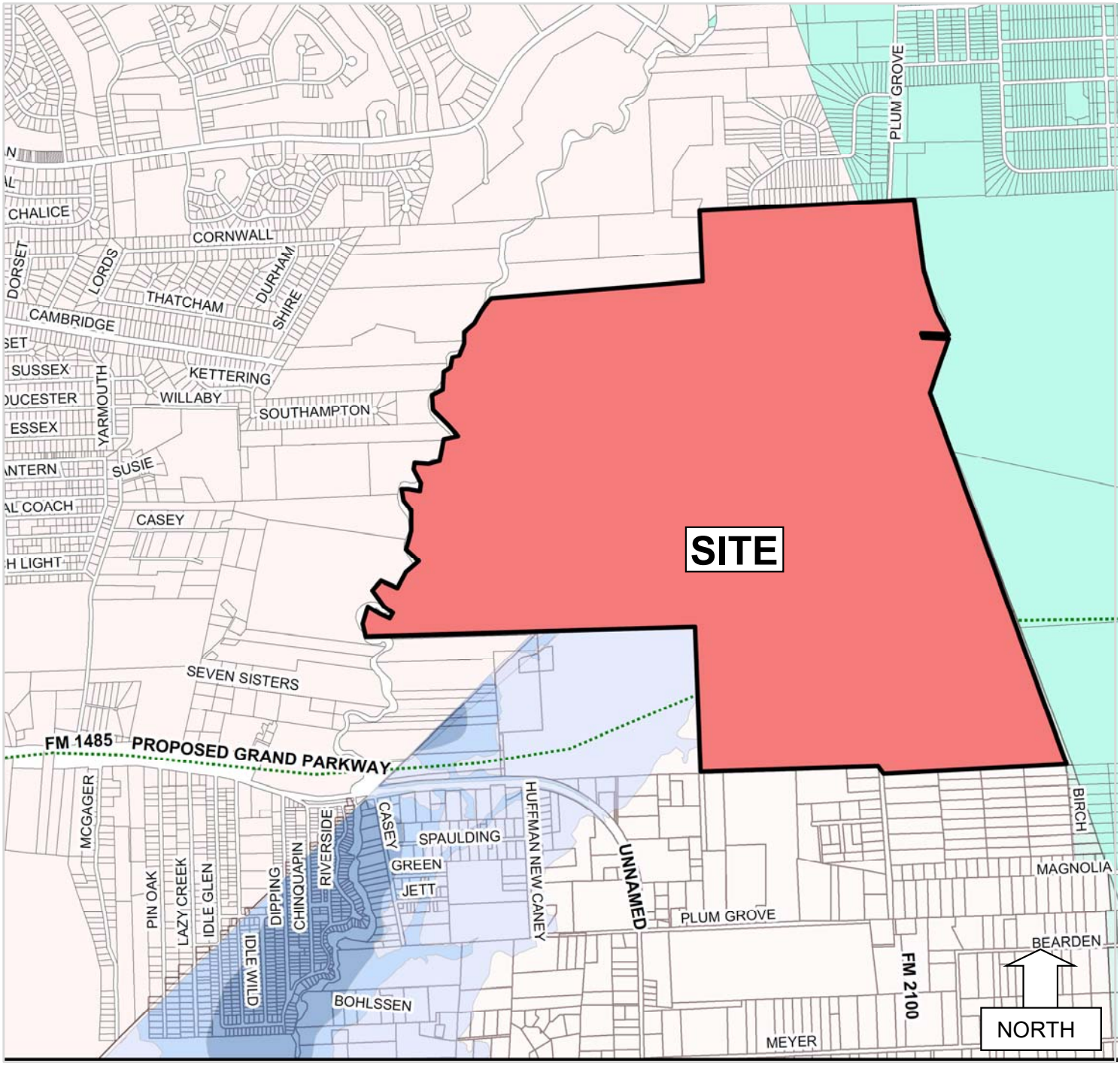
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Trails GP

Applicant: Quiddity Engineering - Katy



D – Variances

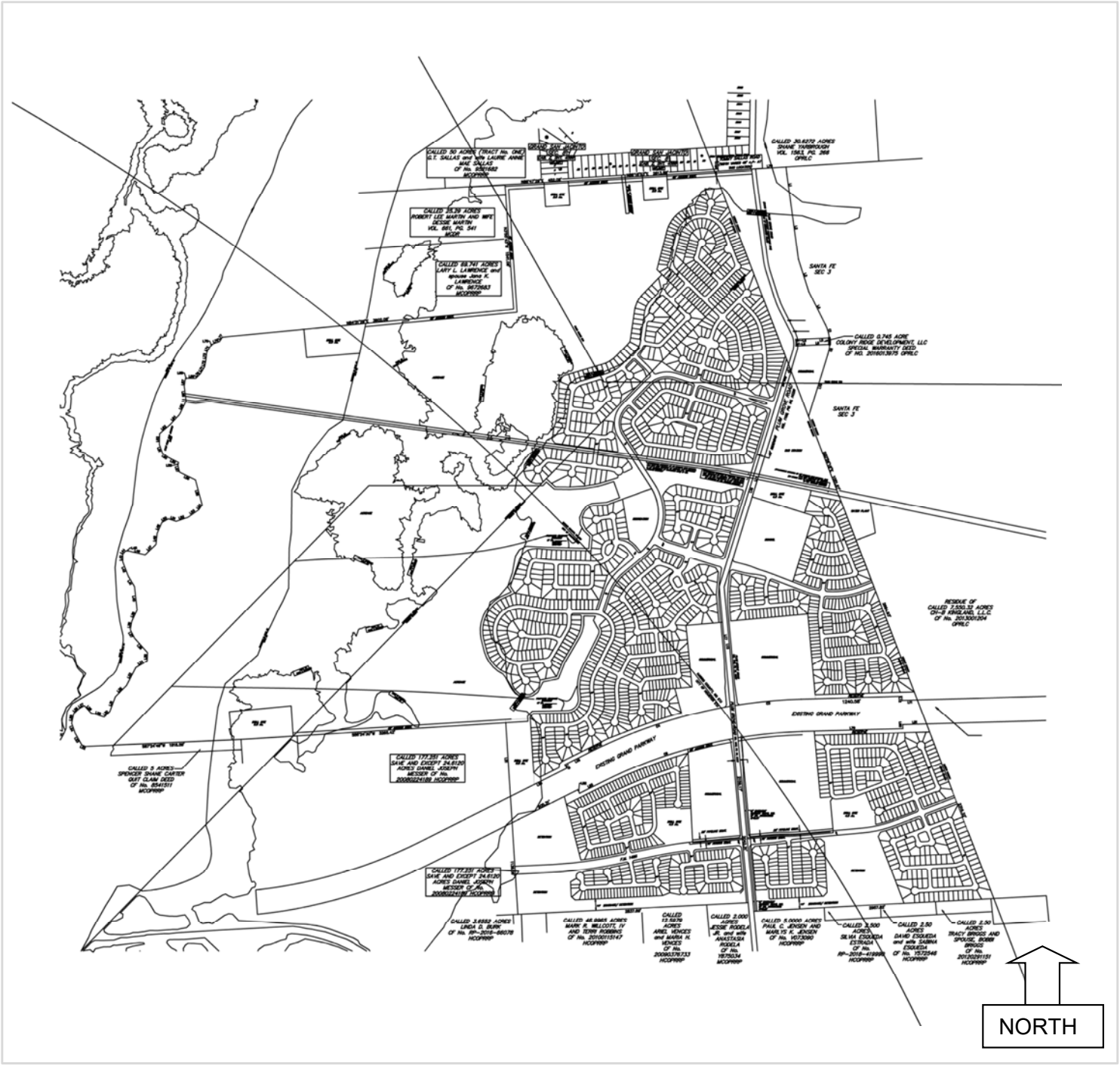
Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Trails GP

Applicant: Quiddity Engineering - Katy



D – Variances **Subdivision**

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Trails GP

Applicant: Quiddity Engineering - Katy



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2347
Plat Name: Trails GP
Applicant: Quiddity Engineering - Katy
Date Submitted: 09/19/2022

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 2,600' intersection spacing by not providing a public street connection to Grand Parkway – for both the northern and southern portions of the GP.

Chapter 42 Section: 127(a) (1)

Chapter 42 Reference:

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

Statement of Facts

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

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

Portions of this master planned development is located within the City of Houston's ETJ, Harris County, Montgomery County and Liberty County, north of the recently developed Grand Parkway (SH 99) and Plum Grove Road. The site will primarily encompass single family residential development with some commercial uses along major public rights-of-way. The Grand Parkway bisects the development with Plum Grove Road providing north-south traffic circulation and distribution into the development. The overall development is designed to feature both north-south and east-west internal collectors that will distribute traffic throughout the neighborhood and ultimately to Grand Parkway and Plum Grove Road. The variance being requested with this application is to exceed intersections spacing by not providing a public street connection to Grand Parkway – which does not provide a feeder road at this location. The absence of a feeder road for the freeway voids the developer's ability to provide a public street connections that will conform to the Ordinance requirements.

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

There is no feeder road system on either side of the Grand Parkway at this location that provides the developer an opportunity for a public street connection.

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

The Grand Parkway bisects the development with Plum Grove Road providing north-south traffic

circulation and distribution into the development. The overall development is designed to feature both north-south and east-west internal collectors that will distribute traffic throughout the neighborhood and ultimately to Grand Parkway and Plum Grove Road.

(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 internal street pattern will provide for traffic circulation and distribution.

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

Sole justification for the variance is not solely based on economic hardship. Grand Parkway does not provide a feeder road at this location. The absence of a feeder road for the freeway voids the developer's ability to provide a public street connections that will conform to the Ordinance requirements.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2347
Plat Name: Trails GP
Applicant: Quiddity Engineering - Katy
Date Submitted: 09/19/2022

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 2,600' intersection spacing by not providing a north- south nor an east-west public street on the west side of the development.

Chapter 42 Section: 127 & Sec 42-128 (a) (1)

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

This development is located within the City of Houston's ETJ, Harris County, Montgomery County and Liberty County, north of the recently developed Grand Parkway (SH 99) and Plum Grove Road. The site is proposed to be developed for mostly residential use and some commercial uses. The owner is seeking a variance to not provide any east-west or north-south public streets within the west side of the development as it impacted by wetlands, the San Jacinto River and a drainage channel. In addition, a drainage easement is proposed to cover the area in question. The proposed single-family subdivision is proposed to be served adequately by major thoroughfare Plum Grove Road and a series of non-loaded collectors. Requiring north-south or east-west public streets on the west side of the development would not be feasible due to the existing conditions of the site.

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

The existing wetlands and the close proximity of the river to the site hinders development opportunities for the west side of the Trails development.

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

The spirit of the ordinance will be maintained as the proposed street network including Plum Grove Road and a series of non-loaded collectors provide adequate traffic circulation and distribution in

the accessible area.

(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 widening conditions of Plum Grove and proposed street network will provide sufficient circulation.

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

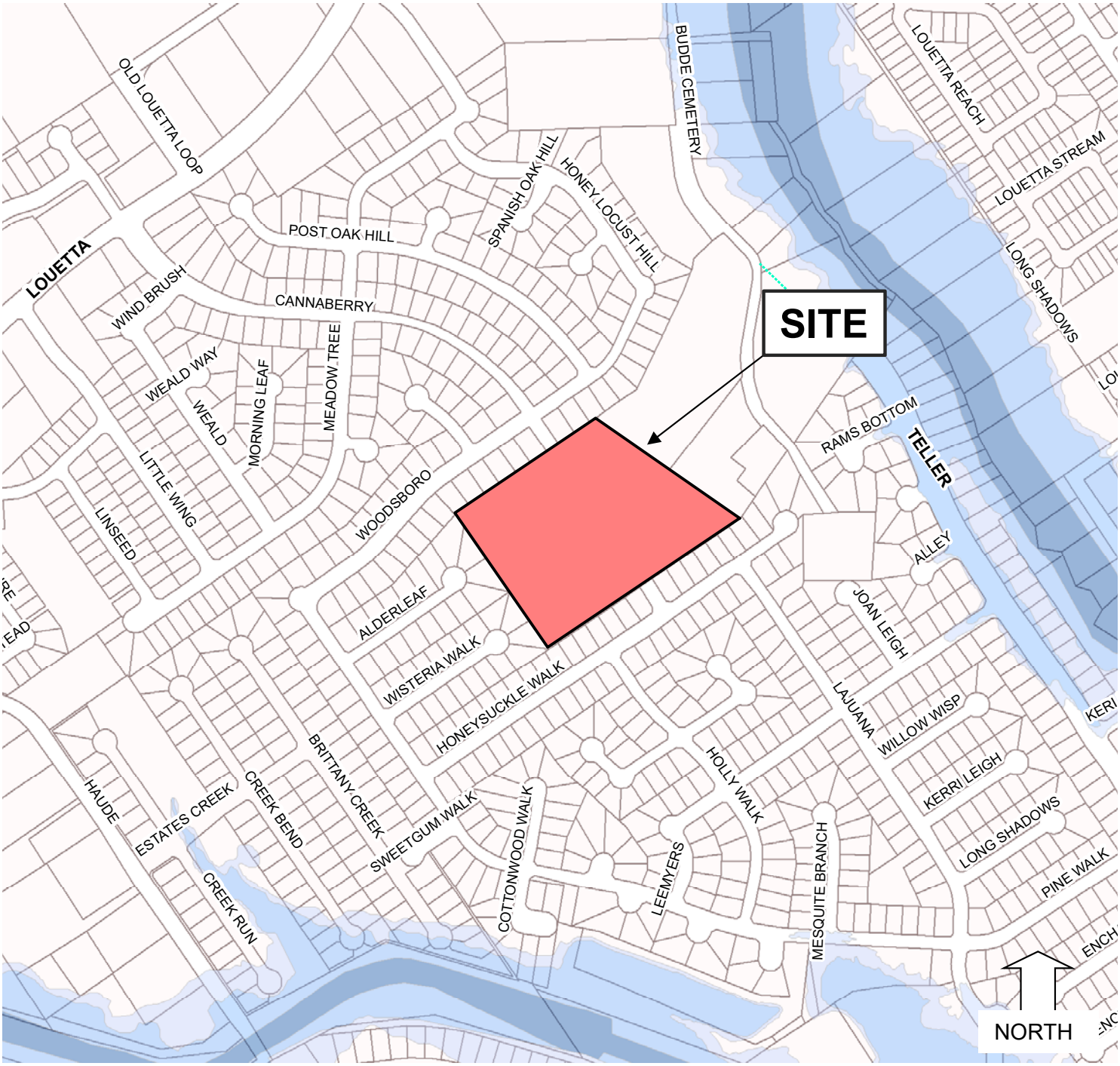
Sole justification for the variance is not solely based on economic hardship. The existing condition of the site impedes practical development and reasonable use of the land.

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Devonshire Park (DEF 1)

Applicant: Core



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Devonshire Park (DEF 1)

Applicant: Core



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Devonshire Park (DEF 1)

Applicant: Core



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2022-2276**
Plat Name:	**Devonshire Park**
Applicant:	**Core**
Date Submitted:	**09/06/2022**

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 requirement or condition being sought:

Specific variance being sought is not to extend Cannaberry Way (Local Street) through the subject tract and leave as a dead end street. It is also request not to provide a North/South public street through the subject tract.

Chapter 42 Section: 134, 128

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

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

STATEMENT OF FACTS:

See variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2276
Plat Name: Devonshire Park
Applicant: Core
Date Submitted: 09/06/2022

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 being sought is not to extend Cannaberry Way (Local Street) through the subject tract and leave as a dead end street. It is also request not to provide a North/South public street through the subject tract.

Chapter 42 Section: 134, 128

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 (42-128) 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

Our request not to extended Cannaberry Way is on behalf of Harris County MUD No 104 and Oaks of DeVonshire HOA. The MUD and HOA feel like it is in the best interest of the existing homeowners that Cannaberry Way (south dead end street) does not connect to the platted property.

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

N/A

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

I believe the MUD and HOA will not support the development if it re-routes the flow of traffic.

(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. The MUD and HOA would like to move the flow of traffic north toward the Beltway rather than south through local streets.

(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: 150

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Pinemont (DEF 1)

Applicant: City Choice Group LLC



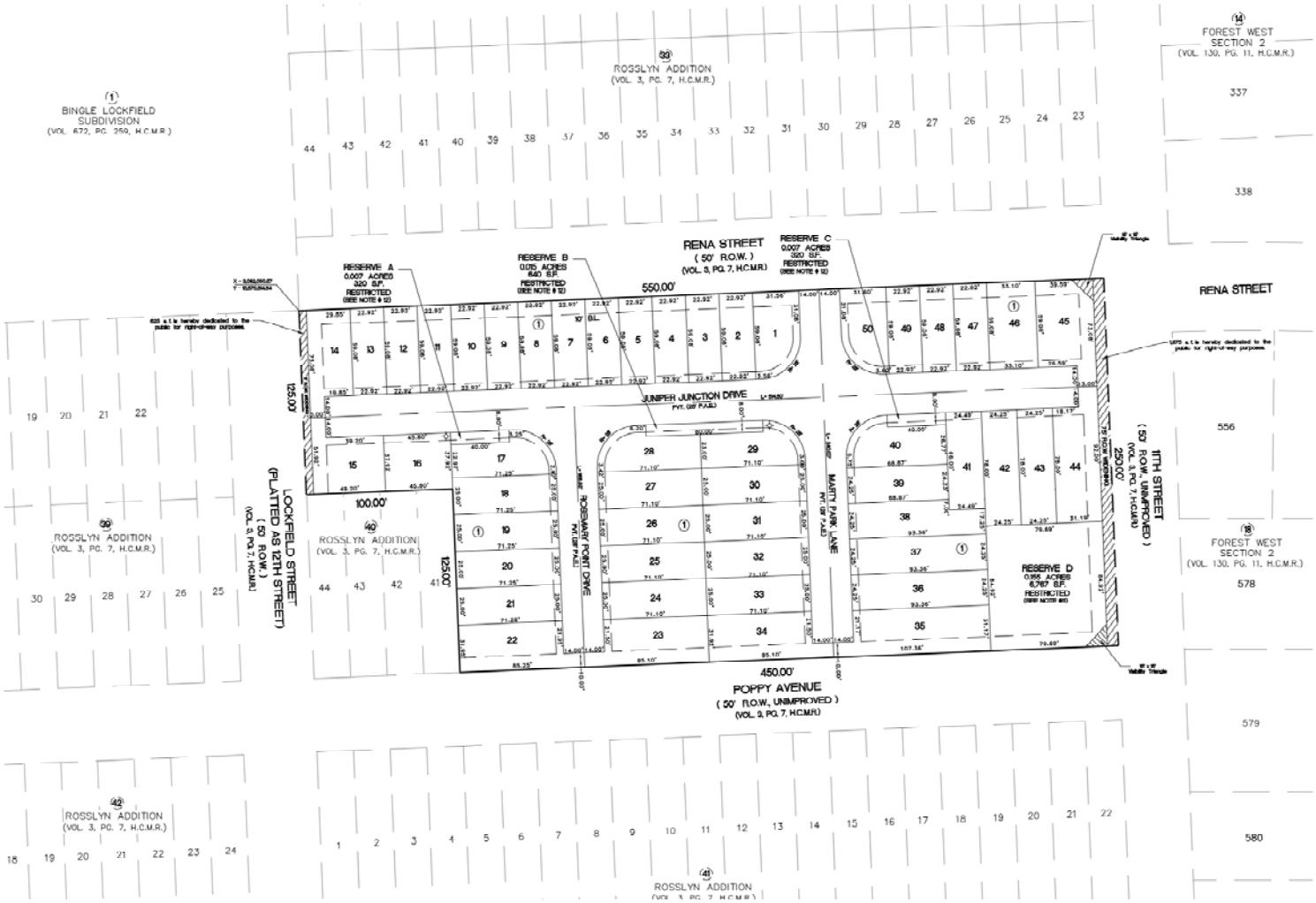
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Pinemont (DEF 1)

Applicant: City Choice Group LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 09/29/2022**

Subdivision Name: Park at Pinemont (DEF 1)

Applicant: City Choice Group LLC



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2022-2063
Plat Name: Park at Pinemont
Applicant: City Choice Group, LLC
Date Submitted: 08/19/2022

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 requirement or condition being sought:
To not provide the required widening for Rena Street
Chapter 42 Section: 42-121

Chapter 42 Reference:
42-121

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

STATEMENT OF FACTS:
N/A

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2063
Plat Name: Park at Pinemont
Applicant: City Choice Group, LLC
Date Submitted: 08/19/2022

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 provide the required widening to Rena Street
Chapter 42 Section: 42-121

Chapter 42 Reference:
42-121

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This is a site in northwest Houston that has been undeveloped for decades. This site is uniquely challenged because there is a lot of platted access, but very little access in terms of actual on-the-ground infrastructure. Therefore, the most sensible land use for this site and the site across the street would be single family. This entire area of Houston was originally platted as Rosslyn Addition in the early 1900s and is an extremely large subdivision with over 4,000 platted lots and a grid pattern for the access. Almost none of this subdivision ended up being built the way it was platted. As a result of the development not being a success, we are left over with all kinds of platted, but never improved streets. The subject tract has frontage on 4 streets and only one of them is actually on the ground, which is Rena Street. Due to the manner of how the surrounding tracts are developed, the other 3 streets are unlikely to be built any time soon. The developer of this tract will be making improvements to Rena Street, but will not build or take access from 11th Street, 12th Street, or Poppy Avenue. Recently (in the past decade), the Joint Referral Committee (JRC) allowed the tract to the northwest to plat away what would have allowed Rena Street to be extended. That tract recently built a large apartment complex development that takes access from the major thoroughfare to the west, Bingle. Due to these building recently being constructed the likelihood of Rena Street being extended to Bingle would not be a reality for decades, if ever. Due to all of these factors, we believe that the existing 50' right of way is sufficient for the development of this tract and the tract across the street, which is currently being used for the Dad's Club baseball/soccer fields.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship was created by the Joint Referral Committee granting the closure Rena Street at the

northwest corner of the subject tract.

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

The developer is dedicating the required right of way to all 3 of the other streets, but there is no need for additional dedication for Rena Street. The intent of this chapter is to only require 50' streets for single family development. The tract across the street is currently platted as single-family lots and is likely to be developed with that land use if the baseball fields ever go away.

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

The granting of the variances would not be injurious to public health, safety or welfare in any way.

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

The justification for the variance is related to the realities of how the surrounding tracts have developed. Rena Street is unlikely to become a connection point with any adjacent commercial or non-single-family residential use, so dedicating 5' on the northern property line of the subject tract is not needed. It is also based on the fact that this tract will be developed with single family residential.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-156

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 25, 2022

VAR

NOTICE OF VARIANCE

PROJECT NAME: Park at Pinemont
REFERENCE NUMBER: 2022-2063

Dear Property Owner:

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

City Choice Group, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not require 5' of r.o.w dedication along Rena 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:
Thursday, September 15th, 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 **Jake Patrick with City Choice Group, LLC at 832-426-6021**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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 832-393-6534.

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/29/2022
ITEM: 160

Applicant: THOMAS MIXON
Contact Person: TRACI MIXON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1659	77357	5772	296C	ETJ

EAST OF: BUSINESS HIGHWAY 59 **NORTH OF:** 2090

ADDRESS: 22759 Cox St

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS TWO (2) AND THREE (3), IN BLOCK EIGHTEEN (18), OF OAKLEY SUBDIVISION, SITUATED IN THE WILLIAM SMITH SURVEY ABSTRACT NUMBER 540, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/29/2022
ITEM: 161

Applicant: LUIS JORGE SANDOVAL
Contact Person: LUIS JORGE SANDOVAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1660	77357	5774	256R	ETJ

EAST OF: LOOP 494 **SOUTH OF:** FM 1485

ADDRESS: 23638 3rd Street

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 87, IN BLOCK 2, OF BRANDON WOODS, AN UNRECORDED SUBDIVISION, SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT NO. 392, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

AGENDA: IV

SMBLB Renewal Application No. 41REN: 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street.

BACKGROUND:
The Planning and Development Department received an application for the renewal of a Special Minimum Building Line Block (SMBLB) for the 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street. Analysis shows that the most frequent constructed building line of 22' exists for the blockfaces. The block and building line have remained essentially the same since the original ordinance (2002-325) was passed by City Council on May 1, 2002. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB renewal. Any property owner who wishes to protest the renewal of the requirement area 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); and
- receives no timely protest filed by a property owner within the proposed SMBLB renewal.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of renewal the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB renewal include all properties within at least one blockface;
- that more than 50% of the proposed SMBLB renewal is developed with single-family residential units;
- that the applicant demonstrated sufficient support for the SMBLB renewal;
- that the renewal of the SMBLB will further the goal of preserving the building line character of the area; and
- that less than 25 percent of the single-family residential properties within the proposed SMBLB renewal have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.

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 SMBLB renewal is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:
This application includes twenty-three (23) properties along the 600 block of Harvard Street, east and west sides, between White Oak Drive and East 7th Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMBLB renewal include all properties within at least one blockface;*
  The application comprises of two opposing blockfaces, the east and west sides, of Harvard Street, between White Oak Drive and East 7th Street.
- *More than 50% of the proposed SMBLB renewal must be developed with single-family residential units;*
  Land uses of the properties consist of twenty (20) single-family residential units (representing 87% of the total lots).
- *The applicant has demonstrated sufficient support for the SMBLB renewal;*
  All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. One protest was filed.
- *Renewal of the SMBLB will further the goal of preserving the building line character of the area; and*
  The block is comprised of 23 lots. Five (5) of the twenty (20) single-family residential lots have a constructed building line of 22 feet. The lots that are developed for single-family residential use comply with the provisions of the criteria below.
- *Less than 25 percent of the single-family residential properties have a constructed building line that varies by more than five (5) feet from the most frequent constructed building line.*
  Three (3) single-family residential lots have a building line that varies by more than five (5) feet from the most frequent constructed building line, representing 15.8 percent of the total single-family residential lots.

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

ATTACHMENTS:
1. Calculation Analysis
2. Maps
3. Protest Letter(s)
4. Application
5. Boundary Map

SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL

Application No.	**41REN**			
Date Received:	**5/20/2022**		Date Complete:	**6/27/2022**
Street(s) Name:	**Harvard Street**		Lot(s)	**600 block of Harvard Street**
Cross Streets:	**E 7th Street**	and		**White Oak Drive**
Side of street:	**East**	and		**West**

MINIMUM BUILDING LINE:

Address	Land Use	Original Building Line (in Feet)	Building Line (in Feet)	Lot size (in Sq Feet)
3522 (RES A, BLK 1)	COM	10	3	13,200
607 (LT 11, BLK 277)	SFR	22	22	6,600
607 (LT 12, BLK 277)	SFR	22	0	6,600
609 (LT 10, BLK 277)	SFR	20	20	6,600
610 (LT 15 & TR 16A, BLK 278)	MF	23	23	9,900
611 (TR 9, BLK 277)	SFR	19	19	3,300
616 (TRS 16 & 17A, BLK 278)	SFR	59	59	4,950
617 (LT 8 & TR 9A, BLK 277)	SFR	32	32	9,900
618 (TR 17, BLK 278)	SFR	20	20	4,950
622 (LT 18, BLK 278)	SFR	22	22	6,600
625 (LT 7, BLK 277)	SFR	0	24	6,600
627 (LT 6, BLK 277)	SFR	30	24	6,600
628 (LT 19, BLK 278)	SFR	22	22	6,600
631 (LT 5, BLK 277)	SFR	24	24	6,600
632 (LT 20, BLK 278)	SFR	22	22	6,600
632 (LT 21, BLK 278)	SFR	22	22	6,600
633 (LT 4, BLK 277)	SFR	27	27	6,600
637 (LT 3, BLK 277)	SFR	24	24	6,600
638 (LT 22, BLK 278)	MF	22	22	6,600
640 (LT 23, BLK 278)	SFR	20	20	6,600
643 (LT 2, BLK 277)	SFR	23	23	6,600
644 (TR 24A, BLK 278)	SFR	20	14	4,850
645 (LT 1, BLK 277)	SFR	23	23	6,600

Single Family Calculation:									
Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 50%):									
	20	# developed or restricted to no more than two SFR Units	Of	**20**	Lots in the Proposed Application Area	**23**	Square Feet are developed or restricted to no more than two SFR Units =	**87%**	
	2	# of Multifamily lots							
	1	# of Commercial lots							
	0	# of Vacant Lots							
	23	Total							

Prevailing Building Line Calculation:

Single-family residential properties only

B.L. in feet	More than 5 ft from P.B.L.	% of all B.L.'s
59	Y	5.3%
32	Y	5.3%
27	N	5.3%
24	N	5.3%
24	N	5.3%
24	N	5.3%
24	N	5.3%
23	N	5.3%
23	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
22	N	5.3%
20	N	5.3%
20	N	5.3%
20	N	5.3%
19	N	5.3%
14	Y	5.3%

Most frequent B.L. is **22** ft

% of all B.L.'s more than 5 ft from 22 ft is **15.8%**

This application qualifies for a **22** foot Special Minimum Building Line*

Do deed restrictions specify a minimum building line?

Yes

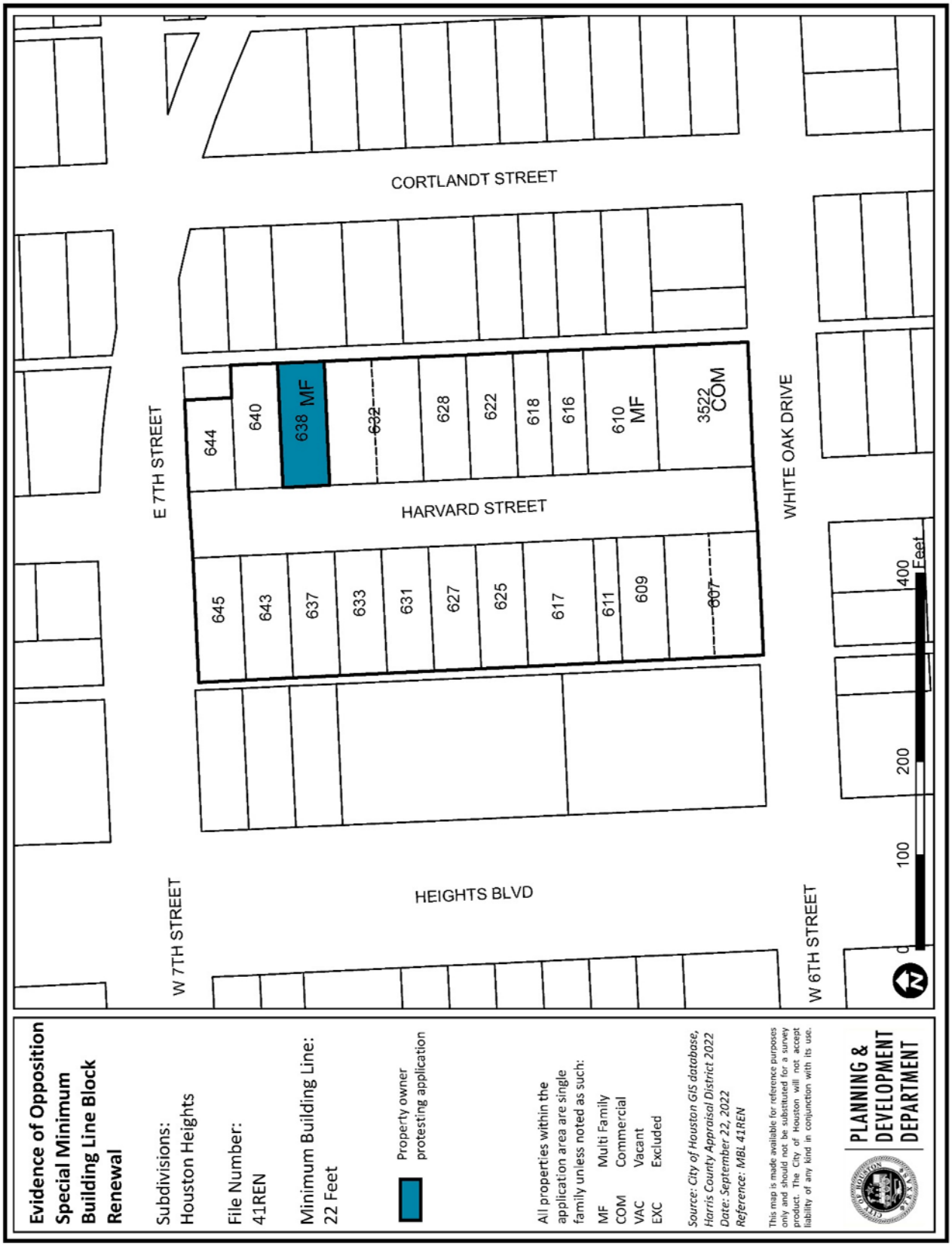
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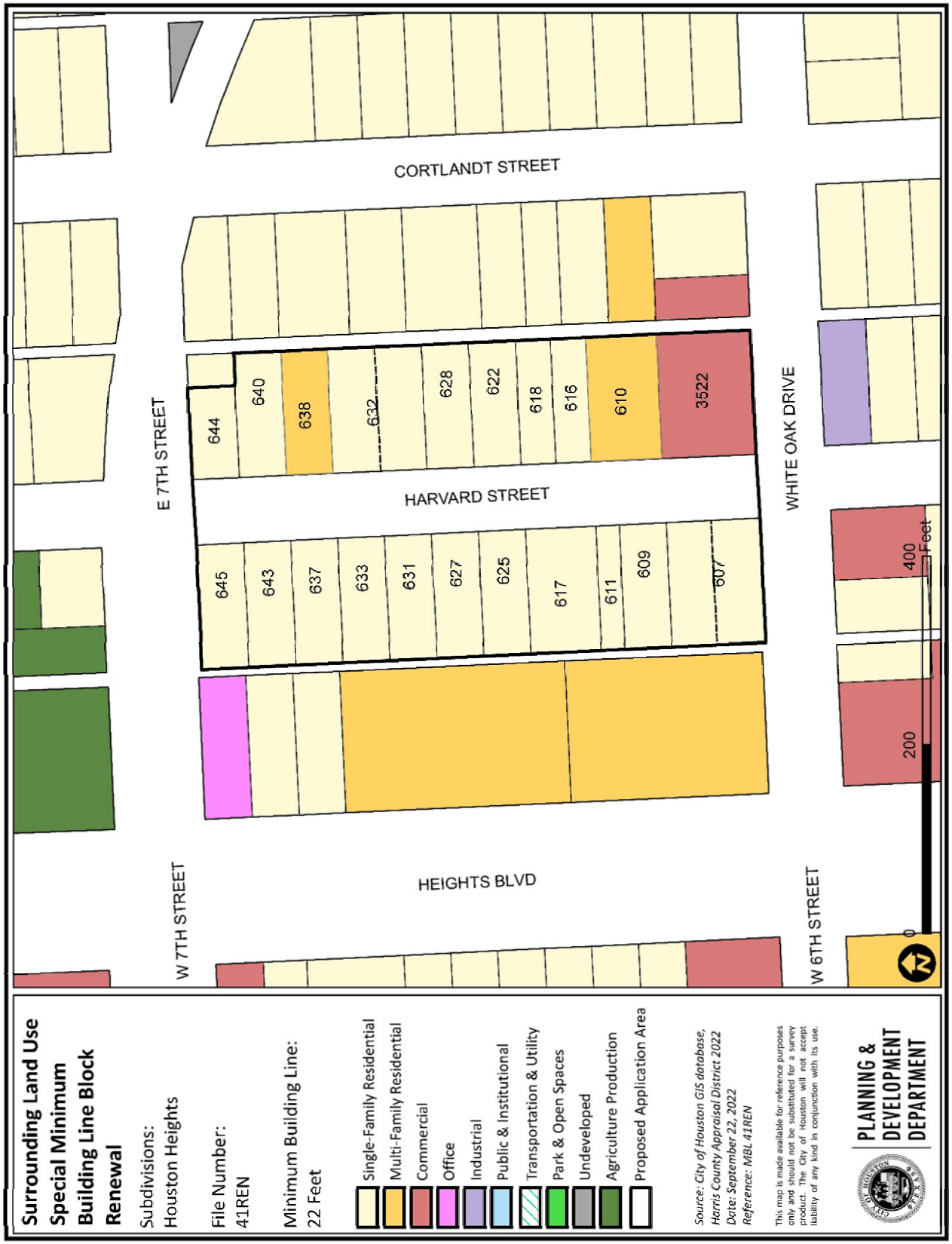
If yes, number of lots not included within deed restrictions per blockface:

***Staff measurements verified original "Prevailing Building Line" calculation**

22 ft


CORTLANDT STREET
E 7TH STREET
HARVARD STREET
WHITE OAK DRIVE
HEIGHTS BLVD
W 6TH STREET
644
640
638 MF
632
628
622
618
616
610 MF
3522 COM
645
643
637
633
631
627
625
617
611
609
607
0
100
200
400 Feet
Properties within Five Feet of Most Frequent Building Line
Subdivisions:
Houston Heights
File Number:
41REN
Minimum Building Line:
22 Feet
Properties within five feet of most frequent constructed building line of 22 ft
Properties varies more than five feet from most constructed building line of 22 ft
Properties excluded from prevailing building line calculation
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: September 22, 2022
Reference: MBL 41REN
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


CORTLANDT STREET
E 7TH STREET
HARVARD STREET
WHITE OAK DRIVE
HEIGHTS BLVD
W 7TH STREET
W 6TH STREET
644
640
638 MF
632
628
622
618
616
610 MF
3522 COM
645
643
637
633
631
627
625
617
611
609
607
0
100
200
400 Feet
Evidence of Opposition
Special Minimum Building Line Block Renewal
Subdivisions:
Houston Heights
File Number:
41REN
Minimum Building Line:
22 Feet
Property owner protesting application
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: September 22, 2022
Reference: MBL 41REN
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


CORTLANDT STREET
E 7TH STREET
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644
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625
617
611
609
607
0
200
400
Feet
N
Surrounding Land Use
Special Minimum
Building Line Block
Renewal
Subdivisions:
Houston Heights
File Number:
41REN
Minimum Building Line:
22 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: September 22, 2022
Reference: MBL 41REN
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: Hassan
Sent: Thursday, July 21, 2022 11:35 AM
To: Caldwell, Davonte - PD
Subject: Special Minimum Building Line Block Renewal Application

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

Hello Mr. Caldwell,
My name is Abdolreza Nikooei and I am the property owner of 638 Harvard Street.
This is to inform you that I am opposed to this renewal application of a Special Minimum Building Line Block, as we already have enough restrictions in the heights area, and any more restrictions will add to taking away property owners rights.

Regards,
A.H. Nikooei

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED MAY 20 2022 By Davonte caldwell

Special Minimum Building Line Block (SMBLB) Renewal Application

RECEIVED MAY 6 2022 PLANNING AND DEVELOPMENT DIRECTOR'S OFFICE

Main Applicant Information (required)

Full Name: Jennings B Smalley Date: May 3 2022

Address: 643 Harvard St
Street Address | Apartment/Unit #

Houston | TX | 77007
City | State | ZIP Code

Phone: 310-985-0883 Email: [redacted]

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 & Development Department? YES ☐ NO ☑ If yes, what was the date of the meeting?

Does the application boundary have deed restrictions? YES ☐ NO ☑ If yes, do they address a Minimum Building Line?

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")
600 Block of Harvard St, east and west sides, between White Oak Dr and E 7th St

Signature of applicant: J. Ryan Smalley

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address | Apartment/Unit #

City | State | ZIP Code

Phone: Email

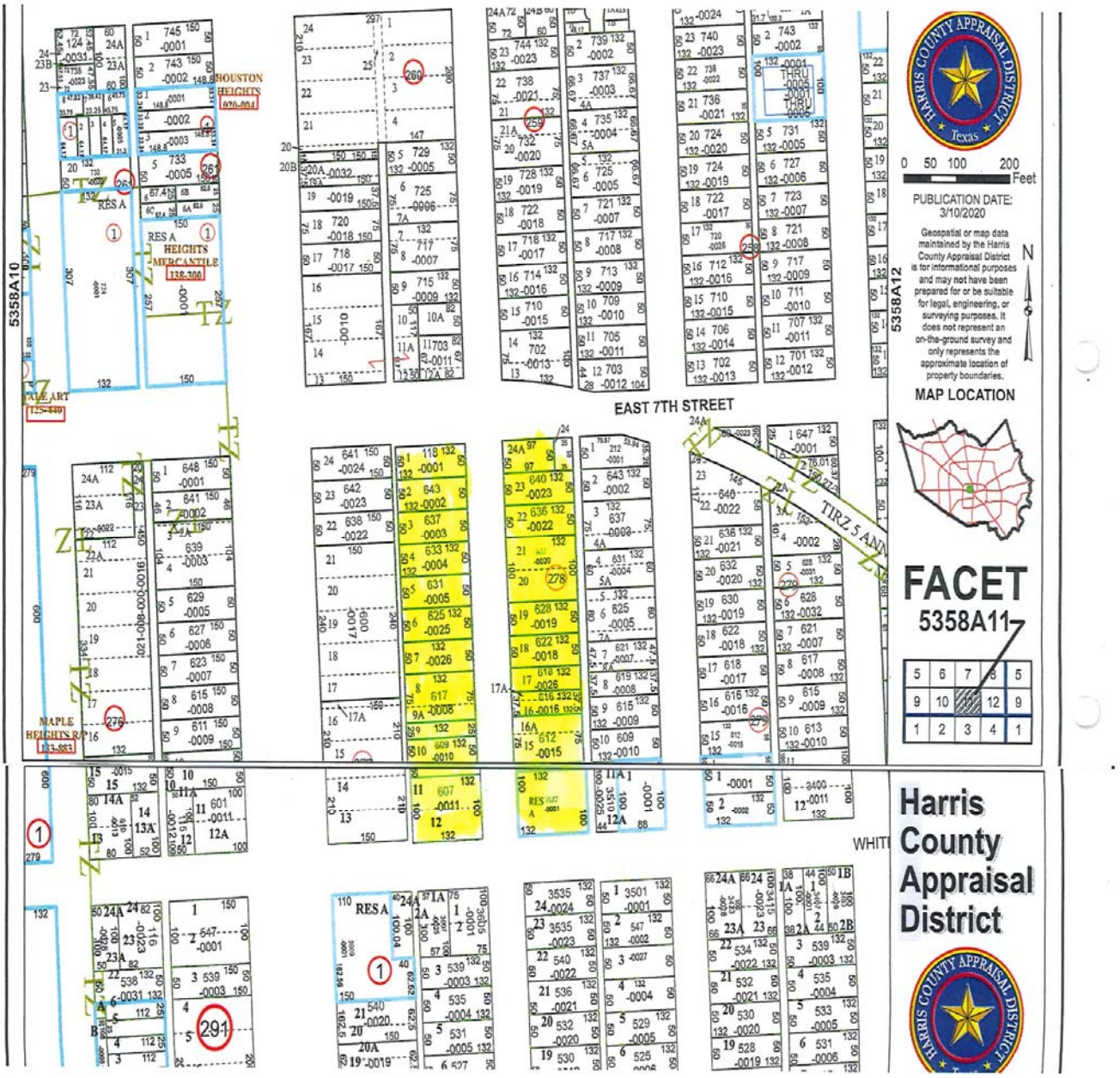
Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 41
File Number renewed: 41 REN
City Council District: C

Super Neighborhood: Greater Heights
Planner Assigned: Davonte caldwell

4


EAST 7TH STREET
HOUSTON HEIGHTS
HEIGHTS MERCANTILE
MAPLE HEIGHTS
RES A
TIRZ 5 ANN
5358A10
5358A12
0 50 100 200 Feet
PUBLICATION DATE: 3/10/2020
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.
N
MAP LOCATION
FACET
5358A11
Harris County Appraisal District