HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 13, 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 October 13, 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

October 13, 2022 2:30 p.m.

Call to Order
Director's Report
Approval of the September 29, 2022 Planning Commission Meeting Minutes

I. 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, Devin Crittle, Arum Lee, Aracely Rodriguez and John Cedillo)
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(Ramon Jaime-Leon)

II. Establish a public hearing date of November 10, 2022

a. Jackson Hill Grove
b. Mangum Medical Plaza
c. Marisol Sec 4
d. Southland Terrace partial replat no 2
e. Sunterra Sec 14 partial replat no 1
f. Towne Lake Sec 63 partial replat no 1

III. Public Comment

IV. Excuse the absences of Commissioner Alleman

V. Adjournment

Minutes of the Houston Planning Commission

September 29, 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	Present
David Abraham	Present at 2:48 p.m. during item I
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 p.m. after approval of minutes
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present
Linda Porras-Pirtle	Present at 2:32 p.m. during Chair's Report
Kevin Robins	Present
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 5:08 p.m. after item III
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Absent

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 15, 2022 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 15, 2022 Planning Commission meeting minutes.
Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

I. PUBLIC HEARING FOR THE PROPOSED RESIDENTIAL BUFFERING ORDINANCE AMENDMENTS

Presentation by Suvidha Bandi; no action taken.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-127)

Items removed for separate consideration: **2, 8, 9, 10, 11, 24, 35, 27, 39, 40, 69 and 82.**

Staff recommendation: Approve staff's recommendations for items **1-127**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-127,** subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Jones** Second: **Rosenberg** Vote: **Unanimous** Abstaining**: None**

Staff recommendation: Approve staff's recommendation for items **2, 8, 9, 10, 11, 24, 25, 27, 39, 40, 69, and 82** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **2, 8, 9, 10, 11, 24, 25, 27, 39, 40, 69, and 82** subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Victor** Vote: **Carried** Abstaining**: Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

128 Brinkman Green C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

129 Clairmont Place Sec 1 partial replat no 11 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

130 Foster Place partial replat no 32 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

131 John Dreaper Villas C3N Approve
Staff recommendation: Grant the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining**: None**
Speakers: Thomas Raith, Maing Li, Rusty Rockwell – supportive

132 Lakewood Pines Sec 14 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

133 Long Point Acres partial replat no 10 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining**: None**

134 North Church Reserve C3N Withdraw

135 Park at Champions Park C3N Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining**: None**

136 Pecan Park Replat and Extension partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Baldwin** Vote: **Unanimous** Abstaining**: None**

137 Ruth Street Estates C3N Disapprove
Staff recommendation: Disapprove.
Commission action: Disapproved.
Motion: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining**: None**

138 Shepherd Oaks partial replat no 2 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application.
Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining**: None**
Speaker: Chris Ochterbeck – opposed; Ahmed Ghlay, Houston Public Works Office of the City Engineer (OCE)

139 Sunterra Sec 16 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Hines** Vote: **Unanimous** Abstaining**: None**

140 Sunterra Sec 24 replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Nelson** Vote: **Unanimous** Abstaining**: None**

141 Timmerman Estates C3N Defer
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining**: None**

142 Welch Crossing **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining**: None**

143 Westhaven Estates Sec 2 partial replat no 12 **C3N** **Withdraw**

144 Whispering Pines Estates partial replat no 13 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining**: None**
Speaker: Claus Gundlach – position not stated

D VARIANCES

145 Lexen Court **C3R** **Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Victor** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
Speaker: Carl Sandin – opposed

146 Lodge Reserves **C2** **Withdraw**

147 Mansfield Life **C3R** **Defer**
Staff recommendation: Defer the application per Councilmember request.
Commission action: Deferred the application per Councilmember request.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker: Larry Evans – opposed

148 Trails GP **GP** **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: **Porras-Pirtle** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

149 Devonshire Park **C3P** **Defer**
Staff recommendation: Defer the application per applicant request.
Commission action: Deferred the application per applicant request.
Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

150 Park at Pinemont C3R Defer

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

Commission action: Deferred the application.

Motion: **Baldwin** Second: **Abraham** Vote: **Carried** Opposed: **Porras-Pirtle and Robins**

Speakers: Jake Patrick, applicant – supportive; Leigh A. Edwards, William Dolk, James Matter – opposed; Eileen Egan – position not stated

G EXTENSIONS OF APPROVAL

151	**Becker Landing Sec 1**	**EOA**	**Approve**
152	**Breckenridge East Detention Reserve Sec 2**	**EOA**	**Approve**
153	**Fairfield Waugh**	**EOA**	**Approve**
154	**Harris County Emergency Services District No 13 Fire Station No25 replat no 1**	**EOA**	**Approve**
155	**Lien Hoa Temple**	**EOA**	**Approve**
156	**Salazar Partition**	**EOA**	**Approve**
157	**Shamshear Park Plaza**	**EOA**	**Approve**
158	**Winward Sec 10**	**EOA**	**Approve**

H NAME CHANGES

159	**Dunvale Village Amending Plat No 1 partial replat No 1 (Prev. Dunvale Village partial replat No 1)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

160	**22759 Cox Street**	**COC**	**Approve**
161	**23638 3rd Street**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 151-161.

Commission Action: Approved staff's recommendation for items 151-161.

Motion: **Garza** Second: **Robins** Vote: **Carried** Abstaining: **Heisch 153 and 158**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

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

Staff recommendation: Establish a public hearing date of October 27, 2022 for item III a-k.
Commission action: Established a public hearing date of October 27, 2022 for item III a-k.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

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 **Deferred**

Staff recommendation: Defer the application and continue the public hearing on December 1.
Commission action: Deferred the application, to continue the public hearing on December 1.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

POINT OF PERSONAL PRIVILEGE
A Point of Personal Privilege was given by the Chair to Director Margaret Wallace Brown, who introduced planning students.

V. PUBLIC COMMENT
George Fry commented about withdrawn consent item Ella Timbergrove; Traci Riley spoke about related school safety.

ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

_____ _____

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Allison Park Sec 6	C3F	
2	Allison Park Sec 7	C3F	
3	Astoria Medical Center	C2	
4	Breckenridge Forest North Sec 4	C3P	
5	Bridgeland Migration Way Street Dedication Sec 1	SP	
6	Bridgeland Prairieland Village Sec 22	C3F	
7	Bridgeland Prairieland Village Sec 23	C3F	
8	Bridgeland Prairieland Village Sec 33	C3P	
9	Bridgeland Prairieland Village Sec 34	C3P	
10	Brinkman Green	C3F	
11	Clairmont Place Sec 1 partial replat no 11	C3F	
12	Crawford Place replat no 1 and extension	C3F	
13	Cypress Creek Memorial Heights	C3F	
14	Cypress Point Reserve	C2	
15	Dellrose Sec 19	C3F	
16	East Canteras	C2	
17	Elyson Sec 48	C3F	
18	Elyson Sec 49	C3F	
19	First Metropolitan Church of Houston	C2	
20	Game Creek Reserve	C3F	
21	Gentle Shadow Drive Street Dedication	SP	
22	Hughes Developers LLC	C2	
23	Katy Legacy Detention	C2	DEF1
24	Kermier Road and Mallard Crossing Drive Street Dedication	C3P	DEF1
25	Kuykendahl Oaks	C3F	
26	Lakewood Pines Sec 14 partial replat no 1	C3F	
27	Marvida GP	GP	
28	Maury North	C3F	
29	Maury South	C3F	
30	McFarland Court partial replat no 3	C3F	
31	New Caney Pioneer Crossing	C2	DEF1
32	Our Community Birth Center	C2	
33	Paul Quinn Villas	C3F	DEF1
34	Pecan Park Replat and Extension partial replat no 1	C3F	
35	Plaza Estates at Old Yale	C2	DEF1
36	QuikTrip 7940 Addition	C2	
37	Riverside Terrace Sec 1 partial replat no 8	C3F	
38	Royal Pines Sec 3	C3F	DEF1
39	Sentinel Self Storage Tomball	C2	
40	Simsbrook Village	C3P	
41	South New Hope Housing Gray	C2	
42	Spring Cypress Road tract	C2	DEF2

Item No.	Subdivision Plat Name	App Type	Deferral
43	Spring Homes	C3P	
44	Sunterra Sec 16 partial replat no 1	C3F	
45	Sunterra Sec 24 replat no 1	C3F	
46	Valencia Heights	C3F	DEF1
47	Villas on Center	C2	DEF2
48	Welch Crossing	C3F	
49	West Tajian Development	C2	DEF1
50	Westgreen Boulevard Street Dedication Sec 8	C3P	
51	Westheimer Estates partial replat no 15	C3F	
52	Willowbend Point	C3F	
53	Yocum Gardens partial replat no 2	C3F	

B-Replats

54	Alethea Commercial Center	C2R	
55	All Seasons Square	C2R	
56	Alpine Northwest Business Park	C2R	DEF1
57	Bauer Business Park	C2R	
58	BellKnap South Development	C2R	DEF1
59	Big Family Rancho	C2R	
60	Blue Bonnet Estates partial replat no 4	C2R	DEF2
61	Brandon Estates	C2R	
62	Broadway Square	C3R	
63	Brunner Addition partial replat no 5	C2R	
64	Calvin Manor	C2R	
65	Carverdale Development	C2R	DEF2
66	Checkout Fry Road	C2R	
67	Clevie Courts	C2R	DEF2
68	Colonial Gardens partial replat no 3	C2R	DEF2
69	Cubica Carmel	C2R	DEF1
70	Denmark Estates	C2R	DEF1
71	Dixie Swift Pro LLC	C2R	DEF1
72	Eastend at Buffalo Bayou	C2R	DEF1
73	Estates at Northwood	C2R	
74	Estates at Wheatley Street	C3R	
75	Garland Estates on Fortune	C2R	
76	Goldsby Estates	C2R	
77	Gran Villa	C2R	
78	Green Oaks On Broadhurst	C3R	DEF1
79	Groves West Lake Reserve	C2R	
80	Haven at Highland	C3R	DEF2
81	Heaven Dream Homes	C2R	
82	James Franklin Place	C2R	
83	Kallie Landing	C2R	DEF1
84	Kallie Villas	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Kings River Sec 1	C3R	
86	Live Oak Modern Farmhouses	C2R	DEF1
87	Lively Landing	C2R	
88	Lucky Estates	C2R	
89	Lucky Gardens	C2R	
90	Marcolin Manor	C2R	DEF1
91	Martinas at Milby	C2R	DEF1
92	Montrose Addition partial replat no 8	C2R	
93	Murdock Manor	C2R	DEF2
94	Omotayo Court	C2R	
95	OST Estates	C2R	DEF1
96	Peerless Court	C2R	DEF1
97	Plaza Estate at Hollins Heights	C2R	
98	Plaza Estates at Sandle	C2R	
99	Premiere Surgical Arts	C2R	
100	R and J Grant Property Addition replat no 1	C2R	
101	Schade Estates	C2R	DEF1
102	Shadydale Addition partial replat no 2	C2R	
103	Sharif Fuels Commercial	C2R	
104	Sunnyside Place partial replat no 3	C2R	DEF1
105	Thornton Estates	C3R	DEF1
106	Tomball Parkway Center	C2R	
107	Unika Village in the Heights	C2R	
108	Vance Place	C2R	
109	Vaquero Antoine Addition	C2R	DEF2
110	Vault Furman Industrial Park	C2R	
111	Villas at East 39th Street	C2R	DEF1
112	Villas at Kansas	C2R	DEF2
113	Villas at Kolb	C2R	
114	Warwick Enclave	C2R	DEF2
115	West Donovan Court	C3R	
116	Yas Crossing	C2R	

C-Public Hearings Requiring Notification

117	Arales Properties at Force	C3N	
118	Bicycle Bungalows replat no 2	C3N	
119	Bise Townhomes	C3N	
120	Brickfielder Townhomes	C3N	
121	Brun Villas	C3N	
122	Champions South partial replat no 1	C3N	
123	Geneva Place	C3N	
124	Goertz Addition	C3N	
125	Mistral Townhomes	C3N	
126	Park at Champions Park	C3N	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
127	Park Place partial replat no 6	C3N	
128	Park Place partial replat no 7	C3N	
129	Pinecrest Sec 1 replat no 1 and extension	C3N	
130	Rosewood Estates partial replat no 2	C3N	
131	Shepherd Oaks partial replat no 2	C3N	DEF2
132	Timmerman Estates	C3N	DEF1
133	Winter Bay Estates	C3N	
134	Wrenwood partial replat no 5	C3N	
135	Yocum Gardens partial replat no 3	C3N	

D-Variances

136	Indian Springs Sec 1	C3P	
137	Lexen Court	C3R	DEF2
138	Mansfield Life	C3R	DEF2
139	Morton 180 Tract GP	GP	

E-Special Exceptions

None

F-Reconsideration of Requirements

140	Devonshire Park	C3P	DEF2
141	Highland Meadows Mobile Home Park Sec 1	C3P	
142	Park at Pinemont	C3R	DEF2

G-Extensions of Approval

143	Brandon Manor	EOA	
144	CWE Houston Shepherd North	EOA	
145	CWE Houston Shepherd South	EOA	
146	Homestead Village Willowbrook replat no 1	EOA	
147	Jubilee Haven Boulevard Street Dedication and Reserves Sec 1	EOA	
148	Sorella Heights Drive Street Dedication Sec 1	EOA	
149	Sorella Sec 2	EOA	

H-Name Changes

150	Southwest Elementary (prev. Southwest Campus Anderson)	NC	

I-Certification of Compliance

151	19706 Holly Glen	COC	
152	25345 Lamar Lane	COC	

Item No.	Subdivision Plat Name	App Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

153	10251 Bridgeland Lane	DPV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Allison Park Sec 6	2022-2456	C3F	Harris	City	574T	13.56	0.39	90	LJA	LJA Engineering, Inc.- (Houston Office)
2	Allison Park Sec 7	2022-2458	C3F	Harris	City	574T	13.94	0.56	90	LJA	LJA Engineering, Inc.- (Houston Office)
3	Astoria Medical Center	2022-2350	C2	Harris	City/ ETJ	616D	5.00	5.00	0	Astoria Medical Group	Tetra Land Services
4	Breckenridge Forest North Sec 4	2022-2401	C3P	Harris	ETJ	293U	24.11	7.16	71	KB Homes Houston Division	Vogler & Spencer Engineering, Inc.
5	Bridgeland Migration Way Street Dedication Sec 1	2022-2412	SP	Harris	ETJ	365N	0.83	0.00	0	Bridgeland Development, LP	BGE, Inc.
6	Bridgeland Prairieland Village Sec 22	2022-2410	C3F	Harris	ETJ	365N	15.70	6.94	40	Bridgeland Development, LP	BGE, Inc.
7	Bridgeland Prairieland Village Sec 23	2022-2411	C3F	Harris	ETJ	365N	25.70	13.24	46	Bridgeland Development, LP	BGE, Inc.
8	Bridgeland Prairieland Village Sec 33	2022-2465	C3P	Harris	ETJ	365N	22.14	5.54	51	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
9	Bridgeland Prairieland Village Sec 34	2022-2447	C3P	Harris	ETJ	365J	16.55	8.72	46	Bridgeland Devlopment L.P.	LJA Engineering, Inc - (Woodlands Office)
10	Brinkman Green	2022-2455	C3F	Harris	City	452L	0.18	0.00	4	Stoneworks, LLC	Total Surveyors, Inc.
11	Clairmont Place Sec 1 partial replat no 11	2022-2433	C3F	Harris	City	455F	0.37	0.00	6	PEMEX Investmenets	Texas Land Maps
12	Crawford Place replat no 1 and extension	2022-2270	C3F	Harris	City	493X	0.34	0.00	7	Home Art Construction	Gruller Surveying
13	Cypress Creek Memorial Heights	2022-2459	C3F	Harris	ETJ	333J	24.09	4.22	111	SS J, LLC	C & C Surveying, Inc
14	Cypress Point Reserve	2022-2466	C2	Harris	ETJ	327X	3.16	3.16	0	Mazzarino Construction	Total Surveyors, Inc.
15	Dellrose Sec 19	2022-2485	C3F	Harris	ETJ	325J	31.05	3.10	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
16	East Canteras	2022-2298	C2	Harris	City	494N	0.23	0.00	5	Integrity Rock Construction and Design	South Texas Surveying Associates, Inc.
17	Elyson Sec 48	2022-2417	C3F	Harris	ETJ	404M	16.38	1.33	73	Nash FM 529, LLC.	BGE, Inc.
18	Elyson Sec 49	2022-2418	C3F	Harris	ETJ	404M	13.25	0.42	68	Nash FM 529, LLC.	BGE, Inc.
19	First Metropolitan Church of Houston	2022-2460	C2	Harris	ETJ	410E	18.85	18.85	0	First Metropolitan Church of Houston	McKim and Creed
20	Game Creek Reserve	2022-2436	C3F	Harris	City	491W	4.67	4.67	0	ALJ Lindsey	Windrose
21	Gentle Shadow Drive Street Dedication	2022-2271	SP	Harris	ETJ	285Q	0.26	0.00	0	LGI Homes	Pape-Dawson Engineers
22	Hughes Developers LLC	2022-2457	C2	Harris	City	576Y	1.73	1.73	0	Advance Surveying, Inc.	Advance Surveying, Inc.
23	Katy Legacy Detention (DEF1)	2022-2306	C2	Harris	ETJ	405X	59.82	59.21	0	HCMUD No 540	Costello, 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
24	Kermier Road and Mallard Crossing Drive Street Dedication (DEF1)	2022-2392	C3P	Harris	ETJ	323V	16.14	9.24	0	Grand Prairie Development LLC	Meta Planning + Design LLC
25	Kuykendahl Oaks	2022-2467	C3F	Harris	ETJ	331V	24.53	7.96	115	Bammel Oaks, LTD.,	EHRA
26	Lakewood Pines Sec 14 partial replat no 1	2022-2472	C3F	Harris	ETJ	377T	2.63	2.63	9	KB HOME LONE STAR, INC	Quiddity Engineering - Katy
27	Marvida GP	2022-2442	GP	Harris	ETJ	406F	854.90	0.00	0	Astro Marvida, L.P.	Quiddity Engineering
28	Maury North	2022-2426	C3F	Harris	City	493D	2.01	0.04	50	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
29	Maury South	2022-2427	C3F	Harris	City	493D	0.86	0.01	23	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
30	McFarland Court partial replat no 3	2022-2400	C3F	Harris	City	453T	0.28	0.00	3	N/A	replats.com
31	New Caney Pioneer Crossing (DEF1)	2022-2042	C2	Montgomery	ETJ	256L	14.62	0.00	2	New Caney Pioneer Crossing, LLC	Arceneaux Wilson & Cole Engineering
32	Our Community Birth Center	2022-2416	C2	Harris	City	576S	0.74	0.74	0	Bay Area Community Birth Center	Windrose
33	Paul Quinn Villas (DEF1)	2022-2360	C3F	Harris	City	452C	0.49	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
34	Pecan Park Replat and Extension partial replat no 1	2022-2435	C3F	Harris	City	535E	0.13	0.00	1	Corrales Builds	Texas Land Maps
35	Plaza Estates at Old Yale (DEF1)	2022-2268	C2	Harris	City	452M	1.00	0.09	20	New Era Development	New Era Development & Land Services
36	QuikTrip 7940 Addition	2022-2296	C2	Harris	City	573J	3.39	3.39	0	QuikTrip Corporation	Matkin Hoover Engineering
37	Riverside Terrace Sec 1 partial replat no 8	2022-2496	C3F	Harris	City	533B	1.23	1.23	0	Panjwani Properties, LTD.	Century Engineering, Inc
38	Royal Pines Sec 3 (DEF1)	2022-2368	C3F	Montgomery	ETJ	297E	18.09	1.33	105	Ashton Woods	Meta Planning + Design LLC
39	Sentinel Self Storage Tomball	2022-2395	C2	Harris	ETJ	286Q	4.74	4.74	0	Pupo Investments Inc	Baker Lawson Inc
40	Simsbrook Village	2022-2388	C3P	Harris	City	572P	15.01	3.12	82	BURGHLI DEVELOPMENT, LLC	Survey 1, Inc.
41	South New Hope Housing Gray	2022-2477	C2	Harris	City	493V	2.18	2.18	0	New Hope Housing, Inc.	Windrose
42	Spring Cypress Road tract (DEF2)	2022-2262	C2	Harris	ETJ	328Q	9.02	9.01	0	Lakewood 22 LLC.	Meta Planning + Design LLC
43	Spring Homes	2022-2393	C3P	Harris	ETJ	291Z	3.27	0.48	24	Spring Homes, Inc.	HRS and Associates, LLC
44	Sunterra Sec 16 partial replat no 1	2022-2463	C3F	Waller	ETJ	444A	0.04	0.00	0	Astro Sunterra, L.P.	Quiddity Engineering - Katy
45	Sunterra Sec 24 replat no 1	2022-2449	C3F	Waller	ETJ	443G	26.73	3.00	112	Astro Sunterra, L.P.	Quiddity Engineering - Katy
46	Valencia Heights (DEF1)	2022-2309	C3F	Harris	City	452M	0.89	0.01	17	Valenciaheights LLC	Interland Surveying
47	Villas on Center (DEF2)	2022-2267	C2	Harris	City	493E	0.11	0.00	2	3213 Center Holdings, LLC	ICMC GROUP 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
48	Welch Crossing	2022-2451	C3F	Harris	City	492R	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
49	West Tajian Development (DEF1)	2022-2294	C2	Fort Bend	ETJ	526E	1.61	1.61	0	FM 1093 Lakemont, Ltd.	Pedraza Surveying, LLC
50	Westgreen Boulevard Street Dedication Sec 8	2022-2440	C3P	Harris	ETJ	406A	3.07	0.00	0	Astro Marvida, L.P.	Quiddity Engineering
51	Westheimer Estates partial replat no 15	2022-2398	C3F	Harris	City	491T	0.78	0.18	16	MACEY FAMILY PROPERTIES, LTD	MOMENTUM EGINEERING
52	Willowbend Point	2022-2403	C3F	Harris	City	532W	8.67	1.13	169	Willowbend Point, L.P.	City Choice Group, LLC
53	Yocum Gardens partial replat no 2	2022-2397	C3F	Harris	City	451N	0.30	0.01	8	Key Investment LLC	MOMENTUM EGINEERING

B-Replats

54	Alethea Commercial Center	2022-2423	C2R	Harris	City	531J	0.31	0.31	0	INVESTMENTS ELD LLC	Surv-Tex surveying Inc.
55	All Seasons Square	2022-2207	C2R	Harris	City	335T	4.87	4.87	0	Action Surveying	Action Surveying
56	Alpine Northwest Business Park (DEF1)	2022-2383	C2R	Harris	ETJ	283Y	21.68	21.68	0	Alpine Engineering and Construction, LLC	Gruller Surveying
57	Bauer Business Park	2022-2409	C2R	Harris	ETJ	325B	10.10	9.92	0	ATR Engineering	The Pinnell Group, LLC
58	BellKnap South Development (DEF1)	2022-2329	C2R	Harris	City	410Y	0.56	0.00	3	Grand Estate Mutual, LLC	Doshi Engineering & Surveying Company
59	Big Family Rancho	2022-2402	C2R	Harris	City	574U	2.81	0.00	1	Timeline Survey, LLC	Timeline Survey, LLC
60	Blue Bonnet Estates partial replat no 4 (DEF2)	2022-2220	C2R	Harris	City	533Y	0.23	0.00	2	Alejandro Ortiz Construction, LLC	South Texas Surveying Associates, Inc.
61	Brandon Estates	2022-2425	C2R	Harris	City	533U	0.11	0.00	2	Instabuild786 Construction LLc	RP & Associates
62	Broadway Square	2022-2497	C3R	Harris	City	576K	3.49	0.09	61	Survey Solutions of Texas	Survey Solutions of Texas
63	Brunner Addition partial replat no 5	2022-2415	C2R	Harris	City	492G	0.11	0.00	2	H&M Engineering Construction and Remodeling LLC	South Texas Surveying Associates, Inc.
64	Calvin Manor	2022-2405	C2R	Harris	City	412X	0.20	0.00	2	Green Valley Construction, LLC	The Interfield Group
65	Carverdale Development (DEF2)	2022-2112	C2R	Harris	City	450A	0.28	0.28	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Checkout Fry Road	2022-2422	C2R	Harris	ETJ	406Y	2.00	2.00	0	Hut Enterprises. LLC	Century Engineering, Inc
67	Clevie Courts (DEF2)	2022-2241	C2R	Harris	City	412S	0.21	0.00	3	TACM CONSULTS LLC	CGES|Bailey Planning
68	Colonial Gardens partial replat no 3 (DEF2)	2022-2251	C2R	Harris	City	453L	0.14	0.00	2	Francos Homes Enterprises	Windrose
69	Cubica Carmel (DEF1)	2022-2299	C2R	Harris	City	411Z	0.17	0.00	3	Algebra Living, LLC	Core
70	Denmark Estates (DEF1)	2022-2283	C2R	Harris	City	454L	0.62	0.00	8	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
71	Dixie Swift Pro LLC (DEF1)	2022-2342	C2R	Harris	City	534V	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
72	Eastend at Buffalo Bayou (DEF1)	2022-2199	C2R	Harris	City	494P	0.12	0.00	3	Tejano Living Realty LLC Series A	Pedraza Surveying, LLC
73	Estates at Northwood	2022-2419	C2R	Harris	City	453T	0.22	0.00	3	Bradshaw Heights Properties, LLC	Probstfeld & Associates, Inc.
74	Estates at Wheatley Street	2022-2328	C3R	Harris	City	452B	1.84	0.04	31	DacasaHomes	PLS CONSTRUCTION LAYOUT, INC
75	Garland Estates on Fortune	2022-2408	C2R	Harris	City	412U	0.19	0.00	2	Green Valley Construction, LLC	The Interfield Group
76	Goldsby Estates	2022-2247	C2R	Harris	City	453R	0.47	0.03	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
77	Gran Villa	2022-2495	C2R	Harris	City	412P	0.24	0.00	4	Royalty Homes, LLC	Chesterfield Development Services
78	Green Oaks On Broadhurst (DEF1)	2022-2376	C3R	Harris	City	572Y	2.41	0.21	26	Green Valley Construction, LLC	The Interfield Group
79	Groves West Lake Reserve	2022-2445	C2R	Harris	ETJ	377G	5.71	5.71	0	CF CSLK Groves, LLC	BGE, Inc.
80	Haven at Highland (DEF2)	2022-2275	C3R	Harris	City	412X	1.96	0.03	41	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
81	Heaven Dream Homes	2022-2424	C2R	Harris	City	533P	0.11	0.00	2	Heaven Dream Homes	RP & Associates
82	James Franklin Place	2022-2486	C2R	Harris	City	412T	0.33	0.00	4	CGES|Bailey Planning	CGES|Bailey Planning
83	Kallie Landing (DEF1)	2022-2365	C2R	Harris	City	412U	0.17	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
84	Kallie Villas (DEF1)	2022-2384	C2R	Harris	City	412T	0.16	0.00	2	Kallie's Construction Co.	Chesterfield Development Services
85	Kings River Sec 1	2022-2475	C3R	Harris	ETJ	337Q	17.60	7.86	92	Pinehurst Trail Holdings	Meta Planning + Design LLC
86	Live Oak Modern Farmhouses (DEF1)	2022-2119	C2R	Harris	City	493U	0.23	0.00	6	Burco Investments, LLC.	ICMC GROUP INC
87	Lively Landing	2022-2499	C2R	Harris	City	494N	0.11	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
88	Lucky Estates	2022-2407	C2R	Harris	City	412T	0.15	0.00	2	Green Valley Construction, LLC	The Interfield Group
89	Lucky Gardens	2022-2406	C2R	Harris	City	412U	0.15	0.00	2	Green Valley Construction, LLC	The Interfield Group
90	Marcolin Manor (DEF1)	2022-2381	C2R	Harris	City	412P	0.26	0.00	4	Diaz Group	RED CONSULTANTS
91	Martinas at Milby (DEF1)	2022-2313	C2R	Harris	City	494N	0.22	0.00	6	Geometry Developments, LLC	Core
92	Montrose Addition partial replat no 8	2022-2387	C2R	Harris	City	493S	2.46	2.46	0	SE Montrose LLC	M2L Associates, Inc.
93	Murdock Manor (DEF2)	2022-2234	C2R	Harris	City	573U	0.48	0.00	8	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
94	Omotayo Court	2022-2479	C2R	Harris	City	493G	0.09	0.00	2	CGES|Bailey Planning	CGES|Bailey Planning

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
95	OST Estates (DEF1)	2022-2310	C2R	Harris	City	533K	0.69	0.11	14	Danani LLC	RP & Associates
96	Peerless Court (DEF1)	2022-2159	C2R	Harris	City	533K	0.28	0.00	7	DELRIO PARK LP	ICMC GROUP INC
97	Plaza Estate at Hollins Heights	2022-2413	C2R	Harris	City	453N	0.14	0.00	3	New Era Development	New Era Development & Land Services
98	Plaza Estates at Sandle	2022-2444	C2R	Harris	City	412T	0.19	0.00	2	New Era Development	New Era Development & Land Services
99	Premiere Surgical Arts	2022-2394	C2R	Harris	City	453X	0.90	0.90	0	SMG Assets, LLC	REKHA ENGINEERING, INC.
100	R and J Grant Property Addition replat no 1	2022-2483	C2R	Harris	ETJ	410H	5.27	5.27	0	PRO-SURV	PROSURV
101	Schade Estates (DEF1)	2022-2281	C2R	Harris	City	452U	0.10	0.00	2	n/a	Jt Architectural design
102	Shadydale Addition partial replat no 2	2022-2336	C2R	Harris	City	454H	0.41	0.41	3	Robert Keith Hulett	PEA Group
103	Sharif Fuels Commercial	2022-2414	C2R	Harris	City	453L	0.32	0.32	0	GEO Environmental	Tetra Land Services
104	Sunnyside Place partial replat no 3 (DEF1)	2022-2359	C2R	Harris	City	533U	0.13	0.00	2	Four Dogs Pack, LLC	Tetra Land Services
105	Thornton Estates (DEF1)	2022-2178	C3R	Harris	City	452L	2.25	0.03	35	CAS Consultants, LLC	CAS Consultants, LLC
106	Tomball Parkway Center	2022-2469	C2R	Harris	City/ ETJ	328D	3.94	3.94	0	JR 27909, LLC	McKim and Creed
107	Unika Village in the Heights	2022-2434	C2R	Harris	City	492D	0.30	0.00	3	SEM SERVICES	SEM SERVICES
108	Vance Place	2022-2484	C2R	Harris	City	454J	0.22	0.00	4	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
109	Vaquero Antoine Addition (DEF2)	2022-2044	C2R	Harris	City	451Q	3.24	3.24	0	Groove 34th Antoine Partners, LP	JPH
110	Vault Furman Industrial Park	2022-2470	C2R	Harris	City/ ETJ	573T	12.00	11.78	0	WGA Consulting Engineers	Windrose
111	Villas at East 39th Street (DEF1)	2022-2229	C2R	Harris	City	453N	0.21	0.00	3	Burco Investments, LLC.	ICMC GROUP INC
112	Villas at Kansas (DEF2)	2022-2264	C2R	Harris	City	492B	0.12	0.00	3	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
113	Villas at Kolb	2022-2501	C2R	Harris	City	493E	0.12	0.00	2	Wisam Holdings, LLC	ICMC GROUP INC
114	Warwick Enclave (DEF2)	2022-2282	C2R	Harris	City	454D	0.46	0.00	6	Adeo Homes LLC	The Interfield Group
115	West Donovan Court	2022-2493	C3R	Harris	City	452C	4.95	0.50	58	Titan Homes	The Interfield Group
116	Yas Crossing	2022-2464	C2R	Harris	City	533Y	0.11	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas

C-Public Hearings Requiring Notification

117	Arales Properties at Force	2022-2194	C3N	Harris	City	494D	0.15	0.00	3	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
118	Bicycle Bungalows replat no 2	2022-2222	C3N	Harris	City	493E	0.15	0.00	3	Stone Throw Solutions, LLC	Probstfeld & Associates, 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
119	Bise Townhomes	2022-2195	C3N	Harris	City	533R	0.16	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM EGINEERING
120	Brickfielder Townhomes	2022-2197	C3N	Harris	City	533R	0.18	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM EGINEERING
121	Brun Villas	2022-2137	C3N	Harris	City	492R	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
122	Champions South partial replat no 1	2022-2263	C3N	Harris	ETJ	370C	0.40	0.00	1	Jeffrey Kanaly	Hovis Surveying Company Inc.
123	Geneva Place	2022-1946	C3N	Harris	City	533B	0.25	0.00	5	J DAVIS REAL ESTATE INVESTORS, LLC	Sheer Homes, Inc.
124	Goertz Addition	2022-2043	C3N	Harris	ETJ	327S	1.00	0.00	1	Owner	Cumulus Design
125	Mistral Townhomes	2022-2196	C3N	Harris	City	533R	0.18	0.00	3	Prosperity Homes/Umran Martin, LLC	MOMENTUM EGINEERING
126	Park at Champions Park (DEF1)	2022-2032	C3N	Harris	ETJ	370A	3.89	3.89	0	Sander Engineering Corporation	Windrose
127	Park Place partial replat no 6	2022-2211	C3N	Harris	City	535P	0.59	0.59	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
128	Park Place partial replat no 7	2022-2216	C3N	Harris	City	535P	0.55	0.55	0	INTERBUILD CONSTRUCTION, LP	South Texas Surveying Associates, Inc.
129	Pinecrest Sec 1 replat no 1 and extension	2022-1833	C3N	Harris	City	450J	6.58	1.09	74	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
130	Rosewood Estates partial replat no 2	2022-2236	C3N	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services
131	Shepherd Oaks partial replat no 2 (DEF2)	2022-1970	C3N	Harris	City	452G	0.36	0.00	9	Key Investment LLC	MOMENTUM EGINEERING
132	Timmerman Estates (DEF1)	2022-1992	C3N	Harris	City	455C	0.16	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
133	Winter Bay Estates	2022-1925	C3N	Harris	City	412P	0.18	0.00	2	Oc Plans & Permits	Oc Plans & Permits
134	Wrenwood partial replat no 5	2022-2206	C3N	Harris	City	449X	0.63	0.00	7	CS1 Properties, LLC	South Texas Surveying Associates, Inc.
135	Yocum Gardens partial replat no 3	2022-2278	C3N	Harris	City	451N	0.30	0.01	8	New Era Development	New Era Development & Land Services

D-Variances

136	Indian Springs Sec 1	2022-2454	C3P	Harris	ETJ	378G	70.48	34.94	185	Blackline Engineering LLC	Blackline Engineering
137	Lexen Court (DEF2)	2022-2037	C3R	Harris	City	451D	1.96	0.08	46	Interfield, Inc.	The Interfield Group
138	Mansfield Life (DEF2)	2022-1947	C3R	Harris	City	452B	1.91	0.16	30	Umran 1407 Mansfield, LLC	MOMENTUM EGINEERING
139	Morton 180 Tract GP	2022-2502	GP	Waller	ETJ	443M	179.80	0.00	0	Texas Land Holdings LLC	EHRA

E-Special Exceptions

None

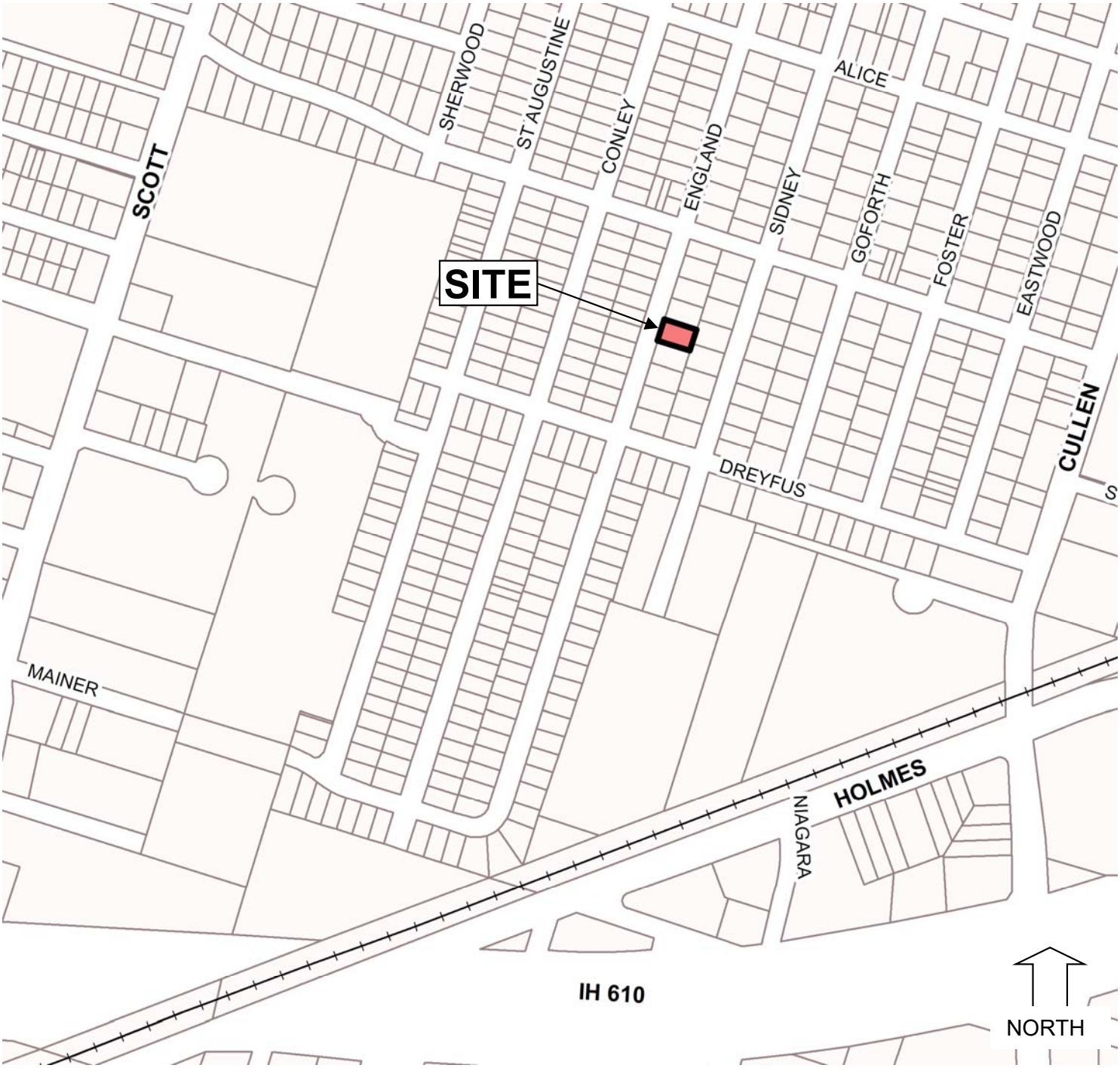
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
F-Reconsideration of Requirements											
140	Devonshire Park (DEF2)	2022-2276	C3P	Harris	ETJ	292W	12.47	2.37	49	Geometry Developments, LLC	Core
141	Highland Meadows Mobile Home Park Sec 1	2022-2391	C3P	Harris	ETJ	414E	2.16	1.95	0	WGA	McKim and Creed
142	Park at Pinemont (DEF2)	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											
143	Brandon Manor	2021-2494	EOA	Harris	City	533Y	0.69	0.69	0	CTIN CT Texas, LLC	RED CONSULTANTS
144	CWE Houston Shepherd North	2021-2633	EOA	Harris	City	452V	0.30	0.30	0	CWE Houston Shepherd LLC	Core
145	CWE Houston Shepherd South	2021-2625	EOA	Harris	City	452V	0.30	0.30	0	CWE Houston Shepherd LLC	Core
146	Homestead Village Willowbrook replat no 1	2021-2454	EOA	Harris	ETJ	370F	3.93	3.93	0	Landpoint	Landpoint
147	Jubilee Haven Boulevard Street Dedication and Reserves Sec 1	2021-2460	EOA	Harris	ETJ	324K	12.02	2.80	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
148	Sorella Heights Drive Street Dedication Sec 1	2021-2435	EOA	Harris	ETJ	286N	7.31	2.68	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.-(Houston Office)
149	Sorella Sec 2	2021-2441	EOA	Harris	ETJ	285R	16.35	3.24	63	M/I Homes of Houston, LLC	LJA Engineering, Inc.-(Houston Office)
H-Name Changes											
150	Southwest Elementary (prev. Southwest Campus Anderson)	2022-2077	NC	Harris	City	571U	8.43	8.28	0	YES Prep Public Schools	Pape-Dawson Engineers
I-Certification of Compliance											
151	19706 Holly Glen	22-1661	COC	Montgomery	ETJ	257L				Alfredo Medina Campos	Environmental Resources
152	25345 Lamar Lane	22-1662	COC	Montgomery	ETJ	295Q				Peggy Mooring	Chistopher Sebesta
J-Administrative											
None											
K-Development Plats with Variance Requests											
153	10251 Bridgeland Lane	20054787	DPV	Harris	City	450E				Eduarrdo Alvarado	Alvarado Group

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Arales Properties at Force

Applicant: Advance Surveying, Inc.



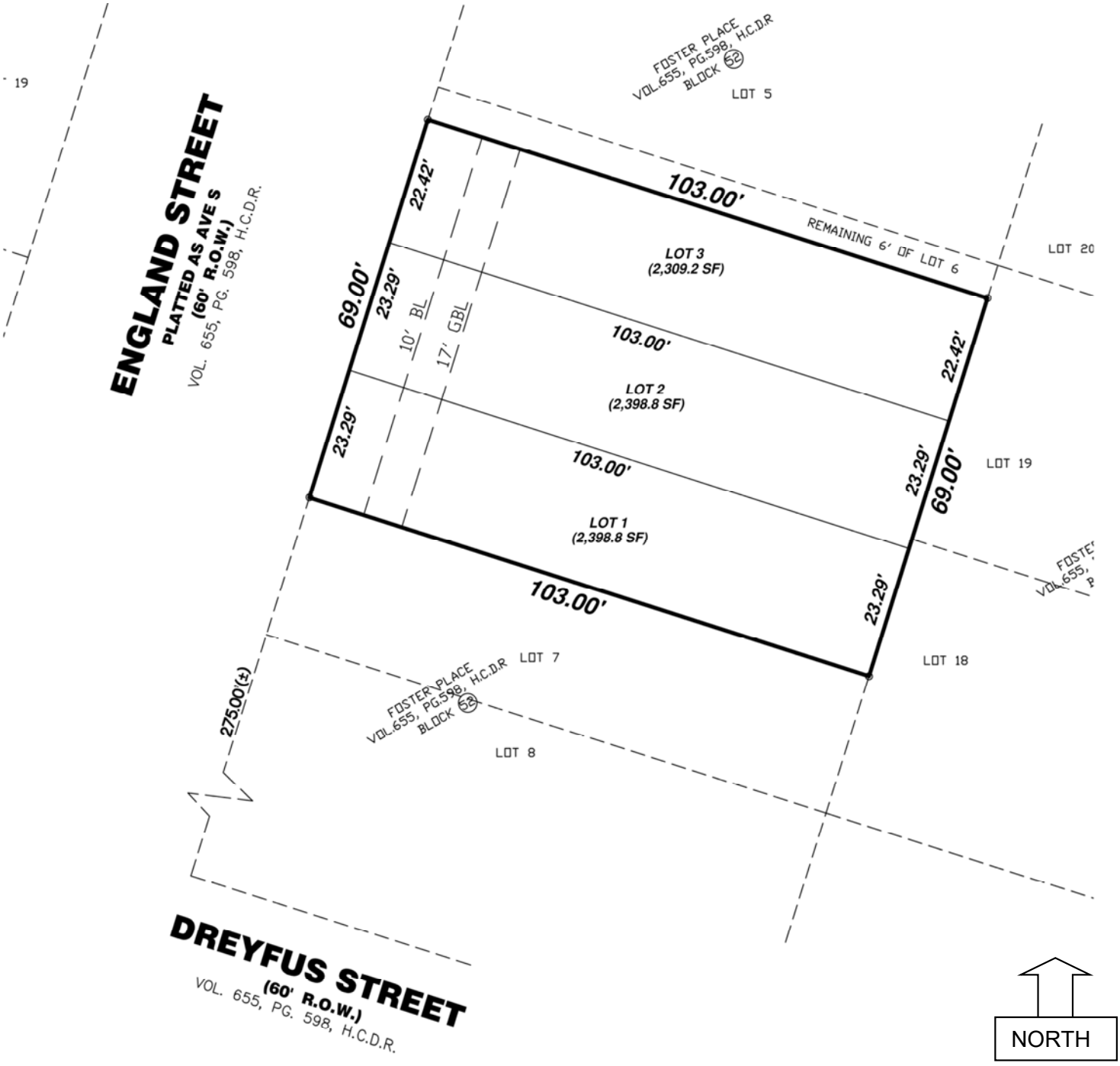
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

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Subdivision Name: Arales Properties at Force

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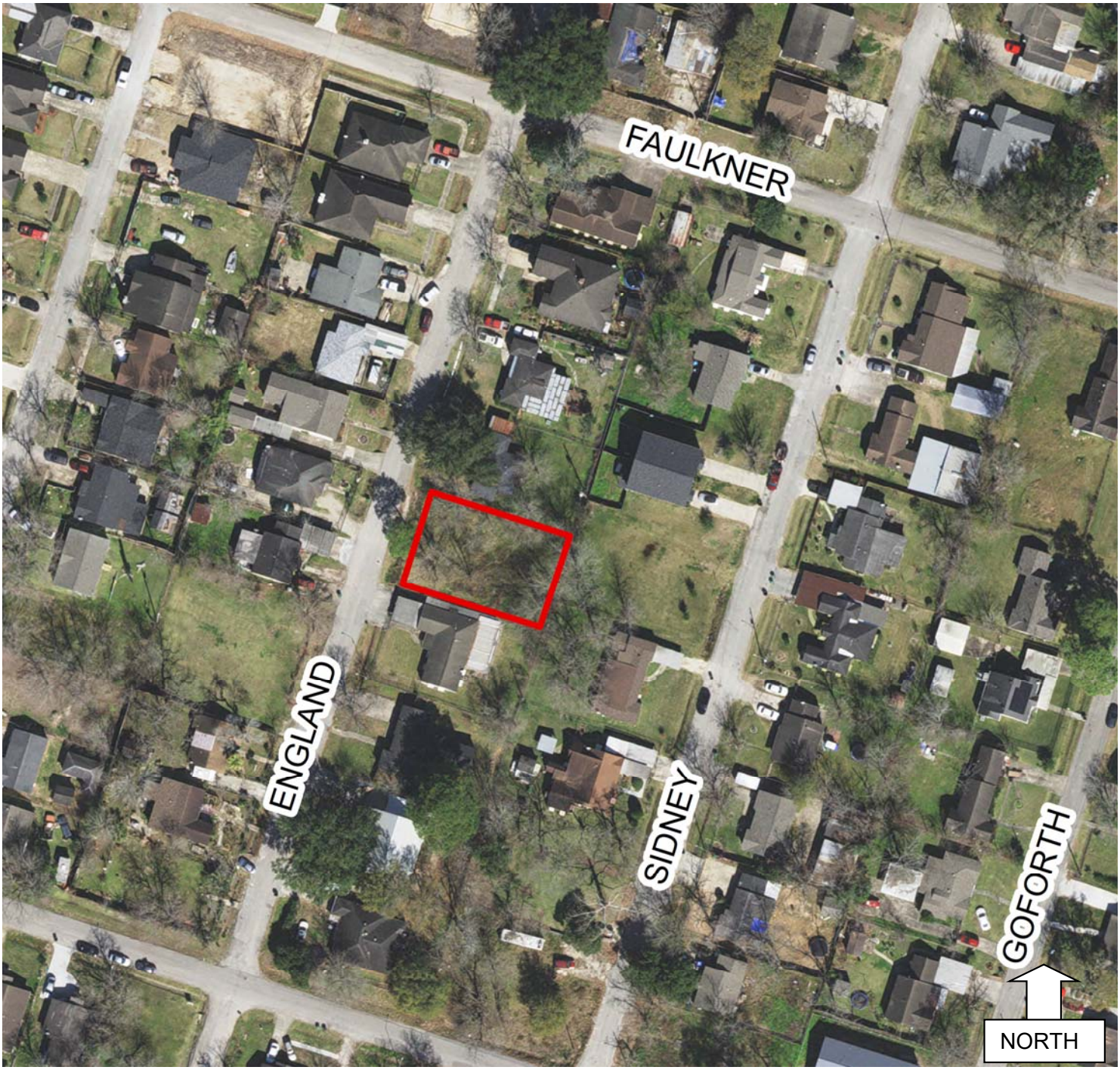
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Arales Properties at Force

Applicant: Advance Surveying, 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 22, 2022

Dear Property Owner:

Reference Number: 2022-2194; Arales Properties at Force; partial replat of **Harbor Homesite Addition**, being north one-half of Lots 6-10, Block 15, as recorded in Volume 5 Page 9 of the Harris County Map Records.

The property is located at 135 Woolworth Street, the southeast intersection of Force Street and Woolworth Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Lisett Campos,** with Advances Surveying, inc., on behalf of the developer, can be contacted at **281-530-2939.**

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, October 13, 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:

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

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

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

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Bicycle Bungalows replat no 2

Applicant: Probstfeld & Associates, Inc.



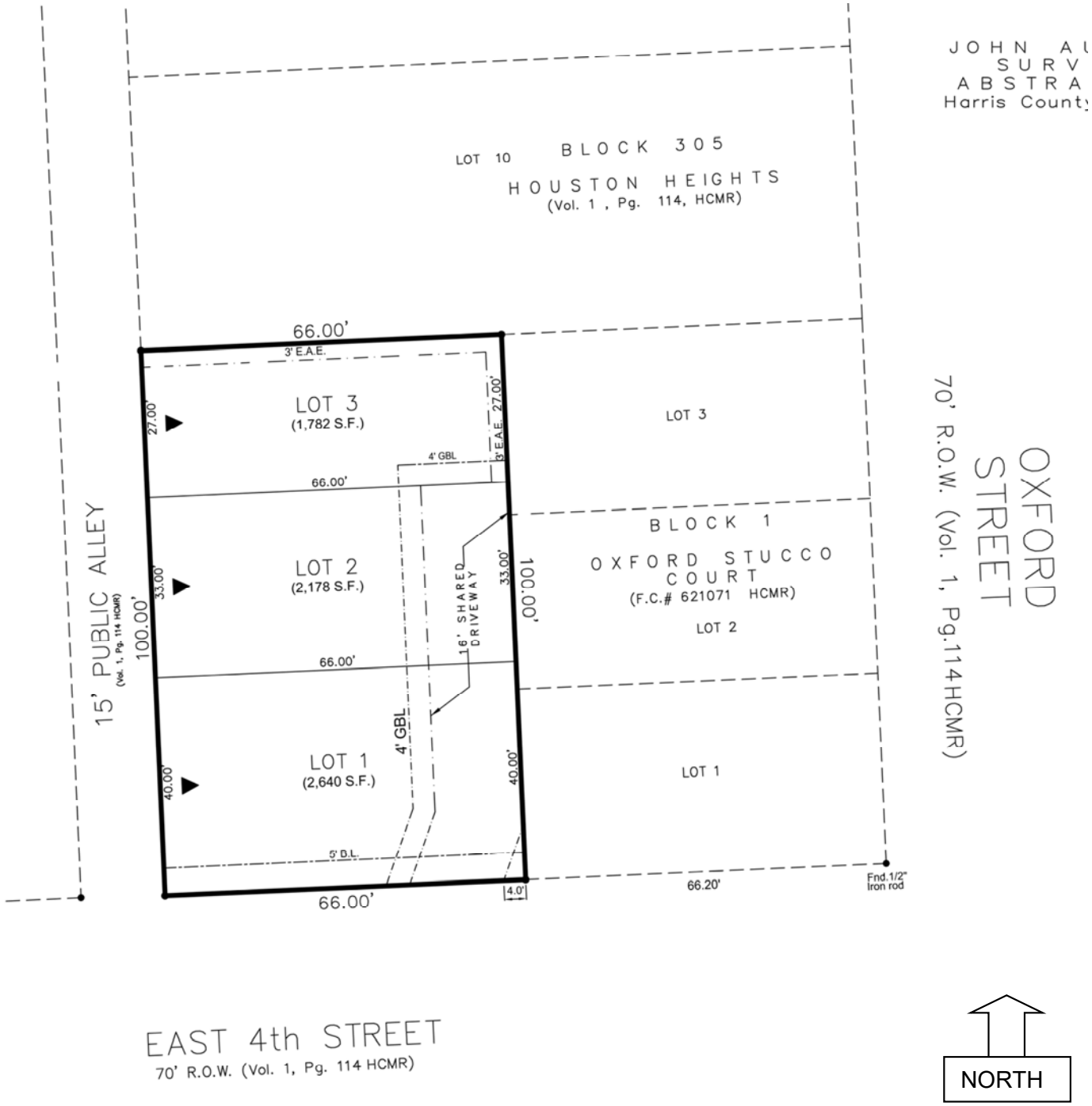
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Bicycle Bungalows replat no 2

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Bicycle Bungalows replat no 2

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

September 22, 2022

Dear Property Owner:

Reference Number: 2022-2222; Bicycle Bungalows replat no 2; a full replat of **Bicycle Bungalows replat no 1**, being a portion of Lots 1-3 of block 1, as recorded in Film code 684662 of the Harris County Map Records.

The property is located north along E. 4th street, east of Columbia Street and west of Oxford Street. The purpose of the replat is to create three (3) single-family residential lots and to relocate the garage entry. The applicant, **Mario Colina,** with Probstfield Development, Inc., on behalf of the developer, Stone Throw Solutions, LLC, can be contacted at **281-829.0034.**

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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Terminology

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Planning Department Staff Authority and Obligation

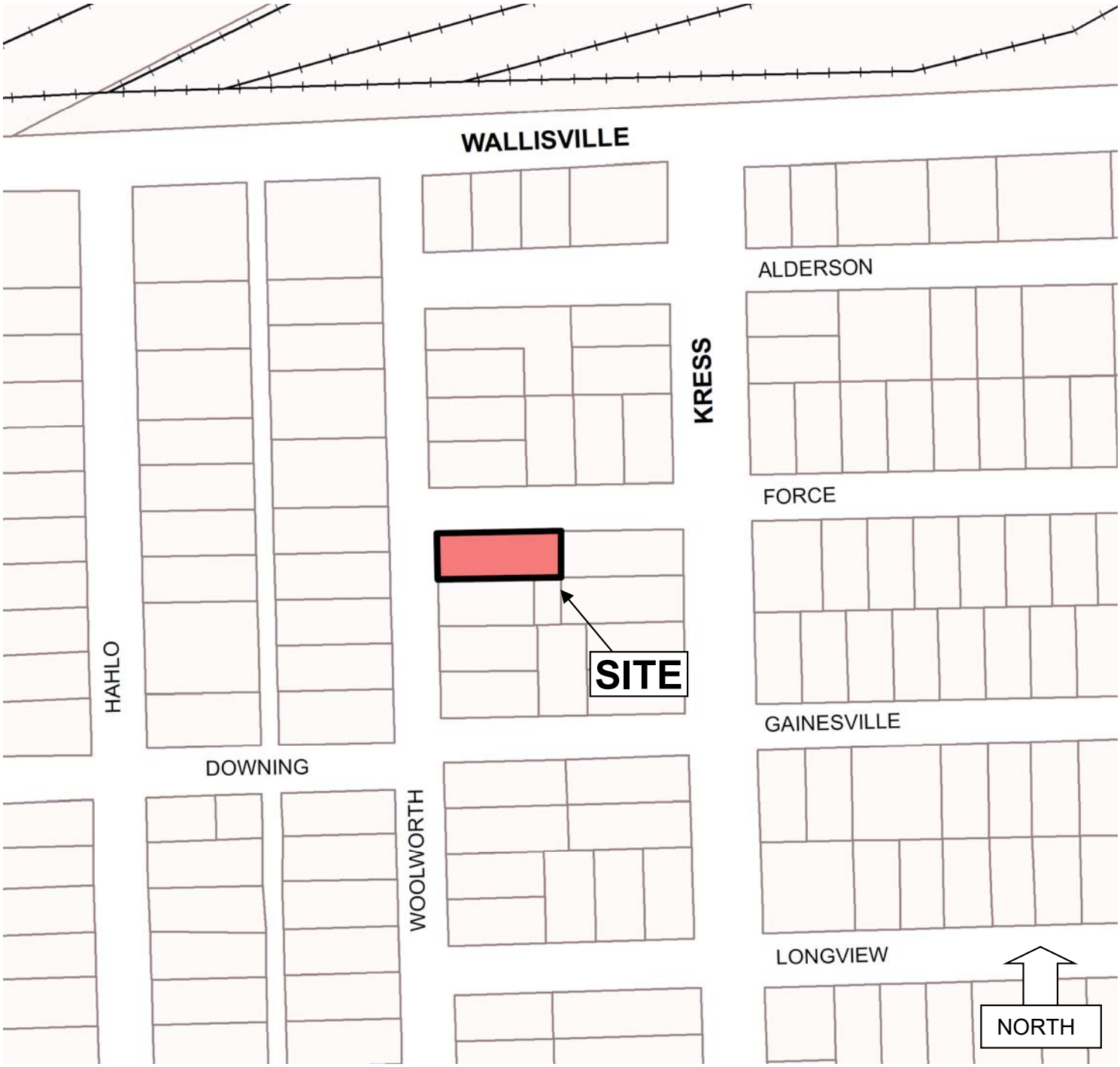
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Bise Townhomes

Applicant: Momentum Engineering



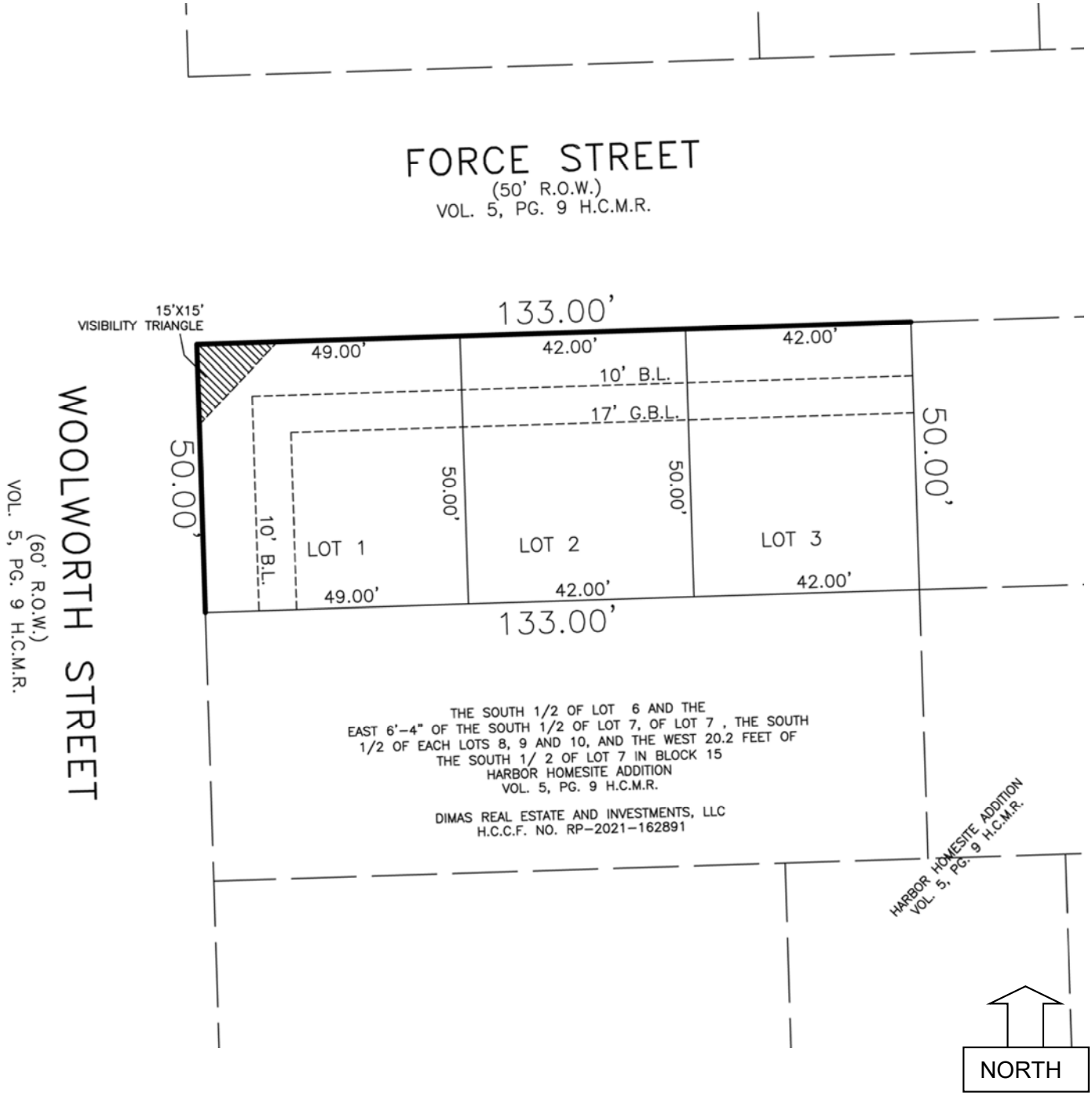
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

September 22, 2022

Dear Property Owner:

Reference Number: 2022-2195; Bise Townhomes; a full replat of **Foster Place partial replat no 9**, being Lots 1-3 in Block 1, as recorded in Film Code No 698176 of the Harris County Map Records.

The property is located east along England Street, west of Cullen Boulevard and north of 610. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, Prosperity Homes/Umran Martin/LLC, 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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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brickfielder Townhomes

Applicant: Momentum Engineering



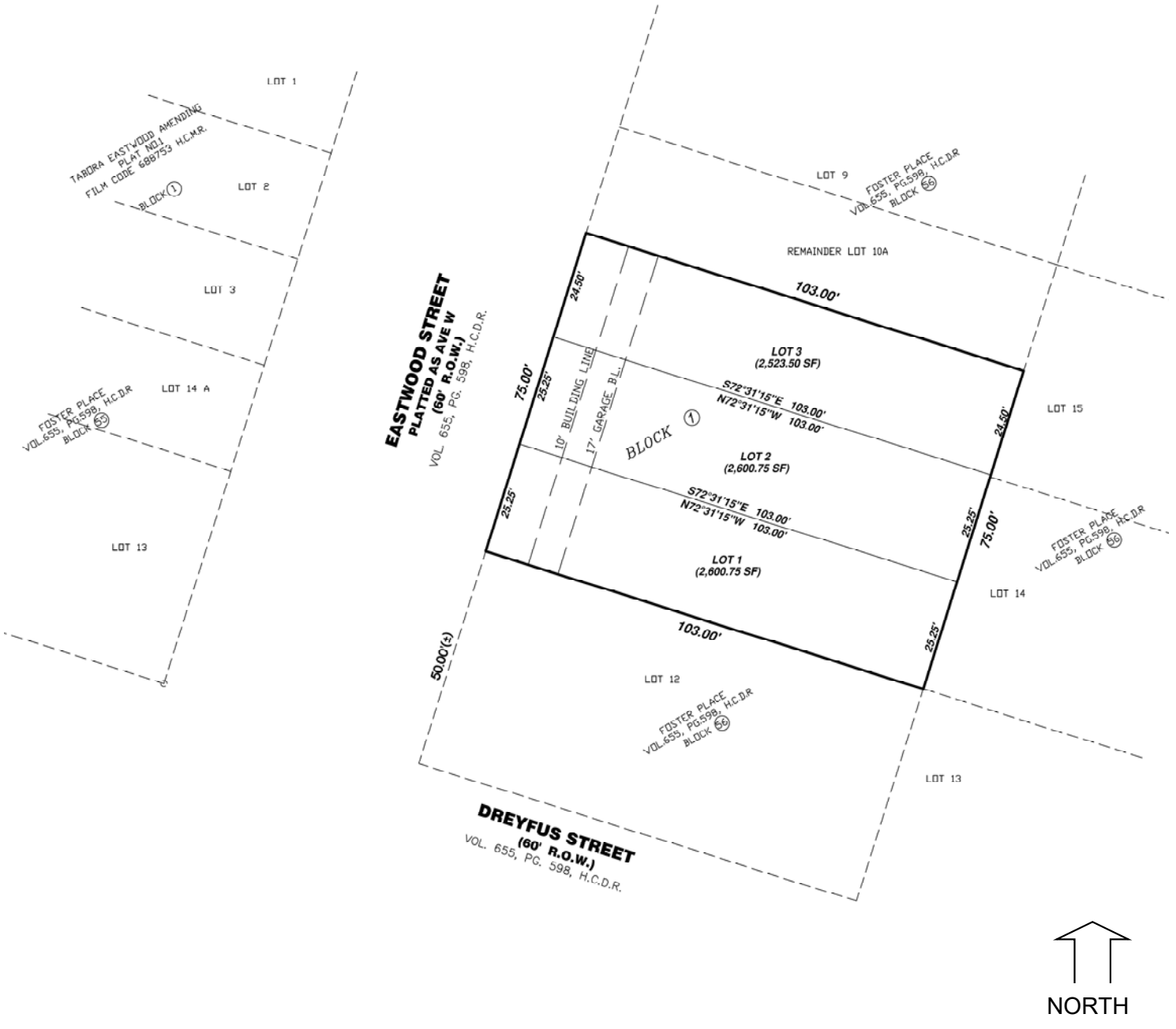
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brickfielder Townhomes

Applicant: Momentum Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brickfielder Townhomes

Applicant: Momentum Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

September 22, 2022

Dear Property Owner:

Reference Number: 2022-2197; Brickfielder Townhomes; a partial replat of **Foster Place**, being Lot 11 and the southern 25ft of Lot 10, in Block 56, as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records.

The property is located east along Eastwood Street, west of Cullen Boulevard and north of Dreyfus Street and S IH 610 E. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, Prosperity Homes/Umran Martin/LLC, can be contacted at **281-741-1998.**

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brun Villas

Applicant: Total Surveyors Inc.



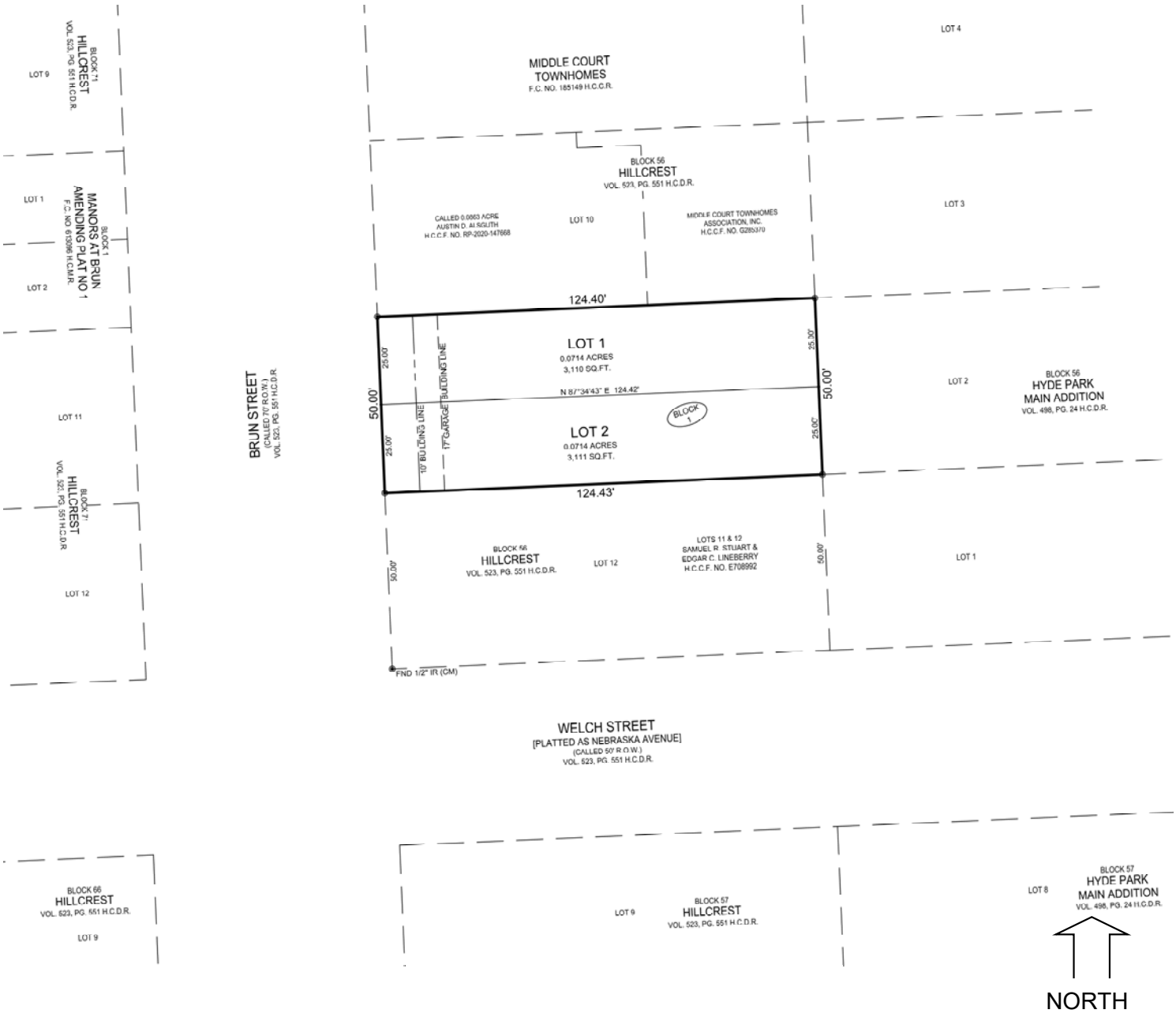
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 121`

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brun Villas

Applicant: Total Surveyors Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Brun Villas

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 22, 2022

Dear Property Owner:

Reference Number: 2022-2137; Brun Villas; a partial replat of **Hillcrest**, being Lot 11, Block 56, as recorded in Volume 523 Page 551of the Harris County Deed Records.

The property is located north of Welch Street and east along Brun 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 13, 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

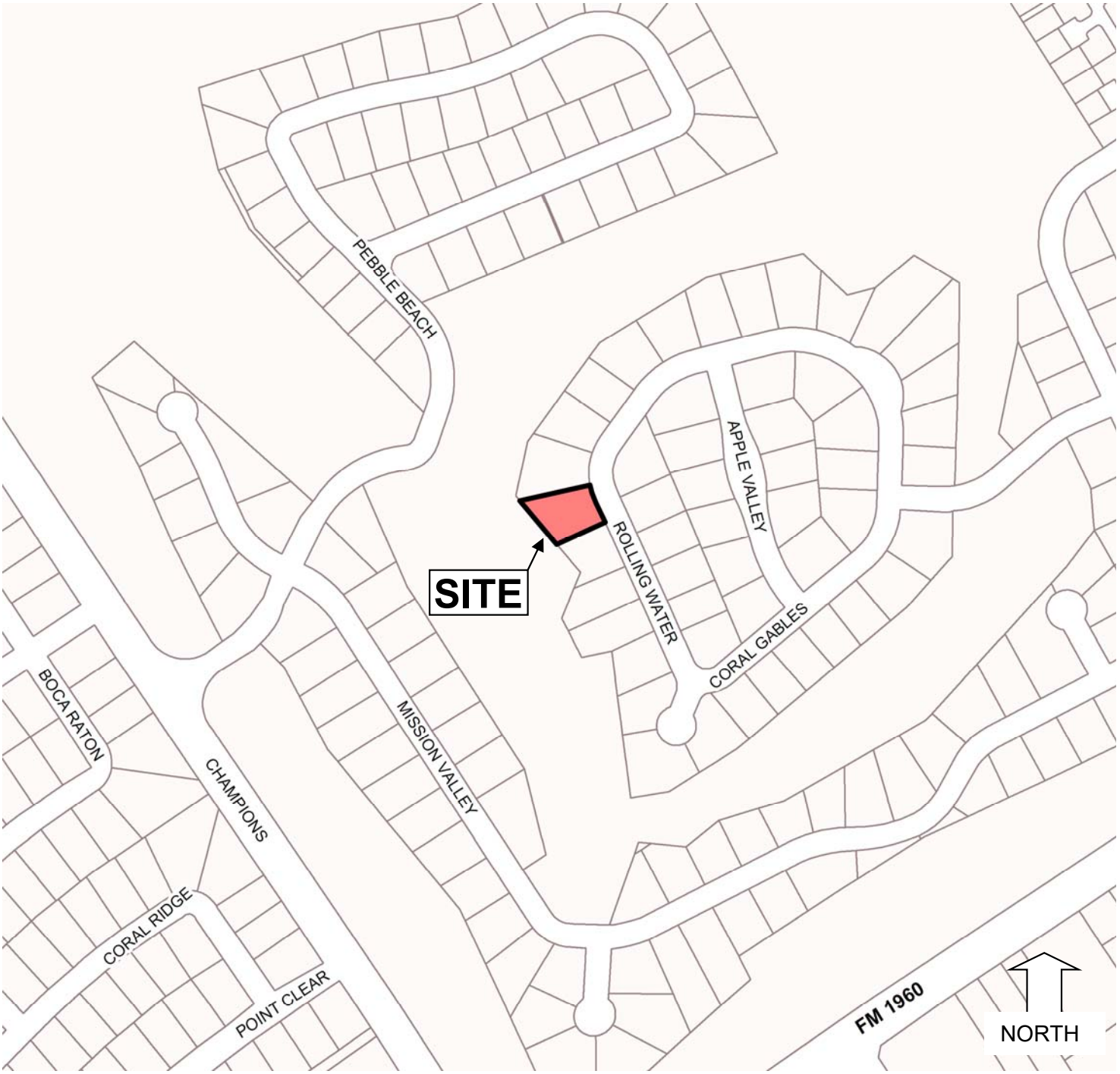
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Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Champions South partial replat no 1

Applicant: Hovis Surveying Company Inc.



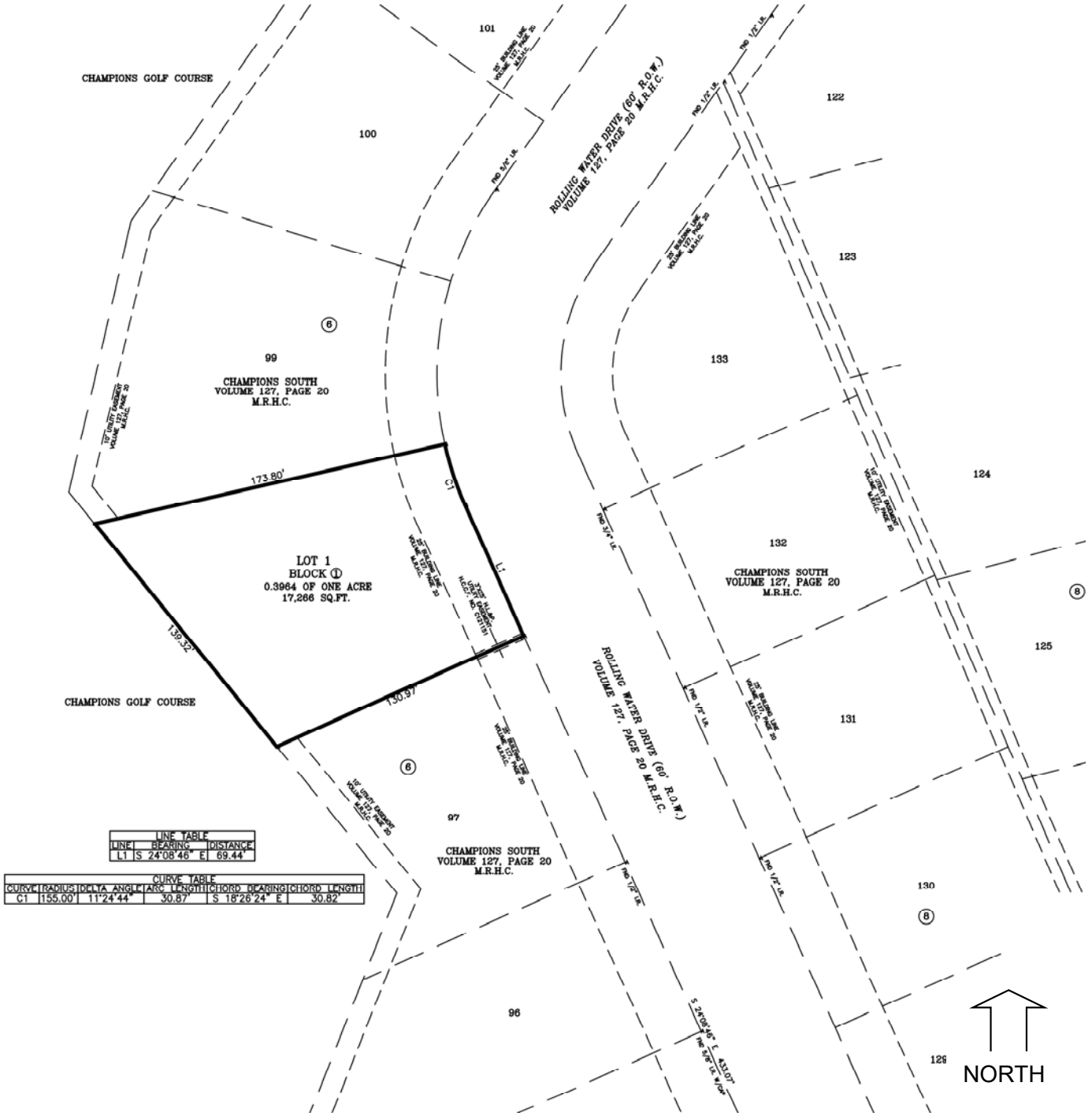
C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Champions South partial replat no 1

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Champions South partial replat no 1

Applicant: Hovis Surveying Company 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

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Public Hearing Notice

PH

September 22, 2022

Dear Property Owner:

Reference Number: 2022-2263; Champions South partial replat no 1; a partial replat of **Champions South**, being Lot 98, in Block 6, as recorded in Vol. 127, Pg. 20 of the Harris County Map Records.

The property is located along and west of Rolling Water Drive, north of Coral Gables Drive. The purpose of the replat is to create one (1) single-family residential lot and to remove the 10' utility easement along the southwesterly line of the lot. The applicant, **Mary McKenzie,** with Hovis Surveying Company, Inc., on behalf of the developer, Jeffrey Kanaly, can be contacted at **281-320-9591.**

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Geneva Place

Applicant: Sheer Homes, Inc.



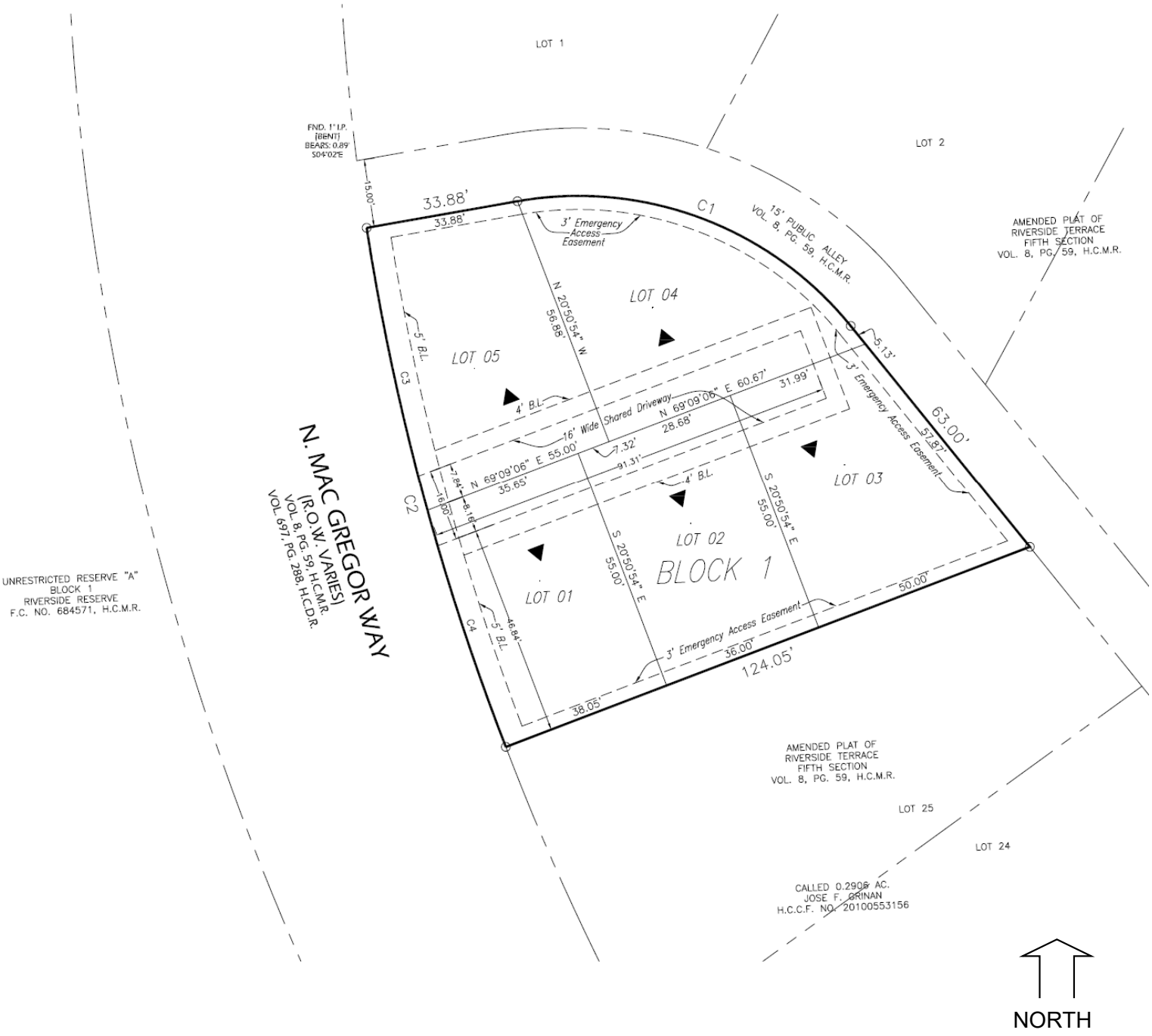
C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Geneva Place

Applicant: Sheer Homes, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Geneva Place

Applicant: Sheer Homes, Inc.



NORTH

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 19, 2022

Dear Property Owner:

Reference Number: 2022-1946; Geneva Place; a partial replat of **Amended Plat of Riverside Terrace Fifth Section**, being a portion of Lot 25 and all of Lot 26, in Block 32, as recorded in Vol. 8, Pg. 59 of the Harris County Map Records.

The property is located along and east of MacGregor Way, south of Riverside Drive. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Md Siddiqur Rahman,** with Sheer Homes, Inc., on behalf of the developer, J Davis Real Estate Investors, LLC, can be contacted at **713-301-4512**

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Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Goertz Addition

Applicant: Cumulus Design



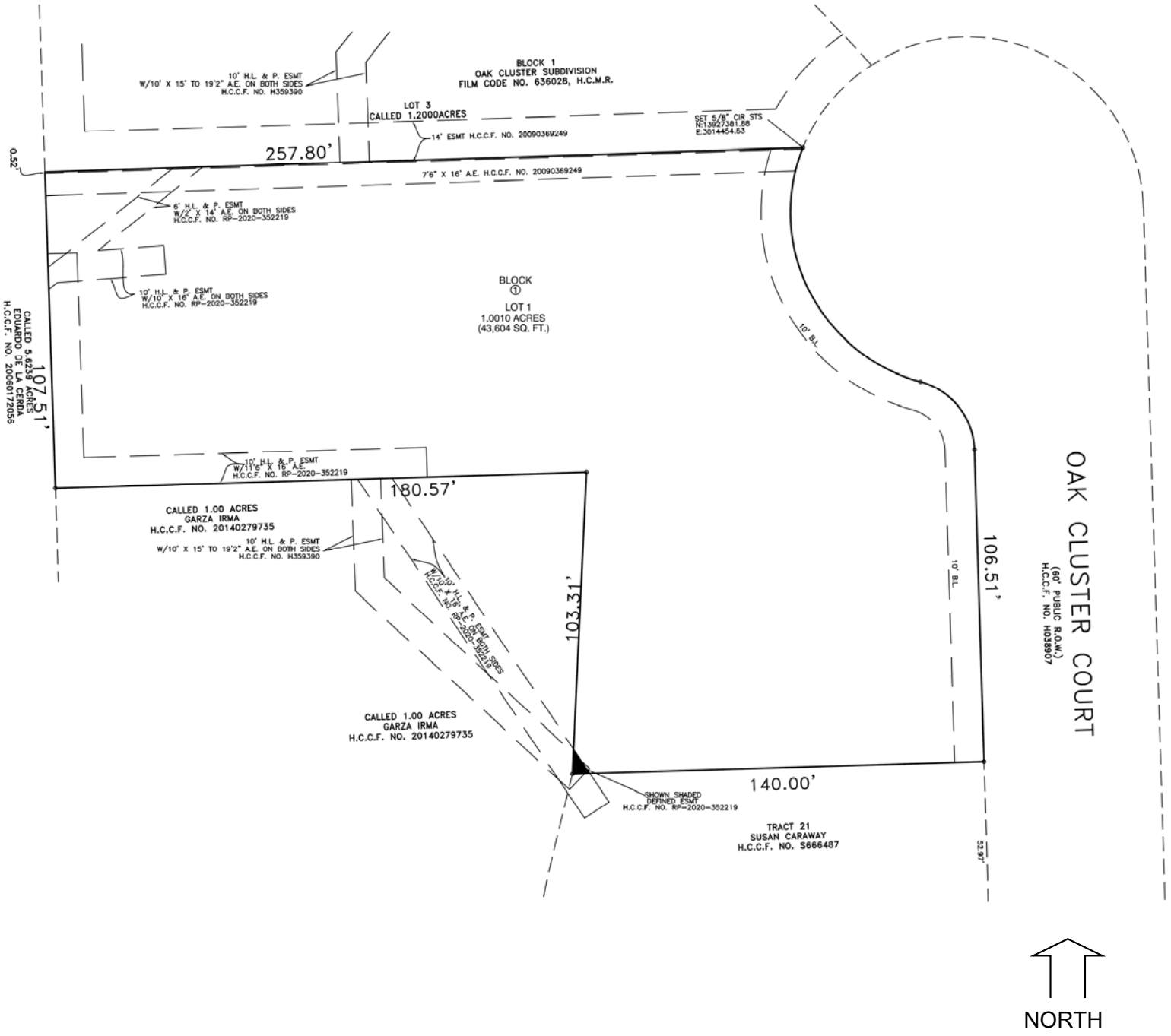
C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/13/2022**

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Applicant: Cumulus Design



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Goertz Addition

Applicant Cumulus Design



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Houston, Texas 77251-1562

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Public Hearing Notice

PH

June 27, 2022

Dear Property Owner:

Reference Number: 2022-2043; Goertz Addition; a partial replat of Oak Cluster Subdivision, part of Lot 3 in Block 1 according to Film Code No. 636028. This proposal also includes the partial replatting of Tract 18, 19, 22, and 23 in Northwest Manor, Sec 2, an unrecorded subdivision.

The property is located east of Cypress Rosehill Road, along Oak Cluster Court. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Carlos Iglesias,** with Cumulus Design, on behalf of Claude and Kelley Goertz, the developer, can be contacted at **214-235-0367.**

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Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Mistral Townhomes

Applicant: MOMENTUM ENGINEERING



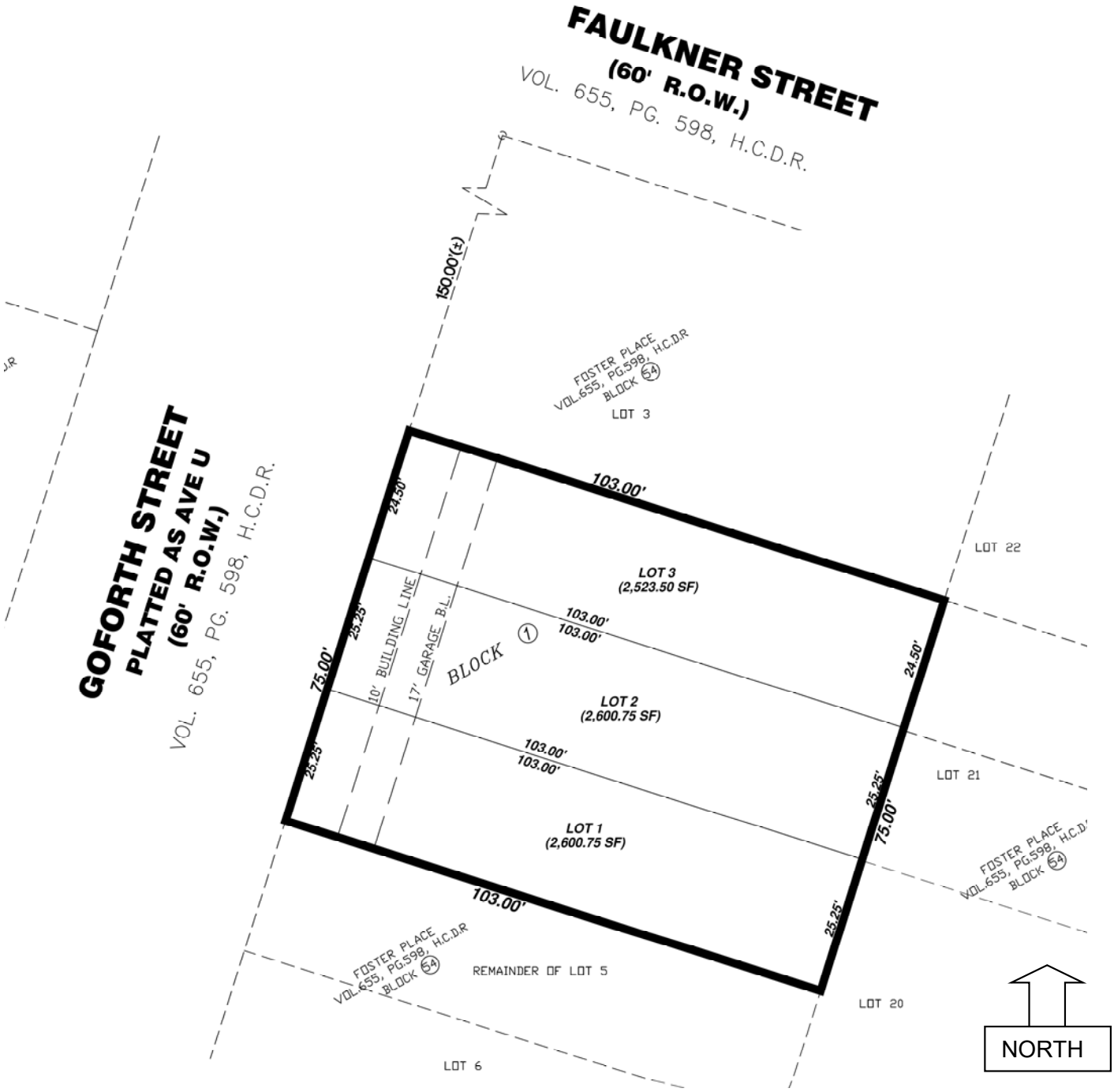
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/13/2022**

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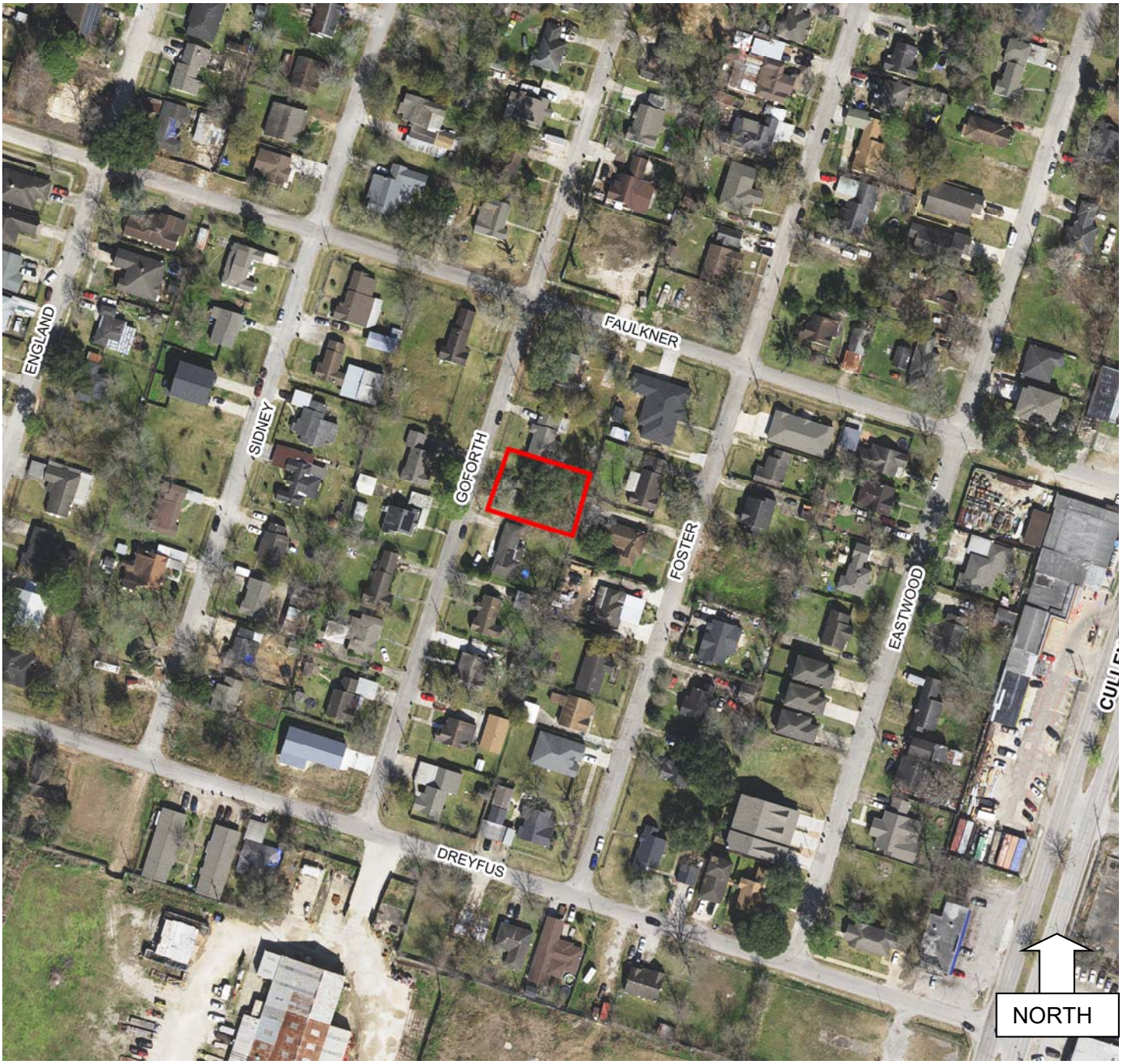
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Mistral Townhomes

Applicant: MOMENTUM ENGINEERING



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 19, 2022

Dear Property Owner:

Reference Number: 2022-2196; Mistral Townhomes; a partial replat of **Foster Place**, being Lot 4 and a portion of Lot 5, in Block 54, as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records.

The property is located along the east side of Goforth Street south of Faulkner Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, Prosperity Homes/Umran Martin/LLC, can be contacted at **281-741-1998.**

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

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

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

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Thursday, October 13, 2022, beginning at 2:30 p.m.
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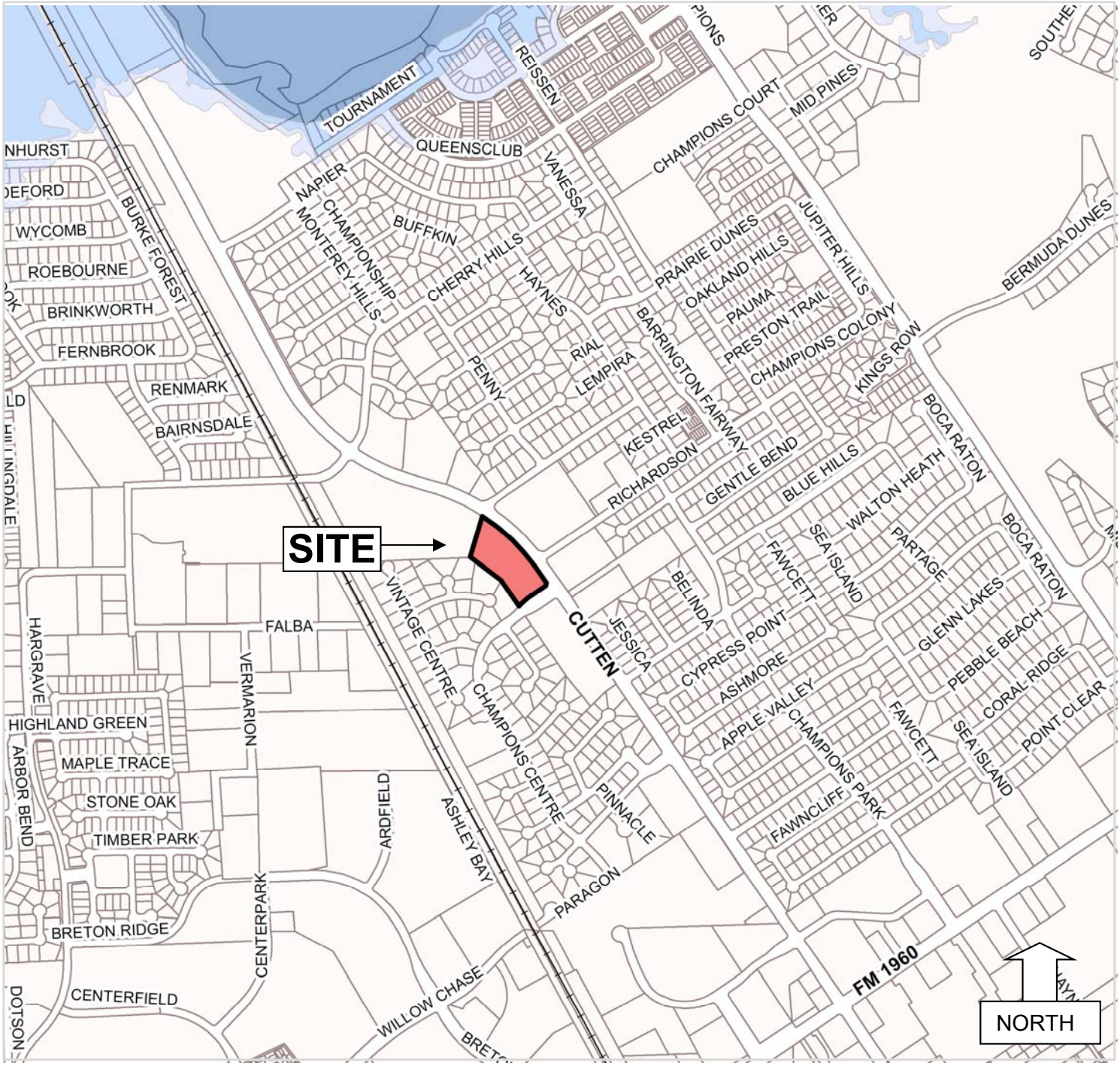
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Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Champions Park (DEF 1)

Applicant: Windrose



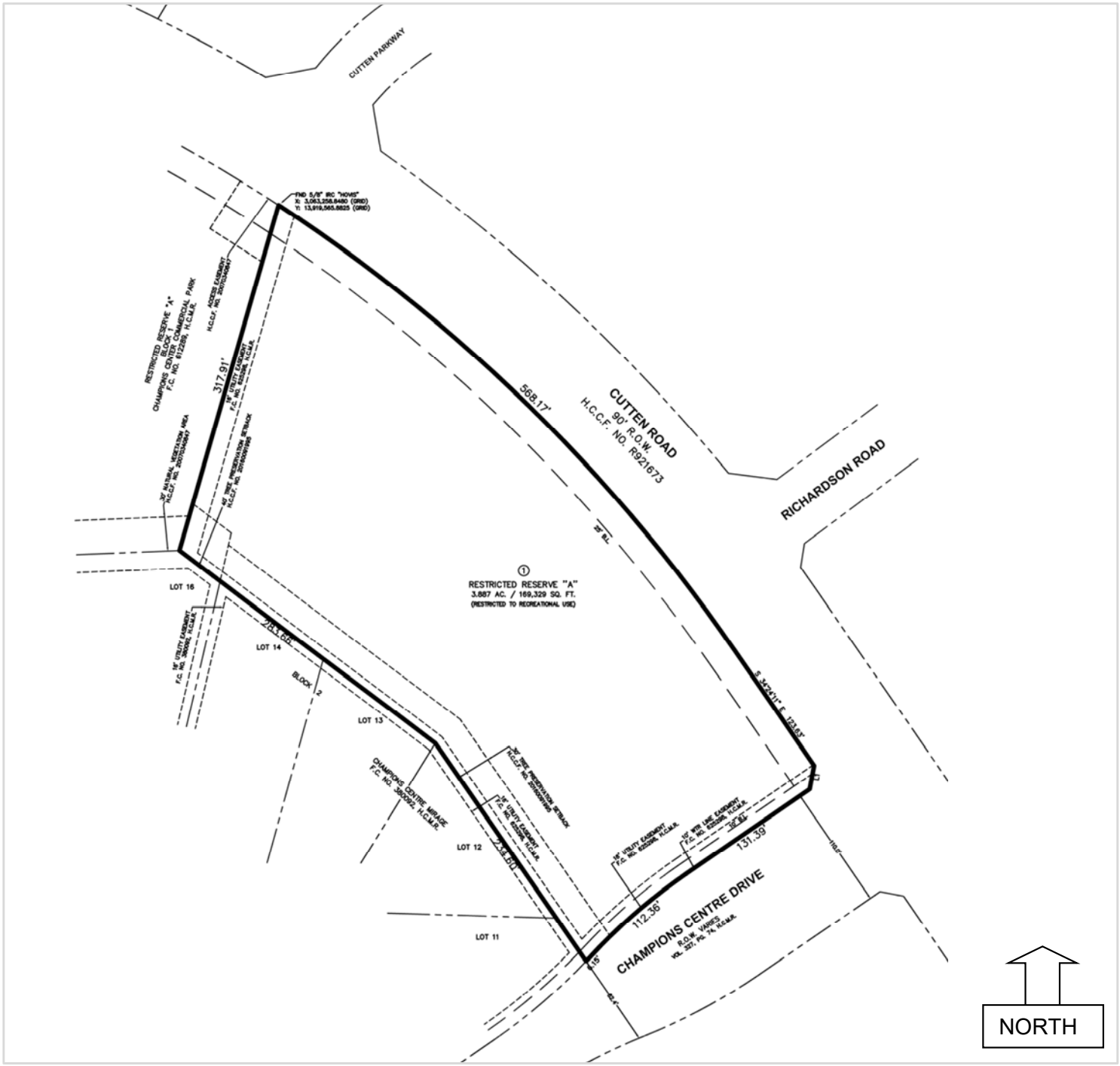
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Champions Park (DEF 1)

Applicant: Windrose



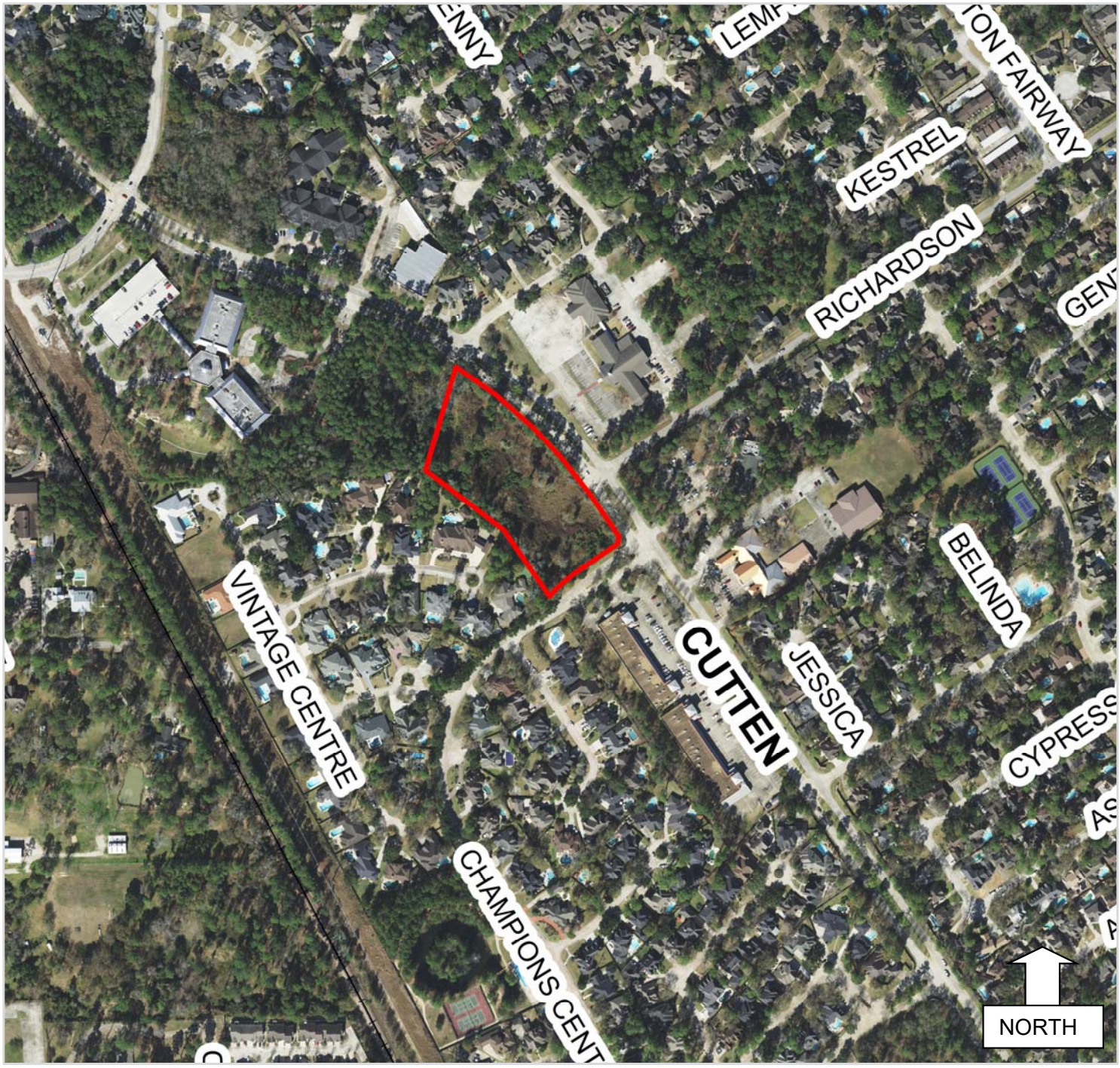
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Champions Park (DEF 1)

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
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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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Thursday, October 13, 2022, at 2:30 PM
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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

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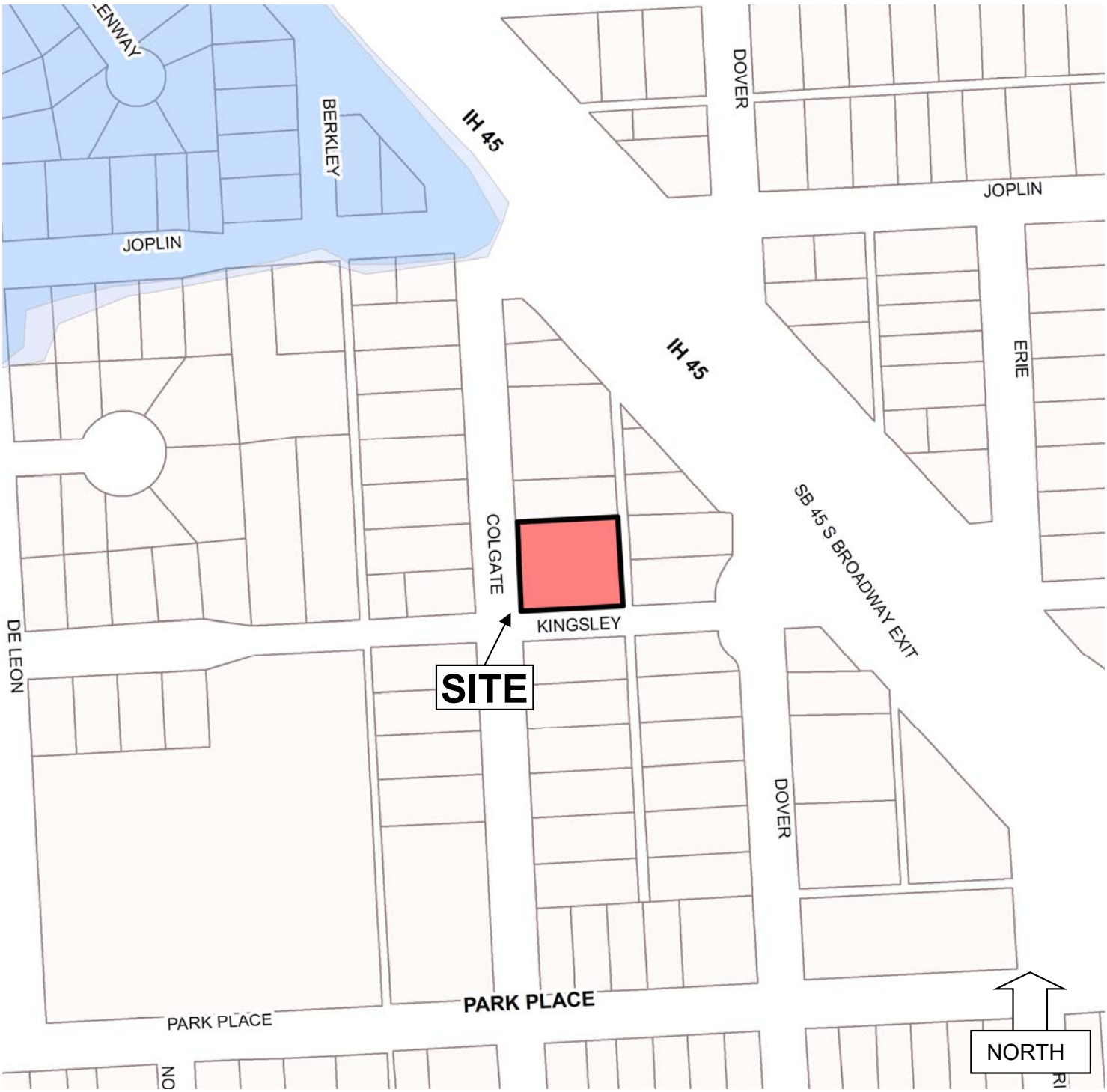
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Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park Place partial replat no 6

Applicant: South Texas Surveying Associates, Inc.



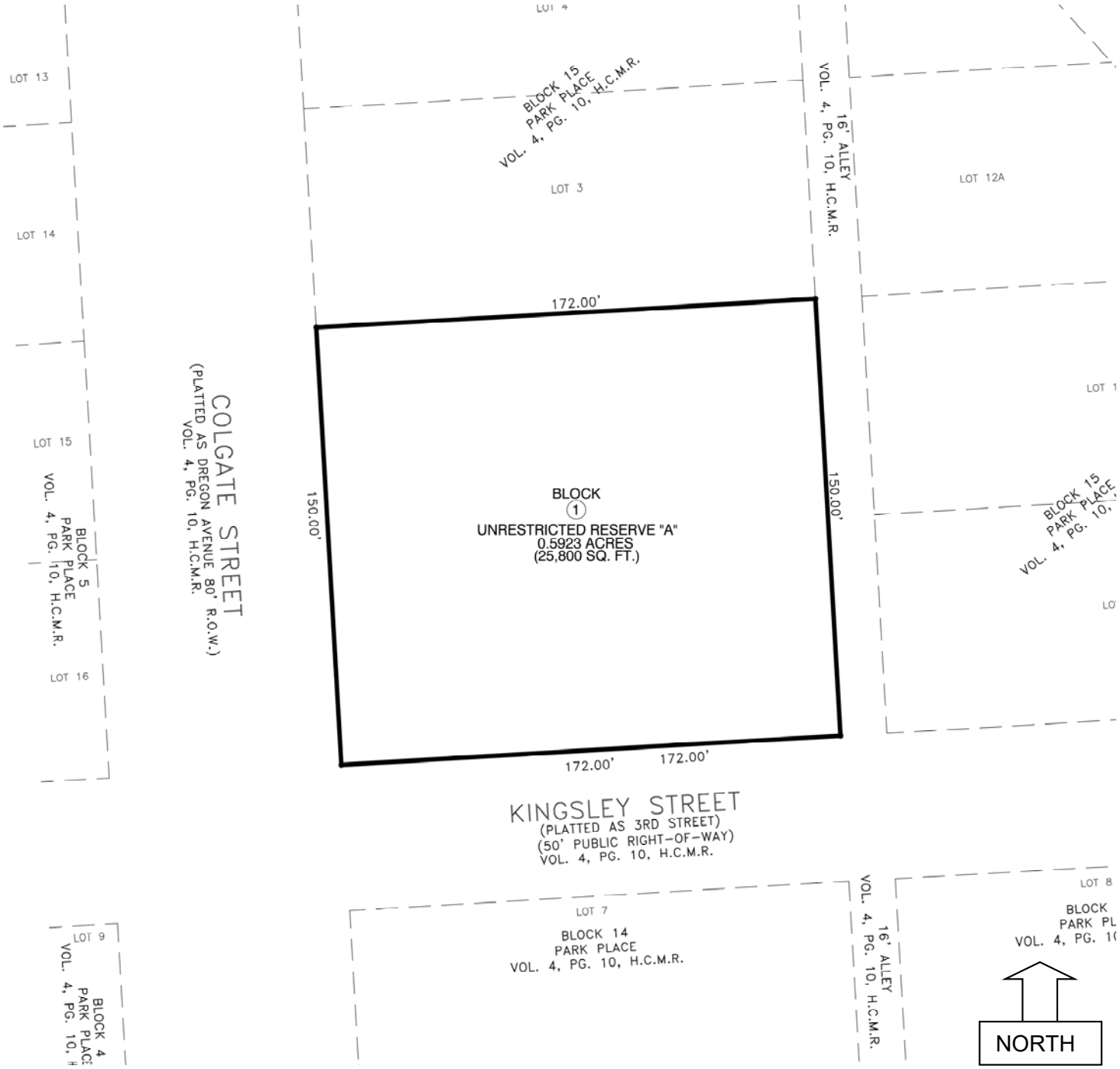
C – Public Hearings Site Location

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C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

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Public Hearing Notice

PH

September 19, 2022

Dear Property Owner:

Reference Number: 2022-2211; Park Place partial replat no 6; a partial replat of **Park Place**, being Lots 1 and 2, in Block 15, as recorded in Vol. 4, Pg. 10 of the Harris County Map Records.

The property is located at the northeast intersection of Kingsley and Colgate Streets. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Brianna Onajobi,** with South Texas Surveying Associates, Inc., on behalf of the developer, Interbuild Construction LP, can be contacted at **281-556-6918**

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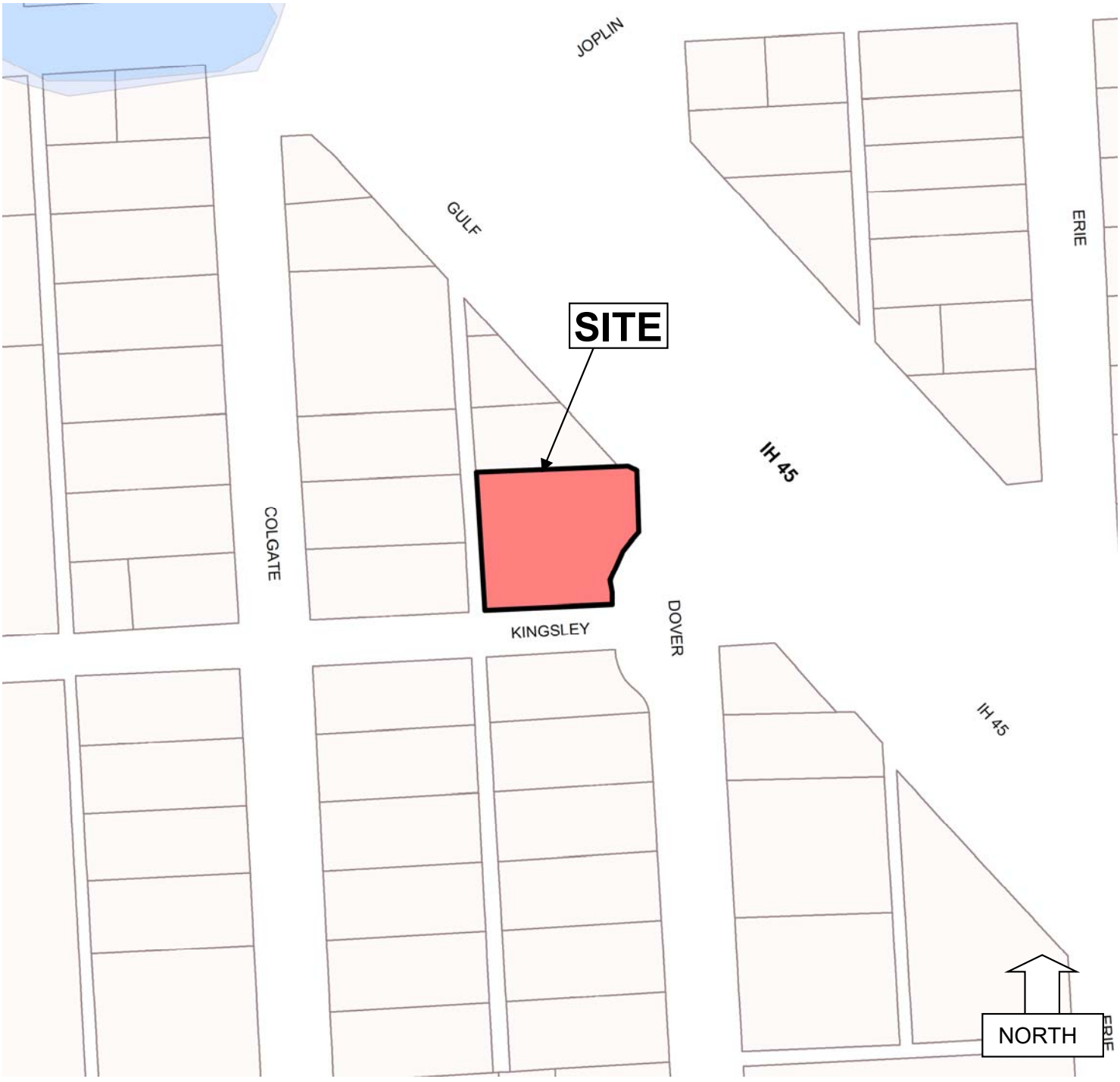
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Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



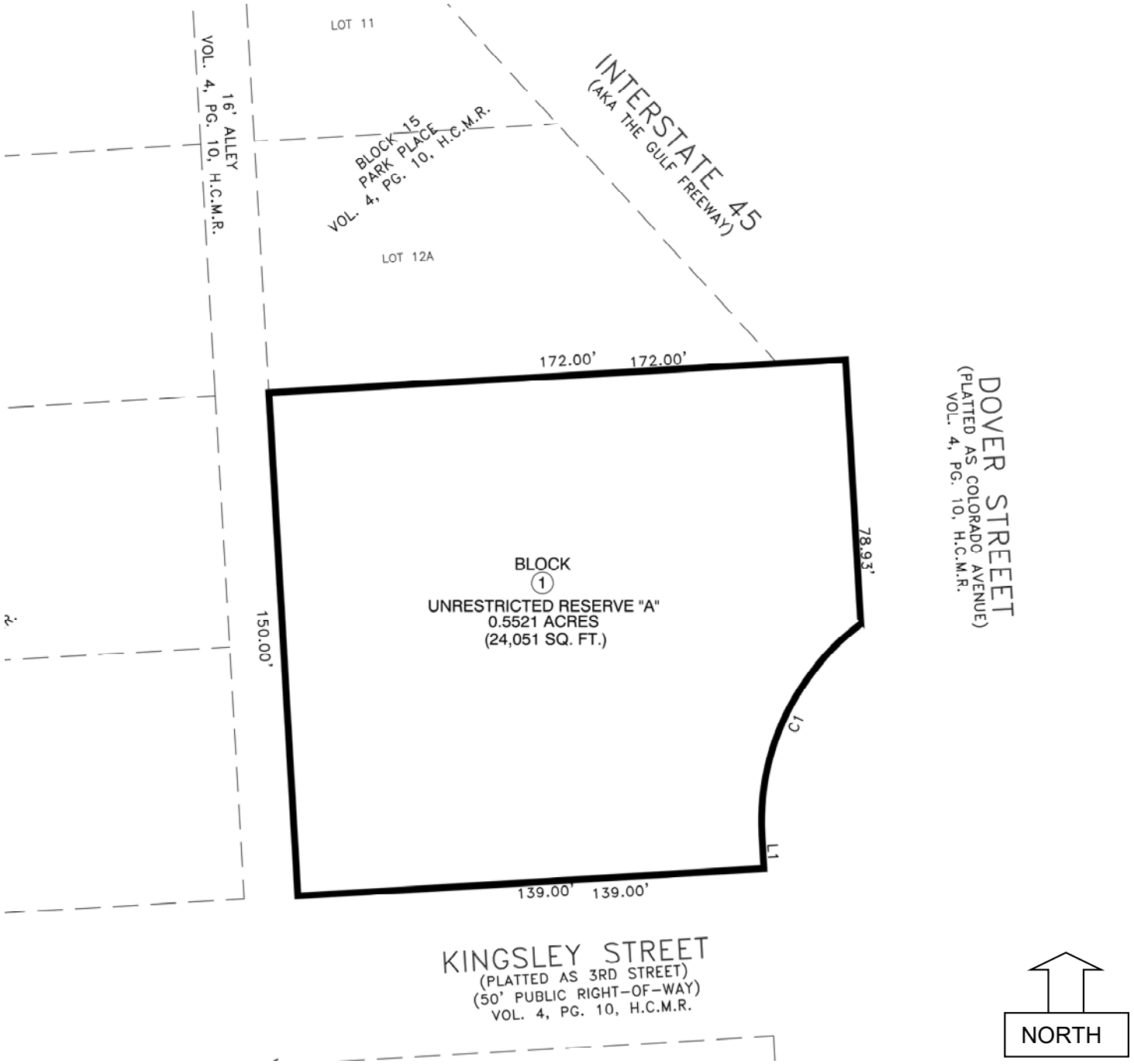
C – Public Hearings Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park Place partial replat no 7

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 19, 2022

Dear Property Owner:

Reference Number: 2022-2216; Park Place partial replat no 7; a partial replat of **Park Place**, being Lots 13 and 14, in Block 15, as recorded in Vol. 4, Pg. 10 of the Harris County Map Records.

The property is located at the northwest intersection of Kingsley and Dover Streets. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Brianna Onajobi,** with South Texas Surveying Associates, Inc., on behalf of the developer, Interbuild Construction LP, can be contacted at **281-556-6918**

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, October 13, 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:

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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1. Send email to: speakercomments.pc@houstontx.gov,

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

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

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

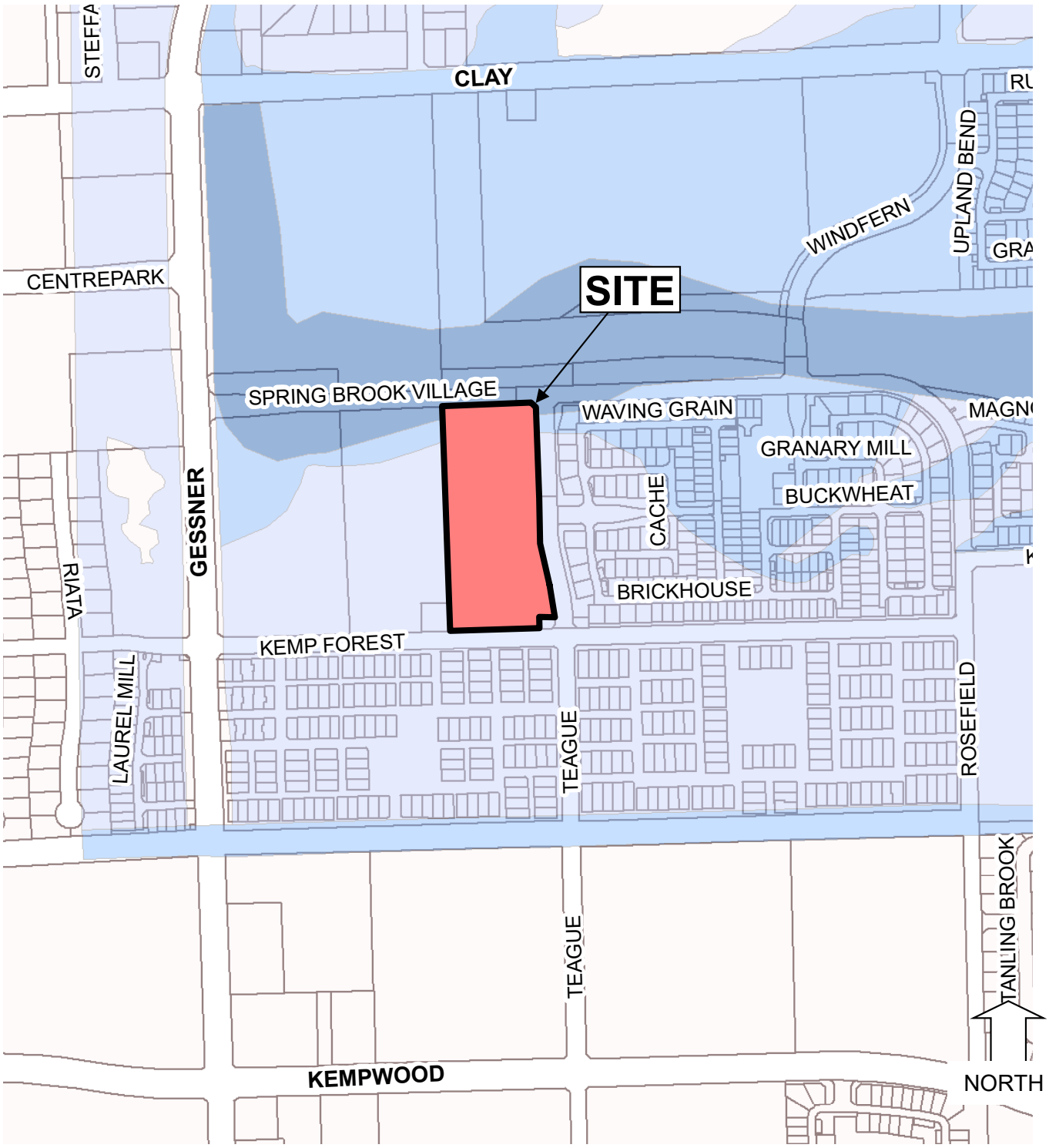
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Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Pinecrest Sec 1 replat no 1 and extension

Applicant: Marsh Darcy Partners, Inc.



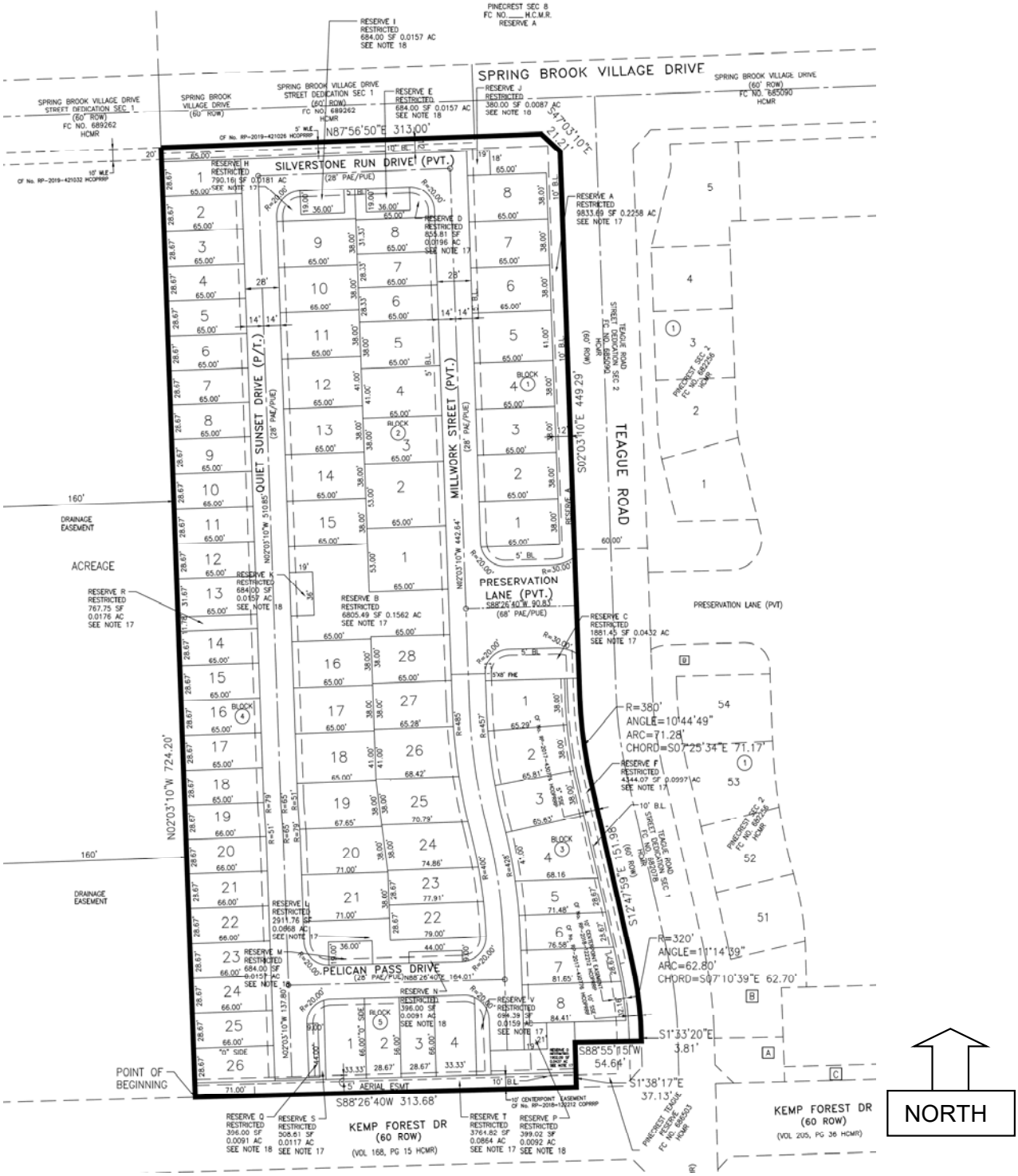
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Pinecrest Sec 1 replat no 1 and extension

Applicant: Marsh Darcy Partners, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Pinecrest Sec 1 replat no 1 and extension

Applicant: Marsh Darcy Partners, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-1833
Plat Name: Pinecrest Sec 1 replat no 1 and extension
Applicant: Marsh Darcy Partners, Inc.
Date Submitted: 07/22/2022

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 provide compensating open space outside the boundaries of the subdivision plat.
Chapter 42 Section: 42-182

Chapter 42 Reference:
42-182 – Optional performance standards for the reduction in lot size – Compensating open space: "A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code"

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;
Spring Brook Village, the marketing name for the Pinecrest subdivision developed by Meritage of Texas, is a master-planned community of approximately 115 acres inside the city limit of the City of Houston. This replat of Sec 1 is the last portion of the development consisting of 8 sections and 947 single family homes. The entire community has been developed with a wide range of amenities for the residents, including extensive brick fencing, an amenity center building with a pool, exercise room, large meeting room, splash pad, outdoor pavilion, entry waterfall monuments, over 1000 new large trees, preservation of mature tree stands, a dog park, preservation of a 1.5 acre duckpond as a permanent water level lake, thousands of feet of 6+ feet wide concrete walking trails with 2 crossover pedestrian bridges within public spaces, pedestrian lighting along walking trails, public bridge crossing amenities, and extensive permanent water level landscaped detention basins. These existing amenities, available to all residents of Spring Brook Village, offer substantial and more-than-adequate compensation for the reduced lot sizes within the development. Pinecrest Sections 1, 2, 3, and 4 utilized compensating open space within the sections, as the general plan amenity facilities and the detention pond system had not been completed when these sections were developed. Pinecrest Section 5 utilized a recorded amenity center, Pinecrest Amenity Center, of 2.5668 acres adjacent to the section boundary as compensating open space, as a variance granted by the Houston Planning Commission for Section 5. Pinecrest Sections 6 and 7 were adjacent to the then completed detention pond system and utilized a portion of the detention pond area within the section as compensating open space. Pinecrest Section 1 Replat No 1 and Extension is bound by public streets on 3 perimeter sides; Kemp Forest Drive, Teague Drive, and Spring Brook Village, and the property along the fourth boundary is owned by Metro National. It is not feasible to provide

the required compensating open space of approximately 14% of the total section area within the section. The 6.03-acre development area was designed for a loop street pattern and there is no additional area for modification with 11 lots that contain 6 model houses already existing. An area adjacent to the boundary is not available for the provision of compensating open space. The only remaining option is to provide compensating open space by utilizing a portion of the remaining detention pond area that is immediately across Spring Brook Village Drive on the north side of Section 1. The required compensating open space will be provided within a single reserve recorded as Pinecrest Section 8 and restricted to landscape, utilities, drainage, and compensating open space to be recorded prior to or simultaneous with the recordation of Pinecrest Section 1 Replat No 1 and Extension. This will coincide with the master landscape development plan to provide concrete walks, trees, pedestrian lights, and benches within the detention pond area north of Section 1 as a continuation of the same existing amenities within other parts of the detention pond system within the Pinecrest General Plan. The provision of a single compensating open space area is in conformance with the intent of Chapter 42 and the compensating open space will be accessible to residents of Pinecrest Sec 1 Replat No 1 and Extension by a 60-feet walk from the section boundary using existing sidewalks and pattern-paved crosswalks.

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

The hardship in this case is created by not being physically able to comply with the compensating open space requirement on land adjacent to the developed area due to the existence of public streets and uncontrolled property ownership. There are no other viable options available to the developer as the Planning Commission is not allowed to grant a variance to the specified performance standards of Chapter 42 (location is not considered a performance standard if within an approved general plan)

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

The active enjoyment of outdoor, useable compensating open space by all the residents impacted by the minimum lot size regulation will be possible with the granting of this variance and will be in addition to master-planned community amenities, including a community walkway system with over 1000 new trees, the maintenance of 3 significant existing tree groupings, 8 feet high brick walls and/o decorative fencing around all sections with private gates, benches, pedestrian lights, and a substantial community activity center with pool, splash pad, outdoor pavilion, putting green, and children's outdoor play area. The intent and general purpose of providing these amenities will allow the general purposes of this chapter to be preserved and maintained.

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

The granting of this variance will support the public health, safety and welfare of the residents and the citizens of the City of Houston by providing an open space amenity that allows active engagement within the provided amenities.

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

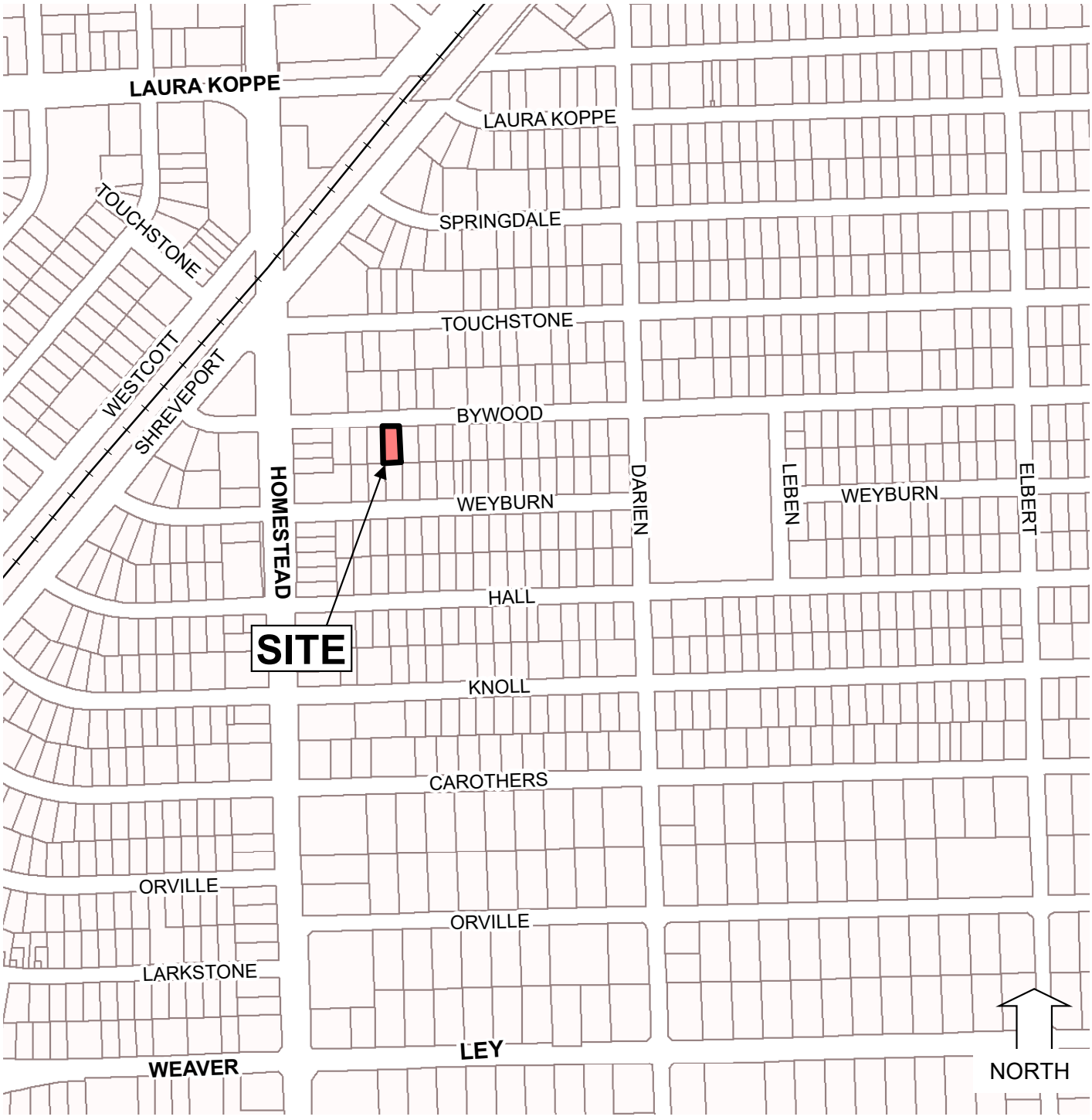
The justification for this variance is the practical reality of providing a usable open space amenity. The developer has provided hundreds of thousands of dollars in amenities to the residents of this community. The continuation and completion of the master development landscape and open space plan will provide an economic benefit to both the community and the citizens of the City of Houston.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Rosewood Estates partial replat no 2

Applicant: New Era Development & Land Services



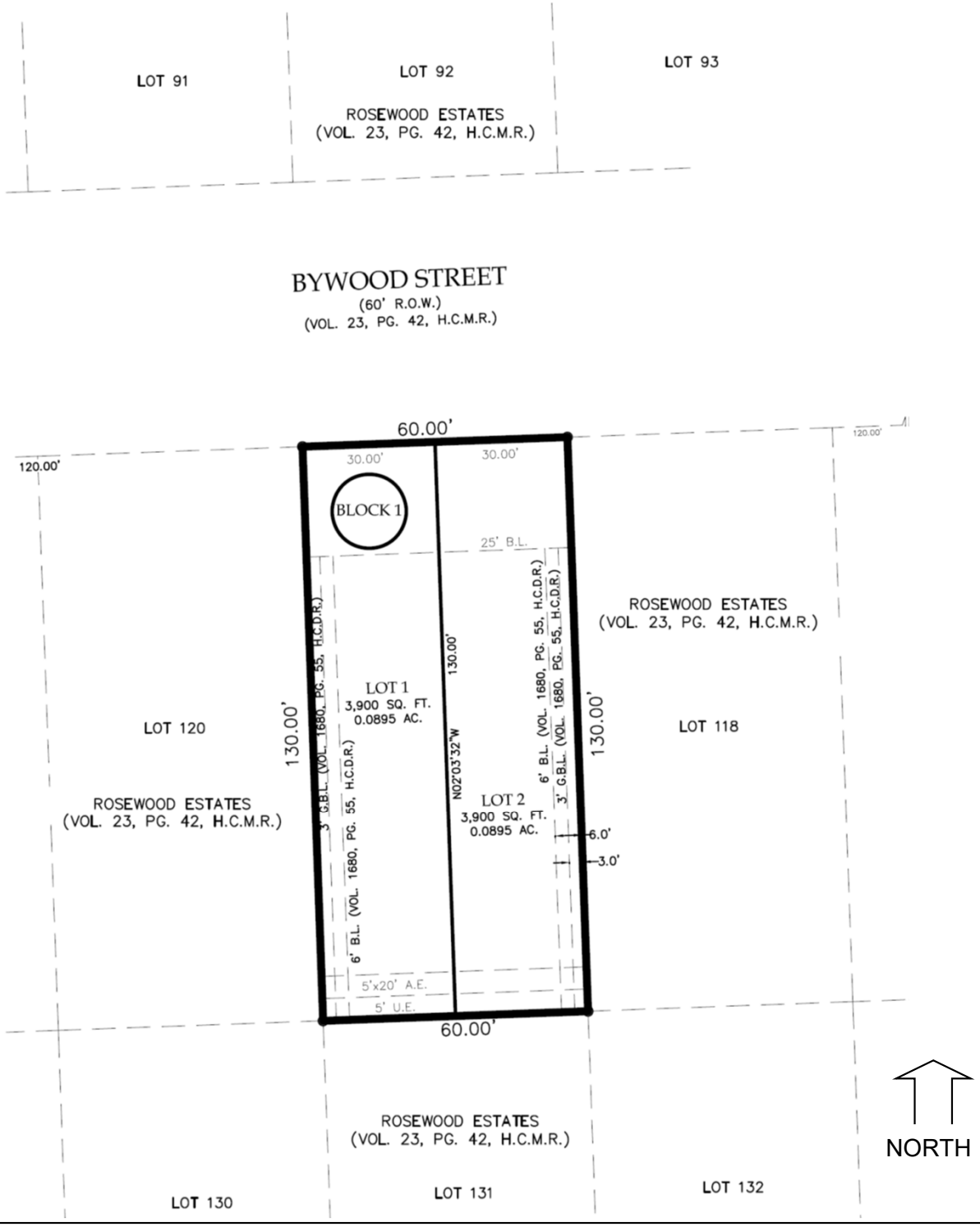
C – Public Hearings Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Rosewood Estates partial replat no 2

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Rosewood Estates partial replat no 2

Applicant: New Era Development & Land 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 23, 2022

Dear Property Owner:

Reference Number: 2022-2236; Rosewood Estates partial replat no 2; a replat of **Rosewood Estates**, Lot 119, as recorded in Vol. 23, pg. 42 of the Harris County Map Records.

The property is located east of Homestead Road, along Bywood Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of New Era Development, the developer, can be contacted at **469-371-6780.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 13, 2022, beginning at 2:30 p.m.
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City Council Chamber, Public Level, Houston, Texas

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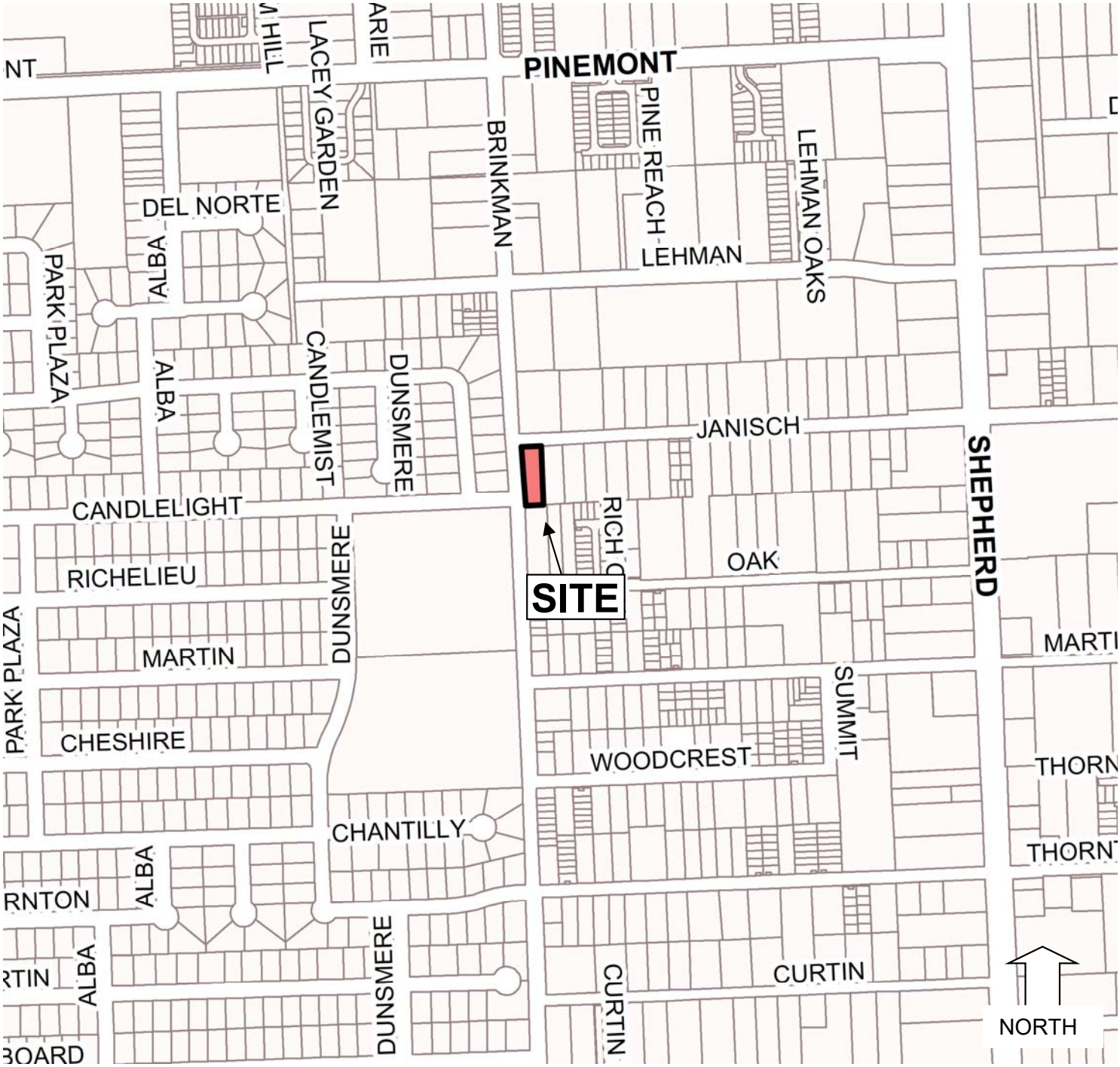
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Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/13/2022**

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

Applicant: MOMENTUM ENGINEERING



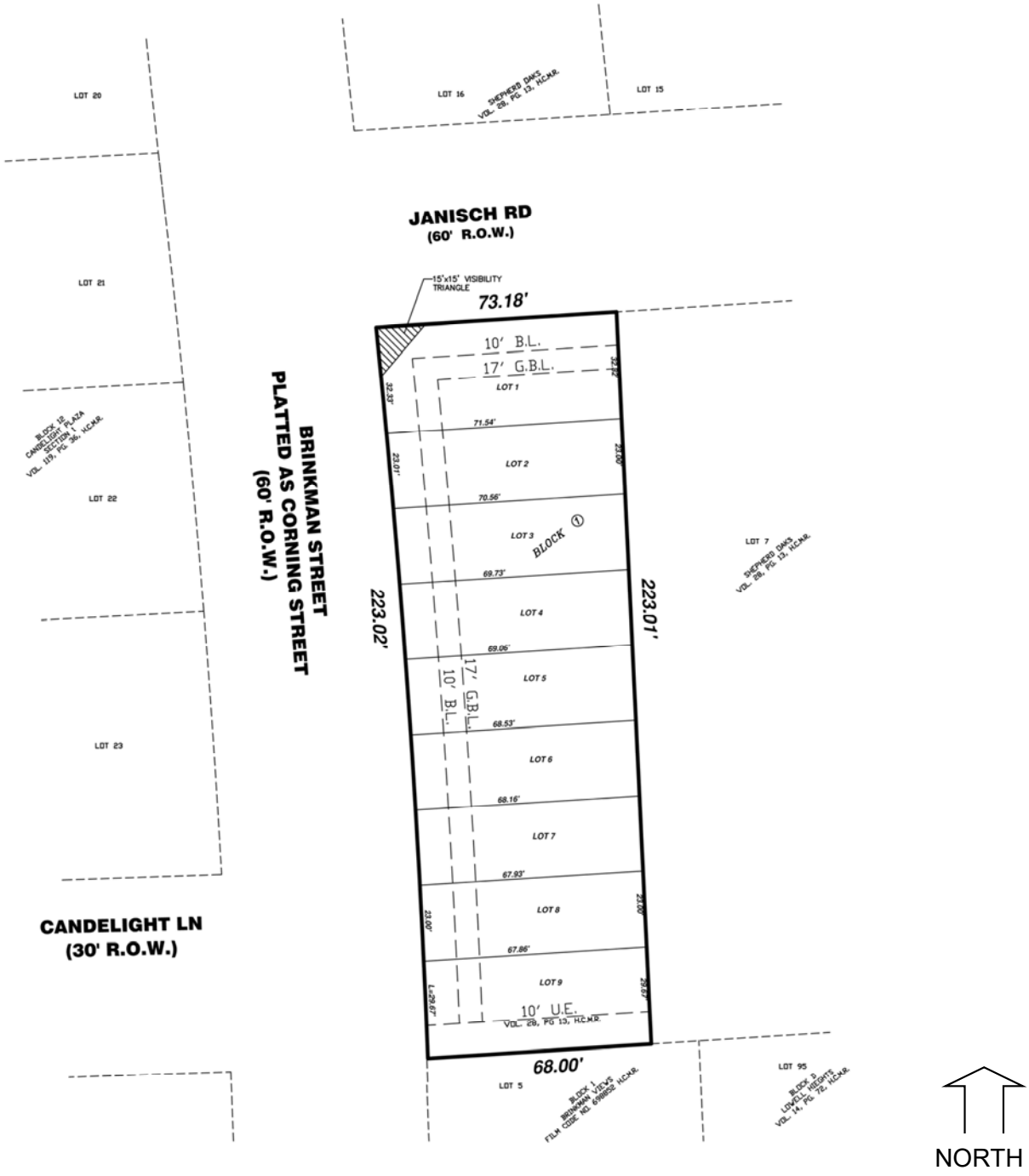
C – Public Hearings Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/13/2022**

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

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/13/2022**

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

Applicant: MOMENTUM ENGINEERING



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 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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City Council Chamber, Public Level, Houston, Texas

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

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

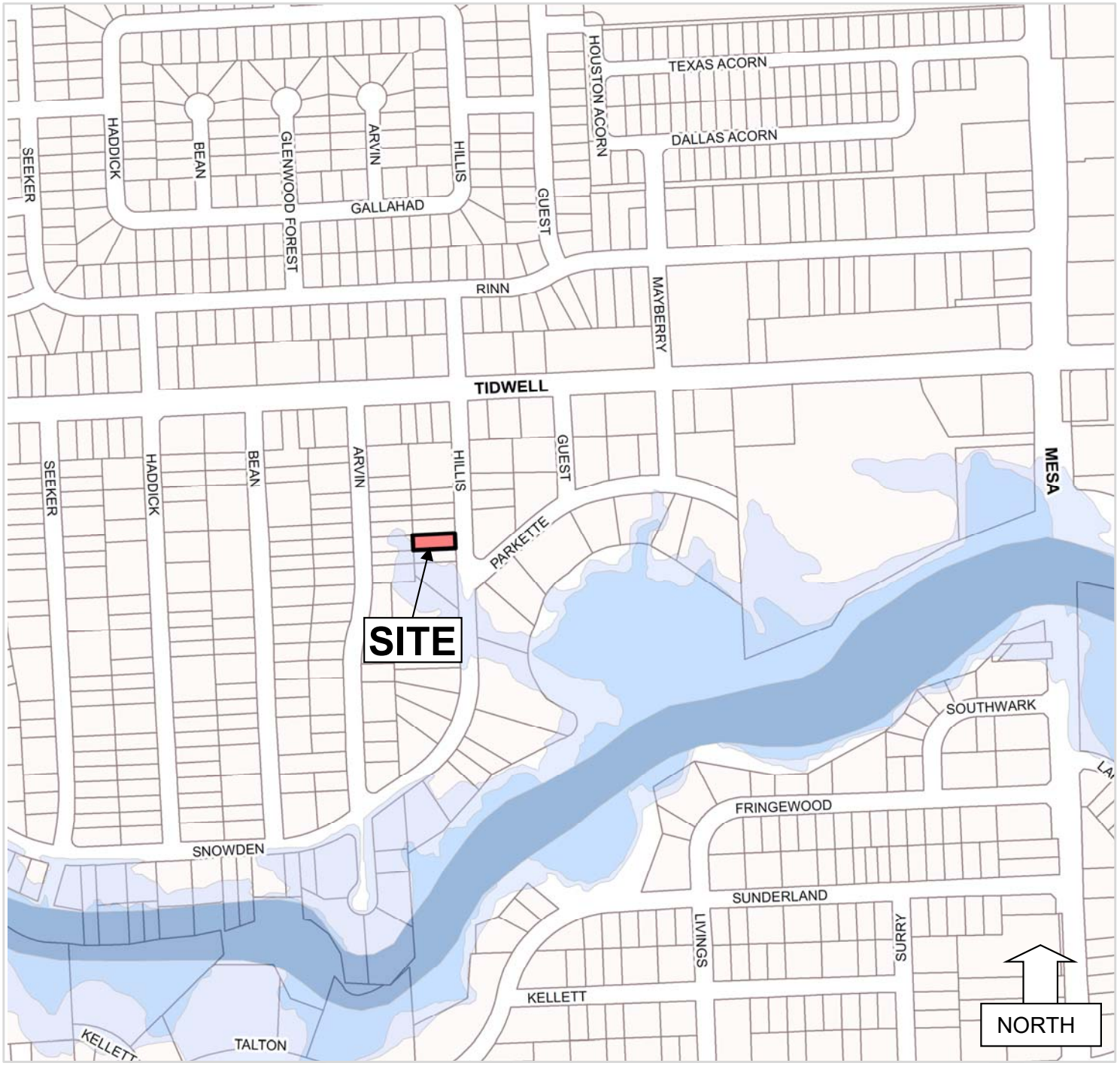
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Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Timmerman Estates (DEF 1)

Applicant: PLS Construction Layout, INC



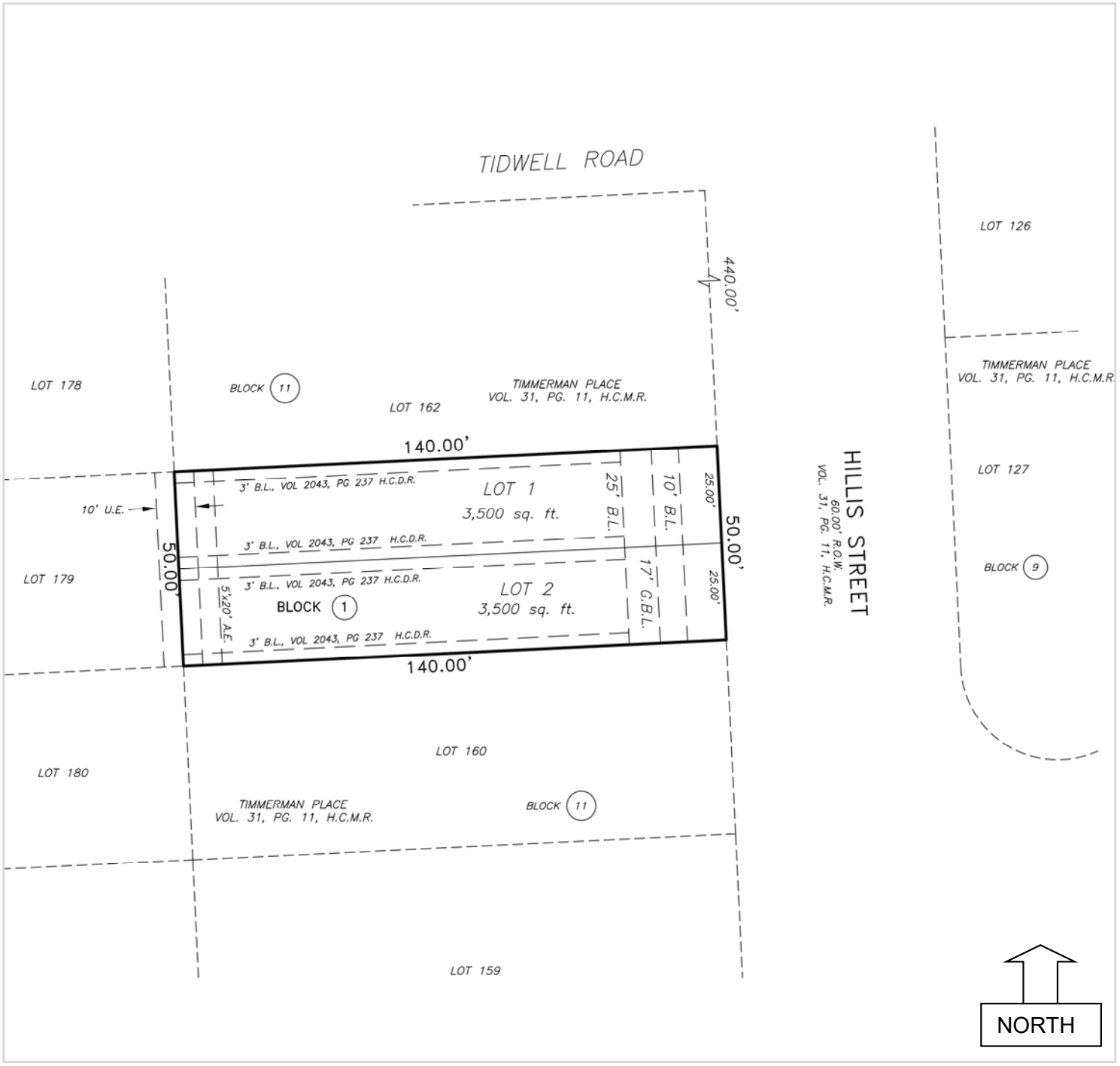
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Timmerman Estates (DEF 1)

Applicant: PLS Construction Layout, INC



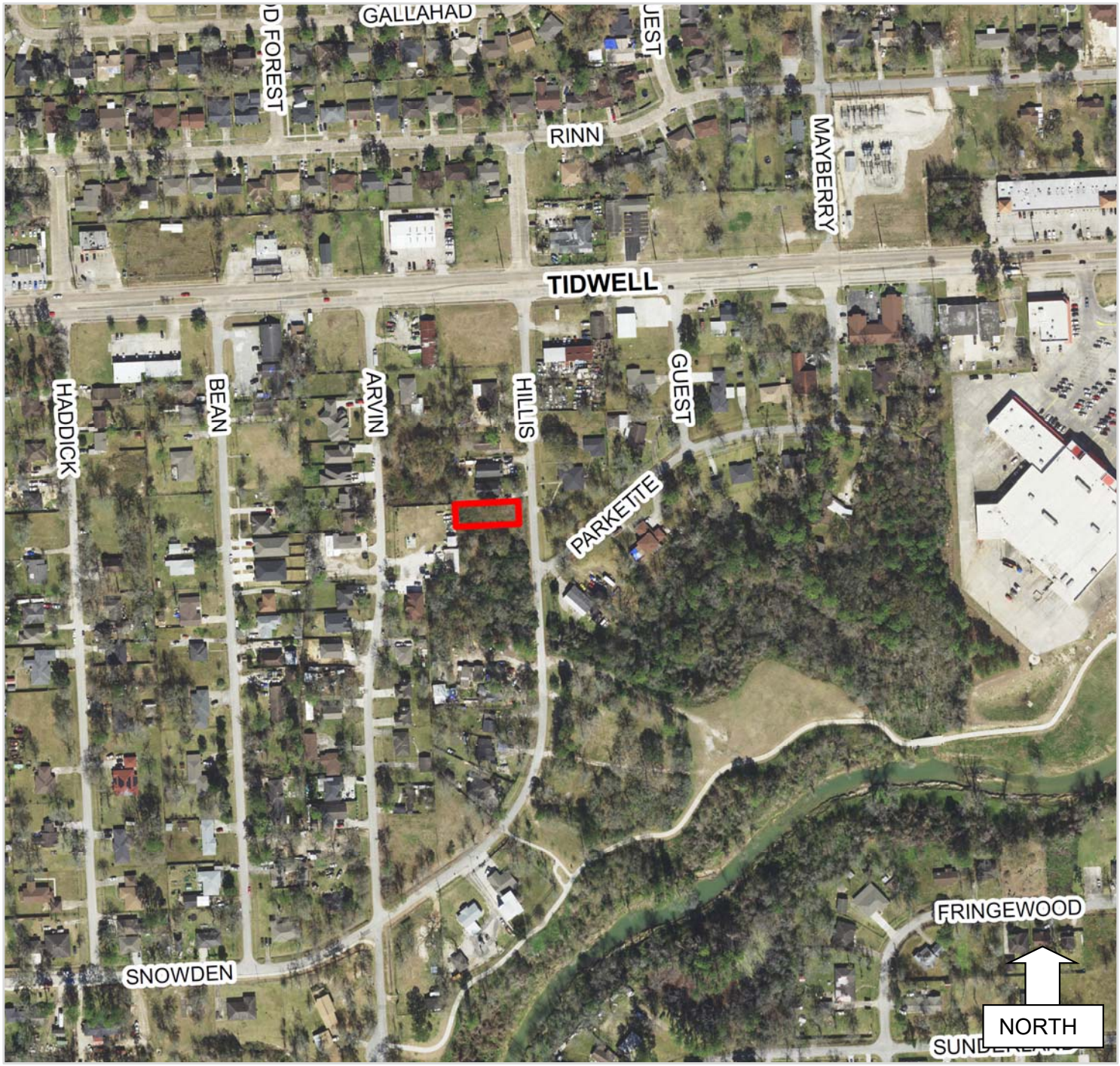
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date:10/13/2022**

Subdivision Name: Timmerman Estates (DEF 1)

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.**

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

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

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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

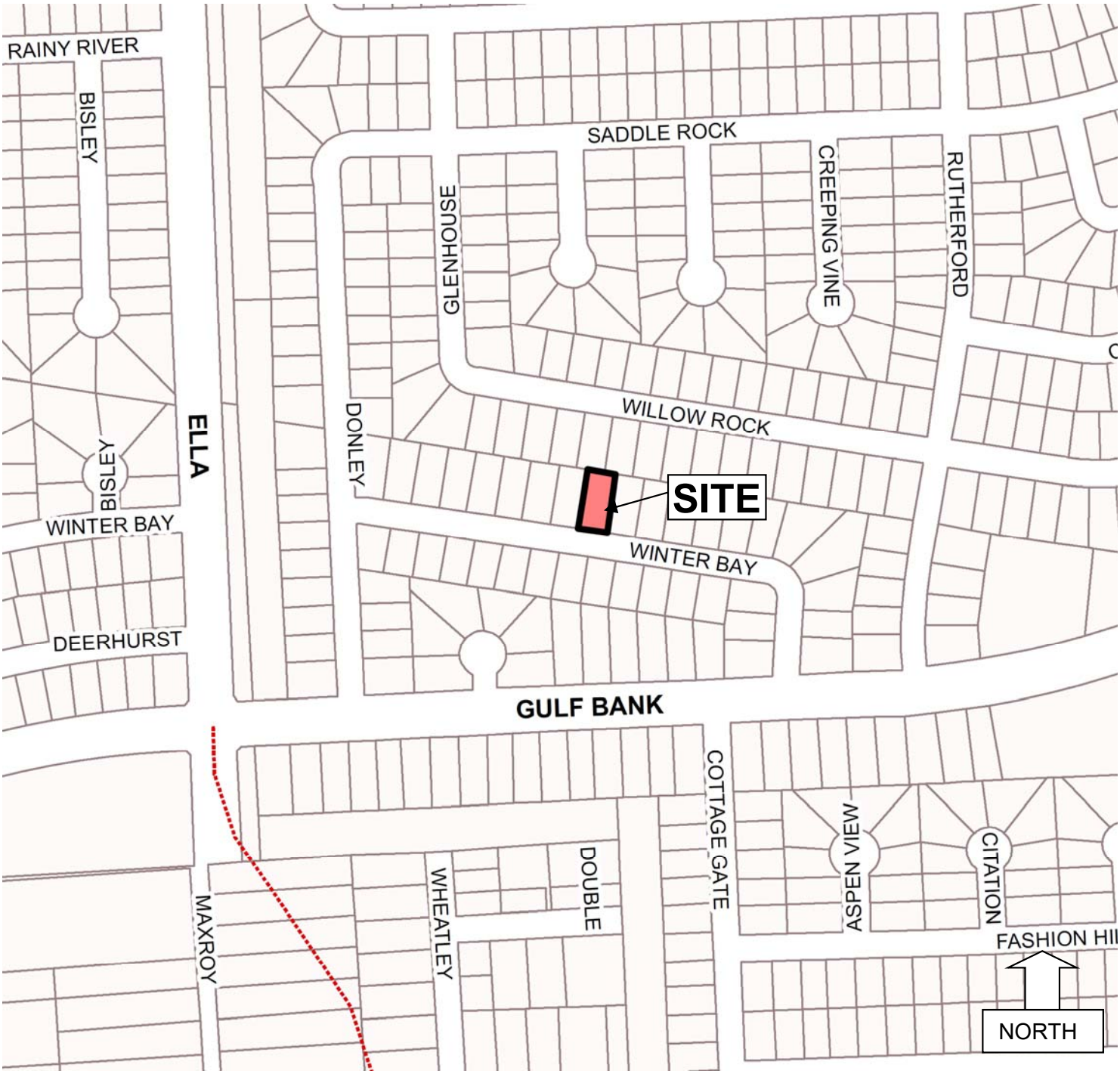
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Winter Bay Estates

Applicant: OC Plans & Permits



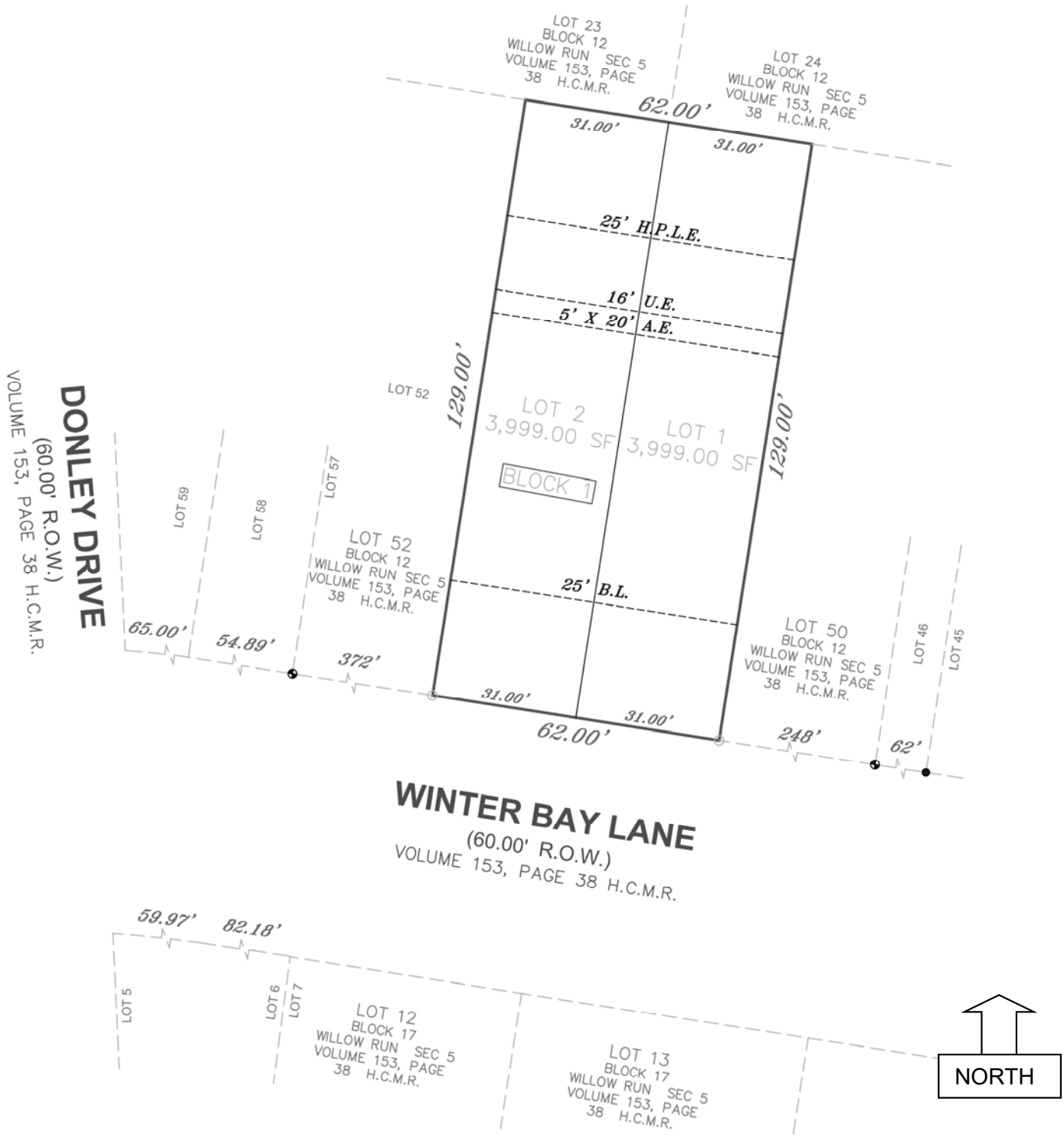
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Winter Bay Estates

Applicant: OC Plans & Permits



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Winter Bay Estates

Applicant: OC Plans & Permits



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 23, 2022

Dear Property Owner:

Reference Number: 2022-1925; Winter Bay Estates; a partial replat of **Willow Run Sec 5**, being all of Lot 51, in Block 12, as recorded in Vol. 153, Pg. 38 of the Harris County Map Records.

The property is located along and north of Winter Bay Drive, east of Donley Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Silvia Ortiz,** with Oc Plans & Permits, on behalf of the developer, can be contacted at **281-570-7270.**

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, October 13, 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 Department Staff Authority and Obligation

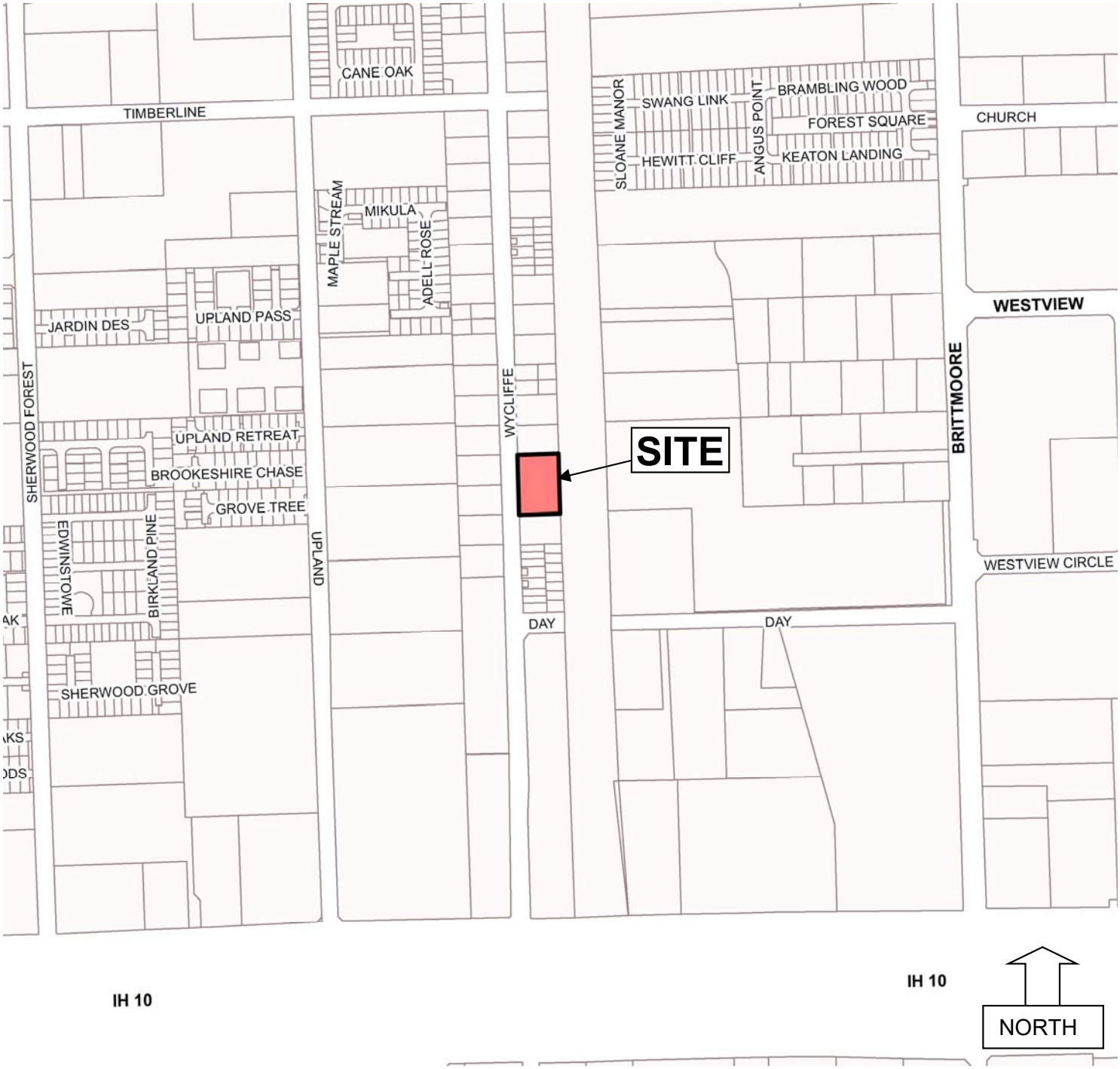
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Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



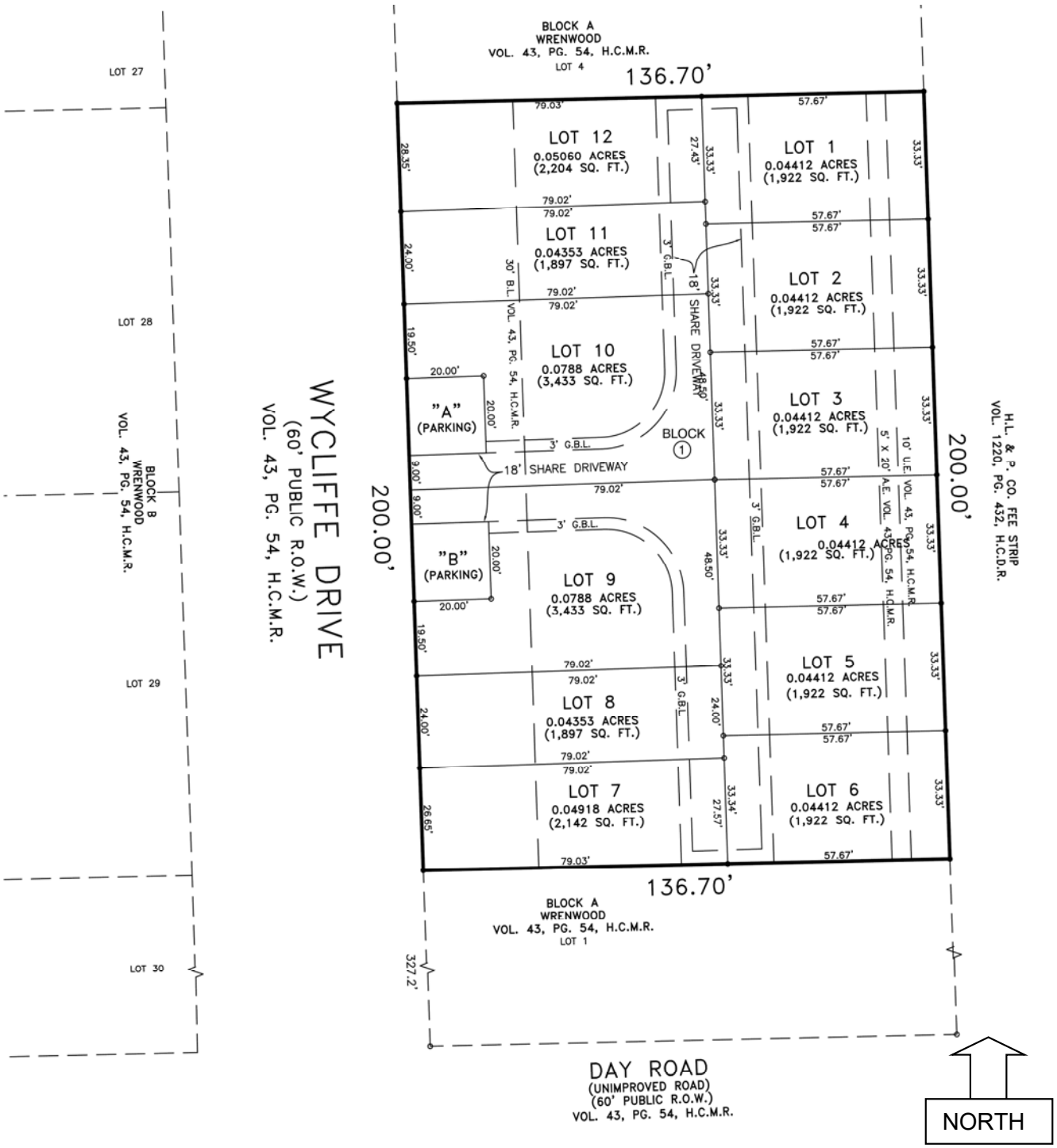
C – Public Hearings Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



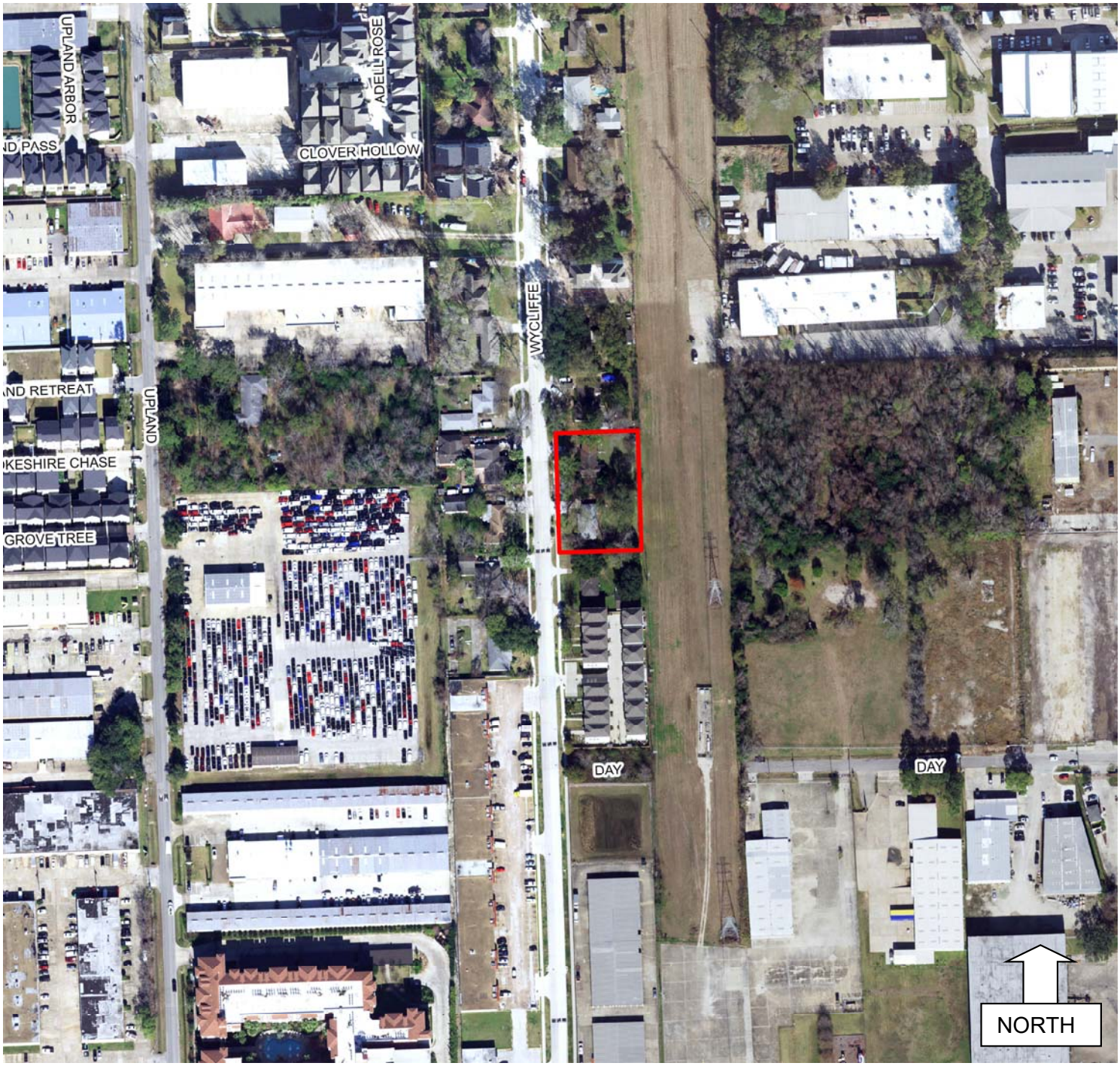
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Wrenwood Addition partial replat no 5

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 20, 2022

Dear Property Owner:

Reference Number: 2022-2206; Wrenwood partial replat no 5; a partial replat of **Wrenwood**, being Lots 2 and 3, in Block A, as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located east along Wycliff Drive, east of Brittmoore Road and north of Interstate 10. The purpose of the replat is to create seven (7) single-family residential lots. The applicant, **Brianna Onajobi,** with South Texas Surveying Associates, Inc., on behalf of the developer, CS1 Properties, LLC, can be contacted at **281-556-6918**

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:

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City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Yocum Gardens partial replat no 3

Applicant: Momentum Engineering



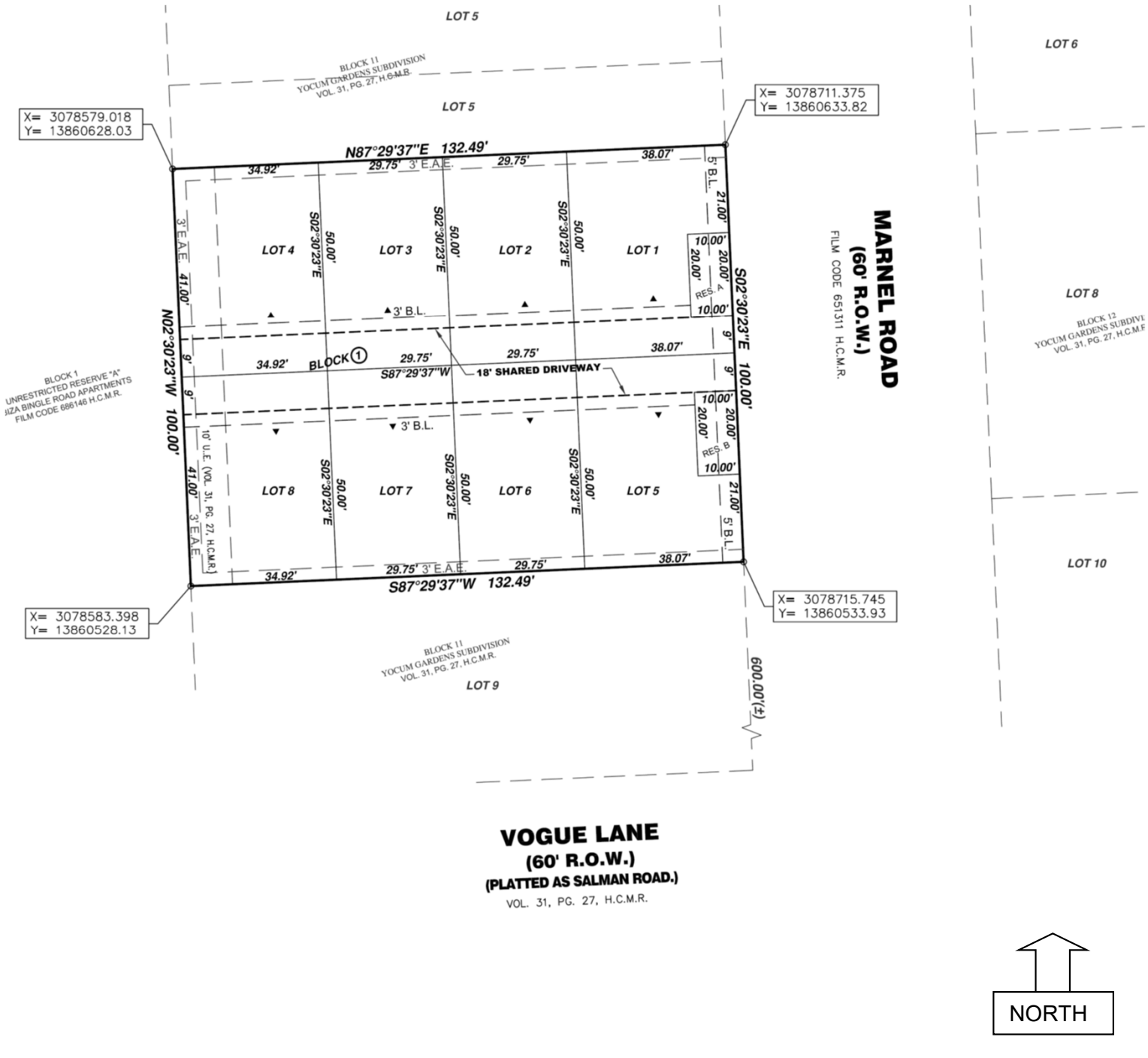
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Yocum Gardens partial replat no 3

Applicant: Momentum Engineering



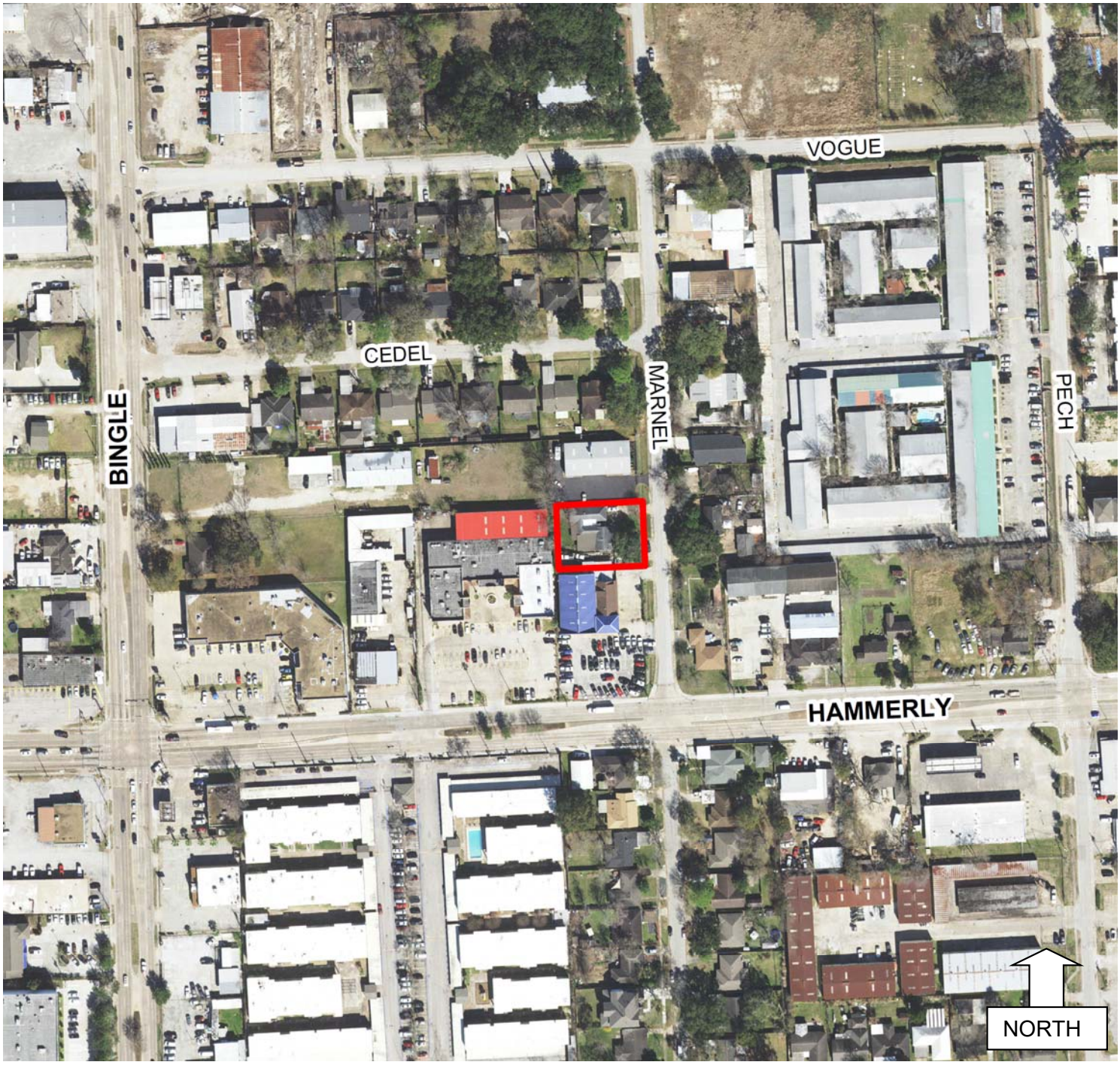
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Yocum Gardens partial replat no 3

Applicant: Momentum Engineering



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 20, 2022

Dear Property Owner:

Reference Number: 2022-2278; Yocum gardens partial replat no 3; a partial replat of **Yocum Gardens,** being Lot 31, in Block 13, as recorded in Volume 31, Page 27 of the Harris County Map Records.

The property is located west along Marnel Rd, north of Hammerly Boulevard and east of Bingle Road. The purpose of the replat is to create eight (8) single-family residential lots and two reserves along a shared driveway. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of the developer, can be contacted at **469-371-6780.**

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

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City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

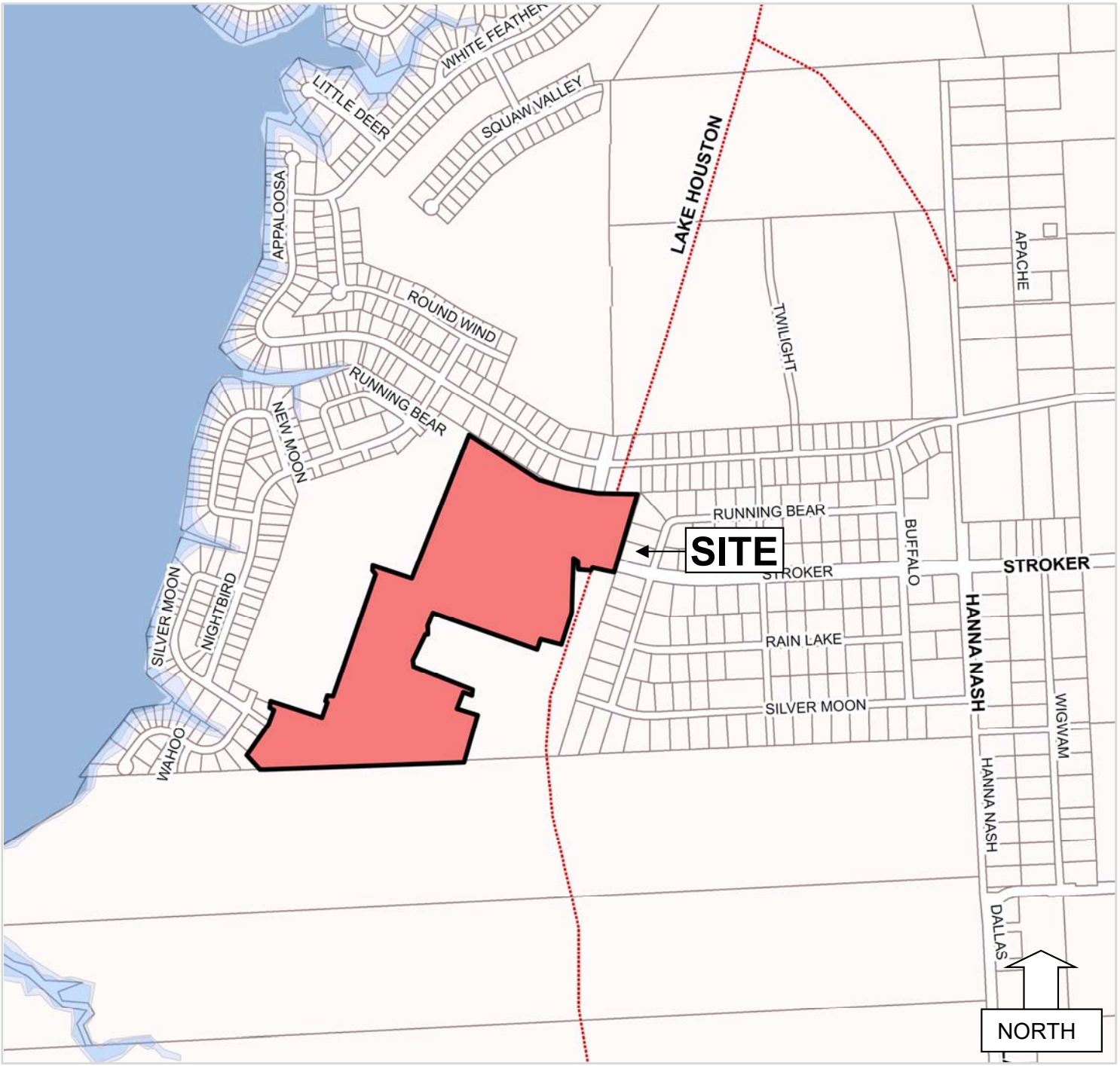
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Indian Springs Sec 1

Applicant: Blackline Engineering



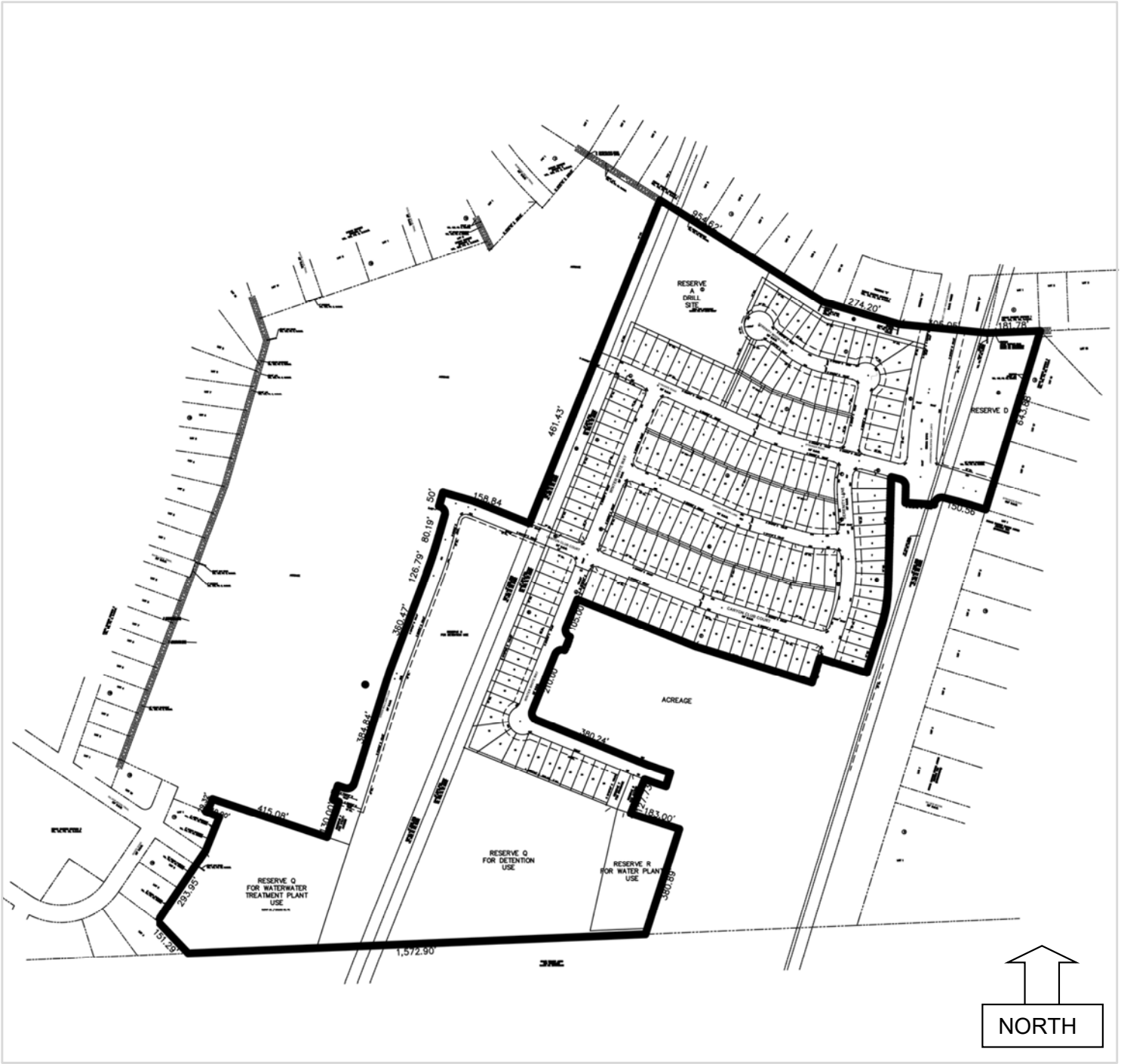
D – Variances **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Indian Springs Sec 1

Applicant: Blackline Engineering



D – Variances Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Indian Springs Sec 1

Applicant: Blackline Engineering



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2454
Plat Name: Indian Springs Sec 1
Applicant: Blackline Engineering
Date Submitted: 10/03/2022

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 Silver Moon Trail (Local Street) through the subject tract and leave the street as a dead-end street. Silver Moon Tail will lead to a reserve for utilities in Indian Springs Section 1 (Wastewater Treatment Plant.) The Wastewater Treatment Plant is designed in this location due to current location of the outfall and other utilities.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

Our request not to extended Silver Moon Trail is based on utilities that are to be provided for future development. Silver Moon Trail dead-end to the location of the developer's Wastewater Treatment plant. The decision to place the wastewater treatment plant in solely or the location based on the current outfall and for 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;

This 138.5-acre development is located east Lake Houston. Currently we are seeking a variance from Section 1. Strict requirement of this chapter would make this project infeasible due to the existing physical characteristic of Indian Shores Section 3, recorded in Vol. 125, Pg 6, H.C.M.R. recorded in 1965 and the location of the adjacent stub streets.

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

The granting of the variance is not the result of a hardship created by the developer. The stub streets north-west (Silver Moon Trail), connectivity is served very well by its current street connections.

(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 to ensure

adequate traffic circulation within the general area. The granting of this variance will maintain the intent to protect residential neighborhood.

(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.

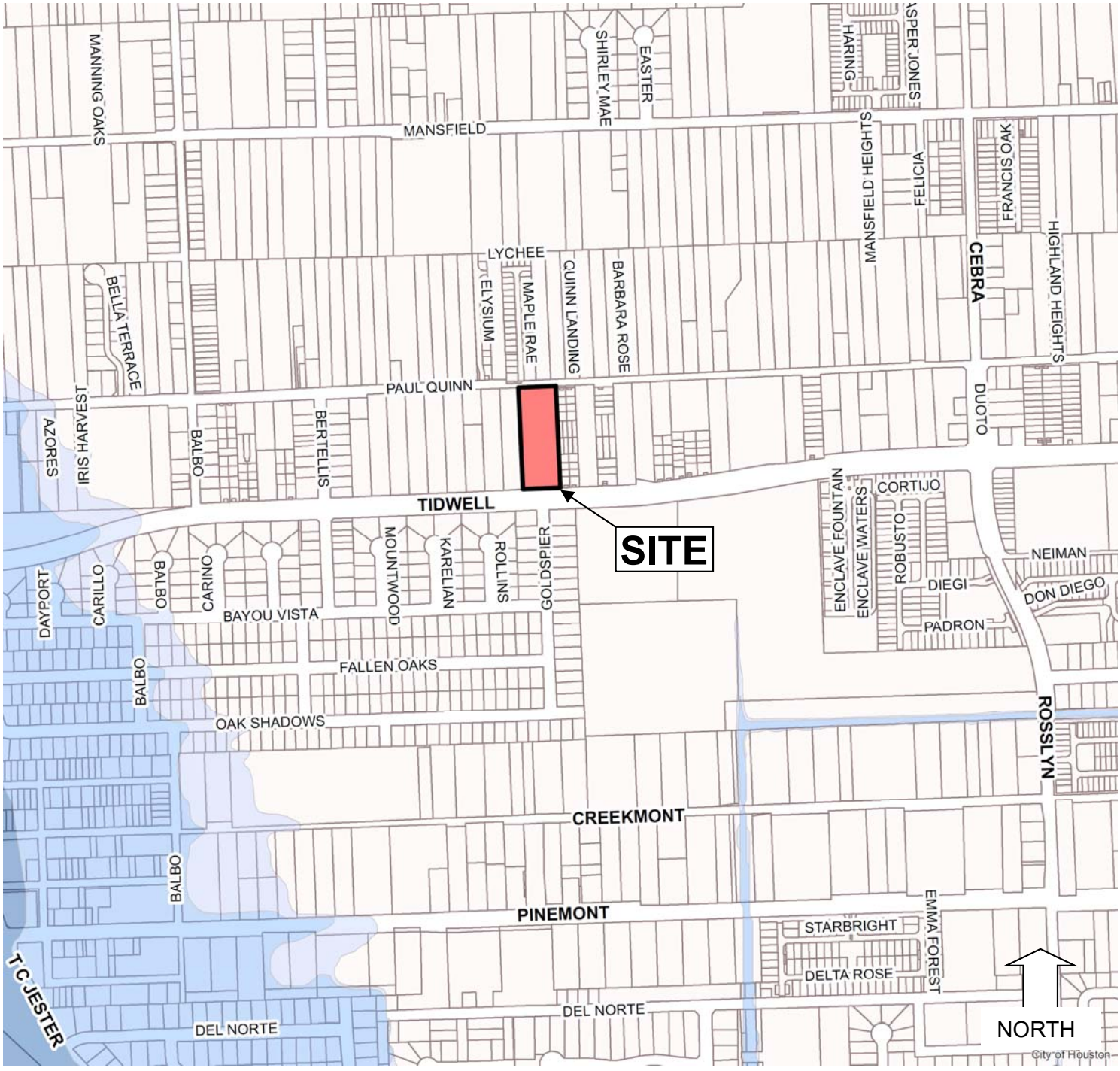
The circumstances supporting the granting of the variance is based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Lexen Court (DEF 2)

Applicant: The Intefield Group



D – Variances

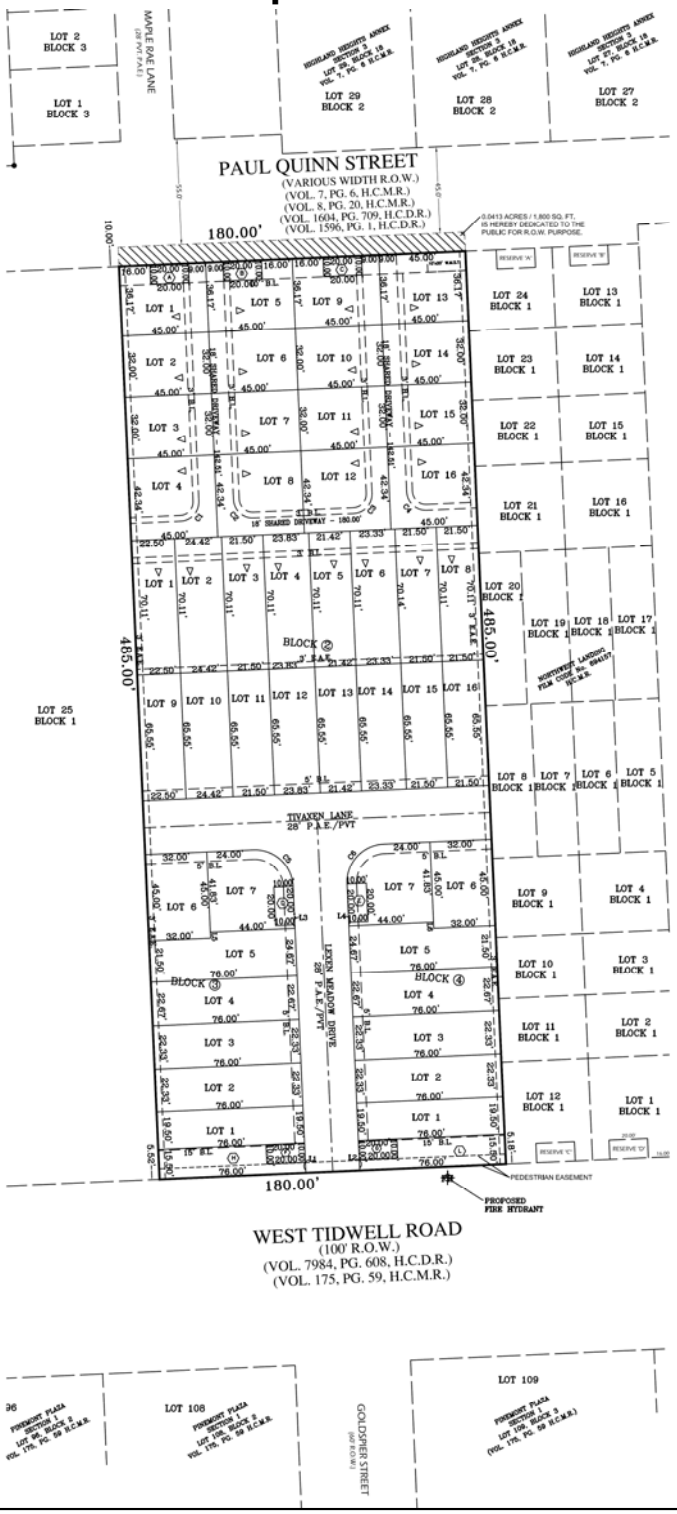
Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Lexen Court (DEF 2)

Applicant: The Intefield Group



RESERVE CHART	
RESERVE	DESCRIPTION
A	GUEST PARKING
B	GUEST PARKING
C	GUEST PARKING
D	GUEST PARKING
E	GUEST PARKING
F	GUEST PARKING
G	GUEST PARKING
H	LANDSCAPE AND OPEN SPACE
L	LANDSCAPE AND OPEN SPACE

NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Lexen Court (DEF 2)

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: ROD & SHELF; DOUBLE ROD & SHELF

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

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

PROPERTY OWNERSHIP INFORMATION

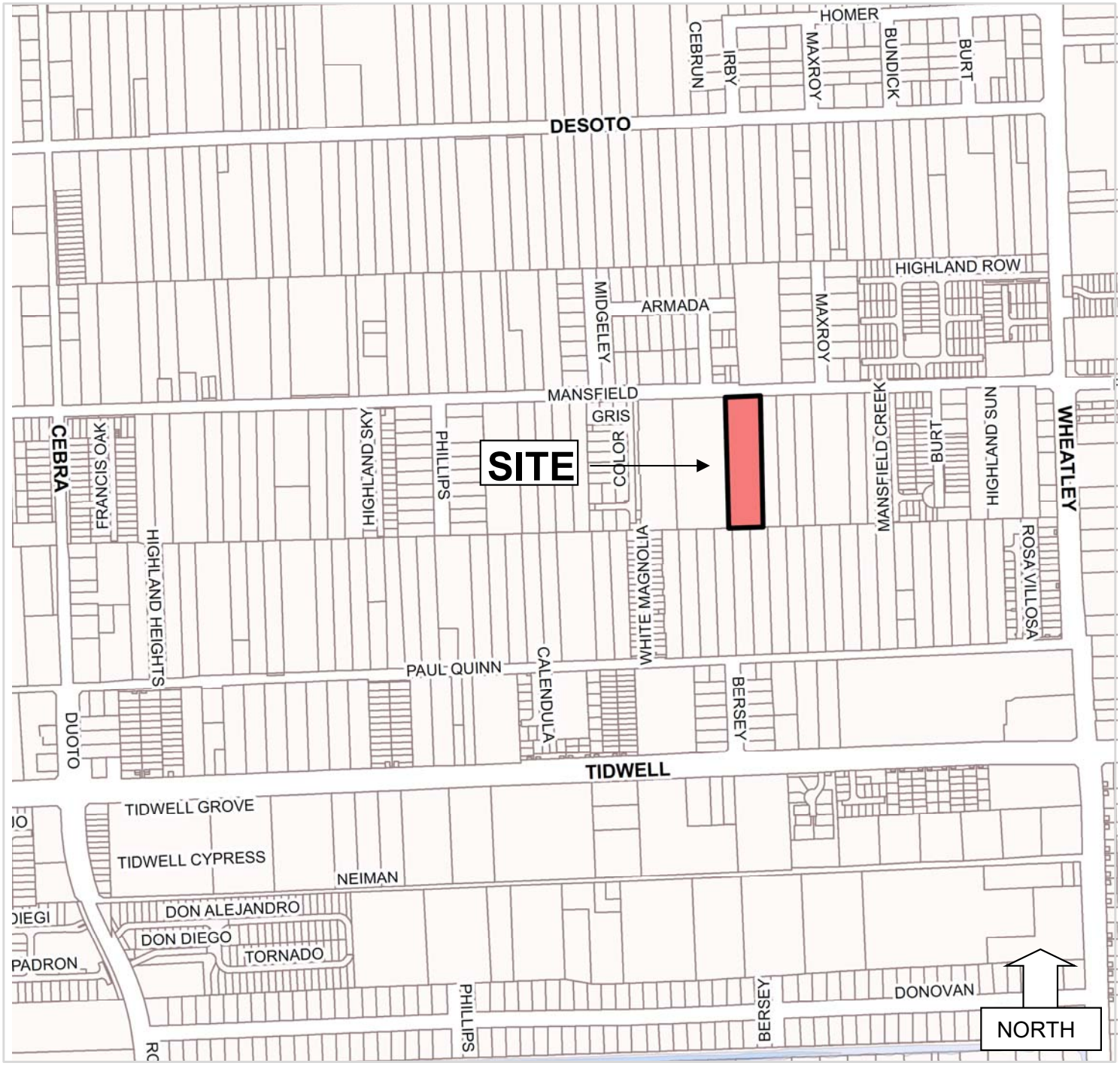
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Mansfield Life (DEF 2)

Applicant: MOMENTUM ENGINEERING



D – Variances

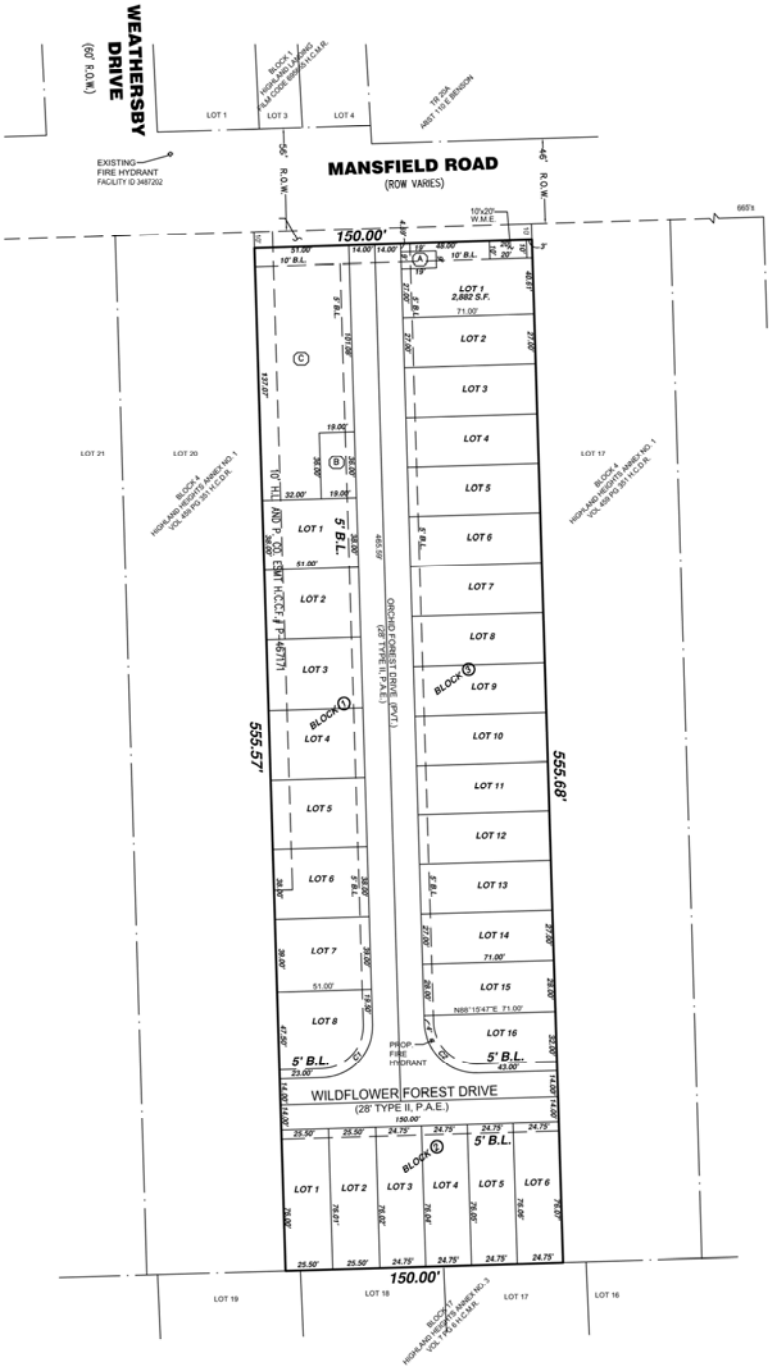
Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Mansfield Life (DEF 2)

Applicant: MOMENTUM ENGINEERING



D – Variances Subdivision

Houston Planning Commission ITEM: 138

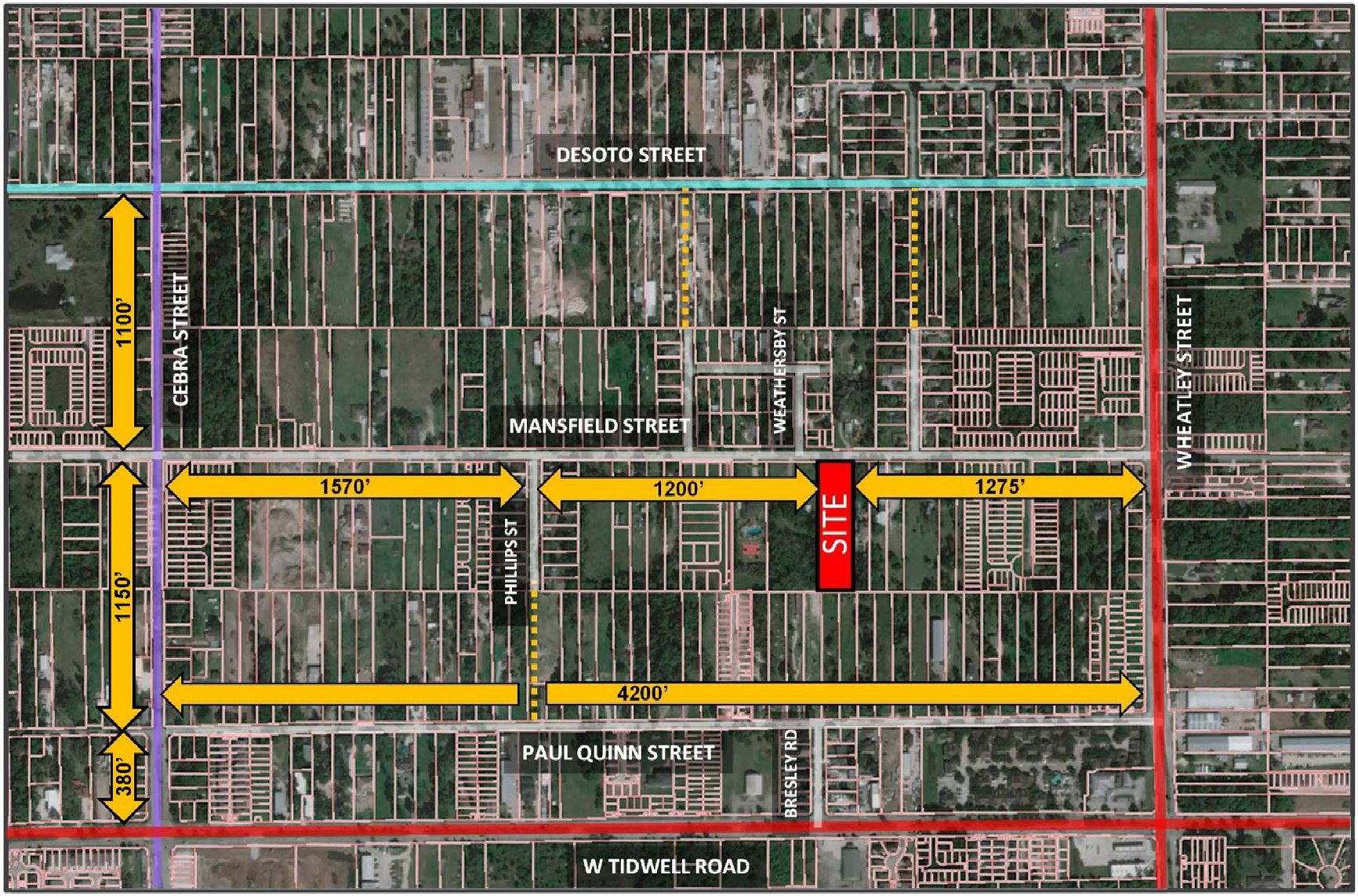
Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Mansfield Life (DEF 2)

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

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

For additional information regarding this project, please call **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.

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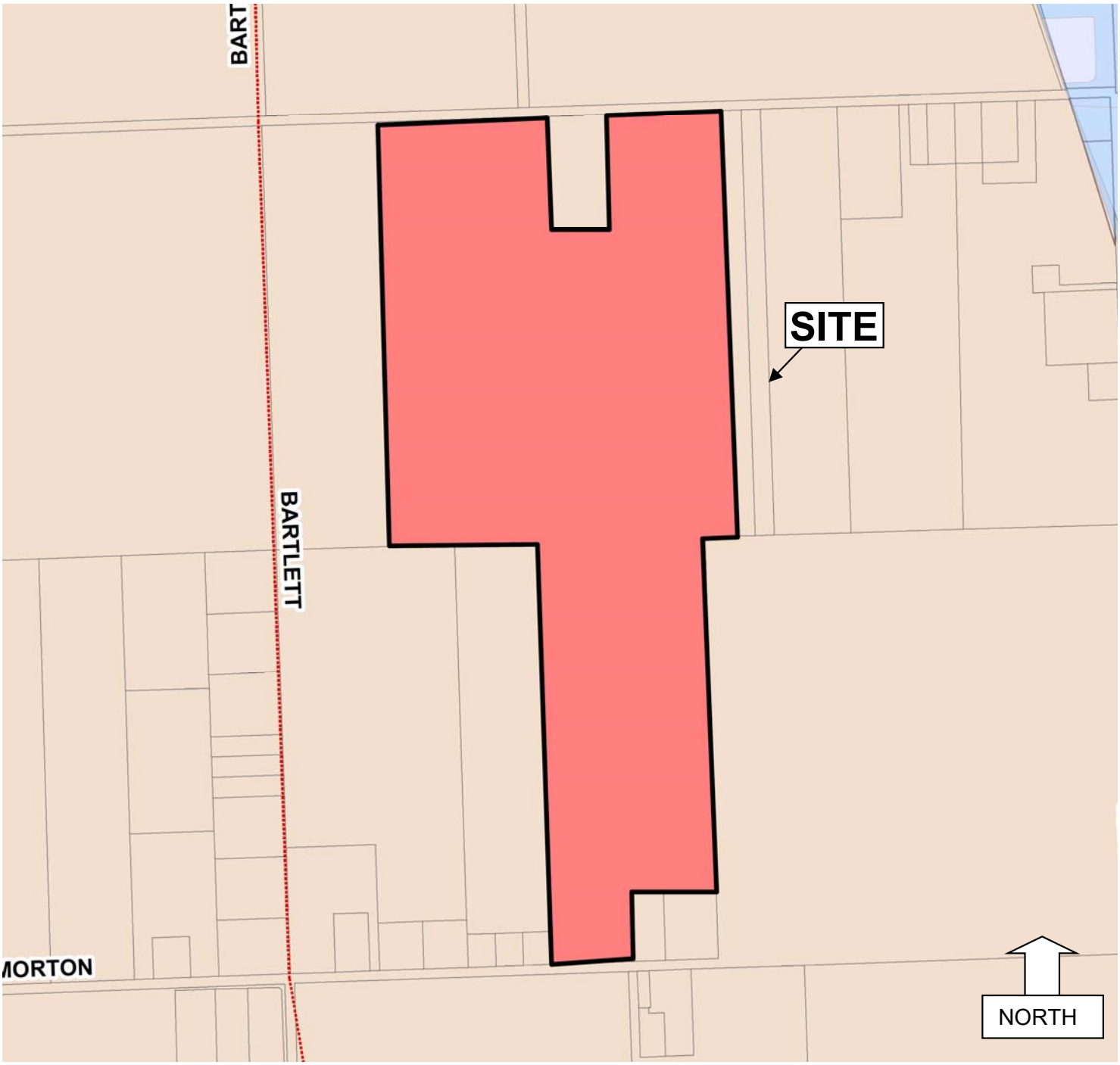
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Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Morton 180 Tract GP

Applicant: EHRA



D - Variances

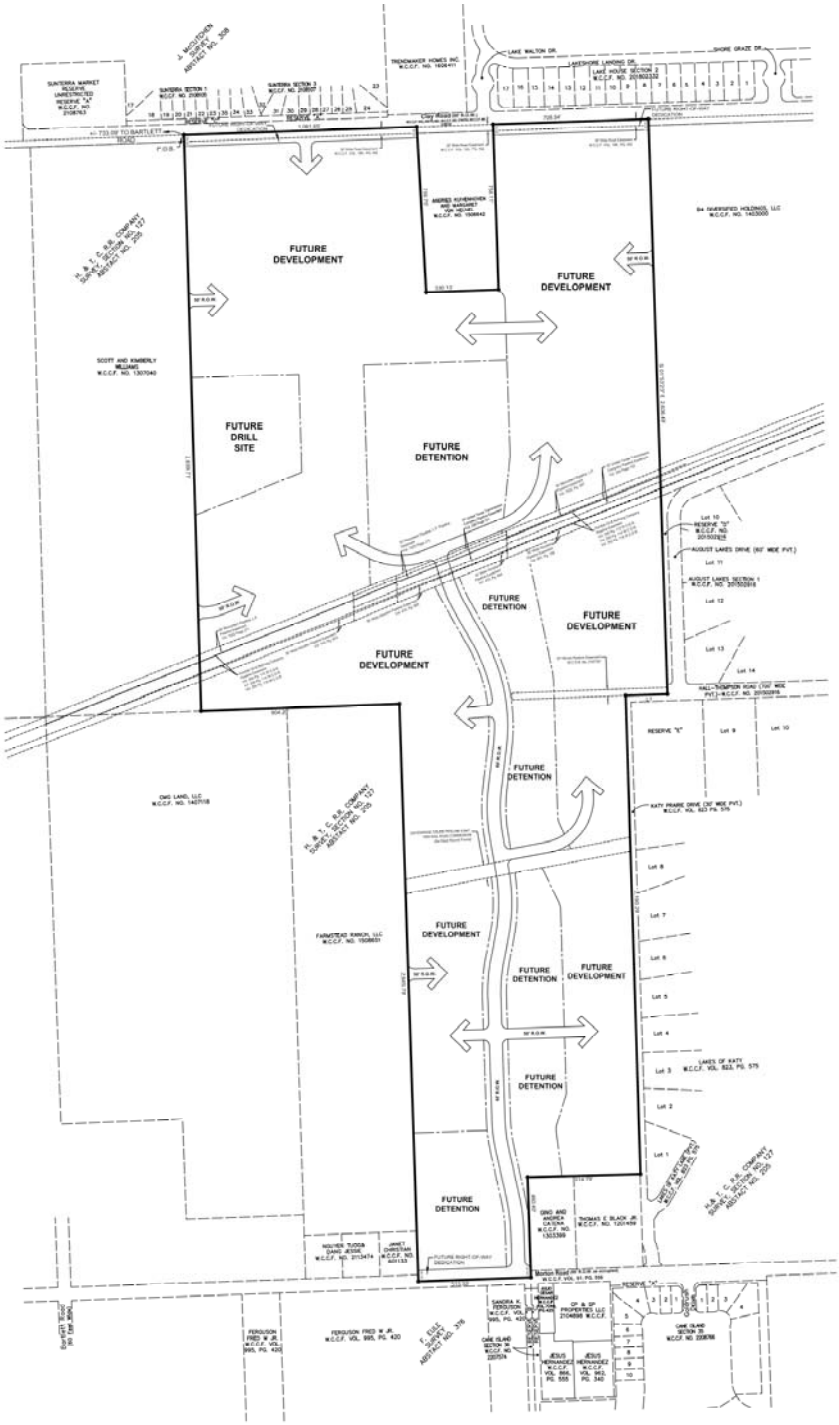
Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Morton 180 Tract GP

Applicant: EHRA



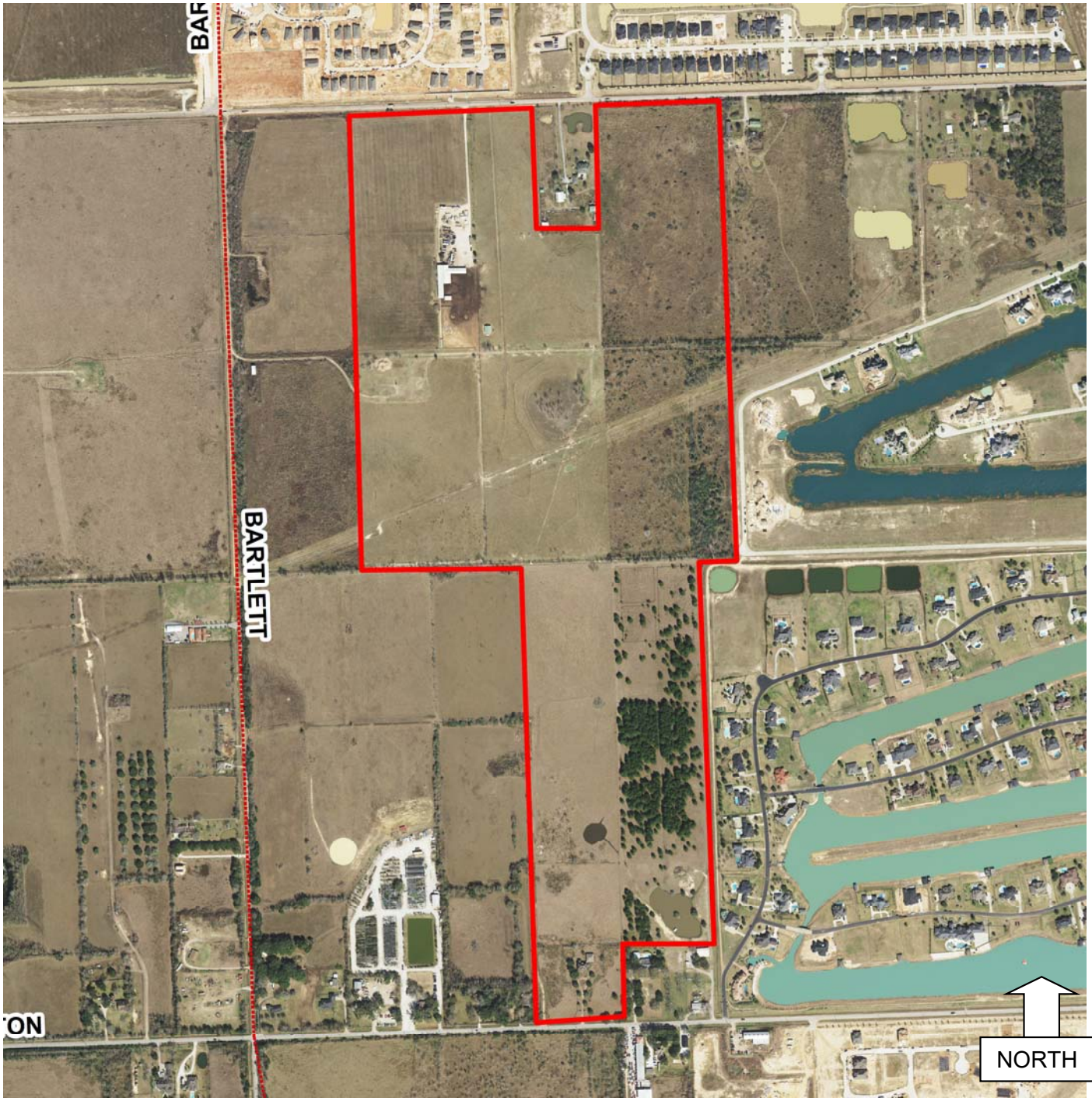
D - Variances Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 10/13/2022**

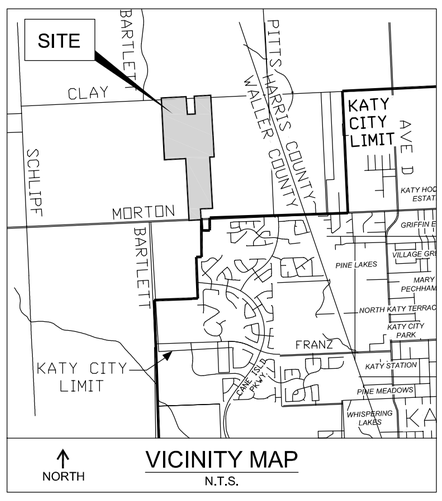
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D - Variances

Aerial



GENERAL NOTES:

1. B.L. indicates Building Line.
   G.B.L. indicates Garage Building Line.
   D.E. indicates Drainage Easement.
   U.E. indicates Utility Easement.
   ESMT. indicates Easement.
   STM. S.E. indicates Storm Sewer Easement.
   W.C.D.R. NO. indicates Waller County Deed Record Number.
   PVT. indicates Private Street (Type 1 P.A.E.).
   P.A.E. indicates Permanent Access Easement.
   P.U.E indicates Public Utility Easement.
   R.O.W. indicates Right-Of-Way.
   R= indicates Radius.
   S.S.E. indicates Sanitary Sewer Easement.
   (S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
   W.L.E. indicates Waterline Easement.

2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 88°01'56" W	190.79'

SUNTERRA MARKET RESERVE UNRESTRICTED RESERVE "A" W.C.C.F. NO. 2108763

J. McCUTCHEN SURVEY ABSTACT NO. 308

SUNTERRA SECTION 1 W.C.C.F. NO. 2108105

SUNTERRA SECTION 3 W.C.C.F. NO. 2108107

TRENDMAKER HOMES INC. W.C.C.F. NO. 1606411

LAKE WALTON DR.

SHORE GRAZE DR.

LAKESHORE LANDING DR.

LAKE HOUSE SECTION 2 W.C.C.F. NO. 201802332

RESERVE "A"

Clay Road (80' R.O.W.) W.C.C.F. VOL. 106 PG.492, W.C.C.F. NO. 2108763, W.C.C.F. NO. 2108105

+/- 733.09' TO BARTLETT ROAD

FUTURE RIGHT-OF-WAY DEDICATION

N 88°00'47" E 1,061.65'

N 88°00'47" E 708.54'

FUTURE RIGHT-OF-WAY DEDICATION

P.O.B.

30' Wide Road Easement W.C.C.F. VOL. 106., PG. 492

704 ft

582 ft

H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127 ABSTACT NO. 205

S 03°14'07" E 759.70'

ANDRIES KUIVENHOVEN AND MARGARET VON HEUVEL W.C.C.F. NO. 1506642

N 01°53'23" W 758.11'

B4 DIVERSIFIED HOLDINGS, LLC W.C.C.F. NO. 1403000

FUTURE DEVELOPMENT

50' R.O.W.

N 87°46'07" E 330.13'

FUTURE DEVELOPMENT

SCOTT AND KIMBERLY WILLIAMS W.C.C.F. NO. 1307040

S 01°53'23" E 2,636.49'

FUTURE DRILL SITE

FUTURE DETENTION

1,377 ft

N 01°42'01" W 2,639.71'

Pipeline Easement Corridor

30' Monument Pipeline, L.P. Pipeline Easement Vol. 1022 Page 279

50' United Texas Transmission Company Pipeline Easement Vol. 326 Page 751

30' Monument Pipeline, L.P. Pipeline Easement Vol. 1022, Pg. 287

30' United Texas Transmission Company Pipeline Easement Vol. 324 Page 732

Humble Oil & Refining Company Pipeline Easement Vol. 200 Pg. 112 W.C.D.R. Vol. 200 Pg. 114 W.C.D.R. Vol. 200 Pg. 116 W.C.D.R.

30' Wide Houston Pipeline Easement Vol. 433, Pg. 684

30' Wide Houston Pipeline Easement Vol. 451, Pg. 159

FUTURE DETENTION

FUTURE DEVELOPMENT

30' Wide Houston Pipeline Easement Vol. 433, Pg. 674

30' Hilcorp Pipeline Easement W.C.D.R. No. 2107781

FUTURE DEVELOPMENT

S 87°55'00" W 904.20'

Special Exception

1,637 ft

18% Deviation

CMG LAND, LLC W.C.C.F. NO. 1407118

H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127 ABSTACT NO. 205

60' R.O.W.

FUTURE DETENTION

ENTERPRISE CRUDE PIPELINE ESMT. PER RAIL ROAD COMMISSION (No Deed Record Found)

Pipeline Easement

FARMSTEAD RANCH, LLC W.C.C.F. NO. 1508651

FUTURE DEVELOPMENT

50' R.O.W.

N 01°53'03" W 2,645.79'

FUTURE DETENTION

FUTURE DEVELOPMENT

50' R.O.W.

60' R.O.W.

FUTURE DETENTION

1,354 ft

S 88°26'25" W 514.79'

S 01°53'03" E 460.40'

GINO AND ANDREA CATENA W.C.C.F. NO. 1303399

THOMAS E BLACK JR. W.C.C.F. NO. 1201459

FUTURE DETENTION

FUTURE RIGHT-OF-WAY DEDICATION

Morton Road (60' R.O.W. as occupied) W.C.C.F. VOL. 91, PG. 556

S 97°59'06" W 513.33'

NGUYEN TUOG& DANG JESSIE W.C.C.F. NO. 2113474

JANET CHRISTIAN W.C.C.F. NO. 601133

Bartlett Road (60 Feet Wide)

FERGUSON FRED W JR. W.C.C.F. VOL. 995, PG. 420

FERGUSON FRED W JR. W.C.C.F. VOL. 995, PG. 420

F. EULE SURVEY ABSTACT NO. 376

SANDRA K. FERGUSON W.C.C.F. VOL. 995, PG. 420

JULIO CESAR HERNANDEZ W.C.C.F. VOL. 7049, PG. 425

CP & SP PROPERTIES LLC 2104898 W.C.C.F.

CANE ISLAND SECTION 36 W.C.C.F. NO. 2207574

JESUS HERNANDEZ W.C.C.F. VOL. 866, PG. 555

JESUS HERNANDEZ W.C.C.F. VOL. 962, PG. 340

CANE ISLAND SECTION 35 W.C.C.F. NO. 2208766

Goldrush Drive

RESERVE "A"

4,593 ft

Variance

KATY PRAIRIE DRIVE (60' WIDE PVT.) W.C.C.F. VOL. 823, PG. 575

S 01°53'03" E 2,190.29'

PRIVATE ROAD NETWORK

AUGUST LAKES SEC 1 W.C.C.F. NO. 201502916

Lot 10 RESERVE "D" W.C.C.F. NO. 201502916

AUGUST LAKES DRIVE (60' WIDE PVT.)

Lot 11

AUGUST LAKES SECTION 1 W.C.C.F. NO. 201502916

Lot 12

Lot 13

Lot 14

HALL THOMPSON ROAD (700' WIDE PVT.) W.C.C.F. NO. 20150291

RESERVE "E"

Lot 9

Lot 10

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

LAKES OF KATY W.C.C.F. VOL. 823, PG. 575

LAKES OF KATY LANE (PVT.) W.C.C.F. VOL. 823 PG. 575

LAKES OF KATY W.C.C.F. VOL. 823, PG. 575

H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127 ABSTACT NO. 205

Morton 180 Tract GP Variance and Special Exception Exhibit

A General Plan of 179.80 acres out of the H. & T. C. R.R. Company Survey Section No. 127, A-205, Waller County, Texas.

Owner: Texas Land Holdings LLC

September, 2022

0' 100' 200' 400'

SCALE: 1"=200'

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
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EHRA JOB NO. 101-057-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\101-057-150\LandPlan\Morton 180\Morton 180 Tract GP\Morton 180 Tract GP Exhibit.dwg Sep 27, 2022-1:07pm Edited by: awoggoner

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2022-2502
Plat Name: Morton 180 Tract GP
Applicant: EHRA
Date Submitted: 10/03/2022

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. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To exceed intersection spacing along the western boundary of the Morton 180 Tract General Plan for a distance of 1,637'.

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

Chapter 42 Reference:

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

Statement of Facts

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

The subject tract is a 179.8-acre tract of land located south of Clay Road, north of Morton Road, and west of Pitts Road. Morton 180 Tract GP is a proposed single family residential community surrounded by existing single family residential subdivisions and undeveloped acreage. Two entries will be created, one along Morton Road and one along Clay Road. The special circumstances surrounding this request are the two pipeline easement corridors that cross the subject tract in an east-west direction. The northern easement corridor contains four easements and is approximately 115' wide. It intersects the western boundary of the subject tract approximately 2,845' north of Morton Road. The southern easement corridor is approximately 65' wide and intersects the western boundary of the subject tract about 1,810' north of Morton Road. The two limiting factors for locating the stub streets along the western boundary are the triangles created by the easement corridors and the locations where they intersect the western boundary. The southernmost stub street is approximately 1,354' north of Morton Road. The second stub street is proposed to be 1,637' north of the first stub street. This allows for enough depth between the street and the pipeline easement corridor to place single family lots. In addition to the three stub streets on the western boundary of the project, connectivity will also occur with a stub street along the eastern boundary and street connections to Morton Road and Clay Road.

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

The proposed GP provides the same number of stub streets along the western boundary as is required by Chapter 42. Traffic circulation will not be significantly impacted by the 18% deviation proposed between two of these stub streets.

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

The request for a 1,637’ block length is 237’ longer than is required by Chapter 42-128, representing a 18% variation from the standard.

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

The six proposed street connections (four stub streets, one connection to Morton Road, and one connection to Clay Road) will more than adequately serve the new neighborhood and provide connectivity where currently none exists. Local circulation will be preserved thus meeting the intent and general purposes of Chapter 42.

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

Public health, safety and welfare are not negatively impacted by granting this special exception since the local street network in the general area between Morton Road and Clay Road provides adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Morton 180 Tract subdivision.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2502
Plat Name: Morton 180 Tract GP
Applicant: EHRA
Date Submitted: 10/03/2022

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 the eastern boundary of the Morton 180 Tract General Plan for a distance of 4,593'.

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

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject tract is a 179.8-acre tract of land located south of Clay Road, north of Morton Road, and west of Pitts Road. Morton 180 Tract GP is a proposed single family residential community surrounded by existing single family residential subdivisions and undeveloped acreage. Two entries will be created, one along Morton Road and one along Clay Road. There are two subdivisions that border the subject property to the east, Lakes of Katy and August Lakes Section 1. Both of these subdivisions consist of private roads. Because the Morton 180 Tract GP will consist of public roads, it is not possible to connect the subject property roads to the roads of the adjacent subdivisions. A public road connection will be provided on the eastern boundary that is adjacent to undeveloped acreage.

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

The hardship for this variance exists because the preexisting adjacent subdivisions consist of private roads, thus preventing the extension of public roads into these subdivisions.

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

The six proposed street connections (four stub streets, one connection to Morton Road, and one connection to Clay Road) will more than adequately serve the new neighborhood and provide

connectivity where currently none exists. Local circulation will be preserved thus meeting the intent and general purposes of Chapter 42.

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

Public health, safety and welfare are not negatively impacted by granting this variance since the local street network in the general area between Morton Road and Clay Road provides adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Morton 180 Tract subdivision.

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

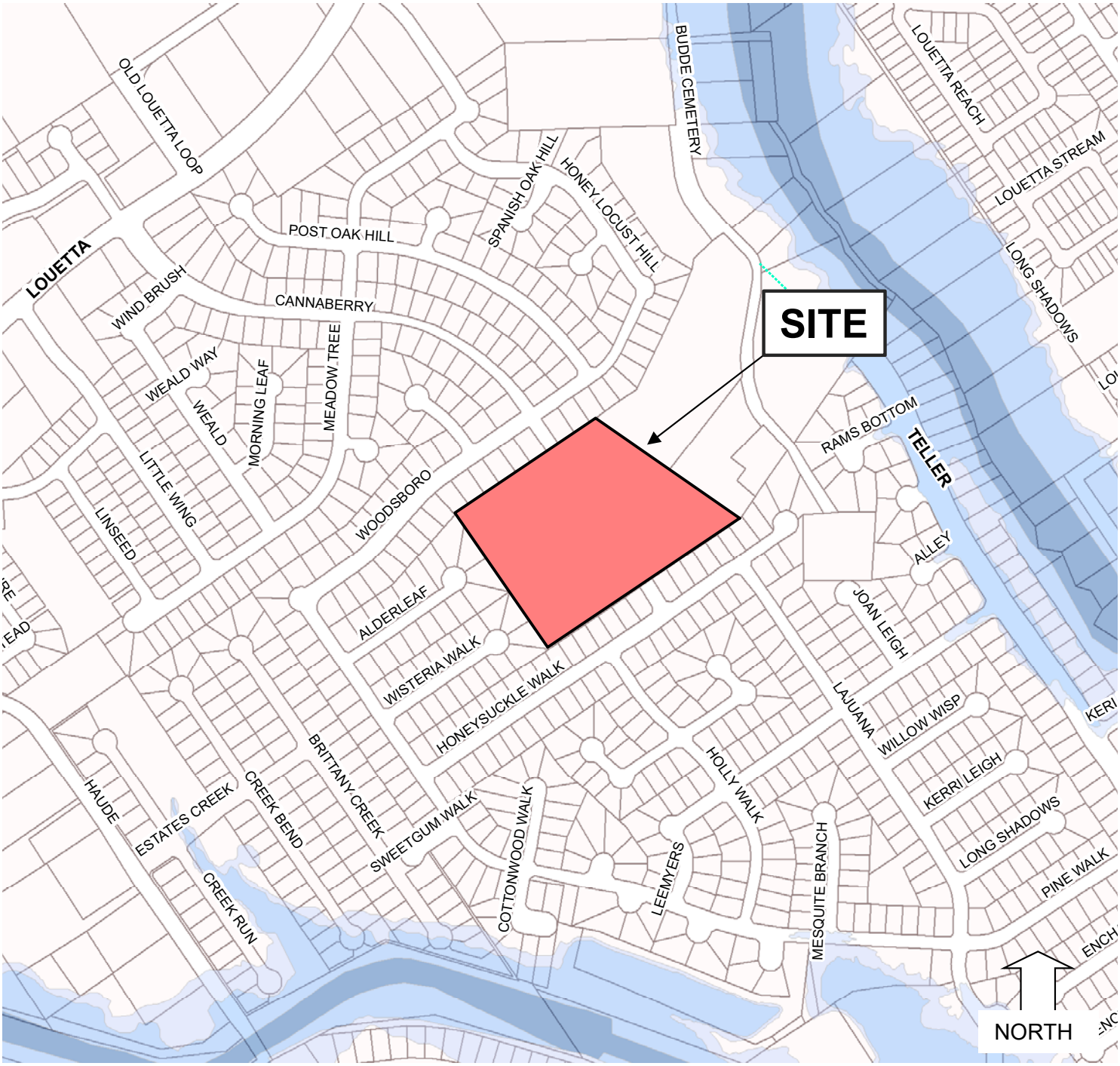
Justification for the variance is that the adjacent subdivisions to the east contain a private road network, which prevents connection with public roads from the subject property. Project entries off Morton Road and Clay Road, as well as the other four proposed street connections will maintain circulation.

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Devonshire Park (DEF 2)

Applicant: Core



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Devonshire Park (DEF 2)

Applicant: Core



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Devonshire Park (DEF 2)

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.

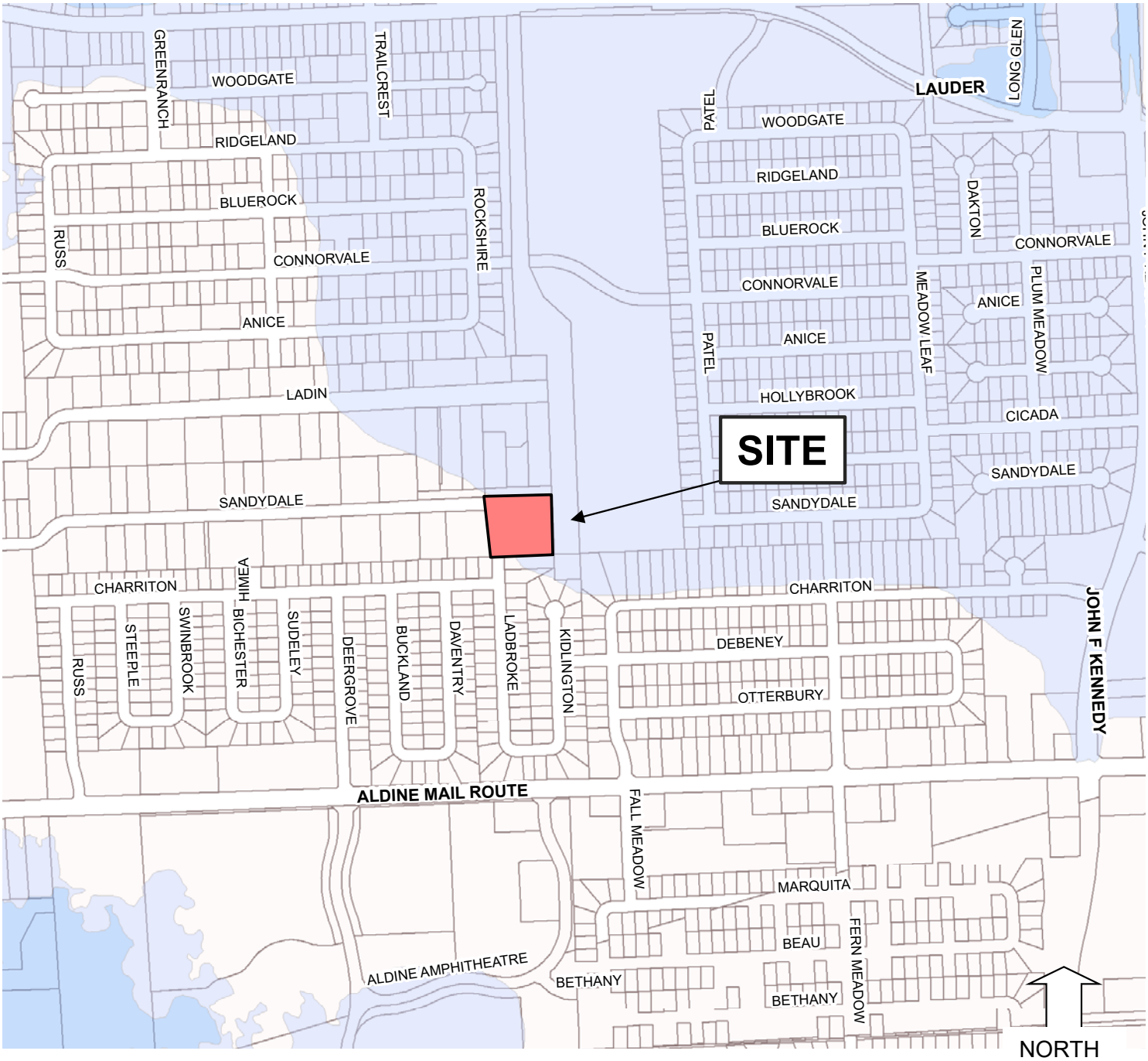
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Highland Meadows Mobile Home Park Sec 1

Applicant: McKim and Creed



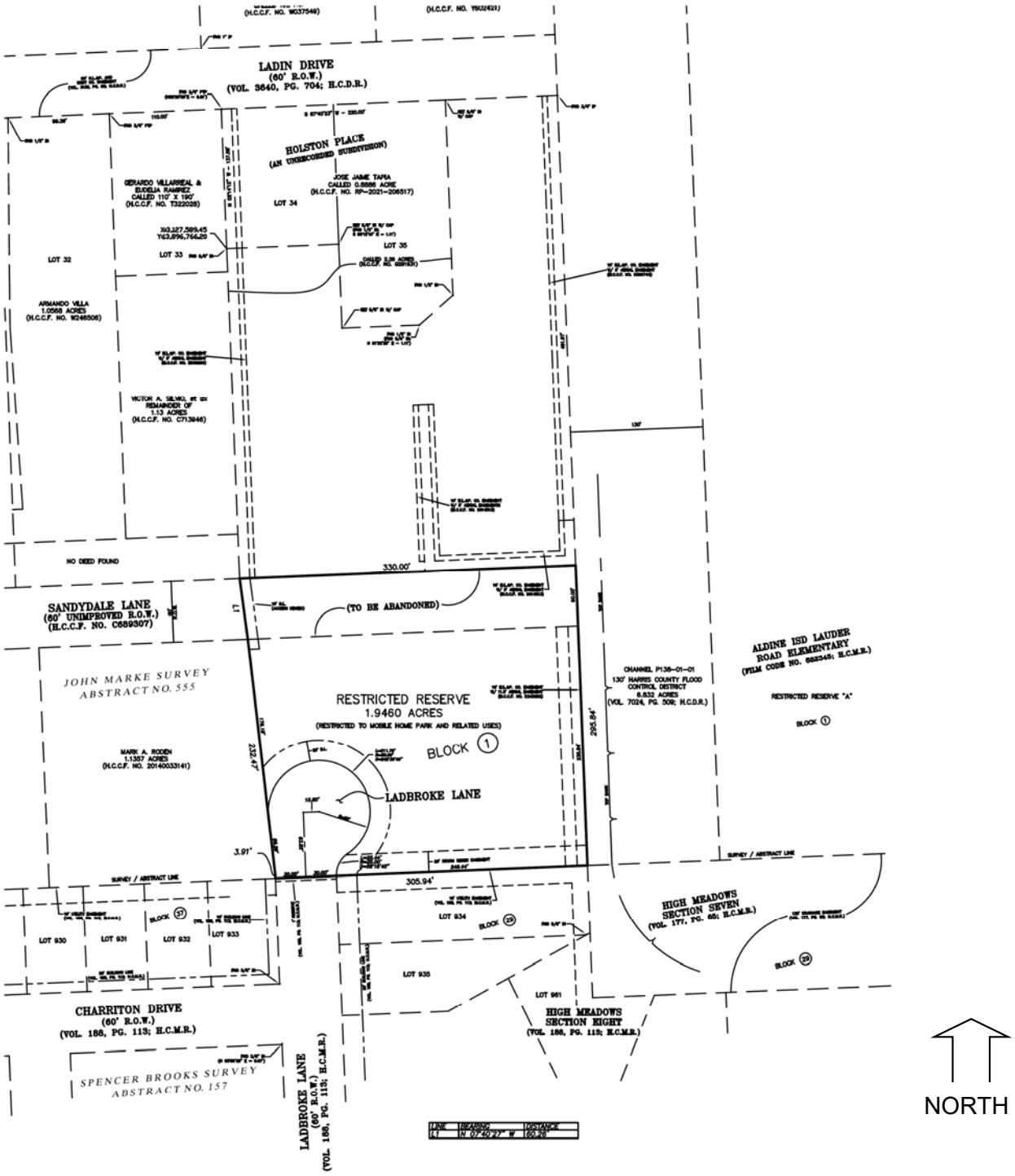
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Highland Meadows Mobile Home Park Sec 1

Applicant: McKim and Creed



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Highland Meadows Mobile Home Park Sec 1

Applicant: McKim and Creed



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2022-2391
Plat Name: Highland Meadows Mobile Home Park Sec 1
Applicant: McKim and Creed
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 requirement or condition being sought:

Cul-de-sac having a 60' radius requirement.

Chapter 42 Section: 131

Chapter 42 Reference:

42-131 (a) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

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:

Highland Meadows Mobile Home Park Sec 1 only has an area of 2.1568 acres. Easements and building lines will also reduce the effective developable area of the site. With this small of an area very few manufactured home units will be allowed on the property. Therefore, a 60-foot-radius cul-de-sac designed for larger developments or commercial uses would be an overkill for this small of a development. It would take up a substantially larger footprint within the site than a 50-foot-radius cul-de-sac making it an undue hardship for this small of a development. A 50-foot-radius cul-de-sac would be much more appropriate and would restore the applicant's reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2022-2391
Plat Name: Highland Meadows Mobile Home Park Sec 1
Applicant: McKim and Creed
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:
The applicant of the subject property is seeking a variance on the 60-foot-radius cul-de-sac that terminates Ladbroke Lane on this site. A 50-foot-radius for the cul-de-sac is being requested.
Chapter 42 Section: 42-131

Chapter 42 Reference:
(a) A cul-de-sac shall comply with the applicable terminus design as specified in the design manual.

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
Highland Meadows Mobile Home Park Sec 1 only has an area of 2.1568 acres. Easements and building lines will also reduce the effective developable area of the site. With this small of an area very few manufactured home units will be allowed on the property. Therefore, a 60-foot-radius cul-de-sac designed for larger developments or commercial uses would be an overkill for this small of a development. It would take up a substantially larger footprint within the site than a 50-foot-radius cul-de-sac making it an undue hardship for this small of a development. A 50-foot-radius cul-de-sac would be much more appropriate and would restore the applicant's reasonable use of the land.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The developers of this property did not create this hardship. The development surrounding this site created circumstances to where any public street dedication on this property would severely reduce its effective developable area. With such a small site, this imposes on the applicant's reasonable use of the land.

(3) The intent and general purposes of this chapter will be preserved and maintained;
A reduced radius for this cul-de-sac will not affect the intent and general purposes of this chapter since it would serve such a small development, and allow the applicant reasonable use of the land.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance for a reduction in the cul-de-sac right-of-way will not be injurious to the

public health, safety, or welfare.

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

Economic hardship was not considered for justifying the request for this variance. The applicant would concede the cul-de-sac for this development but objects to the large size of a 60-foot-radius cul-de-sac that would deprive reasonable use of the remaining land.

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Pinemont (DEF 2)

Applicant: City Choice Group LLC



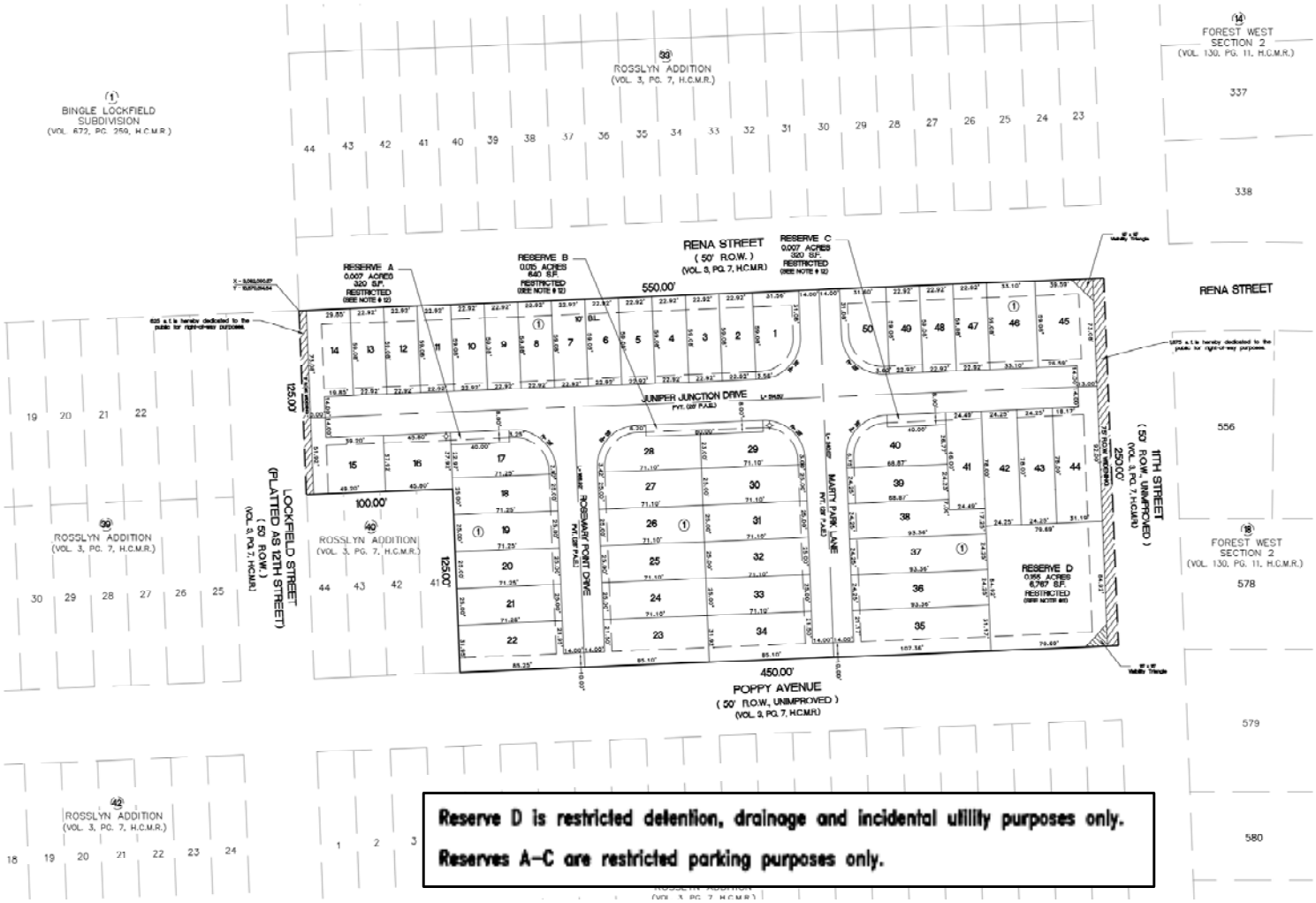
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Pinemont (DEF 2)

Applicant: City Choice Group LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 10/13/2022**

Subdivision Name: Park at Pinemont (DEF 2)

Applicant: City Choice Group LLC



F- Reconsideration of Requirements

Aerial

OPEN DITCH

SEMI-OPAQUE WROUGHT IRON FENCE

8.00'

22.00'

8.00'

3" CALIPER STREET TREES

RENA STREET (22' ASPHALT PAVING SECTION)

OPEN DITCH

6' SIDEWALK

3" CALIPER STREET TREES

SEMI-OPAQUE WROUGHT IRON FENCE

1922 MOY 3-STORY

1776 MOY 3-STORY

FRONT DOORS FACING RENA STREET

FRONT DOORS FACING RENA STREET

LOCKFIELD STREET

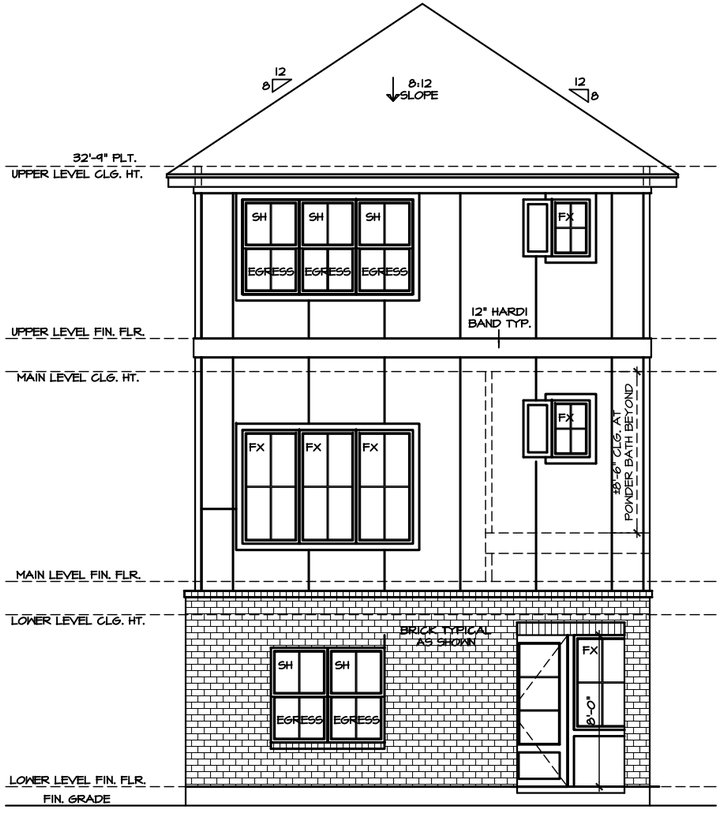
11TH STREET (LUMBERDALE)

1762 BINGLE 3-STORY

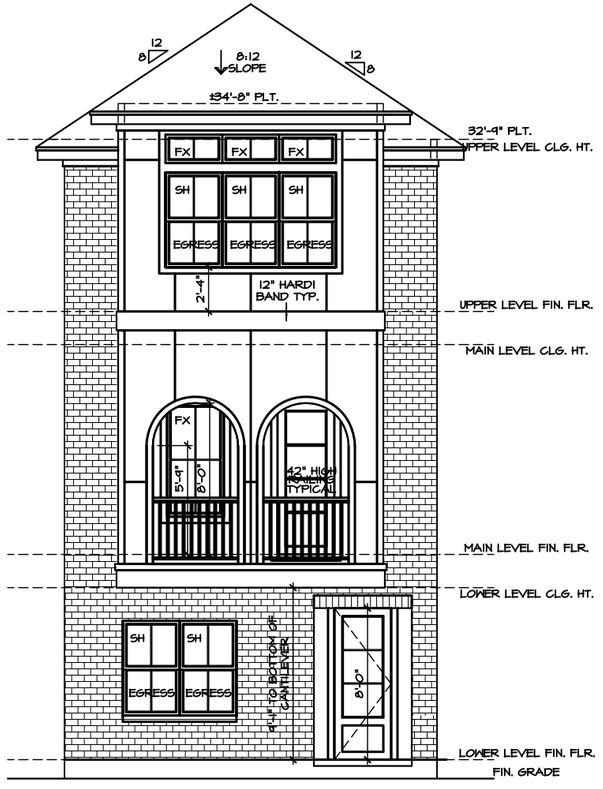
1480 BINGLE 2-STORY

1488 BINGLE 2-STORY

POPPY AVENUE



PLAN 1776



PLAN 1922

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: 10/13/2022
ITEM: 151

Applicant: ALFREDO MEDINA CAMPOS
Contact Person: BRANDI SAINZ – ENVIRONMENTAL RESOURCES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1661	77357	5874	257L	ETJ

WEST OF: DEER RUN LN **NORTH OF:** FM 1485

ADDRESS: 19706 Holly Glen

ACREAGE:

LEGAL DESCRIPTION:

LOT 519, OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION OUT OF CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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: 10/13/2022
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Applicant: PEGGY MOORING
Contact Person: CHRISTOPHER SEBESTA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	22-1662	77365	5671	295Q	ETJ

WEST OF: SORTERS MCCLELLAN **NORTH OF:** NORTHPARK DR

ADDRESS: 25345 Lamar Lane

ACREAGE:

LEGAL DESCRIPTION:

THE WEST 2.5 ACRES OUT OF LOT 10, LAUREL WOODS, AN UNRECORDED SUBDIVISION, IN THE ROBERT HOWELL SURVEY, ABSTRACT NO. 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To provide utilities for an existing residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 10/13/22

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Alvarado Group	Eduardo Alvarado	832-203-2575	apmgmt@outlook.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10251 Bridgeland St.	20054787	77041	4960B	450E	A

HCAD ACCOUNT NUMBER(S):	1065830070016
PROPERTY LEGAL DESCRIPTION:	Lt 16 Blk 17 Commom Area Coutyard Homes U/R Westway Sec 1 R/P
PROPERTY OWNER OF RECORD:	Kenneth & Yuliana J Basurto
ACREAGE (SQUARE FEET):	2,800
WIDTH OF RIGHTS-OF-WAY:	Stanford Ct: 60'; Bridgeland: 28'
EXISTING PAVING SECTION(S):	Stanford Ct: 20'; Bridgeland: 28'
OFF-STREET PARKING REQUIREMENT:	2 cars
OFF-STREET PARKING PROVIDED:	2 cars
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 sq.ft. – Previous Structure Demolition
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Residence – 2,145 sq.ft.

PURPOSE OF VARIANCE REQUEST: To request a reduced building line of 0' instead of 10' required building line to build the house where it was originally built in 1978.

CHAPTER 42 REFERENCE(S): 42-156(b) - Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:
(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or

(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 153

Meeting Date: 10/13/22

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The purpose of this new single-family residence is solely to provide the Basurto family the home that was destroyed due to the Watson Grinding Machinery explosion.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

Note that the land is only 2,800 sq ft which previously had a 1,456 sqft, Two-Story Single-Family Residence, Built in 1978. 3 bedrooms and 3 baths. The standards of the current building lines would decrease to ability of fitting the same number of rooms and bathrooms for this family of 5 as in addition to COH permitting process this property also has to comply with Courtyard Westway HOA and we are unable to build a third floor to accommodate this family in this piece of land

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

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

There are a number of considerations that determine this family did not choose to demolish their home, but perhaps was forced to demolish.

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

The intent and general purposes of the chapter will be preserved and maintained by being in compliance with all other 12 IRC/ 15 IECC residential codes. We are only proposing to build the house where it was. See plans attached to review the proposed residence that complies with what is already in this private neighborhood

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

The granting of this variance will not be injurious to the public health, safety or welfare because due to this process we discovered the Main water line underneath this land and the city of Houston was able to

successfully abandon the main water line providing this community a safer environment. Reducing the risk to people of this community in the wake of future disaster and shocks.

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

We completely understand there are codes we have to comply with, which our drawing meets all the 12 IRC/15 IECC residential codes besides this building lines code. We have gathered all the necessary documentation to provide you all the evidence that proves we are trying to get the plans approved to build ONLY what has been destroyed as a result of the Watson Grinding Machinery explosion.

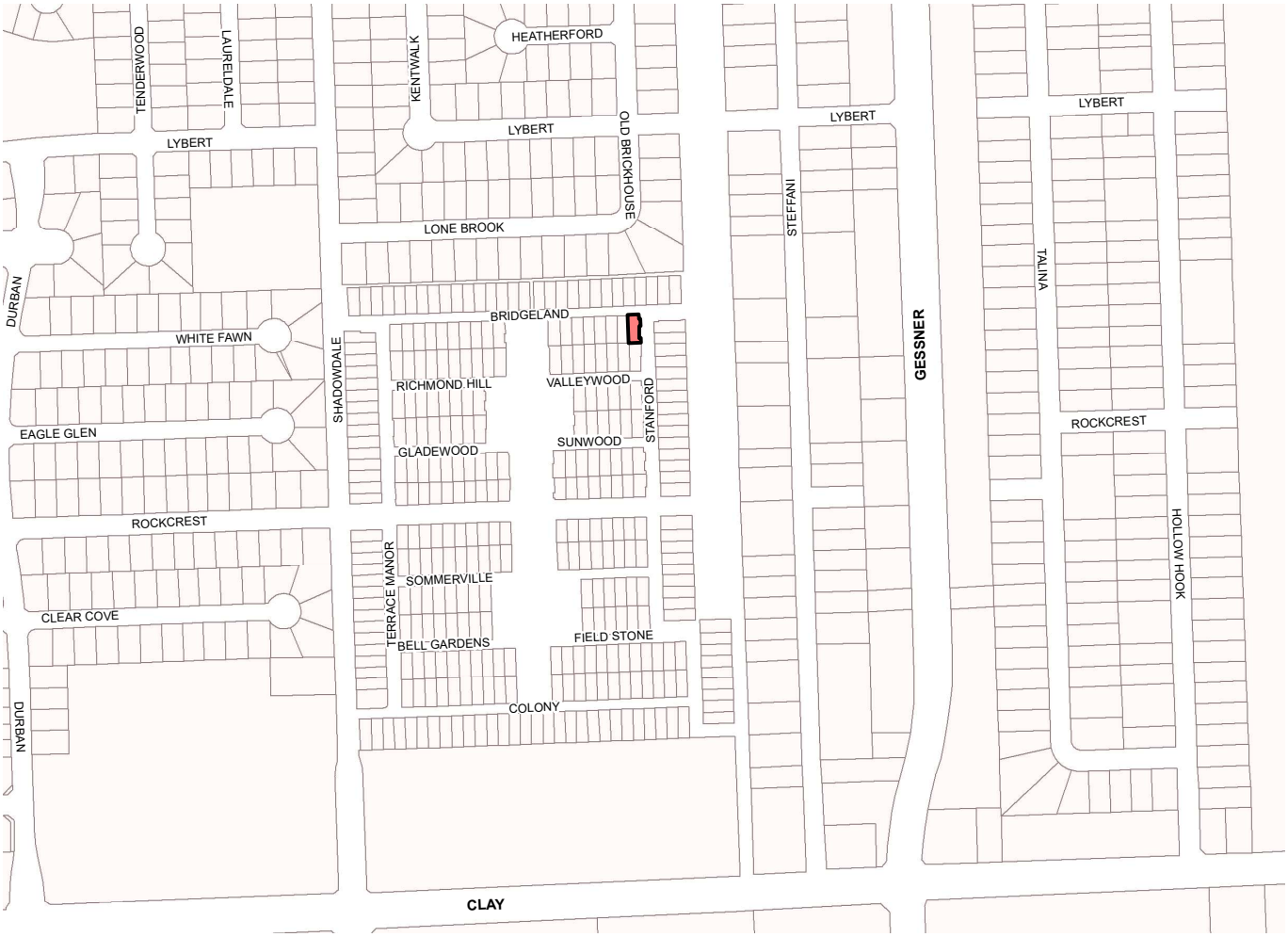
PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

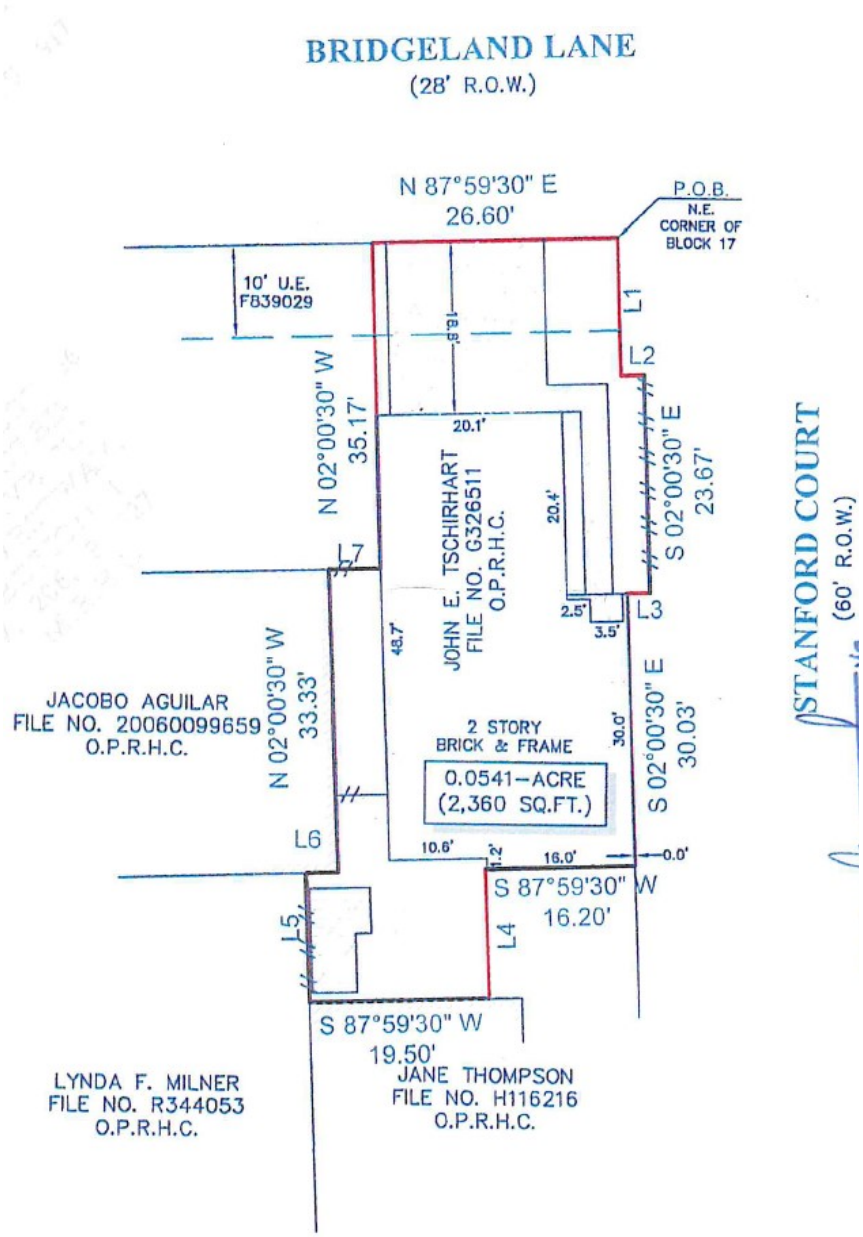
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

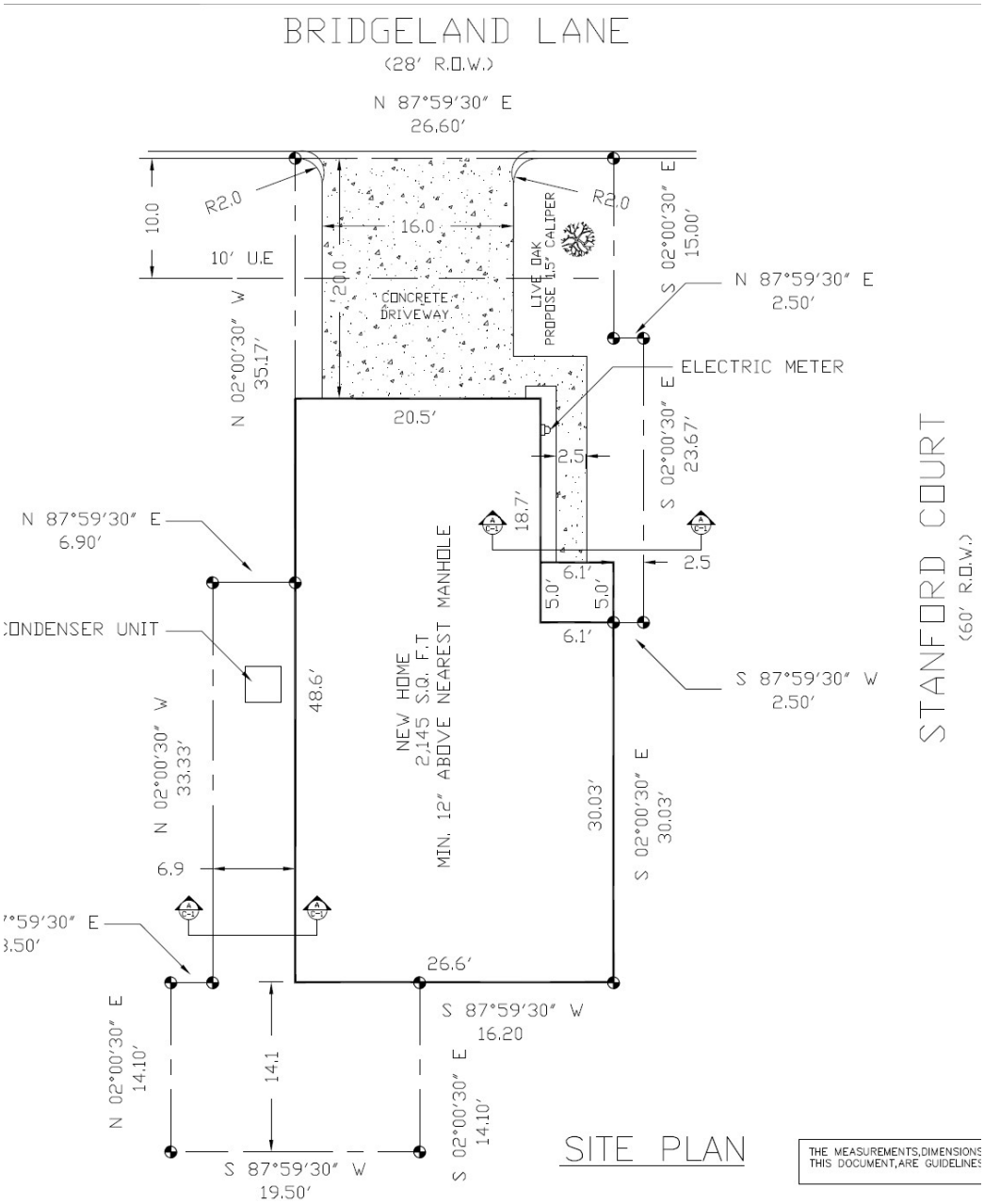
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

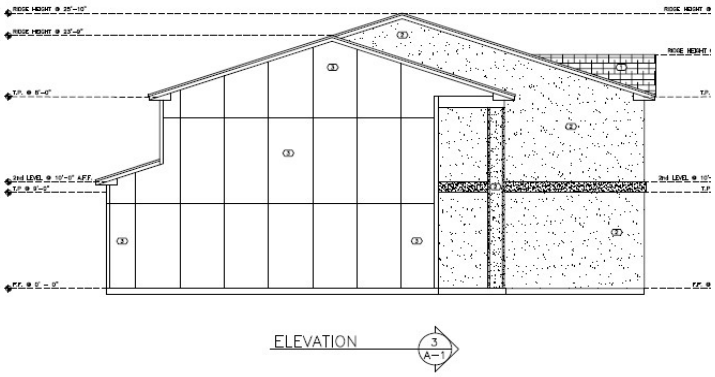
Houston Planning Commission

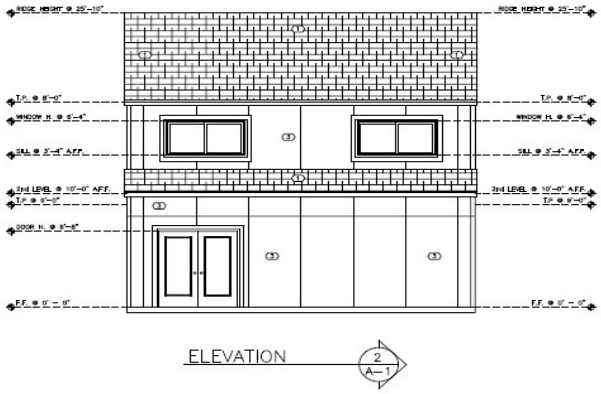
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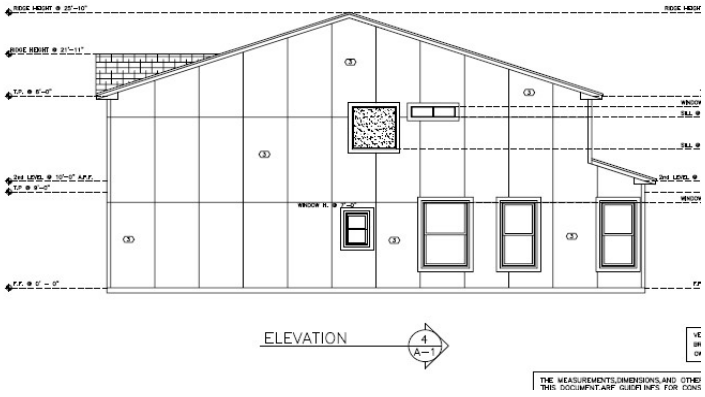
Meeting Date: 10/13/22

Elevations









DEVELOPMENT PLAT VARIANCE