HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MAY 11, 2023
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/3I1wC9n
OR
CALL +1 936-755-1521
CONFERENCE ID: 895 207 144#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:
speakercomments.pc@houstontx.gov
MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

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 May 11, 2023 Houston Planning Commission please see the following options:

- **In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas**
- **Microsoft Teams by installing the Microsoft Teams app; or**
  Web Browser: https://bit.ly/3l1wC9n; **or**
- **Phone:** +1 936-755-1521 **Conference ID: 895 207 144#**

Visit website (https://plattracker.houstontx.gov/edrc/Login.aspx) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

May 11, 2023 2:30 p.m.

Call to Order
Director's Report
Approval of the April 27, 2023 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, John Cedillo, Devin Crittle, and Arum Lee)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Petra Hsia, Devin Crittle, John Cedillo, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Petra Hsia, Geoff Butler, and John Cedillo)
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 (Geoff Butler)

II. Establish a public hearing date of June 8, 2023

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

III. Consideration of an Off-Street Parking Variance at 542 W. 23rd Street (Geoff Butler)
IV. Consideration of an Off-Street Parking Variance at 2711 Harrisburg Avenue (Geoff Butler)
V. Consideration of an Off-Street Parking Variance at 3236 Summer Street (Geoff Butler)

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

April 27, 2023
Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams
https://bit.ly/3I1wC9n or 936-755-1521, conference ID 895 207 144#
2:30 p.m.

CALL TO ORDER

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

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present virtually and left at 5:07 p.m. after item 121
Michelle Colvard	Present
Rodney Heisch	Absent
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present and left at 5:20 p.m. after item 130
Linda Porras-Pirtle	Present at 2:37 p.m. during item I and left at 4:10 p.m. after item 107
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present at 2:37 p.m. during item I
Meera D. Victor	Absent
Libby Viera-Bland	Present virtually
Scott Cain for Commissioner James Noack	Present virtually and left at 4:55 p.m. after item 120
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka 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

Martha L. Stein, Chair, reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE APRIL 13, 2023, PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 13, 2023, Planning Commission meeting minutes.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

I. REPORT ON PUBLIC COMMENTS AND ENGAGEMENT FOR PROPOSED CHAPTER 42 AMENDMENTS

Report was presented by Dipti Mathur and Suvidha Bandi, Planning and Development Department
Speakers: Troy Allen, Jeff Ternois, Kristal Casey, Mike Dishberger, Marian Wright, Katie Pritchard, Steve Rudin, Jo Dunham, Ken Boysen, Ryan Day, Spencer Huck, Richard Mazzarino, Paul Lamatos – opposed; Austin Pooley, Ginger Baldwin, Abdelmadjed Zedira, Nick Holsten, Jared Sitton, Mikah Efran– supportive; Doug Smith, Jennifer Curtis, Carlos G. Espinoza, – position not stated

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-103)

Item removed for separate consideration and deferred to later in the meeting: **35**
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendations for items **1-103**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **1-103,** subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Abstaining**: None**

Staff recommendation: Approve staff's recommendation for items **5, 6, 13, 14, 15, and 35** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items **5, 6, 13, 14 and 15,** subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Jones** Vote: **Carried** Abstaining**: Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

104 Beall Street Development C3N Deferred
Staff recommendation: Disapprove the plat.
Commission action: Deferred the application for further study and review, pursuant to State law and as requested by applicant.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Mary Villareal, applicant – supportive

105 FL Tucker Long Drive C3N Withdraw

106 Foster Place partial replat no 35 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: **Mares** Vote: **Unanimous** Abstaining: **None**

107 Heights Daycare C3N Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

108 Jackson Hill Kids R Kids **C3N** **Defer**
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.

109 Johnston Glen **C3N** **Defer**
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Rosenberg** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Joyce Owens, applicant – supportive; Alison Wilkins – position not stated; Richard Smith, Houston Public Works

110 Pinecrest Sec 1 replat no 1 and extension **C3N** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

111 Southland Terrace partial replat no 4 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

112 Spring Branch Acres Sec 1 partial replat no 4 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

113 Thorton Indie Heights 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

114 Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1 **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Tahir** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

115 Wrenwood Estates **C3N** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Item 35 was taken at this time.

35 Rutland Estate **C3F** **Defer**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for further study and legal review.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Mark Williamson, position not stated

D VARIANCES

116 Champion Life Centre Sec 2 C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

117 Concept Neighborhood on Sherman C2R Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

118 Corner at Greens C2R Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 119 and 120 were taken together at this time.

119 East Dennis Development North C3R Deny
120 East Dennis Development South C2R Deny
Staff recommendation: Deny the requested variance(s) and disapprove the plats subject to the CPC 101 form conditions.
Commission action: Denied the requested variance(s) and disapproved the plats subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Nelson** Vote: **Carried** Opposed**: Baldwin and Jones**
Speaker: Jeff Boutte, applicant, Ron Pettit – supportive; Richard Smith, Houston Public Works

121 Esperanza Barker Cypress GP GP Approve
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Baldwin** Vote: **Carried** Opposed: **Sigler and Robins**
Speaker: Alex Longoria, applicant – supportive

122 Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension C3R Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Chris Todd, applicant, Danny Phillips, August Wunderlich – supportive

123 Kestrel Estates C2 Defer
Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

At 5:10 p.m., Chair Stein stepped away and Vice Chair Garza chaired the meeting momentarily.

124 Northwest Commercial Park C2R Defer
Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Mares** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

125 Star Windows Business Center C2R Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 5:13 p.m., Chair Stein resumed chairing the meeting.

126 Tompkins Reserve GP GP Defer
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

127 Cypress Green GP Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

128 Synova Sec 2 C3P Approve
Staff recommendation: Grant requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

129 Teal Gardens C3P Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

130	**Ventana Lakes East Reserves at Peek Road Sec 1**	**C3P**	**Defer**

Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Robins** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

131	**Anniston Reserves Sec 3**	**EOA**	**Approve**
132	**Anniston Reserves Sec 4**	**EOA**	**Approve**
133	**Harris County MUD No 539 Wastewater Treatment Plant no 1**	**EOA**	**Approve**
134	**Harris County MUD no 539 Water Supply Plant no 1**	**EOA**	**Approve**
135	**RB Gaut partial replat no 1**	**EOA**	**Approve**
136	**Sorella Drainage Reserves**	**EOA**	**Approve**
137	**Sorella Sec 1**	**EOA**	**Approve**
138	**Sorella Sec 4**	**EOA**	**Approve**

H NAME CHANGES

139	**Falcon Ranch Preserve GP (prev. Falcon Ranch GP)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

140	**1985 Northpark Drive**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendations for items 131-140.
Commission Action: Approved staff's recommendations for items 131-140.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141	**11 West Lane**	**DPV**	**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
Commission action: Granted the variance(s) and approved the development plat per staff report.
Motion: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2023

a. Amended Golfcrest Addition partial replat no 5
b. Cadillac Mi Tienda
c. Chocolate Jam Winbern Street
d. Conley Court
e. Dade Place

f. Driscoll Commons
g. Hiford Place
h. Monarch Oaks partial replat no 1
i. Nueces Park Place Sec 1 replat no 1
j. Reed Terrace partial replat no 5
k. South Park Sec 1 partial replat no 1
l. Temple Terrace Addition partial replat no 3
m. Waterloo Crossing

Staff recommendation: Establish a public hearing date of May 25, 2023, for item III a-m.
Commission action: Established a public hearing date of May 25, 2023, for item III a-m.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

V. **CONSIDERATION OF A STUDIO 6 HOTEL/MOTEL AT 14402 OLD CHOCOLATE BAYOU ROAD** **Approve**

Staff recommendation: Deny the application.
Commission action: Approved the hotel motel variance.
Motion: **Baldwin** Second: **Jones** Vote: **Carried** Opposed: **Garza**

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 800 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES – MBL 46REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.
Commission action: Approved the consideration of the item and forwarded to City Council.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL FOR THE 800 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES – MLS 46REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.
Commission action: Approved the consideration of the item and forwarded to City Council.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 400 BLOCK OF W. 23RD STREET, NORTH AND SOUTH SIDES – MBL 45REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.
Commission action: Approved the consideration of the item and forwarded to City Council.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Wesley Fiandt, applicant – supportive; Masoud Shafiei, Jennifer Henrikson – opposed; Teri Fiandt, Monica de la Cerda, James Steinbeck, Aaron McCullough – supportive

IX. PUBLIC COMMENT
NONE

X. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN - OMIT

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Alani Homes at Queensland Street replat no 1	C3F	
2	Alani Homes at Shreveport replat no 1	C3F	
3	Amira Sec 13	C3P	
4	Amira Sec 25	C3P	
5	Brandon Street Luxury Homes Replat no 1	C3F	
6	Bria Place	C3F	
7	Buffalo Bayou Lighthouse	C2	
8	Candela South Sec 4	C3F	
9	Candy Estates	C3F	DEF1
10	Capital United Partners LLC	C2	DEF2
11	Checkout North Eldridge	C2	
12	Crossing at Grand Mason Sec 1	C3F	
13	Crossing at Grand Mason Sec 2	C3F	
14	District 21 Groundwater Plant	C2	
15	District 266 Groundwater Plant	C2	
16	East Rogers Landing	C3F	DEF1
17	Estates on Ojeman	C3P	
18	Fannin Station North	C3F	
19	Foster Place partial replat no 35	C3F	
20	Foster Place partial replat no 36	C3F	
21	Foxshire Valley	C3F	DEF1
22	French Riviera Drive Street Dedication Sec 1	SP	
23	Gardens of Troy	C3F	
24	Grand Park Village	C3F	
25	Grand Pines Sec 6	C3F	
26	Griggs Landing	C2	
27	Interwood Groundwater Plant	C2	
28	Joshua Estates at Liberty	C2	DEF1
29	Jubilee Sec 2	C3P	
30	Jubilee Sec 9	C3P	
31	Klein ISD Doerre Intermediate School Complex	GP	DEF1
32	Kolbe Grove Sec 1	C3F	DEF1
33	Layla Court	C2	
34	Mahsa Amini	C3F	
35	Mansfield Oaks	C3P	
36	McHue Place	C2	
37	Mueschke Enclave	C2	
38	Mystoragespace	C2	
39	Nassar West Bellfort Center	C2	
40	Negrete Estates	C3F	
41	Nelson St LLC	C3F	
42	New Hope Housing Berry	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Northpark Fuel Depot GP	GP	
44	Northpark Fuel Depot Sec 1	C2	
45	Padron Enclave	C2	
46	Park Vista at El Tesoro Sec 3	C3F	
47	Peek Land Friends	C2	
48	Roc Homes Plaza	C3F	
49	Rutland Estate	C3F	DEF1
50	Saint Tropez Lift Station no 1	C2	
51	Saint Tropez WWTP no 1	C2	
52	Schiel Road Tract	C3F	DEF2
53	Southland Terrace partial replat no 3	C3F	
54	Spring Branch Acres Sec 1 Partial Replat No 4	C3F	
55	Star Pipe Products	C2	
56	Stokesbury Road Street Dedication Sec 1	C3P	
57	Stokesbury Sec 1	C3P	
58	Stokesbury Sec 2	C3P	
59	Synova Sec 1	C3P	
60	Tavola West School Reserve	C2	
61	Terminal Expansion Sec 3	C3F	
62	Terminal Expansion Sec 4	C3F	
63	Trillium Sec 5	C3P	
64	Views at Joy Street	C2	DEF2
65	Western Pines Community Church	C2	
66	Wichman Homes	C2	
67	Wrenwood Estates	C3F	

B-Replats

68	Acostas at Waldon Place partial replat no 1	C2R	
69	Archimedes	C2R	
70	Beckley Place	C3R	DEF2
71	Beltway Schurmier	C2R	DEF1
72	Burkett Street Homes	C2R	
73	CE Barretts partial replat no 1	C2R	
74	Colonial Lane Place	C2R	
75	De Hoyos	C2R	
76	Draper	C2R	DEF2
77	Fellows In And Out Investments at South Freeway	C2R	DEF2
78	Harris County MUD No 433 Lift Station No 2	C2R	
79	Hermann Logistics	C2R	
80	Hill Country Dairies Center	C3R	
81	Holeman Estates	C2R	
82	Legacy Park Sec 3 replat and extension partial replat no 1	C2R	
83	Luthe Complex Plat	C2R	DEF1
84	Marc Estates	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Miller Three Plaza	C2R	
86	Mission Northeast	C2R	
87	Mobile Home Park at Channelview	C2R	DEF1
88	Mount Pleasant Vista	C2R	DEF1
89	New Gold Development	C2R	
90	Oakberry Trails Sec 1	C3R	DEF1
91	Oakridge Addition Partial Replat No 2	C2R	DEF1
92	Palladium Houston Ella	C2R	
93	Paul Quinn Court	C2R	
94	Peden Commons	C2R	
95	Phillips Place	C2R	DEF1
96	Plaza Estates at Arapahoe	C2R	
97	Plaza Ricky	C2R	
98	Prince Pat	C2R	
99	Prose Foster	C2R	
100	San Romero	C2R	
101	Sunnyside View	C2R	
102	Tate Estates	C2R	
103	Tierra Nueva Produce	C2R	
104	Villas at Balbo	C2R	
105	Villas on Blair	C2R	
106	Villas on Mt Vernon	C2R	
107	Warehouse on Wheatley	C2R	

C-Public Hearings Requiring Notification

108	Alma Landing	C3N	
109	Beall Street Development	C3N	DEF3
110	Covington Homes	C3N	
111	Dewberry Village	C3N	
112	Dunham Pointe Sec 7 replat no 1	C3N	
113	EYF Properties	C3N	
114	Heights Daycare	C3N	DEF1
115	Jackson Hill Kids R Kids	C3N	DEF1
116	Johnston Glen	C3N	DEF1
117	Lanewood Estates	C3N	
118	Malias Way	C3N	
119	Peachtree Homes	C3N	
120	Platinum Estates	C3N	
121	Ruiz Plaza	C3N	
122	Sterlingshire Place	C3N	

D-Variances

123	Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves	C3P	
124	Concept Neighborhood on Sherman	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
125	Corner at Greens	C2R	DEF1
126	Grand Mason GP	GP	
127	Harris County MUD no 506 Storm Sewer Pump Station no 1	C2	
128	High Tech Machine	C2	
129	Kestrel Estates	C2	DEF1
130	Montrose Car Care	C2R	
131	Northwest Commercial Park	C2R	DEF2
132	SMS 1960 E LTD	C2	
133	Star Windows Business Center	C2R	DEF1
134	Tompkins Reserve GP	GP	DEF1
135	Tompkins Reserve Sec 1	C3P	

E-Special Exceptions

136	Amira Sec 26	C3P	
137	Quarry on Grant GP	GP	

F-Reconsideration of Requirements

138	Garrett Ladig Estates	C2R	
139	Highland Views	C2R	
140	Kelly Estates	C3P	
141	Ventana Lakes East Reserves at Peek Road Sec 1	C3P	DEF2

G-Extensions of Approval

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

H-Name Changes

152	Stokesbury GP (prev. Binford Road Tract GP)	NC	

I-Certification of Compliance

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

Item No.	Subdivision Plat Name	App Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

156	7846 Laura Koppe Road	DPV	

Off-Street Parking Variance Requests

III	542 W. 23rd Street	PV	
IV	2711 Harrisburg Boulevard	PV	DEF2
V	3236 Summer Street	PV	

Platting Summary **Houston Planning Commission** **PC Date: May 11, 2023**

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	Alani Homes at Queensland Street replat no 1	2023-0905	C3F	Harris	City	455Q	0.40	0.00	4	Alani Homes LLC	Aliana Corporation LLC
2	Alani Homes at Shreveport replat no 1	2023-0912	C3F	Harris	City	454Q	0.58	0.00	4	Alani Homes LLC	Aliana Corporation LLC
3	Amira Sec 13	2023-0985	C3P	Harris	ETJ	286T	23.00	4.42	90	Johnson Development Services	Meta Planning + Design LLC
4	Amira Sec 25	2023-0998	C3P	Harris	ETJ	286U	31.30	20.42	47	Johnson Development Services	Meta Planning + Design LLC
5	Brandon Street Luxury Homes Replat no 1	2023-0922	C3F	Harris	City	533Y	0.23	0.23	3	TBD	K. Chen Engineering
6	Bria Place	2023-0914	C3F	Harris	City	492V	0.11	0.00	2	o3 DESIGN BUILD	Dart Land Services LLC
7	Buffalo Bayou Lighthouse	2023-1004	C2	Harris	City	494J	3.31	3.26	0	Bayou Vista	Windrose
8	Candela South Sec 4	2023-0972	C3F	Fort Bend	ETJ	564B	15.52	2.77	60	JDS Nursery Tract South, LLC	Quiddity Engineering - Katy
9	Candy Estates (DEF1)	2023-0869	C3F	Harris	City	573Q	0.67	0.00	4	Candy Eggleston	Owens Management Systems, LLC
10	Capital United Partners LLC (DEF2)	2023-0785	C2	Fort Bend	ETJ	527N	33.42	33.42	0	Capital United Partners LLC	The Interfield Group
11	Checkout North Eldridge	2023-0916	C2	Harris	ETJ	448D	0.90	0.90	0	Hut Enterprises. LLC	Century Engineering, Inc
12	Crossing at Grand Mason Sec 1	2023-0964	C3F	Harris	ETJ	405Z	25.05	8.19	83	Woodmere Development Co	R.G. Miller Engineers
13	Crossing at Grand Mason Sec 2	2023-0965	C3F	Harris	ETJ	405Z	17.90	4.03	67	Woodmere Development Co	R.G. Miller Engineers
14	District 21 Groundwater Plant	2023-0637	C2	Harris	City	488A	0.72	0.00	0	City of Houston	IDS Engineering Group
15	District 266 Groundwater Plant	2023-0636	C2	Harris	City	374U	0.72	0.72	0	City of Houston	IDS Engineering Group
16	East Rogers Landing (DEF1)	2023-0861	C3F	Harris	City	453E	0.98	0.01	16	Projects and Desgins	Windrose
17	Estates on Ojeman	2023-0669	C3P	Harris	City	450V	0.76	0.02	11	PI Investments and Consulting	Pioneer Engineering, LLC
18	Fannin Station North	2023-0977	C3F	Harris	City	532V	37.49	33.94	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
19	Foster Place partial replat no 35	2023-0994	C3F	Harris	City	533R	0.11	0.00	2	TRADEWAY INVESTMENTS	Houston Platting
20	Foster Place partial replat no 36	2023-0819	C3F	Harris	City	533R	0.12	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
21	Foxshire Valley (DEF1)	2023-0892	C3F	Harris	City	572Y	1.41	0.44	31	Green Valley Construction, LLC	The Interfield Group
22	French Riviera Drive Street Dedication Sec 1	2023-0997	SP	Harris	ETJ	258Z	3.91	0.00	0	Saint-Tropez Laguna Azure, LLC	Quiddity Engineering - Katy
23	Gardens of Troy	2023-1008	C3F	Harris	ETJ	335S	8.22	3.26	44	County of Harris	EHRA
24	Grand Park Village	2023-0948	C3F	Harris	City	533M	1.84	0.07	19	Agape Homes CDC	Pioneer Engineering, LLC
25	Grand Pines Sec 6	2023-0901	C3F	Montgomery	ETJ	286C	15.87	2.66	68	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
26	Griggs Landing	2023-0982	C2	Harris	City	533H	0.50	0.03	12	Survey Solutions of Texas	Survey Solutions of Texas
27	Interwood Groundwater Plant	2023-0644	C2	Harris	City	374Y	1.83	0.00	0	City of Houston	IDS Engineering Group

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
28	Joshua Estates at Liberty (DEF1)	2023-0596	C2	Harris	City	494B	0.19	0.01	1	New Era Development	New Era Development & Land Services
29	Jubilee Sec 2	2023-0909	C3P	Harris	ETJ	324K	35.65	18.35	93	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
30	Jubilee Sec 9	2023-0911	C3P	Harris	ETJ	324K	24.86	5.97	98	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
31	Klein ISD Doerre Intermediate School Complex (DEF1)	2023-0894	GP	Harris	ETJ	330E	40.50	0.00	0	Klein ISD	American-Lupher Land Surveyors, Inc.
32	Kolbe Grove Sec 1 (DEF1)	2023-0891	C3F	Harris	City	450R	35.11	3.55	297	Lovett Homes	Windrose
33	Layla Court	2023-0939	C2	Harris	City	493N	0.25	0.00	4	Nicam Investments, Inc.	Total Surveyors, Inc.
34	Mahsa Amini	2023-0931	C3F	Harris	City	494A	0.94	0.16	24	No Company	HRS and Associates, LLC
35	Mansfield Oaks	2023-0730	C3P	Harris	City	452A	1.78	0.17	29	BURCO INVESTMENTS LLC	ICMC GROUP INC
36	McHue Place	2023-0951	C2	Harris	ETJ	327M	3.00	3.00	0	McHue Holdings, LLC	Owens Management Systems, LLC
37	Mueschke Enclave	2023-0957	C2	Harris	ETJ	326F	6.08	0.00	1	Jolie Chu	Owens Management Systems, LLC
38	Mystoragespace	2023-0837	C2	Harris	ETJ	334Q	7.10	7.10	0	Dickerson Properties	Stewart Engineering
39	Nassar West Bellfort Center	2023-0915	C2	Fort Bend	ETJ	527T	2.69	2.69	0	M LANZA	Century Engineering, Inc
40	Negrete Estates	2023-0899	C3F	Harris	City	534U	0.34	0.00	2	CE Barker LTD	MOMENTUM EGINEERING
41	Nelson St LLC	2023-0902	C3F	Harris	ETJ	292L	5.86	4.93	0	Moody Rambin	South Texas Surveying Associates, Inc.
42	New Hope Housing Berry	2023-0978	C2	Harris	City	453G	8.27	8.15	0	New Hope Housing, Inc.	Windrose
43	Northpark Fuel Depot GP	2023-0924	GP	Montgomery	ETJ	296U	6.20	0.00	0	Northpark Fuel Depot LLC	Washburn & Co. Land Survey
44	Northpark Fuel Depot Sec 1	2023-0928	C2	Montgomery	ETJ	296U	1.00	1.00	0	Northpark Fuel Depot LLC	Washburn & Co. Land Survey
45	Padron Enclave	2023-0952	C2	Harris	City	454A	1.05	0.00	2	Julio Padron	Owens Management Systems, LLC
46	Park Vista at El Tesoro Sec 3	2023-0918	C3F	Harris	City	574L	14.04	0.49	92	LGI Homes	Pape-Dawson Engineers
47	Peek Land Friends	2023-0904	C2	Harris	ETJ	405Y	5.00	4.95	0	Individual	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
48	Roc Homes Plaza	2023-0898	C3F	Harris	City	493X	0.14	0.00	2	ROC Homes	MOMENTUM EGINEERING
49	Rutland Estate (DEF1)	2023-0795	C3F	Harris	City	492D	0.31	0.00	1	Mailhes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
50	Saint Tropez Lift Station no 1	2023-0959	C2	Harris	ETJ	259W	0.29	0.29	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
51	Saint Tropez WWTP no 1	2023-0961	C2	Harris	ETJ	299B	8.66	8.66	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
52	Schiel Road Tract (DEF2)	2023-0740	C3F	Harris	ETJ	326P	44.51	16.54	238	AHV P3 Schiel Owner, LLC	LJA Engineering, Inc.-(Houston Office)
53	Southland Terrace partial replat no 3	2023-0759	C3F	Harris	City	533G	0.90	0.90	0	Premark Investments LLC	South Texas Surveying Associates, Inc.
54	Spring Branch Acres Sec 1 Partial Replat No 4	2023-0919	C3F	Harris	City	450F	0.73	0.36	2	Oracle Lighting of Houston	South Texas Surveying Associates, Inc.
55	Star Pipe Products	2023-1006	C2	Harris	ETJ	528B	8.07	8.07	0	Crystal Creek Developers	Beacon Land Services

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
56	Stokesbury Road Street Dedication Sec 1	2023-0955	C3P	Harris	ETJ	243W	5.00	2.66	0	Pulte Group	Meta Planning + Design LLC
57	Stokesbury Sec 1	2023-0960	C3P	Harris	ETJ	243W	19.80	2.31	113	Pulte Group	Meta Planning + Design LLC
58	Stokesbury Sec 2	2023-0980	C3P	Harris	ETJ	243W	10.40	0.48	55	Pulte Group	Meta Planning + Design LLC
59	Synova Sec 1	2023-0953	C3P	Harris	ETJ	378R	18.90	2.19	99	Lennar Homes of Texas Land and Construction, LTD	Meta Planning + Design LLC
60	Tavola West School Reserve	2023-1001	C2	Montgomery	ETJ	256H	19.15	19.15	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
61	Terminal Expansion Sec 3	2023-0966	C3F	Harris	City	495S	21.81	21.81	0	Port of Houston Authority of Harris County Texas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
62	Terminal Expansion Sec 4	2023-0967	C3F	Harris	City	495S	8.04	8.04	0	Port of Houston Authority of Harris County Texas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
63	Trillium Sec 5	2023-0996	C3P	Fort Bend	ETJ	526V	12.30	1.03	65	Taylor Morrison of Texas	Meta Planning + Design LLC
64	Views at Joy Street (DEF2)	2023-0726	C2	Harris	City	455K	0.28	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
65	Western Pines Community Church	2023-0981	C2	Harris	ETJ	364Z	4.33	4.33	0	SEM SERVICES	SEM SERVICES
66	Wichman Homes	2023-0816	C2	Harris	City	493E	0.01	0.00	2	M & A Engineering	M & A Engineering
67	Wrenwood Estates	2023-0975	C3F	Harris	City	449X	0.33	0.00	2	Stonefield Houston LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

B-Replats

68	Acostas at Waldon Place partial replat no 1	2023-0949	C2R	Harris	City	413Q	0.62	0.00	4	SEM SERVICES	SEM SERVICES
69	Archimedes	2023-0903	C2R	Harris	City	532C	1.00	0.98	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
70	Beckley Place (DEF2)	2023-0651	C3R	Harris	City	412N	1.00	0.00	14	A & M Services	A & M Services
71	Beltway Schurmier (DEF1)	2023-0851	C2R	Harris	City	574X	93.08	92.85	0	USICVI Beltway 66, Inc.	Quiddity Engineering
72	Burkett Street Homes	2023-0932	C2R	Harris	City	533L	0.12	0.00	3	N/A	HRS and Associates, LLC
73	CE Barretts partial replat no 1	2023-0810	C2R	Harris	City	375E	10.73	10.69	0	Quannah Partners	Pape-Dawson Engineers
74	Colonial Lane Place	2023-0944	C2R	Harris	City	533U	0.11	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
75	De Hoyos	2023-0995	C2R	Harris	City	571Q	0.86	0.00	2	SEM SERVICES	SEM SERVICES
76	Draper (DEF2)	2023-0696	C2R	Harris	ETJ	617Y	9.02	9.02	0	Crafton Communications	SMW Engineering Group
77	Fellows In And Out Investments at South Freeway (DEF2)	2023-0700	C2R	Harris	ETJ	573W	8.96	8.96	0	Fellows II	Windrose
78	Harris County MUD No 433 Lift Station No 2	2023-0927	C2R	Harris	ETJ	366X	0.30	0.30	0	GC Tuckerton-Fry One, LP, a Texas Corporation	BGE, Inc.
79	Hermann Logistics	2023-0807	C2R	Harris	ETJ	497H	16.24	16.24	0	3520 ESAMHOU, LLC	PEA Group

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
80	Hill Country Dairies Center	2023-0705	C3R	Harris	City	454Q	2.38	2.38	0	HILL COUNTRY DAIRIES, INC.	Century Engineering, Inc
81	Holeman Estates	2023-0941	C2R	Harris	City	455T	0.30	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	Legacy Park Sec 3 replat and extension partial replat no 1	2023-0808	C2R	Harris	ETJ	369Z	1.13	1.13	0	FROST BANK	Pape-Dawson Engineers
83	Luthe Complex Plat (DEF1)	2023-0757	C2R	Harris	ETJ	373Y	7.73	7.28	0	South Point Surveying, PLLC	South Point Surveying, PLLC
84	Marc Estates (DEF1)	2023-0564	C2R	Harris	City	412W	0.81	0.00	11	Plan Express	PlanExpress
85	Miller Three Plaza	2023-0950	C2R	Harris	ETJ	457H	7.94	7.94	0	Bayou Mist Property, LLC	E.I.C. Surveying Company
86	Mission Northeast	2023-0954	C2R	Montgomery	ETJ	256Y	10.34	10.34	0	Mission Northeast, INC.	Texas Professional Surveying, LLC
87	Mobile Home Park at Channelview (DEF1)	2023-0802	C2R	Harris	ETJ	458U	5.33	5.33	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
88	Mount Pleasant Vista (DEF1)	2023-0866	C2R	Harris	City	533Q	0.23	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
89	New Gold Development	2023-0791	C2R	Harris	City	454S	0.27	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
90	Oakberry Trails Sec 1 (DEF1)	2023-0887	C3R	Harris	ETJ	283F	99.85	57.64	146	Benchmark Engineering Corp.	Benchmark Engineering Corporation
91	Oakridge Addition Partial Replat No 2 (DEF1)	2023-0813	C2R	Harris	City	452M	0.11	0.00	3	Family Home Builders	South Texas Surveying Associates, Inc.
92	Palladium Houston Ella	2023-0921	C2R	Harris	City/ETJ	372K	6.97	6.97	0	WGA CONSULTING ENGINEERS	Windrose
93	Paul Quinn Court	2023-0968	C2R	Harris	City	452C	0.76	0.01	16	Urbatechture	Pioneer Engineering, LLC
94	Peden Commons	2023-0937	C2R	Harris	City	493N	0.15	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
95	Phillips Place (DEF1)	2023-0860	C2R	Harris	City	452A	0.20	0.00	4	Pooria Kooshi	JEG-ZER LLC
96	Plaza Estates at Arapahoe	2023-0962	C2R	Harris	City	494G	0.09	0.00	2	New Era Development	New Era Development & Land Services
97	Plaza Ricky	2023-0958	C2R	Harris	City	573D	0.14	0.00	3	New Era Development	New Era Development & Land Services
98	Prince Pat	2023-0933	C2R	Harris	City	452M	0.23	0.03	5	Aspen Grey Homes	Windrose
99	Prose Foster	2023-0926	C2R	Harris	ETJ	291V	10.81	10.81	0	Prose Foster Owner, LLC	Terra Associates, Inc.
100	San Romero	2023-0809	C2R	Harris	ETJ	449B	1.69	1.69	0	Protestant Episcopal Church Council of the Diocese of Texas	PEA Group
101	Sunnyside View	2023-0934	C2R	Harris	City	573D	0.67	0.67	0	BYNUM CORP	replats.com
102	Tate Estates	2023-0913	C2R	Harris	City	455U	0.15	0.00	3	Innova Construction Developments, LLC	Dart Land Services LLC
103	Tierra Nueva Produce	2023-0935	C2R	Harris	City	453L	0.74	0.74	0	Tierra Nueva Produce	Humble Surveying Company
104	Villas at Balbo	2023-0852	C2R	Harris	City	451D	0.34	0.00	8	Onyx Land Partners, LLC.	ICMC GROUP INC
105	Villas on Blair	2023-0780	C2R	Harris	City	452Z	0.14	0.00	2	1520BHT, LLC.	ICMC GROUP INC
106	Villas on Mt Vernon	2023-0938	C2R	Harris	City	493W	0.20	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
107	Warehouse on Wheatley	2023-0804	C2R	Harris	City	452B	1.27	1.27	0	JG Construction Management	South Texas Surveying Associates, 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
C-Public Hearings Requiring Notification											
108	Alma Landing	2023-0768	C3N	Harris	City	455G	0.31	0.00	1	Zuniga's Builders LLC	Pioneer Engineering, LLC
109	Beall Street Development (DEF3)	2023-0400	C3N	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
110	Covington Homes	2023-0731	C3N	Harris	City	492Z	0.28	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
111	Dewberry Village	2023-0691	C3N	Harris	City	533M	0.23	0.00	4	Agape Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
112	Dunham Pointe Sec 7 replat no 1	2023-0683	C3N	Harris	ETJ	366B	11.84	0.40	50	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.
113	EYF Properties	2023-0712	C3N	Harris	City	492X	0.62	0.62	0	EYF STNL Club Deal 6, LP	Owens Management Systems, LLC
114	Heights Daycare (DEF1)	2023-0503	C3N	Harris	City	453T	0.63	0.63	0	Ganges Houston Heights LLC	Pioneer Engineering, LLC
115	Jackson Hill Kids R Kids (DEF1)	2023-0615	C3N	Harris	City	492H	0.61	0.61	0	Phillips Realty Group	Tetra Land Services
116	Johnston Glen (DEF1)	2023-0499	C3N	Harris	City	489L	4.30	0.00	2	Gregory Johnston	Owens Management Systems, LLC
117	Lanewood Estates	2023-0506	C3N	Harris	City	454H	0.23	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
118	Malias Way	2023-0655	C3N	Harris	City	533R	0.12	0.00	2	MLZ Holdings, Inc.	Owens Management Systems, LLC
119	Peachtree Homes	2023-0581	C3N	Harris	City	454L	0.28	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
120	Platinum Estates	2023-0680	C3N	Harris	City	298T	2.94	0.00	1	N/A	E.I.C. Surveying Company
121	Ruiz Plaza	2023-0598	C3N	Harris	ETJ	373A	4.06	0.00	5	New Era Development	New Era Development & Land Services
122	Sterlingshire Place	2023-0718	C3N	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
D-Variances											
123	Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves	2023-0987	C3P	Fort Bend	ETJ	526V	17.00	11.65	0	Taylor Morrison of Texas	Meta Planning + Design LLC
124	Concept Neighborhood on Sherman (DEF1)	2023-0514	C2R	Harris	City	494N	0.87	0.87	0	WKM 2 LLC	Beacon Land Services
125	Corner at Greens (DEF1)	2023-0782	C2R	Harris	ETJ	373Q	23.32	23.32	0	N/A	Windrose
126	Grand Mason GP	2023-0976	GP	Harris	ETJ	405M	1128.60	0.00	0	Landmark Industries	BGE, Inc. - Land Planning
127	Harris County MUD no 506 Storm Sewer Pump Station no 1	2023-0806	C2	Harris	ETJ	339C	0.13	0.13	0	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
128	High Tech Machine	2023-0936	C2	Harris	ETJ	408U	5.00	5.00	0	GMB REAL PROPERTY HOLDING, LLC	Atkinson Engineers

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
129	Kestrel Estates (DEF1)	2023-0881	C2	Harris	ETJ	324Q	1.50	0.00	3	Gene Novak, Mason Hafiz, Jose Lopez	Axiom Land Surveying, LLC
130	Montrose Car Care	2023-0879	C2R	Harris	City	493S	0.18	0.18	0	Montrose Car Care LLC	The Interfield Group
131	Northwest Commercial Park (DEF2)	2023-0678	C2R	Harris	ETJ	324G	19.98	19.98	0	Landmark Development and Construction	The Pinnell Group, LLC
132	SMS 1960 E LTD	2023-0803	C2	Harris	City/ETJ	338R	25.72	25.72	0	Lila Co.	Miller Survey Group
133	Star Windows Business Center (DEF1)	2023-0659	C2R	Harris	ETJ	414M	0.52	0.52	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
134	Tompkins Reserve GP (DEF1)	2023-0873	GP	Fort Bend	ETJ	484Q	41.45	0.00	0	TriPointe Homes	BGE, Inc. - Land Planning
135	Tompkins Reserve Sec 1	2023-0900	C3P	Fort Bend	ETJ	484Q	32.82	9.10	85	TriPointe Homes	BGE, Inc. - Land Planning

E-Special Exceptions

136	Amira Sec 26	2023-1000	C3P	Harris	ETJ	286T	17.60	4.79	60	Johnson Development Services	Meta Planning + Design LLC
137	Quarry on Grant GP	2023-0974	GP	Harris	ETJ	327G	323.02	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group

F-Reconsideration of Requirements

138	Garrett Ladig Estates	2023-0971	C2R	Harris	ETJ	323A	7.31	3.98	3	Garrett Ladig	Texas Land Maps
139	Highland Views	2023-0771	C2R	Harris	City	412N	0.48	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
140	Kelly Estates	2023-0984	C3P	Montgomery	ETJ	296Q	28.04	23.67	0	RPEP Kelly Estates, LLP	Civil-Surv Land Surveying, L.C.
141	Ventana Lakes East Reserves at Peek Road Sec 1 (DEF2)	2023-0444	C3P	Harris	ETJ	445C	21.92	18.01	0	HHS Residential	EHRA

G-Extensions of Approval

142	Clairmont Place Sec 1 partial replat no 6	2022-1180	EOA	Harris	City	455F	0.17	0.00	2	Exprezzo Homes	Chesterfield Development Services
143	Elyson Boulevard and Elyson Lakes Drive Street Dedication	2022-1228	EOA	Harris	ETJ	404R	4.47	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
144	Gosling Road Car Wash	2022-1484	EOA	Harris	ETJ	290H	1.76	1.76	0	ROBERT OLMSTEAD	Civil-Surv Land Surveying, L.C.
145	Jones Creek Reserve at McCrary Meadows Sec 1	2022-1275	EOA	Fort Bend	ETJ	565L	23.59	6.11	88	Ventana Development	Quiddity Engineering - Katy
146	Portman Center Street East	2022-1090	EOA	Harris	City	493E	2.12	2.02	0	Kimley-Horn	Windrose
147	Portman Center Street West	2022-1088	EOA	Harris	City	493E	0.99	0.97	0	Kimley-Horn	Windrose
148	Preston Farms	2022-1767	EOA	Harris	ETJ	417N	7.94	7.94	0	BEST BOX HOUSTON TX GARRETT, LLC	Civil-Surv Land Surveying, L.C.
149	QuikTrip 7942 Addition	2022-1178	EOA	Harris	City	617E	12.22	12.22	0	QuikTrip Corporation	Matkin Hoover Engineering

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
150	Shepherd Trail Development	2022-0977	EOA	Harris	City	492D	6.85	6.80	0	Triten Real Estate Partners	Windrose
151	Spring Valley Creek	2022-1645	EOA	Harris	City	450V	6.46	1.11	85	SPRING VALLEY CREEK, LLC	MOMENTUM EGINEERING

H-Name Changes

152	Stokesbury GP (prev. Binford Road Tract GP)	2023-0772	NC	Harris/ Waller	ETJ	243W	256.10	0.00	0	Pulte Group	Meta Planning + Design LLC

I-Certification of Compliance

153	18640 Kita Court	23-1687	COC	Harris	ETJ	295J				Yazmin and Manuel Flores	Yazmin and Manuel Flores
154	20675 Lakeside Drive	23-1688	COC	Harris	ETJ	255S				Maria Hernandez	Maria Hernandez
155	23376 Ivy Ridge	23-1689	COC	Harris	City	296M				Yuri Rangel Perez	Yuri Rangel Perez

J-Administrative

None

K-Development Plats with Variance Requests

156	7846 Laura Koppe Road	23018380	DPV	Harris	City	455F				Catarino Villegas	Slic Property Investment LLC

Off-Street Parking Variance Requests

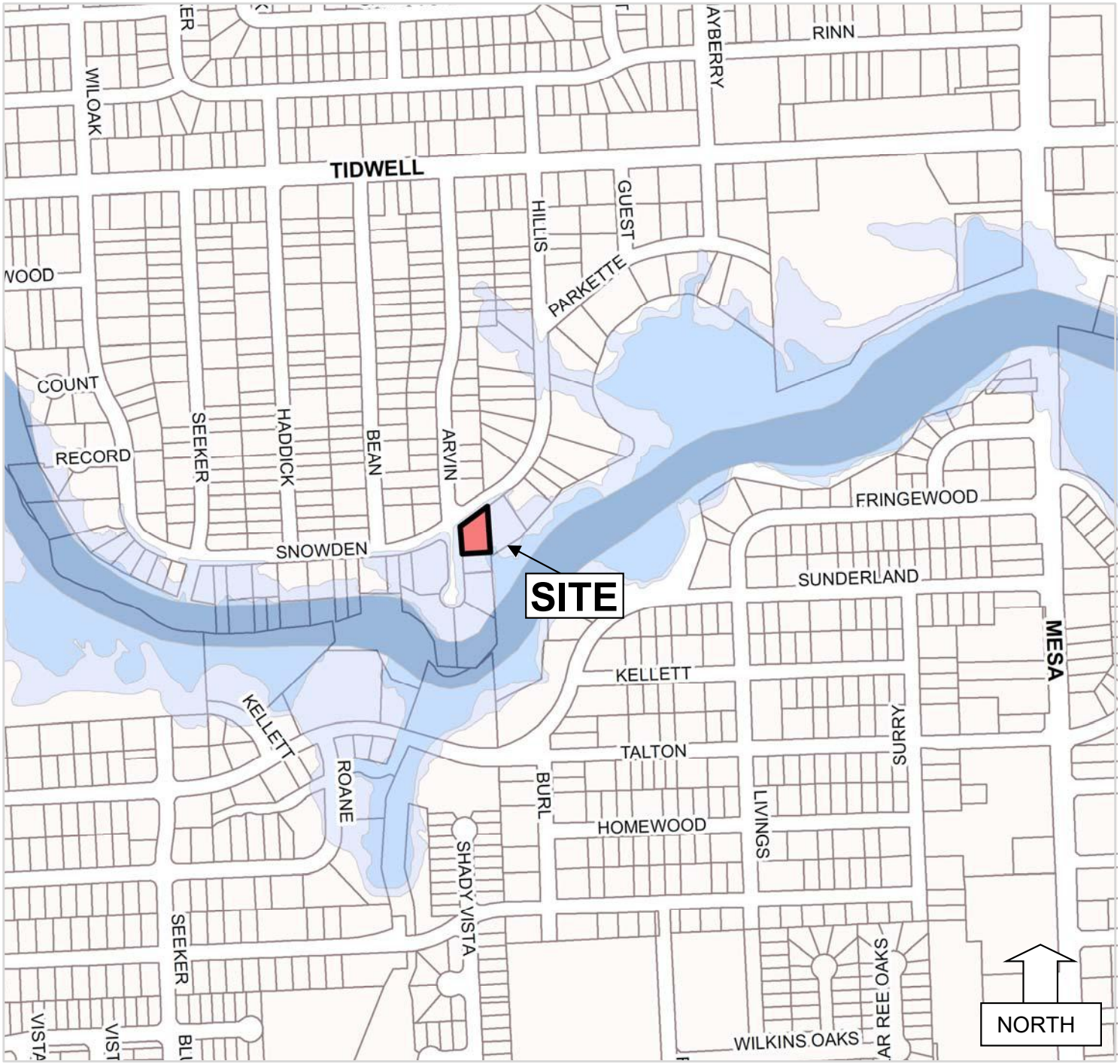
III	542 W 23rd Street	23014279	PV	Harris	City	452V				Fabian Saldana	HOUTEX
IV	2711 Harrisburg Boulevard (DEF2)	23027620	PV	Harris	City	5457D				Shahin Naghavi	East End Warehouses LLC
V	3236 Summer Street	23006789	PV	Harris	City	5358C				Martin Jasinski	Maximo Capital

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Alma Landing

Applicant: Pioneer Engineering, LLC



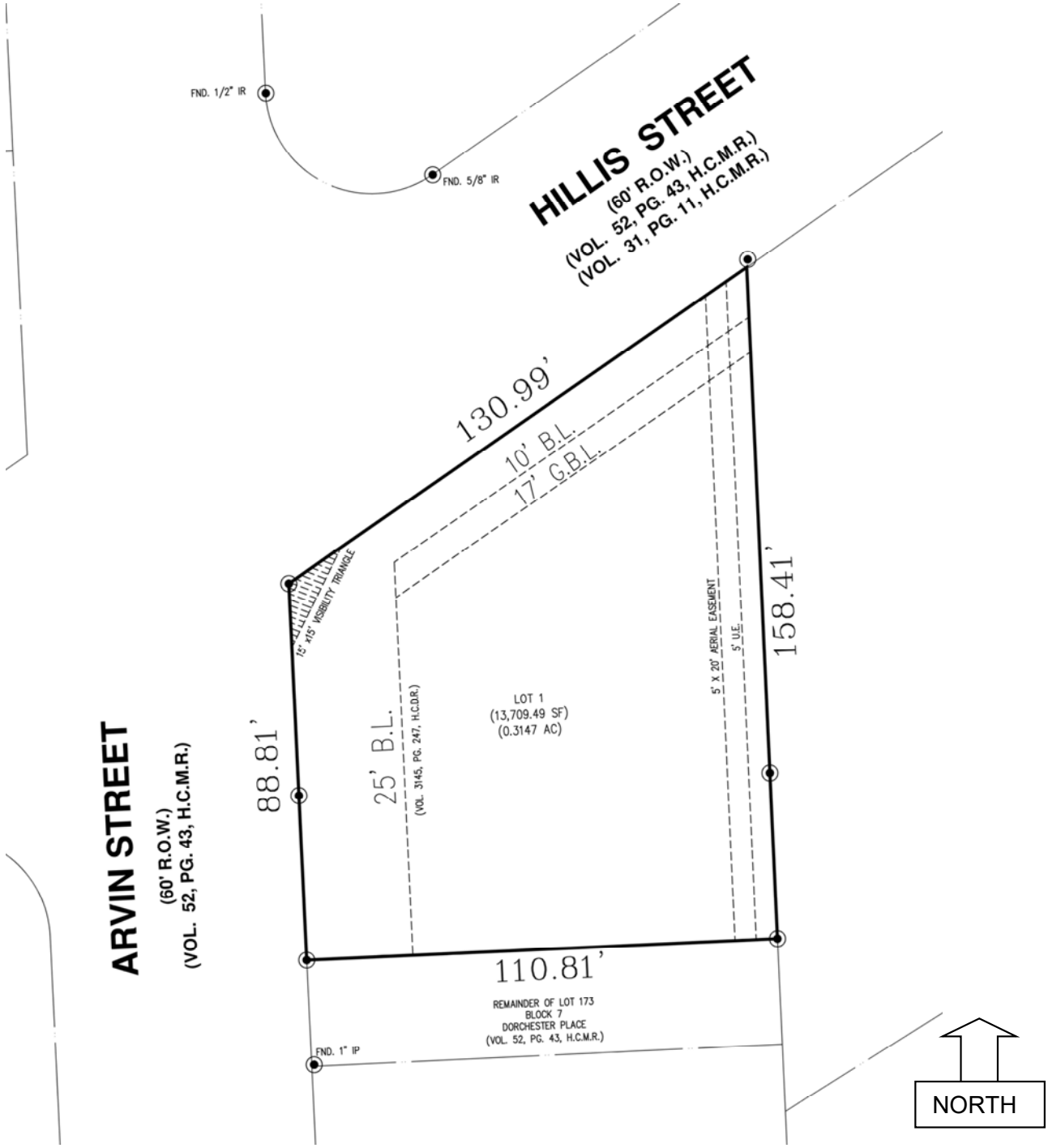
C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Alma Landing

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Alma Landing

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0768; Alma Landing; a replat of **Dorchester Place**, being a portion of Lot 173 and Lot 174, as recorded in Vol. 52, pg. 43 of the Harris County Map Records.

The property is located south of Tidwell Road and along Snowden Street. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Karla Hernandez,** with Pioneer Engineering, LLC, on behalf of Zuniga's Builders LLC, the developer, can be contacted at **832-307-0010.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

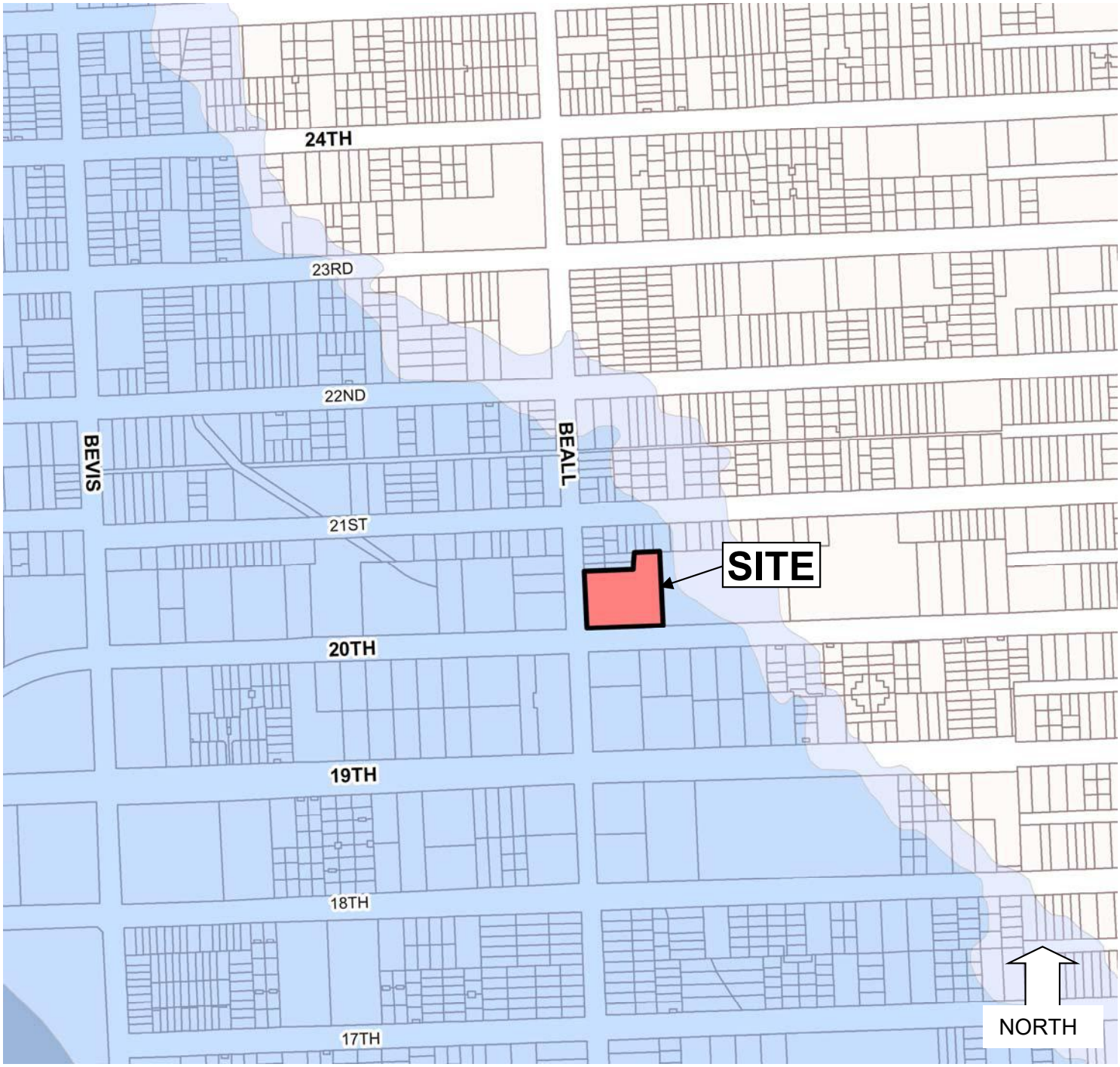
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Beall Street Development (DEF 3)

Applicant: The Interfield Group



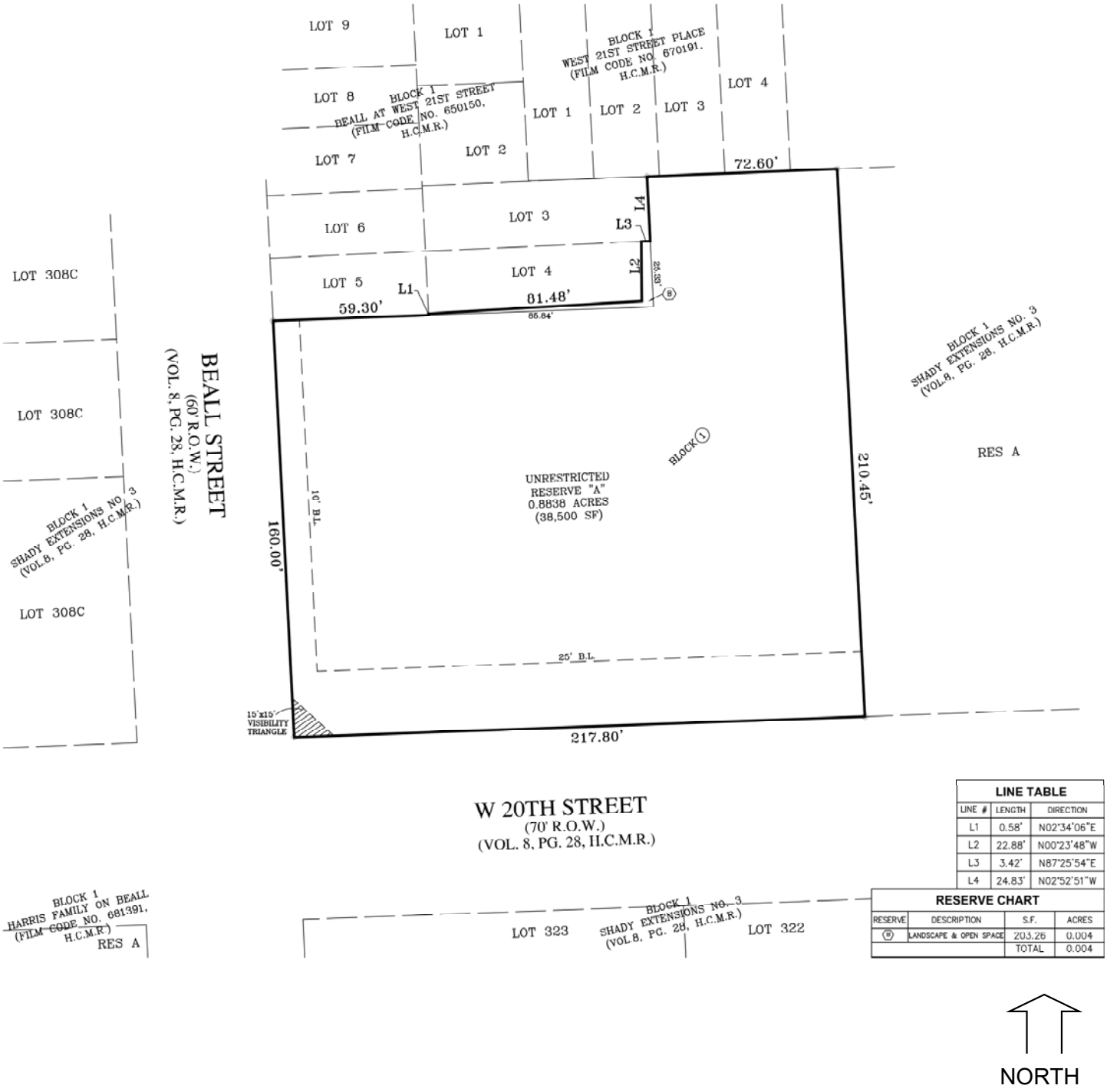
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department Meeting Date: 05/11/2023

Subdivision Name: Beall Street Development (DEF 3)

Applicant: The Interfield Group



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	0.58'	N02°34'06"E
L2	22.88'	N00°23'48"W
L3	3.42'	N87°25'54"E
L4	24.83'	N02°52'51"W

RESERVE CHART			
RESERVE	DESCRIPTION	S.F.	ACRES
(R)	LANDSCAPE & OPEN SPACE	203.26	0.004
		TOTAL	0.004

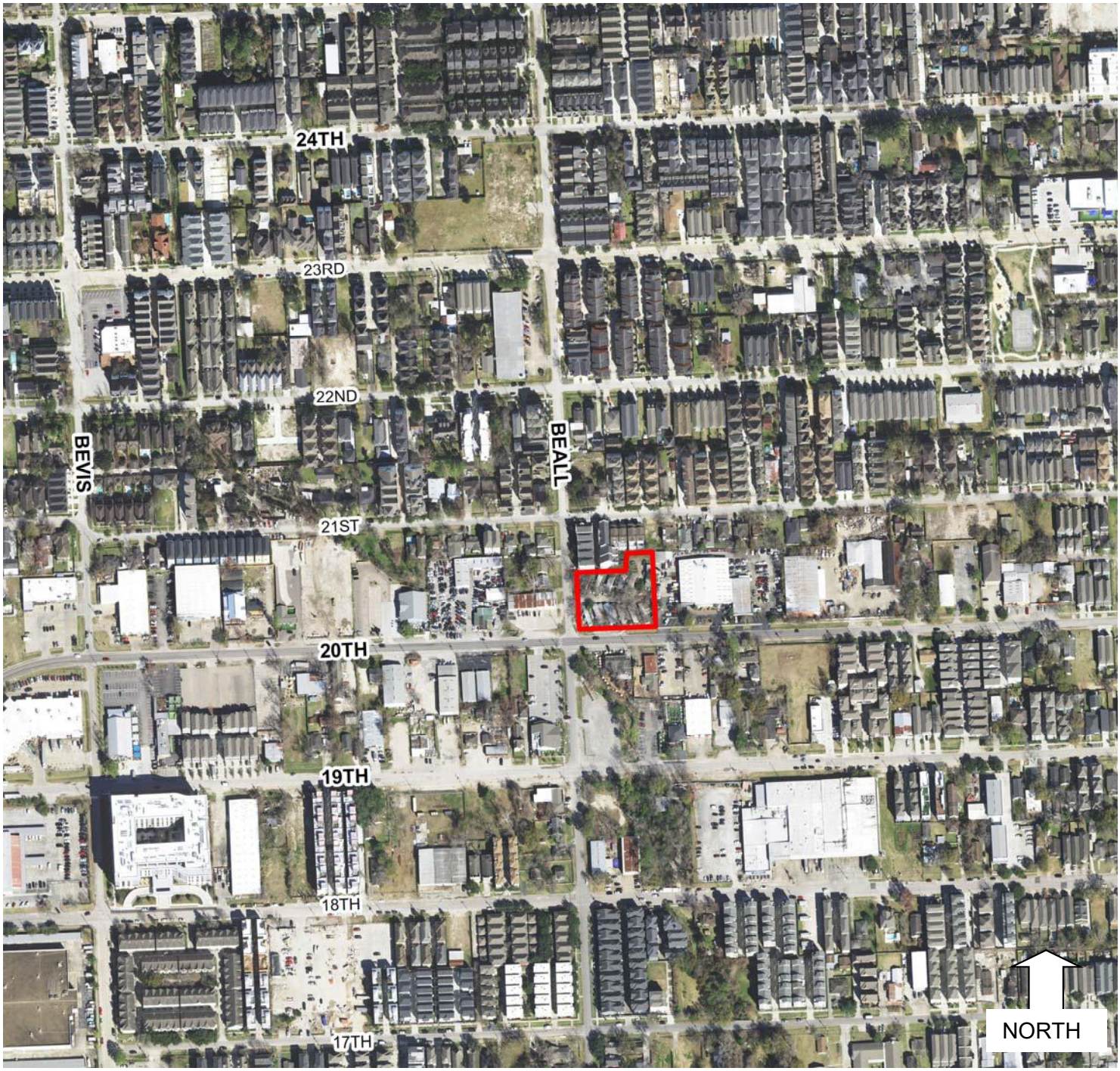
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Beall Street Development (DEF 3)

Applicant: The Interfield Group



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

March 8, 2023

Dear Property Owner:

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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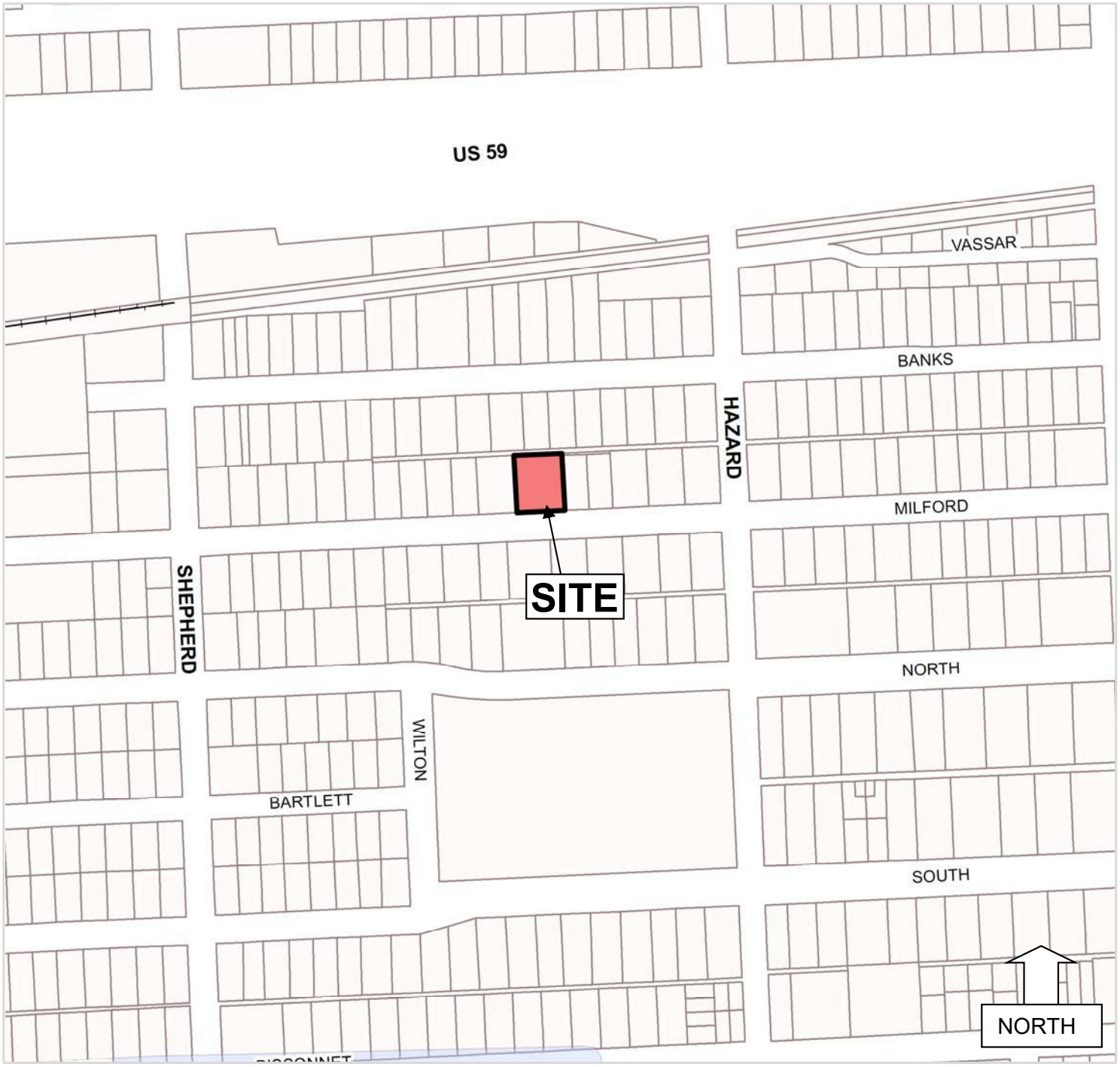
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Covington Homes

Applicant: PLS Construction Layout, Inc.



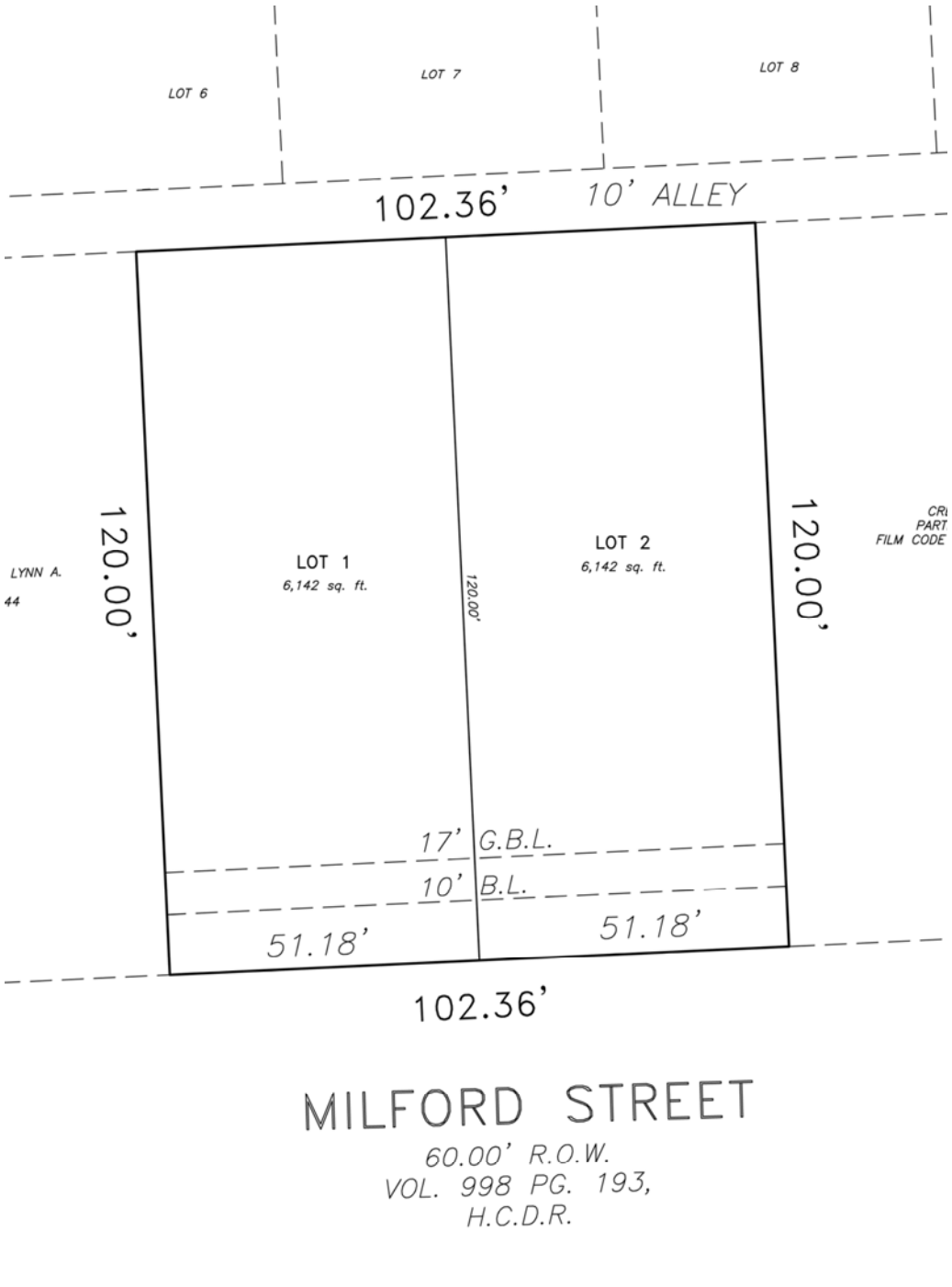
C – Public Hearings Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Covington Homes

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/15/2023**

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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

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0731: Covington Homes; a partial replat of **"Cresmere Place,"** being all of Lot 20 and a portion of lot 19 and 21 of block 2, as recorded in Volume 998 Page 193 of the Harris County Map Records.

The property is located north along Milford Street and east of south Shephard Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figeuroa**, with PLS Construction Layout, Inc., on behalf of 3h Engineering & Construction, can be contacted at 7**13-480-4075**.

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.

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Planning Department Staff Authority and Obligation

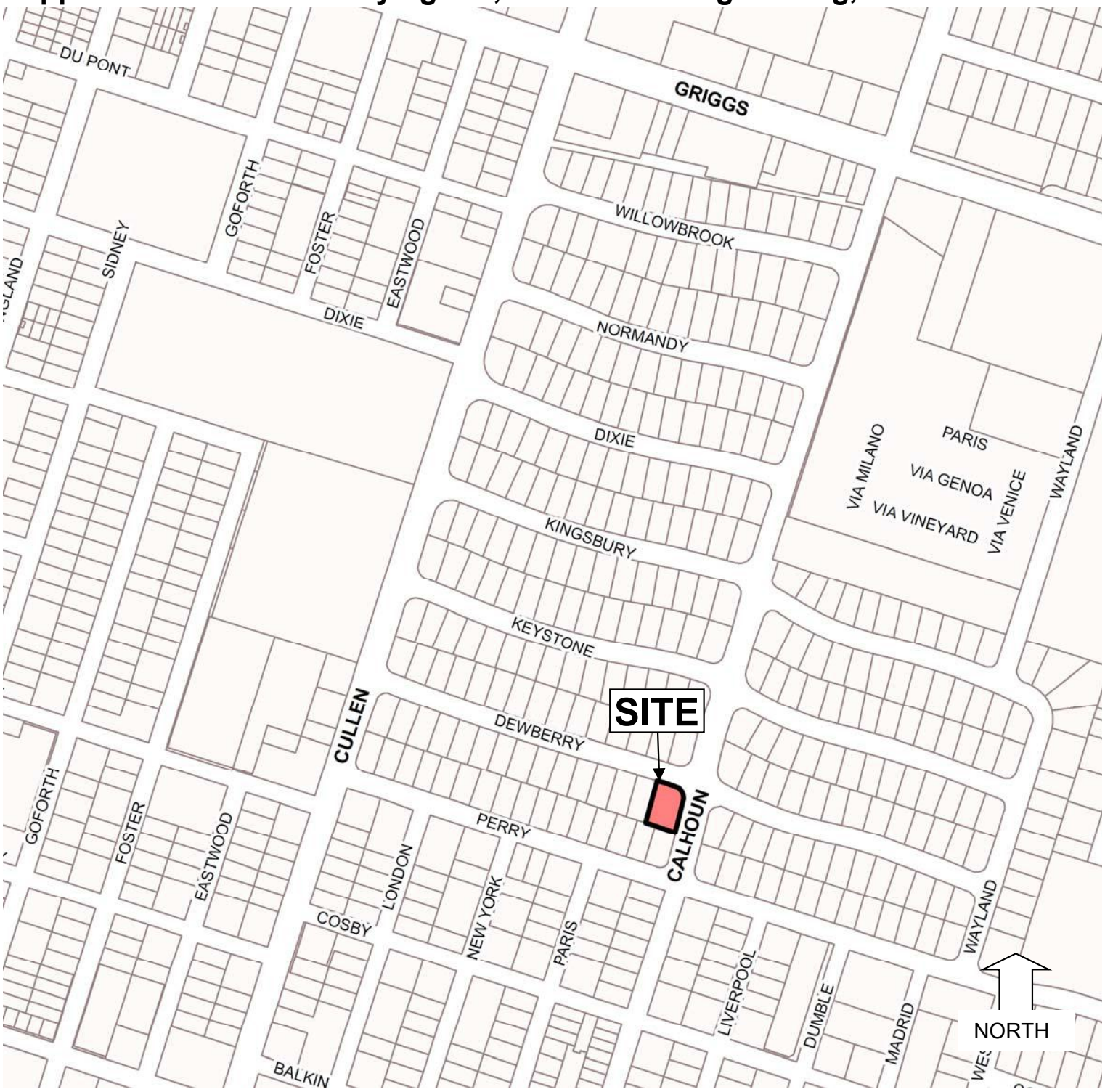
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Dewberry Village

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



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 111

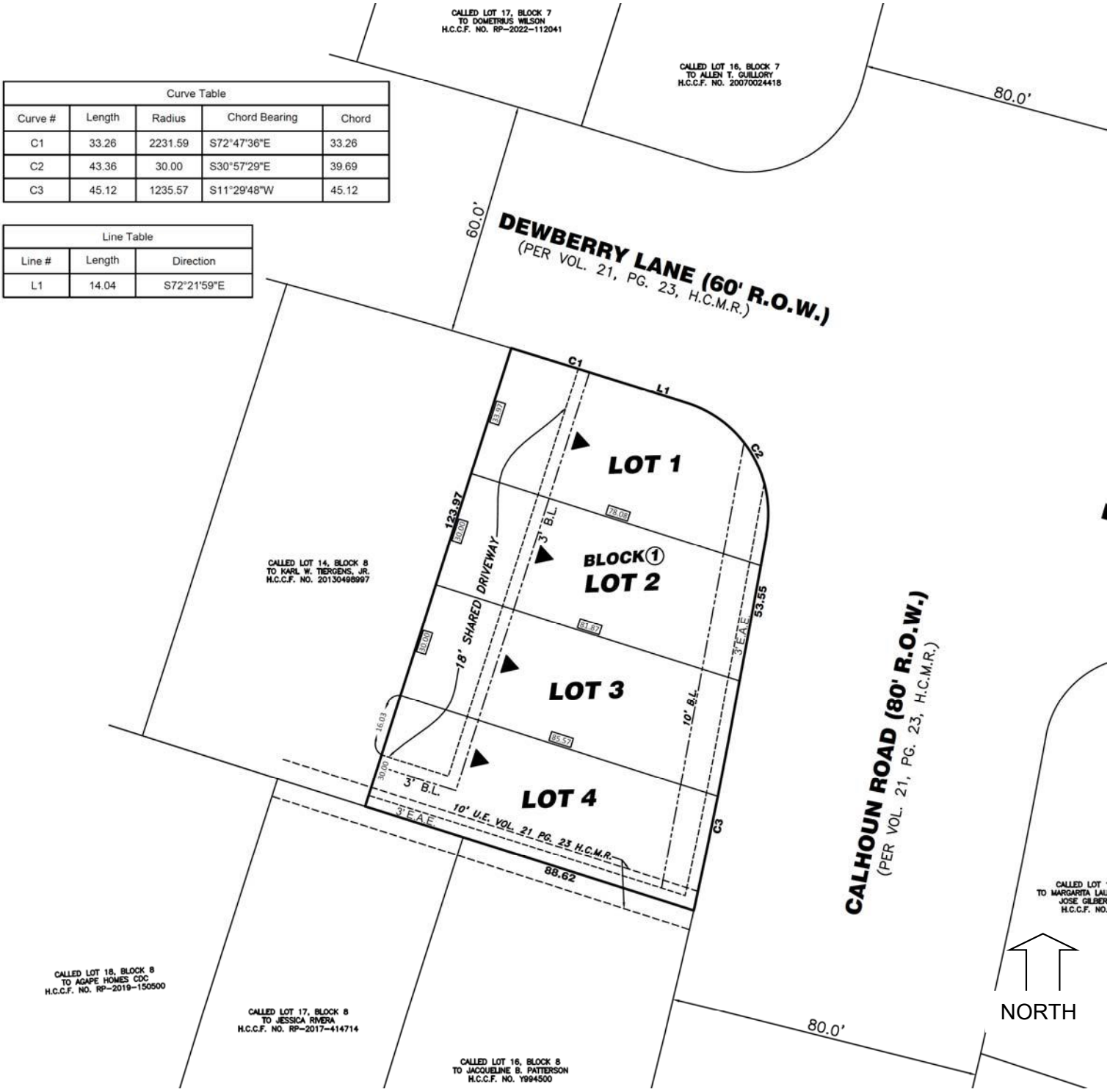
Planning and Development Department **Meeting Date: 05/11/2023**

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Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	33.26	2231.59	S72°47'36"E	33.26
C2	43.36	30.00	S30°57'29"E	39.69
C3	45.12	1235.57	S11°29'48"W	45.12

Line Table		
Line #	Length	Direction
L1	14.04	S72°21'59"E



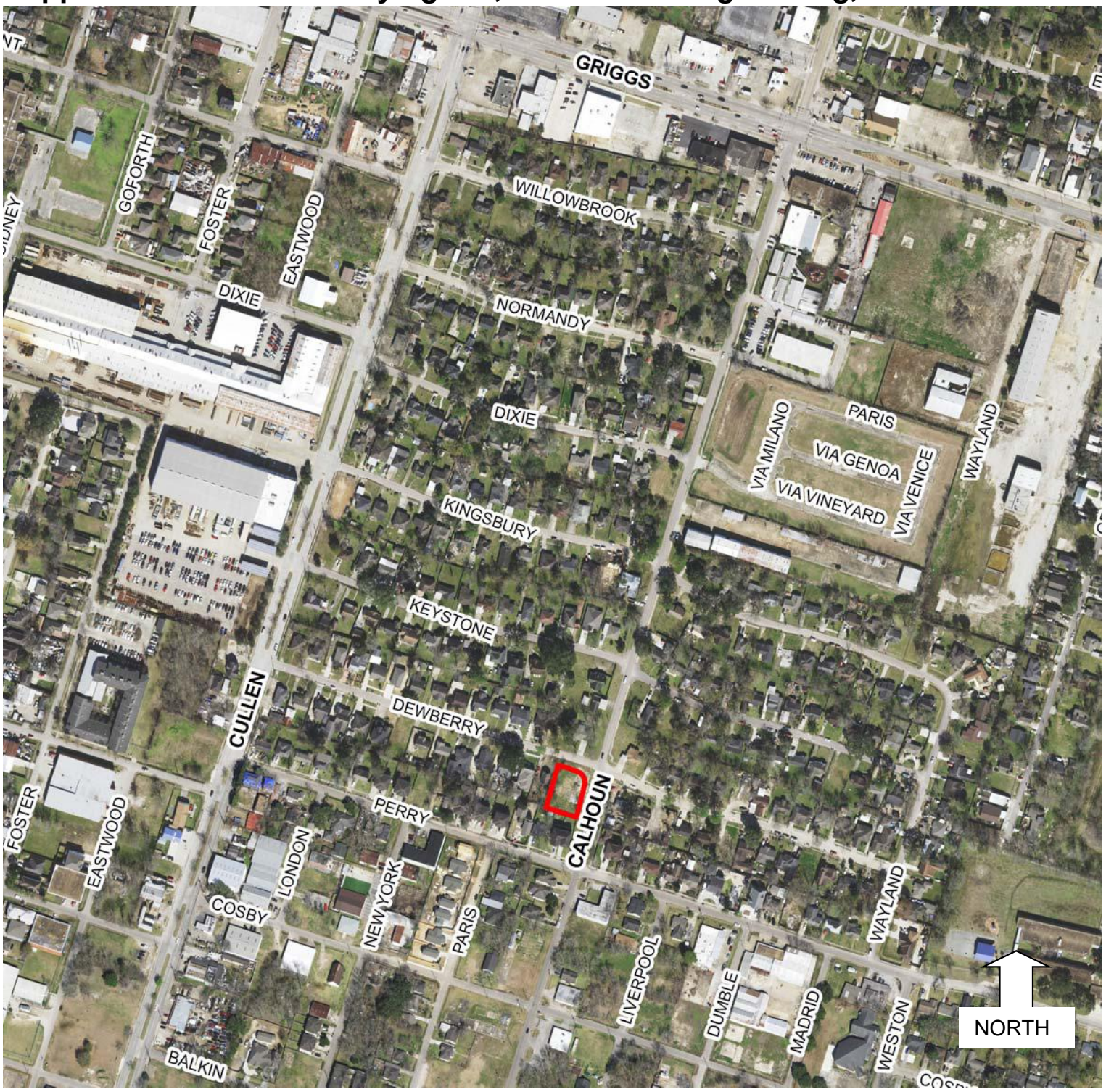
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/11/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0691; Dewberry Village; a partial replat of **"Southern Village Sec 2,"** being all of Lot 15, in Block 8, as recorded in Volume 21, Page 23 of the Harris County Map Records.

The property is located at the southwestern intersection of Dewberry Street and Calhoun Road. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Tom Duecker**, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Agape Homes, can be contacted at **713-667-0800**.

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

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

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

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Planning Department Staff Authority and Obligation

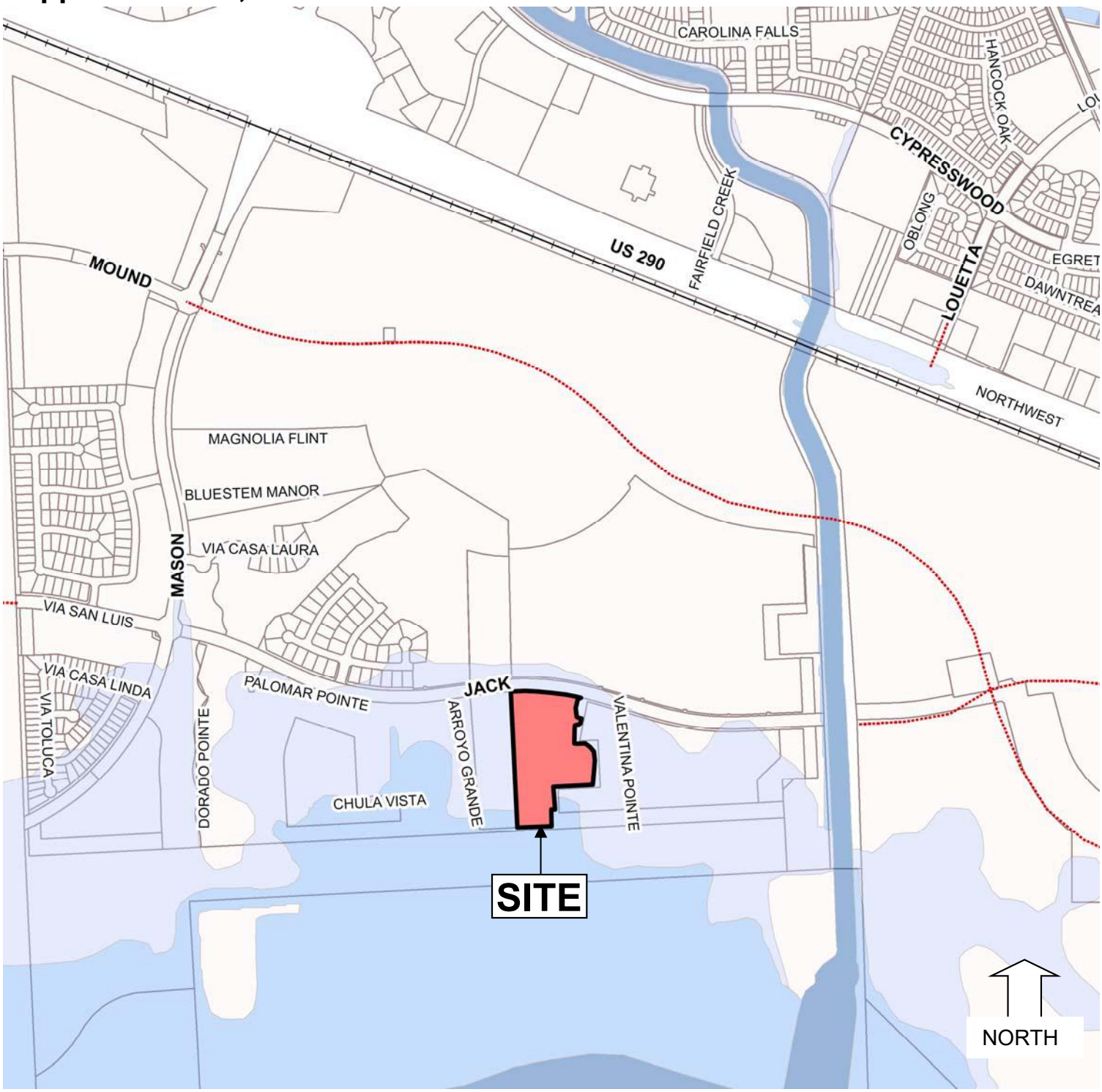
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Dunham Pointe Sec 7 Replat No 1

Applicant: BGE, Inc.



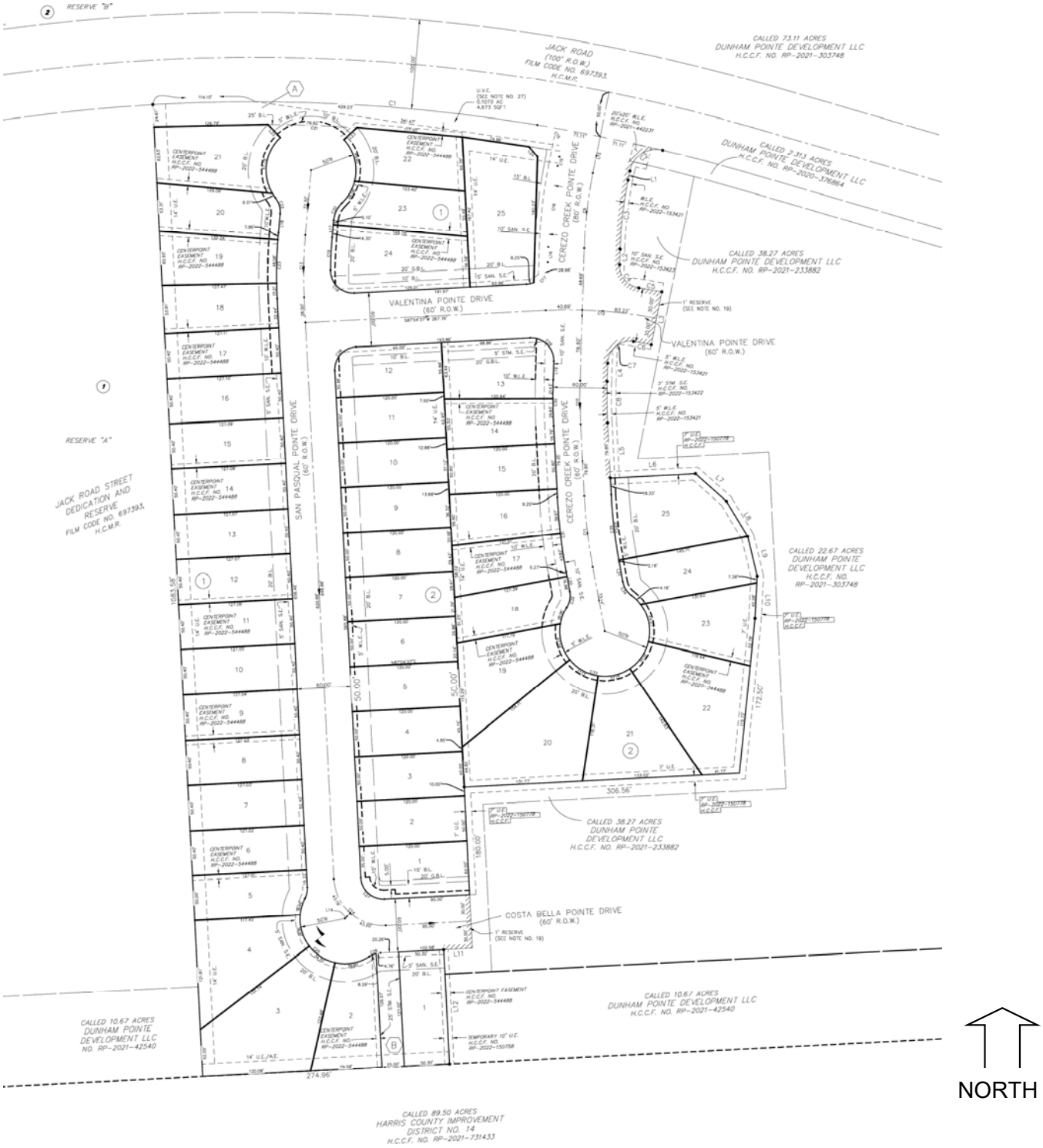
C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

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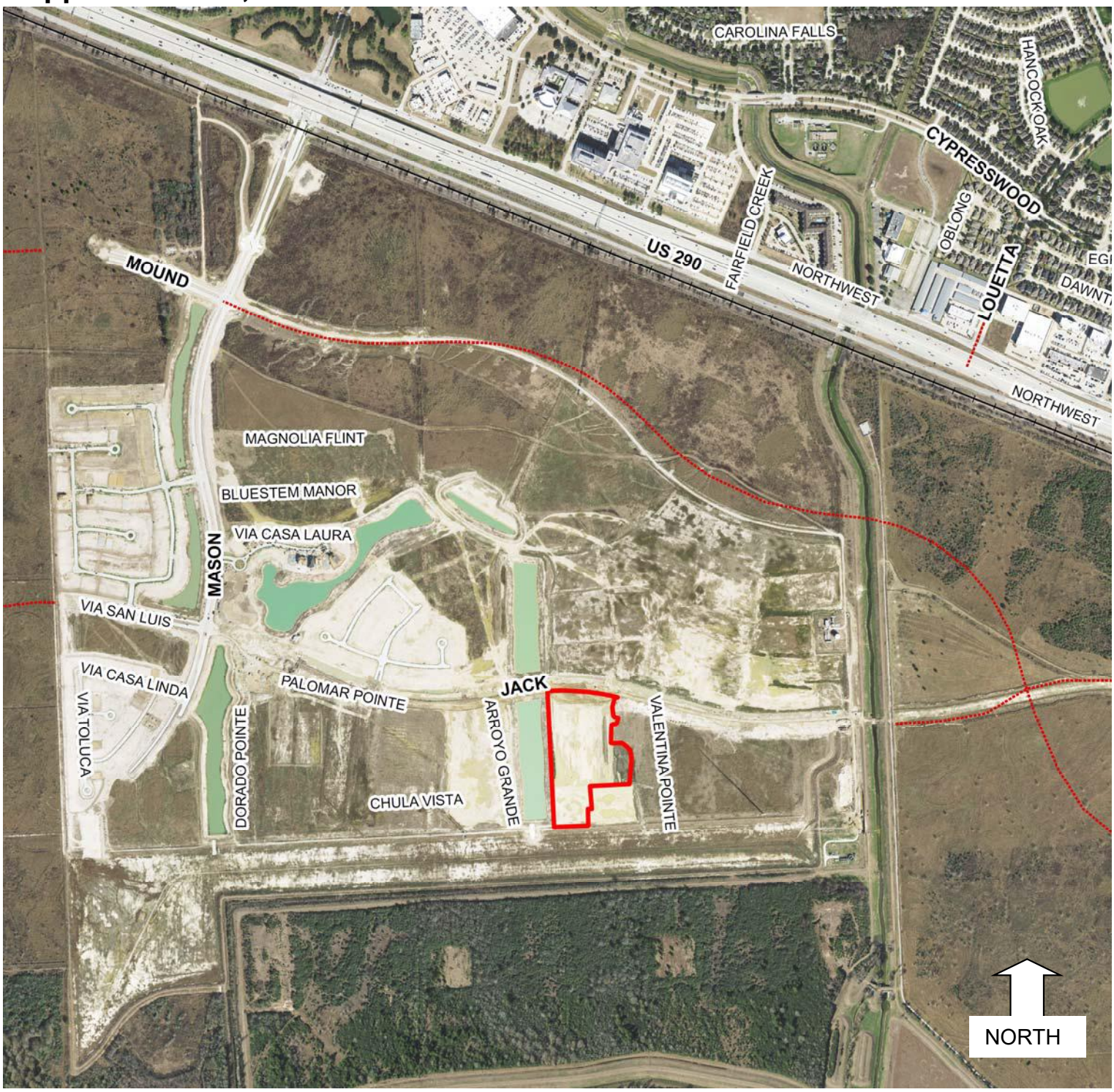
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/11/2023**

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0683; Dunham Pointe Sec 7 Replat No 1; a replat of **Dunham Pointe Sec 7**, being a replat of all of Dunham Pointe Sec 7, as recorded in Film Code 699655 of the Harris County Map Records.

The property is located south of US 290 and along Jack Road. The purpose of the replat is to reduce building lines from 25 feet to 20 feet. The applicant, **Ralph Lopez Gerald Grissom,** with BGE, Inc., on behalf of Dunham Pointe Development, LLC, a Texas limited liability company, the developer, can be contacted at **281-558-8700.**

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

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

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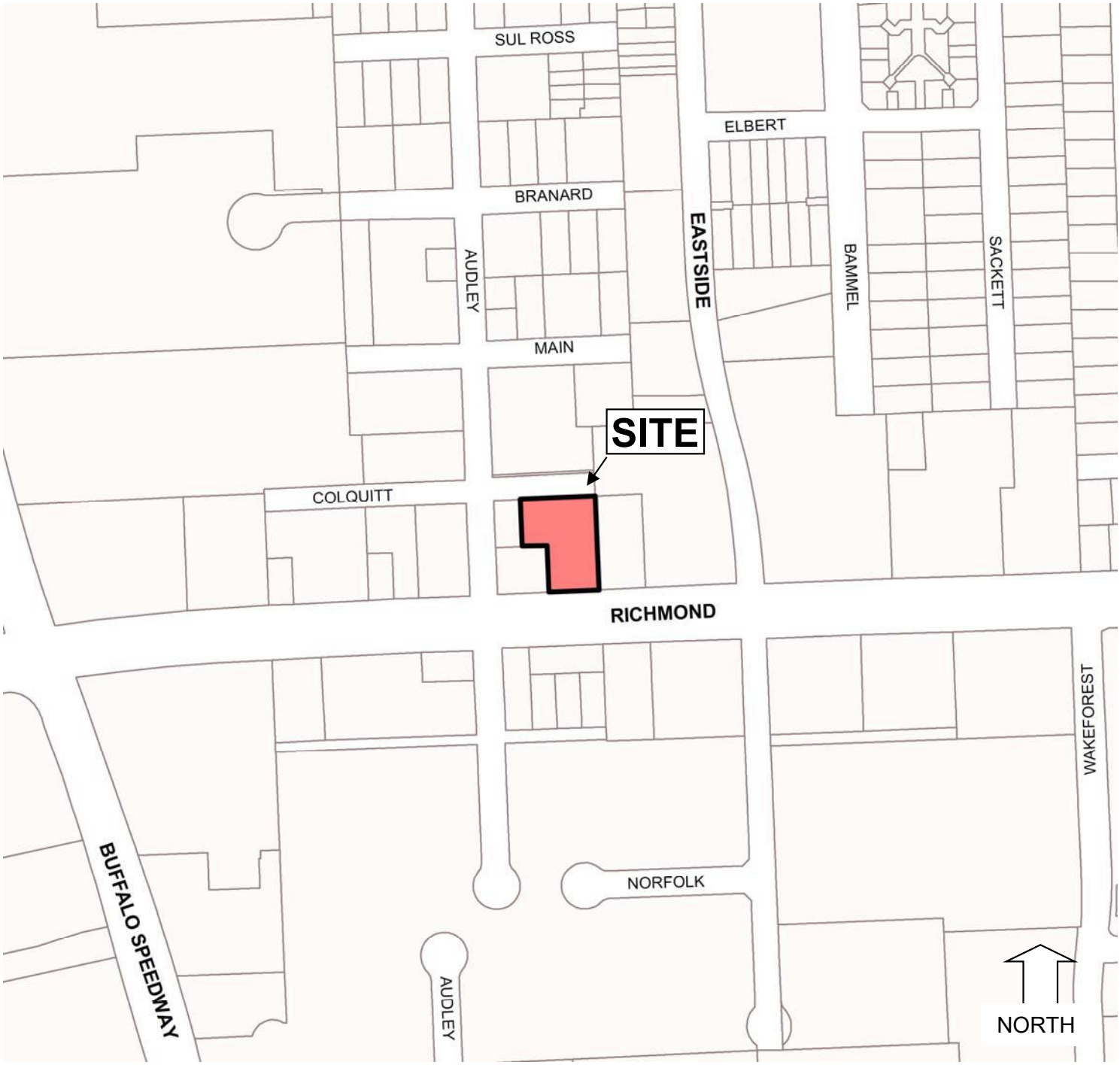
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: EYF Properties

Applicant: Owens Management Systems LLC



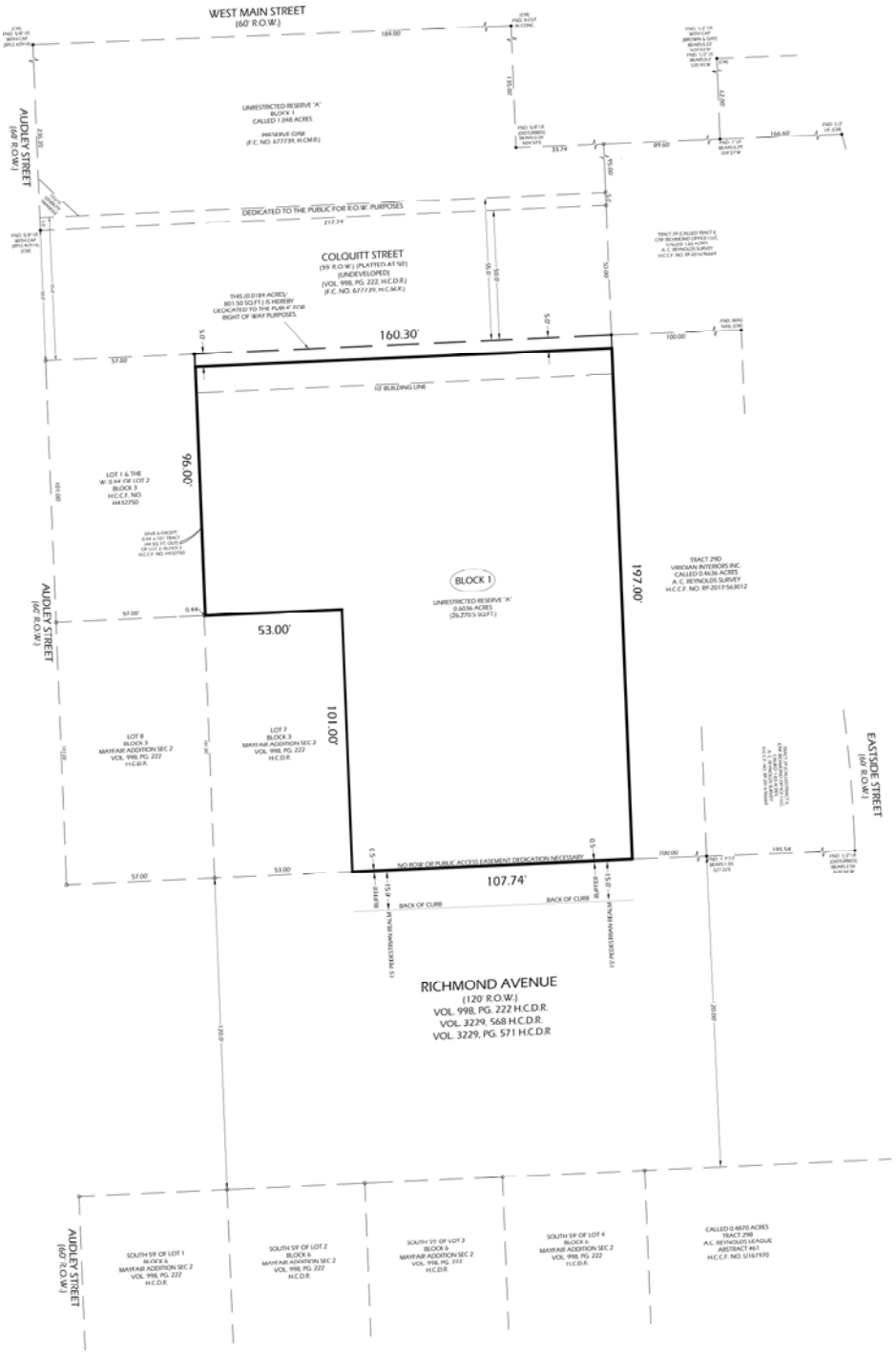
C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

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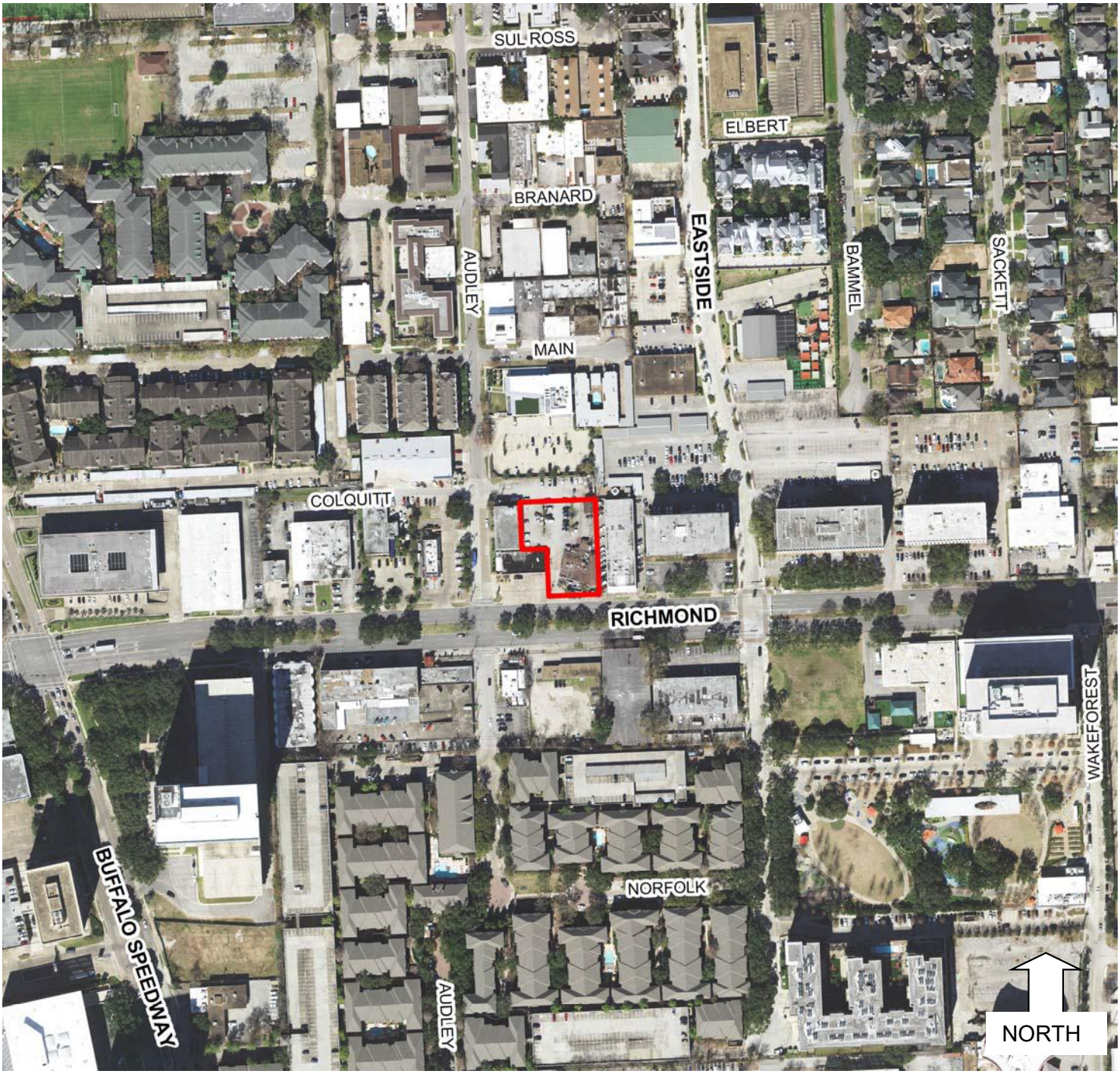
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: EYF Properties

Applicant: Owens Management Systems LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0712; EYF Properties; a partial replat of Mayfair Addition Sec 2, being Lot 2-6 of Block 3, as recorded in Volume 998 Page 222 of the Harris County Deed Records.

The property is located along Richmond Avenue and Colquitt Street, east of Audley Street. The purpose of the replat is to create one unrestricted reserve and revise the building line. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of EYF STNL Club Deal 6, LP, can be contacted at **713-643-6333**

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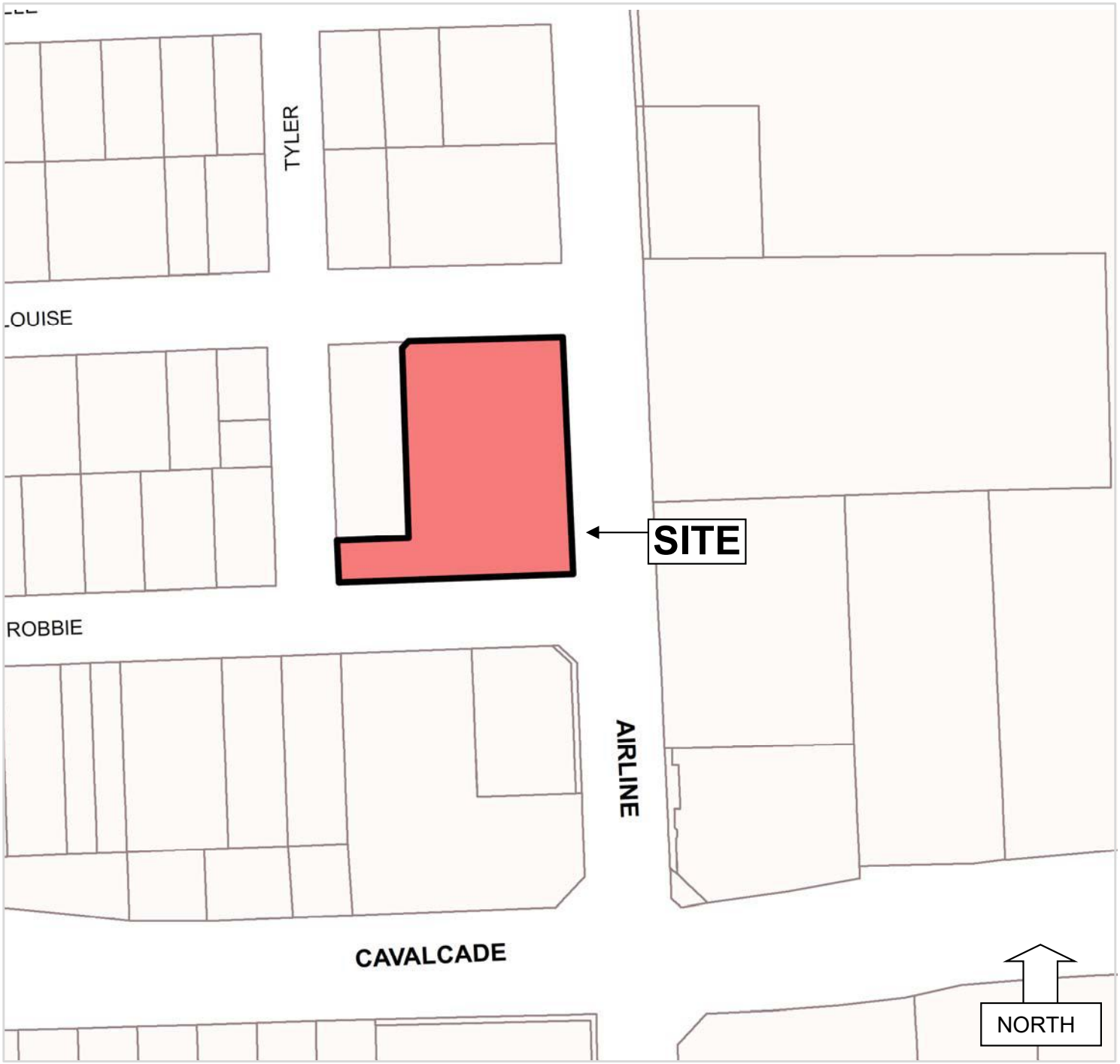
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Heights Daycare (DEF 1)

Applicant: Pioneer Engineering, LLC



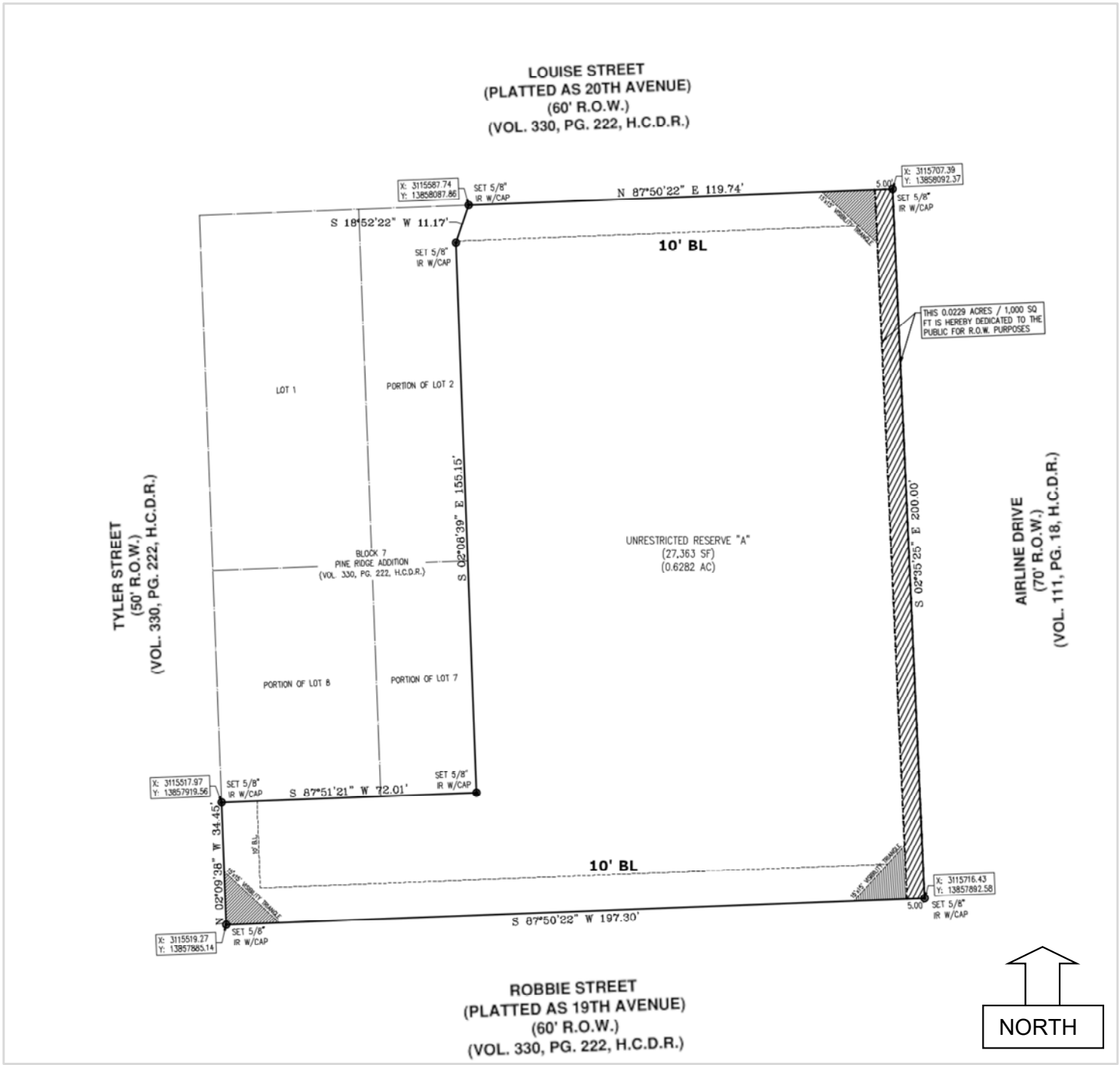
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Heights Daycare (DEF 1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Heights Daycare (DEF 1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings with Variance Aerial

SITE ANALYSIS

VEHICULAR SITE PARKING REQUIREMENT

USE TYPE	CODE CRITERIA*	Parking Required
DAYCARE	1 SPACE / STAFF	24 Staff = **24**
	1 SPACE / 10 STUDENTS	200 Students / 10 = **20**
		Total Off-Street Req'd. = 44

WALKABLE PLACES BICYCLE PARKING REQUIREMENT

CODE CRITERIA*	Parking Required
1 BICYCLE SPACE / 5000 SQ. FT. OF GROUND GFA	6415 SQ.FT / 5000 = **1.28 Spaces**
	Bike Spaces Req'd (WP) = **2**

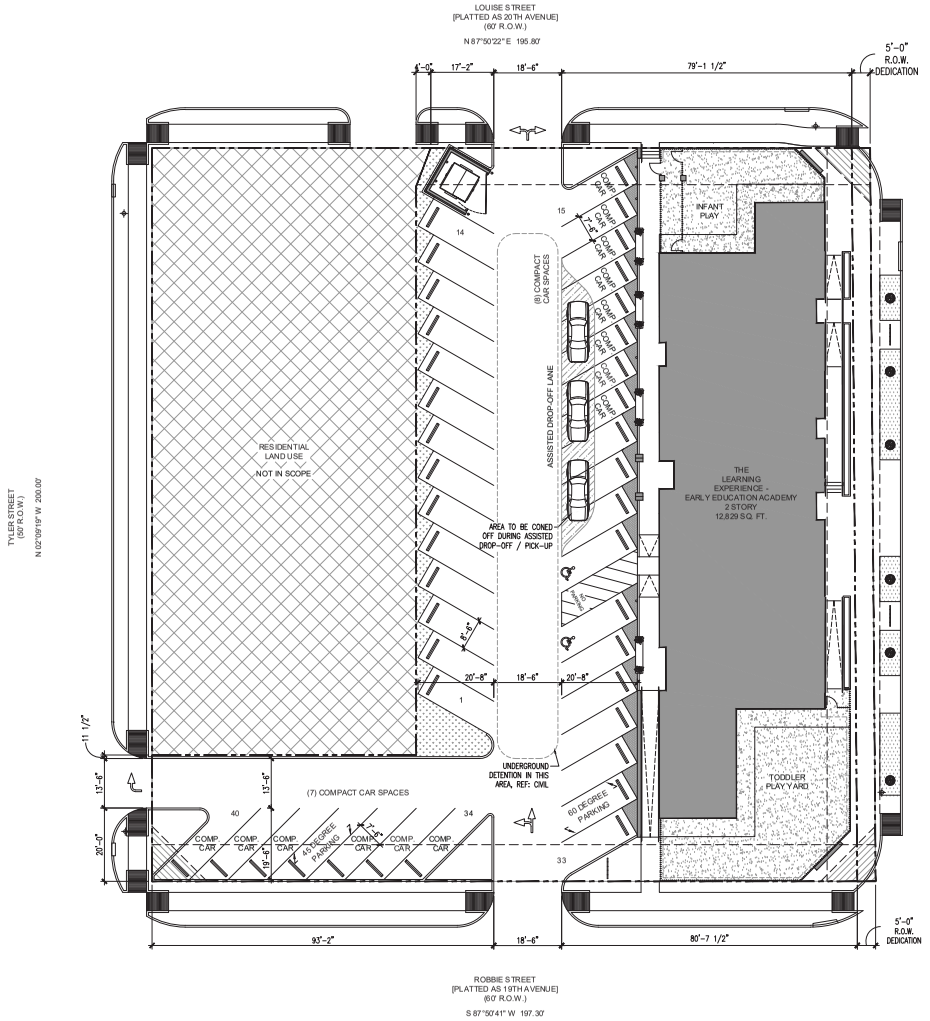
BICYCLE PARKING REDUCTION

CODE CRITERIA*	Parking Required
10% Reduction	44 * 0.1 = **4 Spaces**
1 PARKING SPACE / 4 BICYCLE SPACES	Bike Spaces Req'd (Parking) = **16**
	Total Bike Spaces Req'd (Parking + WP) = 18
	Bike Spaces Provided = **21**
	Total Off-Street Parking Provided = 40

COMPACT CAR PARKING ANALYSIS

CODE CRITERIA*	Spaces Allowed
35% OF TOTAL SPACES ALLOWED	44 * .35 = **15 Spaces**
	Total Compact Spaces Provided = 15

*City of Houston



01 SITE PLAN - PARKING
1/16" = 1'-0"

TRUE NORTH

PLAN NORTH

Daniel Scott Turner Design

4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
p 1 512 801 3380
danielscottturner.com

CONSULTANTS

PROJECT NAME
The Learning Experience
1915 Airline Drive
Houston, TX 77009

Developed for:
The Learning Experience

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
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REVISION # DATE

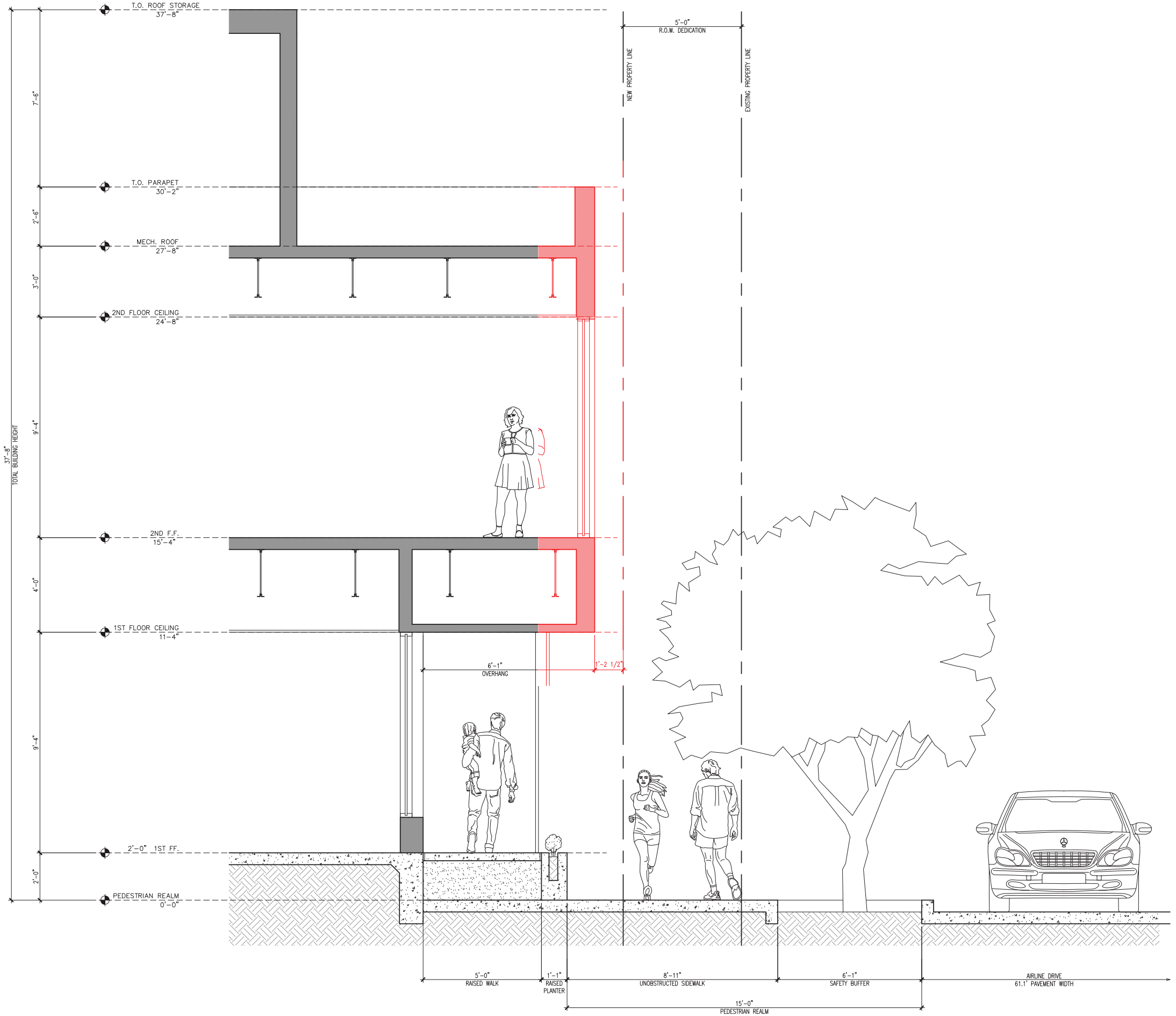
SHEET TITLE(S)
ARCHITECTURAL SITE PLAN - PARKING

REVISION DATE:

ISSUE DATE: 2023-01-25

PROJECT NUMBER: 22110

A0.0.1



01 SITE SECTION @ AIRLINE
1/2"=1'-0"

Daniel Scott Turner Design

4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
p 1 512 801 3380
danielscottturner.com

CONSULTANTS

PROJECT NAME
The Learning Experience
1915 Airline Drive
Houston, TX 77009

Developed for:
The Learning Experience

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REVISION # DATE

SHEET TITLE(S)
SITE SECTION

REVISION DATE:
ISSUE DATE: 2023-03-06
PROJECT NUMBER: 22110

A3.1.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0503
Plat Name: Heights Daycare
Applicant: Pioneer Engineering, LLC
Date Submitted: 03/06/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To reduce the required building line along Airline Drive from 25'-0" to 0'-0".
Chapter 42 Section: 150

Chapter 42 Reference:
Minimum Building Line Requirements Table: Abutting Major Thoroughfares: 25'-0" Building Line

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 0.628 acres situated at 1915 Airline Drive. The property is located 0.9 miles from the Calvacade Light Rail Station which is approximately a 4-minute drive or 20-minute walk. Portions of Calvacade Street and Fulton Street have been designated as primary and secondary Transit-Oriented Design (TOD) developments. The initiative for TOD developments aims to increase the use of public transit, decrease the use of cars, and promote walkability. The property does not fall within the one-quarter to one-half mile radius of the central transit stop, but the proximity to the station guides the need to focus on pedestrian driven design. The site is located in the Greater Heights Super Neighborhood. The surrounding land use is mostly single-family residential dwellings and multifamily buildings. The developer is proposing a two-story early education facility with roof access and three age separated play areas. The design adheres to the guidelines of TOD's sister initiative, Walkable Places. By reducing the building line, it allows for the off-street parking to be located behind the structure and creating a 20'-7" pedestrian realm from the back of curb. Within this realm, the development will contain a 5'-7" safety buffer with the required number of street trees per Chapter 33, bicycle parking, street furniture, and a maximum of 35% softscape. There will be an 8'-0" unobstructed sidewalk, and a 7'-0" zone containing planters and building ingress / egress elements. The proposed structure is proposed to sit 2'-0" above the pedestrian realm to provide the occupants of the first floor, children under the age of 2 ½, additional crash protection. The ground floor achieves the 40% fenestration requirement per the User's Guidelines for Walkable Places and Transit-Oriented Developments for a secondary walkable places street but implements a screening system to provide privacy to the classrooms along Airline Drive. The developer is proposing to add artwork on the stairwell storefront system to encourage curiosity from both pedestrians and vehicular users. The second floor utilizes cantilevers to get the additional square footage required for older children's classrooms. The second-floor projects out 6'-10" over and 11'-4" above the pedestrian realm. The cantilever provides shade and rain protection to those entering the structure. By adhering to the Walkable Places initiative and adhancing the pedestrian realm, the goal is to promote walkability in the area and inspire future developments in the area to follow similar guidelines.

(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 current code requires a 25'-0" building setback which does not allow the developer to achieve the pedestrian-oriented design that the City of Houston is moving towards. The request for the reduced building line is warranted because it will allow for the best use of the site, promote walkability / bikeability of the surrounding area, and create engagement on a human scale.

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

Per Chapter 42 Section 2 – Scope, the City of Houston aims "to promote the health, safety, morals, and general welfare of the city, and the safe, orderly, and healthful development of the city." The reduced building line promotes the development of pedestrian-oriented sites in urban areas that are not designated Transit Oriented Developments or Walkable Places. By adhering to the regulations that the City of Houston has defined in their User's Guidelines for Walkable Places and Transit-Oriented Developments, the development maintains the current goals of the City.

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

The proposed development aligns with the City of Houston's desire to reduce vehicular traffic, encourage activity, and create interest along the streetscape. By granting this variance, access to the development will be on the side of Robbie Street. The exits off the property will be on the side of Louise Street and on the rear of Tyler Street. By not having an entry off of a major thoroughfare, Airline Drive, vehicles would not have to slow down or stop traffic to get into the school. This promotes safer vehicular ingress and egress on the site, while allowing for pedestrians to freely circulate along Airline Drive. The trees, vegetation, street furniture, and bicycle parking enhance the safety buffer while the unobstructed 8'-0" sidewalk allows pedestrians, bicyclists, and all other users plenty of space to move around.

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

By adhering to the Walkable Place's guidelines, the proposed development utilizes design elements such bicycle parking, planters, street furniture, screening elements, and cantilevers to enhance the pedestrian realm. The goal of the project is to promote outdoor activity and engagement. Reducing the building line promotes pedestrian oriented design in urban neighborhoods like the Greater Heights. By granting this variance request, it creates a precedence that other developers and owners can create a more walkable and desirable cityscape in areas which have been traditionally car centric.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

April 5, 2023

Dear Property Owner:

Reference Number: 2023-0503; Heights Daycare; a partial replat of **"Pine Ridge";** being Lot 3-6 and a portion of lots 2,7 & 8 of Block 7, as recorded in Volume 330, Page 222 of the Harris County Deed Records.

The property is located at the northwest intersection of Airline Drive and Robbie Street. The purpose of the replat is to create one unrestricted reserve and modify the building line. The applicant, **Karla Hernandez,** with Pioneer Engineers, LLC, on behalf of the developer Ganges Houston Heights LLC, can be contacted at **832.307.0010.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, April 27, 2023, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Jackson Hill Kids R Kids (DEF 1)

Applicant: Tetra Land Services



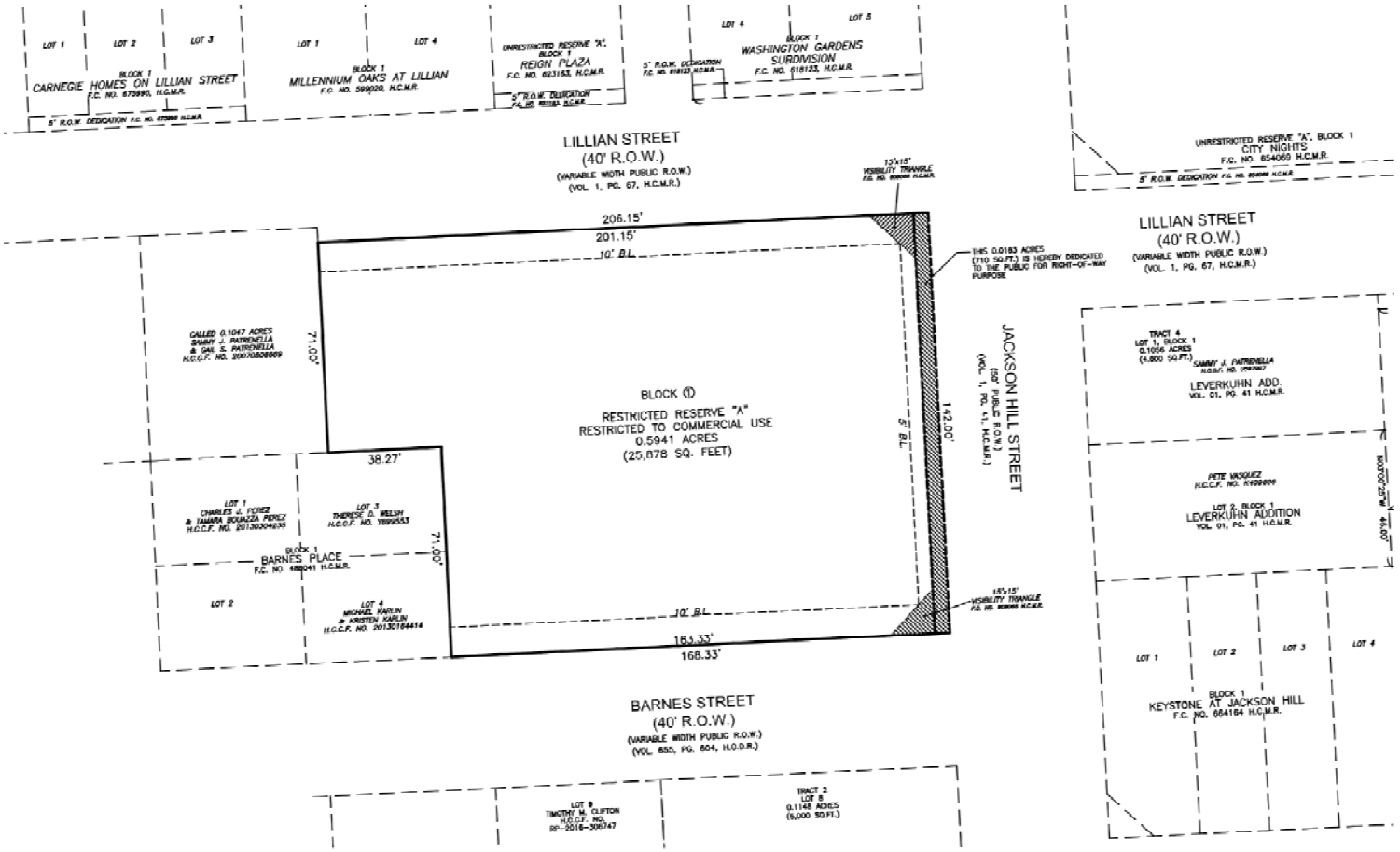
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Jackson Hill Kids R Kids (DEF 1)

Applicant: Tetra Land Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 115

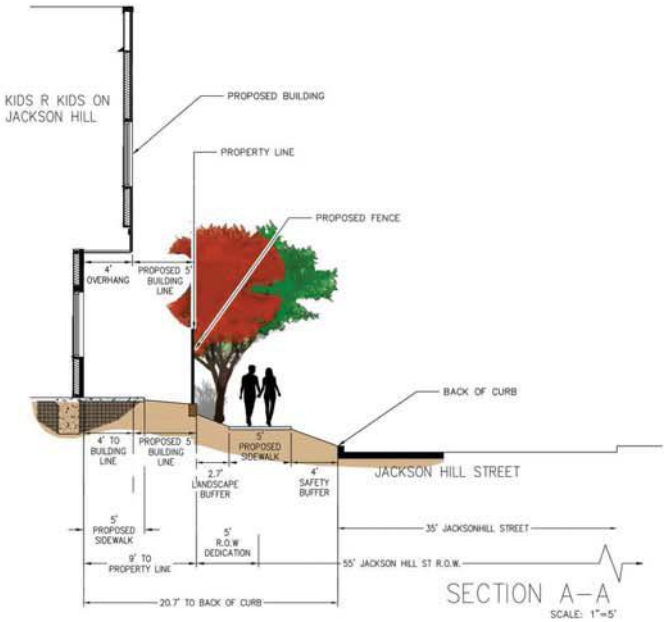
Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Jackson Hill Kids R Kids (DEF 1)

Applicant: Tetra Land Services



C – Public Hearings with Variance **Aerial**

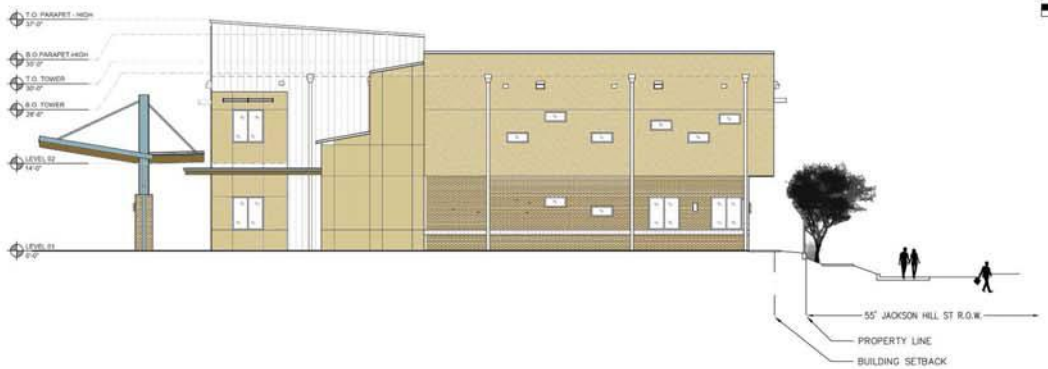


SECTION A–A

SCALE: 1"=5'



SCALE: 1"=20'



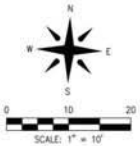
PROPOSED SOUTH ELEVATION

SCALE: 1"=10'



PROPOSED EAST ELEVATION

SCALE: 1"=10'



SCALE: 1" = 10'

NOTE:

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

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 650025 IS A BRASS DISK FROM THE INTERSECTION OF KATY FREEWAY FRONTAGE ROAD AND HEIGHTS BOULEVARD TRAVEL SOUTH ON HEIGHTS BOULEVARD APPROXIMATELY 450 FEET TO BRIDGE OVER WHITE OAK BAYOU. MONUMENT IS IN SIDEWALK AT SOUTHWEST CORNER OF SOUTH BOUND BRIDGE.

ELEV. = 39.93' NAVD 1988, (2001 ADJ.)

FLOOD PLAIN STATEMENT

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

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

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

TETRA LAND SERVICES
Professional Land Surveying
www.TLSTX.com
Texas Registered Engineering Firm F-2198

FILE NO. 21-0157_F-2.0_VARIANCE

PROJECT # 21-0157

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

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

NO.	DATE	DESCRIPTION	BY

KIDS R KIDS

819 JACKSON HILL
HOUSTON, TEXAS 77007

VARIANCE EXHIBIT

DATE 3/10/2023

SCALE 1"=10'

SHEET NO. V–1.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0615
Plat Name: Jackson Hill Kids R Kids
Applicant: Tetra Land Services
Date Submitted: 03/20/2023

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

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

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

Chapter 42 Section: 42-150

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The goal is to maximize density, promote on-site parking and public safety. Without the Jackson Hill Street variance, the day care center would have a smaller playground and less on-site parking, making the proposed building development less attractive to the surrounding neighborhood.

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare. The variance will increase public safety by maximizing on-site parking. We are making every effort to create a safe environment for pedestrian experience and consider the betterment of the community as a whole. The site design includes widened sidewalks,

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

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

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

April 7, 2023

Dear Property Owner:

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

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

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

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

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

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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.

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

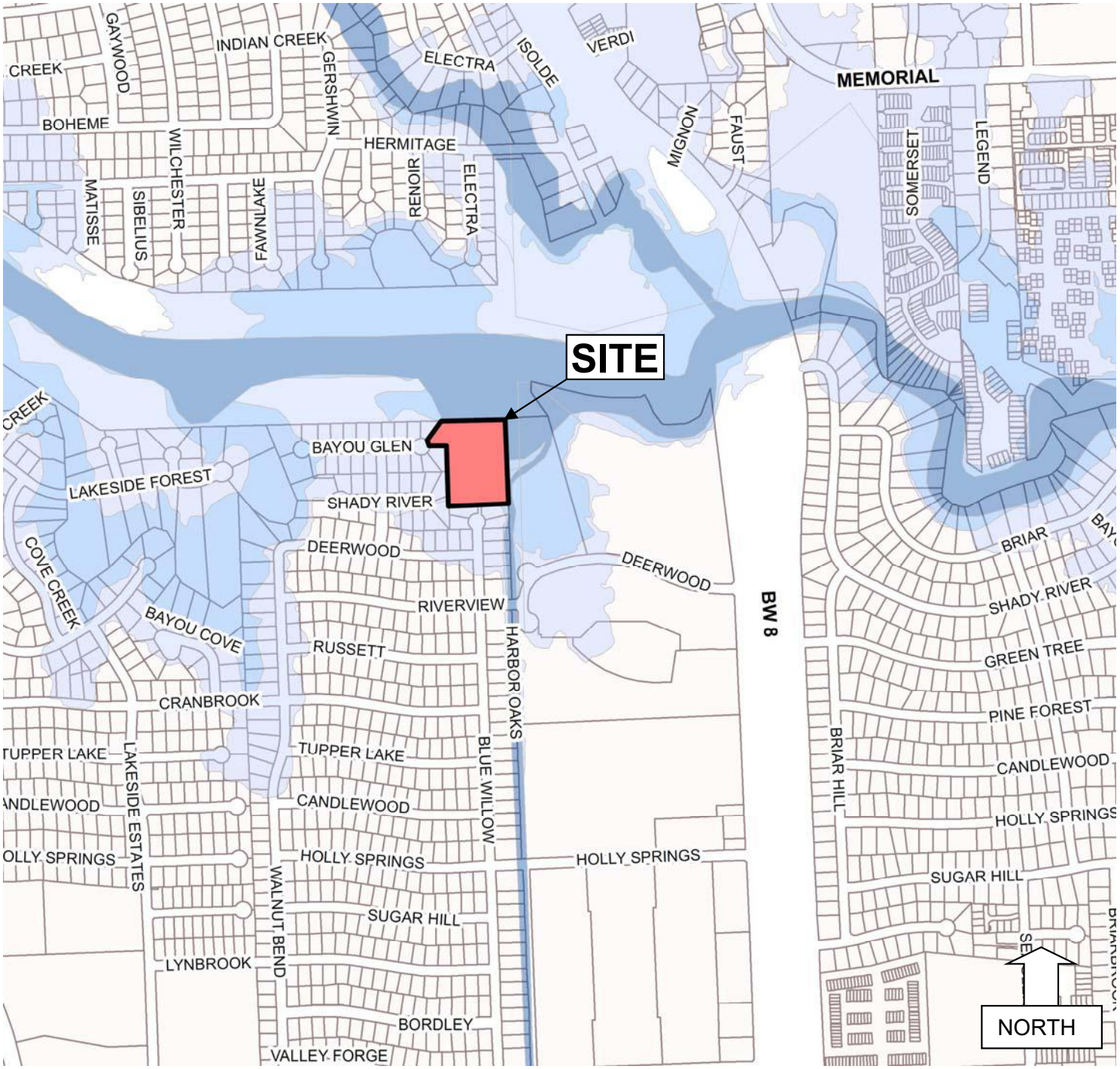
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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For 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: 116

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Johnston Glen (DEF 1)

Applicant: Owens Management Systems, LLC



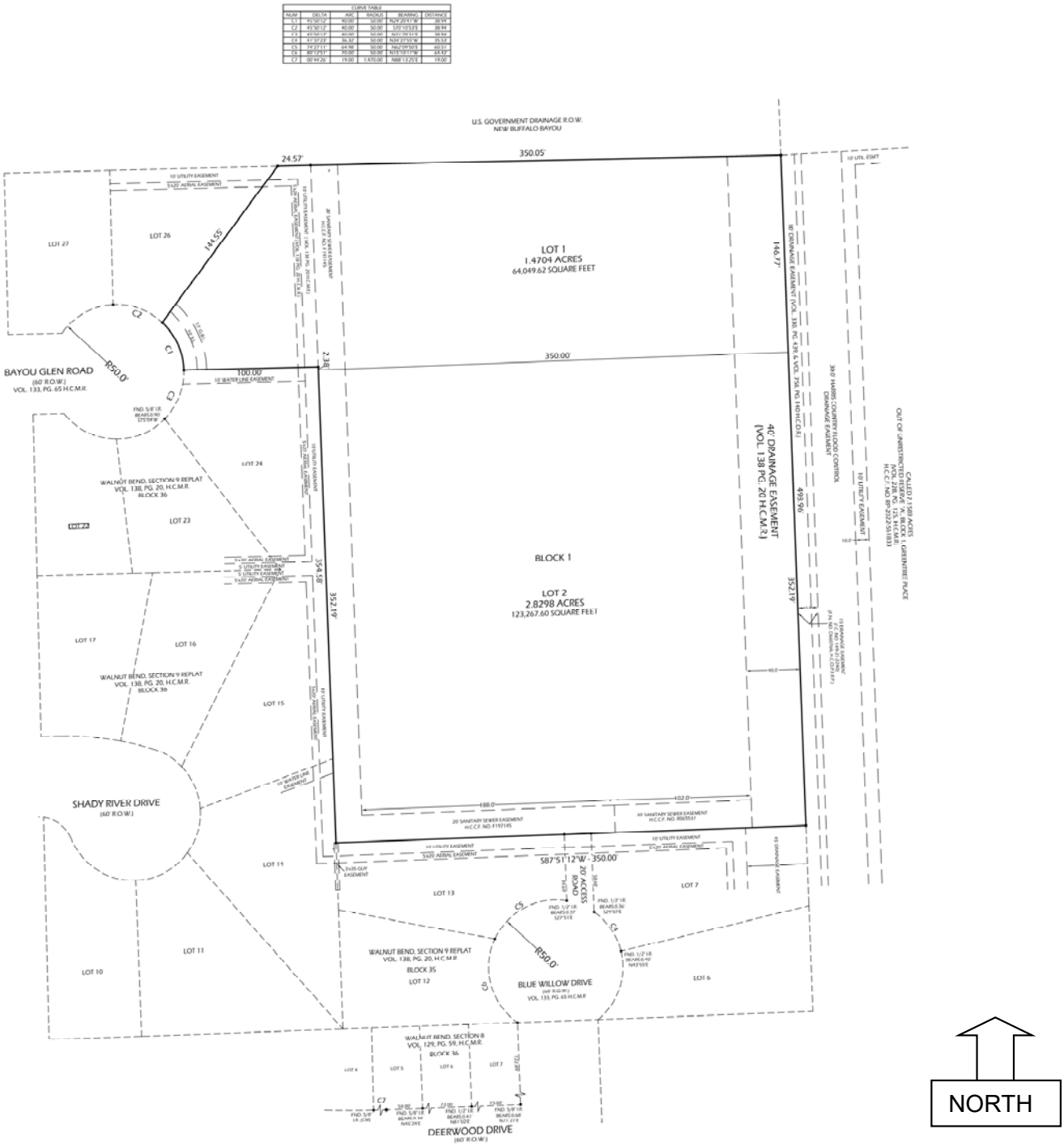
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Johnston Glen (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Johnston Glen (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0499
Plat Name: Johnston Glen
Applicant: Owens Management Systems, LLC
Date Submitted: 03/06/2023

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

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

Specific Variance is being sought and extent of variance: To allow access and frontage to lot 2 via a 20 feet access easement instead of the required 50' public right of way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

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

The site is located within the city limits. The purpose of the replat is to create 2 residential lots and request a variance for lot 2 to allow access and frontage from a 20 feet access easement instead of the required public right of way. The replat includes lot 25 and the sewage treatment plant site out of Walnut Bend Section nine. Proposed lot 1 (replat of lot 25 and a portion of the sewage treatment plant) will keep the existing home on the site and will have access and frontage along Bayou Glen Road. Proposed lot 2 (remainder of the sewage treatment plant site) will have a future 2 story house (approximately 3500 sq. ft. in size) and will have access and frontage via a 20 feet access easement, recorded in Walnut Bend Section nine plat, that connects to Blue Willow Drive. This access easement was originally created to give access to the Sewage treatment plant Site. However, the sewage treatment plant was never built and the site remained undeveloped. Strict application of the ordinance will deny access and frontage to lot 2 making this project infeasible due to the existence of unusual physical characteristics that affect the property in question by not having direct frontage and access to a public right of way as required by the ordinance. The 20 feet access easement meets the width dimension required by this ordinance for a lot and allows for an adequate driveway, including turning radii, for vehicular access. Allowing proposed lot 2 to have frontage and access through a 20 feet access easement instead of the required public right of way will not affect the neighborhood character nor traffic circulation in the area. The proposed development on lot 2 follows the character of the neighborhood and will guarantee the access easement use for residential access.

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

The 20 feet access easement was originally created with Walnut Bend Section nine in 1965. It was created with the purpose to give access to the sewage treatment plant site that was never built. The purpose of this variance is the same, to provide access. In this case, the access will be for a residential lot that has a less intensive use than the sewer treatment plant. This change in land use preserves the neighborhood character by only having residential traffic within the neighborhood.

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

The 20 feet access easement provides 20 feet of frontage and access along the public right of way Blue Willow Drive to lot 2. Also, the change on land use to residential preserves the neighborhood's character by keeping the vehicular traffic as residential without mixing it with other uses such as commercial or municipal services. By allowing proposed lot 2 to have frontage and access via the 20 feet access easement the intent and general purpose of this chapter will be preserved and maintained.

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

Allowing proposed lot 2 to have access and frontage via a 20 feet access easement will not be injurious to the public health, safety or welfare since the access easement was created with the purpose to provide access to the subject site. The width of the access easement is the same width that is required for a lot (20 feet) by the ordinance. This assures an adequate access to the lot by providing a driveway that meets the design manual standards. Also, the change on the land use from sewage treatment plant to single family use maintains the character of the neighborhood as residential. Thus, vehicular traffic on this area will be maintain as residential having safer streets for the residents.

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

The replat is proposing two lots with an actual incremental of one lot to the original plat Walnut Bend Section Nine. Lot 1 will be approximately 115,719 sq ft in size and lot 2 will be approximately 71,598 sq ft in size. These proposed lots are more than 10 times the size of the typical lot size within Walnut Bend Section nine. The 20 feet access easement was created in 1965 with the plat Walnut Bend Section Nine. Its purpose was to provide access to the sewage treatment plant site. The purpose of this variance is to keep the same functionality of the 20 feet access easement to provide access to the same site that is being changed to single family residential use.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0499
Plat Name: Johnston Glen
Applicant: Owens Management Systems, LLC
Date Submitted: 03/06/2023

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

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

Specific Variance is being sought and extent of variance: A variance is sought to not extend or terminate Blue Willow Dive through the plat boundary.

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within the city limits, west of the Sam Houston Tollway and east of Wilcrest Drive. Willow Bend Sec 9 subdivision plat, recorded in 1966, included a 4.027-acre sewage treatment plant site. The former Fresh Water Sewer District No 50 sewage treatment plant was not constructed. In 2013, the owners of Lot 25, Block 36, acquired the sewage treatment plant site that abutted their rear property line. The treatment plant site was platted with access from a 20' road easement that extends approximately 54 feet north of the Blue Willow Drive 50'cul-de-sac. Blue Willow Drive is paved with concrete and 6' wood fencing along the lots 13 and 7, Block 35, which have direct access to Blue Willow Drive. The plat northern boundary is the Buffalo Bayou. A 40' HCFCD drainage easement bounds the eastern boundary and existing homes along the west boundary. A 25' sanitary sewer easement per HCCFNF197145 HCDR is along the east and southern boundary. The land is in the 500-year and 100-year flood plain. The conceptual drainage plan, per City Ordinance Chapter 19, has been approved by Public Works & Engineering – Storm and Flood Plain departments. The purpose of the replat is to create 2 residential lots. The replat includes lot 25 and the sewage treatment plant site out of Walnut Bend Section Nine. Proposed lot 1 (replat of lot 25 and a portion of the sewage treatment plant) will keep the existing home on the site and will

have access and frontage along Bayou Glen Road. The proposed lot 2 (remainder of the sewage treatment plant site) will have a future 2 story house (approximately 3500 sq. ft. in size) with access and frontage via a 20 feet access easement, recorded in Walnut Bend Section Nine plat, that connects to Blue Willow Drive. This will be their homestead. The access easement was originally created to give access to the Sewage Treatment Plant Site. However, the sewage treatment plant was never constructed, and the site remained undeveloped. Strict application of the ordinance will deny access and frontage to lot 2 making this project infeasible due to the existence of unusual physical characteristics that affect the property by not having direct frontage and access to a public right of way as required by the ordinance. The 20 feet access easement meets the width dimension required by this ordinance for a lot and allows for an adequate driveway, including turning radii, for vehicular access. Allowing proposed lot 2 to have frontage and access through a 20 feet access easement instead of the required public right of way will not affect the neighborhood character nor traffic circulation in the area. The proposed development on lot 2 follows the character of the neighborhood and will guarantee the access easement use for residential access.

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

The 20 feet access easement was originally created with Walnut Bend Section Nine in 1966 for the purpose of providing access to the sewage treatment plant site that was never built. The purpose of this variance is the same, to provide access. In this case, the access will be for one residential lot. It is a less intensive use than the sewer treatment plant. This change in land use preserves the neighborhood character by only having residential traffic within the neighborhood. Walnut Bend Section Nine plat provided no other access to the sewage treatment plant site.

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

The 20 feet access easement is consistent with the Chapter 42 lot width. The distance to the 50’ public ROW – cul-de-sac is about 54 feet. Also, the change on land use to residential preserves the neighborhood’s character by keeping the vehicular traffic as residential without mixing it with other uses such as commercial or municipal services. The typical lot in Walnut Bend Section Nine is 9,000 sf. By allowing proposed lot 2 to have frontage and access via the 20 feet access easement the intent and general purpose of this chapter will be preserved and maintained and as lot 2 exceeds the average lot size. Extending Blue Willow Drive will not improve vehicular circulation and with the Buffalo Bayou to the north and HCFCD drainage easement to the east, additional public ROW deprive reasonable use of the land. Existing 6’ wood fencing is along the 20’ access road.

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

Allowing proposed lot 2 to have access and frontage via a 20 feet access easement will not be injurious to the public health, safety or welfare since the access easement was created with the purpose to provide access to the subject site. The width of the access easement is the same width that is required for a lot (20 feet) by the ordinance. This assures an adequate access to the lot by providing a driveway that meets the design manual standards. Also, the change on the land use from sewage treatment plant to single family use maintains the character of the neighborhood as residential. Thus, vehicular traffic on this area will be maintain as residential having safer streets for the residents. One lot will not impact traffic circulation. There’s an existing sanitary and utility easement for utility access. The proposed house is 44.54 feet from the south plat boundary. This exceeds the platted 25’ bl for lots and 29 feet from the west plat boundary. A 12’ paved driveway will extend from the 20’ access road. The development includes a green retaining wall around the house and outdoor living spaces.

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

The replat is proposing two lots with an actual incremental of one lot to the original plat Walnut Bend Section Nine. Lot 1 will be approximately 115,719 sq ft in size and lot 2 will be approximately 71,598 sq ft in size. These proposed lots are more than 10 times the size of the typical lot size within Walnut Bend Section Nine. The 20 feet access easement was created in 1966 with the plat Walnut Bend Section Nine. Its purpose was to provide access to the sewage treatment plant site. The purpose of this variance is to keep the same functionality of the 20 feet access easement to provide access to the same site that is being changed to single family residential use. This is the only point of access to the lot.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

April 7, 2023

Dear Property Owner:

Reference Number: 2023-0499; Johnston Glen; a partial replat of Walnut Bend Section Nine Replat, being all of Lot 25, in Block 36, as recorded in Volume 138, Page 20 of the Harris County Map Records, and a tract of land of 4.027 acres of land being the former F.W.S.D. No. 50 Sewage Treatment Plant Site adjacent to Walnut Bend Section Nine Replat.

The property is located along and east of Bayou Glen Road, north of Blue Willow Drive, west of Sam Houston Beltway. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of the developer, can be contacted at **713-643-6333.**

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

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

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

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be

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

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

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

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

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

Terminology

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

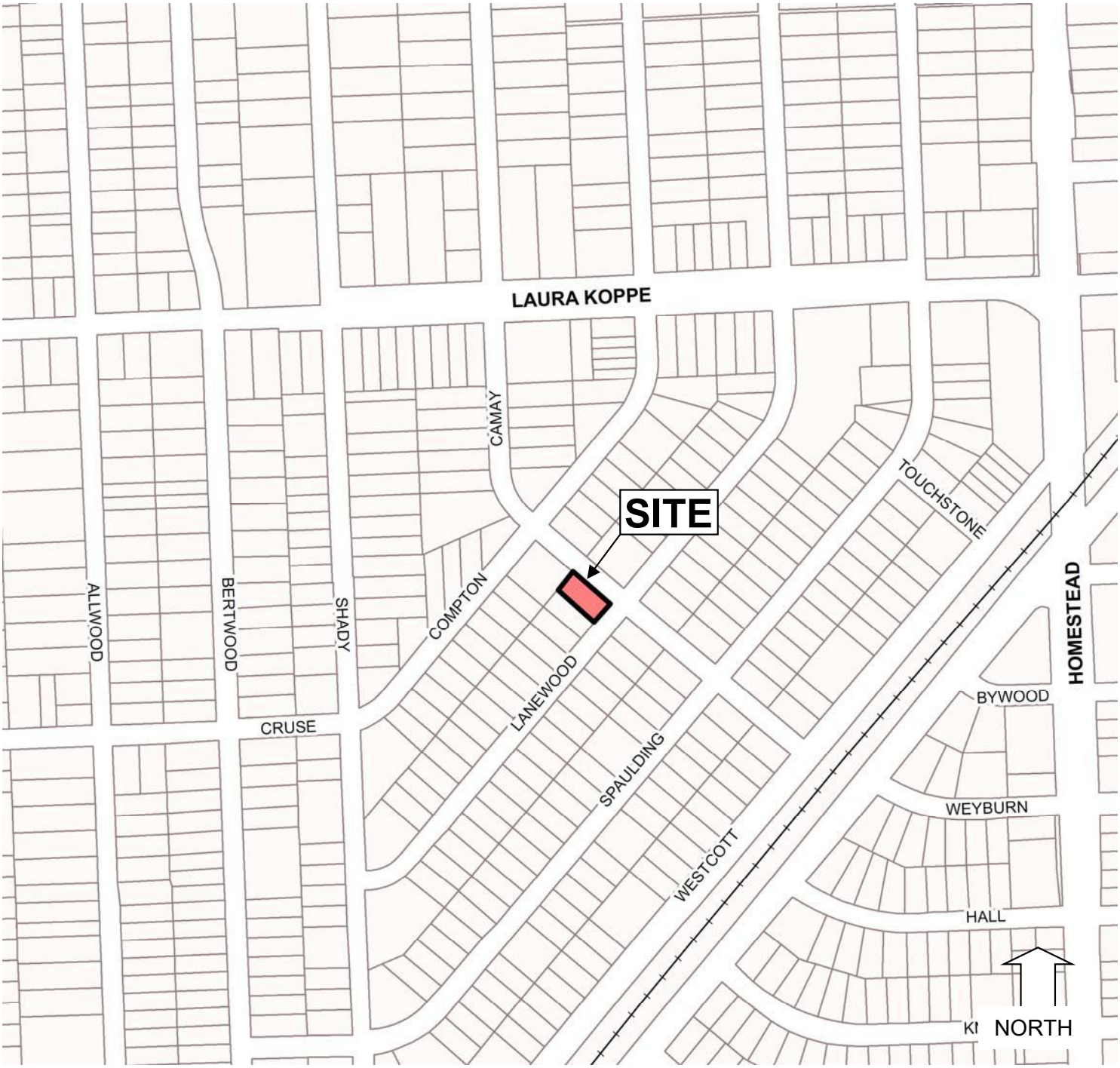
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Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Lanewood Estates

Applicant: PLS Construction Layout Inc.



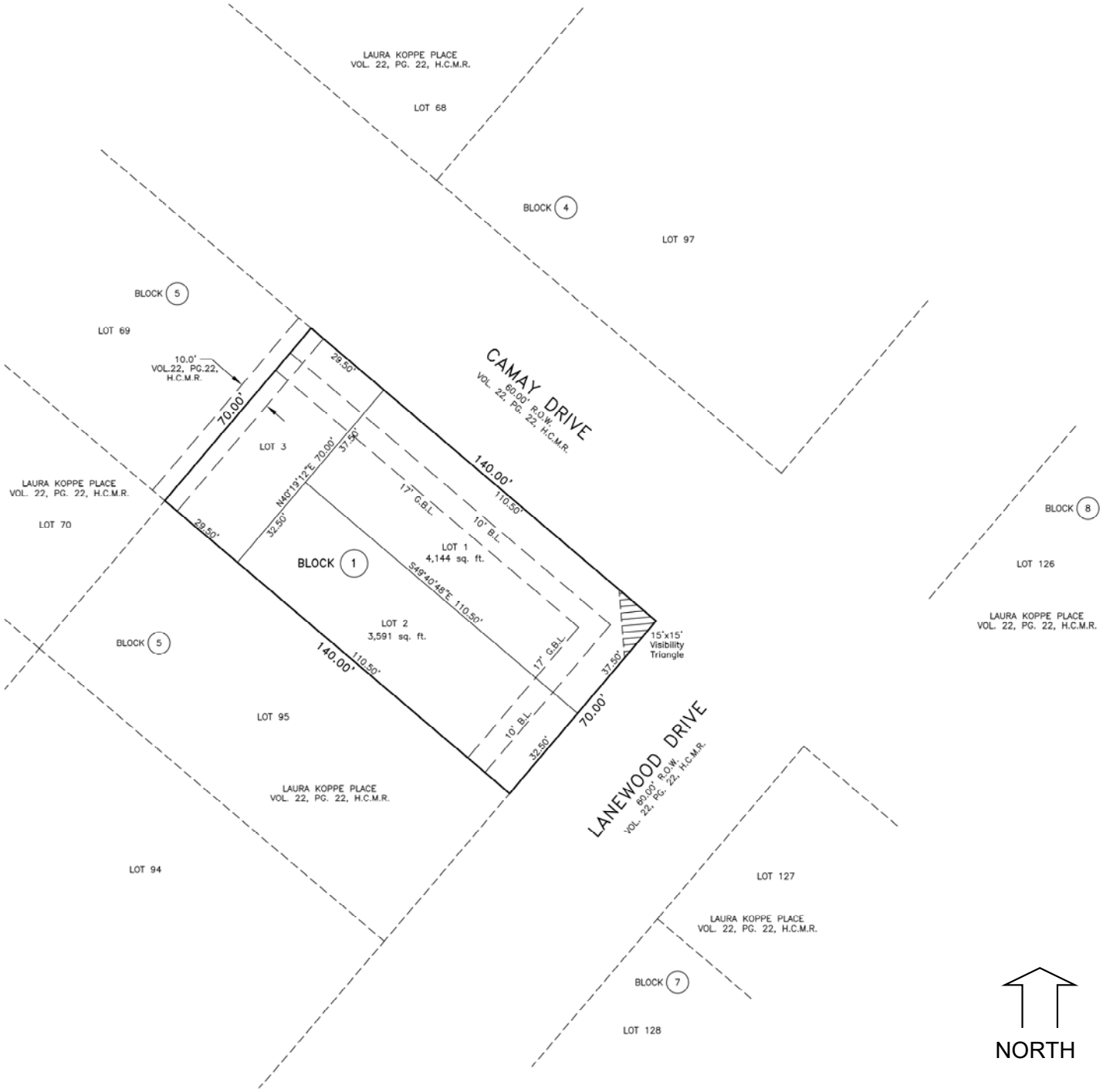
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Lanewood Estates

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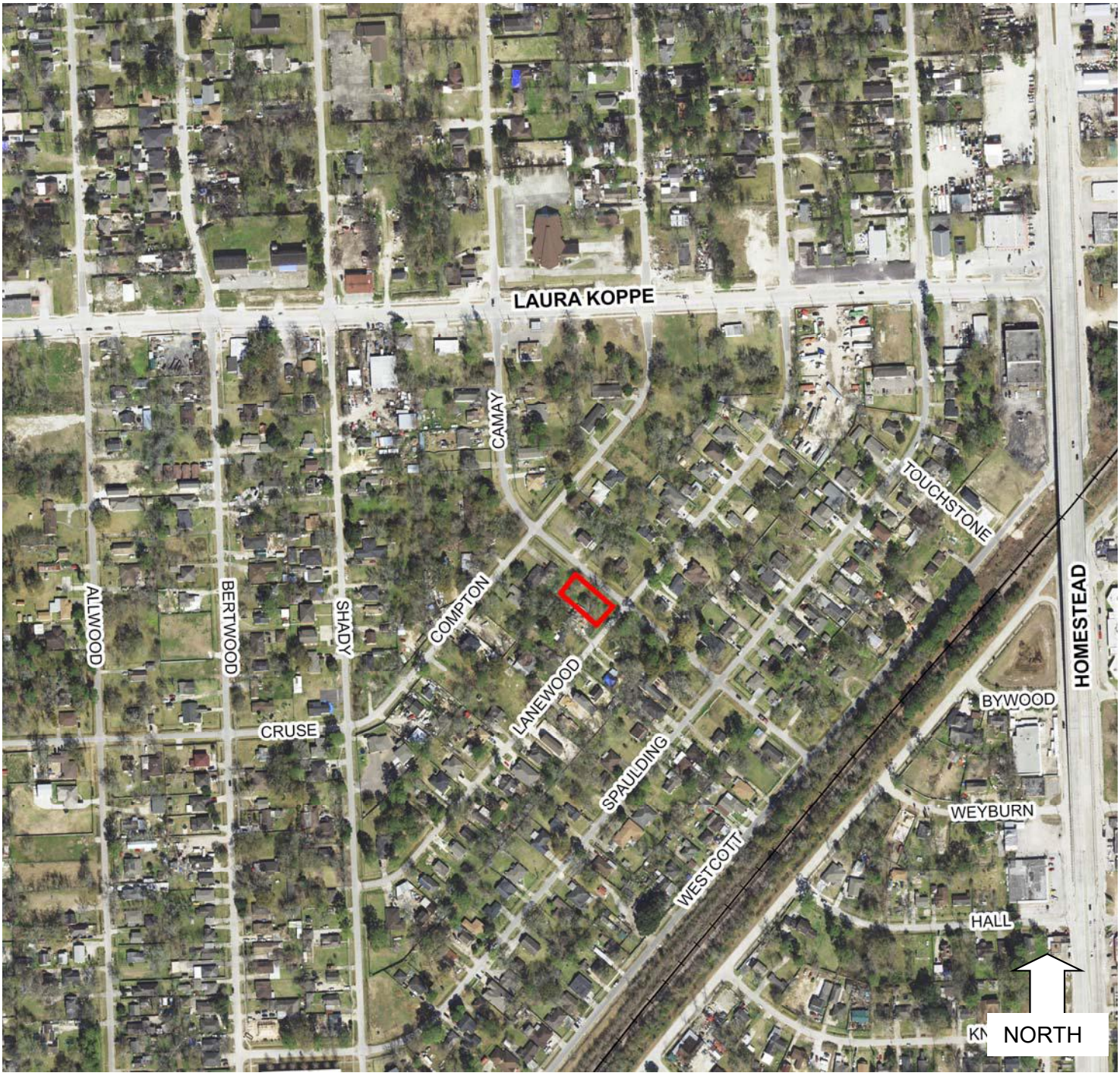
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Lanewood Estates

Applicant: PLS Construction Layout Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 17th, 2023

Dear Property Owner:

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

The property is located at the southwest intersection of Lanewood Estates and Camay Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Uriel Figeuroa, with PLS Construction Layout, Inc., on behalf of 3h Engineering & Construction, can be contacted at 7**13-480-4075**.

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

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

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

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

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

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

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

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Terminology

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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: 05/11/2023**

Subdivision Name: Malias Way

Applicant: Owens Management Systems, LLC



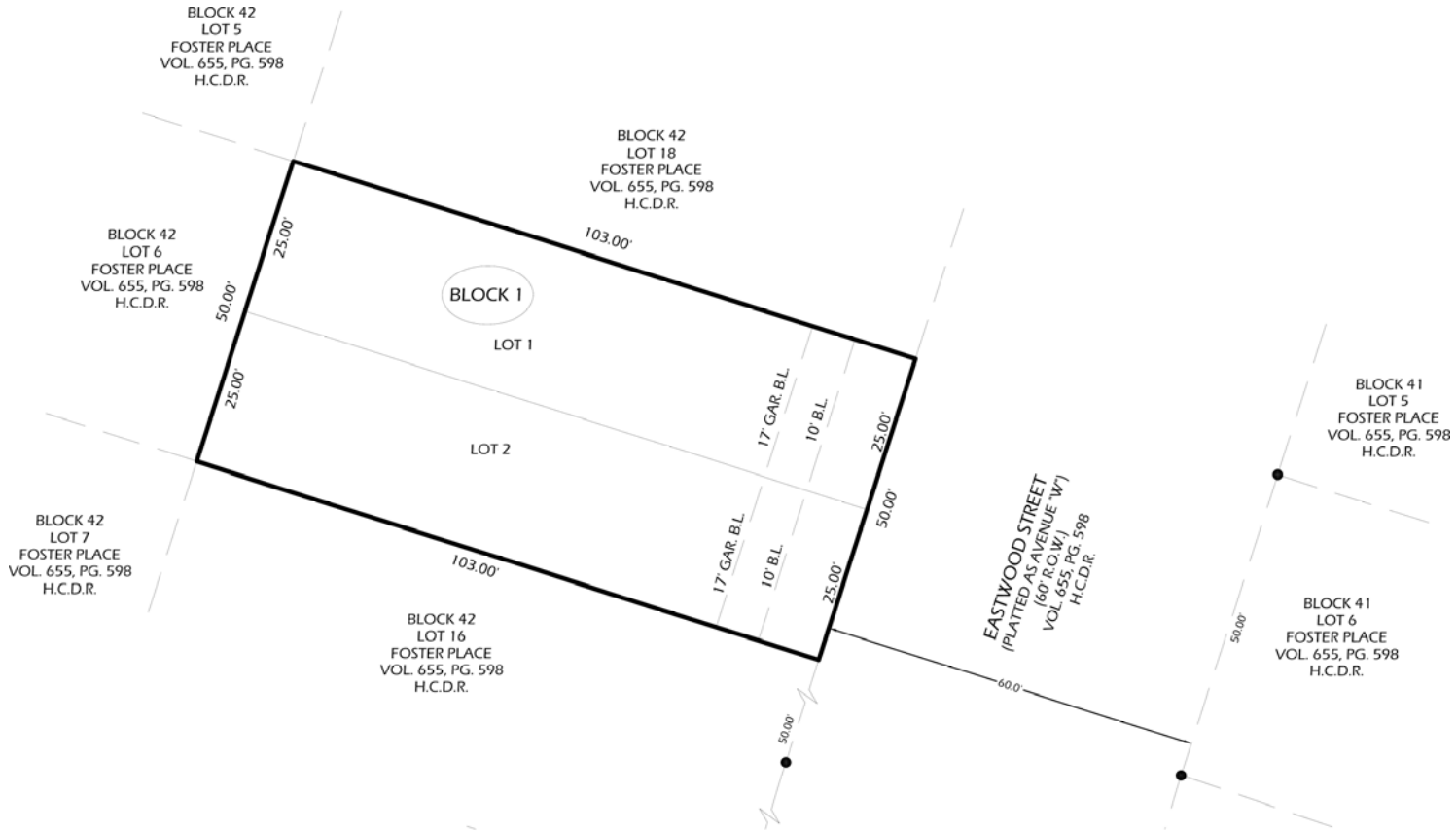
C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Malias Way

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Malias Way

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0655; Malias Way; a partial replat of **"Foster Place,"** being all of Lot 17, in Block 42, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located on Eastwood Street south of Alice Street and north of Faulkner Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of MLZ Holdings, Inc., can be contacted at **713-643-6333**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

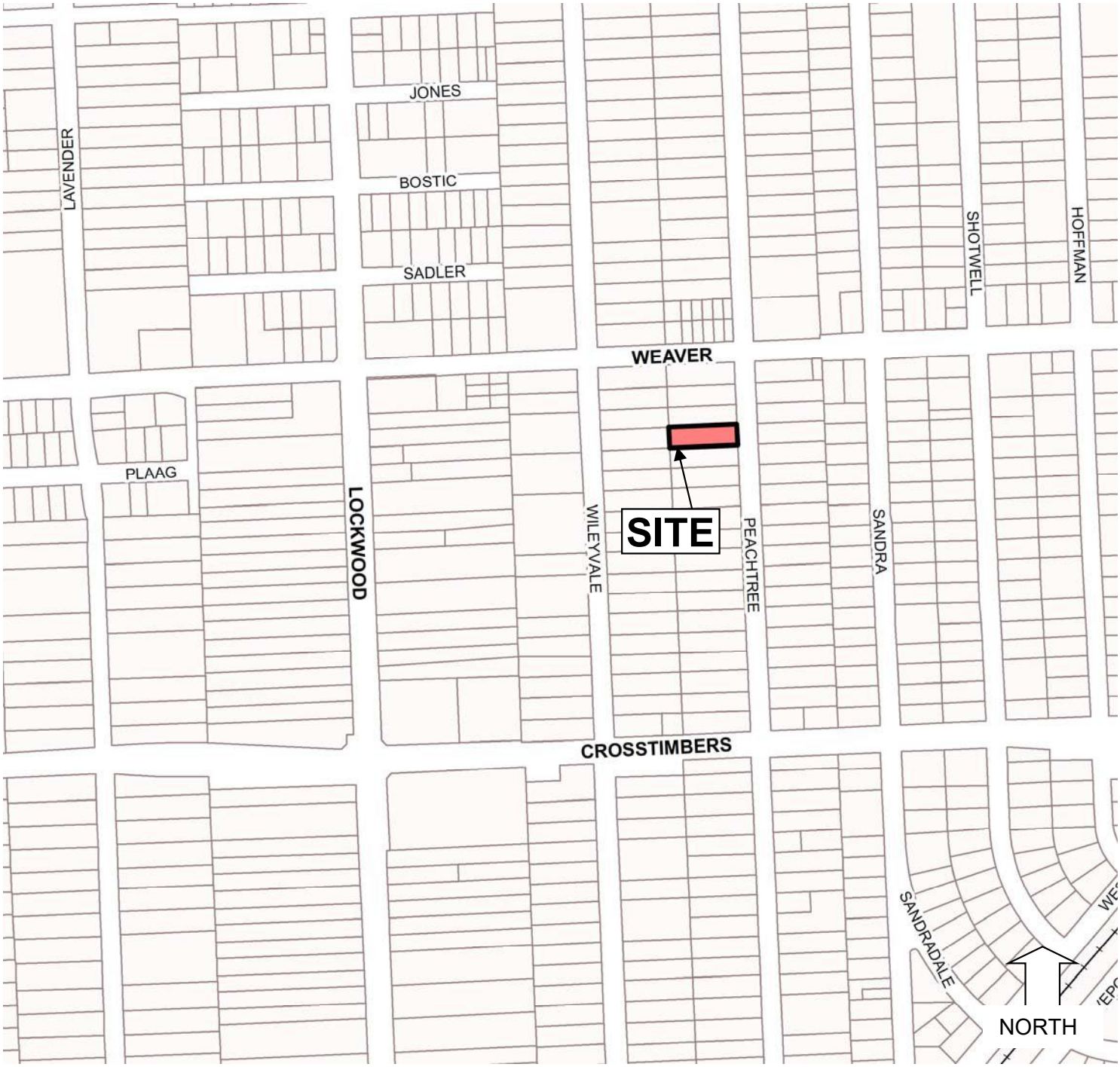
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Peachtree Homes

Applicant: PLS Construction Layout, Inc



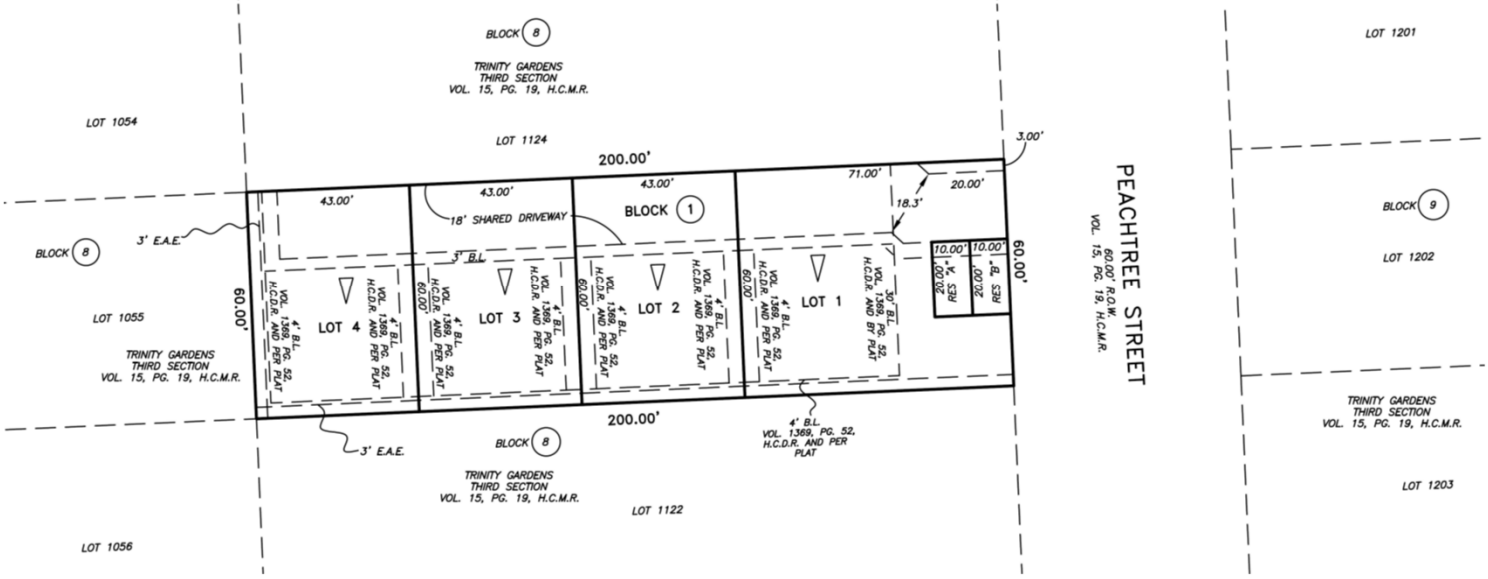
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Peachtree Homes

Applicant: PLS Construction Layout, Inc



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Peachtree Homes

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

April 21, 2023

Dear Property Owner:

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

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

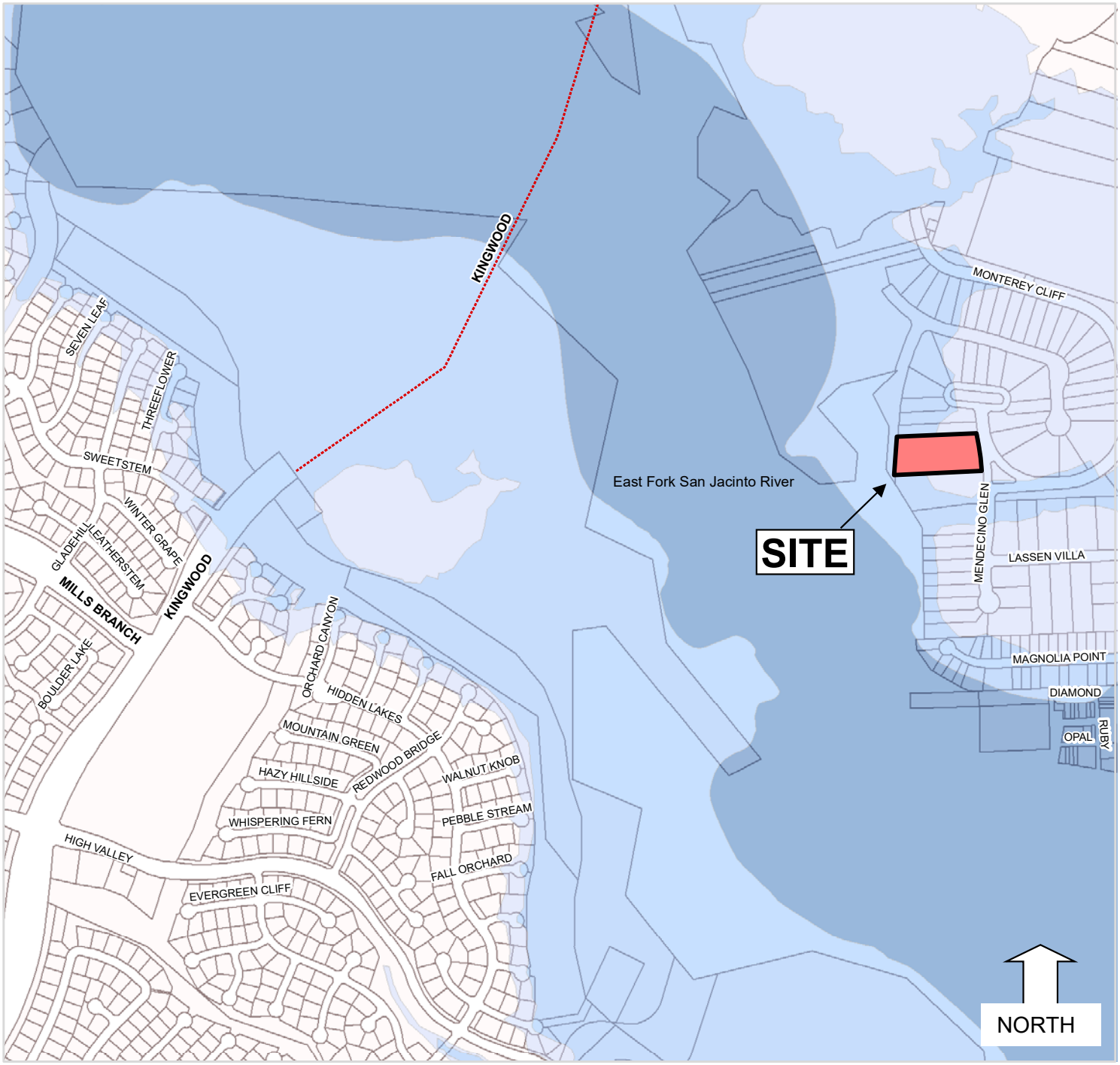
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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Platinum Estates

Applicant: E.I.C. Surveying Company



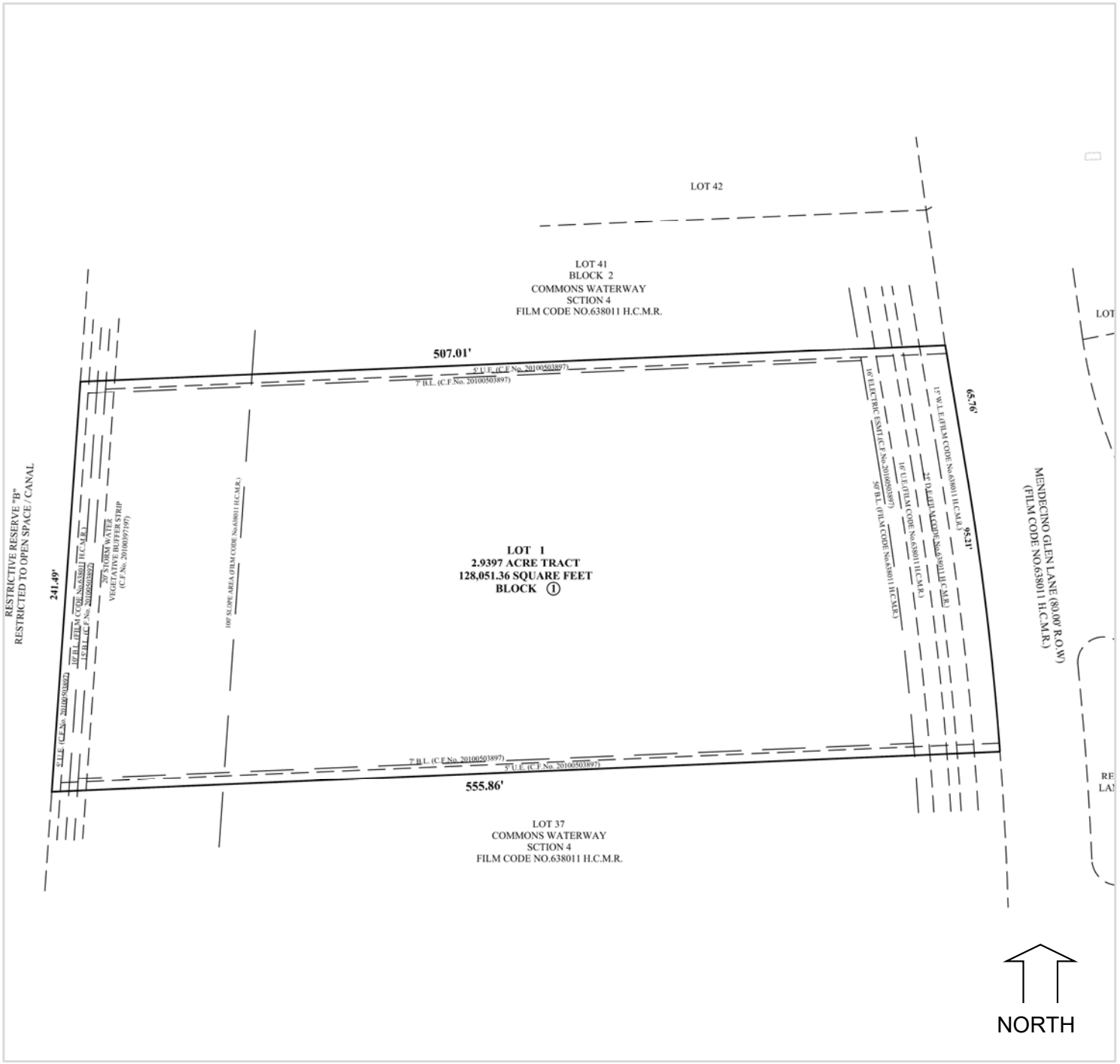
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Platinum Estates

Applicant: E.I.C. Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Subdivision Sec 1 partial replat no 1

Applicant: ABC Company, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 18, 2023

Dear Property Owner:

Reference Number: 2023-0680; Platinum Estates; a partial replat of **"Commons Waterway Sec 4"** being all of Lots 38-40, in Block 2, as recorded at Film Code No. 638011 of the Harris County Map Records.

The property is located west along Mendecino Glen Lane, southeast of Kingwood Dive and west of Huffman Cleveland Road. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Emil Haddad**, with E.I.C. Surveying Company on behalf of the developer, can be contacted at **281-955-2772.**

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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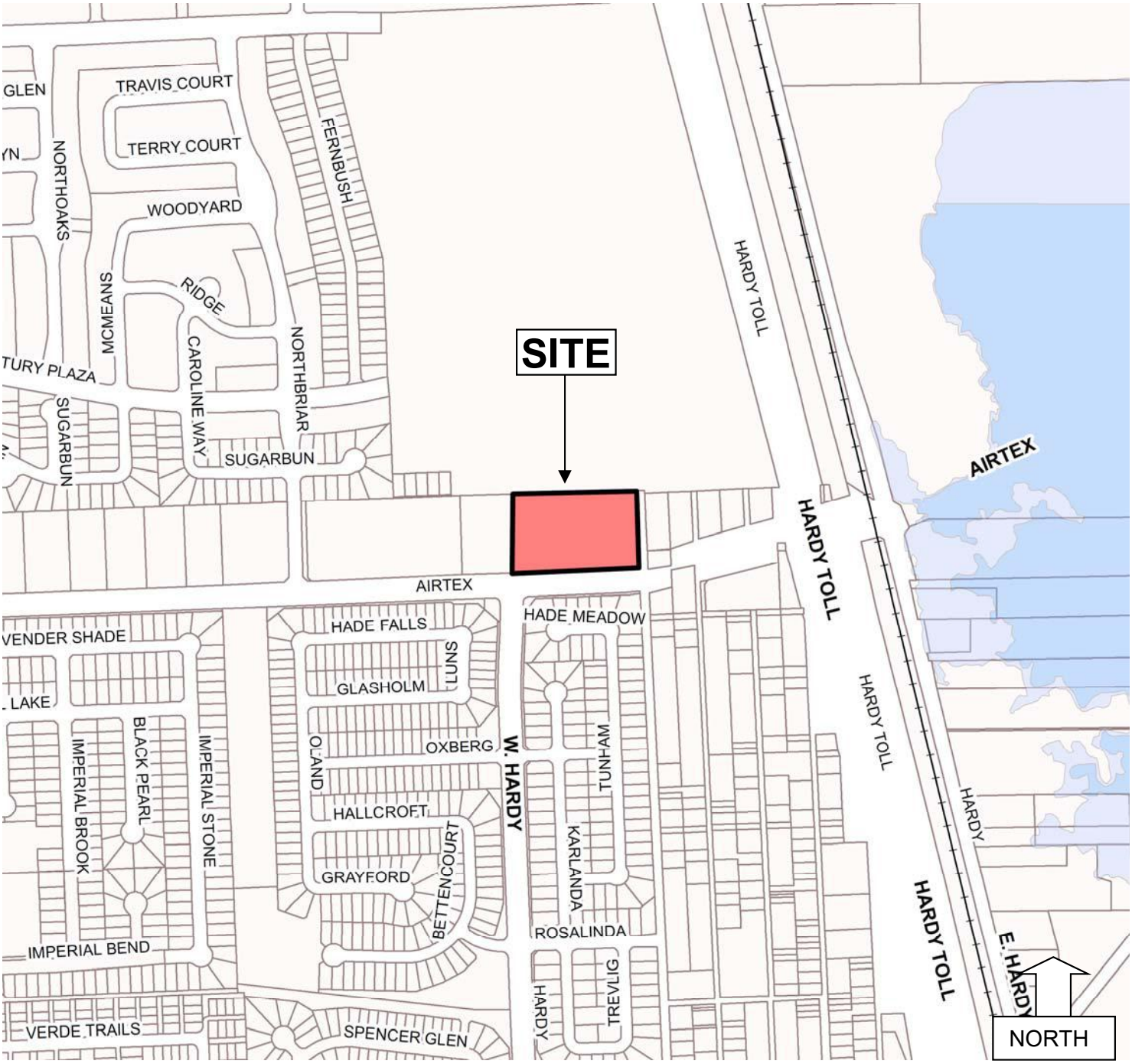
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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Ruiz Plaza

Applicant: New Era Development & Land Services



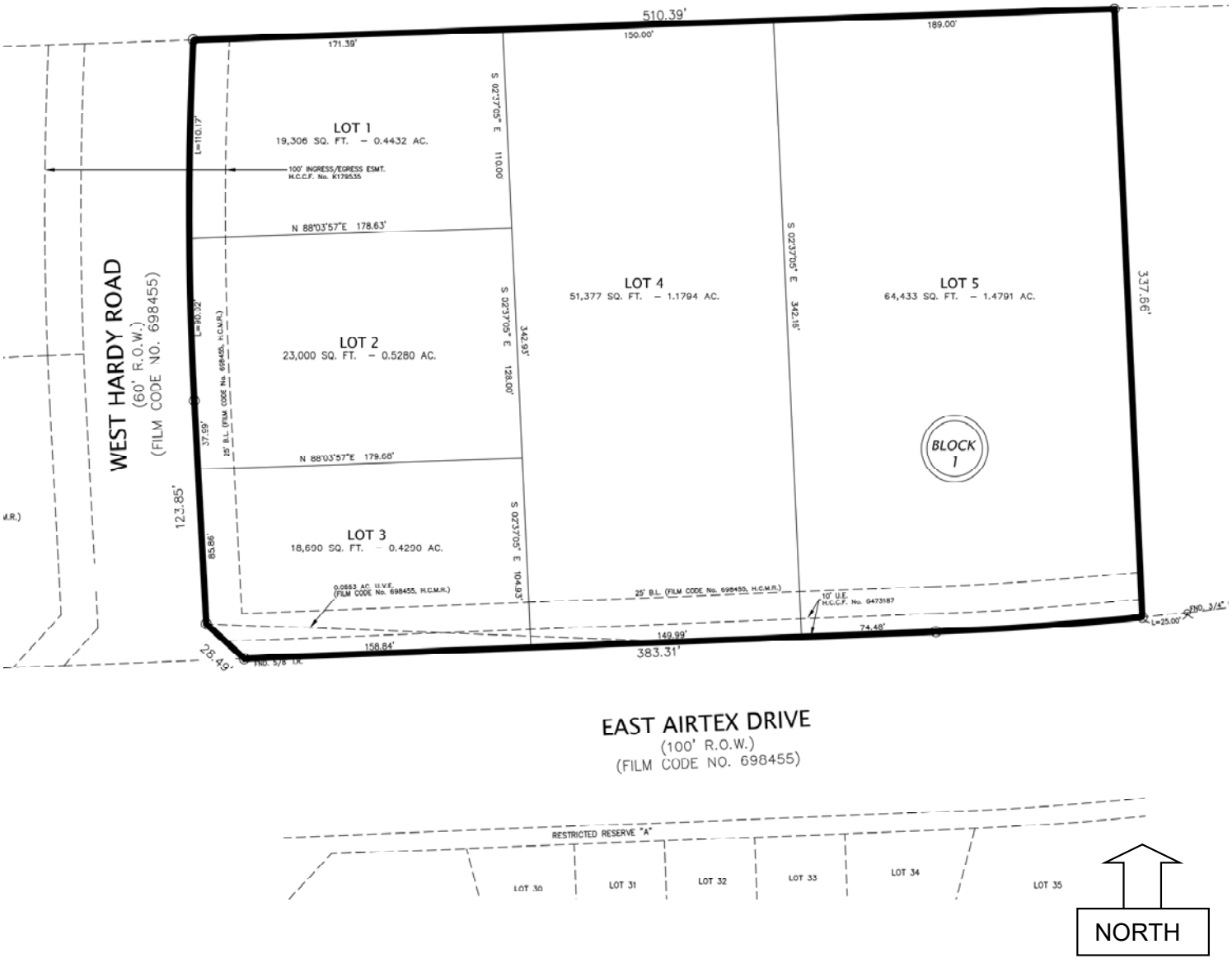
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/11/2023**

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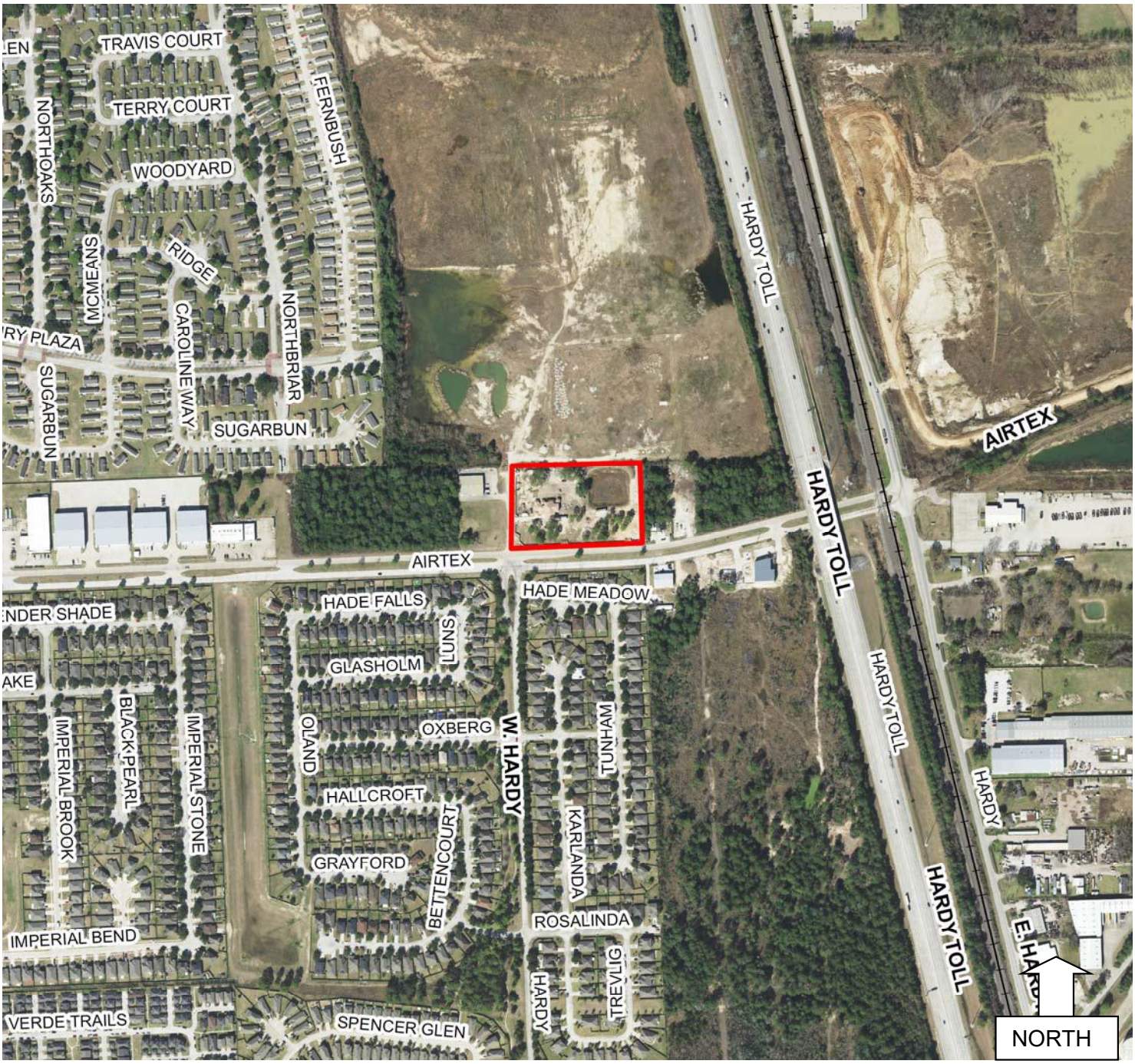
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Ruiz Plaza

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

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0598; Ruiz Plaza; a partial replat of **"Royal Park Airtex,"** being all of Lot 1, in Block 2, as recorded at Film Code No. 698455 of the Harris County Map Records.

The property is located along and north of E Airtex Drive and west of Hardy Toll Road. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development & Land Services, on behalf of the developer, can be contacted at **469-371-6780.**

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

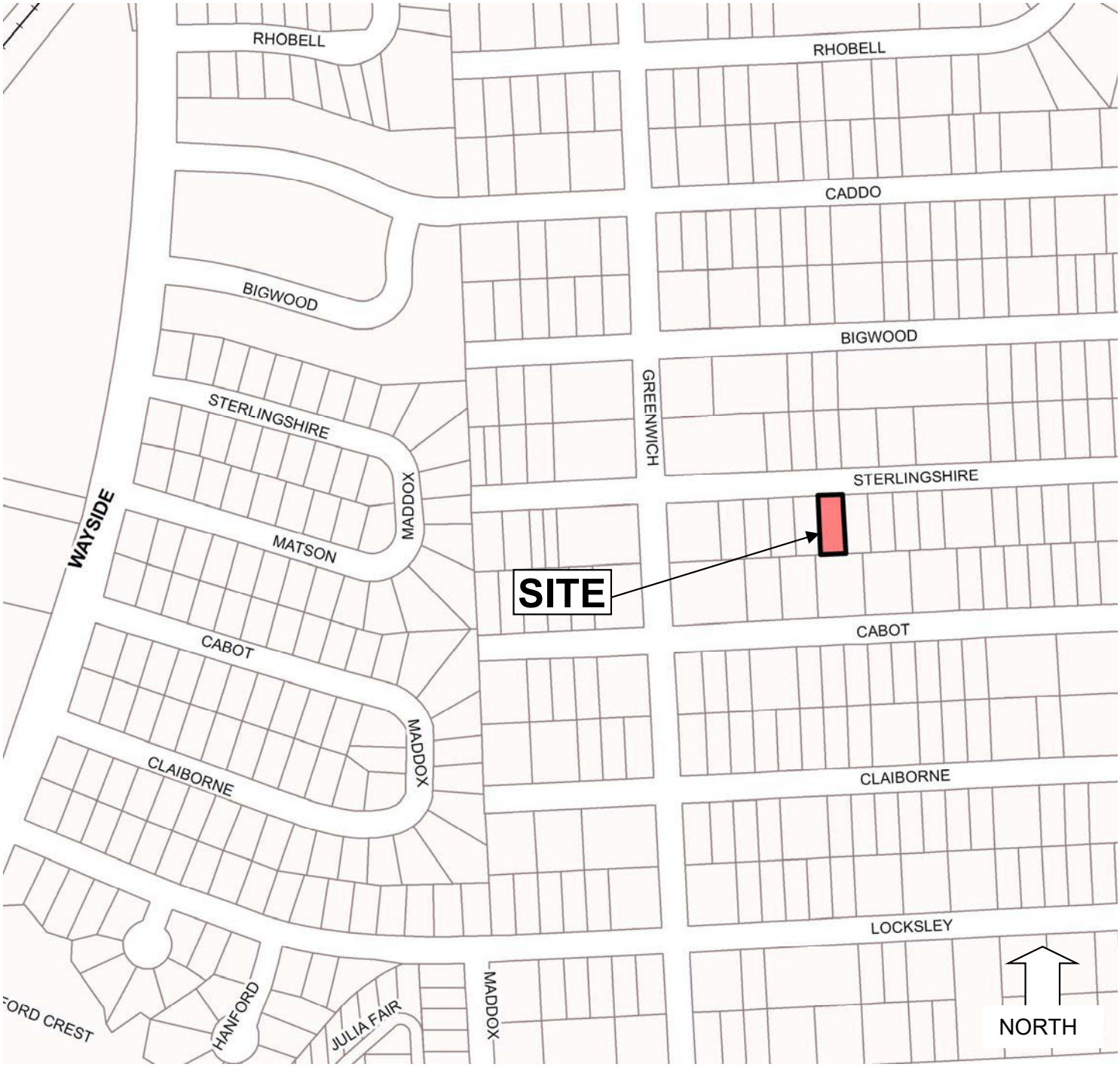
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Sterlingshire Place

Applicant: PLS Construction Layout, Inc



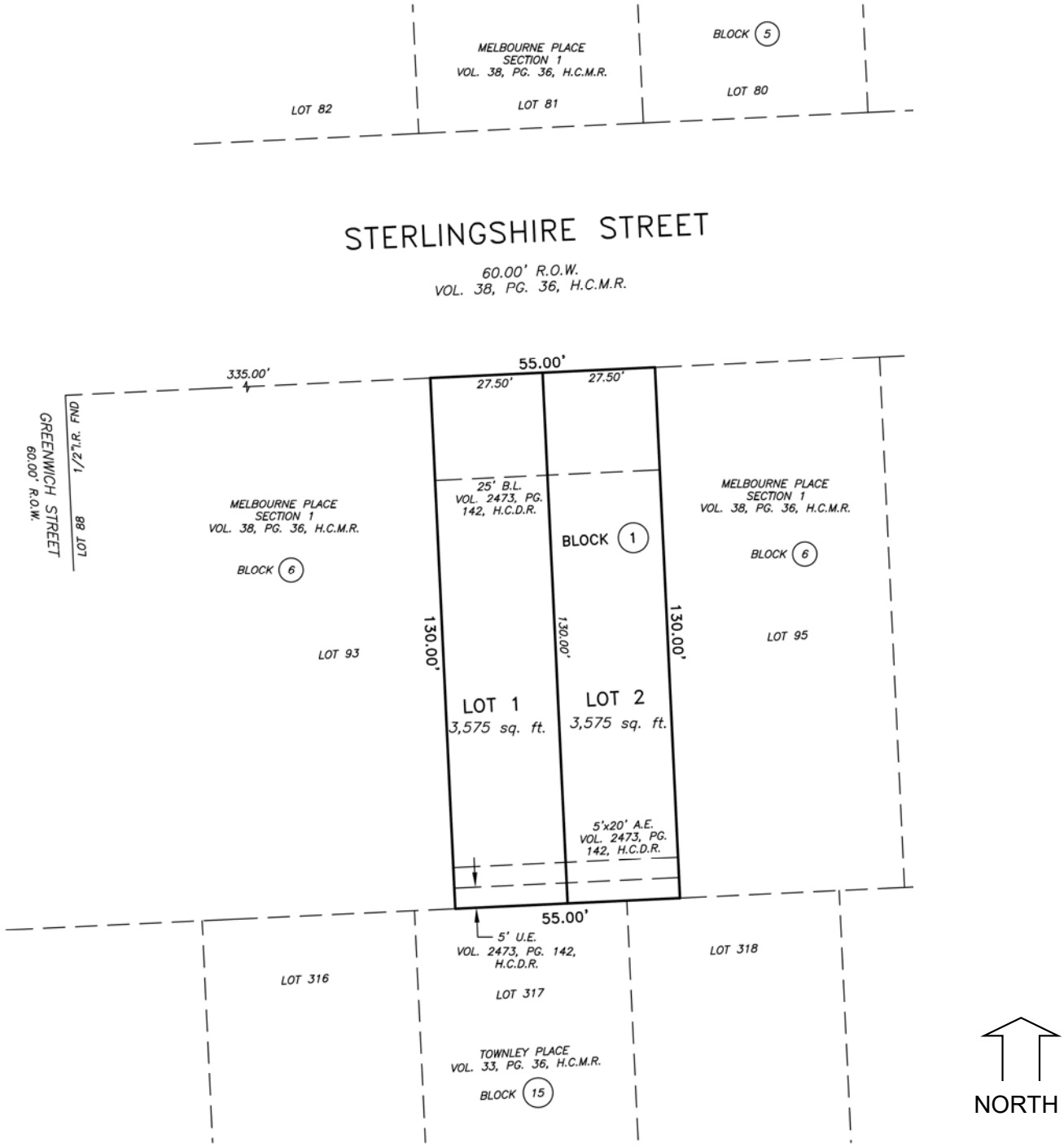
C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Sterlingshire Place

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Sterlingshire Place

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

April 21, 2023

Dear Property Owner:

Reference Number: 2023-0718; Sterlingshire Place; a partial replat of **"Melbourne Place Sec 1,"** being all of Lot 18, in Block 3, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is located on Sterlingshire Street between Greenwich Street and Wiloak Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Uriel Figeuroa, with PLS Construction Layout, Inc., on behalf of 3h Engineering & Construction, can be contacted at 7**13-480-4075**.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- 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: 123

Planning and Development Department **Meeting Date: 05/11/2023**

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

Applicant: Meta Planning + Design LLC



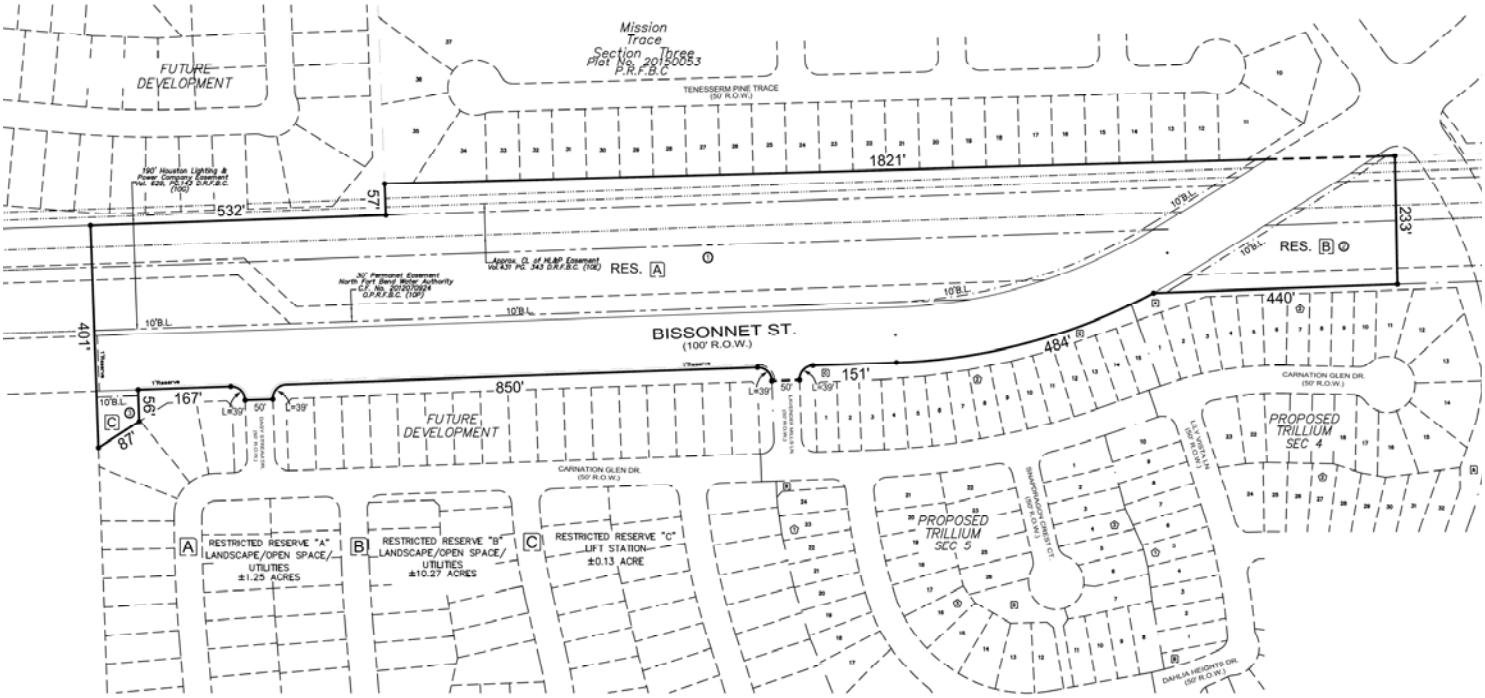
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/11/2023**

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

Applicant: Meta Planning + Design LLC



NORTH

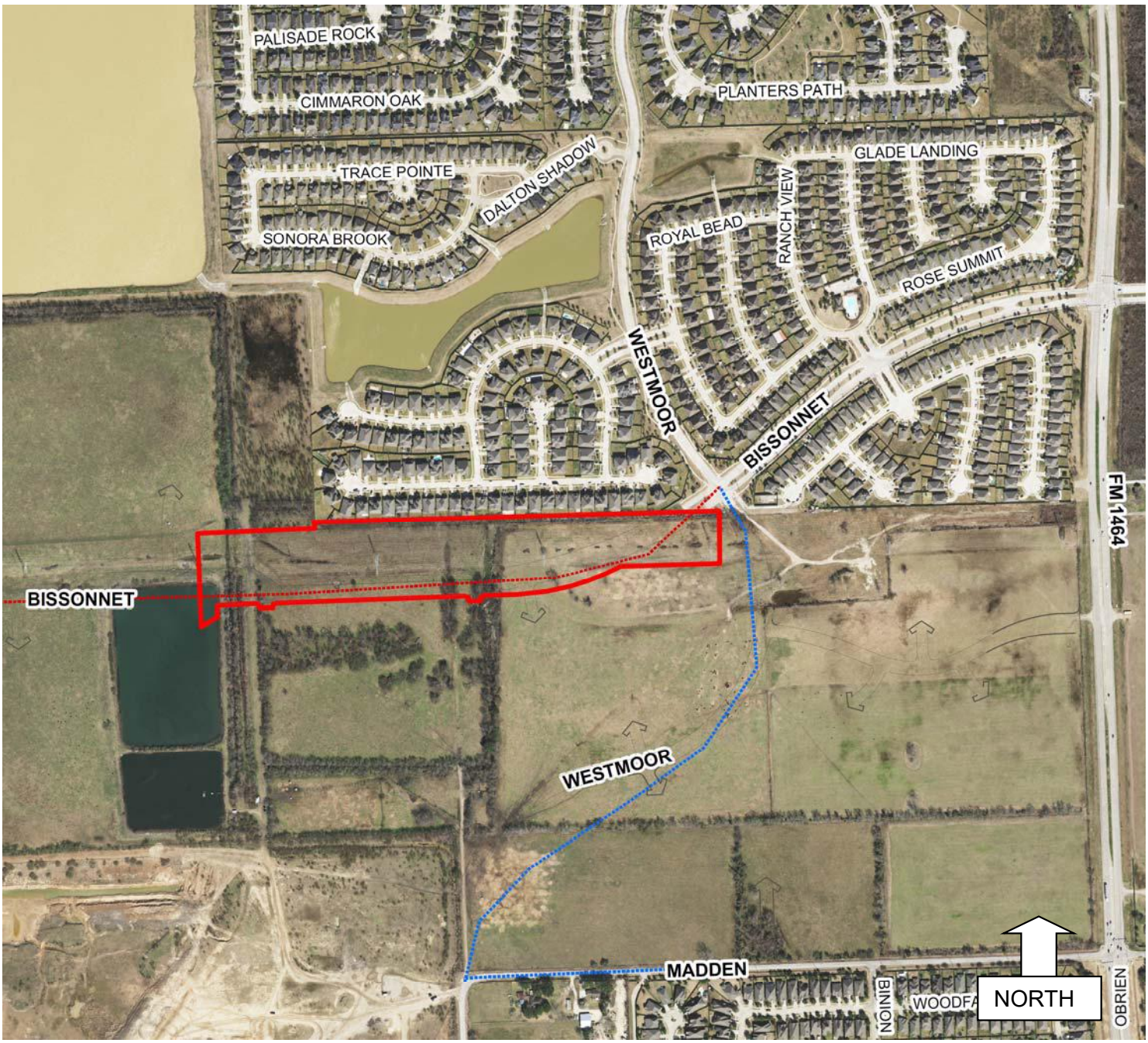
D – Variances Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/11/2023**

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

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0987
Plat Name: Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves
Applicant: Meta Planning + Design LLC
Date Submitted: 05/01/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for a major thoroughfare to have a centerline curve radius of 1,000'.
Chapter 42 Section: 132

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Trillium development is a single-family development located in Fort Bend County, in the southwest portion of Houston's ETJ, just west of FM 1464, north of W. Bellfort Street, and east of Harlem Road, and the Mission Trace subdivision is located directed to the north of Trillium. The Aliana subdivision is located directly to the southeast of Trillium, and the southwest is a large, undeveloped tract. Trillium is bisected by the Westmoor Drive and Bissonnet Street intersections, and the two roads intersection within the development. Westmoor Drive is classified as a Major Collector and Bissonnet Street is classified as a Thoroughfare per the City of Houston's Major Thoroughfare Plan. The alignments of both Westmoor Drive and Bissonnet Street are set due to the Major Thoroughfare Plan, and the sections of the roadways that have been developed as part of the Mission Trace development. Both roadways intersect a CenterPoint easement corridor at the northern boundary of the Trillium development. Because the roadways are proposing to cross the CenterPoint easement, extensive coordination with CenterPoint has begun to determine the best alignment and geometry in which the roadways intersect the CenterPoint corridor. CenterPoint representatives have stressed the importance of all roadways crossing their easements to be at a right (90°) angle. This proved to be challenging for the crossing of Bissonnet Street, as a portion of the roadway has been constructed to the north (in the Mission Trace subdivision) that is set to intersect the CenterPoint easement as a non-perpendicular angle. Because of the external roadway geometry to the north, the roadway geometry within the Trillium development must be tightened to achieve the perpendicular intersection of the CenterPoint corridor. To ensure that CenterPoint has ample space within their corridor for any maintenance or construction, it is proposed that the curve within the eastern portion of the 'Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves' plat have a centerline curve radius of 1,000'. The reduction in centerline curve radius will allow for the roadway geometry to be tightened significantly. This will create an intersection of Bissonnet

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

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

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

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

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

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

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

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

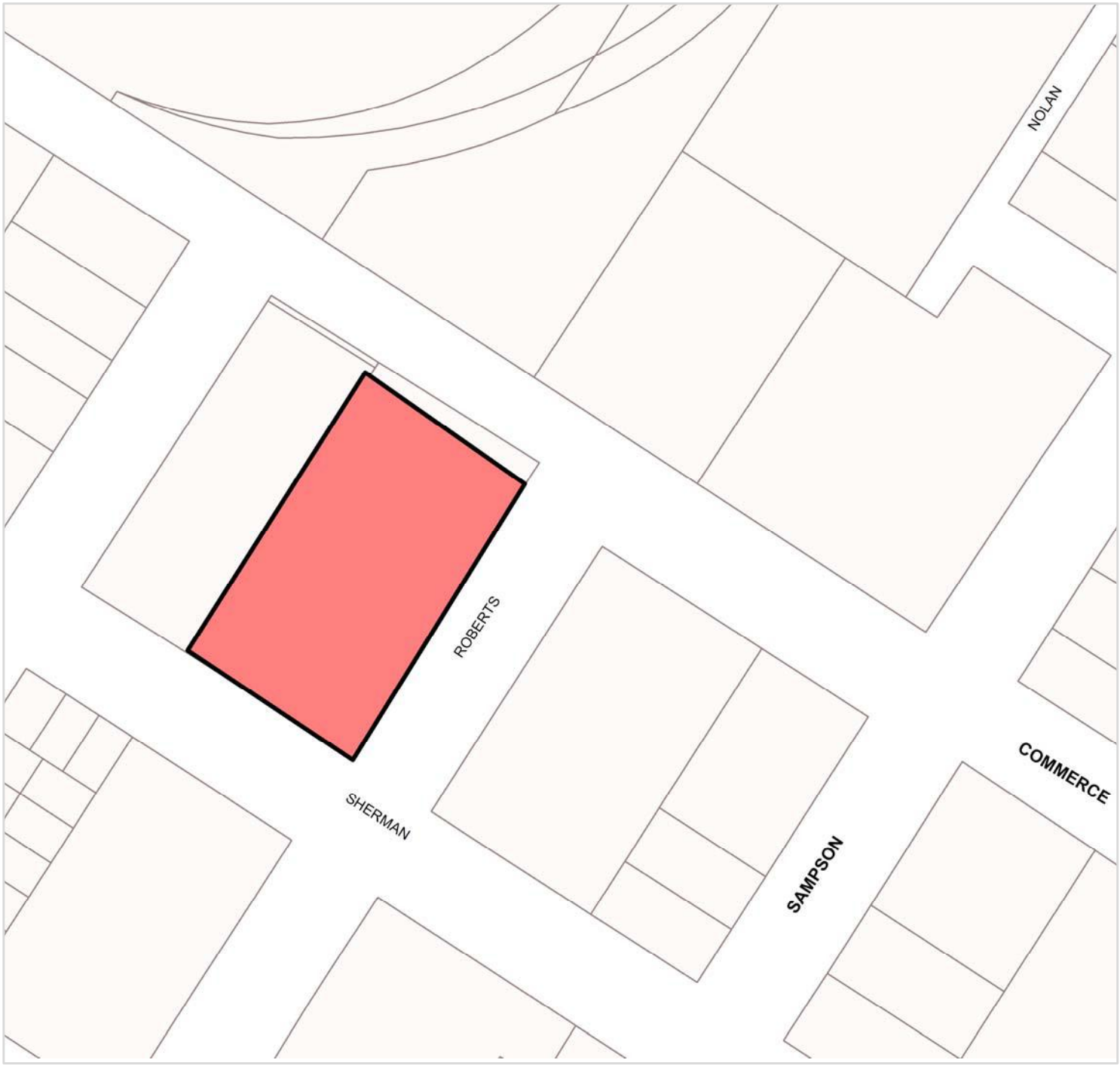
The justification of the variance is that the existing roadway to the north meets the CenterPoint easement at an acute angle, and due to this a perpendicular intersection of a CenterPoint corridor is infeasible. Ultimately, CenterPoint must approve of any crossing of their easements/corridor, and this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

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Concept Neighborhood on Sherman (DEF 1)

Applicant: Beacon Land Services



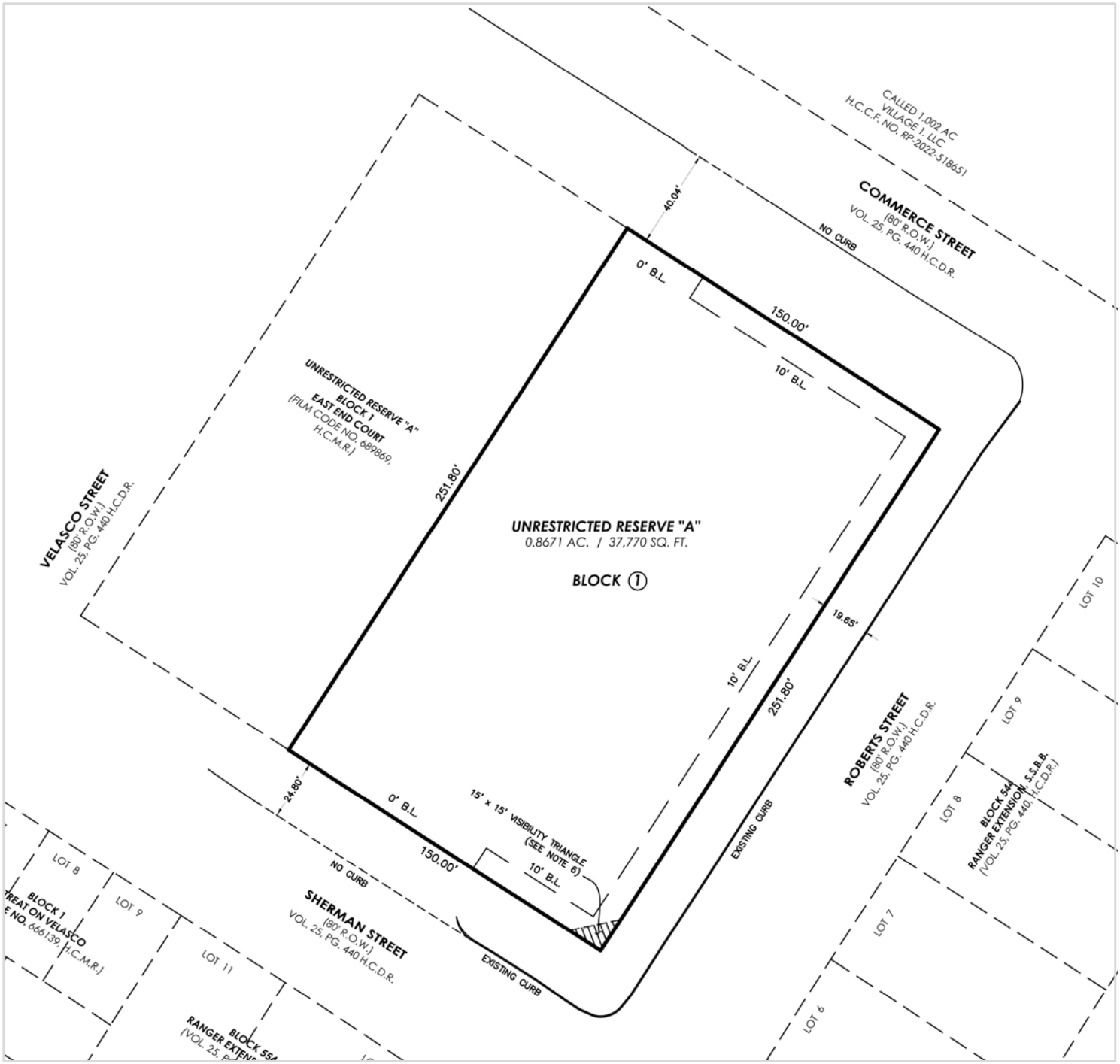
D – Variances **Site Location**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Concept Neighborhood on Sherman (DEF 1)

Applicant: Beacon Land Services



D – Variances

Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Concept Neighborhood on Sherman (DEF 1)

Applicant: Beacon Land Services



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0514
Plat Name: Concept Neighborhood on Sherman
Applicant: Beacon Land Services
Date Submitted: 03/06/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
42-150 "Building Line Requirement." To reduce portions of the front building setbacks along Sherman Street and Commerce Street to 0 Feet.
Chapter 42 Section: 150

Chapter 42 Reference:
Building line requirement, paragraph (d) states: "Major Thoroughfares In general - 25 feet"

Statement of Facts

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

The applicant, Concept Neighborhood, has acquired multiple blocks in the East End District as part of an overall master planned initiative. The subject site is 0.8671 acre situated at the northwest corner of Sherman Street and Roberts Street. The applicant is redeveloping a historic building originally constructed in 1945 for the purposes of commercial development. There will be a concurrent off-street parking variance submitted, but it will not affect the plat's review timing as there is adequate land for an off-site parking agreement if necessary. This area is just blocks away from the newly applied Central Business District parking exemption area and most of the adjoining streets are designated as Transit Oriented Development corridors. The Navigation/Canal corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants so they have the flexibility necessary to meet the intent of the City's regulations in order to redevelop historic buildings such as this one. The applicant is requesting a symbolic opt-in to the Walkable Places Ordinance that allows for reduced building setbacks where adequate pedestrian reals exist. Given that the applicant is providing pedestrian realms in excess of 19-feet on all adjoining rights-of-way and preserving a historic structure in the process, the building line variance request is reasonable and will be in the public's best interests.

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

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

The justifications supporting the variance are the prevailing development character of the area and the need for flexibility to achieve the design form that matches the highest and best use for the land. By granting this variance, the Commission will enable the applicant to preserve the historic footprint and character while providing much needed commercial stock.

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

While this area is surrounded by Transit Oriented Development streets, there is no way for the existing historic structures to meet the intent of the ordinance without relief. The East End District has been trying desperately to move in a positive direction and this application represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

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

The applicant will be providing 19-foot plus pedestrian realms along all adjacent rights-of-way. that provides for a safe and effective mode of transportation. By approving this variance request, the City will catalyze a complete renovation of a dilapidated structure that better fits the character of the East End.

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

The East End District is ideal for the type of preservation-minded, pedestrian-focused infill development that the applicant is trying to achieve. The justification is that the variance is the best path to achieve the preservation of the historic building. Without the variance, the site will continue to exist as an outdated and less than ideal warehouse use.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

April 6, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Concept Neighborhood on Sherman
REFERENCE NUMBER: 2023-0514

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest intersection of Roberts Street and Sherman Street, south along Commerce Street and west of Sampson Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for reduced building line of 0' in lieu of the ordinance required 10' along Sherman Street and Commerce Street for the rehabilitation of an existing structure for commercial use. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

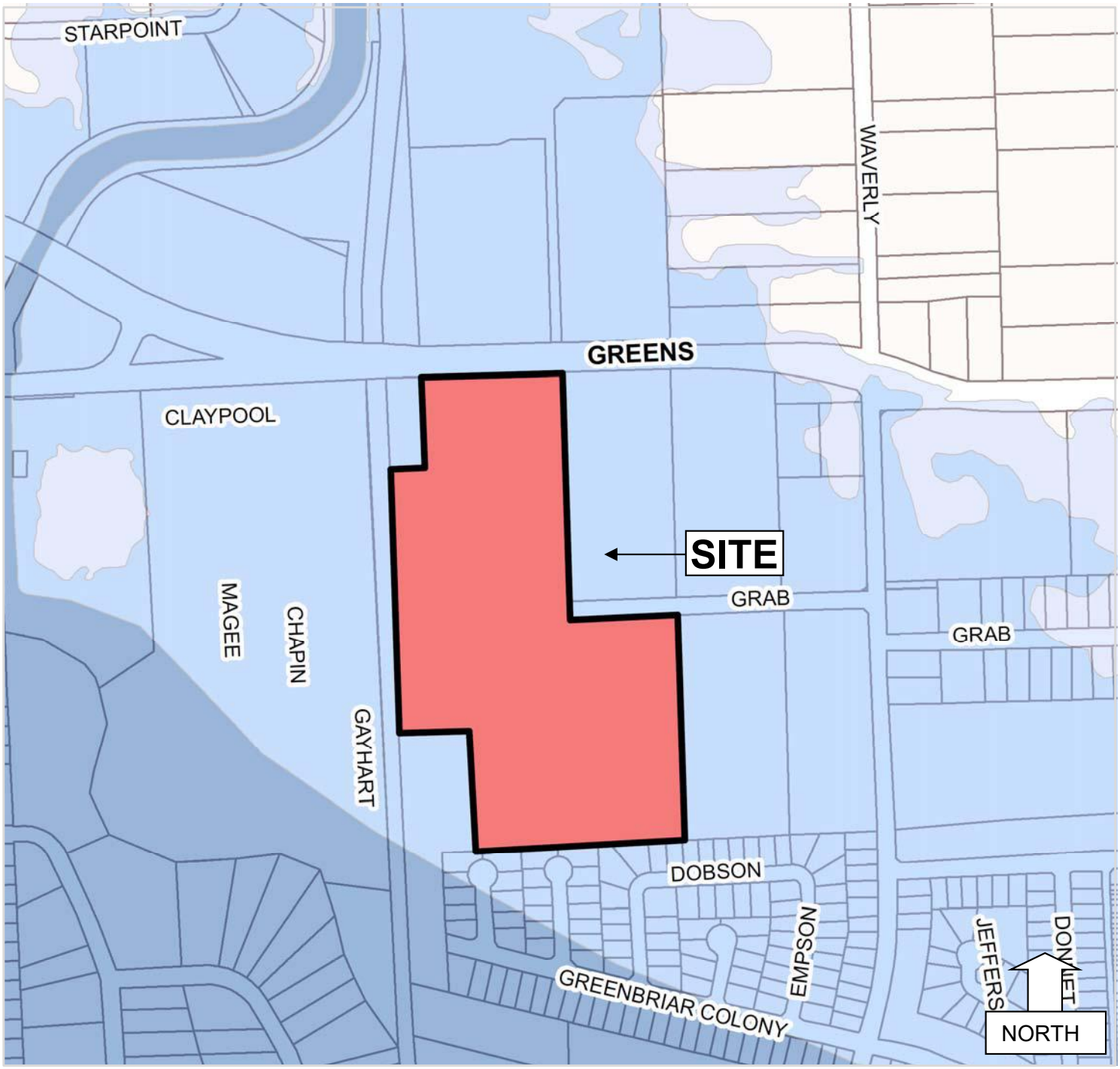
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Corner at Greens (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Corner at Greens (DEF 1)

Applicant: Windrose



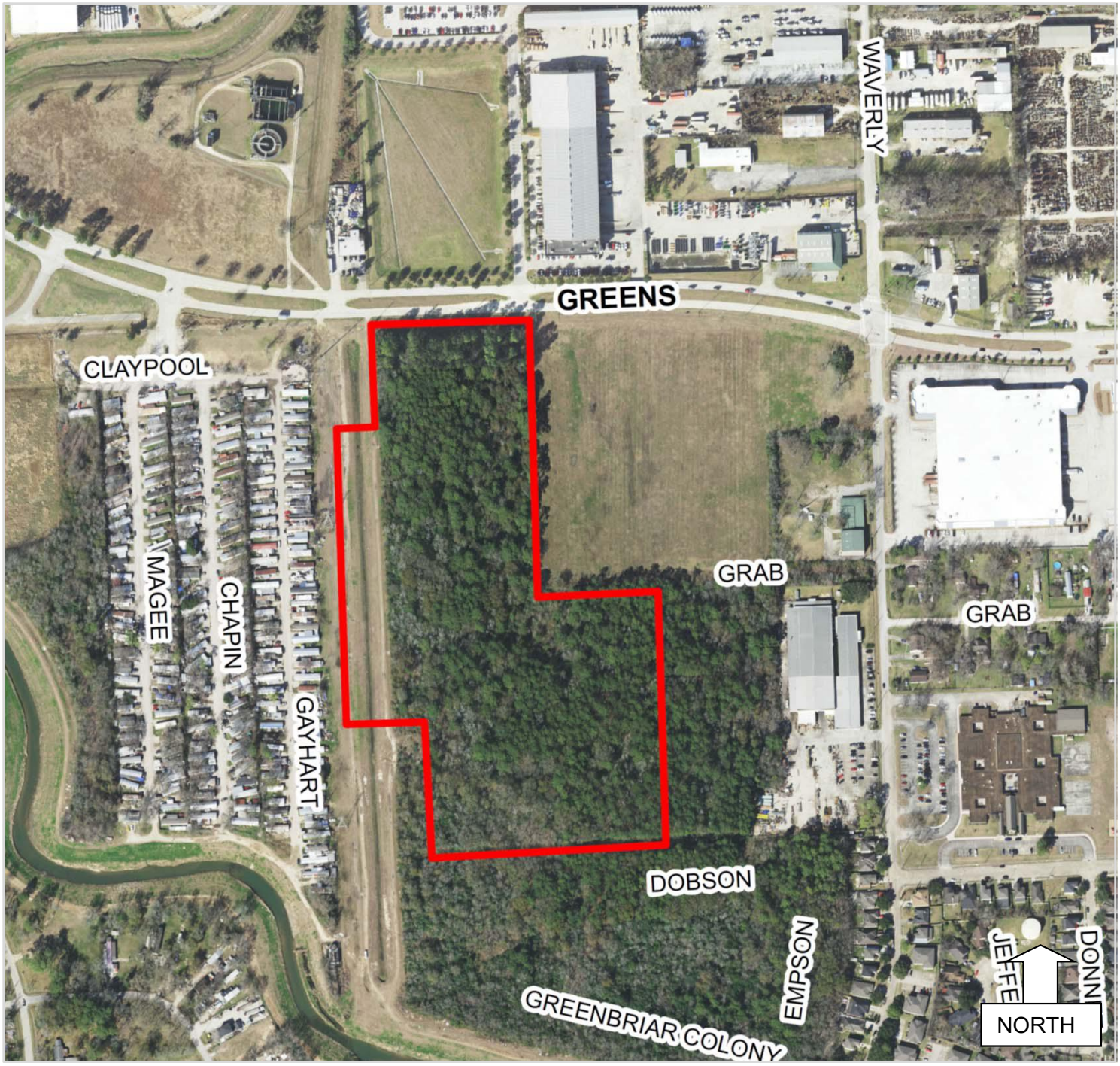
D – Variances Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Corner at Greens (DEF 1)

Applicant: Windrose



D – Variances

Aerial

LEGAL DESCRIPTION

BEING ALL OF LOTS 46 THROUGH 51, OF WAVERLY FARMS, VOL. 16, PG. 57, H.C.M.R. ALL OF CALLED 5.229 ACRE TRACT H.C.C.F. NO. RP-2019-375097, AND INTERSECTION OF GRAB ROAD AND WAVERLY DRIVE SITUATED IN THE SAMUEL W UPSHAW SURVEY, ABSTRACT NO. 821 & MALCOLM MCAUILEY SURVEY, ABSTRACT NO. 577, HARRIS COUNTY, TEXAS

BENCHMARK DATA

PUBLISHED ELEVATION – 76.45'

HARRIS COUNTY FLOODPLAIN RM NO.: 150775, STAMPED "P155 BM02", LOCATED FROM THE INTERSECTION OF OLD GREENS ROAD AND GREENS ROAD, TRAVEL WEST ON OLD GREENS ROAD APPROXIMATELY 0.8 MILE TO CONCRETE BRIDGE. MONUMENT IS LOCATED ON CENTERLINE SIDEWALK SOUTH SIDE OF BRIDGE. NAVD88 (2001 ADJUSTED.)

TEMPORARY BENCHMARK "A"
ELEVATION – 76.52'

BOX CUT ON THE EAST END OF A MEDIAN. LOCATED ON THE MIDDLE RIGHT-OF-WAY OF GREENS ROAD, APPROXIMATELY 1,068.0' WEST FROM THE INTERSECTION OF GREENS ROAD AND WAVERLY DRIVE.

TEMPORARY BENCHMARK "B"
ELEVATION – 74.86'

BOX CUT ON A INLET. LOCATED ON THE SOUTH LINE OF THE GREENS ROAD, APPROXIMATELY 1,335.0' WEST FROM THE INTERSECTION OF GREENS ROAD AND WAVERLY DRIVE.

FLOODPLAIN DATA

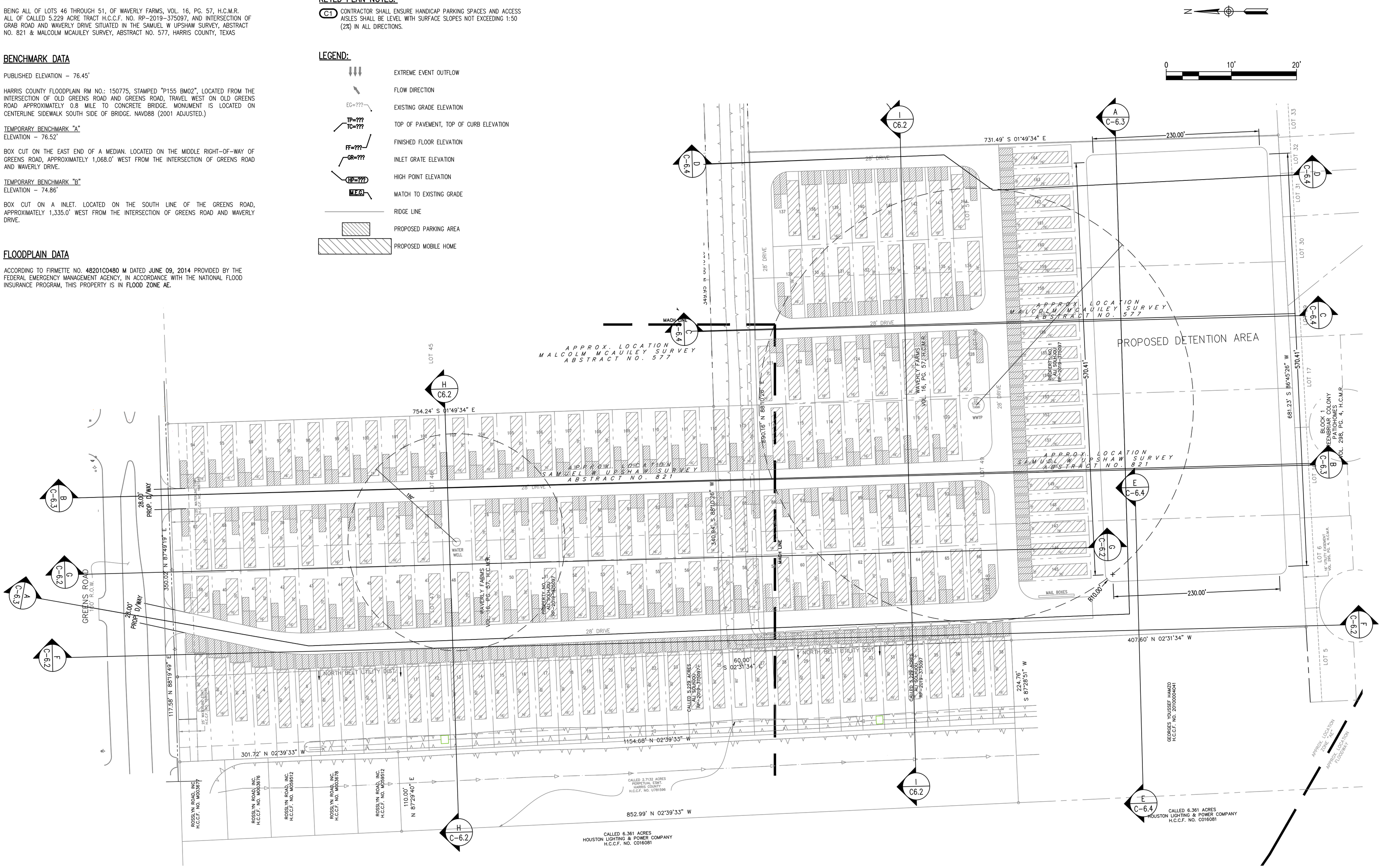
ACCORDING TO FIRMETTE NO. **48201C0480 M** DATED **JUNE 09, 2014** PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, THIS PROPERTY IS IN **FLOOD ZONE AE.**

KEYED PLAN NOTES:

C1 CONTRACTOR SHALL ENSURE HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

LEGEND:

- EXTREME EVENT OUTFLOW
- FLOW DIRECTION
- EG=??? EXISTING GRADE ELEVATION
- TP=??? TC=??? TOP OF PAVEMENT, TOP OF CURB ELEVATION
- FF=??? FINISHED FLOOR ELEVATION
- GR=??? INLET GRATE ELEVATION
- HP=??? HIGH POINT ELEVATION
- M.E.G. MATCH TO EXISTING GRADE
- RIDGE LINE
- PROPOSED PARKING AREA
- PROPOSED MOBILE HOME



OVERALL SITE PLAN

SCALE: 1'':60'

ARCHITECT

CONTRACTOR

FIRM

Sarab Structural & Civil, LLC
Sarab Structural & Civil, LLC
13831 Northwest Freeway, Suite 245
FIRM No. F-10808
Houston Texas 77040 (832) 922-1145
Office: (713) 485-5641

ENGINEER

STATE OF TEXAS
KARIM S. DADELAHI
94903
LICENSED PROFESSIONAL ENGINEER

2/11/2023

ISSUED FOR:
- ☐ DESIGN DEVELOPMENT
- ☐ PROGRESS 100 %
- ☐ BIDDING
- ☑ PERMIT
- ☑ CONSTRUCTION DOCUMENT
- ☐ CLIENT

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		

PROJECT

SUNRISE MOBILE HOME COMMUNITY
1810 GREENS ROAD
HOUSTON, TX 77032

DATE: 2/9/2023

SHEET
C-3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0782
Plat Name: Corner at Greens
Applicant: Windrose
Date Submitted: 04/03/2023

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

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

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

Chapter 42 Section: 42.134, 42.190

Chapter 42 Reference:

Sec. 42-134 "Street extension" Paragraph (a) states that, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted" Section 42-190."Tracts for non-single-family use—Reserves" Paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

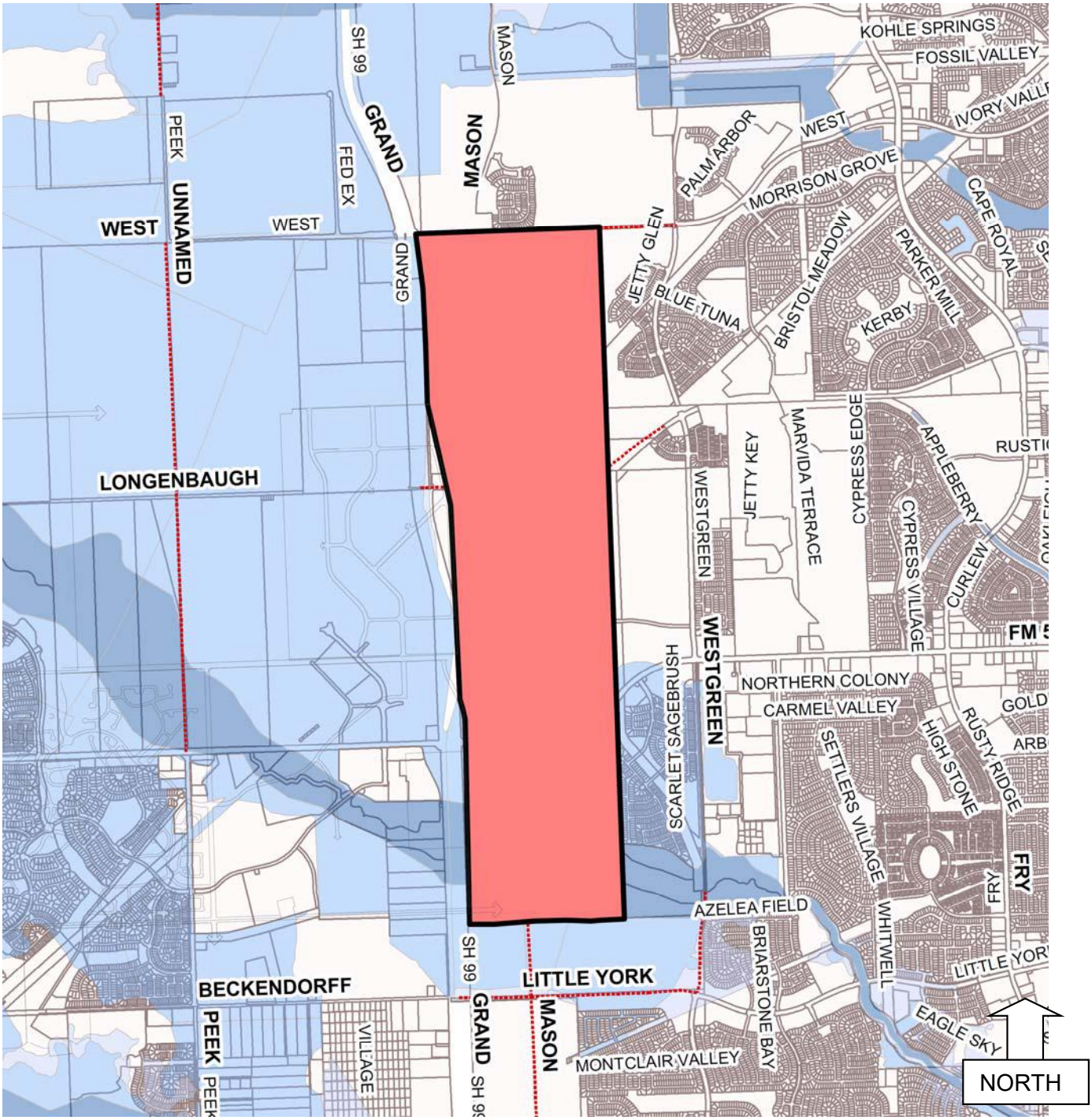
The conditions supporting the variance are the required TCEQ regulations related to mobile home developments and utility permitting, and the physical characteristics of the surrounding area which makes extension and improvement of Delaney Road impractical.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Grand Mason GP

Applicant: BGE, Inc. - Land Planning



D – Variances

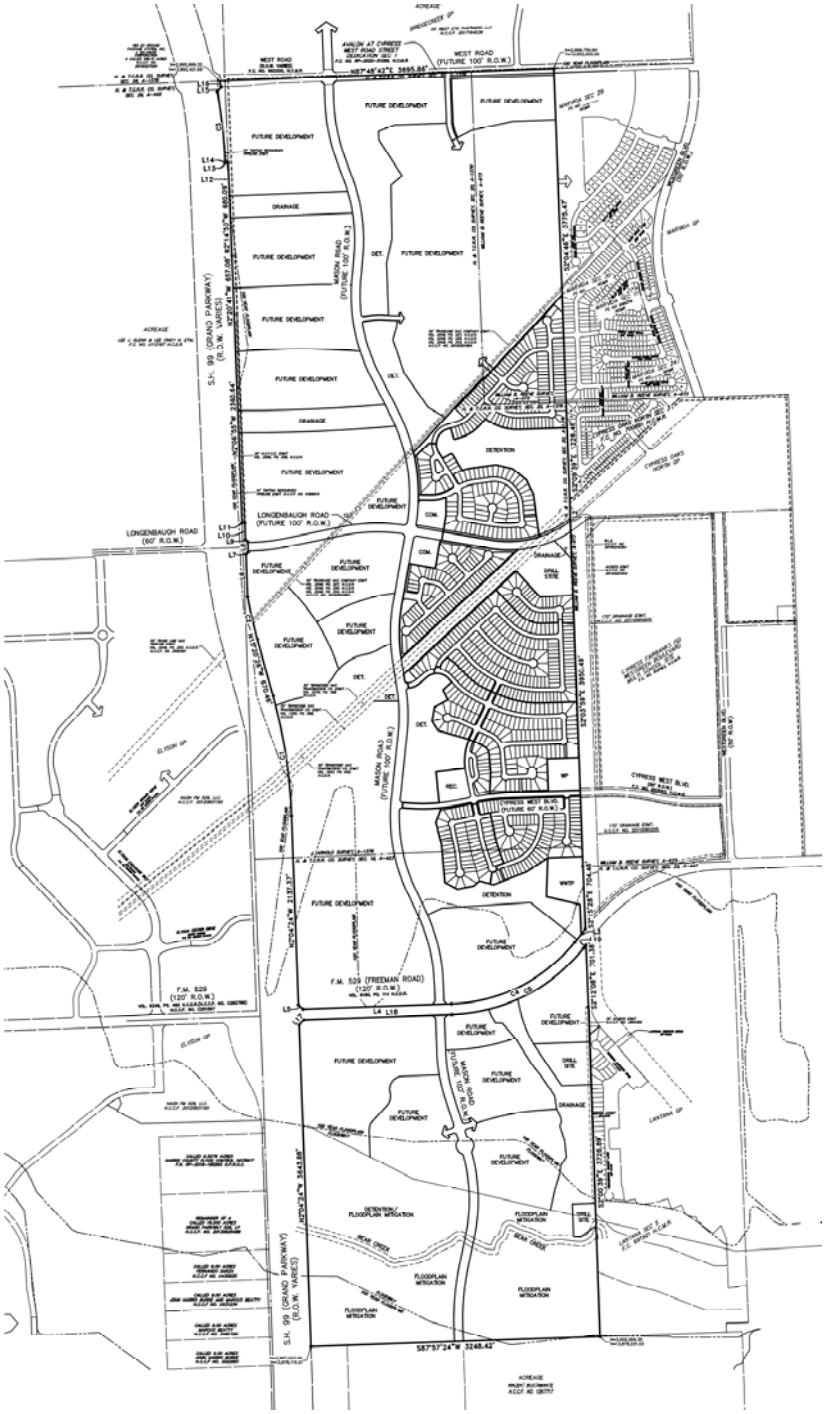
Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Grand Mason GP

Applicant: BGE, Inc. - Land Planning



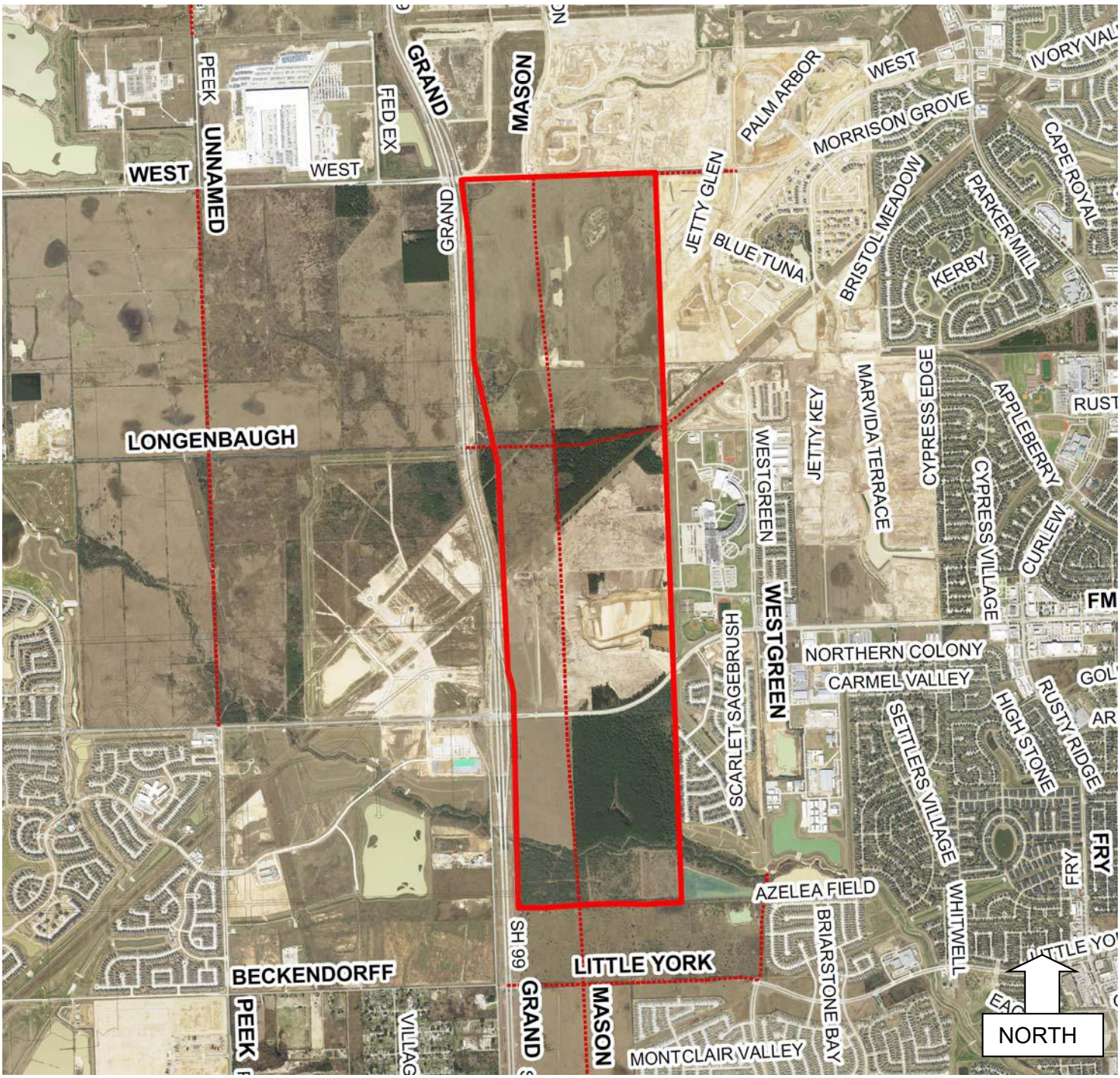
D – Variances Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Grand Mason GP

Applicant: BGE, Inc. - Land Planning



D – Variances **Aerial**



A Variance was previously granted on October 3rd, 2019 with the Landmark Industries Tracts General Plan to not provide an east/west street connection along the western general plan boundary

VARIANCE EXHIBIT

GRAND MASON

±1,124.4 ACRES OF LAND

HARRIS COUNTY, TEXAS

APRIL 28, 2023

BGE #8616-00

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

0 200 400 800

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0976
Plat Name: Grand Mason GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 05/01/2023

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

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

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

Chapter 42 Section: 132

Chapter 42 Reference:

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

Statement of Facts

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

n/a

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

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

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

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

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

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

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

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

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

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

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

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/11/2023**

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

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



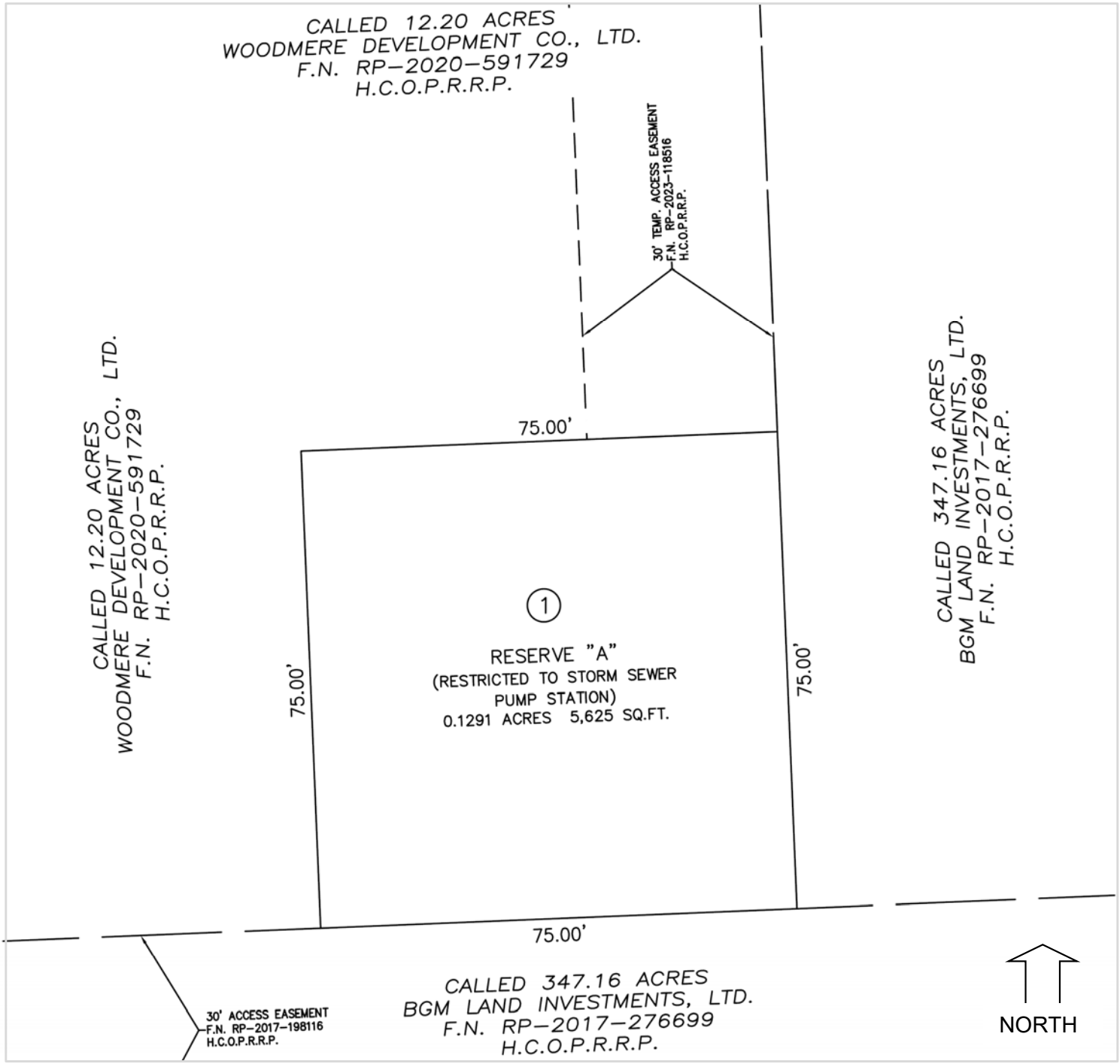
D – Variances **Site Location**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/11/2023**

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

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



D – Variances Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/11/2023**

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

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



D – Variances **Aerial**

N

SCALE: 1" = 20'
0 10' 20' 40' 60'

62
61.5
61.5
Interim Pond B
Toe
Elev.=55.50
61.5
61.5
62
High Bank
Elev=72.00 (By
Others)
30' Maintenance
Berm

Prop Intake (By Others)
HCFCD #: 2007290227
HCE #: 2006280008
℄=55.50'

Prop Crushed Concrete
Road (By Others)
HCFCD #: 2007290227
HCE #: 2006280008
20' Maintenance Berm
(By Others)
HCFCD #: 2007290227
HCE #: 2006280008
15.00'

Prop Outfall (By Others)
HCFCD #: 2007290227
HCE #: 2006280008

Existing Q136-00-00 (Cedar Bayou)
50' HCFD EASEMENT
HCCF NO. 546206
DEED VOL 1801 PG,
52 CHANNEL ROW
Prop 2-48" R.C.P.
STM (By Others)
Prop42" R.C.P.
STM (By Others)

Prop 48" R.C.P. Stm
(By Others)
HCFCD #: 2007290227
HCE #: 2006280008

Prop 6'X6' R.C.B. (By Others)
HCFCD #: 2007290227
HCE #: 2006280008

CONNECT PROP 6'X6' R.C.B. STM TO
PROP 6'X6' R.C.B STM (BY OTHERS),
IF EXIST OR STUB OUT , PLUG AND
INSTALL 3" PVC MARKER 1' ABOVE
GROUND ℄=55.50'

PROP 40 LF 6'X6'
R.C.B STM

CONNECT PROP 48" PIPING TO PROP
48" PIPING (BY OTHERS), IF EXIST
OR STUB OUT , PLUG AND INSTALL
3" PVC MARKER 1' ABOVE GROUND
℄=66.95'

Prop Junction Box
(By Others)
HCFCD #: 2007290227
HCE #: 2006280008
Sump Elev=66.49'
NE ℄=66.95'
SE ℄=66.95'
SW ℄=66.95'

PROP 70 LF 48"
R.C.P. STORM SEWER
@0.08% SLOPE

NG
71.24

75 LF SITE BOUNDARY

NG
71.36

FG
72.30
NG
71.29

℄=55.50'

PROP 17 LF DOUBLE
SWING GATE

CTW

PROP 391 LF FILTER
FABRIC FENCE

PROP 277 LF 8'
CHAINLINK FENCE

NG
70.70

PROP 15' WET WELL

FG
72.50
NG
71.16

FG
72.50
NG
71.16

FG
72.70
NG
71.21

PROP STM M.H.
RIM ELEV=73.10'
NE ℄=67.00'
NW ℄=67.00'

9'-6"

75 LF SITE BOUNDARY

75 LF SITE BOUNDARY

PROP 15 LF 48" R.C.P.
STORM SEWER @0.08% SLOPE

PROP CONTROL PANEL

NG
71.36

PROP DISCHARGE BOX

PROP DIESEL GENERATOR
AND PAD
TOC=74.00'

NG
71.10

10'-10"

4'-0" (TYP)

FG
73.00
NG
71.24

7'-5"

PROP 8" BOLLARDS
(TYP 5)

FG
73.20
NG
71.10

75 LF SITE BOUNDARY

PROP 6" CRUSHED CONCRETE
DRIVEWAY EXTENDING
1' OUTSIDE OF FENCE

NG
71.22

NG
71.10

189' ULTIMATE HCFD
DRAINAGE ROW

PARCEL 50 - CALLED 61.99 ACRES
COASTAL WATER AUTHORITY
F.N. 20110511697
O.P.R.R.P.H.C.

SITE PLAN

STORMWATER PUMP STATION
HARRIS COUNTY MUD NO.506

LJA Engineering, Inc.
3600 W. Sam Houston Parkway S.
Suite 600
Houston, Texas 77042
Phone713.953.5200
Fax 713.953.5026
FRN - F-1386

Date\Time : Thu, 02 Mar 2023 - 2:25pm User Name : svelez
Path\Name : I:\Projdsk1\1037\8006\PUMP STATION\ACAD\Sheet Files\6 SITE PLAN.dwg

EXIST. WOLF ROAD

BEGIN ℄=71.8'

BEGIN ℄=71.6'

PROPERTY BOUNDARY

WOLF ROAD TRACT SECTION 1 (BY OTHERS) H.C. 2006280015

SCOTT ROAD (90' R.O.W.) F.K. FEYMOTOR, H.C.O.P.R.R.P.

PROPERTY BOUNDARY

ZACARTYS COMPLEX SUBDIVISION F.C. NO. 643259 M.R.H.C.

CALLED 10.010 ACRES ERIC GOBERT AND WIFE, FELICIA GOBERT F.N. X152711 O.P.R.R.P.H.C.

CALLED 10.010 ACRES PAUL ANDREW PEACE F.N. 20090512927 O.P.R.R.P.H.C.

FUTURE WOLF ROAD TRACT SECTIONS

SCOTT ROAD (R.O.W. WIDENED) F.K. FEYMOTOR, H.C.O.P.R.R.P. FILM CODE NO. 643259 H.C.M.R.

Exist. 24" Stm.

BACKSLOPE INTERCEPTOR STRUCTURE ℄ = 70.72

PROPERTY BOUNDARY

24" CMP. STM.

30' MAINTENANCE BERM

PROP. 380 LF BACKSLOPE SWALE

Exist. Ditch To Be Demucked And Filled

Exist. 36" Stm.

Exist. 48" Stm.

HIGH BANK ELEV.=72.00

PROP. 389 LF BACKSLOPE SWALE

PROP. 4" THICK CONC. SLOPE PAVING (TYP.)

TOE ELEV.=55.50

1,747 LF TEMPORARY DRAINAGE SWALE TO BE GRADED @ 0.14% MIN.

42" RCP. STM.

M.H. D-1 42" RCP. STM.

10

1,757 LF TEMPORARY DRAINAGE SWALE TO BE GRADED @ 0.17% MIN.

FUTURE REC. CENTER

PROP. 4" THICK CONC. SLOPE PAVING (TYP.)

PROP. 379 LF BACKSLOPE SWALE

OUTFALL A

DETENTION POND C

HIGH BANK ELEV.=72.00

Existing Q136-00-00 (Cedar Bayou)

20' MAINTENANCE BERM

50' HCFCD EASEMENT HCCF NO. 546206 DEED VOL 1801, PG. 52 CHANNEL ROW

186' ULTIMATE HCFCD DRAINAGE ROW

WATER PLANT (BY OTHERS) C.O.H 22021565 H.C. 2203020148

61 LF ~24" RCP. STM.

TYPE 'E' INLET

RIM ELEV. = 70.87

℄ (SE) = 55.61'

BACKSLOPE INTERCEPTOR STRUCTURE ℄ = 70.72

24" CMP STM.

PROP. 385 LF BACKSLOPE SWALE

HIGH BANK ELEV.=72.00

PROPOSED 745 LF TEMPORARY SWALES TO BE GRADED @ 0.10% MIN.

30 LF ~18" RCP. STM.

END ℄=70.6'

FUTURE 100' ROW

BEGIN ℄=70.6'

END ℄=69.3'

33 LF ~18" RCP. STM.

END ℄=68.7'

20' MAINTENANCE BERM

PROP. 4" THICK CONC. SLOPE PAVING (TYP.)

BEGIN ℄=70.9'

OUTFALL B

PROP. 5" THICK CONC. EXTREME EVENT OVERFLOW SWALE

3-60" RCP. STM.

Force Main (By Others) H.C. 2009040148

BEGIN ℄=68.8'

55 LF ~18" RCP. STM.

END ℄=68.8'

20' MAINTENANCE BERM

PROPOSED 16' ACCESS ROAD

PROPOSED 2,45 LF TEMPORARY SWALE TO BE GRADED @ 0.10% MIN.

PROPOSED 515 LF TEMPORARY SWALES TO BE GRADED @ 0.10% MIN.

PROPOSED 388 LF TEMPORARY SWALES TO BE GRADED @ 0.10% MIN.

OUTFALL C

18 LF ~18" RCP. STM.

PROP. 4" THICK CONC. SLOPE PAVING (TYP.)

ACCESS ROAD

Existing Q136-00-00 (Cedar Bayou)

30' MAINTENANCE BERM

186' ULTIMATE HCFCD DRAINAGE ROW

50' HCFCD EASEMENT HCCF NO. 546206 DEED VOL 1801, PG. 52 CHANNEL ROW

PROPERTY BOUNDARY

PARCEL 50 - CALLED 61.99 ACRES COASTAL WATER AUTHORITY F.N. 20110511697 O.P.R.R.P.H.C.

BEGIN ℄=71.2'

① LIFT STATION (BY OTHERS) H.C. 2011030158 C.O.H. 20102779

FUTURE WOLF ROAD TRACT SECTIONS

FUTURE POND B EXPANSION

HIGH BANK ELEV.=72.00

MAINTENANCE BERM

INTERIM POND B

100-YR FLOODPLAIN

PROP. 5" THICK CONC. EXTREME EVENT OVERFLOW SWALE

100-YR FLOODPLAIN

PROP. 4" THICK CONC. SLOPE PAVING (TYP.)

Exist. 48" Stm.

Exist. 48" Stm.

OUTFALL D

48" RCP. STM.

48" RCP. STM.

OUTFALL F

OUTFALL E

PROP. 18" THICK RIP RAP (TYP.)

TOE ELEV.=55.50

10

6'X6' RCB. STM.

HEADWALL WITH 45° FLARED WING WALLS FOR 3-48" RCP. STM

30' MAINTENANCE BERM

48" RCP. STM.

J.B. D-2

PROPERTY BOUNDARY

PARCEL 50 - CALLED 61.99 ACRES COASTAL WATER AUTHORITY F.N. 20110511697 O.P.R.R.P.H.C.

PUMP STATION (BY OTHERS) C.O.H.2022_____

Harris County MUD no 506 Storm Sewer Pump Station No 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0806
Plat Name: Harris County MUD no 506 Storm Sewer Pump Station no 1
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 04/14/2023

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

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

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

Chapter 42 Section: 190 (c)

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

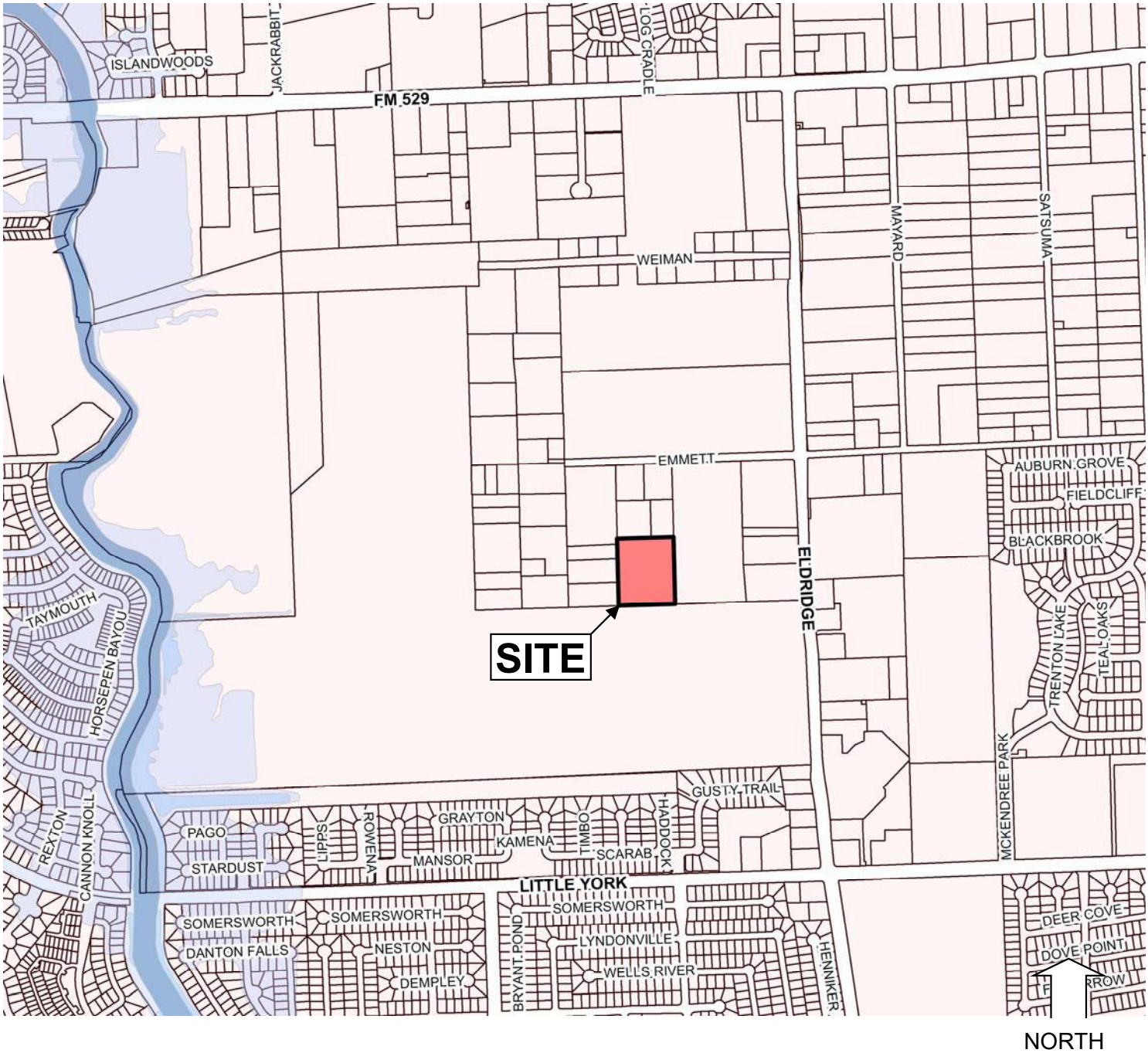
Economic hardship is not the sole justification of the variance, it is the basis of a reasonable assessment of existing conditions, future development for the best location of the need utility site.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: High Tech Machine

Applicant: Atkinson Engineers



D – Variances

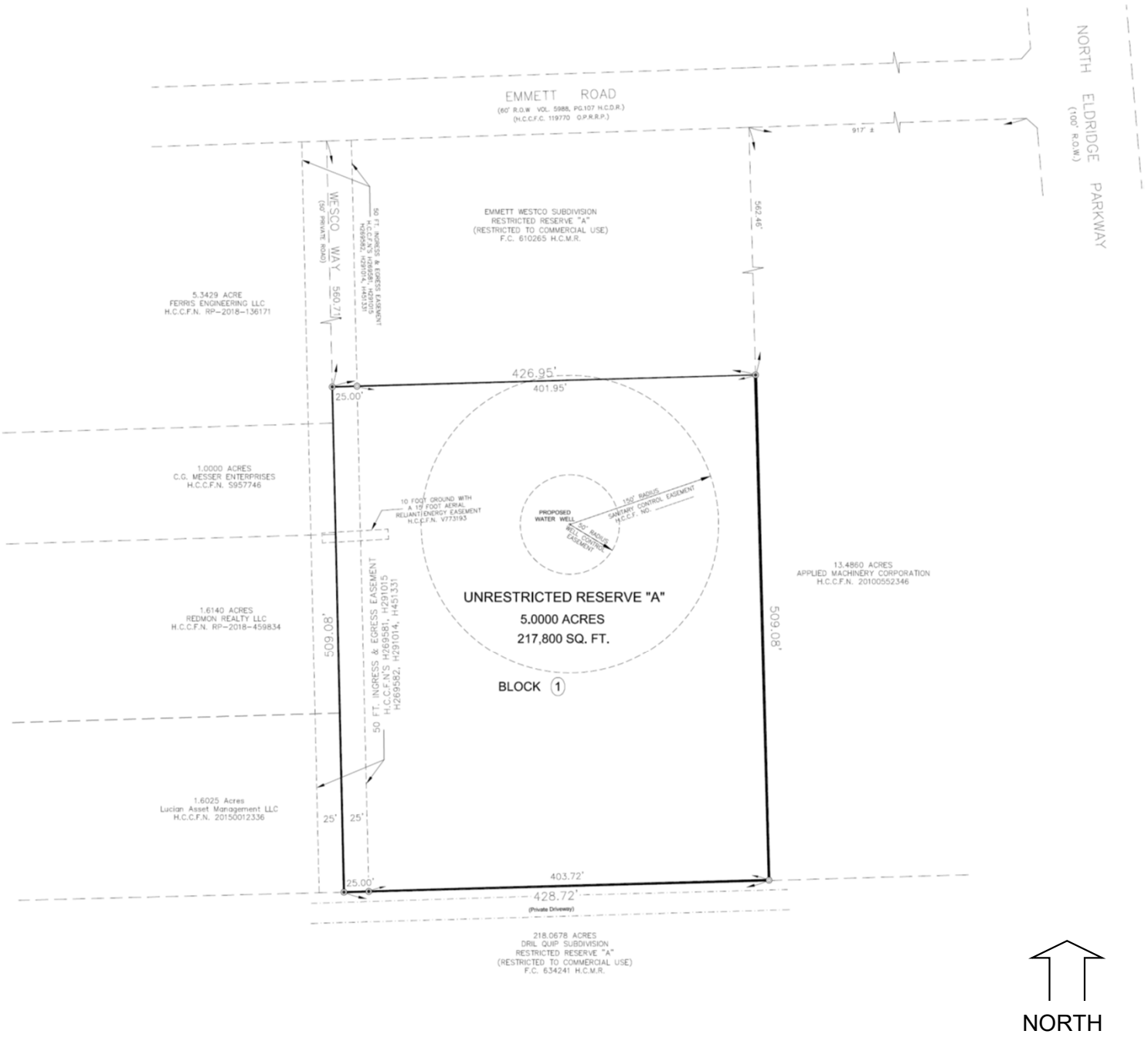
Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: High Tech Machine

Applicant: Atkinson Engineers



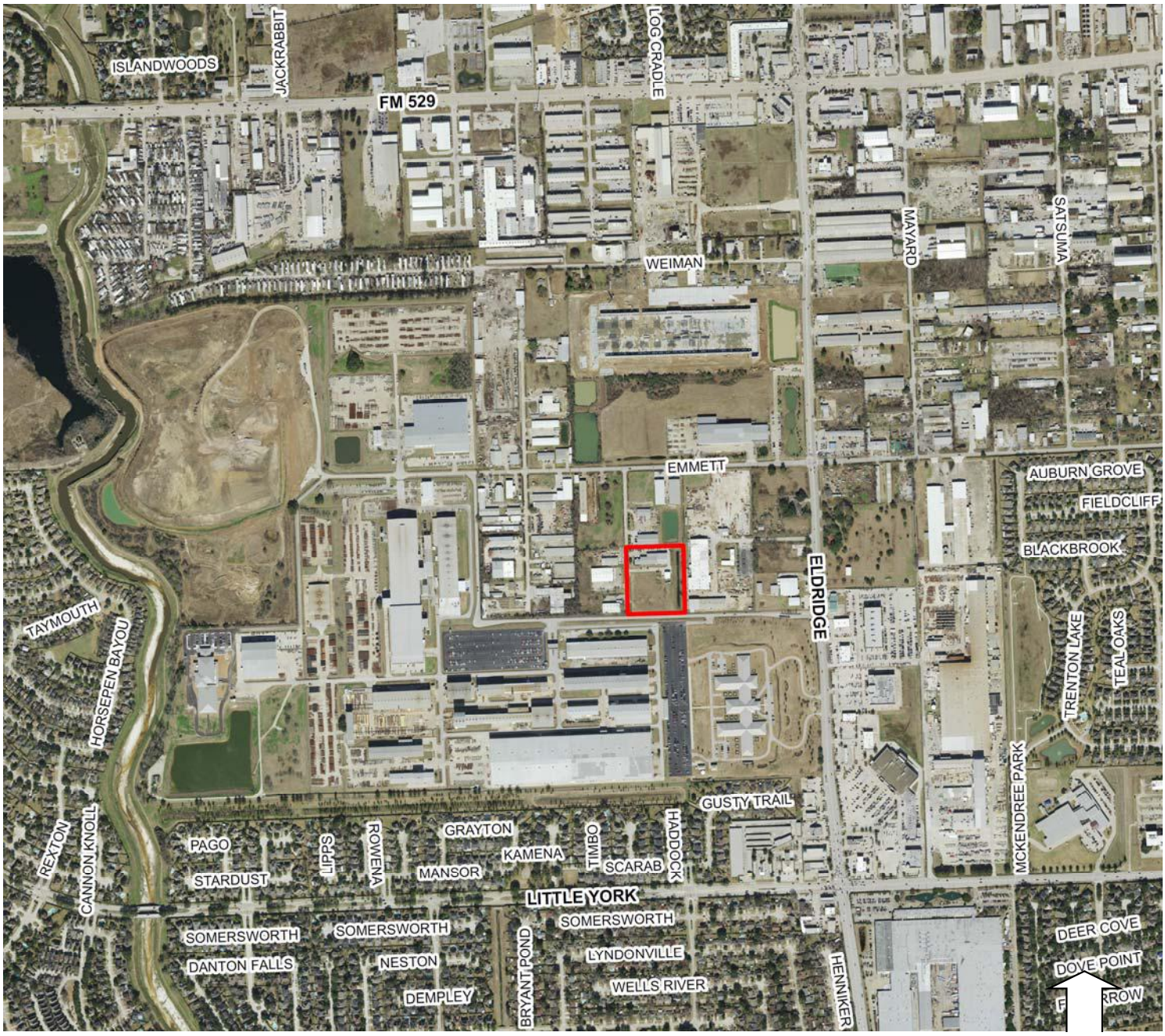
D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: High Tech Machine

Applicant: Atkinson Engineers



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0936
Plat Name: High Tech Machine
Applicant: Atkinson Engineers
Date Submitted: 04/30/2023

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

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

Not to require the applicant to provide the required 60' Public Street access (R.O.W.) and frontage for the proposed commercial tract and approve the plat as shown.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: (See Requirements Below) TYPE OF MINIMUM TYPE OF STREET MINIMUM STREET MINIMUM STREET RESERVE SIZE OR SHARED OR SHARED OR SHARED DRIVEWAY DRIVEWAY DRIVEWAY FRONTAGE UNRESTRICED 5000 PUBLIC 60 FEET 60 FEET RESERVE SQ.FT STREET R.O.W. FRONTAGE

Statement of Facts

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

N/A

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

The dedication of public r.o.w. to serve the proposed 5.0000 acre reserve, would require a minimum of 562' of r.o.w, to the north, to tie into Emmett Road. The proposed plat would be served by a shared 50' access easement established by an Ingress and Egress Easement, as shown on the plat. This easement was created to be shared with each adjoining tract for access, with each tract providing and maintaining a 25' portion within their tract. The owner would not be able to meet the requirements of having frontage on a 60' R.O.W. and the dedication of needed Public R.O.W., as he only owns a small portion of the access easement. Acquiring the needed offsite r.o.w. is unfeasible, as it would require the dedication of at least 6 other land owners. In addition, to require the Owner to provide addition width for the Ingress and Egress Easement for future use, would be unworkable, as the recorded plat to the north was not required to reserve any addition access easement width.

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

The variance requested is not due to new development, but for a current condition requiring the existing buildings to be permitted on this property. A set of construction plan has been submitted to Harris County for this site and will require that this tract be in the platting process and or recorded.

In addition, the current land-use in this surrounding area is Commercial / Industrial and no additional public cross-streets is practical, due to the existing large warehouse developments, to north and to south of this tract.

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

The current 50’ access easement provides all the needed ingress and egress to this tract and the adjacent commercial tracts.

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

The granting the variance and the requirements from Sec 42-190(c) would not be injurious, in that the owner is complying with platting requirements for the tract and applying for the appropriate permits. The current and future vehicular traffic should be able to be served by the established 50’ access easement and provide sufficient vehicular circulation

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

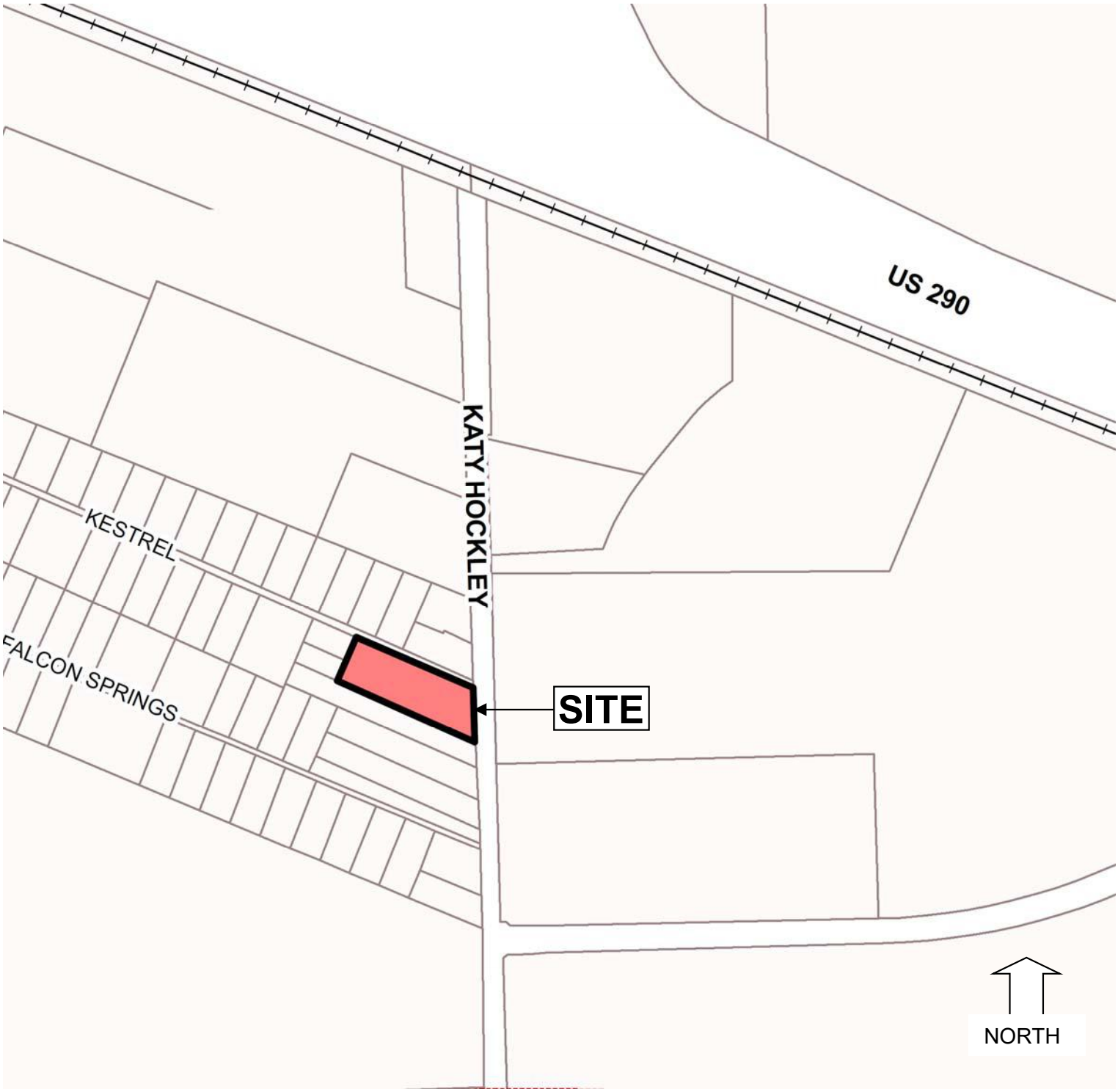
The granting of this variance is not solely on economics, but is based on the inability of the owner to dedicate the required r.o.w., per Sec. 42-190(c),. Again, the current 50’ access easement is sufficient to serve the access needs for the tract.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kestrel Estates (DEF 1)

Applicant: Axiom Land Surveying, LLC



D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kestrel Estates (DEF 1)

Applicant: Axiom Land Surveying, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kestrel Estates (DEF 1)

Applicant: Axiom Land Surveying, LLC



D – Variances **Aerial**

Street View – Katy Hockley and Kestrel Facing SW



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0881
Plat Name: Kestrel Estates
Applicant: Axiom Land Surveying, LLC
Date Submitted: 04/17/2023

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

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

To allow single-family lots without public street frontage.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. - Lot access to streets. "(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section."

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

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

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Montrose Car Care

Applicant: The Interfield Group



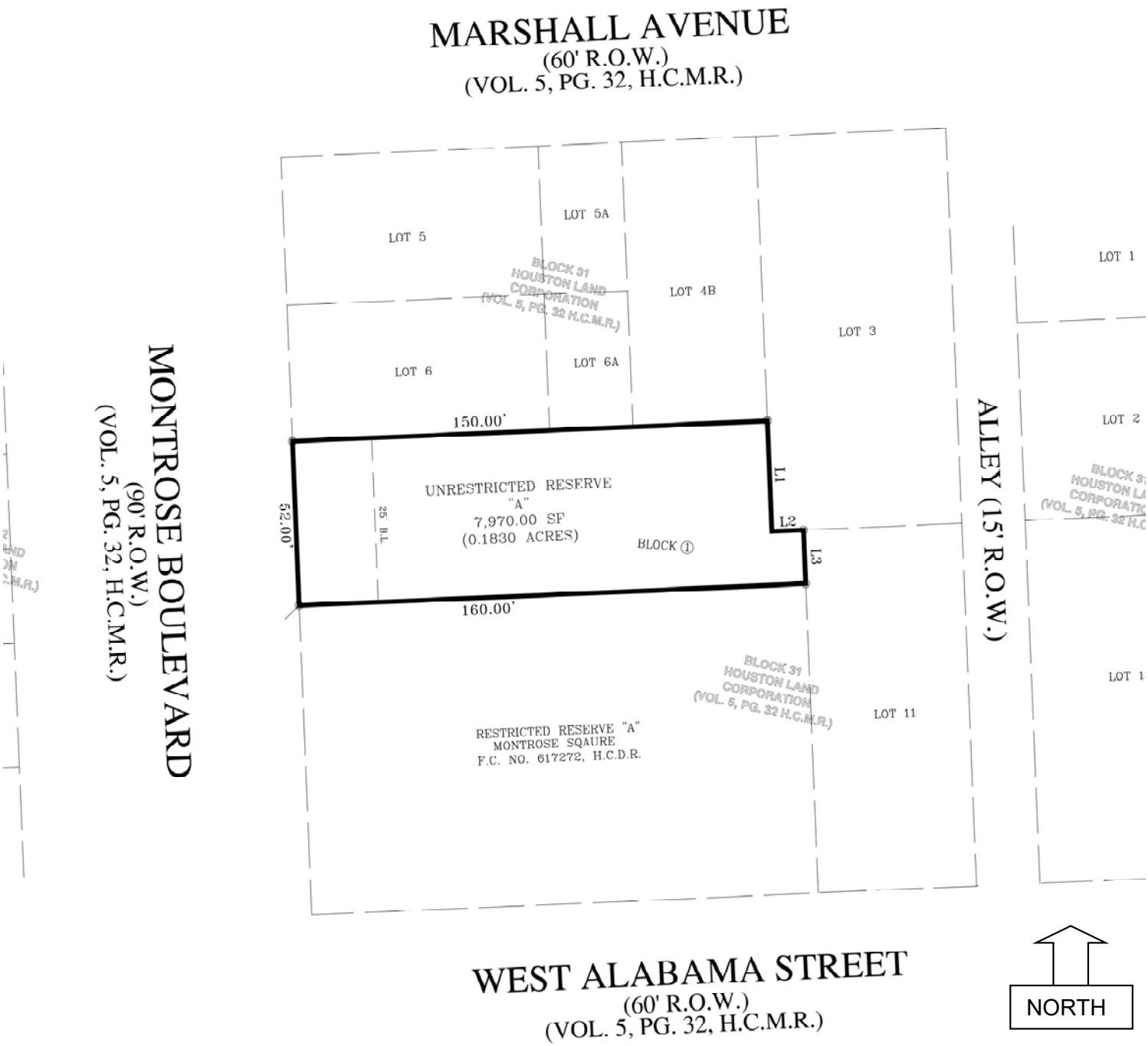
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Montrose Car Care

Applicant: The Interfield Group



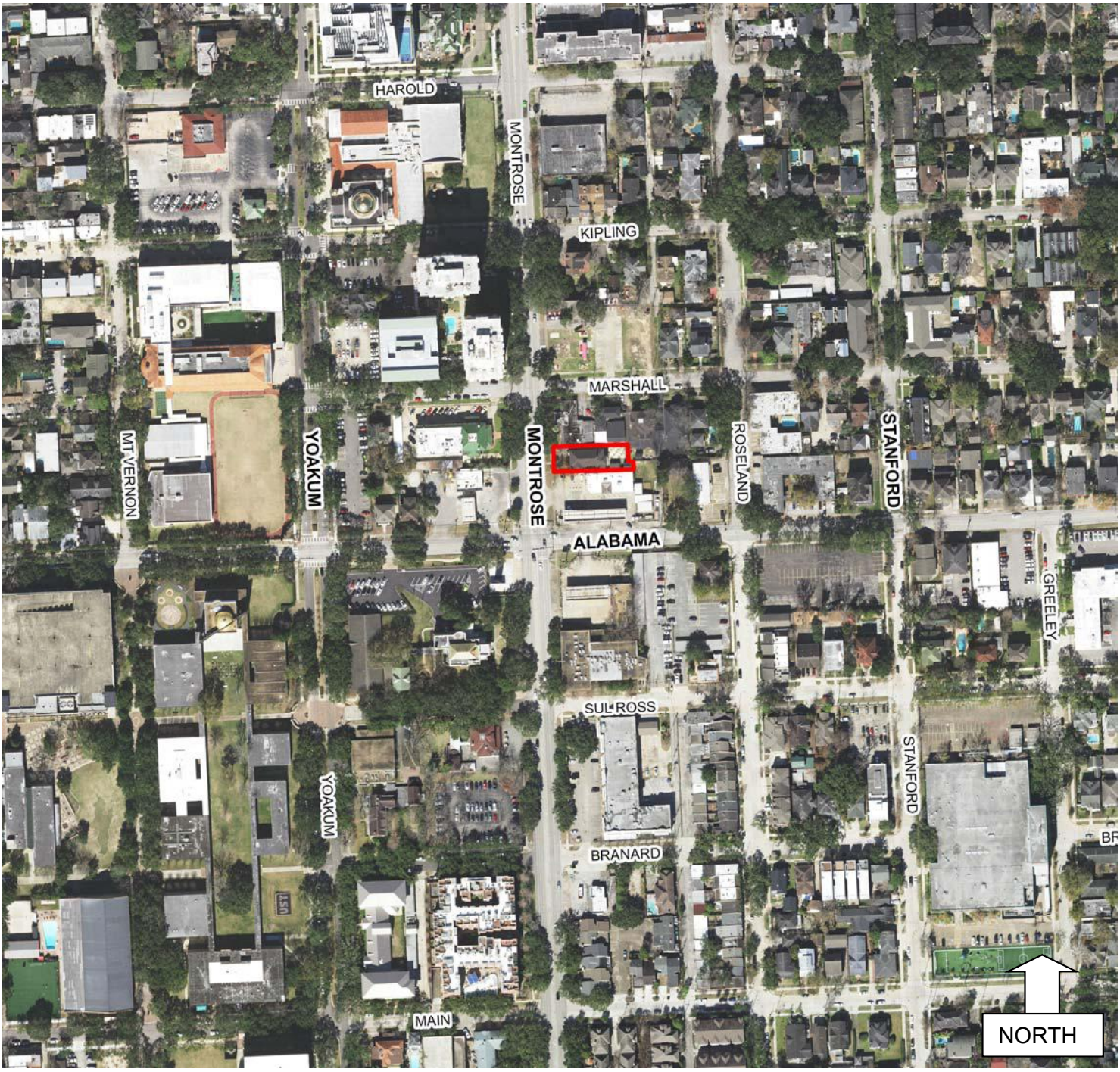
D – Variances Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Montrose Car Care

Applicant: The Interfield Group



D – Variances

Aerial

MARSHALL AVENUE
(60' R.O.W.)
(VOL. 5, PG. 32, H.C.M.R.)

LOT 5

LOT 5A

BLOCK 31
HOUSTON LAND
CORPORATION
(VOL. 5, PG. 32
H.C.M.R.)

LOT 6

LOT 6A

0.006 ACRES / 260.00 SQ. FT.
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSE.

MONTROSE BOULEVARD
(90' R.O.W.)

6.00'
16.66'
17.15'
10.64'
11.13'
90.04'

PROPOSED
3" CALIPER

PROPOSED 6' SIDEWALK

PROPOSED
3" CALIPER

10.49'
10.99'

15' PEDESTRIAN
REALM
(SEE PEDESTRIAN
REALM NOTES)

TWO STORY OFFICE

NO PARKING

NEW MECHANIC SHOP

25' UPDATED BUILDING LINE

UNRESTRICTED RESERVE
"A"
7,710.00 SF
(0.1770 ACRES)

5.00'

BLOCK 31
HOUSTON LAND
CORPORATION
(VOL. 5, PG. 32 H.C.M.R.)

RESTRICTED RESERVE "A"
MONTROSE SQAURE
F.C. NO. 617272, H.C.D.R.

WEST ALABAMA STREET
(60' R.O.W.)
(VOL. 5, PG. 32, H.C.M.R.)

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: MONTROSE CARE		
PROJECT: 3709 MONTROSE BLVD		
DATE: 04.20.23	PROJ #: 23011.00	SHEET NO. SK1
DRAWN BY: RA	CHECKED BY: MLV	OF 1
SCALE: NTS		

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0879
Plat Name: Montrose Car Care
Applicant: The Interfield Group
Date Submitted: 04/17/2023

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

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

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

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

April 21, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Montrose Car Care
REFERENCE NUMBER: 2023-0879

Dear Property Owner:

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

The Interfield Group., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to be less than 60 feet in width. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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

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

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

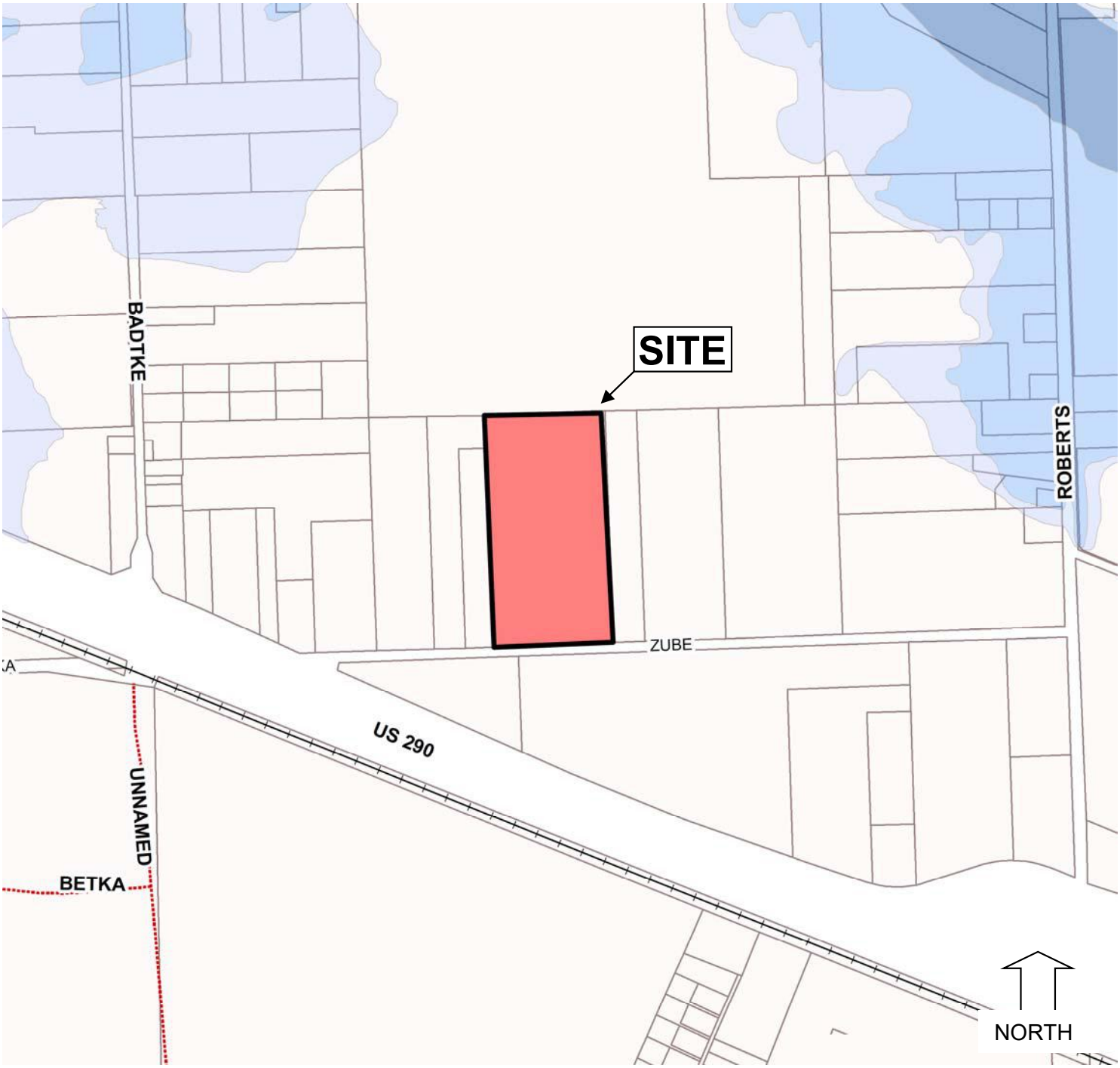
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Northwest Commercial Park (DEF 2)

Applicant: The Pinnell Group LLC



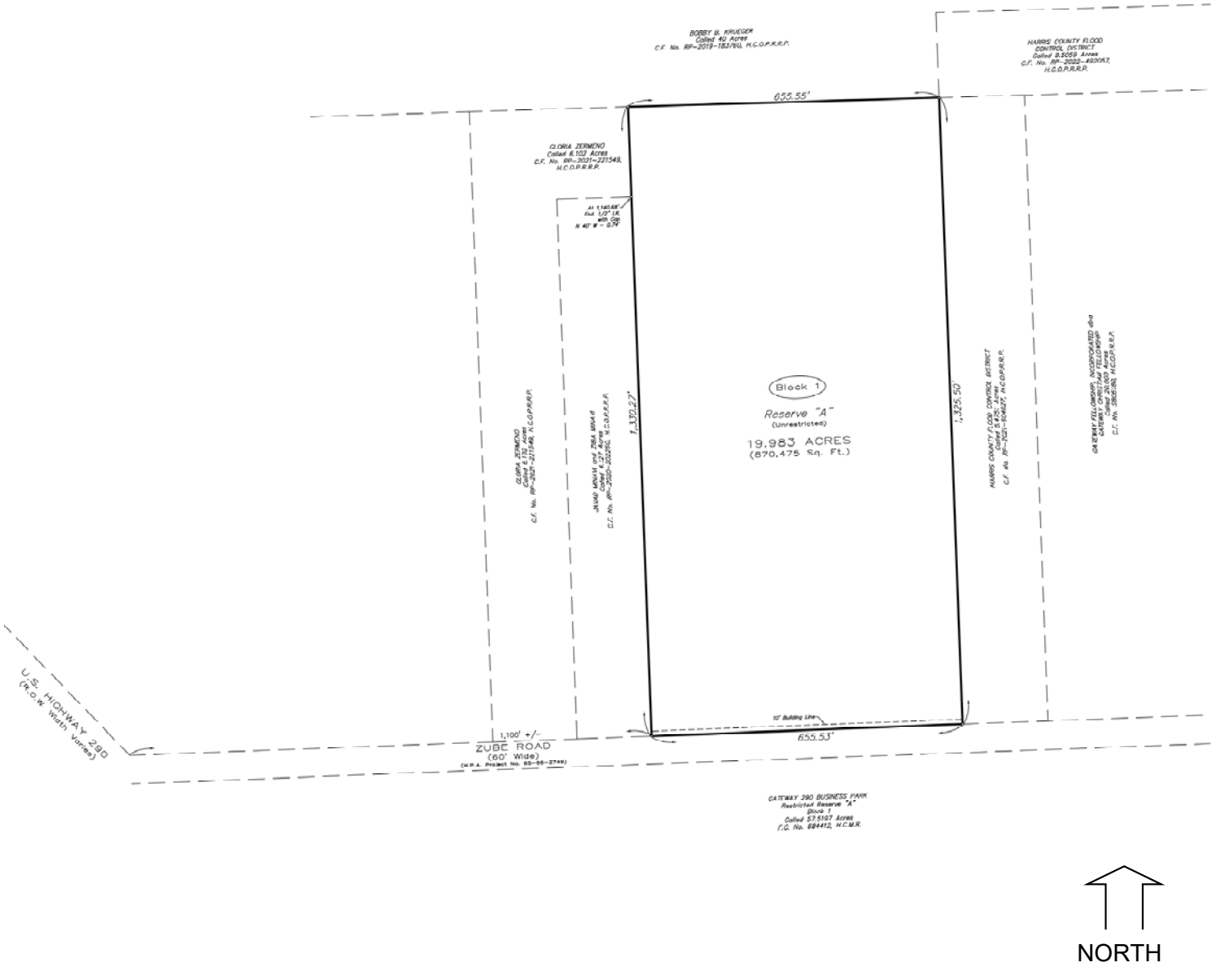
D – Variances **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Northwest Commercial Park (DEF 2)

Applicant: The Pinnell Group LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Northwest Commercial Park (DEF 2)

Applicant: The Pinnell Group LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0678
Plat Name: Northwest Commercial Park
Applicant: The Pinnell Group, LLC
Date Submitted: 03/31/2023

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

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

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

Chapter 42 Section: 42-138

Chapter 42 Reference:

Section Number 42-128 (Intersections of Local Streets)

Statement of Facts

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

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

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

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

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

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

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

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

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

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

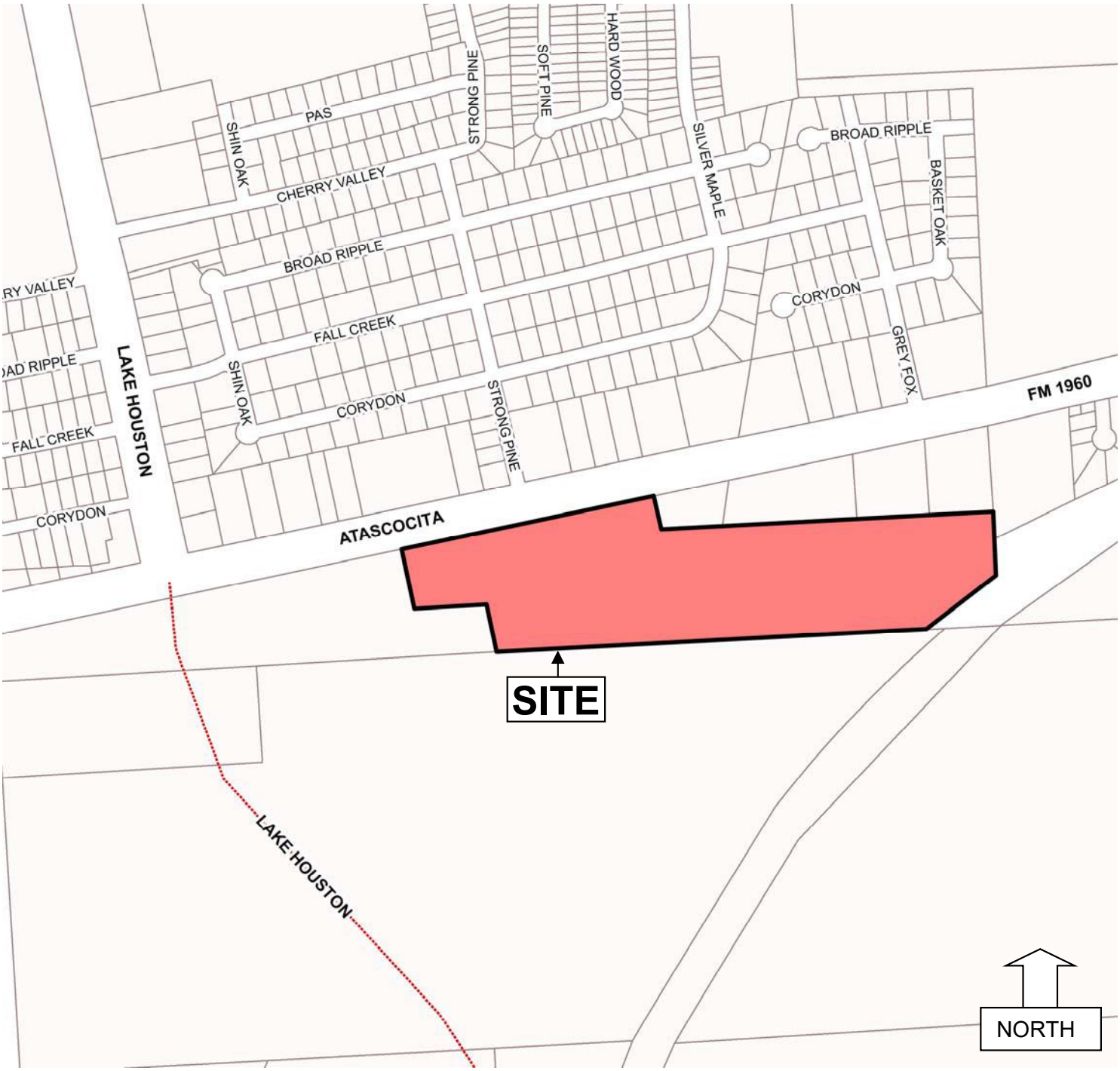
This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate a north/south street that has no proposed connection south to Highway 290 and could create an impractical development that would leave the possible mixing of heavy industrial/commercial and future residential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

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Miller Surveying Group

Applicant: SMS 1960 E LTD



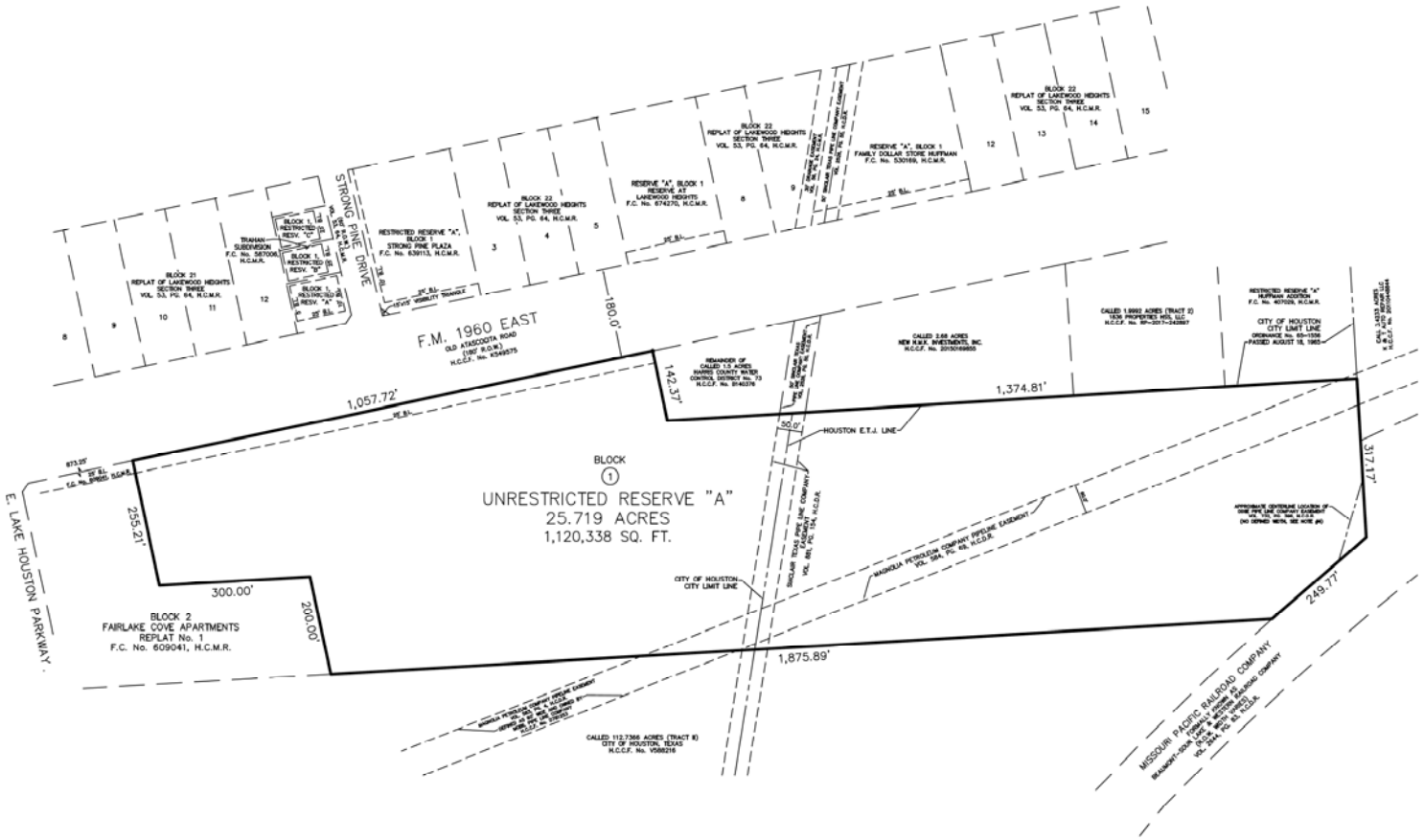
D – Variances **Site Location**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Miller Surveying Group

Applicant: SMS 1960 E LTD



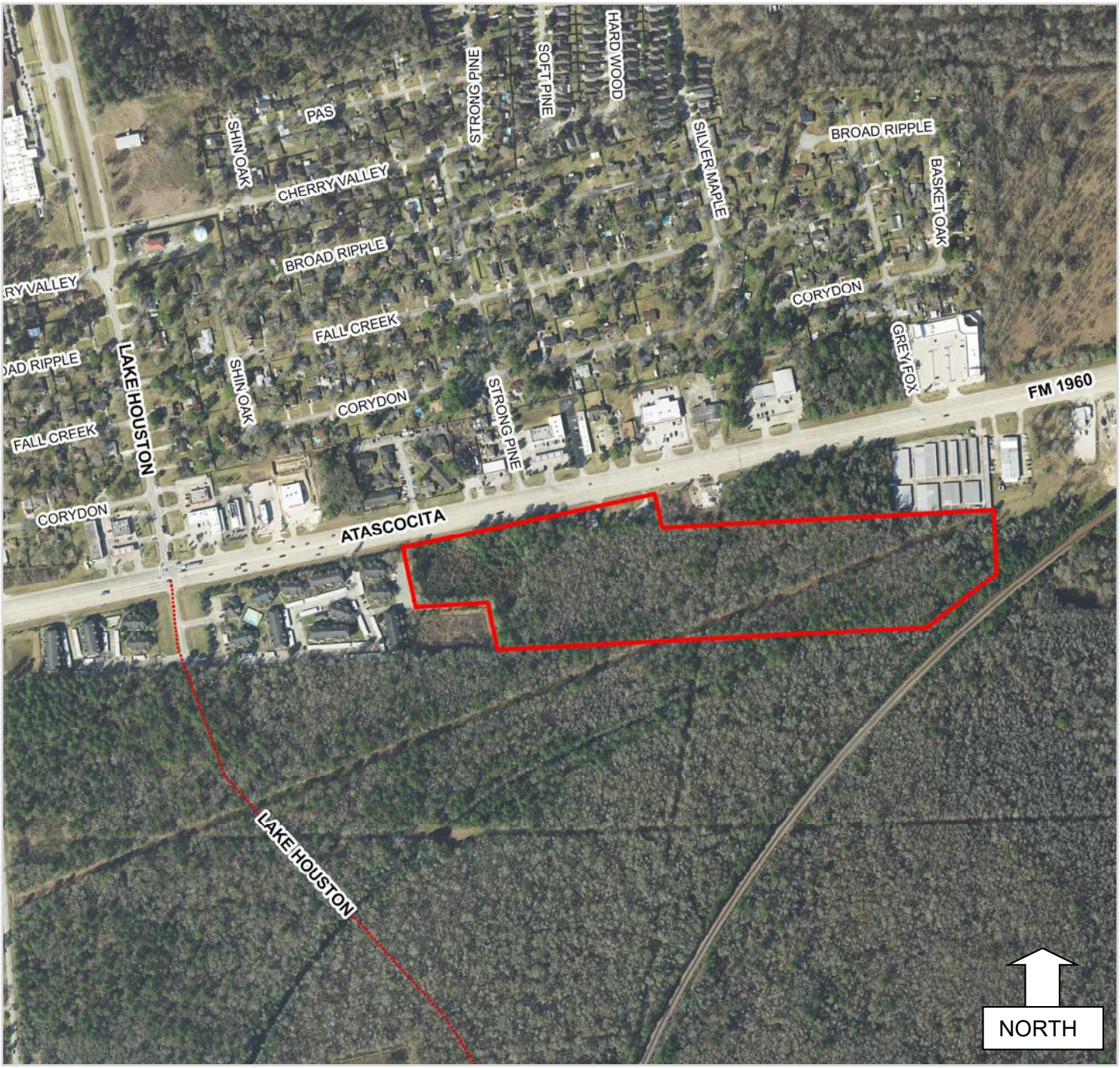
D – Variances **Subdivision**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Miller Surveying Group

Applicant: SMS 1960 E LTD



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0803
Plat Name: SMS 1960 E LTD
Applicant: Miller Survey Group
Date Submitted: 04/14/2023

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

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

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

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

May 3, 2023

NOTICE OF VARIANCE

PROJECT NAME: SMS 1960 E LTD
REFERENCE NUMBER: 2023-0803

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along FM 1960 east of FM 2100 and west of East Lake Houston Parkway. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Miller Survey Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate a north-south public street through the site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

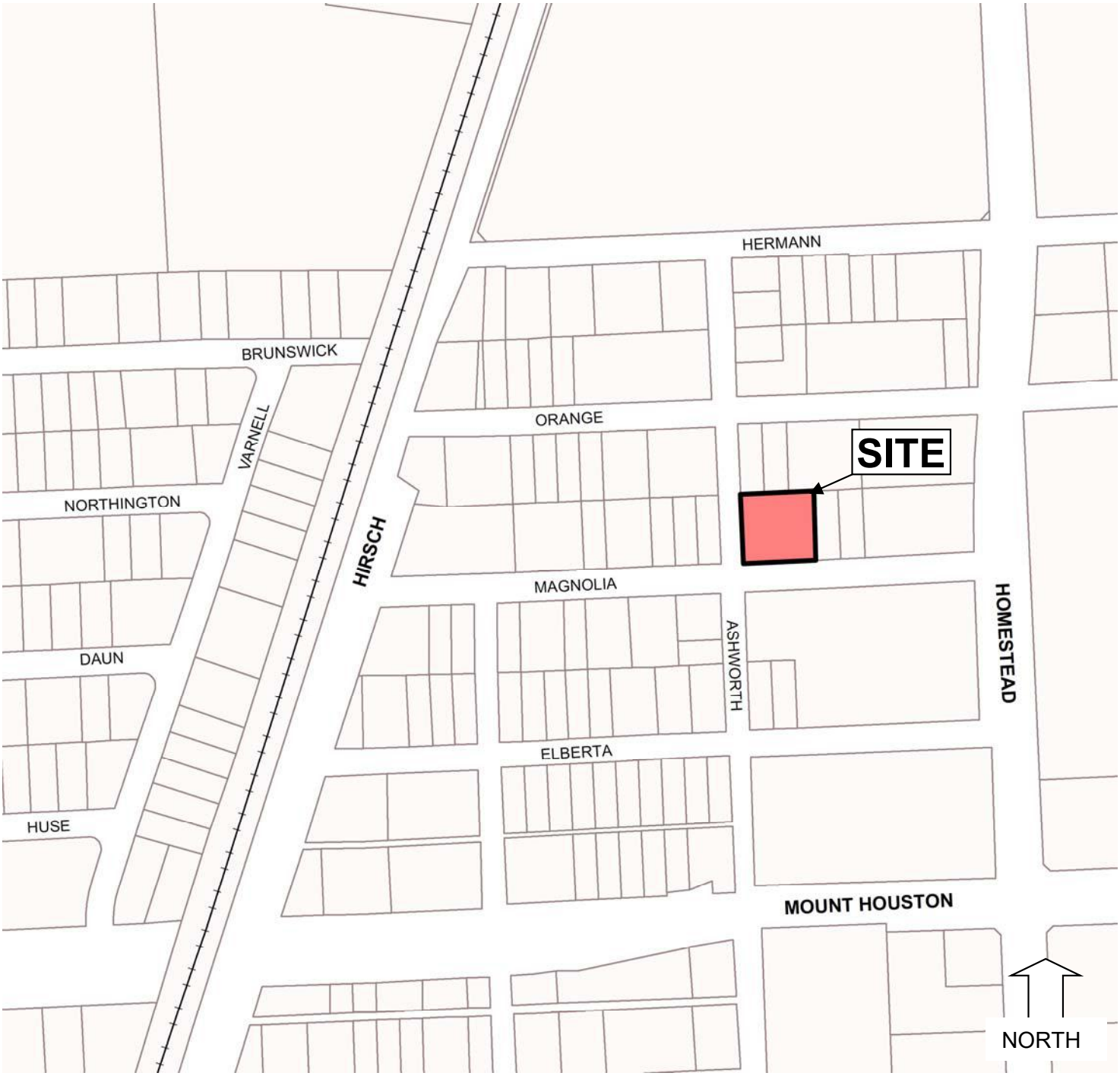
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



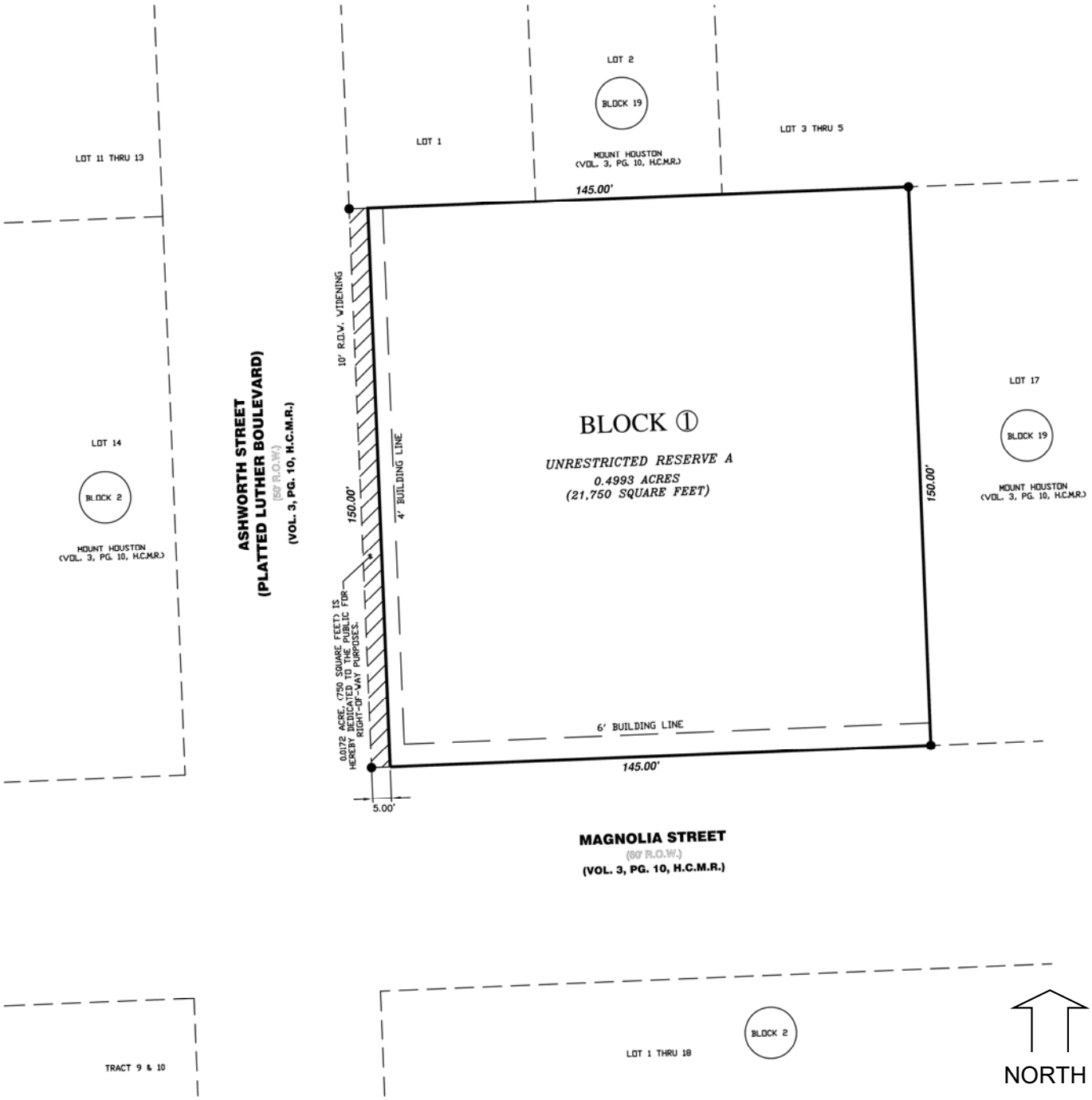
D – Variances **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 133

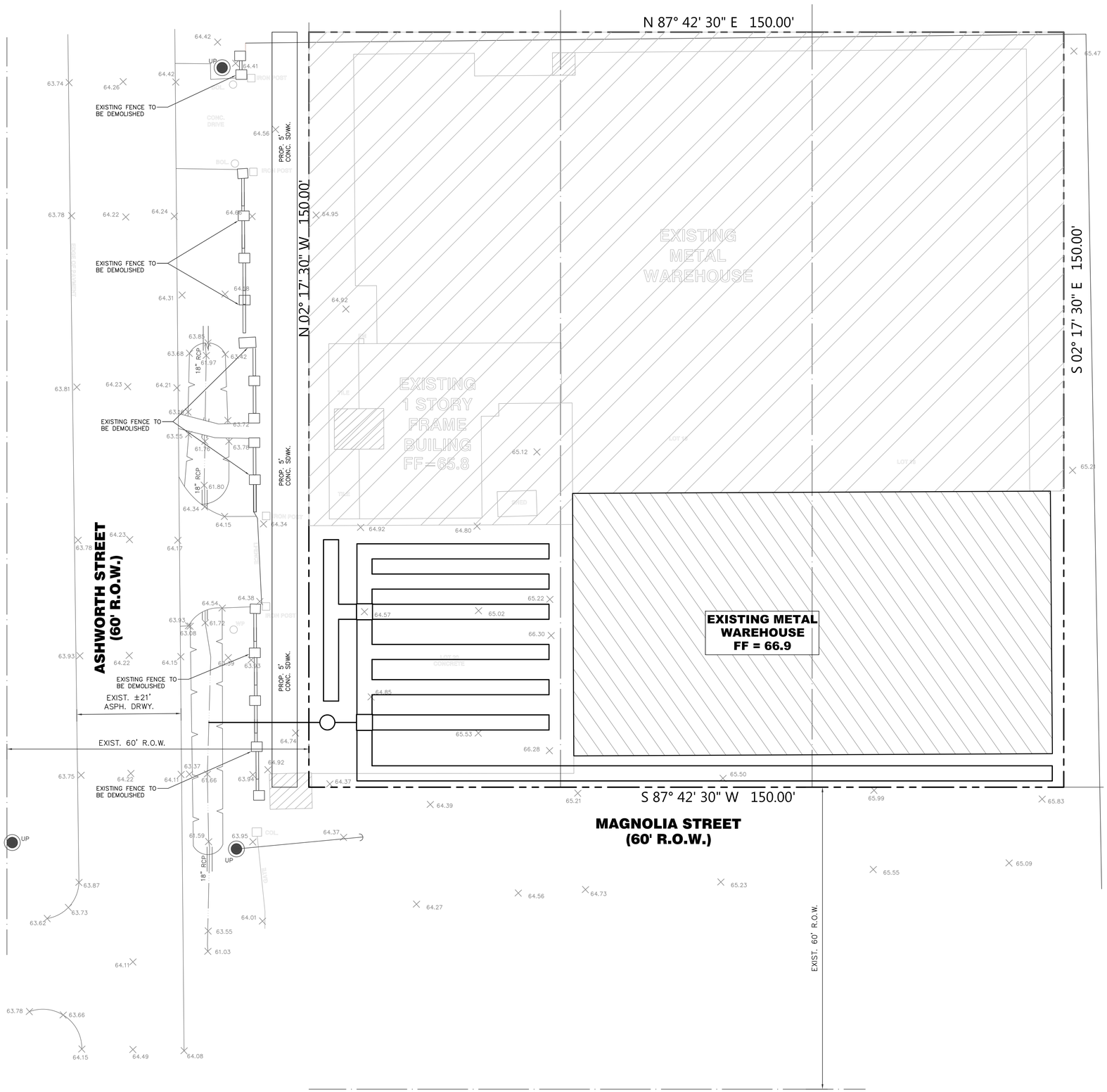
Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances Aerial



SCALE: 1"= 10'

0 10 20 40

LEGAL DESCRIPTION

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

BENCHMARK

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

FLOOD PLAIN DATA

PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" UNSHADED, AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0495L, DATED JUNE 18 2007.

NOTE: PRIOR TO CONSTRUCTION

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

LEGEND

	PROPERTY LINE
	STORM SEWER PIPE
	HIGH POINT
	FLOW DIRECTION
	STORM GRATE INLET
	STORM JUNCTION BOX
	STORM/SANITARY SEWER MANHOLE
A1 / 0.123 / 0.155 / 0.256	DRAINAGE AREA DESIGNATION / DRAINAGE AREA (ACRES) / DRAINAGE AREA FLOW RATE (CFS) / ACCUM FLOW RATE (CFS)
100	100-YR SHEET FLOW
	OFF-SITE SHEET FLOW ARROWS
86.00	EXISTING GRADE ELEVATIONS
FFE 88.00	FINISH FLOOR ELEVATION
TG 88.00	PROPOSED TOP OF GRATE ELEVATION
FL 88.00	FLOW LINE ELEVATION
G 88.00	PROPOSED GUTTER ELEVATION
TP 88.00	PROPOSED TOP OF PAVEMENT ELEVATION
TC 88.00	PROPOSED TOP OF CURB ELEVATION
TW 88.00	PROPOSED TOP OF SIDEWALK ELEVATION
FG 88.00	PROPOSED FINISHED GRADE ELEVATION
ME 88.00	MATCH EXISTING ELEVATION

CE
ENGINEERS & DEVELOPMENT CONSULTANTS

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

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WAREHOUSE ADDITION @ ASHWORTH STREET

11738 ASHWORTH STREET
HOUSTON, TEXAS 77050

REVISIONS

No.	DATE	DESCRIPTION

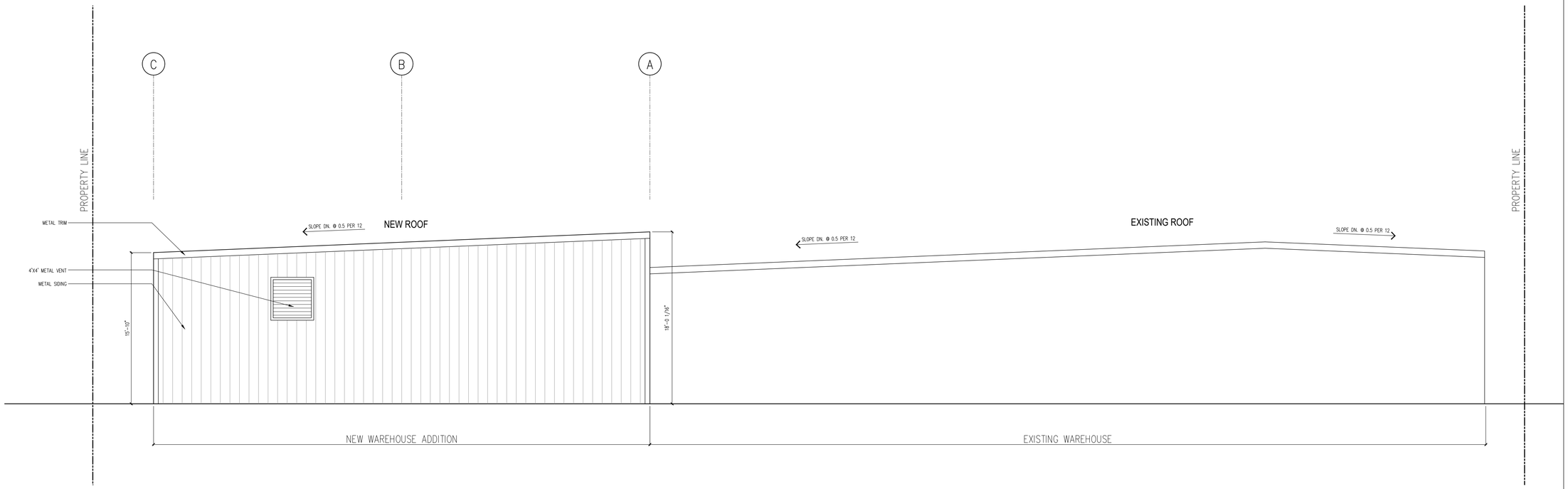
GENERAL NOTES

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

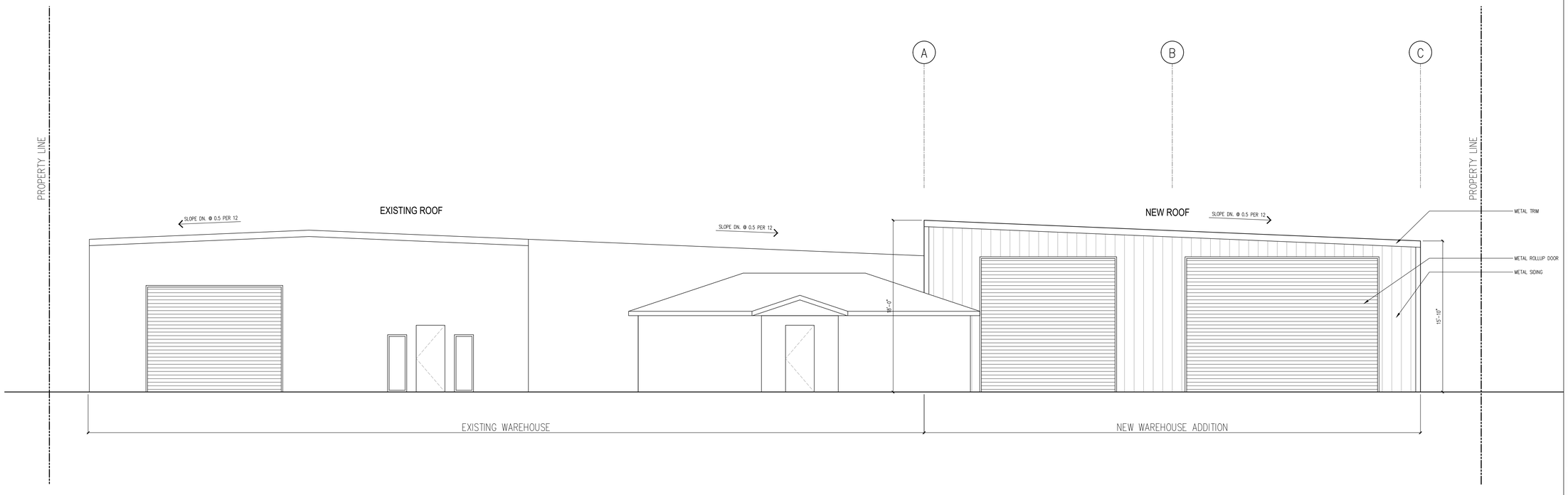
CIVIL SITE PLAN

DRAWING: **C1.7**

SHEET: **5 / 11**



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



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

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STAR WINDOWS
WAREHOUSE ADDITION

11738 ASHWORTH STREET, HOUSTON, TX 77050
STAR WINDOWS CORPORATION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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

REVISIONS

No.	DATE	DESCRIPTION

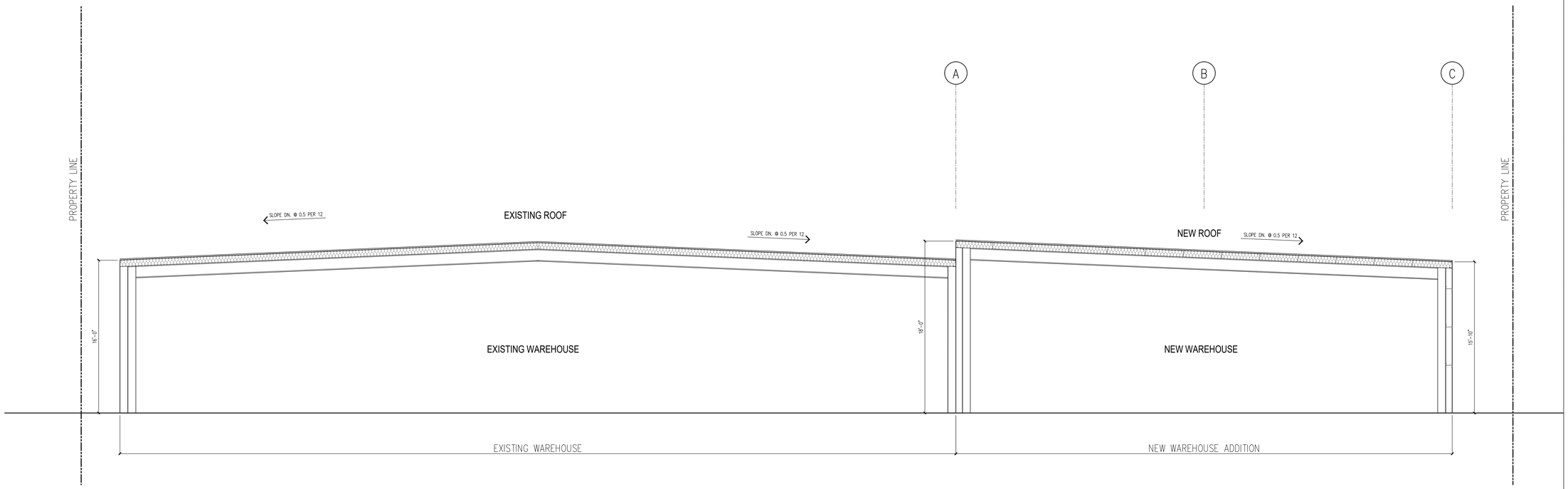
GENERAL NOTES

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

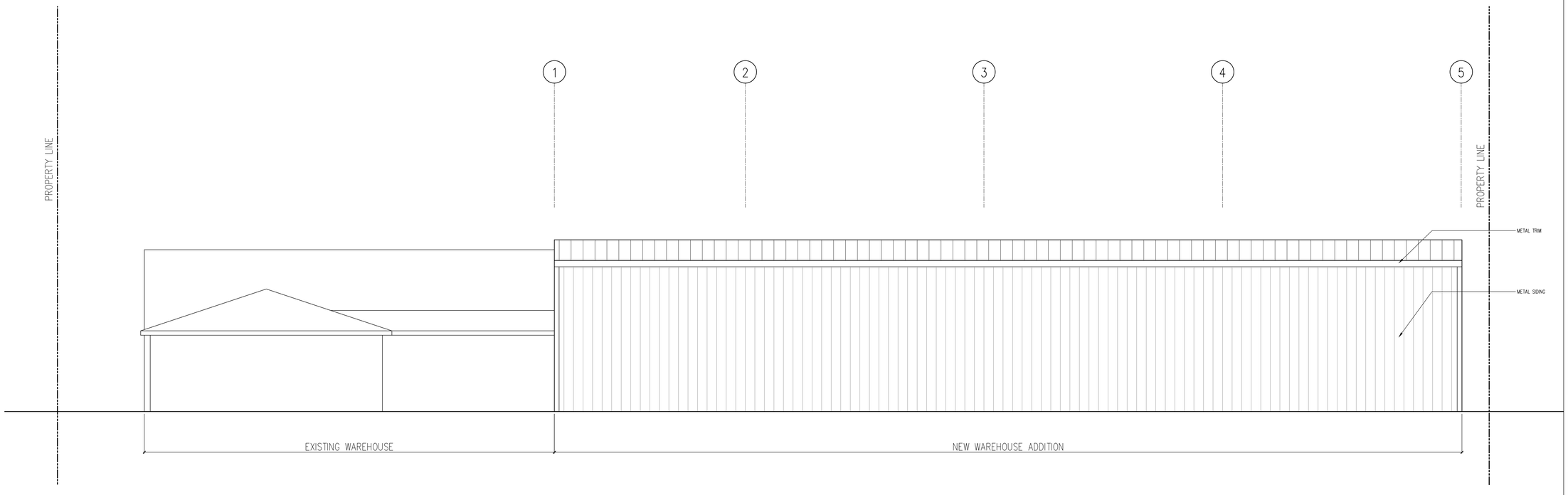
BUILDING ELEVATIONS

DRAWING: **A2.1.1**

SHEET: /



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



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

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STAR WINDOWS
WAREHOUSE ADDITION

11738 ASHWORTH STREET, HOUSTON, TX 77050
STAR WINDOWS CORPORATION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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

REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

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

BUILDING ELEVATIONS

DRAWING: **A2.1.2**

SHEET: /

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0659
Plat Name: Star Windows Business Center
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 03/20/2023

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

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

To allow for a 9' Building Line along Ashworth St instead of the ordinance required 10' Building Line for development along a collector street and to allow for a 6' Building Line along Magnolia St instead of the ordinance required 10' Building Line for development along a collector street.

Chapter 42 Section: 150

Chapter 42 Reference:

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

Statement of Facts

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

NA

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

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

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

The plat application is just for the purpose of creating one subdivision. The property already has two operating warehouses that are very close to the property line.

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

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

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

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

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

The developer is promising that we are not requesting for this 9’ Building Line and 6’ Building Line variance only because of economical hardship. Destroying the current warehouses would only cause more traffic and more disturbance in the neighboring areas, not making it pleasant for anyone that lives or commutes to this area.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0659
Plat Name: Star Windows Business Center
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 03/20/2023

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

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

To allow not to dedicate any feet to the Right of Way of Ashworth St which is 50' in front of the property.

Chapter 42 Section: 122

Chapter 42 Reference:

"(1) 60 feet; or (2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots that do not have driveway access to the collector street."

Statement of Facts

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

NA

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

The property has two existing warehouses currently in the property. One of the buildings unfortunately was built without the prior consent of City of Houston and is now completed with a 6' Building Line by Magnolia Street. Furthermore, the first warehouse was built in the past with a 9' Building Line by Ashworth Street. Both buildings are already in operating business and they cannot get destroyed due to the huge losses it would cause. The purpose of this plat is to adjoin all three lots, lots 18-20, block 20, into one reserve and reduce the building lines. Dedicating 5' to the Right of Way would make the existing building lines even smaller and would limit parking.

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

The plat application is just for the purpose of creating one subdivision. The property already has two operating warehouses that are very close to the property line.

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

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

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

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

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

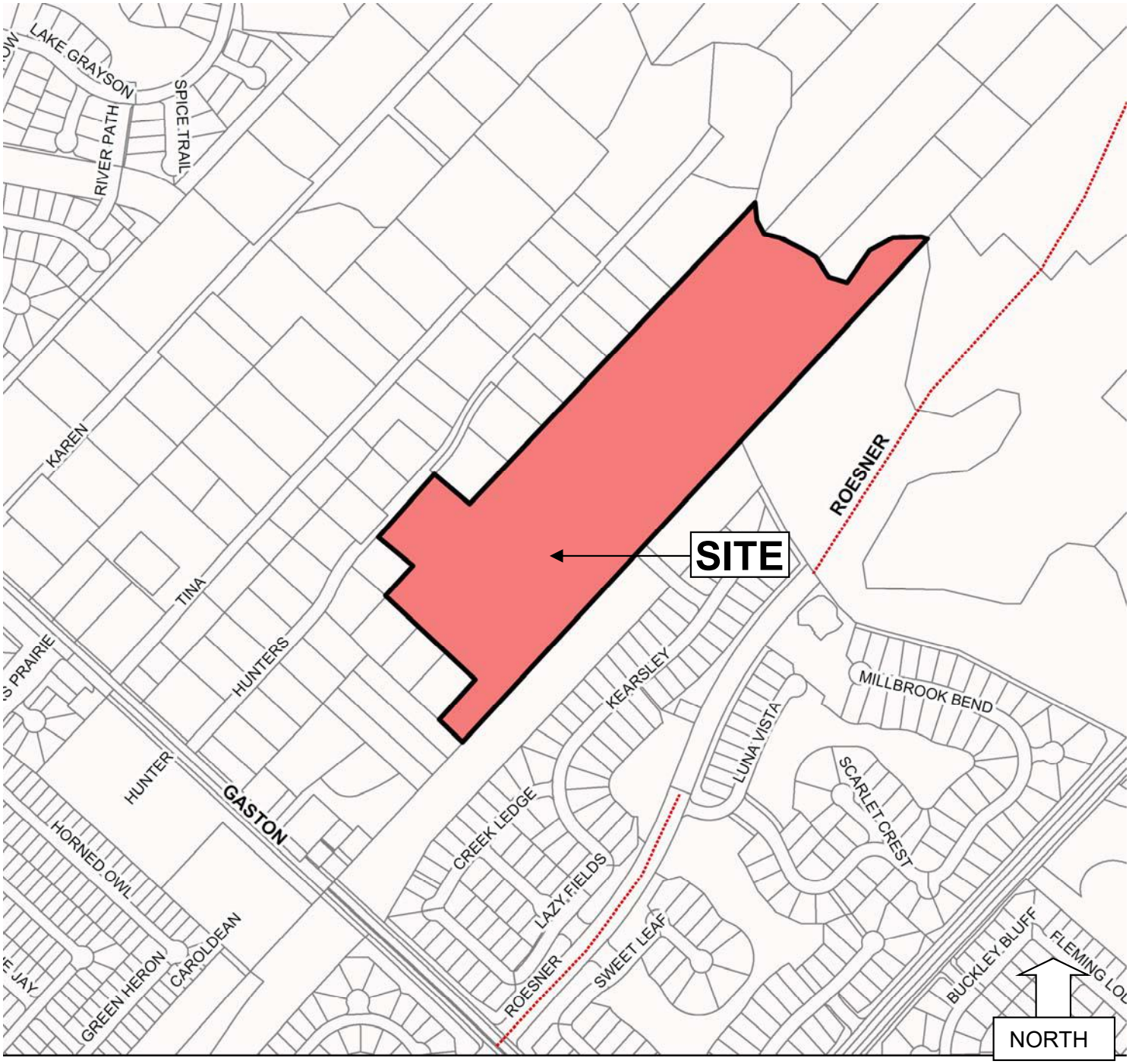
The developer is promising that we are not requesting for a Right of Way dedication exception only because of economical hardship. Destroying the current warehouses would only cause more traffic and more disturbance in the neighboring areas, not making it pleasant for anyone that lives or commutes to this area.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Tompkins Reserve GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

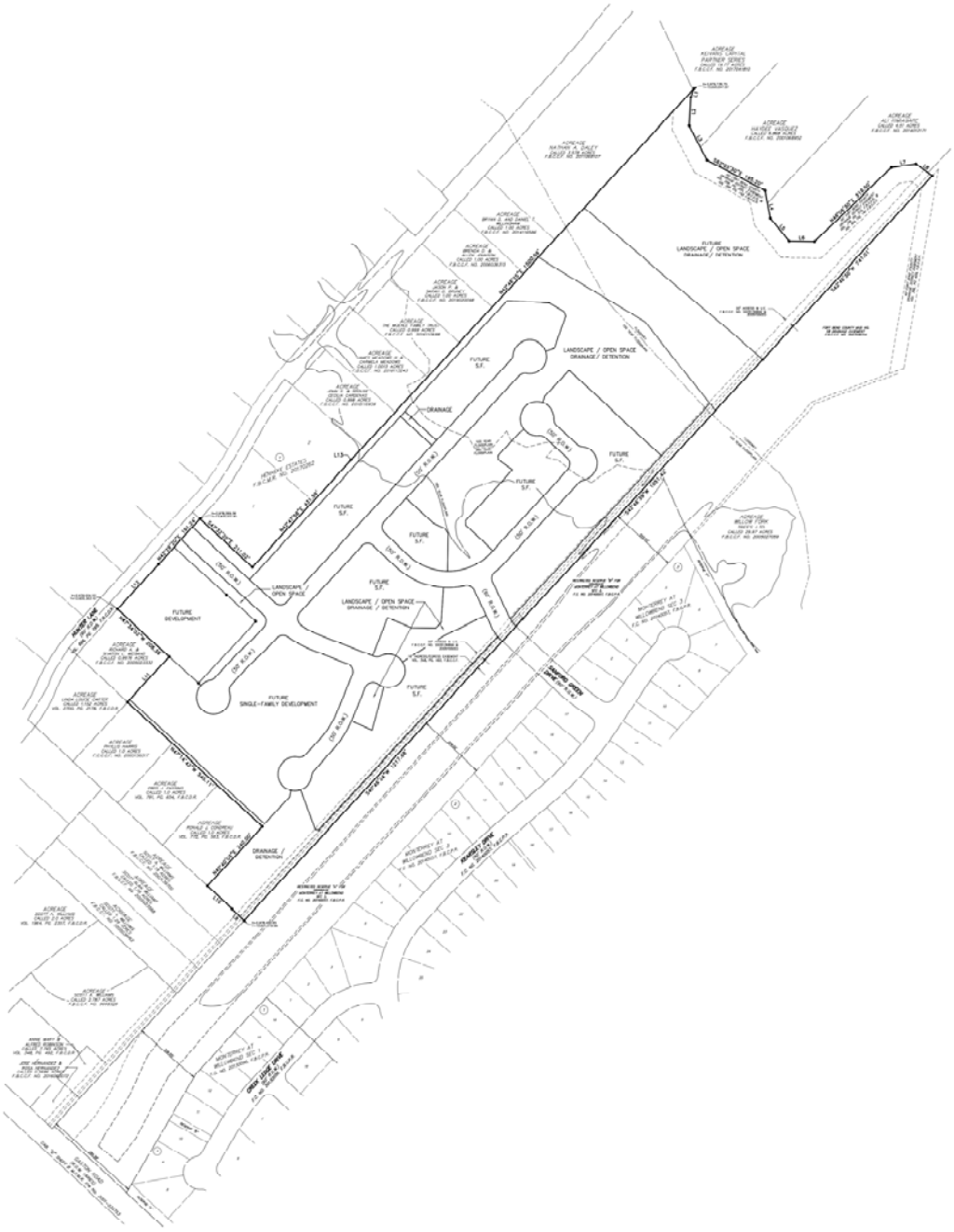
Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Tompkins Reserve GP (DEF 1)

Applicant: BGE, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 05/11/2023**

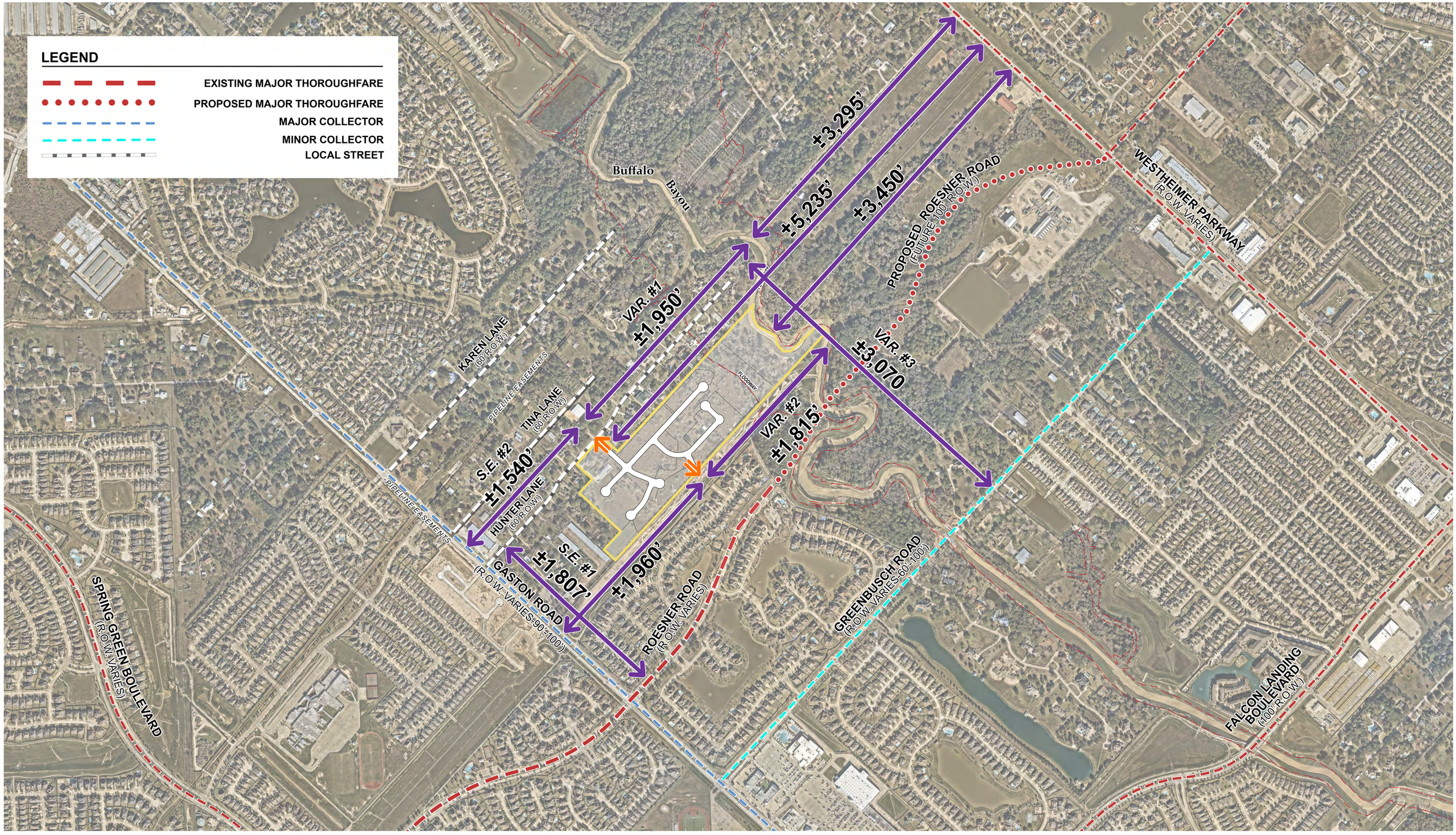
Subdivision Name: Tompkins Reserve GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial



INTERSECTION SPACING - EXHIBIT B

TOMPKINS RESERVES GENERAL PLAN

±40.73 ACRES OF LAND

FORT BEND COUNTY, TEXAS

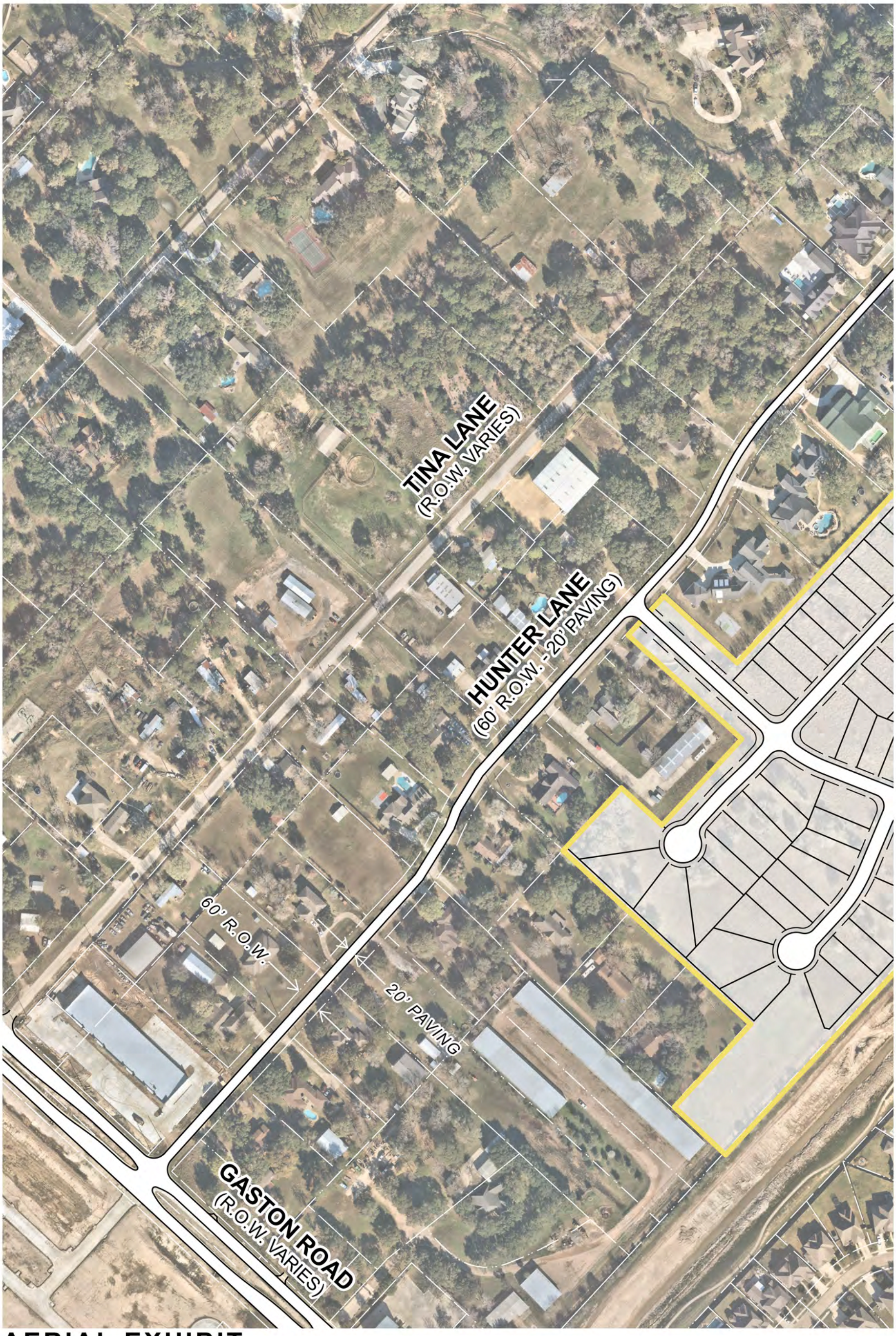
APRIL 14, 2023

BGE #9203-11

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

0 200 400 800

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AERIAL EXHIBIT

TOMPKINS RESERVE

±40.7 ACRES OF LAND

FORT BEND COUNTY, TEXAS

MAY 2, 2023

BGE #9203-11

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
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www.bgeinc.com

0 100 200 400

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NOTES: 1.001 ACRE TRACT

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, GF No. TST2310516, EFFECTIVE DATE OF MARCH 10, 2023, ISSUED DATE OF MARCH 16, 2023, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

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

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

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

NOTES: TRACTS 1-7

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, GF No. TST2310517, EFFECTIVE DATE OF MARCH 28, 2023, ISSUED DATE OF APRIL 3, 2023, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

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

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

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

SYMBOLS

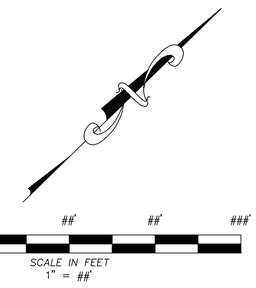
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
- = A.C. PAD
- = BLOW OFF VALVE
- = BOLLARD
- = CABLE BOX
- = CABLE MARKER
- = CLEAN-OUT
- = CURB INLET
- = E-INLET
- = ELECTRIC BOX
- = ELECTRIC MANHOLE
- = FIRE DEPARTMENT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

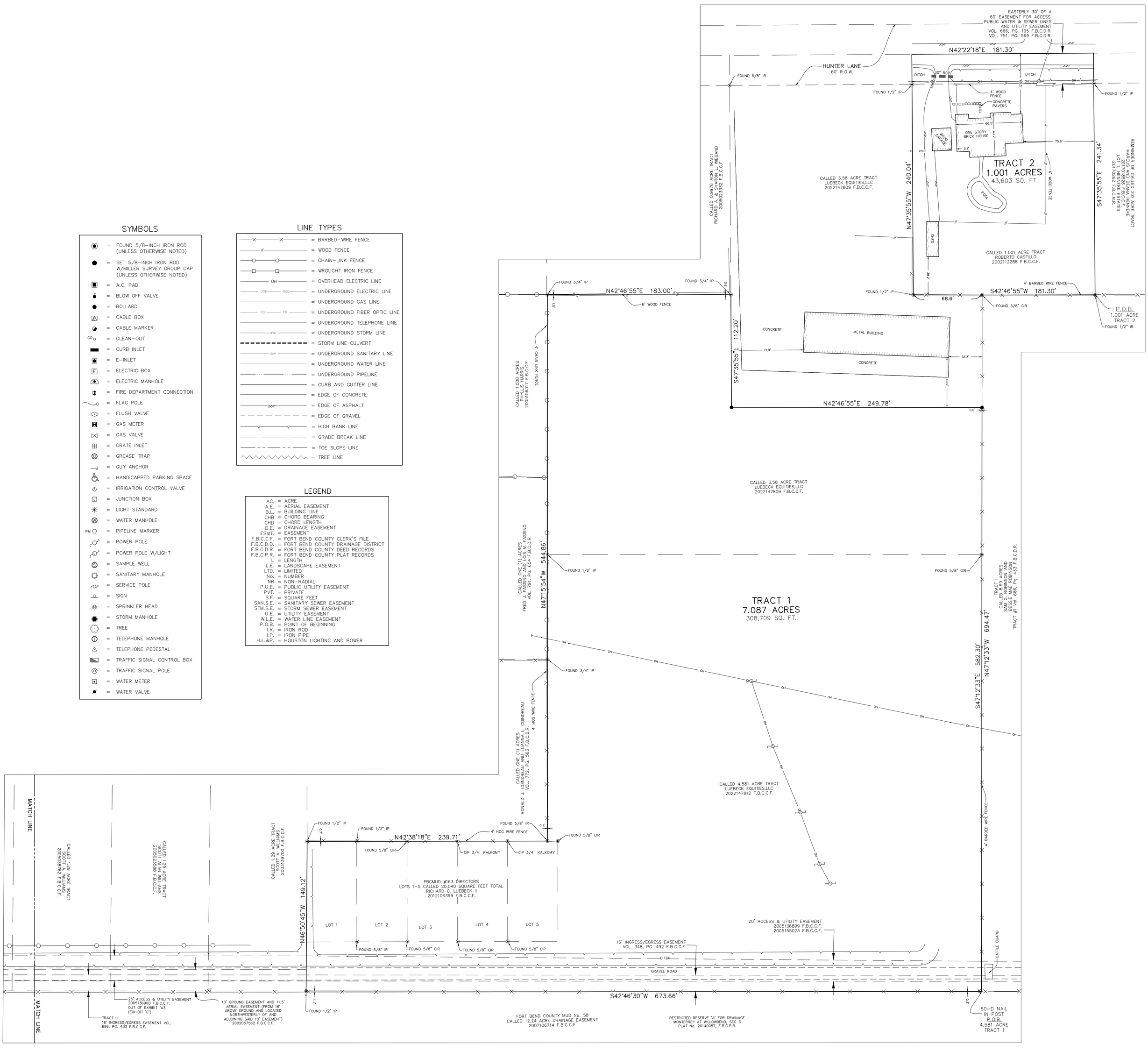
LINE TYPES

- = BARBED-WIRE FENCE
- = WOOD FENCE
- = CHAIN-LINK FENCE
- = WROUGHT IRON FENCE
- OH = OVERHEAD ELECTRIC LINE
- UGE = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND GAS LINE
- FO = UNDERGROUND FIBER OPTIC LINE
- = UNDERGROUND TELEPHONE LINE
- STM = UNDERGROUND STORM LINE
- = STORM LINE CULVERT
- SAN = UNDERGROUND SANITARY LINE
- = UNDERGROUND WATER LINE
- = UNDERGROUND PIPELINE
- = CURB AND GUTTER LINE
- = EDGE OF CONCRETE
- = EDGE OF ASPHALT
- = EDGE OF GRAVEL
- = HIGH BANK LINE
- = GRADE BREAK LINE
- = TOE SLOPE LINE
- = TREE LINE

LEGEND

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





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

DATED THIS THE 25TH DAY OF APRIL 2022

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 04/25/2023

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

10426 GASTON ROAD,
KATY, TEXAS

REVISED:

LAND TITLE SURVEY
7.087 ACRES
(308.709 SQ. FT.)
& 1.001 ACRES
(43,603 SQ. FT.)
LOCATED IN THE
GEORGE W. CARTWRIGHT SURVEY, A-149
FORT BEND COUNTY, TEXAS

MILLER SURVEY
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

JOB No.: 4385-BDY	SCALE: 1"= 40'	DATE: 04/25/2023	FIELD BOOK: 23031
DWG. No.: 4385-BDY-2.DWG	DRAWN BY: ZRC	CHECKED BY: JMO	M&B No.: 231140/231141

H:\A JOB FOLDER\4385-WHEATFALL-ROBINSON\DWG\4385-BDY-2.DWG 4/25/23 Zachary Clark

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

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

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

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

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

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

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

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

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

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

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

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

Chapter 42 Reference:

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

Statement of Facts

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

n/a

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

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

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

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

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

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

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

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity and will therefore not be injurious to the public health, safety, or welfare.

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

The existing natural constraints and overall existing conditions surrounding the proposed development create limitations for an additional east-west street connection, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

To not provide an east-west street and to exceed the maximum intersection spacing for a distance of 3,708 feet for an east-west street between Sanford Green Drive and Westheimer Parkway, in lieu of the required 2,000 feet.

Chapter 42 Section: 42-128 (a)(1)(2); 42-130 (a)(5)

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

Statement of Facts

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

n/a

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

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

thoroughfares along with Greenbusch Road, a designated minor collector, which circulate traffic through the area. Additionally, Gaston Road is an existing major collector that connects to major thoroughfare Roesner Road which will eventually provide a connection north of Bufflo Bayou adjacent to the proposed development. The tract's proposed land use is single-family with designated open space areas to preserve specific existing natural features created by Buffalo Bayou. The existing 200' drainage canal (Silver Ranch Drainage Channel) adjacent to the site's eastern boundary which outfalls into Buffalo Bayou, allows an intersection spacing exception of 2,000 feet per ordinance requirements, rather than the standard intersection spacing of 1,400 feet. Roesner Road, an existing major throughfare within the Monterrey at Willowbend subdivision, is planned to be extended across Buffalo Bayou and intersect with Westheimer Parkway to the north. A portion of Roesner Road from Gaston Road, a Major Collector, has already been constructed and the remainder has been platted to Buffalo Bayou. The tracts just north of the site and bayou consist of several large single-family home sites, horse stables, a church, and a large 84-acre industrial site. The proposed alignment of Roesner Road provides sufficient north-south connection to Westheimer Parkway, allowing existing east-west streets north of the bayou to make a more direct connection, therefore increasing connectivity in the area between the surrounding properties. The subject site proposes connections to the existing local streets Hunter Lane and Sanford Green Drive, and the proposed development will satisfy and exceed the points of access requirements set forth under Chapter 42-189. Strict application of the ordinance would not be feasible due to the existing single family residential subdivisions to the east and west of the site, as well as Buffalo Bayou, however, the proposed development is providing street connections where feasible to support vehicular circulation both within the site and the adjacent subdivisions. Due to the existing drainage channel to the east, and existing single-family subdivision to the west, there are not any feasible opportunities to create an east-west street within the development. Furthermore, there would be no benefit to circulation by adding the additional required east-west street within our property due to existing homes east of the 200' drainage canal and the floodway created by Buffalo Bayou.

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

The site is directly adjacent to an existing 200-foot drainage canal to the east and Buffalo Bayou to the north. There are existing single-family homes along the western and eastern property boundaries as well as areas that are made undevelopable by floodway. The granting of the variance requests are not a result of a hardship imposed by the applicant due to the existing natural drainage constraints as well as the existing single-family developments.

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

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

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity and will therefore not be injurious to the public health, safety, or welfare.

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

The existing natural constraints and overall existing conditions surrounding the proposed development create limitations for an additional east-west street connection, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

To not provide a north-south street and to exceed the maximum intersection spacing for a distance of approximately 3,070 feet between Hunter Lane and Greenbusch Road, in lieu of the required 2,000 feet.

Chapter 42 Section: 128 (a)(1)(2); 42-130 (a)(5)

Chapter 42 Reference:

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

Statement of Facts

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

n/a

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

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

with Westheimer Parkway to the north. A portion of Roesner Road from Gaston Road, a Major Collector, has already been constructed and the remainder has been platted to Buffalo Bayou. The tracts just north of the site and bayou consist of are several large single-family home sites, horse stables, a church, and a large 84-acre industrial site. The proposed alignment of Roesner Road provides sufficient north-south connection to Westheimer Parkway, allowing existing east-west streets north of the bayou to make a more direct connection, therefore increasing connectivity in the area between the surrounding properties. The subject site proposes connections to the existing local streets Hunter Lane and Sanford Green Drive, and the proposed development will satisfy and exceed the points of access requirements set forth under Chapter 42-189. Strict application of the ordinance would not be feasible due to the existing single-family residential subdivisions to the east and west of the site, as well as Buffalo Bayou, however, the proposed development is providing street connections where feasible to support vehicular circulation both within the site and the adjacent subdivisions. North of the bayou, there are large acre home sites as well as an ±84-acre industrial site. The tracts located to the north of Buffalo Bayou are impacted by the existing floodway and floodplain, and the properties are under separate ownership which makes a proposed street connection infeasible. There would be little benefit to circulation by adding the required north-south street through the site because the proposed major thoroughfare, Roesner Road, plans to cross the Buffalo Bayou adjacent to the subject site and the close proximity to Greenbusch Road, a minor collector which is already constructed, provides connectivity to Westheimer Parkway.

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

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

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

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

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

The proposed streets within the subject site and both existing and proposed major streets within the surrounding area will provide sufficient circulation and connectivity and will therefore not be injurious to the public health, safety, or welfare.

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

The existing natural constraints and overall existing conditions surrounding the proposed development create limitations for a north-south street connection, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Tompkins Reserve Sec 1

Applicant: BGE, Inc.



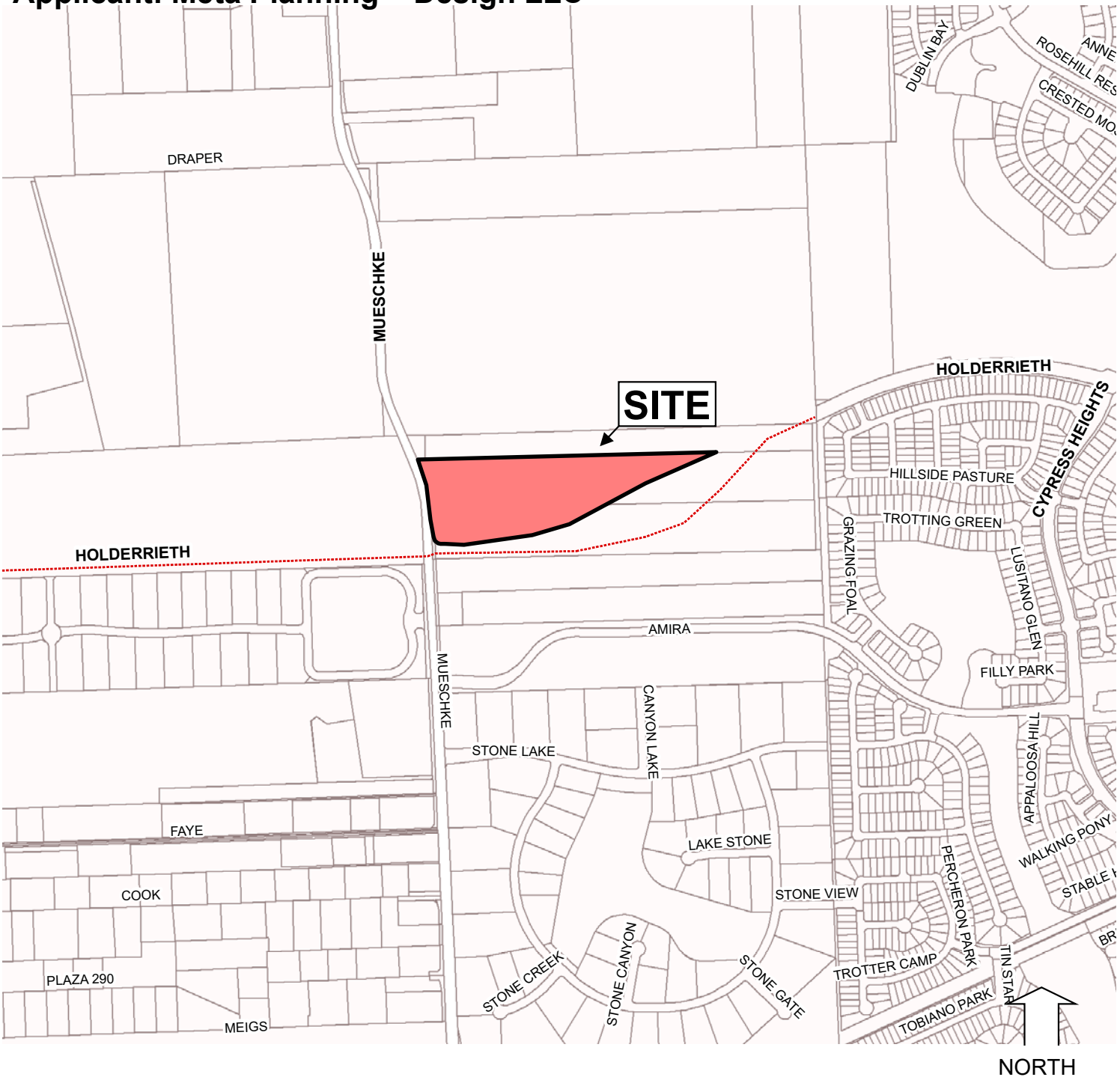
D – Variances Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Amira Sec 26

Applicant: Meta Planning + Design LLC



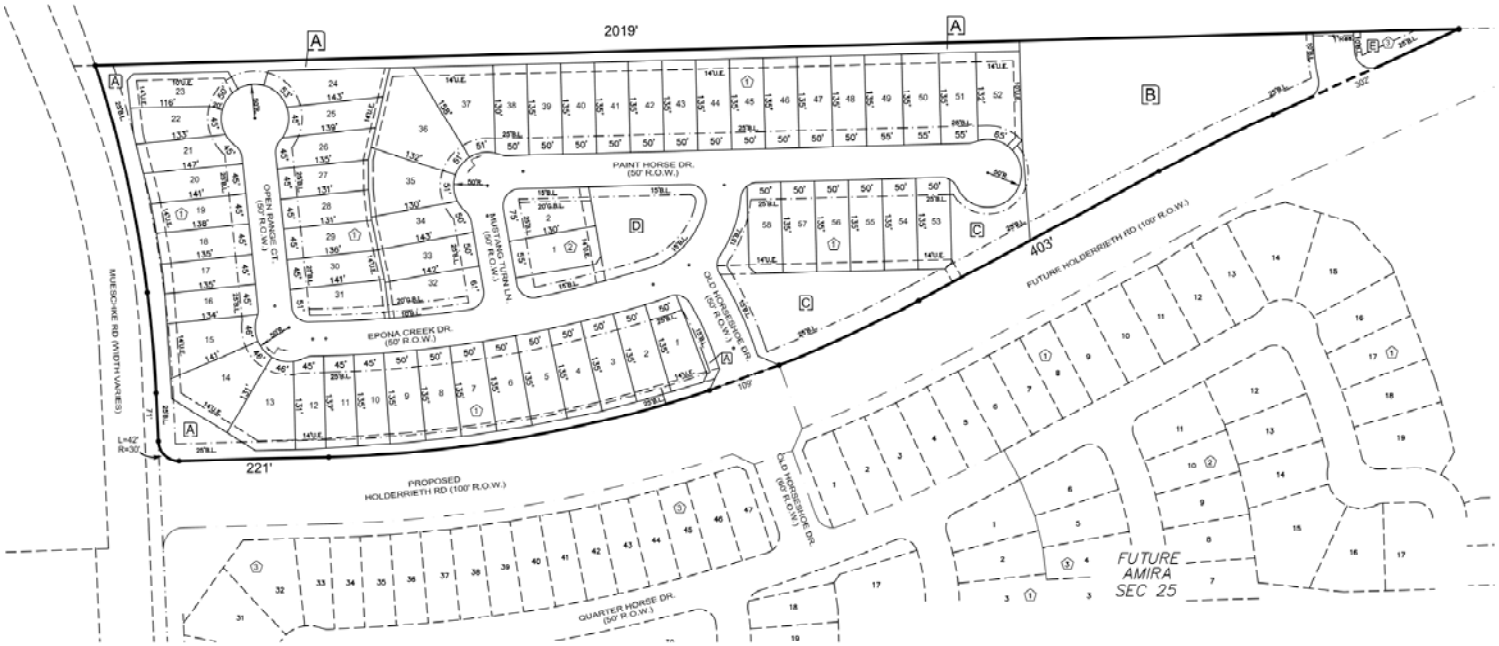
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Amira Sec 26

Applicant: Meta Planning + Design LLC



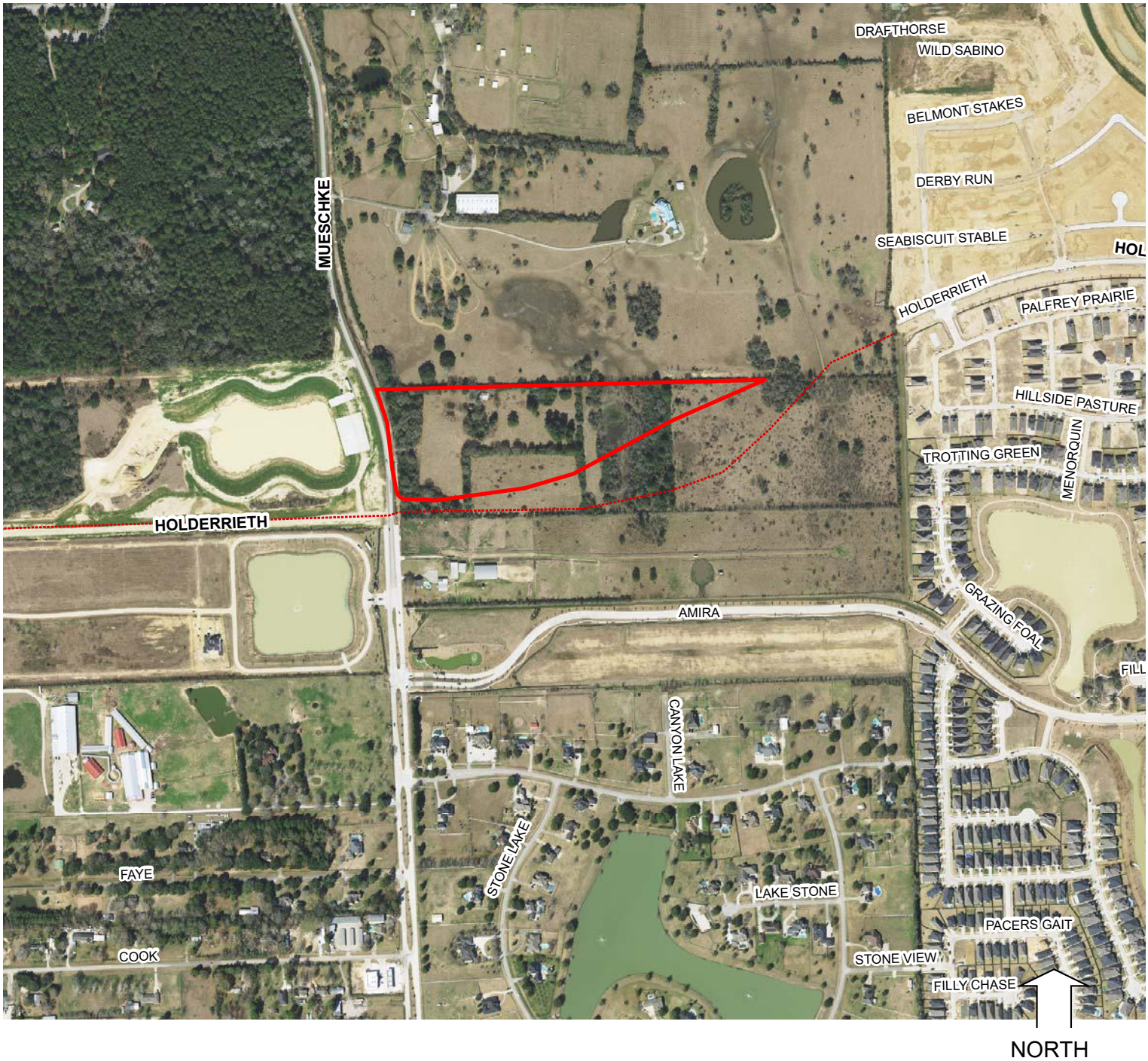
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Amira Sec 26

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial



a special exception exhibit for

AMIRA

±69.8 ACRES OF LAND

prepared for

BEAZER HOMES TEXAS HOLDINGS, INC & GP 344, LTD

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 50 100 200

MTA-0436
APRIL 27, 2023

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1000
Plat Name: Amira Sec 26
Applicant: Meta Planning + Design LLC
Date Submitted: 05/01/2023

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

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

To allow for an intersection spacing of 1,805' between existing Mueschke Road and proposed Tall Cob Drive along the northern project boundary.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

(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 Amira development is a ±555.9-acre single-family residential community located in the northwestern portion of Houston's ETJ within Harris County. The development spans from the Grand Parkway to the south and abuts the Rosehill Reserve subdivision to the north. Mueschke Road runs along the western boundary of the development. Sec 26 is located in the northwestern portion of the development and is bound by undeveloped property to the north, Holderrieth Road to the south and Mueschke Road to the west. The subject request is to allow an intersection spacing of 1,805' along the northern boundary of Section 26 in order to provide for proper access to Holderreith Road for the undeveloped property to the north and adequate traffic circulation for the surrounding area. In order to meet the 1400' local street intersection requirements from Mueschke Rd per Chapter 42, a local stub street would be required on the western side of the proposed detention area within Section 26. This would require future traffic from the undeveloped property to the north to circulate through the residential area in order to reach Holderrieth Road. Moving the stub street to the proposed location allows for direct access from the adjacent tract to the major thoroughfare while allowing traffic to bypass the small residential area. Additionally, the proposed stub street addresses major thoroughfare intersection spacing along Holderrieth Road as it would provide the necessary intersections to meet the intentions of Chapter 42. The proposed layout provides the best alignment to meet the circulation and access needs of the surrounding area. While this special exception request is technically addressing local street intersection spacing, the circumstances of this specific instance also make this a major thoroughfare spacing situation, in which the proposed layout meets the intention of Chapter 42's requirement of a maximum of 2,600' between intersections. Additionally, the proposed layout provides direct access to Holderrieth Road for the undeveloped property to the north as opposed to traffic from that property having to pass through section 26, a residential area, before entering Holderrieth Road. The proposed alignment is a

solution that provides a safer and more efficient street network while also meeting the intent of Chapter 42. Traffic circulation will not be harmed with the granting of this special exception.

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

The special exception will allow a deviation of 29% and will achieve a result contemplated by the standard in Article III of Chapter 42.

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

The proposed modification is a 29% deviation from the standard, allowing for an increase in local street intersection spacing, which is not disproportionate to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the nature and surrounding circumstances of the proposed special exception.

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

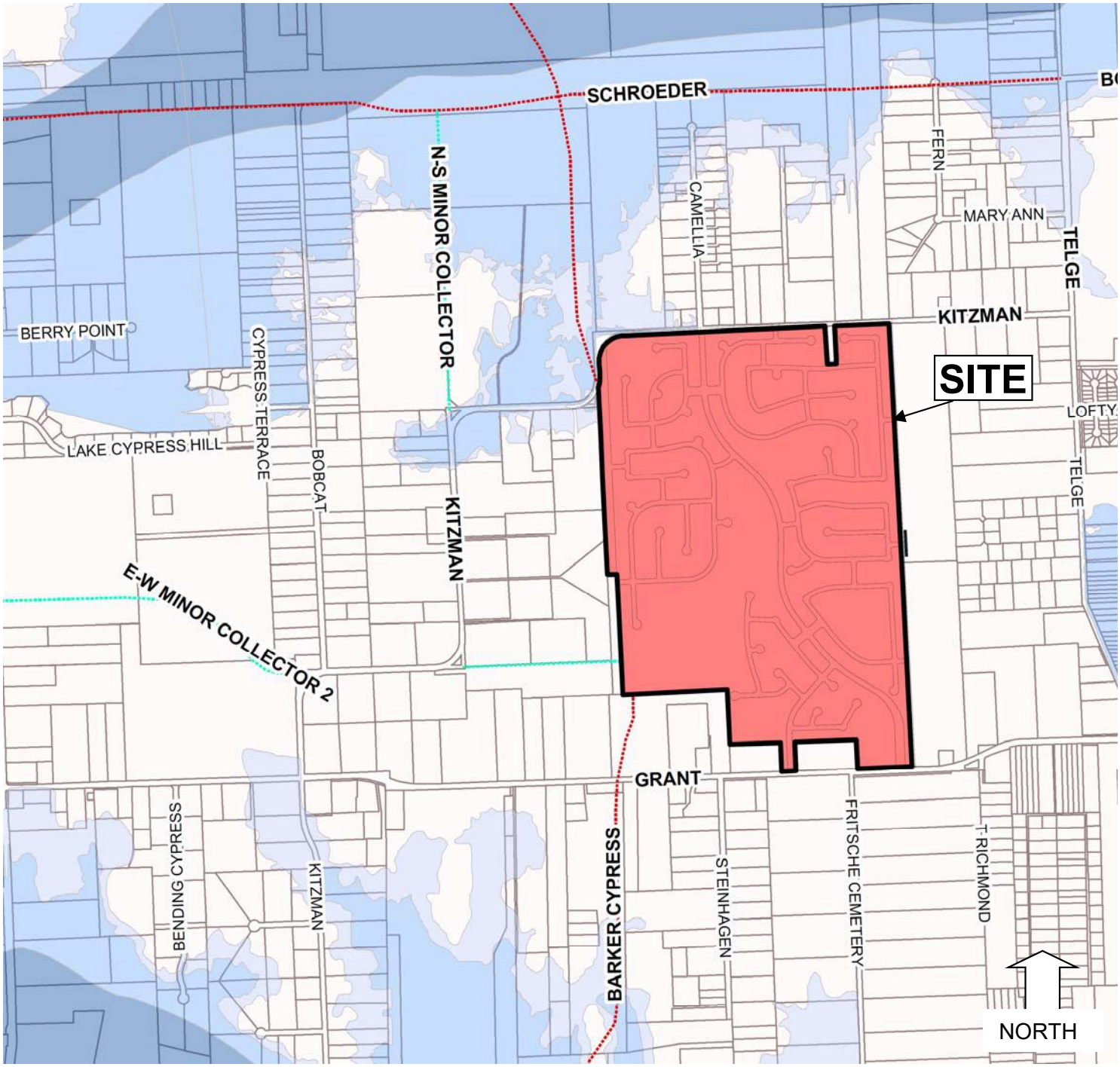
The granting of the special exception will allow for better and safer traffic circulation, and is therefore not injurious to the public health, safety, and welfare

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Quarry on Grant GP

Applicant: IDS Engineering Group



E – Special Exceptions Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Quarry on Grant GP

Applicant: IDS Engineering Group



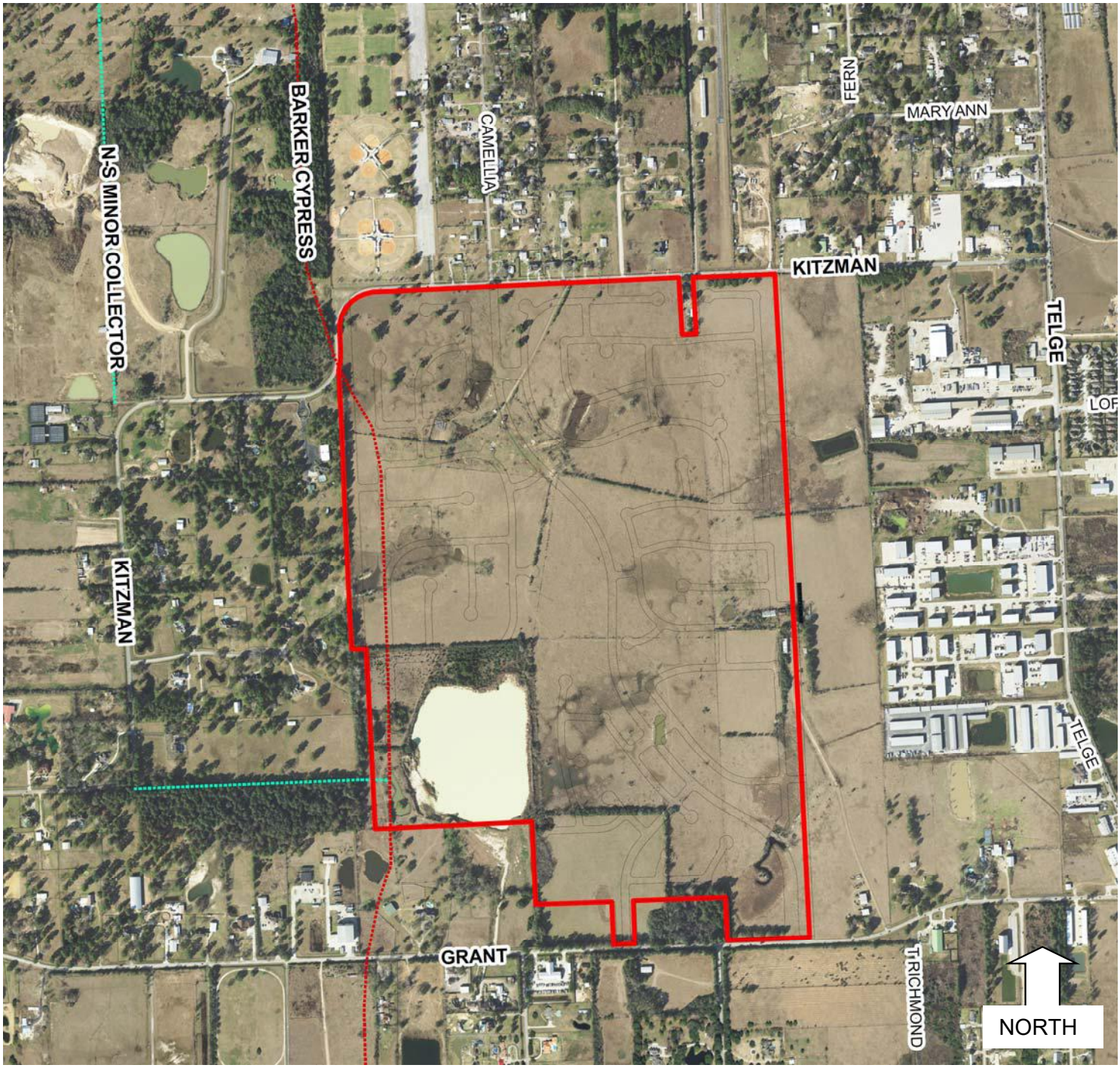
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Quarry on Grant GP

Applicant: IDS Engineering Group



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

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

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

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

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

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

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

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

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

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

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

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

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

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

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

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Garrett Ladig Estates

Applicant: Texas Land Maps



D – Variances

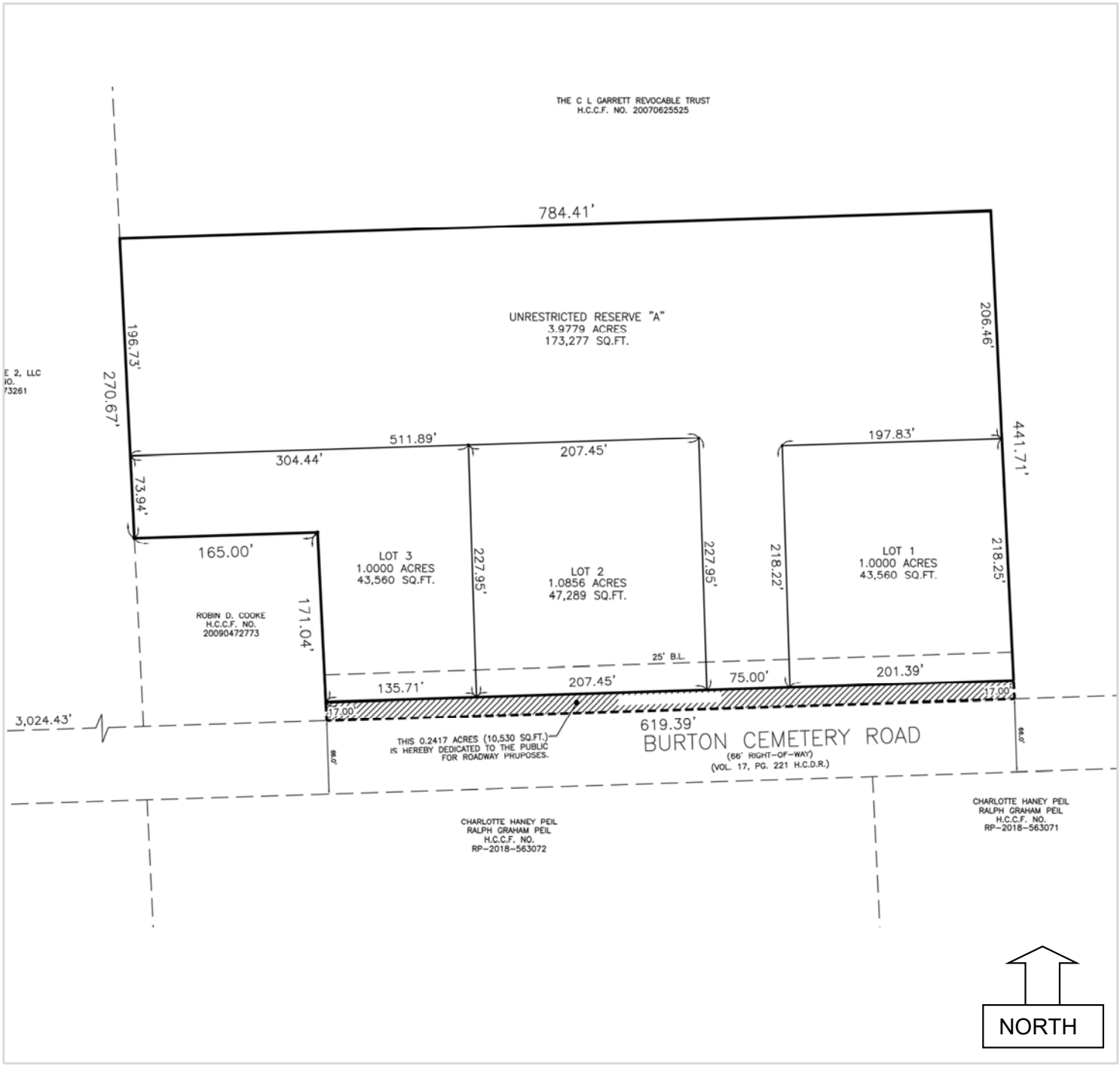
Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Garrett Ladig Estates

Applicant: Texas Land Maps



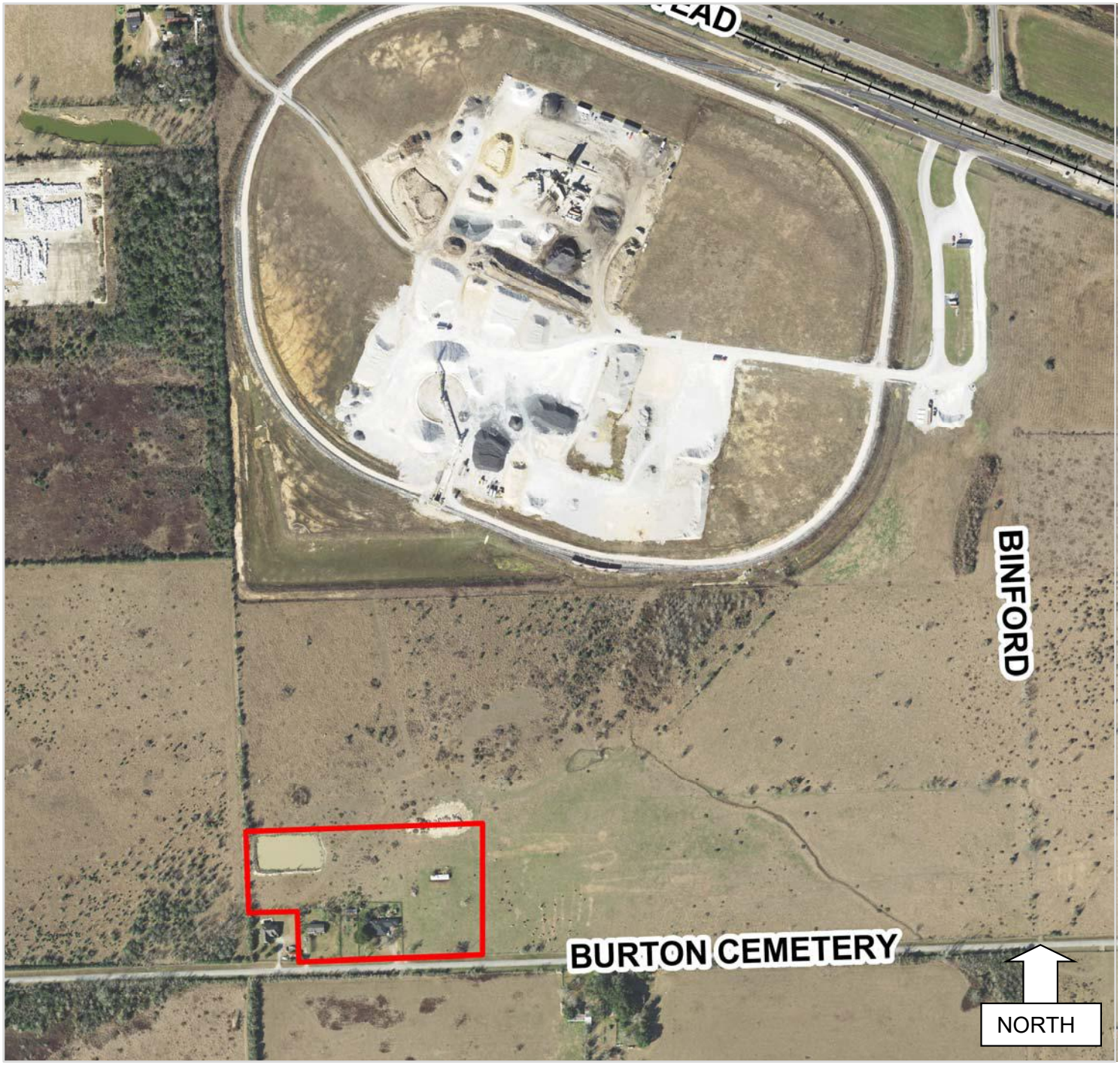
D – Variances Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 05/15/2023**

Subdivision Name: Garrett Ladig Estates

Applicant: Texas Land Maps



D – Variances Aerial

CALLED 17.582 ACRES
BKT HOLDINGS, LLC
H.C.C.F. NO. RP-2022-393291

N 88°09'52" E 784.41'

FND CAPPED 5/8" IR "WINDROSE"
N:2,949,818.32
E:113,837,899.88

FND CAPPED 5/8" IR "WINDROSE"
N:2,950,201.16
E:113,837,914.76

BLOCK 18
HARRIS COUNTY SCHOOL LAND
FOUR LEAGUES
VOL. 17, PG. 221, H.C.D.R.

RESIDUE OF
CALLED 318.00 ACRES
C.L. GARRETT
REVOCABLE TRUST
H.C.C.F. NO. 20070623520
CALLED 50.00 ACRES
DIANNE G. LADIG
H.C.C.F. NO. 20090066530

UNRESTRICTED
RESERVE A
4.0401 ACRES
175986 SQ FT

7.305 ACRES
316,215 SQ. FT.

LOT 3
1.0019 ACRES
43,645 SQ FT

322.94'

LOT 2
1.1214 ACRES
48,849 SQ FT

233.26'

208.11'

LOT 1
1.000 ACRES
43,580 SQ FT

218.25'

S 02°40'10" E 441.72'

CALLED 1.000 ACRE
RANDILYN LADIG
H.C.C.F. NO. RP-2022-350434

CALLED 17.582 ACRES
BKT HOLDINGS, LLC
H.C.C.F. NO. RP-2022-393291

CALLED 15.0000 ACRES
HARRIS COUNTY MUD NO. 368
H.C.C.F. NO. RP-2018-342269

CALLED 167.922 ACRES
IHG REAL ESTATE 2, LLC
H.C.C.F. NO. RP-2019-552507

S 88°09'52" W 165.00'

FND CAPPED 1/2" IR "RPLS 4020"

FND CAPPED 1/2" IR "RPLS 4020"

CALLED 3.6477 ACRE
ROBIN D. COOKE
H.C.C.F. NO. 20100119285

N 02°40'10" W 222.20'

FND CAPPED 1/2" IR "RPLS 4020"

135.71'

207.45'

75.00'

201.39'

10 Feet 0.1422 ACRES (6193 sq ft) OF LAND DEDICATED TO THE PUBLIC FOR ROW PURPOSES

S 88°09'52" W 619.39'

P.O.B.
FND CAPPED 5/8" IR "WINDROSE"
N:2,950,201.60
E:113,837,270.61

3,024.43'

LOT 14 LOT 15

BURTON CEMETERY ROAD
CALLED 66' R.O.W. VOL. 17, PG. 221, H.C.D.R.

Burton Cemetery Rd

MATHIS ROAD
CALLED 66' R.O.W.
VOL. 17, PG. 221, H.C.D.R.

CALLED 60.000 ACRES
ALLIANCE SAND & CLAY, INC.
H.C.C.F. NO. RP-2016-459124

CALLED 35.0 ACRES
RALPH GRAHAM PEIL AND
CHARLOTTE HANEY PEIL
REVOCABLE LIVING TRUST
H.C.C.F. NO. V644677

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-0971
Plat Name: Garrett Ladig Estates
Applicant: Texas Land Maps
Date Submitted: 05/01/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

Chapter 42 Section: 127 (a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 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:

This should have been addressed during the review of the application before being added to the consent agenda by asking for a variance from the condition. The applicant was never made aware that this condition was added to the CPC-101. Prior to be promoted, I was informed that the application had met all conditions for planning approval and was never informed when the condition to provide a public street through the subdivision was added to the CPC-101. I found out the condition had been added when I downloaded the action CPC101 after approval had already been given. If informed during check-in or the planning review, I would have requested that a variance to 127(a) be granted. Now that approval has been granted, WIson Calvert PD, has informed me that this ROR will be the best route to have the condition removed. Reason for Reconsideration of Requirement: This area, in the ETJ of Houston, is very rural. Currently the closest intersection with the subject tract is in the Westerly direction along Burton Cemetery (MTF) and is 3,024 feet away where Burton Cemetery hits Mathis Rd (a local street). Chapter 42 states that plats shall require intersections with local and major thoroughfares every 2600 feet to "provide for internal circulation..." In this low density area, extending a Public ROW through our very shallow tract would not provide additional internal circulation for the public. In fact, there is are 2 industrial leads of a railroad line in between where the required ROW would be provided and where it could intersect with the next street to the north. In addition to the two RR leads, there is an existing Heavy Industrial drilling site called Vulcan Materials that drills and piles concrete, asphalt and crushed stone for building purposes. If we extend a ROW north through our plat, it would need to cross the first industrial lead RR line, then require a some type of bypass going over the mountain of rock and stone piled by Vulcan Materials and finally cross the second RR lead before hitting its first intersection with Old Washinton Rd. My client, and owner of the subject tract, is the original owner of the parcel north of the subject tract. She has informed me that there are also several pipelines that run through the northly abutting parcel that would further hinder the extension of a North and

South ROW through our recently approved plat. With our subject being so shallow in depth, the proposed street, if it extended completely through the subdivision, would extend only 440' which would not provide the additional circulation that the chapter intends to provide. When developing in the City of Houston or more urban areas of the ETJ, we believe that the intersection block rule is far more important and helpful to the community. Additionally, if a much large tract was being developed in a rural area, it could also be helpful to provide public streets for internal circulation and vehicular access to the development and areas nearby. The next point is the impracticality to the landowner. The subject tract was carefully designed to provide 1 acre neighboring lots for the children of Mrs. Ladig, the land owner. The Unrestricted Reserve in the rear of the property is home to her several farm animals and pets as well as a fishing pond that takes up the north-westerly 1/3rd of the tract. The ROW could not possibly cross over the pond which would require the public street to cross between Mrs. Ladig's home and the home of her disabled daughter that Mrs. Ladig is the caretaker of. To require the senior citizen landowner to cross a public street, or even worse to require the disabled daughter to cross a public street creates a serious hazard to the landowners as well as the public vehicular drivers that may turn down the ROW not realizing it leads to nothing and quickly requires them to turn around. In this case where a undeniably small and shallow tract is being developed in an otherwise "void of development" area, extending a public ROW through the private property would only serve to confuse the local public by dedicating a ROW that has no possibility of extending further to provide an intersection crossing and abruptly dead-ends into the private property to our north. In this situation, strict application of the ordinance benefits no one, completely bothers the proposed development as submitted and creates impractical conditions that would be contrary to sound public benefit.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0971
Plat Name: Garrett Ladig Estates
Applicant: Texas Land Maps
Date Submitted: 05/01/2023

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

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

Not to provide Public Street in the North-South direction through the subject from Burton Cemetery Rd. to meet the 2,600 ft intersection requirement.

Chapter 42 Section: 127 (a)

Chapter 42 Reference:

Section 42-127 (a) Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet.

Statement of Facts

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

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

This area, in the ETJ of Houston, is very rural. Currently the closest intersection with the subject tract is in the Westerly direction along Burton Cemetery (MTF) and is 3,024 feet away where Burton Cemetery hits Mathis Rd (a local street). Chapter 42 states that plats shall require intersections with local and major thoroughfares every 2600 feet to "provide for internal circulation..." In this low density area, extending a Public ROW through our very shallow tract would not provide additional internal circulation for the public. In fact, there is are 2 industrial leads of a railroad line in between where the required ROW would be provided and where it could intersect with the next street to the north. In addition to the two RR leads, there is an existing Heavy Industrial drilling site called Vulcan Materials that drills and piles concrete, asphalt and crushed stone for building purposes. If we extend a ROW north through our plat, it would need to cross the first industrial lead RR line, then require a some type of bypass going over the mountain of rock and stone piled by Vulcan Materials and finally cross the second RR lead before hitting its first intersection with Old Washinton Rd. My client, and owner of the subject tract, is the original owner of the parcel north of the subject tract. She has informed me that there are also several pipelines that run through the northly abutting parcel that would further hinder the extension of a North and South ROW through our recently approved plat. With our subject being so shallow in depth, the proposed street, if it extended completely through the subdivision, would extend only 440' which would not provide the additional circulation that the chapter intends to provide. When developing in the City of Houston or more urban areas of the ETJ, we believe that the intersection block rule is far more important and helpful to the community. Additionally, if a much large tract was being developed in a rural area, it could also be helpful to provide public streets for internal circulation and vehicular access to the development and areas nearby. The next point is the impracticality to the landowner. The subject

tract was carefully designed to provide 1 acre neighboring lots for the children of Mrs. Ladig, the land owner. The Unrestricted Reserve in the rear of the property is home to her several farm animals and pets as well as a fishing pond that takes up the north-westerly 1/3rd of the tract. The ROW could not possibly cross over the pond which would require the public street to cross between Mrs. Ladig's home and the home of her disabled daughter that Mrs. Ladig is the caretaker of. To require the senior citizen landowner to cross a public street, or even worse to require the disabled daughter to cross a public street creates a serious hazard to the landowners as well as the public vehicular drivers that may turn down the ROW not realizing it leads to nothing and quickly requires them to turn around. In this case where a undeniably small and shallow tract is being developed in an otherwise "void of development" area, extending a public ROW through the private property would only serve to confuse the local public by dedicating a ROW that has no possibility of extending further to provide an intersection crossing and abruptly dead-ends into the private property to our north. In this situation, strict application of the ordinance benefits no one, completely bothers the proposed development as submitted and creates impractical conditions that would be contrary to sound public benefit.

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

The need for internal circulation in this area is not pertinent and would only provide a dead end street at the north end of the subject tract that wouldn't serve the community in any way. This is not the result of a hardship created or imposed by the applicant, it is simply an exception that should be applied in this case.

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

As stated above, the general purpose of this chapter will be persevered as this tract is far too small to provide vehicular circulation in the North-South direction and is within a largely rural area.

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

The granting of this variance would not be injurious to public health, safety or welfare. We actually have stated above how following the ordinance in this specific situation would be more injurious to public welfare than granting the variance request by creating confusion to vehicular traffic.

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

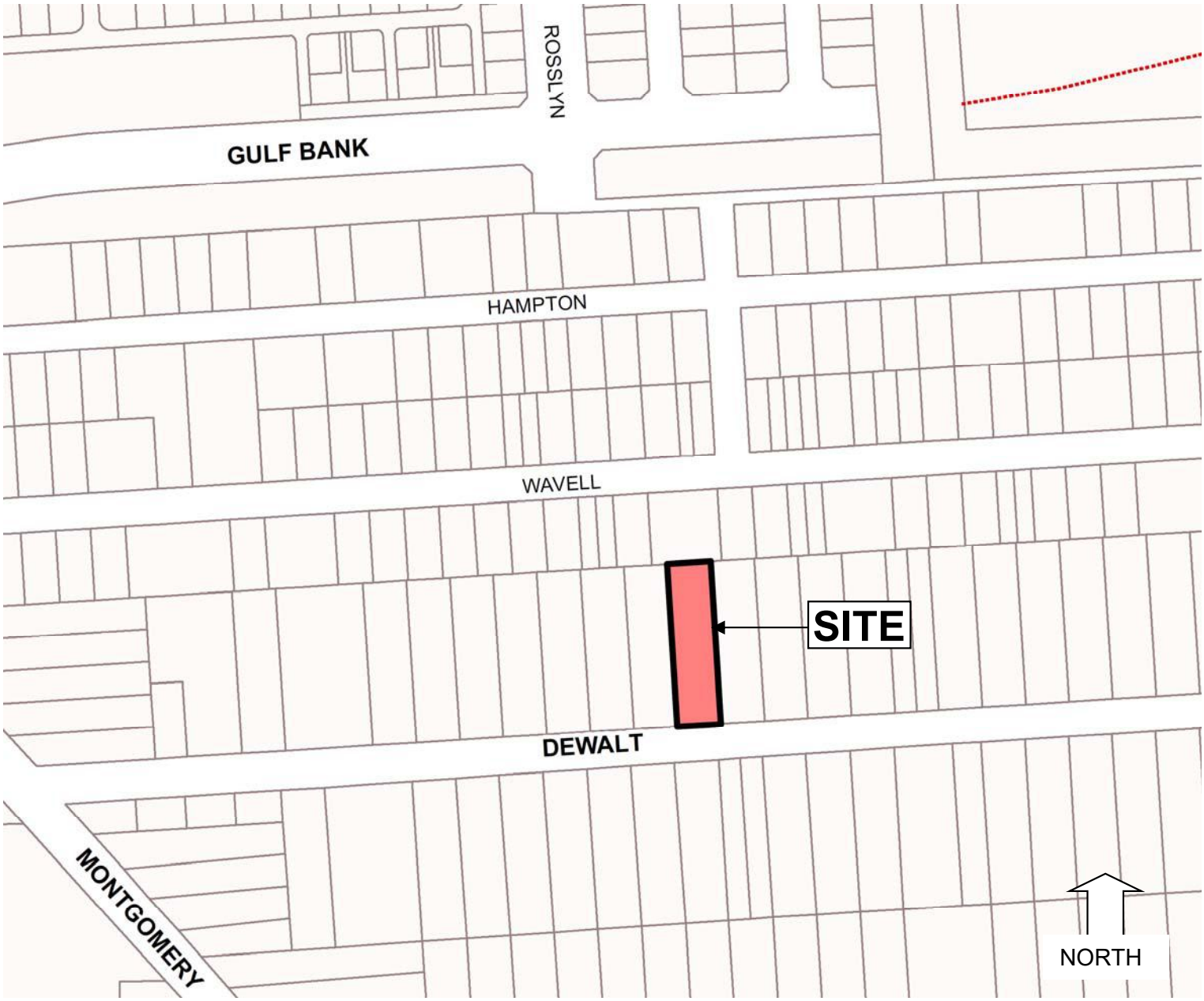
Economic hardship does not factor into this variance request whatsoever. It is the application of the requirement and the circumstances of this development and area that are the sole justification for the Variance Request

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Highland Views

Applicant: PLS Construction Layout, INC



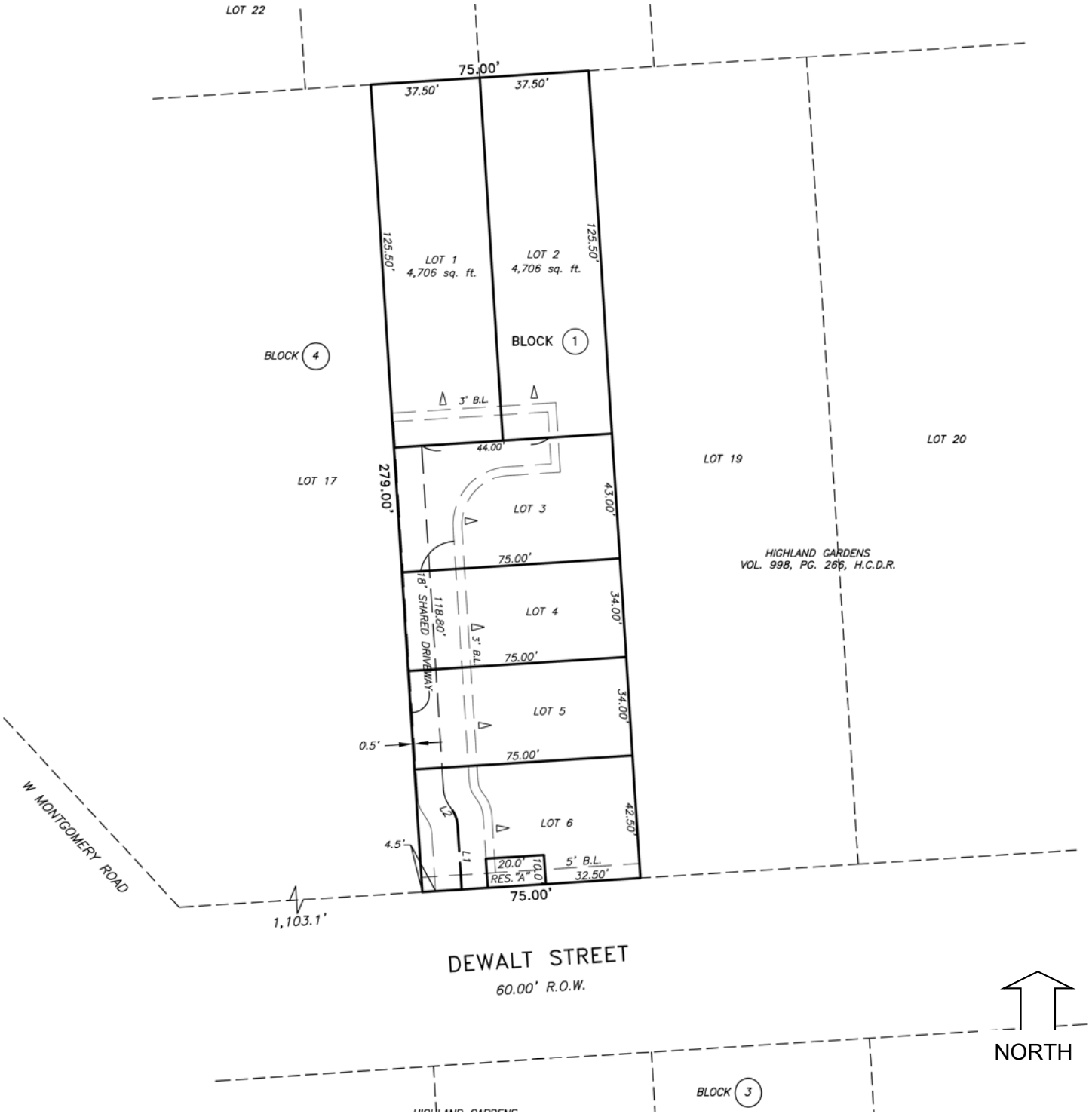
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Highland Views

Applicant: PLS Construction Layout, INC



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Highland Views

Applicant: PLS Construction Layout, INC



F – Reconsideration of Requirements Aerial


HIGHLAND GARDENS
SECTION 2
VOL. 18, PG. 57, H.C.M.R.
BLOCK 5
LOT 25
LOT 24
LOT 23
LOT 22
N86°21'10"E 75.00'
37.50'
37.50'
S03°38'50"E 125.50'
125.50'
125.50'
LOT 1
4,706 sq. ft.
LOT 2
4,706 sq. ft.
BLOCK 1
BLOCK 4
3' B.L.
N86°21'10"E
44.00'
N03°38'50"W 279.00'
S03°38'50"E 279.00'
R=20.00'
L=31.42'
43.00'
LOT 19
LOT 17
LOT 3
75.00'
N03°38'50"W 118.80'
18' SHARED DRIVEWAY
LOT 4
34.00'
3' B.L.
75.00'
LOT 5
34.00'
0.5'
S86°21'10"W 75.00'
LOT 6
42.50'
4.5'
20.0'
RES. A/C
5' B.L.
S86°21'10"W 75.00'
SIGN
LOCATION
DEWALT STREET
60.00' R.O.W.
VOL. 998, PG. 266, H.C.D.R.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0771
Plat Name: Highland Views
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 04/03/2023

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

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

Not to provide a local public street within the 1400 foot intersection spacing requirement

Chapter 42 Section: 128 (a)(1)

Chapter 42 Reference:

(1) Each local street shall intersect with a street that meets the requirements of this 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 subject site lies approximately 1,107 square feet to the East of the intersection of W. Montgomery Road and Dewalt Street. The subject property fronts onto Dewalt at this location and it's rear property line is adjacent to Lots 23 & 24 of Block 5 of Highland Gardens, Sec 2, whose property fronts on Wavell Street. Other than frontage on Dewalt Street, the entire site abuts lots that were already in a recorded subdivision already approved by a governing body of the City in the past in Vol. 493145, File No. V375847 dated October 32, 2001 in Film Code No. 545141538, Harris County Map Records, Texas. Directly behind the subdivision tract are other homes that were platted with Highland Gardens, Sec 2, as stated above. The plat does not abut both local east-west streets, Dewalt and Wavell St., which are separated by a distance of approximately 500 feet along the East right of way of West Montgomery Road. These local streets were dedicated long before the gentrification for this area even began and the small block lengths make development of the subject site all the more difficult. Strict adherence to Chapter 42 regarding 1,400-foot intersection spacing along local streets would require the dedication of a street through not only the subject tract, but through two other adjacent tracts (Lots 23 & 24) that are not owned by applicant. Considering an ounce of feasibility, such a street would place undue hardship on the applicant due to the relatively small size of the tract. The subject site only has 75 feet of frontage on Dewalt Street. A more reasonable north-south street would be to extend existing local collector street Eastwood Street in its current configuration with a centerline going south through Lot 19 & Lot 25 to intersect with Dewalt. The owner of the subject tract does not own any adjacent property. The additional public street requirements that would be necessary to meet Chapter 42 requirements would render the lot infeasible as it would place the burden of local public street circulation on one small and narrow lot owner, as opposed to making the street dedication part of a larger development plan wherein the burden can be shared among those benefitting from the streets. Moreover, the distance from West Montgomery Road to the southern plat boundary is 1,107 feet, leaving room for a north-south street outside of the boundary of this plat. Requiring any public street through a subject site with only 75 feet of street frontage would create an undue hardship and would deprive the applicant 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;

hardship created or imposed by the applicant; The street circulation pattern has been maintained utilizing the existing major thoroughfare network, local collector street network, and local street network. In the future, public streets may be dedicated outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained by the existing local streets, which are adequate to serve the handful of properties that already use it for public access and frontage. Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate residential area on Dewalt Street, nor on Wavell St.

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

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are more than four streets to serve the existing neighborhood, and the proposed site creates no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering the project infeasible due to the limited frontage, a physical characteristic of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

April 21, 2023

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Highland Views
REFERENCE NUMBER: 2023-0771

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 Dewalt Street between W Montgomery Road and Beckley 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.

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirement with a variance to exceed 1,400' intersection spacing by not provide a north/south public street through the subject site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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 Uriel Figueroa with PLS Construction Layout, Inc., at 713-480-4075. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

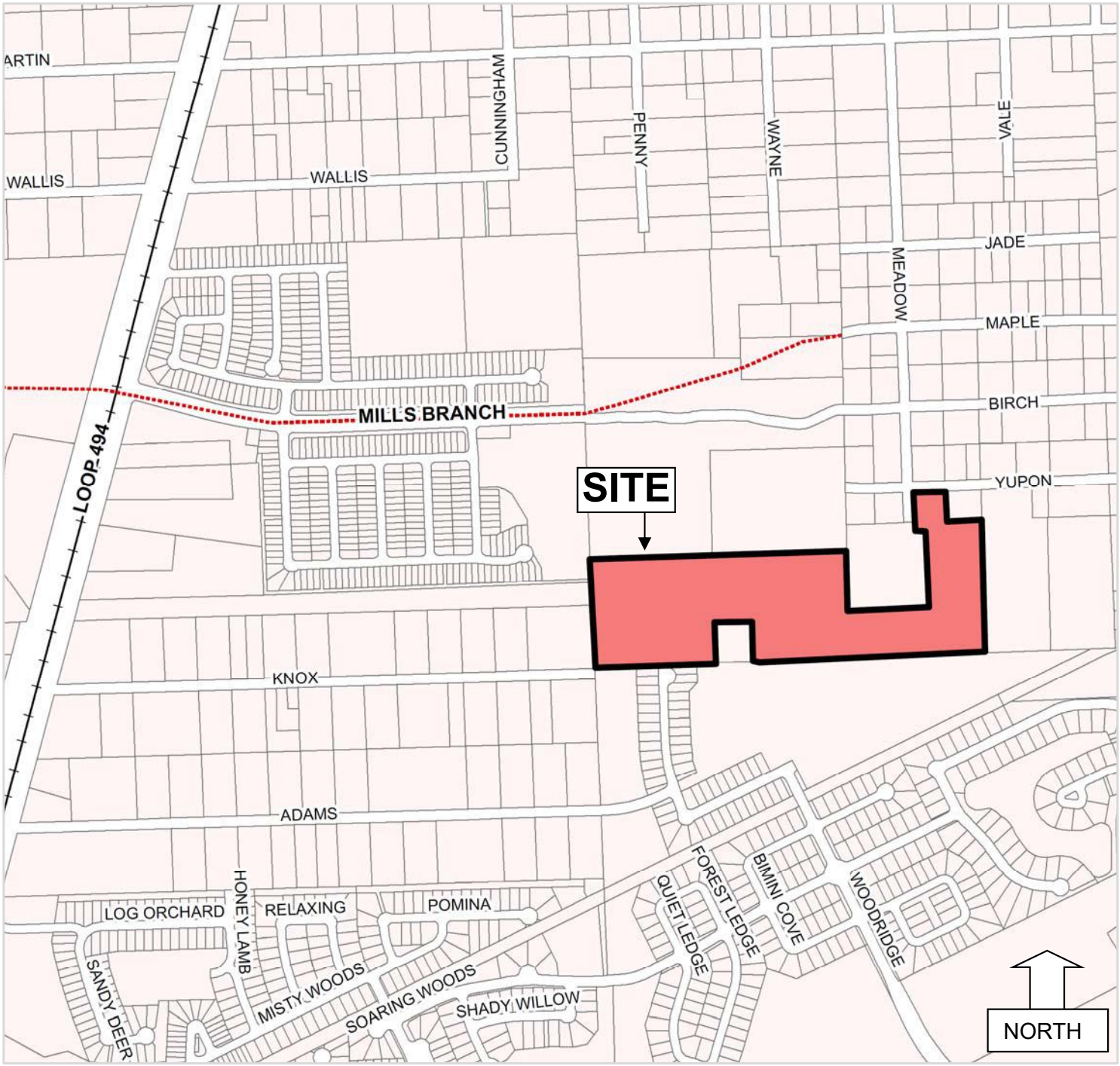
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kelly Estates

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



D – Variances

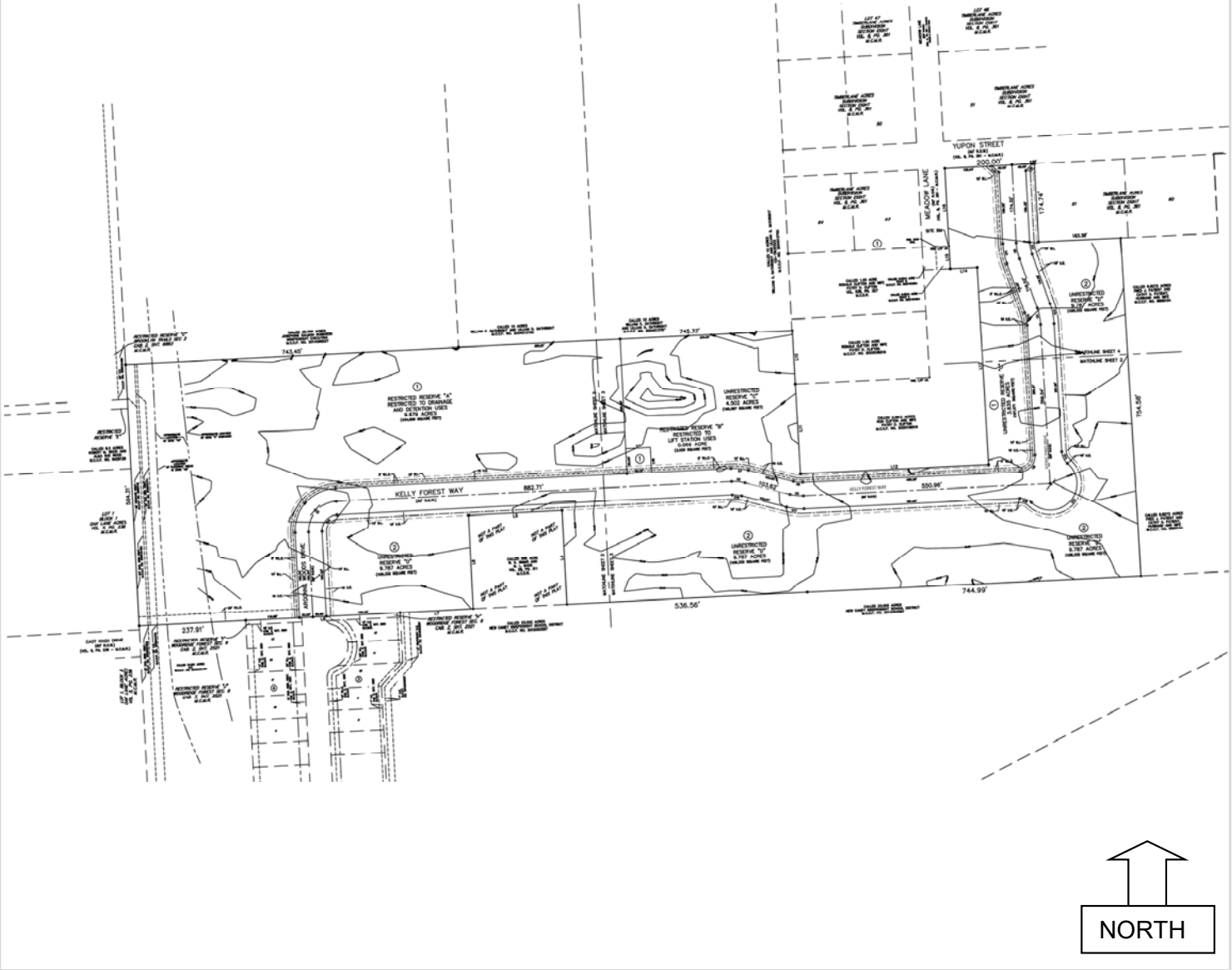
Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kelly Estates

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



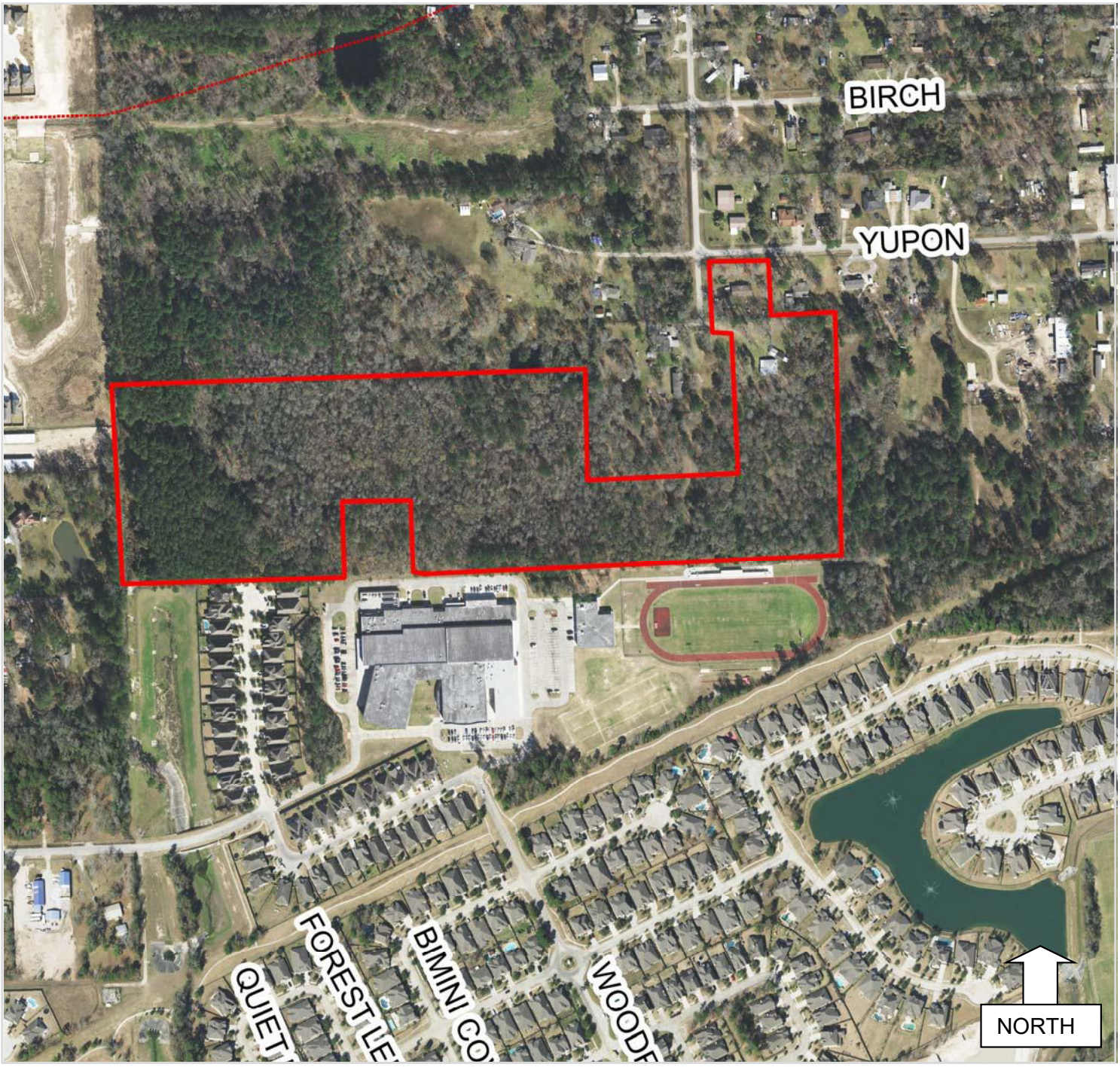
D – Variances Subdivision

Houston Planning Commission ITEM: 140

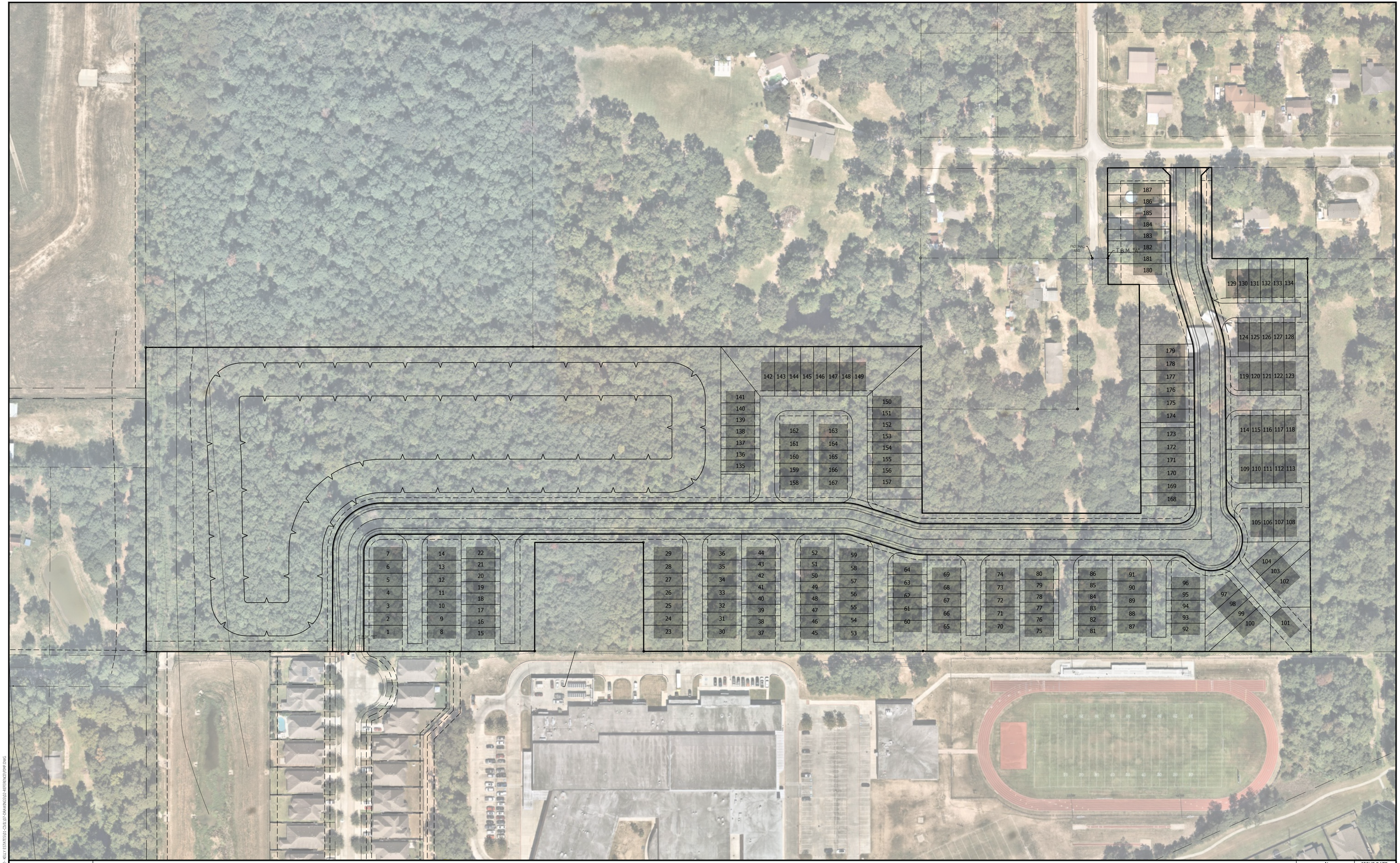
Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Kelly Estates

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



D – Variances Aerial



KELLY ESTATES PRELIMINARY SITE PLAN R04 (187 UNITS)

auric ENGINEERS
TEXAS ENGINEERING FIRM 20740

N
0' 80'
1" = 80'

ISSUE DATE: 02/09/2023
EXHIBIT NO. 01

D:\21344 - JOLIET\41-01\01 - KELLY ESTATES\01-CIVIL\07-DRAWINGS\02-RETENTION\PRP.DWG

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-0984
Plat Name: Kelly Estates
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 05/01/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To allow creation of a mixed Restricted/Unrestricted Reserve plat without the dedication of an additional public Right-of-Way through the Restricted Reserve

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance request

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0984
Plat Name: Kelly Estates
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 05/01/2023

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

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

To allow creation of a mixed Restricted/Unrestricted Reserve plat without the dedication of an additional public Right-of-Way through the Restricted Reserve

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

Chapter 42-128 requires that a public local street shall intersect with another public local street, at least every 1,400 feet. The proposed plat in this case lies perpendicular to Argonne Woods Drive, a 50' public Right-of-Way that dead ends into the proposed plat, and parallel to Yupon Street, a 60' public Right of way that terminates north of the proposed plat. The actual intersection length blockface to blockface across the proposed plat is approximately 4,200 feet. The proposed plat is situated approximately 800 feet north of Adams Street, and 3,300 feet south of East Martin Drive, with a total frontage of 0 feet. To the west of the site lies a platted residential subdivision with no through streets and an unplatted industrial use site. To our north is undeveloped wooded areas extending into an established residential subdivision, and the aforementioned Yupon Street. To our south is the aforementioned Argonne Woods Drive stub and a functioning public school under charter by New Caney ISD. To our immediate east are residential lots. All sites both residential and commercial surrounding this property currently have permanent and direct dedicated access to local streets.

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

The hardship is imposed by the physical attributes of the surrounding property, making its available usefulness as a corridor for anything other than the current street being dedicated by this proposed plat difficult to impossible.

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

The intent and general purpose of this chapter will be maintained because an intersecting street is being dedicated by this proposed plat, connecting Yupon Street to the north with Argonne Woods Drive to the South. The strict distance can't be met due to characteristics of the adjoining properties, but an intersection is still taking place.

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

The granting of the variance will be an overall benefit for public welfare in that a new local street is to be dedicated.

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

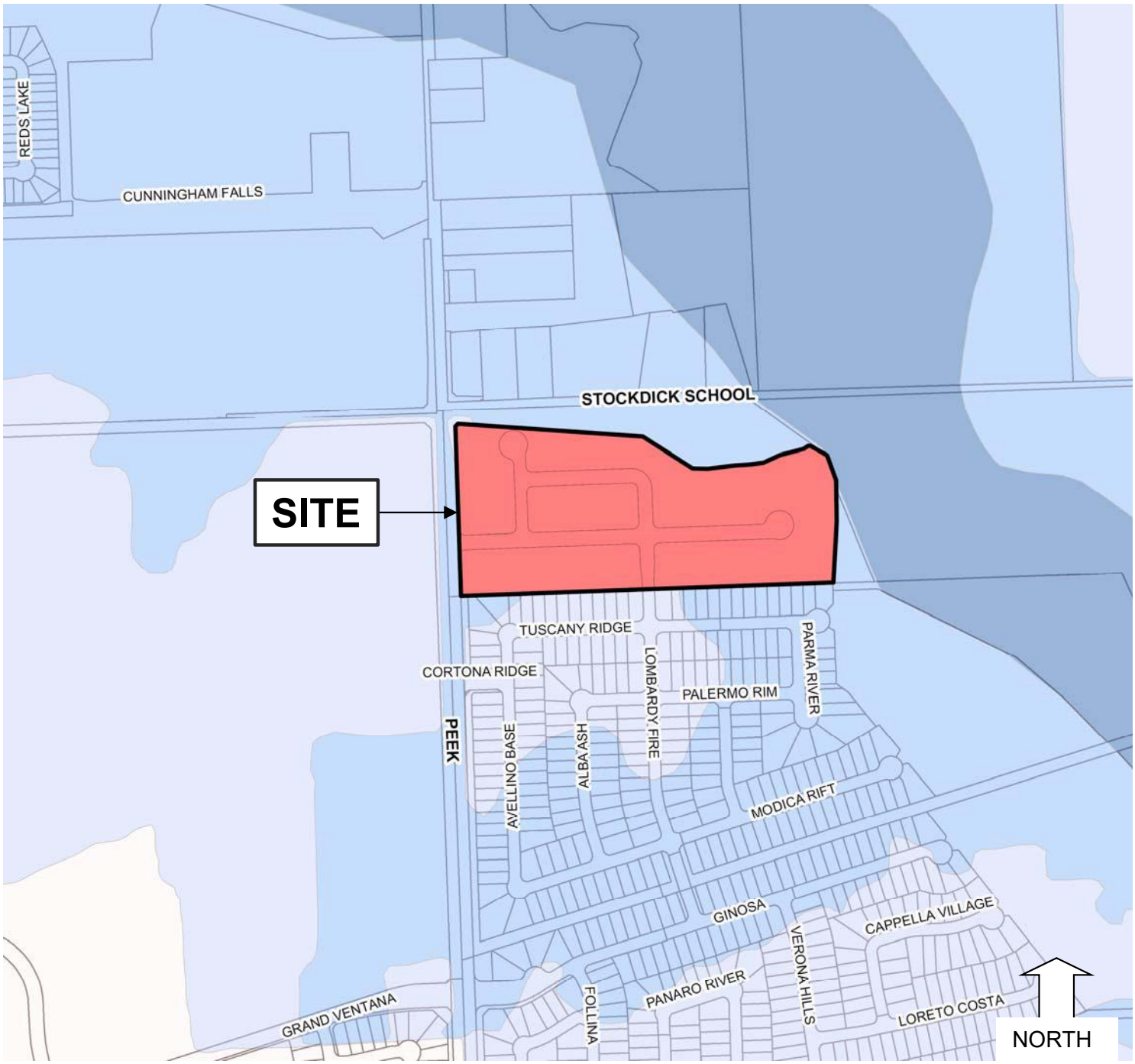
Economic hardship is not a factor for justification of this variance, especially as it concerns the applicant. The opposite in fact as the construction of the street will fall within the site costs for the developer.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Ventana Lakes East Reserves at Peek Road Sec 1 (DEF 2)

Applicant: EHRA



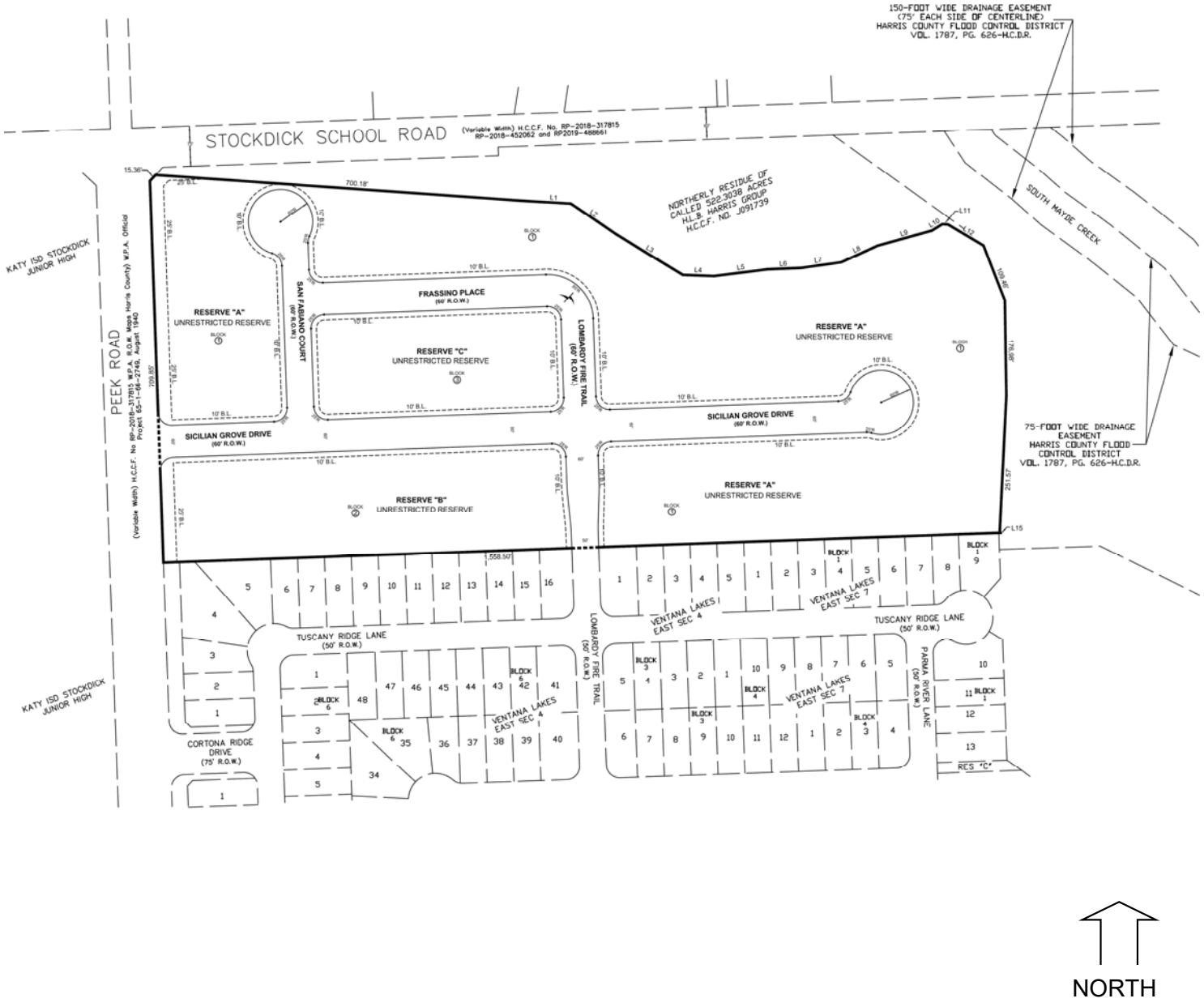
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Ventana Lakes East Reserves at Peek Road Sec 1 (DEF 2)

Applicant: EHRA



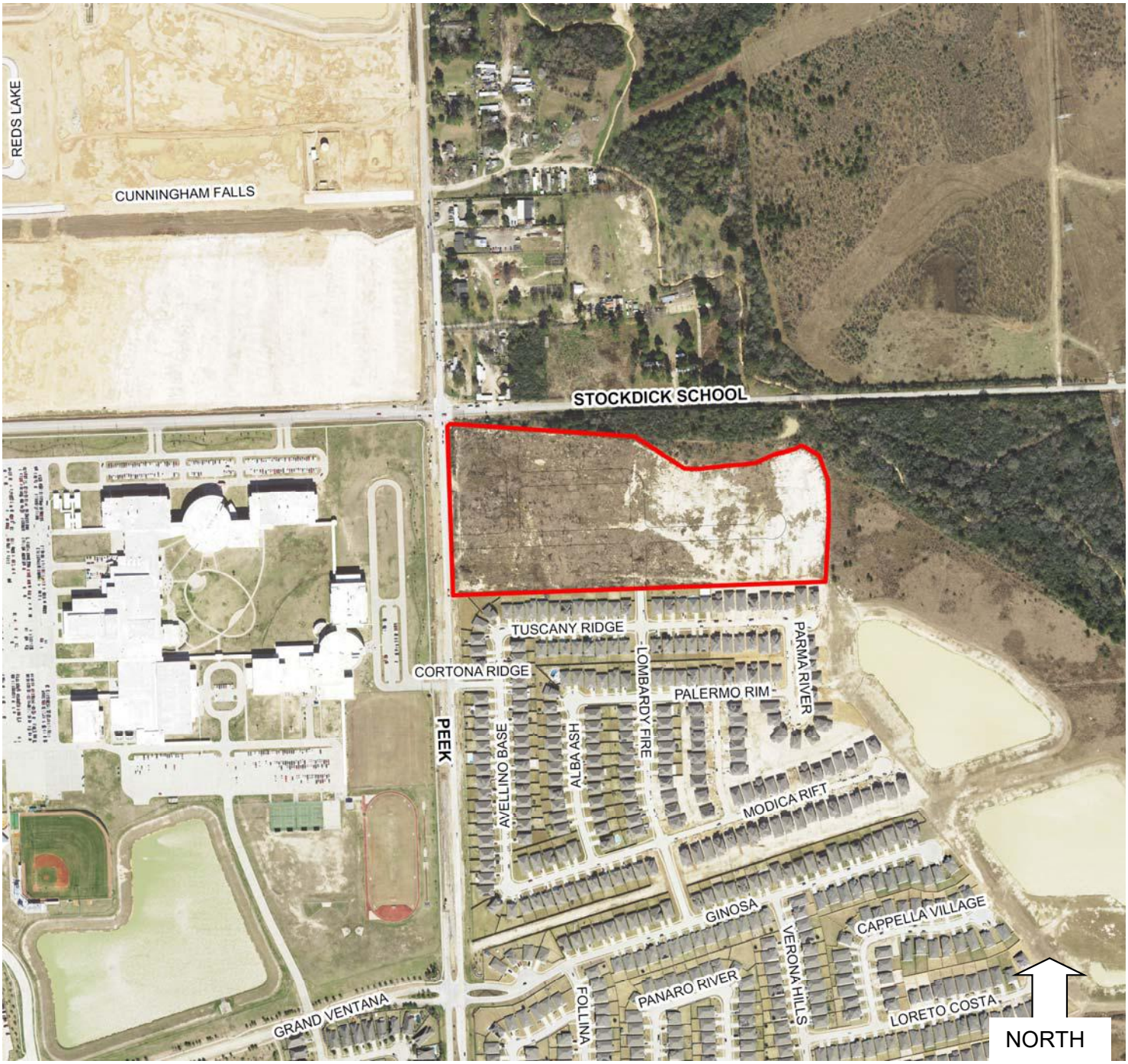
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 05/11/2023**

Subdivision Name: Ventana Lakes East Reserves at Peek Road Sec 1 (DEF 2)

Applicant: EHRA



F- Reconsideration of Requirements

Aerial

GENERAL NOTES:

1. B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   H.C.C.F. NO. indicates Harris County Clerk's File.
   H.C.M.R. indicated Harris County Map Records.
   O.P.R.O.R.P. indicates Official Public Records Of Real Property.
   R.O.W. indicates Right-Of-Way.
   R= indicates Radius.
   S.S.E. indicates Storm Sewer Easement.
   SQ. FT. indicates Square Feet.
   (S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
   W.L.E. indicates Waterline Easement.
   ↝ indicates change in street name.

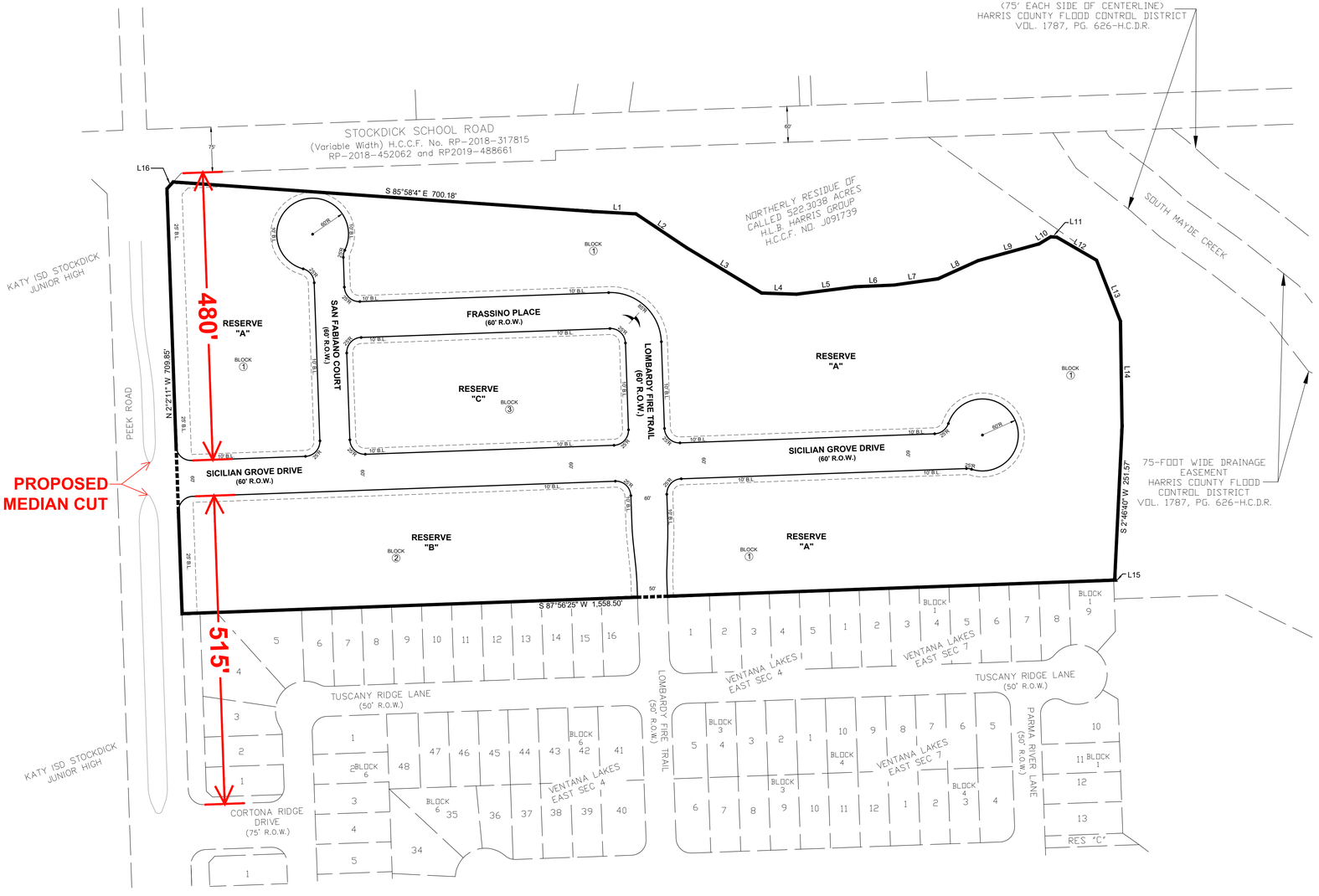
2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.

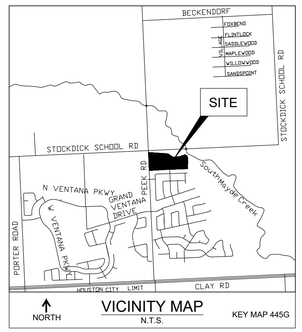
3. Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

4. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

6. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County for the Approval and Acceptance of Infrastructure.





RESERVE TABLE

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

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 86°49'51" E	74.07'
L2	S 56°12'38" E	101.23'
L3	S 58°48'10" E	146.15'
L4	S 87°57'17" E	58.38'
L5	N 82°46'32" E	99.41'
L6	N 87°30'38" E	63.96'
L7	N 81°56'44" E	74.35'
L8	N 65°36'2" E	73.97'
L9	N 74°40'43" E	105.14'
L10	N 58°47'58" E	22.67'
L11	S 86°49'51" E	11.40'
L12	S 59°49'10" E	76.62'
L13	S 21°18'41" E	109.46'
L14	S 0°53'5" E	176.98'
L15	S 16°48'29" E	3.86'
L16	N 42°59'10" E	15.36'

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

ENGINEERING THE FUTURE SINCE 1938

No express or implied warranty is made with respect to the use of these documents or the information contained therein. Any use or reuse of these documents or the information contained therein shall be at the sole risk of the user. Any changes or modifications to these documents or the information contained therein shall be at the sole risk of the party making such changes or modifications. Any use or reuse of these documents or the information contained therein for any purpose other than that for which they were prepared or for which they were intended is prohibited. Any use or reuse of these documents or the information contained therein by any party shall be at the sole risk of such party. Any changes or modifications to these documents or the information contained therein shall be at the sole risk of the party making such changes or modifications. Any use or reuse of these documents or the information contained therein for any purpose other than that for which they were prepared or for which they were intended is prohibited. Any use or reuse of these documents or the information contained therein by any party shall be at the sole risk of such party.

EHRA JOB NO.
211-096-00

NORTH

SCALE: 1"=100'
0' 50' 100' 200'

March 21, 2022

Peek Road Manors

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

3 Blocks and 3 Reserves Totaling 18.01 Acres

Owner: HHS Residential

P:\211-096-00\Plat\FPLAT\Peek Road Manors_Special Exception Exhibit.dwg Feb 20, 2023-9:58am Edited by: pipetska

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

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

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

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

Chapter 42 Section: 127(b)

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-0444
Plat Name: Ventana Lakes East Reserves at Peek Road Sec 1
Applicant: EHRA
Date Submitted: 02/20/2023

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

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
Special Exception to allow an intersection spacing of 515 feet along a major thoroughfare.
Chapter 42 Section: 42-127

Chapter 42 Reference:
Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Ventana Lakes East Reserves at Peek Road Sec 1 is a subdivision located north of Ventana Lakes East Sec 4 and at the southeast corner of the intersection of Peek Road and Stockdick School Road. It is included in the General Plan for Ventana Lakes East. In Ventana Lakes East Sec 4, Cortona Ridge Drive stubs into Peek Road 1,055 feet south of Stockdick School Road. However, 1,060 feet would be needed between Cortona Ridge Drive and Stockdick School Road to allow Terrazzo Drive to meet intersection spacing requirements. Ventana Lakes East Reserves at Peek Road Sec 1 will be a neighborhood of townhomes that take access from private shared driveways. Because it is not possible for Terrazzo Drive to meet intersection requirements, the developer is proposing to locate Terrazzo Drive 195 feet north of the property line to allow for a more desirable townhome layout. This locates Terrazzo Drive 515' north of Cortona Ridge Drive, which is a 14% deviation from the requirement.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The intersection spacing requirements of Chapter 42-127(b) limit the number and spacing of median cuts on a major thoroughfare. A median cut is proposed at Terrazzo Drive that meets the spacing standards of Harris County and has received preliminary Harris County approval.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The request to allow an intersection spacing of 515 feet along a major thoroughfare is only a 14% deviation from the requirements of Chapter 42-127(b).

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

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

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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/11/2023
ITEM: 153

Applicant: YAZMIN AND MANUEL FLORES
Contact Person: YAZMIN AND MANUEL FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1687	77365	5571	295J	ETJ

WEST OF: SORTERS RD **NORTH OF:** HILL RD

ADDRESS: 18640 Kita Court Porter, TX 77365

ACREAGE: 0.441

LEGAL DESCRIPTION:

BEING LOT 441, OF SUMMER HILLS, SECTION 1, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS RECORDED IN CABINET C, AT SHEET 118 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/11/2023
ITEM: 154

Applicant: MARIA HERNANDEZ
Contact Person: MARIA HERNANDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1688	77365	5474	255S	ETJ

WEST OF: SORTERS RD **NORTH OF:** HILL RD

ADDRESS: 20675 Lakeside Drive

ACREAGE: 0.767

LEGAL DESCRIPTION:

BEING LOT 115 OF GOLDEN TRAILS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE RECORDED MAP AND/OR PLAT THEREOF, RECORDED IN CABINET A, SHEET 33B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TX.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/11/2023
ITEM: 155

Applicant: YURI RANGEL PEREZ
Contact Person: YURI PEREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1689	77365	5771	296M	ETJ

EAST OF: NEEDHAM RD **SOUTH OF:** FORD RD

ADDRESS: 23376 Ivy Ridge

ACREAGE: 0.4116

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.4116 ACRES, BEING LOTS 73 AND THE WEST HALF OF LOT 72, OF ADAMS OAKS SUBDIVISION, SECTION 3, AN UNRECORDED SUBDIVISION, SITUATED IN THE N.S. SCHMITZ SURVEY, ABSTRACT NO. 699, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For building a residence.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 05/11/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Slic property investment LLC	Catarino Villegas	281-905-5641	plan4permit@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7846 Laura Koppe Road	23018380	77028	5561D	455F	B

HCAD ACCOUNT NUMBER(S): 0761170070091

PROPERTY LEGAL DESCRIPTION: TR 91 BLK 7 PARKHURST ESTATES

PROPERTY OWNER OF RECORD: SLIC PROPERTY INVESTMENT LLC

ACREAGE (SQUARE FEET): 5,737 SF

WIDTH OF RIGHTS-OF-WAY: Laura Koppe Rd. 60' & Wayside Dr. 100'

EXISTING PAVING SECTION(S): Laura Koppe Rd. 29' & Wayside Dr. 48'

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New residential duplex 3,220 SF

PURPOSE OF VARIANCE REQUEST: For a reduce 5' building line from left side of the property facing Wayside Drive, instead of the 25' building line per city ordinance.

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 05/11/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): we are looking to get a 5' building line instead of the 25' building line the city ordinance is asking for. we hope that we can get approval because the 5' building line will allow us to keep the initial design we started for this property. having a 25' building line will take more than half the property leaving it impossible to develop anything on it. we want to build in opportunity zone to help with affordable housing and bring value and prosperity to our community.

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

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

With the 25' building line the city ordinance is asking for it will only leave 15' with of workable space to build. that is clearly not enough space to design a comfortable functioning home. that also takes up more than half the lot making it useless and a waist of money for the owner. it will also be impossible to resale since no one else would be interested in a lot you can't build in.

(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;

Yes, if we keep the 25' building line they are asking for then the lot is completely useless since no development can be made on the property.

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

Yes, this i a hardship that effects more than just the applicant as it make the lot completely useless to anyone looking to develop on there.

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

Yes, since we still have a 20' buffer of land that belongs to the city, the 5' we are asking for will still put us at 25' from the street.

DEVELOPMENT PLAT VARIANCE

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

No, we still have a 20' buffer from the main street that belong to the city.

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

No, what's important is that we build something that can give back to the community & influence other to do the same. developments are and important part of a communities growth and prosperity .

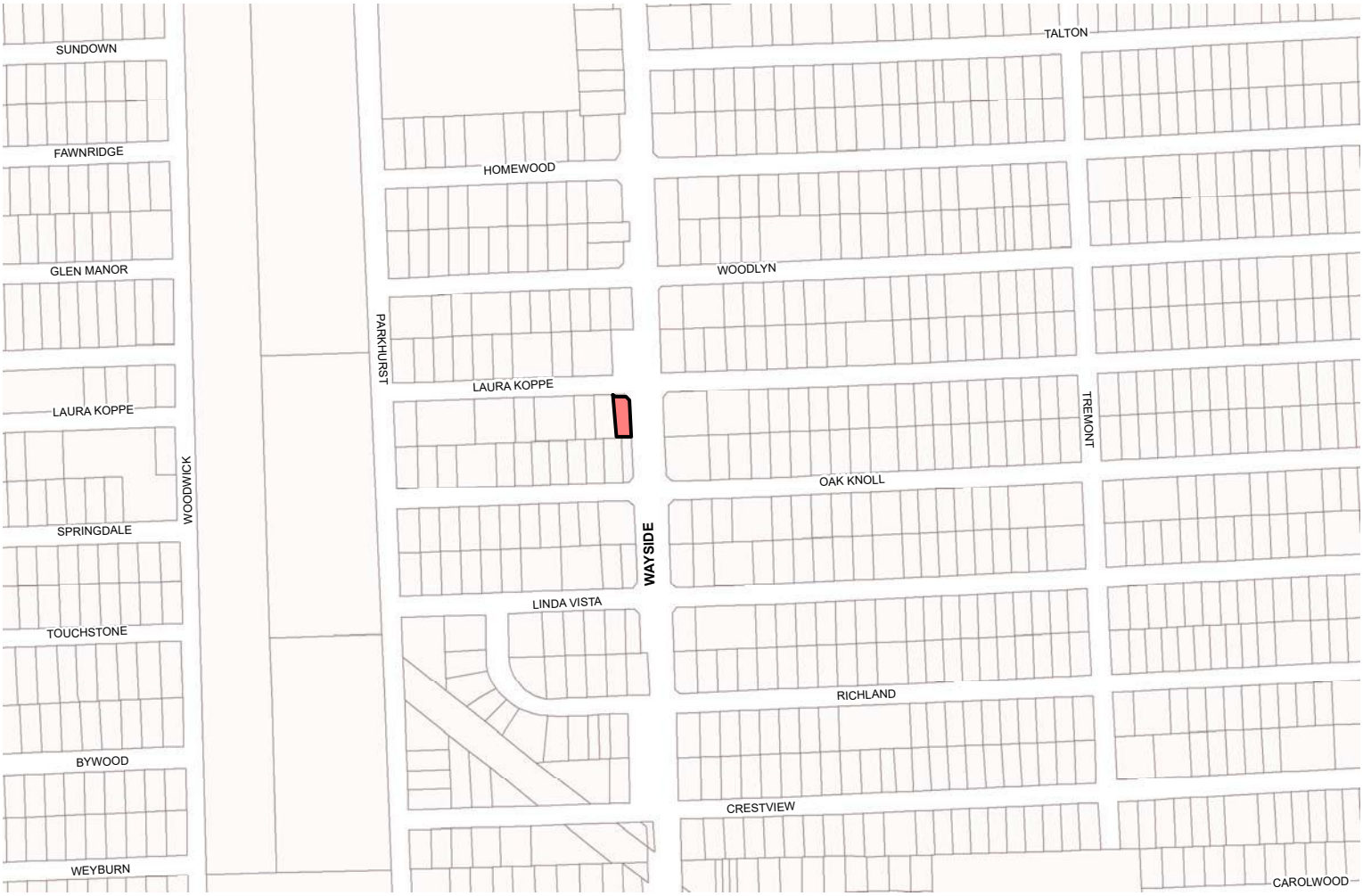
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 156

Meeting Date: 05/11/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 05/11/2023

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

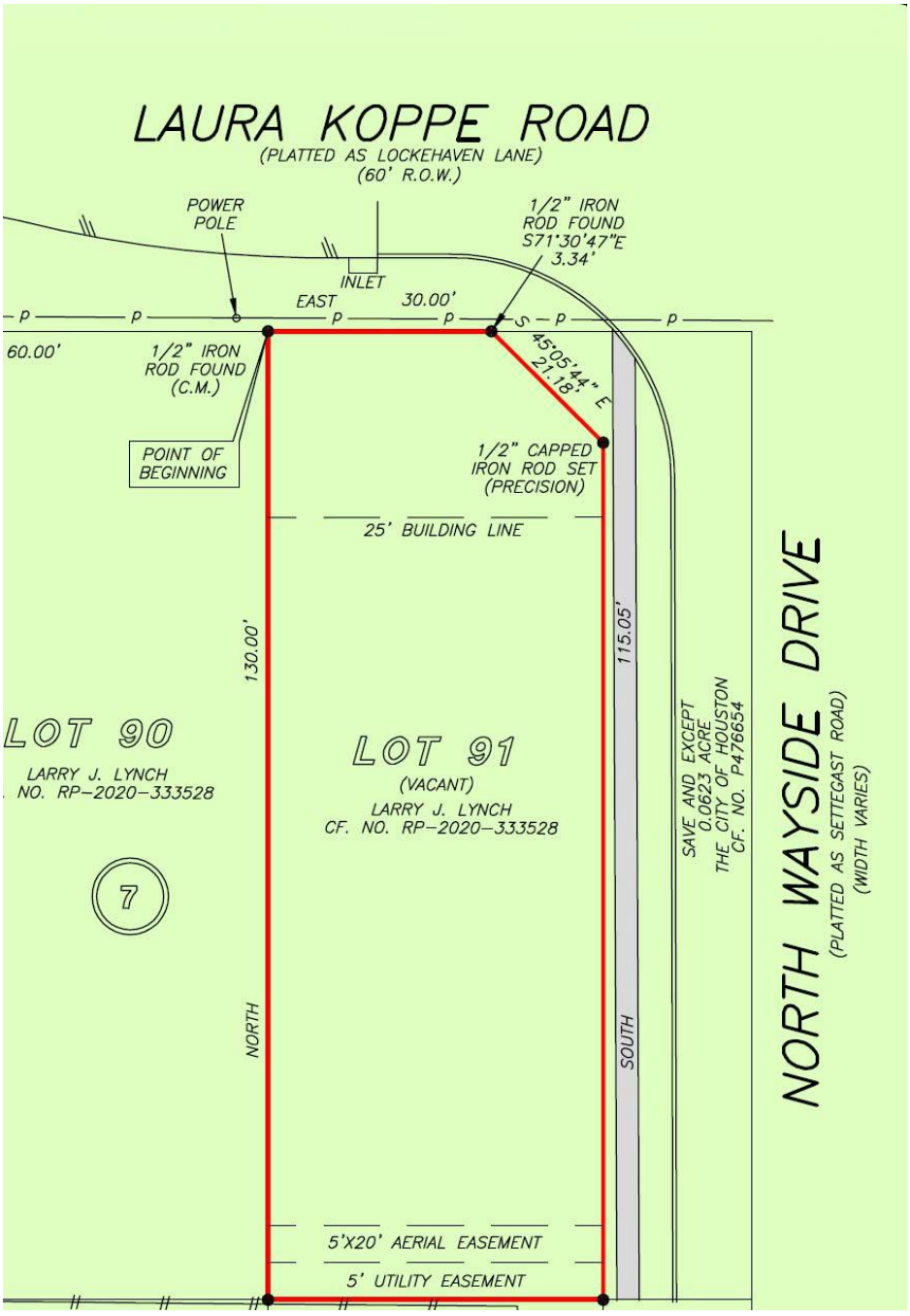
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 05/11/2023

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

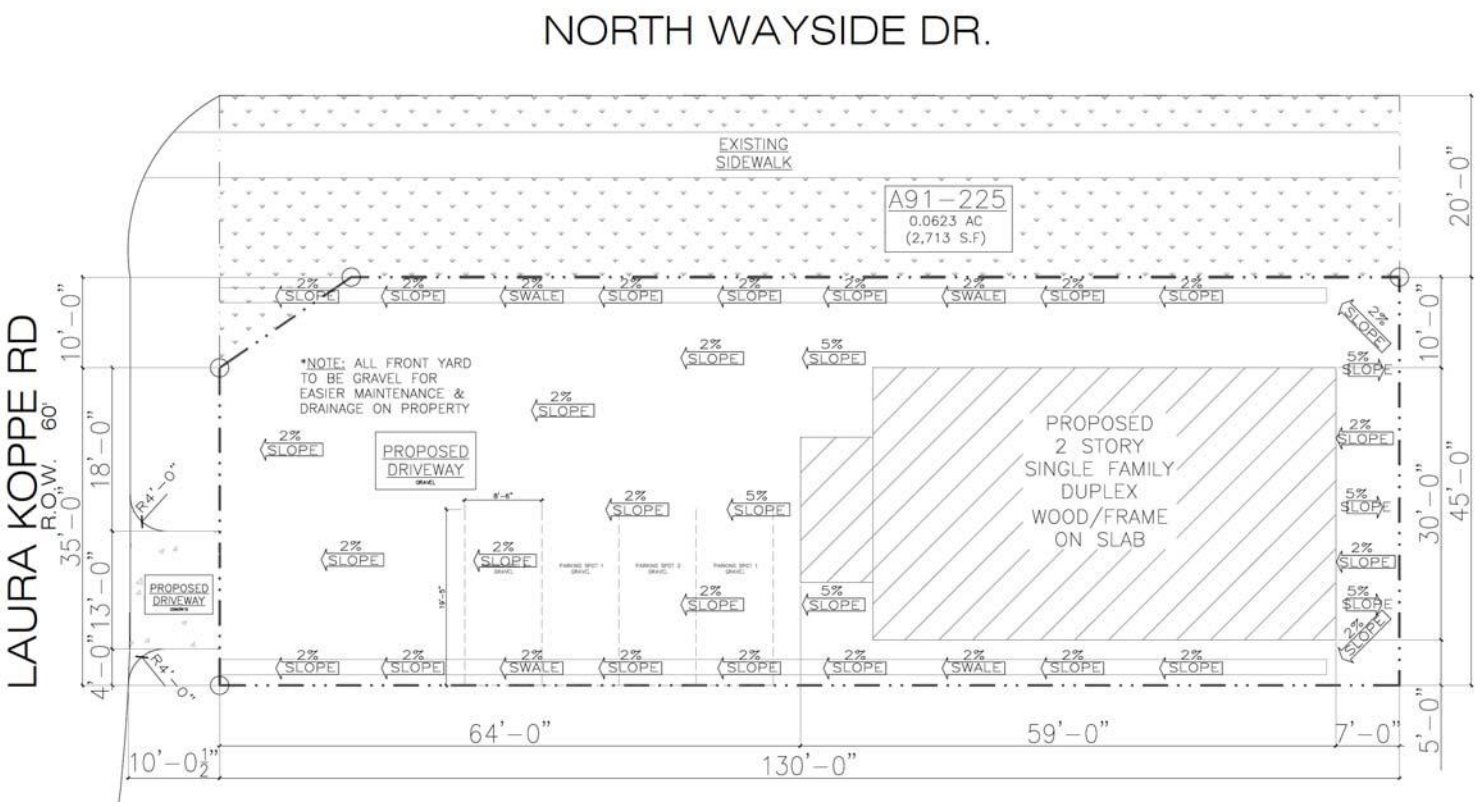
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 05/11/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

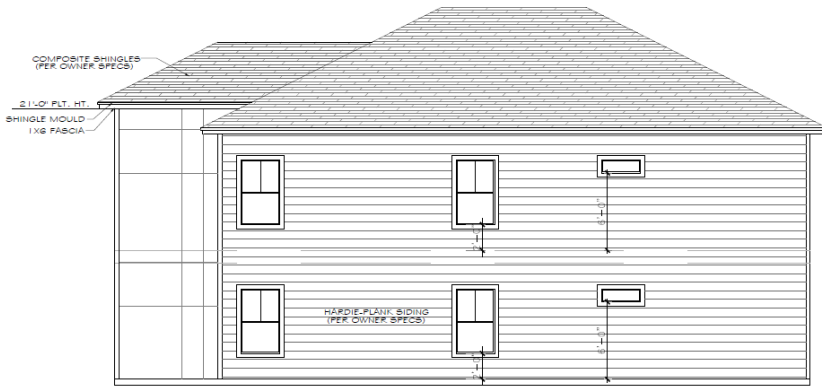
ITEM: 156

Meeting Date: 05/11/2023

Elevations

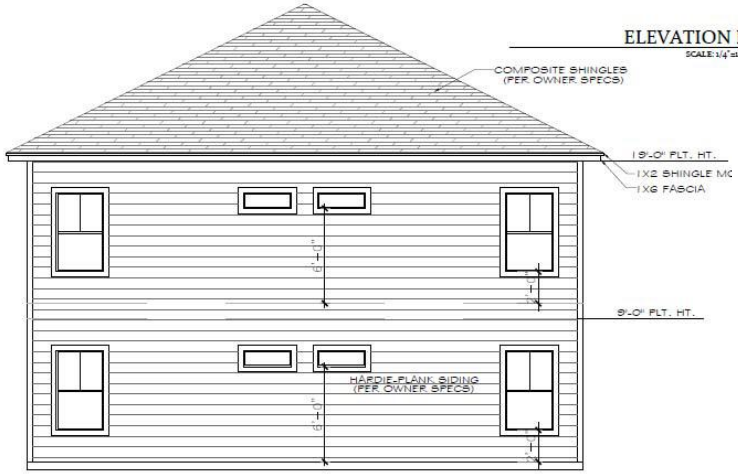


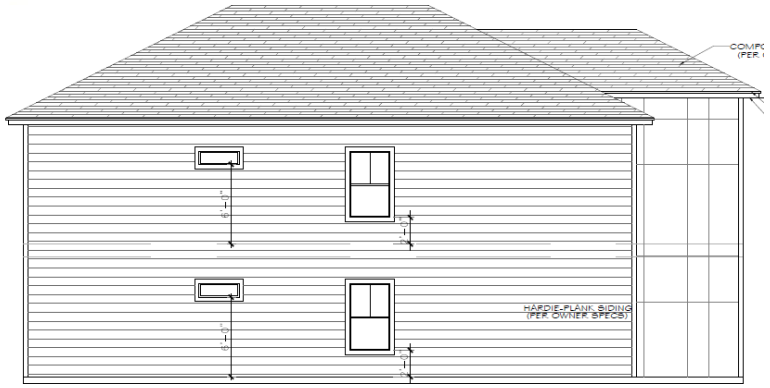
FRONT ELEVATION



RIGHT ELEVATION

ELEVATION PLAN





LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 05/11/2023

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
HOUTEX	Fabian Saldana	713-294-0906	fabian@houtex.build

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
542 W 23rd Street	23014279	77008	5359	452V	C

HCAD ACCOUNT NUMBER(S):	1337690010001
PROPERTY LEGAL DESCRIPTION:	LT 1 BLK 1 ACADIAN HEIGHTS
PROPERTY OWNER OF RECORD:	SINCLAIR RANDY & MEGMAN
ACREAGE (SQUARE FEET):	5,330
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	W. 23rd St. 70' & Lawrence Street 70'
WIDTH OF EXISTING ROW PAVING SECTION(S):	W. 23rd St. 23' & Lawrence Street 35'
OFF-STREET PARKING REQUIREMENT:	3 Spaces (1 additional for garage apt)
OFF-STREET PARKING PROVIDED:	2 Spaces (current garage)

EXISTING STRUCTURE(S) [SQ. FT.]:	Residence 2,232 sq.ft.
PROPOSED STRUCTURE(S) [SQ. FT.]:	New garage apt 648 sq.ft.

PURPOSE OF VARIANCE REQUEST: Request parking variance not to provide additional space for secondary dwelling unit

CHAPTER 26 REFERENCE(S): Sec. 26-492. – Parking spaces for certain types of use classification Class2. Residential b. Single-family: 2 parking spaces for each dwelling unit, except that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1 parking space.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 05/11/2023

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This is a new proposed garage apartment to be built on top of an existing garage, accessible from a 40' alley at the rear of the property. There are several/ many garage apartments similar and accessible from this same alleyway and also the surrounding neighborhood. There is additional Parking in the front of the property where the ROW over the ditch area has been graveled over to create additional parking for all the houses on W 42nd street. The additional parking spot required for the garage apartment is not possible due to a minimal garage building line and also it would eat up too much of the property and impervious area. The owners of the property are not going to rent this property so there will be no tenants living there. However, if they were to sell in the future this is inside the 610 loop with easy access to sidewalks all around the property and neighborhood and close to Metro stops and routes.

APPLICANT'S STATEMENT OF FACTS:

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

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

The additional parking spot would deprive the owners of much of their useable land and also would significantly increase the impervious area of the property. This is a pedestrian area with no need for an additional parking spot.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

There are several/ many garage apartments similar and accessible from this same alleyway and also the surrounding neighborhood. The additional parking spot required for the garage apartment is not possible due to a minimal garage building line and also it would eat up too much of useable land on this property and there is physically not enough space for any additional parking.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

This is a pedestrian friendly neighborhood, with city sidewalks all around. Inner City and accessible to Metro/ Bus stops close by, so therefore an additional parking spot is not required.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The owners do not intend to rent out the garage apartment. There is additional parking at the front of the property, with a covered ditch area along W 23rd street in the ROW. It has city sidewalks at the front of the property all along W 23rd street and also at the side of the property along Lawrence Street with easy access to the garage apartment via the alley.

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

The garage apartment is easily accessible from the alleyway with sidewalks around the property to make it safe and easily accessible to and from the Metro Bus routes.

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

N/A

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 05/11/2023

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

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

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

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

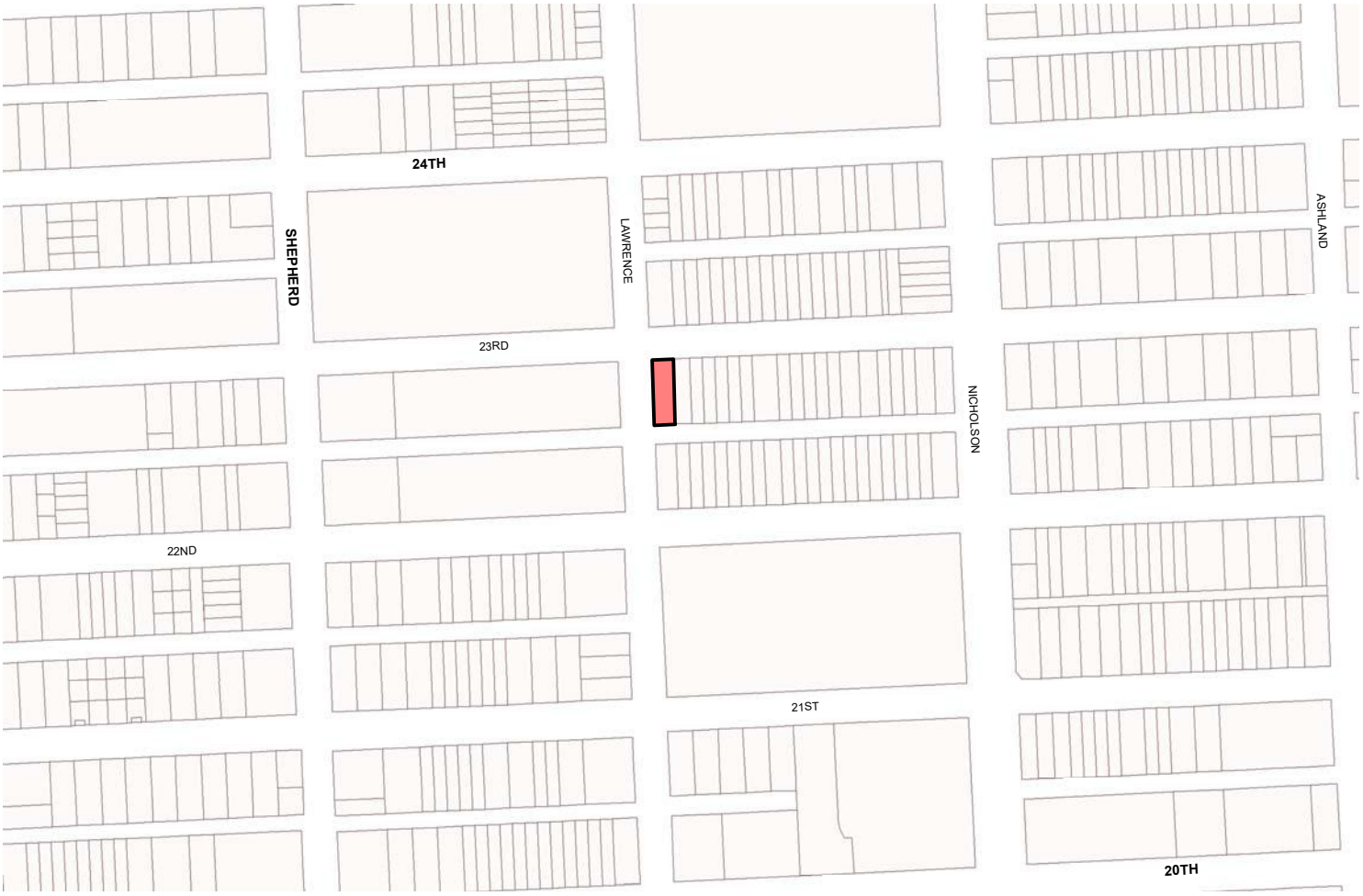
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 05/11/2023

Location Map



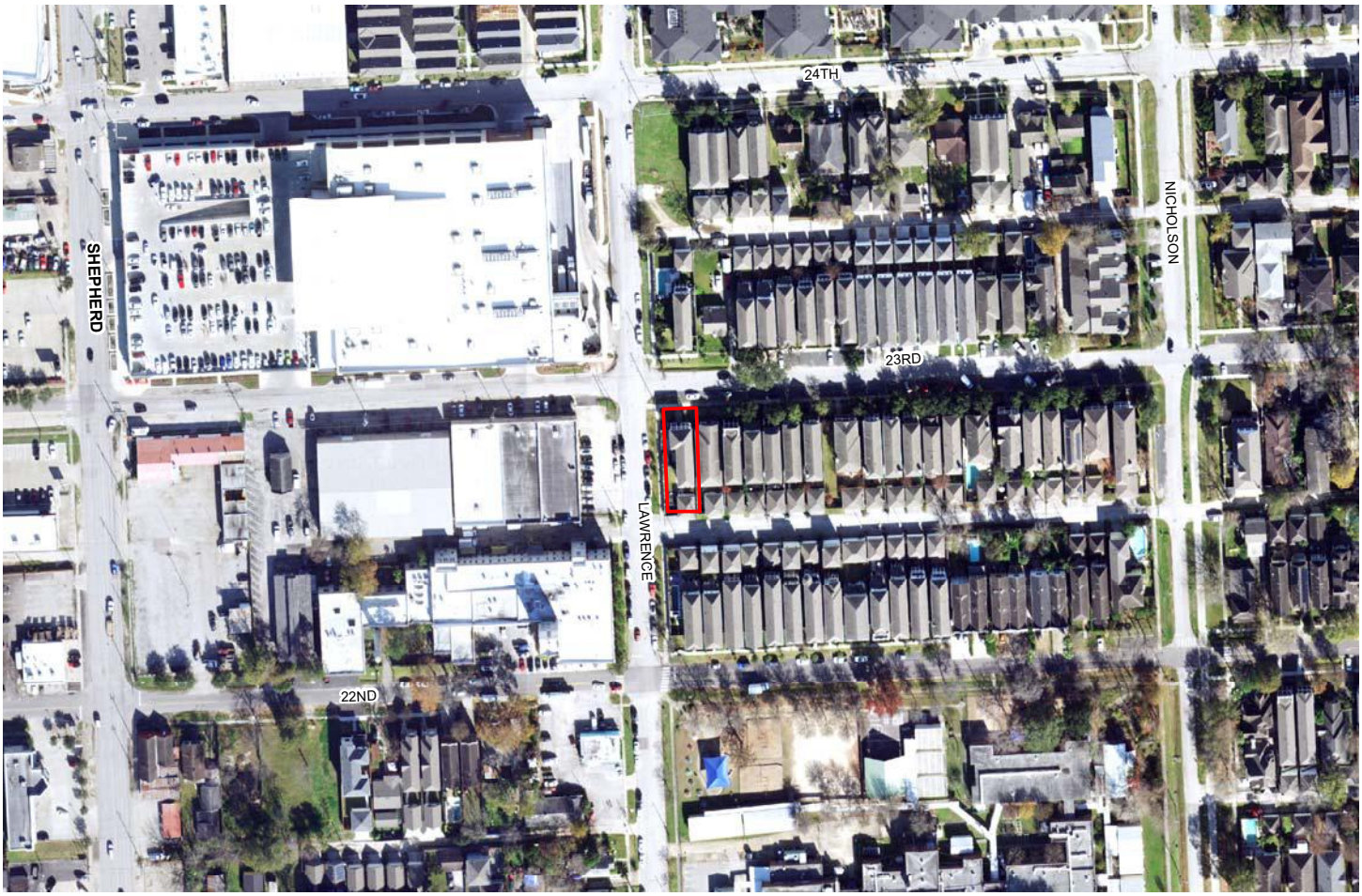
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 05/11/2023

Aerial Map



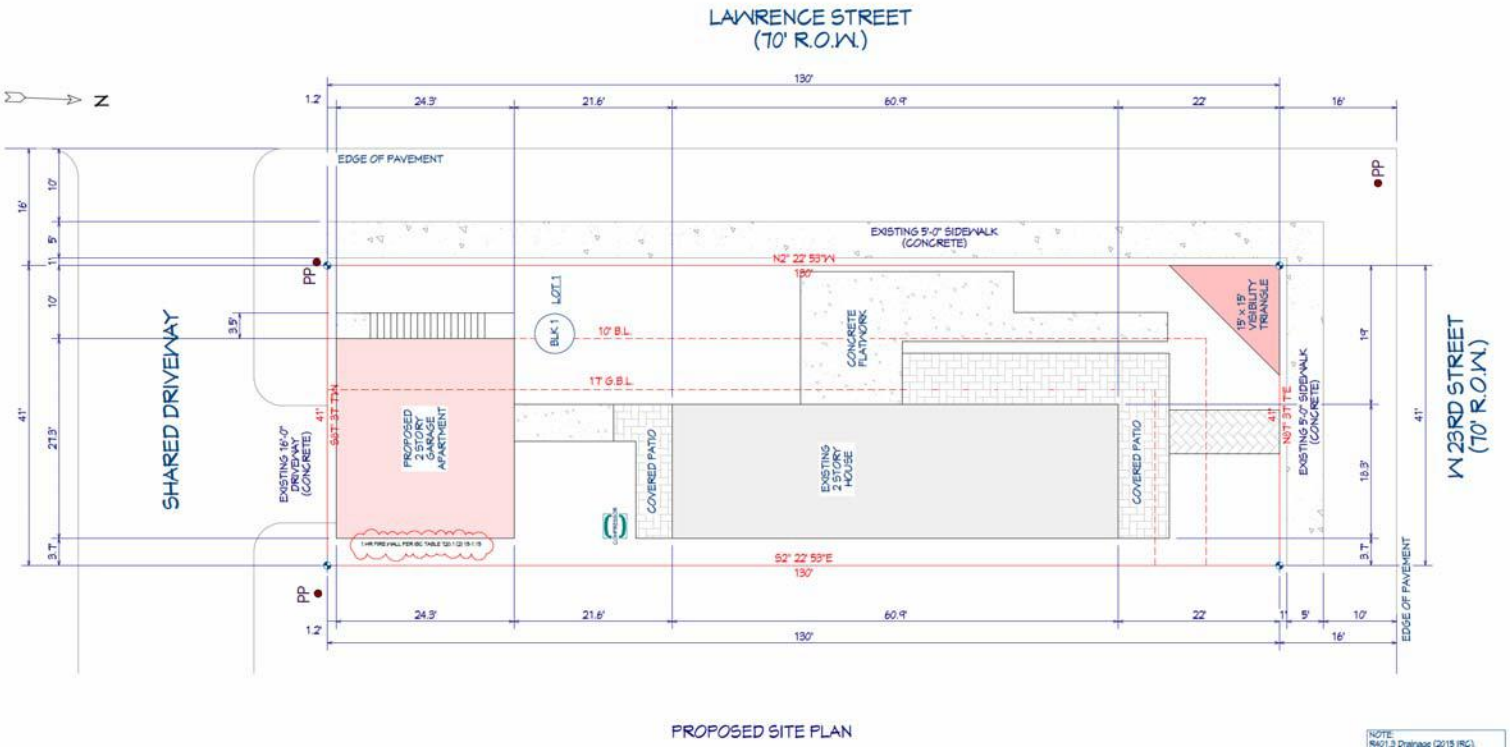
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 05/11/2023

Houston Planning Commission

Site Plan



PROPOSED SITE PLAN

NOTE
R401.3 Drainage (2015 IRC)

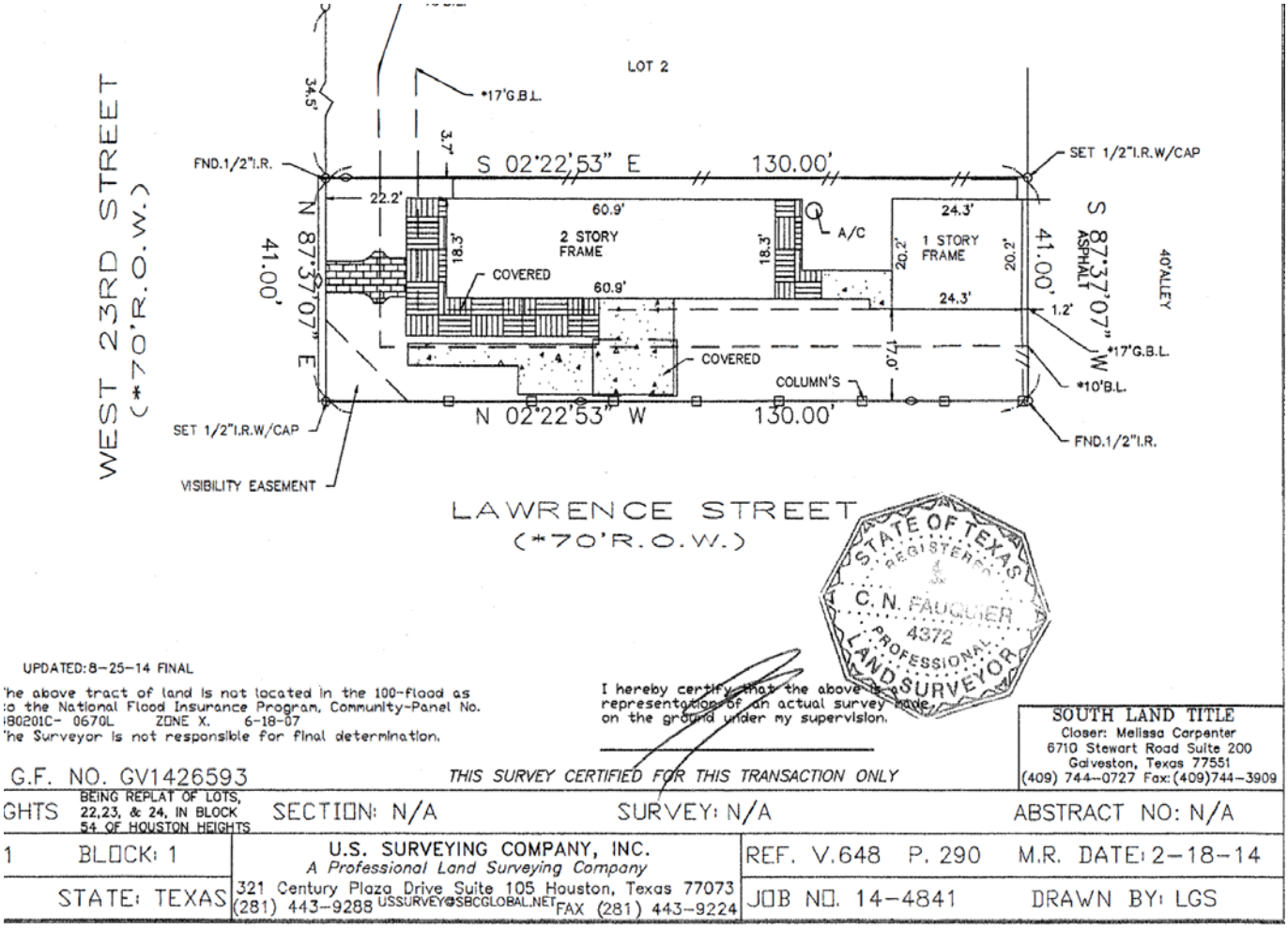
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 05/11/2023

Survey



UPDATED: 8-25-14 FINAL

The above tract of land is not located in the 100-flood as to the National Flood Insurance Program, Community-Panel No. 180201C- 0670L ZONE X. 6-18-07
The Surveyor is not responsible for final determination.

I hereby certify that the above is a representation of an actual survey made on the ground under my supervision.

SOUTH LAND TITLE
Closer: Melissa Carpenter
6710 Stewart Road Suite 200
Galveston, Texas 77551
(409) 744-0727 Fax: (409)744-3909

G.F. NO. GV1426593

THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY

GHTS BEING REPLAT OF LOTS, 22,23, & 24, IN BLOCK 54 OF HOUSTON HEIGHTS	SECTION: N/A	SURVEY: N/A	ABSTRACT NO: N/A
1 BLOCK: 1	U.S. SURVEYING COMPANY, INC. *A Professional Land Surveying Company*	REF. V.648 P. 290	M.R. DATE: 2-18-14
STATE: TEXAS	321 Century Plaza Drive Suite 105 Houston, Texas 77073 (281) 443-9288 USSURVEY@SBCGLOBAL.NET FAX (281) 443-9224	JOB NO. 14-4841	DRAWN BY: LGS

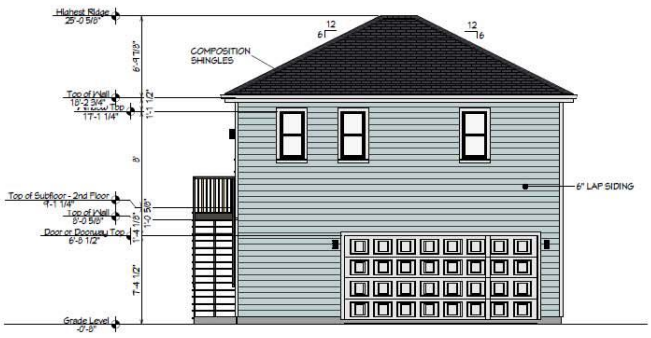
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

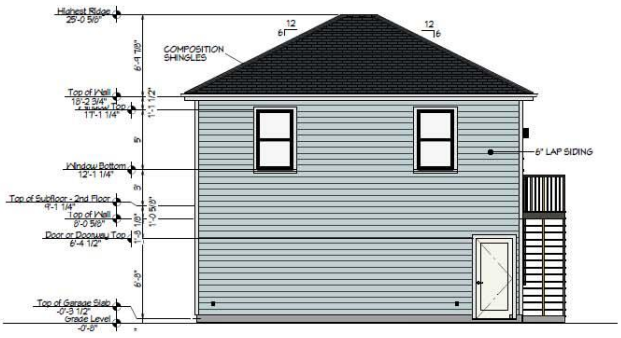
Houston Planning Commission

ITEM: III
Meeting Date: 05/11/2023

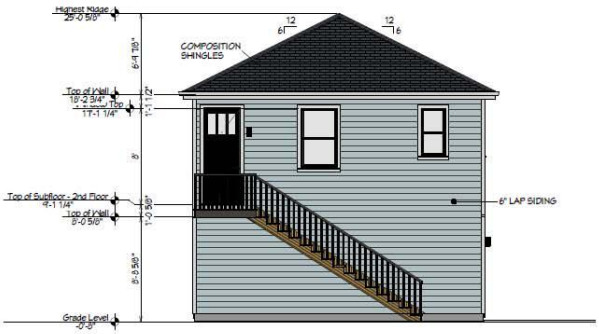
Elevations



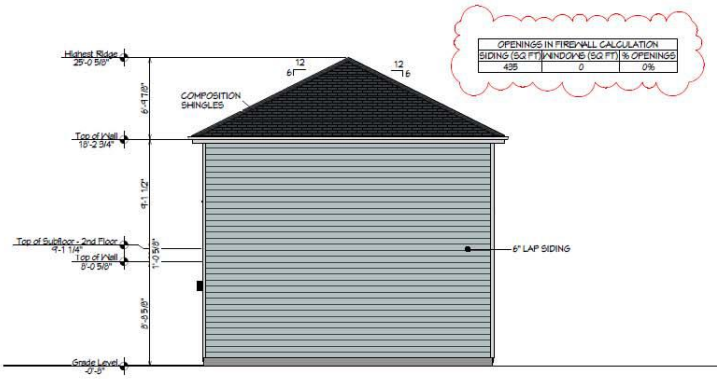
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
East End Warehouses LLC	Shahin Naghavi	713-298-6325	shahin@riverside-equity.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2711 Harrisburg Blvd	23024081	77003	5457D	494N	H

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

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

PURPOSE OF VARIANCE REQUEST: Reduce off-street parking requirements from 52 spaces to 15 spaces.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

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

APPLICANT'S STATEMENT OF FACTS:

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

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

Correct, the Owner is striving to maintain natural surface courtyards and parks within the site, so as not cover the entire site with paving. We believe that will result in a better project for the East End District, and that there is good pedestrian access with the light rail on Harrisburg and adjacent residential development.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

Correct, we believe that in granting the variance the general purposes of this article are being observed and maintained.

(3) The intent of this article is preserved;

Correct, we believe that in granting the variance, the intent of this article is preserved.

(4) The parking provided will be sufficient to serve the use for which it is intended;

OFF-STREET PARKING VARIANCE

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained.

(3) The intent of this article is preserved.

(4) The parking provided will be sufficient to serve the use for which it is intended;

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

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

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

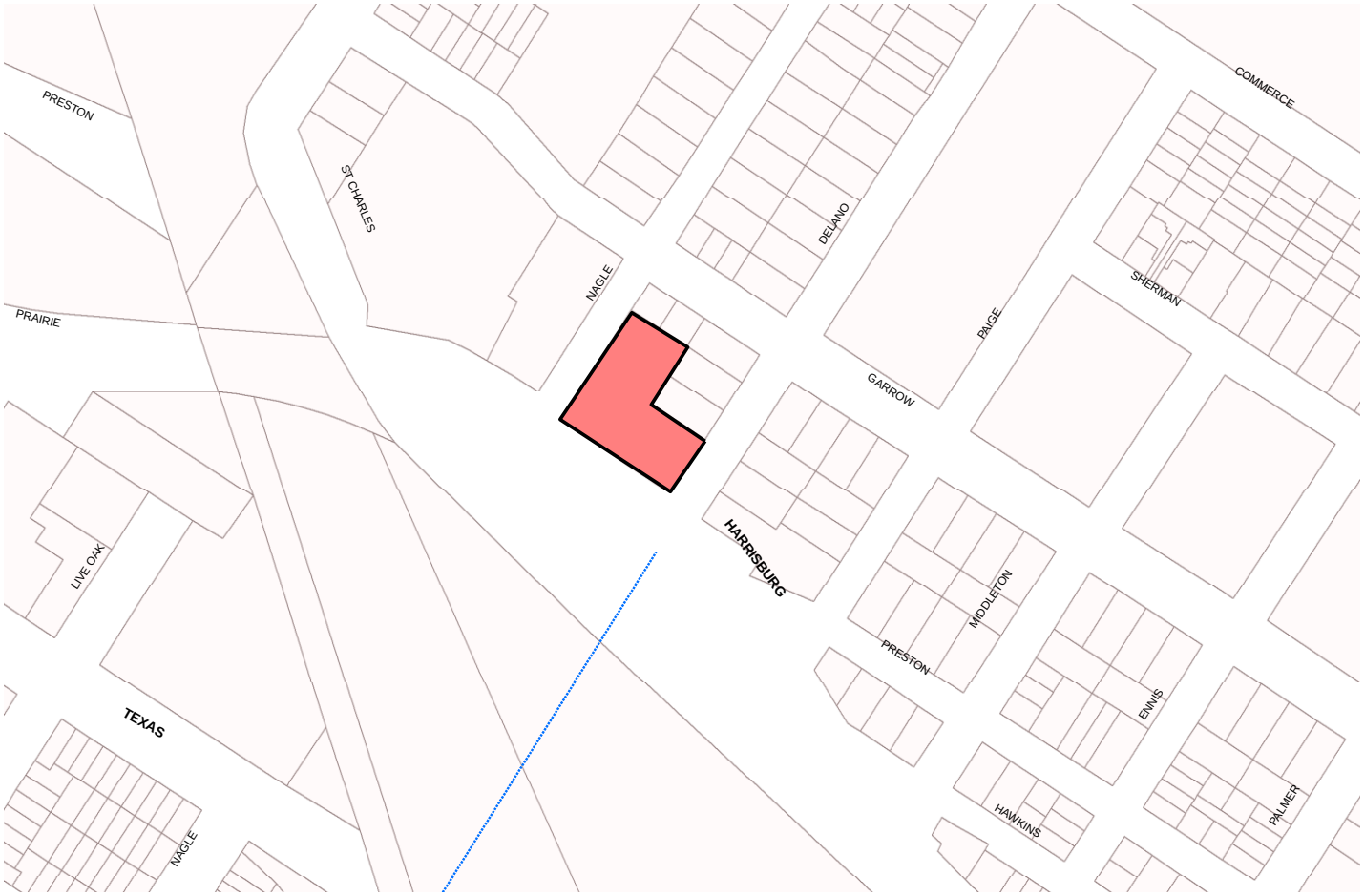
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 05/11/2023

LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

Aerial Map



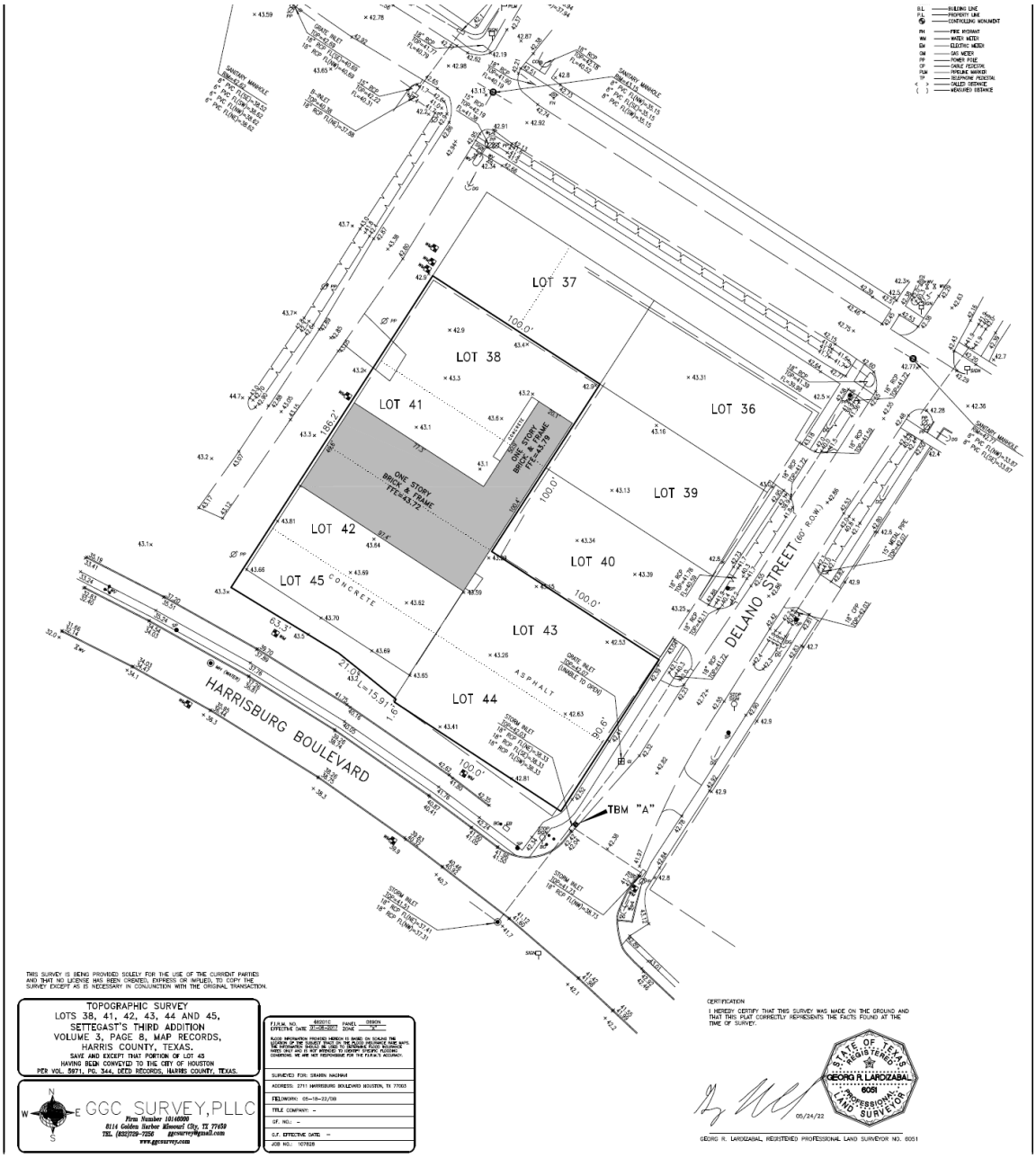
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 05/11/2023

Survey



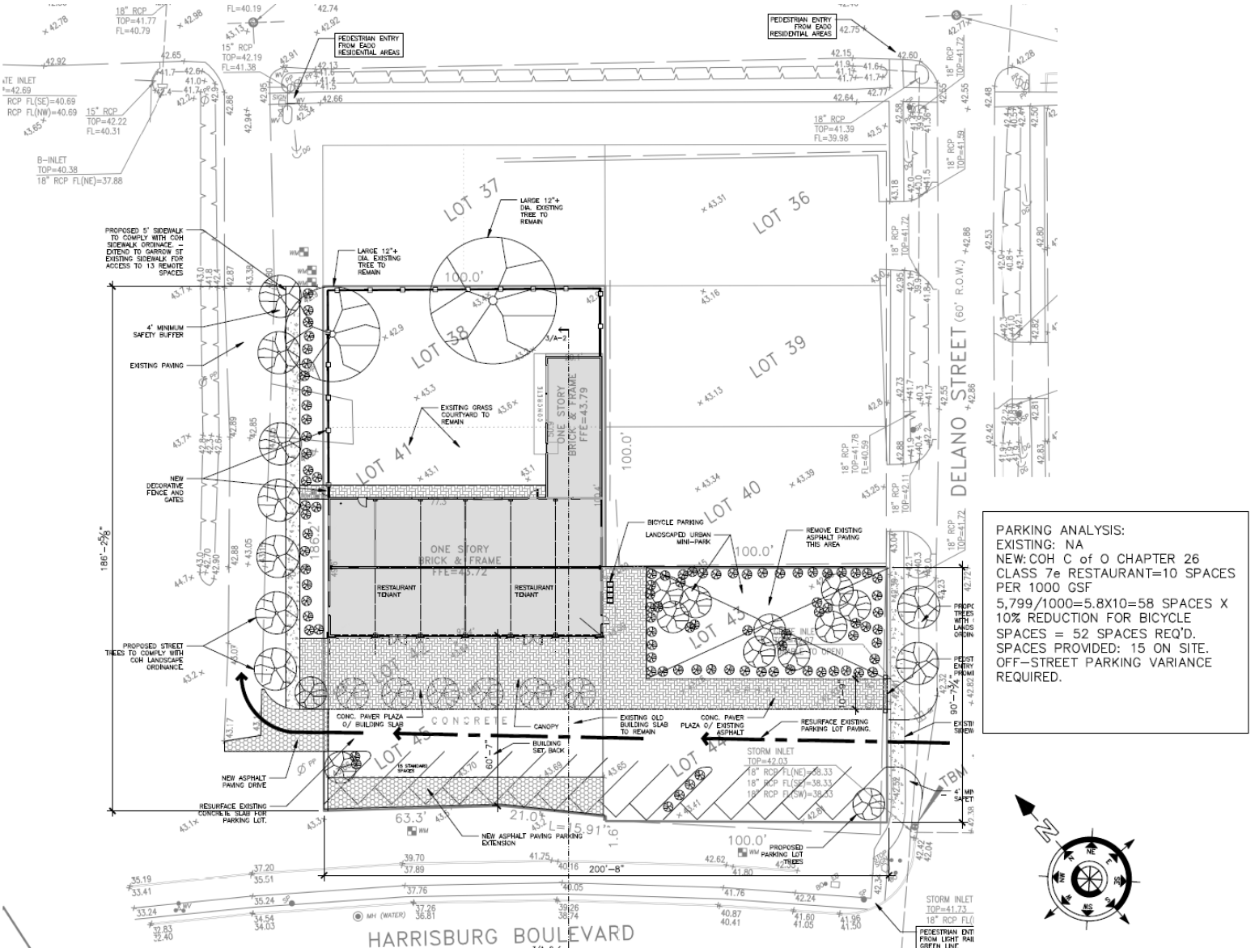
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

Site Plan/Off-site parking layout/analysis



1 SITE PLAN
1/16"=1'-0"

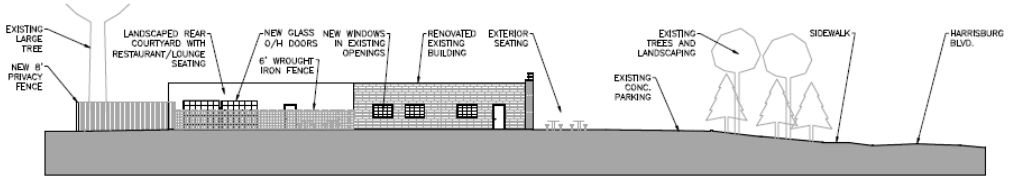
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

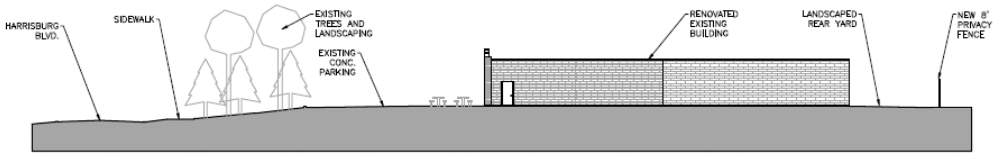
ITEM: IV
Meeting Date: 05/11/2023

Houston Planning Commission

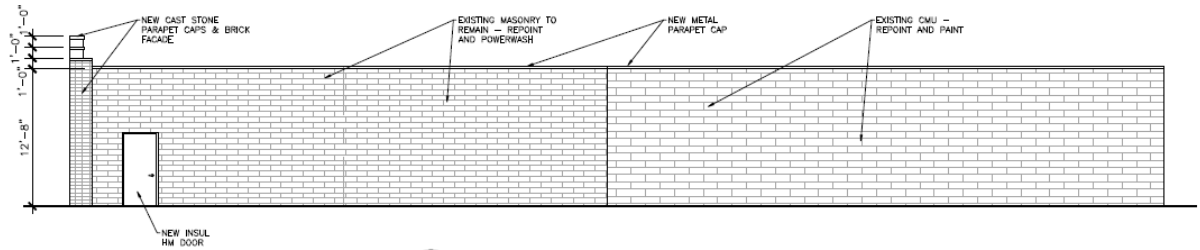
ELEVATIONS



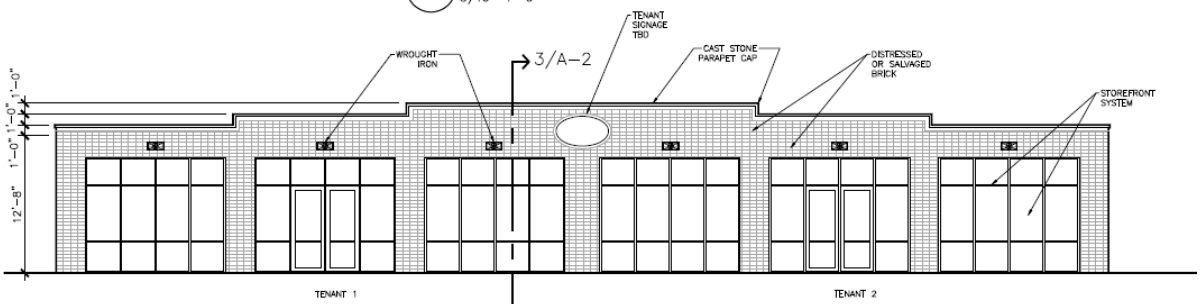
4 SITE SECTION (LOOKING EAST FROM NAGEL ST)
1/16"=1'-0"



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



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



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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 05/11/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Maximo Capital	Martin Jasinski	713-591-1032	martin@maximobuilders.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3236 Summer Street	23006789	77007	5358C	493E	C

HCAD ACCOUNT NUMBER(S):	0102470010077
PROPERTY LEGAL DESCRIPTION:	TRS 6 & 7 Court & Clay
PROPERTY OWNER OF RECORD:	Maximo Capital, LLC
ACREAGE (SQUARE FEET):	11, 334 SF
WIDTH OF RIGHTS-OF-WAY:	Summer St (60'), Court (30.5')
EXISTING PAVING SECTION(S):	Summer St (40'), Court (14')
OFF-STREET PARKING REQUIREMENT:	137
OFF-STREET PARKING PROVIDED:	26
LANDSCAPING REQUIREMENTS:	complies

EXISTING STRUCTURE(S) [SQ. FT.]:	0
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,967 SF

PURPOSE OF VARIANCE REQUEST: Parking reduction to 26 in lieu of the required 137 for a proposed athletic facility

CHAPTER 26 REFERENCE(S): 26-492 Class 6, Recreation and Entertainment, F. Sports Club (5 spaces for every 1000 Square feet of GFA).

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 05/11/2023

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

A variance is being sought for the required parking spaces for uses classified as sports club and office. The project is a five-level fitness training center with an indoor soccer field at level two, a wellness center at level three, administrative offices at level four, and an exterior soccer field at roof level. All of this is supported by a small reception area at level one. The proposed facility is approximately 28,146 sf including the outdoor roof level soccer field. 26 vehicle parking spaces and 22 bike spaces are proposed within the property. Based on initial analysis, the project would require 137 vehicle parking spaces per ordinance. Research in to preceding facilities of similar use classification and area lead to the conclusion that the sum of proposed vehicle and bicycle spaces is appropriate for the success of the project. Improvements to public infrastructure including widening the existing Court Street right-of-way are also part of this project. It is the developer's intent to own the building upon completion for a long term while maintaining the uses described above for the life of the facility. The site itself was selected due to its proximity to dense housing development and its adjacency to the White Oak hike & bike trails and nearby bus stops. One of the driving goals of the project is for the training facility to serve as an amenity and asset to the neighborhood more than to bring in commuters from around the city.

APPLICANT'S STATEMENT OF FACTS:

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

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

It is our position that the terms, rules, conditions, policies, and standards of this article would deprive the property owner of delivering reasonable use of the land/building. The proposed new project will be the second location for a soccer training facility and is similar in size and scope to its precedent. The demand for parking met by the existing facility is consistent with the proposal for this new location. The project also features two soccer training fields. If considered under the health club use classification in Chapter 26, these two fields alone will require nearly 40 spots whereas a fully occupied class would only contain 12 occupants on each field for a total of 24 at peak occupancy.

OFF-STREET PARKING VARIANCE

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

It is our position that the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained. The surrounding land uses are residential and preclude us from being able to lease additional parking. The owner has reached out to the adjacent apartment buildings to gauge interest in leasing spots in their parking garages; two of the three said no and the third would not respond. Furthermore, any additional viable leasing partners are beyond the distance requirements outlined in Section 26-499. The design team has explored parking structures, but the reduced size of the properties renders them both inefficient and unfeasible for this use.

(3) The intent of this article is preserved;

It is our position that the intent of this article is preserved with this request. The preceding sports club is comparable in size and a proven case-study for parking criteria that will meet the demand for the proposed facility. Allowing the new soccer club to adhere to the lesser parking count would not put an undue parking burden on the neighborhood and would be a more efficient use of land.

(4) The parking provided will be sufficient to serve the use for which it is intended;

It is our position that the parking provided will be sufficient to serve the use for which it is intended. As previously stated, the existing facility of comparable size has a parking lot sized closely to the new proposed lot and is rarely at capacity. As the developer intends to own the facility for a long term, there is no expected future change of use that could potentially alter the demand for parking. The chosen location of the facility is intentionally near multiple housing developments and bike trails, and the owner's desire is for the facility to be mostly frequented by locals from the nearby neighborhoods. The owner has also indicated that they would be interested in supplying a B-Cycle station to support the facility and nearby apartments.

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

It is our position that the granting of such a variance will not be injurious to the public health, safety, or welfare. The proposed provided parking is adequate for the new facility's needs and should not cause any undue traffic burden on the neighborhood. Furthermore, the scheduling and nature of the soccer club's business will stagger the amount of cars used in the area. The facility will also be providing ample bike storage.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 05/11/2023

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

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

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

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 05/11/2023

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 05/11/2023

Houston Planning Commission

Aerial Map



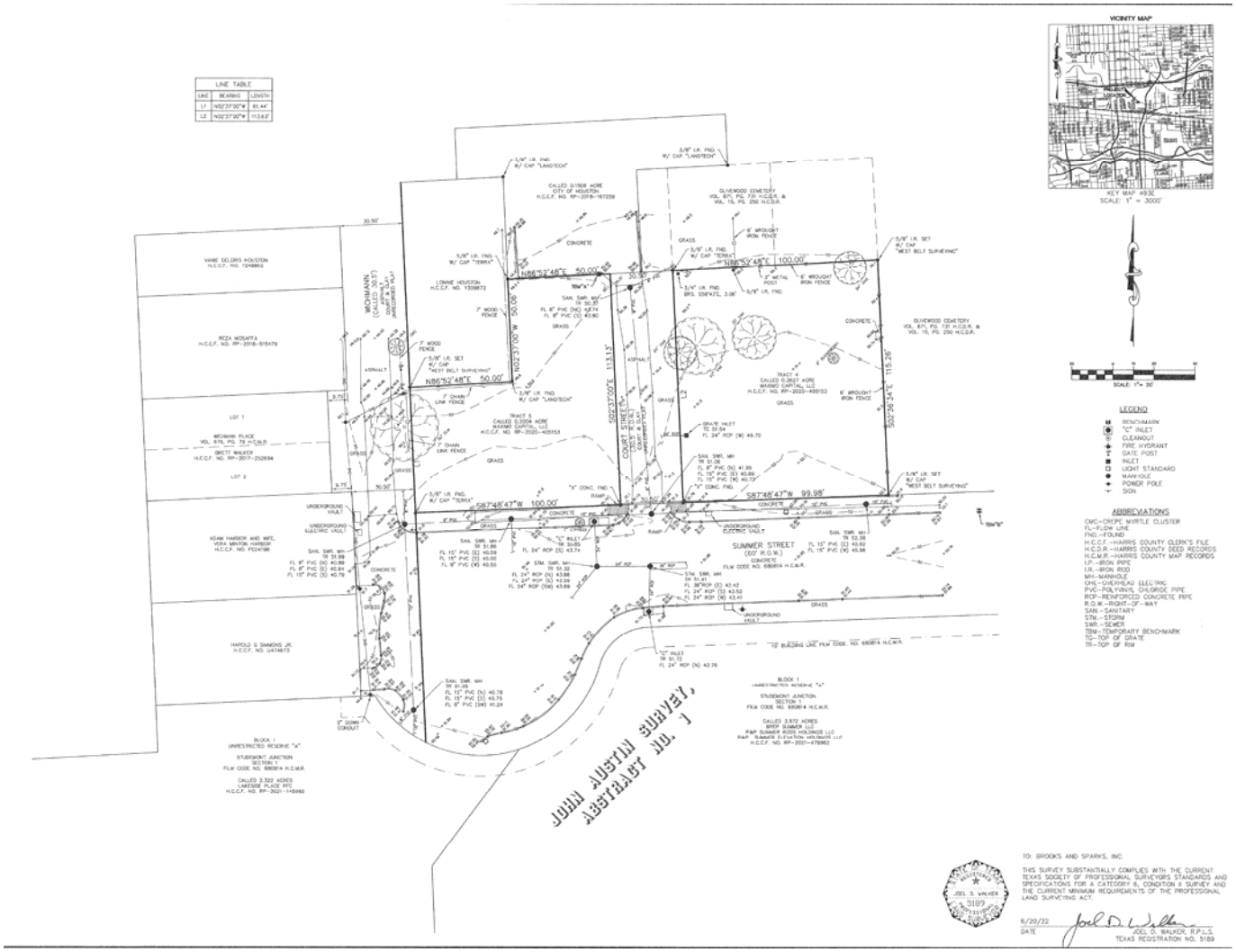
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Survey



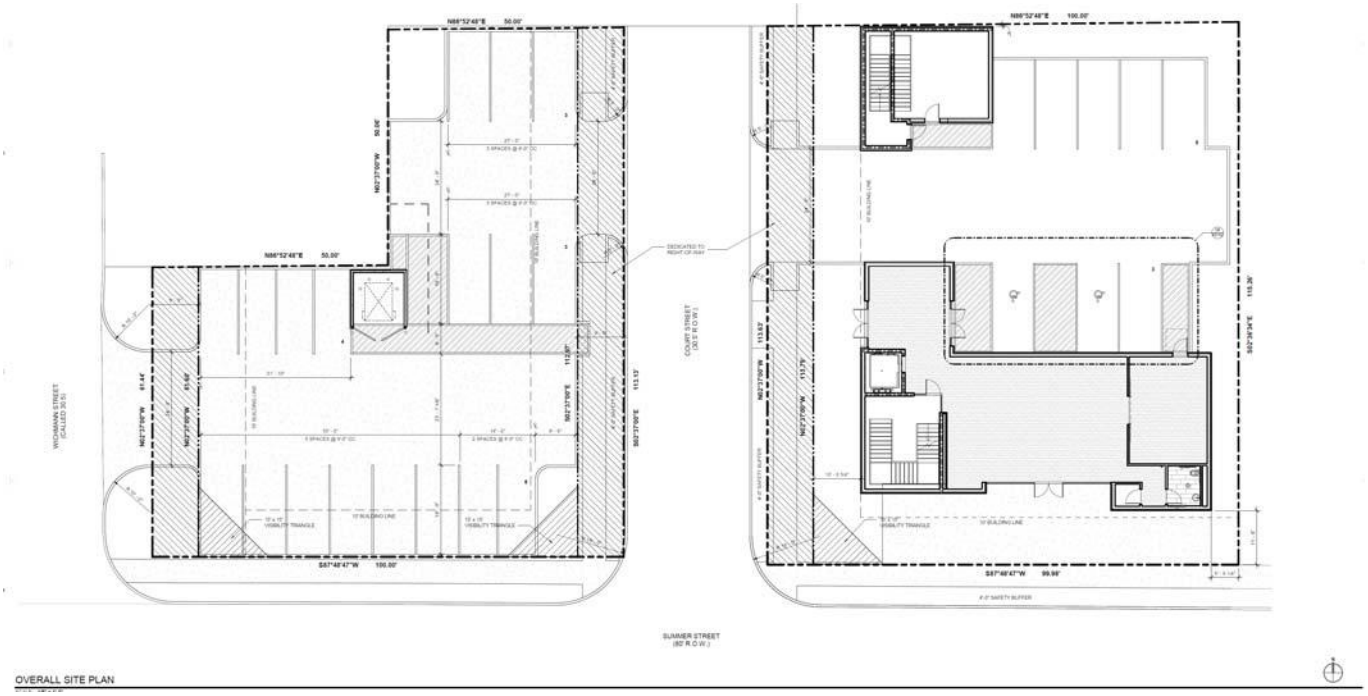
OFF-STREET PARKING VARIANCE

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Site Plan



PARKING ANALYSIS

	PARKING *(Refer to the jurisdiction)*	
OCCUPANCY	SPACES REQUIRED	SPACES PROVIDED
OFFICE	14	
PLAYING FIELDS	20	
GYM	22	
TOTAL	56	26 *

	ADA SPACES REQUIRED	ADA SPACES PROVIDED
TOTAL		

* ADA SPACES PROVIDED ARE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

LEVEL 1 (LOBBY) = 0
LEVEL 2 (PLAYING FIELD) = 1.0 PER 40 SF SPECTATOR = 12
LEVEL 3 (MAINTENANCE) = 0
LEVEL 4 (GYM) = 5.0 PER 1,000 SF = 22
LEVEL 5 (OFFICE) = 2.5 PER 1,000 SF = 14
LEVEL 6 (PLAYING FIELD) = 1.0 PER 40 SF SPECTATOR = 8

PROVIDING 22 TOTAL BIKE spaces

GFA = 27,334/1,000 SF = 27.3 X 5.0 = 137 SPACES

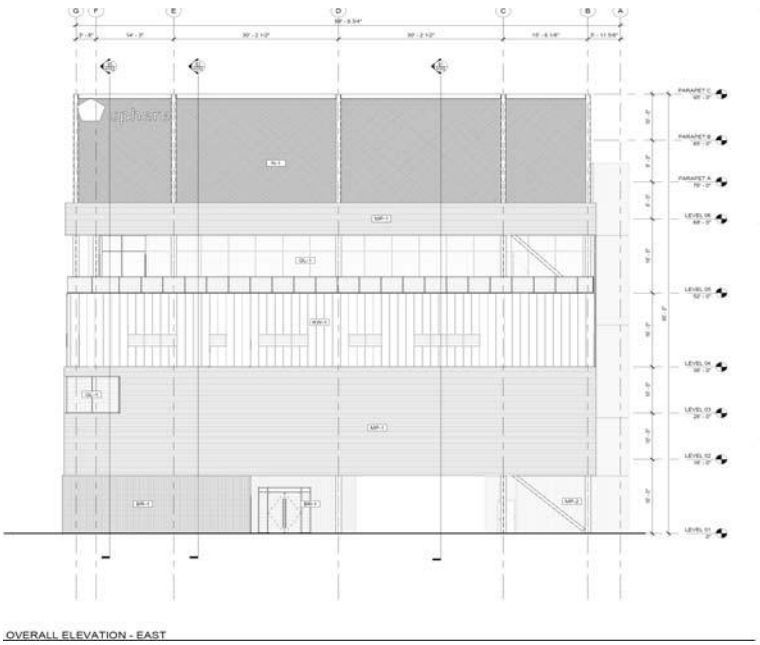
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

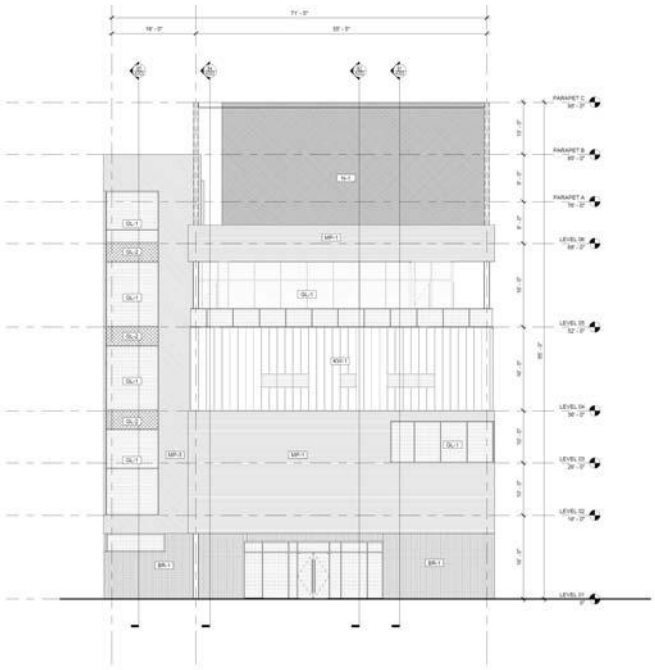
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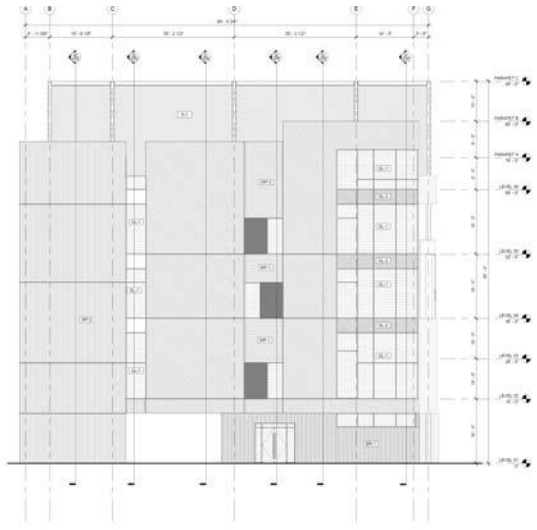
Houston Planning Commission

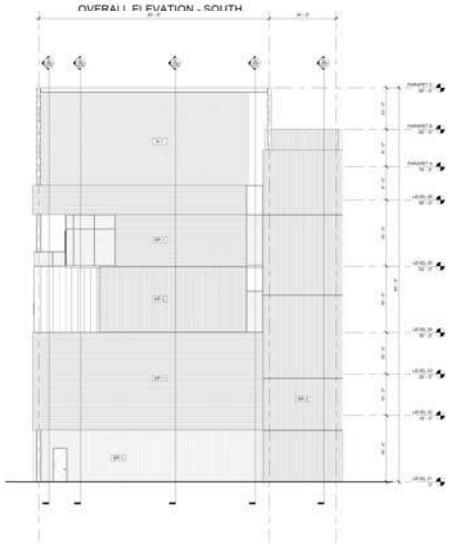
Elevation



OVERALL ELEVATION - EAST







OVERALL ELEVATION - NORTH

OFF-STREET PARKING VARIANCE