‘/

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JUNE 8, 2023
2:30 PM

✪

IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: https://bit.ly/3I1wC9n
OR
CALL +1 936-755-1521
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 June 8, 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

June 8, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the May 25, 2023 Planning Commission Meeting Minutes

Consideration of the May 11 MTFP Workshop and the May 25, 2023 Planning Commission meeting minutes

I. **Consideration of the proposed Chapter 42 overall housing amendments** (Suvidha Bandi)

II. **Platting Activity (Subdivision and Development plats)**
   a. Consent Subdivision Plats (Wilson Calvert)
   b. Replats (Wilson Calvert)
   c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Wilson Calvert, Aracely Rodriguez, and John Cedillo)
   d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Geoff Butler, and Petra Hsia)
   e. Subdivision Plats with Special Exception Requests
   f. Reconsiderations of Requirement (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)

III. **Establish a public hearing date of July 13, 2023**
   a. Chatwood Place Sec 3 partial replat no 1
   b. Hiford Place
   c. Little York partial replat no 3
   d. Manors on Live Oak
   e. Pinecrest Sec 7 partial replat no 1
   f. Views at Radio Road replat no 2
   g. W H Holdings Addition
   h. West 12th Street Manors

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

V. **Public Comment**

VI. **Adjournment**

HOUSTON PLANNING COMMISSION MINUTES
MAY 25, 2023
CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL
MICROSOFT TEAMS HTTPS://BIT.LY/3I1WC9N
PHONE: 936-755-1521 MEETING ID: 895 207 144#

CALLED TO ORDER at **2:30 pm**, by Chair Martha L. Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present left at 4:59 during Item VII
Bill Baldwin	Present
Lisa Clark	Present at 2:35 after Approval of Minutes
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	**Remote** at 2:40 during item 141
Linda Porras-Pirtle	**Remote**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	**Remote**
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:32 during Chairs Report
Margaret Wallace Brown, Secretary	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT by Marty Stein

DIRECTOR'S REPORT by
Margaret Wallace Brown, Director, Planning and Development Department – withdrawn

APPROVAL OF MINUTES

Consideration of the **May 11, 2023,** Houston Planning Commission Meeting Minutes.
Commission action: Minutes presented were approved as amended.

Motion: Victor	Vote: Unanimous
Second: Garza	Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS) (CONSENT SUBDIVISION PLATS AND REPLAT – ITEMS A AND B, 1- 138)

Staff recommendation: Approve items No. **1 – 138**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Mares	Vote: Unanimous
Second: Clark	Abstaining: None

Staff recommendation: Approve recommendations for items, **7, 8, 9, 10, 21, 22, 31, 52, 74, 80, and 100** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Porras-Pirtle	Vote: Carried
Second: Alleman	Abstaining: Heisch

C. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

139 AMENDED GOLFCREST ADDITION PARTIAL REPLAT NO 5 C3N - WITHDRAW

140 BEALL STREET DEVELOPMENT C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Robins	Abstaining: None

141 CADILLAC MI TIENDA C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant – supported (did not speak, available for questions)

Motion: Clark	Vote: Unanimous
Second: Alleman	Abstaining: None

142 CHOCOLATE JAM WINBERN STREET DEVELOPMENT C3N - APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Clark	Vote: Unanimous
Second: Mares	Abstaining: None

143 CONLEY COURT C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Heisch	Vote: Unanimous
Second: Robins	Abstaining: None

144 DADE PLACE C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Garza	Abstaining: None

145 DRISCOLL COMMONS C3N - WITHDRAW

146 HIFORD PLACE C3N - WITHDRAW

147 JACKSON HILL KIDS R KIDS C3N - APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): David White, applicant – supportive (did not speak, available for questions)

Motion: Robins	Vote: Unanimous
Second: Baldwin	Abstaining: None

148 LANEWOOD ESTATES C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action:
Speaker(s): ~~Stephanie Couty~~ – opposed (signed up/did not speak)

Motion: Clark	Vote: Unanimous
Second: Heisch	Abstaining: None

149 MONARCH OAKS PARTIAL REPLAT NO 1 C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Meredith Powell – supportive

Motion: Mares	Vote: Unanimous
Second: Baldwin	Abstaining: None

150 NUECES PARK PLACE SEC 1 REPLAT NO 1 C3N - APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joanna Galvan

Motion: Mandapaka	Vote: Unanimous
Second: Jones	Abstaining: None

151 PEACHTREE HOMES C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Victor	Vote: Unanimous
Second: Clark	Abstaining: None

152 REED TERRACE PARTIAL REPLAT NO 5 C3N - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Alleman	Vote: Unanimous
Second: Clark	Abstaining: None

153 SOUTH PARK SEC 1 PARTIAL REPLAT NO 1 C3N - DEFER

Staff recommendation: Defer per applicant request.
Commission Action: Deferred application per applicant's request.
Speaker(s): None

Motion: Garza	Vote: Unanimous
Second: Heisch	Abstaining: None

154 TEMPLE TERRACE ADDITION PARTIAL REPLAT NO 3 C3N - WITHDRAW

155 WATERLOO CROSSING – DEFER

Staff recommendation: Defer additional information required.
Commission Action: Deferred the application for further information.
Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Mares	Abstaining: None

D-SUBDIVISION PLATS WITH VARIANCE REQUESTS

156 APOLINAR ESTATES C2R - DEFER

Staff recommendation: Defer additional information required.
Commission Action: Deferred the application for further information.
Speaker(s): Monica Fontenot – applicant (did not speak, available for questions)

Motion: Mares	Vote: Unanimous
Second: Victor	Abstaining: None

157 BISSONNET STREET IN TRILLIUM STREET DEDICATION SEC 2 AND RESERVES C3P – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Clark	Vote: Unanimous
Second: Alleman	Abstaining: None

158 CONCEPT NEIGHBORHOOD ON ROBERTS C2R – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Andrew Allemand – applicant (did not speak, available for questions)

Motion: Jones	Vote: Unanimous
Second: Baldwin	Abstaining: None

159 CORNER AT GREENS C2R – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Clark	Abstaining: None

160 CROSSTIMBERS PLACE C2 - DEFER

Staff recommendation: Defer for further study and review.
Commission Action: Defer
Speaker(s): None

Motion: Garza	Vote: Unanimous
Second: Tahir	Abstaining: None

161 GRAND MASON GP - DEFER

Staff recommendation: Defer Harris County's request.
Commission Action: Defer
Speaker(s): Andrew Lang, applicant – supportive

Motion: Mandapaka	Vote: Carried
Second: Jones	Abstaining: Heisch

162 HARRIS COUNTY MUD NO 506 STORM SEWER PUMP STATION NO 1 C2 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Nelson	Abstaining: None

163 HUMBLE ISD MIDDLE SCHOOL NO 11 C3P – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Justin Greenwood – opposed, Jason Seybert, applicant - support

Motion: Mandapaka	Vote: Unanimous
Second: Garza	Abstaining: None

164 KESTREL ESTATES C2 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Andrew Allemand, applicant – supportive (did not speak, available for questions)

Motion: Mandapaka	Vote: Unanimous
Second: Clark	Abstaining: None

165 MONTROSE CAR CARE C2R – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Ann Miller, ~~Shasa Babb~~, (signed up/did not speak) – oppose, Mary Villareal, applicant - supportive

Motion: Robins
Second: Clark
Vote: Unanimous
Abstaining: None

166 POLK PARK C2 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Tahir
Second: Alleman
Vote: Unanimous
Abstaining: None

167 PRESERVE AT FRIENDSWOOD GP – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Alleman
Second: Clark
Vote: Unanimous
Abstaining: None

168 QUARRY ON GRANT GP – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka
Second: Jones
Vote: Unanimous
Abstaining: None

169 SMS 1960 E LTD C2 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Hines
Second: Mandapaka
Vote: Unanimous
Abstaining: None

170 Star Windows Business Center C2R - Withdrawn

Items 171 and 172 were taken together

171 Tompkins Reserve GP – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

172 Tompkins Reserve Sec 1 - Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Andrew Lang, applicant – supportive (did not speak, available for questions)

Motion: Jones — Vote: Carried
Second: Clark — Abstaining: Heisch

E-Subdivision Plats with Special Exception Requests – None

F-Reconsideration of Requirements

173 Fuqua Estates C3R - Defer

Staff recommendation: Defer applicant request.
Commission Action: Deferred the application.
Speaker(s): None

Motion: Garza — Vote: Unanimous
Second: Tahir — Abstaining: None

174 Kelly Estates – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mares — Vote: Unanimous
Second: Alleman — Abstaining: None

ITEMS G, H, AND I WERE TAKEN TOGETHER

G. EXTENSIONS OF APPROVAL

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

H. NAME CHANGES – None

I. CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendations for items **175 – 184.**
Commission Action: Items **175 - 184** approved, as per staff recommendation.
Speaker(s): None

Motion: Garza — Vote: Unanimous
Second: Clark — Abstaining: None

J-ADMINISTRATIVE – None

K-DEVELOPMENT PLATS WITH VARIANCE REQUESTS – APPROVE

185 1613 TRUXILLO STREET - APPROVE

Staff recommendation: Approve
Commission Action: Approved
Speaker(s): Joyce Owens, applicant - supportive

Motion: Robins — Vote: Unanimous
Second: Mares — Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 22, 2023

a. Amos Street Estates
b. Carter Estates replat no 1
c. Bar Acre replat no 1
d. Foster Estates

e. Oak Forest Villas
f. QT 7951 Addition

Staff recommendation: Established a public hearing date of June 22, 2023, for Item II, a-f.
Commission Action: Date of June 22, 2023, established for Item II, a-f.
Speaker(s): None

Motion: Heisch	Vote: Unanimous
Second: Clark	Abstaining: None

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1923 BLODGETT STREET - APPROVE

Staff recommendation: Approve
Commission Action: Approved
Speaker(s): Jose A. Cavazos, applicant – supportive (did not speak, available for questions)

Motion: Clark	Vote: Unanimous
Second: Victor	Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2201 HERMANN DRIVE - APPROVE

Staff recommendation: Approve
Commission Action: Approved
Speaker(s): Jose Cavazos, applicant – supportive (did not speak, available for questions)
~~Malcom Lee~~, ~~Karen Lee~~ (signed up/declined to speak, due to health reasons)

Motion: Jones	Vote: Unanimous
Second: Garza	Abstaining: None

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

Staff recommendation: Approve
Commission Action: Approved
Speaker(s): Shahin Naghaut, applicant – supportive, Maria Cavanaugh, Maria Zamora – opposed, Richard Smith, Houston Public Works department

Motion: Rosenberg	Vote: Carried
Second: Baldwin	Opposed: Garza, Mares, Nelson

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

Staff recommendation: Defer
Commission Action: Deferred, requesting to see other facility parking.
Speaker(s): John Cadenhead, applicant – supportive, Fatima Hassan Ali, ~~Vannie Houston~~, ~~Margott Williams~~, ~~Stacie Fairchild~~, ~~Jasmin Lee~~, ~~Caitlin Conner~~ – opposed, ~~Brian Don Carlos~~, applicant – supportive (signed up/did not speak)

Motion: Hines
Second: Mares

Vote: Unanimous
Abstaining: None

VIII. **PUBLIC COMMENT –** None

IX. EXCUSE THE ABSENCES OF COMMISSIONERS MARTHA STEIN, LINDA PORRAS-PIRTLE, AND KEVIN ROBINS – No commission action was required; Commissions Stein, Porras-Pirtal and Robins were present.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **5:04 pm**.

Motion: Clark
Second: Hines

Vote: Unanimous
Abstaining: None

_____
Martha L. Stein, Chair

_____
Margaret Wallace Brown, Secretary

MAJOR THOROUGHFARE AND FREEWAY PLAN (MTFP)
AMENDMENT REQUESTS WORKSHOP MINUTES
THURSDAY, MAY 11, 2023, 1:00 – 2:30 P.M.
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS https://bit.ly/2023_MTFPWorkshop
MEETING ID: 291 365 447 946 (PASSCODE: BJEYAX)
PH. 936-755-1521 ID: 995 312 283#

Call to Order at 1:02 PM by Vice Chair M. Sonny Garza

Commissioners	**Quorum – Present – Absent – Remote**
Martha L. Stein, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present during item II A at 1:13
Michelle Colvard	Present during item I at 1:08
Rodney Heisch	Present
Daimian S. Hines	Present during item II A at 1:14
Randall L. Jones	Present
Lydia Mares	Present during item I at 1:05
Paul R. Nelson	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	**Absent**
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Remote
Scott Cain for Commissioner James Noack	Remote
Maggie Dalton for The Honorable KP George	Remote during item II A at 1:14
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Margaret Wallace Brown, Secretary	Present

Ex officio Members
Carol A. Lewis • Carol Haddock • Yuhayna H. Mahmud • Tina Peterson

CHAIR'S REPORT by
Vice Chair M. Sonny Garza – Welcome and no report.

Director's Report by
Margaret Wallace Brown, Director, Planning and Development Department

I. **TIMELINE –** Sharon Moses-Burnside

II. **MAJOR THOROUGHFARE AND FREEWAY PLAN (MTFP) AMENDMENT REQUESTS –** Private Sector (Presentations)

A. West Greens Road – Jennifer Curtis, Meta Planning + Design, LLC

B. Wilcrest Drive – Rolando Guajardo

C. Franz Road – Colin Davidson, Meta Planning + Design, LLC

D. Baptist Encampment Road / Unnamed Major Thoroughfare – Paige Lipetska, EHRA Engineering
   D1. Baptist Encampment Road
   D2. Baptist Encampment Road
   D3. Community Drive / Unnamed Major Thoroughfare

E. Inner Katy Transit Corridor Street (TCS) – Amma Cobbinah, METRO

F. Cypresswood Drive – Caitlin King, Meta Planning + Design, LLC

G. Fairview Drive / Unnamed Major Collector – Jennifer Curtis, Meta Planning + Design, LLC

H. Via Dora Drive – Katy Harris, LJA Engineering, Inc.

I. Anagnost Road / East Anderson Road, Jeffrey Boutte, Windrose Surveying & Land Services, LLC
   I1. Anagnost Road
   I2. East Anderson Road
   Speaker: Richard Martini, supportive

J. Burke Road – Ben Navo, Draft House Design Studio

III. **NEXT STEPS –** See link:
HTTPS://WWW.HOUSTONTX.GOV/PLANNING/TRANSPORTATION/23_MTFPREQUESTS.HTML

IV. **PUBLIC COMMENT** - None

V. **ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 2:13 PM.

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary

DRAFT FOR PLANNING COMMISSION CONSIDERATION AND ACTION
June 8, 2023
Subject to change; not final until approved by City Council
Not approved by City Attorney

City of Houston Ordinance No. 2023-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, BY AMENDING SEVERAL SECTIONS OF CHAPTER 42 OF THE CODE OF ORDINANCES, AND ADDING SEVERAL NEW SECTIONS, ALL AMENDMENTS RELATING TO MULTI-UNIT RESIDENTIAL PERFORMANCE STANDARDS, COURTYARD STYLE DEVELOPMENT PERFORMANCE STANDARDS, AND ENTRY FEATURE PERFORMANCE STANDARDS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; DECLARING CERTAIN CONDUCT TO BE UNLAWFUL AND PROVIDING A PENALTY THEREFOR; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, City Council recognizes that a greater range of naturally occurring affordable housing options is necessary to address the lack of affordable housing available within the city; and

WHEREAS, development incentives will encourage more compact development patterns and small-scale multi-unit housing options; and

WHEREAS, development incentives will encourage access and proximity to mobility options and to make better use of land closer to existing infrastructure; and

WHEREAS, the City Council finds and determines that the city should make every effort to promote responsible affordable housing development within the inner city; and

WHEREAS, the City Council desires to adopt an ordinance providing for multi-unit residential standards to incentivize desirable development patterns; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and hereby adopted as part of this Ordinance.

Section 2. That Chapter 42 of the Code of Ordinances, Houston, Texas, is hereby amended by amending certain sections only as set forth in **Exhibit A**, attached hereto and incorporated herein.

Section 3. That except as herein amended as shown in Exhibit A, Chapter 42 of the Code of Ordinances, Houston, Texas remains unchanged and in full force and effect.

Section 4. That the City Attorney is hereby authorized to direct the publisher of the Code to make such non-substantive changes to the Code as are necessary to conform to the provisions adopted in this Ordinance, and to make such changes to the provisions adopted in this Ordinance conform them to the provisions and conventions of the published Code.

Section 5. That, if any provision, section, subsection, sentence, clause, phrase, of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Any violation of any provision of Chapter 42, as herein adopted and made a part of the City of Houston Code of Ordinances, is a misdemeanor punishable

upon conviction by a fine as established by Section 1-6 of the City of Houston Code of Ordinances.

Section 7. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the mayor; therefore, this ordinance shall be passed finally on that day and shall take effect at 12:01 a.m. on the _____, 2023.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2023.

_____
Mayor of the City of Houston

Prepared by Legal Dept. _____
KM/ Senior Assistant City Attorney III
Requested by Margaret Wallace Brown
Director, Department of Planning and Development
L.D. File No. 0000000___

DRAFT

DRAFT FOR PLANNING COMMISSION CONSIDERATION AND ACTION
June 8, 2023
Subject to change; not final until approved by City Council
Not approved by City Attorney

EXHIBIT A

Red-line of Amendments to Certain Sections of Chapter 42, Code of Ordinances of the City of Houston

DRAFT

Sec. 42-1. Definitions.

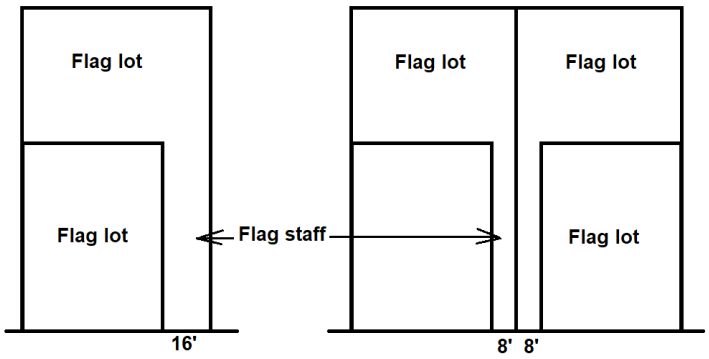
Alley shall mean a public or private right-of-way that is not used primarily for through traffic and that provides vehicular access to rear or side entrances to buildings or properties ~~that front on an adjacent street~~.

Courtyard access drive means a private drive that provides driveway access to lots and parking from the street or alley within Courtyard style development meeting the requirements of Sec. 42-194.

Courtyard style development means a tract of land divided into lots, reserves, courtyard and access drives that allow for a unified development. All common and shared areas within the site must be bound by a common maintenance agreement among lot owners.

Façade means the exterior wall of any building on a property that faces a public street abutting the property or a courtyard meeting the requirements of Sec. 42-194.

Flag lot shall mean a lot whose frontage on and access to the street right-of-way is provided by a narrow driveway, access easement, or other parcel of land referred to as the "flag staff" ~~of the flag lot~~ where more than one lot abutting the flag staff use it for shared vehicular access.



Front Entrance means the primary pedestrian doorway located on the ground floor of a building facade along a street. A garage door is not considered a front entrance.

Ground floor façade means the façade of a building along a transit-oriented development street, a walkable places street, a public street, as applicable, between the finished floor height of the ground floor and the vertical height of eight feet or a courtyard meeting the requirements of Sec. 42-194.

Market Based Parking is as defined in Chapter 26.

Multi-family residential shall mean the use of property with one or more buildings on a parcel designed for and containing an aggregate of three or more dwelling units. Multi-family residential includes apartments, condominiums, triplexes and quadraplexes.

Narrow Lots means the lots that have less than 40 feet of frontage on a street or shared driveway.

Private drive shall mean a privately owned way for vehicular travel that is not a street or private street and that provides an unobstructed connection between one or more streets or private streets or to any portion of a parking lot, shopping center, institution, commercial area, multi-unit residential development, or industrial development. A private drive may provide for access by the general public, but the owner of the private drive shall maintain the right to restrict public access to the private drive.

Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than ~~900~~ 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

Sec. 42-46. Development plat submittal requirements.

An application for the approval of a development plat shall be filed with the department, and shall:

(1) Be made on an application form provided by the department;

(2) Provide ~~two copies~~ a copy of a survey sealed and certified by a Texas registered professional land surveyor showing:

a. The location of each existing building, structure or improvement;
b. Each easement and right-of-way within or abutting the boundary of the surveyed property, tied to a street intersection or landmark; and
c. The dimensions of each sidewalk, alley, square, park or other part of the property intended to be dedicated to public use or for the use of purchasers of property fronting on or adjacent to the sidewalk, alley, square, park or other part.

The survey does not have to be recent so long as it illustrates all contiguous property under one ownership or common control;

(3) Include ~~three copies~~ a copy of a site plan illustrating:

a. All ~~P~~proposed and existing buildings ~~(where applicable)~~, proposed and existing driveways, stairways, fences and adjacent roadways;
b. Parking that meets the applicable requirements of this chapter and chapter 26 of this Code;
c. Landscaping that meets the applicable requirements of chapter 33 of this Code;
d. Location of bulk container and ~~S~~screening for bulk containers that meets the applicable requirements of article VI of chapter 39 of this Code; and
e. Location of gang mailboxes or cluster box units that are constructed in the public street pursuant to section 40-13 of this Code, as applicable; and

(4) Be accompanied by the applicable filing fee.

Sec. 42-122. Right-of-way widths.

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

Major thoroughfares	(1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; or
	(2) 100 feet for streets designated on the major thoroughfare and freeway plan for which a street hierarchy classification is not established
Collector streets designated on the major thoroughfare and freeway plan	The right-of-way width established by the major thoroughfare and freeway plan
Other collector streets	(1) 60 feet; or
	(2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots, MUR's and other uses that are allowed on a 50' right-of-way in accordance with section 42-190 that do not have driveway access to the collector street.

Local streets	(1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or
	(2) 60 feet if adjacent to any other development
Transit-oriented development street not designated as a major thoroughfare or collector street on the MTFP	60 feet
Walkable places street	The right-of-way width established by the walkable places plan
	The right-of-way width otherwise required by this division for street segments designated on the walkable places plan for which a substitute right-of-way width is not established
Public alleys	20 feet
Type 1 permanent access easement	The width required if the permanent access easement were a public street
Type 2 permanent access easement	28 feet
The right-of-way width of a type 2 permanent access easement is coterminous with the pavement width and the terms are used interchanged. The width shall be measured from edge to edge across the surface of the pavement	

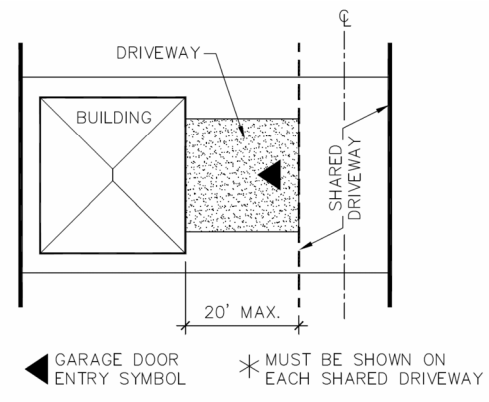
Sec. 42-145. General layout and arrangement for all shared driveways.

(a) A subdivision plat within the city may provide for a lot that takes access from a shared driveway within the same subdivision plat as the lot in accordance with the following requirements:

(1) A shared driveway shall have a minimum width of 18 feet except as provided in section 42-146 of this Code;

(2) No part of a shared driveway shall be more than 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway. The distance shall be measured along the centerline of the shared driveway starting from the intersection with the type 1 permanent access easement or the public street.

(3) A shared driveway may be any length if all lots that take access from the shared driveway have frontage in the amount of the minimum lot width required by section 42-185 of this Code on a type 1 permanent access easement or a public street that is not an alley and that contains a roadway;



(4) The length of a driveway that connects to a shared driveway shall be 20 feet or less as measured from the edge of the shared driveway. The distance between the face of the garage and the intersection of the shared driveway with a type 1 permanent access easement or a public street that is not an alley and that contains a roadway does not exceed 200 feet;

(5) Any parking space in a subdivision containing a shared driveway shall provide sufficient space for turning movements as depicted on the drawings of the space requirements for off street parking referenced in Section 3112.4.5 of the *Construction Code;*

(6) A shared driveway containing a reverse curve shall have a centerline radius of 65 feet or more. A reverse curve within a shared driveway shall be separated by a tangent of 25 feet or more; and

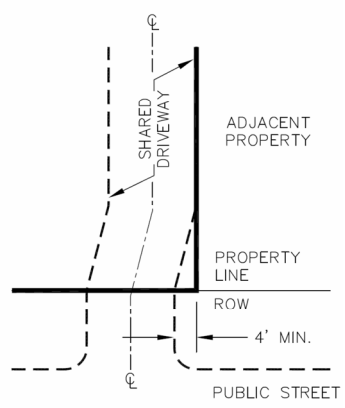
(7) A shared driveway that intersects with a major thoroughfare shall not provide gated vehicular access to the shared driveway unless the gate is set back 25 feet or more from the right-of-way of the major thoroughfare.

(b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements:

(1) The shared driveway shall intersect with a public street that has a roadway ~~width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract~~;

(2) The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and

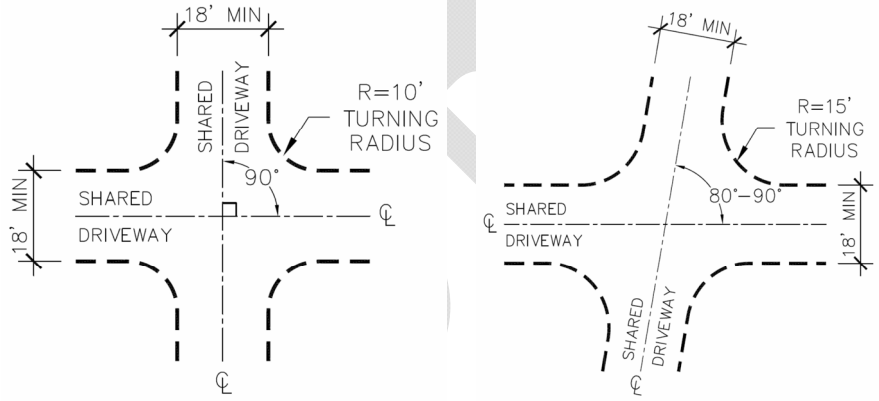
(3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.



(c) Intersections within a shared driveway shall comply with the following requirements:

(1) Intersections shall be spaced a minimum of 65 feet apart measured from the closest edges of the shared driveway and shall not intersect at less than an 80-degree angle; and

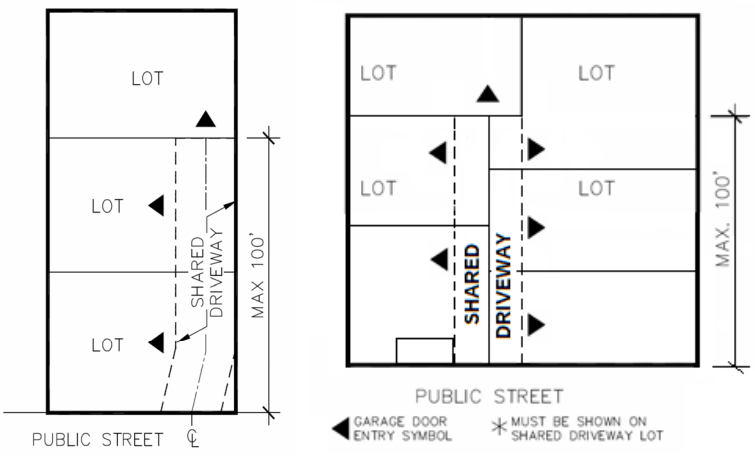
(2) A shared driveway with a width of 18 feet or more shall provide for a 10-foot turning radius at every 90-degree angle in the shared driveway and shall provide for a 15-foot turning radius at every angle less than 90 degrees but equal to or greater than 80 degrees in the shared driveway.



(d) A subdivision plat containing a shared driveway shall provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public street. No objects or obstructions shall be placed within the emergency access strip except that a fence may be permitted if it provides for pedestrian gate access for emergency services.

(e) Each garage entry door on each lot within a subdivision plat that takes access from a shared driveway shall be parallel to the length of the shared driveway <u>allowing sufficient room for turnaround</u>. The garage entry door may be perpendicular to the length of the shared driveway when the shared driveway complies with the following performance standards:

(1) No more than ~~three~~ <u>six</u> lots take access from the shared driveway <u>and no more than one lot has a garage perpendicular to the length of the shared driveway</u>;



(2) The shared driveway does not intersect a major thoroughfare or collector street; and

(3) The shared driveway is less than or equal to 100 feet in length.

Sec. 42-150. Building line requirement.

(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:

"Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

(b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter.

(c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

(d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

Summary of Minimum Building Line Requirements

Type of Street or Private Roadway	Tract Description	Minimum Building Line Requirement
All Public Streets	Within the central business district	No requirement
Major Thoroughfares	In general	25 feet
	Single-family residential backing on a major thoroughfare	10 feet, if the lot meets the standards of section 42-152(b)
	Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	15 feet, if the reserve meets the standards of section 42-153
	Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	5 feet, if the reserve meets the standards of section 42-154(a)
		zero feet, if the reserve meets the standards of section 42-154(b)
	Single-family residential lots with vehicular access from a flag staff, shared driveway, alley, PAE or courtyard access drive abutting a major thoroughfare with a planned right-of-way width of 80 feet or less	15 feet
	Multi-unit residential use abutting a major thoroughfare with a planned right-of-way width of 80 feet or less.	15 feet, if the multi-unit residential use meets the standards of section 42-237
Primary Streets	All tracts	Zero feet and subject to the standards of section 42-164
Secondary Streets	All tracts	See applicable public street classification
		Zero feet, if the lot or reserve meets the standards of section 42-164
Collector Streets	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 building line on the single-family residential lots

	Single-family residential	25 feet, if the lot meets the standards of section 42-156(a)
		10 feet, if the lot meets the standards of section 42-157(b)
		5 feet, if the lot meets the standards of section 42-157(c)
		zero feet, if the lot meets the standards of section 42-157(d)
	Single-family residential lots within a courtyard style development	5 feet, if the courtyard style development meets the standards of section 42-194
	Multi-unit residential reserves	5 feet, if the multi-unit residential use meets the standards of section 42-237
	All others	10 feet
Local streets	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
	Single-family residential	20 feet, if the lot meets the standards of section 42-156(b)
		10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)
		5 feet, if the lot meets the standards of section 42-157(c)
		zero feet, if the lot meets the standards of section 42-157(d)
	Single-family residential lots within courtyard style development	5 feet, if the courtyard style development meets the standards of section 42-258
	Multi-unit residential reserve	5 feet, if the multi-unit residential use meets the standards of section 42-237
	All others	10 feet
Private Streets	All tracts	5 feet for habitable structures
Type 2 Permanent Access Easements	All tracts	5 feet

Shared Driveways	All tracts	3 feet, if the lot meets the standards of section 42-159(a)
		zero feet, if the lot meets the standards of section 42-159(b)

Sec. 42-151. Exceptions to building line requirement.

(a) A tract within the central business district shall not be subject to a building line requirement.

(b) For a building line requirement of ten feet or greater established by this article, an encroachment shall be permitted as follows:

(1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable area if:

a. The encroachment is cantilevered into the building line requirement and is not supported by other means;

b. The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;

c. The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and

(2) An encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.

(c) For a building line requirement less than ten feet established by this article along a collector or local street, an encroachment of up to 30 inches shall be permitted for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habitable living area if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means;

(2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation;

(3) The encroachment for habitable living area for each floor does not have an area greater than 50 percent of the total area of the building façade for that floor; and

(4) The encroachment is not within ten feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines.

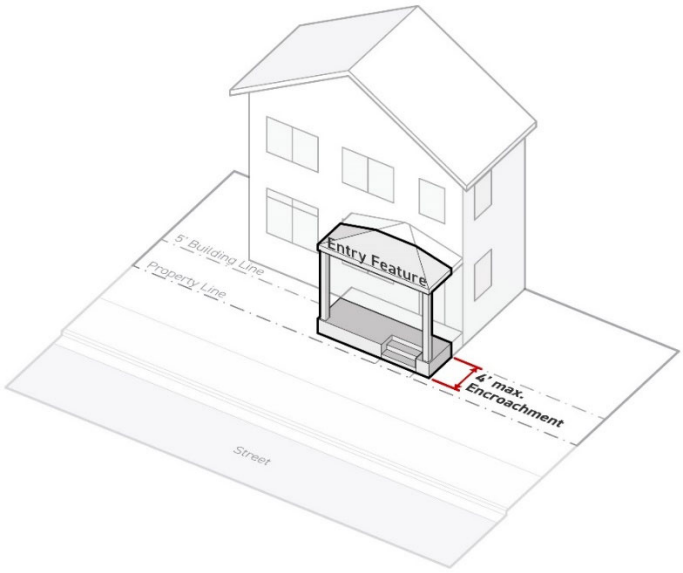
<u>(d) For single family residential lots, lots within courtyard style development in accordance with section 42-194 or MUR tracts in accordance with section 42-237 with a building line requirement</u>

of five feet or greater established by this article, an encroachment of the entry feature in accordance with section 42-165 shall be permitted within the building line provided;

(1) The vehicular access is from the rear or side via alley, flag staff, shared driveway, PAE or courtyard access drive;

(2) The entry feature encroaches no more than 4 feet into the building line on the first floor if there is adequate room for sidewalks and all utilities with no structures above the entry feature and;

(3) The encroachment is not within ten feet of aboveground utility lines except those individual service lines used to connect the building to the utility lines, as measured horizontally from the point of the encroachment closest to the utility lines.



(~~d~~e) An encroachment of up to 30 inches into the building line requirement along a type 2 permanent access easement established by this article shall be permitted if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and

(2) The lowest point of the encroachment is at least nine feet higher than the highest point of the building foundation.

(~~e~~ f) Encroachments into the building line requirement along a shared driveway established by this article shall be permitted if:

(1) The encroachment is cantilevered into the building line requirement and is not supported by other means; and

(2) The lowest point of the encroachment is at least 12 feet higher than the highest point of the shared driveway paving.

(~~f~~ g) An encroachment into the building line requirement as provided by this article shall be permitted for any building that has received a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code, relating to historic preservation, evidencing approval of the encroachment into the building line requirement.

(~~g~~ h) An existing building may encroach into the building line requirement established by this article if:

(1) The existing building was constructed in accordance with the building line requirement that was in effect at the time the building was constructed;

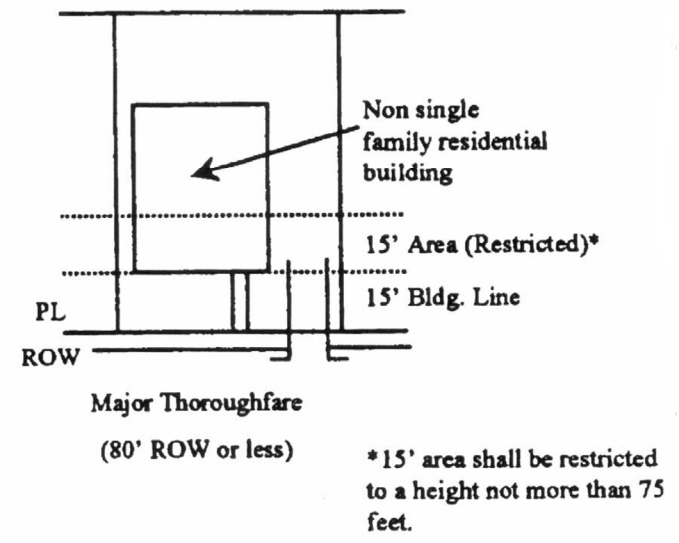
(2) Additional construction on the portion of the existing building that encroaches into the building line requirement does not expand the size, footprint, or any dimension of the encroachment;

(3) The portion of the existing building that encroaches into the building line requirement is not reconstructed in a way that replaces the structural elements of the encroachment; or

(4) A subdivision plat filed with the department after July 24, 2015, that includes a tract containing the existing building depicts the encroachment as a dual building line and contains a plat notation that requires compliance with the terms of this section.

Sec. 42-153. Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less—In general

Except for along a walkable places street or transit-oriented development street, a building line requirement of 15 feet is authorized for a tract in the city that has frontage on a major thoroughfare with a planned right-of-way of 80 feet or less if the applicant submits a subdivision plat that includes plat notations that require compliance with the following performance standards or a development plat that demonstrates compliance with each of the following performance standards, as applicable:



(a) Uses other than single-family residential, adjacent to ~~the~~ a major thoroughfare, may build to a fifteen-foot building line, provided:

~~(1) The subdivision plat does not provide for single-family residential use~~

(1~~2~~) Any private street or private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(2~~3~~) The area within the building line is not used for parking, driveways, or any other auto-related uses such as access to a drive-through window;

(3~~4~~) A clearly defined pedestrian walkway that is separate from any private street or private drive is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to a building or the development;

(4~~5~~) The sidewalk and safety buffer standards of article XXII of chapter 40 of this Code;

(5~~6~~) The height of any building within 15 feet behind the building line is restricted to not more than 75 feet, as measured in accordance with the Building Code;

(6~~7~~) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code;

(7~~8~~) The building line conforms to the visibility triangle required by section 42-161 of this Code at the intersection of a major thoroughfare and any other street;

(8~~9~~) For any property used for nonresidential purposes, the maximum height of any fence, wall, berm, or combination thereof within the building line is 36 inches in height measured from mean grade;

(9~~10~~) For multi-family residential uses, any fence, wall, berm, or combination thereof within the building line that is more than 36 inches high, but less than eight feet high, measured from mean grade is at least two feet from the property line adjacent to the major thoroughfare and the space created thereby is used and maintained for landscape plantings; and

(10~~11~~) For purposes of section 33-127(b) of this Code, the number of required shrubs shall be equal to the number of required street trees multiplied by five, which required shrubs shall be distributed along the street frontage of the property in the landscape strip.

(b) A single-family residential lot that takes vehicular access via an alley, flag staff, shared driveway, PAE or courtyard access drive per Sec. 42-194 may build to a fifteen-foot building line, provided;

(1) The units along the major thoroughfare front the street with an entry feature per Sec. 42-165;

(2) Any flag staff, shared driveway, PAE or private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(3) The area within the building line along the major thoroughfare is not used for parking;

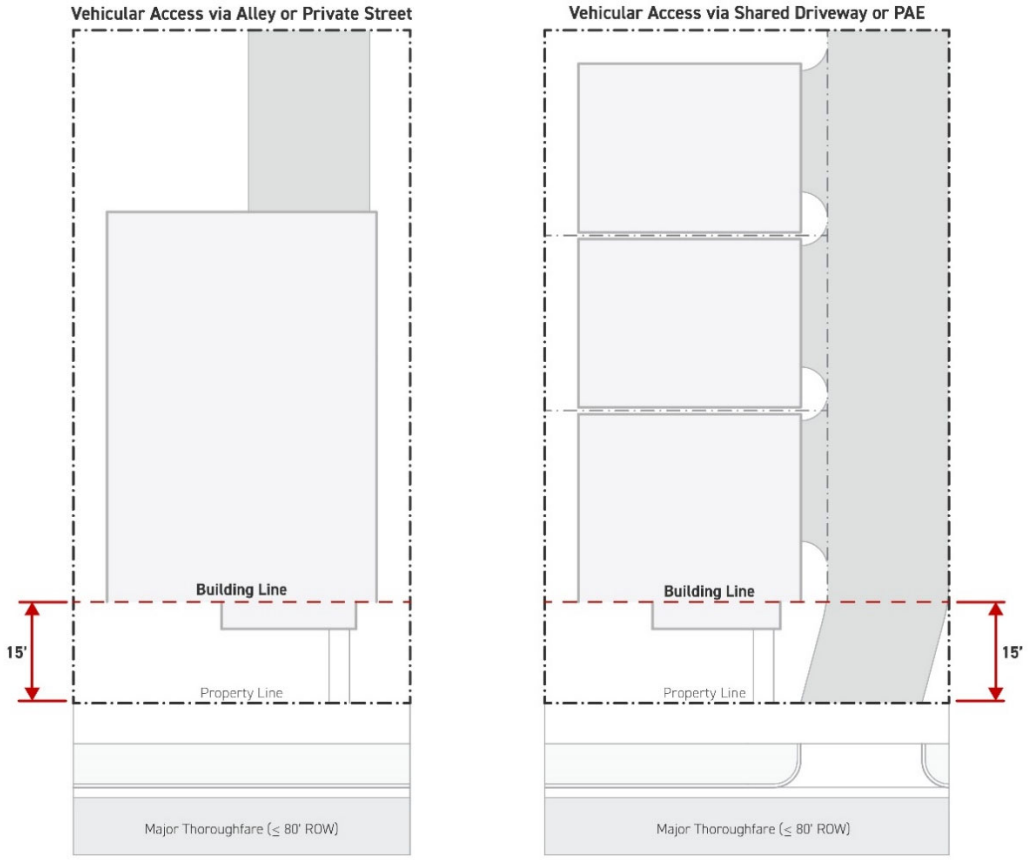
(4) A decorative non-opaque fence may be provided along the major thoroughfare;

(5) All Parking is located 20 feet away from the ROW;

(6) A development shall not provide gated vehicular access to the flag staff, shared driveway or PAE unless the gate is set back 25 feet or more from the right-of-way of the major thoroughfare;

(7) A clearly defined pedestrian walkway is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to the development; and

(8) The sidewalk and safety buffer standards of article XXII of chapter 40 are met.



(c) Multi-unit residential tracts developed in accordance with section 42-237, and taking vehicular access from a public street, an alley, or a private drive, may build to a fifteen-foot building line, provided:

(1) The units along the major thoroughfare front the street with an entry feature in accordance with section 42- 165

(2) Any private drive crossing the building line is substantially perpendicular to the adjacent major thoroughfare and the building line;

(3) The area within the building line along the major thoroughfare is not used for parking or any other auto-related uses;

(4) Parking is located at the rear or on the side of the property;

(5) A clearly defined pedestrian walkway is established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to the development;

(6) The sidewalk and safety buffer standards of article XXII of chapter 40 are met; and

(7) Trees that are within 25 feet of the property line adjacent to the major thoroughfare are protected as corridor trees pursuant to article V of chapter 33 of this Code.

Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

(a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

(b) The building line requirement for property used or intended for to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street and that is not an alley and across which street are located single-family residential lots having platted building lines greater than ten feet shall be the lesser of 25 feet or the greatest building line on the single-family residential lots directly across the street from the property.

(c) The building line requirement for tracts used or to be used for multi-unit residential purposes per Sec. 42-237 adjacent to a collector street or local street that is not an alley shall be as identified in Sec. 42-237 unless otherwise required or authorized by this chapter.

Sec. 42-157. Optional performance standards for collector streets and local streets—Single-family residential.

(a) The performance standards for building lines in the city are intended to:

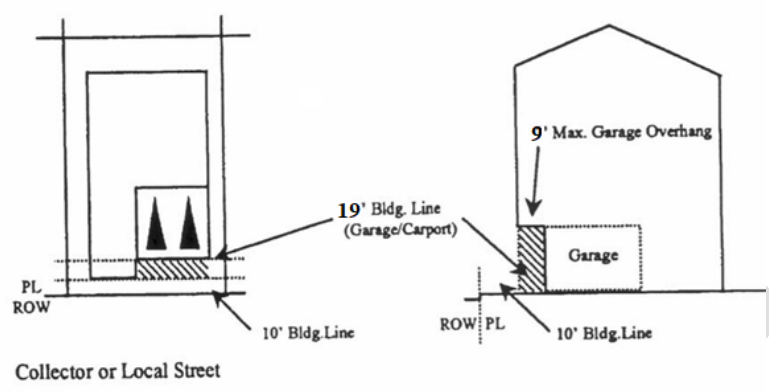
(1) Foster a design framework applicable to the city; and

(2) Assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalks.

(b) The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be:

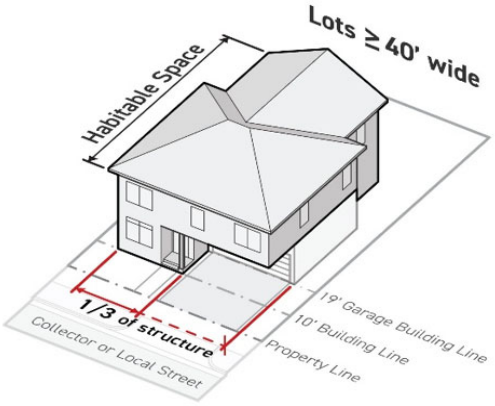
(1) Ten feet for the principal structure; ~~and~~

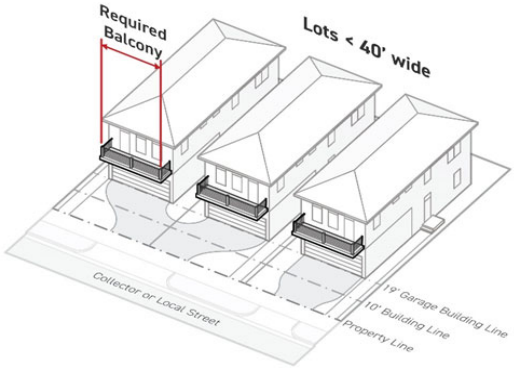
(2) Notwithstanding the other provisions of this section,~~17~~ 19 feet for a garage or carport facing the street. An occupiable space ~~building~~ above the garage or carport may overhang the building line up to ~~seven~~ nine feet~~.~~ and

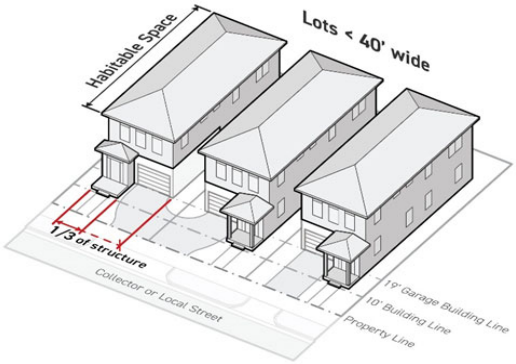


(3) For lots with the garage facing the street, at least 1/3 of the structure along the street must be occupiable space with the front door facing the street. This 1/3 of the structure can be located within the 9 feet ahead of the garage building line or no more than 4 feet behind the garage building line. For lots narrower than 40', if not able to meet the 1/3 requirement, then functional balconies must be provided on the second floor. In lieu of a balcony, there may be a minimum of 36 square feet of windows facing the street, with at least one or more windows being a minimum of 3 by 5 feet.

DRAFT







(c) A front building line requirement of five feet is authorized for all or a portion of the lots in a subdivision or development in the city that is restricted to single-family residential use adjacent to a collector street or a local street that meets one of the following performance standards:

(1) Vehicular access to a driveway, garage or carport is available only from the rear or side of each lot through an alley, flag staff, PAE or courtyard access drive, and each dwelling unit on a lot that is adjacent to a public street has a front door with an entry feature per Sec. 42-165. ~~that faces the public street and provides pedestrian access to the public street provided there is adequate room for sidewalks and all utilities; or~~

(2) Vehicular access to each lot is provided by a shared driveway and:

a. The shared driveway meets the requirements of division 2 of article III of this chapter relating to shared driveways;

b. Each dwelling unit on a lot that is adjacent to a public street has front door with an entry feature per Sec. 42-165 that faces the public street and provides pedestrian access to the public street; and

c. All electrical service installations for the development are installed according to ~~Centerpoint Energy's~~ the energy provider's service standards for the underground installations including the dedication of any easements required ~~by Centerpoint Energy~~ for the underground installation.

(d) A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is restricted to single-family residential use adjacent to a collector street or local street that meets the following performance standards:

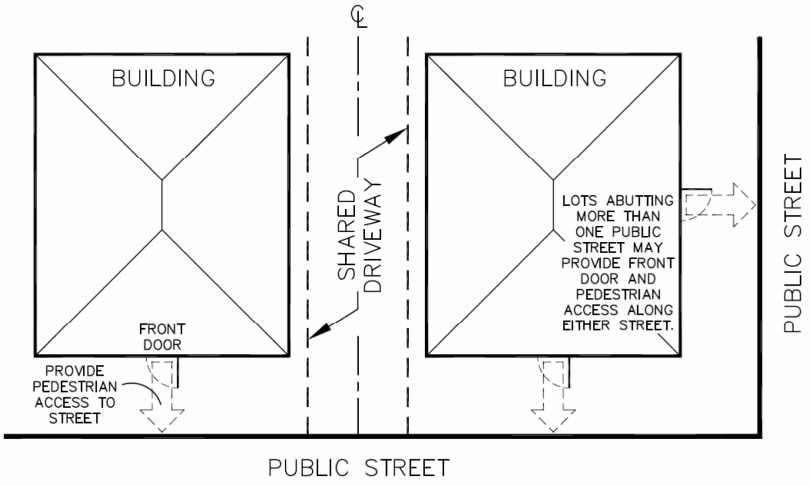
(1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets;

(2) Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; ~~and~~

(3) Each dwelling unit on a lot that is adjacent to a public street has a front door with an entry feature per Sec. 42-165; ~~that faces the public street and provides pedestrian access to the public street.~~

(4) All electrical service installations for the development are installed according to ~~Centerpoint Energy's~~ the electrical service provider's standards for the underground installations including the dedication of any easements required for the underground installation; and

(5) There is adequate room for required sidewalks and utilities within the right-of-way.

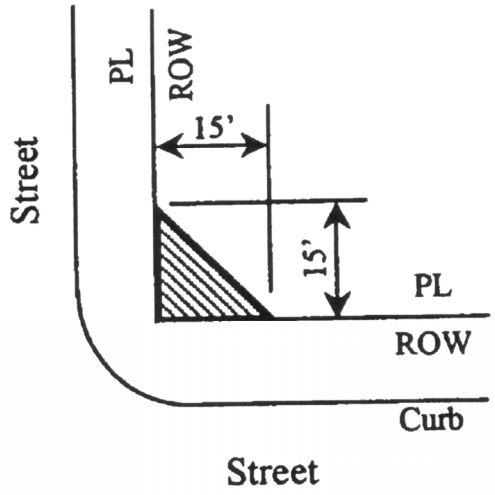


Sec. 42-161. Visibility triangles.

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by

measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

For lots located on collector or local streets that take rear or side access in accordance with section 42-188 and qualify for a reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.



Sec. 42-164. Transit-oriented development streets and walkable places streets

(a) This section shall apply to any improvement requiring a building permit or development within a lot on a walkable places street or transit-oriented development street.

(b) The portion of a lot or development that is adjacent to a primary street shall have a building line requirement of zero feet and the lot or development must comply with the requirements of article IV of this chapter.

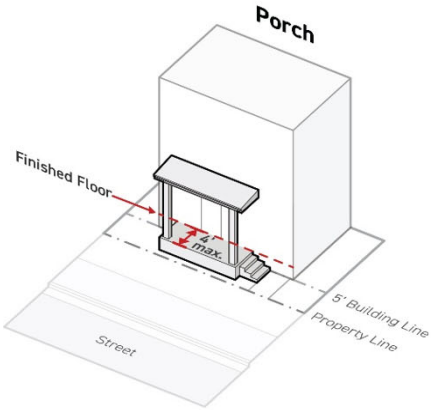
(c) A building line of zero feet is authorized for the portion of a lot or development that is adjacent to a secondary street if the lot or development complies with the requirements of article IV of this chapter. Any lot or development that does not meet the standards of this subsection must be in compliance with the standard building line requirement otherwise required by this article for the corresponding type of street and tract description.

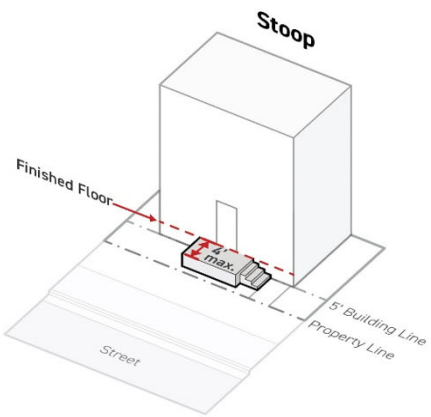
(d) Except when a special minimum building line requirement is applicable, this section shall prevail over the building line requirement otherwise required or authorized by this chapter.

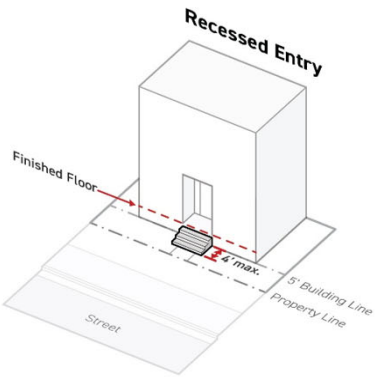
Sec. 42-165. Entry feature performance standards for units fronting the street

A 5-foot building line will be allowed for residential developments having rear or side access to the units, if units fronting the street meet the following entry feature criteria:

1. Each lot with frontage on a street, not including an alley, must provide at least one entry feature;
2. To be considered street-facing, an entry feature must face the street it is intended to serve. An entrance directly accessed from a porch, stoop or recessed entry on the street-facing side, counts as a street-facing entrance, regardless of if it faces the street;
3. The required entrance must provide both pedestrian ingress and egress to the ground story of a building;
4. The required entrance must provide access to occupiable space within the ground story of a building;
5. The required entrance must provide a separate pedestrian access gate and a minimum 3-foot wide pedestrian connection to the nearest public sidewalk or public street;
6. The required entrance must include a porch, a stoop, or a recessed entry. A porch or stoop may encroach up to 4 feet into a required building line, provided there is adequate room for required sidewalks and all utilities; and
7. A porch or stoop may encroach up to 4 feet into the required building line, but may not have occupiable space above the first floor.







Sec. 42-180. General lot design standards.

(a) Each lot in a subdivision plat shall be of sufficient size and shape to:

(1) Allow for the construction of a single-family residential building that meets the requirements of this Code, the Construction Code, and the design manual;

(2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon;

(3) Ensure that direct vehicular access is provided from a street, shared driveway, or alley.

(4) When proposing a narrow lot, no more than 1 vehicular access from a street is allowed.

(5) No vehicular access is required for lots within a courtyard style development or lots utilizing market-based parking.

(~~4~~6) Provide for the number of parking spaces required by section 42-186 and article VIII of chapter 26 of this Code, as applicable. The size and dimensions of a parking space shall be in conformance with the requirements of the Construction Code.

(b) A lot that will not be served by a wastewater collection system shall meet the minimum requirements of the Texas Commission on Environmental Quality. The applicant shall provide a letter from the Texas Commission on Environmental Quality evidencing compliance with the minimum requirements. In addition, a lot without wastewater collection service that is platted in a special flood hazard area, as determined under the National Flood Insurance Program, shall meet the applicable requirements of the Texas Commission on Environmental Quality, the city, and the county engineer of the county in which the lot is located with respect to the location of the onsite sewage system.

Sec. 42-181. Single-family residential lot size.

(a) The minimum lot size for a single-family residential lot with wastewater collection service shall be as shown below, except for lots within courtyard style development meeting the requirements of section 42-194:

(1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or

(2) 3,500 square feet for a lot within the city.

(b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either:

(1) The compensating open space performance standards of section 42-182 of this Code; or

(2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

(c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards:

(1) The property to be platted is located within the city and all lots within the subdivision take vehicular access from the rear/side via flag staff, shared driveway or PAE;

(2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection;

(3) For the purposes of this subsection, blockface has the meaning in 42-1 and shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways.

(43) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and

(54) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

(d) The minimum lot size for lots without wastewater collection service shall be in accordance with the requirements of subsection (b) of section 42-180 of this Code;

(e) A special minimum lot size requirement established pursuant to subdivision B of this division shall control over all other provisions of this section.

Sec. 42-184. Optional performance standards for the reduction in lot size within the city.

A subdivision plat for property located within the city may provide for a single-family residential lot size of less than 3,500 square feet, but not less than an average of 1,400 square feet, for lots with adequate wastewater collection service, if the subdivision plat meets the following performance standards and includes plat notations requiring compliance with the following performance standards:

(1) More than 60% of the area of each lot that is less than 3,500 square feet is not covered by buildings, or for a subdivision plat that is solely a replat of a lot on a corner at the intersection of two public streets, more than 75% of the area of the lot is not covered by buildings;

(2) The subdivision plat provides for at least 150 square feet of permeable area on each lot that is less than 3,500 square feet; ~~and~~

(3) The number of single-family residential dwelling units that can be constructed within the proposed subdivision plat does not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of the subdivision plat; and~~.~~

(4) An equivalent density of 35 units to the gross acre of all land within the boundaries of the subdivision plat is allowed if all lots within the subdivision take vehicular access from the rear or side via an alley, flag staff, shared driveway or PAE.

Sec. 42-185. Minimum width of a lot.

(a) The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance.

(b) The minimum width of any lot in a subdivision within the city may be 15 feet if all lots within the subdivision plat take vehicular access from the rear or side via flag staff, shared driveway or PAE and the subdivision plat conforms to the following performance standards:

(1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection;

(2) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways.

(~~2~~3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and

(~~3~~4) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

Sec. 42-186. Parking for single-family residential uses.

(a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a ~~secondary dwelling unit of not more than 900 gross square feet is provided,~~ dwelling unit is not more than 1500 sf, only one space shall be required per dwelling unit.

(b) If the first unit already has two off-street parking spaces;

1. When a second~~ary~~ dwelling unit of not more than ~~900 or equal to~~ 1000 gross square feet is provided, no additional off-street parking spaces shall be required.
2. When a second dwelling unit is greater than 1000 sf but less than or equal to 1500 sf, only one additional off-street parking space shall be required.

(c) Each courtyard style development plat completed in accordance with section 42-194, providing for single-family residential use, shall provide one off-street parking space for every dwelling unit less than or equal to 1000 sf and 2 off-street parking spaces per dwelling unit if the units are between 1001-1500 sf.

(d) ~~Lots meeting the requirements of sec 42-188 (d), (e) or (f)(2)a. and courtyard style developments or tracts used for multi-unit residential developments are exempt from 42-186 and Chapter 26 Division 2 of the Code of Ordinances if the property is within ½ mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, transit stations, or park and ride stations) or within ¼ mile of high comfort bike paths.~~ If the property is being developed for single-family residential use, multi-unit residential use, or courtyard style development and is located within a market based parking area, then 42-186(a), (b), (c) and (e) do not apply.

(e) For lots ~~meeting the requirements of sec 42-188 (d), (e) or (f)(2)a. and~~ within a courtyard style development in accordance with section 42-194 ~~or tracts used for multi-unit residential developments per Sec. 42-237,~~ required parking may be located in a reserve ~~off the lot or unit but~~ within the subdivision ~~and development~~ provided there is a shared access and maintenance agreement among lot owners.

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

(1) The size and dimensions of the parking space shall be in conformance with the requirements of the Construction Code;

(2) The parking space shall be placed within the boundaries of the subdivision plat; ~~unless the parking space abuts:~~

~~a. continuous curb along a public street that is adjacent to or within the plat boundary and that is not a major thoroughfare; or~~

~~b. Culverts installed in accordance with the requirements of the design manual along an open ditch street adjacent to or within the subdivision plat boundary;~~

(3) For a subdivision plat where the lots abut a type 2 permanent access easement and take vehicular access only from a private alley, a parking space may be included within the type 2 permanent access easement;

(4) The parking space shall not be placed within a shared driveway or within a lot;

(5) The parking space shall not be placed where parking is prohibited by law~~,~~; and the parking space shall be placed a minimum of 20 feet away from the right-of-way of a major thoroughfare, major collector, or existing protected bike lanes;

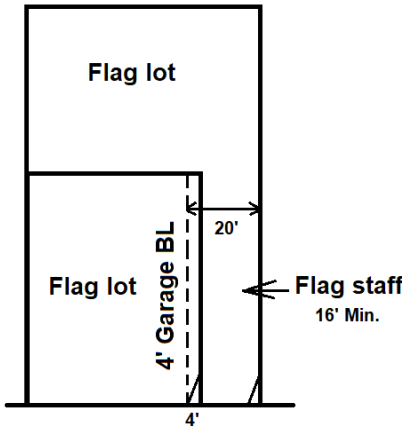
(6) The parking space shall be accessible to all residents of each dwelling unit of the subdivision plat via an internal path of either the shared driveway, type 2 PAE or an improved walkway surface in an access easement within the subdivision meeting accessibility requirements in accordance with IDM standards with a minimum width of 3 feet in accordance with Ch 40 sidewalk regulations.

Sec. 42-187. Flag lots.

(a) Each flag lot shall provide for a combined vehicular access to the principal portion of ~~the~~ all lots that are less than 40 feet wide through the flag staff. The maximum number of lots that may take access from a flag staff is 4.

(b) ~~If a flag lot derives its access solely from its own staff, t~~The minimum width of the flag staff shall be ~~20~~ 16 feet. The entire width of the flag staff need not be paved.

(c) ~~If a flag lot derives its access in common with another lot, the combined common access shall have a minimum width of 20 feet.~~ If the garage is parallel to the length of the flag staff, the distance between the face of the garage and the farthest edge of the flag staff shall be 20 feet.



(d) The total length of the flag staff and driveway cannot be longer than 200 feet from the street that contains a roadway.

~~(d~~e) Any area required to be used for vehicular access purposes shall be depicted by a note on the subdivision plat that restricts the portions of the lots for ingress and egress only and that precludes construction of any building, structure, wall or fence within those portions. ~~If the vehicular access is to be shared, t~~The plat note shall clearly indicate the joint or shared nature of the access.

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 except for lots within courtyard style development in accordance with section 42-194.

(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or the lot takes vehicular access to a major thoroughfare through a flag staff that meets the requirements of Sec 42-187 and a turnaround is provided that prohibits vehicles from backing onto the major thoroughfare.

(2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

(c) Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes,

the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose. Each subdivision plat that contains a permanent access easement shall contain the following notation on the face of the plat:

"THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION."

Lots within a courtyard style development must be a part of a unified development plan where the owners of all lots within the subdivision are legally bound by deed restriction, contract or any other legal and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as courtyards, parking, pedestrian pathways and courtyard access drives, and the authority and means to impose binding assessments upon the lot owners for that purpose.

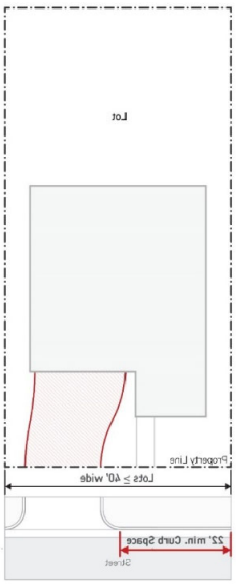
(d) Properties abutting a public alley must take vehicular access from the alley.

(e) Corner properties shall provide vehicular access:

1. from an existing public alley;
2. if there is no alley or the alley is determined by the director to be undeveloped or inaccessible, the access must be provided from the side street unless the side street is a major thoroughfare through a flag staff, shared driveway, or permanent access easement; or
3. for a sole corner lot, access must be from the side street.

(f) If mid-block property is adjacent to an undeveloped or inaccessible alley as determined by the director, or is not abutting an alley, access must be provided as follows:

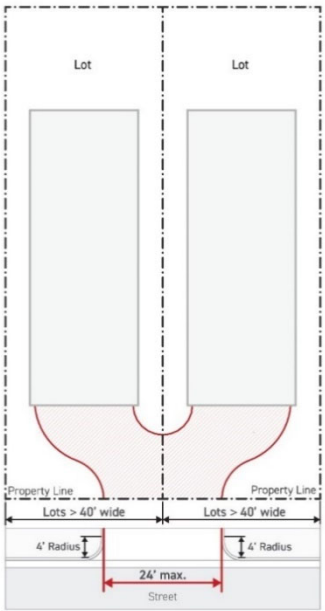
1. If lots will have 40 feet, or more, of frontage on a public street, at least 22 feet of frontage must be left as unobstructed curb space, and a minimum of 1/3 of the width of the structure façade facing the street must be occupiable space.



2. When proposing one or more lots with less than 40 feet of frontage on a public street, the following shall apply:

   a. Vehicular access must be provided through a flag-staff, a shared driveway or PAE; or

   b. For property less than or equal to 15,000 sf, vehicular access may be through a combined driveway approach with a maximum width of 24 feet. An individual driveway for an odd lot may be allowed but shall be a maximum of 12 feet wide.



(d) When a tract along a transit-oriented development street or walkable places street is subdivided, a single-family residential lot within this new subdivision shall not be designed to have direct vehicular access to the TOD street or WP street unless opting-into TOD or walkable places standards, and:

(1) The lot takes vehicular access to the TOD street or WP street through a shared driveway that meets the requirements of subdivision B of division II of this article; or

(2) The lot is greater than one acre in size and the subdivision plat contains a note prohibiting vehicles from backing onto the transit-oriented development street or walkable places street and requiring the turnaround to be located wholly outside the pedestrian realm.

Sec. 42-190. Tracts for non-single-family use—Reserves.

(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.

(b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.

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

TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Unrestricted reserve	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet
MUR Reserve per Sec. 42-237	3500sf	public street or type 1 permanent access easement	50 feet	50 feet
Restricted reserve – Courtyard per Sec. 42-194	480sf	public street or type 1 permanent access easement	50 feet	12 feet

Restricted reserve—Lift station	Minimum size required by the design manual	public street or type 1 permanent access easement	50 feet	20 feet
		Temporary access easement if the reserve meets the standards of section 42-190(d)	Temporary access easement if the reserve meets the standards of section 42-190(d)	
Restricted reserve—Compensating open space	240 sq. ft.	public street or type 1 permanent access easement	50 feet	12 feet
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve—Landscape or open space	None required	None required	None required	None required
Restricted reserve—Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
		Type 2 PAE	28 feet	50 feet
		Shared driveway	16 feet	50 feet
Restricted reserve—Drainage or detention	None required	public street	50 feet	20 feet
		permanent access easement	28 feet	
		shared driveway owned by homeowners association	16 feet	16 feet
		None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention	None if adjoining existing reserve restricted to drainage or detention
Restricted reserve—Wastewater	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet

treatment, water production, or water repressurization				
		Temporary access easement if the reserve meets the standards of section 42-190(d)	Temporary access easement if the reserve meets the standards of section 42-190(d)	
		None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization	None if adjoining existing reserve restricted to wastewater treatment, water production, or water repressurization
Restricted reserve—Parking	Minimum size requirement for a parking space specified in the Construction Code	public street or type 1 permanent access easement	50 feet	Minimum width of a parking space required by the Construction Code
		type 2 permanent access easement	28 feet	
		shared driveway	16 feet	
Restricted reserve—All other	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet

(d) A reserve may take access via an access easement temporarily until the adjacent public streets within the general plan are platted with abutting sections if all of the following conditions are met:

(1) The reserve is specifically restricted to lift station, wastewater treatment, water production, or water repressurization;

(2) The access easement is temporary and non-exclusive that must be recorded prior to the recordation of the plat in a form approved by the city attorney;

(3) The access easement aligns with the public street pattern identified in the current approved general plan;

(4) The minimum width of the access easement must be 30 feet with all-weather road surface and shall comply with all applicable Design Manual, Fire Code, city, county, and Texas Commission of Environmental Quality (TCEQ) requirements; and

(5) The minimum street width and minimum frontage requirements otherwise required by this section must be met as other sections abutting the reserve are recorded."

Sec. 42-194. Courtyard style development performance standards

(a) The intent of the courtyard style development is to allow design of a group of small single-family residential lots arranged around a shared open space, to incentivize a greater range of naturally occurring affordable housing options, smaller single-family residential homes with functioning open space in a compact development pattern. It will also promote access and proximity to mobility options and better utilize land closer to existing infrastructure.



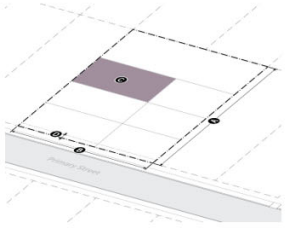
(b) The courtyard style development performance standards applicable to developments are shown in the table, and summarized, with depictions below. The full text of standards is contained in subsection (c). The following chart is a summary of

certain requirements of this section and is intended for illustrative purposes only. In case of any conflict between the chart, drawings or this section, the text controls. These standards can only be used on property submitted on a site plan showing compliance with this section, and platted as a unified courtyard style development with single-family restricted lots, reserves and courtyard access drive. For purposes of courtyard style developments, the word courtyard does not include roof top courtyards.

The common areas and courtyards within the development cannot be replatted into any other use and are subject to section 42-193. Each subdivision plat that contains a courtyard style development shall contain a notation on the face of the plat.

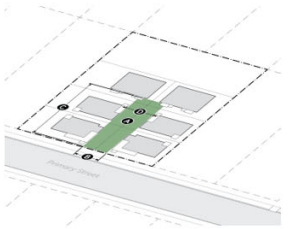
1.2.3. **SUMMARY OF PERFORMANCE STANDARDS**

A. SITE



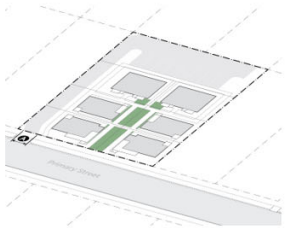
1. Site Requirements		Sec. XX
	Site frontage	Street
a	Depth (max)	150'
b	Width (min)	50'
	Unit size (max)	1,500 SF
	Number of lots per site (min)	3
c	Lot area (max)	3,500 SF
	Lot frontage	Street Alley Courtyard Pedestrian Path Access Drive
2. Building Lines		**Sec. XX**
D	Street (min)	5'
	Courtyard (min)	0'

B. COURTYARD



1. Courtyard Dimensions		Sec. XX
	Courtyard area per lot (min)	150 SF
a	Courtyard size for main courtyard (min)	480 SF
	% of lots that must front a courtyard (min)	50%
B	Courtyard width (min)	12'
C	Courtyard depth (min)	12'
D	Distance between buildings across courtyard (min)	20'
2. Courtyard Activation		**Sec. XX**
	Fence height facing courtyard (max)	3.5'
	Courtyard-facing entrance	Required
	Pedestrian connection to courtyard	Required

C. PARKING / VEHICLE ACCESS



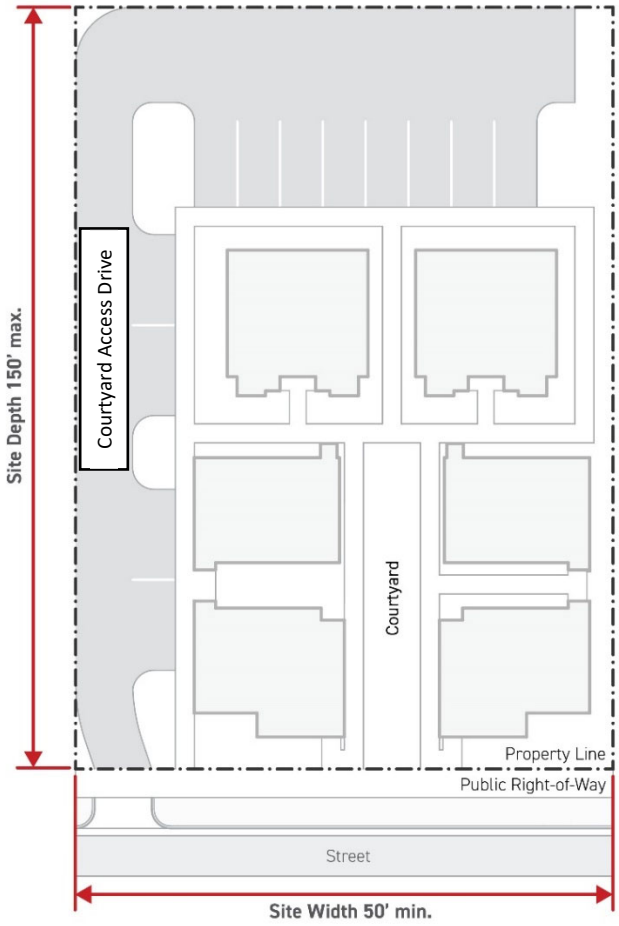
1. Vehicle Access		Sec. XX
	Access from alley (where existing)	Required
	Distance between drives (min)	75'
A	Access Drive width (min/max)	12'/18'
2. Parking Ratios		**Sec. XX**
	Spaces per unit (min)	
	Up to 1,000 SF	1
	More than 1,000 SF	2
	Guest spaces (min)	1 per 6 lots
	Spaces required within ½ mile of transit/ ¼ mile of high comfort bike lane	Market-based
3. Parking Location		**Sec. XX**
	On-site	Required
	Off-site	Not allowed
	Consolidated parking (detached from individual lot)	Allowed
	Between building and street	Not allowed
	Between building courtyard	Not allowed

D. BUILDINGS/STREET ACTIVATION



1. Massing		Sec. XX
a	Building height (max)	30'
2. Transparency		**Sec. XX**
B	First story (min)	30%
3. Pedestrian Access		**Sec. XX**
C	Street-facing entrance	Required
D	Pedestrian connection to public sidewalk	Required

(c) A site must have a minimum width of 50-foot frontage on a public street right-of-way that meets the requirements of Sec. 42-122, not including an alley. No portion of a site can be more than 150 feet from a public street right-of-way containing a roadway, not including an alley.

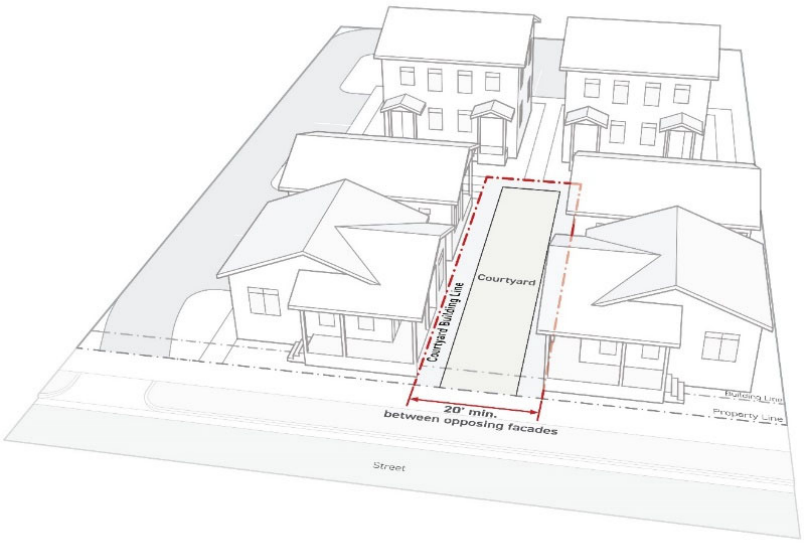


(d) No individual lot can be more than 3,500 square feet in area, and no unit on a site can exceed 1,500 square feet in floor area.

(e) Each lot on the site must have frontage on a public street or alley that meets the requirements of Sec. 42-122, a courtyard, a courtyard access drive that meets the requirements of this section, or a pedestrian pathway that is at least 3 feet wide and connects the dwelling units to courtyard space, parking, and public street.

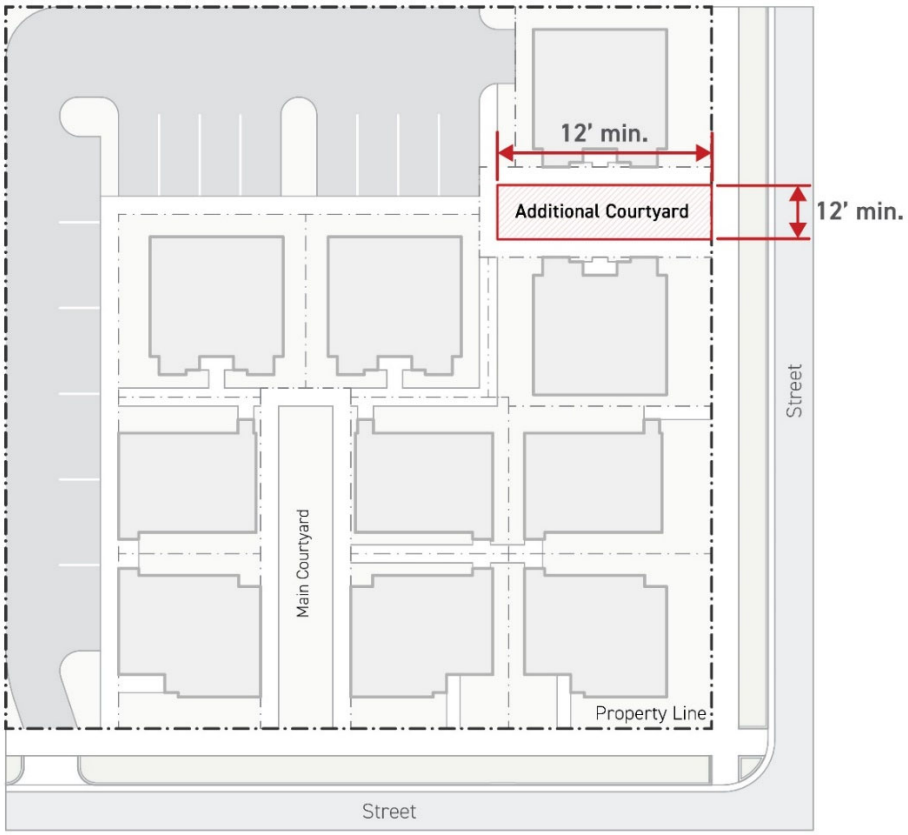
(f) The building line requirement for a structure along a public street right-of-way other than major thoroughfare and not including an alley, is 5 feet. A reduced building line of 15 feet is authorized for a structure along major thoroughfares with a right-of-way 80 feet or less. All units along the public street must face the street with an entry feature, and provide a pedestrian connection to the sidewalk in accordance with section 42-165.

(g) The minimum building line for a structure along a courtyard edge is 0 feet, provided there is at least 20 feet between opposing building facades across the courtyard, measured from edge to edge of the courtyard, including any pedestrian walkways.



(h) A courtyard style development may have more than one courtyard area. One must be designated as the main courtyard area, and at least one must be provided within each courtyard style development. A main courtyard must be a minimum of 480 square feet in area. A minimum area of 150 square feet of courtyard space per lot must be provided within the boundaries of the subdivision plat. Courtyards must have minimum dimensions of 12 feet by 12 feet, measured from edge to edge of the area designated, including any pedestrian walkways.

(i) At least half of all lots must front the main courtyard or a street. To be considered fronting, at least 50% of the width or depth of each residence lot must front the main courtyard. Each lot with frontage on the main courtyard must provide an entrance that faces the courtyard, provides pedestrian ingress and egress to a ground floor occupiable space, and must provide a minimum 3-foot-wide pedestrian connection to the main courtyard. Additional courtyards are allowed in order to meet the 150 square foot per lot requirement, but additional courtyards don't have to meet the minimum area of 480 square feet but must meet the minimum width and depth standards below to receive credit for the courtyard requirement.

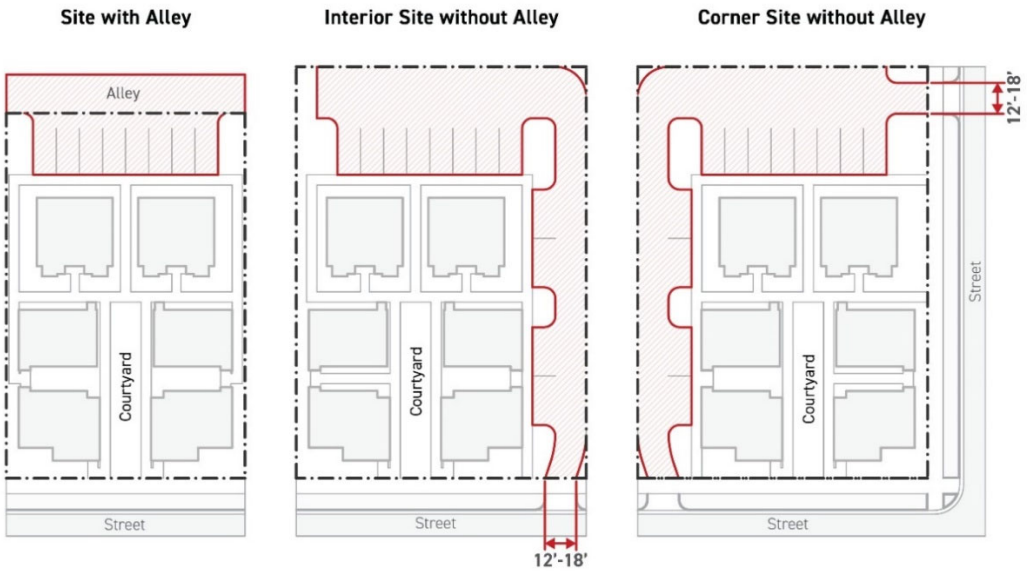


(j) Courtyards must be located at grade and may be a mix of impervious or pervious material and may contain elements such as patios, seating areas, landscaping, lighting, and pedestrian walkways. Fences along the edge of the main courtyard may not exceed 3.5 feet in height. If a fence is installed, a pedestrian access gate must be provided for access to the main courtyard for each lot or building fronting on the main courtyard.

(k) Where an alley meeting the requirements of section 42-188(d) abuts a site, all vehicle access must take place from that alley.

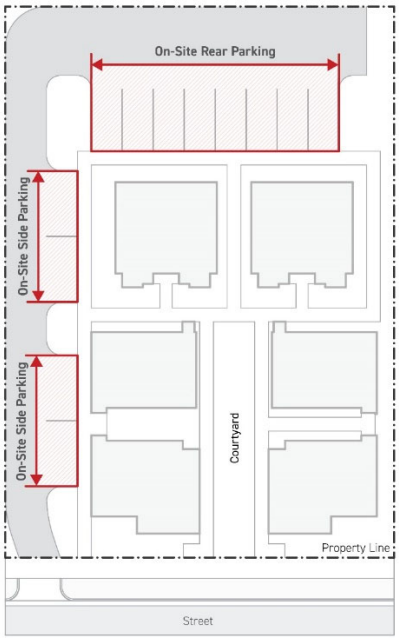
(l) On a site without alley access, or abutting an undeveloped alley midblock, a driveway is allowed every 75 feet along each street frontage, measured along the property line from edge to edge of the pavement from all existing and proposed driveways located on-site. Measurement does not apply to abutting properties.

(m) A driveway to or from a street must be at least 12 feet wide but can be no wider than 18 feet, measured from edge to edge of driveway along the property line.



(n) The following parking requirements apply, unless the property is located in a market-based parking area:

1. One parking space must be provided for every dwelling unit 1,000 square feet or less in size;
2. Two parking spaces must be provided for every dwelling unit over 1,000 square feet in size; and
3. One guest parking space must be provided for every 6 lots.
4. Parking spaces may be consolidated in one or more locations to the side or rear of the site. Pedestrian access must be provided from consolidated parking areas to each lot or structure the parking area is intended to serve.
5. No required parking space may be located between a street or courtyard and a building that faces a street or courtyard.



(o) No building on the site may exceed 30 feet in height, as measured from average grade to the highest roof surface. Roof surface is defined, in accordance with Section D of the International Fire Code, as the measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of a parapet wall, whichever is greater.

Sec. 42-230. Application requirements.

(a) In addition to the information otherwise required to be submitted for a development plat in accordance with section 42-46, a development plat that provides for the development of one or more multi-family or multi-unit residential buildings shall provide the following information:

(1) The number of separate buildings that will contain ~~multi-family~~ ~~multiple~~ residential dwelling units;

(2) The location of the principal entrance to each ~~multi-family~~ ~~multiple~~ residential building;

(3) The total number of dwelling units;

(4) An itemized listing of ~~multi-family~~ residential dwelling units existing and proposed within the property indicating the number of bedrooms in and square footage of each dwelling unit; and

(5) The number, location and dimensions of off-street parking spaces required to serve the dwelling units pursuant to section 42-234 of this Code or section 26-492.

(b) When property is replatted to remove a one-foot restricted reserve, the subdivision plat shall additionally provide all of the information required for a development plat and required by subsection (a) of this section and shall be deemed a development plat for the purposes of this division.

Sec. 42-251. Applicability.

(a) The regulations contained in this division shall be applicable to all property within the city limits of the city proposed to be developed in whole or in part for single family residential, multi-unit residential or multifamily residential purposes for which a subdivision plat or development plat is required, unless otherwise noted herein.

(b) These regulations do not apply to replats of land owned by a governmental unit.

Sec. 42-252. Park dedication required.

(a) Each single-family residential subdivision, multi-unit residential development, and multifamily residential development shall provide one or a combination of the following for park or open space purposes:

(1) Fee simple dedication of land suitable in type and location for development of parks within the park sector in which the subdivision or development is located, which land may be, but is not required to be, located within the subdivision or development creating the dedication requirement; or

(2) Payment of fees in lieu of the dedication of land for parks in the amount established in section 42-253 of this Code.

(b) The amount of land required to be dedicated for parks shall be proportionate to the development calculated on the basis of the following formula:

$$\frac{10 \text{ ac.} \times \text{No. of DU} \times \text{PPDU}}{1000}$$

Where:

DU = the number of dwelling units in the development;

PPDU = 1.8, the number of persons per dwelling unit for each dwelling unit; and

1000 = the number of residents per 10 acres of park land.

(c) Recordation of a subdivision plat subject to the requirements of this section shall require one or a combination of the following necessary to satisfy the requirements of subsection (a) of this section taking into account any credits authorized pursuant to section 42-254 of this Code:

(1) For land dedicated to parks within the subdivision, a fee simple dedication on the subdivision plat of the required park land as approved by the parks director;

(2) For land dedicated to parks outside the subdivision, evidence of recording in the appropriate real property records of a deed of the required park land as approved by the parks director;

(3) For land established as private park, identification of the required amount of private park as one or more restricted reserves with the following notation on each private park reserve within the subdivision:

'RESERVE RESTRICTED TO PRIVATE PARK PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS. THIS PRIVATE PARK DESIGNATION MAY NOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS.'

Land established as a private park for the purposes of this section may not be replatted to change this designation pursuant to section 212.0146 of Chapter 212 without the approval of the commission. The commission shall not approve a replat that would change the private park designation unless it determines that alternative private park space that satisfies the requirements of this subsection is available within the original subdivision generating the dedication requirement.

(4) Confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount established pursuant to section 42-253 of this Code; or

(5) A statement on the plat that payment of a required fee in lieu of dedication has been deferred and shall be paid at the then-current fee prior to the issuance of a building permit for each single-family dwelling unit within the subdivision.

(d) Issuance of a building permit for a single-family dwelling unit in a subdivision subject to the requirements of this section for which the payment of fees in lieu of dedication has been deferred pursuant to item (5) above shall require confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount per dwelling unit then required by section 42-253 of this Code.

(e) Issuance of a building permit for a <u>multi-unit residential or</u> multifamily residential development subject to the requirements of this section shall require one or a combination of the following necessary to satisfy the requirements of subsection (a) of this section taking into account any credits authorized pursuant to section 42-254:

(1) For land dedicated for park purposes, evidence of recording in the appropriate real property records of a general warranty deed of the required park land as approved by the parks director;

(2) Identification of the required amount of private park on an approved development plat; or

(3) Confirmation of deposit into the park and recreation dedication fund of the fee in lieu of dedication in the amount established pursuant to section 42-253 of this Code.

(f) If the calculation in subsection (b) of this section results in a requirement of less than one-half acre for property located in the area within and bounded by Interstate Highway 610 or one acre for property located in the area outside of Interstate Highway 610, the parks director may require the developer to pay the fee in lieu of land dedication as provided in section 42-253 of this Code. The parks director may approve the dedication of less than one-half acre of property in the area within and bounded by Interstate Highway 610 or one acre of property in the area outside of Interstate Highway 610 if the proposed park is a pocket park the need for which is identified in the Parks Master Plan, is adjacent to an existing park or other public space, provides access to a park, or otherwise presents an opportunity to enhance the city parks system consistent with the Parks Master Plan. This limitation, however, shall not apply to limit the size of compensating open space, which shall be governed by section 42-182 of this Code.

(g) Notwithstanding any other provision of this section, the owner of property for which dedication is required may pay a fee in lieu of dedication in the amount determined pursuant to section 42-253 of this Code, and the parks director shall not refuse any payment of a fee in lieu of dedication.

Sec. 42-237. Multi-unit residential (MUR) performance standards

(a) The intent of the multi-unit residential (MUR) development standards is to incentivize a greater range of naturally occurring affordable housing options, encourage more small-scale multi-unit housing options, to promote more compact development patterns and encourage residential units to face the street. It is also designed to promote access and proximity to mobility options and better utilize land closer to existing infrastructure.

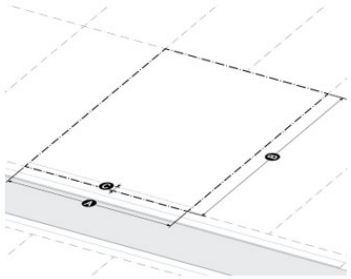


(b) The multi-unit residential performance standards applicable to developments are shown in the table, and summarized, with depictions below. The full text of performance standards is contained in subsection (c). The following chart is a summary of certain performance standards contained in this section and is intended for illustrative purposes only. In case of any conflict between the charts, drawings, or text, the text shall control.

DRAFT

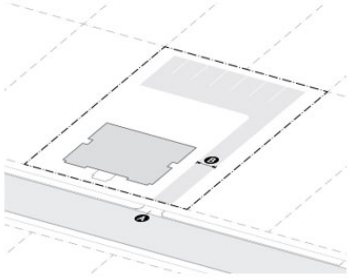
1.1.3. SUMMARY OF PERFORMANCE STANDARDS

A. SITE



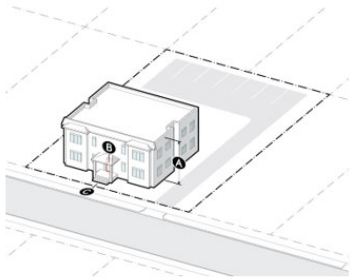
1. Site Dimensions		**Sec. XX**
a	Site frontage (min)	50'
b	Depth (max)	150'
2. Dwelling Units		**Sec. XX**
	Per site (min/max)	3/8
3. Building Lines		**Sec. XX**
C	Street (min)	5'
4. Front Yard Fencing		**Sec. XX**
	Height (max)	4'

B. PARKING / VEHICLE ACCESS



1. Vehicle Access		**Sec. XX**
	Access from alley (where existing)	Required
a	Curb cuts per street front (max)	1
b	Drive width (min/max)	10'/16'
2. Parking Ratios		**Sec. XX**
	Spaces per unit (min)	
	Up to 1,500 SF	1
	More than 1,500 SF	2
	Guest spaces (min)	1 per 6 units
	Spaces required within ½ mile of transit/ ¼ mile of high comfort bike lane	Market-based
3. Parking Location		**Sec. XX**
	On-site	Required
	Off-site	Not allowed
	Between building and street	Not allowed

C. BUILDINGS/STREET ACTIVATION



1. Massing		**Sec. XX**
a	Building height (max)	30'
2. Pedestrian Access		**Sec. XX**
B	Street-facing entrance	Required
C	Pedestrian connection to public sidewalk	Required

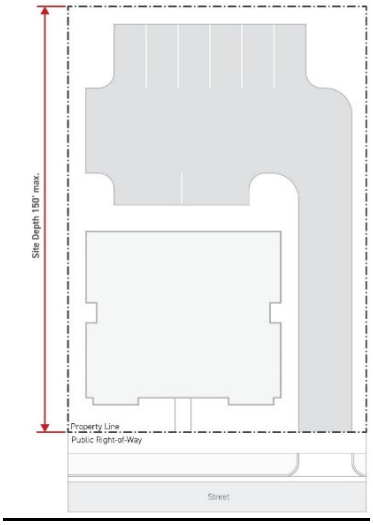
(c) Multi-unit residential performance standards are as follows:

1. Site Dimensions

a. A site must have a minimum of 50’ frontage on a public street right-of-way that meets the requirements of Sec. 42-122, not including an alley.

b. A site can be no more than 150’ deep from the public street right-of-way containing a roadway, not including an alley.

c. The minimum size of a site required is 3500 square feet.



2. A site must contain at least 3 dwelling units but no more than 8 dwelling units. No more than 4 units may be located on a local street.

3. The building line requirement along a public street right-of-way, not including an alley is 5 feet except along major thoroughfares. A reduced building line of 15 feet is authorized along major thoroughfares with a right-of-way of 80 feet or less. All units along the public street must face the street with an entry feature, and provide a pedestrian connection to the sidewalk in accordance with section 42-165.

4. A fence, if installed in a front yard must be constructed of a non-opaque, decorative material and may be no more than 4' in height.

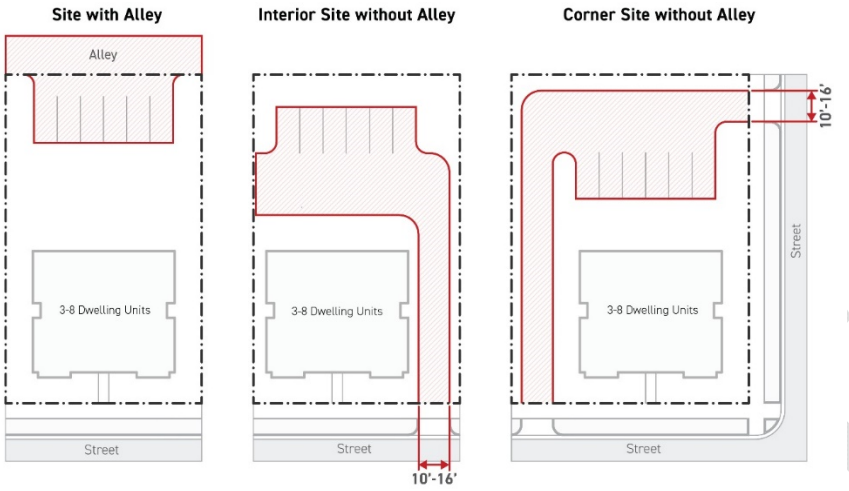
5. Vehicular Access

a. Where the property abuts an alley, vehicular access is provided from that alley.

b. On an interior site without alley access, or along an undeveloped alley, one driveway to or from a street is allowed.

c. On a corner site without alley access, vehicular access is provided from the side street if not a major thoroughfare. No more than two driveways, one per street frontage, are allowed per site.

d. A driveway to or from a street may be no wider than 16 feet. One way driveways are permitted and must meet the design manual.



6. Parking must be provided for units and guests as follows, unless located in a market-based parking area:

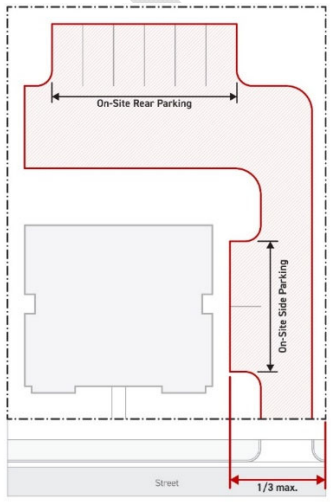
   a. One parking space must be provided for every dwelling unit 1,000 square feet or less in size;

   b. Two parking spaces must be provided for every dwelling unit over 1,000 square feet in size;

   c. One guest parking space must be provided for every 6 dwelling units;

   d. When market-based parking is applied, one bike parking space must be provided per each dwelling unit.

7. All required parking spaces must be provided on-site and must be located to the side or rear of any improvements on the property; see the example below.



8. Building height may not exceed 30 feet as measured from average grade to the highest roof surface. Roof surface is defined, in accordance with Section D of the International Fire Code, as the measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of a parapet wall, whichever is greater.

DRAFT

City of Houston Ordinance No. 2023-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, BY AMENDING SEVERAL SECTIONS OF CHAPTER 26, PARKING; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; DECLARING CERTAIN CONDUCT TO BE UNLAWFUL AND PROVIDING A PENALTY THEREFOR; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, City Council directed the Planning and Development Department (the "Department") to study affordable housing and lot design options, as well as incentives therefor; and

WHEREAS, the Department created a Livable Places Action Committee, as an ad hoc committee of the Planning Commission; and

WHEREAS, after two years of meetings and study, the Livable Places Action Committee established a set of recommendations, which it forwarded to the Planning Commission; and

WHEREAS, these recommendations included certain amendments to the parking requirements contained in the Code; and

WHEREAS, the Planning Commission held a public hearing on the draft recommendations, including a 30-day period for public comments; and

WHEREAS, after closing of the public hearing and public comment period, the recommendations for parking requirements were made; and

WHEREAS, development incentives will encourage more compact development patterns and small-scale multi-unit housing options; and

WHEREAS, development incentives will encourage access and proximity to mobility options and to make better use of land closer to existing infrastructure; and

WHEREAS, the City Council, having held a public hearing on these amendments as required by State law, finds and determines that the city should make every effort to promote responsible development, including parking, in the city; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and hereby adopted as part of this Ordinance.

Section 2. That section 26-471(b)(6) of Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended as follows:

> (6) Buildings or tracts within the market-based parking area, except that division 2 of this article shall not apply to buildings or tracts within the market-based parking area defined as subsection (a) within the definition of that term; and…

Section 3. That Section 26-472 Definitions, of Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended by adding the following definitions:

Courtyard style development as defined in Chapter 42.

Market-based parking area means

(a) the area beginning at the intersection of I.H. 10 and U.S. 59, then in a southerly direction along U.S. 59 until its intersection with the Union Pacific railroad, then in a southerly direction along the railroad until its intersection with I.H. 45, then in a northerly direction along I.H. 45 until its intersection with U.S. 59, then in a southerly direction along U.S. 59 until its intersection with McGowen Street, then in a northerly direction along McGowen Street until its intersection with San Jacinto Street, then in a southernly direction along San Jacinto Street until its intersection with Holman Street, then in a easterly direction along Holman Street unit its intersection with Crawford Street, then in a southerly direction along Crawford Street and continuing along Almeda Street unit its intersection with Alabama Street, then in a

westerly direction along Alabama Street until its intersection with San Jacinto Street, then in a southerly direction along San Jacinto Street until its intersection with U.S. 59, then in a westerly direction along U.S. 59 to Spur 527, then in a northerly direction along Spur 527 until its intersection with Bagby Street, then in a northerly direction along Bagby Street until its intersection with Heiner Street, then in a northerly direction along Heiner Street and continuing along Heiner Street as projected and extended to Sabine Street until its intersection with Memorial Drive, then in a easterly direction along Memorial Drive until its intersection with I.H. 45, then in a northerly along I.H. 45 until its intersection with I.H. 10, then in an easterly direction along I.H. 10 until its intersection with U.S. 59. A tract within a block that abuts McGowen Street, San Jacinto Street, Holman Street, Crawford Street, Almeda Street, Alabama Street, Bagby Street, Heiner Street, or Sabine Street are included within the area.

(b) An area with no city minimum parking requirements and parking is provided based on market needs, for Class 2 Residential (b) use classifications as described in the table to section 26-492, when the property is within ½ mile walking distance of transit options, including a rail station or a bus rapid transit stop, or within ¼ mile walking distance from high frequency bus routes with 15 minute headway, protected bikeways and blue route bus stops with 30 minute headway in opportunity zones and that fall within census tracts with a 25% or higher "zero car ownership."

Multi-unit residential as defined in Chapter 42.

Single-family residential as defined in Chapter 42.

Section 4. That Section 26-473 Site plan submittal requirements of Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended by amending subsection (a)(5)c and (a)(5)d to read as follows:

. . .

c. The dimensions, design, and location of parking spaces, bicycle spaces, bicycle racks, loading berths, drive aisles, existing and proposed driveways, landscaping islands, and other physical features relating to layout of parking and loading facilities;

d. Existing and proposed trees, shrubs, and screening fences required by article V of chapter 33, or chapter 39 for bulk containers with screening, of this Code;

. . .

Section 5. That the table contained in Section 26-492 Parking spaces for certain types of use classifications, of Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended by amending the Class 2.b. Residential parking standards to read as follows:

	Class 2. Residential:	
a.	Apartment	1.250 parking spaces for each efficiency dwelling unit
		1.333 parking spaces for each one-bedroom dwelling unit
		1.666 parking spaces for each two-bedroom dwelling unit
		2.0 parking spaces for each dwelling unit with 3 or more bedrooms
b.	Single-family residential or manufactured home	2.0 parking spaces for each dwelling unit, except ~~that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1.0 parking space~~ 1.0 parking space per dwelling unit that is 1500 sf or less
	Second dwelling unit	If the first unit has 2.0 parking spaces, then the second unit needs +0 parking space if the unit is 1000 sf or less +1 parking space if the unit is 1001 sf -1500 sf
	Single-family residential lots within Courtyard style development	1.0 Parking space per dwelling unit 1000sf or less ~~1.0~~ 2.0 Parking spaces per dwelling unit greater than 1000 sf
	Multi-unit residential (MUR)	1.0 Parking space per dwelling unit 1000 sf or less 2.0 Parking spaces per dwelling unit 1000 sf or greater
	Special residential	0.3 parking spaces per sleeping room, plus 1.0 parking space per employee on largest shift
	Retirement community (with kitchen facilities)	0.75 parking spaces per dwelling unit, plus 1.0 space per employee on the largest shift
	Retirement community (without kitchen facilities)	1.0 parking space for every 6 beds, plus 1.0 parking space per employee on largest shift
	Hotel or motel	1.0 parking space for each sleeping room up and including 250 rooms;
		0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms;
		0.50 parking spaces for each sleeping room in excess of 500 rooms.

Section 6. That subsection (c) of Section 26-497 Reduced parking space requirement for additional bicycle spaces of Chapter 26 of the Code of Ordinances, Houston, Texas, is hereby amended to add the following language:

> (c) A reduction of parking spaces under this section is available for all use classifications except single-family residential or multi-unit residential developments. A minimum of 1 bike parking per unit is required for multi-unit residential developments taking advantage of the market-based parking reductions.

Section 7. That except as herein amended, Chapter 26 of the Code of Ordinances, Houston, Texas remains unchanged and in full force and effect.

Section 8. That the City Attorney is hereby authorized to direct the publisher of the Code to make such non-substantive changes to the Code as are necessary to conform to the provisions adopted in this Ordinance, and to make such changes to the provisions adopted in this Ordinance conform them to the provisions and conventions of the published Code.

Section 9. That, if any provision, section, subsection, sentence, clause, phrase, of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 10. Any violation of any provision of Chapter 42, as herein adopted and made a part of the City of Houston Code of Ordinances, is a misdemeanor punishable upon conviction by a fine as established by Section 1-6 of the City of Houston Code of Ordinances.

Section 11. That a public emergency exists requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the mayor;

therefore, this ordinance shall be passed finally on that day and shall take effect at 12:01 a.m. on the _____, 2023.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2023.

_____
Mayor of the City of Houston

Prepared by Legal Dept. _____
KM/ Senior Assistant City Attorney III
Requested by Margaret Wallace Brown
Director, Department of Planning and Development
L.D. File No. 0000000___

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Amira Sec 13	C3F	
2	Anniston Sec 7	C3F	
3	Anniston Sec 8	C3F	
4	Breckenridge East Sec 9	C3F	
5	Breckenridge East Sec 10	C3F	
6	Bridgeland Creekland Village Sec 5	C3F	
7	Bridgeland Creekland Village Sec 8	C3F	
8	Bridgeland Migration Way and Perennial Crossing Street Dedication	SP	
9	Cadillac Mi Tienda	C3F	
10	Candela South Sec 3	C3F	
11	Capital Westview New Caney	C2	
12	Clodine Road Tract	C3P	DEF1
13	Dellrose Sec 19	C3F	DEF1
14	Dice Duplexes	C3P	
15	District 266 Groundwater Plant	C2	DEF2
16	Dogwood Estates	C3P	
17	Estates at Tidwell Road	C3P	
18	Fannin Station North	C3F	DEF2
19	Five R Ranch	C3P	
20	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	C3F	
21	Grand Prairie Highlands Sec 4	C3F	
22	Green Oaks on Beckely	C3F	
23	Green Oaks on Broadhurst	C3F	
24	Harvest Bounty Drive Street Dedication	C3P	
25	Harvest Green Sec 44	C3P	
26	Harvest Green Sec 45	C3P	
27	Harvest Green Sec 46	C3P	
28	Harvest Green Sec 47	C3P	
29	Harvest Green Sec 48	C3P	
30	Harvest Green Sec 49	C3P	
31	Harvest Green Sec 50	C3P	
32	Harvest Green Sec 51	C3P	
33	Holderrieth Road Street Dedication Sec 4	SP	
34	Holderrieth Road Street Dedication Sec 5	SP	
35	Inwood North Self Storage	C3F	
36	Jester Spring Development	C2	
37	JW Marriott Reserve	C2	
38	Katy Freeman Business Park	C2	
39	Katy Lakes Sec 6	C3P	DEF1
40	Lanewood Estates	C3F	
41	McHue Place	C2	DEF2
42	MCL Estates LLC	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Morton Creek Ranch Sec 31	C3P	
44	Nava Crossing	C2	
45	Paloma Sec 2	C3F	
46	Park at Oak Forest	C3P	
47	Park Eight	C3F	DEF1
48	Parkglen West Sec 2 partial replat no 1	C3F	
49	Preserve at Friendswood Sec 1	C3F	
50	Redbud Sec 1	C3F	
51	Redbud Sec 2	C3F	
52	Reed Terrace partial replat no 5	C3F	
53	Rolling Fork Public Utility District Breen Road Lift Station	C2	
54	Rosehill Estates	C2	DEF1
55	Royal Pines Detention Reserve East	C3P	
56	Royal Pines Sec 4	C3P	
57	Ruiz Plaza	C3F	
58	Sabija Hills	C2	
59	Sawdust Woodlands	C2	
60	Silver Falls By Roberts Homes	C3F	DEF1
61	Southland Terrace partial replat no 4	C3F	DEF1
62	Spring Creek Trails Sec 2	C3F	DEF1
63	Spring Homes	C3F	DEF1
64	Sunterra Sec 48	C3F	DEF1
65	Sunterra Sec 54	C3F	DEF1
66	Sunterra Sec 56	C3P	DEF1
67	Synova Sec 3	C3P	
68	Tejal at Fall Creek	C2	
69	Territory at Spring Stuebner	C2	
70	Tina Lane Estates	C1	
71	Trillium Sec 4	C3P	
72	Trillium Sec 5	C3F	
73	Venterra Fulshear Church Apartments	C2	
74	Westmoor Drive Street Dedication Sec 2	C3F	
75	Westmoor Drive Street Dedication Sec 3	C3F	
76	Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1	C3F	

B-Replats

77	Acostas at Waldon Place partial replat no 1	C2R	DEF2
78	Alveranga Estates	C2R	
79	Angels Enclave	C2R	
80	Archimedes	C2R	DEF2
81	Avernus Estates	C2R	DEF1
82	Barlow Estate	C2R	
83	Bell Edwards Estates	C2R	
84	Bricker Park	C3R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Brooks Estates	C2R	
86	Central Oaks South	C2R	
87	Century Heights	C2R	
88	Cordoba Estates	C3R	DEF1
89	Demuren Court	C2R	DEF1
90	Detering Grove	C2R	
91	Driscoll Commons	C2R	
92	Epsom Downs Place	C2R	
93	Estates at Sandy Street	C2R	
94	Groves Sec 42	C3R	
95	Groves Sec 43	C3R	
96	Gunter Ends	C2R	
97	Gunter Resort	C2R	
98	IMS Pro Reserve	C2R	DEF1
99	Jarmillo Castillo Estates	C2R	
100	Jeanetta Commons	C2R	
101	Lofts on Dacoma	C2R	
102	Maneshkarimy Pickering Street Development	C2R	
103	Marjorie Manor	C2R	
104	Monte Villas	C3R	DEF1
105	Oryx Development	C2R	
106	Park Views Plummer	C2R	
107	PHHN and Associates LLC	C2R	
108	Pierce Vista	C2R	
109	Pipopi Estates	C2R	
110	Plaza Estates at Jester	C2R	
111	Precision Glass Industries Campus	C2R	
112	Prince Pat	C2R	DEF2
113	Rainforest Dental	C2R	
114	Sama Estates at Rebecca	C2R	
115	Scales Estates at Peyton Street	C2R	DEF1
116	Shops at Bella Terra Sec 9	C2R	
117	South Houston Gardens no 8 partial replat no 1	C2R	
118	Telephone Golfway Retail	C2R	
119	TMC England Street Development	C2R	
120	Townhomes at the Medical Center	C2R	
121	Tuam Manor	C2R	
122	Turners Landing	C3R	DEF1
123	Twin Oaks Village	C2R	
124	Viarq Developments	C2R	
125	Views at West Montgomery	C2R	
126	Villas at Balbo	C2R	DEF2
127	Villas at Peden	C2R	
128	Villas at the Medical Center	C2R	
129	Westpark Valley Estate	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
C-Public Hearings Requiring Notification			
130	Alicante partial replat no 1 and extension	C3N	
131	Allendale Townsite Section A partial replat no 8	C3N	
132	Candi Land	C3N	
133	Charlesmont Estate	C3N	
134	Charlesmont Villas	C3N	
135	Chatha Homes	C3N	
136	Dieppe Enclave	C3N	
137	East Side Terrace	C3N	
138	Edgewood Terrace Sec 2 partial replat no 1	C3N	
139	Hester Tract partial replat no 1	C3N	
140	Luxury Hidden Homes	C3N	
141	Monarch Oaks Sec 2 partial replat no 1	C3N	
142	Navajo Place Sec 1 partial replat no 1	C3N	
143	Royden Oaks partial replat no 2	C3N	
144	South Park Sec 1 partial replat no 1	C3N	DEF1
145	Waterloo Crossing	C3N	DEF1
146	Westhaven Place	C3N	
147	Wilfran Place partial replat no 2	C3N	
148	Willowcreek Ranch Sec 12	C3N	
D-Variances			
149	Apolinar Estates	C2R	DEF1
150	Crosstimbers Place	C2	DEF1
151	Cypress Trails at Bauer Landing Sec 1	C3P	
152	Dikeman Historic Preservation Addition	C2	
153	Grand Mason GP	GP	DEF2
154	Horizon at Cypress Sec 1	C3P	
155	Newport Grove GP	GP	
156	Russell Properties	C2	
157	San Jacinto River and Rail Power Facility	C2	
E-Special Exceptions			
None			
F-Reconsideration of Requirements			
158	Beagle Acres	C3P	
159	Bleu Riviera Drive Street Dedication Sec 1	SP	
160	French Riviera Drive Street Dedication Sec 1	SP	
161	Fuqua Estates	C3R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
G-Extensions of Approval			
162	Alabama Court Tract	EOA	
163	Bellfort Farms Sec 2	EOA	
164	Binford Creek Sec 1	EOA	
165	Bridgeland Mason Road Street Dedication Sec 7	EOA	
166	Castlewood Addition Sec 3 partial replat no 1	EOA	
167	Enclave at FM2920 Sec 1	EOA	
168	Fellowship of Purpose Church	EOA	
169	Huerta Plaza	EOA	
170	LaReserva Back Ranch	EOA	
171	Medical Office Park	EOA	
172	Schiel Road Residential	EOA	
173	Sunbeam Street Street Dedication Sec 1 and Reserve	EOA	
174	Trillium Bend Lane Street Dedication Sec 1	EOA	
175	Trillium Sec 1	EOA	
176	Trillium Sec 2	EOA	
177	Westmoor Drive Street Dedication Sec 1	EOA	
H-Name Changes			
178	Bissonnet Street in Trillium Street Dedication and Reserves (prev. Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves)	NC	
179	Legacy Park on Nanes Road GP (prev. Nanes Road GP)	NC	
I-Certification of Compliance			
180	21900 Russell Drive	COC	
181	21330 W Memorial Drive	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
182	1133 E. 7th 1/2 Street	DPV	
Off-Street Parking with Variance Requests			
IV	3236 Summer Street	PV	DEF2

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	Amira Sec 13	2023-1192	C3F	Harris	ETJ	286T	22.99	4.42	92	Beazer Homes Texas, L.P.	Costello, Inc.
2	Anniston Sec 7	2023-1154	C3F			404T	25.43	0.40	116	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
3	Anniston Sec 8	2023-1155	C3F	Harris	ETJ	404T	21.01	0.95	114	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
4	Breckenridge East Sec 9	2023-1171	C3F	Harris	ETJ	294W	32.01	3.16	149	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
5	Breckenridge East Sec 10	2023-1174	C3F	Harris	ETJ	294W	63.16	30.98	203	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
6	Bridgeland Creekland Village Sec 5	2023-1267	C3F	Harris	ETJ	365B	10.73	1.63	74	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Creekland Village Sec 8	2023-1271	C3F	Harris	ETJ	365F	26.26	2.97	110	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
8	Bridgeland Migration Way and Perennial Crossing Street Dedication	2023-1169	SP	Harris	ETJ	365N	4.21	0.00	0	Bridgeland Development, LP	BGE, Inc.
9	Cadillac Mi Tienda	2023-1251	C3F	Harris	ETJ	414T	0.77	0.77	0	3701 Little York, LLC	Owens Management Systems, LLC
10	Candela South Sec 3	2023-0988	C3F	Fort Bend	ETJ	564B	23.02	2.10	111	JDS Nursery Tract South, LLC	Quiddity Engineering - Katy
11	Capital Westview New Caney	2023-1288	C2	Montgomery	ETJ	256Q	3.71	3.71	0	Capital Westview Partners LLC	Hovis Surveying Company Inc.
12	Clodine Road Tract (DEF1)	2023-1056	C3P	Fort Bend	ETJ	527X	14.60	8.16	89	LJA	LJA Engineering, Inc.-(Houston Office)
13	Dellrose Sec 19 (DEF1)	2023-1105	C3F	Harris	ETJ	325J	47.07	19.12	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
14	Dice Duplexes	2023-1177	C3P	Harris	City	494B	1.13	0.13	6	CAS Consultants, LLC	CAS Consultants, LLC
15	District 266 Groundwater Plant (DEF2)	2023-0636	C2	Harris	City	374U	0.72	0.72	0	City of Houston	IDS Engineering Group
16	Dogwood Estates	2023-1189	C3P	Montgomery	ETJ	256P	3.08	0.00	10	SA CONSTRUCTION AND REMODELING	Texas Field Services
17	Estates at Tidwell Road	2023-1204	C3P	Harris	City	452D	1.46	0.02	29	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
18	Fannin Station North (DEF2)	2023-0977	C3F	Harris	City	532V	37.49	33.94	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
19	Five R Ranch	2023-1021	C3P	Harris	ETJ	379J	5.84	0.00	5	RENE PENA AND ALMA DELIA PENA	Civil-Surv Land Surveying, L.C.
20	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	2023-1038	C3F	Harris	ETJ	291P	41.84	41.55	0	Champion Forest Baptist Church	PEA Group
21	Grand Prairie Highlands Sec 4	2023-1239	C3F	Harris	ETJ	323L	21.25	3.91	82	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
22	Green Oaks on Beckely	2023-1265	C3F	Harris	City	412N	1.00	0.02	22	Green Valley Construction, LLC	The Interfield Group
23	Green Oaks on Broadhurst	2023-1275	C3F	Harris	City	572Y	2.41	0.15	49	Green Valley Construction, LLC	The Interfield 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
24	Harvest Bounty Drive Street Dedication	2023-1172	C3P	Fort Bend	ETJ	566G	4.35	0.00	0	HG 2, LLP	LJA Engineering, Inc.-(Houston Office)
25	Harvest Green Sec 44	2023-1160	C3P	Fort Bend	ETJ	566L	8.68	0.09	31	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
26	Harvest Green Sec 45	2023-1162	C3P	Fort Bend	ETJ	566G	13.04	0.59	62	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
27	Harvest Green Sec 46	2023-1163	C3P	Fort Bend	ETJ	566L	16.60	0.90	59	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
28	Harvest Green Sec 47	2023-1164	C3P	Fort Bend	ETJ	566G	10.00	0.55	28	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
29	Harvest Green Sec 48	2023-1165	C3P	Fort Bend	ETJ	566G	10.66	0.84	41	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
30	Harvest Green Sec 49	2023-1166	C3P	Fort Bend	ETJ	566G	9.50	0.39	43	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
31	Harvest Green Sec 50	2023-1173	C3P	Fort Bend	ETJ	566G	11.10	1.01	49	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
32	Harvest Green Sec 51	2023-1168	C3P	Fort Bend	ETJ	566G	16.50	3.07	29	HG 2, LLP	LJA Engineering, Inc.-(Houston Office)
33	Holderrieth Road Street Dedication Sec 4	2023-1195	SP	Harris	ETJ	286T	2.29	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
34	Holderrieth Road Street Dedication Sec 5	2023-1196	SP	Harris	ETJ	286T	2.86	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
35	Inwood North Self Storage	2023-1113	C3F	Harris	ETJ	411K	5.91	5.91	0	Brightwork Development	Pacheco Koch Consulting Engineers, Inc.
36	Jester Spring Development	2023-1252	C2	Harris	ETJ	290Y	7.07	7.07	0	Timeline Construction Group LLC	The Interfield Group
37	JW Marriott Reserve	2023-0844	C2	Harris	City	493L	0.45	0.45	0	AVR HOUSTON 812 MAIN STREET LLC	BGE, Inc.
38	Katy Freeman Business Park	2023-0930	C2	Harris	ETJ	404R	30.10	30.10	0	OWNERCOMPANY	RSG Engineering
39	Katy Lakes Sec 6 (DEF1)	2023-1114	C3P	Harris	ETJ	404V	156.06	75.37	369	Mini-B, Inc.	LJA Engineering, Inc.-(Houston Office)
40	Lanewood Estates	2023-1241	C3F	Harris	City	454H	0.23	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
41	McHue Place (DEF2)	2023-0951	C2	Harris	ETJ	327M	3.00	3.00	0	McHue Holdings, LLC	Owens Management Systems, LLC
42	MCL Estates LLC	2023-1156	C2	Harris	City	575U	6.31	6.31	0	CAS Consultants, LLC	CAS Consultants, LLC
43	Morton Creek Ranch Sec 31	2023-1188	C3P	Harris	ETJ	445P	10.86	0.81	50	Woodmere Development Co	R.G. Miller Engineers
44	Nava Crossing	2023-1206	C2	Harris	City	454E	0.19	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
45	Paloma Sec 2	2023-1276	C3F	Harris	ETJ	323E	62.38	23.48	226	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
46	Park at Oak Forest	2023-1157	C3P	Harris	City	452P	2.98	0.37	48	Houston Home Builders	Jt Architectural design
47	Park Eight (DEF1)	2023-1073	C3F	Harris	City	529G	49.00	44.10	0	68B, a Texas limited liability company	BGE, Inc.
48	Parkglen West Sec 2 partial replat no 1	2023-1158	C3F	Harris	City	529T	3.36	3.36	0	TN Associates	Gruller Surveying
49	Preserve at Friendswood Sec 1	2023-1284	C3F	Harris	City	617Q	26.69	23.78	0	WGA Consulting Engineers	Windrose
50	Redbud Sec 1	2023-1240	C3F	Harris	ETJ	325C	37.34	10.71	144	VPTM BAUER HOCKLEY LB, LLC	Quiddity Engineering - Katy

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
51	Redbud Sec 2	2023-1152	C3F	Harris	ETJ	325D	14.64	0.72	61	Taylor Morrison - Houston	Quiddity Engineering - Katy
52	Reed Terrace partial replat no 5	2023-1218	C3F	Harris	City	533Y	0.15	0.00	2	New Era Development	New Era Development & Land Services
53	Rolling Fork Public Utility District Breen Road Lift Station	2023-1184	C2	Harris	ETJ	410G	0.11	0.11	0	Rolling Fork Public Utility District	Core
54	Rosehill Estates (DEF1)	2023-1103	C2	Harris	ETJ	286R	4.01	4.01	0	Rosehill Real Estates	C & C Surveying, Inc
55	Royal Pines Detention Reserve East	2023-1260	C3P	Montgomery	ETJ	297F	31.20	31.20	0	Ashton Woods	Meta Planning + Design LLC
56	Royal Pines Sec 4	2023-1257	C3P	Montgomery	ETJ	297F	10.40	0.15	47	Ashton Woods	Meta Planning + Design LLC
57	Ruiz Plaza	2023-1108	C3F	Harris	ETJ	373A	4.06	0.00	5	New Era Development	New Era Development & Land Services
58	Sabija Hills	2023-1041	C2	Harris	ETJ	498E	12.40	12.40	0	Sabija, LLC	South Texas Surveying Associates, Inc.
59	Sawdust Woodlands	2023-1176	C2	Montgomery	ETJ	251U	22.66	22.53	0	Marquette Companies	Windrose
60	Silver Falls By Roberts Homes (DEF1)	2023-1052	C3F	Harris	City	451T	0.63	0.20	11	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
61	Southland Terrace partial replat no 4 (DEF1)	2023-0908	C3F	Harris	City	533K	0.13	0.00	3	A & K Custom Homes	South Texas Surveying Associates, Inc.
62	Spring Creek Trails Sec 2 (DEF1)	2023-1033	C3F	Montgomery	ETJ	286A	36.07	16.96	85	Starlight Homes Texas, LLC	LJA Engineering, Inc.-(Houston Office)
63	Spring Homes (DEF1)	2023-1059	C3F	Harris	ETJ	291Z	3.27	0.90	20	Spring Homes, Inc.	HRS and Associates, LLC
64	Sunterra Sec 48 (DEF1)	2023-1121	C3F	Waller	ETJ	403Z	10.49	0.60	59	Astro Sunterra, LP	Quiddity Engineering - Katy
65	Sunterra Sec 54 (DEF1)	2023-1138	C3F	Waller	ETJ	403Z	3.15	0.17	22	Astro Sunterra, LP	Quiddity Engineering - Katy
66	Sunterra Sec 56 (DEF1)	2023-1141	C3P	Waller	ETJ	403Z	10.82	0.38	61	Astro Sunterra, LP	Quiddity Engineering - Katy
67	Synova Sec 3	2023-1259	C3P	Harris	ETJ	378V	21.80	1.60	104	Lennar Homes of Texas Land and Construction, LTD	Meta Planning + Design LLC
68	Tejal at Fall Creek	2023-1170	C2	Harris	ETJ	375V	1.50	1.50	0	TEJAL HOSPITALITY LLC,	MOMENTUM EGINEERING
69	Territory at Spring Stuebner	2023-1183	C2	Harris	ETJ	292N	27.73	27.73	0	DPEG	Bowman Consulting Group
70	Tina Lane Estates	2023-1262	C1	Fort Bend	ETJ	484Q	3.22	0.00	2	Beacon Land Services	Beacon Land Services
71	Trillium Sec 4	2023-0992	C3P	Fort Bend	ETJ	527S	10.20	1.03	52	Taylor Morrison of Texas	Meta Planning + Design LLC
72	Trillium Sec 5	2023-1203	C3F	Fort Bend	ETJ	526V	12.30	1.09	65	TPHTM 1464, LLC	Costello, Inc.
73	Venterra Fulshear Church Apartments	2023-1186	C2	Fort Bend	ETJ	524J	21.50	20.54	0	Parkway Fellowship of Katy,	BGE, Inc.
74	Westmoor Drive Street Dedication Sec 2	2023-1201	C3F	Fort Bend	ETJ	526V	2.13	0.22	0	TPHTM 1464, LLC	Costello, Inc.
75	Westmoor Drive Street Dedication Sec 3	2023-1202	C3F	Fort Bend	ETJ	527S	8.41	8.00	0	TPHTM 1464, LLC	Costello, Inc.
76	Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1	2023-1269	C3F	Harris	ETJ	288S	2.93	1.50	1	Willowcreek Ranch Telge, LLC	EHRA

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
B-Replats											
77	Acostas at Waldon Place partial replat no 1 (DEF2)	2023-0949	C2R	Harris	City	413Q	0.62	0.00	5	SEM SERVICES	SEM SERVICES
78	Alveranga Estates	2023-1111	C2R	Fort Bend	ETJ	651C	2.36	0.00	2	South Point Surveying	South Point Surveying, PLLC
79	Angels Enclave	2023-1245	C2R	Harris	City	454T	0.22	0.00	2	L.E. Vaughn, LLC	Owens Management Systems, LLC
80	Archimedes (DEF2)	2023-0903	C2R	Harris	City	532C	1.00	0.98	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
81	Avernus Estates (DEF1)	2023-1049	C2R	Harris	City	453P	0.15	0.00	3	Danani LLC	RP & Associates
82	Barlow Estate	2023-1285	C2R	Harris	City	455T	0.15	0.00	2	Stung Development, LLC	Owens Management Systems, LLC
83	Bell Edwards Estates	2023-1223	C2R	Harris	ETJ	323M	6.83	0.00	4	Fritzsching	Texas Land Maps
84	Bricker Park	2023-1250	C3R	Harris	City	533V	1.08	0.00	8	Lovett Homes	Windrose
85	Brooks Estates	2023-0910	C2R	Harris	City	493H	0.10	0.00	2	BB Residential Group, Inc	ICMC GROUP INC
86	Central Oaks South	2023-1219	C2R	Harris	City	575R	6.36	6.01	1	THE METRIK	HOUSTON REPLATS
87	Century Heights	2023-1234	C2R	Harris	City	492D	0.26	0.00	4	Nicam Investments, Inc.	Total Surveyors, Inc.
88	Cordoba Estates (DEF1)	2023-1072	C3R	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Management Groups	Hovis Surveying Company Inc.
89	Demuren Court (DEF1)	2023-1099	C2R	Harris	City	493X	0.29	0.00	6	TBD	K. Chen Engineering
90	Detering Grove	2023-1104	C2R	Harris	City	492C	0.12	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
91	Driscoll Commons	2023-1237	C2R	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
92	Epsom Downs Place	2023-1096	C2R	Harris	City	454A	0.60	0.00	2	Javier Barrera	Alejandro Barrera
93	Estates at Sandy Street	2023-1066	C2R	Harris	City	455P	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Groves Sec 42	2023-1207	C3R	Harris	ETJ	376M	4.81	0.62	22	CF CSLK Groves, LLC	BGE, Inc.
95	Groves Sec 43	2023-1208	C3R	Harris	ETJ	376M	2.39	0.96	8	CF CSLK Groves, LLC	BGE, Inc.
96	Gunter Ends	2023-1005	C2R	Harris	City	494K	0.11	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
97	Gunter Resort	2023-1130	C2R	Harris	City	494K	0.11	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
98	IMS Pro Reserve (DEF1)	2023-1122	C2R	Harris	ETJ	410Q	2.26	2.26	0	PRO-SURV	PROSURV
99	Jarmillo Castillo Estates	2023-1224	C2R	Harris	City	413Z	1.00	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
100	Jeanetta Commons	2023-1263	C2R	Harris	City	490T	1.82	1.82	0	Swish Car Wash, LLC	Owens Management Systems, LLC
101	Lofts on Dacoma	2023-1236	C2R	Harris	City	452S	4.02	4.02	0	GHE II, LTD., A TEXAS LIMITED PARTNERSHIP	Civil-Surv Land Surveying, L.C.
102	Maneshkarimy Pickering Street Development	2023-1054	C2R	Harris	City	412Y	0.50	0.07	8	Individuals	Doshi Engineering & Surveying Company
103	Marjorie Manor	2023-1179	C2R	Harris	City	412U	0.16	0.00	2	Mazan Real Estate Group, LLC	MOMENTUM EGINEERING

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
104	Monte Villas (DEF1)	2023-0889	C3R	Harris	City	412X	0.93	0.02	13	GABRIELA VAZQUEZ	Houston Platting
105	Oryx Development	2023-1136	C2R	Harris	City	453N	0.19	0.01	5	ORYX DEVELOPMENT GROUP LLC	Volta Electric & Construction Inc.
106	Park Views Plummer	2023-1215	C2R	Harris	City	495R	0.23	0.00	3	Juan Rodriguez	Sago Engineering LLC
107	PHHN and Associates LLC	2023-1093	C2R	Harris	City	493H	0.27	0.14	3	N/A	The Interfield Group
108	Pierce Vista	2023-1187	C2R	Harris	City	493V	0.13	0.00	3	Urbatronics, llc	replats.com
109	Pipopi Estates	2023-1191	C2R	Harris	City	455U	0.15	0.00	2	Innova Construction Developments, LLC	Dart Land Services LLC
110	Plaza Estates at Jester	2023-1220	C2R	Harris	City	533U	0.11	0.00	2	New Era Development	New Era Development & Land Services
111	Precision Glass Industries Campus	2023-1194	C2R	Harris	City	373R	8.09	8.09	0	Precision Glass Industries	Windrose
112	Prince Pat (DEF2)	2023-0933	C2R	Harris	City	452M	0.23	0.03	5	Aspen Grey Homes	Windrose
113	Rainforest Dental	2023-1266	C2R	Harris	City	618Q	0.66	0.66	0	PRO-SURV	PROSURV
114	Sama Estates at Rebecca	2023-1255	C2R	Harris	City	533P	0.23	0.00	4	Ritex Makaan LLC	Ritex Real Estate LLC
115	Scales Estates at Peyton Street (DEF1)	2023-1014	C2R	Harris	City	454R	0.22	0.00	2	runplans	RUN PLANS
116	Shops at Bella Terra Sec 9	2023-1181	C2R	Fort Bend	ETJ	525K	0.96	0.96	0	ALJ Lindsey	Windrose
117	South Houston Gardens no 8 partial replat no 1	2023-1281	C2R	Harris	City	575L	2.31	2.31	0	Forward Enterprises	Windrose
118	Telephone Golfway Retail	2023-0929	C2R	Harris	City	534R	0.37	0.37	0	AQ 4700 INVESTMENTS, LLC	RSG Engineering
119	TMC England Street Development	2023-1233	C2R	Harris	City	533Q	0.24	0.00	3	TMC Elite Homes, Inc.	Doshi Engineering & Surveying Company
120	Townhomes at the Medical Center	2023-1246	C2R	Harris	City	533L	0.24	0.00	5	Urban Arc Development	Total Surveyors, Inc.
121	Tuam Manor	2023-1282	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
122	Turners Landing (DEF1)	2023-1082	C3R	Harris	City	412W	1.03	0.17	17	S Turner & Associates	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
123	Twin Oaks Village	2023-1227	C2R	Harris	City	413Y	0.34	0.00	2	Oc Plans & Permits	Oc Plans & Permits
124	Viarq Developments	2023-1120	C2R	Harris	City	494Y	0.08	0.00	2	SEM SERVICES	SEM SERVICES
125	Views at West Montgomery	2023-1197	C2R	Harris	City	412Y	0.42	0.01	8	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
126	Villas at Balbo (DEF2)	2023-0852	C2R	Harris	City	451D	0.34	0.00	8	Onyx Land Partners, LLC.	ICMC GROUP INC
127	Villas at Peden	2023-0920	C2R	Harris	City	493N	0.15	0.00	2	Peden, LLC.	ICMC GROUP INC
128	Villas at the Medical Center	2023-1248	C2R	Harris	City	533L	0.24	0.00	5	Urban Arc Development	Total Surveyors, Inc.
129	Westpark Valley Estate (DEF1)	2023-1012	C2R	Harris	ETJ	527D	1.75	1.75	0	CAS Consultants, LLC	CAS Consultants, LLC

C-Public Hearings Requiring Notification

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
130	Alicante partial replat no 1 and extension	2023-0895	C3N	Harris	City	572U	3.14	0.42	32	Contempo Builder	Windrose
131	Allendale Townsite Section A partial replat no 8	2023-0917	C3N	Harris	City	536E	1.19	1.19	0	Re-New Construction	Century Engineering, Inc
132	Candi Land	2023-0970	C3N	Harris	City	533F	0.37	0.00	1	Shaughnna Blackmon	Owens Management Systems, LLC
133	Charlesmont Estate	2023-0925	C3N	Harris	City	415Y	0.28	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
134	Charlesmont Villas	2023-0923	C3N	Harris	City	415Y	0.27	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
135	Chatha Homes	2023-0618	C3N	Harris	City	453J	0.15	0.00	3	Chatha Investments, LLC	Cobalt Engineering & Inspections LLC
136	Dieppe Enclave	2023-0672	C3N	Harris	City	534S	0.22	0.00	3	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
137	East Side Terrace	2023-0979	C3N	Harris	City	493C	0.23	0.01	6	Disama Development	Total Surveyors, Inc.
138	Edgewood Terrace Sec 2 partial replat no 1	2023-0667	C3N	Harris	City	574B	0.17	0.00	2	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
139	Hester Tract partial replat no 1	2023-0986	C3N	Harris	ETJ	287K	12.00	7.40	3	Dean and Jane Collins	Owens Management Systems, LLC
140	Luxury Hidden Homes	2023-0946	C3N	Harris	City	412N	0.73	0.00	11	Federico Moctezuma	Pioneer Engineering, LLC
141	Monarch Oaks Sec 2 partial replat no 1	2023-0871	C3N	Harris	City	451S	0.34	0.00	3	Lovett	Windrose
142	Navajo Place Sec 1 partial replat no 1	2023-0963	C3N	Harris	ETJ	249T	8.30	0.00	4	Zachary Toups and Jennifer Claire Toups	Quiddity Engineering
143	Royden Oaks partial replat no 2	2023-0787	C3N	Harris	City	492S	0.59	0.00	2	Individual	Bowman Consulting Group
144	South Park Sec 1 partial replat no 1 (DEF1)	2023-0715	C3N	Harris	City	533V	0.18	0.00	2	Rock Towers LLC	CGES|Bailey Planning
145	Waterloo Crossing (DEF1)	2023-0832	C3N	Harris	City	572T	3.12	3.11	0	Techpro Developers, LLC	Total Surveyors, Inc.
146	Westhaven Place	2023-0983	C3N	Harris	City	491N	0.59	0.02	6	Rezcom	PLS CONSTRUCTION LAYOUT, INC
147	Wilfran Place partial replat no 2	2023-0554	C3N	Harris	City	492R	0.11	0.00	2	individual	South Texas Surveying Associates, Inc.
148	Willowcreek Ranch Sec 12	2023-0877	C3N	Harris	ETJ	288W	39.12	20.35	15	CC Telge Road, L.P.	EHRA

D-Variances

149	Apolinar Estates (DEF1)	2023-0788	C2R	Harris	City	494E	0.47	0.05	5	1910 Mary St Development	Chesterfield Development Services
150	Crosstimbers Place (DEF1)	2023-0855	C2	Harris	City	454K	0.43	0.00	7	Queen + 5 Investments	JEG-ZER LLC
151	Cypress Trails at Bauer Landing Sec 1	2023-1280	C3P	Harris	ETJ	285P	40.25	16.72	128	LGI Homes	Pape-Dawson Engineers
152	Dikeman Historic Preservation Addition	2023-1046	C2	Harris	City	493P	0.46	0.00	10	PRO-SURV	PROSURV
153	Grand Mason GP (DEF2)	2023-0976	GP	Harris	ETJ	405M	1128.60	0.00	0	Landmark Industries	BGE, Inc. - Land Planning
154	Horizon at Cypress Sec 1	2023-1101	C3P	Harris	ETJ	328N	25.41	10.35	140	HHS Residential	7gen Planning
155	Newport Grove GP	2023-1274	GP	Harris	ETJ	379P	86.80	0.00	0	Rochester Development	Meta Planning + Design LLC
156	Russell Properties	2023-1110	C2	Harris	ETJ	327R	3.86	3.86	0	Estate of Martha Joan Russell	C & C Surveying, Inc

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
157	San Jacinto River and Rail Power Facility	2023-0867	C2	Harris	ETJ	418V	3.21	3.21	0	W&P Development Corporation	Pedraza Surveying, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

158	Beagle Acres	2023-1178	C3P	Harris	ETJ	286R	5.73	1.67	3	Owner	The Pinnell Group, LLC
159	Bleu Riviera Drive Street Dedication Sec 1	2023-1254	SP	Harris	ETJ	258Z	4.71	0.00	0	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
160	French Riviera Drive Street Dedication Sec 1	2023-1261	SP	Harris	ETJ	258Z	3.91	0.00	0	SAINT-TROPEZ AZURE, LLC	Quiddity Engineering - Katy
161	Fuqua Estates (DEF1)	2023-0862	C3R	Harris	City	574U	5.00	1.02	42	BEC Engineers and Consultants, LLC	Windrose

G-Extensions of Approval

162	Alabama Court Tract	2022-1103	EOA	Harris	City	492T	0.27	0.27	0	CAT HIL D&C RE LLC and DJH Ranching LP	Meta Planning + Design LLC
163	Bellfort Farms Sec 2	2022-1682	EOA	Fort Bend	ETJ	525Z	31.33	15.23	77	Meritage Homes	Pape-Dawson Engineers
164	Binford Creek Sec 1	2022-1650	EOA	Harris	ETJ	283F	62.29	37.07	133	Houston LD, LLC	Costello, Inc.
165	Bridgeland Mason Road Street Dedication Sec 7	2022-1460	EOA	Harris	ETJ	365R	8.43	0.00	0	Bridgeland Development, LP	BGE, Inc.
166	Castlewood Addition Sec 3 partial replat no 1	2022-1728	EOA	Harris	ETJ	414A	0.68	0.30	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
167	Enclave at FM2920 Sec 1	2022-1515	EOA	Harris	ETJ	283U	14.75	14.75	0	2020-Kickapoo Partners, LLC	Quiddity Engineering
168	Fellowship of Purpose Church	2022-1551	EOA	Harris	ETJ	457S	7.00	7.00	0	PRO-SURV	PROSURV
169	Huerta Plaza	2022-1563	EOA	Harris	ETJ	283K	3.65	0.00	1	LAS HACIENDAS DESIGN AND ENGINEERING	Century Engineering, Inc
170	LaReserva Back Ranch	2022-1701	EOA	Harris	ETJ	248V	33.60	0.00	7	Twelve Oaks Subdivision LLC	Texas Professional Surveying, LLC
171	Medical Office Park	2022-1403	EOA	Harris	ETJ	249V	4.95	2.05	1	Heather R. Yezak	REKHA ENGINEERING, INC.
172	Schiel Road Residential	2022-1406	EOA	Harris	ETJ	326P	11.80	4.50	66	Keeton Construction Service	Meta Planning + Design LLC
173	Sunbeam Street Street Dedication Sec 1 and Reserve	2022-1962	EOA	Harris	City	573B	2.90	1.99	0	DR HORTON	Benchmark Engineering Corporation
174	Trillium Bend Lane Street Dedication Sec 1	2022-1605	EOA	Fort Bend	ETJ	527S	0.78	0.00	0	TPHTM 1464, LLC	Costello, Inc.
175	Trillium Sec 1	2022-1607	EOA	Fort Bend	ETJ	527S	9.19	1.57	27	TPHTM 1464, LLC	Costello, Inc.
176	Trillium Sec 2	2022-1608	EOA	Fort Bend	ETJ	527S	20.20	3.65	84	TPHTM 1464, LLC	Costello, 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
177	Westmoor Drive Street Dedication Sec 1	2022-1670	EOA	Fort Bend	ETJ	527S	5.82	3.08	0	TPHTM 1464, LLC	Costello, Inc.

H-Name Changes

178	Bissonnet Street in Trillium Street Dedication and Reserves (prev. Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves)	2023-0987	NC	Fort Bend	ETJ	526V	17.00	11.70	0	Taylor Morrison of Texas	Meta Planning + Design LLC
179	Legacy Park on Nanes Road GP (prev. Nanes Road GP)	2023-0530	NC	Harris	ETJ	332N	58.30	0.00	0	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC

I-Certification of Compliance

180	21900 Russell Dr	23-1693	COC	Montgomery	ETJ	256P				Heather Geiger	Heather Geiger
181	21330 W Memorial Dr	23-1694	COC	Montgomery	ETJ	296N				Estrella Ruiz-Garcia	Estrella Ruiz-Garcia

J-Administrative

None

K-Development Plats with Variance Requests

182	1133 E. 7th 1/2 Street	23012992	DPV	Harris	City	439A				Caitlin King	META Planning + Design

Off-Street Parking with Variance Requests

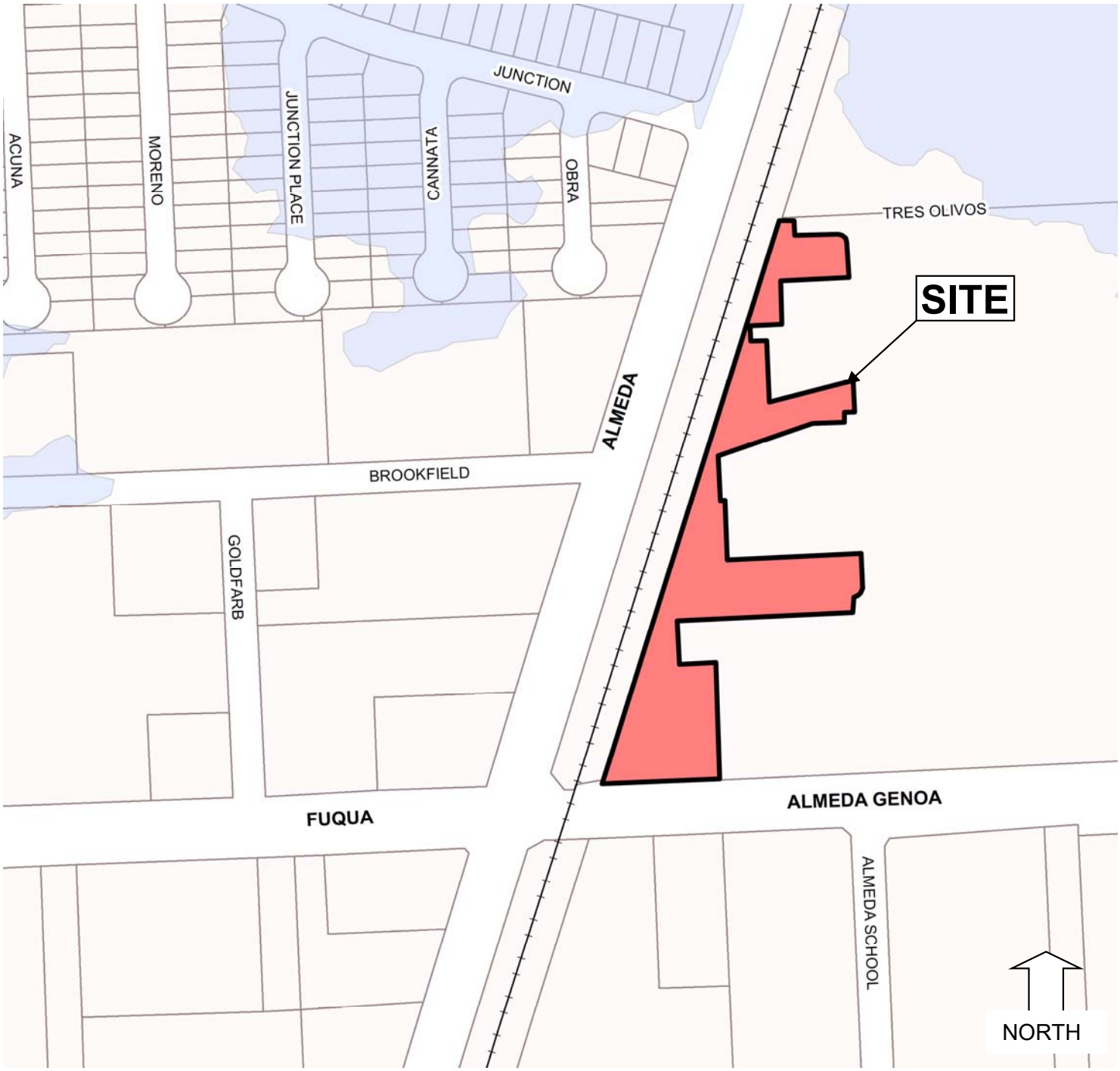
IV	3236 Summer Street (DEF2)	23006789	PV	Harris	City	493E				Martin Jasinski	Maximo Capital

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Alicante partial replat no 1 and extension

Applicant: Windrose



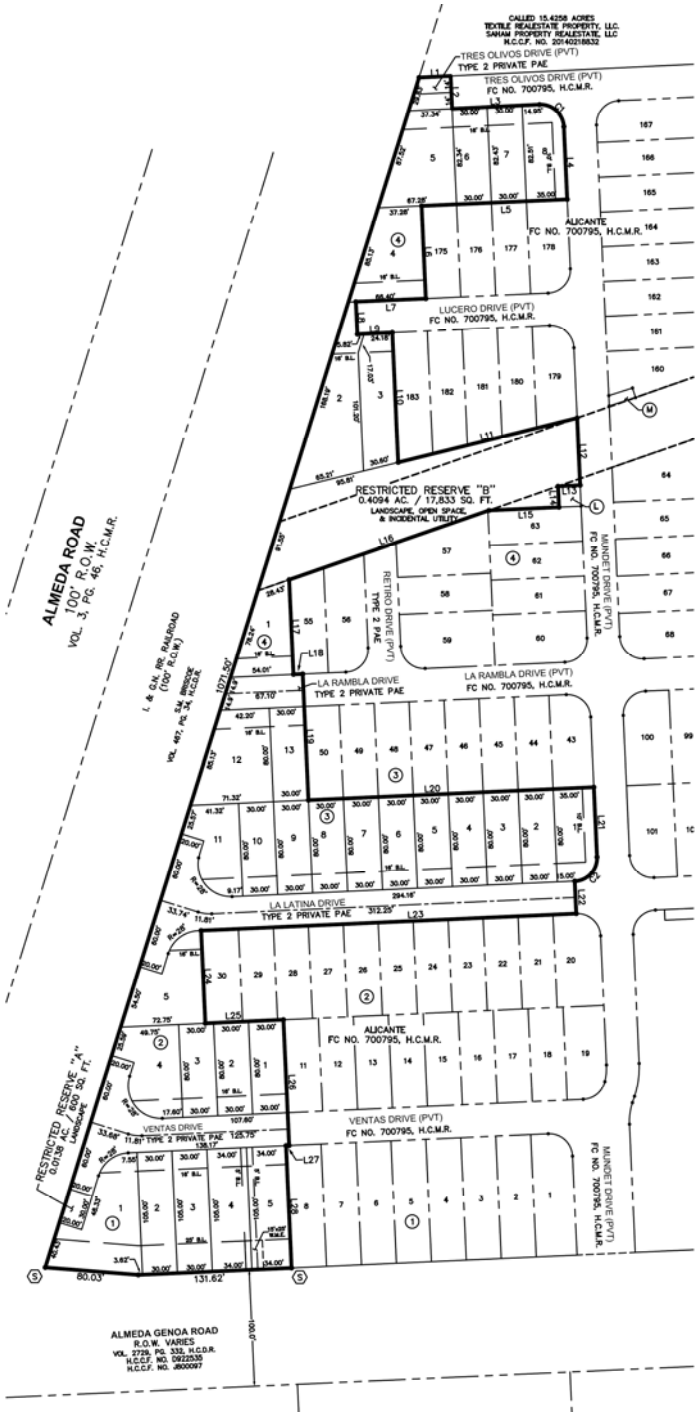
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Alicante partial replat no 1 and extension

Applicant: Windrose



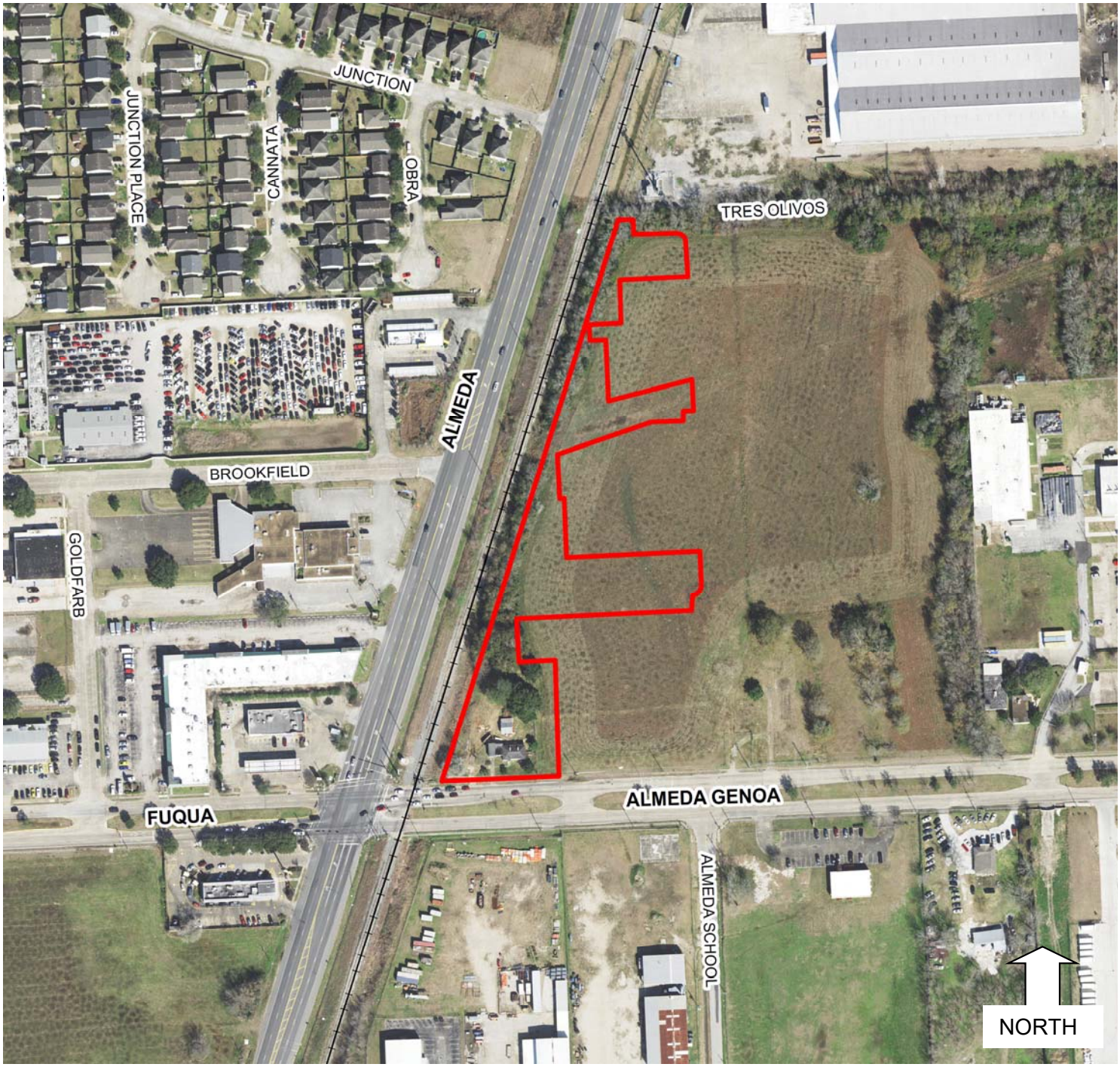
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Alicante partial replat no 1 and extension

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0895
Plat Name: Alicante partial replat no 1 and extension
Applicant: Windrose
Date Submitted: 04/17/2023

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

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

The applicant requests a variance to replat landscape and incidental utility reserves into single-family lot and to reduce minimum lot size in the city.

Chapter 42 Section: 181 and 193

Chapter 42 Reference:

Sec. 42-181. - Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

The subject property is 3.118 acres located on the northeast corner of Almeda Genoa Road and Almeda Road/I&GN Railroad right-of-way. The site is bordered on the north by industrial development and to the east by the original plat, Alicante, consisting of single family lots and open space. The applicant is proposing to replat multiple lots, blocks, and reserves and extend the boundaries of the Alicante subdivision to include the remainder of a called 1.16 acre tract at the northeast corner of Almeda Genoa Road and Almeda Road/I&GN Railroad. The purpose of the replat is to expand the original Alicente subdivision and adjust lot sizes, which will require two variances – 1) to reduce the minimum lot size allowed in the city (by providing compensating open space in Reserve A of the original Alicante subdivision) and 2) to replat landscape and incidental utility reserves C and D into the adjacent single family lots. The applicant intends to replat as few lots as necessary because many of the lots in the existing subdivision are already under contract, and it would be unnecessary and create an undue hardship to replat the compensating open space reserve and open space amenities plan simply to extend the plat boundary and adjust lot sizes.

(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 circumstance supporting the variance is the technicality in the ordinance that inappropriately restricts the ability to replat open space reserves in to single-family lots, and does not allow new lots in a replat and extension of an existing subdivision with compensating open space to utilize that compensating open space by right in order to reduce the minimum lot size.

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

The applicant's request is reasonable, compatible with surrounding development, and does not violate any separately filed deed restrictions. The subdivision developer has no cause or market demand to dedicate additional compensating open space in the replat and extension since there is an excess of compensating open space in the original plat. The newly created single-family lots will meet all applicable City and County regulations regarding lot size, width and coverage.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as the additional single-family residential lots will have no impact on the area's traffic pattern, access to emergency services, or access to the PAE streets established in the original plat. The new lots will completely adhere to the health, safety and welfare requirements of Chapter 42. Further, the incorporation of the remainder on the corner improve safety by avoiding driveways at the corner of two major thoroughfares.

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

The conditions that prevent the applicant from replatting are not self-imposed and are not purely financially motived. The applicant is simply intending to extend their plat boundary in a reasonable way to incorporate adjacent land and take the opportunity of the replat to adjust lot sizes.

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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0895; Alicante partial replat no 1 and extension; a partial replat of "**Alicante",** being Lot 9, Block 1; Lots 10 and 31 and Reserves B & C, Block 2; Lots 32 thru 42 and 51 thru 53, and Reserves D, Block 3; Lots 54 and Lots 184 thru 185 and Reserve E, Block 4, Lots 168 thru 174, Block 5; and portion of Ventas Drive PVT, La Latina Drive PVT, La Rambla Drive PVT, Tres Olivos Drive PVT, as recorded at Film Code No. 700975 H.C.M.R. and the remainder of a called 1.16-acre tract situated in the Christopher M. Roberts Survey, Abstract No. 661, Harris County, Texas.

The property is located along and north of Almeda-Genoa Road and east of Almeda Road. The purpose of the replat is to create 31 single-family residential lots and 2 reserves. The applicant, **Lucero Magana,** with Windrose, on behalf of Contempo Builder, the developer, can be contacted at **713-458-2281.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 8, 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

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

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.
- **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

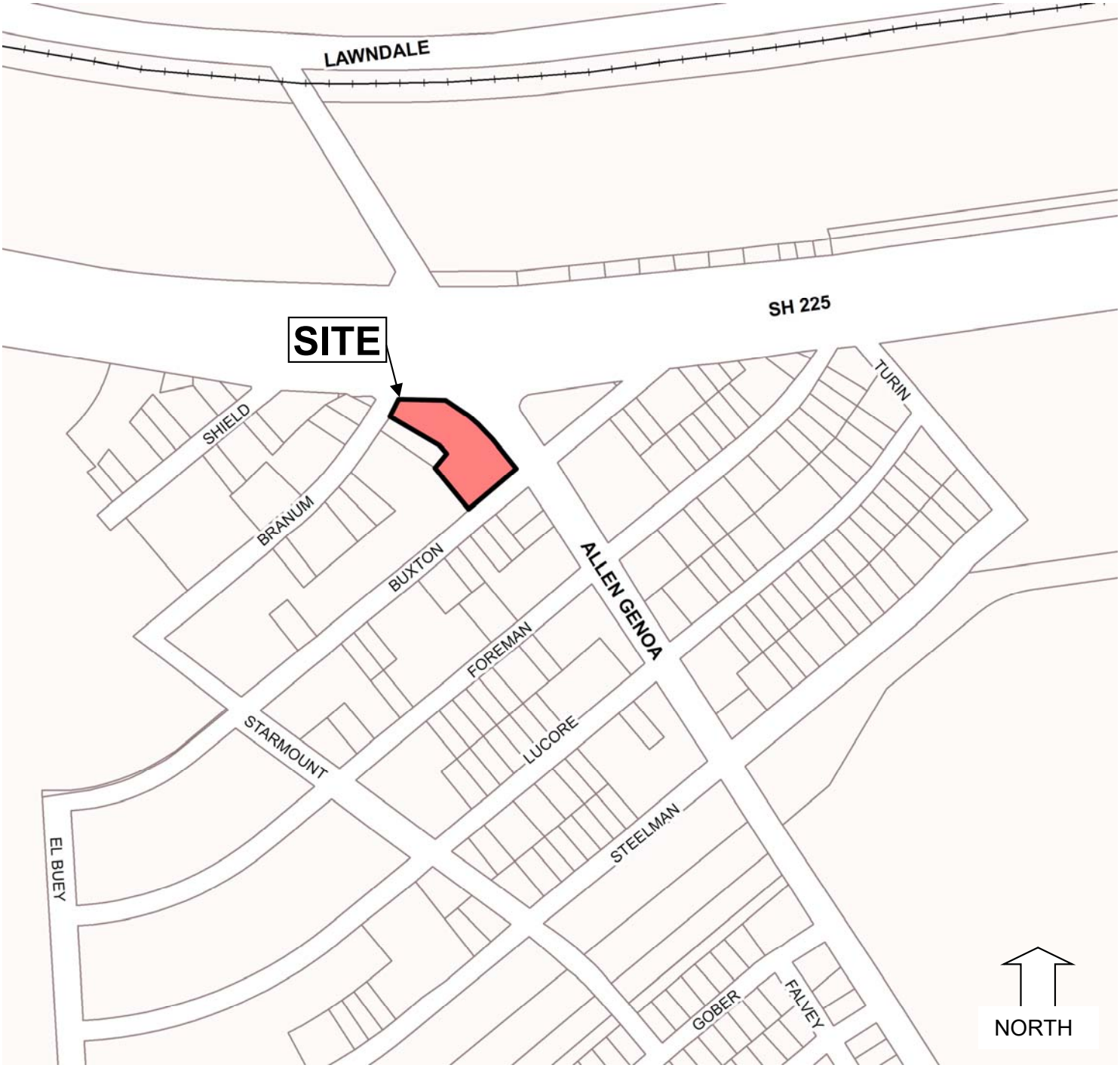
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 131

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Allendale Townsite Section A partial replat no 8

Applicant: Century Engineering, Inc



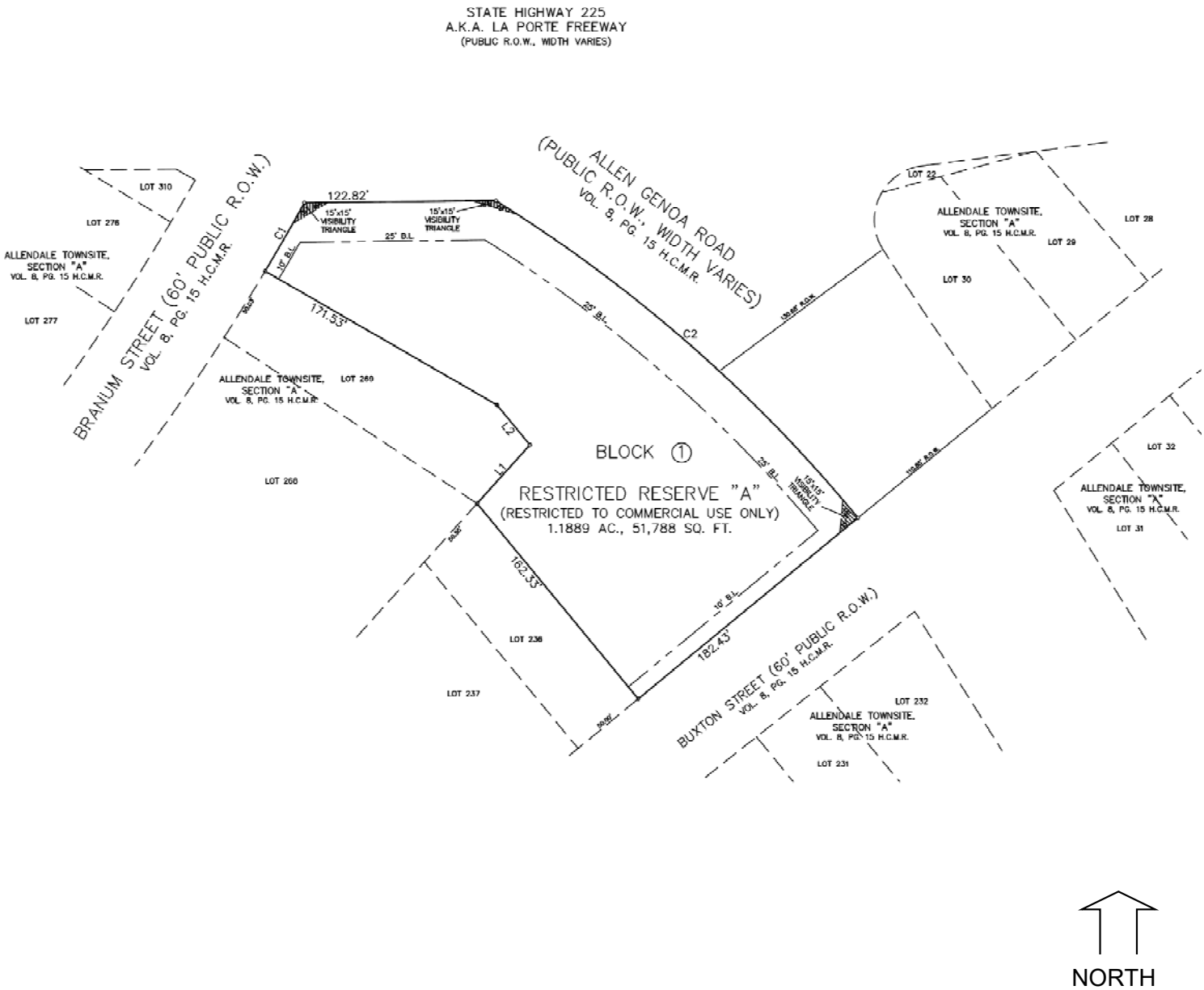
C – Public Hearings Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Allendale Townsite Section A partial replat no 8

Applicant: Century Engineering, Inc



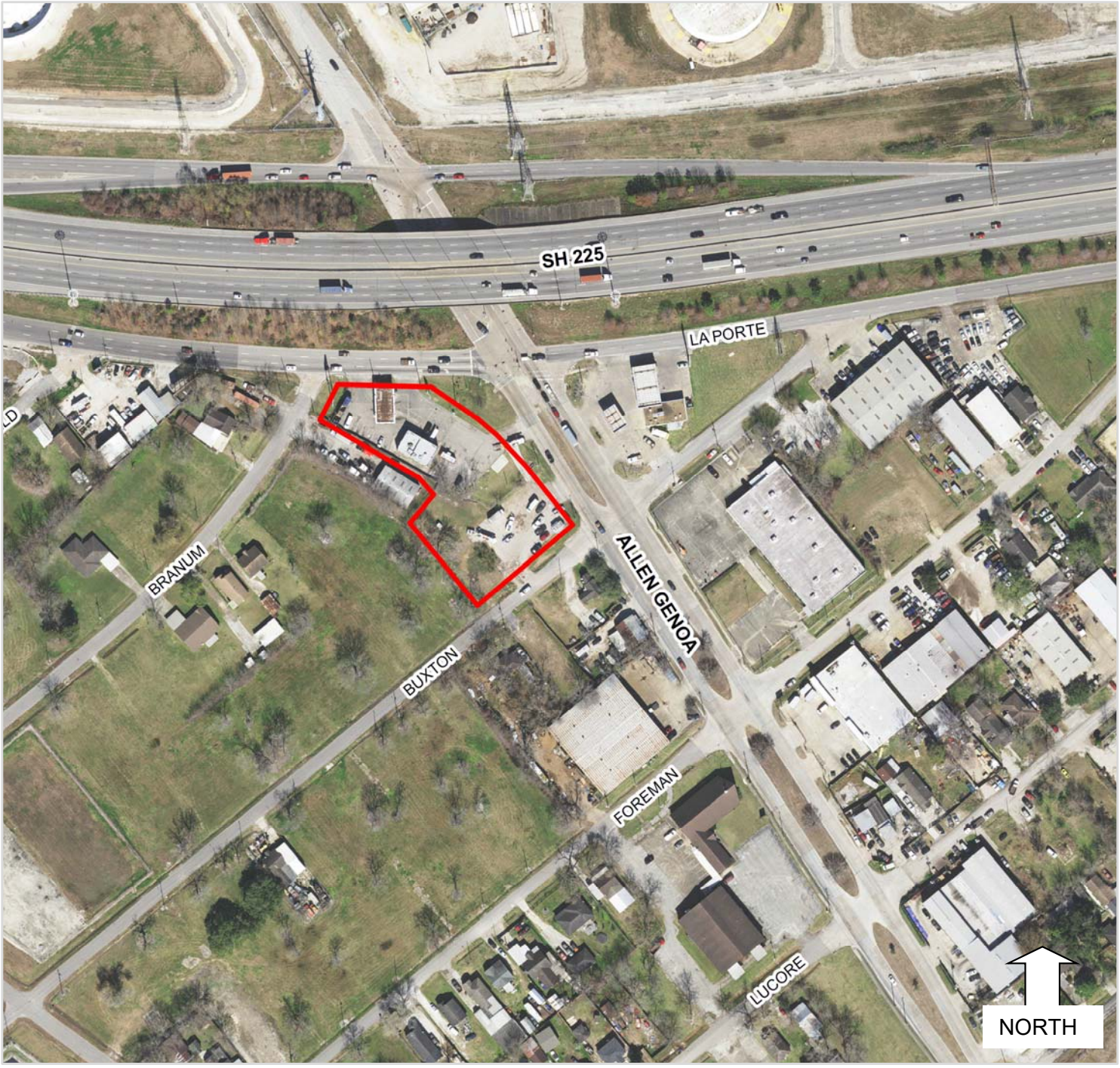
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Allendale Townsite Section A partial replat no 8

Applicant: Century Engineering, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0917; Allendale Townsite Section A partial replat no 8; a replat of **Allendale Townsite, Section 'A'**, being Lots 233, 234, 235, 270, 272, 273, 274, and a portion of Lot 271, as recorded in Vol. 8, pg. 15 of the Harris County Map Records.

The property is located at the northwest intersection of Allen Genoa Road and Buxton Street. The purpose of the replat is to create one (1) reserve. The applicant, **Daniel Massiatte,** with Century Engineering, Inc, on behalf of Re-New Constructions, the developer, can be contacted at **713-780-8871.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 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:

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Candi Land

Applicant: Owens Management Systems, LLC



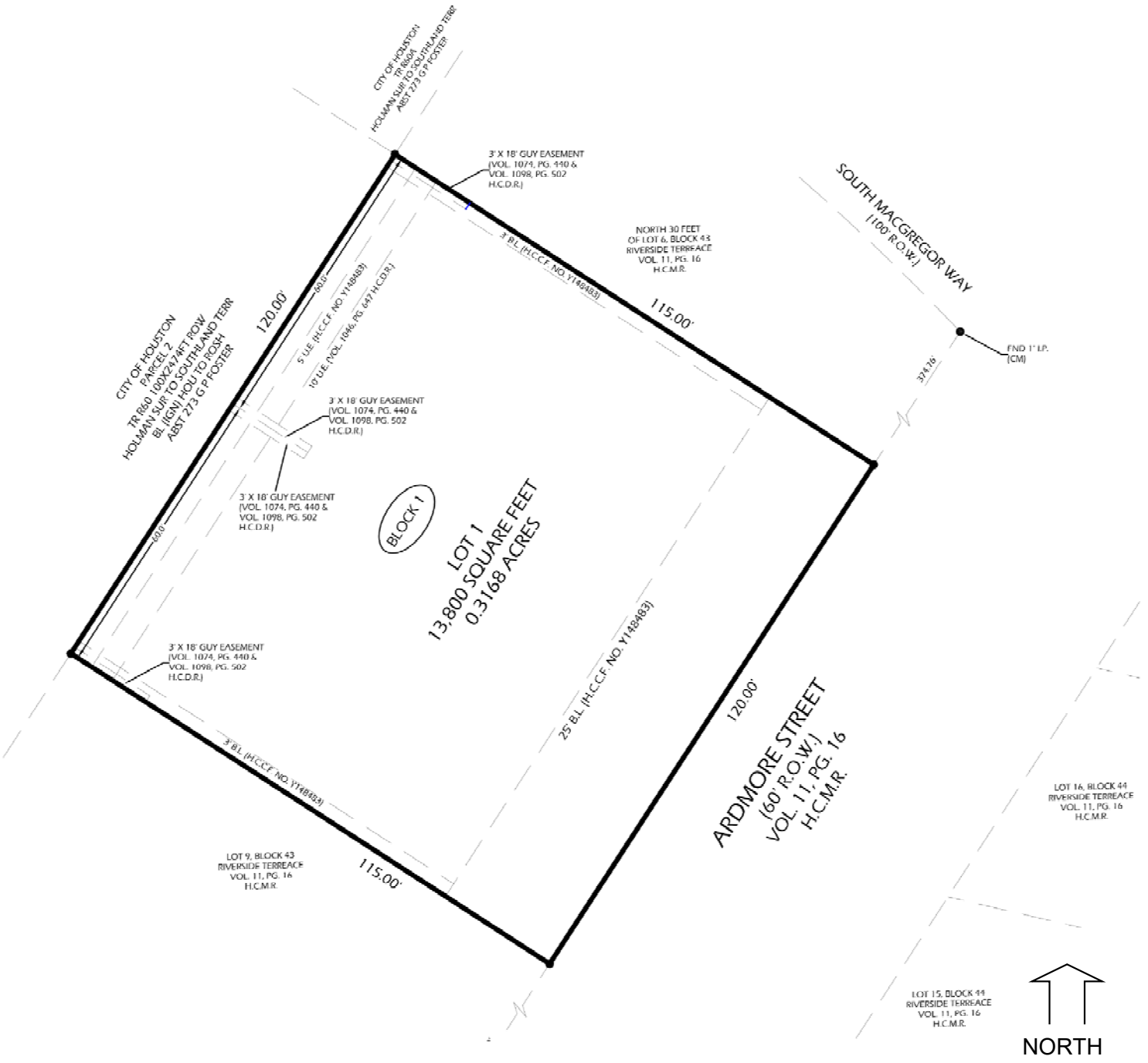
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Candi Land

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Candi Land

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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0970; "Candi Land"; a partial replat of **"Riverside Terrace Sec 8";** being a portion of lot 6 and all of lot 7 & 8 of block 43, as recorded at Volume 11 Page 16 of the Harris County Map Records.

The property is located west along Ardmore Street and south of South MacGregor Way. The purpose of the replat is to create one single-family residential lot. The applicant, **Joyce Owens, Owens Management Systems, LLC** on behalf of **Shaughnna Blackmon,** the developer, can be contacted at **713-643-6333**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **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: 133

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Estate

Applicant: Dart Land Services LLC



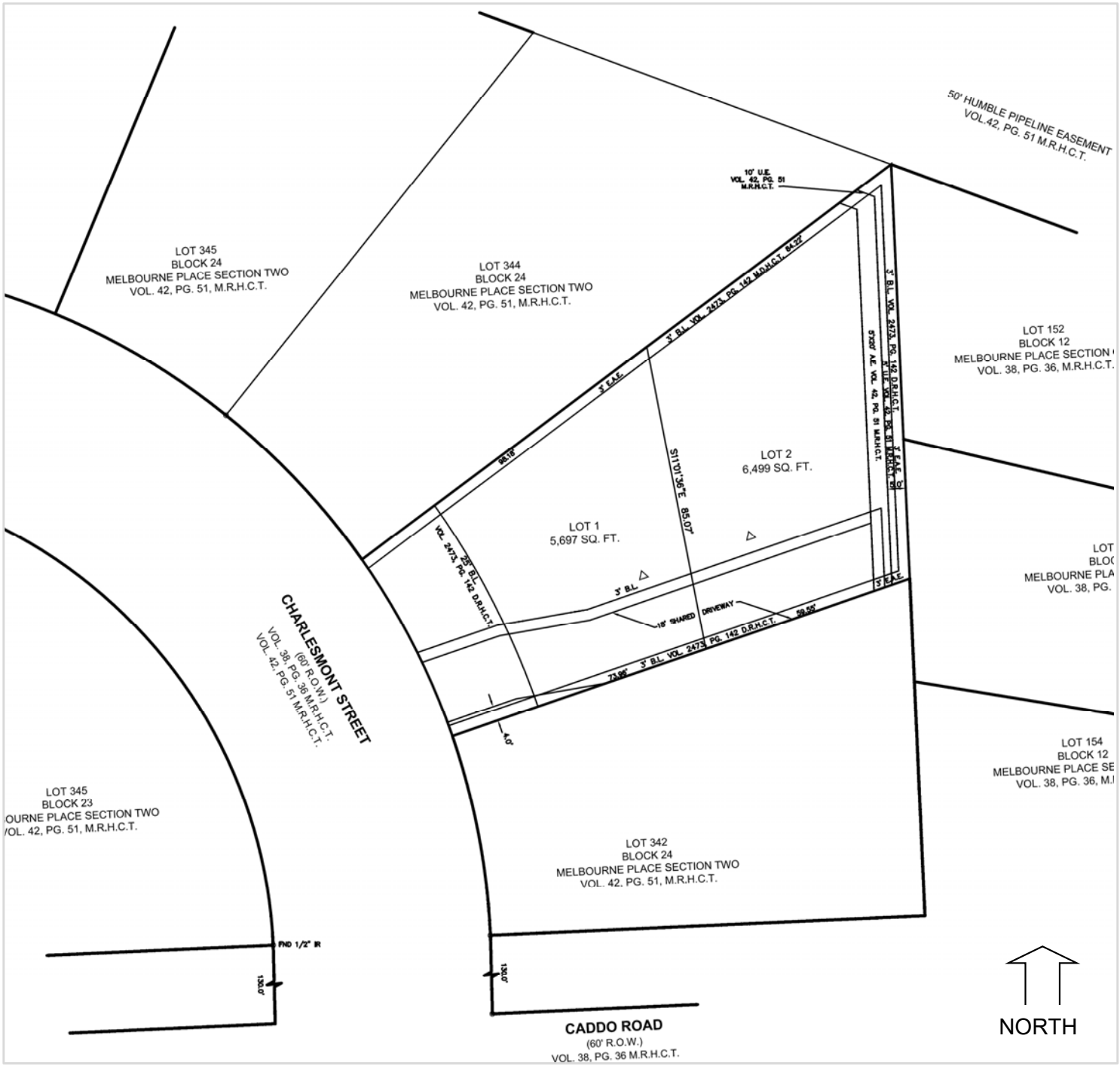
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Estate

Applicant: Dart Land Services LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Estate

Applicant: Dart Land Services 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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0925; "Charleston Estate"; a partial replat of **"Melbourne Place Sec 2";** being a replat of lot 343, Block 24, as recorded at Volume 42 Page 51 of the Harris County Map Records.

The property is located east along Charlesmont Street north of Caddo Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Roy Rodela, with Dart Land Services LLC,** on behalf of **SIERRA NEVADA HOMES, LLC.,** the developer, can be contacted at **281-584-6688**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **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: 134

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Villas

Applicant: Dart Land Services LLC



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Villas

Applicant: Dart Land Services LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Charlesmont Villas

Applicant: Dart Land Services 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

May 15, 2023

Dear Property Owner:

Reference Number: 2023-0923; "Charlesmont Villas"; a partial replat of **"Melbourne Place Sec 2";** being a replat of Lot 344, Block 24, as recorded at Volume 42, Page 51 of the Harris County Map Records

The property is located north along Charlesmont Street, south of Parker Road and east of North Wayside Drive. The purpose of the replat is to create two (2) single-family residential lots along a shared driveway. The applicant, Roy Rodela**,** with **Dart Land Services LLC** on behalf of Sierra Nevada Homes LLC, the developer, can be contacted at **281-584-6688**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 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:

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

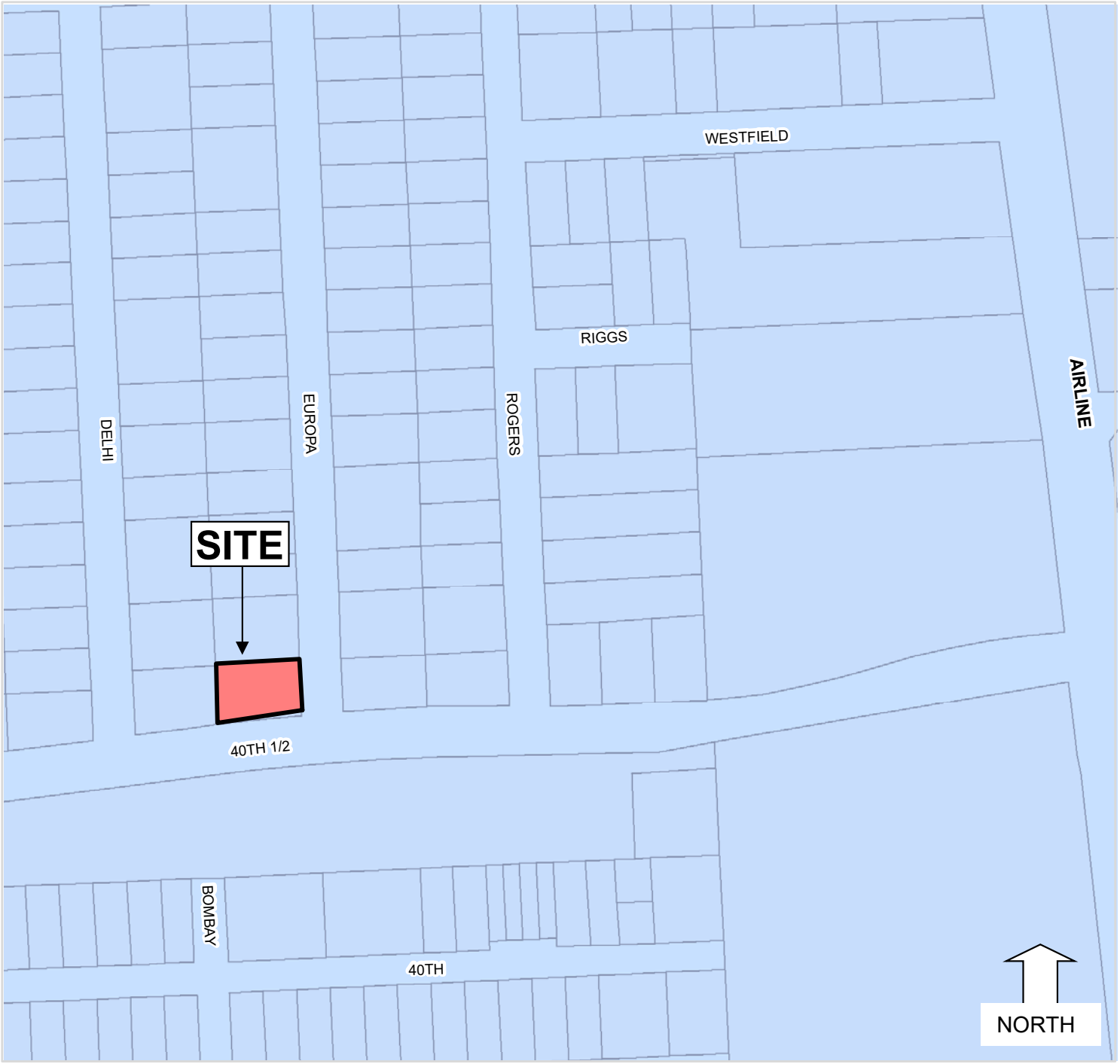
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Chatha Homes

Applicant: Cobalt Engineering & Inspections LLC



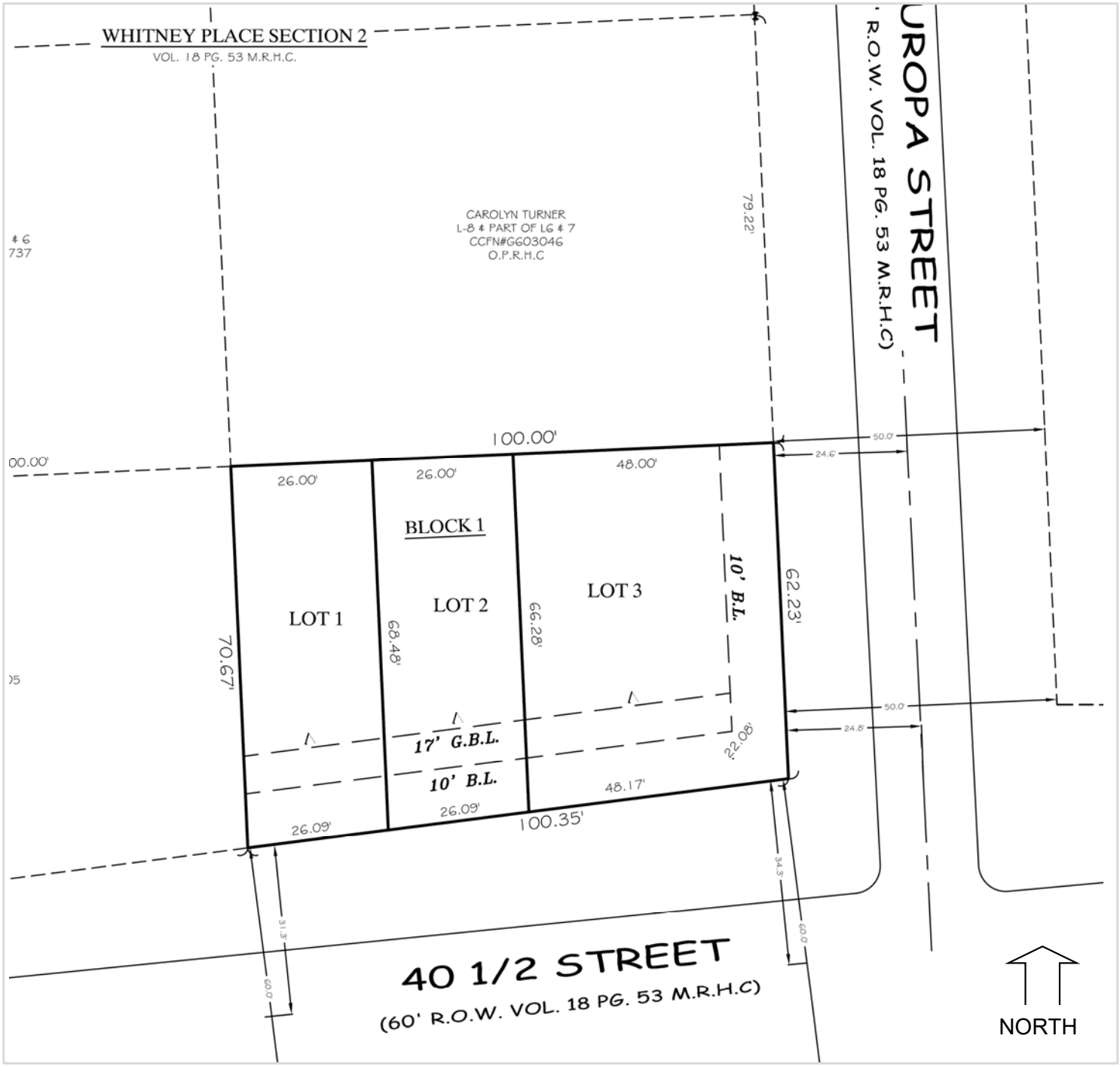
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Chatha Homes

Applicant: Cobalt Engineering & Inspections LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Chatha Homes

Applicant: Cobalt Engineering & Inspections 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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0618; Chatha Homes; a partial replat of **Whitney Place Section 2;** being a portion of Lots 6 and 7, Block 27, as recorded in Vol. 18, Pg. 53 of the Harris County Map Records.

The property is located at the northwest intersection of E 40 ½ Street and Europa Street. The purpose of the replat is to create three single-family residential lots. The applicant, **Frank Southall, with Cobalt Engineering & Inspections, LLC.,** on behalf of Chatha Investments, LLC., the developer, can be contacted at **409-527-3884**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

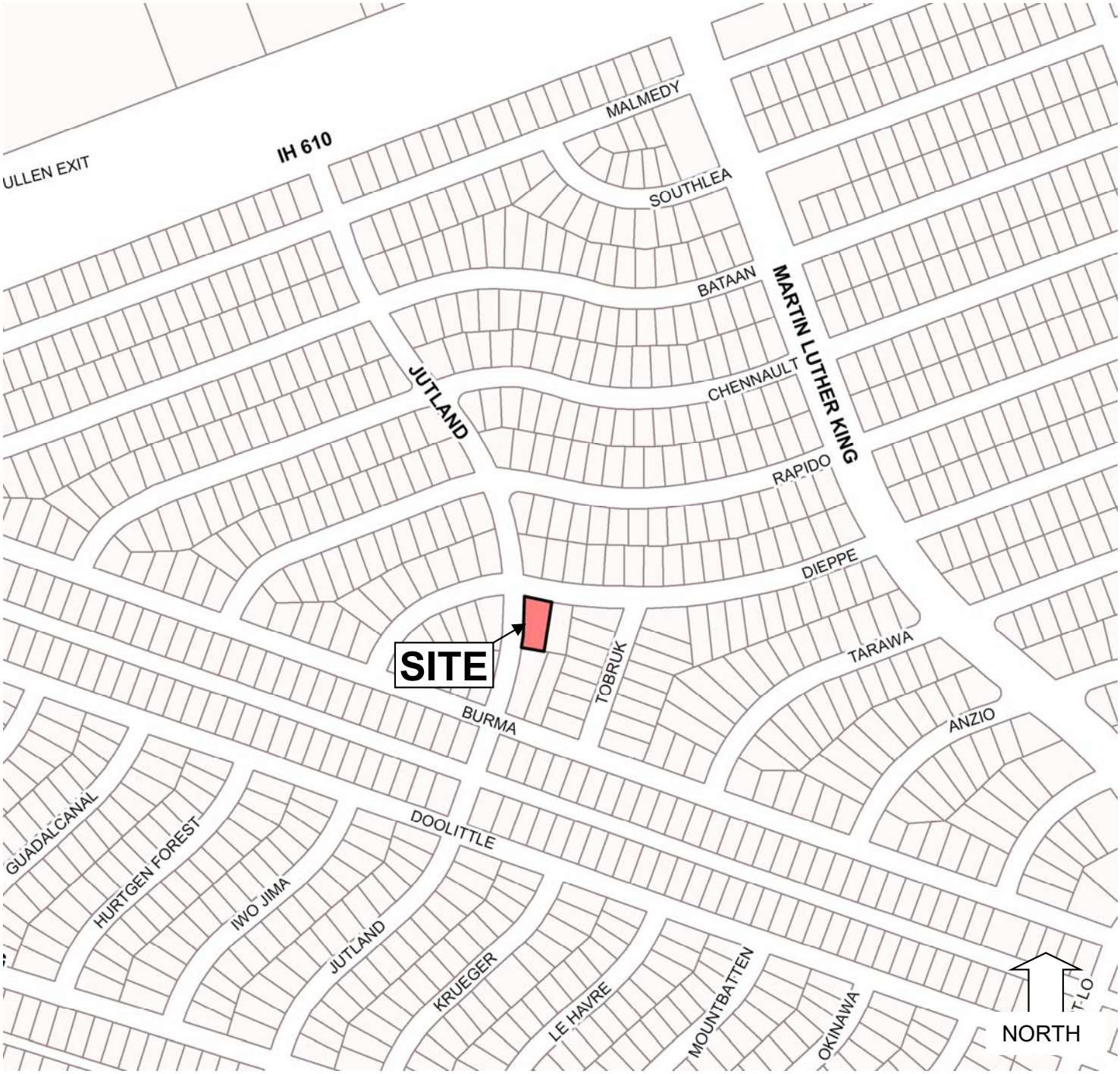
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dieppe Enclave

Applicant: Cobalt Engineering & Inspections LLC



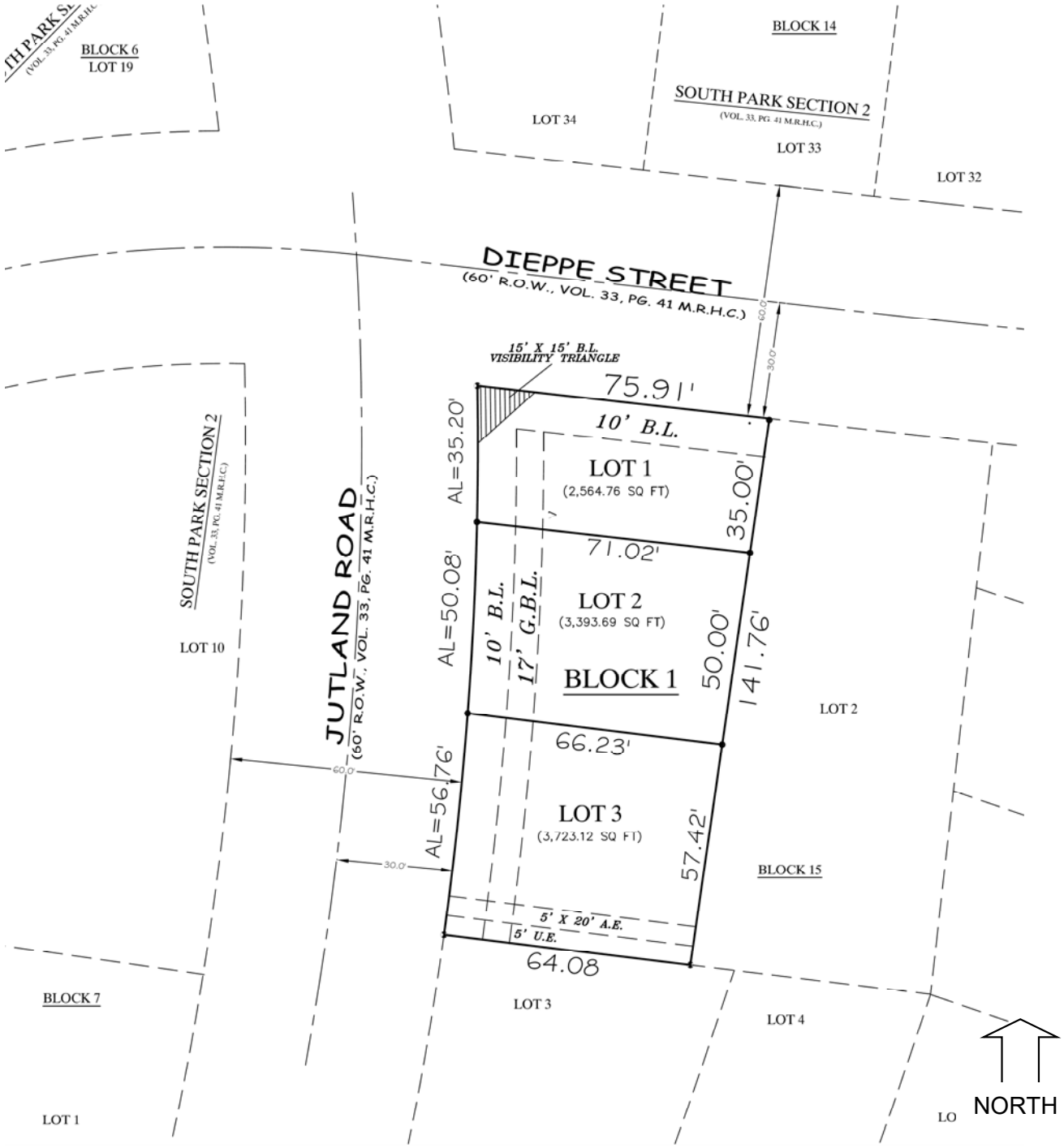
C – Public Hearings Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dieppe Enclave

Applicant: Cobalt Engineering & Inspections LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dieppe Enclave

Applicant: Cobalt Engineering & Inspections 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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0672; Dieppe Enclave; a partial replat of **South Park Section 2;** being all of Lot 1, Block 15, as recorded in Vol. 33, Pg. 41 of the Harris County Map Records.

The property is located at the southeast intersection of Dieppe Street and Jutland Road. The purpose of the replat is to create three single-family residential lots. The applicant, **Frank Southall, with Cobalt Engineering & Inspections, LLC.,** on behalf of JMJ Design Construction, the developer, can be contacted at **409-527-3884**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **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

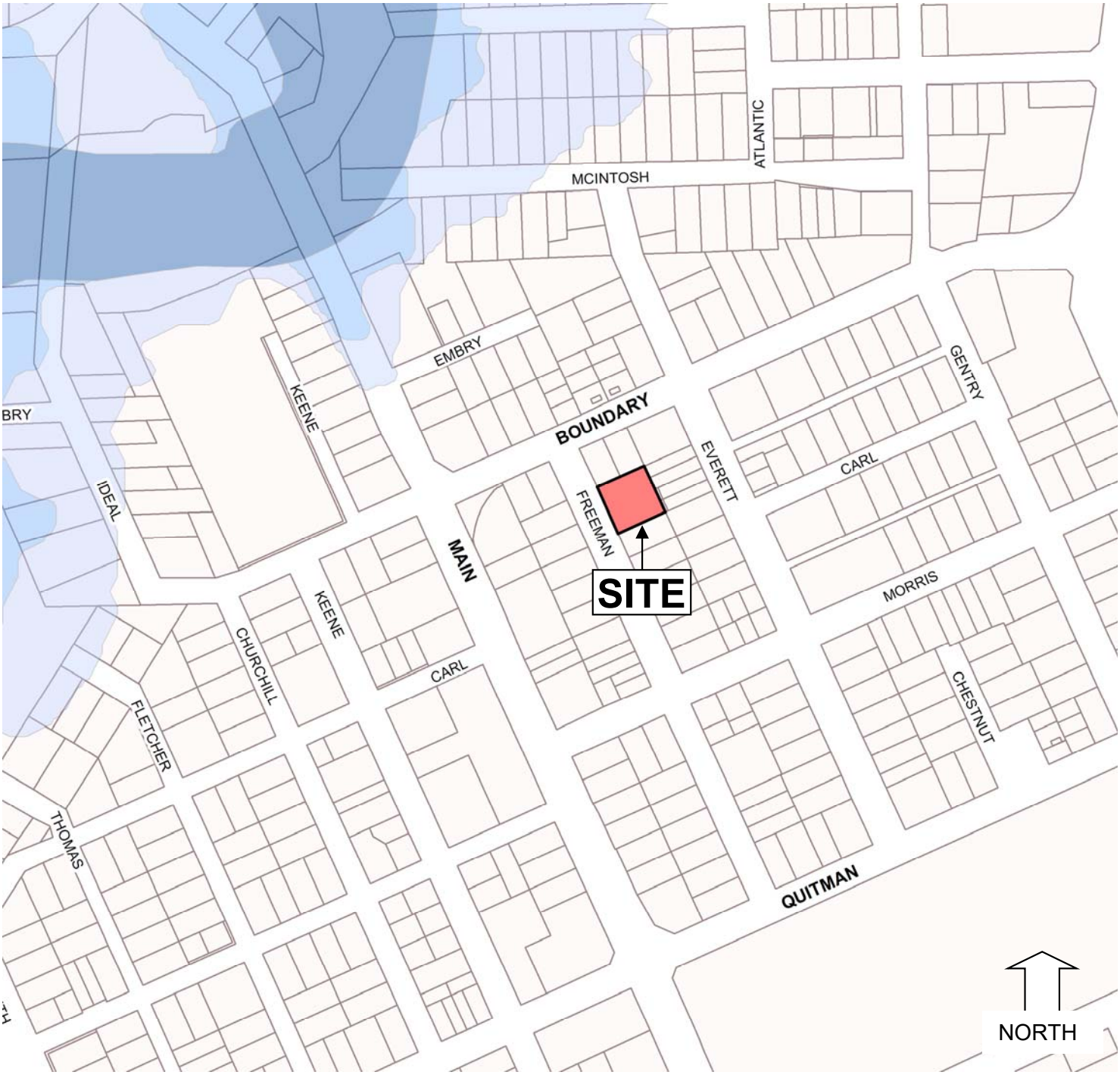
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 137

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision East Side Terrace

Applicant: Total Surveyors, Inc.



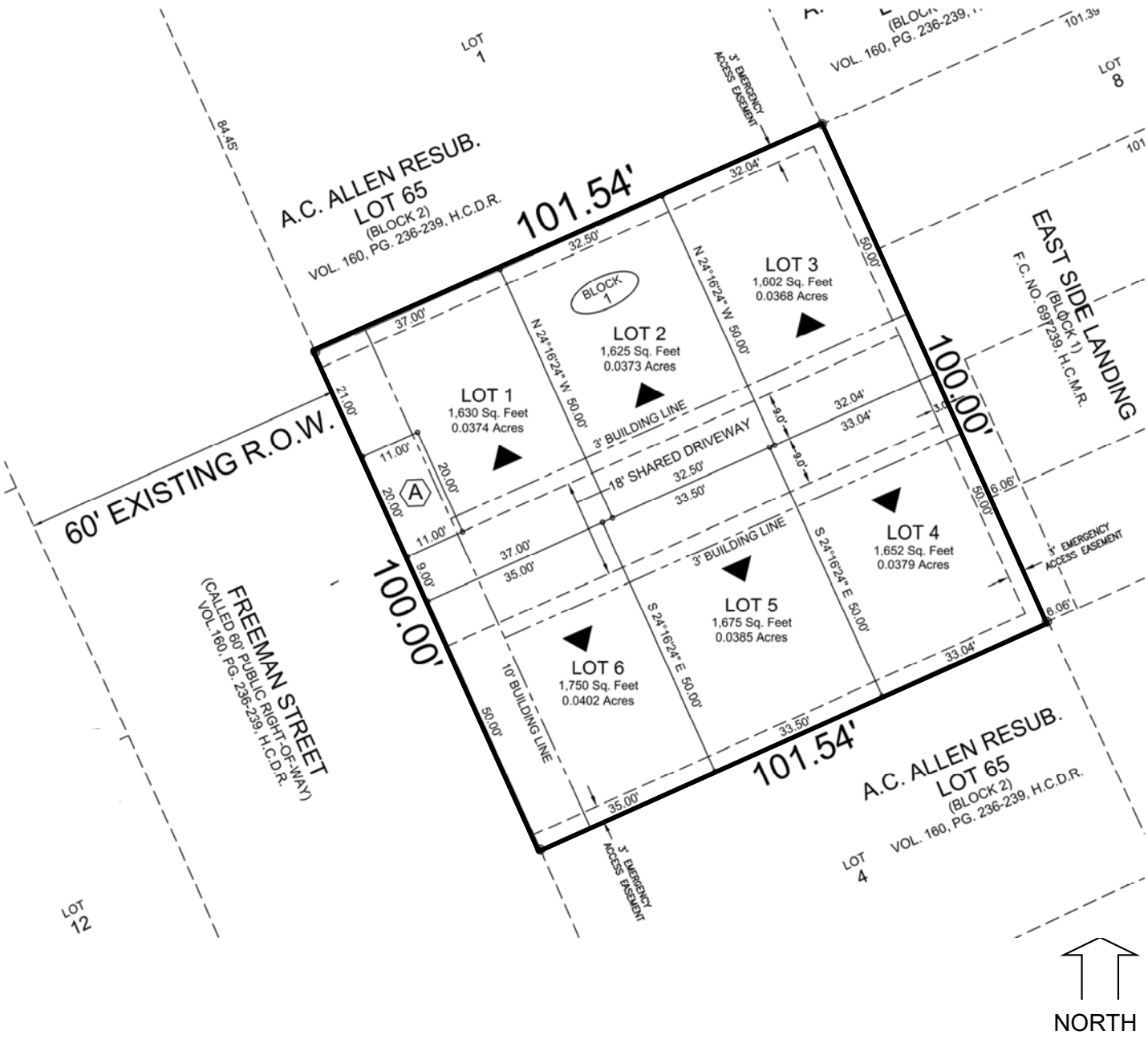
C – Public Hearings Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision East Side Terrace

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision East Side Terrace

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 15, 2023

Dear Property Owner:

Reference Number: 2023-0979; "East Side Terrace"; a partial replat of **"East Side Landing";** being a replat of all of Lots 1 & 2, and the west 101.54' of Lots 3 & 4 in Block 1 of East Side Landing, as recorded under Film Code No. 697239 of the Harris County Map Records

The property is located east along Freeman Street, south of Boundary Street and east of North Main Street. The purpose of the replat is to create six (6) single-family residential lots and one (1) parking reserve along a shared driveway. The applicant, Kevin Kolb**,** with **Total Surveyors, Inc.** on behalf of Disama Development, the developer, can be contacted at **281-479-8719.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

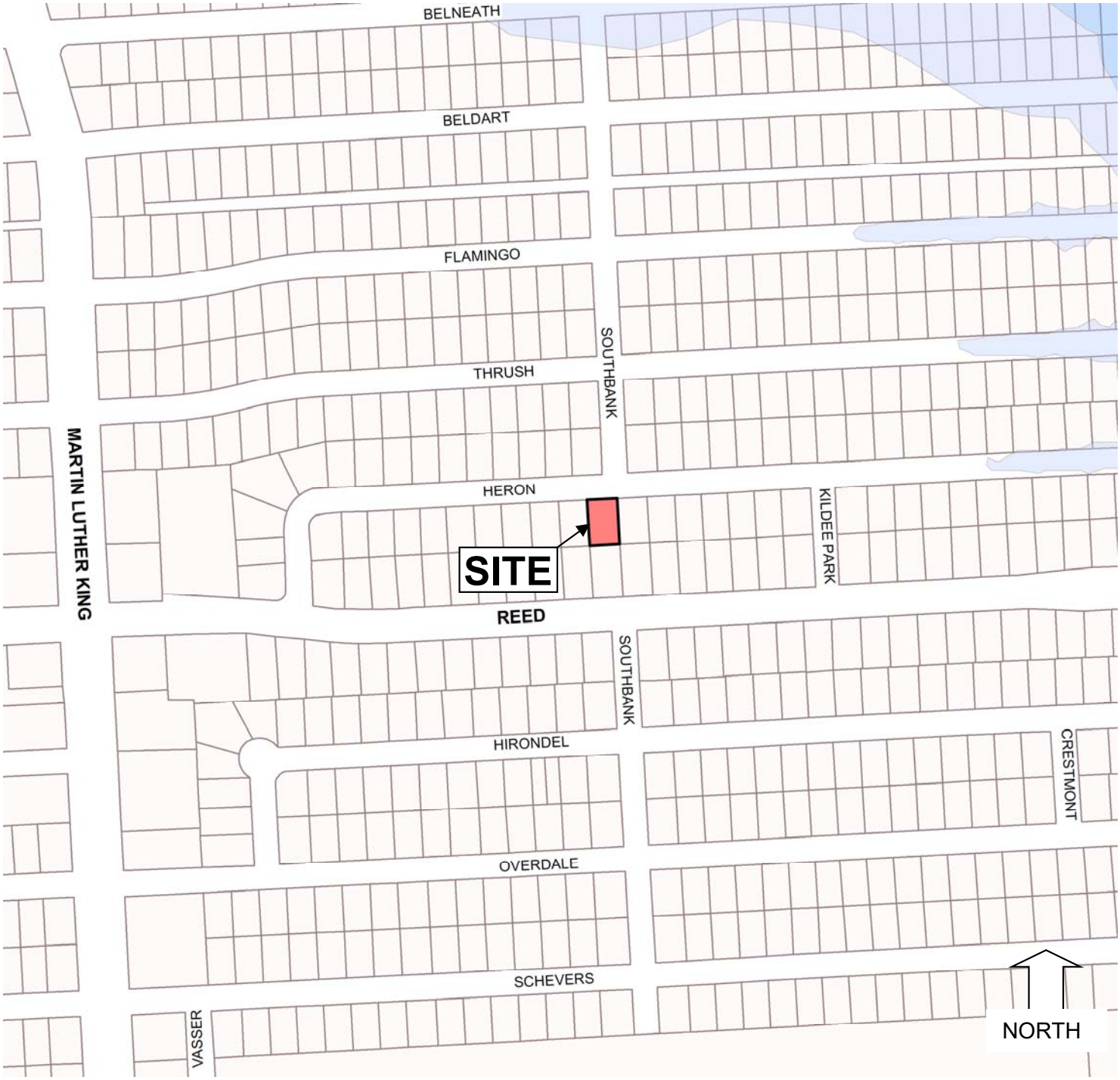
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Edgewood Terrace Sec 2 partial replat no 1

Applicant: Cobalt Engineering & Inspections LLC



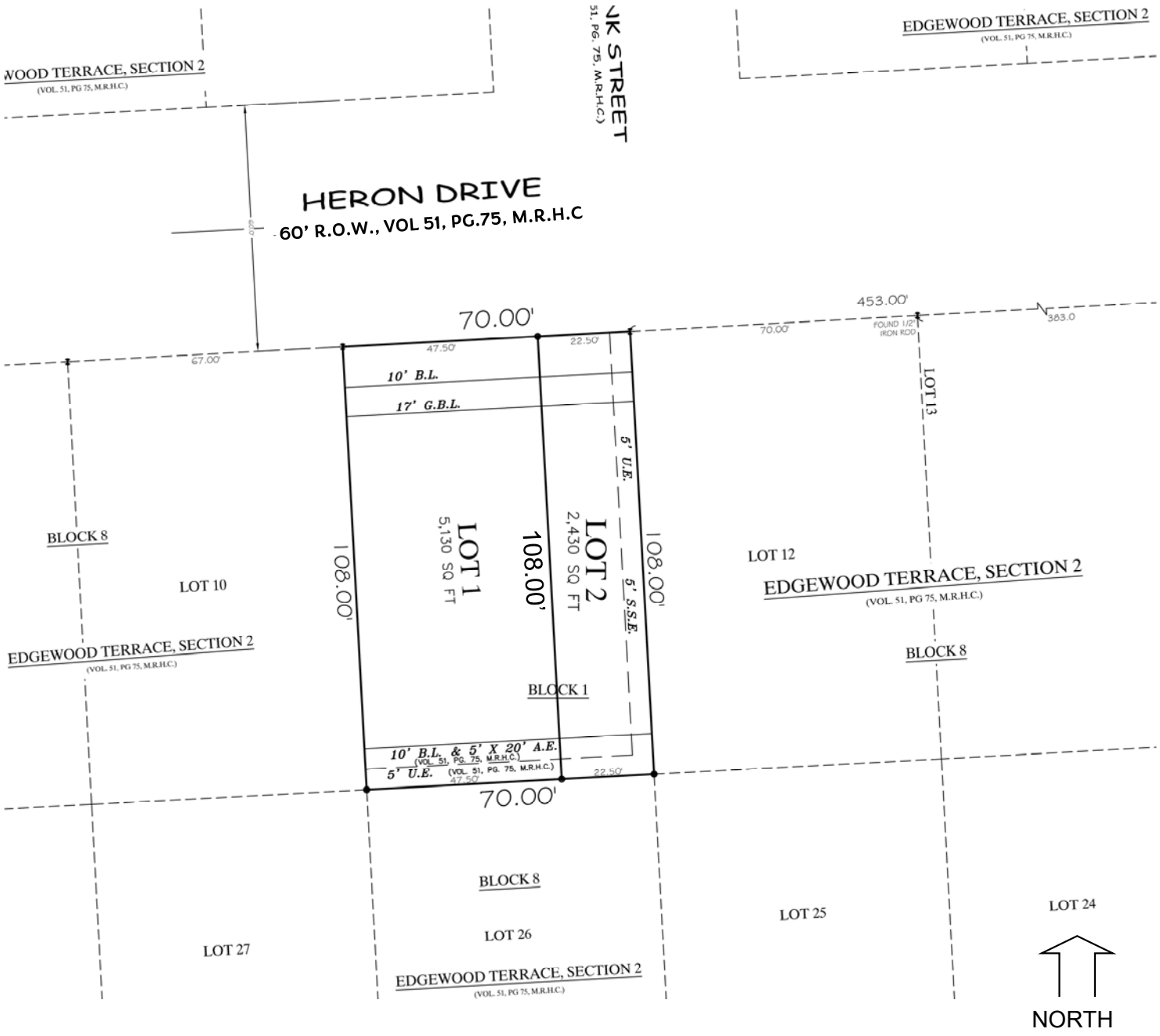
C – Public Hearings Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Edgewood Terrace Sec 2 partial replat no 1

Applicant: Cobalt Engineering & Inspections LLC



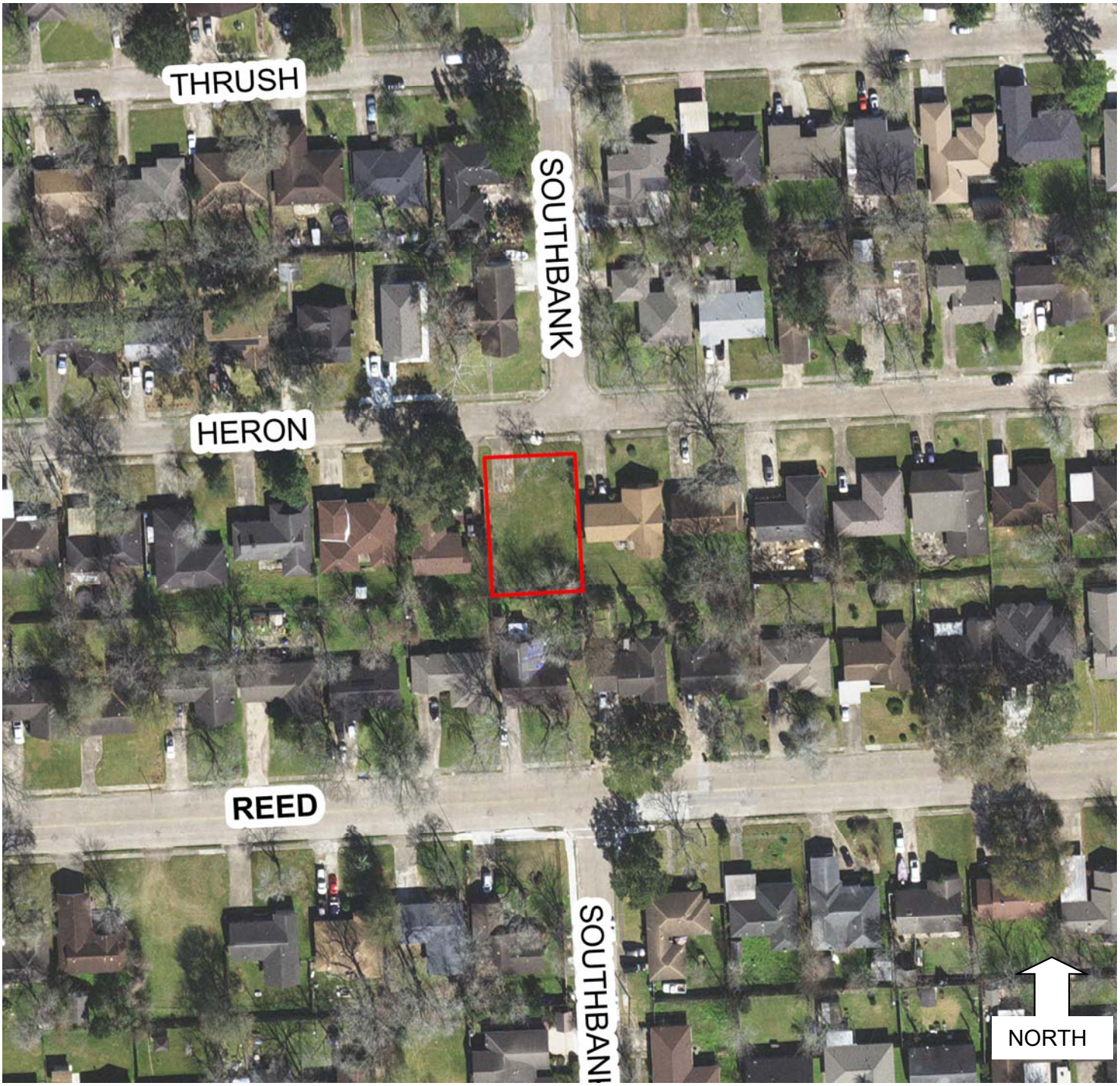
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Edgewood Terrace Sec 2 partial replat no 1

Applicant: Cobalt Engineering & Inspections 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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0667; Edgewood Terrace Sec 2 partial replat no 1; a replat of **Edgewood Terrace Sec 2**, being Lots 11, Block 8, as recorded in Vol. 51, pg. 75 in the Harris County Map Records.

The property is located north of Reed Road, along Heron Drive. The purpose of the replat is to create two single-family lots. The applicant, **Frank Southall,** with Cobalt Engineering & Inspections LLC, on behalf of JMJ Design & Construction, the developer, can be contacted at **409-527-3884.**

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, June 8, 2023 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **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

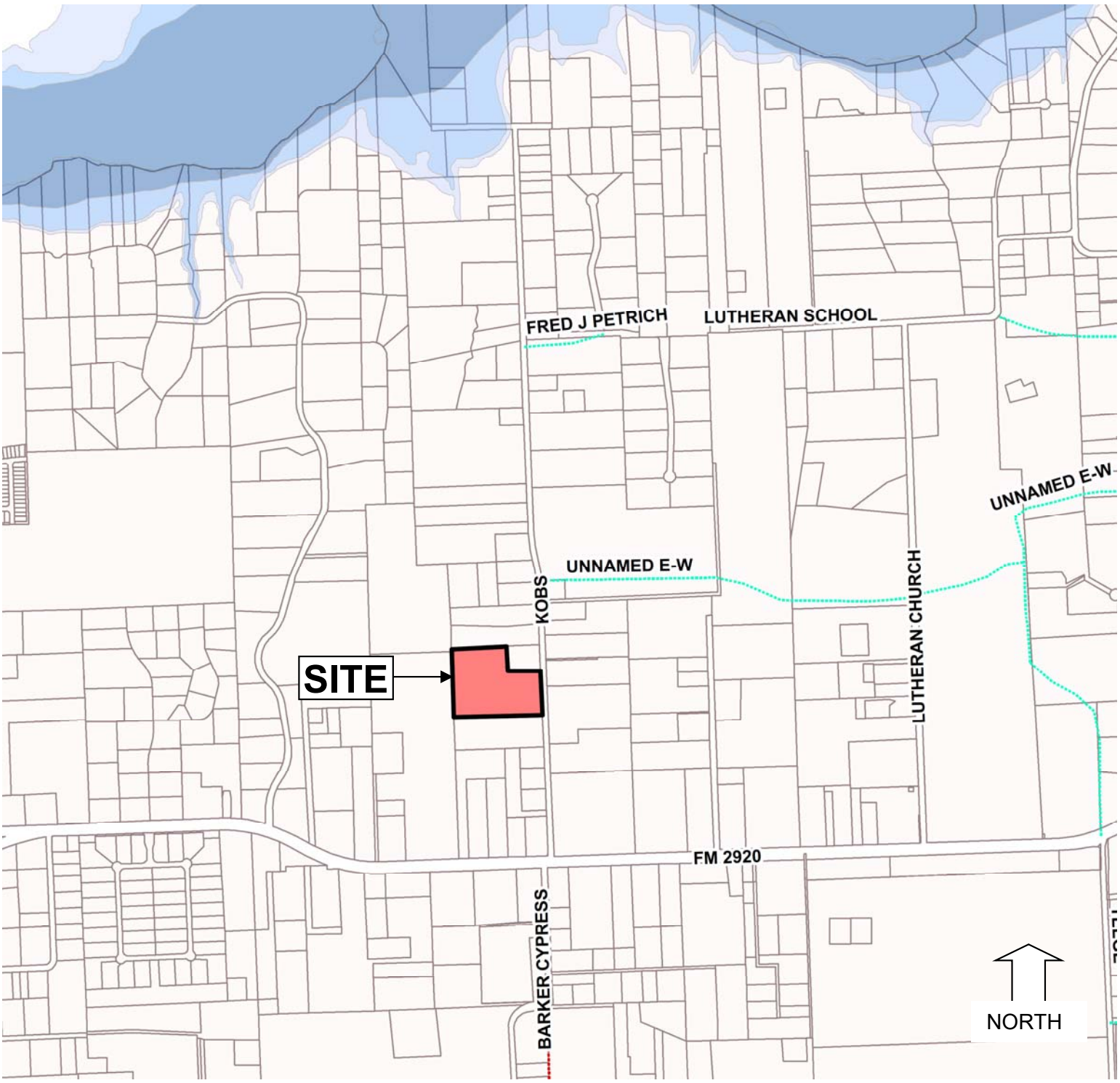
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 139

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC



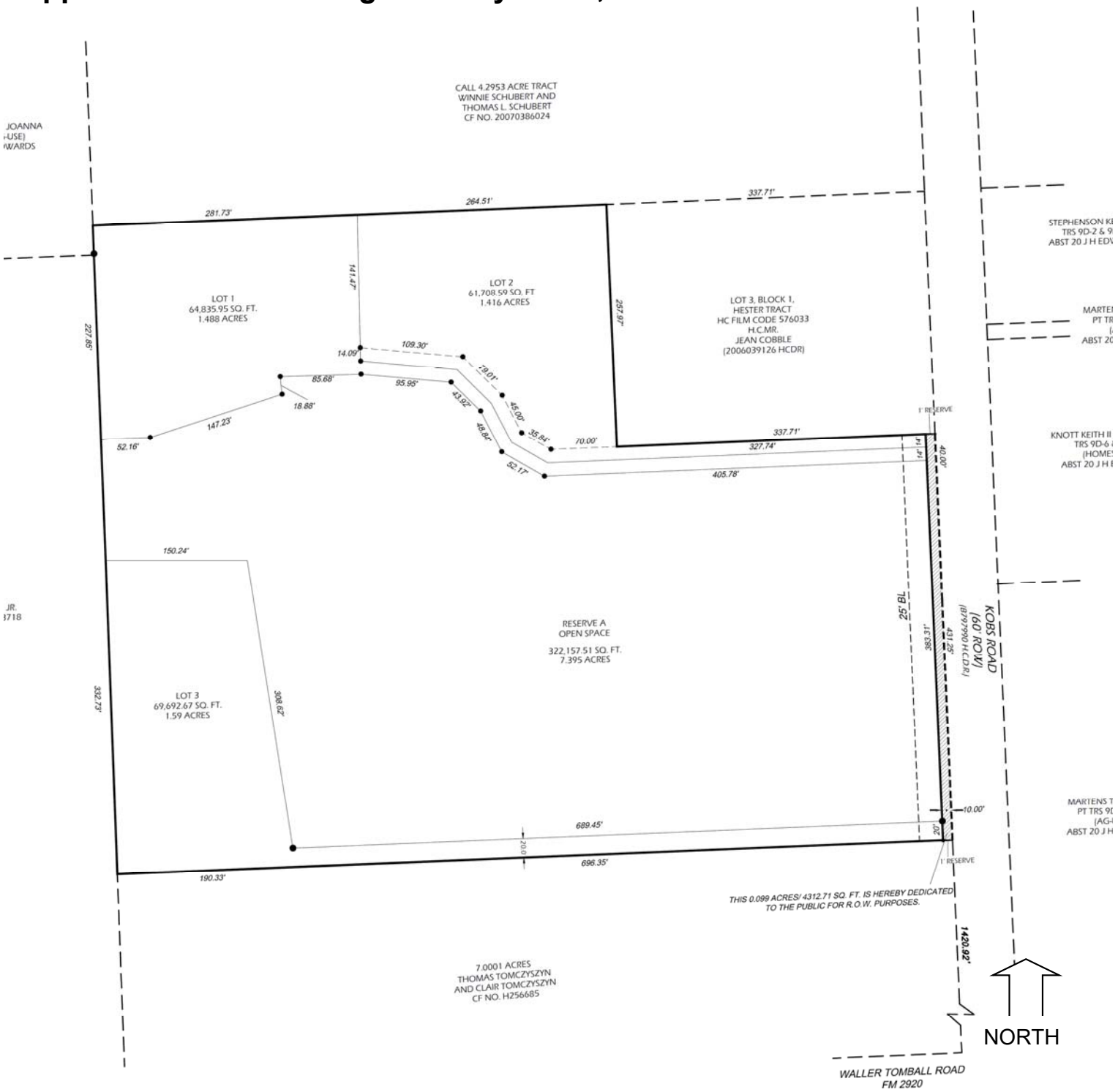
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Hester Tract partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0986
Plat Name: Hester Tract partial replat no 1
Applicant: Owens Management Systems, 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 exceed intersection spacing along Kobs Road by not providing an east – west street through the subject site.

Chapter 42 Section: 128

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located in Harris County Extra Territorial Jurisdiction (ETJ) north of FM 2920 along Kobs Road. The site is located 1420 feet from FM 2920. The next east west street is at 7300 feet (Krug Road) measured from FM 2920. Krug Road dead ends to the east and west without a connection to another street. Strict application of the ordinance requires an east-west street at 1400 feet measured from FM 2920 along Kobs Road. The closest north -south street, west of the site, is Holly Creek Trail. The distance from Kobs Road to Holly creek Trail is approximately 2600 feet and 1700 feet from the subject site. The likelihood of extending an east-west street from Kobs Road to Holly Creek is low due to the number of tracts in between. From the site to Holly Creek Trail there are five tracts. Two of them out of Holly Creek subdivision. If an east-west street connection is made between the two streets, traffic circulation will loop back to FM2920. Holly Creek Trail and Kobs Road dead end to the north. Providing an east-west street at this location will not significantly benefit traffic circulation on this area. In addition to this, two proposed Minor collectors are planned to intersect with Kobs Road between FM 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area as it develops. The required east-west street through the subject site will not significantly benefit traffic circulation on this area as previously explained. Vehicular traffic using an east-west street connection, at this location, between Kobs Road and Holly Creek Trail will loop vehicular traffic back to FM2920 without being able to continue east or west along the proposed east-west street. The future connection of the two proposed minor collectors with Kobs Road could provide a better street connectivity to the west and east as they connect east with another minor collector (Lutheran

Church Road) and they are planned to continue east to connect with other streets. At this point, it is too premature to foresee what type of development is going to happen on this area. Providing an east – west street at this location will create an impractical development since the likelihood of the street extending east or west is low.

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

The area where the site is located is a low-density area with a small number of dwelling units and commercial properties along FM 2920 and Kobs Road. The closest north -south street to the west is Holly Creek Trail. From the site to Holly Creek Trail there are five tracts. Two of them out of Holly Creek subdivision. If a street is extended to Holly Creek Trail it will send back vehicular traffic to FM 2920 since Holly Creek Trail dead ends to the north. Providing a connection to the west will not improve significantly traffic circulation on the area. East of Kobs Road there are two Minor collectors planned to intersect with Kobs Road between Fm 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area to distribute vehicular traffic as it develops.

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

The area where the site is located is well served by FM 2920 for vehicular traffic purposes. However, as the area redevelops and the density increase more street connection will be required. The existing and proposed Minor Collectors on this area can provide future street connectivity to handle future development. The site has direct access to FM 2920 providing adequate traffic circulation and connectivity. Two proposed Minor collectors are planned to intersect with Kobs Road between FM 2920 and Krug Road. One is Lutheran School Road at a distance of 5100 feet measured from FM2920 and the second one is an unnamed street at a distance of 2700 feet measured from FM2920. These proposed Minor Collectors could be extended west to connect to Holly Creek Trail to create a street grid system on this area as it develops. The required east-west street through the subject site will not significantly

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

Properties along Kobs Road and Holly Creek trail have direct access to FM 2920 that allows a good connectivity to the County's Street grid. This allows for a faster commute and a faster response from emergency services to this area. In addition to this, the proposed street grid, east of Kobs Road, made up by MTF FM 2920 and Minor Collectors Lutheran School Road, Kobs Road, Lutheran Church Road and the east -west unnamed proposed Minor Collector between FM 2920 and Lutheran School Road would provide a street grid connectivity for future development to support future vehicular traffic.

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

Kobs Road is a minor collector that has a sufficient with of 80 feet for a length of 1500 feet from FM 2920. It then transitions to a 60 feet ROW. Part of the 80 feet ROW is along the proposed site. The require dedication is shown for the 80 feet ROW and for its transition to 60 feet.

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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0986; Hester Tract partial replat no 1; a partial replat of "Hester Tract", being Lots 1 and 2, Block 1, as recorded at Film Code 576033 of the Harris County Map Records.

The property is located west along Kobs Road, north of FM 2920. The purpose of the replat is to create three single-family lots and one reserve. The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of Dean and Jane Collins, 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, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

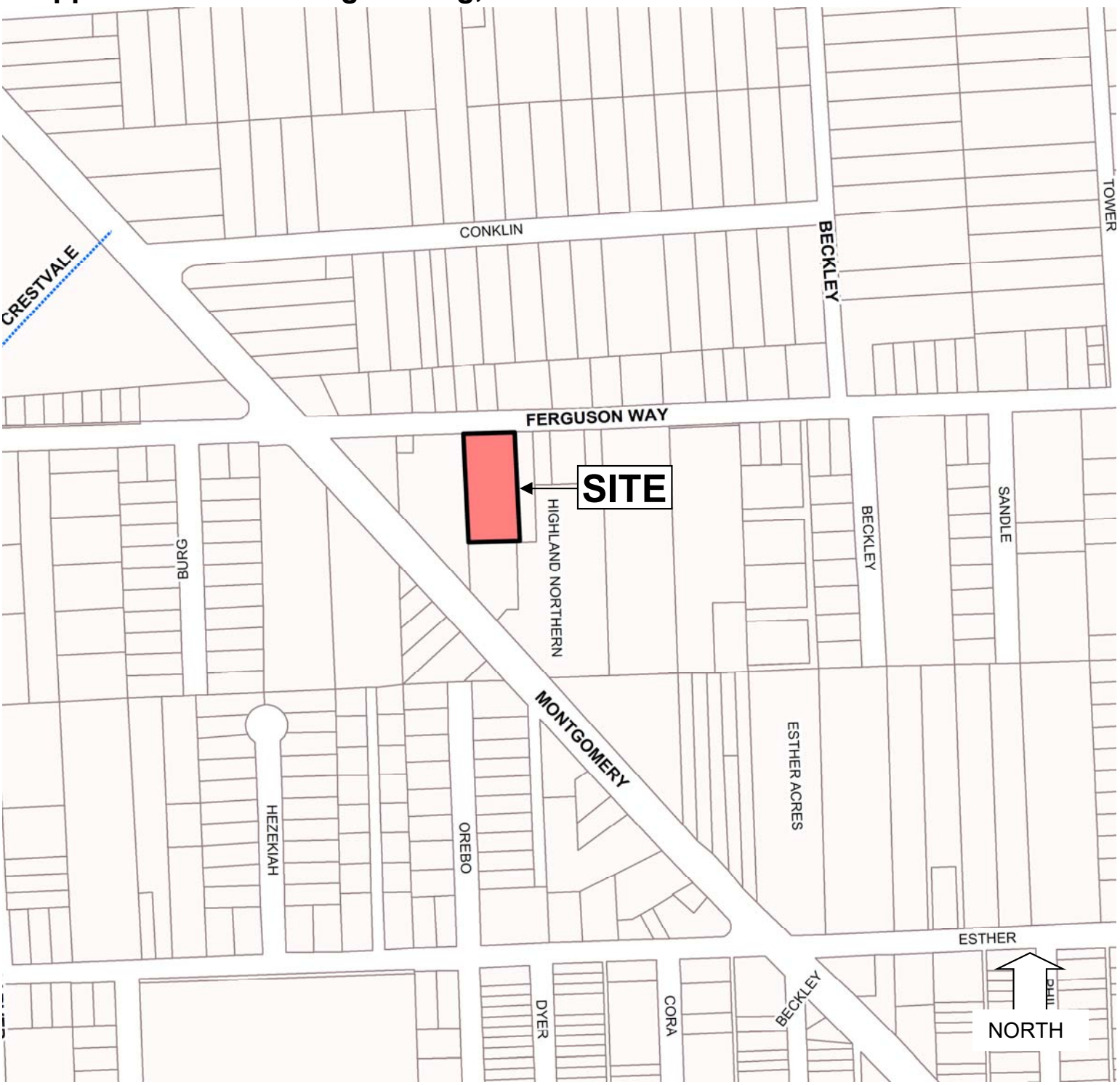
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Luxury Hidden Homes

Applicant: Pioneer Engineering, LLC



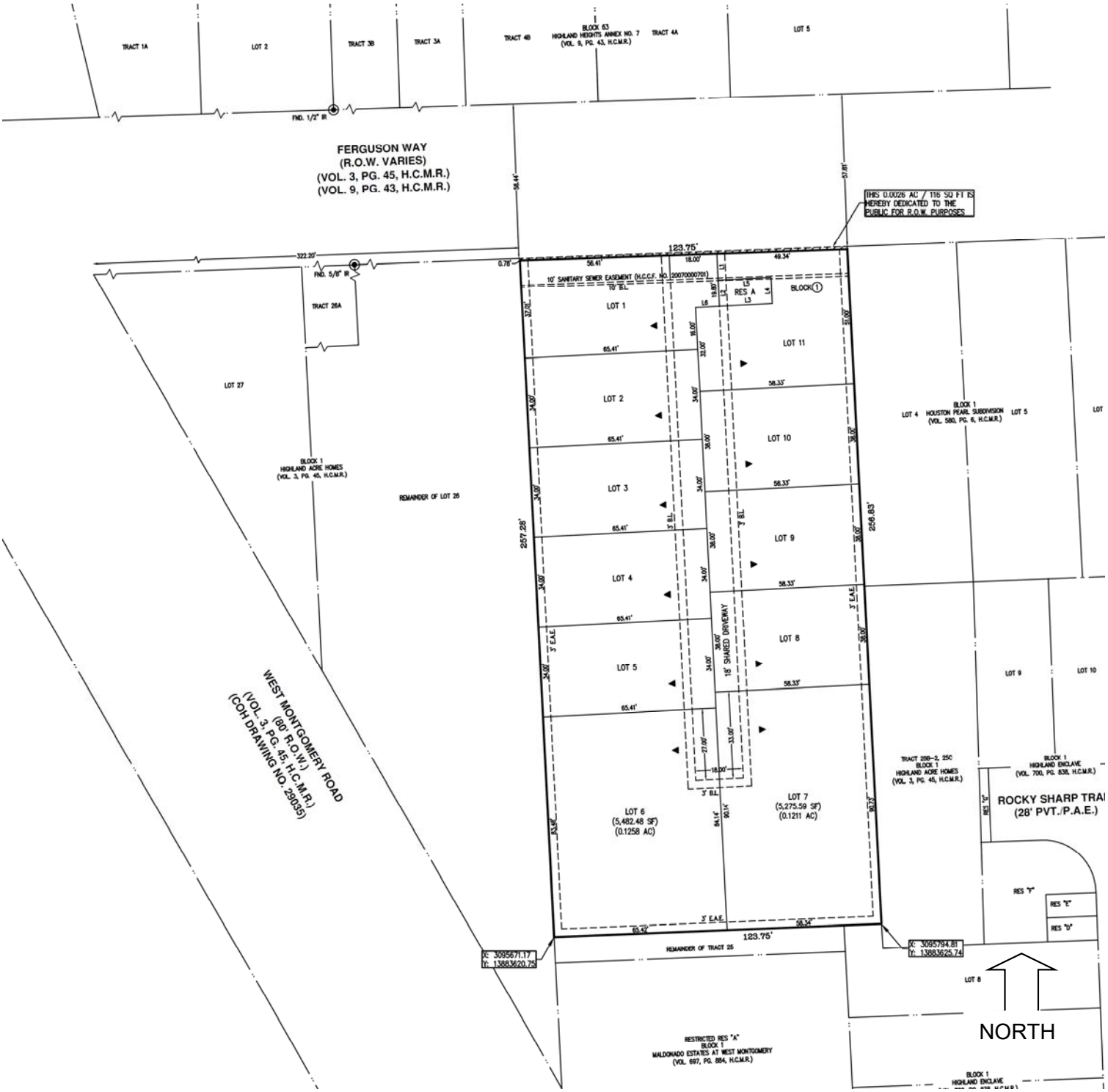
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Luxury Hidden Homes

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Luxury Hidden Homes

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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0946; Luxury Hidden Homes; a partial replat of "Houston Pearl Subdivision", being Lots 1, 2, and 3, Block 1, as recorded in Volume 3, Page 45-A of the Harris County Map Records.

The property is located south along Ferguson Way, north of W Montgomery Road. The purpose of the replat is to create 11 single family lots and one shared driveway. The applicant, Karla Hernandez, with Pioneer Engineering, LLC, on behalf of the owner, Federico Moctezuma, 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.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

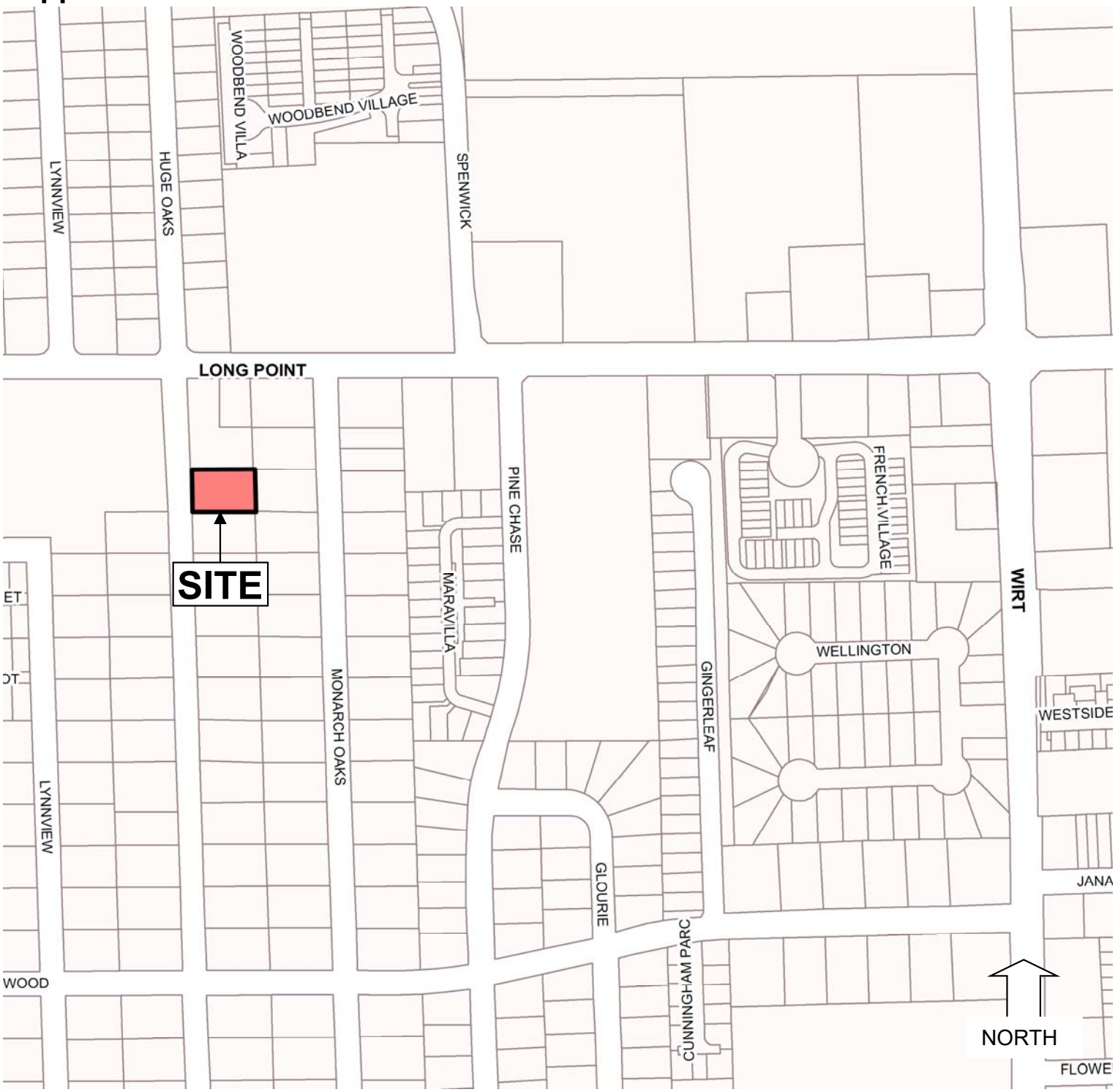
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Monarch Oaks Sec 2 partial replat no 1

Applicant: Windrose



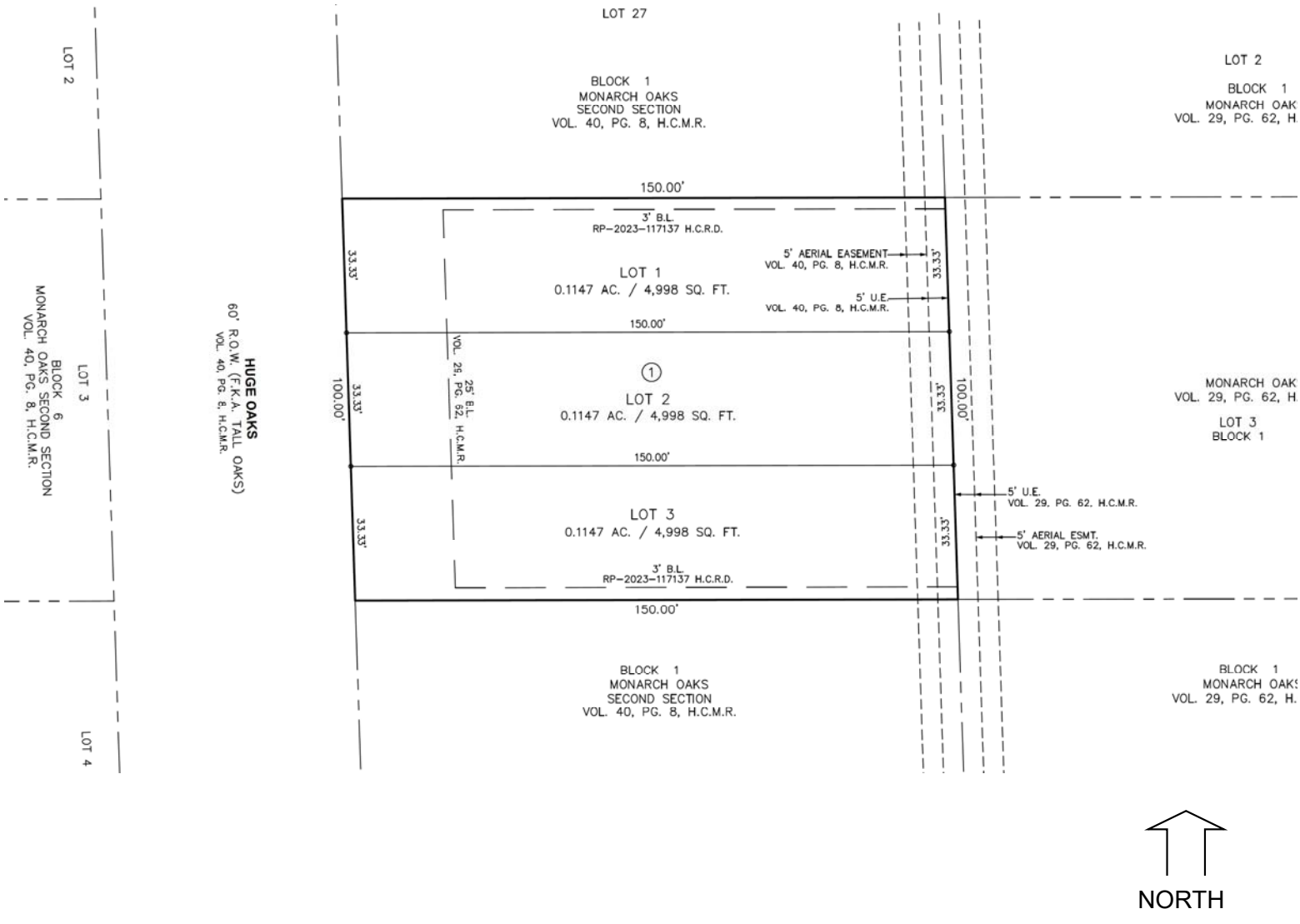
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Monarch Oaks Sec 2 partial replat no 1

Applicant: Windrose



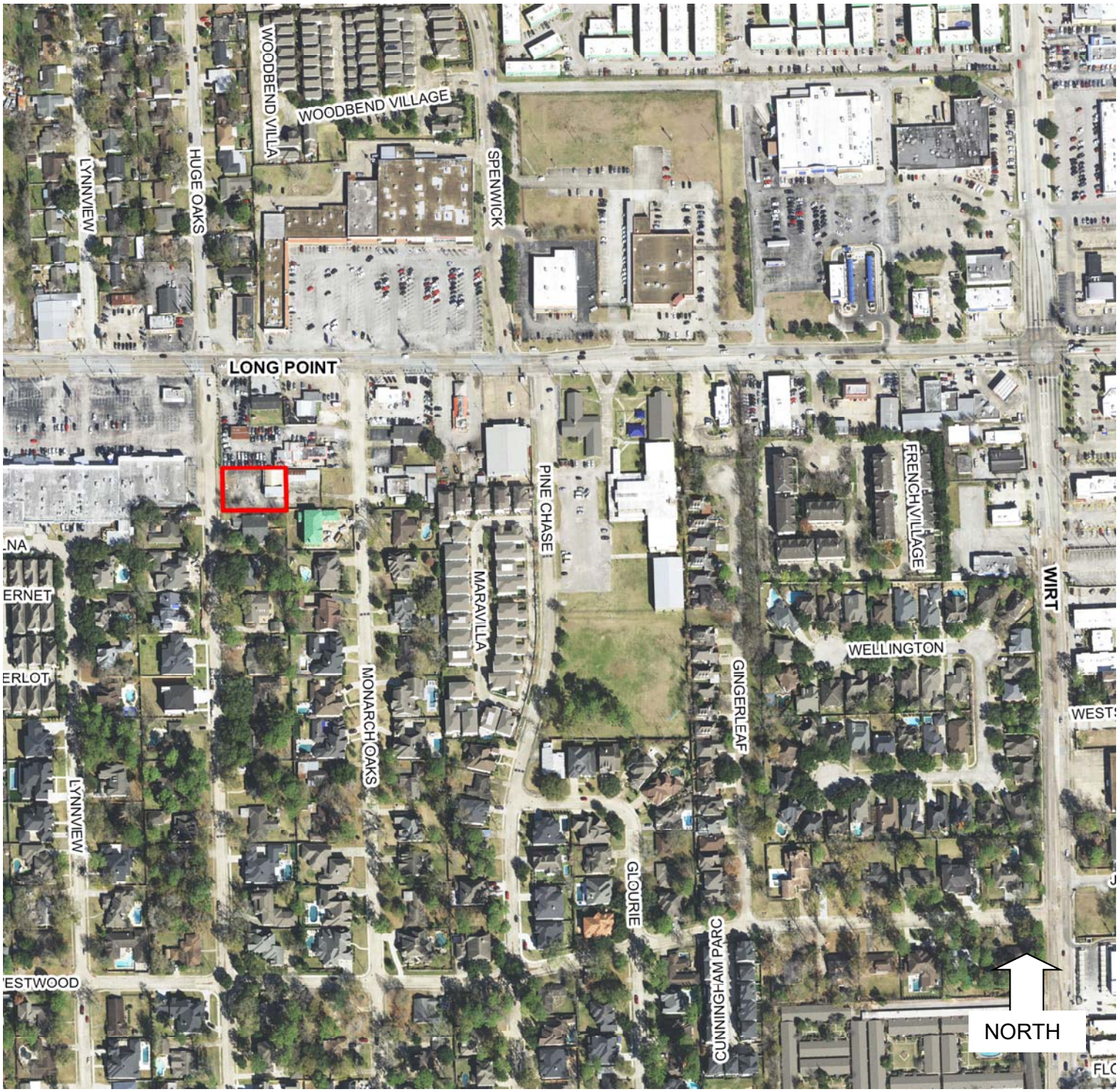
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Monarch Oaks Sec 2 partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 15, 2023

Dear Property Owner:

Reference Number: 2023-0871; "Monarch Oaks Sec 2 partial replat no 1"; a partial replat of **"Monarch Oaks Sec 2";** being a replat of all of Lot 26 in Block 1 of Monarch Oaks Sec 2, as recorded under Vol. 40, Pg. 8 of the Harris County Map Records

The property is located east along Huge Oaks Street, south of Long Point Road and west of Wirt Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Amanda Rabius**,** with **Windrose.** on behalf of Intown Homes LTD, the developer, can be contacted at **713-458-2281 ext 1340.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

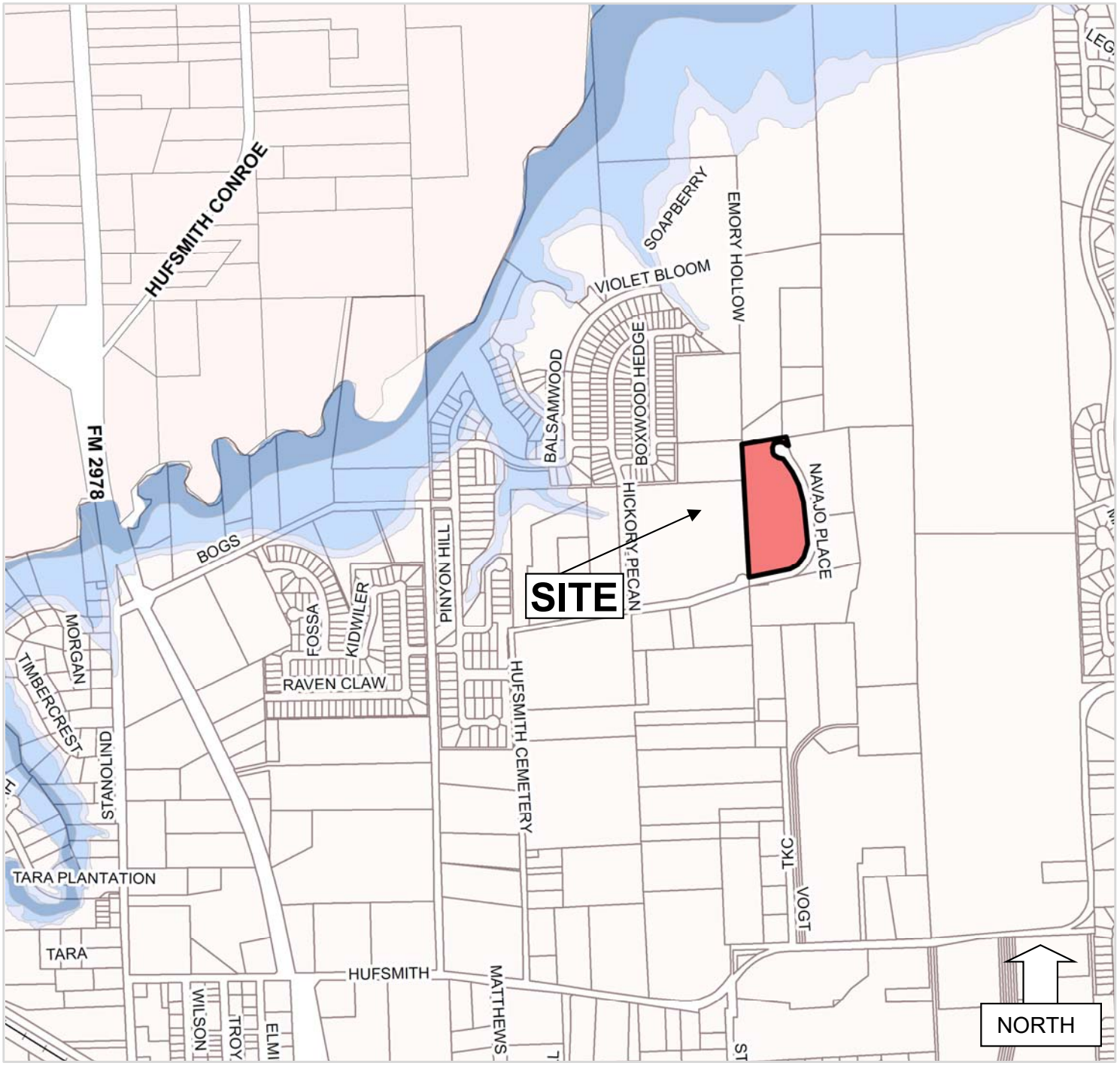
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Navajo Place Sec 1 partial replat no 1

Applicant: Quiddity Engineering



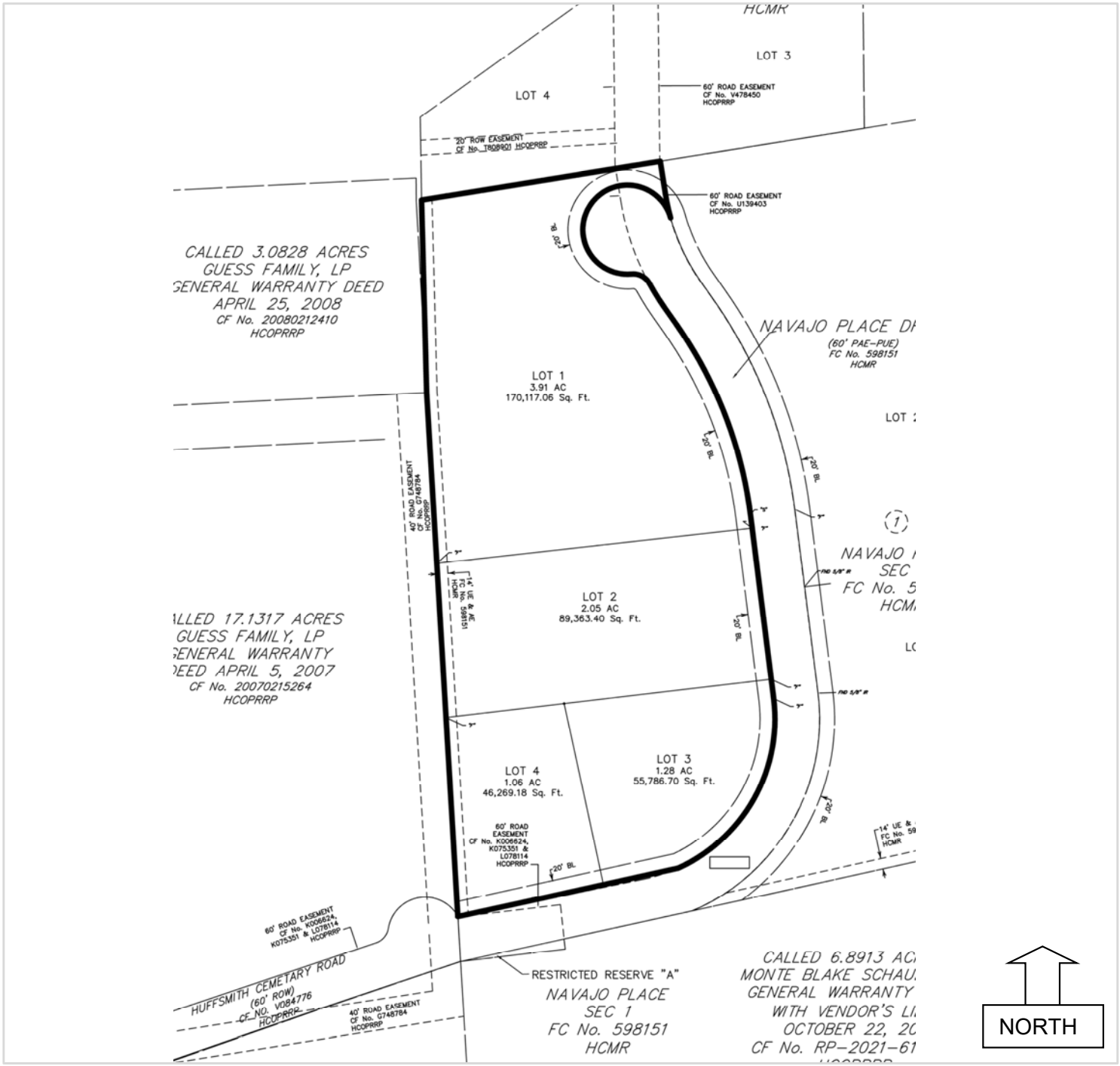
C – Public Hearings Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Navajo Place Sec 1 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Navajo Place Sec 1 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0963; "Navajo Place Sec 1 partial replat no 1"; a partial replat of **"Navajo Place Sec 1";** being a replat of Lot 3 in Block 2, as recorded in film code no. 598151of the Harris County Map Records.

The property is located west along Navajo Place Drive, east of FM 2978, north of Huffsmith-Kuykendahl Road. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Mikalla Hodges** with **Quiddity Engineering,** on behalf o**f** the developer, can be contacted at **281-363-4039.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

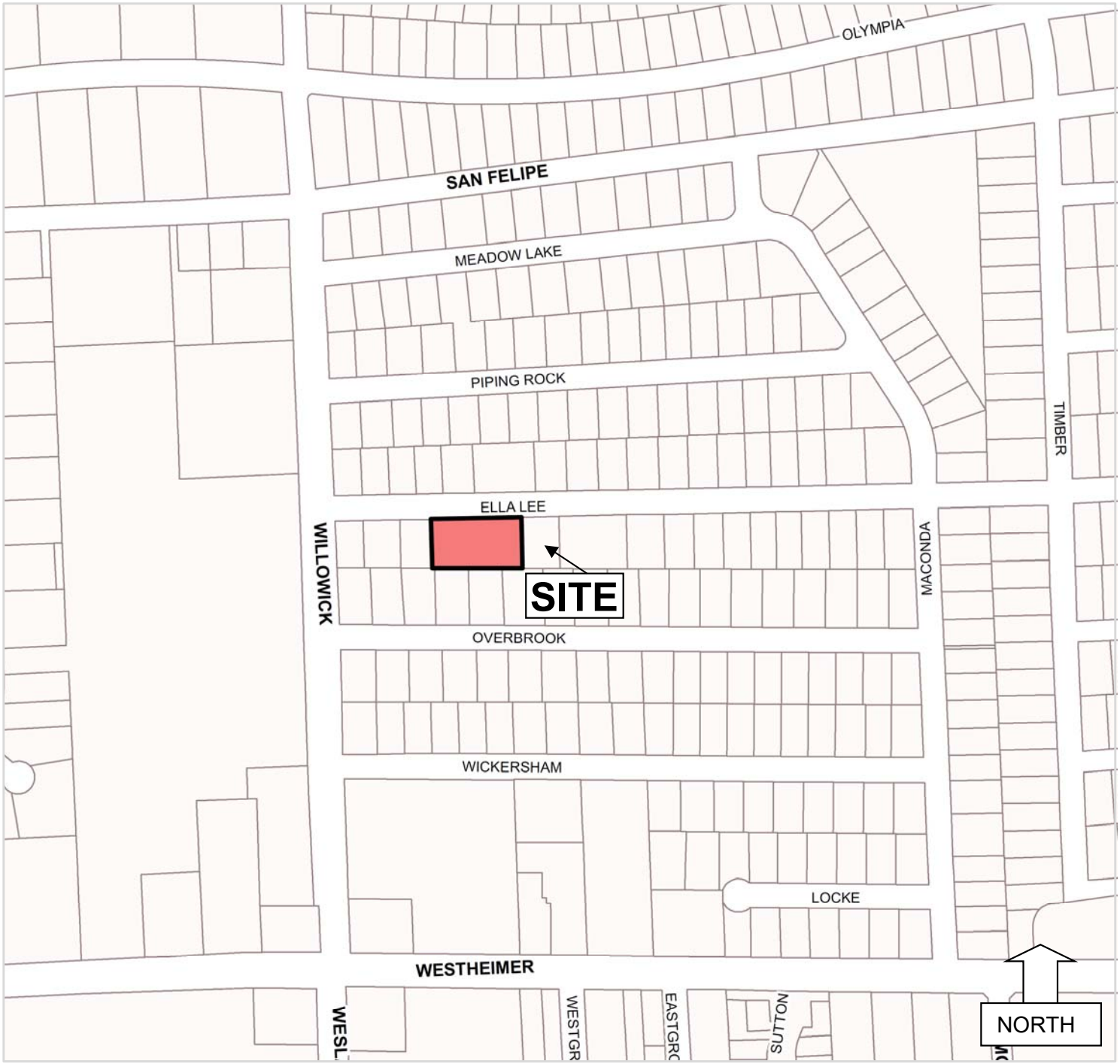
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Royden Oaks partial replat no 2

Applicant: Bowman Consulting Group



C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Royden Oaks partial replat no 2

Applicant: Bowman Consulting Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Royden Oaks partial replat no 2

Applicant: Bowman Consulting 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

May 15, 2023

Dear Property Owner:

Reference Number: 2023-0787; "Royden Oaks partial replat no 2"; a partial replat of **"Royden Oaks partial replat no 1" and "Royden Oaks";** being all of Lot 2 in Block as recorded under Film Code No. 683509 of the Harris County Map Records; and all of Lots 5, 6, 7 and the west 10' of Lot 8 in Block 4 as recorded in Vol. 23, Pg. 24 of the Harris County Map Records.

The property is located south along Ella Lee Lane, east of Willowick Road and south of San Felipe Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Deidre Brock**,** with **Bowman Consulting Group,** on behalf of the developer, can be contacted at **346-419-5487.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: South Park Sec 1 partial replat no 1 (DEF 1)

Applicant: CGES|Bailey Planning



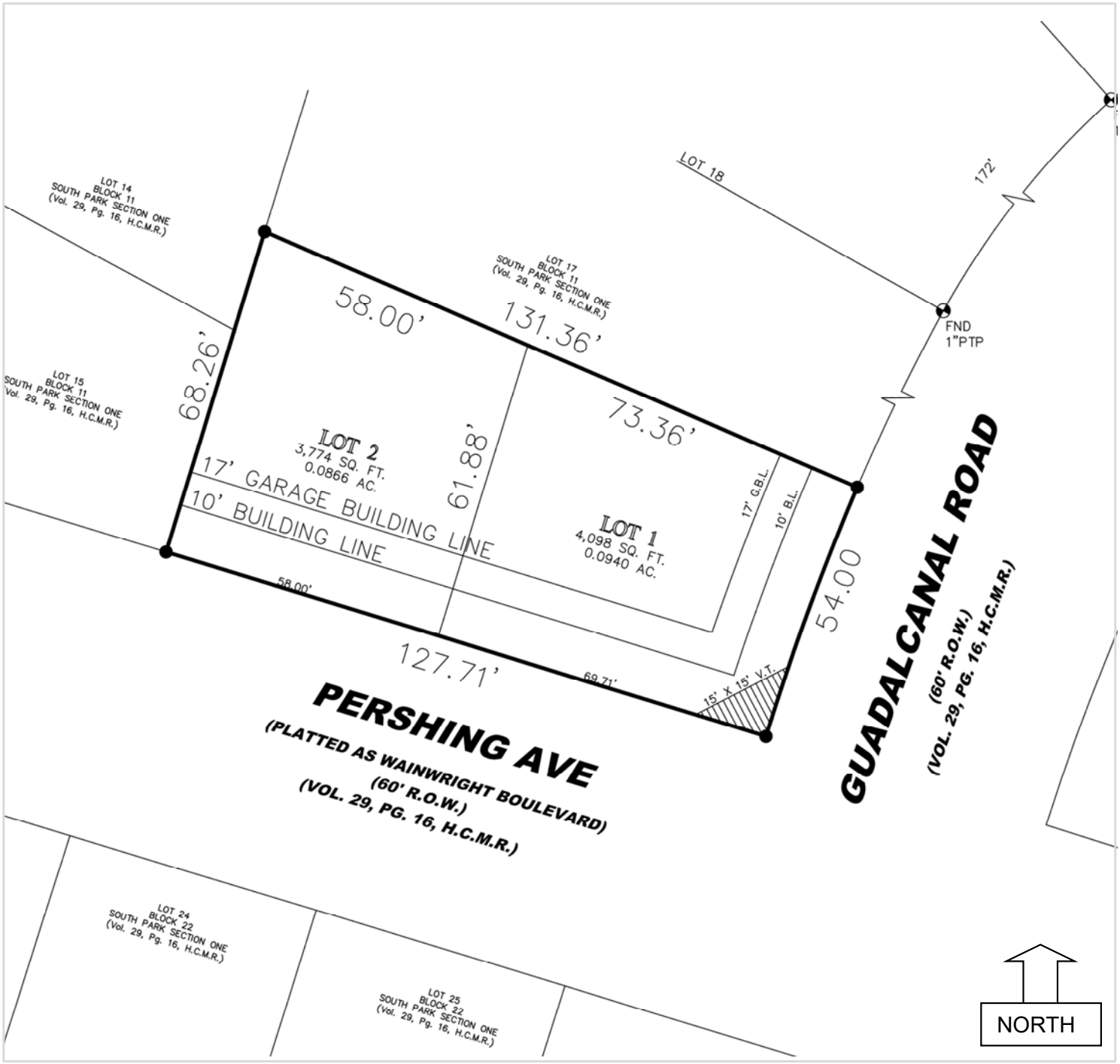
C – Public Hearings Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: South Park Sec 1 partial replat no 1 (DEF 1)

Applicant: CGES|Bailey Planning



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: South Park Sec 1 partial replat no 1 (DEF 1)

Applicant: CGES|Bailey Planning



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 5, 2023

Dear Property Owner:

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

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

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

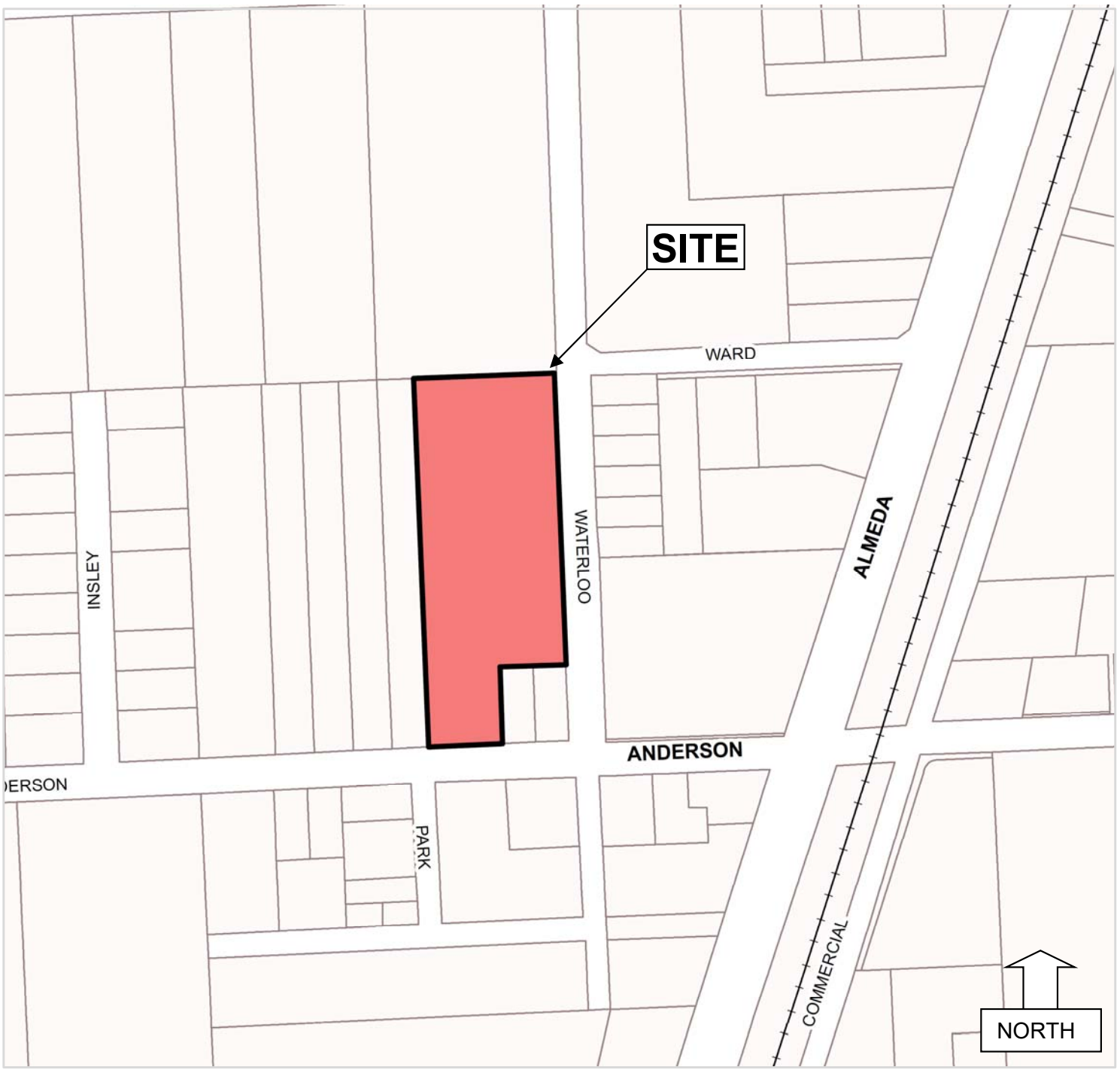
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Waterloo Crossing (DEF 1)

Applicant: Total Surveyors, Inc.



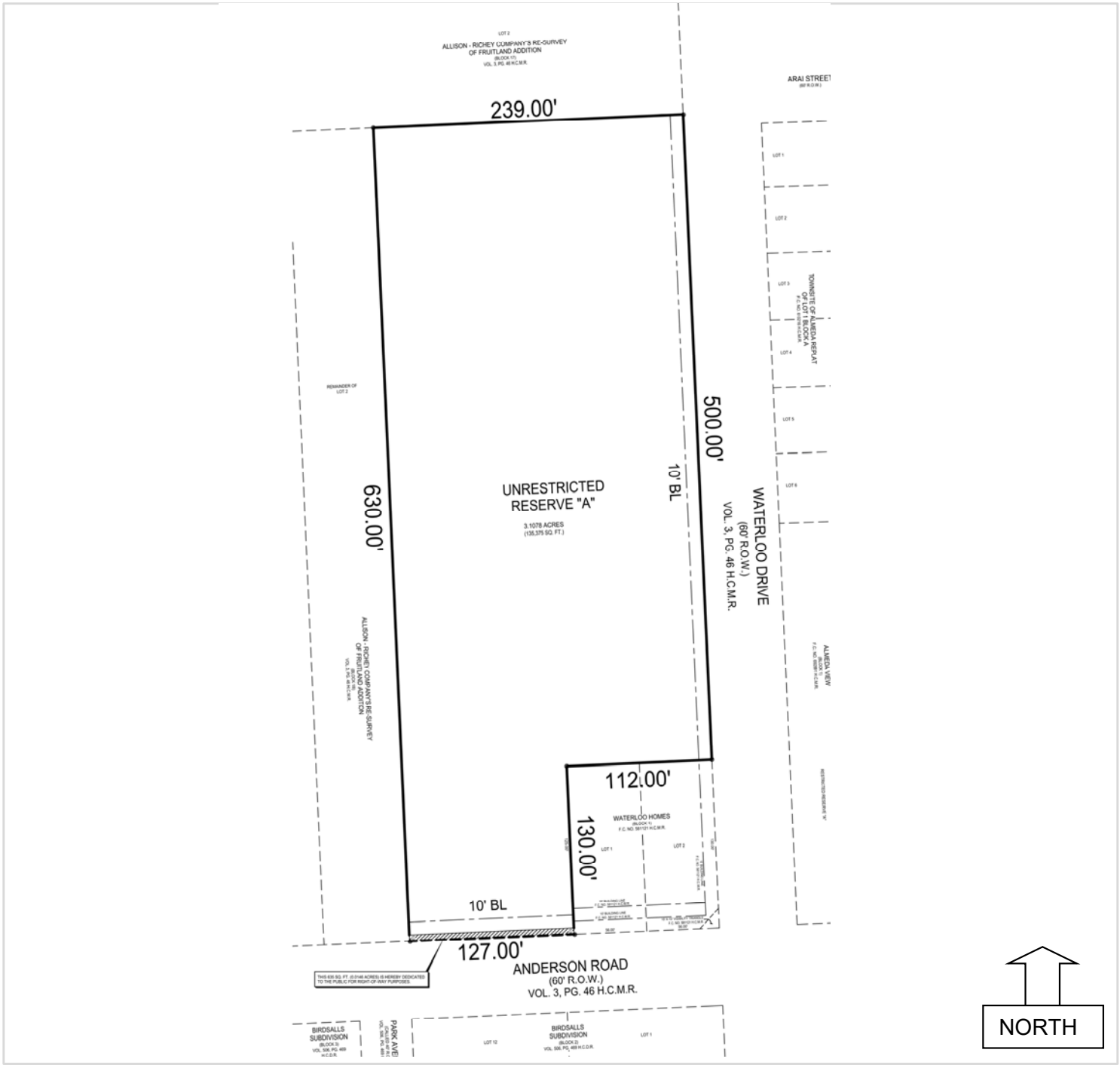
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Waterloo Crossing (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Waterloo Crossing (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0832
Plat Name: Waterloo Crossing
Applicant: Total Surveyors, Inc.
Date Submitted: 04/16/2023

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

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

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

Chapter 42 Section: 193

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

May 5, 2023

Dear Property Owner:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

- 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

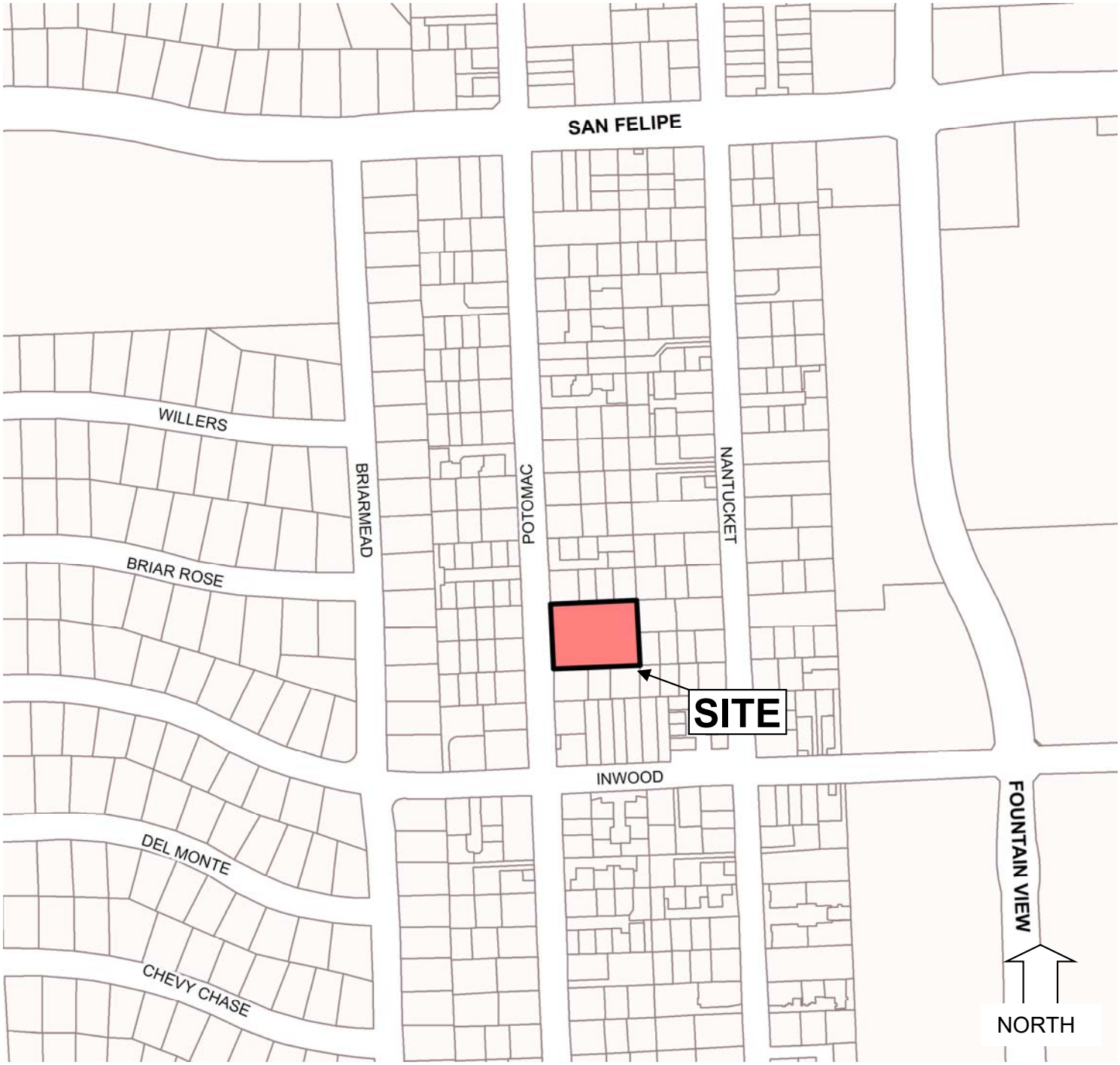
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 146

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Westhaven Place

Applicant: PLS Construction Layout Inc.



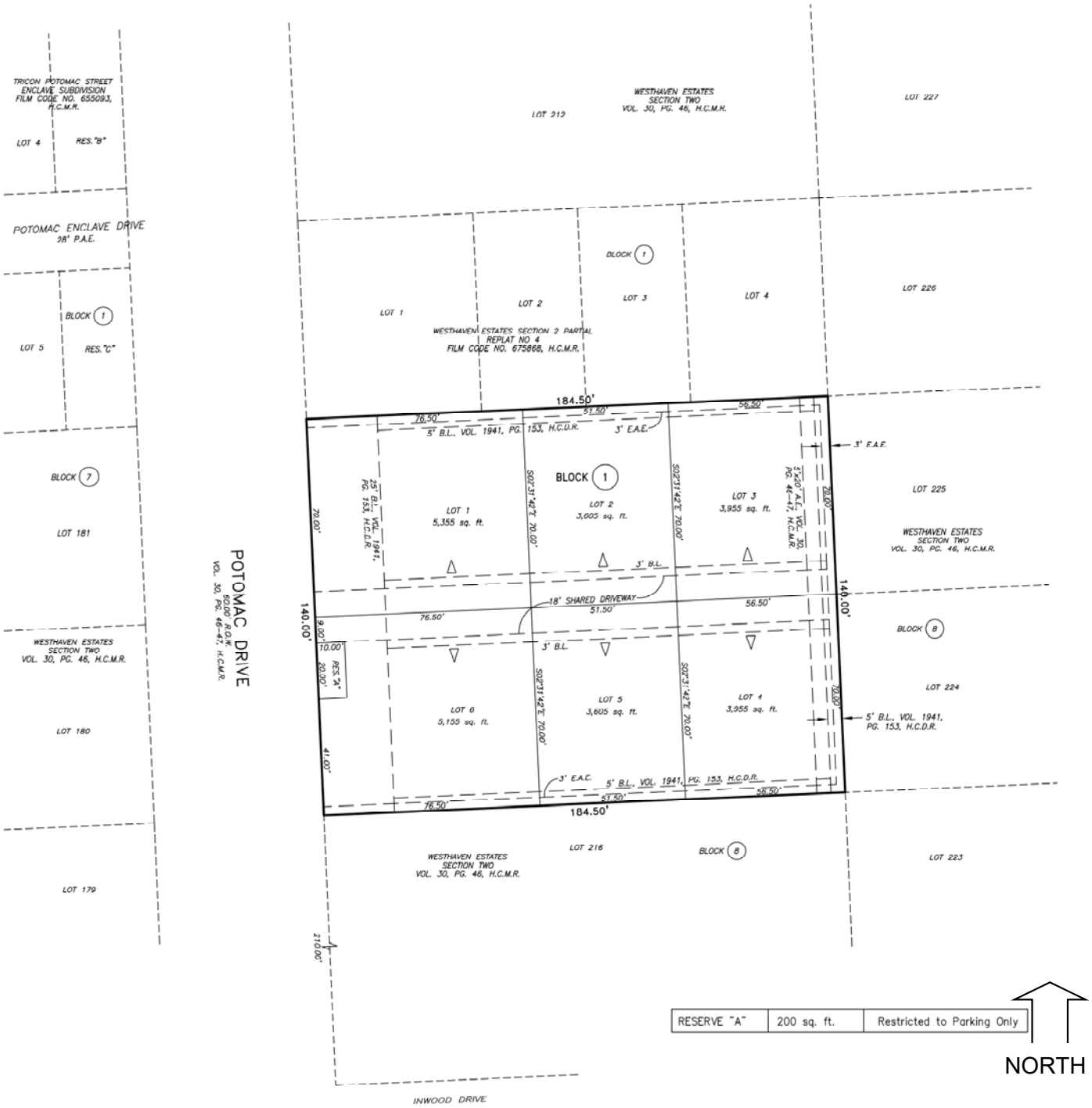
C – Public Hearings Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Westhaven Place

Applicant: PLS Construction Layout Inc.



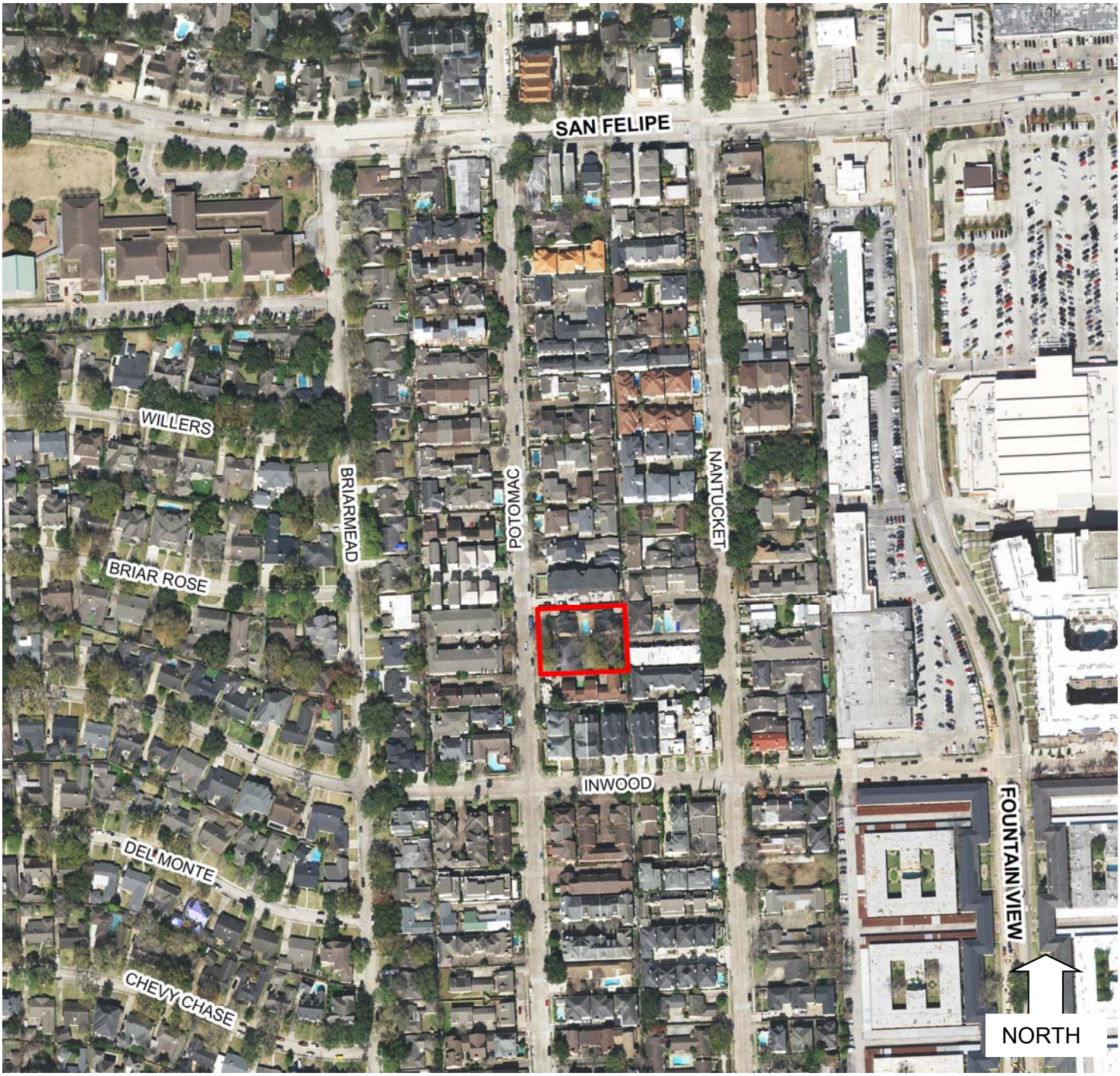
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Westhaven 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

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0983; "Westhaven Place"; a partial replat of **"Westhaven Estates Sec 2";** being a replat of lots 214 & 215, Block 8, as recorded at Volume 30 Page 46 of the Harris County Map Records

The property is located east along Potomac Drive, west of Fountain View Drive, and south of San Felipe Street. The purpose of the replat is to create six (6) single-family residential lots and one reserve along a shared driveway. The applicant, **Uriel Figueroa, with PLS CONSTRUCTION LAYOUT, INC** on behalf of Rezcom, the developer, can be contacted at **713-480-4075**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Wilfran Place partial replat no 2

Applicant: South Texas Surveying Associates Inc.



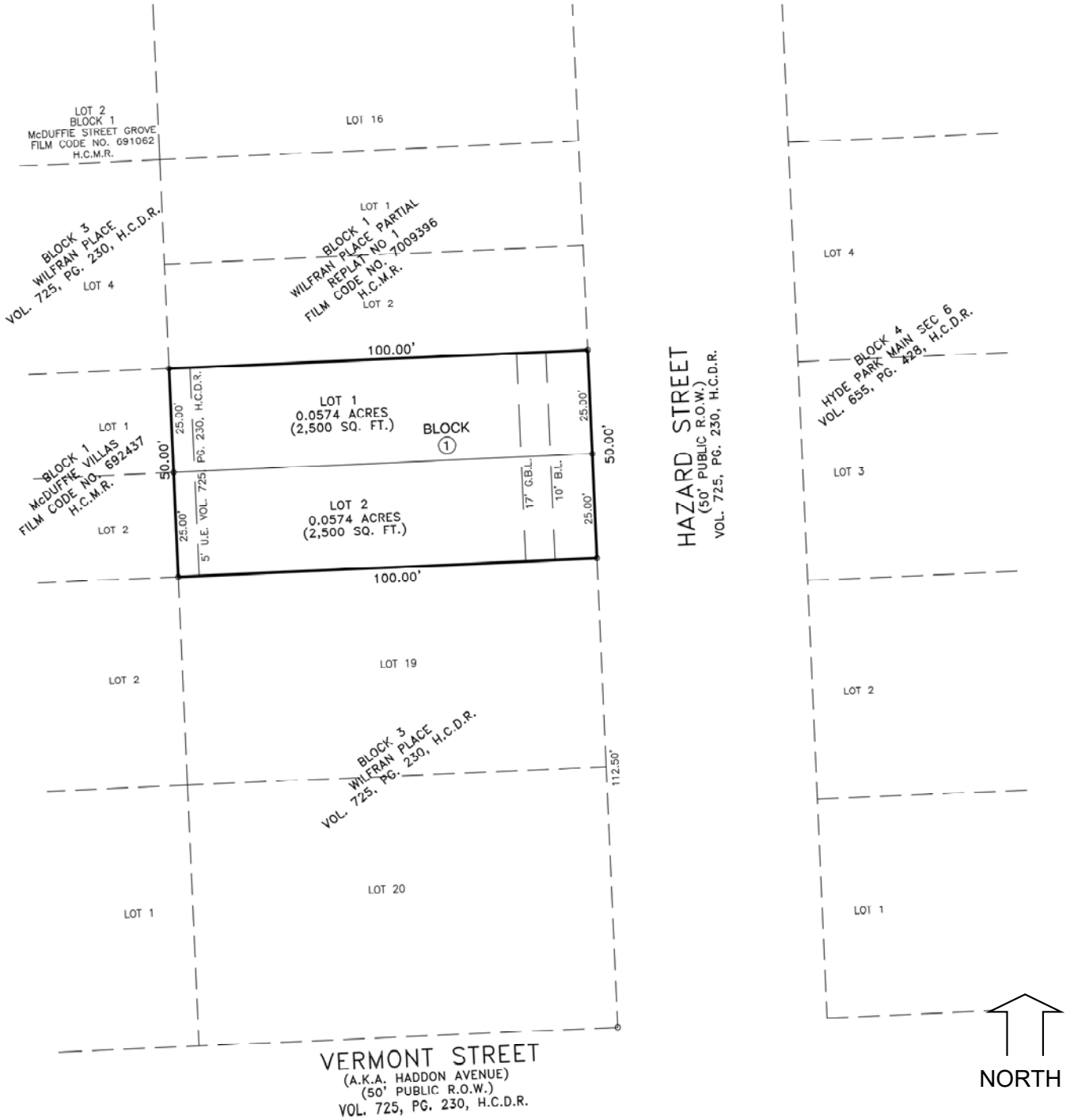
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Wilfran Place partial replat no 2

Applicant: South Texas Surveying Associates Inc.



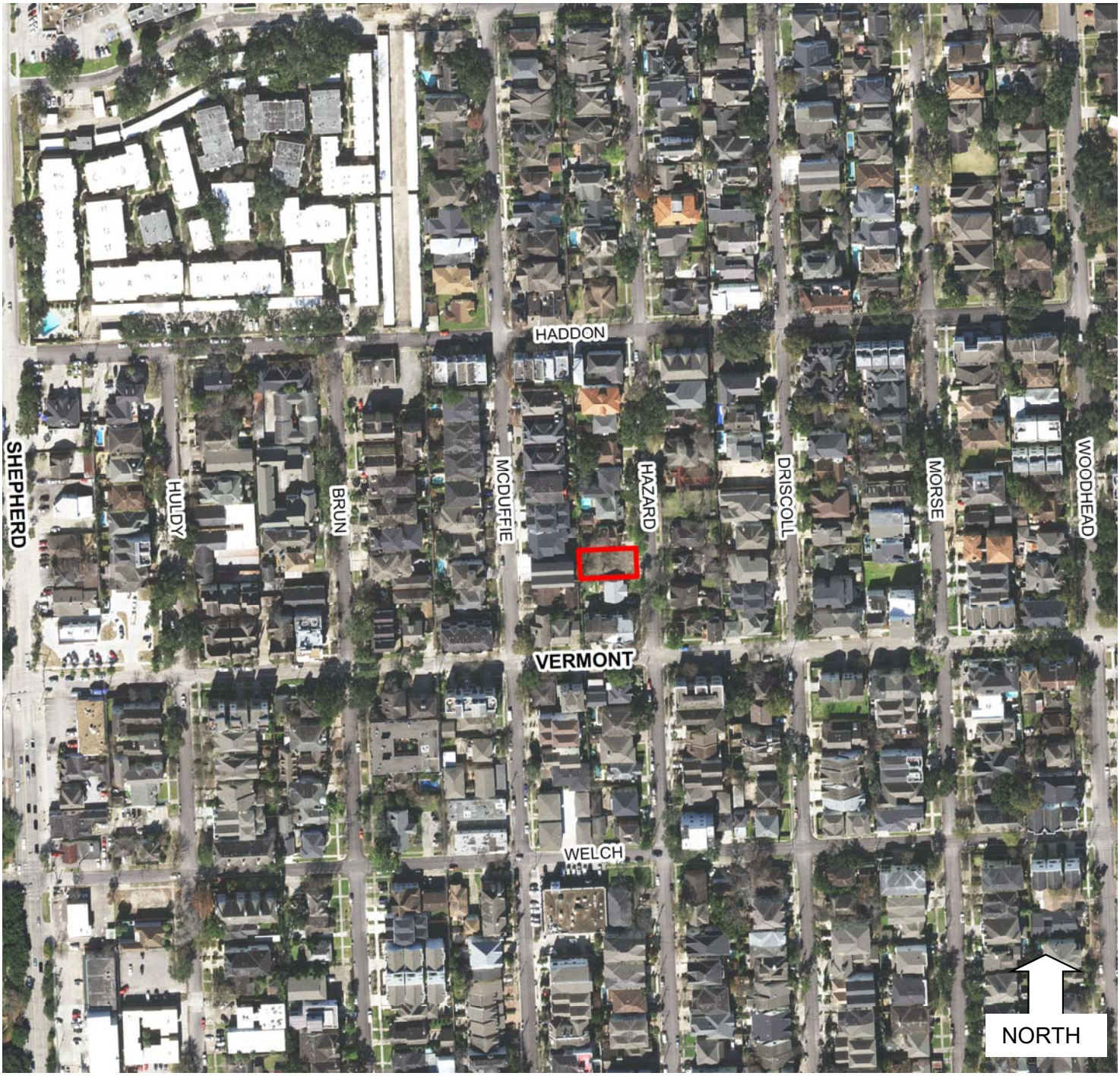
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Wilfran Place partial replat no 2

Applicant: South Texas Surveying Associates Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0554; Wilfran Place partial replat no 2; a partial replat of **Wilfran Place;** being a Lots 18, Block 3, as recorded in Vol. 725, Pg. 230 of the Harris County Deed Records.

The property is located west along Hazard Street and north of Vermont Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Brianna Hamilton, with South Texas Surveying Association Inc.,** on behalf of the developer, can be contacted at **713-530-8798**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

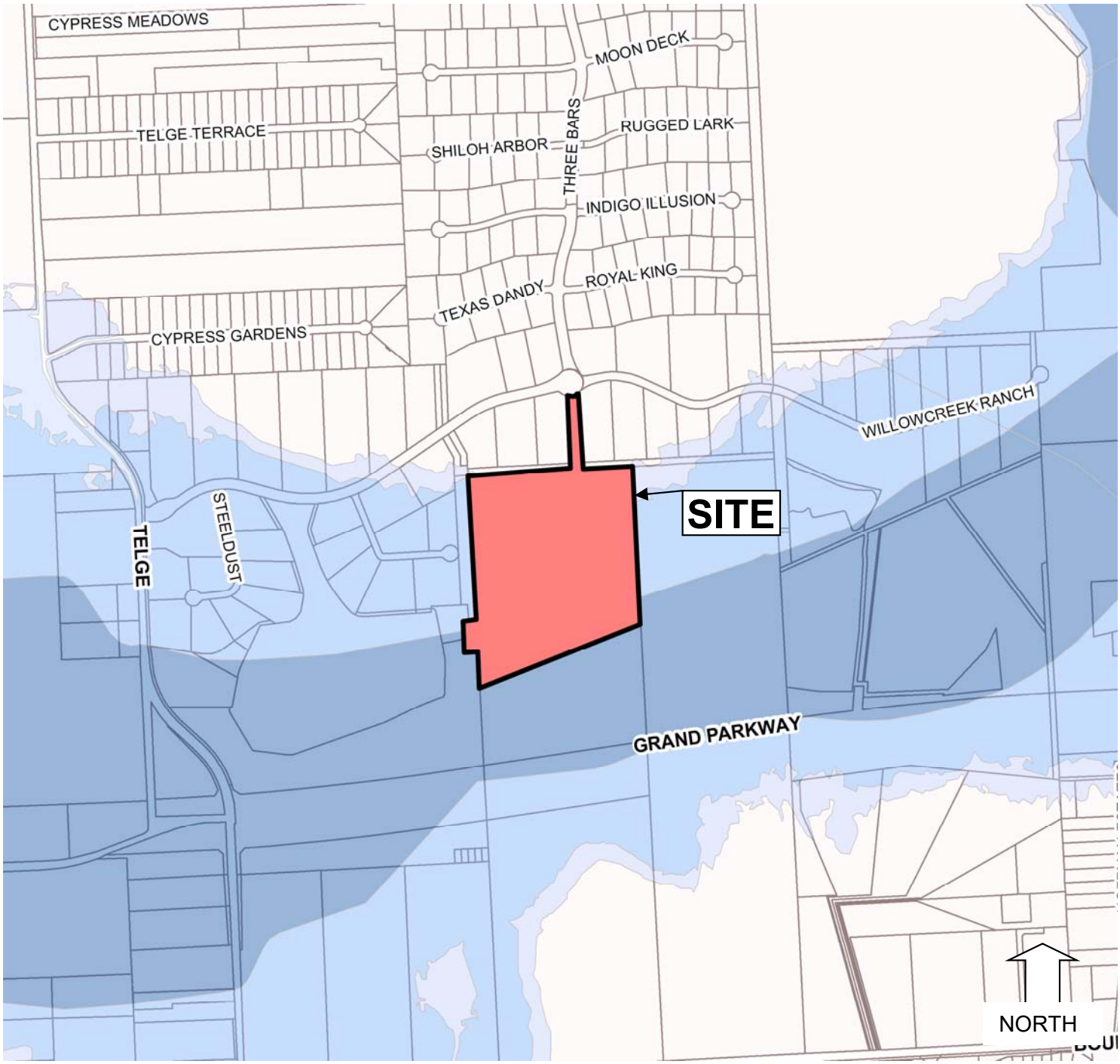
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Willowcreek Ranch Sec 12

Applicant: EHRA



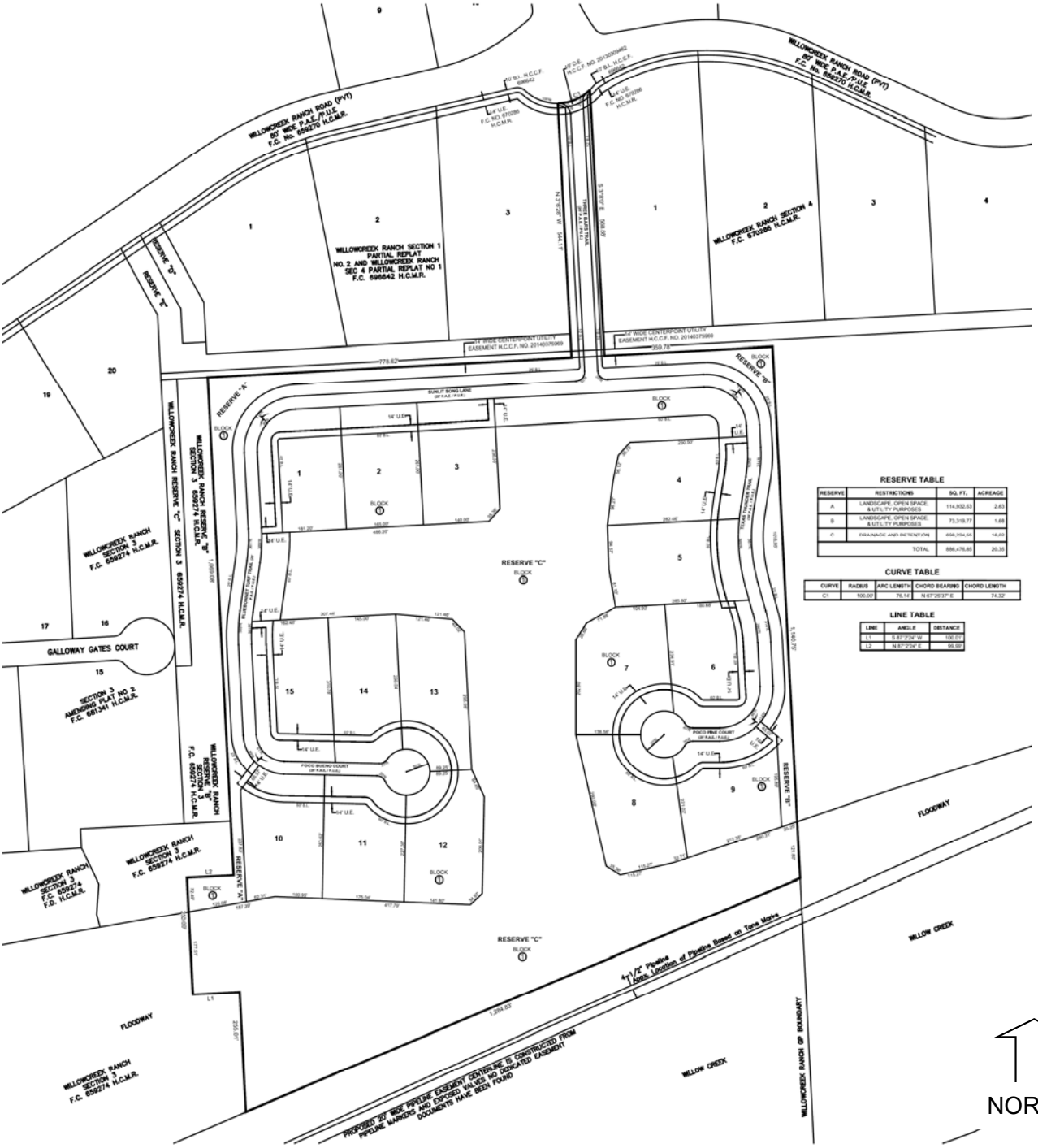
C – Public Hearings Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Willowcreek Ranch Sec 12

Applicant: EHRA



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Willowcreek Ranch Sec 12

Applicant: EHRA



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 19, 2023

Dear Property Owner:

Reference Number: 2023-0877; "Willowcreek Ranch Sec 12"; a partial replat of **"Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1";** being all Restricted Reserve "B", Block 1, as recorded at Film Code No. 696642 of the Harris County Map Records and a tract of land out of the I.& G.N.R.R. Survey, Abstract 352, in Harris County, Texas.

The property is located south along Willowcreek Ranch Road, east of Telge Road, and north of 99 Grand Parkway. The purpose of the replat is to create 15 single-family residential lots and 3 reserves. The applicant, **Christopher Browne, with EHRA,** on behalf of CC Telge Road, L.P., the developer, can be contacted at **713-337-7447**.

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 8, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

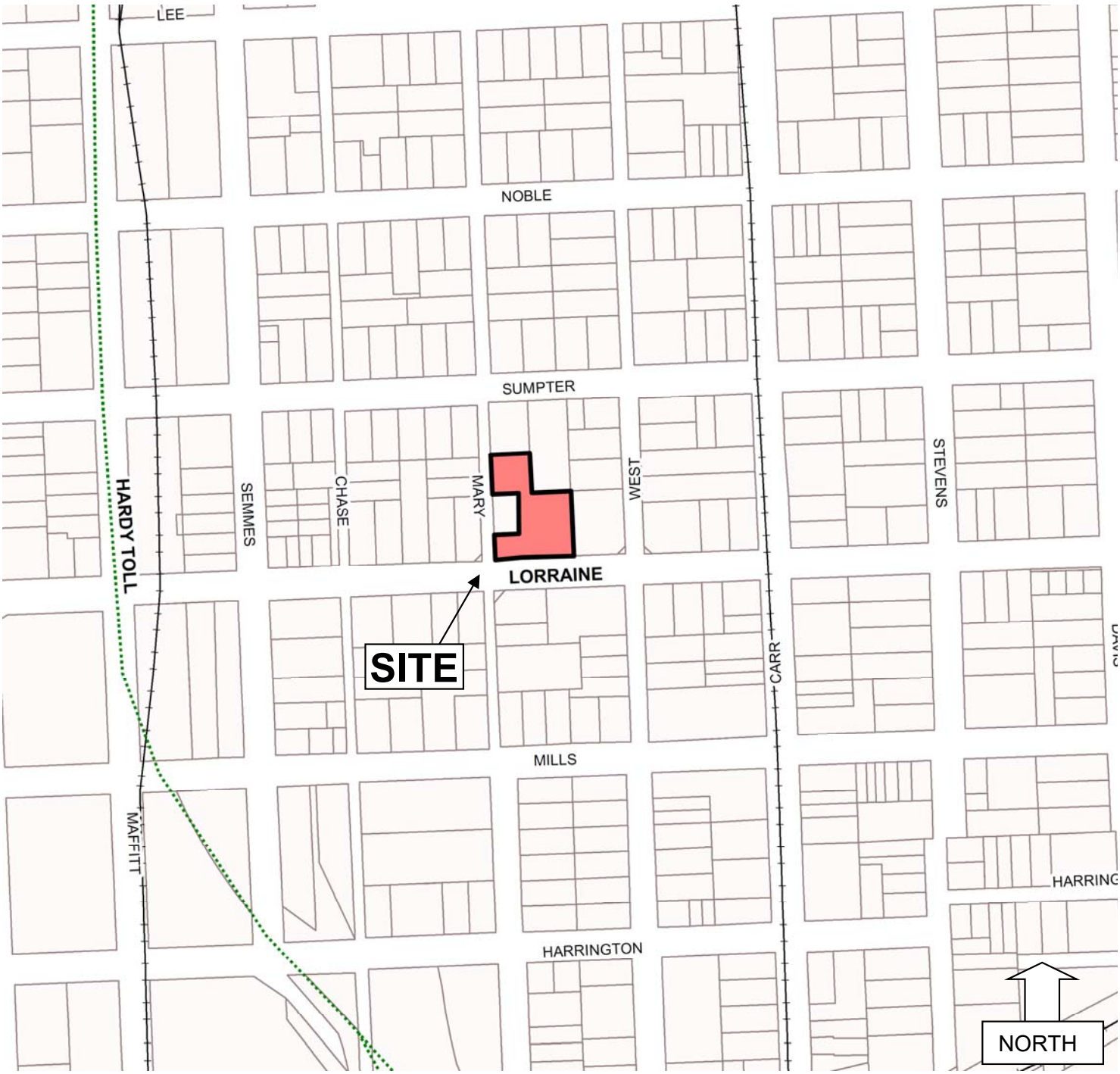
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Apolinar Estates (DEF 1)

Applicant: Chesterfield Development Services



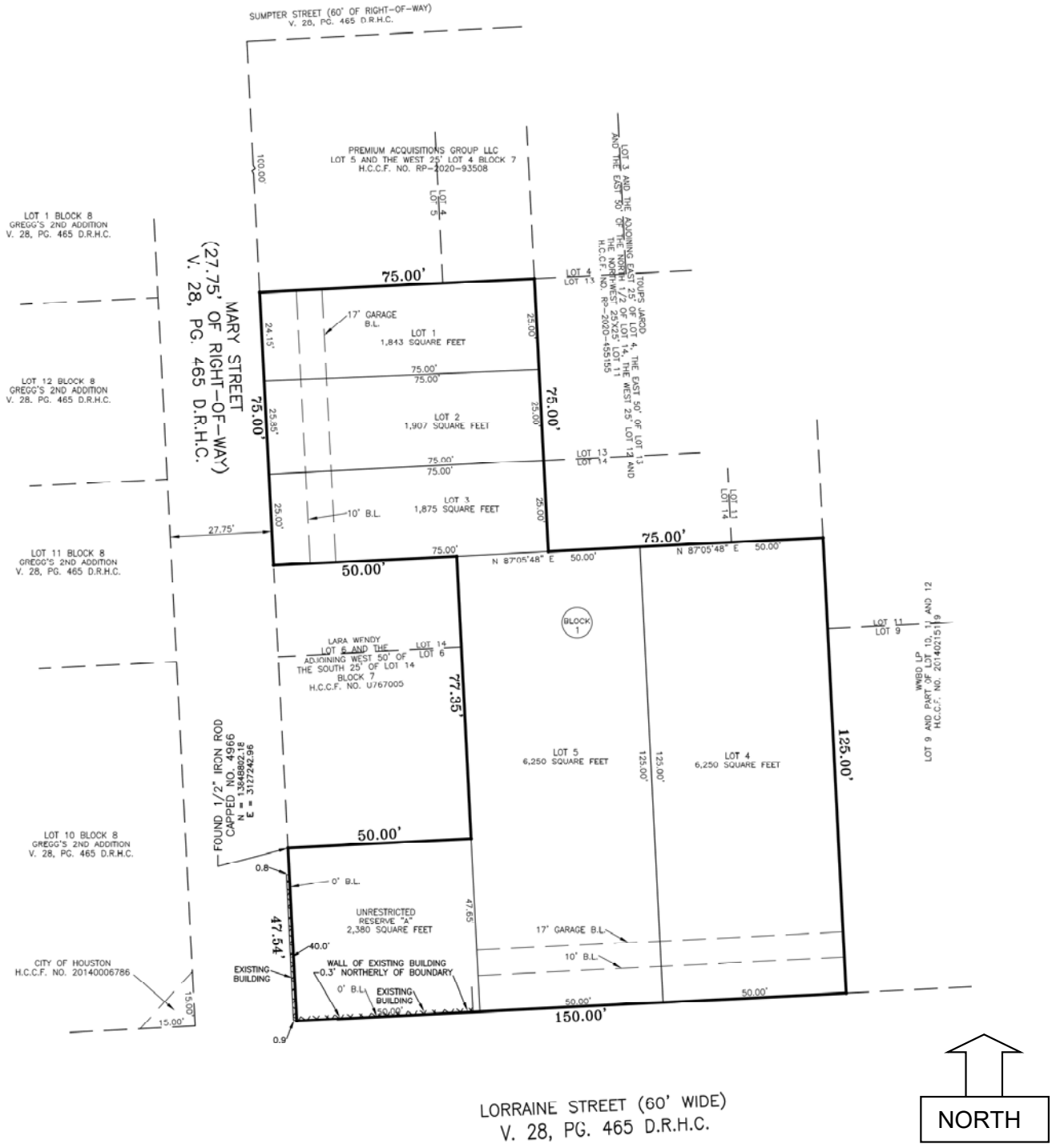
D – Variances **Site Location**

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Apolinar Estates (DEF 1)

Applicant: Chesterfield Development Services



D – Variances

Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 06/08/2023**

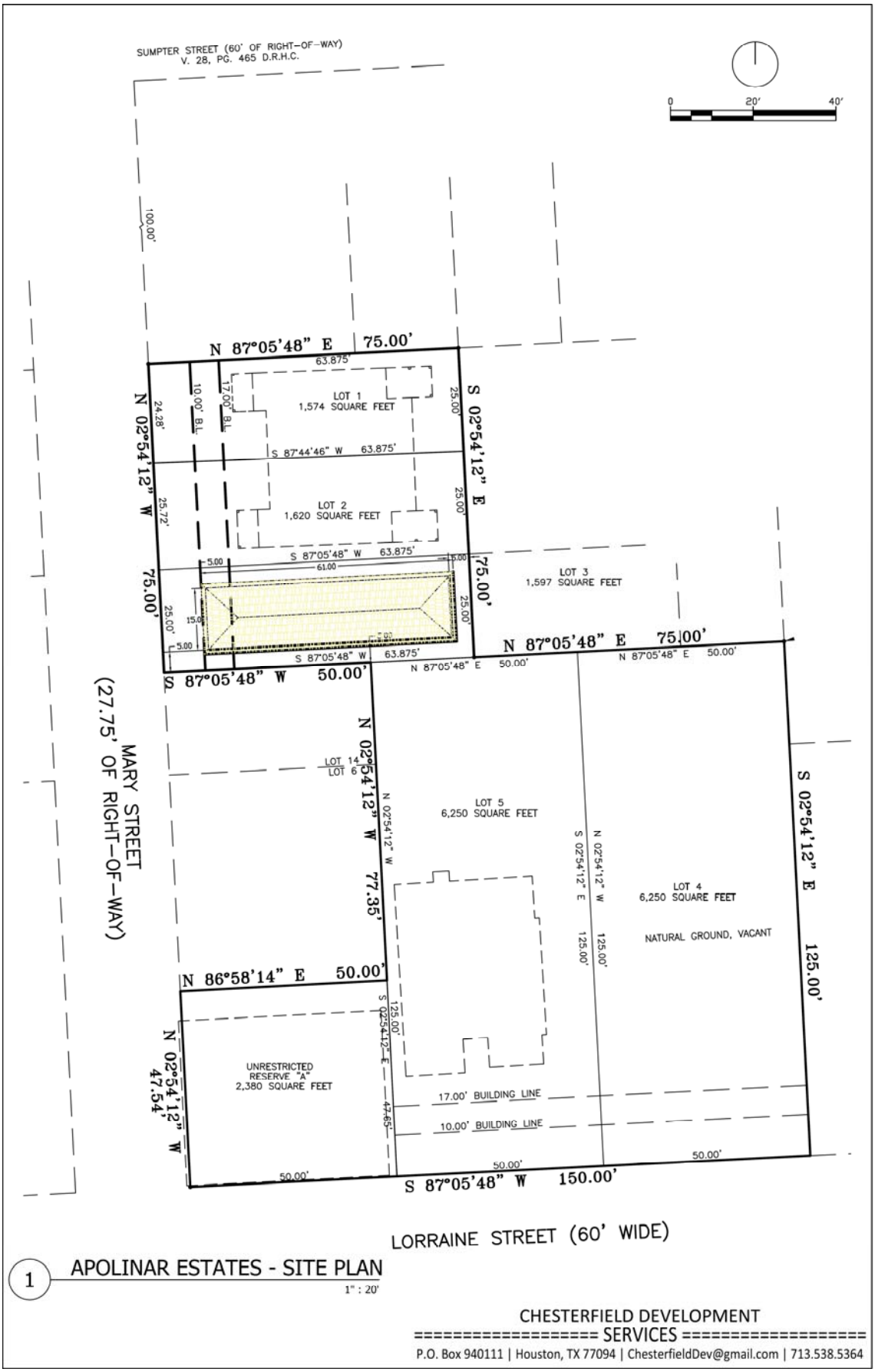
Subdivision Name: Apolinar Estates (DEF 1)

Applicant: Chesterfield Development Services



D – Variances

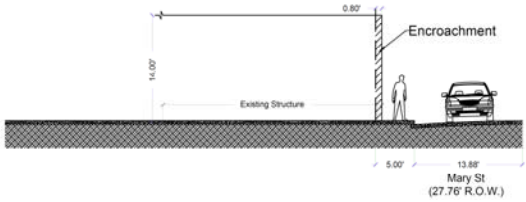
Aerial



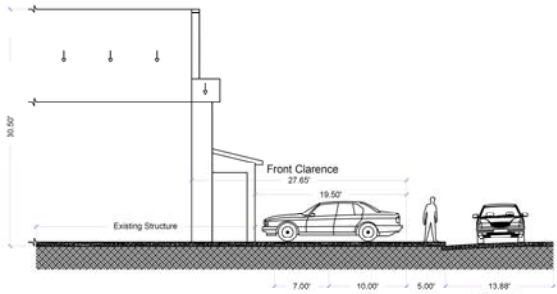
1 APOLINAR ESTATES - SITE PLAN

1" : 20'

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

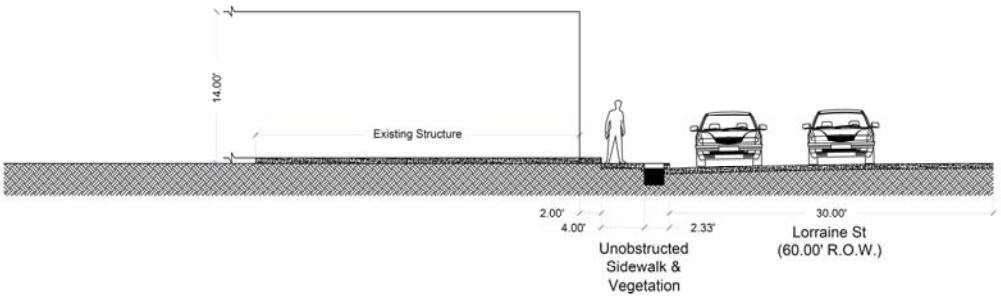


1 CROSS SECTION - MARY ST - RESERVE
NOT TO SCALE



2 CROSS SECTION - MARY ST - DUPLEX
NOT TO SCALE

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



1 CROSS SECTION - LORRAINE ST - RESERVE
NOT TO SCALE

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0788
Plat Name: Apolinar Estates
Applicant: Chesterfield Development Services
Date Submitted: 04/03/2023

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

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

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

Chapter 42 Section: 47, 81

Chapter 42 Reference:

42-157 (b): The building line requirement for a subdivision or development in the city restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: (2) Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. 42-122: The minimum right of way width required for local streets: (1) 50 feet if adjacent to exclusively single□family residential lots, or (2) 60 feet if adjacent to any other development. 42-190 Tracts for non-single family use -- Reserves: Unrestricted reserve – Minimum size: 5,000 sq. ft. – Type: public street – Minimum street width: 60 ft – Minimum street frontage: 60 ft. 42-161 Visibility Triangle: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. 42-155 (a): The building line requirement for a tract used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

May 5, 2023

NOTICE OF VARIANCE

PROJECT NAME: Apolinar Estates
REFERENCE NUMBER: 2023-0788

VAR

Dear Property Owner:

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

Chesterfield Development Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting 5 variance: (1) to allow an existing building to encroach the 17' garage building line on Mary Street, (2) to allow a 50' right of way on Mary Street, instead of a required 60' right of way, (3) to allow an unrestricted reserve less than 5,000 square feet, (4) to allow an existing building to encroach into a visibility triangle at the corner of Lorraine Street and Mary Street, (5) to allow a dual building line on Lorraine Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

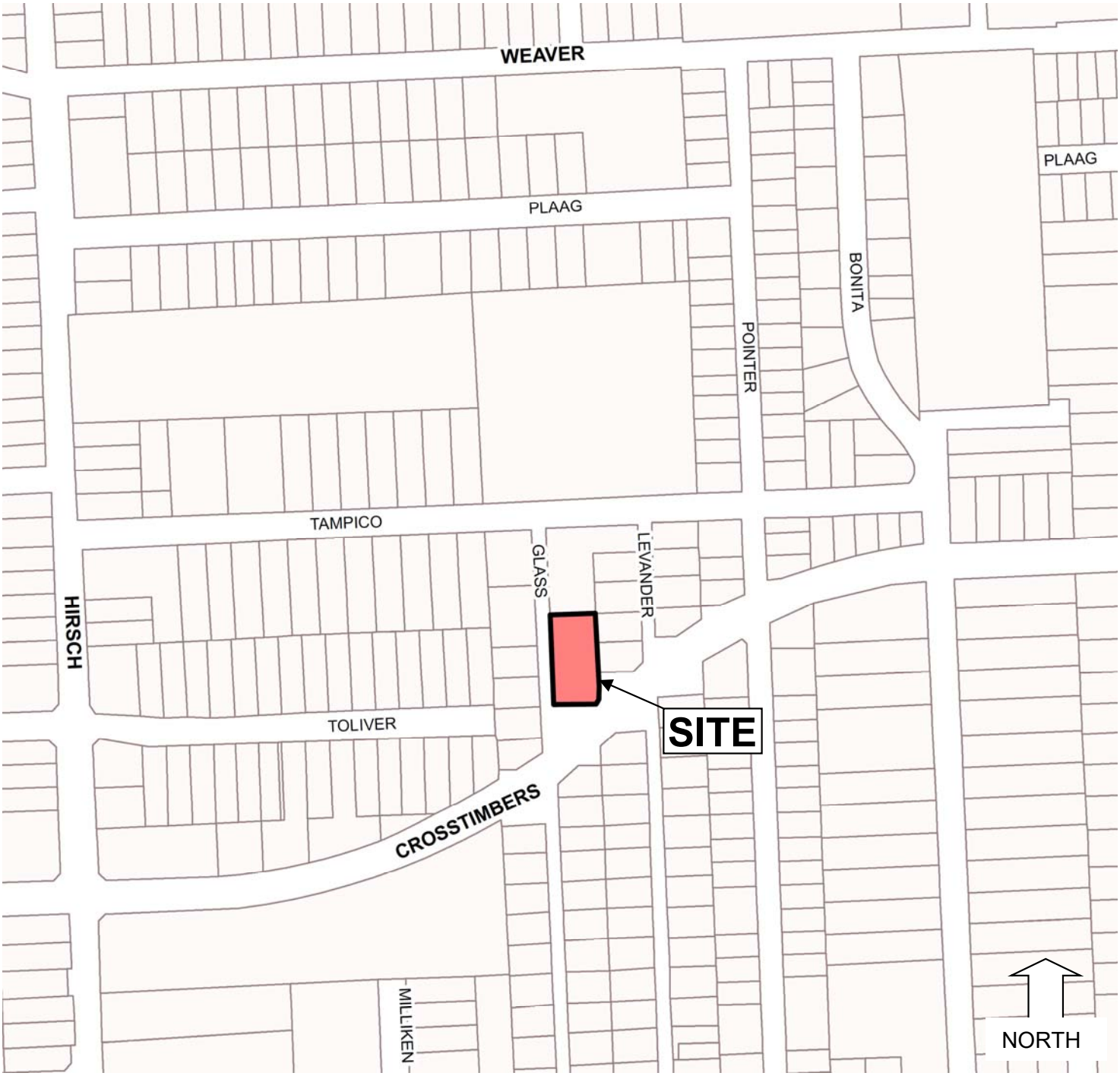
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Crosstimbers Place (DEF 1)

Applicant: JEG-ZER LLC



D – Variances

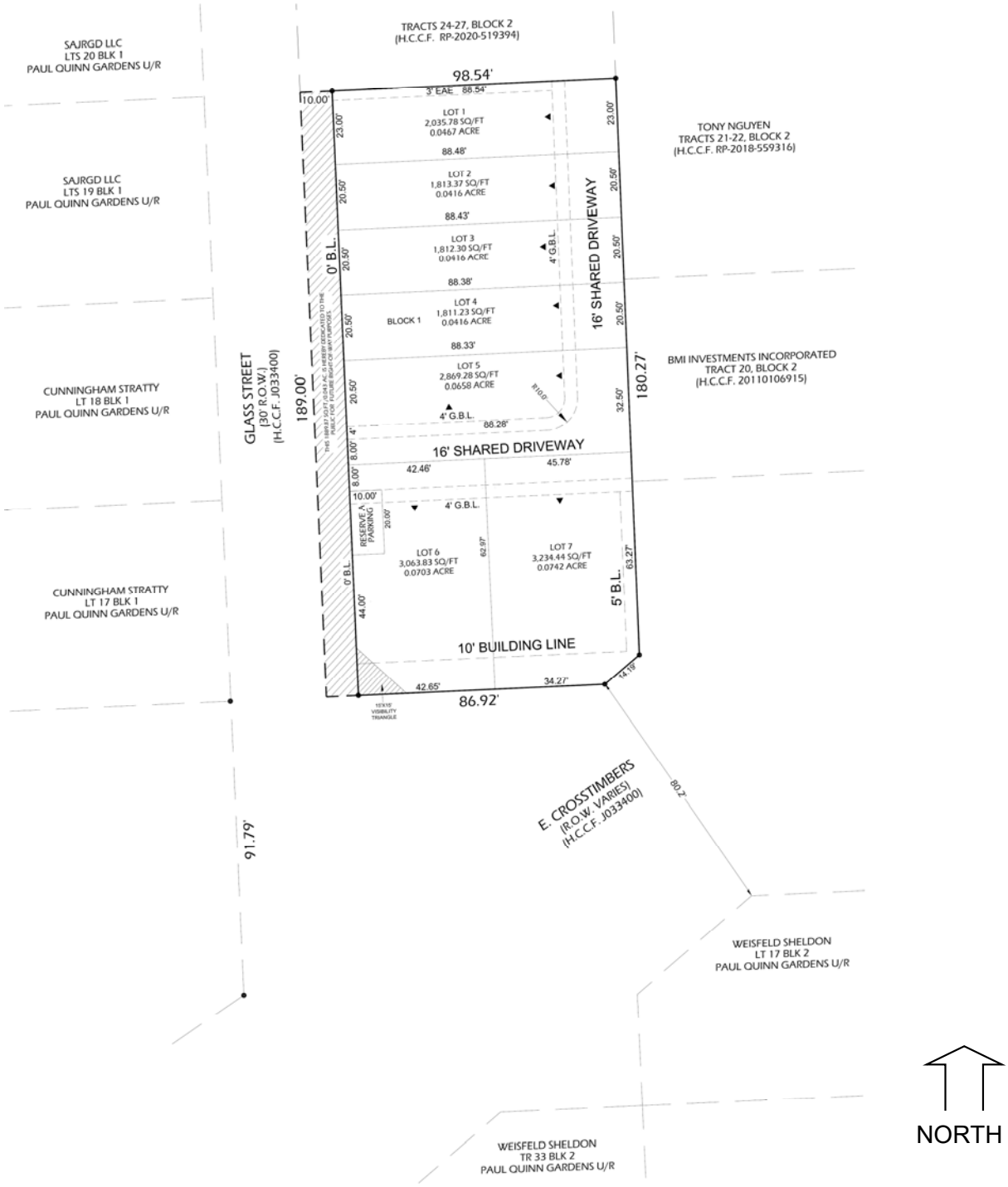
Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Crosstimbers Place (DEF 1)

Applicant: JEG-ZER LLC



D – Variances

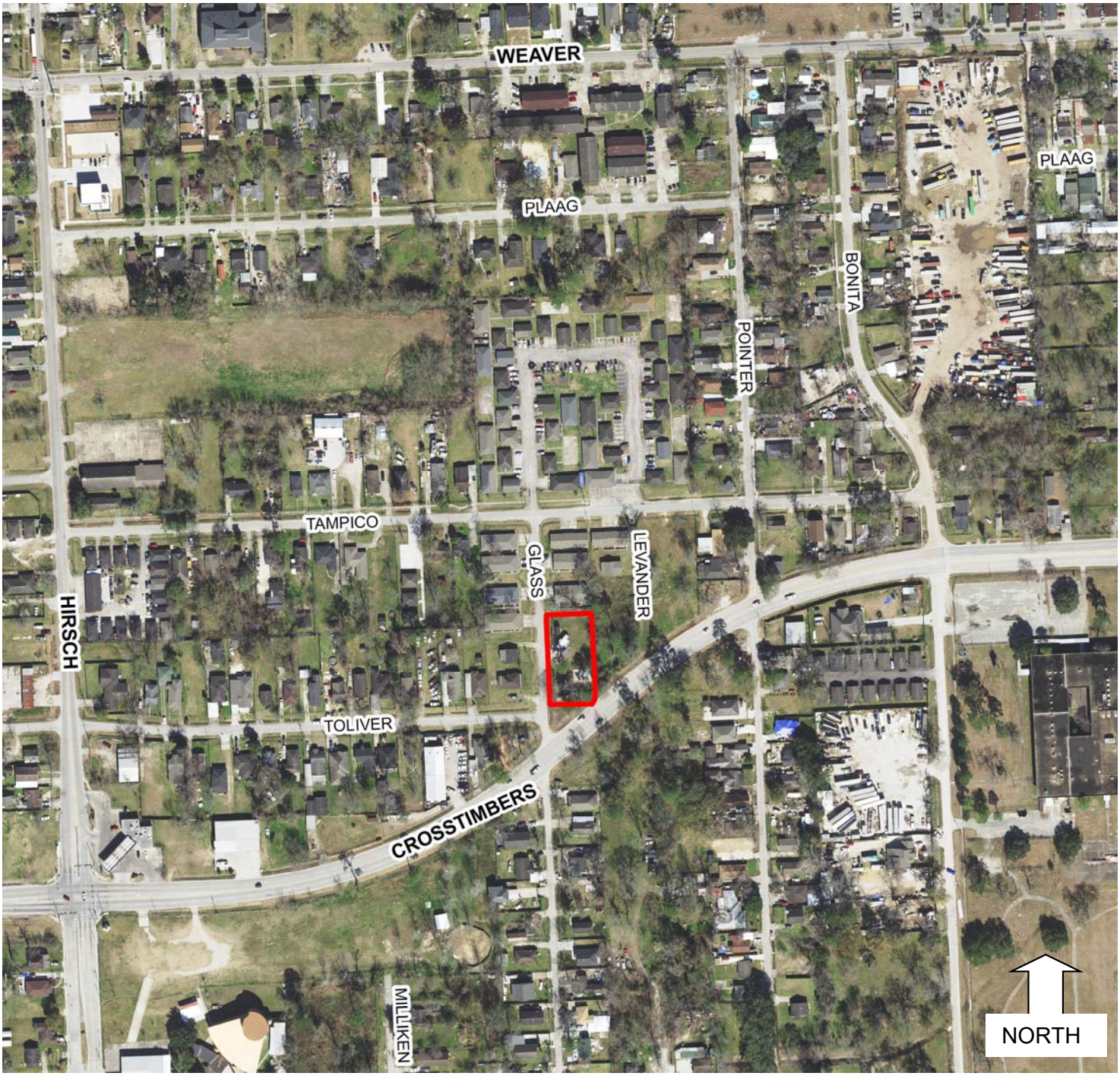
Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Crosstimbers Place (DEF 1)

Applicant: JEG-ZER LLC



D – Variances Aerial

Scale:
1"=30'

0 10 20 40 60

SAJRGD LLC
TRACTS 24-27, BLOCK 2
(H.C.C.F. RP-2020-519394)

THIS 1889.87 SQ.FT./0.043 AC. IS HEREBY DEDICATED TO THE PUBLIC FOR FUTURE RIGHT-OF-WAY PURPOSES.

N 87°13'04" E 98.54'

3' EAE 88.54'

10.00'

13.7'

LOT 1
2,035.78 SQ/FT
0.0467 ACRE

23.00'

88.48'

LOT 2
1,813.37 SQ/FT
0.0416 ACRE

20.50'

88.43'

LOT 3
1,812.30 SQ/FT
0.0416 ACRE

0' B.L.

4' G.B.L.

16' SHARED DRIVEWAY

88.38'

8.5'

LOT 4
1,811.23 SQ/FT
0.0416 ACRE

BLOCK 1

88.33'

LOT 5
2,869.28 SQ/FT
0.0658 ACRE

R10.0'

32.50'

88.28'

DITCH

EDGE ASPHALT

5' SIDEWALK

GLASS STREET
(30' R.O.W.)
(H.C.C.F. J033400)

16' SHARED DRIVEWAY

42.46'

45.78'

S 02°29'28" W 180.27'

TONY NGUYEN
TRACTS 21-22, BLOCK 2
(H.C.C.F. RP-2018-559316)

BMI INVESTMENTS INCORPORATED
TRACT 20, BLOCK 2
(H.C.C.F. 20110106915)

10.00'

4' G.B.L.

RESERVE A
20.00'

LOT 6
3,063.83 SQ/FT
0.0703 ACRE

62.97'

RESIDENTIAL
UNIT

LOT 7
3,234.44 SQ/FT
0.0742 ACRE

5' B.L.

54.27'

61.4'

60.9'

59.7'

44.00'

10' BUILDING LINE

14.19'

S 52°01'28" W

33.4'

18.0'

42.65'

34.27'

S 87°13'04" W 86.92'

15'X15' VISIBILITY TRIANGLE

3" CALIPER TREE
LIVE OAK

3" CALIPER TREE
LIVE OAK

6' SIDEWALK

DITCH

32.1'

22.1'

11.1'

7.1'

76.4'

DITCH

DITCH

EDGE ASPHALT

E. CROSSTIMBERS
(R.O.W. VARIES)
(H.C.C.F. J033400)

CROSSTIMBERS PLACE
SITE PLAN

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

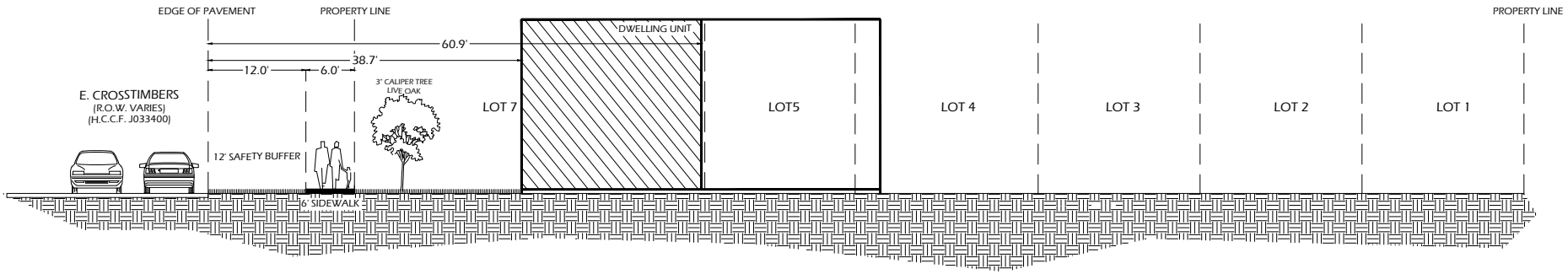
7 LOTS 1 BLOCK

OWNERS:

ELIZABETH GARCIA

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

JEG-ZER LLC DBA TEXAS PLANS & PERMITS



CROSS SECTION A-A

CROSS SECTION

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

JEG-ZER LLC DBA TEXAS PLANS & PERMITS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0855
Plat Name: Crosstimbers Place
Applicant: JEG-ZER LLC
Date Submitted: 04/17/2023

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

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

Specific Variances are being sought and extent of variance: To allow a reduced building line of 5 feet along the eastern boundary of the plat (eastern boundary of lot 7) instead of the required 25 feet, a reduced building line of 10 feet along E Crosstimbers instead of the required 25 feet and a reduced building line of 0 feet along Glass Street instead of the required 5 feet.

Chapter 42 Section: 152, 156

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-156. - Collector and local streets—Single-family residential. (b)Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:(1)20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or(2)10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

Statement of Facts

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

The site is located within the city limits. The purpose of the replat is to create 7 residential lots and a shared driveway. The site is located at the corner of Glass Street, a local street, and E Crosstimbers, a major thoroughfare (MTF). The site includes lots 28, 29 and 30 out of Paul Quinn Gardens an unrecorded subdivision. Originally, a front loader development was proposed for Lots 28 and 29 (lots 1 to 5), lot 30 was proposed to be platted into two lots (lots 6 and 7) getting access from a shared driveway connected to E Crosstimbers. The plat was revised to have a 16 feet shared driveway to give access to all the proposed lots (lots 1 to 7). The shared driveway will have vehicular access through Glass Street. No vehicular access will be provided along E Crosstimbers and all lots will have street frontage. The ROW of E Crosstimbers abuts the southern and eastern boundary of the plat due to the irregular shape of the ROW at this location. Strict application of the ordinance requires 25 feet building lines along both sides. Along Glass Street a 5 feet building line is required and a 10 feet dedication due to the existing ROW width of the street. The unusual physical characteristics of the site along Crosstimbers ROW, the requirement of the building lines along E Crosstimbers and Glass Street and the requirement of the 10 feet public ROW dedication along Glass Street will deprive the applicant of the reasonable use of the land due to the reduction on the area that can be developed. A 5 feet building line is being proposed instead of the required 25 feet building line along the eastern boundary of lot 7. With this proposed building line there will be a setback of approximately 33 feet measured from the edge of pavement of E Crosstimbers to the 5 feet building line along the eastern boundary of proposed lot 7. A 10 feet building line is being

proposed along the southern boundary of the plat (E Crosstimbers). With this proposed building line there will be a setback of approximately 32 feet from the pavement edge to the proposed 10 feet building line at its closest point and 86 feet at its furthest point. A 0 foot building line is being proposed along Glass Street. With this proposed building line there will be a setback of approximately 13 feet from the BOC to the property line (0 feet building line) Pedestrian improvements are being provided on the site such as a 5 feet sidewalk along Glass Street with a 4 feet safety buffer and 3-inch caliper trees and a 6 feet sidewalk with 4 feet safety buffer and 3-inch caliper trees along E Crosstimbers. Currently, there are no sidewalks along either street.

(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 MTF E Crosstimbers was created around 1955 based on the Historical Major Thoroughfare & Freeway Plan Maps after Paul Quinn Gardens neighborhood was created. The MTF bisected the neighborhood creating the unusual physical characteristic of Crosstimber's ROW by removing lots and portions of lots to make room for the public ROW changing lot 30 into a corner lot. The distance from the pavement section to the property line along E Crosstimbers is approximately 22 feet on its closest point and 76 feet on its furthest point. A 10 feet dedication, along Glass Street, to comply with Chapter 42 ROW requirements is being provided. This will widen the pedestrian realm to approximately 13 feet from BOC to the property line along Glass Street. Allowing a reduced building line of 5 feet along the eastern boundary of proposed lot 7, a reduced building line of 10 feet along the southern boundary of the plat and a 0 feet building line along Glass Street are not the result of a hardship created or imposed by the applicant.

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

The distance from the 5 feet building line along the east boundary of lot 7 to E Crosstimbers' pavement edge is approximately 33 feet. The distance from the pavement edge to the property line along the southern boundary of the plat (E Crosstimbers) is approximately 22 feet on its closest point and 76 feet on its furthest point. A 10 feet dedication to comply with Chapter 42 ROW requirements is being provided along Glass Street. This will provide a distance of approximately 13 feet from BOC to the property line. These distances allow for a reduction on the proposed building lines along Glass Street and E Crosstimbers that enables to change the type of development from front loaders to a shared driveway development. This change will reduce the number of curb cuts along Glass Street and eliminates vehicular access from E Crosstimbers. Allowing a reduced building line of 5 feet along the eastern boundary of the plat, a reduced building line of 10 feet along the southern boundary of the plat and a reduced building line of 0 feet along Glass Street will preserve and maintain the intent and general purpose of this chapter by creating a more pedestrian friendly development with a minimum interference between vehicles and pedestrians by only having one curb cut on the proposed site.

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

The distances that exist from the edge of pavement to the proposed building lines along E Crosstimbers allows for a safer pedestrian realm environment since they are greater than the setbacks required by the ordinance. The distance from BOC to the property line along Glass Street, with the 10 feet dedication, will allow for a wider pedestrian realm and a reduction of the proposed curb cuts from 5 to 1 with the change on the type of development from front loader to a shared driveway development. With this change vehicular access along E Crosstimber will not be considered. This will help create a safer environment for pedestrians and vehicles along both streets. In addition to this, a 6 feet sidewalk is being proposed along E Crosstimbers and a 5 feet sidewalk along Glass Street to improve the pedestrian realm. Currently, there are no sidewalks at this location. The granting of the variance will not be injurious to the public health, safety or welfare since the proposed development is providing a pedestrian design that renders a safer environment for people and vehicles.

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

The reduced 5 feet building line along the eastern boundary of the plat of lot 7 is being requested due to the unusual physical characteristic of Crosstimber's ROW boundary that surrounds part of the site along the east side. The reduced 10 feet building line along the southern boundary of the plat is being requested due to the large setback (25 feet) required from the ordinance when the

existing distances between the pavement edge and the property line along E Crosstimbers are greater than the ordinance requirement. The reduced building line of 0 feet along Glass Street is being requested due to the 10 feet public ROW dedication required to comply with the ordinance's ROW standards for local streets. These reductions on the building lines will allow to change from a front loader development to a shared driveway development to create a more pedestrian friendly design by improving the pedestrian realm, reducing the number of curb cuts along Glass Street from 5 to 1 and eliminating vehicular access along E Crosstimbers. The Pedestrian improvements proposed for this development are a 5 feet sidewalk along Glass Street with a 4 feet safety buffer and 3-inch caliper trees and a 6 feet sidewalk with 4 feet safety buffer and 3-inch caliper trees along E Crosstimbers.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

May 5, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Crosstimbers Place
REFERENCE NUMBER: 2023-0855

Dear Property Owner:

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

JEG-ZER LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced 5' building line instead of the required 25' building line along the easer boundary. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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

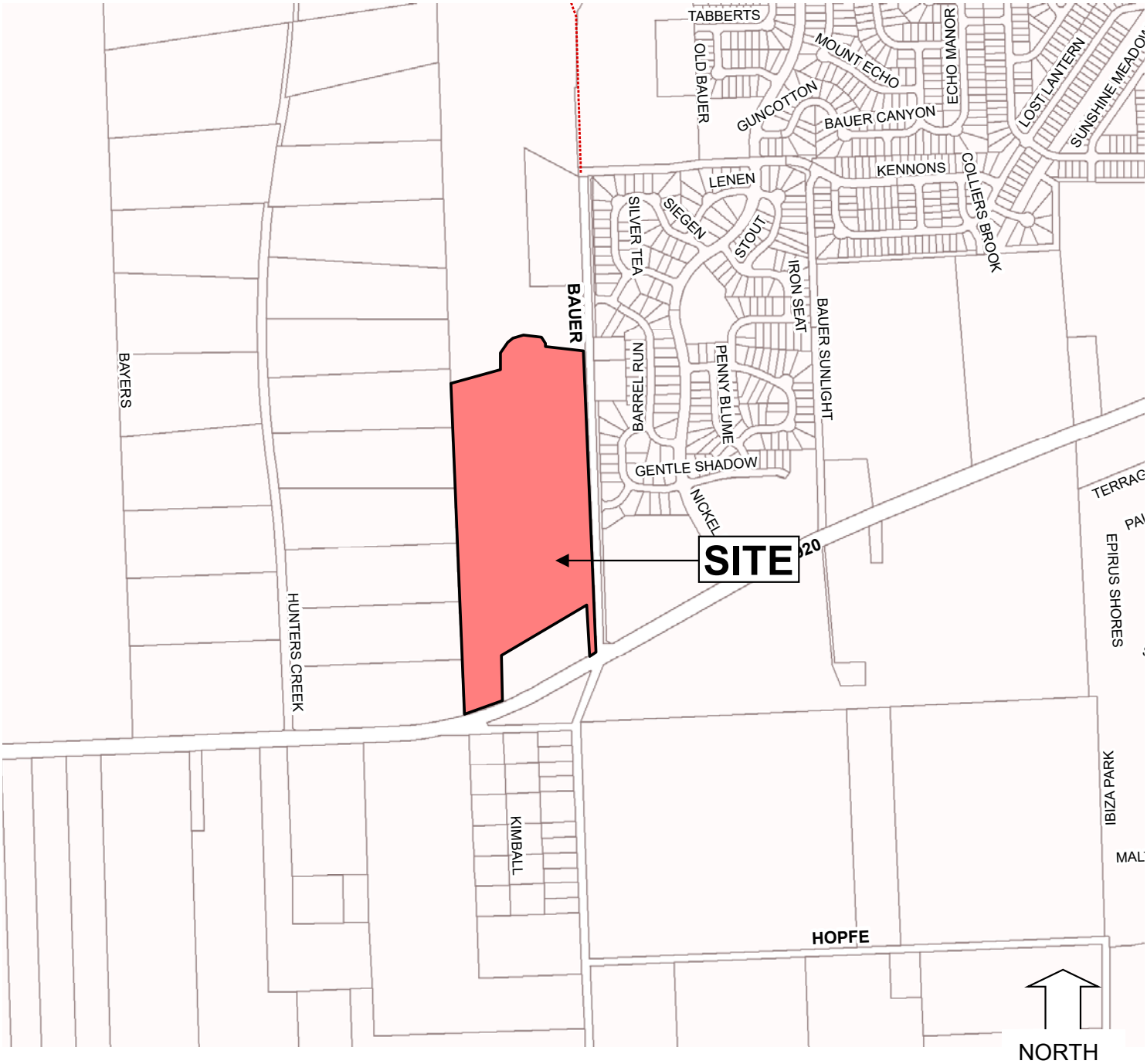
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

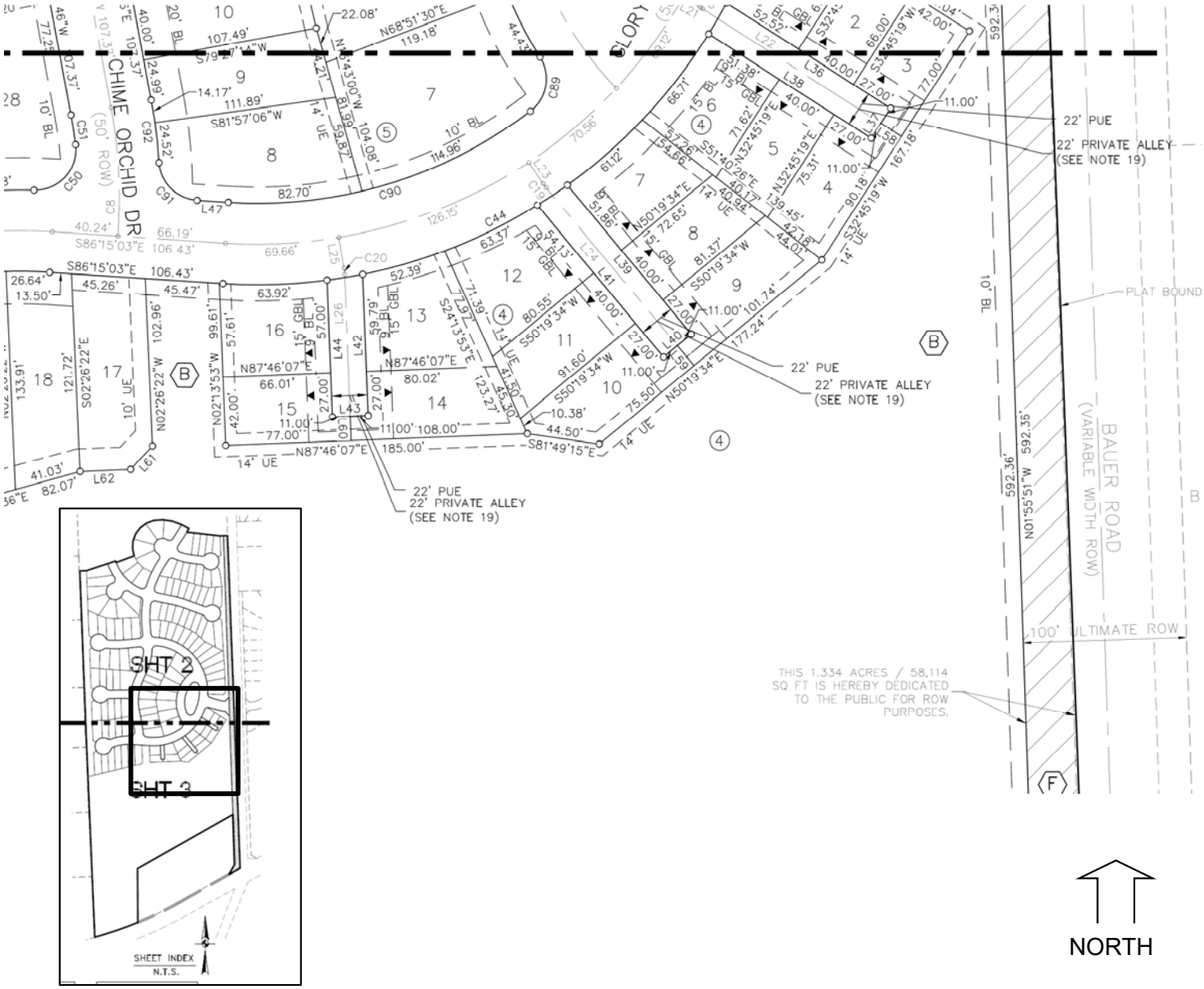
Site Location

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 1

Applicant: Pape-Dawson Engineers



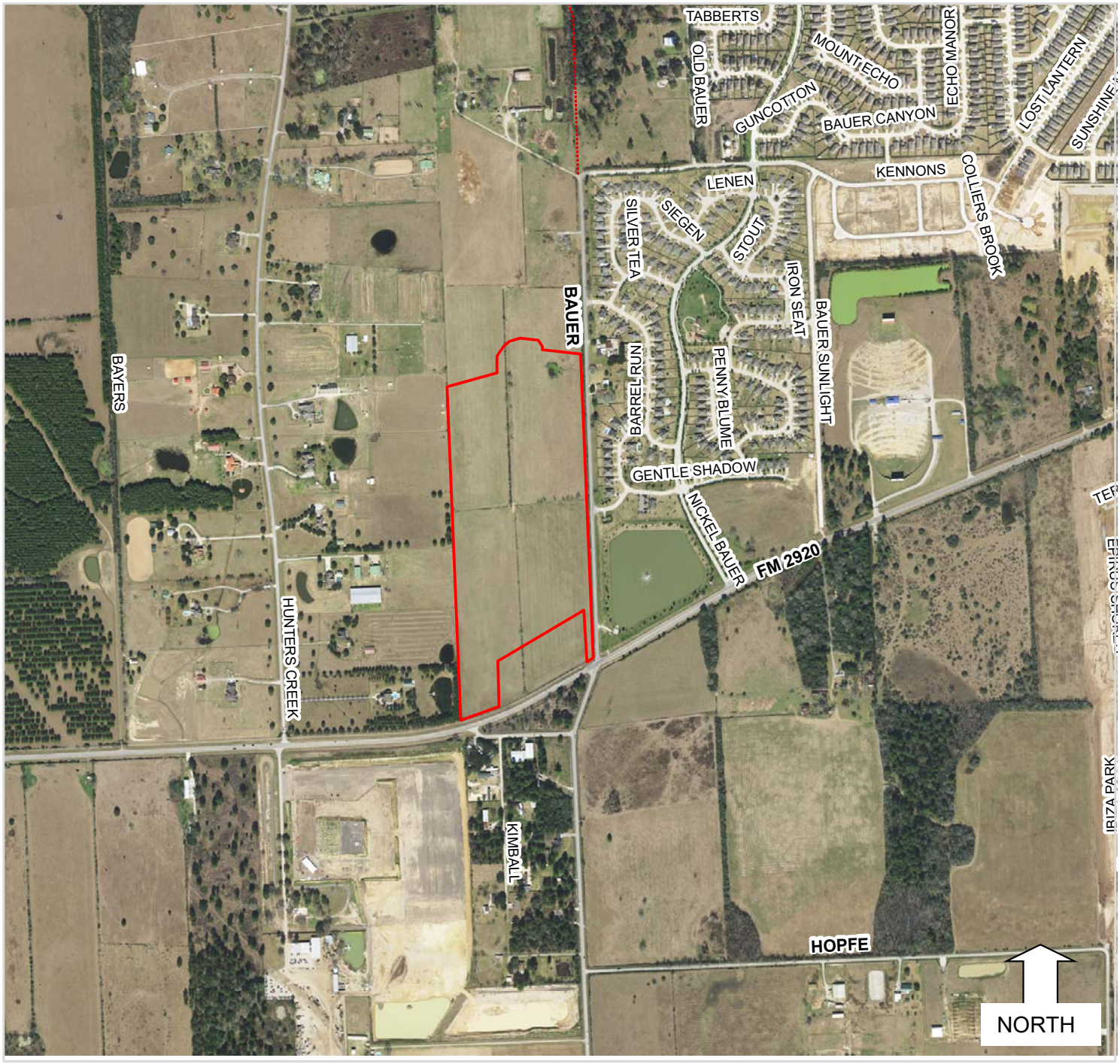
D – Variances **Subdivision**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/08/2023**

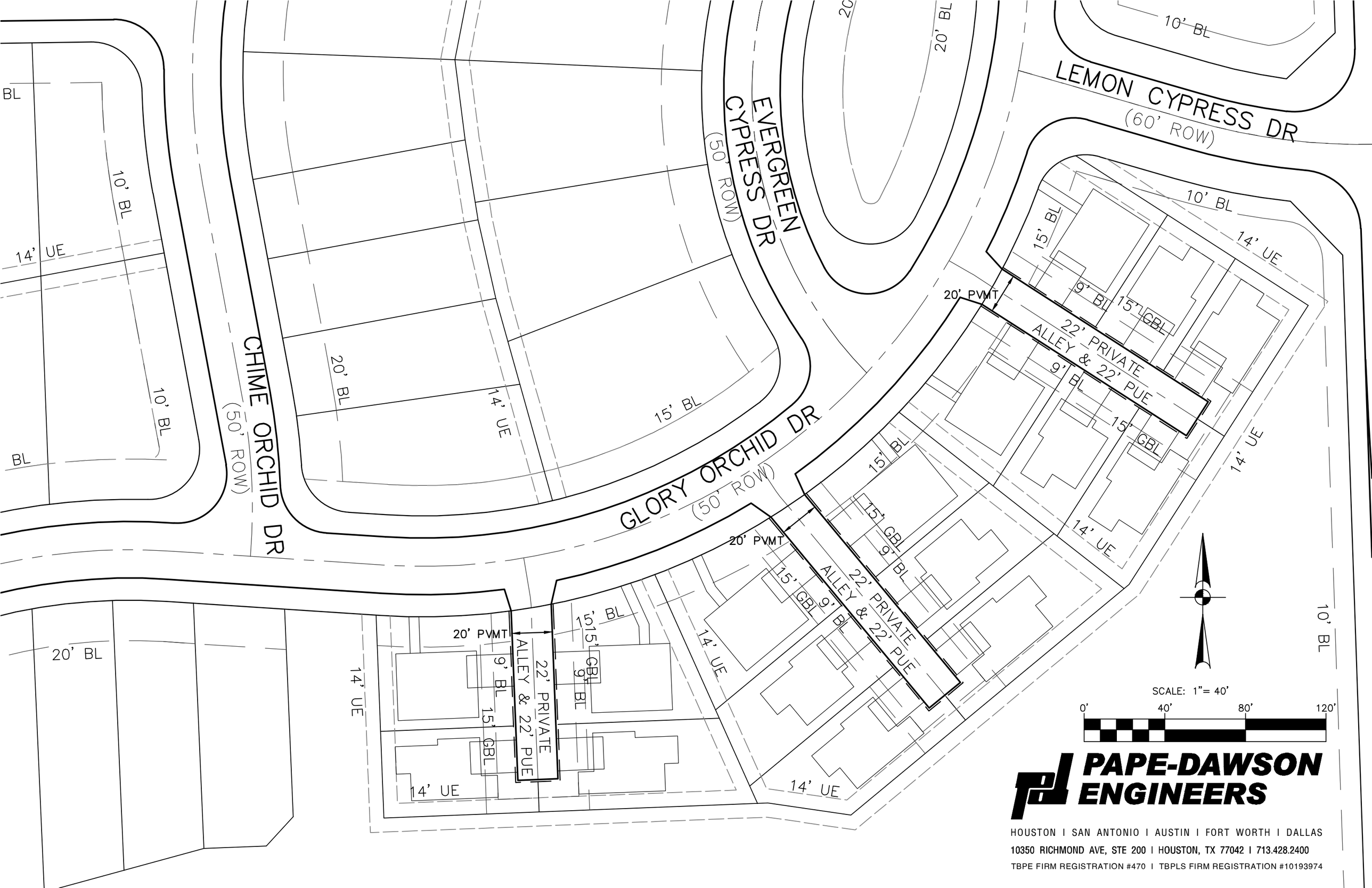
Subdivision Name: Cypress Trails at Bauer Landing Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



PAPE-DAWSON ENGINEERS

HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS

10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1280
Plat Name: Cypress Trails at Bauer Landing Sec 1
Applicant: Pape-Dawson Engineers
Date Submitted: 05/30/2023

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:
To allow single family residential lots to take access from a 22 foot wide alley.
Chapter 42 Section: 188(a)

Chapter 42 Reference:
42-188(a). 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
Cypress Trails at Bauer Landing Sec 1 is proposing 128 single family lots. This variance applies to 16 of the 128 proposed lots. They are intended to be developed as a cluster lot concept where each lot has rear vehicular access via a 22 foot wide private alley. The private alley pavement width is 20 feet wide.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The cluster concept as presented is a newer concept that creates some options and diversity for potential buyers who might be relocating to rural communities. This concept targets potential residents who might not want a large yard to maintain. It also caters to buyers relocating to be near grandchildren who want the feel of urban concepts, but in a more rural setting. This concept allows diversity and creates a usable solution for ingress and egress for both vehicular and pedestrians using an alleyway that looks and mimics similar to a normal street.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The greater intent of this chapter will be preserved as this cluster concept create something similar to the shared driveway and PAE/PUE as defined in Chapter 42.

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

The three proposed 22 foot wide private alleyways are relatively short with the longest alley being roughly 126' long. These clusters serve four to six homes with no more than three lots deep. The spacing between the private alleyways exceed street spacing requirements. No adverse impact to the public's health, safety, or welfare is anticipated by granting this variance request.

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

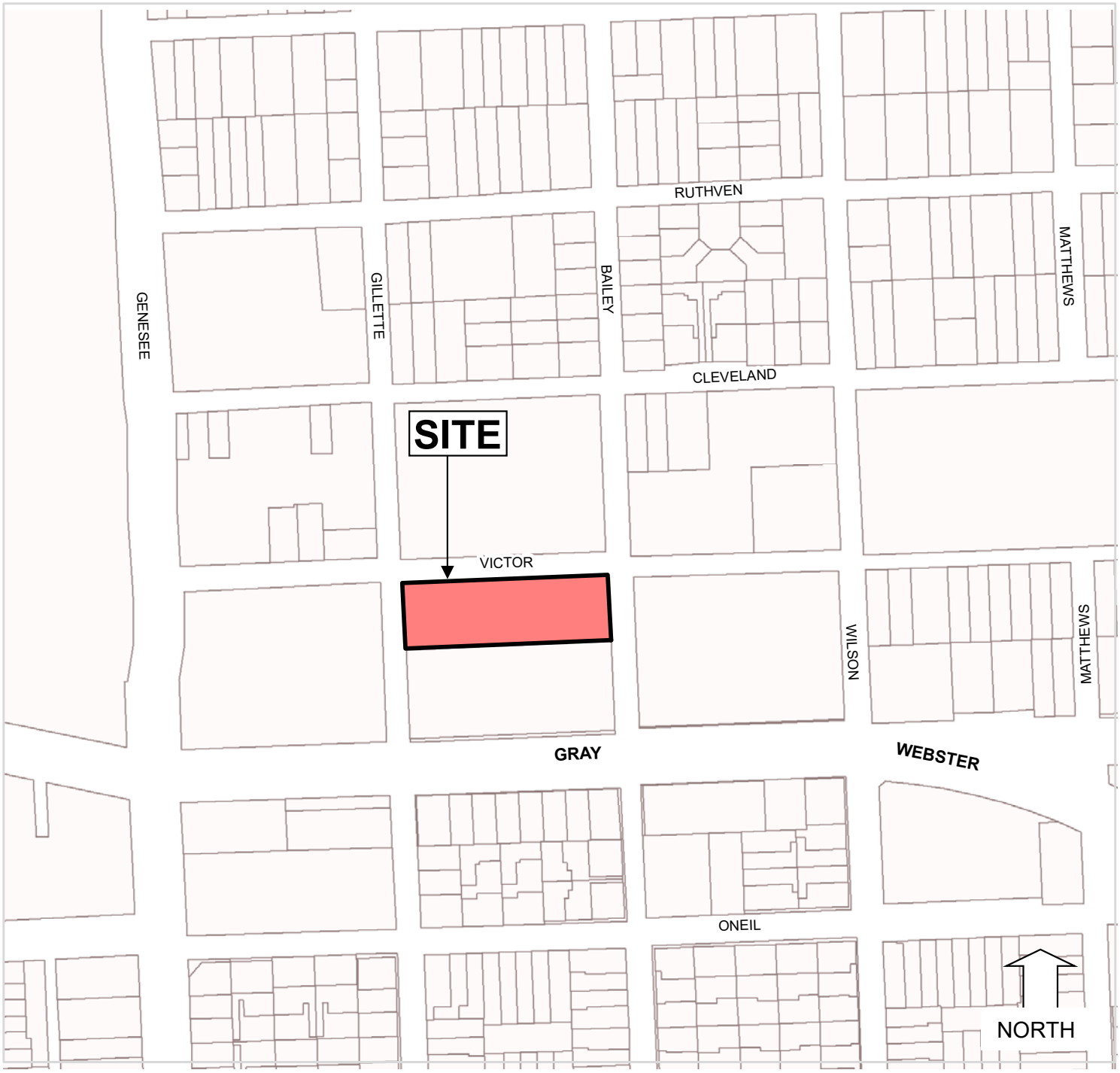
This variance request is not about economic hardship. The minimum width of an alleyway is 20 feet wide as defined by Chapter 42. The proposed 22 feet wide private alleyway provides a balanced approach that takes a combination of Chapter 42's shared driveway and private access driveways concepts.

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dikeman Historic Preservation Addition

Applicant: Pro-Surv



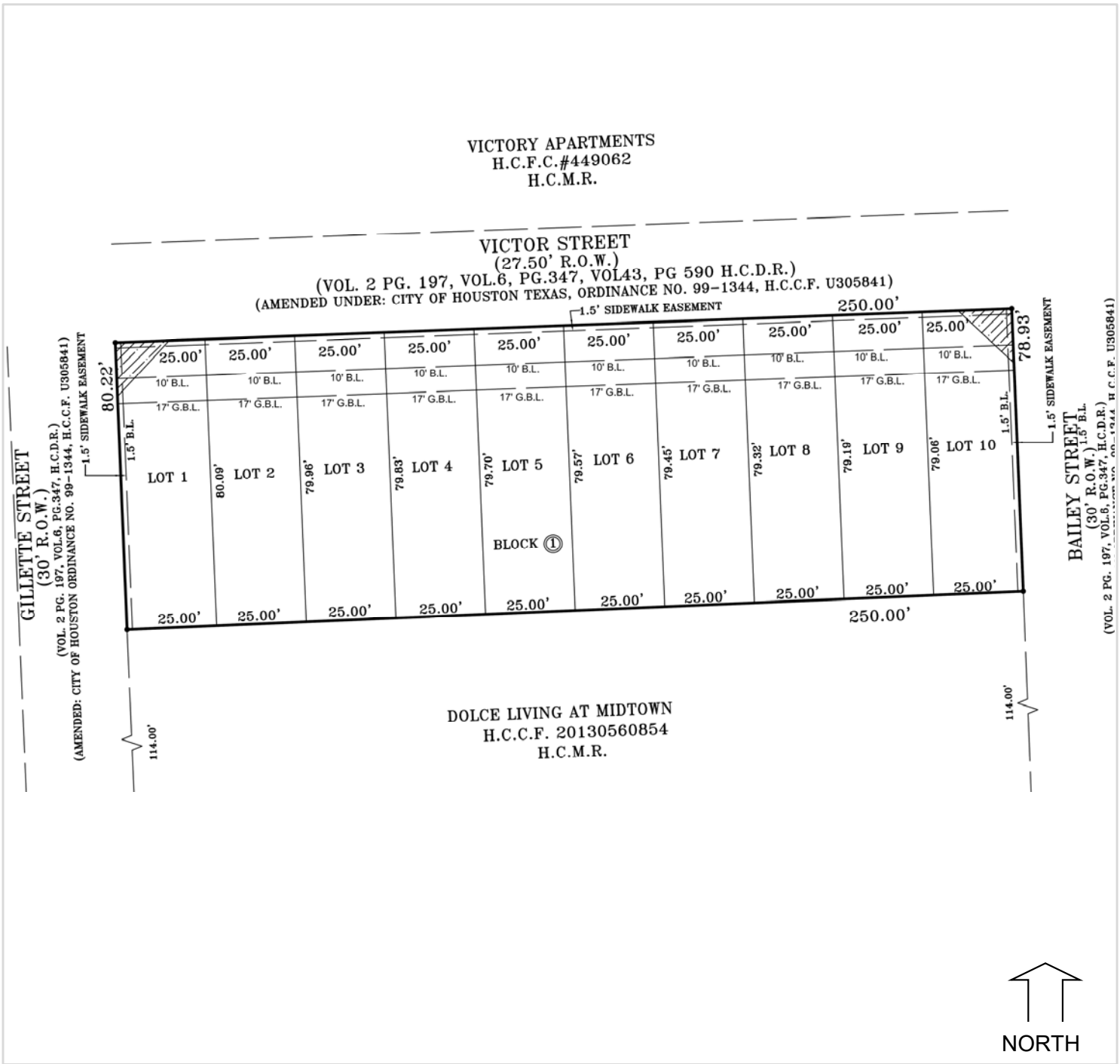
D – Variances **Site Location**

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dikeman Historic Preservation Addition

Applicant: Pro-Surv



D – Variances **Subdivision**

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Dikeman Historic Preservation Addition

Applicant: Pro-Surv



D – Variances **Aerial**

City of Houston

2010 Aerial



AOI

Parcel Boundary

Source: COHGIS;
Date: Jan 2023
Reference: pj25753

0 10 20 30 40 50 Feet

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1046
Plat Name: Dikeman Historic Preservation Addition
Applicant: PROSURV
Date Submitted: 05/12/2023

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

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

A VARIANCE IS BEING SOUGHT TO NOT BE REQUIRED TO ADD A 10' B.L. AND A 17' G.B.L. ON THE 2 CORNER LOTS OF SUBJECT PROPERTY ALONG EAST RIGHT OF WAY LINE BAILEY STREET AND THE WEST RIGHT OF WAY LINE OF GILLETTE STREET AT THE INTERSECTION WITH THE SOUTH LINE OF VICTOR STREET.

Chapter 42 Section: 159

Chapter 42 Reference:

SEC. 42-159. SEC. (B) (1) (2) COLLECTOR STREETS AND LOCAL STREETS—URBAN AREA. (B) THE BUILDING LINE REQUIREMENT FOR A SUBDIVISION OR DEVELOPMENT IN AN URBAN AREA RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE ADJACENT TO A COLLECTOR STREET OR A LOCAL STREET SHALL BE: (1) TEN FEET FOR THE PRINCIPAL STRUCTURE; AND (2) SEVENTEEN FEET FOR ANY CARPORT OR GARAGE FACING THE COLLECTOR STREET OR LOCAL STREET UNLESS OTHERWISE REQUIRED OR AUTHORIZED BY THIS ARTICLE. A BUILDING ABOVE THE GARAGE OR CARPORT MAY OVERHANG THE BUILDING LINE UP TO SEVEN 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 OWNER, HISTORIC PRESERVATION FUND I, LP, ACQUIRED THE PROPERTY ON VICTOR STREET IN 2019. PRIOR TO THEIR ACQUISITION, THE PROPERTY; CONSISTING OF 5 LOTS WITH 10 SHOTGUN HOUSES, BUILT BETWEEN 1913-1920 IN FREEDMEN'S TOWN. THE 10 HOUSES ON VICTOR STREET WERE SLATED FOR DEMOLITION IN 2011. THE 4TH WARD REDEVELOPMENT AUTHORITY (RDA) ACCEPTED A DONATION OF THREE OF THE HOUSES. THE HOUSES REMOVED WERE ADDRESSED AS; 1501, 1505, AND 1507 VICTOR STREET. 1501 VICTOR STREET IS LOCATED ON THE CORNER OF VICTOR AND BAILEY. THE REMOVAL OF THE 3 HOUSES WAS TO PRESERVE SOME OF THE SITE'S HISTORY IN THE 4TH WARD BY THE RDA. THE REASON FOR THE REPLAT IS TO CREATE INDIVIDUAL LOTS FOR EACH OF THE REMAING 7 HOUSES, TO RETURN THE 3 ORIGINAL HOUSES AND THE RESTORATION OF EACH. THE GRANTING OF THE VARIANCE WILL ALLOW FOR THE HISTORIC PRESERVATION OF THE SITE BY RETURNING THE 3 HOUSES TO THEIR ORIGINAL LOCATION.

(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 PROVIDE ADDITIONAL AFFORDABLE HOUSING UNITS WHILE ALSO PRESERVING THE HISTORIC FOOTPRINT AND CHARACTER OF THE PROPERTY AS ORIGINALLY INTENDED.

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

APPROVING THE REQUESTED VARIANCE OF THE REDUCED BUILDING LINES ON THE SIDE STREETS OF GILLETTE AND BAILEY WILL ENABLE THE RETURN AND REPATRIATION OF THE 3 HOUSES TO THEIR APPROXIMATE ORIGINAL LOCATION FOR 1501, 1505 AND 1507 VICTOR STREET, AND THE ABILITY TO REBUILD THE HOUSE AT 1519 VICTOR STREET IF NEEDED. THE INTENDED RESTORATION OR CONSTRUCTION WILL NOT ENCROACH INTO THE BUILDING LINES ALONG VICTOR STREET NOR INTO THE ADDED VISIBILITY TRIANGLE.

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

THE GRANTING OF THE VARIANCE FOR THIS PROJECT HAS SIGNIFICANT PUBLIC HEALTH, SAFETY, AND WELFARE BENEFITS, BOTH FOR AFFORDABILITY, HISTORIC PRESERVATION, COMMUNITY PRIDE AND LIVABILITY.

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

WE ARE ASKING FOR THE VARIANCE IN SUPPORT OF HISTORIC PRESERVATION IN HOUSTON'S 4TH WARD DISTRICT. IN 1984 WHEN THE FREEDMEN'S TOWN NATIONAL REGISTER HISTORIC DISTRICT WAS APPROVED, OVER 500 HISTORIC STRUCTURES WERE ON THE INVENTORY, MAKING IT THE LARGEST NATIONAL REGISTER HISTORIC DISTRICT IN THE COUNTRY. TODAY LESS THAN 70 REMAIN, AND MANY OF THOSE ARE AT RISK AND IN DETERIORATED CONDITION.

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 18, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Dikeman Historic Preservation Addition
REFERENCE NUMBER: 2023-1046

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Victor Street between Bailey and Gillette 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.

Pro-Surv, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 1.5' building line along Gillette and Bailey for refurbished one-story homes. 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, June 8, 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:

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted 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 Donna Eckels with Pro-Surv at 281-996-1113. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@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

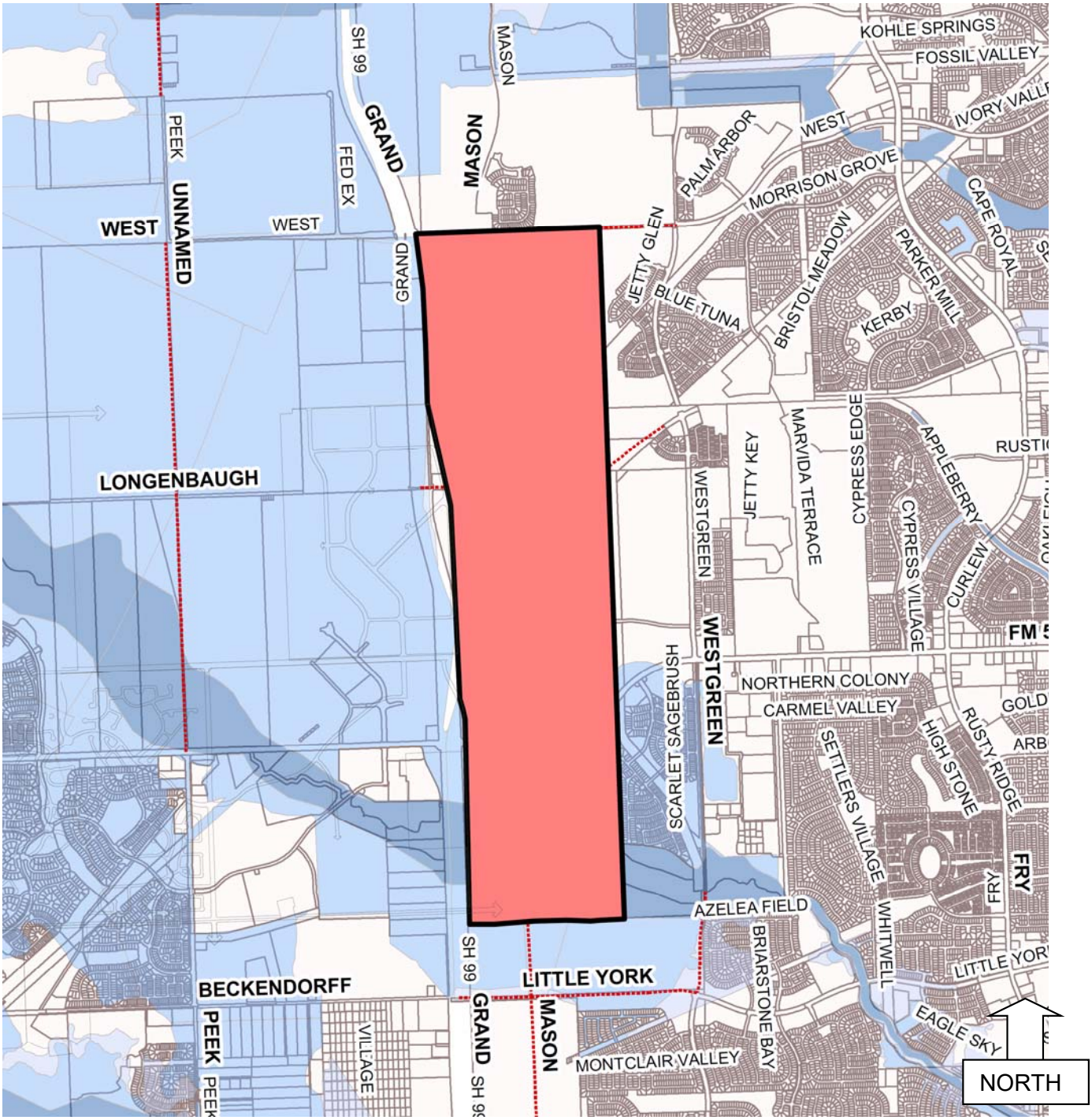
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Grand Mason GP (DEF 2)

Applicant: BGE, Inc. - Land Planning



D – Variances

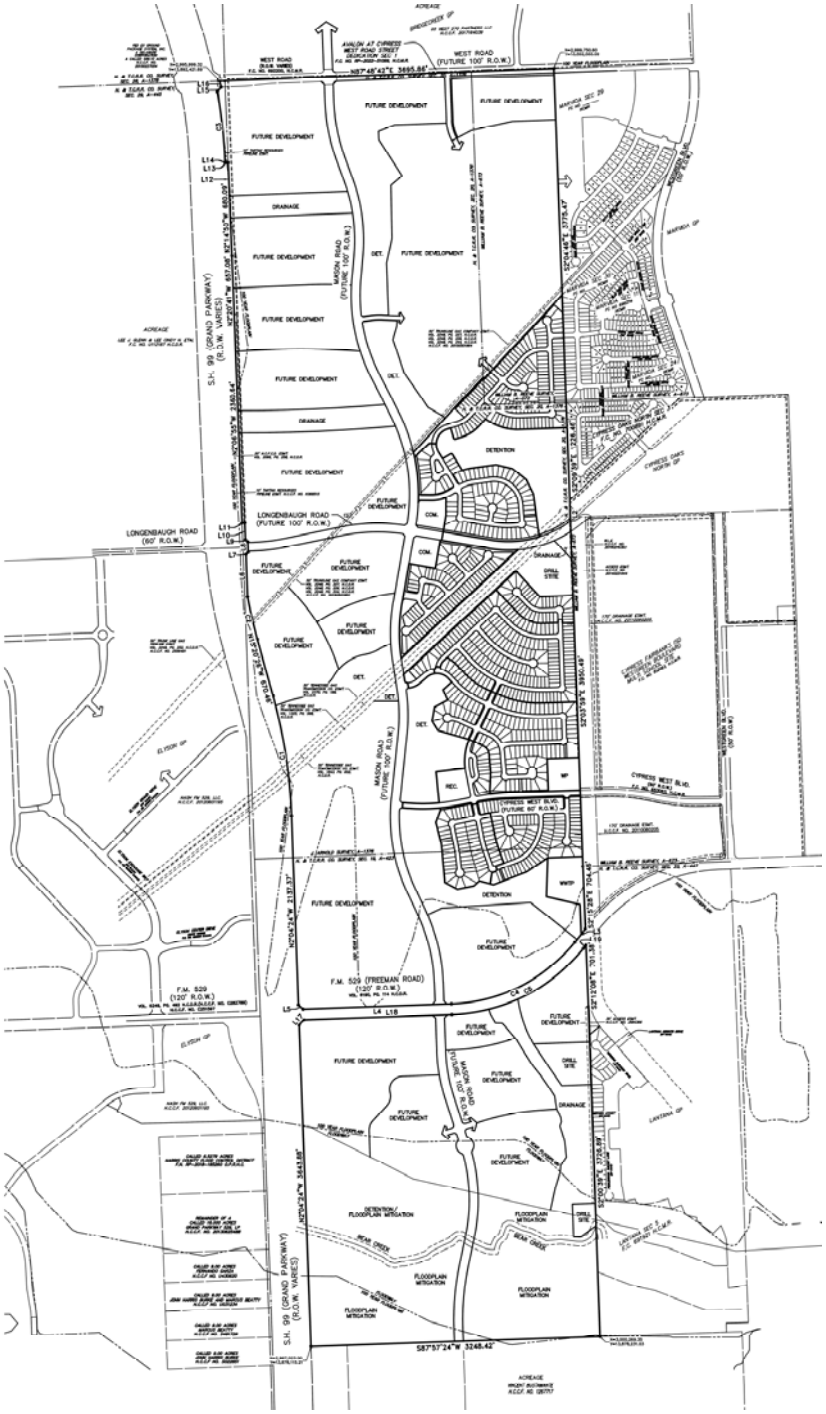
Site Location

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Grand Mason GP (DEF 2)

Applicant: BGE, Inc. - Land Planning



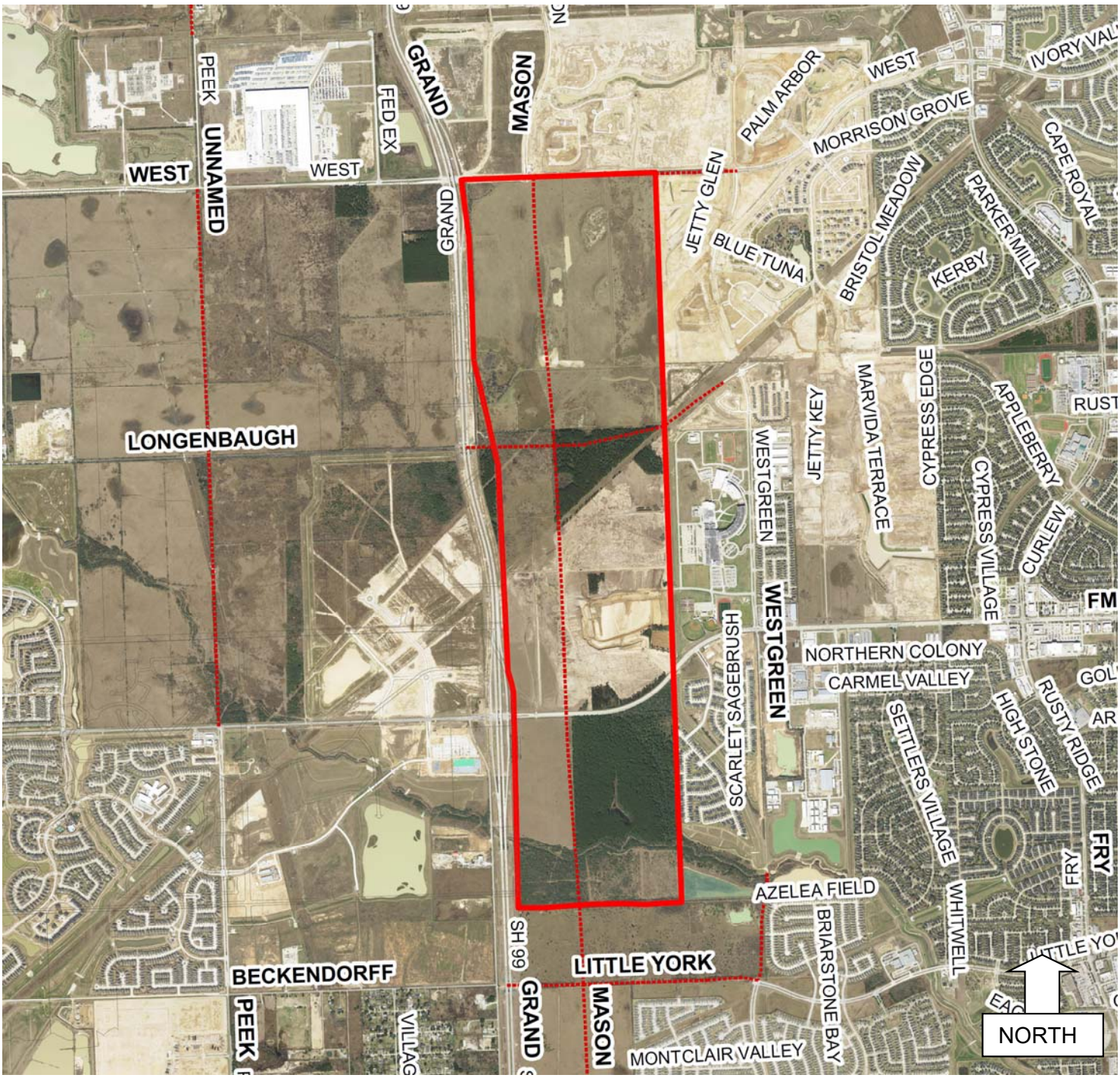
D – Variances Subdivision

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Grand Mason GP (DEF 2)

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial



VARIANCE EXHIBIT

GRAND MASON

±1,124.4 ACRES OF LAND

HARRIS COUNTY, TEXAS

APRIL 28, 2023

BGE #8616-00

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

0 200 400 800

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2020 BGE, INC., ALL RIGHTS RESERVED

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.

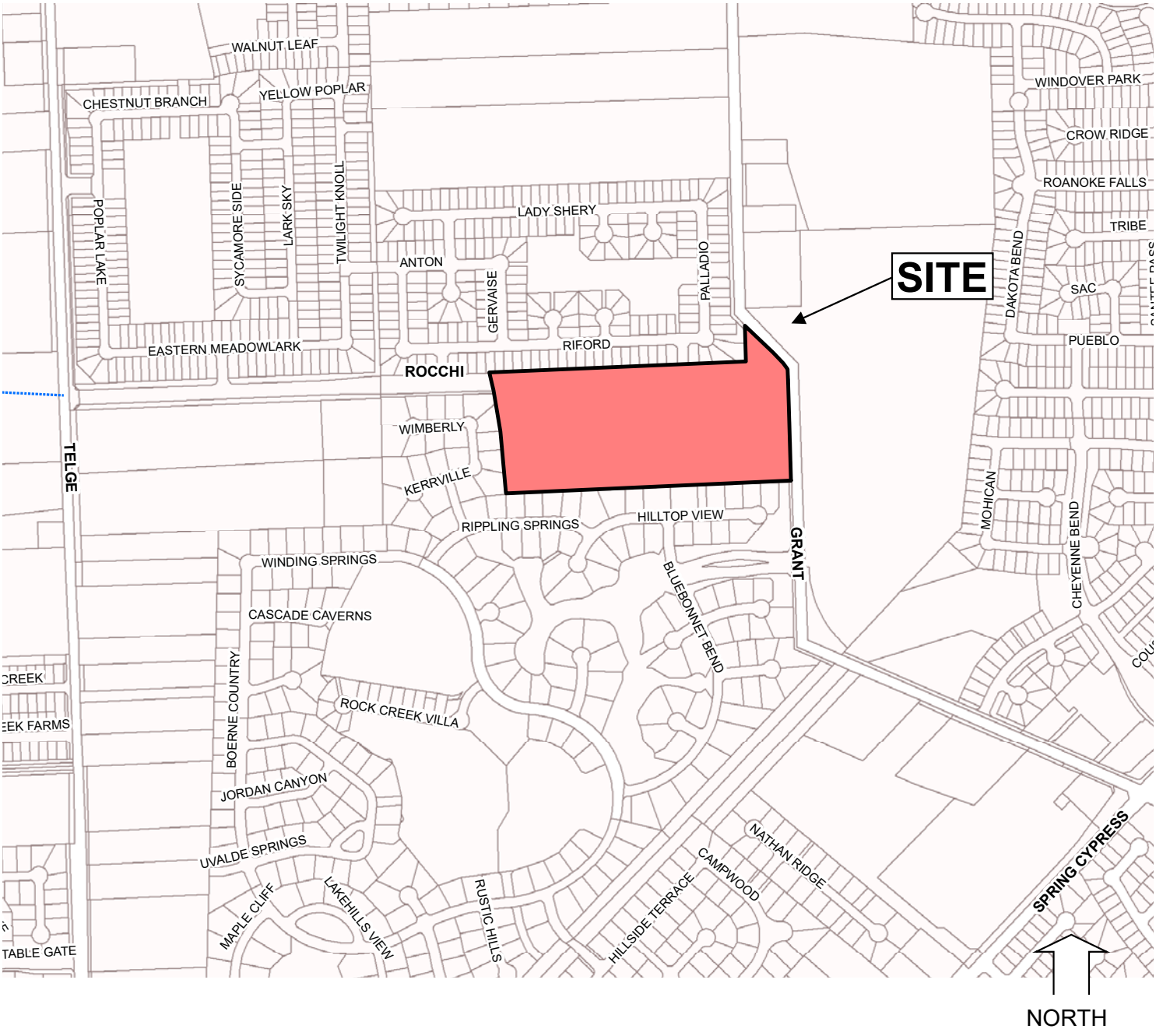
The existing physical characteristics of the site and surrounding area, as well as requirements imposed by the pipeline company are the supporting circumstances for this request.

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Horizon at Cypress Sec 1

Applicant: 7gen Planning



D – Variances

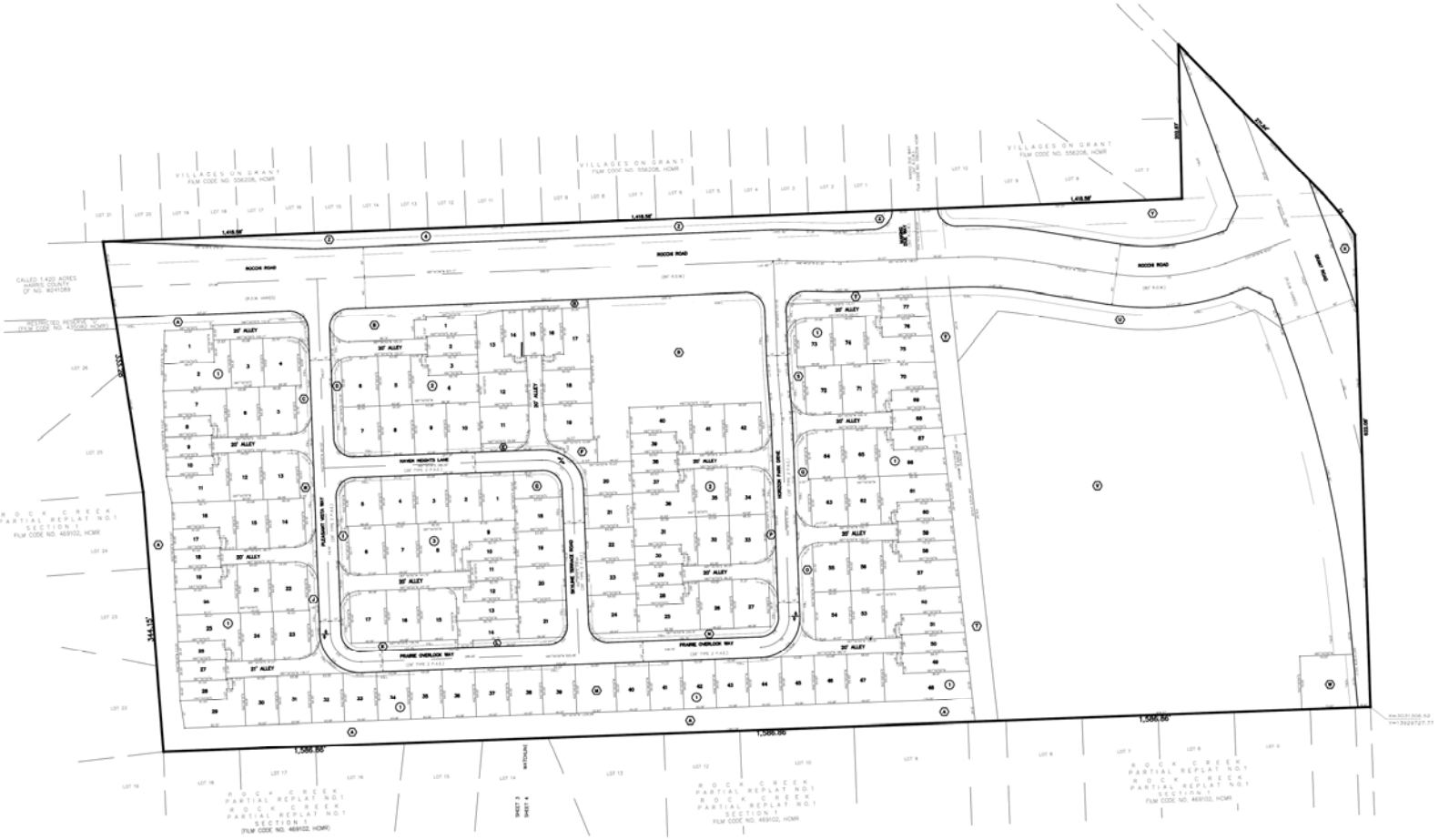
Site Location

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Horizon at Cypress Sec 1

Applicant: 7gen Planning



D – Variances **Subdivision**

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Horizon at Cypress Sec 1

Applicant: 7gen Planning



D – Variances

Aerial

SCALE : 1" = 60'

0 30 60 120

DATE : 05-22-2023

NORTH

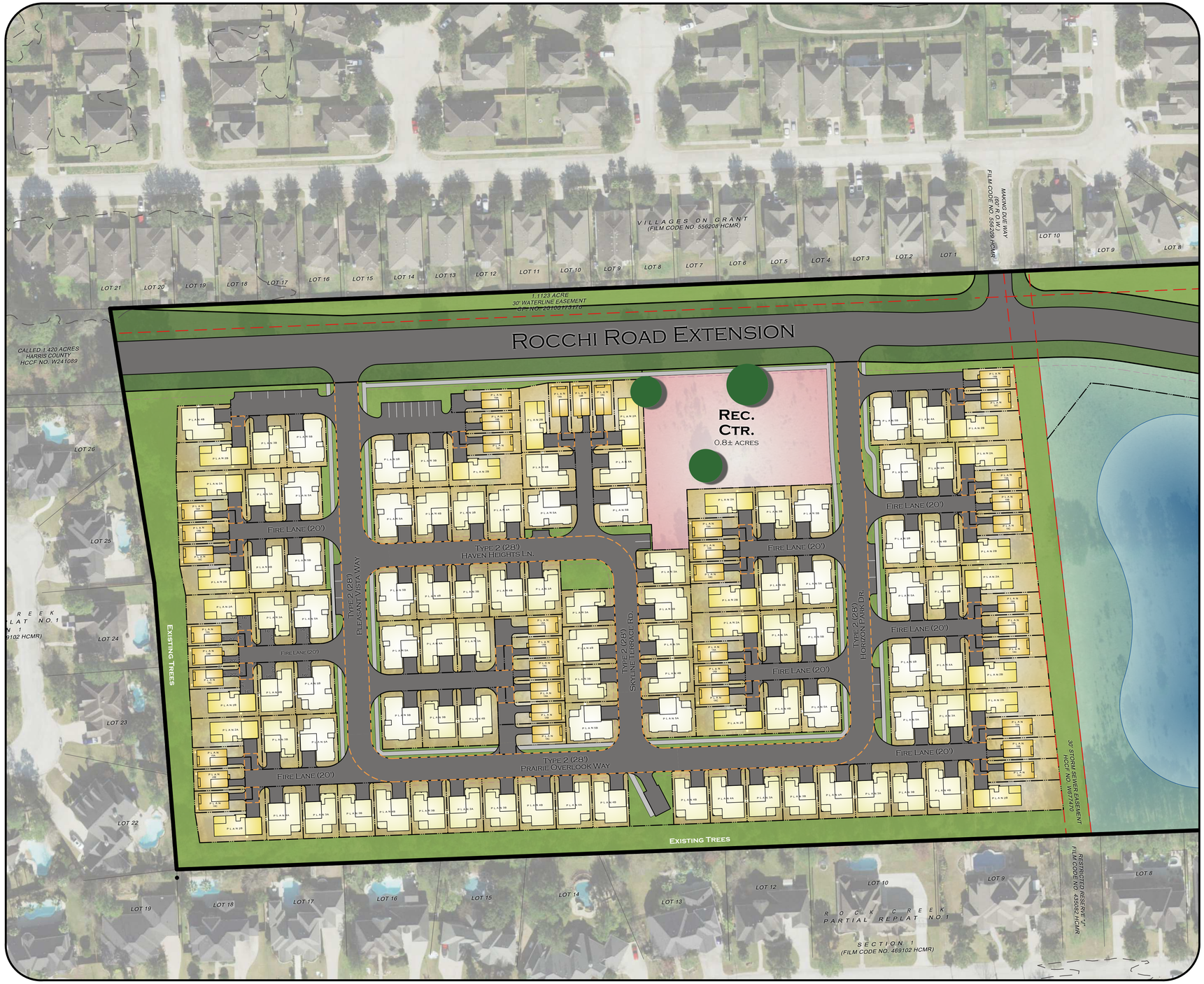
All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

© 2023 7GEN PLANNING, ALL RIGHTS RESERVED

Driveway Dimensions

SCALE : 1" = 20'





HHS|RESIDENTIAL

Cabrera Tract

25.4± acres within Harris County Texas

CONCEPTUAL SITE PLAN - OPTION G3

7gen PLANNING
Planning & Landscape Architecture
2107 CityWest Blvd, Suite 400
Houston, Texas 77042
713.343.0394
9050 N Capital of Tx Hwy., Bldg. 3, Suite 390
Austin, Texas 78759
512.646.3454

Drawing: L:\02_LAND PLANNING\CLIENTS\HHS Residential\2022\245-LPN-00_Cabrera 25-Acre Tract\04_Land Planning\013_Exhibits\Conc53_Plat Exhibit.dwg
Last Modified: May 22, 23 - 15:53
Plot Date/Time: May 22, 23 - 15:53:00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1101
Plat Name: Horizon at Cypress Sec 1
Applicant: 7gen Planning
Date Submitted: 05/15/2023

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:
Lots may gain access to a street (PAE Type 2) solely from a private alley
Chapter 42 Section: 188(a)

Chapter 42 Reference:
42-188(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;
Strict application would create a development that is contrary to sound public policy. The Houston Livable Places Initiative is in the process of creating new development code that, if adopted, would allow this very type of development to occur without the need for variances. In addition, this seeks to meet the goals of the Harris County Imagination Zone.

(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 request are not the result of a hardship created or imposed by the applicant, but are the result of site conditions and an effort to meet the city's and county's housing goals. The city's Major Thoroughfare Plan requires Rocchi Rd. to be dedicated through the property as well as the realignment of Grant Rd., taking otherwise developable land away from the project. This along with the desire to provide affordable "missing middle" housing as envisioned with the City's Livable Places Committee and revised ordinances currently being proposed. In addition, this design fits within the County's Imagination Zone goals and mission to "develop affordable, socially and economically diverse, healthy, resilient, sustainable housing and neighborhoods."

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed variance maintains the intent and purpose by still providing safe and dedicated access to each lot.

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

Granting the variance will still meet fire safety design standards off access and coverage for all lots. The standards include but not limited to pavement width and structural design, turn radii, building height, and building construction.

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

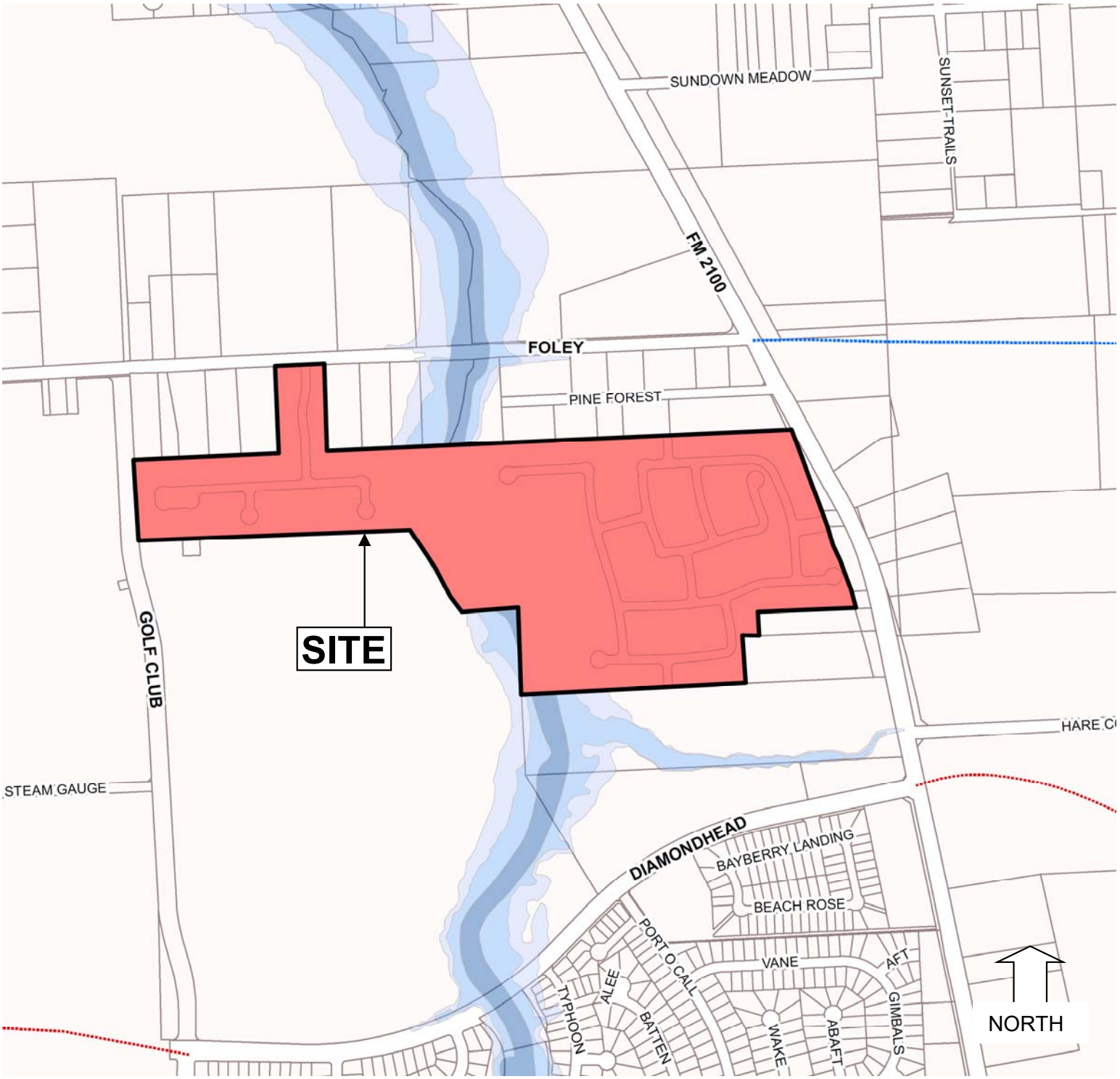
Economic hardship is not the justification for this variance, rather it is the design intent of being a safer and more accessible community. The intention of the “motor court” design and lot layout is to provide safer access for residents entering and exiting their driveways. Instead of driveways fronting on a busier PAE Type 2 they will front on a far less traveled and lower speed alley. The variance requested is the only way for this layout to be approved, despite the access to these lots still functioning as the City intends.

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Newport Grove GP

Applicant: Meta Planning + Design LLC



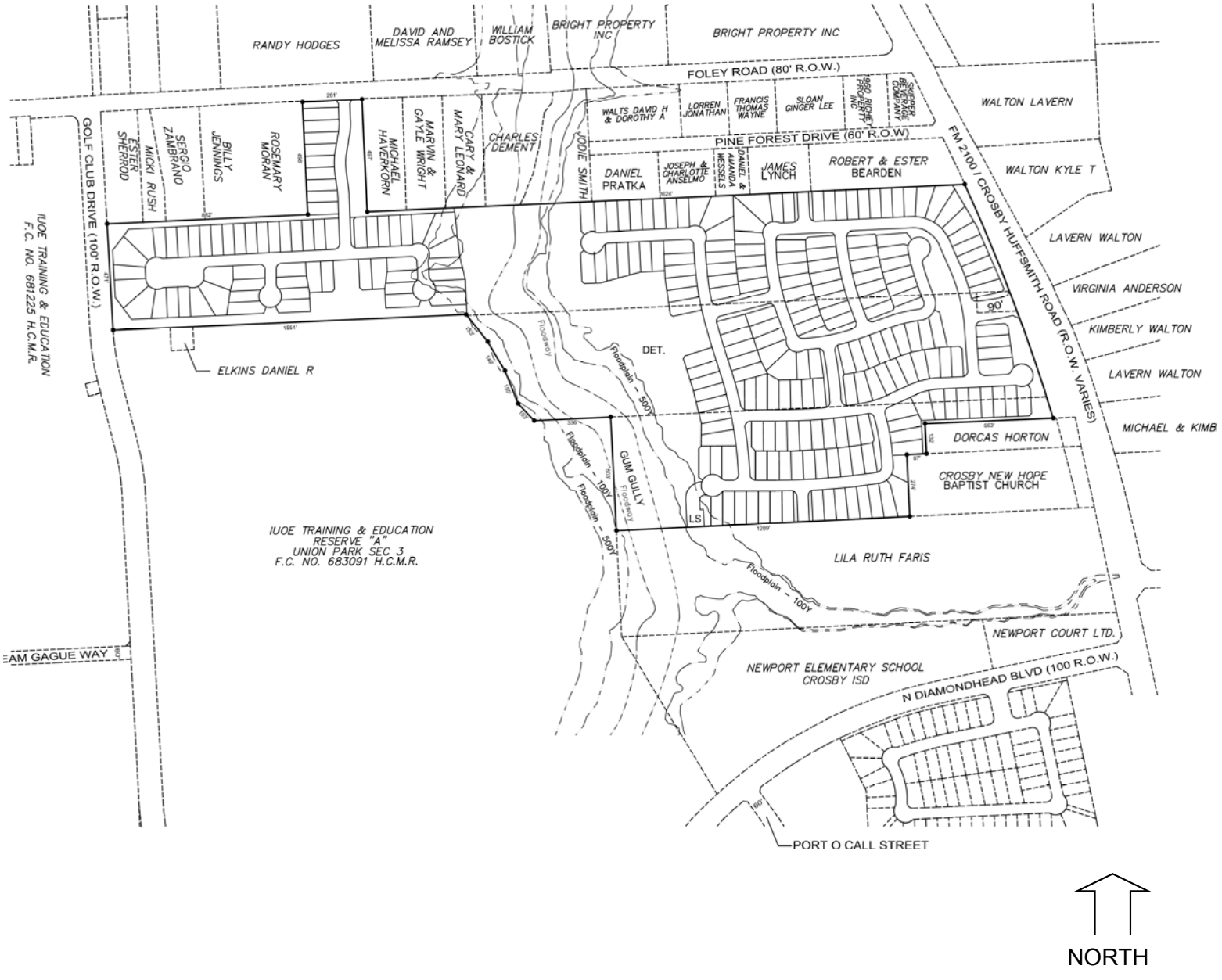
D – Variances **Site Location**

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Newport Grove GP

Applicant: Meta Planning + Design LLC



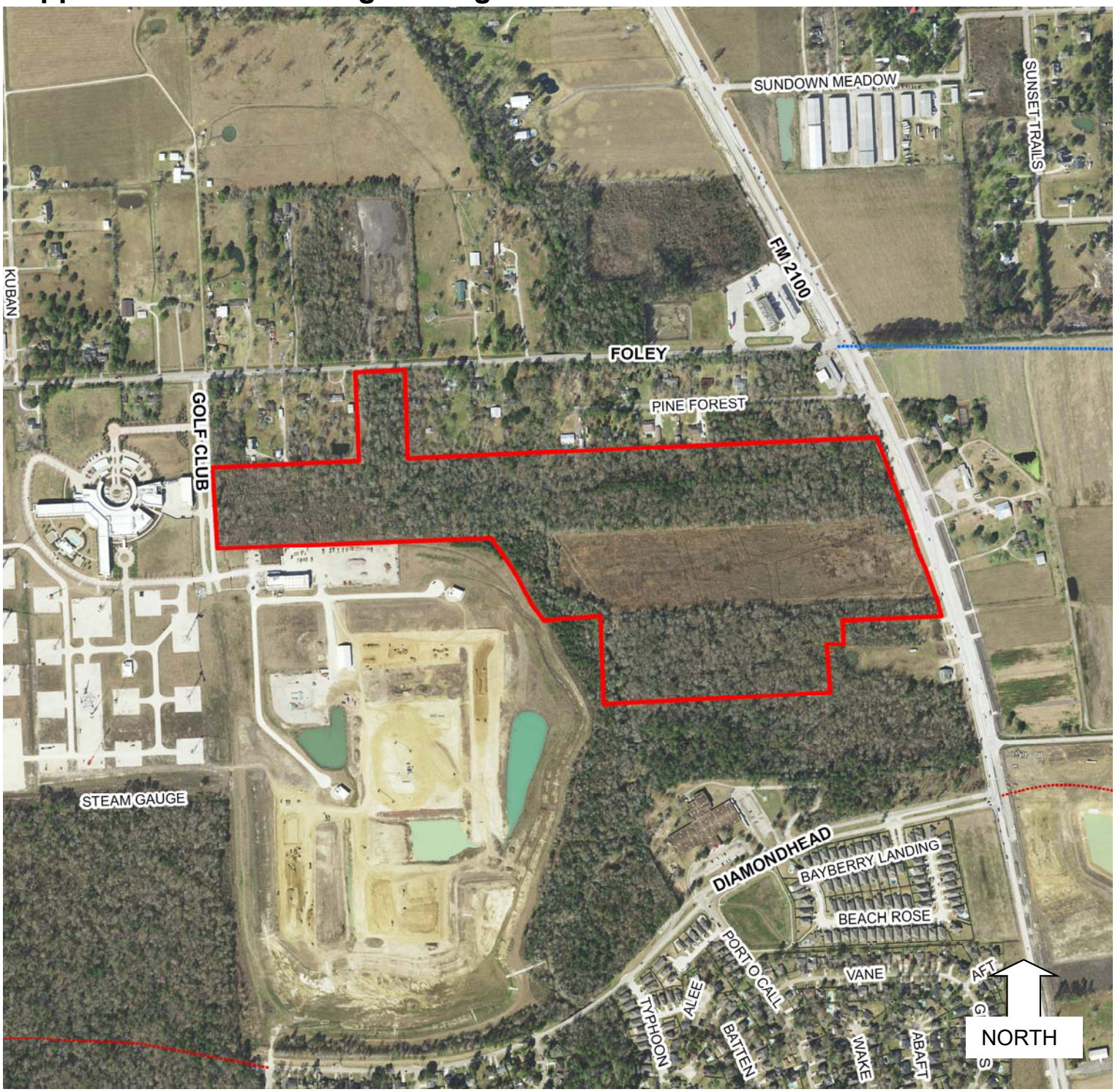
D – Variances Subdivision

Houston Planning Commission ITEM: 155

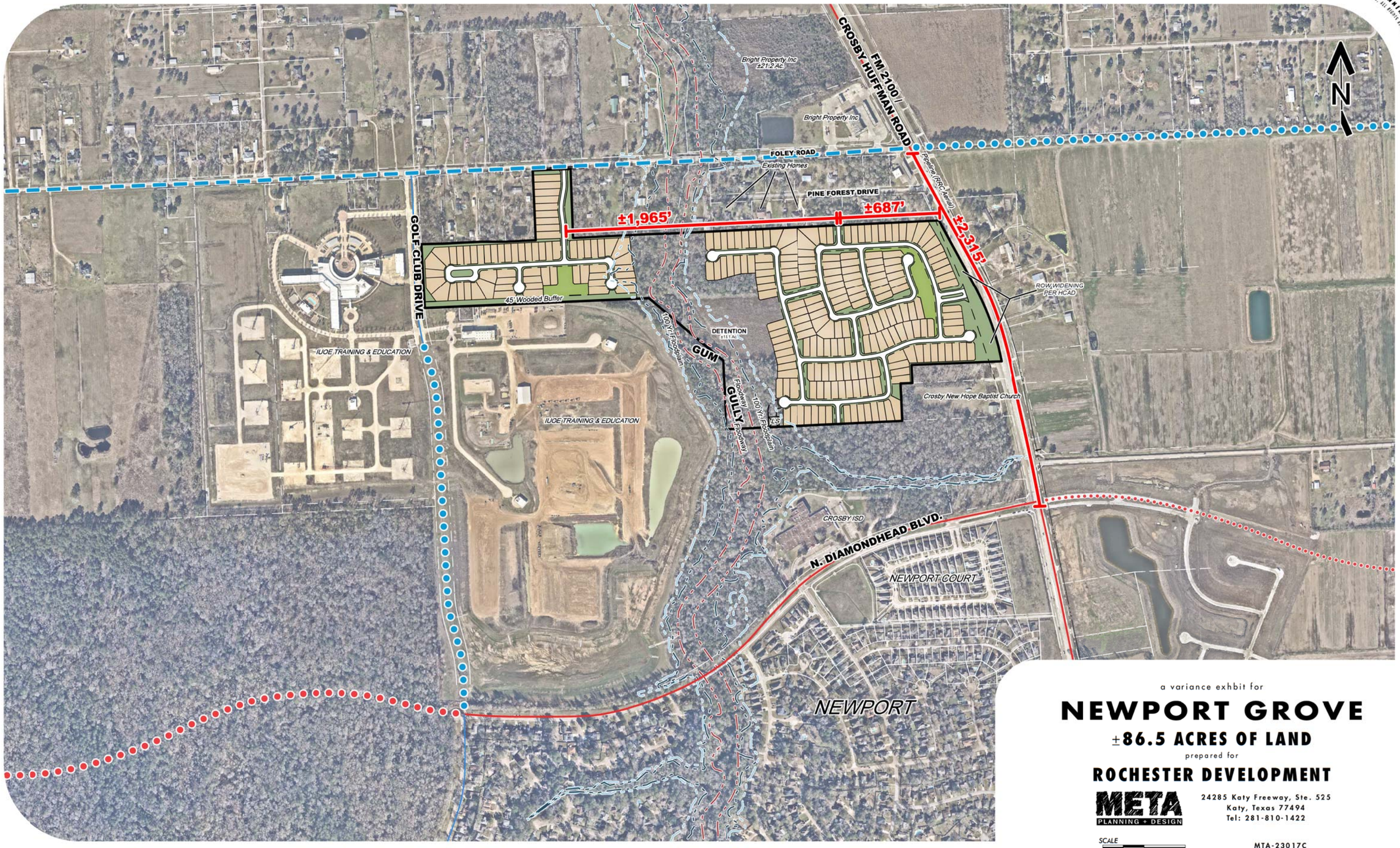
Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Newport Grove GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**



a variance exhbit for

NEWPORT GROVE

±86.5 ACRES OF LAND

prepared for

ROCHESTER DEVELOPMENT

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-23017C
MAY 25, 2023

META PLANNING + DESIGN ©2023. ALL RIGHTS RESERVED

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2023 META PLANNING + DESIGN, ALL RIGHTS RESERVED

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1274
Plat Name: Newport Grove GP
Applicant: Meta Planning + Design LLC
Date Submitted: 05/30/2023

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

To allow one point of access for 188 lots.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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;

Newport Grove is a proposed ±87 acre single-family subdivision located in the northeastern portion of the Houston ETJ, in Harris County, Texas. The subject tract is located just south of Foley Road, west of FM 2100 (Crosby Huffman Road), and east of Golf Club Drive. North Diamondhead Boulevard, a major thoroughfare which runs east to west, resides south of the development. The area is surrounded by single family homes to the north, an IUOE Training facility to the southeast, and some undeveloped property abutting the subject tract to the south. Gum Gully, a small creek, and existing floodway bisect the subject site, running north to south splitting the residential development into two parts. There are two clusters of residential development separated by the previously mentioned creek and floodway. The cluster to the east contains 188 residential lots and takes access from Crosby Huffman Road. The existing floodway bisecting the tract severely limits the options for an additional point of access to the eastern cluster. The only other option for a second point of access for this cluster is an additional point of access along FM 2100 (Crosby Huffman Road), a major thoroughfare, which would do little to improve circulation within the subdivision. Because this road is controlled by TxDot, access is tightly controlled. There is currently only one median cut along FM 2100 which is located at the point of our proposed entrance. An additional median cut is not likely to be granted for a second point of access along the roadway. Additionally, a second point of access on Crosby Huffman Road would introduce another point of conflict causing traffic issues that could outweigh the benefit of the second entrance. Two stub streets have been provided on the northern and southern boundaries of the tract. If the surrounding property to the south is developed or the land to the north redevelops, a second point of access gained be gained from either of the proposed stub streets. In conclusion, our subject request is to allow 188 residential lots to be accessed from one point along Crosby Huffman Road. This request will not harm traffic circulation within the subdivision nor affect the surrounding area.

(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 25.33% 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 25.33% deviation from the standard, allowing for an increase in the number of lots taking access from one point, 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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1274
Plat Name: Newport Grove GP
Applicant: Meta Planning + Design LLC
Date Submitted: 05/30/2023

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:

To allow for an intersection spacing of 2,315' between Foley Road and North Diamondhead Boulevard.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Newport Grove is a proposed ±87-acre single-family subdivision located in the northeastern portion of the Houston ETJ, in Harris County, Texas. The subject tract is located just south of Foley Road, west of FM 2100 (Crosby Huffman Road), and east of Golf Club Drive. North Diamondhead Boulevard, a major thoroughfare runs east to west, south of the development. The area is surrounded by single family homes to the north, an IUOE Training facility to the southeast, and some undeveloped property abutting the subject tract to the south. Gum Gully, a small creek, and existing floodway bisect the subject site, running north to south splitting the residential development into two parts. Chapter 42 requires an intersection of local streets every 1,400'. Because of an existing drainage channel, the subject site is not able to meet that requirement. Gum Gully, the previously mentioned creek, makes a connection from Crosby Huffman Road to Golf Club Drive infeasible and could lead to negative drainage impacts by reducing the effectiveness of the floodway in the area. The floodway measures 105' in width at the only logical crossing and due to the subject site's shape, this location of a local through street would only be 700' south of Foley Drive as the land south of that is currently crane operating training facility and did not provide a stub street when it was developed. Even if a crossing of Gum Gully was practical, this through street would do little to improve circulation in the area with a collector road in very close proximity to the north. Alternatively, the subdivision is proposed to be split into two residential clusters each handling internal circulation independently. This proposed layout will not affect regional circulation as the two clusters will practically perform as individual subdivisions. Additionally, this layout avoids constructing a crossing through the creek and limits the impact on floodway in the area. In conclusion, a local through street from FM 2100 to Golf Club Drive is infeasible due to the existing

Gum Gully and surrounding floodway as well as the surrounding conditions specific to the subject site. The potential consequences of forcing this connection greatly outweigh the benefits, thus the request for this variance.

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

The existence of floodway and floodplain as well as previous development are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will not be negatively impacted due to the granting of this variance.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, 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 existence of floodway, floodplain, and previous development are the justifications for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1274
Plat Name: Newport Grove GP
Applicant: Meta Planning + Design LLC
Date Submitted: 05/30/2023

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:

To allow for an intersection spacing of 1,965' between local streets along the northern project boundary.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Newport Grove is a proposed ±87 acre single-family subdivision located in the northeastern portion of the Houston ETJ, in Harris County, Texas. The subject tract is located just south of Foley Road, west of FM 2100 (Crosby Huffman Road), and east of Golf Club Drive. North Diamondhead Boulevard, a major thoroughfare runs east to west, south of the development. The area is surrounded by single family homes to the north, an IUOE Training facility to the southeast, and some undeveloped property abutting the subject tract to the south. Gum Gully, a small creek, and existing floodway bisect the subject site, running north to south. Abutting the subject site to the north lies a red flagged subdivision with existing homes. Pine Forest Drive provides access to these homes and was not platted when the tract was subdivided but is currently maintained by Harris County. Because of the existing conditions surrounding the tract, there are currently two stub streets provided to the north. The western stub street provides access to the cluster of homes west of the Gum Gully and the eastern stub street stubs into the red flagged subdivision to the north. The specific location of the eastern stub street was proposed in an effort to avoid an existing home if the stub were to be extended into Pine Forest Drive. This location is 1,965' from the western stub street, requiring a variance from the provisions of Chapter 42. It is possible to place a stub street at 1,400' and meet the rules of Chapter 42, however, a stub street in this location would be aligned directly with an existing house. The proposed location avoids existing homes so that the stub street can be connected in the future, should it be necessary. Requiring an additional stub street along the northwestern boundary to meet the intersection spacing requirement of 1,400' will not improve the circulation of traffic within the proposed development, as the stub street will likely remain a stub street and never be connected. The current alignment avoids existing floodway while attempting to

create the least amount of impact on the property to the north and avoiding the destruction of an existing home.

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

The illegal subdividing of land to the north of the subject site's boundary as well as the existence of floodway and floodplain are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will not be impacted due to the location of the proposed stub street.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

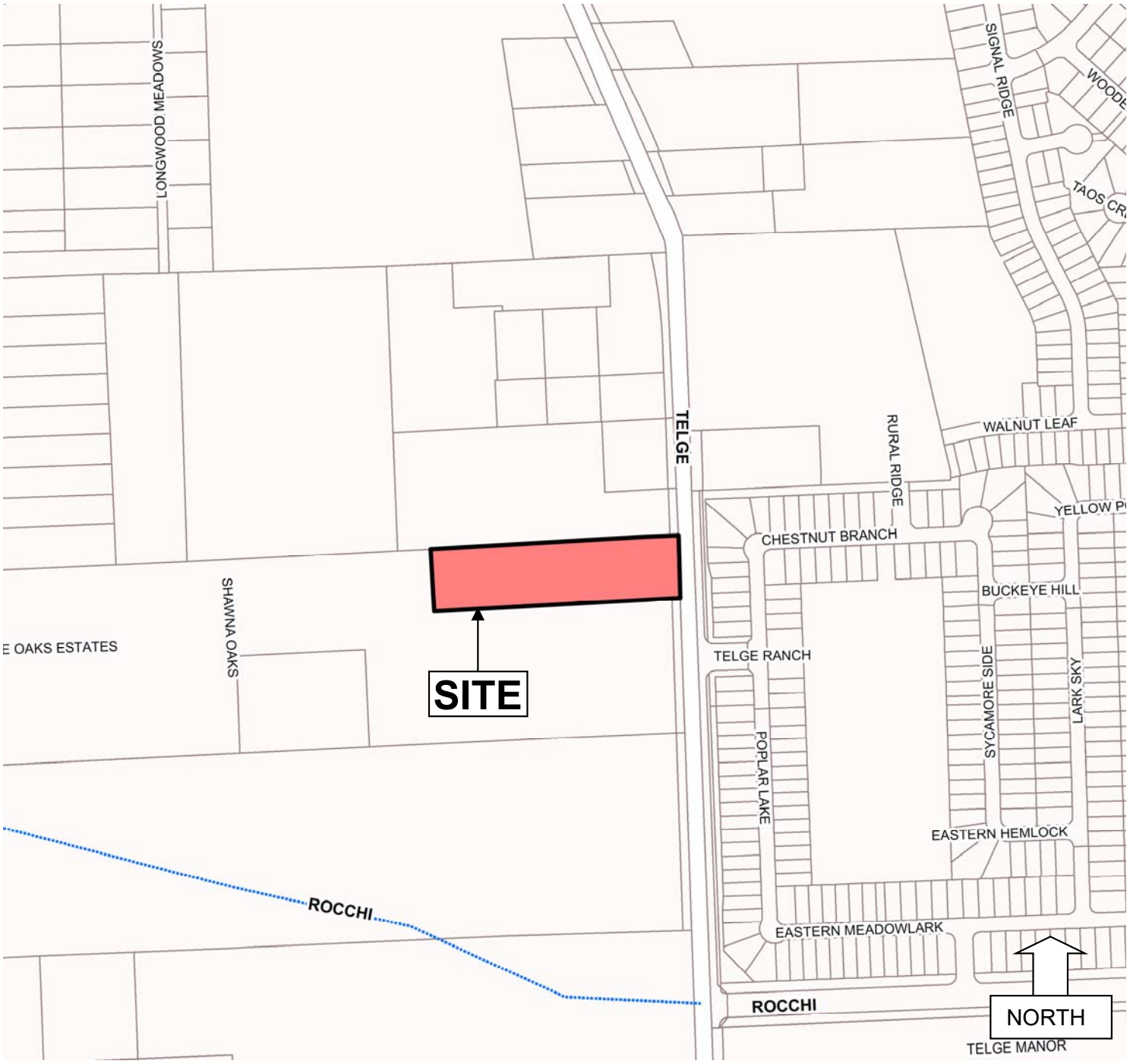
The existing red flag subdivision to the northwestern boundary as well as floodway and floodplain are the justifications for this variance.

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Russell Properties

Applicant: C & C Surveying, Inc.



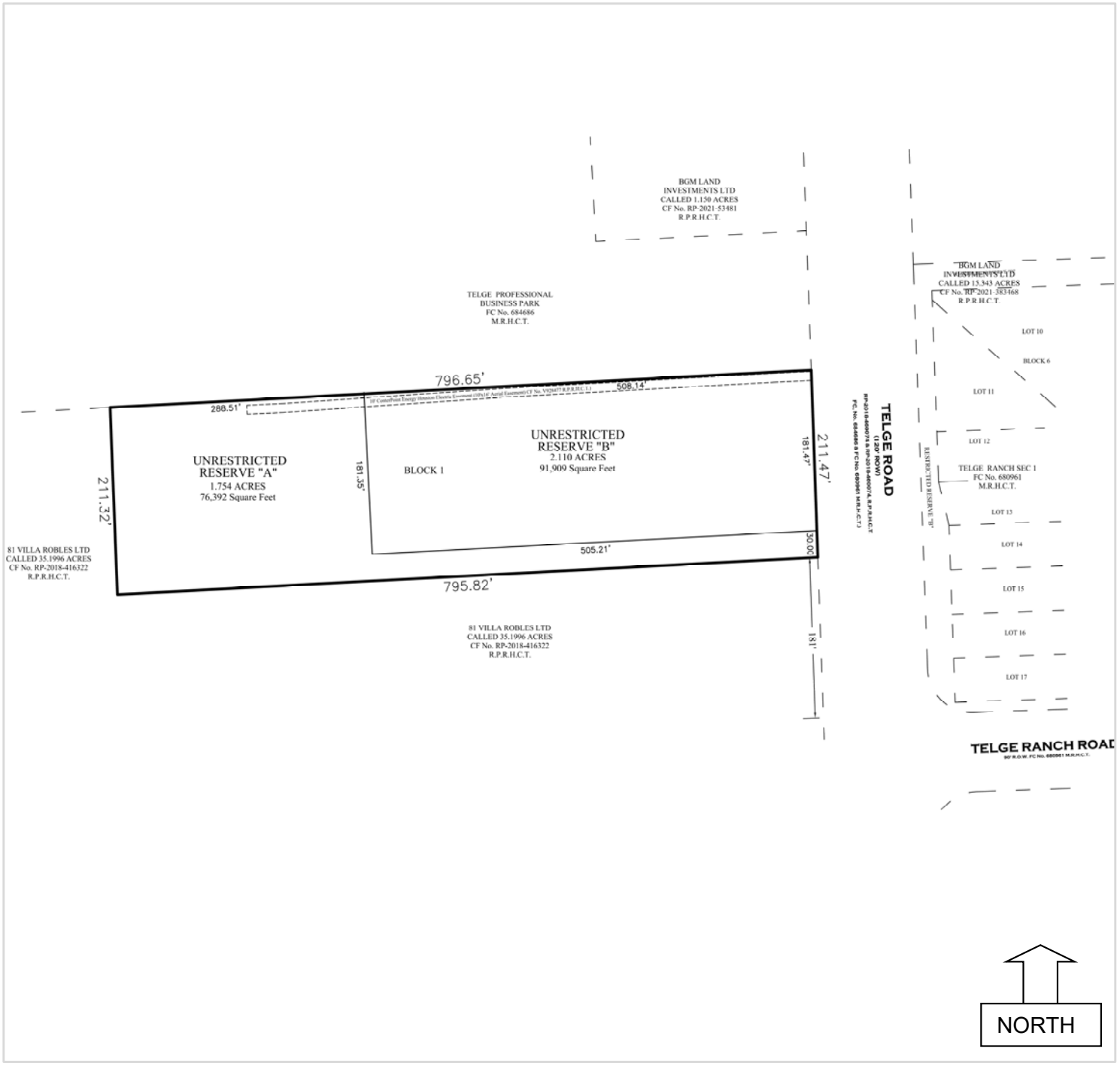
D – Variances Site Location

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Russell Properties

Applicant: C & C Surveying, Inc.



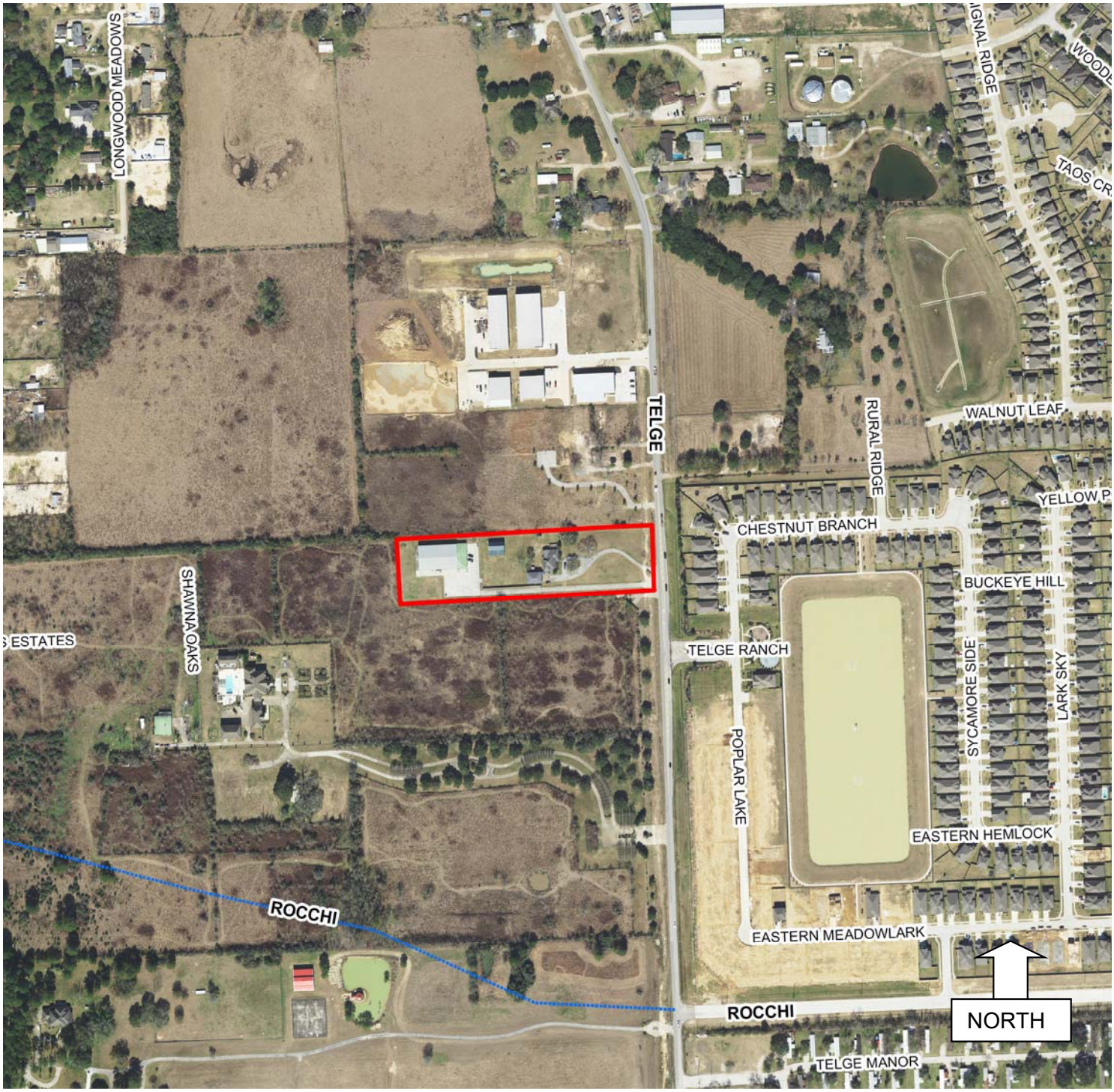
D – Variances Subdivision

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Russell Properties

Applicant: C & C Surveying, Inc.



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1110
Plat Name: Russell Properties
Applicant: C & C Surveying, Inc
Date Submitted: 05/15/2023

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 an Unrestricted reserve to have frontage of 30' instead of the required.
Chapter 42 Section: 42-190

Chapter 42 Reference:
CHAPTER 42 REFERENCE(S): Section 42-190(c) An Unrestricted Reserve shall have a minimum street frontage of 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
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;
Strict application of the requirements of this chapter would make the project infeasible as it would require the subject tract to be divided with the division line going through existing structures and cutting off an existing septic system. Without a variance from the 60 feet frontage requirement, dividing the subject tract into two separate parcels would not be possible. The highest and best use for this property is the division into the two separate uses which currently exist 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;
This tract has existed with the two different uses (commercial and residential) for a number of years. This tract needs to be subdivided into two tracts – one for each different use. This hardship was not created by the current owner (she is actually deceased) or her estate.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The granting of this variance will do nothing but allow the owners to plat their parcel and divide it into two separate tracts. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owners would not be able to divide the subject tract into two separate parcels with the different uses currently existing.

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

The granting of this variance will do nothing but allow the owners to plat their parcel into two separate parcels reflecting the different uses already existing. This will not be injurious to the public heath, safety or welfare.

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

The owners are simply attempting to plat their parcel by the letter of the law in order to divide it into two parcels to match the two different uses existing on the parcel. Economic hardship is not a factor in their decision to plat or divide the parcel. They are simply attempting to achieve the highest and best use for the property.

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: Pedraza Surveying, LLC



D – Variances

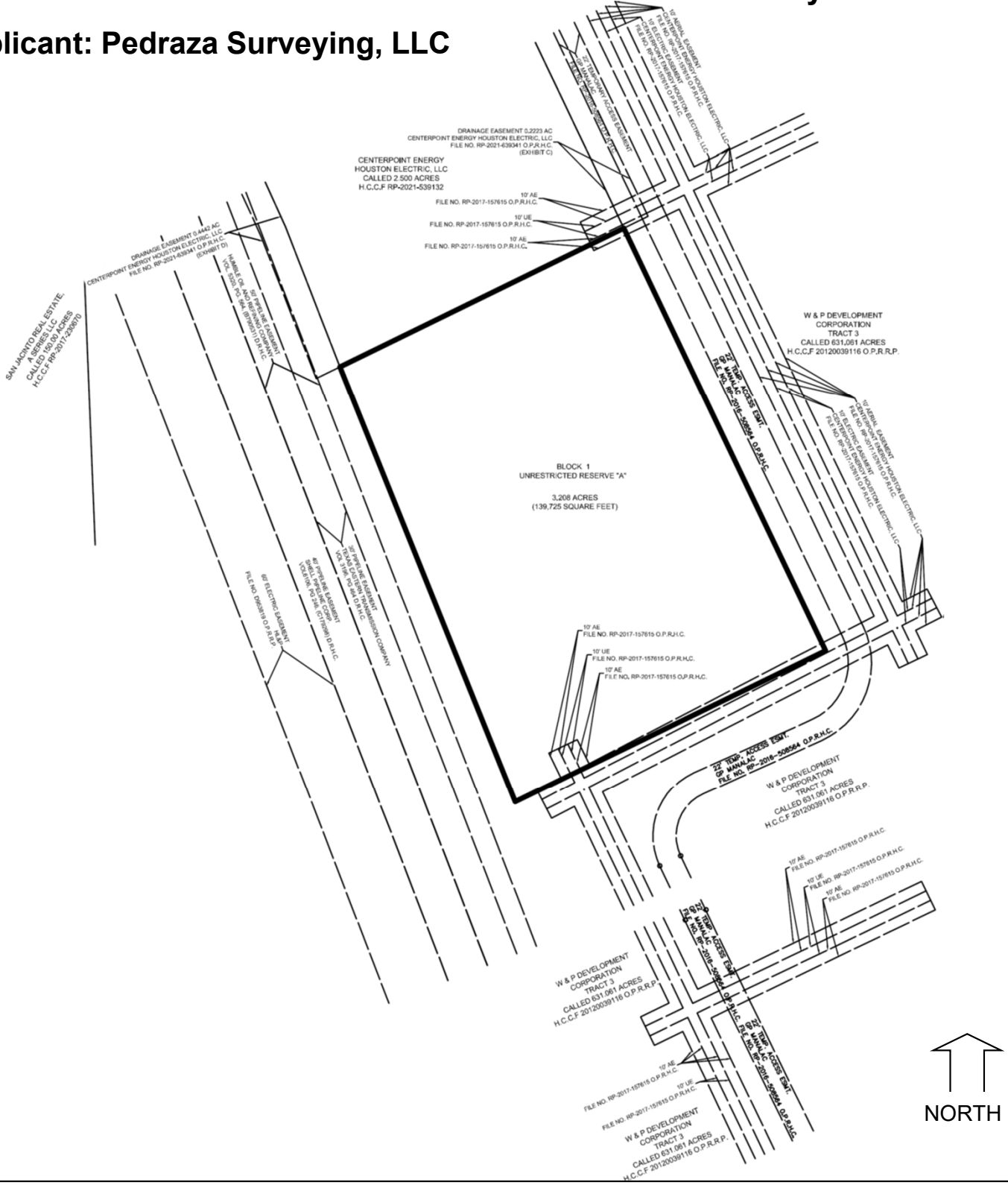
Site Location

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: Pedraza Surveying, LLC



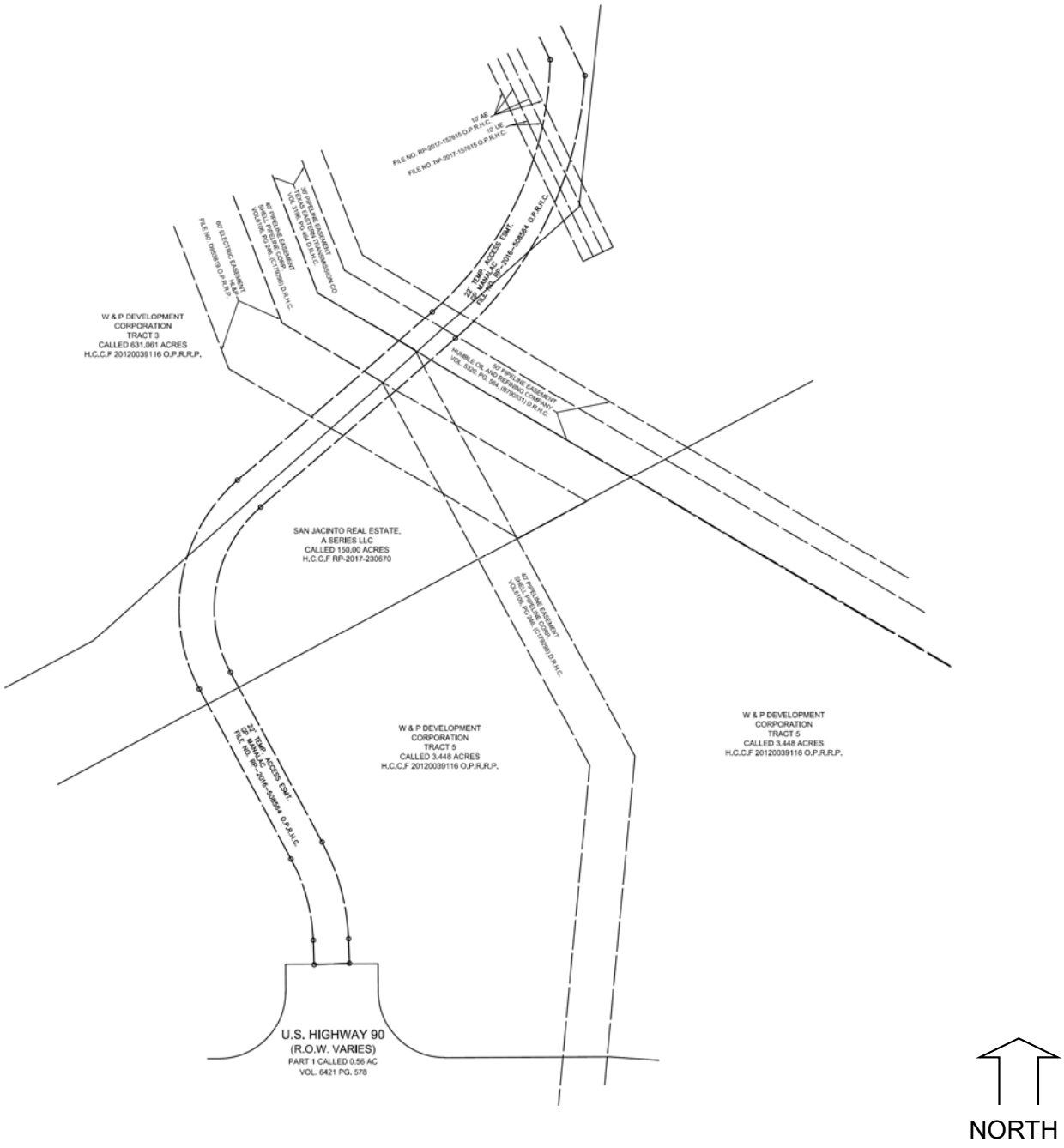
D – Variances **Subdivision**

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: Pedraza Surveying, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: Pedraza Surveying, LLC



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0867
Plat Name: San Jacinto River and Rail Power Facility
Applicant: Pedraza 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 take access to platted site via an access easement instead of by public right-of-way.

Chapter 42 Section: 42-190c

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserve: Type of Street or shared Driveway "public 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 owner's property is a parcel located in a private industrial development. The tract has access to public right-of-way via access easement from Highway 90. There are no plans to allow public access to the private industrial site.

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

The variance request is not the result of a hardship created or imposed by the applicant. This is the only means of access for the applicant.

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

The general intent is for the properties to maintain the existing access agreement between all parties.

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

The subject and all adjacent properties exist and access as they currently are and were established by recorded agreements.

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

The subject property located in an industrial development site and currently takes access to public right-of-way via private access easement. The industrial site does not intended for public use.

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Beagle Acres

Applicant: The Pinnell Group, LLC



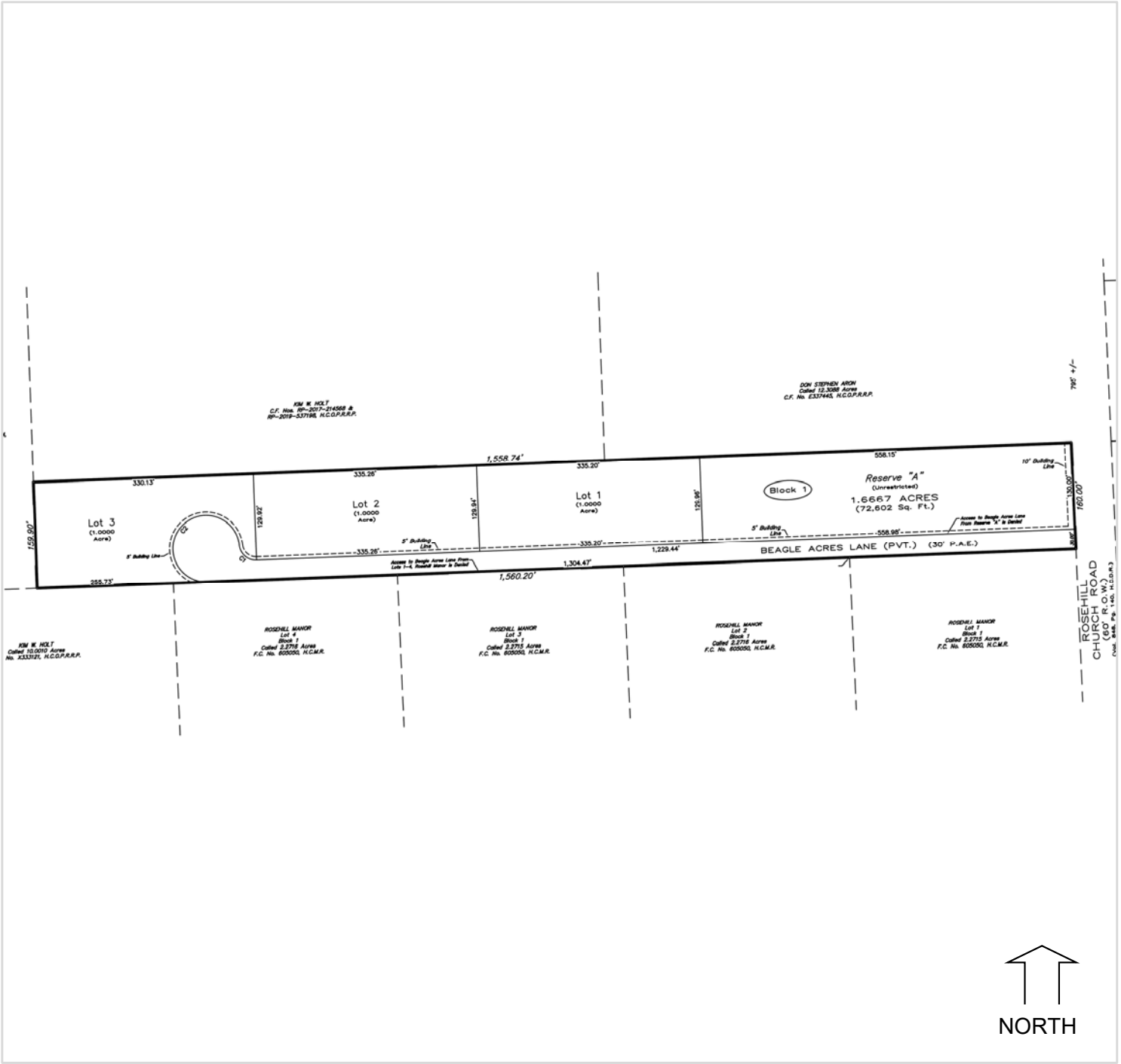
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Beagle Acres

Applicant: The Pinnell Group, LLC



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Beagle Acres

Applicant: The Pinnell Group, LLC



F – Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1178
Plat Name: Beagle Acres
Applicant: The Pinnell Group, LLC
Date Submitted: 05/26/2023

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:

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

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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:

Section Number (42-128 Intersections of Local Streets); We are seeking a variance to allow the intersection spacing along Rosehill Church Road to exceed 1,400 along the east boundary of the subject tract.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1178
Plat Name: Beagle Acres
Applicant: The Pinnell Group, LLC
Date Submitted: 05/26/2023

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 Rosehill Church Road to exceed 1,400 along the east boundary of the subject tract.

Chapter 42 Section: 42-128

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

Statement of Facts

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

(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 5.7262 acres of land are platting the subject property into a single Block with a single Reserve and 3 Residential Lots. The reserve is being created for an existing structure that houses a non-profit organization that shelters older Beagles. The dedication of 60'east/west public street is not feasible due to the location of the existing structure on the property. A dedicated street along the south boundary would require 75 feet to allow for required intersection cut-backs, leaving a strip 15-foot strip of unusable land and taking up nearly half of all the land involved. The street would have to go through the existing structure that is proposed to remain. There are also existing residential structures on the east side of Rosehill Church Road that would not allow for a connection to the east. There is plenty of room on the unplatted tract to the north that would allow for a greater chance of a connection to the east.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
A dedicated east/west street through the property is not feasible due to the location of existing structures that will remain.

(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 there were not existing structures on the property a 60' east/west street could be accomplished. With the existing structure there is nowhere to put a 60' street.

(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.

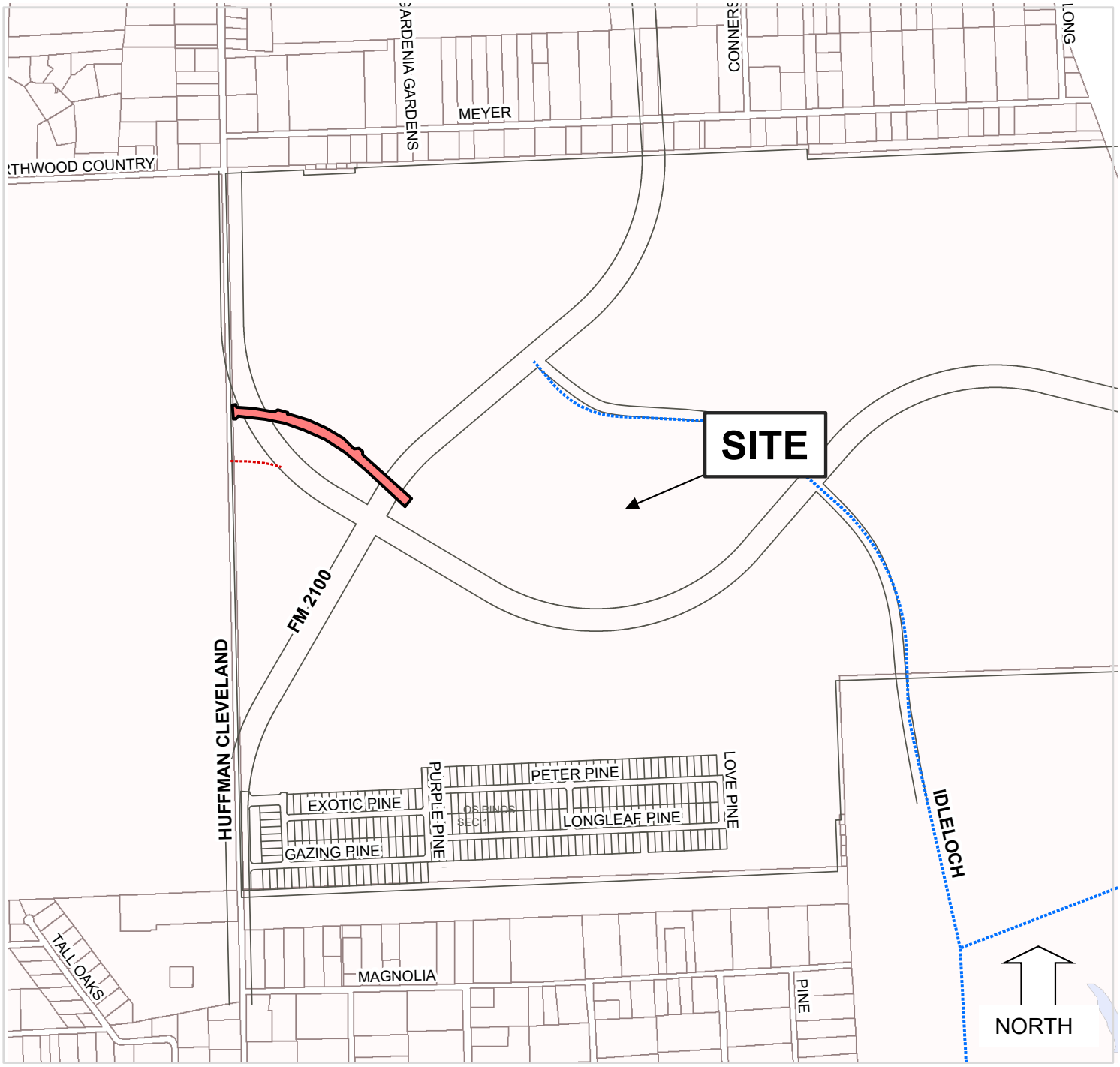
This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate an east/west street on a tract that has an existing structure as an obstacle and where there is no apparent connection to the east.

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Bleu Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering - Katy



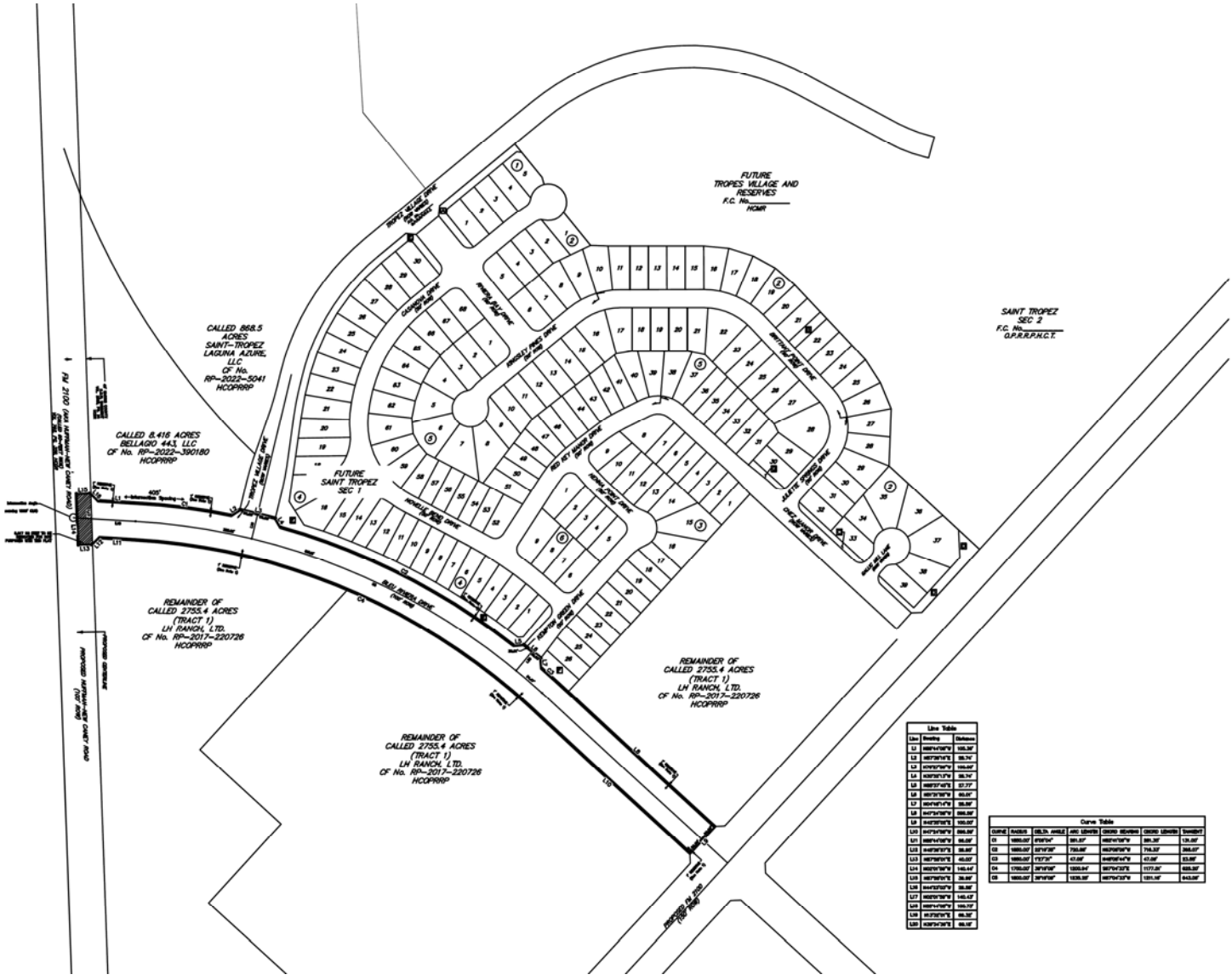
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Bleu Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering - Katy



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Bleu Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering - Katy



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1254
Plat Name: Bleu Riviera Drive Street Dedication Sec 1
Applicant: Quiddity Engineering - Katy
Date Submitted: 05/30/2023

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 requirement or condition being sought:

To allow for a centerline radius of less than 2,000 feet for the major thoroughfare Bleu Riviera Drive.

Chapter 42 Section: Sec. 42-132

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.

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:

Statement of Facts See attached special exception request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1254
Plat Name: Bleu Riviera Drive Street Dedication Sec 1
Applicant: Quiddity Engineering - Katy
Date Submitted: 05/30/2023

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

To allow for a centerline radius of less than 2,000 feet for the major thoroughfare Bleu Riviera Drive.

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.

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 street dedication is located in the City of Houston's ETJ- Harris County on the east side of Huffman Cleveland Road within the Saint Tropez Development. The Saint Tropez Development is surrounded by three major thoroughfares including Huffman Cleveland Road, the proposed Bleu Riviera Drive and future FM 2100 proposed by TX DOT. Bleu Riviera Drive was designated as a major thoroughfare in 2022 post the submission of the preliminary plat street dedication in March 2022. The street re-alignment of Bleu Riviera Drive was a result of a major-to-major "y-intersection" shown on the previously adopted MTF plan that was not the safest intersection option for a major-to-major intersection. Harris County Traffic Department recommended a hooded intersection for major-to-major rather than the "y-intersection" or a roundabout option. To effectively connect the Bleu Riviera Drive through this area, while still maintaining the intent of the Major Thoroughfare Plan, we are proposing an 1800' centerline radius to achieve the recommended hooded intersection. The Harris County Traffic Department posed no objection to the reduction of the centerline as presented and approved in the preliminary plat submittal. The re-alignment and reduced centerline radius would provide a sheltered major-to-major intersection for the residents and through traffic for this area.

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

The intent and general purpose of this chapter will be preserved and maintained by allowing the major thoroughfare to serve its purpose as outlined in the updated major thoroughfare plan.

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

This modification from the 2,000’ radius requirement 10% within the tolerance range and it is not disproportional to the geometric design standards. Several Special Exceptions have been granted for the same request with City and Harris County.

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

The reduction of the centerline radius will not interfere with the intent of the chapter. The intent and general purpose of this chapter will be preserved and maintained by allowing the major thoroughfare to serve its purpose as outlined in the updated major thoroughfare plan.

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

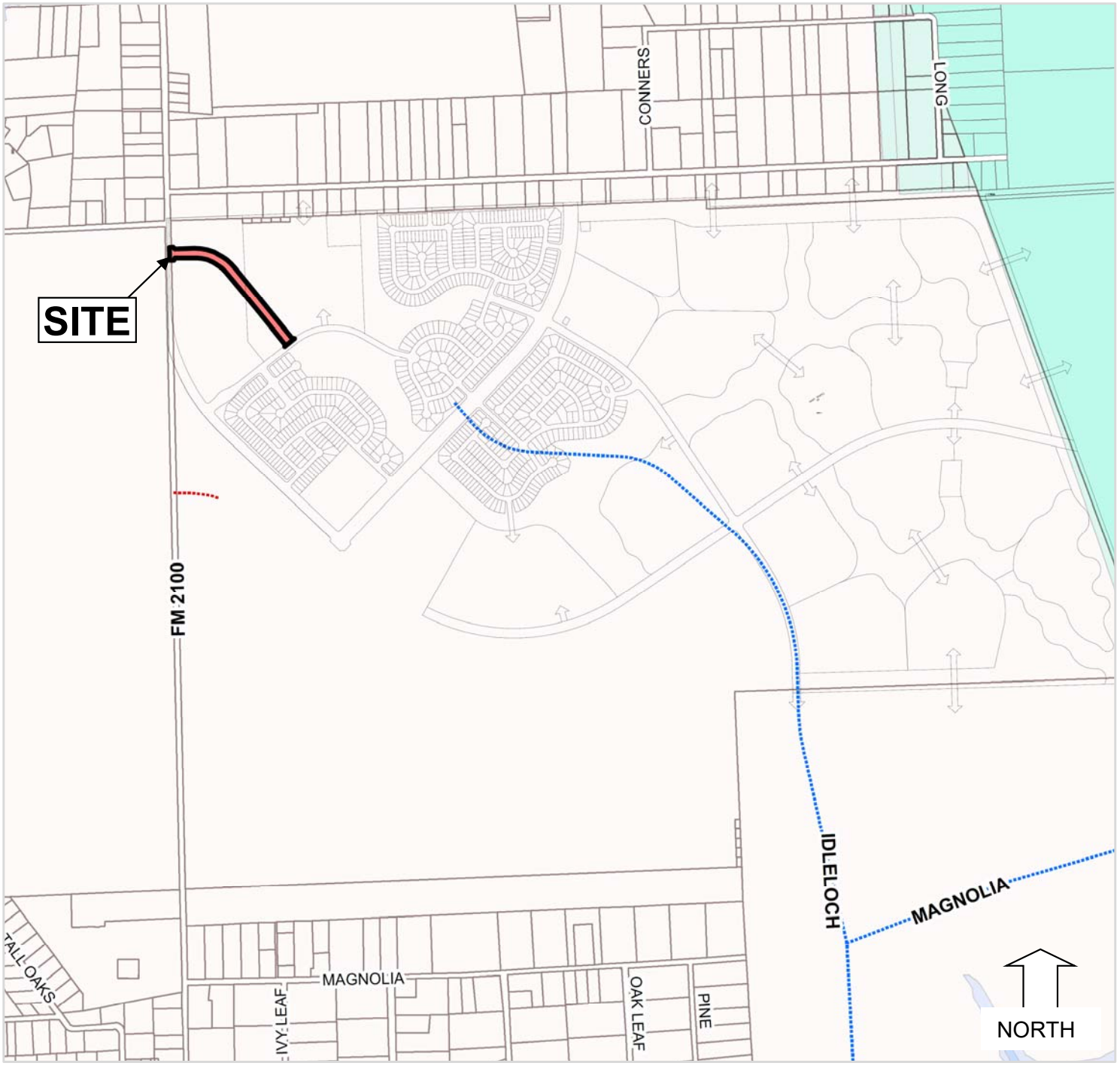
Granting the special exception will not be injurious to public health, safety, or welfare. The Harris County Traffic Department has no objection to the proposed design, and it was the preferred re-alignment option. In addition, there are no proposed driveways or subdivision lots fronting Bleu Riviera Drive.

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: French Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering



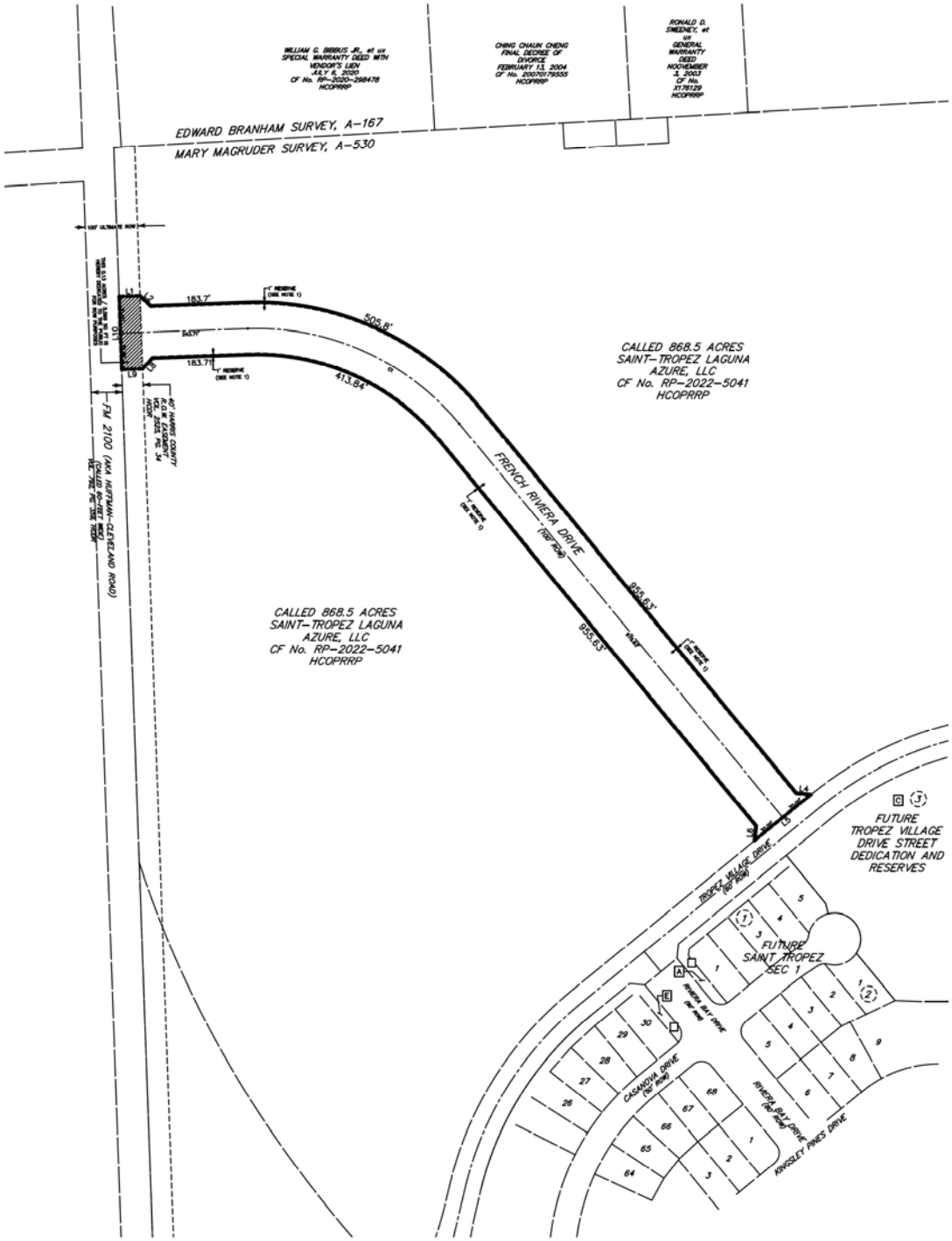
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: French Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering



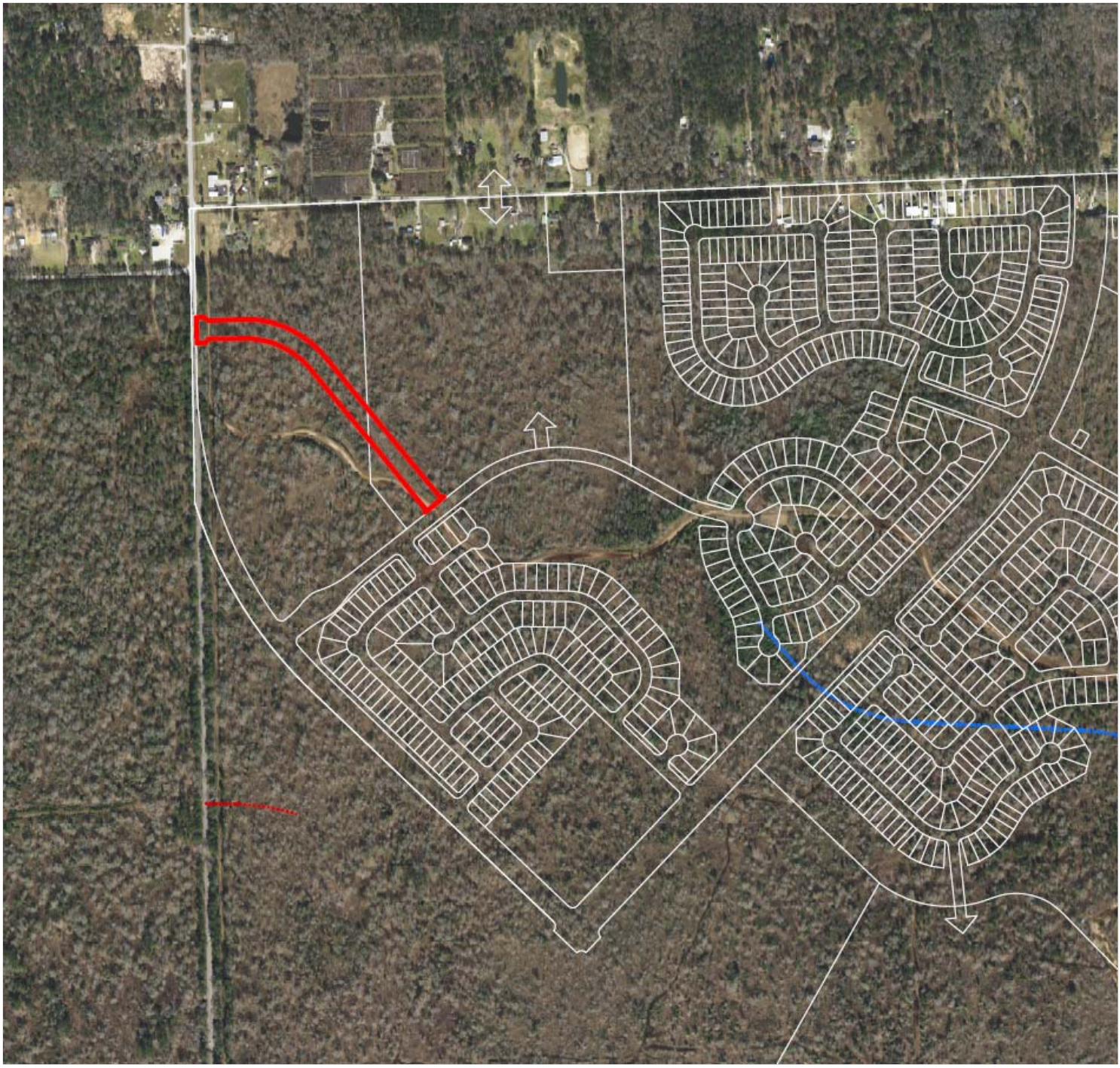
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: French Riviera Drive Street Dedication Sec 1

Applicant: Quiddity Engineering



F - Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1261
Plat Name: French Riviera Drive Street Dedication Sec 1
Applicant: Quiddity Engineering - Katy
Date Submitted: 05/30/2023

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 requirement or condition being sought:

To allow a special exception for intersection spacing less than 600 feet along the major thoroughfare Huffman- Cleveland Road from the proposed French Riviera Drive to existing Meyer Road. To allow a variance request for intersection spacing less than 600 feet along the major thoroughfare Huffman- Cleveland Road from the proposed French Riviera Drive to existing Northwood Country Drive.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) 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:

See attached both special exception request and variance requests.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1261
Plat Name: French Riviera Drive Street Dedication Sec 1
Applicant: Quiddity Engineering - Katy
Date Submitted: 05/30/2023

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

To allow a special exception for intersection spacing less than 600 feet along the major thoroughfare Huffman- Cleveland Road from the proposed French Riviera Drive to existing Meyer Road.

Chapter 42 Section: 127

Chapter 42 Reference:

(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;

The site is located in the City of Houston's ETJ- Harris County on the east side of Huffman-Cleveland Road within the Saint Tropez Development. French Riviera Drive is a proposed internal collector (100' ROW) recommended by city and county to improve traffic flow and serve as a second point of access for upcoming single-family sections within the master planned development. The distance from French Riviera to Meyer Road is +/- 573' along the major thoroughfare. This is a 2% modification from the 600' requirement and it is not disproportional to the geometric design standards. From Northwood Country Drive to Meyer Road just north of Northwood Country Drive the intersection spacing is +/- 290' which does not meet the city's requirements along major thoroughfares. TIA studies for this proposed street have not been conducted yet for this proposed collector. Should there be recommendations for a traffic signal this would mitigate the traffic safety concerns due to the proximity of the two streets. Harris County is in support of the additional proposed collector street, French Riviera Drive.

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

The intent and general purpose of this chapter will be preserved and maintained by allowing the collector to channel traffic efficiently and work with the existing conditions complex developable area with existing non-conforming spacing issues.

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

The intent and general purpose of this chapter will be preserved and maintained. Harris County and City have communicated another point of access is eminent to alleviate traffic at the chocking point

of Bleu Riviera Drive and Huffman- Cleveland Road. This is a 2% modification from the 600' requirement and it is not disproportional to the geometric design standards.

(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 by allowing the collector to channel traffic efficiently and work with the existing conditions complex developable area with existing non-conforming spacing issues.

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

Granting special exception will not be injurious to public health, safety, or welfare. The Harris County Traffic Department has no objection to the proposed design. The collector will provide an additional means of access and will mitigate the future traffic flow and properly channel it to the major thoroughfare.

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Fuqua Estates (DEF 1)

Applicant: Windrose



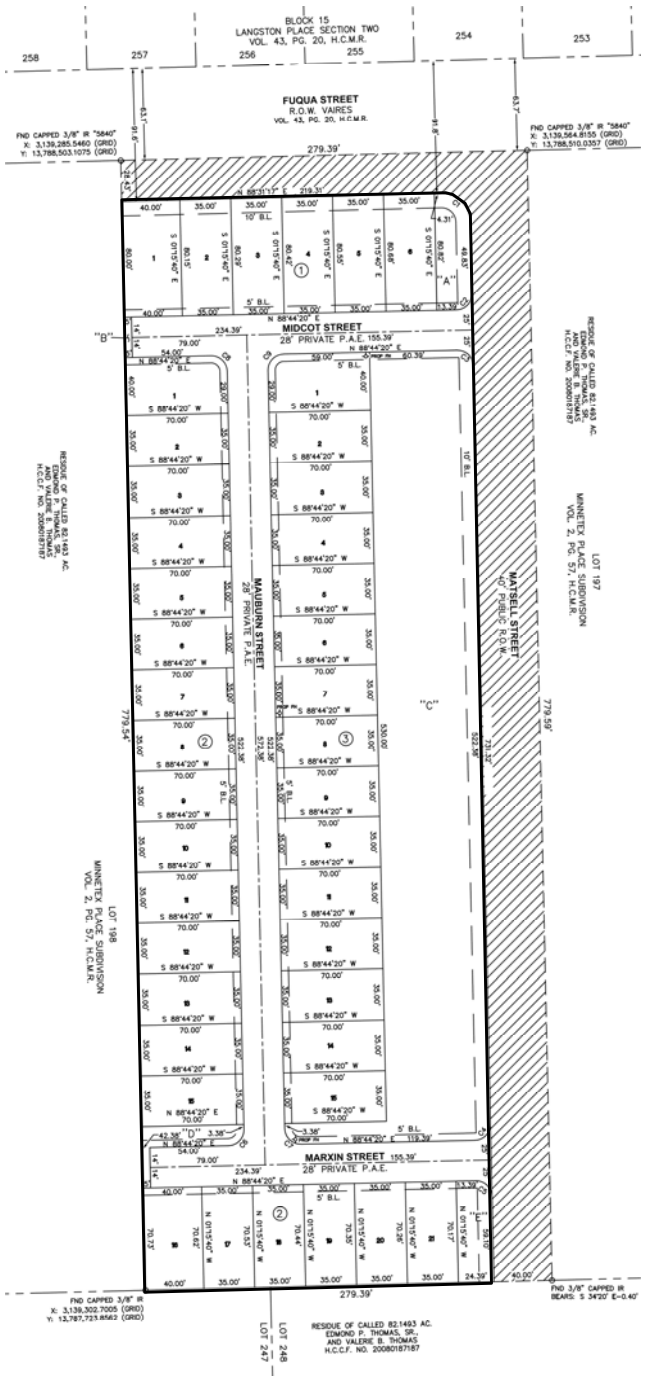
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Fuqua Estates (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 161

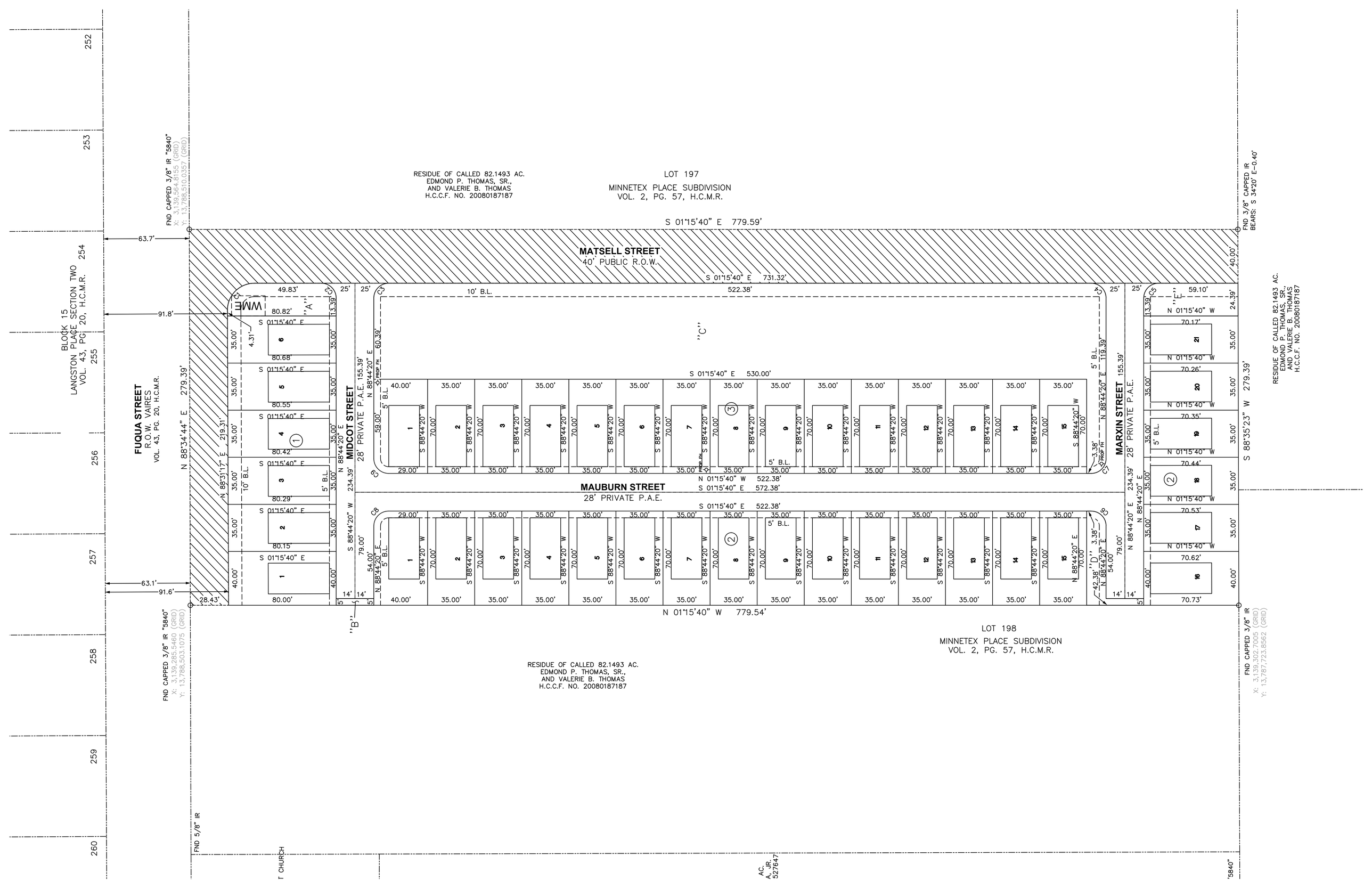
Planning and Development Department **Meeting Date: 06/08/2023**

Subdivision Name: Fuqua Estates (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements **Aerial**


RESIDUE OF CALLED 82.1493 AC.
EDMOND P. THOMAS, SR.,
AND VALERIE B. THOMAS
H.C.C.F. NO. 20080187187
LOT 197
MINNETEX PLACE SUBDIVISION
VOL. 2, PG. 57, H.C.M.R.
FND CAPPED 3/8" IR "5840"
X: 3,139,564.8155 (GRID)
Y: 13,788,510.0357 (GRID)
FND 3/8" CAPPED IR
BEARS: S 34°20' E-0.40'
S 01°15'40" E 779.59'
MATSELL STREET
40' PUBLIC R.O.W.
S 01°15'40" E 731.32'
BLOCK 15
LANGSTON PLACE SECTION TWO
VOL. 43, PG. 20, H.C.M.R.
FUQUA STREET
R.O.W. VAIRES
VOL. 43, PG. 20, H.C.M.R.
N 88°34'44" E 279.39'
N 88°31'17" E 219.31'
MIDCOT STREET
28' PRIVATE P.A.E.
S 88°44'20" W 234.39'
N 88°44'20" E 155.39'
MARXIN STREET
28' PRIVATE P.A.E.
S 88°44'20" W 234.39'
N 88°44'20" E 155.39'
S 88°35'23" W 279.39'
RESIDUE OF CALLED 82.1493 AC.
EDMOND P. THOMAS, SR.,
AND VALERIE B. THOMAS
H.C.C.F. NO. 20080187187
MAUBURN STREET
28' PRIVATE P.A.E.
N 01°15'40" W 522.38'
S 01°15'40" E 572.38'
S 01°15'40" E 522.38'
N 01°15'40" W 779.54'
63.7'
91.8'
63.1'
91.6'
28.43'
49.83'
80.82'
80.68'
80.55'
80.42'
80.29'
80.15'
80.00'
10' B.L.
522.38'
119.39'
59.10'
70.17'
70.26'
70.35'
70.44'
70.53'
70.62'
70.73'
24.39'
13.39'
5' B.L.
3.38'
42.38'
54.00'
79.00'
60.39'
59.00'
40.00'
35.00'
29.00'
70.00'
14'
5'
4.31'
WME
PROP PH
LOT 198
MINNETEX PLACE SUBDIVISION
VOL. 2, PG. 57, H.C.M.R.
FND CAPPED 3/8" IR "5840"
X: 3,139,285.5460 (GRID)
Y: 13,788,503.1075 (GRID)
FND CAPPED 3/8" IR
X: 3,139,302.7065 (GRID)
Y: 13,787,723.8562 (GRID)
FND 5/8" IR
T CHURCH
AC.
IR.
527647
'5840"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2023-0862**
Plat Name:	**Fuqua Estates**
Applicant:	**Windrose**
Date Submitted:	**04/17/2023**

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To not dedicate 50' of right-of-way along proposed Matsell Street.

Chapter 42 Section: Sec. 42-121, Sec. 42-122

Chapter 42 Reference:

Sec. 42-121. - Dedication of rights-of-way. (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. Sec. 42-122. - Right-of-way widths. Local Streets - (1) 50 feet if adjacent to exclusively single-family residential lots

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

STATEMENT OF FACTS:

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject property consists of 5.0 acres located on the south side of Fuqua Street, approximately 1,000' east of South Wayside Drive and 315' feet west of Foxton Road. The applicant is proposing to develop 42 single family lots taking access from a private street loop system using 28' Permanent Access Easements (PAEs). The property was platted in 1908 as Minnetex Place being large lots approximately 10 acres in area and approximately 800' deep by 560' wide. Subsequent resubdivisions along Fuqua Street and Schurmier Road area have divided the land into 2.5 and 5.0 acre tracts, ranging in width from 140' to 280'. The long narrow tracts stretching between Fuqua and Schurmier are conducive to single family residential development taking access from 28' (PAEs); however, Fuqua Street was reclassified from a Major Thoroughfare to a Collector Street in 2020 changing the intersection spacing requirements from 2,600' to 1,400' thereby requiring an additional north-south public street between South Wayside and McDoyle. The location of the subject property is within 1,400' of South Wayside Drive so the applicant is proposing to dedicate a north-south public street to meet intersection spacing requirements, however due to the narrow width of the applicant's property and prevailing land development pattern since Minnetex Place was platted, the applicant is seeking a variance to dedicate only 40' of the required north-south public right-of-way in lieu of the required 50' per Chapter 42 standards. The proposed north-south right-of-way, Matsell Street, is located on the eastern edge of the subject property so that it can be upgraded from a 28' PAE to a public street and leave enough room for single family lots and detention on the rest of the site. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The prevailing land development pattern characterized by long

rectangular lots and private street development since Minnetex Place was originally platted and the need for an additional north-south public street in this area due to the reclassification of Fuqua in 2020 are the circumstances supporting the granting of this variance. (3) The intent and general purposes of this chapter will be preserved and maintained; The intent of Chapter 42 is to provide for adequate circulation and a sufficient road network – by dedicating 40' of right-of-way the applicant is dedicating sufficient land for a full paving section for vehicular travel & street parking and a public sidewalk. Section 42-121 (b) of Chapter 42 will require that adjacent replats to develop single family lots or reserves will widen Matsell Street by at least 10' to bring the ultimate right-of-way width to 50'. By granting the variance the city will secure a right-of-way that is wide enough to allow traffic flow now while securing a north-south street connection to serve future development. (4) The granting of the variance will not be injurious to the public health, safety or welfare; The 40' width for proposed Matsell Street right-of-way is wide enough to meet all applicable public health safety and welfare requirements of the current Code since the paving section can be built out fully. And the looping private street system within the single-family development will accommodate turn-around radii for fire trucks and other emergency vehicles. (5) Economic hardship is not the sole justification of the variance. Economic hardship is not the sole justification of the variance – the prevailing land development pattern of long narrow lots between Fuqua and Schurmier and the reclassification of Fuqua Street are the primary circumstances supporting the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0862
Plat Name: Fuqua Estates
Applicant: Windrose
Date Submitted: 04/17/2023

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

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

To not dedicate 50' of right-of-way along proposed Matsell Street.

Chapter 42 Section: 42-121/2

Chapter 42 Reference:

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

Statement of Facts

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

NA

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

The subject property consists of 5.0 acres located on the south side of Fuqua Street, approximately 1,000' east of South Wayside Drive and 315' feet west of Foxton Road. The applicant is proposing to develop 42 single family lots taking access from a private street loop system using 28' Permanent Access Easements (PAEs). The property was platted in 1908 as Minnetex Place being large lots approximately 10 acres in area and approximately 800' deep by 560' wide. Subsequent resubdivisions along Fuqua Street and Schurmier Road area have divided the land into 2.5 and 5.0 acre tracts, ranging in width from 140' to 280'. The long narrow tracts stretching between Fuqua and Schurmier are conducive to single family residential development taking access from 28' (PAEs); however, Fuqua Street was reclassified from a Major Thoroughfare to a Collector Street in 2020 changing the intersection spacing requirements from 2,600' to 1,400' thereby requiring an additional north-south public street between South Wayside and McDoyle. The location of the subject property is within 1,400' of South Wayside Drive so the applicant is proposing to dedicate a north-south public street to meet intersection spacing requirements, however due to the narrow width of the applicant's property and prevailing land development pattern since Minnetex Place was platted, the applicant is seeking a variance to dedicate only 40' of the required north-south public right-of-way in lieu of the required 50' per Chapter 42 standards. The proposed north-south right-of-way, Matsell Street, is located on the eastern edge of the subject property so that it can be upgraded from a 28' PAE to a public street and leave enough room for single family lots and detention on the rest of the site.

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

The prevailing land development pattern characterized by long rectangular lots and private street development since Minnetex Place was originally platted and the need for an additional north-south public street in this area due to the reclassification of Fuqua in 2020 are the circumstances supporting the granting of this variance.

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

The intent of Chapter 42 is to provide for adequate circulation and a sufficient road network – by dedicating 40' of right-of-way the applicant is dedicating sufficient land for a full paving section for vehicular travel & street parking and a public sidewalk. Section 42-121 (b) of Chapter 42 will require that adjacent replats to develop single family lots or reserves will widen Matsell Street by at least 10' to bring the ultimate right-of-way width to 50'. By granting the variance the city will secure a right-of-way that is wide enough to allow traffic flow now while securing a north-south street connection to serve future development.

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

The 40' width for proposed Matsell Street right-of-way is wide enough to meet all applicable public health safety and welfare requirements of the current Code since the paving section can be built out fully. And the looping private street system within the single-family development will accommodate turn-around radii for fire trucks and other emergency vehicles.

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

Economic hardship is not the sole justification of the variance – the prevailing land development pattern of long narrow lots between Fuqua and Schurmier and the reclassification of Fuqua Street are the primary circumstances supporting the variance.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/08/2023
ITEM: 180

Applicant: HEATHER GEIGER
Contact Person: HEATHER GEIGER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1693	77357	5674	256P	ETJ

WEST OF: US-69 **SOUTH OF: FM 1485**

ADDRESS: 21900 Russell Dr

ACREAGE: 0.462

LEGAL DESCRIPTION:

BEING a 0.462 acre tract of land situated in the James H. Stewa1t Survey, Abstract Number 668, Montgomery County, Texas, being all of that same tract described as Lot 6, Block 2 of Post Oak Estates, Section 3 (unrecorded subdivision).

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: 06/08/2023
ITEM: 181

Applicant: ESTRELLA RUIZ-GARCIA
Contact Person: ESTRELLA RUIZ-GARCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1694	77365	5671	296N	ETJ

WEST OF: US-69 **NORTH OF: NORTHPARK DR**

ADDRESS: 21330 W Memorial Dr. Porter, TX 77365

ACREAGE: 0.186

LEGAL DESCRIPTION:

BEING THE EAST ONE-HALF (1/2) OF LOT SIX (6), BLOCK TWO (2), RIVER OAKS ESTATES AS SHOWN BY THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MONTGOMERY COUNTY, TEXAS UNDER FILE NO. 111222, VOLUME 5, PAGE 167 MAP RECORDS.

PURPOSE OF REQUEST: For building a mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 06/08/2023

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
META Planning + Design	Caitlin King	281-810-7228	cking@meta-pd.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1133 East 7th ½ Street	23012992	77009	5358b	439A	H

HCAD ACCOUNT NUMBER(S):	062-068-000-0010
PROPERTY LEGAL DESCRIPTION:	LT 10 BLK 17 NORHILL
PROPERTY OWNER OF RECORD:	MULTI PURPOSE PAPER COMPANY LLC
ACREAGE (SQUARE FEET):	7,839 SF
WIDTH OF RIGHTS-OF-WAY:	Studewood Street: 80' & East 7th ½ Street: 70'
EXISTING PAVING SECTION(S):	Studewood Street: 38' & East 7th ½ Street: 36'
OFF-STREET PARKING REQUIREMENT:	2.0 parking spaces for each dwelling unit,
OFF-STREET PARKING PROVIDED:	2.0 covered spaced (garage), 2.0 uncovered spaces (driveway)
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single-Family Residence + Detached Garage - 1,712 SQFT

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2 Story Single-Family Residence- 4,543 SQFT

PURPOSE OF VARIANCE REQUEST: Reduced side building line to 10' in lieu of ordinance required 25' building line along Studewood, a Major Thoroughfare.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 06/08/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Per Chapter 42, lots fronting on a Major Thoroughfare are to have a building line of 25'. The subject tract, 1133 East 7th ½ Street, is proposing a redevelopment of the previous single-family dwelling unit. The previous dwelling unit and garage took access from Studewood Street, and the garage was set back approximately 15.8' from Studewood Street. The redevelopment of the lot proposes a side building line of 10' along Studewood Street, with the garage taking access on East 7th ½ Street instead of Studewood Street.

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

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

The applicant is requesting a reduction of the side building line to 10' (as opposed to 25'). The reduction of the side building line will allow for the applicant to develop the lot to its fullest potential and in keeping with the neighborhood character and the existing development pattern. The proposed single-family dwelling will be set back 10' from Studewood Street, and the garage will take access from East 7th ½ Street. This is an improvement from the previous conditions on the lot. The previous detached garage (now demolished) was only set back 15.8' from Studewood Street and the previous single-family dwelling was set back 18.5' from Studewood Street. The proposed redevelopment will have the building footprints set closer to Studewood Street but will move the garage access from Studewood Street to East 7th ½ Street. This will remove a curb cut from the major thoroughfare, which is a desired outcome in keeping with the City's stated goals for redevelopment along this corridor.

All the original homes on East 7th ½ Street have garages in the rear, with a single-lane driveway on one side of the house. The subject lot is about 66' wide at the front along East 7th ½ Street. The 10' side setback on Studewood Street and the 5' interior side setback will give the developer approximately 51' of developable land.

Additionally, the reduction in side building lines is common along this segment of Studewood Street. Numerous nearby buildings along Studewood Street have a reduced side building lines which is consistent with what is being proposed by the applicant. The reduction of the side building line on the subject tract will not be out of the ordinary in the neighborhood.

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

DEVELOPMENT PLAT VARIANCE

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

The circumstances of this variance were not the result of a hardship created or imposed by the applicant. The original Norhill plat (platted in 1922) dictated the building lines and the right-of-way of Studewood. The Norhill plat predates the proposed redevelopment of this site. Additionally, the subject request is removing a pre-existing curb cut from Studewood, a stated goal of the City's current plans for redevelopment along Studewood.

(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, as the garage will no longer be taking access from Studewood Street. Despite the reduction in the side building line, the driveway will not adversely impact Studewood Street, which is a net gain for the community.

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

The granting of this variance will not be beneficial to the public health, safety, or welfare as it will reduce curb cuts along Studewood Street.

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

Economic hardship is not the sole justification of this variance. The reduction of side building lines is consistent throughout the neighborhood and is in keeping with the City's goals for redevelopment along Studewood.

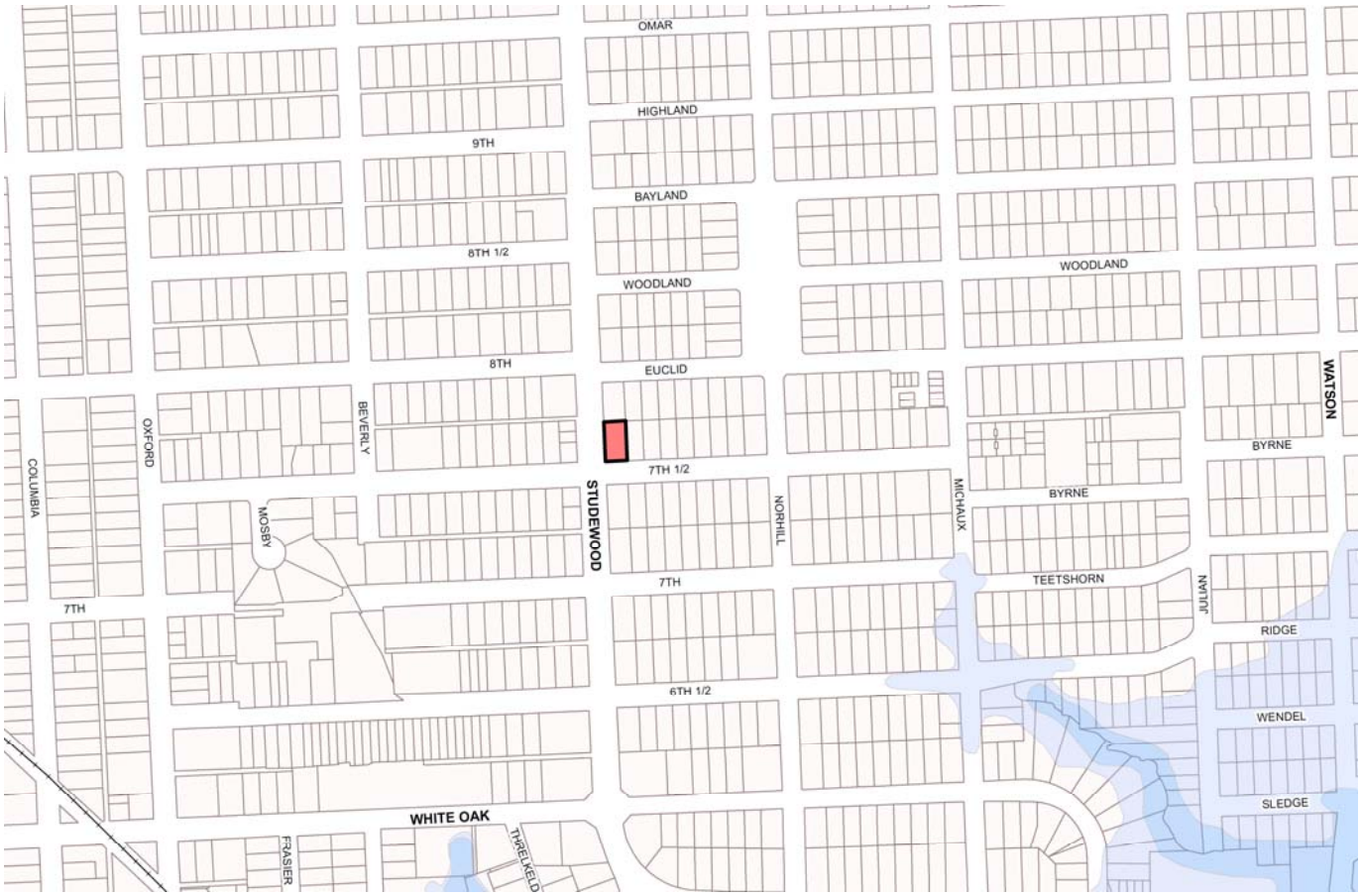
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: XX

Meeting Date: 06/08/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: XX

Meeting Date: 06/08/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

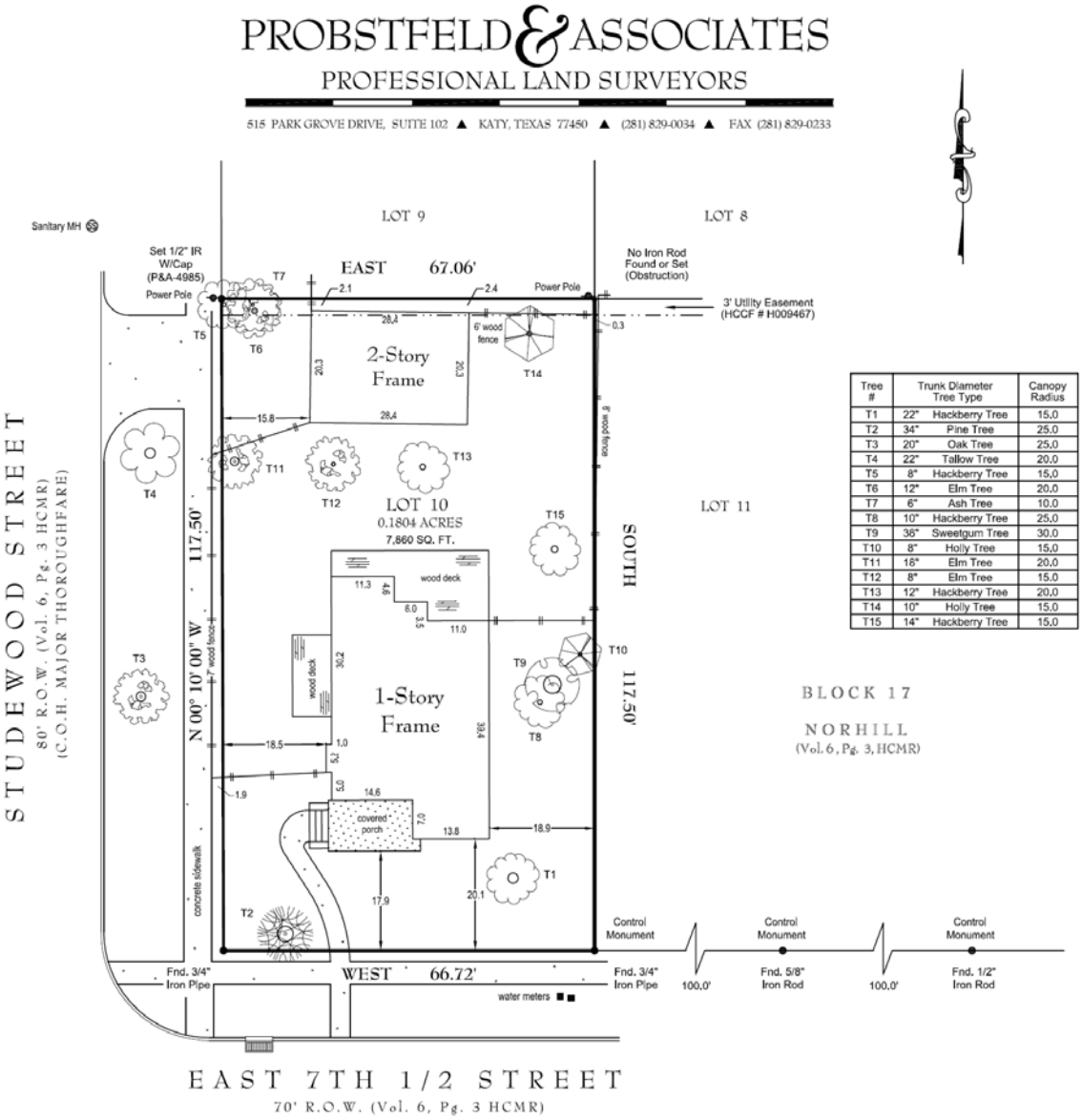
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 06/08/2023

Houston Planning Commission

Survey



Tree #	Trunk Diameter Tree Type	Canopy Radius
T1	22" Hackberry Tree	15.0
T2	34" Pine Tree	25.0
T3	20" Oak Tree	25.0
T4	22" Tallow Tree	20.0
T5	8" Hackberry Tree	15.0
T6	12" Elm Tree	20.0
T7	6" Ash Tree	10.0
T8	10" Hackberry Tree	25.0
T9	36" Sweetgum Tree	30.0
T10	8" Holly Tree	15.0
T11	18" Elm Tree	20.0
T12	8" Elm Tree	15.0
T13	12" Hackberry Tree	20.0
T14	10" Holly Tree	15.0
T15	14" Hackberry Tree	15.0

DEVELOPMENT PLAT VARIANCE

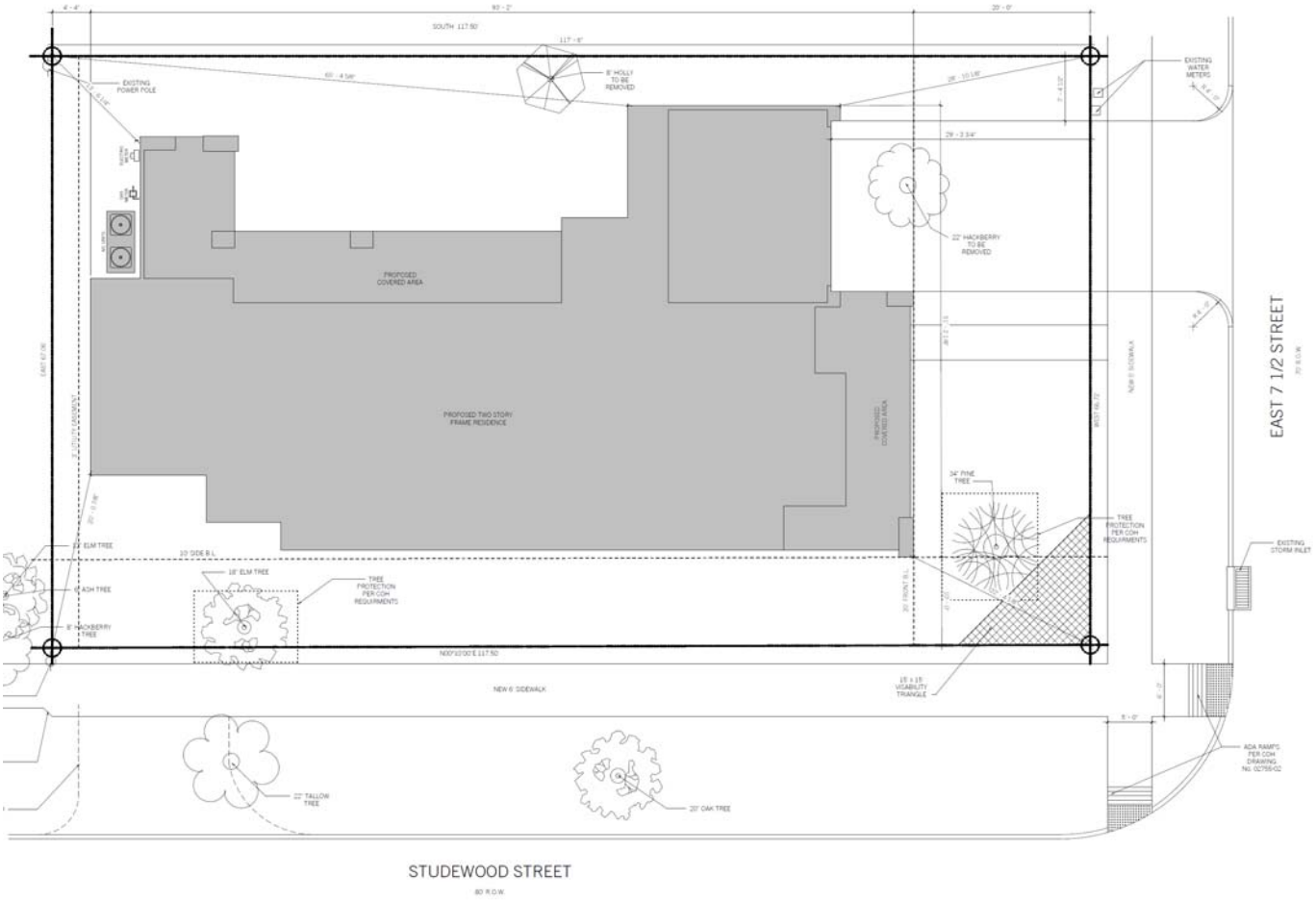
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 06/08/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 06/08/2023

Houston Planning Commission

Elevation





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 06/08/2023

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 56 for a proposed athletic facility

CHAPTER 26 REFERENCE(S): 26-492 Class 6, Recreation and Entertainment, F. Sports Club (5 spaces for every 1000 Square feet of GFA).

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 06/08/2023

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: IV
Meeting Date: 06/08/2023

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: IV
Meeting Date: 06/08/2023

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 06/08/2023

Aerial Map



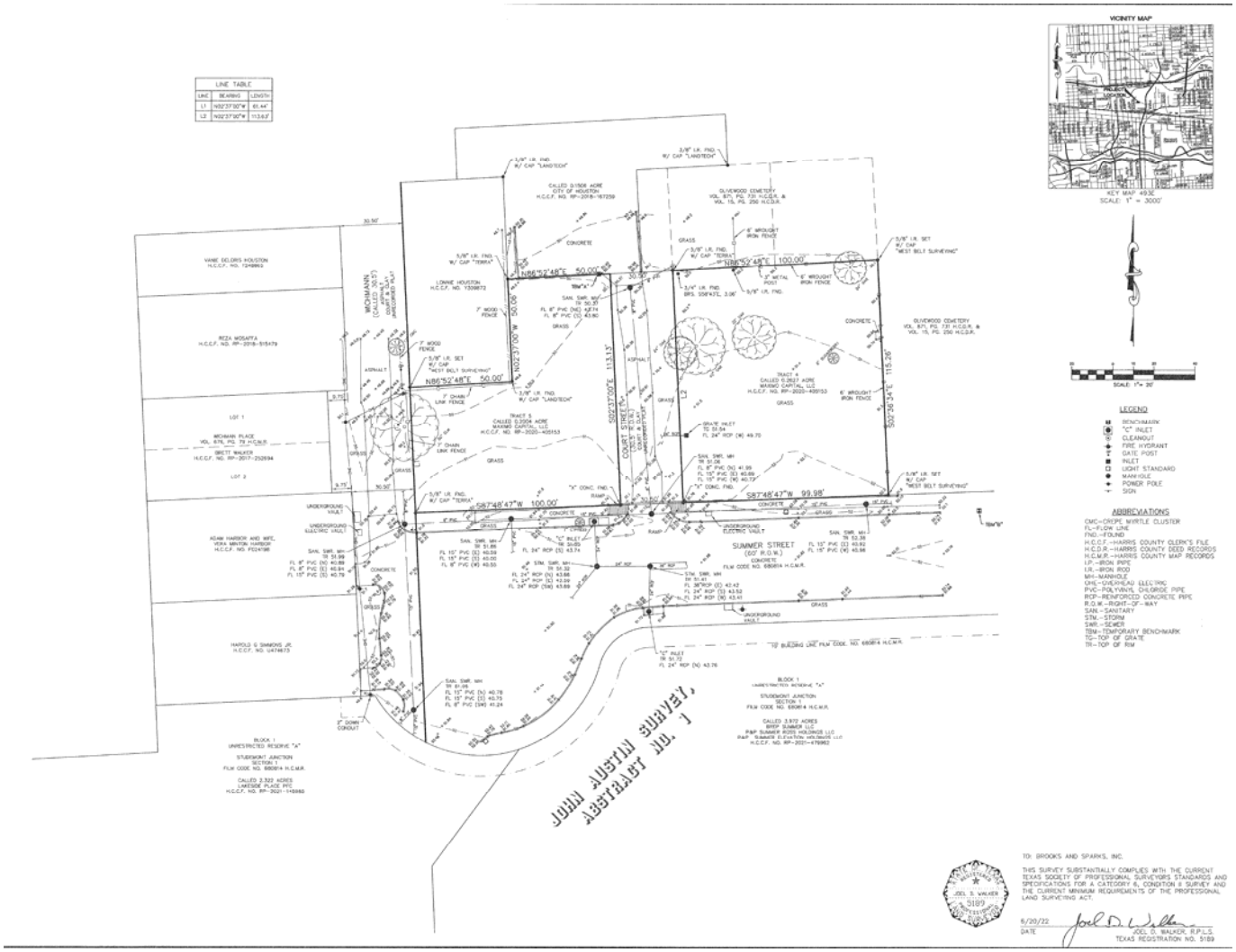
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 06/08/2023

Survey



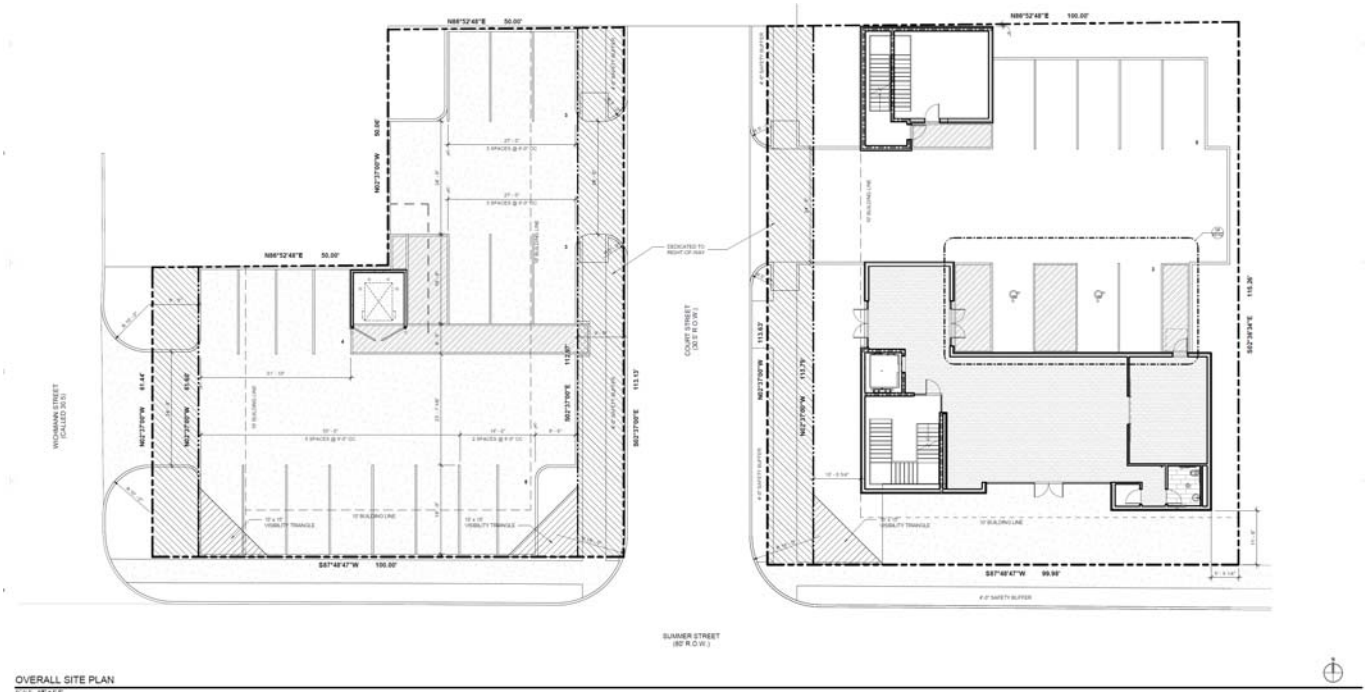
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 06/08/2023

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

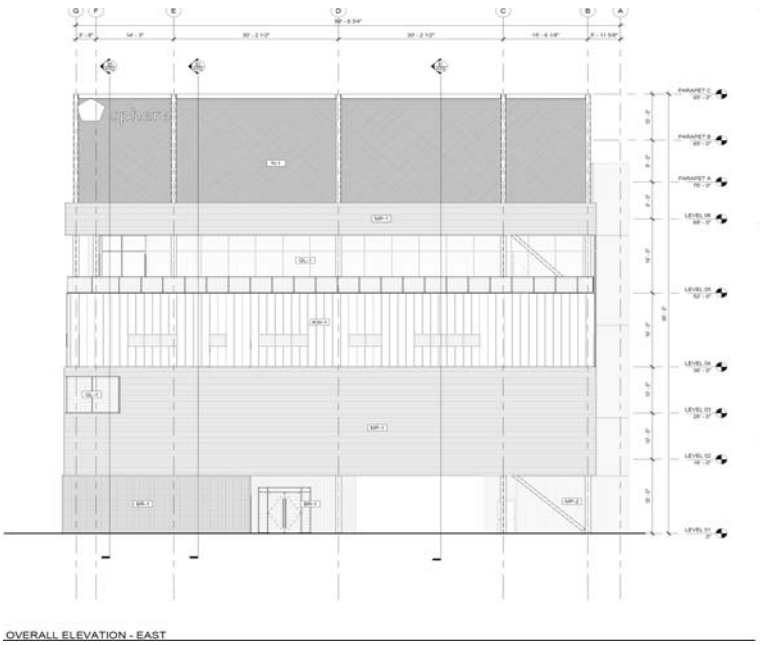
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

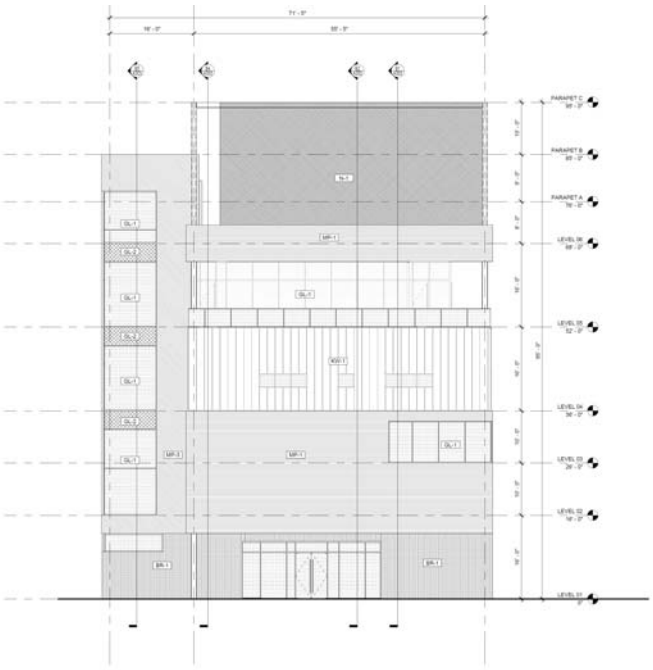
ITEM: IV
Meeting Date: 06/08/2023

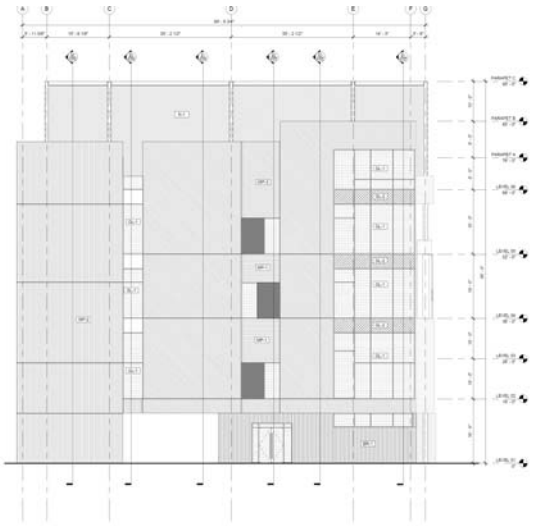
Houston Planning Commission

Elevation

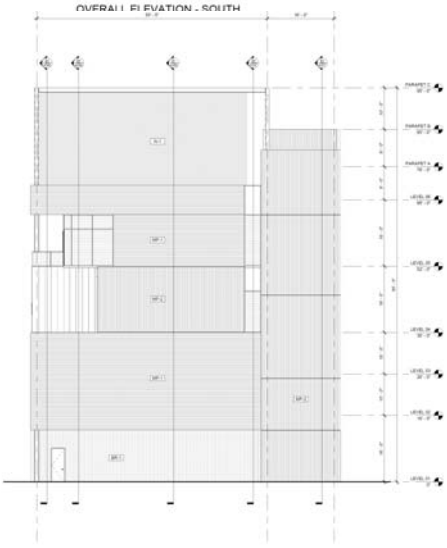


OVERALL ELEVATION - EAST





OVERALL ELEVATION - WEST



OVERALL ELEVATION - NORTH

OFF-STREET PARKING VARIANCE