HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JULY 27, 2023
2:30 PM

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IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: bit.ly/44HVXwX
OR
CALL +1 936-755-1521
CONFERENCE ID: 968 623 283#

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

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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 July 27, 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: bit.ly/44HVXwX; **or**
- **Phone:** +1 936-755-1521 **Conference ID: 968 623 283#**

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

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

Houston Planning Commission

AGENDA

July 27, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the July 13, 2023 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of August 24, 2023

a. Craig Woods partial replat no 39
b. Emerald Meadows Sec 2
c. Estates on Areba
d. North Bryan Park replat no 1
e. Southgate partial replat no 4
f. Westhaven Estates Sec 2 partial replat no 12
g. Williams on Commerce partial replat no 1
h. Winnekta Estates

III. Consideration of an Off-Street Parking Variance at 1619 N. Shepherd Drive (Geoff Butler)

IV. Consideration of a Hyde Park Hotel/Motel Variance at 704 Hyde Park Boulevard (Devin Crittle)

V. Public Comment

VI. Adjournment

HOUSTON PLANNING COMMISSION
MINUTES
13 JULY 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS http://bitly.ws/Kz5B
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:30 PM** by Chair Martha Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	**Absent**
Lisa Clark	Present
Michelle Colvard	**Remote**
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	**Absent**
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
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,** left at 5:23 after item 175
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Margaret Wallace Brown	Present

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

CHAIR'S REPORT by Martha Stein

DIRECTOR'S REPORT by Margaret Wallace Brown
3-week Planning cycle and MTFP meeting in two weeks.

APPROVAL OF MINUTES
Consideration of the June 22, 2023, Planning Commission Meeting Minutes.
Commission action: Minutes presented were approved.

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

I. Platting Activity (Subdivision and Development plats)

Items A and B, 1-125, Were taken together

a. **Consent Subdivision Plats (1-61)**
b. **Replats (62-125)**

Change in Staff Recommendation, A-5.
Beagle Acres – Changed from deferred to approve per the CPC 101 form conditions.

Staff recommendation: Approve items **No. 1 – 125**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Items 9, 10, 11, 12, 13, 14, 24, 25, 28, 29, 45, 53, 54, 55, 107 and 112** subject to the CPC 101 form conditions. Commission Action: Approved staff's recommendations.

Motion: Clark	Vote: Carried
Second: Tahir	Abstaining: Heisch and Sigler

c. Replats requiring Public Hearings with Notification

126 Amos Street Estates – 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: Robins	Vote: Unanimous
Second: Jones	Abstaining: None

127 Carter Estates replat no 1 – 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: Sigler	Vote: Unanimous
Second: Victor	Abstaining: None

128 CHATWOOD PLACE SEC 3 PARTIAL REPLAT NO 1 – Withdraw

129 HIFORD PLACE – 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: Jones	Abstaining: None

130 LITTLE YORK PARTIAL REPLAT NO 3 – 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: Clark	Vote: Unanimous
Second: Garza	Abstaining: None

131 MANORS ON LIVE OAK - 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): Pastor D. Z. Cofield – opposed

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

132 OAK FOREST VILLAS – 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): David Berk, Jeffrey Mathes, Jonna Summers, Leah Salinas, Paige Branam, Timothy Middleton, Larry Porterfield, Steve Market – opposed; Yolanda Woods, Legal Department; John Brown, Houston Public Works Department; Mikalla Hodges, applicant – supportive

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

133 PINECREST SEC 7 PARTIAL REPLAT NO 1 – Withdraw

134 QUIKTRIP STORE NO 7951 – 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: Jones	Vote: Unanimous
Second: Alleman	Abstaining: None

135 VIEWS AT RADIO ROAD REPLAT NO 2 – Withdraw

136 W H Holdings Addition – 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): Linda Davis Johnson, Raymond Handy – position not stated

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

137 West 12th Street Manors – 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): Dina Bazarbayeva, Lincoln Lacour, Riley Salyer – opposed

Motion: Garza	Vote: Carried
Second: Jones	Opposed: Colvard

d. Subdivision Plats with Variance Requests

138 Apolinar Estates – Withdraw

139 Castanie Freedmantown – 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: Sigler	Vote: Carried
Second: Clark	Abstaining: Hines

140 Estates at Mallow Place – Defer

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None

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

Items 141 and 142 were taken together.

141 Falcon Ranch Preserve GP – Grant and Approve
142 Harris County MUD No 506 Wastewater Treatment Plant no 1 – Approve

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

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

143 Garrett Complex – 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: Jones	Vote: Unanimous
Second: Clark	Abstaining: None

Items 144 and V. were taken together.

144 Hyde Park Hotel – Defer
V. Consideration of a Hyde Park Hotel/Motel Variance at 704 Hyde Park Boulevard - Defer

Staff recommendation: Defer for further study and review.
Commission action: Deferred the applications for further study and review.
Speaker(s): Steve Longmire, Ted Powell, Ethan Michelle Ganz – opposed; Patti Joiner, Manish Patel

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

145 Ley Road Business Park – Defer

Staff recommendation: Defer Additional information reqd.
Commission action: Deferred the application for further information.
Speaker(s): Katrina Carr – opposed

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

Item 146 taken after Item II

147 Sawdust Woodlands – 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): Jeff Boutte, applicant (available for questions)

Motion: Clark | Vote: Unanimous
Second: Cain | Abstaining: None

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

148 Fellows In and Out Investments at South Freeway – 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): Jeff Boutte, applicant (available for questions)
Motion: Heisch | Vote: Unanimous
Second: Clark | Abstaining: None

149 Klein ISD Doerre Intermediate School Complex – 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: Robins | Vote: Unanimous
Second: Garza | Abstaining: None

150 Porter MUD WWTF – 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: Jones | Vote: Unanimous
Second: Victor | Abstaining: None

Items G, H and I were taken together.

g. Extensions of Approval

151	Anniston Reserves Sec 1	Approved
152	Anniston Sec 3	Approved
153	Anniston Sec 5	Approved
154	Bridge Creek Sec 10	Approved
155	Bridge Creek Sec 11	Approved
156	Bridge Creek Sec 12	Approved
157	Bridge Creek Sec 13	Approved
158	Bridgeland Rio Medina Trail Street Dedication	Approved
159	Carol Estates	Approved

160	Champions Oak Sec 4	Approved
161	Crosby Terrace Sec 1	Approved
162	Cumberland Business Center Cumberland Ridge Drive Street Dedication	Approved
163	Frazier Estates	Approved
164	Marvida Sec 29	Approved
165	Marvida Sec 30	Approved
166	Morton Creek Ranch Sec 30	Approved
167	Ruhan Investment	Approved
168	Sheldon Ridge Sec 12	Approved
169	Siegert Commercial	Approved
170	Treaschwig Transportation	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

171	21599 and 21601 Dogwood Drive	Approved
172	21613 and 21615 Dogwood Drive	Approved
173	19829 Forest Drive W	Approved
174	19843 Forest Drive W	Approved
175	18648 Casper Drive	Approved

Staff recommendation: Approve staff's recommendations for Items **151 – 175**.
Commission Action: Items **151 – 175** approved, per staff recommendation.
Speaker(s): None

Motion: Tahir — Vote: Carried
Second: Victor — Abstaining: Heisch, 151, 152, 153, 158

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS (GEOFF BUTLER)

176 1802 CRYSTAL COURT – APPROVE

Staff recommendation: Approve
Commission action: Approved
Speaker(s): None

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

177 3202 CUSHING STREET - DEFER

Staff recommendation: Deferral for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None

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

178 3444 Meadow Lake Lane - Approve

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None

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

II. Establish a public hearing date of August 10, 2023

a. **Bonner Enclave partial replat no 1 and extension**
b. **Brick and Stone at Seabrook replat no 1**
c. **Clairmont Place Sec 1 partial replat no 12**
d. **Deen Estates at Mainer**
e. **Elmen Green**
f. **Grand West Sec 2 partial replat no 1**
g. **Loel Mason Estates**
h. **Pinecrest Sec 7 partial replat no 1**
i. **Ritex Estates at Mainer**
j. **Second Replat of John Dreaper Place Sec 1 partial replat no 1**
k. **Singh Estate**
l. **Views at Radio Road replat no 2**
m. **Wrenwood Place**

Staff recommendation: Establish a public hearing date of August 10, 2023, for item II a-m.
Commission action: Established a public hearing date of August 10, 2023, for item II a-m.

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

146 River Oaks Highland Reserve – Deny and Approve

Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Jennifer Curtis, applicant; Daniel Peterson, Richard Mercado, Cynthia Haynie – opposed; John Brown, Houston Public Works Department

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

III. Consideration of an Off-Street Parking Variance at 1619 N. Shepherd Drive - Defer

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Geraldine Gray – opposed

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

IV. Consideration of an Off-Street Parking Variance at 3236 Summer Street - Disapprove

Staff recommendation: Disapprove.
Commission action: Deny the application.
Speaker(s): Corrine Maddox, Caitlin Conner, Stacie Fairchild - opposed

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

VI. Public Comment - None

VII. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **5:58 PM**.

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

_____ _____

Martha L. Stein, Chair Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Amira Sec 26	C3P	
2	Bar Acre replat no 1	C3F	
3	Bartlett Road Street Dedication and Reserves	C3P	
4	Bartlett Road Street Dedication Sec 4	C3P	
5	Bauer Meadows Sec 2	C3P	
6	Bauer Villas	C3F	DEF1
7	Beckendorff Road Street Dedication Sec 4	C3P	
8	Beckendorff Road Street Dedication Sec 5	C3P	
9	Bissonnet Street in Trillium Street Dedication Sec 2	C3P	
10	Bradbury Forest Sec 12	C3P	DEF1
11	Bridgeland Creekland Village Sec 7	C3F	
12	Burress Heights	C3F	
13	Carter Estates replat no 1	C3F	
14	Champions Oak Sec 5	C3P	
15	Charlesmont Villas	C3F	
16	Cordoba Estates	C3F	
17	Corner at Mason and West	C2	
18	Crosby Farms Sec 7	C3F	
19	Cypress Green Commercial Reserves Sec 3	C2	
20	Cypress Green Mason Road Street Dedication Sec 1	C3F	
21	Cypress Green Recreation Reserve	C2	
22	Cypress Green Sec 8	C3F	
23	Cypress Green Sec 9	C3F	
24	Cypress Green Sec 10	C3F	
25	Cypress Green Sec 11	C3F	
26	Diamond SM 21 LLC	C2	
27	Emancipation Eado	C2	
28	ExxonMobil South Houston Terminal	C2	
29	Grand Mason Mason Road Street Dedication Sec 3	SP	
30	Grand Mason Sec 6	C3P	
31	Greystone Commerce	C2	
32	Hartman Vista	C2	
33	Harvest Green Sec 46	C3F	DEF1
34	HCMUD 583 Wastewater Treatment Plant	C2	
35	Highland Crossing	C2	
36	Indian Springs Sec 1	C3F	
37	Irvinton partial replat 1	C3F	
38	Juby Complex	C2	
39	Levey on the Loop	C2	
40	Linn Street Estates	C3F	
41	Manors on Live Oak	C3F	
42	Market at Little York	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Marketplace 249 Reserve Sec 2	C2	
44	Motus Spot	C2	
45	Newport Pointe Sec 5	C3P	
46	Northgate Crossing MUD no 2 Water Plant no 3	C2	DEF1
47	OSI Gellhorn Yard	C2	
48	Park at Pinemont Annex East	C3F	
49	Peytons Landing Sec 1	C2	
50	Plaza 99 Amra	C2	DEF1
51	Powell Court	C3F	
52	Proenergy Reserve	C2	DEF1
53	RDF Holdings at Breen Reserve	C2	DEF1
54	Royden Oaks partial replat no 2	C3F	
55	Saint Tropez Sec 2	C3F	
56	Sheldon Ridge Sec 14	C3P	DEF1
57	Sila Reserve Sec 1	C3P	
58	Sila Sec 5	C3P	
59	Soso Eado	C2	
60	Star Stop South Wilcrest Center	C3F	
61	Stebbie Homes	C3F	
62	Sundance Cove Detention Pond D	C2	
63	Sunterra Sec 60	C3P	
64	Sunterra Sec 61	C3P	
65	Sunterra Sec 62	C3P	
66	Sunterra Sec 63	C3P	
67	Sunterra Sec 64	C3P	
68	Sunterra Sec 65	C3P	
69	Sunterra Sec 66	C3P	
70	Sunterra Sec 67	C3P	
71	Thonig Villas	C2	DEF1
72	Thornton Indie Heights replat no 1	C3F	
73	Trillium Detention Reserve	C3P	
74	Trillium Sec 7	C3P	
75	Trillium Sec 8	C3P	
76	Trillium Sec 9	C3P	
77	Tuscan Terrace Drive and Reserves Street Dedication Sec 1	C3F	
78	Welch Vista	C3F	
79	West 12th Street Manors	C3F	
80	West University Place Public Works Maintenance Facility	C2	

B-Replats

81	Anita Green	C2R	
82	Barr Landing	C2R	
83	Cardenas Storage	C2R	
84	Carver Parkview	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Chapter at Holman	C2R	
86	CJV Holding at Fairchild	C2R	
87	Comal Manor	C2R	
88	Corner at Acres Homes	C2R	
89	Dewalt Depriest Estates	C2R	
90	Draper	C2R	DEF1
91	Eado Oaks	C2R	
92	Elysium Townhomes	C2R	
93	Emmanuel Living SC LLC	C2R	
94	Empower at Sunbury	C2R	
95	England Villas	C2R	
96	Everest Napoleon Street Development	C2R	
97	Fellowship Estates	C2R	DEF1
98	Fisher Street Court	C2R	
99	Generation Shopping Plaza	C2R	DEF1
100	Heights Medical Tower	C2R	
101	Herkimer in the Heights	C2R	DEF1
102	Highland Place	C2R	
103	Homer Estates	C2R	DEF1
104	Hyta Townhomes	C2R	
105	Irvington Center	C2R	
106	Jensen Hamlet	C2R	
107	Jezebel Landing	C2R	
108	Jo Plaza	C2R	DEF1
109	Kings Court Addition partial replat no 6	C2R	
110	Knox Crossing	C3R	
111	La Paz	C2R	DEF1
112	Little Ricefield Village	C2R	
113	Long Point Center	C2R	DEF1
114	Lucky Street Village	C2R	
115	Maldonado Estates at South Lane	C2R	
116	Newhaven Views	C2R	
117	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1	C3R	DEF1
118	Ocean Estates	C3R	
119	Oleander Crossing	C2R	
120	Parkhurst Place	C2R	
121	Peerless Villas	C2R	
122	Plaza Estates at Knox	C2R	
123	Plaza Estates at Nagle	C2R	
124	Ramos Estates at East Avenue L	C2R	
125	Reserves on Airport Sec 1 replat no 2 and extension	C2R	
126	Richard Estates	C2R	
127	Sama Estate at Yale	C2R	
128	Sha Ron Estates	C3R	DEF1
129	Sidney Heights	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
130	Southwest Wholesale Complex	C2R	
131	Springfield Sec 5 partial replat no 5	C2R	DEF1
132	Sundown Place	C2R	
133	Sunny Flea Market Airline Development	C2R	
134	Sunset Heights Extension partial replat no 2	C2R	
135	Swift At Greens Road	C2R	
136	Timber Lane Acres Sec 6 partial replat no 1	C2R	
137	Townhomes at Ella	C2R	
138	Tri Pods at Hardy Street	C2R	
139	Trinity Garden Views	C2R	
140	Vasquez Reserve on Galveston	C2R	
141	Vecino Homes at Evella	C2R	
142	Villas at Haight	C2R	
143	Villas at Lydia	C2R	
144	Villas on West Clay	C2R	
145	West Bell Place	C2R	

C-Public Hearings Requiring Notification

146	Amended Golfcrest Addition partial replat no 5	C3N	
147	Blue Sky Estates replat no 1	C3N	
148	Brookshire Gardens	C3N	
149	Dunvale Village partial replat no 2	C3N	
150	Mansfield Oaks	C3N	
151	McDuffie Terrace	C3N	
152	Residencies on Tyler	C3N	
153	Shadyvilla Addition No 2 Partial Replat No 10	C3N	
154	Shadyvilla Addition no 2 partial replat no 11	C3N	
155	Wilfran Place partial replat no 2	C3N	

D-Variances

156	Beckendorff Place	C3P	
157	Bridgeland Creekland Village GP	GP	
158	Davis World	C2R	
159	Estates at Mallow Place	C2R	DEF1
160	Hyde Park Hotel	C2R	DEF1
161	Ley Road Business Park	C2R	DEF1
162	Millennium Trace	C2	
163	Poundbury Sec 1	C3R	
164	Twilight Park replat no 1	C2R	

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App Type	Deferral
F-Reconsideration of Requirements			
165	Capital Westview New Caney	C2	
166	Market at the Groves	C3R	
167	Tavenor Crossing	C2R	
G-Extensions of Approval			
168	Arthur Villas	EOA	
169	De Soto Village	EOA	
170	Dellrose Sec 18	EOA	
171	Everstead at Grand Parkway	EOA	
172	Grand Mission Estates Sec 31	EOA	
173	MC Rye Katy	EOA	
174	North Eldridge Business Park replat and extension	EOA	
175	Park at Anserra Sec 3	EOA	
176	Park at Anserra Sec 4	EOA	
177	Quartet Development	EOA	
178	Reserve at Bridge Creek Terrace	EOA	
179	Sheldon Ridge Sec 13	EOA	
180	Unity Childrens Home	EOA	
H-Name Changes			
None			
I-Certification of Compliance			
180	24145 Enloe Road	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
181	3202 Cushing Street	DPV	DEF 1
Off Street Parking Variance			
III	1619 N Shepherd Drive	PV	DEF 1
Hotel Motel Variance			
IV	704 Hyde Park Blvd	HMV	DEF 1

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 26	2023-1656	C3P	Harris	ETJ	286T	17.60	4.56	60	Johnson Development Services	Meta Planning + Design LLC
2	Bar Acre replat no 1	2023-1487	C3F	Harris	ETJ	328B	0.80	0.80	0	CDA Arcitects	McKim and Creed
3	Bartlett Road Street Dedication and Reserves	2023-1667	C3P	Waller	ETJ	403V	7.09	3.96	0	Astro Sunterra, LP	Quiddity Engineering - Katy
4	Bartlett Road Street Dedication Sec 4	2023-1660	C3P	Waller	ETJ	403Z	3.47	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
5	Bauer Meadows Sec 2	2023-1645	C3P	Harris	ETJ	285T	14.28	0.70	88	Tejas Engineering Management, LLC	Meta Planning + Design LLC
6	Bauer Villas (DEF1)	2023-1458	C3F	Harris	ETJ	285X	10.35	0.00	6	Darey Gonzalez	Owens Management Systems, LLC
7	Beckendorff Road Street Dedication Sec 4	2023-1603	C3P	MULTI PLE	ETJ	404W	2.77	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
8	Beckendorff Road Street Dedication Sec 5	2023-1661	C3P	Waller	ETJ	403V	2.14	0.00	0	Astro Sunterra, LP	Quiddity Engineering - Katy
9	Bissonnet Street in Trillium Street Dedication Sec 2	2023-1648	C3P	Fort Bend	ETJ	526V	6.90	4.41	0	TPHTM 1464, LLC	Meta Planning + Design LLC
10	Bradbury Forest Sec 12 (DEF1)	2023-1290	C3P	Harris	ETJ	293T	30.17	17.75	62	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
11	Bridgeland Creekland Village Sec 7	2023-1657	C3F	Harris	ETJ	365G	21.91	3.85	73	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
12	Burress Heights	2023-1506	C3F	Harris	City	453E	2.00	0.03	36	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
13	Carter Estates replat no 1	2023-1653	C3F	Harris	ETJ	329K	4.58	3.55	1	Torreon Carter	Owens Management Systems, LLC
14	Champions Oak Sec 5	2023-1598	C3P	Harris	ETJ	370M	12.02	0.98	61	Woodmere Development Co., LTD.	IDS Engineering Group
15	Charlesmont Villas	2023-1543	C3F	Harris	City	415Y	0.27	0.00	2	SIERRA NEVADA HOMES, LLC.	Dart Land Services LLC
16	Cordoba Estates	2023-1553	C3F	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Management Groups	Hovis Surveying Company Inc.
17	Corner at Mason and West	2023-1565	C2	Harris	ETJ	405H	2.02	2.02	0	Checkout Food Stores	Century Engineering, Inc
18	Crosby Farms Sec 7	2023-1636	C3F	Harris	ETJ	379Y	25.22	2.54	138	Houston LD, LLC A Texas Limited Liability Company	EHRA
19	Cypress Green Commercial Reserves Sec 3	2023-1544	C2	Harris	ETJ	285R	14.19	14.19	0	Astro Cypress Green, L.P.	Quiddity Engineering
20	Cypress Green Mason Road Street Dedication Sec 1	2023-1552	C3F	Harris	ETJ	285R	3.46	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
21	Cypress Green Recreation Reserve	2023-1617	C2	Harris	ETJ	285V	7.81	7.81	0	Astro Cypress Green, L.P.	Quiddity Engineering

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22	Cypress Green Sec 8	2023-1545	C3F	Harris	ETJ	285V	20.33	6.27	75	Astro Cypress Green, L.P.	Quiddity Engineering
23	Cypress Green Sec 9	2023-1550	C3F	Harris	ETJ	285R	22.86	7.94	79	Astro Cypress Green, L.P.	Quiddity Engineering
24	Cypress Green Sec 10	2023-1625	C3F	Harris	ETJ	285U	13.40	1.39	59	Astro Cypress Green, L.P.	Quiddity Engineering
25	Cypress Green Sec 11	2023-1551	C3F	Harris	ETJ	285V	21.60	0.52	102	Astro Cypress Green, L.P.	Quiddity Engineering
26	Diamond SM 21 LLC	2023-1546	C2	Harris	ETJ	290E	6.97	6.97	0	Diamond SM 21 LLC	Hovis Surveying Company Inc.
27	Emancipation Eado	2023-1535	C2	Harris	City	493V	2.17	2.17	0	Nilesh S. Patel, Rajendra J. Patel, Pinakin R. Patel and The Veevin Patel Family Partnership Limited	BGE, Inc.
28	ExxonMobil South Houston Terminal	2023-1513	C2	Harris	City	533W	16.95	16.95	0	ExxonMobil Corporation	ExxonMobil Pipeline Company LLC
29	Grand Mason Mason Road Street Dedication Sec 3	2023-1532	SP	Harris	ETJ	405M	2.37	0.00	0	Landmark Industries Development, LLC	BGE, Inc.
30	Grand Mason Sec 6	2023-1527	C3P	Harris	ETJ	405M	18.48	7.10	60	TRI Pointe Homes	BGE, Inc. - Land Planning
31	Greystone Commerce	2023-1524	C2	Harris	ETJ	249S	3.48	3.48	0	Arnold & Norma Rodriguez Family LTD Partnership	Core
32	Hartman Vista	2023-1566	C2	Harris	City	534V	4.07	4.07	0	FORTUNA LAND, LLC	replats.com
33	Harvest Green Sec 46 (DEF1)	2023-1427	C3F	Fort Bend	ETJ	566L	16.62	0.90	59	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
34	HCMUD 583 Wastewater Treatment Plant	2023-1455	C2	Harris	ETJ	327L	4.63	4.63	0	Woodmere Development Co., LTD.	IDS Engineering Group
35	Highland Crossing	2023-1562	C2	Harris	City	452C	1.20	0.20	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
36	Indian Springs Sec 1	2023-1569	C3F	Harris	City/ ETJ	378G	63.10	33.47	150	Blackline Engineering LLC	Blackline Engineering
37	Irvinton partial replat 1	2023-1582	C3F	Harris	City	453Z	0.13	0.00	2	KAG Series, LLC	Paksima Group1
38	Juby Complex	2023-1639	C2	Fort Bend	City	570U	1.13	1.13	0	Juby Solutions, LLC	Owens Management Systems, LLC
39	Levey on the Loop	2023-1449	C2	Harris	City	534N	8.20	8.20	0	LEVEY GROUP FUND 20, LLC.,	Atkinson Engineers
40	Linn Street Estates	2023-1536	C3F	Harris	City	454X	7.85	1.69	51	fifth ward community development corp	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
41	Manors on Live Oak	2023-1587	C3F	Harris	City	493Y	0.13	0.00	3	Tinn Lab Group, LLC	Total Surveyors, Inc.
42	Market at Little York	2023-1597	C2	Harris	City	411T	2.00	2.00	0	Quardro Architects	Texas Land Maps
43	Marketplace 249 Reserve Sec 2	2023-1631	C2	Harris	ETJ	411B	12.65	12.65	0	LTD Investment Corporation	EHRA
44	Motus Spot	2023-1632	C2	Harris	City	578S	15.71	15.71	0	WGA Consulting Engineers	Windrose
45	Newport Pointe Sec 5	2023-1523	C3P	Harris	ETJ	379U	21.80	2.84	82	Newport Pointe, LTD.	LJA Engineering, Inc.-(Houston Office)

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46	Northgate Crossing MUD no 2 Water Plant no 3 (DEF1)	2023-1391	C2	Harris	ETJ	292K	2.52	2.52	0	Northgate Crossing Municipal Utility District No. 2	GBI Partners
47	OSI Gellhorn Yard	2023-1394	C2	Harris	City	495D	29.04	29.04	0	Outour Storage Investments	Gruller Surveying
48	Park at Pinemont Annex East	2023-1541	C3F	Harris	City	451F	1.37	0.15	25	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC
49	Peytons Landing Sec 1	2023-1663	C2	Harris	ETJ	285R	1.10	1.08	0	FdR Consulting, LLC	Windrose
50	Plaza 99 Amra (DEF1)	2023-1502	C2	Harris	ETJ	285V	5.15	0.00	4	17903 Grant LLC	Hovis Surveying Company Inc.
51	Powell Court	2023-1525	C3F	Harris	ETJ	292M	1.09	0.00	1	FPowell	South Texas Surveying Associates, Inc.
52	Proenergy Reserve (DEF1)	2023-1383	C2	Fort Bend	ETJ	611F	7.35	7.35	0	CDR Development, LLC	GBI Partners
53	RDF Holdings at Breen Reserve (DEF1)	2023-1289	C2	Harris	ETJ	410G	1.00	0.95	0	RDF Holdings, LTD	Miller Survey Group
54	Royden Oaks partial replat no 2	2023-1418	C3F	Harris	City	492S	0.59	0.00	2	Individual	Bowman Consulting Group
55	Saint Tropez Sec 2	2023-1637	C3F	Harris	ETJ	259W	24.21	1.60	103	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
56	Sheldon Ridge Sec 14 (DEF1)	2023-1456	C3P	Harris	ETJ	418S	12.40	0.96	60	Woodmere Development Co., LTD.	IDS Engineering Group
57	Sila Reserve Sec 1	2023-1567	C3P	Harris	ETJ	258Z	11.95	8.12	0	Friendswood Development Company	BGE, Inc. - Land Planning
58	Sila Sec 5	2023-1560	C3P	Harris	ETJ	258Y	27.56	0.89	135	Friendswood Development Company	BGE, Inc. - Land Planning
59	Soso Eado	2023-1549	C2	Harris	City	493R	1.43	1.43	0	Street Foods	Paksima Group1
60	Star Stop South Wilcrest Center	2023-1564	C3F	Harris	City	569B	2.55	2.49	0	Panjwani Properties, LTD.	Century Engineering, Inc
61	Stebbie Homes	2023-1539	C3F	Harris	City	412X	1.86	0.05	34	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
62	Sundance Cove Detention Pond D	2023-1627	C2	Harris	ETJ	378Q	6.47	6.47	0	Meritage Homes of Texas, LLC, An Arizona Limited Liability Company	EHRA
63	Sunterra Sec 60	2023-1619	C3P	Harris	ETJ	404S	14.47	1.06	86	Astro Sunterra, LP	Quiddity Engineering - Katy
64	Sunterra Sec 61	2023-1628	C3P	Harris	ETJ	404S	14.15	0.83	78	Astro Sunterra, LP	Quiddity Engineering - Katy
65	Sunterra Sec 62	2023-1615	C3P	Harris	ETJ	403V	45.17	14.89	125	Astro Sunterra, LP	Quiddity Engineering - Katy
66	Sunterra Sec 63	2023-1620	C3P	Harris	ETJ	403V	27.26	9.02	93	Astro Sunterra, LP	Quiddity Engineering - Katy
67	Sunterra Sec 64	2023-1622	C3P	Harris	ETJ	403V	7.73	0.54	39	Astro Sunterra, LP	Quiddity Engineering - Katy

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68	Sunterra Sec 65	2023-1604	C3P	Waller	ETJ	403V	26.16	15.11	48	Astro Sunterra, LP	Quiddity Engineering - Katy
69	Sunterra Sec 66	2023-1626	C3P	Waller	ETJ	403V	14.19	0.25	71	Astro Sunterra, LP	Quiddity Engineering - Katy
70	Sunterra Sec 67	2023-1613	C3P	Waller	ETJ	403V	14.17	0.25	84	Astro Sunterra, LP	Quiddity Engineering - Katy
71	Thonig Villas (DEF1)	2023-1249	C2	Harris	City	451T	0.25	0.00	4	Montecristo 2021 LLC	Owens Management Systems, LLC
72	Thornton Indie Heights replat no 1	2023-1510	C3F	Harris	City	452M	0.97	0.02	15	Light Hill Partners, LLC	Richard Grothues Designs
73	Trillium Detention Reserve	2023-1633	C3P	Fort Bend	ETJ	526V	13.80	13.80	0	TPHTM 1464, LLC	Meta Planning + Design LLC
74	Trillium Sec 7	2023-1630	C3P	Fort Bend	ETJ	526V	32.90	3.18	132	TPHTM 1464, LLC	Meta Planning + Design LLC
75	Trillium Sec 8	2023-1638	C3P	Fort Bend	ETJ	526V	24.70	1.08	115	TPHTM 1464 LLC	Meta Planning + Design LLC
76	Trillium Sec 9	2023-1642	C3P	Fort Bend	ETJ	526V	15.90	0.88	96	TPHTM 1464 LLC	Meta Planning + Design LLC
77	Tuscan Terrace Drive and Reserves Street Dedication Sec 1	2023-1610	C3F	Harris	ETJ	285U	4.32	1.92	0	Astro Cypress Green, L.P.	Quiddity Engineering
78	Welch Vista	2023-1589	C3F	Harris	City	492R	0.12	0.00	2	Mesken Development	Total Surveyors, Inc.
79	West 12th Street Manors	2023-1614	C3F	Harris	City	452Y	0.21	0.00	5	Prebish Homes	Total Surveyors, Inc.
80	West University Place Public Works Maintenance Facility	2023-1470	C2	Harris	City	492Y	2.09	2.09	0	City of West University Place	IDS Engineering Group

B-Replats

81	Anita Green	2023-1585	C2R	Harris	City	493Y	0.11	0.00	2	Fusion Developers, LLC	Total Surveyors, Inc.
82	Barr Landing	2023-1559	C2R	Harris	City	450Q	0.86	0.12	15	Rusty Nails Construction	HRS and Associates, LLC
83	Cardenas Storage	2023-1644	C2R	Harris	ETJ	339K	1.54	1.54	0	PRO-SURV	PROSURV
84	Carver Parkview (DEF1)	2023-1467	C2R	Harris	City	412S	0.28	0.00	2	Amherst Group Properties, LLC	The Interfield Group
85	Chapter at Holman	2023-1466	C2R	Harris	City	493Y	0.23	0.00	5	Home Art Construction	Gruller Surveying
86	CJV Holding at Fairchild	2023-1592	C2R	Harris	City	455P	0.31	0.00	5	PRIME TEXAS SURVEYS LLC	SEM SERVICES
87	Comal Manor	2023-1647	C2R	Harris	City	533Y	0.16	0.00	2	JOKIKA, LLC	Owens Management Systems, LLC
88	Corner at Acres Homes	2023-1534	C2R	Harris	City	452C	0.26	0.00	4	Elysium Portfolio LLC	MOMENTUM EGINEERING
89	Dewalt Depriest Estates	2023-1571	C2R	Harris	City	412Q	0.17	0.00	3	Susan Fayas Benavides	CGEA|Planning + Design
90	Draper (DEF1)	2023-1422	C2R	Harris	ETJ	617Y	8.98	8.98	0	Crafton Communications	SMW Engineering Group
91	Eado Oaks	2023-1646	C2R	Harris	City	494Q	0.57	0.00	12	Apala, LLC	The Interfield Group
92	Elysium Townhomes	2023-1533	C2R	Harris	City	412Y	0.64	0.01	12	Elysium Portfolio LLC	MOMENTUM EGINEERING
93	Emmanuel Living SC LLC	2023-1555	C2R	Harris	City	496G	0.69	0.69	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
94	Empower at Sunbury	2023-1605	C2R	Harris	City	455P	0.31	0.00	5	New Era Development	New Era Development & Land Services

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95	England Villas	2023-1658	C2R	Harris	City	533M	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
96	Everest Napoleon Street Development	2023-1323	C2R	Harris	City	493Z	0.13	0.01	3	Everest Property & Investments	Doshi Engineering & Surveying Company
97	Fellowship Estates (DEF1)	2023-1270	C2R	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
98	Fisher Street Court	2023-1476	C2R	Harris	City	452Q	1.00	0.03	23	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Generation Shopping Plaza (DEF1)	2023-1472	C2R	Harris	ETJ	416M	1.98	1.98	0	Holly Lockwood Properties LLC	The Interfield Group
100	Heights Medical Tower	2023-1540	C2R	Harris	City	452V	1.20	1.20	0	427 W. 20th	Tetra Land Services
101	Herkimer in the Heights (DEF1)	2023-1357	C2R	Harris	City	452Z	0.14	0.00	2	1520BHT, LLC.	ICMC GROUP INC
102	Highland Place	2023-1563	C2R	Harris	City	451D	0.33	0.00	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
103	Homer Estates (DEF1)	2023-1396	C2R	Harris	City	412Y	0.11	0.00	2	EMPLIFY, LLC	Jt Architectural design
104	Hyta Townhomes	2023-1428	C2R	Harris	City	452M	0.16	0.00	3	RITEX MAKAAN LLC	RSG Engineering
105	Irvington Center	2023-1558	C2R	Harris	City	453U	0.56	0.56	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
106	Jensen Hamlet	2023-1531	C2R	Harris	City	494E	0.28	0.00	6	ORACLE CITY HOMES	MOMENTUM EGINEERING
107	Jezebel Landing	2023-1599	C2R	Harris	City	573H	0.13	0.00	2	Metro Living Studio	Pioneer Engineering, LLC
108	Jo Plaza (DEF1)	2023-1512	C2R	Harris	City	412T	0.28	0.00	2	N/A	E.I.C. Surveying Company
109	Kings Court Addition partial replat no 6	2023-1425	C2R	Harris	City	534U	1.38	1.38	0	AGV Holdings LLC	Carranza Outsource Drafting
110	Knox Crossing	2023-1601	C3R	Harris	City	452C	0.97	0.13	13	JST Builders LLC	Pioneer Engineering, LLC
111	La Paz (DEF1)	2023-1350	C2R	Harris	City	453L	0.29	0.01	7	Pillar and Strong	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
112	Little Ricefield Village	2023-1517	C2R	Harris	ETJ	486S	3.11	3.11	0	BEC Engineers and Consultants, LLC	Windrose
113	Long Point Center (DEF1)	2023-1503	C2R	Harris	City	450W	0.54	0.54	0	Interplan Architects. Inc	Century Engineering, Inc
114	Lucky Street Village	2023-1634	C2R	Harris	City	412U	0.15	0.00	2	Oc Plans & Permits	Oc Plans & Permits
115	Maldonado Estates at South Lane	2023-1405	C2R	Harris	City	412T	0.18	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
116	Newhaven Views	2023-1221	C2R	Harris	City	455C	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
117	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1 (DEF1)	2023-1480	C3R	Harris	ETJ	365L	8.27	0.12	0	Bridgeland Development, LP	McKim & Creed, Inc.
118	Ocean Estates	2023-1529	C3R	Harris	City	452B	2.60	0.41	36	OCEAN GLOBAL INVESTMENT, LLC	MOMENTUM EGINEERING
119	Oleander Crossing	2023-1578	C2R	Harris	City	494K	0.19	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, 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
120	Parkhurst Place	2023-1205	C2R	Harris	City	455E	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
121	Peerless Villas	2023-1537	C2R	Harris	City	533K	0.12	0.00	2	ELEVATE DEVELOPEMENT MANAGEMENT	Dart Land Services LLC
122	Plaza Estates at Knox	2023-1584	C2R	Harris	City	452C	0.16	0.00	3	New Era Development	New Era Development & Land Services
123	Plaza Estates at Nagle	2023-1583	C2R	Harris	City	494N	0.27	0.00	3	New Era Development	New Era Development & Land Services
124	Ramos Estates at East Avenue L	2023-1600	C2R	Harris	City	535C	0.10	0.00	1	CAS Consultants, LLC	CAS Consultants, LLC
125	Reserves on Airport Sec 1 replat no 2 and extension	2023-1609	C2R	Harris	City	573F	13.07	13.07	0	Carson 288, LLC, A Delaware Limited Liability Company	BGE, Inc.
126	Richard Estates	2023-1557	C2R	Harris	City	533U	0.23	0.00	4	CURBSIDE CONSTRUCTION, LLC	Dart Land Services LLC
127	Sama Estate at Yale	2023-1519	C2R	Harris	City	452R	0.24	0.00	5	IHS Development LLC	Ritex Real Estate LLC
128	Sha Ron Estates (DEF1)	2023-1351	C3R	Harris	City	454K	0.83	0.07	13	Sharon Smith LLV	RP & Associates
129	Sidney Heights	2023-1570	C2R	Harris	City	533M	0.23	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
130	Southwest Wholesale Complex	2023-1652	C2R	Harris	City	573T	4.84	4.84	0	Southwest Wholesale	The Interfield Group
131	Springfield Sec 5 partial replat no 5 (DEF1)	2023-1446	C2R	Harris	ETJ	485F	3.33	3.33	0	Egrets Landing Katy LLC	The Interfield Group
132	Sundown Place	2023-1577	C2R	Harris	City	455E	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
133	Sunny Flea Market Airline Development	2023-1621	C2R	Harris	ETJ	413N	7.10	7.10	0	Sunny Flea Market, Inc.	Doshi Engineering & Surveying Company
134	Sunset Heights Extension partial replat no 2	2023-1591	C2R	Harris	City	453T	0.11	0.00	2	To be determined	SEM SERVICES
135	Swift At Greens Road	2023-1526	C2R	Harris	City	372R	1.51	1.51	0	SPARK PARTNERS LLC,	MOMENTUM EGINEERING
136	Timber Lane Acres Sec 6 partial replat no 1	2023-1568	C2R	Montgomery	ETJ	296R	1.16	0.00	2	Homero Cerda and Alma A Cerda	Carranza Outsource Drafting
137	Townhomes at Ella	2023-1606	C2R	Harris	City	452T	0.18	0.00	4	1628 WEST 25TH ST LLC	MOMENTUM EGINEERING
138	Tri Pods at Hardy Street	2023-1590	C2R	Harris	City	453Z	0.11	0.00	3	Daniel Villa Jr Surveyor	SEM SERVICES
139	Trinity Garden Views	2023-1576	C2R	Harris	City	454G	0.28	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
140	Vasquez Reserve on Galveston	2023-1662	C2R	Harris	City	535F	0.37	0.37	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
141	Vecino Homes at Evella	2023-1596	C2R	Harris	City	453Z	0.29	0.00	5	Daniel Villa Jr Surveyor	SEM SERVICES
142	Villas at Haight	2023-1629	C2R	Harris	City	455T	0.31	0.00	4	Septunum, LLC	ICMC GROUP INC
143	Villas at Lydia	2023-1528	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
144	Villas on West Clay	2023-1586	C2R	Harris	City	493N	0.17	0.00	3	Mazzarino Construction	Total Surveyors, 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
145	West Bell Place	2023-1659	C2R	Harris	City	493N	0.11	0.00	2	Elegant Urban Homes, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

146	Amended Golfcrest Addition partial replat no 5	2023-1225	C3N	Harris	City	534R	0.19	0.00	2	SEM SERVICES	SEM SERVICES
147	Blue Sky Estates replat no 1	2023-1292	C3N	Harris	City	455T	0.34	0.00	5	CERTIFIED REALTY, LLC,	MOMENTUM EGINEERING
148	Brookshire Gardens	2023-1185	C3N	Harris	City	531F	0.17	0.00	4	BROOKSHIRE GARDENS LLC	Texas Field Services
149	Dunvale Village partial replat no 2	2023-1310	C3N	Harris	City	490Y	0.50	0.50	0	Meritage Homes of Texas, LLC	Quiddity Engineering
150	Mansfield Oaks	2023-1193	C3N	Harris	City	452A	1.78	0.17	29	Burco Investments, LLC.	ICMC GROUP INC
151	McDuffie Terrace	2023-1356	C3N	Harris	City	492R	0.11	0.00	2	Ali Samiee	Total Surveyors, Inc.
152	Residencies on Tyler	2023-1231	C3N	Harris	City	453T	0.27	0.00	6	Ganges Houston Heights LLC	Pioneer Engineering, LLC
153	Shadyvilla Addition No 2 Partial Replat No 10	2023-1294	C3N	Harris	City	451X	0.26	0.00	3	ROC Homes	MOMENTUM EGINEERING
154	Shadyvilla Addition no 2 partial replat no 11	2023-1295	C3N	Harris	City	451X	0.30	0.00	3	ROC Homes	MOMENTUM EGINEERING
155	Wilfran Place partial replat no 2	2023-1167	C3N	Harris	City	492R	0.11	0.00	2	individual	South Texas Surveying Associates, Inc.

D-Variances

156	Beckendorff Place	2023-1488	C3P	Harris	ETJ	405Y	6.19	0.12	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
157	Bridgeland Creekland Village GP	2023-1547	GP	Harris	ETJ	365E	2036.96	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
158	Davis World	2023-1500	C2R	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGEA|Planning + Design
159	Estates at Mallow Place (DEF1)	2023-1256	C2R	Harris	City	574A	0.29	0.00	4	New Era Development	New Era Development & Land Services
160	Hyde Park Hotel (DEF1)	2023-1345	C2R	Harris	City	493N	0.57	0.57	0	Mighty Equities	Civil-Surv Land Surveying, L.C.
161	Ley Road Business Park (DEF1)	2023-1382	C2R	Harris	City	455K	6.60	6.01	0	Steven Floors LLC	The Interfield Group
162	Millennium Trace	2023-1430	C2	Harris	ETJ	333Y	3.74	3.74	0	Synergy Machine	replats.com
163	Poundbury Sec 1	2023-1244	C3R	Harris	City	532Z	8.02	2.83	69	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
164	Twilight Park replat no 1	2023-1366	C2R	Harris	City	493A	0.57	0.57	0	Ventura Holdings LLC	The Interfield Group

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
F-Reconsideration of Requirements											
165	Capital Westview New Caney	2023-1554	C2	Montgomery	ETJ	256Q	3.71	3.71	0	Capital Westview Partners LLC	Hovis Surveying Company Inc.
166	Market at the Groves	2023-1538	C3R	Harris	ETJ	376R	26.07	25.02	0	CF CSLK Groves, LLC, a Delaware Limited Liability Company	BGE, Inc.
167	Tavenor Crossing	2023-1493	C2R	Harris	City	575L	2.31	2.31	0	Forward Enterprises	Windrose
G-Extensions of Approval											
168	Arthur Villas	2022-1713	EOA	Harris	City	452C	1.00	0.00	20	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
169	De Soto Village	2022-1820	EOA	Harris	City	452A	1.78	0.20	33	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
170	Dellrose Sec 18	2022-2017	EOA	Harris	ETJ	325J	10.38	0.41	64	Cypress 600 Development Partners LP	Meta Planning + Design LLC
171	Everstead at Grand Parkway	2022-1825	EOA	Harris	ETJ	290F	41.94	40.50	0	Landmark Properties, Inc.	Miller Survey Group
172	Grand Mission Estates Sec 31	2022-2029	EOA	Fort Bend	ETJ	526N	8.34	0.00	51	688 Development Inc.	Quiddity Engineering
173	MC Rye Katy	2022-2293	EOA	Harris	City	448W	2.89	2.89	0	MC Rye Katy, LLC	Civil-Surv Land Surveying, L.C.
174	North Eldridge Business Park replat and extension	2022-1980	EOA	Harris	ETJ	328M	5.22	5.22	0	Robco North Eldridge, LLC	Hovis Surveying Company Inc.
175	Park at Anserra Sec 3	2022-1885	EOA	Fort Bend/ Waller	ETJ	483C	19.32	19.32	0	Anserra Developers, LP	Bowman Consulting Group
176	Park at Anserra Sec 4	2022-1887	EOA	Waller	ETJ	483C	23.57	23.57	0	Anserra Developers, LP	Bowman Consulting Group
177	Quartet Development	2022-1903	EOA	Harris	ETJ	369J	3.47	3.16	0	QE Investments, LLC	Doshi Engineering & Surveying Company
178	Reserve at Bridge Creek Terrace	2022-2122	EOA	Harris	ETJ	366X	8.38	8.38	0	WLH COMMUNITIES-TEXAS LLC	Quiddity Engineering - Katy
179	Sheldon Ridge Sec 13	2022-1989	EOA	Harris	ETJ	418S	9.75	0.15	53	Woodmere Development Co., LTD.	IDS Engineering Group
180	Unity Childrens Home	2022-1916	EOA	Harris	ETJ	293W	2.99	2.99	0	Unity Childrens Home	Owens Management Systems, LLC
H-Name Changes											
None											
I-Certification of Compliance											
181	24145 Enloe Road	231702	COC	Harris	ETJ					Christina Sanchez	Christina Sanchez

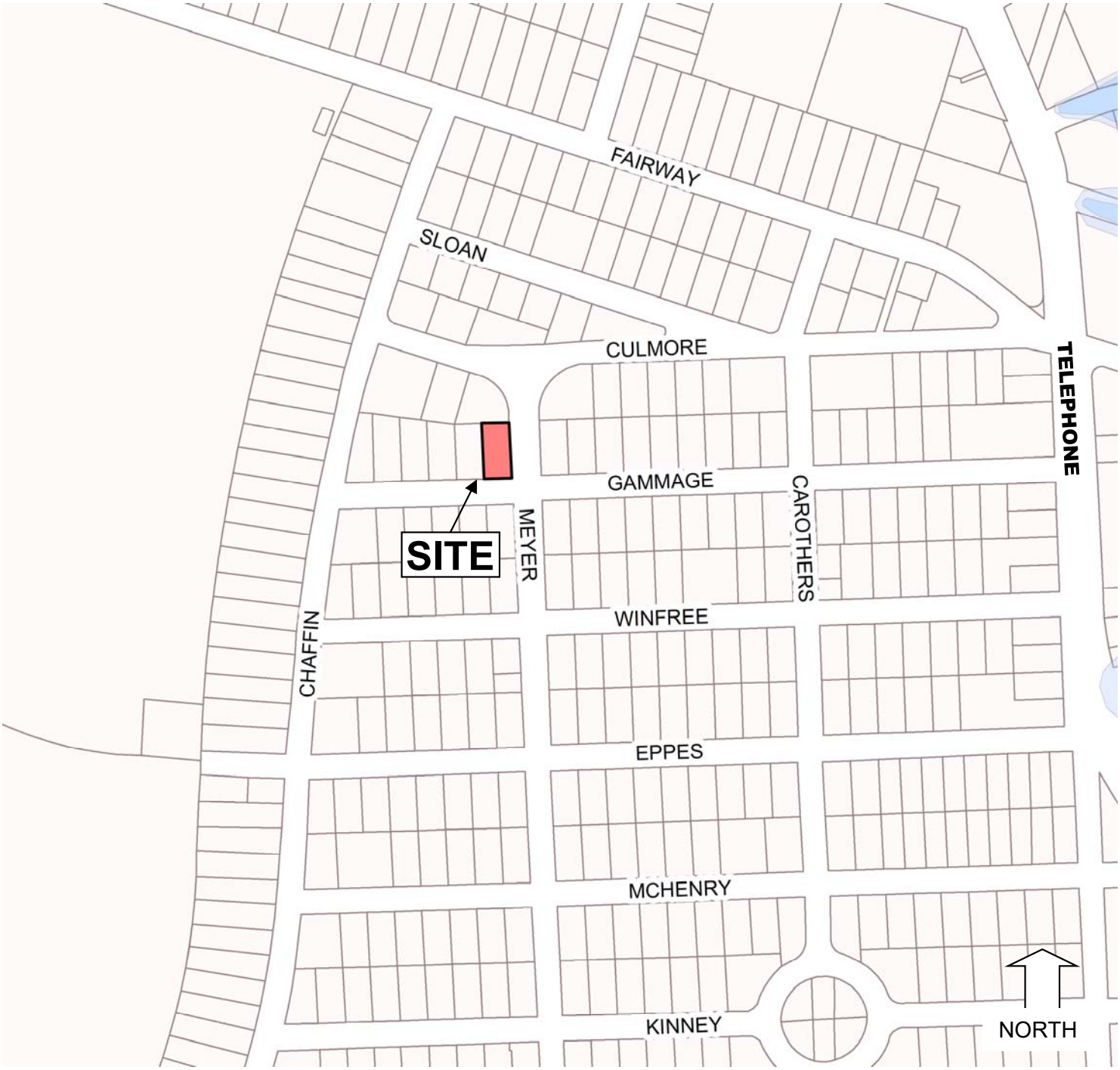
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
J-Administrative											
None											
K-Development Plats with Variance Requests											
182	3202 Cushing Street	23046514	DPV	Harris	City	494C				Alvaro Mesa	Alvaro Mesa
Off-Street Parking Variance											
III	1619 N. Shepherd Drive	23029610	PV	Harris	City	452Z				Sandlot Engineering, LLC	James Roman
Hotel Motel Variance											
IV	Hyde Park Hotel located at 704 Hyde Park Blvd	22014682	HMV	Harris	City	493N				Manish Patel	Shilpin Counsultancy LLC

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM SERVICES



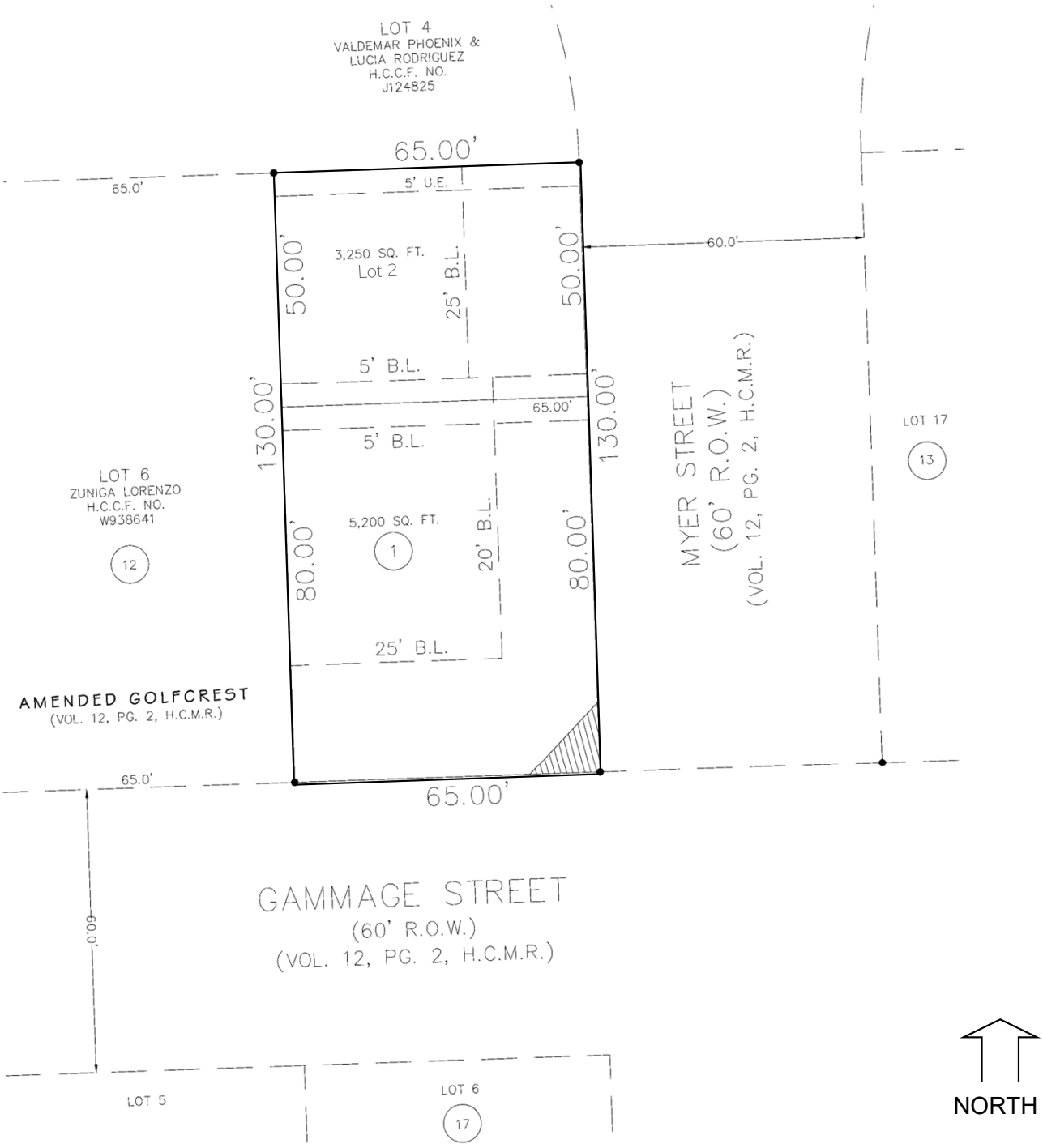
C – Public Hearings Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM SERVICES



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Amended Golfcrest Addition partial replat no 5

Applicant: SEM SERVICES



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 28th, 2023

Dear Property Owner:

Reference Number: 2023-1225; Amended Golfcrest Addition partial replat no 5; a replat of Amended Golfcrest Addition partial replat no 4, being Los 1 & 2 of block 1, as recorded in Vol. 700, Pg. 759 of the Harris County Map Records.

The property is located at the northwest intersection of Gammage Street and Meyer Street. The purpose of the replat is to increase the dwelling density and adjust the lots sizes. The applicant, Stephanie Rivera-Lopez**,** with SEM SERVICES., on behalf of the developer, can be contacted at **832.986.8208.**

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, July 27, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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: 147

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Blue Sky Estates replat no 1

Applicant: MOMENTUM ENGINEERING



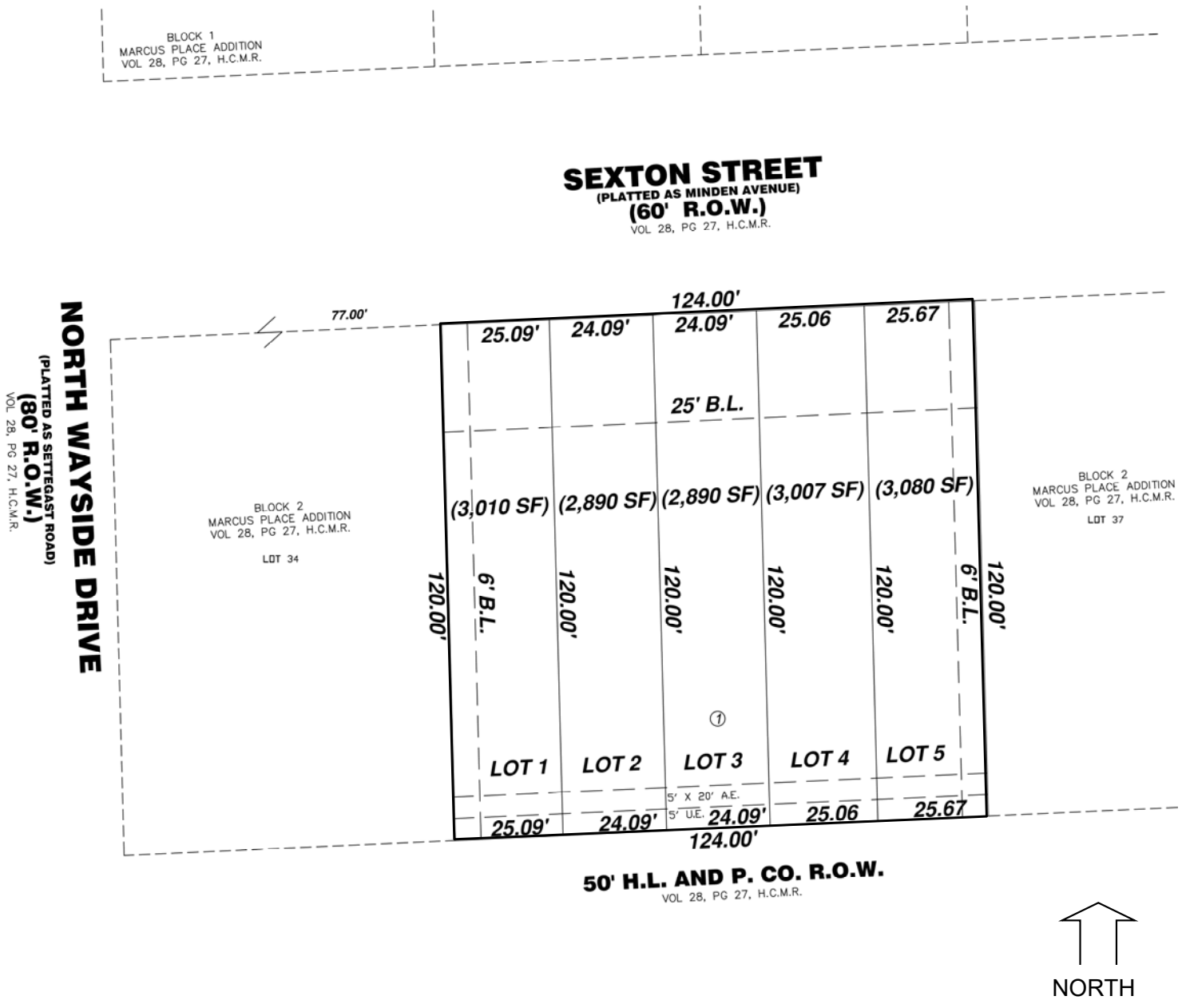
C – Public Hearings Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Blue Sky Estates replat no 1

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Blue Sky Estates replat no 1

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 28, 2023

Dear Property Owner:

Reference Number: 2023-1292; Blue Sky Estates replat no 1; a replat of Blue Sky Estates, being Lots 1-5, in Block 1, as recorded in Film code 700504 of the Harris County Map Records.

The property is located south along Sexton Street and east of north Wayside Drive. The purpose of the replat is to increase the number of dwelling units. The applicant, Shahnawaz Ghanchi**,** with MOMENTUM ENGINEERING, on behalf of the developer, CERTIFIED REALTY, LLC, can be contacted at **281-741-1998.**

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

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Controller: Chris Brown

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Planning Department Staff Authority and Obligation

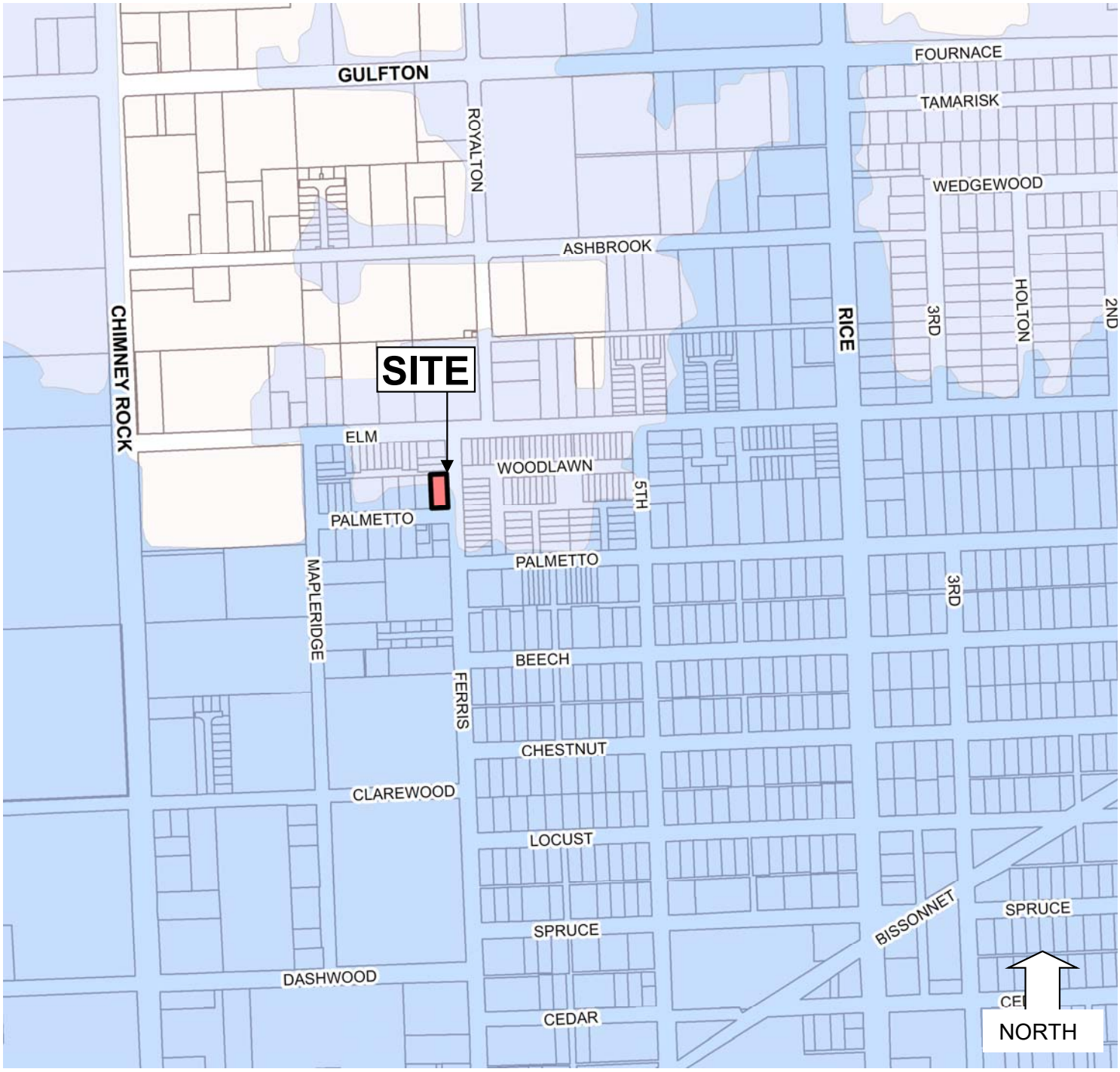
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Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Brookshire Gardens

Applicant: Texas Field Services



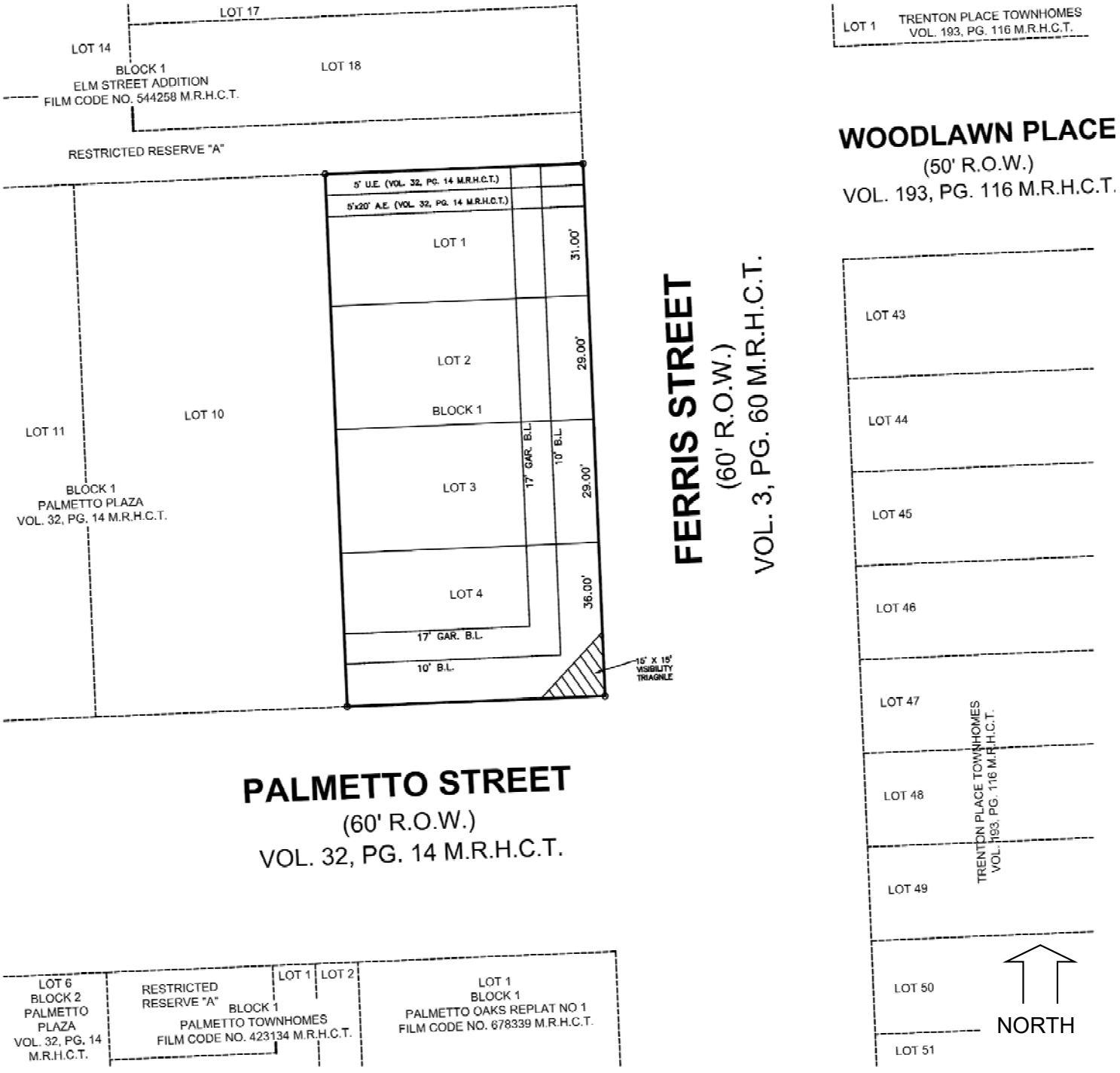
C – Public Hearings Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Brookshire Gardens

Applicant: Texas Field Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Brookshire Gardens

Applicant: Texas Field Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 28, 2023

Dear Property Owner:

Reference Number: 2023-1185; Brookshire Gardens; a partial replat of Palmetto Plaza, being Lot 9, in Block 1, as recorded in Vol. 32, pg. 14 of the Harris County Map Records.

The property is located at the northwest intersection of Palmetto and Ferris Streets along Sexton Street and east of Chimney Rock Rd. The purpose of the replat is to create 4 single family lots. The applicant, Roy Rodela**,** with Texas Field Services, on behalf of the developer, Brookshire Gardens, LLC can be contacted at **281-300-0445.**

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, July 27, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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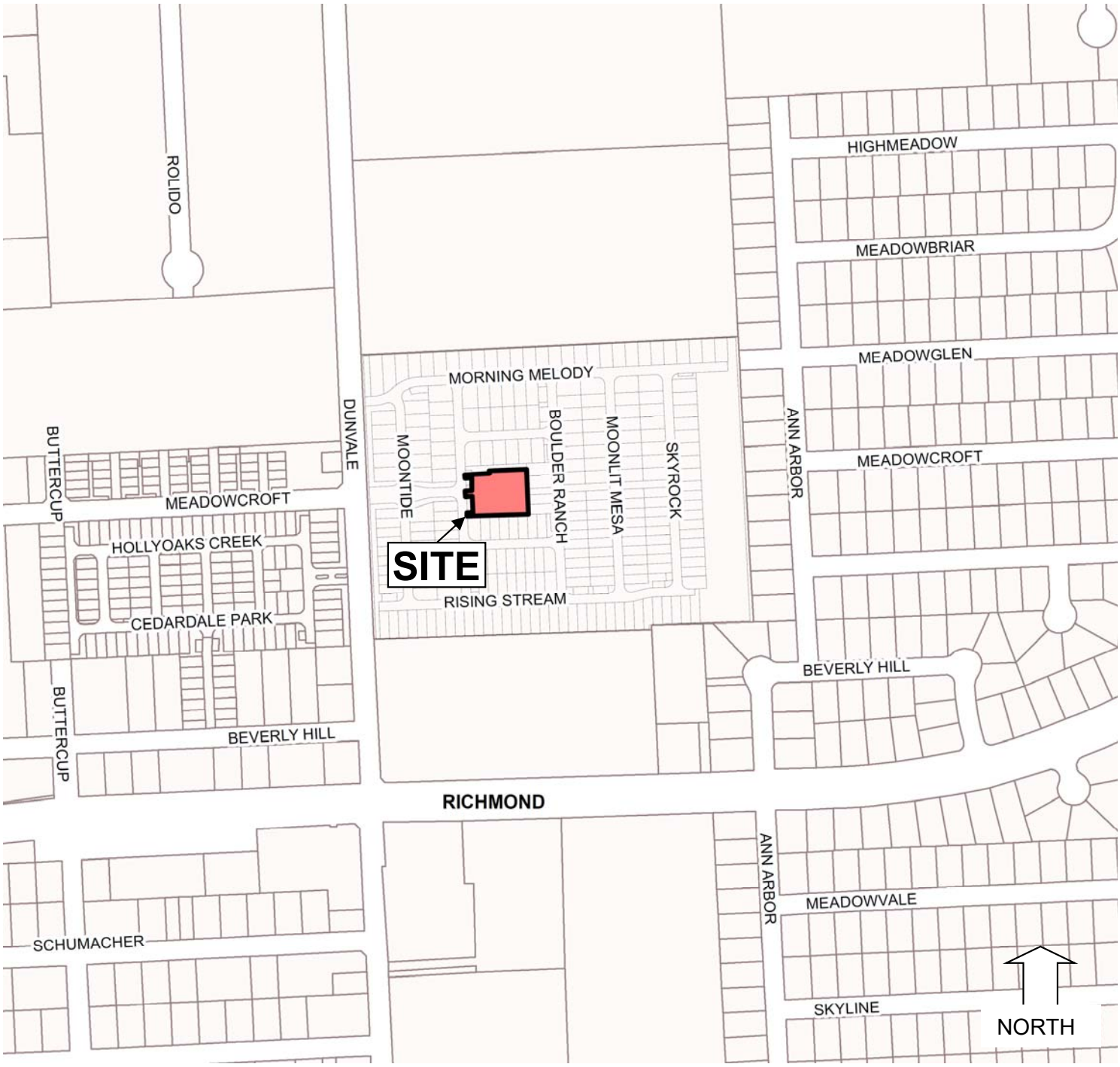
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Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Dunvale Village partial replat no 2

Applicant: Quiddity Engineering



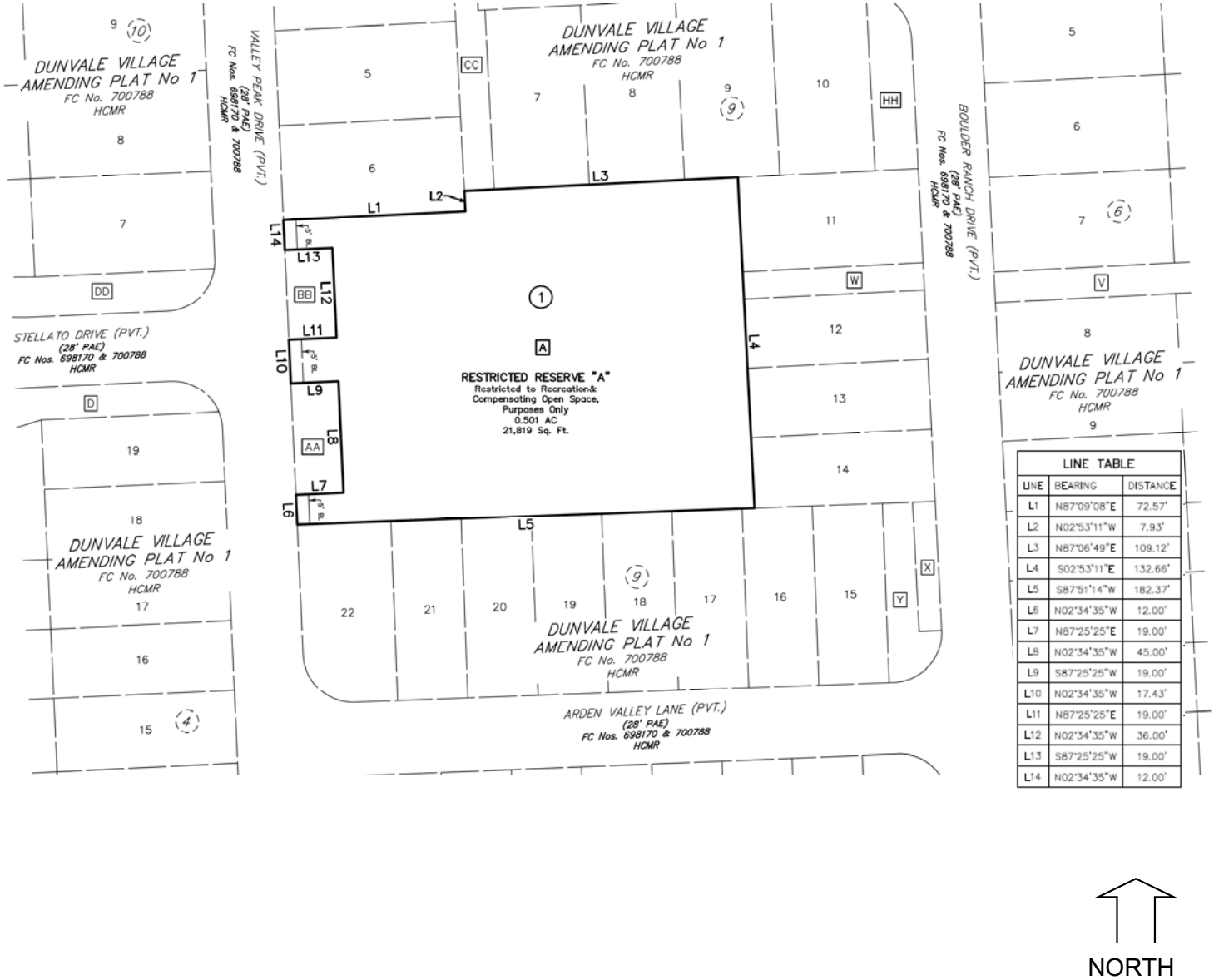
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Dunvale Village partial replat no 2

Applicant: Quiddity Engineering



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°09'08"E	72.57'
L2	N02°53'11"W	7.93'
L3	N87°06'49"E	109.12'
L4	S02°53'11"E	132.66'
L5	S87°51'14"W	182.37'
L6	N02°34'35"W	12.00'
L7	N87°25'25"E	19.00'
L8	N02°34'35"W	45.00'
L9	S87°25'25"W	19.00'
L10	N02°34'35"W	17.43'
L11	N87°25'25"E	19.00'
L12	N02°34'35"W	36.00'
L13	S87°25'25"W	19.00'
L14	N02°34'35"W	12.00'

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 149

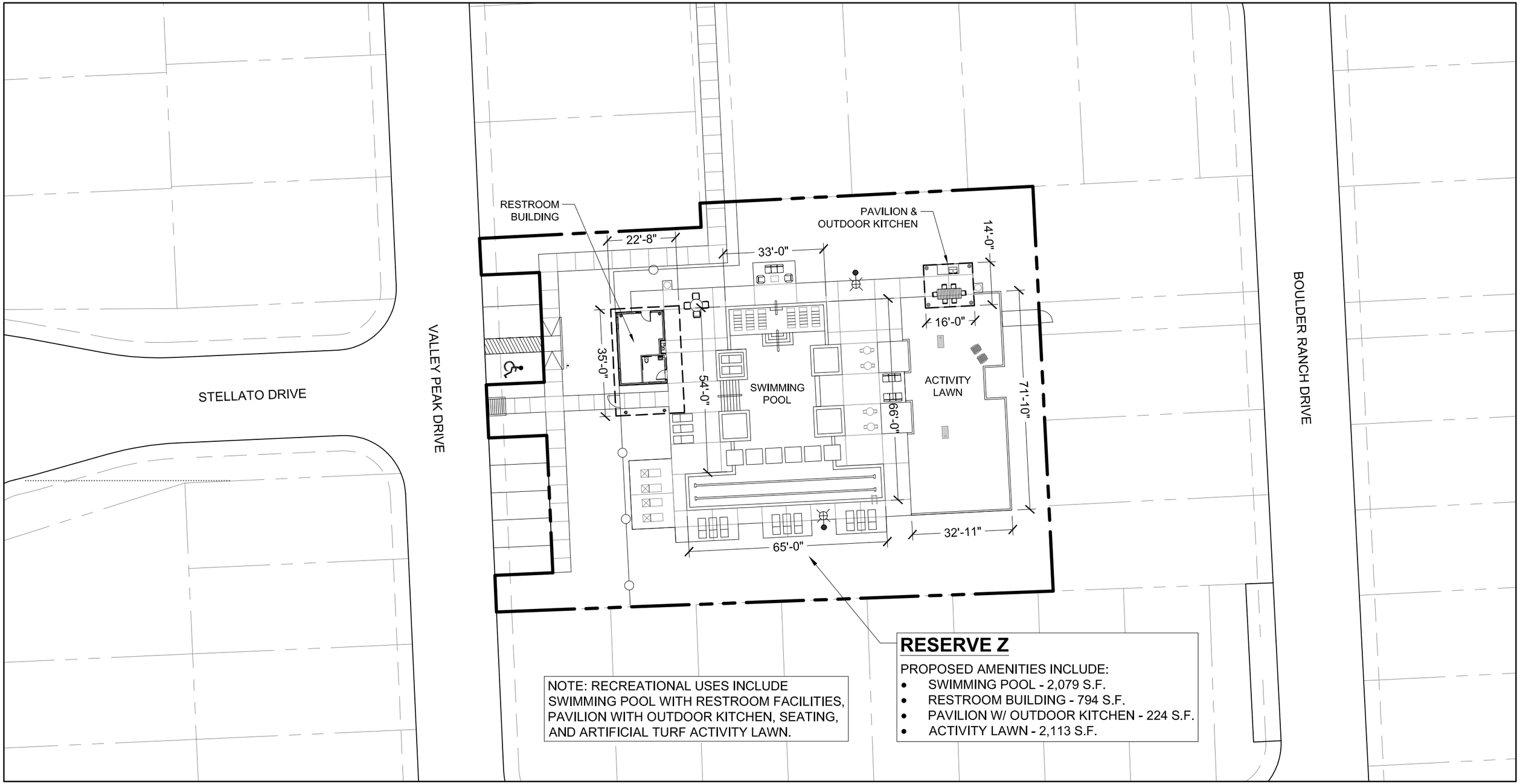
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Dunvale Village partial replat no 2

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C – Public Hearings with Variance Aerial



terralab
landscape architects

DUNVALE VILLAGE | **RECREATIONAL BUILDING PLAN**

Houston, TX | Prepared For: Meritage Homes | July 20, 2023

0 7.5' 15' 30'

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1310
Plat Name: Dunvale Village partial replat no 2
Applicant: Quiddity Engineering
Date Submitted: 06/09/2023

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 restricted reserve to be designated for "Compensating Open Space and Recreation Use" and to have access and frontage on a Type 2 PAE instead of a public street

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE Restricted reserve—Compensating open space MINIMUM SIZE 240 square feet TYPE OF STREET Public Street or Type 1 PAE/ Type 2 PAE/Shared Driveway OR SHARED DRIVEWAY MINIMUM STREET OR 50 ft./ 28 ft/ 16 ft SHARED DRIVEWAY WIDTH MINIMUM STREET OR 12 ft. SHARED DRIVEWAY FRONTAGE TYPE OF RESERVE Restricted reserve—Recreation MINIMUM SIZE 5,000 square feet TYPE OF STREET OR SHARED DRIVEWAY Public Street or Type 1 PAE MINIMUM STREET OR SHARED DRIVEWAY WIDTH 50 feet MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE 50 feet

Statement of Facts

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

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

The site is located within the City of Houston's City limits on the east side of Dunvale Road , north of Richmond and west of Fondren. The develop of this Type 2 PAE private street development – recorded Dunvale Village is requesting a variance to replat Restricted Reserve "Z" – Restricted to Compensating Open Space (COS) and redesignate said reserve to "Compensating Open Space and Recreation Use". Compensating Open Space is a performance standard by which developers can reduce lot size within the City limits. The original plat for this provided reserves restricted to COS and an amenity plan for the 243 lots to be developed within this private street neighborhood. The developer is proposing to install pool and facilities within the recorded COS reserve. The proposed

pool conforms to the intent of COS area per Sec 42-183(f) as it will be restricted for the use of owners of property in and residents of the subdivision;(2) Shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision; and (3) Shall be accessible to all of the residents of the subdivision. It will also provide a shared space to create and strengthen social connectivity within the neighborhood. However, City of Houston Planning / Site Plan Review requires said pool to be within a reserve restricted to recreation use; hence the variance is requested to allow both uses for the proposed reserve.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Within this private street development, the proposed pool conforms to the intent and purpose of COS (Sec 42-183(f)), but is required to be in a reserve restricted to recreation use per City of Houston Planning – Site Plan Review Dept.

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

The general purpose of the chapter will be maintained as the proposed neighborhood pool is a shared amenity that will be accessed, owned and maintained to residents of Dunvale Village – which is consistent with the intent for COS. City of Houston Planning / Site Plan Review requires said pool to be within a reserve restricted to recreation use.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the pool and its facilities will be a shared amenity for the benefit of future residents within this private street development.

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

Sole justification for the variance is not solely based on economic hardship. The City of Houston requires the proposed pool facility to be within a reserve designated for “recreation” use.

CITY OF HOUSTON
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Public Hearing Notice

PHV

June 28th, 2023

Dear Property Owner:

Reference Number: 2023-1310; Dunvale Village partial replat no 2; a partial replat of Dunvale Village Amending plat no 1, being all of reserve Z of block 9, as recorded in Film code 700788 of the Harris County Map Records.

The property is located east along Valley Peak Drive east of Dunvale Road. The purpose of the replat is to add a recreation use to the Compensating open space reserve. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of the developer, can be contacted at **281-363-4039.**

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

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

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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.

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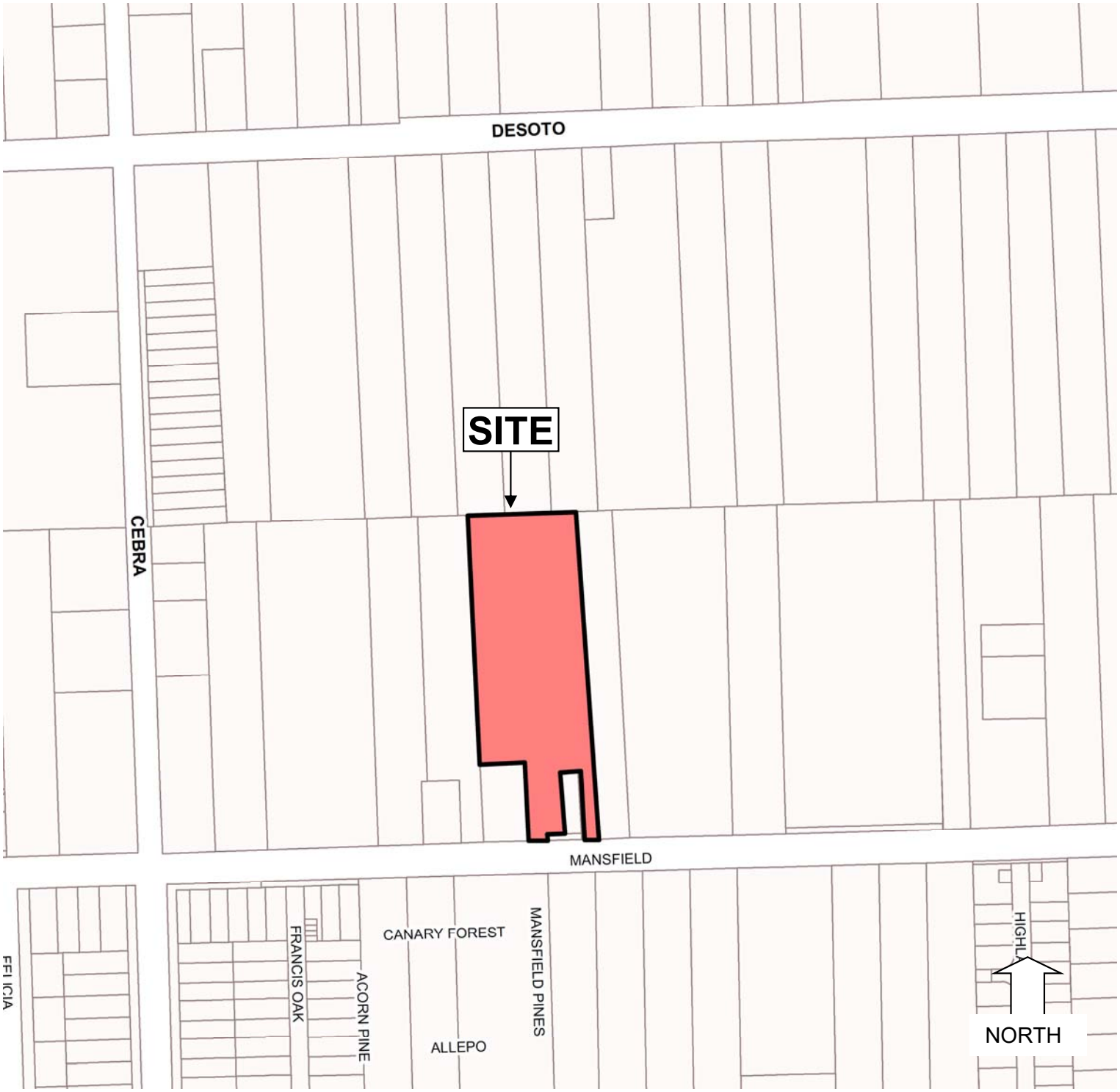
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Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Mansfield Oaks

Applicant: ICMC GROUP INC



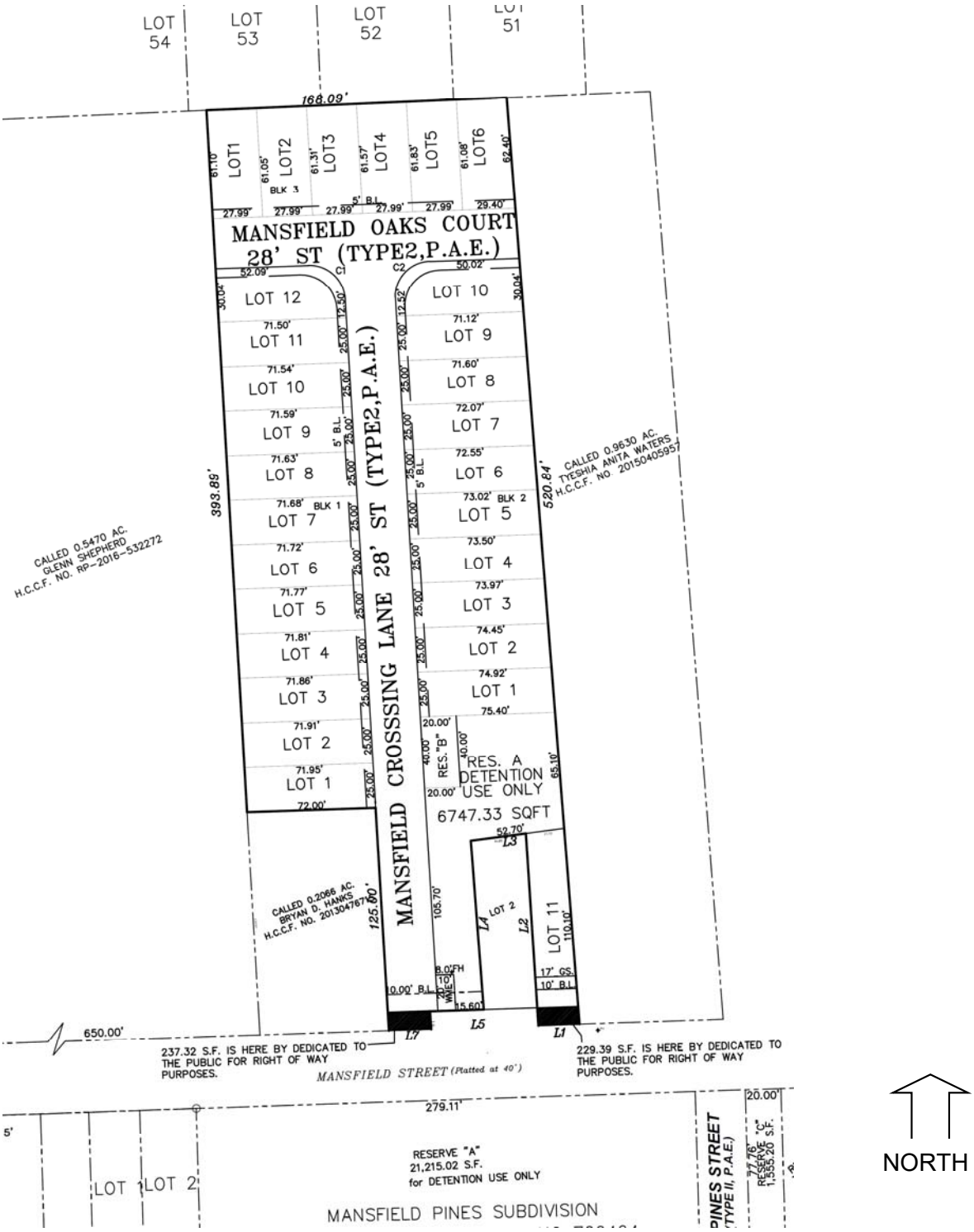
C – Public Hearings Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/27/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/27/2023**

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C – Public Hearings Aerial

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Public Hearing Notice

PH

June 29, 2023

Dear Property Owner:

Reference Number: 2023-1193; Mansfield Oaks; being a tract of land out of the Ellis Benson Survey Abstract No. 110 in Harris County, Texas; and being a partial replat of Maxwell Place at Sandra, being Lot 1, in Block 1, as recorded in Film Code No. 694922 of the Harris County Map Records.

The property is located north along Mansfield Street, east of Cebra Street and south of De Soto Street. The purpose of the replat is to create twenty-nine (29) single-family residential lots and 2 reserves as part of a private street development. The applicant, Gina Poveda**,** with ICMC Group, Inc., on behalf of the developer, Burco Investments, LLC, can be contacted at **713-681-5757 ext 103.**

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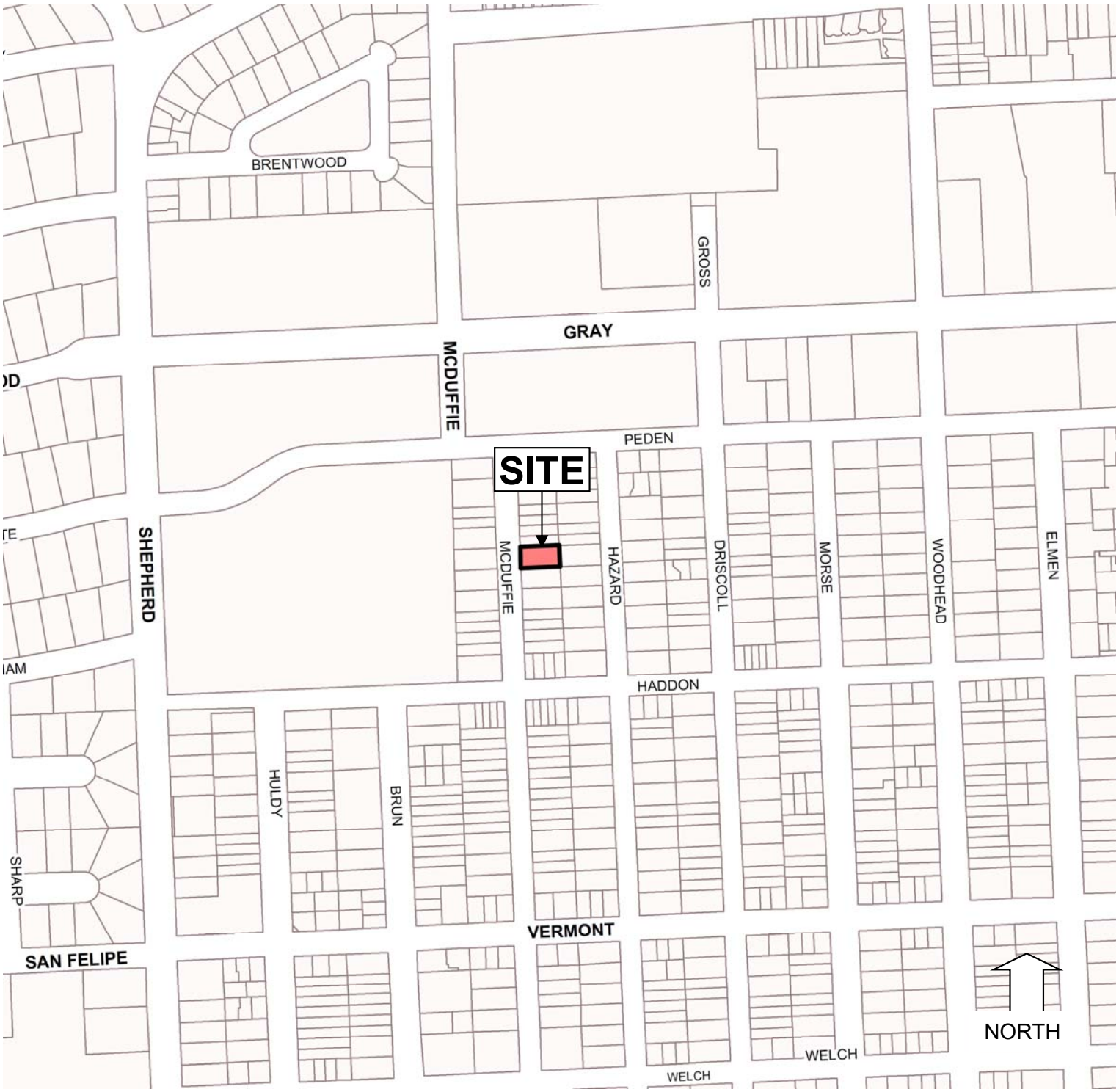
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Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: McDuffie Terrace

Applicant: Total Surveyors, Inc.



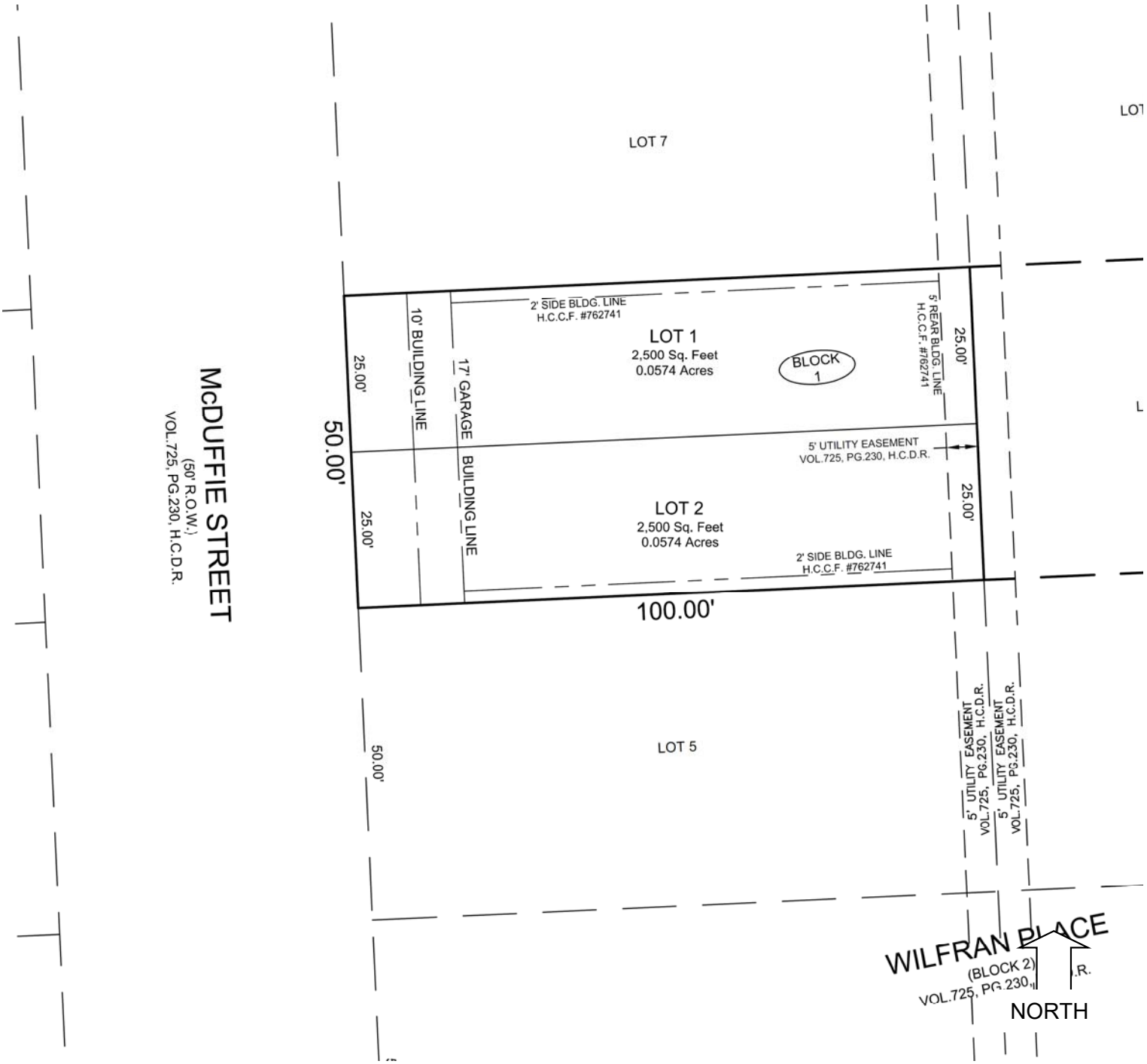
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: McDuffie Terrace

Applicant: Total Surveyors, Inc.



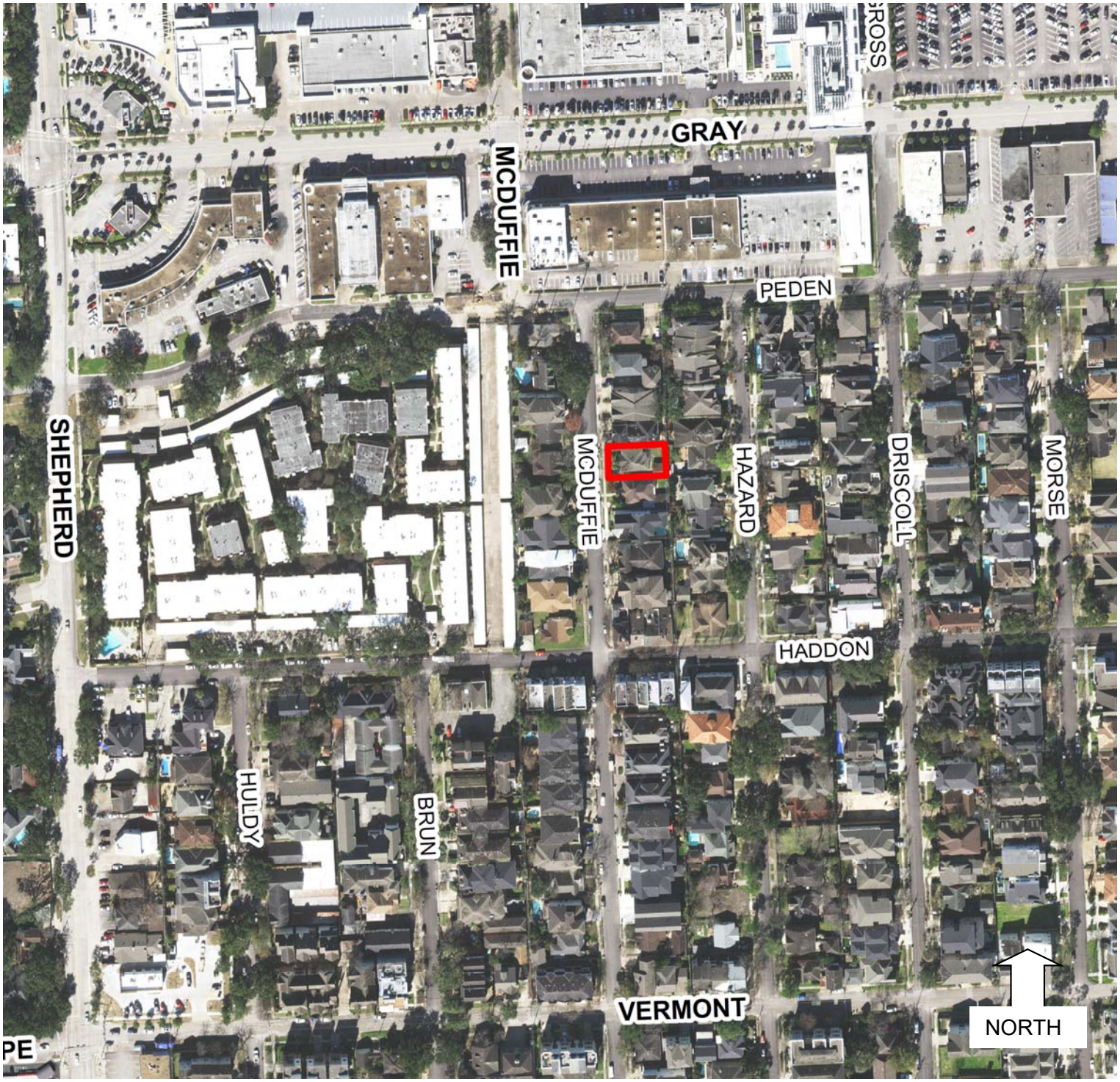
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: McDuffie 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

June 30, 2023

Dear Property Owner:

Reference Number: 2023-1356; McDuffie Terrace; a replat of **Wilfran Place**, being Lot 6, Block 2, as recorded in Vol. 725, pg. 230 of the Harris County Deed Records.

The property is located south of West Gray Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Andrea Simms,** with Total Surveyors, Inc., on behalf of Ali Samiee, the developer, can be contacted at **281-479-8719.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

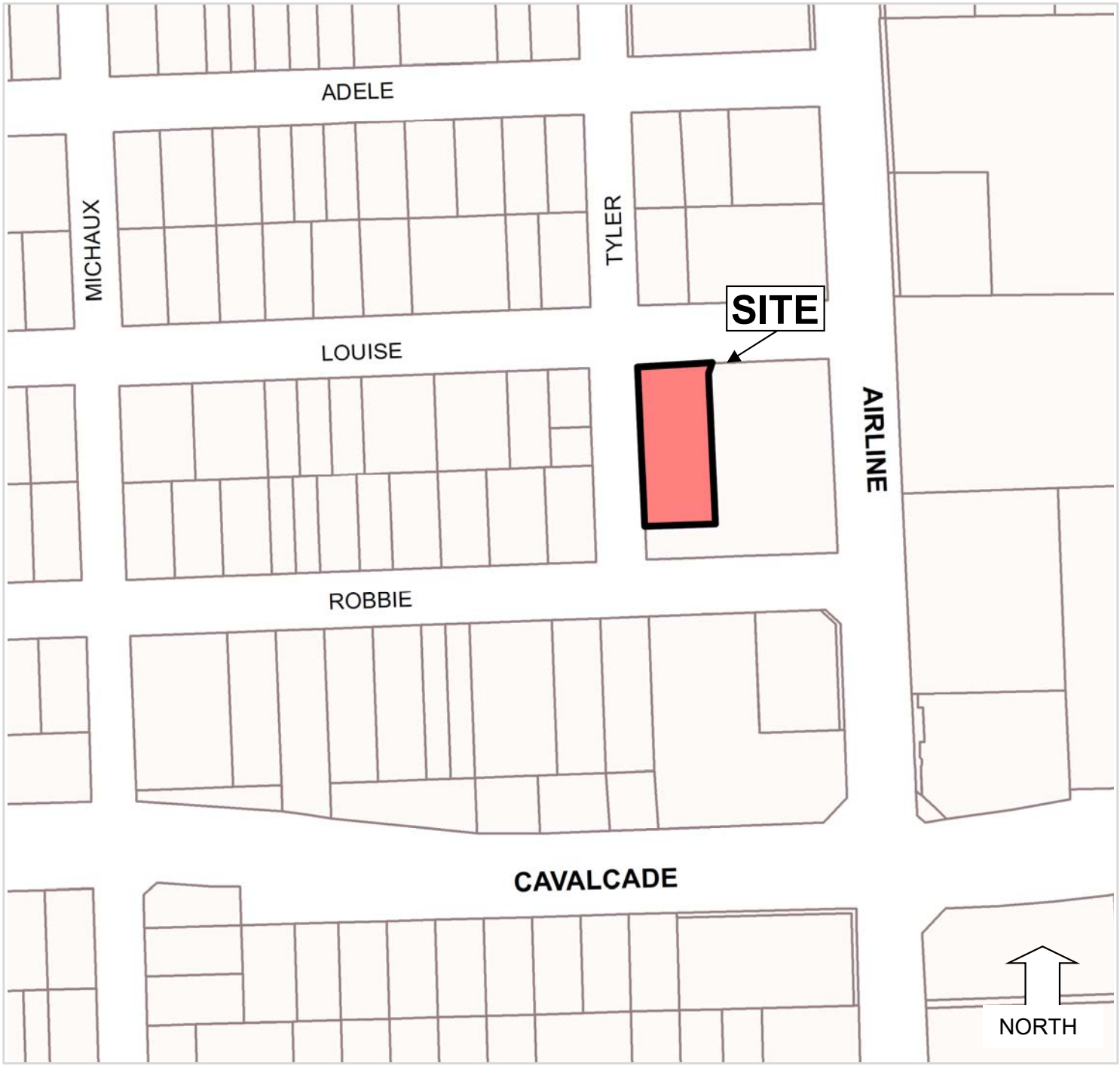
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Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Residencies on Tyler

Applicant: Pioneer Engineering, LLC



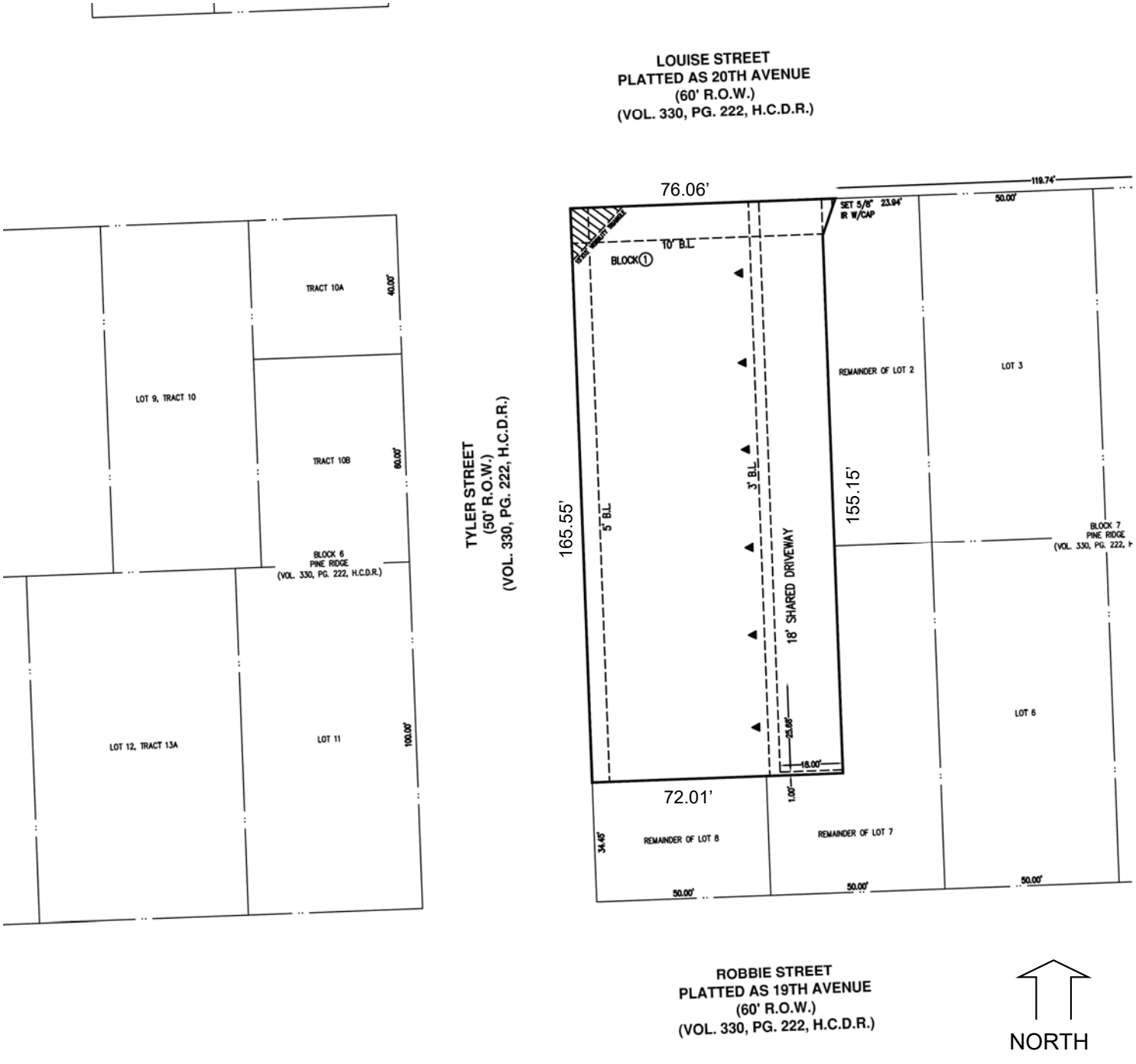
C – Public Hearings Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Residencies on Tyler

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Residencies on Tyler

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 29, 2023

Dear Property Owner:

Reference Number: 2023-1231; Residences on Tyler; being a partial replat of Pine Ridge, being All of Lot 1 and portions of Lots 2, 7, & 8, in Block 7, as recorded in Volume 330, Page 222 of the Harris County Deed Records.

The property is located at the southeast intersection of Tyler Street and Louise Street, west of Airline Drive and north of West Cavalcade Street. The purpose of the replat is to create six (6) single-family residential lots and one parking reserve along a shared driveway. The applicant, Karla Hernandez**,** with Pioneer Engineering, LLC., on behalf of the developer, Ganges Houston Heights, LLC, can be contacted at **832-307-0010.**

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

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

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

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

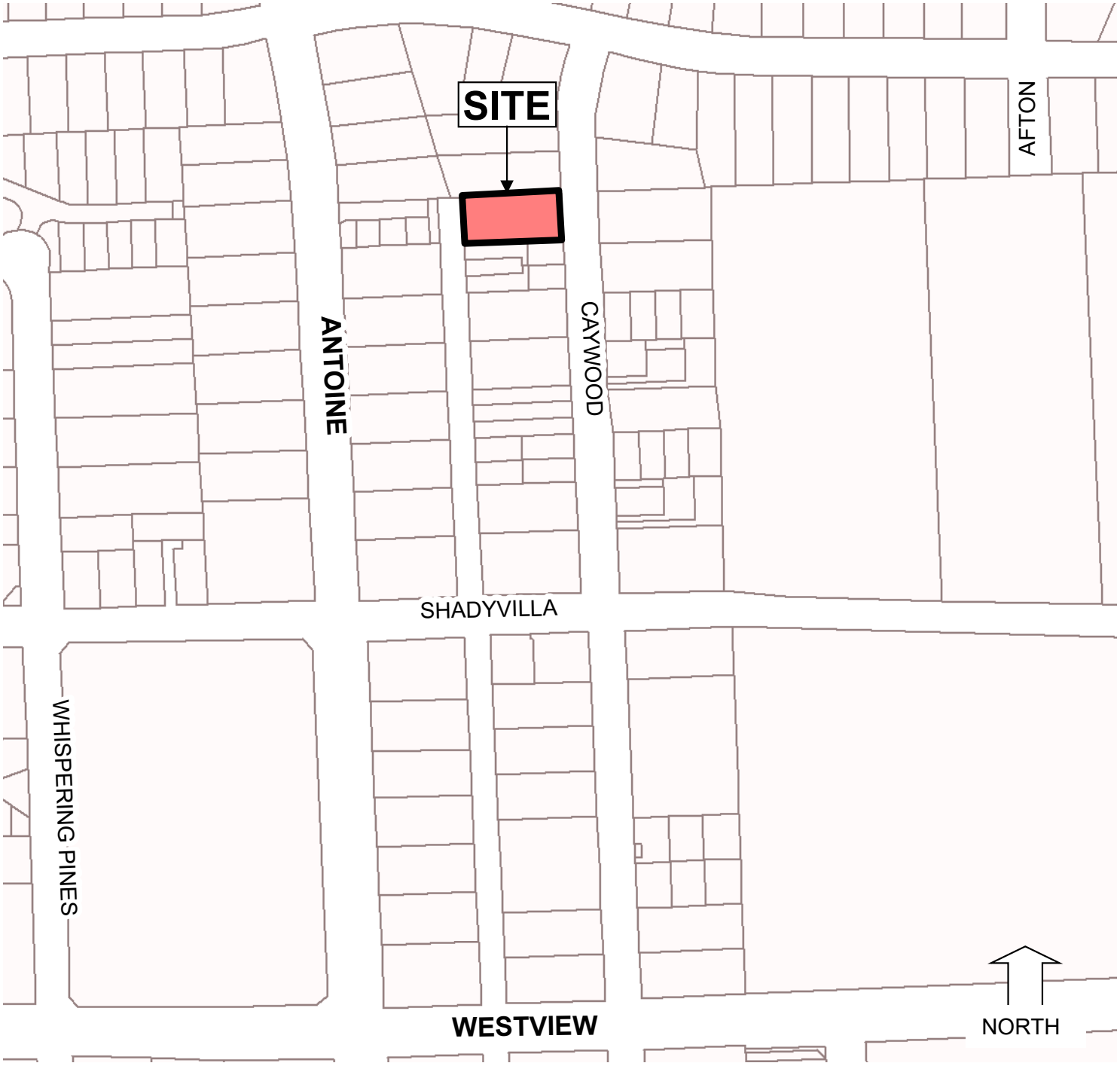
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Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 10

Applicant: MOMENTUM EGINEERING



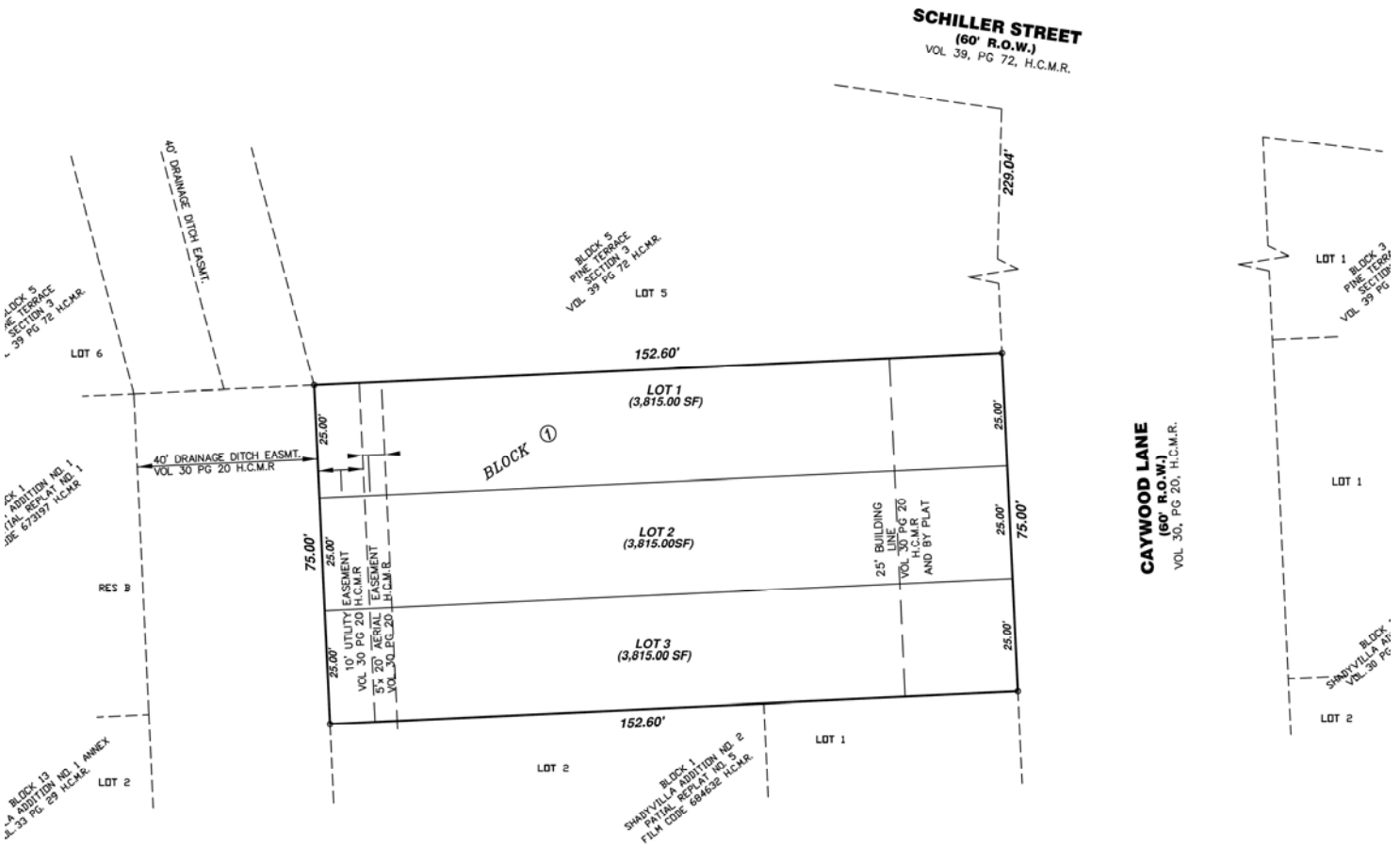
C – Public Hearings Site Location

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 10

Applicant: MOMENTUM EGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 10

Applicant: MOMENTUM EGINEERING



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 30, 2023

Dear Property Owner:

Reference Number: 2023-1294; Shadyvilla Addition no 2 partial replat no 10; a partial replat of Shadyvilla Addition no 2, being Lot 1, in Block 9, as recorded in Volume 30, Page 20 of the Harris County Map Records.

The property is located west along Caywood Lane, south of Schiller Street. The purpose of the replat is to create three single-family residential lots. The applicant, Shahnawaz Ghanchi**,** with MOMENTUM ENGINEERING, on behalf of the developer, be contacted at **281-741-1998 Ext 109.**

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

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Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 11

Applicant: MOMENTUM ENGINEERING



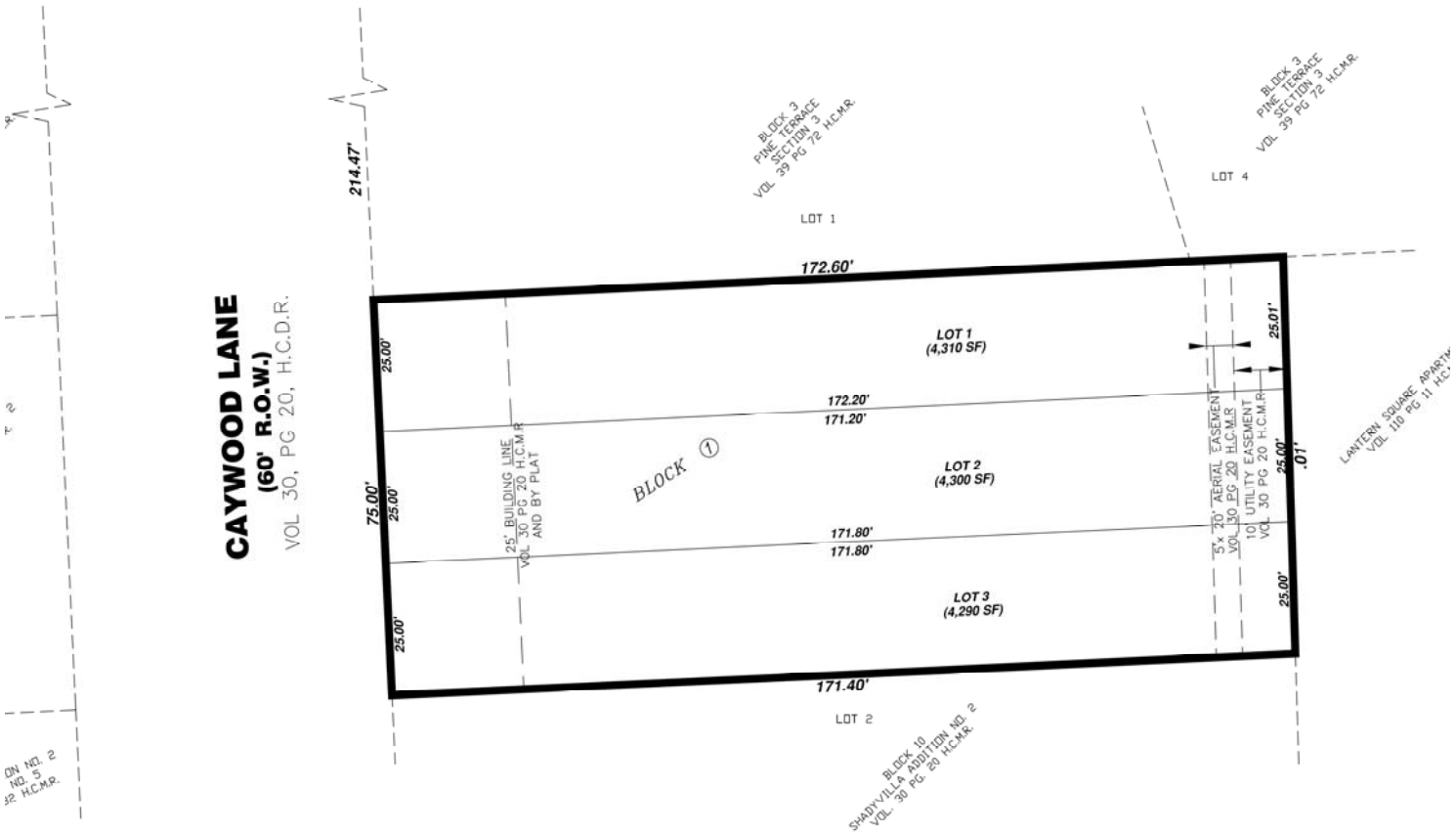
C – Public Hearings Site Location

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 11

Applicant: MOMENTUM ENGINEERING



NORTH

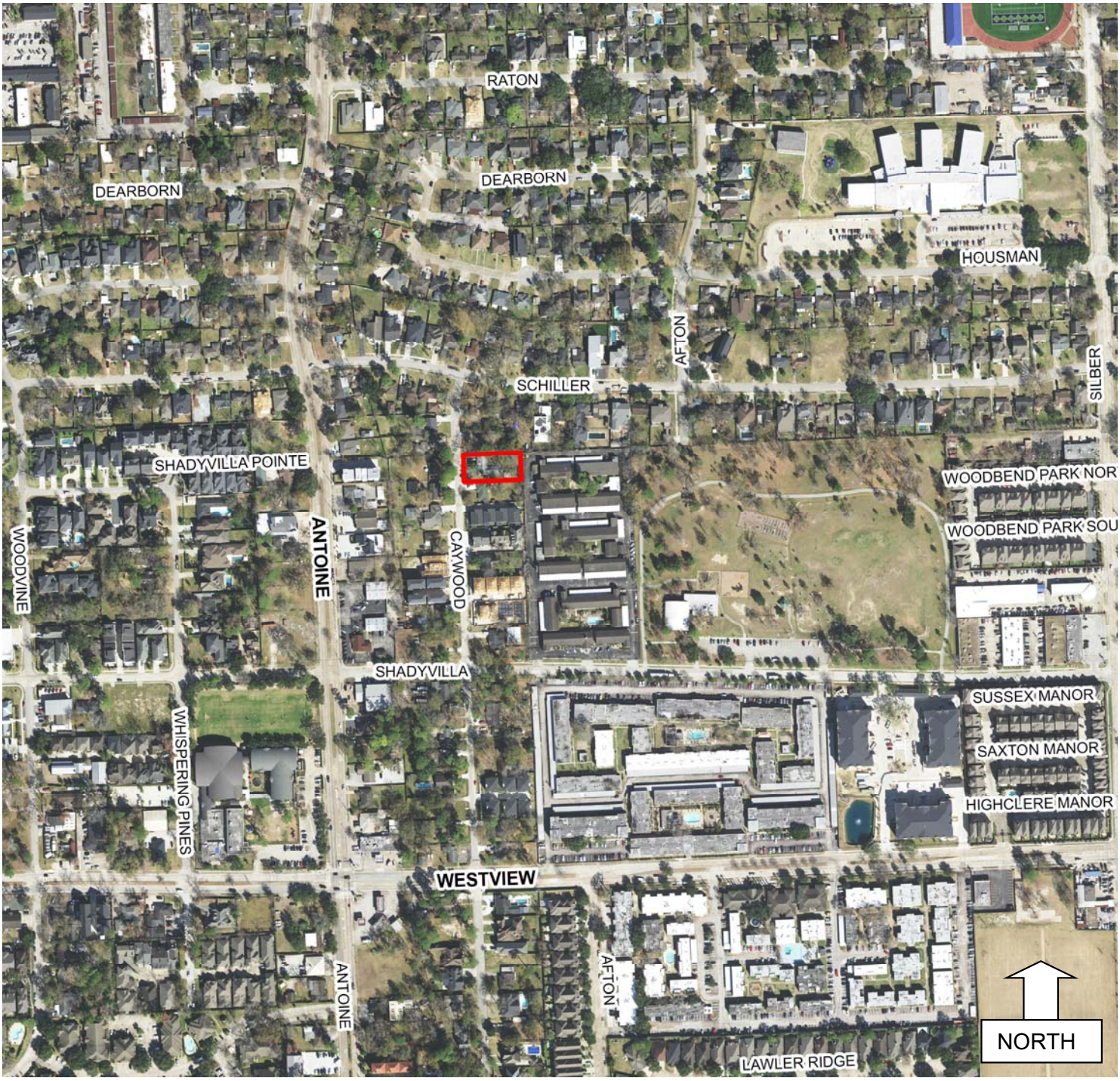
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Shadyvilla Addition no 2 partial replat no 11

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 30, 2023

Dear Property Owner:

Reference Number: 2023-1295; Shadyvilla Addition no 2 partial replat no 11; a partial replat of Shadyvilla Addition no 2, being Lot 1, in Block 10, as recorded in Volume 30, Page 20 of the Harris County Map Records.

The property is located east along Caywood Lane, south of Schiller Street. The purpose of the replat is to create three single-family residential lots. The applicant, Shahnawaz Ghanchi**,** with MOMENTUM ENGINEERING, on behalf of the developer, be contacted at **281-741-1998 Ext 109.**

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

- 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: 155

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Wilfran Place partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



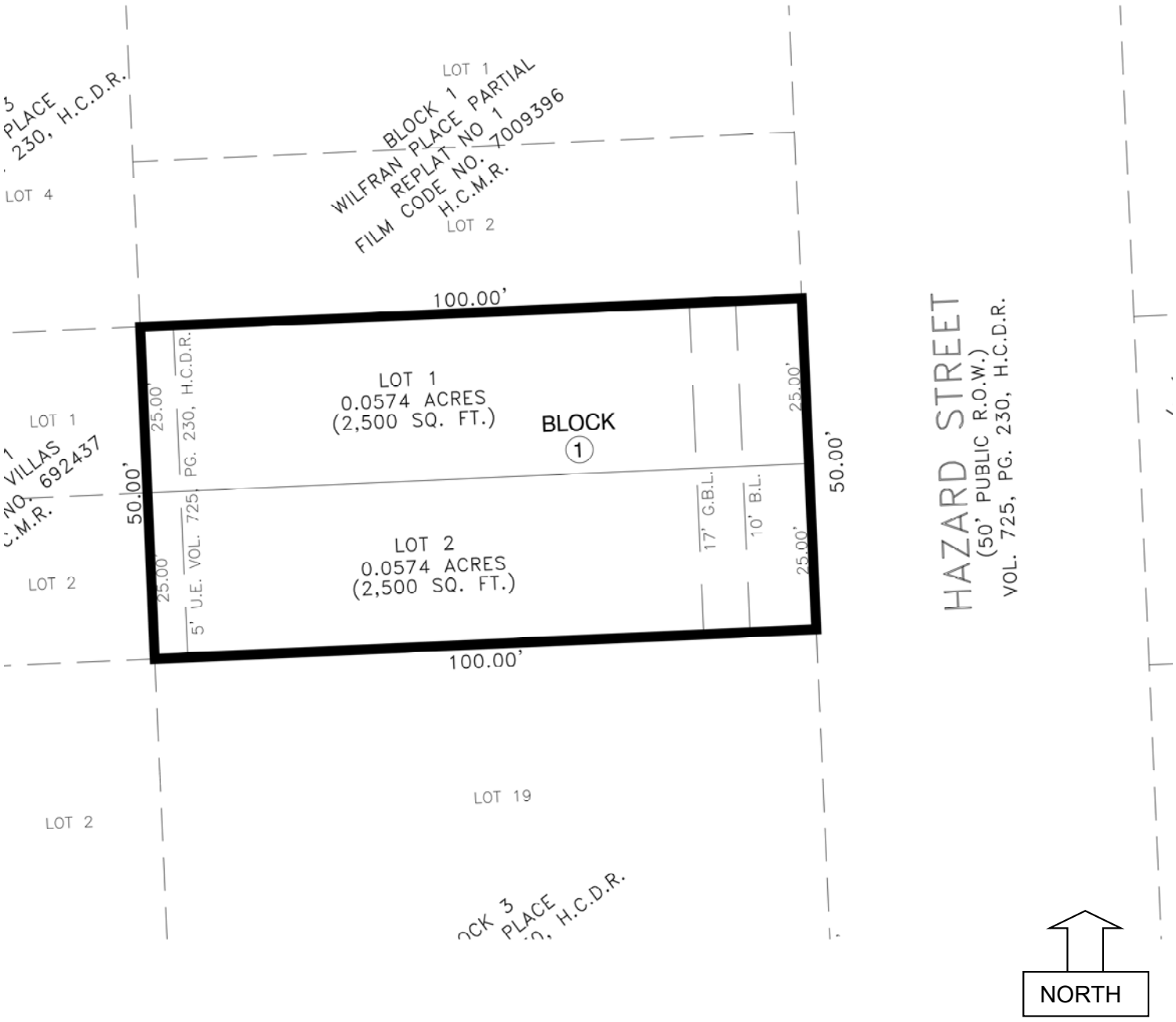
C – Public Hearings Site Location

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Wilfran Place partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 07/27/2023**

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

June 15, 2023

Dear Property Owner:

Reference Number: 2023-1167; Wilfran Place replat no 2; a partial replat of Wilfran Place, being Lot 18, in Block 3, as recorded in Vol. 725, Pg. 230 of the Harris County Deed Records.

The property is located west along Hazard Street between Vermont Street and Haddon Street. The purpose of the replat is to create two single-family residential lots. The applicant, Brianna Hamilton**,** with South Texas Surveying Associates, Inc., on behalf of the developer, can be contacted at **281-556-6918.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

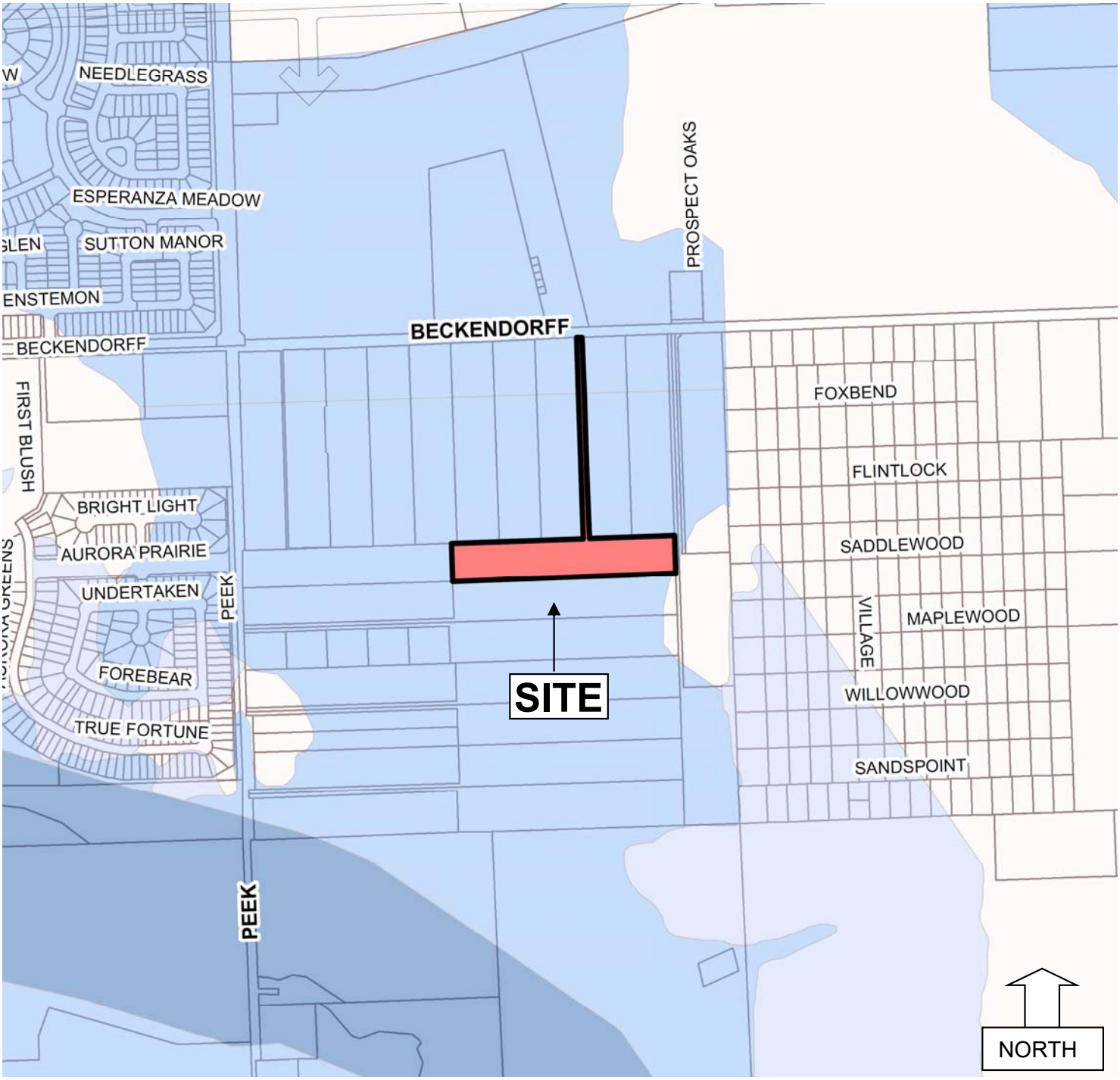
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 156

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Beckendorff Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



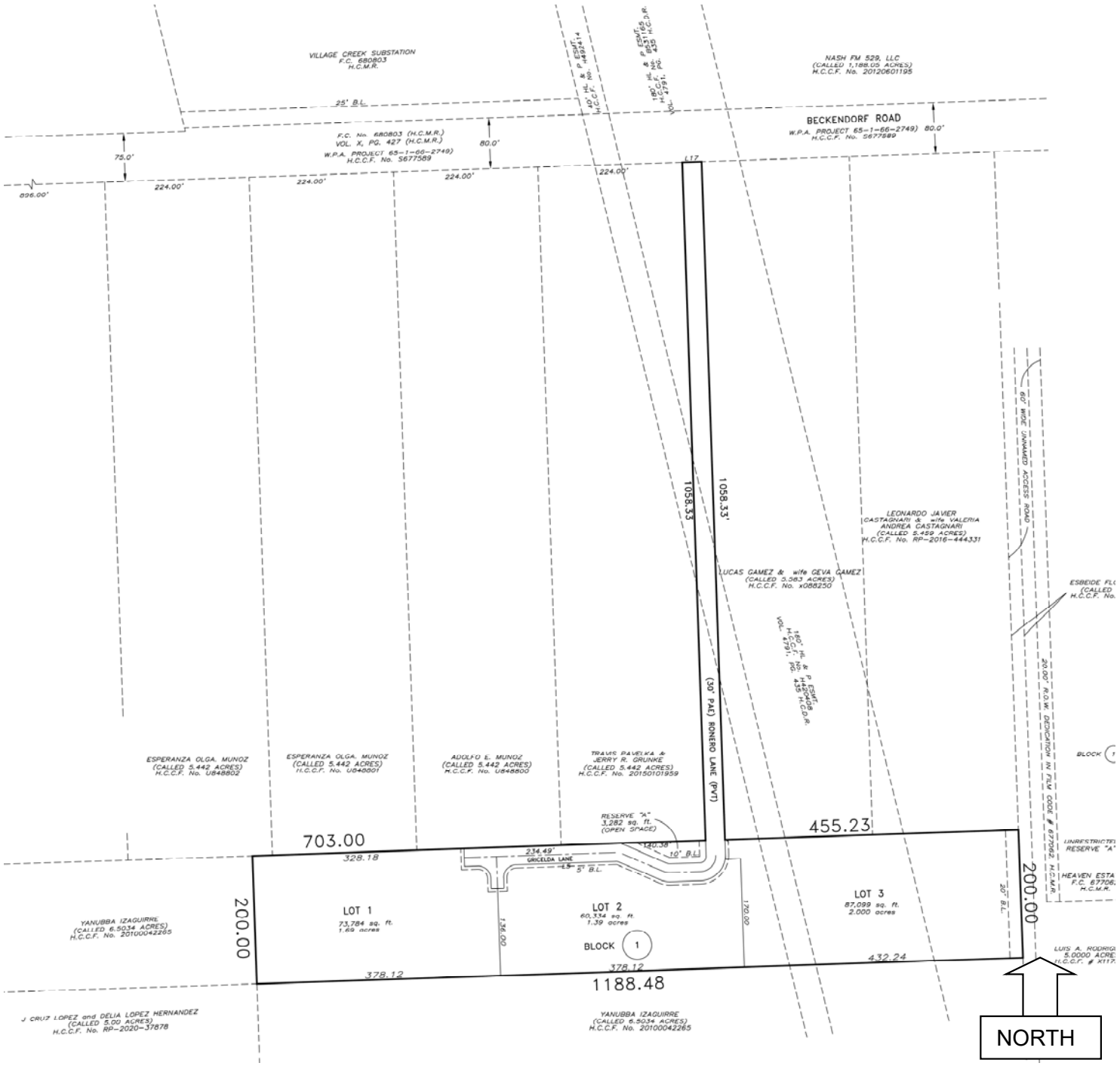
D – Variances **Site Location**

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Beckendorff Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



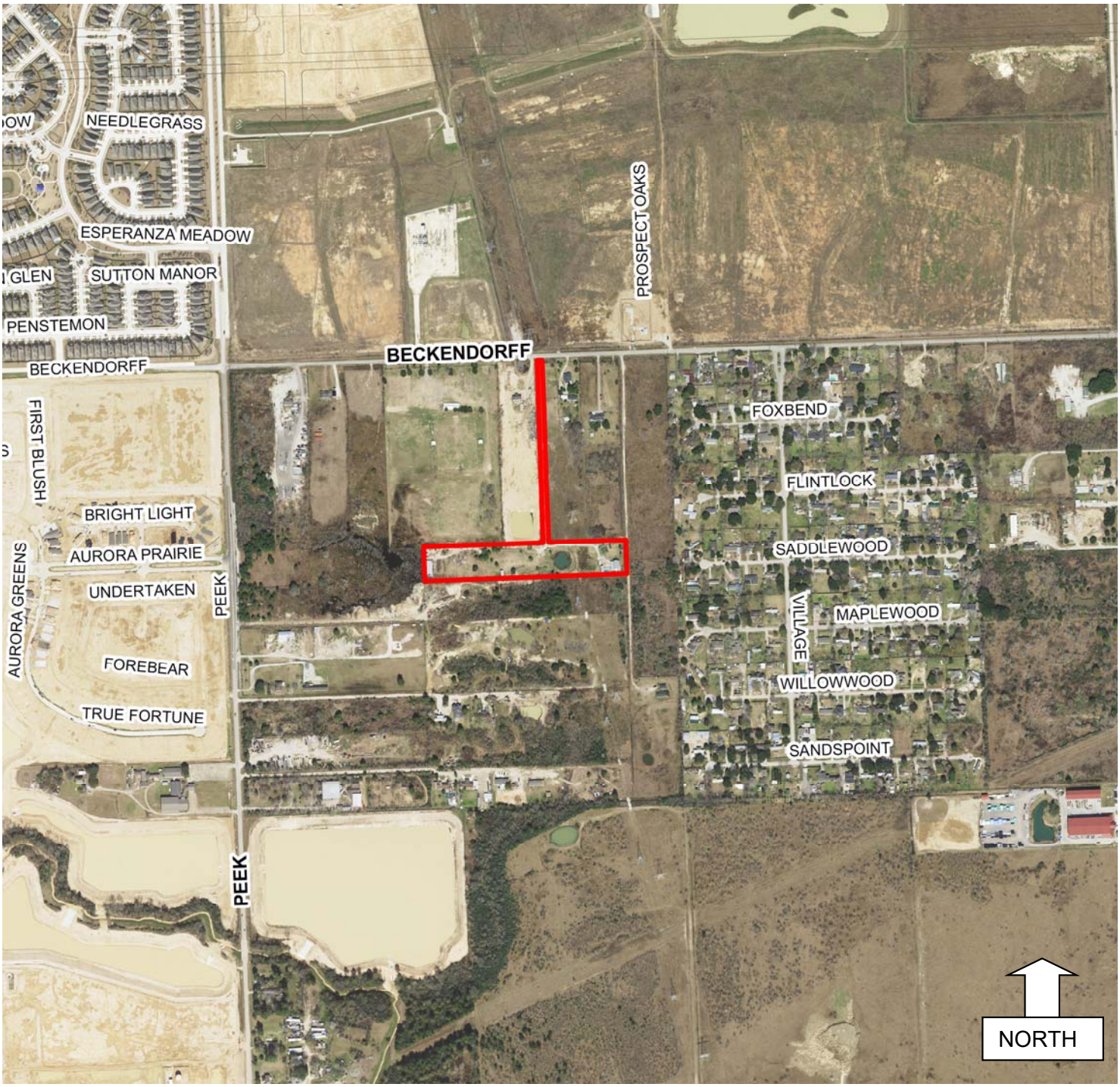
D – Variances **Subdivision**

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Beckendorff Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1488
Plat Name: Beckendorff Place
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 06/26/2023

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:
Not to provide a local street within the 1400' intersection spacing requirement
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 this subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares, to the west of Highway 99 and north of Interstate 10. Strict adherence to Chapter 42 regarding 1,400 foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a private type II PAE system. These lots range from 1.42 acres to 2 acres in size. The owner of the subject tract does not own the adjacent property, neither to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional easements requirements that would be necessary would render the development infeasible. Moreover, the distance from Beckendorff Road to the southern plat boundary is 1,258 feet, leaving room for an east-west street outside of the boundary of this plat. Requiring any public street through the subject tract also would violate sound public policy. Both Beckendorff and Peek roads are designated as major thoroughfares on the current Major Thoroughfare and Freeway Plan. Intersection spacing along major thoroughfares is determined to be acceptable so long as that spacing does not exceed 2600 feet. The entirety of the subject plat lies within the 2,600 foot intersection spacing grid established by the intersection of the two major thoroughfares that intersect with one another. Therefore, no additional public streets are required to intersect with Beckendorff Road between Peek Road and the unnamed public ROW immediately to the east of the subject tract, which is less than 2,600 feet from the intersection with Peek Road. Furthermore, no additional public streets are required to intersect with Peek Road between

Beckendorff Road for a distance of 2,600 feet, which far exceeds the boundaries of the subject plat, which is only 1,258 feet south of Beckendorff Road.

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

The street circulation pattern has been maintained utilizing the existing major thoroughfare network. In the future, public streets may be constructed outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots.

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

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

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1488
Plat Name: Beckendorff Place
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 06/26/2023

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:
Not to provide a turn-around 200 feet into the property
Chapter 42 Section: 42-232

Chapter 42 Reference:
(d) A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares. Strict adherence to Chapter 42 regarding the turn-around at 200 feet foot onerous and would deprive the applicant reasonable use of the land due to unusual physical characteristics of the property. The requirement also would be contrary to sound public policy. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a privately owned and maintained type II PAE system. These lots range from 1.42 acres to 2 acres in size. The type II PAE creates the plat's eastern and western boundaries from Beckendorff Road for a distance of 1,058 feet, up until one encounters proposed lots 1, 2, and 3. The owner of the subject tract does not own the property either to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional turn-around requirement that would be necessary per Chapter 42 would render the development infeasible. As indicated, the owner of the site does not own the adjacent land and cannot provide a turn-around at the 200 foot mark. Instead, the property owner is proposing a turn-around at the end of the type II PAE near the homes that are proposed on the site. This proposal provides for the needed turn-around and residential driveways near the homes that can be used for turning around, should the need ever arise for an emergency vehicle to visit any of the homes and need to turn around and exit the type II PAE. According to Chapter 42, the definition of a type II PAE is, "Type 2 permanent access easement shall mean a permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services." A permanent access easement, in turn, is defined as,

“Permanent access easement shall mean a privately maintained and owned street easement approved by the commission that provides for vehicular access to three or more single-family residential units and which shall be either a Type 1 permanent access easement or a Type 2 permanent access easement, each of which is defined in this section.” To the contrary, a private street is defined as, “Private street shall mean a privately maintained and owned vehicular accessway that provides access from a public street to one or more multi-family residential buildings.” The key distinction between the type II PAE street system and the private street system is that type II PAEs are meant to serve single-family residential homes; whereas, the private street system is meant to serve multi-family residential buildings. The requirement that the type II PAE be designed and constructed like a private street, which is designated for multifamily residential, is subject to interpretation. It is here where the application of Chapter 42-232 creates undue hardship on the applicant rendering the proposal for three single-family acreage lots infeasible. Granting the variance would not require the applicant to provide an additional turn-around as indicated in the marked file copy of the previous application, and this action would be sound public policy. On the other hand, denying the variance would create an impractical development and would create a development that is contrary to sound public policy.

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

The configuration of the parcel was not a factor created or imposed by the applicant. Further, the hardship created is the result of applying a one-size-fits-all rule that typically is applied to multifamily developments—often consisting of hundreds of multi-level higher density units—to a proposal for three single-family acreage lots outside of Highway 99.

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

Area traffic circulation for the surrounding properties would not be affected and has been adequate for many years. This proposal will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots. Moreover, the intent of being able to access the lots and also for the rare, occasional emergency vehicle to turn around on the property is preserved and maintained.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. The rare emergency vehicle that enters the property would be able to turn around and exit after visiting the residential lots on site. There are sufficient streets to serve the existing neighborhood, and the three proposed single-family acreage lots create no concerns that would be injurious to public health, safety, or welfare.

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

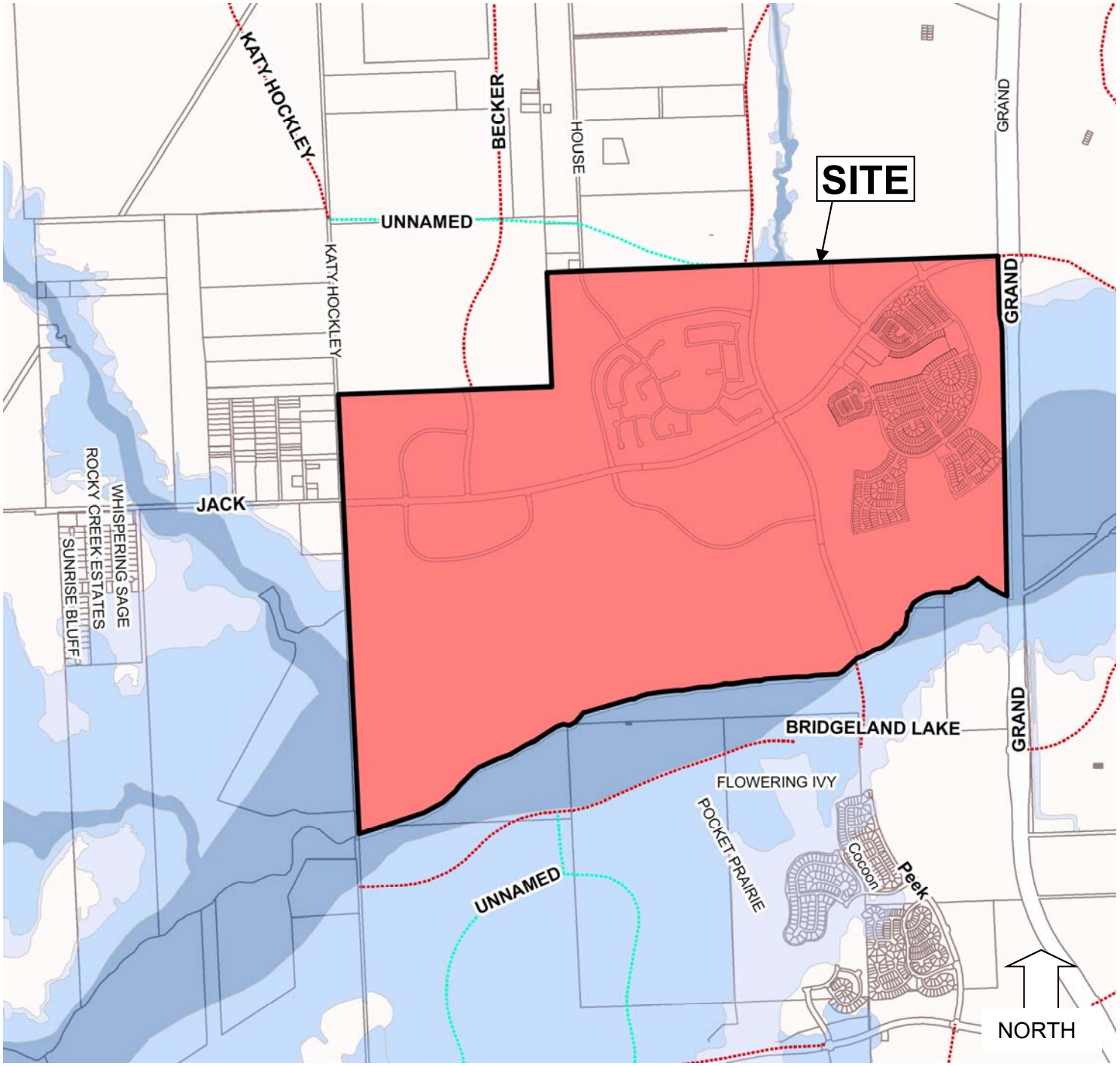
Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



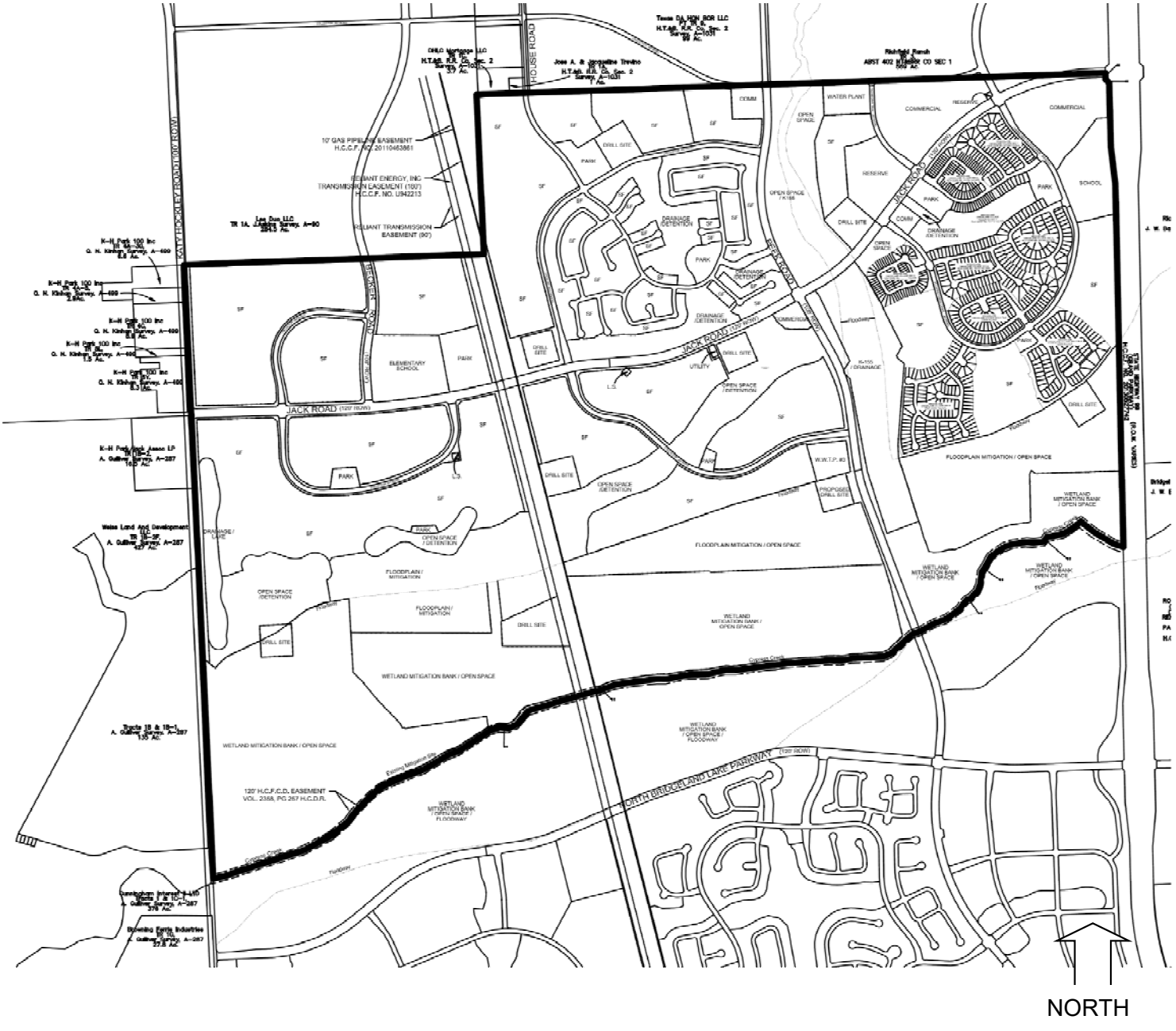
D – Variances **Site Location**

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



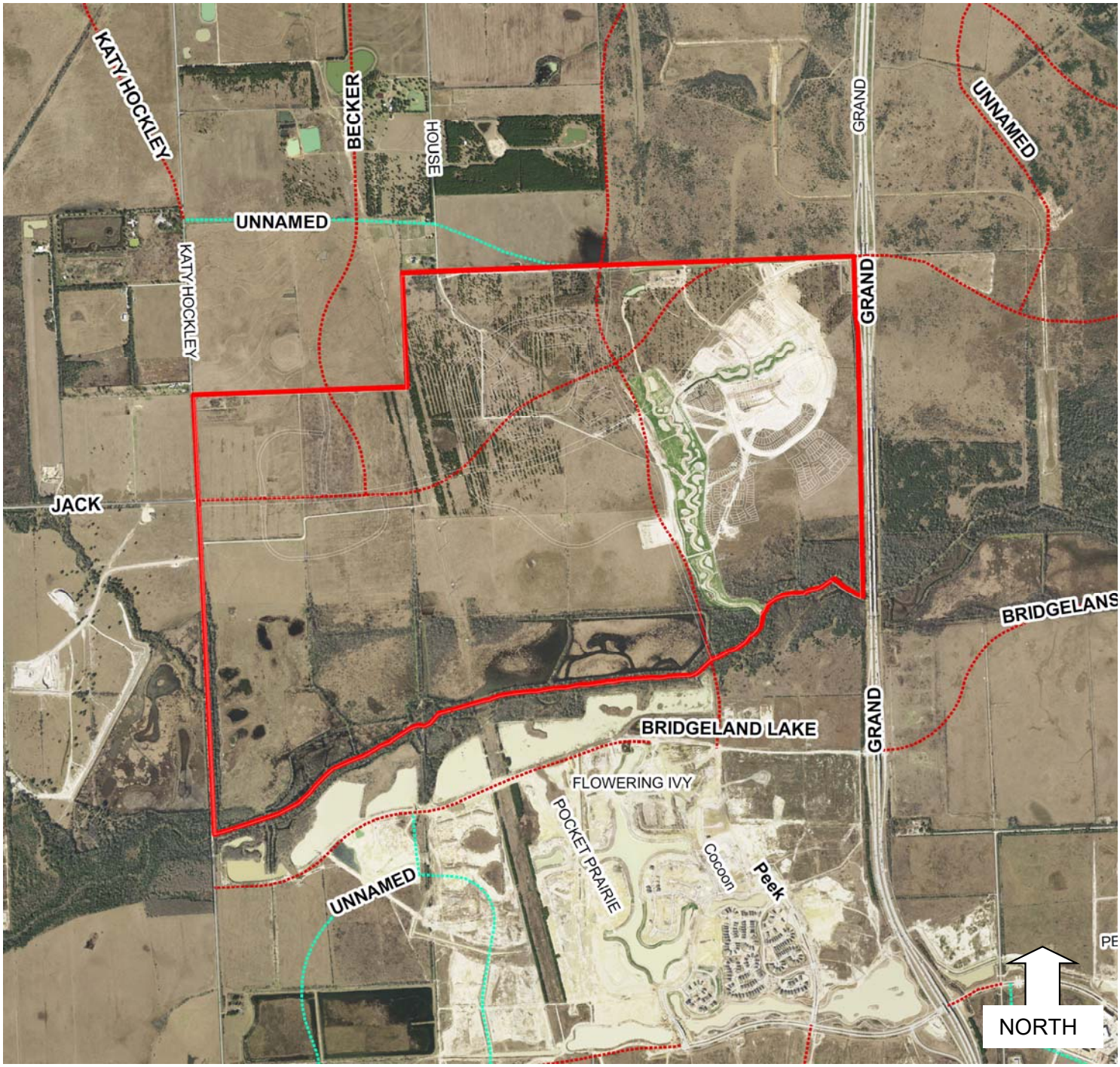
D – Variances **Subdivision**

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

A VARIANCE EXHIBIT OF

BRIDGELAND
CREEKLAND VILLAGE

±2,036.96 ACRES

OUT OF THE
M.C. BULRICE, A-131
N.MIXON, A-584
H.&T.C.R.R. CO. SEC. 26, BLK 2, A-1217
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:
LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 200 400 800

LJA# 1104-1141 **07.14.2023**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1547
Plat Name: Bridgeland Creekland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/14/2023

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

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

To exceed the local street minimum intersection spacing requirements by approximately 1,485 feet along the southern boundary of the Bridgeland Creekland Village subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare 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;

Bridgeland Creekland Village is an approximately 2,037-acre residential extension of the Bridgeland Development located west of the Grand Parkway and north of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. Cypress Creek is the primary waterway within the Cypress Creek watershed taking water from the major tributaries of Little Cypress Creek, Turkey Creek, Dry Gulley, and Mound Creek. Between the Grand Parkway and Katy Hockley Road, the width of the Cypress Creek floodway ranges from 2,254 feet to 3,479 feet. Due to the enormity of the Cypress Creek floodway and the associated physical constraints of developing within the floodway, the general plan has one north/south crossing of Cypress Creek via Peek Road to comply with the City of Houston Major Thoroughfare and Freeway Plan. Strict adherence to the 1,400' local street intersection requirements would require one north-south connection between Peek Road and the Grand Parkway along the southern boundary between Creekland Village Section 7 and Prairieland Village. However, the Bridgeland Prairieland Village subdivision to the south was granted an intersection spacing variance of 2,640 feet along the north side of North Bridgeland Parkway between the Grand Parkway and Peek Road. The Houston Planning Commission the variance granted in November 2018 due to the hardship presented by the existing conditions. Therefore, north-south connectivity from Creekland Village to Prairiland Village is infeasible. Peek Road, west of Creekland Village Section 7, provides the necessary north-south connectivity and adequate circulation between the two subdivisions. Strict adherence to the code would also involve the roadway crossing floodway, floodplain, and wetlands. These unusual physical characteristics do affect the property in question. This area should be limited to serve as floodway, floodplain, and wetland mitigation space, and constructing a road would be 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 existing conditions of Cypress Creek is not a hardship created or imposed by the applicant, as the established floodplain and floodway were imposed by the Federal Emergency Management Agency (FEMA).

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

Creekland Village utilizes a hierarchical system of streets which includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The overall circulation of the area is upheld by the proposed hierarchical street system, thereby preserving and maintaining 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 does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

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

Economic hardship is not the sole justification of the variance, as the existing conditions of Cypress Creek and its surrounding floodplain, floodway, and wetlands are the supporting circumstances for this request.

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Davis World

Applicant: CGES|Bailey Planning



NORTH

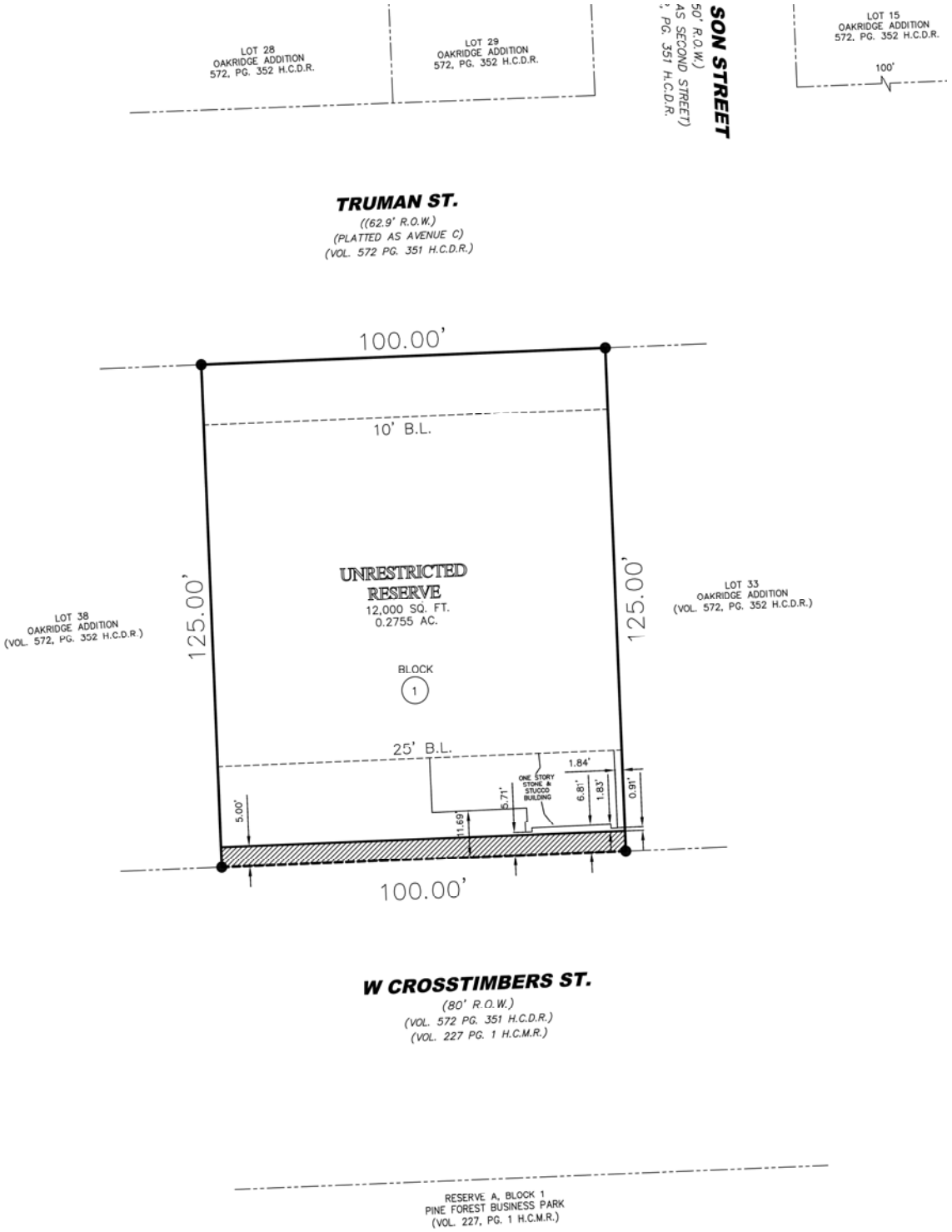
D – Variances Site Location

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Davis World

Applicant: CGES|Bailey Planning



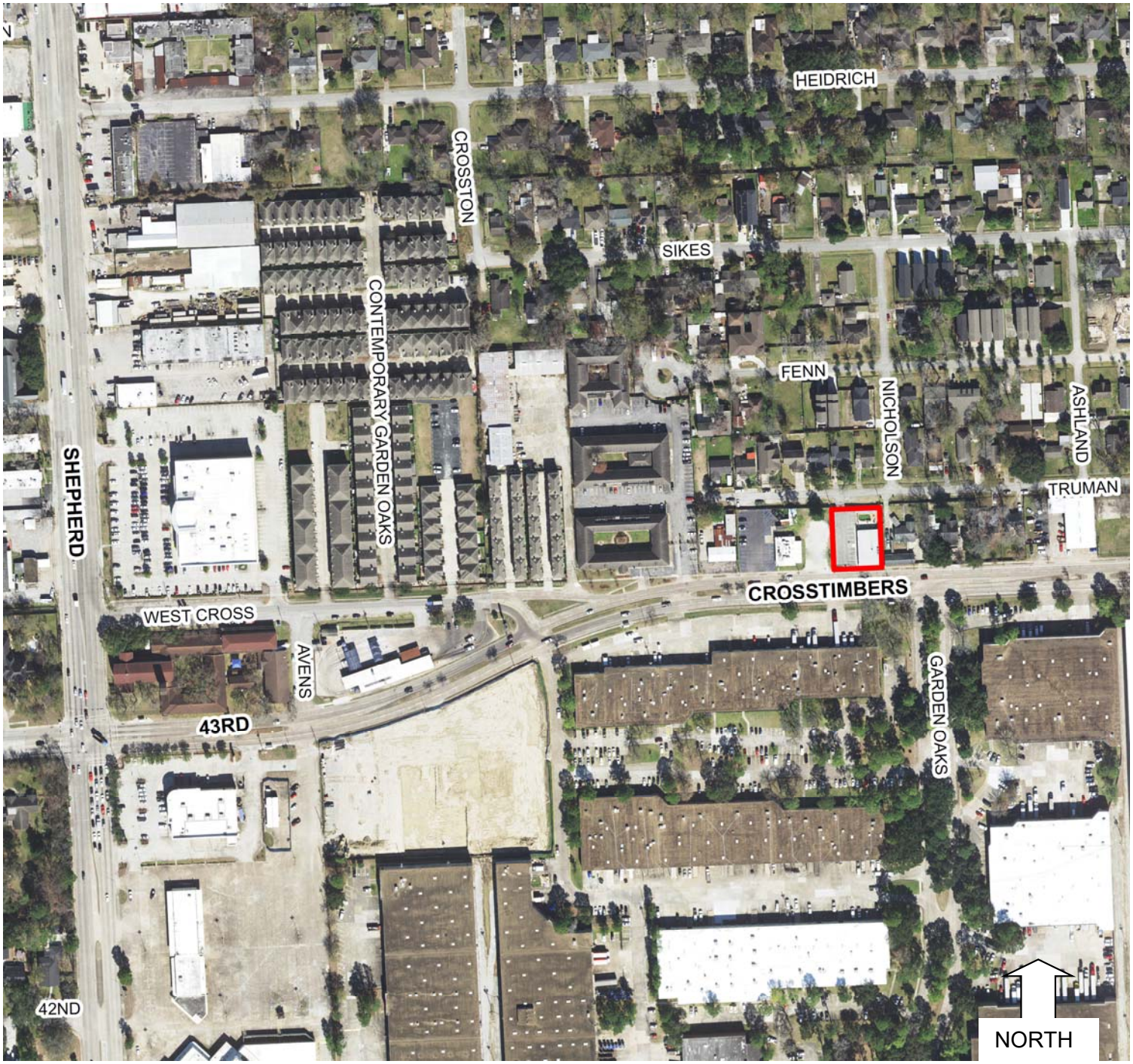
D – Variances Subdivision

Houston Planning Commission ITEM: 158

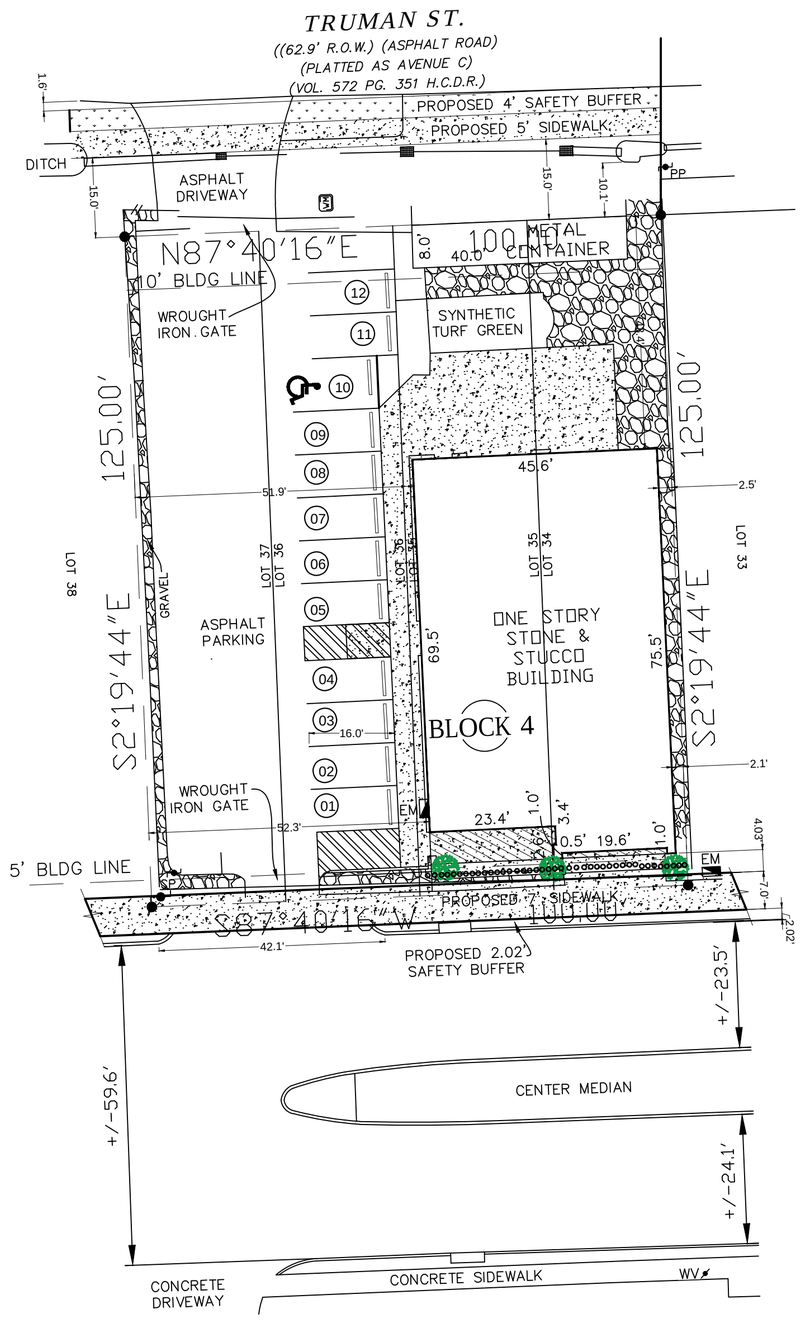
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Davis World

Applicant: CGES|Bailey Planning



D – Variances Aerial



LEGAL DESCRIPTION

LOT 34,35,36,37 BLOCK 4
OAKRIDGE SUBDIVISION

422 WEST CROSSTIMBERS ST
HOUSTON TX 77018

LANDSCAPE ANALYSIS

A. STREET TREES:
- Length of property line in lineal feet as measured along W CROSSTIMBERS DR.
100.0 lineal feet/30 = 3.33 4 Street trees required. (Staff may create an artificial lot)

SHRUBS: (Are required for new or the expanded portion of parking lots)
- Total number of street trees required, from A above X 10 = 40 shrubs.

RASMUS DR.						
SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS FULL SYMMETRICAL HEAD
	QV	4	QUERCUS CANBYI	CANBY OAK	2" CAL.	STRAIGHT SINGLE TRUNK 12'-14' HT. X 7'-8' SPREAD **STREET TREE UNDER POWER LINES**
	PN	40	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	5 GAL.	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLAN 2'-0" O.C.

-TOTAL Street Trees Required = 4
-TOTAL Shrubs Required = 40

B. PARKING LOT TREES:
Number of new parking stalls to be constructed 12/ 10 = 1.2 , 1 Parking lot trees required.

SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	
	QV	1	QUERCUS GLAUDOIDES	LACEY OAK	2" CAL.	

C. TOTAL TREE REQUIREMENT:
A + B = 5 TOTAL number of street and parking lot trees required.

D. 4 TOTAL number of street trees required, from A above X 10 = 40 shrubs.

E. LANDSCAPE BUFFER:
6' high screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential. (Site plan must show land use on all sides of the property)

PARKING REQUIREMENTS

PROPOSED RECEPTION HALL
3,314.00 SQ.FT.
10 Parking Spaces for EA. 1,000 SQ.FT = 33 REQUIRED

TOTAL PROVIDED PARKING SPACES ON SITE	12
TOTAL PROVIDED PARKING SPACES	10
TOTAL OFF SITE PARKING SPACES	22
TOTAL PROVIDED HANDICAP PARKING SPACES	1

NOTE: 3 PROPOSED BIKE RACKS= 15 BIKES MAX CAPACITY/ 10 PARKING SPACES MAX PROVIDED PARKING SPACES

PROPOSED SITE PLAN

SC: 1=20

EXTREME DESIGN, LLC
Phone: 713-496-2413
•Design•Consulting•Commercial•Residential

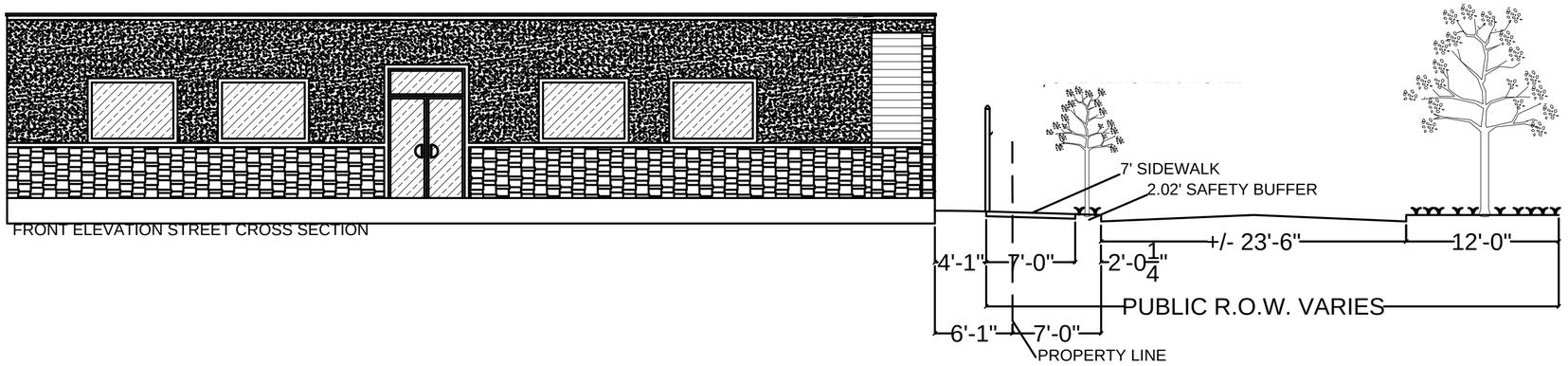
RECEIPTION HALL
422 W CROSSTIMBERS ST HOUSTON TX 77018

TABLE OF CONTENTS

DATE: 02/08/2023
DRAWN BY: A.P.
CHECKED BY: A.P.
REVISIONS

SHEET NUMBER
SP-2

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FRONT ELEVATION STREET CROSS SECTION

CROSS SECTION ELEVATION

SC: 1/8"=1'-0"

EXTREME DESIGN, LLC
Phone: 713-496-2413
•Design•Consulting•Commercial•Residential

RECEPTION HALL
422 W CROSSTIMBERS ST HOUSTON TX 77018

TABLE OF CONTENTS

DATE: 06/20/2022
DRAWN BY: A.P.
CHECKED BY: A.P.
REVISIONS

SHEET NUMBER
A-2

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1500
Plat Name: Davis World
Applicant: CGES|Bailey Planning
Date Submitted: 06/26/2023

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:

To allow a dual building line along a major thoroughfare street instead of 25'

Chapter 42 Section: 152

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.

Statement of Facts

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

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

This site is located in the Historic Independence Heights within Houston's corporate limits. The proposed redevelopment will be the enhancement of an old AC business from the 1980 to an event space. The current property owner purchased the property recently from an owner who had started renovation work without a permit. When the current owner attempted the obtain permits for operating the space as an event space, they were rejected and told a replat was needed. Though the existing structure has remained in it's current location since the 80s, due to the extent of the renovation work done, it's seen as a major remodel which is why the replat had to be submitted as well as then complying the with current development code building line setback requirements. W Crosstimbers is a MTF with a now proposed width of 90 feet. Due to this, ROW dedication is now due from the subject tract where there's already a limited pedestrian realm area. The distance from structure to curb is less than 15 feet and there's an existing fence. There will be the opportunity to propose a 7 feet side walk and 2-pls feet safety buffer. If W Crosstimbers weren't proposed to be widened, there could've been the opportunity to have a lesser setback due to the performance standard that allows for a lesser setback when the MTF ROW is 80 feet or less. The structure predates to the proposal of the 25 feet setback which is why there's now an encroachment. We request the Planning Commission to allow a dual building line variance of 0,71' along Crosstimbers in lieu of the required 25' B.L. for the existing building.

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

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but a result of the existing space between the curb and property being less than normal. The structure has had the same footprint which predated the ordinance but with the proposed replat and the existing conditions of the site, there are limitations with what can happen with the pedestrian realm. The street has been widened but the building hasn't moved.

(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 there will still be an opportunity to provide a safety buffer and wide sidewalk. The structure has remained in the same location and maintained the same footprint for decades but since the curb distance didn't change, only so much space can accommodate the preferred pedestrian realm, though a 7-feet sidewalk is being proposed.

(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 existing structures has been in the same location for decades but as the times change, it's not uncommon for older developments to not be in-keeping with the development standards/trends of the modern times. W Crosstimbers is a 90 feet wide MTF but is divided by a median so traffic on the Northside of the street can be treated as a one-way street. There's also a proposed on-street bike line which can also act as a buffer between pedestrians and the car traffic. Though the distance between structure and curb are narrow, there's still an opportunity for a safety buffer and wider sidewalk for pedestrians. The property is adjacent to a local street to the north (Truman), which will serve as the exit for the site; so this will help with the traffic flow as there will only be vehicles entering from the W Crosstimbers entrance.

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

Economic hardship is not the sole justification of the variance but due to there being no options for the development since the structure will remain in place as it has for decades. W Crosstimbers has been widened over the years and as the city has grown, infrastructure isn't necessarily considered when it comes to redevelopment. There hasn't always been 25 feet building line setback and if the ROW wasn't being proposed to be widened to 90 feet, there could've been the opportunity for the performance standard that allows for a lesser setback when the MTF is 80' or less.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 29, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Davis World
REFERENCE NUMBER: 2023-1500

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north and along W Crosstimbers Street, between Yale Street and N Shepherd Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The CGES | Bailey Planning, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a dual building line for a new structure as close to 0.71' in lieu of the ordinance required 25' along W Crosstimbers for a new residence. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

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

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

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

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

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

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

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

For additional information regarding this project, please call Carlos G. Espinoza with the CGES│Bailey Planning at 713-965-7385. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623. 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

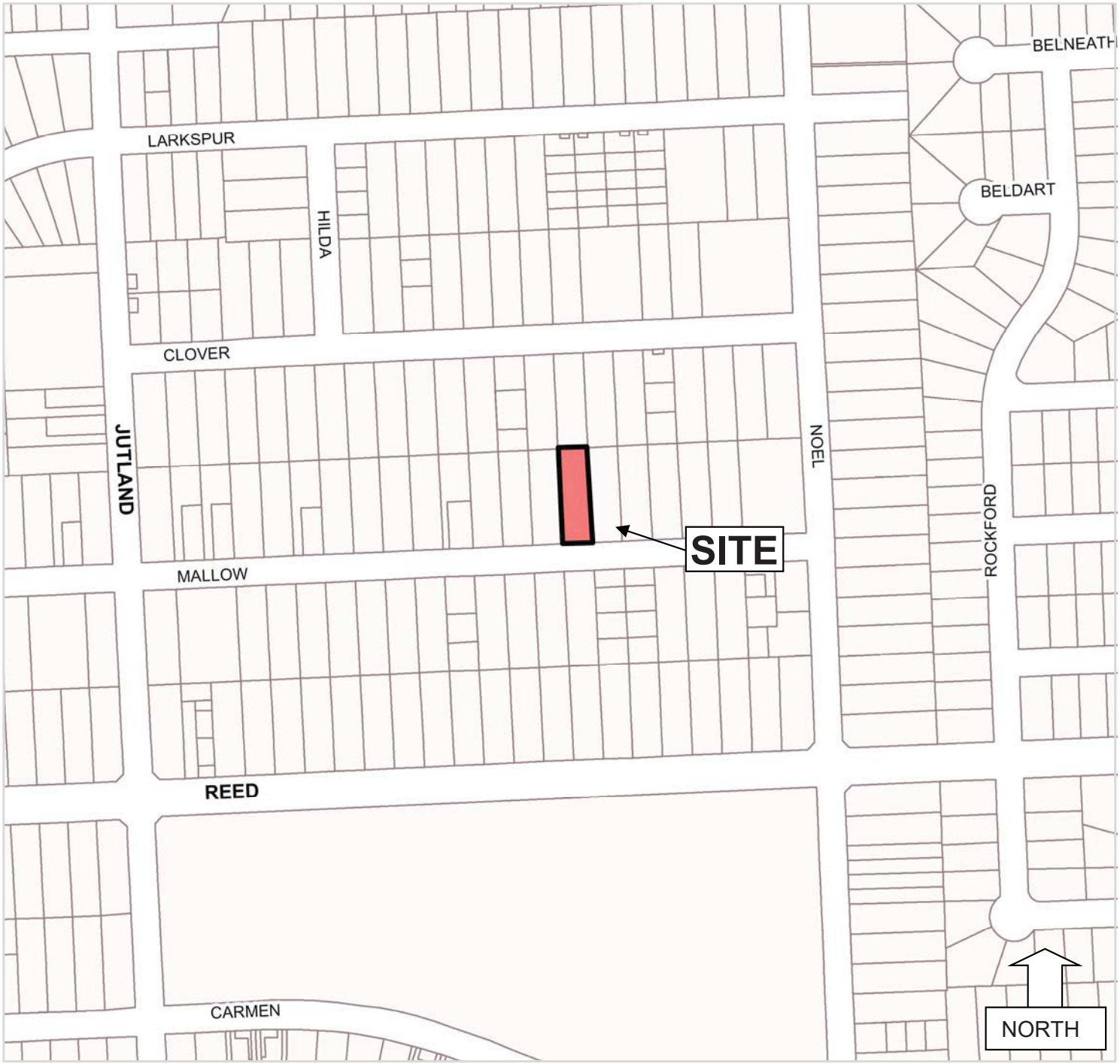
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Estates at Mallow Place (DEF 1)

Applicant: New Era Development & Land Services



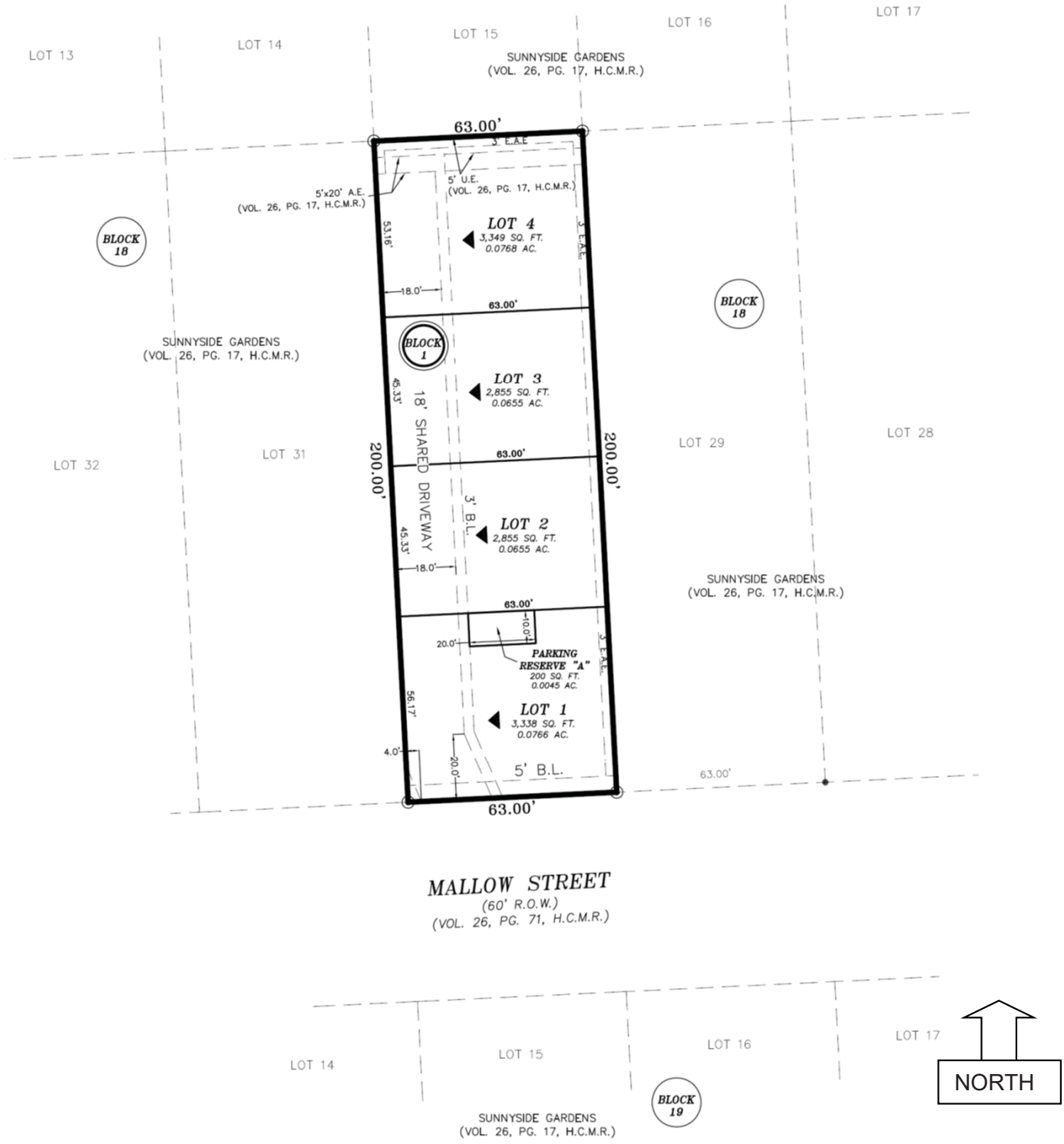
D – Variances **Site Location**

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Estates at Mallow Place (DEF 1)

Applicant: New Era Development & Land Services



D – Variances Subdivision

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Estates at Mallow Place (DEF 1)

Applicant: New Era Development & Land Services



D – Variances Aerial

PROJECT FILE\USERS\KATIE\ONEDRIVE\DESKTOP\UNALTERED DESIGNS_PROJECTS\5103 MALLOW STREET - NEIL\DRAFT.6_SITEPLAN_5103MALLOW.ST
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IMPERVIOUS LOT CALCULATIONS

LOT	SIZE (SF)	TOTAL SLAB	% COVERAGE
1	3539	1407	39.7
2	2856	1407	49.2
3	2856	1407	49.2
4	3350	1407	42.0

MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%

LOT	WALK / DRIVES	TOTAL IMPERVIOUS	% IMPERVIOUS
1	147	2628	74.2
2	147	2370	83.0
3	147	2370	83.0
4	147	2511	74.9

MAX. ALLOWABLE IMPERVIOUS IS 85% BEFORE DETENTION IS REQUIRED

LINE TYPE KEY MAP

- PROPERTY LINE
- SHARED DRIVE / STREET CENTERLINE
- CURB LINE / CONCRETE
- BUILDING LINE / EASEMENT
- FENCE LINE
- PROPERTY PIN

LANDSCAPING NOTE

SUMMARY: LOT SIZES LESS THAN 5000 FT2 = 1 TREE/LOT
1 TREE MIN. IN R.O.W.

TREES MUST BE MINIMUM 1 1/2" CALIPER, CH. 33-110, AND SELECTED FROM THE CITY OF HOUSTON ORDINANCES, CH. 33, APPENDIX-A, APPROVED TREE LIST.

TREES OVER 4+ CALIPER = 2 TREE CREDIT

4 REQUIRED TREES (0 EXISTING=4 NEW) 4 TOTAL

SYMBOL - SPECIES

EXISTING TREE -TO REMAIN (0 TOTAL OVER +4")

PROPOSED 3.0" CALIPER LIVE OAK (0 TOTAL)

PROPOSED 1.5" CALIPER LIVE OAK (4 TOTAL)

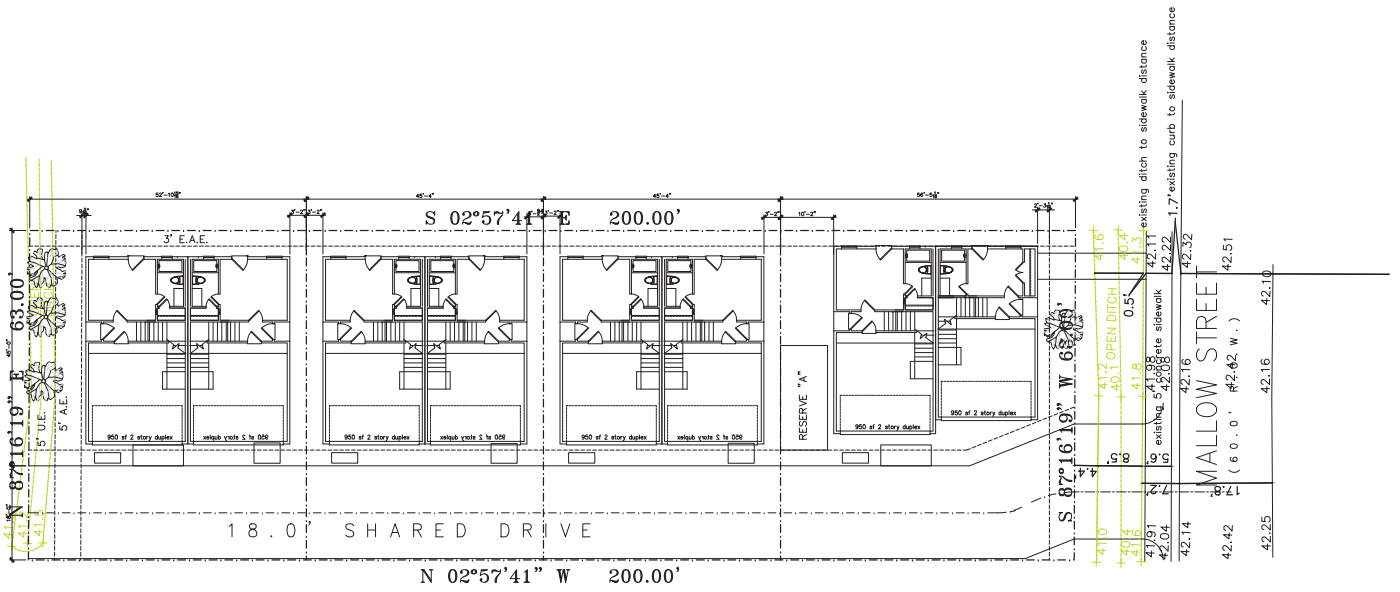
COMMON DRAINAGE AGREEMENT BY OTHERS IF REQUIRED.
ADDRESS ASSIGNMENTS BY OTHERS.

SITE SYMBOLS

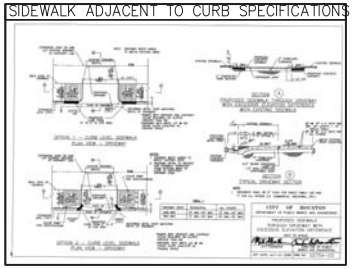
- ELEVATION MARK
- FIRE HYDRANT
- ELECTRICAL METER
- POWER POLE
- WATER METER
- C.O. SEWER CLEAN OUT
- GAS METER
- H.B. HOSE BIB
- FIRE WALL (TYPE)
- A/C PAD

LINE TYPE

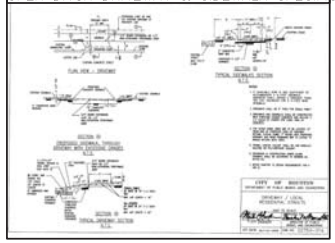
- PROPERTY LINE
- SHARED DRIVE / ROW CL
- CURB LINE / CONCRETE
- BUILDING LINE / EASEMENT
- FENCE LINE



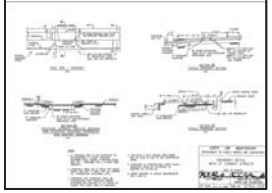
SIDEWALK ADJACENT TO CURB SPECIFICATIONS



OPEN DITCH DRIVEWAY & SIDEWALK SPECIFICATIONS



DRIVEWAY & SIDEWALK SPECIFICATIONS



NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

SITE PLAN

SCALE: 1" = 15'-0"

0 2 5 10 20

GENERAL NOTES

Status:		Revisions:	
Job Status	Date initial	Draft / Changes	Date initial
START	X-XX-XX XX		X-XX-XX XX
PRODUCTION			X-XX-XX
REVIEW	X-XX-XX XX		X-XX-XX
CLIENT APPR.	X-XX-XX		X-XX-XX
CHECKING	X-XX-XX		
SEND TO CIVIL	X-XX-XX		

PERMIT INFORMATION

Permit #: XXX

Submitted: X-X-XX	Revisions:	Date:
	X	XX-XX-XX
	X	XX-XX-XX
Approved: X-X-XX	X	XX-XX-XX

Designer: TNB
Firm Name and Address

SITE NOTES

1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2018 IRC AND 2015 IBC BUILDING CODES w/CITY OF HOUSTON AMENDMENTS.

2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 1'0" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER, AS ASSIGNED TO BE, UNLESS OTHERWISE DIRECTED BY A QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.

3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSIGNED TO BE _____ CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF CURB.

4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK WALL AND RETAINER WALL SETBACK LINES PRIOR TO CONSTRUCTION.

5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PLUMBER TO VERIFY SIZE, LOCATION, INVERT ELEVATION, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.

6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2009 U.P.C. TABLE E 101.3 AND TABLE E 103.3(3). SEE PLAN FOR SIZES. ABOVE GRADE "SLOPE" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).

7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR:
1) CONSTRUCTION SERVICE
2) TELEVISION SERVICE
3) ENTERTAINMENT SERVICE - AT SAME LOCATION.
PROVIDE CONDUITS IN SLAB PRIOR TO POUR, TO REMAIN ABOVE GRADE "SLOPE" ALLOWED INTO THE BUILDING PROPER FOR THESE THREE ELECTRICAL ITEMS.

8) ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON SITE IN ALL UNDERGROUND AND DIRECTED TO THE STREET AND NOT TO ADJACENT PROPERTIES. ALL DRIVEWAYS ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.

9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.

10) [redacted]
THIS PARCEL IS SUBJECT TO A SALT TYPE MASONRY WALL PER RECORDED LOWARD AREA AGREEMENT LETTER.
RECORDED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.

11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PLANTS LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) OPEN AIR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) ARE NOT ALLOWED BE LOCATED IN THE SAME TRENCH PROVIDED ALL LINES ARE ELEVATED THE ENTIRE RUN, OR SANITAR MINIMUM 36 INCH SPACING BETWEEN A/C PADS.

13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.

14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.

15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE OR METAL FENCE AGAINST 6' TO 8' MASONRY WALL. FENCE SHALL BE PLACED DIRECTLY ON THE PROPERTY LINE PROVIDE THE 6 FOOT WIDE METAL FENCE IS 228 OF LESS OBSCURE (1/4 INCH GAP OR TIMES PLACED 2 TO 3 INCHES APART) THE FENCE MAY BE PLACED A MAXIMUM OF 6 FOOT AWAY FROM THE PROPERTY LINE PRIOR TO ABUTTING THE R.O.W.

LOT CALCULATIONS

LOT SIZE	12,600
# LOTS @ 27/ACRE DENSITY	6
ACTUAL # of LOTS	4

INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60%
CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 70%

Development Name:

Legal Information / Address:

RSK

5103 MALLOW ST.
HOUSTON, TX 77033

Project-Version	
5103 Mallow Street	SITE PLAN
Date: 23 MAY 2023	Sheet: A1.0
Scale: 1" = 10'-0"	

NOT FOR CONSTRUCTION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1256
Plat Name: Estates At Mallow Place
Applicant: New Era Development & Land Services
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 the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42.

Chapter 42 Section: 181

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. (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.

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

This tract has functioned as a single-family lot and has been vacant for many years. As the City has been working with the Livable Places Action Committee (LPAC) to amend portions of the city's subdivision and developmental standards to create more walkability, affordability, and equality spaces we propose this small lot development to align with those desired needs. The owner could not reasonably use the lot efficiently if restricted by Chapter 42-181, in their attempt to create more diverse and inclusive neighborhoods with a greater variety of housing and affordability price points.

(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 strict requirement of a min lots size building line would cause the lot to be considerably constricted and limit the buildable area for the new residence, and not supporting the city's desired LPAC incentives in creating a more diverse and inclusive neighborhood with a greater variety of housing and affordability price points.

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

These property circumstances support the granting of the variance and are not the result of a hardship created or imposed by the applicant. The Owner purchased this property in January of 2023 and therefore has not contributed to its restrictive use or function in any manner.

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

The intent and general purpose of Chapter 42 is to provide sensible development, not prohibit development. Allowing for a reduced min lot size would allow the Owner to greater meet the LPAC initiatives, and also provide compensating open space to be used by the owners of the property and residents of the subdivision.

(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 along Mallow Street, or the Sunnyside Gardens subdivision. In fact, we desire to create a more accessible, diverse, and inclusive neighborhood. Creating safer, more walkable areas and a greater variety of housing options for Houstonians.

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

Economic hardship is not the sole reason for the variance. This will allow reasonable development and follow sensible building lines. Lots that are sensibly developed and have desired homes on them are a better use of the land than a vacant property. or property not maximized to its full potential.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Estates at Mallow Place
REFERENCE NUMBER: 2023-1256

Dear Property Owner:

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

New Era Development & Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow lots to be less than the minimum lot size requirement. 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, July 13, 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 Nahom Tesfa with New Era Development & Land Services at 469-371-6780. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at devin.crittle@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: 160

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel (DEF 1)

Applicant: Civil-Surv Land Surveying, L. C.



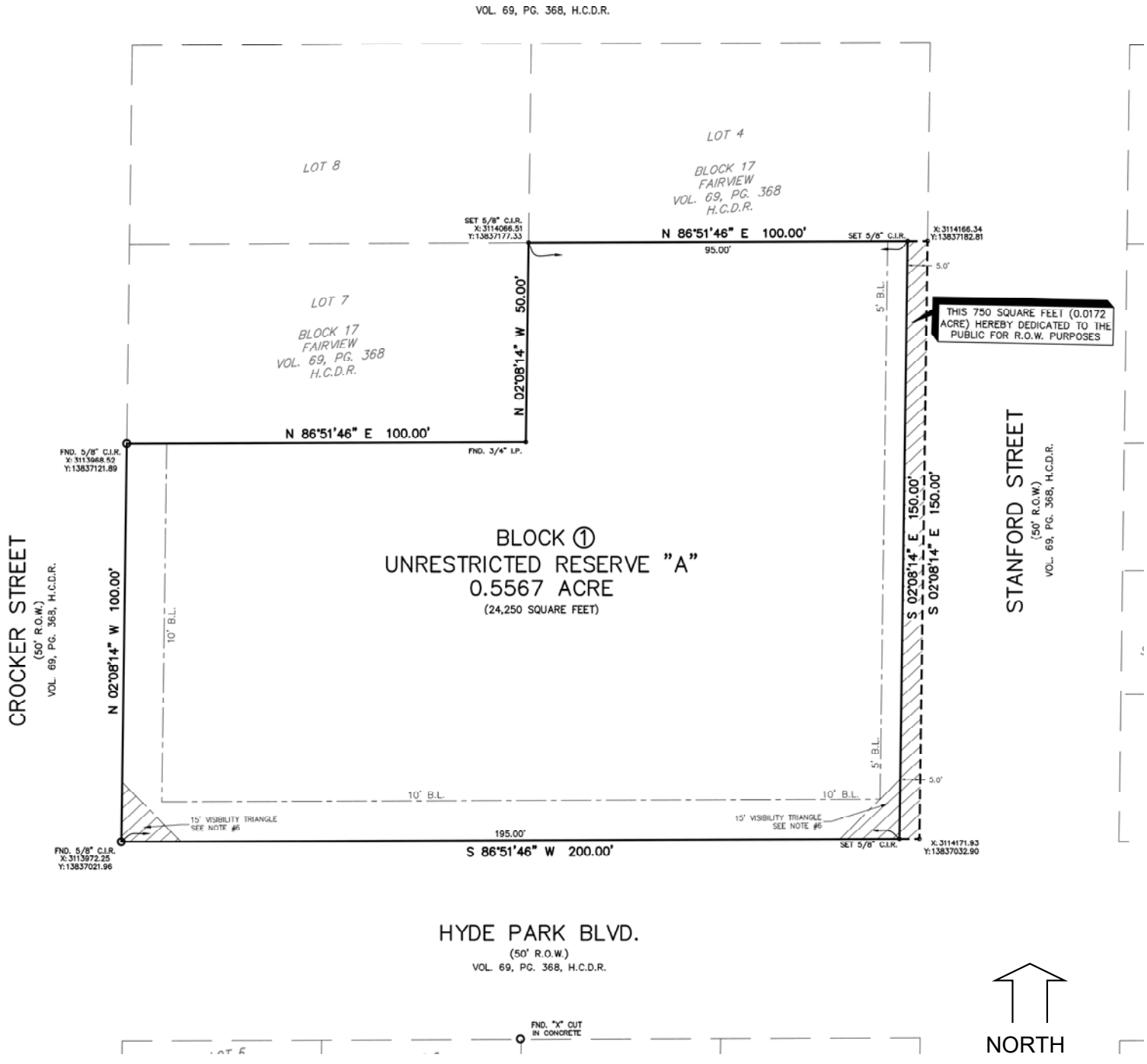
D – Variances **Site Location**

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel (DEF 1)

Applicant: Civil-Surv Land Surveying L.C



D – Variances

Subdivision

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel (DEF 1)

Applicant: Civil-Surv Land Surveying, L. C.



D – Variances Aerial



DRONE VIEW OF EXISTING SITE

0' 20' 40'



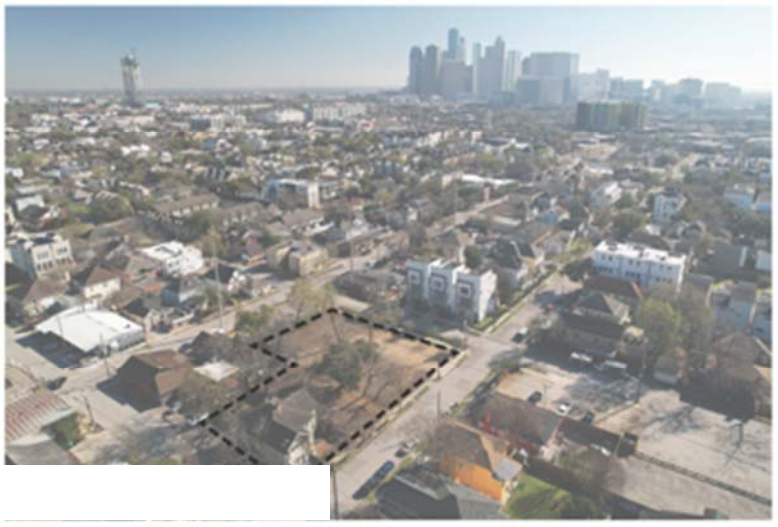
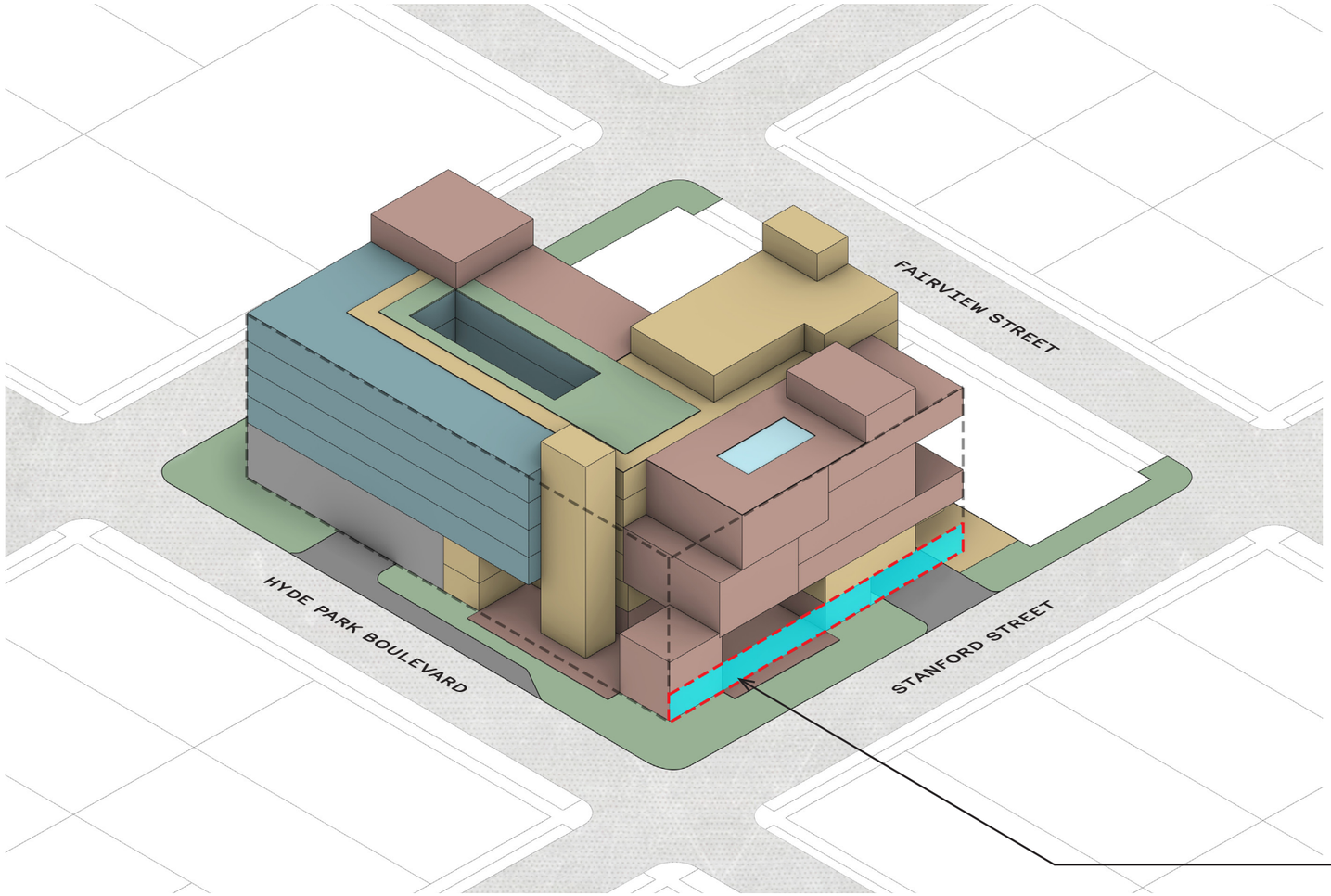


Figure 3 Drone Capture of proposed Hyde Park Hotel

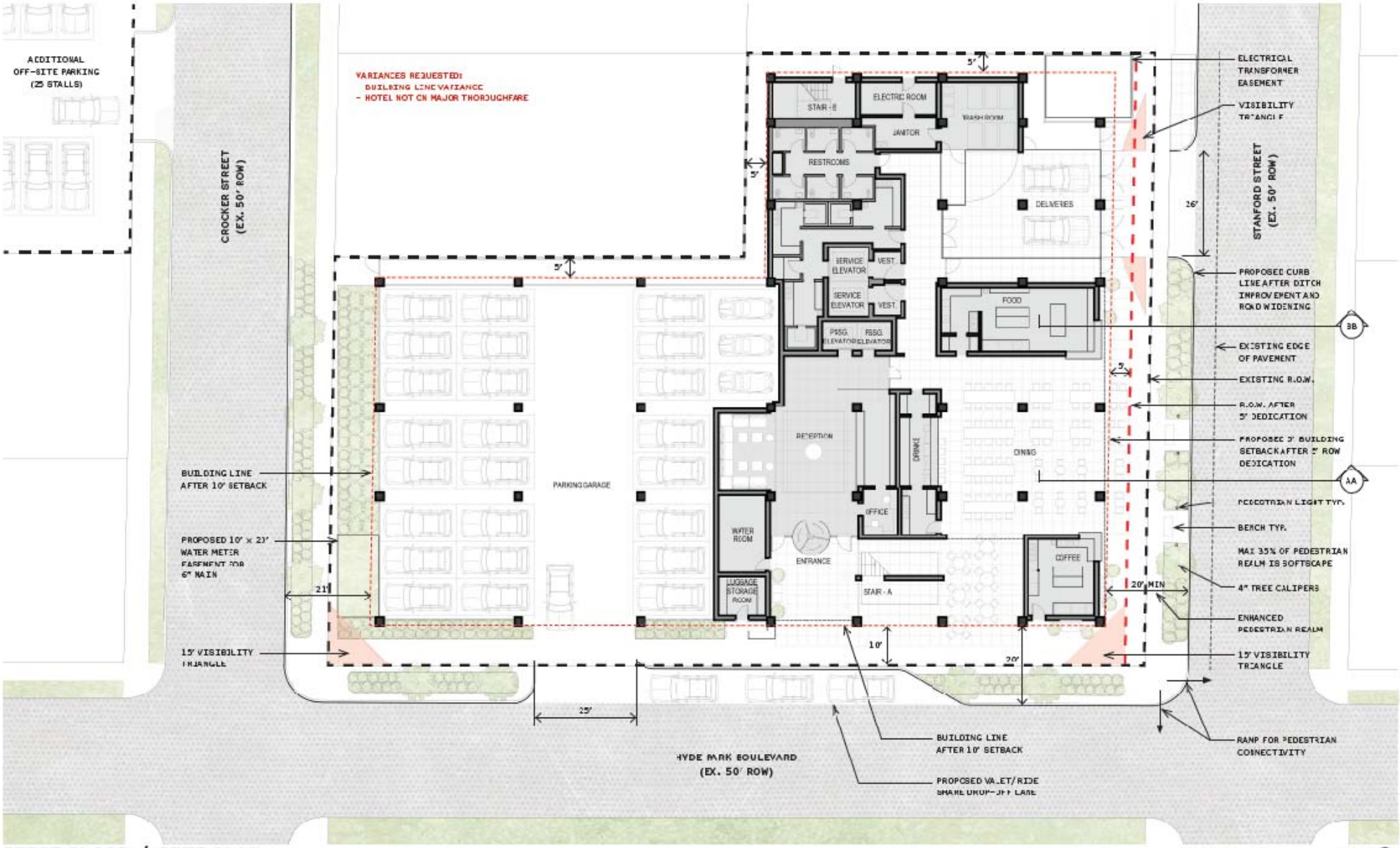
DRONE IMAGES OF EXISTING NEIGHBORHOOD

DRAFT

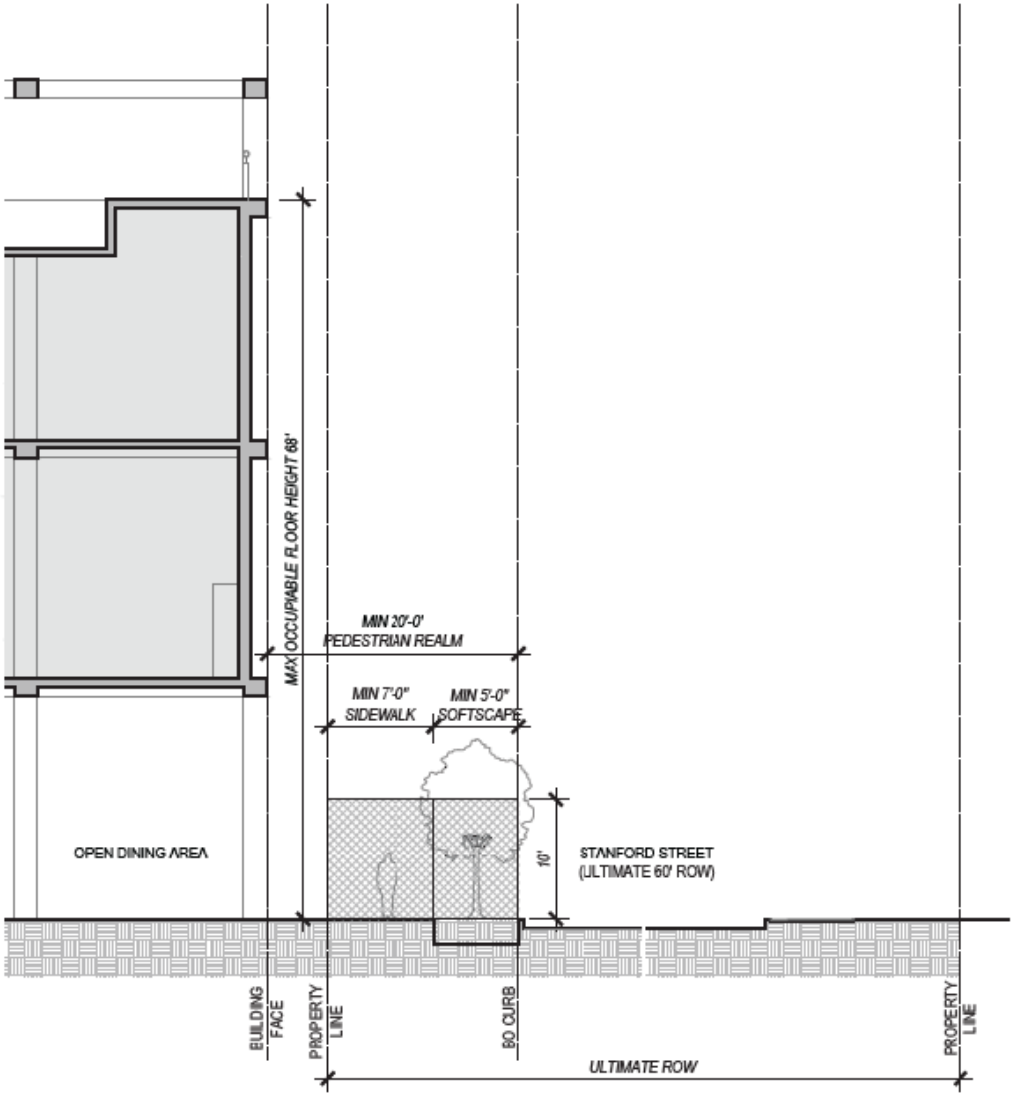


COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	28,000	FOOD & BEVERAGE	BEER GARDEN, RESTAURANT, 3 BARS, 3 EVENT SPACES, ROOFTOP POOL
	25,000	HOTEL ROOMS	52 ROOMS
	38,000	CIRCULATION/BOH	
	14,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	15,000	PARKING	56 CARS (27 ON LIFTS)
	119,000	TOTAL	

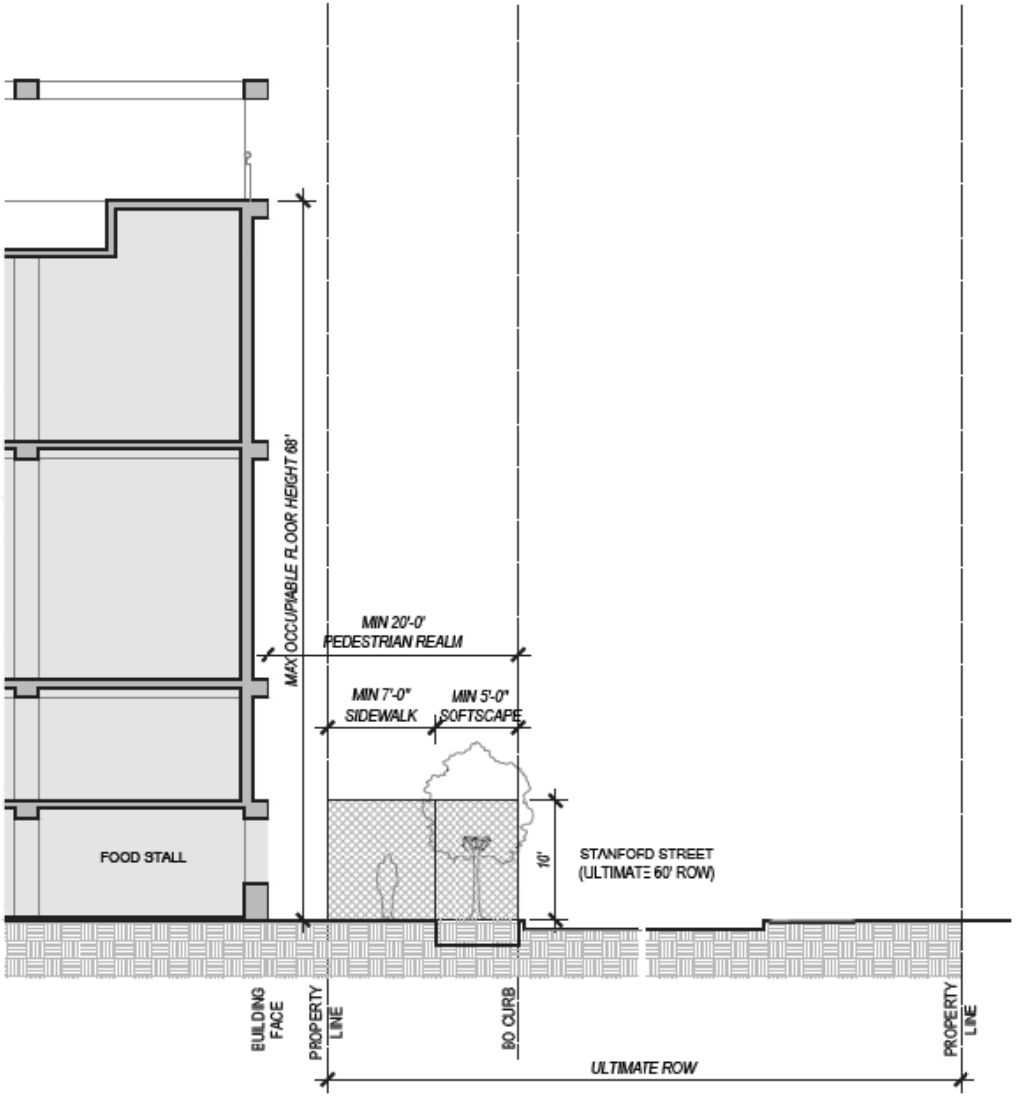
PROGRAM MASSING DIAGRAM



FIRST FLOOR / SITE PLAN



AA SECTION TRHOUGH DINING AREA



BB SECTION TRHOUGH FOOD STALL

PEDESTRIAN REALM SECTIONS

0' 2' 5' 10' 20'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1345
Plat Name: Hyde Park Hotel
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 06/12/2023

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:
42-155, To allow a 5' building line variance on the Eastern side of the Proposed Hyde Park Hotel
Chapter 42 Section: 155

Chapter 42 Reference:
Sec. 42-155. - 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.

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 proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café. The proposed 52-key boutique hotel is a luxury 7-story design under 75 feet tall, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a restaurant, bars, and a rooftop pool. The food, beverage, and entertainment amenities total approximately 25,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Hyde Park Boulevard leading to the 54-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 25 offsite parking spaces will be available West of the Site on Crocker Street. The proposed hotel will create 300-400 jobs throughout construction. The goal of the developers is to hire staff from the neighborhood. The developers have already partnered with the University of Houston Hilton College to create the sole academic business project for the Global Hospitality Business graduate program. This will provide University of Houston Graduates with crucial experience in the hospitality industry. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel. This low-density 7-story luxury boutique hotel is only 52 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

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

na

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

An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet. The proposed Hyde Park Hotel is a 52-key hotel that requires a 1000-foot Land Use Test Area. The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 52-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 54-car parking garage. There is also an additional off-site lease accommodating 25 parking spaces with a 5-year lease. The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community. The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel

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

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements. The applicant is requesting a 5-foot building line setback variance on Stanford. The additional 5 feet on the eastern side of the property will be used to increase the depth of the pedestrian realm. It is the goal of the developers to create a walkable pedestrian realm to match the walkability of the Montrose Neighborhood. This includes a total of 20 feet consisting of a 7-foot sidewalk, a minimum of 5 feet of softscape, and 8 feet separating the sidewalk from the building face. The proposed Hyde Park Hotel is a low-density 52-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

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

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.

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

It is the goal of the developer to create an accessible, high-quality luxury boutique hotel. The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel. The developer has created a unique design that exceeds the parking requirements, has a high-quality pedestrian realm, and a luxury design that fits comfortably in the Montrose Neighborhood. The developer has also purchased a tract of land to the west of the property that will be used for additional off-site

parking that exceeds the parking requirements. The developer has not spared any expense on the design of the building, pedestrian realm, additional parking, and acquisition of the parcel tracts.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Hyde Park Hotel
REFERENCE NUMBER: 2023-1345

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Hyde Park Boulevard east of Crocker Street and west of Stanford 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.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate 5' of R.O.W along Stanford Street. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 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 Chris Rhodes with the Civil-Surv Land Surveying, L.C. at 713-839-9181. You may also contact Petra Hsia with the Planning and Development Department regarding this notice via email at petra.hsia@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.
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- **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

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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: 161

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Ley Road Business Park (DEF 1)

Applicant: The Interfield Group



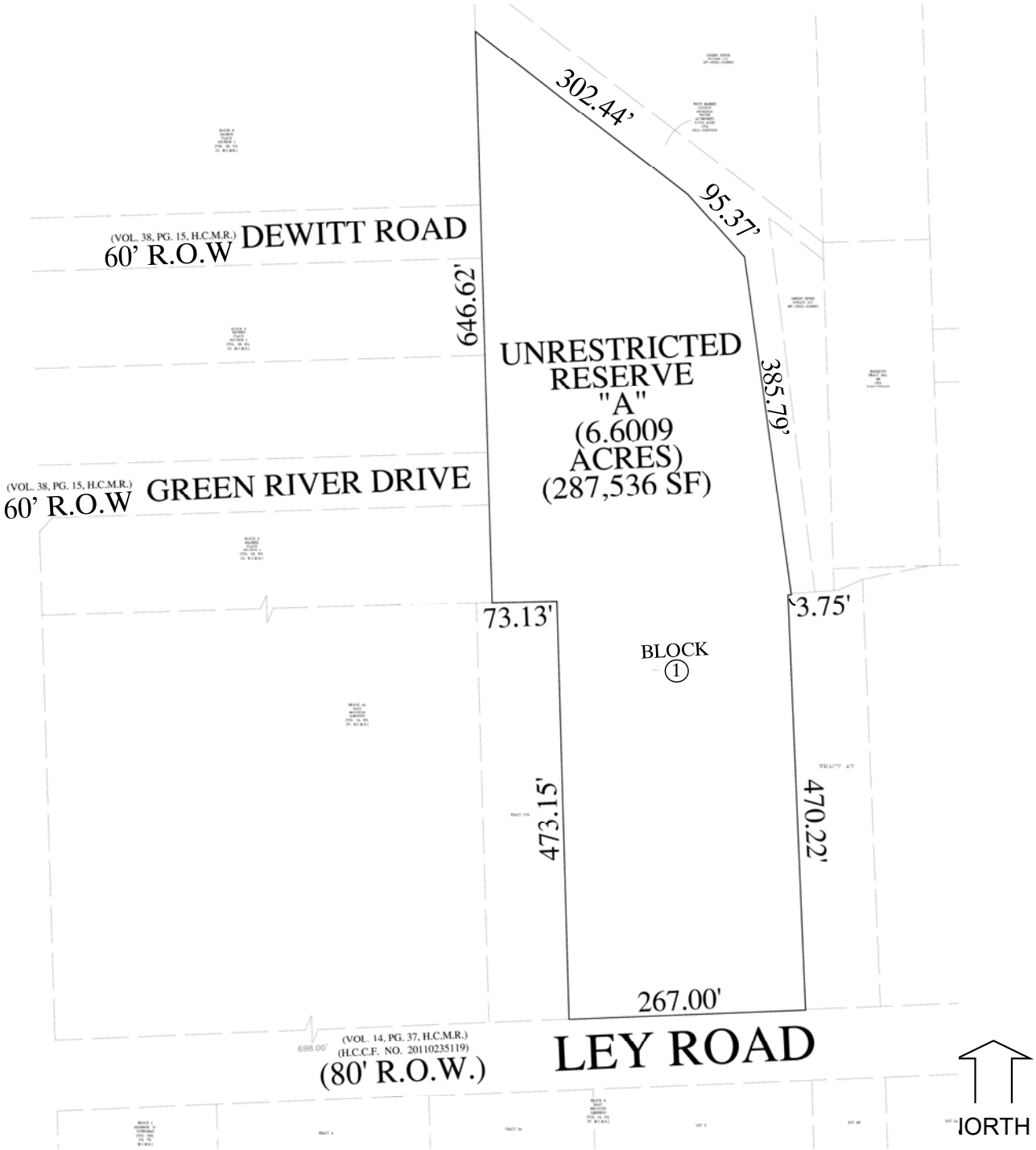
D – Variances **Site Location**

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Ley Road Business Park (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Ley Road Business Park (DEF 1)

Applicant: The Interfield Group



D – Variances

Aerial



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

TITLE **LEY ROAD BUSINESS PARK**		
PROJECT **0 Ley Rd**		
DATE: 06.12.23	*PROJ #: 23074.00*	*SHEET NO.* **SK1**
DRAWN BY: TO	*CHECKED BY: MLV*	*OF 1*
SCALE: NTS		

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1382
Plat Name: Ley Road Business Park
Applicant: The Interfield Group
Date Submitted: 06/12/2023

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:

Specific variance is being sought and extent of condition is to not provide a street through subject tract or terminate with a cul-de-sac.

Chapter 42 Section: 42-135

Chapter 42 Reference:

Sec. 42-135 – Street Extensions (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

Ley Road Business Park is located north of Ley Road, east of Wayside Drive, south of Crestview Drive and west of Denton Street. Project consists of a new warehouse development and is abutted by Dewitt Road and Green River Drive along the west property line. The requirement to extend two (2) public streets through subject property would deny developer 35,180 SF (0.807-acres) square feet of land and a traffic pattern that is more practical for this type of development. Please note that there is an existing easement owned by West Harris County Regional Water Authority that abuts property along north and east property lines. Dewitt Road and Green River Drive are not shown as being extended in City's Major Thoroughfare and Freeway Plan. Extension of the streets do not align with public streets to the east. All traffic will be kept to Ley Road, which is more of a commercial block face. A fence can be constructed at the 10' building lines that can be shown along abutting streets, to avoid through traffic to residential streets. We appreciate your consideration of this request.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 6-foot side walk along Ley Road b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face. c. Developer intends to preserve as many Oak trees located within 40' of Hollister Street as possible.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, there would be less of a concern that residents would be more accessible to crime and avoid more traffic along residential streets.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby existing conditions.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Ley Road Business Park
REFERENCE NUMBER: 2023-1382

Dear Property Owner:

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

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not require Dewitt Road and Green River Drive to be extended through their property. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Mary Villareal with the Interfield Group at 713-780-0909. 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.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **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

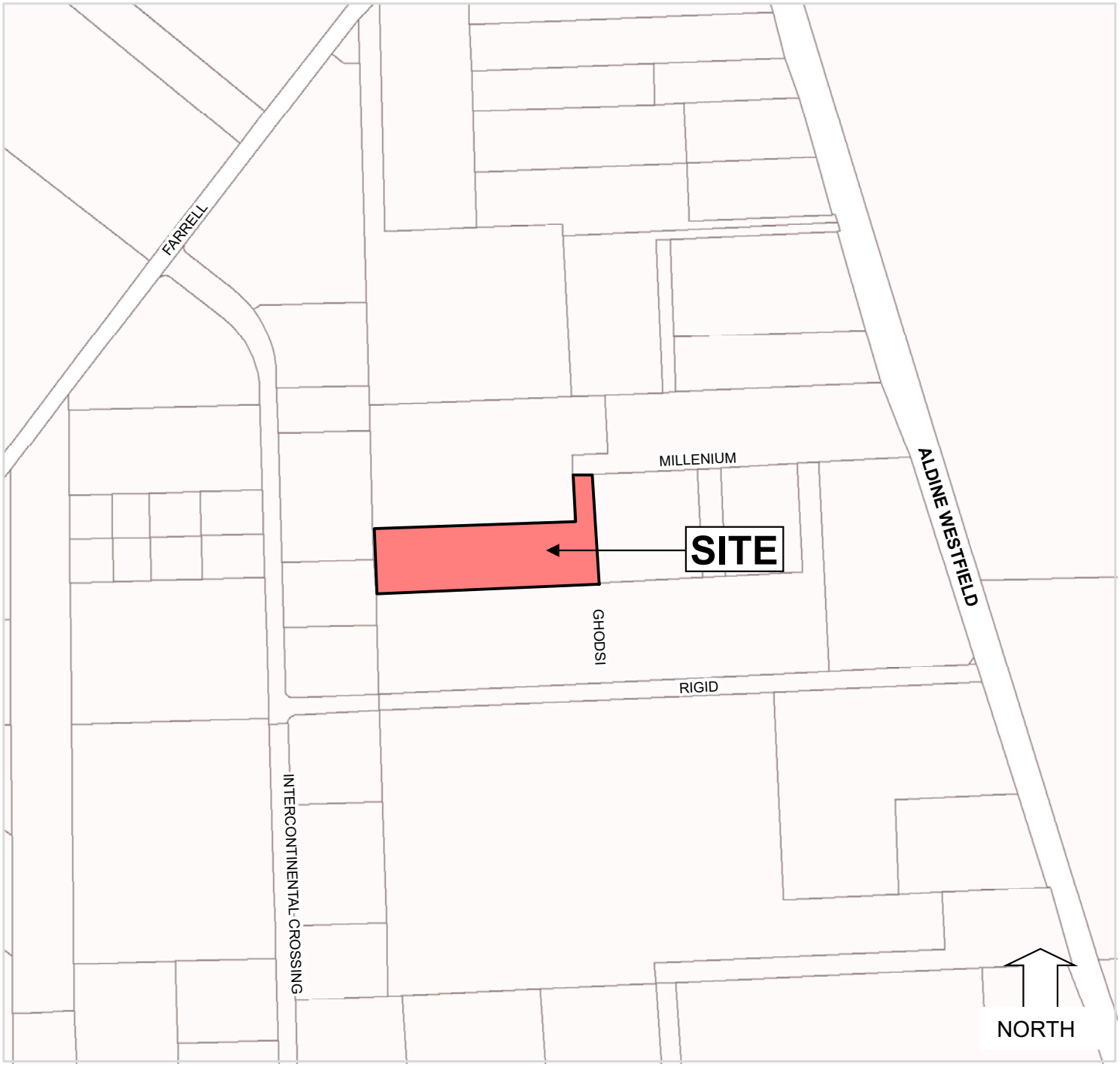
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Millennium Trace

Applicant: replats.com



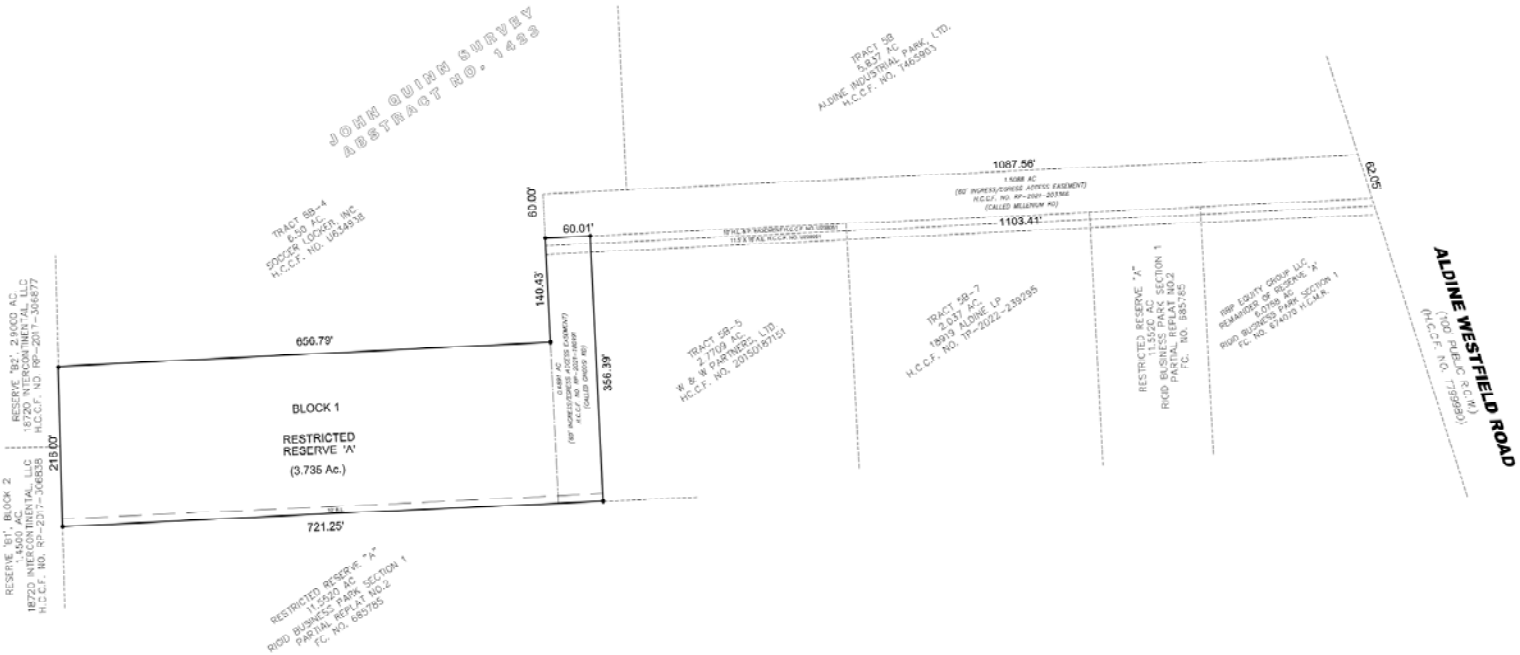
D – Variances **Site Location**

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 03/03/2022**

Subdivision Name: Millennium Trace

Applicant: replats.com



D – Variances Subdivision

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Millennium Trace

Applicant: replats.com



D – Variances

Aerial

FLOOD PLAIN INFO :

THIS PROPERTY APPEARS TO BE SITUATED OUTSIDE OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0480M
DATED: 06/09/2014
ZONE: "X"
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)
THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.

BENCHMARK

THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO HARRIS COUNTY REFERENCE MARK NO: RM150680 HAVING GRID COORDINATES OF:

N: 13,918,445.49
E: 3,112,807.58

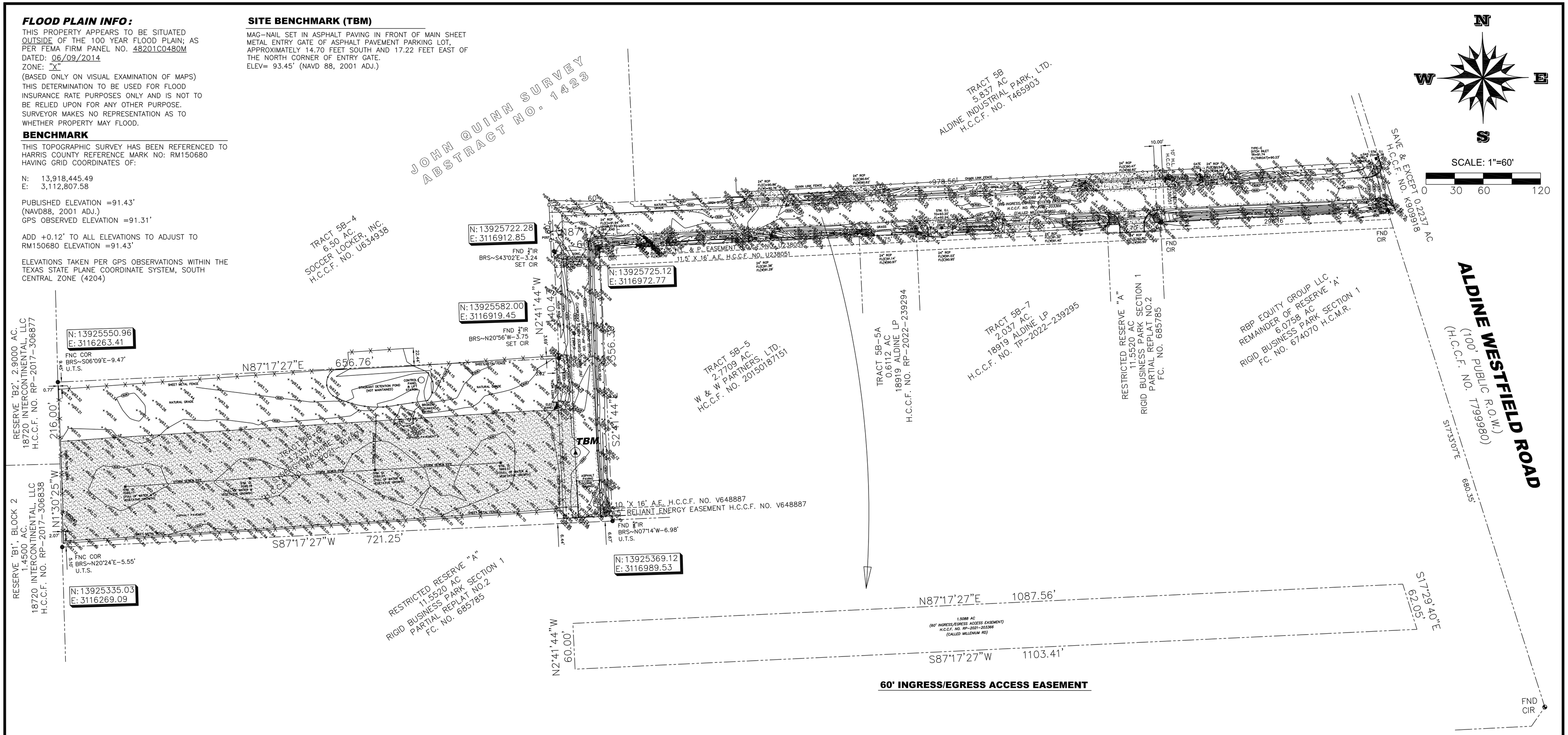
PUBLISHED ELEVATION =91.43'
(NAVD88, 2001 ADJ.)
GPS OBSERVED ELEVATION =91.31'

ADD +0.12' TO ALL ELEVATIONS TO ADJUST TO RM150680 ELEVATION =91.43'

ELEVATIONS TAKEN PER GPS OBSERVATIONS WITHIN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

SITE BENCHMARK (TBM)

MAG–NAIL SET IN ASPHALT PAVING IN FRONT OF MAIN SHEET METAL ENTRY GATE OF ASPHALT PAVEMENT PARKING LOT, APPROXIMATELY 14.70 FEET SOUTH AND 17.22 FEET EAST OF THE NORTH CORNER OF ENTRY GATE.
ELEV= 93.45' (NAVD 88, 2001 ADJ.)



60' INGRESS/EGRESS ACCESS EASEMENT

LEGEND & COMMON ABBREVIATIONS

- CONTROL MONUMENT
- TEMPORARY BENCHMARK
- CHAIN FENCE
- CONTOUR LINE (58.00)
- SHEET METAL FENCE
- WROUGHT IRON FENCE
- PROPERTY LINE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

A=ASPHALT
A.E.=AERIAL EASEMENT
BC=BACK OF CURB
B.L.=BUILDING LINE
C=CONCRETE
CBL=CABLE SERVICE PEDESTAL
CIR=CAPPED IRON ROD
CL=CENTERLINE
COR=CORNER
EM=ELECTRICAL METER/PANEL
FL=FLOWLINE
FNC=FENCE
G=GUTTER
G.I.=GRATE INLET
IP=IRON PIPE
IR=IRON ROD
LP=LIGHTPOLE
MB=MAILBOX
NG=NATURAL GRADE
PP=POWERPOLE
RCP=REINFORCE CONCRETE PIPE
R.O.W.=RIGHT–OF–WAY
STM=STORM
TB=TOP OF BANK
TG=TOP OF GRATE

TOPOGRAPHIC GENERAL NOTES

1. ELEVATIONS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE REFERENCED TO HARRIS COUNTY FLOODPLAIN REFERENCE MARK: RM150680.

2. ALL INFORMATION SHOWN HEREON IS FROM AN "ON THE GROUND" SURVEY PERFORMED DURING THE MONTH OF MAY 2023.

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEY DATA, GIS UTILITY INFORMATION, & VISIBLE OBSERVATION. SURVEYOR DOES NOT WARRANT UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN OR AROUND THE SUBJECT TRACT, CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. LOCATIONS SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES/EVIDENCE ON AND IN IMMEDIATE VICINITY OF THE SUBJECT TRACT. NO PROBING, DIGGING, EXCAVATION OR ANY OTHER METHOD WAS PERFORMED TO LOCATE UTILITIES. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO BEGINNING EXCAVATION OR CONSTRUCTION ON THE SUBJECT TRACT. TEXAS 811 (CALL BEFORE YOU DIG) (1–800–344–8377) SERVICE SHOULD BE NOTIFIED TO LOCATE & MARK UTILITIES THAT MAY EXIST ON THE SUBJECT TRACT WHICH MAY HAVE NOT BEEN SHOWN OR LOCATED ON THIS TOPOGRAPHIC SURVEY.

EXISTING CONDITIONS NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) (CONUS), SOUTH CENTRAL ZONE (5401, FIPS 4204), VERTICAL ADJUSTMENT: GEOID 18 (CONUS), PER GPS OBSERVATIONS.
2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENT OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY SURVEYOR
4. AN ACCESS EASEMENT AGREEMENT RECORDED UNDER H.C.C.F. NO. RP–2021–203366 FOR THE PURPOSE OF PROVIDING NON–EXCLUSIVE ACCESS, INCLUDING VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE EASEMENT PROPERTY, AND PORTIONS THEREOF, TO AND FROM ALDINE WESTFIELD ROAD, HARRIS COUNTY, TEXAS.
5. AN ACCESS EASEMENT AGREEMENT RECORDED UNDER H.C.C.F. NO. RP–2021–180991 "EXHIBIT–B" FOR THE PURPOSE OF PROVIDING FREE AND UNINTERRUPTED PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM THE DOMINANT ESTATE PROPERTY, TO AND FROM ALDINE WESTFIELD ROAD
6. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF: 0.9999283

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 14TH DAY OF MAY 2023

DAVID R. STRICKLAND, RPLS
REGISTRATION NO. 5124

STATE OF TEXAS
REGISTERED
DAVID R. STRICKLAND
5124
PROFESSIONAL
LAND SURVEYOR

DAVE STRICKLAND, RPLS
LAND CONSULTING
(281) 705-4297
FIRM No. 10194325

EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

OF A TRACT OR PARCEL OF LAND CONTAINING 3.7351 ACRES OF LAND OR 162,700 SQUARE FEET, LOCATED IN THE JOHN QUINN SURVEY, ABSTRACT 1423, HARRIS COUNTY, TEXAS; SAID 3.7351 ACRE TRACT BEING ALL OF A CALLED 3.7569 ACRE TRACT OF RECORD IN THE NAME OF C & G DEVELOPERS, LTD., IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) TP–2016–266922; SAID 3.7351 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS 18933 ALDINE WESTFIELD RD., HOUSTON, HARRIS COUNTY, TX 77073

JOB NO.: SM2304–24
DATE: 05–14–2023
FOR: SYNERGY MACHINE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1430
Plat Name: Millennium Trace
Applicant: replats.com
Date Submitted: 06/24/2023

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 commercial reserve to take access via an access easement in lieu of the required public ROW frontage.

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: Restricted reserve—All other Area- 5,000 sq. ft. Type of ROW- public street Minimum ROW Width- 60 feet (50 feet in a street width exception area) Minimum ROW Frontage-60 feet

Statement of Facts

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

N/A

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

The 60' wide easement of adequate width continues as part of the subject property, to access an additional tract. No property is available for dedication.

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

The original division of the parent tract was not the result of an effort 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. The proposed development is commercial and will have very limited impact on the traffic.

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

The granting of the variance will provide sufficient ingress/egress to the properties.

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

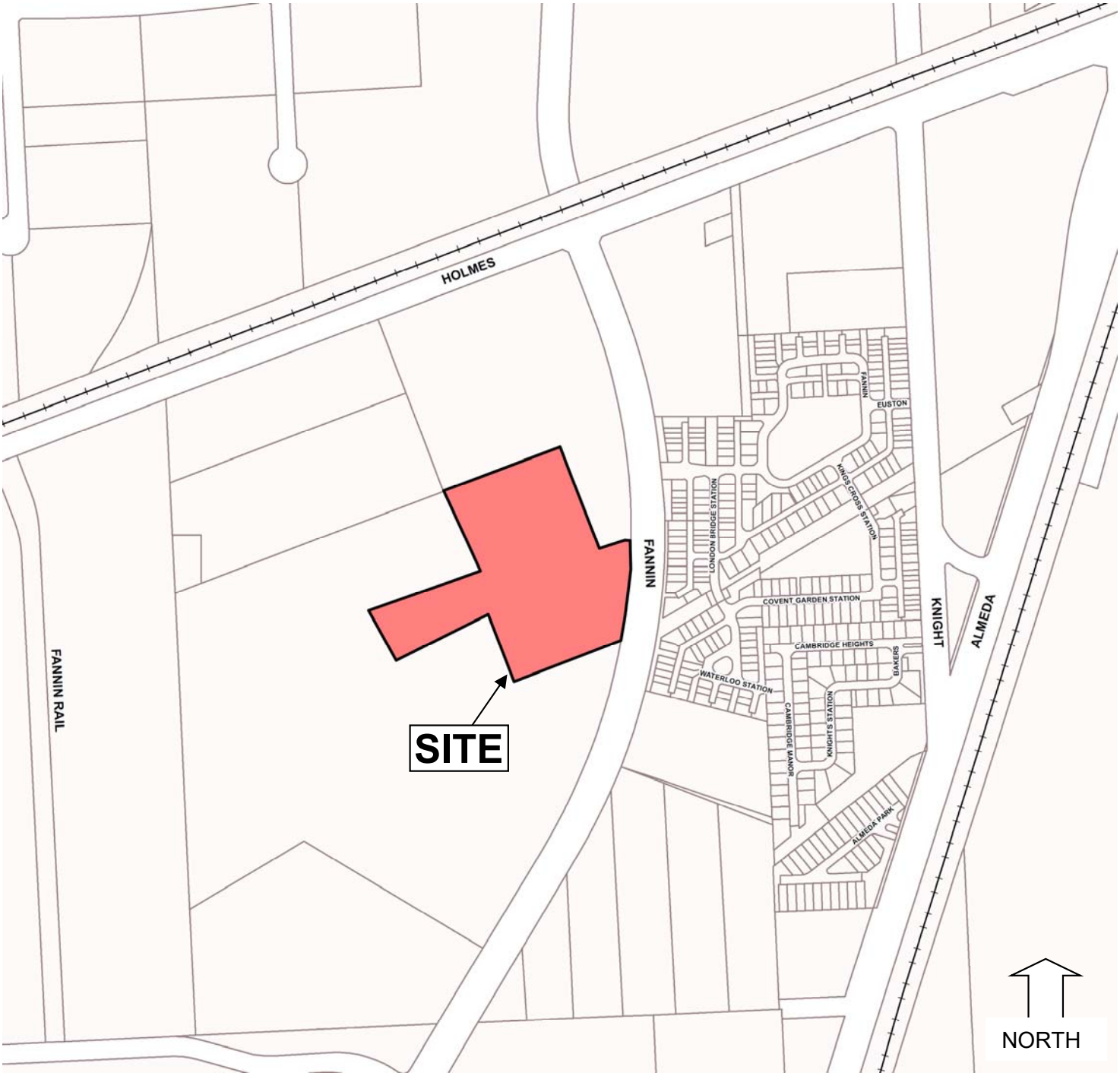
It is based on the characteristics of the surrounding area and no other access to the property is available.

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Poundbury Sec 1

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



D – Variances

Site Location

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Poundbury Sec 1

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 163

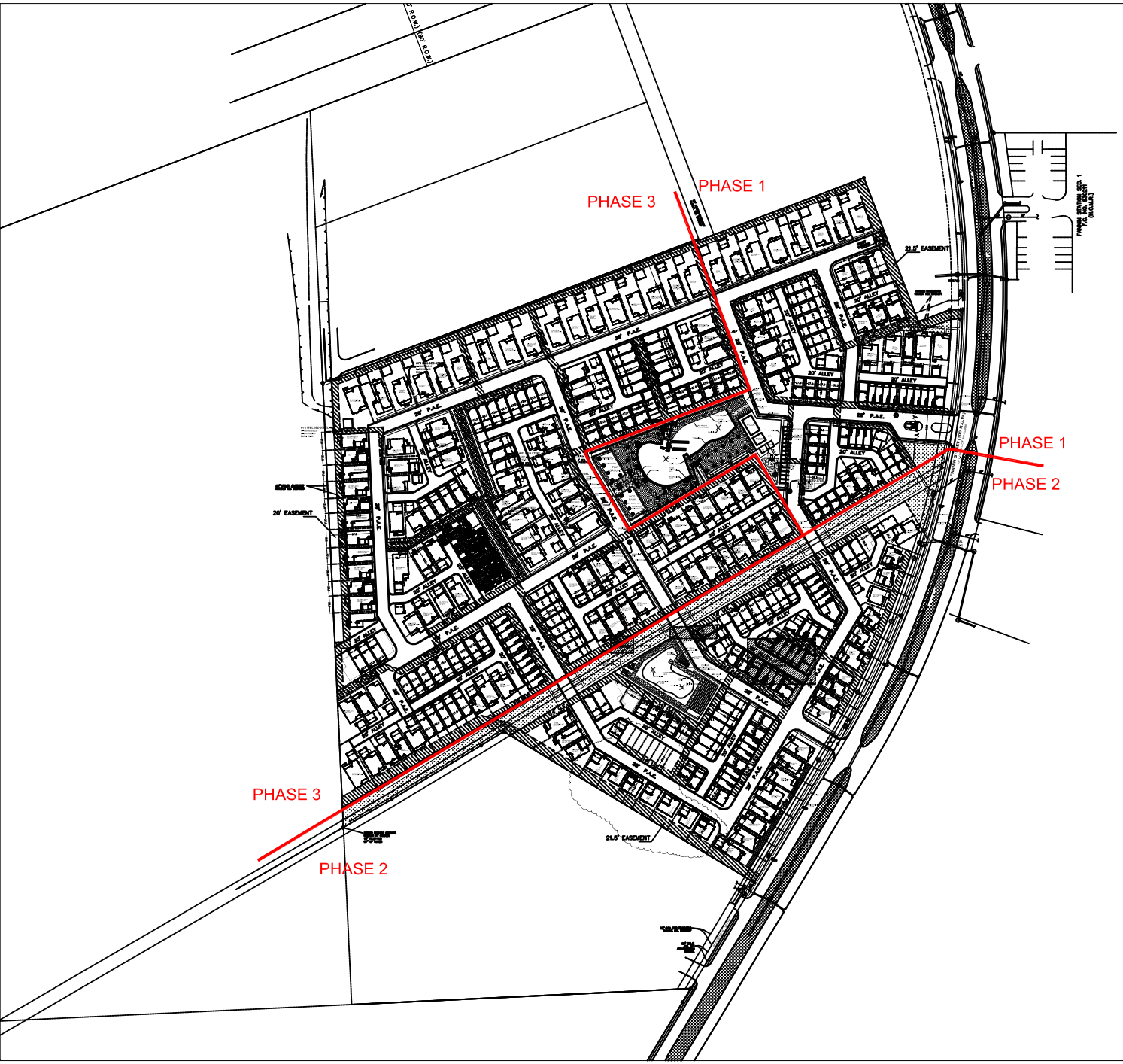
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Poundbury Sec 1

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



D – Variances **Aerial**



50 0 50 100 150
GRAPHIC SCALE – FEET
SCALE: 1" = 100'

PHASE 1 - 69 LOTS
PHASE 2 - 93 LOTS
PHASE 3 - 188 LOTS

POUNDBURY
34.82 ACRES
350 UNITS
09/17/2020

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1244
Plat Name: Poundbury Sec 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
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:

Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots which take access from a private alley with frontage onto a landscaping reserve (Lots 13 thru 14, Block 1; Lots 16 thru 19, Block 1; Lots 7 thru 10, Block 4). This type of lot access to alleys is commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station).

Chapter 42 Section: **42-188**

Chapter 42 Reference:

42-188(c)

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 use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

(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;

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample

landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents.

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

Other developments, including Kolbe Farms and Fannin Station, have similar configurations with lots taking access from alleyways whose frontage is onto COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions.

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

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 30, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Poundbury Sec 1
REFERENCE NUMBER: 2023-1244

Dear Property Owner:

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

Tri-Tech Surveying Co., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow lots to take access from an alley without Public/Private Street frontage. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

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

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Tom Duecker with the Tri-Tech Surveying Co. at 713-667-0800. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6633. 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

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Twilight Park replat no 1

Applicant: The Interfield Group



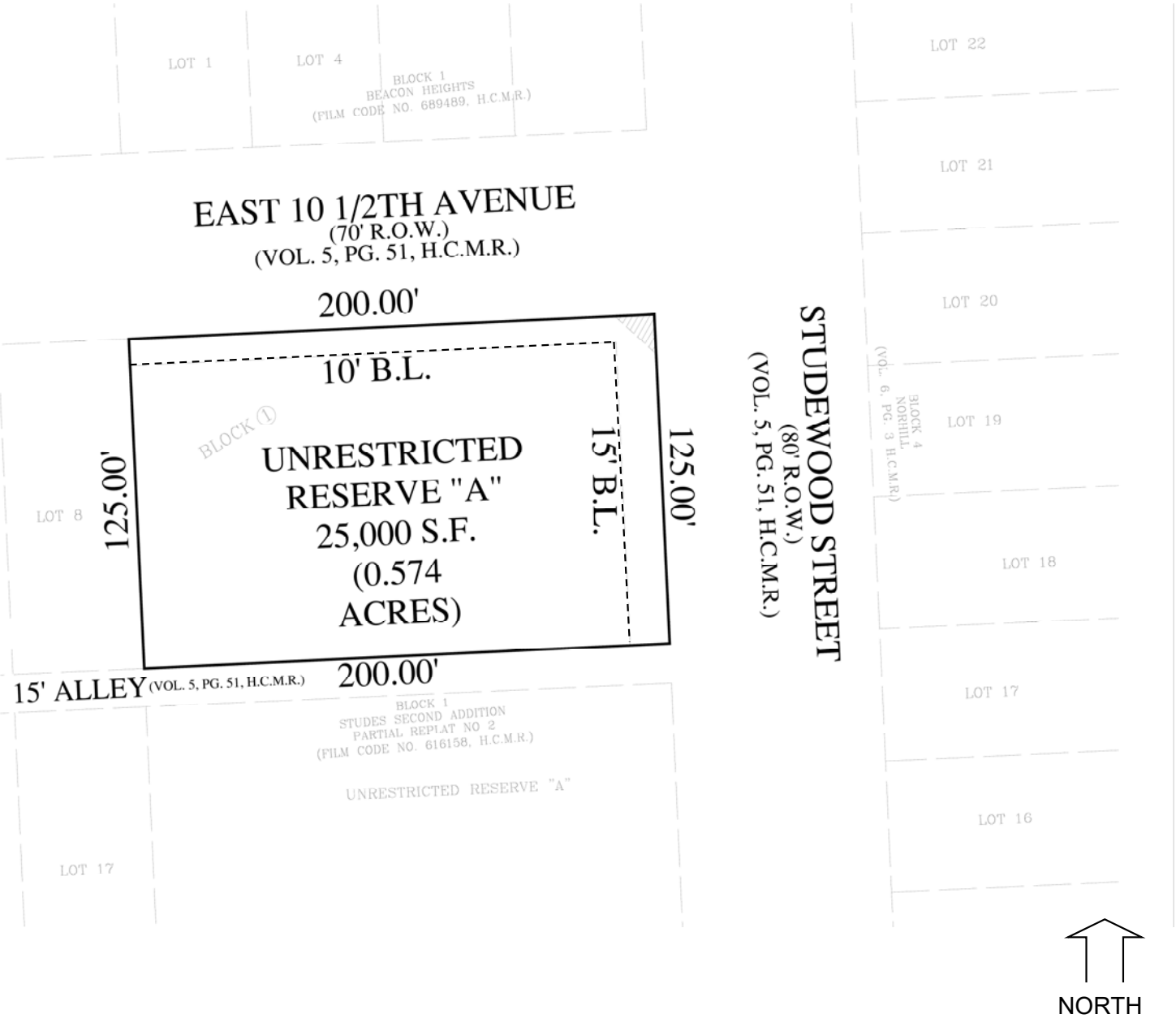
D – Variances **Site Location**

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Twilight Park replat no 1

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission ITEM: 164

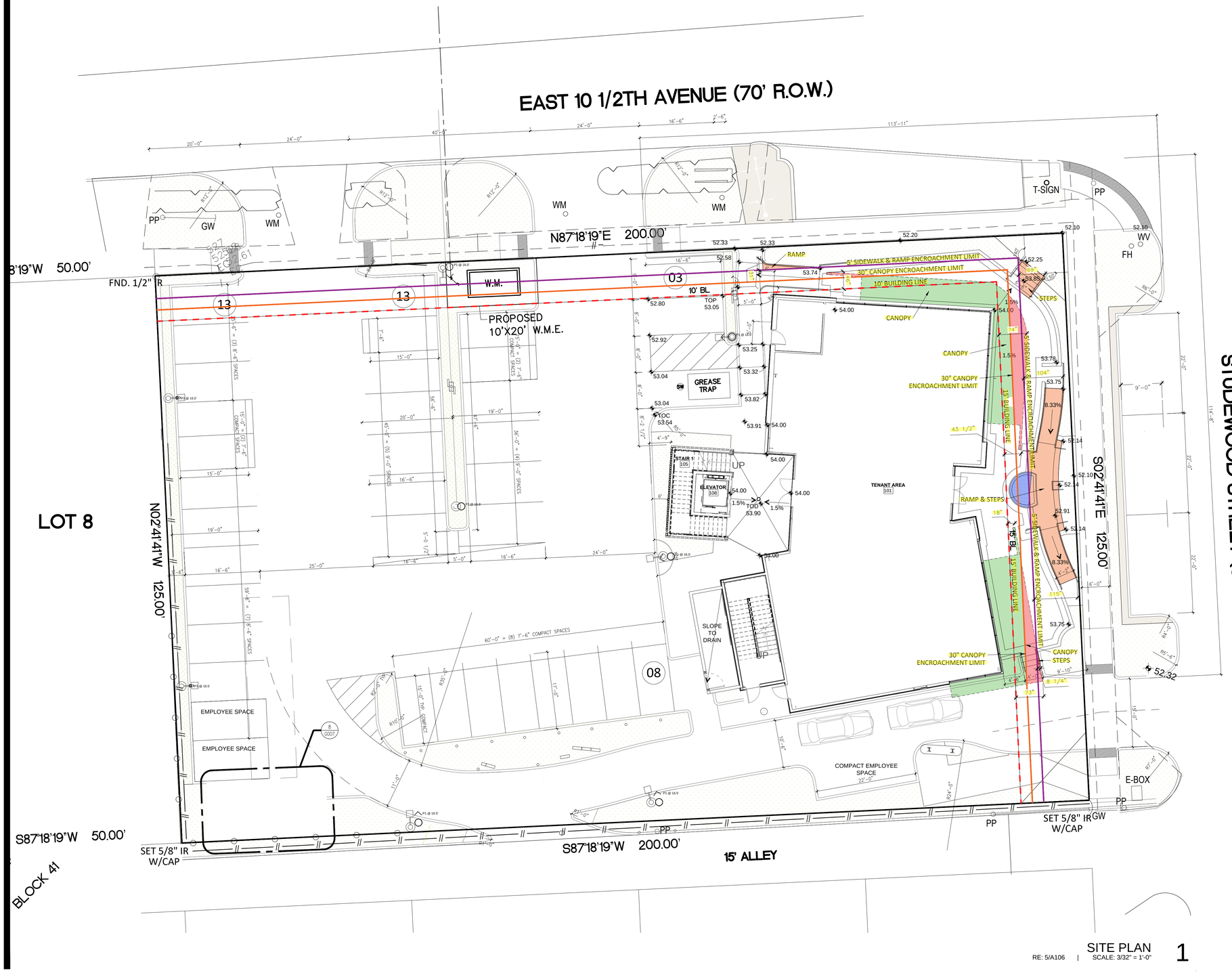
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Twilight Park replat no 1

Applicant: The Interfield Group



D – Variances **Aerial**



SITE PLAN
RE: 5/A106 | SCALE: 3/32" = 1'-0"
1

	Date:	Issue:
	01-06-2022	PRICING SET
1	01-25-2022	ADA REVIEW
2	01-27-2022	FOR PERMIT
3	02-25-2022	OWNER COMMENTS
4	04-22-2022	CITY COMMENTS
5	06-24-2022	CITY COMMENTS 2
6	07-19-2022	CANOPY ENCROACHMENT COMMENT
7	07-27-2022	RPZ/BFP/PARKING COH
	08-05-2022	ISSUE FOR CONSTRUCTION

REGISTERED ARCHITECT JERRY TIPPS 18785 STATE OF TEXAS
03-20-2023

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

STUDEWOOD MIXED USE

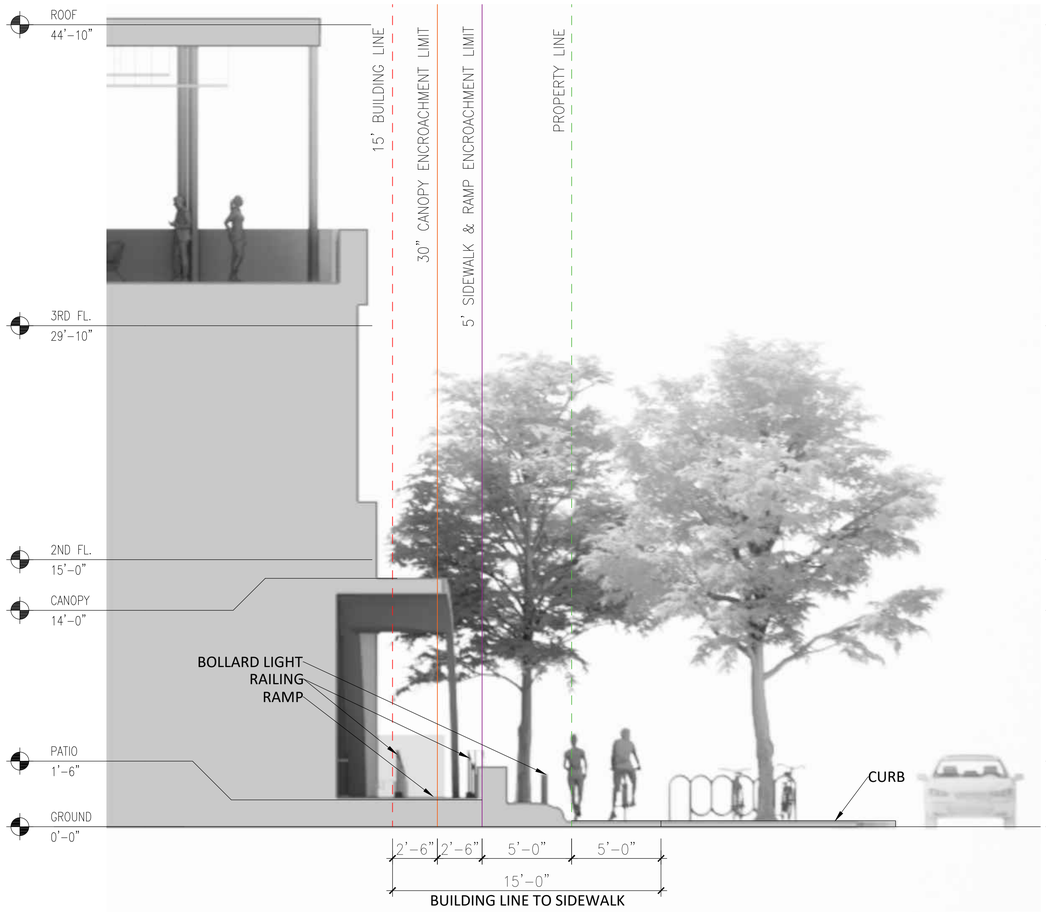
1023 STUDEWOOD ST
HOUSTON, TX 77008

Project Number_Phase: 21105.002	Sheet Size: 24x36
Date/Time Plotted: 7/15/2021	
Drawn By: JT/BP	Checked By: JT/BP
Project Phase: PERMIT ISSUE	

SITE PLAN - VARIANCE ANNOTATIONS

A01.1

COPYRIGHT 2023 HEIGHTS VENTURE



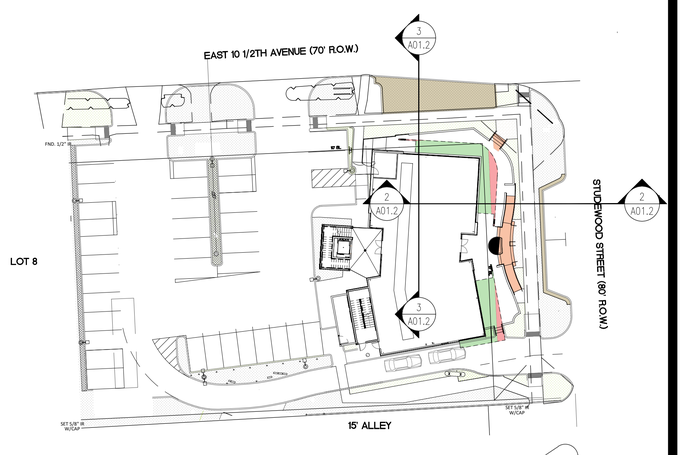
CROSS SECTION AT E 10 1/2TH AVE 3

RE: 1/A01.2 | SCALE: 1/4" = 1'-0"



CROSS SECTION AT STUDEWOOD ST 2

RE: 1/A01.2 | SCALE: 1/4" = 1'-0"



KEY PLAN 1

SCALE: 1/32" = 1'-0"

Date:	Issue:
05-23-2023	VARIANCE REVIEW

REGISTERED ARCHITECT JERRY TIPPS 18798 STATE OF TEXAS

05-23-2023

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

STUDEWOOD MIXED USE

1023 STUDEWOOD ST
HOUSTON, TX 77008

Project Number_Phase:	Sheet Size:
21105.002	24x36
Date/Time Plotted:	
05/23/2023	
Drawn By:	Checked By:
JT/BP	JT/BP
Project Phase:	
VARIANCE REVIEW	

SITE SECTION EXHIBIT

A01.2

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1366
Plat Name: Twilight Park replat no 1
Applicant: The Interfield Group
Date Submitted: 06/12/2023

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:

Specific variance is being sought and extent of variance is to allow a 15' B.L along Studewood, to allow canopies and columns at 4' along Studewood and 10 ½ street

Chapter 42 Section: 42-152

Chapter 42 Reference:

42-152 Building Line Requirement along major thoroughfares Section 42-151 b.1, 42-151 b.2- (1) An encroachment of up to 30 inches into the building line requirement shall be permitted for eaves, bay windows, balconies, fireplace chimneys and decorative features if the minor encroachment is cantilevered into the building line requirement, and (2) an encroachment of up to five feet into the building line requirement shall be permitted for open stairways and wheelchair ramps.

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;

Twilight Park Replat No 1 is located south of East 10 ½ Street, west of Studewood Street, north of East 10th Street and East of Beverly Street. The project consists of a mixed-use development. The initial structure is being constructed as a shell building. The original plat was recorded with a 15' building line performance standard. Owners would like to be allowed to maintain the 15' building line approved in the first replat, as permits have been issued with this building line. The reason for this request is also due to the other variance requests included in this plat application including encroachments over the 15' building line per the following: The following conditions are requested variance conditions: Canopy encroachments of 44" and 43"over the 30" canopy encroachment limit to the east. Two canopy columns to the east and one to the north that descend below the 9' height to the ground and encroach over their respective building lines. A ramp to the north encroaches 31" over the 5' sidewalk and ramp encroachment limit. Steps at the northeast corner encroach 69'' over the same limit. Steps at the southeast corner encroach 8.25" over the limit. The steps and ramps at the primary entry encroach the limit up to 115". The rules of Section 42 regarding encroachments deprives the applicant of the ability to reasonably shade and enhance patio areas along a street corner, to the benefit of customers and pedestrians. Section 42 also disallows the applicant the ability to transition from the public right of way to the building without steps and ADA ramps that respond correctly to the grade change 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 canopies are intended to enhance the environment of the street corner by providing shade to the patio amenities and to attract pedestrians. The steps and ramps in question are a result of the grade change of the site, which is not a hardship imposed, but a pre-existing condition of the site.

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

The purpose of the regulations set forth in section 42 is to ensure that elements of a building do not disrupt the use of the area directly outside the building line. The canopies in question are only shading patios and will not cover or inhibit the use of the pedestrian sidewalks on either side of the building. The ramps and steps in question are intended to create an organic transition from public right of way to the building and patio amenities.

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

The proposed canopies will not be a risk to public health, safety or welfare. They will provide shade to their respective areas, thus benefiting the health of those using the areas. The steps and ramps are intended to create an accessible and intuitive transition to the site

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

This variance addresses an issue that is not related to the economics of this site or project.

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Capital Westview New Caney

Applicant: Hovis Surveying Company Inc.



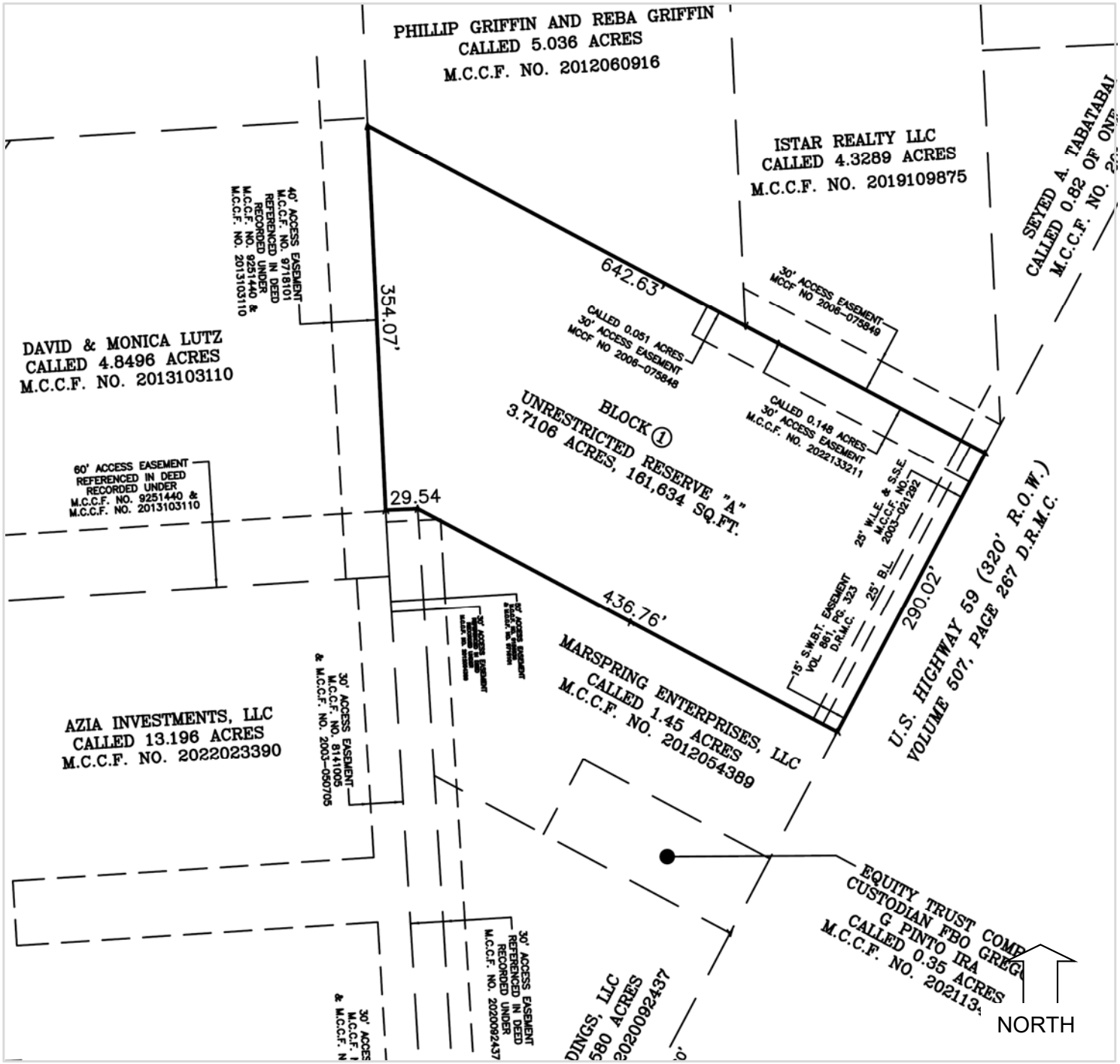
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Capital Westview New Caney

Applicant: Hovis Surveying Company Inc.



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 165

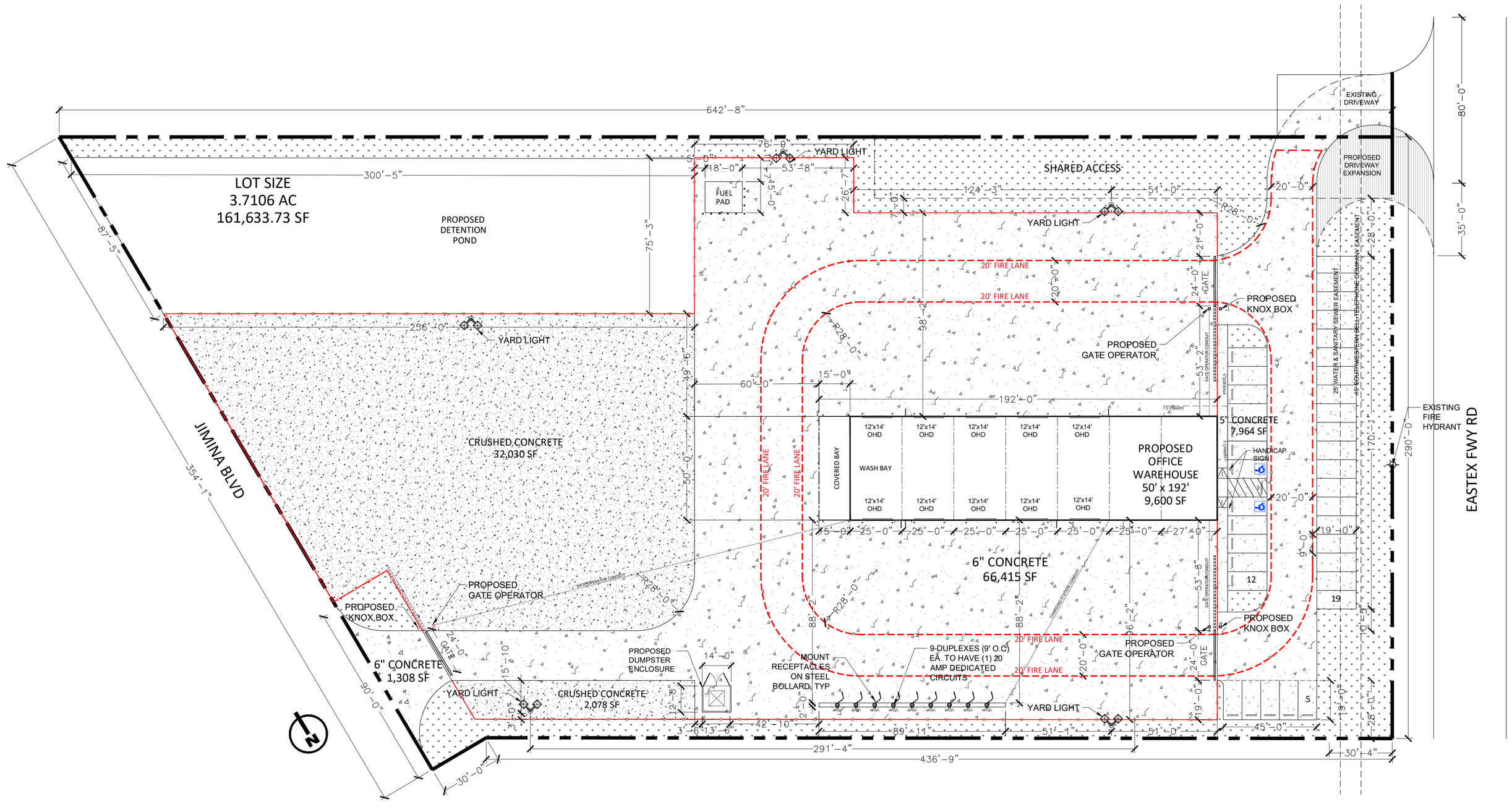
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Capital Westview New Caney

Applicant: Hovis Surveying Company Inc.



F - Reconsideration of Requirements Aerial



SITE PLAN LEGEND

- 5" CONCRETE
- 6" CONCRETE
- NEW DRIVE PAVING
- STABILIZED AREA
- ASPHALT
- DEMOLISH
- GRAVEL
- GRASS
- SWALE / SEPTIC FIELD
- PROPERTY LINE
- 1 HOUR FIRE RATED EXTERIOR WALL
- BUILDING LINE
- EASEMENT LINE
- SWALE BANK LINE
- OVERHEAD LINE
- CHAIN LINK FENCE LINE
- FENCE GATE
- WOODEN FENCE LINE
- FIRE APPARATUS ACCESS ROAD
- FIRE LANE SIGN
- EXISTING FIRE HYDRANT / FDC CONNECTION
- 1 / A-300 — ELEVATION MARK
- SPOT ELEVATION
- RADIUS CENTER MARK
- CENTER LINE MARK
- SITE BEARING SYMBOL
- REVISION SYMBOL
- X/X-X.X — DETAIL REFERENCE

LOT CALCULATIONS

SITE AREA	161,633 SF OR 3.71 AC
BUILDING AREA	9,600 GROSS SF
CONCRETE	74,379 SF
STABILIZED YARD	32,030 SF
EXISTING LANDSCAPED AREA	29,006 SF
TOTAL IMPERVIOUS COVER	**112,011 SF**
	÷
LOT AREA	161,633 SF
% OF IMPERVIOUS COVER	**69.2%**

PARKING ANALYSIS

INDUSTRIAL:	**7,000** SF	(1 SPACE / 5,000 SF) =	2 SPACES
OFFICE:	**2,600 SF**	(2.5 SPACE /1,000SF)=	7.5 SPACES
TOTAL PARKING SPACES REQUIRED:			10 SPACES
TOTAL PARKING SPACES PROVIDED:			**36 SPACES**
ACCESSIBLE SPACES REQUIRED:			2 SPACES
ACCESSIBLE SPACES PROVIDED:			**2 SPACES**

SITE PLAN
SCALE: $\frac{1}{32}$" = 1'-0" | 1

NOT PUBLISHED, ALL RIGHTS RESERVED BY THE ARCHITECT (UNDER F.A.T.). ALL DRAWINGS AND SPECIFICATIONS ARE ISSUED TO DESCRIBE DESIGN INTENT. IT SHALL NOT BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, EXCEPT, IF AN AGREEMENT WAS CONCLUDED WITH AN APPROPRIATE COMPENSATION TO THE A/E. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE FOR CONFIRMING AND VERIFYING DRAWING DETAILS AND DIMENSIONS AS WELL AS ITS RELATION TO THE JOBSITE CONDITION. THEY SHALL NOTIFY THE A/E IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUMAN DETAIL OR SYSTEM FOR CONSTRUCTION. THE CONTRACTOR, SUB-CONTRACTORS & SUPPLIERS ARE RESPONSIBLE FOR PROVIDING ADDITIONAL DRAWINGS NECESSARY FOR PERMITS, ERECTORS, INSTALLATION, FABRICATION AND ALL SHOP DRAWINGS. CONTRACTORS, SUB-CONTRACTORS & SUPPLIERS ARE RESPONSIBLE FOR ALL THE LABOR AND MATERIALS REQUIRED IN ACCORDANCE WITH THE DESIGN INTENT. ALL MATERIALS SHALL BE NEW, UNLESS SPECIFIED OTHERWISE, AND ALL WORKMANSHIP SHALL BE OF GOOD QUALITY. CONTRACTOR SHALL ONLY BE ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE. THE A/E ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL WORK SHALL BE PERFORMED & ACCESS ARE PER LOCAL CODES AND ORDINANCES, PROJECT SPECIFICATIONS, AND CONTRACT REQUIREMENTS.

Deer CONSTRUCTION
7720 WESTVIEW DRIVE
HOUSTON, TEXAS 77055-5029
OFFICE: 713.681.1100
FAX: 713.681.1114

PROJECT TITLE/LOCATION

SUNBELT RENTALS
NEW CANEY
20698 US HIGHWAY 59
NEW CANEY, TX 77357

REVISION NO.	DATE	DESCRIPTION	BY	CHK

CONTENT
SITE PLAN

JOB NO. XXXX
SCALE AS NOTED
DRAWING NO. **A-0.2**
Thursday, March 2, 2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1554
Plat Name: Capital Westview New Caney
Applicant: Hovis Surveying Company Inc.
Date Submitted: 07/14/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Intersection spacing along US 59 exceeds the required 2,600 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

The physical characteristics to the West of this development prevent the extension of an east west street further west.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1554
Plat Name: Capital Westview New Caney
Applicant: Hovis Surveying Company Inc.
Date Submitted: 07/14/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for an intersection spacing along US Highway 59 to exceed the required 2,600 feet.
Chapter 42 Section: 127

Chapter 42 Reference:
A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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;
Capital Westview New Caney is a 3.7106 acre commercial development on US Highway 59. This proposed development is located 905.60 feet from the North right-of-way of McCleskey Drive. This distance is well within the required 2,600 foot intersection spacing requirement. The issue is that the future minor collector extension of Strickland Drive is approximately 3,083 feet from McCleskey Drive. This would create an overlong block length in this area. The property to the West of this development is Lone Star Lakes RV Park, an active RV Park, which would not allow for the extension of an East West Road to the West of this development. There is also an existing detention pond that would prohibit the extension of an East West street to extend further West.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. These circumstances existed prior to the proposed development of this tract. The existing development and pond prevent an East West Street to extend further West. There is an existing private 60 foot access easement on the West side of this development. This private access easement shows up as Jimima Boulevard on MCAD but it is not a Montgomery County maintained road. This would create the extension of a public street into a private street.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained because McCleskey Drive and Strickland Drive will provide for circulation in the area. The current conditions

prohibit the extension of an East West Street through this development to extend any further West. The private access easement, Jimima Boulevard is a north-south access easement which extends to US 59 approximately 300 feet north of McCleskey Drive. The creation of an East West Street extending into Jimima Boulevard would essentially create a circular drive situation not to mention that the ordinance does not allow for a public street to extend into a private street.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the existing and future street pattern will provide for circulation. The distance between the two east west streets is only 483 feet over the requirement. In addition, the street to the North is a minor collector and will allow for better circulation in the area.

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

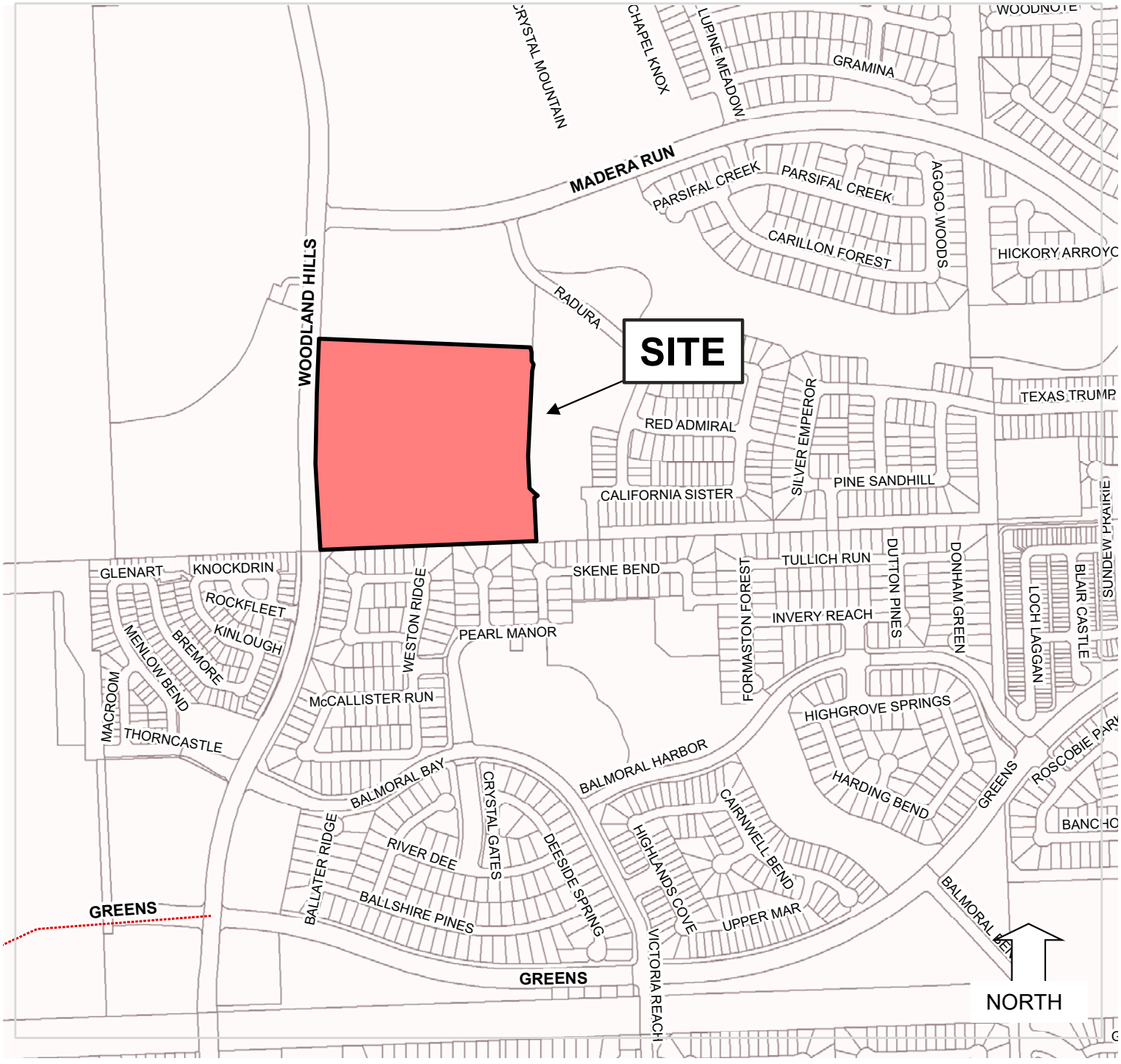
Economic hardship is not the sole justification of the variance because there are existing physical features that prevent the extension of an East West Street through the development to extend further west. This development is proposed to be an office warehouse. The creation of a street through the development would terminate at the West property line and the existing private access easement and would not be extended further West due to the existing development. This would not increase circulation in the area. The existing street pattern does allow for circulation in the area.

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Market at the Groves

Applicant: BGE, Inc.



F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 166

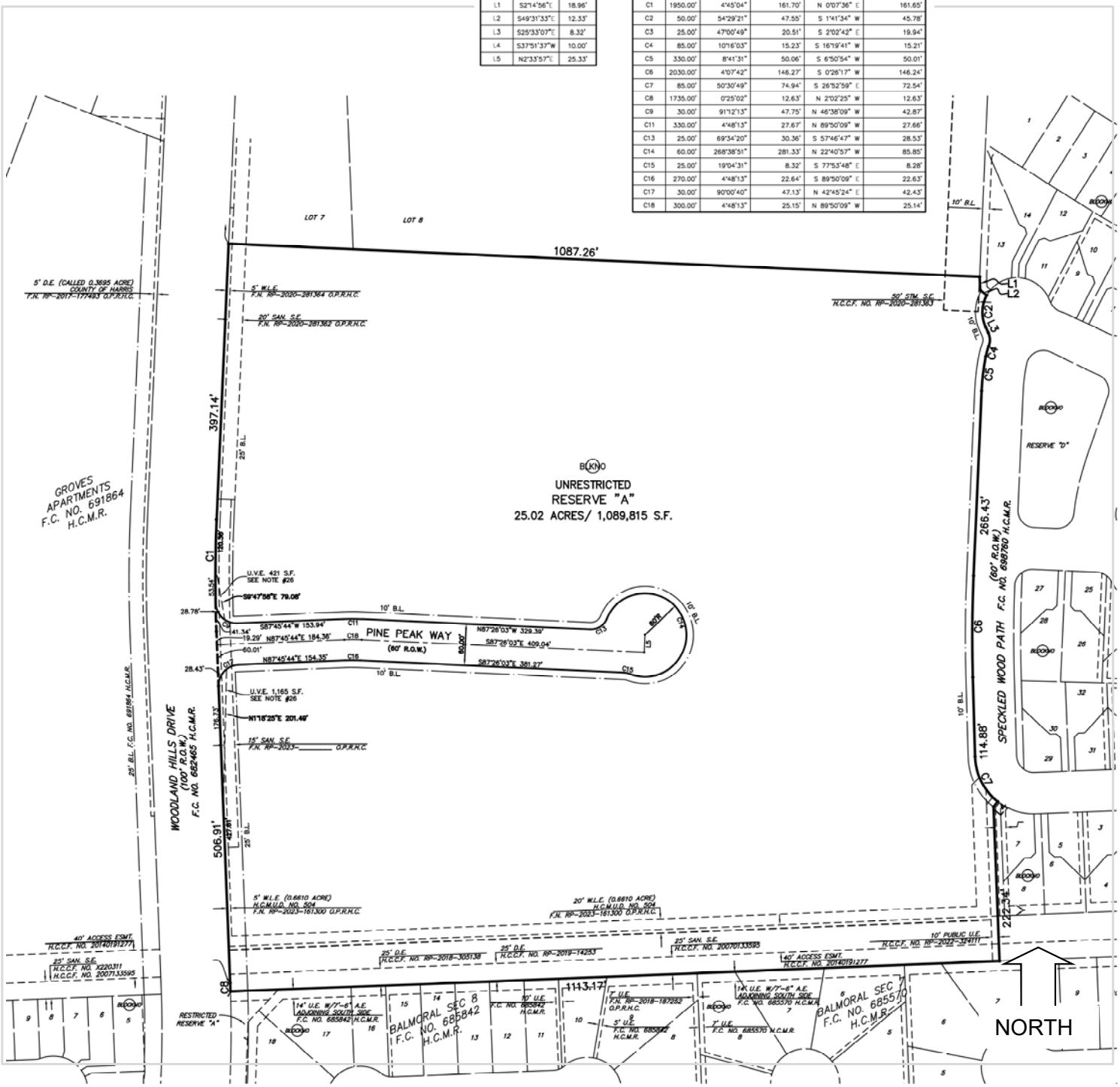
Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Market at the Groves

Applicant: BGE, Inc.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S2°14'56"E	18.96'
L2	S49°31'33"E	12.33'
L3	S25°33'07"E	8.32'
L4	S37°51'37"W	10.00'
L5	N2°33'57"E	25.33'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1950.00'	4°45'04"	161.70'	N 0°07'36" E	161.65'
C2	50.00'	54°29'21"	47.55'	S 1°41'34" W	45.78'
C3	25.00'	47°00'49"	20.51'	S 2°02'42" E	19.94'
C4	85.00'	10°16'03"	15.23'	S 16°19'41" W	15.21'
C5	330.00'	8°41'31"	50.06'	S 6°50'54" W	50.01'
C6	2030.00'	4°07'42"	146.27'	S 0°26'17" W	146.24'
C7	85.00'	50°30'49"	74.94'	S 26°52'59" E	72.54'
C8	1735.00'	0°25'02"	12.63'	N 2°02'25" W	12.63'
C9	30.00'	91°12'13"	47.75'	N 46°38'09" W	42.87'
C11	330.00'	4°48'13"	27.67'	N 89°50'09" W	27.66'
C13	25.00'	69°34'20"	30.36'	S 57°46'47" W	28.53'
C14	60.00'	268°38'51"	281.33'	N 22°40'57" W	85.85'
C15	25.00'	19°04'31"	8.32'	S 77°53'48" E	8.28'
C16	270.00'	4°48'13"	22.64'	S 89°50'09" E	22.63'
C17	30.00'	90°00'40"	47.13'	N 42°45'24" E	42.43'
C18	300.00'	4°48'13"	25.15'	N 89°50'09" W	25.14'



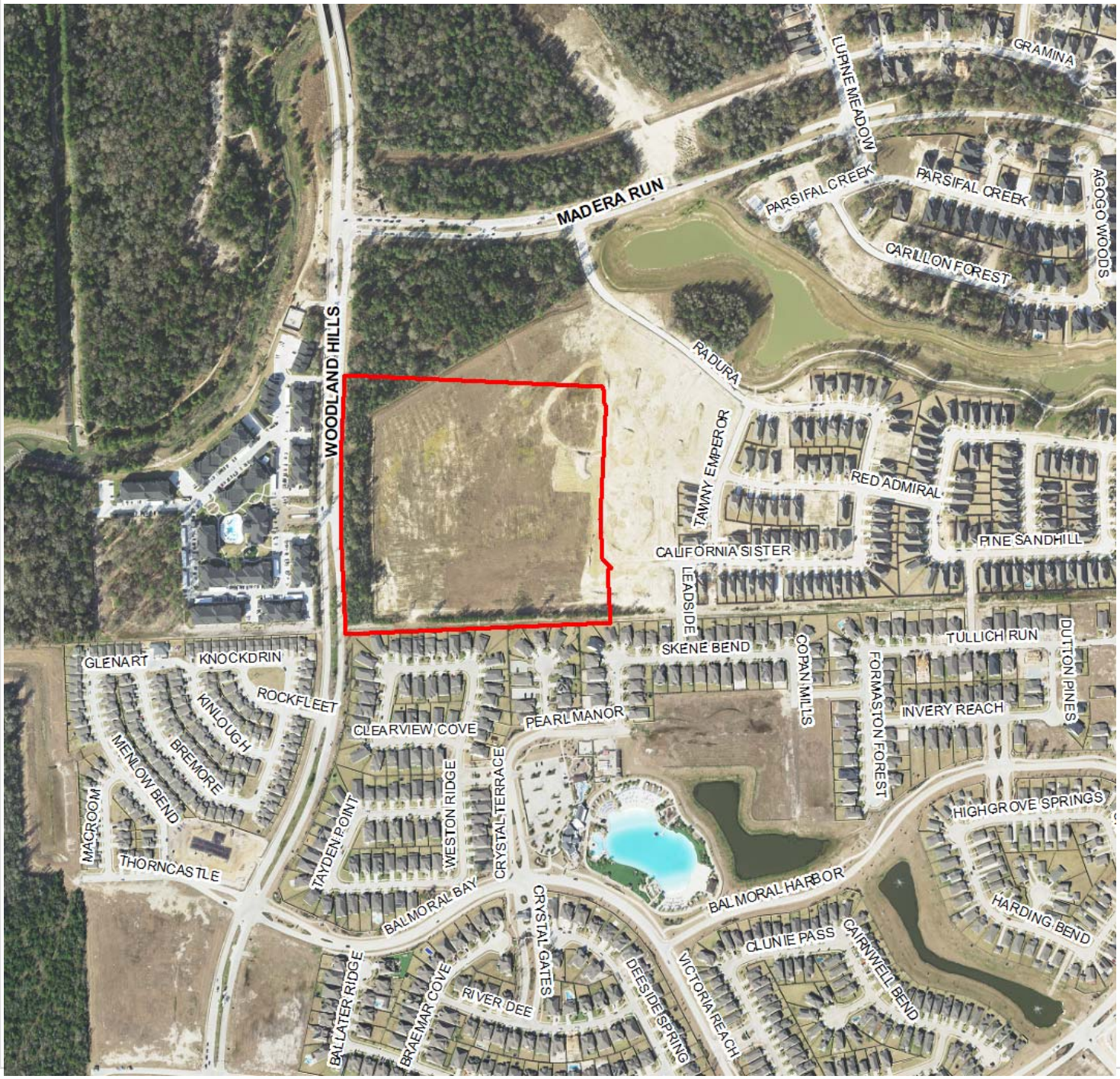
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Market at the Groves

Applicant: BGE, Inc.



F- Reconsideration of Requirements

Aerial

\\browngay.net\gfs\Regions\TXH\Projects\Districts\HCMUD504\11453-01-Groves_South_Public_Infrastructure\PL\01_CADD\02_Exhibits\2023-07-14 MARKET AT THE GROVES SE EXHIBIT.dwg Ggrissom 7/14/2023 10:56 AM



INTERSECTION SPACING EXHIBIT

MARKET AT THE GROVES

SCALE: 1"=100' DATE: JULY, 2023

CF CSLK GROVES LLC
A DELAWARE LIMITED LIABILITY COMPANY
400 EAST LAS COLINAS BLVD., STE 1075
IRVING, TX 75039
469-513-561

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1538
Plat Name: Market at the Groves
Applicant: BGE, Inc.
Date Submitted: 07/14/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To not provide east /west public street from Woodland Hills Drive to Speckled Wood Path.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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:

Madera Run Parkway is approximately 2,834-feet north of Balmoral Bay Drive which is a 8.6% deviation from the 2,600-feet standard. A deviation that is not disproportionate from the standard.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1538
Plat Name: Market at the Groves
Applicant: BGE, Inc.
Date Submitted: 07/14/2023

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

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

To not provide east /west public street from Woodland Hills Drive to Speckled Wood Path.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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;

Special circumstances exist that are unique to the proposed subdivision that would create a conflicting use right-of-way connection between the proposed 26.07-acre retail and multi-family residential development and the existing single-family development to the east between Woodland Hills Drive to Speckled Wood Path. The intersection of proposed Pine Peak Way at Woodland Hills Drive is located approximately 1,139-feet south of Madera Run Parkway, a major thoroughfare and approximately 1,635-feet north of Balmoral Bay Drive. Pine Peak Way aligns with the existing median opening and existing driveways west of Woodland Hills Drive that serve an existing multi-family residential development. Madera Run Parkway is approximately 2,834-feet north of Balmoral Bay Drive which is a 8.6% deviation from the 2,600-feet standard.

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

The proposed special exception will achieve a result contemplated by the standard as public street circulation is provided by the local street system of Woodland Hills Drive, Madera Run Parkway, and local street connections between Groves and Balmoral to the south.

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

The modification of the standard requested is not disproportionate to the required of the standard as the existing intersection spacing along Woodland Hills Drive is 2,834-feet. A deviation of 8.6% which is not disproportionate from the standard.

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

Public street circulation is provided by the local street system of Woodland Hills Drive, Madera Run Parkway, and local street connections between The Groves and Balmoral to the south maintaining the intent and general purpose of Chapter 42.

(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 not be injurious to the public health, safety or welfare due to the existing public street circulation provided by the local street system of Woodland Hills Drive, Madera Run Parkway, and local street connections between The Groves development and Balmoral development east and south of the subject site.

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Tavenor Crossing

Applicant: Windrose



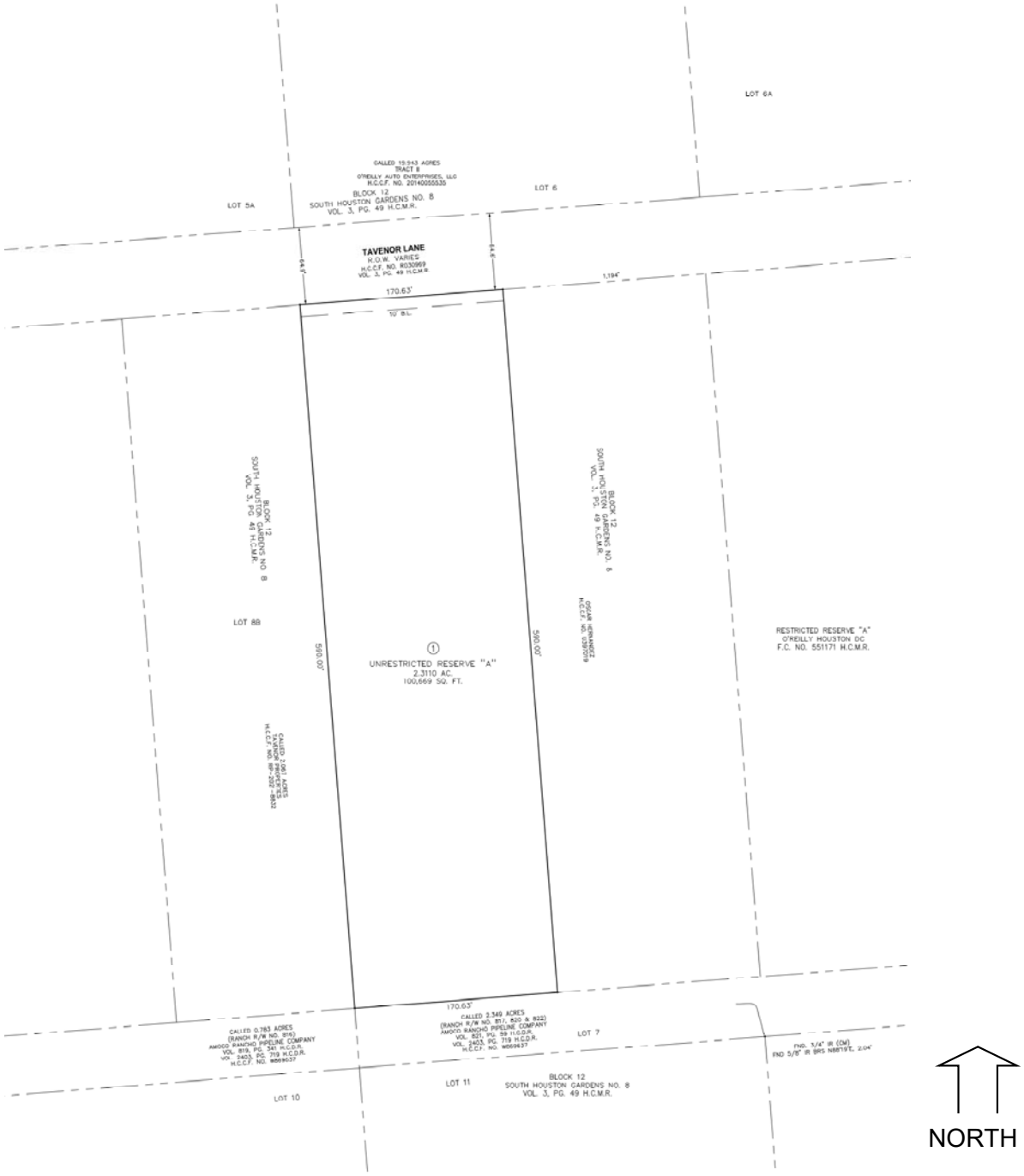
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Tavenor Crossing

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Tavenor Crossing

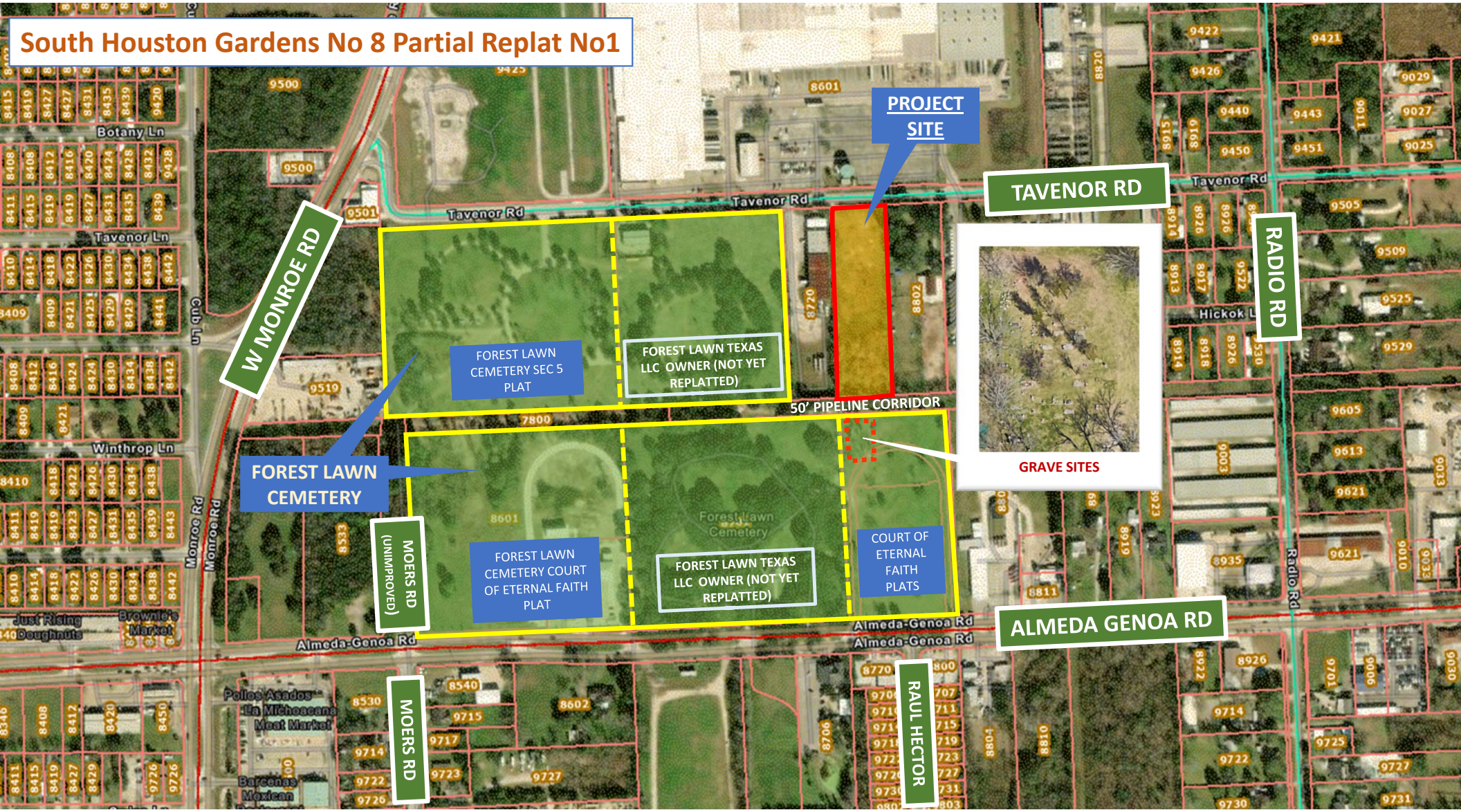
Applicant: Windrose



F- Reconsideration of Requirements

Aerial

South Houston Gardens No 8 Partial Replat No1



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1493
Plat Name: Tavenor Crossing
Applicant: Windrose
Date Submitted: 06/26/2023

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:

To not dedicate a north-south public right-of-way through the subject property

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1493
Plat Name: Tavenor Crossing
Applicant: Windrose
Date Submitted: 06/26/2023

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:

To not dedicate a north-south public right-of-way through the subject property

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

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 subject property consists of 2.311 acres on the south side of Tavenor Road in the City of Houston Corporate Limits approximately 1,300' west of the intersection of Tavenor Road and Radio Road. The site was platted in 1910 – it is west half of the original Lot 7, Block 12 of South Houston Gardens Section 8. The applicant intends to replat to change the use to an unrestricted reserve. This block of Tavenor Road is approximately 2,700' long and strict application of the Subdivision Code would require dedication of a north-south street to meet local street intersection spacing requirements. Due to the nature of the surrounding development dedicating a north-south street within the proposed plat boundary would create an impractical development contrary to sound public policy. The subject property is in close proximity to and just north of Forest Lawn Cemetery, which was established in 1960 and underwent major renovations in 2015 to update and improve their facilities. In 2017 and 2018, the Cemetery platted additional reserves for Future Dedications, Cemetery Plots, Funeral Home Use, Trellis Cremation Gardens, and a Private Access Drive, on the Court of Eternal Faith replat and partial replats. According to current satellite imagery the recently platted cemetery plots are already in use today. Dedicating a north-south public street on the subject property is impractical because the street cannot be extended to the south or southwest into the recently renovated and active Forest Lawn Cemetery.

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

The justification for this variance is not the making of the applicant; Forest Lawn Cemetery was established in 1960 and has continued to expand to this day.

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

The intent of the code is to ensure the city develops along a safe and orderly transportation grid that has adequate capacity to serve the existing and future residents. Large portions of the block totaling approximately 41 acres between Tavenor, Almeda Genoa, Radio, and Monroe Roads are reserved for cemetery use and will not be generating high traffic volumes. The current traffic grid will support current and future demands as this land is unlikely to redevelop to higher intensity uses.

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

Not extending a right-of-way through the subject site will not present a danger to the public health safety or welfare. The area has a safe and orderly traffic grid with capacity for current and expected future development. In addition, extending a road to or through the Cemetery to the south is contrary to sound public policy and the general welfare of the community.

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

The reasons for this variance request are not economic in nature – there is no practical or feasible route for a north-south street in the general area given the location of the Cemetery and surrounding uses.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/27/2023
ITEM: 180

Applicant: CHRISTINA SANCHEZ
Contact Person: CHRISTINA SANCHEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1702	77365	5672	295H	ETJ

EAST OF: SORTERS RD **SOUTH OF:** OLD SORTERS RD

ADDRESS: 24145 Enloe Road, Porter, TX

ACREAGE:

LEGAL DESCRIPTION:

BEING 1.659 ACRE TRACT OR PARCEL OF LAND OUT OF THE SARAH MCFADDEN SURVEY, ABSTRACT NO. 393, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To add septic system for a residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

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
Alvaro Mesa	Alvaro Mesa	832.584.1865	al.duque11@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3202 Cushing Street	23046514	77026	5558A	494C	B

HCAD ACCOUNT NUMBER(S):	0140480000007
PROPERTY LEGAL DESCRIPTION:	LT 7, Blk 16 Fairgrounds Park
PROPERTY OWNER OF RECORD:	Sandra Milena Duque Orozco
ACREAGE (SQUARE FEET):	.1148
WIDTH OF RIGHTS-OF-WAY:	Cushing Street (50) & Lockwood Drive (100')
EXISTING PAVING SECTION(S):	Cushing Street (26') & Lockwood Drive (50')
OFF-STREET PARKING REQUIREMENT:	4 spaces
OFF-STREET PARKING PROVIDED:	4 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,318 sf

PURPOSE OF VARIANCE REQUEST: To request 1) 5' building line along south side along Cushing Street in lieu of the required 10' building line 2) 10' building line along Lockwood Drive in lieu of the required 25' by ordinance.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares. (A). The portion of a lot of tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-156. Building line requirements along a local street. (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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 181

Meeting Date: 07/27/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The purpose of this variance request is to allow a 10-foot building line in lieu of the required 25-foot building line along a major thoroughfare as well as a 5-foot building line in lieu of the required 10-foot building line on the south side of the property along Cushing street. Although we are seeking for the expectations of city guidelines to be adjusted, the architecture supporting this variance was nonetheless thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a property elevation of 4 feet in height as well as a driveway that is adjacent to a non-traffic road. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

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 purpose of this variance request is to allow a 10-foot building line in lieu of the required 25-foot building line along a major thoroughfare as well as a 5-foot building line in lieu of the required 10-foot building line on the south side of the property along Cushing street. The architecture supporting this variance was thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a property elevation of 4 feet in height as well as a driveway that is adjacent to a non-traffic road. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

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

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

Considering that the main circumstance supporting the granting of the variance in question is an excessive amount of land being deemed unusable due to the imposition of this chapter's standards and thus a deprivation of the reasonable use of said land, it can be deduced that the circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but rather of one imposed by the guidelines to which the developers have been asked to adhere to.

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

The intent and general purposes of this chapter, which is the safety of the development and those who will inhabit it, will be preserved and maintained. A portion of the land will remain untouched in order to ensure a barrier between the future development and ongoing heavy traffic. Additionally, the development is thought to be elevated to a height of four feet, further protecting the inhabitants from any unpredicted case of oncoming traffic from the heavily congested road behind the property. When considering the placement of the development's driveway, it will be constructed on a non-traffic street, opposite of the heavy traffic road in question. Overall the intent and general safety purposes of this chapter have been previously considered in the plan for this development and will be preserved, maintained and ensured in its execution.

(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 aforementioned, a portion of the land used for the envisioned development, measuring at least fifteen feet in width, will remain untouched in order to ensure a barrier between the future development and ongoing heavy traffic. This being said, the granting of the variance would not be injurious to the safety of the inhabitants of the envisioned development nor to those around it.

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

Economic hardship is not the sole justification of the variance, but instead it is the reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

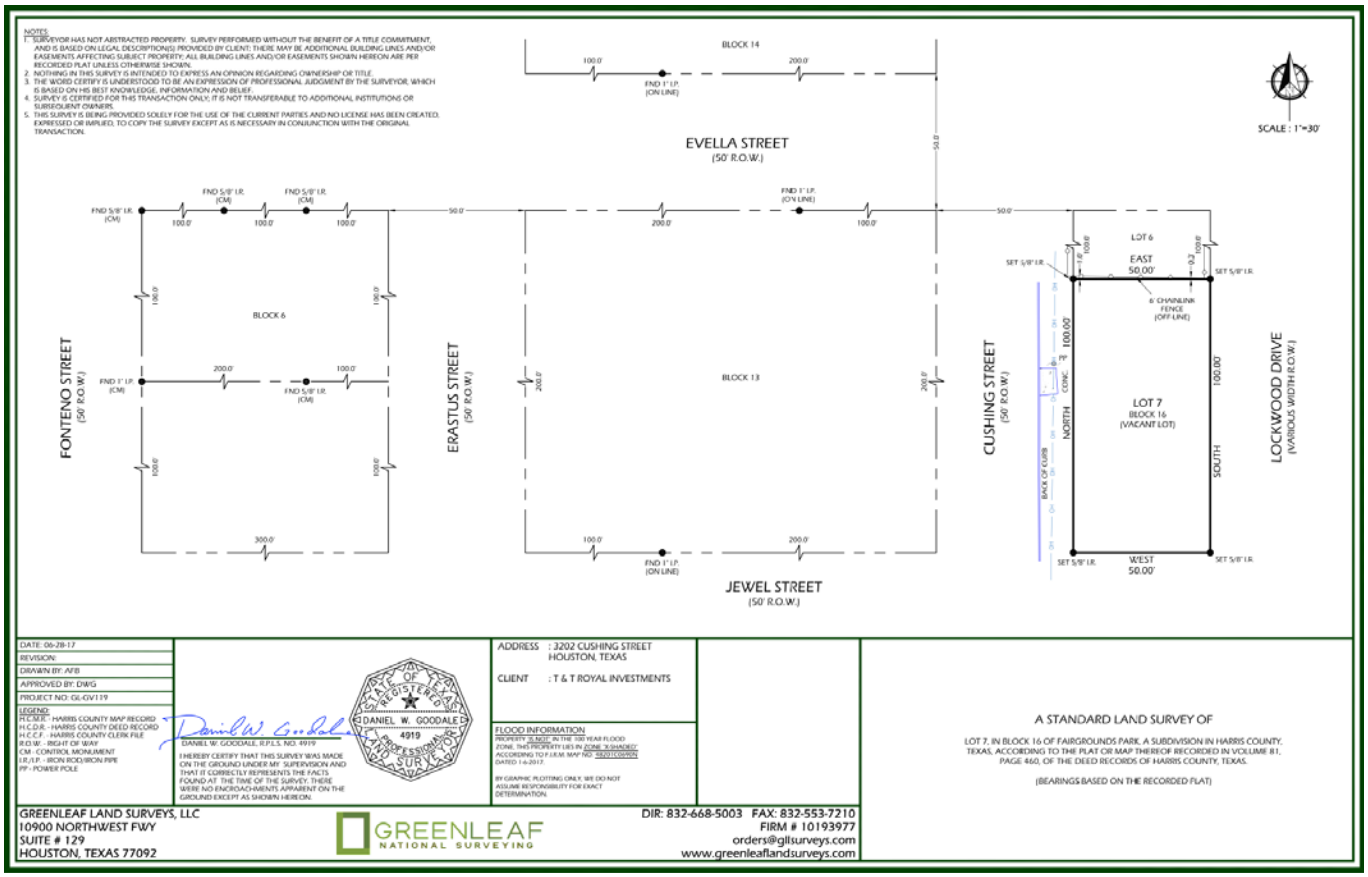
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

Survey



DEVELOPMENT PLAT VARIANCE

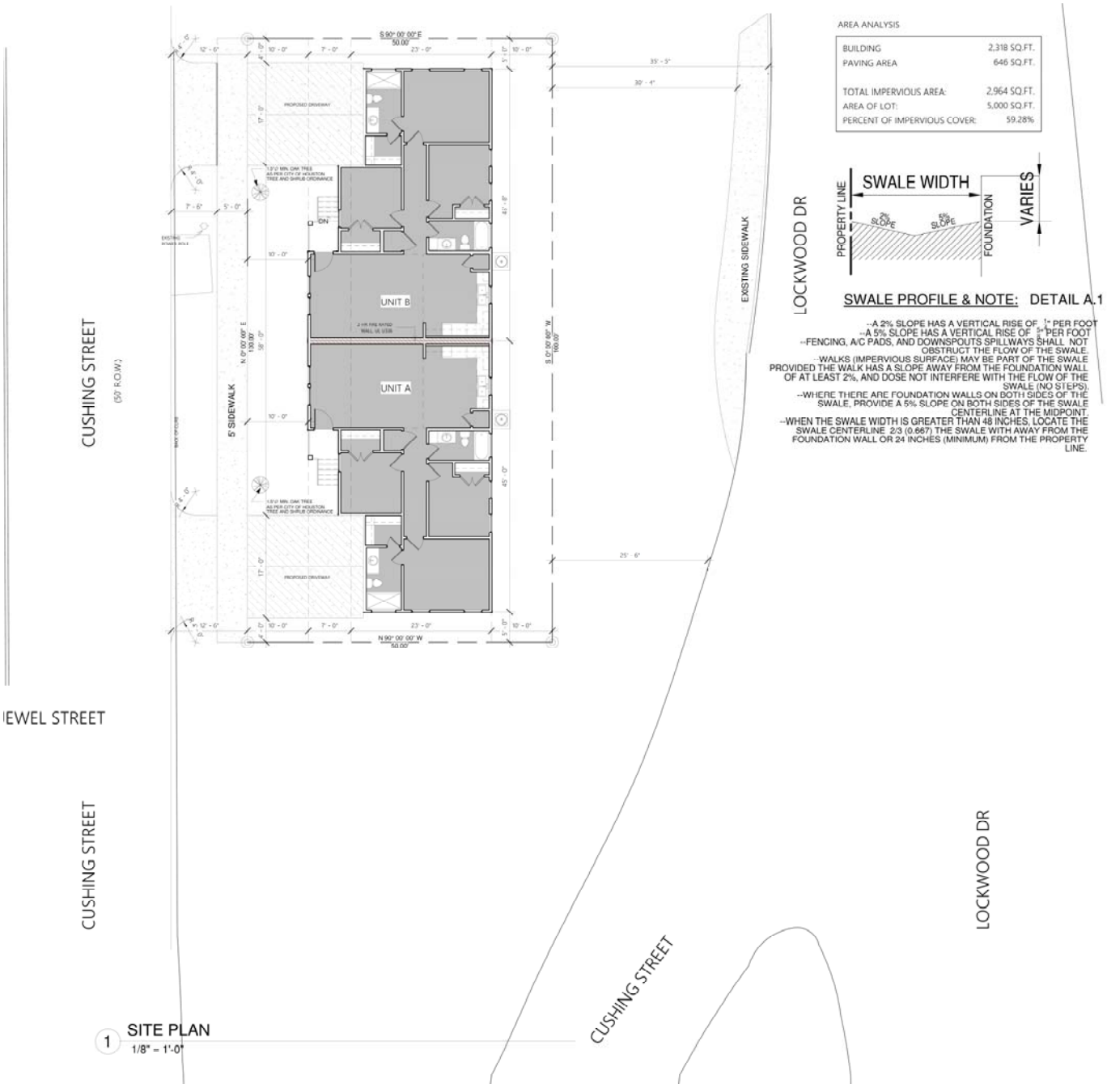
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

Site Plan



DEVELOPMENT PLAT VARIANCE

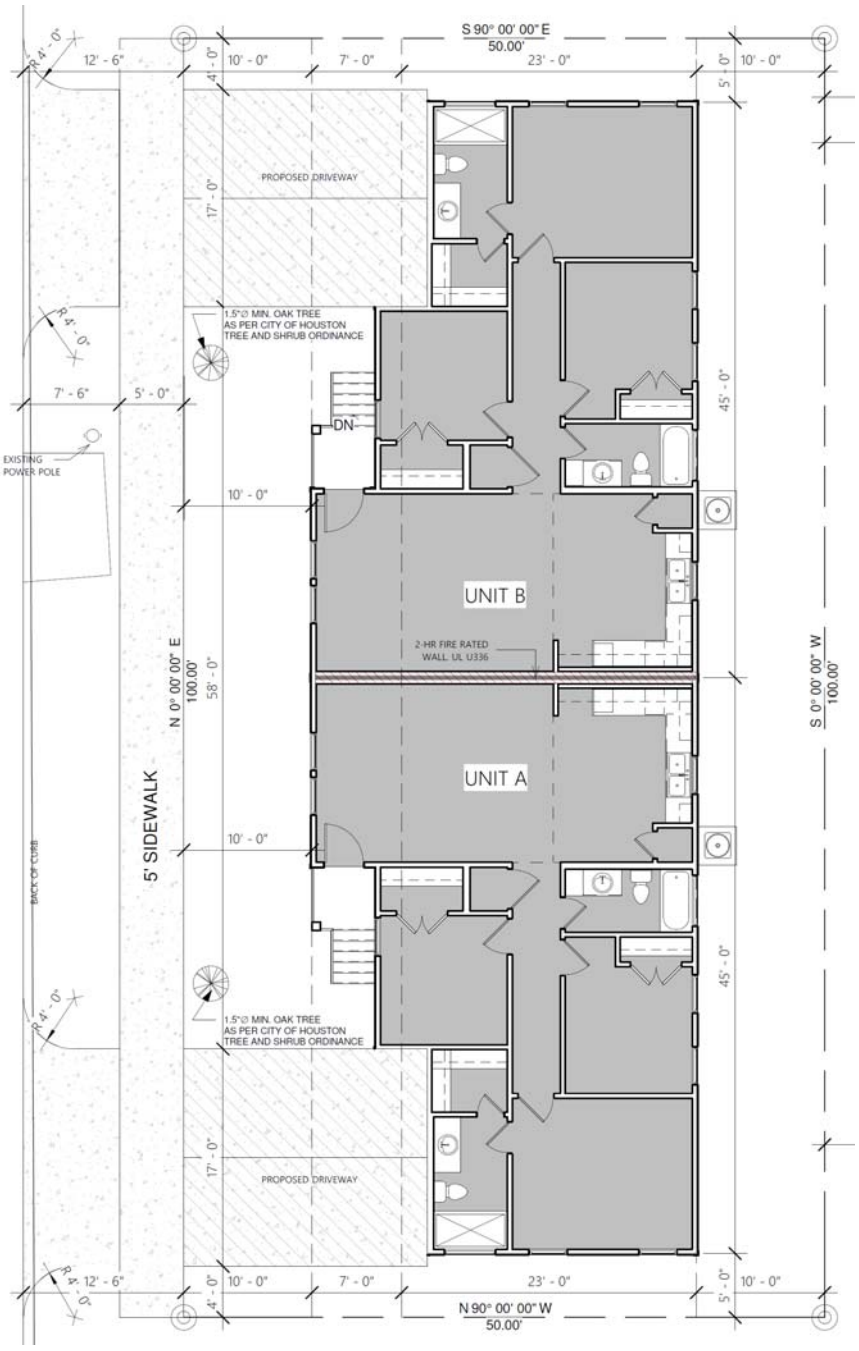
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 181

Meeting Date: 07/27/2023

Houston Planning Commission

Site Plan Detail



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 181

Meeting Date: 07/27/2023

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/27/23

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
Sandlot Engineering, LLC	James Roman	713-487-9565	james@sandlotengineering.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1619 N. Shepherd Dr Houston, TX 77008	23029610	77008	5259D	452Z	C

HCAD ACCOUNT NUMBER(S):	0201230000001, 0201230000005
PROPERTY LEGAL DESCRIPTION:	Reserve A, North Shepherd Center
PROPERTY OWNER OF RECORD:	Heights MCD Associates, LP
ACREAGE (SQUARE FEET):	0.5263 AC (22,925 SF)
WIDTH OF RIGHTS-OF-WAY:	W. 17th Street 70', N. Shepherd Drive 70'
EXISTING PAVING SECTION(S):	W. 17th Street 45', N. Shepherd Drive 47'
OFF-STREET PARKING REQUIREMENT:	18 spaces
OFF-STREET PARKING PROVIDED:	12 spaces
LANDSCAPING REQUIREMENTS:	complies
EXISTING STRUCTURE(S) [SQ. FT.]:	9,580 SF
PROPOSED STRUCTURE(S) [SQ. FT.]: total area of the building will be 9,740 SF	160 SF Expansion to connect the two existing building. The new

PURPOSE OF VARIANCE REQUEST: The purpose of this request is to provide 12 off-street parking spaces in lieu of the required 18 spaces per Sec. 26-492 of the City of Houston municipal code for a pet boarding facility.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 5. Religious and Educational (b) 1 parking space for every employee on duty during the largest shift, and 1 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 07/27/23

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):
Sec. 26-492 does not have a use classification for a pet boarding facility. The Planning Department advised us to use the Nursery School or Day Care Center use category, which has a parking rate of 1 parking space per employee during the largest shift plus 1 parking space for every 10 children (dogs in this case) when at maximum capacity, if a pick-up/drop-off location is provided. The proposed parking lot will have a designated pick-up/drop-off parking space. Based on this use category, the site would need a total of 20 parking spaces during their peak capacity.

Further, we will provide bicycle parking. This will allow for a 10% reduction (2 spaces) in the total number of spaces required, which will bring the total number of required parking spaces to 18.

A total of 12 parking spaces can be provided due to the existing characteristics of the site and buildings.

Based on the pick-up and drop-off nature of the pet boarding facility, patrons are only parking for 1-2 minutes. 12 parking spaces is an adequate number of parking for the facility and its employees.

APPLICANT'S STATEMENT OF FACTS:

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

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The property currently has 2 existing buildings. This project proposes to combine the buildings with a hallway and remodel these buildings into a single building to serve as a pet boarding facility. Thus, the parking area to serve the remodel is limited to that which already exists on the property. Furthermore, this parking area will be reduced in order to restore the ROW to City of Houston standard open ditch section.

Additionally, the Off-street parking requirements in Chapter 26 do not have a category for pet boarding facilities. The Planning Department instructed us to use the day care category to calculate the required parking which creates an undue hardship of several additional parking spaces that will not be utilized.

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;

The variance requested is required because of the existing conditions of the property and the Off-Street parking requirements, neither of which were not created by the applicant.

(3) The intent of this article is preserved;

The parking spaces to be provided are to follow all applicable and feasible standards set forth in this article. There are enough parking spaces for the proposed use without excessive empty parking spaces.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The proposed use of the building is for a pet boarding facility, which is not a use specified in Sec. 26-492. The Planning Department instructed us to use the Nursery School or Day Care Center use category.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Granting the requested variance will not be detrimental to the health, safety, or welfare of the public. The provided parking will follow all geometric standards per DWG No. 31-02.

(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.

Not applicable.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 07/27/23

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

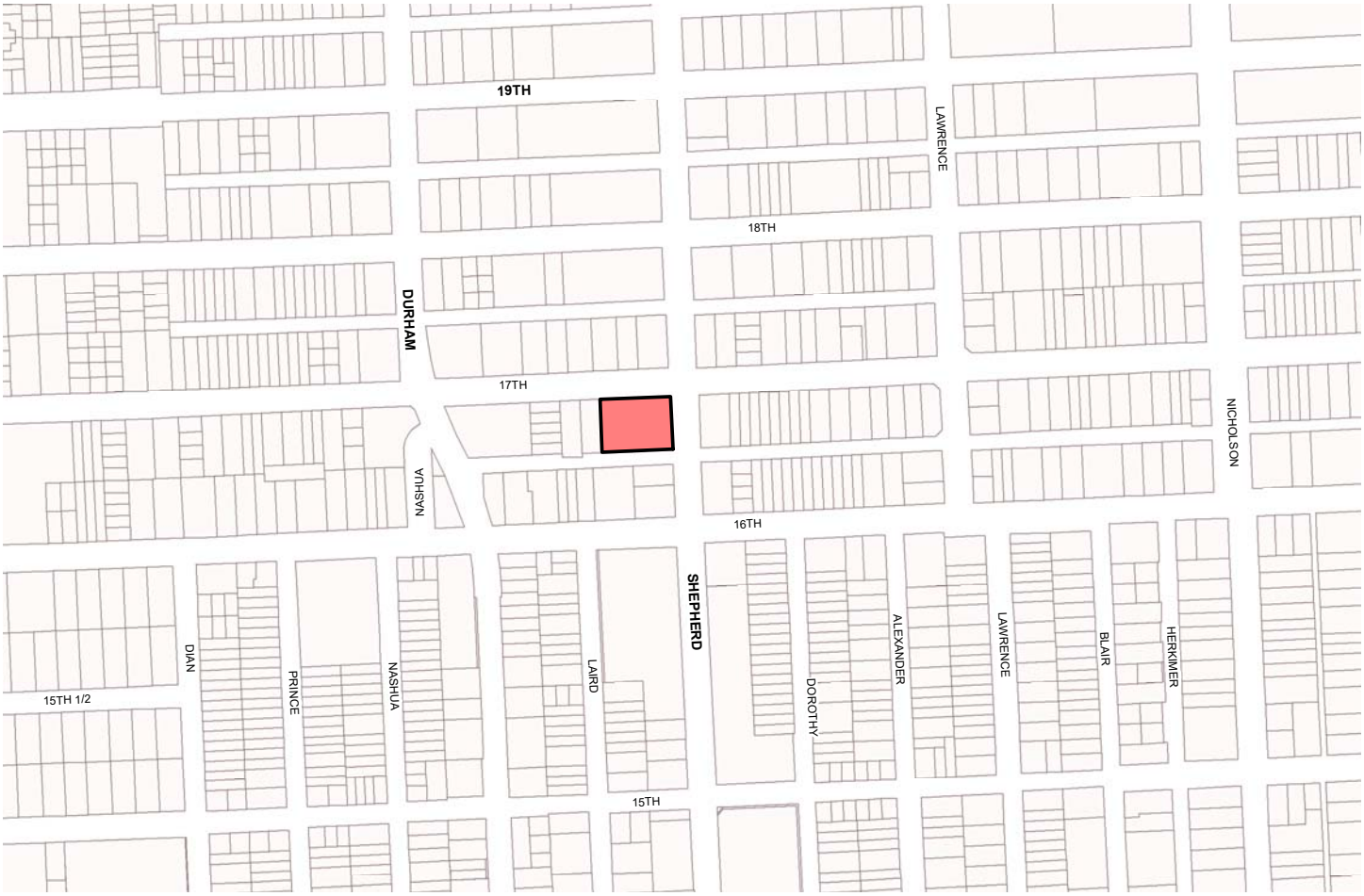
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/27/23

LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/27/23

Aerial Map



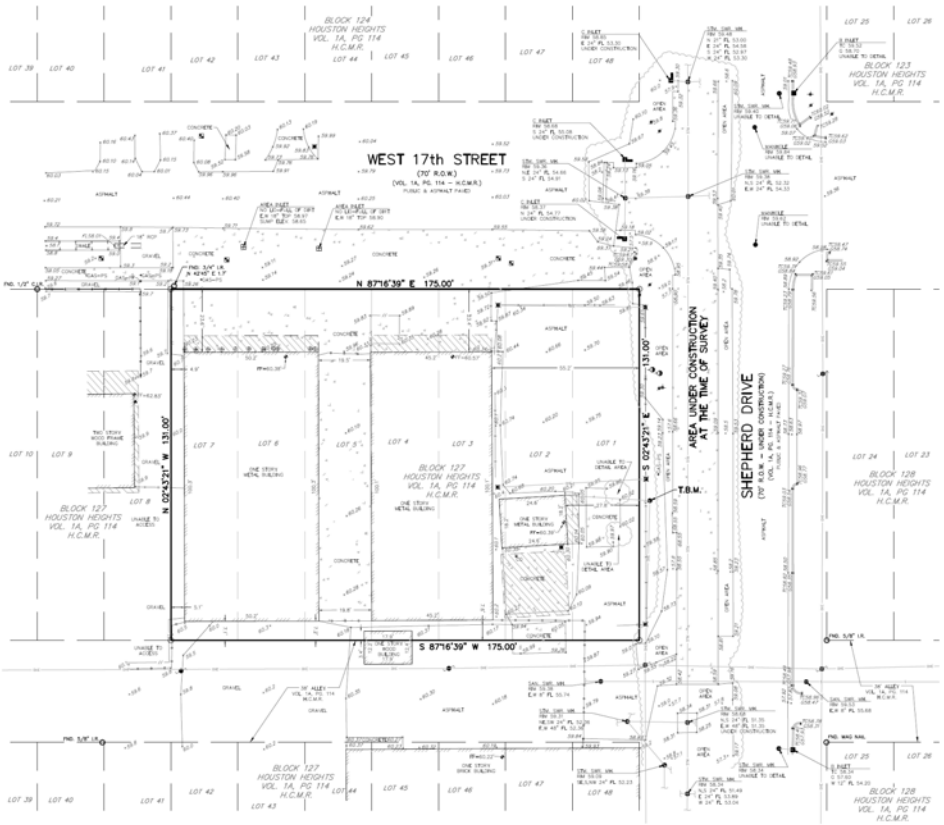
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/27/23

Survey





VICINITY MAP
SCALE: 1" = 1/2 MI.



TOPOGRAPHIC SURVEY
OF
LOTS 1 THROUGH 7, BLOCK 127, HOUSTON HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 1A, PAGE 114, HARRIS COUNTY MAP RECORDS
IN THE
J. B. PIER SURVEY
ABSTRACT NO. 836

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

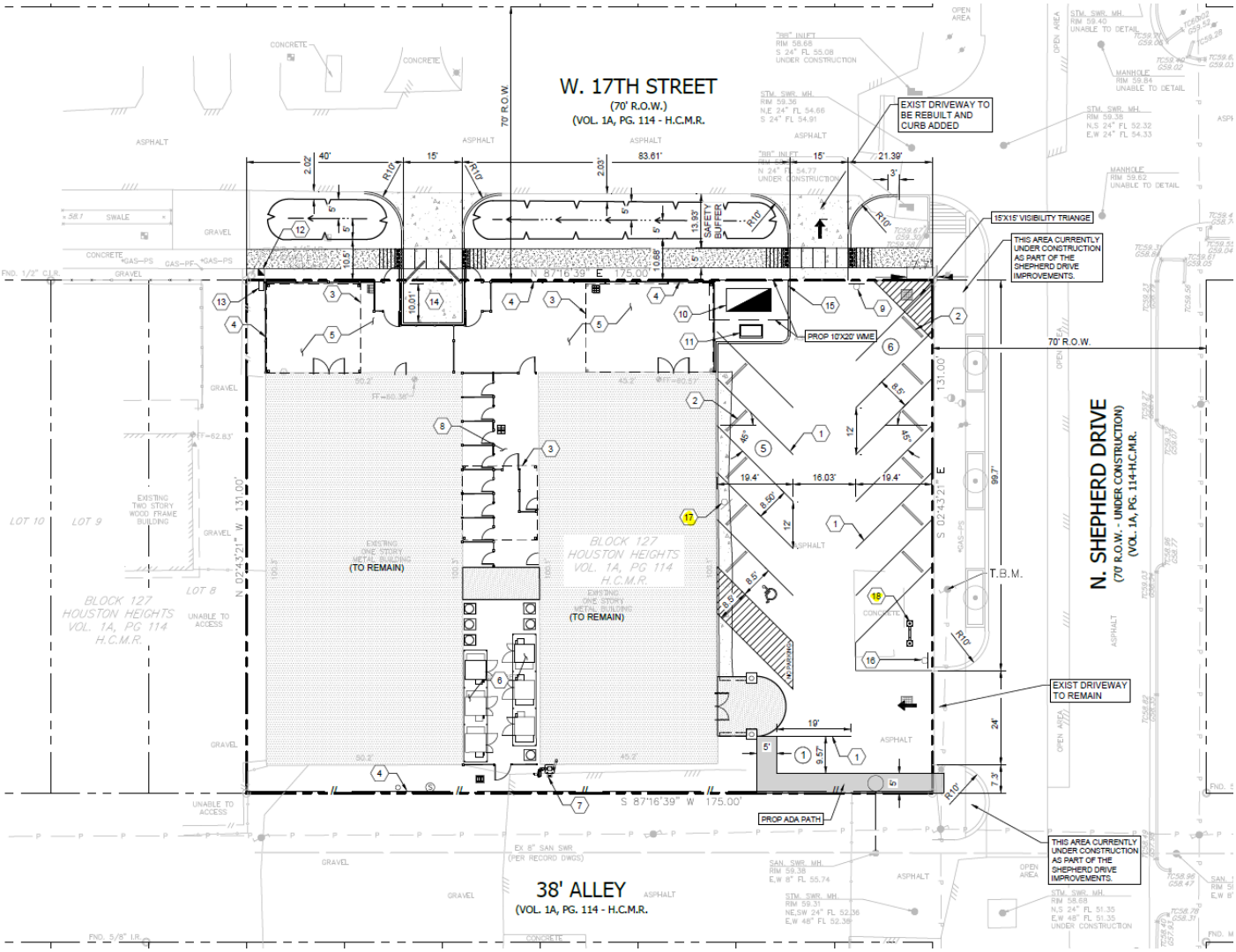
Houston Planning Commission

ITEM: III
Meeting Date: 07/27/23

Site Plan/Off-site parking layout/analysis

PARKING ANALYSIS						
LOT AREA	USE CLASSIFICATION	NUMBER OF STAFF	NUMBER OF DOGS	RATIO FOR STAFF	RATIO FOR DOGS W/ PICK-UP/DROP-OFF SPACE	PARKING REQUIRED
0.5263 AC	Day Care Center	7	130	1:01	1:10	20
10% PARKING REDUCTION FOR BICYCLE PARKING						2
TOTAL PARKING REQUIRED						**18**

TOTAL PARKING PROVIDED	**12**



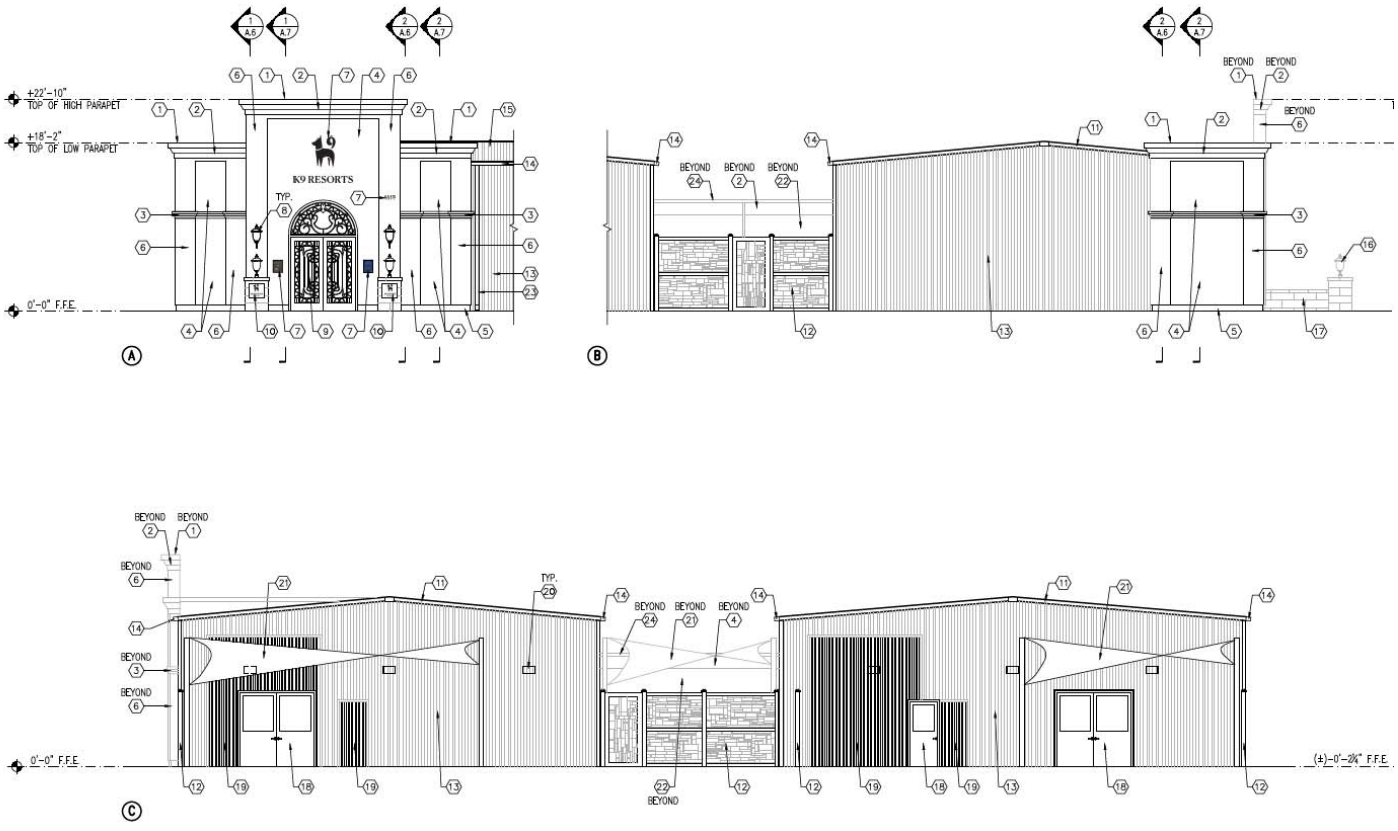
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 07/27/23

Houston Planning Commission

Elevations



1 PARTIAL EXTERIOR ELEVATIONS

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 07/27/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@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
Mighty Equities	Manish Patel	512-839-9181	manish@mightyequities.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77006	5357	493N	24 – Neartown - Montrose

HOTEL/MOTEL NAME: HYDE PARK HOTEL

HOTEL/MOTEL ADDRESS: 704 HYDE PARK BLVD

HCAD ACCOUNT NUMBER(S): 0140690000010, 0140690000001, 0140690000009, 0140690000003

PROPERTY OWNER OF RECORD: MIGHTY EQUITIES LP

OWNER ADDRESS: 3267 BEE CAVES RD STE 107-223
AUSTIN TX 78746-6700

PROJECT PERMIT NUMBER: N/A

TOTAL ACREAGE: 0.5739 AC; 25,000 SF

TOTAL NUMBER OF ROOMS: 52

PARKING SPACES PROVIDED: 54 ONSITE + 25 OFFSITE

SURVEY/ABSTRACT NO: ABSTRACT - 696

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: HYDE PARK BOULEVARD

EAST OF: CROCKER STREET

SOUTH OF: FAIRVIEW STREET

WEST OF: STANFORD STREET

PURPOSE OF VARIANCE REQUEST: 1) To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector 2): To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street.3) To allow a hotel to be located within a residential area.

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 07/27/2023

CHAPTER 28 REFERENCE(S):

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector.

Ch. 28-202 Locational Requirements; Article Vs. Hotel: To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street

CH. 28-233 – Land Use Test Area - Residential test area. An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet. The proposed Hyde Park Hotel is a 52-key hotel that requires a 1000-foot Land Use Test Area.

APPLICANT'S STATEMENT OF FACTS

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

"We hold dear the value of connection, the beauty of shared experiences, and the ever-evolving nature of service. Our mission is to bring together a diverse and talented group of individuals from around the globe to create unforgettable moments for our guests and the team members who serve them.
We believe that the most fulfilling hospitality experiences happen when both the team and the guests connect and create memories that last a lifetime. As an Eastern proverb reminds us, "the teacher and the student together create the teaching." It takes both the team and guests to craft a truly remarkable experience. Our ultimate goal is to partner with like-minded dreamers, including service professionals, developers, experiential storytellers, and design experts who share our passion for hospitality.
Together, we aim to build a community of cultured men and women who take pride in creating unforgettable experiences with people from all walks of life, regardless of nationality, culture, or beliefs."

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

HOTEL/MOTEL VARIANCE

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

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector. To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street

The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café.

The proposed 52-key boutique hotel is a luxury 7-story design under 75 feet tall, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a beer garden, a restaurant, 3 bars, and a rooftop pool. The food, beverage, and entertainment amenities total approximately 25,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Hyde Park Boulevard leading to the 54-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 25 offsite parking spaces will be available West of the Site on Crocker Street.

The proposed hotel will create 300-400 jobs through construction, management, and staffing. The goal of the developers is to hire staff from the neighborhood. The developers have already reached out to the University of Houston Hilton College Global Hospitality Business Program to provide internships for the students. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel.

This low-density 7-story luxury boutique hotel is only 52 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

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

CH. 28-233 – Land Use Test Area - Residential test area: An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet. The proposed Hyde Park Hotel is a 52-key hotel that requires a 1000-foot Land Use Test Area.

The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 52-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 54-car parking garage. There is also an additional off-site lease accommodating 25 parking spaces with a 5-year lease.

The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community.

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel.

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

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements.

The proposed Hyde Park Hotel is a low-density 52-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

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

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.



Figure 2 Hyde Park Hotel Landscape

HOTEL/MOTEL VARIANCE

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



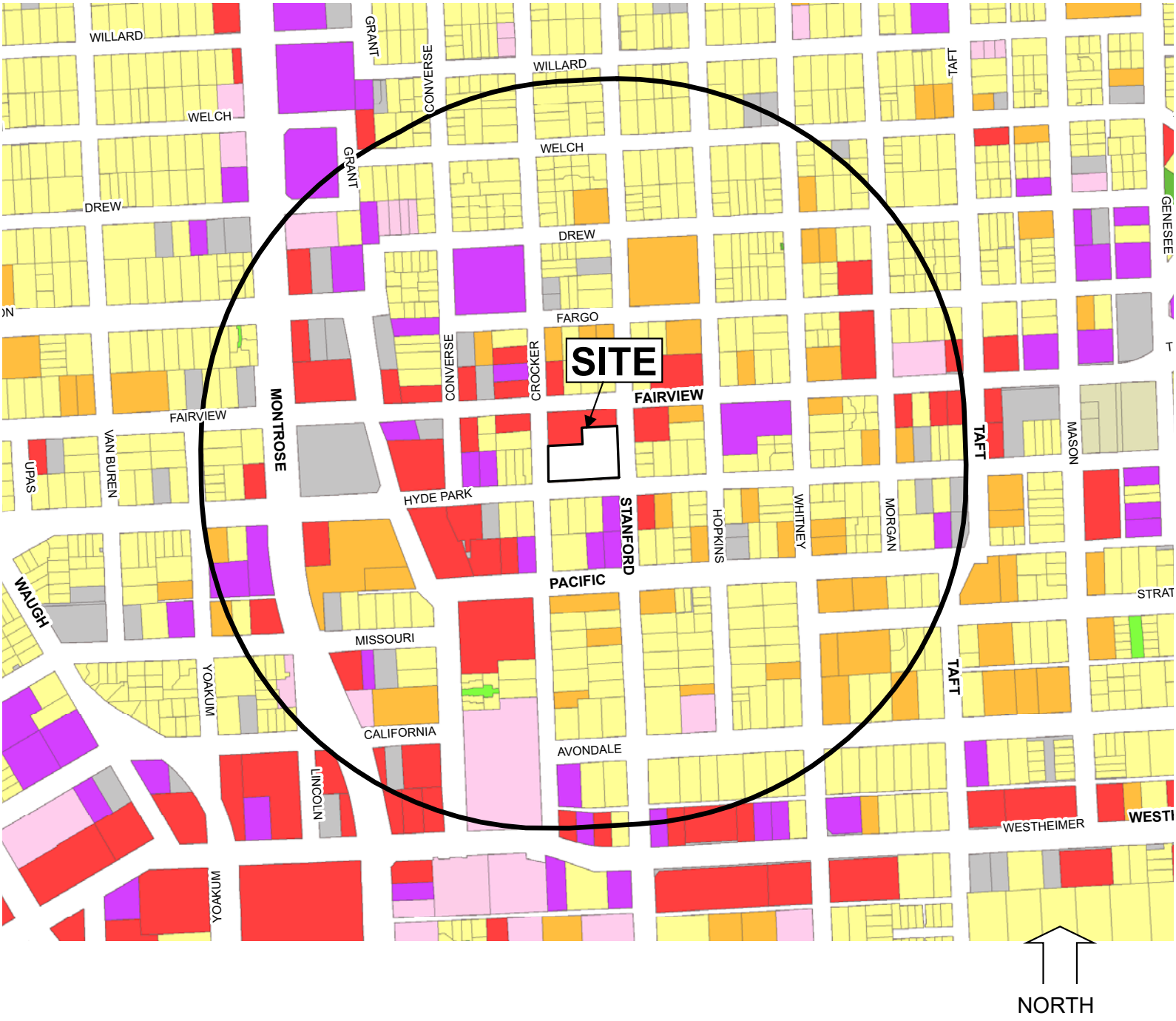
D – Variances **Site Location**

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



C – Public Hearings Site Location

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



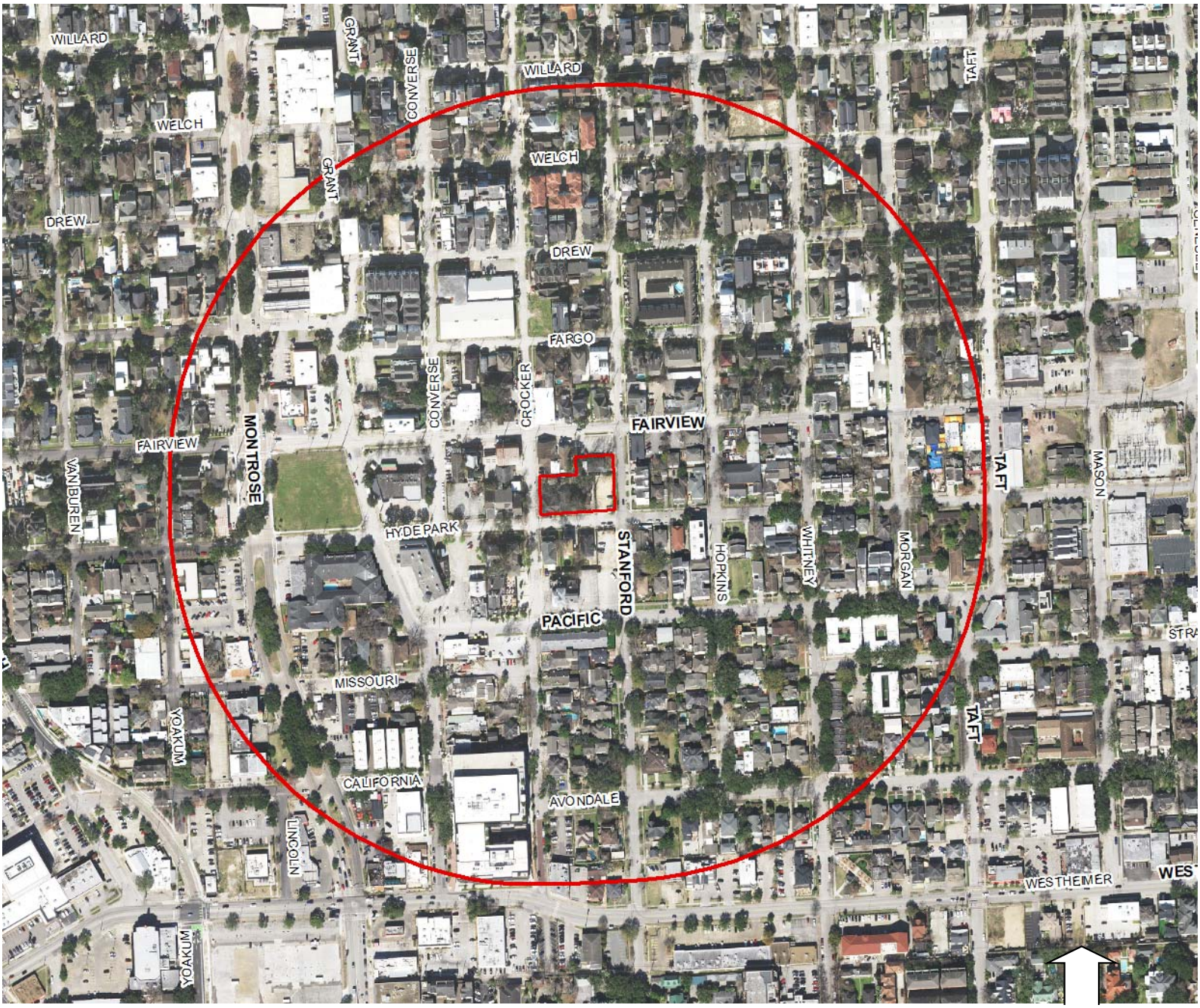
D – Variances Aerial

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 07/27/2023**

Subdivision Name: Hyde Park Hotel

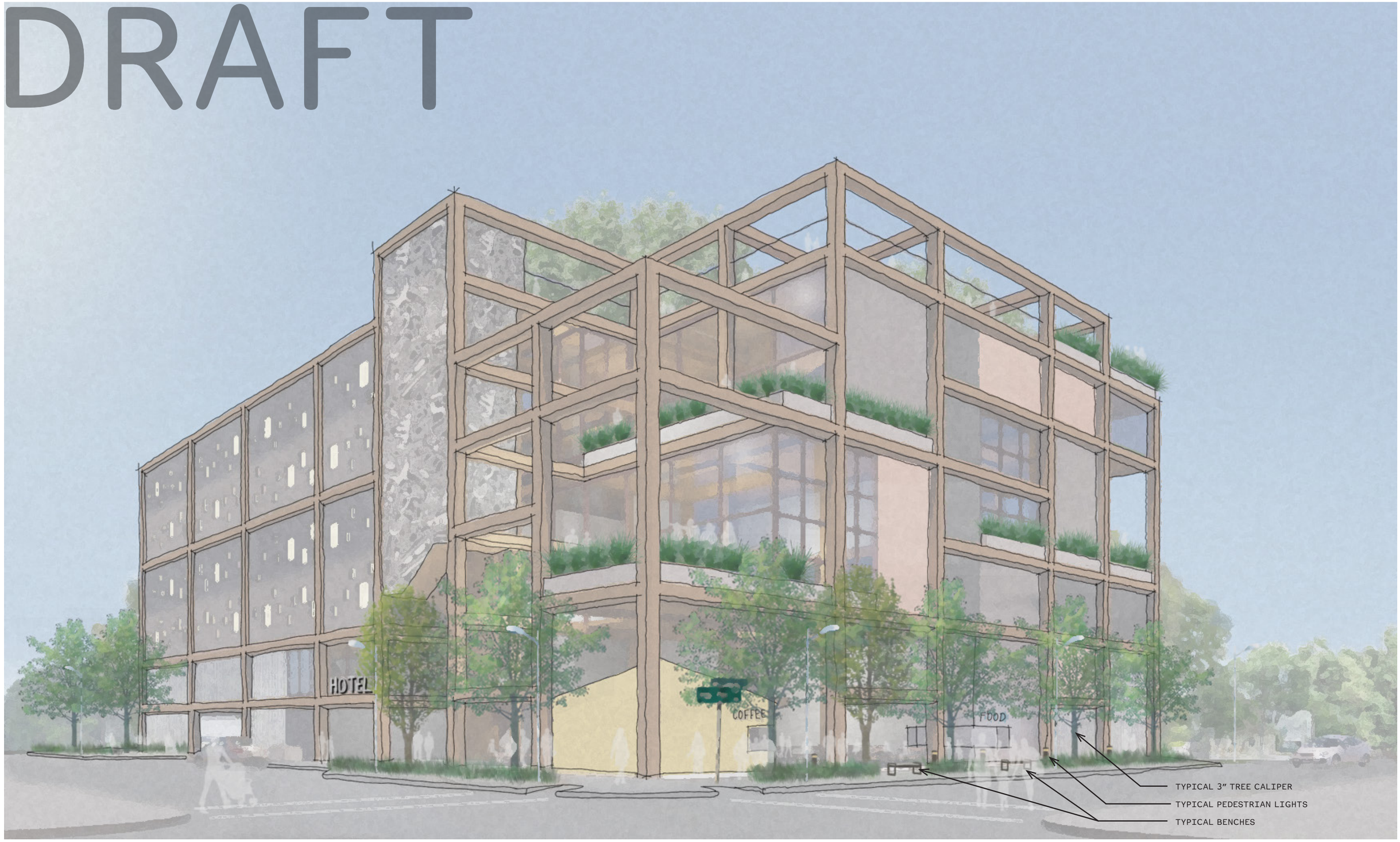
Applicant: Civil-Surv Land Surveying, L. C.



C – Public Hearings

Aerial

DRAFT



PERSPECTIVE VIEW AT CORNER OF HYDE PARK BLVD AND STANFORD ST



DRONE VIEW OF EXISTING SITE

0' 20' 40'



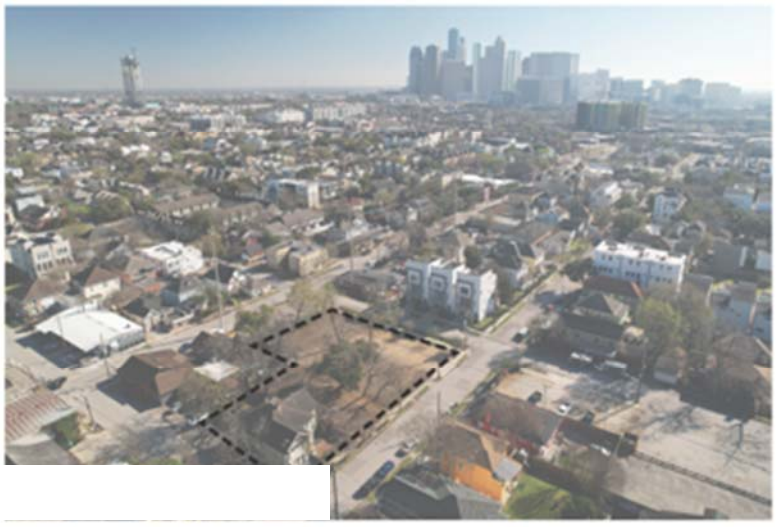
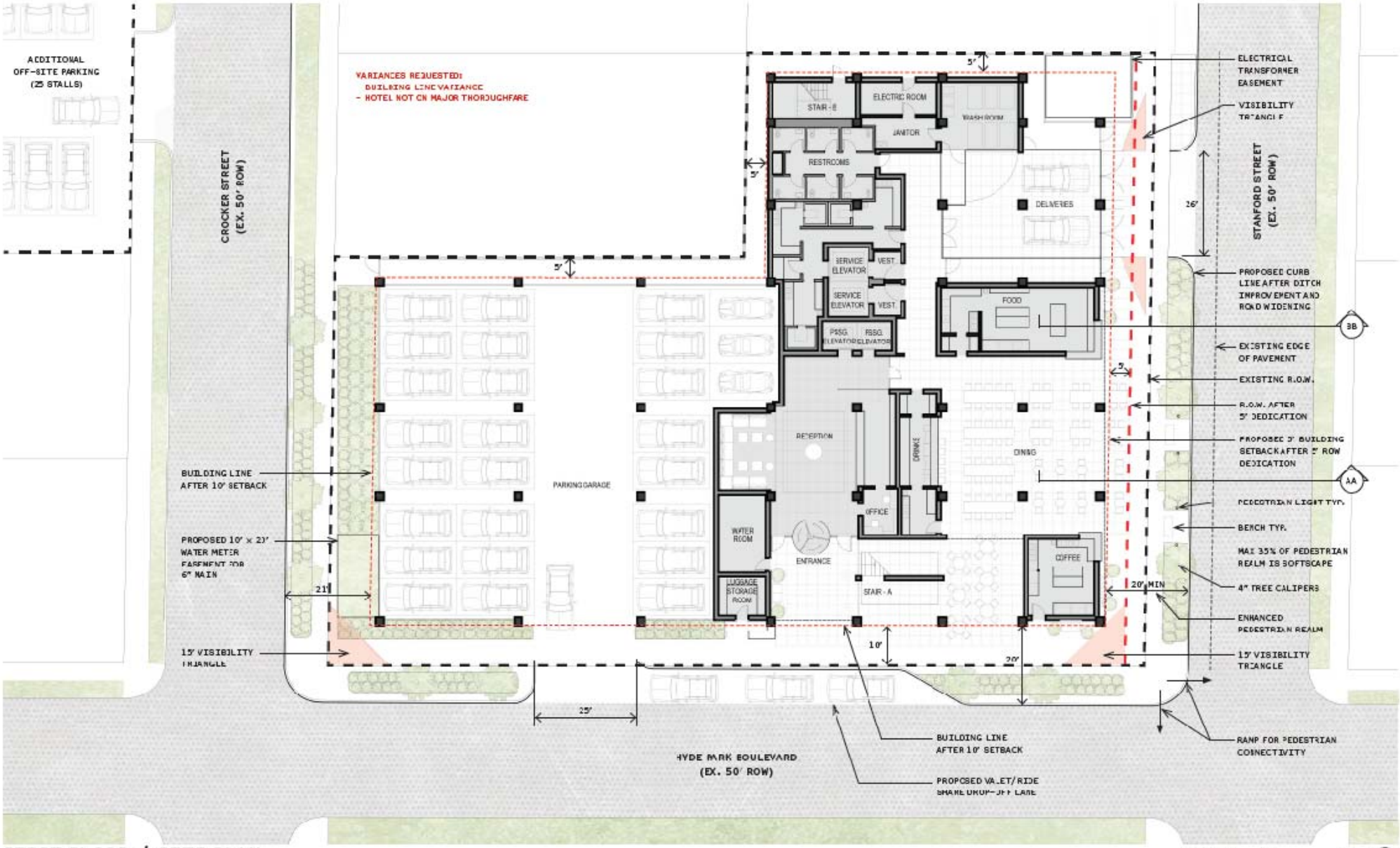


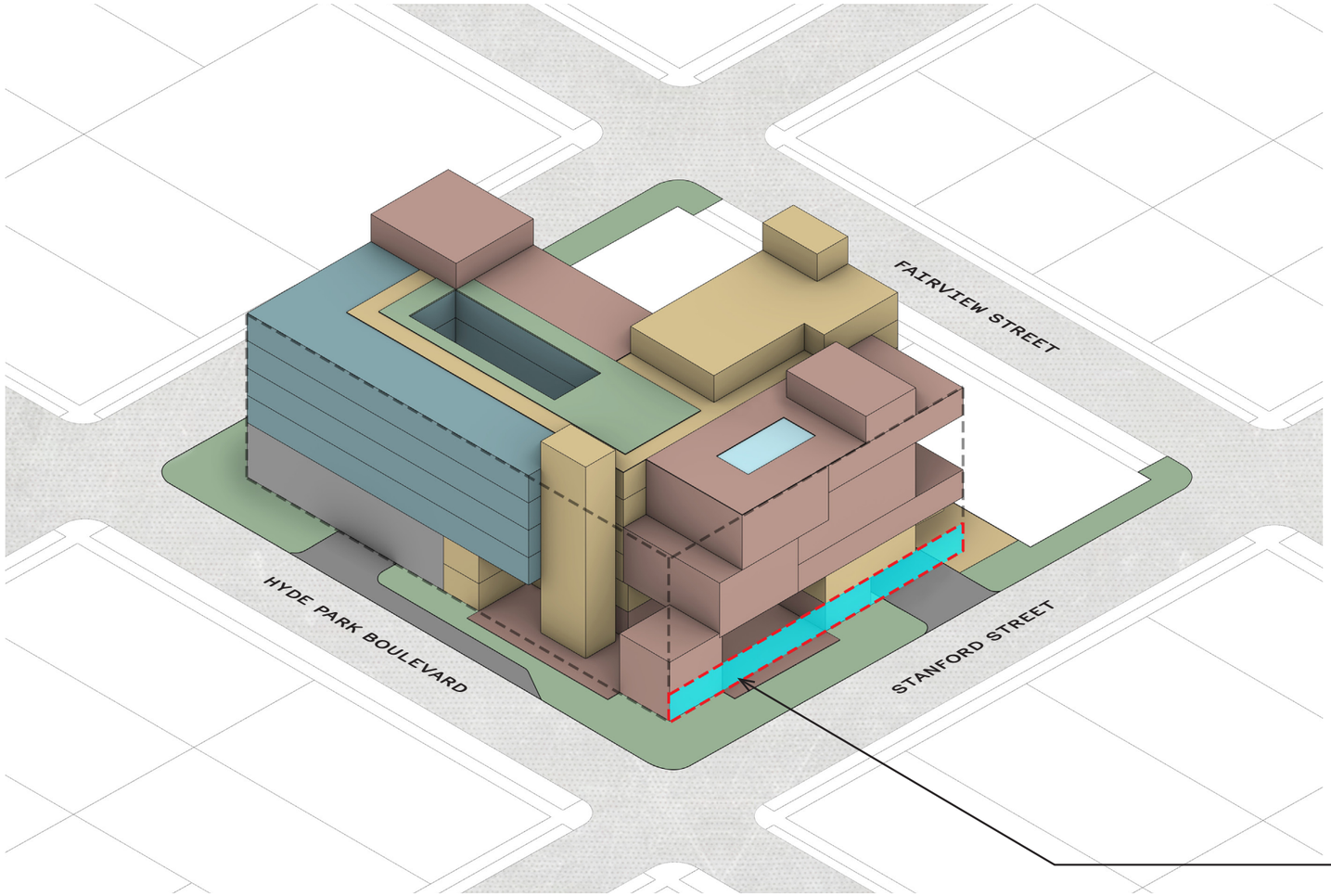
Figure 3 Drone Capture of proposed Hyde Park Hotel

DRONE IMAGES OF EXISTING NEIGHBORHOOD



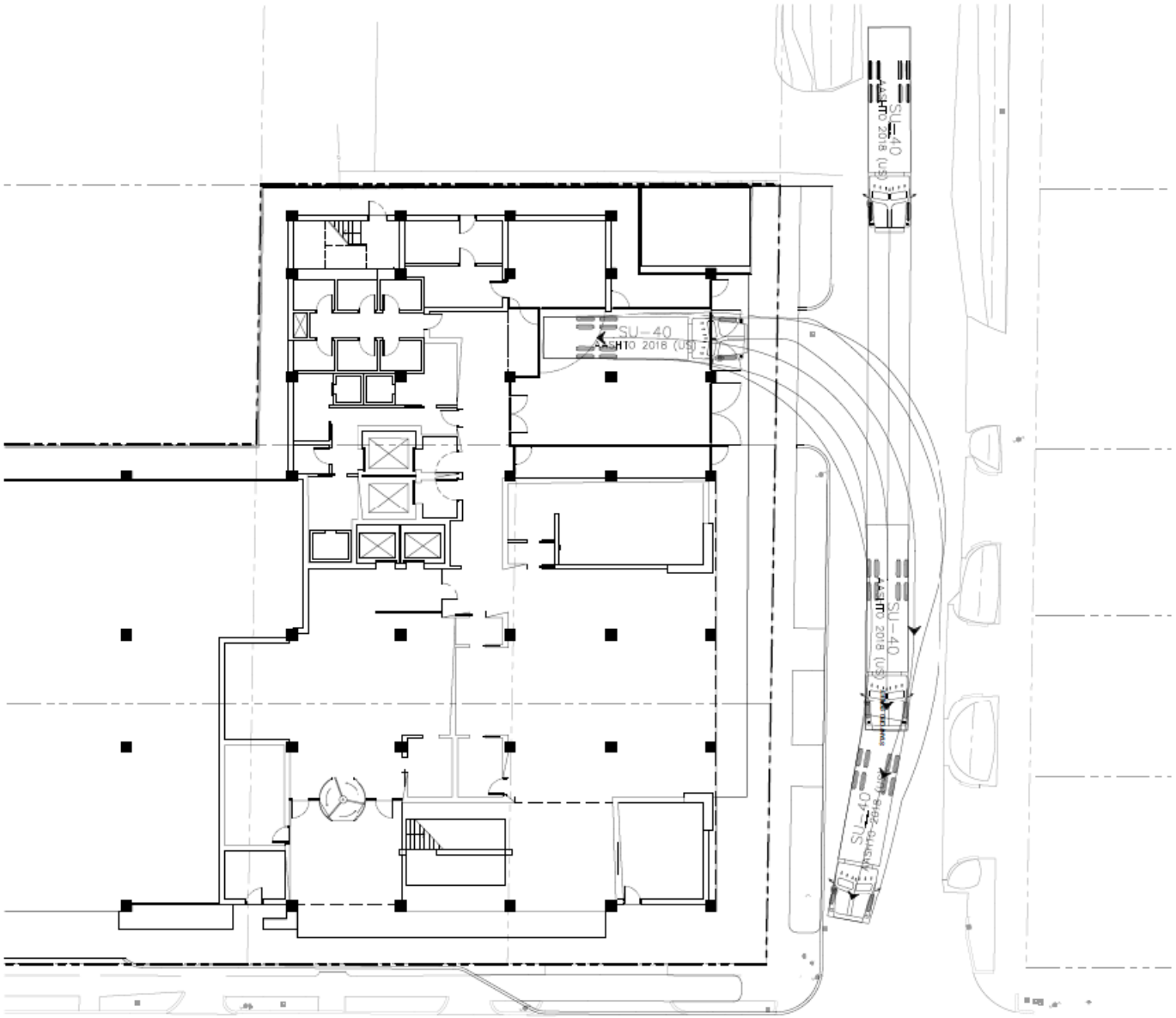
FIRST FLOOR / SITE PLAN

DRAFT



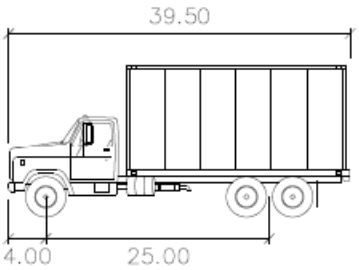
COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	28,000	FOOD & BEVERAGE	BEER GARDEN, RESTAURANT, 3 BARS, 3 EVENT SPACES, ROOFTOP POOL
	25,000	HOTEL ROOMS	52 ROOMS
	38,000	CIRCULATION/BOH	
	14,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	15,000	PARKING	56 CARS (27 ON LIFTS)
	119,000	TOTAL	

PROGRAM MASSING DIAGRAM





GRAPHIC SCALE IN FEET
0 5 10 20

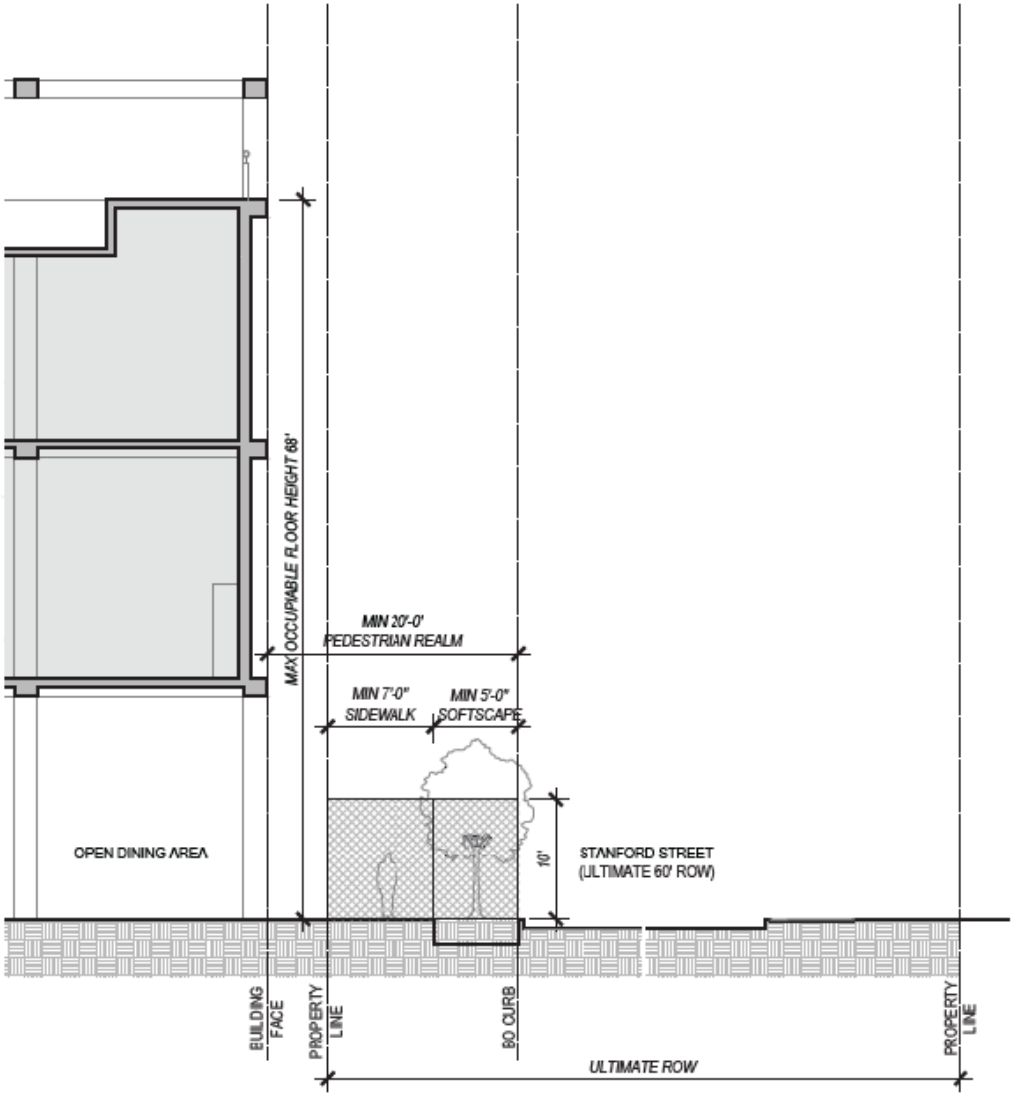


SU-40

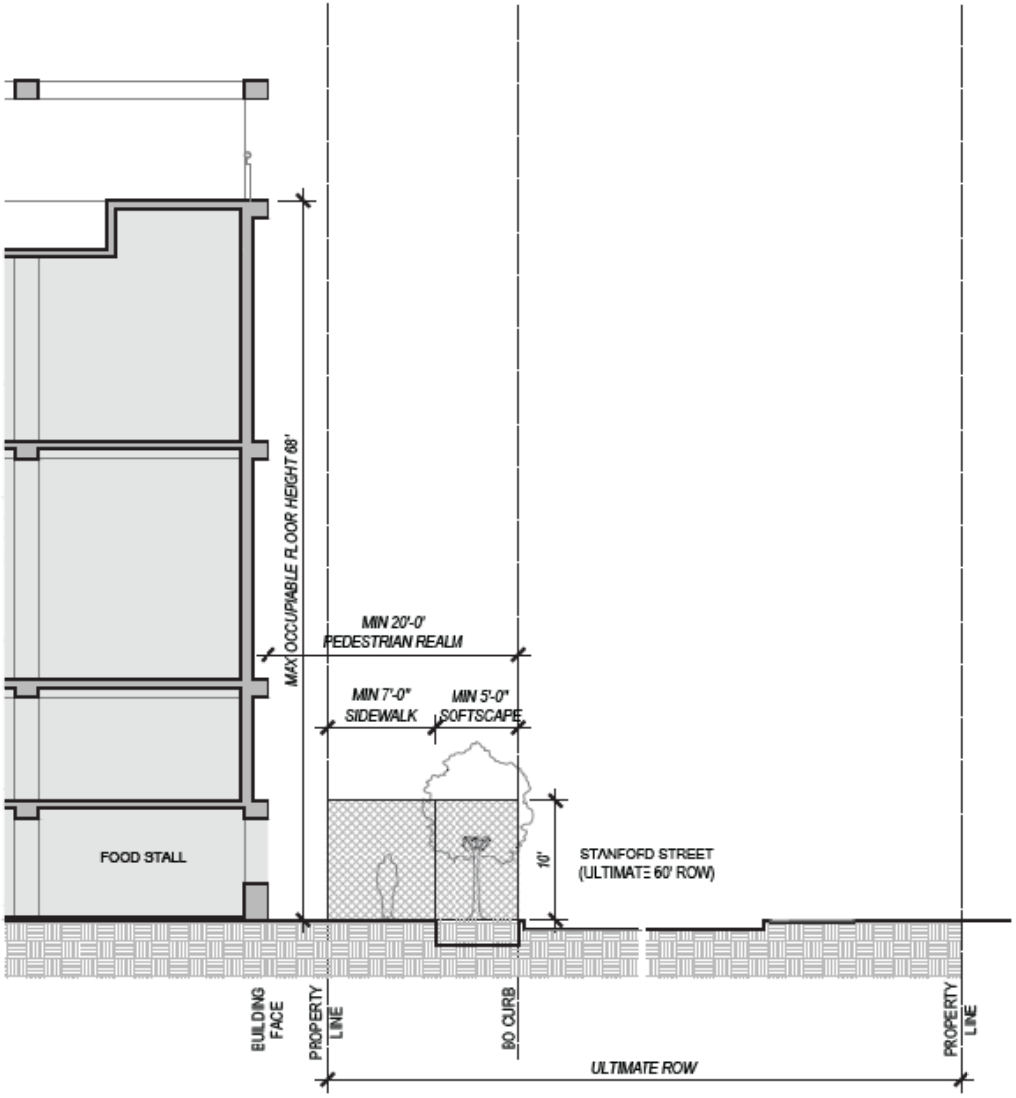
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

HYDE PARK HOTEL
AUTOTURN TRUCK EXHIBIT
JULY 19, 2023

Kimley»Horn



AA SECTION TRHOUGH DINING AREA



BB SECTION TRHOUGH FOOD STALL

PEDESTRIAN REALM SECTIONS

0' 2' 5' 10' 20'

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

Civil-Surv
Land Surveying,LLC

TBPELS No. 10143800
Email: michael@civil-surv.net

DATE:	06/12/2023
SCALE:	1" = 10'
BOOK NO.:	
DRAWN BY:	MS
CHECKED BY:	MH
PROJECT NO.:	CS 22059
DRAWING NO.:	1 OF 1

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

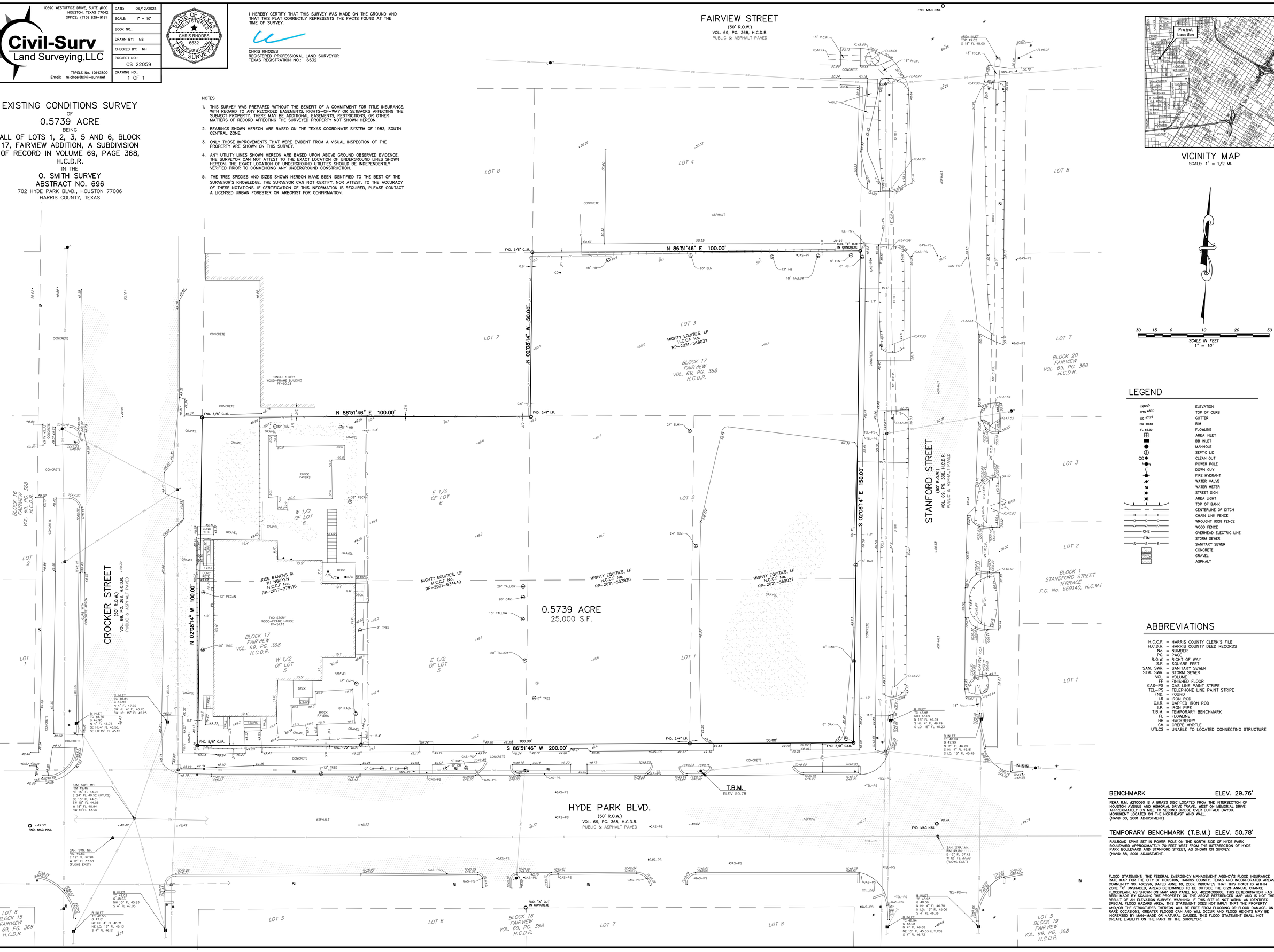
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532

EXISTING CONDITIONS SURVEY
OF
0.5739 ACRE
BEING
ALL OF LOTS 1, 2, 3, 5 AND 6, BLOCK 17, FAIRVIEW ADDITION, A SUBDIVISION OF RECORD IN VOLUME 69, PAGE 368, H.C.D.R.
IN THE
O. SMITH SURVEY
ABSTRACT NO. 696
702 HYDE PARK BLVD., HOUSTON 77006
HARRIS COUNTY, TEXAS

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
5. THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

x65.00	ELEVATION
x TC 65.10	TOP OF CURB
xG 61.75	GUTTER
RM 68.85	RIM
FL 65.30	FLOWLINE
⊞	AREA INLET
■	BB INLET
●	MANHOLE
Ⓢ	SEPTIC LID
CO●	CLEAN OUT
●—	POWER POLE
(	DOWN GUY
●—	FIRE HYDRANT
●—	WATER VALVE
⊠	WATER METER
■	STREET SIGN
☼	AREA LIGHT
	TOP OF BANK
	CENTERLINE OF DITCH
-o-o-o-	CHAIN LINK FENCE
-o-o-o-	WROUGHT IRON FENCE
-//-//-	WOOD FENCE
OHE	OVERHEAD ELECTRIC LINE
STM	STORM SEWER
S S S	SANITARY SEWER
	CONCRETE
	GRAVEL
	ASPHALT

ABBREVIATIONS

H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
VOL.	= VOLUME
FF	= FINISHED FLOOR
GAS-PS	= GAS LINE PAINT STRIPE
TEL-PS	= TELEPHONE LINE PAINT STRIPE
FND.	= FOUND
I.R	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOWLINE
HB	= HACKBERRY
CM	= CREPE MYRTLE
UTLCS	= UNABLE TO LOCATED CONNECTING STRUCTURE

BENCHMARK — ELEV. 29.76'

FEMA R.M. #210060 IS A BRASS DISC LOCATED FROM THE INTERSECTION OF HOUSTON AVENUE AND MEMORIAL DRIVE TRAVEL WEST ON MEMORIAL DRIVE APPROXIMATELY 0.9 MILE TO SECOND BRIDGE OVER BUFFALO BAYOU. MONUMENT LOCATED ON THE NORTHEAST WING WALL. (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 50.78'

RAILROAD SPIKE SET IN POWER POLE ON THE NORTH SIDE OF HYDE PARK BOULEVARD APPROXIMATELY 70 FEET WEST FROM THE INTERSECTION OF HYDE PARK BOULEVARD AND STANFORD STREET, AS SHOWN ON SURVEY. (NAVD 88, 2001 ADJUSTMENT.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 18, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48201C0860L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.