HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 10, 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 August 10, 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

August 10, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the July 27, 2023 Planning Commission MTFP Amendment Request Public Hearing and 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, Wilson Calvert, Arum Lee, John Cedillo and Dorianne Powe Phlegm)
d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Petra Hsia, John Cedillo, and Tammi Williamson)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (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 September 7, 2023

a. Alice Manor
b. Archimedes
c. Conley Manor
d. East 13th Street Grove partial replat no 1 and extension
e. Heron Lakes Estates partial replat no 1 (Replat of a Subdivision Golf Course)
f. Holiday Estate
g. Malabar Place partial replat no 1
h. Saint Arnoldville at Lyons Avenue
i. Views at Laura Koppe
j. Westhaven Place

III. Consideration of an Off-Street Parking Variance at 1690 N. Loop Freeway (Geoff Butler)

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

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

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 700 Block of Ridge Street, north and south sides – MLS 837 (Bennie Chambers)

VII. Public Comment

VIII. Excuse the absences of Commissioner Heisch, Marez, Nelson, Victor and Dalton

IX. Adjournment

HOUSTON PLANNING COMMISSION
2023 MAJOR THOROUGHFARE AND FREEWAY PLAN
AMENDMENT REQUESTS PUBLIC HEARING
THURSDAY, 27 JULY 2023

MICROSOFT TEAMS HTTPS://BIT.LY/2023MTFP_PUBLICHEARING
PHONE: 936-755-1521 • PHONE CONFERENCE ID: 466 288 528#
MEETING ID: 264 425 788 309 • PASSCODE: ULC88N

Call to Order at **1:00 PM** by Martha Stein

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

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

Chair's Report by
Martha Stein

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

I. TIMELINE – SHARON MOSES-BURNSIDE

II. MAJOR THOROUGHFARE AMENDMENT REQUESTS – Private Sector

A. West Greens Road – Jennifer Curtis, Meta Planning + Design, LLC
Speaker(s): Cliff Rudolf

B. Wilcrest Drive – Rolando Guajardo
Speaker(s): David Alexander

C. Franz Road – Jennifer Curtis, Meta Planning + Design, LLC
Speaker(s): None

D. Baptist Encampment Road / Unnamed Major Thoroughfare – Brad Sweitzer, EHRA Engineering

D1. Baptist Encampment Road
D2. Baptist Encampment Road
D3. Community Drive / Unnamed Major Thoroughfare

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

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

G. Fairview Drive / Unnamed Major Collector – Withdrawn

H. Via Dora Drive – Abby Martinez, LJA Engineering, Inc.
Speaker(s): Mathis with Harris County

I. Anagnost Road / East Anderson Road, Jeff Boutte, Windrose Surveying & Land Services, LLC

I1. Anagnost Road
I2. East Anderson Road

Speaker(s): Vice Mayor Pro Tempore and Council Member Martha Castex-Tatum, Alex Longoria, Ms. Joiner, Homer Clark – oppose

J. Burke Road – Sergio Fernandez, Accurate Plumbing
Speaker(s): Trisha Espinoza

III. **NEXT STEPS –** September 21, Action meeting with recommendation.
IV. **PUBLIC COMMENT**
V. **ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha Stein adjourned the meeting at **2:30 PM.**

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

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 27 JULY 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Called to Order at 2:35 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	Present
Lisa Clark	Present
Michelle Colvard	**Present Remote** and left at 2:58 after item 148
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	**Absent**
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	Present at 3:08 during item 149
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	**Absent**
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	**Present Remote**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
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

APPROVAL OF MINUTES

Consideration of the July 13, 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, 1-145 were taken together.

a. Consent Subdivision Plats (1-80)
b. Replats (81-145)

Staff recommendation: Approve items **No. 1 – 145**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Items 1, 11, 30, and 58** subject to the CPC 101 form conditions. Commission Action: Approved staff's recommendations.

Motion: Baldwin — Vote: Carried
Second: Jones — Abstaining: Sigler

Items 30 and 58 were taken together at this time.

30 Grand Mason Sec 6 - Defer
58 Sila Sec 5 - Defer

Staff recommendation: Defer the application per Harris County.
Commission action: Deferred.
Speaker: Andrew Lang, applicant, Mr. Mathis (Harris County)

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

c. Replats requiring Public Hearings with Notification

146 Amended Golfcrest Addition partial replat no 5 – 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: Jones — Abstaining: None

147 Blue Sky Estates replat no 1 – Approve
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

148 Brookshire Gardens – Defer

Staff recommendation: Defer per the Council Member's request.
Commission action: Deferred.
Speaker(s): Tama Walker, Melvin Richardson, Maxine Keller, Judith Forbes - opposed

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

149 Dunvale Village partial replat no 2 - 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: Porras-Pirtle	Vote: Unanimous
Second: Clark	Abstaining: None

150 Mansfield Oaks – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): Morris Hill, Janet Sampson, Keith Anderson – opposed

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

151 McDuffie Terrace – 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

152 Residencies on Tyler – 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: Tahir	Abstaining: None

153 Shadyvilla Addition No 2 partial replat no 10 – 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: Garza	Vote: Unanimous
Second: Baldwin	Abstaining: None

154 Shadyvilla Addition no 2 partial replat no 11 – Approve

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

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

155 Wilfran Place partial replat no 2 – 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: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

156 Beckendorff Place – Defer

Staff recommendation: Defer Harris County Engineering Office request.
Commission action: Deferred application per Harris County's request.
Speaker(s): None

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

157 Bridgeland Creekland Village GP - Grant and Approve

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

Motion: Mandapaka	Vote: Carried
Second: Clark	Abstaining: Sigler

158 Davis World – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

159 Estates at Mallow Place - Grant and Approve

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

Motion: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

ITEMS 160 AND IV WERE TAKEN TOGETHER AT THIS TIME.

160 Hyde Park Hotel – Defer

IV. Consideration of a Hyde Park Hotel/Motel Variance at 704 Hyde Park Boulevard

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Patricia Joiner, applicant; Charles Snail - support; Ethan Michelle Gants, Clayton Roberts, Robert Gutthart, Steve Longmire – opposed; Alex Spike – position not stated
Emily Klein, Kriste Reimers, Ted Powell, Charles Lucey – opposed, signed up/did not speak
Karen Brohn – support, signed up/did not speak

Motion: Baldwin
Second: Clark

Vote: Unanimous
Abstaining: None

161 Ley Road Business Park - 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 with landscape buffer as required in Chapter 33.
Speaker(s): Mary Villareal, applicant, Hector Rodriguez, staff, Katrina Carn – opposed, signed up/did not speak

Motion: Clark
Second: Jones

Vote: Unanimous
Abstaining: None

162 Millennium Trace - Grant and Approve

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

Motion: Mandapaka
Second: Garza

Vote: Unanimous
Abstaining: None

163 Poundbury Sec 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: Alleman	Vote: Unanimous
Second: Clark	Abstaining: None

164 Twilight Park replat no 1 – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

165 Capital Westview New Caney - 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: Cain	Vote: Unanimous
Second: Clark	Abstaining: None

166 Market at the Groves – Grant and Approve

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

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

167 TAVENOR CROSSING – DEFER

Staff recommendation: Defer for notice.
Commission action: Deferred
Speaker(s): None

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

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

168	Arthur Villas	Approved
169	De Soto Village	Approved
170	Dellrose Sec 18	Approved
171	Everstead at Grand Parkway	Approved
172	Grand Mission Estates Sec 31	Approved
173	MC Rye Katy	Approved
174	North Eldridge Business Park replat and extension	Approved
175	Park at Anserra Sec 3	Approved
176	Park at Anserra Sec 4	Approved
177	Quartet Development	Approved
178	Reserve at Bridge Creek Terrace	Approved
179	Sheldon Ridge Sec 13	Approved
180	Unity Childrens Home	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

181	24145 Enloe Road	Approved

Staff recommendation: Approve staff's recommendations for Items 168 – 181.
Commission Action: Items 168 – 181 approved, per staff recommendation.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Alleman	Abstaining:

j. ADMINISTRATIVE – None

k. Development Plats with Variance Requests

182 3202 Cushing Street – Approve
Staff recommendation: Approve
Commission action: Approved
Speaker(s): None

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

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

Staff recommendation: Establish a public hearing date of August 24, 2023, for item II a-h.
Commission action: Established a public hearing date of August 24, 2023, for item II a-h.

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

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

Staff recommendation: Defer for notice.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

IV. Consideration of a Hyde Park Hotel/Motel Variance at 704 Hyde Park Boulevard

Item IV. was taken with Item 160 above.

***NOTE: (Not Posted on Agenda)**
Excuse the absences of Commissioner Paul Nelson.

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

V. PUBLIC COMMENT

Stephanie Mendoza commented on item 166, supportive of cul-de-sacs.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:20 PM**.

Motion: Clark
Second: Rosenberg

Vote: Unanimous
Abstaining: None

_____
Martha L. Stein, Chair

_____
Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Amended Golfcrest Addition partial replat no 5	C3F	
2	Amira Sec 25	C3F	
3	Arana Properties	C2	
4	Bauer Villas	C3F	DEF2
5	Betka Road Street Dedication Sec 1	SP	
6	Bonoan Business Park	C2	
7	Bradbury Forest Sec 12	C3F	
8	Bridgeland Desert Marble Drive Street Dedication Sec 1	SP	
9	Bridgeland Pollinator Drive Street Dedication Sec 1	SP	
10	Bridgeland Prairieland Village Reserve Sec 4	C2	
11	Bridgeland Prairieland Village Sec 31	C3F	
12	Cordoba Estates	C3F	DEF1
13	Cypress Trails at Bauer Landing Sec 1	C3F	
14	Dunvale Village partial replat no 2	C3F	
15	ExxonMobil South Houston Terminal	C2	DEF1
16	Friendly Overflow Lot	C2	
17	Grand Mason Sec 6	C3P	DEF1
18	Grand Pines Reserve	C2	
19	Grand Pines Sec 7	C3F	
20	Harvest Green Sec 45	C3F	
21	Harvest Green Sec 47	C3F	
22	Harvest Green Sec 48	C3F	
23	Harvest Green Sec 49	C3F	
24	Harvest Green Sec 50	C3F	
25	Harvest Green Sec 51	C3F	
26	Hero Business Park	C2	
27	Hiford Place	C3F	
28	Kasbidi Court Plaza	C2	
29	LaReserva Back Ranch	C2	
30	Little York partial replat no 3	C3F	
31	Louetta Center	C2	
32	McDuffie Terrace	C3F	
33	Modern Palms	C3P	
34	Moers Valley	C3P	
35	Mullins Houston	C2	
36	Needham Road RV Park	C3F	
37	New Caney 1485 Addition	C2	
38	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1 and extension	C3F	
39	Northgate Crossing MUD no 2 Water Plant no 3	C2	DEF2
40	Orange Villas	C2	
41	Park at Oak Forest	C3F	
42	Park at Pinemont Annex West	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Park Eight	C3F	
44	Plaza 99 Amra	C2	DEF2
45	Poundbury Sec 1	C3F	
46	Proenergy Reserve	C2	DEF2
47	QuikTrip Store No 7951	C3F	
48	Reserve at Cypress Plaza Parkway Sec 2	C2	
49	Reserve at Mangum	C2	
50	Residencies on Tyler	C3F	
51	Royal Brook at Kingwood Greenbelt Reserve	C2	
52	Shadyvilla Addition no 2 partial replat no 11	C3F	
53	Shadyvilla Addition No 2 partial replat no 10	C3F	
54	Sheldon Ridge Sec 14	C3P	DEF2
55	Sila Sec 5	C3P	DEF1
56	Silverglen West Landing	C3P	
57	Spring Cypress Manor	C3F	
58	Stonewall Villas	C2	
59	Stuebner Multifamily Development	C3P	
60	Sunterra Sec 62	C3P	DEF1
61	Sunterra Sec 63	C3P	DEF1
62	Sunterra Sec 64	C3P	DEF1
63	Sunterra Sec 68	C3P	
64	Thonig Villas	C2	DEF2
65	Timmerman Place partial replat no 2	C3F	
66	Treaschwig Business Park Sec 1	C2	
67	Ventana Lakes East Reserves at Peek Road Sec 2	C2	

B-Replats

68	Arc Properties	C2R	
69	Beekman Place partial replat no 2	C2R	
70	Bella Heights	C2R	
71	Bleker Estates	C2R	
72	Branard Street Villas	C2R	
73	Bremond Manor	C2R	
74	Broad Horizons	C2R	
75	Cardenas Storage	C2R	DEF1
76	Citywide Bas Apartments	C2R	
77	Coastal Enclave	C2R	
78	Cunningham Estate	C2R	
79	Esplanade replat no 2	C2R	
80	Eula Realty Group Woodlyn	C2R	
81	Everest Napoleon Street Development	C2R	DEF1
82	Exeter Estate	C2R	
83	Fellowship Estates	C2R	DEF2
84	Fisher Street Court	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Hare Homes	C2R	
86	Harris Group	C2R	
87	Houston Electric Vehicle Midtown	C2R	
88	Huffman Storage	C2R	
89	Hyta Townhomes	C2R	DEF1
90	Kashmere Homes	C2R	
91	Kickapoo Estates	C2R	
92	McIlhenny Green	C2R	
93	MKA Group	C2R	
94	Nava Crossing	C2R	
95	New Caney Municipal Utility District Water Plant no 2	C2R	
96	North Durham Reserve	C2R	
97	Park Eight South	C3R	
98	Pembrook Point	C2R	
99	Plaza Estates at Alabama	C2R	
100	Plaza Estates at Marcolin	C2R	
101	Plaza Estates at Tangerine	C2R	
102	Rebecca Place	C2R	
103	Ridgewood Street Gardens	C2R	
104	Ritex Estates at Briley	C2R	
105	Ritex Estates at Mcgowen	C2R	
106	Riverview Reserve	C2R	
107	Rogers Place	C2R	
108	Rosalea at Garden Oaks	C2R	
109	Royal 786 LLC	C2R	
110	Sakowitz Landing	C2R	
111	Sama Estate at Yale	C2R	DEF1
112	Serannos Addition	C2R	
113	Sha Ron Estates	C3R	DEF2
114	South Hill Storage	C2R	
115	Tori Landing	C2R	
116	Van Zandt Place	C2R	
117	Vasquez Reserve on Galveston	C2R	DEF1
118	Vecino Homes at Evella	C2R	DEF1
119	Victory Patio Homes	C2R	
120	Villas at Cowart Street	C2R	
121	West Polk Villas	C2R	

C-Public Hearings Requiring Notification

122	Bonner Enclave partial replat no 1 and extension	C3N	
123	Brick and Stone at Seabrook replat no 1	C3N	
124	Brookshire Gardens	C3N	DEF1
125	Clairmont Place Sec 1 partial replat no 12	C3N	
126	Deen Estates at Mainer	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral
127	Elmen Green	C3N	
128	Grand West Sec 2 partial replat no 1	C3N	
129	Loel Mason Estates	C3N	
130	Pinecrest Sec 7 partial replat no 1	C3N	
131	Ritex Estates at Mainer	C3N	
132	Second Replat of John Dreaper Place Sec 1 partial replat no 1	C3N	
133	Singh Estate	C3N	
134	Views at Radio Road replat no 2	C3N	
135	Wrenwood Place	C3N	

D-Variances

136	Beckendorff Place	C3P	DEF1
137	Davis World	C2R	DEF1
138	Hyde Park Hotel	C2R	DEF2
139	Katy Addicks Groundwater Plant	C2	
140	Kuykendahl Business Center	C2	
141	Sheldon Ridge GP	GP	
142	Twilight Park replat no 1	C2R	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

143	Dogwood Estates	C3P	
144	Tavenor Crossing	C2R	DEF1

G-Extensions of Approval

145	Cypress Green Commercial Reserves Sec 4	EOA	
146	East Mount Houston Villas	EOA	
147	East River Sec 3	EOA	
148	East River Sec 4	EOA	
149	Genoa	EOA	
150	Katy Lakes Sec 4	EOA	
151	Newport Pointe Sec 4	EOA	
152	Olympia Falls Reserves	EOA	
153	RG Transport	EOA	
154	Springwoods Village Parkway Street Dedication Sec 6	EOA	
155	Wayside Village Sec 7	EOA	
156	Wileyvale Estates	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral

H-Name Changes

None

I-Certification of Compliance

157	20042 Ravenwood Drive	COC	
158	20778 and 20774 Stevens Street	COC	
159	20782 and 20798 Stevens Street	COC	
160	26030 Hunters Trail	COC	
161	19970 Forest Drive East	COC	

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking with Variance Requests

III	1690 N Loop Freeway	PV	
IV	1619 N Shepherd Drive	PV	DEF2

Hotel/Motel with Variance Requests

V	704 Hyde Park Blvd	HMV	DEF2

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Amended Golfcrest Addition partial replat no 5	2023-1779	C3F	Harris	City	534R	0.19	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
2	Amira Sec 25	2023-1703	C3F	Harris	ETJ	286U	31.27	20.20	47	Beazer Homes Texas, L.P.	Costello, Inc.
3	Arana Properties	2023-1762	C2	Harris	City	450V	0.46	0.46	0	Arana Properties LLC	The Interfield Group
4	Bauer Villas (DEF2)	2023-1458	C3F	Harris	ETJ	285X	10.35	0.00	6	Darey Gonzalez	Owens Management Systems, LLC
5	Betka Road Street Dedication Sec 1	2023-1758	SP	Harris	ETJ	324K	1.93	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
6	Bonoan Business Park	2023-1749	C2	Harris	City	375N	2.54	2.54	0	BONOAN BUSINESS PARK	Survey 1, Inc.
7	Bradbury Forest Sec 12	2023-1687	C3F	Harris	ETJ	293T	30.17	17.76	62	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
8	Bridgeland Desert Marble Drive Street Dedication Sec 1	2023-1676	SP	Harris	ETJ	364R	1.22	0.00	0	Bridgeland Development LP	Costello, Inc.
9	Bridgeland Pollinator Drive Street Dedication Sec 1	2023-1675	SP	Harris	ETJ	364R	2.45	0.00	0	Bridgeland Development LP	Costello, Inc.
10	Bridgeland Prairieland Village Reserve Sec 4	2023-1671	C2	Harris	ETJ	365J	5.46	5.46	0	Bridgeland Development, LP	BGE, Inc.
11	Bridgeland Prairieland Village Sec 31	2023-1680	C3F	Harris	ETJ	364R	17.43	3.16	77	Bridgeland Development LP	Costello, Inc.
12	Cordoba Estates (DEF1)	2023-1553	C3F	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Mgmt Groups	Hovis Surveying Company Inc.
13	Cypress Trails at Bauer Landing Sec 1	2023-1774	C3F	Harris	ETJ	285P	40.25	15.80	127	LGI Homes	Pape-Dawson Engineers
14	Dunvale Village partial replat no 2	2023-1732	C3F	Harris	City	490Y	0.50	0.50	0	Meritage Homes of Texas, LLC	Quiddity Engineering
15	ExxonMobil South Houston Terminal (DEF1)	2023-1513	C2	Harris	City	533W	16.95	16.95	0	ExxonMobil Corporation	ExxonMobil Pipeline Company LLC
16	Friendly Overflow Lot	2023-1778	C2	Harris	ETJ	419R	13.39	13.39	0	Friendly Ford of Crosby	Windrose
17	Grand Mason Sec 6 (DEF1)	2023-1527	C3P	Harris	ETJ	405M	18.48	7.10	60	TRI Pointe Homes	BGE, Inc. - Land Planning
18	Grand Pines Reserve	2023-1730	C2	MULTI PLE	ETJ	286F	72.01	72.01	0	D.R. Horton-Texas, LTD.	LJA Engineering, Inc.-(Houston Office)
19	Grand Pines Sec 7	2023-1683	C3F	Montgo mery	ETJ	286B	25.25	14.86	39	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
20	Harvest Green Sec 45	2023-1691	C3F	Fort Bend	ETJ	566G	13.04	0.59	62	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
21	Harvest Green Sec 47	2023-1692	C3F	Fort Bend	ETJ	566G	10.04	0.55	28	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
22	Harvest Green Sec 48	2023-1694	C3F	Fort Bend	ETJ	566G	10.67	0.84	41	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
23	Harvest Green Sec 49	2023-1696	C3F	Fort Bend	ETJ	566G	9.52	0.39	43	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
24	Harvest Green Sec 50	2023-1698	C3F	Fort Bend	ETJ	566G	11.12	1.04	48	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
25	Harvest Green Sec 51	2023-1764	C3F	Fort Bend	ETJ	566G	16.48	3.07	29	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
26	Hero Business Park	2023-1768	C2	Harris	ETJ	290Q	4.99	4.99	0	Lee and Associates	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
27	Hiford Place	2023-1742	C3F	Harris	City	573Q	0.19	0.00	2	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
28	Kasbidi Court Plaza	2023-1521	C2	Harris	City	490X	0.34	0.34	0	MK	South Texas Surveying Associates, Inc.
29	LaReserva Back Ranch	2023-1390	C2	Harris	ETJ	248V	33.79	0.00	7	TWELVE OAKS SUBDIVISION LLC	Wood & Smart Design
30	Little York partial replat no 3	2023-1717	C3F	Harris	City	413S	2.25	2.25	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
31	Louetta Center	2023-1756	C2	Harris	ETJ	330P	1.03	1.03	0	MD GROUP HOLDINGS, LLC	Texas Professional Surveying, LLC
32	McDuffie Terrace	2023-1723	C3F	Harris	City	492R	0.11	0.00	2	Ali Samiee	Total Surveyors, Inc.
33	Modern Palms	2023-1682	C3P	Harris	City	534J	3.54	1.11	34	CAS Consultants, LLC	CAS Consultants, LLC
34	Moers Valley	2023-1670	C3P	Harris	City	575U	2.23	0.09	49	CAS Consultants, LLC	CAS Consultants, LLC
35	Mullins Houston	2023-1518	C2	Harris	ETJ	410G	4.00	3.79	0	MPC HOUSTON LLC	Core
36	Needham Road RV Park	2023-1755	C3F	Montgomery	ETJ	296R	6.16	5.18	0	Needham Road, LLC	Meta Planning + Design LLC
37	New Caney 1485 Addition	2023-1738	C2	Harris	ETJ	258R	2.05	2.05	0	Overland Group	John Cowan and Associates
38	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1 and extension	2023-1747	C3F	Harris	ETJ	365L	8.39	0.12	0	Bridgeland Development , LP	McKim & Creed, Inc.
39	Northgate Crossing MUD no 2 Water Plant no 3 (DEF2)	2023-1391	C2	Harris	ETJ	292K	2.52	2.52	0	Northgate Crossing Municipal Utility District No. 2	GBI Partners
40	Orange Villas	2023-1720	C2	Harris	City	494E	0.14	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
41	Park at Oak Forest	2023-1690	C3F	Harris	City	452P	2.98	0.37	48	Houston Home Builders	Jt Architectural design
42	Park at Pinemont Annex West	2023-1542	C3F	Harris	City	451F	0.89	0.01	13	South Post Oak Willow, L.P., a Texas Limited Partnership	City Choice Group, LLC
43	Park Eight	2023-1736	C3F	Harris	City	529G	48.97	44.09	0	68B LLC, a Texas limited liability company	BGE, Inc.
44	Plaza 99 Amra (DEF2)	2023-1502	C2	Harris	ETJ	285V	5.15	0.00	4	17903 Grant LLC	Hovis Surveying Company Inc.
45	Poundbury Sec 1	2023-1748	C3F	Harris	City	532Z	8.02	2.83	68	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
46	Proenergy Reserve (DEF2)	2023-1383	C2	Fort Bend	ETJ	611F	7.35	7.35	0	CDR Development, LLC	GBI Partners
47	QuikTrip Store No 7951	2023-1612	C3F	Harris	ETJ	498E	6.97	6.90	0	QuikTrip Corporation	Matkin Hoover Engineering
48	Reserve at Cypress Plaza Parkway Sec 2	2023-1741	C2	Harris	ETJ	366Y	8.13	8.13	0	55 Resort at Cypress Creek, LLC	BGE, Inc.
49	Reserve at Mangum	2023-1769	C2	Harris	City	451R	0.44	0.44	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
50	Residencies on Tyler	2023-1760	C3F	Harris	City	453T	0.27	0.00	6	Ganges Houston Heights LLC	Pioneer Engineering, LLC
51	Royal Brook at Kingwood Greenbelt Reserve	2023-1754	C2	Harris	City	297K	21.69	21.69	0	Friendswood Development Company	Quiddity Engineering - Katy

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52	Shadyvilla Addition no 2 partial replat no 11	2023-1689	C3F	Harris	City	451X	0.30	0.00	3	ROC Homes	MOMENTUM EGINEERING
53	Shadyvilla Addition No 2 partial replat no 10	2023-1686	C3F	Harris	City	451X	0.26	0.00	3	ROC Homes	MOMENTUM EGINEERING
54	Sheldon Ridge Sec 14 (DEF2)	2023-1456	C3P	Harris	ETJ	418S	12.40	0.96	60	Woodmere Development Co., LTD.	IDS Engineering Group
55	Sila Sec 5 (DEF1)	2023-1560	C3P	Harris	ETJ	258Y	27.56	0.89	135	Friendswood Development Company	BGE, Inc. - Land Planning
56	Silverglen West Landing	2023-1573	C3P	Harris	ETJ	371G	2.14	0.31	9	Arka Design and Construction	ARKA DESIGN AND CONSTRUCTION
57	Spring Cypress Manor	2023-1180	C3F	Harris	ETJ	328Q	4.15	1.19	44	ALEXANDER GREENE	JDM Group Company, LLC
58	Stonewall Villas	2023-1715	C2	Harris	City	494E	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
59	Stuebner Multifamily Development	2023-1699	C3P	Harris	ETJ	290S	17.72	16.07	0	BDW STUEBNER 280 LLC	RSG Engineering
60	Sunterra Sec 62 (DEF1)	2023-1615	C3P	Harris	ETJ	403V	45.17	14.89	125	Astro Sunterra, LP	Quiddity Engineering - Katy
61	Sunterra Sec 63 (DEF1)	2023-1620	C3P	Harris	ETJ	403V	27.26	9.02	93	Astro Sunterra, LP	Quiddity Engineering - Katy
62	Sunterra Sec 64 (DEF1)	2023-1622	C3P	Harris	ETJ	403V	7.73	0.54	39	Astro Sunterra, LP	Quiddity Engineering - Katy
63	Sunterra Sec 68	2023-1624	C3P	Waller	ETJ	403V	13.11	0.89	59	Astro Sunterra, LP	Quiddity Engineering - Katy
64	Thonig Villas (DEF2)	2023-1249	C2	Harris	City	451T	0.25	0.00	4	Montecristo 2021 LLC	Owens Management Systems, LLC
65	Timmerman Place partial replat no 2	2023-1608	C3F	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Treaschwig Business Park Sec 1	2023-1702	C2	Harris	ETJ	333H	11.53	11.53	0	Treaschwig Business Park, Inc.	McKim and Creed
67	Ventana Lakes East Reserves at Peek Road Sec 2	2023-1753	C2	Harris	ETJ	445C	5.88	5.88	0	Peek Road Manors LLC	EHRA

B-Replats

68	Arc Properties	2023-1695	C2R	Harris	City	530B	0.65	0.65	0	CHRBEL	RSG Engineering
69	Beekman Place partial replat no 2	2023-1731	C2R	Harris	City	450W	0.49	0.49	0	EYF STNL Club Deal 3, LP	Quiddity Engineering
70	Bella Heights	2023-1706	C2R	Harris	City	492D	0.38	0.38	0	Bella Heights Houston	Century Engineering, Inc
71	Bleker Estates	2023-1710	C2R	Harris	City	494B	0.11	0.00	2	New Era Development	New Era Development & Land Services
72	Branard Street Villas	2023-1719	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
73	Bremond Manor	2023-1641	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
74	Broad Horizons	2023-1737	C2R	Harris	City	535F	0.34	0.34	0	PermitUsNow	Cobalt Engineering & Inspections LLC
75	Cardenas Storage (DEF1)	2023-1644	C2R	Harris	ETJ	339K	1.54	1.54	0	PRO-SURV	PROSURV
76	Citywide Bas Apartments	2023-1728	C2R	Harris	City	454H	0.22	0.22	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
77	Coastal Enclave	2023-1664	C2R	Harris	City	533Z	0.58	0.03	10	JMJ Design & Construction	Cobalt Engineering & Inspections LLC

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78	Cunningham Estate	2023-1776	C2R	Harris	ETJ	409X	4.99	4.99	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
79	Esplanade replat no 2	2023-1679	C2R	Harris	City	373S	22.65	22.65	0	Provident Realty Advisors	Weisser Engineering Company
80	Eula Realty Group Woodlyn	2023-1684	C2R	Harris	City	455G	0.36	0.00	6	EULA Realty Group	AAB Homes, LLC
81	Everest Napoleon Street Development (DEF1)	2023-1323	C2R	Harris	City	493Z	0.13	0.01	3	Everest Property & Investments	Doshi Engineering & Surveying Company
82	Exeter Estate	2023-1693	C2R	Harris	City	413Z	0.51	0.00	4	N/A	E.I.C. Surveying Company
83	Fellowship Estates (DEF2)	2023-1270	C2R	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
84	Fisher Street Court (DEF1)	2023-1476	C2R	Harris	City	452Q	1.00	0.03	23	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
85	Hare Homes	2023-1726	C2R	Harris	City	494G	0.11	0.00	3	CSF Consulting LP	CSF Consulting LP
86	Harris Group	2023-1685	C2R	Harris	ETJ	458B	5.95	5.95	0	PRO-SURV	PROSURV
87	Houston Electric Vehicle Midtown	2023-1773	C2R	Harris	City	493U	0.72	0.72	0	Kimley-Horn	Windrose
88	Huffman Storage	2023-1767	C2R	Harris	ETJ	339S	11.55	11.54	0	Huffman Storage	Atkinson Engineers
89	Hyta Townhomes (DEF1)	2023-1428	C2R	Harris	City	452M	0.16	0.00	3	RITEX MAKAAN LLC	RSG Engineering
90	Kashmere Homes	2023-1766	C2R	Harris	City	454U	0.34	0.00	2	Chatha Investments, LLC	Cobalt Engineering & Inspections LLC
91	Kickapoo Estates	2023-1588	C2R	Harris	ETJ	283Q	4.98	0.00	3	Surviel Surveying	SEM SERVICES
92	McIlhenny Green	2023-1718	C2R	Harris	City	493V	0.11	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
93	MKA Group	2023-1666	C2R	Harris	City	455P	0.19	0.00	3	SEM SERVICES	SEM SERVICES
94	Nava Crossing	2023-1735	C2R	Harris	City	454E	0.19	0.00	3	Nava Construction	PLS CONSTRUCTION LAYOUT, INC
95	New Caney Municipal Utility District Water Plant no 2	2023-1688	C2R	Montgomery	ETJ	256U	1.23	1.22	0	New Caney Municipal Utility District	LJA Engineering, Inc.-(Houston Office)
96	North Durham Reserve	2023-1734	C2R	Harris	City	452Y	0.22	0.20	0	Altar Group	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
97	Park Eight South	2023-1739	C3R	Harris	City	529G	0.32	0.10	0	THE CITY OF HOUSTON	BGE, Inc.
98	Pembrook Point	2023-1751	C2R	Harris	City	455A	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Plaza Estates at Alabama	2023-1712	C2R	Harris	City	493Y	0.11	0.00	3	New Era Development	New Era Development & Land Services
100	Plaza Estates at Marcolin	2023-1725	C2R	Harris	City	412P	0.33	0.00	4	New Era Development	New Era Development & Land Services
101	Plaza Estates at Tangerine	2023-1711	C2R	Harris	City	573C	0.28	0.00	2	New Era Development	New Era Development & Land Services
102	Rebecca Place	2023-1697	C2R	Harris	City	533P	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
103	Ridgewood Street Gardens	2023-1721	C2R	Harris	City	492R	0.11	0.00	2	TOMO Development, LLC	Total Surveyors, Inc.
104	Ritex Estates at Briley	2023-1708	C2R	Harris	City	493Z	0.11	0.00	3	Ritex Real Estate LLC	Ritex Real Estate LLC
105	Ritex Estates at Mcgowen	2023-1709	C2R	Harris	City	493Z	0.11	0.00	3	IHS Development LLC	Ritex Real Estate LLC
106	Riverview Reserve	2023-1733	C2R	Harris	City	492L	2.86	2.86	0	Brooks and Sparks	West Belt Surveying, Inc.
107	Rogers Place	2023-1681	C2R	Harris	City	453K	0.14	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

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108	Rosalea at Garden Oaks	2023-1775	C2R	Harris	City	452L	0.33	0.01	8	To be determined	SEM SERVICES
109	Royal 786 LLC	2023-1548	C2R	Harris	City	571G	1.04	1.04	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
110	Sakowitz Landing	2023-1716	C2R	Harris	City	494G	0.11	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.
111	Sama Estate at Yale (DEF1)	2023-1519	C2R	Harris	City	452R	0.24	0.00	5	IHS Development LLC	Ritex Real Estate LLC
112	Serannos Addition	2023-1780	C2R	Harris	City	494G	0.11	0.00	1	Ducky Recovery	Cobalt Engineering & Inspections LLC
113	Sha Ron Estates (DEF2)	2023-1351	C3R	Harris	City	454K	0.83	0.07	13	Sharon Smith LLV	RP & Associates
114	South Hill Storage	2023-1672	C2R	Harris	ETJ	616H	2.75	2.75	0	P & A TRUCKING INC	JDM Group Company, LLC
115	Tori Landing	2023-1714	C2R	Harris	City	533Y	0.22	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
116	Van Zandt Place	2023-1561	C2R	Harris	City	414R	0.93	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Vasquez Reserve on Galveston (DEF1)	2023-1662	C2R	Harris	City	535F	0.37	0.37	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
118	Vecino Homes at Evella (DEF1)	2023-1596	C2R	Harris	City	453Z	0.29	0.00	5	Daniel Villa Jr Surveyor	SEM SERVICES
119	Victory Patio Homes	2023-1727	C2R	Harris	City	412T	0.18	0.00	2	LARIOS INVESTMENTS, LLC	Texas Field Services
120	Villas at Cowart Street	2023-1759	C2R	Harris	City	495K	0.29	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
121	West Polk Villas	2023-1722	C2R	Harris	City	493N	0.11	0.00	2	Elegant Urban Homes, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

122	Bonner Enclave partial replat no 1 and extension	2023-1501	C3N	Harris	City	492H	0.30	0.02	7	Barney Van Huss and Gran Van Interest, LLC	EHRA
123	Brick and Stone at Seabrook replat no 1	2023-1432	C3N	Harris	City	533Q	0.23	0.00	4	Daniel Villa Jr Surveyor	SEM SERVICES
124	Brookshire Gardens (DEF1)	2023-1185	C3N	Harris	City	531F	0.17	0.00	4	BROOKSHIRE GARDENS LLC	Texas Field Services
125	Clairmont Place Sec 1 partial replat no 12	2023-1433	C3N	Harris	City	455F	0.18	0.00	2	SEM SERVICES	SEM SERVICES
126	Deen Estates at Mainer	2023-1330	C3N	Harris	City	533P	0.11	0.00	2	IHS Development LLC	Ritex Real Estate LLC
127	Elmen Green	2023-1441	C3N	Harris	City	492V	0.13	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
128	Grand West Sec 2 partial replat no 1	2023-1404	C3N	Harris	City	573E	1.18	1.18	0	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
129	Loel Mason Estates	2023-1319	C3N	Harris	City	534D	0.35	0.00	4	Luna Remodeling Group	Tetra Land Services
130	Pinecrest Sec 7 partial replat no 1	2023-1496	C3N	Harris	City	450J	2.29	0.63	30	Meritage Homes of Texas, LLC	Quiddity Engineering
131	Ritex Estates at Mainer	2023-1338	C3N	Harris	City	533P	0.11	0.00	2	Ritex Makaan LLC	Ritex Real Estate LLC
132	Second Replat of John Dreaper Place Sec 1 partial replat no 1	2023-1484	C3N	Harris	City	491U	0.32	0.00	4	N/A	City Choice Group, LLC
133	Singh Estate	2023-1454	C3N	Harris	ETJ	326M	5.00	5.00	0	SEM SERVICES	SEM SERVICES
134	Views at Radio Road replat no 2	2023-1495	C3N	Harris	City	575M	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
135	Wrenwood Place	2023-1457	C3N	Harris	City	449X	0.34	0.01	8	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
D-Variances											
136	Beckendorff Place (DEF1)	2023-1488	C3P	Harris	ETJ	405Y	6.19	0.12	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
137	Davis World (DEF1)	2023-1500	C2R	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGEA|Planning + Design
138	Hyde Park Hotel (DEF2)	2023-1345	C2R	Harris	City	493N	0.57	0.57	0	Mighty Equities	Civil-Surv Land Surveying, L.C.
139	Katy Addicks Groundwater Plant	2023-0639	C2	Harris	City	449W	8.60	8.60	0	City of Houston	IDS Engineering Group
140	Kuykendahl Business Center	2023-1761	C2	Harris	ETJ	372B	9.92	9.92	0	Surv-Tex Surveying Inc	Surv-Tex surveying Inc.
141	Sheldon Ridge GP	2023-1745	GP	Harris	ETJ	418S	246.52	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
142	Twilight Park replat no 1 (DEF1)	2023-1366	C2R	Harris	City	493A	0.57	0.57	0	Ventura Holdings LLC	The Interfield Group
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
143	Dogwood Estates	2023-1704	C3P	Montgomery	ETJ	256P	3.08	0.00	10	SA CONSTRUCTION AND REMODELING	Texas Field Services
144	Tavenor Crossing (DEF1)	2023-1493	C2R	Harris	City	575L	2.31	2.31	0	Forward Enterprises	Windrose
G-Extensions of Approval											
145	Cypress Green Commercial Reserves Sec 4	2022-2126	EOA	Harris	ETJ	285R	4.36	4.36	0	Cypress Green LB Phase II, LLC	Quiddity Engineering
146	East Mount Houston Villas	2022-2157	EOA	Harris	ETJ	415M	1.51	1.51	0	Survey Solutions of Texas	Survey Solutions of Texas
147	East River Sec 3	2022-2189	EOA	Harris	City	494J	12.61	10.22	0	KBRN, LP	BGE, Inc.
148	East River Sec 4	2022-2191	EOA	Harris	City	494K	13.52	11.56	0	KBRN, LP	BGE, Inc.
149	Genoa	2022-2026	EOA	Harris	City	412Y	0.57	0.15	12	GMA Oasis LLC	CGEA|Planning + Design
150	Katy Lakes Sec 4	2022-2110	EOA	Harris	City/ETJ	404V	51.18	22.01	107	Mini-B, Inc.	LJA Engineering, Inc.-(Houston Office)
151	Newport Pointe Sec 4	2022-2052	EOA	Harris	ETJ	379U	25.74	13.36	59	Compass Land Development	LJA Engineering, Inc.-(Houston Office)
152	Olympia Falls Reserves	2022-2083	EOA	Fort Bend	ETJ	610R	35.26	35.26	0	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
153	RG Transport	2022-2158	EOA	Harris	ETJ	415M	3.00	3.00	0	Survey Solutions of Texas	Survey Solutions of Texas
154	Springwoods Village Parkway Street Dedication Sec 6	2022-1931	EOA	Harris	ETJ	291M	1.32	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
155	Wayside Village Sec 7	2022-2198	EOA	Harris	City	415T	74.31	36.84	227	LGI Homes - Texas, LLC	Pape-Dawson Engineers

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
156	Wileyvale Estates	2022-2242	EOA	Harris	City	454G	0.28	0.00	2	Hass Associates LLC	CGEA|Planning + Design

H-Name Changes

None

I-Certification of Compliance

157	20042 Ravenwood Drive	23-1703	COC	Montgomery	ETJ	295Q			Felix Rocha	Felix Rocha
158	20778 and 20774 Stevens Street	23-1704	COC	Montgomery	ETJ	256N			Diana Chavez	Bruno Chavez Painting
159	20782 and 20798 Stevens Street	23-1705	COC	Montgomery	ETJ	256N			Diana Chavez	Bruno Chavez Painting
160	26030 Hunters Trail	23-1706	COC	Montgomery	ETJ	257L			Carlos Parra	Carlos Parra
161	19970 Forest Drive East	23-1707	COC	Montgomery	ETJ	257M			Elas Rivera	Elias Rivera

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking with Variance Requests

III	1690 North Loop	23019806	PV	Harris	City	453T	Urban Genesis	Charlie Pendergraft
IV	1619 N. Shepherd Drive (DEF2)	23029610	PV	Harris	City	452Z	Sandlot Engineering, LLC	James Roman

Hotel/Motel with Variance Requests

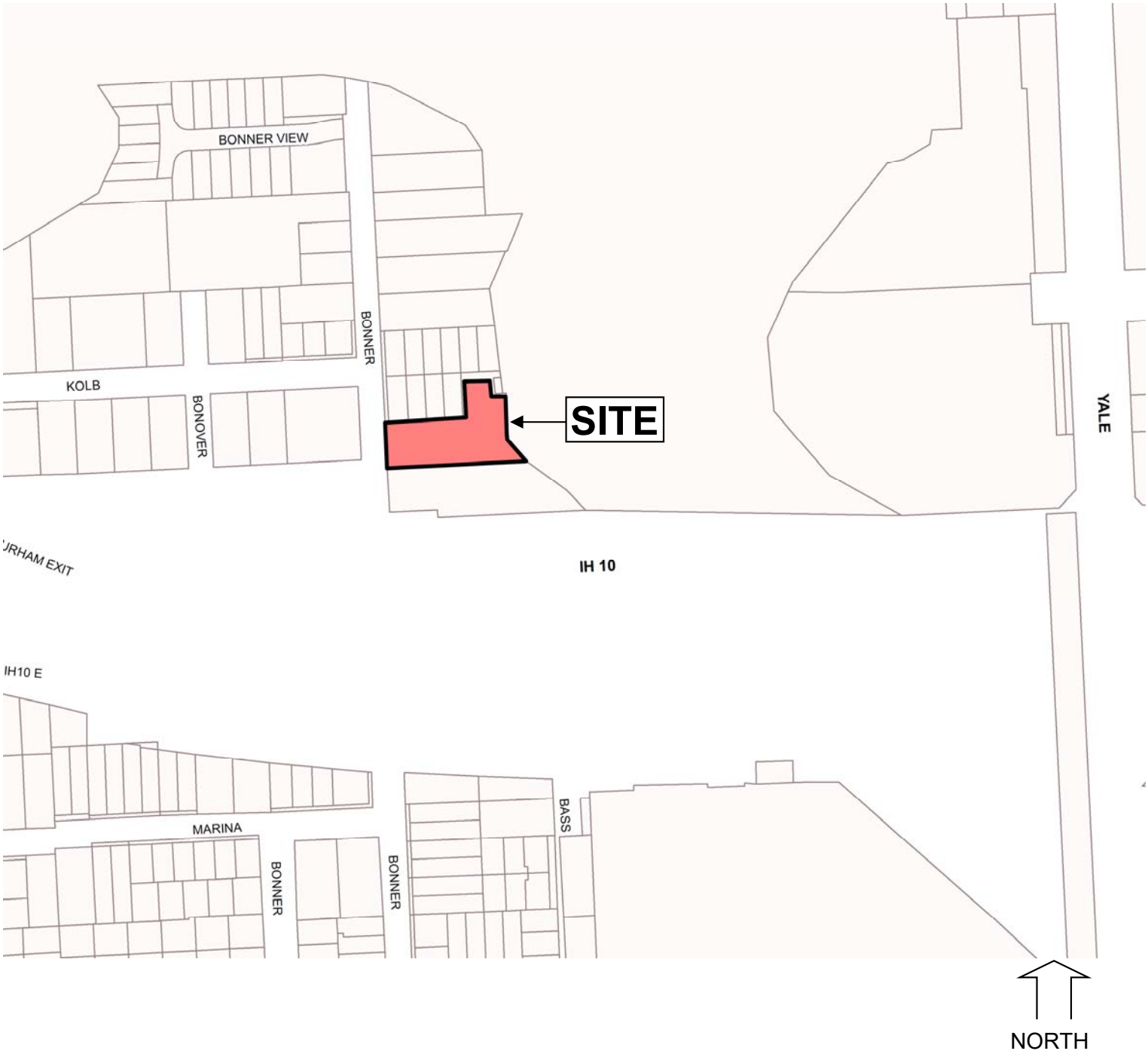
V	Hyde Park Hotel located at 704 Hyde Park Blvd (DEF2)	22014682	HMV	Harris	City	493N	Manish Patel	Shilpin Counsultancy LLC

Houston Planning Commission ITEM: 122

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

Subdivision Name: Bonner Enclave partial replat no 1 and extension

Applicant: EHRA



C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

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

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

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

Subdivision Name: Bonner Enclave partial replat no 1 and extension

Applicant: EHRA



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1501; Bonner Enclave partial replat no 1 and Extension; a partial replat of Bonner Enclave, being a portion of lot 11, Block 1, as recorded at Film Code No. 681862 of the Harris County Map Records.

The property is located east along Bonner Street and north of Interstate 10. The purpose of the replat is to create 7 (seven) single family residential lots and two (2) reserves. The applicant, Christopher Brown**,** with EHRA, on behalf of the developer Barney Van Huss and Gran Van Interest, LLC, can be contacted at **713-337-7447.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of 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, August 10, 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.

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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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: 123

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Brick and Stone at Seabrook replat no 1

Applicant: SEM SERVICES



C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Brick and Stone at Seabrook replat no 1

Applicant: SEM SERVICES



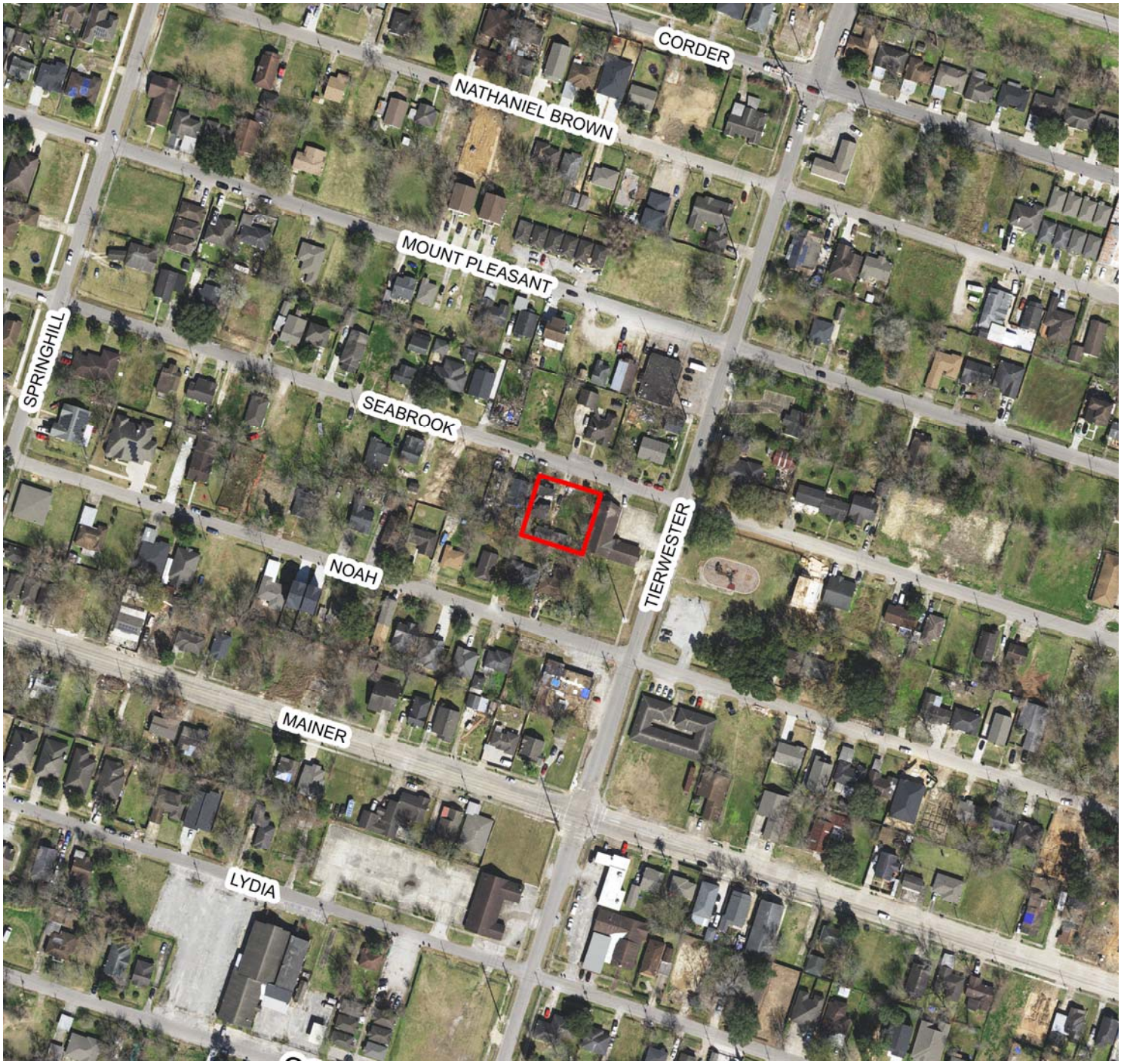
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Brick and Stone at Seabrook replat no 1

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

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1432; Brick and Stone at Seabrook replat no 1; a full replat of Brick and Stone at Sebrook, being all of Lots 1-6 and Reserve "A", in Block 1, as recorded at Film Code No. 699418 of the Harris County Map Records.

The property is located south along Seabrook Street between and Springhill Street and Tierwester Street. The purpose of the replat is to create 4 single family residential lots. 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.

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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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- **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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

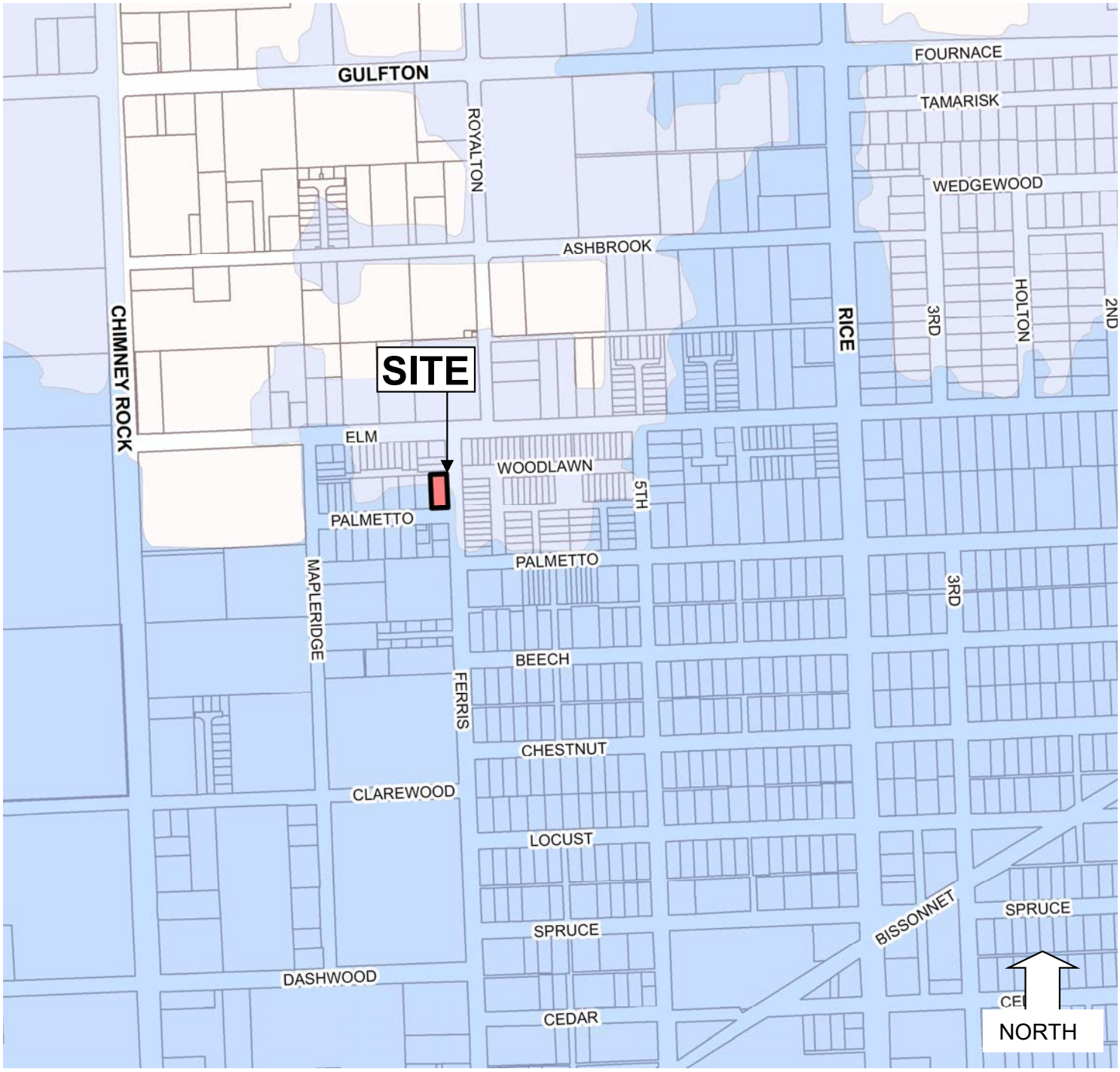
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Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Brookshire Gardens (DEF 1)

Applicant: Texas Field Services



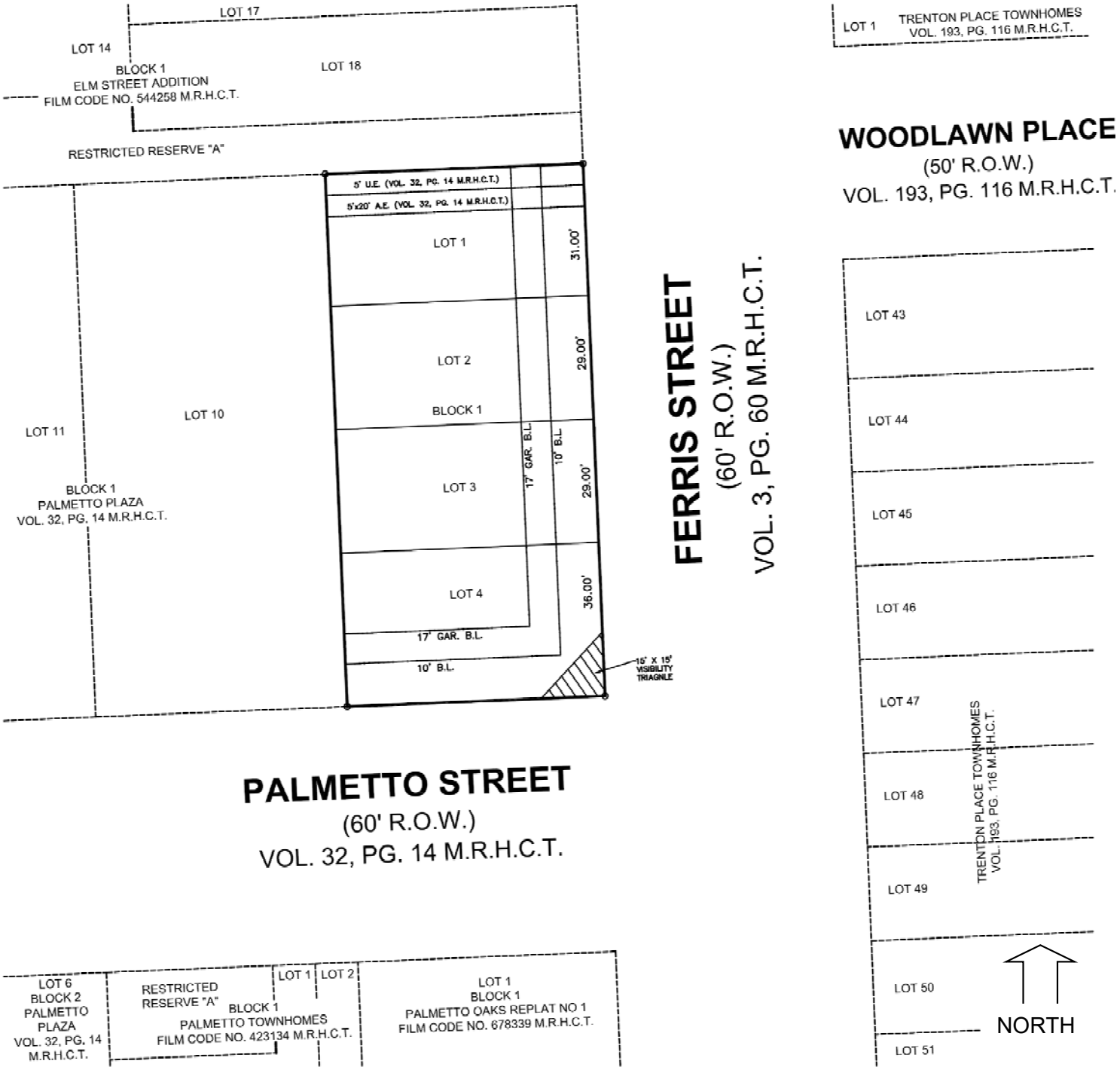
C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Brookshire Gardens (DEF 1)

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/10/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.**

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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

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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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Planning Department Staff Authority and Obligation

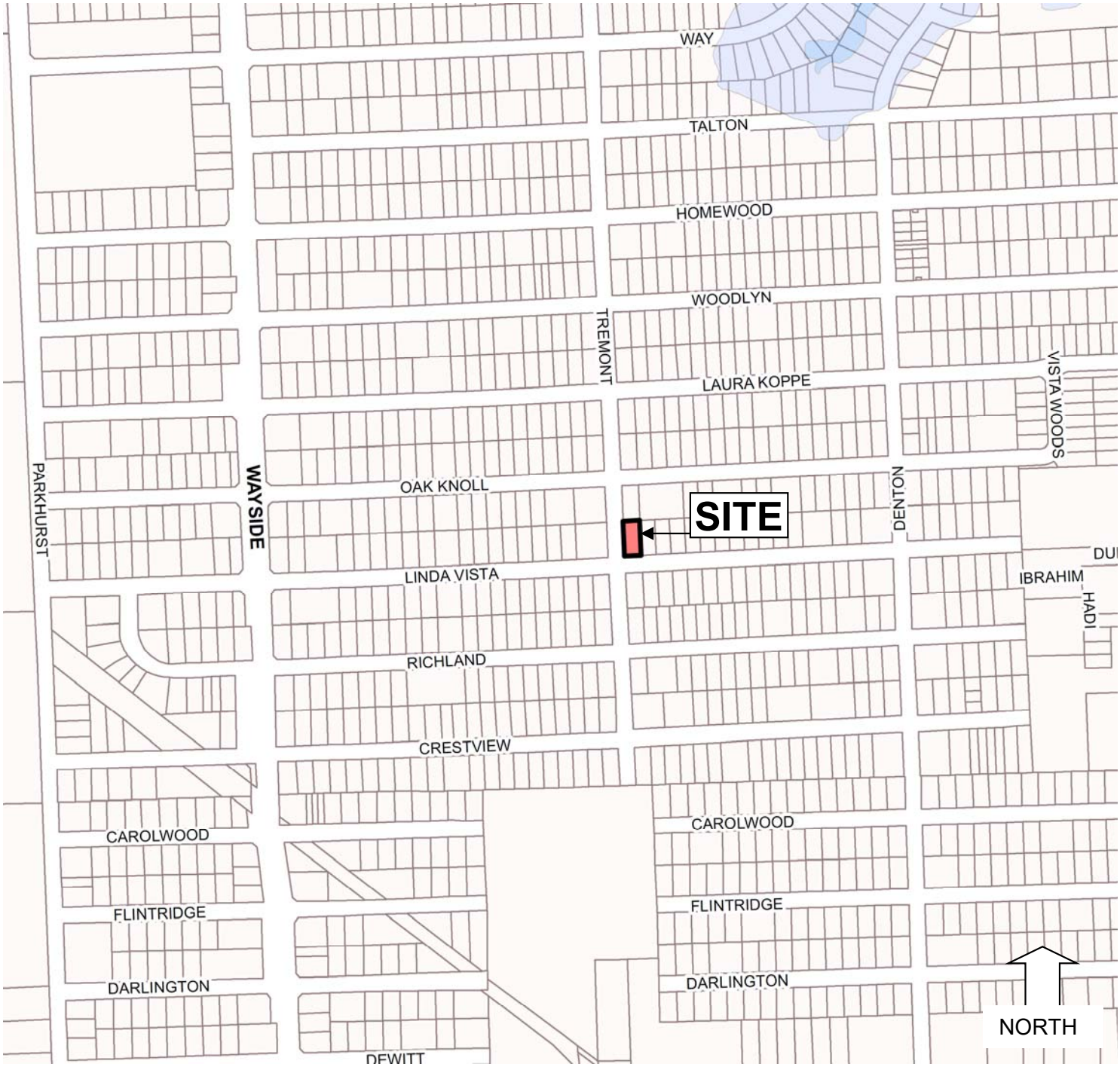
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Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Clairmont Place Sec 1 partial replat no 12

Applicant: SEM Services



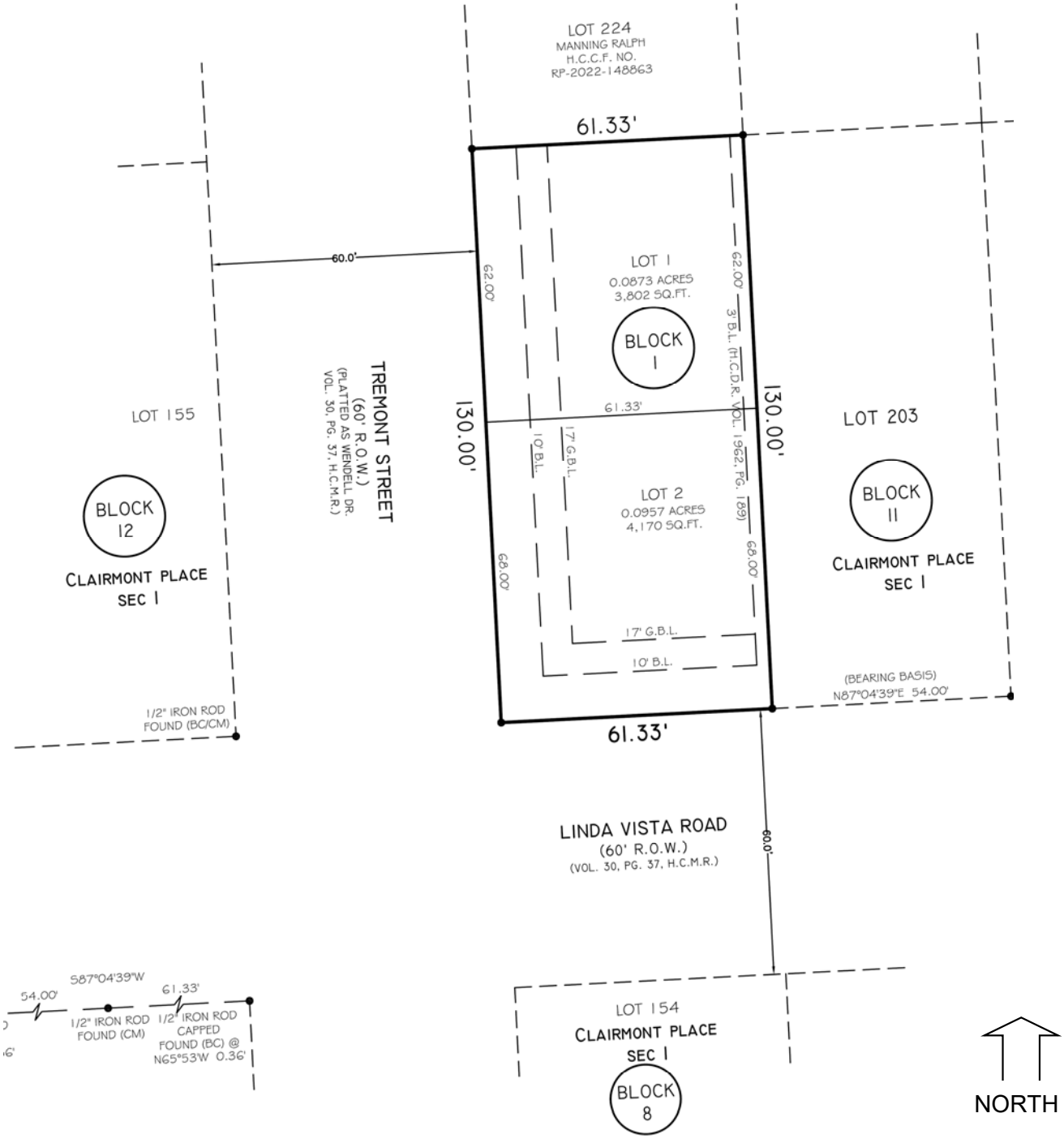
C – Public Hearings Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Clairmont Place Sec 1 partial replat no 12

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Clairmont Place Sec 1 partial replat no 12

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

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1433; Clairmont Place Sec 1 partial replat no 12; a partial replat of **Clairmont Place Sec 1**, being Lot 203 in Block 11, as recorded in Volume 30 Page 37 of the Harris County Map Records.

The property is located at the northeast intersection of Tremont Street and Linda Vista Road. The purpose of the replat is to create two (2) single family lots. The applicant, **Stephanie River-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.

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Controller: Chris Brown

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Planning Department Staff Authority and Obligation

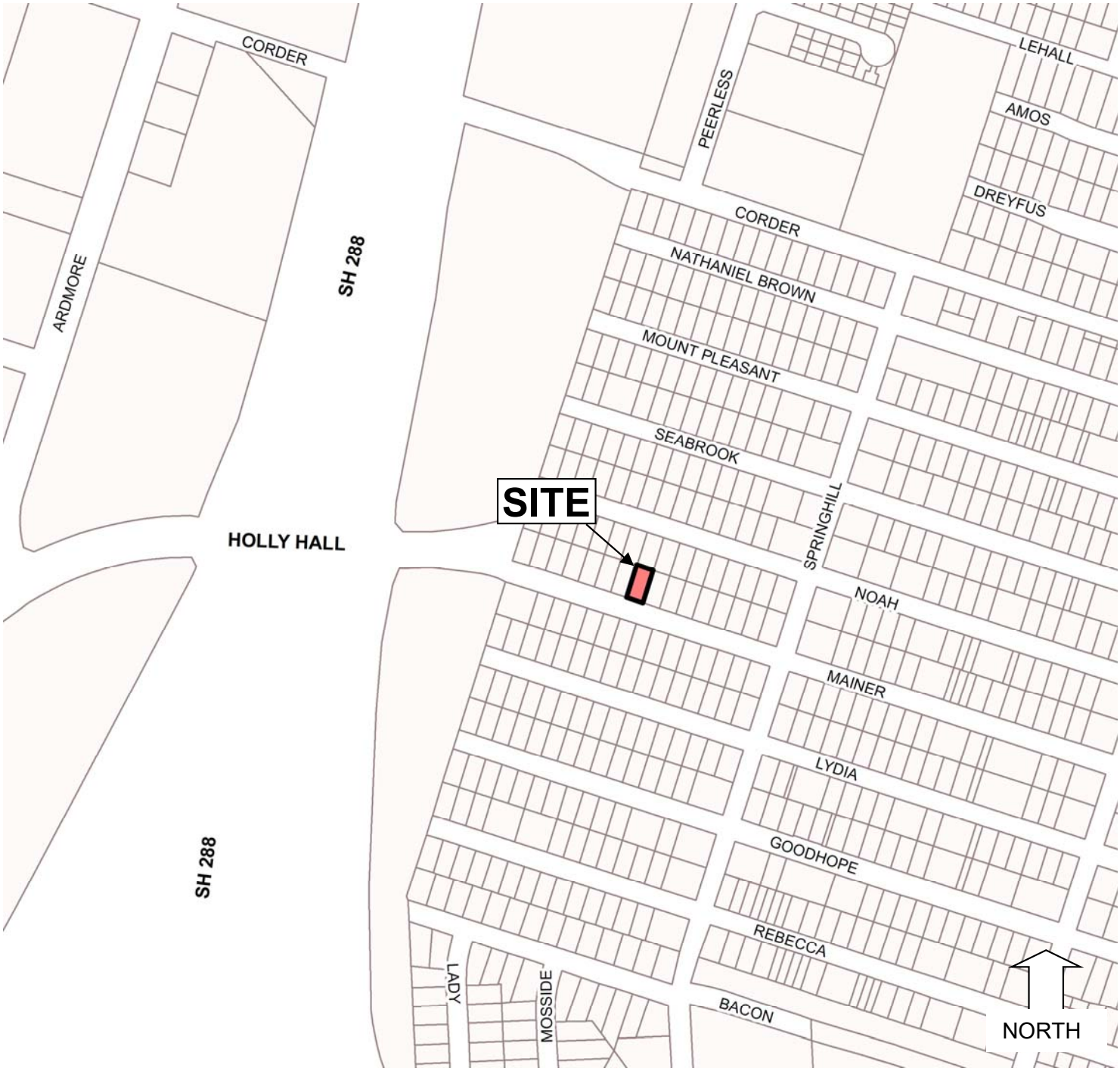
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Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Deen Estates at Mainer

Applicant: HIS Development LLC



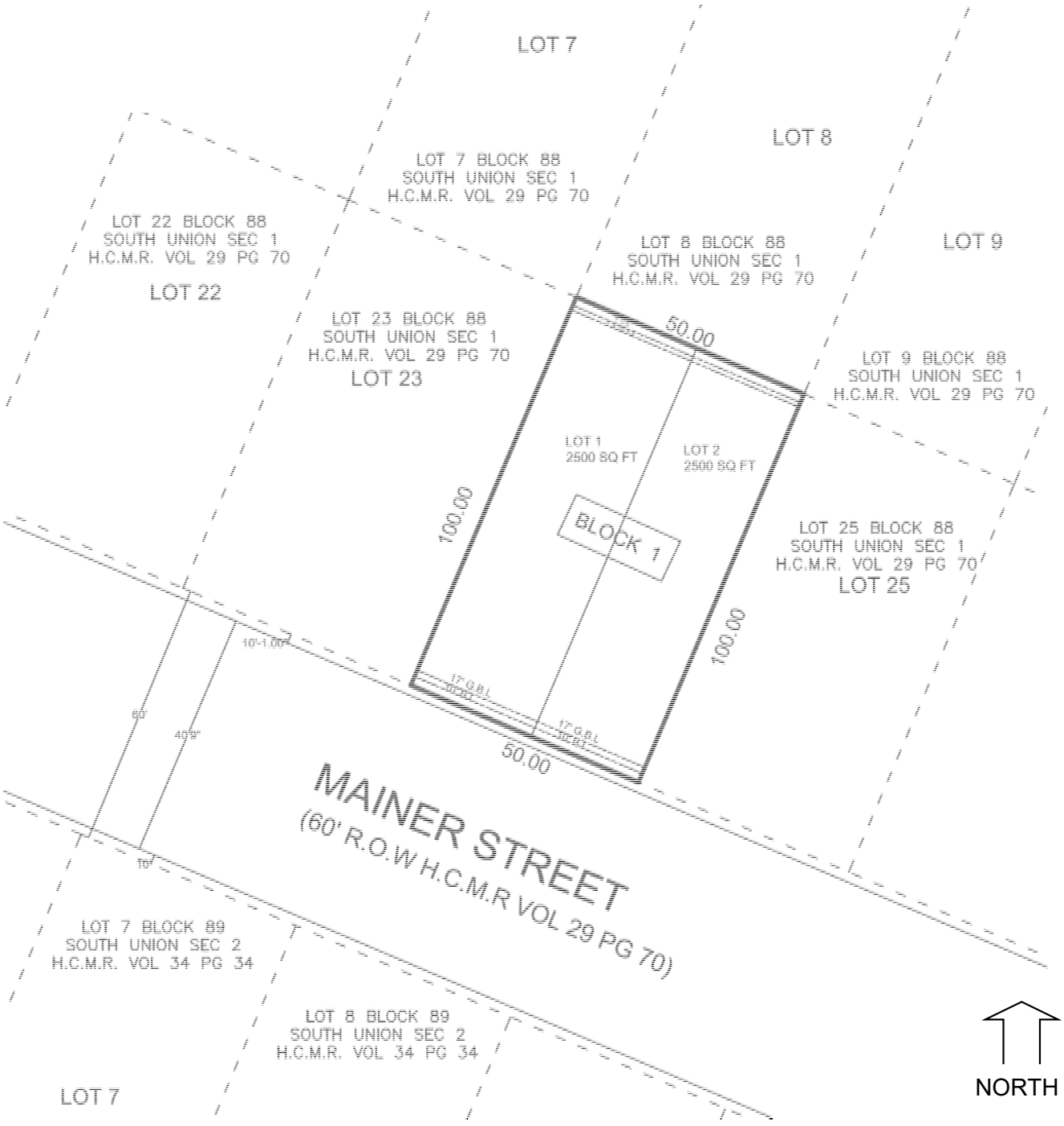
C – Public Hearings Site Location

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/10/2023**

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Applicant: HIS Development LLC



C – Public Hearings Aerial

CITY OF HOUSTON
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www.houstontx.gov

Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1330; Deen Estates at Mainer; a partial replat of "South Union Sec 1," being Lot 24, in Block 88, as recorded in Volume 29, Page 70 of the Harris County Map Records.

The property is located north along Mainer Street, east of SH 288 and north of South loop 610. The purpose of the replat is to create two (2) single family residential lots. The applicant, Morgan Permenter**,** with Ritex Real Estate LLC, on behalf of the developer, HIS Development, LLC, can be contacted at **281-786-0463**

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Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Elmen Green

Applicant: Total Surveyors, Inc.



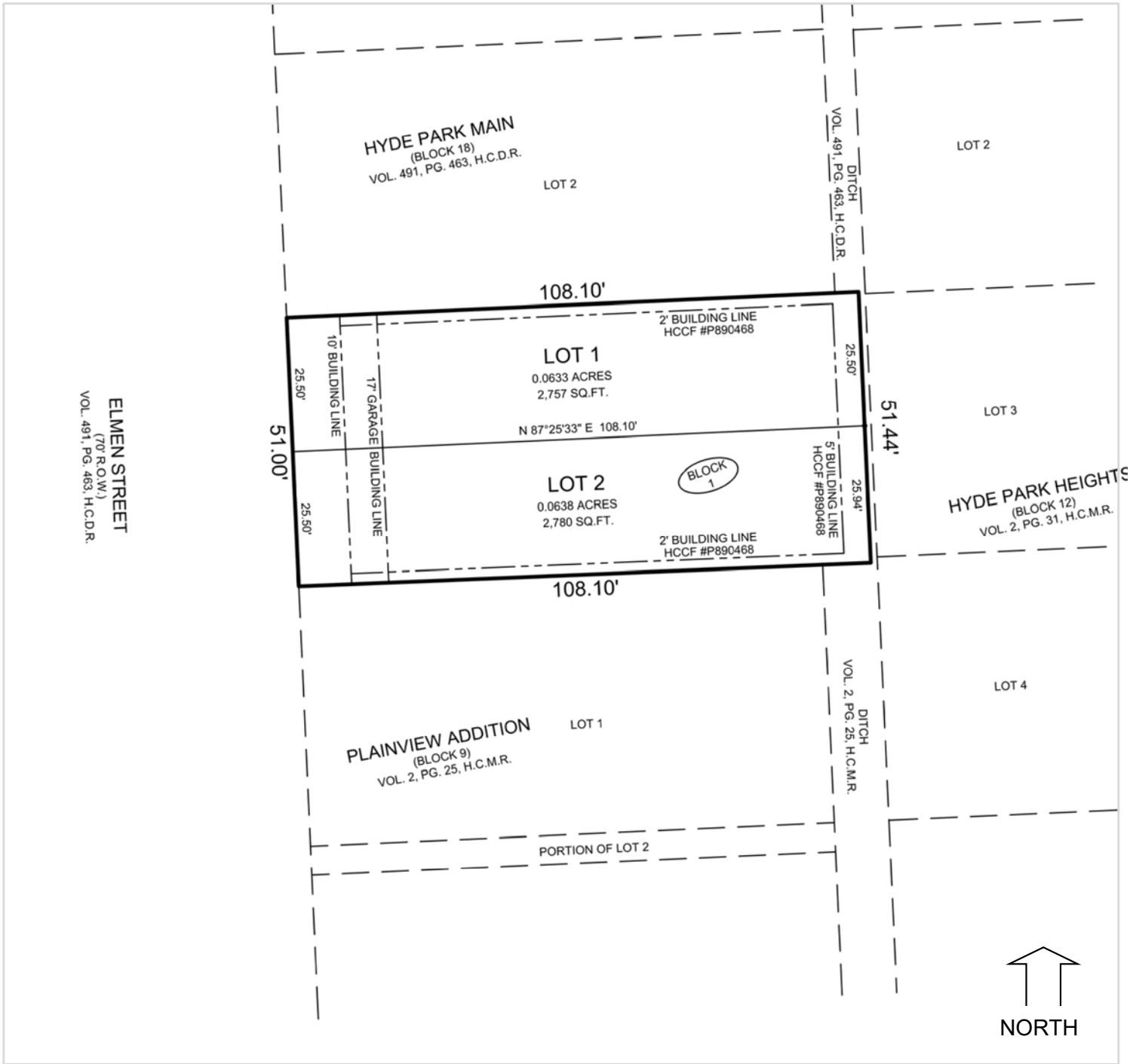
C – Public Hearings **Site Location**

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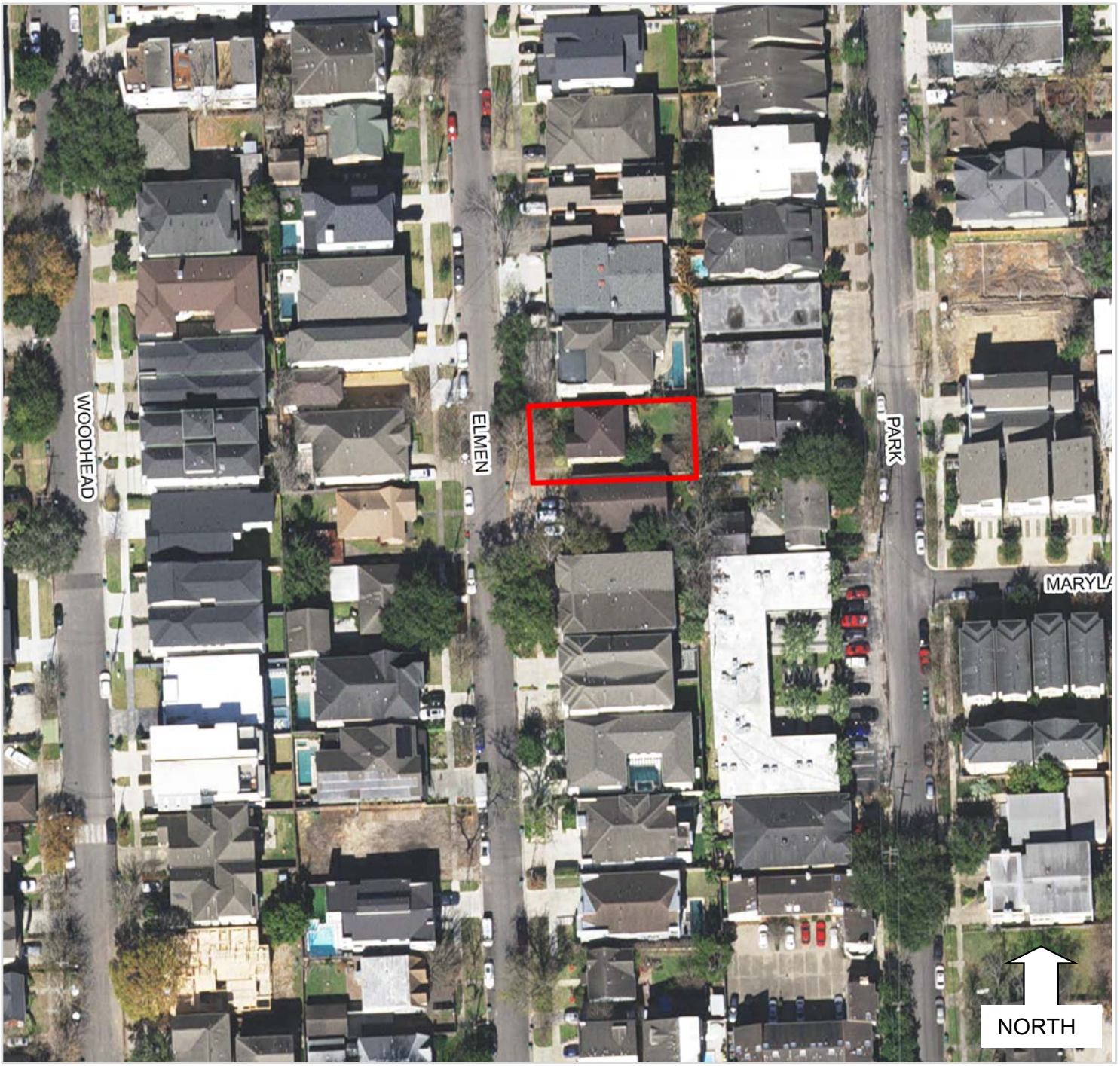
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/10/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Houston, Texas 77251-1562

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Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1441; Elmen Green; a replat of **Hyde Park Main**, being Lot 1, Block 18, as recorded in Vol. 491, pg. 463 of the Harris County Deed Records.

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

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Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Grand West Sec 2 partial replat no 1

Applicant: DHI Engineering, LLC



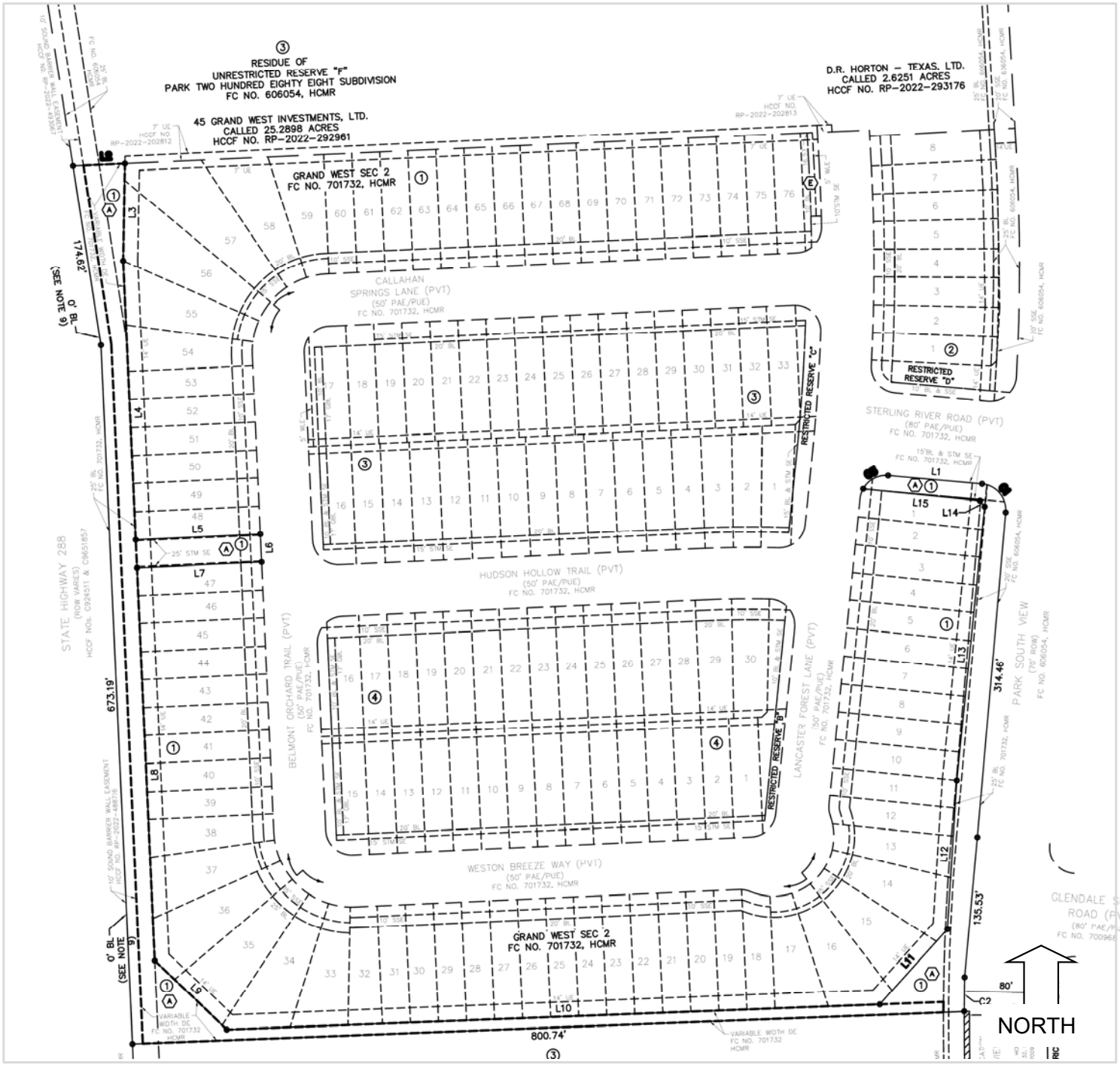
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/10/2023**

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Applicant: DHI Engineering, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Grand West Sec 2 partial replat no 1

Applicant: DHI Engineering, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1404
Plat Name: Grand West Sec 2 partial replat no 1
Applicant: DHI Engineering, LLC
Date Submitted: 06/23/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
42-150 "Building Line Requirement." To establish a dual building line along State Highway 288 and allow a sound barrier wall structure that is 16' in height to be constructed within a 25' building line.

Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150 – Building line requirement. Paragraph (a) states: An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." Paragraph (d) states: Major Thoroughfares in general – 25 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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 site is located within the city limits and is situated between State Highway 288 and Park South View, just north of Airport Boulevard. The purpose of the replat is to establish a dual building line within Reserve "A" that will allow a 16' tall sound barrier wall to be constructed 5' from the westernmost property line. By the preceding recorded plat (Grand West Sec 2) there is an existing 25' building line that restricts any permitted structure to exceed 8' in height. The applicant is now requesting a 0' building line that will only apply to a sound barrier wall structure that exceeds the maximum height requirement. Various wall heights were studied, and the 16' tall sound barrier wall was the most appropriate to properly serve the future residents of Grand West. The sound barrier wall is as an environmental improvement for noise abatement caused by traffic along the adjacent right-of-way of State Highway 288. We have previously coordinated our sound barrier wall design efforts with TXDOT, and they have no comments to provide on the proposed construction plans. The proposed location of the sound barrier wall also lies within an existing recorded 10' wide sound barrier wall easement that was granted to the Harris County Municipal Utility District No. 451 for maintenance purposes.

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

The justifications supporting the variance are the prevailing development conditions and the need for flexibility to achieve a feasible design that would allow a sound barrier wall structure to be placed within a 10' strip of land that is situated along the State Highway 288 Right-of-Way. Directly east of the 10' strip of land is an existing drainage easement that provides perimeter drainage swales for conveyance of drainage flows to a storm sewer system internal to the development.

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

While this area is situated along State Highway 288, there is no way for the sound barrier wall to be constructed without a variance give the noise abatement improvements necessary for the residents of Grand West development. The applicant is not requesting to remove the existing 25' building line. All other structures that require a permit must adhere to the existing 25' building line by the preceding plat.

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

By approving this variance request, the sound barrier wall will be constructed and the residents of Grand West will benefit from reductions in noise levels created by the State Highway 288 overpass directly adjacent to the Grand West development.

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

The variance increases public safety and is an environmental improvement for noise abatement caused by traffic along the adjacent right-of-way of State Highway 288. Without the variance, the site will continue to exist without the environmental improvement. The sound wall will actually increase the economic costs of the development, but the developer intends to create a better environment for the residents of this community by reducing highway traffic noise levels.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PHV

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1404; Grand West Sec 2 partial replat no 1; a partial replat of Grand West Sec 2, being Reserve A, Block 1, a as recorded in Film Code No. 701732 of the Harris County Map Records.

The property is located east along State Highway 288, north of Airport Boulevard. The purpose of the replat is to create one (1) reserve restricted to Landscape/Open Space. The applicant, **Levi Morales,** with DHI Engineering, LLC, on behalf of the developer DR Horton, can be contacted at **281-269-6841.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 10, 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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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

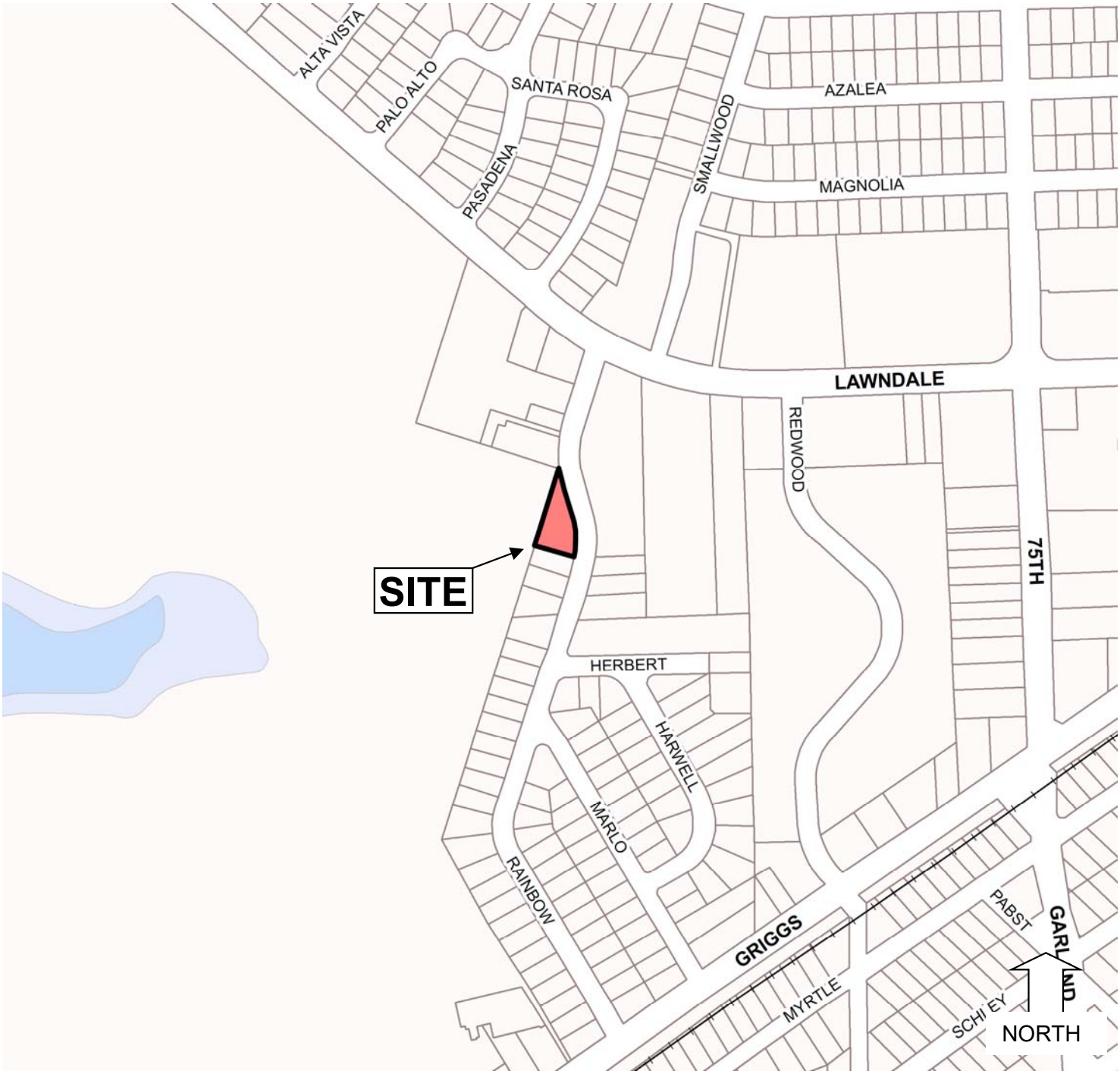
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Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Loel Mason Estates

Applicant: Tetra Land Services



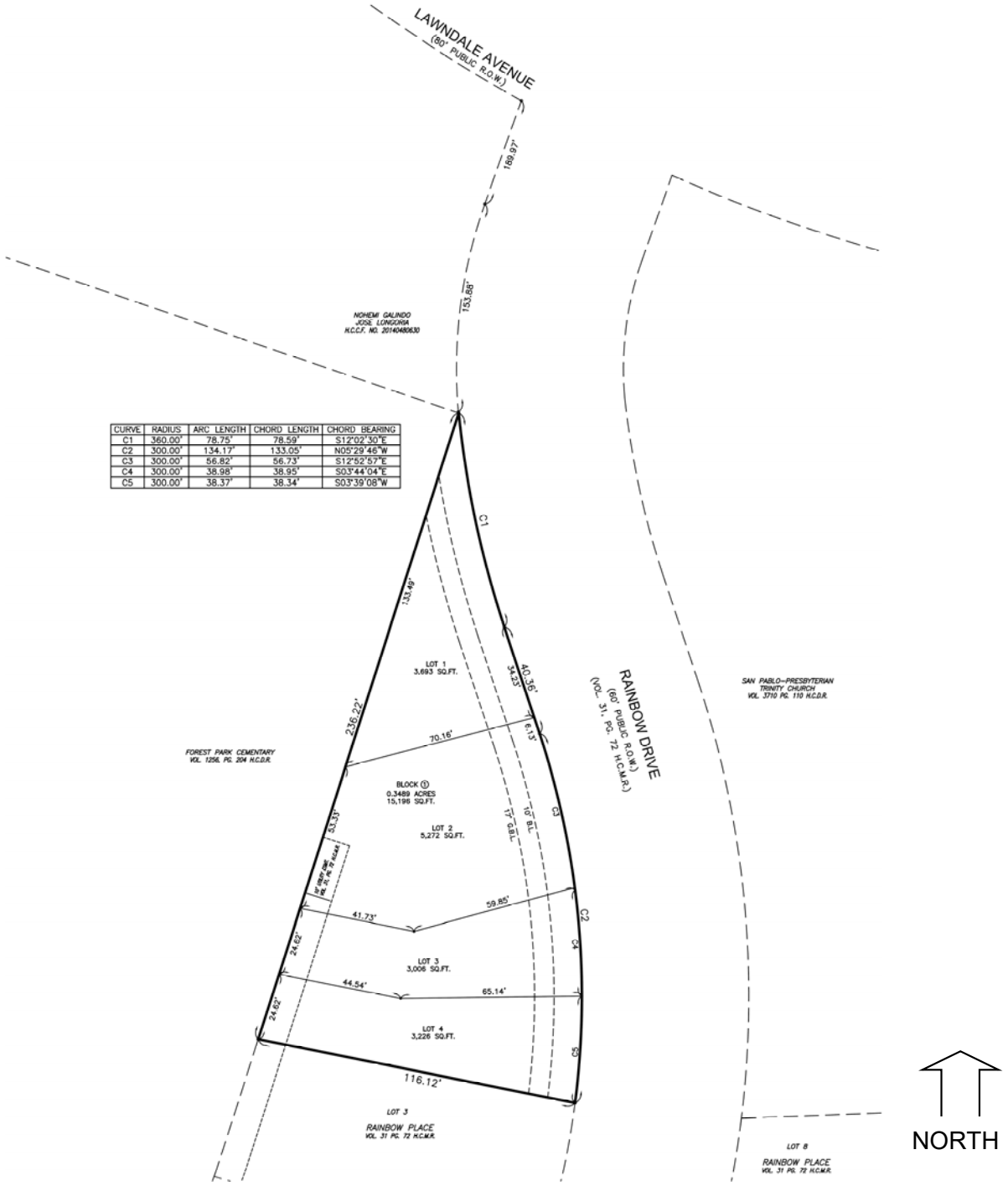
C – Public Hearings Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Loel Mason Estates

Applicant: Tetra Land Services



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	360.00'	78.75'	78.59'	S12°02'30"E
C2	300.00'	134.17'	133.05'	N05°29'46"W
C3	300.00'	56.82'	56.73'	S12°52'57"E
C4	300.00'	38.98'	38.95'	S03°44'04"E
C5	300.00'	38.37'	38.34'	S03°39'08"W

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Loel Mason Estates

Applicant: Tetra Land Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
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Public Hearing Notice

PH

July 10, 2023

Dear Property Owner:

Reference Number: 2023-1319; Loel Mason Estates; a replat of **Rainbow Place**, being Lots 1 and 2, as recorded in Vol. 31, pg. 72 of the Harris County Map Records.

The property is located south of Lawndale Avenue, and along Rainbow Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Paul Coyne,** with Tetra Land Services, on behalf of Luna Remodeling Group, the developer, can be contacted at **713-462-6100.**

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

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

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

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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
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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

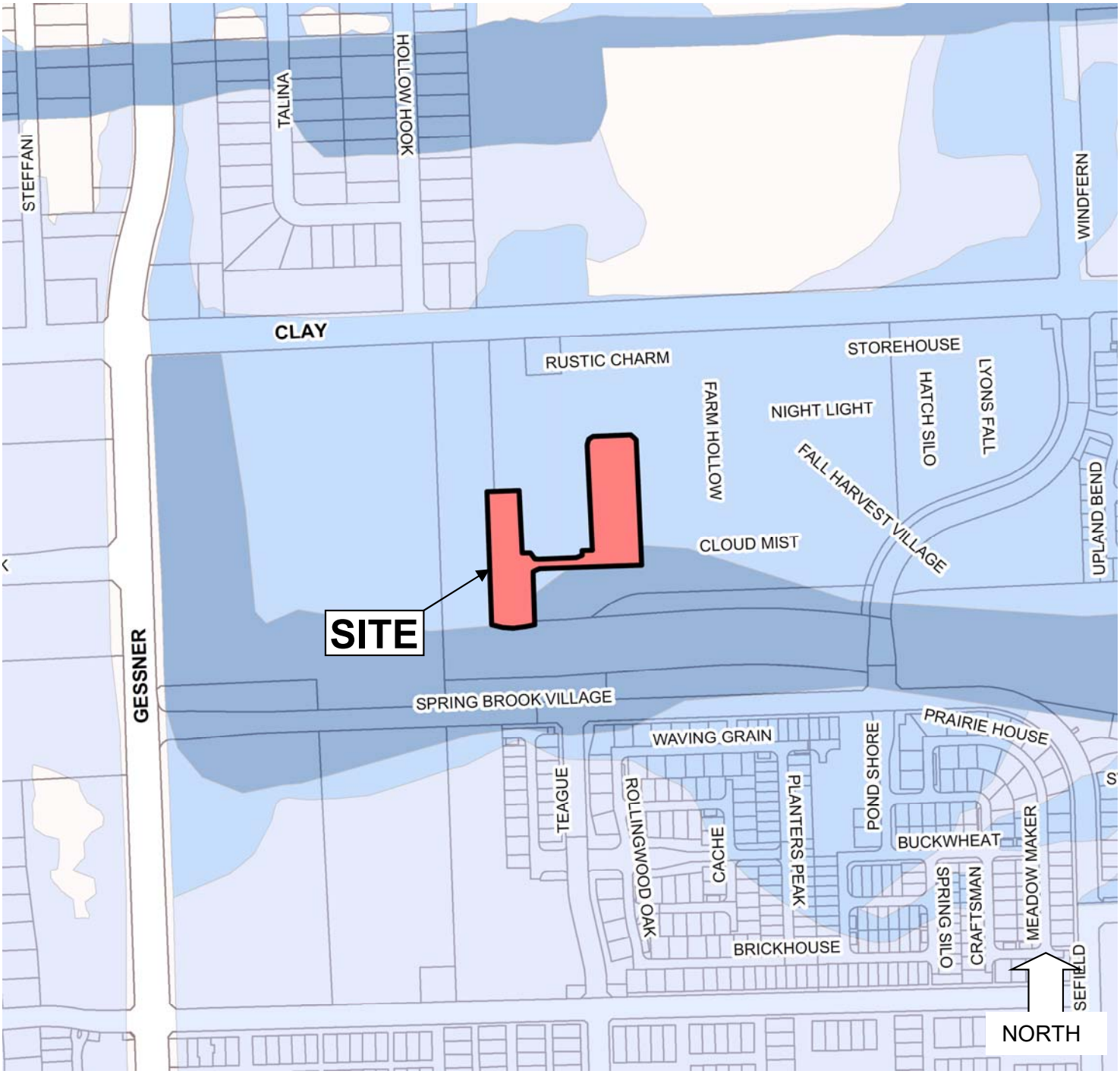
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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



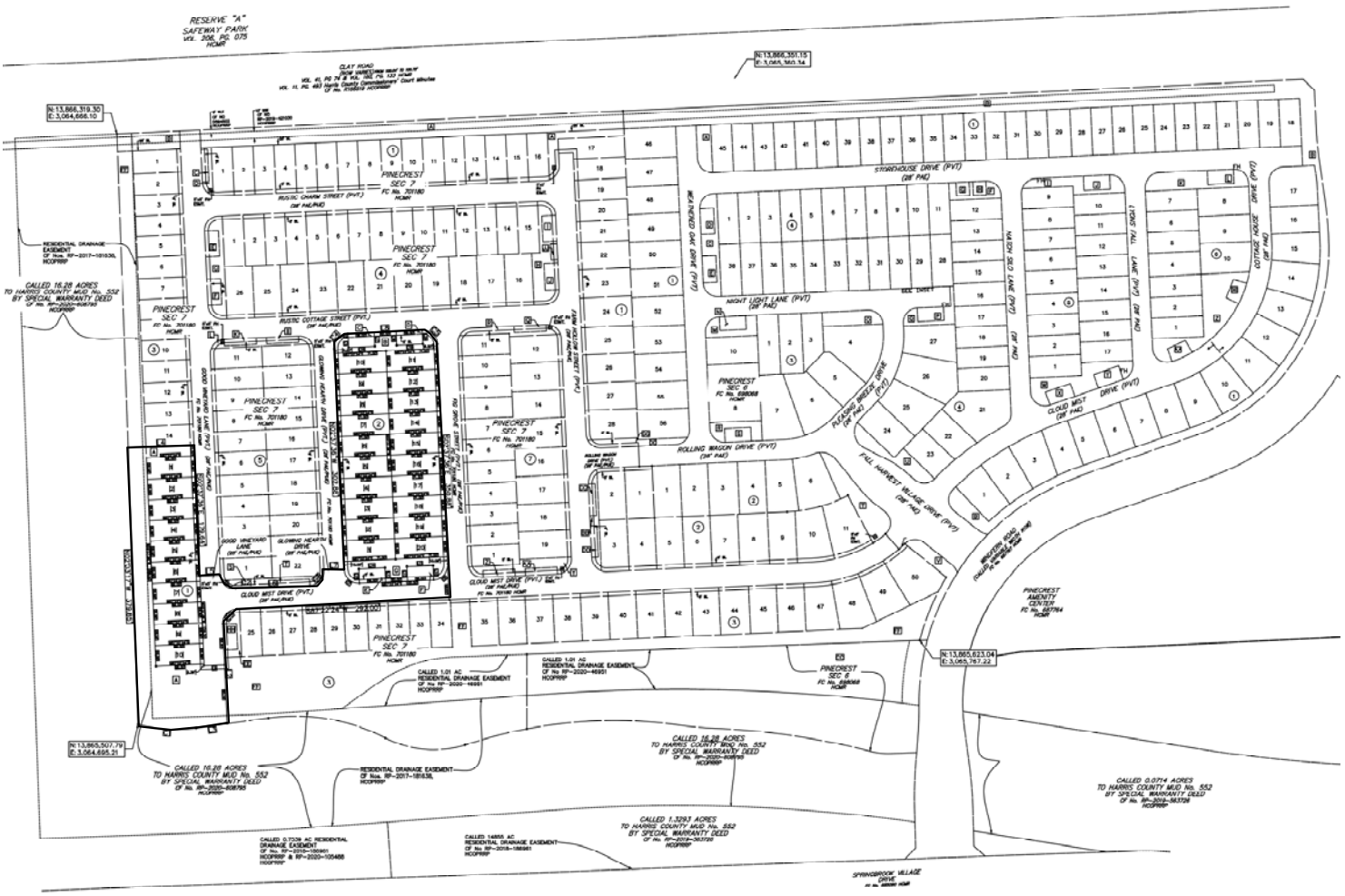
C – Public Hearings Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°22'24"W	90.36'
L2	S87°22'24"W	28.00'
L3	N87°22'24"E	102.00'
L4	N87°22'24"E	28.00'
L5	N87°22'24"E	102.00'
L6	S02°37'36"E	136.91'
L7	N82°00'24"E	43.03'
L8	S87°56'50"W	28.00'
L10	N87°22'24"E	36.00'
L11	S02°37'36"E	19.00'
L12	S02°37'36"E	19.00'
L13	N87°22'24"E	36.00'
L14	S02°37'36"E	19.00'
L15	N02°37'36"W	19.00'
L16	N87°22'24"E	36.00'
L17	N02°37'36"W	19.00'
L18	N02°37'27"W	19.00'
L19	N87°22'24"E	36.00'
L20	N02°37'27"W	19.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	20.00'	90°00'00"	31.42'	S47°37'36"E	28.28'	20.00'
C2	20.00'	90°00'00"	31.42'	N42°22'24"E	28.28'	20.00'
C3	20.00'	90°00'00"	31.42'	N42°22'24"E	28.28'	20.00'
C4	20.00'	90°00'00"	31.42'	S47°37'36"E	28.28'	20.00'
C5	20.00'	90°00'00"	31.42'	S42°22'24"W	28.28'	20.00'
C6	197.39'	23°19'10"	80.34'	S86°20'01"E	79.78'	40.13'
C7	20.00'	90°00'00"	31.42'	S47°37'36"E	28.28'	20.00'
C8	20.00'	90°00'00"	31.42'	N42°22'24"E	28.28'	20.00'

NORTH

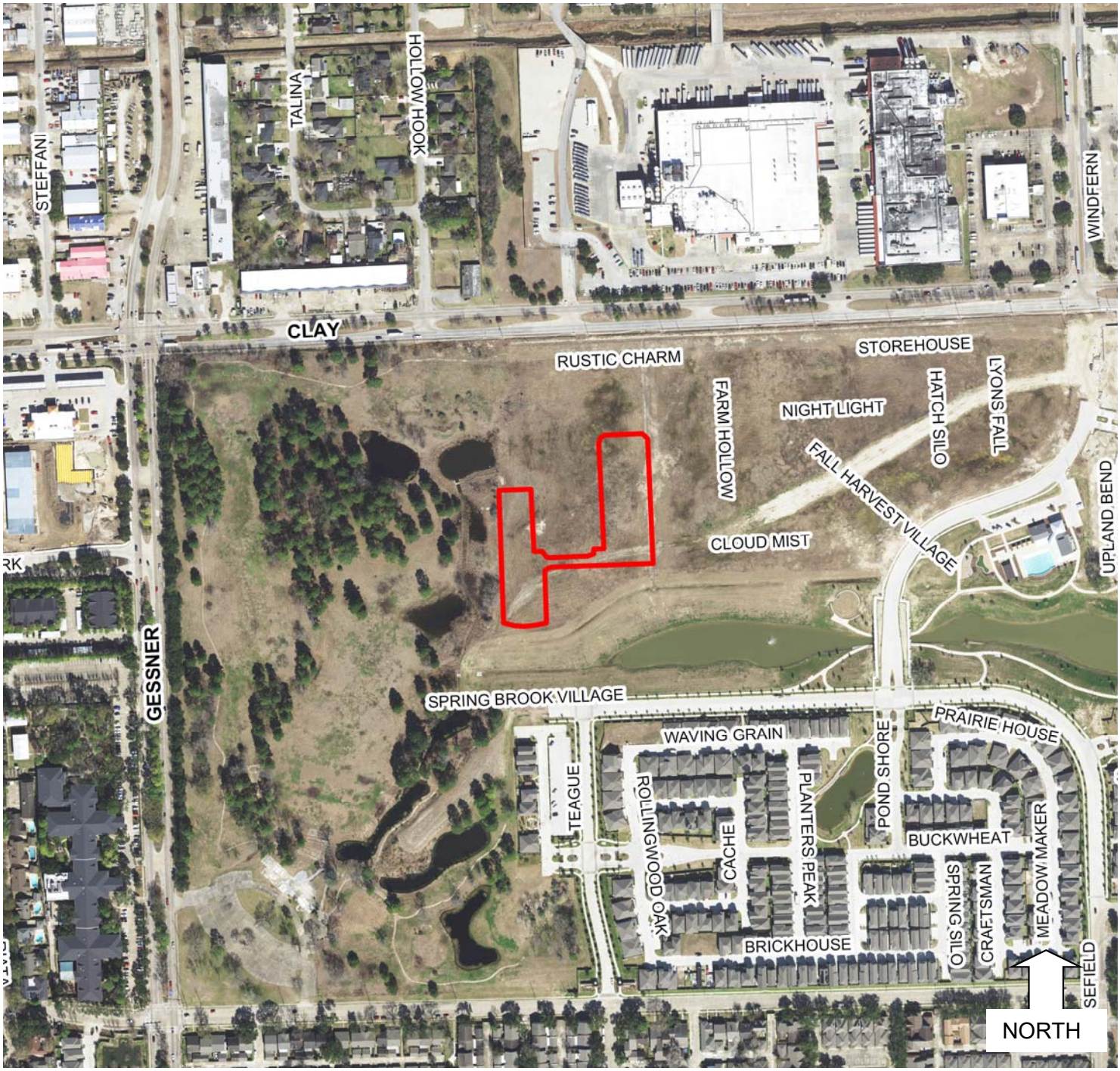
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
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www.houstontx.gov

Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1496; Pinecrest Sec 7 partial replat no 1; a replat of Pinecrest Sec 7, being Lots 15-24, and a portion of Reserve "FF" in Block 3, and all of Block 6 as recorded in Film Code No. 701180 of the Harris County Map Records.

The property is located along Cloud Mist Drive, East of Gessner Road and south of Clay Road. The purpose of the replat is to create thirty (30) residential lots and seven (7) reserves as part of a private street development, removing existing reserves "U" and "P" from block 6. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of Meritage Homes of Texas LLC, the developer, can be contacted at **281-363-4039.**

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Planning Department Staff Authority and Obligation

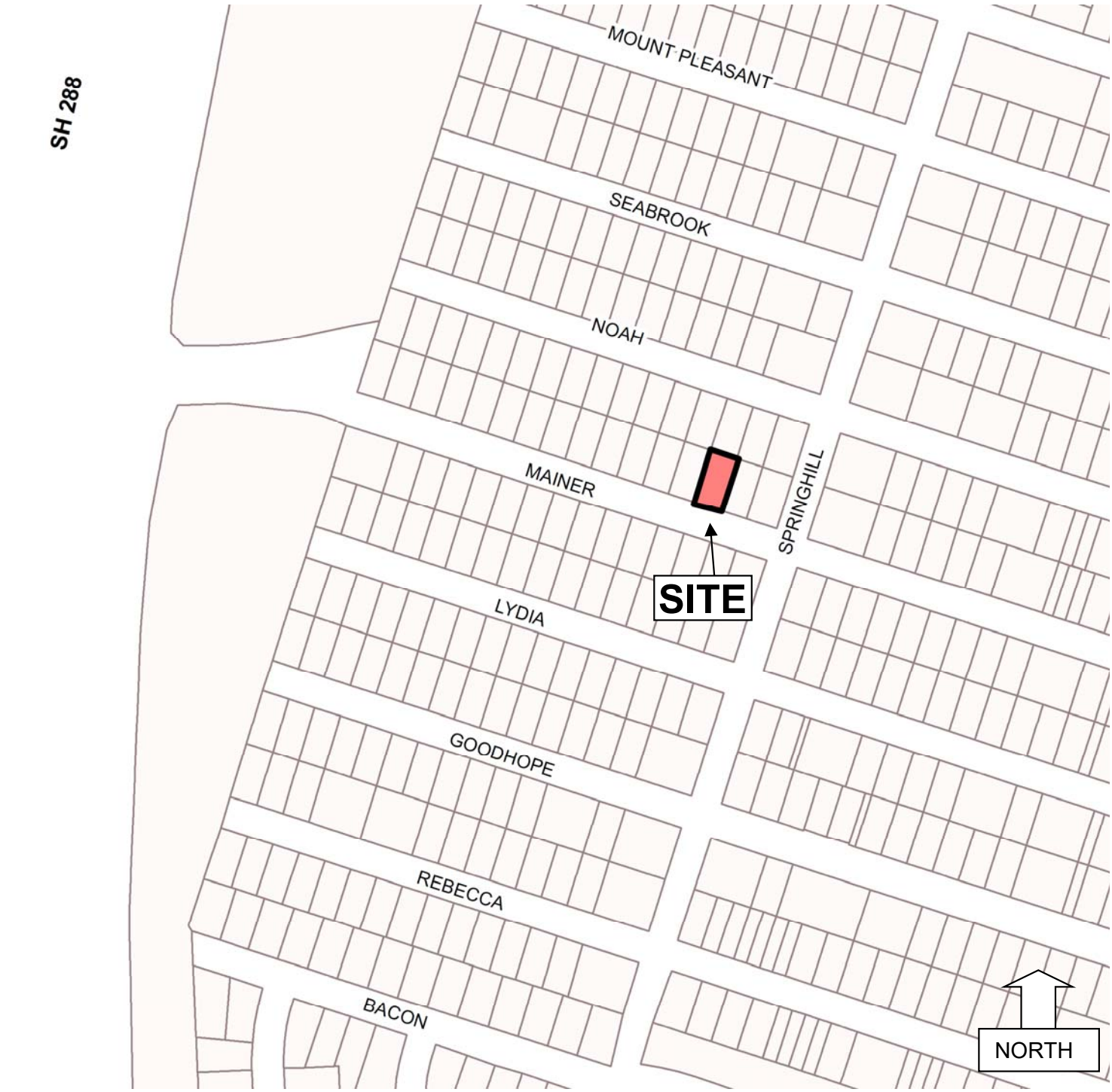
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Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Ritex Estates at Mainer

Applicant: Ritex Real Estate LLC



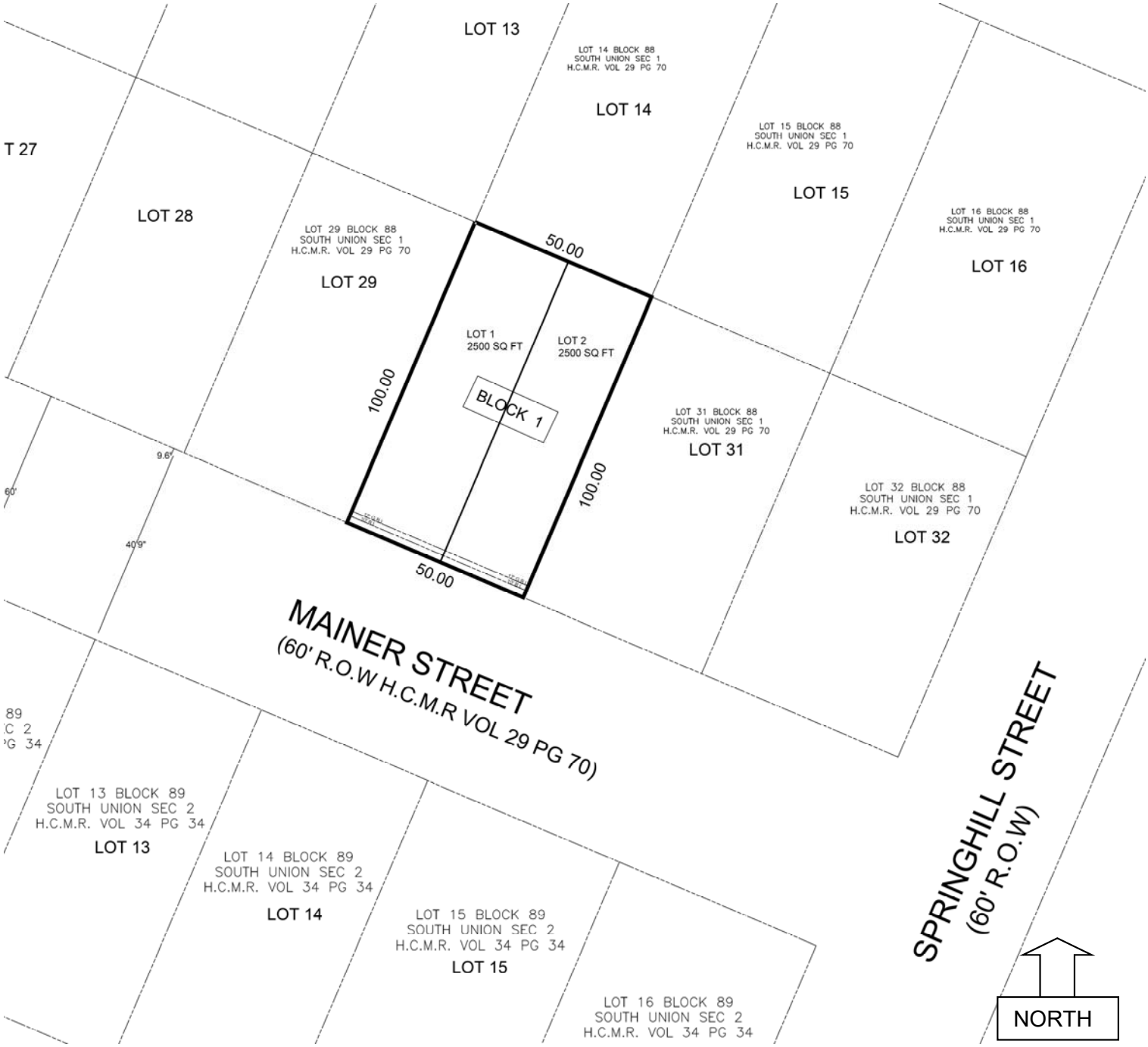
C – Public Hearings Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Ritex Estates at Mainer

Applicant: Ritex Real Estate LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Ritex Estates at Mainer

Applicant: Ritex Real Estate 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

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1338; Ritex Estates at Mainer; a partial replat of South Union Place Sec 1, being Lot 30 of Block 88, as recorded Volume 29 Page 70 of the Harris County Map Records.

The property is located north along Mainer Street and west of Springhill Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Morgan Permenter,** with Ritex Real Estates LLC, on, the developer, can be contacted at **281-786-0463.**

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, August 10, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

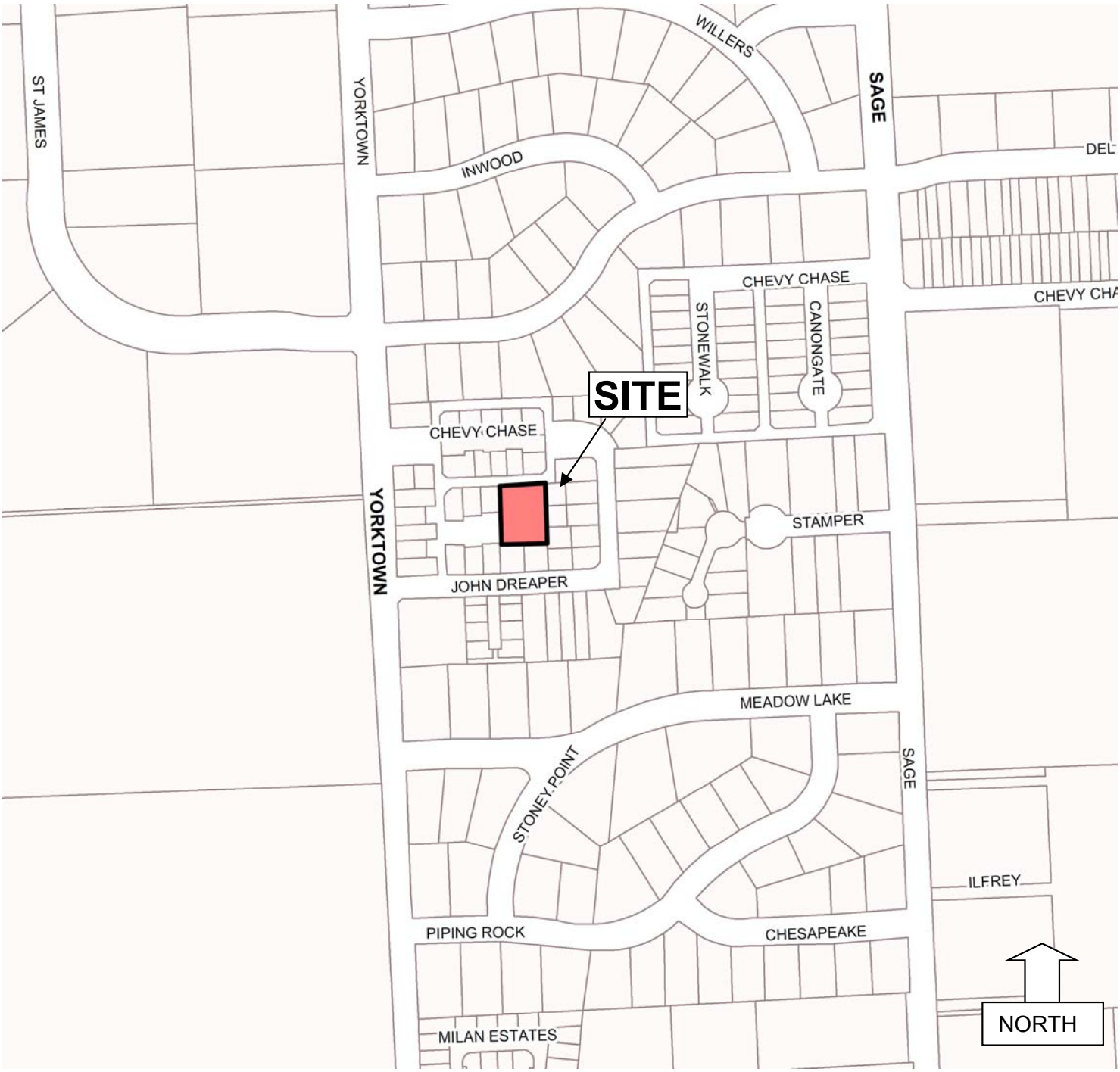
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Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1

Applicant: City Choice Group, LLC



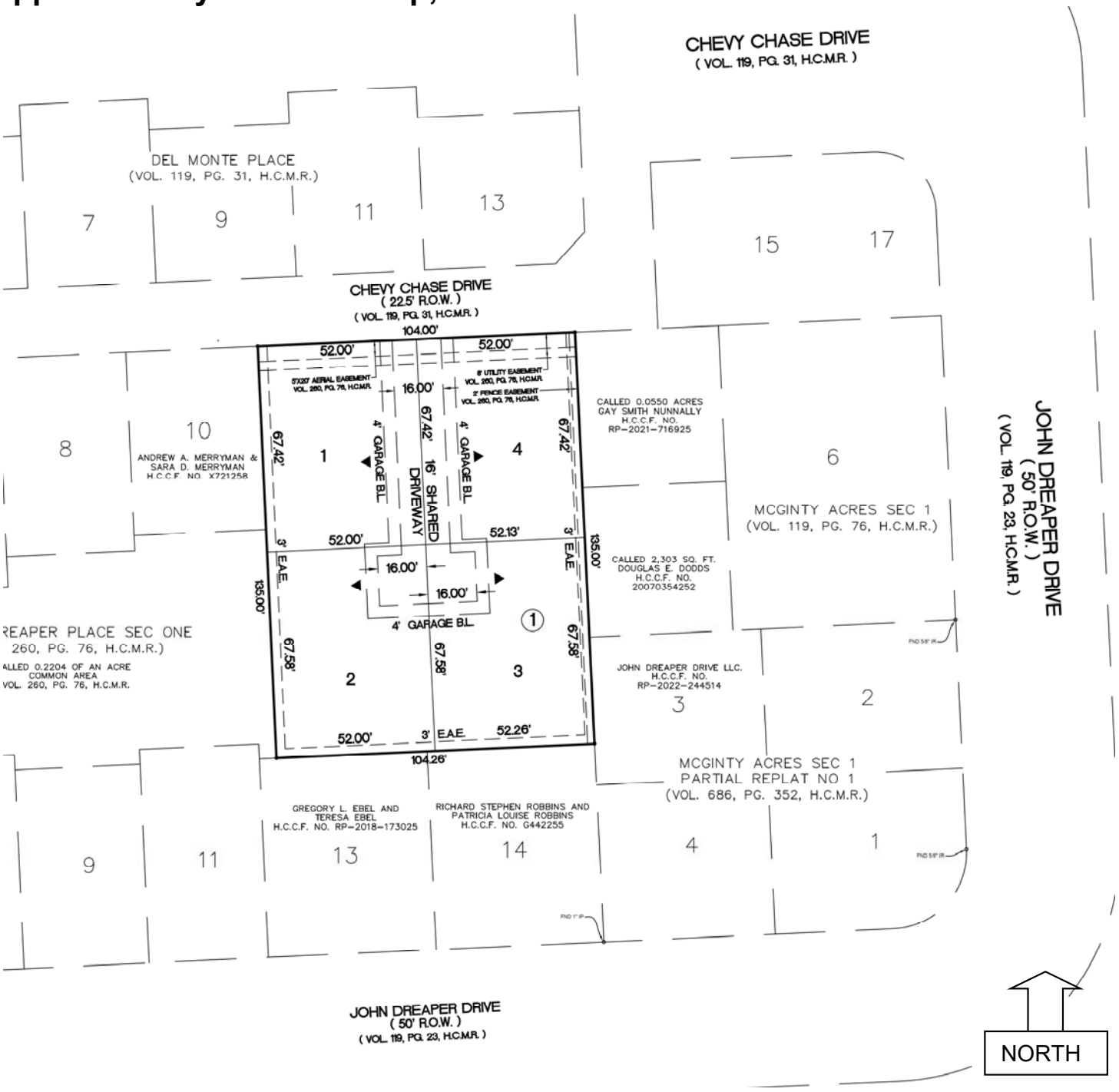
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1

Applicant: City Choice Group, LLC



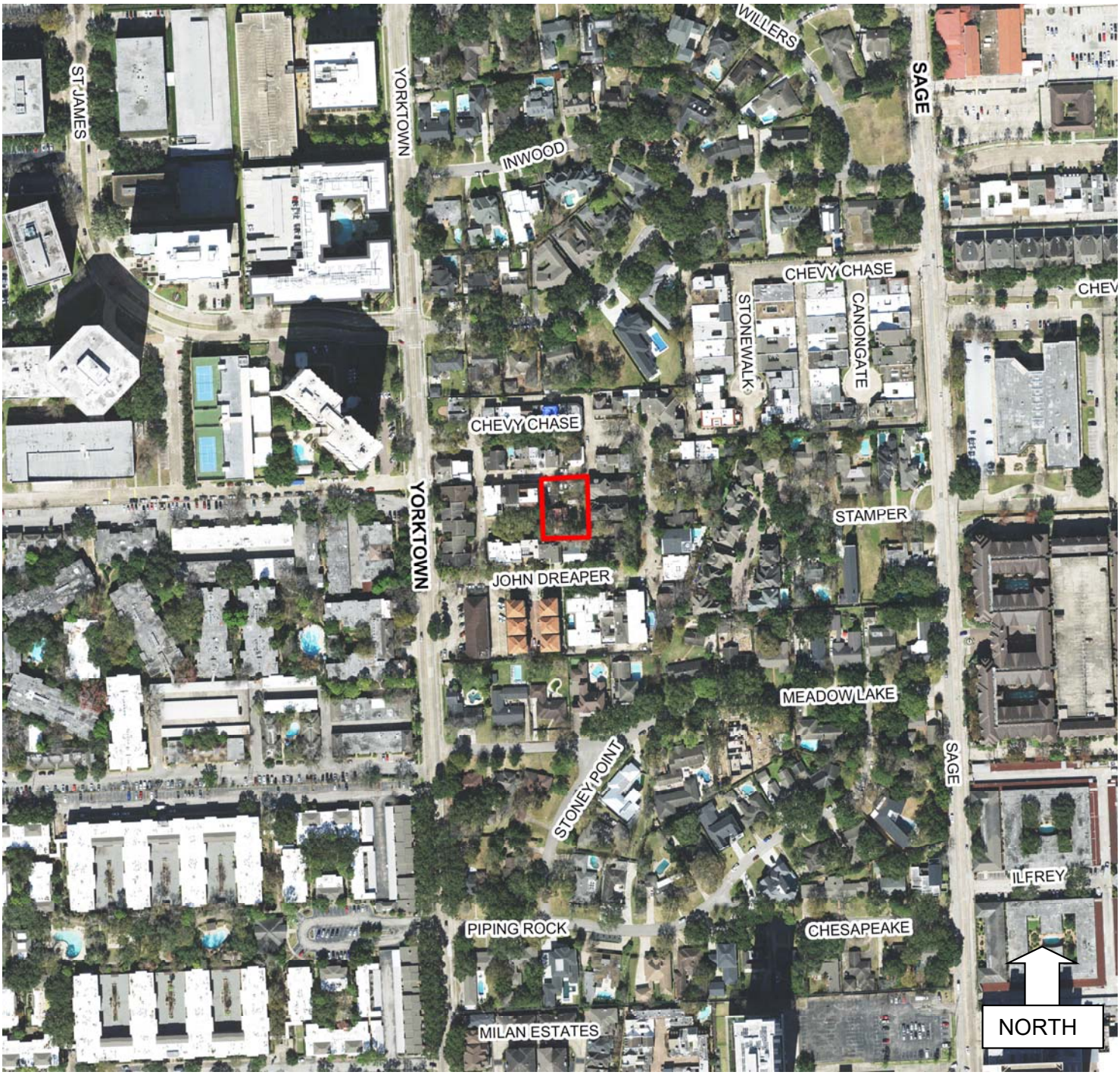
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1

Applicant: City Choice Group, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1484
Plat Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1
Applicant: City Choice Group, LLC
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 this site to be developed with 4 single family homes without dedicating the necessary right of way per the ordinance.
Chapter 42 Section: 121

Chapter 42 Reference:
42-121

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This is a site in west Houston near the intersection of Yorktown and Chevy Chase Drive. It is within the existing John Dreaper subdivision which was originally platted back in 1976. The right of way from which this site takes access was dedicated well before any city ordinances were created that would have required dedication to the existing 22.5' wide Chevy Chase Drive. If one takes an average of the lot sizes of the other 13 lots in this 14-lot subdivision, the average is a little over 3,100 square feet. After the 14,057 square foot subject tract is split into 4 lots, the average comes out to 3,514 square feet which is above the average within the rest of the subdivision. The existing home that was, but has since been demolished, on this lot was in disrepair and had been an eye-sore for a very long time for the current residents. Getting new construction on this dilapidated property will actually be more in line with the character intended for this property by the original developers by bringing the lot size down to fit in with the rest of the neighborhood. The developer has already taken time to meet with the civic club for this subdivision and they are in support of the proposed development. This lot currently has frontage on the main common greenspace for the community. The developer will be activating that existing green space by making the fence for the two units that face it be semi-opaque thus further assisting with the new units enhancing the existing neighborhood character.

(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 by the developer. These circumstances were created by the original developer having no regulations to

follow with respect to right of way width. All of the other homes are in good condition besides this property, so getting new construction on this lot will actually improve the neighborhood significantly.

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

The intent of this chapter is to preserve neighborhood character where possible, which this request maintains.

(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 in any way. The proposal will simply keep the roadway the same way it has been for the last half of a century. Getting rid of a dilapidated property will reduce the opportunity of crime on the abandoned lot.

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

The justification for the variance is the goal of redeveloping a dilapidated property in a way that takes the existing character of the neighborhood into account. Keeping and incorporating elements from the existing homes will allow the community to continue to have a unified feel.

CITY OF HOUSTON
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Public Hearing Notice

PHV

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1484; Second Replat of John Dreaper Place Sec 1 partial replat no 1; a partial replat of Second Replat of John Dreaper Place Sec 1, being Lot 12, Block 1, as recorded in Volume 260 Page 76 of the Harris County Map Records.

The property is located south along Chevy Chase Drive and east of Yorktown Street. The purpose of the replat is to create four single family lots. The applicant, **Josh Kester,** with City Choice Group, LLC, on behalf of the developer, can be contacted at **832-428-6021.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 10, 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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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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

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

Terminology

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

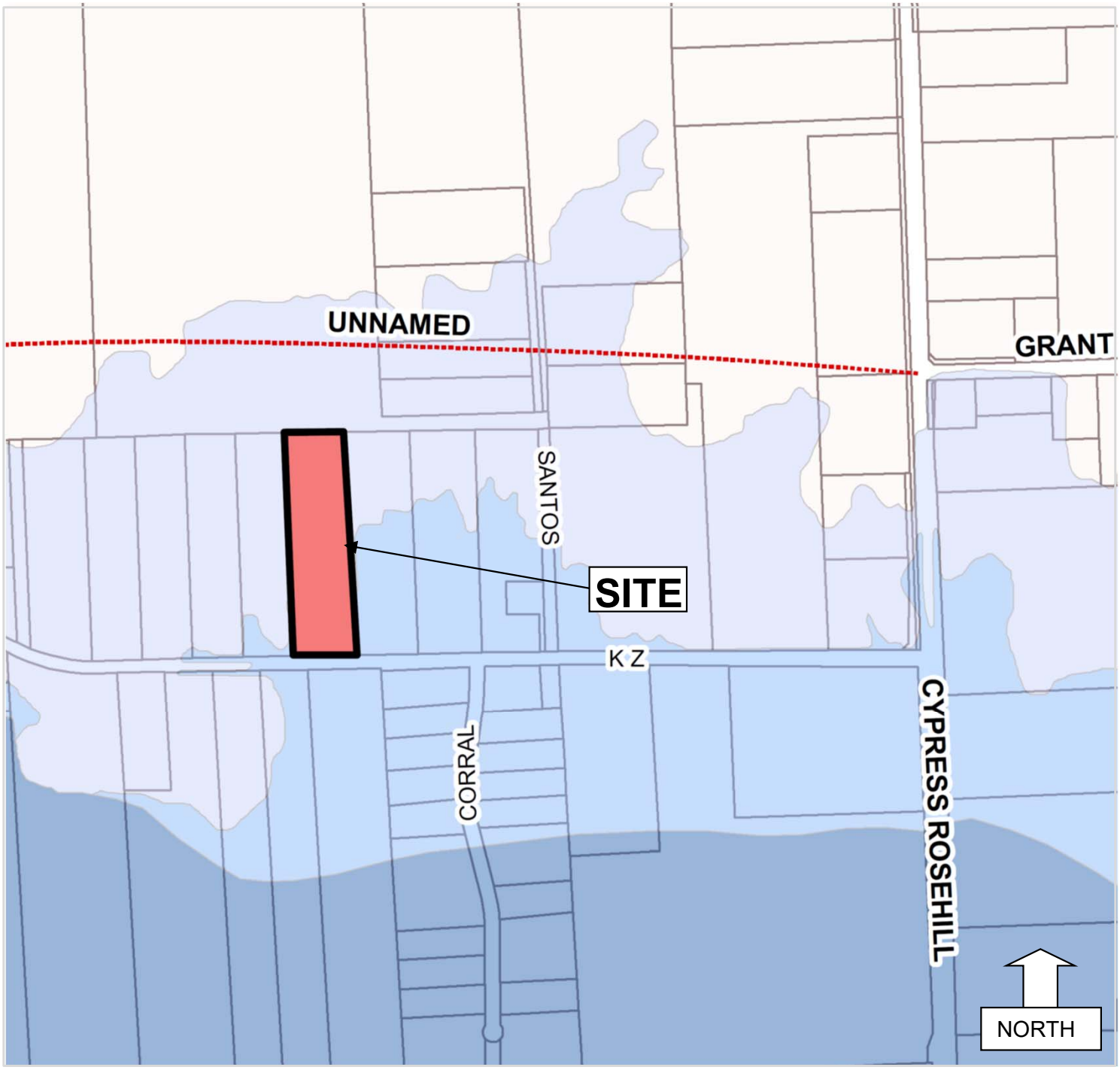
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Singh Estates

Applicant: SEM Services



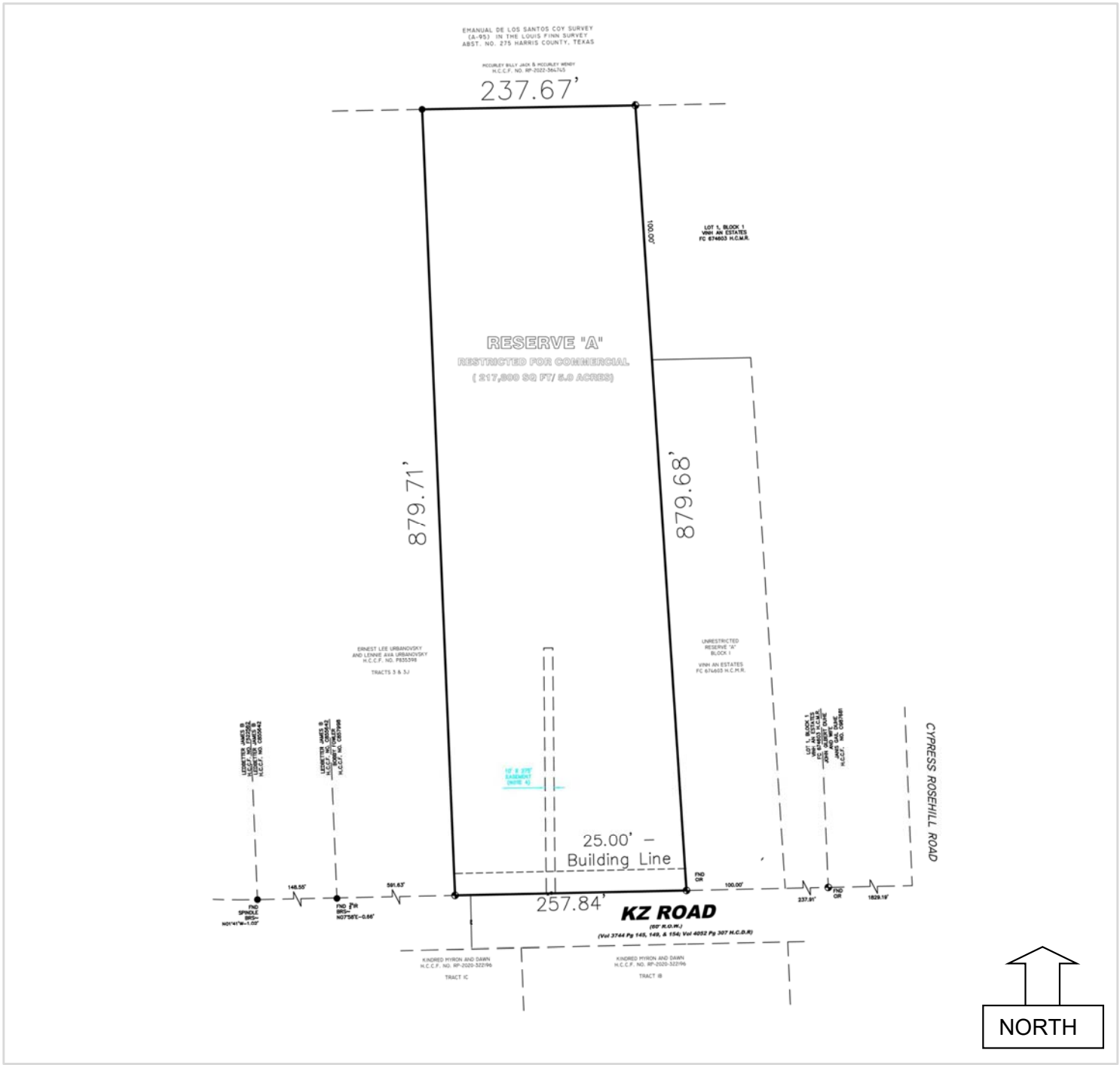
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Singh Estates

Applicant: SEM Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Singh Estates

Applicant: SEM Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1454
Plat Name: Singh Estate
Applicant: SEM SERVICES
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:
A variance is sought not to extend a public street (ROW) through the site.
Chapter 42 Section: 128

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is a proposed unrestricted reserve located along KZ Road, a rural and mostly residential street. The applicant is requesting one (1) variance: not to extend a public street (ROW) through the proposed single-family home. The subject tract is located in a proposed loop system established by the proposed Major Thoroughfare, Grant Road, to the north and Major Thoroughfare Cypress Rosehill Road to the east along KZ Road. The area is mostly rural, low density, and residential in nature. Per the ordinance requirements, three (3) north/south streets from KZ Road to future Grant Road would be required. An imposition of a public street through the subject site would not significantly improve vehicular circulation in the area. As the proposed loop system will maintain the spirit of Chapter 42-128 (a) (2). As one or more collector, KZ Road, connects to a major thoroughfare at a minimum of two points, future Grand Road to the west and Cypress Rosehill Road to the east. In addition to this, requiring a street through this particular site would render a street infeasible. The infeasibility is due in part to the northern property adjacent to the subject site, as there is/are a pond/wetlands that have unique and unusual physical characteristics hindering a street connection. Strict application of the ordinance will not significantly improve traffic circulation. The proposed major thoroughfare and local street network will maintain the spirit of Chapter 42-128 (a) (2). Unusual physical characteristics created by the presence of a body of water would render the development of a public street unfeasible and contrary to sound public policy through this site.

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

The main justification for granting the requested variance is based on the existing street work that provides adequate traffic circulation. As the proposed loop system is in spirit with Chapter 42. Other north/south connections through two existing access easements west and east of the site would be better suitable street connections.

(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. All adjacent land has proper frontage as required by the ordinance. The existing and proposed street network will preserve and maintain Chapter 42-128 (a) (2).

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

The granting of the variance will not be injurious to the public health, safety or welfare. The density of the proposed site (and surrounding area) is such that providing for a N/S would not adequately benefit the community. This would not be contrary to public health safety or welfare.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance. Any additional N/S streets will not benefit this rural and low density community in the ETJ of Harris County. The Houston Planning Commission already approved this variance on July 22nd, 2023.

CITY OF HOUSTON
Planning and Development

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Public Hearing Notice

PHV

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1454; Singh Estate; a full replat of Dunn Life subdivision, being all of Lot 1, Block 1, as recorded in Film Code No. 698639 of the Harris County Map Records.

The property is located north along Kz Road, east of Cypress Heights Drive, and west of Cypress Rosehill Road. The purpose of the replat is to create one commercial reserve. The applicant, **Stephanie Rivera-Lopez,** with SEM Services, on behalf of the developer, can be contacted at **832-986-8208.**

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.

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

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Views at Radio Road replat no 2

Applicant: PLS Construction Layout, Inc.



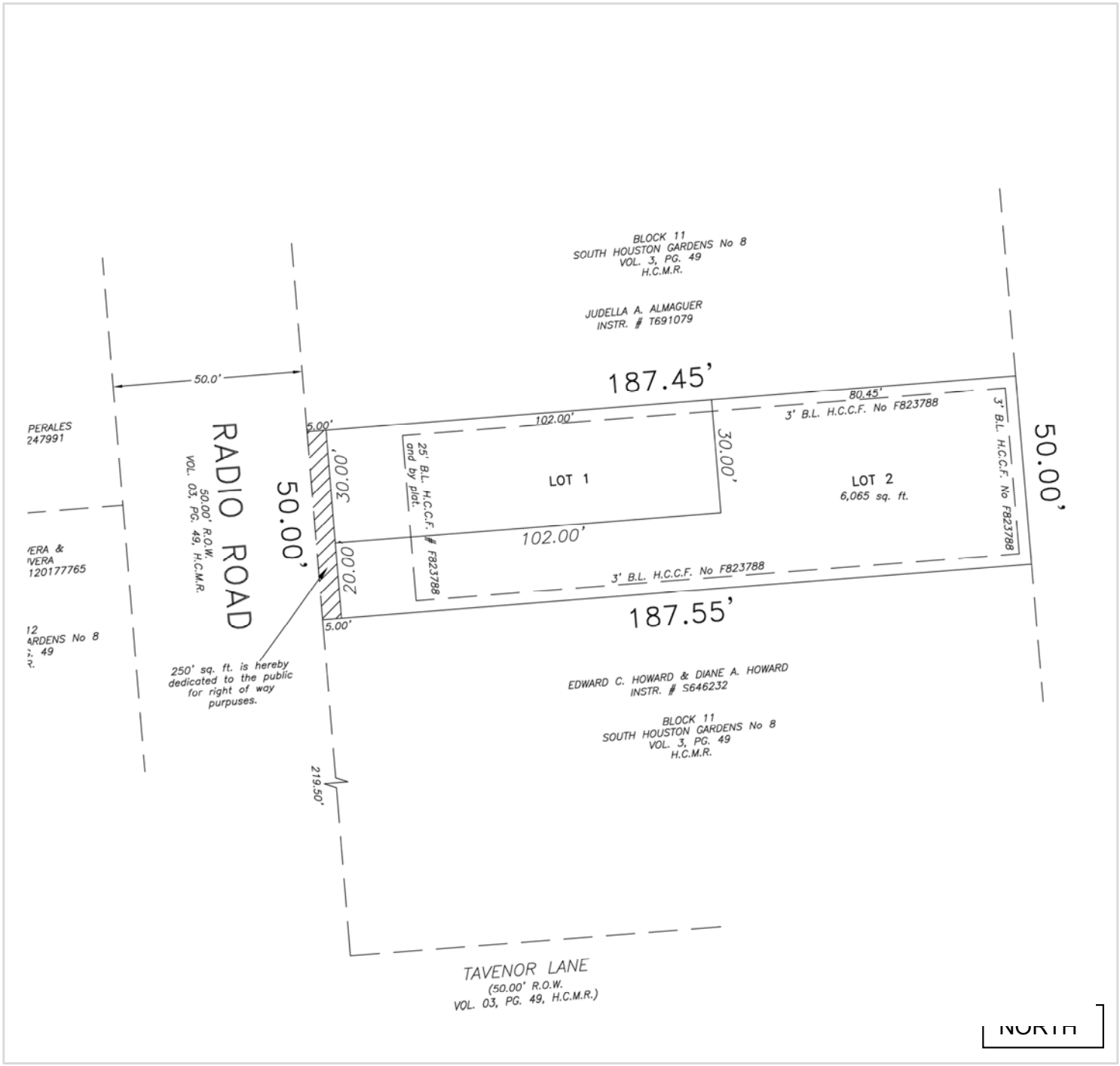
C – Public Hearings Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Views at Radio Road replat no 2

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Views at Radio Road replat no 2

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1495; Views at Radio Road replat no 2; a full replat of Views at Radio Road replat no 1, being Lot 1 of Block 1, as recorded in Film Code No. 699668 of the Harris County Map Records.

The property is located east along Radio Road and north of Tavenor Lane. The purpose of the replat is to create two single-family lots. The applicant, **Uriel Figueroa,** with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075**

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

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, August 10, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

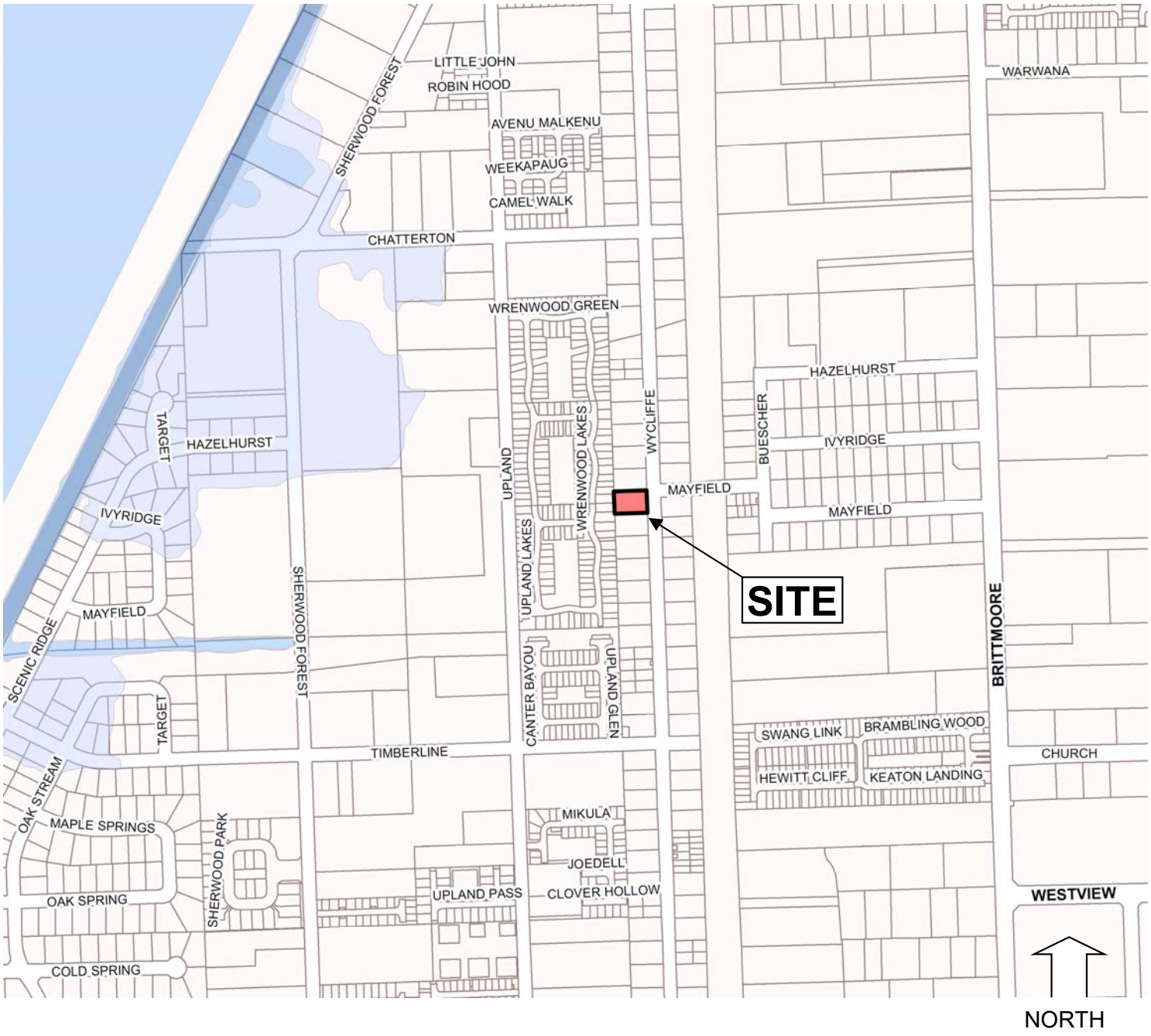
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Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Wrenwood Place

Applicant: PLS Construction Layout, Inc



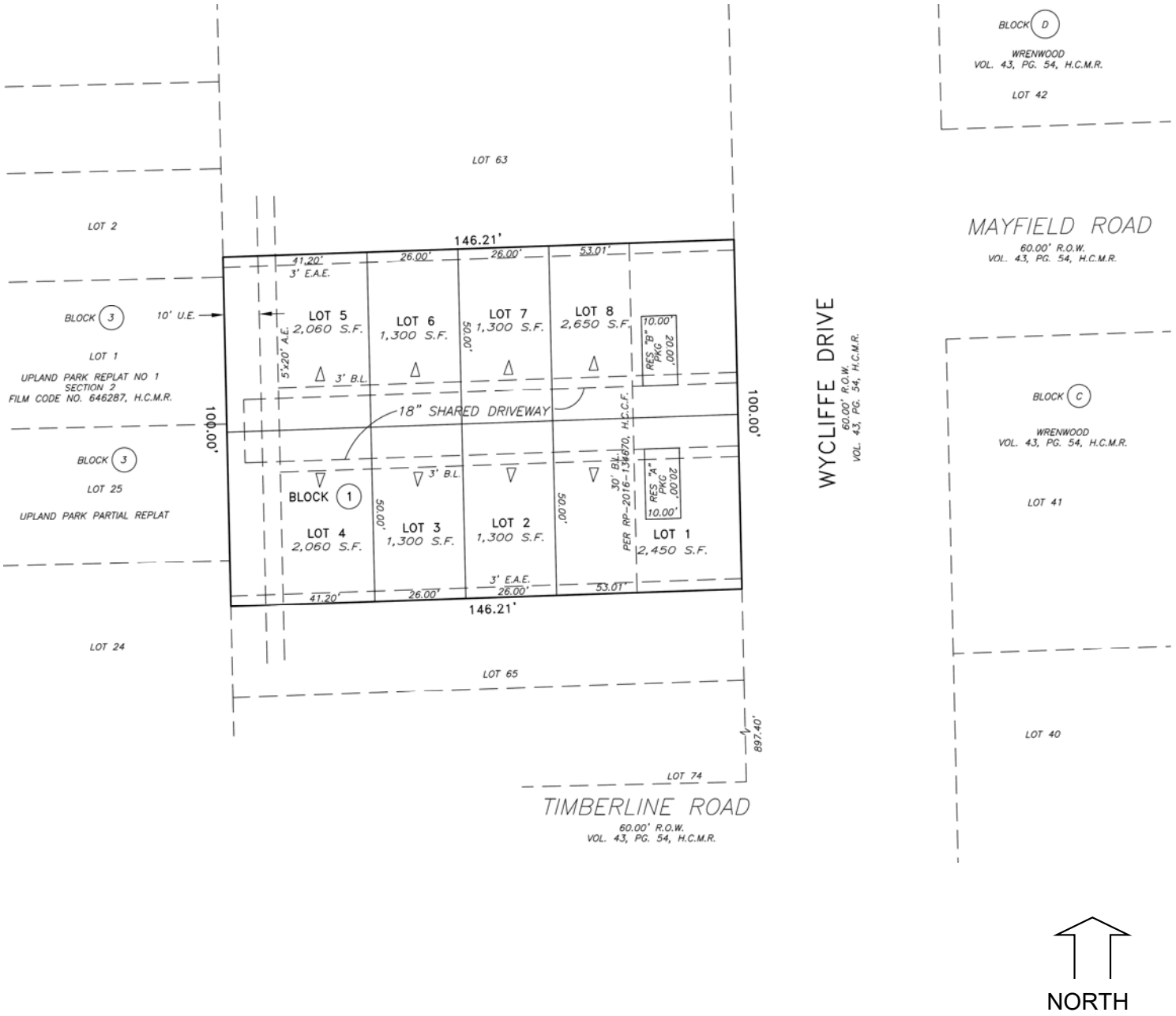
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Wrenwood Place

Applicant: PLS Construction Layout, Inc



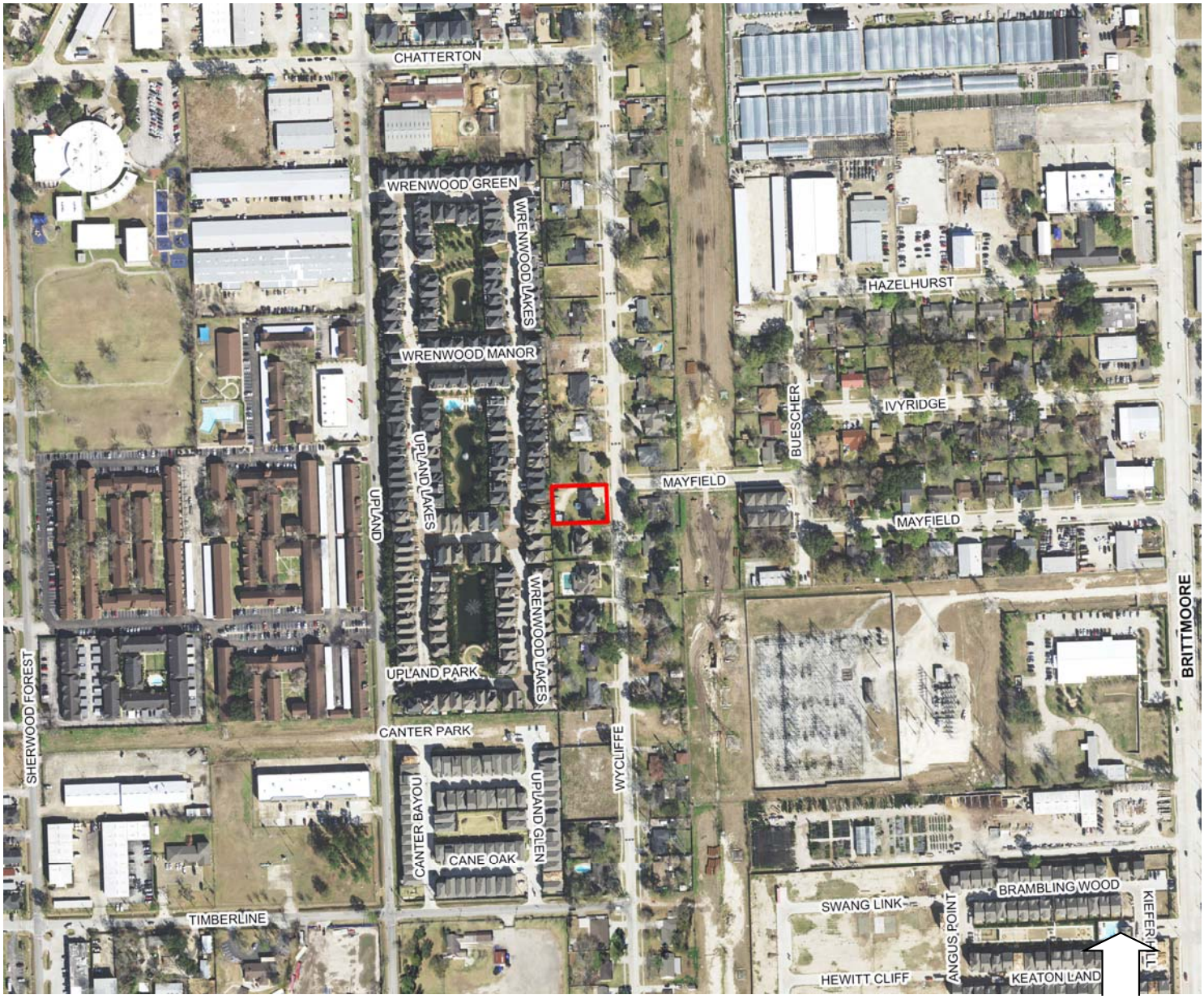
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Wrenwood Place

Applicant: PLS Construction Layout, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 21, 2023

Dear Property Owner:

Reference Number: 2023-1457; Wrenwood Place; a partial replat of "Wrenwood Addition," being Lot 64, in Block E, as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located west along Wycliffe Drive, west of Brittmoore Road and north of Interstate 10. The purpose of the replat is to create eight (8) single-family residential lots and 2 parking reserves along a shared driveway. The applicant, Uriel Figueroa**,** with PLS Construction Layout LLC, on behalf of the developer, 3H Engineering & Construction Inc, can be contacted at **713-480-4075.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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Terminology

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

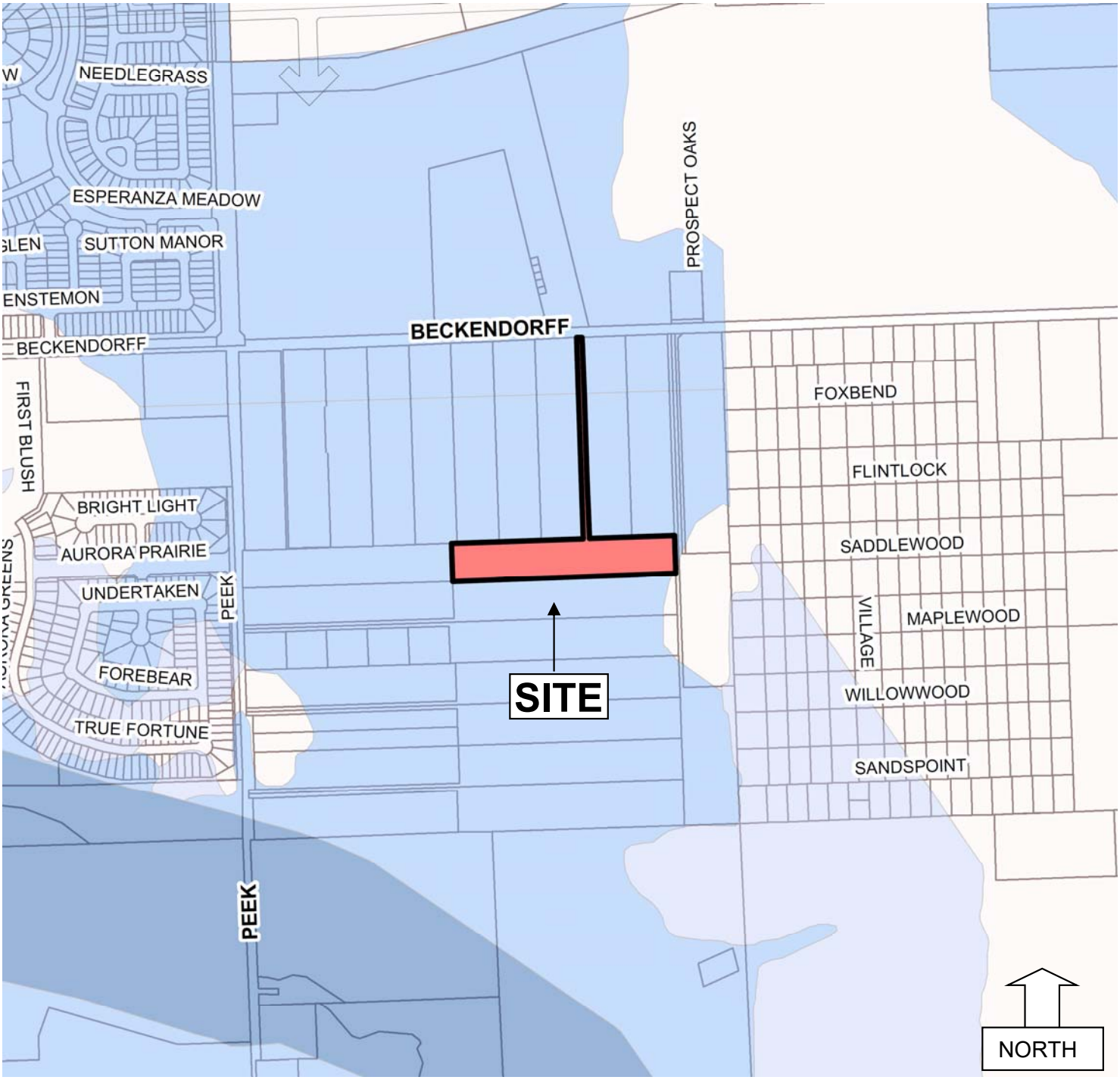
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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Beckendorff Place (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



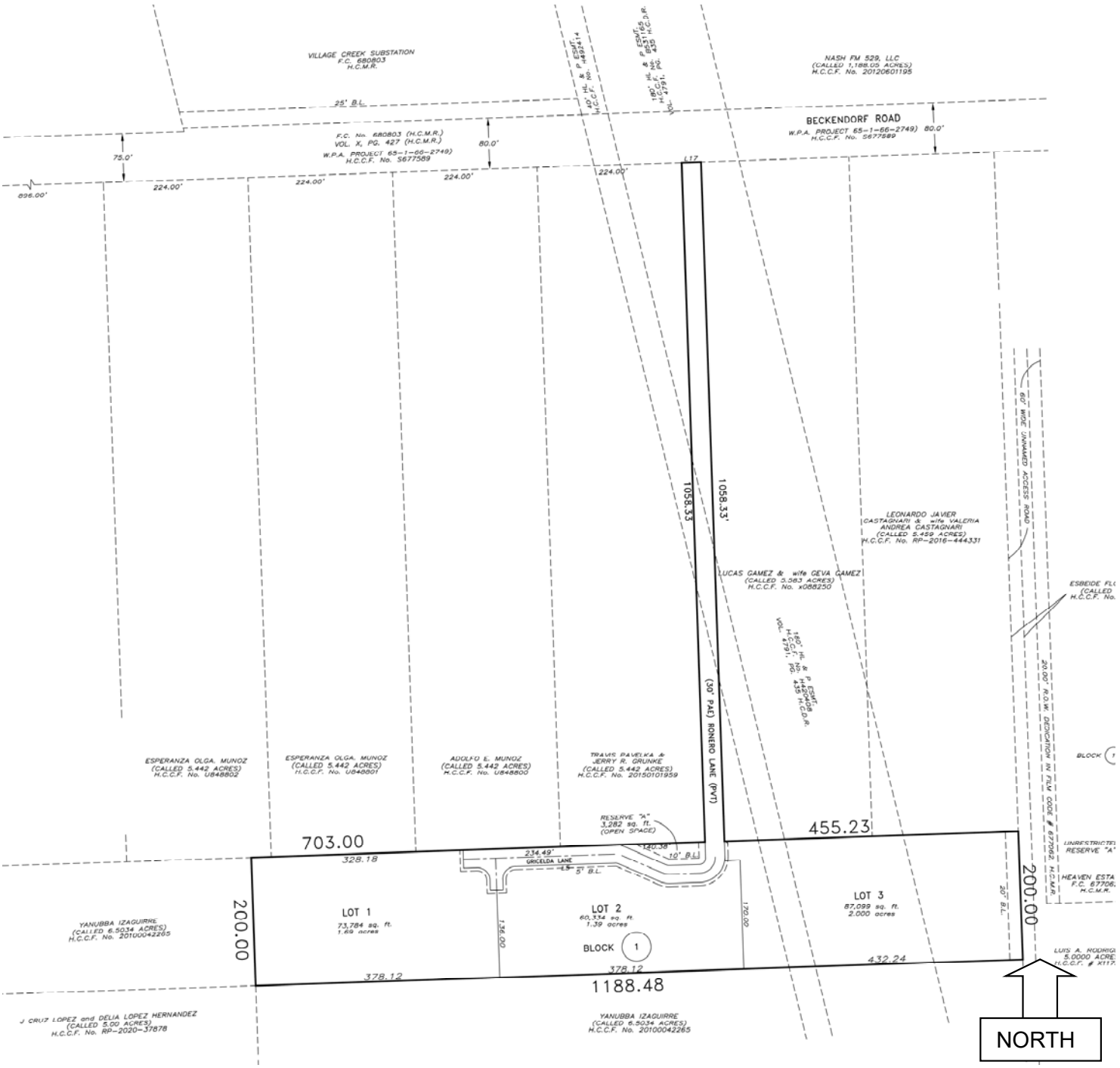
D – Variances **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Beckendorff Place (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



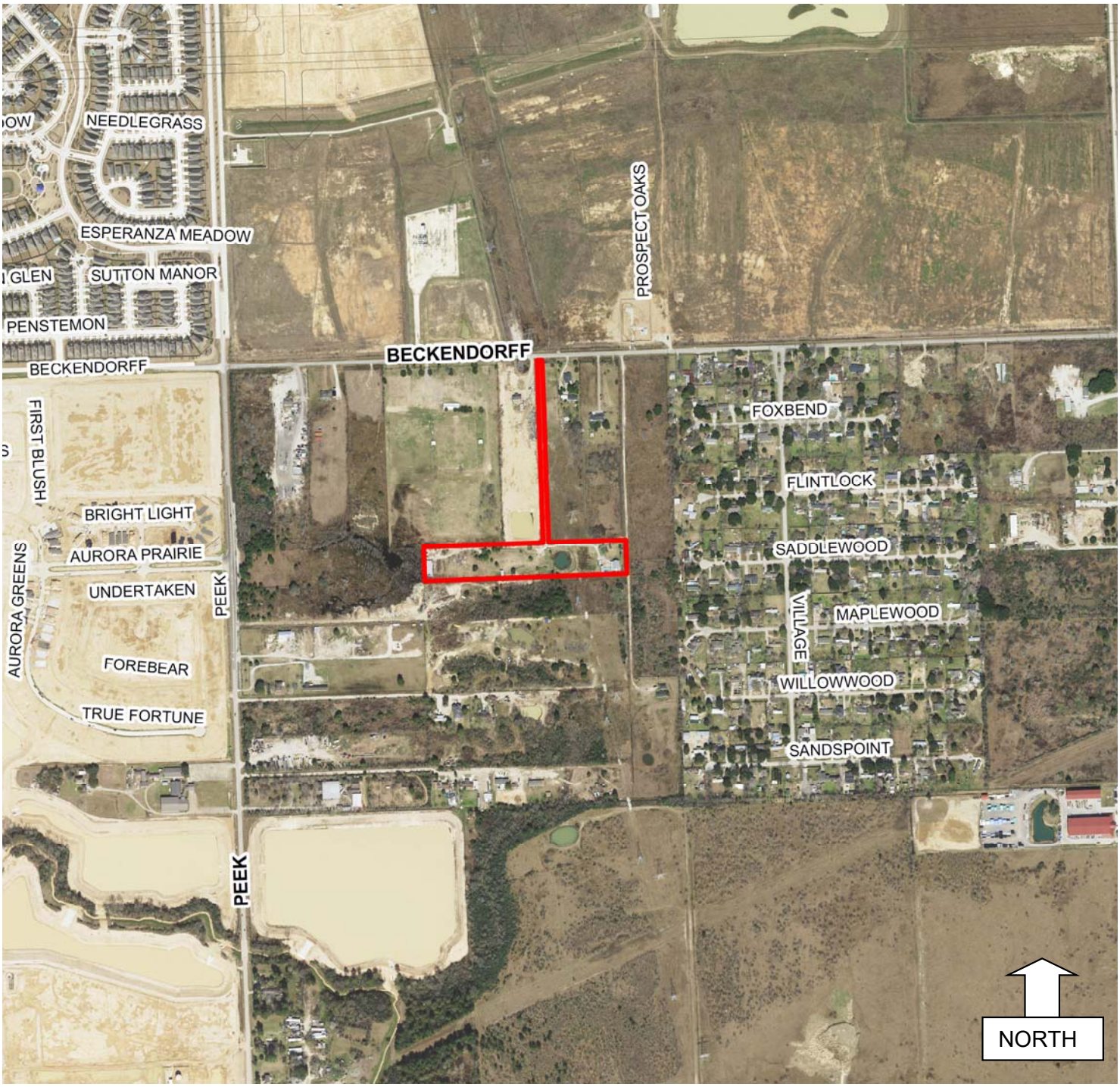
D – Variances **Subdivision**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Beckendorff Place (DEF 1)

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: 137

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Davis World (DEF 1)

Applicant: CGES|Bailey Planning



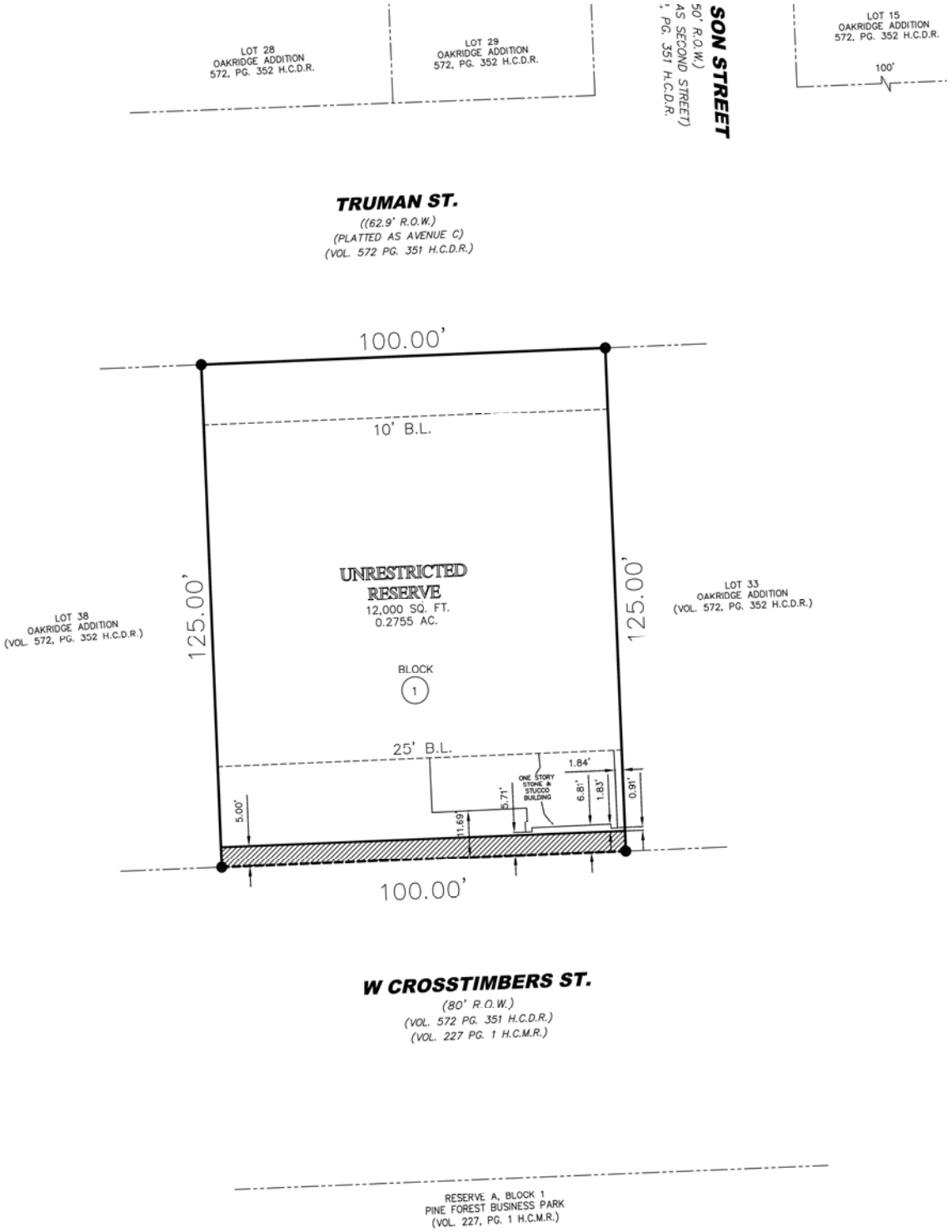
D – Variances Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 08/10/2023**

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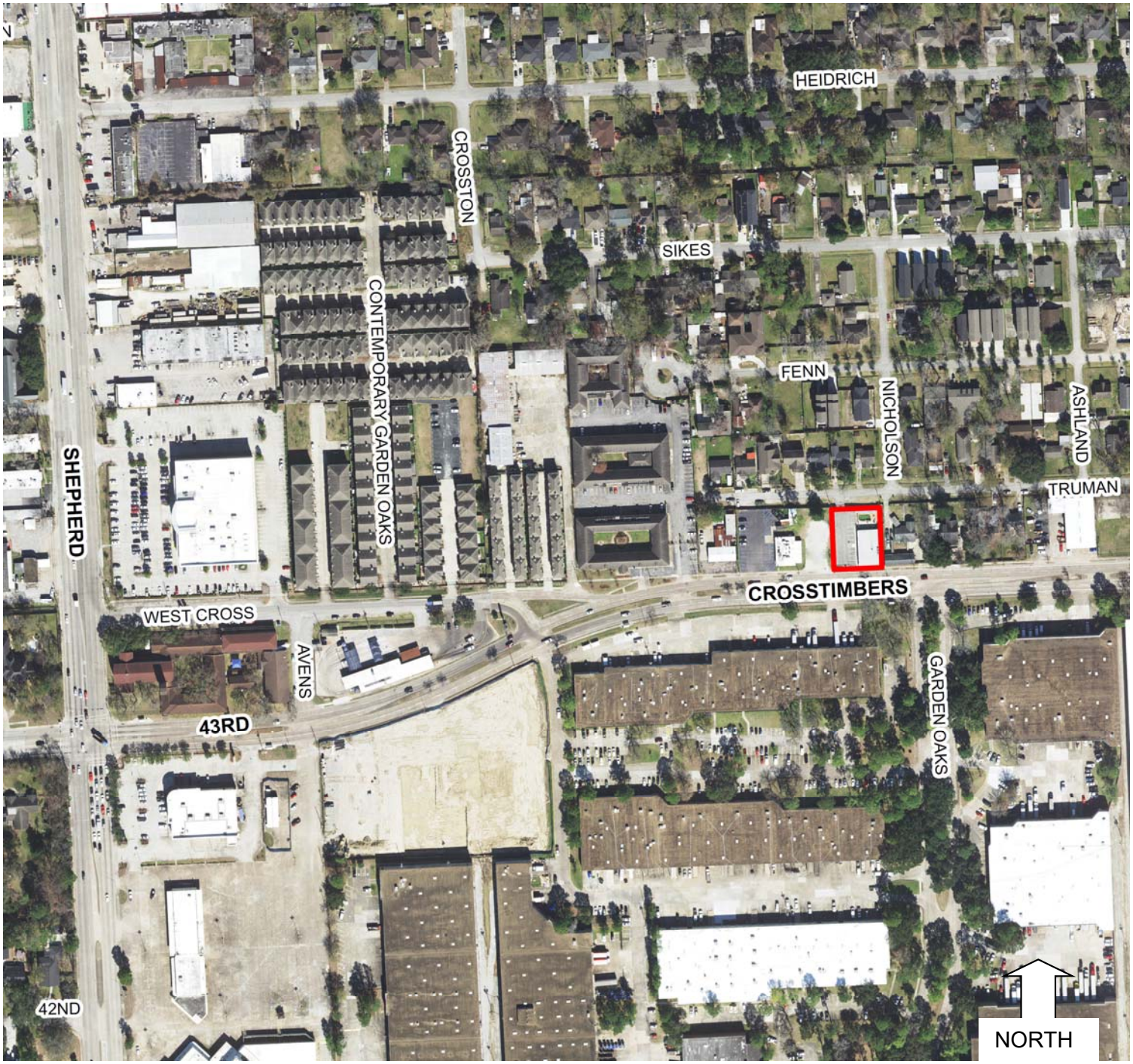
D – Variances Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 08/10/2023**

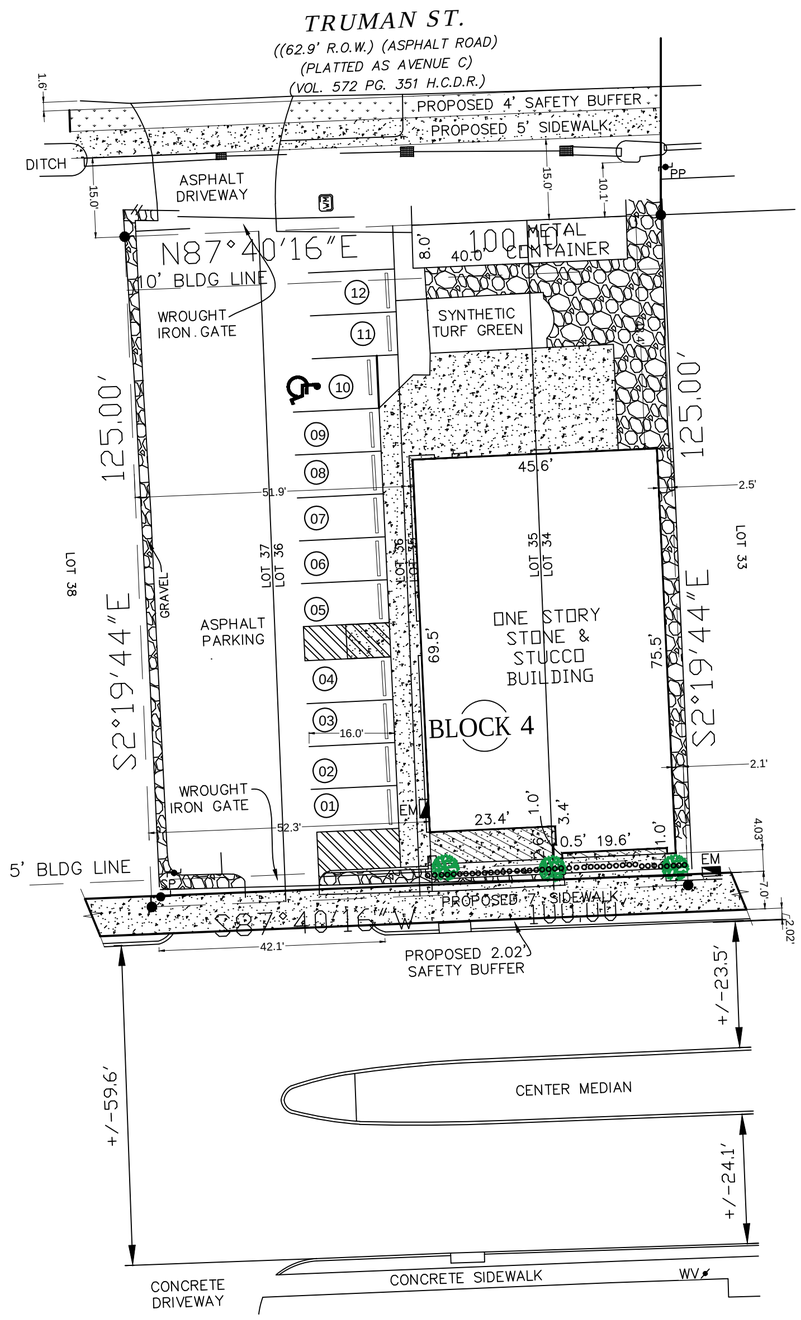
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Applicant: CGES|Bailey Planning



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

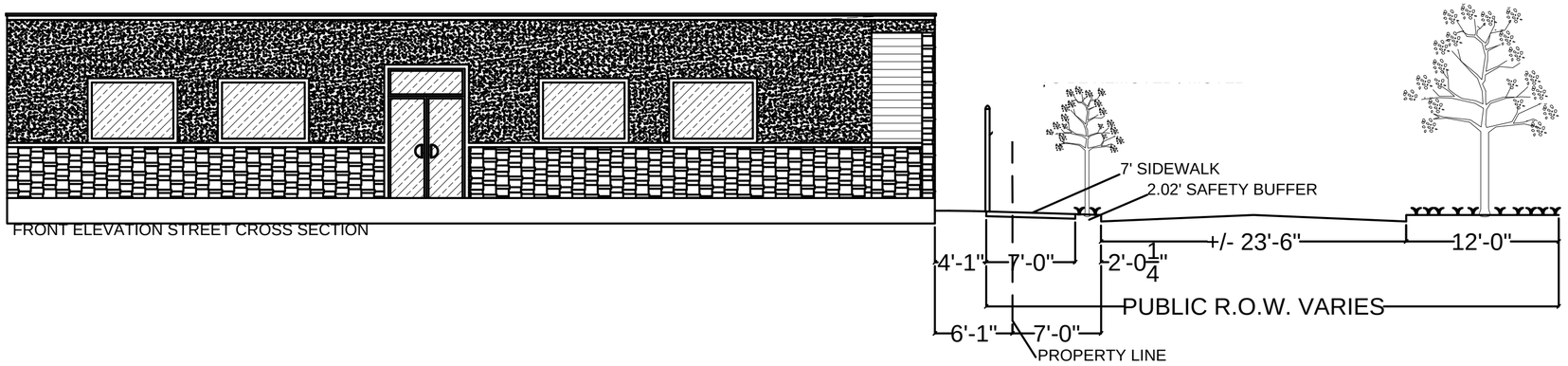
RECEIPTION HALL
422 W CROSSTIMBERS ST HOUSTON TX 77018

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

PROPRIETARY NOTICE: EXTREME DESIGN, LCC here by reserves all rights to the content of this document. Any use of the contents of this documents or reproduction thereof in any form shall not be made without prior written authorization. Acceptance of this documents shall be acknowledged agreement of the Proprietary Notice

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: 138

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

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



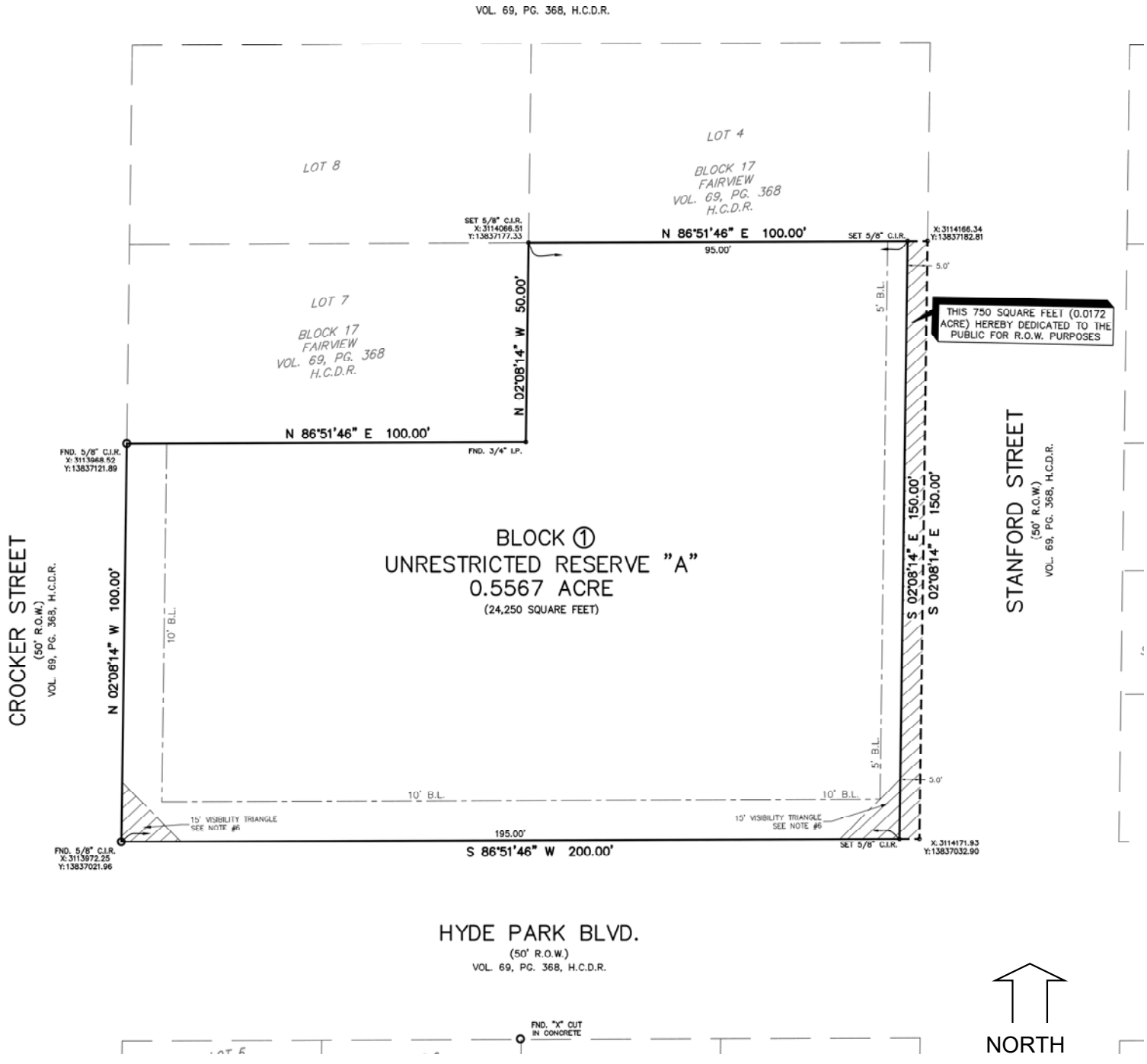
D – Variances **Site Location**

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

Applicant: Civil-Surv Land Surveying L.C



D – Variances Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

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



D – Variances Aerial



DRONE VIEW OF EXISTING SITE

0' 20' 40'



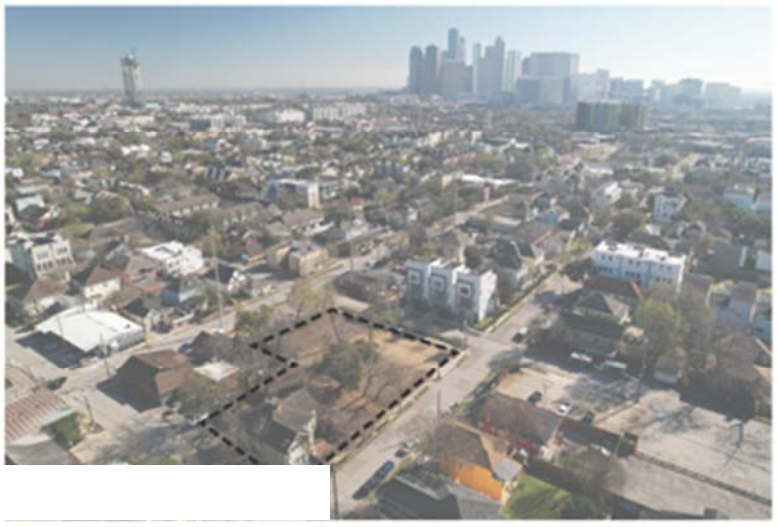
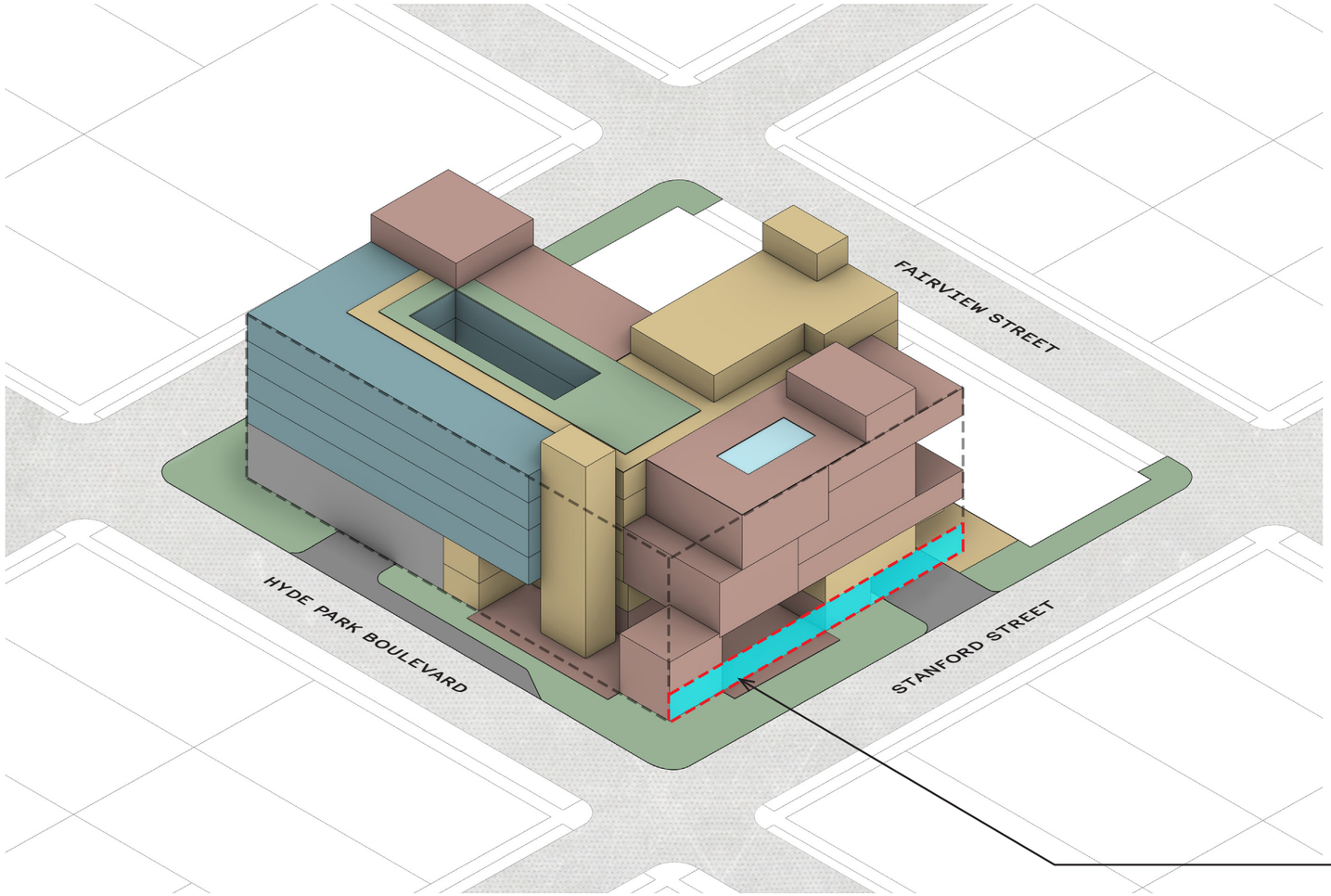


Figure 3 Drone Capture of proposed Hyde Park Hotel

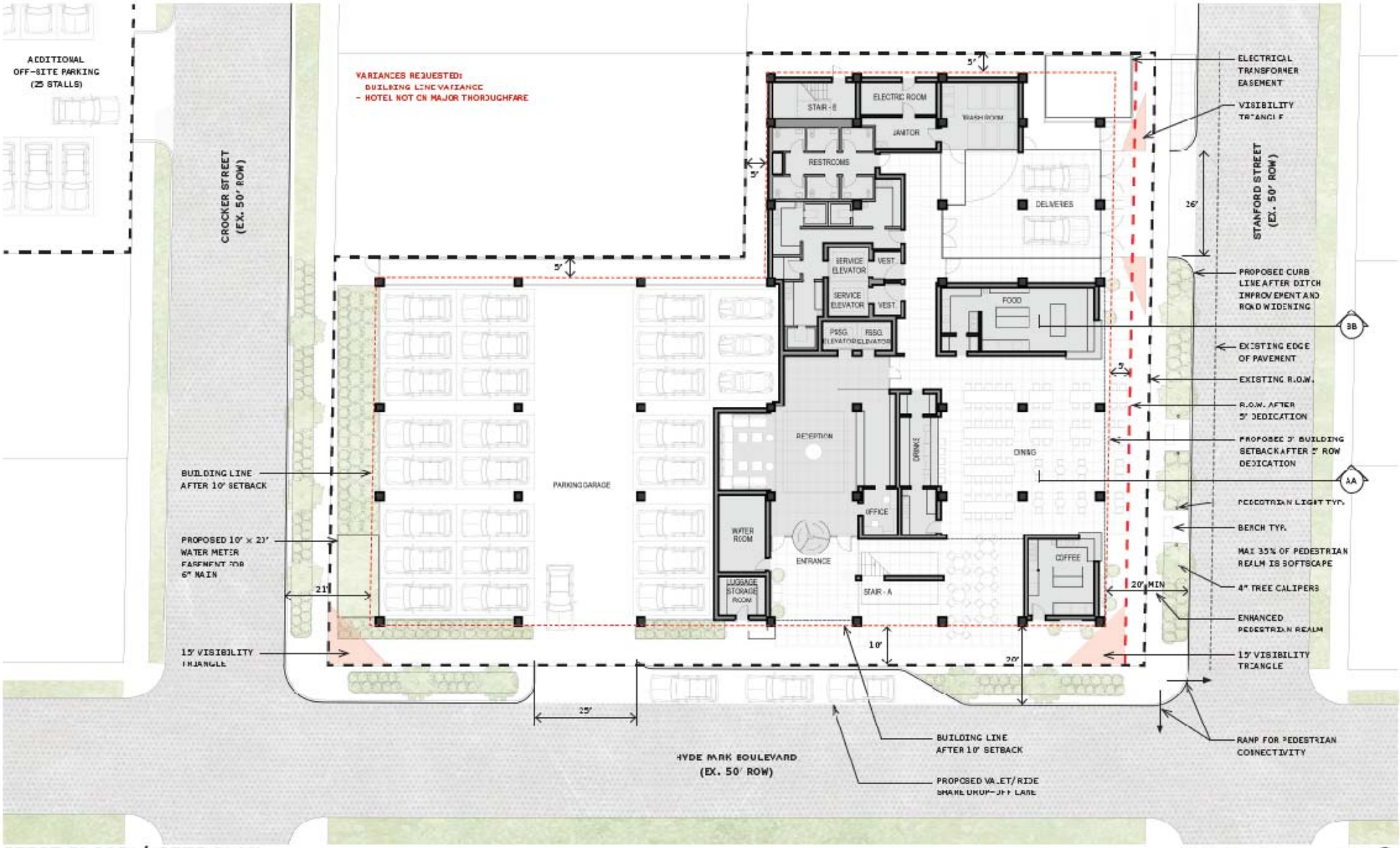
DRONE IMAGES OF EXISTING NEIGHBORHOOD

DRAFT

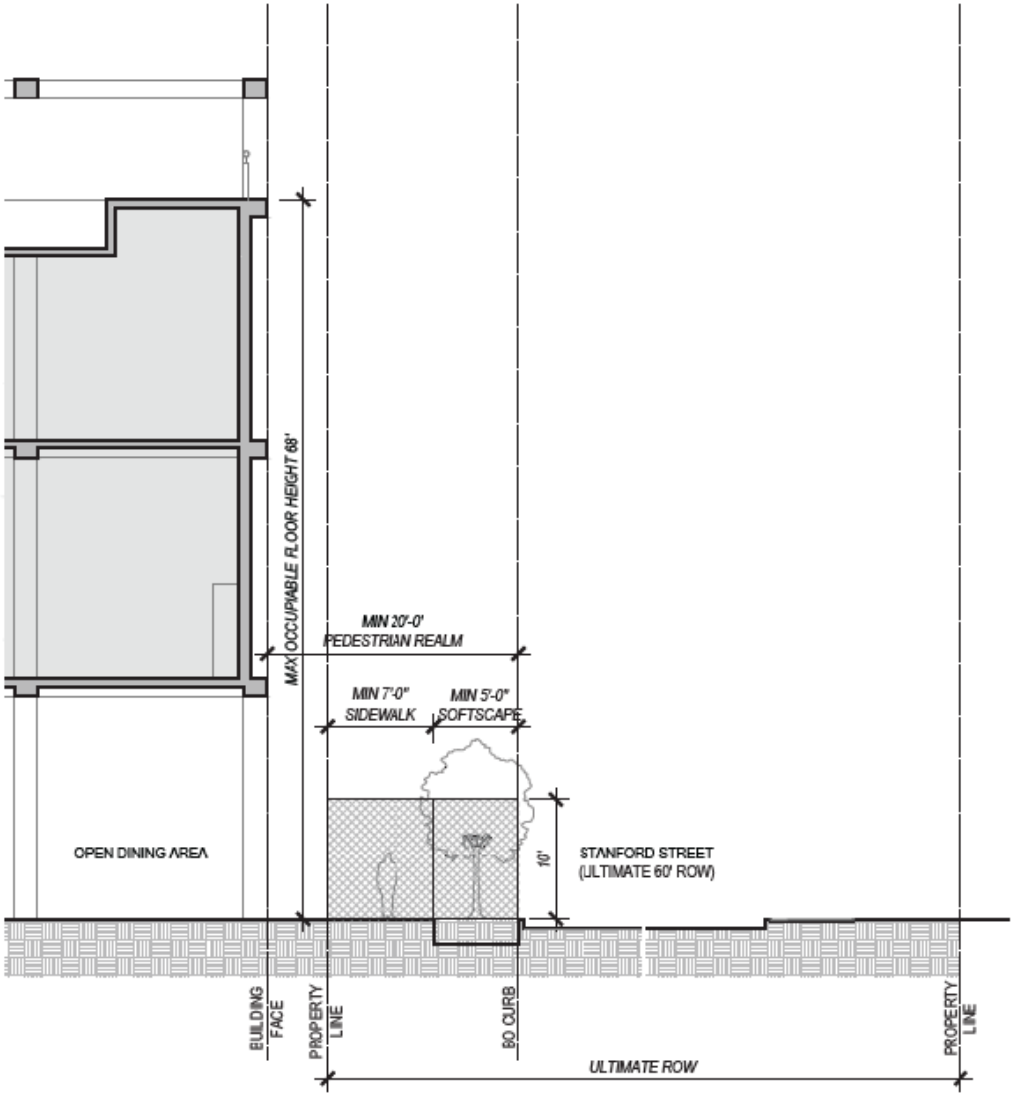


COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	28,000	FOOD & BEVERAGE	BEER GARDEN, RESTAURANT, 3 BARS, 3 EVENT SPACES, ROOFTOP POOL
	25,000	HOTEL ROOMS	52 ROOMS
	38,000	CIRCULATION/BOH	
	14,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	15,000	PARKING	56 CARS (27 ON LIFTS)
	119,000	TOTAL	

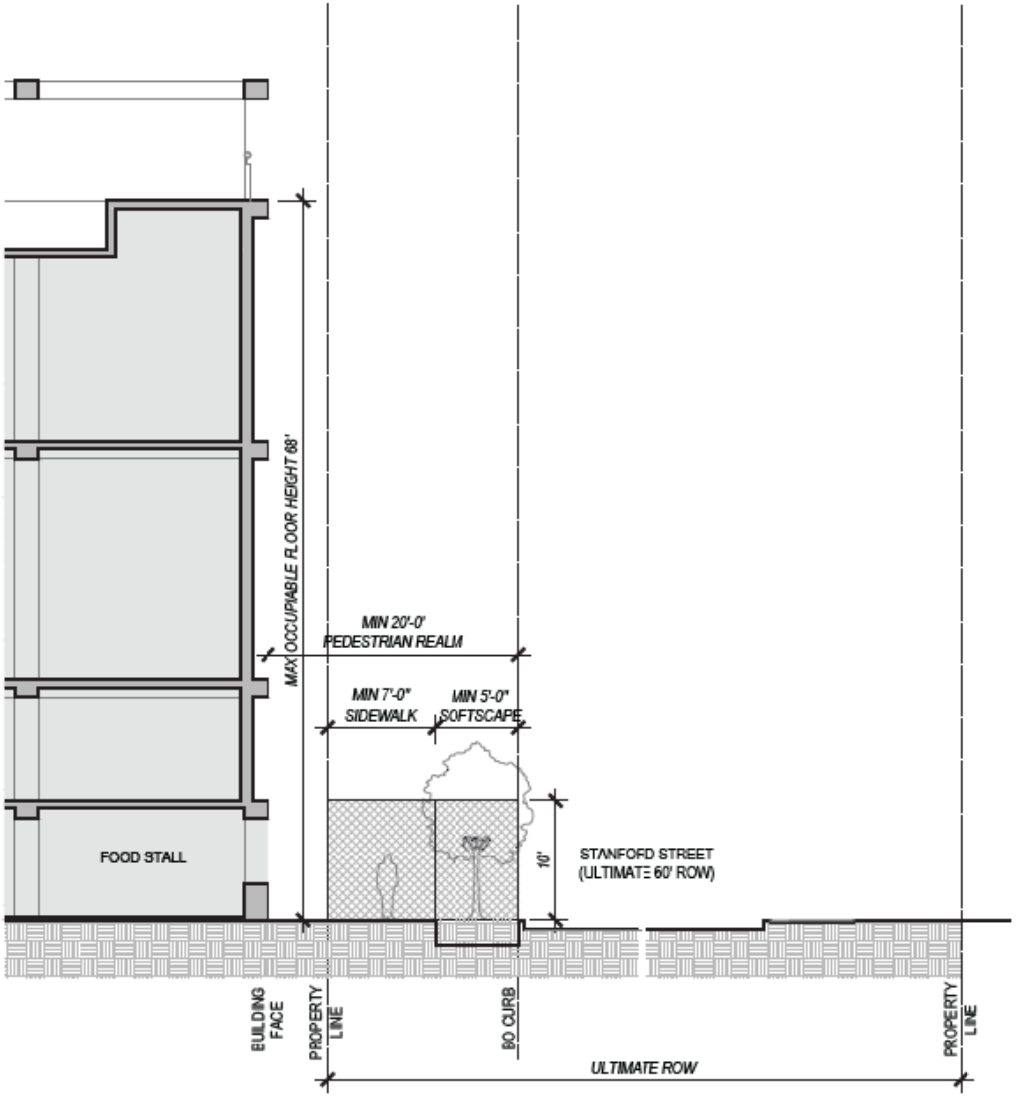
PROGRAM MASSING DIAGRAM



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.
- **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: 139

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Katy Addicks Groundwater Plant

Applicant: IDS Engineering Group



D – Variances

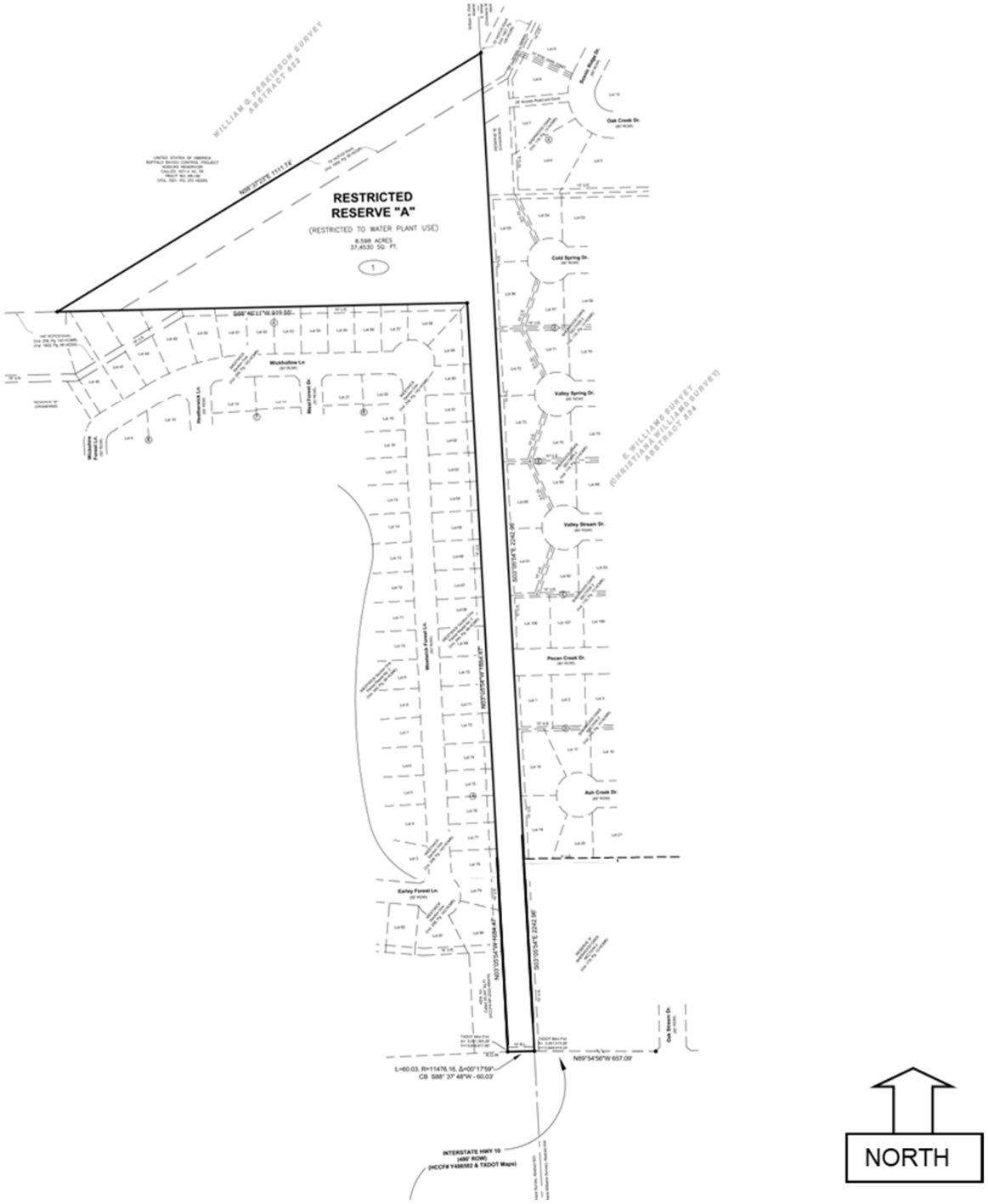
Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Katy Addicks Groundwater Plant

Applicant: IDS Engineering Group



D – Variances Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Katy Addicks Groundwater Plant

Applicant: IDS Engineering Group



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0639
Plat Name: Katy Addicks Groundwater Plant
Applicant: IDS Engineering Group
Date Submitted: 03/20/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
City of Houston requests this variance for one adjacent neighborhood street, Pecan Creek Dr., that terminates at our boundary as a dead end but not as a turnaround.

Chapter 42 Section: 134

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
If this section is imposed, City of Houston would lose a portion of their access drive to the groundwater plant where we are making improvements to serve the local 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;
City of Houston requests this variance for one adjacent neighborhood street, Pecan Creek Dr., that terminates at our boundary as a dead end but not as a turnaround. After looking through historical aerials, it appears that this street was always a dead end and did not seem to be intended to pass through our property. If a turnaround is required, then the adjacent properties would have to be purchased and and demolished. If the drive through is needed, then the access to Katy Addicks Groundwater would be more compromised and City of Houston would lose their property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
This request is not created by the City of Houston as historical aerials appear to show that this street was always a dead end and did not seem to be intended to pass through our property.

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

Yes. The intent and general purposes of this chapter will be preserved and maintained.

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

Granting of the variance will not be injurious to the public health, safety or welfare. Applicant is not aware of any instances of the existing dead end conditions causing any harm.

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

Economic hardship is no the sole justification of the variance.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

July 21, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Katy Addicks Groundwater Plant
REFERENCE NUMBER: 2023-0639

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Katy Freeway, west of Oak Stream Drive, and east of W Forest 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.

IDS Engineering Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow to not extend or terminate Pecan Creek Drivee with a cul-de-sac. 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, August 10, 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 Coy Custer with the IDS Engineering Group at 713-462-3178 Ext 7170. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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TERMINOLOGY

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

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PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.



D – Variances

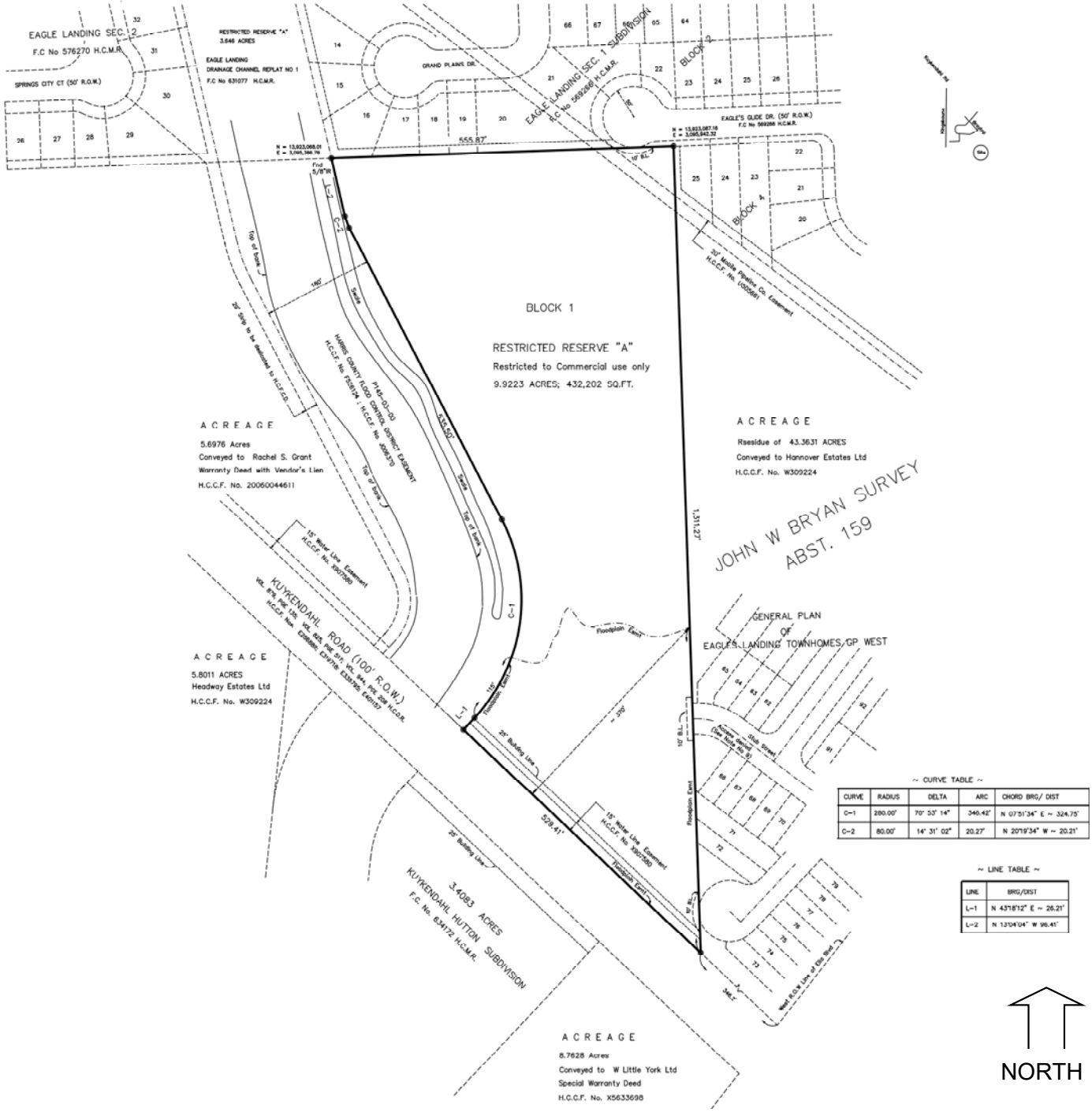
Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.



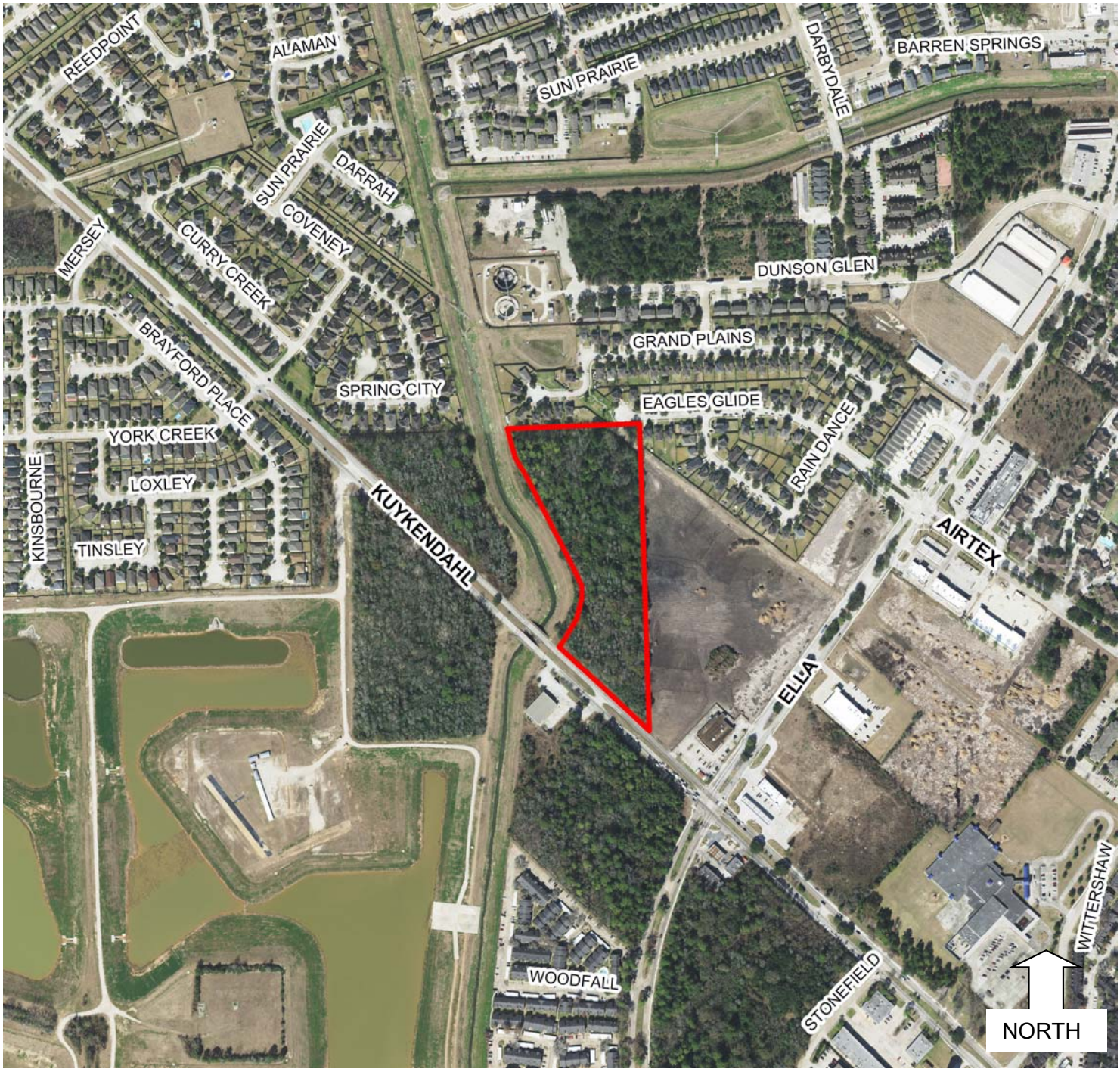
D – Variances **Subdivision**

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Kuykendahl Business Center

Applicant: Surv-Tex Surveying Inc.



D – Variances

Aerial


FUTURE
5 ACRE SMALL
WAREHOUSES
5,000 SQFT.
WAREHOUSE 8,000 SQFT.
WAREHOUSE 5,000 SQFT.
WAREHOUSE 5,500 SQFT.
KUYKENDAHL ROAD

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1761
Plat Name: Kuykendahl Business Center
Applicant: Surv-Tex surveying Inc.
Date Submitted: 07/31/2023

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

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

Not to extend Stub Street through the Applicant property

Chapter 42 Section: 24, 127, 134

Chapter 42 Reference:

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

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 purpose of this Variance request is to address the issue of a Stub Street on a General Plan of Eagle Landing Townhomes West GP. The Stub Street is supposed to be extended into the applicant property. But according to Sec, 42-127, (Block length requirement along Major thoroughfares) there is no intersecting street requirement within this block on Kuykendahl Road. The applicant has a Commercial Development Project and want to build several Office warehouse Buildings on her property; and the extension of the street would adversely affect her project; Furthermore, the street connecting the Commercial Development to the Townhomes would allow unwanted traffic within the residential development. The connecting street would be a short cut for vehicles leaving the warehouses to get access to Ella Blvd through the townhomes. The developer of Eagle Landing Townhomes has agreed to revise their design and submit an amended General Plan without the stub street. Because of all the reasons listed above, the applicant is respectfully asking the Commission to reconsider some of the requirements Sec 42-135 and not allow the extension of the Stub street .

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

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

The circumstances supporting the granting of the variance are the result of a hardship created by the applicant.

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

By Granting this Variance, the Block length along Kuykendahl would still be in compliance with the requirements of the Chapter .

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

Granting this variance and not extending a public street into a Commercial (or industrial) development would prevent unwanted traffic and would provide welfare and more safety to the future residents of the proposed Townhomes.

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

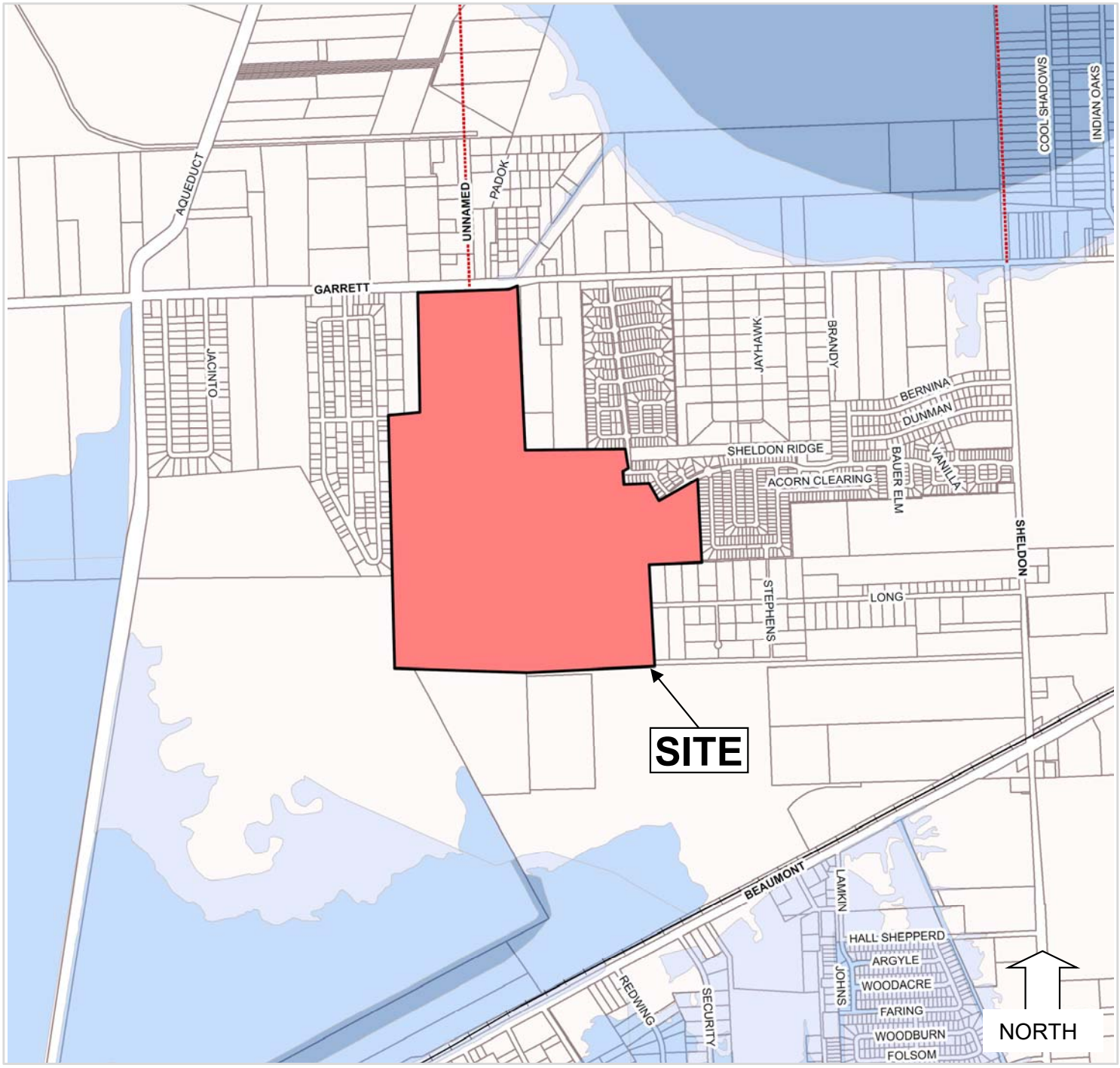
Economic hardship is not the sole justification of this request.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Sheldon Ridge GP

Applicant: IDS Engineering Group



D – Variances **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Sheldon Ridge GP

Applicant: IDS Engineering Group



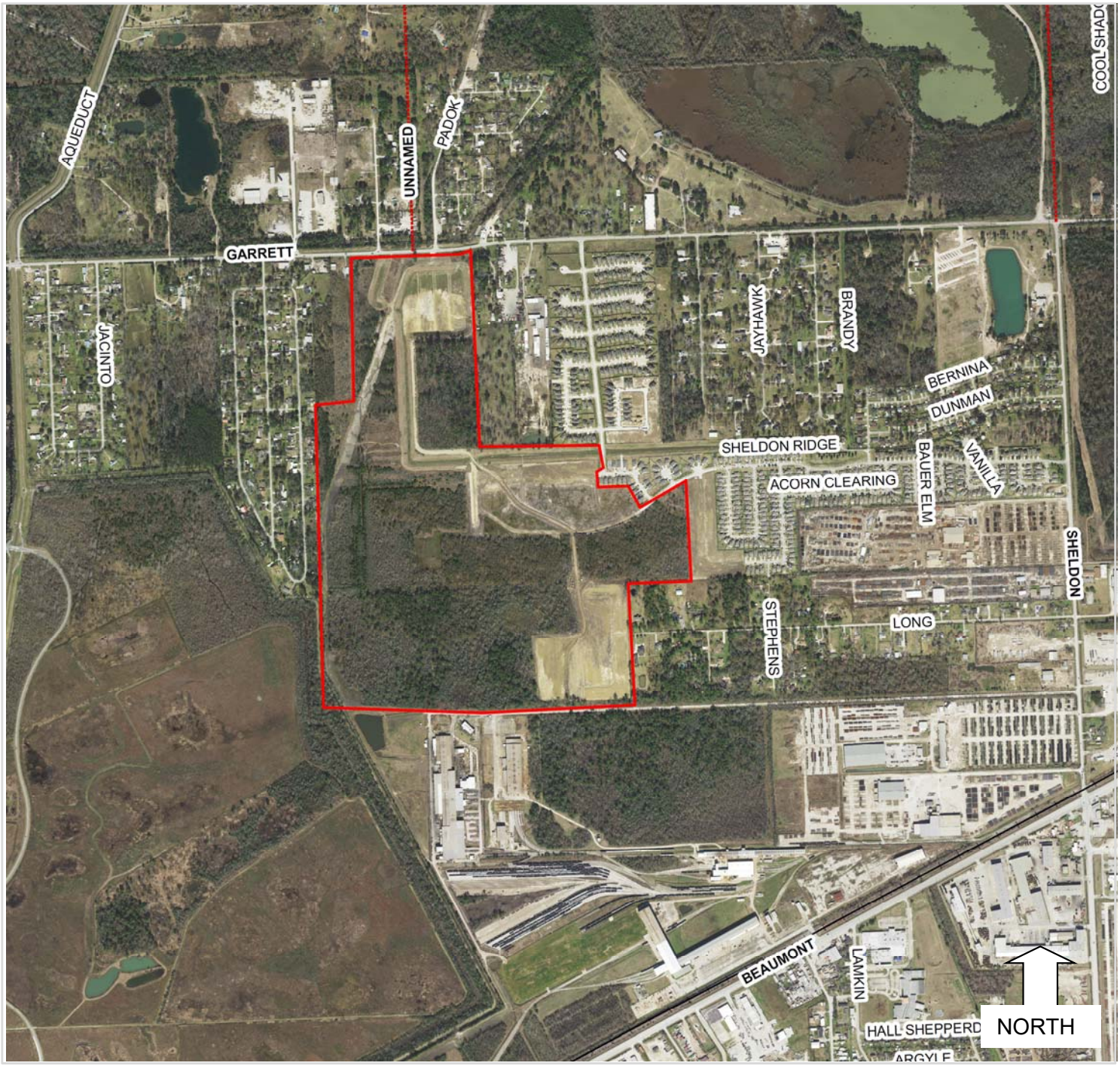
D – Variances **Subdivision**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Sheldon Ridge GP

Applicant: IDS Engineering Group



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1745
Plat Name: Sheldon Ridge GP
Applicant: IDS Engineering Group
Date Submitted: 07/31/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed required intersection spacing along the southern boundary of the development by only providing 1 north-south street stub out to adjacent tracts to the south.

Chapter 42 Section: 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 development is located south of Garrett Rd., west of Sheldon Rd., east of Sheldon Reservoir and north of Hwy 90. It is located directly north of industrial complexes with several manufacturing buildings and a railroad yard. Per Chapter 42 Section 128 (a)(1) the southern boundary of the development will require at least 2 north-south streets to extend into the adjoining tracts. The required western stub street will align with a 108,000 s.f. building that ties directly into a railroad yard. The stub street will not tie into any other local street, collector street or any major throughfare, therefore it has a low probability of being extended. Also, connecting this development into the industrial complex would bring industrial traffic into a single-family residential neighborhood which would create unsafe conditions for the residents of the community.

(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 by the applicant since the tracts south of the development are existing industrial complexes with existing manufacturing buildings that tie directly to a railroad yard.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved and maintained since the proposed development provides adequate traffic circulation and adequate access to adjacent right-of-ways.

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

Granting the variance will not be injurious to the public health, safety or welfare since the development has multiple access points for ingress and egress and provides adequate traffic circulation within the development.

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

Economic hardship is not the sole justification of the variance, since providing a north-south street at this location will create a street that has a low probability of being extended. It will create a nuisance for the community since it will allow residents to park cars or other individuals to dump trash. Also, if the street gets extended it will route industrial traffic through the single-family development.

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Twilight Park replat no 1 (DEF 1)

Applicant: The Interfield Group



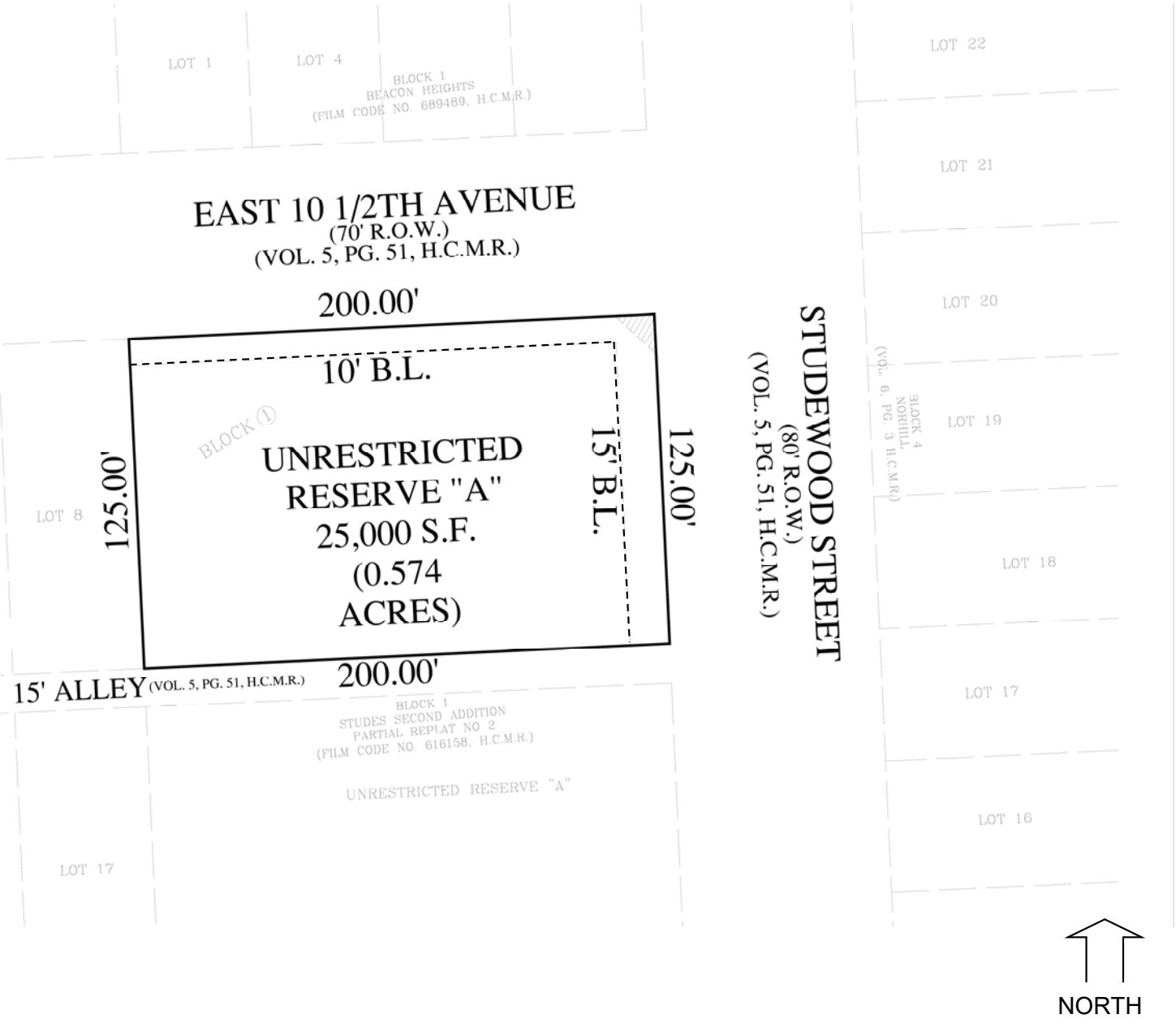
D – Variances **Site Location**

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Twilight Park replat no 1(DEF 1)

Applicant: The Interfield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 142

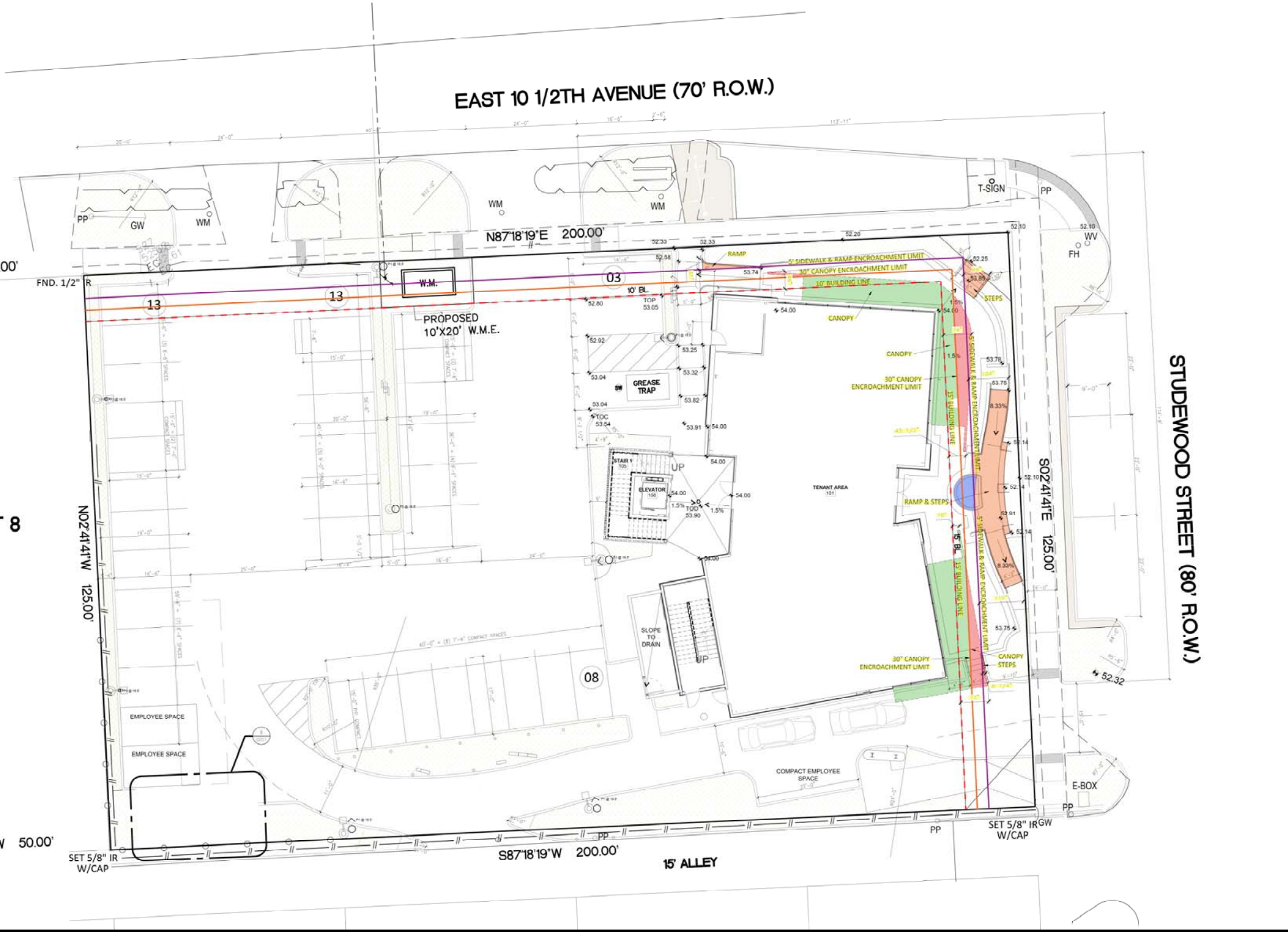
Planning and Development Department **Meeting Date: 08/10/2023**

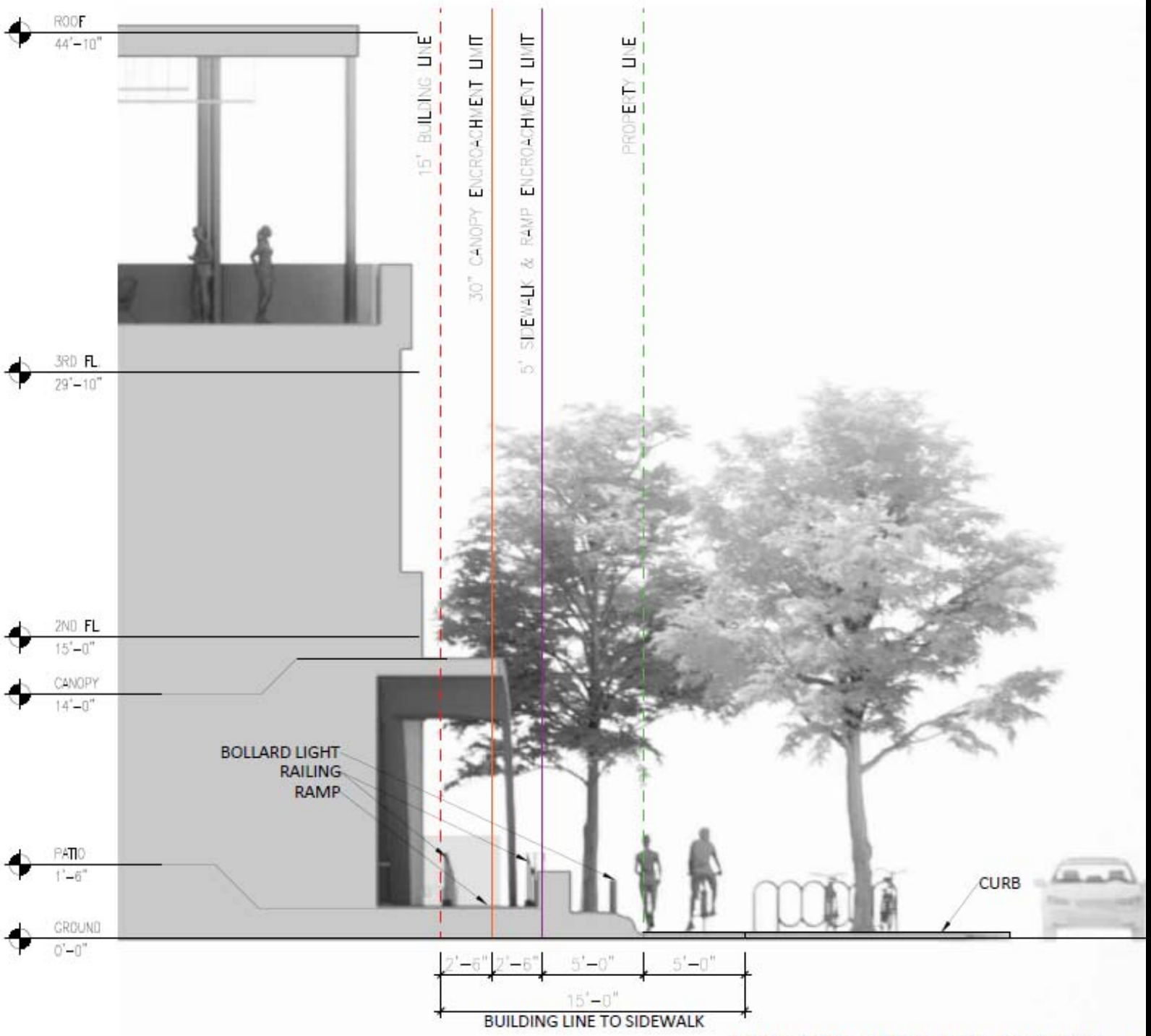
Subdivision Name: Twilight Park replat no 1 (DEF 1)

Applicant: The Interfield Group



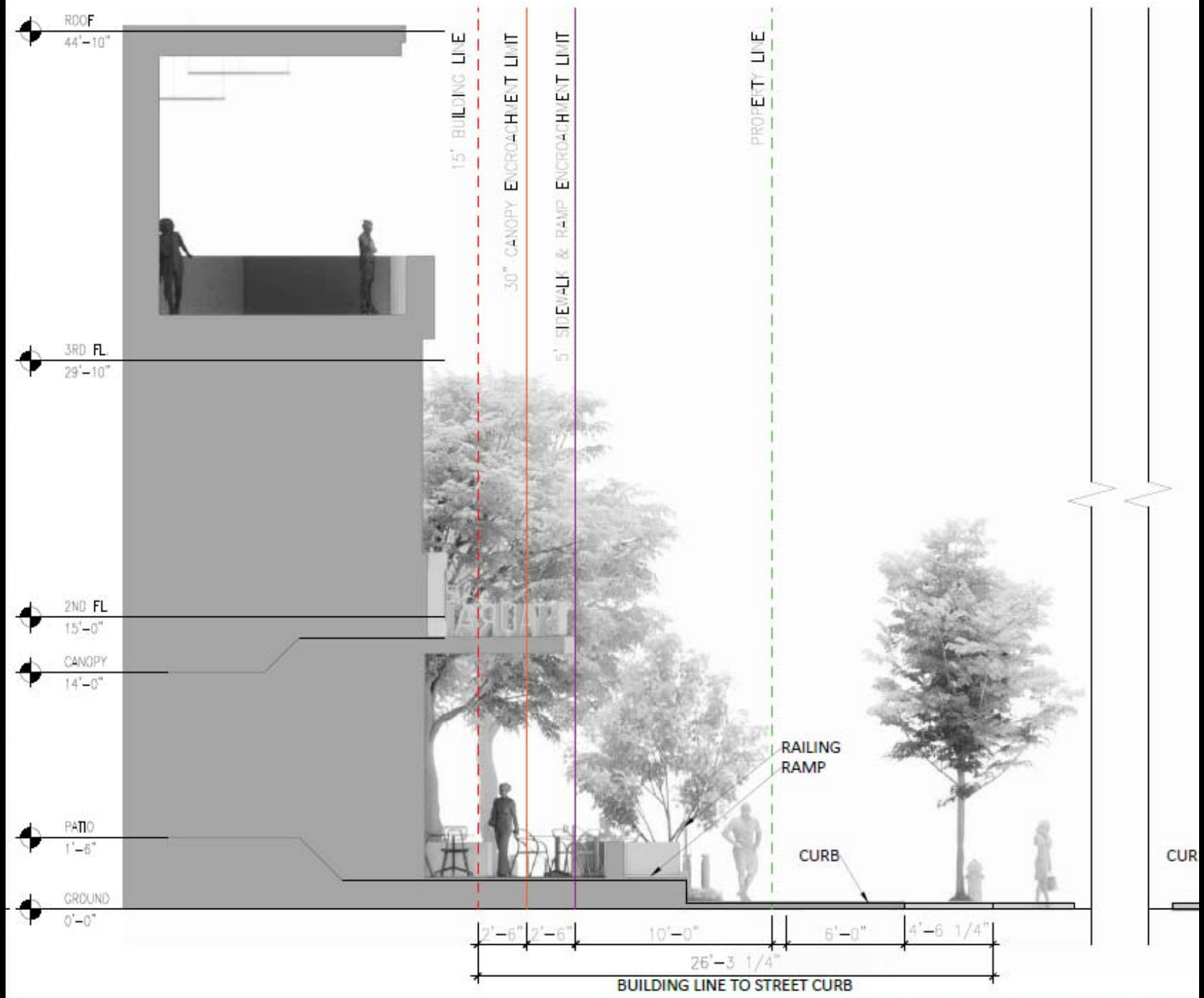
D – Variances Aerial


EAST 10 1/2TH AVENUE (70' R.O.W.)
STUDEWOOD STREET (80' R.O.W.)
N87°18'19"E 200.00'
S87°18'19"W 200.00'
N02°41'41"W 125.00'
S02°41'41"E 125.00'
15' ALLEY
FND. 1/2" R
SET 5/8" IR W/CAP
PROPOSED 10'X20' W.M.E.
W.M.
GREASE TRAP
STAIR 1
ELEVATOR
TENANT AREA
SLOPE TO DRAIN
RAMP
RAMP & STEPS
STEPS
CANOPY
5' SIDEWALK & RAMP ENCROACHMENT LIMIT
30" CANOPY ENCROACHMENT LIMIT
10' BUILDING LINE
15' BUILDING LINE
10' BL
15' BL
EMPLOYEE SPACE
COMPACT EMPLOYEE SPACE
T-SIGN
E-BOX
WM
WV
FH
GW
PP
UP
TOP 53.05
TOC 53.54
TOD 53.90
50.00'



CROSS SECTION AT E 10 1/2TH AVE

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



CROSS SECTION AT STUDEWOOD ST

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

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.

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

July 20, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Twilight Park replat no 1
REFERENCE NUMBER: 2023-1366

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Studewood Street and E. 10 ½ 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 15' building line along Studewood street and to allow canopies and columns at the 4' building line along E. 10 ½ street and Studewood 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, August 10, 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 (312). You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Dogwood Estates

Applicant: Texas Field Services



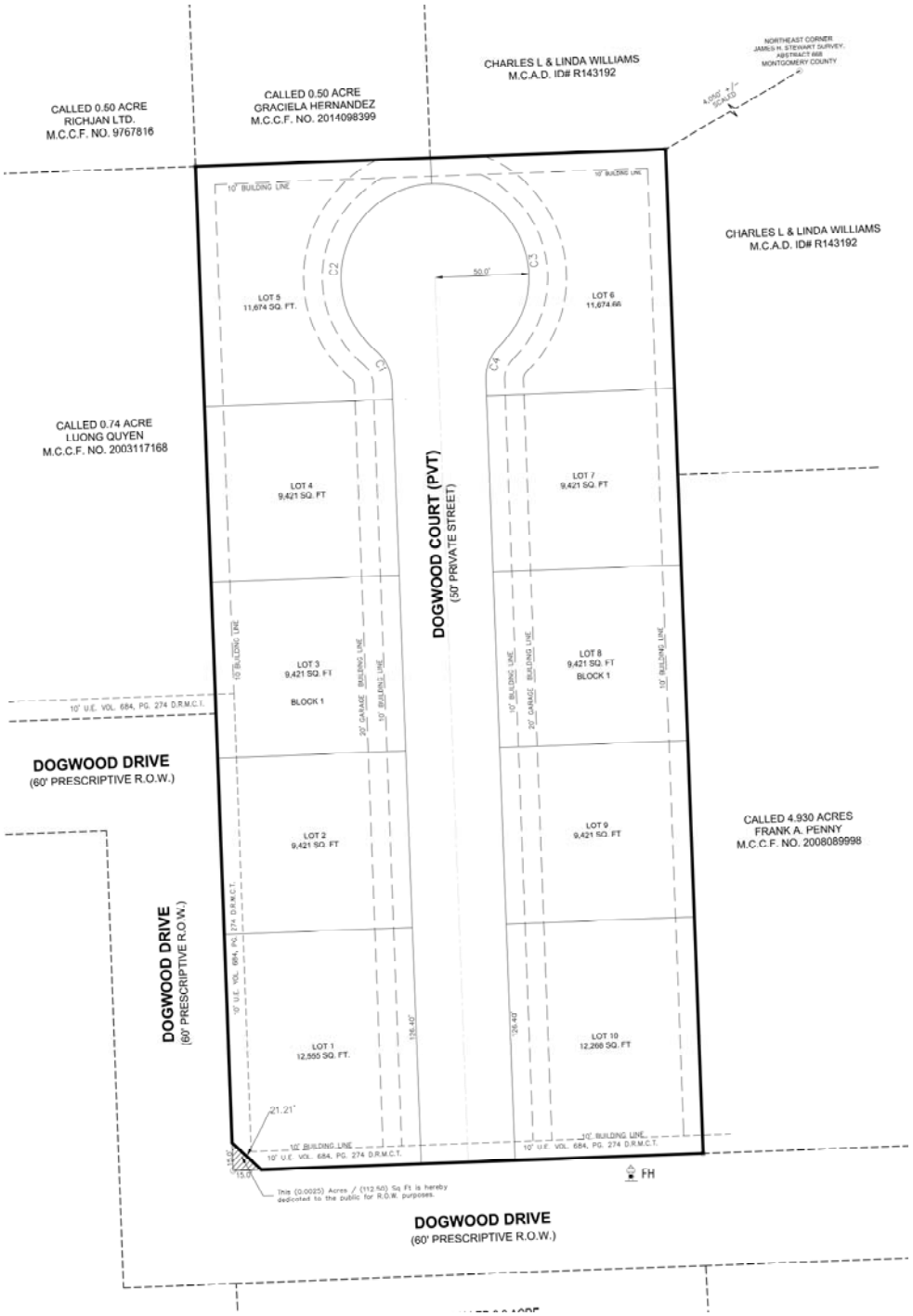
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Dogwood Estates

Applicant: Texas Field Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Dogwood Estates

Applicant: Texas Field Services



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1704
Plat Name: Dogwood Estates
Applicant: Texas Field Services
Date Submitted: 07/28/2023

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:

requesting variance 42-47

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

variance is based on the intent of CH 42-185 to provide 1400 feet Between intersecting streets. The subject property is in Montgomery county and this is not a requirement per the county.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1704
Plat Name: Dogwood Estates
Applicant: Texas Field Services
Date Submitted: 07/28/2023

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 1400' intersection spacing by not requiring a N/A Street through the property.
Chapter 42 Section: 42-128

Chapter 42 Reference:
Chapter 42-128 states 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
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;
By following Chapter 42, the applicant would be required to dedicate a public road with a cul de sac instead of a private road which would make the tracts behind us to do the same. The tract located behind our subject tract are smaller and it would make if difficult to develop in the future because of the smaller size.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created the need for this variance through actions of his own. The variance Is because Montgomery County does not find is necessary and does not want to impose on the neighboring lots to the rear of this tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of Chapter 42 is to create orderly and consistent growth and new development in the City of Houston. The dedication of a public road would impose on neighbors residing in surrounding single family homes for future development. All remaining aspects of Chapter 42 will be respected and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
If the variance is granted it will not be injurious to the public. Conversely, we believe that it makes more sense to keep the street private to not impose on neighboring lots. This will positively benefit

both the applicant and the neighboring parties more by not affecting future development negatively.

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

The applicant's desire to create quality, new homes, and not imposing on new neighbors is the applicant's intent. Economic hardship is not the justification of the variance. The applicant wants To create a single-family development to better improve the surrounding area. The client also wants to meet Montgomery County request for a 50 R.O.W with a cul-de-sac since permitting will be through them.

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Tavenor Crossing (DEF 1)

Applicant: Windrose



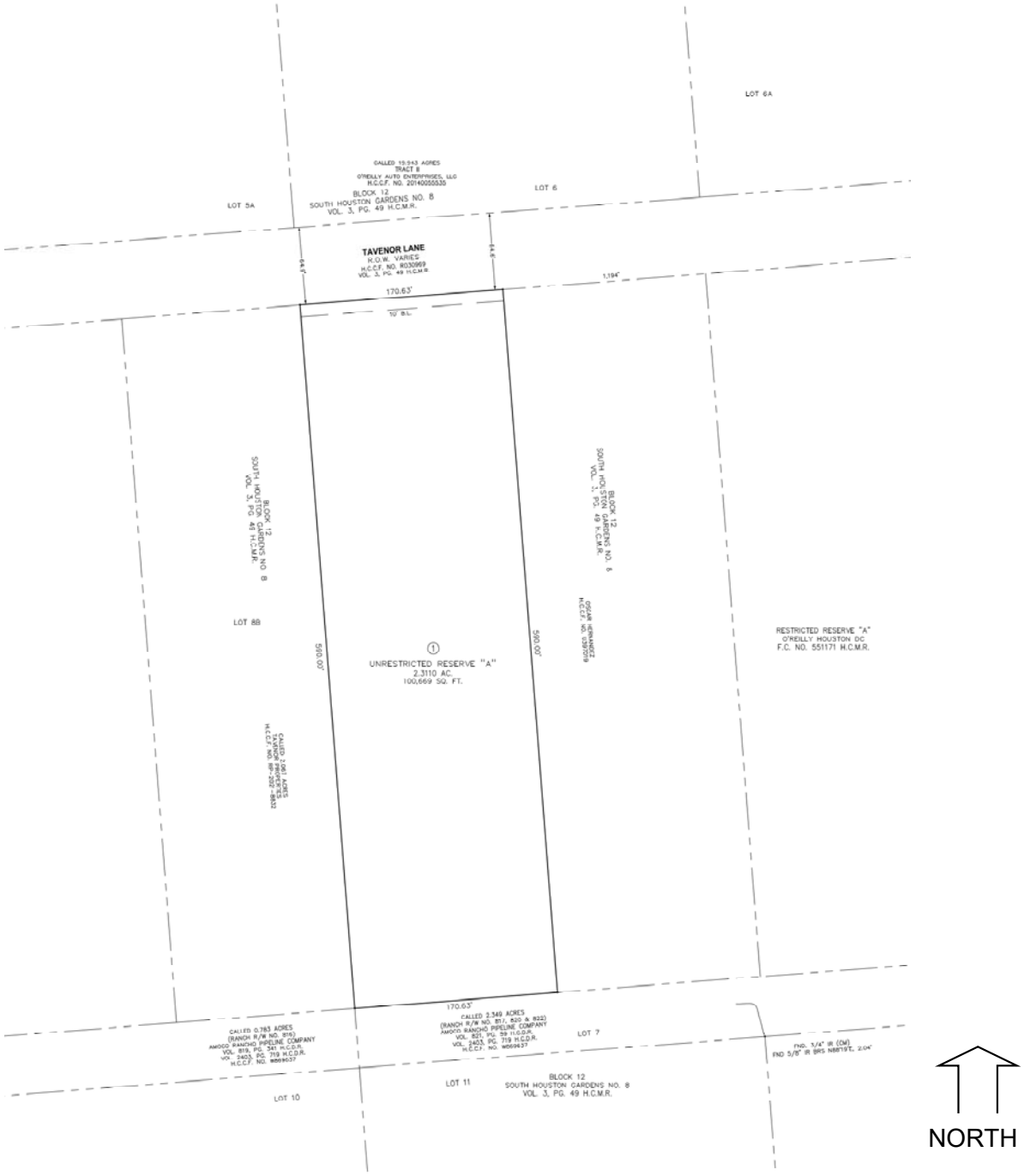
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Tavenor Crossing (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Tavenor Crossing (DEF 1)

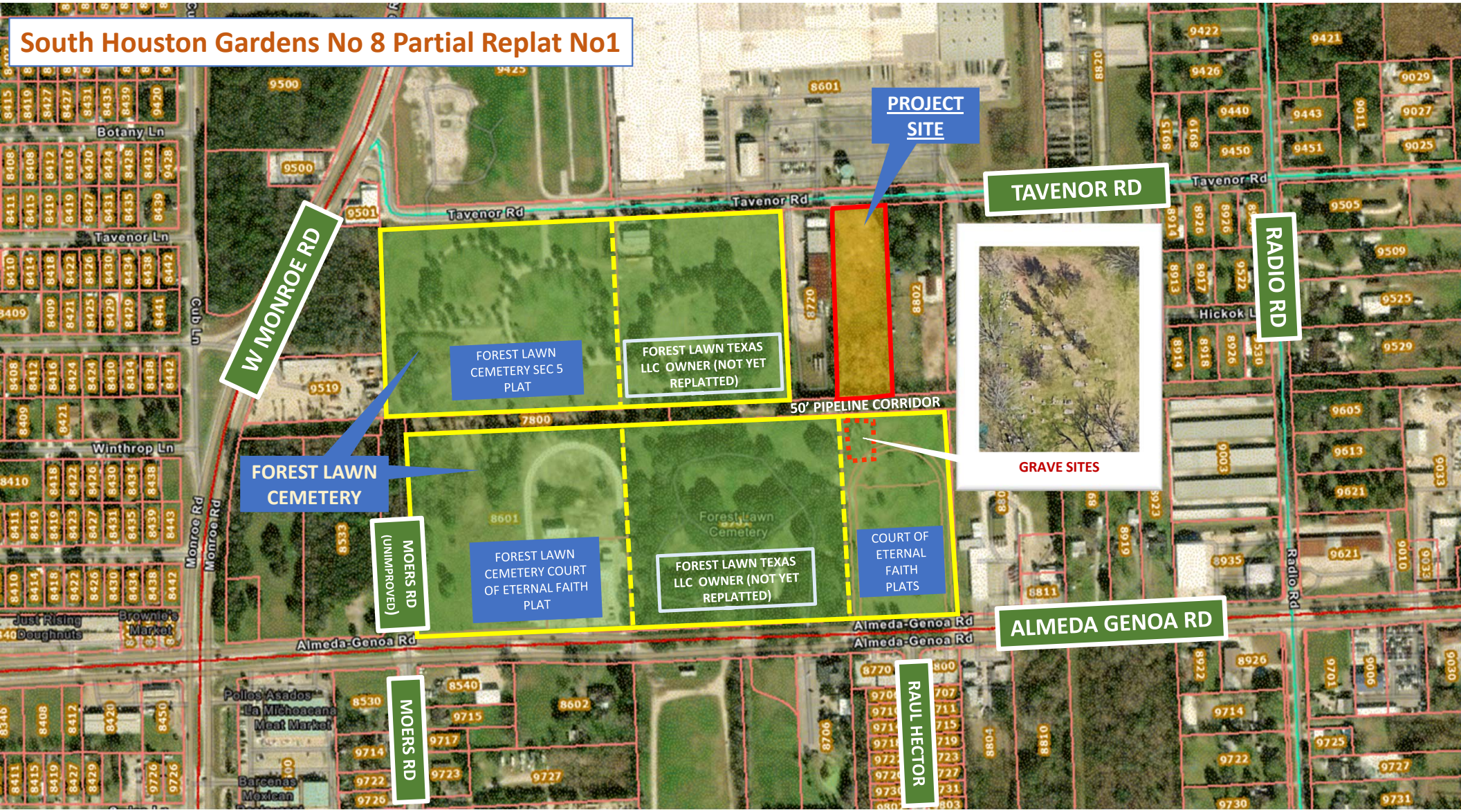
Applicant: Windrose



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
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
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www.houstontx.gov

July 20, 2023

NOTICE OF VARIANCE

PROJECT NAME: Tavenor Crossing
REFERENCE NUMBER: 2023-1493

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south and along Tavenor Road, between Radio Road and W. Monroe 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing by not providing a north /south street through the tract. 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, August 10, 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 Amanda Rabius with Windrose at 713-458-2281. 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/10/2023
ITEM: 157

Applicant: FELIX ROCHA
Contact Person: FELIX ROCHA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1703	77365	5671	295Q	ETJ

EAST OF: SORTERS RD **SOUTH OF:** MILLS BRANCH RD

ADDRESS: 20042 Ravenwood Drive, Porter, TX

ACREAGE: 0.46

LEGAL DESCRIPTION:

BEING LOT 128 OF RAVENWOOD, AN UNRECORDED SUBDIVISION, IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NUMBER 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence/Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/10/2023
ITEM: 158

Applicant: DIANA CHAVEZ
Contact Person: DIANA CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1704	77357	5673	256N	ETJ

WEST OF: US 59 **NORTH OF:** GRAND PKWY

ADDRESS: 20778 and 20774 Stevens Street, New Caney, TX

ACREAGE:

LEGAL DESCRIPTION:

LOT 9 OF MCCLESKEY SUBDIVISION, AN UNRECORDED SUBDIVISION, LOCATED IN THE T.L. ROBERTS SURVEY, A-742, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence/Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/10/2023
ITEM: 159

Applicant: DIANA CHAVEZ
Contact Person: DIANA CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1705	77357	5673	256N	ETJ

WEST OF: US 59 **NORTH OF:** GRAND PKWY

ADDRESS: 20782 and 20798 Stevens Street, New Caney, TX

ACREAGE:

LEGAL DESCRIPTION:

LOT 8 OF MCCLESKEY SUBDIVISION, AN UNRECORDED SUBDIVISION, LOCATED IN THE T.L. ROBERTS SURVEY, A-742, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence/Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/10/2023
ITEM: 160

Applicant: CARLOS PARRA
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1706	77357	5874	257L	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 26030 Hunters Trail, New Caney, TX

ACREAGE:

LEGAL DESCRIPTION:

LOT 451 OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/10/2023
ITEM: 161

Applicant: ELIAS RIVERA
Contact Person: ELIAS RIVERA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1707	77357	5874	257M	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 19970 Forest Drive East, New Caney, Texas

ACREAGE:

LEGAL DESCRIPTION:

LOT 646 OF PEACH CREEK FOREST, SECTION FIVE, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: 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: III
Meeting Date: 08/10/23

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:	13 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 13 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: 08/10/23

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. 13 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
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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.

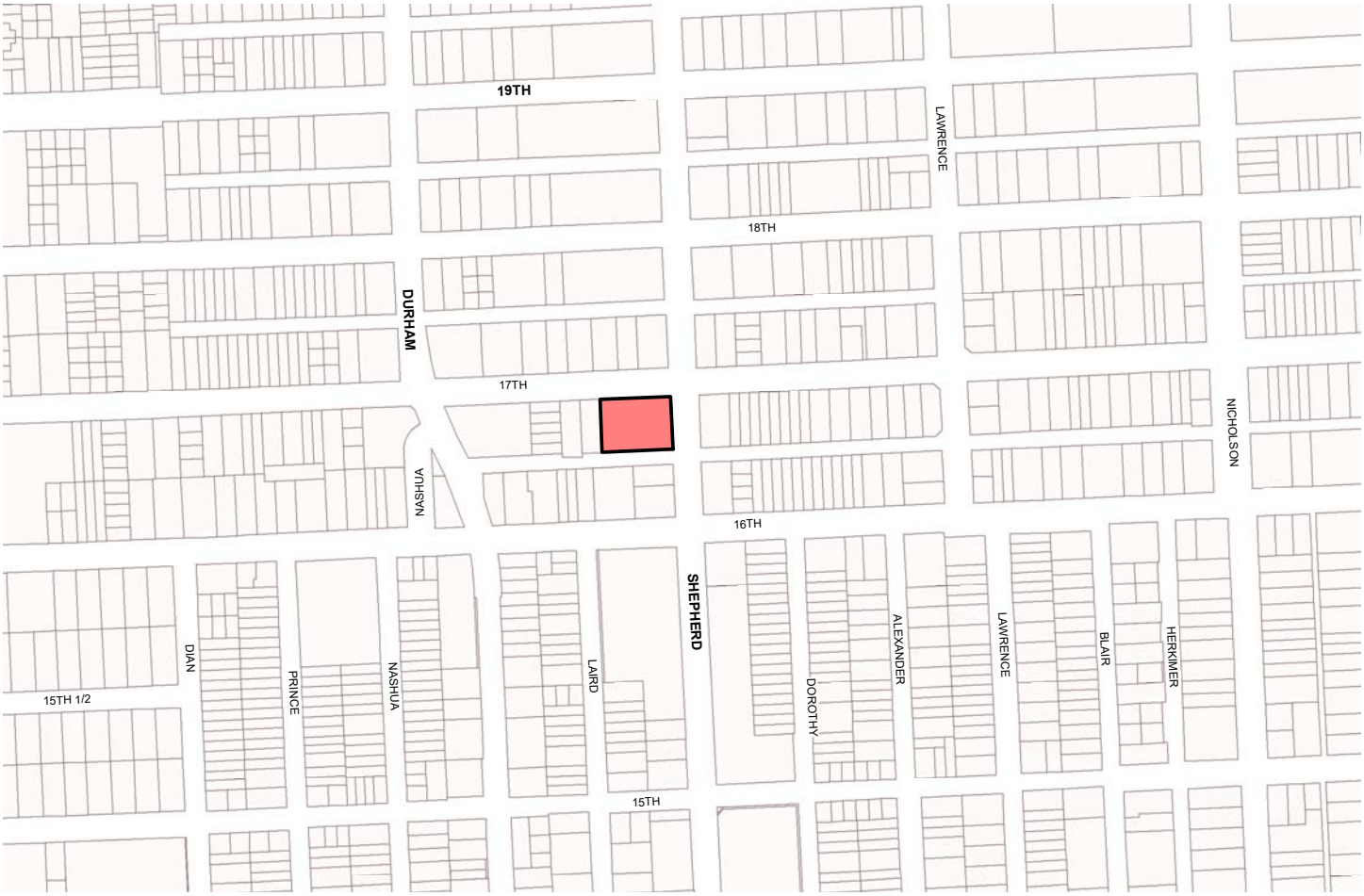
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 08/10/23

LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 08/10/23

Aerial Map



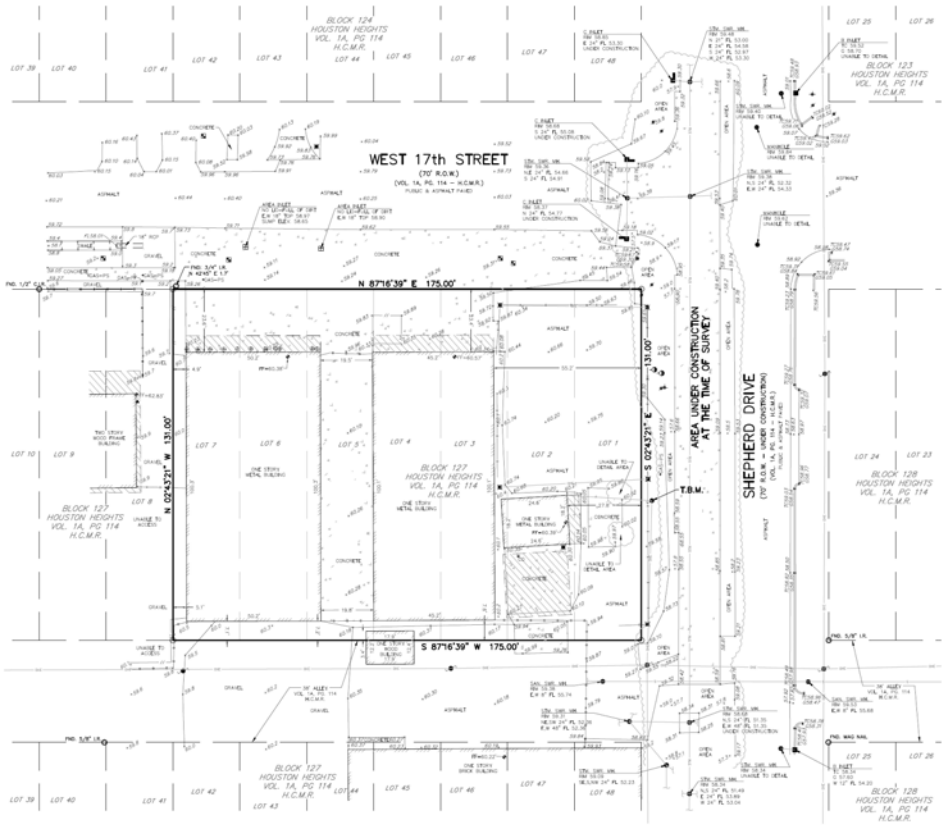
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 08/10/23

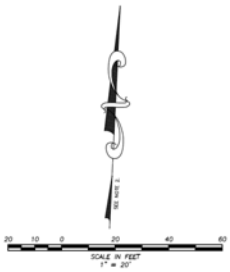
Houston Planning Commission

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: 08/10/23

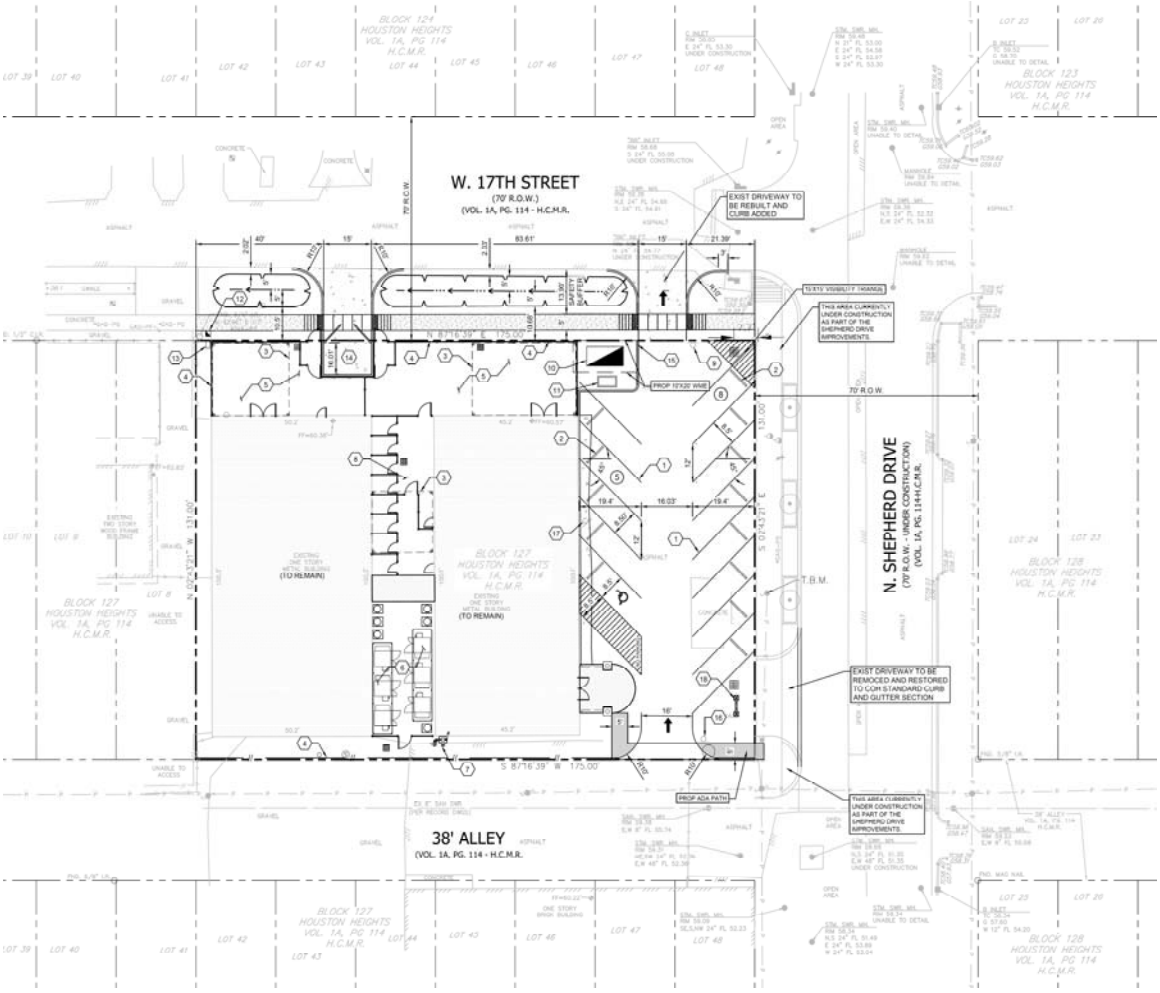
Site Plan/Off-site parking layout/analysis

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						**13**

N

0 20' 40 60

GRAPHIC SCALE 1"= 20'



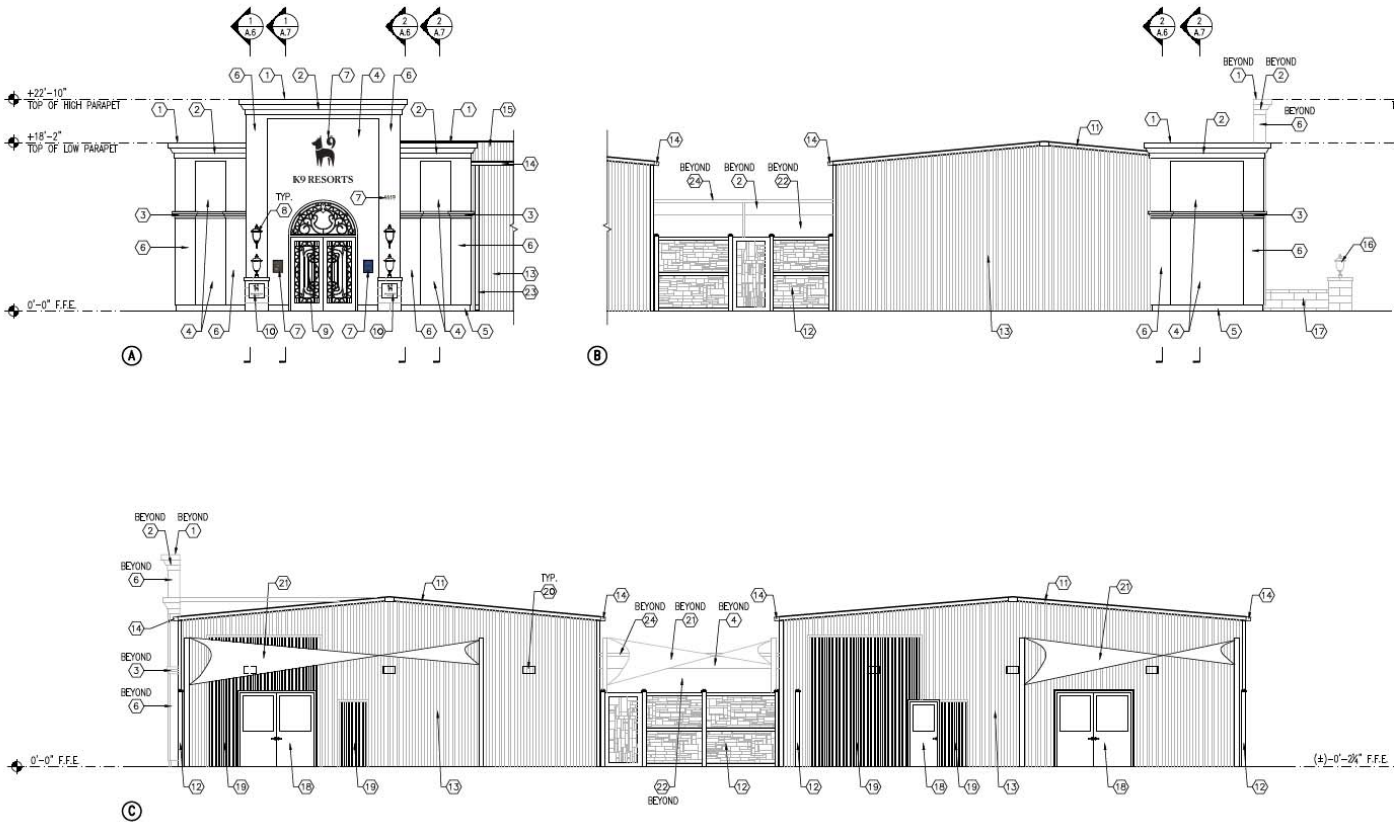
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 08/10/23

Houston Planning Commission

Elevations



1 PARTIAL EXTERIOR ELEVATIONS

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Urban Genesis	Charlie Pendergraft	832-594-7437	cpendergraft@urban-genesis.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1690 North Loop	23019806	77009	5359B	453T	H

HCAD ACCOUNT NUMBER(S):	1190880010001
PROPERTY LEGAL DESCRIPTION:	Greensheet Addition Replat No 1
PROPERTY OWNER OF RECORD:	Lakeside Place PFC
ACREAGE (SQUARE FEET):	6.048 AC (263,451 SF)
WIDTH OF RIGHTS-OF-WAY:	I.H. - 610 (350'), Sylvester St (varies), E 28th St (50')
EXISTING PAVING SECTION(S):	I.H. - 610 (40'), Sylvester St (18'), E 28th St (20')
OFF-STREET PARKING REQUIREMENT:	382 parking spaces
OFF-STREET PARKING PROVIDED:	365 parking spaces
LANDSCAPING REQUIREMENTS:	Coplies
EXISTING STRUCTURE(S) [SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	86,497 SF

PURPOSE OF VARIANCE REQUEST: Our goal is to prioritize additional green spaces within the parking lot of this affordable housing development. By reducing the number of parking spaces and incorporating more trees and landscaping, we aim to enhance the well-being and quality of life for our residents. This will also improve the view for passersby on the adjacent roads.

CHAPTER 26 REFERENCE(S): Sec 26-492 Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling uni

Sec 26-492 Class 2(a) Two-bedroom apartment – 1.66 spaces for each dwelling unit.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Urban Genesis plans to build a new multifamily development consisting of a total of 327 units, with 289 efficiency units and 38 two-bedroom units. According to Sec 26-492, the proposed development requires 361 parking stalls for the efficiency units and 63 parking stalls for the two-bedroom units. Although the total parking requirement of 382 spaces can be met, it would lead to a significant lack of green spaces on site. Urban Genesis believes that prioritizing landscaping and green spaces is essential for the well-being of the residents. Based on previous multifamily developments in urban/metro areas near public transit the estimated need for on-site parking for the demographic and needs of the residents is one parking spot per bedroom. Therefore, Urban Genesis proposes to reduce the number of parking spots to 365 stalls, resulting in a direct 1:1 parking stall to bedroom ratio.

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 referenced article, applied to the proposed multifamily development, would drastically reduce the amount of greenspace and trees able to be provided. The enforcement of the parking requirement would result in a greater presence of hardscape, which is abundant in the Houston metro area.

(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;

Meeting the demand for affordable multifamily housing is an urgent need in the greater Houston region. Although we can fulfill the minimum parking requirement, our past experiences have shown that a 1:1 ratio of bedrooms to parking stalls is more than sufficient for the occupants. Rather than allocating more spaces for parking, we propose that planting more trees onsite is a more sensible alternative.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

The intent of the article is to ensure adequate parking is available and green spaces will be provided for the intended use of the facility. The intent of the code will be preserved.

(4) The parking provided will be sufficient to serve the use for which it is intended;
We have proposed a total of 365 parking spaces, along with an additional 168 bike spaces, which we believe will provide sufficient parking for the area. Our estimate for on-site parking is based on the occupants' needs, with a provision of one parking stall per bedroom.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
Granting this variance would lead to enhanced welfare of residents, enabling them to have more green spaces and better landscaping. Additionally, it will also improve the streetscape view for passerby on Sylvester Road and the access road.

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

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

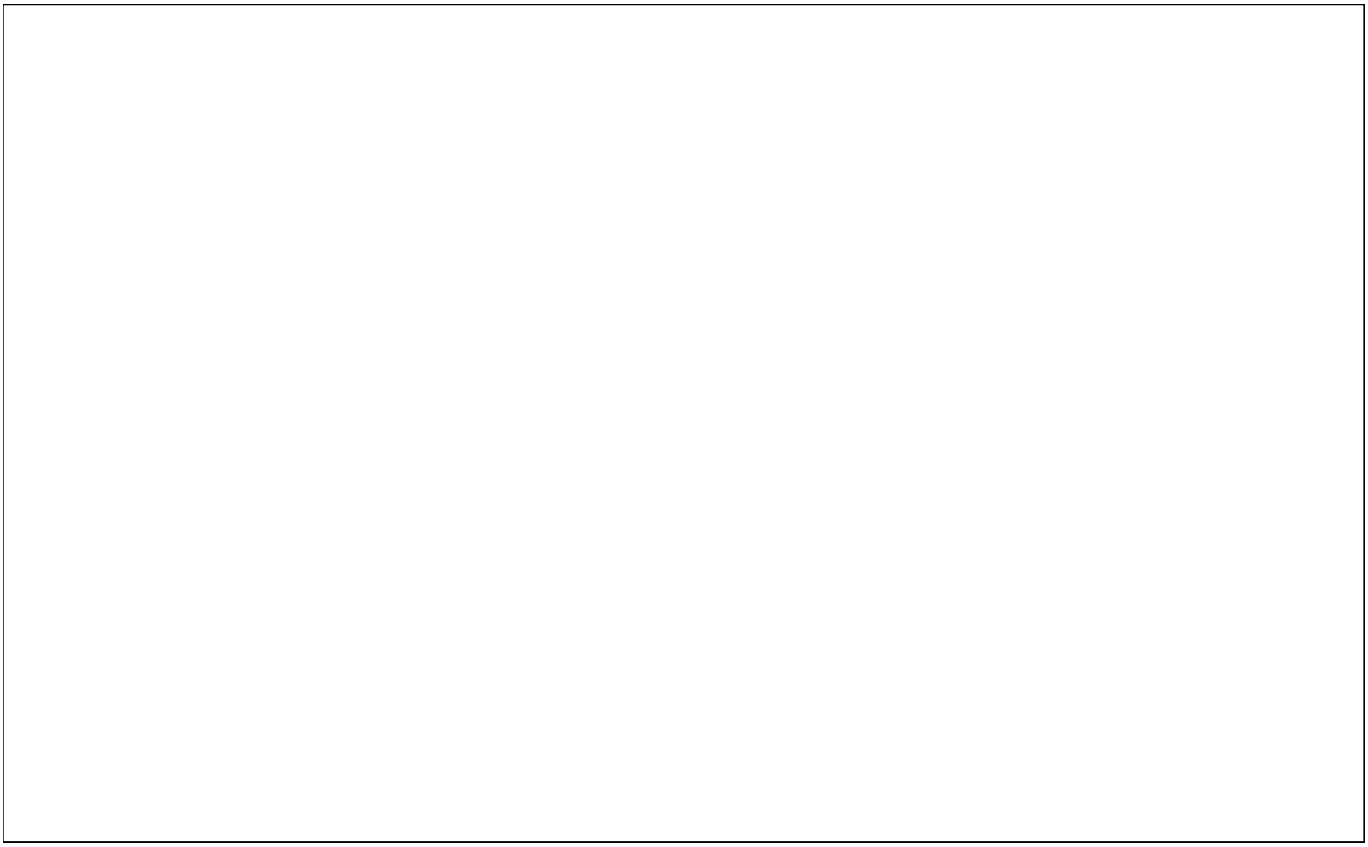
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

Location map



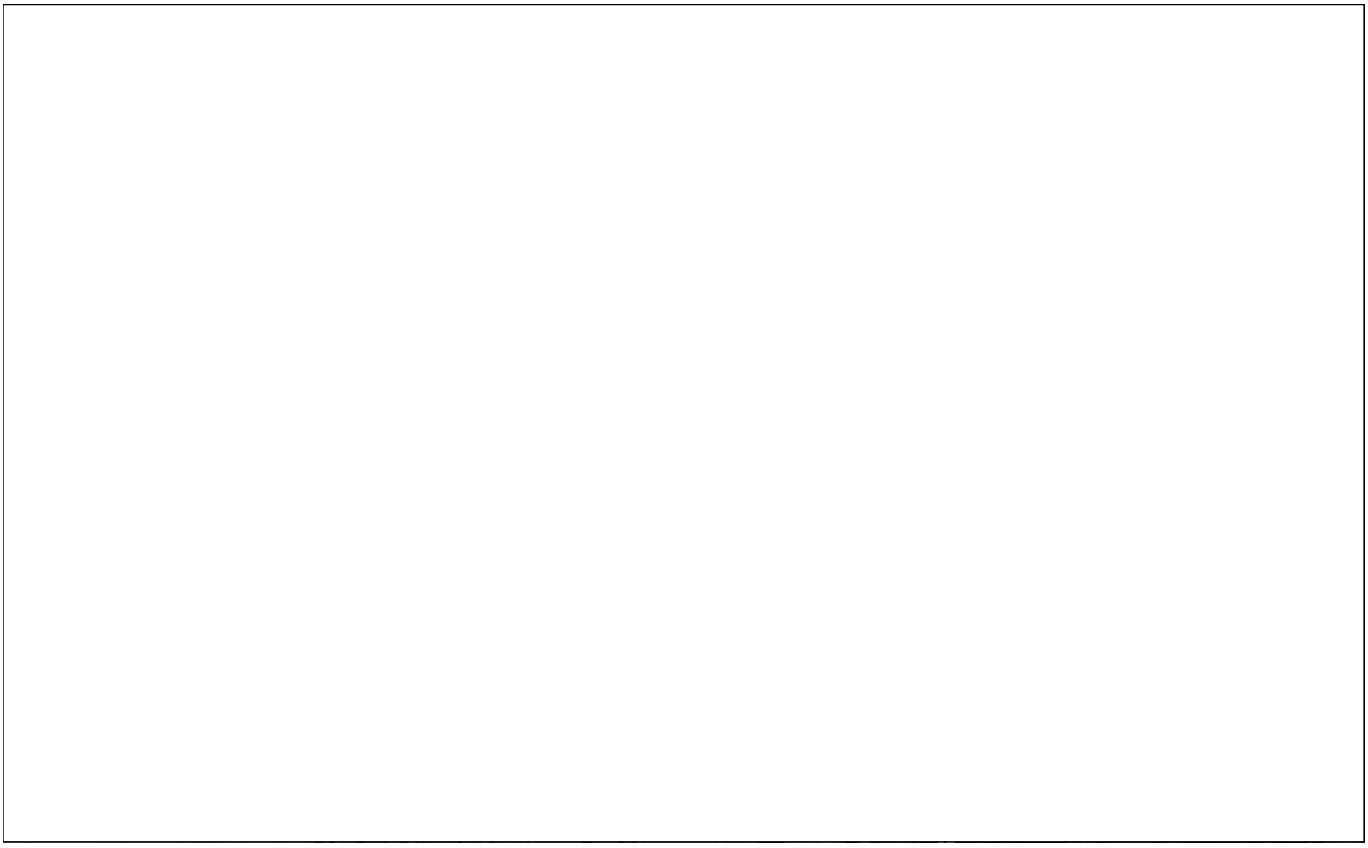
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

Aerial map



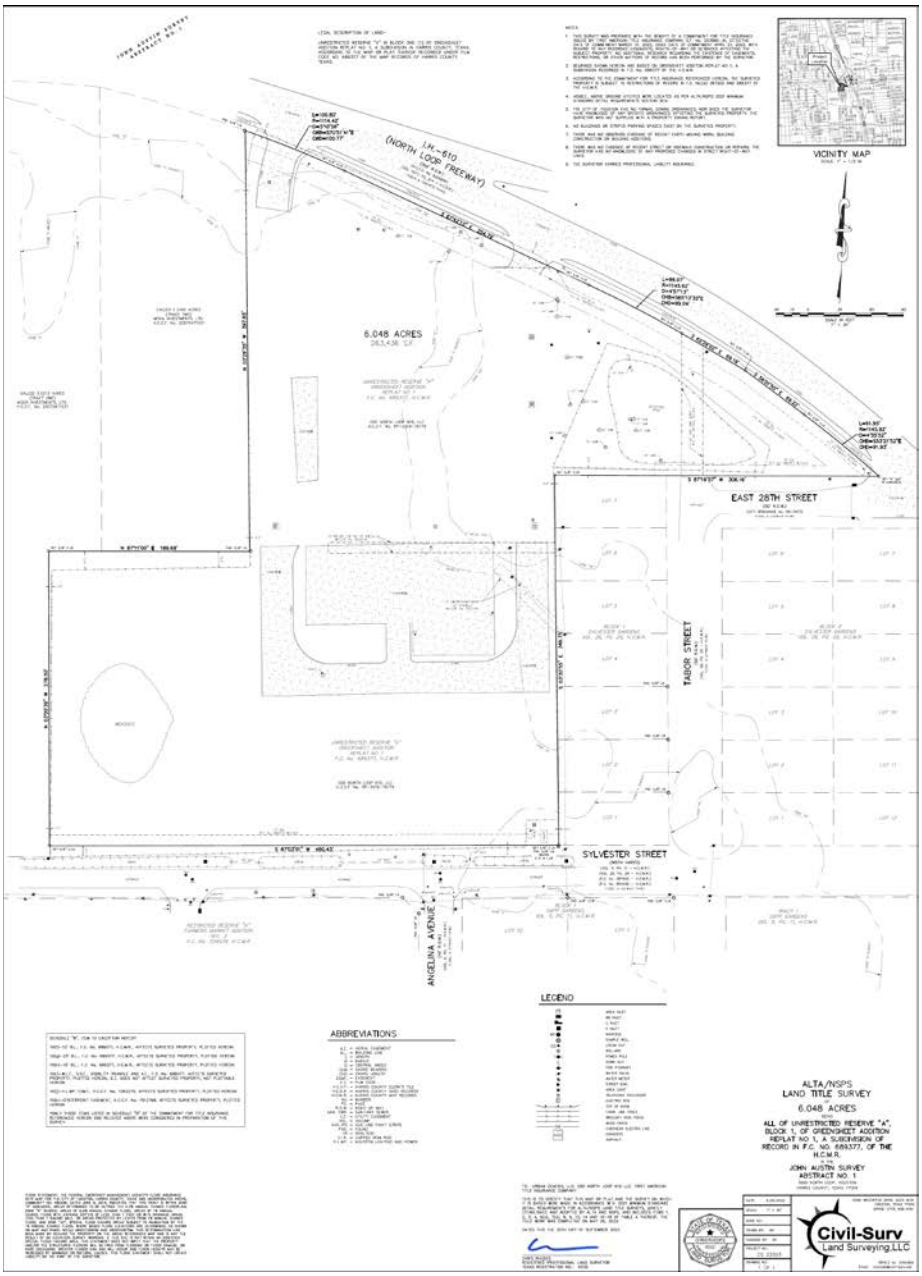
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/10/2023

Survey



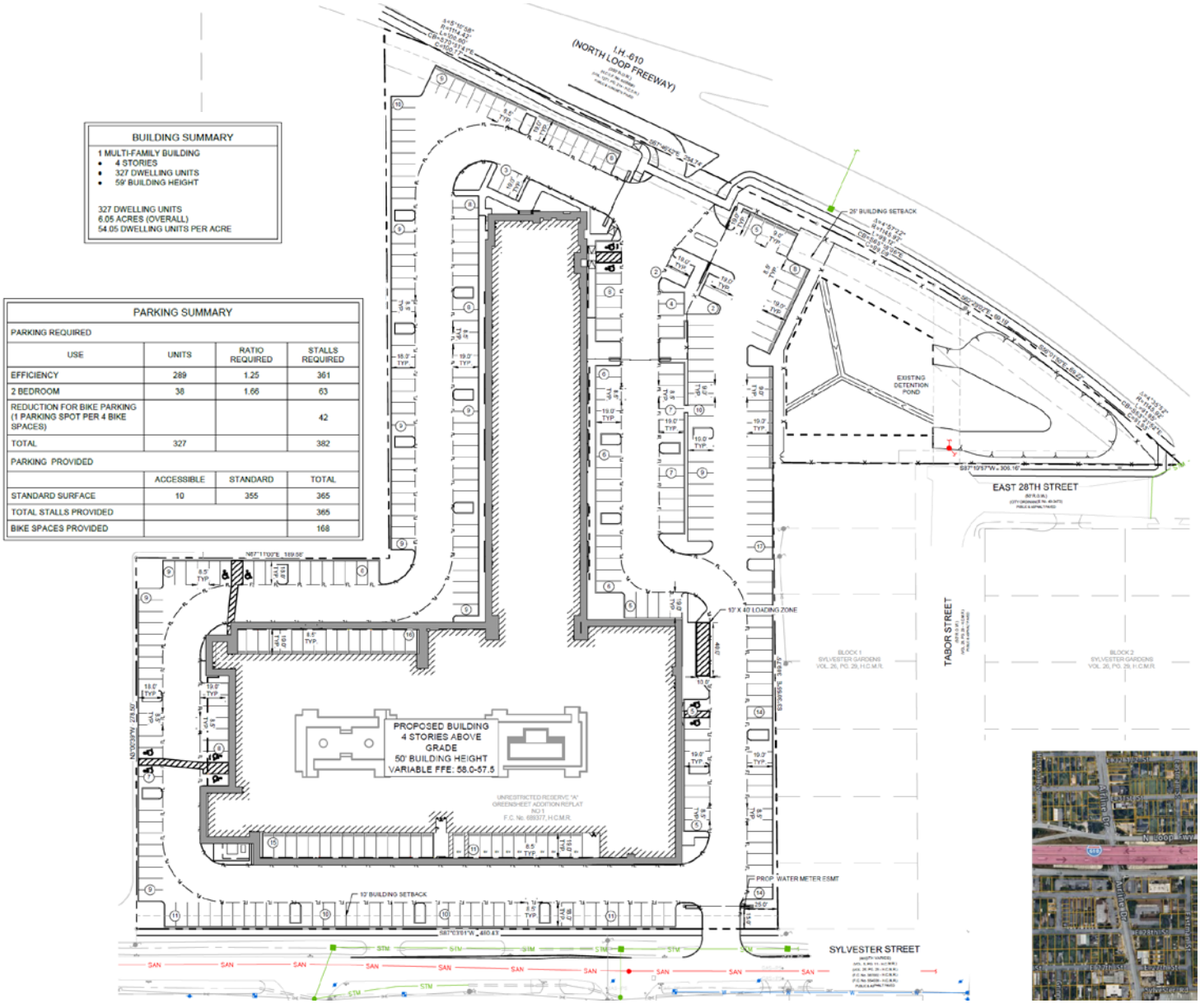
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/10/2023

Site Plan



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/10/2023

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 08/10/2023

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: V

Meeting Date: 08/10/2023

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: V

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

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



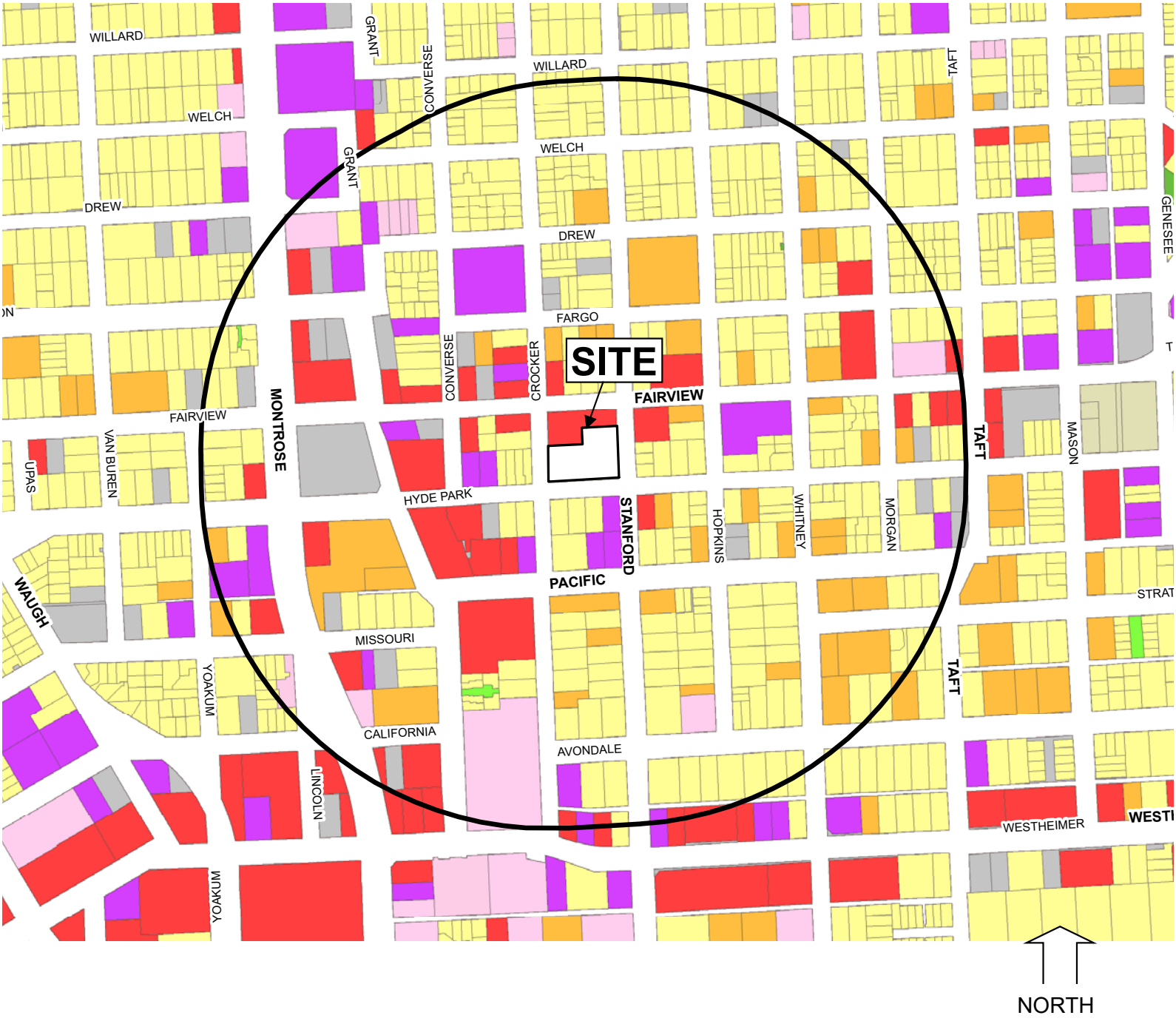
D – Variances **Site Location**

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

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



C – Public Hearings Site Location

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 08/10/2023**

Subdivision Name: Hyde Park Hotel (DEF 2)

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



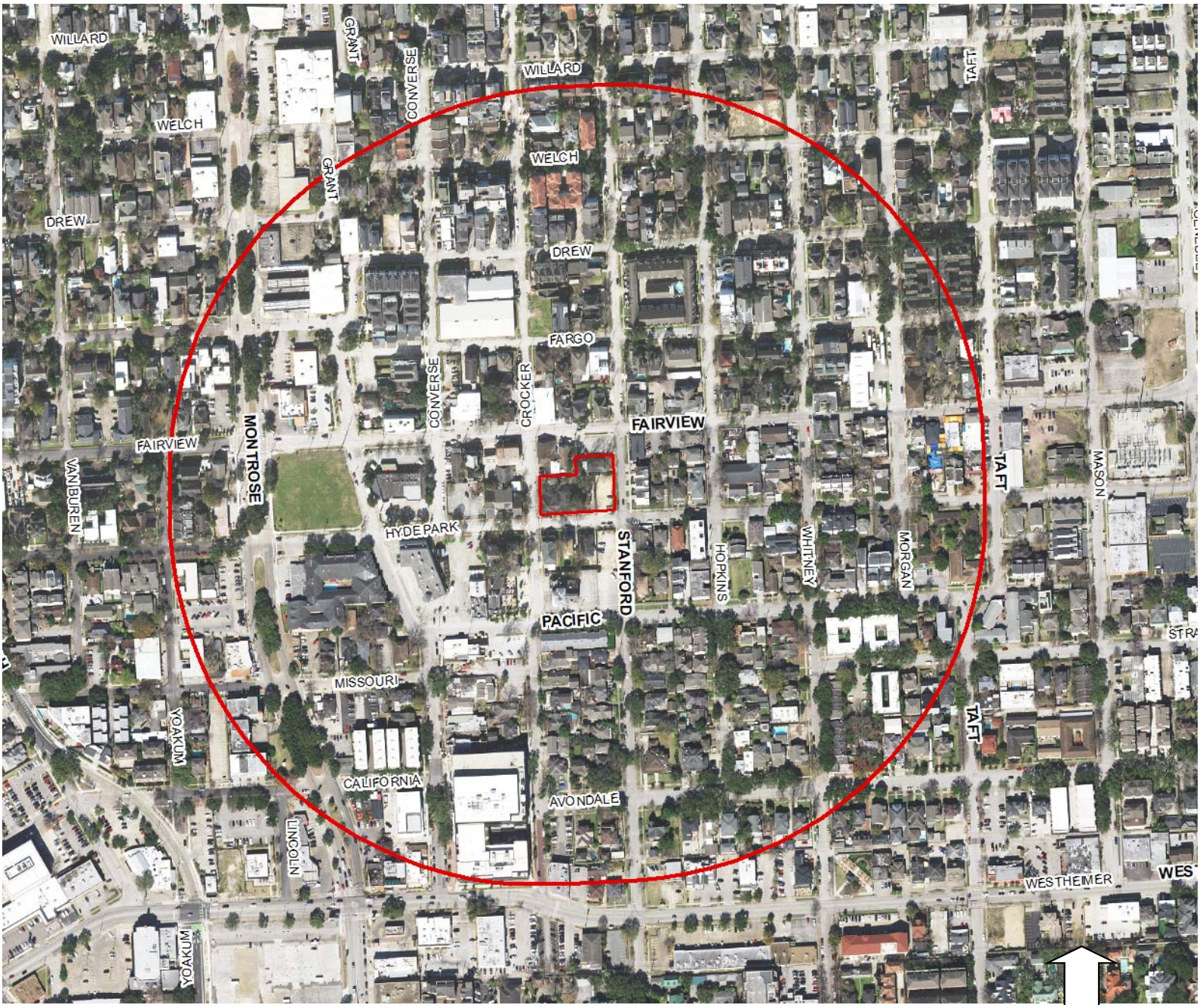
D – Variances **Aerial**

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 08/10/2023**

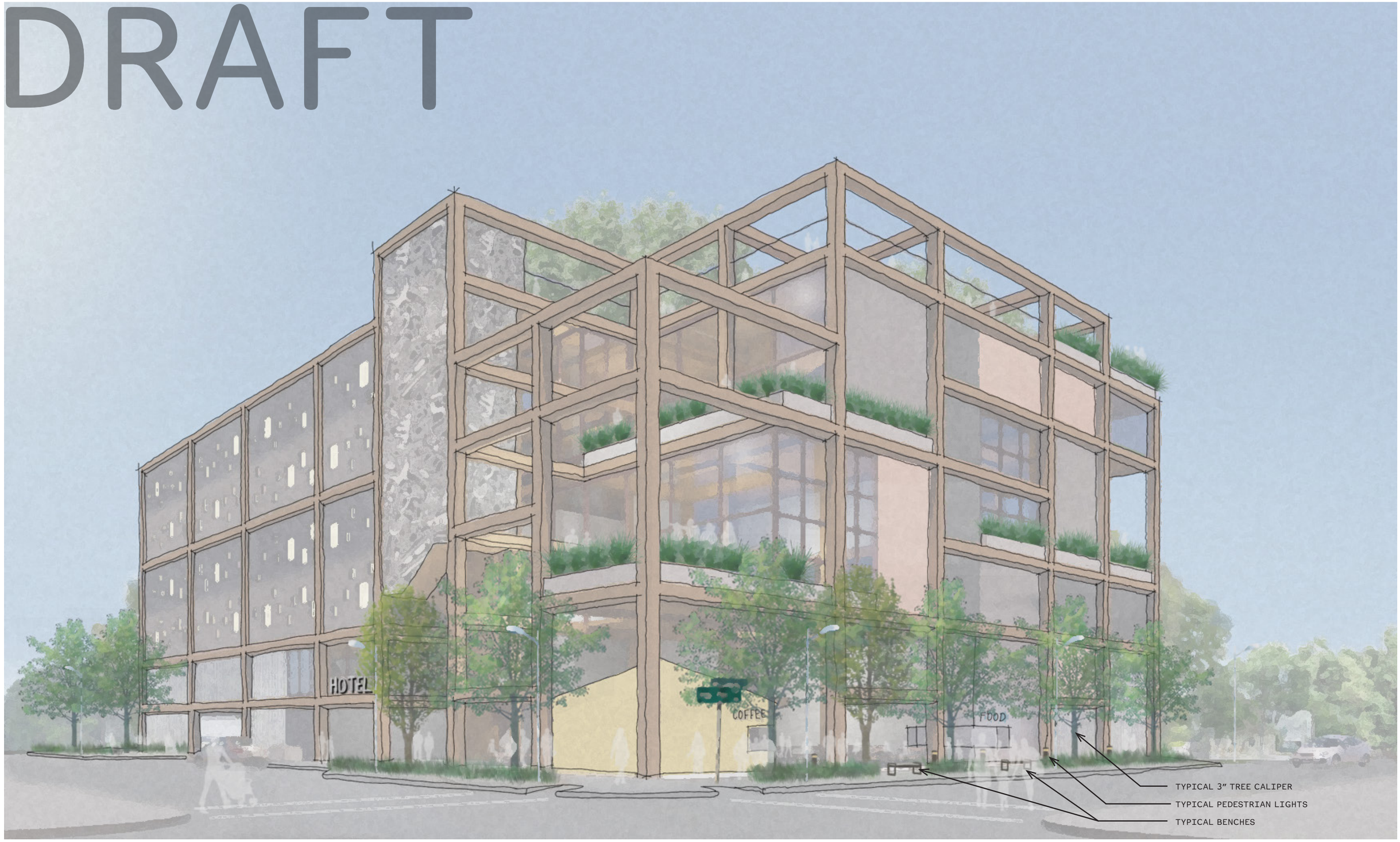
Subdivision Name: Hyde Park Hotel (DEF 2)

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'



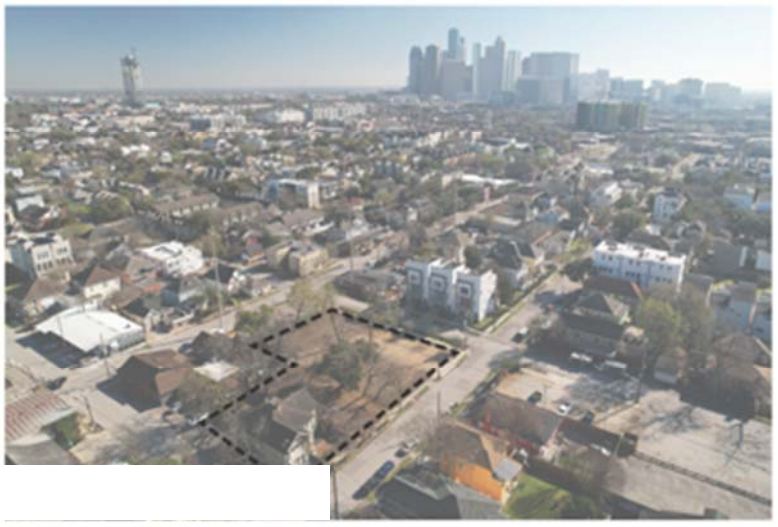
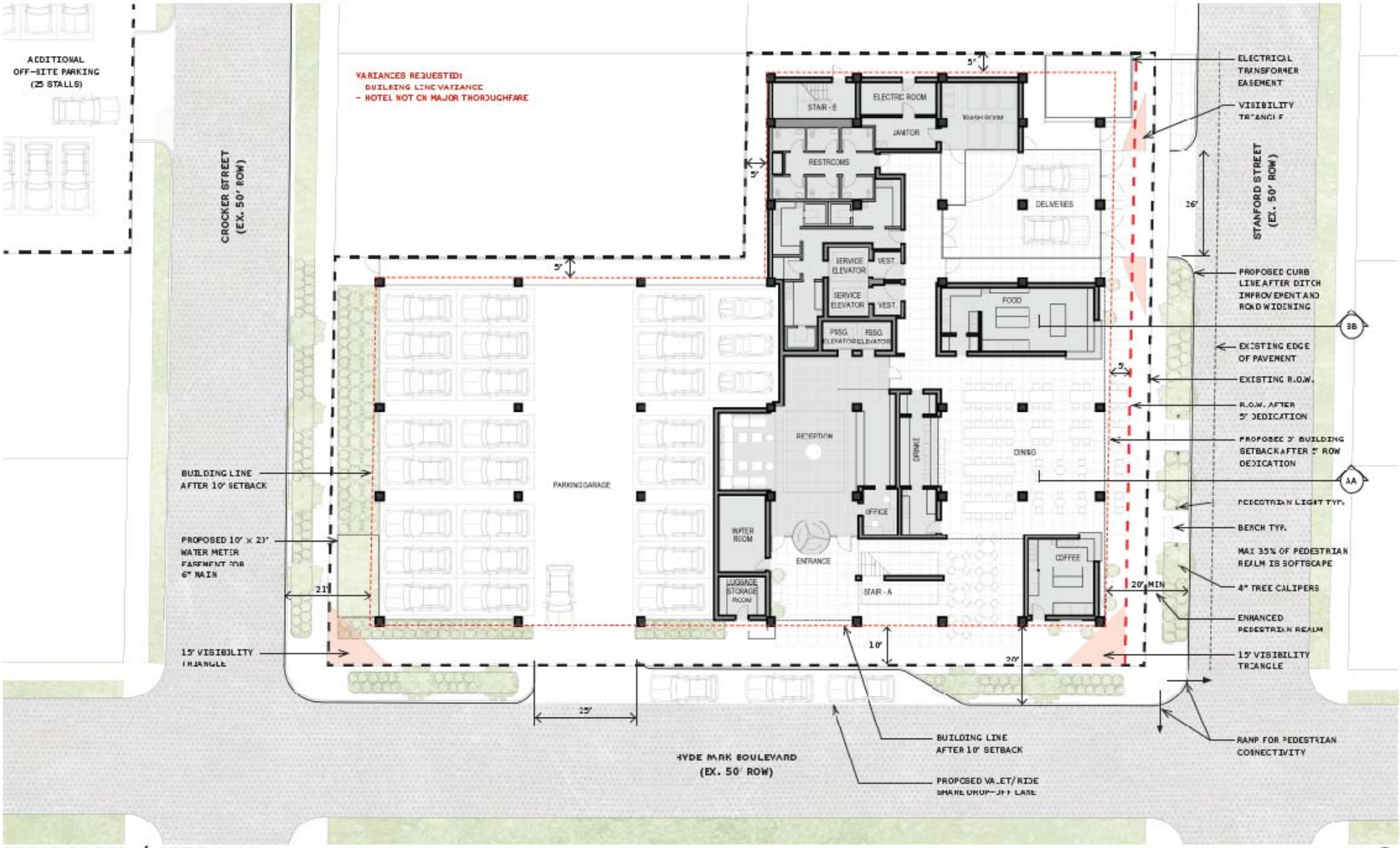


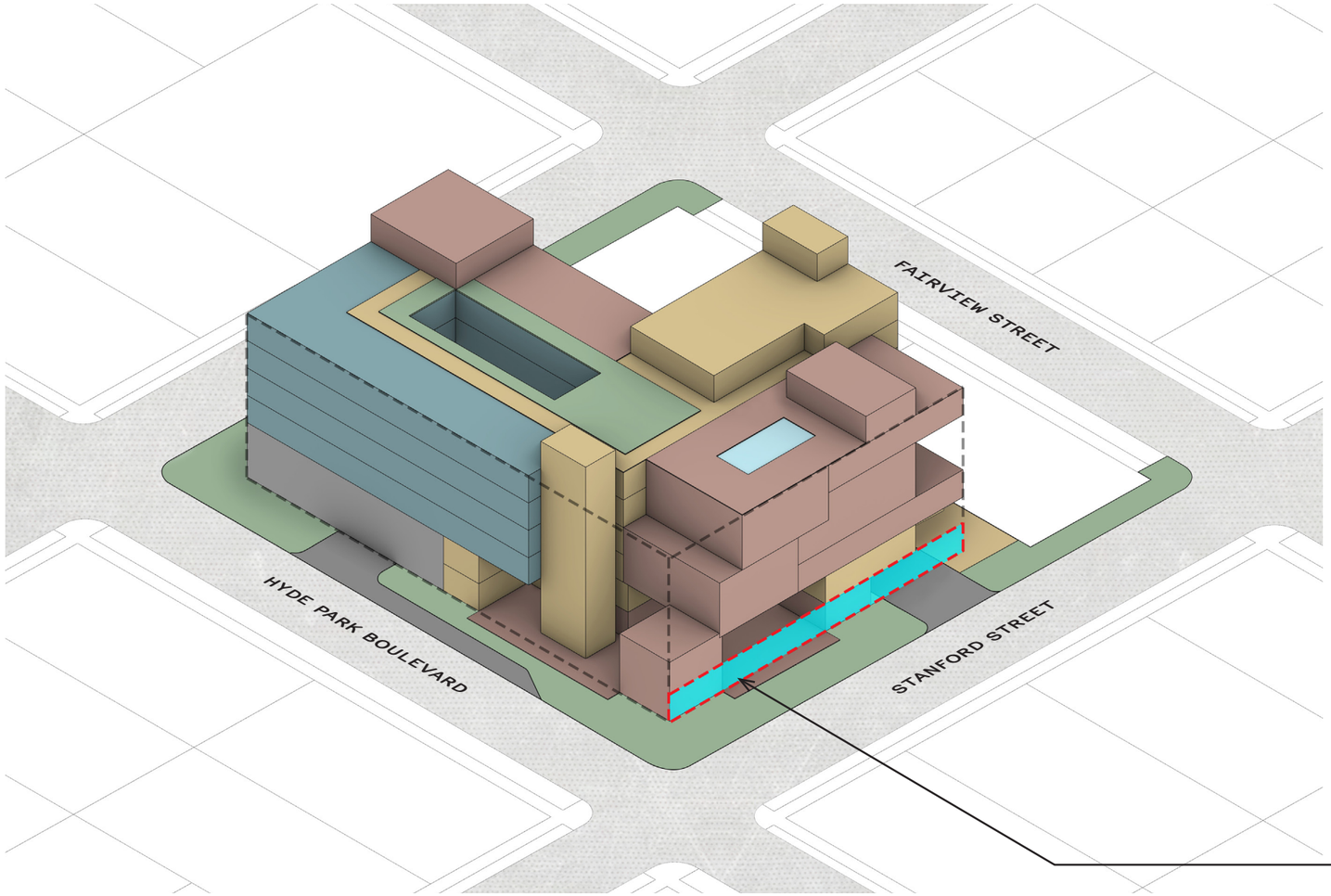
Figure 3 Drone Capture of proposed Hyde Park Hotel

DRONE IMAGES OF EXISTING NEIGHBORHOOD



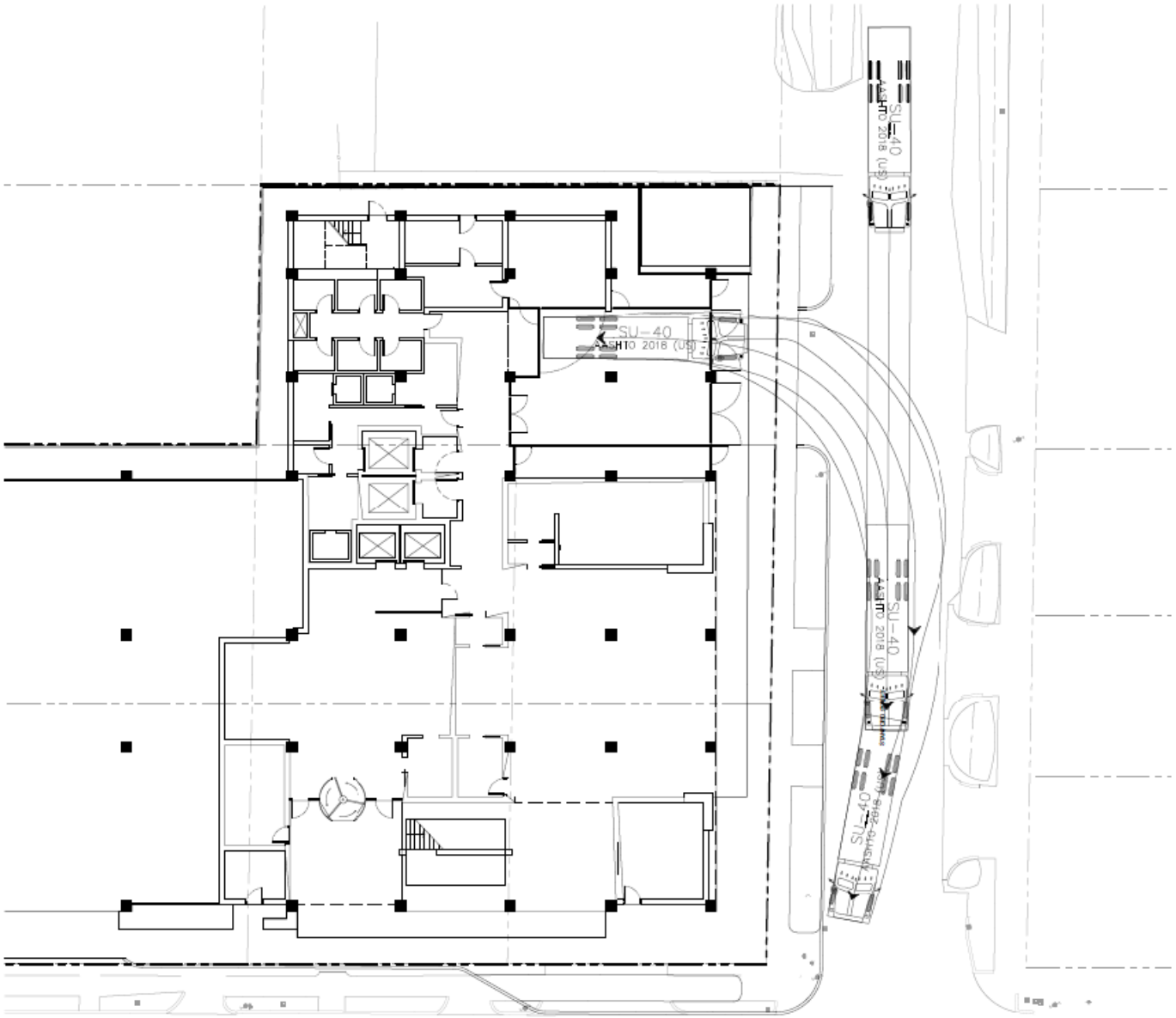
FIRST FLOOR / SITE PLAN

DRAFT



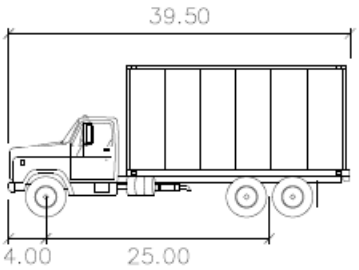
COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	28,000	FOOD & BEVERAGE	BEER GARDEN, RESTAURANT, 3 BARS, 3 EVENT SPACES, ROOFTOP POOL
	25,000	HOTEL ROOMS	52 ROOMS
	38,000	CIRCULATION/BOH	
	14,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	15,000	PARKING	56 CARS (27 ON LIFTS)
	119,000	TOTAL	

PROGRAM MASSING DIAGRAM





GRAPHIC SCALE IN FEET
0 5 10 20

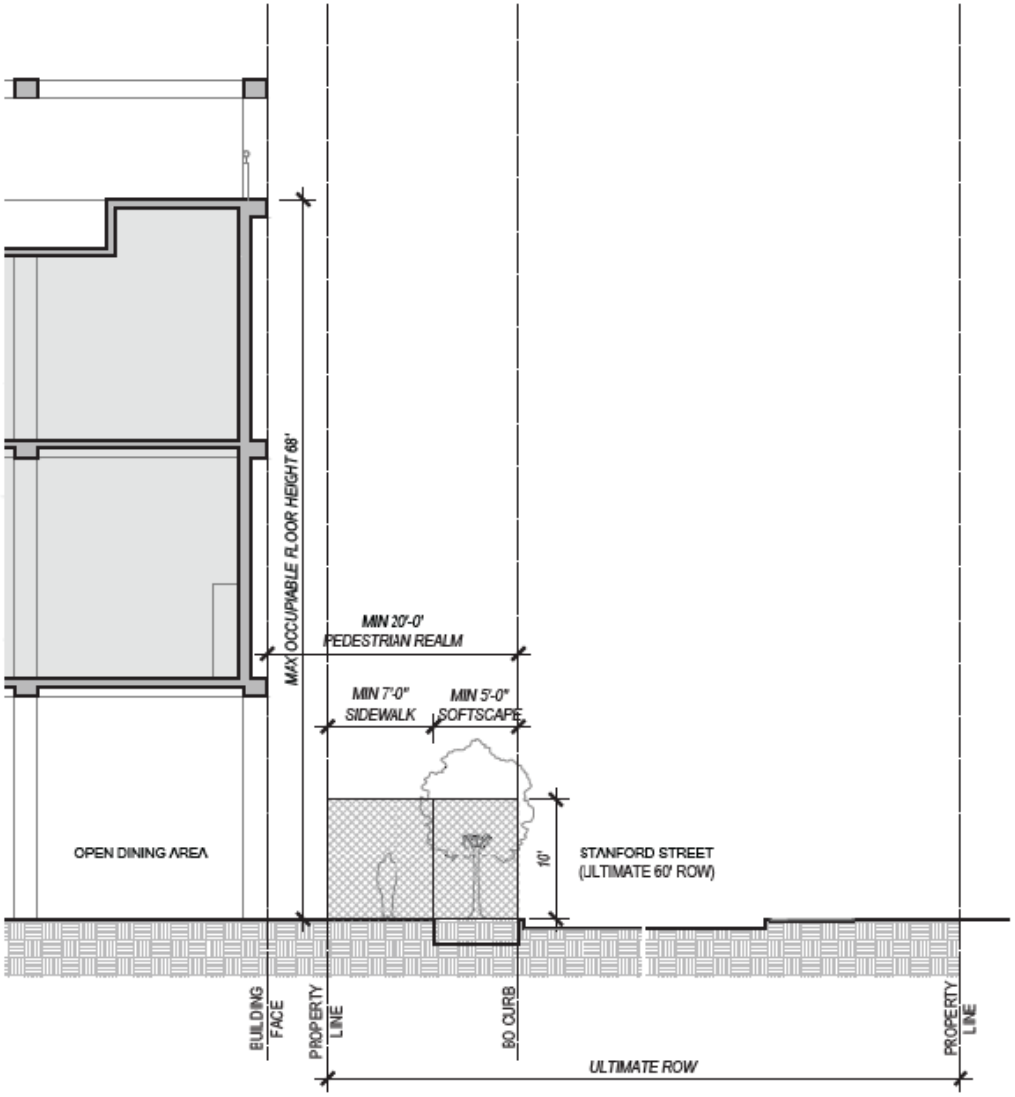


SU-40

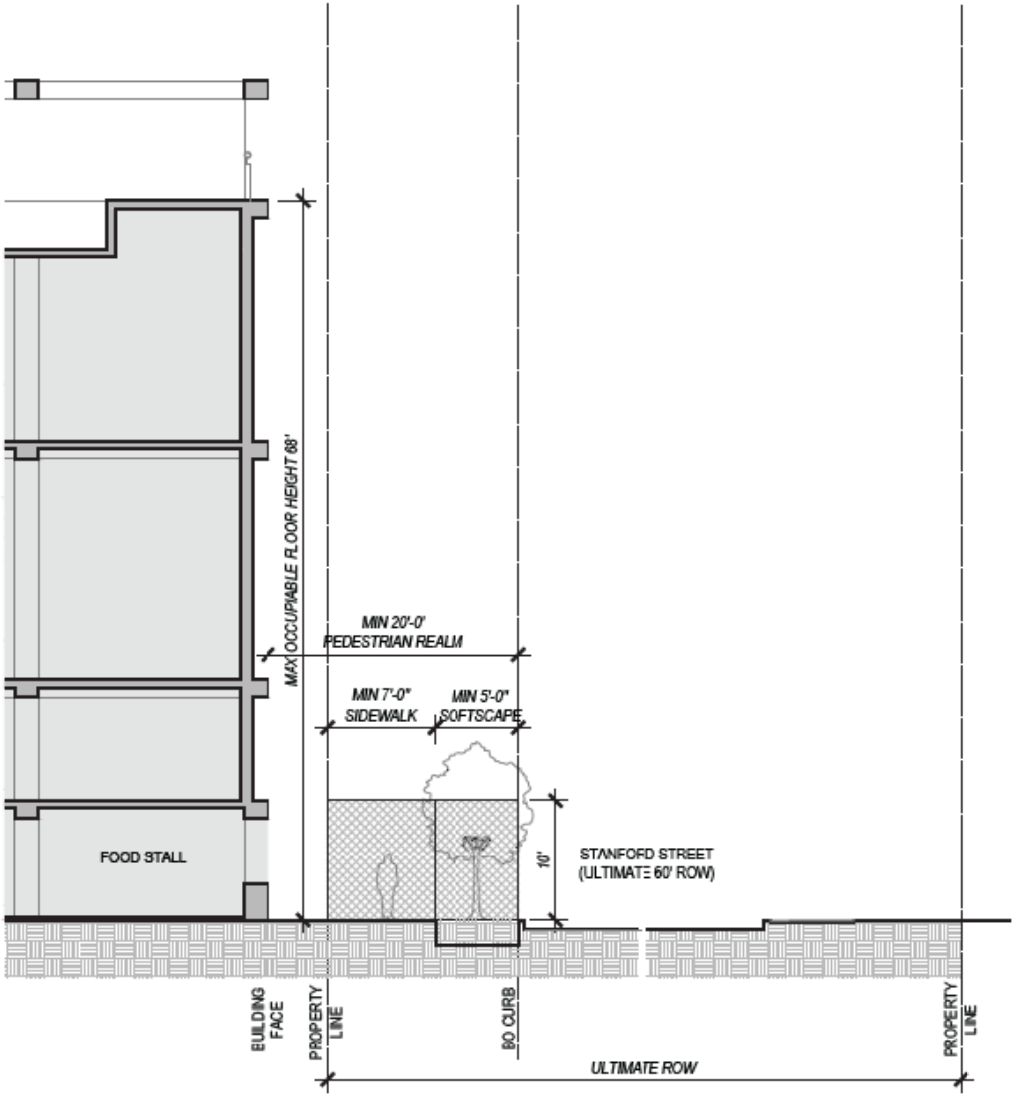
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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

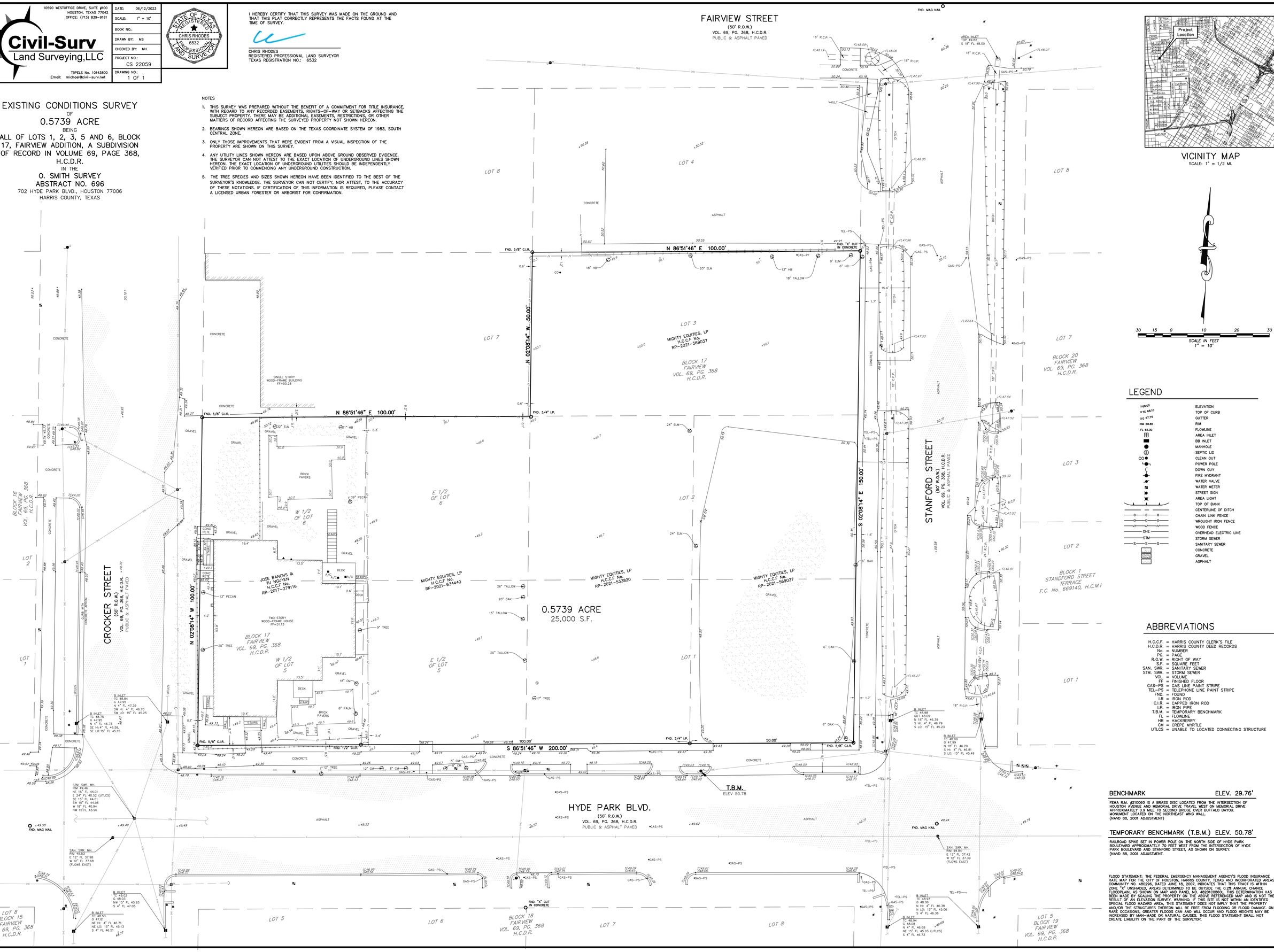
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

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.

AGENDA: VI.

SMLSB Application No. 837: 700 block of Ridge Street, north and south sides, between Watson and Reagan Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 700 block of Ridge Street, north and south sides, between Watson and Reagan Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 56% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the minimum lot size block creation may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After the close of a public hearing, the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, considering the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission, or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the ordinance's effective date.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 700 block of Ridge Street, north and south sides, between Watson and Reagan Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface and no more than two opposing blockfaces;*
  The application comprises two blockfaces on Ridge Street's north and south sides.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of sixteen (16) single-family residential properties (representing 100% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained nine (9) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 56% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,000 sf exists on sixteen (16) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1925. The houses originate from the 1920s. The establishment of a 5,000-sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,000 square feet in size.
  .

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

ATTACHMENTS:

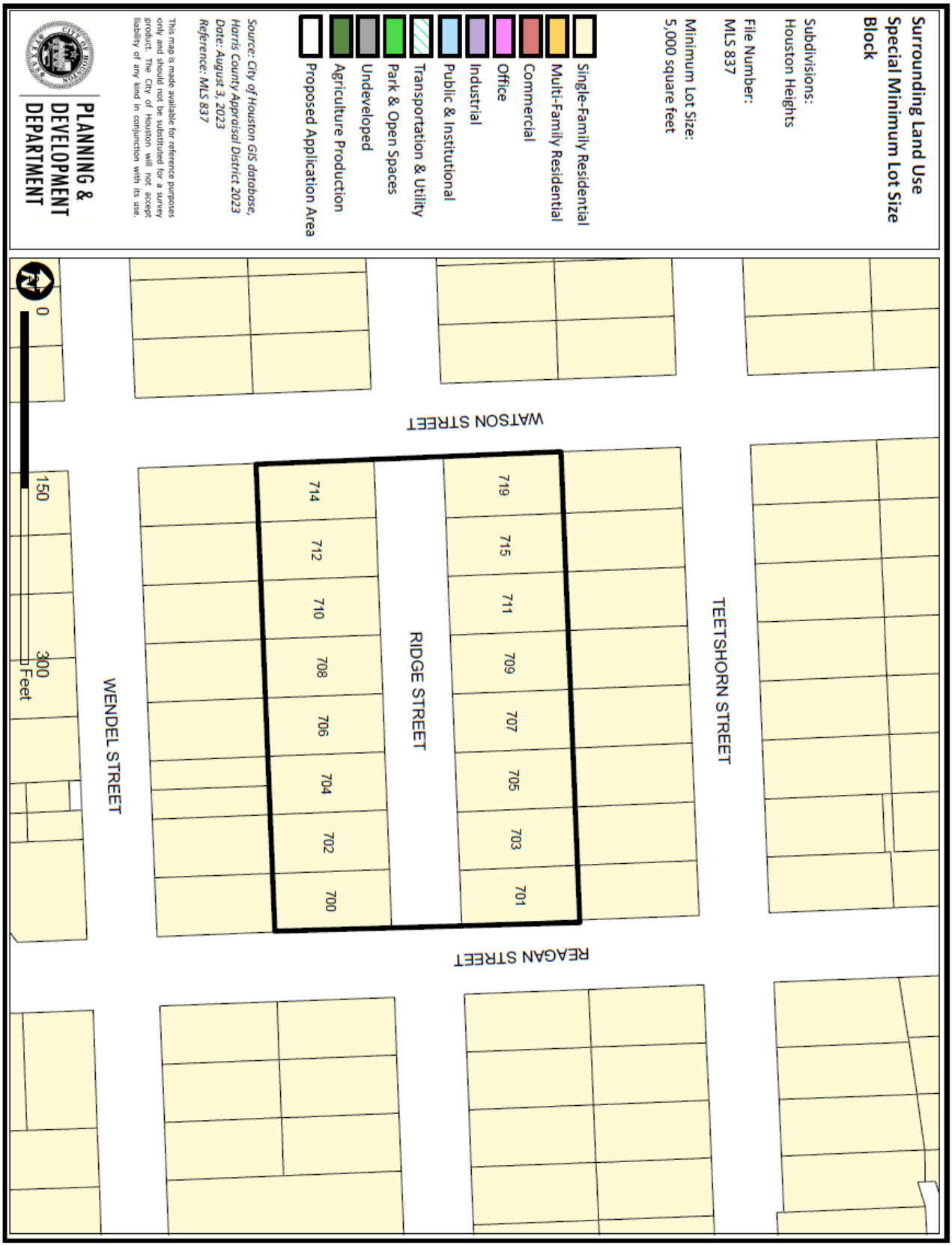
1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

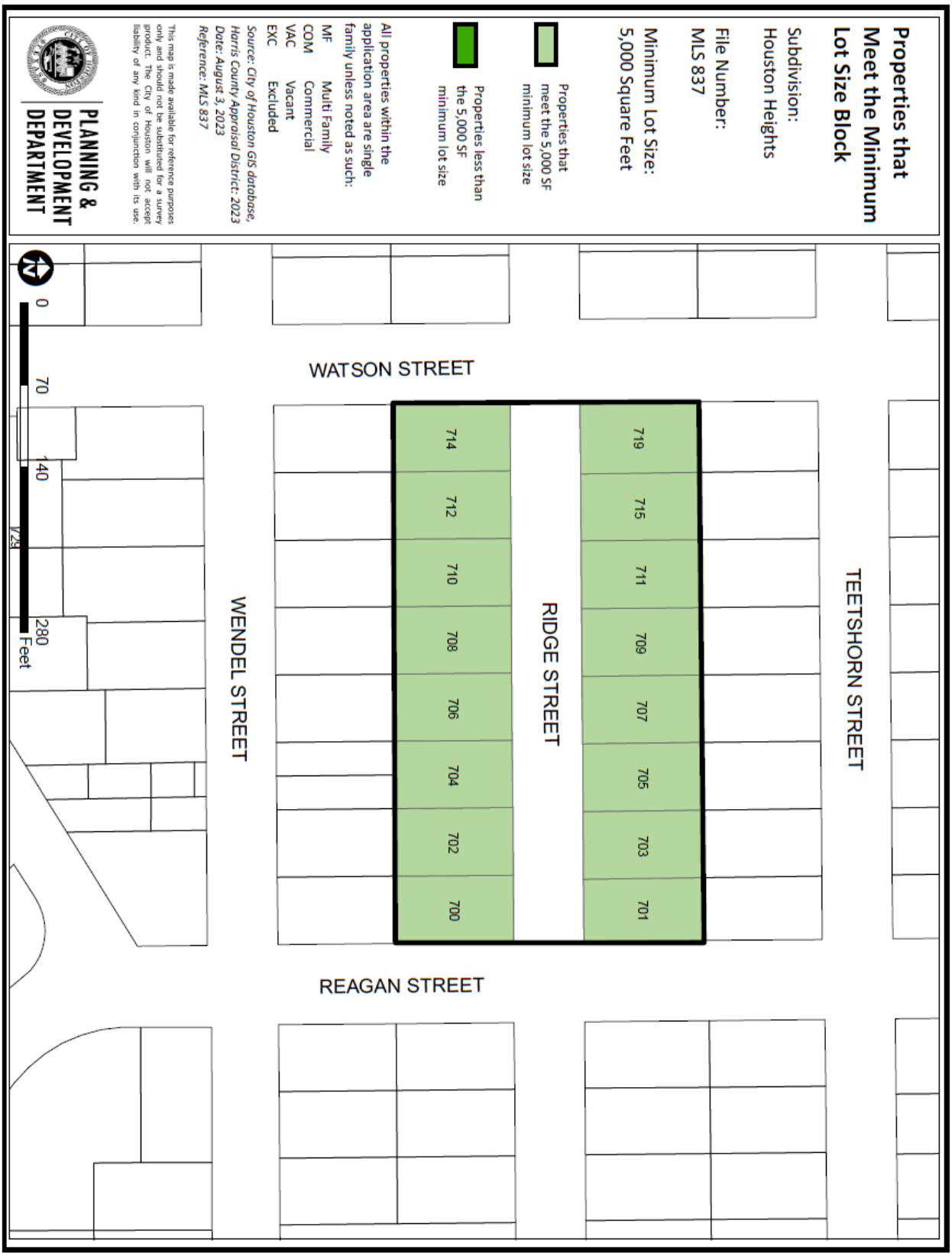
SPECIAL MINIMUM LOT SIZE BLOCK			
Application No.	**837**		
Date Received:	**3/8/2023**	Date Complete:	**3/27/2023**
Street(s) Name:	**Ridge Street**	Lot(s)	**700 block of Ridge Street**
Cross Streets:	**Watson Street**	and	**Reagan Street**
Side of street:	**North and South**		
SPECIAL MINIMUM LOT SIZE:			

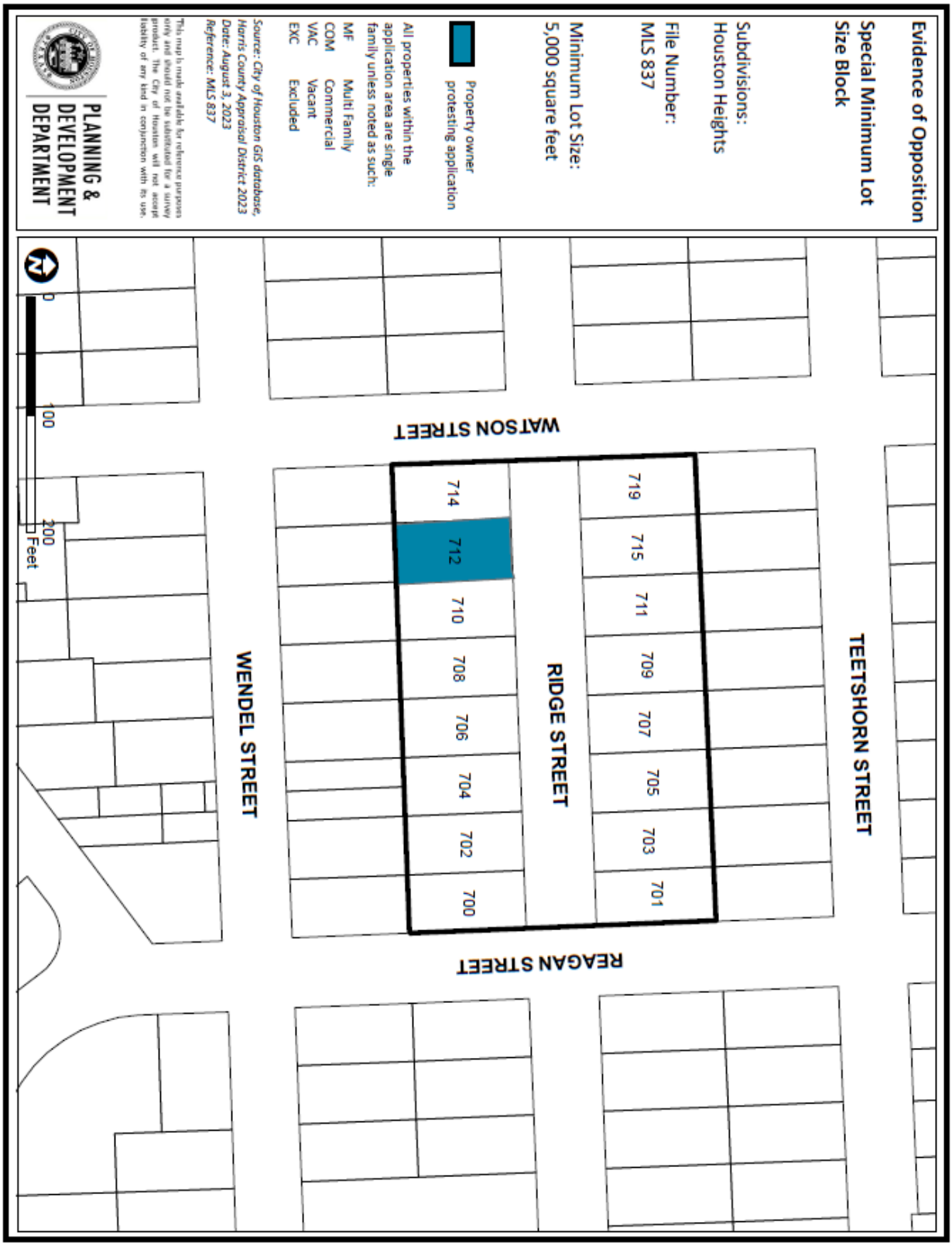
Address	Land Use	Signed in Support	Lot size (in Sq Feet)
700-LT 1 BLK 8	SFR	Y	5,000
701-LT 16 BLK 6	SFR	Y	5,000
702-LT 2 BLK 8	SFR		5,000
703-LT 15 BLK 6	SFR	Y	5,000
704-LT 3 BLK 8	SFR		5,000
705-LT 14 BLK 6	SFR		5,000
706-LT 4 BLK 8	SFR	Y	5,000
707-LT 13 BLK 6	SFR	Y	5,000
708-LT 5 BLK 8	SFR	Y	5,000
709-LT 12 BLK 6	SFR	Y	5,000
710-LT 6 BLK 8	SFR		5,000
711-LT 11 BLK 6	SFR	Y	5,000
712-LT 7 BLK 8	SFR		5,000
714-LT 8 BLK 8	SFR	Y	5,000
715-LT 10 BLK 6	SFR		5,000
719-LT 9 BLK 6	SFR		5,000

Evidence of Support (must be 51% or more by area for Director administrative approval):								
Of	**80,000**	Square Feet in the Proposed Application Area	**45,000**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**56%**			
Single Family Calculation:								
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):								
	16	# developed or restricted to no more than two SFR Units	Of	**16**	Total number of SFR lots in the Proposed Application Area	**16**	Total number of lots in the Proposed Application Area	**100%**
	0	# of Multifamily lots						
	0	# of Commercial lots						
	0	# of Vacant Lots						
	16	Total						

Minimum Lot Size Calculations:						
Total # of lots	**16**	Total sq. ft. =	**80,000**	/ # of lots =	**5,000**	average sq. ft.
					5,000	median sq. ft.
	70	**%**				
Lots ranked by size	Size	% by Area	Cumulative % by Area			
1	5,000	6.3%	6.3%			
2	5,000	6.3%	12.5%			
3	5,000	6.3%	18.8%			
4	5,000	6.3%	25.0%			
5	5,000	6.3%	31.3%			
6	5,000	6.3%	37.5%			
7	5,000	6.3%	43.8%			
8	5,000	6.3%	50.0%			
9	5,000	6.3%	56.3%			
10	5,000	6.3%	62.5%			
11	5,000	6.3%	68.8%			
12	**5,000**	6.3%	**75.0%**			
13	5,000	6.3%	81.3%			
14	5,000	6.3%	87.5%			
15	5,000	6.3%	93.8%			
16	5,000	6.3%	100.0%			
Total	80,000	100.0%				
This application qualifies for a		**5,000**	Square Feet Special Minimum Lot Size			
Do deed restrictions specify a minimum lot size?				Yes	___	
				No	___	
If yes, number of lots not included within deed restrictions per blockface:					___	


Surrounding Land Use
Special Minimum Lot Size Block
Subdivisions:
Houston Heights
File Number:
MLS 837
Minimum Lot Size:
5,000 square feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2023
Date: August 3, 2023
Reference: MLS 837
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
N
0
150
300
Feet
WATSON STREET
REAGAN STREET
WENDEL STREET
RIDGE STREET
TEETSHORN STREET
714
712
710
708
706
704
702
700
719
715
711
709
707
705
703
701


Properties that Meet the Minimum Lot Size Block
Subdivision: Houston Heights
File Number: MLS 837
Minimum Lot Size: 5,000 Square Feet
Properties that meet the 5,000 SF minimum lot size
Properties less than the 5,000 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District: 2023
Date: August 3, 2023
Reference: MLS 837
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
0
70
140
280
Feet
WATSON STREET
REAGAN STREET
WENDEL STREET
RIDGE STREET
TEETSHORN STREET
719
715
711
709
707
705
703
701
714
712
710
708
706
704
702
700


Evidence of Opposition
Special Minimum Lot Size Block
Subdivisions:
Houston Heights
File Number:
MLS 837
Minimum Lot Size:
5,000 square feet
Property owner protesting application
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2023
Date: August 3, 2023
Reference: MLS 837
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
0
100
200
Feet
WATSON STREET
REAGAN STREET
WENDEL STREET
RIDGE STREET
TEETSHORN STREET
719
715
711
709
707
705
703
701
714
712
710
708
706
704
702
700

RECEIVED
APR 19 2023
PLANNING AND DEVELOPMENT
DIRECTOR'S OFFICE

John & Maryanne Douglas
712 Ridge Street
Houston, TX 77009

April 2, 2023

Subject: Protesting the "Special Minimum Lot Size Block Application 700 Block of Ridge Street, north and south sides, between Watson Street and Reagan Street

Margaret Wallace Brown
Director, COH Planning & Development
P.O. Box 1562
Houston, TX 77251-1562

Dear Ms. Brown:

We own the property located at 712 Ridge Street and wish to protest the application to reduce the minimum lot size of 5,000 square feet. As owners of 712 Ridge Street for the last 8+ years, we have enjoyed watching the subtle re-development of properties on the block and how the character of the block and area continues to improve.

We believe that reducing the lot size will negatively impact the character of the neighborhood and oppose the application.

Sincerely,

John Douglas

Maryanne Douglas

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application

RECEIVED
MAR 8 2023
BY: Abraham

Main Applicant Information (required)

Full Name: Stacy Barlow Date:

Address: 711 Ridge St
Street Address *Apartment/Unit #*

Houston TX 77009
City *State* *ZIP Code*

Phone: [redacted] Email [redacted]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? 9-30-22

Does the application boundary have deed restrictions? YES ☐ NO ☐ If yes, do they address a Minimum Lot Size?

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

700 Block of Ridge St, Woodland Heights

Signature of applicant: Stacy Barlow

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address *Apartment/Unit #*

City *State* *ZIP Code*

Phone: Email

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number:
City Council District:
Super Neighborhood:
Planner Assigned:

5


5358B9
5358B6
5358D2
5358B11
RIDGE AVENUE
WENDEL AVENUE
WATSON AVENUE
TEETSHORN AVENUE
BYRNE AVENUE
WOODLAND HEIGHTS
GLADYS STREET
WOODSON PLACE
FACET
5358B10
Harris Central Appraisal District
PUBLICATION DATE: 1/6/2023
MAP LOCATION