HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 24, 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 24, 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 24, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the August 10, 2023 Planning Commission Meeting Minutes

I. July 2023 Semiannual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees (Nikkia Thomas)

II. July 2023 Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Nikkia Thomas)

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Arum Lee)
b. Replats (Arum Lee)
c. Replats requiring Public Hearings with Notification (Devin Crittle, Arum Lee, John Cedillo, and Dorianne Powe Phlegm)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests (John Cedillo)
f. Reconsiderations of Requirement
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 (Tammi Williamson)

IV. Establish a public hearing date of September 21, 2023

a. Brick and Stone at Lydia partial replat no 2
b. Cano Estates at Cochran Street
c. City of Houston Sharpstown Water Well no 5
d. Lucky Gardens replat no 1
e. New Orleans Street Estates
f. Noel Place
g. Patton Park partial replat no 1
h. Second Amended Map of Live Oaks partial replat no 2

V. Consideration of an Off-Street Parking Variance at 5715 Almeda Road (Wilson Calvert)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of Riverside Terrace Subdivisions– MLS 831 (Abraham Zorrilla)

VII. Public Comment

VIII. Excuse the absences of Porras-Pirtle

IX. Adjournment

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 10 AUGUST 2023
CITY HALL ANNEX - CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: +1 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:32 PM** by M. Sonny Garza, Vice-Chair.

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	**Absent**
Lisa Clark	Present
Michelle Colvard	**Absent**
Rodney Heisch	Present
Daimian S. Hines	**Absent**
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present Remote and left at 4:08 during Item 138
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:51 during Item 123
Margaret Wallace Brown	Present

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

CHAIR'S REPORT by M. Sonny Garza

DIRECTOR'S REPORT by Margaret Wallace Brown
Vision Zero 2022 Annual Report was released. Crashes, fatalities and serious injuries decreased in Houston. The Vision Zero Houston Plan was released in 2020. Download the report at HoustonPlanning.com.

Approval of Minutes

Major Thoroughfare and Freeway Plan (MTFP) Minutes and PC Minutes were taken separately.

Consideration of the July 27, 2023, MTFP Amendment Request Public Hearing.
Commission Action: Approved

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

Consideration of the July 27, 2023, Planning Commission Meeting Minutes.
Commission Action: Approved

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

I. Platting Activity (Subdivision and Development plats)

Items A and B, 1-121 were taken together.

a. Consent Subdivision Plats (1-67)
b. Replats (68-121)

Staff recommendation: Approve **Item No's. 1 – 121**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Items 2, 8, 9, 10, 11, 17, 20, 21, 22, 23, 24, 25, 38, 43, 48, 55, 57, and 97** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

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

c. Replats requiring Public Hearings with Notification

122 Bonner Enclave partial replat no 1 and extension – Defer
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Carmen Ocon – opposed

Motion: Viera-Bland	Vote: Unanimous
Second: Robins	Abstaining: None

123 Brick and Stone at Seabrook 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): Wythel Rogers – position not stated

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

124 Brookshire Gardens – 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

125 Clairmont Place Sec 1 partial replat no 12 – Approve

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

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

126 Deen Estates at Mainer – 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): Morgan Permenter, applicant; Wythel Rogers – position not stated

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

127 Elmen Green – 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: Rosenberg	Abstaining: None

128 Grand West Sec 2 partial replat no 1 – Defer

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

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

129 Loel Mason Estates – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): David White, applicant

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

130 Pinecrest Sec 7 partial 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: Mares	Vote: Unanimous
Second: Sigler	Abstaining: None

131 Ritex Estates at Mainer – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): Morgan Permenter, applicant – supportive

Motion: Robins	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

132 Second Replat of John Dreaper Place Sec 1 partial replat no 1 – Defer

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Andrea Merryman, Cristina Ross – supportive

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

133 Singh Estate – Defer

Staff recommendation: Defer per Harris County Engineer's office request.
Commission action: Deferred.
Speaker(s): Mike Kindred, Dawn Kindred, Lee Lluong, Ernest Urbanovsky, Mr. Tang – opposed

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

134 Views at Radio Road 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: Jones	Vote: Unanimous
Second: Clark	Abstaining: None

135 WRENWOOD PLACE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

136 BECKENDORFF PLACE – DEFER
Staff recommendation: Defer per Harris County Request.
Commission action: Deferred.
Speaker(s): Fred Mathis – Harris County Representative

Motion: Mandapaka	Vote: Carried
Second: Mares	Opposed: Jones

137 DAVIS WORLD – DEFER
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Carlos G. Espinoza, applicant, Pastor Garland Thompson, Marty Piz – opposed

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

ITEMS 138 AND V. WERE TAKEN TOGETHER AT THIS TIME.

138 HYDE PARK HOTEL – GRANT AND APPROVE

V. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD – 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 Legal review of lease.
Speaker(s): Patti Joiner, Manish Patel, Grant Jungeblut, applicants, Charles Snell, Henry Chapman, Robert Guthart, Sean Murphy, Kenneth Long, Tripp Carter, Colin McCulley, Anupama Lakshmikant – supportive; Laura Gallier, Charles Lucey, Ethan Michelle Ganz, Steve Longmire – opposed
Richard Smith, Houston Public Works

Motion: Clark	Vote: Carried
Second: Mares	Opposed: Victor, Robins, and Sigler

139 KATY ADDICKS GROUNDWATER PLANT – GRANT AND APPROVE

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

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

140 KUYKENDAHL BUSINESS CENTER – GRANT AND APPROVE

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

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

141 SHELDON RIDGE GP – DEFER

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

Motion: Mares	Vote: Unanimous
Second: Mandapaka	Abstaining: Heisch

142 TWILIGHT PARK REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Keith Vassallow - opposed

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

143 Dogwood Estates – Grant and Approve

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

Motion: Clark — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

144 Tavenor Crossing – 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: Victor — Vote: Unanimous
Second: Mares — Abstaining: None

Items G, H and I were taken together.

g. Extensions of Approval

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

h. Name Changes – None

i. Certificates of Compliance

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

Staff recommendation: Approve staff's recommendations for **Items 145 – 161**.
Commission Action: **Items 145 – 161** approved, per staff recommendation.
Speaker(s): None

Motion: Jones	Vote: Carried
Second: Victor	Abstaining: Sigler and Heisch, 147 and 148

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

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

Staff recommendation: Establish a public hearing date of September 7, 2023, for item II a-j.
Commission action: Established a public hearing date of September 7, 2023, for item II a-j.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1690 N. LOOP FREEWAY - APPROVE

Staff recommendation: Approve.
Commission action: Approved per staff report.
Speaker(s): Isela Villareal – opposed; Charlie Pendergraft, applicant

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1619 N. SHEPHERD DRIVE – APPROVE

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

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

ITEM V. WAS TAKEN EARLIER WITH ITEM 138.

V. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD – APPROVE

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

Staff recommendation: Forward application to City Council for approval.
Commission action: Approved to forward to City Council.
Speaker(s): Bryan Teaff - supportive

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

VII. PUBLIC COMMENT - None

VIII. EXCUSE THE ABSENCES OF COMMISSIONER HEISCH, MARES, NELSON, VICTOR AND DALTON.

Commissioner Heisch, Mares and Victor were present; no Commission action was required.
Commissioner Dalton does not require an excuse.
Commissioner Nelson's absents was excused.

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

IX. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at **5:13 PM**.

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

_____ _____

M. Sonny Garza, Vice-Chair Margaret Wallace Brown, Secretary

July 2023
Semiannual Report of the

Capital Improvements Advisory Committee

On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2023 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. **PURPOSE OF THIS REVIEW**

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the city in adopting land-use assumptions
- Reviewing the IFCIP and filing written comments
- Monitoring and evaluating the implementation of the IFCIP
- Filing semiannual reports on the progress of the plan
- Reporting actual or perceived inequities in plan implementation or the application of impact fees
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2022 – April 30, 2023**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **736** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2022 and April 30, 2023**. The unit cost range for considering residences below the median housing price was from **$323,815-$335,208.** The range is published by the Real Estate Center at Texas A & M University**.** A total of **31,079** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **$21,313,452.65** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2022 and April 30, 2023,** the **second half of the third year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **$596,037,196.20.**

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **$21,313,452.65** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the

average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **58,578** service units for water and **29,508** service units for wastewater were projected to be consumed through this period (November 1, 2022 through April 30, 2023). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **6,418** water service units and **6,256** wastewater service units for a cumulative total of **44,916** water service units and **44,679** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **77%** for water and **151%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
November 1, 2022 to April 30, 2023
Percent of Actual to Prorated Projected Service Units (SU)

		Water			Wastewater		
Semiannual Report	Duration (months)	Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%
July 2022	22	39,052	32,104	82%	19,672	25,421	129%
January 2023	28	48,815	38,498	79%	24,590	38,423	156%
July 2023	34	58,578	44,916	77%	29,508	44,679	151%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **$3,320.73** per service unit has been effective since **July 1, 2022** under the program. Examination of data regarding service unit consumption from **November 1, 2022 through April 30, 2023,** indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the city has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2024**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2023**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2022** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **$3,320.73** per service unit for water and wastewater is **29.90 %** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	**Wastewater**	**Water**	**Total**
Maximum Impact Fee/Residential Equivalent	**$4,633.24**	**$6,472.42**	**$11,105.66**
Adopted Fee	**$1,662.17**	**$1,658.56**	**$3,320.73**

B. Current Status of Fees

The city maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2023**, the city has accrued **$596,037,196.20** since implementing the impact fees ordinances in 1990. A total of **$574,723,743.55** has been transferred to the revenue bond debt service fund. The amount of **$21,313,452.65** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	Water	Wastewater	Totals
1990-2000 Program Total Income	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
Transfers to Debt Service:	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
2000-2010 Program Total Income	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
Transfers to Debt Service:	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
2010-2020 Program Total Income	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
Transfers to Debt Service:	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
2020-2030 Program Collections Income: (5/1/2020 – 4/30/2023)	**$64,469,244.51**	**$66,157,833.89**	**$130,627,078.40**
Interest Income: (5/1/2020 - 4/30/2023)	**$422,224.41**	**$442,121.21**	**$864,345.62**
Total Income:	**$64,891,468.92**	**$66,599,955.10**	**$131,491,424.02**
Transfers to Debt Service:	**$54,359,132.10**	**$55,818,839.27**	**$110,177,971.37**
Not transferred to Debt Service:	**$10,532,336.82**	**$10,781,115.83**	**$21,313,452.65**
All-Time Total Income: (6/1/1990 - 4/30/2023)	**$278,140,173.99**	**$317,897,022.21**	**$596,037,196.20**
Total Available for Transfer:	**$10,532,336.82**	**$10,781,115.83**	**$21,313,452.65**

C. Findings

- A total of **$21,313,452.65** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **$323,815 – 335,208.**

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.

- For this reporting period, 736 exemptions from impact fees have been applied for, and 31,079 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

July 2023
Semiannual Report of the

Capital Improvements Advisory Committee

On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2023 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2022.

TABLE 4 Impact Fees Per Service Area

Service Area[1]	Impact Fees per[2] Service Units
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$11.00
Buffalo / White Oak	$20.88
Clear Creek	$0.50
Greens Bayou	$17.09
Hunting Bayou	$13.05
San Jacinto	$0.00
Ship Channel	$0.00
Sims / Vince	$22.59

[1]***Service Area****: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*
[2]***Service Unit****: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2022 through April 30, 2023

Service Area[1]	Drainage Impact Fees
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$18,414.57
Buffalo Bayou	$100,960.87
White Oak Bayou	$68,535.13
Clear Creek	$2,895.65
Greens Bayou	$59,662.59
Hunting Bayou	$14,906.68
San Jacinto	$0.00
Ship Channel	$0.00
Sims Bayou	$142,123.32
Vince Bayou	$0.00
TOTAL	**$407,498.81**

D. Findings

- A total of **$407,498.81** in Drainage Impact Fees was purchased between **November 1, 2022 through April 30, 2023**.

- A total of **$5,553,307.96** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **$5,553,307.96** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	A2Z Business Park	C2	
2	Amira Sec 25	C3F	DEF1
3	Avalon at Cypress Sec 8	C3F	
4	Baraqah Business Park LLC	C2	
5	Bauer Road Tract GP	GP	
6	Beckwith Reserve	C2	
7	Blue Sky Estates replat no 1	C3F	
8	Bradbury Forest Sec 12	C3F	DEF1
9	Brick and Stone at Seabrook replat no 1	C3F	
10	Bridgeland Waller ISD Reserve Sec 2	C2	
11	Caney Commercial Development Sec 3	C3P	
12	Clairmont Placee Sec 1 partial replat no 12	C3F	
13	Cordoba Estates	C3F	DEF2
14	Day Residence	C2	
15	Decker Farms Sec 4	C3P	
16	Development on Dunlavy	C2	
17	Drouin Complex	C2	
18	Dunham Pointe Sec 14	C3P	
19	Dunham Pointe Sec 16	C3P	
20	Dunvale Village partial replat no 2	C3F	DEF1
21	East Lake Houston Parkway and Reserves	C3F	
22	Elmen Green	C3F	
23	Elyson Longenbaugh Road Street Dedication Sec 1	SP	
24	ExxonMobil South Houston Terminal	C2	DEF2
25	French Riviera Drive Street Dedication Sec 1	SP	
26	Grand Pines Sec 11	C3F	
27	Grand Prairie Highlands Sec 5	C3F	
28	Grand Prairie Highlands Sec 6	C3F	
29	Grand Prairie Highlands Sec 7	C3F	
30	Greater Mt Olive	C2	
31	Green Oaks on Beckley	C3F	
32	Harris County MUD No 171 Water Well no 9	C2	
33	Harvest Bounty Drive and Harvest Patch Lane Street Dedication Sec 1	SP	
34	Holderrieth Road Street Dedication Sec 4	SP	
35	Holderrieth Road Street Dedication Sec 5	C3P	
36	Holderrieth Road Street Dedication Sec 6 and Reserves	C3P	
37	Holzwarth Logistics Center	C2	
38	HPD Uniform Services	C2	
39	LaReserva Back Ranch	C3P	DEF1
40	Lauder Estates	C2	
41	Lehman Square	C2	
42	Mesa Road Business Park	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Modern Palms	C3F	
44	Ocean Estates	C3F	
45	Olympia Fields Sec 1	C3P	
46	Paloma Sec 2	C3F	
47	Pecan Estates Sec 4	C3P	
48	Pinecrest Sec 7 partial replat no 1	C3F	
49	Ralston Lakes Sec 1	C3P	
50	Reserves at Harvest Green	C3F	
51	Richards Road Business Park	C2	
52	Saint Tropez Remote Water Well	C2	
53	Sha Ron Estates	C3F	
54	Sheldon Ridge Community Park	C2	
55	Silverglen West Landing	C3P	DEF1
56	South Houston Development	C2	
57	Spring Cypress Manor	C3F	DEF1
58	Stuebner Multifamily Development	C3P	DEF1
59	Sunterra Sec 55	C3F	
60	Synova Drive Street Dedication and Detention Reserve	C2	
61	Texas Toy Box Storage Bridgeland GP	GP	
62	Texas Toy Box Storage Bridgeland Sec 1	C2	
63	Timmerman Place partial replat no 2	C3F	DEF1
64	Turners Landing	C3F	
65	Vela Partners LLC	C2	
66	W H Holdings Addition	C3F	
67	Waterstone Heights	C3P	
68	Wayside Village Sec 10	C3F	
69	Wilfran Place partial replat no 2	C3F	
70	Woodland Lakes Detention Smith North	C3F	
71	Woodland Lakes Sec 8	C3F	

B-Replats

72	Adele Gardens	C2R	
73	Arc Properties	C2R	DEF1
74	Archer Meadows	C3R	
75	Binford Creek Sec 2	C3R	
76	C T L Subdivision replat no 1	C2R	
77	Chateau at the Medical Center	C2R	
78	Coastal Enclave	C2R	DEF1
79	Colina Steeplechase replat no 1 and extension	C2R	
80	Come M Estates	C2R	
81	Cottage Grove Reserve	C2R	
82	Cunningham Estate	C2R	DEF1
83	Deeb Estates at Bingham Street	C2R	
84	Development on Elgin	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Durloy Villas	C3R	
86	Eula Realty Group Woodlyn	C2R	DEF1
87	Everest Napoleon Street Development	C2R	DEF2
88	Farley Road Properties	C2R	
89	Freestar Plaza	C2R	
90	Garza Estates at Wayne Street	C2R	
91	Greens on Delz	C2R	
92	Hare Homes	C2R	DEF1
93	Hawthorne Place Sec 7 partial replat no 1	C2R	
94	Hezekiah Estates	C2R	
95	Hope Gardens	C2R	
96	Jit Business Center	C2R	
97	Keepsake Court	C2R	
98	Knox Crossing	C3R	
99	Lee Street Empower Estates	C2R	
100	Madera Villas	C2R	
101	Mansa Manor	C2R	
102	Mansfield Point	C2R	
103	Maxroy Landing	C2R	
104	Miramesa Commercial Reserve Sec 1 partial replat no 1	C2R	
105	Moreno Homes at Creston	C2R	
106	Nest at Paul Quinn	C3R	
107	Park Eight South	C3R	
108	Plaza at San Juan	C2R	
109	Ralston Lakes Sec 2	C3R	
110	Randon Landing	C2R	
111	Reedwoods partial replat no 2	C2R	
112	Residences at the Medical Center	C2R	
113	Residences on Bertellis	C2R	
114	Riverview Reserve	C2R	DEF1
115	Rosemont Heights Green	C2R	
116	Rutland Vista	C2R	
117	Saint Stephens Episcopal Church and School	C2R	
118	SAZZ Mainer Townhomes	C2R	
119	Shelburne Point	C2R	
120	South Hill Storage	C2R	DEF1
121	Southview Place	C2R	
122	Stanton Bastrop Estates	C2R	
123	Terra Homes Creston	C2R	
124	Vasquez Reserve on Galveston	C2R	DEF2
125	Vedabeth Manor	C2R	
126	Village at Lincoln City	C2R	
127	West Clay Square	C2R	
128	West Pierce Street Villas	C2R	
129	Westhollow Senior Living	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
130	Westwind Business Park East partial replat no 1	C2R	
131	Woodlands Metro Center Sec 45 partial replat no 1	C2R	

C-Public Hearings Requiring Notification

132	Bonner Enclave partial replat no 1 and extension	C3N	DEF1
133	Craig Woods partial replat no 39	C3N	
134	Emerald Meadows Sec 2	C3N	
135	Estates on Areba	C3N	
136	Grand West Sec 2 partial replat no 1	C3N	DEF1
137	North Bryan Park replat no 1	C3N	
138	Second Replat of John Dreaper Place Sec 1 partial replat no 1	C3N	DEF1
139	Singh Estate	C3N	DEF1
140	Southgate partial replat no 4	C3N	
141	Westhaven Estates Sec 2 partial replat no 12	C3N	
142	Williams on Commerce partial replat no 1	C3N	
143	Winnetka Estates	C3N	

D-Variances

144	Amira West GP	GP	
145	Beckendorff Place	C3P	DEF2
146	Cornelius Richmond	C2R	
147	Davis World	C2R	DEF2
148	Katy ISD Elementary No 48	C2	
149	Olympia Fields GP	GP	
150	Sheldon Ridge GP	GP	DEF1
151	Twilight Park replat no 1	C2R	DEF2

E-Special Exceptions

152	Edgewood Village East GP	GP	

F-Reconsideration of Requirements

None

G-Extensions of Approval

153	Bauer Sunlight Corner	EOA	
154	Brooke Smith at Compean	EOA	
155	Crosby Farms Sec 3	EOA	
156	Ella Grovewood	EOA	
157	Elyson Exchange View	EOA	
158	Falcon Ranch Sec 1	EOA	
159	Grand Prairie Sec 7	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
160	Grand Prairie Sec 8	EOA	
161	Grove Oaks AHC	EOA	
162	Harris County Toll Road Authority Northeast EZ Tag Facility	EOA	
163	Harris Health System Casa de Amigos	EOA	
164	Intercontinental Crossing Annex	EOA	
165	Kentshire Place Sec 2 partial replat no 1	EOA	
166	OLO Spring Cypress Reserves	EOA	
167	Olympia Fall Sec 4	EOA	
168	Rio Real Estate	EOA	
169	Rosewood Estates partial replat no 2	EOA	
170	Royal Pines Sec 1	EOA	
171	Royal Pines Sec 2	EOA	
172	Royal Pines Sec 3	EOA	
173	Story Tract Sec 5	EOA	
174	Story Tract Sec 6	EOA	

H-Name Changes

175	Creekwood Crossing Sec 1 (prev. Bradbury Forest Sec 12)	NC	
176	Sila Drive Entry Reserve (prev. Sila Reserve Sec 1)	NC	

I-Certification of Compliance

177	20483 Canterbury Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

178	1435 Hewitt Drive	DPV	

Off-Street Parking with Variance Requests

V	5715 Almeda Road	PV	

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	A2Z Business Park	2023-1917	C2	Harris	ETJ	293Z	10.00	10.00	0	A2Z Business Park, LLC	McKim and Creed
2	Amira Sec 25 (DEF1)	2023-1703	C3F	Harris	ETJ	286U	31.27	20.20	47	Beazer Homes Texas, L.P.	Costello, Inc.
3	Avalon at Cypress Sec 8	2023-1781	C3F	Harris	ETJ	406A	15.53	1.40	42	Taylor Morrison of Texas, Inc.	BGE, Inc.
4	Baraqah Business Park LLC	2023-1840	C2	Harris	ETJ	291N	3.28	3.28	0	Baraqah Business Park LLC	Hovis Surveying Company Inc.
5	Bauer Road Tract GP	2023-1853	GP	Harris	ETJ	285X	82.00	0.00	0	DR Horton	Meta Planning + Design LLC
6	Beckwith Reserve	2023-1870	C2	Harris	ETJ	336S	2.00	1.99	0	SHADOW PROPERTIES, LLC	Texas Professional Surveying, LLC
7	Blue Sky Estates replat no 1	2023-1783	C3F	Harris	City	455T	0.34	0.00	5	CERTIFIED REALTY, LLC,	MOMENTUM EGINEERING
8	Bradbury Forest Sec 12 (DEF1)	2023-1687	C3F	Harris	ETJ	293T	30.17	17.76	62	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
9	Brick and Stone at Seabrook replat no 1	2023-1861	C3F	Harris	City	533Q	0.23	0.00	4	Daniel Villa Jr Surveyor	SEM SERVICES
10	Bridgeland Waller ISD Reserve Sec 2	2023-1899	C2	Harris	ETJ	365J	19.70	19.70	0	Bridgeland Development, LP	BGE, Inc.
11	Caney Commercial Development Sec 3	2023-1819	C3P	Montgomery	ETJ	256Q	17.86	17.14	0	Sandlot Engineering	South Texas Surveying Associates, Inc.
12	Clairmont Placee Sec 1 partial replat no 12	2023-1862	C3F	Harris	City	455F	0.18	0.00	2	SEM SERVICES	SEM SERVICES
13	Cordoba Estates (DEF2)	2023-1553	C3F	Harris	ETJ	407U	5.50	1.28	45	Continental Superior Management Groups	Hovis Surveying Company Inc.
14	Day Residence	2023-1707	C2	Harris	ETJ	339L	5.00	0.00	1	No Company	HRS and Associates, LLC
15	Decker Farms Sec 4	2023-1873	C3P	Montgomery	ETJ	247Y	11.41	0.56	80	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
16	Development on Dunlavy	2023-1875	C2	Harris	City	492R	0.89	0.89	0	MOHSIN MOMIN	Century Engineering, Inc
17	Drouin Complex	2023-1888	C2	Harris	ETJ	287X	1.66	1.59	0	Highway 1	The Pinnell Group, LLC
18	Dunham Pointe Sec 14	2023-1823	C3P	Harris	ETJ	366B	15.66	0.45	53	Mason Westgreen LP	BGE, Inc. - Land Planning
19	Dunham Pointe Sec 16	2023-1824	C3P	Harris	ETJ	366B	21.36	1.79	64	Mason Westgreen LP, a Texas limited partnership	BGE, Inc. - Land Planning
20	Dunvale Village partial replat no 2 (DEF1)	2023-1732	C3F	Harris	City	490Y	0.50	0.50	0	Meritage Homes of Texas, LLC	Quiddity Engineering
21	East Lake Houston Parkway and Reserves	2023-1914	C3F	Harris	ETJ	378R	13.93	11.62	0	Friendswood Development Company	EHRA
22	Elmen Green	2023-1834	C3F	Harris	City	492V	0.13	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
23	Elyson Longenbaugh Road Street Dedication Sec 1	2023-1798	SP	Harris	ETJ	404M	6.06	0.00	0	Nash FM 529, LLC.	BGE, Inc.
24	ExxonMobil South Houston Terminal (DEF2)	2023-1513	C2	Harris	City	533W	16.95	16.95	0	ExxonMobil Corporation	ExxonMobil Pipeline Company 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
25	French Riviera Drive Street Dedication Sec 1	2023-1879	SP	Harris	ETJ	258Z	3.95	0.00	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
26	Grand Pines Sec 11	2023-1791	C3F	Montgomery	ETJ	286C	16.69	1.19	68	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
27	Grand Prairie Highlands Sec 5	2023-1854	C3F	Harris	ETJ	323L	20.95	4.39	78	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
28	Grand Prairie Highlands Sec 6	2023-1863	C3F	Harris	ETJ	323L	15.84	1.89	86	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
29	Grand Prairie Highlands Sec 7	2023-1865	C3F	Harris	ETJ	323L	13.43	0.91	67	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
30	Greater Mt Olive	2023-1801	C2	Harris	City	452D	1.46	1.46	1	Greater Mt. Olive Missionary Baptist Church	Nedu Engineering Services Inc.
31	Green Oaks on Beckley	2023-1876	C3F	Harris	City	412N	1.00	0.02	22	Green Valley Construction, LLC	The Interfield Group
32	Harris County MUD No 171 Water Well no 9	2023-1805	C2	Harris	ETJ	404L	0.78	0.78	0	Nash FM 529, LLC.	BGE, Inc.
33	Harvest Bounty Drive and Harvest Patch Lane Street Dedication Sec 1	2023-1882	SP	Fort Bend	ETJ	566G	4.25	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
34	Holderrieth Road Street Dedication Sec 4	2023-1880	SP	Harris	ETJ	286T	2.32	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
35	Holderrieth Road Street Dedication Sec 5	2023-1744	C3P	Harris	ETJ	286T	3.08	0.11	0	Johnson Development Services	Meta Planning + Design LLC
36	Holderrieth Road Street Dedication Sec 6 and Reserves	2023-1906	C3P	Harris	ETJ	285V	6.20	1.48	0	Astro Cypress Green, L.P.	Quiddity Engineering
37	Holzwarth Logistics Center	2023-1855	C2	Harris	ETJ	292N	16.02	1.00	0	Stream Realty	MBCO Engineering
38	HPD Uniform Services	2023-1763	C2	Harris	City	493L	4.42	4.42	0	City of Houston	Pape-Dawson Engineers
39	LaReserva Back Ranch (DEF1)	2023-1390	C3P	Harris	ETJ	248V	33.79	0.00	7	TWELVE OAKS SUBDIVISION LLC	Wood & Smart Design
40	Lauder Estates	2023-1593	C2	Harris	ETJ	414A	1.51	1.51	1	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
41	Lehman Square	2023-1816	C2	Harris	City	452G	4.73	4.73	0	Lehman Ventures LLC	Richard Grothues Designs
42	Mesa Road Business Park	2023-1859	C2	Harris	City	455M	6.68	6.68	0	Triten Real Estate Partners	Gruller Surveying
43	Modern Palms	2023-1812	C3F	Harris	City	534J	3.54	1.10	34	CAS Consultants, LLC	CAS Consultants, LLC
44	Ocean Estates	2023-1782	C3F	Harris	City	452B	2.60	0.41	36	OCEAN GLOBAL INVESTMENT, LLC	MOMENTUM EGINEERING
45	Olympia Fields Sec 1	2023-1790	C3P	Fort Bend	ETJ	611N	12.20	1.22	48	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
46	Paloma Sec 2	2023-1881	C3F	Harris	ETJ	323E	62.38	23.48	226	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
47	Pecan Estates Sec 4	2023-1787	C3P	Harris	ETJ	419K	13.93	0.75	67	Castlerock Communities	LJA Engineering, Inc.-(Houston Office)
48	Pinecrest Sec 7 partial replat no 1	2023-1815	C3F	Harris	City	450J	2.29	0.63	30	Meritage Homes of Texas, LLC	Quiddity Engineering

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
49	Ralston Lakes Sec 1	2023-1849	C3P	Harris	ETJ	416Q	28.49	13.46	116	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
50	Reserves at Harvest Green	2023-1847	C3F	Fort Bend	ETJ	526Y	6.07	6.07	0	CH Harvest Green LLC	Quiddity Engineering - Katy
51	Richards Road Business Park	2023-1811	C2	Montgomery	ETJ	252U	14.34	12.47	0	Alpine Engineering and Construction, LLC	Gruller Surveying
52	Saint Tropez Remote Water Well	2023-1878	C2	Harris	ETJ	259S	0.30	0.30	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
53	Sha Ron Estates	2023-1827	C3F	Harris	City	454K	0.83	0.08	13	Sharon Smith LLV	RP & Associates
54	Sheldon Ridge Community Park	2023-1845	C2	Harris	ETJ	418S	1.75	1.75	0	Woodmere Development Co., LTD.	IDS Engineering Group
55	Silverglen West Landing (DEF1)	2023-1573	C3P	Harris	ETJ	371G	2.14	0.31	9	Arka Design and Construction	ARKA DESIGN AND CONSTRUCTION
56	South Houston Development	2023-1874	C2	Harris	City	577W	10.12	10.12	0	Cool Breeze Consultants, LLC	Gruller Surveying
57	Spring Cypress Manor (DEF1)	2023-1180	C3F	Harris	ETJ	328Q	4.15	1.19	44	ALEXANDER GREENE	JDM Group Company, LLC
58	Stuebner Multifamily Development (DEF1)	2023-1699	C3P	Harris	ETJ	290S	17.72	16.07	0	BDW STUEBNER 280 LLC	RSG Engineering
59	Sunterra Sec 55	2023-1846	C3F	Waller	ETJ	403Z	11.53	3.06	32	Astro Sunterra, LP	Quiddity Engineering - Katy
60	Synova Drive Street Dedication and Detention Reserve	2023-1905	C2	Harris	ETJ	378V	28.50	26.43	0	Friendswood Development Company	EHRA
61	Texas Toy Box Storage Bridgeland GP	2023-1887	GP	Harris	ETJ	364D	105.35	0.00	0	Texas Toybox Storage	Windrose
62	Texas Toy Box Storage Bridgeland Sec 1	2023-1890	C2	Harris	ETJ	364D	14.86	14.86	0	Texas Toy Box Storage	Windrose
63	Timmerman Place partial replat no 2 (DEF1)	2023-1608	C3F	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
64	Turners Landing	2023-1794	C3F	Harris	City	412W	1.03	0.02	17	S Turner & Associates	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
65	Vela Partners LLC	2023-1842	C2	Harris	ETJ	333F	2.35	2.35	0	Vela Partners LLC	Hovis Surveying Company Inc.
66	W H Holdings Addition	2023-1814	C3F	Harris	City	573Q	14.98	14.98	0	WGA Consulting Engineers	JPH
67	Waterstone Heights	2023-1852	C3P	Harris	ETJ	445M	4.47	1.40	53	Elrod Development, LLC	Richard Grothues Designs
68	Wayside Village Sec 10	2023-1867	C3F	Harris	City	415X	26.84	9.15	99	CW-WAYSIDE, LLC	Pape-Dawson Engineers
69	Wilfran Place partial replat no 2	2023-1822	C3F	Harris	City	492R	0.11	0.00	2	individual	South Texas Surveying Associates, Inc.
70	Woodland Lakes Detention Smith North	2023-1892	C3F	Harris	City	338M	18.52	17.68	0	WL Woodland Lakes LLC	Meta Planning + Design LLC
71	Woodland Lakes Sec 8	2023-1877	C3F	Harris	City	338H	23.17	2.74	99	WL Woodland Lakes LLC	Meta Planning + Design LLC

B-Replats

72	Adele Gardens	2023-1799	C2R	Harris	City	453S	0.11	0.00	2	ROC HOMES D, LP	MOMENTUM EGINEERING
73	Arc Properties (DEF1)	2023-1695	C2R	Harris	City	530B	0.65	0.65	0	CHRBEL	RSG Engineering

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74	Archer Meadows	2023-1750	C3R	Harris	City	453X	0.23	0.00	6	Mambo Ventures Inc.	EHRA
75	Binford Creek Sec 2	2023-1860	C3R	Harris	ETJ	283F	23.78	1.44	142	Rausch Coleman Homes	7gen Planning
76	C T L Subdivision replat no 1	2023-1909	C2R	Harris	ETJ	410F	13.93	13.93	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
77	Chateau at the Medical Center	2023-1835	C2R	Harris	City	533L	0.23	0.00	6	Urban Arc Development	Total Surveyors, Inc.
78	Coastal Enclave (DEF1)	2023-1664	C2R	Harris	City	533Z	0.58	0.00	10	JMJ Design & Construction	Cobalt Engineering & Inspections LLC
79	Colina Steeplechase replat no 1 and extension	2023-1848	C2R	Harris	ETJ	369T	7.04	7.04	0	Blackline Engineering LLC	Blackline Engineering
80	Come M Estates	2023-1700	C2R	Harris	City	529C	17.42	17.42	0	Junction	McKim and Creed
81	Cottage Grove Reserve	2023-1771	C2R	Harris	City	492C	0.19	0.19	0	COTTAGE GROVE LOFTS LLC	Survey 1, Inc.
82	Cunningham Estate (DEF1)	2023-1776	C2R	Harris	ETJ	409X	4.99	4.99	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
83	Deeb Estates at Bingham Street	2023-1910	C2R	Harris	City	493G	0.11	0.00	2	Oc Plans & Permits	Oc Plans & Permits
84	Development on Elgin	2023-1825	C2R	Harris	City	493U	0.34	0.34	0	MOHSIN MOMIN	Century Engineering, Inc
85	Durloy Villas	2023-1913	C3R	Harris	City	570H	3.00	0.34	16	DurLoy Homes, Inc.	Chesterfield Development Services
86	Eula Realty Group Woodlyn (DEF1)	2023-1684	C2R	Harris	City	455G	0.36	0.00	6	EULA Realty Group	AAB Homes, LLC
87	Everest Napoleon Street Development (DEF2)	2023-1323	C2R	Harris	City	493Z	0.13	0.01	3	Everest Property & Investments	Doshi Engineering & Surveying Company
88	Farley Road Properties	2023-1885	C2R	Harris	City	577R	36.88	36.88	0	PRO-SURV	PROSURV
89	Freestar Plaza	2023-1916	C2R	Harris	City	451Q	0.96	0.96	0	Freestar Enterprises LLC	Chesterfield Development Services
90	Garza Estates at Wayne Street	2023-1818	C2R	Harris	City	454P	0.28	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
91	Greens on Delz	2023-1832	C2R	Harris	City	452H	0.24	0.00	4	BEDDIEO Construction & Design	HRS and Associates, LLC
92	Hare Homes (DEF1)	2023-1726	C2R	Harris	City	494G	0.11	0.00	3	CSF Consulting LP	CSF Consulting LP
93	Hawthorne Place Sec 7 partial replat no 1	2023-1809	C2R	Harris	City	413Y	0.20	0.20	0	individual	South Texas Surveying Associates, Inc.
94	Hezekiah Estates	2023-1844	C2R	Harris	City	412S	0.12	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
95	Hope Gardens	2023-1908	C2R	Harris	City	412T	0.17	0.00	4	Green Valley Construction, LLC	The Interfield Group
96	Jit Business Center	2023-1886	C2R	Harris	City	451A	0.67	0.67	0	PRO-SURV	PROSURV
97	Keepsake Court	2023-1802	C2R	Harris	City	574A	0.16	0.00	2	Three Five Company	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
98	Knox Crossing	2023-1808	C3R	Harris	City	452C	0.97	0.13	13	JST Builders LLC	Pioneer Engineering, LLC
99	Lee Street Empower Estates	2023-1817	C2R	Harris	City	494A	0.10	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
100	Madera Villas	2023-1650	C2R	Harris	City	415Y	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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101	Mansa Manor	2023-1786	C2R	Harris	City	454H	0.19	0.01	5	March Homes LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
102	Mansfield Point	2023-1838	C2R	Harris	City	452B	0.16	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
103	Maxroy Landing	2023-1820	C2R	Harris	City	412T	0.36	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
104	Miramesa Commercial Reserve Sec 1 partial replat no 1	2023-1894	C2R	Harris	ETJ	406B	21.18	21.18	0	Kimley-Horn	Windrose
105	Moreno Homes at Creston	2023-1797	C2R	Harris	City	454N	0.16	0.00	2	MORENO MONEY MANAGEMENT LLC	MOMENTUM EGINEERING
106	Nest at Paul Quinn	2023-1616	C3R	Harris	City	452B	2.00	2.00	30	TN Associates	Gruller Surveying
107	Park Eight South	2023-1896	C3R	Harris	City	529G	0.32	0.10	0	THE CITY OF HOUSTON	BGE, Inc.
108	Plaza at San Juan	2023-1856	C2R	Harris	City	494G	0.11	0.00	2	New Era Development	New Era Development & Land Services
109	Ralston Lakes Sec 2	2023-1851	C3R	Harris	ETJ	416K	31.11	18.05	127	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
110	Randon Landing	2023-1828	C2R	Harris	City	451G	0.32	0.00	5	Zoom Houses, LLC	Total Surveyors, Inc.
111	Reedwoods partial replat no 2	2023-1821	C2R	Harris	City	573B	0.16	0.00	2	Nauls, Inc.	Daram Engineers, Inc.
112	Residences at the Medical Center	2023-1836	C2R	Harris	City	533L	0.24	0.00	6	Urban Arc Development	Total Surveyors, Inc.
113	Residences on Bertellis	2023-1918	C2R	Harris	City	451D	0.17	0.00	3	Surv-Tex surveying Inc	Surv-Tex surveying Inc.
114	Riverview Reserve (DEF1)	2023-1733	C2R	Harris	City	492L	2.86	2.86	0	Brooks and Sparks	West Belt Surveying, Inc.
115	Rosemont Heights Green	2023-1833	C2R	Harris	City	493N	0.17	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
116	Rutland Vista	2023-1826	C2R	Harris	City	492D	0.15	0.00	2	St. Charles Quarter Const.	replats.com
117	Saint Stephens Episcopal Church and School	2023-1800	C2R	Harris	City	492V	2.58	2.58	0	Pin Oak Interests, LLC	Gruller Surveying
118	SAZZ Mainer Townhomes	2023-1841	C2R	Harris	City	533Q	0.11	0.00	2	SAZZ, LLC	STUPA INTERNATIONAL LLC
119	Shelburne Point	2023-1724	C2R	Harris	City	374M	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
120	South Hill Storage (DEF1)	2023-1672	C2R	Harris	ETJ	616H	2.75	2.75	0	P & A TRUCKING INC	JDM Group Company, LLC
121	Southview Place	2023-1705	C2R	Harris	City	533Y	0.14	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
122	Stanton Bastrop Estates	2023-1837	C2R	Harris	City	493Y	0.11	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
123	Terra Homes Creston	2023-1792	C2R	Harris	City	454N	0.16	0.00	2	TERRA CONSTRUCTION SOLUTIONS LLC	MOMENTUM EGINEERING
124	Vasquez Reserve on Galveston (DEF2)	2023-1662	C2R	Harris	City	535F	0.37	0.37	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
125	Vedabeth Manor	2023-1785	C2R	Montgomery	ETJ	252N	0.53	0.53	0	ENB1 INC	The Pinnell Group, LLC
126	Village at Lincoln City	2023-1839	C2R	Harris	City	412T	0.19	0.00	2	SAAS LAND SERVICES	CAS SURVEY
127	West Clay Square	2023-1831	C2R	Harris	City	493N	0.17	0.00	3	Mazzarino Construction	Total Surveyors, Inc.

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128	West Pierce Street Villas	2023-1830	C2R	Harris	City	493N	0.11	0.00	2	Carnegie Homes	Total Surveyors, Inc.
129	Westhollow Senior Living	2023-1807	C2R	Harris	City	488S	1.80	1.80	0	DMAC Capital	Gruller Surveying
130	Westwind Business Park East partial replat no 1	2023-1893	C2R	Harris	ETJ	449D	17.83	17.83	0	Westwind Business Park Commercial Association	BGE, Inc.
131	Woodlands Metro Center Sec 45 partial replat no 1	2023-1795	C2R	Montgomery	ETJ	251M	7.81	7.81	0	The Woodlands Land Cevelopment Co	LJA Engineering, Inc.-(Houston Office)

C-Public Hearings Requiring Notification

132	Bonner Enclave partial replat no 1 and extension (DEF1)	2023-1501	C3N	Harris	City	492H	0.30	0.02	7	Barney Van Huss and Gran Van Interest, LLC	EHRA
133	Craig Woods partial replat no 39	2023-1530	C3N	Harris	City	451X	0.25	0.00	3	Sandcastle Homes	MOMENTUM EGINEERING
134	Emerald Meadows Sec 2	2023-1668	C3N	Harris	City	574K	27.82	9.67	113	LJA	LJA Engineering, Inc.-(Houston Office)
135	Estates on Areba	2023-1602	C3N	Harris	City	412W	0.43	0.00	3	Areab Homes LLC	RP & Associates
136	Grand West Sec 2 partial replat no 1 (DEF1)	2023-1404	C3N	Harris	City	573E	1.18	1.18	0	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
137	North Bryan Park replat no 1	2023-1364	C3N	Harris	City	494P	0.55	0.00	15	Eastwood Opportunity Zone LLC	City Choice Group, LLC
138	Second Replat of John Dreaper Place Sec 1 partial replat no 1 (DEF1)	2023-1484	C3N	Harris	City	491U	0.32	0.00	4	N/A	City Choice Group, LLC
139	Singh Estate (DEF1)	2023-1454	C3N	Harris	ETJ	326M	5.00	5.00	0	SEM SERVICES	SEM SERVICES
140	Southgate partial replat no 4	2023-1643	C3N	Harris	City	532H	0.37	0.00	2	Jeannette Marshall	Owens Management Systems, LLC
141	Westhaven Estates Sec 2 partial replat no 12	2023-1406	C3N	Harris	City	491N	0.28	0.00	4	MAG Poviard San Felipe, LLC	Paksima Group1
142	Williams on Commerce partial replat no 1	2023-1143	C3N	Harris	City	494N	0.41	0.00	16	Lovett Homes	Windrose
143	Winnetka Estates	2023-1572	C3N	Harris	City	534E	0.21	0.00	4	Mohammad Ashfaq Wadiwala	CGEA|Planning + Design

D-Variances

144	Amira West GP	2023-1911	GP	Harris	ETJ	285Z	332.90	0.00	0	JDS Hopfe Rd LLC	Meta Planning + Design LLC
145	Beckendorff Place (DEF2)	2023-1488	C3P	Harris	ETJ	405Y	6.19	0.12	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
146	Cornelius Richmond	2023-1770	C2R	Fort Bend	ETJ	524E	2.77	2.77	0	Huffman Real Estate	Windrose
147	Davis World (DEF2)	2023-1500	C2R	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGEA|Planning + Design
148	Katy ISD Elementary No 48	2023-1743	C2	Waller	ETJ	443H	19.24	19.24	0	Brooks and Sparks	West Belt Surveying, Inc.
149	Olympia Fields GP	2023-1789	GP	Fort Bend	ETJ	611P	107.70	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)

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150	Sheldon Ridge GP (DEF1)	2023-1745	GP	Harris	ETJ	418S	246.52	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
151	Twilight Park replat no 1 (DEF2)	2023-1366	C2R	Harris	City	493A	0.57	0.57	0	Ventura Holdings LLC	The Interfield Group

E-Special Exceptions

152	Edgewood Village East GP	2023-1883	GP	Harris	City/ ETJ	457G	66.74	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group

F-Reconsideration of Requirements

None

G-Extensions of Approval

153	Bauer Sunlight Corner	2022-2323	EOA	Harris	ETJ	285Q	2.50	2.50	0	F.M.M.S. Enterprise Inc	Hovis Surveying Company Inc.
154	Brooke Smith at Compean	2022-2277	EOA	Harris	City	453X	0.32	0.18	1	Survey Solutions of Texas	Survey Solutions of Texas
155	Crosby Farms Sec 3	2022-2165	EOA	Harris	ETJ	379Y	11.72	3.03	52	Skymark Development Corporation	EHRA
156	Ella Grovewood	2022-2239	EOA	Harris	City	452X	1.00	0.02	27	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
157	Elyson Exchange View	2022-2048	EOA	Harris	ETJ	405Q	15.03	15.03	0	Cypress Residential Partners, Ltd.	BGE, Inc.
158	Falcon Ranch Sec 1	2022-2051	EOA	Harris	ETJ	299Y	18.54	2.15	65	Woodmere Development Company	LJA Engineering, Inc.-(Houston Office)
159	Grand Prairie Sec 7	2022-2133	EOA	Harris	ETJ	323R	13.20	0.54	67	Grand Prairie Development LLC	Meta Planning + Design LLC
160	Grand Prairie Sec 8	2022-2136	EOA	Harris	ETJ	323R	15.10	1.30	61	Grand Prairie Development LLC	Meta Planning + Design LLC
161	Grove Oaks AHC	2022-2311	EOA	Harris	ETJ	375Z	12.84	12.84	0	AHC Blintor Grove Oaks, LLC	Terra Associates, Inc.
162	Harris County Toll Road Authority Northeast EZ Tag Facility	2022-2221	EOA	Harris	ETJ	417X	4.34	4.34	0	Kuo & Associates, Inc	Kuo & Associates, Inc
163	Harris Health System Casa de Amigos	2022-2027	EOA	Harris	City	493G	1.26	1.26	0	Harris Health System	C.L. Davis & Company
164	Intercontinental Crossing Annex	2022-2297	EOA	Harris	ETJ	373C	29.24	28.15	0	Jones Engineering Solutions	The Pinnell Group, LLC
165	Kentshire Place Sec 2 partial replat no 1	2022-2238	EOA	Harris	City	416W	0.32	0.00	4	New Era Development	New Era Development & Land Services
166	OLO Spring Cypress Reserves	2022-2161	EOA	Harris	ETJ	292P	9.60	9.60	0	Zed Partners, LTD., a Texas limited partnership	EHRA
167	Olympia Fall Sec 4	2022-2356	EOA	Fort Bend	ETJ	610R	15.83	1.97	70	KB Home Lone Star Inc.	LJA Engineering, Inc.-(Houston Office)
168	Rio Real Estate	2022-2138	EOA	Harris	ETJ	498G	5.54	5.54	0	Rio Marine, Inc.	McKim and Creed
169	Rosewood Estates partial replat no 2	2022-2545	EOA	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
170	Royal Pines Sec 1	2022-2370	EOA	Montgomery	ETJ	297E	19.09	1.34	100	Ashton Woods	Meta Planning + Design LLC
171	Royal Pines Sec 2	2022-2372	EOA	Montgomery	ETJ	297F	13.28	0.69	56	Ashton Woods	Meta Planning + Design LLC
172	Royal Pines Sec 3	2022-2368	EOA	Montgomery	ETJ	297E	18.09	1.33	105	Ashton Woods	Meta Planning + Design LLC
173	Story Tract Sec 5	2022-2072	EOA	Harris	ETJ	323L	33.91	4.92	145	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
174	Story Tract Sec 6	2022-2073	EOA	Harris	ETJ	323L	15.42	1.59	86	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)

H-Name Changes

175	Creekwood Crossing Sec 1 (prev. Bradbury Forest Sec 12)	2023-1290	NC	Harris	ETJ	293T	30.17	17.75	62	BGM Land Investments, LTD	Vogler & Spencer Engineering, Inc.
176	Sila Drive Entry Reserve (prev. Sila Reserve Sec 1)	2023-1567	NC	Harris	ETJ	258Z	11.95	8.12	0	Friendswood Development Company	BGE, Inc. - Land Planning

I-Certification of Compliance

177	20483 Canterbury Lane	23-1708	COC	Montgomery	ETJ	295H				Ana Cecilia Magana	Ana Cecilia Magana

J-Administrative

None

K-Development Plats with Variance Requests

178	1435 Hewitt Drive	23059135	DPV	Harris	City	452E				J.K. Romero Builders LLC	Joshua Romero

Off-Street Parking with Variance Requests

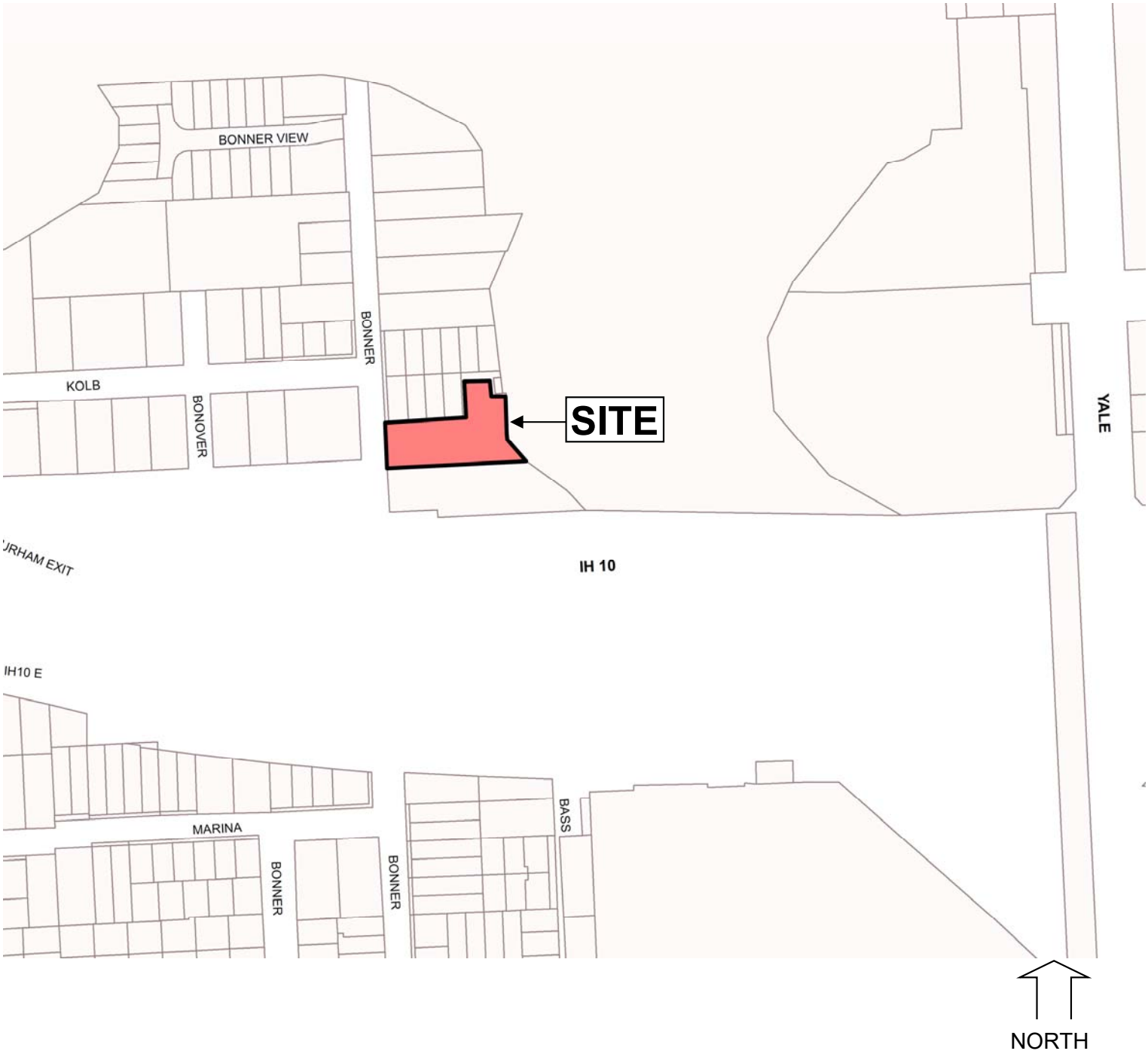
V	5715 Almeda Road	22005523	PV	Haaris	City	533B				Innovative Designs	John Richardson

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 1)

Applicant: EHRA



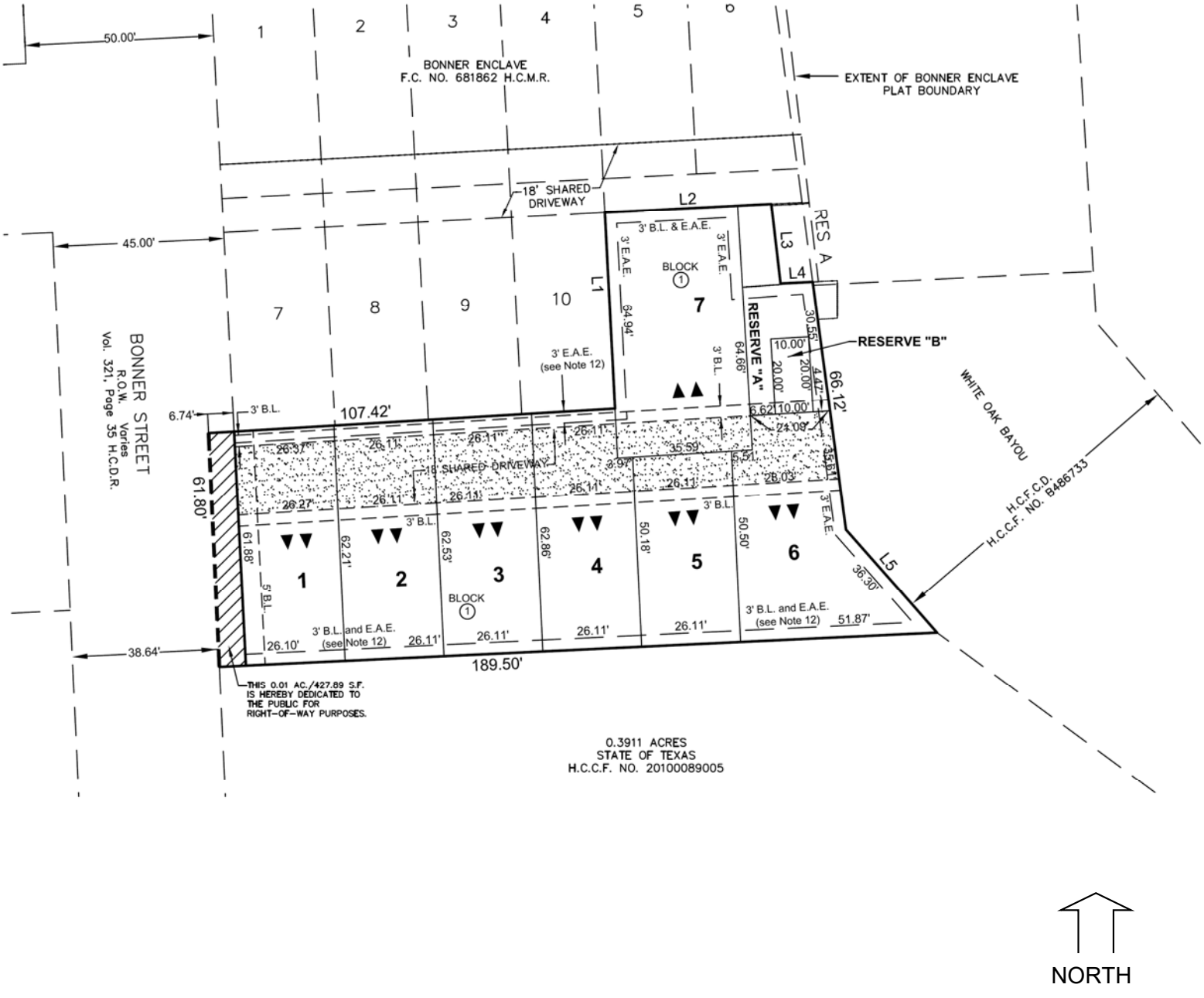
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1501
Plat Name: Bonner Enclave partial replat no 1 and extension
Applicant: EHRA
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:

Variance to allow a 3-foot building line along the southern property line shared with TxDOT right-of-way

Chapter 42 Section: 42-156 (a)

Chapter 42 Reference:

42-156(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.

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

Bonner Enclave Partial Replat No 1 and Extension (2023-1501) is a proposed 7 lot, 2 reserve, shared-driveway subdivision. The subdivision is located north of Interstate 10 at the dead end of Bonner Street which terminates at an approximately 12-foot-tall sound wall. The sound wall was constructed between 2012 and 2013 as a noise dampening device for properties adjacent to Interstate 10. The wall sits on the common southern property line of the Bonner Enclave Partial Replat and Interstate 10. Under normal circumstances and in compliance with Chapter 42, a 25-foot building line would be required on the project's southern property line. The existence of the sound wall is an uninterrupted visual barrier making the 25-foot setback irrelevant. If such an offset were applied, the resulting distance between the rear of existing single-family residential townhomes would be approximately 40-feet. Providing access via a shared driveway reduces the available buildable depth to less than 20-feet, effectively making the land unbuildable. Because the sound wall is such a physical barrier separating the replat tract from Interstate 10, and the fact that the frontage road paving is located approximately 75-feet south of the wall, the normal 25-foot building line is an impediment to developing this tract. Instead, a 3-foot building line coincident with the 3-foot Emergency Access Easement adjacent to the sound wall is an appropriate setback in this specific scenario.

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

na

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

The sound wall constructed by TxDOT predates the single-family residential townhome lots now being developed in the area and on the subject tract. The platted lot lines of the original Bonner Enclave subdivision create the developable area between the existing homes and the sound wall. Both of these hardships are not the result of the applicant's actions

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

Building lines set forth in Chapter 42 are meant to prevent land uses from encroaching public right-of-way and potentially allowing unsafe building conditions. The existence of the sound wall on the TxDOT property line shared with this replat negates the need for a building line. At 75-feet, the distance from the wall to the frontage road is three times the normal 25-foot building requirement. Thus, the physical location of the sound wall and the distance to the frontage road satisfy the intent of the building line ordinance

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

Granting a 3-foot building line variance will not be injurious to the public health, safety or welfare since the offset distance from the frontage road is well over the normal building line distance and the sound wall is a physical and visual barrier which negates the need for a normal building line.

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

Justification for a 3-foot building line variance against the sound wall is based on the fact that the location and size of the wall prevents access and visibility from the replat tract to the Interstate 10 frontage road. Further, a normal 25-building line would make the tract undevelopable since the resulting buildable depth between existing homes and the wall would be approximately 20-feet.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
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www.houstontx.gov

Public Hearing Notice

PHV

August 15, 2023

Dear Property Owner:

Reference Number: 2023-1501; Re-notice to include variance request: 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 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 24, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Craig Woods partial replat no 39

Applicant: MOMENTUM ENGINEERING



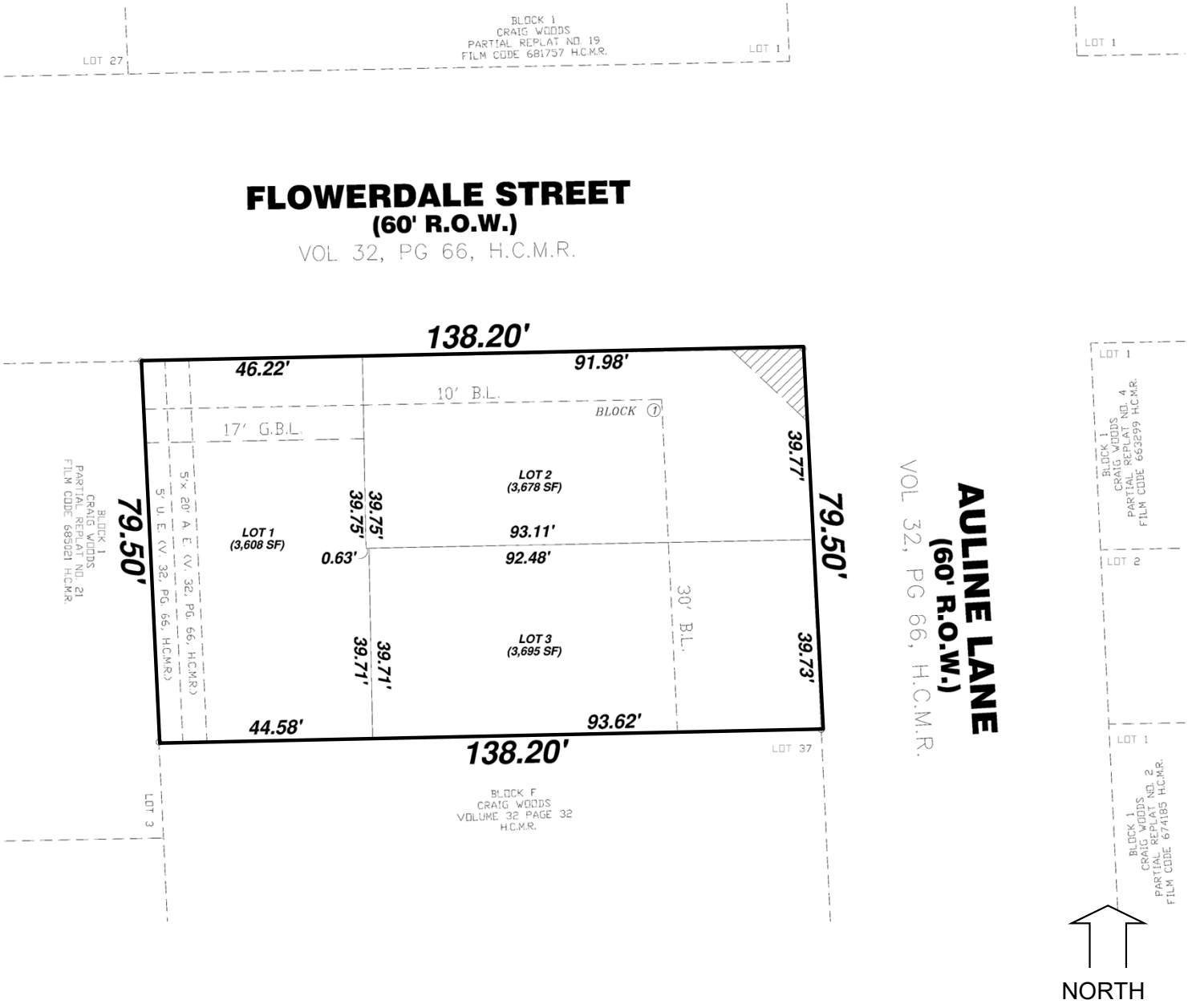
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Craig Woods partial replat no 39

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Craig Woods partial replat no 39

Applicant: MOMENTUM ENGINEERING



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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www.houstontx.gov

Public Hearing Notice

PH

August 2, 2023

Dear Property Owner:

Reference Number: 2023-1530; Craig Woods partial replat no 39; a partial replat of "Craig Woods," being Lot 38, in Block F, as recorded in Volume 32, Page 66 of the Harris County Map Records.

The property is located at the southwest intersection of Flowerdale Street and Auline Lane, east of Wirt Road, and north of Westview Drive. The purpose of the replat is to create three (3) single family residential lots. The applicant, Shahnawaz Ghanchi**,** with Momentum Engineering, on behalf of the developer, Sandcastle Homes, can be contacted at **281-741-1998.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 24, 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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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

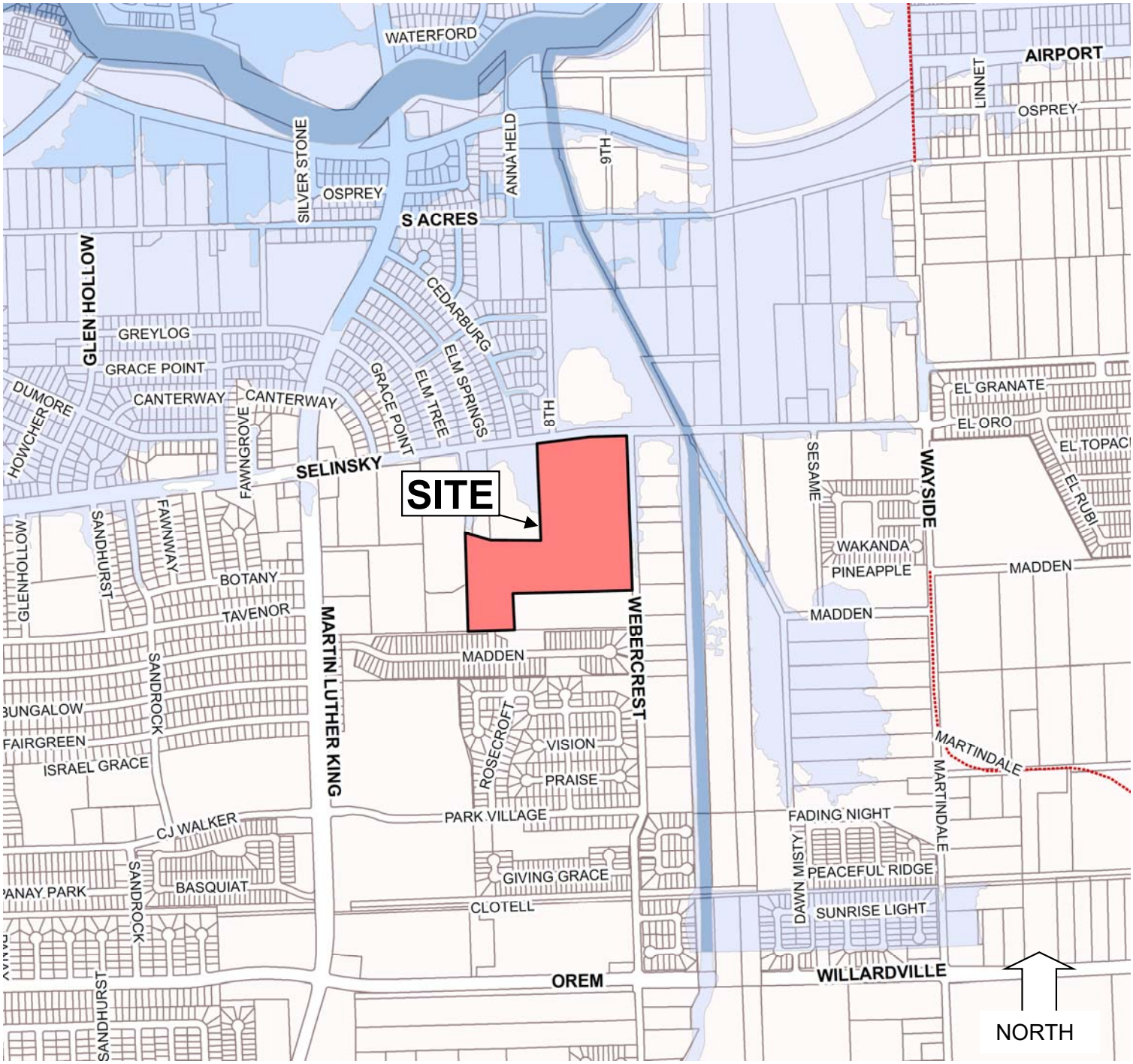
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Houston Planning Commission ITEM:134

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Emerald Meadows Sec 2

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



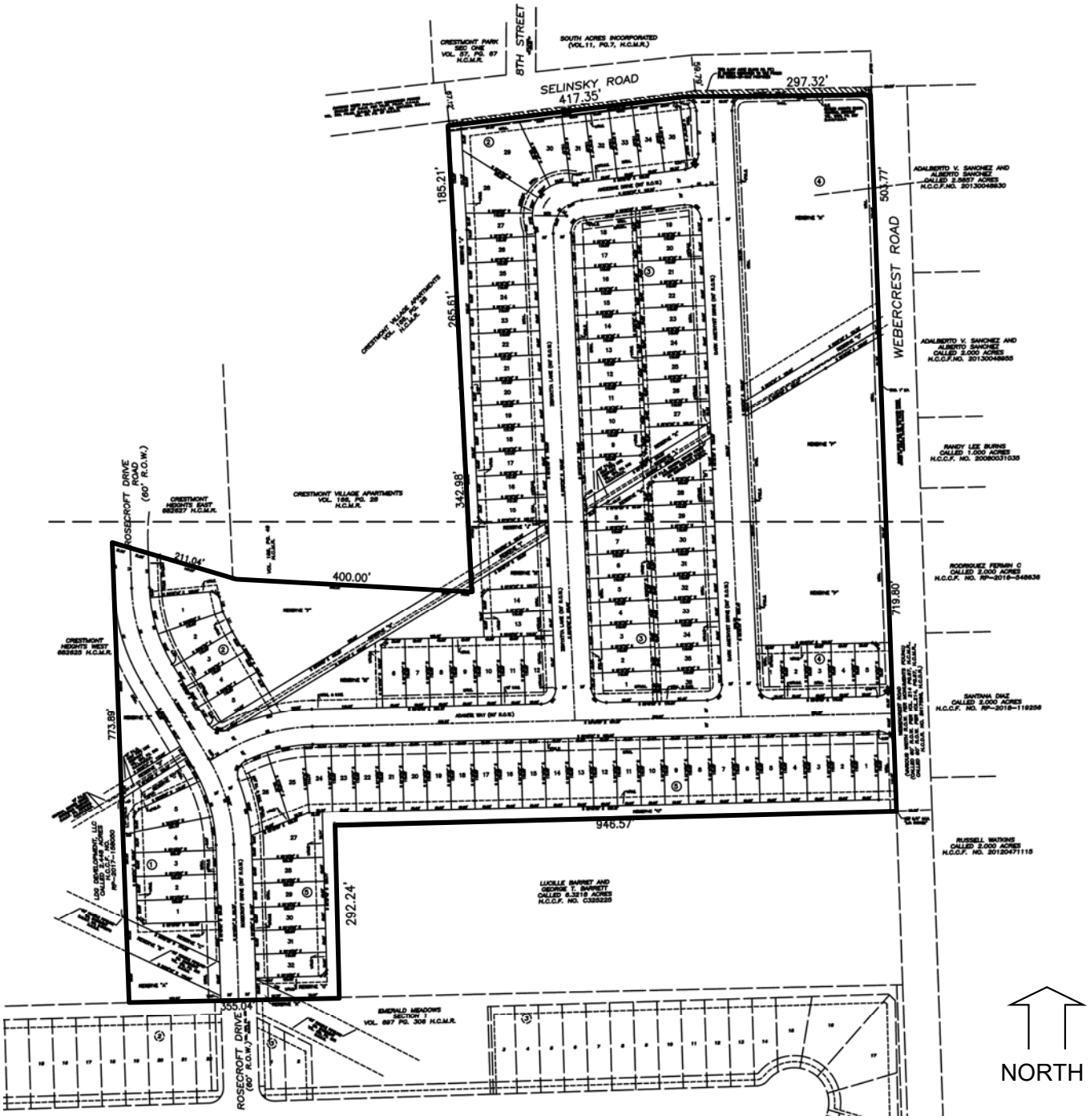
C – Public Hearings Site Location

Houston Planning Commission ITEM:134

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Emerald Meadows Sec 2

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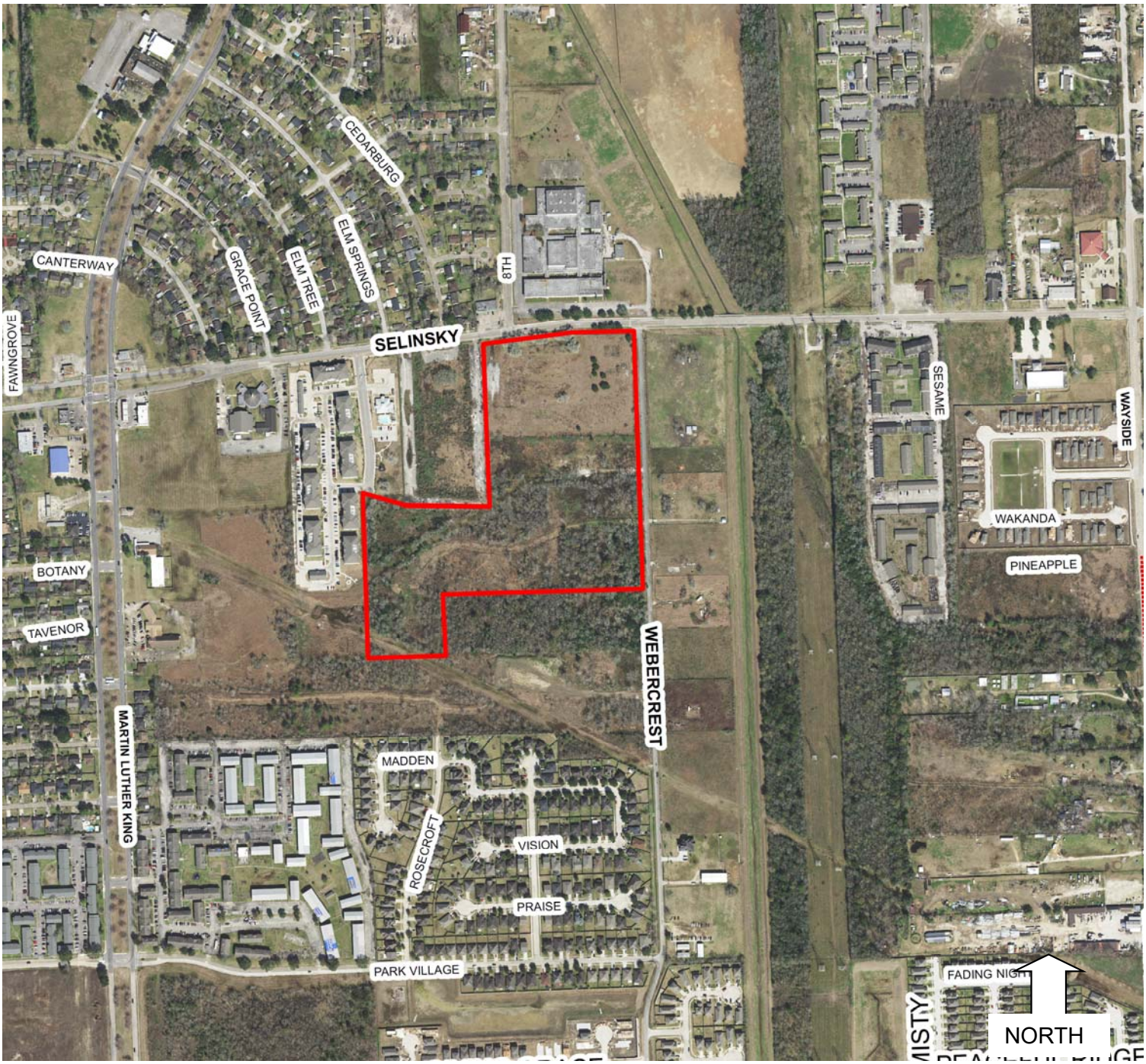
C – Public Hearings Subdivision

Houston Planning Commission ITEM:134

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Emerald Meadows Sec 2

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



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1668; Emerald Meadows Sec 2; replatting of all of **Selinsky Square** and **Stonehenge Apartments Sec 2**, as recorded at Film Code No. 693506 and Volume 214, Pg. 97 of the Harris County Map Records.

The property is located at the southwestern intersection of Selinsky Road and Webercrest Road. The purpose of the replat is to create 113 single-family residential lots and 18 restricted reserves. The applicant, **Nicholas Botary,** with LJA Engineering, Inc.- (Houston Office), on behalf of LJA, can be contacted at **713-341-8012**.

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

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Planning Department Staff Authority and Obligation

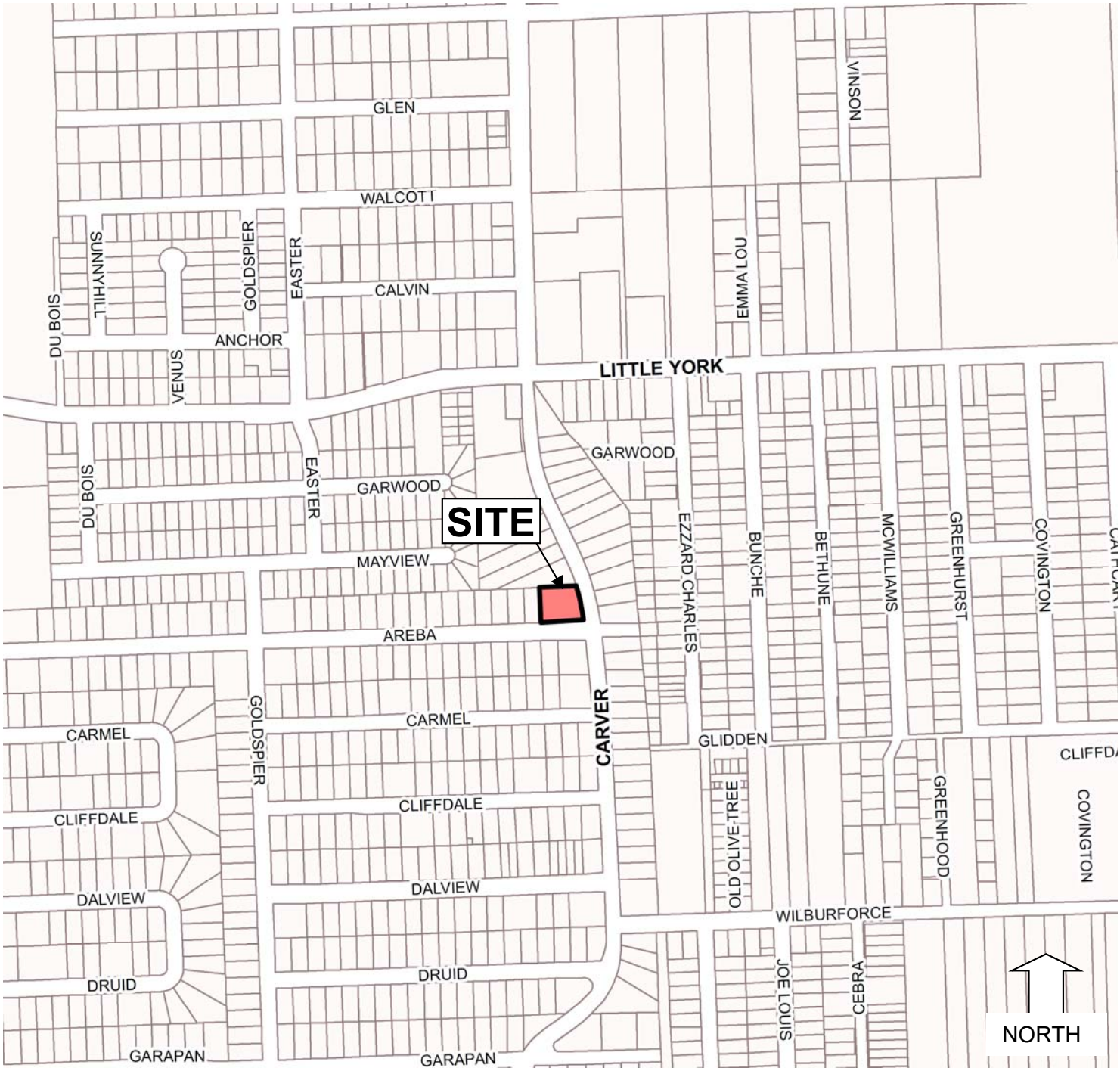
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Houston Planning Commission ITEM:135

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Estates on Areba

Applicant: RP & Associates



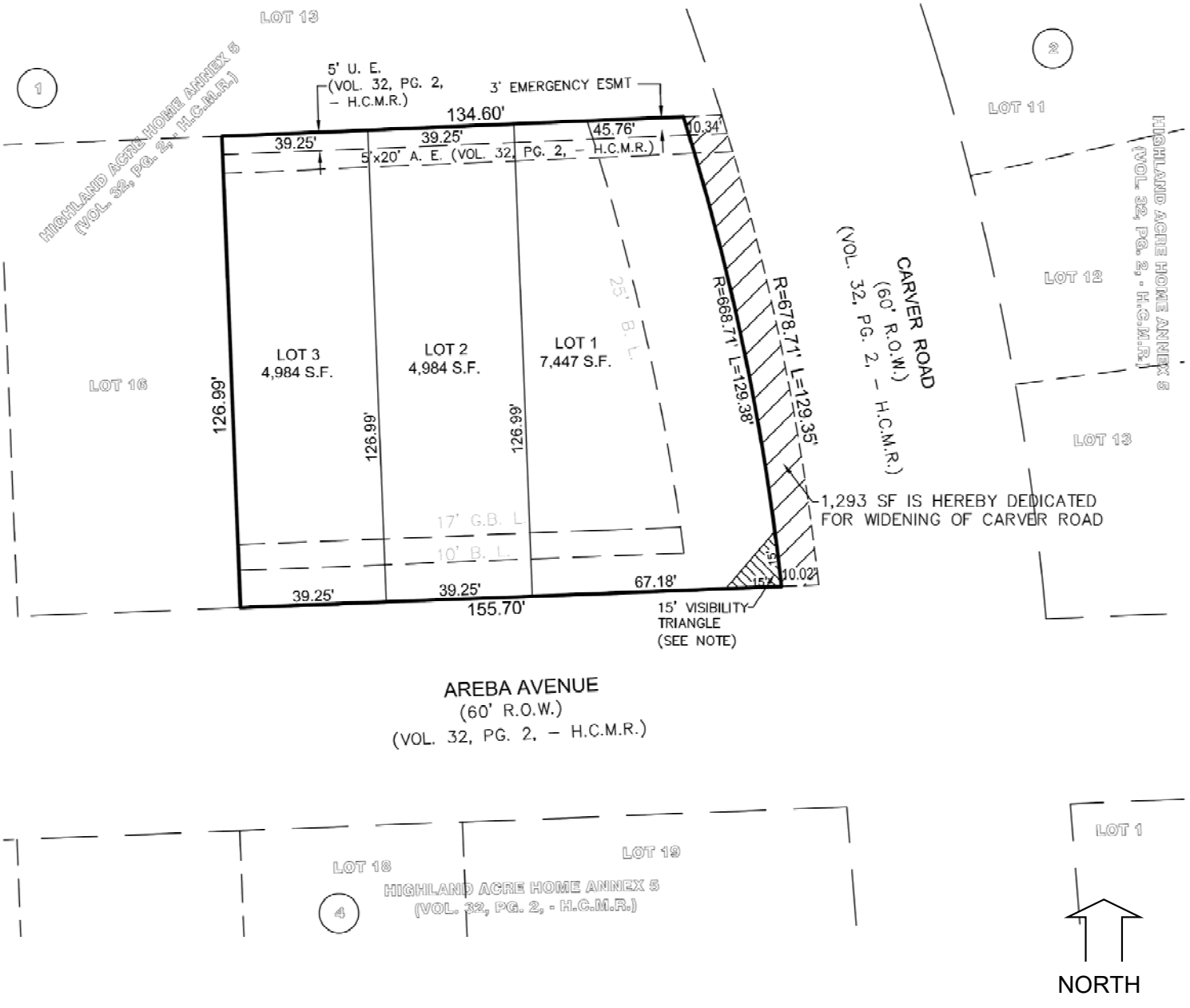
C – Public Hearings Site Location

Houston Planning Commission ITEM:135

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Estates on Areba

Applicant: RP & Associates



C – Public Hearings Subdivision

Houston Planning Commission ITEM:135

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Estates on Areba

Applicant: RP & Associates



C – Public Hearings

Aerial

CITY OF HOUSTON
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Public Hearing Notice

PH

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1602; Estates On Areba; a replat of **Areba Estates**, being Lots 1-6, Reserve 'A' Block 1, as recorded in Film Code 699101 of the Harris County Map Records.

The property is located south of West Little York Road and west of Carver Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Ross Palacios,** with RP & Associates, on behalf of Areba Homes LLC, the developer, can be contacted at **713-416-6894.**

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 24, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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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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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Grand West Sec 2 partial replat no 1 (DEF 1)

Applicant: DHI Engineering, LLC



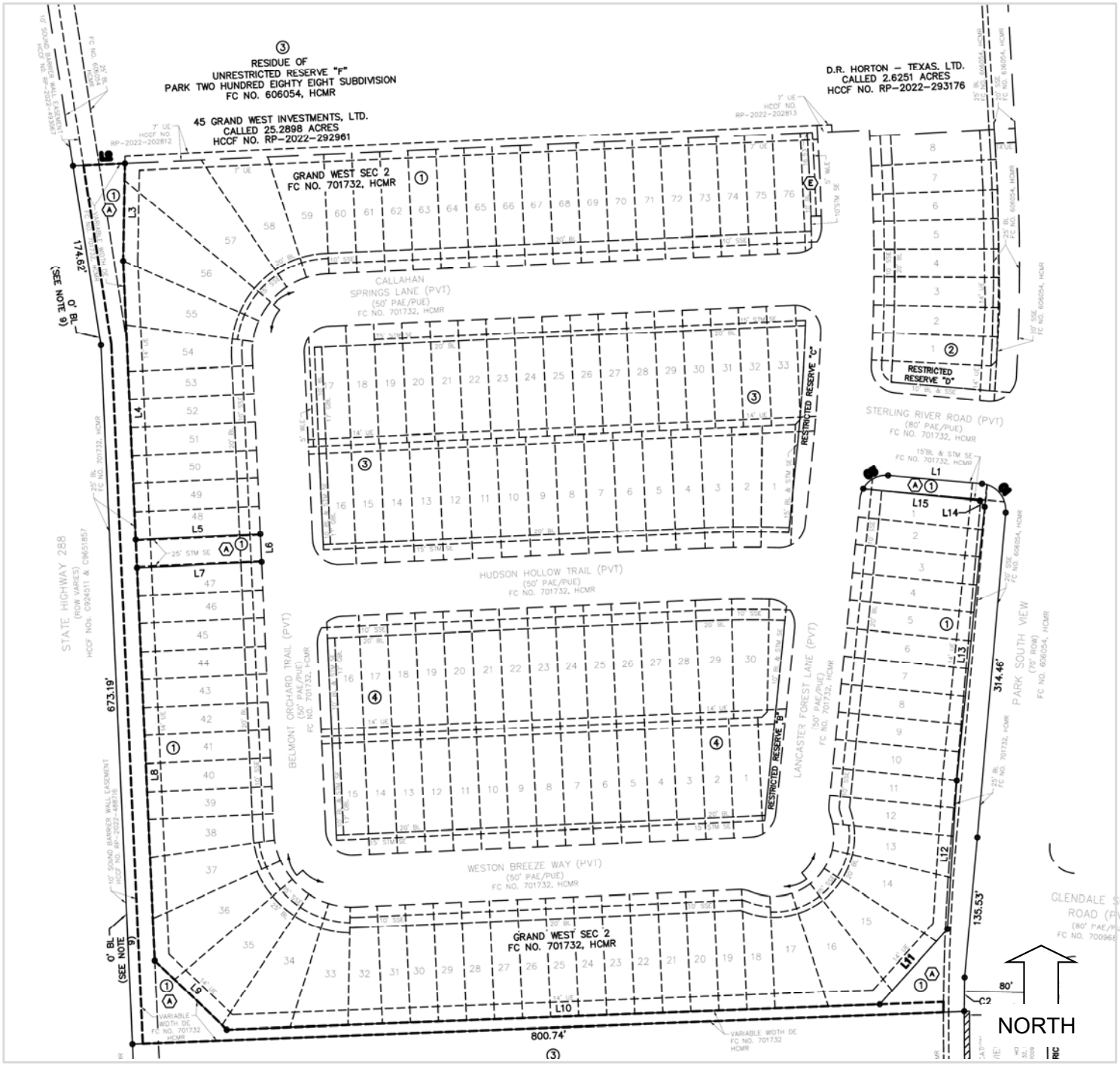
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Grand West Sec 2 partial replat no 1 (DEF 1)

Applicant: DHI Engineering, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Grand West Sec 2 partial replat no 1 (DEF 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

T. 832.393.6600
F. 832.393.6661
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

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

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

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Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: North Bryan Park partial replat no 1

Applicant: City Choice Group, LLC



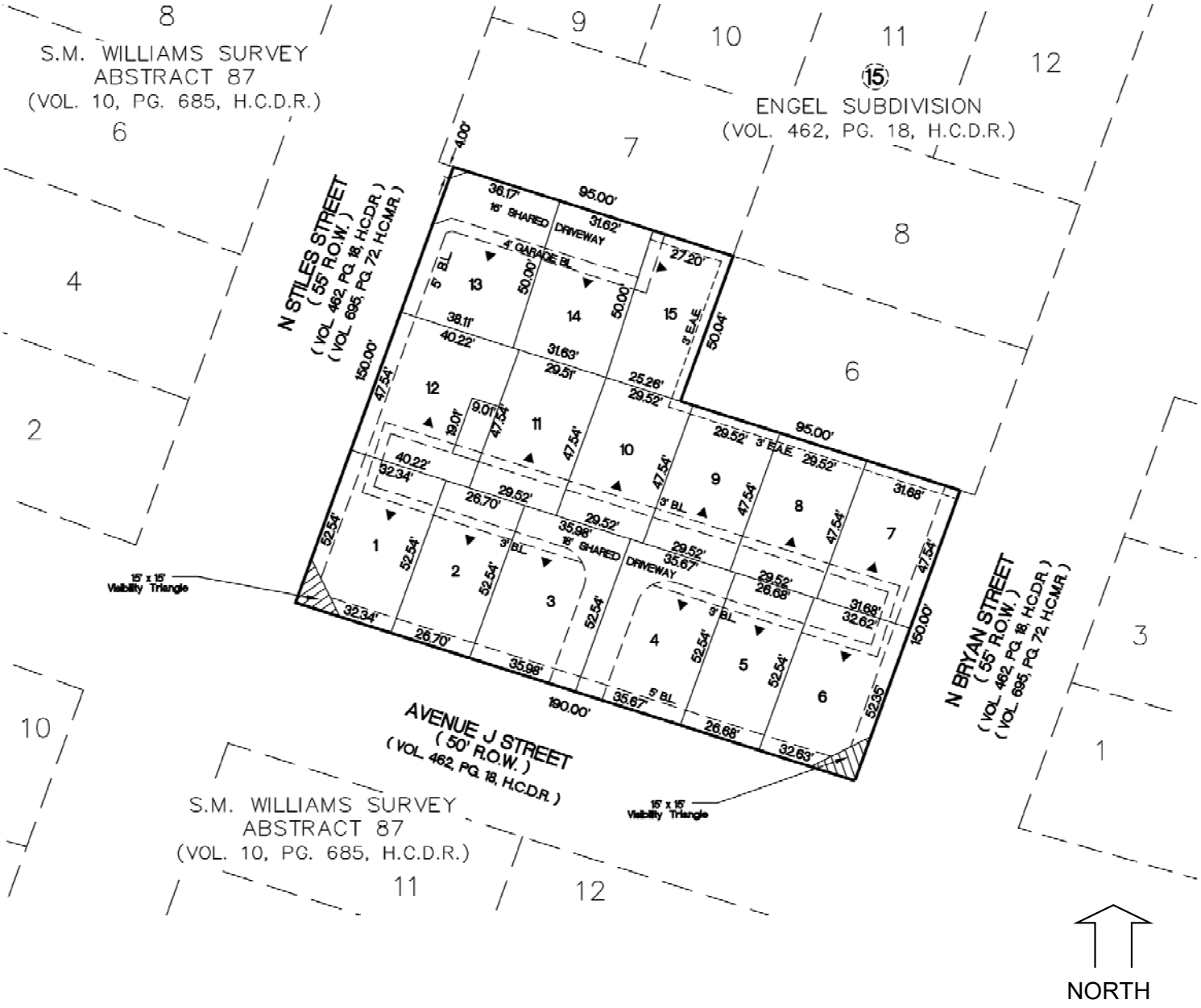
C – Public Hearings Site Location

Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: North Bryan Park partial replat no 1

Applicant: City Choice Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: North Bryan Park partial replat no 1

Applicant: City Choice Group, 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

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1364; North Bryan Park replat no 1; a replat of **North Bryan Park**, being Lots 1-15, Reserves 'A' and 'B', Block 1, as recorded in Vol. 695, pg. 75 of the Harris County Map Records.

The property is located south Navigation Boulevard, and north of Avenue J. The purpose of the replat is to create 15 lots and 1 reserve. The applicant, **Jake Patrick,** with City Choice Group, LLC, on behalf of Eastwood Opportunity Zone LLC, the developer, can be contacted at **832-428-6021.**

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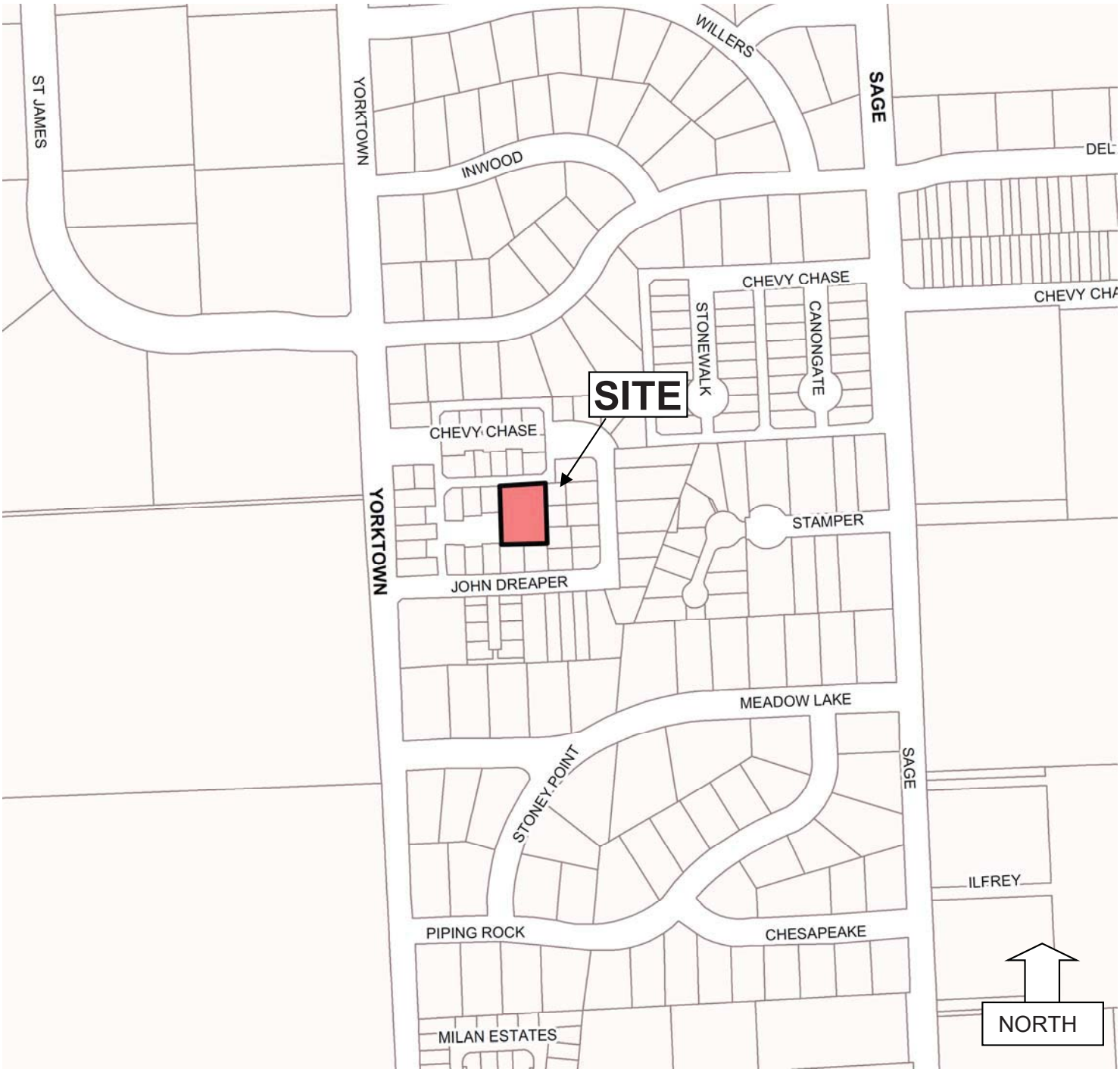
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Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 08/24/2023**

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

Applicant: City Choice Group, LLC



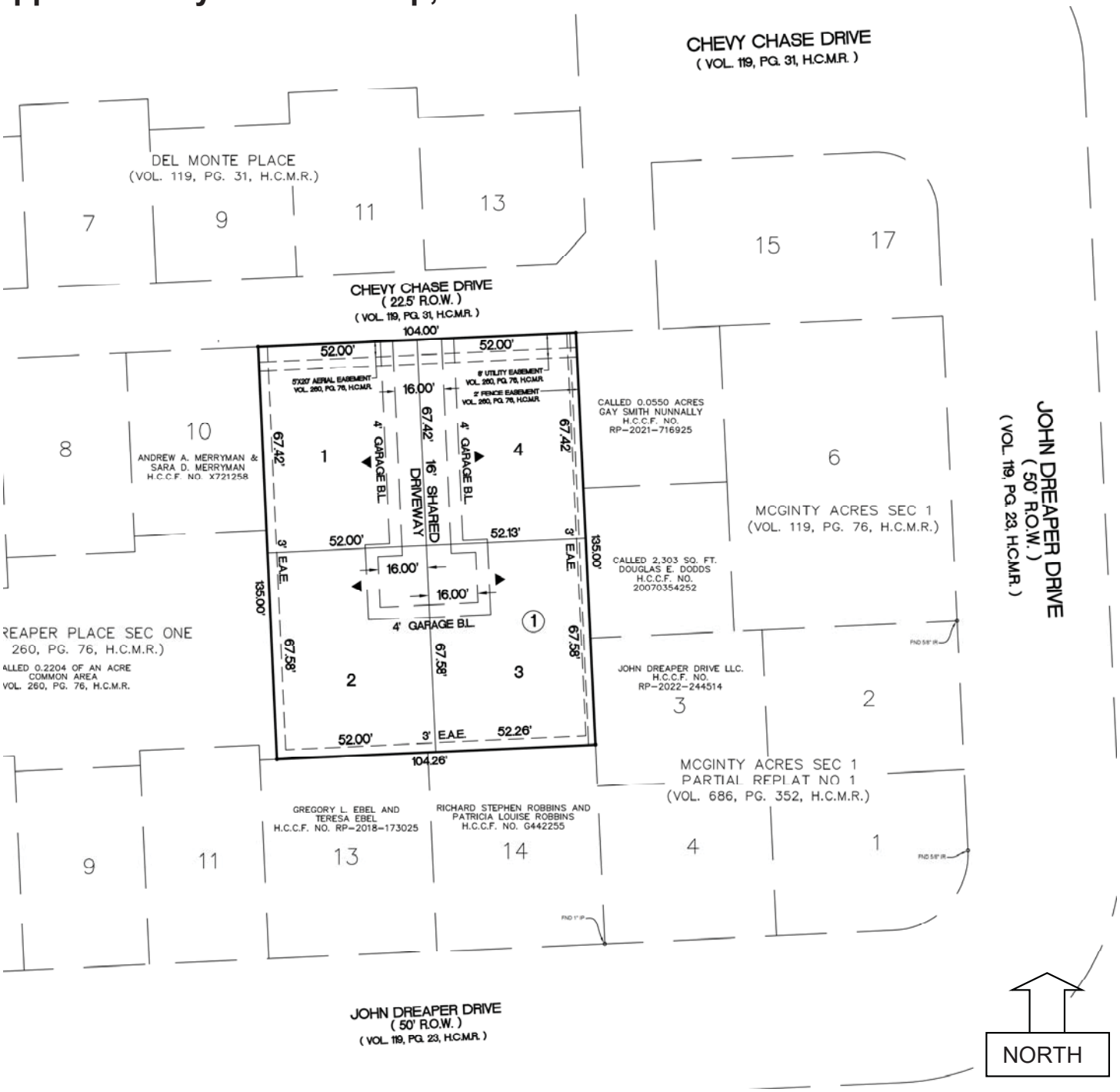
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 08/24/2023**

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

Applicant: City Choice Group, LLC



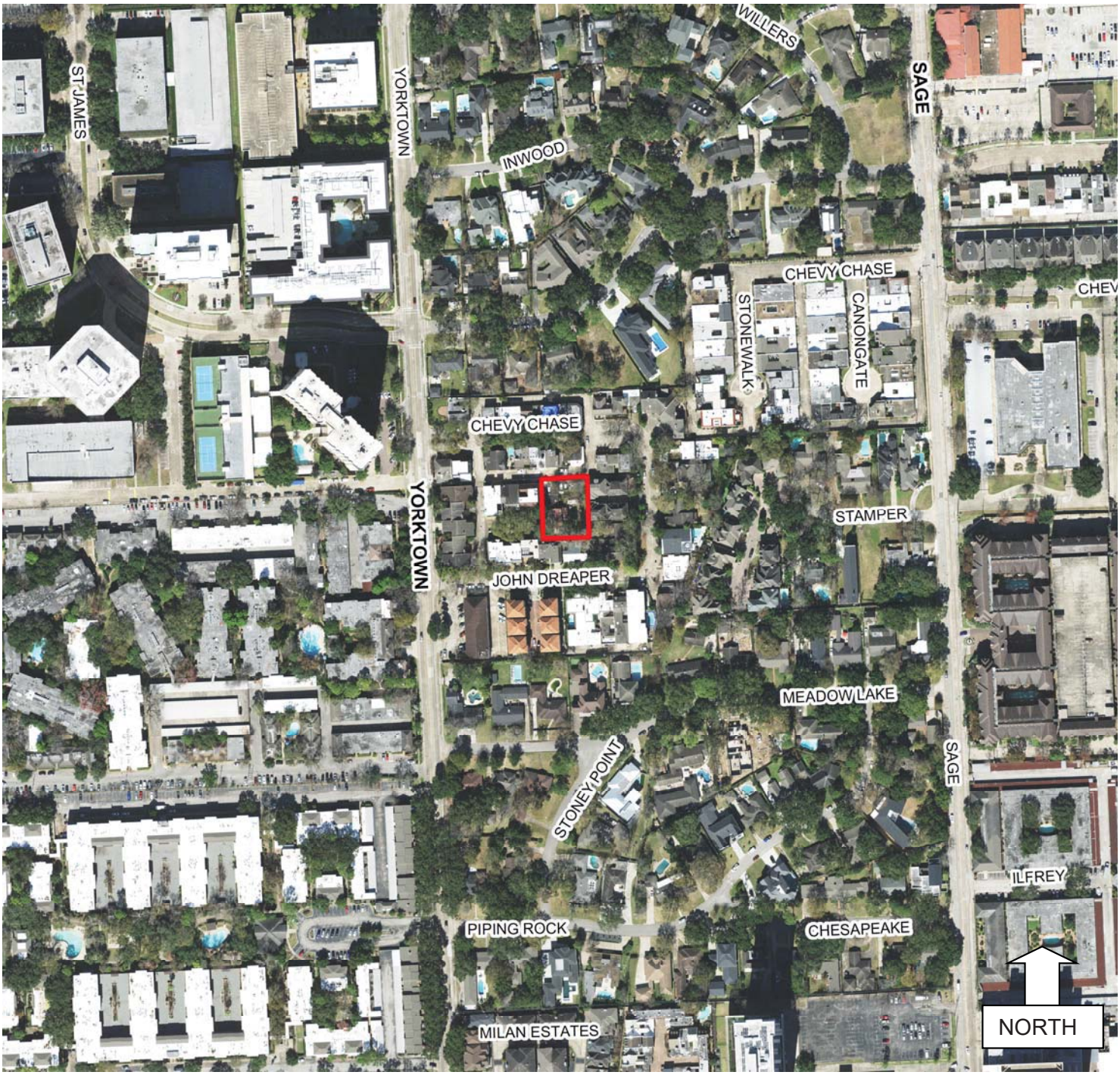
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 138

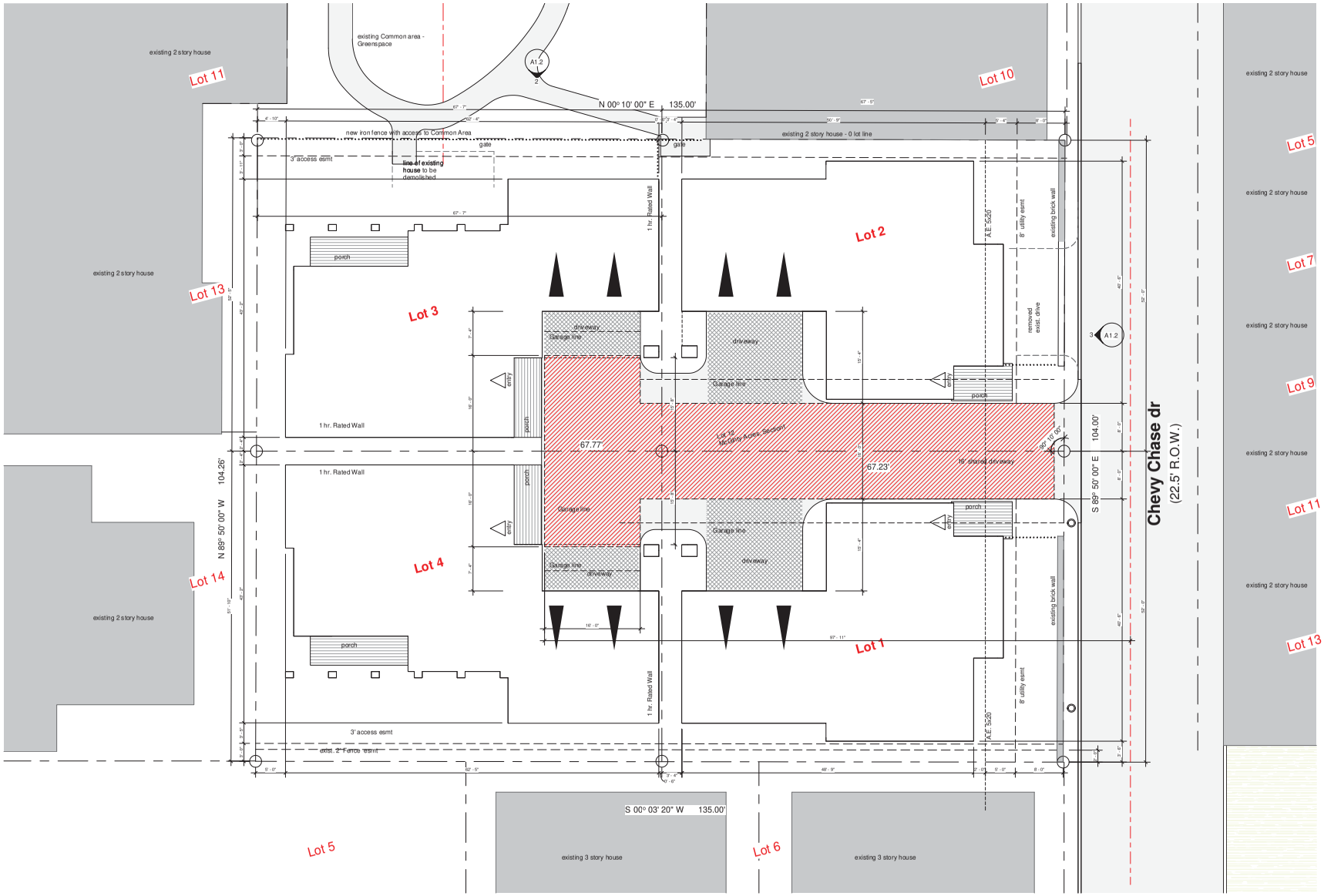
Planning and Development Department **Meeting Date: 08/24/2023**

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

Applicant: City Choice Group, LLC



C – Public Hearings with Variance Aerial



NOT FOR CONSTRUCTION

Site Plan for Plat	1/8" = 1'-0"	1

Chevy Chase Dev 2213
5409 Chevy Chase Dr
Houston, TX 77056
Platting

PARIKH Architecture + Design
2114 W Main St
Houston, TX
Project Architect: Rajiv Parikh
c: 713.478.1717
e: raj@padhou.com
w: padhou.com

This project is for review only. It is not for construction unless there is a signed stamp.

Site Plan for Plat	DATE 6/13/2023 REVISIONS: SCALE: 1/8" = 1'-0"

A1.1

This plan and the designs contained herein are the property of Parikh Architecture+Design. This drawing set and all of its contents are subject to copyright and may not be resold, transferred or reproduced all or in part, without prior written consent from the designer or his assigns. The general contractor is responsible for confirming and correlating dimensions at the job site. The designer is not responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project. Copyright 2023 Parikh Architecture+Design



3 Exterior Elevation - Chevy Chase
1/8" = 1'-0"

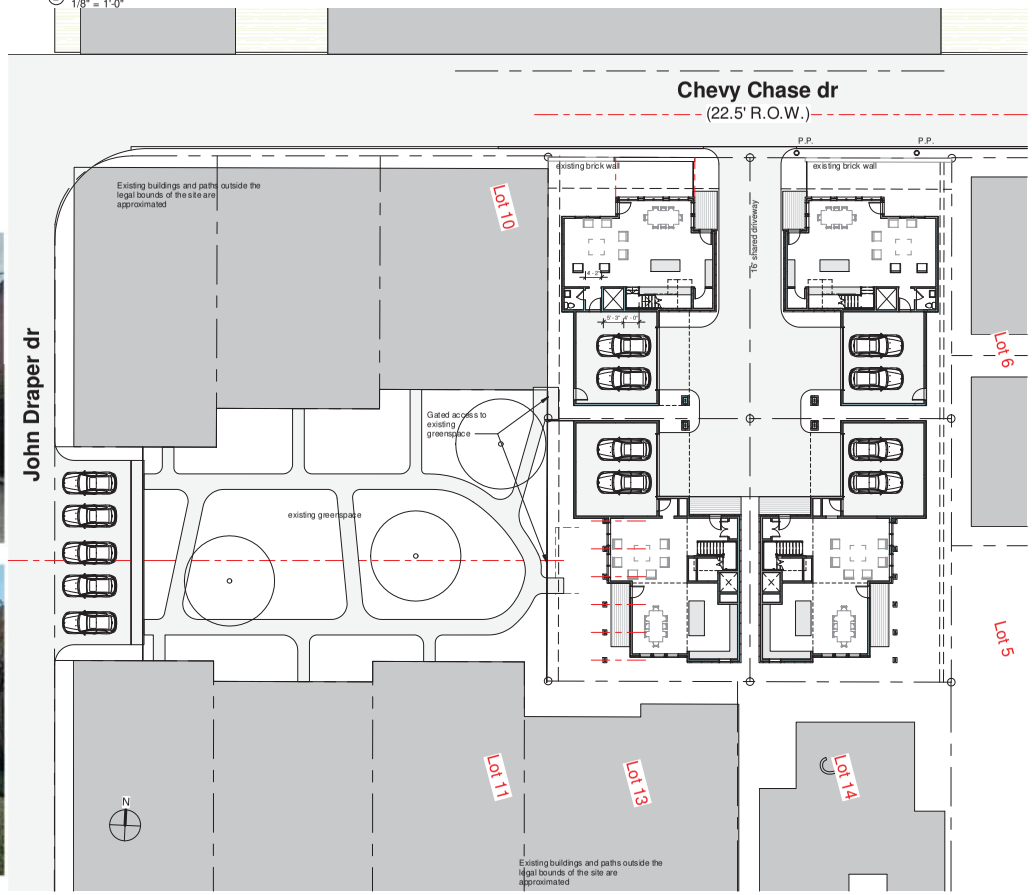
2 Exterior Elevation - Green Space
1/8" = 1'-0"











1 Site - Context and 1st floor
1/16" = 1'-0"

NOT FOR CONSTRUCTION

Chevy Chase Dev 2213
5409 Chevy Chase Dr
Houston, TX 77056

Platting

pad PARIKH Architecture + Design
2114 W Main St
Houston, TX
Project Architect: Rajiv Parikh
c: 713.478.1717
e: raj@padhou.com
w: padhou.com

This project is for review only. It is not for construction unless there is a signed stamp.

Elevations for Plat

DATE 6/13/2023
REVISIONS:
SCALE: As indicated

A1.2

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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
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

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.**

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

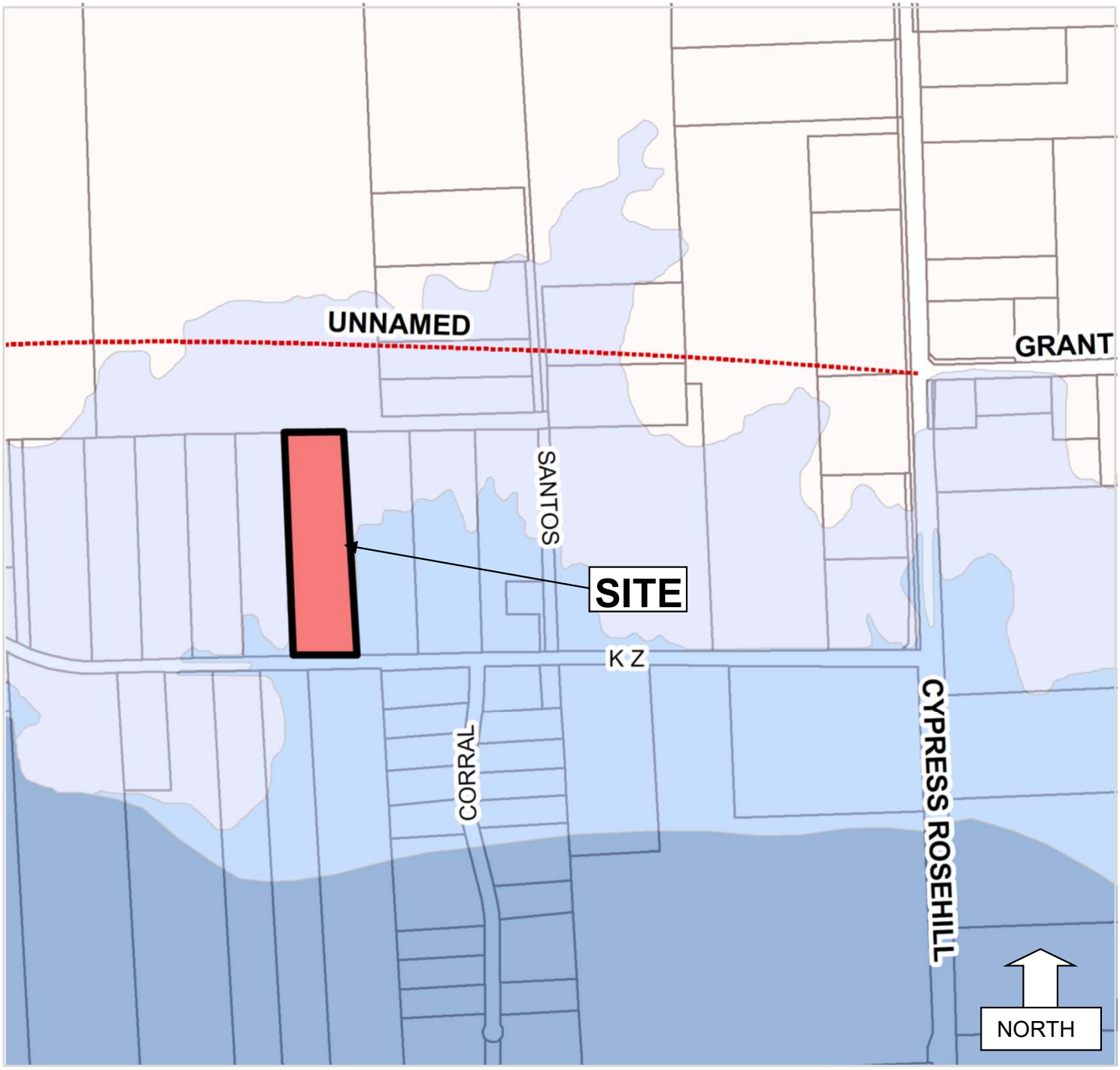
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Singh Estates (DEF 1)

Applicant: SEM Services



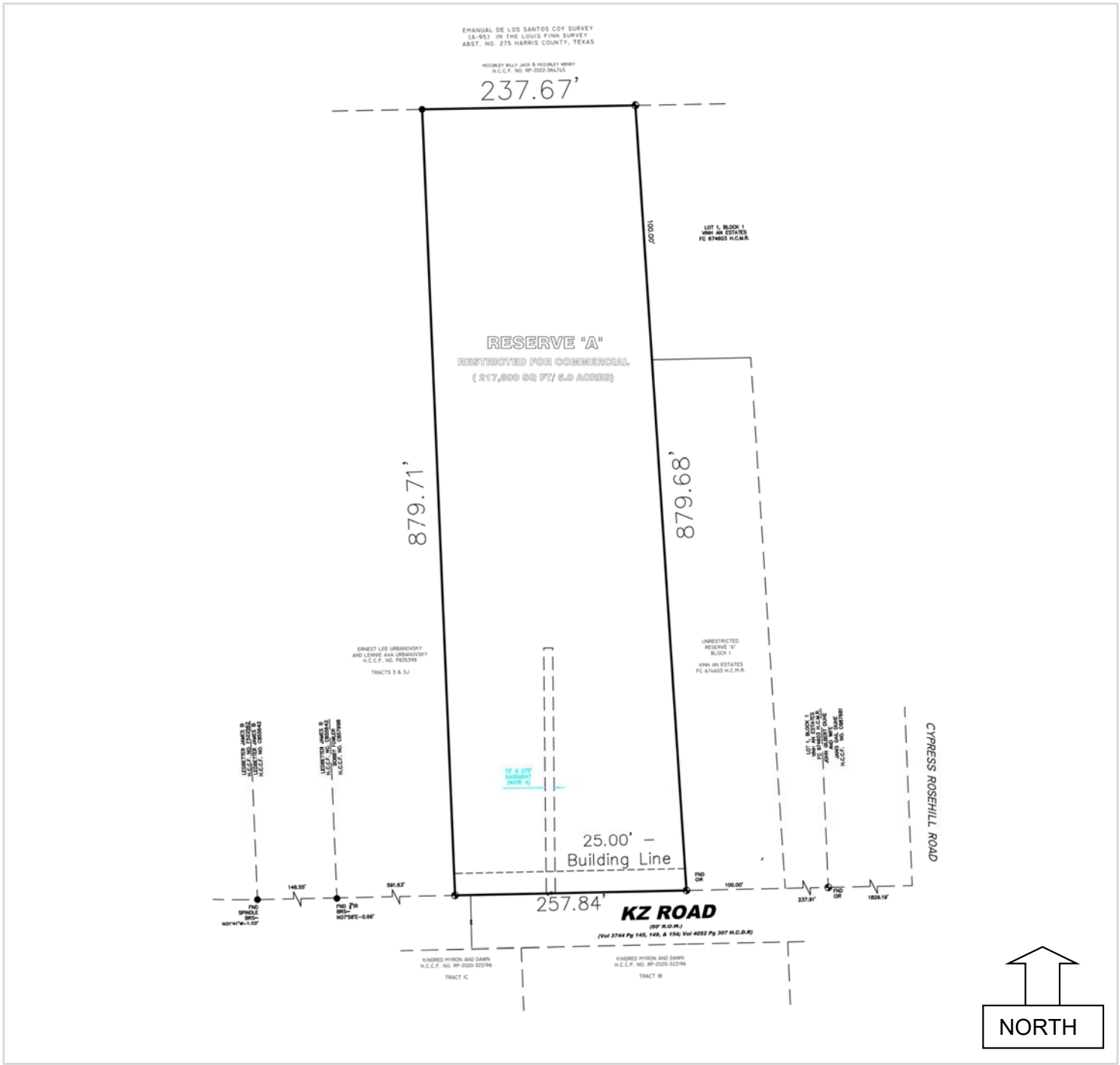
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Singh Estates (DEF 1)

Applicant: SEM Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Singh Estates (DEF 1)

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

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: 2023-1454; 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.

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.

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

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

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

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

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

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

Terminology

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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.
- **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

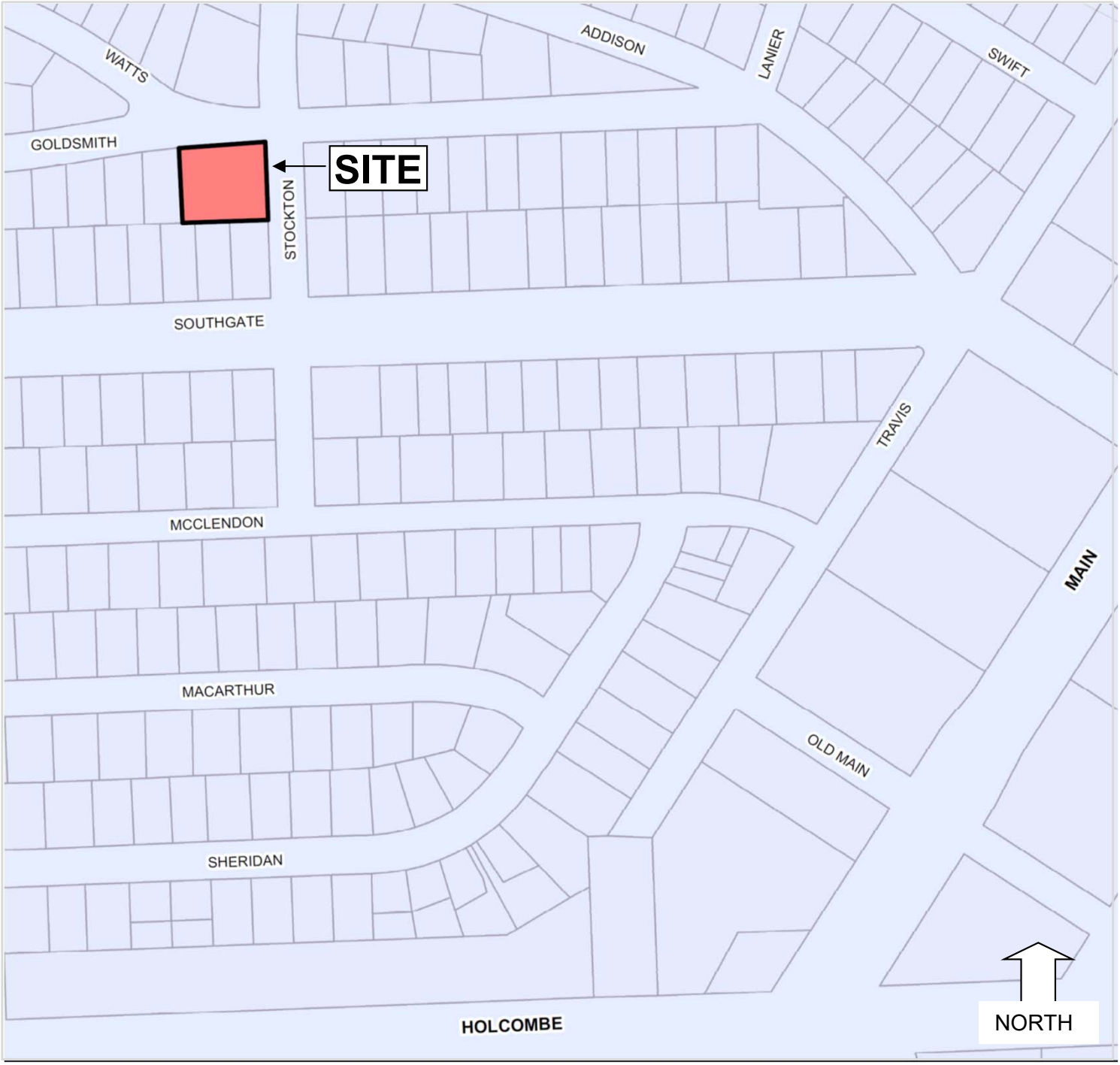
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Southgate partial replat no 4

Applicant: Owens Management Systems, LLC



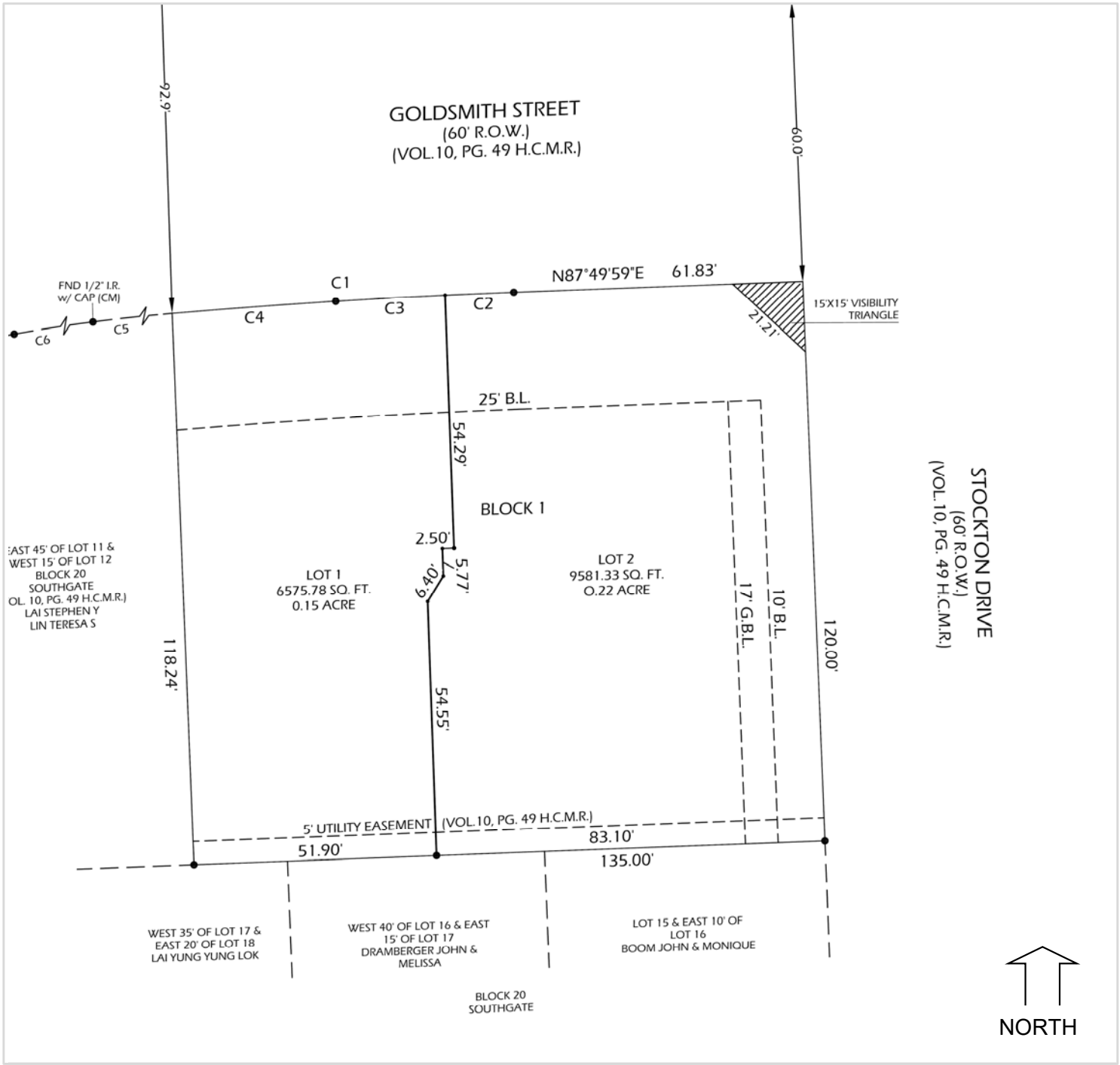
C – Public Hearings Site Location

Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Southgate partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Southgate partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1643; Southgate partial replat no 4; a partial replat of Southgate, being the east 35' of Lot 12, Lot 13, and Lot 14 of Block 20, as recorded Volume 10 Page 49 of the Harris County Map Records.

The property is located south along Goldsmith Street and west of Stockton Drive. The purpose of the replat is to create two (2) single family lots. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of Jeannette Marshall, the developer, can be contacted at **713-643-6333.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of 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 24, 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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1. Send email to: speakercomments.pc@houstontx.gov,

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

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

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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

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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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- **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:141

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



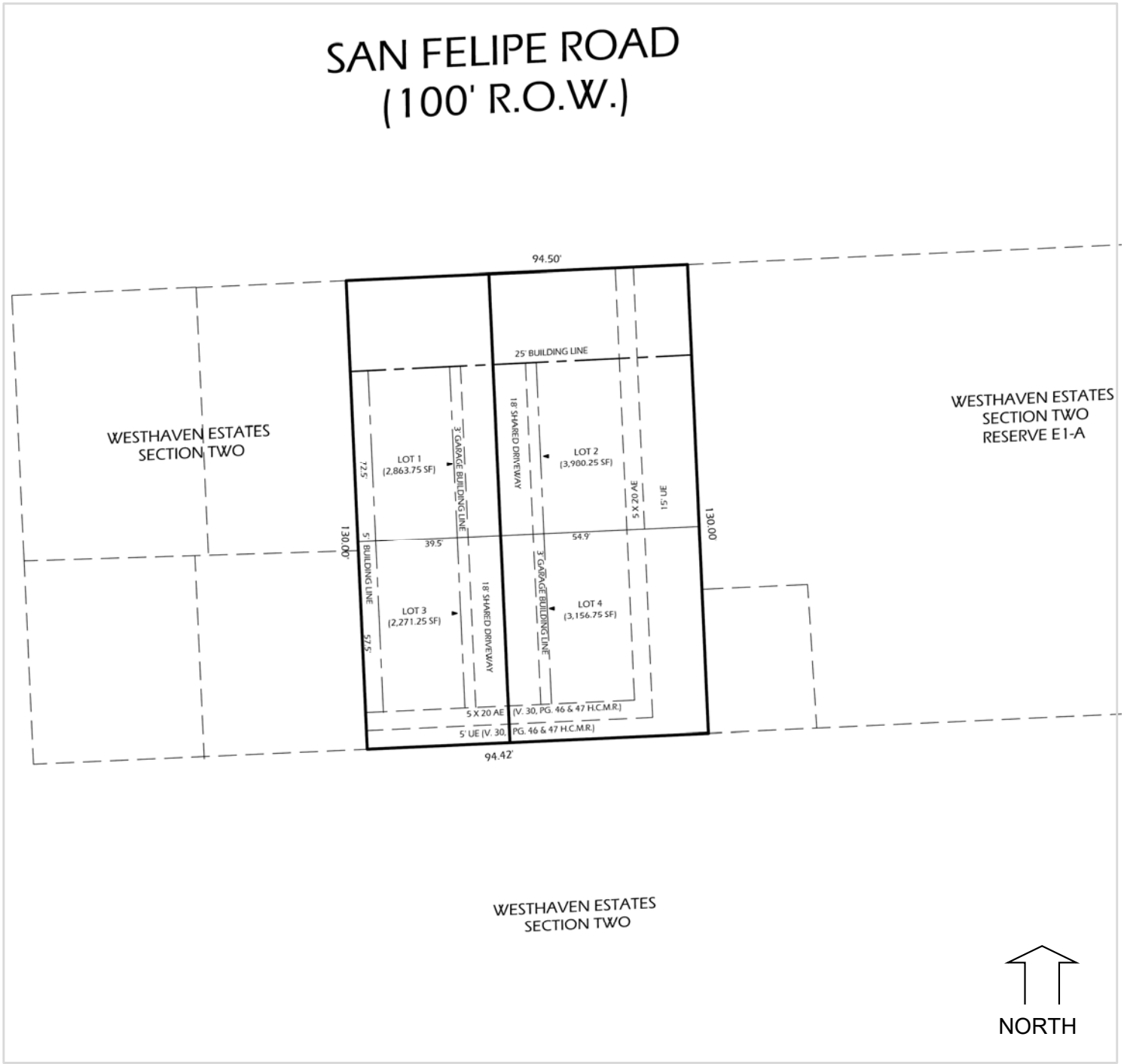
C – Public Hearings Site Location

Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



C – Public Hearings Subdivision

Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 12

Applicant: Paksima Group1



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1406; Westhaven Estates Sec 2 partial replat no 12; a partial replat of "Westhaven Estates Sec 2" being Lot 255, in Block 9, as recorded in Volume 30, Page 46 of the Harris County Map Records.

The property is located south along San Felipe Street, west of Fountain View Drive. The purpose of the replat is to create four (4) single family residential lots along a shared driveway. The applicant, Zeeba Paksima**,** with Paksima Group, on behalf of the developer, MAG Poviard San Felipe, LLC, can be contacted at **713-392-8275.**

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 24, 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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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

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.
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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

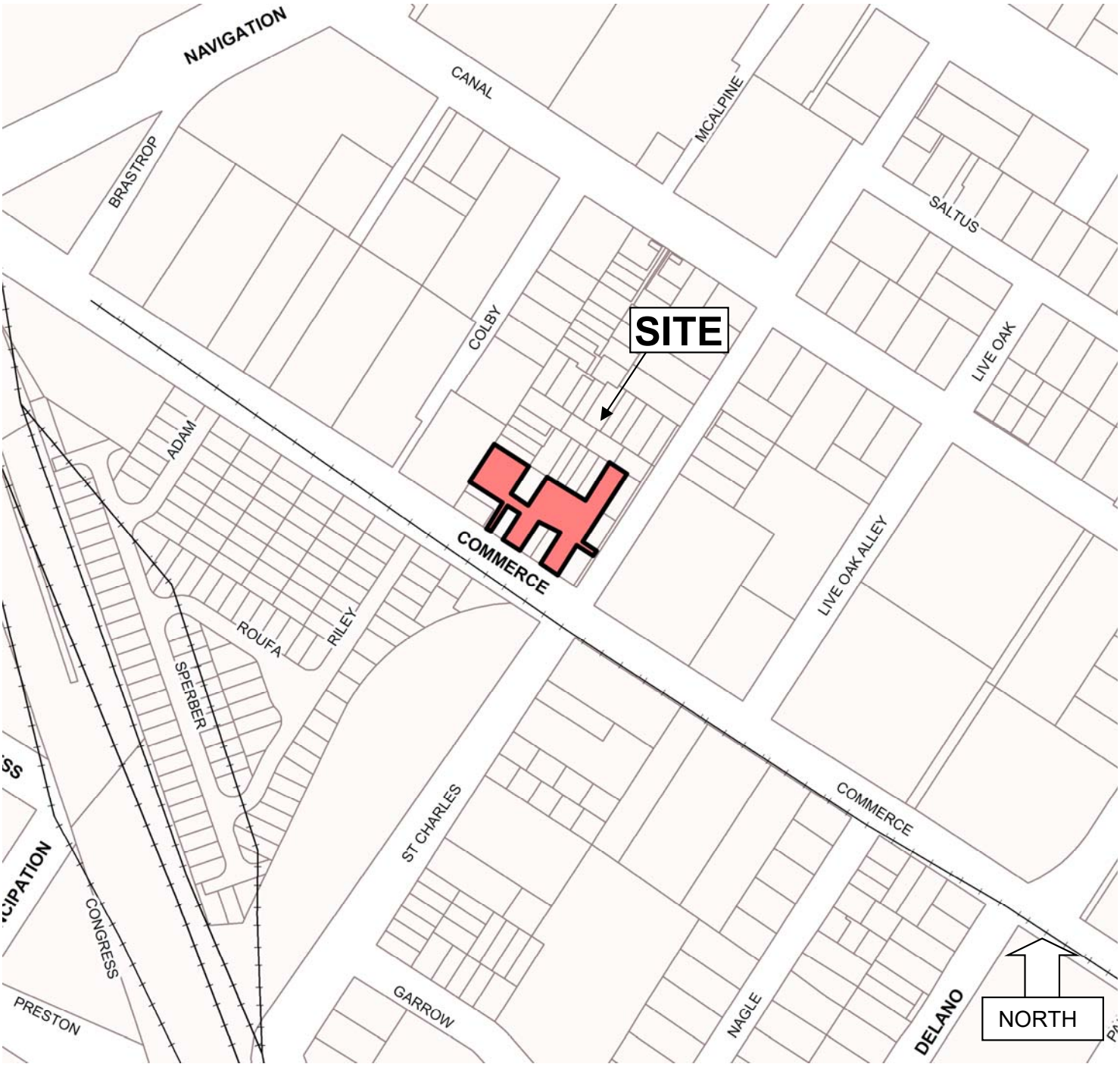
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Houston Planning Commission ITEM:142

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Williams on Commerce partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:142

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Williams on Commerce partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:142

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Williams on Commerce partial replat no 1

Applicant: Windrose



C – Public Hearings with Variance Aerial



UNIT 1
2414 G CANAL STREET
LOT 26

P.L.

UNIT 2
2414 F CANAL STREET
LOT 25

1 front 18' SHARED DRIVEWAY elevation
1/8" = 1'-0"

Drawn by/Check by J.H. / K.W.
Original Date Issued: 01/15/2020
Scale 1/8" = 1'-0"
Last Updated: 08/17/2020

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

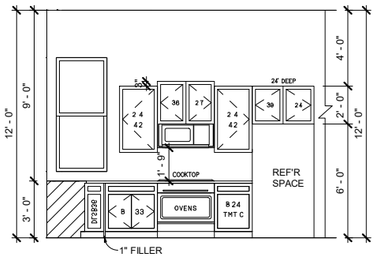
CANAL DUPLEX
ELEVATION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

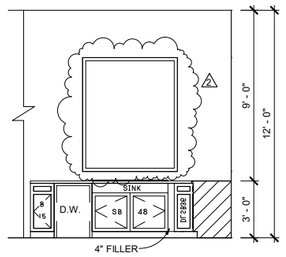
SHEET NO.
A-3.1

REVISION SET 3

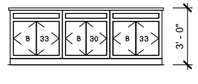
© OLIVER PLANS COPYRIGHT 2020



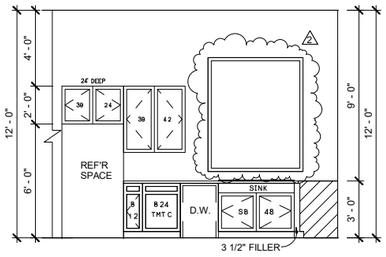
1 kitchen 1 unit 1
1/8" = 1'-0"



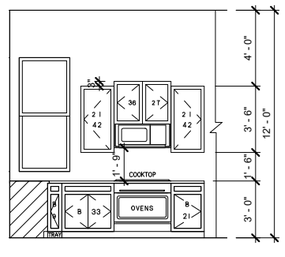
2 kitchen 2 unit 1
1/8" = 1'-0"



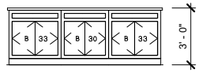
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1/8" = 1'-0"



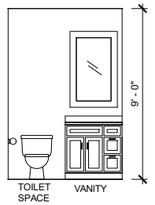
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1/8" = 1'-0"



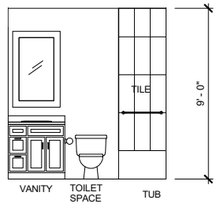
5 kitchen 2 unit 2
1/8" = 1'-0"



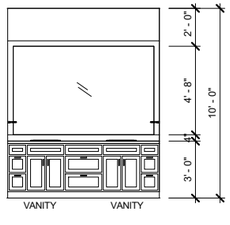
6 kitchen 3 unit 2
1/8" = 1'-0"



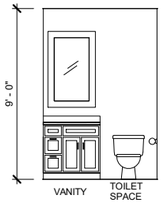
7 bath 1 unit 1
1/8" = 1'-0"



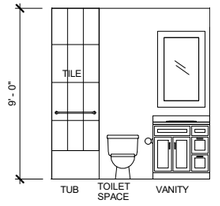
8 bath 3 unit 1
1/8" = 1'-0"



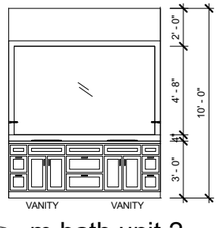
9 m.bath unit 1
1/8" = 1'-0"



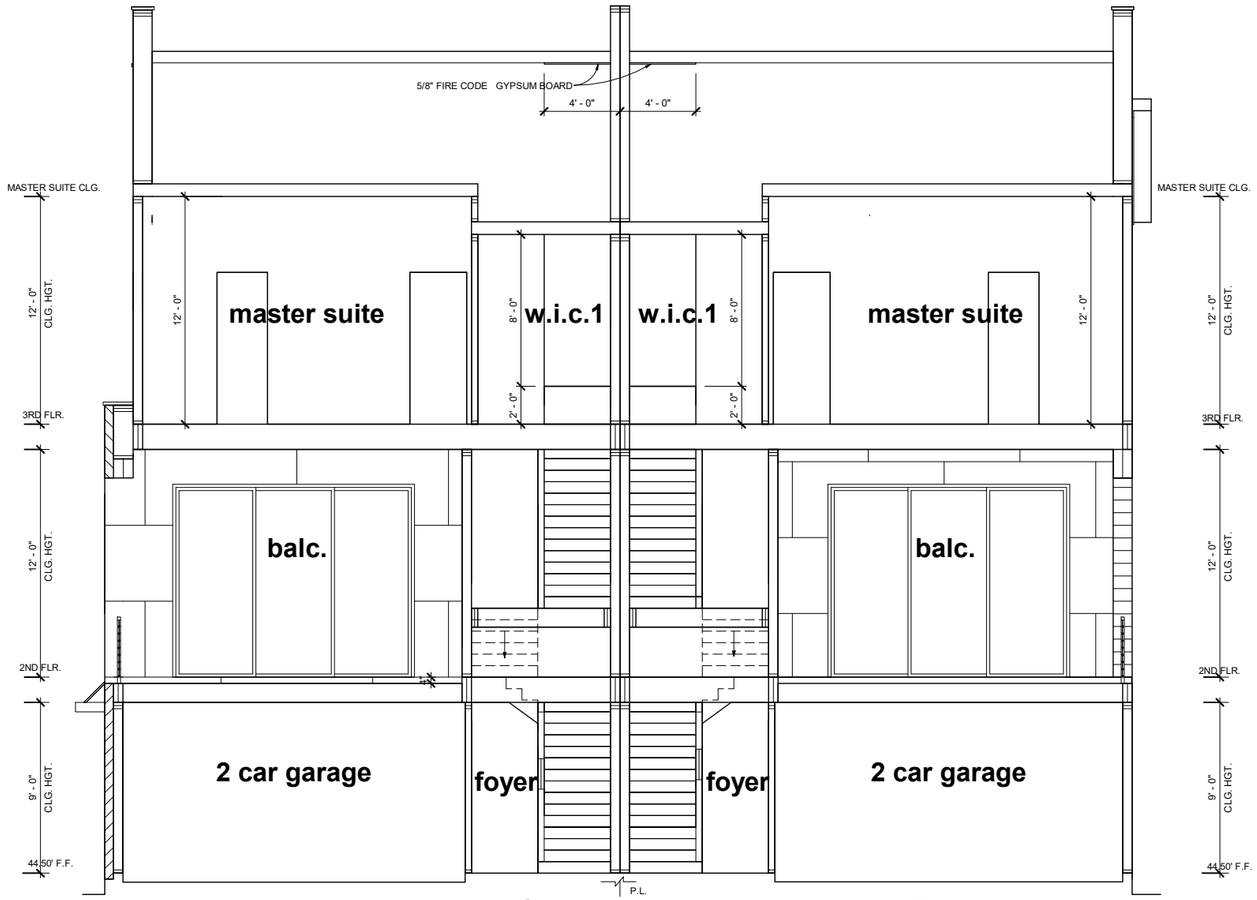
10 bath 1 unit 3
1/8" = 1'-0"



11 bath 3 unit 2
1/8" = 1'-0"



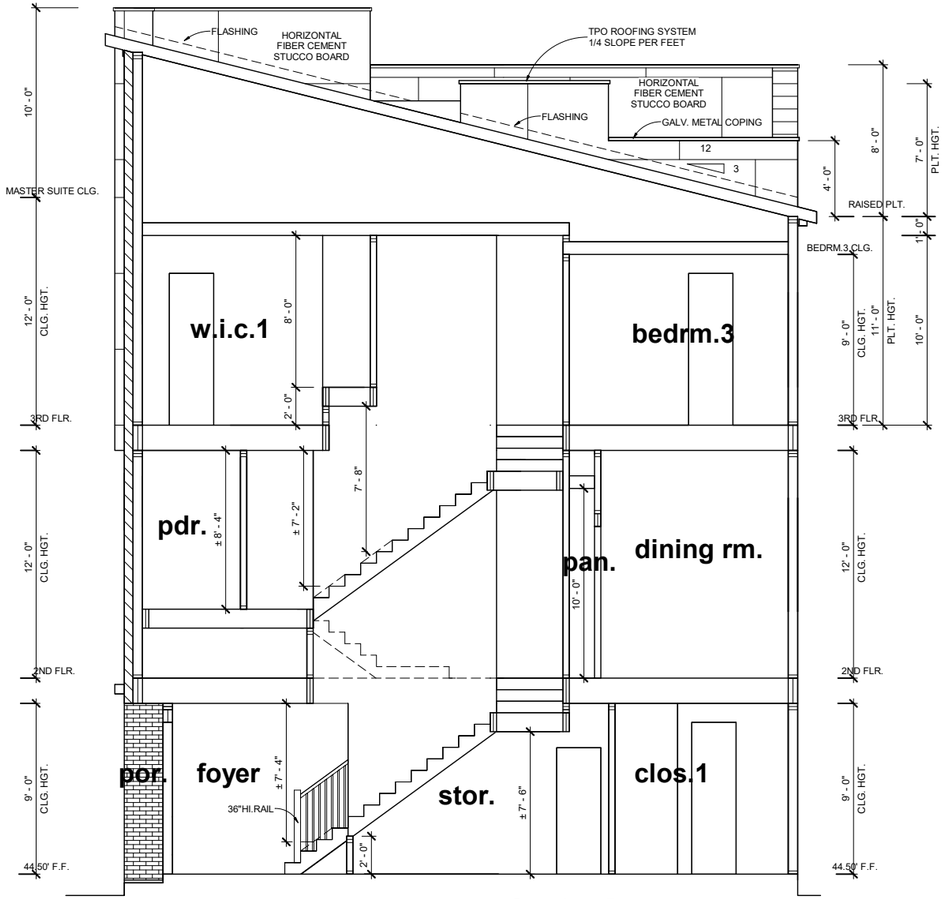
12 m.bath unit 2
1/8" = 1'-0"



UNIT 1
2414 G CANAL STREET
LOT 26

A Section A
1/8" = 1'-0"

UNIT 2
2414 F CANAL STREET
LOT 25



UNIT 1
2414 G CANAL STREET
LOT 26

B Section B
1/8" = 1'-0"

REVISION SET 3

Drawn by/Check by J.H. / K.W.
Original Date Issued: 01/15/2020
Scale 1/8" = 1'-0"
Last Updated: 08/17/2020

URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL (713)426-4410 FAX

CANAL DUPLEX

SECTION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

SHEET NO.
A-4

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1143
Plat Name: Williams on Commerce partial replat no 1
Applicant: Windrose
Date Submitted: 05/15/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant requests a variance to reduce minimum lot size and minimum lot width in the city.
Chapter 42 Section: 181, 184

Chapter 42 Reference:
Sec. 42-181. - Single-family residential lot size, states that: (c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards: (1) The property to be platted is located within the city; (2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection; (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and (4) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item. Sec. 42-184. - Optional performance standards for the reduction in lot size within the city. A subdivision plat for property located within the city may provide for a single-family residential lot size of less than 3,500 square feet, but not less than an average of 1,400 square feet, for lots with adequate wastewater collection service, if the subdivision plat meets the following performance standards and includes plat notations requiring compliance with the following performance standards: (3) The number of single-family residential dwelling units that can be constructed within the proposed subdivision plat does not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of the subdivision plat.

Statement of Facts

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

The subject property consists of 0.4132 acres located at the intersection of Commerce Street and St Charles Street east of Downtown. The applicant proposes to replat lots 3, 4, 14, 21, 24, 27, and 30 of Williams on Commerce, a single family residential plat recorded in 2017, in order to build 7 more units than the original plat allows. The original plat contains at least one lot less than 20' in width and at least one lot less than 1,400 sf in size – Chapter 42 requires that subsequent replats shall maintain an average lot width of 18' and average lot size of 1,400 sf for all lots within the original subdivision plat. When calculating lot width and size including the lots in the original subdivision plat, the proposed replat maintains an average lot width over 20', however the average lot size is only 1,329 sf – 71 sf less than Chapter 42 requires for subsequent replats - and the proposed density is 32.29 units per acre – 5.29 units per acre greater than Chapter 42 allows for plats with

lots under 3,500sf – therefore instead of taking advantage of the performance standards in the Code, the applicant is requesting a variance to plat lots in the City under the required 3,500 sf. and more narrow than the required 20' minimum lot width. Since the original plat was approved in 2017, changing market conditions have limited housing options for Houston residents wanting to move closer to the Central Business District and immigrants attempting to move to the City. Affordability and consumer preference are encouraging the development of smaller more narrow lots that prioritize access to shared open spaces and walkable dense neighborhoods over large suburban lawns and secluded subdivisions with only vehicular access. Houston has need of increased housing stock to combat decreasing affordability and accommodate the thousands still moving here each year. Developers must make do with the smaller size of urban tracts while still emphasizing quality development that will serve residents for years. Granting this variance will reduce burden on applicant while allowing them to utilize the land to its fullest potential. The original plat included a courtyard space for interior lots that is used for pedestrian access to the interior units. The replat proposes to create more density facing the courtyard by further subdividing lots 14, 21, and 24 which take access from the shared courtyard, which is in line with the City's recommendations for updates to Chapter 42 based on the Livable Places committee.

(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;

Since the plat was recorded in 2017, development pressures have changed due to decreasing affordability in the housing market and unforeseen immigration patterns due to COVID and other local, state and national conditions. In addition, the City's Planning Department has taken note of the changing market conditions and is seeking to pass updated development ordinances which allow for smaller lot sizes and greater density in an effort to meet changing demand.

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

Chapter 42 allows for a reduced lot width and size, but caps units per acre, to reduce overcrowding and burden on the city's public street network. This development is within ½ mile from METRO Rail lines and the Central Business District, and Commerce Street is a secondary Transit Oriented Development (TOD) Street. Increasing density within close proximity to the METRO Rail and along TOD streets, while maintaining vehicular access in the rear via shared driveway, furthers the intent and general purposes of Chapter 42 without requiring additional driveways along the street.

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

The subject site will meet all health, safety, and welfare requirements related to fire and building safety. The layout of the shared driveways and intersections with the public street are not being amended – fire access will be maintained and no additional curb cuts are proposed for the additional 7 units.

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

The purpose of this variance request is to bring greater density to the urban area surrounding the Central Business District and along TOD streets, not only increasing Houston's housing stock, but providing alternatives for Houston homebuyers who may not be looking to buy detached single units on large lots or who may not be able to afford to pay rent on a luxury midrise unit.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1143; Williams on Commerce partial replat no 1; a partial replat of "Williams on Commerce" subdivision, being Lots 3, 4, 14, 21, 22, 23, 24, 27, and 30, in Block 1, as recorded at Film Code No. 683087 of the Harris County Map Records.

The property is located at the northeast intersection of Commerce Street and N Saint Charles Street. The purpose of the replat is to create 16 single-family residential lots. The applicant, **Jeff Boutte,** with Windrose, on behalf of the developer, can be contacted at **713-458-2281 Ext 1687.**

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 24, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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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.
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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

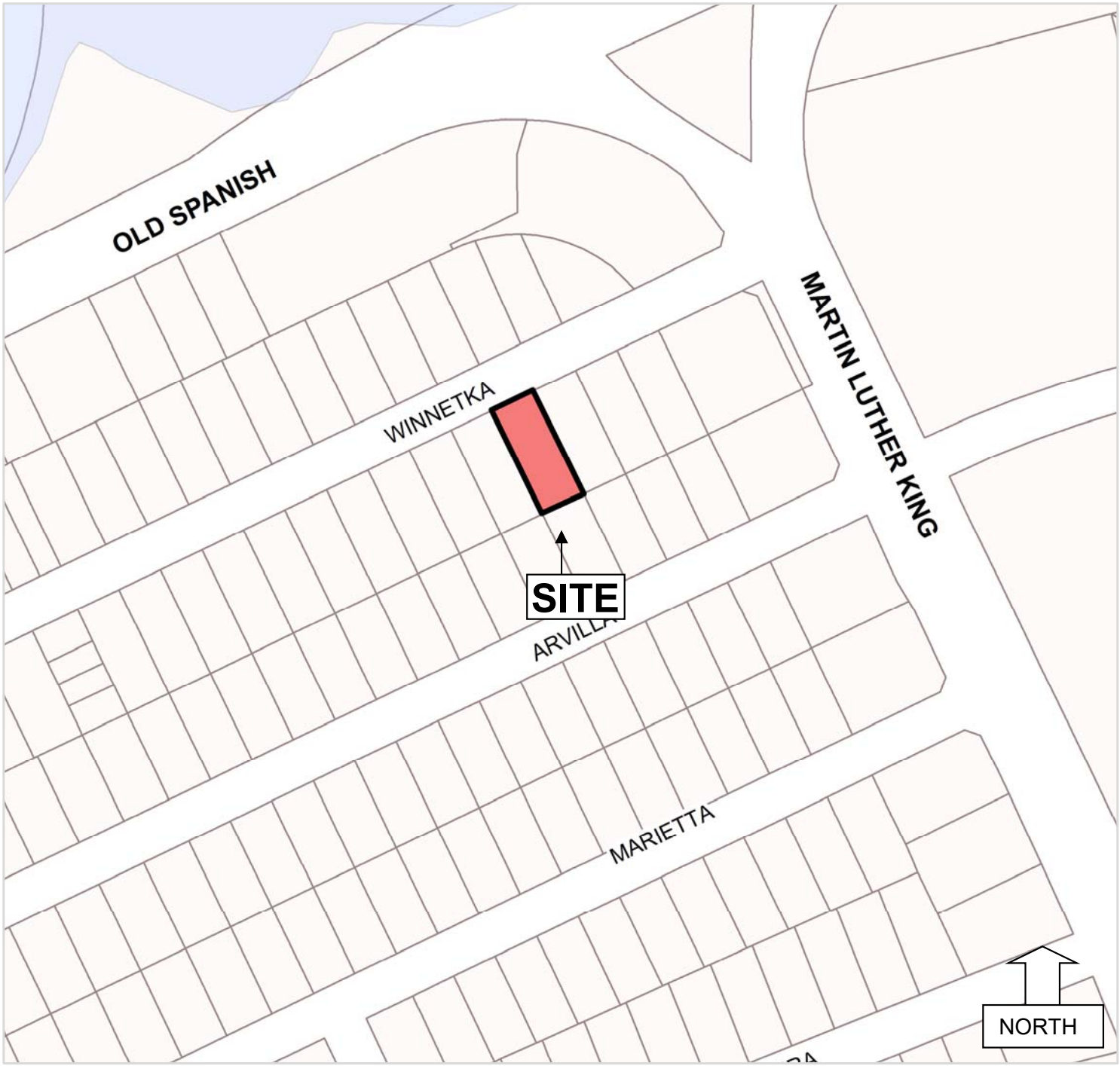
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Winnetka Estates

Applicant: CGEA|Planning + Design



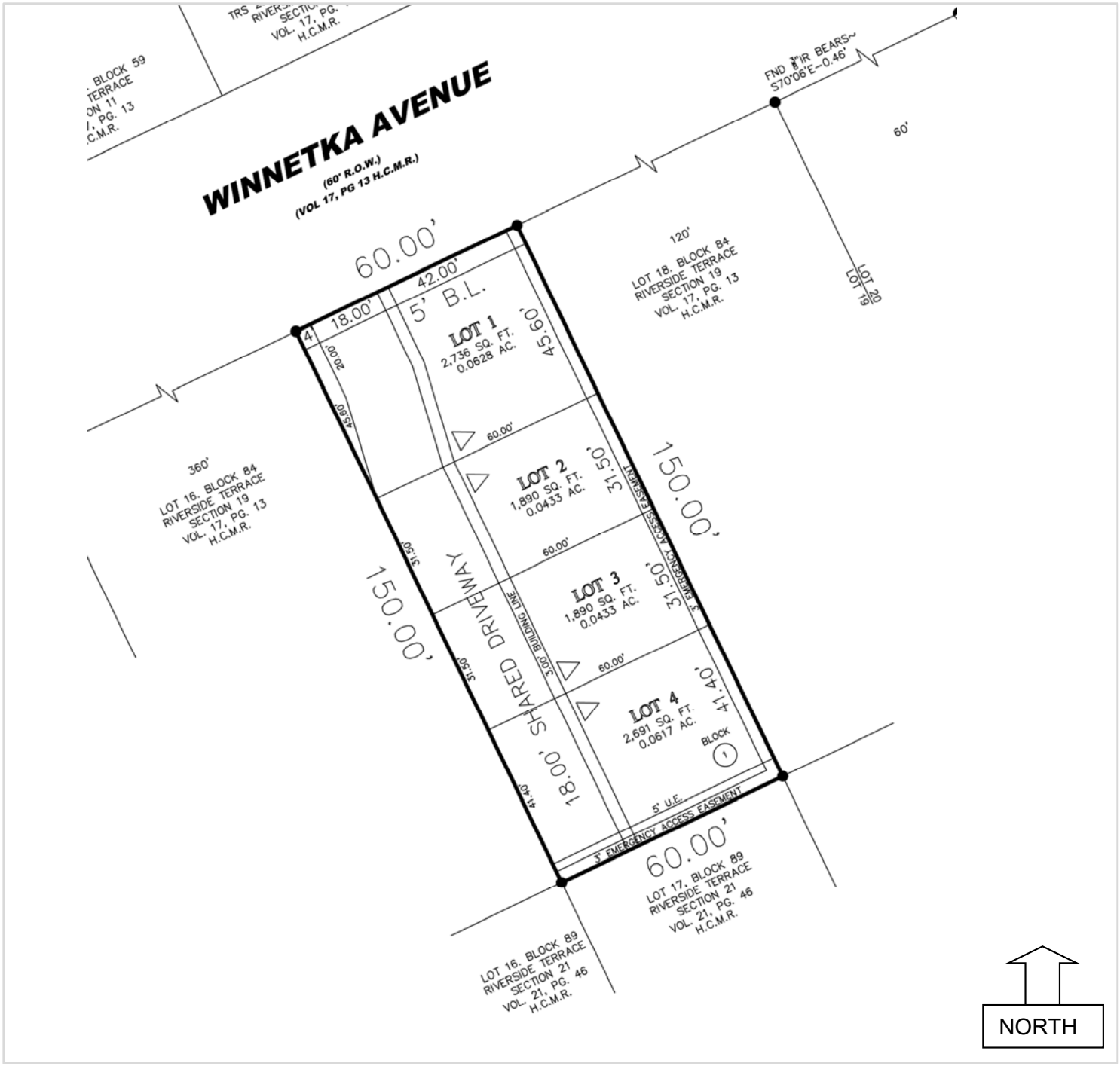
C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Winnetka Estates

Applicant: CGEA|Planning + Design



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Winnetka Estates

Applicant: CGEA|Planning + Design



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 4, 2023

Dear Property Owner:

Reference Number: 2023-1572; "Winnetka Estates"; a partial replat of **Riverside Terrace Section 19**, being Lot 17, Block 84, as recorded in Volume 17, Page 13 of the Harris County Map Records.

The property is located south along Winnetka Street between Martin Luther King Boulevard and Belvedere Street. The purpose of the replat is to create four single-family residential lots. The applicant, **Carlos G. Espinoza,** with CGEA Planning and Design, on behalf of the developer, can be contacted at **713-965-7385.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 24, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

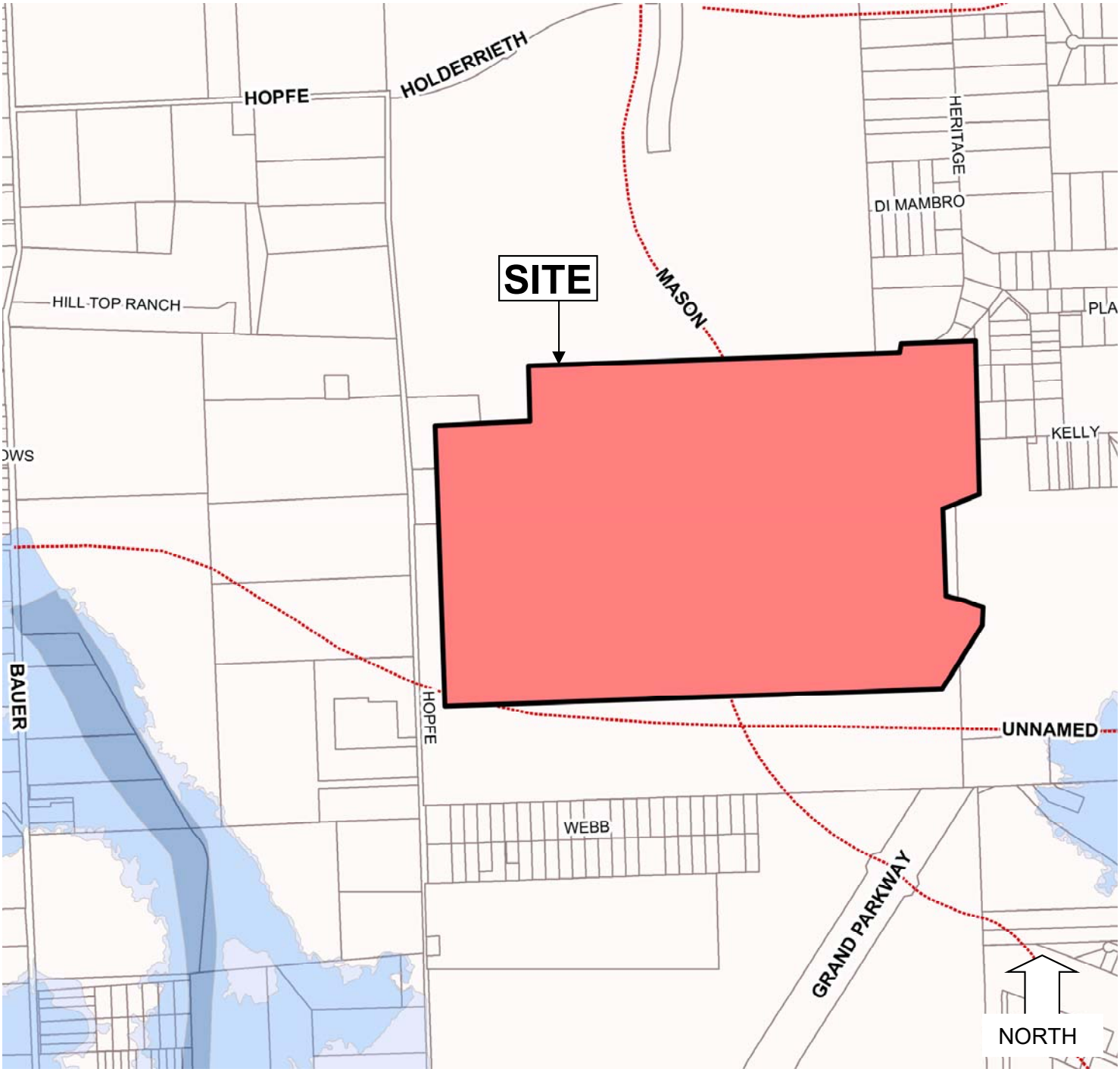
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Amira West GP

Applicant: Meta Planning + Design LLC



D – Variances

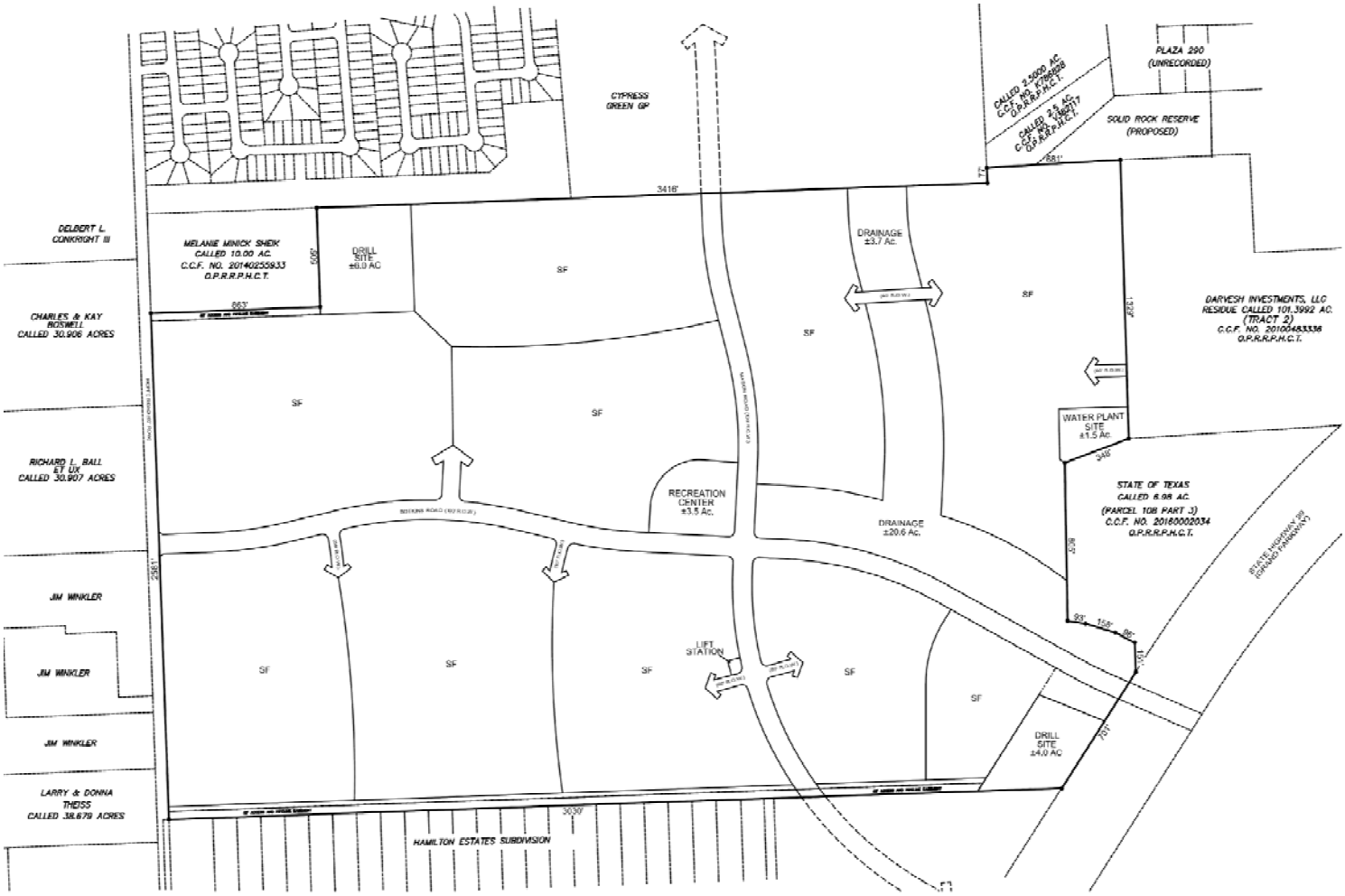
Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Amira West GP

Applicant: Meta Planning + Design LLC



NORTH

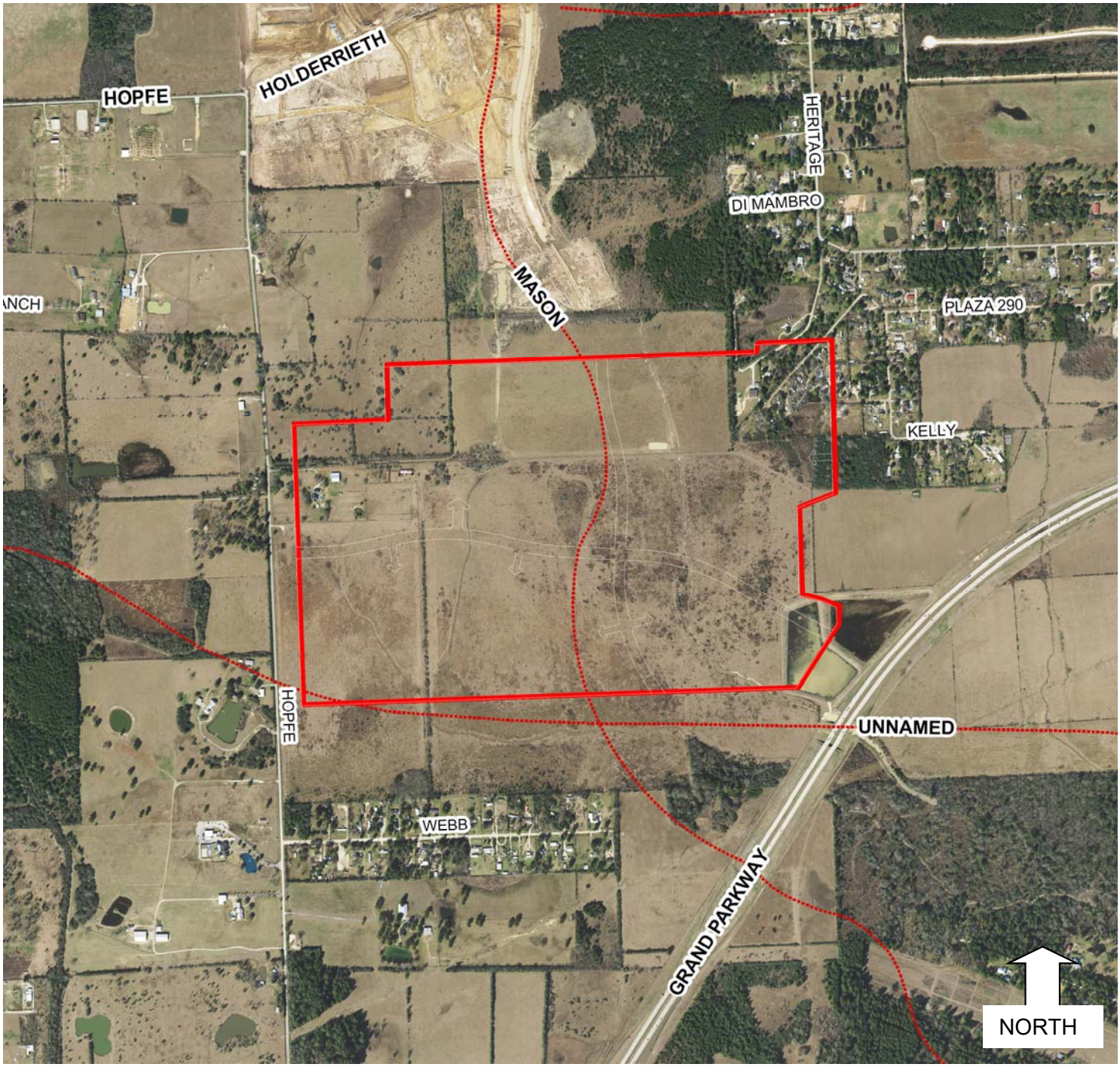
D – Variances **Subdivision**

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Amira West GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1911
Plat Name: Amira West GP
Applicant: Meta Planning + Design LLC
Date Submitted: 08/14/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for no stub street on the Southern project boundary with a developable distance of ±3220'.
Chapter 42 Section: 128

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Amira West Tract is a proposed ±332-acre single-family residential development that is located within the northwest portion of Houston's ETJ within Harris County, north of US-290. The site is located to the east of Hopfe Road and to the west of TX-99/the Grand Parkway. The southern boundary of the tract is abutted by a "red flag" unrecorded subdivision. Located to the north of the General Plan boundary is the existing single-family residential subdivision, Cypress Green. The area to the west of the subject property a is generally undeveloped. The subdivision located at the southern boundary of the subject property is an unplatted "red flag" subdivision created by metes and bounds and sold by deed. Because of this, there was no guarantee that regulations such as block length would be abided by, and as it is currently lotted out, there are no stub streets to connect this subdivision to the north or the south. The subject tract, which is located just north of the red flag subdivision, must make a connection to this subdivision per Chapter 42. However, adding a stub street for a future connection to the unplatted subdivision will not guarantee that any street connection will be made, as the future connection will need to go through an illegally subdivided lot that has been sold to a private owner and developed. Even if one or more lots within the unplatted subdivision are redeveloped, there is no guarantee that such lots would align with a proposed stub street from the subject site. More likely, a stub street from the subject site would remain a dead-end street, unless eminent domain were utilized to force a connection to Webb Street within the unplatted subdivision. That would result in the loss of an individual's private property, and it may result in the loss of an already developed home. It is unlikely that the public need and benefit of connecting a back-door stub street into a local residential street would outweigh the cost of forcing such a connection. The southern GP boundary currently has an intersection spacing of ±3220' from Hopfe Road to the west and Mason Road to the east. The placement of the

two roadways will create adequate circulation throughout the development, and the addition of the stub street along the southern boundary of the subject tract will not improve the circulation of traffic within the proposed development. Any additional stub street to the south will likely remain a stub street and never be connected. The existing neighborhood has existed in its current configuration for many years, and the subject site is able to handle all access needs internally. Therefore, adding a stub street between the two neighborhoods will not achieve the intent of the ordinance and creating the desired connection is not feasible without taking individual property.

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

The illegal subdividing of land to the south of the subject site's boundary was not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately in each subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

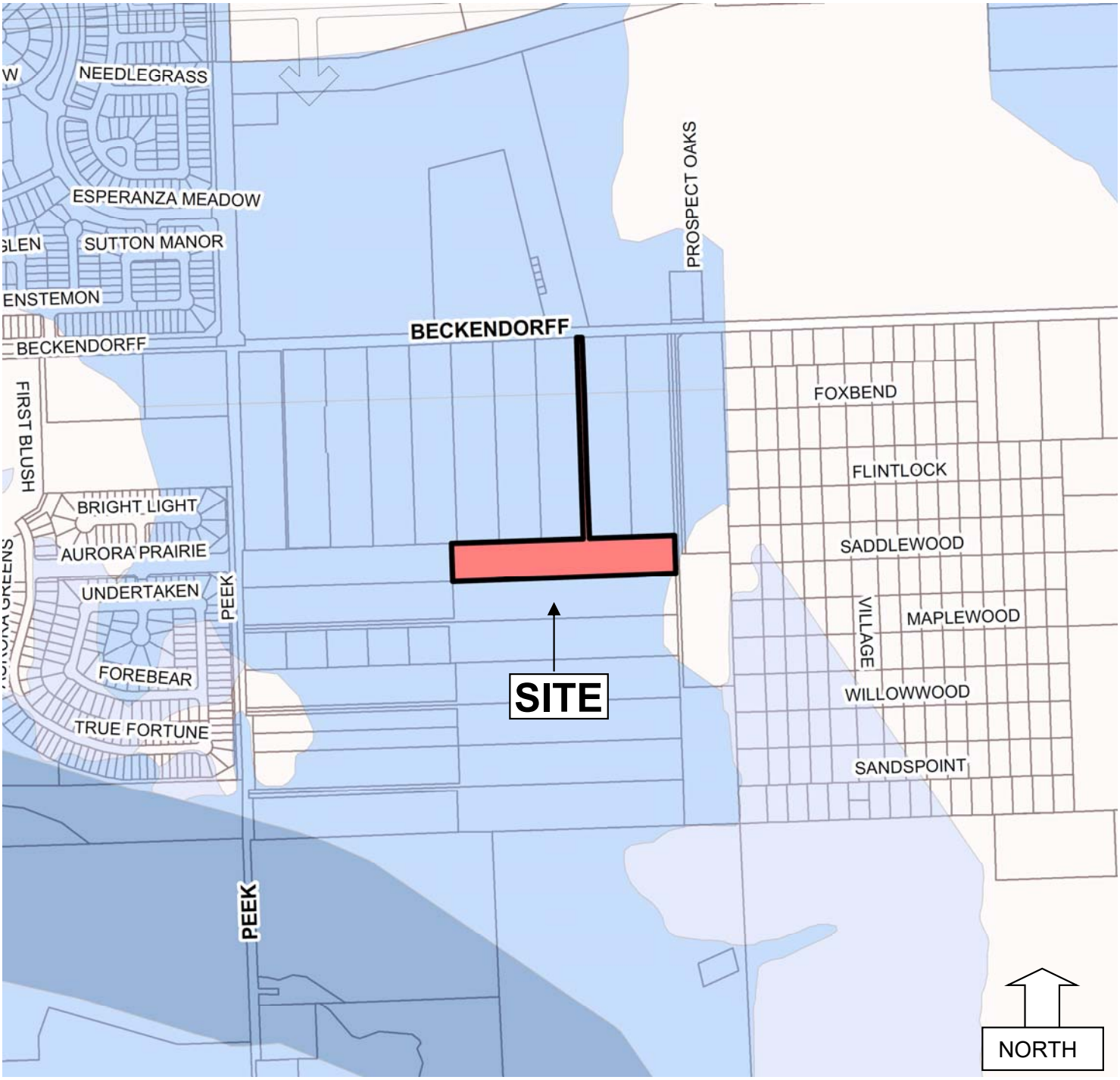
The existing red flag subdivision to the southwestern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Beckendorff Place (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



D – Variances

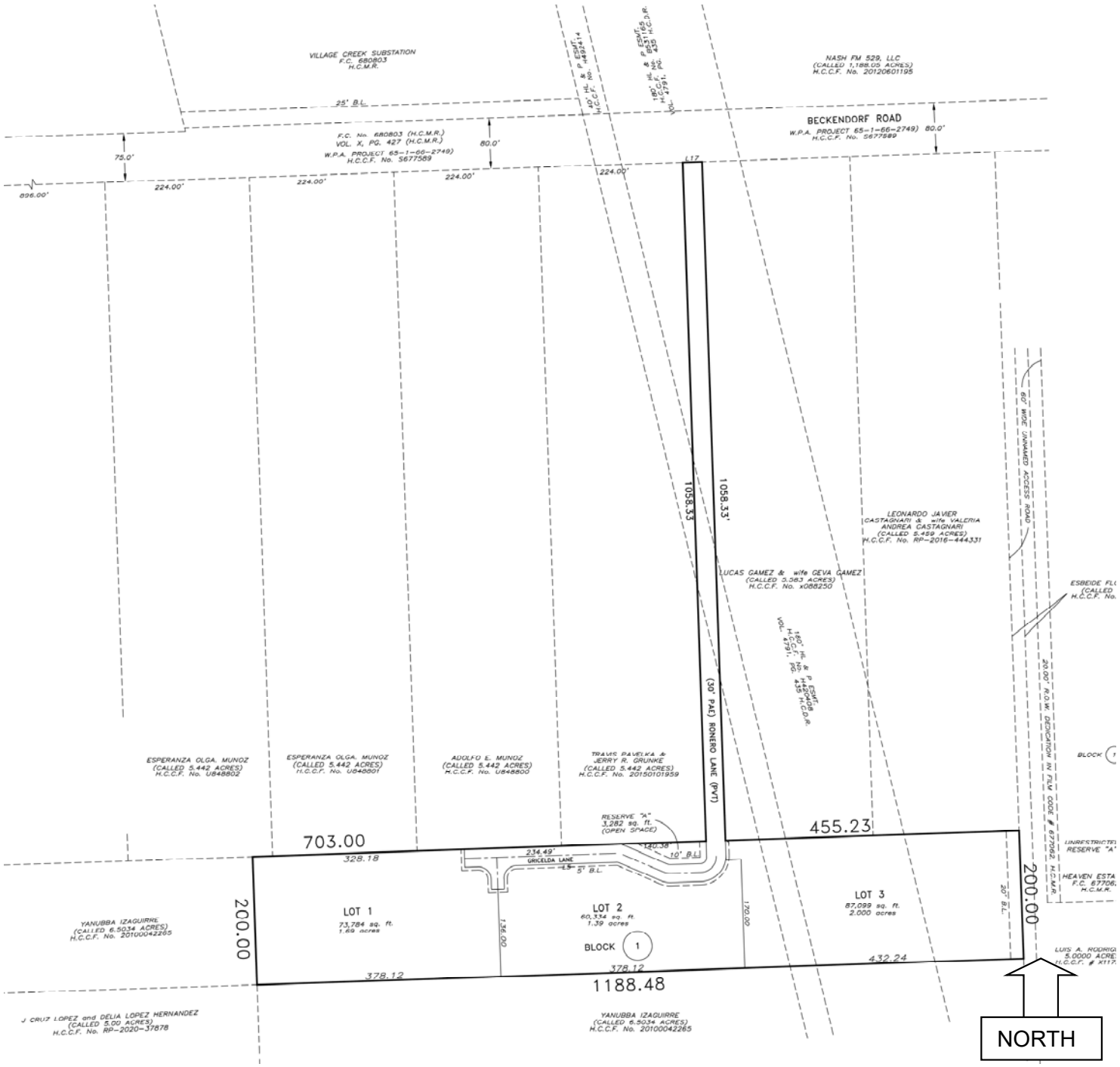
Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Beckendorff Place (DEF 2)

Applicant: PLS CONSTRUCTION LAYOUT, INC



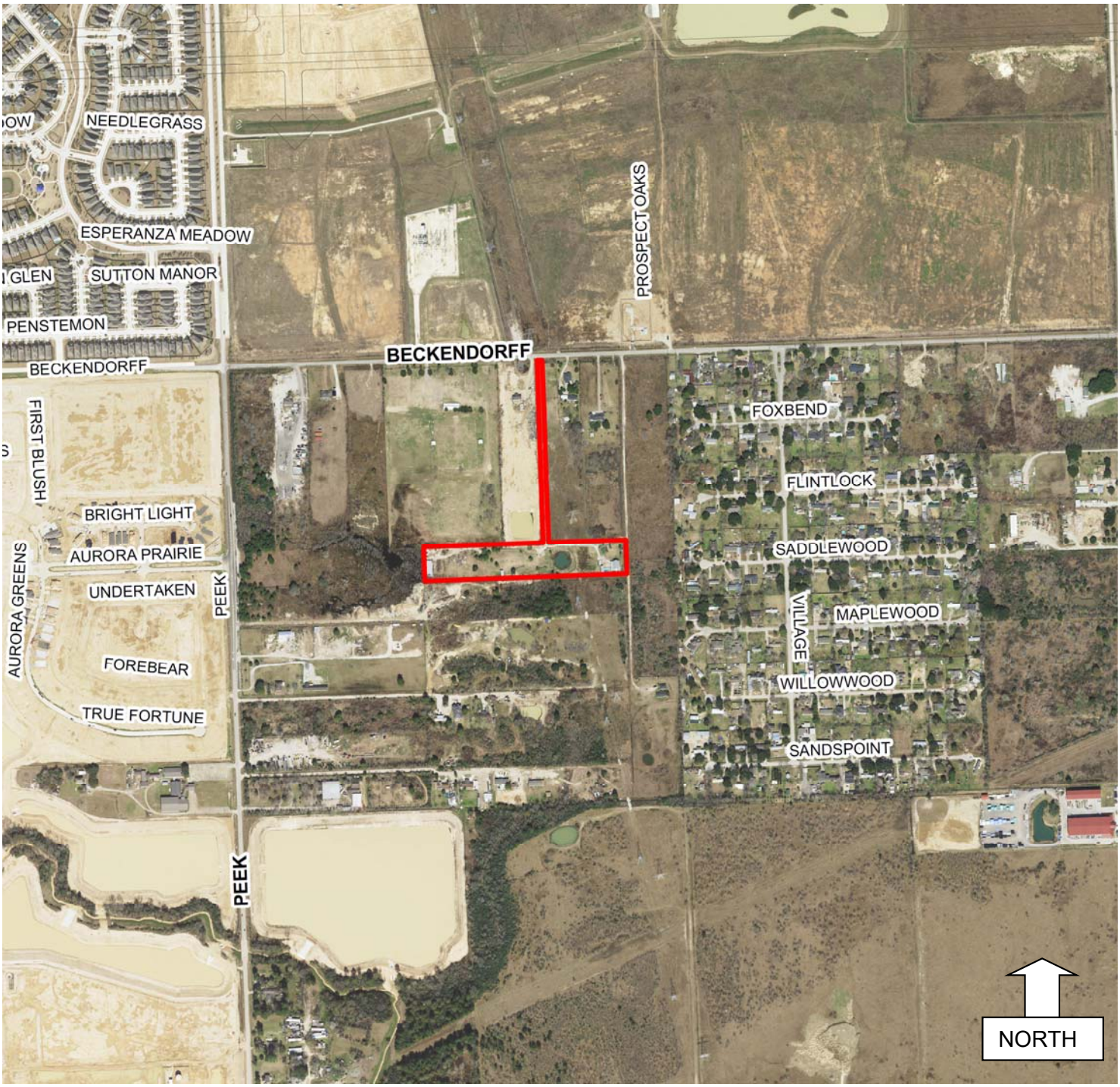
D – Variances **Subdivision**

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Beckendorff Place (DEF 2)

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.

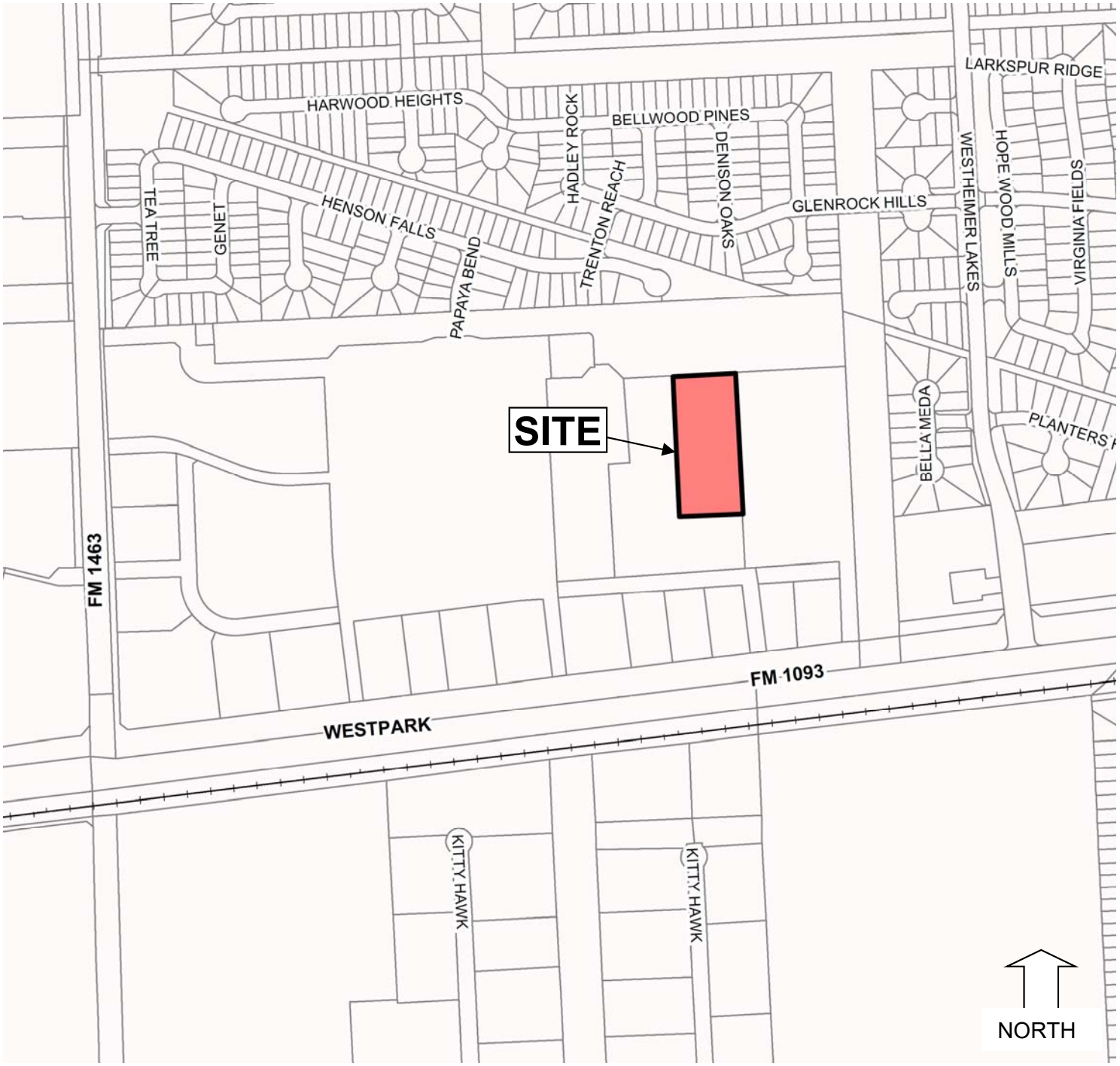
Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing 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: 146

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Cornelius Richmond

Applicant: Windrose



D – Variances

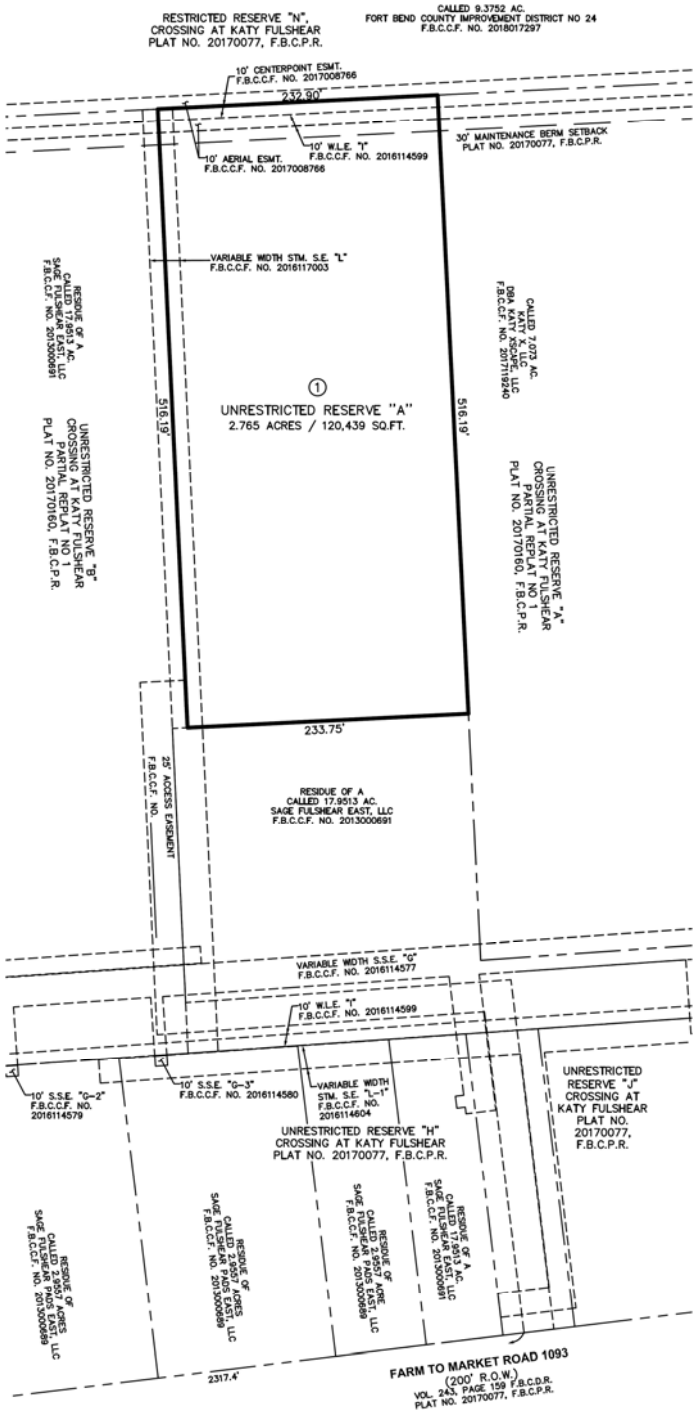
Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Cornelius Richmond

Applicant: Windrose



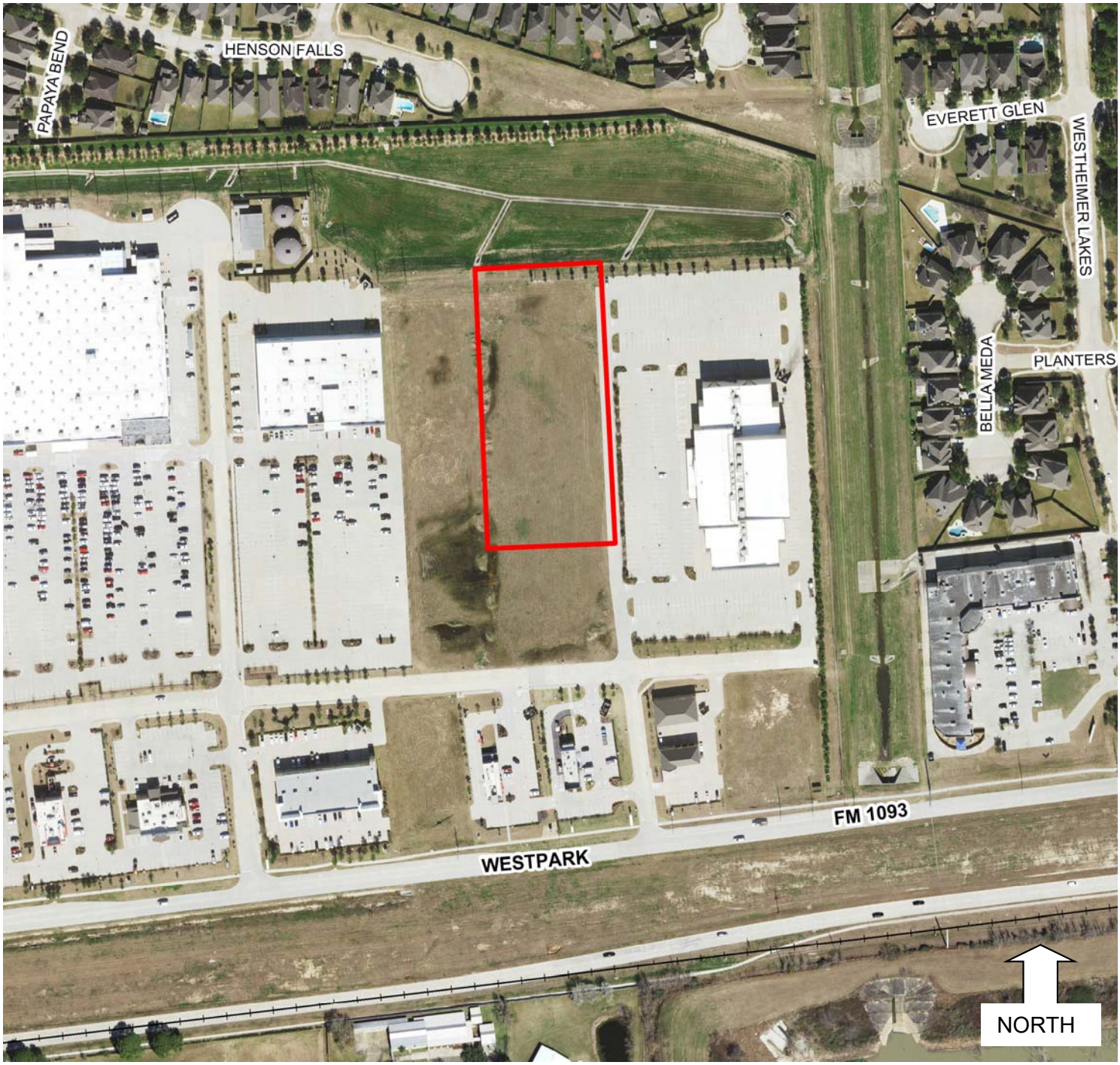
D – Variances **Subdivision**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Cornelius Richmond

Applicant: Windrose



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1770
Plat Name: Cornelius Richmond
Applicant: Windrose
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 allow an unrestricted reserve without frontage on a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Section 42-190. "Tracts for non-single-family use—Reserves", paragraph (c) states "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet".

Statement of Facts

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

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

The subject property is located on the north side of FM 1093 approximately 2000 feet east of FM 1463 in the City's Extraterritorial Jurisdiction in Fort Bend County. The proposed plat being part of Unrestricted Reserve "B", Crossing at Katy Fulshear partial replat no 1, recorded as Plat No. 20170160 of the Fort Bend County Plat Records. The property is bordered by retail pad sites to the east and west; tracts owned by an improvement district, a MUD, and a residential subdivision to the north; and retail pad sites lying between the subject tract and FM 1093 to the south. The applicant desires to develop a portion of previously recorded Unrestricted Reserve "B" to be used as a plant nursery. However, there are unusual characteristics affecting the property that are denying the applicant from utilizing reasonable use of their land. The division of what is to be platted as Unrestricted Reserve B" is currently impossible without a variance to both City and County subdivision regulations as they require unrestricted reserves to have frontage on a public street. This would not be an issue for the applicant if the property was located in Harris County because both the City of Houston and Harris County regulations allow further subdivision of previously platted reserves outside of the platting process. However, since this property is located within the city's extraterritorial jurisdiction in Fort Bend County, the county regulations require currently platted property to be further subdivided through a replat. The hardship supporting the variance is that the applicant cannot obtain the required public street frontage due to access regulations, conflicts with surrounding development, and incompatibility with planned development. There is no logical location to gain a 60-foot wide swath of property to FM 1093 with the current way the property has been divided up through previous plats. This site is very viable for retail development,

however because of the already developed retail sites between the proposed reserve and FM 1093, it results in a significant challenge for the property owner to create reserves for future developmental plans. The proposed plant nursery utilizes this space and is highly compatible with the surrounding retail and residential establishments. In lieu of direct frontage, applicant proposes a 25' access easement that will give access to FM 1093.

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

The justifications for the variance are the unusual physical characteristics that prevent the applicant from securing feasible frontage to FM 1093. The division of the property that was caused by the surrounding uses and previous owners is not the fault of the applicant. Without the variance, the applicant will be forced to go against logical development form to gain illogically-situated frontage or leave undeveloped land behind otherwise viable retail uses that will detract from their long-term sustainability.

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

The City and County subdivision regulations are intended to promote development in accordance with the land's highest and best use. The remaining portion of the subject site will likely continue to sit vacant because of its existing unusual configuration and access issues.

(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 of welfare. The facilities will provide greenspace and garden services, adding aesthetic and economic value to a rapidly growing part of the county. It will have access via the permanently dedicated cross-access easement to FM 1093. Limiting the number of access points to FM 1093 is also in the best interest of the general public as it groups vehicular traffic and limits conflict points with the adjacent roadways.

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

The justifications for the requested variance are the unusual physical characteristics of the land and restrictions associated with existing development that prevent the developer from securing viable public street frontage. Limited access and the existing characteristics of the property make securing the variance the only way for the applicant to realize reasonable use of the land and for the City and County to support the highest and best use.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Davis World (DEF 2)

Applicant: CGES|Bailey Planning



D – Variances

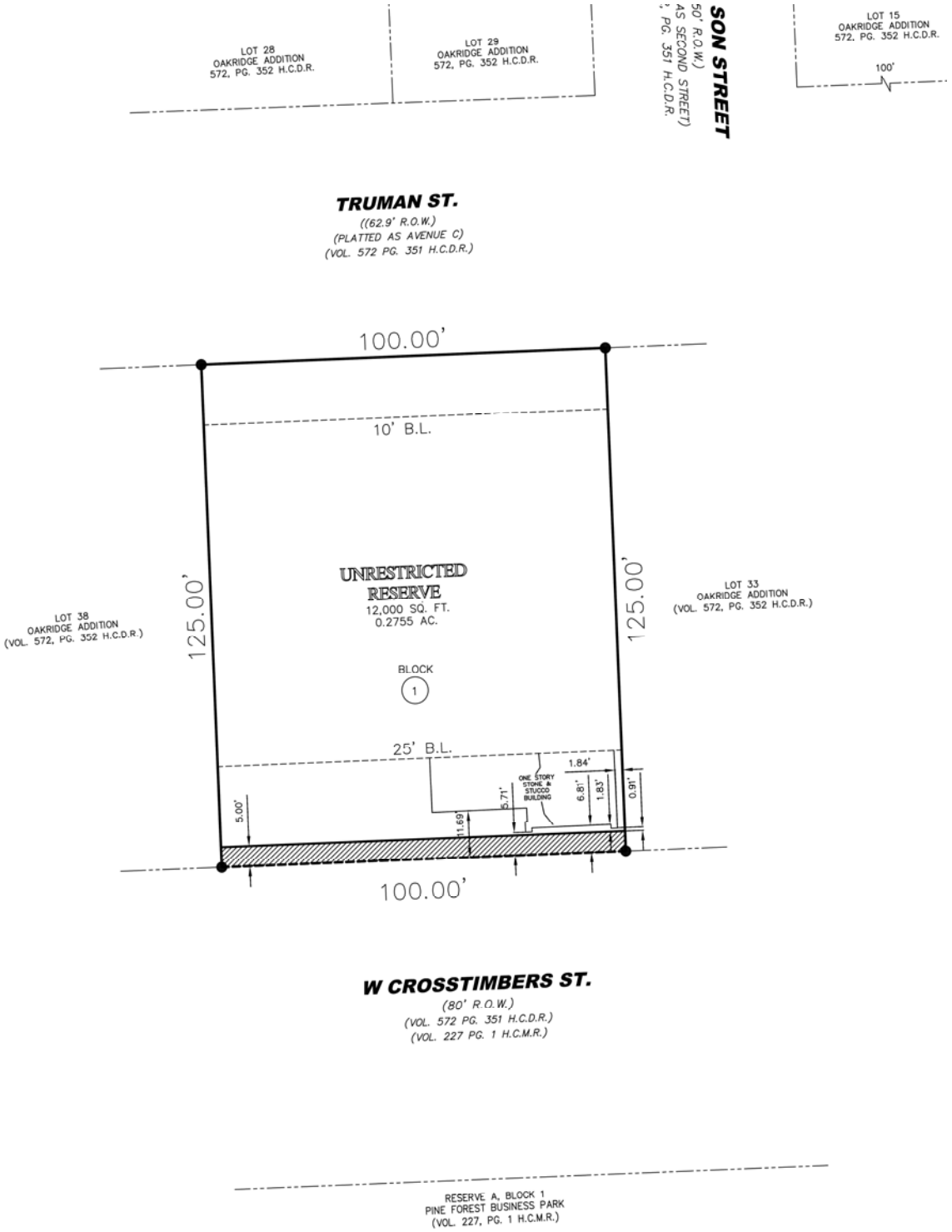
Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Davis World (DEF 2)

Applicant: CGES|Bailey Planning



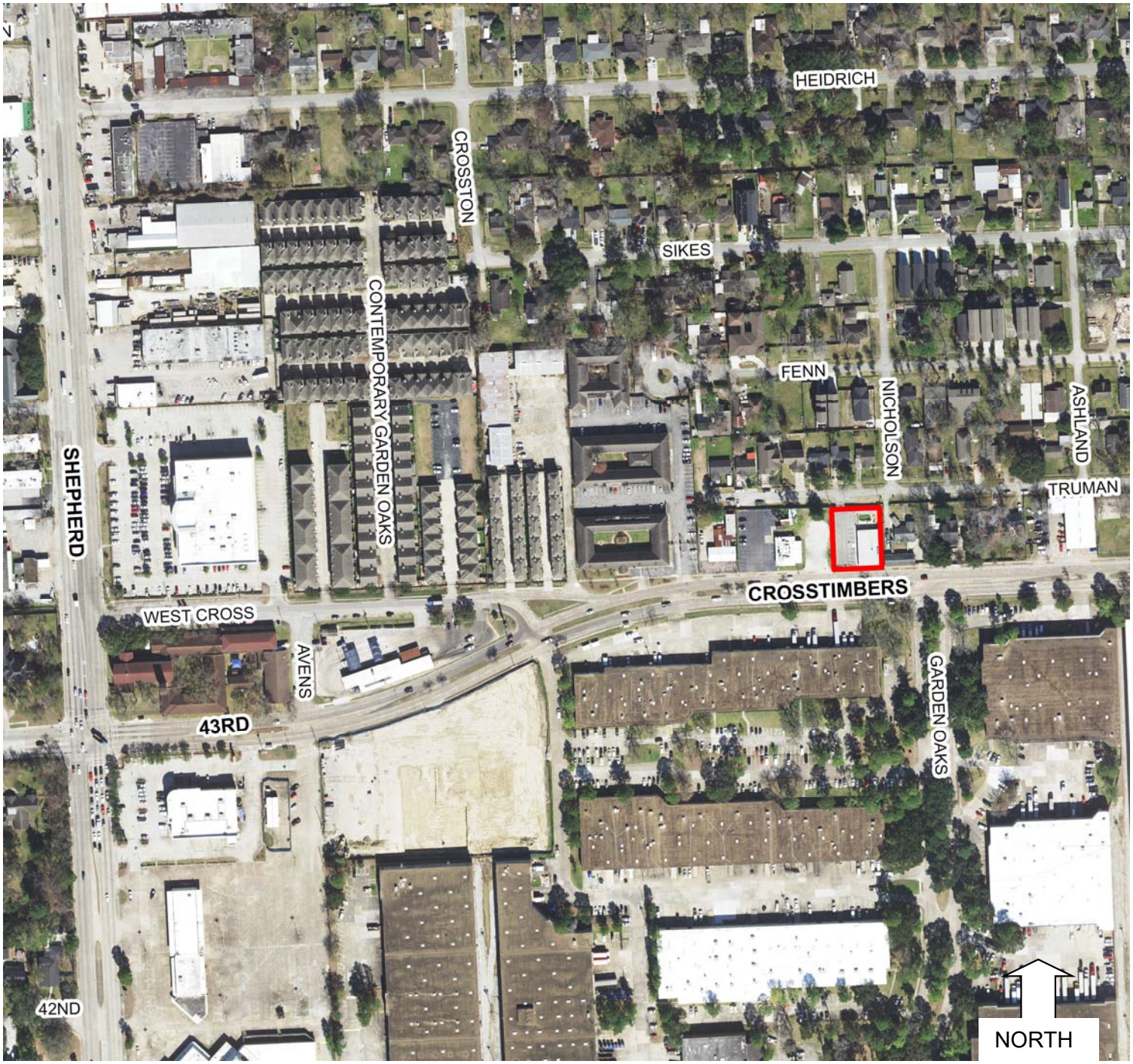
D – Variances Subdivision

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 08/24/2023**

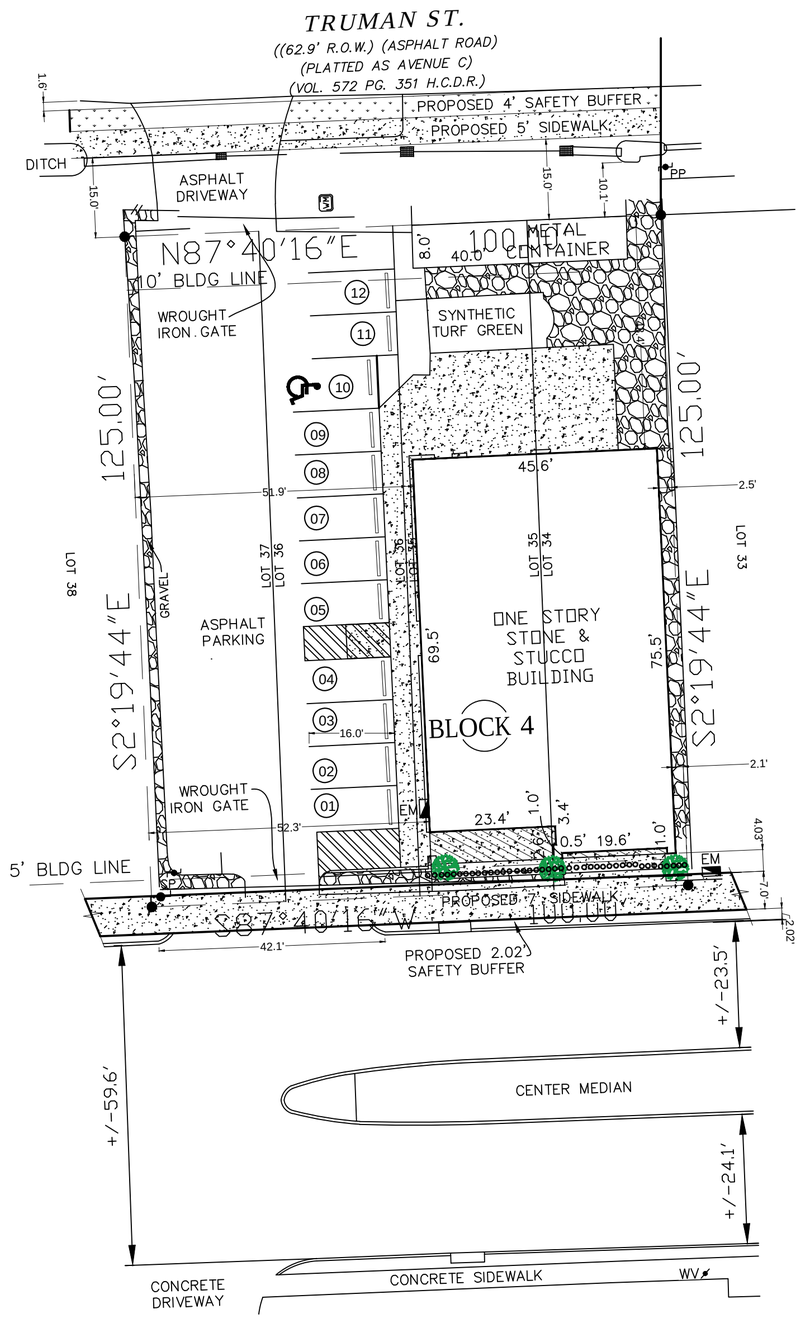
Subdivision Name: Davis World (DEF 2)

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

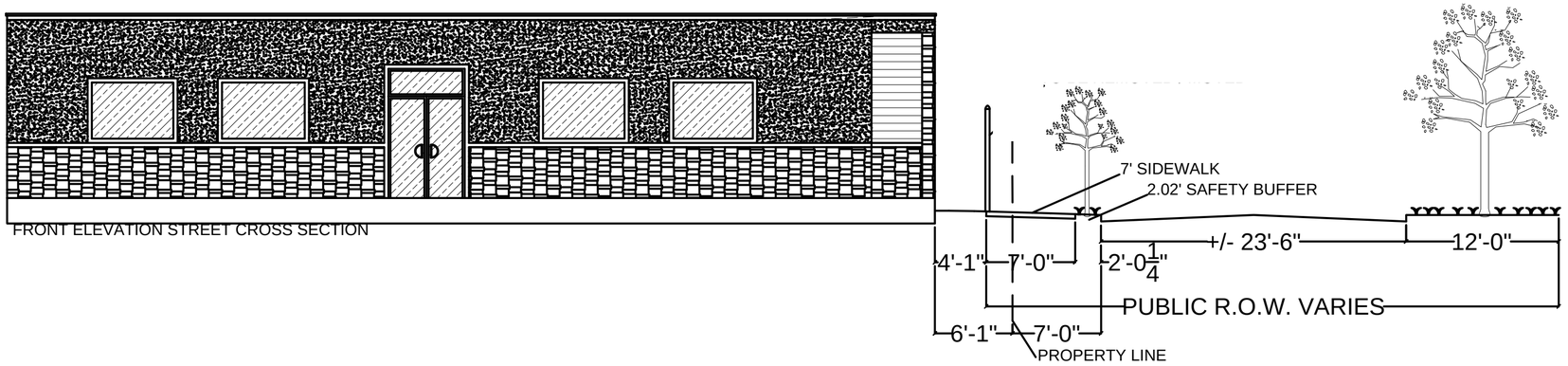
RECEIPTION HALL
422 W CROSSTIMBERS ST HOUSTON TX 77018

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

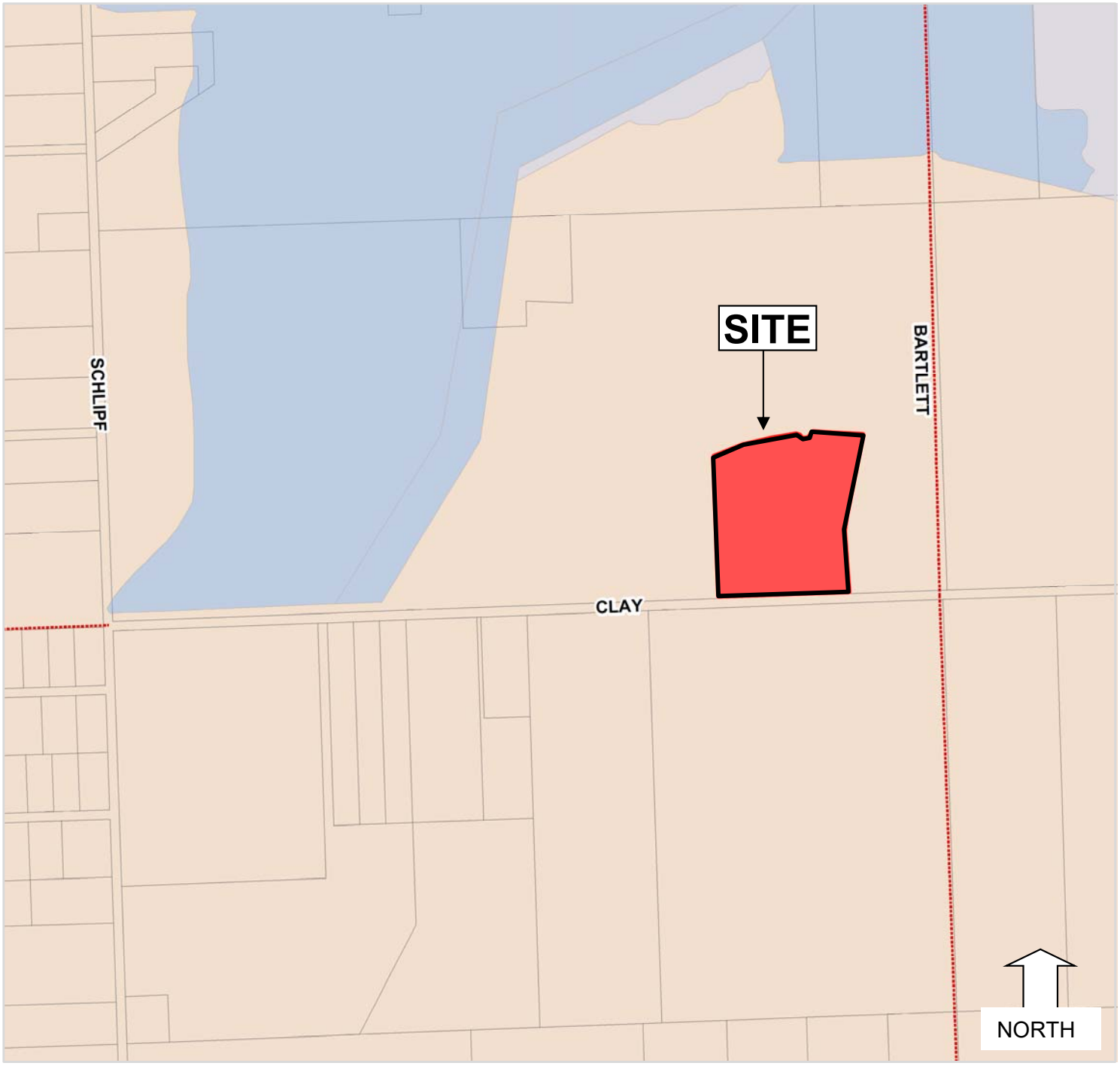
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Katy ISD Elementary No 48

Applicant: West Belt Surveying, Inc.



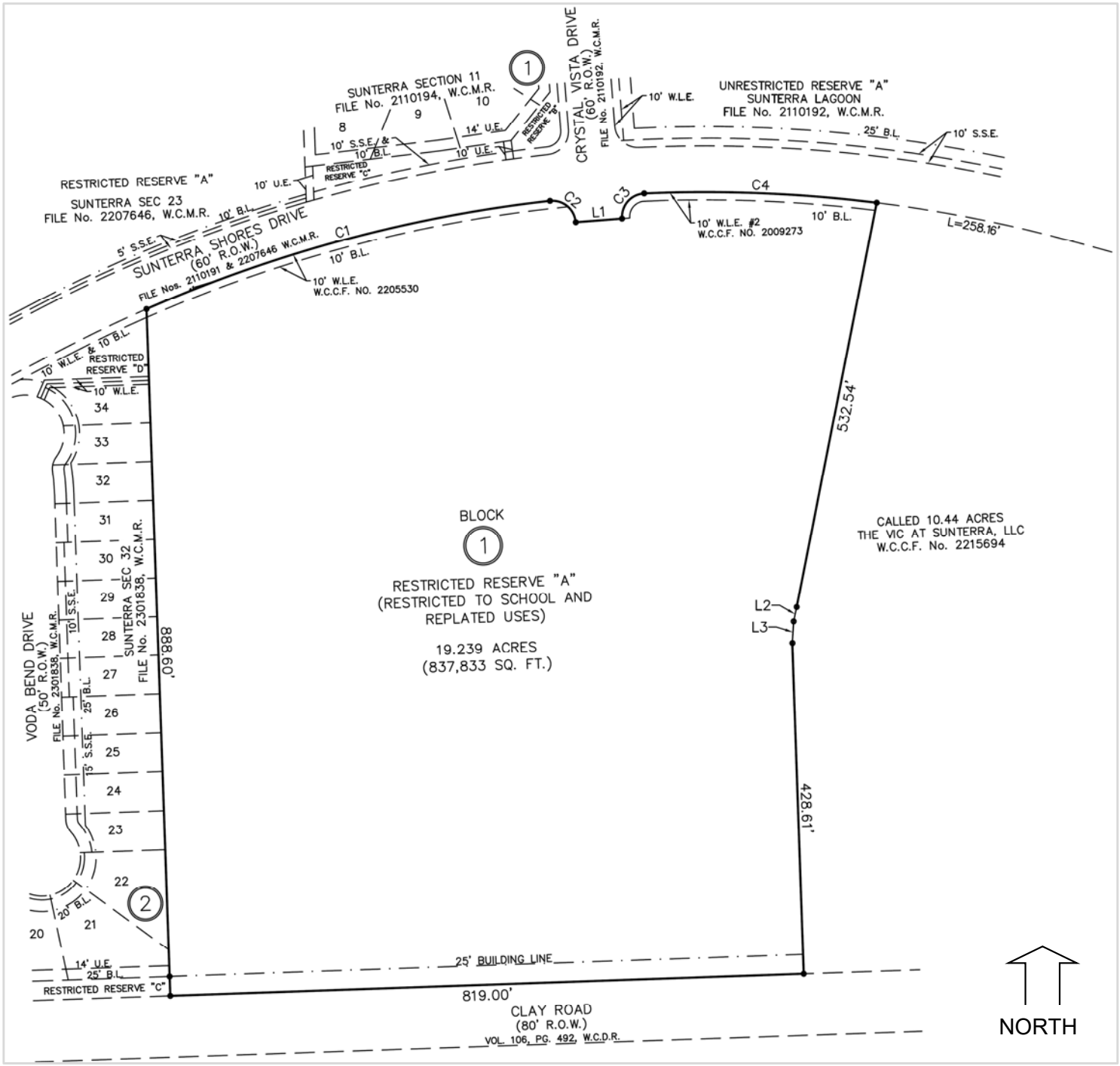
E– Special Exceptions Site Location

Houston Planning Commission ITEM:148

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Katy ISD Elementary No 48

Applicant: West Belt Surveying, Inc.



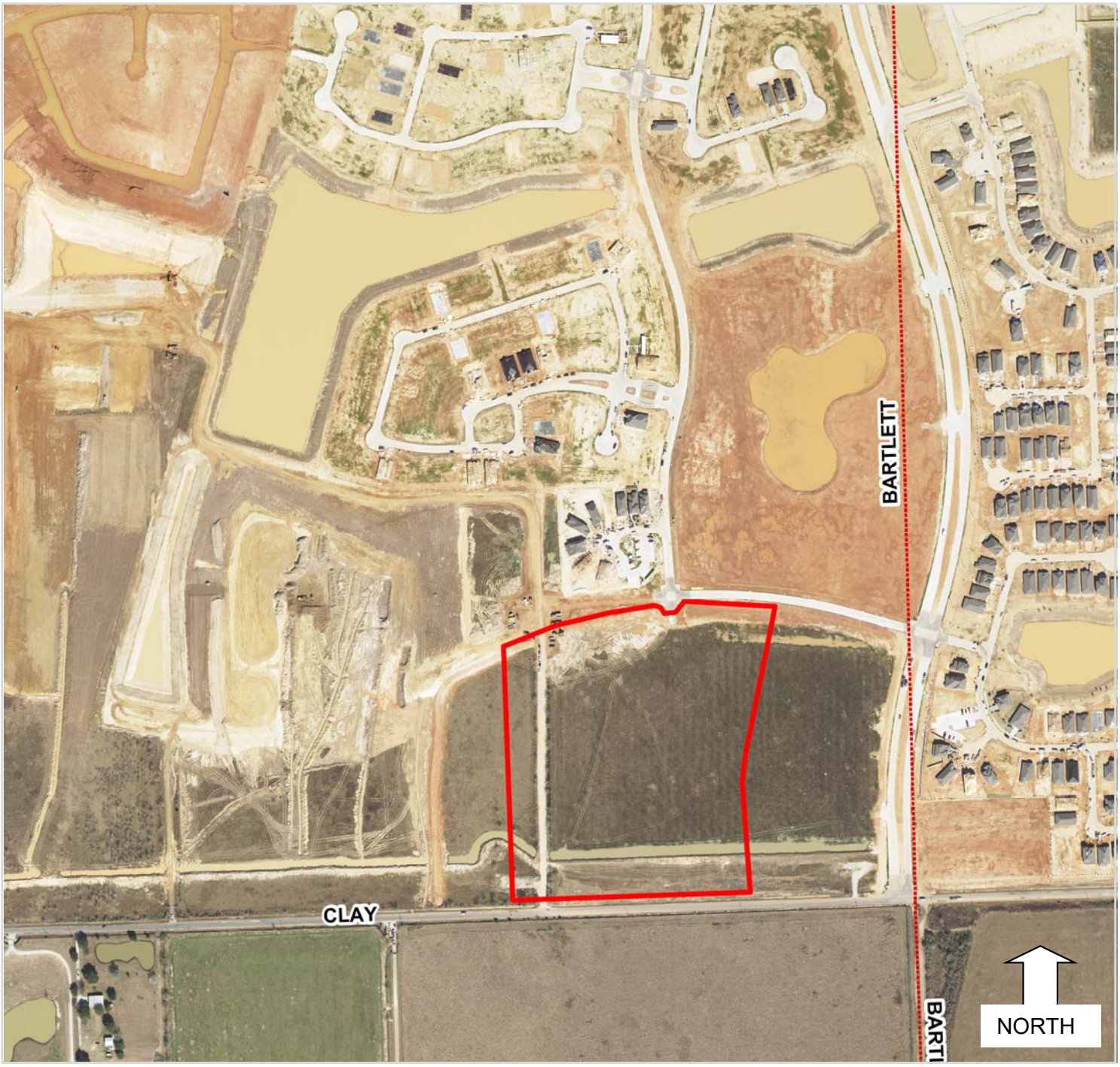
D – Variances **Subdivision**

Houston Planning Commission ITEM:148

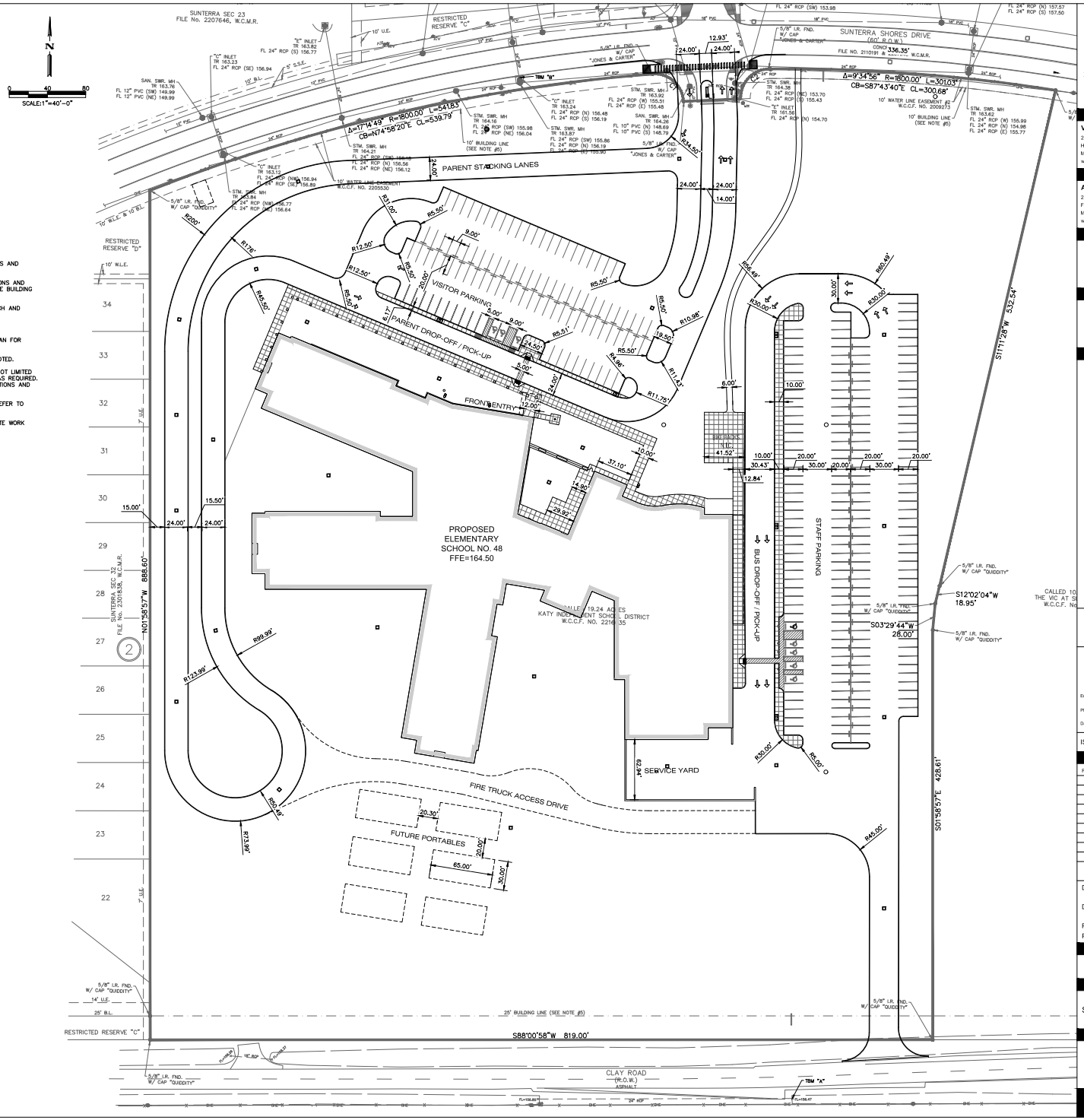
Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Katy ISD Elementary No 48

Applicant: West Belt Surveying, Inc.



D – Variances Aerial



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB SHALL BE LANDSCAPED PER LANDSCAPE PLAN.
5. NOT ALL DIMENSIONS ARE SHOWN ON THIS PLAN, SEE ARCHITECTURAL SITE PLAN FOR DETAILED DIMENSIONS.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. REFER TO TOPOGRAPHICAL SURVEY ON SHEET C2 FOR EXISTING CONDITIONS, REFER TO PLAT FOR PROPERTY BOUNDARIES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE STANDARD SITE WORK SPECIFICATION.

Texas 811

WARNING:

CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING "TEXAS 811" AT 811 OR 713-223-4567 AT LEAST 48 HOURS BEFORE YOU DIG, DRILL OR BLAST.

EXISTING, WATER, SANITARY, GAS, ELECTRICAL, TELECOMMUNICATIONS AND ALL OTHER UTILITY LINES ARE SHOWN PER RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION AT THE SITE PRIOR TO CONSTRUCTION.

VLK|ARCHITECTS

ARCHITECT
VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

CIVIL ENGINEER
Adico Consulting Engineers
2114 El Dorado, Suite 400
Friendswood, TX 77546
Main Phone: 832.895.1093
www.adico-llc.com

FOOD SERVICE

STRUCTURAL ENGINEER

M.E.P. ENGINEER

ADICO, LLC
TBPE FIRM NO. F-16423

INTERIM REVIEW
Not to be used for construction, bidding or permit purposes.

Engineer: PHASITH NANTHAVONG, P.E.
PE License No.: 99284
Date: 7-12-23

ISSUED: JUNE 21, 2022

REVISIONS

Revision No.	Revision Date

Director | Drawn By: EP
Designer | Quality Control
Proj. Eng.: PN

PROJECT NO.
23-016.01

SHEET TITLE
SITE DIMENSION PLAN

SHEET NO.
C3

KATY INDEPENDENT SCHOOL DISTRICT
0 SUNTERRA SHORES DRIVE, KATY, TX 77493

NEW ELEMENTARY No. 48

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1743
Plat Name: Katy ISD Elementary No 48
Applicant: West Belt 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:
To exceed intersection spacing and not providing a North/South Street
Chapter 42 Section: 42-127

Chapter 42 Reference:
Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (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 (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

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 proposed subdivision plat will be a future elementary school for Katy Independent School District. The site is located along the southerly Right-of-Way line of Sunterra Shores Drive at the intersection of Sunterra Shores Drive and Crystal Vista Drive in the City of Houston ETJ, Waller County. In regard to the matter of exceeding intersection spacing and not providing a north/south street please not the following: By providing a north/south street would increase the flow of traffic through the future Katy Independent School District elementary school site and impact the safety of the faculty and students. Providing a north/south street through this location would not serve a great purpose to the property owner in the general area of the subject tract. The adjoining development has adequate traffic pattern for traffic flow and not providing a north/south street will not impede the traffic flow of the surrounding development.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to surrounding streets having an adequate traffic pattern and flow.

(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. It will be an aid to the public health by not allowing a public road to go through the future school site. Property does not impede traffic; nor will it in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1743
Plat Name: Katy ISD Elementary No 48
Applicant: West Belt 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:

To neither extend nor terminate with a cul-de-sac the stub street of Crystal Vista Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

The building line adjacent to the end of a stub street that is not required to be extended pursuant to subsection (a) of section 42-134 of this Code shall be ten feet from the end of the stub street and ten feet on either side of a ten foot projection of the stub street into the adjacent property.

Statement of Facts

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

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 proposed subdivision plat will be a future elementary school for Katy Independent School District. The site is located along the southerly Right-of-Way line of Sunterra Shores Drive at the intersection of Sunterra Shores Drive and Crystal Vista Drive in the City of Houston ETJ, Waller County. In regard to the matter of not extending the stub and not providing a cul-de-sac please note the following: Extending the stub street would increase the flow of traffic through the future Katy Independent School District elementary school site and impact the safety of the faculty and students. The stub street will serve as the main access driveway for the elementary school to allow parent stacking lanes on the property. Extending a street through this location would not serve a great purpose to the property owner in the general area of the subject tract. The adjoining development has adequate traffic pattern for traffic flow and not extending the stub street will not impede the traffic flow of the surrounding development.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to surrounding streets having an adequate traffic pattern and flow.

(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. It will be an aid to the public health by not allowing a public road to go through the future school site. Property does not impede traffic; nor will it in any way compromise public health or safety.

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

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1743
Plat Name: Katy ISD Elementary No 48
Applicant: West Belt 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:
To take access from the stub street of Crystal Vista Drive.
Chapter 42 Section: 42-129

Chapter 42 Reference:
A type 2 permanent access easement may not be a direct straight-line extension of a public street.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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 proposed subdivision plat will be a future elementary school for Katy Independent School District. The site is located along the southerly Right-of-Way line of Sunterra Shores Drive at the intersection of Sunterra Shores Drive and Crystal Vista Drive in the City of Houston ETJ, Waller County. In regard to the allowing the extension of a public street with a private street/drive please note the following: Allowing Katy Independent School District to have the schools main entrance and exit driveway to be the extension of a public street will allow adequate space for parent drop-off/pick-up and parents stacking lanes. Providing stacking lanes will alleviate parent stacking on Sunterra Shores Drive and will not impede the flow of traffic on Sunterra Shores Drive. Having the main entrance/exit drive at the intersection with traffic signals will provide better safety to the students and faculty.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained, due to surrounding streets having an adequate traffic pattern and flow.

(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. It will be an aid to the public health by not allowing a public road to go through the future school site. Property does not impede traffic; nor will it in any way compromise public health or safety.

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

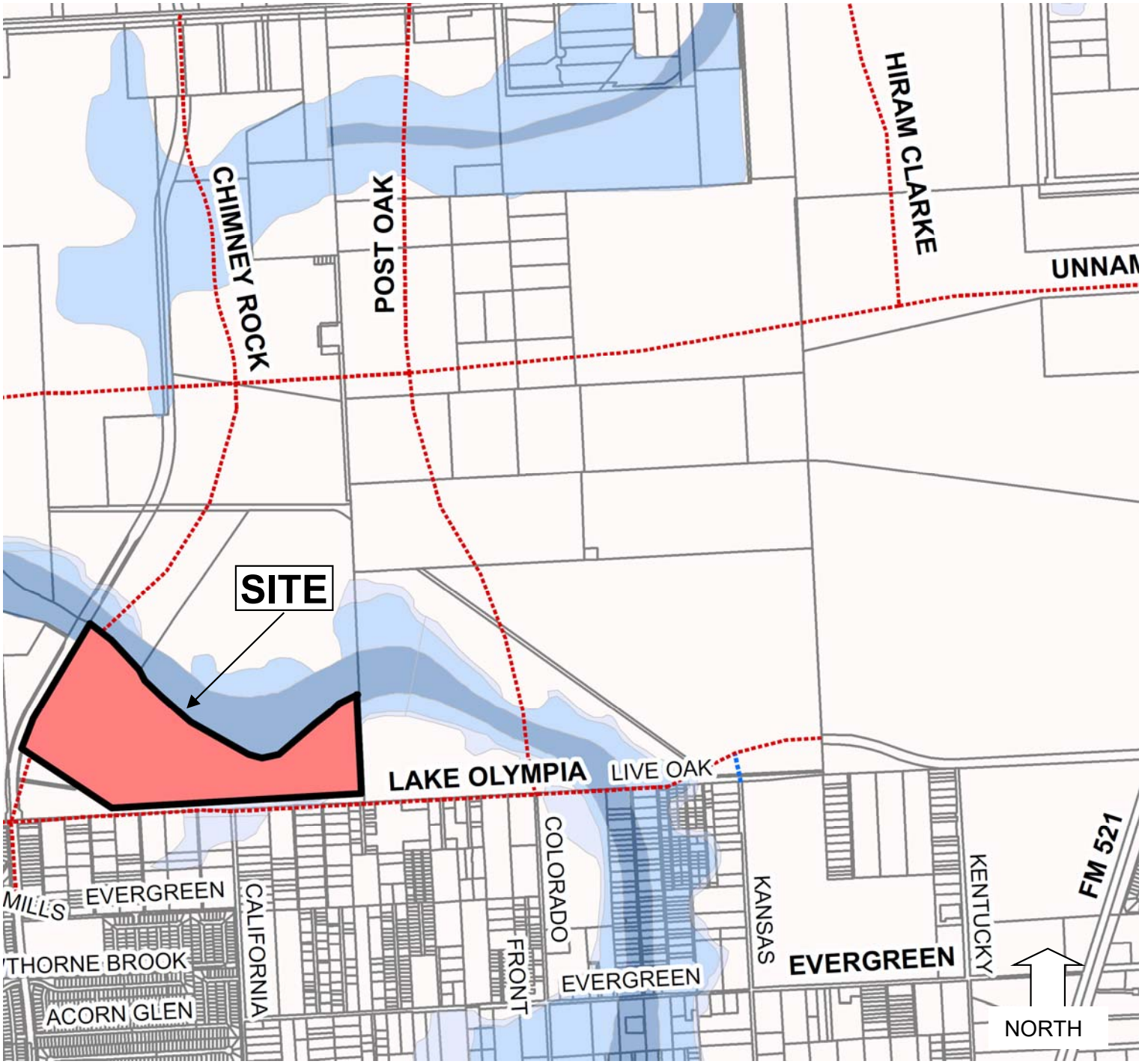
Justification of the variance is based on existing conditions of the subject tract and surrounding properties.

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Olympia Fields GP

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



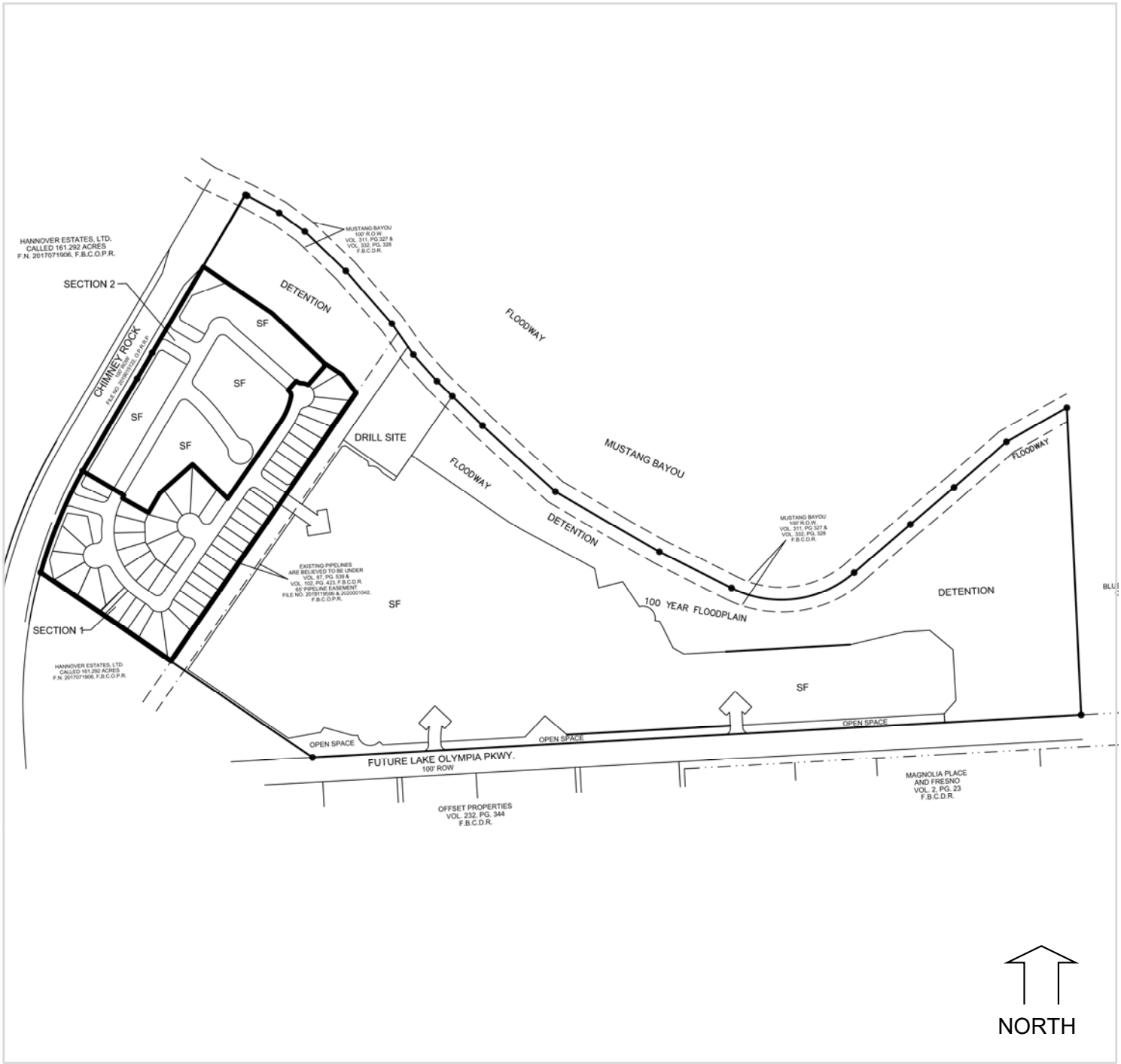
D – Variances **Site Location**

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Olympia Fields

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



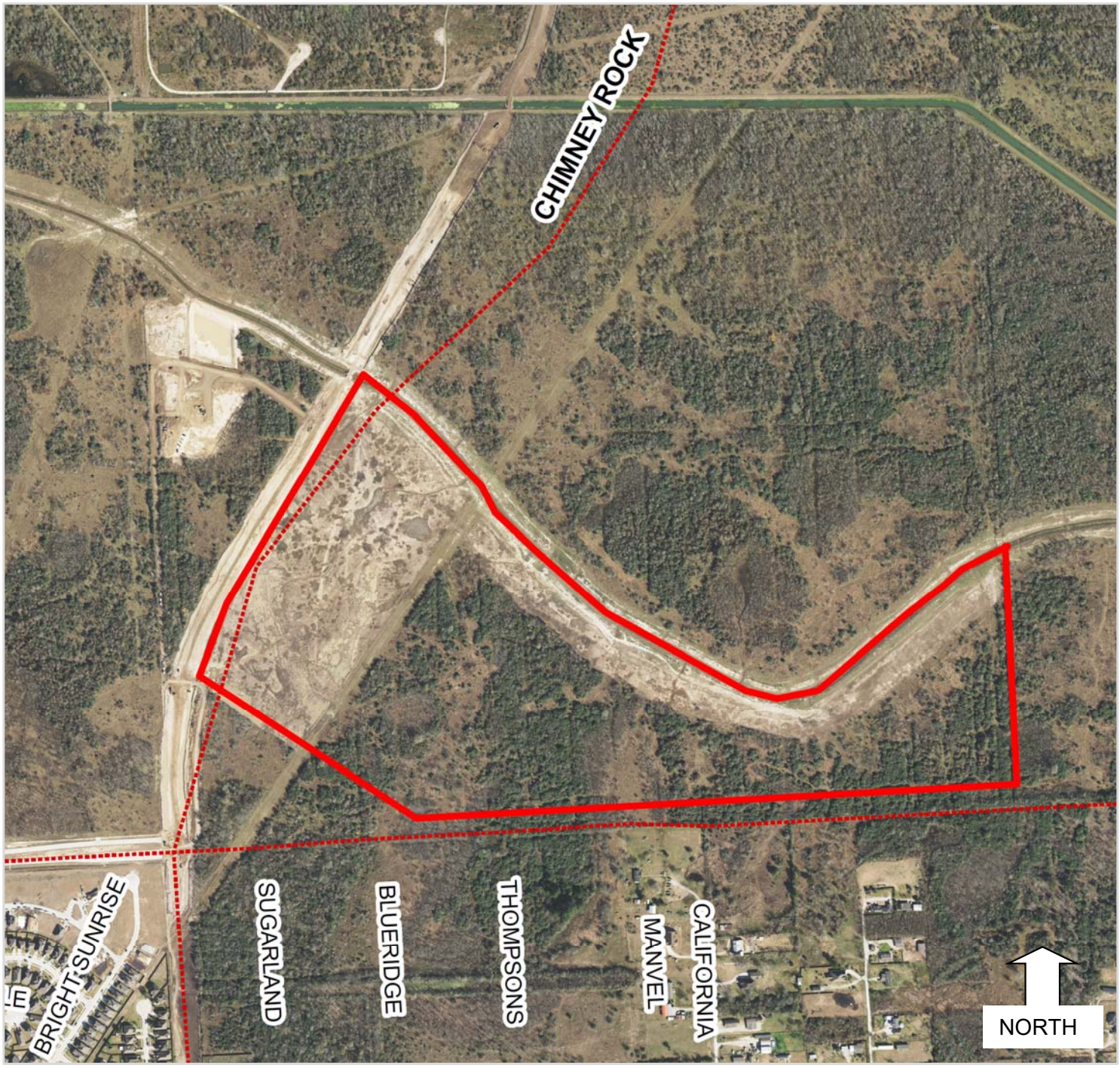
D – Variances Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Olympia Fields GP

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



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1789
Plat Name: Olympia Fields GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 08/11/2023

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

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

To exceed the local street minimum intersection spacing requirements by approximately 2,775 feet along the northern boundary of the Olympia Fields General Plan.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets (a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

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

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

Olympia Fields is an approximately 107-acre residential subdivision located east of Fort Bend Parkway along the southern border of Mustang Bayou. The community contains internal streets that traverse the development to serve the residential lots. Mustang Bayou is a tributary of Chocolate Bay and flows southeast from Fort Bend County into Harris and Brazoria County. The Bayou also serves as a natural northern border for the Olympia Fields development. With the development located along the Bayou, there are several hindrances to development such as floodplain, floodway, and wetlands. Additionally, Mustang Bayou has a recorded 100' right-of-way easement located along the northern boundary of Olympia Fields. Due to the associated physical constraints of developing within the floodway, the development provides access to Chimney Rock Road, which will serve as a north/south crossing of Mustang Bayou and the American Canal to comply with the City of Houston Major Thoroughfare and Freeway Plan. Strict adherence to the 1,400' local street intersection requirements would mean an additional roadway crossing floodway, floodplain, and wetlands. These unusual physical characteristics do affect the property in question. This area should be limited to serve as floodway, floodplain, and wetland mitigation space, and constructing a road would be contrary to sound public policy.

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

The existing conditions of Mustang Bayou is not a hardship created or imposed by the applicant, as the established floodplain and floodway were imposed by the Federal Emergency Management Agency (FEMA).

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

The Olympia Fields development is proposing a network of street connections that will provide adequate circulation to the residents of the community. Access to Chimney Rock Road is provided which connects to the north, so the intent of the chapter is preserved and maintained.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

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

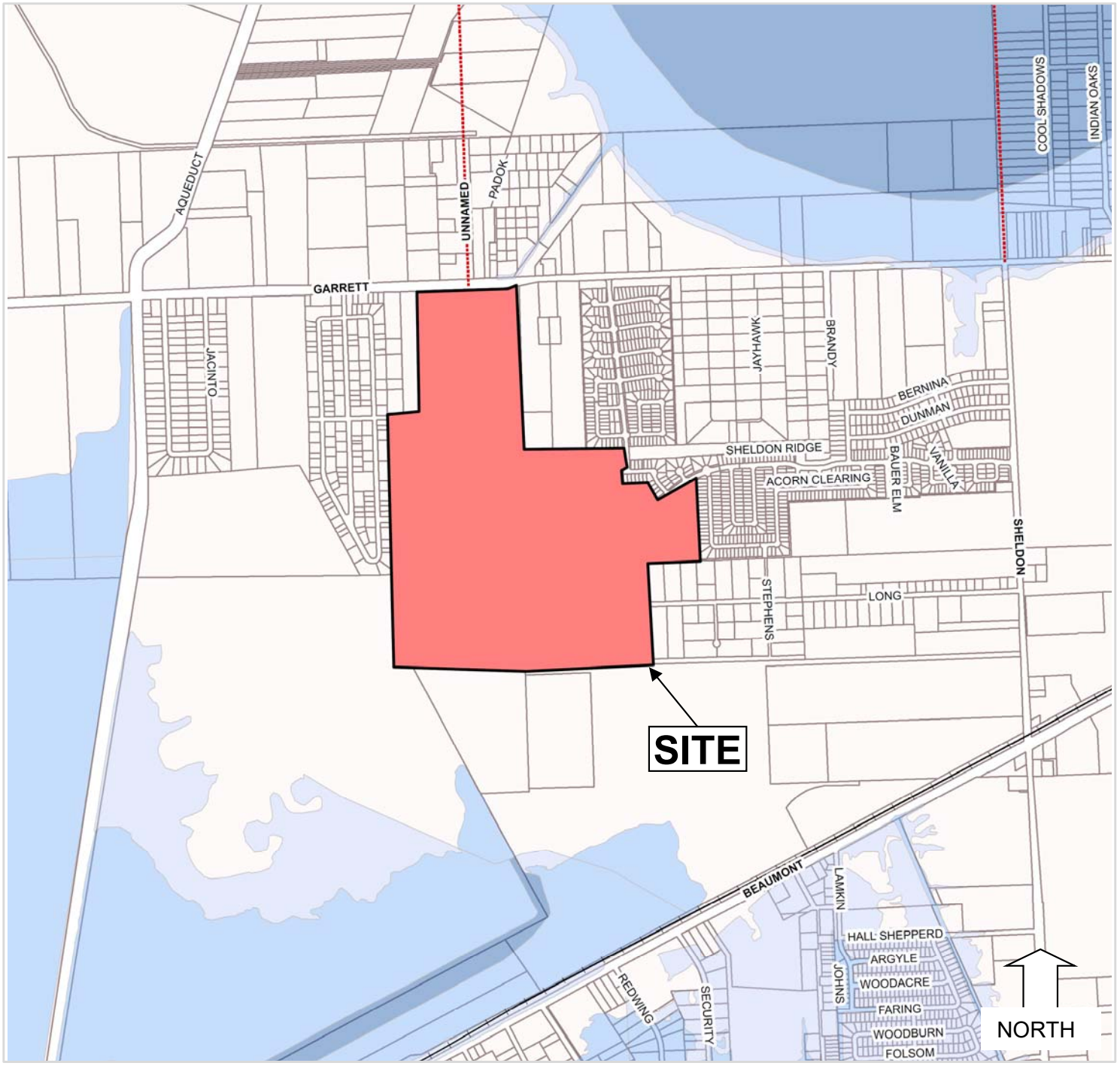
Economic hardship is not the sole justification of the variance, as the existing conditions of Mustang Bayou and its surrounding floodplain, floodway, and wetlands are the supporting circumstances for this request.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Sheldon Ridge GP (DEF 1)

Applicant: IDS Engineering Group



D – Variances **Site Location**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Sheldon Ridge GP (DEF 1)

Applicant: IDS Engineering Group



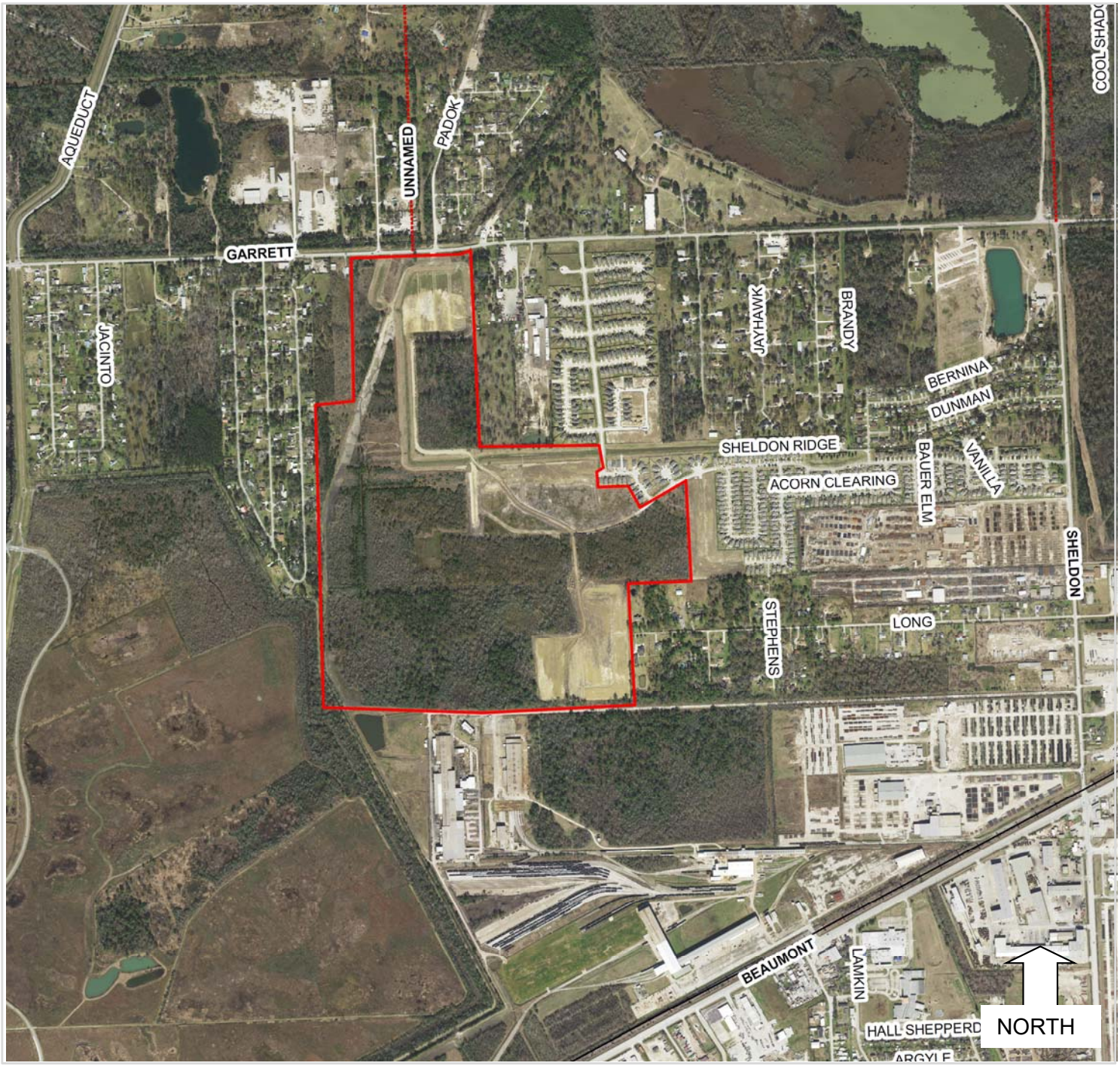
D – Variances **Subdivision**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Sheldon Ridge GP (DEF 1)

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: 151

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Twilight Park replat no 1 (DEF 2)

Applicant: The Interfield Group



D – Variances

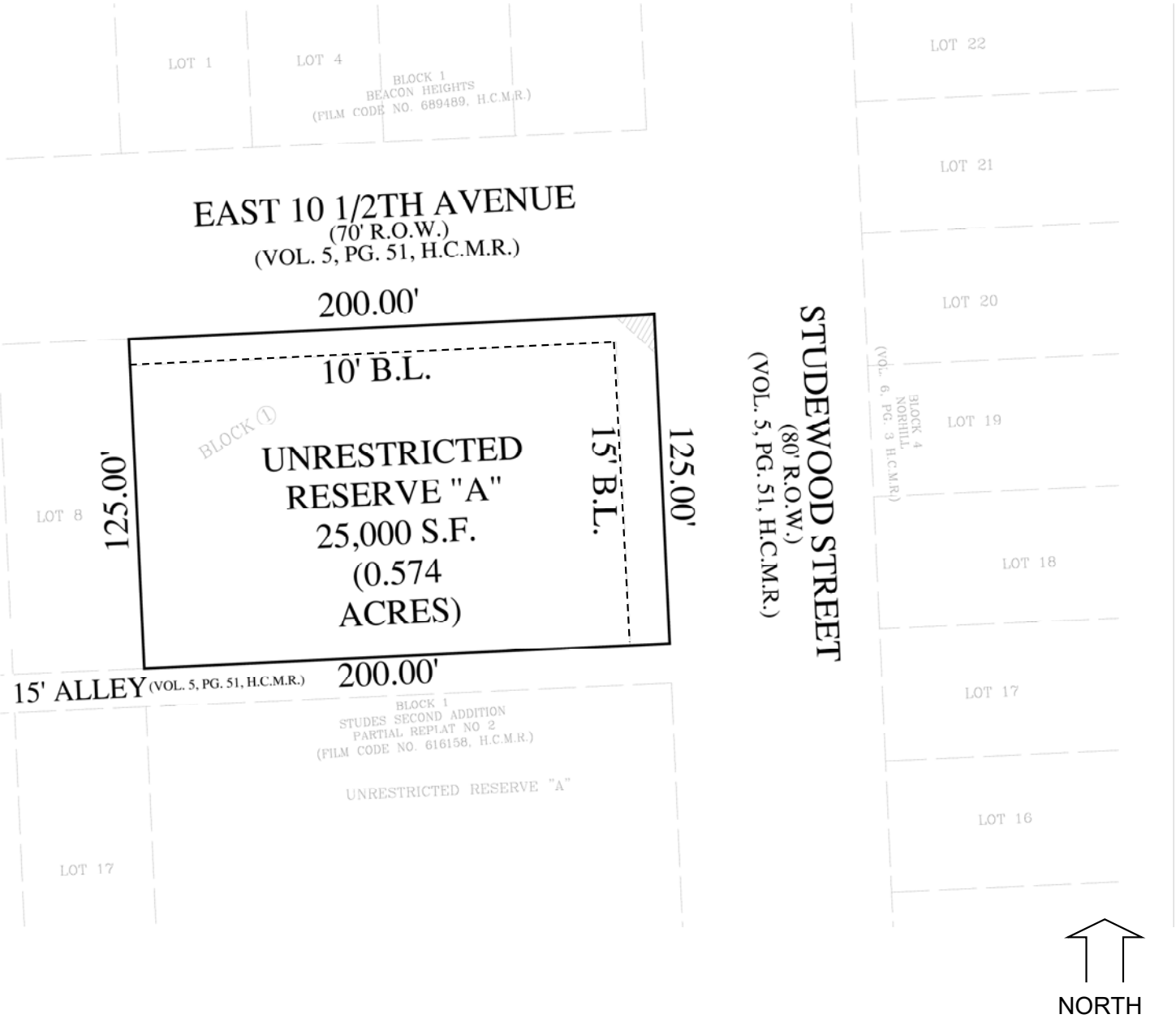
Site Location

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Twilight Park replat no 1(DEF 2)

Applicant: The Interfield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 151

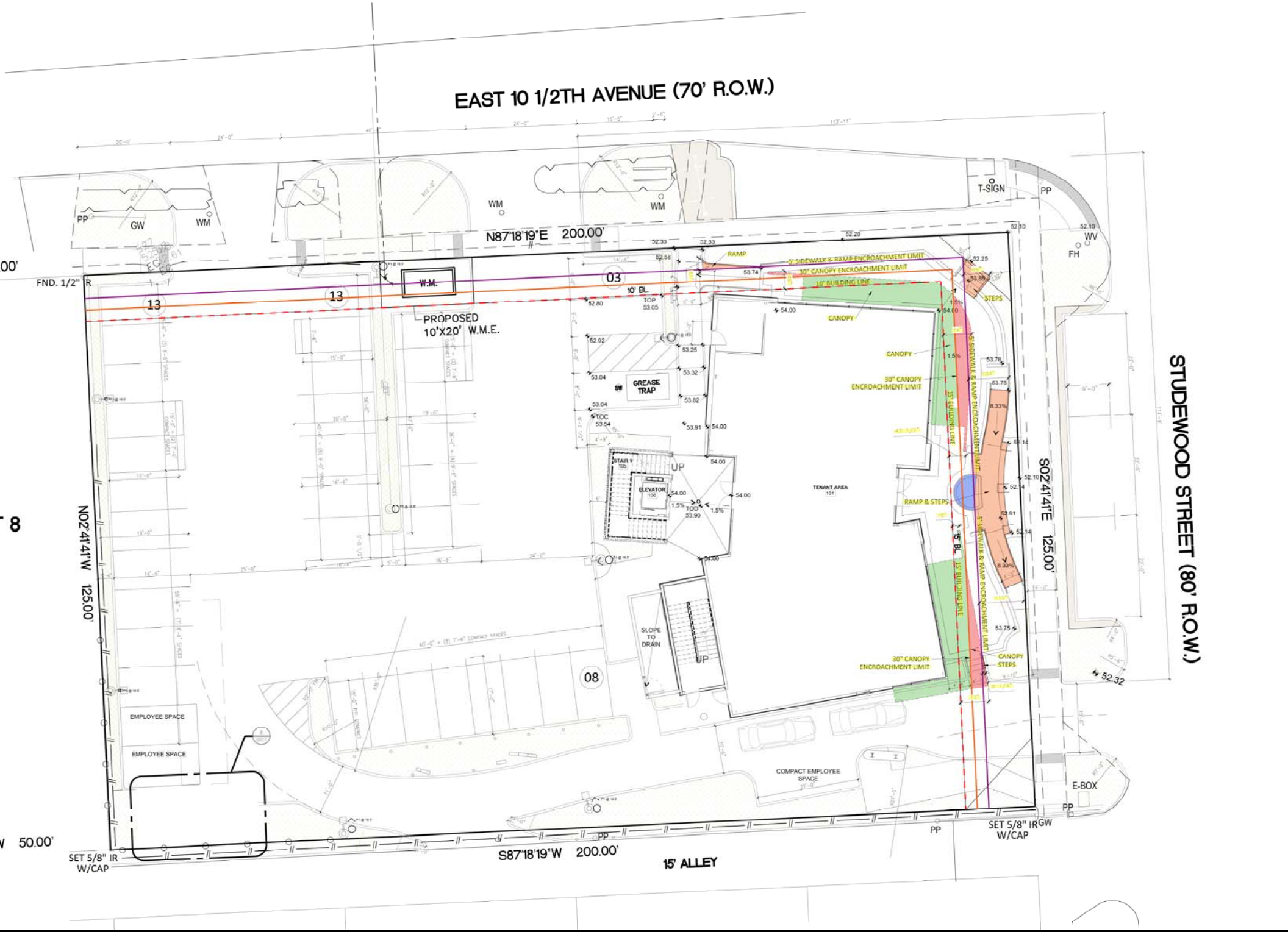
Planning and Development Department **Meeting Date: 08/24/2023**

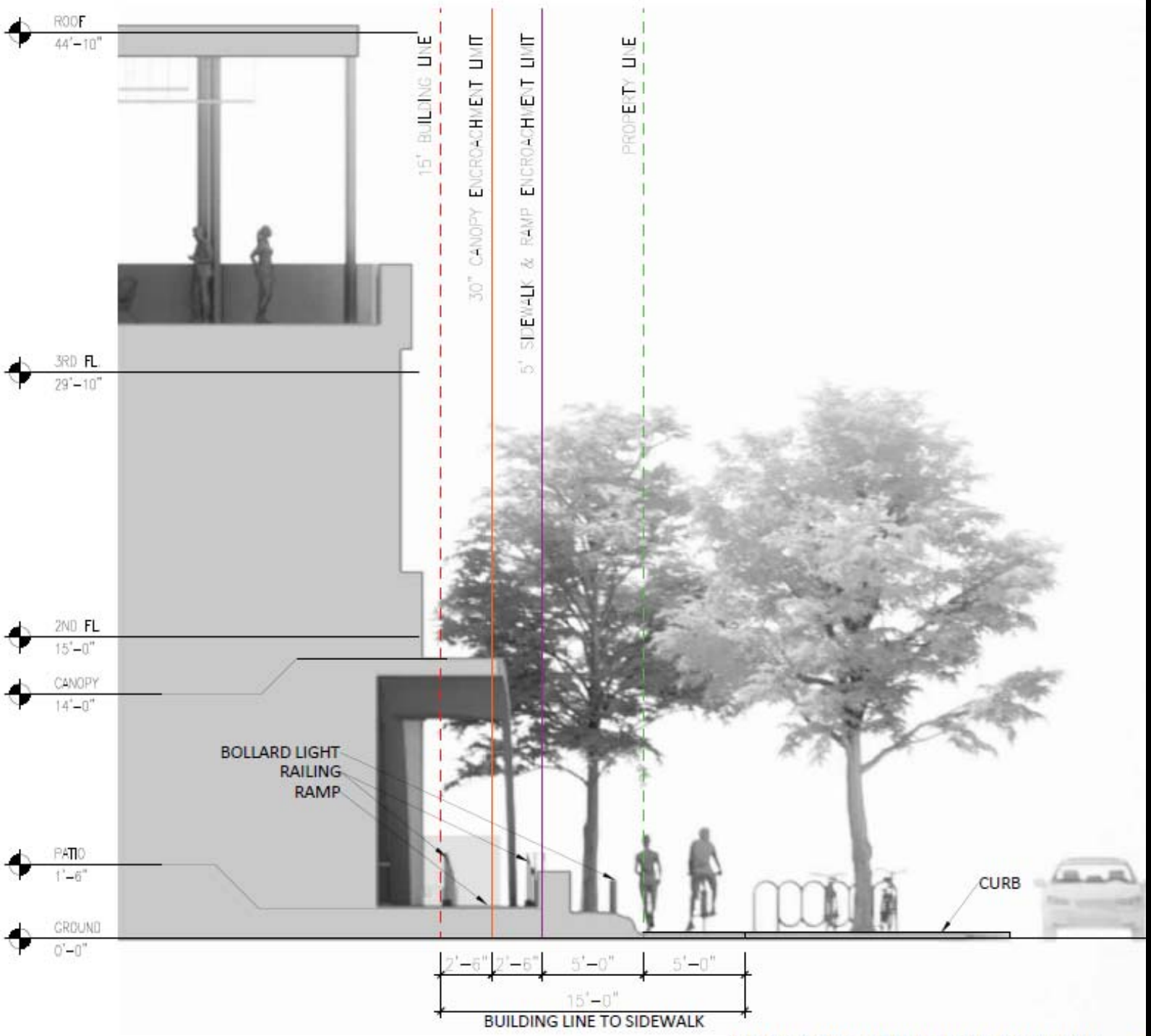
Subdivision Name: Twilight Park replat no 1 (DEF 2)

Applicant: The Interfield Group



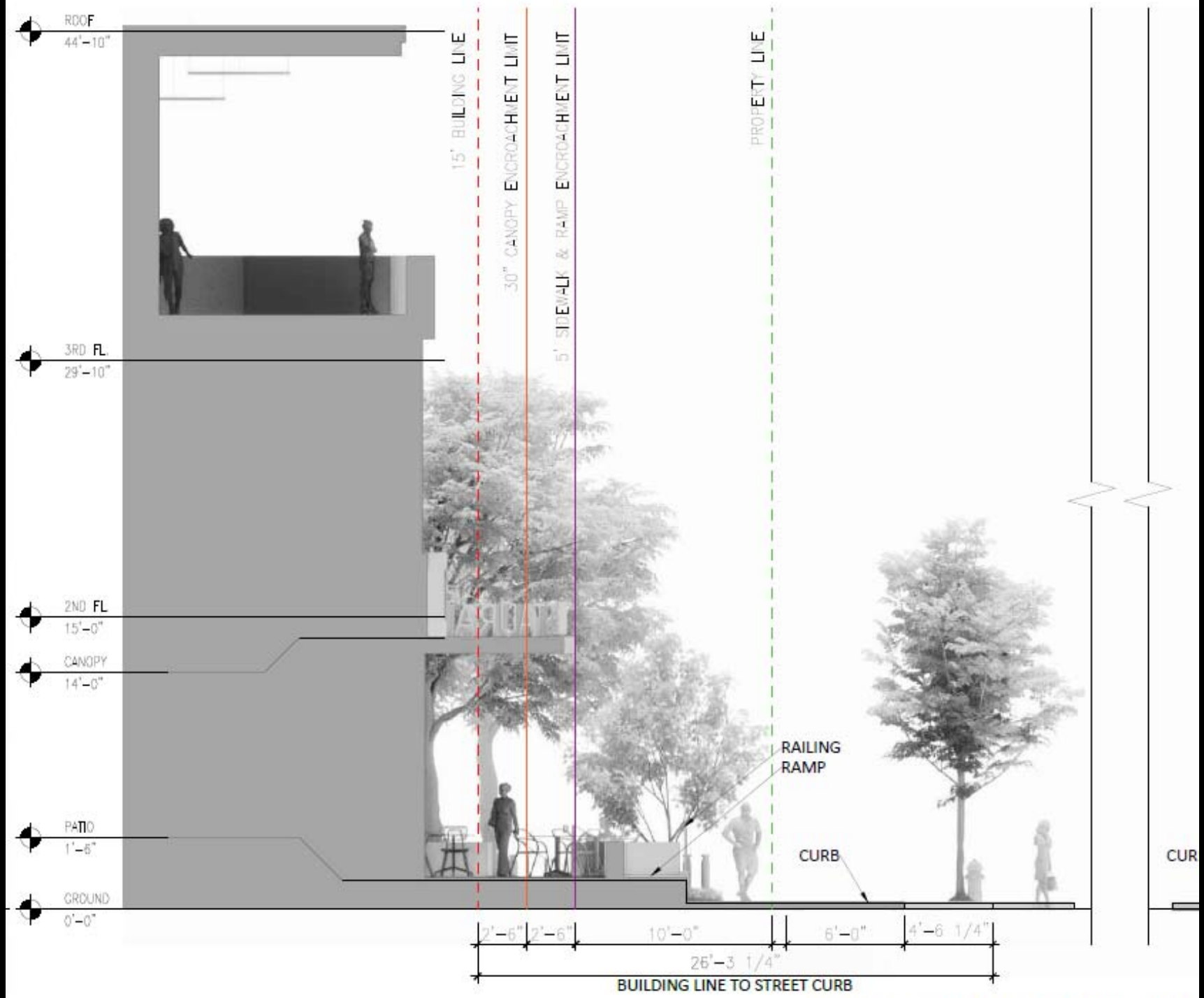
D – Variances **Aerial**


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

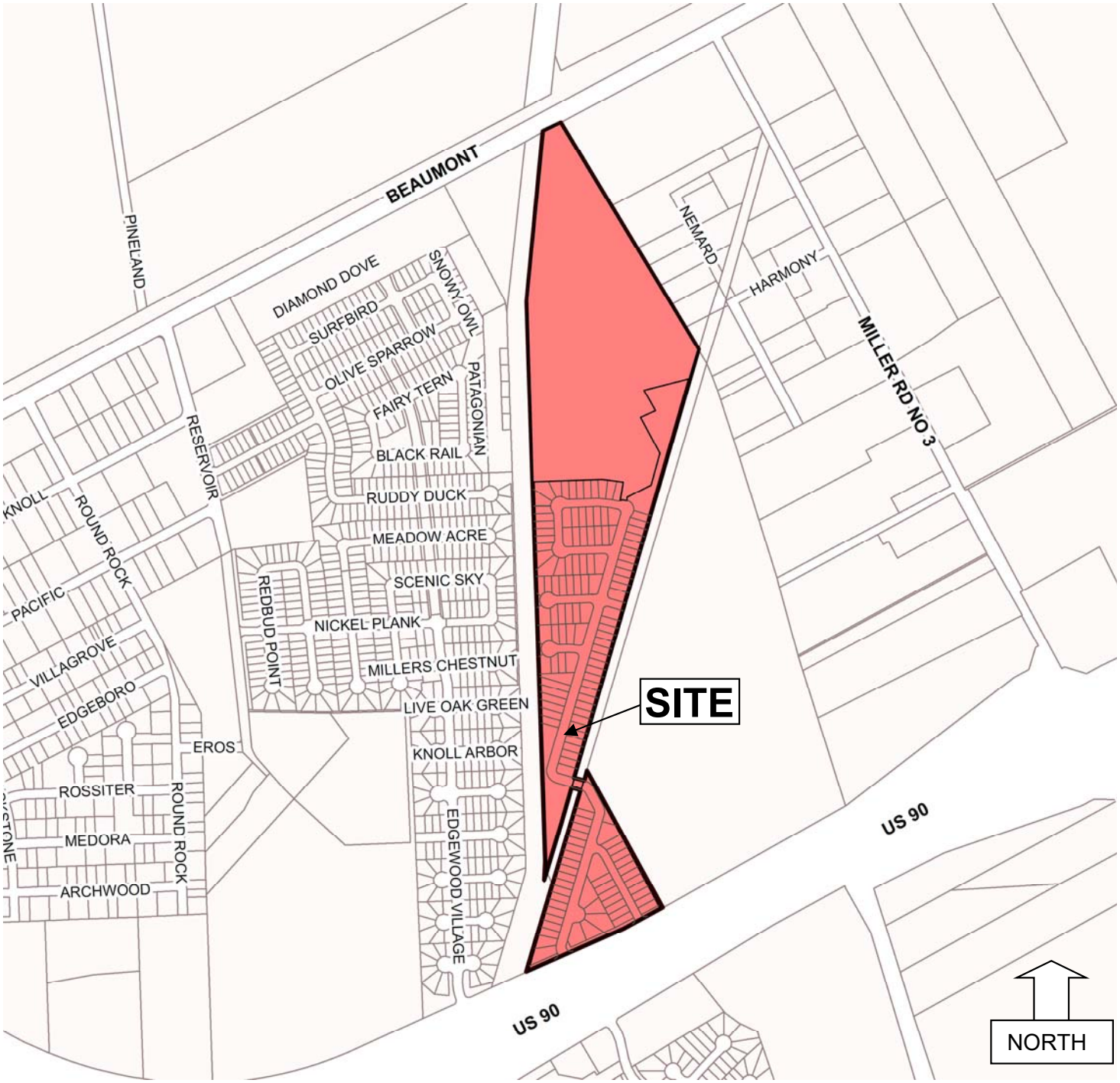
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Edgewood Village GP

Applicant: IDS Engineering Group



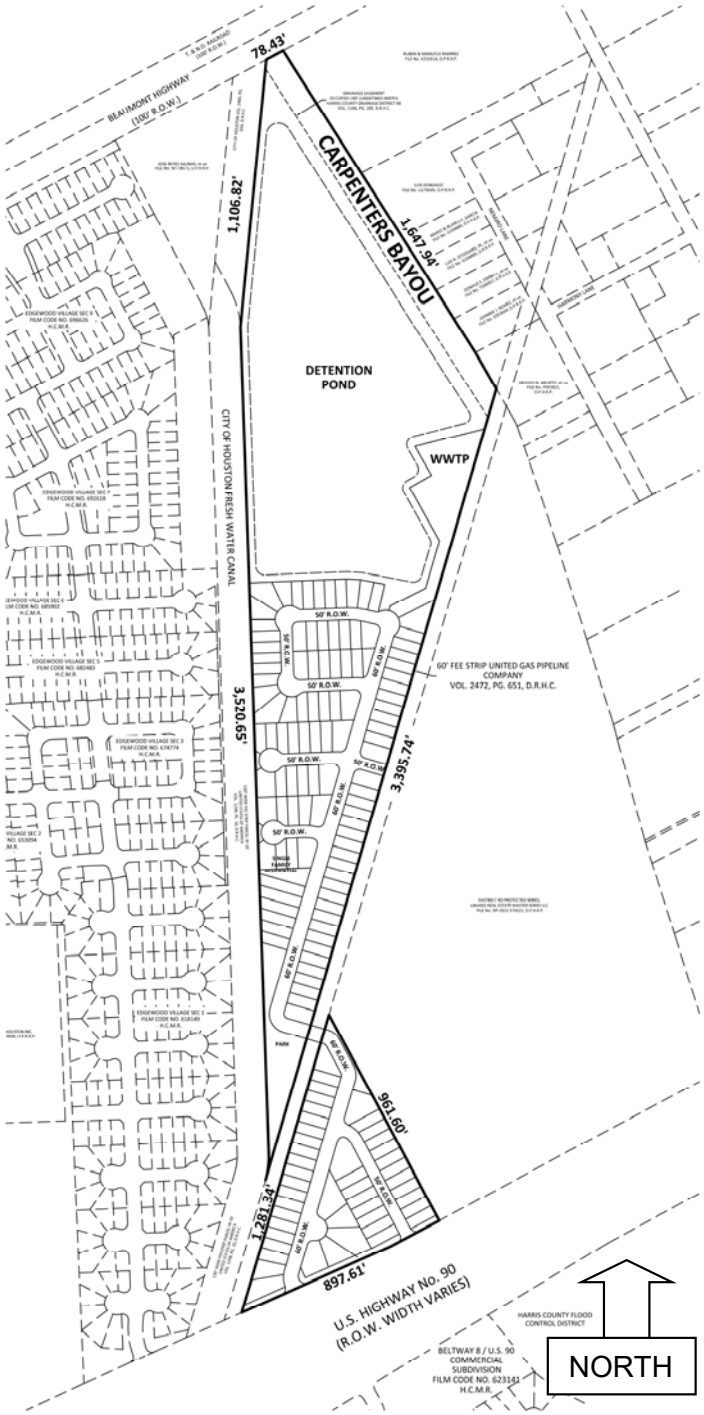
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Edgewood Village GP

Applicant: IDS Engineering Group



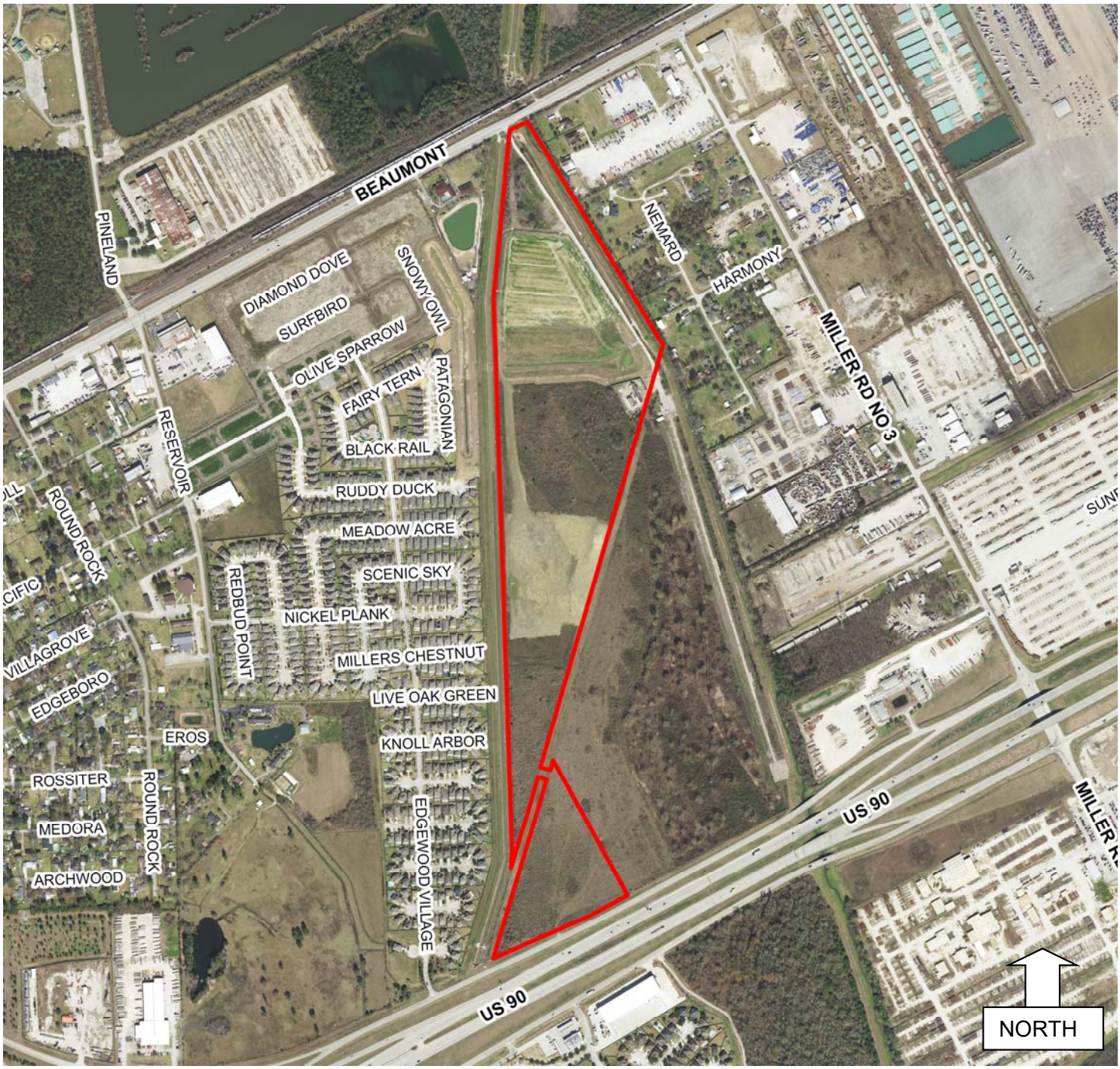
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 152

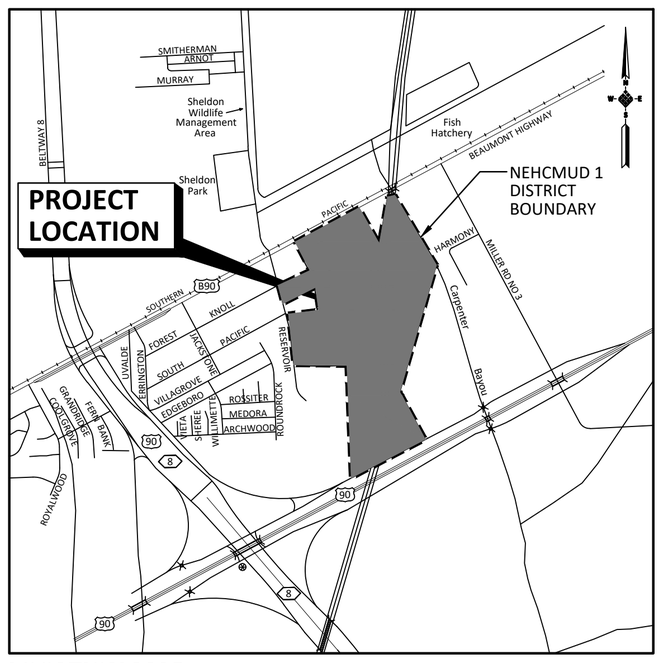
Planning and Development Department **Meeting Date: 08/24/2023**

Subdivision Name: Edgewood Village GP

Applicant: IDS Engineering Group



E – Special Exceptions Aerial



LOCATION MAP
KEY MAP #457C

N.T.S.

NOTES:

1. **1' RES. indicates a one foot reserve**
   B.L. indicates a building line
   D.E. indicates a drainage easement
   ESMT. indicates Easement
   F.H.E. indicates a fire hydrant easement
   FND. indicates found
   G.B.L. indicates a garage building line
   H.C.C.F. No. indicates Harris County Clerk File Number
   H.C.D.R. indicates Harris County Deed Records
   H.C.F.C.D. indicates Harris County Flood Control District
   H.C.M.R. indicates Harris County Map Records
   H.C.O.P.R.R.P. indicates Harris County Official Public Records of Real Property
   H.L. & P. indicates Houston Lighting and Power
   I.R. indicates a iron rod
   O.P.R.O.R.P. indicates Official Public Records of Real Property
   R.O.W. indicates right of way
   U.E. indicates a utility easement
   U.V.E. indicates unobstructed visibility easement
   VOL., PG. indicates Volume, Page
   - **● indicates found 5/8" iron rod (unless otherwise noted)**
   - **○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)**
2. **The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the combined scale factor of 0.999878000.**
3. **All non-perimeter easements on property lines are centered unless otherwise noted.**
4. **All bearings are based on the Texas State Plane Coordinate System, South Central Zone.**

LINE TABLE		
LINE	BEARING	LENGTH

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE

EDGEWOOD VILLAGE EAST GP

A SUBDIVISION OF

66.738 ACRES

LOCATED IN

ELI NOLAND SURVEY, A-600
HARRIS COUNTY, TEXAS

OWNERS: **WOODMERE DEVELOPMENT CO., LTD.**
A TEXAS LIMITED PARTNERSHIP
15915 KATY FREEWAY, STE. 405, HOUSTON TEXAS, 77094

NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
A TEXAS LIMITED PARTNERSHIP
15915 KATY FREEWAY, STE. 405, HOUSTON TEXAS, 77094

ENGINEER: IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TBPE F-002726
TBPLS 10110700

AUGUST 2023 **IDS PROJECT NO. 0909-001-00**

\\ldseg.com\fs\Projects\0900\090900000 Edgewood Village\CAD\Plat\PlatSubmittal\GP\2023-08-14\Edgewood Village East GP v2007.dwg [Layout1] Plotted Aug 16, 2023 at 2:52pm by tellod (Last Saved by: tellod)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-1883
Plat Name: Edgewood Village East GP
Applicant: IDS Engineering Group
Date Submitted: 08/14/2023

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

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

To allow the intersection spacing along U.S. Highway 90, a major thoroughfare, to be less than 600' between proposed streets of the subdivision.

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

Sec. 42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

Edgewood Village subdivision is located north of U.S. Highway 90, east of Beltway 8, south of Beaumont Highway and west of Miller Rd No 3. The subdivision is intersected by the City of Houston Fresh Water Canal and a fee strip for a gas pipeline which breaks the subdivision into 3 separate tracts. The main tract is located west of the City of Houston Fresh Water Canal and 2 smaller tracts are to the east. The only access the east tracts have is to U.S. Highway 90 on the south side as the access to Beaumont Highway to the north is blocked by Carpenters Bayou. Per Chapter 42, Sec 42-189 of the City of Houston Ordinance, 2 points of access are required for a subdivision that will include more than 150 lots. In order to meet this requirement, two access points will be required along U.S. Highway 90 since this is the only right of way that this portion of the subdivision has access to. The entry roads are positioned to obtain the greatest distance between intersections while allowing adequate spacing between the entry roads and the adjoining properties and adhering to the geometric standards. In accommodating the requirements, the proposed entry roads to the subdivision are positioned approximately 454' from each other which is a deviation of 24% from the standard.

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

The proposed special exception will achieve a result contemplated by the standard by providing adequate traffic circulation within the development and provide access into the development fronting U.S. Highway 90.

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

The intersection spacing of the streets is 454' which is a deviation of 24% from the standard. This deviation is still less than 30% and not excessive from the standard.

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

The intent and general purpose of this chapter will be preserved and maintained since adequate access to the proposed subdivision is provided to adjacent rights-of-way. The location of the entry streets are situated as to conform to the geometric standards and to allow 2 points of access since this portion of the subdivision will have more than 150 lots.

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

Granting the Special Exception will not be injurious to the public health, safety or welfare since the requested exception will be a deviation of 24% from the standard requirement which is not excessive. It will also provide the 2 points of access required for subdivisions allowing for better ingress and egress.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/24/2023
ITEM: 177

Applicant: ANA CECILIA MAGANA
Contact Person: ANA CECILIA MAGANA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1708	77365	5672	295H	ETJ

EAST OF: SORTERS RD **NORTH OF:** OLD SORTERS RD

ADDRESS: 20483 Canterbury Lane, Porter, Texas

ACREAGE: 1.0121

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 1.0121 ACRES, SITUATED IN THE F.M. NOBLE SURVEY, ABSTRACT NO. 669, BEING PORTION OF LOT 123, OF THE C.H. ROUSE, 4TH ADDITION, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 165 OF THE MAP RECORDS OF 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

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
J.K. Romero Builders LLC	Joshua Romero	832-867-0236.	Jromero9514@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1435 Hewitt Dr	23059135	77018.	5260A	452E	C

HCAD ACCOUNT NUMBER(S): 0731000530004

PROPERTY LEGAL DESCRIPTION: Lt 4 Blk 77 Oak Forest Sec 9

PROPERTY OWNER OF RECORD: Nicholas Cody Johnson

ACREAGE (SQUARE FEET): 8,400sf

WIDTH OF RIGHTS-OF-WAY: Richelieu Lane (60') & Hewitt Drive (60')

EXISTING PAVING SECTION(S): Richelieu Lane (27') & Hewitt Drive (22')

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,972 sf

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 546 sf (second floor addition above the garage only)

PURPOSE OF VARIANCE REQUEST: To reduce the building set back for the garage door from 20' to 10'

CHAPTER 42 REFERENCE(S): Sec. 42-156. – Collector and local Streets—single family Residential. (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing garage was built 12' from the property line in 2013. My client would like to change the orientation of the garage door to face Richelieu Ln instead of the back of his property. We currently have a City of Houston project number: 23059135 in which the planning department requested we submit a variance request for this project as the existing garage wall is encroaching into the 17' building setback imposed by chapter 42-151

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

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

Currently to enter the garage, my client must use the concrete pad located on the rear of the property which takes up the entire backyard of the lot. The reason they want to change the orientation of the garage door is to remove the current concrete pad located in the back of the garage and make it a green area that can be used by the family and their small children. The existing garage was built in 2013. The project only includes adding above the existing garage (not pass the building line) and changing the orientation of the garage door. It will not add any square footage to the existing garage

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

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

The house was built in 2013; my client purchased the house in 2021.

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

The garage is existing, we are not adding any square footage to the garage just changing the orientation of the garage. Therefore, nothing will change in terms of general purposes of this chapter

DEVELOPMENT PLAT VARIANCE

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

The current garage sets approx. 12’ from the property line and approximately 30’ from the street curb

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

No, the purpose of this variance is to allow my client to change the orientation of the garage door in order to be able to use his property more. This will be done by replacing the concrete pad inside the property with grass.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

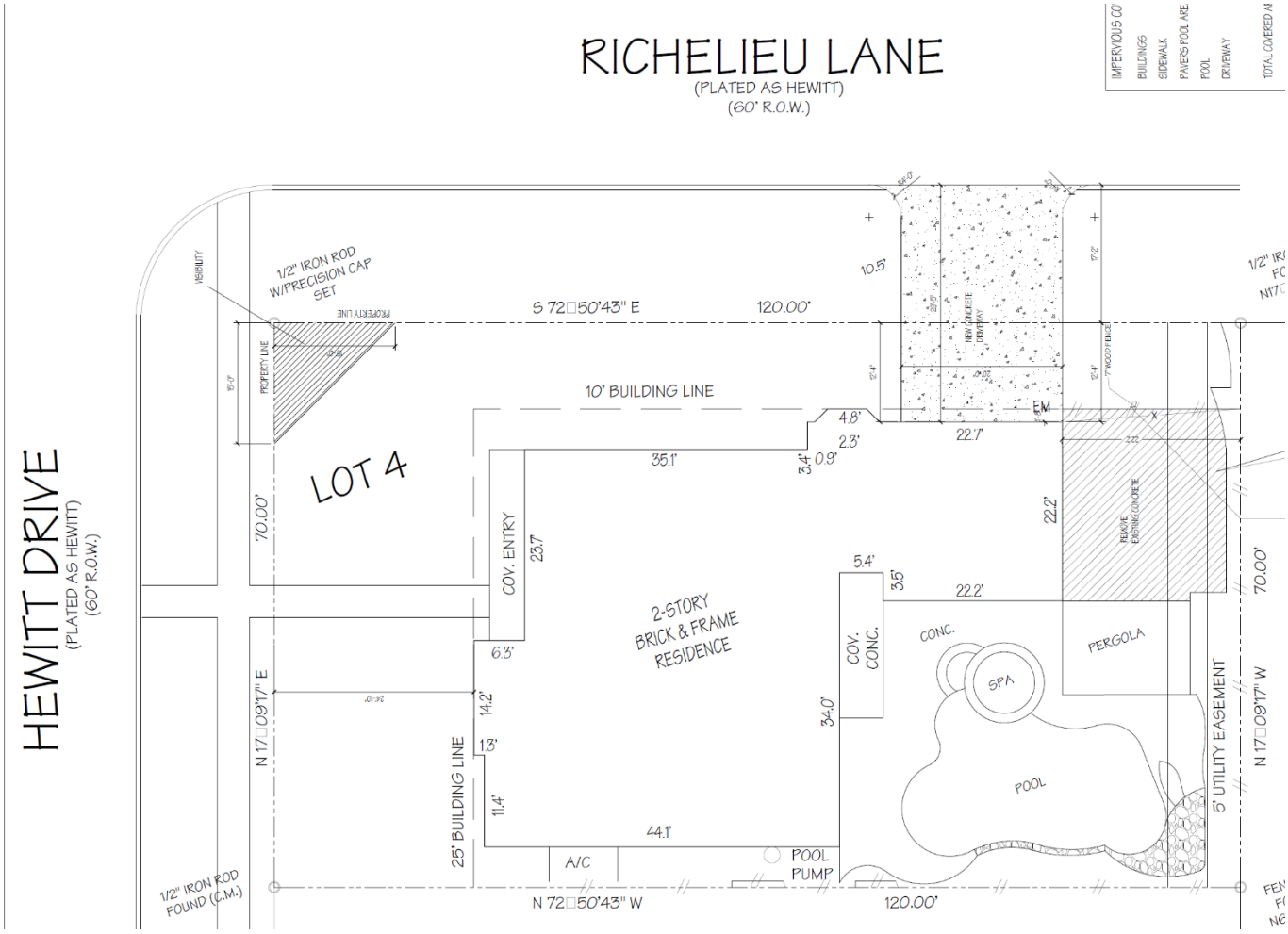
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 178

Meeting Date: 08/24/2023

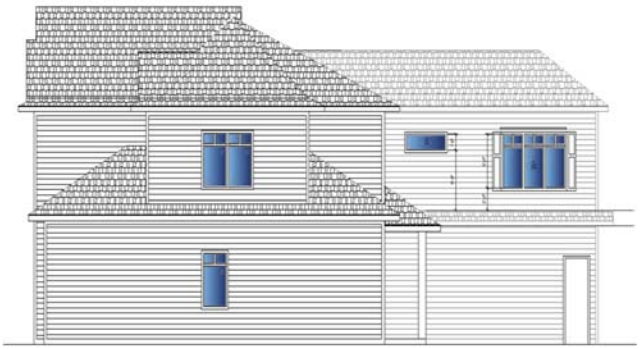
Houston Planning Commission

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 08/24/2023

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
INNOVATIVE DESIGNS	John Richardson	713-865-3740	johnarchitect2@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5715 Almeda Road	22005523	77004	5355B	533B	D

HCAD ACCOUNT NUMBER(S):	0611290410001
PROPERTY LEGAL DESCRIPTION:	Reserve A Block 1, Riverside Terrace Sec 7 PAR R/P
PROPERTY OWNER OF RECORD:	5715 Almeda LLC
ACREAGE (SQUARE FEET):	13,155 SF
WIDTH OF RIGHTS-OF-WAY:	Almeda Road 77.5', Riverside Drive 60'
EXISTING PAVING SECTION(S):	Almeda Road 55', Riverside Drive 29'
OFF-STREET PARKING REQUIREMENT:	22 off-street parking spaces & 2 bicycle racks
OFF-STREET PARKING PROVIDED:	20 off-street parking spaces
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	Vacant site
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,820 SF

PURPOSE OF VARIANCE REQUEST: Reduction to 20 off-street parking spaces, in lieu of the ordinance required 22 off-street parking spaces for a proposed GYM.

CHAPTER 26 REFERENCE(S): Section 26-492 Class 6. Recreation and Entertainment, Sports club; 5 parking spaces for every 1000 square fee of GFA.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 08/24/2023

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The Applicant currently leases approx. 4,500 SF in a building located at 5701 Almeda Rd. In order to own the business and property, rather than continuing to lease, the Applicant has purchased a tract located at 5715 Almeda Rd. The new facility the Applicant intends to build is similar in size to the previous facility with similar parking requirements. The business currently only needs a maximum of 10-12 spaces during peak hours. This is due, in large part, to the composition of the Applicant's membership, a significant portion of whom live within walking or biking distance of our facility. Based on the Permitting Department's interpretation of City of Houston parking criteria, they maintain the Applicant is required to provide 22 parking spaces. We have exhausted all possible parking scenarios, as well as requested additional parking from businesses within 500 LF of the proposed location, but have been unable to meet the 22 parking space requirement. With that being said, we have been able to devise a site plan that has provided 17 spaces on-site. Additionally, the Applicant has been able to secure 3 parking spaces at the business next door, for a total of 20 parking spaces. Given that the business only requires 10-12 spaces to operate in the ordinary course, the 20 parking spaces provided is almost double its business parking needs. Therefore, we'd like to request a reduction in the number of parking spaces from 22 parking spaces to 20 parking spaces…a variance of 2 fewer parking spaces. Alternatively, Applicant would ask the Commission to consider making an unspecified use determination pursuant to section 26-493 of the Code of Ordinances that designates 17 spaces as adequate for Applicant's facility without the need for the additional three spaces being leased.

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 imposition of the parking standards would in fact create a situation whereby the applicant would be unable to utilize the land for its intended purpose. This creates a hardship that deprives the applicant from reasonable use of the land. In fact, the previous land owner tried to develop the land and was unable to do so due to the parking restrictions. Without granting a parking variance reasonable use of the land is not possible.

The Applicant applied for a building permit in March 2022. Early in this process Applicant's representatives were told that they would need 5.0 parking spaces per 1,000 gsf because the facility was a "sports club or health spa" pursuant to Section 26-492 of the Houston Code of Ordinances. The Applicant has argued, and continues to argue that the facility does not meet the definition of "sports club or health spa" under Section 26-489 of the Houston Code of Ordinances,

OFF-STREET PARKING VARIANCE

which provides that a "sports club or health spa" is "a building that contains facilities for physical exercise, recreational sports, and relaxation." (emphasis added) The Applicant's proposed building would only provide facilities for physical exercise in small classes or personal training settings. As such, Applicant maintains that it does not meet the criteria for "sports club or health spa", or in fact, any other criteria under section 26-492 and instead would fall into the category of unspecified uses under Section 26-493. Thus far, the Permitting Office has refused to consider the Applicant's arguments, and maintains they must have 5.0 spaces per 1,000 sf, or 22 parking spaces. After over a year and a half, and eight re-submittals, the Applicant feels its only recourse is to seek a variance.

The Applicant believes that the 5.0 space standard causes it undue hardship because it does not appear to have been applied to any of our competitors in the Houston area. An informal sampling of 10 free standing CrossFit boxes in Houston is attached. (We did not include facilities with shared parking because we could not determine the terms of their parking arrangements) These boxes (the CrossFit term for a small gym) are independently run by different owners. Only one of the competitors meets the 5.0 space standard, with most at 3.0 or below. Most CrossFit boxes are warehouse-like settings with big open spaces containing a rig, weight-lifting equipment, bathrooms and a small office area, and they are generally allowed to use the warehouse standard for parking. Applicant believes it would be competitively disadvantaged by the application of the 5.0 space standard, especially where only one of its competitors meets that standard.

The application of the 5.0 space standard might also require us to reduce the size of our building to less than that of our current space, which could harm the future of our business. And, based on our 4 years of operation at a business that is one street away from the proposed location the excess parking appears to be unnecessary. We have designed our new space to be as consistent with our existing space as possible. After 4 years, including the Covid shut down, we have grown into a neighborhood asset, with more members joining each year. We wish to continue to provide the same level of service and moderate growth in the Almeda Corridor for years to come.

(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 applicant has done its utmost to work within the parameters set by the City of Houston's Permitting Department, but is not able to meet the proposed parking requirements, due to variables beyond its control, including the shape and size of the tract, easement issues and lack of suitable parking options in the area. The Permitting Department's insistence on the 5.0 spaces standard which is more appropriate for big box facilities like LifeTime Fitness, LA Fitness or the Houstonian, rather than an unspecified standard that is applied consistently to smaller fitness facilities like CrossFit boxes, yoga studios, pilates studios and the like has created the need for this variance request.

(3) The intent of this article is preserved;

Based on its existing operations, it is clear that Applicant's current provision of 17 spaces, along with the additional 3 leased spaces, will provide ample parking for all vehicles using its business to ensure that the intent and general purpose of this article will be preserved.

OFF-STREET PARKING VARIANCE

(4) The parking provided will be sufficient to serve the use for which it is intended;
The business has been operating as a boutique functional fitness and personal training facility at 5701 Almeda, Houston, TX 77004 since February 2019 under the name Vegvisir CrossFit. The current facility has 11 parking spaces. Eleven spaces have been sufficient for coaches and members because of the size of our business and how we run it. Applicant's current membership consists of approximately 125 members who generally attend from 2 to 5 classes per week, although this varies widely. During the week Applicant offers 8 classes a day, at 5:00, 6:00, 7:30 and 9:00 a.m., and 4:00, 5:00, 6:00 and 7:00 p.m., as well as a make-up and mobility session from 3:00 to 4:00 p.m. On the weekends, Applicant has classes at 9:00 and 10:15 a.m. on Saturdays and 10:00 a.m. to 11 a.m. on Sundays, as well as makeup and mobility sessions from 9:00 am. to noon on both days. The average class attendance is no more than 7 members. Class sizes are capped at 12 members. Make up and mobility session attendance averages only 1 or 2 people. Personal training is also provided at the request of the client, but typically this is a coach and one individual. This vastly limits the parking required to run the operation.

The new proposed location at 5715 Almeda Rd is approximately 250 LF from the current location (5701 Almeda Rd). The current building size is similar to the proposed building as well. As noted previously, the business being run in the new location will be Vegvisir Crossfit, the exact same business. The aforementioned factors, make for an extremely accurate representation of the business going forward at the new address and its current and future parking needs. Currently, during peak hours, the business has a maximum of 10-12 spaces being used at any given time. Seventeen spaces, or twenty if the additional lease is deemed necessary, will provide ample parking.

As a final consideration, the business draws a fair number of its members from the surrounding area, many of whom walk or bike to the facility (at least one per class). This also reduces the need for additional parking.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
The intent of the parking requirement is to ensure sufficient traffic flow and that the appropriate number of parking spaces are provided for a given business. Given that the facility only needs 10-12 parking spaces to run the business and 20 spaces are being provided, it is clear that granting a variance will in no way be injurious to the public health, safety or welfare.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 08/24/2023

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: V
Meeting Date: 08/24/2023

Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 08/24/2023

Houston Planning Commission

AERIAL MAP



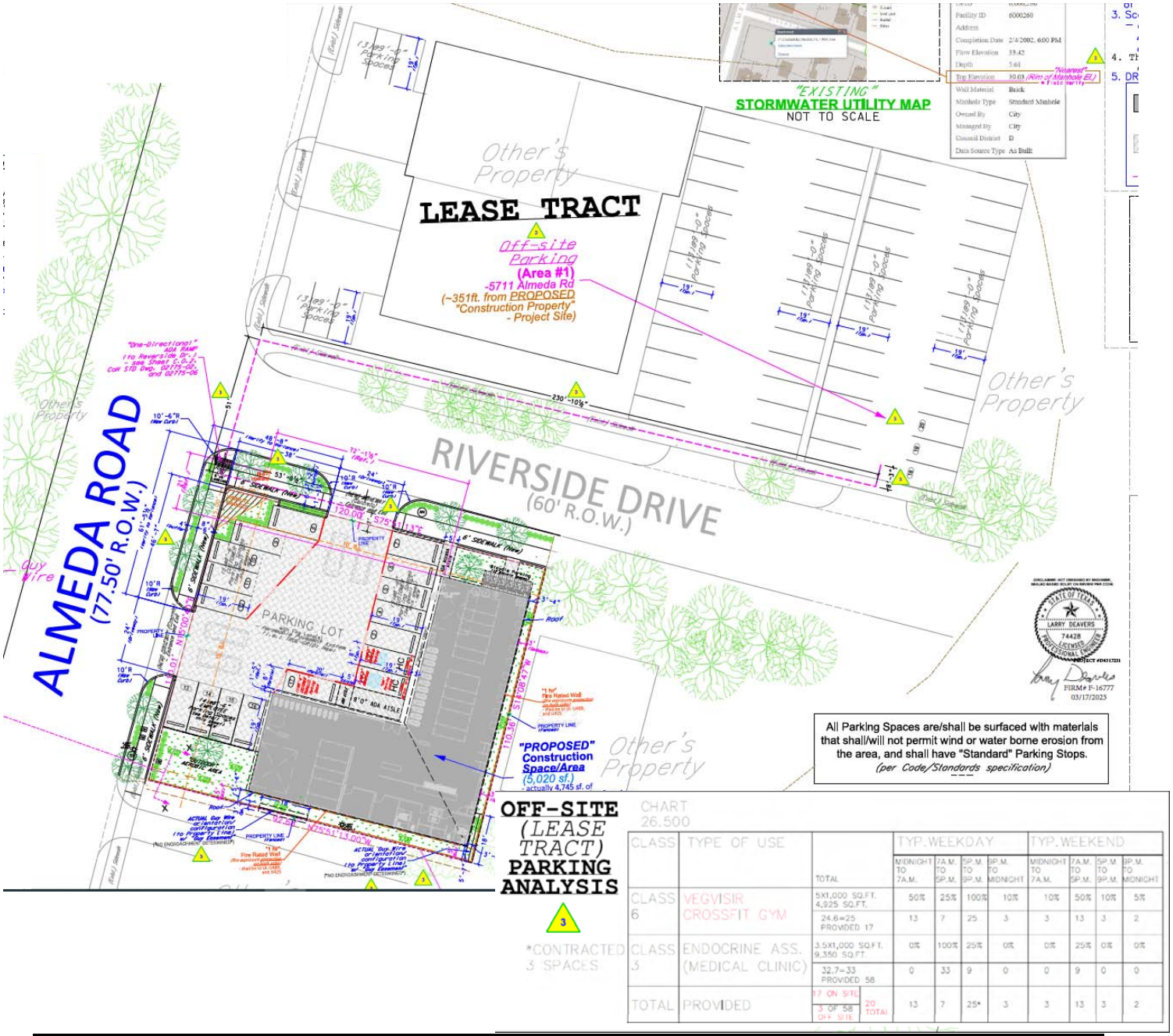
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 08/24/2023

SITE PLAN



CLASS	TYPE OF USE	TOTAL	TYP. WEEKDAY MIDNIGHT TO 7A.M.	7A.M. TO 5P.M.	5P.M. TO 9P.M.	9P.M. TO MIDNIGHT	TYP. WEEKEND MIDNIGHT TO 7A.M.	7A.M. TO 5P.M.	5P.M. TO 9P.M.	9P.M. TO MIDNIGHT
CLASS 6	VEGVISIR CROSSFIT GYM	5X1,000 SQ.FT. 4,925 SQ.FT.	50%	25%	100%	10%	10%	50%	10%	5%
		24.6=25 PROVIDED 17	13	7	25	3	3	13	3	2
CLASS 3	ENDOCRINE ASS. (MEDICAL CLINIC)	3.5X1,000 SQ.FT. 9,350 SQ.FT.	0%	100%	25%	0%	0%	25%	0%	0%
		32.7=33 PROVIDED 58	0	33	9	0	0	9	0	0
TOTAL	PROVIDED	17 ON SITE + 3 OF 58 OFF SITE = 20 TOTAL	13	7	25*	3	3	13	3	2

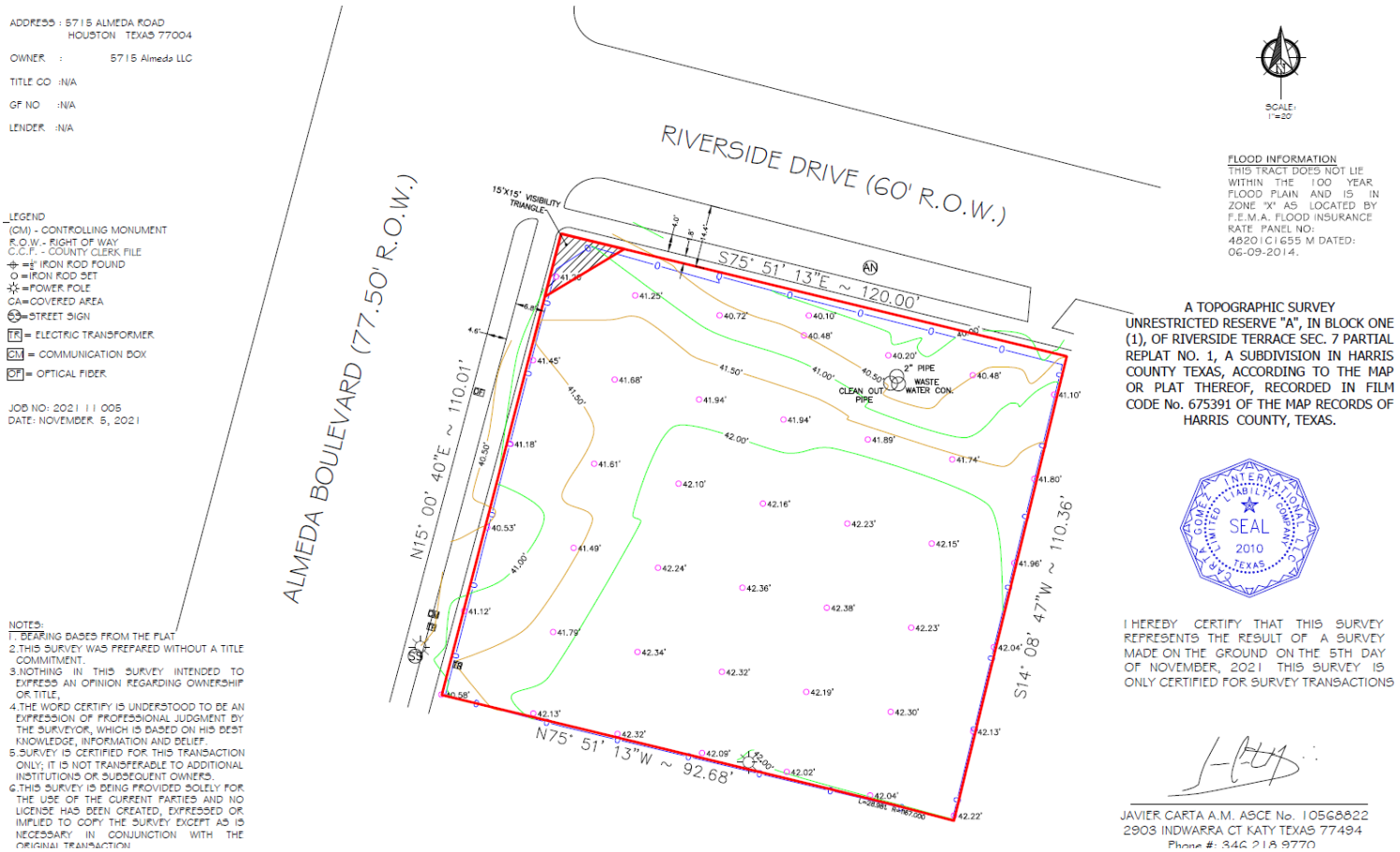
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: V
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SURVEY



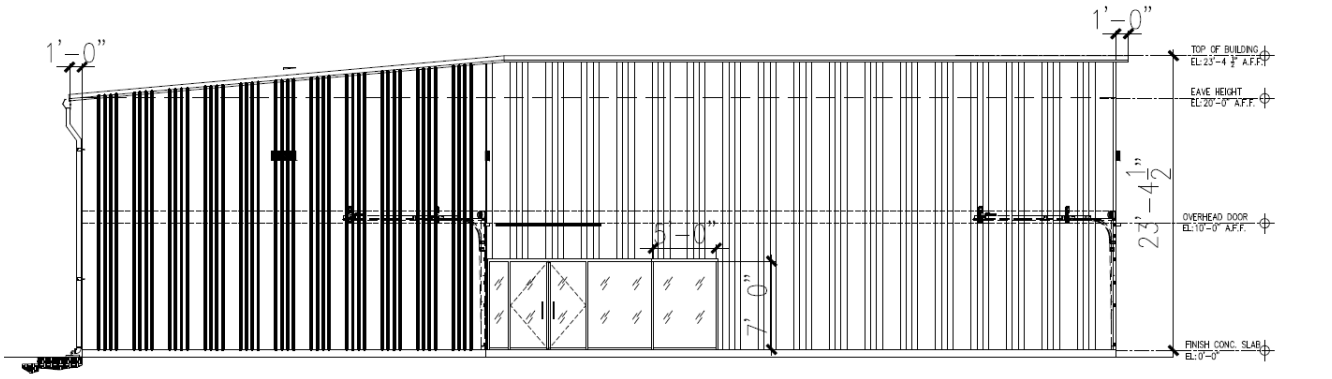
OFF-STREET PARKING VARIANCE

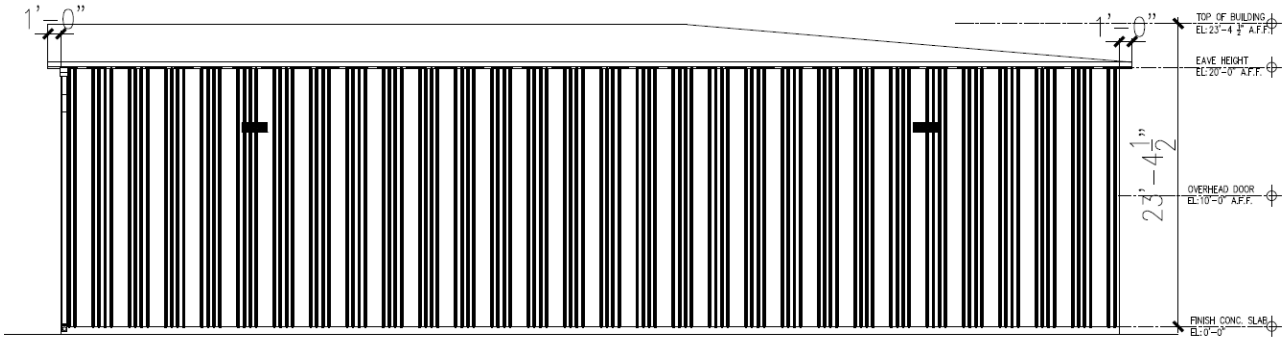
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

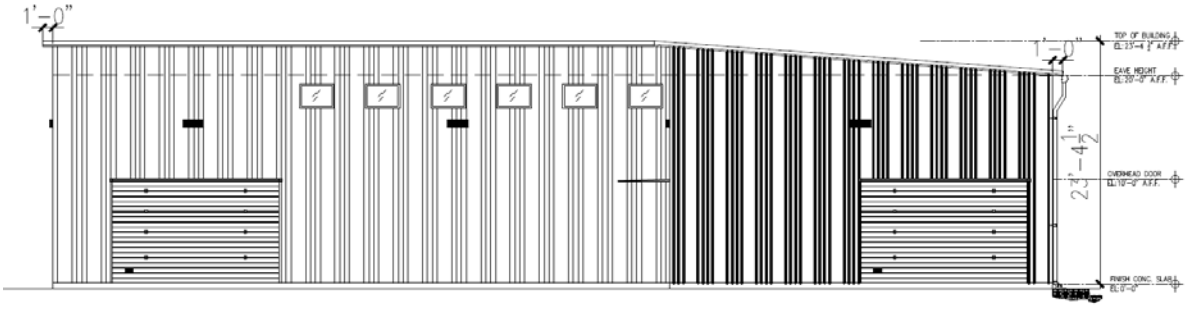
ITEM: V
Meeting Date: 08/24/2023

ELEVATIONS





B SOUTH ELEVATION



C NORTH ELEVATION

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSA Application No. 831: Riverside Terrace Section 12, Block 64; Riverside Terrace Section 15, Block 65, Lot 1, Lots 8 to 10, Tracts 7 and 7A, Block 66; Riverside Terrace Section 17, Block 63 and 64, Riverside Terrace Section 18, Block 63, 78, 80, lots 1 to 27, Block 82; Riverside Terrace Section 20, Block 85, 86, and 87; and ABST 51 L MOORE.

BACKGROUND:
The Planning and Development Department received an application for establishing a Special Minimum Lot Size Area (SMLSA) for portions of Riverside Terrace. Analysis shows that a minimum lot size of 10,000 sq ft exists for the area. A petition was signed by the owners of 13% of the property within the proposed SMLSA. An application was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against creating the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration 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 55% of the property within the proposed SMLSA

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

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, 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;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single-family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA 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 area, 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 SMLSA is enforceable for forty (40) years from the ordinance's effective date.

STAFF ANALYSIS:
This application includes two hundred seventy-three (273) properties in portions of Riverside Terrace Subdivisions

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
  The application contains two hundred seventy-three (273) blockfaces with at least 5 lots on 5 blockfaces.
- *At least 80% of the lots to be included within the proposed SMLSA, 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 use of the properties consists of two hundred sixty-four (264) single-family residential properties representing 97% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 55% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
  A minimum lot size of 10,000 sq ft exists on one hundred sixty-eight (168) of two hundred seventy-three (273) lots in the area.
- *The proposed SMLSA 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 subdivisions were platted in 1937, 1938, 1939, and 1941; some houses were constructed in the 1930s. The establishment of a 10,000 sq ft 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.*
  One hundred sixty-eight (168) out of two hundred seventy-three (273) lots representing 71% of the application area are at least 10,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. Application

7. HCAD Map

SPECIAL MINIMUM LOT SIZE AREA

SITE ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Support Area	LAND DESCRIPTION
3934 ROSENEATH DR	42,934	1.33%	1.3%	Y	42,934	SFR
4628 ROSENEATH DR	36,900	1.14%	2.5%	N		SFR
3922 ROSENEATH DR	33,450	1.03%	3.5%	Y	33,450	SFR
4403 ROSENEATH DR	28,000	0.86%	4.4%	Y	28,000	SFR
4135 FERNWOOD DR	26,700	0.82%	5.2%			SFR
5715 SCOTT ST	25,000	0.77%	6.0%			SFR
3912 ROSENEATH DR	23,650	0.73%	6.7%	Y	23,650	SFR
4006 ROSENEATH DR	23,122	0.71%	7.4%	Y	23,122	SFR
4436 ROSENEATH DR	22,491	0.69%	8.1%			SFR
3823 CHARLESTON ST	21,992	0.68%	8.8%	Y	21,992	SFR
3902 ROSENEATH DR	21,834	0.67%	9.5%	Y	21,834	SFR
4101 FERNWOOD DR	21,500	0.66%	10.1%	Y	21,500	SFR
3904 ROSENEATH DR	20,900	0.65%	10.8%	Y	20,900	SFR
4030 ROSENEATH DR	20,800	0.64%	11.4%	Y	20,800	SFR
4020 ROSENEATH DR	19,920	0.62%	12.0%			SFR
4010 ROSENEATH DR	19,030	0.59%	12.6%	Y	19,030	SFR
4030 FERNWOOD DR	18,900	0.58%	13.2%	Y	18,900	SFR
5425 BLYTHEWOOD ST	18,700	0.58%	13.8%			SFR
4050 FERNWOOD DR	18,600	0.57%	14.3%	Y	18,600	SFR
4002 ROSENEATH DR	18,500	0.57%	14.9%	Y	18,500	SFR
4311 LAUREL DR	17,500	0.54%	15.5%			SFR
4409 LAUREL DR	17,500	0.54%	16.0%			SFR
4102 ROSENEATH DR	17,285	0.53%	16.5%	N		SFR

3802 CHARLESTON ST	17,272	0.53%	17.1%			SFR
4109 FERNWOOD DR	16,519	0.51%	17.6%	Y	16,519	VAC
4218 ROSENEATH DR	16,350	0.51%	18.1%			SFR
4014 ROSENEATH DR	16,150	0.50%	18.6%	Y	16,150	SFR
3954 CHARLESTON ST	15,997	0.49%	19.1%			VAC
4108 CHARLESTON ST	15,981	0.49%	19.6%			SFR
4322 CHARLESTON ST	15,775	0.49%	20.1%	Y	15,775	SFR
4203 CHARLESTON ST	15,765	0.49%	20.5%	Y	15,765	SFR
4210 ROSENEATH DR	15,750	0.49%	21.0%	Y	15,750	SFR
4216 FERNWOOD DR	15,729	0.49%	21.5%			SFR
4222 ROSENEATH DR	15,600	0.48%	22.0%			SFR
5422 BLYTHEWOOD ST	15,252	0.47%	22.5%	Y	15,252	SFR
3827 CHARLESTON ST	15,119	0.47%	22.9%	Y	15,119	SFR
4011 CHARLESTON ST	15,112	0.47%	23.4%	Y	15,112	SFR
4007 CHARLESTON ST	15,097	0.47%	23.9%	Y	15,097	SFR
4206 ROSENEATH DR	15,000	0.46%	24.3%	Y	15,000	SFR
4106 ROSENEATH DR	14,940	0.46%	24.8%	Y	14,940	SFR
3835 CHARLESTON ST	14,874	0.46%	25.3%	Y	14,874	VAC
3831 CHARLESTON ST	14,874	0.46%	25.7%	Y	14,874	SFR
4302 ROSENEATH DR	14,800	0.46%	26.2%			SFR
4402 ROSENEATH DR	14,800	0.46%	26.6%	Y	14,800	SFR
4306 ROSENEATH DR	14,740	0.46%	27.1%	N		SFR
3803 CHARLESTON ST	14,489	0.45%	27.5%			SFR
4102 FERNWOOD DR	14,437	0.45%	28.0%			SFR
3900 FERNWOOD DR	14,394	0.44%	28.4%	Y	14,394	SFR

4110 ROSENEATH DR	14,310	0.44%	28.9%	Y	14,310	SFR
5415 BLYTHEWOOD ST	14,271	0.44%	29.3%	Y	14,271	SFR
4119 FERNWOOD DR	14,220	0.44%	29.7%	Y	14,220	SFR
4023 FERNWOOD DR	14,175	0.44%	30.2%	Y	14,175	SFR
4419 FERNWOOD DR	14,130	0.44%	30.6%			SFR
4418 FERNWOOD CT	14,130	0.44%	31.1%	Y	14,130	SFR
4602 ROSENEATH DR	14,060	0.43%	31.5%	Y	14,060	VAC
4114 FERNWOOD DR	14,025	0.43%	31.9%	Y	14,025	SFR
4425 LAUREL DR	14,018	0.43%	32.4%			SFR
4312 LAUREL DR	13,750	0.42%	32.8%			SFR
4216 FERNWOOD DR	13,681	0.42%	33.2%			SFR
4114 ROSENEATH DR	13,680	0.42%	33.6%	Y	13,680	SFR
4115 FERNWOOD DR	13,659	0.42%	34.0%			SFR
5501 BLYTHEWOOD ST	13,600	0.42%	34.5%	Y	13,600	SFR
4031 FERNWOOD DR	13,516	0.42%	34.9%	Y	13,516	SFR
4127 FERNWOOD DR	13,500	0.42%	35.3%	Y	13,500	SFR
4038 FERNWOOD DR	13,500	0.42%	35.7%	Y	13,500	SFR
4034 CHARLESTON ST	13,410	0.41%	36.1%	Y	13,410	SFR
4108 FERNWOOD DR	13,349	0.41%	36.5%	Y	13,349	SFR
4406 ROSENEATH DR	13,320	0.41%	37.0%	Y	13,320	SFR
4410 ROSENEATH DR	13,320	0.41%	37.4%	Y	13,320	SFR
4414 ROSENEATH DR	13,230	0.41%	37.8%	Y	13,230	SFR
4415 CHARLESTON ST	13,125	0.41%	38.2%			SFR
4030 CHARLESTON ST	13,112	0.41%	38.6%	Y	13,112	SFR
4322 LAUREL DR	12,875	0.40%	39.0%	Y	12,875	SFR

4208 CHARLESTON ST	12,845	0.40%	39.4%			SFR
4231 FERNWOOD DR	12,840	0.40%	39.8%			SFR
5411 BLYTHEWOOD ST	12,750	0.39%	40.2%	Y	12,750	SFR
4118 FERNWOOD DR	12,720	0.39%	40.6%	Y	12,720	SFR
4115 CHARLESTON ST	12,690	0.39%	41.0%	Y	12,690	SFR
4432 ROSENEATH DR	12,521	0.39%	41.3%			SFR
4419 LAUREL DR	12,500	0.39%	41.7%			SFR
4402 LAUREL DR	12,500	0.39%	42.1%			SFR
4425 ROSENEATH DR	12,320	0.38%	42.5%			SFR
4425 ROSENEATH DR	12,320	0.38%	42.9%			SFR
5418 BLYTHEWOOD ST	12,300	0.38%	43.3%	Y	12,300	SFR
5410 BLYTHEWOOD ST	12,300	0.38%	43.6%	Y	12,300	SFR
3905 FERNWOOD DR	12,240	0.38%	44.0%			SFR
4048 FERNWOOD DR	12,133	0.37%	44.4%	Y	12,133	SFR
3946 CHARLESTON ST	12,082	0.37%	44.8%			SFR
3958 CHARLESTON ST	12,015	0.37%	45.1%			SFR
3927 FERNWOOD DR	11,900	0.37%	45.5%	Y	11,900	SFR
4223 CHARLESTON ST	11,834	0.37%	45.9%	Y	11,834	SFR
4102 CHARLESTON ST	11,830	0.37%	46.2%			SFR
4026 ROSENEATH DR	11,800	0.36%	46.6%			SFR
3923 FERNWOOD DR	11,730	0.36%	47.0%	Y	11,730	SFR
4424 ROSENEATH DR	11,718	0.36%	47.3%	Y	11,718	SFR
4225 FERNWOOD DR	11,700	0.36%	47.7%	Y	11,700	SFR
4050 CHARLESTON ST	11,680	0.36%	48.0%	Y	11,680	SFR
4415 ROSENEATH DR	11,600	0.36%	48.4%	Y	11,600	SFR

4128 FERNWOOD DR	11,550	0.36%	48.8%	Y	11,550	SFR
4128 FERNWOOD DR	11,550	0.36%	49.1%	Y	11,550	SFR
5509 BLYTHEWOOD ST	11,550	0.36%	49.5%	Y	11,550	SFR
4124 FERNWOOD DR	11,531	0.36%	49.8%	Y	11,531	SFR
5414 BLYTHEWOOD ST	11,480	0.35%	50.2%			SFR
4022 FERNWOOD DR	11,475	0.35%	50.5%	Y	11,475	SFR
4421 ROSENEATH DR	11,440	0.35%	50.9%	Y	11,440	SFR
3962 CHARLESTON ST	11,400	0.35%	51.2%			SFR
4202 ROSENEATH DR	11,325	0.35%	51.6%	Y	11,325	SFR
3950 FERNWOOD DR	11,282	0.35%	51.9%			SFR
4304 ROSENEATH DR	11,270	0.35%	52.3%			SFR
4406 LAUREL DR	11,250	0.35%	52.6%	Y	11,250	SFR
4414 LAUREL DR	11,250	0.35%	53.0%	Y	11,250	SFR
4118 ROSENEATH DR	11,174	0.35%	53.3%			SFR
4122 ROSENEATH DR	11,174	0.35%	53.7%	Y	11,174	SFR
4608 ROSENEATH DR	11,100	0.34%	54.0%			SFR
4422 ROSENEATH DR	11,025	0.34%	54.4%	Y	11,025	SFR
4211 CHARLESTON ST	10,920	0.34%	54.7%			SFR
4042 FERNWOOD DR	10,900	0.34%	55.0%			SFR
3905 CHARLESTON ST	10,850	0.34%	55.4%			VAC
3901 CHARLESTON ST	10,850	0.34%	55.7%	Y	10,850	SFR
3906 CHARLESTON ST	10,850	0.34%	56.0%	Y	10,850	SFR
4219 CHARLESTON ST	10,800	0.33%	56.4%			VAC
3946 FERNWOOD DR	10,800	0.33%	56.7%	Y	10,800	SFR
4316 ROSENEATH DR	10,725	0.33%	57.0%	Y	10,725	SFR

4111 CHARLESTON ST	10,725	0.33%	57.4%			SFR
4003 CHARLESTON ST	10,682	0.33%	57.7%	Y	10,682	SFR
3902 CHARLESTON ST	10,656	0.33%	58.0%			SFR
3934 CHARLESTON ST	10,645	0.33%	58.4%			SFR
3901 FERNWOOD DR	10,638	0.33%	58.7%	Y	10,638	SFR
4401 CHARLESTON ST	10,625	0.33%	59.0%	Y	10,625	SFR
3934 FERNWOOD DR	10,530	0.33%	59.3%	Y	10,530	SFR
3938 FERNWOOD DR	10,530	0.33%	59.7%	Y	10,530	SFR
3942 FERNWOOD DR	10,530	0.33%	60.0%	Y	10,530	SFR
4129 FERNWOOD DR	10,500	0.32%	60.3%			SFR
4305 FERNWOOD DR	10,500	0.32%	60.6%			SFR
3830 CHARLESTON ST	10,452	0.32%	61.0%	Y	10,452	SFR
4110 CHARLESTON ST	10,394	0.32%	61.3%			SFR
3834 CHARLESTON ST	10,385	0.32%	61.6%	Y	10,385	SFR
3942 CHARLESTON ST	10,375	0.32%	61.9%	N		SFR
3826 CHARLESTON ST	10,318	0.32%	62.2%			SFR
4002 CHARLESTON ST	10,280	0.32%	62.6%	Y	10,280	SFR
3930 CHARLESTON ST	10,205	0.32%	62.9%			SFR
4118 CHARLESTON ST	10,183	0.31%	63.2%	Y	10,183	SFR
3910 CHARLESTON ST	10,140	0.31%	63.5%	Y	10,140	SFR
3810 CHARLESTON ST	10,125	0.31%	63.8%			SFR
4302 FERNWOOD CT	10,125	0.31%	64.1%			SFR
4043 CHARLESTON ST	10,075	0.31%	64.4%			SFR
4039 CHARLESTON ST	10,075	0.31%	64.7%			SFR
4035 CHARLESTON ST	10,075	0.31%	65.1%			SFR

4025 CHARLESTON ST	10,075	0.31%	65.4%			SFR
4019 CHARLESTON ST	10,075	0.31%	65.7%	Y	10,075	SFR
4031 CHARLESTON ST	10,075	0.31%	66.0%			VAC
4023 CHARLESTON ST	10,075	0.31%	66.3%			SFR
3925 CHARLESTON ST	10,075	0.31%	66.6%			SFR
3917 CHARLESTON ST	10,075	0.31%	66.9%	Y	10,075	SFR
3913 CHARLESTON ST	10,075	0.31%	67.2%			SFR
3909 CHARLESTON ST	10,075	0.31%	67.5%			SFR
3914 CHARLESTON ST	10,075	0.31%	67.9%	Y	10,075	SFR
3918 CHARLESTON ST	10,075	0.31%	68.2%			SFR
3922 CHARLESTON ST	10,075	0.31%	68.5%			SFR
3926 CHARLESTON ST	10,075	0.31%	68.8%	Y	10,075	SFR
5540 CULLEN BLVD	10,042	0.31%	69.1%			SFR
3909 FERNWOOD DR	10,001	0.31%	69.4%	Y	10,001	SFR
4043 FERNWOOD DR	10,000	0.31%	69.7%			SFR
4315 LAUREL DR	10,000	0.31%	70.0%	Y	10,000	SFR
4302 LAUREL DR	10,000	0.31%	70.3%	Y	10,000	SFR
4301 CHARLESTON ST	10,000	0.31%	70.6%	Y	10,000	SFR
4319 CHARLESTON ST	10,000	0.31%	71.0%			SFR
4318 CHARLESTON ST	10,000	0.31%	71.3%	Y	10,000	SFR
4103 CHARLESTON ST	9,978	0.31%	71.6%			SFR
3938 CHARLESTON ST	9,937	0.31%	71.9%			SFR
4212 CHARLESTON ST	9,935	0.31%	72.2%			SFR
3930 FERNWOOD DR	9,828	0.30%	72.5%			SFR
4216 CHARLESTON ST	9,796	0.30%	72.8%			SFR

4107 CHARLESTON ST	9,782	0.30%	73.1%			SFR
4215 CHARLESTON ST	9,750	0.30%	73.4%			SFR
4302 CHARLESTON ST	9,750	0.30%	73.7%	Y	9,750	SFR
3819 CHARLESTON ST	9,671	0.30%	74.0%			SFR
3943 FERNWOOD DR	9,606	0.30%	74.3%	Y	9,606	SFR
3931 FERNWOOD DR	9,585	0.30%	74.6%	Y	9,585	SFR
4039 FERNWOOD DR	9,562	0.30%	74.9%	Y	9,562	SFR
3965 CHARLESTON ST	9,560	0.30%	75.2%	Y	9,560	SFR
4301 FERNWOOD DR	9,520	0.29%	75.5%	Y	9,520	SFR
3951 FERNWOOD DR	9,517	0.29%	75.8%			SFR
3935 FERNWOOD DR	9,505	0.29%	76.1%	Y	9,505	SFR
3935 FERNWOOD DR	9,505	0.29%	76.4%	Y	9,505	SFR
3818 CHARLESTON ST	9,490	0.29%	76.6%			SFR
3937 CHARLESTON ST	9,455	0.29%	76.9%			SFR
4009 FERNWOOD DR	9,450	0.29%	77.2%			SFR
4015 FERNWOOD DR	9,450	0.29%	77.5%			SFR
4019 FERNWOOD DR	9,450	0.29%	77.8%			SFR
4004 FERNWOOD DR	9,450	0.29%	78.1%	y	9,450	SFR
4010 FERNWOOD DR	9,450	0.29%	78.4%	Y	9,450	SFR
4020 FERNWOOD DR	9,450	0.29%	78.7%	Y	9,450	SFR
4014 FERNWOOD DR	9,450	0.29%	79.0%			SFR
3910 FERNWOOD DR	9,450	0.29%	79.3%	Y	9,450	SFR
3914 FERNWOOD DR	9,450	0.29%	79.6%	Y	9,450	SFR
3918 FERNWOOD DR	9,450	0.29%	79.9%	N		SFR
3922 FERNWOOD DR	9,450	0.29%	80.2%	Y	9,450	SFR

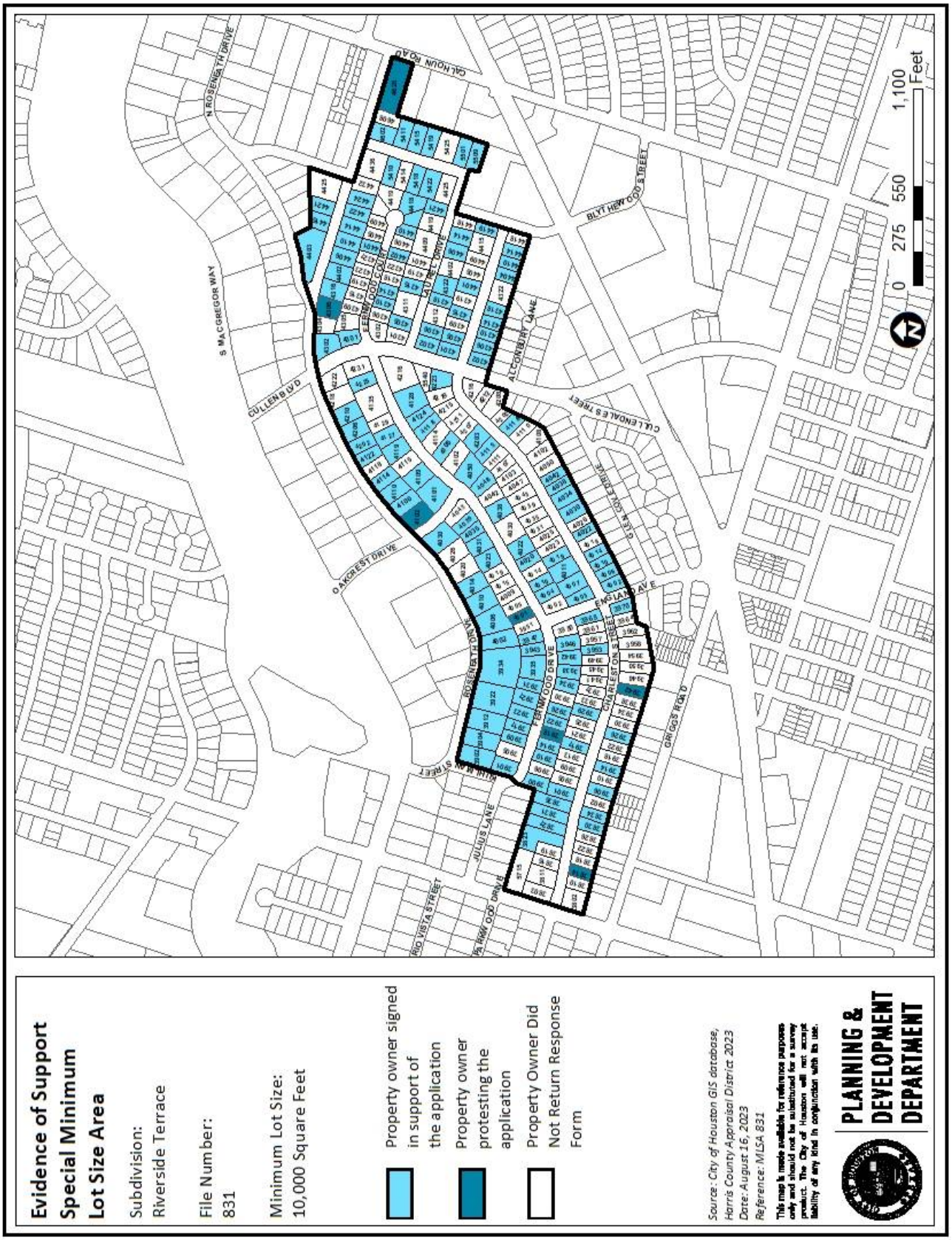
3926 FERNWOOD DR	9,450	0.29%	80.4%	Y	9,450	SFR
3933 CHARLESTON ST	9,377	0.29%	80.7%			SFR
4405 CHARLESTON ST	9,375	0.29%	81.0%			SFR
4409 CHARLESTON ST	9,375	0.29%	81.3%			SFR
4306 CHARLESTON ST	9,375	0.29%	81.6%	Y	9,375	SFR
4418 CHARLESTON ST	9,375	0.29%	81.9%			SFR
4042 CHARLESTON ST	9,278	0.29%	82.2%	Y	9,278	SFR
4421 LAUREL DR	9,250	0.29%	82.5%	Y	9,250	SFR
4207 CHARLESTON ST	9,240	0.29%	82.8%			SFR
3906 FERNWOOD DR	9,196	0.28%	83.0%			SFR
3917 FERNWOOD DR	9,179	0.28%	83.3%	Y	9,179	SFR
4309 FERNWOOD CT	9,153	0.28%	83.6%			SFR
4038 CHARLESTON ST	9,148	0.28%	83.9%	Y	9,148	SFR
3961 CHARLESTON ST	9,145	0.28%	84.2%			SFR
3957 CHARLESTON ST	9,145	0.28%	84.4%			SFR
3953 CHARLESTON ST	9,145	0.28%	84.7%	Y	9,145	SFR
3949 CHARLESTON ST	9,145	0.28%	85.0%			SFR
3945 CHARLESTON ST	9,145	0.28%	85.3%			SFR
3941 CHARLESTON ST	9,145	0.28%	85.6%			SFR
4305 CHARLESTON ST	9,125	0.28%	85.9%	Y	9,125	SFR
3815 CHARLESTON ST	9,070	0.28%	86.1%			SFR
4005 FERNWOOD DR	9,045	0.28%	86.4%			SFR
3814 CHARLESTON ST	9,035	0.28%	86.7%	N		SFR
3929 CHARLESTON ST	9,031	0.28%	87.0%	Y	9,031	SFR
4018 CHARLESTON ST	8,970	0.28%	87.3%			VAC

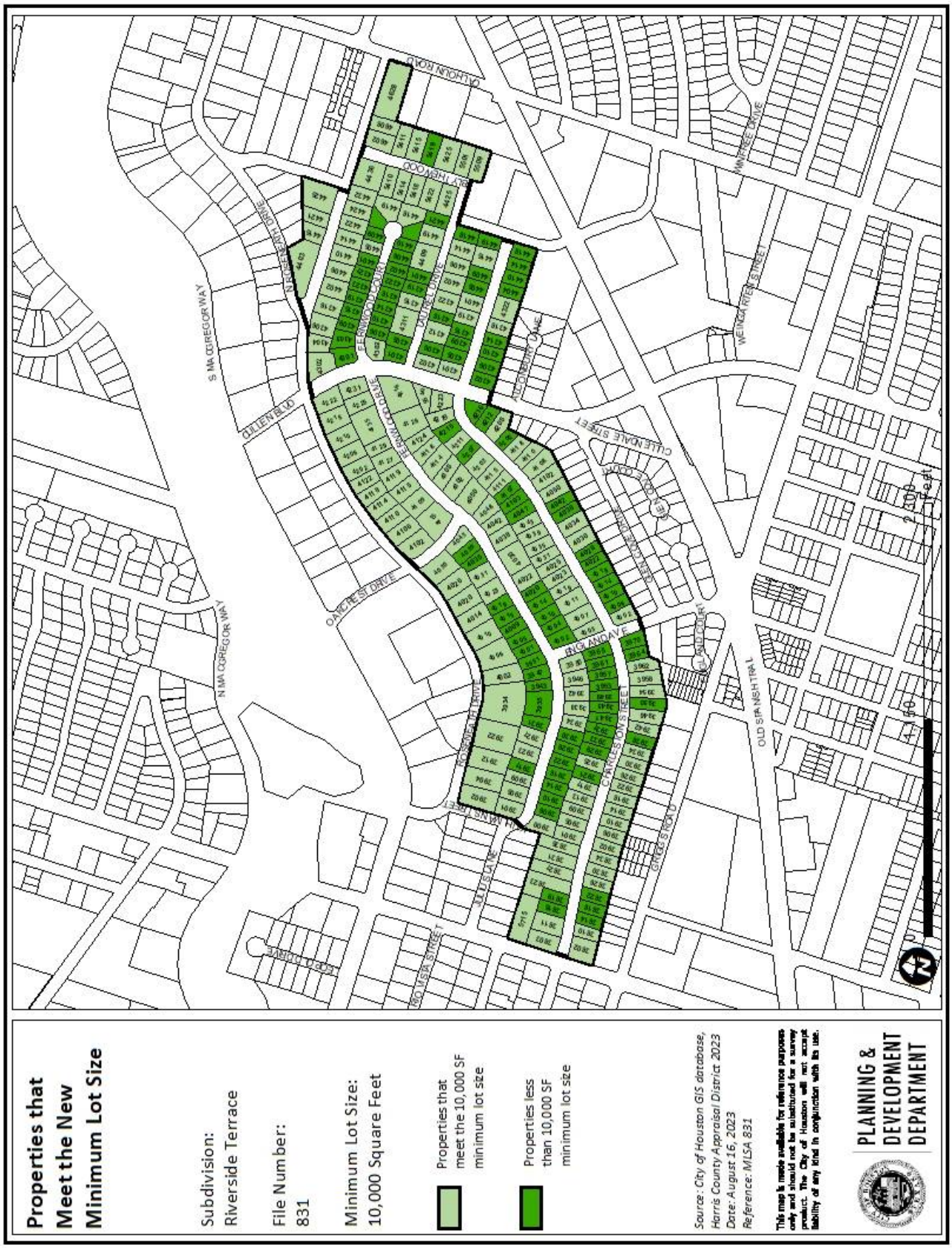
3822 CHARLESTON ST	8,925	0.28%	87.5%			SFR
4035 FERNWOOD DR	8,850	0.27%	87.8%	Y	8,850	SFR
3947 FERNWOOD DR	8,800	0.27%	88.1%	Y	8,800	SFR
4006 CHARLESTON ST	8,799	0.27%	88.3%	Y	8,799	SFR
3921 CHARLESTON ST	8,775	0.27%	88.6%			SFR
4014 CHARLESTON ST	8,750	0.27%	88.9%	Y	8,750	SFR
4305 LAUREL DR	8,750	0.27%	89.2%	Y	8,750	VAC
4319 LAUREL DR	8,750	0.27%	89.4%			SFR
4401 LAUREL DR	8,750	0.27%	89.7%			SFR
4306 LAUREL DR	8,750	0.27%	90.0%	Y	8,750	SFR
4318 LAUREL DR	8,750	0.27%	90.2%	Y	8,750	SFR
4418 LAUREL DR	8,750	0.27%	90.5%			SFR
4309 CHARLESTON ST	8,750	0.27%	90.8%			SFR
4315 CHARLESTON ST	8,750	0.27%	91.1%	Y	8,750	SFR
4419 CHARLESTON ST	8,750	0.27%	91.3%	Y	8,750	SFR
4310 CHARLESTON ST	8,750	0.27%	91.6%	Y	8,750	SFR
4314 CHARLESTON ST	8,750	0.27%	91.9%	Y	8,750	SFR
4404 CHARLESTON ST	8,750	0.27%	92.1%	Y	8,750	SFR
4410 CHARLESTON ST	8,750	0.27%	92.4%	Y	8,750	SFR
4414 CHARLESTON ST	8,750	0.27%	92.7%	Y	8,750	SFR
4010 CHARLESTON ST	8,710	0.27%	92.9%	Y	8,710	SFR
4047 CHARLESTON ST	8,624	0.27%	93.2%			SFR
3970 CHARLESTON ST	8,575	0.26%	93.5%	Y	8,575	SFR
4026 CHARLESTON ST	8,538	0.26%	93.7%			SFR
4022 CHARLESTON ST	8,407	0.26%	94.0%	Y	8,407	SFR

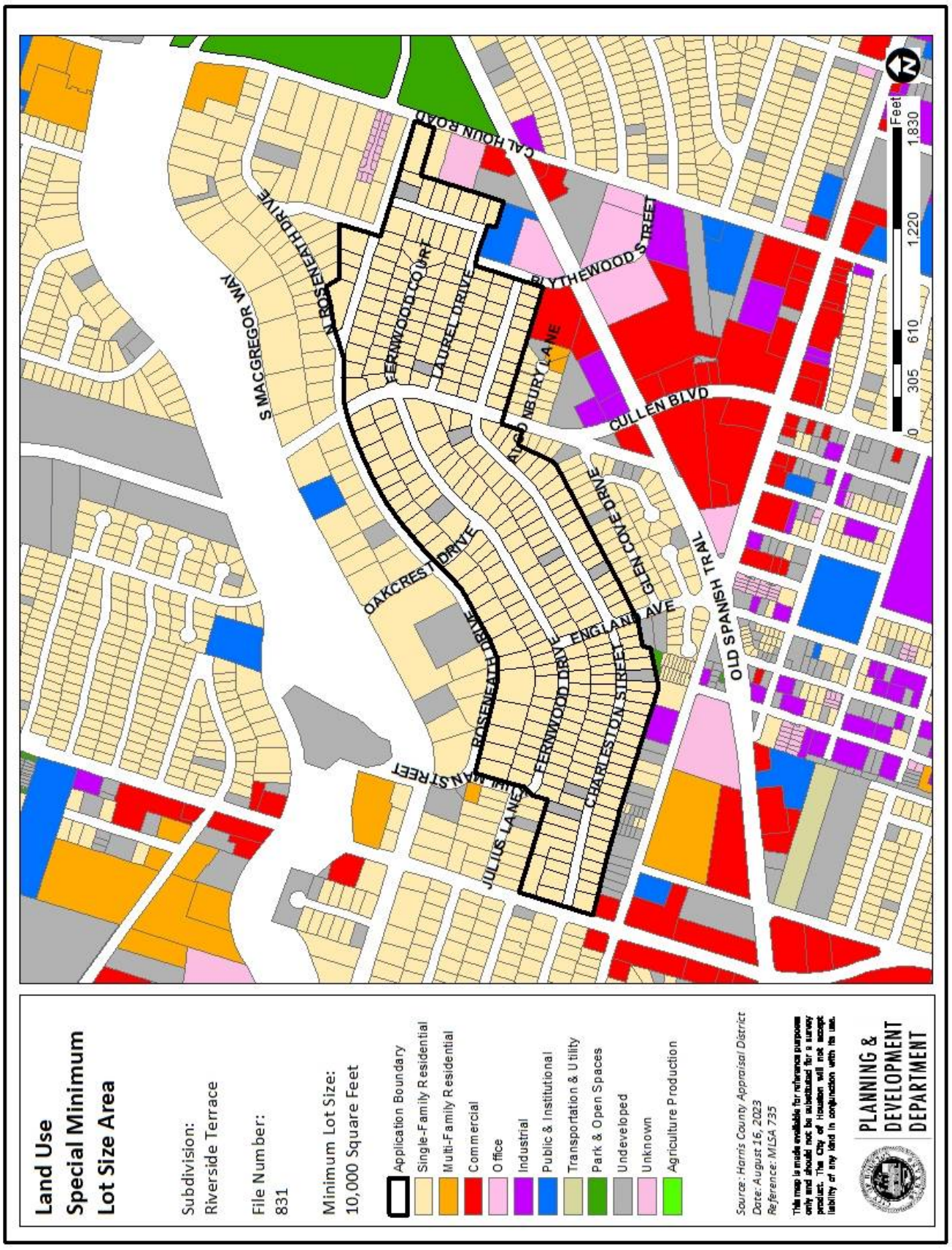
5419 BLYTHEWOOD ST	8,360	0.26%	94.3%	Y	8,360	SFR
3950 CHARLESTON ST	8,340	0.26%	94.5%			SFR
4301 LAUREL DR	8,260	0.26%	94.8%			SFR
3964 CHARLESTON ST	8,125	0.25%	95.0%			SFR
4002 FERNWOOD DR	8,100	0.25%	95.3%	Y	8,100	SFR
4319 FERNWOOD DR	7,910	0.24%	95.5%			SFR
4315 FERNWOOD CT	7,840	0.24%	95.8%			SFR
4327 FERNWOOD DR	7,840	0.24%	96.0%			SFR
4405 FERNWOOD DR	7,840	0.24%	96.2%			SFR
4310 FERNWOOD CT	7,840	0.24%	96.5%	Y	7,840	SFR
4314 FERNWOOD CT	7,840	0.24%	96.7%	Y	7,840	SFR
4318 FERNWOOD CT	7,840	0.24%	97.0%			SFR
4322 FERNWOOD CT	7,840	0.24%	97.2%			SFR
4402 FERNWOOD CT	7,840	0.24%	97.5%			SFR
4406 FERNWOOD CT	7,840	0.24%	97.7%	Y	7,840	SFR
4306 FERNWOOD CT	7,770	0.24%	97.9%			SFR
4001 FERNWOOD DR	7,693	0.24%	98.2%	N		SFR
4413 FERNWOOD DR	7,613	0.24%	98.4%			SFR
4414 FERNWOOD CT	7,613	0.24%	98.6%	Y	7,613	SFR
3811 CHARLESTON ST	7,593	0.23%	98.9%			SFR
4409 FERNWOOD DR	7,524	0.23%	99.1%			SFR
4410 FERNWOOD CT	7,524	0.23%	99.3%	Y	7,524	SFR
4323 FERNWOOD DR	7,280	0.22%	99.6%			SFR
4202 CHARLESTON ST	7,159	0.22%	99.8%			SFR
4401 FERNWOOD DR	6,916	0.21%	100.0%	Y	6,916	SFR

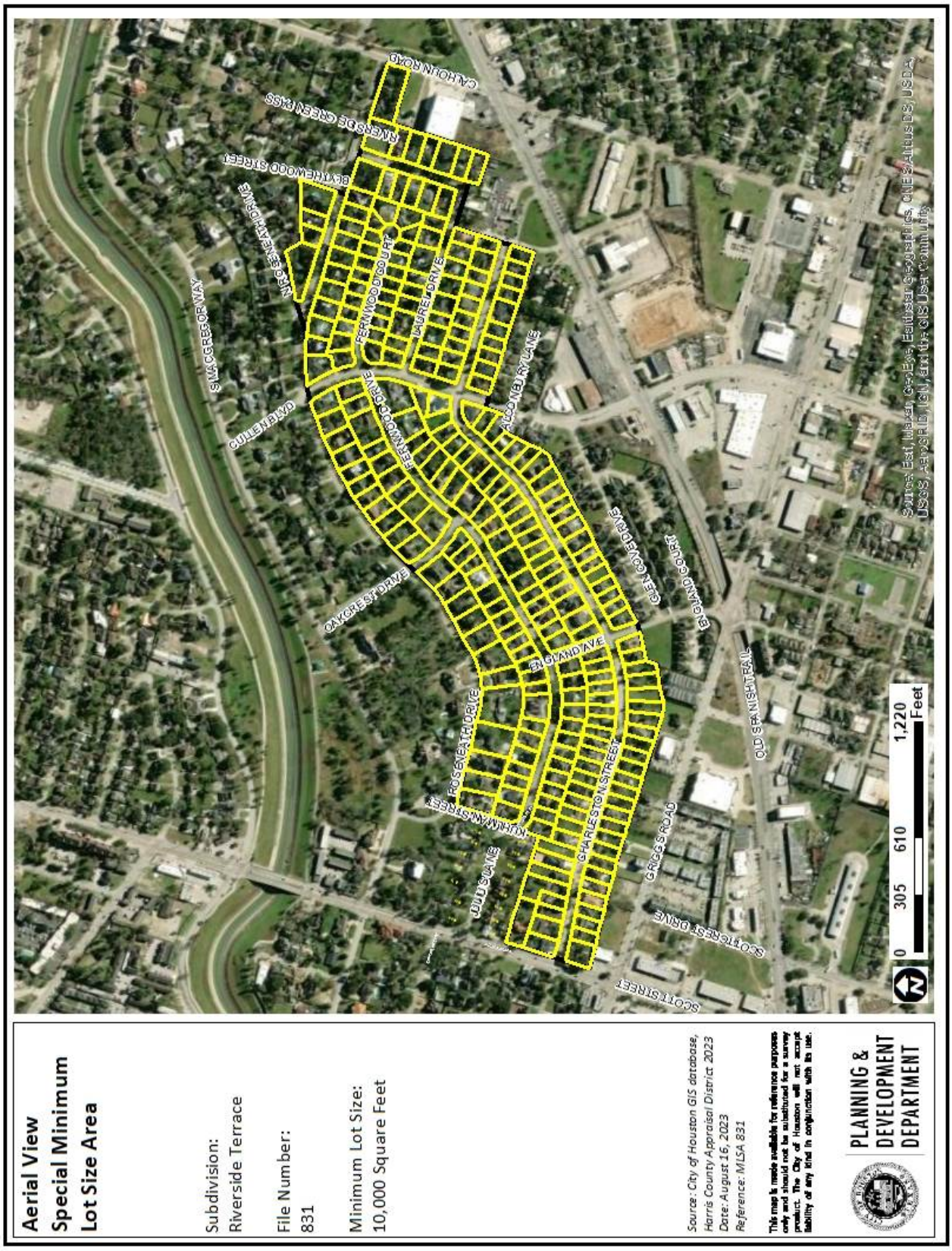
This application qualifies for a Special Minimum Lot Size of:	**10,000 sq ft**
Response forms received in support of the SMLSA:	**144**
Response forms received in opposition of the SMLSA:	**7**
Percentage of property owners in support of the SMLSA boundary: (Must be at least 55%)	**55%**
Percentage of property owners who signed the petition for the SMLSA application: (Must be at least 10%)	**21%**

# of lots developed or restricted to no more than two SFR Units	**264**
# of Multifamily lots	**0**
# of Commercial lots	**0**
# of Vacant Lots	**9**
# of Excluded Lots	**0**
TOTAL NUMBER OF LOTS	**273**
Percentage of lots developed or restricted to no more than two SFR units per lot. (Must be at least 80%):	**97%**


Evidence of Support
Special Minimum
Lot Size Area
Subdivision:
Riverside Terrace
File Number:
831
Minimum Lot Size:
10,000 Square Feet
Property owner signed in support of the application
Property owner protesting the application
Property Owner Did Not Return Response Form
Source: City of Houston GIS database, Harris County Appraisal District 2023
Date: August 16, 2023
Reference: MLSA 831
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
0 275 550 1,100 Feet
N
CALHOUN ROAD
N ROSENGTH DRIVE
S MACGREGOR WAY
CULLEN BLVD
OAKCREST DRIVE
ROSENGTH DRIVE
FERNWOOD DRIVE
CLUETT DRIVE
BLYTHEWOOD STREET
ALCONBURY LANE
CALENDALE STREET
ENGLAND AVE
CHARLESTON STREET
GRIGGS ROAD
RIO VISTA STREET
JULIUS LANE


Properties that Meet the New Minimum Lot Size
Subdivision: Riverside Terrace
File Number: 831
Minimum Lot Size: 10,000 Square Feet
Properties that meet the 10,000 SF minimum lot size
Properties less than 10,000 SF minimum lot size
Source: City of Houston GIS database, Harris County Appraisal District 2023
Date: August 16, 2023
Reference: MLSA 831
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
2,000 Feet
0
N
OLLIVER ROAD
S MACGREGOR WAY
N MACGREGOR WAY
OLLEN BLVD
OAKCREST DRIVE
FERNWOOD DRIVE
FERNWOOD COURT
DAVEL DRIVE
HAWTHORNE COURT
HAWTHORNE STREET
INVERNESS DRIVE
WENGLER STREET
CULLEN BLVD
ENGLAND AVE
CARNATION STREET
OLD SPANISH TRAIL
ROSEDALE DRIVE
ROSEDALE COURT
SLUDGE LANE
BOLIVAR STREET
RIDGE POINT DRIVE


Land Use
Special Minimum
Lot Size Area
Subdivision:
Riverside Terrace
File Number:
831
Minimum Lot Size:
10,000 Square Feet
Application Boundary
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Unknown
Agriculture Production
Source: Harris County Appraisal District
Date: August 16, 2023
Reference: MLSA 735
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
CALHOUN ROAD
S MACGREGOR WAY
N ROSENEATH DRIVE
FERNWOOD COURT
LAUREL DRIVE
BLYTHEWOOD STREET
KYLEMBURY LANE
CULLEN BLVD
OAKCREST DRIVE
ROSENEATH DRIVE
FERNWOOD DRIVE
ENGLAND AVE
GLEN COVE DRIVE
CHARLESTON STREET
OLD SPANISH TRAIL
JULIUS LANE
MAIN STREET
Feet
0
305
610
1,220
1,830


Aerial View
Special Minimum
Lot Size Area
Subdivision:
Riverside Terrace
File Number:
831
Minimum Lot Size:
10,000 Square Feet
Source: City of Houston GIS database,
Harris County Appraisal District 2023
Date: August 16, 2023
Reference: MLSA 831
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
0 305 610 1,220
Feet
CALHOUN ROAD
RALEIGH GREEN PASS
BLYTHEWOOD STREET
SMUGGLERS OR WAY
CULLEN BLVD
FERNWOOD COURT
LAUREL DRIVE
ABERNETHY LANE
OAKCREST DRIVE
ENGLAND AVE
ROSENEATH DRIVE
HUMMAN STREET
JUDD LANE
SHARLESTON STREET
GRIGGS ROAD
SCOTTCREST DRIVE
SCOTT STREET
OLD SPANISH TRAIL
ENGLAND COVE DRIVE
ENGLAND COURT

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Area (SMLSA) Application

Main Applicant Information (required)

Full Name: Joanne Crull Date: September 20, 2022

Address: 3934 Fernwood Dr.
Street Address *Apartment/Unit #*

Houston Texas 77021
City *State* *ZIP Code*

Phone: ___ Email ___

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

Did you have a preliminary meeting with the Planning and Development Department? YES ☑ NO ☒ If yes, what was the date of the meeting? 9/22/2022

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

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")
Charleston, South to Blythwood (Addresses 3802-4419) Laurel, Cullen to Blythwood (4301-4425) Fernwood Dr, Kuhlman to end of Fernwood (N. (3901-4419) North Rosneath (4403-4426) Rosneath, N. Rosneath to Blythwood (4402-4608) & Even Addresses Kuhlman to N. Rosneath (3902-4316

Signature of applicant: Joanne Crull

Alternate Applicant Information (optional)

Full Name: Allison W Smith Date: 9/19/2022

Address: 4316 Rosneath
Street Address *Apartment/Unit #*

Houston Texas 77021
City *State* *ZIP Code*

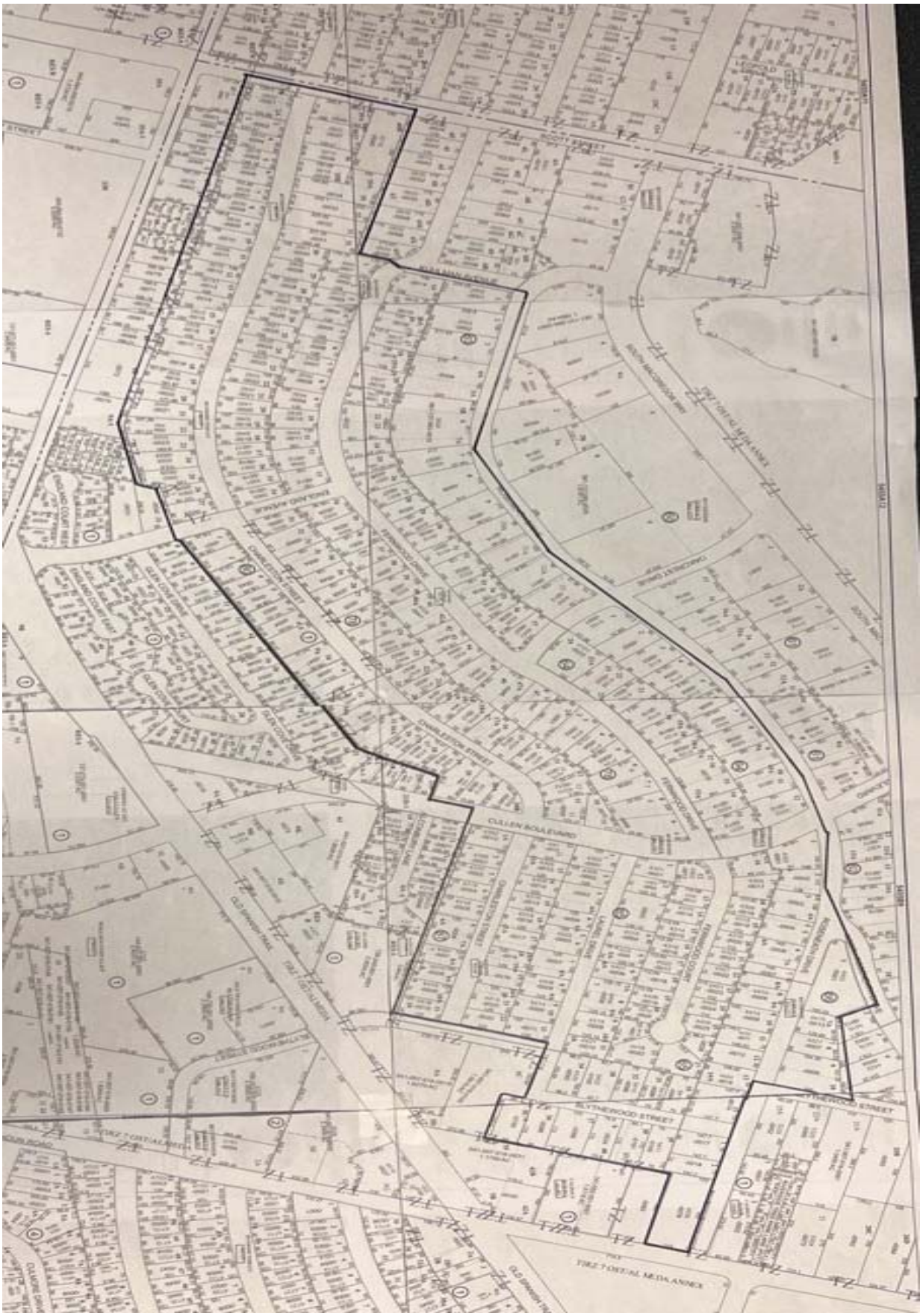
Phone: ___ Email ___

Signature of alternate applicant: Allison W. Smith

Application Information (STAFF USE ONLY)

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

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CULLEN BOULEVARD
SOUTH MACGREGOR WAY
CHARLESTON STREET
OLD SPANISH TRAIL
SOUTHWOOD STREET
FERNWOOD DRIVE