HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, SEPTEMBER 7, 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 September 7, 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

September 7, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the August 24, 2023 Planning Commission Meeting Minutes

I. MTFP Application Update (David Fields)

II. 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, John Cedillo, Arum Lee, Dorianne Powe-Phlegm and Wilson Calvert
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Wilson Calvert, Tammi Williamson, Devin Crittle, Arum Lee, Petra Hsia, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (John Cedillo and Devin Crittle)
g. Extensions of Approval (Luiza Rocha)
h. Name Changes (Luiza Rocha)
i. Certificates of Compliance (Luiza Rocha)
j. Administrative
k. Development Plats with Variance Requests (Tammi Williamson)

III. Establish a public hearing date of October 5, 2023

a. Albion Townhomes
b. Beulah Acres
c. Dearborn Place partial replat no 2
d. Elmen Vista
e. Long Point Center
f. Mansfield Oaks
g. Ruburfield No 66 partial replat no 10
h. TMC Niagara Development

IV. Public Comment

V. Adjournment

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 24 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 **2:30 PM** by Martha L. Stein, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	**Absent**
Susan Alleman	**Absent**
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	**Absent**
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	**Absent**
Ian Rosenberg	Present Remote
Megan R. Sigler	Present
Zafar Tahir	Present at 2:58 during Item 135
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 2:40 during Item I
Margaret Wallace Brown, Secretary	Present

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

CHAIR'S REPORT by Martha L. Stein

DIRECTOR'S REPORT by Margaret Wallace Brown, who reported that David Fields is new Deputy Director and that there is an additional Major Thoroughfare and Freeway Plan meeting.

APPROVAL OF MINUTES

Consideration of the August 10, 2023, Planning Commission Meeting Minutes
Commission Action: Approved

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

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

Staff recommendation: Accept recommendation per staff report and forward to City Council.
Commission action: Accepted recommendation per staff report and forwarded to City Council.
Speakers: None

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

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

Staff recommendation: Accept recommendation per staff report and forward to City Council.
Commission action: Accepted recommendation per staff report and forwarded to City Council.
Speakers: None

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

Items A and B, 1-131were taken together.

Item 61, Texas Toy Box Storage Bridgeland

Staff recommendation was changed from approve to defer.

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-71)
b. Replats (72-131)

Staff recommendation: Approve I**tem No's. 1 – 131,** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for I**tem No's. 2, 3, 10, 18, 19, 23, 32, 34, 35, 36, 57, 107, and 130** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Mares	Vote: Carried
Second: Viera-Bland	Abstaining: Sigler and Heisch

c. Replats requiring Public Hearings with Notification

132 Bonner Enclave partial replat no 1 and extension – Defer

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

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

133 Craig Woods partial replat no 39 – 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): Eddy Perdana – opposed

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

134 Emerald Meadows Sec 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: Porras-Pirtle	Vote: Unanimous
Second: Victor	Abstaining: None

135 Estates on Areba – 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): Debra Daigle Washington, Clinton Washington - opposed

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

136 Grand West Sec 2 partial replat no 1 – Grant and Approve

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

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

137 North Bryan Park replat no 1 – Defer

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

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

138 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 information.
Speaker(s): Raj Parikh, applicant - supportive

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

139 Singh Estate – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Pause consideration of the item to later in the meeting.

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

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mark Cavazos – opposed

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

140 Southgate partial replat no 4 – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant – supportive

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

141 Westhaven Estates Sec 2 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: Heisch	Vote: Unanimous
Second: Clark	Abstaining: None

142 Williams on Commerce partial replat no 1 – Defer

Staff recommendation: Defer Additional information requested and further Legal review.
Commission action: Deferred, additional information requested with further Legal review.
Speaker(s): None

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

143 Winnetka 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): Carlos G. Espinoza, applicant – supportive; Robert Veazie - opposed

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

Item 139, Singh estate, was considered further at this time.

d. Subdivision Plats with Variance Requests

144 Amira West GP – Grant and Approve

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

Motion: Porras-Pirtle	Vote: Carried
Second: Viera-Bland	Abstaining: Sigler

145 Beckendorff Place – Grant and Approve

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

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

146 Cornelius Richmond – 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: Tahir	Vote: Unanimous
Second: Victor	Abstaining: None

147 Davis World – Defer

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Deferred the application for 30 days as requested in writing.
Speaker(s): Carlos G. Espinoza, applicant; Bill Johnson, Von Davis – supportive of the application.

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

148 KATY ISD ELEMENTARY NO 48 – DEFER

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

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

149 OLYMPIA FIELDS GP – GRANT AND APPROVE

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

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

150 SHELDON RIDGE GP – GRANT AND APPROVE

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

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

151 TWILIGHT PARK REPLAT NO 1 – GRANT AND APPROVE

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

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

152 EDGEWOOD VILLAGE EAST GP – GRANT AND APPROVE

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

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

f. **RECONSIDERATIONS OF REQUIREMENT –** None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

153	Bauer Sunlight Corner	Approved
154	Brooke Smith at Compean	Approved
155	Crosby Farms Sec 3	Approved
156	Ella Grovewood	Approved
157	Elyson Exchange View	Approved
158	Falcon Ranch Sec 1	Approved
159	Grand Prairie Sec 7	Approved
160	Grand Prairie Sec 8	Approved
161	Grove Oaks AHC	Approved
162	Harris County Toll Road Authority Northeast EZ Tag Facility	Approved
163	Harris Health System Casa de Amigos	Approved
164	Intercontinental Crossing Annex	Approved
165	Kentshire Place Sec 2 partial replat no 1	Approved
166	OLO Spring Cypress Reserves	Approved
167	Olympia Fall Sec 4	Approved
168	Rio Real Estate	Approved
169	Rosewood Estates partial replat no 2	Approved
170	Royal Pines Sec 1	Approved
171	Royal Pines Sec 2	Approved
172	Royal Pines Sec 3	Approved
173	Story Tract Sec 5	Approved
174	Story Tract Sec 6	Approved

h. NAME CHANGES

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

i. CERTIFICATES OF COMPLIANCE – None

177	20483 Canterbury Lane	Approved

Staff recommendation: Approve staff recommendations for items 153 – 177.
Commission Action: Items 153 – 177 were approved per staff recommendations.
Speaker(s): None

Motion: Victor Vote: Carried
Second: Mares Abstaining: Sigler 159 and 160; Heisch 157 and 176

j. ADMINISTRATIVE - None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

178 1435 HEWITT DRIVE – DEFER

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

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

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

Staff recommendation: Establish a public hearing date of September 21, 2023, for items IV a-h.
Commission action: Established a public hearing date of September 21, 2023, for items IV a-h.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5715 ALMEDA ROAD – APPROVE

Staff recommendation: Approve.
Commission Action: Approved per staff report.
Speaker(s): Joseph Green, applicant, Kidd Ellis, owner - supportive

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

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF RIVERSIDE TERRACE SUBDIVISIONS– MLS 831

Staff recommendation: Forward application to City Council for approval.
Commission Action: Approved forwarding the application to City Council per staff report, and with a modified boundary.
Speaker(s): Honorable David M. Medina, Lincoln Chen, Ricardo Rodriguez - opposed; Russell H. Jackson, Terrell Jean, Rudolph Pierson, Rosalie Johnson Buggs, Joann Crull, applicant, LaTonya Love, Kimberly Phillips – supportive

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

VII. PUBLIC COMMENT - None

VIII. EXCUSE THE ABSENCES OF PORRAS-PIRTLE

Commission action: No action needed or taken.

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:32 PM**.

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

_____ _____

Martha L. Stein, Chair Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Amira Sec 26	C3F	
2	Amos Street Estates	C3F	
3	Beall Street Development	C3F	
4	Bobcat of Houston	C2	
5	Bolan Heights	C2	
6	Cervenka Landing	C2	
7	Creekwood Crossing Sec 1	C3F	DEF2
8	Crosby Farms Sec 4	C3F	
9	Cypress Rosehill Corner	C2	
10	Cypresswood Retail Plaza	C2	
11	Deeb Estates at Bingham Street	C2	DEF1
12	Deen Estates at Mainer	C3F	
13	Dogwood Estates	C3F	
14	Dunham Pointe Reserve Sec 2	C2	
15	Edwards Point	C2	
16	Garver Heights	C3F	
17	Grand Mason Mason Road Street Dedication Sec 4	SP	
18	Grand West Sec 2 partial replat no 1	C3F	
19	Greater Mt Olive	C2	DEF1
20	Groves Sec 42	C3F	
21	Groves Sec 43	C3F	
22	Hall Road Distribution Center	C2	
23	Hare Road Center	C2	
24	Holderrieth Road Street Dedication Sec 5	C3F	
25	Houston Waste Site	C2	
26	Humble ISD Middle School No 11	C3F	
27	Jones Road Boutique Apartments	C2	
28	Kaiser at Riley Fuzzel Estates	C2	
29	Kelsey Seybold Summer Creek Hub	C2	
30	Klein ISD Haude Elementary School	C2	
31	Knox Crossing	C3F	
32	LaReserva Back Ranch GP	GP	
33	LaReserva Back Ranch Sec 1	C3P	DEF2
34	Lauder Estates	C2	DEF1
35	Legacy Park on Nanes Road Sec 1	C3F	
36	Legacy Park on Nanes Road Sec 2	C3F	
37	Legacy Park on Nanes Road Sec 3	C3P	
38	Margerstadt South GP	GP	
39	Mars Plaza	C2	
40	Modern Palms	C3F	DEF1
41	Morton Creek Ranch Sec 31	C3F	
42	Odyssey Academy	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Pinecrest Sec 1 replat no 1 and extension	C3F	
44	Prose Longenbaugh	C2	
45	Richards Road Business Park	C3P	DEF1
46	Robins Landing Sec 3	C3P	
47	Sha Ron Estates	C3F	DEF1
48	Silverglen West Landing	C3P	DEF2
49	Singh Estate	C3F	
50	Southgate partial replat no 4	C3F	
51	Synova Sec 1	C3F	
52	Texas Toy Box Storage Bridgeland GP	GP	DEF1
53	Texas Toy Box Storage Bridgeland Sec 1	C2	DEF1
54	Timmerman Place partial replat no 2	C3F	DEF2
55	US 59 New Caney Commercial Development Sec 3	C3P	DEF1
56	Waller ISD Elementary No 6	C2	
57	Woodland Lakes Detention Smith North	C3F	DEF1

B-Replats

58	Albemarle Place Plaza	C2R	
59	Baer Landing	C2R	
60	Bridgeland Peek Road Street Dedication Sec 4 Replat No 1 and Extension	C3R	
61	Bunton Street Homes	C2R	
62	Compostela	C2R	
63	Dennis Twins	C2R	
64	Dreyfus Commons	C2R	
65	Dreyfus Enclave	C2R	
66	Dreyfus Heights	C2R	
67	Durloy Villas	C3R	DEF1
68	Edwards Estates	C2R	
69	Eula Realty Group Woodlyn	C2R	DEF2
70	Garfield Place Sec 2 partial replat no 1	C2R	
71	Harlow District	C2R	
72	Hempstead Center	C2R	
73	Highland Heights Estates	C2R	
74	Hoffman Estates	C2R	
75	Hollock Gardens	C2R	
76	Ibarra Estates at McFarland	C2R	
77	Inception	C2R	
78	Jackson Square Commons	C2R	
79	Jean Street Landing	C2R	
80	Jit Business Center	C2R	DEF1
81	Juarez Estates	C2R	
82	Lenox Estates	C2R	
83	Little Stubble Addition	C2R	
84	Mallow Acres Plaza	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Marjorie Springs	C2R	
86	Maybell Grove	C2R	
87	McEwen Estates	C2R	
88	Morehouse Estates	C2R	
89	Mount Vast	C2R	
90	Paradise Place	C3R	
91	Plaza Estates at Merle	C2R	
92	Reber Estates	C2R	
93	Rice Military Landing	C2R	
94	San Juan Landing	C2R	
95	SAZZ Mainer Townhomes	C2R	DEF1
96	Shelburne Point	C2R	DEF1
97	Sydnor Court	C2R	
98	Sydnor Villas	C2R	
99	Thomas Estates at California Road	C2R	
100	Tori Court	C2R	
101	Villa Rosa	C2R	
102	Villas at Heaney Street	C2R	
103	Villatoro Estates at Ridlon	C2R	
104	Waterstone Heights	C3R	DEF1

C-Public Hearings Requiring Notification

105	Alice Manor	C3N	
106	Archimedes	C3N	
107	Bonner Enclave partial replat no 1 and extension	C3N	DEF2
108	Conley Manor	C3N	
109	East 13th Street Grove partial replat no 1 and extension	C3N	
110	Holiday Estate	C3N	
111	Malabar Place partial replat no 1	C3N	
112	North Bryan Park replat no 1	C3N	DEF1
113	Saint Arnoldville at Lyons Avenue	C3N	
114	Second Replat of John Dreaper Place Sec 1 partial replat no 1	C3N	DEF2
115	Views at Laura Koppe	C3N	
116	Westhaven Place	C3N	
117	Williams on Commerce partial replat no 1	C3N	DEF1

D-Variances

118	Aldine Commerce Park GP	GP	
119	Bauer Villas	C3P	
120	Grand Prairie Highlands GP	GP	
121	Houston Electric Vehicle Montrose	C2R	
122	Houston Youth Sports Group	C2	
123	Katy ISD Elementary No 48	C2	DEF1
124	Mallow Acres Estates	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Mustang Meadows GP	GP	
126	Mustang Meadows Sec 1	C3P	
127	Mustang Meadows Sec 2	C3P	
128	Porter Road Investments at US 59	C3P	
129	Spring Park West	C2	
130	Veterans Memorial Business Park	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

131	Bissonnet Street in Trillium Street Dedication and Reserves Sec 2	C3P	
132	Masch	C2	

G-Extensions of Approval

133	Bridgeland Prairieland Village Sec 36	EOA	
134	Cardiff Lakes	EOA	
135	Crosby Pines Sec 1	EOA	
136	Dunham Pointe Sec 11	EOA	
137	Elyson Sec 49	EOA	
138	Gentle Shadow Drive Street Dedication	EOA	
139	Gilley Acres Sec 1	EOA	
140	Grand West Sec 3	EOA	
141	Hamman Place	EOA	
142	Harris County ESD No 20 Fire Station no 42	EOA	
143	Harris County MUD no 558 Water Plant no 1	EOA	
144	Heights Twenty Sixth	EOA	
145	Ivy Point Greenhouse	EOA	
146	J H Hacketts partial replat no 1	EOA	
147	J J Settegast Heirs Partition Plat partial replat no 1	EOA	
148	Ketchu Sunnyside	EOA	
149	Klein ISD Northampton Elementary School	EOA	
150	Legacy Ranch Business Park Sec 1	EOA	
151	Maple Gosling Reserve	EOA	
152	Reserve at I45 and Spring Stuebner	EOA	
153	Richs Car Wash Gosling Road	EOA	
154	SMB Investments	EOA	
155	Spring Creek RV Resort	EOA	
156	Spring Cypress Road tract	EOA	
157	Spring Market Place	EOA	
158	Steeplechase Sec 1 partial replat no 3	EOA	
159	Sugarland Point	EOA	
160	Sunshine Church of God in Christ Forever	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
161	Telge Road Tract	EOA	

H-Name Changes

162	JDS Hopfe Road GP (prev. Amira West GP)	NC	
163	Park Place Reserve (prev. Alabama Court Tract)	NC	

I-Certification of Compliance

164	22528 and 22530 Pinedale Lane	COC	
165	20121 Live Oak South	COC	

J-Administrative

None

K-Development Plats with Variance Requests

166	1435 Hewitt Drive	DPV	DEF1
167	2719 Milwaukee Street	DPV	

Platting Summary **Houston Planning Commission** **PC Date: September 07, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Amira Sec 26	2023-1943	C3F	Harris	ETJ	286T	17.37	4.45	60	Beazer Homes Texas, L.P.	Costello, Inc.
2	Amos Street Estates	2023-1992	C3F	Harris	City	533Q	0.36	0.00	8	Shoreline Holdings LLC	RP & Associates
3	Beall Street Development	2023-1998	C3F	Harris	City	452U	0.89	0.89	0	Timeline Construction Group LLC	The Interfield Group
4	Bobcat of Houston	2023-2031	C2	Montgomery	ETJ	296K	9.61	9.61	0	Z & Co., LLC	Windrose
5	Bolan Heights	2023-2011	C2	Harris	ETJ	249X	12.73	12.73	0	Bolan Air LLC	C & C Surveying, Inc
6	Cervenka Landing	2023-2035	C2	Harris	ETJ	339F	0.78	0.00	1	SLSCO	Cobalt Engineering & Inspections LLC
7	Creekwood Crossing Sec 1 (DEF2)	2023-1687	C3F	Harris	ETJ	293T	30.17	17.76	62	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
8	Crosby Farms Sec 4	2023-1994	C3F	Harris	ETJ	379Y	14.59	1.13	84	Pulte Homes of Texas, L.P.	EHRA
9	Cypress Rosehill Corner	2023-1976	C2	Harris	ETJ	287N	1.50	1.46	0	Raymax Real Estate LLC	Hovis Surveying Company Inc.
10	Cypresswood Retail Plaza	2023-1925	C2	Harris	ETJ	293S	0.81	0.81	0	CSF Consulting LP	CSF Consulting LP
11	Deeb Estates at Bingham Street (DEF1)	2023-1910	C2	Harris	City	493G	0.11	0.00	2	Oc Plans & Permits	Oc Plans & Permits
12	Deen Estates at Mainer	2023-1927	C3F	Harris	City	533P	0.11	0.00	2	IHS Development LLC	Ritex Real Estate LLC
13	Dogwood Estates	2023-1966	C3F	Montgomery	ETJ	256P	3.08	0.00	10	SA Construction and Remodeling	Texas Field Services
14	Dunham Pointe Reserve Sec 2	2023-2032	C2	Harris	ETJ	366A	105.50	105.50	0	Dunham Pointe Development LLC	BGE, Inc.
15	Edwards Point	2023-1977	C2	Harris	City	493F	0.23	0.00	5	TOMO Development, LLC	Total Surveyors, Inc.
16	Garver Heights	2023-1958	C3F	Harris	City	574L	43.52	12.20	200	COLE KLEIN BUILDERS, LLC	BGE, Inc.
17	Grand Mason Mason Road Street Dedication Sec 4	2023-1946	SP	Harris	ETJ	405M	2.91	0.00	0	Landmark Industries	BGE, Inc. - Land Planning
18	Grand West Sec 2 partial replat no 1	2023-1963	C3F	Harris	City	573E	1.18	1.18	0	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
19	Greater Mt Olive (DEF1)	2023-1801	C2	Harris	City	452D	1.46	1.46	1	Greater Mt. Olive Missionary Baptist Church	Nedu Engineering Services Inc.
20	Groves Sec 42	2023-1954	C3F	Harris	ETJ	376M	4.81	0.62	22	PHHOU-Groves 7, LLC	BGE, Inc.
21	Groves Sec 43	2023-1955	C3F	Harris	ETJ	376M	2.39	0.96	8	PHHOU-Groves 7, LLC	BGE, Inc.
22	Hall Road Distribution Center	2023-1934	C2	Harris	City	575X	9.45	9.45	0	Provident Realty Advisors	Weisser Engineering Company
23	Hare Road Center	2023-1804	C2	Harris	ETJ	419C	1.85	1.85	0	N/A	E.I.C. Surveying Company
24	Holderrieth Road Street Dedication Sec 5	2023-1953	C3F	Harris	ETJ	286T	3.05	0.00	0	Beazer Homes Texas, L.P., A Delaware Limited Partnership	Costello, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
25	Houston Waste Site	2023-1871	C2	Harris	ETJ	323H	12.00	12.00	0	Campbell Geodetics	Campbell Geodetics
26	Humble ISD Middle School No 11	2023-1933	C3F	Harris	City/ ETJ	377T	61.33	58.21	0	Humble Independent School District	Miller Survey Group
27	Jones Road Boutique Apartments	2023-1784	C2	Harris	ETJ	369K	2.13	2.13	0	Timeline Construction Group LLC	The Interfield Group
28	Kaiser at Riley Fuzzel Estates	2023-1932	C2	Harris	ETJ	292M	5.21	5.21	0	Vogel Metals	South Texas Surveying Associates, Inc.
29	Kelsey Seybold Summer Creek Hub	2023-1956	C2	Harris	ETJ	375V	4.50	4.50	0	PRD Land Development Services, LLC	Windrose
30	Klein ISD Haude Elementary School	2023-1936	C2	Harris	ETJ	291Z	13.72	13.72	0	KLEIN INDEPENDENT SCHOOL DISTRICT	LUPHER,LLC
31	Knox Crossing	2023-1986	C3F	Harris	City	452C	0.97	0.13	13	JST Builders LLC	Pioneer Engineering, LLC
32	LaReserva Back Ranch GP	2023-1903	GP	Harris	ETJ	248V	89.68	0.00	0	TWELVE OAKS SUBDIVISION	Texas Professional Surveying, LLC
33	LaReserva Back Ranch Sec 1 (DEF2)	2023-1390	C3P	Harris	ETJ	248V	33.79	0.00	7	TWELVE OAKS SUBDIVISION LLC	Wood & Smart Design
34	Lauder Estates (DEF1)	2023-1593	C2	Harris	ETJ	414A	1.51	1.51	1	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
35	Legacy Park on Nanes Road Sec 1	2023-1957	C3F	Harris	ETJ	332N	29.46	9.28	140	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
36	Legacy Park on Nanes Road Sec 2	2023-1959	C3F	Harris	ETJ	332N	16.66	2.11	88	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
37	Legacy Park on Nanes Road Sec 3	2023-1960	C3P	Harris	ETJ	332N	12.17	4.87	48	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
38	Margerstadt South GP	2023-1942	GP	Harris	ETJ	283C	177.00	0.00	0	Aqua Hockley Project, LLC	LJA Engineering, Inc.- (Houston Office)
39	Mars Plaza	2023-1961	C2	Montgomery	ETJ	296N	6.94	6.94	0	Mills Branch Property, LLC.	E.I.C. Surveying Company
40	Modern Palms (DEF1)	2023-1812	C3F	Harris	City	534J	3.54	1.10	34	CAS Consultants, LLC	CAS Consultants, LLC
41	Morton Creek Ranch Sec 31	2023-2002	C3F	Harris	ETJ	445P	11.46	0.81	50	Woodmere Development Co	R.G. Miller Engineers
42	Odyssey Academy	2023-1950	C2	Harris	City	617M	9.98	9.98	0	ODYSSEY 2020 ACADEMY, INC	Civil-Surv Land Surveying, L.C.
43	Pinecrest Sec 1 replat no 1 and extension	2023-2021	C3F	Harris	City	450J	6.03	0.92	74	Meritage Homes of Texas, LLC	Quiddity Engineering
44	Prose Longenbaugh	2023-1951	C2	Harris	ETJ	406M	7.00	7.00	0	Langan	Windrose
45	Richards Road Business Park (DEF1)	2023-1811	C3P	Montgomery	ETJ	252U	14.34	12.47	0	Alpine Engineering and Construction, LLC	Gruller Surveying
46	Robins Landing Sec 3	2023-1945	C3P	Harris	City	456A	20.03	4.32	105	Robins Landing LLC	Elevation Land Solutions
47	Sha Ron Estates (DEF1)	2023-1827	C3F	Harris	City	454K	0.83	0.08	13	Sharon Smith LLV	RP & Associates
48	Silverglen West Landing (DEF2)	2023-1573	C3P	Harris	ETJ	371G	2.14	0.31	9	Arka Design and Construction	ARKA DESIGN AND CONSTRUCTION
49	Singh Estate	2023-1982	C3F	Harris	ETJ	326M	5.00	5.00	0	To be determined	SEM 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
50	Southgate partial replat no 4	2023-1984	C3F	Harris	City	532H	0.37	0.00	2	Community Curve, LLC	Owens Management Systems, LLC
51	Synova Sec 1	2023-2003	C3F	Harris	ETJ	378R	18.92	2.20	99	Friendswood Development Company	EHRA
52	Texas Toy Box Storage Bridgeland GP (DEF1)	2023-1887	GP	Harris	ETJ	364D	105.35	0.00	0	Texas Toybox Storage	Windrose
53	Texas Toy Box Storage Bridgeland Sec 1 (DEF1)	2023-1890	C2	Harris	ETJ	364D	14.86	14.86	0	Texas Toy Box Storage	Windrose
54	Timmerman Place partial replat no 2 (DEF2)	2023-1608	C3F	Harris	City	455C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
55	US 59 New Caney Commercial Development Sec 3 (DEF1)	2023-1819	C3P	Montgomery	ETJ	256Q	17.86	17.14	0	Sandlot Engineering	South Texas Surveying Associates, Inc.
56	Waller ISD Elementary No 6	2023-1987	C2	Harris	ETJ	325K	19.04	19.04	0	Brooks and Sparks	West Belt Surveying, Inc.
57	Woodland Lakes Detention Smith North (DEF1)	2023-1892	C3F	Harris	City	338M	18.52	17.68	0	WL Woodland Lakes LLC	Meta Planning + Design LLC

B-Replats

58	Albemarle Place Plaza	2023-1964	C2R	Harris	City	492Y	0.56	0.56	0	Interplan Architects. Inc	Century Engineering, Inc
59	Baer Landing	2023-2005	C2R	Harris	City	494J	0.11	0.00	3	Veer East River LLC	Pioneer Engineering, LLC
60	Bridgeland Peek Road Street Dedication Sec 4 Replat No 1 and Extension	2023-1920	C3R	Harris	ETJ	365K	5.61	0.10	0	Bridgeland Development , LP	McKim & Creed, Inc.
61	Bunton Street Homes	2023-1922	C2R	Harris	City	453Z	0.11	0.00	2	N/A	HRS and Associates, LLC
62	Compostela	2023-1765	C2R	Harris	City	493C	0.20	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
63	Dennis Twins	2023-2000	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
64	Dreyfus Commons	2023-2015	C2R	Harris	City	533Q	0.23	0.00	4	Oasis Christian Church & Evimeria Home Buyers	Patrick Planning Services, LLC
65	Dreyfus Enclave	2023-2012	C2R	Harris	City	533Q	0.25	0.00	4	Oasis Christian Church & Evimeria Home Buyers	Patrick Planning Services, LLC
66	Dreyfus Heights	2023-2013	C2R	Harris	City	533Q	0.23	0.00	4	Oasis Christian Church & Evimeria Home Buyers	Patrick Planning Services, LLC
67	Durloy Villas (DEF1)	2023-1913	C3R	Harris	City	570H	3.00	0.34	16	DurLoy Homes, Inc.	Chesterfield Development Services
68	Edwards Estates	2023-2018	C2R	Harris	City	493Z	0.11	0.00	3	BSCI	Windrose
69	Eula Realty Group Woodlyn (DEF2)	2023-1684	C2R	Harris	City	455G	0.36	0.00	6	EULA Realty Group	AAB Homes, 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
70	Garfield Place Sec 2 partial replat no 1	2023-1941	C2R	Harris	City	455T	1.15	1.15	0	SN	South Texas Surveying Associates, Inc.
71	Harlow District	2023-1919	C2R	Harris	City	493N	3.09	3.09	0	OXBERRY GROUP	Windrose
72	Hempstead Center	2023-1803	C2R	Harris	City	451P	1.60	1.58	0	Jcat 2, LLC	E.I.C. Surveying Company
73	Highland Heights Estates	2023-1900	C2R	Harris	City	412P	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
74	Hoffman Estates	2023-2027	C2R	Harris	City	454M	0.28	0.00	3	SURVEY SOLUTIONS OF TEXAS	Survey Solutions of Texas
75	Hollock Gardens	2023-1988	C2R	Harris	City	575M	0.33	0.00	1	N/A	Pioneer Engineering, LLC
76	Ibarra Estates at McFarland	2023-1928	C2R	Harris	ETJ	412D	0.67	0.67	0	CAS Consultants, LLC	CAS Consultants, LLC
77	Inception	2023-1740	C2R	Harris	City	493Z	0.08	0.00	2	D&Q Associates, LLC	Pioneer Engineering, LLC
78	Jackson Square Commons	2023-2024	C2R	Harris	City	493X	0.19	0.00	2	Collaborative Designworks	The Interfield Group
79	Jean Street Landing	2023-1947	C2R	Harris	City	534B	0.14	0.00	2	R.R. & J. Company LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
80	Jit Business Center (DEF1)	2023-1886	C2R	Harris	City	451A	0.67	0.67	0	PRO-SURV	PROSURV
81	Juarez Estates	2023-2016	C2R	Harris	City	412Y	0.25	0.00	2	Oc Plans & Permits LLC	Oc Plans & Permits
82	Lenox Estates	2023-1937	C2R	Harris	City	494U	0.24	0.00	3	Plan Express	PlanExpress
83	Little Stubble Addition	2023-1949	C2R	Harris	City	454W	0.07	0.00	1	Tegrity Homes	Cobalt Engineering & Inspections LLC
84	Mallow Acres Plaza	2023-2004	C2R	Harris	City	533Z	0.23	0.00	3	New Era Development	New Era Development & Land Services
85	Marjorie Springs	2023-2009	C2R	Harris	City	412T	0.32	0.00	6	Steps Development LLC	The Interfield Group
86	Maybell Grove	2023-1974	C2R	Harris	City	452C	0.25	0.00	4	Prebish Homes	Total Surveyors, Inc.
87	McEwen Estates	2023-1972	C2R	Harris	City	453U	0.13	0.00	3	Id & Beyond LLC	RP & Associates
88	Morehouse Estates	2023-1983	C2R	Harris	City	412S	0.25	0.00	4	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
89	Mount Vast	2023-2014	C2R	Harris	City	533Q	0.18	0.00	4	Vastran, LLC	The Interfield Group
90	Paradise Place	2023-1924	C3R	Harris	City	573V	3.00	0.61	30	No Company	HRS and Associates, LLC
91	Plaza Estates at Merle	2023-1981	C2R	Harris	City	574A	0.28	0.00	3	New Era Development	New Era Development & Land Services
92	Reber Estates	2023-1843	C2R	Harris	City	455P	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
93	Rice Military Landing	2023-1923	C2R	Harris	City	492L	0.13	0.00	3	Kilimanjaro Investments, LP	HRS and Associates, LLC
94	San Juan Landing	2023-1996	C2R	Harris	City	494G	0.09	0.00	2	R.R. & J. Company LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
95	SAZZ Mainer Townhomes (DEF1)	2023-1841	C2R	Harris	City	533Q	0.11	0.00	2	SAZZ, LLC	STUPA INTERNATIONAL LLC
96	Shelburne Point (DEF1)	2023-1724	C2R	Harris	City	374M	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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
97	Sydnor Court	2023-1997	C2R	Harris	City	494J	0.23	0.00	5	Veer East River LLC	Pioneer Engineering, LLC
98	Sydnor Villas	2023-1993	C2R	Harris	City	494J	0.11	0.00	3	Veer East River LLC	Pioneer Engineering, LLC
99	Thomas Estates at California Road	2023-1926	C2R	Fort Bend	ETJ	611T	1.44	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
100	Tori Court	2023-1978	C2R	Harris	City	533Y	0.23	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
101	Villa Rosa	2023-2033	C2R	Harris	City	453D	0.54	0.06	14	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
102	Villas at Heaney Street	2023-1973	C2R	Harris	City	453D	0.52	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
103	Villatoro Estates at Ridlon	2023-1674	C2R	Harris	ETJ	498C	4.52	4.52	0	CAS Consultants, LLC	CAS Consultants, LLC
104	Waterstone Heights (DEF1)	2023-1852	C3R	Harris	ETJ	445M	4.47	1.40	53	Elrod Development, LLC	Richard Grothues Designs

C-Public Hearings Requiring Notification

105	Alice Manor	2023-1649	C3N	Harris	City	533R	0.17	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
106	Archimedes	2023-1522	C3N	Harris	City	532C	1.00	0.98	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
107	Bonner Enclave partial replat no 1 and extension (DEF2)	2023-1501	C3N	Harris	City	492H	0.30	0.02	7	Barney Van Huss and Gran Van Interest, LLC	EHRA
108	Conley Manor	2023-1651	C3N	Harris	City	533Q	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
109	East 13th Street Grove partial replat no 1 and extension	2023-1492	C3N	Harris	City	453W	0.31	0.00	1	Reis Associates, LLC	Windrose
110	Holiday Estate	2023-1442	C3N	Harris	City	575P	0.23	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
111	Malabar Place partial replat no 1	2023-1431	C3N	Harris	City	450R	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
112	North Bryan Park replat no 1 (DEF1)	2023-1364	C3N	Harris	City	494P	0.55	0.00	15	Eastwood Opportunity Zone LLC	City Choice Group, LLC
113	Saint Arnoldville at Lyons Avenue	2023-1607	C3N	Harris	City	493H	1.16	1.16	0	Saint Arnold Brewing Company	Quiddity Engineering
114	Second Replat of John Dreaper Place Sec 1 partial replat no 1 (DEF2)	2023-1484	C3N	Harris	City	491U	0.32	0.00	4	N/A	City Choice Group, LLC
115	Views at Laura Koppe	2023-1729	C3N	Harris	City	455F	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
116	Westhaven Place	2023-1713	C3N	Harris	City	491N	0.59	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Williams on Commerce partial replat no 1 (DEF1)	2023-1143	C3N	Harris	City	494N	0.41	0.00	16	Lovett Homes	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
D-Variances											
118	Aldine Commerce Park GP	2023-1777	GP	Harris	ETJ	374X	111.37	0.00	0	ALDINE COMMERCE PARK	Atkinson Engineers
119	Bauer Villas	2023-2001	C3P	Harris	ETJ	285X	10.35	3.22	6	Darcey Gonzalez	Owens Management Systems, LLC
120	Grand Prairie Highlands GP	2023-1944	GP	Harris	ETJ	323L	426.50	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
121	Houston Electric Vehicle Montrose	2023-1907	C2R	Harris	City	492R	1.39	0.93	3	Kimley-Horn	Windrose
122	Houston Youth Sports Group	2023-1897	C2	Harris	City	297U	4.90	4.90	0	Texas Sports & Civil Engineering	Windrose
123	Katy ISD Elementary No 48 (DEF1)	2023-1743	C2	Waller	ETJ	443H	19.24	19.24	0	Brooks and Sparks	West Belt Surveying, Inc.
124	Mallow Acres Estates	2023-1850	C2R	Harris	City	573D	0.27	0.00	4	New Era Development	New Era Development & Land Services
125	Mustang Meadows GP	2023-1991	GP	MULTI PLE	ETJ	322H	45.71	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
126	Mustang Meadows Sec 1	2023-1995	C3P	Harris/ Waller	ETJ	322H	27.27	8.63	105	R.G. Miller Engineers	R.G. Miller Engineers
127	Mustang Meadows Sec 2	2023-1999	C3P	MULTI PLE	ETJ	322H	18.44	1.08	102	R.G. Miller Engineers	R.G. Miller Engineers
128	Porter Road Investments at US 59	2023-2010	C3P	Montgo mery	ETJ	296B	37.15	35.17	0	Porter Road Investments, LLC	Hovis Surveying Company Inc.
129	Spring Park West	2023-2007	C2	Harris	ETJ	292S	4.69	4.69	0	SANBERG INVESTMENTS, LTD.	Atkinson Engineers
130	Veterans Memorial Business Park	2023-1921	C2	Harris	ETJ	372W	32.85	32.85	0	Investment & Development Ventures, LLC	Windrose
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
131	Bissonnet Street in Trillium Street Dedication and Reserves Sec 2	2023-2020	C3P	Fort Bend	ETJ	526V	6.90	4.41	0	TPHTM 1464 LLC	Meta Planning + Design LLC
132	Masch	2023-2034	C2	Harris	ETJ	420A	10.31	10.31	0	Kimley Horn	Windrose
G-Extensions of Approval											
133	Bridgeland Prairieland Village Sec 36	2022-2257	EOA	Harris	ETJ	364R	11.50	0.91	52	Bridgeland Devlopment L.P.	LJA Engineering, Inc.-(Houston Office)
134	Cardiff Lakes	2022-2261	EOA	Harris	ETJ	291Z	4.61	4.61	0	AEI Engineering	Windrose
135	Crosby Pines Sec 1	2022-2061	EOA	Harris	ETJ	379K	28.69	13.13	95	FdR Consulting, LLC	Windrose

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
136	Dunham Pointe Sec 11	2022-2290	EOA	Harris	ETJ	366B	10.14	0.34	44	Dunham Pointe Development, LLC	BGE, Inc.
137	Elyson Sec 49	2022-2418	EOA	Harris	ETJ	404M	13.25	0.42	68	Nash FM 529, LLC	BGE, Inc.
138	Gentle Shadow Drive Street Dedication	2022-2271	EOA	Harris	ETJ	285Q	0.27	0.00	0	LGI Homes	Pape-Dawson Engineers
139	Gilley Acres Sec 1	2022-2005	EOA	Harris	ETJ	324L	10.00	10.00	0	PRO-SURV	PROSURV
140	Grand West Sec 3	2022-2728	EOA	Harris	City	573F	20.76	4.96	144	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
141	Hamman Place	2022-2226	EOA	Harris	City	492F	0.11	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
142	Harris County ESD No 20 Fire Station no 42	2022-2289	EOA	Harris	ETJ	371J	2.95	2.95	0	S&G Engineering Consultants, LLC.	West Belt Surveying, Inc.
143	Harris County MUD no 558 Water Plant no 1	2022-2549	EOA	Harris	ETJ	286S	1.66	1.66	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.-(Houston Office)
144	Heights Twenty Sixth	2022-1913	EOA	Harris	City	452U	3.27	3.27	0	Property Commerce	Owens Management Systems, LLC
145	Ivy Point Greenhouse	2022-2217	EOA	Harris	ETJ	446R	5.72	5.19	0	Canterbury Development	Windrose
146	J H Hacketts partial replat no 1	2022-2318	EOA	Harris	ETJ	407S	3.71	3.71	0	Family Union Business Center	Daram Engineers, Inc.
147	J J Settegast Heirs Partition Plat partial replat no 1	2022-2279	EOA	Harris	ETJ	412J	0.72	0.72	0	Cadillac Car Wash	Daram Engineers, Inc.
148	Ketchu Sunnyside	2022-2214	EOA	Harris	City	573D	0.20	0.00	3	Fritsche Anderson Realty Partners, LLC	Windrose
149	Klein ISD Northampton Elementary School	2022-2649	EOA	Harris	ETJ	290G	9.17	9.17	0	Klein ISD	American-Lupher Land Surveyors, Inc.
150	Legacy Ranch Business Park Sec 1	2022-2111	EOA	Harris	ETJ	366D	241.97	233.27	0	Kimley-Horn	Windrose
151	Maple Gosling Reserve	2022-2253	EOA	Harris	ETJ	290M	15.42	15.25	0	Kimley-Horn	Windrose
152	Reserve at I45 and Spring Stuebner	2022-2377	EOA	Harris	ETJ	292P	4.68	4.68	0	Texas Petroleum Group	IDS Engineering Group
153	Richs Car Wash Gosling Road	2022-2363	EOA	Harris	ETJ	250Z	0.91	0.91	0	Brooks and Sparks	West Belt Surveying, Inc.
154	SMB Investments	2022-2203	EOA	Harris	ETJ	290F	2.27	2.27	0	SMB Investments, LTD	HRS and Associates, LLC
155	Spring Creek RV Resort	2022-2338	EOA	Harris	ETJ	293P	29.13	26.93	0	ALJ Lindsey	Windrose
156	Spring Cypress Road tract	2022-2262	EOA	Harris	ETJ	328Q	9.02	9.01	0	Lakewood 22 LLC.	Meta Planning + Design LLC
157	Spring Market Place	2022-2205	EOA	Harris	ETJ	291V	2.32	2.32	0	ALJ Lindsey	Windrose
158	Steeplechase Sec 1 partial replat no 3	2022-2396	EOA	Harris	ETJ	409B	2.56	2.56	0	Serenity Investment LLC	Hovis Surveying Company Inc.
159	Sugarland Point	2022-2064	EOA	Harris	ETJ	528N	9.88	2.72	150	Alief Independent School District	City Choice Group, LLC
160	Sunshine Church of God in Christ Forever	2022-2076	EOA	Harris	City	494B	0.56	0.53	0	Sunshine Church of God in Christ Forever	Windrose
161	Telge Road Tract	2022-2129	EOA	Harris	ETJ	327H	11.70	3.80	71	Elevated Development, LLC	Meta Planning + Design LLC

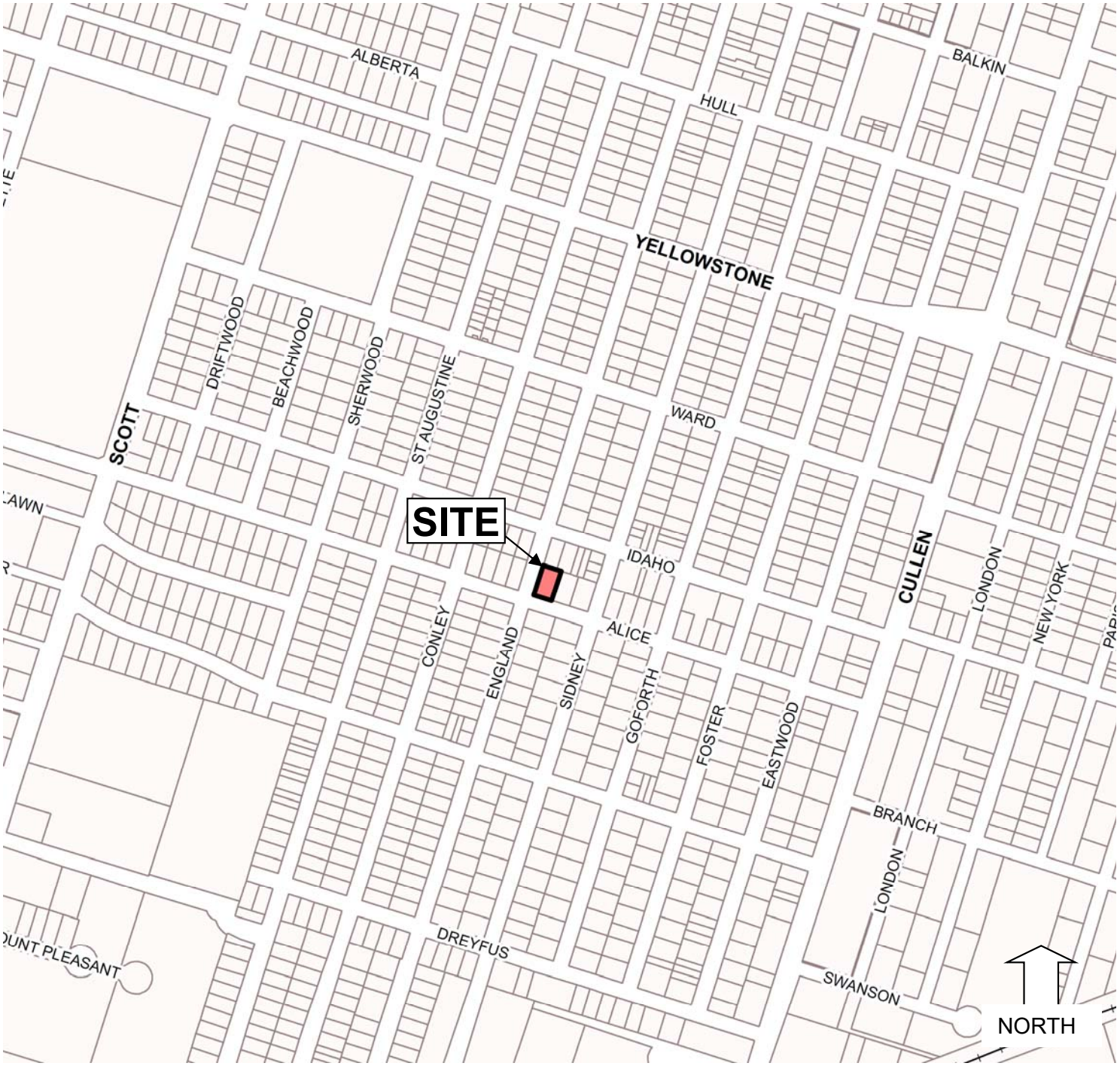
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
H-Name Changes											
162	JDS Hopfe Road GP (prev. Amira West GP)	2023-1911	NC	Harris	ETJ	285Z	332.90	0.00	0	JDS Hopfe Rd LLC	Meta Planning + Design LLC
163	Park Place Reserve (prev. Alabama Court Tract)	2022-1103	NC	Harris	City	492T	0.27	0.27	0	3 Alabama Court, LLC	Meta Planning + Design LLC
I-Certification of Compliance											
164	22528 and 22530 Pinedale Lane	23-1709	COC	Montgomery	ETJ	256R				Steven Bryan	Steven Bryan
165	20121 Live Oak South	23-1710	COC	Montgomery	ETJ	257M				Carlos Parra	Carlos Parra
J-Administrative											
None											
K-Development Plats with Variance Requests											
166	1435 Hewitt Drive	23059135	DPV	Harris	City	452E				J.K. Romero Builders LLC	Joshua Romero
167	2719 Milwaukee Street	23057813	DPV	Harris	City	454S				Jermane Longino	Jermane Longino

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Alice Manor

Applicant: CE Engineers & Development Consultants, Inc



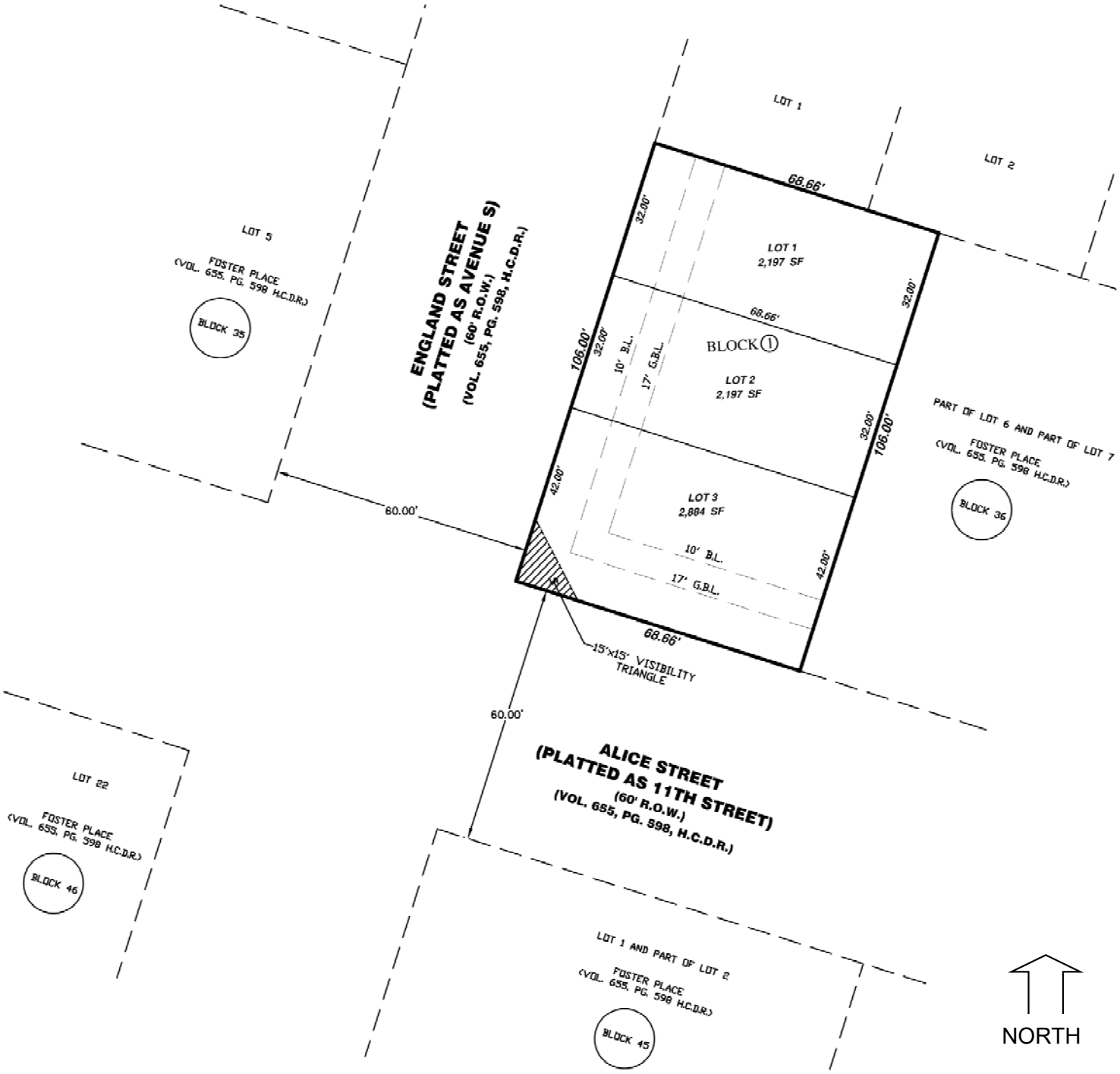
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Alice Manor

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Alice Manor

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1649; Alice Manor; a partial replat of "Foster Place," being Lot 8 and the adjoining north 17.16 ft of Lot 7, in Block 36, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the northeast intersection of England Street and Alice Street. The purpose of the replat is to create three (3) single family residential lots. The applicant, **Melissa Lopez,** with CE Engineers & Development Consultants, Inc., on behalf of the developer, A.H .Osmani LLC, can be contacted at **726-437-3840.**

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, September 7, 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

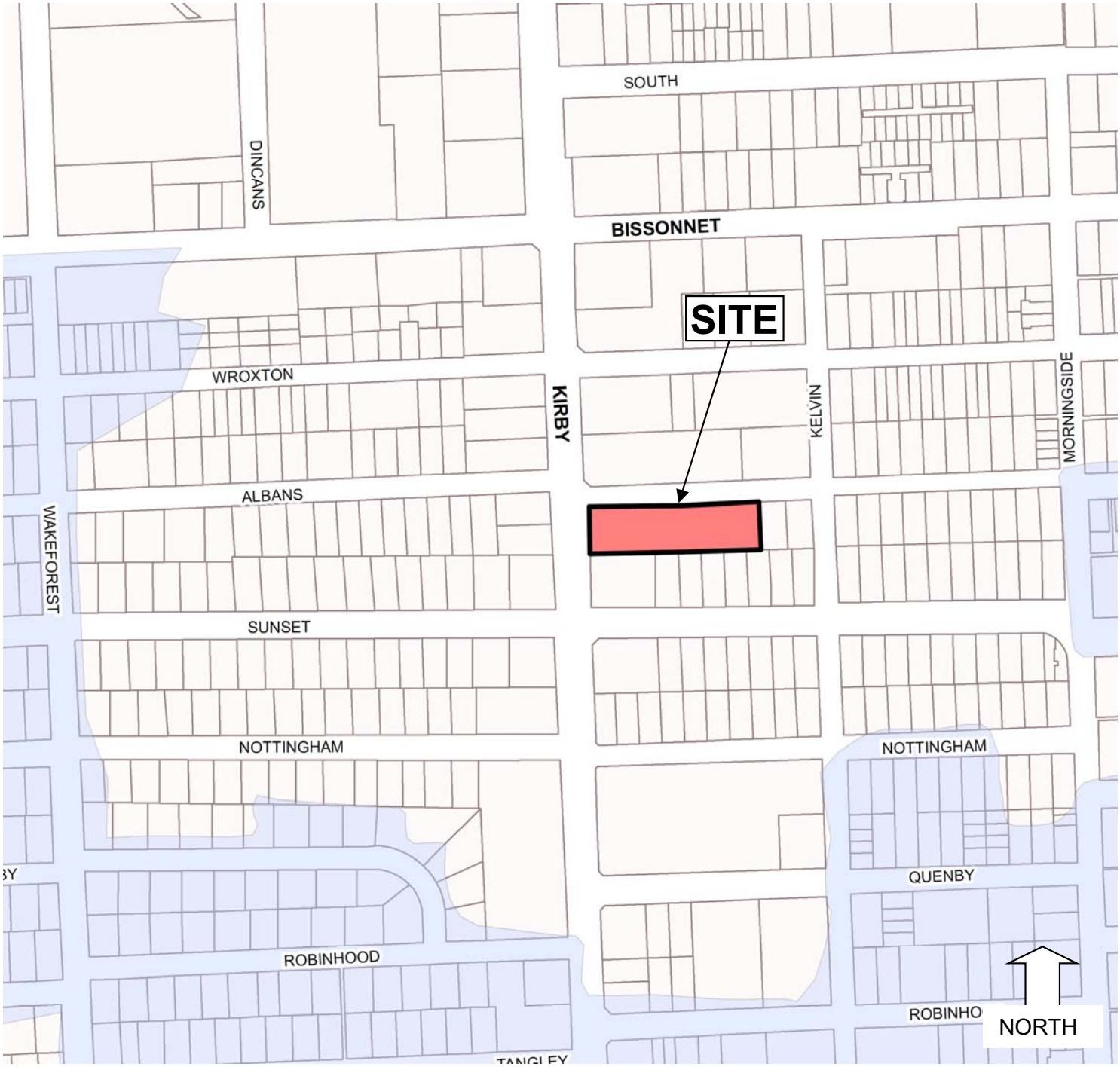
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 106

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Archimedes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



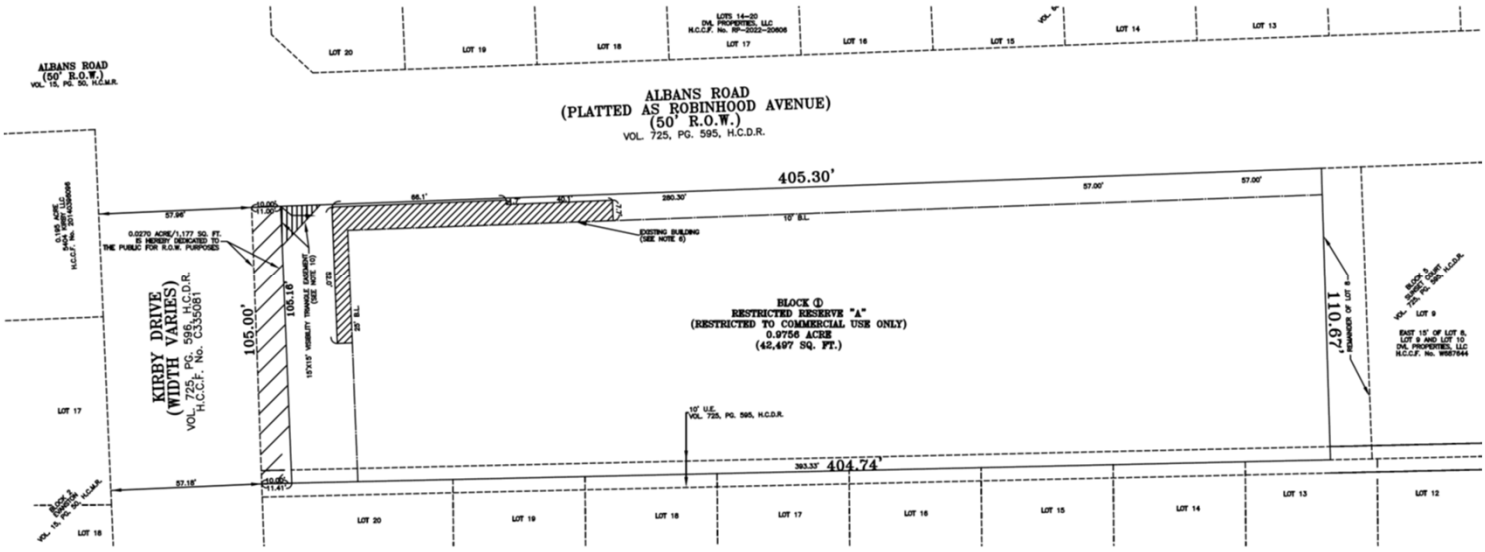
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Archimedes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Archimedes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1522
Plat Name: Archimedes
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 07/14/2023

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

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

To allow a dual Building line for a structure encroaching the 10' BL.

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 Building line requirement . a) An improvement that requires a building permit shall not be constructed with the building line requirement established 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

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 primary brick and mortar building at the direct intersection of Kirby and Albans was built in 1950, in 1990 they added a metal warehouse in the back that connects to the brick and mortar. Their intention is to convert the land into a restaurant and the warehouse will serve as storage room which leaves the brick and mortar building entirely for restaurant space for patrons. Strict enforcement of Chapter 42-150 would impede the business's opportunity to maximize the expansion of their business endeavor that would successfully serve its Houstonians. We are committed to adhering to all other zoning regulations and building codes, and we understand the importance of preserving the integrity of the neighborhood. This variance request in particular is solely to address the specific challenges posed by the property's unique characteristics.

(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 a variance are not a result of a hardship created by the applicant. It is an existing condition of the older home built in 1950 combined with the metal addition in 1990 that is attached to the original brick and mortal building.

(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 because the proposed dual building line is staying within the guidelines of original plat and deed restrictions. Any additional structures or changes to the building following the approval of the plat will be required to adhere to the 10’ building line along Albans and 25’ building line along Kirby.

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

Granting of the variance will not be injurious to public heath and safety it will only improve existing conditions for 5403 Kirby Drive.

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

Economic hardship is not the sole justification. It is an existing condition of the brick and mortar built in 1950 and metal addition built in 1990.

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

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1522; Archimedes; a partial replat of "Sunset Court" subdivision, being Lots 1 – 7, and the west 35 ft of Lot 8, in Block 5, as recorded in Volume 725, Page 595 of the Harris County Deed Records.

The property is located at the southeast intersection of Kirby Drive and Albans Road, south if Bissonnet Street. The purpose of the replat is to create one Commercial reserve. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying, Inc., on behalf of the developer, AAT Services, can be contacted at **281-213-2517.**

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, September 7, 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:

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

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

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

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

Terminology

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Planning Department Staff Authority and Obligation

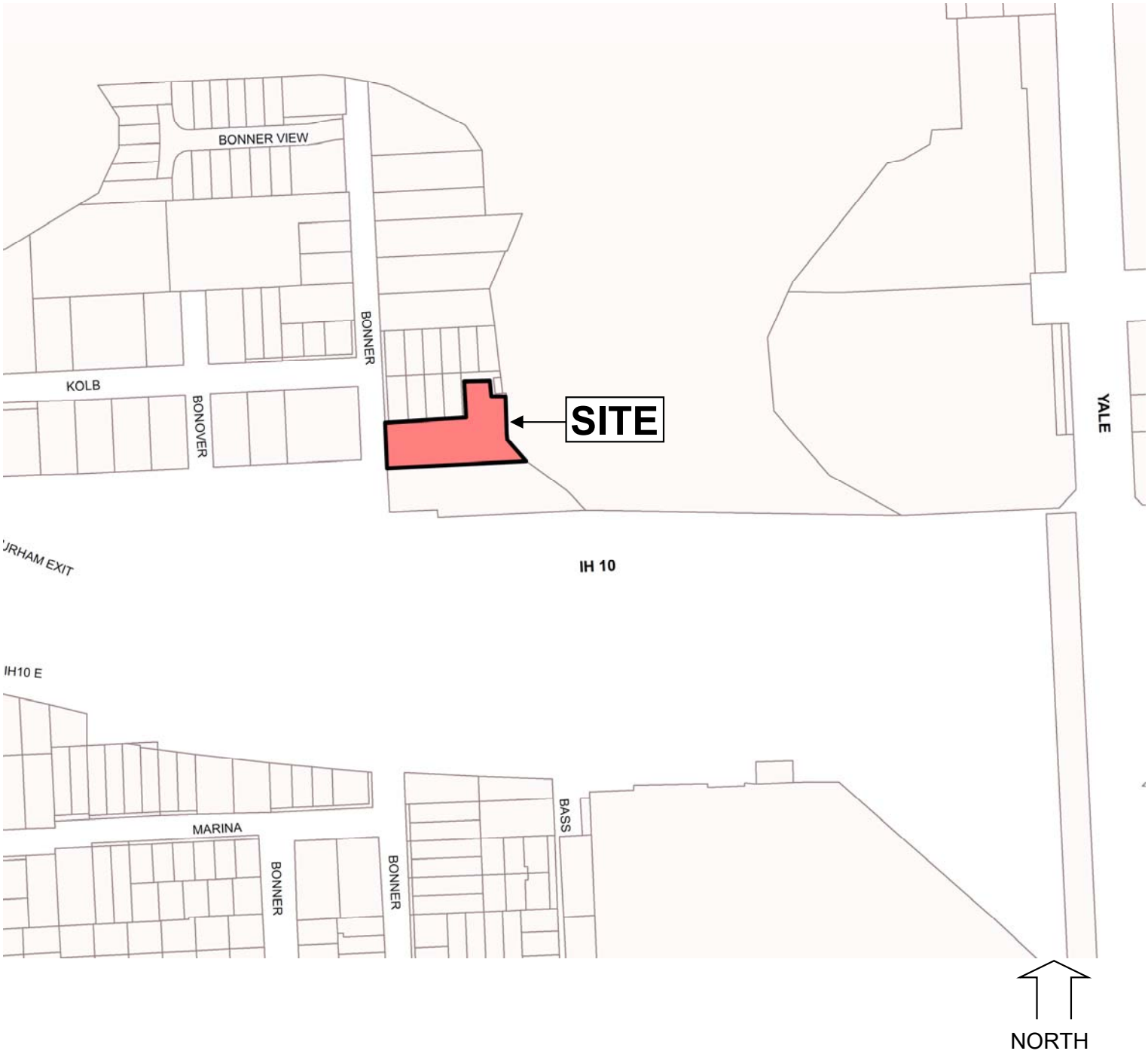
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 2)

Applicant: EHRA



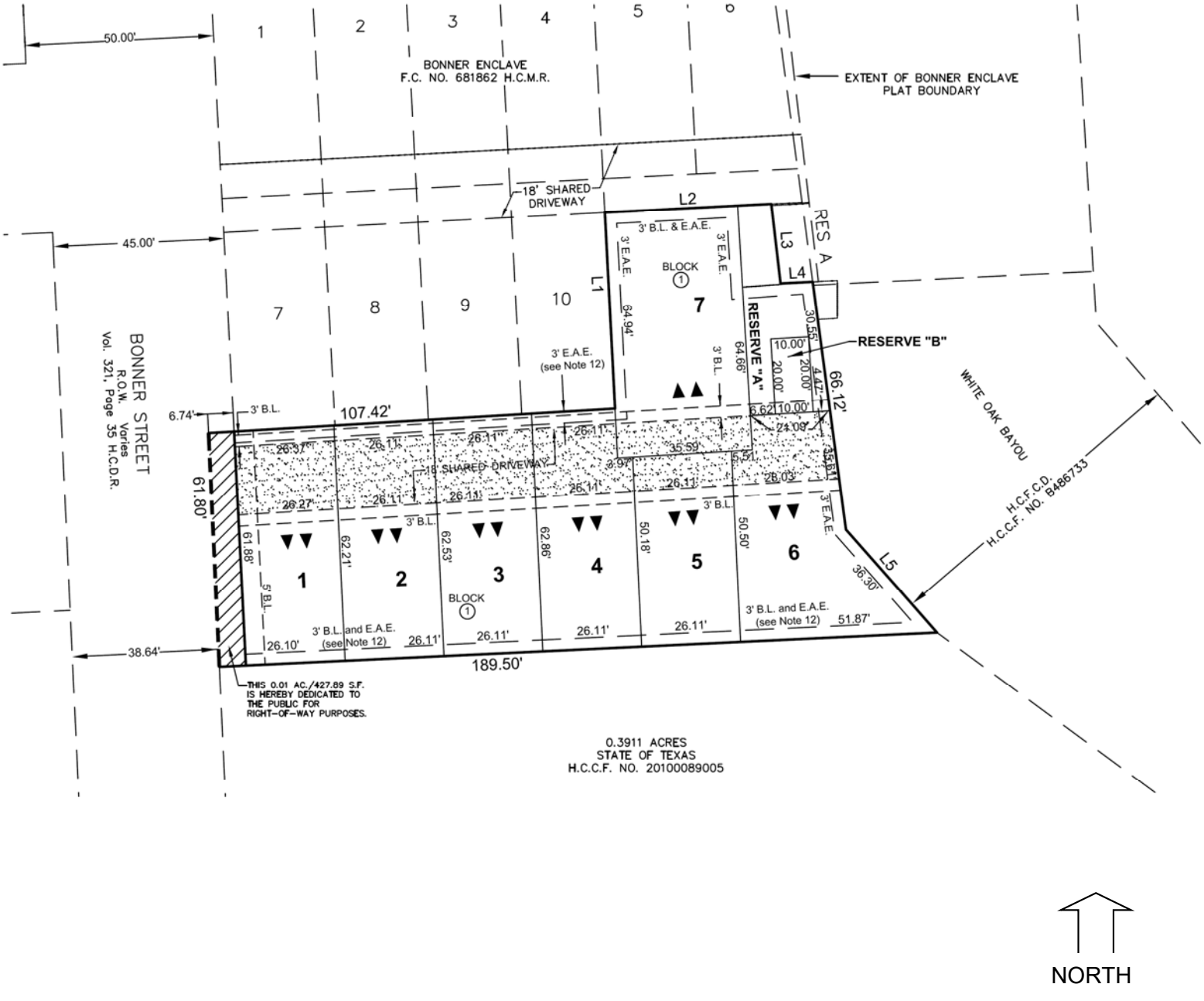
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 2)

Applicant: EHRA



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Bonner Enclave partial replat no 1 and extension (DEF 2)

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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Houston, Texas 77251-1562

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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

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

Planning Commission Body, Authority and Obligation

- 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

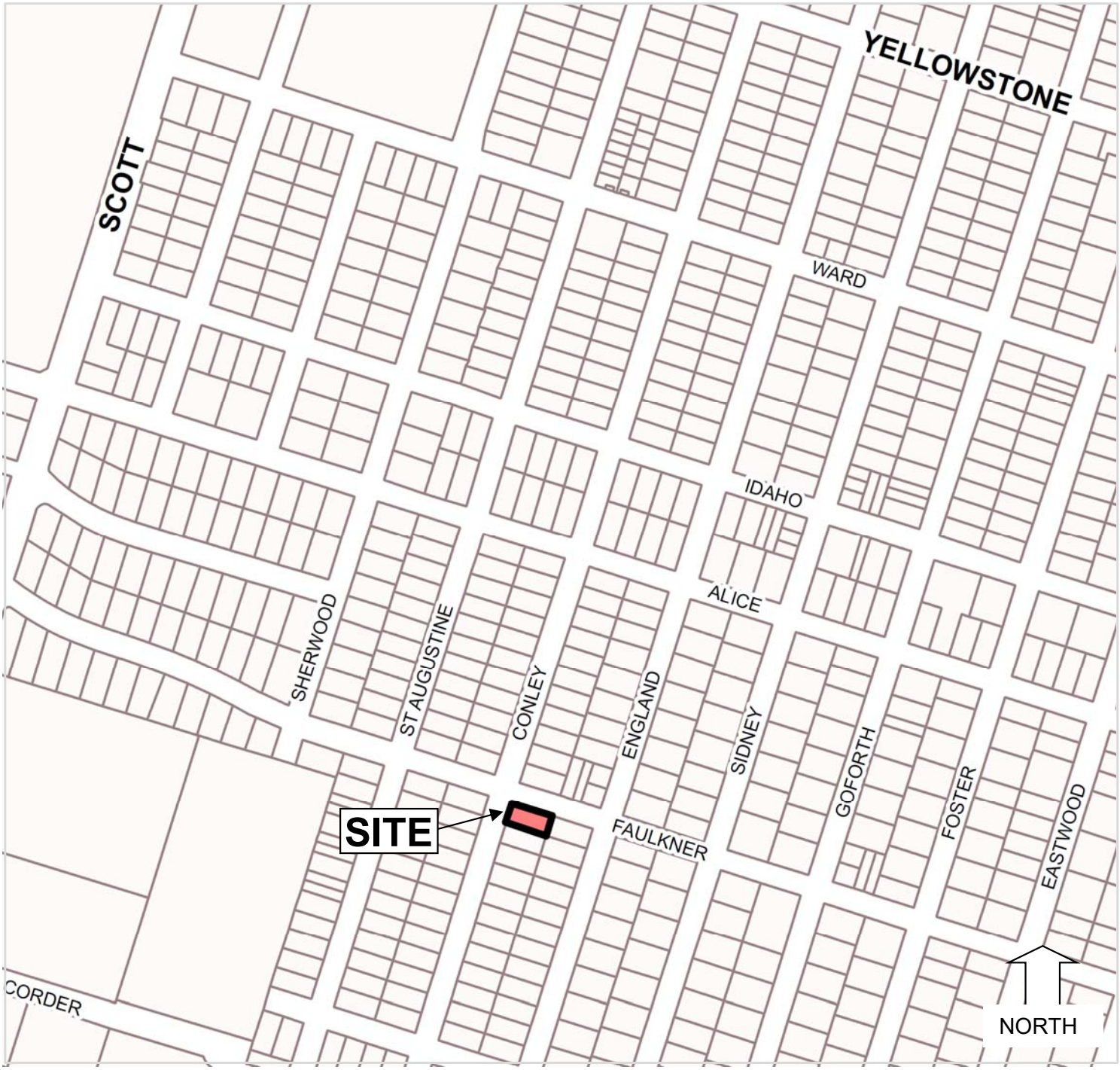
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Conley Manor

Applicant: CE Engineers & Development Consultants, INC



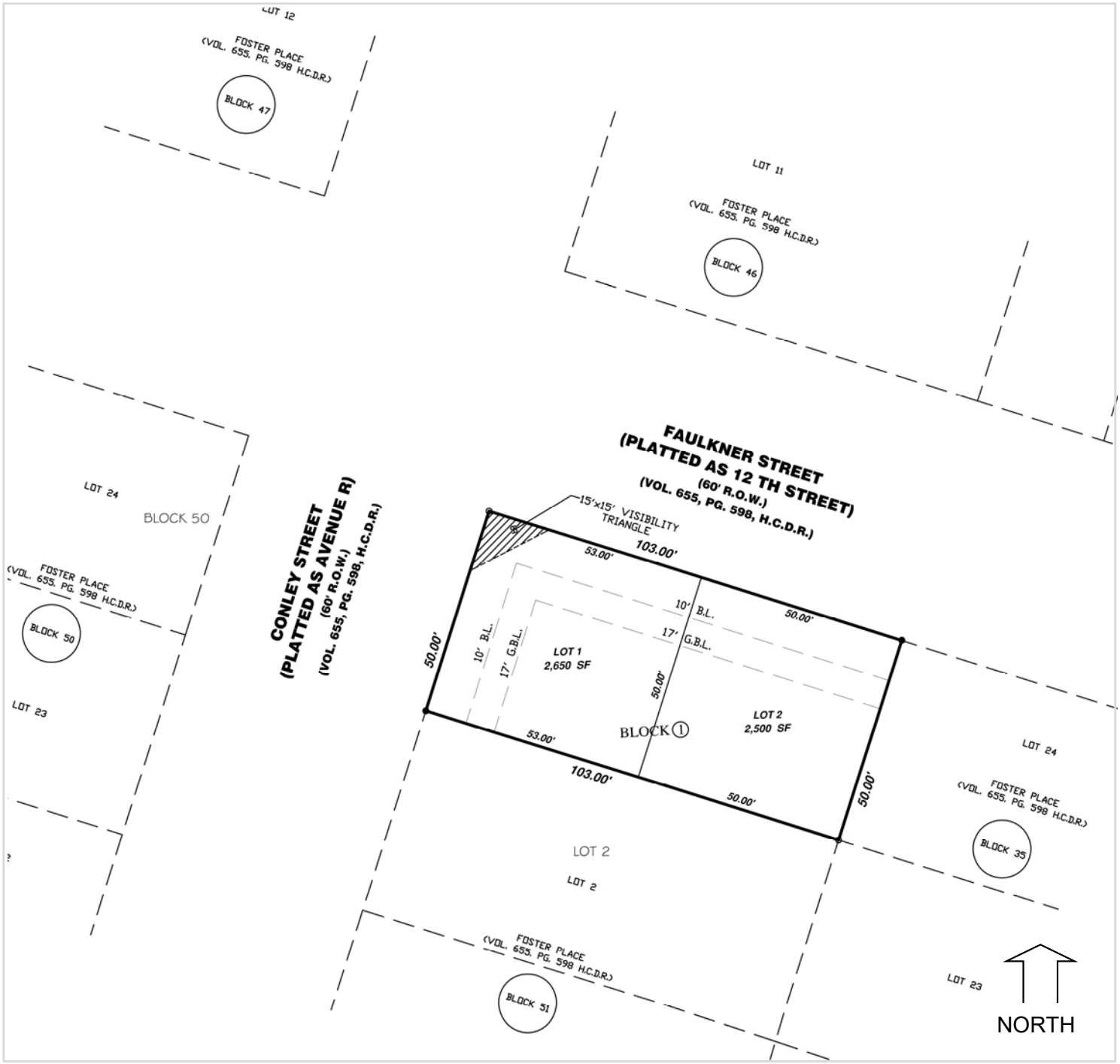
C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Conley Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Conley Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1651; Conley Manor; a partial replat of "Foster Place," being all of Lot 1, in Block 51, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southeast intersection of Conley Street and Faulkner Street. The purpose of the replat is to create two (2) single family residential lots. The applicant, Melissa Lopez**,** with CE Engineers & Development Consultants, Inc., on behalf of the developer, can be contacted at **726-437-3840.**

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, September 7, 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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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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Terminology

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Planning Department Staff Authority and Obligation

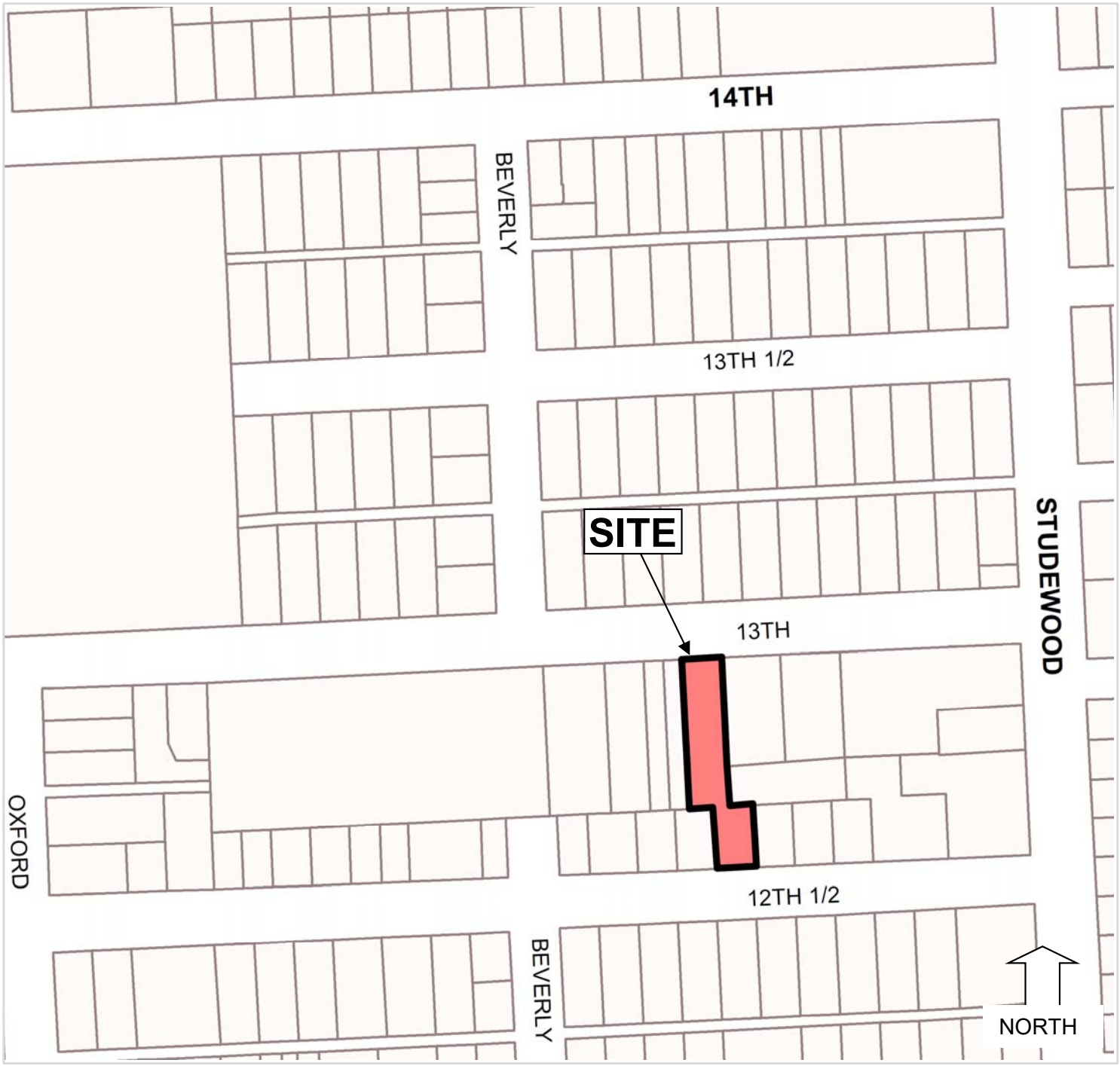
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: East 13th Street Grove partial replat no 1 and extension

Applicant: Windrose



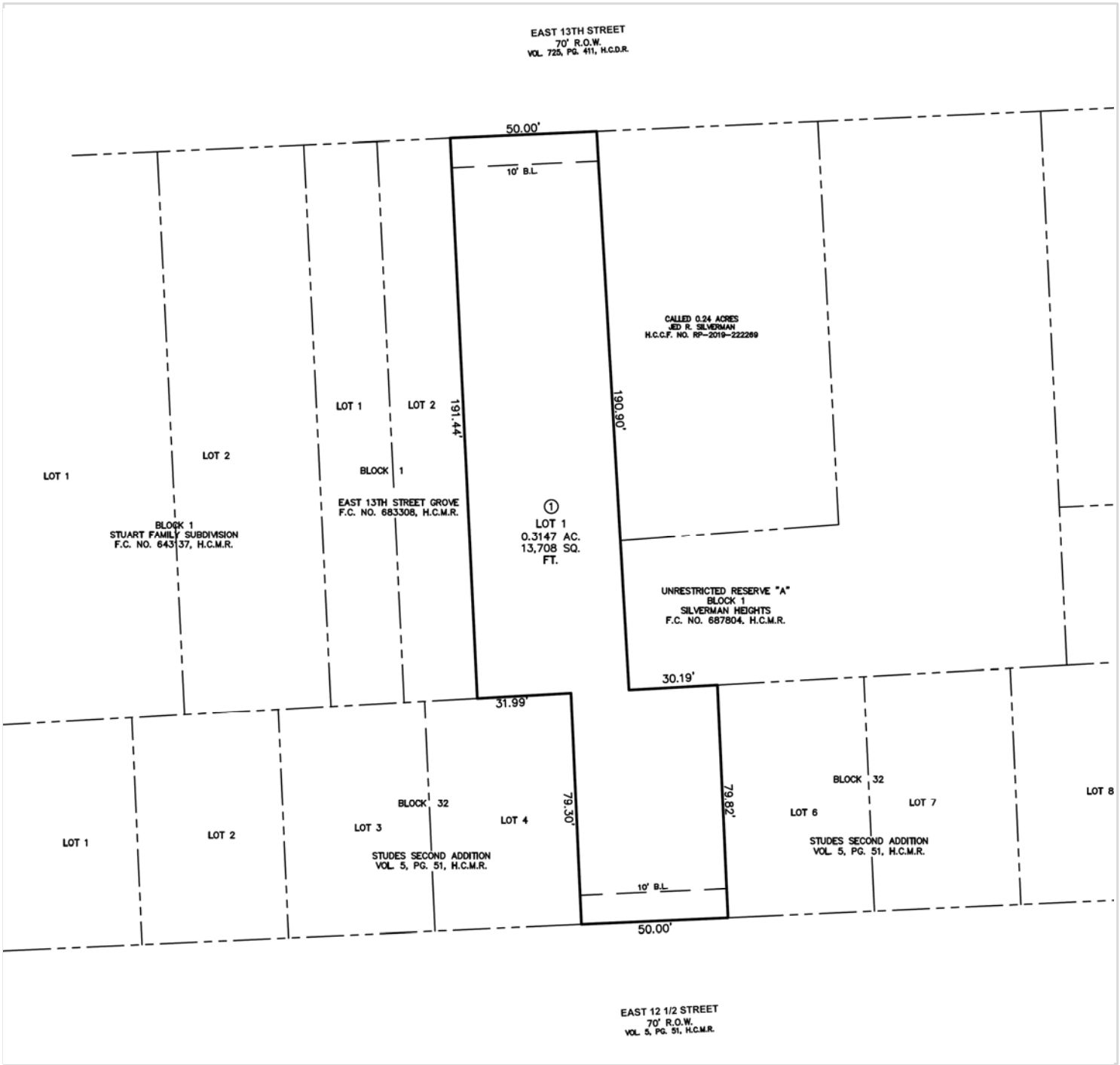
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/07/2023**

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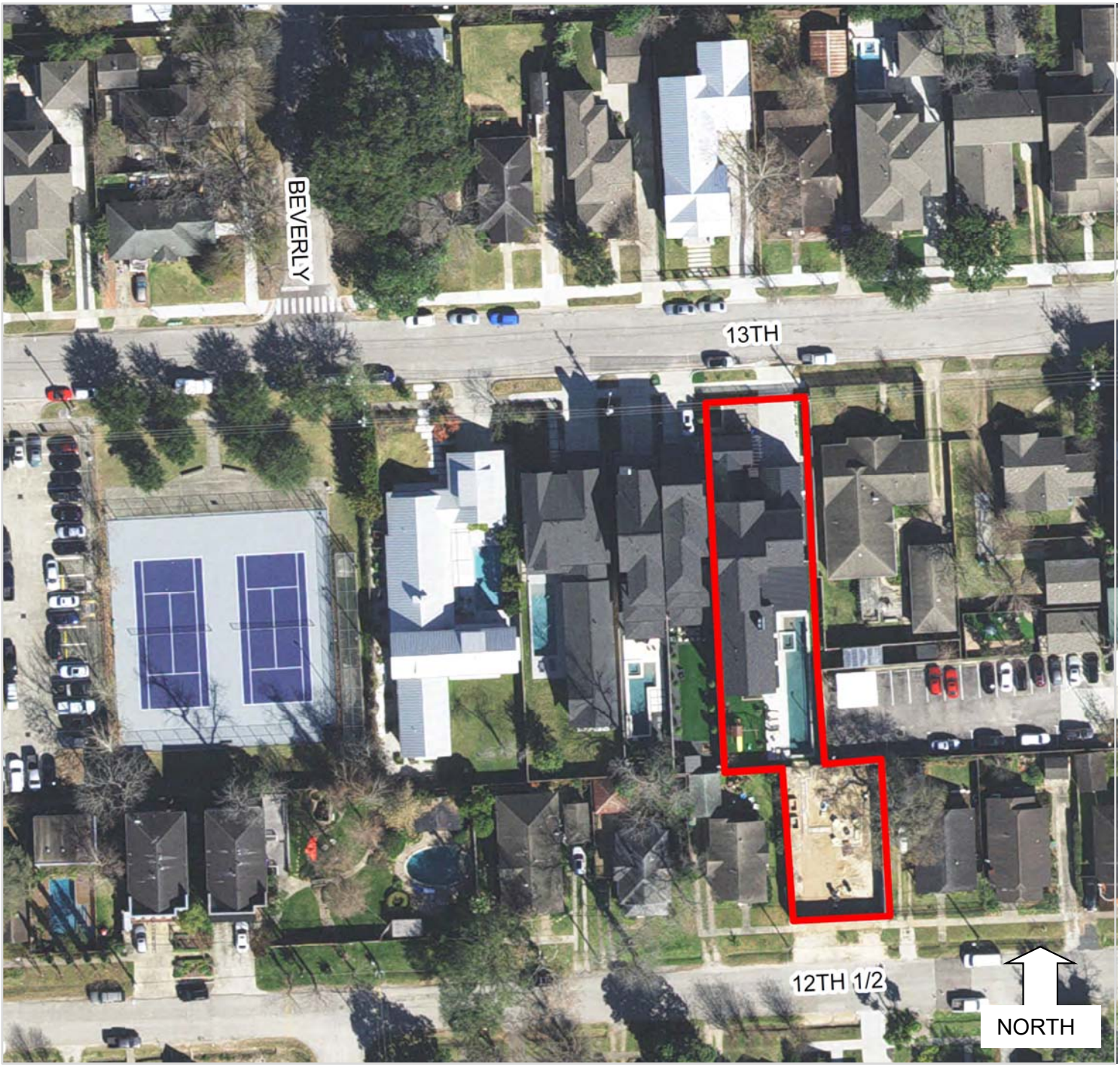
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: East 13th Street Grove partial replat no 1 and extension

Applicant: Windrose



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1492; East 13th Street Grove partial replat no 1 and extension; a partial replat of "East 13th Street Grove" and "Studes Second Addition," being Lots 3 and 4, Block 1, as recorded at Film Code No. 683308 H.C.M.R. and Lot 5, Block 32, as recorded in Volume 5, Page 51 H.C.M.R.

The property is located south along E 13th Street, north along E 12th Street, east of Oxford Street and west of Studewood Street. The purpose of the replat is to create one (1) single family residential lot. The applicant, **Lucero Magana**, with Windrose, on behalf of the developer, can be contacted at **713-458-2281.**

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

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

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Planning Department Staff Authority and Obligation

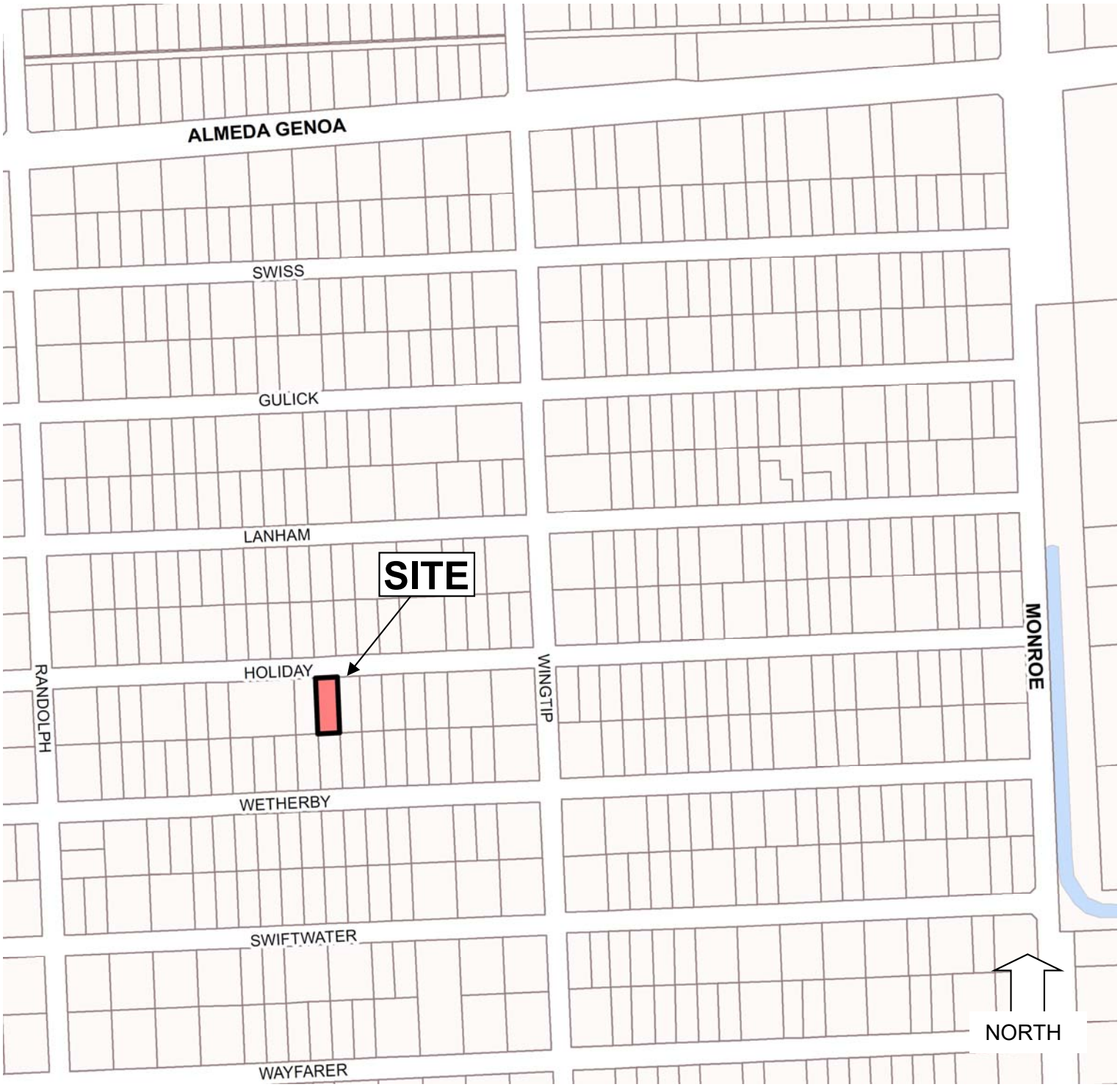
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Holiday Estate

Applicant: PLS CONSTRUCTION LAYOUT, INC



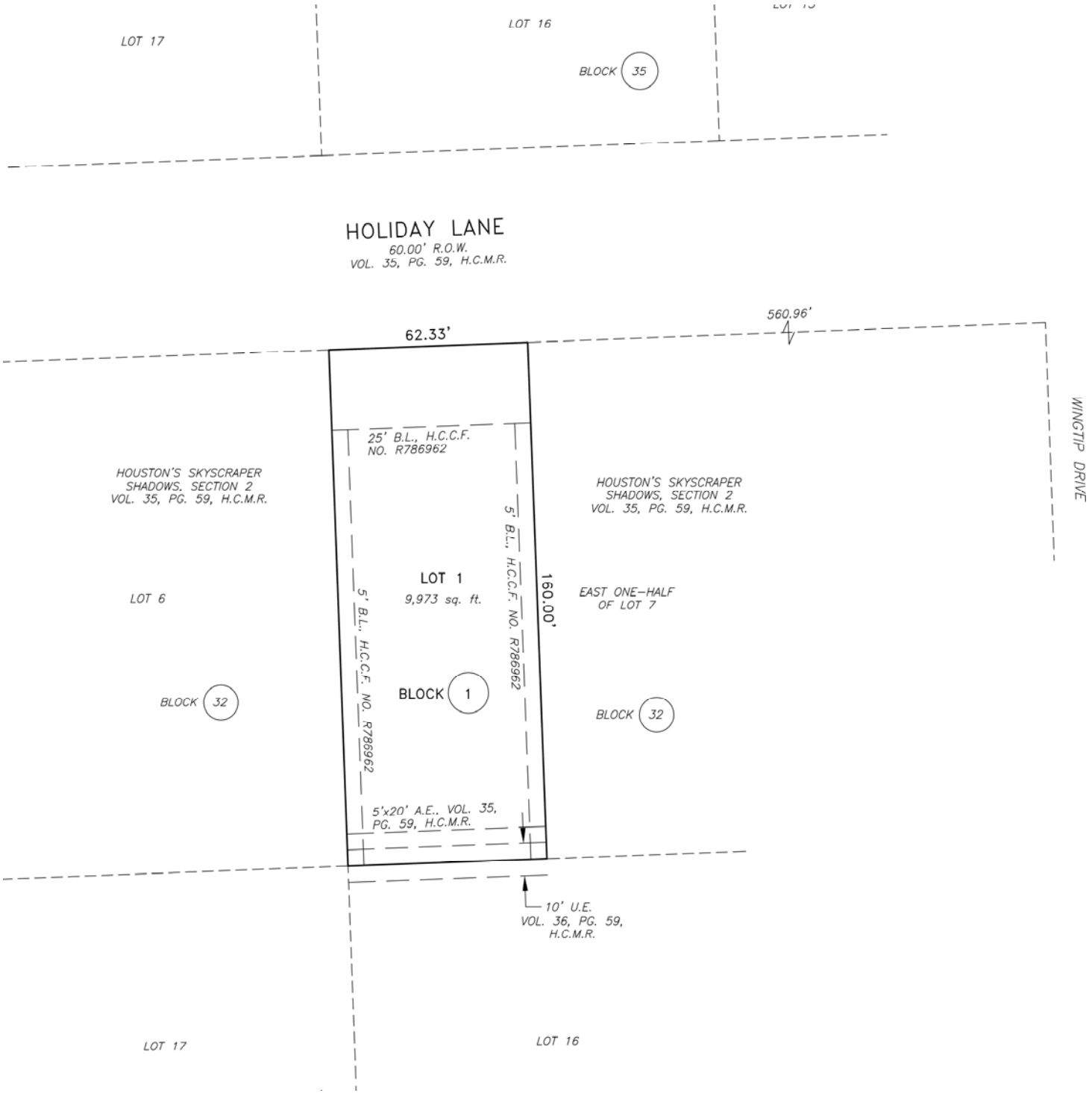
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Holiday Estate

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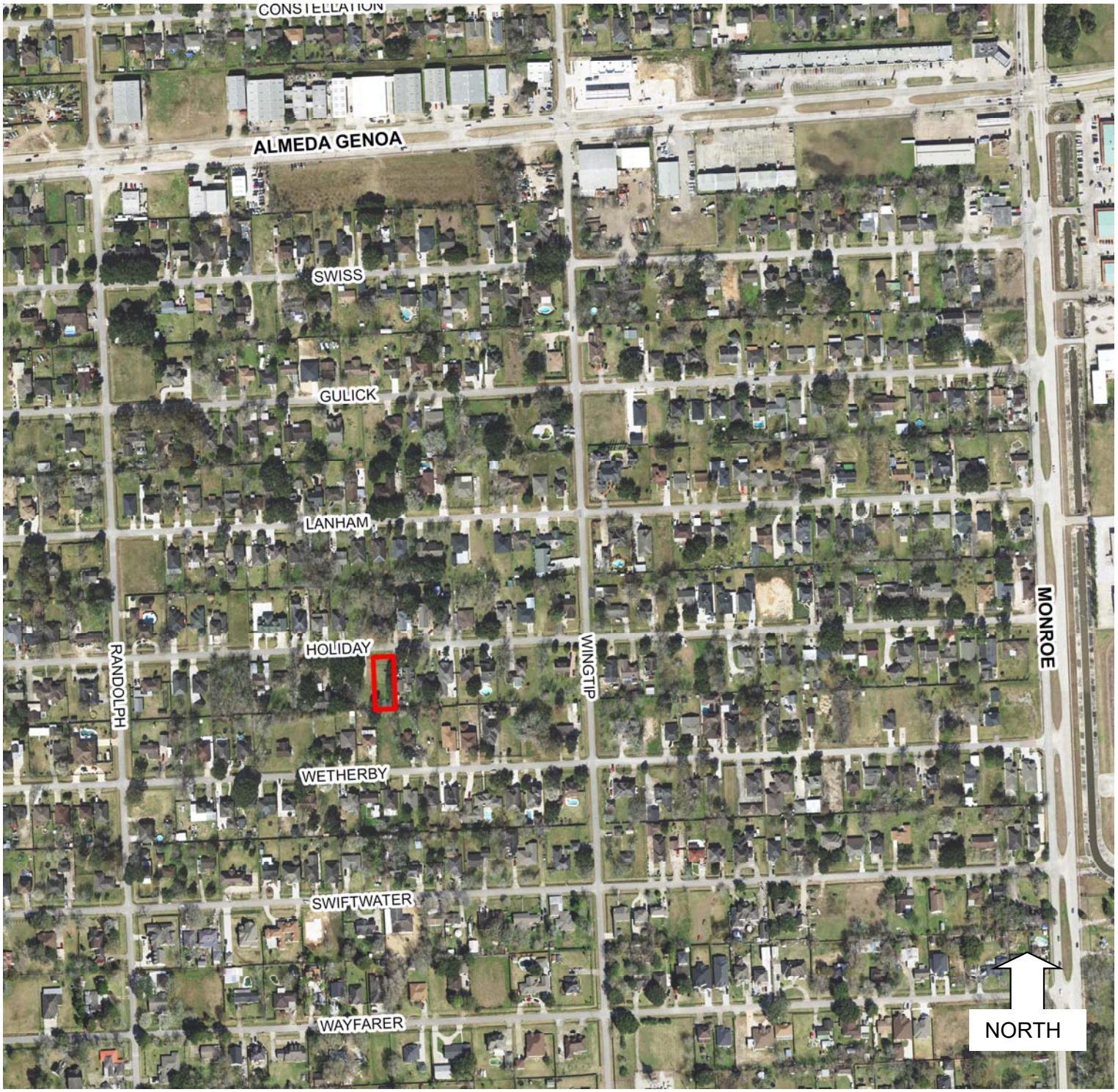
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Holiday Estate

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1442; Holiday Estate; a replat of **Houston's Skyscraper Shadows Sec 2**, being the west one-half of Lot 7, Block 32, as recorded in Voume 35, pg. 59 of the Harris County Map Records.

The property is located west of Monroe Road, south of Almeda Genoa Road, and along Holiday Lane. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **URIEL FIGUEROA,** with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075.**

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

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

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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- **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

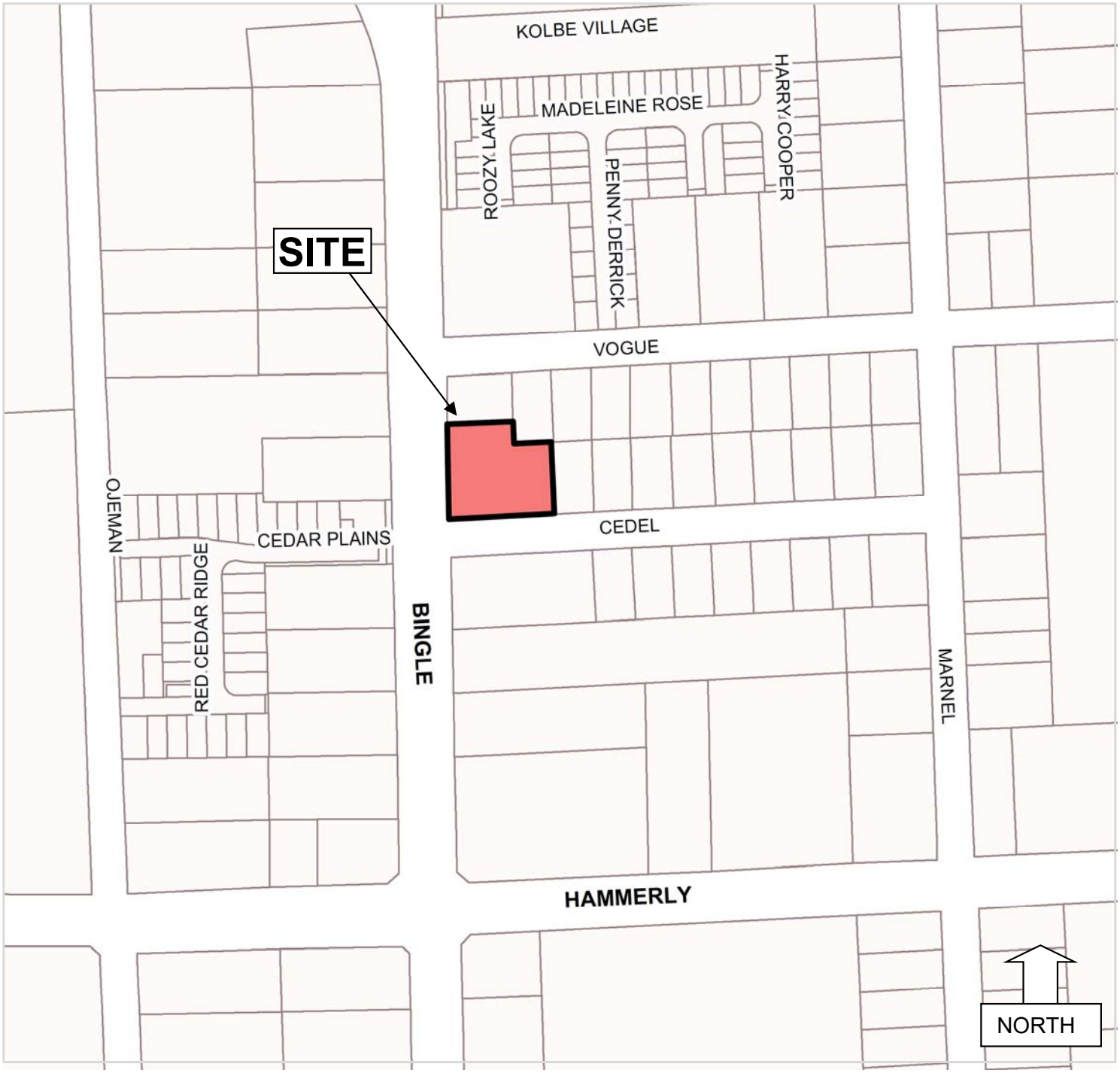
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Malabar Place partial replat no 1

Applicant: Advance Surveying, Inc.



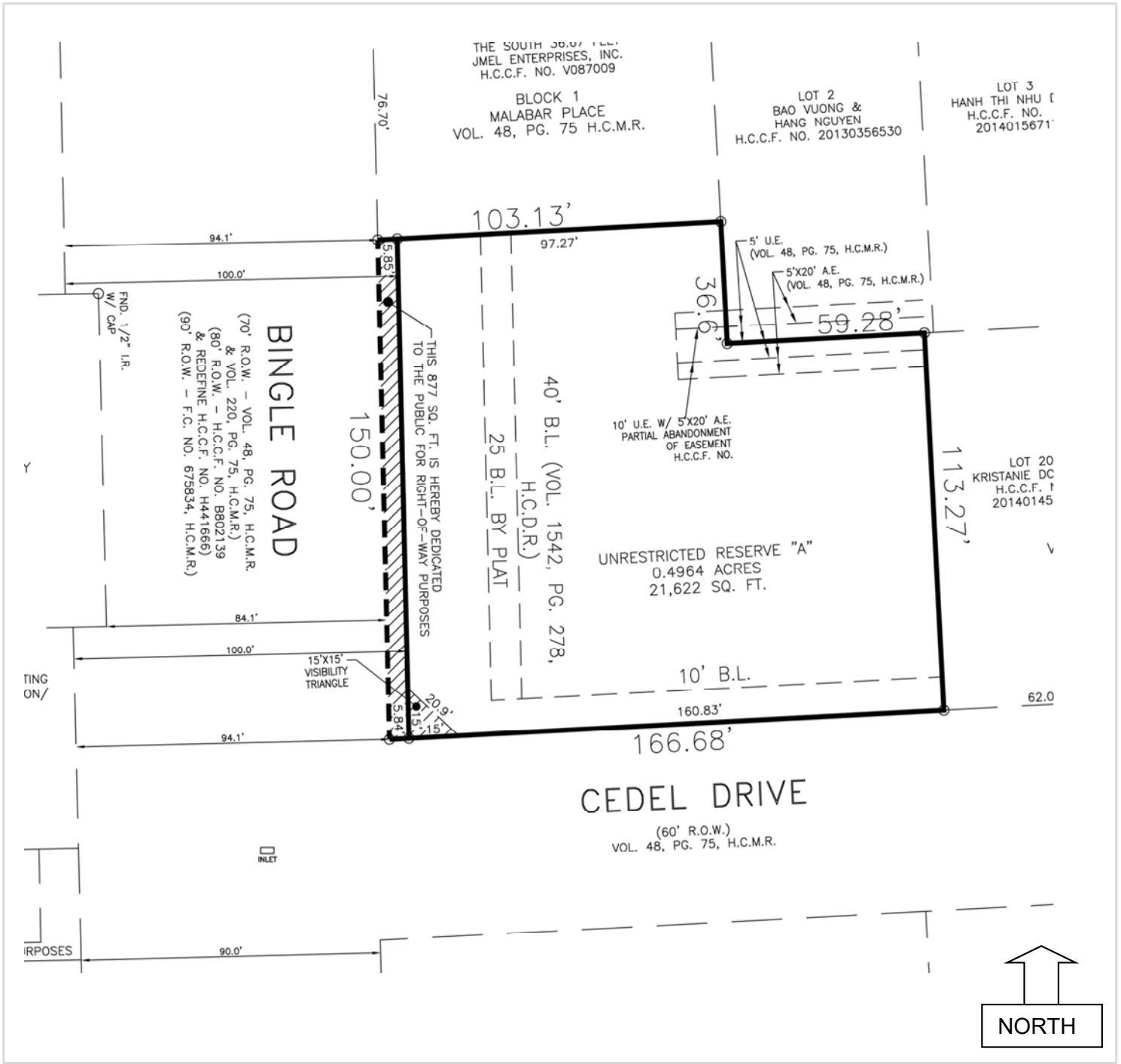
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 09/07/2023**

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C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Malabar Place partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1431
Plat Name: Malabar Place partial replat no 1
Applicant: Advance Surveying, Inc.
Date Submitted: 06/24/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow re-platting single-family lots into an unrestricted reserve.
Chapter 42 Section: 193

Chapter 42 Reference:
Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

(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;
Malabar Place is located East of Bingle Road, North of Cedel Drive, and South of Vogue Road. Developer has acquired 2 lots and a portion of 1 lot with the intention of creating an unrestricted reserve in a manner consistent with other properties along Bingle Road. The current use and future proposed development consists of a gas station/convenience store. The proposed development, as with most gas stations, will ensure suitable and safe fuel truck and fire truck traffic circulation. The replat of the subject property would increase the value of the surrounding area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is justified by the current use of the proposed reserve. This does not represent a hardship created by or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Chapter 42 is designed to allow development to occur in an orderly manner. The intent and general purposes of Chapter 42 is maintained with this proposed plat and has met 4 out of 5 of the criteria in allowing to the subject property to be replatted as an unrestricted reserve.

(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 fact, it will ensure provision of safe access and circulation to, from and throughout the property. Instead, the future development of the proposed reserve is in a more practical location for commercial use, and will increase the value of the surrounding area.

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

Economic hardship is not a justification for the variance. Variance is being requested based on the basis of a reasonable assessment that replatting the lots into an unrestricted reserve will not have an adverse effect on the surrounding neighborhood and community.

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

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1431; Malabar Place partial replat no 1; a partial replat of "Malabar Place" subdivision, being Lots 21 and 22 and the south 36.67 feet of Lot 1, in Block 1, as recorded in Volume 48, Page 75 of the Harris County Map Records.

The property is located at the northeast intersection of Bingle Road and Cedel Drive. The purpose of the replat is to create one unrestricted reserve. The applicant, **Lisett Santos,** with Advance Surveying, Inc., on behalf of the developer, can be contacted at **281-530-2939.**

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

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

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

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

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Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 1)

Applicant: City Choice Group, LLC



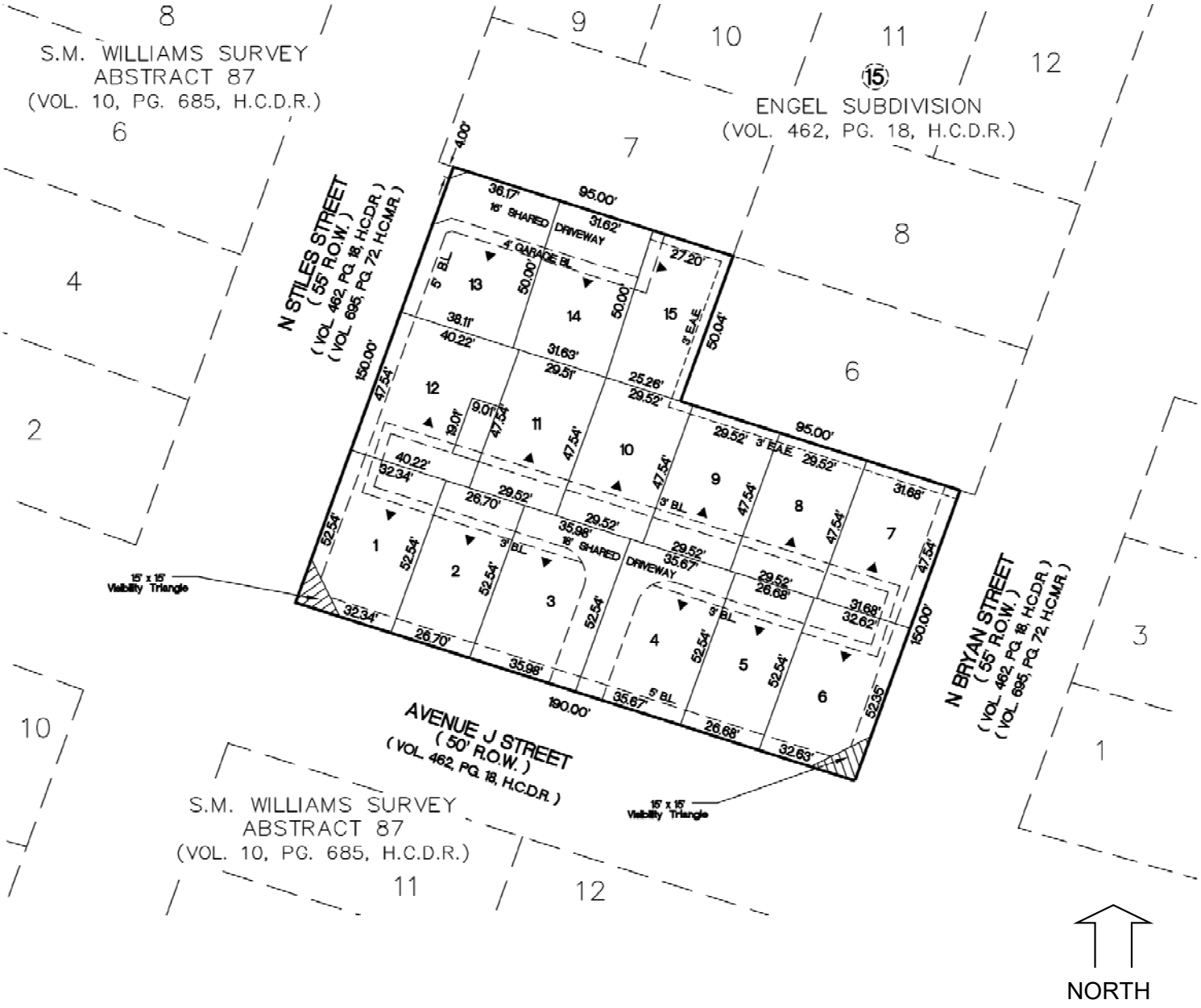
C – Public Hearings Site Location

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 1)

Applicant: City Choice Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: North Bryan Park partial replat no 1 (DEF 1)

Applicant: City Choice Group, LLC



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

T. 832.393.6600
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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.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, 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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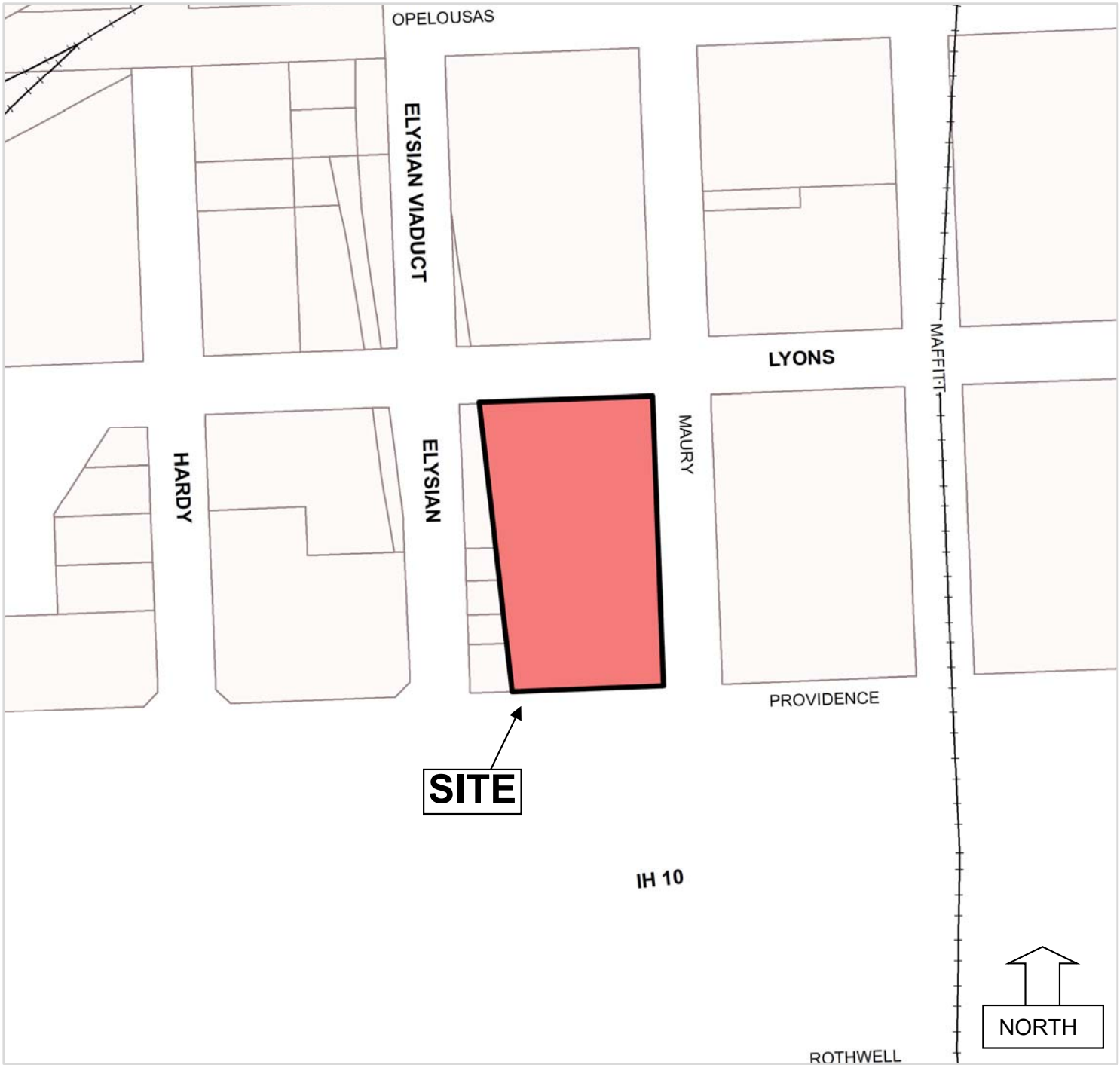
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/7/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue

Applicant: Quiddity Engineering



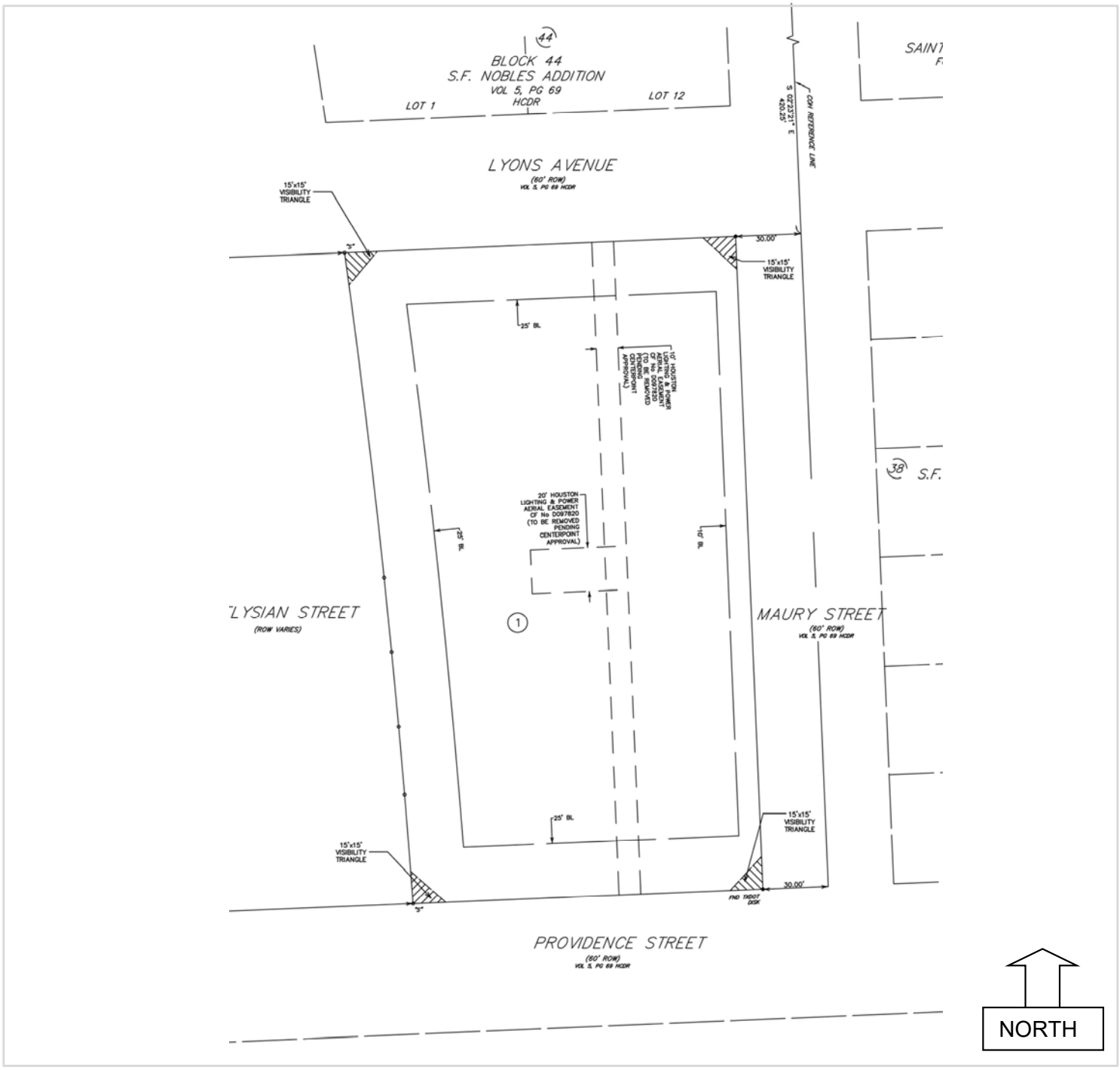
C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/7/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/7/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue

Applicant: Quiddity Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
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Sylvester Turner
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P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1607; Saint Arnoldville at Lyons Avenue; a partial replat of "S.F Noble Addition", being Lots 1-6 and all of lots 7-12, in Block 37, as recorded in Volume 5, Page 69 of the Harris County Deed Records.

The property is located at the northwest intersection of Providence Street and Maury Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant **Mikalla Hodges,** with Quiddity Engineering, on behalf of the developer, Saint Arnold Brewing Company, can be contacted at **281-363-4039.**

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Planning Department Staff Authority and Obligation

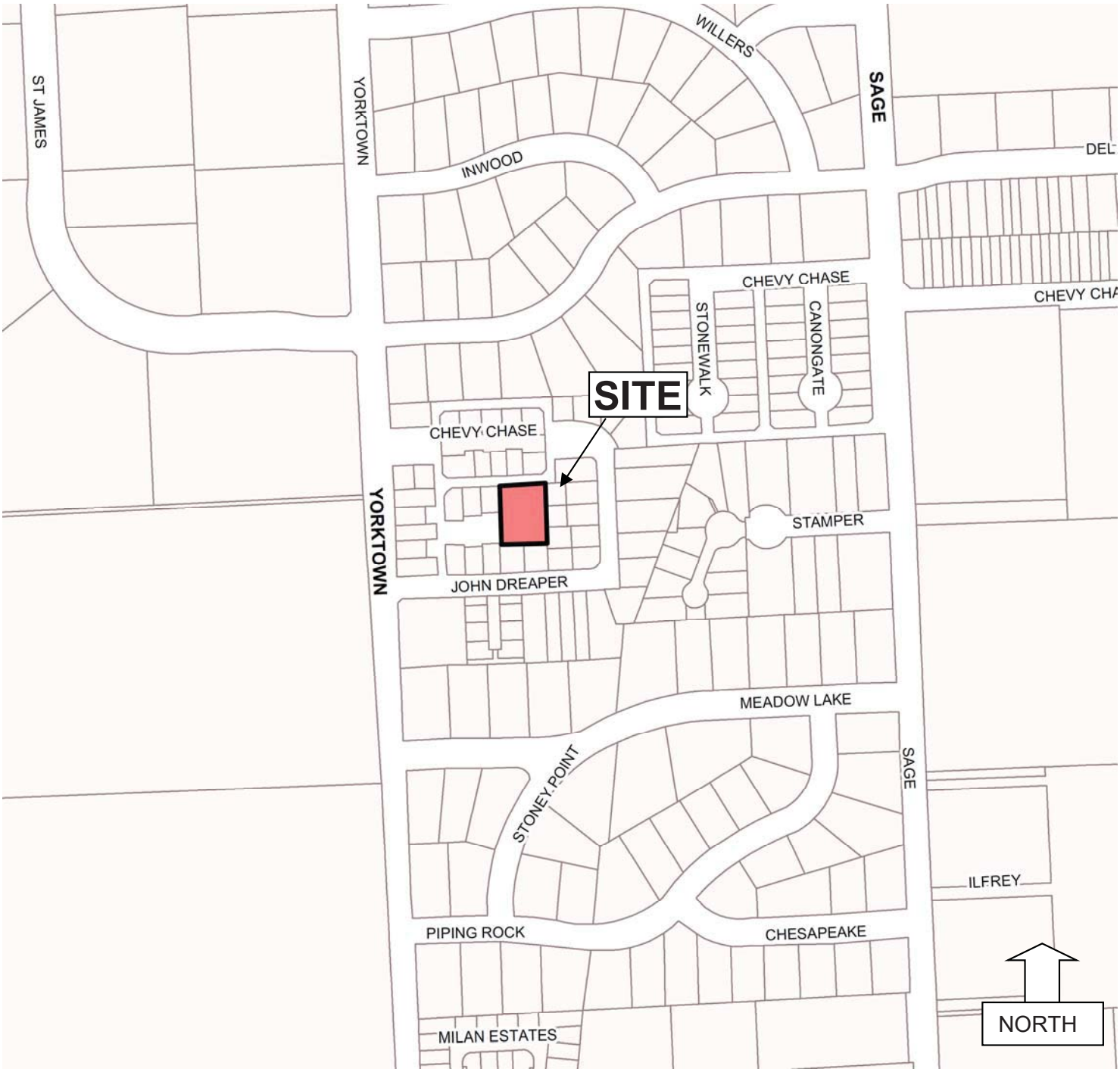
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1 (DEF 2)

Applicant: City Choice Group, LLC



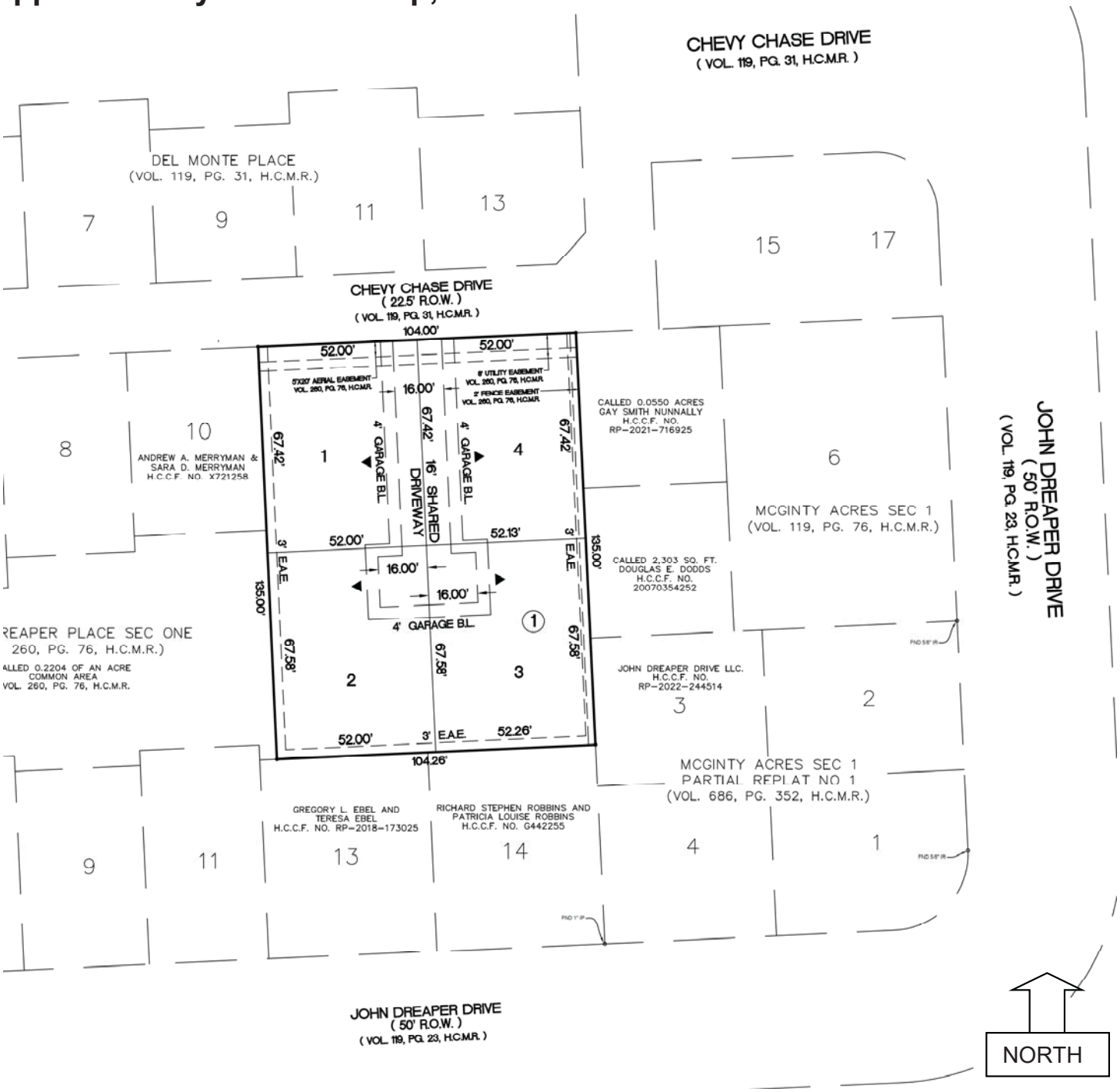
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1 (DEF 2)

Applicant: City Choice Group, LLC



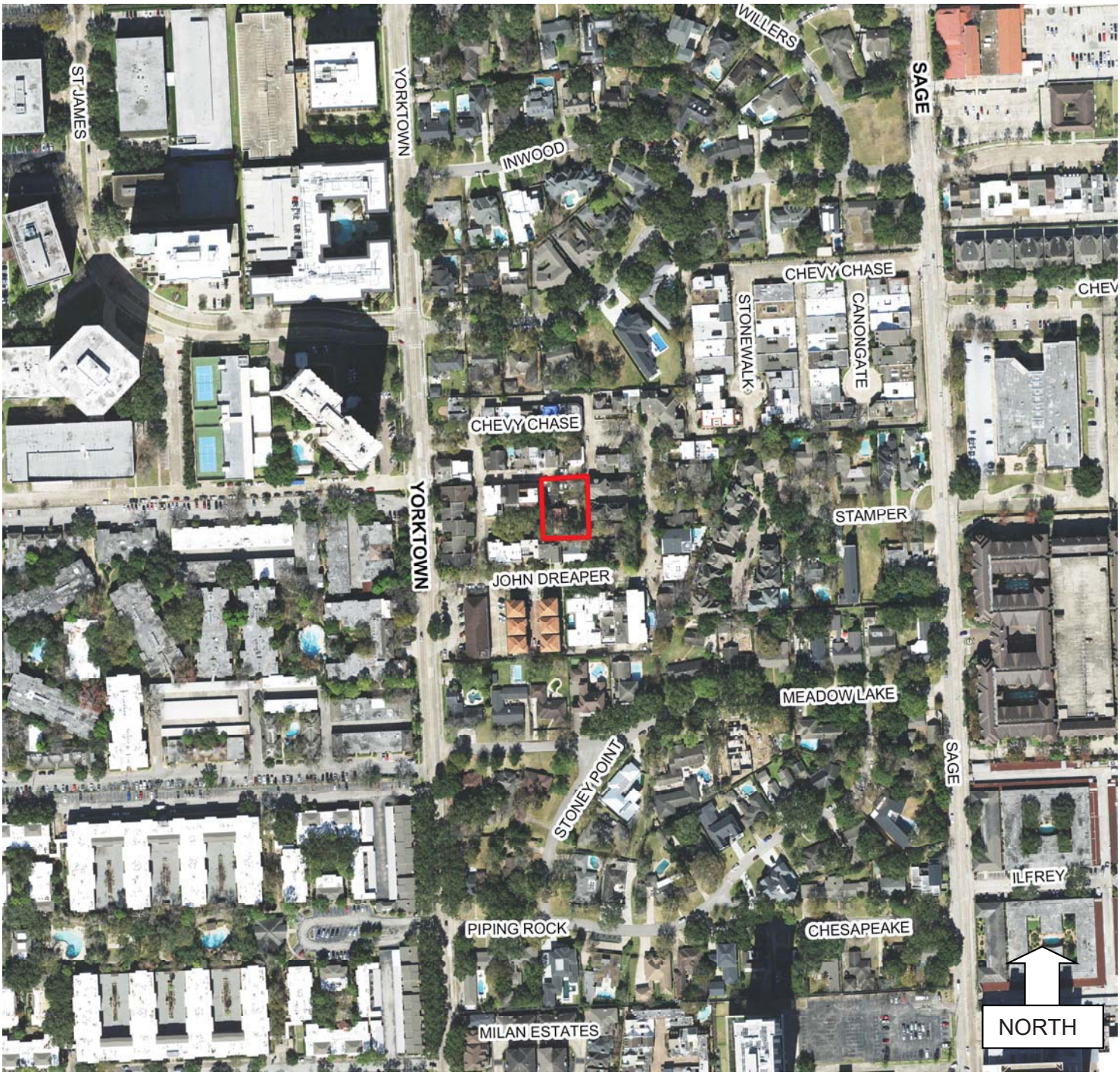
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 114

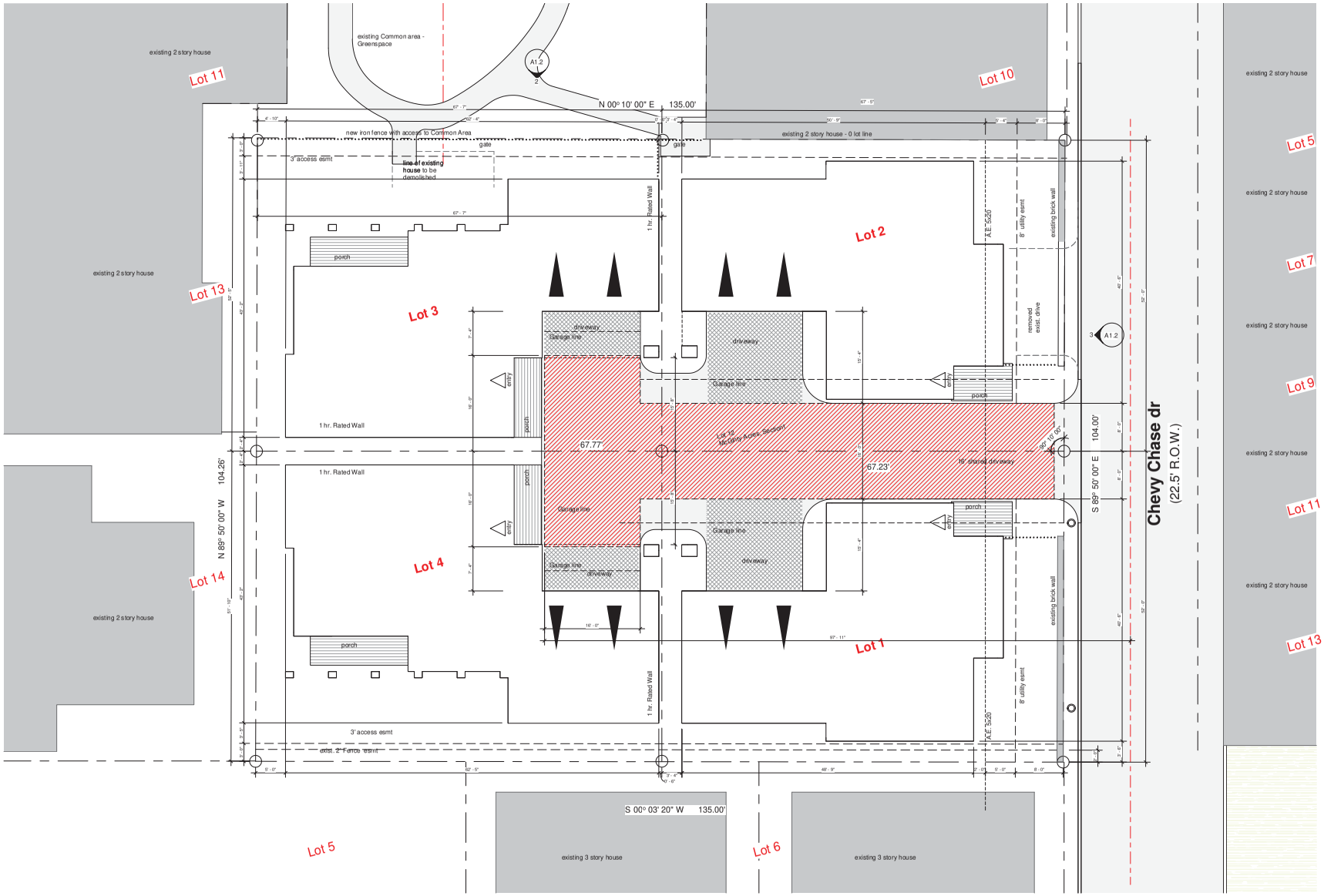
Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Second Replat of John Dreaper Place Sec 1 partial replat no 1 (DEF 2)

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"

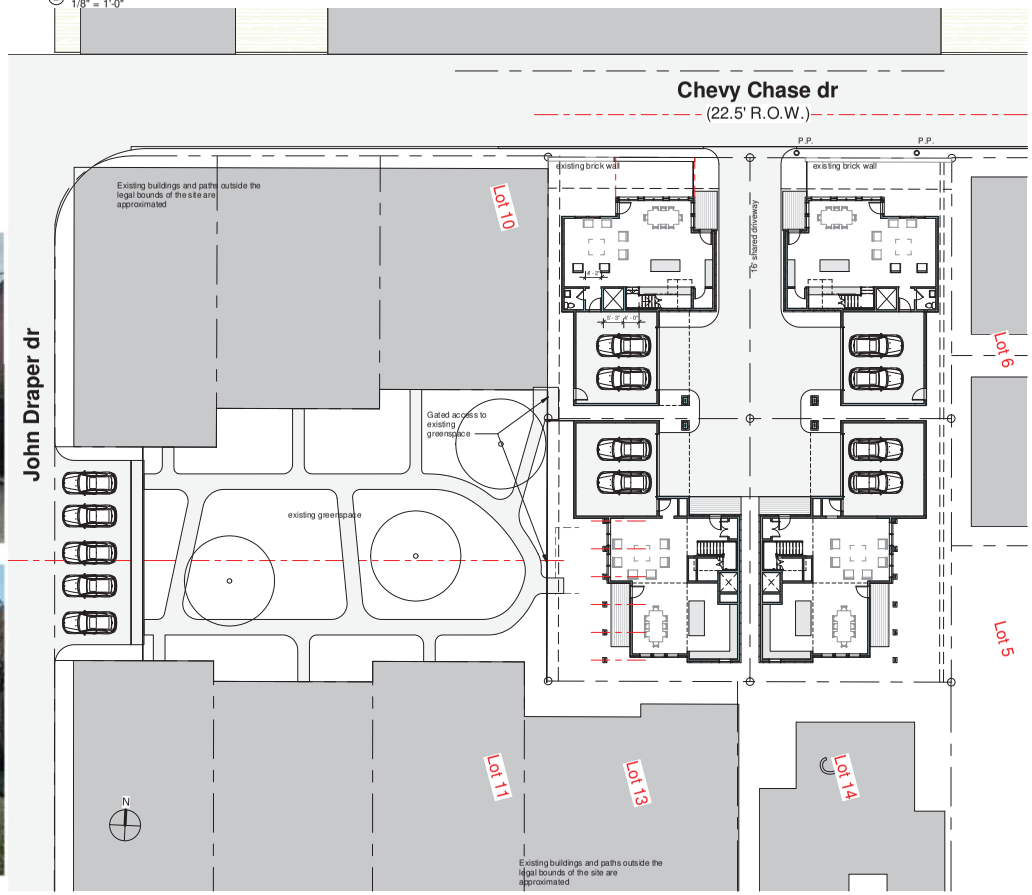
2 Exterior Elevation - Green Space
1/8" = 1'-0"











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

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

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

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

Terminology

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

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Planning Department Staff Authority and Obligation

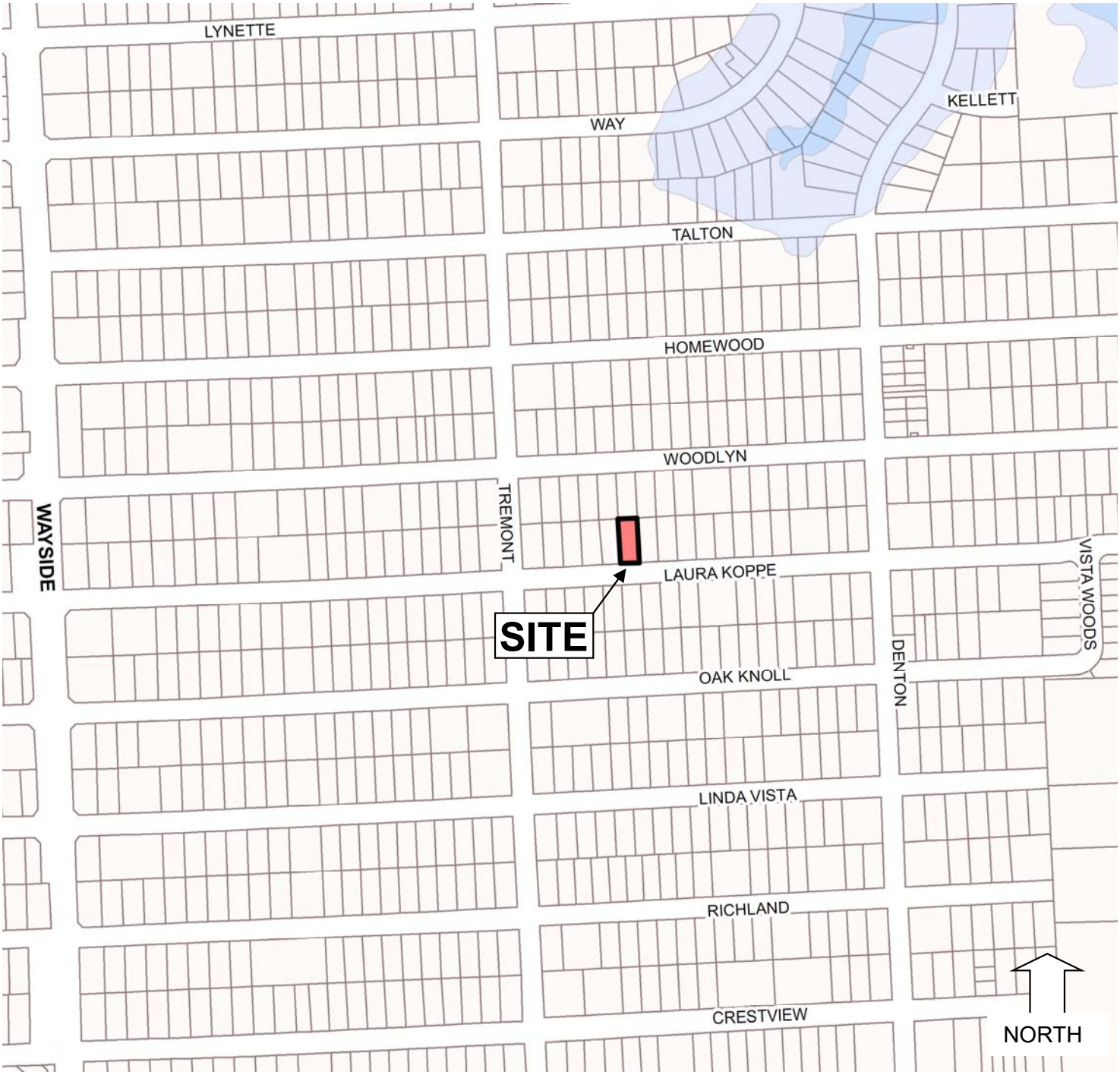
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Views at Laura Koppe

Applicant: PLS Construction Layout, Inc.



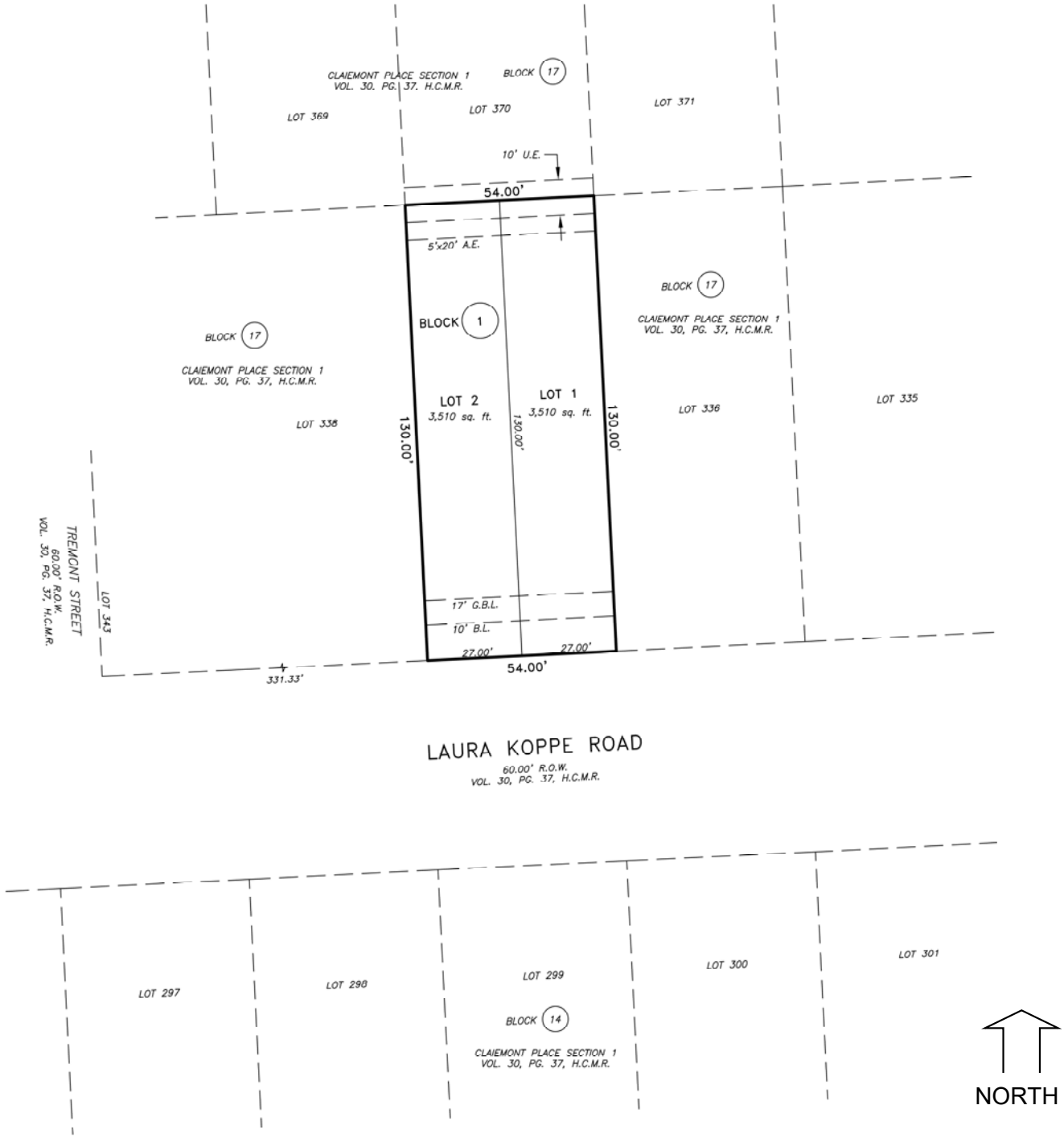
C – Public Hearings Site Location

Houston Planning Commission ITEM: 115

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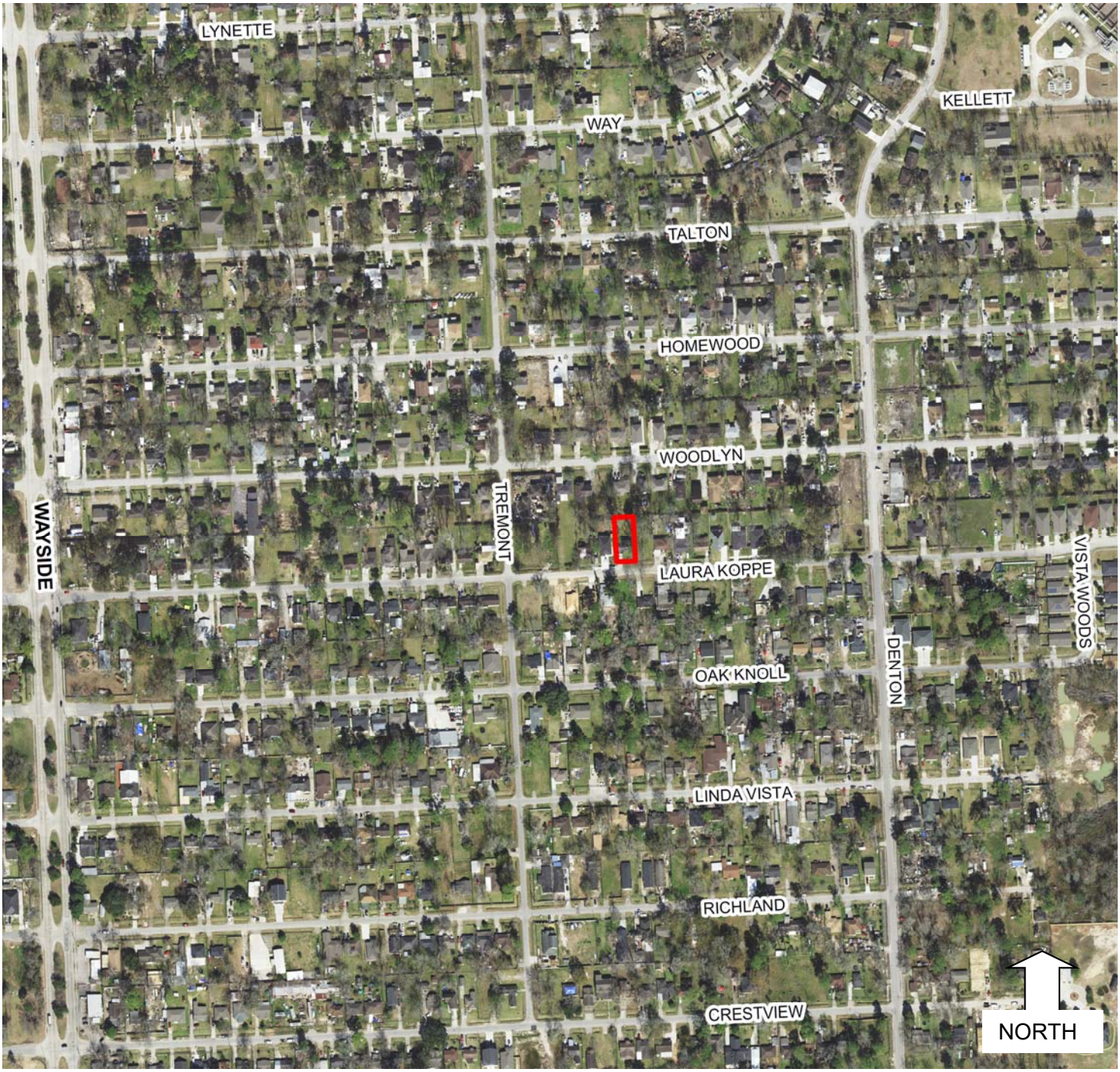
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Views at Laura Koppe

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1729; Views at Laura Koppe; a partial replat of "Clairmont Place Sec 1," being Lot 337, in Block 17, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located north along Laura Koppe Road, south of Tidwell Road and east of Wayside Drive. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout Inc., on behalf of the developer, 3h Engineering & Construction Inc., can be contacted at **713-480-4075.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 7, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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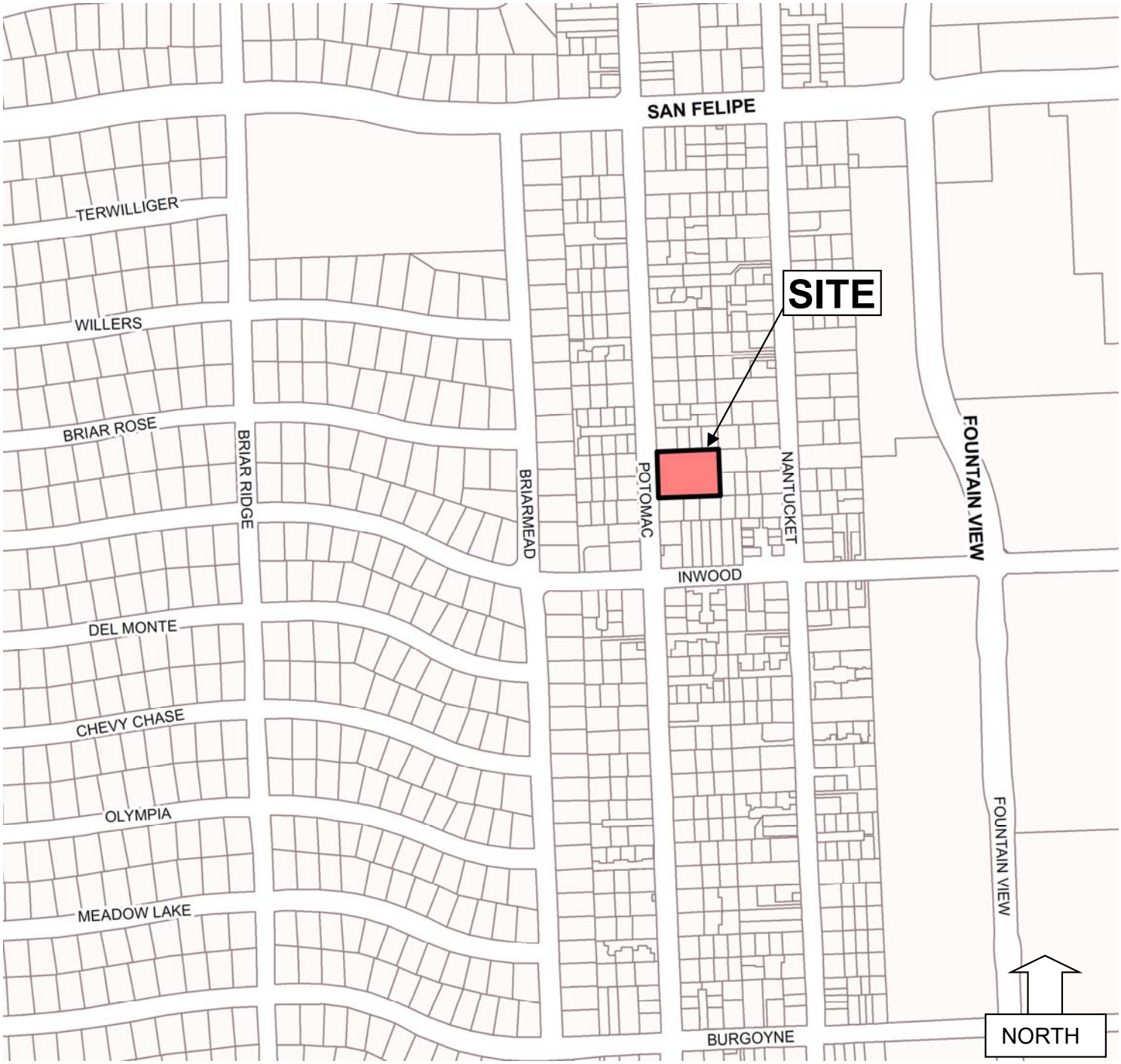
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Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Westhaven Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



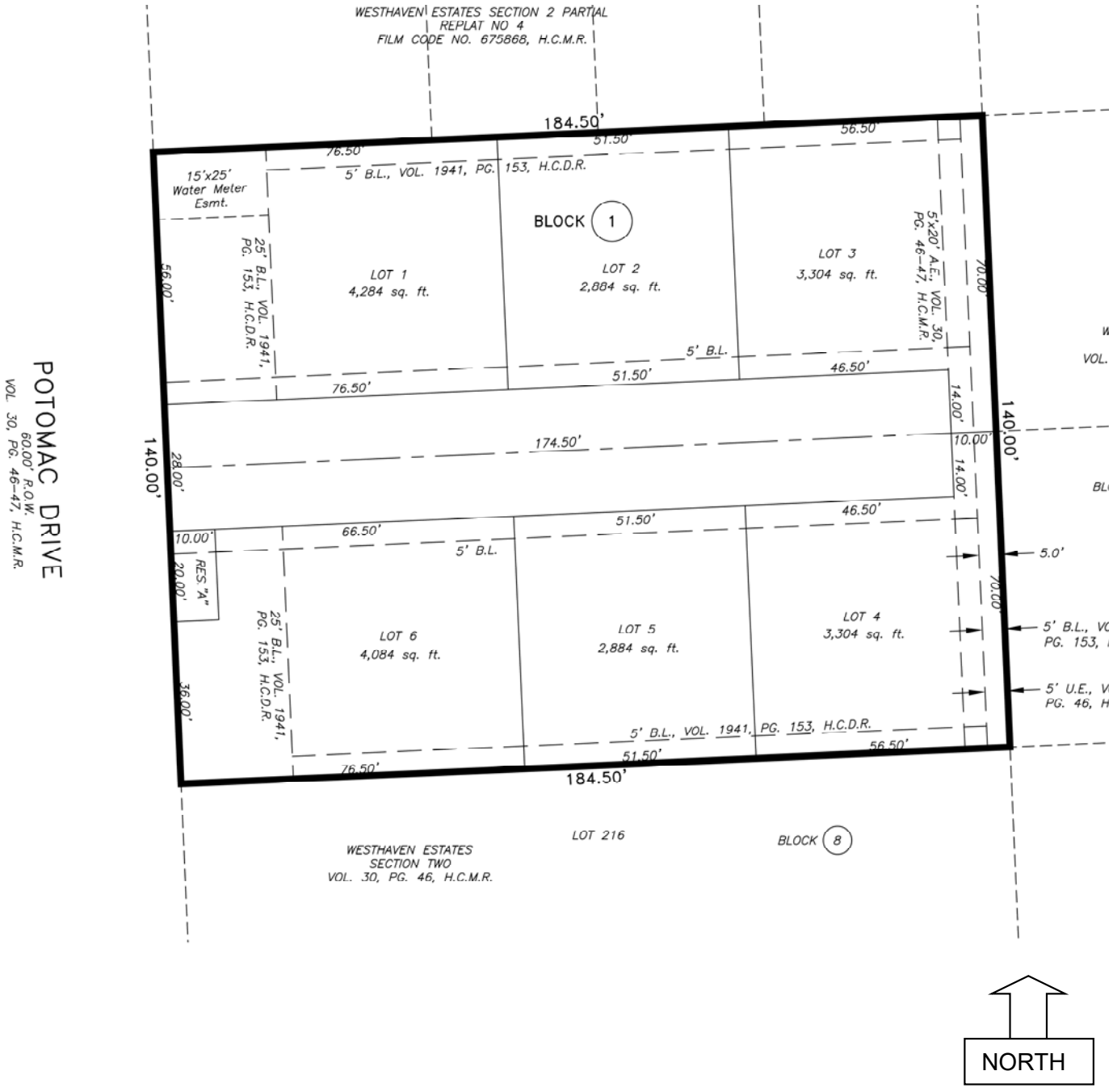
C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Westhaven Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



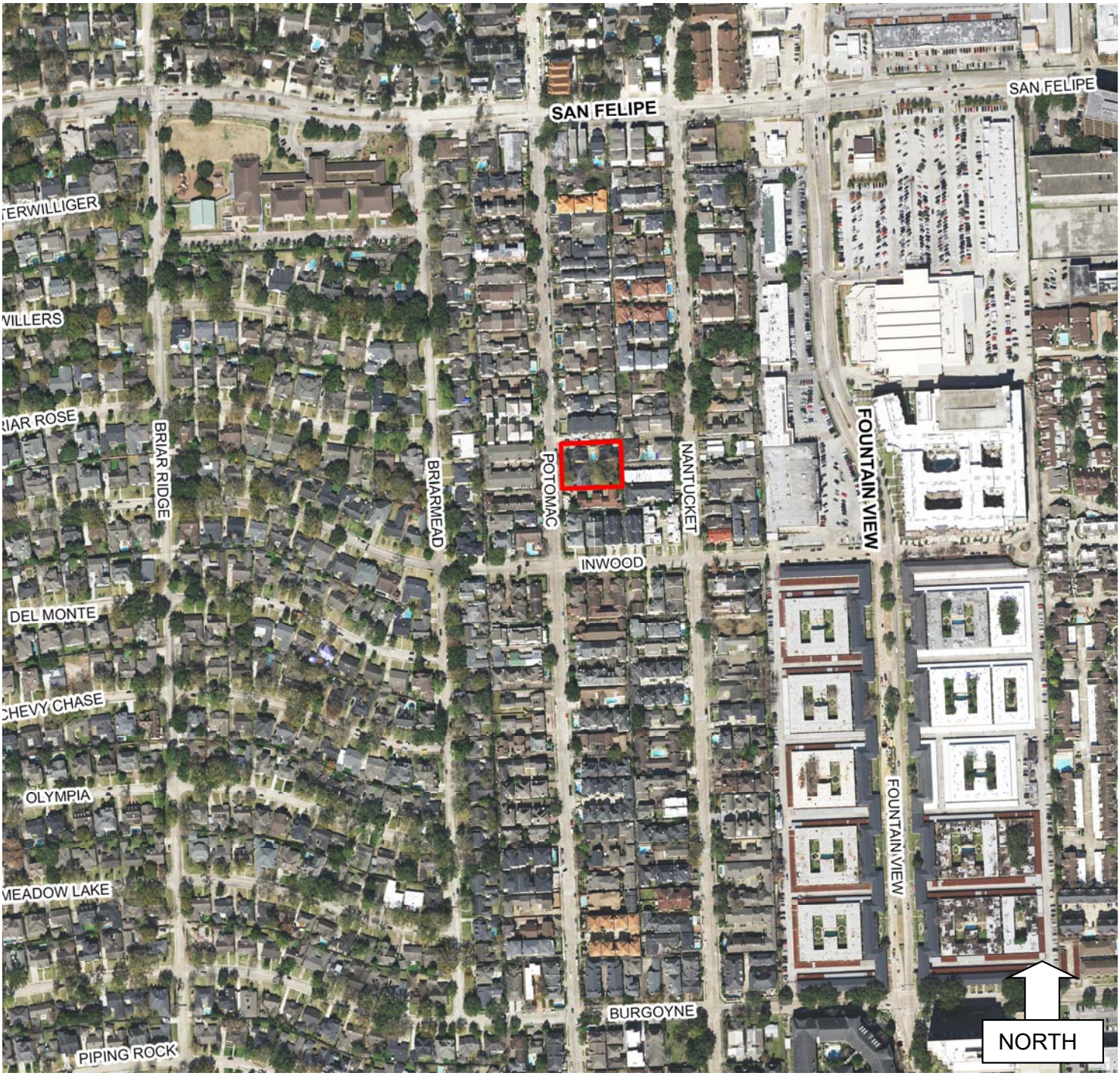
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Westhaven Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 18, 2023

Dear Property Owner:

Reference Number: 2023-1713; Westhaven Place; a partial replat of "Westhaven Estates Sec 2" being Lots 214 and 215, Block 8, as recorded in Vol. 30 Page 46 H.C.M.R.

The property is located on Potomac Dr between Inwood Drive and San Felipe St, west of Fountainview Drive. The purpose of the replat is to create six (6) single family residential lots and a 28' Type 2 PAE. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer 3h Engineering & Construction, Inc., can be contacted at **713-480-4075.**

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

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.

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

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.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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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.
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Planning Department Staff Authority and Obligation

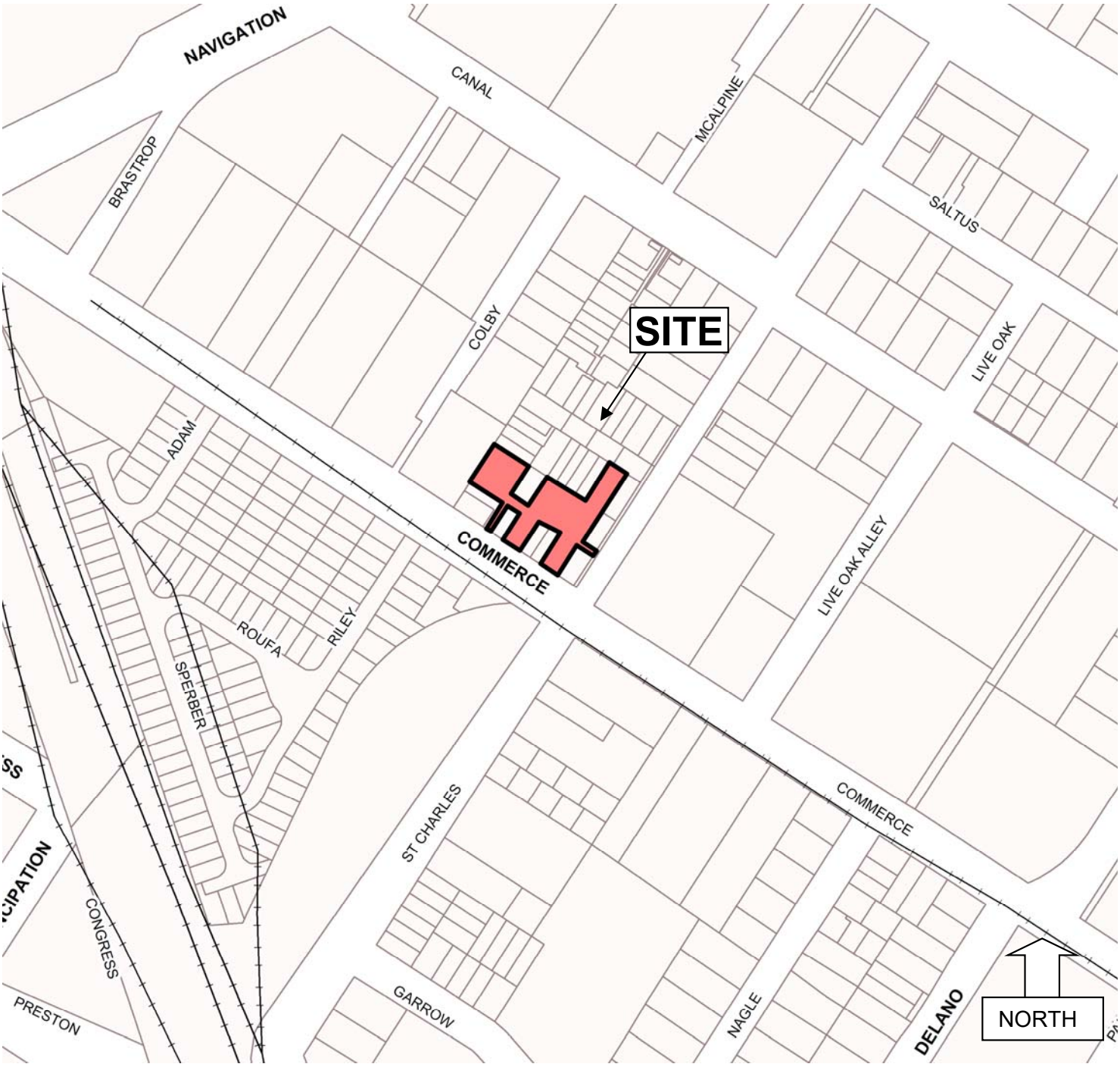
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Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Williams on Commerce partial replat no 1 (DEF 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

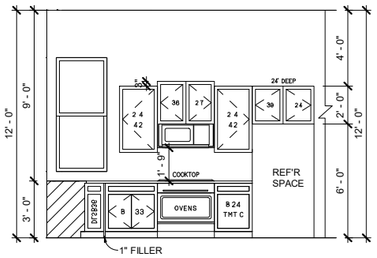
CANAL DUPLEX
ELEVATION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

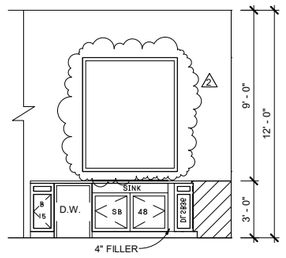
SHEET NO.
A-3.1

REVISION SET 3

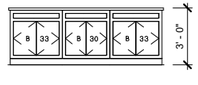
© OLIVER PLANS COPYRIGHT 2020



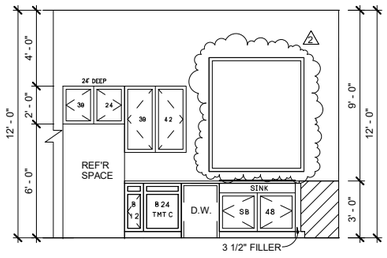
1 kitchen 1 unit 1
1/8" = 1'-0"



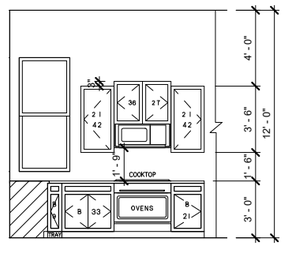
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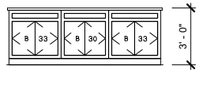
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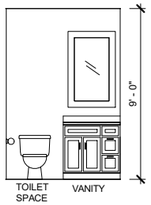
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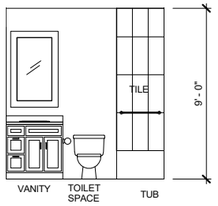
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1/8" = 1'-0"



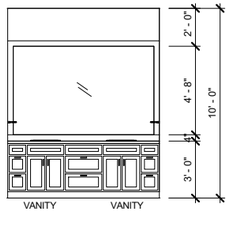
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1/8" = 1'-0"



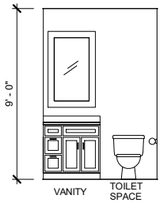
7 bath 1 unit 1
1/8" = 1'-0"



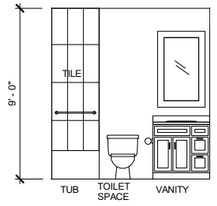
8 bath 3 unit 1
1/8" = 1'-0"



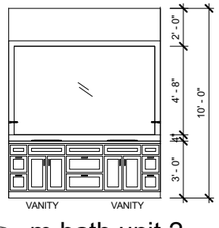
9 m.bath unit 1
1/8" = 1'-0"



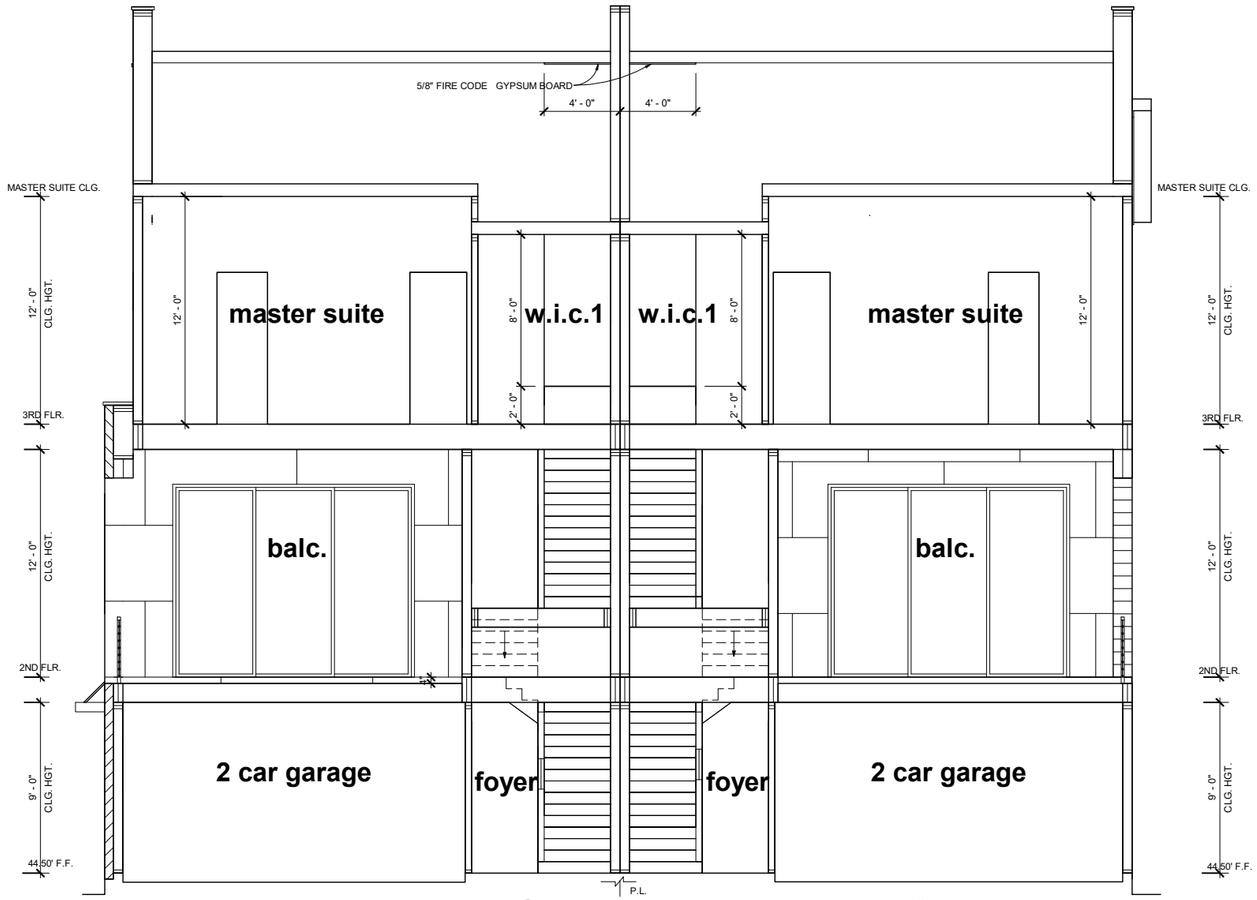
10 bath 1 unit 3
1/8" = 1'-0"



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



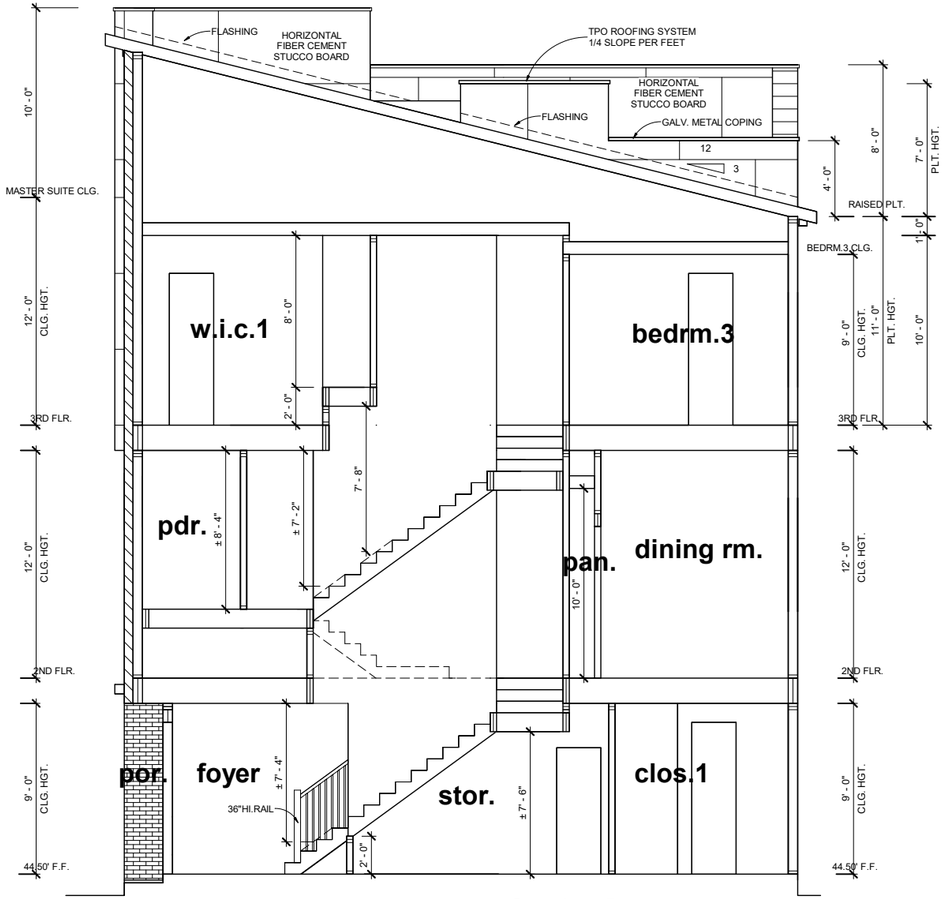
12 m.bath unit 2
1/8" = 1'-0"



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.
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CANAL DUPLEX

SECTION

PLAN NO.
UNIT 1 2184.1
UNIT 2 2230.4

SHEET NO.
A-4

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COMMERCE ROW RESIDENTIAL COMMUNITY, INC.

2410 Polk St #200
Houston TX 77003
713-961-3877

July 12, 2023

Aracely Rodriguez, Planner IV
City of Houston Planning & Development Department Services Division
611 Walker, 6th Floor
Houston TX 77002

Re: Williams on Commerce Partial Replat No. 1

Dear Ms. Rodriguez:

Commerce Row Residential Community, Inc. is the Homeowners Association for this subdivision. This letter will confirm that we have approved the proposed replat referenced above which will create 7 new lots, thus making 38 total lots within this community.

A copy of the proposed replat is attached for your reference.

If you have any questions, please feel free to contact me at the number listed above.

Commerce Row Residential Community, Inc.

By: _____
Ross Wang
President

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

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

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

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

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

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

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

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

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

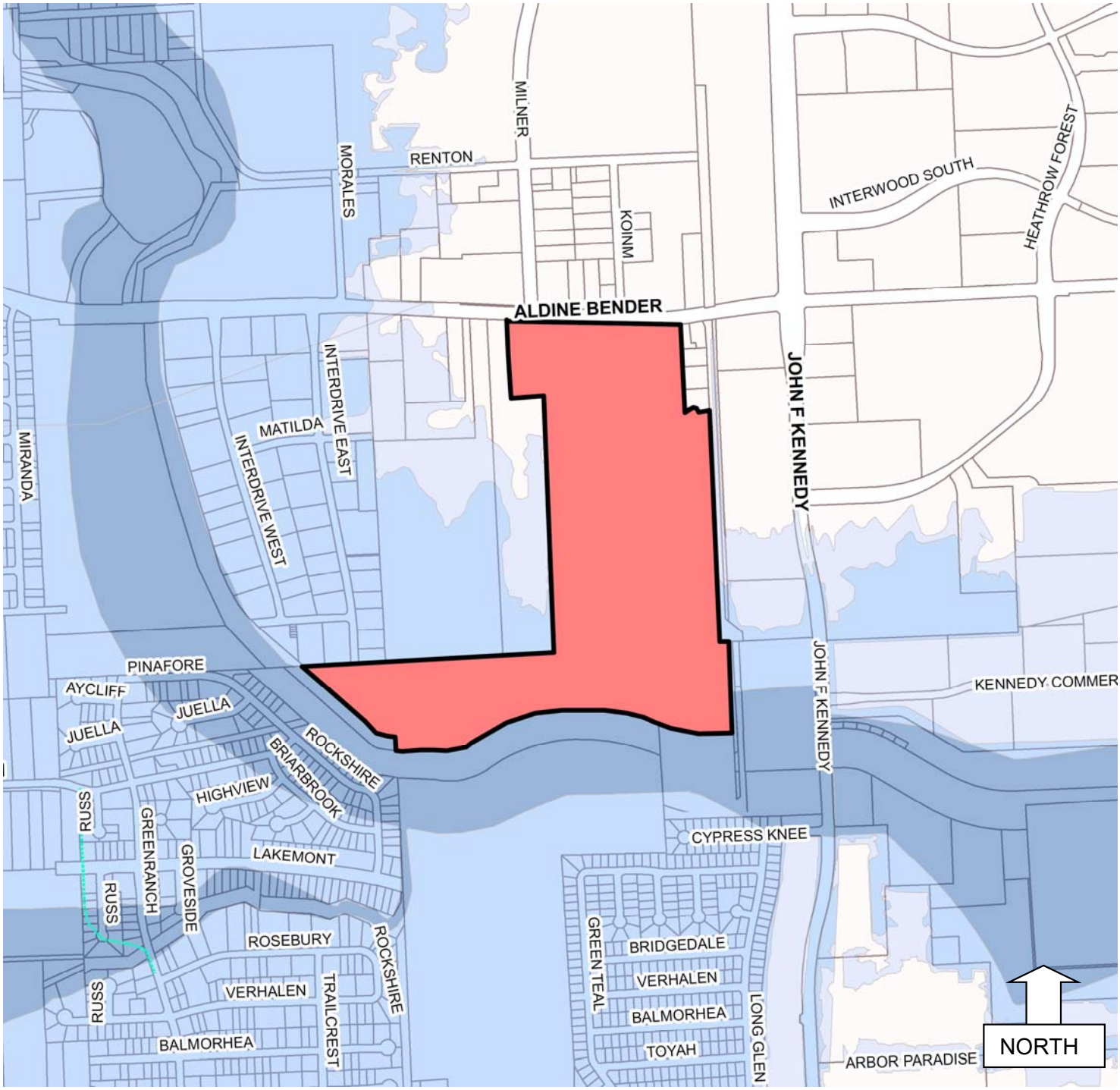
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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Aldine Commerce Park GP

Applicant: Atkinson Engineers



D – Variances

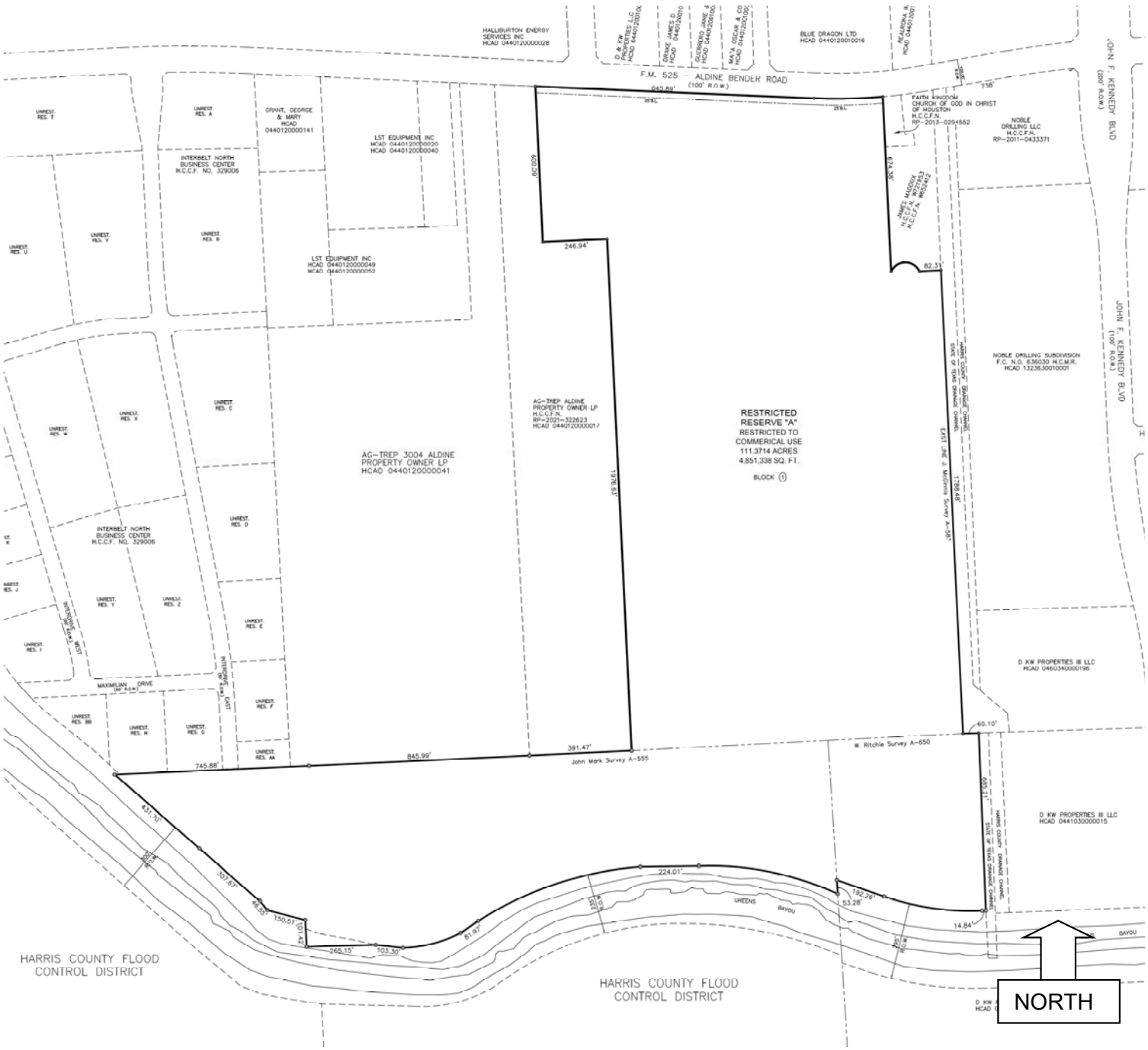
Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Aldine Commerce Park GP

Applicant: Atkinson Engineers



D – Variances

Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Aldine Commerce Park GP

Applicant: Atkinson Engineers



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1777
Plat Name: Aldine Commerce Park GP
Applicant: Atkinson Engineers
Date Submitted: 07/31/2023

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

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

Not to require the applicant to provide the required Public Street Stub or Street Crossing to the adjacent subdivisions and existing unrecorded development acreage. In addition, not to be required to provide a Major Thoroughfare within this tract.

Chapter 42 Section: 127,128,130

Chapter 42 Reference:

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet Sec. 42-128(a)(1)(2) Intersections of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; and 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. Sec. 42-130(a)(4)(6) Intersections exceptions (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile; (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet

Statement of Facts

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

The requirement of a North/South Major Thoroughfare alignment, per Sec. 42-127(A) is not needed due to the existing conditions: Harris County Regional Detention Facility and Greens Bayou (295' width) on the southern boundary of the plat. The design requirements for a MTF would place an undue burden of this tract, as the required r.o.w would not be able to serve as a MTF as it has no future r.o.w. connection to serve. Next, addressing Sec. 42-128, the requirement to proved street crossings/stubs,(1400' intervals), to the adjoining tracts, limits the ability to create a "Uniform Commercial Development Plan" within the clients property to provide a limited access facilities.

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

N/A

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

The variance requested is not solely due to the proposed new development, but must also take into consideration the current conditions of the existing developed areas surrounding this tract. There is currently an existing recorded plat to the east, Noble Drilling Subdivision, which limits the need to

connection to John F. Kennedy Blvd. Moreover, the existing unrecorded commercial development to the west is currently served by its own private access drive. In addition, there is a Harris County regional detention facility to the south of this project. In addition, I would ask that Sec. 42-130(a)(4)(6) be consider and applied to this project due to the width of Greens Bayou and the Harris County Facilities. One additional item to be considered is that a good portion (51%) of this property lies within the Floodway and Zone AE, limiting the need for crossings along Greens Bayou. The proposed commercial development within this site can be served solely by a self-contained access whether private or public roads and taking access to and from Aldine Bender Road.

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

The intent to create and provide any additional public street circulation, to the East, West and South, is not need as the existing development prohibits street extensions and all circulation with this tract will be handled via an internal access.

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

The granting of the variance and the requirements from Sec. 42-127(A) and Sec.42-128(a)(1)(2) would not be injurious, in that the current traffic pattern and flow would still use Aldine Bender Road to the north and traffic flow would still travel to east to U.S. 59 or north to Beltway 8 for commercial traffic.

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

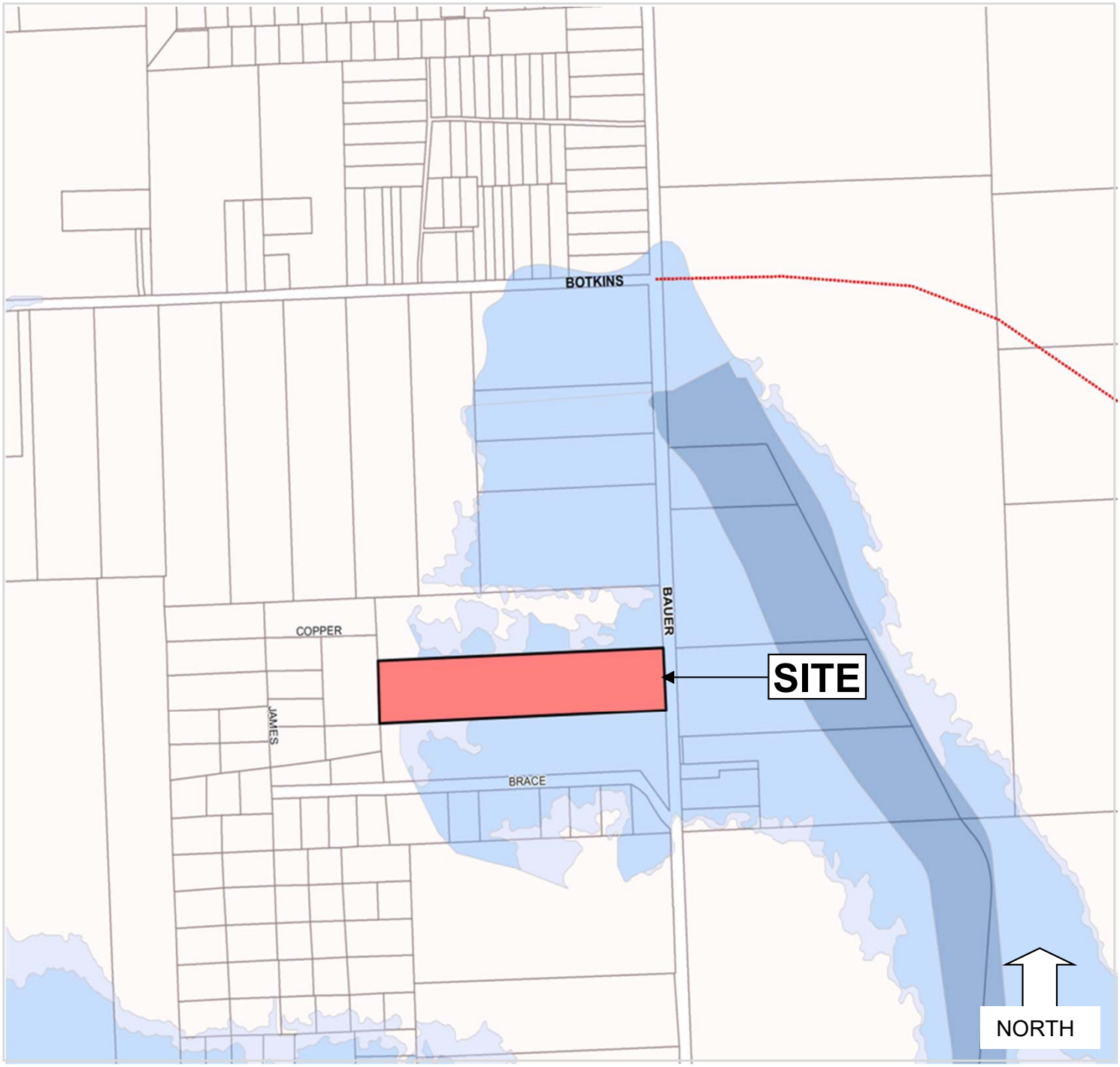
The granting of the variance is not solely on economics, but is based on the ability of preserving the existing conditions ,“Status Quo”, as acquiring the need street extension would near impossible.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Bauer Villas

Applicant: Owens Management Systems, LLC



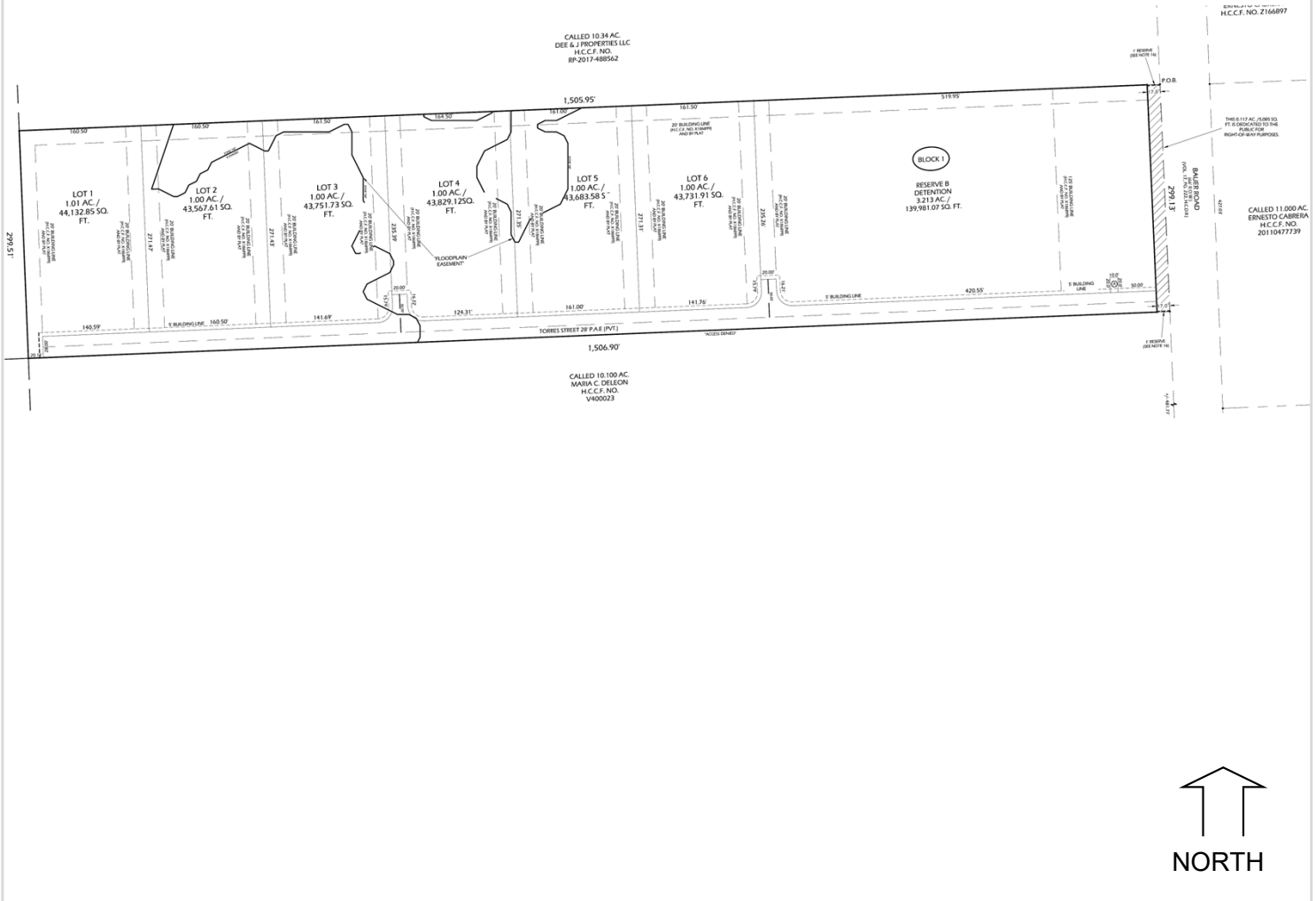
D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Bauer Villas

Applicant: Owens Management Systems, LLC



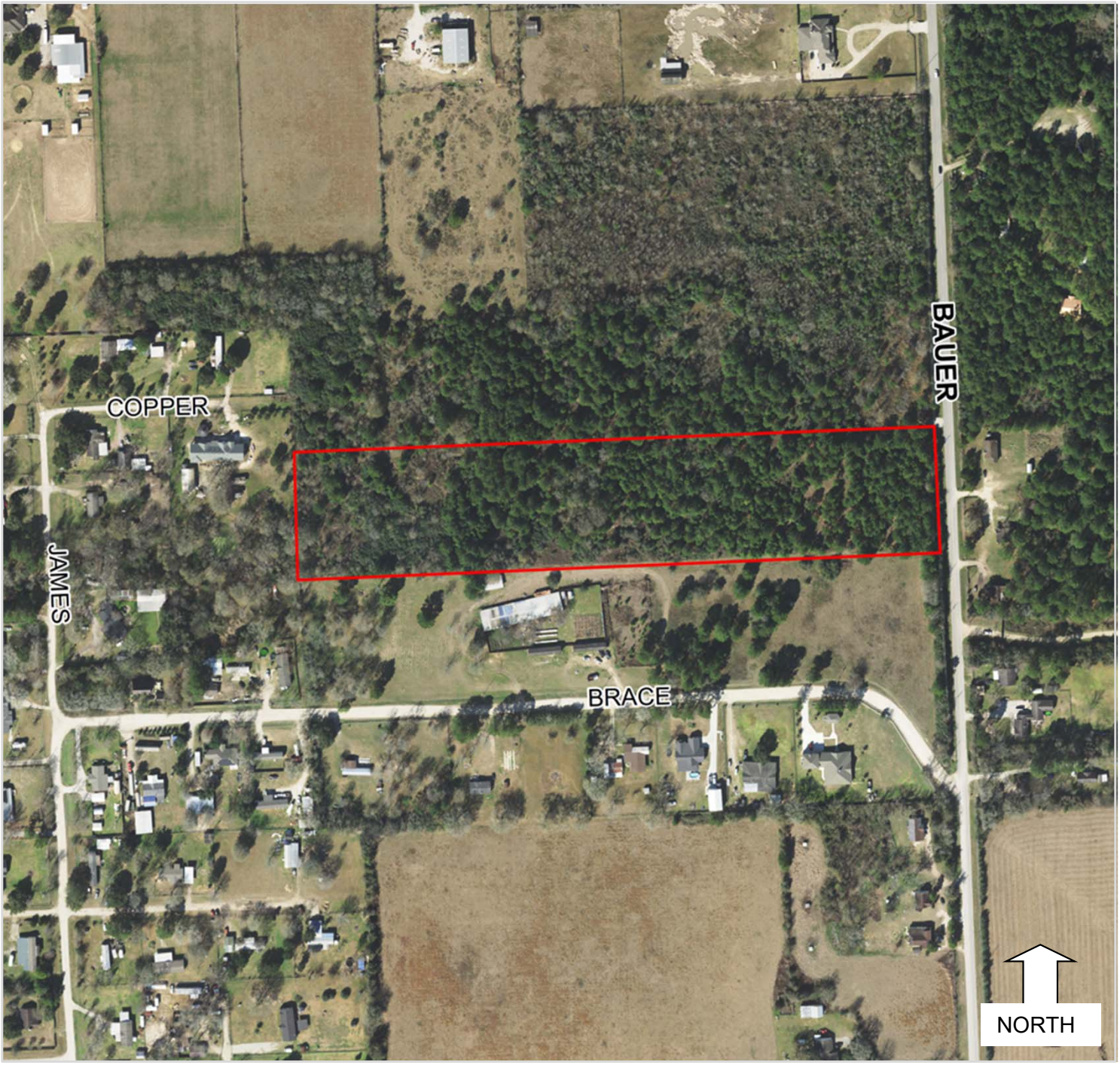
D – Variances Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/07/2023**

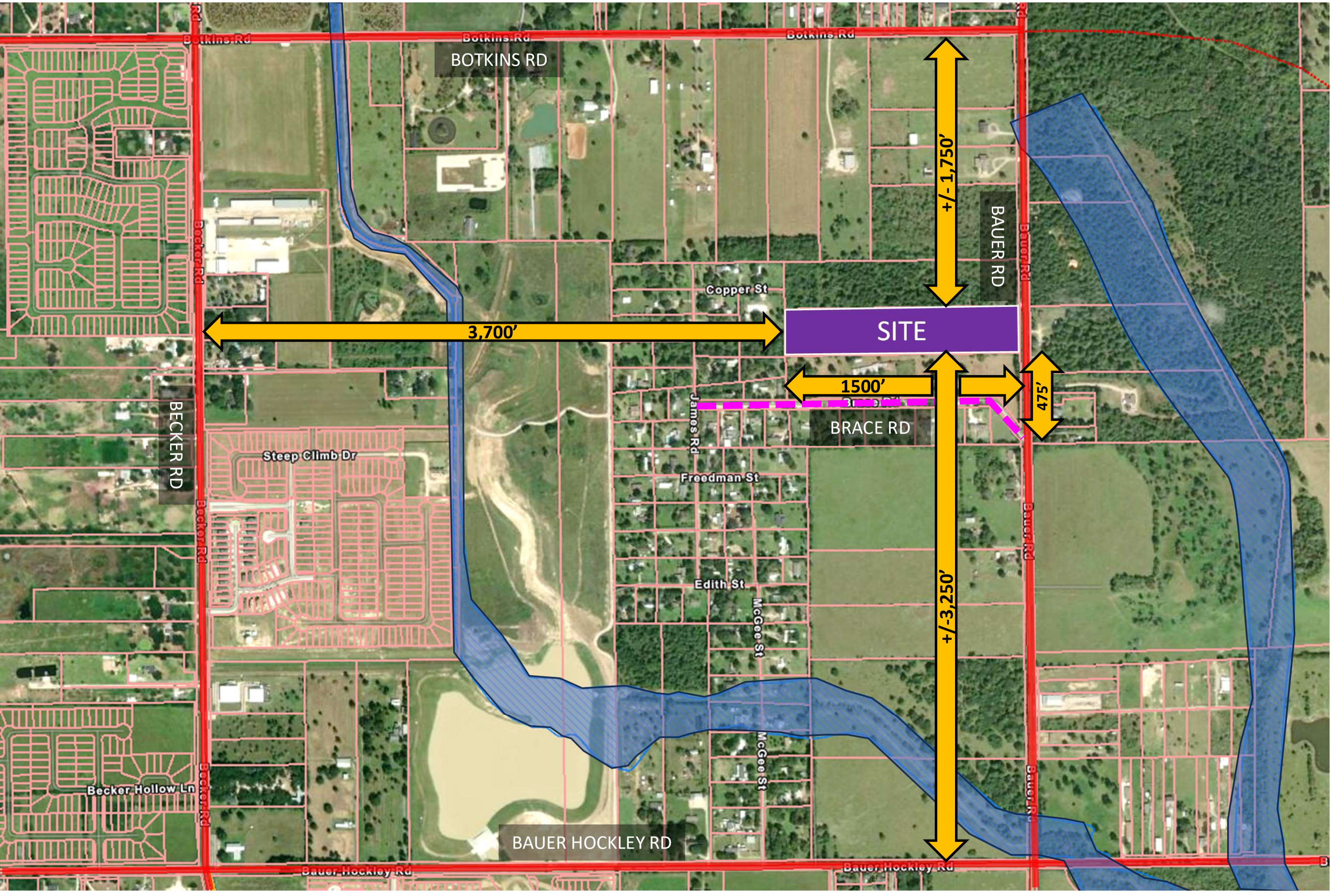
Subdivision Name: Bauer Villas

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



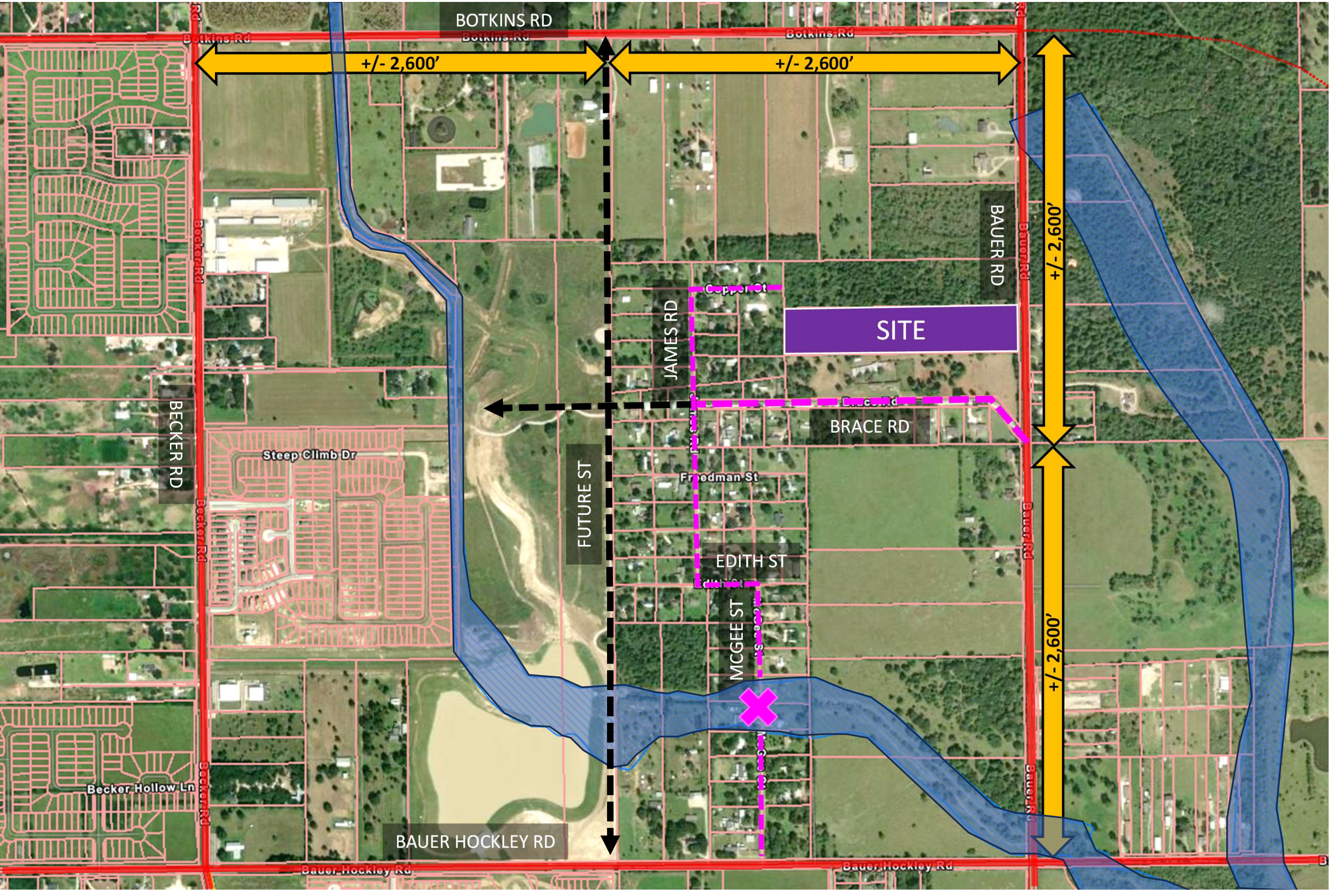
NORTH

LEGEND

MAJOR THOROUGHFARE

FLOOD WAY

EXISTING ROW



NORTH

LEGEND

MAJOR THOROUGHFARE

FLOOD WAY

EXISTING ROW

PROPOSED LOCATIONS FOR STREET EXTENSIONS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2001
Plat Name: Bauer Villas
Applicant: Owens Management Systems, LLC
Date Submitted: 08/28/2023

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

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

Specific Variance is being sought and extent of variance: To exceed intersection spacing along Bauer Road and along the western, northern and southern boundary of the plat by not providing a north -south and east-west street.

Chapter 42 Section: 42-127 & 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

The site is located in the City of Houston Extra Territorial Jurisdiction (ETJ). The purpose of the replat is to create a type 2 PAE (Private Street) development with 6 - 1-acre lots and a detention reserve. Lots will be served by water well and septic system. The site has access to Bauer Road, a major thoroughfare (MTF), along the eastern boundary. Bauer Road is planned to be a 100 feet wide right of way (ROW). Currently, is 66 feet wide in front of the site. 17 feet will be dedicated to the public ROW, with the proposed plat, to meet the MTF plan requirements. The area where the site is located is a low-density residential and agricultural land. West of the site there is an unrecorded subdivision Hilltop Acres. East of the site across Bauer Street there is undeveloped land, the floodway and a proposed GP (Baer Tract GP). North of the site there is undeveloped land and agricultural land. South of the site there is residential and agricultural land and the floodway. The site is located within a grid of four MTFs composed by Bauer Road, Bauer Hockley Road, Botkins Road and Becker Road. This Grid is 5200 feet by 5200 feet. A variance is being requested to exceed intersection spacing along Bauer Road and along the western, northern and southern boundary of the plat. Strict application of the ordinance requires a street every 1400 feet along a local street or plat boundary and a street every 2600 feet along a major thoroughfare. otherwise contrary to sound public policy; The site is located in the City of Houston Extra Territorial Jurisdiction (ETJ). The purpose of the replat is to create a type 2 PAE (Private Street) development

with 5 (61 acre) lots. Lots will be served by water well and septic system. The site has access to Bauer Road, a major thoroughfare (MTF), along the eastern boundary. Bauer Road is planned to be a 100 feet wide right of way (ROW). Currently, is 66 feet wide in front of the site. 17 feet will be dedicated to the public ROW, with the proposed plat, to meet the MTF plan requirements. The area where the site is located is a low-density residential and agricultural land. West of the site there is an unrecorded subdivision Hilltop Acres. East of the site across Bauer Street there is undeveloped land, the floodway and a proposed GP (Baer Tract GP). North of the site there is undeveloped land and agricultural land. South of the site there is residential and agricultural land and the floodway. The site is located within a grid of four MTFs composed by Bauer Road, Bauer Hockley Road, Botkins Road and Becker Road. This Grid is 5200 feet by 5200 feet. A variance is being requested to exceed intersection spacing along Bauer Road and along the western, northern and southern boundary of the plat. Strict application of the ordinance requires a street every 1400 feet along a local street or plat boundary and a street every 2600 feet along a major thoroughfare. Looking at the distances from north to south, the distance from Botkins Street to the site is approximately 1750 feet. The distance from the site to Brace Road is approximately 475 feet and to Bauer Hockley is approximately 3250 feet. Looking at the distances from east to west, the distance from the site to Becker Road is approximately 3700 feet and to Bauer Road, measured from the western boundary of the plat, is approximately 1500 feet. Along Bauer Road there is an existing east-west local street named Brace Road. Brace Road is located approximately at 2600 feet from Botkins Road and Bauer Hockley. This street meets the intersection spacing requirement for an east-west street along Bauer Road. Requiring an east-west street through the subject site will create an impractical development since there is already an east-west street 475 feet from the subject site. In addition to this, the possibility of a street extending west from the site through the existing neighborhood and across the floodway is low. Extending a street south from the site will be difficult since part of the floodway is located between the site and Bauer Hockley Road. Also, properties along Bauer Hockley Rd have a different intersection spacing requirement of a street every 2600 feet instead of every 1400 feet as required for a local street or along a plat boundary. This will also affect extending a street north from the site since properties along Botkins Road also have the intersection spacing requirement of a street every 2600 feet instead of every 1400 feet. West of the site there are sections of a north-south street (James Rd, Edith Rd and McGee St) within the unrecorded subdivision, Hilltop Acres, that could be extended north to Botkins Road and south, across the floodway, to Bauer Hockley. Currently, part of McGee Street doesn't cross the floodway. Another option for a north-south street would be further west at 2600 feet from Bauer Road. This location will meet the intersection spacing requirement along Botkins Road and Bauer Hockley. At this location only two properties will need to be crossed to connect Botkins Road and Bauer Hockley Road. At this point is too soon to know how the area within the MTF grid is going to be developed. However, there are better locations for a north-south and east-west street west and south of the site than at the site location. Not providing a north-south and east-west street through the subject site will not affect traffic circulation or connectivity in this area.

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

The area where the site is located is a low density residential and agricultural land. The area has a good street grid system composed of four major thoroughfares (Bauer Rd, Botkins Rd, Bauer Hockley Rd and Becker Rd). Within the MTF grid there are existing sections of a north-south street (James Rd, Edith Rd and McGee St) and an east-west street (Brace Rd) that could be extended to provide a complete east-west and north-south connection with the major thoroughfares. One of the issues to provide an east-west and north-south connection from the subject site is the floodway location. Another obstacle will be the different ordinance requirements for intersection spacing for properties that abut a MTF and properties that doesn't abut a MTF. As a result, the circumstances supporting the granting of the variance are not a result of a hardship created or impose by the applicant.

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

The area has a good street grid system composed of four major thoroughfares (Bauer Rd, Botkins Rd, Bauer Hockley Rd and Becker Rd). Within the MTF grid there are existing sections of a north-south and east-west street that could be extended to provide a complete east-west and north -south connection (James Rd, Edith Rd, Brace Rd and McGee St). The area within the MTF grid has good locations for north-south and east-west streets that can meet the intersection spacing requirements along the MTFs. This will maintain the intent and general purpose of this chapter to provide a good street connectivity and traffic circulation.

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

Not providing a north-south and east-west street through the subject site will not be injurious to the public health, safety or welfare since the site has access to a MTF (Bauer Rd) that connects to the MTF grid (Bauer Rd, Botkins Rd, Bauer Hockley Rd and Becker Rd). This allows to have different points of access to the site for emergency services and for people living on this area. In addition to this, sections of a north-south and east-west street have already been dedicated within the MTF grid with the potential to have a complete ROW dedication with future developments. This will increase the street connectivity as the area redevelops.

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

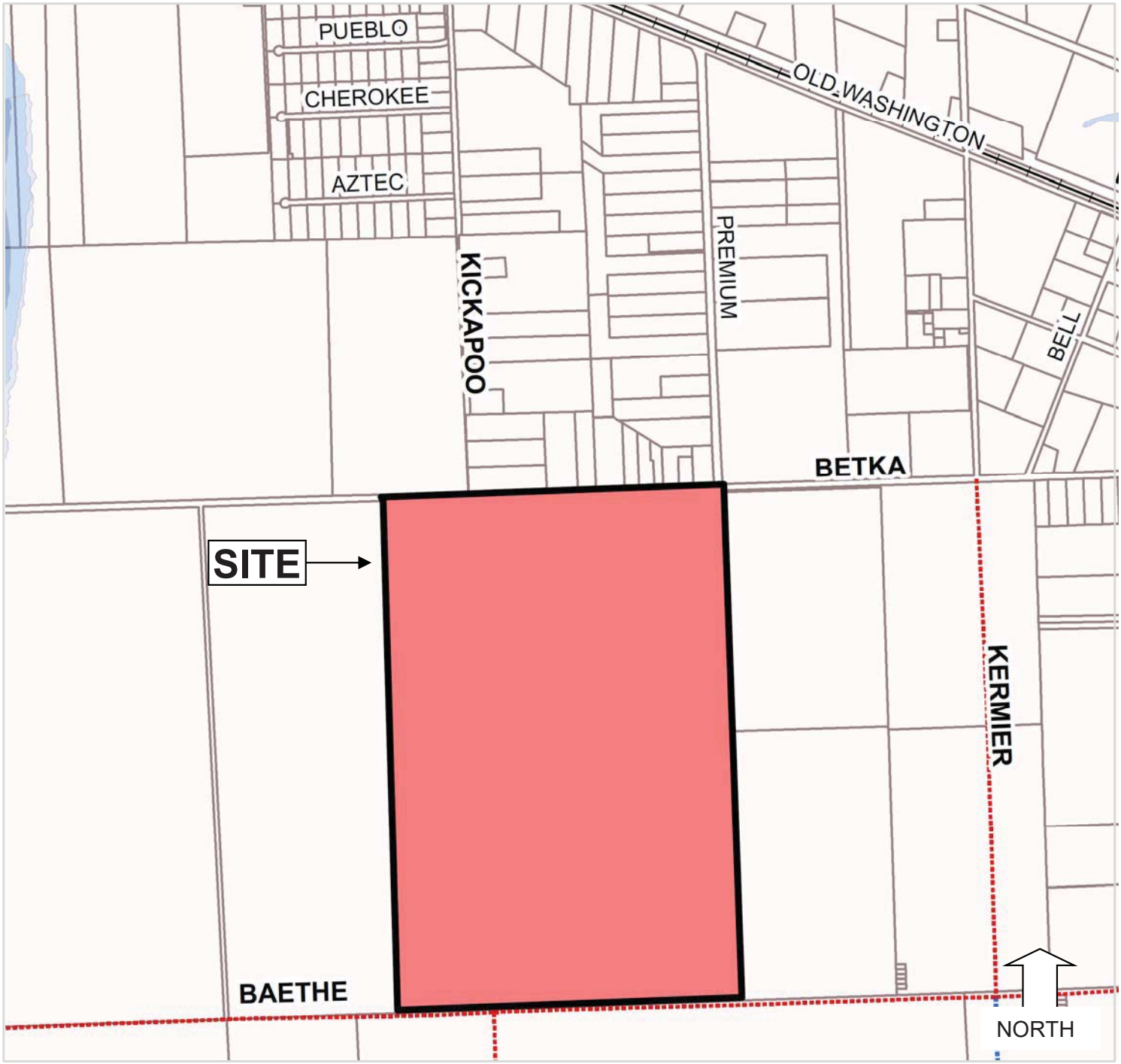
The area where the site is located is a low-density residential and agricultural land with a good MTF grid system composed of four major thoroughfares (Bauer Rd, Botkins Rd, Bauer Hockley Rd and Becker Rd). South of the site there is a section of an existing east-west street (Brace Rd) and west of the site there are sections of a north-south street that have the potential to be extended north, south and west. Currently, Bauer Road ROW is 66 feet wide. The proposed plat will be dedicating 17 feet to Bauer Road since its ROW is planned to be 100 feet wide. Economic hardship is not the sole justification of the variance. The variance was granted with the previous application 2023-1362. The plat is revised to add a detention reserve.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Grand Prairie Highlands GP

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



D – Variances **Site Location**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Grand Prairie Highlands GP

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



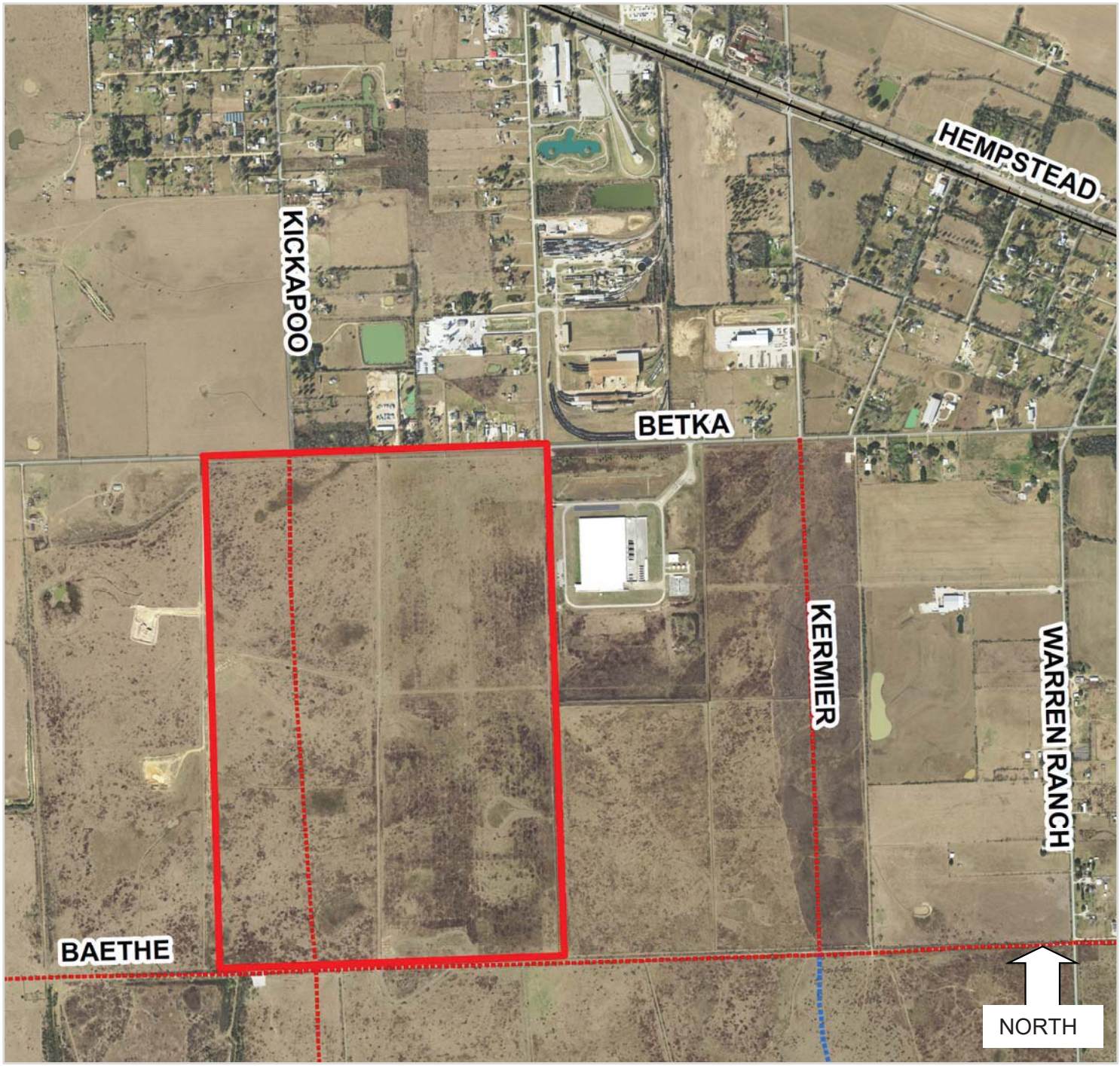
D – Variances **Subdivision**

Houston Planning Commission ITEM: 120

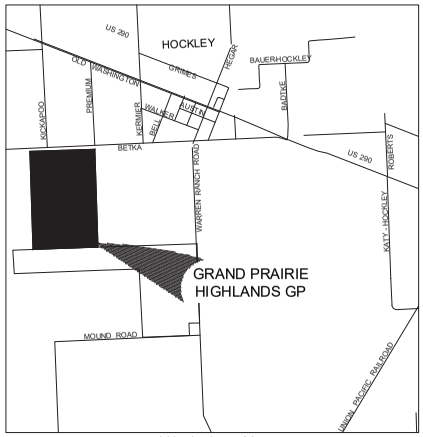
Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Grand Prairie Highlands GP

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



D – Variances **Aerial**

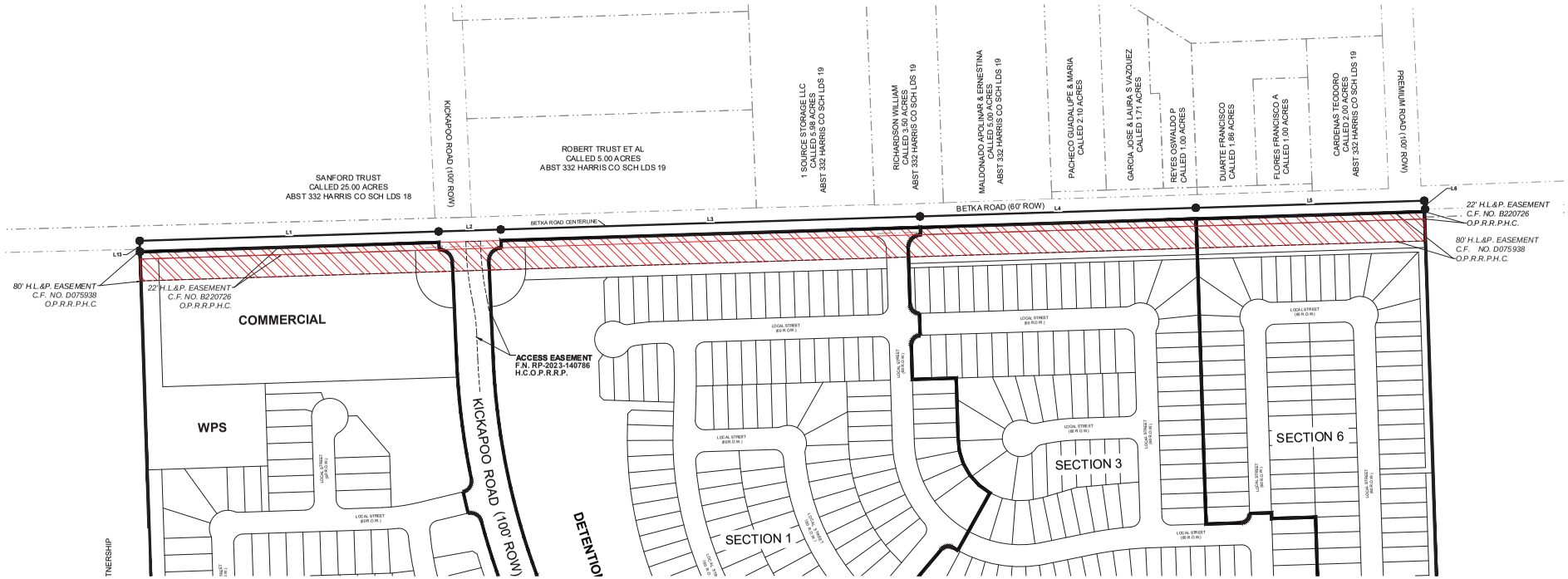


Vicinity Map
(Not to scale)

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
O.P.R.R.P.H.C.	INDICATES OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
	INDICATES DOCUMENT NUMBER
DOC. NO.	INDICATES STREET NAME CHANGE
H.C.O.P.R.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
F.N.	INDICATES FILE NUMBER

EXISTING CENTERPOINT ENERGY TRANSMISSION CORRIDOR EASEMENT



A Variance Exhibit for

Grand Prairie Highlands

±426.5 Acres of land

OWNER:
FRIENDSWOOD DEVELOPMENT COMPANY

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

OUT OF THE
WILLIAM JONES SURVEY, A-490
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

NORTH
0 100 200 400

LJA# 0386-10034
08.25.2023

DISCLAIMER AND LIMITED WARRANTY

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1944
Plat Name: Grand Prairie Highlands GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 08/25/2023

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

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

To not dedicate twenty feet of the property along the southern right-of-way for Betka Road.

Chapter 42 Section: 121

Chapter 42 Reference:

Sec 42-121. Dedications of rights-of-way. a. The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. b. When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. c. When the commission finds that it is necessary for the proper subdivision of land and it is in the public interest to locate a new public street right-of-way centered on a property line, the commission shall approve the dedication of one-half of the land needed for the right-of-way. Any subdivision plat that provides for a partial street dedication pursuant to this subsection shall include a one-foot reserve along the proposed centerline with appropriate notations restricting access from any right-of-way so dedicated to adjacent property until the required additional adjacent right-of-way is dedicated.

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;

Grand Prairie Highlands is an approximately 427-acre residential subdivision bounded by Betka Road on the north and Baethe Road on the south. This subdivision currently has an approved General Plan and several final plats in the northern portion of the project that the City of Houston Planning Commission approved in February and May of 2023. Betka Road is currently a sixty-foot right-of-way located east of Mathis Road and west of Highway 290, and is classified as a major thoroughfare in the City of Houston's Major Thoroughfare Plan. Immediately adjacent to the

southern right-of-way line of Betka Road lies an existing 80-foot CenterPoint Easement with high-capacity transmission lines located within the easement. When the General Plan and Phase I preliminary plats were initially submitted, the applicant brought this matter to the attention of the City of Houston Planning Staff, however, it was determined by Harris County staff that the applicant should dedicate the required twenty feet of the property along the southern right-of-way for Betka Road as required for future major thoroughfare expansion and improvement.. The Planning Commission approved the General Plan and the preliminary plats along Betka Road, with the condition that CenterPoint Energy also approved the dedication of the twenty feet of Betka Road right-of-way since it would lie within their existing eighty-foot easement. Subsequently, CenterPoint Energy has refused to approve the dedication of the twenty-foot right-of-way for Betka Road within their eighty-foot easement and transmission corridor This denial from CenterPoint has created an undue hardship for the project to move forward. The requested variance to not provide the twenty feet of right-of-way will relieve this constraint and allow development to progress.

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

The eighty-foot CenterPoint easement is a hardship existing within the boundary of the tract and was not created by the property owner nor the applicant. The easement was recorded on March 13, 1970.

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

The project cannot proceed as conditionally approved by the Houston Planning Commission due to CenterPoint Energy's refusal to allow the right-of-way to be dedicated within their eighty-foot easement. Based on a review of aerials and parcel data for this area, there appears to be no physical constraints and sufficient space to allow for forty feet of right-of-way widening along the northern side of Betka Road to bring the total right-of-way width to the required 100 feet. With the potential for right-of-way dedication along the northern side of Betka Road, the right-of-way dedication along the southern side is unnecessary and will maintain this chapter's intent and general purposes.

(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 not be injurious to the public health, safety, or welfare. Dedicating right-of-way within an existing transmission energy corridor could be injurious to the public health, safety, or welfare due to potential physical hazards from placing paving too close to the existing transmission towers.

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

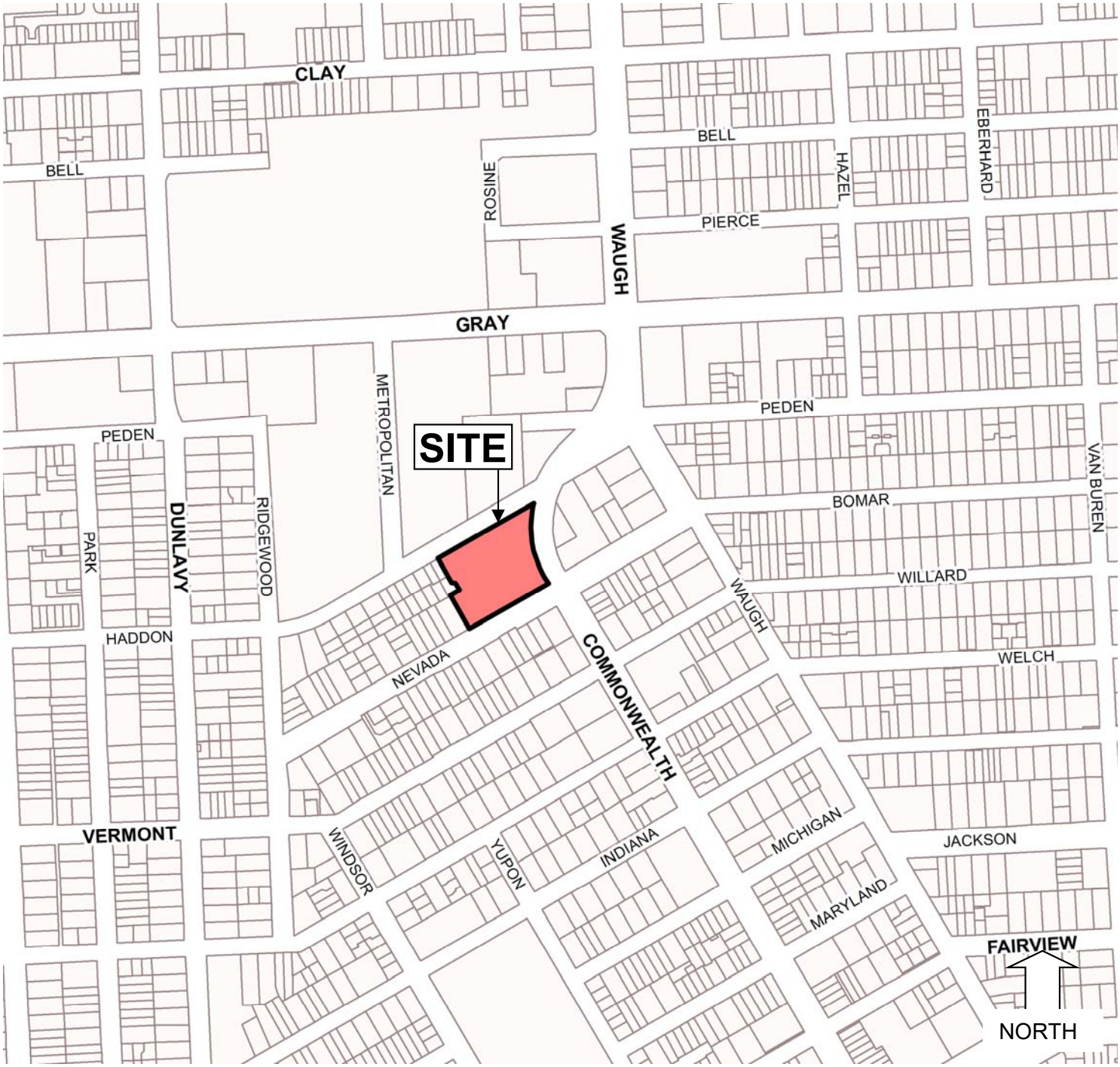
Economic hardship is not the sole justification for the variance, as the existing recordation and conditions of the CenterPoint Energy easement are the supporting circumstances for this request.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Electric Vehicle Montrose

Applicant: Windrose



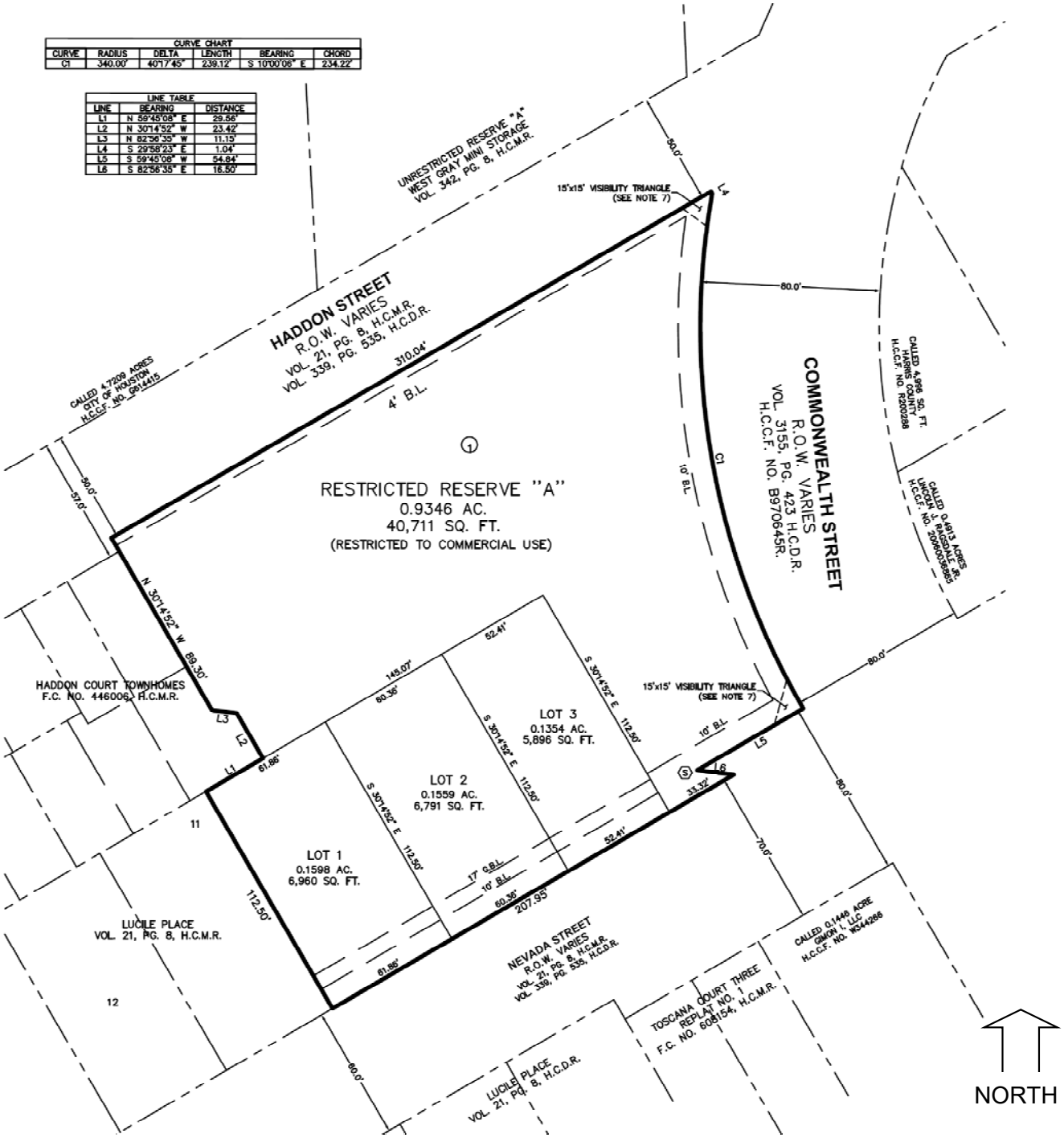
D – Variances **Site Location**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Electric Vehicle Montrose

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Electric Vehicle Montrose

Applicant: Windrose



D – Variances **Aerial**

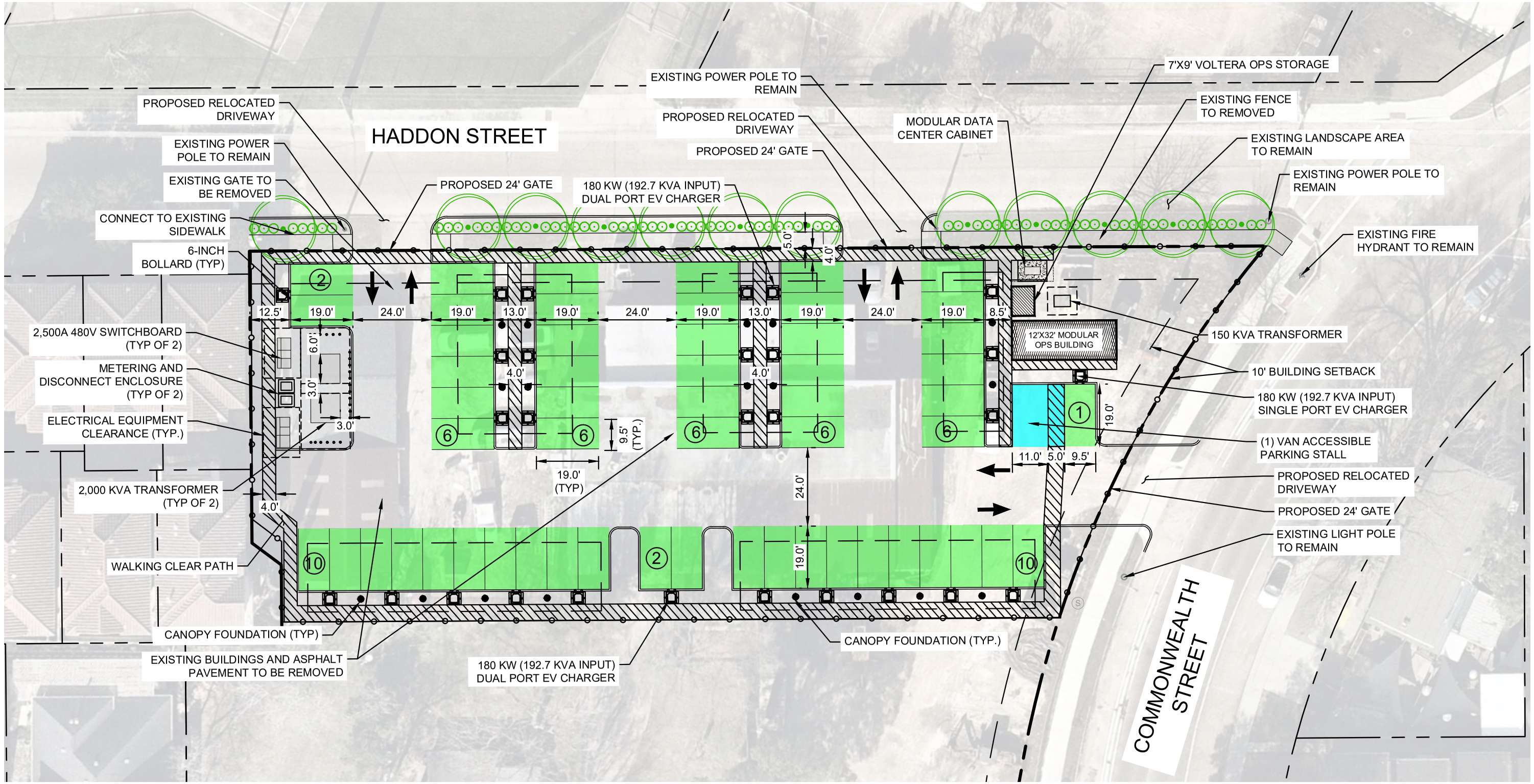
LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- BUILDING SETBACK

NOTES:
1. THE CONCEPTUAL SITE PLAN ASSUMES AN APPROVAL OF 0' SETBACK VARIANCE THROUGH THE PLATTING PROCESS.
2. THIS SITE WILL REQUIRE UNDERGROUND DETENTION INFRASTRUCTURE WITH THE APPROXIMATE VOLUME OF 1.03 AC/FT. THIS VOLUME IS CONCEPTUAL IN NATURE AND WOULD REQUIRE REVIEW OF EXISTING CITY INFRASTRUCTURE AND ENGINEERING DESIGN TO DETERMINE FINAL REQUIRED VOLUME.

PARKING COUNT	
VAN ACCESSIBLE	1
STANDARD PARKING	0
EV CHARGING STALLS	55
DUAL PORT - EV STATIONS	27
SINGLE PORT - EV STATIONS	1

CITY OF HOUSTON REQUIREMENTS		
	MINIMUM (FT)	PROVIDED (FT)
DRIVEWAYS	24	24
CLEAR WALKING PATH	3	4-5
FRONT YARD	TBD	TBD
SECONDARY FRONT	TBD	TBD
SIDE YARD	TBD	TBD
REAR YARD	TBD	TBD



Kimley»Horn

1505 HADDON STREET, HOUSTON, TX

CONCEPTUAL SITE PLAN - TEST FIT

AUGUST 14, 2023

GRAPHIC SCALE IN FEET
0 15 30 60
NORTH

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1907
Plat Name: Houston Electric Vehicle Montrose
Applicant: Windrose
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 reduce the required building line along Haddon Street from 10' to 4'.
Chapter 42 Section: -150

Chapter 42 Reference:
Sec. 42-150. - Building line requirement. (a)An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Local Street | All Others | 10 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 1.386 acres located at the intersection of Haddon Street and Commonwealth Street in the Montrose area, within the established 'Street Width Exception Area.' The reason for the replat is to create replat 3 single family residential lots and create one unrestricted reserve. The developer intends to build an electric vehicle fleet storing and charging facility with space for 52 charging stalls, 2 standard and 1 ADA accessible parking space, 1 modular operations building, and associated electrical charging equipment. The three single family lots are currently occupied and there are no plans to redevelop at this time. The lots are being replatted to reconfigure the side lot line between lots 1 and 2 and shorten the depth of lots 2 and 3. Each proposed electric vehicle charging stall will be covered by a metal canopy 14 feet tall cantilevered from a post located 18 feet from the property line. Chapter 42 only allows for encroachments up to 30 inches into the 10' building line for eaves, bay windows, balconies, fireplace chimneys, decorative features, and habital areas, therefore the applicant is requesting a 4' building line along Haddon Street for the canopy covering each stall.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The depth of the property is limited by the existing single family residential lots to the south which predate the proposed development.

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

The general purposes and intent of Chapter 42 will be maintained as the proposed canopies will be 14 feet above street level and attached to posts over 10 feet from the property line. The structures will not be habitable and can be relocated with relative ease compared to a finished building if Haddon Street is ever expanded.

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

The applicant is providing a 14 foot pedestrian realm including a 5 foot sidewalk, 5 foot safety buffer, a 6' ornamental fence, and landscaping to screen the electric vehicle storage. Although the street will not be activated with uses, the pedestrian realm will be dramatically improved as there is currently no sidewalk or safety buffer along Haddon Street. The head-in parking lot will be replaced with only 2 curb cuts with clearly marked pedestrian crossings and the new sidewalk will provide a connection to the sidewalk and bike lane along Commonwealth.

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

Economic hardship is not the sole justification of the variance – the surrounding development prohibit the site from expanding to the south and including more buildable area.

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

August 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Houston Electric Vehicle Montrose
REFERENCE NUMBER: 2023-1907

Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 4' setback along Haddon instead of the required 10'. 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, September 7, 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 Jeff Boutte with Windrose at 713-458-2281. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

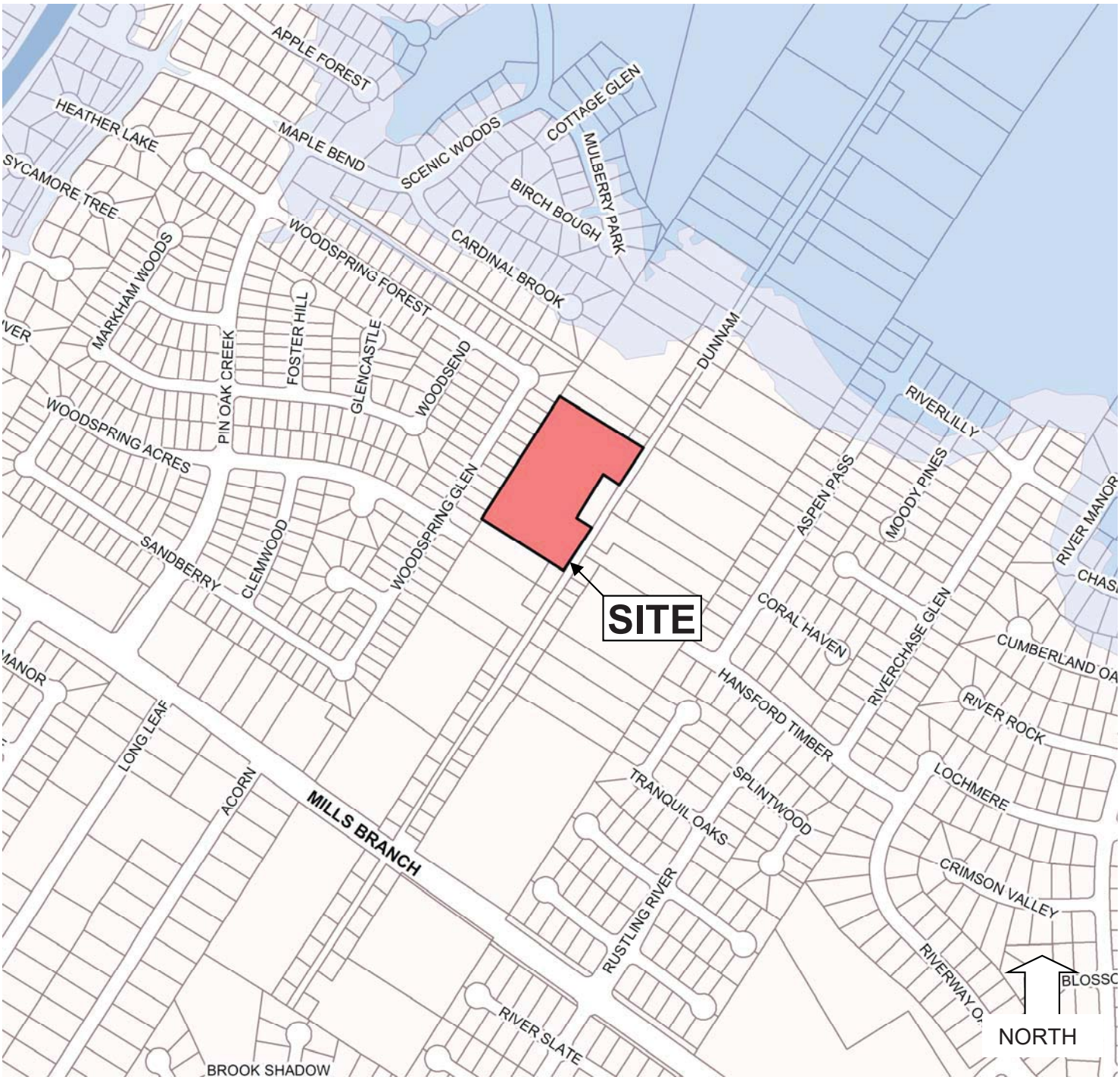
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Youth Sports Group

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Youth Sports Group

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 122

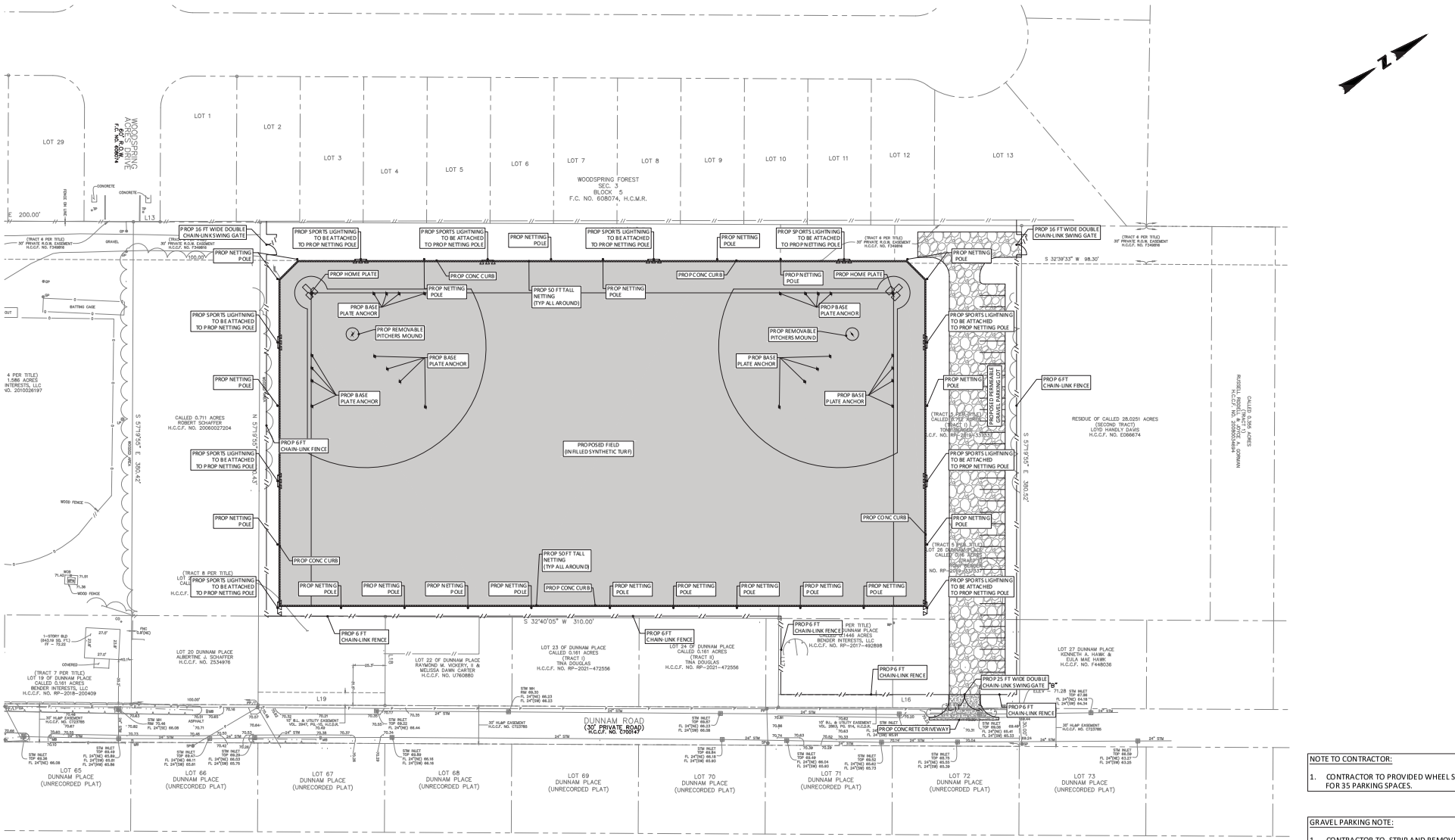
Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Houston Youth Sports Group

Applicant: Windrose



D – Variances **Aerial**



NOTE TO CONTRACTOR:

1. CONTRACTOR TO PROVIDED WHEEL STOP FOR 35 PARKING SPACES.

GRAVEL PARKING NOTE:

1. CONTRACTOR TO STRIP AND REMOVE EXISTING 6 INCHES OF SOILS, COMPACT SUBGRADE TO 95% MIN DENSITY ASTM D-698 AND TOPPED WITH 6" OF COMPACTED GRAVEL. SEE GRAVEL PARKING SURFACING SPEC 32 15 00.

15' 30'
30' 0 60'

TEXAS SPORTS & CIVIL ENGINEERING
11767 KATY FWY, SUITE 1112
HOUSTON, TEXAS 77079
PHONE No. 346.204.4854
FIRM No. 19645 WWW.TEXSCE.COM

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REVISION

No.	DATE	DESCRIPTION

WILDCATTERS BASEBALL FIELDS COMPLEX

KINGWOOD, TEXAS

01/06/2023

TSCE PROJECT No:	# 2241
CLIENT NAME:	HOUSTON WILDCATTERS
DRAWN BY:	B. SEDA
CHECKED BY:	K. JURADO
DATE:	NOVEMBER 17, 2022
DRAWING SCALE:	1 : 30'

SITE PLAN

CS 1.01

G:\My Drive\Projects_2022\2241 - Wildcatters BB Complex - Kingwood (FC)\5 - Drawings\Dwgs\ Last Saved:Diego Contreras Wednesday, March 29, 2023 3:49:40 PM

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1897
Plat Name: Houston Youth Sports Group
Applicant: Windrose
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 exceed intersection spacing requirements by not dedicating a public right-of-way through the subject property; to take access from a Dunnam Road, a 30' access easement, instead of a public right of way.

Chapter 42 Section: 127, 190

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 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 site is 4.903 acres located along Dunnam Road approximately 1,300' northeast of the intersection with Mills Branch Drive. Dunnam Road is a 30' private right-of-way established in 1968 by deed record into and through the unrecorded subdivision known as Dunnan Road. The applicant intends to improve and expand existing sports fields, install security fencing, and install a gravel parking lot taking access from Dunnam Road. The proposed plat will consolidate acreage tracts and lots 21, 22, 25, and 26 into one unrestricted reserve taking access from Dunnam Road and a 30' private right-of-way easement on the northwest perimeter of the site. The plat will require 2 variances: 1) to allow an unrestricted reserve to take access from an access easement in lieu of 60' of frontage on a public street, and 2) to exceed intersection spacing requirements by not dedicating a public local street. The justification for this variance is the property's location along an unrecorded private right-of-way between existing single family development to the northwest and southeast. There are no possible street connections to the northwest in Woodspring Forest Sec 3 or to the southeast in Villages of Riverchase Sec 2. In addition, converting Dunnam Road into a 60' public right-of-way is infeasible due to the existing single family development in close proximity to the 30' private right-of-way and the low likelihood of obtaining right-of-way from each individual homeowner all the way to Mills Branch Drive.

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

Dunnam Road was dedicated as a private right-of-way in 1968 and cannot be dedicated to the public in full. And the existing single family neighborhoods to the northwest and southeast were built in early 2000s long before the sports fields existed.

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

The intent of Chapter 42 will be maintained as the subject property will have two points of access: Dunnam Road established in 1968 and the 30' private right-of-way easement to the northwest recorded in 1977 and filed in the public record under film code number F349816.

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

Public safety will be preserved by allowing the applicant to take access from Dunnam Road – it is a well maintained private right-of-way which serves multiple single family homes and terminates with a cul-de-sac at the East Fork of the San Jacinto river . In addition the applicant is proposing a hammerhead style turnaround in the gravel parking lot on-site which will allow fire emergency vehicles to enter and exit the site.

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

The justification for the variance is the existing single family residential neighborhoods to the northwest and southeast and the private right-of-way dedication of Dunnam Road in 1968, decades before the site was developed as a sports complex.

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

August 17, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Houston Youth Sports Group
REFERENCE NUMBER: 2023-1897

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west and along Dunnam Road, north of Mills Branch Drive, south of East Fork San Jacinto River, east of W Lake Houston Parkway, and west of Kingwood 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) to exceed intersection spacing by not requiring this plat to dedicate a public right-of-way; and 2) to allow an unrestricted reserve not to have frontage or access from a 60' wide public right-of-way. Enclosed are copies of the variance request, the proposed subdivision plat and the proposed 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.

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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PROPERTY OWNERSHIP INFORMATION

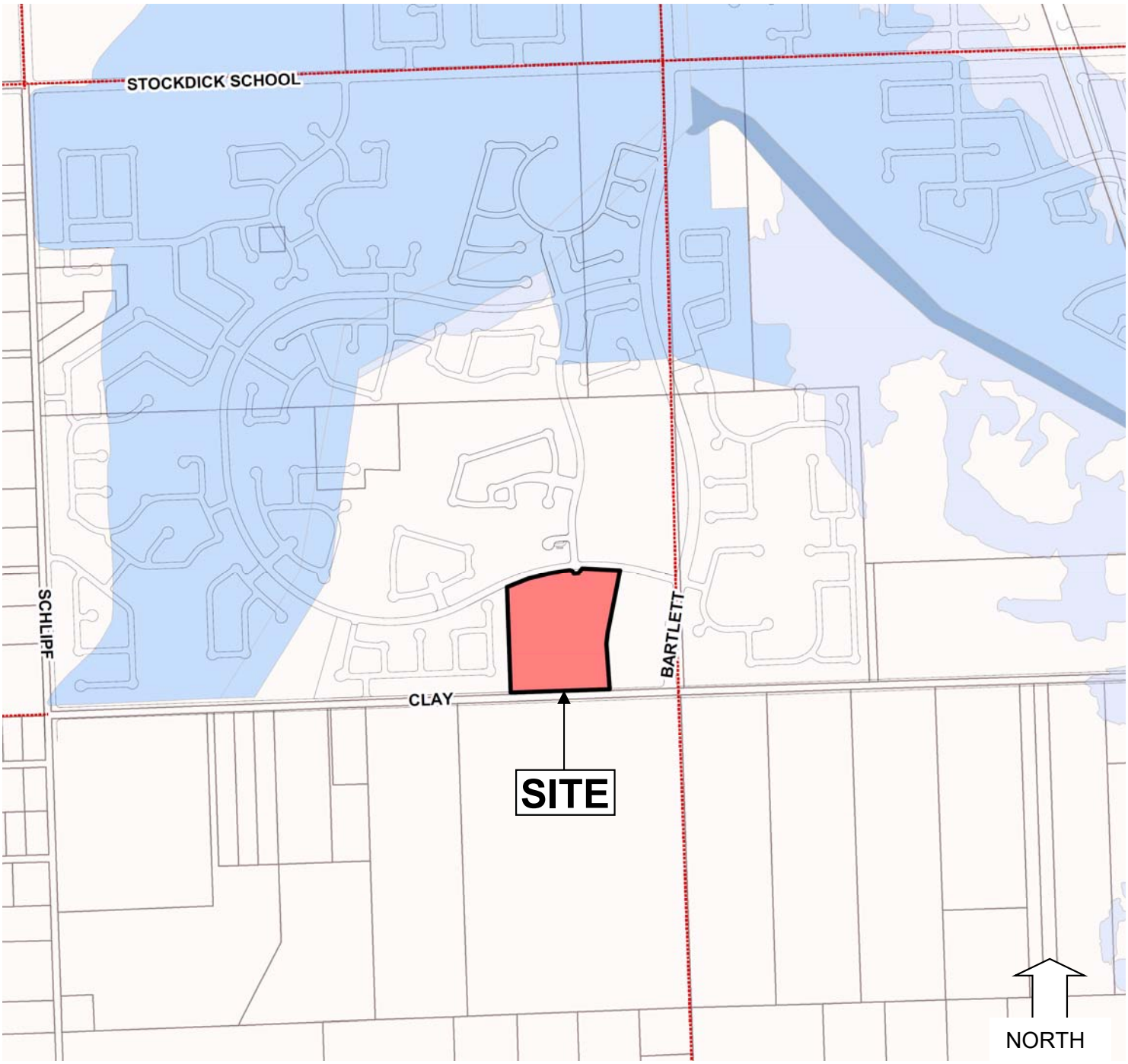
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Katy ISD Elementary No 48 (DEF 1)

Applicant: West Belt Surveying, Inc.



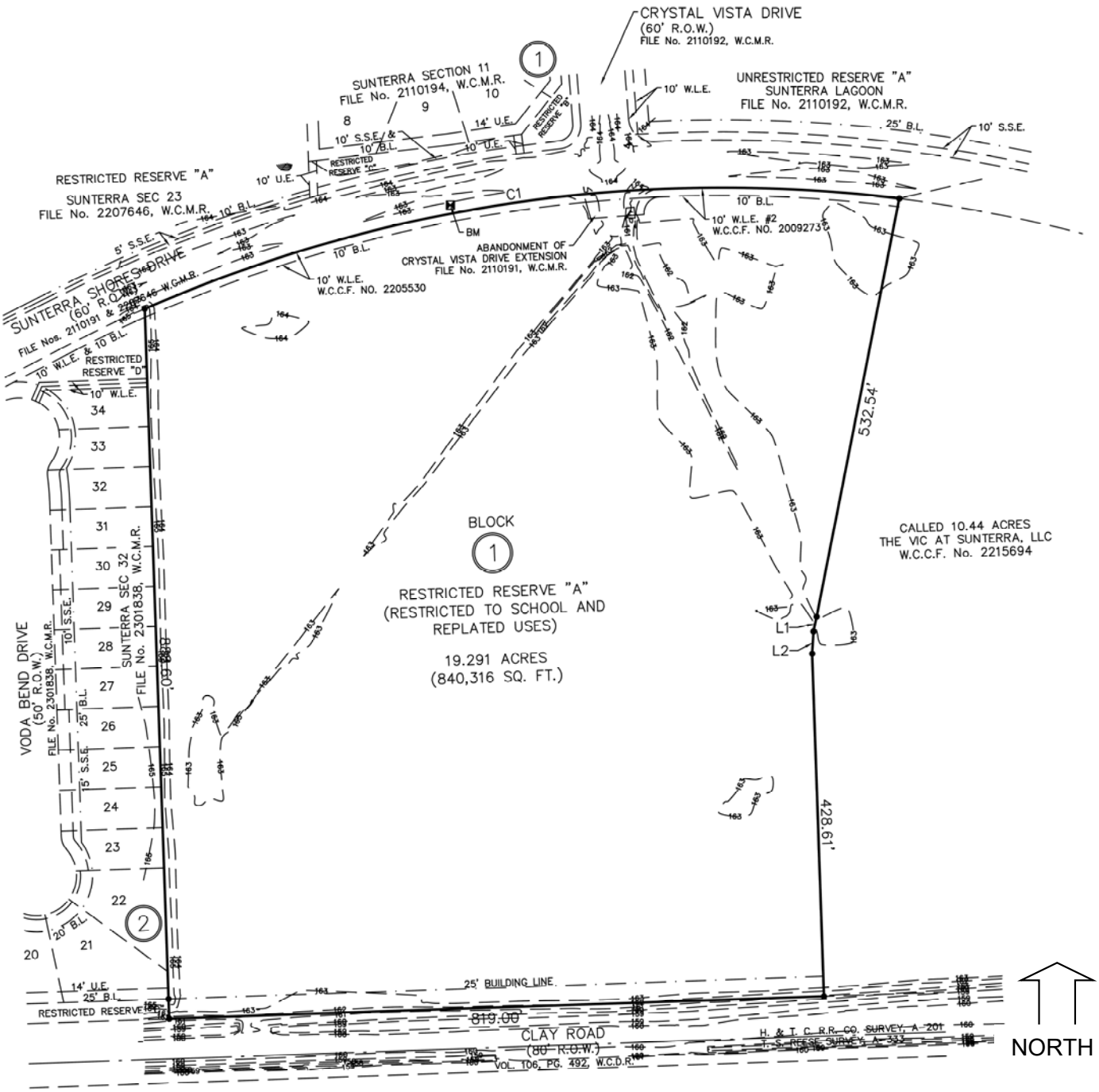
E– Special Exceptions Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Katy ISD Elementary No 48 (DEF 1)

Applicant: West Belt Surveying, Inc.



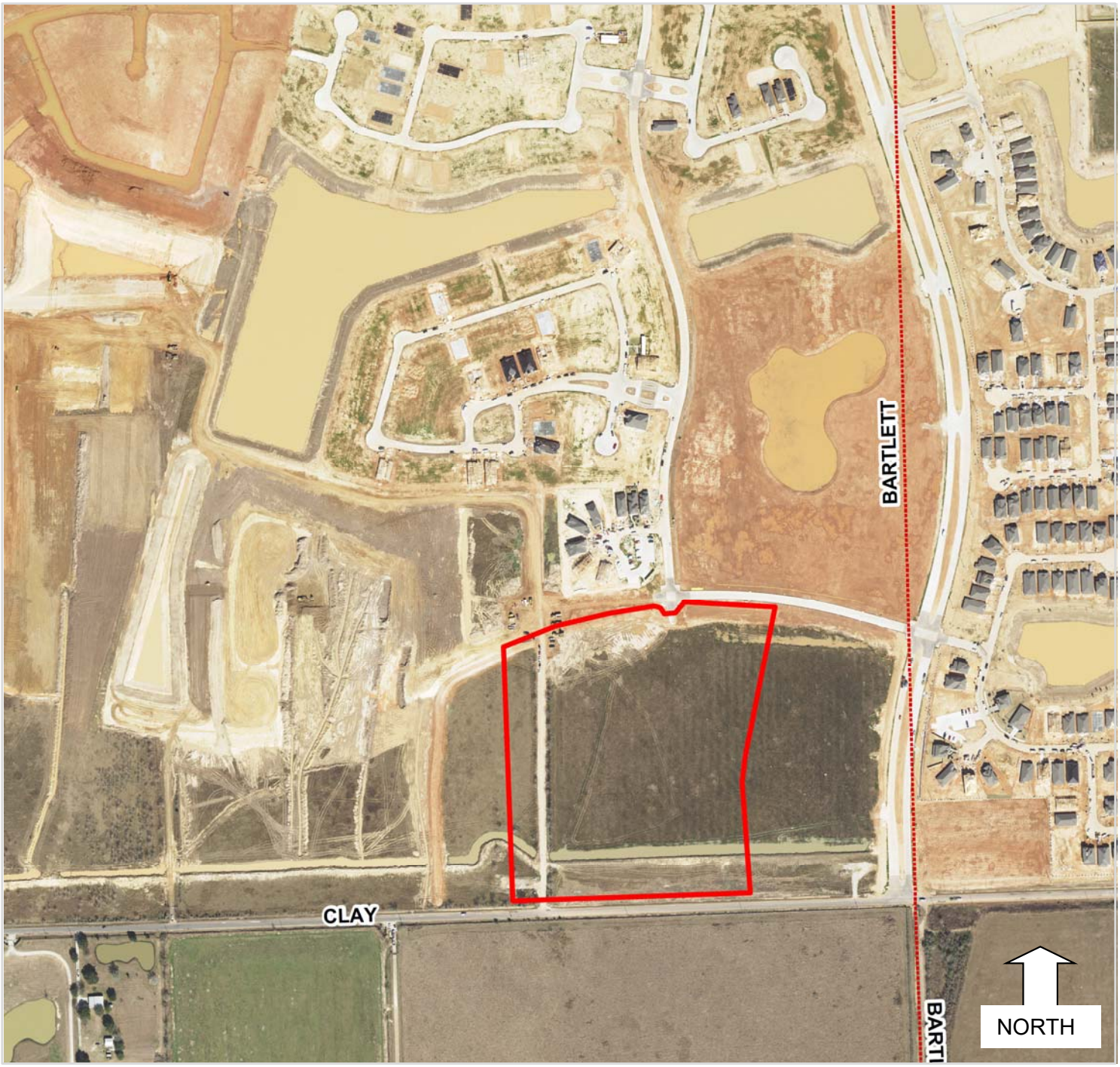
D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

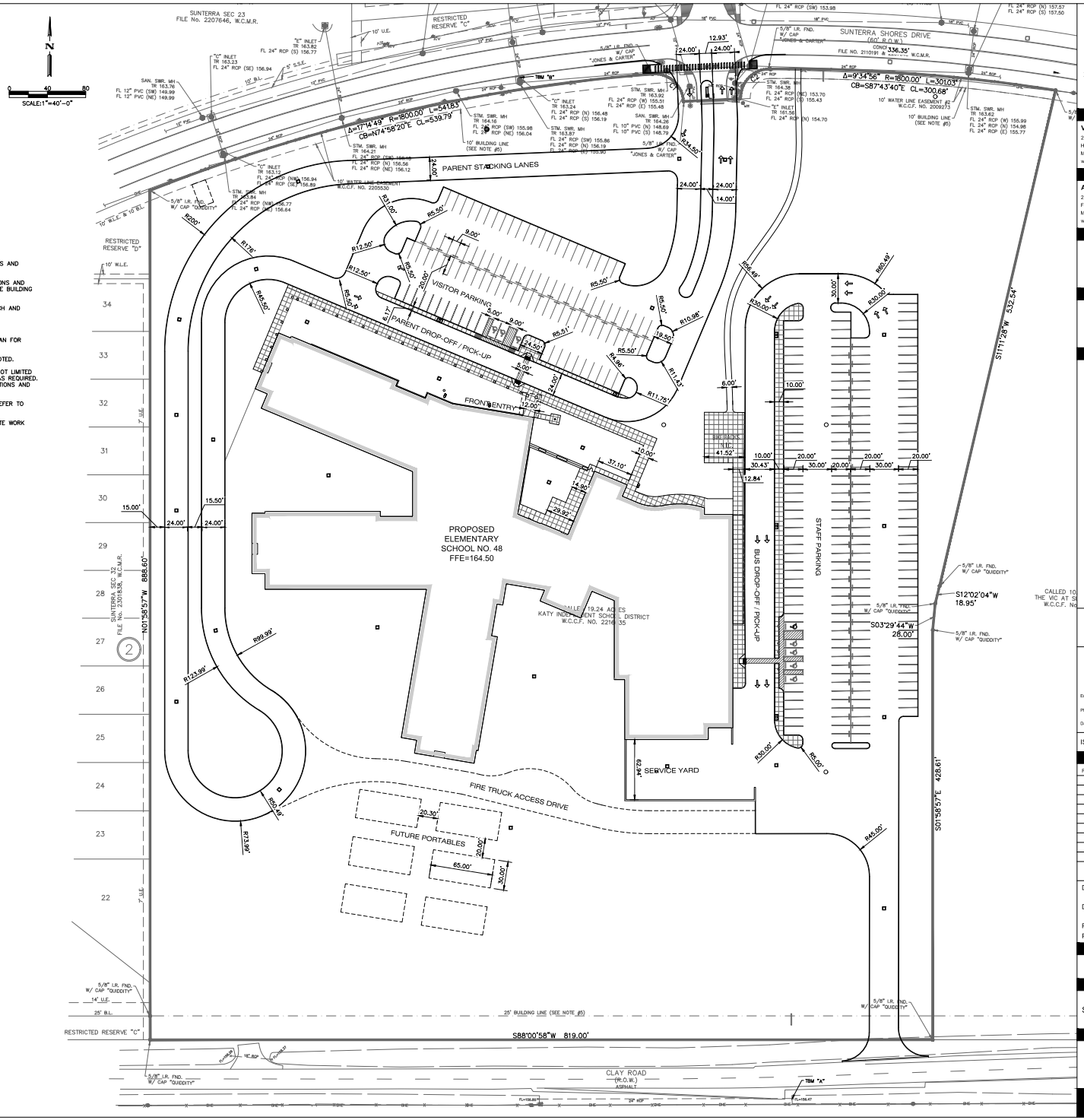
Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Katy ISD Elementary No 48 (DEF 1)

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.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mallow Acres Estates

Applicant: New Era Development & Land Services



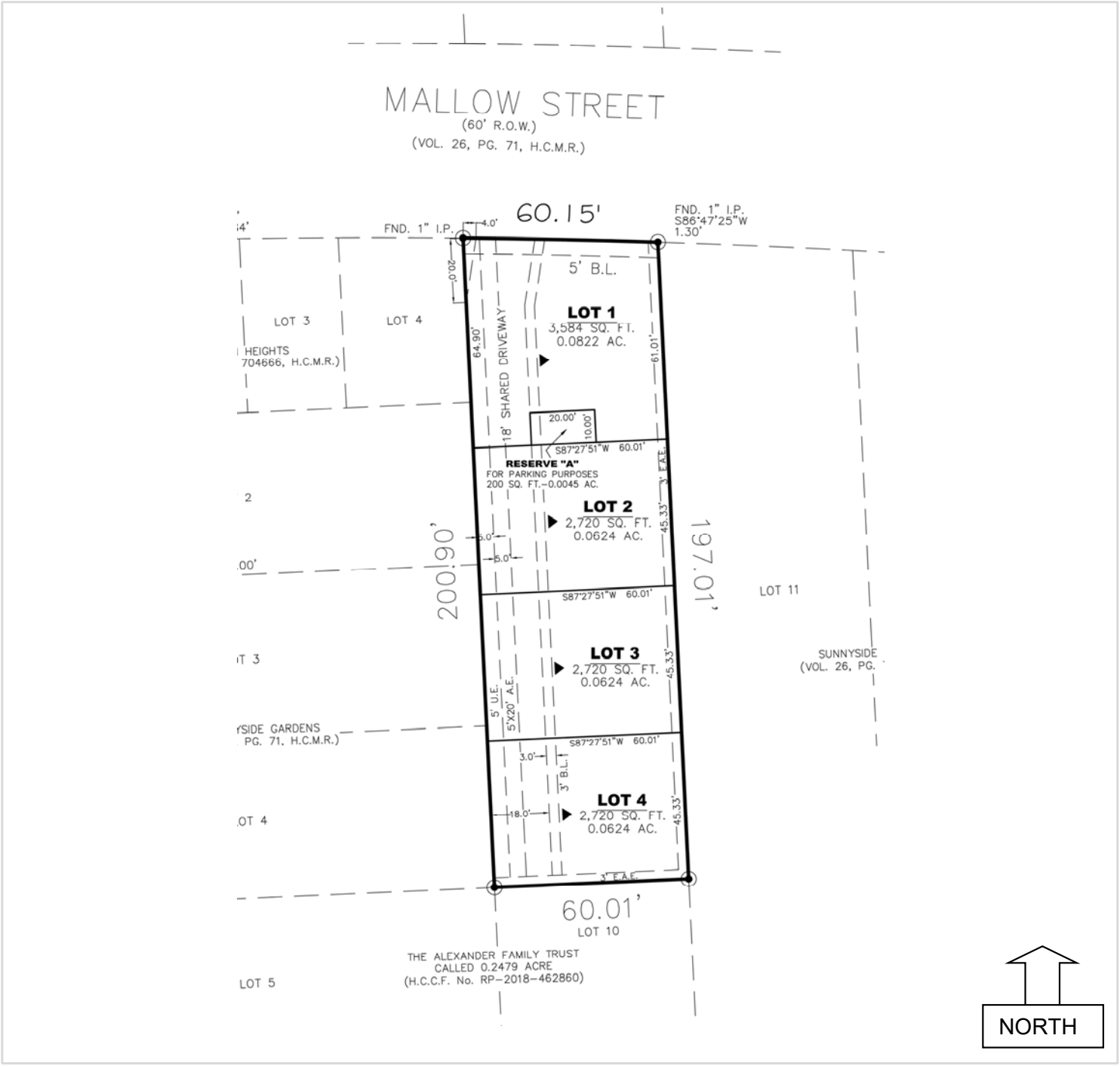
D – Variances **Site Location**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mallow Acres Estates

Applicant: New Era Development & Land Services



D – Variances Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mallow Acres Estates

Applicant: New Era Development & Land Services



D – Variances **Aerial**

FTI DESIGN CRITERIA (ONE-HOUR FIRE-RATED WALL)

A) PENETRATIONS NOT ALLOWED THRU EXTERIOR SURFACE:
- HOSE BIBS.
- WATER LINES (FROM WATER METER).
- GAS LINES (FROM GAS METER).
- PVC WASTEWATER PIPES OF ANY SIZE.
- DRYER VENT TERMINATION.
- HOOD VENT TERMINATION.
- DECORATIVE APPLIANCE (FIREPLACE) TERMINATION.
- A/C CONDENSER LINES.
- ANY TYPE OF ELECTRICAL CONDUIT.
- ANY OTHER PENETRATION EXCEPT 3/4 HR. RATED GLASS BLOCK.

B) ITEMS NOT ALLOWED INSIDE THE WALL CAVITY:
- GAS LINES.
- PVC WASTEWATER PIPES OF ANY SIZE.
- DRYER VENTS.

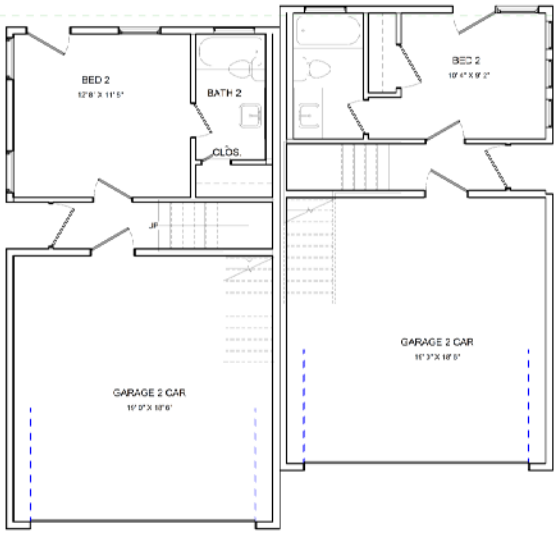
C) PENETRATIONS NOT ALLOWED THRU INTERIOR SURFACE:
- GAS LINES.
- PVC WASTEWATER PIPES OF ANY SIZE.
- REFRIGERATOR BIB BOX.
- CLOTHES WASHER BIB BOX.
- ANY OTHER "EXCESSIVE" OPENINGS.

IN ADDITION TO THE ABOVE, ROOF OVERHANGS ARE NOT ALLOWED OR ANY OTHER NON FIRE-RATED HORIZONTAL SURFACE FACING DOWN WITHIN THREE PERPENDICULAR FEET OF ANY PROPERTY LINE.

GARAGE FIRE NOTE (2012 IRC: R302.5, 302.6, 302.7)

1) PROVIDE MIN. 1/2" GYPSUM BOARD TO THE GARAGE SIDE OF RESIDENCE AND ATTICS.
2) INSTALL MINIMUM 1-3/8 IN. SOLID WOOD DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING DEVICE FROM GARAGE AREA TO CONDITIONED AREA. (R302.5.1)
3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4) PROVIDE 1/2" GYPSUM BOARD TO ENCLOSED ACCESSIBLE AREAS LOCATED UNDER ALL STAIRS. (R302.7)

PLAN A



1 Level 1
1/4" = 1'-0"

PLAN B

PLAN A



2 Level 2
1/4" = 1'-0"

PLAN B

Square Footages

Areas	SqFt
First Floor A	307
First Floor B	255
Second Floor A	624
Second Floor B	623
Total Living A	931
Total Living B	858
Garages Each	382
Porches Each	10
Balcony A	43
Balcony B	29
Total Slab	1346
Total Cover	2645

Unaltered Designs
ARCHITECTURAL DESIGN
INTERIORS

No.	Description	Date

RSK CAPITAL
5103 Mallow Street
Floor Plans

Project number	xxxx
Date	7/25/23
Drawn by	K. Stanford
Checked by	Checker

A1

Scale 1/4" = 1'-0"

7/25/2023 12:03:47 PM



5103 Mallow Street

LOTS 1-4

Unaltered Designs

No.	Description	Date

RSK CAPITAL

5103 Mallow Street

Cover Sheet

Project number	3330
Date	7/25/23
Drawn by	K. Stanford
Checked by	Checker

A0

Scale



Right
3/16" = 1'-0"



Front
3/16" = 1'-0"



Left
3/16" = 1'-0"



Back
3/16" = 1'-0"

PRIMARY EXTERIOR MATERIAL: HARDIE SIDING
SECONDARY EXTERIOR MATERIAL: HARDIE PANEL
ROOF MATERIAL: COMPOSITION SHINGLES
HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL

Unaltered Designs

No.	Description	Date

RSK CAPITAL

5103 Mallow Street

Elevations

Project number	3330
Date	7/25/25
Drawn by	K. Blanford
Checked by	JS

A2

Scale 3/16" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1850
Plat Name: Mallow Acres Estates
Applicant: New Era Development & Land Services
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 the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42.

Chapter 42 Section: 181

Chapter 42 Reference:
Sec. 42-181. Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. (b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either: (1) The compensating open space performance standards of section 42-182 of this Code; or (2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
This tract has functioned as a single-family lot and has been vacant for many years. As the City has been working with the Livable Places Action Committee (LPAC) to amend portions of the city's subdivision and developmental standards to create more walkability, affordability, and equality spaces we propose this small lot development to align with those desired needs. The owner could not reasonably use the lot efficiently if restricted by Chapter 42-181, in their attempt to create more diverse and inclusive neighborhoods with a greater variety of housing and affordability price points.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The strict requirement of a min lots size building line would cause the lot to be considerably constricted and limit the buildable area for the new residence, and not supporting the city's desired LPAC incentives in creating a more diverse and inclusive neighborhood with a greater variety of housing and affordability price points.

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

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

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

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

The granting of the variance will not be injurious to the public health, safety, or welfare along Mallow Street, or the Sunnyside Gardens subdivision. In fact, we desire to create a more accessible, diverse, and inclusive neighborhood. Creating safer, more walkable areas and a greater variety of housing options for Houstonians.

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

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

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 18, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mallow Acres Estates
REFERENCE NUMBER: 2023-1850

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at east of Cullen Boulevard and along Mallow 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 New Era Development & Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting to allow for the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42. 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, September 7, 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

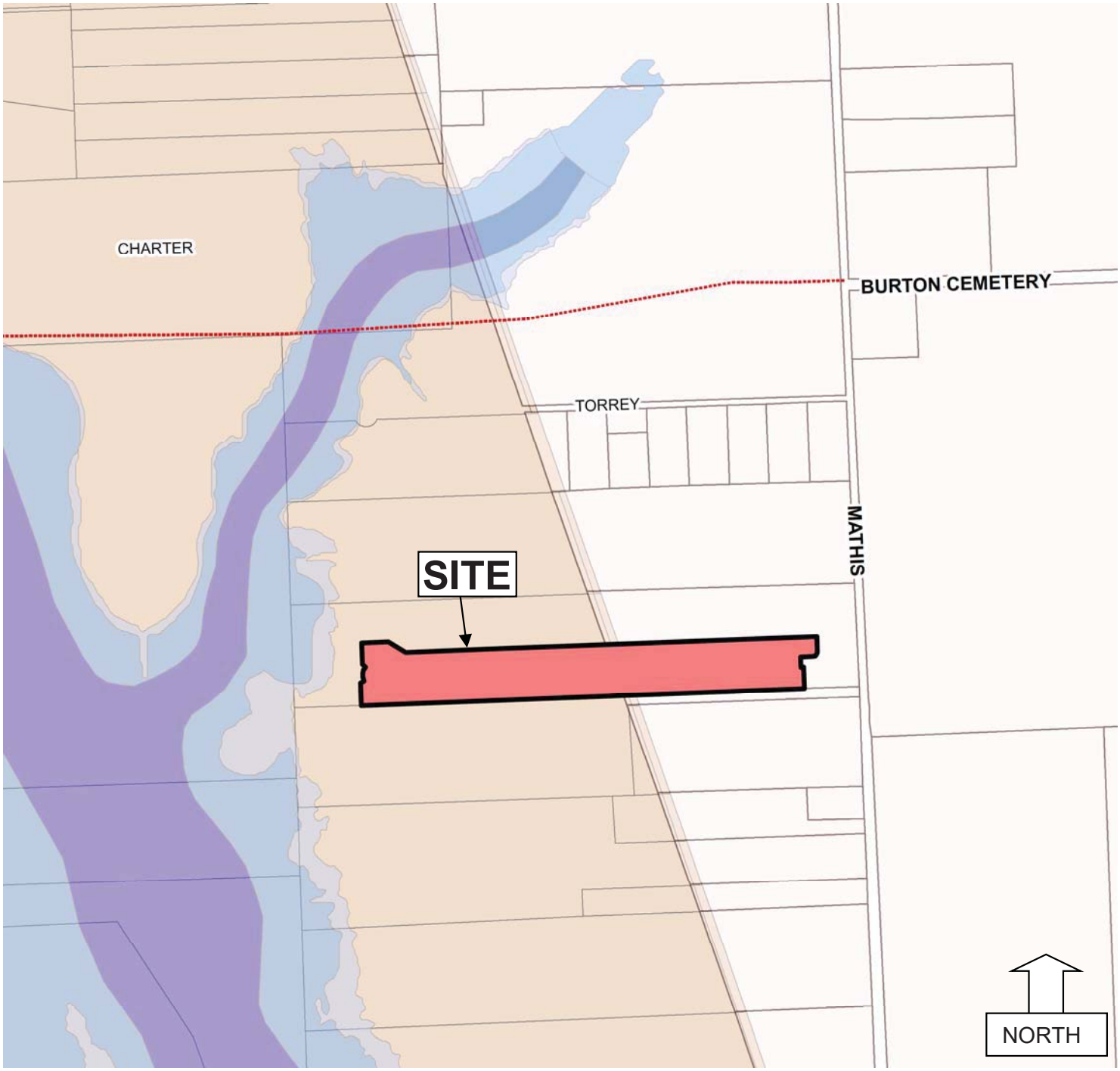
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows GP

Applicant: R.G. Miller Engineers



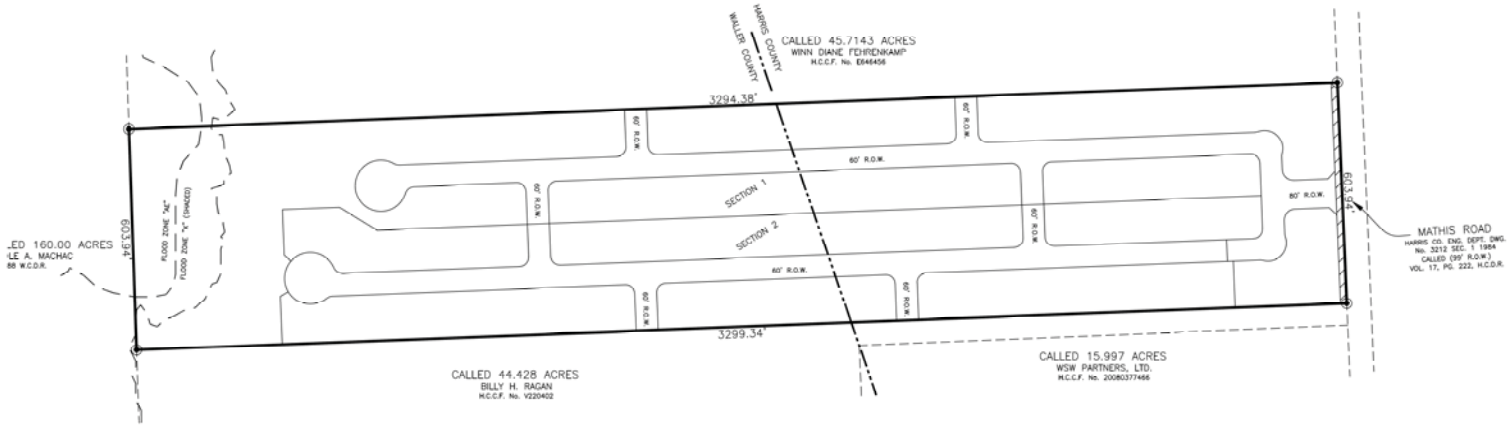
D – Variances **Site Location**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows GP

Applicant: R.G. Miller Engineers



NORTH

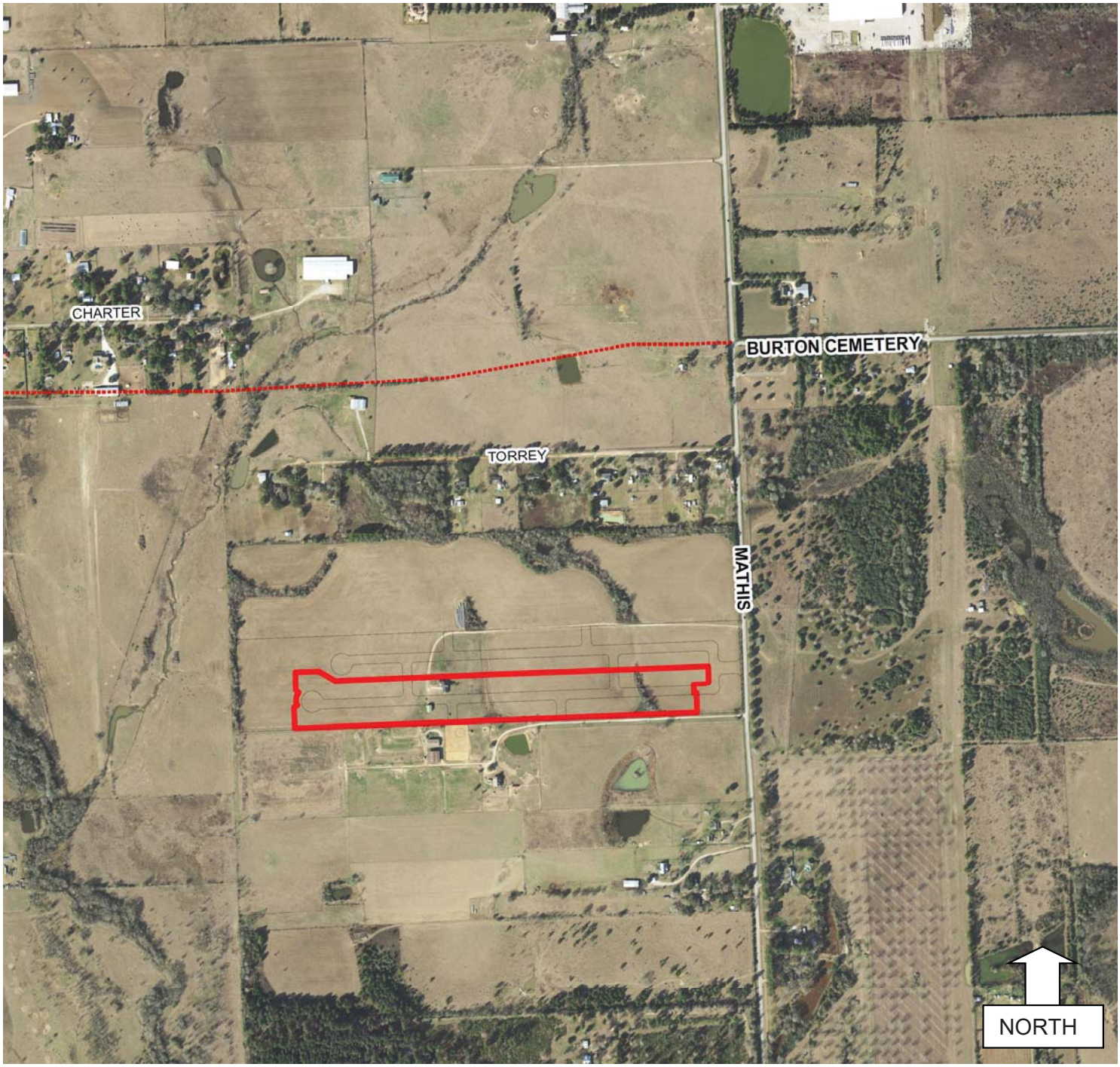
D – Variances **Subdivision**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows GP

Applicant: R.G. Miller Engineers



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1991
Plat Name: Mustang Meadows GP
Applicant: R.G. Miller Engineers
Date Submitted: 08/28/2023

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

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

To exceed intersection spacing by not exceeding a public street to the west

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 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;

Just west of the subject property is the floodway where Mound Creek is located. The floodway is approximately 1,000' in width at this location. It is highly unlikely that a local street would extend across Mound Creek to Penick Road if we were to provide a stub street to the western boundary. The two future Major Thoroughfares Burton Cemetery Rd to the north and Betka Road to the south will serve as the east west connections for this area.

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

The granting of the variance is not a result of a hardship created by the applicant. The width of Mound Creek/Floodway are the circumstances for the variance.

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

The intent and general purposes of the chapter will be preserved. Burton Cemetery Rd and Betka Road will serve as the main east west connections for the area and is approximately a 1' mile north south grid.

(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 future Major Thoroughfare grid is approximately 1 mile and will be sufficient circulation for the area.

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

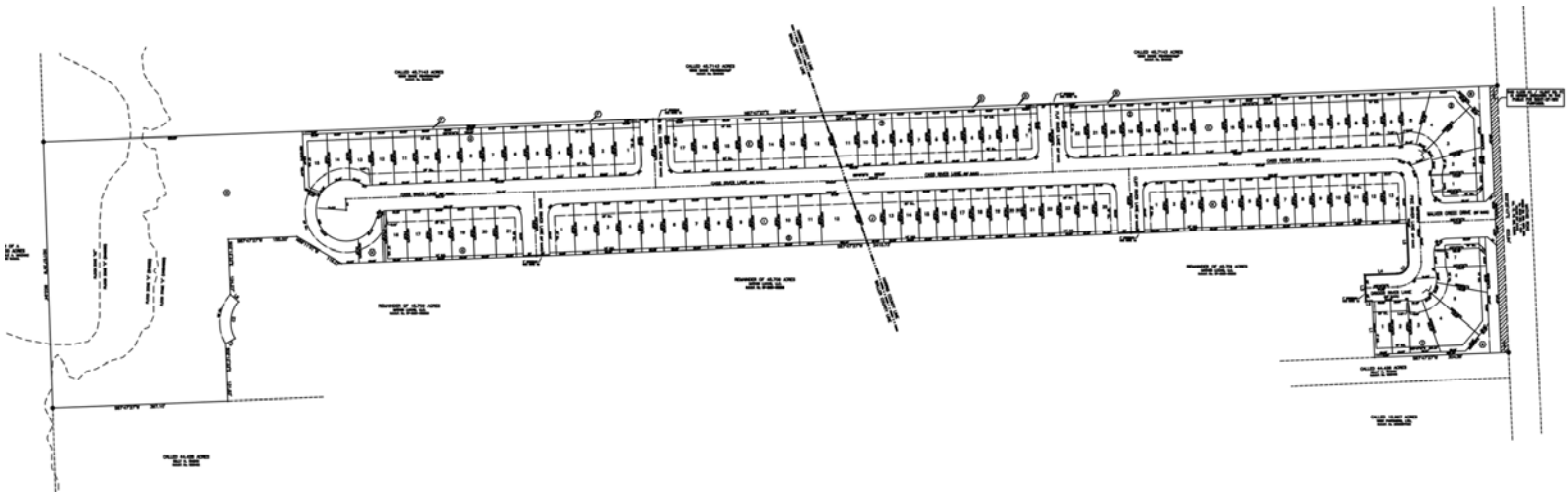
Economic hardship is not the sole justification for the variance request. The justification is that Mound Creek/Floodway is approximately 1000’ in width and would be unlikely that a local street would extend across.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows Sec 1

Applicant: R. G. Miller Engineers



NORTH

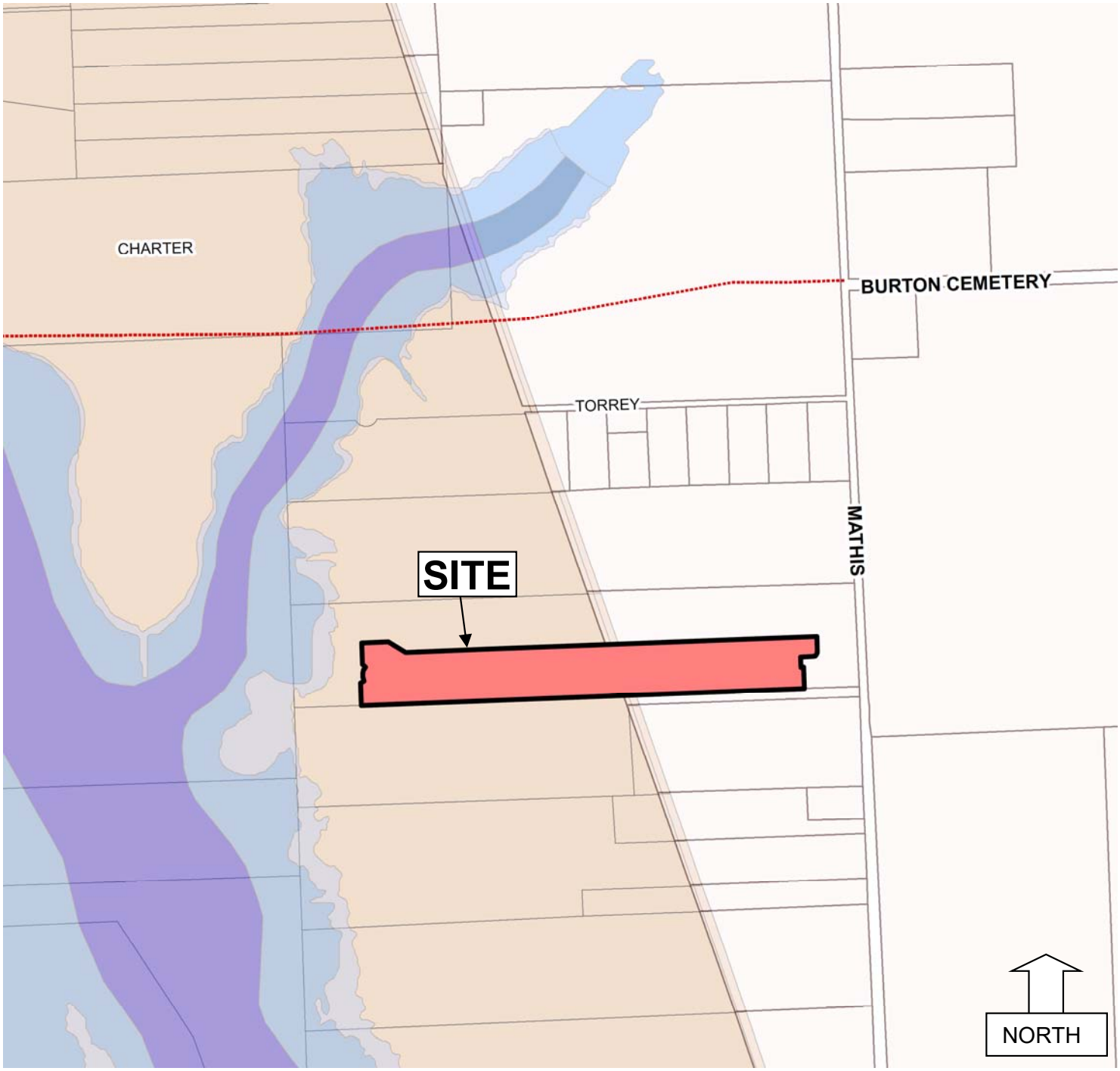
D – Variances Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows Sec 2

Applicant: R.G. Miller Engineers



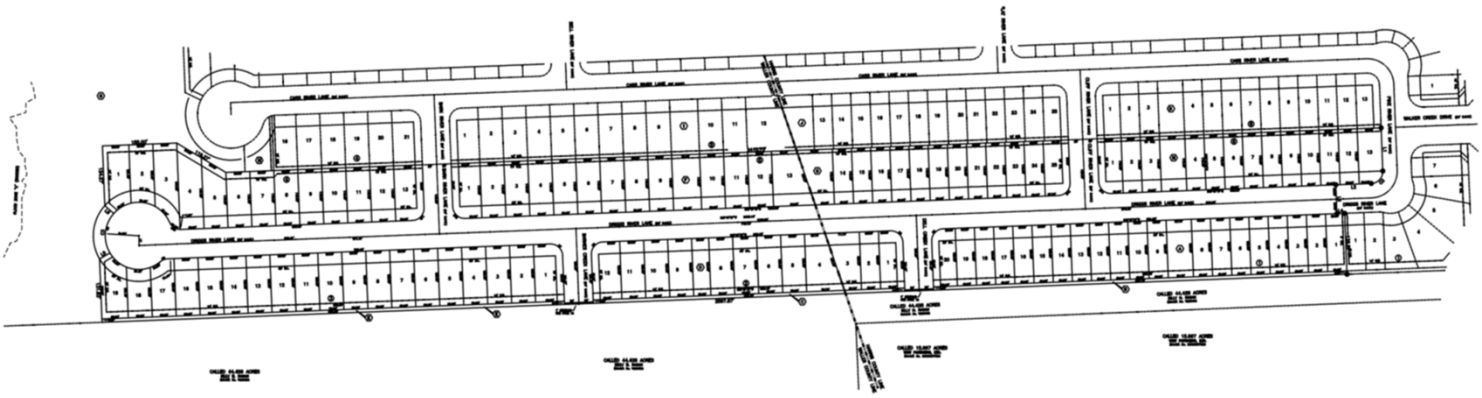
D – Variances **Site Location**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows Sec 2

Applicant: R.G. Miller Engineers



NORTH

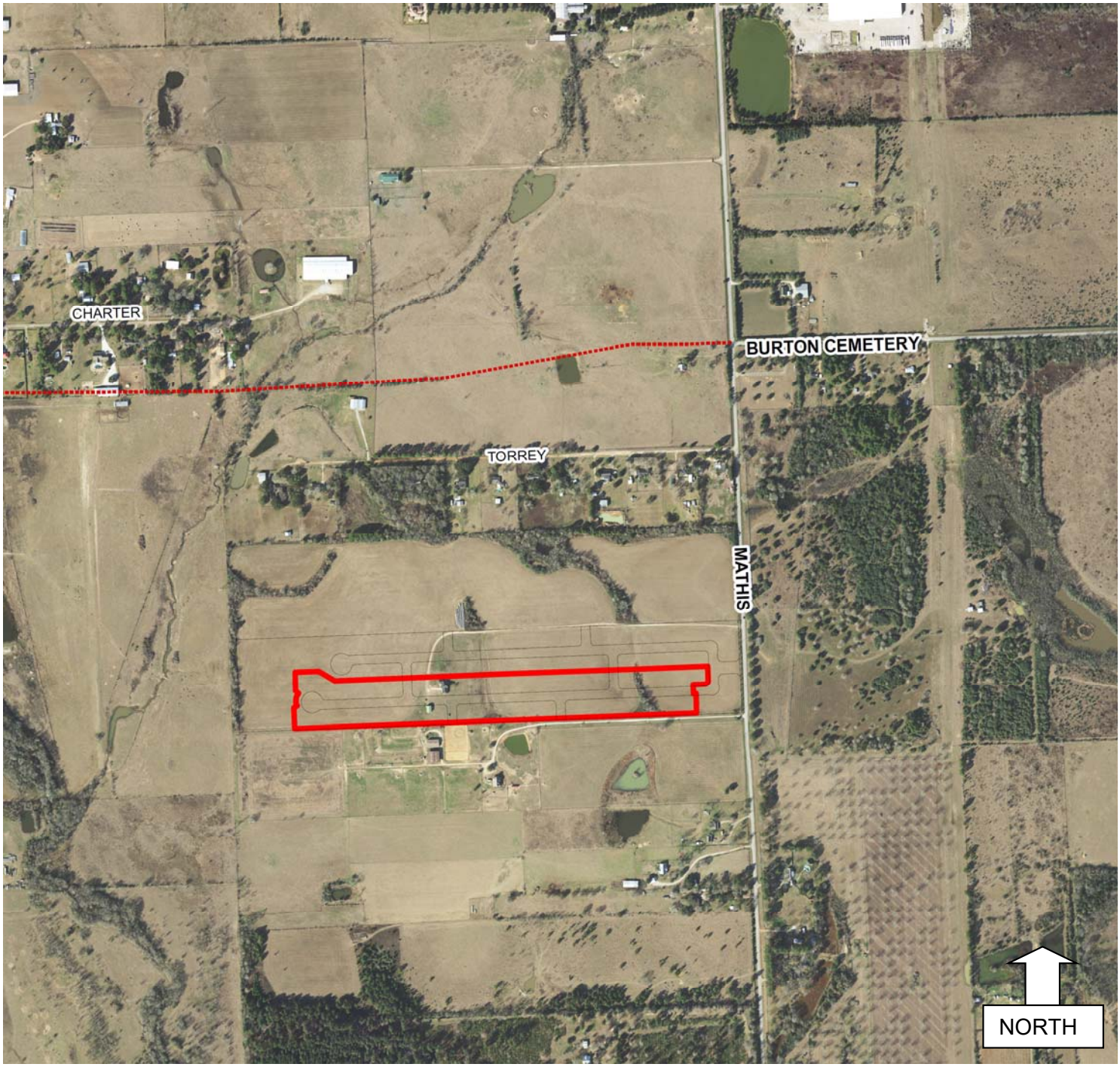
D – Variances Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Mustang Meadows Sec 2

Applicant: R.G. Miller Engineers



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1999
Plat Name: Mustang Meadows Sec 2
Applicant: R.G. Miller Engineers
Date Submitted: 08/28/2023

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

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

To allow more than 150 lots with one point of access

Chapter 42 Section: 190

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(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 603' in width along Mathis Road. If we were to propose two connections to Mathis Road, they would not meet the minimum 600' spacing along a Major Thoroughfare. We believe that providing one 80' boulevard entry rather than two 60' entries provide less impact to Mathis Road. In addition, the 80' boulevard entry can serve as one way traffic in case of an emergency.

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

The granting of the variance is not a result of a hardship created by the applicant. The subject property is 603' wide and would require either a point of access variance or a minimum intersection spacing variance. Providing one 80' boulevard entry to Mathis Road provides less impact to Mathis Road.

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

The intent and general purposes of the chapter will be preserved. By providing two stub streets to the north and two stub streets to the south potentially allows additional connections and circulation in the future.

(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 80’ boulevard entry can serve as one way traffic in case of an emergency and the two stub streets to the north and two stub streets to the south potentially allow additional connections and circulation in the future.

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

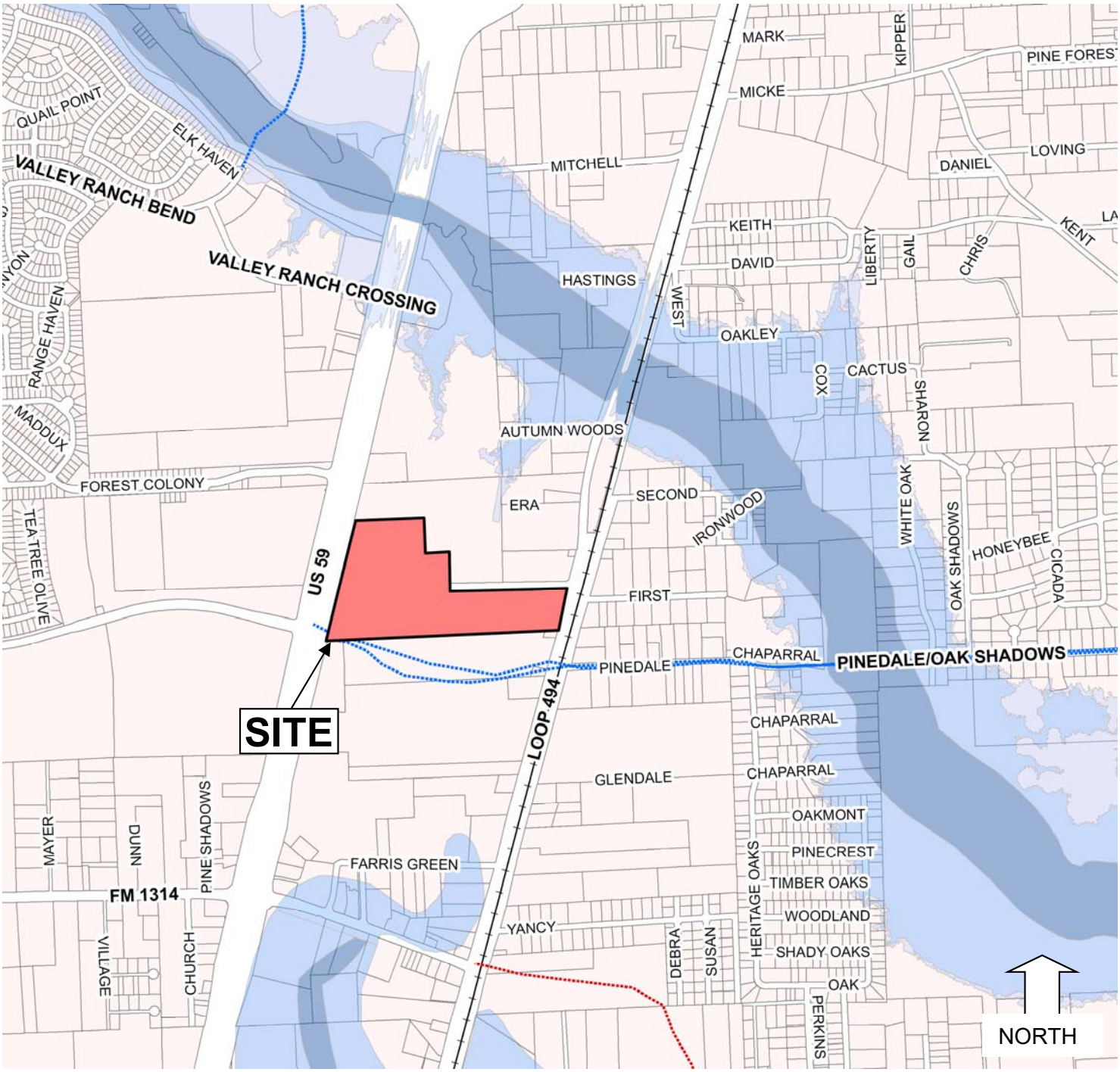
Economic hardship is not the sole justification for the variance request. The justification is the width of the subject property.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Porter Road Investments at US 59

Applicant: Hovis Surveying Company Inc.



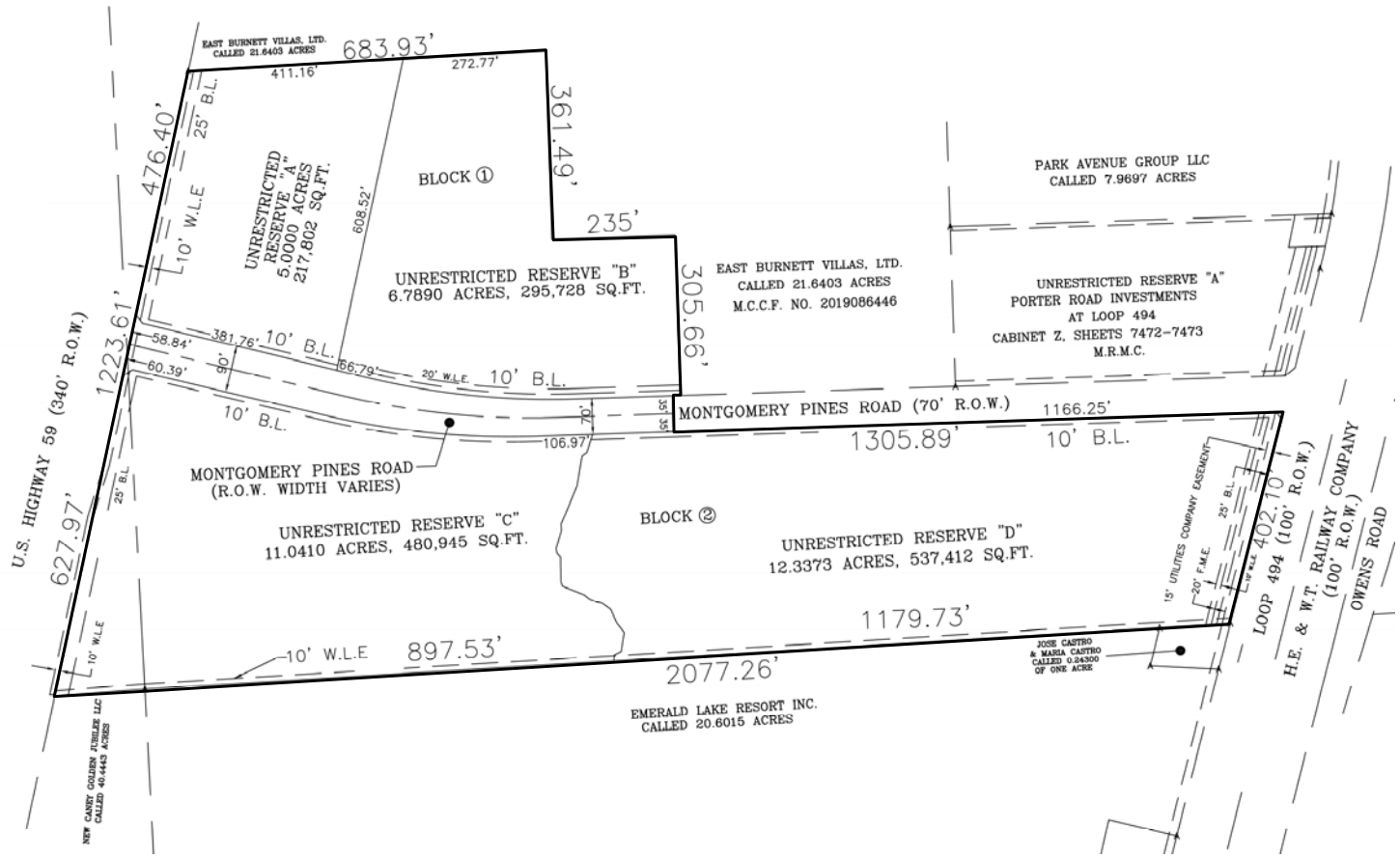
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Porter Road Investments at US 59

Applicant: Hovis Surveying Company Inc.



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Porter Road Investments at US 59

Applicant: Hovis Surveying Company Inc.



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2010
Plat Name: Porter Road Investments at US 59
Applicant: Hovis Surveying Company Inc.
Date Submitted: 08/28/2023

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

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

To not provide a North South Street along Montgomery Pines Road and allow for an overlong block length between US 59 and Loop 494

Chapter 42 Section: 128

Chapter 42 Reference:

(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;

This 37.1549 acre development is creating 4 Unrestricted Reserves and extending Montgomery Pines Road West to US Highway 59. The extension of Montgomery Pines Road West to US Highway 59 will create an extension of the road from Loop 494 to US Highway 59. The block length of Montgomery Pines Road will be approximately 2,228.93 feet. This extension will create an overlong block length between the two major thoroughfares. The property to the North of this proposed development is an existing multi-family development, East Burnett Villas. This existing development prevents the extension of a North South street to the North of this proposed development. The property to the property along the Southern boundary line is an existing pond. The pond extends along the majority of the South line of this development. The creation of a North South street in this development would not be able to extend further South due to the existing pond.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because these existing physical conditions were in place prior to the development of this property. The existing physical conditions prevent the extension of a North South street any further North or South of this development. The inability to extend the street further North or South would not create the desired circulation in the area.

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

The intent and general purposes of this chapter will be preserved and maintained because there is adequate North South circulation in the area provided by the existing major thoroughfares US

Highway 59 and Loop 494. The block length along Montgomery Pines Road will be approximately 2,228.93 feet which is less than the 2,600 foot block length requirement along a major thoroughfare.

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

The granting of the variance will not be injurious to the public health, safety or welfare because the existing street grid in the area provides for circulation and the creation of a street that cannot extend past this development in either direction would not impact circulation in the area. The extension of Montgomery Pines Road to US Highway 59 will increase the overall circulation in the area.

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

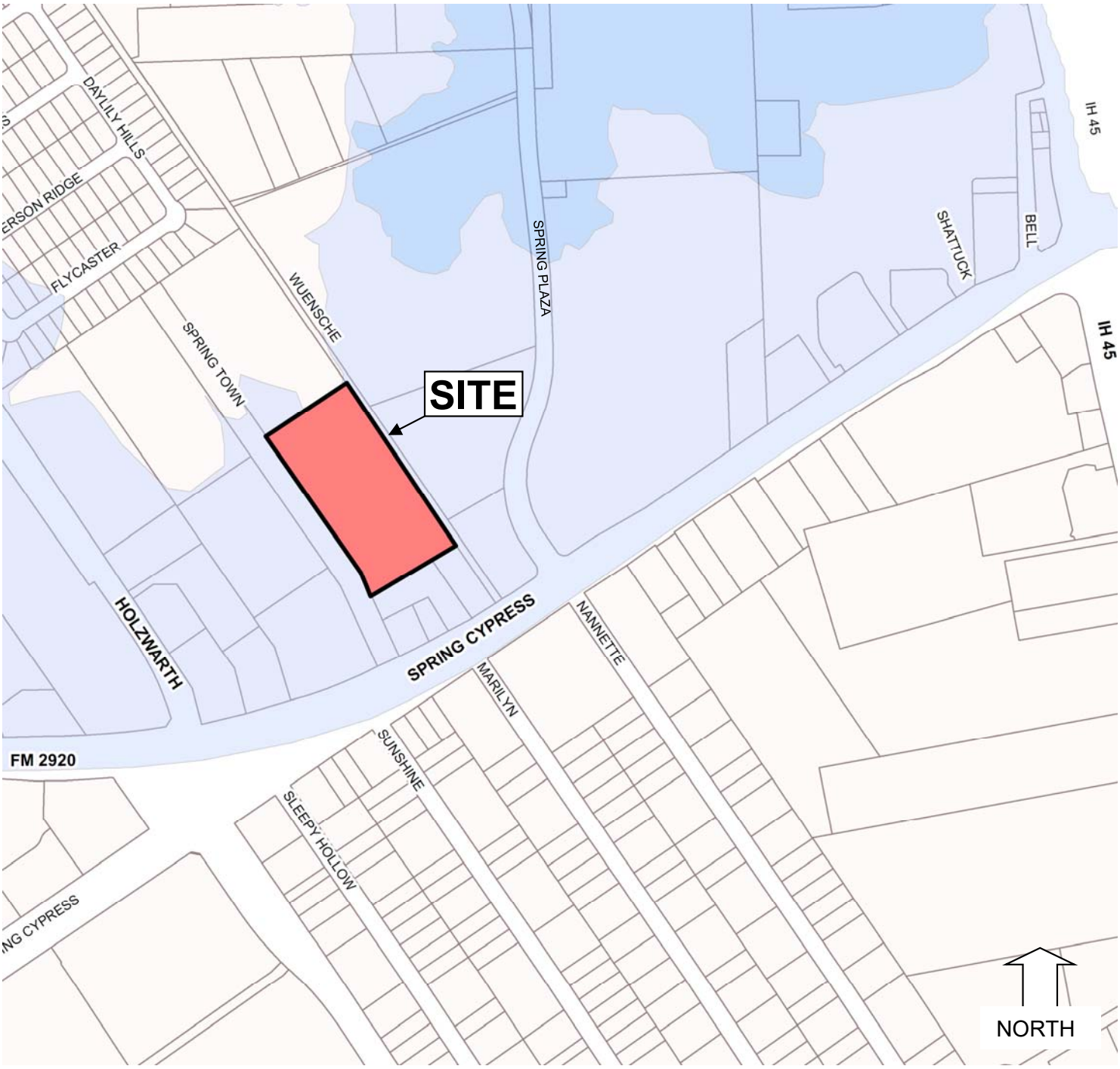
Economic hardship is not the sole justification of the variance because the existing development to the North of this development and the existing pond to the South of this development prevent the extension of a North South street in either direction. The overall circulation in the area is provided by the existing major thoroughfares. The overlong block length along Montgomery Pines Road will be less than the required block length along a major thoroughfare and the extension of the street will increase the East West circulation in the area.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Spring Park West

Applicant: Atkinson Engineers



D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Spring Park West

Applicant: Atkinson Engineers



D – Variances **Subdivision**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Spring Park West

Applicant: Atkinson Engineers



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2007
Plat Name: Spring Park West
Applicant: Atkinson Engineers
Date Submitted: 08/28/2023

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

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

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

Chapter 42 Section: 190(c)

Chapter 42 Reference:

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

Statement of Facts

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

N/A

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

The dedication of a public r.o.w. to serve the proposed 4.6859 acre reserve, would be impractical, in that the owner is not able acquire the needed right-of way to meet the requirement for public street access. The proposed plat is currently served by an exisiting 80' access easement, Spring Towne Drive, established in the late 1980's and has served as an access road to five commercial site since the late 1990's. The requirements of 60' of frontage on a dedicated 60' public r.o.w., for this tract, is not warranted and an undue burden for one owner, as he only does not owns the access easement and would not be able to dedicate the public r.o.w.

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

The variance requested is not due to this planned development, but from the current conditions, on the ground, of prior development in the area.

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

The current 80' access easement provides the needed ingress and egress to this tract and the adjacent property, and has an existing 41' paving section throughout.

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

The granting the variance and the requirements from Sec 42-190(c) would not be injurious, in that the owner is complying with platting requirements for the tract and will applying for the appropriate permits. The current vehicular traffic should not increase, as this is an existing condition and the established 80' access easement, (41' paving), has served and provided sufficient vehicular circulation, for this plat and adjacent development.

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

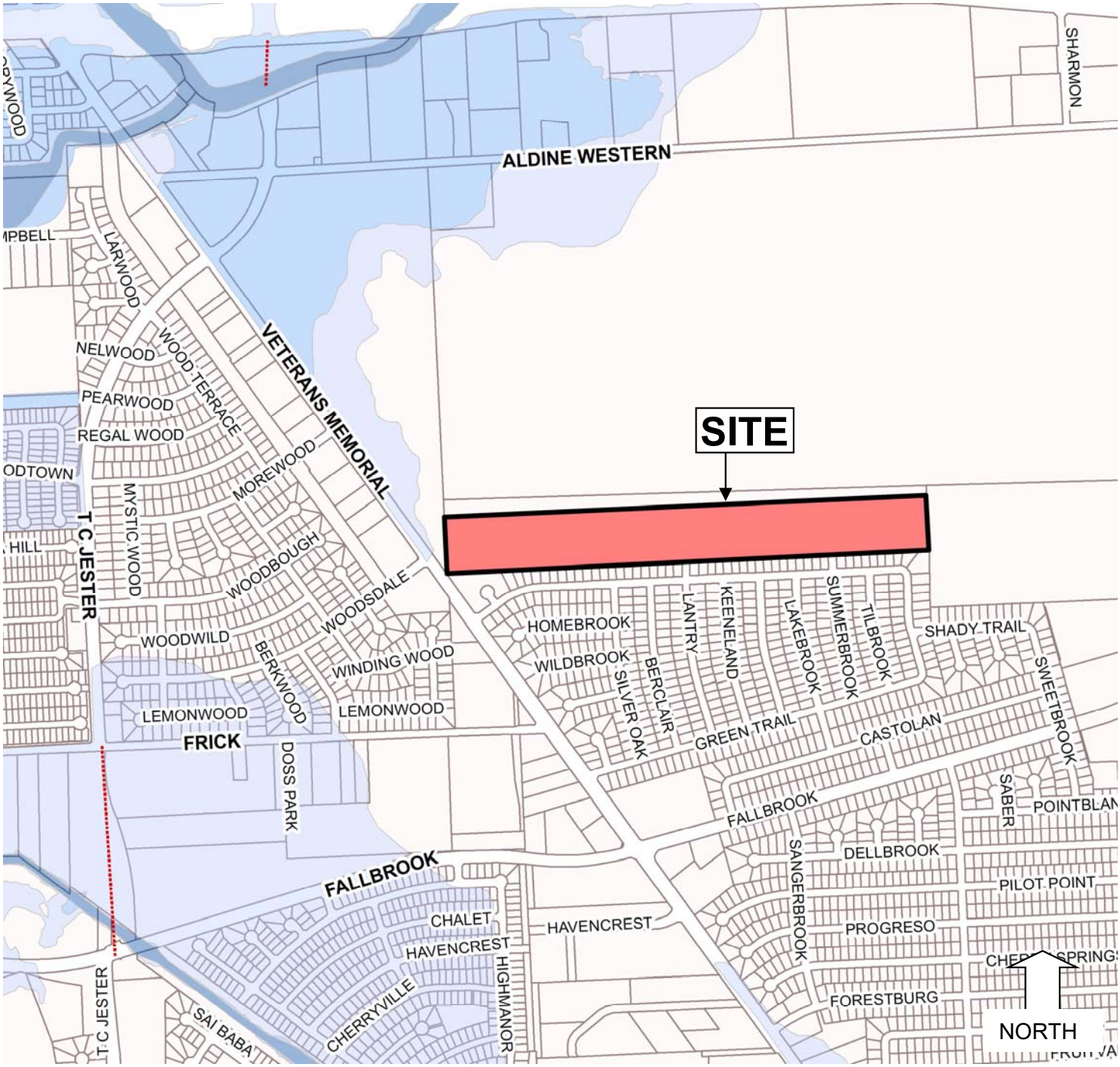
The granting of this variance is not solely on economics, but is based on the inability of the owner to dedicate the required r.o.w., per Sec. 42-190(c),. Again, the current 80' access easement is sufficient to serve the access needs for this tract and the adjacent tract on Spring Towne Drive.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



D – Variances

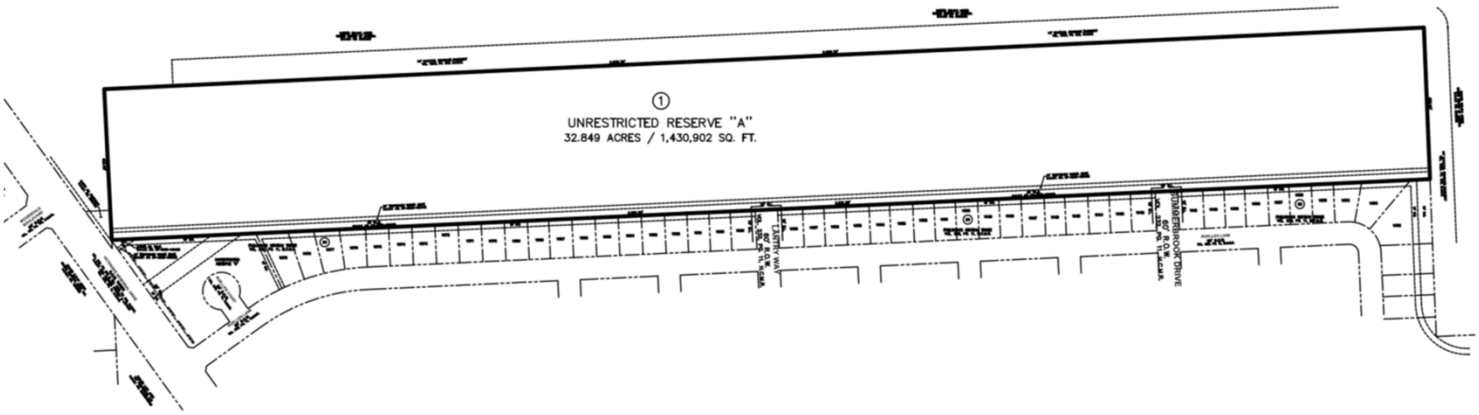
Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



NORTH

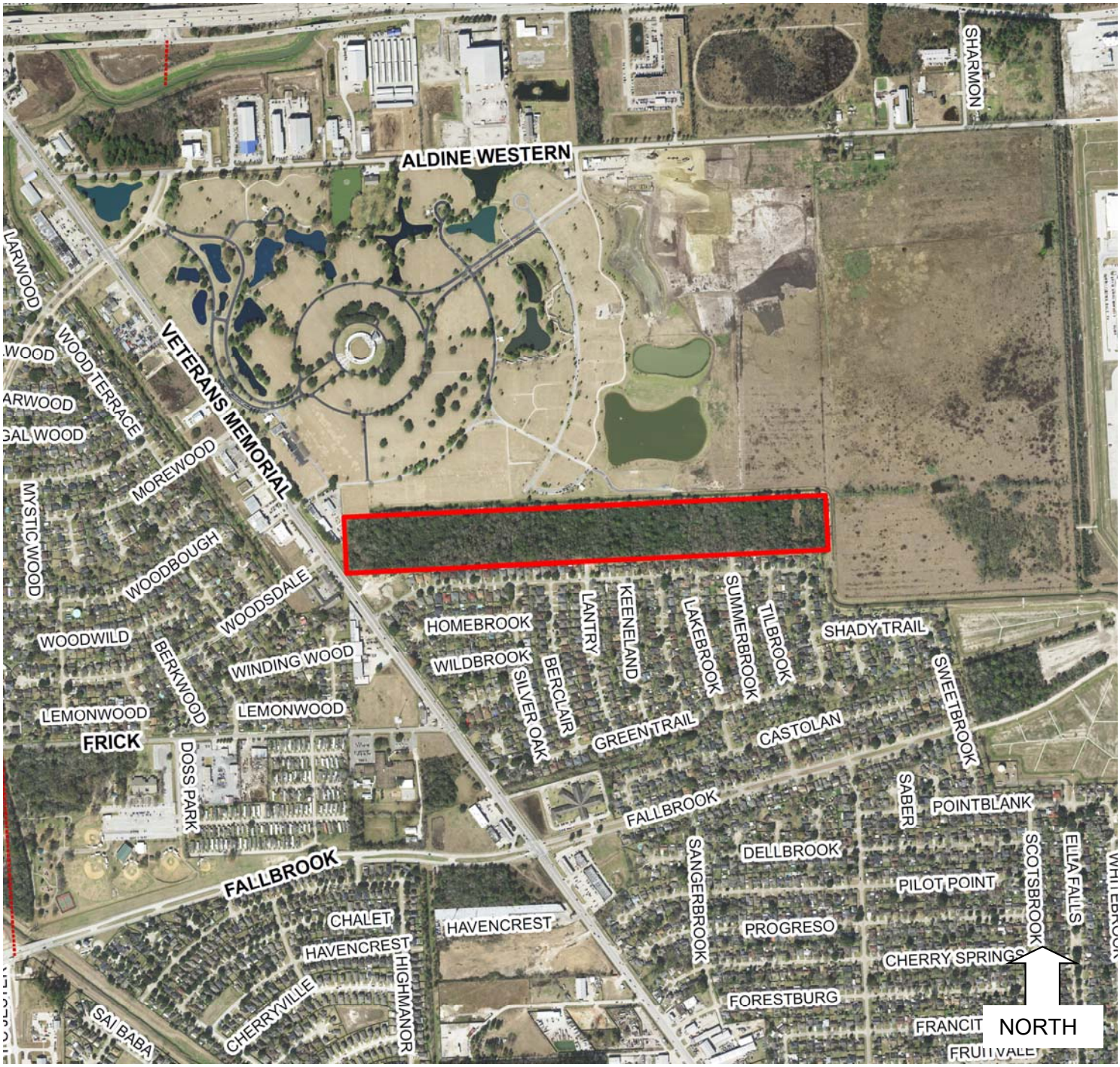
D – Variances Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1921
Plat Name: Veterans Memorial Business Park
Applicant: Windrose
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 exceed intersection spacing requirements by not extending a north-south right of way through the subject property; to not extend or terminate in a cul-de-sac Lantry Way and Summerbrook Drive; to take access from an access easement in lieu of a public right of way

Chapter 42 Section: 127, 134, 190

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. 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 site is 32.849 acres located at the intersection of Veterans Memorial Drive and Ruellen Lane, just south of Houston National Cemetery northwest Houston. Applicant proposes to build a commercial distribution site, with three warehouse buildings of varying sizes, with a medium-sized detention pond and two smaller ponds. Because the site is more than 3,500 feet from end to end, the Houston Code requires a north-south public right of way through the property. The adjacent neighborhood has two streets -- Lantry Way and Summerbrook Drive -- which stub into the property, requiring an extension or cul-de-sac. The justification for this variance is the property's unique location adjacent to Houston National Cemetery, a military cemetery owned by the federal

government (the parcel directly north) and the state of Texas (the parcel directly east, cutting off access from Veteran's Memorial Drive). Dedicating a right of way through the subject property would involve extending one of two existing stubs from Fallbrook Sec 3 and terminating at the north end of the property, with no connection beyond the site itself. Further, taking public access through one of the adjacent neighborhood rights of way would encourage heavy commercial traffic through the single-family residential neighborhood. Keeping this in mind, the applicant proposes to dedicate a 45' access easement, which will be established through "Reserve G" of Fallbrook Sec 3. The access easement plans have the support of the neighborhood HOA.

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

The Houston National Cemetery was established in 1965 and is a nationally recognized military cemetery, with many years of operation and expansion ahead. Fallbrook Sec 3 was platted in 1976, planned for 497 single family homes. Developer seeks to put the property to its highest and best use while keeping in mind the needs of the existing neighborhood by not adding needlessly to their traffic concerns.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. Because of the existing private national cemetery, there is no reasonable destination for through traffic to north of the property, and the site does not offer any reasonable alternate route for neighboring residential traffic. The proposed access easement, supported by the neighboring HOA, will more than suffice for the development and will protect the neighborhood to the south from increased noise and congestion.

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

Public safety will be enhanced by allowing the applicant to take access from the easement instead of a public right of way. Any public right of way to the unrestricted site must necessarily come through the Fallbrook Sec 3 subdivision -- either Lantry Way or Summerbrook Drive -- which would increase congestion and endanger pedestrians and children playing on the street. The access easement avoids the neighborhood and will serve the commercial needs of the proposed development. The neighborhood has a robust internal road network, with two entrances on Veterans Memorial Dr. and three on Fallbrook Dr.

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

The justification for the variance is that a public right of way is neither feasible nor necessary because of the national cemetery; further an access easement will better serve the needs of the development while avoiding mixing commercial vehicles and family passenger vehicles, bicycles, and pedestrians.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/07/2023**

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

Applicant: Meta Planning + Design LLC



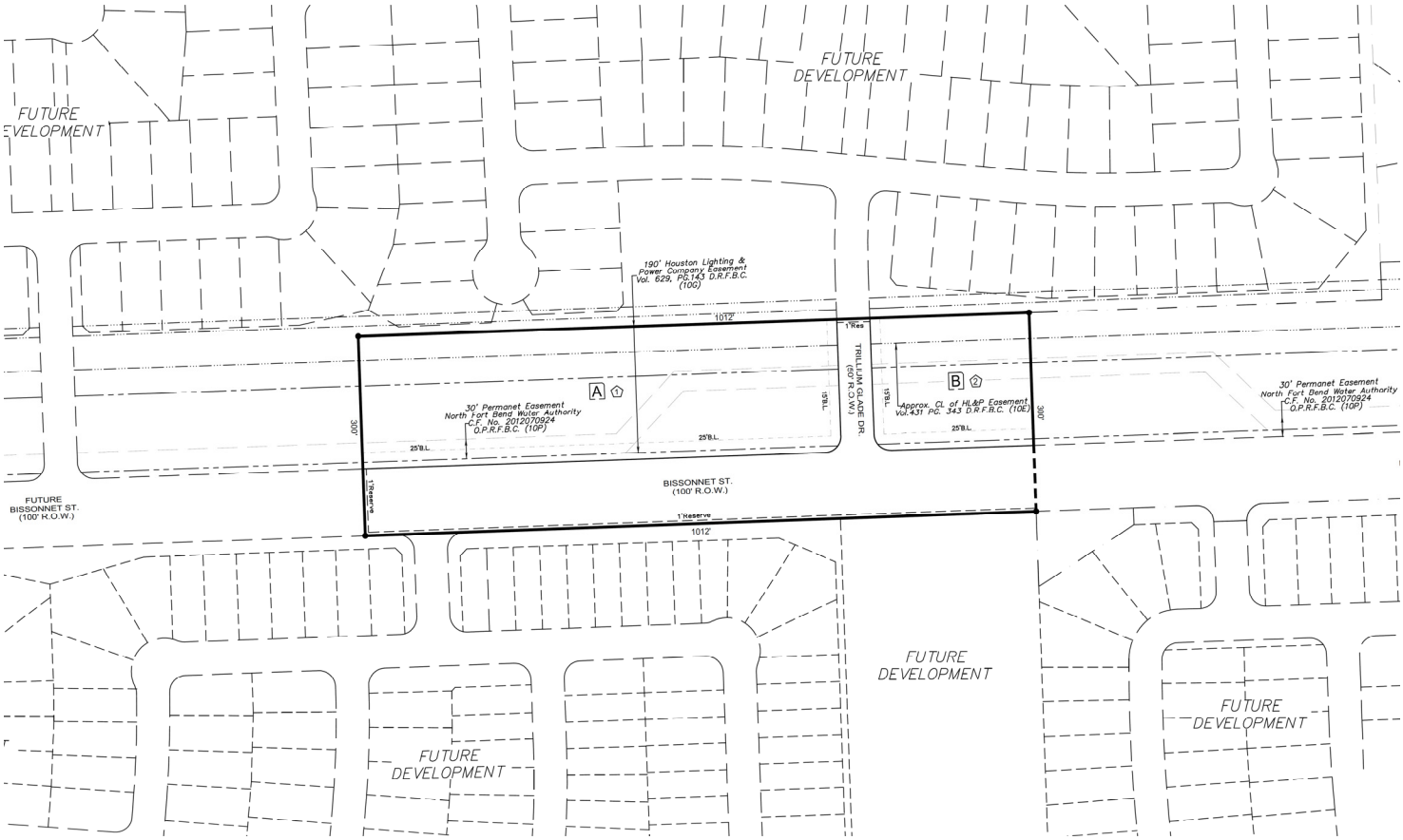
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/07/2023**

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

Applicant: Meta Planning + Design LLC



NORTH

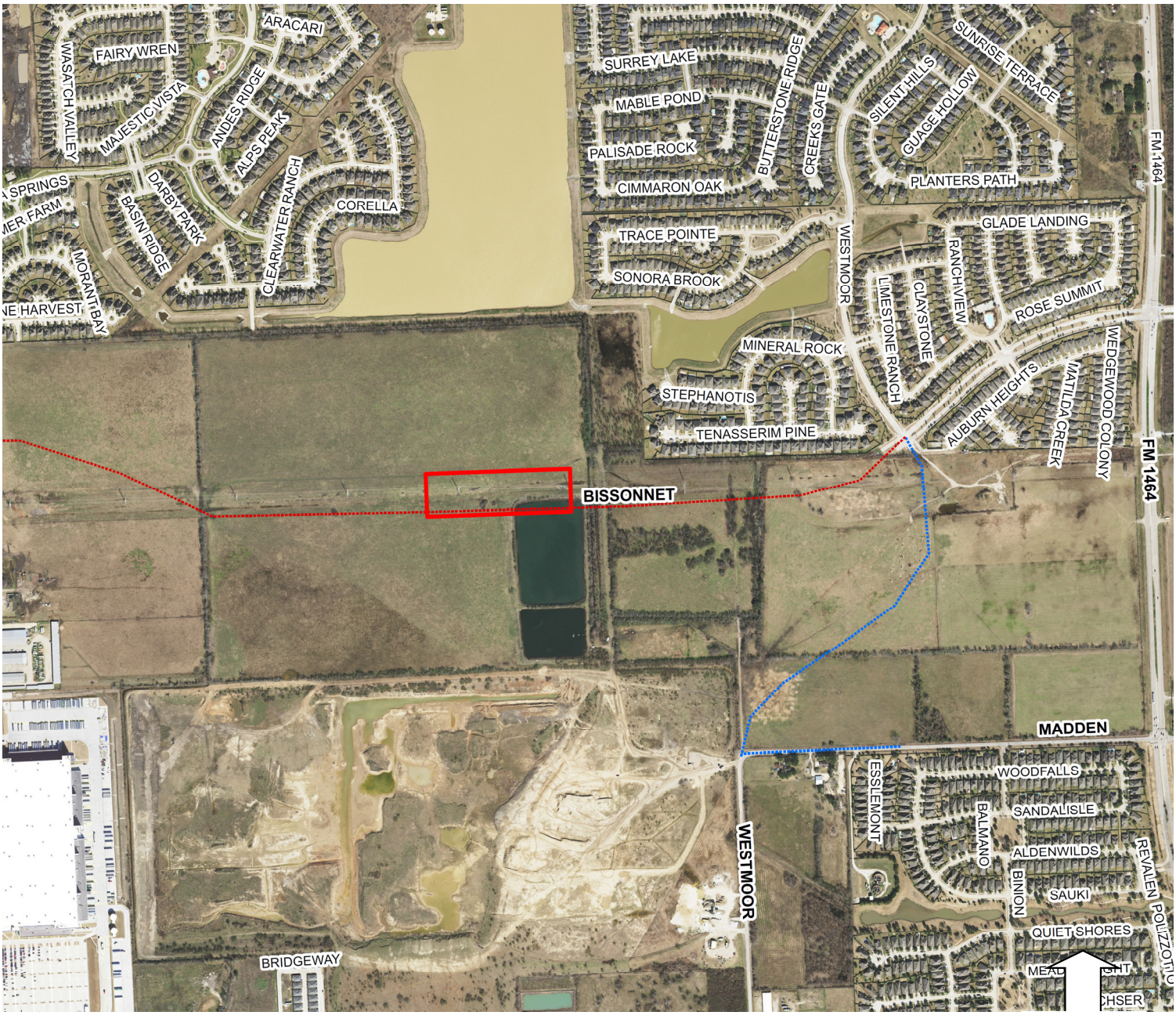
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 09/07/2023**

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

Applicant: Meta Planning + Design LLC



NORTH

F- Reconsideration of Requirements **Site Location**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2023-2020**
Plat Name:	**Bissonnet Street in Trillium Street Dedication and Reserves Sec 2**
Applicant:	**Meta Planning + Design LLC**
Date Submitted:	**08/28/2023**

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

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

To allow an intersection spacing of ±510' along Bissonnet Street, a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See Special Exception form

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2020
Plat Name: Bissonnet Street in Trillium Street Dedication and Reserves Sec 2
Applicant: Meta Planning + Design LLC
Date Submitted: 08/28/2023

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

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow an intersection spacing of ±510' along Bissonnet Street, a major thoroughfare.
Chapter 42 Section: 127

Chapter 42 Reference:
(b)Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

Bissonnet Street in Trillium Street Dedication Section 2 and Reserves is located within the Trillium development. Trillium is in the southwest corner of Houston's ETJ, Fort Bend County. Harlem Road is along the western boundary of the tract, FM 1464 is along the eastern boundary, and Madden Road is along the southern boundary. The subject tract is bisected by Bissonnet Street, a major thoroughfare. The alignment of Bissonnet Street has been coordinated in depth with CenterPoint as the roadway crosses a large CenterPoint corridor. The alignment of Bissonnet Street was modified after extensive conversations with CenterPoint to ensure that the CenterPoint corridor crossing met their standards. The modification of the alignment of Bissonnet Street required a change in the placement of intersections along Bissonnet Street. Two intersections along Bissonnet Street, Trillium Glade Drive and Daisy Stream Drive, are spaced ±510' from each other. This spacing is adequate, as there will be no other driveway conflicts along Bissonnet Street. Areas abutting Bissonnet Street are generally restricted to landscape and open space- this will allow for plenty of visibility for vehicles traveling along these roadways. Additionally, Bissonnet Street does not currently exist west of Harlem Road. Because of this, Bissonnet Street likely will not carry regional traffic- the traffic along Bissonnet Street will likely be residents of Trillium. Bissonnet Street will have a lower traffic volume than that of the typical major thoroughfare. The clear visibility and lower traffic volume along Bissonnet Street will ensure the ±510' intersection spacing along Bissonnet Street will not negatively impact the safety of those travelling along Bissonnet Street.

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

The special exception will allow a deviation of ±90'. The intersections of Trillium Glade Drive and Daisy Stream Drive are still adequately spaced, and the intersection spacing is in line with the intent of Chapter 42.

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

The proposed modification is a ±16% deviation from the standard. The requested intersection spacing of ±510’ is not disproportionate from the required 600’.

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

The intent and general purposes of this chapter are preserved and maintained by the insignificant nature of the proposed special exception.

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

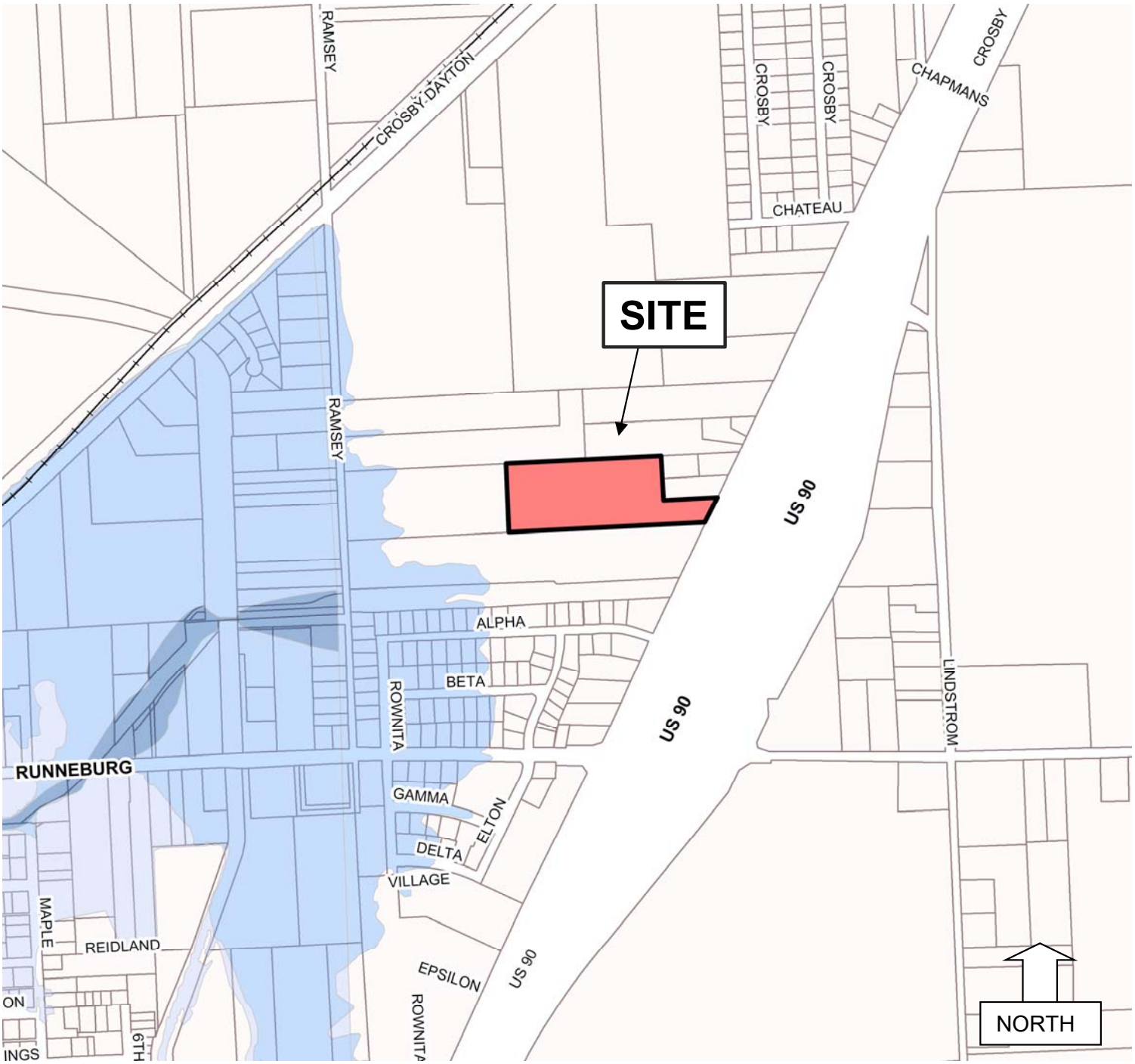
The granting of the special exception will not frustrate local traffic circulation nor greatly exceed the expectations contemplated by the standards of this ordinance, and is therefore not injurious to the public health, safety, and welfare.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Masch

Applicant: Windrose



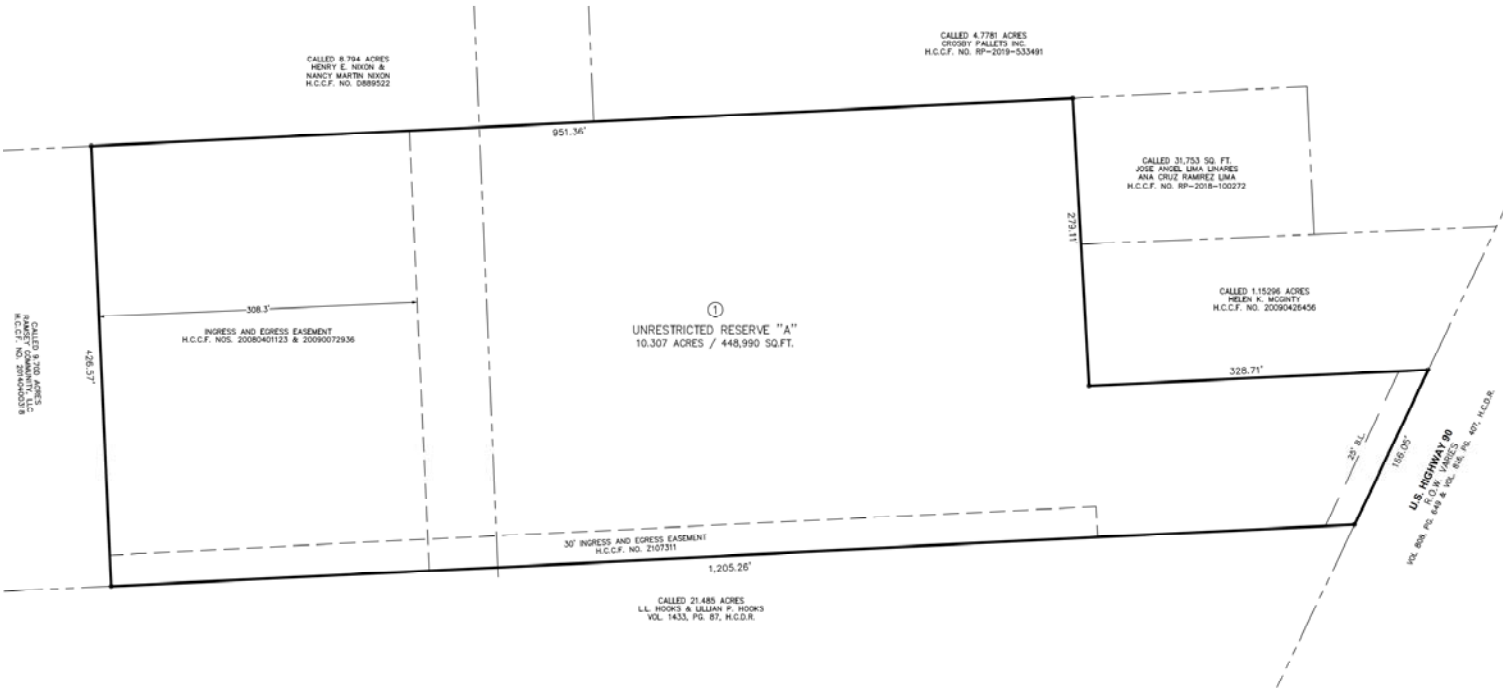
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/07/2023**

Subdivision Name: Masch

Applicant: Windrose



NORTH

F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 09/07/2023**

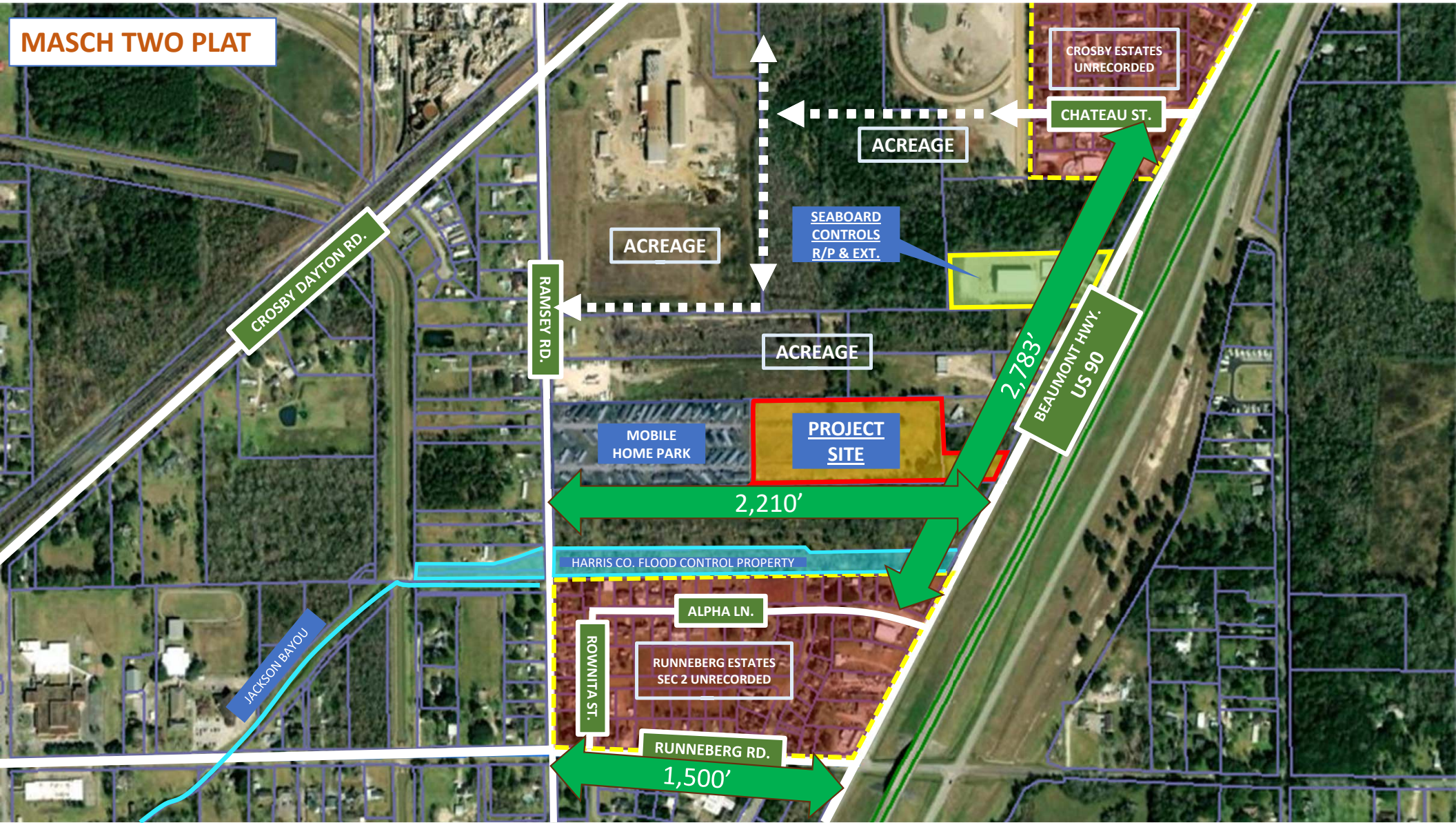
Subdivision Name: Masch

Applicant: Windrose



F- Reconsideration of Requirements

Aerial


MASCH TWO PLAT
CROSBY ESTATES UNRECORDED
CHATEAU ST.
ACREAGE
SEABOARD CONTROLS R/P & EXT.
ACREAGE
CROSBY DAYTON RD.
RAMSEY RD.
ACREAGE
2,783'
BEAUMONT HWY. US 90
MOBILE HOME PARK
PROJECT SITE
2,210'
HARRIS CO. FLOOD CONTROL PROPERTY
ALPHA LN.
ROWNITA ST.
RUNNEBERG ESTATES SEC 2 UNRECORDED
JACKSON BAYOU
RUNNEBERG RD.
1,500'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2023-2034**
Plat Name:	**Masch**
Applicant:	**Windrose**
Date Submitted:	**08/28/2023**

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

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

to not dedicate a north-south or east-west public right-of-way through the subject property to meet intersection spacing requirements.

Chapter 42 Section: 127-128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

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

STATEMENT OF FACTS:

See variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2034
Plat Name: Masch
Applicant: Windrose
Date Submitted: 08/28/2023

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

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

to not dedicate a north-south or east-west public right-of-way through the subject property to meet intersection spacing requirements.

Chapter 42 Section: 127-128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

The subject property consists of 10.307 acres on the west side of Beaumont HWY (US 90) in the City of Houston ETJ approximately 1,500' northeast of the intersection of US 90 and Runneburg Road. The site is unplatted. It is surrounded by wooded agricultural use and flood control district land to the south, single family rural and vacant uses to the north, and a mobile home park to the west. The applicant intends to plat the property as an unrestricted reserve for development of a truck laydown yard for construction equipment storage – there are no current plans for the parcel and no site plan has been drafted; however the land owner has applied for a "driveway improvement only" access permit from TXDot to secure the right to access US 90. The subject property fronts a blockface between Alpha Ln. and Chateau St. that is approximately 2,783' long and strict application of the Subdivision Code would require dedication of an east-west street per Sec 42-127 intersection spacing requirements. In addition, the subject property is located between Ramsey Rd. and Beaumont Hwy (US 90), which are approximately 2,210' apart and Sec 42-128 would require a north-south public street to meet local street intersection spacing requirements. Due to the nature of the surrounding development dedicating a north-south or east-west street within the proposed plat boundary would create an impractical development contrary to sound public policy. The subject property is in close proximity to a Harris County Flood Control District property which drains to the west into Jackson Bayou. Dedication of a north-south street would be impractical as it could not extend south beyond the agricultural parcel to the south, through the HCDFC parcel, and into the

existing single family neighborhood Runneberg Estates Sec 2, which is an unrecorded subdivision. Dedicating an east-west street through the subject property is impractical due to the existing mobile home park to the west; and, although it is strictly required per Sec 42-128, the distance between Alpha Ln. in Runneberg Estates Sec. 2 and Chateau St. in Crosby Estates (unrecorded) to the north is approximately 2783', which exceeds the minimum spacing standard of 2,600' by less than 10%.

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

The justification for this variance is not the making of the applicant; Runneberg Estates developed in the late 1970s, Crosby Estates developed in the 1980s, the mobile home park developed in the early 2000s, and HCFCD acquired the parcel to the south in 2002 according to HCAD records.

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

The intent of the code is to ensure the city develops along a safe and orderly transportation grid that has adequate capacity to serve the existing and future residents. The large narrow acreage tracts directly adjacent to the subject property have access to US 90, Ramsey Rd., or Crosby Dayton Rd. Chateau St. stubs into an acreage tract to its west and will eventually complete the traffic grid in this area should future development require it. In addition, the traffic grid narrows down to approximately 1,500' between the intersections of Ramsey Rd., Runneburg Rd., and US 90, making a north-south or east-west street less valuable further south near the subject property.

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

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

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

The reasons for this variance request are not economic in nature – there is no practical or feasible route for a north-south street in the general area given the location of existing single family uses and public property, and a new east-west street is impractical due to the existing mobile home park.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/07/2023
ITEM: 164

Applicant: STEVEN BRYAN
Contact Person: STEVEN BRYAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1709	77365	5772	256R	ETJ

EAST OF: LOOP 494 **SOUTH OF:** PINEDALE LN

ADDRESS: 22528 and 22530 Pinedale Lane, Porter, Texas

ACREAGE: 1.5

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 1.5 ACRES, SITUATED IN THE WILLIAM BEARDSLEE SURVEY, ABSTRACT NO. 104, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To connect a sewer tap for a mobile home.

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/07/2023
ITEM: 165

Applicant: CARLOS PARRA
Contact Person: Carlos Parra

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1710	77357	5874	257M	ETJ

WEST OF: DEER GALAXY NOR**TH OF: GRAND PARKWAY**

ADDRESS: 20121 Live Oak South New Caney, TX 77357

ACREAGE: 0.2065

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.2065 ACRE, THE SOUTH 75 FEET OF LOT 75 PEACH CREEK FOREST, SECTION 1 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGES 313-317 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home construction.

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: 166

Meeting Date: 09/07/2023

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: 166

Meeting Date: 09/07/2023

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: 166

Meeting Date: 09/07/2023

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 166

Meeting Date: 09/07/2023

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 166

Meeting Date: 09/07/2023

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

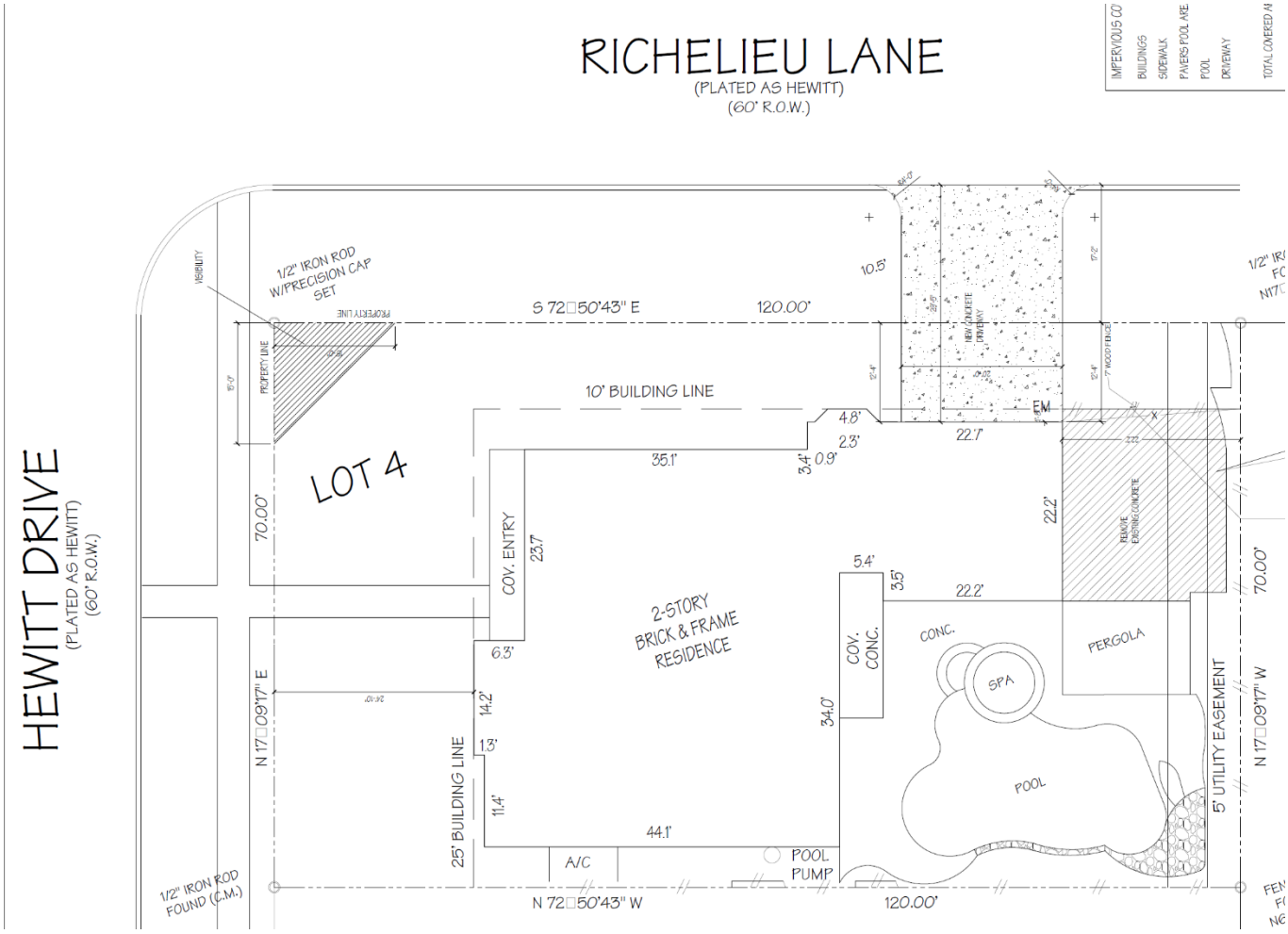
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 166

Meeting Date: 09/07/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 166

Meeting Date: 09/07/2023

Houston Planning Commission

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 167

Meeting Date: 09/07/2023

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Jermane Longino	Jermane Longino	832-807-8090	jermanelongino@yhoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2719 Milwaukee St.	23057813	77026	5459B	454S	H

HCAD ACCOUNT NUMBER(S):	0700510030017
PROPERTY LEGAL DESCRIPTION:	TR 17B BLK3 Central Gardens Sec 1
PROPERTY OWNER OF RECORD:	JL Marathon LLC
ACREAGE (SQUARE FEET):	4.256 SF
WIDTH OF RIGHTS-OF-WAY:	Milwaukee St. (60')
EXISTING PAVING SECTION(S):	Milwaukee St. (20')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	House 800sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Out House 325

PURPOSE OF VARIANCE REQUEST: To build out house in 3ft from property line and within the City ordinance 25ft setback line area in the back of property.

CHAPTER 42 REFERENCE(S):

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 167

Meeting Date: 09/07/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Recently built a home on my property. I want to build a house in the back of the property. There is a 25-foot city ordinance setback line in the back of the property because of the 610 freeway behind the property. I am filing a variance to build 3ft from property line and within the city 25ft setback in the back of the property. The 610 freeway will not have a effect on the property it is at least 60ft from property line and is grade separated.

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

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

The variance meets criteria by asking to build in the 25ft city setback in the back of the property. The city ordinance setback is unreasonable and depriving me of use of more than 65% of my property. The 610fwy is at least 60ft from my property line and grade separated.

(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;

No, the hardship was not created by the applicant. Applicant did not set the setback on the property nor did the applicant do anything to limit available land.

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

Yes, it will be preserved and maintained. Also compatible with the rest of the neighborhood.

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

No, it will not cause injury to public health, safety or welfare of people or the community.

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

No economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 167

Meeting Date: 09/07/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

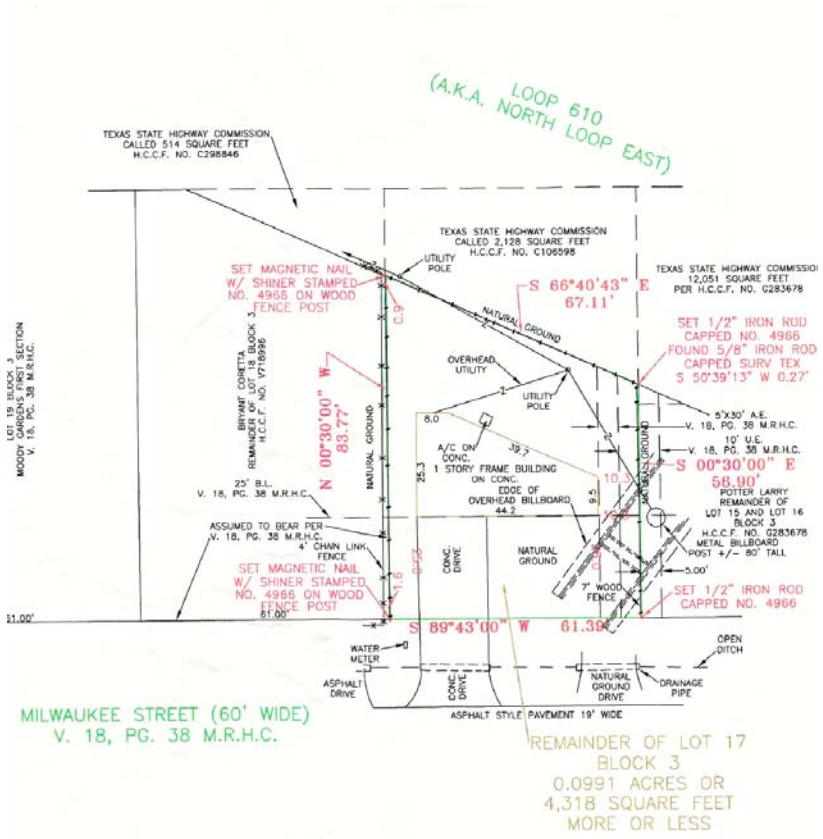
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 167

Meeting Date: 09/07/2023

Survey



LAND TITLE SURVEY

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND JERMANE LONGINO
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON FEB. 27, 2023 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II STANDARD LAND SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED 2/27/2023

STATE OF TEXAS REGISTERED DEWARD KARL BOWLES 4966 PROFESSIONAL LAND SURVEYOR

DEVELOPMENT PLAT VARIANCE

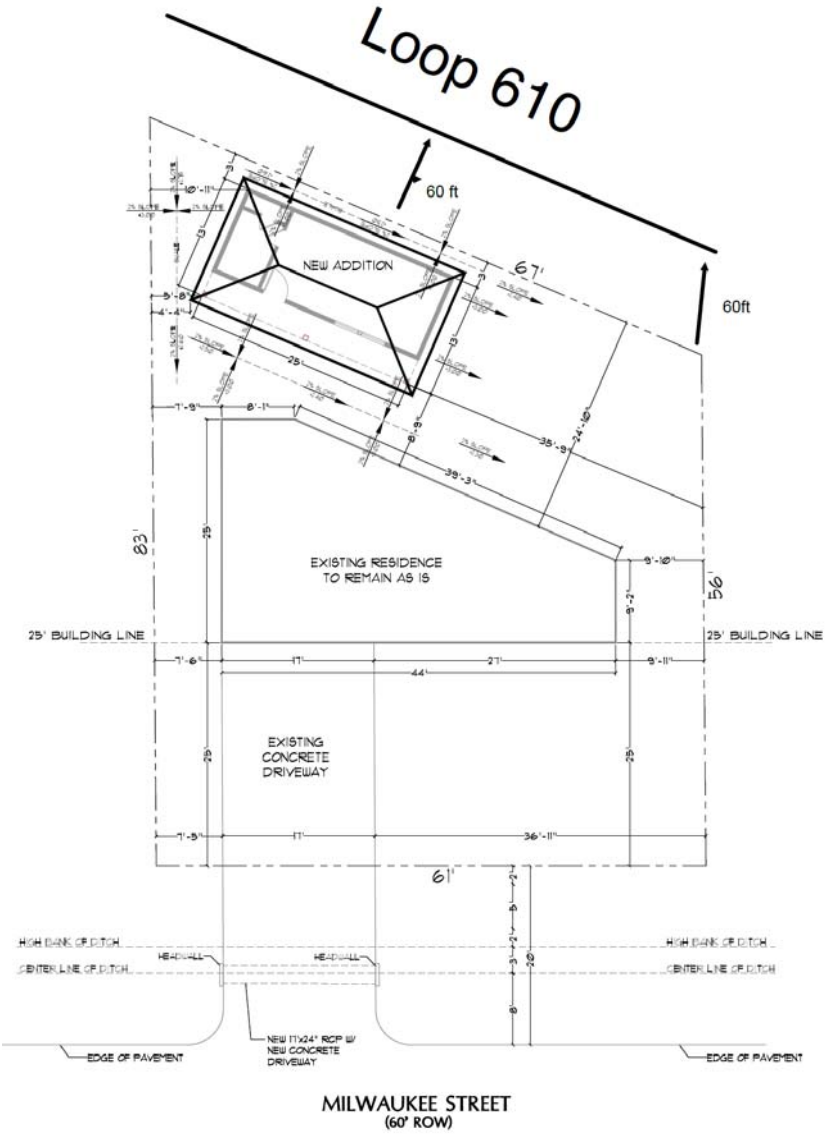
PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 09/07/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

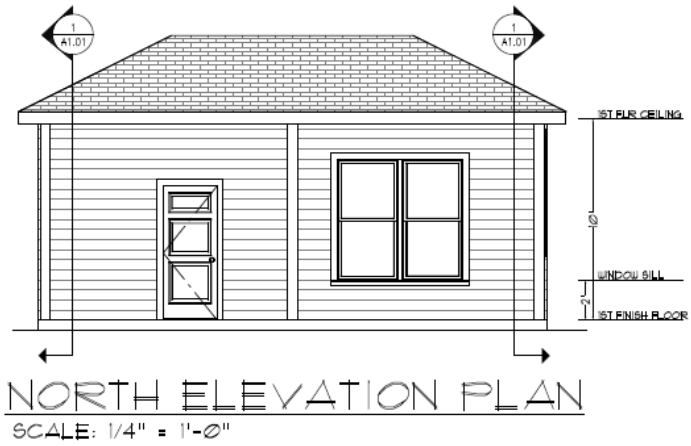
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 167

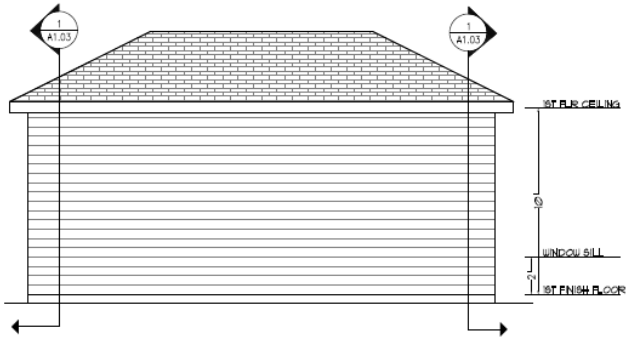
Meeting Date: 09/07/2023

Elevation



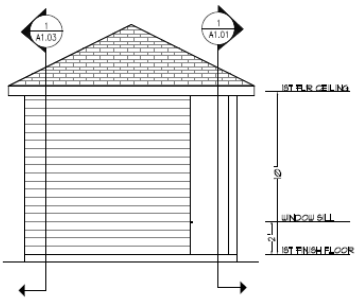
NORTH ELEVATION PLAN

SCALE: 1/4" = 1'-0"



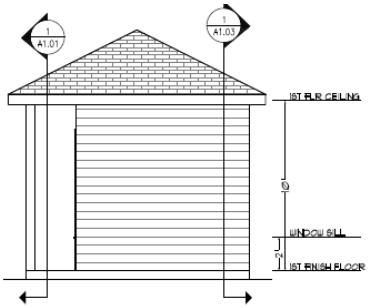
SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'-0"



EAST ELEVATION PLAN

SCALE: 1/4" = 1'-0"



WEST ELEVATION PLAN

SCALE: 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE