HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 5, 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

✪

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 October 5, 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

October 5, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the September 21, 2023 Planning Commission Meeting Minutes

I. Presentation and consideration of the 2024 Planning Commission meeting dates (Aracely Rodriguez)

II. Presentation and consideration of the 2024 Chapter 26 submittal dates (Aracely Rodriguez)

III. Platting Activity (Subdivision and Development plats)

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

IV. Establish a public hearing date of November 2, 2023

a. Barr Landing
b. Beamer Villas partial replat no 1
c. Benders Landing Estates Sec 7 partial replat no 1
d. City of Houston Sharpstowns Water Well no 5
e. Driscoll Vista
f. Knoll Street Crossing
g. Laurel at Blackhawk
h. Light Haven at District West Sec 1 partial replat no 1
i. Melbourne Villas
j. Moritz Square Development
k. Hoskins Square
l. New Orleans Street Estates
m. Sylvan Estates

V. Consideration of an Off-Street Parking Variance at 11851 Martindale Road (Geoff Butler)

VI. Public Comment

VII. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION
21 SEPTEMBER 2023
CITY COUNCIL CHAMBER, PUBLIC LEVEL, HOUSTON, TEXAS
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

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

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	Present Remote, left at 3:21 during Item 122
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Margaret Wallace Brown, Secretary	Present

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

CHAIR'S REPORT – None

DIRECTOR'S REPORT by Margaret Wallace Brown, Director
-Chapter 42 and 26 proposed amendments, item tagged and will be heard again on September 27. Speakers may sign up with the City Secretary by 1 p.m. on Monday, September 25.
-The Professional Surveyors Education Foundation, Inc. (PSEFI) will present the annual 2023 Platting Workshop all day on Thursday, October 26 at the United Way on Waugh Drive.

APPROVAL OF MINUTES
Consideration of the September 7, 2023, Planning Commission Meeting Minutes.
Action: Approved

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-58)
b. Replats (59-109)

Item 29 Houston Youth Sports Group

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): John Brown, Houston Public Works, Oliver Ayes, Houston Fire Marshal

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

Staff recommendation: Approve **Item No's. 1 – 109**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Porras-Pirtle — Vote: Unanimous
Second: Clark — Abstaining: None

Staff recommendation: Approve recommendations for **Item No's 3, 9, 10, 11, 24, 26, 33,** and **109** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Mares — Vote: Carried
Second: Hines — Abstaining: Sigler, Heisch

c. Replats requiring Public Hearings with Notification

110 Archimedes – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): None

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

111 Brick and Stone at Lydia partial replat no 2 – Defer

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

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

112 Cano Estates at Cochran Street – 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

113 CITY OF HOUSTON SHARPSTOWN WATER WELL NO 5 – Withdraw

114 LUCKY GARDENS REPLAT NO 1 - APPROVE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

115 NEW ORLEANS STREET ESTATES – Withdraw

116 NOEL PLACE – DEFER
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Renee Jones, Perdita Chavis, Council District K, Christian Callens, Triana Callens, Freddie Philips, Edward Dixon, Sharai Poteet - opposed

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

117 NORTH BRYAN PARK REPLAT NO 1 – APPROVE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

118 PATTON PARK PARTIAL REPLAT NO 1 – APPROVE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

119 SAINT ARNOLDVILLE AT LYONS AVENUE – DEFER
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

120 SECOND AMENDED MAP OF LIVE OAKS PARTIAL REPLAT NO 2 – APPROVE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Susan Davenport – position not stated.

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

121 Williams on Commerce partial replat no 1 – Withdraw

d. Subdivision Plats with Variance Requests

122 Aldine Commerce Park GP – Grant

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: Garza	Vote: Unanimous
Second: Sigler	Abstaining: None

123 Davis World - Grant

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): Bill R. Johnson, Carlos G. Espinoza, applicant - supportive

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

124 Fort Bend County Sportsplex – Defer

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Perdita Chavis, Council District K – position not stated.

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

125 Friendswood Hariom – Grant

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: Garza	Vote: Unanimous
Second: Mares	Abstaining: None

126 Mallow Acres Estates – Approve

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

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

127 MUSTANG MEADOWS GP – Withdraw

128 MUSTANG MEADOWS SEC 1 - Withdraw

129 MUSTANG MEADOWS SEC 2 – Withdraw

130 QUALITY OCEAN CYPRESS – GRANT

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

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

131 VETERANS MEMORIAL BUSINESS PARK – DEFER

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

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

132 FLAGSTONE GP – GRANT

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

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

f. RECONSIDERATIONS OF REQUIREMENT

ITEMS 133 AND 134 WERE TAKEN TOGETHER WITH ONE VOTE.

133 TEXAS TOY BOX STORAGE BRIDGELAND GP – GRANT

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

134 Texas Toy Box Storage Bridgeland Sec 1 – Approve

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

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

Items G, H and I were taken together.

g. Extensions of Approval

135	Avalon at Cypress Avalon View Drive Street Dedication Sec 1	Approve
136	Avalon at Cypress Sec 12	Approve
137	Blue Ridge Commerce Center Fondren Reserve	Approve
138	Blue Ridge Commerce Center Moffett Reserve	Approve
139	Brandon Estates	Approve
140	Brandt Road Residence	Approve
141	Crosby Farms Sec 1	Approve
142	Harris County MUD no 418 Water Plant no 3	Approve
143	Newtechwood America Headquarters	Approve
144	North Bridgeland Lake Parkway Street Dedication Sec 9	Approve
145	North Bridgeland Lake Parkway Street Dedication Sec 10	Approve
146	Portman Center Street East	Approve
147	Portman Center Street West	Approve
148	R and J Grant Property Addition replat no 1	Approve
149	RMSphere Management Properties	Approve
150	Vigavi West Road	Approve

h. Name Changes

151	Langham Creek Colony Sec 2 partial replat 3 (prev. Langham Creek Colony)	Approve

i. Certificates of Compliance

152	19800 Broken Baugh Lane	Approve
153	26845 Peach Creek Drive	Approve

Staff recommendation: Approve staff recommendations for **G, H, and I Items 135 – 153**.
Commission Action: **G, H, and I Items 135 – 153** were approved per staff recommendations.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Porras-Pirtle	Abstaining: Heisch, 135, 136, 137, 138, and 142

j. Administrative – None

k. Development Plats with Variance Requests

154 2719 Milwaukee Street – Approve

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

Motion: Baldwin — Vote: Unanimous
Second: Nelson — Abstaining: None

155 3710 Broyles Street – Approve

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

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

II. Establish a public hearing date of October 19, 2023

a. Ade Properties
b. Casa Maya
c. Cotton Oaks Estates replat no 1
d. Craig Woods partial replat no 40
e. Eula Realty Group Woodlyn
f. Everglade Estates
g. Foster Place partial replat no 38
h. Foster Place partial replat no 39
i. Heights Mobil Car Care
j. Morse Vista
k. Sandra Duplexes replat no 1
l. Southgate partial replat no 6
m. Stanford Place Estates partial replat no 1
n. Westhaven Estates Sec 2 partial replat no 13

Staff recommendation: Establish a public hearing date of October 19, 2023, for Item II, a-n.
Commission action: Established a public hearing date of October 19, 2023, for Item II, a-n.

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

III. Public Comment – None

IV. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:51 PM**.

Motion: Baldwin — Vote: Unanimous
Second: Victor — Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

2024 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES	PLANNING COMMISSION DATES
1	Wednesday, December 27, 2023	Thursday, January 11, 2024 (3-week cycle)
2	Tuesday, January 16, 2024	Thursday, January 25, 2024
3	Monday, January 29, 2024	Thursday, February 8, 2024
4	Monday, February 12, 2024	Thursday, February 22, 2024
5	Monday, February 26, 2024	Thursday, March 7, 2024
6	Monday, March 11, 2024	Thursday, March 21, 2024
7	Monday, March 25, 2024	Thursday, April 4, 2024
8	Monday, April 8, 2024	Thursday, April 18, 2024
9	Monday, April 22, 2024	Thursday, May 2, 2024
*A 10	Monday, May 6, 2024	Thursday, May 16, 2024 (1 p.m. MTFP Workshop)
11	Monday, May 20, 2024	Thursday, May 30, 2024
*B		Wednesday, June 12, 2024 (6 p.m. MTFP OH off site)
12	Monday, June 3, 2024	Thursday, June 13, 2024
13	Monday, June 17, 2024	Thursday, June 27, 2024
14	Monday, July 1, 2024	Thursday, July 11, 2024
*C 15	Monday, July 15, 2024	Thursday, July 25, 2024 (1 p.m. MTFP Hearing)
16	Monday, July 29, 2024	Thursday, August 8, 2024
*D 17	Monday, August 12, 2024	Thursday, August 22, 2024 (1 p.m. MTFP Updates)
18	Monday, August 26, 2024	Thursday, September 5, 2024
*E 19	Monday, September 9, 2024	Thursday, September 19, 2024 (MTFP Reccs/Action)
20	Monday, September 23, 2024	Thursday, October 3, 2024
21	Monday, October 7, 2024	Thursday, October 17, 2024
22	Monday, October 21, 2024	Thursday, October 31, 2024 (Halloween)
23	Monday, November 4, 2024	Thursday, November 14, 2024
24	Monday, November 18, 2024	Thursday, December 5, 2024 (3-week cycle)
25	Monday, December 9, 2024	Thursday, December 19, 2024
1	Monday, December 23, 2024	Thursday, January 9, 2025 (3-week cycle)

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, or virtually via Microsoft TEAMs. Regular Planning Commission meetings start at 2:30 p.m., and MTFP meetings start at 1 p.m., except as noted.
Frequency: Regular Commission meetings are Thursdays, typically following a bi-weekly schedule. Major Thoroughfare and Freeway Plan Amendment meetings (*) are held at least four weeks apart, as noted.
Submittals and Holidays: Regular Commission plat submittal periods open at 6:00 a.m. on Fridays, following Commission meetings, and close at 11 :00 am. on Mondays. For City holidays on Mondays, the submittal period is extended for an additional or fifth day, to Tuesday Three-week cycles can occur around the City's adopted holiday schedule, such 4th of July, Thanksgiving, or Christmas/New Year. Monitor the Department's media outlets for any updates.

Date of document: 09-20-23. Adopted by Planning Commission: 10-05-23

2024 Chapter 26 Submittal Dates

Meeting Number	Planning Commission Dates	SUBMITTAL DATES for Parking Variance Sec. 26-561	SUBMITTAL DATES for Special Parking Area Sec. 26-512
1	Thursday, January 11, 2024 (3-week cycle)	Monday, December 11, 2023	Monday November 20, 2023
2	Thursday, January 25, 2024	Wednesday, December 27, 2023	Monday, December 11, 2023
3	Thursday, February 8, 2024	Tuesday, January 16, 2024	Wednesday, December 27, 2023
4	Thursday, February 22, 2024	Monday, January 29, 2024	Tuesday, January 16, 2024
5	Thursday, March 7, 2024	Monday, February 12, 2024	Monday, January 29, 2024
6	Thursday, March 21, 2024	Monday, February 26, 2024	Monday, February 12, 2024
7	Thursday, April 4, 2024	Monday, March 11, 2024	Monday, February 26, 2024
8	Thursday, April 18, 2024	Monday, March 25, 2024	Monday, March 11, 2024
9	Thursday, May 2, 2024	Monday, April 8, 2024	Monday, March 25, 2024
10*	Thursday, May 16, 2024 (1 p.m. MTFP Workshop)	Monday, April 22, 2024	Monday, April 8, 2024
11	Thursday, May 30, 2024	Monday, May 6, 2024	Monday, April 22, 2024
12	Thursday, June 13, 2024	Monday, May 20, 2024	Monday, May 6, 2024
13	Thursday, June 27, 2024	Monday, June 3, 2024	Monday, May 20, 2024
14	Thursday, July 11, 2024	Monday, June 17, 2024	Monday, June 3, 2024
15	Thursday, July 25, 2024 (1 p.m. MTFP Hearing)	Monday, July 1, 2024	Monday, June 17, 2024
16	Thursday, August 8, 2024	Monday, July 15, 2024	Monday, July 1, 2024
17	Thursday, August 22, 2024 (1 p.m. MTFP Updates)	Monday, July 29, 2024	Monday, July 15, 2024
18	Thursday, September 5, 2024	Monday, August 12, 2024	Monday, July 29, 2024
19	Thursday, September 19, 2024 (MTFP Reccs/Action)	Monday, August 26, 2024	Monday, August 12, 2024
20	Thursday, October 3, 2024	Monday, September 9, 2024	Monday, August 26, 2024
21	Thursday, October 17, 2024	Monday, September 23, 2024	Monday, September 9, 2024
22	Thursday, October 31, 2024 (Halloween)	Monday, October 7, 2024	Monday, September 23, 2024
23	Thursday, November 14, 2024	Monday, October 21, 2024	Monday, October 7, 2024
24	Thursday, December 5, 2024 (3-week cycle)	Monday, November 4, 2024	Monday, October 21, 2024
25	Thursday, December 19, 2024	Monday, November 18, 2024	Monday, November 4, 2024
1	Thursday, January 9, 2025 (3-week cycle)	Monday, December 9, 2024	Monday, November 18, 2024

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department by the submittal date.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMs unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Anniston Sec 10	C3P	
2	Anniston Sec 11	C3P	
3	Anniston Sec 12	C3P	
4	Anniston Sec 13	C3P	
5	Anniston Sec 14	C3P	
6	Arborwood Estates	C3P	
7	Augusta Woods Self Storage	C2	
8	Barker Rock Corner	C2	DEF1
9	Bolan Heights	C2	DEF2
10	Bridgeland Peek Road Street Dedication Sec 4 replat no 1 and extension	C3F	
11	Bridgeland Prairieland Village Sec 35	C3P	
12	Bucks East River	C2	DEF1
13	Capital United Partners LLC	C2	
14	Cappadonna Hills	C2	
15	Cervenka Landing	C2	DEF2
16	Champion Life Centre GP	GP	
17	Champion Life Centre Sec 2	C2	
18	Craig Woods partial replat no 39	C3F	
19	Crosby Farms Detention Reserves Sec 2	C2	
20	Decker Farms Sec 4	C3F	
21	Durloy Villas	C3F	
22	Estates at Tidwell Road	C3F	
23	Grand Mason Sec 8	C3P	
24	Horizon at Cypress	C3F	
25	Hteao Louetta	C2	
26	Legacy Ranch Business Park Sec 2	C3P	
27	Lucky Gardens replat no 1	C3F	
28	Majestic at Harvest Green	C2	
29	Newport Pointe Sec 2	C3F	
30	Paradise Place	C3F	
31	Patton Park partial replat no 1	C3F	
32	Plaza 290 Boulevard Place	C3P	
33	Rockwell Telephone Place	C2	DEF1
34	Second Amended Map of Live Oaks partial replat no 2	C3F	
35	Sugarland Point	C3F	
36	Sunterra Sec 70	C3P	
37	Sunterra Sec 75	C3P	
38	Sunterra Sec 77	C3P	
39	Swift FM 1314	C2	DEF1
40	Synova Sec 1	C3F	DEF2
41	Telephone Automobile Finance Center	C2	
42	Uniana Plaza	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Westhaven Estates Sec 2 partial replat no 12	C3F	
44	Winnetka Estates	C3F	

B-Replats

45	Albany Yards	C2R	DEF1
46	Albemarle Place Plaza	C2R	DEF2
47	Asisha Investments LLC	C2R	
48	Clear Lake Subaru	C2R	DEF1
49	Covarrubio Estates	C2R	
50	Delta Homes at West 24th	C2R	
51	Denton Villas	C2R	
52	Dickson Gardens	C2R	
53	Emancipation Court	C2R	DEF1
54	Fairbanks North Houston Center Sec 1	C3R	
55	Fifth Ward Church of Christ at Stonewall	C2R	
56	Gateman Homes Estates	C2R	
57	Halong Bay Drive Street Dedication	C3R	
58	Hirsch Estates	C2R	
59	Holman Ten Acre Lots partial replat no 1	C2R	DEF1
60	Hoover Landing	C2R	
61	Ibiza Enclave	C2R	
62	Inwood Heights	C3R	DEF1
63	Kings Terrace	C2R	
64	Little Stubble	C2R	DEF2
65	Liverpool Green	C2R	
66	Lost Oaks	C2R	
67	Luxelocker Cypress	C2R	
68	Manors on Wilmington	C2R	
69	Marder Heights	C2R	
70	McIlhenny Grove	C2R	
71	MI 3 Ministries partial replat no 1 and extension	C2R	
72	Namury Enterprise at Bennington Street	C2R	DEF1
73	Noble Plaza Estates	C2R	
74	Oaks of Fang Villas	C2R	
75	Otilios Center replat no 1	C2R	
76	Park Views Schade	C2R	
77	Peerless Landing	C2R	DEF1
78	Red Haw Heights	C2R	DEF1
79	Sampson Drew Crossing	C2R	DEF1
80	Skyline Views at Nagle	C2R	
81	Space City Harrisburg	C2R	
82	Turkey Creek Business Park replat no 1	C2R	
83	View at Millstone	C3R	
84	Villas of Shiraz	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	West Bend Villa	C3R	
86	West Harris County Regional Water Authority Repump Station replat no 1 and extension	C2R	

C-Public Hearings Requiring Notification

87	Albion Townhomes	C3N	
88	Beulah Acres	C3N	
89	Brick and Stone at Lydia partial replat no 2	C3N	DEF1
90	Dearborn Place partial replat no 2	C3N	
91	Elmen Vista	C3N	
92	Long Point Center	C3N	
93	Mansfield Oaks	C3N	
94	Noel Place	C3N	DEF1
95	Ruburfield No 66 partial replat no 10	C3N	
96	Saint Arnoldville at Lyons Avenue	C3N	DEF2
97	TMC Niagara Development	C3N	

D-Variances

98	Adams Tract GP	GP	
99	Blue House	C2	
100	Cypress Trails at Bauer Landing Sec 2	C3P	
101	Fort Bend County Sportsplex	C2	DEF1
102	Gamez Estates	C2	
103	Grand West Sec 4	C3R	
104	Rodeo Auxiliary Facilities GP	GP	
105	Sunterra GP	GP	
106	Sunterra Sec 61	C3F	
107	Sunterra Sec 62	C3F	
108	Sunterra Sec 63	C3F	
109	Sunterra Sec 64	C3F	
110	Sunterra Sec 65	C3F	
111	Sunterra Sec 67	C3F	
112	Sunterra Sec 68	C3F	
113	Sunterra Sec 74	C3P	
114	Sunterra Sec 76	C3P	
115	Sunterra Sec 78	C3P	
116	Veterans Memorial Business Park	C2	DEF2
117	Zuri Gardens	C3R	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

Item No.	Subdivision Plat Name	App Type	Deferral

G-Extensions of Approval

118	Astoria Medical Center	EOA	
119	Bridgeland Prairieland Village Sec 26	EOA	
120	Bridgeland Prairieland Village Sec 28	EOA	
121	Building Pat Development	EOA	
122	Cypress Point Reserve	EOA	
123	Family Thrift Center at Cypress Junction	EOA	
124	First Metropolitan Church of Houston	EOA	
125	Gran Villa	EOA	
126	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	EOA	
127	Kuykendahl Oaks	EOA	
128	Mound Road Street Dedication Sec 3	EOA	
129	New Hope Housing Ennis	EOA	
130	North New Hope Housing Gray	EOA	
131	ProVision Villages at Chocolate Bayou	EOA	
132	South New Hope Housing Gray	EOA	
133	Tomball Parkway Center South	EOA	

H-Name Changes

None

I-Certification of Compliance

134	23125 Woody Lane	COC	
135	24254 Jane Avenue	COC	
136	27653 Coach Light Lane	COC	
137	26994 Saddle Rock Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking Variance Requests

V	11851 Martindale Road	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Anniston Sec 10	2023-2157	C3P	Harris	ETJ	404T	26.55	0.69	119	Friendswood Development Company	BGE, Inc. - Land Planning
2	Anniston Sec 11	2023-2156	C3P	Harris	ETJ	404S	27.74	0.71	157	Friendswood Development Company	BGE, Inc. - Land Planning
3	Anniston Sec 12	2023-2145	C3P	Harris	ETJ	404T	39.04	14.59	102	Friendswood Development Company	BGE, Inc. - Land Planning
4	Anniston Sec 13	2023-2158	C3P	Harris	ETJ	404S	24.67	2.49	124	Friendswood Development Company	BGE, Inc. - Land Planning
5	Anniston Sec 14	2023-2159	C3P	Harris	ETJ	404S	21.58	4.46	93	Friendswood Development Company	BGE, Inc. - Land Planning
6	Arborwood Estates	2023-1989	C3P	Waller	ETJ	322L	79.13	21.64	38	Wilson Engineering Company, PLLC	Doucet & Associates, Inc.
7	Augusta Woods Self Storage	2023-2022	C2	Harris	ETJ	250S	6.80	6.80	0	Elmfield Holdings, LLC	Windrose
8	Barker Rock Corner (DEF1)	2023-2069	C2	Harris	ETJ	407S	2.48	2.48	0	Niyyatmehtu & Sonu LLC	Hovis Surveying Company Inc.
9	Bolan Heights (DEF2)	2023-2011	C2	Harris	ETJ	249X	12.73	12.73	0	Bolan Air LLC	C & C Surveying, Inc
10	Bridgeland Peek Road Street Dedication Sec 4 replat no 1 and extension	2023-2199	C3F	Harris	ETJ	365K	5.61	0.10	0	Bridgeland Development , LP	McKim & Creed, Inc.
11	Bridgeland Prairieland Village Sec 35	2023-2200	C3P	Harris	ETJ	365J	20.02	7.56	48	Bridgeland Development , LP	McKim & Creed, Inc.
12	Bucks East River (DEF1)	2023-1912	C2	Harris	City	494F	0.23	0.00	6	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
13	Capital United Partners LLC	2023-2237	C2	Fort Bend	ETJ	527N	33.42	33.42	0	Capital United Partners LLC	The Interfield Group
14	Cappadonna Hills	2023-2152	C2	Harris	ETJ	249Y	1.99	0.00	1	MC	South Texas Surveying Associates, Inc.
15	Cervenka Landing (DEF2)	2023-2035	C2	Harris	ETJ	339F	0.78	0.00	1	SLSCO	Cobalt Engineering & Inspections LLC
16	Champion Life Centre GP	2023-2190	GP	Harris	ETJ	291V	46.48	0.00	0	Champion Life Centre	Quiddity Engineering
17	Champion Life Centre Sec 2	2023-2191	C2	Harris	ETJ	291V	27.45	27.45	0	Champion Life Centre	Quiddity Engineering
18	Craig Woods partial replat no 39	2023-2147	C3F	Harris	City	451X	0.25	0.00	3	Sandcastle Homes	MOMENTUM EGINEERING
19	Crosby Farms Detention Reserves Sec 2	2023-2228	C2	Harris	ETJ	379Y	32.81	32.81	0	Houston LD, LLC A Texas Limited Liability Company	EHRA
20	Decker Farms Sec 4	2023-2184	C3F	Montgomery	ETJ	247Y	11.41	0.56	80	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
21	Durloy Villas	2023-2231	C3F	Harris	City	570H	3.00	0.39	16	DurLoy Homes, Inc.	Chesterfield Development Services
22	Estates at Tidwell Road	2023-1990	C3F	Harris	City	452D	1.46	0.02	29	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
23	Grand Mason Sec 8	2023-2163	C3P	Harris	ETJ	406J	31.97	2.00	148	TriPointe Homes	BGE, Inc. - Land Planning

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
24	Horizon at Cypress	2023-2238	C3F	Harris	ETJ	328N	25.41	10.39	140	CABRERA-14503 GRANT-CYPRESS, LLC	Costello, Inc.
25	Hteao Louetta	2023-2223	C2	Harris	ETJ	330P	0.96	0.96	0	LIPPYS PROPERTIES II LLC	Conley Land Services, LLC
26	Legacy Ranch Business Park Sec 2	2023-2225	C3P	Harris	ETJ	366G	108.79	104.54	0	Kimley-Horn	Windrose
27	Lucky Gardens replat no 1	2023-2239	C3F	Harris	City	412U	0.15	0.00	4	Green Valley Construction, LLC	The Interfield Group
28	Majestic at Harvest Green	2023-2144	C2	Fort Bend	ETJ	566C	11.76	11.76	0	Majestic Developers	GBI Partners
29	Newport Pointe Sec 2	2023-2220	C3F	Harris	ETJ	379U	15.84	6.96	42	Newport Pointe, LTD.	LJA Engineering, Inc.-(Houston Office)
30	Paradise Place	2023-2166	C3F	Harris	City	573V	3.00	0.62	30	No Company	HRS and Associates, LLC
31	Patton Park partial replat no 1	2023-2175	C3F	Harris	City	453Z	0.11	0.00	2	Urban Arc Development	Total Surveyors, Inc.
32	Plaza 290 Boulevard Place	2023-1967	C3P	Harris	ETJ	286W	3.00	0.00	2	jesus ortega	Houston Platting
33	Rockwell Telephone Place (DEF1)	2023-1901	C2	Harris	City	534M	2.48	2.48	0	rockwell realty	Houston Platting
34	Second Amended Map of Live Oaks partial replat no 2	2023-2194	C3F	Harris	City	492R	0.55	0.55	0	COURTYARD PROPERTIES	Civil-Surv Land Surveying, L.C.
35	Sugarland Point	2023-2164	C3F	Harris	ETJ	528N	9.88	2.42	145	Sugarland Point, LLC	City Choice Group, LLC
36	Sunterra Sec 70	2023-2208	C3P	Waller	ETJ	443C	27.02	9.60	87	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
37	Sunterra Sec 75	2023-2212	C3P	Waller	ETJ	403Z	25.54	4.05	113	Astro Sunterra, LP	Quiddity Engineering - Katy
38	Sunterra Sec 77	2023-2214	C3P	Waller	ETJ	403Y	16.23	2.31	72	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
39	Swift FM 1314 (DEF1)	2023-2121	C2	Montgomery	ETJ	255Y	1.95	1.95	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
40	Synova Sec 1 (DEF2)	2023-2003	C3F	Harris	ETJ	378R	18.92	2.20	99	Friendswood Development Company	EHRA
41	Telephone Automobile Finance Center	2023-1931	C2	Harris	City	575N	1.07	1.07	0	ESDM	South Texas Surveying Associates, Inc.
42	Uniana Plaza	2023-2149	C2	Harris	City	571U	0.95	0.95	0	TBD	K. Chen Engineering
43	Westhaven Estates Sec 2 partial replat no 12	2023-2185	C3F	Harris	City	491N	0.28	0.00	4	MAG Poviard San Felipe, LLC	Paksima Group1
44	Winnetka Estates	2023-2240	C3F	Harris	City	534E	0.21	0.00	4	CGEA|Planning + Design	CGEA|Planning + Design

B-Replats

45	Albany Yards (DEF1)	2023-2042	C2R	Harris	City	412U	0.33	0.00	6	Green Valley Construction, LLC	The Interfield Group
46	Albemarle Place Plaza (DEF2)	2023-1964	C2R	Harris	City	492Y	0.56	0.56	0	Interplan Architects. Inc	Century Engineering, Inc
47	Asisha Investments LLC	2023-2229	C2R	Harris	ETJ	497C	1.98	1.98	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
48	Clear Lake Subaru (DEF1)	2023-2128	C2R	Harris	City	617A	8.95	8.95	0	Z & Co., LLC	Windrose
49	Covarrubio Estates	2023-2044	C2R	Montgomery	ETJ	256Q	0.50	0.00	1	DONALD & LISA D COVARRUBIO	TC SURVEY AND MAPPING
50	Delta Homes at West 24th	2023-2235	C2R	Harris	City	452U	0.17	0.00	3	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
51	Denton Villas	2023-1866	C2R	Harris	City	455K	0.26	0.00	3	Superior One Homes	Owens Management Systems, LLC
52	Dickson Gardens	2023-2148	C2R	Harris	City	492M	0.23	0.00	4	ROC HOMES D, LP	MOMENTUM EGINEERING
53	Emancipation Court (DEF1)	2023-2098	C2R	Harris	City	493U	0.52	0.01	15	1st Homes LLC	Pioneer Engineering, LLC
54	Fairbanks North Houston Center Sec 1	2023-2160	C3R	Harris	ETJ	410C	86.78	79.23	0	Transwestern Development Company	Windrose
55	Fifth Ward Church of Christ at Stonewall	2023-2221	C2R	Harris	City	494F	2.14	2.08	0	Fifth Ward Church of Christ	PEA Group
56	Gateman Homes Estates	2023-2165	C2R	Harris	City	492G	0.34	0.00	8	GATEMAN HOMES	Dart Land Services LLC
57	Halong Bay Drive Street Dedication	2023-2151	C3R	Harris	City	529G	0.52	0.00	0	68B LLC	BGE, Inc.
58	Hirsch Estates	2023-2193	C2R	Harris	City	454K	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Holman Ten Acre Lots partial replat no 1 (DEF1)	2023-2140	C2R	Harris	City	493U	0.13	0.00	1	To be determined	SEM SERVICES
60	Hoover Landing	2023-2171	C2R	Harris	City	451G	0.13	0.00	3	Zoom Houses, LLC	Total Surveyors, Inc.
61	Ibiza Enclave	2023-2206	C2R	Harris	City	488L	9.08	9.08	0	Dakota Enterprises	Windrose
62	Inwood Heights (DEF1)	2023-2028	C3R	Harris	City	411N	0.96	0.09	18	JRSG & COMPANY, LLC	JRSG & COMPANY
63	Kings Terrace	2023-2174	C2R	Harris	City	454N	0.42	0.00	10	M & A Saldana Properties, LLC	Total Surveyors, Inc.
64	Little Stubble (DEF2)	2023-1949	C2R	Harris	City	454W	0.07	0.00	1	Tegrity Homes	Cobalt Engineering & Inspections LLC
65	Liverpool Green	2023-2169	C2R	Harris	City	533R	0.11	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
66	Lost Oaks	2023-2173	C2R	Harris	City	452G	1.67	1.62	0	Mark-Dana Corporation	Total Surveyors, Inc.
67	Luxelocker Cypress	2023-2155	C2R	Harris	ETJ	327T	10.71	10.71	0	JLI 17210 Hiffmeister SPE, LLC	McKim & Creed, Inc.
68	Manors on Wilmington	2023-2161	C2R	Harris	City	573B	0.16	0.00	3	Tinn Lab Group LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
69	Marder Heights	2023-2233	C2R	Harris	City	453V	0.11	0.00	2	Revolution Homes	The Interfield Group
70	McIlhenny Grove	2023-2167	C2R	Harris	City	494W	0.11	0.00	2	713 Development, LLC	Total Surveyors, Inc.
71	MI 3 Ministries partial replat no 1 and extension	2023-2153	C2R	Harris	ETJ	332S	10.17	10.17	0	MI 3 Center	R.G. Miller Engineers
72	Namury Enterprise at Bennington Street (DEF1)	2023-2037	C2R	Harris	City	454P	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
73	Noble Plaza Estates	2023-2210	C2R	Harris	City	494C	0.11	0.00	3	New Era Development	New Era Development & Land Services
74	Oaks of Fang Villas	2023-2154	C2R	Harris	City	494F	0.13	0.00	2	2505 Wheeler Street LLC	Pioneer Engineering, LLC
75	Otilios Center replat no 1	2023-1813	C2R	Harris	City	535Q	0.26	0.15	2	DVJ Land Surveying	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
76	Park Views Schade	2023-2112	C2R	Harris	City	413S	0.19	0.00	3	Noe Maldonado	Sago Engineering LLC
77	Peerless Landing (DEF1)	2023-2064	C2R	Harris	City	533L	0.14	0.00	2	Innerloop Meadow Development, LLC	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
78	Red Haw Heights (DEF1)	2023-2092	C2R	Harris	City	453K	0.25	0.00	4	Significance 5 LLC	Pioneer Engineering, LLC
79	Sampson Drew Crossing (DEF1)	2023-2066	C2R	Harris	City	493Z	0.23	0.00	5	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
80	Skyline Views at Nagle	2023-2122	C2R	Harris	City	493V	0.37	0.01	10	Oarfish Realty LLC	STUPA INTERNATIONAL LLC
81	Space City Harrisburg	2023-2216	C2R	Harris	City	494N	0.76	0.69	0	Duplantis Design Group	Windrose
82	Turkey Creek Business Park replat no 1	2023-2086	C2R	Harris	ETJ	333S	1.14	1.14	0	Business Solutions Manager	MBCO Engineering
83	View at Millstone	2023-1971	C3R	Harris	ETJ	333K	6.14	0.00	0	CENTER POINT SURVEY	CENTER POINT SURVEY
84	Villas of Shiraz	2023-2143	C2R	Harris	City	412N	0.98	0.23	12	Ghaderi Development, LLC	HRS and Associates, LLC
85	West Bend Villa	2023-2197	C3R	Harris	ETJ	528A	0.22	0.00	1	Civil-Surv Land Surveying, LLC	Civil-Surv Land Surveying, L.C.
86	West Harris County Regional Water Authority Repump Station replat no 1 and extension	2023-2201	C2R	Harris	City/ ETJ	410X	24.66	24.66	0	West Harris County Regional Water Authority	McKim & Creed, Inc.

C-Public Hearings Requiring Notification

87	Albion Townhomes	2023-1884	C3N	Harris	City	532W	1.18	0.02	37	Lovett Homes	Windrose
88	Beulah Acres	2023-1980	C3N	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
89	Brick and Stone at Lydia partial replat no 2 (DEF1)	2023-1858	C3N	Harris	City	533Q	0.23	0.00	4	Daniel Villa Jr Surveyor	SEM SERVICES
90	Dearborn Place partial replat no 2	2023-1810	C3N	Harris	City	492U	0.64	0.64	0	KENSINGER DONNELLY	Landpoint
91	Elmen Vista	2023-2008	C3N	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
92	Long Point Center	2023-1965	C3N	Harris	City	450W	0.54	0.54	0	Interplan Architects. Inc	Century Engineering, Inc
93	Mansfield Oaks	2023-2023	C3N	Harris	City	452A	1.78	0.17	29	Burco Investments, LLC.	ICMC GROUP INC
94	Noel Place (DEF1)	2023-1793	C3N	Harris	City	571M	0.37	0.00	2	Continental Builders & Developers Inc.	The Pinnell Group, LLC
95	Ruburfield No 66 partial replat no 10	2023-2006	C3N	Harris	City	533Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
96	Saint Arnoldville at Lyons Avenue (DEF2)	2023-1607	C3N	Harris	City	493H	1.16	1.16	0	Saint Arnold Brewing Company	Quiddity Engineering
97	TMC Niagara Development	2023-1864	C3N	Harris	City	533U	0.27	0.01	6	TMC ELITE HOMES, INC	STUPA INTERNATIONAL LLC

D-Variances

98	Adams Tract GP	2023-2217	GP	Harris	City/ ETJ	283A	528.80	0.00	0	Hines Interests	Meta Planning + Design LLC
99	Blue House	2023-1902	C2	Harris	City	494N	0.12	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
100	Cypress Trails at Bauer Landing Sec 2	2023-2243	C3P	Harris	ETJ	285P	44.05	6.84	202	LGI Homes - Texas, LLC	Pape-Dawson Engineers
101	Fort Bend County Sportsplex (DEF1)	2023-1640	C2	Fort Bend	City	611B	15.47	15.47	0	Fort Bend County	Pedraza Surveying, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
102	Gamez Estates	2023-2241	C2	Harris	ETJ	331J	1.00	0.00	1	N/.A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
103	Grand West Sec 4	2023-2053	C3R	Harris	City	573E	27.91	4.51	232	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
104	Rodeo Auxiliary Facilities GP	2023-2030	GP	Harris	City	573A	316.40	0.00	0	Houston Livestock Show and Rodeo	EHRA
105	Sunterra GP	2023-2244	GP	MULTI PLE	ETJ	443D	2303.88	0.00	0	Astro Sunterra, LP	Quiddity Engineering
106	Sunterra Sec 61	2023-2192	C3F	Harris	ETJ	404S	14.15	0.82	78	Astro Sunterra, LP	Quiddity Engineering - Katy
107	Sunterra Sec 62	2023-2222	C3F	Harris/ Waller	ETJ	403V	45.17	14.84	132	Astro Sunterra, LP	Quiddity Engineering - Katy
108	Sunterra Sec 63	2023-2195	C3F	Harris	ETJ	403V	27.26	9.06	95	Astro Sunterra, LP	Quiddity Engineering - Katy
109	Sunterra Sec 64	2023-2202	C3F	Harris	ETJ	403V	7.73	0.54	39	Astro Sunterra, LP	Quiddity Engineering - Katy
110	Sunterra Sec 65	2023-2213	C3F	Waller	ETJ	403V	26.16	15.11	48	Astro Sunterra, LP	Quiddity Engineering - Katy
111	Sunterra Sec 67	2023-2196	C3F	Waller	ETJ	403V	14.17	0.25	84	Astro Sunterra, LP	Quiddity Engineering - Katy
112	Sunterra Sec 68	2023-2203	C3F	Waller	ETJ	403V	13.12	0.96	59	Astro Sunterra, LP	Quiddity Engineering - Katy
113	Sunterra Sec 74	2023-2204	C3P	Waller	ETJ	403Y	52.08	31.15	124	Astro Sunterra, LP	Quiddity Engineering - Katy
114	Sunterra Sec 76	2023-2224	C3P	Waller	ETJ	403Y	13.22	0.18	63	Astro Sunterra, LP	Quiddity Engineering - Katy
115	Sunterra Sec 78	2023-2215	C3P	Waller	ETJ	403Y	34.10	5.24	139	Astro Sunterra, LP	Quiddity Engineering - Katy
116	Veterans Memorial Business Park (DEF2)	2023-1921	C2	Harris	ETJ	372W	32.85	32.85	0	Investment & Development Ventures, LLC	Windrose
117	Zuri Gardens	2023-2049	C3R	Harris	City	574K	18.26	9.39	83	Cole Klein Builders LLC	BGE, Inc. - Land Planning

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

118	Astoria Medical Center	2022-2350	EOA	Harris	City/ ETJ	616D	5.00	5.00	0	Astoria Medical Group	Tetra Land Services
119	Bridgeland Prairieland Village Sec 26	2022-2509	EOA	Harris	ETJ	365J	14.18	1.35	57	Bridgeland Development LP	Costello, Inc.
120	Bridgeland Prairieland Village Sec 28	2022-2515	EOA	Harris	ETJ	365N	20.64	2.42	35	Bridgeland Development LP	Costello, Inc.
121	Building Pat Development	2022-2613	EOA	Harris	ETJ	332M	7.66	7.66	0	EBC Engineering, Inc.	Windrose
122	Cypress Point Reserve	2022-2466	EOA	Harris	ETJ	327X	3.16	3.16	0	Mazzarino Construction	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
123	Family Thrift Center at Cypress Junction	2022-2570	EOA	Harris	ETJ	406P	5.78	5.78	0	Altar Group	Landpoint
124	First Metropolitan Church of Houston	2022-2460	EOA	Harris	ETJ	410E	18.85	18.85	0	First Metropolitan Church of Houston	McKim and Creed
125	Gran Villa	2022-2495	EOA	Harris	City	412P	0.24	0.00	4	Royalty Homes, LLC	Chesterfield Development Services
126	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	2022-2392	EOA	Harris	ETJ	323V	16.14	9.24	0	Grand Prairie Development LLC	Meta Planning + Design LLC
127	Kuykendahl Oaks	2022-2467	EOA	Harris	ETJ	331V	24.53	7.96	115	Bammel Oaks, LTD.,	EHRA
128	Mound Road Street Dedication Sec 3	2022-2526	EOA	Harris	ETJ	366C	1.14	0.00	0	Dunham Pointe Development, LLC	BGE, Inc.
129	New Hope Housing Ennis	2022-2668	EOA	Harris	City	493V	1.89	1.89	0	New Hope Housing, Inc.	Windrose
130	North New Hope Housing Gray	2022-2494	EOA	Harris	City	493V	1.35	1.18	0	New Hope Housing, Inc.	Windrose
131	ProVision Villages at Chocolate Bayou	2022-2674	EOA	Harris	City	573C	9.34	9.34	0	SuperUrban Realty	Windrose
132	South New Hope Housing Gray	2022-2477	EOA	Harris	City	493V	2.18	2.18	0	New Hope Housing, Inc.	Windrose
133	Tomball Parkway Center South	2022-2469	EOA	Harris	City/ ETJ	328D	3.94	3.94	0	JR 27909, LLC	McKim and Creed

H-Name Changes

None

I-Certification of Compliance

xx	23125 Woody Lane	23-1713	COC	Montgomery	ETJ	247H				Aghustin Zamores	Aghustin Zamores
xx	24254 Jane Avenue	23-1714	COC	Montgomery	ETJ	258J				Gary Hay	Gary Hay
xx	27653 Coach Light Lane	23-1715	COC	Montgomery	ETJ	258J				Eva Hernandez	Eva Hernandez
xx	26994 Saddle Rock Lane	23-1716	COC	Montgomery	ETJ	248J				Jonathan Meraz	Jonathan Meraz

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking Variance Requests

V	11851 Martindale Road	23077307	PV	Harris	City	574K				Andrew Lang	BGE. Inc.

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Albion Townhomes

Applicant: Windrose



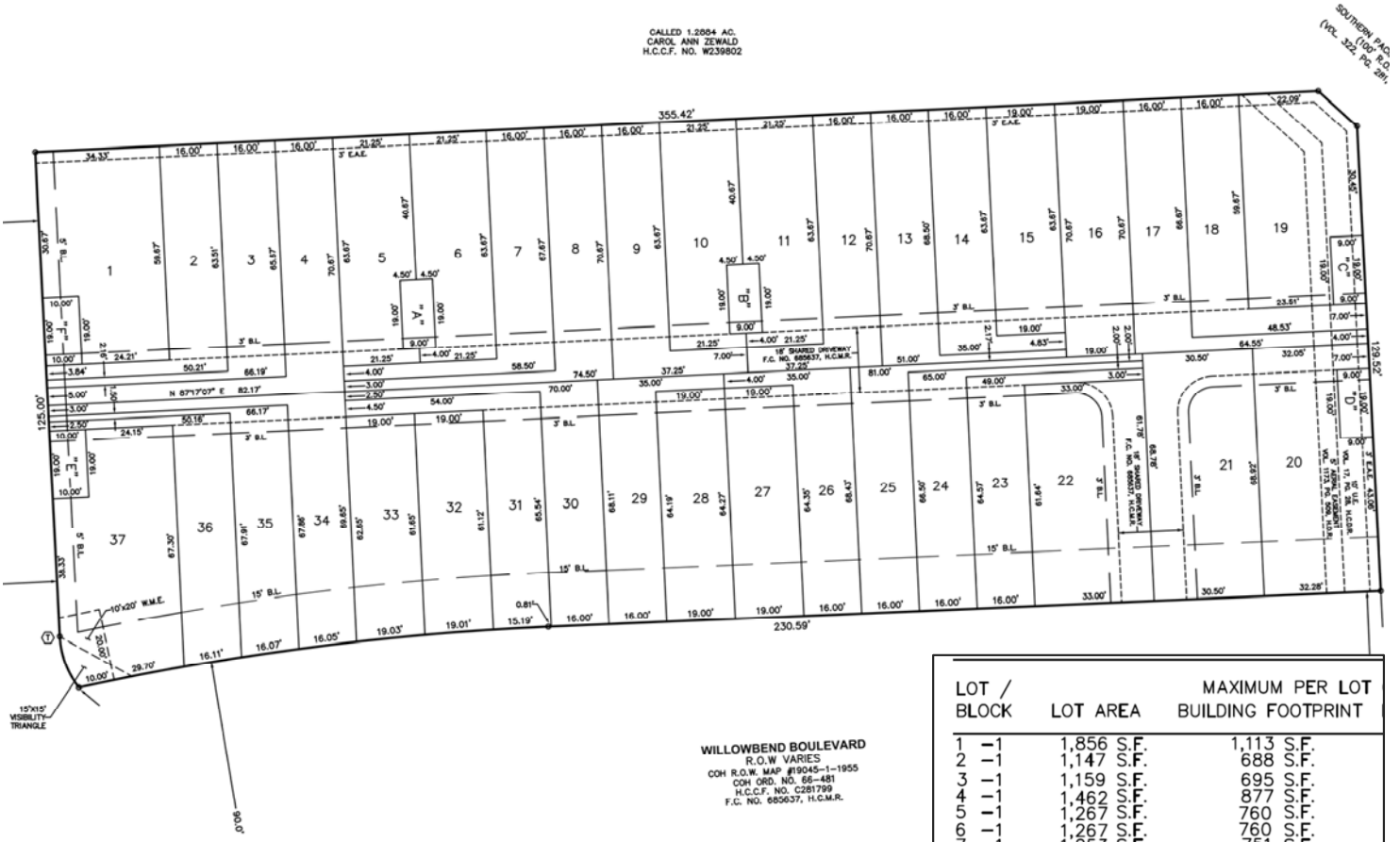
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Albion Townhome

Applicant: Windrose



LOT / BLOCK	LOT AREA	MAXIMUM PER LOT BUILDING FOOTPRINT
1 –1	1,856 S.F.	1,113 S.F.
2 –1	1,147 S.F.	688 S.F.
3 –1	1,159 S.F.	695 S.F.
4 –1	1,462 S.F.	877 S.F.
5 –1	1,267 S.F.	760 S.F.
6 –1	1,267 S.F.	760 S.F.
7 –1	1,253 S.F.	751 S.F.
8 –1	1,306 S.F.	783 S.F.
9 –1	1,279 S.F.	767 S.F.
10 –1	1,267 S.F.	760 S.F.
11 –1	1,267 S.F.	760 S.F.
12 –1	1,279 S.F.	767 S.F.
13 –1	1,207 S.F.	724 S.F.
14 –1	1,188 S.F.	712 S.F.
15 –1	1,210 S.F.	726 S.F.
16 –1	1,343 S.F.	805 S.F.
17 –1	1,325 S.F.	795 S.F.
18 –1	1,294 S.F.	776 S.F.
19 –1	1,710 S.F.	1026 S.F.
20 –1	2,068 S.F.	1,240 S.F.
21 –1	2,079 S.F.	1,247 S.F.
22 –1	2,036 S.F.	1,221 S.F.
23 –1	1,133 S.F.	679 S.F.
24 –1	1,163 S.F.	697 S.F.
25 –1	1,225 S.F.	735 S.F.
26 –1	1,170 S.F.	702 S.F.
27 –1	1,222 S.F.	733 S.F.
28 –1	1,220 S.F.	732 S.F.
29 –1	1,166 S.F.	699 S.F.
30 –1	1,224 S.F.	734 S.F.
31 –1	1,220 S.F.	732 S.F.
32 –1	1,166 S.F.	699 S.F.
33 –1	1,180 S.F.	708 S.F.
34 –1	1,322 S.F.	793 S.F.
35 –1	1,173 S.F.	703 S.F.
36 –1	1,187 S.F.	712 S.F.
37 –1	2,162 S.F.	1,297 S.F.

NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Albion Townhomes

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1884
Plat Name: Albion Townhomes
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:

1) reduced building line of 15' 2) to not dedicate an additional 10' of right-of-way 3) reduced lot size 4) reduced lot width

Chapter 42 Section: 122, 152, 181, and 185

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Major Thoroughfares: (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan; or (2) 100 feet for streets designated on the major thoroughfare and freeway plan for which a street hierarchy classification is not established. Sec. 42-152. - Building line requirement along major thoroughfares. (a)The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-181. - Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be:(1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. Sec. 42-185. - Minimum width of a lot. (a)The minimum width of any lot along a street or shared driveway shall be 20 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 subject site is 1.770 acres located at the intersection of Willowbend Blvd. and Craighead Road. Property was platted into 31 lots in 2018 as Albion Partial Replat No. 1. Plat also dedicated 10' for the widening of Willowbend Blvd., which had an ultimate width of 100' on the city's major thoroughfare plan. For this reason, the commission granted a variance for a 15' building line instead of the required 25'. Applicant is seeking four variances: 1) renewed request for a reduced building line of 15' 2) to not dedicate an additional 10' of right-of-way 3) reduced lot size 4) reduced lot width. The applicant proposes to split lots 2, 12, 15, 20, 26 and 30 of the previous replat to create 6 new lots. This will put the development over the density requirements for a performance standard, requiring a variance for lot size and lot width. The major thoroughfare plan has also been updated to make Willowbend Blvd. a 120' right of way, requiring a further 10' of dedication. CenterPoint has plans to place utility poles along Willowbend Blvd., requiring 10' to 15' of clearance, which would severely limit the type of housing available on Willowbend should the additional dedication not be waived. The justification for this variance is that the conditions that allowed the granting of the 15' B.L. have evolved to strengthen the argument for the type of development the applicant is seeking to create. Since the original plat was approved in 2018, changing market conditions have limited housing options for Houston residents wanting to move closer to the city core 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 a need of increased housing stock to combat decreasing affordability and accommodate the thousands still moving here each year. The factors mentioned above combine to make an already cramped building footprint even smaller. Granting the variance would give the builder breathing room to work within the conditions as existed when the site was platted in 2018, before the major thoroughfare upgrade and the current housing economy. Sec. 42-185. - Minimum width of a lot. (a) The minimum width of any lot along a street or shared driveway shall be 20 feet.

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

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

The circumstances supporting the reduced lot areas and lot widths has not changed – in the conditions have intensified to favor this pattern of development even more heavily. Factors outside of the developer's control – the upgrade in the width classification of Willowbend Blvd – impede the ability of the applicant to balance quality and affordability while bringing denser development to areas across the city that, while further from the Central Business District, still would benefit from multiple housing type options.

(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 will be directly served by the metro stop at the intersection of Willowbend and Craighead for the 010 Willowbend route, making it suitable for a less car-oriented housing plan. Increasing density within close proximity to the 610 Loop, 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 6 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 610 loop, 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. The site conditions created by the 15' BL variance in 2018 strike the necessary balance to allow the developer to achieve this mutually beneficial goal.

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

September 15, 2023

Dear Property Owner:

Reference Number: 2023-1884; "Albion Townhomes," a full replat of "Albion partial replat no 1," being Lots 1 - 31 and Reserve "A - F", in Block 1, as recorded at Film Code No. 685637 of the Harris County Map Records.

The property is located at the northeast intersection of Willowbend Boulevard and Craighead Drive. The purpose of the replat is to create 37 single-family residential lots and 6 parking reserves. The applicant, **Steven Henderson,** with Windrose, on behalf of the developer, can be contacted at **713-458-2281.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, October 5, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Beulah Acres

Applicant: Total Surveyors, Inc.



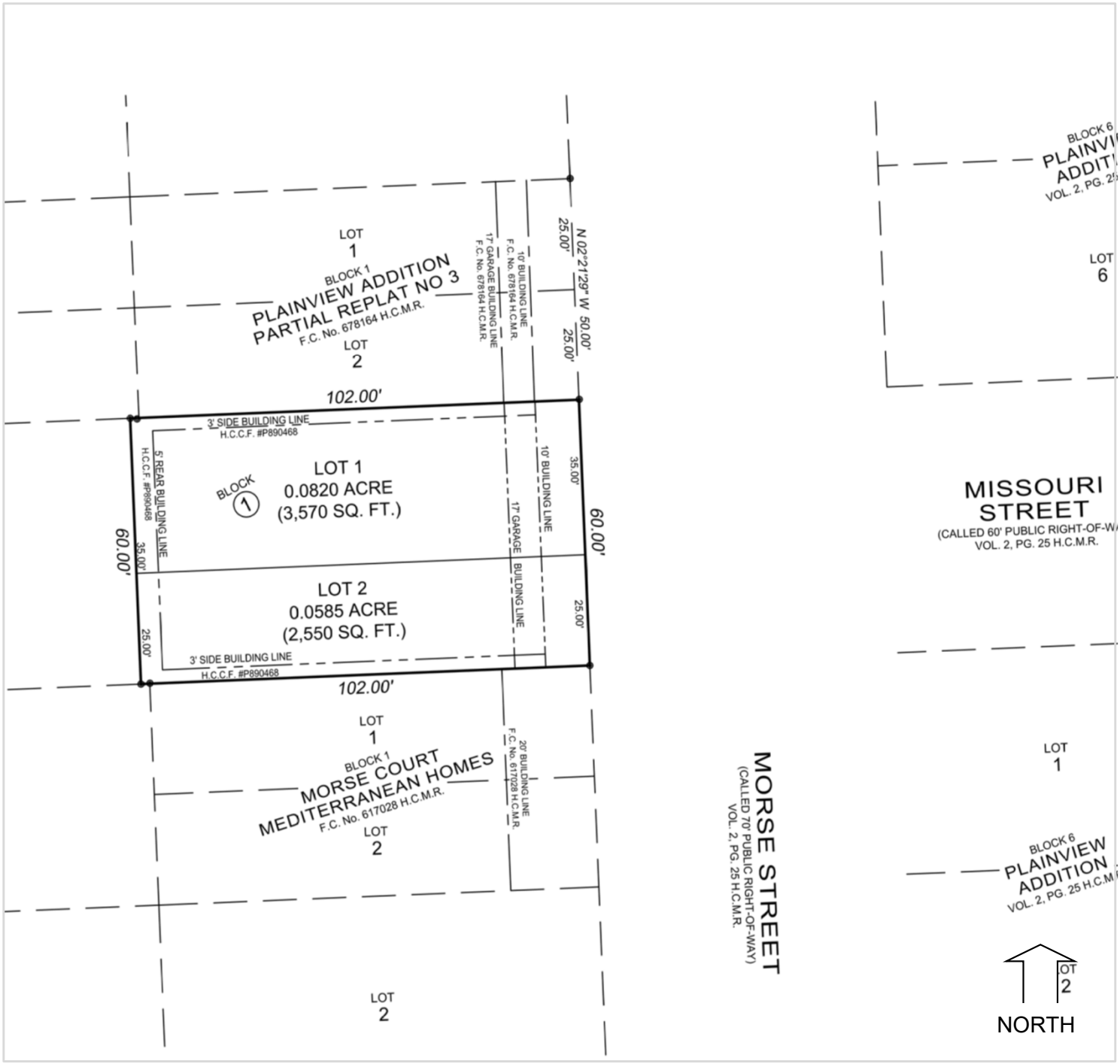
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Beulah Acres

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Beulah Acres

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 15, 2023

Dear Property Owner:

Reference Number: 2023-1980; Beulah Acres; partial replat of "**Plainview Addition and Plainview Second Addition,"** being Reserve A in Block 5, as recorded at Vol 2, page 25 of the Harris County Map Records and the east 2 feet of Lot 7 in Block 20, as recorded at Vol 474, page 561 of the Harris County Deed Records.

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

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

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

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

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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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- 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: 89

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2 (DEF 1)

Applicant: SEM Services



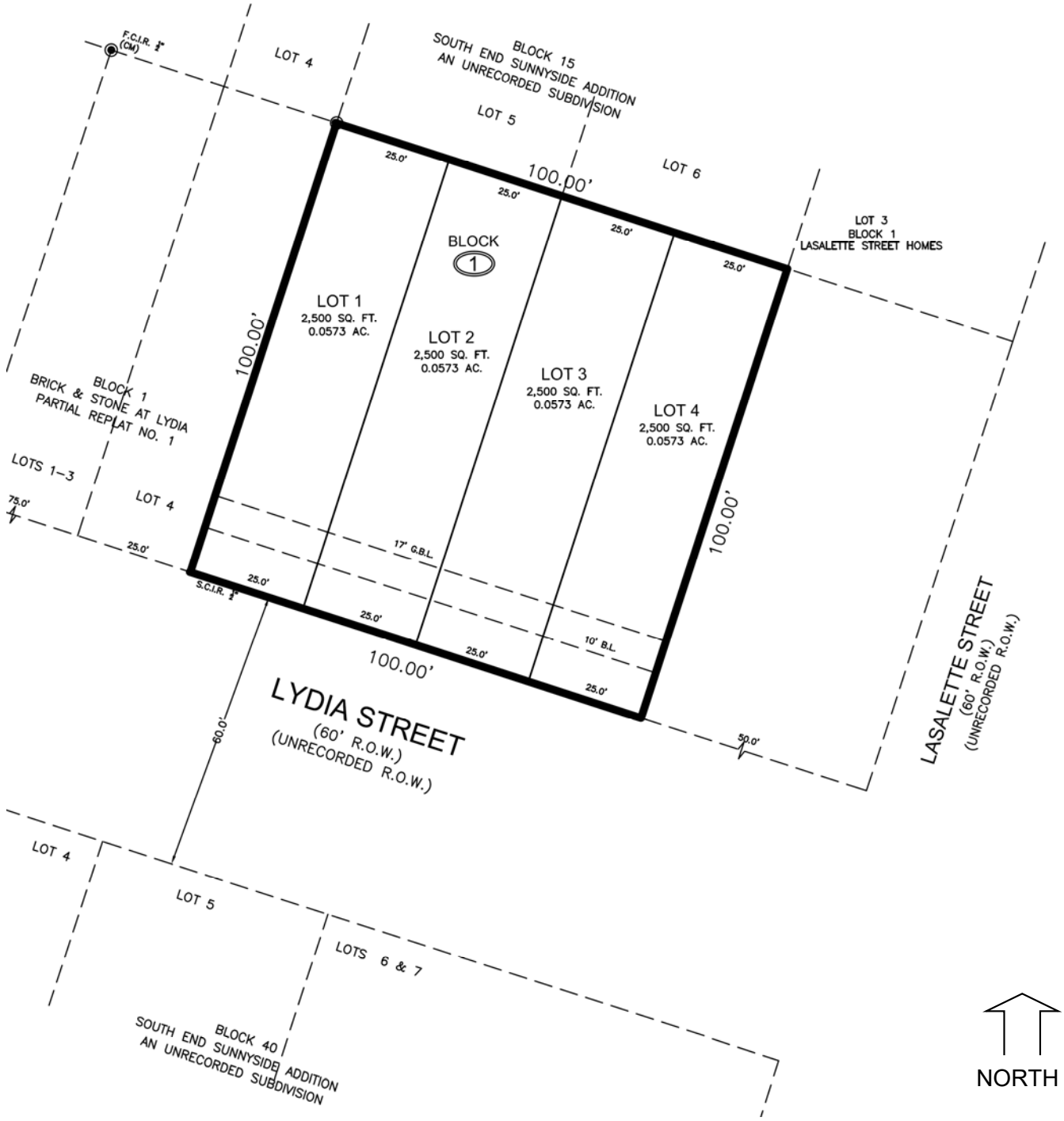
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2 (DEF 1)

Applicant: SEM Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Brick and Stone at Lydia partial replat no 2 (DEF 1)

Applicant: SEM Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1858
Plat Name: Brick and Stone at Lydia partial replat no 2
Applicant: SEM 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:
Specific variance is being sought to allow a parking reserve within a shared driveway development to become single-family residential lots.

Chapter 42 Section: 193

Chapter 42 Reference:
193 (a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to 108 a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a tract or parcel a plat restriction was included, and a "partial replat" means a replat of part of a recorded 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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The property has sufficient frontage on Lydia Street. The developer is proposing four (4) single-family residential lots with a 10'/17' G.B.L. design while improving in the revitalizing the City inner neighborhoods. Originally the developer intended to build a shared-driveway development with six (6) lots. Due to changes in market conditions, a front loader design works best. In addition to this, the new detention requirements for shared driveways are not very attractive to bring in quality development. Per the proposed plat, the number of lots will be greatly reduced (less density). Allowing a parking reserved to be replatted into single-family housing will keep in character with Chapter 42, to continue to house Houstonians. In terms of allowing land use changes, the current code does not allow it. This request is to emphasize the need to add this land use configuration to the current development code. If not preceding plat with a parking reserve was in existence, this would be a regular replat without a public hearing nor a variance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant's original subdivision did not create the stub streets and east-west and north-south connectivity is being served very well by current street connections and are meeting Chapter 42 requirements. The applicant's outlook into the real estate market noticed the need to change the design of the single-family homes. Allowing the replat with a variance will preserve the intent of housing future Houstonians here in our city.

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

The intent of the chapter to protect residential neighborhoods will be maintained, as no disruption of the current residential areas, that pre-date the ordinance, will be distressed by continuing to allow single-family housing to be built in South Houston.

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

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

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

Granting the variance will promote public health, safety and welfare by allowing a lesser development in South Houston by allowing single-family homes to be built to current real estate standards.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PHV

September 1, 2023

Dear Property Owner:

Reference Number: 2023-1858; Brick and Stone at Lydia partial replat no 2; a partial replat of "Brick and Stone at Lydia" subdivision, being Lots 7 thru 12 and Reserve "B", in Block 1, as recorded at Film Code No. 696356 of the Harris County Map Records.

The property is located north along Lydia Street between La Salette Street and Tierwester Street. The purpose of the replat is to create 4 single-family residential lots. The applicant, **Stephanie Rivera-Lopez,** with SEM Services, on behalf of the developer, can be contacted at **832-986-8208.**

Pursuant to 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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

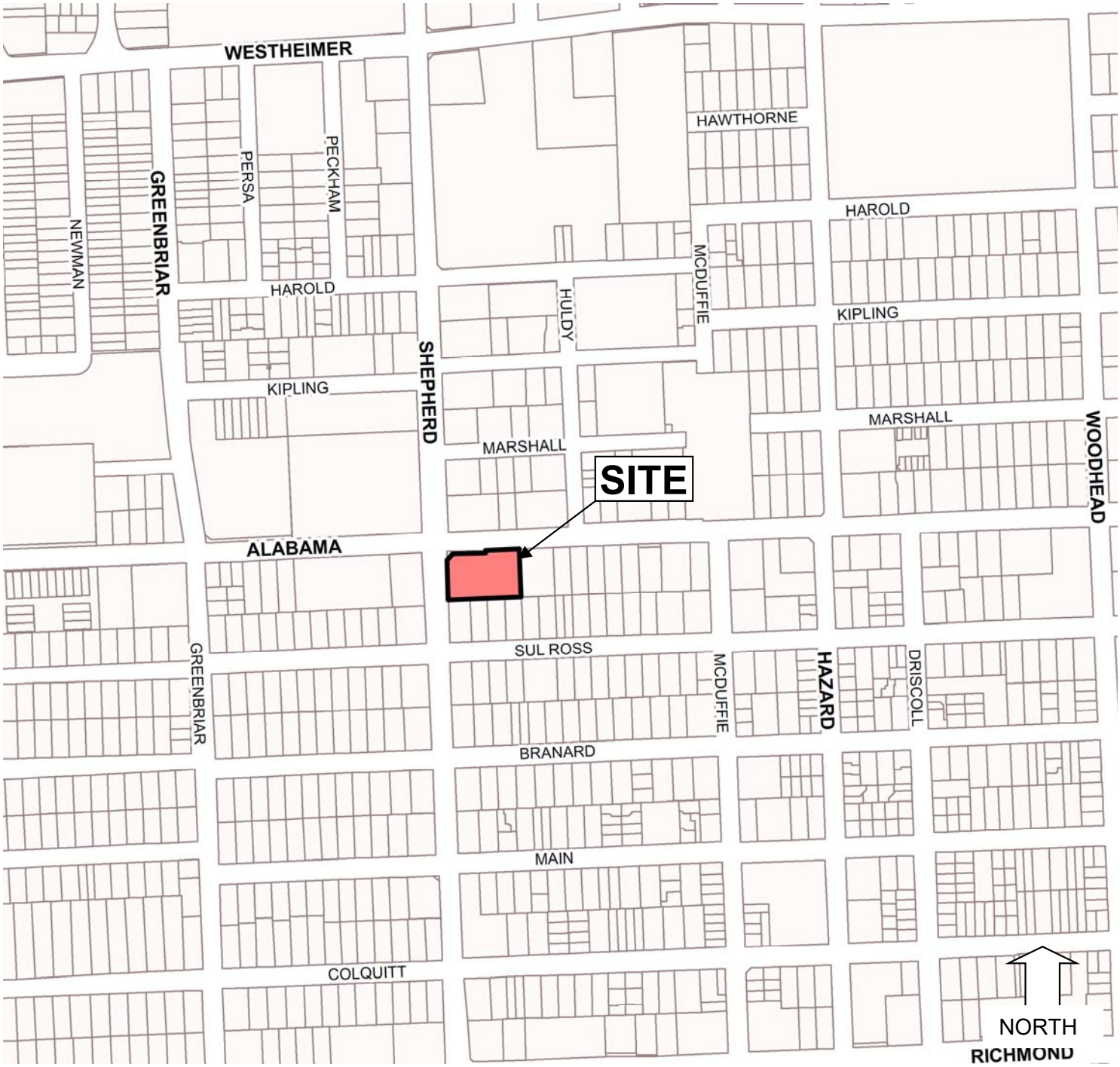
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Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint



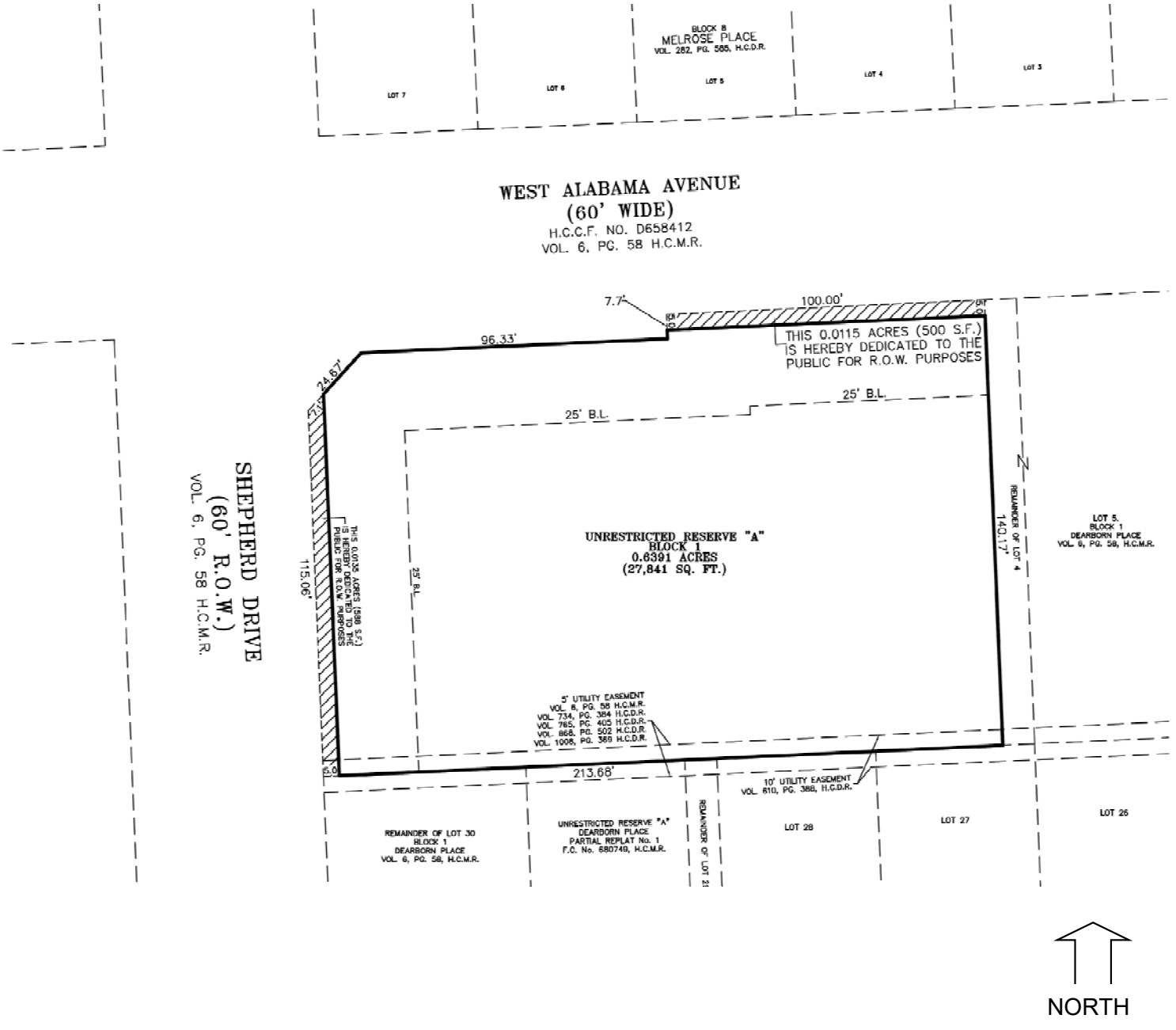
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Dearborn Place partial replat no 2

Applicant: Landpoint



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1810
Plat Name: Dearborn Place partial replat no 2
Applicant: Landpoint
Date Submitted: 08/11/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Conditional R.O.W. dedication along Shepherd Drive
Chapter 42 Section: 121

Chapter 42 Reference:
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.

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 intent of the current phase of the development is only to renovate and modernize the existing structure and maintain the existing sign and parking lot along Shepherd Drive. Shepherd Drive was completely reconstructed in 2023. There are no current plans to reconstruct or widen Shepherd Drive yet again. Further, to widen Shepherd Drive again would require a multitude of properties to dedicate as well, which could potentially take decades. The dedication of land to Shepherd today would be an undue hardship for the property owner today as the additional 5-foot would remain unused by the city, potentially indefinitely. Denying use of the 5-foot strip to be dedicated along Shepherd Drive would also effectively eliminate 11 existing parking spaces in a neighborhood where parking is a scarce commodity, and slow down the continued beautification of the iconic neighborhood. Additionally, the property's existing pylon sign is located within the dedication area. Denial of use would create an undue hardship today by forcing the owner to relocate the sign when there are no plans for construction in the dedication area.

(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;

Shepherd Drive was recently reconstructed and widened, and there are no existing plans to reconstruct or widen Shepherd Drive again. The denial of use of the strip to be dedicated would leave the land unused for an extended period. Furthermore, denying use of the 5-foot strip to be dedicated would also effectively eliminate 11 existing parking spaces in an area where parking is already scarce. The intent of this variance is to maintain the trendy, pedestrian friendly environment

of the beloved neighborhood. The variance will help achieve this by allowing the developer to modernize and beautify the neighborhood in a way that will appeal to the eye of the neighbors and guest of the neighborhood. The developer will be renovating the existing building, and creating a communal space that can be enjoyed by the whole of the community.

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

The intent and general purpose of this chapter will be preserved and maintained in that construction on this section of Shepherd Drive was recently completed. This variance would only allow continued use of the strip to be dedicated until such time as Shepherd Drive is to be widened again.

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

Allowing this variance will not be injurious to the public health, safety, or welfare of the residents of the area. This variance would allow the developer to beautify the neighborhood, create an attractive communal space, while maintaining the walkable feel of the area, and continue to provide adequate parking in an area where parking is scarce.

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

Economic hardship is not the sole justification of the variance. It is the intention of the developer to improve the neighborhood for the residents living in the area and attract new visitors to the area, while maintaining the pedestrian friendly culture of the Montrose neighborhood.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PHV

September 12, 2023

Dear Property Owner:

Reference Number: 2023-1810; Dearborn Place partial replat no 2; a partial replat of "Dearborn Place" subdivision, being Lots 1,2,3 and a portion of lot 4, in Block 1, as recorded in Volume 6, Page 58 of the Harris County Map Records.

The property is located at the southeast intersection of S. Shepherd Drive and W. Alabama Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **James Mahoney,** with Landpoint, on behalf of the developer, Kensinger Donnelly, can be contacted at **832-736-0258.**

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, October 5, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

Terminology

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- **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.
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Planning Department Staff Authority and Obligation

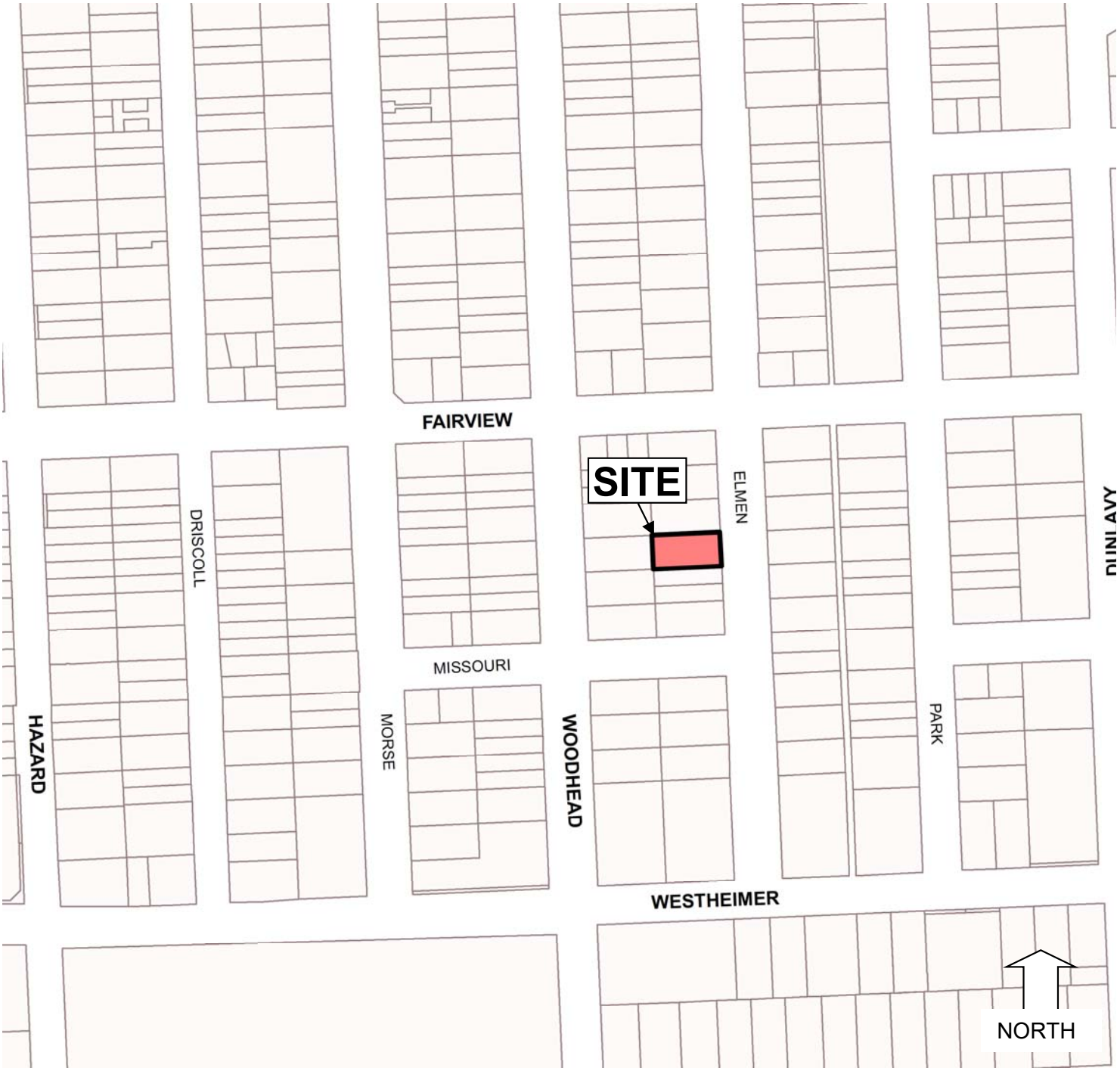
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Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Elmen Vista

Applicant: Total Surveyors, Inc.



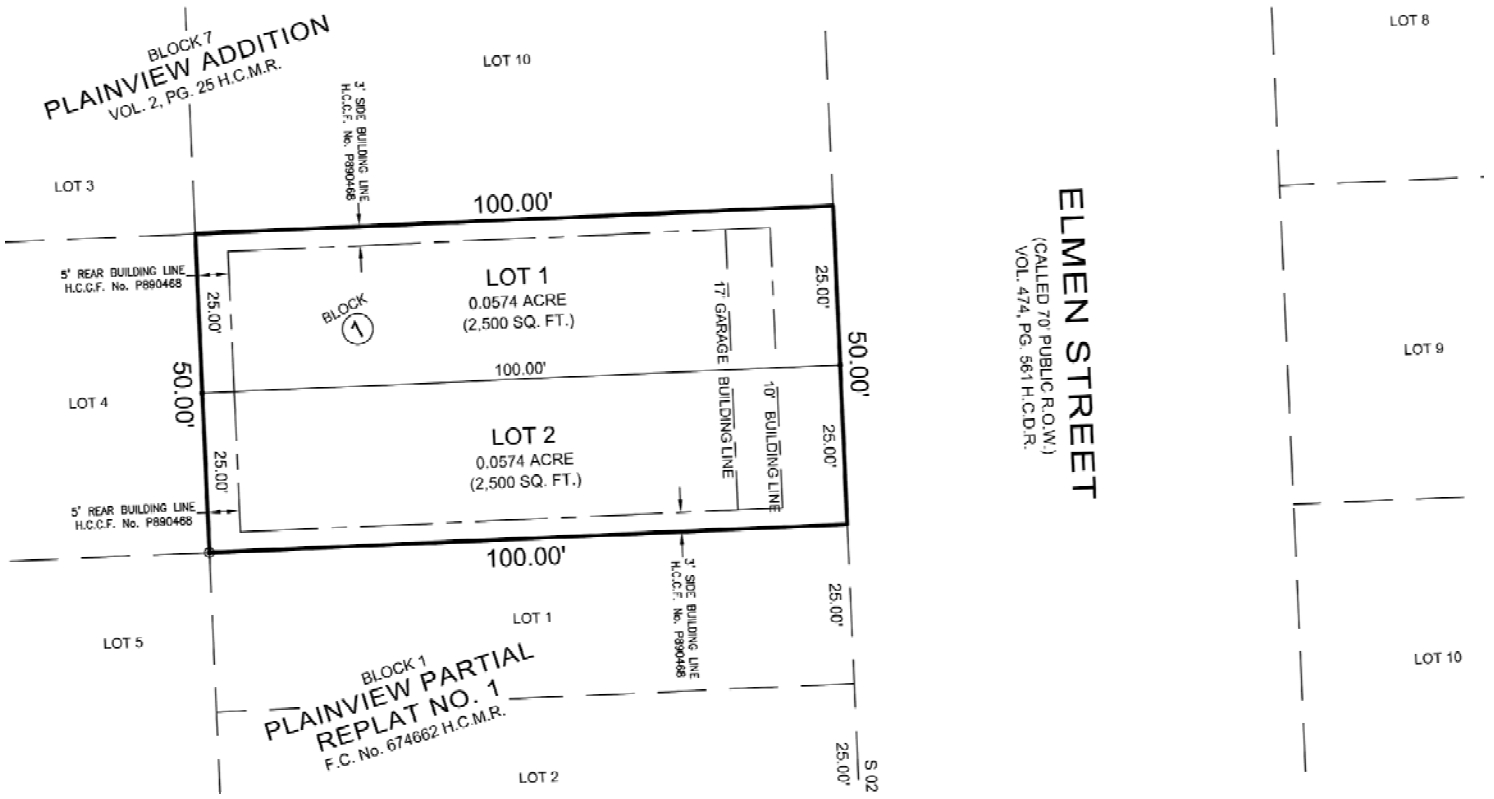
C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Elmen Vista

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Elmen Vista

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 15, 2023

Dear Property Owner:

Reference Number: 2023-2008; Elmen Vista; a partial replat of **Plainview Addition**, being Lot 9, in Block 7, as recorded in Volume 2, Page 25 of the Harris County Map Records.

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

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 5, 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
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

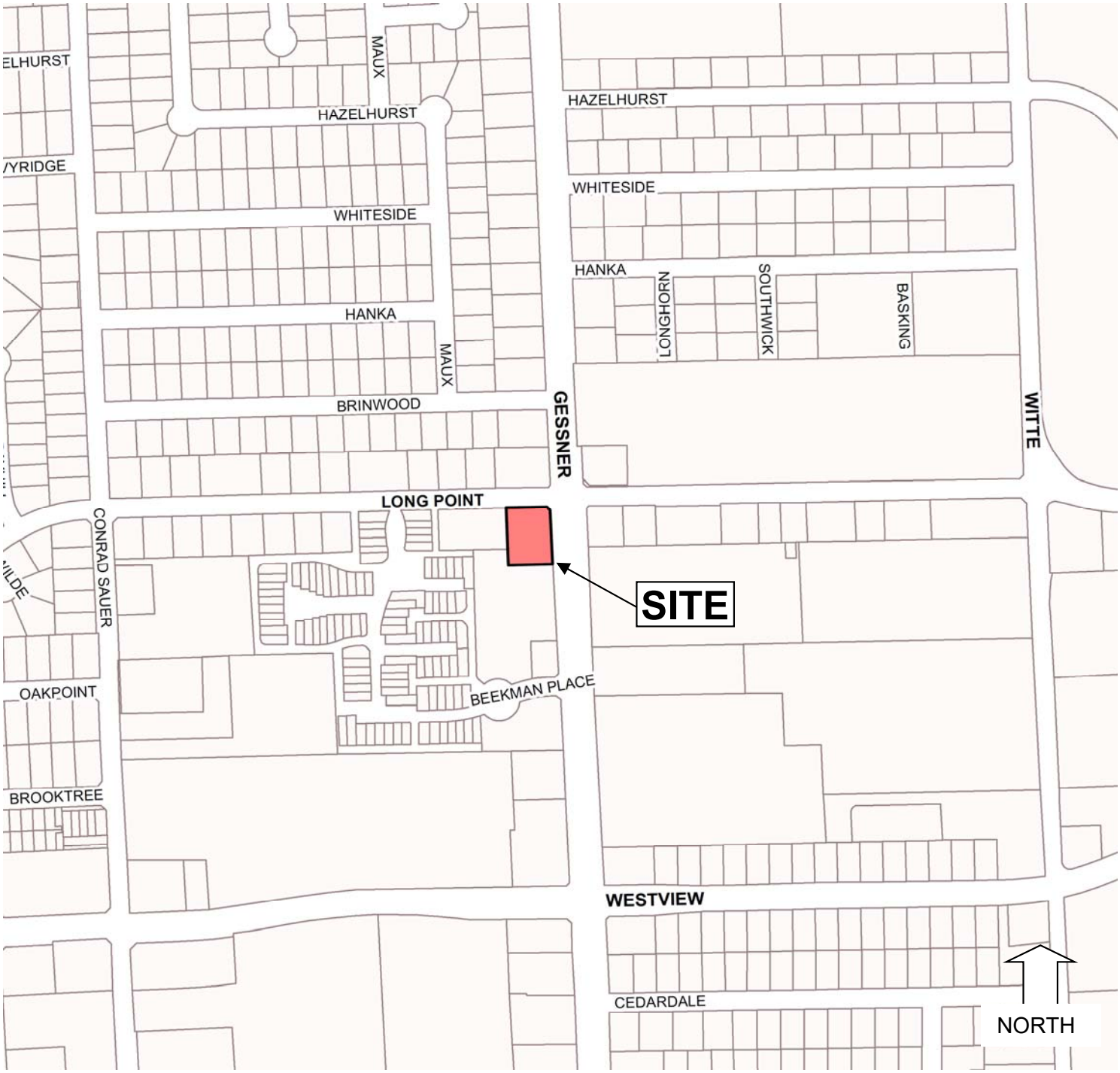
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Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Long Point Center

Applicant: Century Engineering, Inc



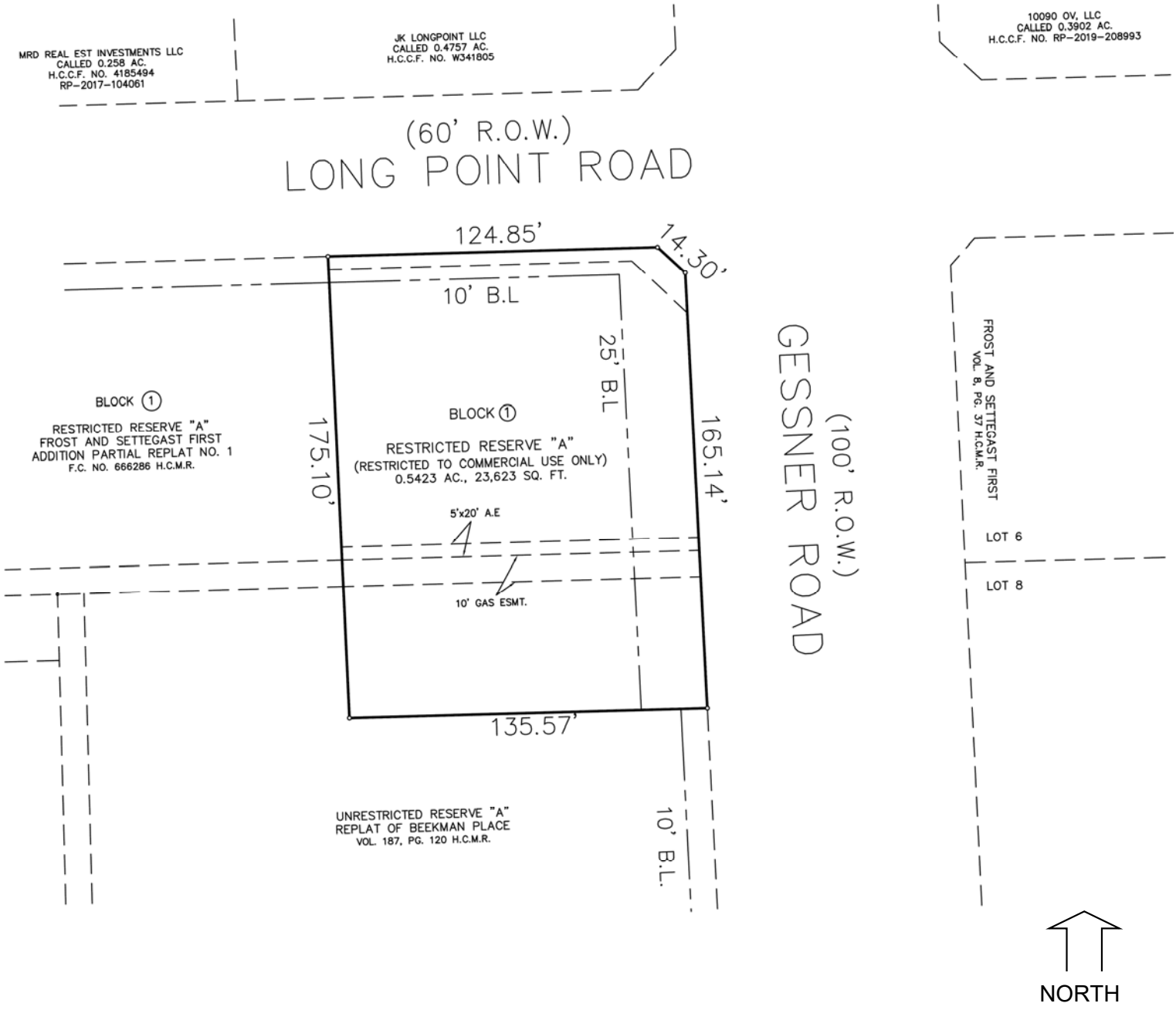
C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Long Point Center

Applicant: Century Engineering, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Long Point Center

Applicant: Century Engineering, Inc



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 15, 2023

Dear Property Owner:

Reference Number: 2023-1965; Long Point Center; a partial replat of " Replat of Beekman Place" being a portion of Reserve A, in Block 4, as recorded in Volume 187, Page 120 of the Harris County Map Records. Also replatting a portion of Lot 5 of Frost & Settegast First Addition as recorded in Volume 8, page 37 of the Harris County Map Records.

The property is located at the southwest intersection of Long Point Road and Gessner Road. The purpose of the replat is to create one (1) Reserve restricted to commercial use. The applicant, Daniel Massiatte**,** with Century Engineering Inc., on behalf of the developer, Interplan Architects, Inc, can be contacted at **713-780-8871.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, October 5, 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:

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

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Terminology

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

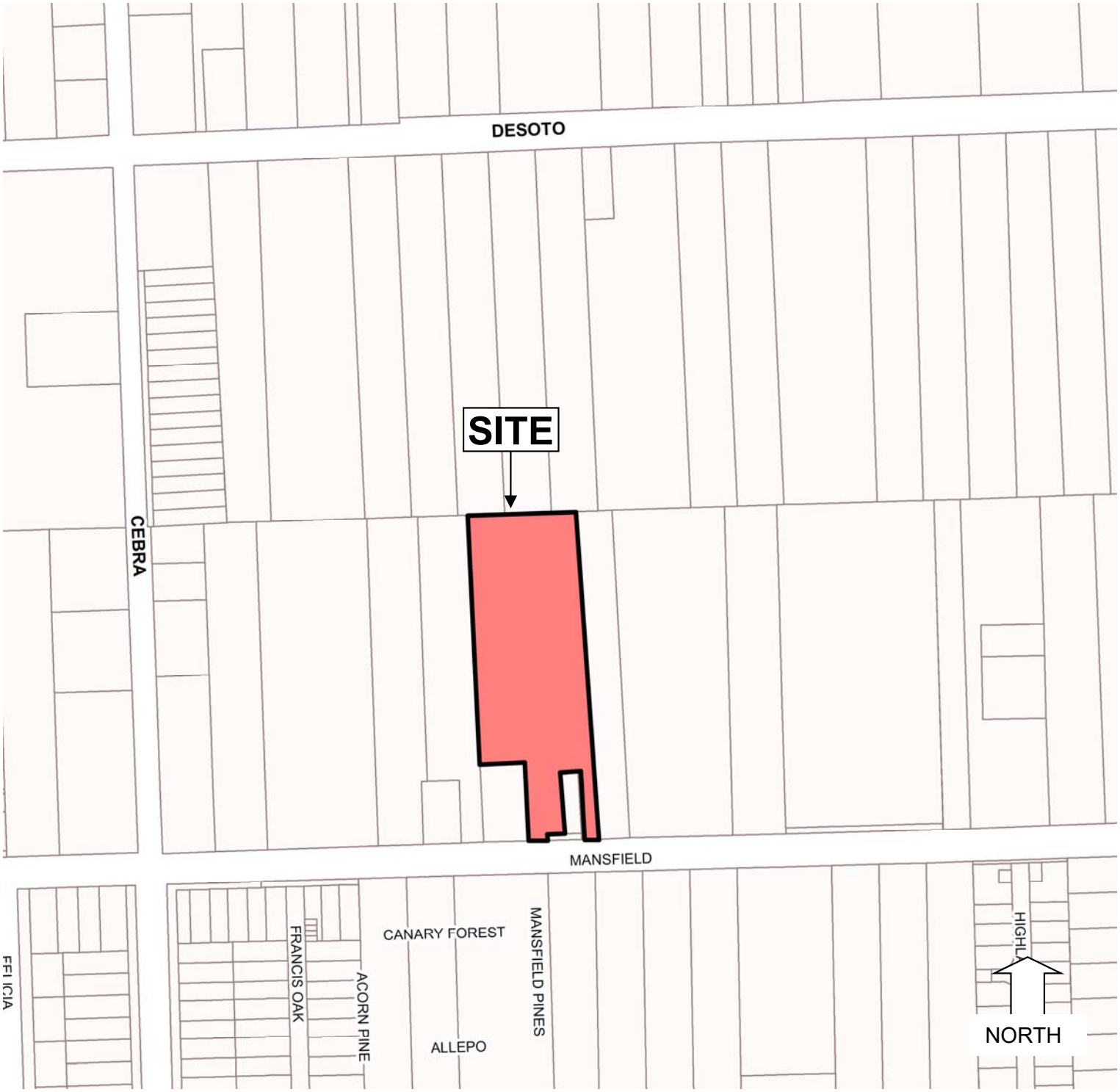
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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Mansfield Oaks

Applicant: ICMC GROUP INC



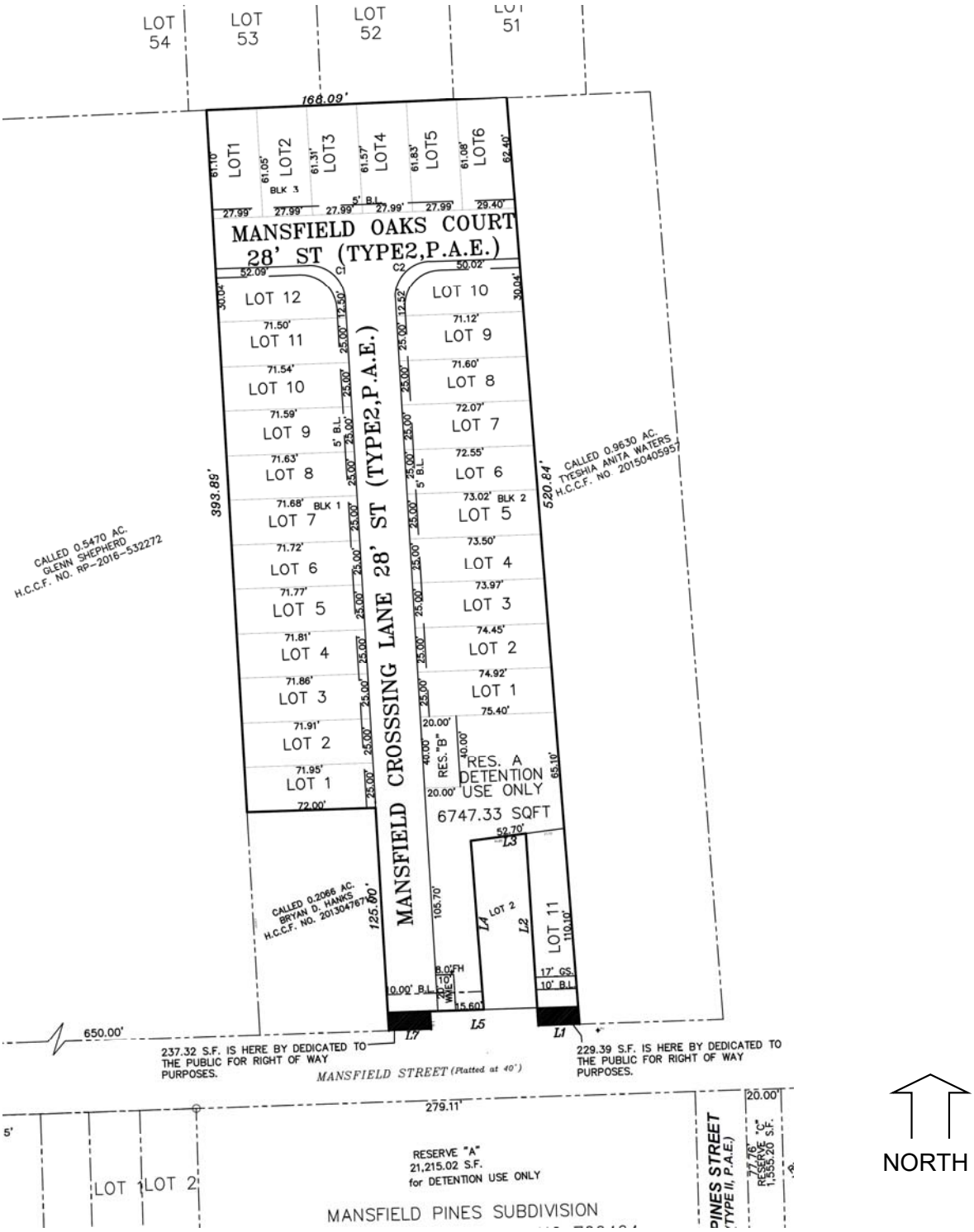
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Mansfield Oaks

Applicant: ICMC GROUP INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Mansfield Oaks

Applicant: ICMC GROUP 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

September 15, 2023

Dear Property Owner:

Reference Number: 2023-2023; Mansfield Oaks; a partial replat of "Mansfield Place" being Lot 1, in Block 1, as recorded in Film Code No.694991 of the Harris County Map Records.

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

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, October 5, 2023, beginning at 2:30 p.m.
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City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

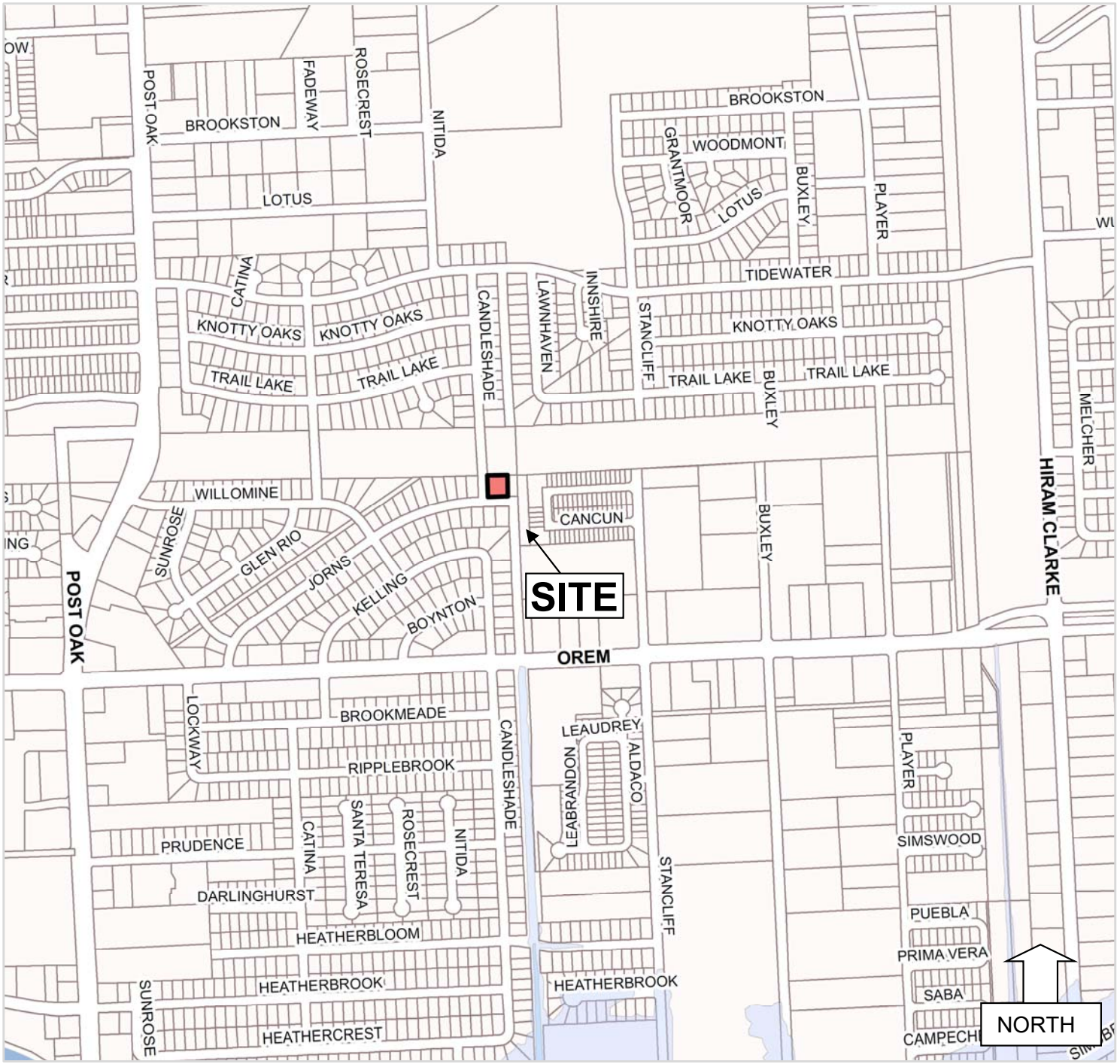
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Noel Place (DEF 1)

Applicant: The Pinnell Group, LLC



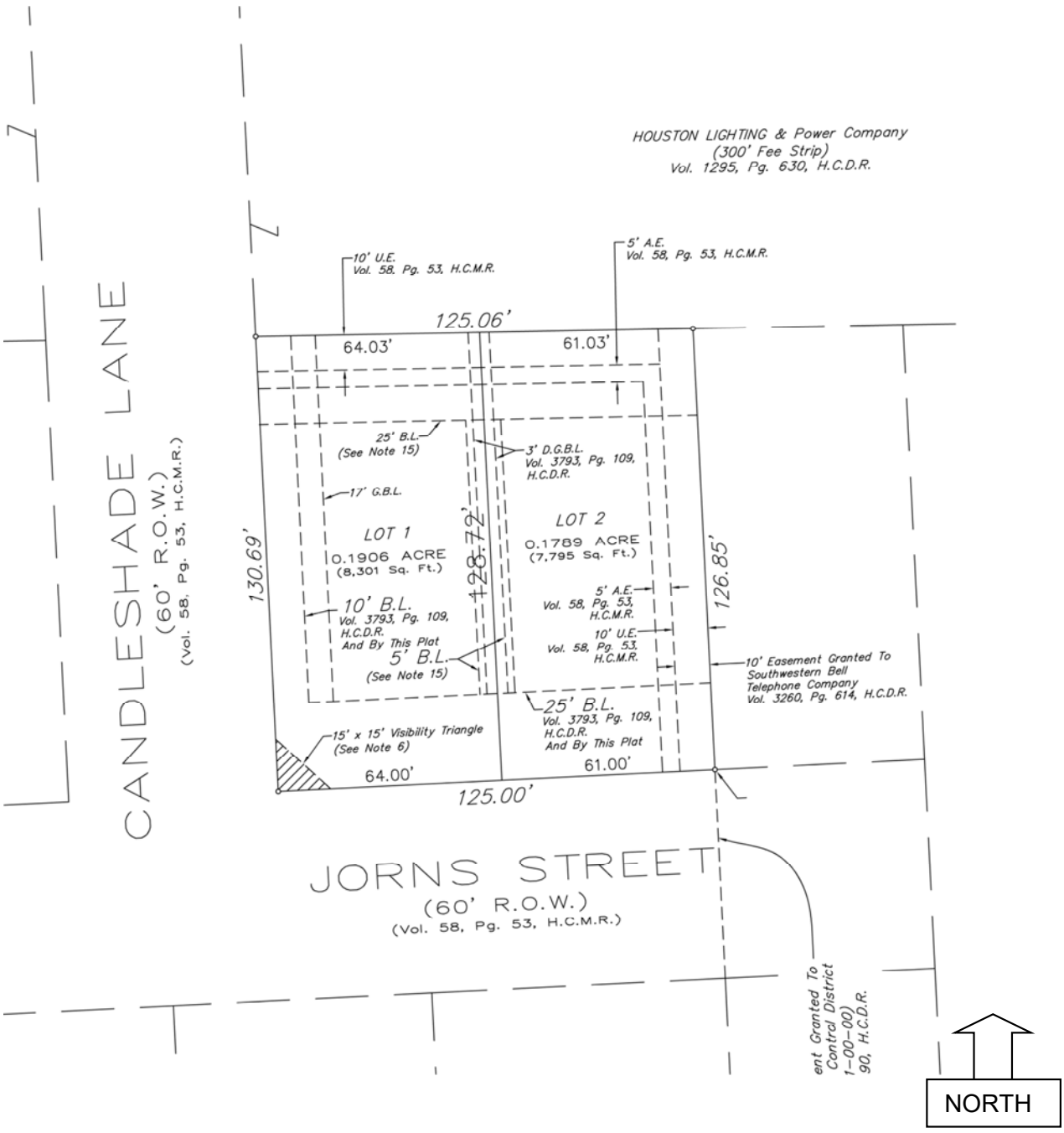
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Noel Place (DEF 1)

Applicant: The Pinnell Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Noel Place (DEF 1)

Applicant: The Pinnell Group, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 1, 2023

Dear Property Owner:

Reference Number: 2023-1793; Noel Place; a replat of **Southwest Manor Section Two**, being Reserve 'A', Block 5, as recorded in Vol. 58, pg. 53 of the Harris County Map Records.

The property is located north of West Orem Drive, north of Jorns Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Michael Haworth,** with The Pinnell Group, LLC, on behalf of Continental Builders & Developers Inc., the developer, can be contacted at **281-363-8700.**

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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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Planning Department Staff Authority and Obligation

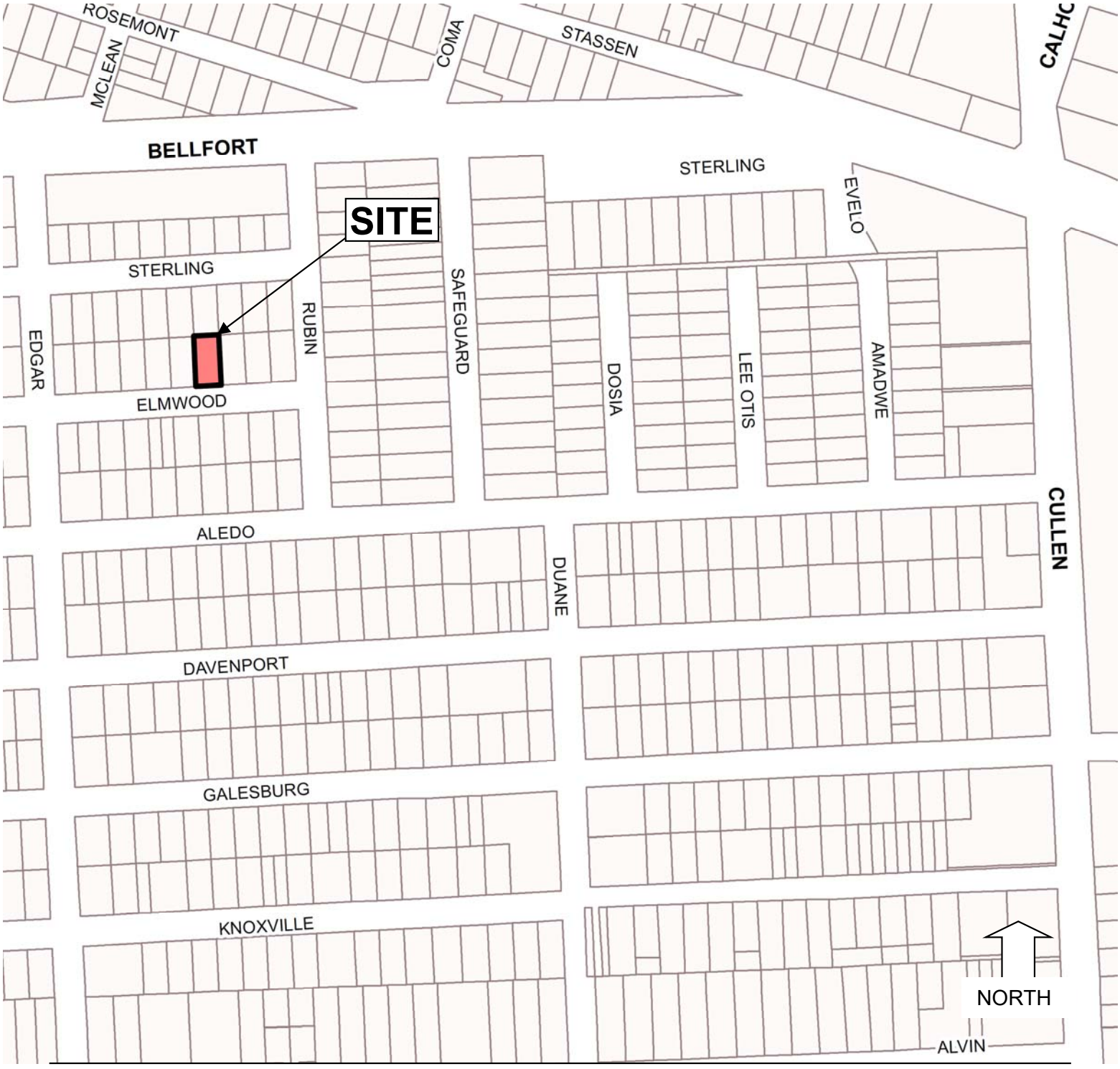
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Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Ruburfield No 66 partial replat no 10

Applicant: New Era Development & Land Services



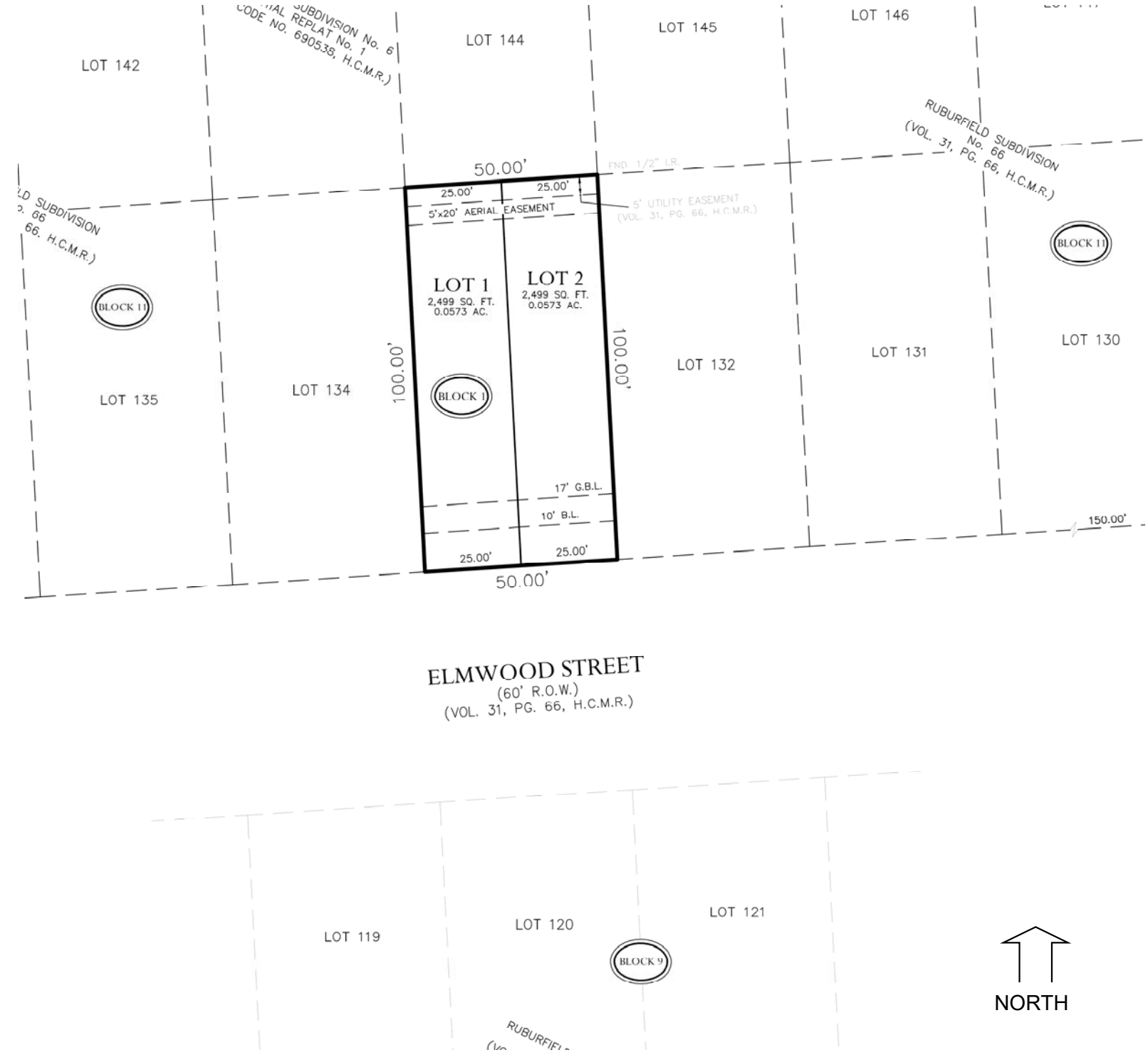
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Ruburfield No 66 partial replat no 10

Applicant: New Era Development & Land Services



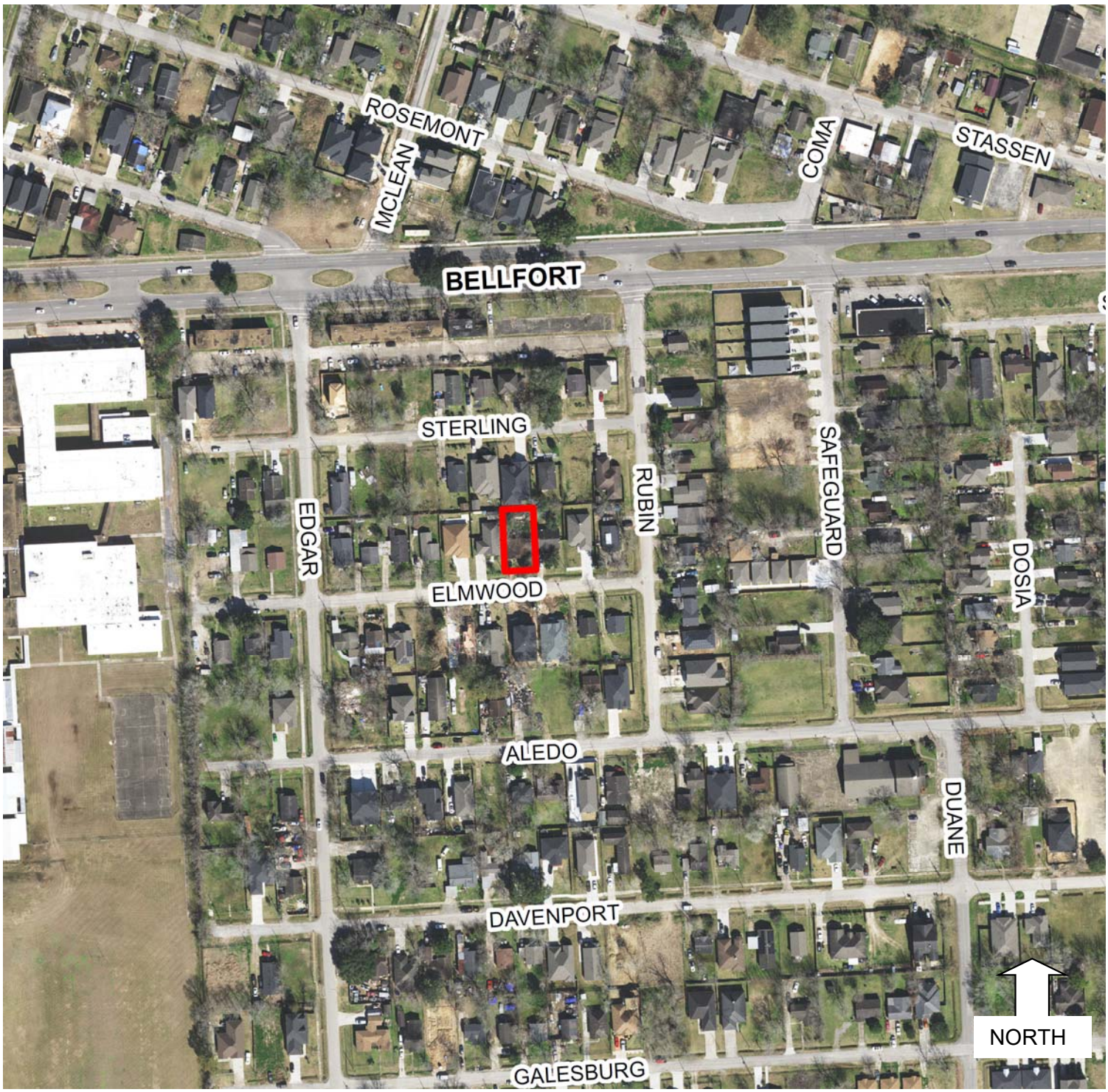
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Ruburfield No 66 partial replat no 10

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 15, 2023

Dear Property Owner:

Reference Number: 2023-2006; Ruburfield No 66 partial replat no 10; a replat of **Ruburfield No 66**, being Lot 133, Block 11, as recorded in Vol. 31, pg. 66 of the Harris County Map Records.

The property is located south of Bellfort Boulevard, and along Elmwood Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of New Era Development, the developer, can be contacted at **469-371-6780.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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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

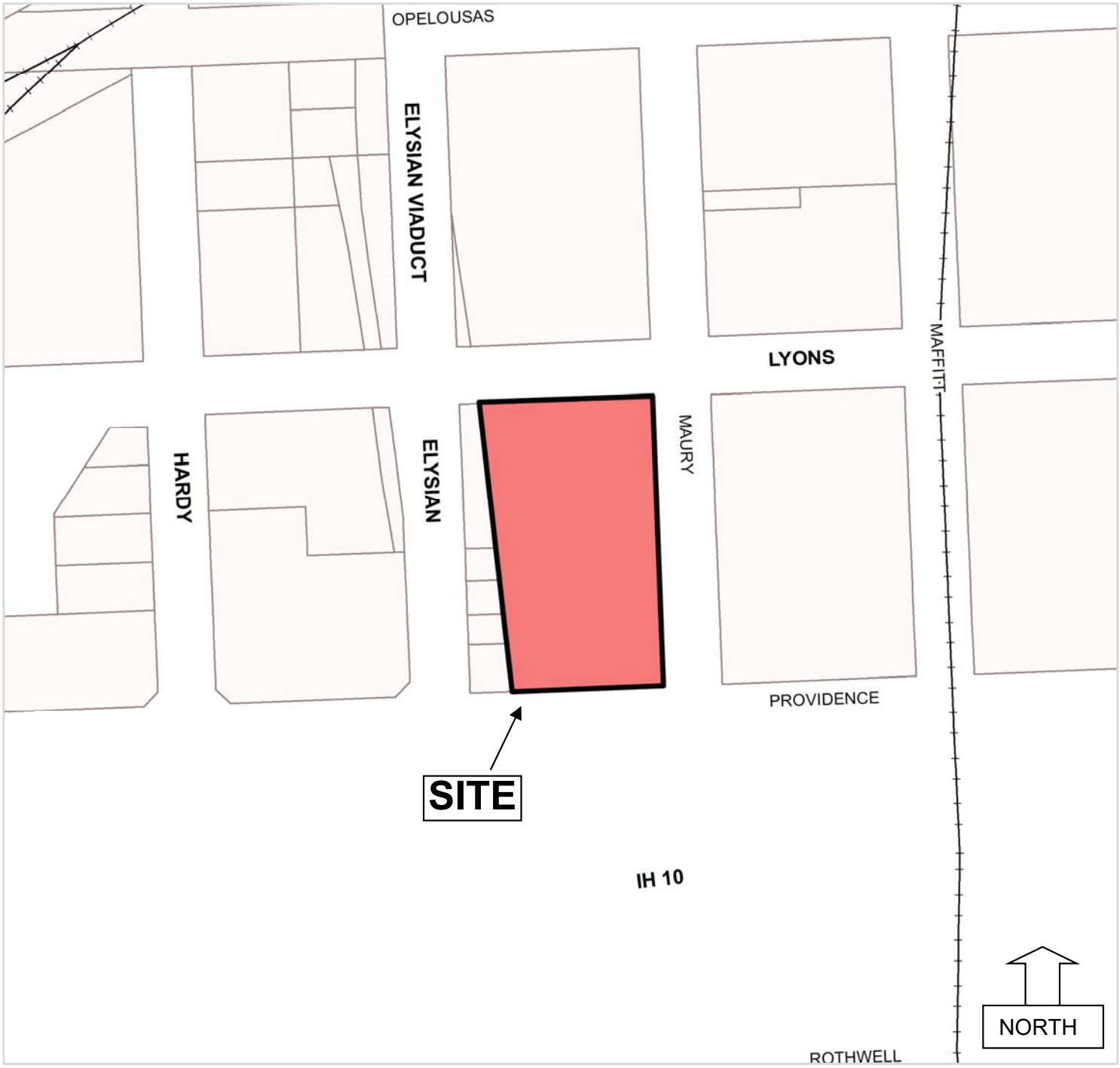
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 2)

Applicant: Quiddity Engineering



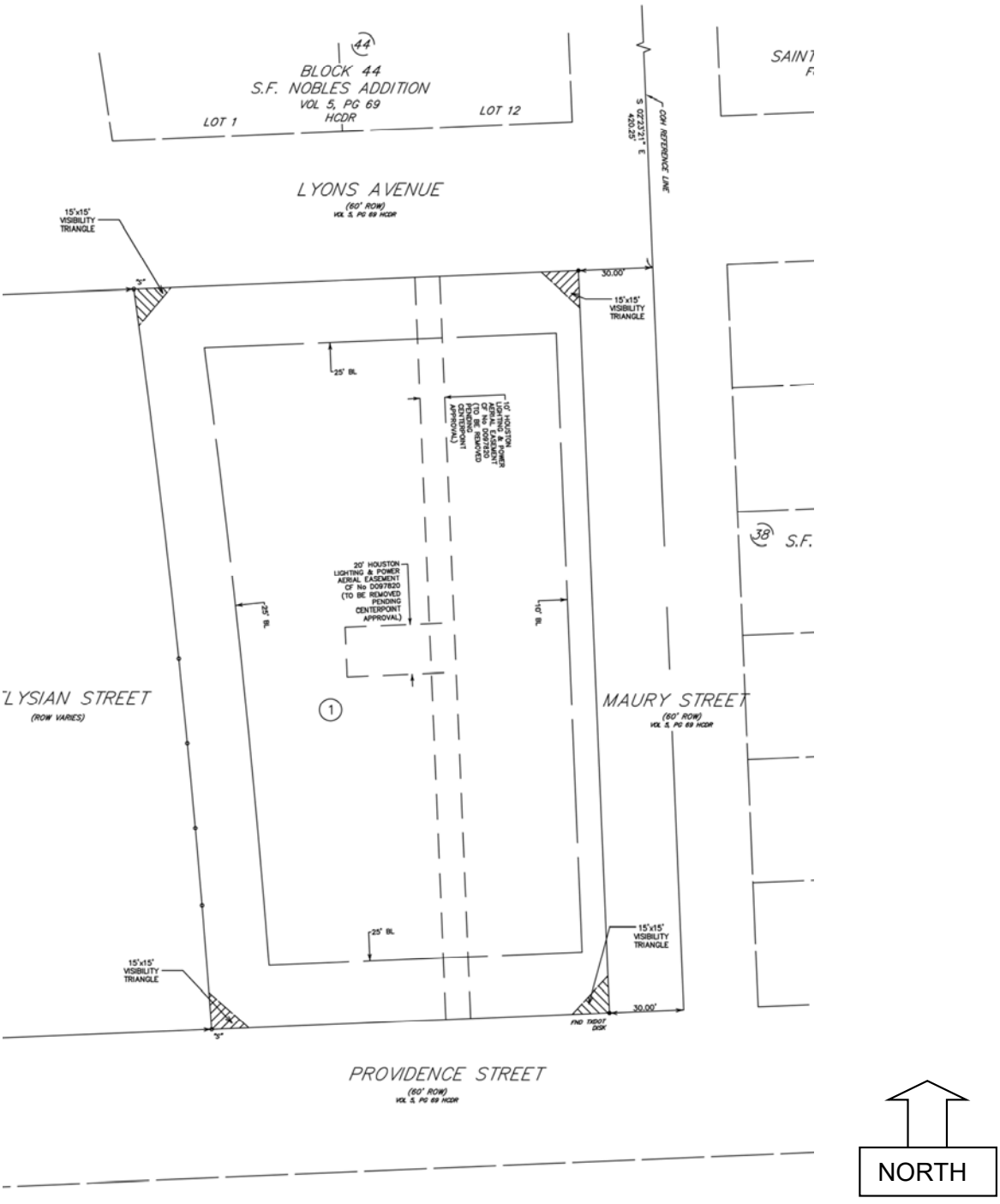
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 2)

Applicant: Quiddity Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Saint Arnoldville at Lyons Avenue (DEF 2)

Applicant: Quiddity Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.**

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.**

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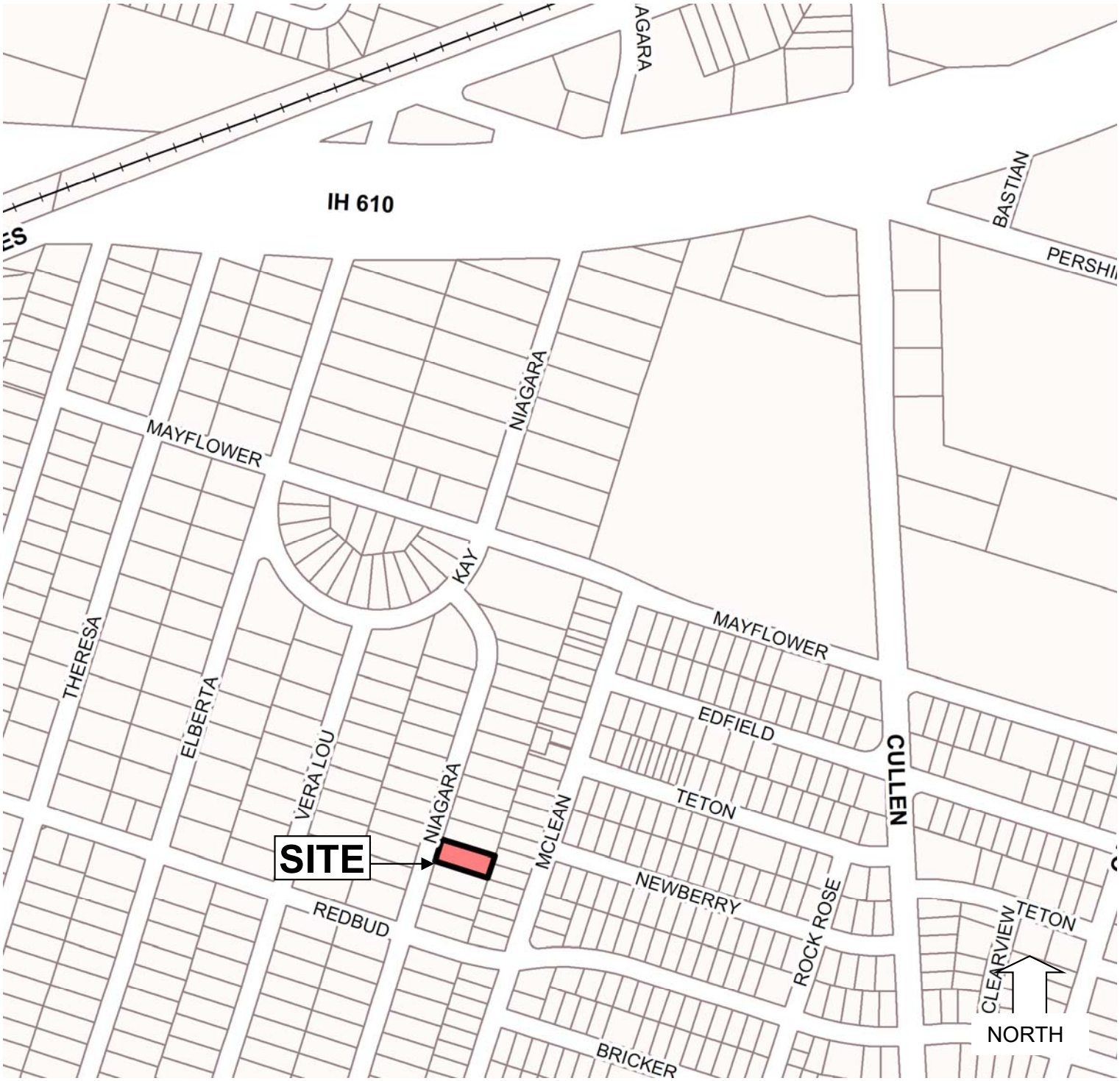
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: TMC Niagara Development

Applicant: STUPA INTERNATIONAL LLC



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: TMC Niagara Development

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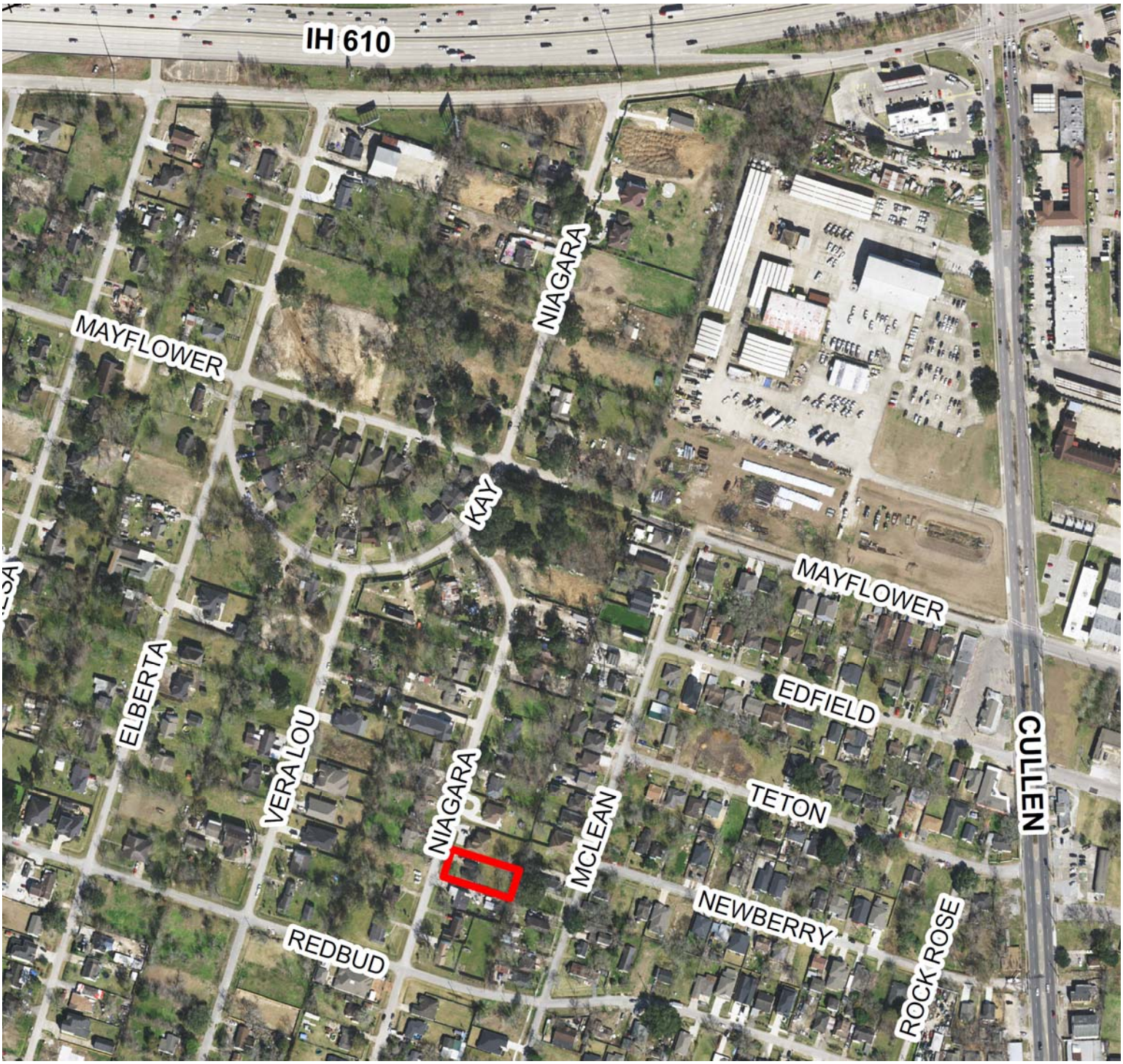
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: TMC Niagara Development

Applicant: STUPA INTERNATIONAL LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 15, 2023

Dear Property Owner:

Reference Number: 2023-1864; TMC Niagara Development; a replat of **Replat of Brookhaven Addition**, being a portion of lot 9, Block H, as recorded in Volume 16, Page. 23 of the Harris County Map Records.

The property is located east along Niagara Street, west of Cullen Blvd and north of Redbud Street. The purpose of the replat is to create six (6) single-family residential lots and one (1) reserve. The applicant, **Anup Pande,** with Stupa International LLC, on behalf of TMC Elite Homes, Inc., the developer, can be contacted at **832-260-3619.**

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, October 5, 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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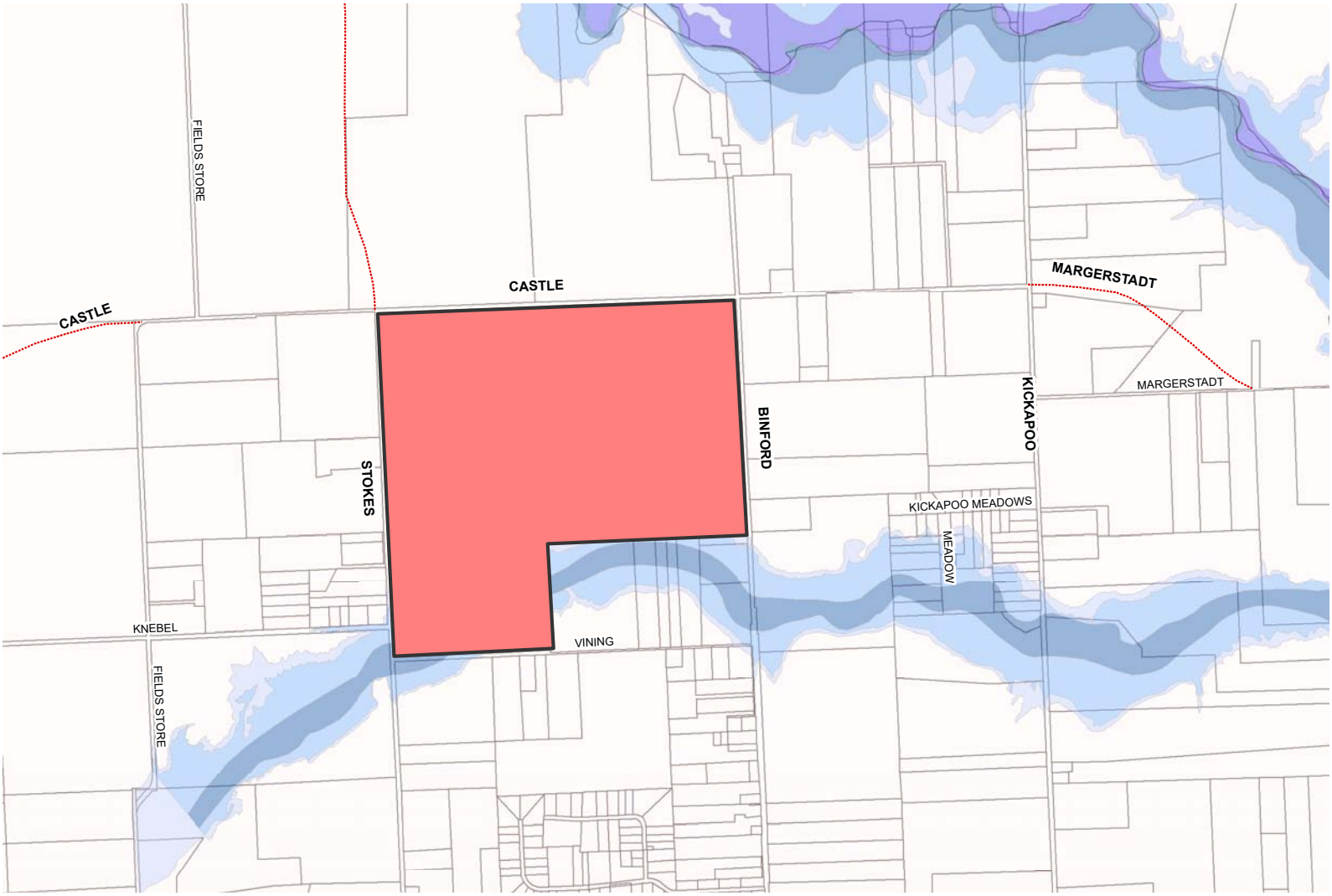
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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Adams Tract GP

Applicant: Meta Planning + Design LLC



NORTH

D – Variances

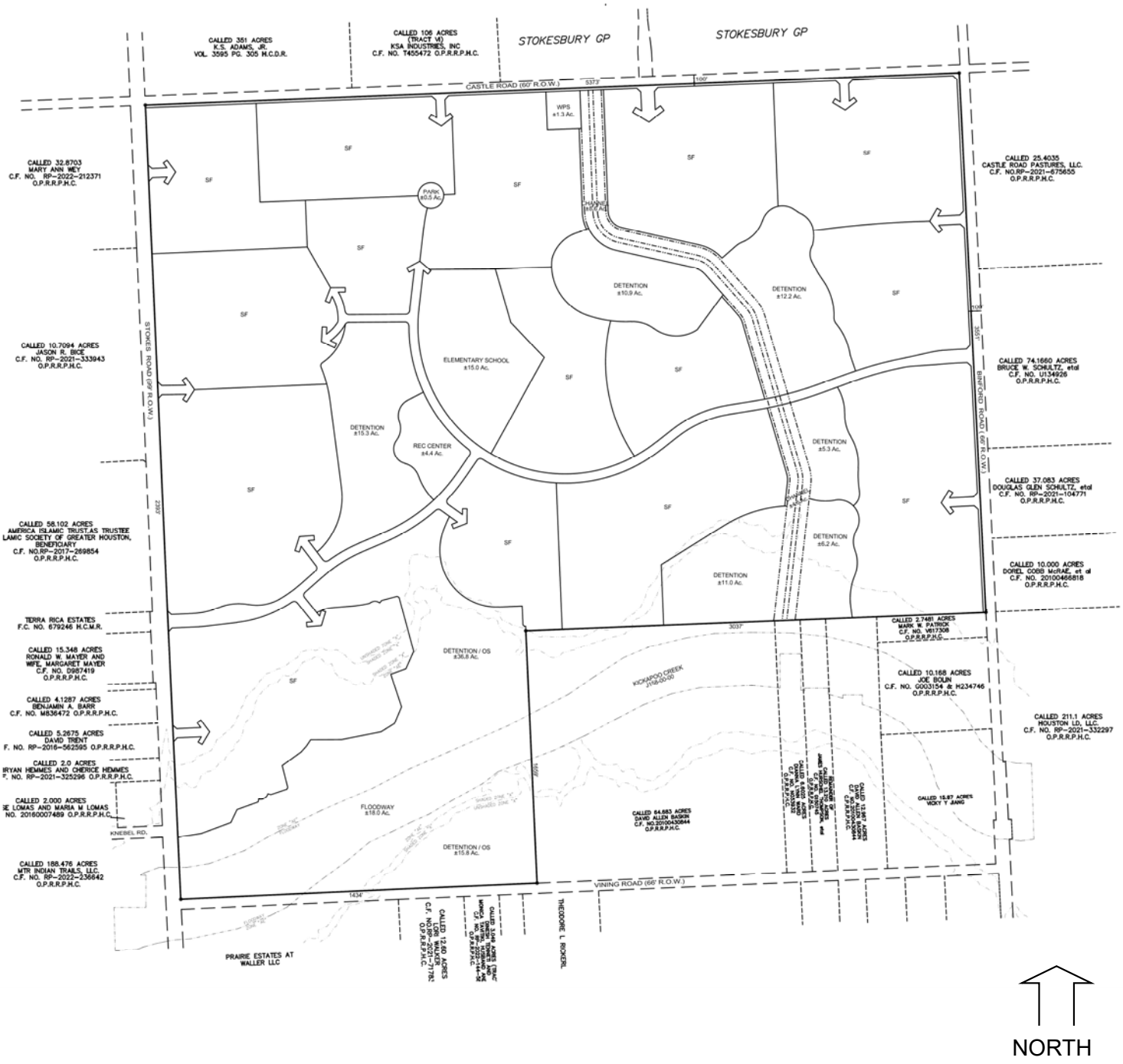
Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Adams Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

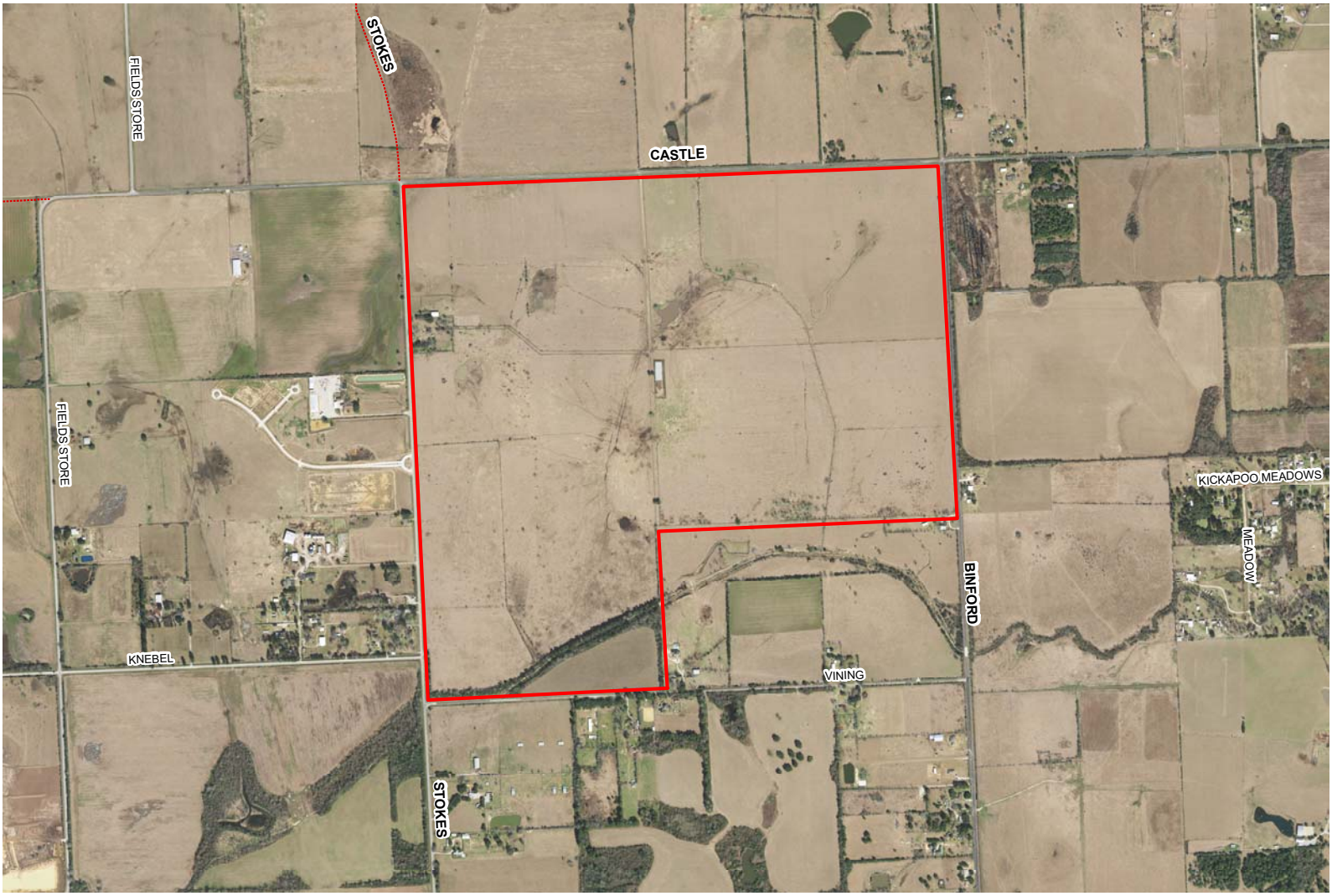
Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Adams Tract GP

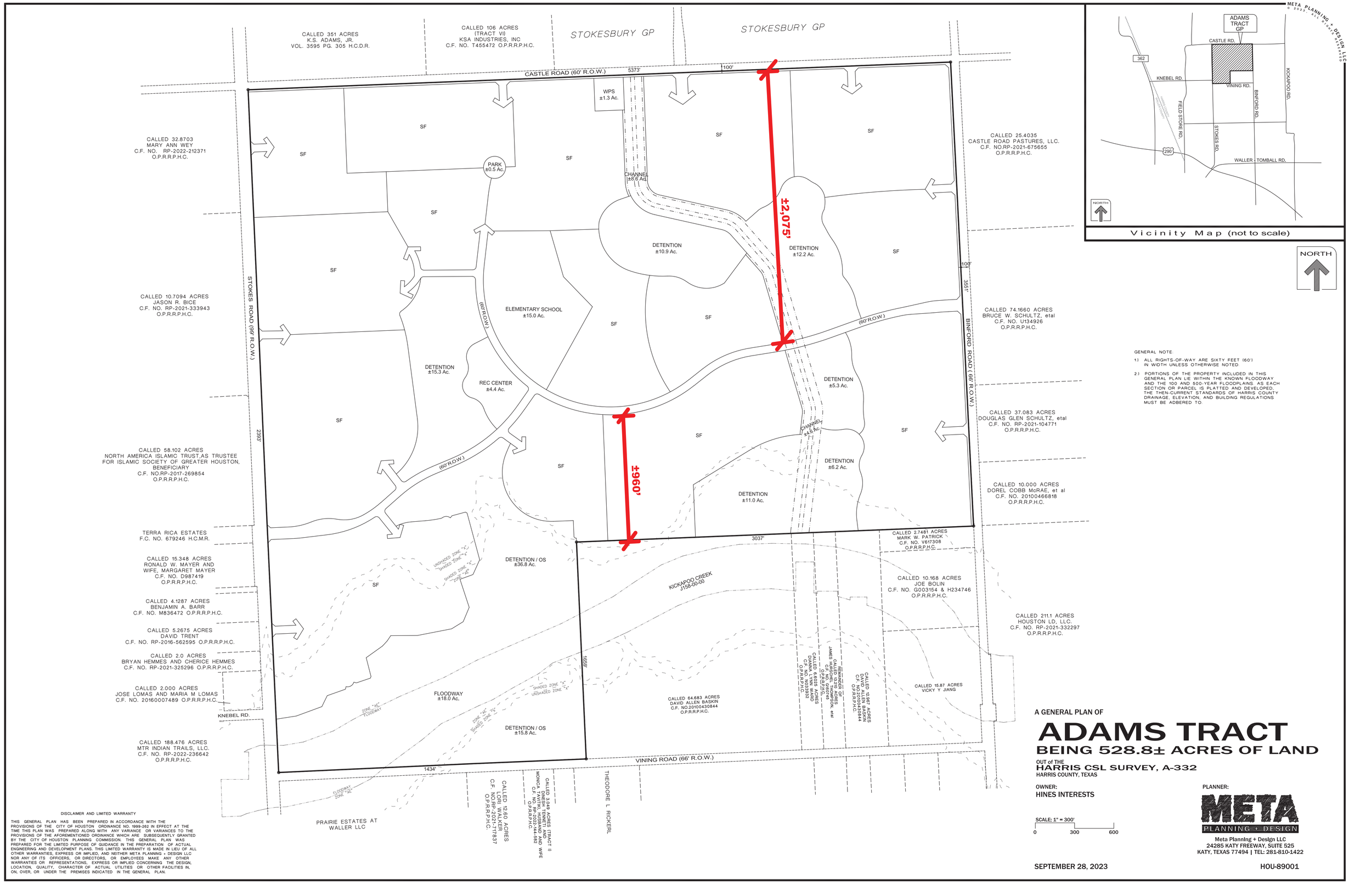
Applicant: Meta Planning + Design LLC



NORTH

D – Variances

Aerial



GENERAL NOTE:

1) ALL RIGHTS-OF-WAY ARE SIXTY FEET (60') IN WIDTH UNLESS OTHERWISE NOTED.

2) PORTIONS OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIE WITHIN THE KNOWN FLOODWAY AND THE 100 AND 500-YEAR FLOODPLAINS. AS EACH SECTION OR PARCEL IS PLATTED AND DEVELOPED, THE THEN-CURRENT STANDARDS OF HARRIS COUNTY DRAINAGE, ELEVATION, AND BUILDING REGULATIONS MUST BE ADBERED TO.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN 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 META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

ADAMS TRACT

BEING 528.8± ACRES OF LAND

OUT of the
HARRIS CSL SURVEY, A-332
HARRIS COUNTY, TEXAS

OWNER:
HINES INTERESTS

SCALE: 1" = 300'
0 300 600

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 28, 2023

HOU-89001

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2217
Plat Name: Adams Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/25/2023

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

To exceed the maximum intersection space between Castle Road and the southern project boundary by providing only one east-west street (an internal collector street) across the drainage channel within the property, resulting in an intersection spacing of 2,075' between Castle Road and the internal collector street.

Chapter 42 Section: 130

Chapter 42 Reference:

[...] (5)The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

Statement of Facts

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

The Adams Tract is a proposed ±529-acre master planned community that is located within the northwest portion of Houston's ETJ within Harris County, north of US-290. There is a strong network of existing throughfare in the vicinity of the tract. This network is comprised of Castle Road, Binford Road, and Stokes Road, all major throughfares, and Vining Road, a local street. Kickapoo Creek is located to the south, partially within the subject tract. Kickapoo Creek (J158-00-00) has a varied width, but the floodway generally exceeds 220 feet in width. In addition, a 155' wide drainage channel is located within the development and spans north-to south connecting it to Kickapoo Creek. South of Kickapoo Creek is undeveloped acreage held by multiple owners. Per Chapter 42, the crossing of a drainage channel easement with a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet. Through the development process, the internal drainage channel will be overlaid by drainage easements to establish areas which will be dedicated for the purposes of drainage and/or detention to serve the community. As the proposed channel is 155' wide, the intersection exception relating to drainage channels applies in this instance. Furthermore, the requested deviation is minor in nature. The current intersection spacing is 2075', and this only 4% deviation from the requirements as seen in Chapter 42. Additionally, the provided street crossing the drainage channel will act as a collector by carrying the vehicular circulation throughout the community. Providing a collector will likely alleviate the need for more east-to-west roads that cross the drainage channel. As the current intersection spacing is an extremely minor deviation requirements of Chapter 42, there will be no negative impacts on the traffic circulation of the community and region as a whole.

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

The proposed intersection spacing will achieve a result contemplated by the standards in article III of Chapter 42 as the design is align with the requirements.

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

The proposed modification is a 4% deviation from the standard and is not disproportionate.

(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 existing provision of the collector street and minimizing crossing of the existing drainage channel.

(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 and will minimize road crossing of a drainage channel which is beneficial to the public health, safety, and welfare of the community.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2217
Plat Name: Adams Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 09/25/2023

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

To exceed the maximum intersection spacing along Vining Road and the southern project boundary by not providing a stub street between Binford Road and Stokes Road, for ± 4,475'.

Chapter 42 Section: 130

Chapter 42 Reference:

(a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (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.

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 Adams Tract is a proposed ±529-acre master planned community that is located within the northwest portion of Houston's ETJ within Harris County, north of US-290. There is a strong network of existing throughfare in the vicinity of the tract. This network is comprised of Castle Road, Binford Road, and Stokes Road, all major throughfares, and Vining Road, a local street. Kickapoo Creek is located to the south, partially within the subject tract. Kickapoo Creek (J158-00-00) has a varied width, but the floodway generally exceeds 220 feet in width. South of Kickapoo Creek is undeveloped acreage held by multiple owners. Per Chapter 42, a north-south roadway is required along the southern boundary of the tract. Through the development process, Kickapoo Creek will be overlaid by drainage easements to protect its features and convey responsibility for maintenance. Given the existing width of the floodway, such an easement would reasonably be at least 200'-250' wide, if not more. Per Chapter 42-130, a creek or drainage channel in an easement of 220' or greater is not required crossings except every ½ mile. In the subject tract, this would require one north-south crossing of the creek. A stub street at the approximate center of the southern boundary would satisfy this requirement. Kickapoo Creek is contained within the subject site on the southeast corner, but is on other properties to the southwest, not a part of this development. Adding a stub street for a future connection to an abutting floodway will not guarantee that any street connection will be made. More likely, a stub street from the subject site would remain a dead-end street, unless action is taken by the adjacent owner to the south to extend the stub street across the floodway. Additionally, making the connection to Vining Road will not have an impact on the traffic circulation as there is already a pre-existing network of major north-south roadways to the east and west. The

internal circulation of this development does not greatly benefit from a north-south connection to Vining Road as there will be multiple points of ingress and egress through the subject development. The adjacent properties all have direct frontage and access on Vining Road and would not depend on this stub street extension to Vining Road either, as there are major thoroughfares to the east and west that already provide direct north/south circulation. The future extension of a potential stub street along the southern boundary of the development is unlikely due to the extensive floodway that is seen along Kickapoo Creek. An orphaned stub street will likely become prone to activities such as illegal dumping which is injurious to the public safety and well-being of the community.

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

The location of Kickapoo Creek and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant. Kickapoo Creek and the associated floodway are a natural element that was not created by the property owner.

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

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

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

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

The existing floodway to the southern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Blue House

Applicant: South Texas Surveying Associates, Inc.



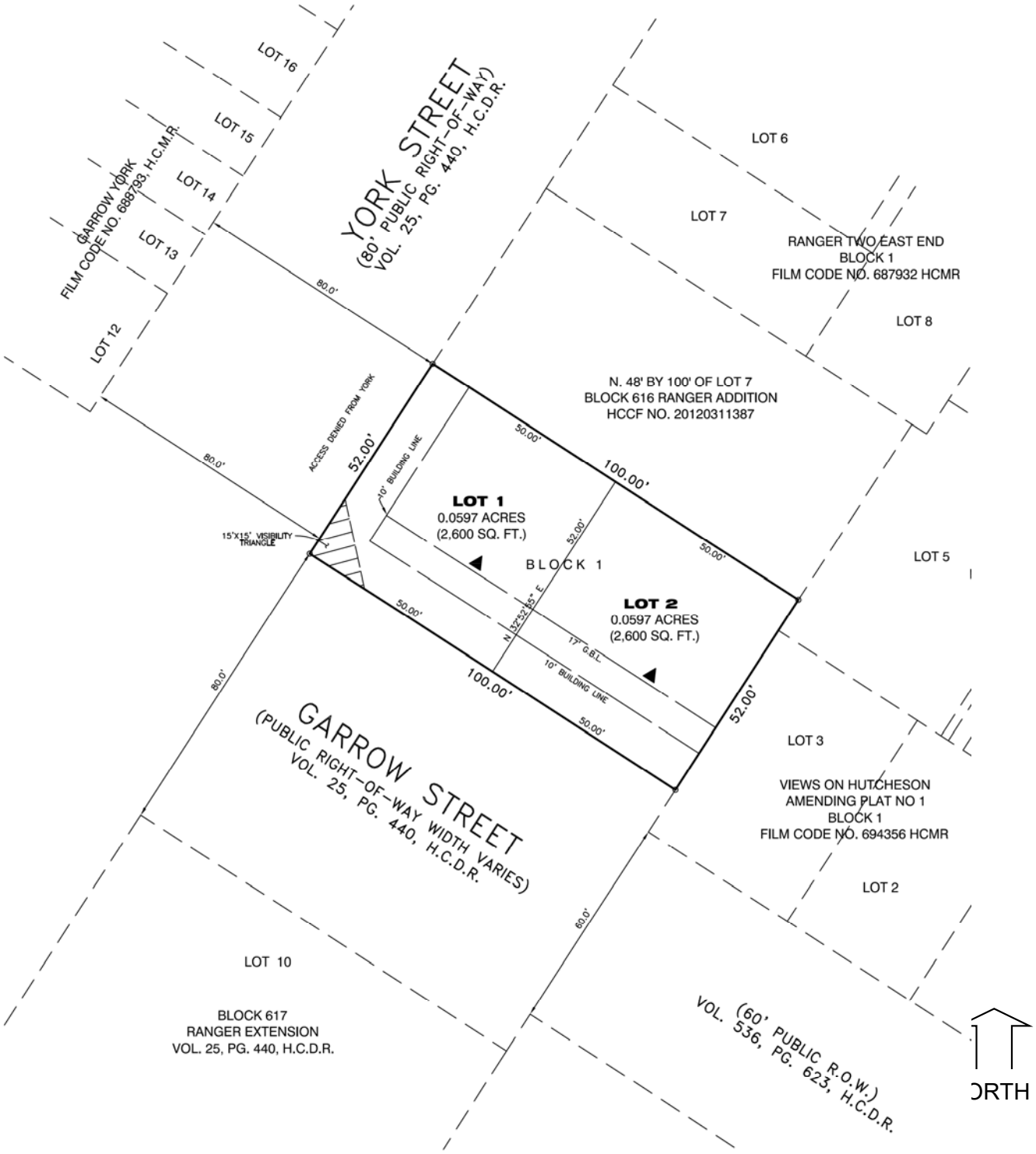
D - Variances **Site Location**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Blue House

Applicant: South Texas Surveying Associates, Inc.



D - Variances **Subdivision**

Houston Planning Commission ITEM: 99

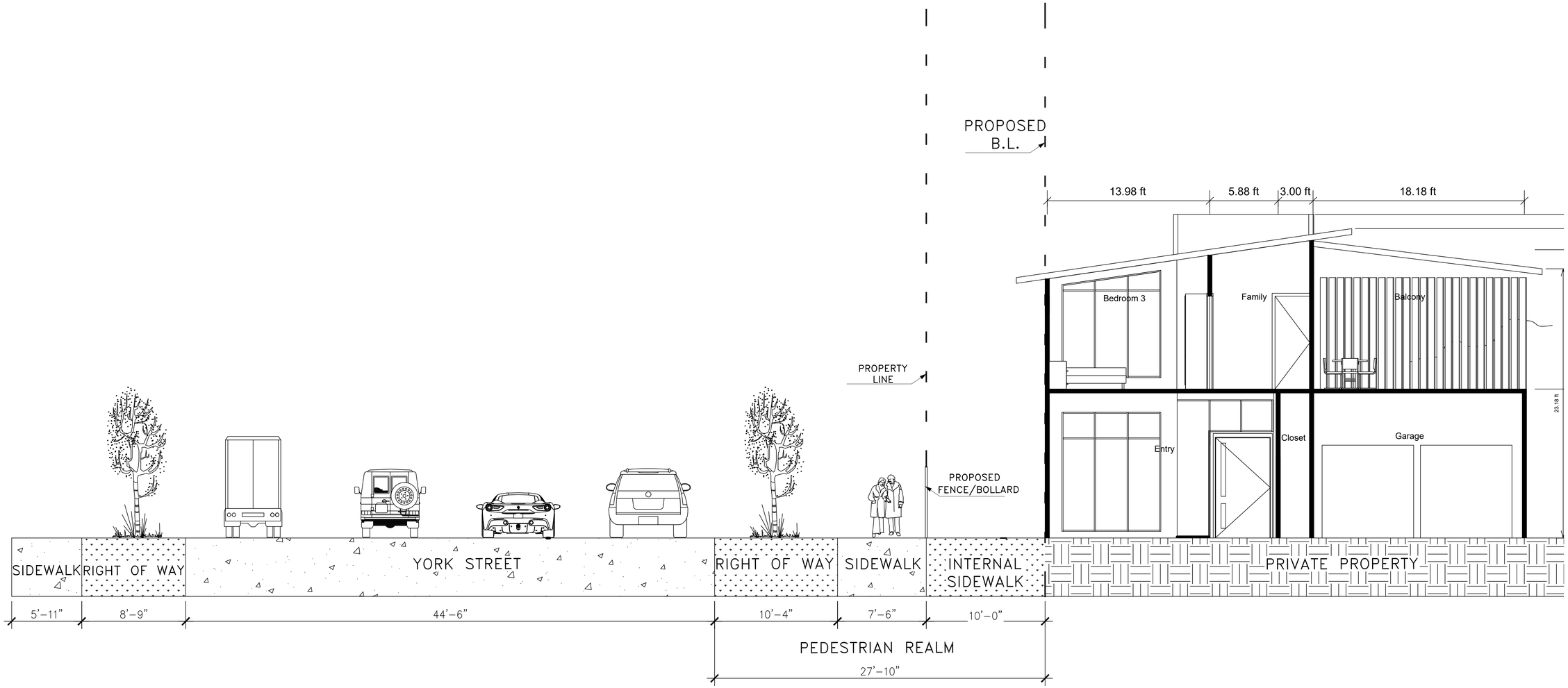
Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Blue House

Applicant: South Texas Surveying Associates, Inc.



D - Variances **Aerial**



INTEGRITY ROCK
DESIGN & CONSTRUCTION

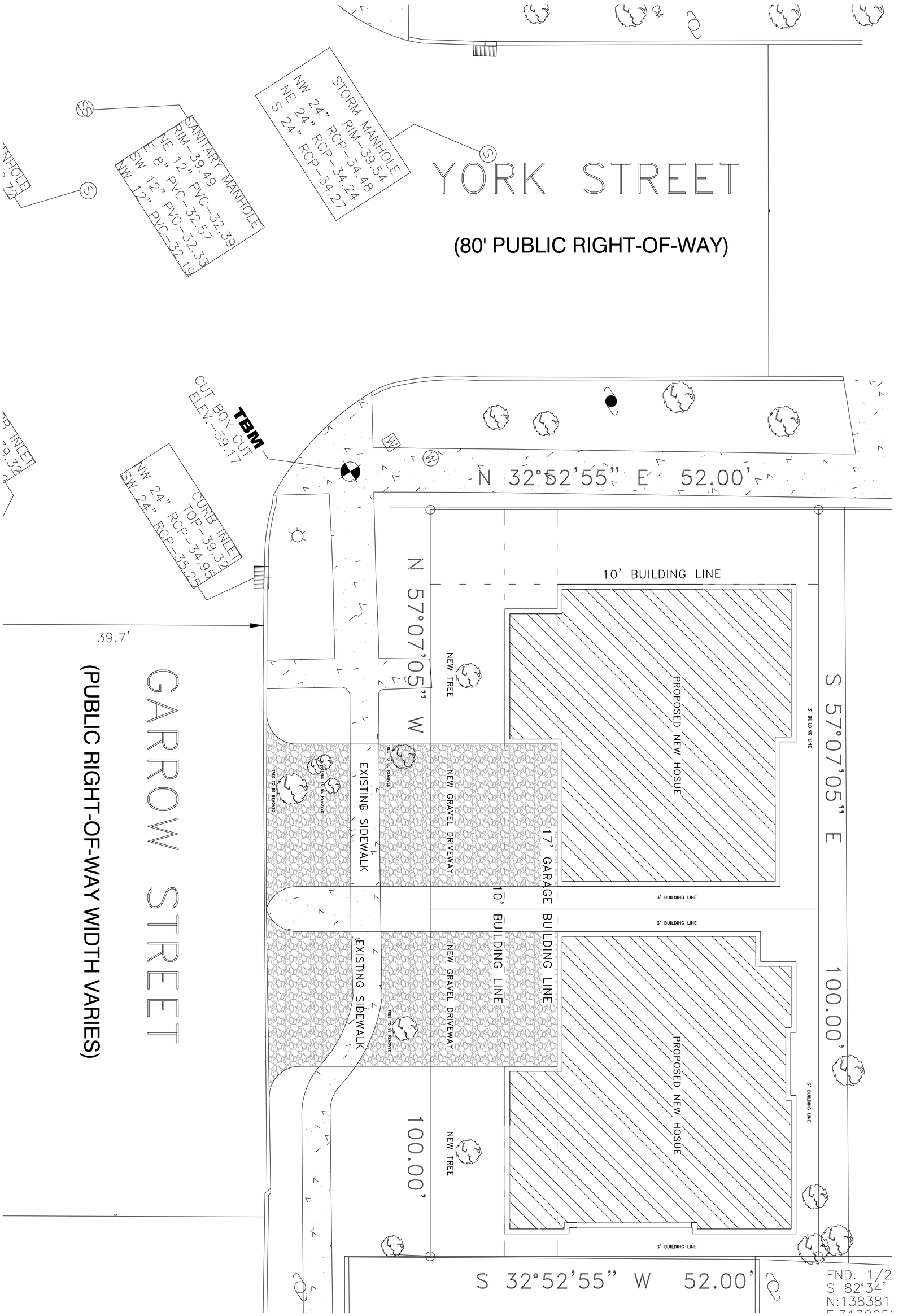
29800 E-HAWTHORNE DR
SPRING, TX 77386
PHONE (832) 589-8234

BLUE HOUSE
217 YORK STREET
HOUSTON TX, 77003

REVISIONS:	DATE:
REV:	

DATE: 8/31/23
DRAWN BY: JP
CHECKED BY: JP
PROJECT:
FILE NO:

SHEET NO:
A-01



SHEET NO: A-01	DATE: 7/24/23 DRAWN BY: JP CHECKED BY: JP PROJECT: FILE NO:	REVISIONS: REV: DATE:	**BLUE HOUSE**

INTEGRITY ROCK DESIGN & CONSTRUCTION

29800 E-HAWTHORNE DR
SPRING, TX 77386
PHONE (832) 589-8234

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1902
Plat Name: Blue House
Applicant: South Texas Surveying Associates, Inc.
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:

Allow a 10' building line along York as opposed to the required 25' for major thoroughfares.

Chapter 42 Section: 42-152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a)The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

This property is located on the corner of York St and Garrow St East of Downtown. We are seeking approval to reduce the building line on York Street from 25' required to a 10' building line. The purpose of the reduction is to build the Blue House Project, a two house development. Each house will be a two story building opposed to the 3 to 4 story housing that is typically built in the area. The houses are being designed by Architect Luis Miguel Bedolla-Villanueva, Architect Luis Villanueva and Engineer Fernanda Luna. The interior design will be designed by Visual Artist Cecilia Villanueva. We are a three generation family of Architects Engineers and Designers who have successfully developed and built well designed affordable housing in Mexico City. We want to prove that our formula works in Houston, now our hometown, by using noble materials produced in the Houston area such as brick, wood, concrete, sandstone, steel and glass while also using local providers and manpower. The project intends to build one of a kind housing model that is affordable and increases the quality of life of its inhabitants. Humans live and enjoy spaces that are horizontally designed opposed to the vertical construction trend due to land scarcity. In the process, we intend to create our own postmodern Bauhaus movement that responds to the current challenges our city faces. Above all, we want to build a sustainable, healthy environment for the inhabitants and for the City of Houston where the proposed design and materials respond to the environmental challenges we are facing nowadays. For example, reducing the amount of water needed to maintain the green spaces of the house. We will avoid the use of concrete on the outdoors such as the driveway and patios to maximize the permeable area.* The design of the houses will be a post modern interpretation of the Houston architectural historical style, attending the needs of a post modern life. We believe these two houses will become a landmark of the emerging East Downtown plan. Elegant, well built and affordable, but without the variance we are requesting of 10' BL along York St, this project will be unfeasible as it will not provide sufficient space for a two level affordable housing.

(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;

These two homes will be an architectural landmark at the emerging EDO, where a new concept of well designed affordable housing will be developed. This project will not harm the public in any way and on the contrary, it seeks to benefit the neighborhood and the neighbors. The sidewalk on the York St side will never be closed due to the construction process and will remain intact as the access during and after the construction will be located on the Garrow St facade. The safety of the inhabitants is of utmost importance. York Street has been classified recently as a major thoroughfare so we will place a concrete low barrier and/or landscaping stones in the corner and along the York St facade, being mindful of the transit in York St. The access for both houses will be along Garrow St and the lots will be restricted to single family residential use 10' BL/ 17' GBL. All the exterior areas will be covered with gravel with CERO CONCRETE PATHWAYS OR PATIOS to maximize the permeable area (please see example photographs). A low maintenance garden designed with CERO GRASS OR TURF and instead the use of local plants and bushes that attract bees and butterflies and benefit the endemic species. NO TREES will be removed from the perimeter of the property, all of them will be enhanced, fertilized and protected during the construction. The houses will be offered in the regular market and announced on the MLS and Houston's HAR so EVERYONE interested can buy the property under equitable conditions. We call this concept Architecture For Everyone.

(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, we are seeking special permission for this development. We recognize the need for process, procedure and regulations however; we feel this project should be given special consideration due to its intended purpose. Safety, affordability and the environment are the pillars of the Blue House project.

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

Granting this variance would not be injurious to the public health, safety or welfare. We will follow any safety suggestion the City deems necessary. From a safety perspective, access to the houses will be on Garrow St. which is a low traffic street. In terms of health and environmental point of view, no trees will be removed from the property. The driveway and surroundings of the houses will have gravel, including driveways and patios, so grass will not be present in order to avoid high water consumption. The concept of two story houses provides a better quality of life to the inhabitants, since common areas and bedrooms are closer to each other, promoting family integration.

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

If this project is forced to follow the city's present restriction, a standard 3 story design with no differentiator of the structures is the only viable path, preventing for a better quality of life for Houstonians. While with the approval of the new building line, the structures will become a milestone in a new, vibrant neighborhood where walking will be preferred above driving. Water conservation, larger permeable area, horizontal habitation and a beautiful modern structure will promote other developers to experiment and follow this design and will bring attention to this re-discovered neighborhood. We believe, based on all evidence submitted this is not an unreasonable request. We respectfully ask for your support on this project in order to move forward. We appreciate your time and consideration.

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

September 14, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Blue House
REFERENCE NUMBER: 2023-1902

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeastern corner of the intersection of York and Garrow 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.

South Texas Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' setback along York Street instead of the required 25'. 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, October 5, 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 Brianna Hamilton with South Texas Surveying at 281-556-6918. 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

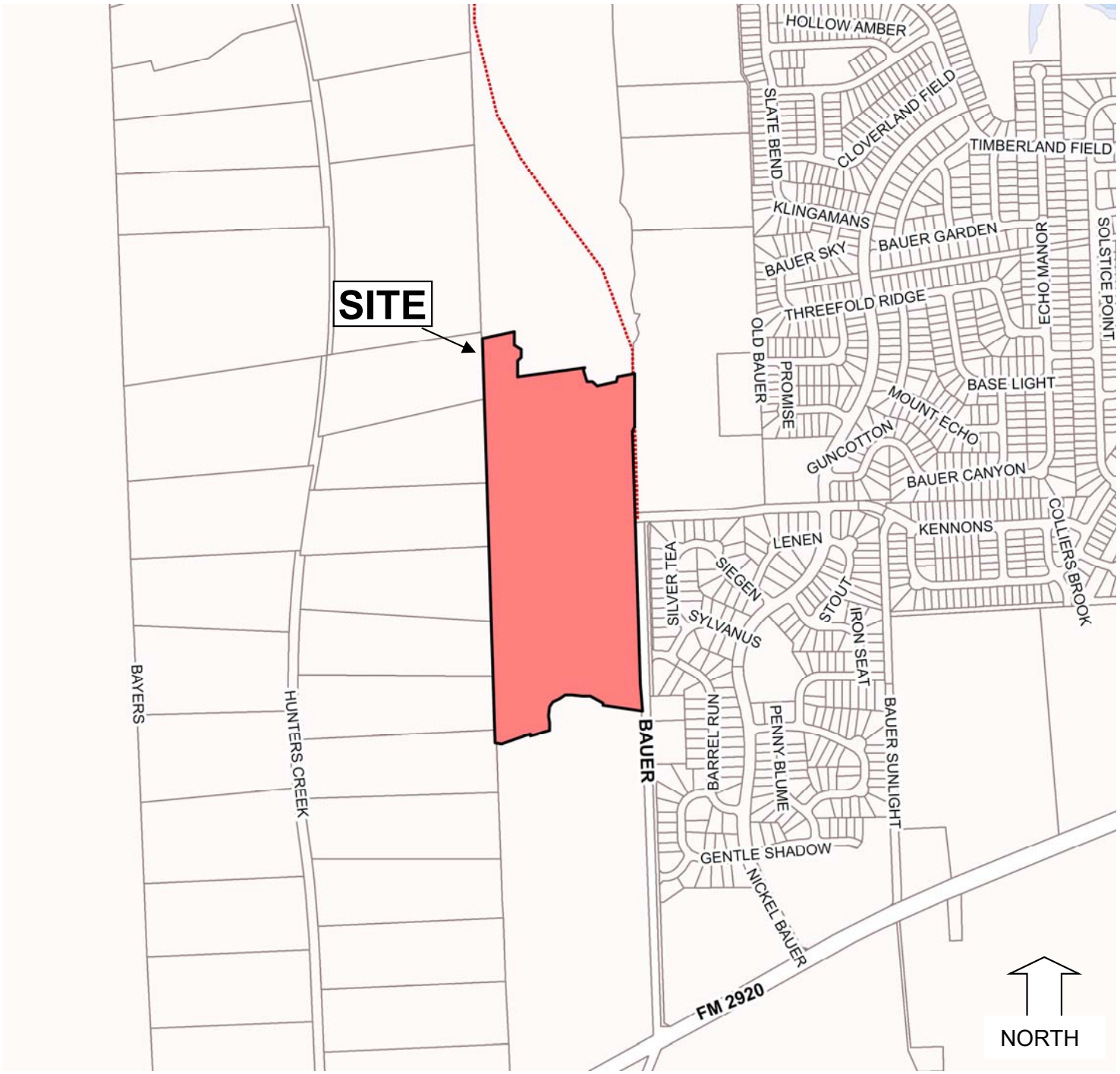
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 2

Applicant: Pape-Dawson Engineers



D – Variances

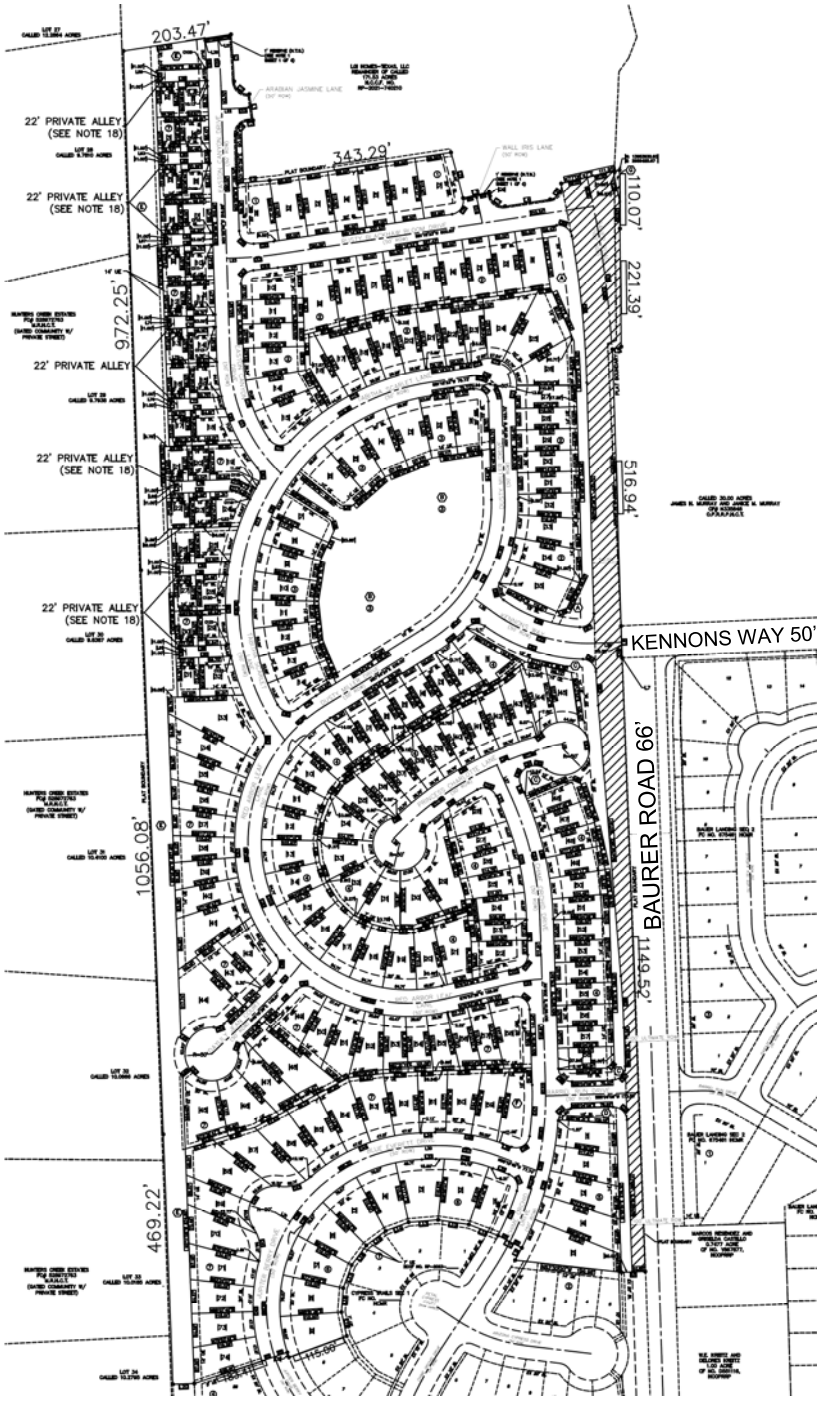
Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 2

Applicant: Pape-Dawson Engineers



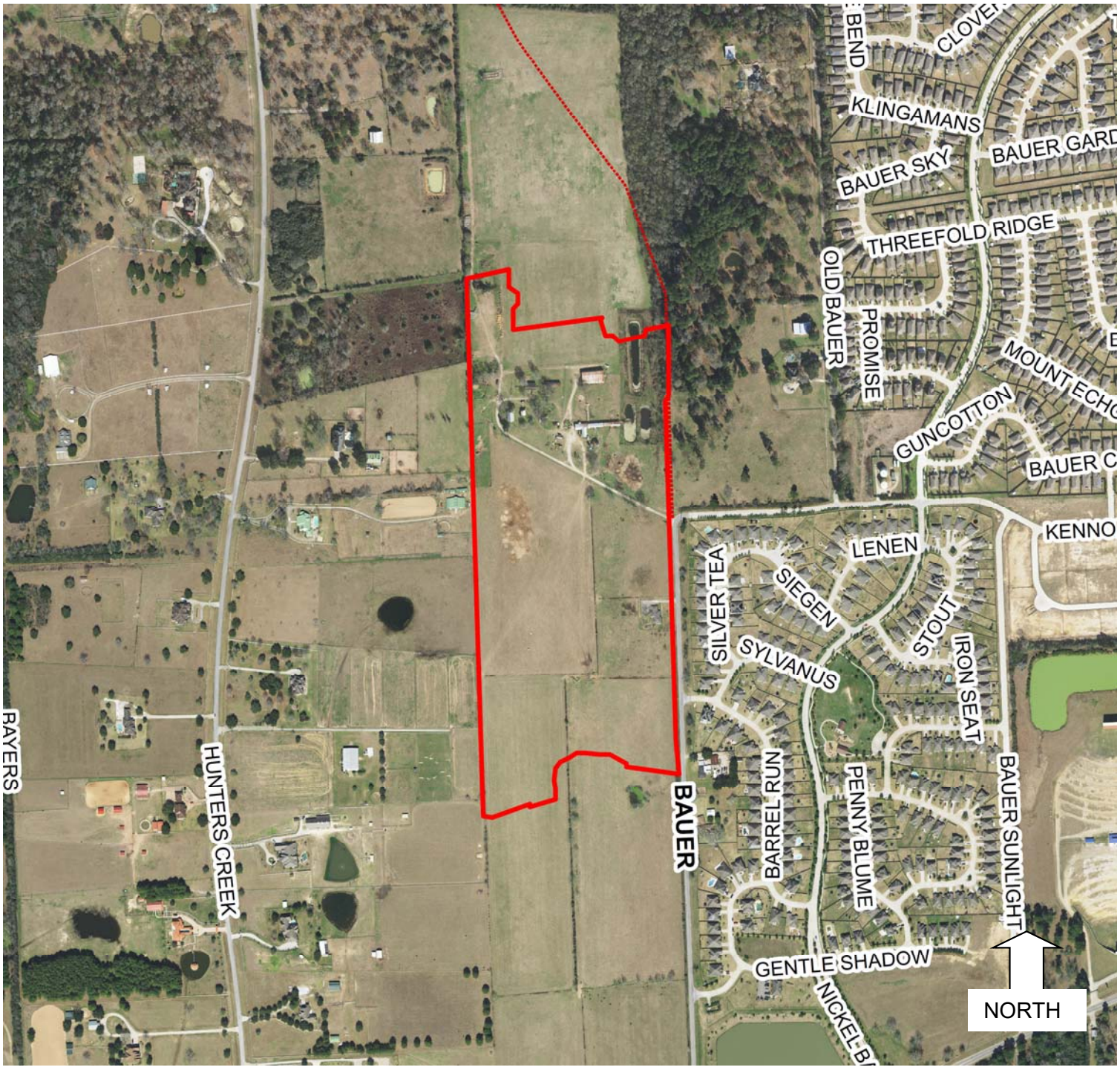
D – Variances Subdivision

Houston Planning Commission ITEM: 100

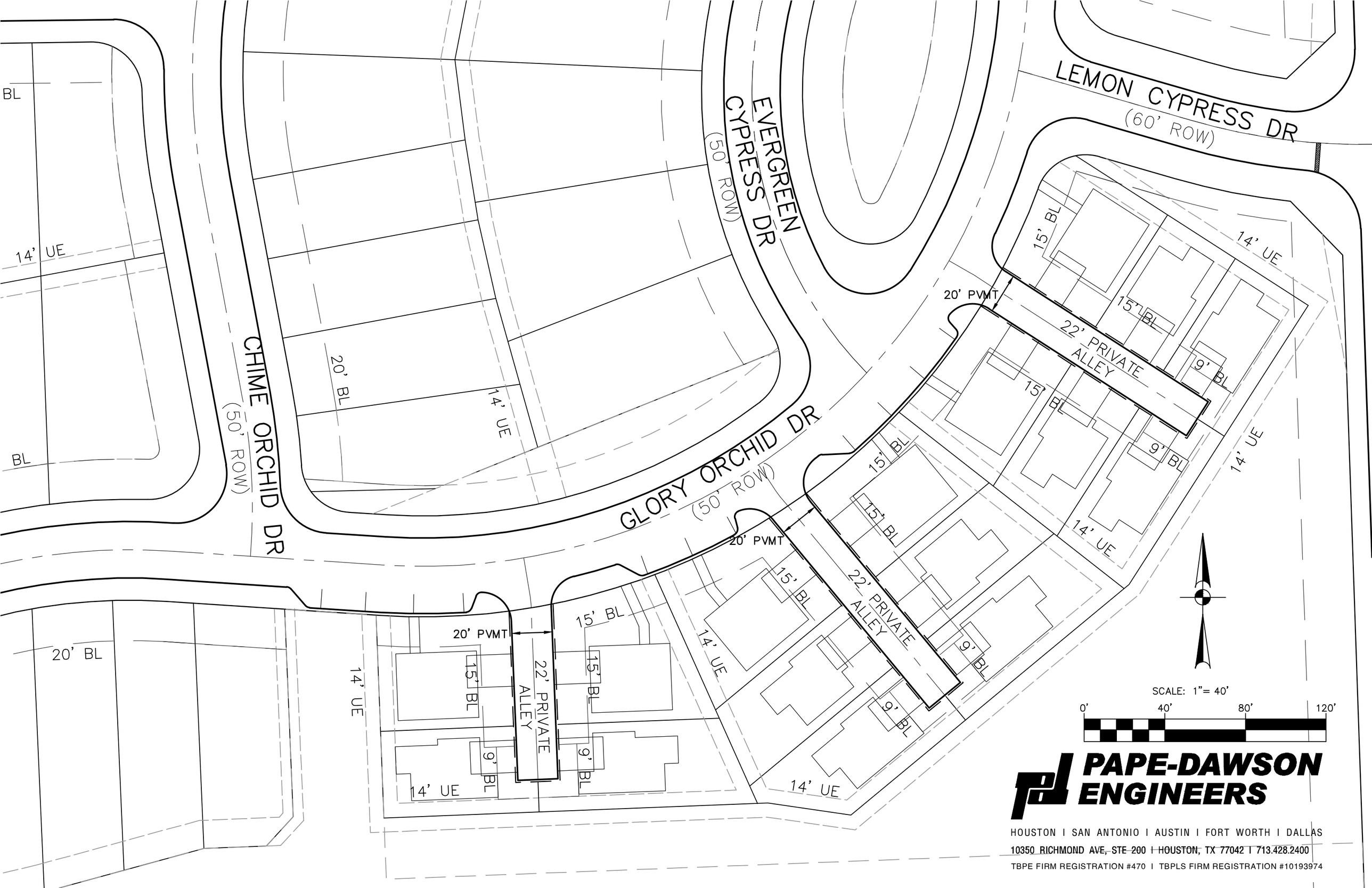
Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 2

Applicant: Pape-Dawson Engineers



D – Variances **Aerial**



PAPE-DAWSON ENGINEERS
HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2243
Plat Name: Cypress Trails at Bauer Landing Sec 2
Applicant: Pape-Dawson Engineers
Date Submitted: 09/25/2023

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 allow single family residential lots to take access from a 22 foot wide alley.
Chapter 42 Section: 188(a)

Chapter 42 Reference:
Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Cypress Trails at Bauer Landing Sec 2 is proposing 202 single family lots. This variance applies to 32 of the 202 proposed lots. They are intended to be developed as a cluster lot concept where each lot has vehicular access via a 22 foot wide private alley. The private alley pavement width is 20 feet wide.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The cluster concept as presented is a newer concept that creates some options and diversity for potential buyers who might be relocating to rural communities. This concept targets potential residents who might not want a large yard to maintain. It also caters to buyers relocating to be near grandchildren who want the feel of urban concepts, but in a more rural setting. This concept allows diversity and creates a usable solution for ingress and egress for both vehicular and pedestrians using an alleyway that looks and mimics similar to a normal street.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The greater intent of this chapter will be preserved as this cluster concept create something similar to the shared driveway and PAE/PUE as defined in Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The eight proposed 22 foot wide private alleyways are relatively short with the longest alley being roughly 150' long and the majority roughly 90' long. These clusters serve two to six homes with no

more than three lots deep. The spacing between the private alleyways exceed street spacing requirements. No adverse impact to the public's health, safety, or welfare is anticipated by granting this variance request.

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

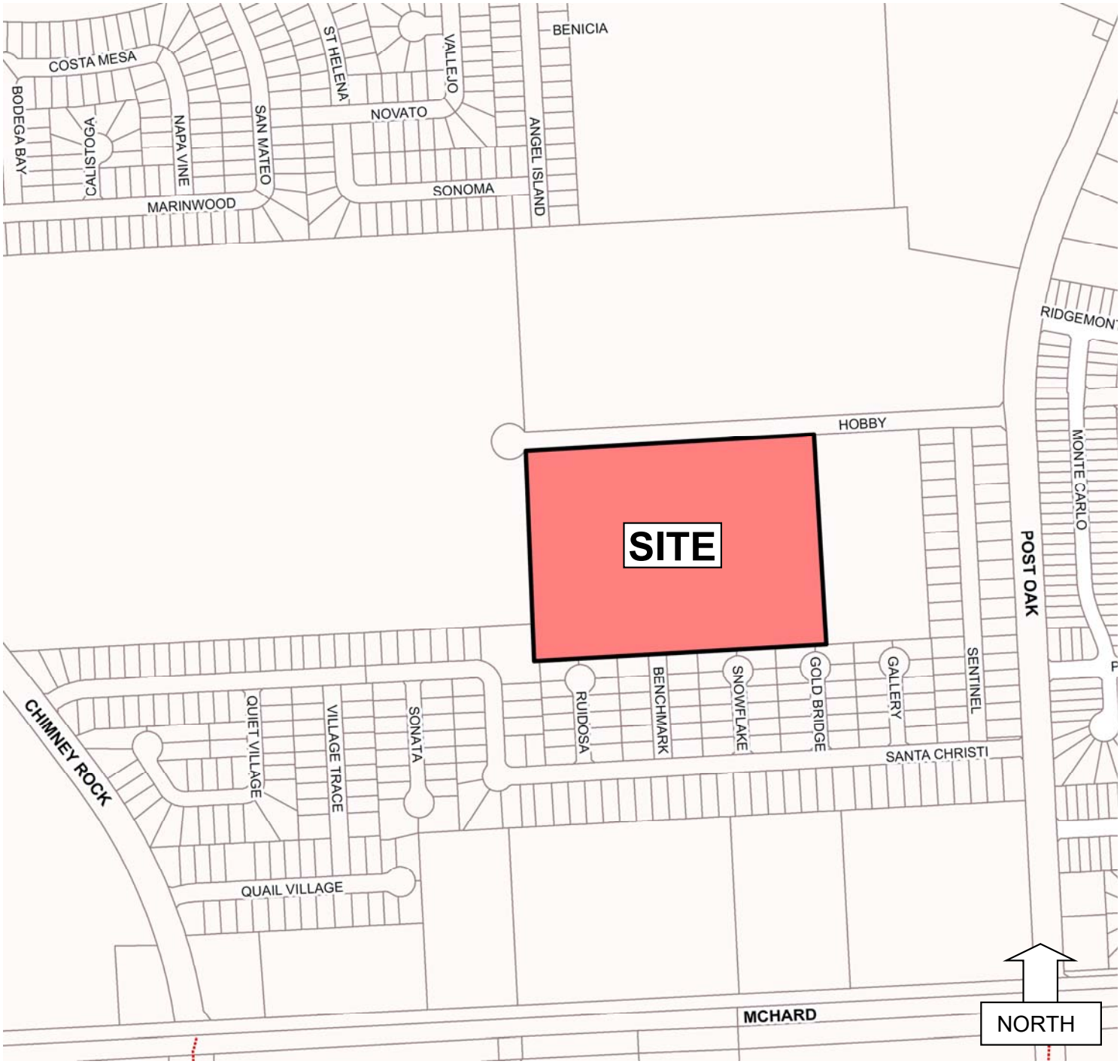
This variance request is not about economic hardship. The minimum width of an alleyway is 20 feet wide as defined by Chapter 42. The proposed 22 feet wide private alleyway provides a balanced approach that takes a combination of Chapter 42's shared driveway and private access driveways concepts.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Fort Bend County Sportsplex (DEF 1)

Applicant: Pedraza Surveying, LLC



D – Variances

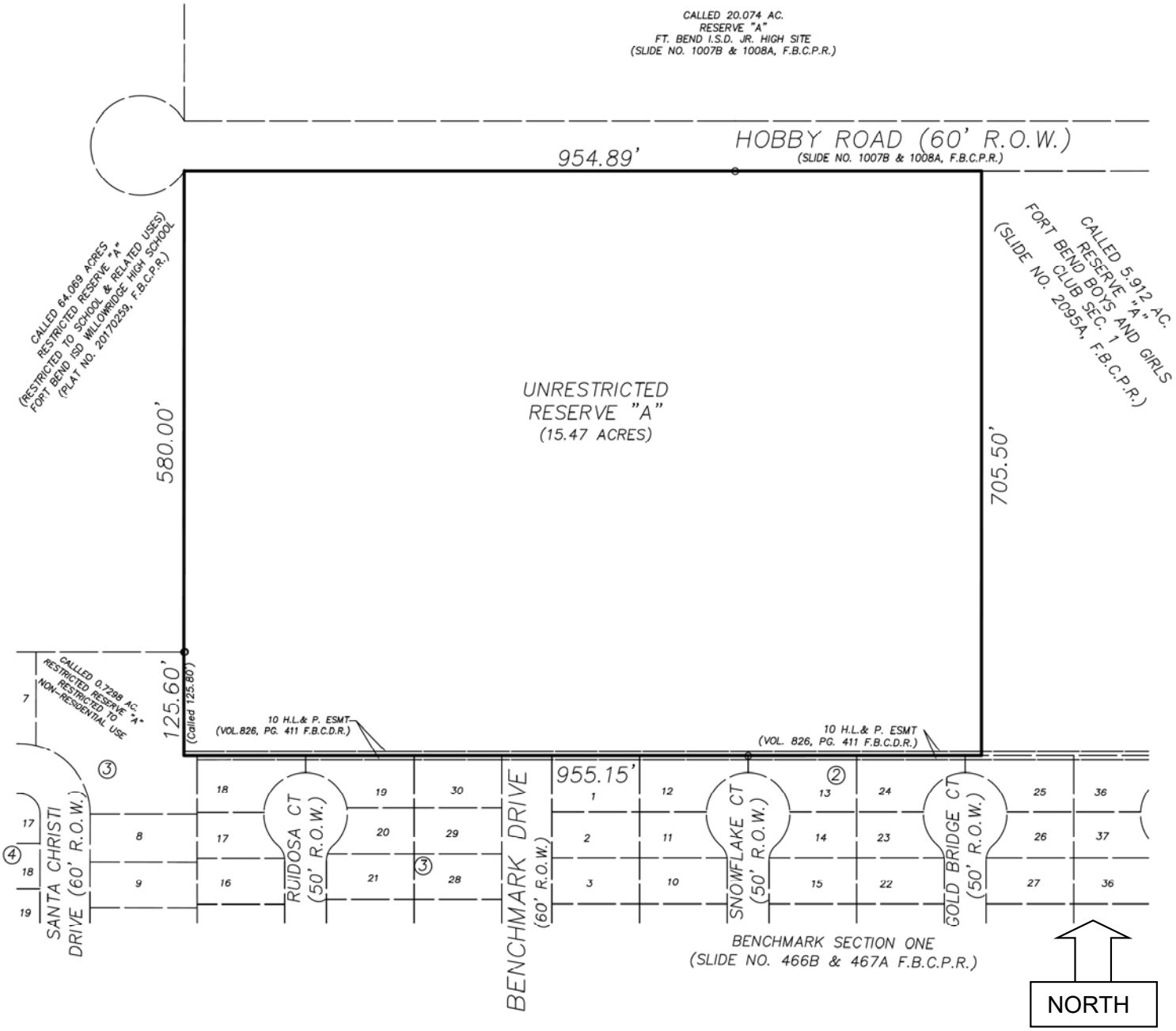
Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Fort Bend County Sportsplex (DEF 1)

Applicant: Pedraza Surveying, LLC



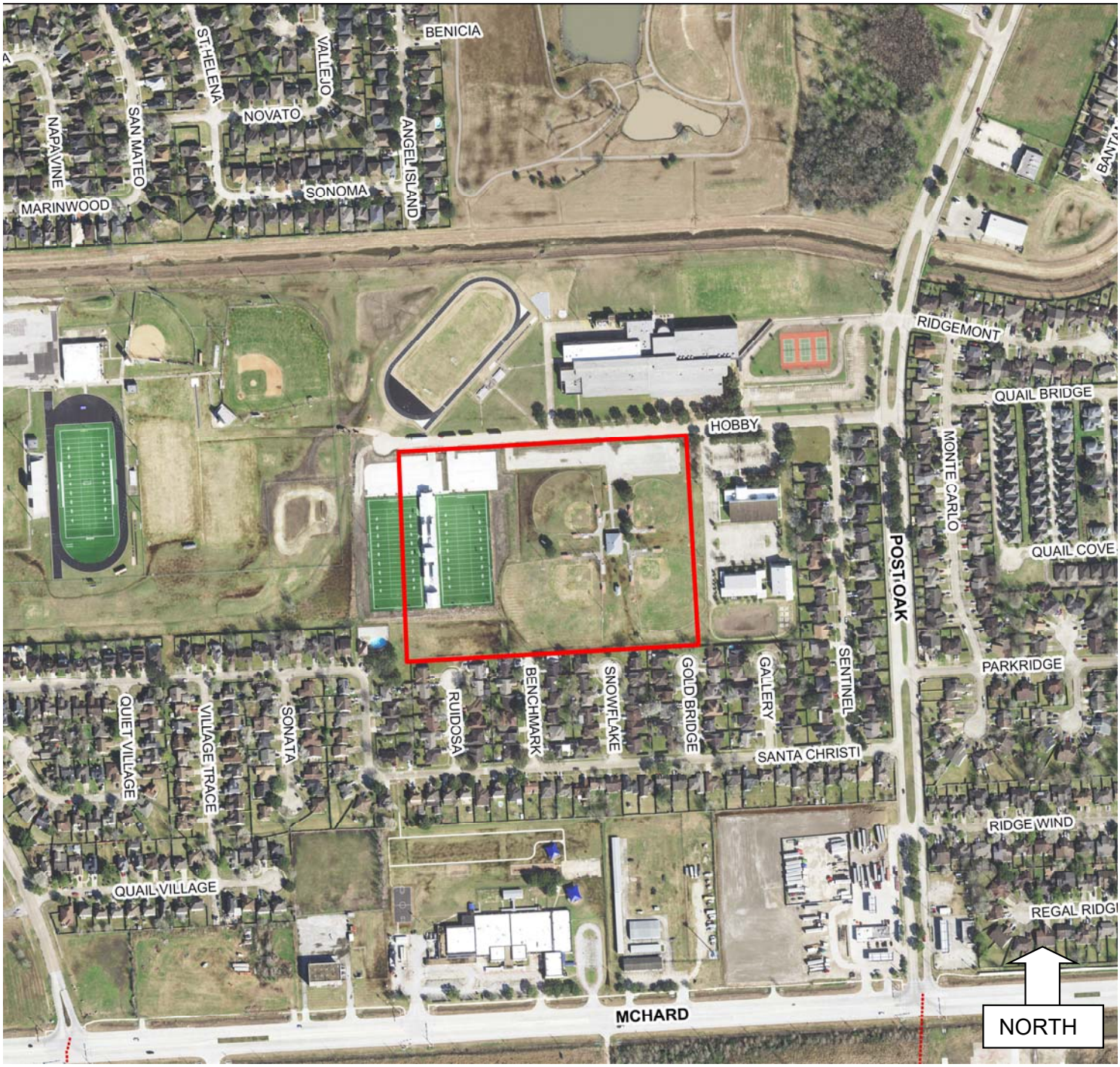
D – Variances **Subdivision**

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Fort Bend County Sportsplex (DEF 1)

Applicant: Pedraza Surveying, LLC



D – Variances **Aerial**



LEGEND:

YOU ARE HERE

1. CONCESSION STAND BUILDING
2. BATTING CAGE BUILDING
3. EAST PRESS BOX
4. WEST PRESS BOX
5. BASEBALL FIELD I
6. BASEBALL FIELD II
7. BASEBALL FIELD III
8. BASEBALL/SOFTBALL FIELD IV
9. FOOTBALL FIELD I
10. FOOTBALL FIELD II
11. FOOTBALL FIELDS TEAM MEETING ROOMS
12. FOOTBALL FIELDS RESTROOMS
13. FOOTBALL FIELDS COMMUNITY ROOM & PRESS BOX
14. FOOTBALL PRACTICE FIELD
15. CONTAINERS STORAGES
16. FOOTBALL FIELDS PARKING
17. BASEBALL FIELDS PARKING
18. OUTDOOR SEATING
19. BASEBALL FIELDS STORAGE BUILDING
20. BOYS AND GIRLS CLUB
21. PINNACLE SENIOR CENTER

N

GRAPHIC SCALE: 1" = 50' - 0"

0' 50' 100' 150'

MAP STATION PLAN
1" = 50'-0" | 1

NOTES:

- THE NAMES ON THE LEGEND ARE SUBJECT TO CHANGE BASE ON THE OWNER PREFERENCE. COORDINATE WITH OWNER FOR FINAL CHOICE.
- ONE GRAPHICS STAR ("YOU ARE HERE") WILL BE PLACED ON EACH MAP STATION.THE 2 LOCATIONS ARE SHOWN ON THE MAP AS A GUIDE TO SHOW THE LOCATION OF EACH MAP STATION
- THE WRITING FONT SIZE TO BE ADJUSTED TO BE READABLE
- THE MAP STATTION TO BE PRINTED IN COLOR. COORDINATE WITH ARCHITECT FOR THE VECTOR FILE

MAP STATION NOTES

1. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN BARRICADES, LIGHTING, ETC AS APPLICABLE BY CODES AND REGULATIONS TO PROTECT PEDESTRIANS AND WORKERS.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES AND APPLICATIONS
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING AND VERIFYING ANY AND ALL DIMENSIONS AND OR EXISTING FIELD CONDITIONS PRIOR TO START.
5. THE GENERAL CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT PRIOR TO INSTALLATION OF NEW WORK.
6. THE GENERAL CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES WITH ARCHITECT PRIOR TO BIDDING.
7. THE GENERAL CONTRACTOR SHALL PROTECT ANY CONSTRUCTION OR FINISHES THAT IS TO REMAIN.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY CONSTRUCTION THAT IS EXISTING TO REMAIN.
9. SALVAGE ALL DOORS AND HARDWARE, MOVABLE FURNITURE, APPLIANCES, EQUIPMENT, AND COORDINATE DELIVERY TO OWNER
10. THE GENERAL CONTRACTOR SHALL COORDINATE THE RE-USE AND RELOCATION OF DIFFUSERS, STROBES, EXIT SIGNS AND MECHANICAL GRILLS WITH MEP. REPORTING DISCREPANCIES TO THE ARCHITECT.
12. PROVIDE KICKERS AT 48" O.C.
13. PROVIDE CLEAR PLASTIC CORNER GUARDS AT EXPOSED GYPSUM CORNERS EXCEPT WITHIN MAINTENANCE AREAS AND WINDOW JAMB.
14. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

GENERAL NOTES

IDG+ ARCHITECTS

440 BENMAR DR., SUITE 3335
HOUSTON, TEXAS 77060

PH: 832-448-2462

FAX: 832-448-2466

Project No: 6001-02

CONSULTANTS:

CIVIL ENGINEER

NEDU ENGINEERING SERVICES
ADDRESS: 6464 SAVOY DR #610, HOUSTON TEXAS 77036

STRUCTURAL ENGINEER

RDP ENGINEERS
ADDRESS: 104 INDUSTRIAL BLVD SUITE 111 SUGAR LAND,TEXAS 77478

MEP ENGINEER

MARSHALL ENGINEERING CORPORATION
ADDRESS: 715 N. HOUSTON AVE. HUMBLE, TEXAS 77338

BASEBALL FIELDS UPGRADE PHASE II: SOUTH POST OAK SPORTSPLEX

5675 HOBBY ROAD, HOUSTON, TEXAS 77053

Drawing Date:	07/26/2021
Drawn:	Author
Checked:	Checker
Scale:	As indicated
ACAD File:	

Revisions:

DESCRIPTION	
SCHEMATIC DESIGN	06/07/2021
DESIGN DEVELOPMENT	08/23/2021
75% CD	09/09/2021
95% CD	09/27/2021
100% CD	11/22/2021
ISSUE FOR PERMIT	12/22/2021
ISSUE FOR BID	09/07/2022
ISSUE FOR CONSTRUCTION	03-23-2023

MAP STATION PLAN

A112

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1640
Plat Name: Fort Bend County Sportsplex
Applicant: Pedraza Surveying, LLC
Date Submitted: 07/17/2023

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

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

To exceed intersection spacing by not extending nor terminating in a cul-de-sac Benchmark Drive.

Chapter 42 Section: 42-135

Chapter 42 Reference:

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

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 land within the subject plat boundary is owned by Fort Bend County and is currently developed as a recreational facility with football and baseball fields. The land is being platted as a reserve for non-residential use. The extension of Benchmark drive would bisect a significant portion of the existing baseball fields and create a public safety concern due to the additional traffic through the center of the existing neighborhood and the recreational facility. Said extension would also enable Hobby Road traffic for McAuliffe Middle School to circulate through the residential neighborhood, negatively/adversely affecting the current traffic patterns at the middle school.

(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 applicant was not the developer of Hobby Street nor Benchmark Section 1 Subdivision.

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

The intent of this chapter and section is to provide adequate traffic circulation. This variance is requesting to preserve and maintain the current and adequate traffic circulation for 40 year old neighborhood.

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

This variance would promote the health safety and welfare of the existing neighborhood by reducing the amount of traffic circulating through local residential roads.

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

Fort Bend County is the owner of the subject property. With the County's large operating budgets, it is reasonable to deduce that economic hardship is not an issue for this variance request.

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

September 1, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Fort Bend County Sportsplex
REFERENCE NUMBER: 2023-1640

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Hobby Road, west of South Post Oak Road and north of FM 2234. 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.

Pedraza Surveying, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing requirements by not extending nor terminating in a cul-de-sac Benchmark Drive. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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 21, 2021, 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 Greg Travis 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 Brice Stanford with Pedraza Surveying, LLC at 281-240-9099. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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: 102

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Gamez Estates

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances

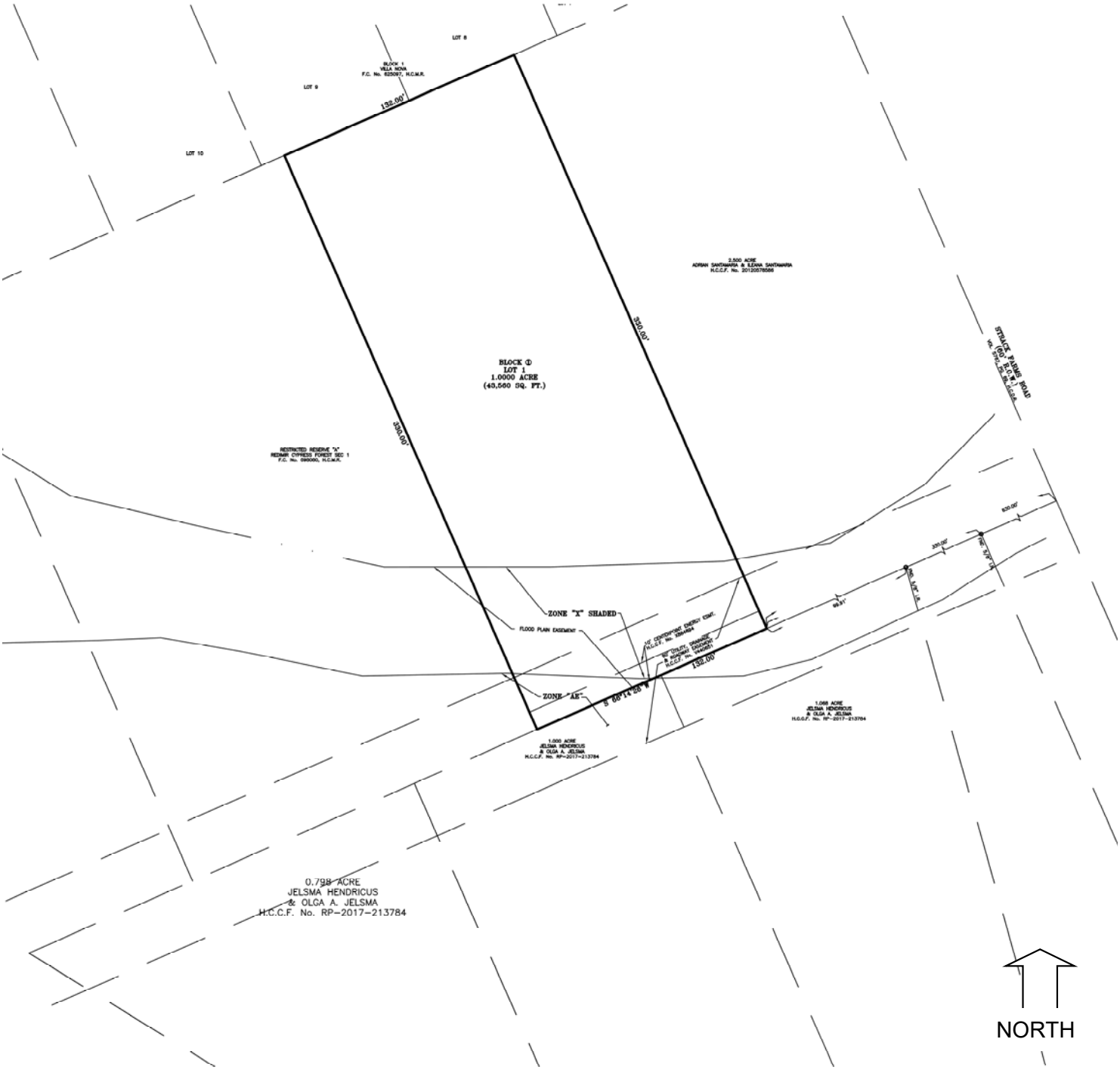
Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Gamez Estates

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Gamez Estates

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2241
Plat Name: Gamez Estates
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 09/25/2023

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:

Applicant is requesting to allow a single family residential lot to take access from an existing 60' access easement.

Chapter 42 Section: 42-188

Chapter 42 Reference:

42-188 Lot Access to Streets a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

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 1 acre tract (along with the surrounding tracts) all take access from this existing 60' access easement that acts as a minor street for the surrounding area and neighbors.

(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 access easement that all tracts in the area are to take access to and from.

(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 tract will still have access to Cypresswood via the existing 60' access easement that is currently existing.

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

The site is located within a low-density area with large tracts of land, with an established residential neighborhood to the north. Allowing for the access easement ensures traffic from the established neighborhood would not mix with traffic from our acreage tracts of land that currently exist.

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

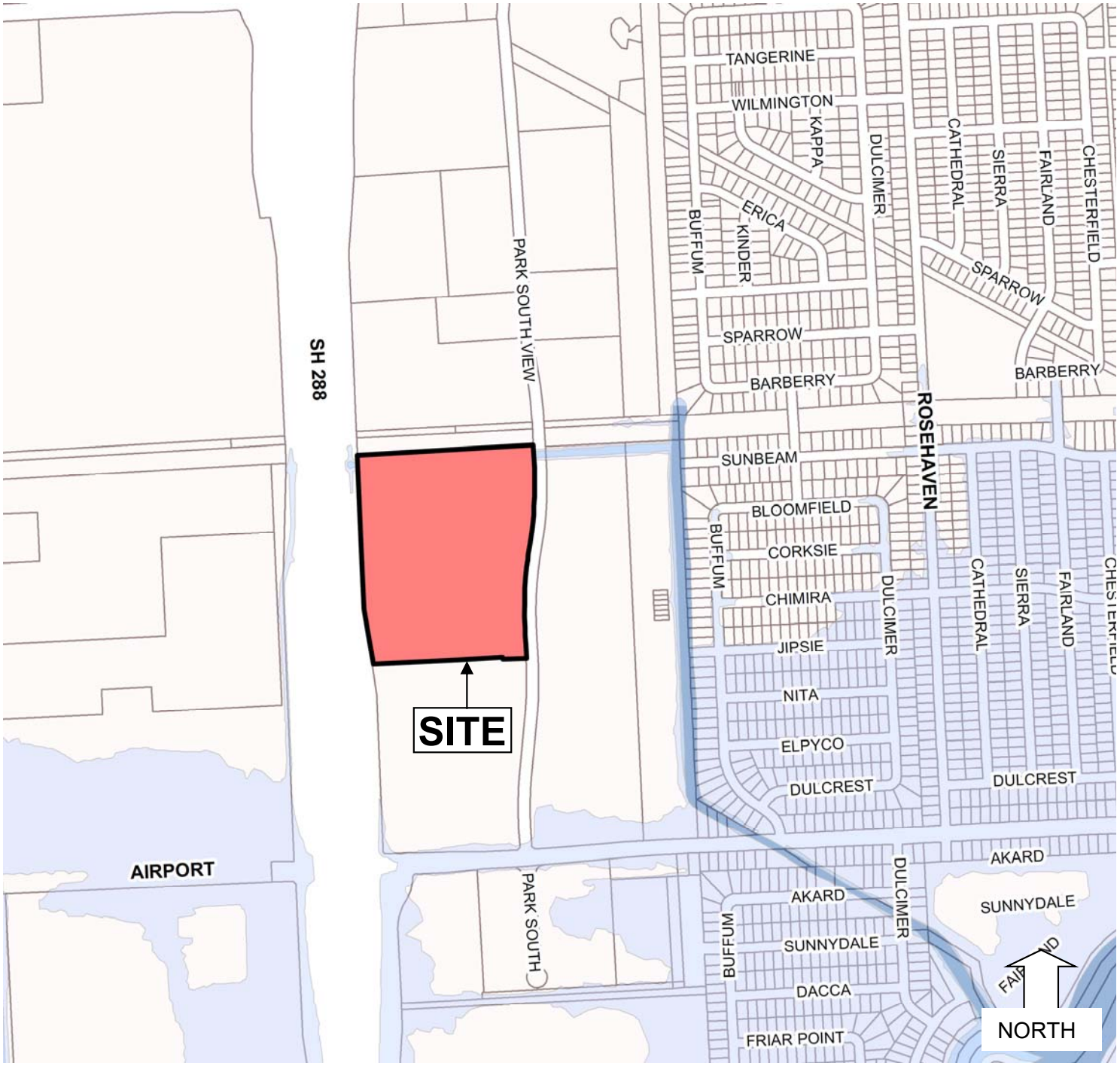
Economic hardship is not the sole justification. It is an existing access easement that allowed the tracts that touch the easement take access to and from.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Grand West Sec 4

Applicant: DHI Engineering, LLC



D – Variances

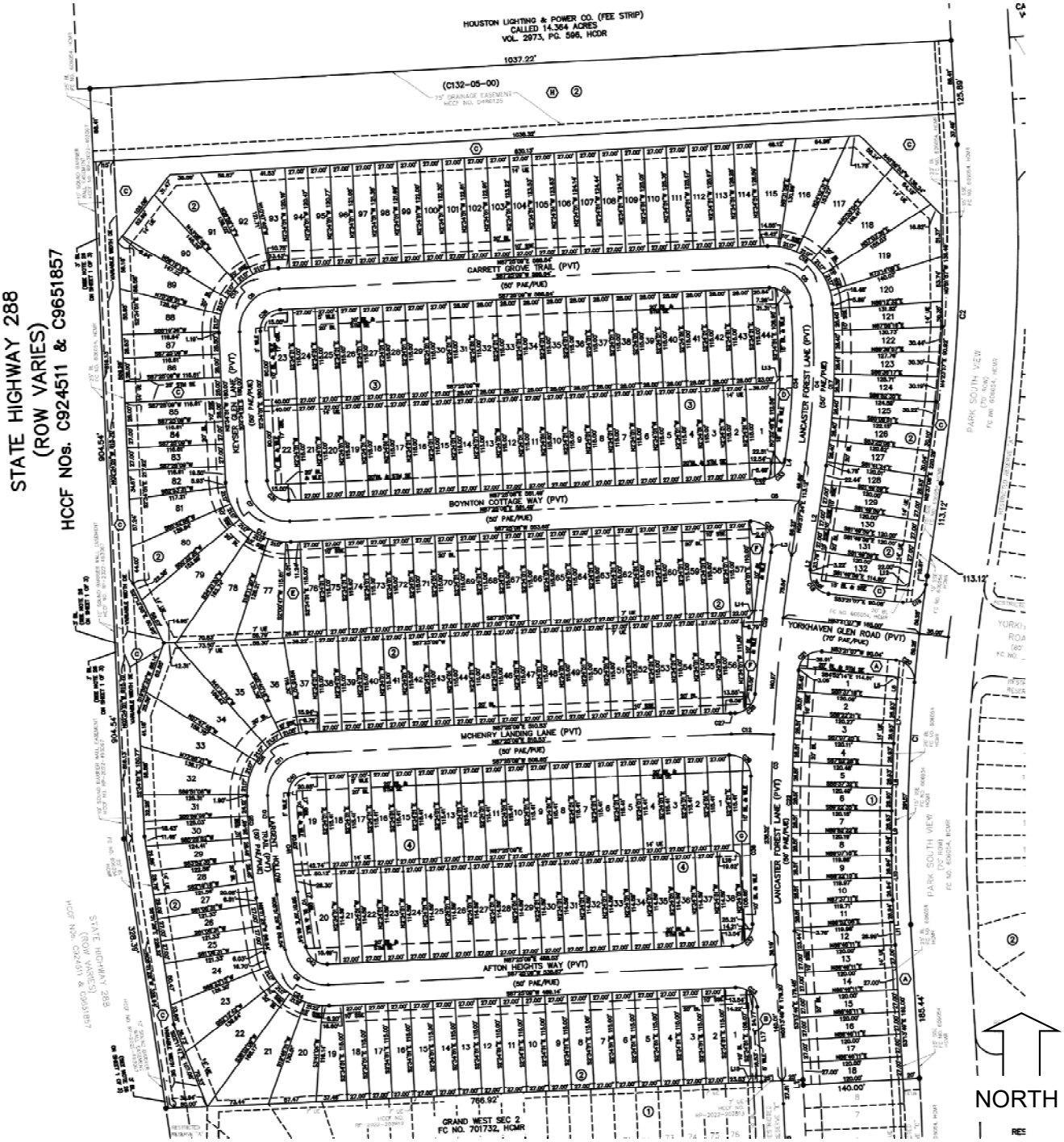
Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Grand West Sec 4

Applicant: DHI Engineering, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Grand West Sec 4

Applicant: DHI Engineering, LLC



D – Variances

Aerial



LEGEND

PROPOSED REPLAT

PROPOSED SOUND BARRIER WALL

SCALE: 1"= 60'

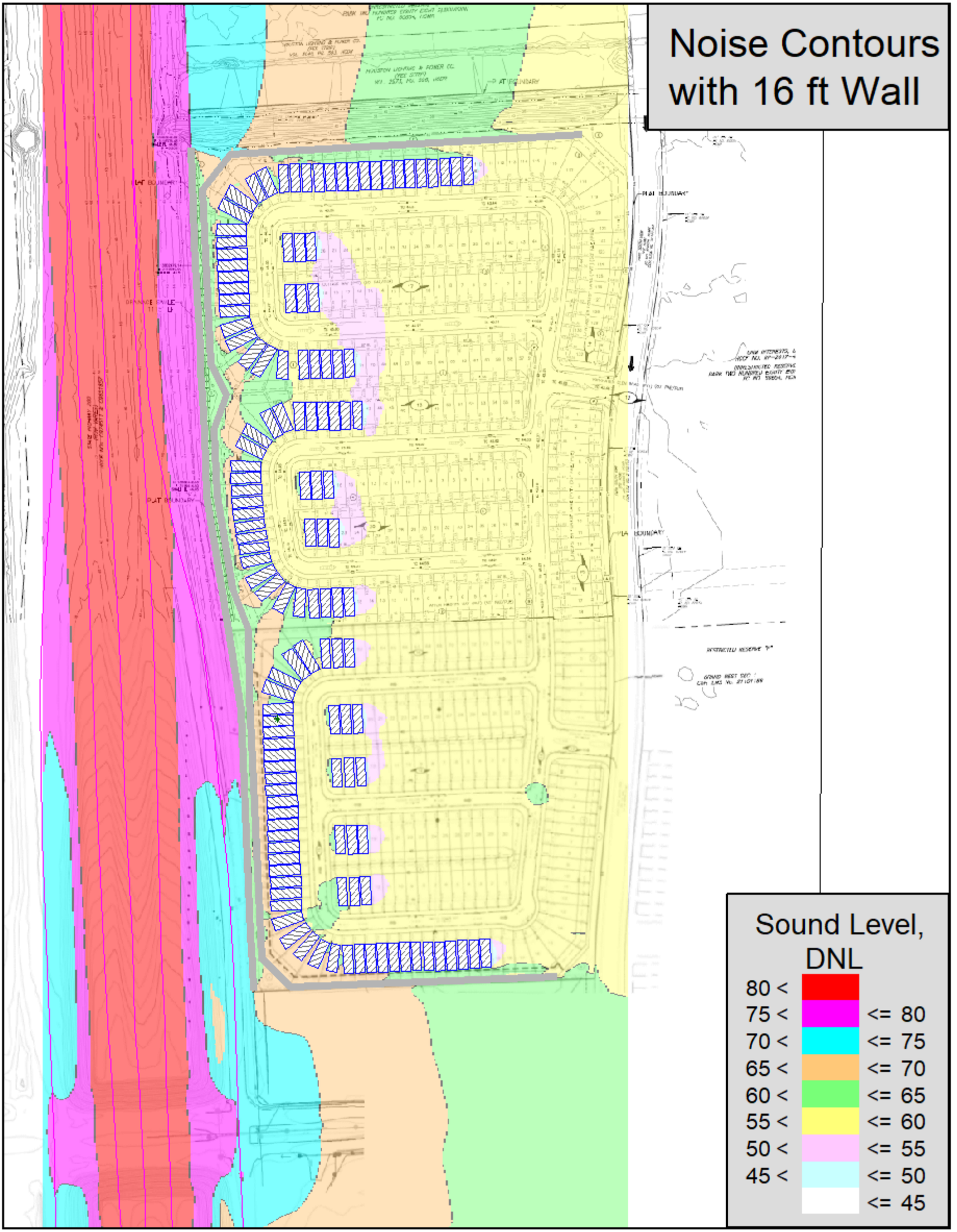
0’ 60’ 120’ 180’

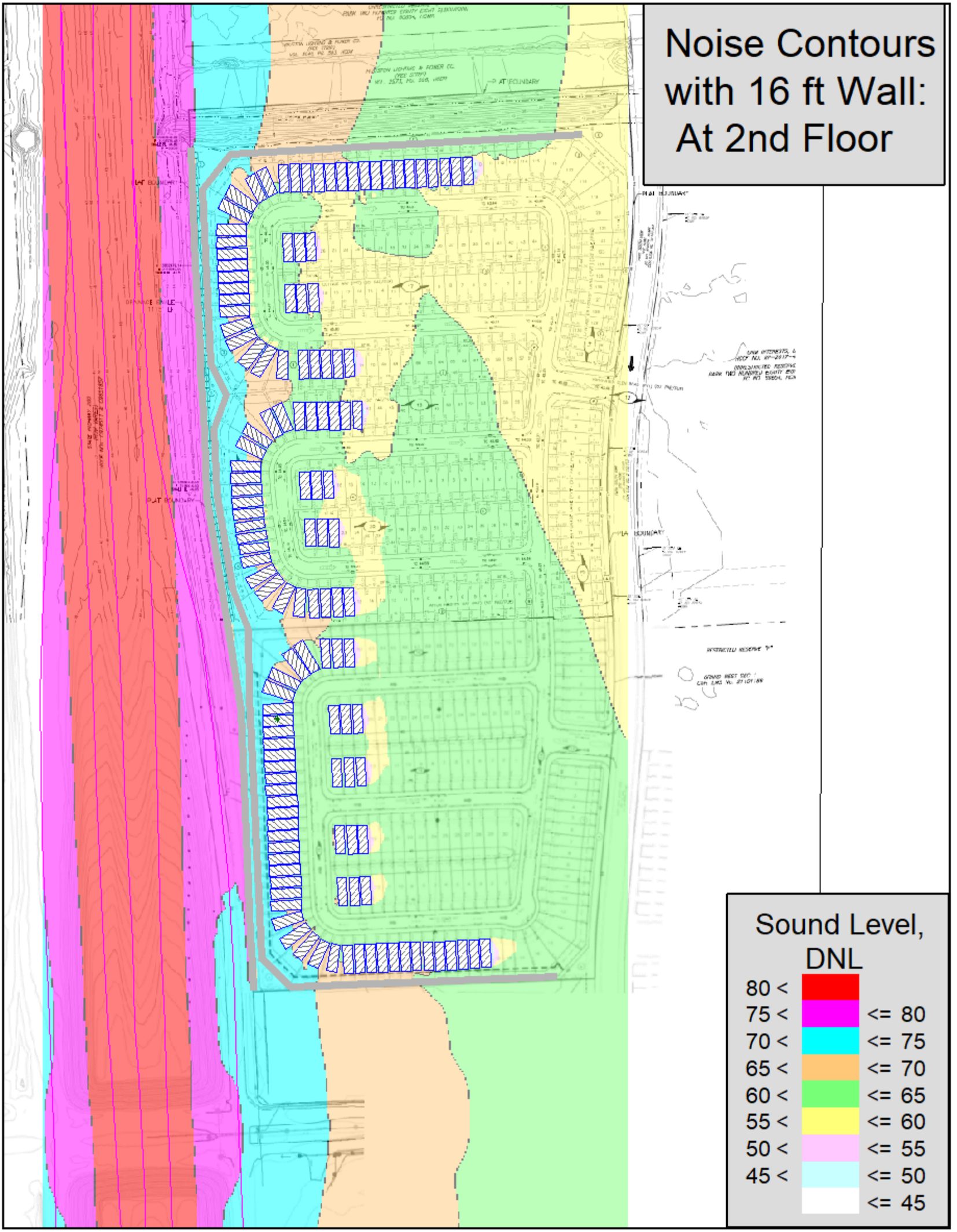
AERIAL EXHIBIT FOR GRAND WEST SEC 4

PREPARED BY:

DHI Engineering, LLC
6744 HORTON VISTA DR., SUITE 100
RICHMOND, TX 77407
TBPE REG. NO. F-19561

Date: Aug 31, 2023, 12:05pm User ID: GAMcnabb
File: E:_CLIENT PROJECTS\DR Horton\Grand West\Section 4\800 - Platting\850 - Recordation\007 - Appraisal District\Grand West Sec 4_Final Plat R2.dwg


Noise Contours with 16 ft Wall
Sound Level, DNL
80 <
75 < <= 80
70 < <= 75
65 < <= 70
60 < <= 65
55 < <= 60
50 < <= 55
45 < <= 50
<= 45


Noise Contours with 16 ft Wall: At 2nd Floor
Sound Level, DNL
80 <
75 < <= 80
70 < <= 75
65 < <= 70
60 < <= 65
55 < <= 60
50 < <= 55
45 < <= 50
<= 45

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2053
Plat Name: Grand West Sec 4
Applicant: DHI Engineering, LLC
Date Submitted: 09/08/2023

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

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

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located within the city limits and is situated between State Highway 288 and Park South View, just north of Airport Boulevard. The purpose of the replat is to establish a dual building line within a proposed landscape / open space reserve that will allow a 16' tall sound barrier wall to be constructed 5' from the westernmost property line. By the preceding recorded plat (Park Two Hundred Eighty Eight Subdivision) there is an existing 25' building line that restricts any permitted structure to exceed 8' in height. The applicant is now requesting a 3' building line that will only apply to a sound barrier wall structure that exceeds the maximum height requirement. Various wall heights were studied, and the 16' tall sound barrier wall was the most appropriate to properly serve the future residents of Grand West. The sound barrier wall is as an environmental improvement for noise abatement caused by traffic along the adjacent right-of-way of State Highway 288. We have previously coordinated our sound barrier wall design efforts with TXDOT, and they have no comments to provide on the proposed construction plans since the improvements fall outside of TXDOT right-of-way. The proposed location of the sound barrier wall also lies within an existing recorded 10' wide sound barrier wall easement that was granted to the Harris County Municipal Utility District No. 451 for maintenance purposes.

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

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

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

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

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

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

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

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

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

September 15, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Grand West Sec 4
REFERENCE NUMBER: 2023-2053

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along State Highway 288, north of Airport Boulevard. 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.

DHI Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 3' dual building line for a sound wall barrier within the 25' building line along SH 288. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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, October 5, 2021, 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 Greg Travis 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 Levi Morales with DHI Engineering, LLC at 281-269-6841. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

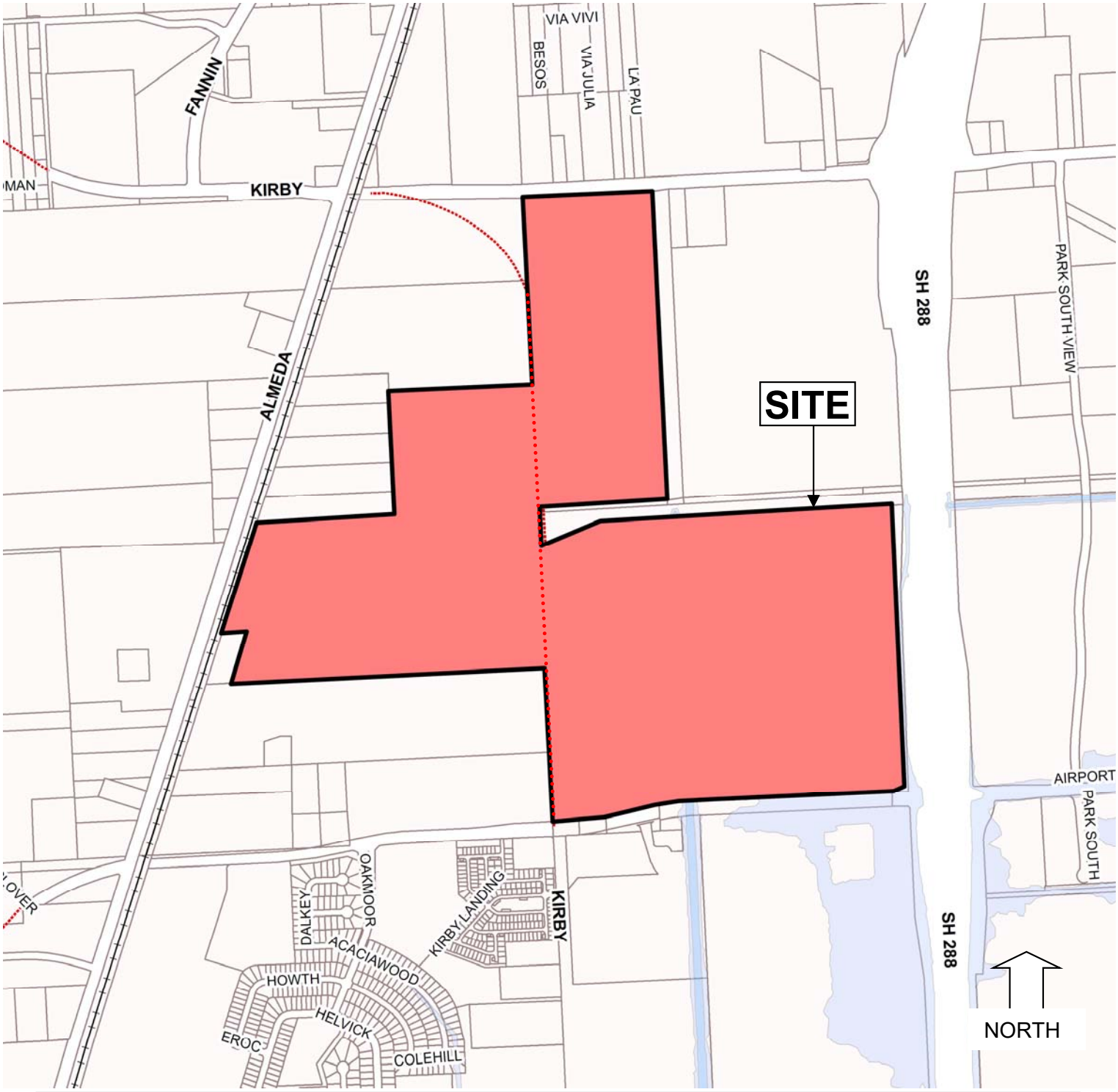
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Rodeo Auxiliary Facilities GP

Applicant: EHRA



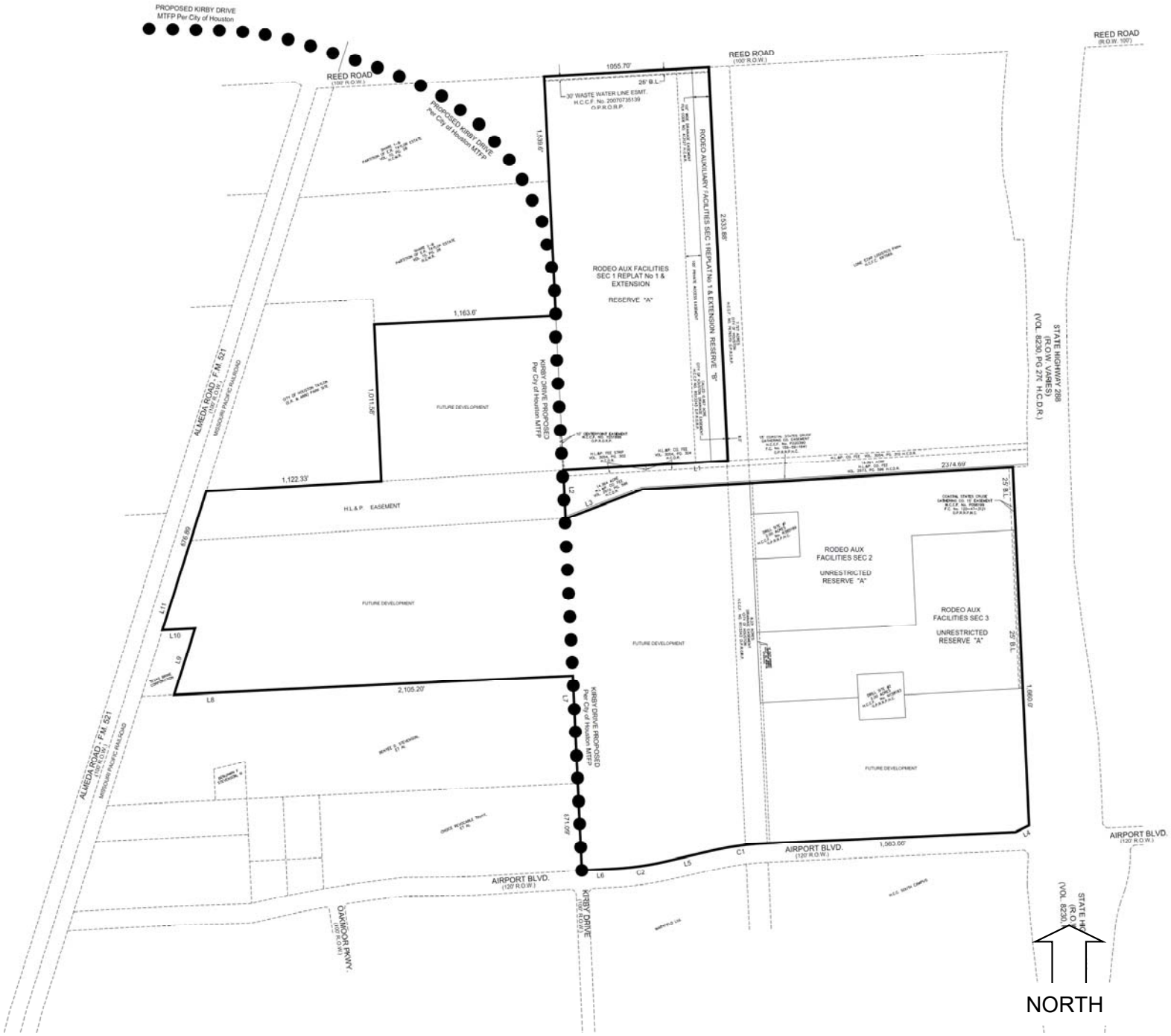
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Rodeo Auxiliary Facilities GP

Applicant: EHRA



D – Variances

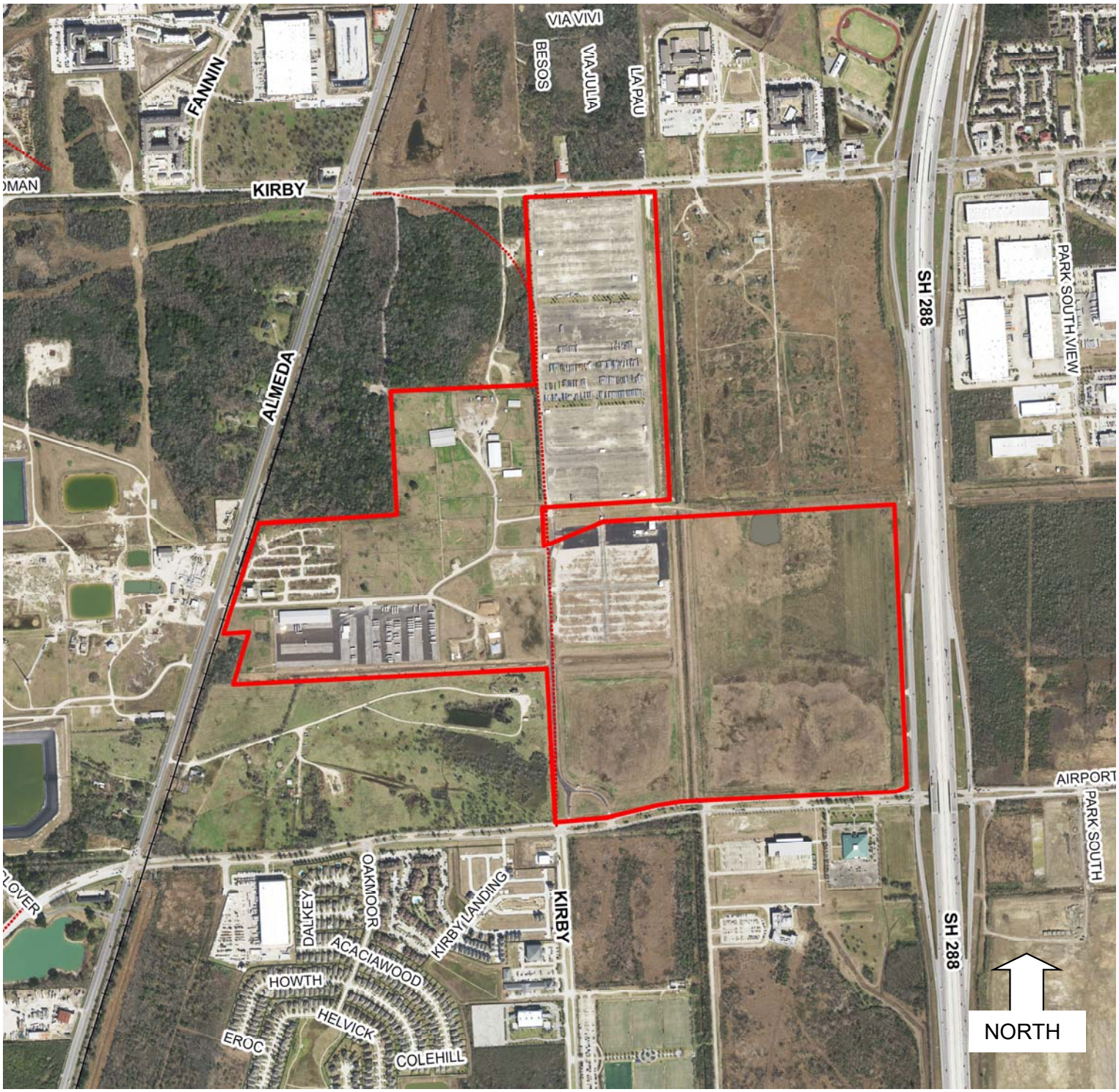
Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Rodeo Auxiliary Facilities GP

Applicant: EHRA



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2030
Plat Name: Rodeo Auxiliary Facilities GP
Applicant: EHRA
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:

Variance to not provide major thoroughfare or local street connections within the Rodeo Auxiliary Facilities General Plan boundaries, located between State Highway 288 and Almeda Road (FM 521), and between Reed Road and Airport Boulevard.

Chapter 42 Section: 42-127(a) and 42-128(a)(1)

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; and 42-128(a)(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 Rodeo Auxiliary Facilities tract has a history dating to its acquisition by the Houston Livestock Show and Rodeo (HLSR, Rodeo) in 1999. Most Houstonians know that the annual Rodeo event receives over 2.4 million attendees during the nearly four-week event. Another 35,000 volunteers are needed to host the attendees and each day of the event can potentially see over 160,000 guests at NRG Park. What many visitors to the Rodeo may not know is that the logistics for holding such a large event requires extensive year-long planning and significant off-site vehicle and equipment storage. The grounds of NRG Park where the Rodeo is held each year do not accommodate all the necessary parking and logistics to put on the show, nor year-round storage of HLSR owned equipment and materials. The Rodeo Auxiliary Facilities tract serves the purpose of storing metal fences, concrete barricades, dirt for the exhibition floors and NRG Stadium, and other materials throughout the year. During the annual Rodeo event, this tract provides parking for the carnival trucks and trailers, temporary parking for show animal trailers, pens and grazing areas for show animals, and extensive public parking and shuttle bus operations. The nature of these activities requires secure storage and access be provided at all times, thus the entire property is bounded by a perimeter fence and multiple internal fencing distinguishes public parking areas and HLSR storage areas. The tract's original general plan was approved in 2001 with variances not to provide public streets through the Rodeo Auxiliary Facilities tract between State Highway 288 and Almeda Road (FM 521), and between Reed Road and Airport Boulevard. These variances were subsequently requested again via a new general plan and partial replat of Section 1 in 2007 (ref 2007-2405). Subsequent recorded plats, most recently in 2019 (ref 2019-0993) have extended the

GP variances until now. Recently, HLSR has acquired contiguous property on the west side of the tract which was formerly a pipe yard business (Cierra Pipe). This business and HLSR shared a driveway connection to Almeda Road (FM 521) with a private easement over the Missouri Pacific Railroad line located on the east side of the Almeda Road ROW. The addition of this approximately 10.6-acre property causes the need to reapply for the needed variances via this new general plan illustrating the new total acreage owned by HLSR. This general plan application acknowledges the location and alignment of Kirby Drive, an approved major thoroughfare, through the tract. Given the regional connectivity provided by Kirby Drive, should it ever be completed between its current termination at Holmes Road to the north and Beltway 8 to the south, it is obvious that Kirby Drive will require ROW dedication through the Rodeo Auxiliary Facilities tract. HLSR will work with the City of Houston at an appropriate time address this ROW. Since the alignment will bisect the property, this will force HLSR to reallocate resources and revise the security perimeter at their own cost. Requiring other public ROW will further disrupt current and future Rodeo operations and is inconsistent with previously granted variances. Thus, this new general plan application seeks to restore the variances not to provide public streets between State Highway 288 and Almeda Road (FM 521), and between Reed Road and Airport Boulevard, except for the alignment of Kirby Drive as described by the City of Houston Major Thoroughfare and Freeway Plan

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

The continual use of the Rodeo Auxiliary Facilities tract exclusively for HLSR activities throughout the year and the need to provide security for equipment, vehicles and livestock during the annual Rodeo event preclude the ability to connect local public streets through the site. For decades, the HLSR has partnered with METRO to provide the necessary public transportation to and from NRG Park via satellite parking areas. HLSR has increasingly contracted with private bus companies to offer even more bus service and relieve congestion at NRG Park during the Rodeo. The Rodeo Auxiliary Facilities tract is used for this purpose and provides a critical large-scale public parking option. Additionally, existing conditions and current development prevent street connectivity as follows. Working clockwise around the tract, to the north, existing Star of Hope campus operations and a newly platted (and under construction) residential subdivision prevent the extension of any public streets. To the east, a large new warehouse distribution facility is under construction and nearing completion which has no street connections. Further east, State Highway 288 is a limited access freeway with no frontage roads. An off ramp further limits accessibility on the short portion of frontage road that does exist. Two driveway cuts are in place however these are not permitted as public streets. To the south, several school campuses, the Houston Sports Park, and Sabercats Stadium are located east of a constructed section of Kirby Drive. Oakmoor Parkway is a residential street that would be incompatible with additional through traffic thus Kirby Drive is the only reasonable local connectivity alignment that should be considered in this area. Finally, to the west of the tract access to Almeda Road (FM 521) is prevented due to the location of the Missouri Pacific Rail main line on the east side of the road ROW. HLSR maintains a driveway permit at one location which is used for access to livestock pens, not for public parking lots. Railroads are notoriously difficult to work with regarding new at-grade street crossings, usually requiring the closure of two existing crossings. Also, the City of Houston owns the E.R. and Ann Taylor Park site which lies between the HLSR tract and Almeda Road. These conditions clearly point to Kirby Drive being the only reasonable street connection through the Rodeo Auxiliary Facilities tract.

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

Adequate regional and local access as defined in Chapter 42 does not necessarily account for the development of large acreage parcels such as the Rodeo Auxiliary Facilities tract. Within the boundaries defined by existing Reed Road, SH 288, Airport Boulevard and Almeda Road, the HLSR is the primary landowner and their operations do not require public streets. In fact, the 1,400-foot block length and 2,600-foot major thoroughfare spacing would severely limit the usability of the tract by HLSR. Since local circulation within the tract is not necessary and regional mobility is adequately served by existing major thoroughfares, it is reasonable to assume that the construction of Kirby Drive through the tract at some point in the future will provide all the access this area will ever need.

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

Public health, safety and welfare are not negatively impacted by granting this variance. The intent of the Rodeo Auxiliary Facilities tract is to provide safe and secure parking, equipment storage and livestock pens in a well-maintained facility which is managed year-round.

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

Justification for the requested variances stems from the need for HLSR to continue providing year-round secure facilities for parking and equipment storage, and secure livestock holding areas during the annual Rodeo event. The HLSR has operated on this tract since 1999 due to its proximity to the NRG Park grounds and has consistently made improvements ever since. The size and location of the tract allows for extensive event parking and transportation logistics which reduces congestion at NRG Park.

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

September 14, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Rodeo Auxiliary Facilities G.P
REFERENCE NUMBER: 2023-2030

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest intersection of Airport Blvd and State Highway 288. 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 EHRA, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting to exceed intersection spacing by not providing a north-south or east-west street through the property. Enclosed are copies of the variance request and proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, October 5, 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

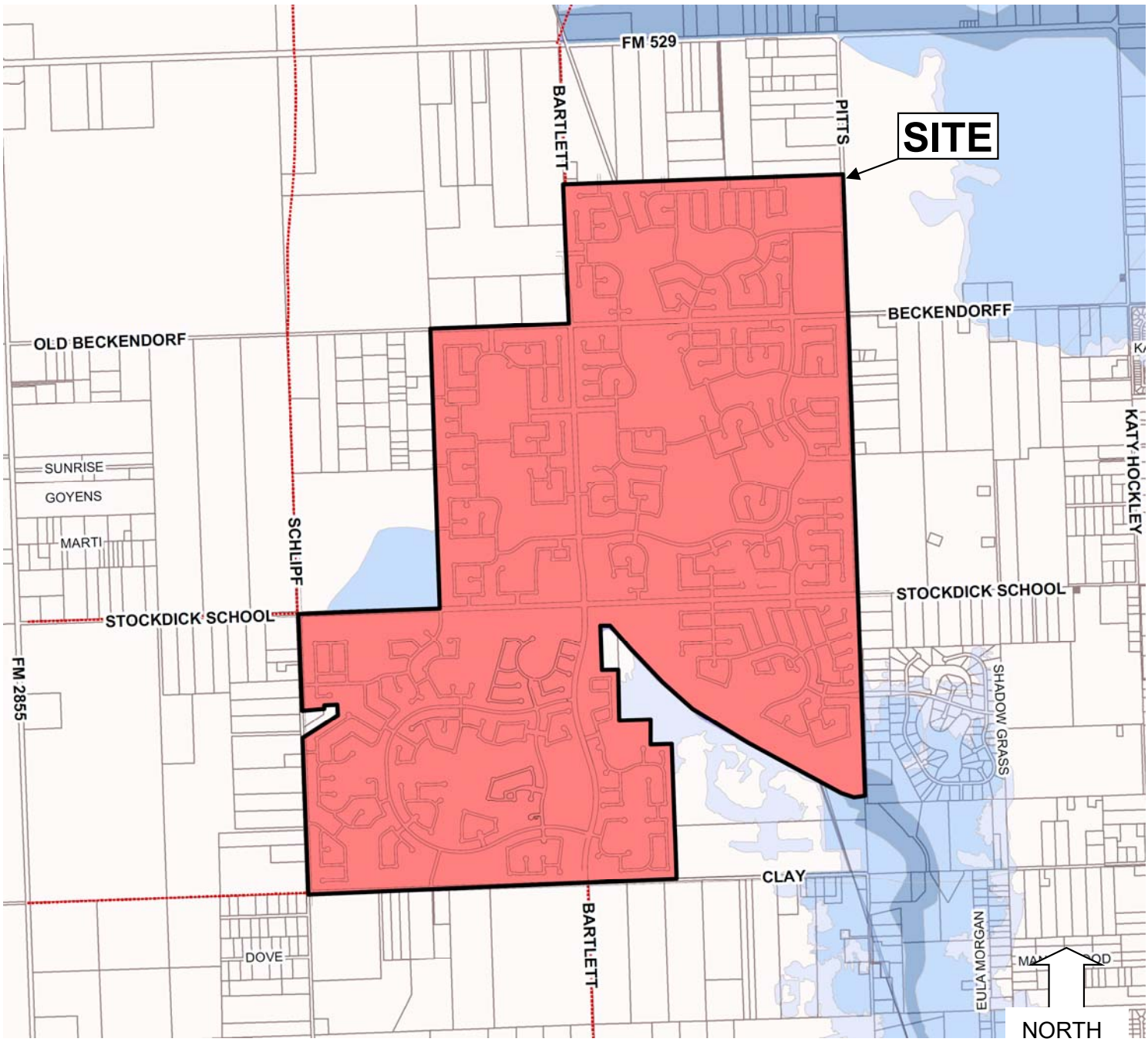
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra GP

Applicant: Quiddity Engineering



D – Variances

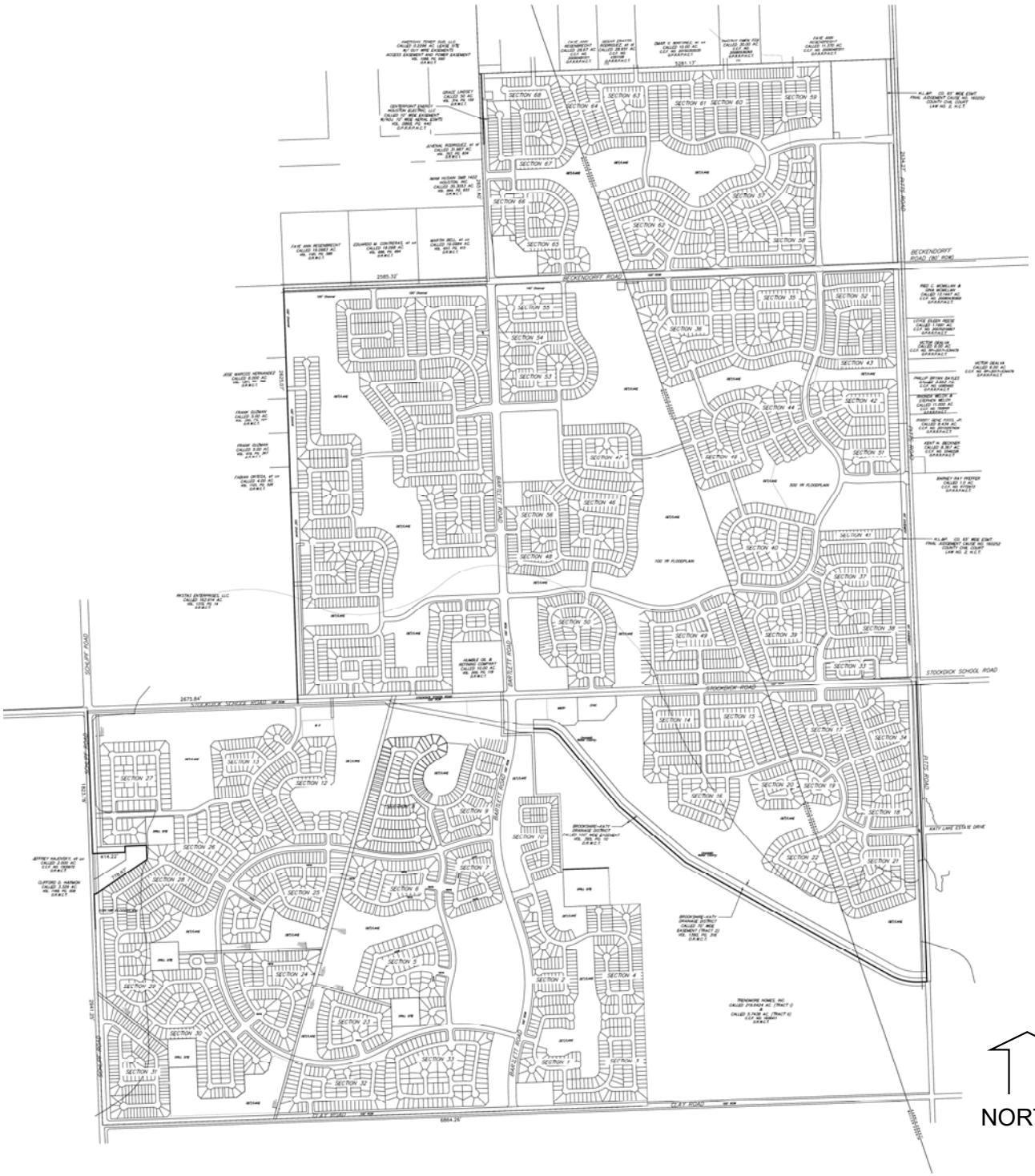
Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra GP

Applicant: Quiddity Engineering



D – Variances

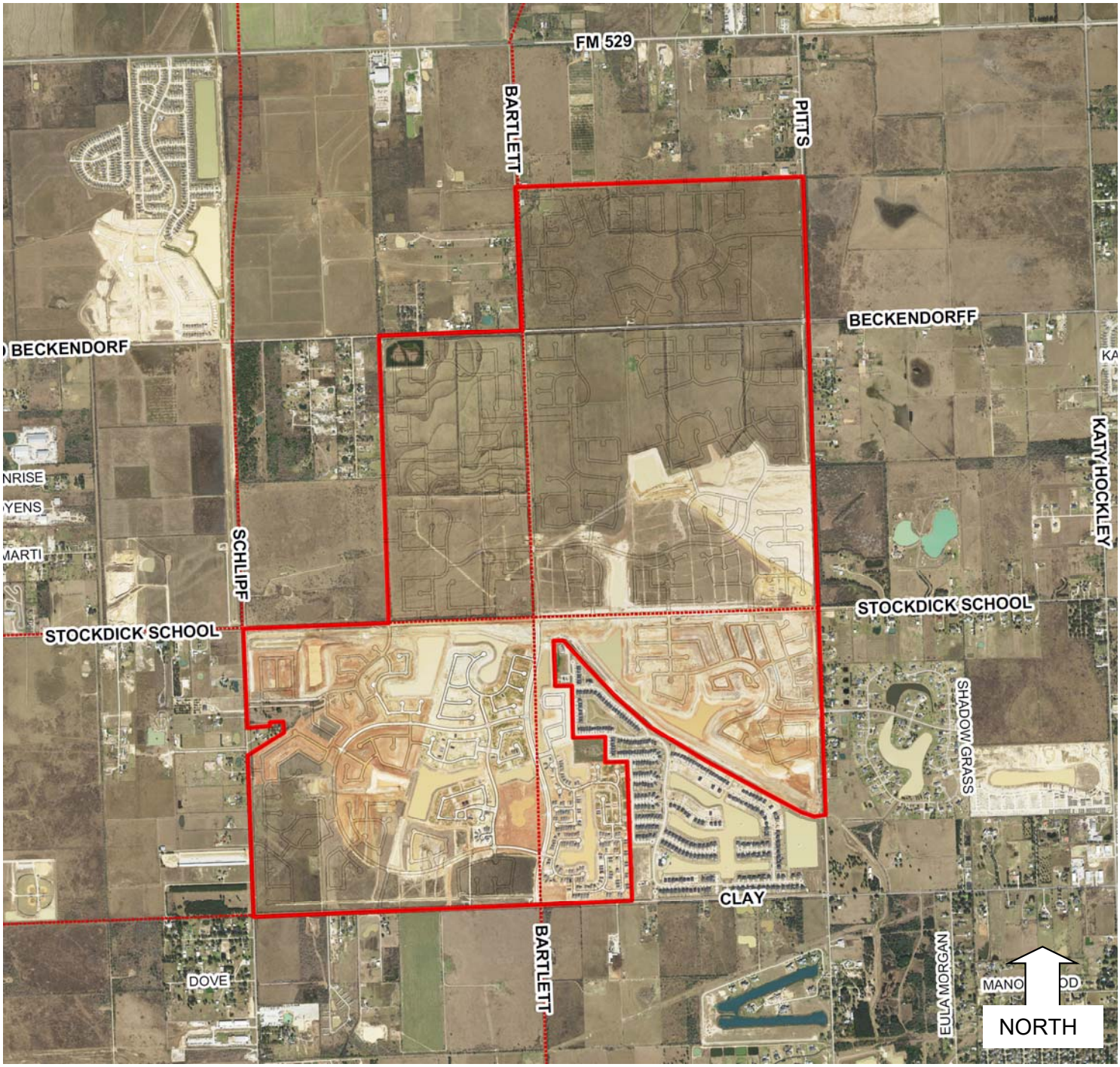
Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra GP

Applicant: Quiddity Engineering



D – Variances

Aerial

N 88°01'49" E 2585.32'

120' Channel 2.78± Ac.

120' Channel 3.63± Ac.

100' Channel 2.68± Ac.

JOSE MARCOS HERNANDEZ
CALLED 6.000 AC.
VOL. 1361, PG. 796
O.R.W.C.T.

N 01°57'03" W 2625.07'

DET/LAKE
24.4± Ac.

2073.29'

FRANK GUZMAN
CALLED 5.00 AC.
VOL. 396, PG. 104
D.R.W.C.T.

FRANK GUZMAN
CALLED 5.00 AC.
VOL. 419, PG. 367
D.R.W.C.T.

FABIAN ORTEGA, et ux
CALLED 4.00 AC.
VOL. 1101, PG. 526
O.R.W.C.T.

100' Channel 2.66± Ac.

2049.66'

D EULE SURVEY
BSTRACT 375

LLC.

DET/LAKE
32.1± Ac.

DET/LAKE
4.24± Ac.

1491.16'

HARRIS-WALLER COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 4
CALLED 85.1 AC.
C.C.F NO. 2112679
O.P.R.W.C.T. &
C.C.F. NO. RP-2021-623519
O.P.R.R.P.H.C.T.

DET/LAKE
8.12± Ac.

HUMBLE OIL &
REFINING COMPANY
CALLED 10.00 AC.
VOL. 200, PG. 118
D.R.W.C.T.

656'

652'

BARTLETT ROAD
100' ROW

STOCKDICK SCHOOL ROAD
100' ROW

CK SCHOOL ROAD
100' ROW

2.85± Ac.

9.40±

1.71± Ac.

50'

100'

60'

15.

AMERICAN TOWER SUB, LLC.
CALLED 0.2296 AC. LEASE SITE
W/ GUY WIRE EASEMENTS
ACCESS EASEMENT AND POWER EASEMENT
VOL. 1088, PG. 690
O.R.W.C.T.

W. C. PITTS
ABSTRACT 411
(WALLER COUNTY)

FAYE ANN
REGENBRECHT
CALLED 28.67 AC.
C.C.F. NO.
200090481511
O.P.R.R.P.H.C.T.

CESAR ERASTO
RODRIGUEZ, et al
CALLED 28.651 AC.
C.C.F. NO.
V351108
O.P.R.R.P.H.C.T.

OMAR V. MARTINEZ, et ux
CALLED 10.00 AC.
C.C.F. NO. 20150355035
O.P.R.R.P.H.C.T.

TIMOTHY OWEN FOX
CALLED 30.00 AC.
C.C.F. NO.
200805362265
O.P.R.R.P.H.C.T.

FAYE ANN
REGENBRECHT
CALLED 11.370 AC.
C.C.F. NO. 200904815111
O.P.R.R.P.H.C.T.

210

190

S 87°59'16" W 5281.17'

GRACE LINDSEY
CALLED 50 AC.
VOL. 314, PG. 159
D.R.W.C.T.

CENTERPOINT ENERGY
HOUSTON ELECTRIC, LLC
CALLED 10' WIDE EASEMENT
/ADJ. 10' WIDE AERIAL ESMTS
VOL. 0868, PG. 440
O.P.R.R.P.H.C.T.

SECTION 68

SECTION 64

SECTION 63

SECTION 61

SECTION 60

SECTION 59

15.75 Ac.

H.L.&P. CO. 65' WIDE ESMT.
FINAL JUDGEMENT CAUSE NO. 160252
COUNTY CIVIL COURT
LAW NO. 2, H.C.T.

PITTS ROAD

S 02°03'14" E 2634.27'

JUVENAL RODRIGUEZ, et al
CALLED 31.987 AC.
VOL. 757, PG. 834
O.R.W.C.T.

HARRIS COUNTY
WALLER COUNTY

DET/LAKE
Harris County
7.50± Ac.

1697.33'

3182.79'

1514.79'

DET/LAKE

1618.45'

DET/LAKE
10.26± Ac.

DET/LAKE
Waller County
14.65± Ac.

SECTION 67

SECTION 66

SECTION 57

SECTION 62

SECTION 58

SECTION 65

30.02± Ac.

IMAM HUSAIN SMB
1422 HOUSTON, INC.
CALLED 35.3053 AC.
VOL. 994, PG. 833
O.R.W.C.T.

N 02°12'42" W 2651.40'

W. T. WILLIAMSON SURVEY
ABSTRACT 410
(WALLER COUNTY)

1491.54'

ONTRERAS, et ux
19.098 AC.
5, PG. 894
.W.C.T.

MARTIN BELL, et ux
CALLED 19.0984 AC.
VOL. 657, PG. 415
O.R.W.C.T.

BECKENDORFF ROAD
100' ROW

BECKENDORFF
ROAD (80' ROW)

" E 2585.32'

RIED C. MCMILLAN &

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2244
Plat Name: Sunterra GP
Applicant: Quiddity Engineering
Date Submitted: 09/25/2023

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:
Requesting a block length variance due to required detention by government drainage requirements.
Chapter 42 Section: 126

Chapter 42 Reference:
The design of each intersection shall conform to the geometric design guidelines of the design manual and the standards of this article. All intersection distances shall be measured along the centerline from blockface to blockface.

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;
Following the guidelines of this specific chapter would create issues in the Drainage Impact Analysis that has already been approved by both Brookshire Katy Drainage District and Harris County and not allow for the site to adhere to drainage requirements that are currently being met with both agencies.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
There is a current Drainage easement being worked on to be recorded with the take down of the property to ensure that there is adequate drainage for the design and adhering to the requirements and approved Drainage impact analysis by Brookshire Katy Drainage District and Harris County.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this chapter will be maintained through the development as we have many collectors providing adequate flow for traffic and multiple points of access to major thoroughfares. We have also left stubs to create future connections when adjacent property is developed.

(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 as it will not create any issues in the flow in or out of sections to get to homes, we have created a structure with our right of way to ensure that there will be flow throughout the sections allowing homeowners to get in and out of their

homes utilizing many different routes to create efficient travel and the ability to create additional connections with the future development.

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

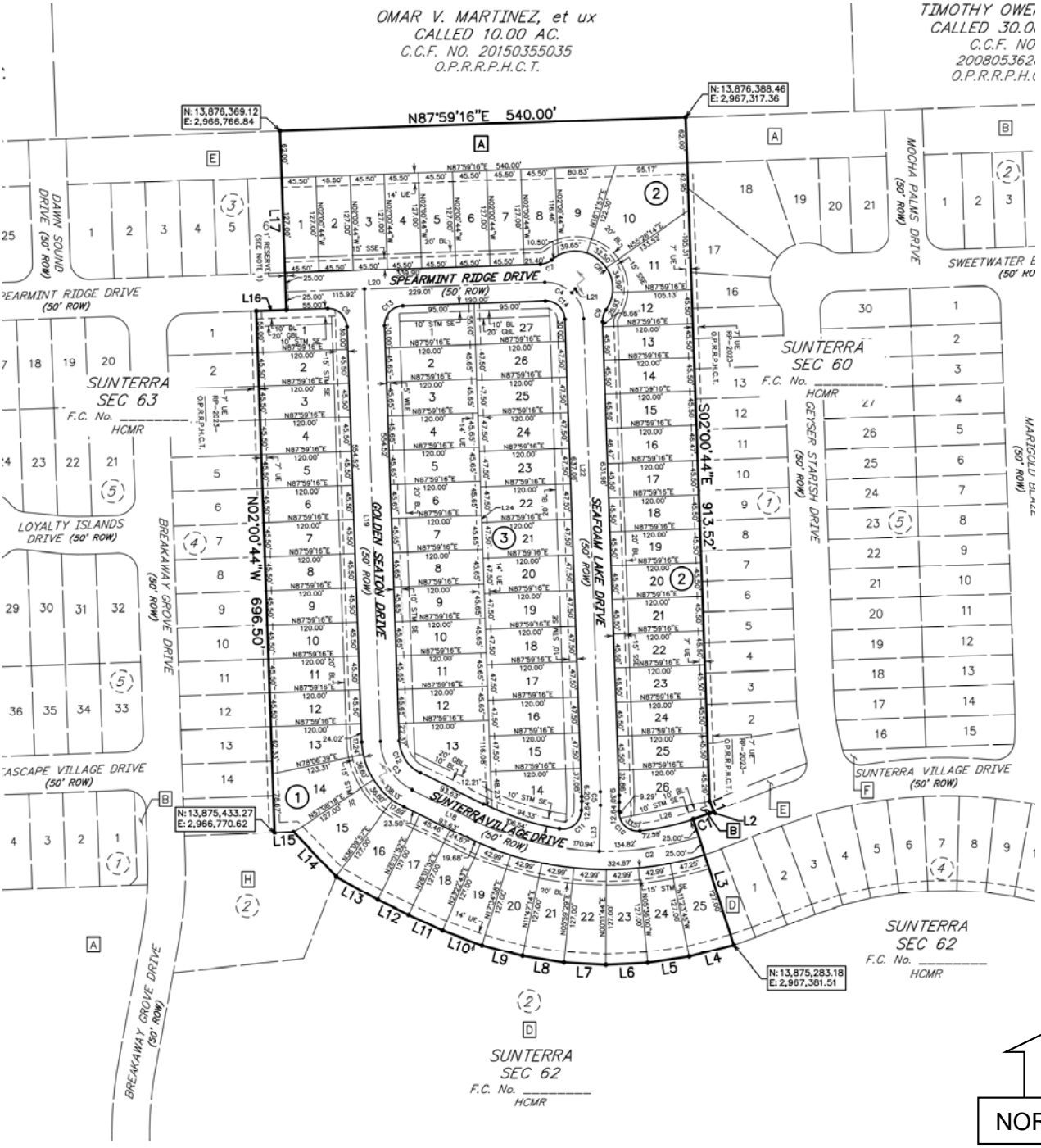
Following with the approved Drainage studies that allow proper and adequate drainage of the site is the reason in the request of variance. To be able to maintain the current land plan as is and ensuring that we are able to maintain those commitments with the drainage easements as well as the multiple connection points to the adjacent major thoroughfare for traffic flow to not be impacted

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 61

Applicant: Quiddity Engineering



D – Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 62

Applicant: Quiddity Engineering



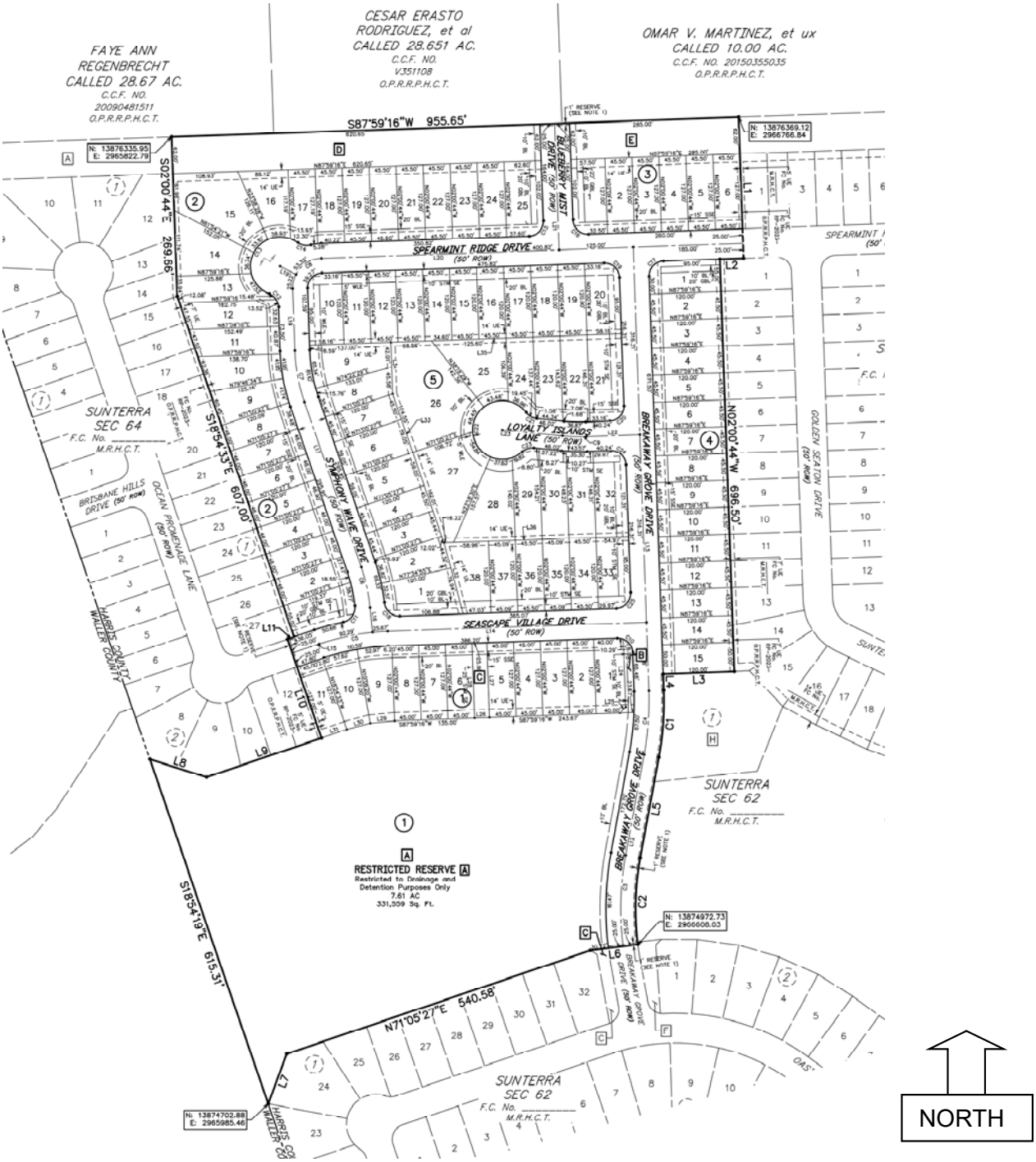
D – Variances Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 63

Applicant: Quiddity Engineering



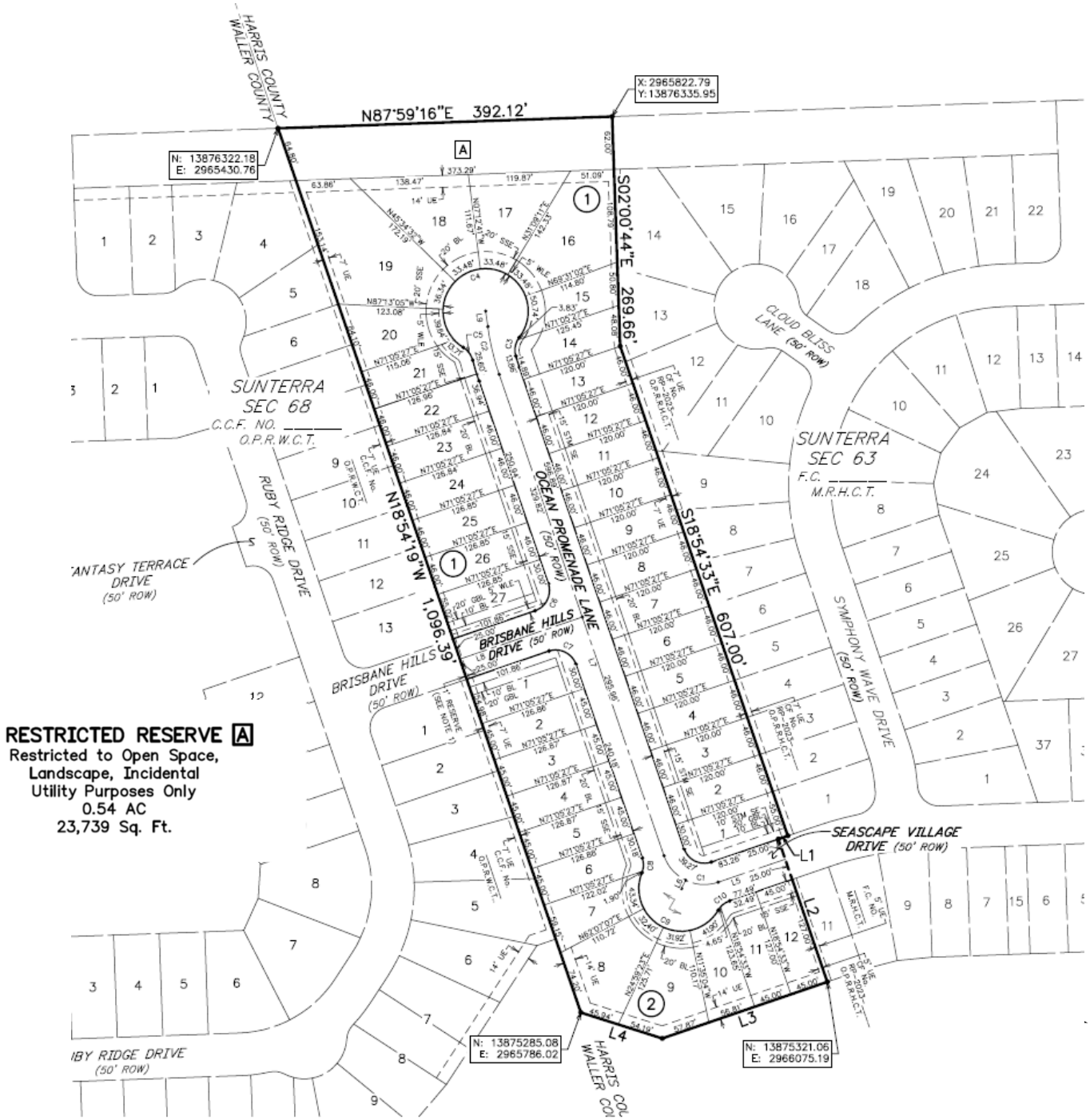
D – Variances **Aerial**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 64

Applicant: Quiddity Engineering



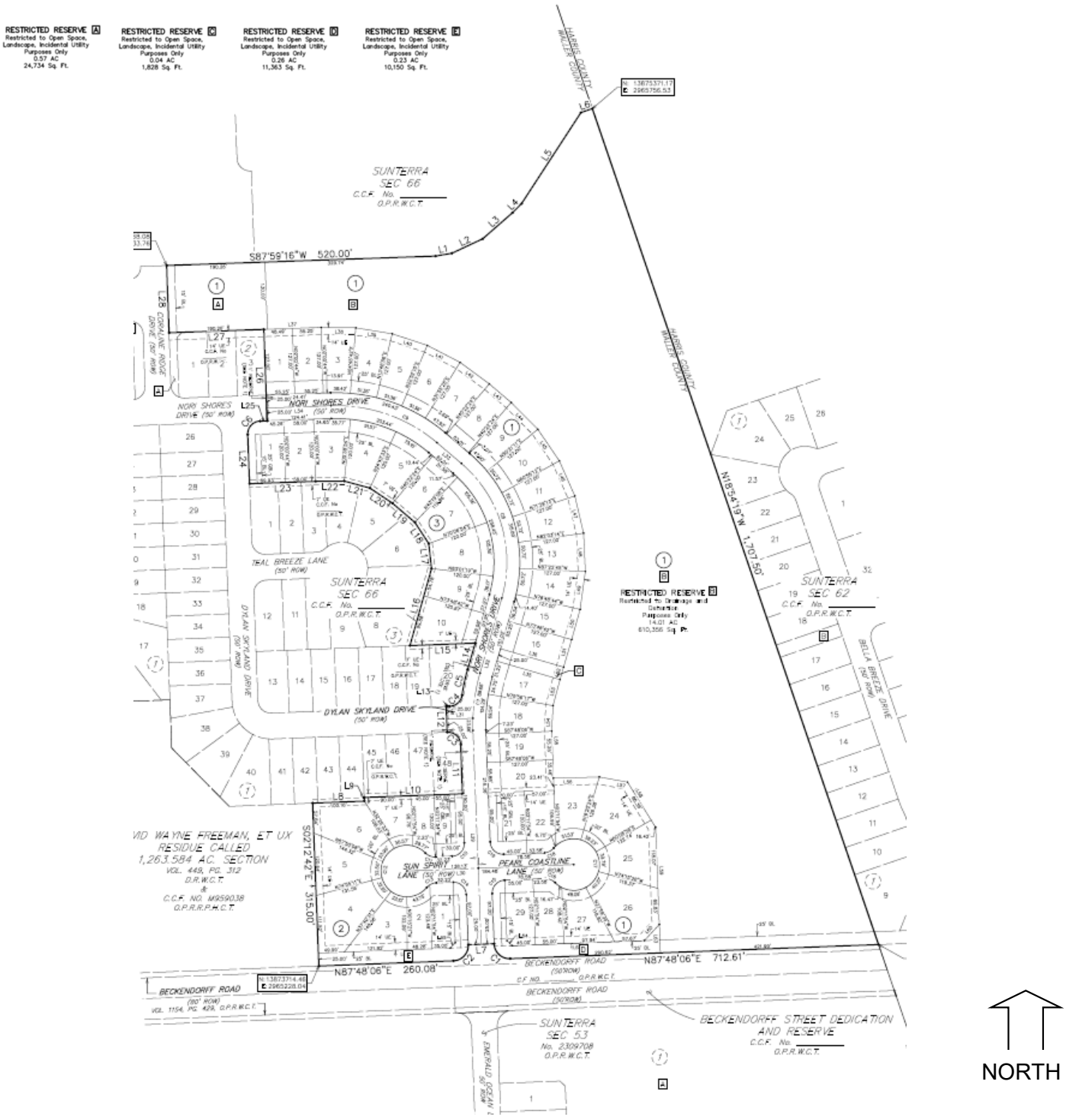
D – Variances Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 65

Applicant: Quiddity Engineering



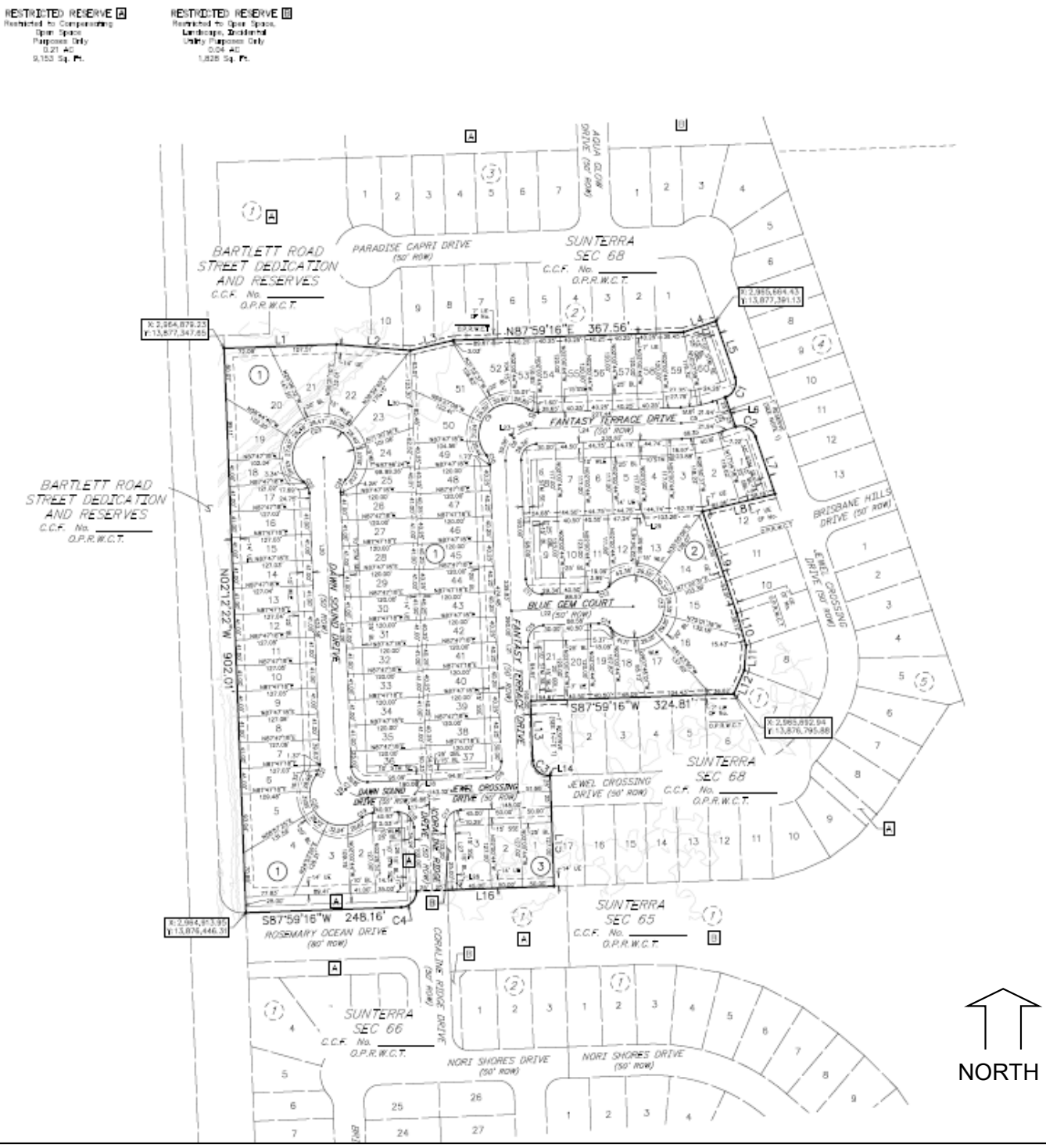
D – Variances Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 67

Applicant: Quiddity Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 68

Applicant: Quiddity Engineering



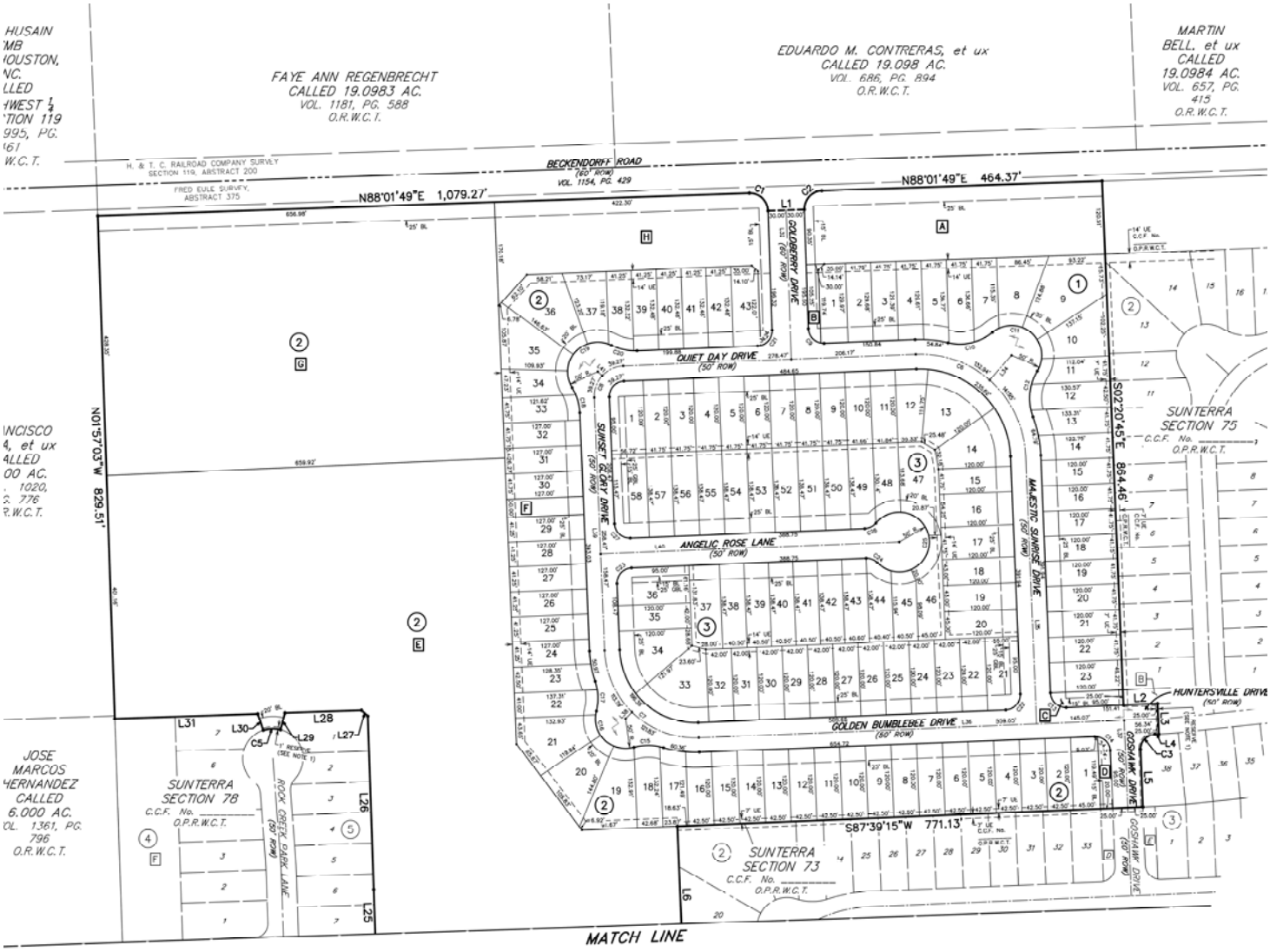
D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 74

Applicant: Quiddity Engineering



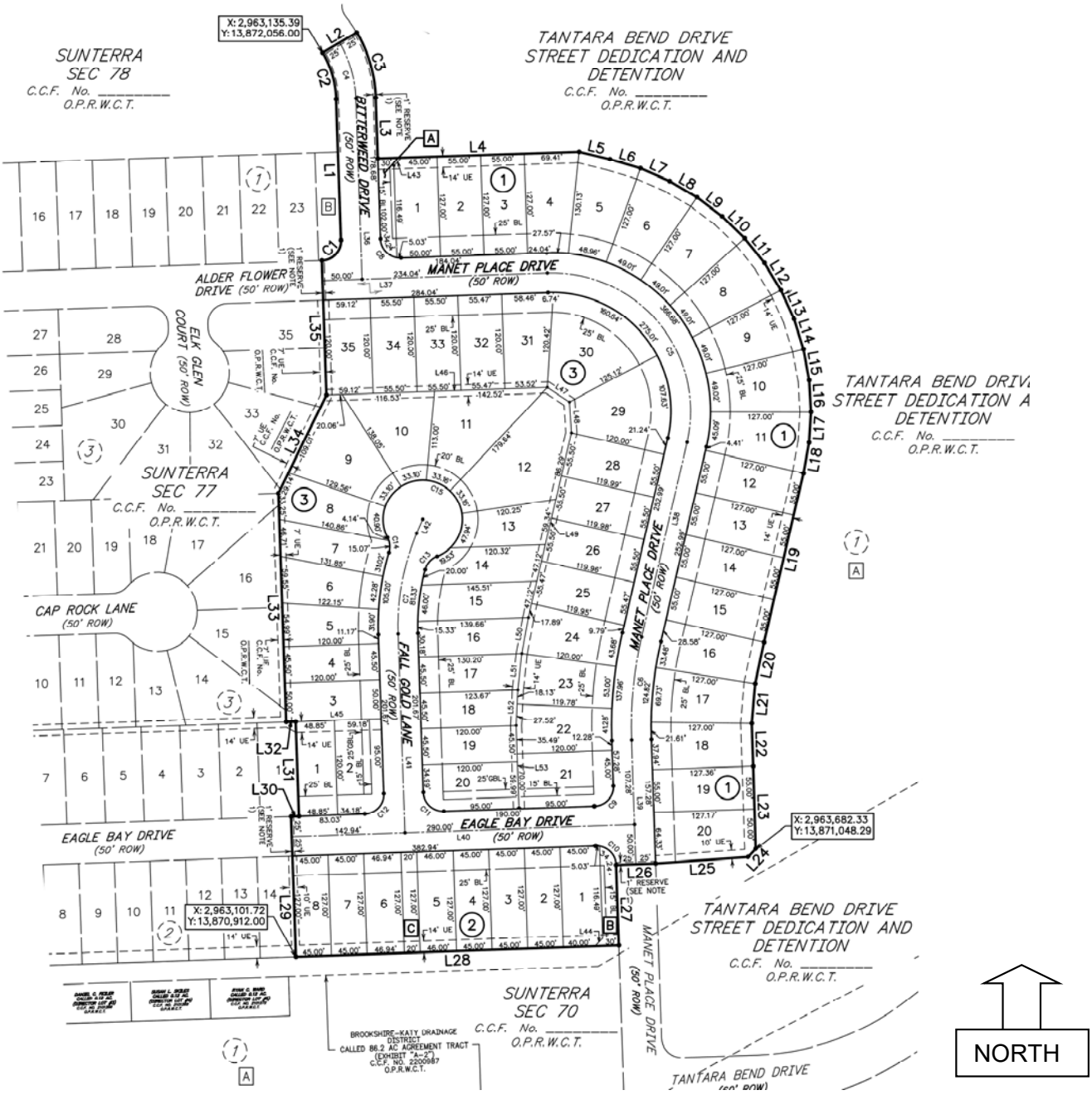
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 76

Applicant: Quiddity Engineering



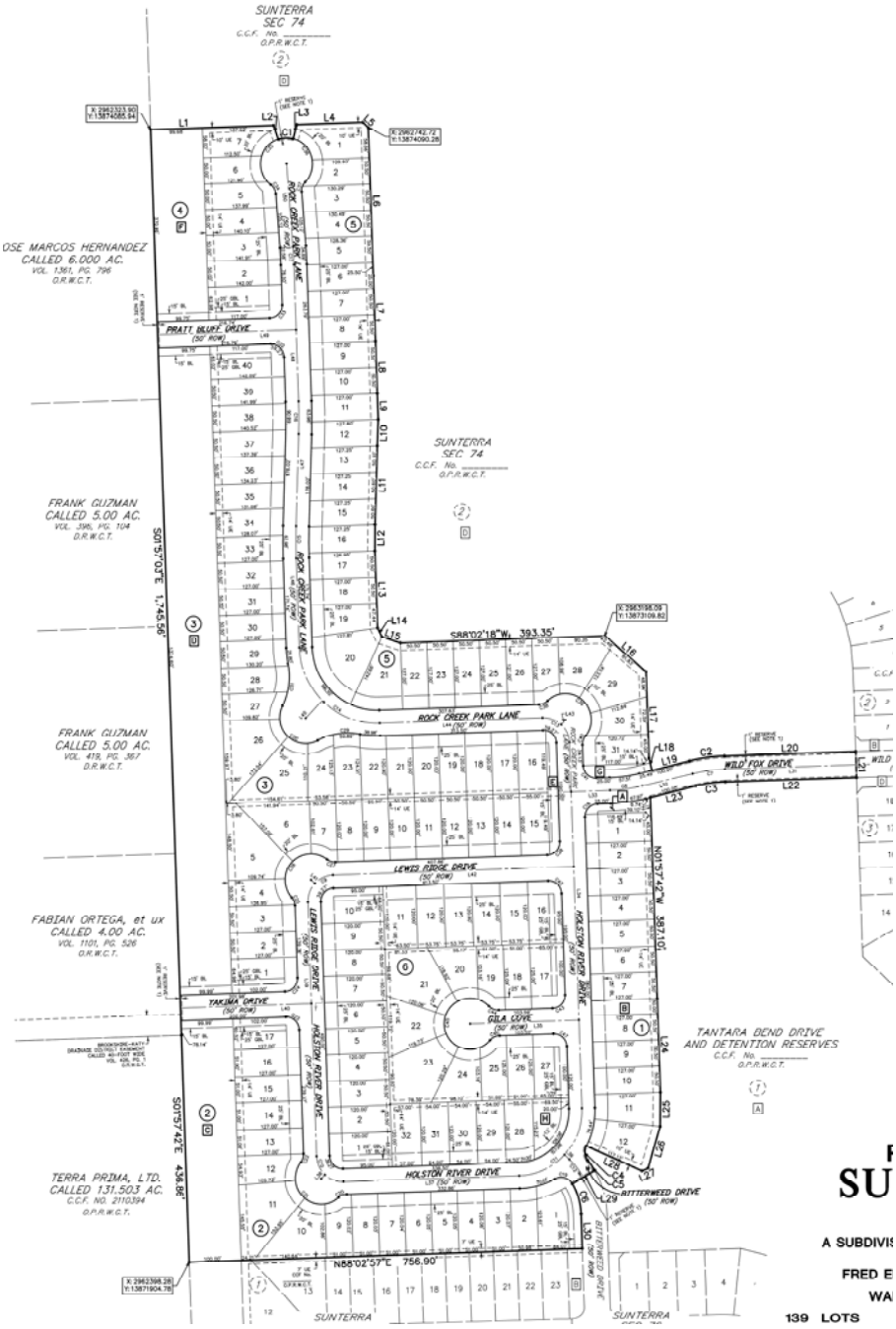
D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Sunterra Sec 78

Applicant: Quiddity Engineering



D – Variances

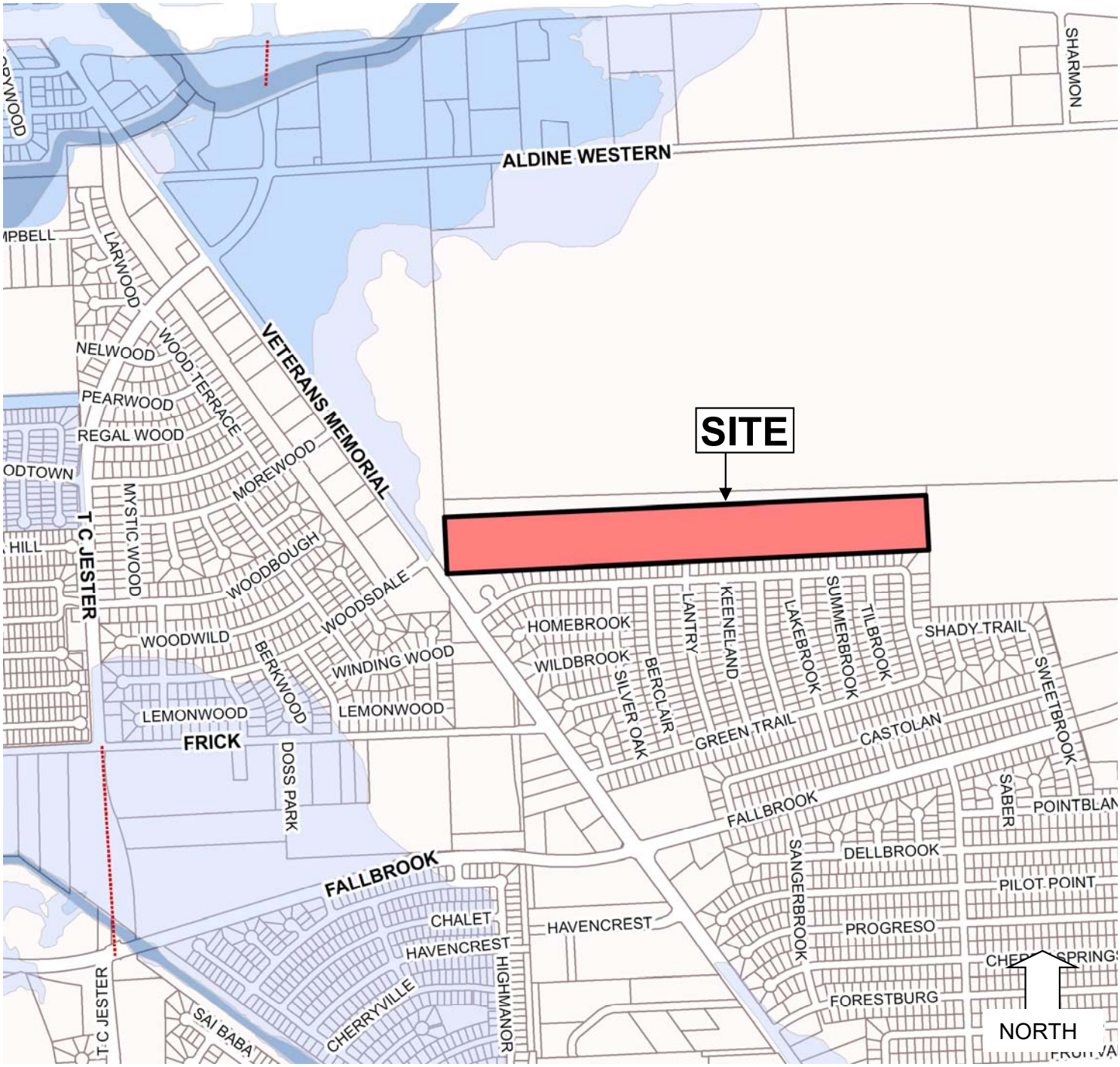
Aerial

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 2)

Applicant: Windrose



D – Variances

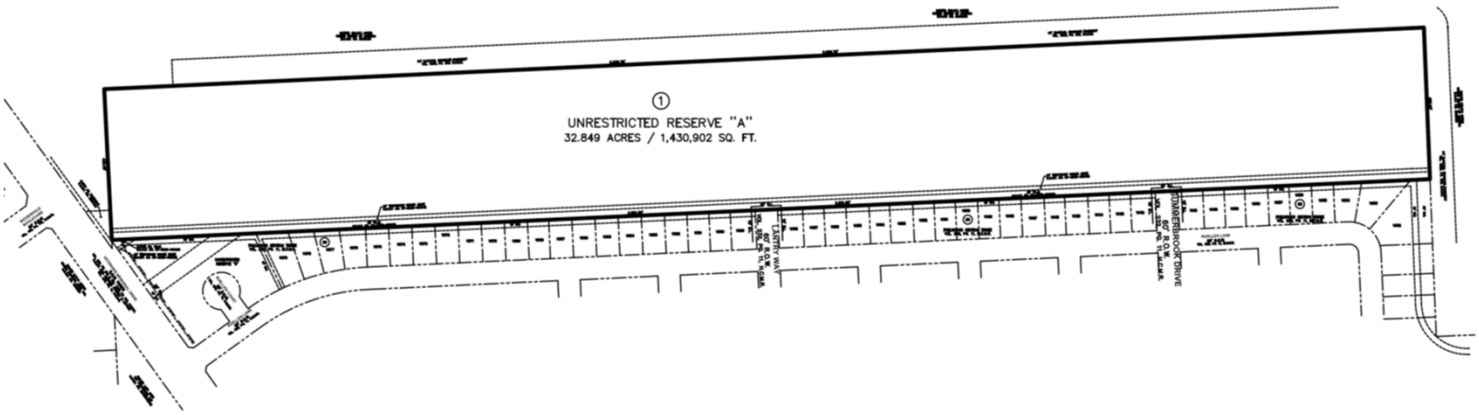
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 2)

Applicant: Windrose



NORTH

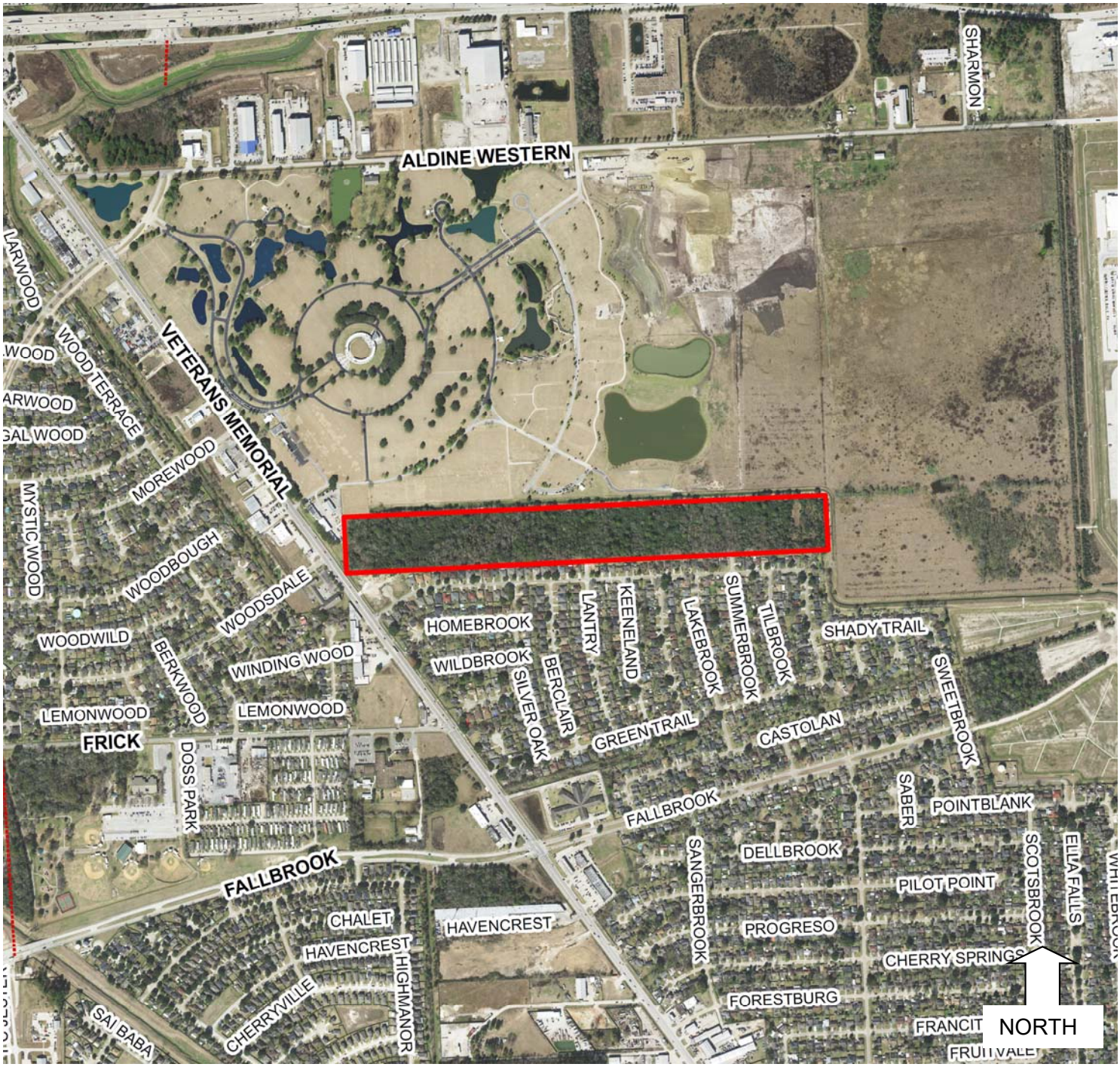
D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Veterans Memorial Business Park (DEF 2)

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
Chapter 42 Section: 128, 134

Chapter 42 Reference:
Sec. 42-128. - 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; or 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.

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 an 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.

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 take access from a private access easement in lieu of a public road
Chapter 42 Section: 42-190

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

Statement of Facts

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

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

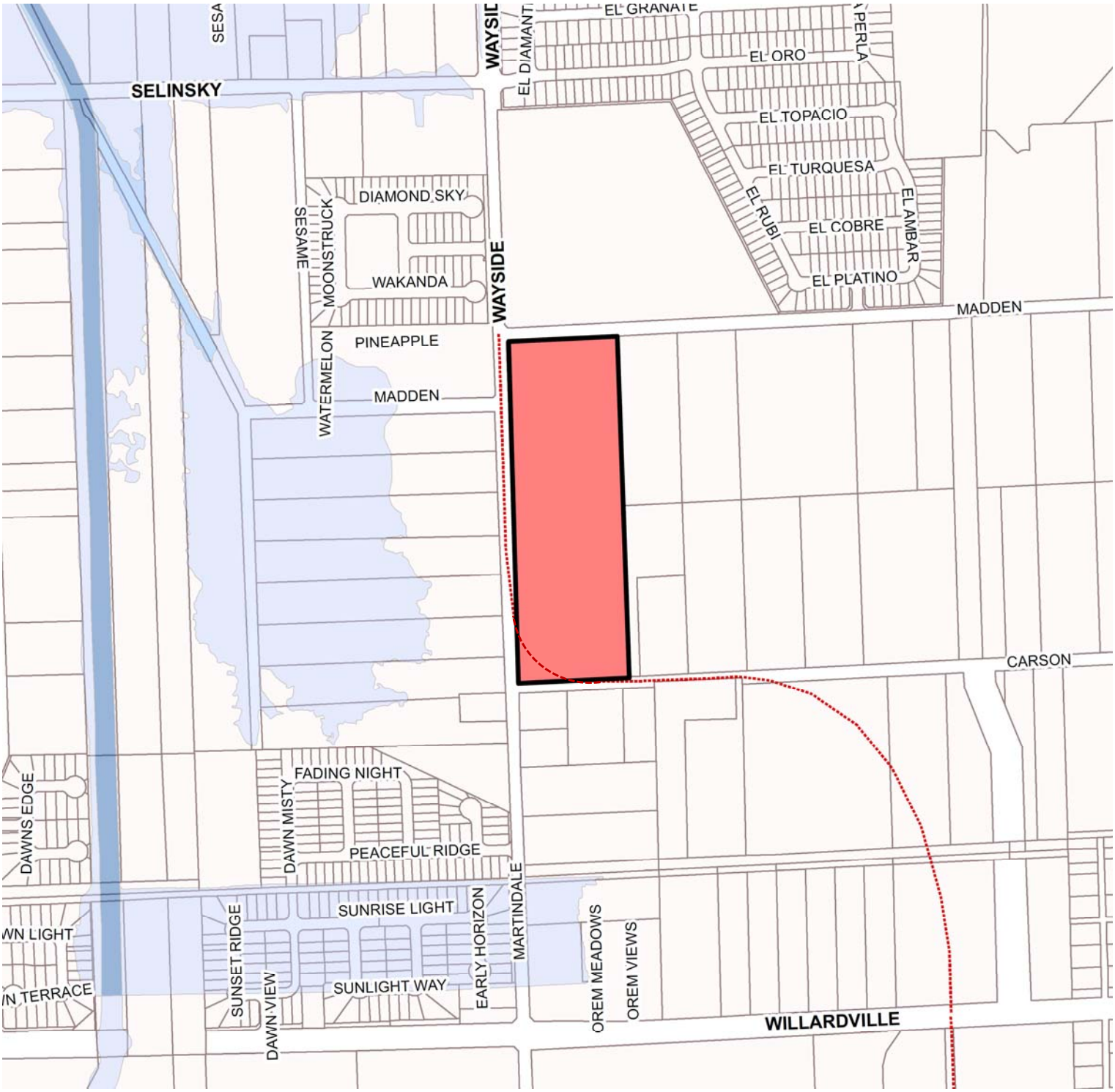
The justification for the variance is that a public right of way is neither feasible nor necessary because of the national cemetery; further an access easement will better serve the needs of the development while avoiding mixing commercial vehicles and family passenger vehicles, bicycles, and pedestrians.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Zuri Gardens

Applicant: BGE, Inc. - Land Planning



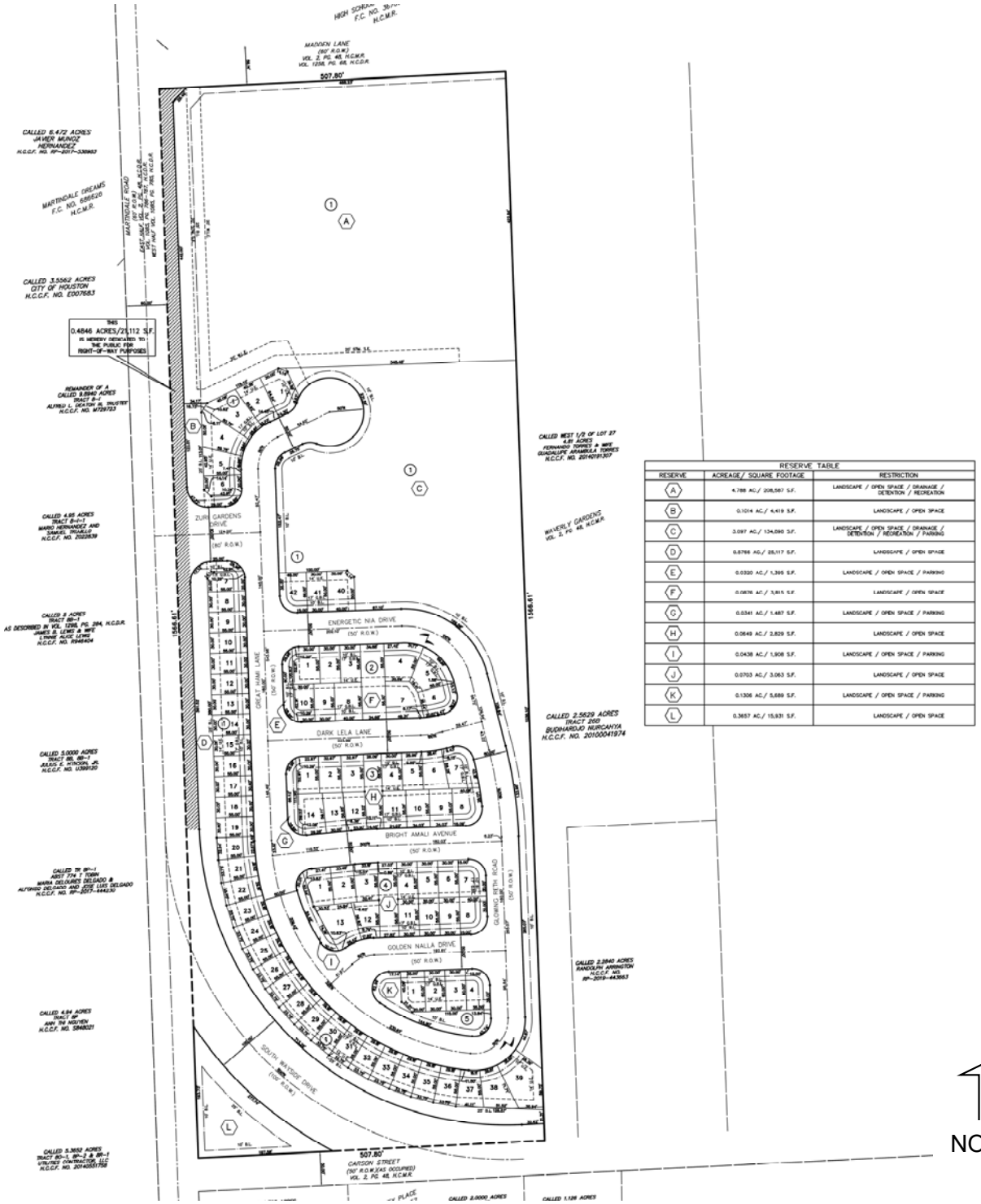
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Zuri Gardens

Applicant: BGE, Inc. - Land Planning



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	4.788 AC./ 208,587 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION / RECREATION
B	0.1014 AC./ 4,419 S.F.	LANDSCAPE / OPEN SPACE
C	3.097 AC./ 134,890 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION / RECREATION / PARKING
D	0.6766 AC./ 28,117 S.F.	LANDSCAPE / OPEN SPACE
E	0.0320 AC./ 1,395 S.F.	LANDSCAPE / OPEN SPACE / PARKING
F	0.0876 AC./ 3,815 S.F.	LANDSCAPE / OPEN SPACE
G	0.0341 AC./ 1,487 S.F.	LANDSCAPE / OPEN SPACE / PARKING
H	0.0649 AC./ 2,829 S.F.	LANDSCAPE / OPEN SPACE
I	0.0438 AC./ 1,908 S.F.	LANDSCAPE / OPEN SPACE / PARKING
J	0.0703 AC./ 3,063 S.F.	LANDSCAPE / OPEN SPACE
K	0.1306 AC./ 5,689 S.F.	LANDSCAPE / OPEN SPACE / PARKING
L	0.3657 AC./ 15,931 S.F.	LANDSCAPE / OPEN SPACE

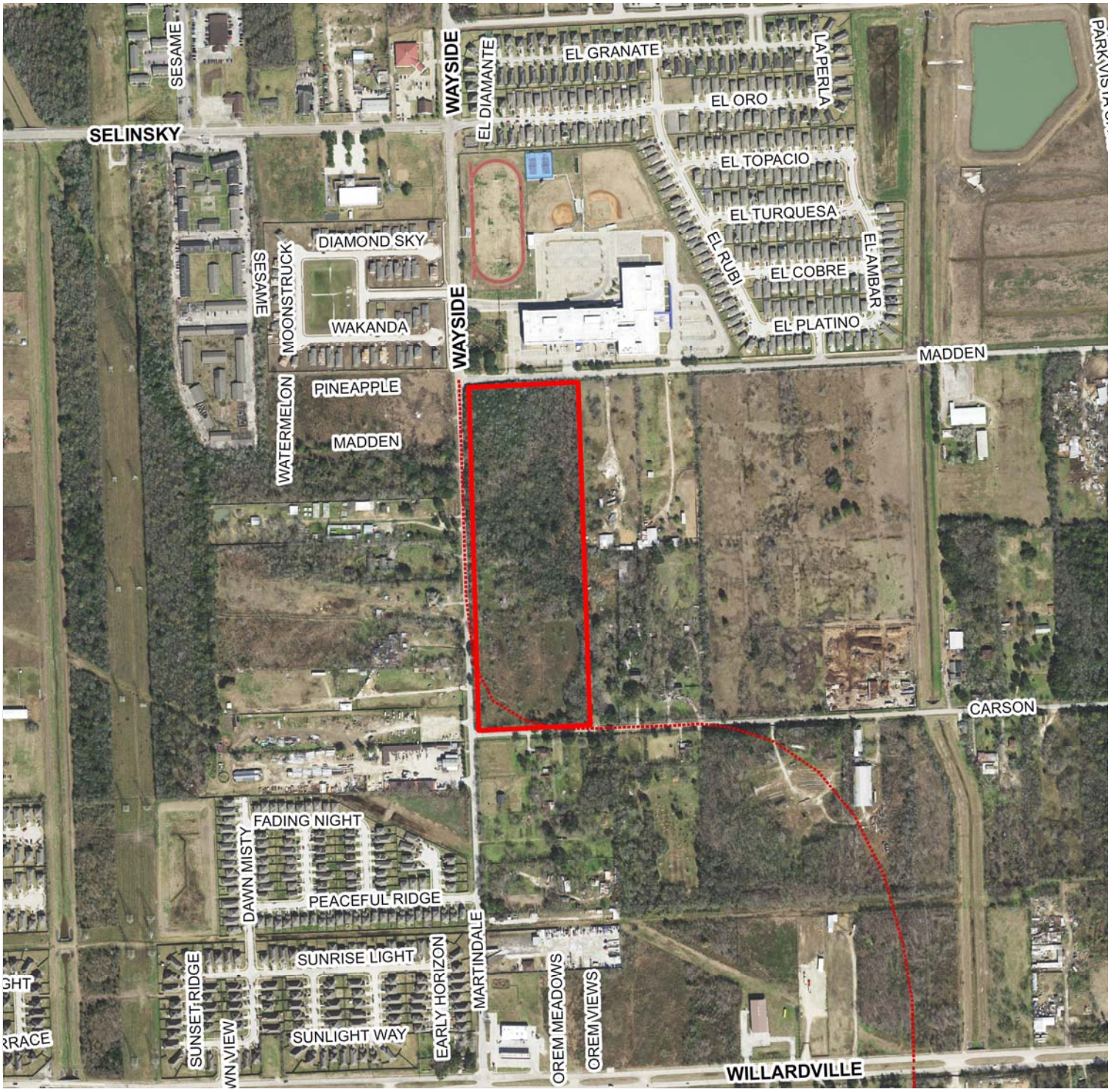
D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/05/2023**

Subdivision Name: Zuri Gardens

Applicant: BGE, Inc. - Land Planning



D – Variances

Aerial

PARKING SUMMARY

HEAD-IN SPACES - 123 SPACES

ON-STREET SPACES - 36 SPACES

TOTAL PROVIDED- 159 SPACES

TOTAL REQUIRED - 166 SPACES

MADDEN LANE
(60' R.O.W.)

PARK/OPEN SPACE
±4.1 NET AC.
±5.0 GROSS AC.

DETENTION
±2.8 AC.

REC CENTER

80' R.O.W.

50' R.O.W.

SF-1
83 LOTS
(TYP.30'x55')

50' R.O.W.

50' R.O.W.

50' R.O.W.

50' R.O.W.

50' R.O.W.

50' R.O.W.

MARTINDALE ROAD
(60' R.O.W.)

SOUTH WAYSIDE DRIVE
(PROPOSED)

OPEN SPACE

CARSON STREET
(50' R.O.W. - *FUTURE 100' R.O.W.*)

VARIANCE EXHIBIT

ZURI GARDENS

±18.26 ACRES OF LAND

HOUSTON, TEXAS

JULY 13, 2023

BGE #11472-01

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 30 60 120

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2049
Plat Name: Zuri Gardens
Applicant: BGE, Inc. - Land Planning
Date Submitted: 09/08/2023

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 provide 159 parking spaces within the internal 50' public right-of-way local street system instead of within the proposed single-family residential lots.
Chapter 42 Section: Sec 42-186

Chapter 42 Reference:
(a) Each subdivision plat or development plat providing for a single-family residential use shall provide at least two off-street parking spaces per dwelling unit on each lot except that, in those instances where a secondary dwelling unit of not more than 900 gross square feet is provided, only one additional off-street parking space shall be required for the secondary dwelling unit.

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;
Zuri Gardens is a proposed 18.26-acre single-family affordable housing community located within Houston city limits. The proposed development is located to the east of proposed major thoroughfare Martindale Road, south of Madden Lane, and north of Carson Road. This property was originally platted, as Waverly Gardens, in 1908 as part of a development with 10-acre parcels with no building lines. Since then, the surrounding area has gone through many changes and currently, this property is a vacant site. The proposed Zuri Gardens contains 83 lots, a public street system, an abundance of open space, a detention pond that will also provide a lake amenity, a conditioned recreation center, and a trail system that promotes walkability within and around the development. The proposed lots are 30'x55' with micro homes that front the public street system. These affordable homes will not be providing garages or driveways to their residents, therefore eliminating curb cuts and further promoting walkability and pedestrian safety. The north quarter of the property is dedicated to parks and is intended to be sold to the Parks and Recreation department. Per Chapter 42, the development would need to provide two (2) off-street parking spaces per single family dwelling unit, a total of 166 required parking spaces, for the 83 lots. However, Zuri Gardens is intentionally designed to promote walkability and pedestrian safety to the residents of these affordable homes, therefore the proposed plan will contain 159 parking spaces, which will be provided on-street with a combination of head-in parking and parallel parking. The purpose of providing an abundance of open space and a trail system was to persuade a decrease of car dependency and take advantage of the nearby public transportation. Affordability is the main

objective of this project. Because of this, we are promoting walkability and a less car dependent community. The proposed micro home community will not provide garages or driveways, eliminating curb cuts and creating a more pedestrian-safe environment. All of the 159 provided parking spaces are located within the right-of-way within the proposed public street system. This, along with the trail system, promotes walkability within the property. Outside of the development, there are two bus stops within walking distance located at the intersection of Selinsky Road and Martindale Road, approximately a five-minute walk from the development. This creates a more affordable and less car dependent lifestyle for the residents of this community, which will promote a valuable development within and surrounding the community.

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

The opportunity to develop this project resulted from coordination with the Houston Housing and Community Development Department and the Mayor's Office. With the support of these governmental agencies, the proposed community will provide an affordable housing option, which is in high demand in the city. The intent of the proposed development also includes partnership and coordination with the Houston Parks and Recreation department. A trail system, amenities pond, and recreation center are also being provided to the residents of the community. Granting this variance will not be the result of a hardship created or imposed by the applicant.

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

The intent of this article will be preserved by providing 159 on-street parking spaces, which is approximately 1.9 parking spaces per single-family dwelling unit, and promotion of other modes of transportation within and outside of the development. The spirit and intent of the article is preserved by the on-street parking spaces that will be provided, while allowing a more affordable single-family product to be provided to the community.

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

The granting of this variance will not be injurious to the public health, safety or welfare, instead the proposed development will promote public health and a pedestrian friendly environment. Eliminating curb cuts in the paving design preserves pedestrian safety and promotes a healthier lifestyle for the community by encouraging the use of the extensive trail system and accessibility to the amenities within the development. Typical daily trips will be supported by public transit and parking for private cars is still provided within the development.

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

The promotion of affordability and walkability, and the abundance of open space and trail systems provided to the community are the supporting circumstances of this request, therefore economic hardship is not the sole justification.

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

September 14, 2023

PARKING

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Zuri Gardens
PROJECT ADDRESS: 11851 Martindale Road - (2023-2049)

Dear Property Owner:

The City of Houston Planning & Development Department recently received a variance request to off-street parking standards outlined in Chapter 26 & Chapter 42 of the City of Houston's Code of Ordinances. The property under review is located at 11851 Martindale Road, located north of E. Orem Drive, south of Airport Boulevard and along the east side of Martindale Road. You are receiving this notification because you own property within the required notification area of 800' outlined in the Off-Street Parking Ordinance.

BGE. Inc. the applicant, has filed the variance request for the subject tract. The purpose of the variance request is, not to provide the required two off-street parking spaces per lot, for the proposed single-family residential subdivision. Enclosed is a copy of the variance 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, October 5, 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: 832-33-6624 at least 24 hours in advance of the meeting to sign up to speak

For additional information regarding this project, please call Andrew Lang at 281-558-8700. You may also contact Jose Mendoza with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-9563. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information below 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

- **CHAPTER26:** Commonly called the “Off-Street Parking Ordinance”, it is the portion of the City of Houston’s Code of Ordinances that describes the rules and regulations for off-street parking within the corporate limits.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 26. The applicant must document a reasonable hardship that staff can evaluate.

PLANNING COMMISSIONBODY, AUTHORITY ANDOBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 26. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITYAND 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).

PROPERTYOWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/05/2023
ITEM: 134

Applicant: AGUSTIN ZAMORES
Contact Person: AGUSTIN ZAMORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1713	77365	5771	247H	ETJ

EAST OF: DEER RUN LN NOR**TH OF: GRAND PARKWAY**

ADDRESS: 23425 Woody Lane

ACREAGE: 1.052

LEGAL DESCRIPTION:

LOT 11, BLOCK 1, OF VIRGINIA ESTATES, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

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: 10/05/2023
ITEM: 135

Applicant: GARY HAY
Contact Person: GARY HAY

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1714	77365	5771	258J	ETJ

WEST OF: N LAKE HOUSTON PKWY SOU**TH OF: FORD RD**

ADDRESS: 24254 Jane Avenue Porter, TX 77365

ACREAGE: 0.2484

LEGAL DESCRIPTION:

BEING LOT 8 AND LOT 9, SECTION I, HOLLY TERRACE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS RECORDED IN VOLUME 5, PAGE 473, OR THE MAP RECORDS OF MONTGOMERY COUNTY, TX.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

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: 10/05/2023
ITEM: 136

Applicant: EVA HERNANDEZ
Contact Person: EVA HERNANDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: DEER RUN LN NORTH OF: GRAND PARKWAY	**23-1715**	77357	5974	258J	ETJ

ADDRESS: 27653 Coach Light Lane

ACREAGE: 0.3218

LEGAL DESCRIPTION:

BEING LOT 1416, OF PEACH CREEK FOREST, SECTION 6, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

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: 10/05/2023
ITEM: 137

Applicant: JONATHAN MERAZ
Contact Person: JONATHAN MERAZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1716	77357	5874	248J	ETJ

EAST OF: DEER RUN LN NOR**TH OF: GRAND PARKWAY**

ADDRESS: 26994 Saddle Rock Lane

ACREAGE: 0.2066

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.2064 ACRES, SITUATED IN THE CHISTOPHER BRYAN SURVEY, ABSTRACT 75, ALSO KNOWN AS LOTS 1104, 1106, 1108, 1107, AND 1109, OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

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VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE. Inc.	Andrew Lang	281-558-8700	bgeplat@bgeinc.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
11851 Martindale Rd	23077307	77048	5552	574K	D

HCAD ACCOUNT NUMBER(S):	0361210000028 & 0361210000029
PROPERTY LEGAL DESCRIPTION:	Lots 28 & 29 of Waverly Gardens
PROPERTY OWNER OF RECORD:	Ellis Mark Anthony & Martindale 18 LLC
ACREAGE (SQUARE FEET):	795,450 sq ft.
WIDTH OF RIGHTS-OF-WAY:	Martindale Rd.- 100', Carson St.- 50', Madden Ln.- 60'
EXISTING PAVING SECTION(S):	Martindale Rd.- 24', Carson St.- 19', Madden Ln.- 23'
OFF-STREET PARKING REQUIREMENT:	166 off-street spaces
OFF-STREET PARKING PROVIDED:	No off-street parking provided
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	New S.F.R Residences

PURPOSE OF VARIANCE REQUEST: To provide 159 parking spaces within the internal 50' public right-of-way local street system instead of the required 166 parking spaces, 2 per single-family dwelling unit.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Class 2 Residential:

Single-family Residential or manufactured homes: 2.0 parking spaces for each dwelling unit, except that a secondary dwelling unit not larger than 900 square feet of GFA shall provide 1.0 parking space.

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APPLICANT STATEMENT OF FACTS

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

Zuri Gardens is a proposed 18.26-acre single-family affordable housing community located within Houston city limits. The proposed development is located to the east of proposed major thoroughfare Martindale Road, south of Madden Lane, and north of Carson Road. This property was originally platted, as Waverly Gardens, in 1908 as part of a development with 10-acre parcels with no building lines. Since then, the surrounding area has gone through many changes and currently, this property is a vacant site.

The proposed Zuri Gardens contains 83 lots, a public street system, an abundance of open space, a detention pond that will also provide a lake amenity, a conditioned recreation center, and a trail system that promotes walkability within and around the development. The proposed lots are 30'x55' with micro homes that front the public street system. These affordable homes will not be providing garages or driveways to their residents, therefore eliminating curb cuts and further promoting walkability and pedestrian safety. The north quarter of the property is dedicated to parks and is intended to be sold to the Parks and Recreation department.

Per Chapter 26, the development would need to provide two (2) parking spaces per single family dwelling unit, a total of 166 required parking spaces, for the 83 lots. However, Zuri Gardens is purposely designed to promote walkability and pedestrian safety to the residents of these affordable homes, therefore the proposed plan will contain 159 parking spaces, which will be provided on-street with a combination of head-in parking and parallel parking. The purpose of providing an abundance of open space and a trail system was to persuade a decrease of car dependency and take advantage of the nearby public transportation.

APPLICANT'S STATEMENT OF FACTS:

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

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

Zuri Gardens is a proposed development that contains 83 single-family lots that will be improved with affordable micro homes. Affordability is the main objective of this project. Because of this, we are promoting walkability and a less car dependent community. The proposed micro home community will not provide garages or driveways, eliminating curb cuts and creating a more pedestrian-safe environment. All of the 159 provided parking spaces are located within the right-of-way within the proposed public street system. This, along with the trail system, promotes walkability within the property. Outside of the development,

OFF-STREET PARKING VARIANCE

there are two bus stops within walking distance located at the intersection of Selinsky Road and Martindale Road, approximately a five-minute walk from the development. This creates a more affordable and less car dependent lifestyle for the residents of this community, which will promote a valuable development within and surrounding the community.

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

The opportunity to develop this project resulted from coordination with the Houston Housing and Community Development Department and the Mayor's Office. With the support of these governmental agencies, the proposed community will provide an affordable housing option, which is in high demand in the city. The intent of the proposed development also includes partnership and coordination with the Houston Parks and Recreation department. A trail system, amenities pond, and recreation center are also being provided to the residents of the community. Granting this variance will not be the result of a hardship created or imposed by the applicant, the project provides affordable housing and enhance walkability.

(3) The intent of this article is preserved;

The intent of this article will be preserved by providing 159 on-street parking spaces, which is approximately 1.9 parking spaces per single-family dwelling unit, and promotion of other modes of transportation within and outside of the development. The spirit and intent of the article is preserved by the on-street parking spaces that will be provided, while allowing a more affordable single-family product to be provided to the community.

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

The 159 on-street parking spaces provided in addition to the walkability created by the proposed development will be sufficient to serve the affordable housing development. It is expected that most residents in the proposed affordable housing community will take advantage of the nearby public transportation rather than having 2 vehicles per home.

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

The granting of this variance will not be injurious to the public health, safety or welfare, instead the proposed development will promote public health and a pedestrian friendly environment. Eliminating curb cuts in the paving design preserves pedestrian safety and promotes a healthier lifestyle for the community by encouraging the use of the extensive trail system and accessibility to the amenities within the development. Typical daily trips will be supported by public transit and parking for private cars is still provided within the development.

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

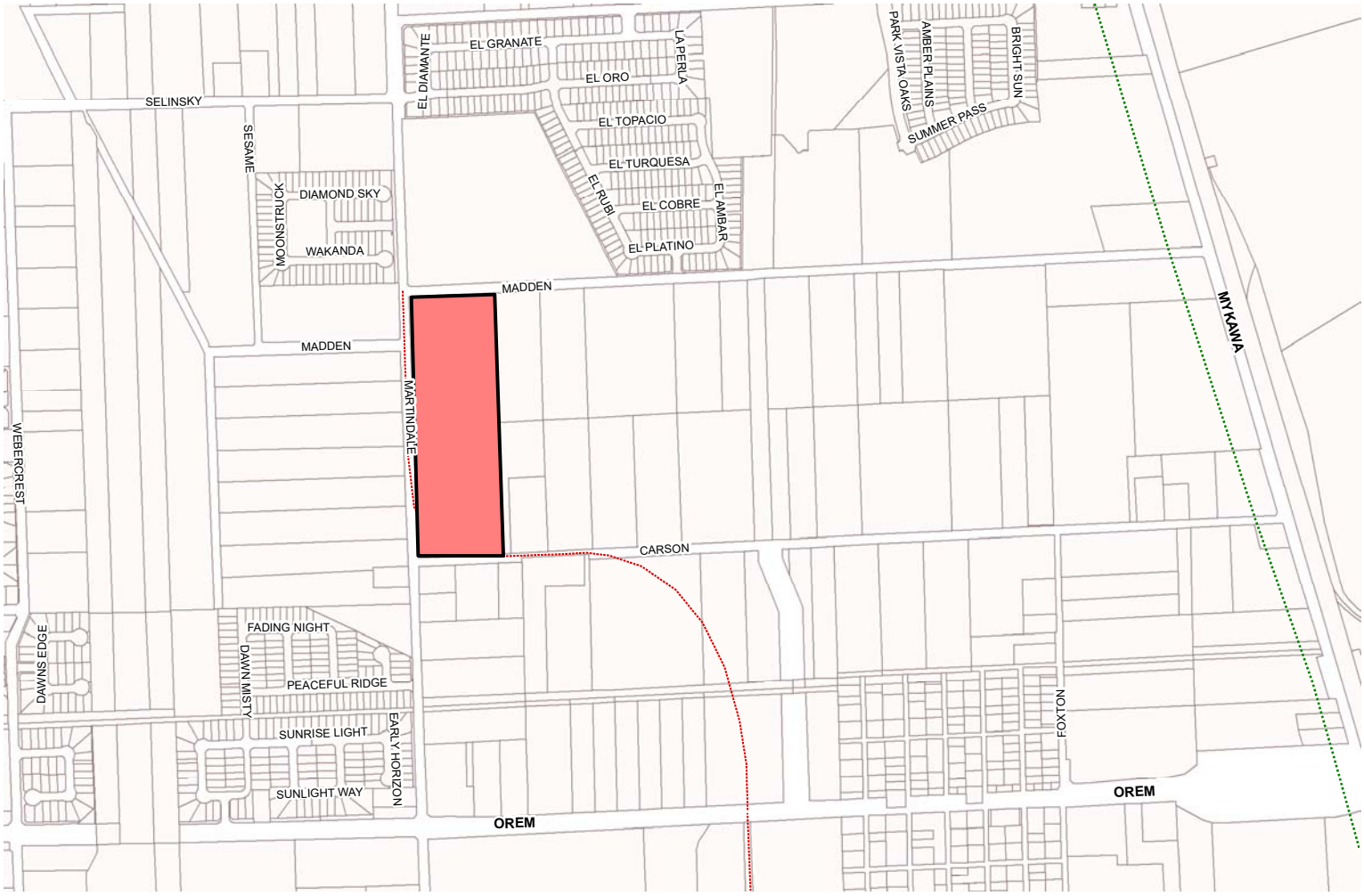
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Location Map



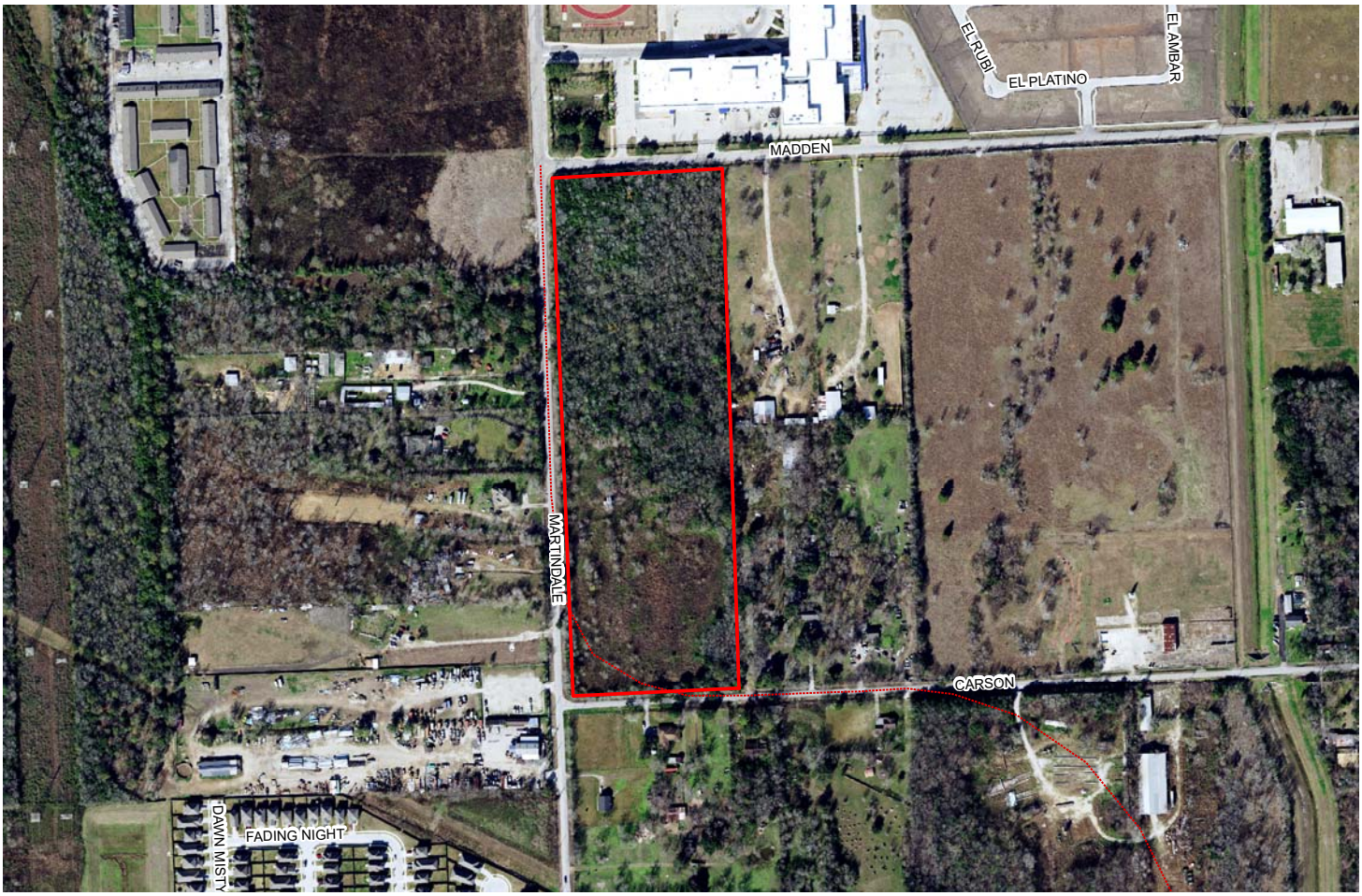
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Aerial Map



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Site plan



PARKING SUMMARY

HEAD-IN SPACES - 123 SPACES
ON-STREET SPACES - 36 SPACES

TOTAL PROVIDED- 159 SPACES
TOTAL REQUIRED - 166 SPACES

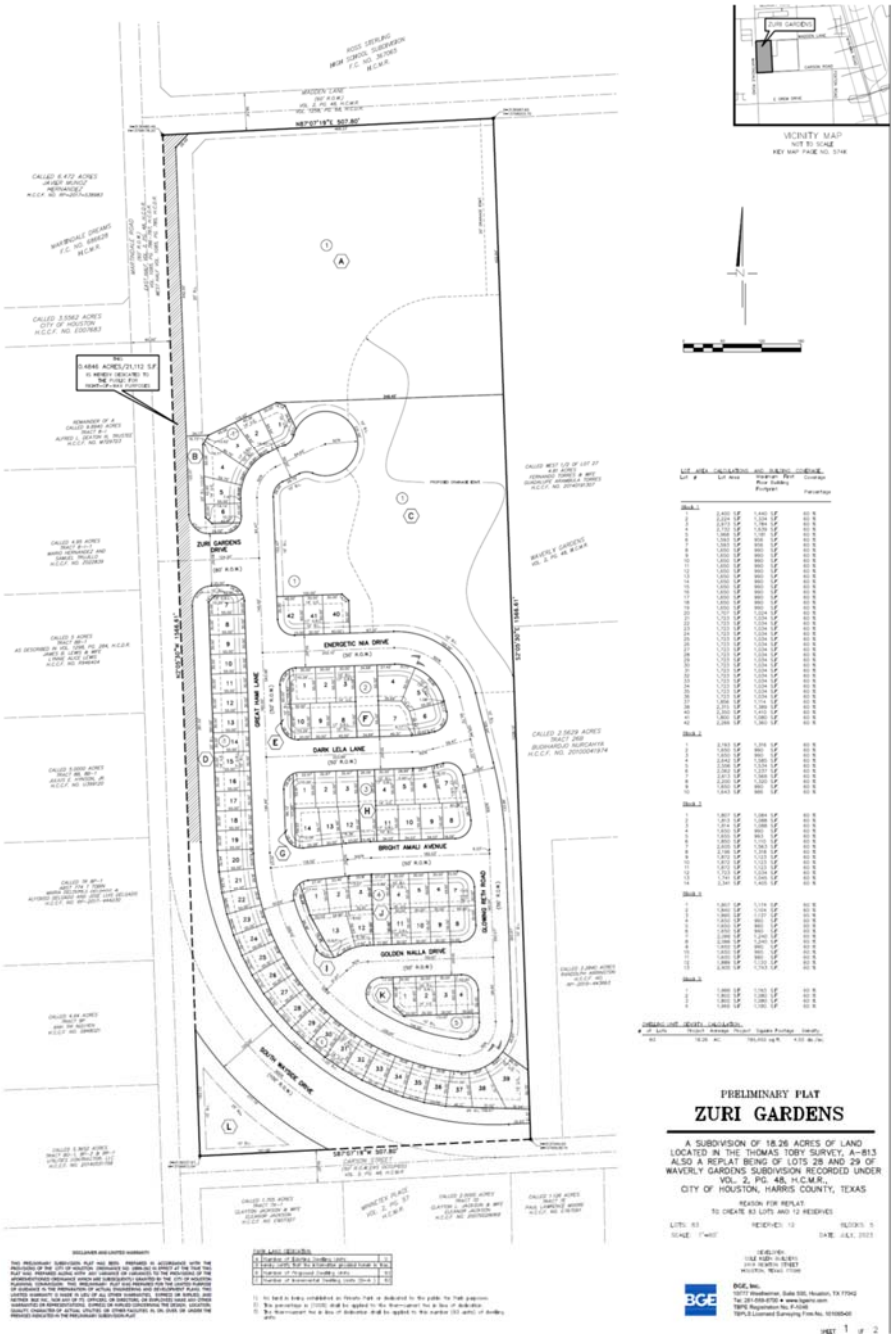
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Subdivision Plat



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Elevations



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