HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 19, 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 19, 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

October 19, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the September 21, 2023 Planning Commission Major Thoroughfare and Freeway Plan Amendment Requests Recommendation/Action Meeting and October 5, 2023 Planning Commission Meeting Minutes

I. Presentation of Draft Citywide Truck Route Plan Ordinance (Muxian Fang)

II. Platting Activity (Subdivision and Development plats)

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

III. Establish a public hearing date of November 16, 2023

a. Alice Landing
b. Amundsen Palms replat no 1
c. Bluebonnet Estates
d. Bluebonnet Villas
e. Christian Heights
f. Dreyfus Villas
g. East Lake Houston Parkway and Reserves
h. Fifth Ward Church of Christ Community Development
i. Fifth Ward Church of Christ Resource Development
j. Goforth Villas
k. McWorter
l. Red Haw Heights
m. Shamrock Manor partial replat no 3
n. Shamrock Manor partial replat no 4
o. Shelburne Point
p. Synova Sec 1
q. Synova Sec 2
r. Trinity Gardens partial replat no 4
s. Veterans Memorial Business Park

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

V. Public Comment

VI. 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
MAJOR THOROUGHFARE AND FREEWAY PLAN
21 SEPTEMBER 2023
AMENDMENT REQUESTS RECOMMENDATION/ACTION MEETING
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: https://bit.ly/2023MTFP_RecommendationMeeting
PHONE: 936-755-1521 CONFERENCE ID: 899 495 007#
MEETING ID: 211 986 969 656 - PASSCODE: LSYOZQ

Call to Order at **1:00 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 at 1:04 during Directors Report
Rodney Heisch	Present
Daimian S. Hines	Present at 1:09 during Item II.A.
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present at 1:23 during Item II.B.
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Zafar Tahir	Present during Directors report 1:04
Meera D. Victor	Present
Libby Viera-Bland	Present Remote
Scott Cain for Commissioner James Noack	Present Remote
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
David Fields, Acting Secretary	Present

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

Chair's Report - None

Director's Report by David Fields, Chief Transportation Planner, City of Houston – Reinstated rules for MTFP with speaker times.

I. TIMELINE – (SHARON MOSES-BURNSIDE, STAFF)

Shared Amendment Process Timeline.

II. Major Thoroughfare Amendment Requests – Private Sector

A. West Greens Road – (Brandon Mosley, staff)

Staff recommendation: Approve City proposed alternative to reclassify section of proposed Major Thoroughfare West Greens Road as a Major Collector between Major Thoroughfare Gessner Road and Major Thoroughfare Mills Road.
Commission action: Accept staff's recommendations.
Speaker(s): Jennifer Curtis, applicant - supportive

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

B. Wilcrest Drive – (Sharon Moses-Burnside, staff)

Staff recommendation: Deny reclassifying section of Wilcrest Dr. from Beechnut St. to Bissonnet St.
Commission action: Accepted staff's recommendation.
Speaker(s): Richard Smith, Houston Public Works

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

C. Franz Road – (Abraham Zorrilla, staff)

Staff recommendation: Approve request to realign proposed Major Thoroughfare Franz Road from Bartlett Road to the western edge of the City of Houston ETJ.
Commission action: Accepted staff's recommendation.
Speaker(s): None

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

Items D1, D2, and D3 were presented together.

D. Baptist Encampment Road / Unnamed Major Thoroughfare – (Sharon Moses-Burnside, staff)

D1. Baptist Encampment Road

Staff recommendation: Approve request to reclassify existing Major Collector Baptist Encampment Road from a Major Collector to a Minor Collector, from south of the Grand Parkway to proposed Baptist Encampment Road.
Commission action: Accepted staff's recommendation.

D2. Baptist Encampment Road

Staff recommendation: Approve request to delete proposed Major Collector Baptist Encampment Road from Existing Baptist Encampment Road to proposed West Lake Houston Parkway.
Commission action: Accepted staff's recommendation.

D3. Community Drive / Unnamed Major Thoroughfare

Staff recommendation: Approve request to delete proposed Major Thoroughfare Community Drive/Unnamed Major Thoroughfare from existing Baptist Encampment Road to Proposed West Lake Houston Parkway.
Commission action: Accepted staff's recommendation.
Speaker(s): None

Motion: Cain	Vote: Unanimous
Second: Clark	Opposed: None

E. Inner Katy Transit Corridor Street (TCS) – (Sharon Moses-Burnside, staff)

Staff recommendation: Approve request to add to the Major Thoroughfare and Freeway Plan (MTFP)-Transit Corridor Street (TCS) classification along the Inner Katy Corridor.
Commission action: Accepted staff's recommendation.
Speaker(s): Darryl Heine, Amma Cobbinah, Metro

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

F. Cypresswood Drive – (Bennie Chambers III, staff)

Staff recommendation: Approve realigning and reclassifying Cypresswood Drive from SH-99 to Becker Road from a Major Thoroughfare to a Major Collector.
Commission action: Accepted staff's recommendation.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Mandapaka	Opposed: None

G. Fairview Drive / Unnamed Major Collector – Withdrawn

H. Via Dora Drive – (Marcus Tucker, staff)

Staff recommendation: Approve staff recommendation to reclassify and deny deleting Via Dora Drive from Gulf Club Drive to Red Summit Drive as a Minor Collector, from South Diamondhead Boulevard to Red Summit Drive.
Commission action: Accepted staff's recommendation.
Speaker(s): Fred Mathis, Harris County

Motion: Mares	Vote: Carried
Second: Rosenberg	Opposed: Clark, Jones

I. Anagnost Road / East Anderson Road – Withdrawn

I1. Anagnost Road
I2. East Anderson Road

J. Burke Road – Withdrawn

III. NEXT STEPS – Next Major Thoroughfare meeting is on 30th September.

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **1:59 PM**.

Martha L. Stein, Chair	David Fields, Acting Secretary

HOUSTON PLANNING COMMISSION
THURSDAY, 5 OCTOBER 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 **2:31 PM** by Martha L. 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 at 2:35 during reports
Michelle Colvard	Present Remotely
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	Present at 3:02 before Item 91
Kevin Robins	**Absent**
Ian Rosenberg	Present at 2:43 before Item III
Megan R. Sigler	Present
Zafar Tahir	Present at 2:49 during Item 87
Meera D. Victor	Present Remotely
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present Remotely
Margaret Wallace Brown, Secretary	Present

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

CHAIR'S REPORT – None

DIRECTORS REPORT by Margaret Wallace Brown
Ch. 42 and 26: The Planning and Development team celebrated the culmination of three years of research, and collaborated after City Council approved the Livable Places-related amendments on September 27, the ordinance changes will become effective November 27, 2023.

Platting Workshop: The Professional Surveyors Education Foundation, Inc. (PSEFI) will present the annual 2023 Platting Workshop, Thursday, October 26 at the United Way on Waugh Drive.

Approval of Minutes

Consideration of the September 21, 2023, Planning Commission Meeting Minutes.
Action: Approved.

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

Items I and II were taken together.

I. Presentation and consideration of the 2024 Planning Commission meeting dates

II. Presentation and consideration of the 2024 Chapter 26 submittal dates.

Staff recommendation: Approve the 2024 dates as presented.
Commission action: Approved.

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

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-44)
b. Replats (45-86)

Item 15 Cervenka Landing

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Sawsan Khalaf – supportive

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

The following Items were changed from disapprove to withdrawn.

Item 40 Synosa Sec 1
Item 76 Park View Schade

Staff recommendation: Approve **Item No's. 1 – 86**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

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

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

c. Replats requiring Public Hearings with Notification

87 Albion Townhomes – Defer
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Jane Greaves – opposed; Perdita Chavis, District K - position not stated.

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

88 Beulah Acres – 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: Baldwin	Vote: Unanimous
Second: Jones	Abstaining: None

89 Brick and Stone at Lydia partial replat no 2 – Defer
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

90 Dearborn Place partial replat no 2 – Approve
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

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

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

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

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

93 MANSFIELD OAKS – 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): Janet Sampson – undecided

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

94 NOEL PLACE – DEFER

Staff recommendation: Defer further deed rests review requested.
Commission action: Deferred the application for further study and review.
Speaker(s): Perdita Chavis, District K

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

95 RUBURFIELD NO 66 PARTIAL REPLAT NO 10 – APPROVE

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

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

96 SAINT ARNOLDVILLE AT LYONS AVENUE – APPROVE

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

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

97 TMC NIAGARA DEVELOPMENT – DEFER

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

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

d. SUBDIVISION PLATS WITH VARIANCE

98 ADAMS TRACT GP - GRANT AND APPROVE

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

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

99 BLUE HOUSE – DEFER

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

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

100 CYPRESS TRAILS AT BAUER LANDING SEC 2 – DEFER

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

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

101 FORT BEND COUNTY SPORTSPLEX - GRANT AND APPROVE

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

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

102 GAMEZ ESTATES - GRANT AND APPROVE

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

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

103 GRAND WEST SEC 4 - GRANT AND APPROVE

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

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

104 RODEO AUXILIARY FACILITIES GP - GRANT AND APPROVE

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

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

ITEMS 105-115 WERE TAKEN TOGETHER WITH ONE VOTE.

105 SUNTERRA GP - GRANT AND APPROVE

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

106 SUNTERRA SEC 61 – APPROVE
107 SUNTERRA SEC 62 – APPROVE
108 SUNTERRA SEC 63 – APPROVE
109 SUNTERRA SEC 64 – APPROVE
110 SUNTERRA SEC 65 – APPROVE
111 SUNTERRA SEC 67 – APPROVE
112 SUNTERRA SEC 68 – APPROVE
113 SUNTERRA SEC 74 – APPROVE
114 SUNTERRA SEC 76 – APPROVE
115 SUNTERRA SEC 78 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.

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

116 VETERANS MEMORIAL BUSINESS PARK - DENY AND DISAPPROVE

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Denied the requested variance(s) and disapproved the plat subject to the CPC 101 form conditions.
Speaker(s): Jeff Boutee, applicant – opposed

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

ITEMS 117 AND V WERE TAKEN TOGETHER.

117 ZURI GARDENS – DEFER

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – DEFER

Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Frank Burns – position not stated

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff recommendations for **G, H, and I Items 118 – 137**.
Commission Action: **G, H, and I Items 118 – 137** were approved per staff recommendations.
Speaker(s): None

Motion: Baldwin
Second: Alleman

Vote: Carried
Abstaining: Sigler 119, 120, and 126

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

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

Staff recommendation: Establish a public hearing date of November 2, 2023, for Item IV, a-m.
Commission action: Established a public hearing date of November 2, 2023, for Item IV, a-m.

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

ITEM V WAS TAKEN WITH ITEM 117

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – DEFER

VI. PUBLIC COMMENT

Speaker(s): Jeff Boutee, Announced a new group "Strong Towns Houston", (StrongTownsHouston@gmail.com) nonprofit advocacy organization. Supports, "Livable Places" and advocates for Houston.

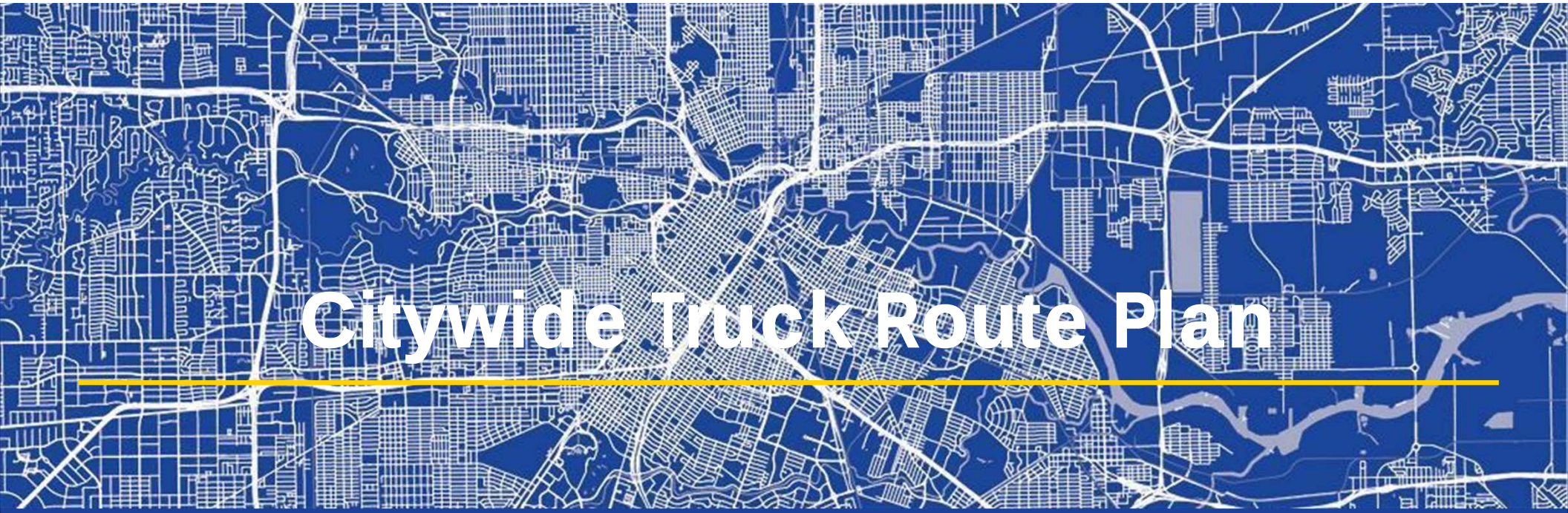
VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:53 PM**.

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

_____ _____

Martha L. Stein, Chair Margaret Wallace Brown, Secretary



Citywide Truck Route Plan

October 19, 2023

PLANNING & DEVELOPMENT DEPARTMENT

HOUSTON VISION ZERO
OUR STREETS • OUR LIVES • OUR COMMITMENT

Agenda

1. Project Overview
2. Peer City Best Practices
3. Local Conditions Analysis Key Findings
4. Public Engagement Findings
5. TRP Methodology
6. Next Steps
7. Q & A

1

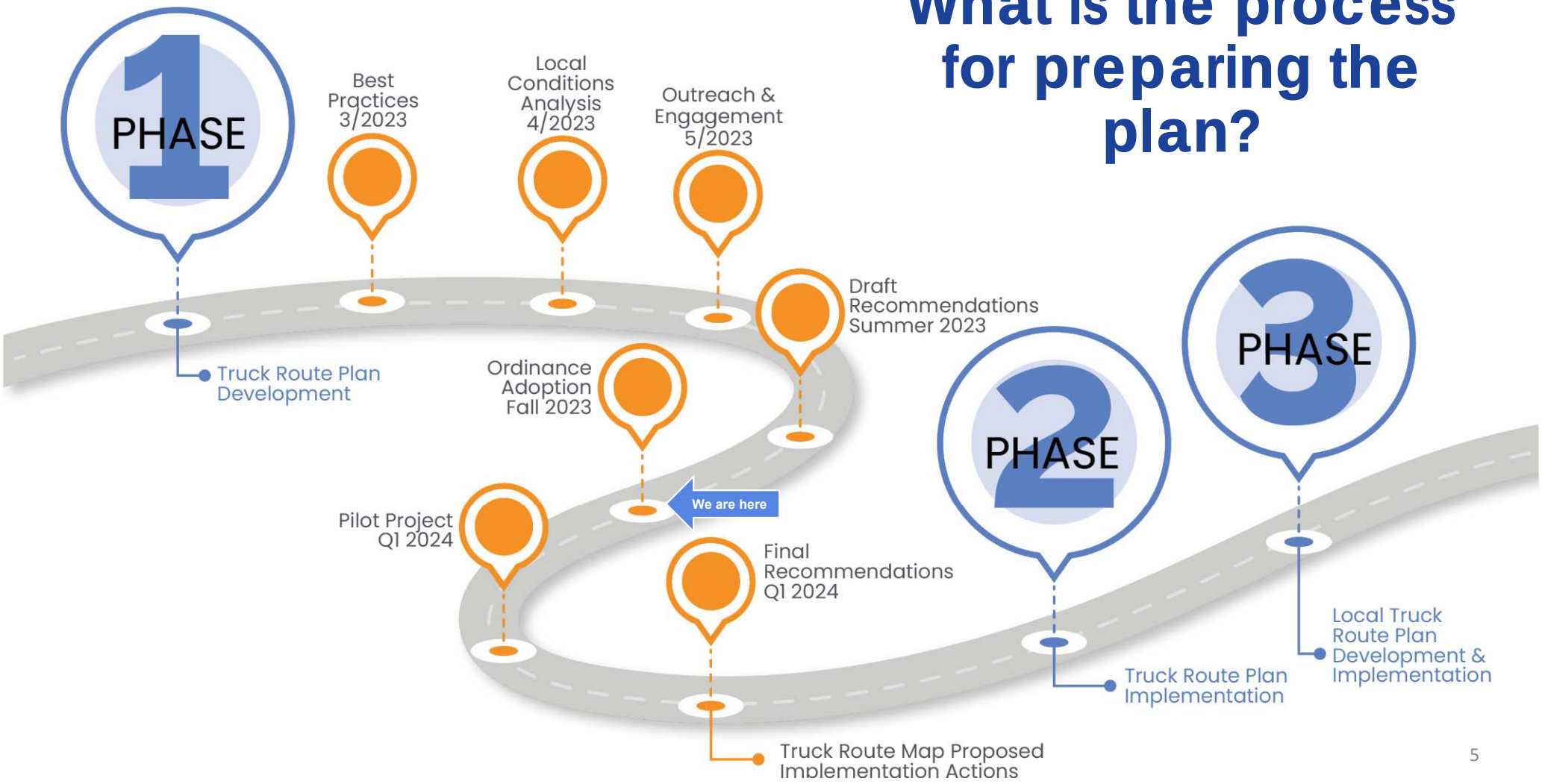
Project Overview

Why does Houston need a Truck Route Plan?

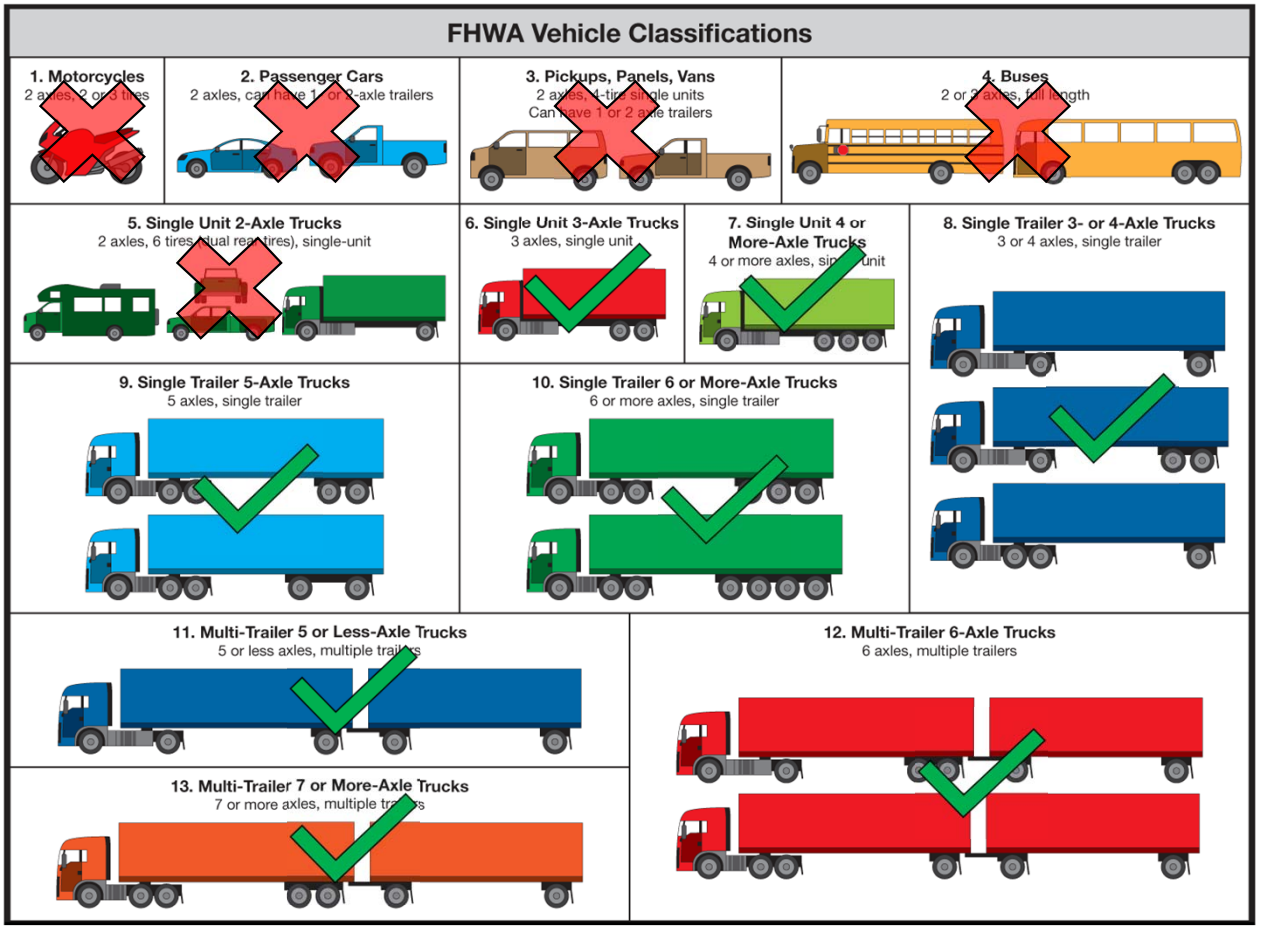
1. Address freight movement on City of Houston roadways
2. Create objective criteria to designate select Houston roadways as "Through Truck Routes"
3. Improve multi-modal safety
4. Address traffic congestion
5. Improve quality of life
6. Maintain infrastructure in state of good repair
7. Enhance efficiency and promote economic vitality



What is the process for preparing the plan?



What types of trucks are part of the plan?



2

Peer City Best Practices

Learning from Others

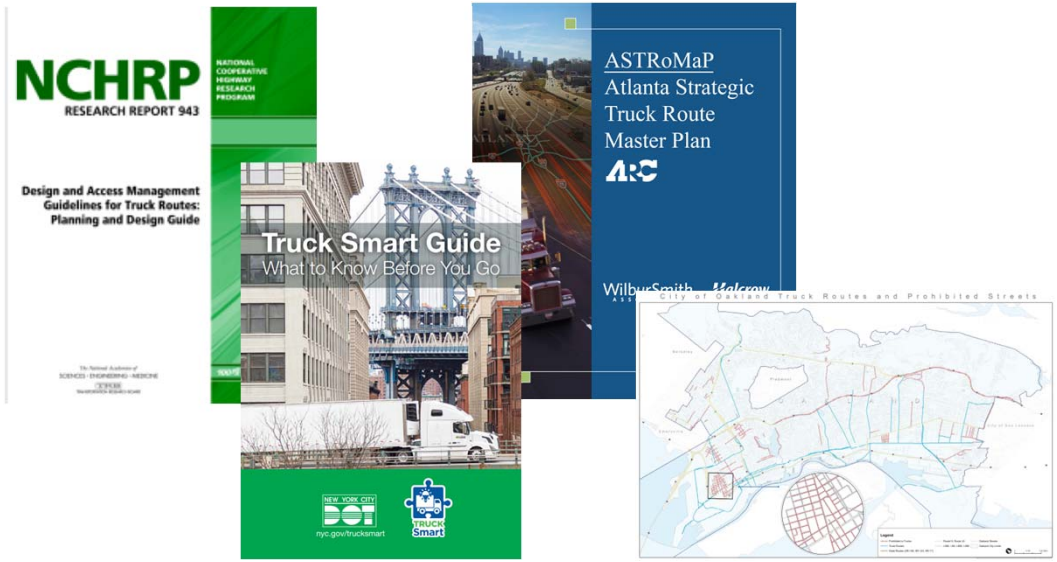
Methodology
- Atlanta
- Irvine
- Harris County

Ordinance Language
- Atlanta
- Fort Worth

Enforcement & Communication
- NYC
- Fremont

Implementation
- New Orleans
- Oakland

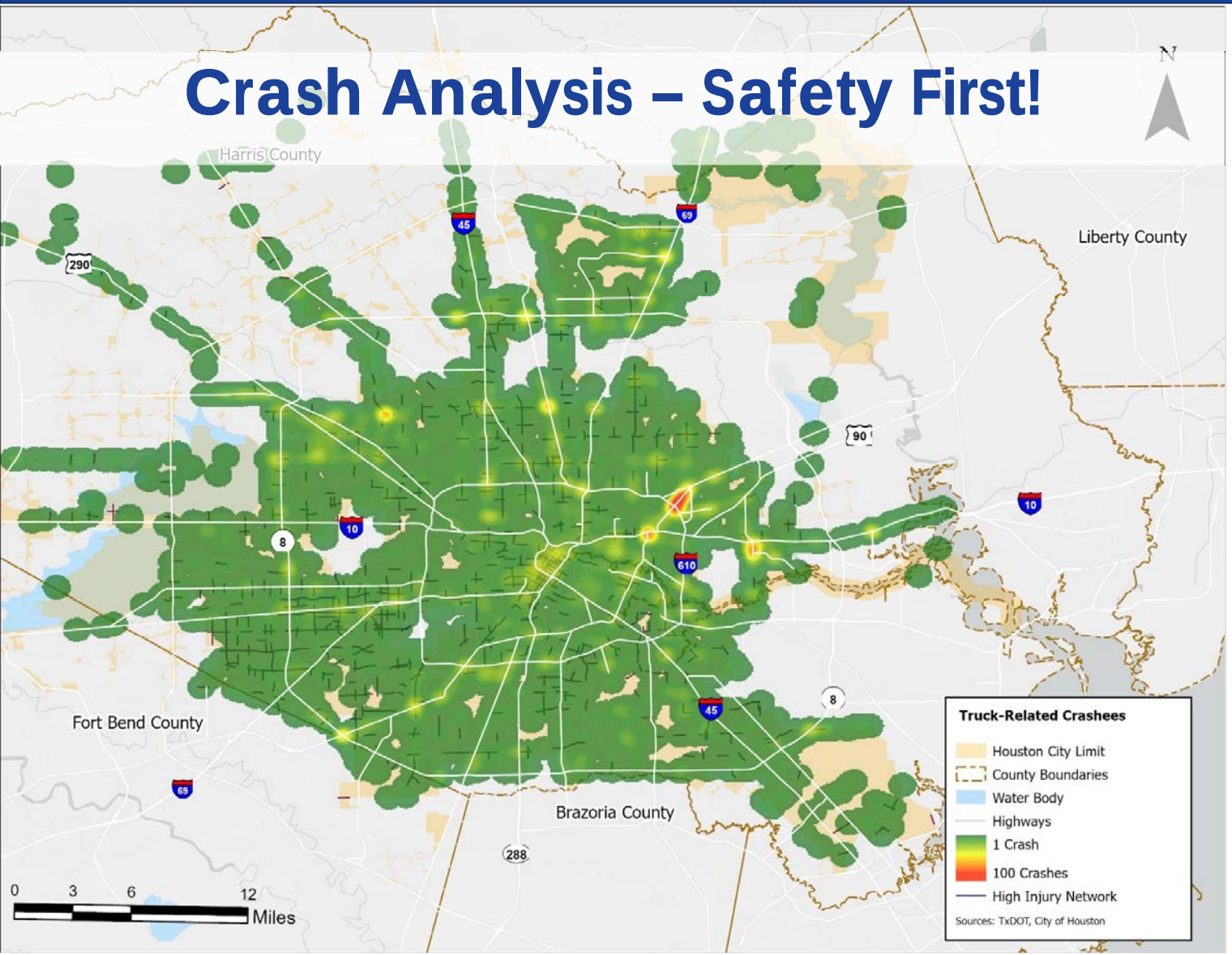
Plus National Cooperative Highway Research Program's (NCHRP) Research Report, *Design and Access Management Guidelines for Truck Routes Planning and Design Guide* (2020)



3

Summary of Local Conditions Analysis

Crash Analysis – Safety First!



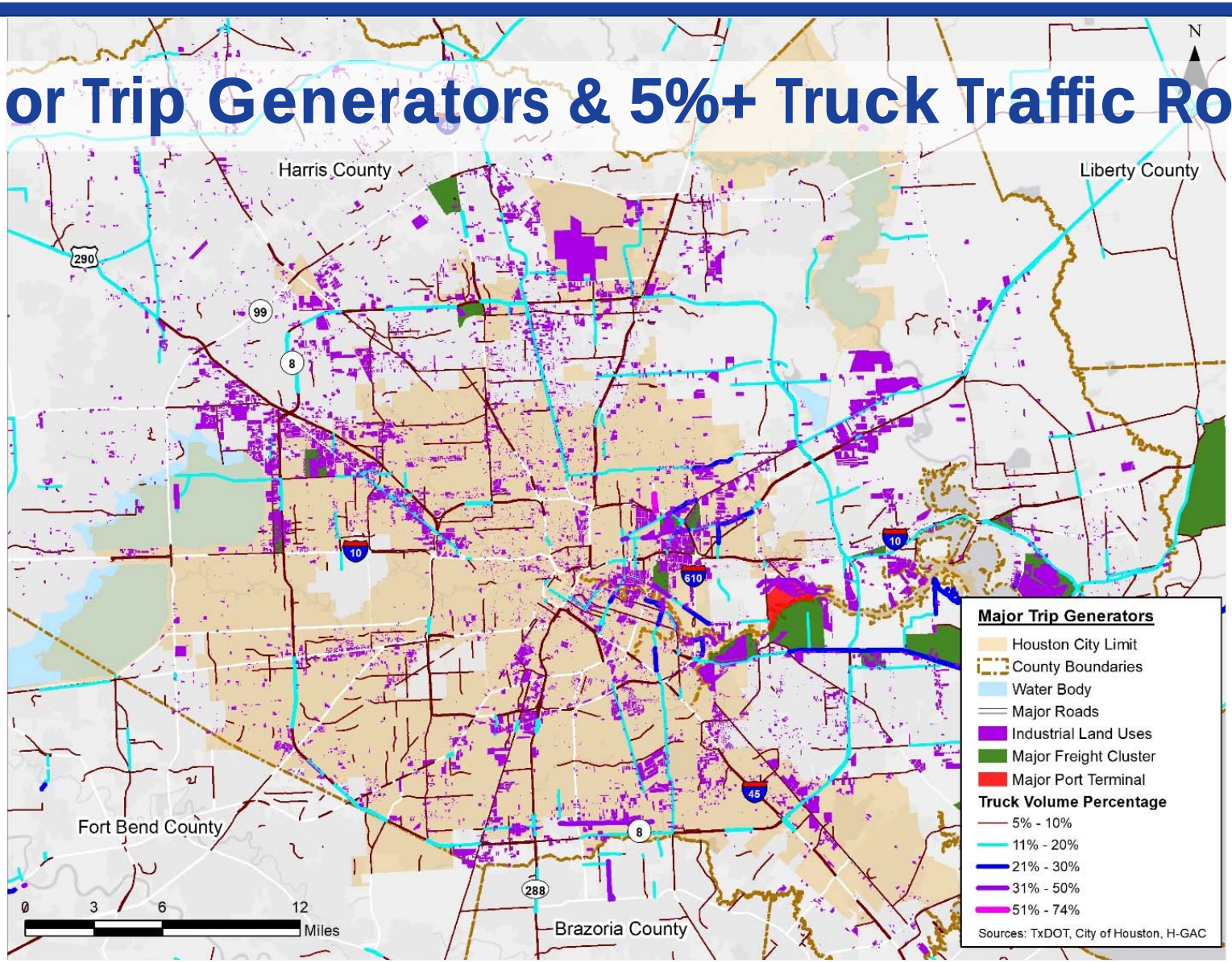
HOUSTON VISION ZERO
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4,778 truck-related crashes along non-interstate roadways between 2018 and 2022

Intersections:

- Bingle Rd and West Little York
- US 90A and Mesa Dr
- McCarty St and I-10

Major Trip Generators & 5%+ Truck Traffic Roads



4

Public Engagement Findings

Input Activities

2 Interdepartmental Meetings

2 Interagency Meetings

3 *Public Meetings*

1 *Stakeholder Meeting*

4 Neighborhood Tours

1 Let's Talk Houston website

1 Truck Hot Spot Map

2 Surveys

100+ Responses



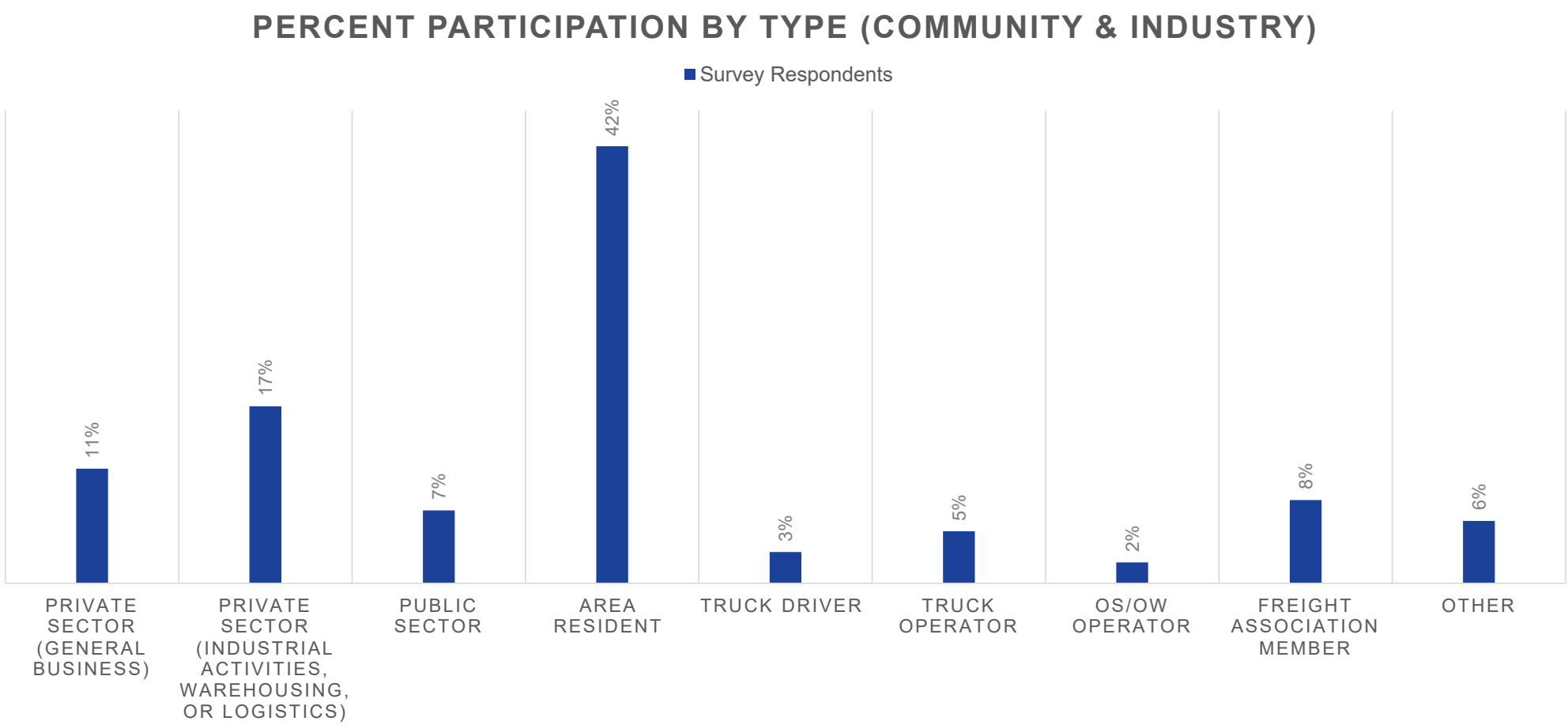




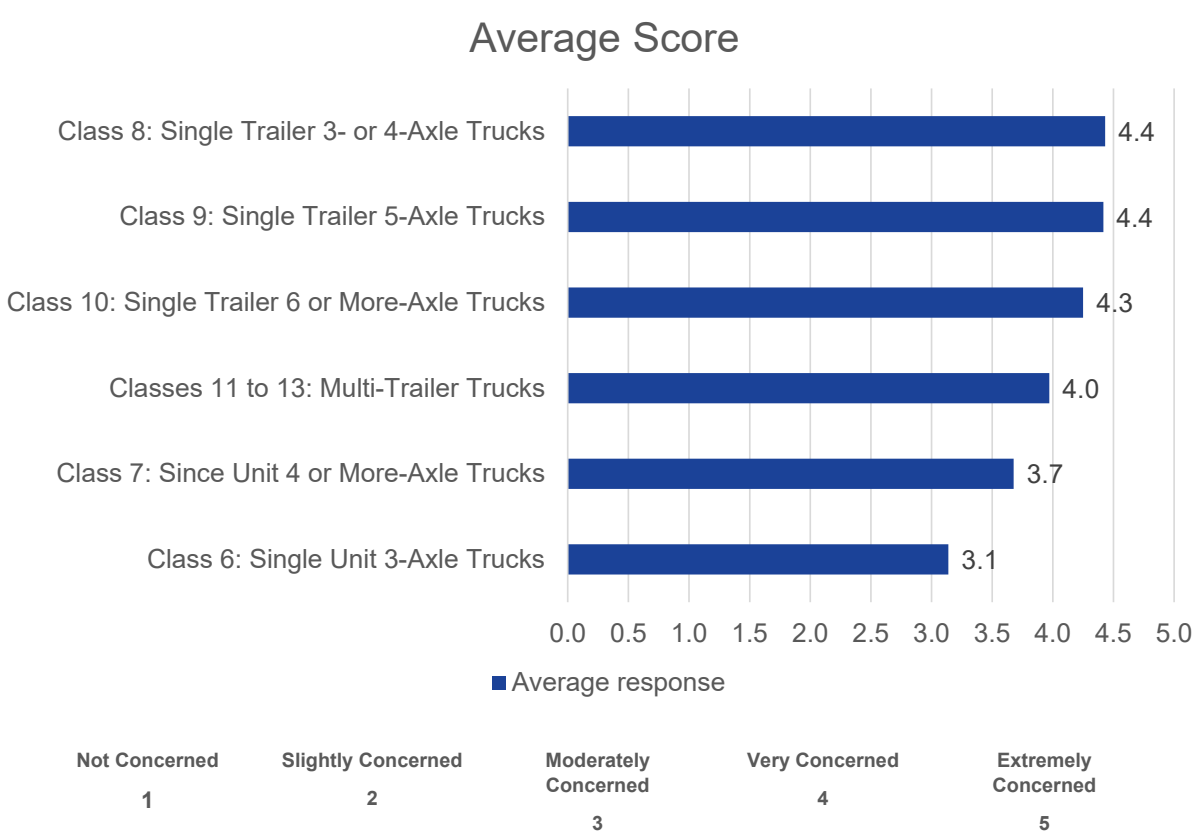


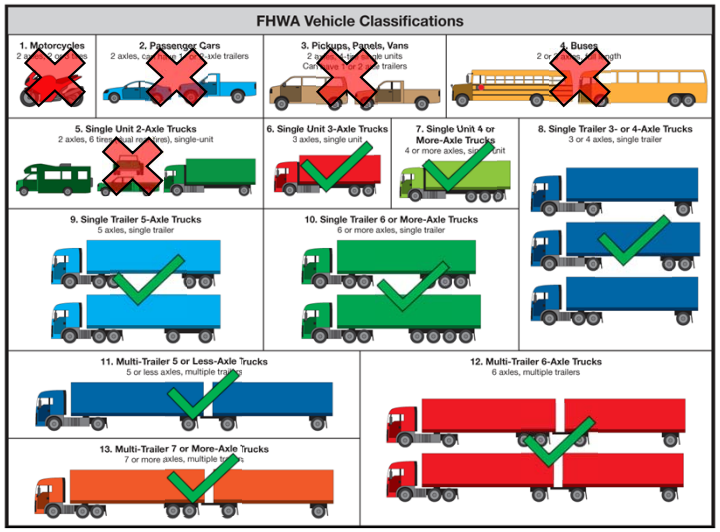


Participant Profile of Surveys Submitted



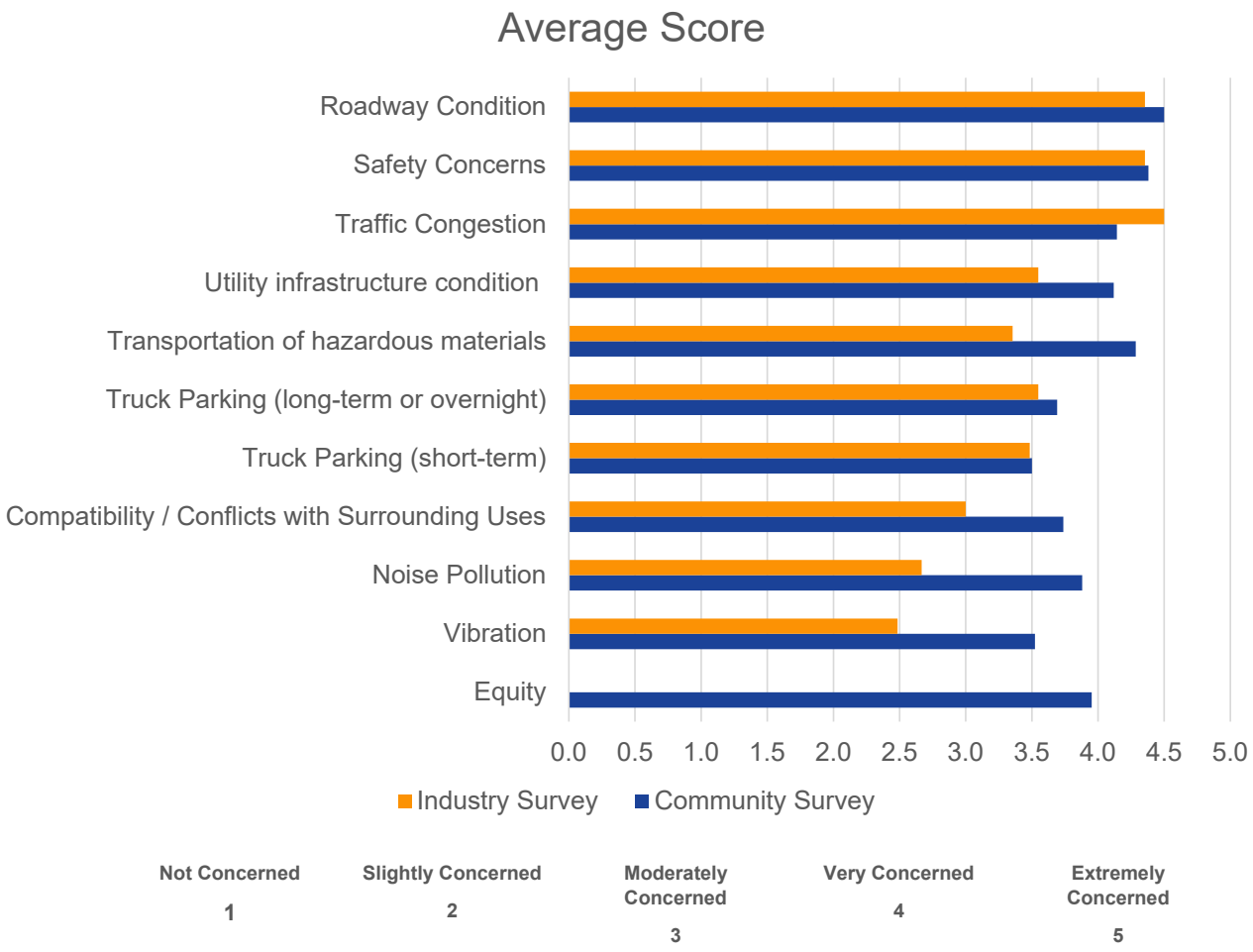
Truck Types of Concern to the Community



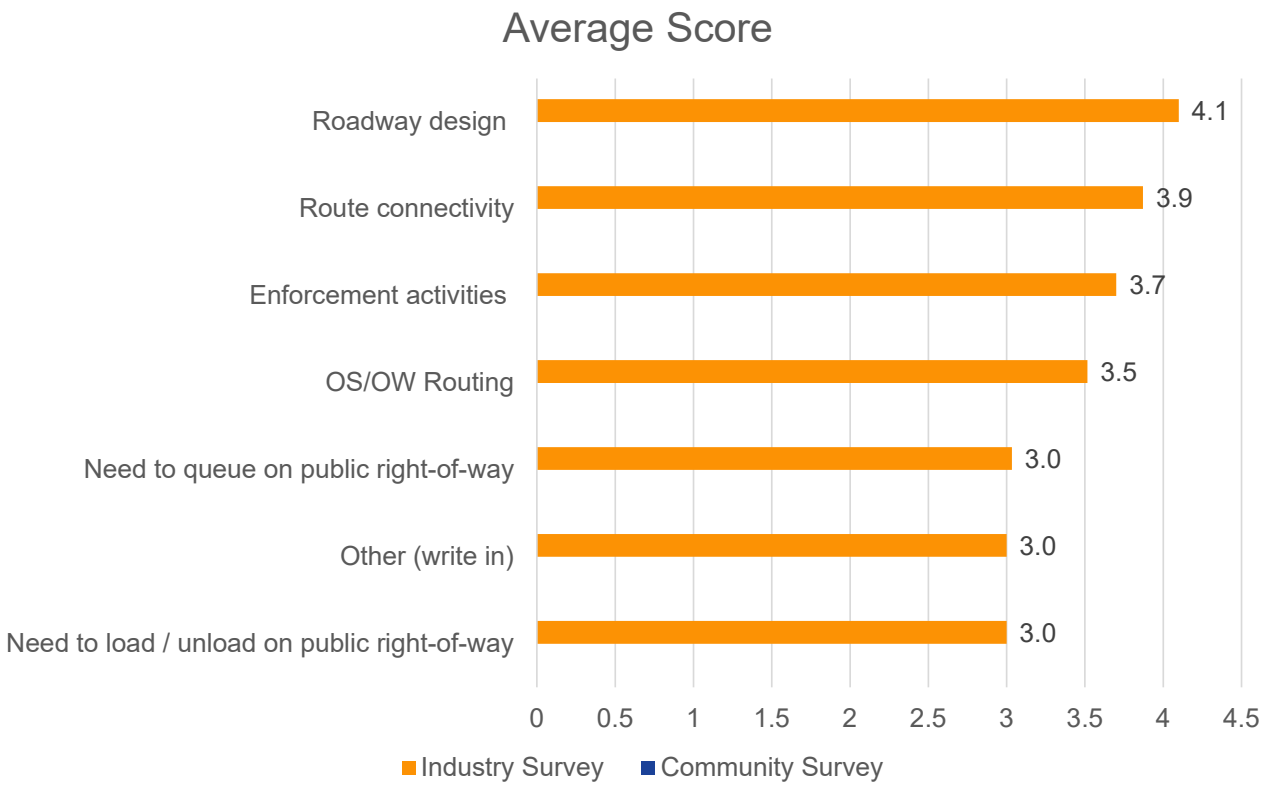


Gross Vehicle Weight Rating (lbs)	Federal Highway Administration		US Census Bureau
	Vehicle Class	GVWR Catagory	VIUS Classes
<6,000	Class 1: <6,000 lbs	Light Duty <10,000 lbs	Light Duty <10,000 lbs
10,000	Class 2: 6,001 – 10,000lbs		
14,000	Class 3: 10,001 – 14,000 lbs	Medium Duty 10,001 – 26,000 lbs	Medium Duty 10,001 – 19,500 lbs
16,000	Class 4: 14,001 – 16,000 lbs		
19,500	Class 5: 16,001 – 19,500 lbs		
26,000	Class 6: 19,501 – 26,000 lbs		Light Heavy Duty: 19,001 – 26,000 lbs
33,000	Class 7: 26,001 – 33,000 lbs	Heavy Duty >26,001 lbs	Heavy Duty >26,001 lbs
>33,000	Class 8: >33,001 lbs		

Truck Related Concerns Survey Results

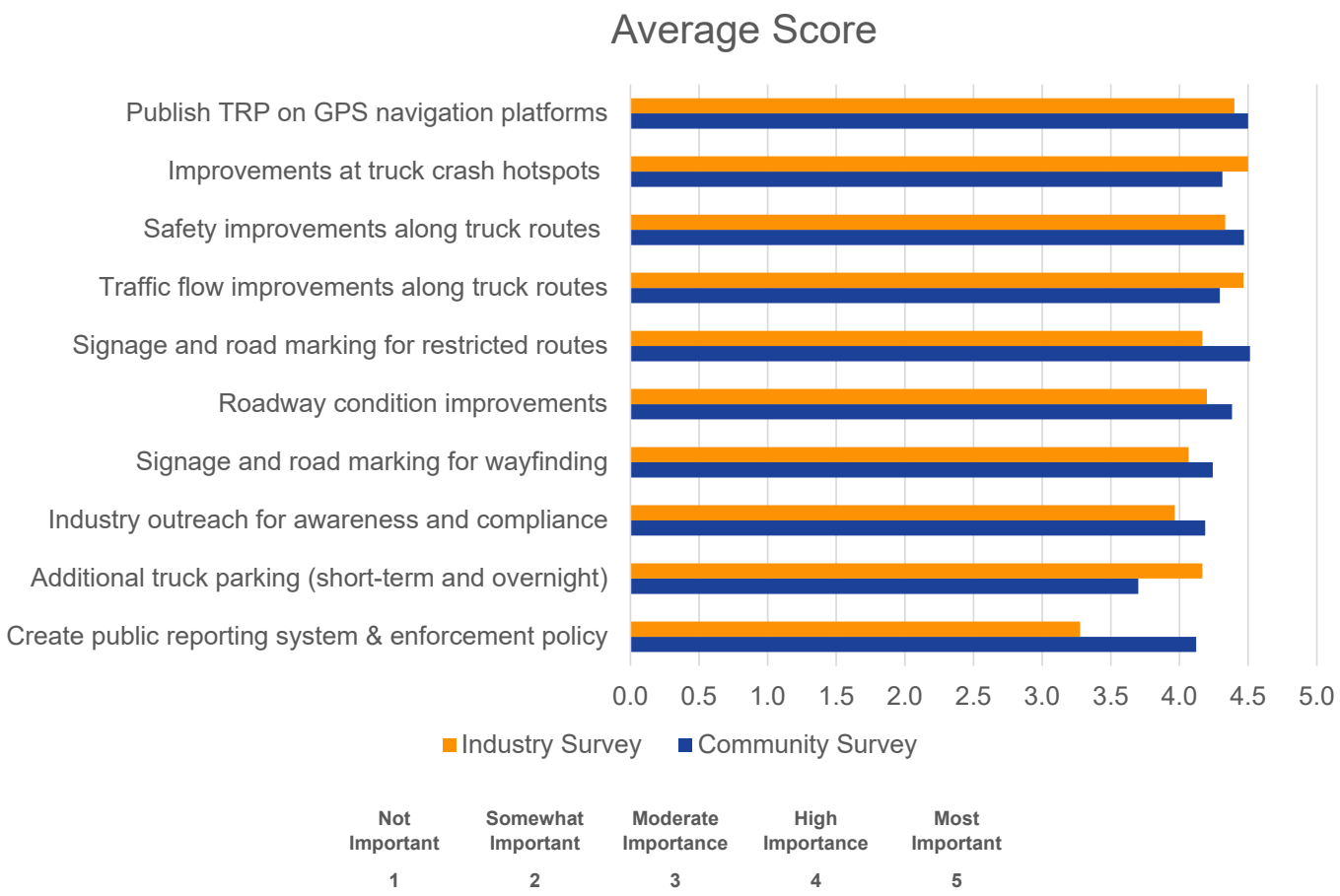


Truck Related Concerns Survey Results Cont'd



Not Concerned	Slightly Concerned	Moderately Concerned	Very Concerned	Extremely Concerned
1	2	3	4	5

Funding Priorities



5

TRP Methodology

Types of Truck Routes

COH Public Roadways

Truck Routes
Designated routes for truck traffic

Through Truck Routes
Designated primary routes for through truck traffic.

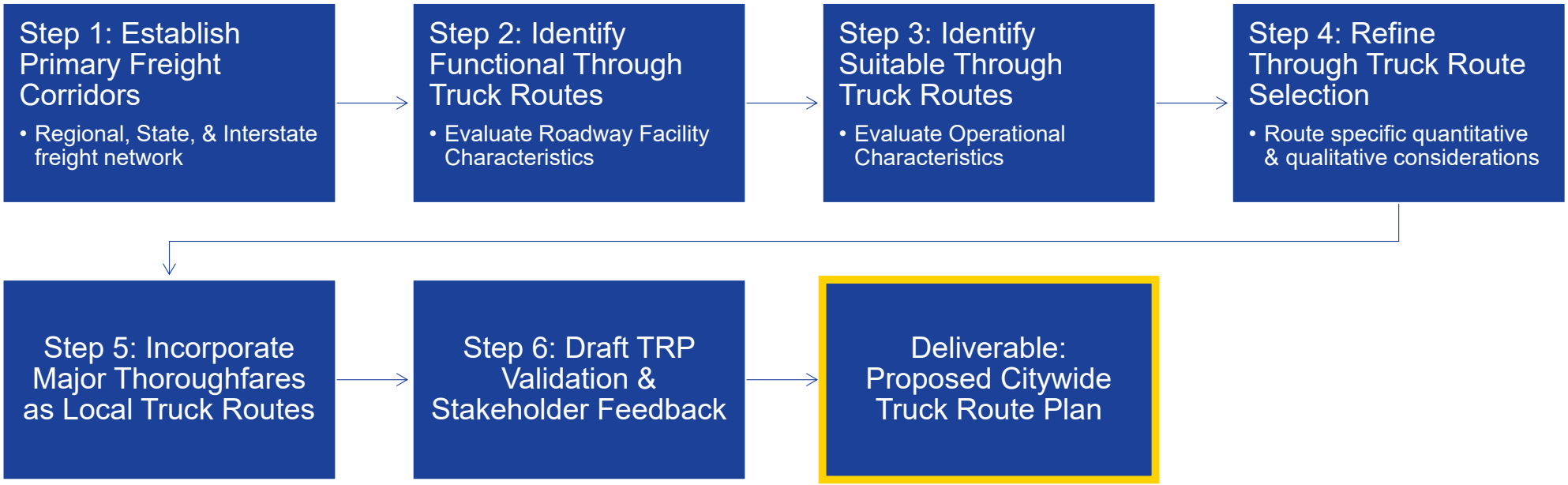
Local Truck Routes
Major Thoroughfares provide connection from Through Truck Routes to local origins and destinations directly or by providing access to other streets.

No Through Truck Streets
For local origins or destinations only



Pickup or delivery of goods, wares, merchandise, construction materials, or solid waste from or to any property located on a roadway within the city. Also includes driving to and from driver's residence or property of the motor carrier owning the vehicle, parking in authorized location, or driving to seek service or repairs. (AKA local delivery.)

Draft Truck Route Designation Process



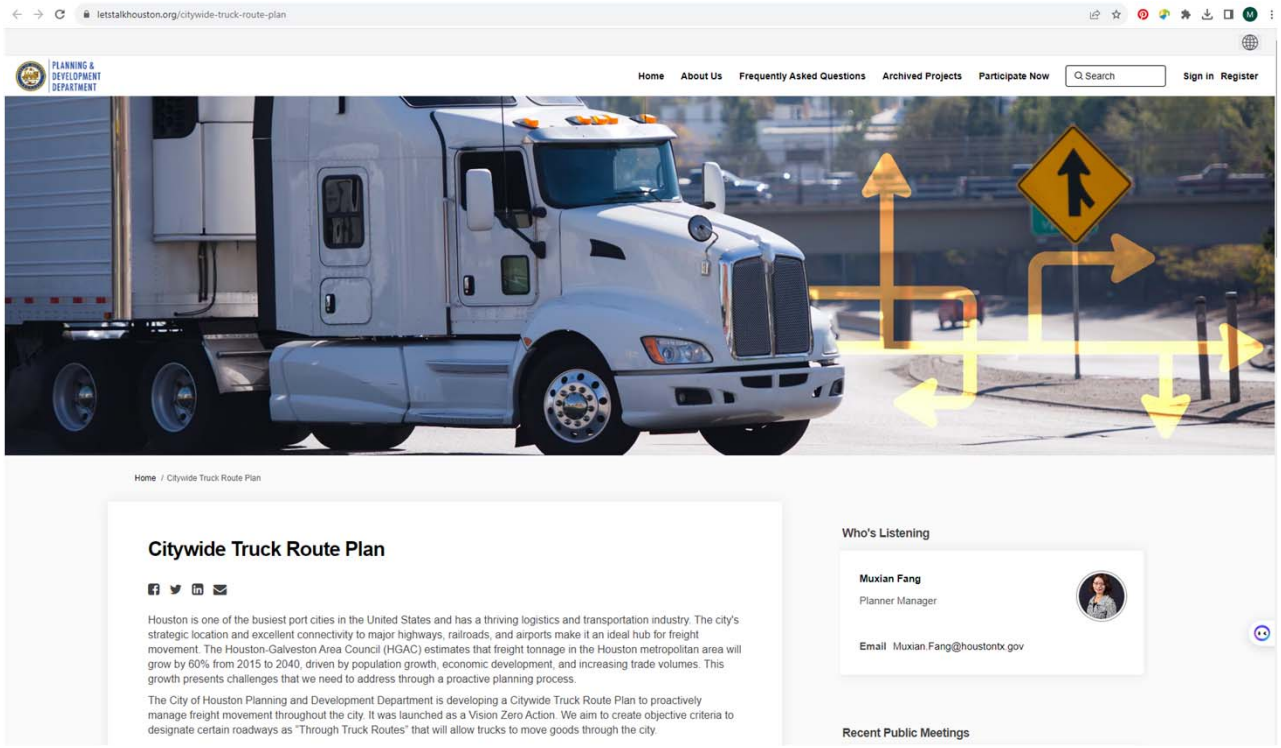
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Next Steps

Next Steps...

- Citywide Truck Route Plan Ordinance Adoption – November 2023
  - To authorize the Planning Department to establish a Citywide Truck Route Plan
- Settegast Pilot project – Spring 2024
  - To test the proposed Through Truck Route designation approach in a pilot area and finalize the approach
- Citywide Truck Route Plan Adoption – Summer 2024
  - To utilize the Through Truck Route designation approach to establish a Citywide Truck Route Plan

Project Webpage



bit.ly/Hou-Truck-Route

7

Q&A

Thank You

PLANNING &
DEVELOPMENT
DEPARTMENT

Chapter 33 Article IX Division 6. - Citywide Truck Route Plan

Subdivision A. – In General

Sec 33-351 Definitions

Citywide Truck Route Plan (TRP) means the plan adopted by commission and approved by city council in accordance with this division that illustrates the roadways designated as truck routes.

Gross Vehicle Weight Rating means the maximum rated capacity of a vehicle, including the weight of the base vehicle, all added equipment, driver and passengers, and all cargo.

Commercial Vehicle means any motor vehicle having a gross vehicle weight rating of more than 26,000 pounds including the load carried, also including any vehicle with three or more axles or any vehicle carrying placarded amount of hazardous materials or solid waste. Commercial Vehicle shall not include vehicles carrying or designated to carry passengers; all governmentally-owned, governmentally-leased, or governmentally-contracted vehicles; public utility vehicles; motor homes, buses, motorcoaches, or recreational vehicles; emergency vehicles in response to any emergency call; any vehicle owned by a public utility or operated under contract with a public utility, while necessarily in use in the inspection, maintenance, construction, installation, or repair of any public utility; any vehicle performing construction or maintenance activities, subject to obtaining necessary permits and complying with designated routes and hours of operation established by the city; or vehicles used exclusively to transport personal possessions or family members for nonbusiness purposes.

Local Delivery, or Local Origin or Destination means the pickup or delivery by commercial vehicle of goods, wares, merchandise, construction materials, or solid waste from or to any property located on a roadway within the city limit and also means parking such vehicle in a location for which a parking permit has been issued or is authorized, driving to and from driver's residence, driving to or from the property of the motor carrier owning such commercial vehicle, or driving to seek service or repairs at a facility that engages in the business or repairs of commercial motor vehicles.

Local Street shall have the meaning as defined in Sec. 42-1.

Local Truck Route means designated roadway segments for commercial vehicles that provide direct access to local origins and destinations, provide access to no through truck streets to reach local origin or destination, or serve as an alternate truck route in case of through truck route closure for construction or emergency reasons.

Major Thoroughfare shall have the meaning as defined in Sec. 42-1.

No Through Truck Street means a road segment where through truck traffic is prohibited and that can only be used to access local origins and destinations.

Proof of Route means a written verification of pick-ups, deliveries, or destinations, which may include a log book, delivery slip, shipping order, bill of lading, customs documents, or any other document which

identifies and specifies the date, address, and name of the person requesting or directing the pick-up or delivery and the destination of the pick up or delivery.

Regional Freight Corridor means the roadway designated as the primary routes for transporting freight within, to, from, and through the City of Houston including interstate highways, state highways, toll roads, and designated critical urban freight corridors (CUFCs).

Street, highway, or road segment means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

Through Truck Route means the roadways designated in the TRP as the primary routes to be used by commercial vehicles to travel within, to, from, and through the City of Houston .

Truck Route means a roadway segment designated to be used by commercial vehicles as either a through truck route or a local truck route.

Sec 33-501 Citywide Truck Route Plan--Purpose and scope

(a) The city shall adopt and maintain a Citywide Truck Route Plan (TRP) to establish a comprehensive network of truck routes that will promote efficient freight movement throughout the city, minimize impacts of commercial vehicles on residential areas and local streets, and enhance the safety and mobility of all road users.
(b) The TRP must be consistent with the general plan described in article III of this chapter and other applicable plans, policies, and regulations.

Sec 33-502 Administrative responsibilities

(a) It shall be the responsibility of the planning official to:
    (1) Develop and oversee the maintenance and coordination of the TRP and make the TRP adopted by city council and any policies adopted by the commission available to the public on the department website;
    (2) Establish a process for the public to submit written comments to the department regarding the TRP;
    (3) Present to the commission a recommendation made in collaboration with city departments and entities with an interest in planning and development within the right of way such as governmental entities, political subdivisions, transit authorities, or local government corporations and any other entity as determined by the planning official;
    (4) Coordinate the TRP implementation with city departments and entities with an interest in planning and development within the right of way such as governmental entities, political subdivisions, transit authorities, or local government corporations and any other entity as determined by the planning official; and
    (5) Document and report issues concerning the implementation of the TRP annually to commission.
(b) The planning official is authorized to promulgate rules and procedures for the administration of the TRP and this division.

Sec 33-503 Duties and responsibilities of city departments

The directors of city departments, including but not limited to: Houston Public Works, Administration and Regulatory Affairs Department, Houston Police Department, Houston Airport System, Houston Fire Department, Solid Waste Management Department, Office of Emergency Management, and Fleet Management Department, and others as requested by the planning official, shall each designate a liaison to coordinate with the planning official regarding implementation and maintenance of the TRP and, when applicable, review and make recommendations to the planning official on proposed amendments to the TRP.

Sec 33-504 Duties and responsibilities of the commission

(a) The commission shall hold at least one public hearing on the TRP. Upon the close of the public hearing, the commission shall consider relevant public comments, the recommendation of the planning official and city departments, and whether the proposed TRP will further the objectives outlined in section 33-501 of this Code. The commission shall vote to recommend the adoption of the TRP to city council, refer the TRP back to the planning official for further evaluation, defer consideration of the TRP to a future meeting, or disapprove the TRP. A TRP recommended for adoption by the commission under this section shall not be effective until approved by city council.

(b) Following the adoption of the TRP by city council, the commission is authorized to adopt formal policies related to the administration, implementation, and interpretation of the TRP.

Sec 33-505 Duties and responsibilities of city council

Upon consideration of the recommendation of the commission and other relevant information, city council shall vote to approve the recommendation of the commission, disapprove the recommendation of the commission, or refer the TRP back to the commission for further consideration.

Sec 33-506 – Amending the Citywide Truck Route Plan

(a) The planning official is authorized and directed to periodically add, remove, or reclassify truck routes on the TRP consistent with the requirements and standards of this division and in collaboration with the department liaisons identified in Sec. 33-503.

(b) The planning official shall hold at least one informational meeting prior to consideration by the commission of an amendment to the TRP to inform the community about the proposed amendment to the TRP and the amendment process, as well as provide an opportunity for public comments on the proposed amendment for the planning official to review and consider prior to making a recommendation on the proposed amendment to the commission. The informational meeting shall be open to the public and held within the vicinity of the street segment under consideration with the proposed amendment, subject to the availability of an appropriate venue. If the planning official determines no appropriate venue can be secured, the planning official may establish an alternate reasonably accessible venue, or a venue where public meetings are generally held by the department.

(c) The commission shall hold at least one public hearing on the proposed TRP amendment. Upon the close of the public hearing, the commission shall consider public comments and the recommendation of the planning official and determine whether the proposed TRP furthers the objectives and intent of this division. The commission shall vote to recommend the adoption of the proposed TRP amendment to city council with or without modifications, refer the proposed TRP amendment back to the planning official for further study and evaluation, defer consideration of the proposed TRP amendment to a future meeting, or disapprove the proposed TRP amendment.

(d) The recommendation of the commission on the TRP will be forwarded to city council.

(e) Following placement of the commission's recommended TRP amendment on an agenda, city council may consider the commission's recommendation and shall vote to approve the recommendation of the commission, defer the recommendation to another meeting, disapprove the recommendation of the commission, refer the TRP back to the administration or commission for further consideration, or deny the amendment.

Sec 33-507 –Truck routes

(a) The TRP, once adopted, identifies the roadways, or portions thereof, located within the city limit and designated as through truck routes and local truck routes for the movement of commercial vehicles.

(b) All other road segments not designated as truck routes shall be considered no through truck streets and shall only be used by commercial vehicles to access local origins and destinations as defined herein.

(c) The operator of any commercial vehicle shall drive on designated truck routes only, except that nothing in this section shall prohibit the operator of any commercial vehicle traveling from or to a truck route for the purpose of local delivery.

(d) Operators of commercial vehicles not travelling on designated truck routes may be required to provide proof of route or destination as defined herein to demonstrate compliance of this division of the ordinance during code enforcement.

(e) When a designated through truck route is closed and prohibits travelling, commercial vehicles may travel on a local truck route to meet this division.

Sec 33-508 – Process to determine truck routes

(a) The planning official shall coordinate with relevant city departments and other agencies to develop a process and set of objective criteria to identify and designate roadways in Houston as through truck routes and local truck routes.

(b) The planning official shall direct that the through truck routes and local truck routes be mapped to create the TRP pursuant to sec 33-502(a)

Sec 33-509 – Notification requirements

(a) Prior to a public hearing or informational meeting required by this division, the planning official shall give notice by electronic or regular mail to:

(1) Each district council member in whose district any portion of the proposed amendment to the TRP is located;
(2) Each neighborhood association with defined boundaries, registered with the department of neighborhoods, in which any portion of the proposed amendment to the TRP is located;
(3) Liaisons from the departments identified in Sec. 33-503; and
(4) Entities with an interest in planning and development within the right of way such as governmental entities, political subdivisions, transit authorities, or local government corporations and any other entity as determined by the planning official.

(b) The planning official shall give notice of any informational meeting and public hearing requiring notice in subsection (a) of this section no later than 15 days before date of the meeting or hearing.

(c) The planning official shall publish the current draft of the proposed amendment and corresponding TRP on the department website no later than 30 days before an informational meeting or public hearing that requires notice under this section.

Secs. 33-510—Installation of signage

The city will install signage for truck routes as defined in this division in accordance with state regulations for signage and Chapter 45 of this code.

Sec. 33-511—Enforcement and penalties.

It is a misdemeanor for any person to violate any of the provisions of this division. Every person convicted of a misdemeanor for a violation of those provisions of this division for which another penalty is not specifically provided shall be punished by a fine of not less than $1.00 nor more than $200.00; provided however that no penalty shall be greater or less than the penalty for the same offense under the laws of this state. For violations under this chapter that are of a continuing nature, each day that the violation shall continue shall constitute a separate offense.

Secs 33-512—33-530. - Reserved.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Arborwood Estates	C3P	DEF1
2	Bartlett Road Street Dedication and Reserves	C3F	
3	Bartlett Road Street Dedication Sec 4	C3F	
4	Beckendorff Road Street Dedication Sec 4	C3F	
5	Beckendorff Road Street Dedication Sec 5	C3F	
6	Beulah Acres	C3F	
7	BridgeCreek Commercial GP	GP	
8	Bridgeland Prairieland Village Sec 35	C3F	
9	Bridgeland Prairieland Village Sec 37	C3P	
10	Bucks East River	C2	DEF2
11	Cano Estates at Cochran Street	C3F	
12	City Business Parks	C2	
13	Creekwood Crossing GP	GP	
14	Crossing at Grand Mason GP	GP	
15	Crossing at Grand Mason Sec 1	C3P	
16	Crossing at Grand Mason Sec 2	C3P	
17	Decker Farms Sec 4	C3F	DEF1
18	Dice Duplexes	C3F	
19	District 71 Ground Water Facility	C2	
20	Durloy Villas	C3F	DEF1
21	Ella Timbergrove	C2	
22	Elmen Vista	C3F	
23	Elyson Sec 59	C3P	
24	Fairbanks North Houston Center Sec 1	C3F	
25	Forest Cove Ground Water Facility	C2	
26	Fort Bend ISD Mission Bend Elementary	C2	
27	Franklin Machine Shop GP	GP	
28	Friendswood Hariom	C3F	
29	Global New Millennium Reserve	C3P	
30	Grand West Sec 4	C3F	
31	Halong Bay Drive Street Dedication	C3F	
32	Holiday Estate	C3F	
33	Houston Spanish Little York of Seventh Day Adventists	C2	
34	Janisch Square	C2	
35	Jensen Courtyard	C2	
36	Legacy Ranch Business Park Sec 2	C3F	
37	Long Point Center	C3F	
38	Moers Valley	C3F	
39	Mowery Plant	C2	
40	Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	C2	
41	Paradise Place	C3F	DEF1
42	Richards Road Business Park	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Ruburfield No 66 partial replat no 10	C3F	
44	Saint Arnoldville at Lyons Avenue	C3F	
45	Telephone Automobile Finance Center	C2	DEF1
46	Telge Ranch West Sec 1	C3F	
47	Townhomes at Dart	C2	
48	US 59 New Caney Commercial Development Sec 3	C3F	
49	Views at Laura Koppe	C3F	
50	Views at Radio Road replat no 2	C3F	
51	West Little York Corner	C2	DEF2
52	West Little York Road at Grand Parkway Street Dedication Sec 1	C3P	

B-Replats

53	Amundsen Landing	C2R	
54	Anita Grove	C2R	
55	Anizra Tract	C2R	
56	Arlington Estates	C2R	
57	Barclay Square	C2R	
58	Buena Manor	C2R	
59	Crawford Place at Museum District	C2R	
60	Denton Estates	C2R	
61	Equitrust Development	C2R	
62	Estates at Hershe Plaza	C2R	
63	Estates On Nielan Street	C2R	
64	Fifth Ward Church of Christ at Stonewall	C2R	DEF1
65	Forest Lawn Estates	C2R	
66	Franklin Machine Shop Sec 1	C2R	
67	Gateman Homes Estates	C2R	DEF1
68	Green River Estates	C2R	
69	Green River Villas	C2R	
70	Healthy Living Estate	C2R	
71	Helios Estates	C2R	
72	Indus Oak Residence	C3R	
73	Ivonne Place	C2R	
74	Kezira Plaza at Elmwood	C2R	
75	Kings Terrace	C2R	DEF1
76	Lexington Green	C2R	
77	Luxelocker Cypress	C2R	DEF1
78	Madison Wes	C2R	
79	Mansfield Plaza Estates	C2R	
80	Manson Place Apartments	C2R	
81	Marcella Place	C2R	
82	North York Townhomes	C2R	
83	Oak Lawn Addition partial replat no 5	C2R	
84	Palisades Park Sec 1 partial replat no 1	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Panamera Estates at Winnetka	C2R	
86	Parker Acres	C2R	
87	Peachleaf Commercial Center	C2R	
88	Peckham Green	C2R	
89	Peden Garden Homes	C2R	
90	Plaza Estates at Bolt	C2R	
91	Robertson Grove	C2R	
92	Salvation Army at Carl	C2R	
93	Salvation Army at Quitman	C2R	
94	Skyline Homes at Lou Ellen Lane	C2R	
95	Southmont Addition Annex No 4 partial replat no 2	C2R	
96	Sunbeam Homes	C2R	
97	Terry Griffin Crossing	C2R	
98	Townhomes at Branard	C2R	
99	Uniana Plaza	C2R	DEF1
100	Villas of Crest Court	C2R	
101	Villas of Shiraz	C2R	DEF1
102	Ward Manor	C2R	

C-Public Hearings Requiring Notification

103	Ade Properties	C3N	
104	Albion Townhomes	C3N	DEF1
105	Brick and Stone at Lydia partial replat no 2	C3N	DEF2
106	Casa Maya	C3N	
107	Cotton Oaks Estates replat no 1	C3N	
108	Craig Woods partial replat no 40	C3N	
109	Eula Realty Group Woodlyn	C3N	
110	Everglade Estates	C3N	
111	Foster Place partial replat no 38	C3N	
112	Foster Place partial replat no 39	C3N	
113	Heights Mobil Car Care	C3N	
114	Morse Vista	C3N	
115	Noel Place	C3N	DEF2
116	Sandra Duplexes replat no 1	C3N	
117	Southgate partial replat no 6	C3N	
118	Stanford Place Estates partial replat no 1	C3N	
119	TMC Niagara Development	C3N	DEF1
120	Westhaven Estates Sec 2 partial replat no 13	C3N	

D-Variances

121	Blue House	C2R	DEF1
122	Cypress Trails at Bauer Landing Sec 2	C3P	DEF1
123	Emmott Yard	C2	
124	Global Football Innovations Academy	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Kirkwood Crossings GP	GP	
126	Mustang Meadows	C3P	
127	Paragon Place	C2	
128	Roberts Ranch	C2	
129	Zuri Gardens	C3R	DEF1

E-Special Exceptions

130	Darwiche Property GP	GP	

F-Reconsideration of Requirements

131	OSBT Properties Sec 1	C2R	
132	ProEnergy Reserve	C2	

G-Extensions of Approval

133	Black Eye Properties LLC	EOA	
134	Cabochon	EOA	
135	Dunham Pointe Sec 12	EOA	
136	Forestwood Sage Sec 2	EOA	
137	Houston Roy Multifamily	EOA	
138	Iglesia De Jesucristo Camino Al Padre	EOA	
139	Park at Champions Park	EOA	
140	Radius at Dunham Pointe	EOA	
141	Robey Crossing	EOA	
142	Shadydale Addition partial replat no 2	EOA	
143	Sunterra Corner Store	EOA	
144	Swift Franz Pro	EOA	

H-Name Changes

None

I-Certification of Compliance

145	27027 Coach Light Lane	C0C	

J-Administrative

None

K-Development Plats with Variance Requests

146	12810 Figaro Drive	DPV	
147	7802 Wickersham Lane	DPV	

Off-Street Parking Variance Requests

Item No.	Subdivision Plat Name	App Type	Deferral
IV	11851 Martindale Road	DPV	DEF1

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	Arborwood Estates (DEF1)	2023-1989	C3P	Waller	ETJ	322L	79.13	21.64	38	Wilson Engineering Company, PLLC	Doucet & Associates, Inc.
2	Bartlett Road Street Dedication and Reserves	2023-2313	C3F	Waller	ETJ	403V	7.09	3.96	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
3	Bartlett Road Street Dedication Sec 4	2023-2314	C3F	Waller	ETJ	403Z	3.47	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
4	Beckendorff Road Street Dedication Sec 4	2023-2316	C3F	MULTI PLE	ETJ	404W	2.77	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
5	Beckendorff Road Street Dedication Sec 5	2023-2318	C3F	Waller	ETJ	403V	2.14	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
6	Beulah Acres	2023-2291	C3F	Harris	City	492V	0.14	0.00	2	Jay Monroe	Total Surveyors, Inc.
7	BridgeCreek Commercial GP	2023-2264	GP	Harris	ETJ	405D	29.88	0.00	0	99 West 570 Partners Partners, LLC	BGE, Inc. - Land Planning
8	Bridgeland Prairieland Village Sec 35	2023-2322	C3F	Harris	ETJ	365J	20.02	7.56	48	Bridgeland Development , LP	McKim & Creed, Inc.
9	Bridgeland Prairieland Village Sec 37	2023-2357	C3P	Harris	ETJ	364R	11.88	1.44	60	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
10	Bucks East River (DEF2)	2023-1912	C2	Harris	City	494F	0.23	0.00	6	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
11	Cano Estates at Cochran Street	2023-2271	C3F	Harris	City	493D	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
12	City Business Parks	2023-2263	C2	Harris	ETJ	291F	4.86	4.86	0	Series 4 - 22830 Fritz Lane, A Series Company of SATX Assets, LLC, A Texas Limited Liability Company	Texas Professional Surveying, LLC
13	Creekwood Crossing GP	2023-2257	GP	Harris	ETJ	293P	56.89	0.00	0	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
14	Crossing at Grand Mason GP	2023-2247	GP	Harris	ETJ	405Z	217.60	0.00	0	Woodmere Development Co	R.G. Miller Engineers
15	Crossing at Grand Mason Sec 1	2023-2248	C3P	Harris	ETJ	405Z	34.80	17.84	83	Woodmere Development Co	R.G. Miller Engineers
16	Crossing at Grand Mason Sec 2	2023-2249	C3P	Harris	ETJ	405Z	23.31	9.21	60	Woodmere Development Co	R.G. Miller Engineers
17	Decker Farms Sec 4 (DEF1)	2023-2184	C3F	Montgo mery	ETJ	247Y	11.41	0.56	80	Pulte Homes of Texas, L.P.	Pape-Dawson Engineers
18	Dice Duplexes	2023-2272	C3F	Harris	City	494B	1.13	0.13	6	CAS Consultants, LLC	CAS Consultants, LLC
19	District 71 Ground Water Facility	2023-2345	C2	Harris	City	489P	2.87	2.87	0	Harris County Water Control & Improvement District No. 71	M2L Associates, 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
20	Durloy Villas (DEF1)	2023-2231	C3F	Harris	City	570H	3.00	0.39	16	DurLoy Homes, Inc.	Chesterfield Development Services
21	Ella Timbergrove	2023-1889	C2	Harris	City	452X	4.56	4.56	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
22	Elmen Vista	2023-2292	C3F	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
23	Elyson Sec 59	2023-2219	C3P	Harris	ETJ	404M	27.80	2.37	90	NASH FM 529, LLC	Meta Planning + Design LLC
24	Fairbanks North Houston Center Sec 1	2023-2346	C3F	Harris	ETJ	410C	86.78	79.23	0	Transwestern Development Company	Windrose
25	Forest Cove Ground Water Facility	2023-2341	C2	Harris	City	336E	0.64	0.64	0	FOREST COVE MUNICIPAL UTILITY DISTRICT	M2L Associates, Inc.
26	Fort Bend ISD Mission Bend Elementary	2023-2254	C2	Fort Bend	ETJ	527K	10.58	10.58	0	Brooks and Sparks	West Belt Surveying, Inc.
27	Franklin Machine Shop GP	2023-2267	GP	Harris	City	374Z	4.68	4.68	0	Franklin Estate Partnership, Ltd.	Texas Professional Surveying, LLC
28	Friendswood Hariom	2023-2306	C3F	Harris	ETJ	617T	4.88	1.32	50	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
29	Global New Millennium Reserve	2023-2335	C3P	Harris	ETJ	457B	23.53	23.53	0	Anchor Construction & Management	PROSURV
30	Grand West Sec 4	2023-2281	C3F	Harris	City	573E	27.91	4.51	232	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
31	Halong Bay Drive Street Dedication	2023-2261	C3F	Harris	City	529G	0.52	0.00	0	68B, a Texas limited liability company	BGE, Inc.
32	Holiday Estate	2023-2113	C3F	Harris	City	575P	0.23	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
33	Houston Spanish Little York of Seventh Day Adventists	2023-2245	C2	Harris	City	411N	4.32	4.32	0	Texas Conference of Seventh-Day Adventists	GBI Partners
34	Janisch Square	2023-2363	C2	Harris	City	452H	1.54	1.54	0	HSMTX / Janisch-Houston LLC	Richard Grothues Designs
35	Jensen Courtyard	2023-2252	C2	Harris	City	454N	0.18	0.00	2	N218, LLC	Jt Architectural design
36	Legacy Ranch Business Park Sec 2	2023-2336	C3F	Harris	ETJ	366G	108.79	104.54	0	Kimley-Horn	Windrose
37	Long Point Center	2023-2290	C3F	Harris	City	450W	0.54	0.54	0	Interplan Architects. Inc	Century Engineering, Inc
38	Moers Valley	2023-2348	C3F	Harris	City	575U	2.24	0.09	49	CAS Consultants, LLC	CAS Consultants, LLC
39	Mowery Plant	2023-2330	C2	Harris	City	572M	5.98	5.98	0	CONCEPT E & Y LLC	PROSURV
40	Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	2023-2328	C2	Harris	ETJ	328J	10.18	9.93	0	Northwest Harris County MUD No 5	BGE, Inc.
41	Paradise Place (DEF1)	2023-2166	C3F	Harris	City	573V	3.00	0.62	30	No Company	HRS and Associates, LLC
42	Richards Road Business Park	2023-2338	C3F	Montgomery	ETJ	252U	14.34	12.47	0	Alpine Engineering and Construction, LLC	Gruller Surveying
43	Ruburfield No 66 partial replat no 10	2023-2307	C3F	Harris	City	533Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
44	Saint Arnoldville at Lyons Avenue	2023-2321	C3F	Harris	City	493H	1.16	1.16	0	Saint Arnold Brewing Company	Quiddity Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
45	Telephone Automobile Finance Center (DEF1)	2023-1931	C2	Harris	City	575N	1.07	1.07	0	ESDM	South Texas Surveying Associates, Inc.
46	Telge Ranch West Sec 1	2023-2332	C3F	Harris	ETJ	327R	12.13	2.16	53	Woodmere Development Co., LTD.	IDS Engineering Group
47	Townhomes at Dart	2023-2325	C2	Harris	City	493G	0.23	0.00	4	Sandcastle Homes	MOMENTUM EGINEERING
48	US 59 New Caney Commercial Development Sec 3	2023-2256	C3F	Montgomery	ETJ	256Q	17.86	17.14	0	D Swoboda	South Texas Surveying Associates, Inc.
49	Views at Laura Koppe	2023-2180	C3F	Harris	City	455F	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
50	Views at Radio Road replat no 2	2023-2211	C3F	Harris	City	575M	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
51	West Little York Corner (DEF2)	2023-2069	C2	Harris	ETJ	407S	2.48	2.48	0	Niyyatmehtu & Sonu LLC	Hovis Surveying Company Inc.
52	West Little York Road at Grand Parkway Street Dedication Sec 1	2023-2250	C3P	Harris	ETJ	405Z	2.46	0.00	0	Woodmere Development Co	R.G. Miller Engineers

B-Replats

53	Amundsen Landing	2023-2288	C2R	Harris	City	453Z	0.14	0.00	2	Urban Arc Development	Total Surveyors, Inc.
54	Anita Grove	2023-2289	C2R	Harris	City	493Z	0.11	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
55	Anizra Tract	2023-2329	C2R	Harris	City	493Z	0.06	0.00	1	ANIZRA INC.	STUPA INTERNATIONAL LLC
56	Arlington Estates	2023-1939	C2R	Harris	City	453N	0.14	0.00	3	Blackbonnet Capital, LLC	replats.com
57	Barclay Square	2023-2101	C2R	Harris	City	455E	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
58	Buena Manor	2023-2301	C2R	Harris	City	494G	0.18	0.00	4	N/A	replats.com
59	Crawford Place at Museum District	2023-2323	C2R	Harris	City	493X	0.11	0.00	3	Home Art Construction	Gruller Surveying
60	Denton Estates	2023-2352	C2R	Harris	City	455K	0.29	0.00	2	Superior One Homes	Owens Management Systems, LLC
61	Equitrust Development	2023-2310	C2R	Harris	City	493Z	0.11	0.00	3	Equitrust Real Estates 1, LLC	STUPA INTERNATIONAL LLC
62	Estates at Hershe Plaza	2023-2295	C2R	Harris	City	494G	0.22	0.00	4	New Era Development	New Era Development & Land Services
63	Estates On Nielan Street	2023-2075	C2R	Harris	City	455P	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
64	Fifth Ward Church of Christ at Stonewall (DEF1)	2023-2221	C2R	Harris	City	494F	2.14	2.08	0	Fifth Ward Church of Christ	PEA Group
65	Forest Lawn Estates	2023-2309	C2R	Harris	City	454G	0.23	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Franklin Machine Shop Sec 1	2023-2268	C2R	Harris	City	374Z	4.01	4.01	0	Franklin Estate Partnership, Ltd.	Texas Professional Surveying, LLC
67	Gateman Homes Estates (DEF1)	2023-2165	C2R	Harris	City	492G	0.34	0.00	8	GATEMAN HOMES	Dart Land Services LLC
68	Green River Estates	2023-2355	C2R	Harris	City	455K	0.29	0.00	2	Superior One Homes	Owens Management Systems, LLC
69	Green River Villas	2023-2354	C2R	Harris	City	455K	0.29	0.00	2	Superior One Homes	Owens Management Systems, LLC
70	Healthy Living Estate	2023-2283	C2R	Harris	City	528G	2.81	2.81	0	BEC Engineers and Consultants, LLC	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
71	Helios Estates	2023-2297	C2R	Harris	City	453T	0.11	0.00	2	New Era Development	New Era Development & Land Services
72	Indus Oak Residence	2023-2351	C3R	Harris	City	412X	0.95	0.09	15	Indus Oak Homes	Chesterfield Development Services
73	Ivonne Place	2023-2279	C2R	Harris	City	452G	0.24	0.00	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
74	Kezira Plaza at Elmwood	2023-2331	C2R	Harris	City	533Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
75	Kings Terrace (DEF1)	2023-2174	C2R	Harris	City	454N	0.42	0.00	10	M & A Saldana Properties, LLC	Total Surveyors, Inc.
76	Lexington Green	2023-2298	C2R	Harris	City	492Z	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
77	Luxelocker Cypress (DEF1)	2023-2155	C2R	Harris	ETJ	327T	10.71	10.71	0	JLI 17210 Hiffmeister SPE, LLC	McKim & Creed, Inc.
78	Madison Wes	2023-2253	C2R	Harris	City	456A	0.16	0.00	2	Survil, LLC	SurVil LLC
79	Mansfield Plaza Estates	2023-2308	C2R	Harris	City	452C	0.24	0.00	2	New Era Development	New Era Development & Land Services
80	Manson Place Apartments	2023-2358	C2R	Harris	City	493Z	2.51	2.51	0	Brinshore Development LLC	Windrose
81	Marcella Place	2023-2294	C2R	Harris	City	452D	1.27	0.08	32	BBZ Development	Total Surveyors, Inc.
82	North York Townhomes	2023-2181	C2R	Harris	City	494N	0.11	0.00	3	N York Properties LLC	STUPA INTERNATIONAL LLC
83	Oak Lawn Addition partial replat no 5	2023-2326	C2R	Harris	City	494T	0.41	0.00	10	OKC Properties, LLC	City Choice Group, LLC
84	Palisades Park Sec 1 partial replat no 1	2023-2218	C2R	Harris	City	492B	1.16	0.00	27	Hurst Partners, LP	City Choice Group, LLC
85	Panamera Estates at Winnetka	2023-2319	C2R	Harris	City	534E	0.21	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
86	Parker Acres	2023-2246	C2R	Montgomery	ETJ	296L	4.20	0.00	1	DAVID PARKER	TC SURVEY AND MAPPING
87	Peachleaf Commercial Center	2023-2278	C2R	Harris	ETJ	373Z	16.88	16.45	0	Aldine Land Holding, Inc.	Hovis Surveying Company Inc.
88	Peckham Green	2023-2300	C2R	Harris	City	492U	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
89	Peden Garden Homes	2023-2277	C2R	Harris	City	493N	0.15	0.00	2	Sandcastle Homes INC	MOMENTUM EGINEERING
90	Plaza Estates at Bolt	2023-2296	C2R	Harris	City	573B	0.16	0.00	2	New Era Development	New Era Development & Land Services
91	Robertson Grove	2023-2287	C2R	Harris	City	453Z	0.23	0.00	5	Urban Arc Development	Total Surveyors, Inc.
92	Salvation Army at Carl	2023-2339	C2R	Harris	City	493C	1.15	1.15	0	Forney Construction	Windrose
93	Salvation Army at Quitman	2023-2334	C2R	Harris	City	493C	0.82	0.82	0	n/a	Windrose
94	Skyline Homes at Lou Ellen Lane	2023-2275	C2R	Harris	City	452N	0.22	0.00	5	Skyline Home Builders, LLC	MOMENTUM EGINEERING
95	Southmont Addition Annex No 4 partial replat no 2	2023-1929	C2R	Harris	City	571M	0.87	0.87	0	RDT Design & Consulting LLC	South Texas Surveying Associates, Inc.
96	Sunbeam Homes	2023-2293	C2R	Harris	City	573B	0.16	0.00	3	TAbraham LLC	RP & Associates
97	Terry Griffin Crossing	2023-2170	C2R	Harris	City	453V	0.23	0.00	5	Urban Arc Development	Total Surveyors, Inc.
98	Townhomes at Branard	2023-2274	C2R	Harris	City	492V	0.17	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
99	Uniana Plaza (DEF1)	2023-2149	C2R	Harris	City	571U	0.95	0.95	0	TBD	K. Chen Engineering
100	Villas of Crest Court	2023-2150	C2R	Harris	City	494H	0.14	0.00	3	2505 Wheeler Street LLC	Pioneer Engineering, LLC
101	Villas of Shiraz (DEF1)	2023-2143	C2R	Harris	City	412N	0.98	0.23	12	Ghaderi Development, LLC	HRS and Associates, 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	Ward Manor	2023-2359	C2R	Harris	City	533R	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

C-Public Hearings Requiring Notification

103	Ade Properties	2023-1968	C3N	Harris	City	530B	0.65	0.65	0	CHARBEL	RSG Engineering
104	Albion Townhomes (DEF1)	2023-1884	C3N	Harris	City	532W	1.18	0.02	37	Lovett Homes	Windrose
105	Brick and Stone at Lydia partial replat no 2 (DEF2)	2023-1858	C3N	Harris	City	533Q	0.23	0.00	4	Daniel Villa Jr Surveyor	SEM SERVICES
106	Casa Maya	2023-1788	C3N	Harris	City	413X	0.85	0.16	4	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
107	Cotton Oaks Estates replat no 1	2023-1930	C3N	Harris	ETJ	250Z	10.00	3.98	33	Rye Street Development	Texas Professional Surveying, LLC
108	Craig Woods partial replat no 40	2023-2062	C3N	Harris	City	451X	0.22	0.00	2	Century Custom Homes	Total Surveyors, Inc.
109	Eula Realty Group Woodlyn	2023-2134	C3N	Harris	City	455G	0.36	0.00	6	EULA Realty Group	AAB Homes, LLC
110	Everglade Estates	2023-2077	C3N	Harris	City	416W	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
111	Foster Place partial replat no 38	2023-2100	C3N	Harris	City	533Q	0.12	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
112	Foster Place partial replat no 39	2023-2124	C3N	Harris	City	533R	0.13	0.00	3	New Era Development	New Era Development & Land Services
113	Heights Mobil Car Care	2023-1938	C3N	Harris	City	452T	0.35	0.35	0	Herring Construction Co., Inc.	The Pinnell Group, LLC
114	Morse Vista	2023-2094	C3N	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
115	Noel Place (DEF2)	2023-1793	C3N	Harris	City	571M	0.37	0.00	2	Continental Builders & Developers Inc.	The Pinnell Group, LLC
116	Sandra Duplexes replat no 1	2023-1935	C3N	Harris	City	454Q	0.25	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
117	Southgate partial replat no 6	2023-2040	C3N	Harris	City	532H	0.17	0.00	4	1969 Dryden LLC	Patrick Planning Services, LLC
118	Stanford Place Estates partial replat no 1	2023-2017	C3N	Harris	ETJ	242N	5.42	0.00	2	Ed Noack	Texas Land Maps
119	TMC Niagara Development (DEF1)	2023-1864	C3N	Harris	City	533U	0.27	0.01	6	TMC ELITE HOMES, INC	STUPA INTERNATIONAL LLC
120	Westhaven Estates Sec 2 partial replat no 13	2023-2043	C3N	Harris	City	491N	0.30	0.00	3	WELLAND REAL ESTATE, LLC,	MOMENTUM EGINEERING

D-Variances

121	Blue House (DEF1)	2023-1902	C2R	Harris	City	494N	0.12	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
122	Cypress Trails at Bauer Landing Sec 2 (DEF1)	2023-2243	C3P	Harris	ETJ	285P	44.05	6.84	202	LGI Homes - Texas, LLC	Pape-Dawson Engineers
123	Emmott Yard	2023-2269	C2	Harris	ETJ	410T	4.59	4.59	0	4.2 Lou Anna, LLC	Texas Professional Surveying, LLC
124	Global Football Innovations Academy	2023-2266	C2	Harris	ETJ	290B	20.11	20.11	0	iFootball Properties, LLC	Texas Professional Surveying, LLC
125	Kirkwood Crossings GP	2023-2234	GP	Harris	City	529N	136.90	0.00	0	Kimley-Horn	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
126	Mustang Meadows	2023-2251	C3P	Harris/ Waller	ETJ	322H	45.71	11.12	208	R.G. Miller Engineers	R.G. Miller Engineers
127	Paragon Place	2023-2315	C2	Harris	ETJ	290D	40.66	40.66	0	The Paragon Place, LLC	Civil-Surv Land Surveying, L.C.
128	Roberts Ranch	2023-2284	C2	Harris	ETJ	324M	108.10	107.76	0	Roberts Road-290 Logistics LLC	Windrose
129	Zuri Gardens (DEF1)	2023-2049	C3R	Harris	City	574K	18.26	9.39	83	Cole Klein Builders LLC	BGE, Inc. - Land Planning
E-Special Exceptions											
130	Darwiche Property GP	2023-2262	GP	Harris	ETJ	445D	12.70	0.00	0	Darwiche Properties, LLC	BGE, Inc. - Land Planning
F-Reconsideration of Requirements											
131	OSBT Properties Sec 1	2023-2068	C2R	Harris	ETJ	409Y	2.02	1.95	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
132	ProEnergy Reserve	2023-2285	C2	Fort Bend	ETJ	611F	7.35	7.35	0	CDR Development, LLC	GBI Partners
G-Extensions of Approval											
133	Black Eye Properties LLC	2022-2657	EOA	Montgomery	ETJ	295L	6.59	6.59	0	Black Eye Properties LLC	Hovis Surveying Company Inc.
134	Cabochon	2022-2788	EOA	Harris	City	492T	2.44	2.44	0	LJA	Windrose
135	Dunham Pointe Sec 12	2022-2610	EOA	Harris	ETJ	366B	18.02	0.83	73	Dunham Pointe Development, LLC, a Texas limited liability company	BGE, Inc.
136	Forestwood Sage Sec 2	2022-2679	EOA	Harris	ETJ	456R	21.55	21.55	0	Western Hwy 90 Property Owner LLC	Quiddity Engineering
137	Houston Roy Multifamily	2022-2775	EOA	Harris	City	492G	2.75	2.73	0	Argos 1956 Properties, LLC	BGE, Inc.
138	Iglesia De Jesucristo Camino Al Padre	2022-2635	EOA	Harris	ETJ	372F	10.20	10.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
139	Park at Champions Park	2022-2837	EOA	Harris	ETJ	370A	3.89	3.80	0	Sander Engineering Corporation	Windrose
140	Radius at Dunham Pointe	2022-2777	EOA	Harris	ETJ	366C	17.44	17.44	0	DUNHAM POINTE DEVELOPMENT, LLC	BGE, Inc.
141	Robey Crossing	2022-2714	EOA	Harris	City	494F	0.23	0.02	4	Fifth Ward Community Redevelopment Corporation	M2L Associates, Inc.
142	Shadydale Addition partial replat no 2	2022-2336	EOA	Harris	City	454H	0.41	0.41	3	Robert Keith Hulett	PEA Group
143	Sunterra Corner Store	2022-2783	EOA	Waller	ETJ	443D	2.29	2.29	0	ALJ Lindsey	Windrose
144	Swift Franz Pro	2022-2594	EOA	Harris	ETJ	445V	1.21	1.19	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
H-Name Changes											

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

None

I-Certification of Compliance

145	27027 Coach Light Lane	23-1717	COC	Montgomery	ETJ	258J				Sarahy Aguilar Hinojosa	Sarahy Aguilar Hernandez

J-Administrative

None

K-Development Plats with Variance Requests

146	12810 Figaro Drive	23047394	DPV	Harris	City	489G				Redbluff Development LLC	Maria Sanchez
147	7802 Wickersham Lane	23030608	DPV	Harris	City	452J				Hadi Babaei	Hadi Babaei

Off-Street Parking Variance Requests

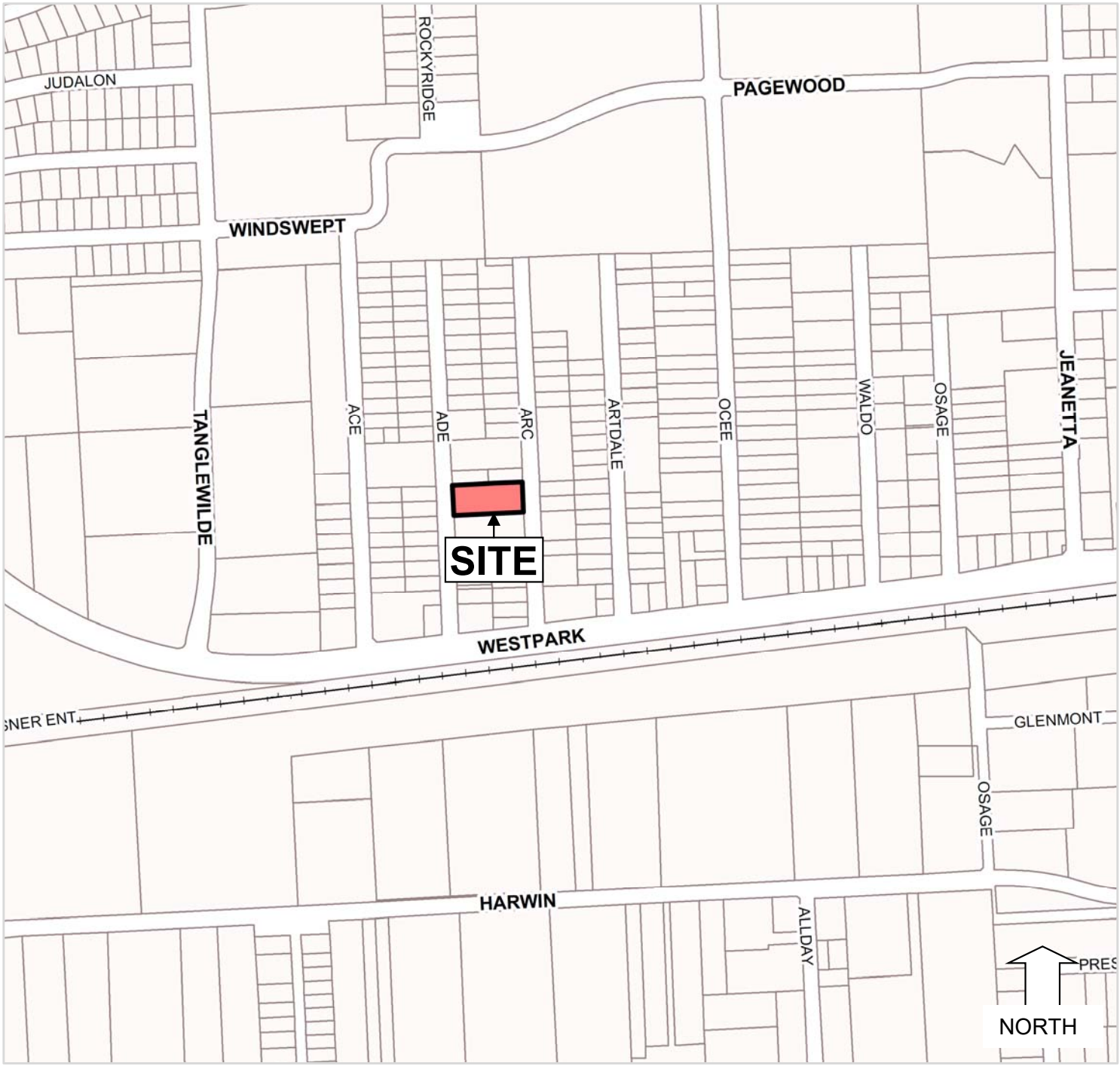
IV	11851 Martindale Road (DEF 1)	23077307	PV	Harris	City	574K				Andrew Lang	BGE. Inc.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Ade Properties

Applicant: RSG Engineering



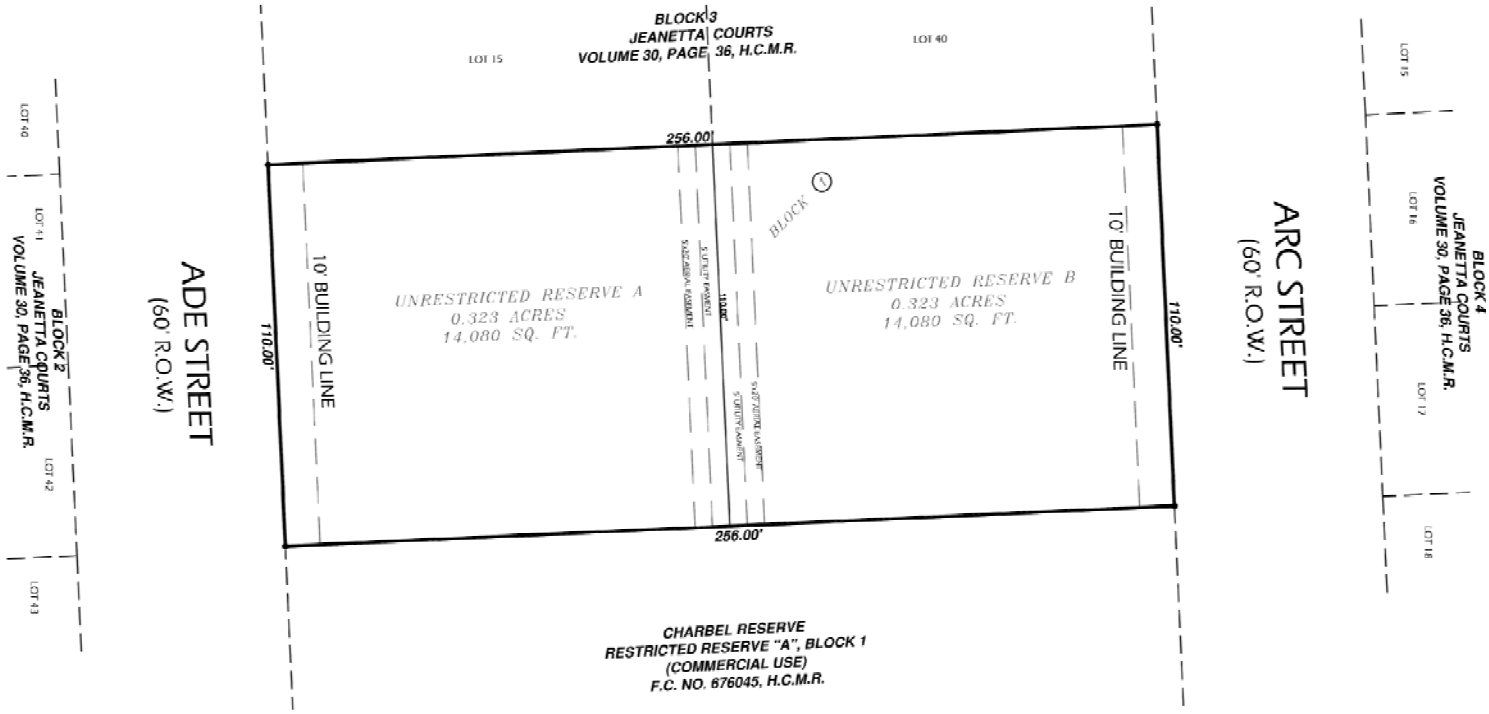
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Ade Properties

Applicant: RSG Engineering



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Ade Properties

Applicant: RSG 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

September 29, 2023

Dear Property Owner:

Reference Number: 2023-1968; Ade Properties; a replat of Jeanetta Courts, being Lots 16, 17, 41, and 42 Block 3, as recorded in Vol. 30, pg. 36 of the Harris County Map Records.

The property is located north of Westpark Drive and east of Ade Street. The purpose of the replat is to create two (2) reserves. The applicant, **Salim Obeid,** with RSG Engineering, on behalf of CHARBEL, the developer, can be contacted at **713-783-7777.**

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 19, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Albion Townhomes (DEF 1)

Applicant: Windrose



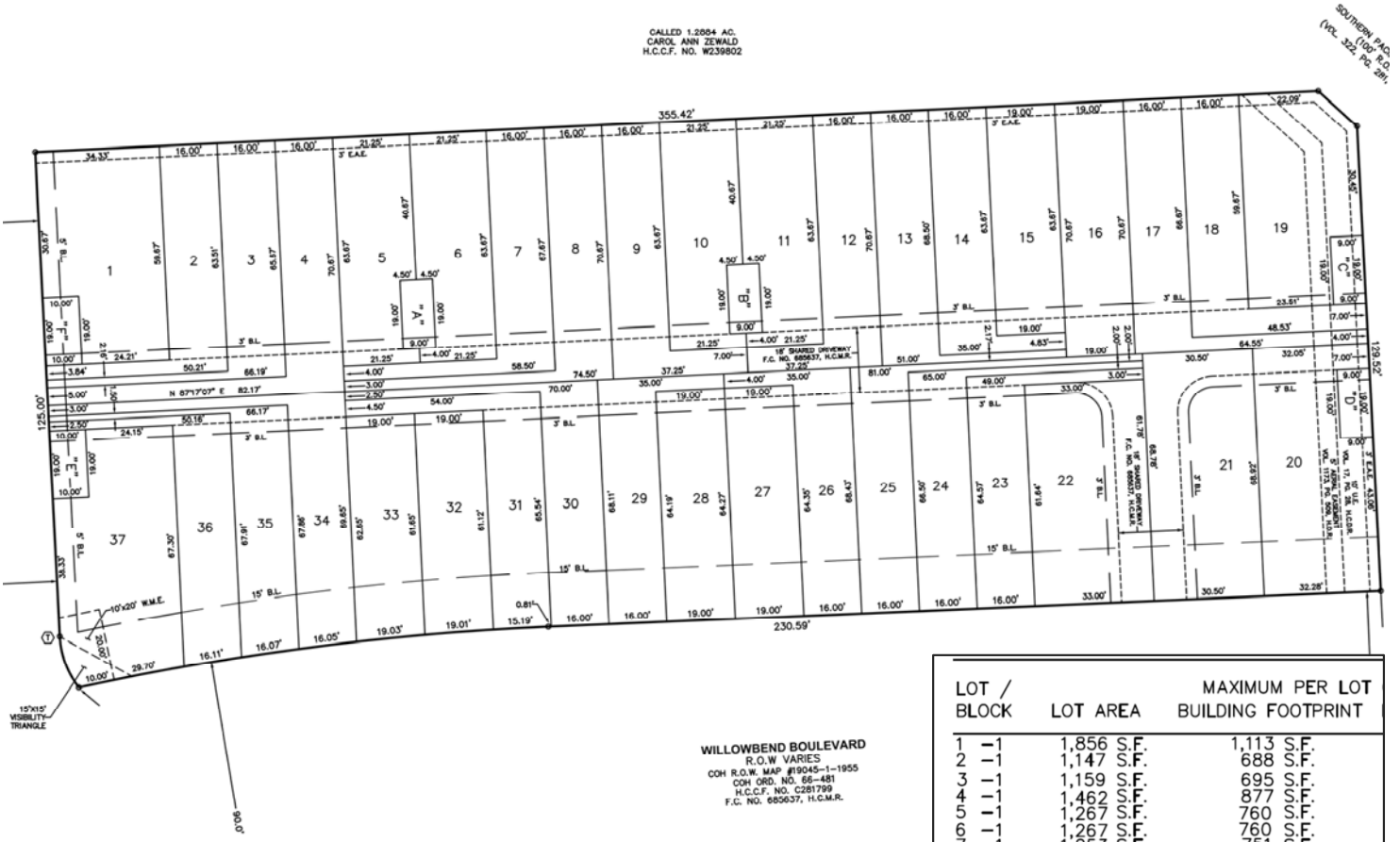
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Albion Townhome (DEF 1)

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: 104

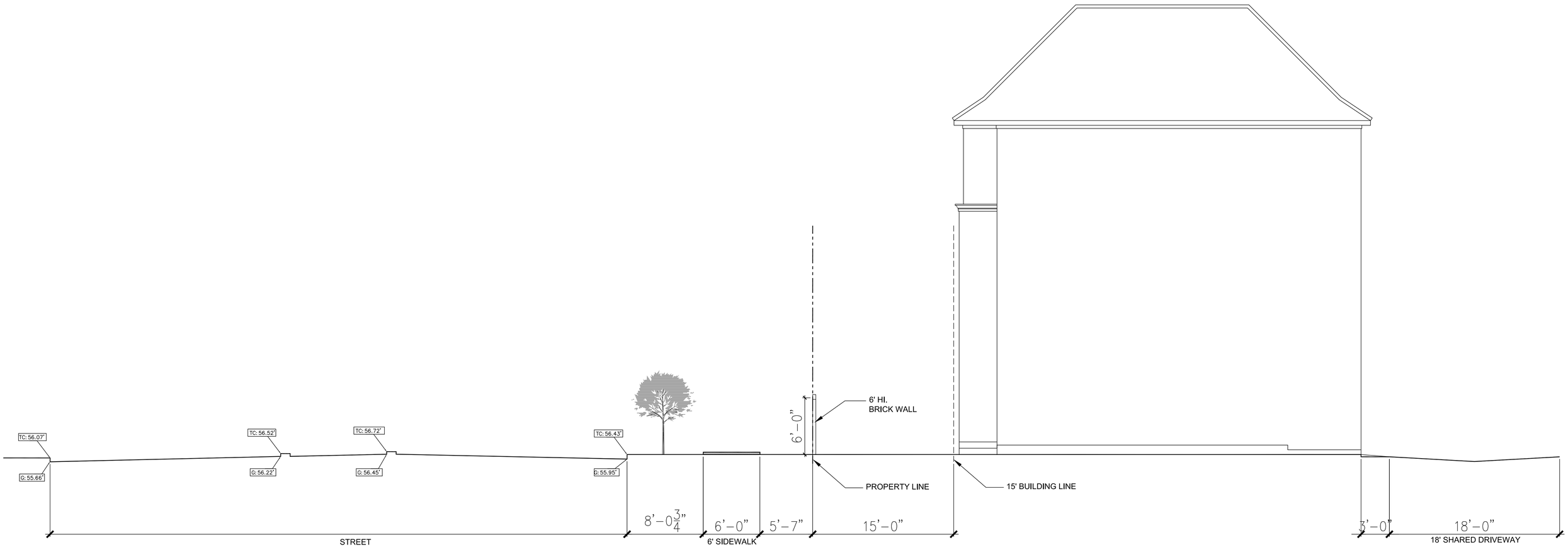
Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Albion Townhomes (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Aerial



WILLOWBEND BLVD SECTION

37 LOTS
1.177 ACRES
31 LOTS PER ACRE

SCALE: 1"=20'
0 – 10 20 40

SOUTHERN PACIFIC RAILROAD
(100.00' R.O.W.)
H.C.D.R. VOL. 322, PG. 281

SOUTHERN PACIFIC RAILROAD
(100.00' R.O.W.)
H.C.D.R. VOL. 322, PG. 281

5' x 30' A.E. VOL. 1173, PG. 509 H.C.D.R.

10' U.E. PER PLAT

10' U.E. PER PLAT

R=927.50'
L=306.98'
CHORD BEARING & DISTANCE
N 07°18'32" E 305.58'

WIRE 87.00'
WIRE 88.13'
WIRE 88.13'

CRAIGHEAD DRIVE

LOT 57

LOT 56

LOT 55

LOT 54

40.9

PARKING

PARKING

PROP. 5' SIDEWALK

5' B.L.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19

23.83 32.00 16.00 16.00 10.50 16.00 16.00 16.00 56.67 16.00 16.00 10.50 16.00 16.00 32.00 16.00 6.00 16.00 32.00 16.00 18.47

PARKING RESERVE

PARKING RESERVE

PARKING RESERVE

5.0 10.0

10' U.E. PER PLAT

SLIDE GATE

18' SHARED DRIVEWAY

24.00

40.7

10.3 10.23 23.83 32.00 16.00 16.00 6.00 16.00 32.00 16.00 16.00 6.00 16.00 16.00 16.00 32.00 21.00 24.00 18.50 16.00 16.15

PARKING RESERVE

LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20

18' SHARED DRIVEWAY

43.12

4.03

5.00

15' B.L.

15.00

35.90

PEDESTRIAN GATE

6' HI. BRICK WALL ON PROPERTY LINE

SWING GATE

WME

PROP. 6' SIDEWALK

7.20 6.00

PROP. 6' SIDEWALK

EXISTING SIDEWALK

SL

7.4

KK BEST CARE AMBULANCE SERVICES, INC.
0.2257 ACRES
H.C.C.F. NO. U355045

5' x 30' A.E. VOL. 1173, PG. 509 H.C.D.R.

WILLOWBEND BOULEVARD

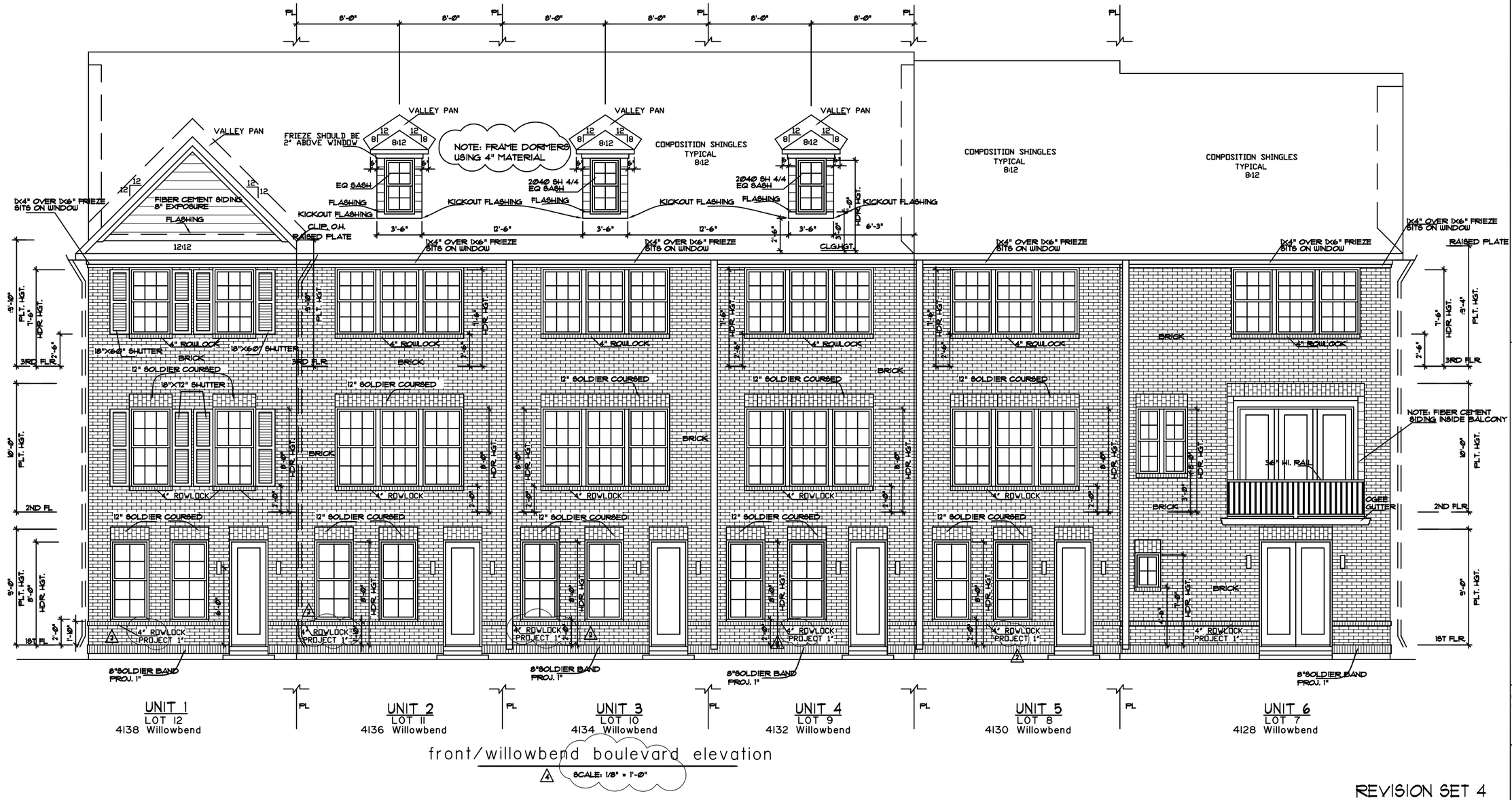
60.9

61.1

FH GV GV FH

GV GV SL GV GV

GV GV



UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
LOT 12	LOT 11	LOT 10	LOT 9	LOT 8	LOT 7
4138 Willowbend	4136 Willowbend	4134 Willowbend	4132 Willowbend	4130 Willowbend	4128 Willowbend

front/willowbend boulevard elevation

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

REVISION SET 4

Drawn By/Checked By: J.H./F.M.
Original Date Issued: 03/10/2015
Scale: 1/8" = 1'-0"
Final Date Issue: 09/15/2017

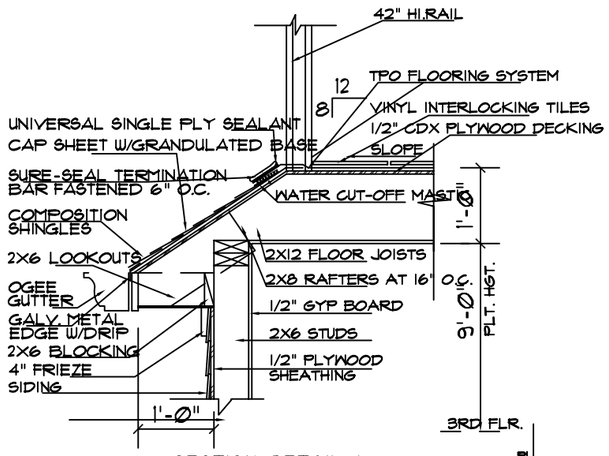
URBAN INTOWN HOMES, Ltd.
1520 OLIVER STREET, HOUSTON, TX 77007
(713)880-4811 TEL. (713)426-4410 FAX

WILLOWBEND ROW HOUSE ELEVATIONS

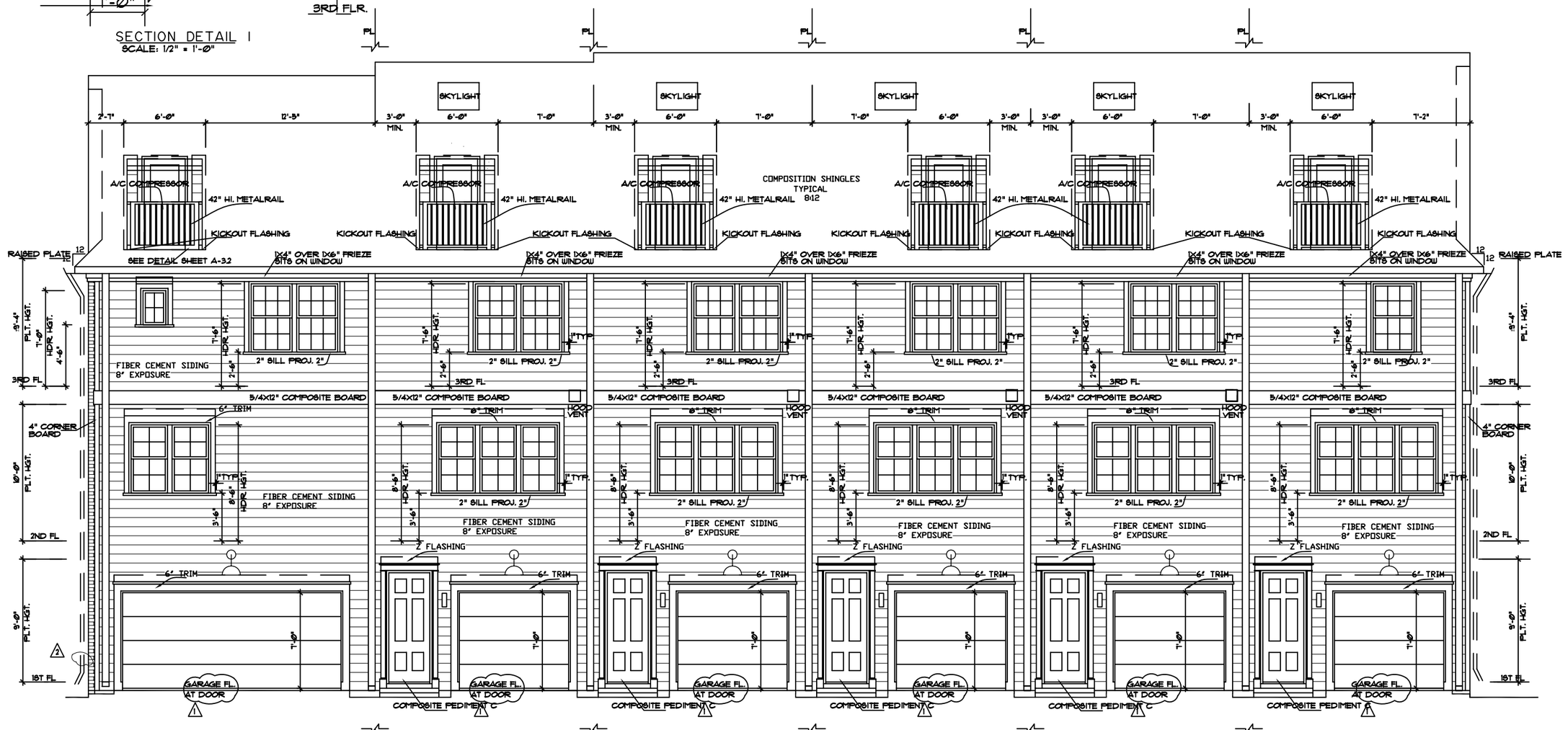
PLAN NO.'S	
UNIT 1	1531
UNIT 2	1399
UNIT 3	1399.1
UNIT 4	1399.2
UNIT 5	1334
UNIT 6	1879

SHEET NO.
A-3.1

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SECTION DETAIL 1
SCALE: 1/2" = 1'-0"



UNIT 6	UNIT 5	UNIT 4	UNIT 3	UNIT 2	UNIT 1
LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
4128 Willowbend	4130 Willowbend	4132 Willowbend	4134 Willowbend	4136 Willowbend	4138 Willowbend

rear/18' shared driveway elevation
SCALE: 1/8" = 1'-0"

REVISION SET 4

Drawn By/Checked By: J.H./F.M.
Original Date Issued: 03/10/2015
Scale: 1/8" = 1'-0"
Final Date Issue: 09/15/2017

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

WILLOWBEND ROW HOUSE
ELEVATIONS

PLAN NO.'S	
UNIT 1	1531
UNIT 2	1399
UNIT 3	1399.1
UNIT 4	1399.2
UNIT 5	1334
UNIT 6	1879

SHEET NO.
A-3.2

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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.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- 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: 105

Planning and Development Department **Meeting Date: 10/19/2023**

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

Applicant: SEM Services



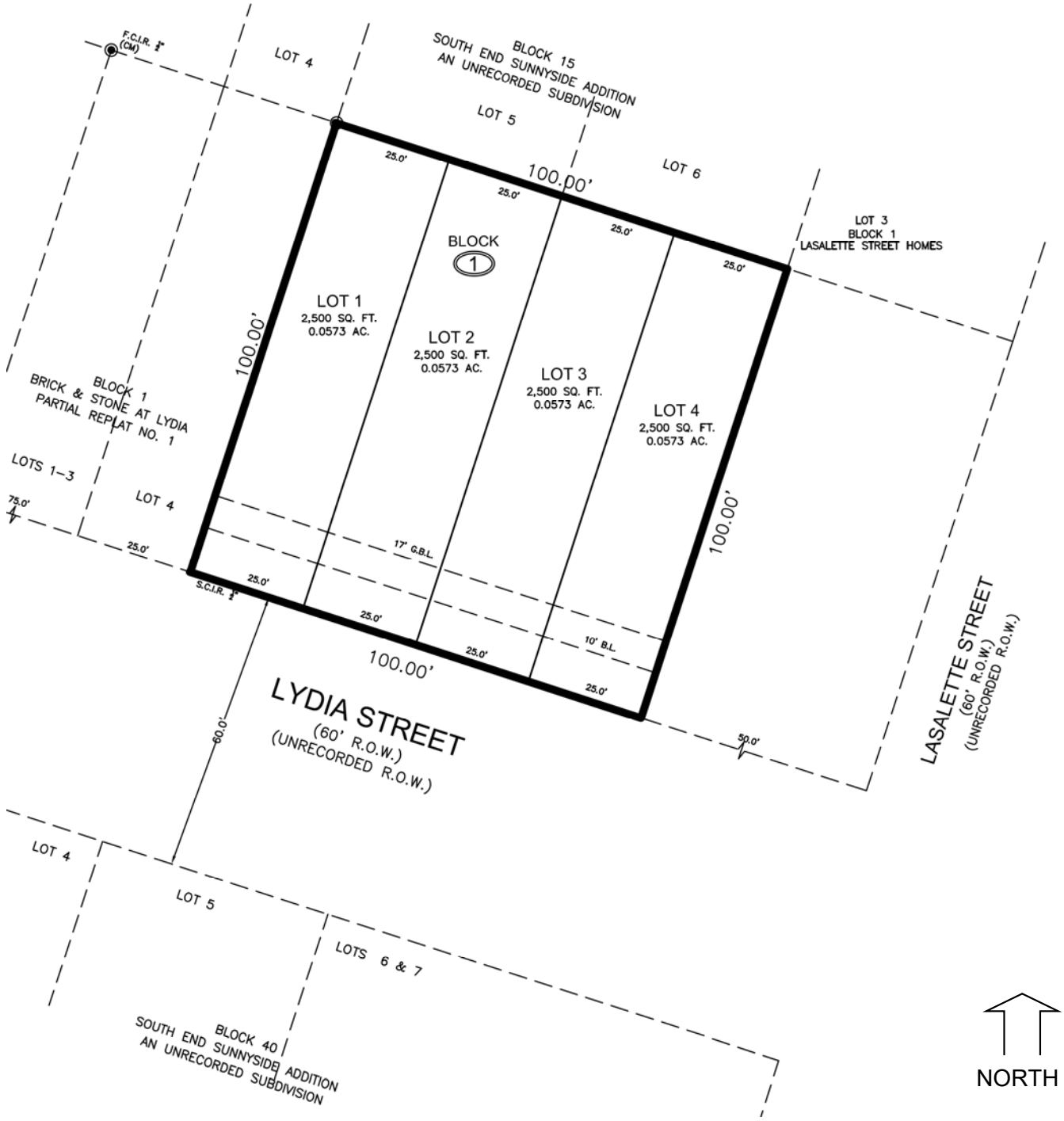
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/19/2023**

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

Applicant: SEM Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/19/2023**

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

Applicant: SEM Services



C – Public Hearings with Variance Aerial

METRO LIVING

September 27, 2023

Planning & development Department / Dorianne Powe
Application Number: 2023-1858
Subdivision Plat Name: Brick and Stone at Lydia partial replat no 2

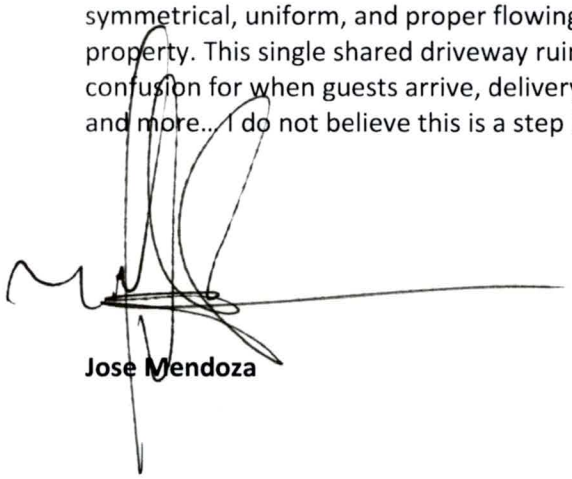
To whom this may concern:

A single shared driveway to access both properties would require new construction home buildings to be pushed back further to allow cars to enter the driveway and park out of the way of the other homes property/driveway. This would cause an extended driveway which will then add more impervious space pushing us over the 65% rule. With the diagram you guys provided, this solution is not practical because developers will be required to add more concrete not only to the driveway to allow proper space for vehicles to enter, park, and exit, but also adding more concrete by pushing the house further back and having less green space.

Most Texan homeowners have big trucks and vans. This designated space in the front of the home is not sufficient to allow proper radials of these oversized vehicles to make the turn into a very narrow 16ft wide shared driveway without the hazard of falling into the existing open ditch.
With keeping Houston's #1 goal in mind, which is doing everything in our power to keep flooding at bay. This request contradicts the exact motions that were put in place for flooding, safety, and imperviousness.

Outside of safety, flooding, and impervious coverage. A shared driveway is now a common area which now requires civil work. This adds time and thousands of dollars to the project for engineering and civil costs. This would push the prices of the homes much higher due to the complexity and engineering of the build.

As an architectural standpoint this design is very unattractive as all my previous projects have been very symmetrical, uniform, and proper flowing which allows a distinct differentiation between property to property. This single shared driveway ruins all of that, making each separate parcel seem as one, causing confusion for when guests arrive, delivery drivers, neighbors blocking the entrance of your own home, and more... I do not believe this is a step in the right direction.



Jose Mendoza

From: Ara Group LLC
To: Planning & development Department/Dorianne Powe
Date: 9/20/2023
Application Number: 2023-1858
Sudivision Plat Name: Brick and Stone at Lydia partial replat no 2

Dear Ms. Powe,

I hope this letter finds you well. I am writing to kindly request to re-consider the recommendation of the deferral of the planning meeting and seek your assistance in this matter.

My land planner has explained to me the intention of the planning and development department for developers to build common drive way for two lots instead of 4 narrow front-loading lots.

I have discussed this with my business partners and my general contractor and please understand that making one driveway for two houses would not work for the area we are building. As you know 77021 is a low income area where first home buyers are looking into buying. Unfortunataley these first home buyers wouldn't be able to afford such share driveways and/or HOA'S fees. Our model for this investment has been done considering a single driveway per home and not a share driveway.

I understand the planning an development department concept of shared driveway and would really work in areas like the Heights or EDO but please consider that 77021 (South Union) is still a low income area that cant afford it.

Thank you very much in advance for your attention to this matter. I eagerly await your response and sincerely hope for a positive outcome.

Yours sincerely,



Raynard Picard
Director
ARA Group LLC

9/26/2023

To: The City of Houston Planning & Permitting Department/Dorianne Powe

Regarding: Application Number 2023-1858 (Subdivision Plat Name: Brick and Stone at Lydia Partial Replat No.2)

I am writing to express my opinion and concerns regarding Application Number 2023-1858 (Subdivision Plat Name: Brick and Stone at Lydia Partial Replat No.2) , and it's current pending application for front driveway approval.

The shared driveway concept/system in our city is a good idea, *but* I believe it is case by case basis. In this case, the lot being so close to the corner of the block - raises practical concerns in my opinion. A shared driveway on a corner like this could pose safety hazards, particularly in emergency situations. Quick and unobstructed access for emergency services is crucial, and the shared driveway may complicate this vital aspect of community safety.

Moreover, prospective buyers might be deterred from purchasing homes in the development due to the potential inconveniences and disputes associated with shared driveways. The fear of blocked access, maintenance disputes, and restricted parking could discourage potential homeowners, leading to a decrease in overall project appeal.

I kindly request that the Houston Planning Department takes these concerns into consideration and allow for this specific lot to be green-lit for front driveways.

I appreciate your attention to this matter and your commitment to making informed decisions that benefit our city and its residents. Please feel free to reach out to me if you would like to discuss further or if there is any additional information I can provide.

Thank you for your dedication to the well-being of our community.

Sincerely,



Brian Shemirani
Houston Real Estate Agent

Mobile: 281-617-6664
Email: brian@cqhouston.com

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
F. 832.393.6661
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.
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Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

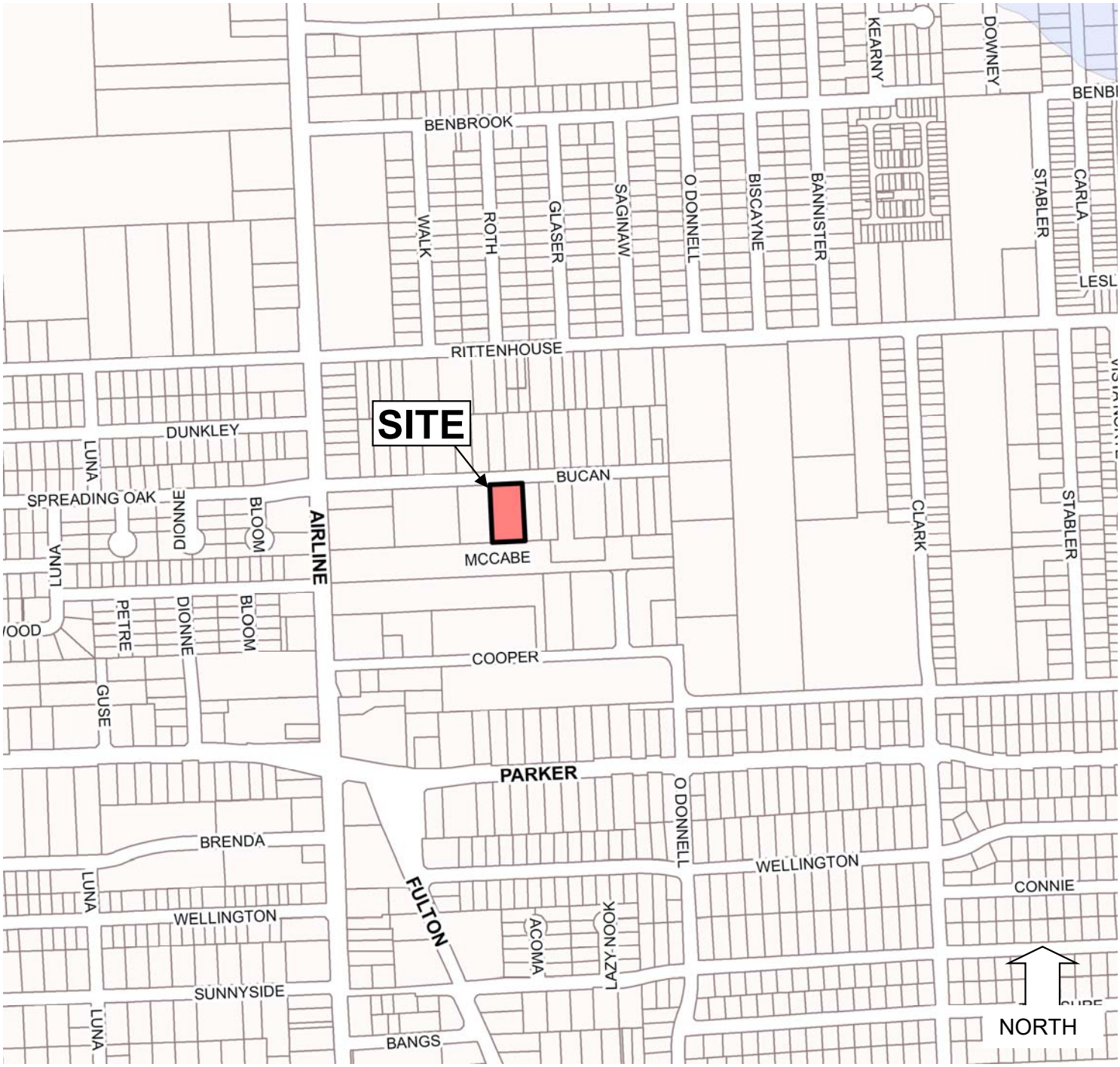
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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Casa Maya

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Casa Maya

Applicant: DVJ Civil Engineering and Land Surveying, LLC



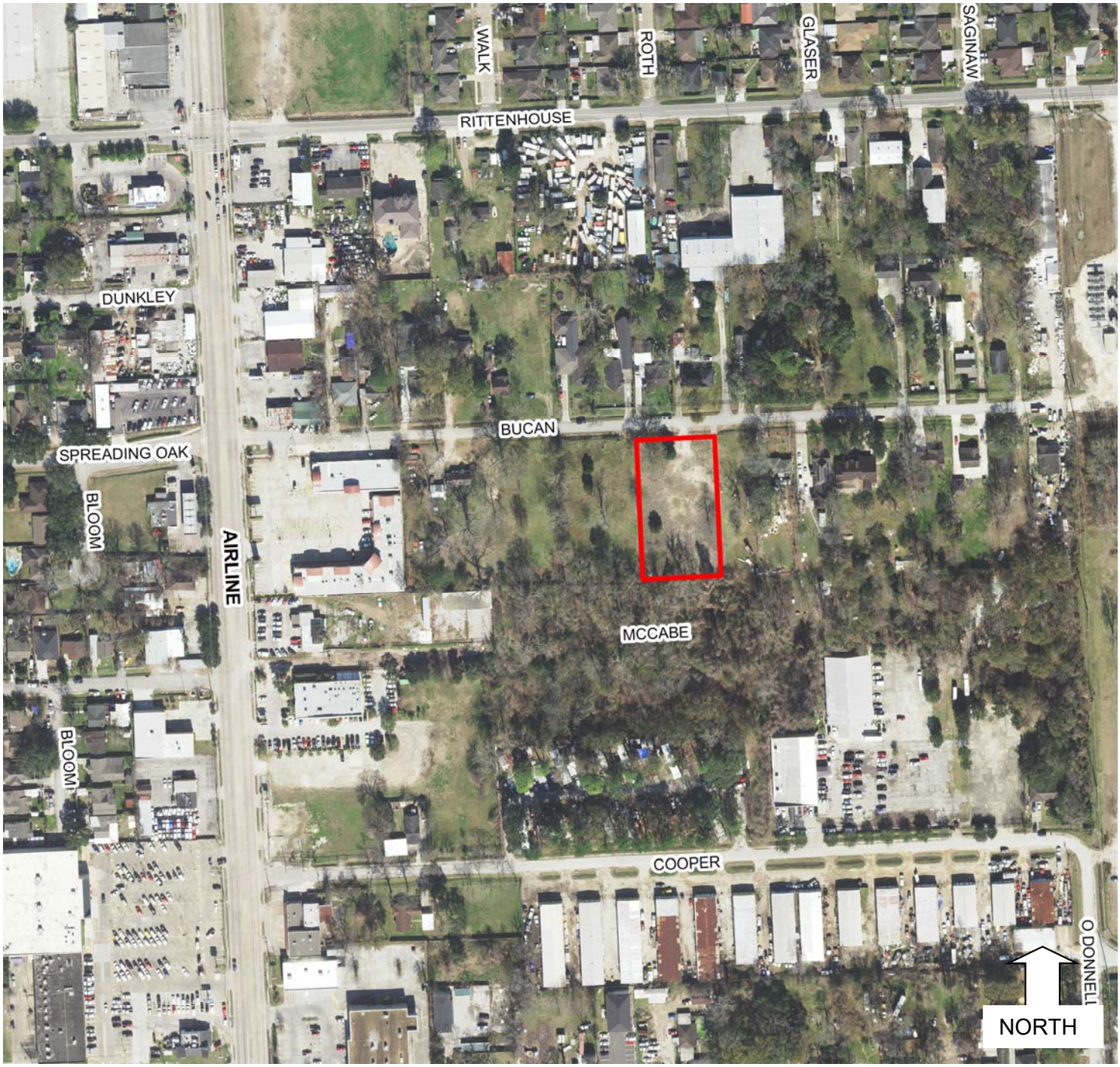
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Casa Maya

Applicant: DVJ Civil Engineering and Land Surveying, 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 29, 2023

Dear Property Owner:

Reference Number: 2023-1788; Casa Maya; a replat of **Airline Gardens**, being Lots 14 and 15, Block 2, as recorded in Vol. 998, pg. 252 of the Harris County Deed Records.

The property is located along east of Airline Drive and south along Bucan Street. The purpose of the replat is to create four (4) lots and one (1) reserve. The applicant, **Chris Garcia,** with DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC, on behalf of AAT Services, the developer, can be contacted at **281-213-2517.**

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 19, 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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Planning Department Staff Authority and Obligation

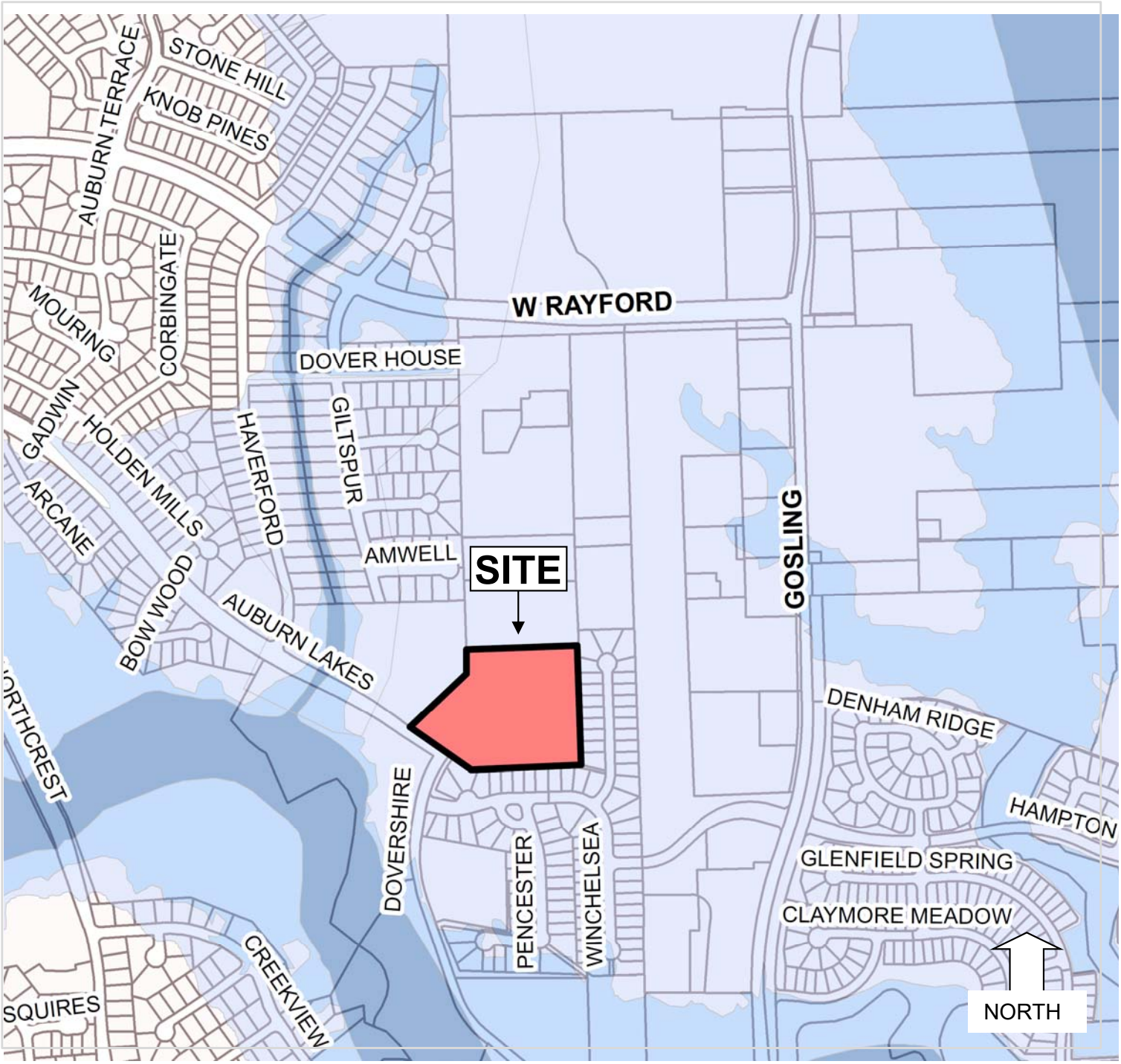
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Cotton Oaks Estates replat no 1

Applicant: Texas Professional Surveying, 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 29, 2023

Dear Property Owner:

Reference Number: 2023-1930; Cotton Oaks Estates replat no 1; a replat of **Cotton Oaks Estates**, being Lot 1, Block 1, as recorded in Vol. 465, pg. 017 of the Harris County Map Records.

The property is located along Auburn Lakes Drive, west of Gosling Road and south of W Rayford. The purpose of the replat is to create thirty eight (38) lots and three (3) reserves. The applicant, **Colton Dorow,** with Texas Professional Surveying, LLC, on behalf of Rye Street Development, the developer, can be contacted at **936-756-7447 ext 7491.**

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

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

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

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

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

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

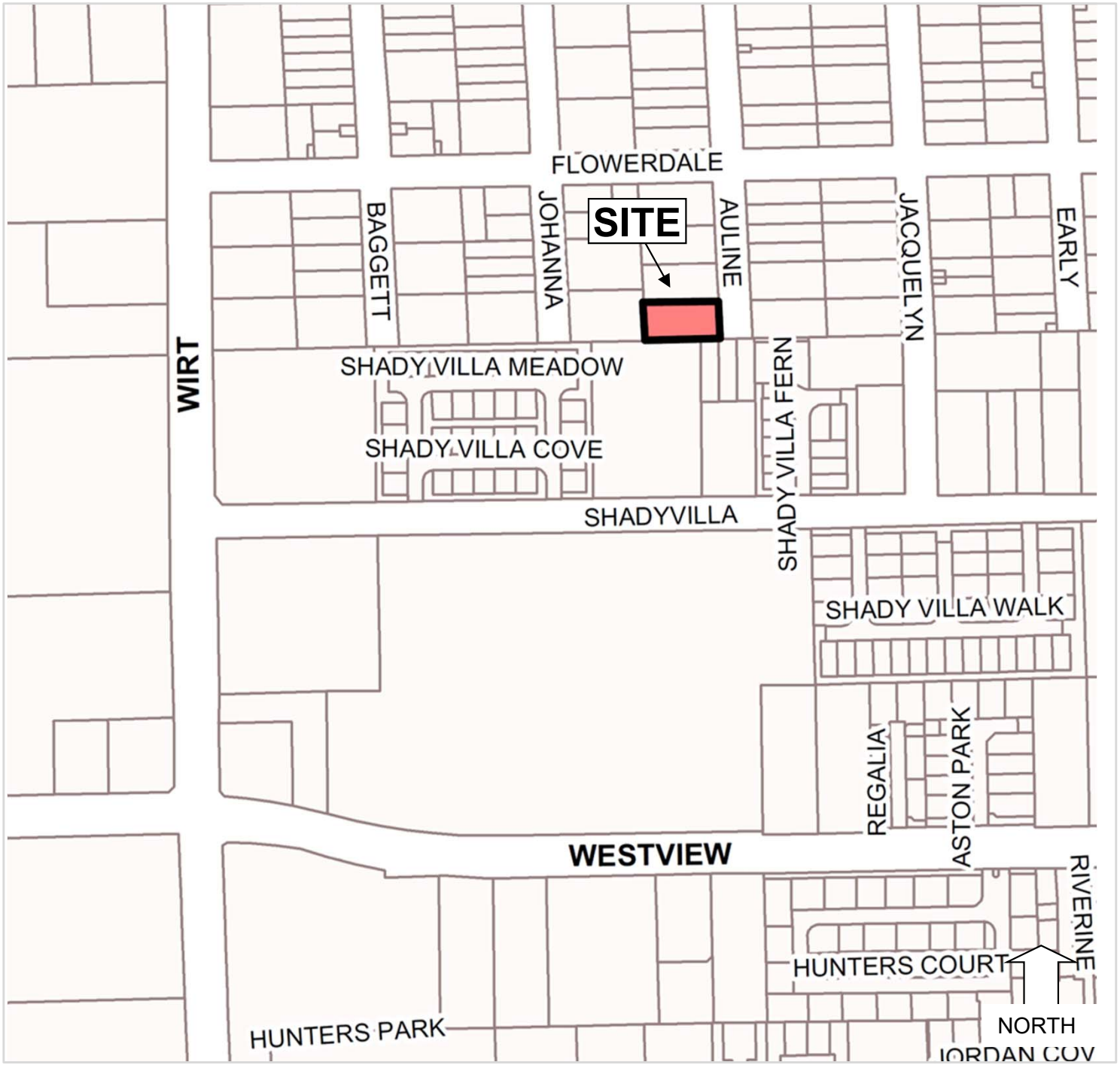
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Craig Woods partial replat no 40

Applicant: Total Surveyors, Inc.



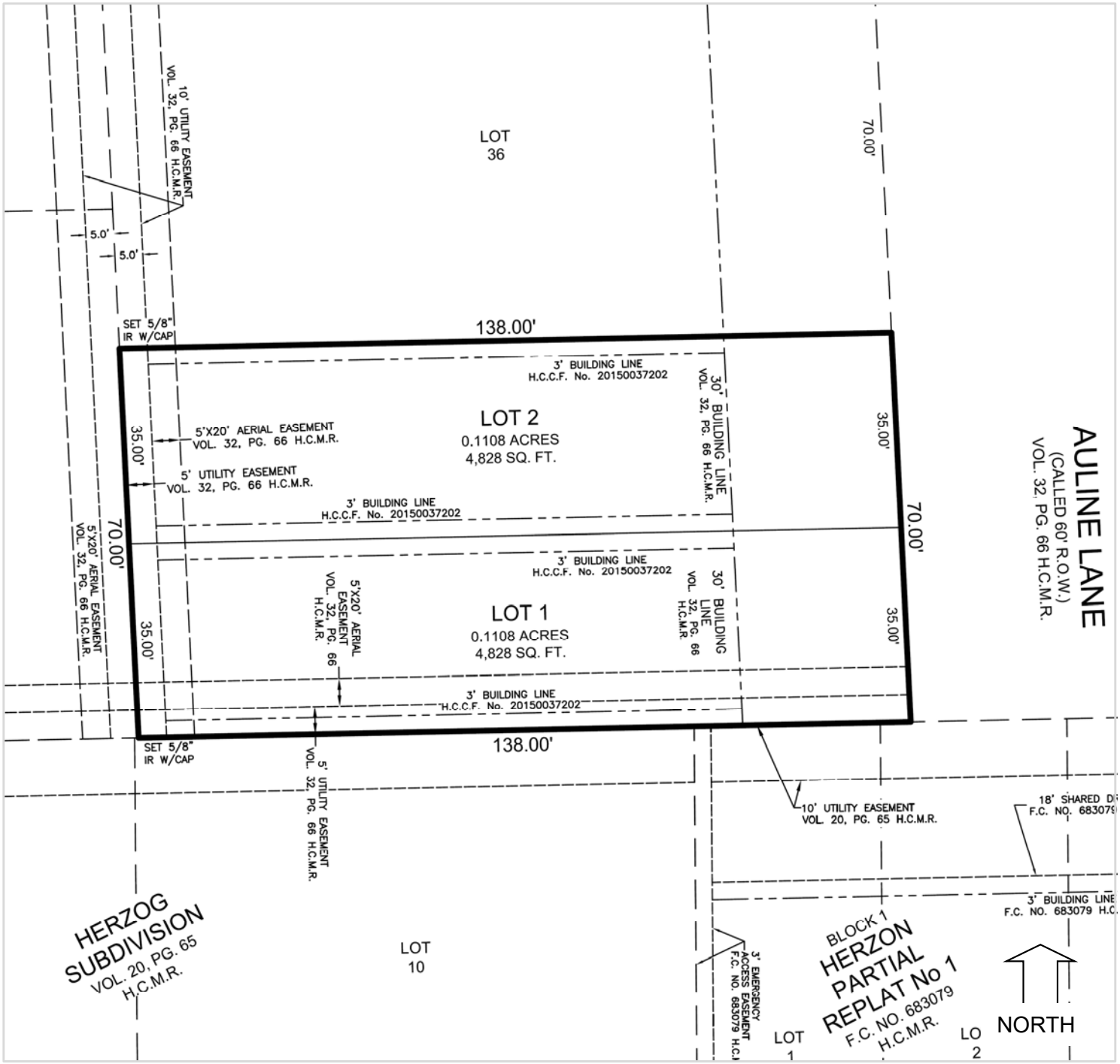
C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Craig Woods partial replat no 40

Applicant: Total Surveyors, Inc.



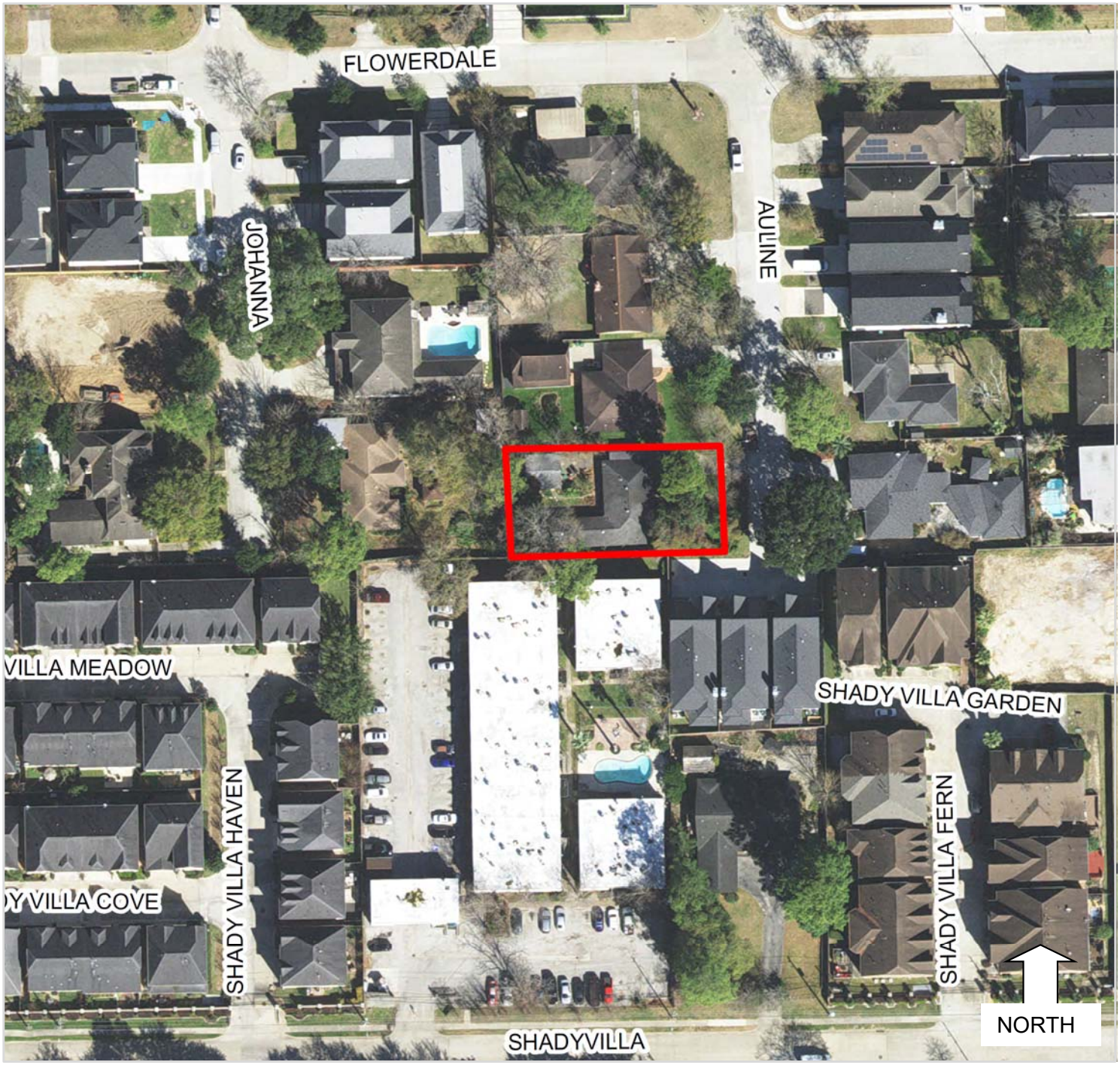
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Craig Woods partial replat no 40

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 29, 2023

Dear Property Owner:

Reference Number: 2023-2062; Craig Woods partial replat no 40; a partial replat of "Craig Woods" being Lot 35, in Block F, as recorded in Volume 32, Page 66 of the Harris County Map Records.

The property is located west along Auline Lane, east of Wirt Road and north of Westview Drive. 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, Century Custom Homes, 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.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 19, 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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

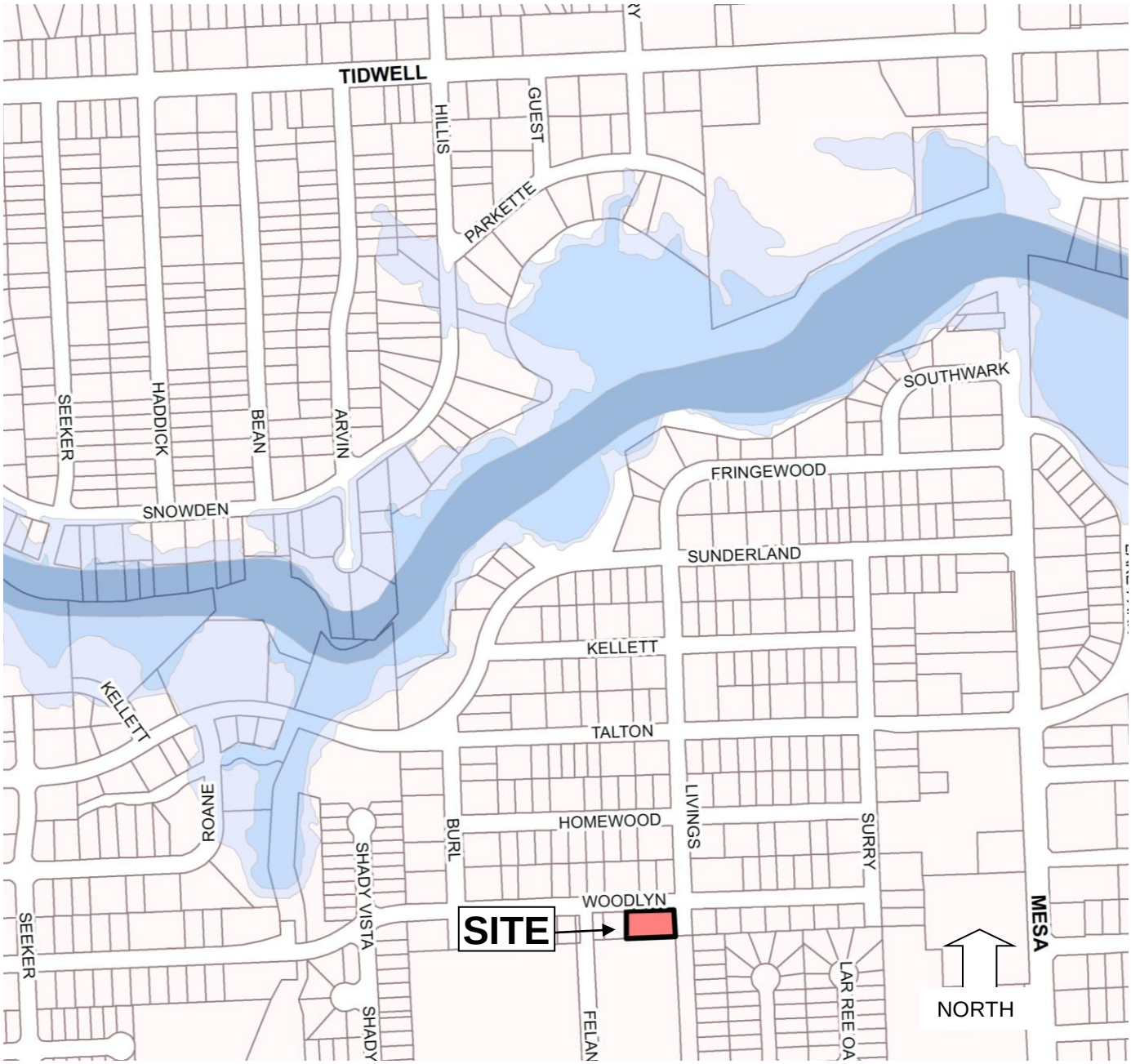
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Eula Realty Group Woodlyn

Applicant: AAB Homes, LLC



C – Public Hearings

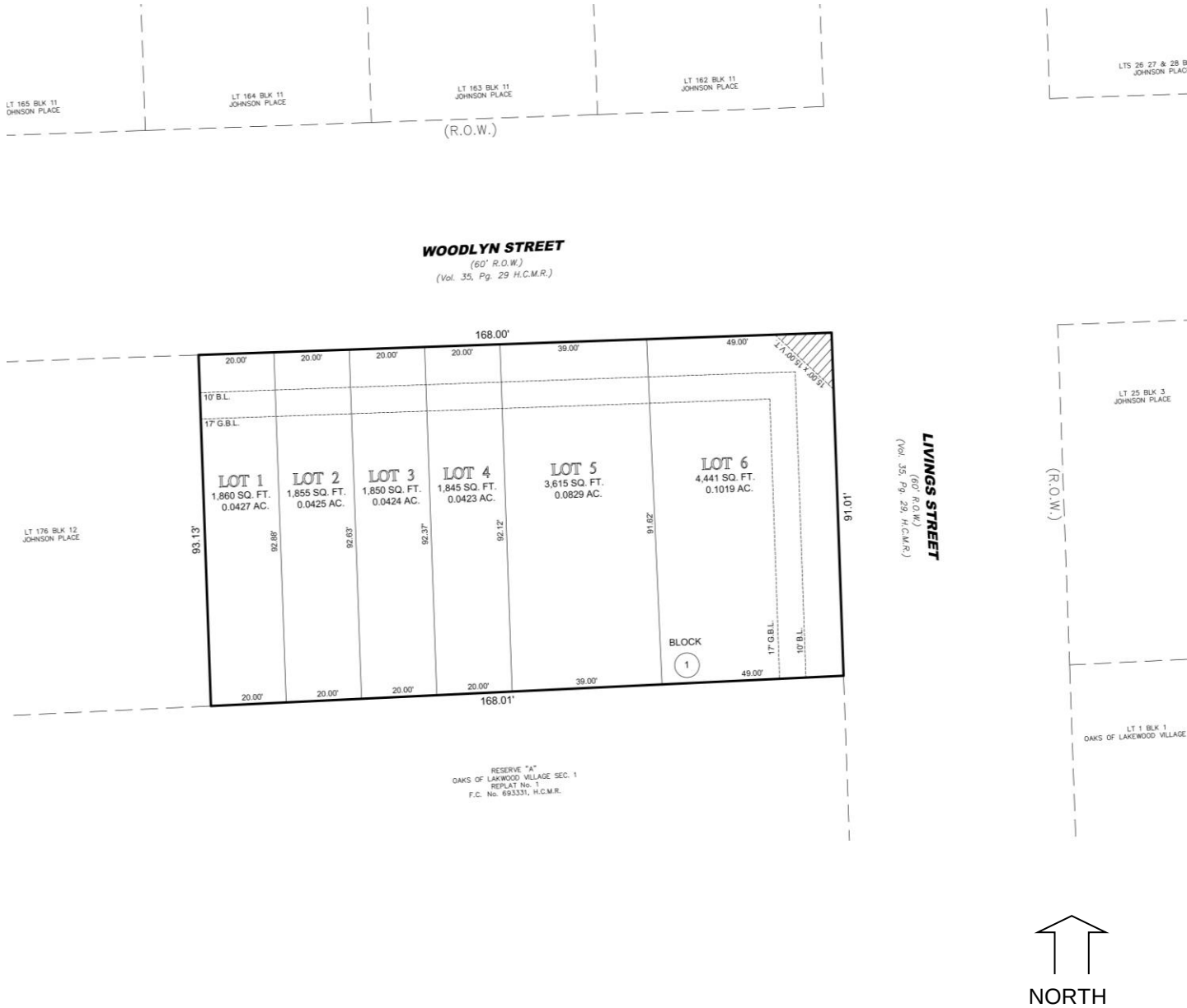
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Eula Realty Group Woodlyn

Applicant: AAB Homes, LLC



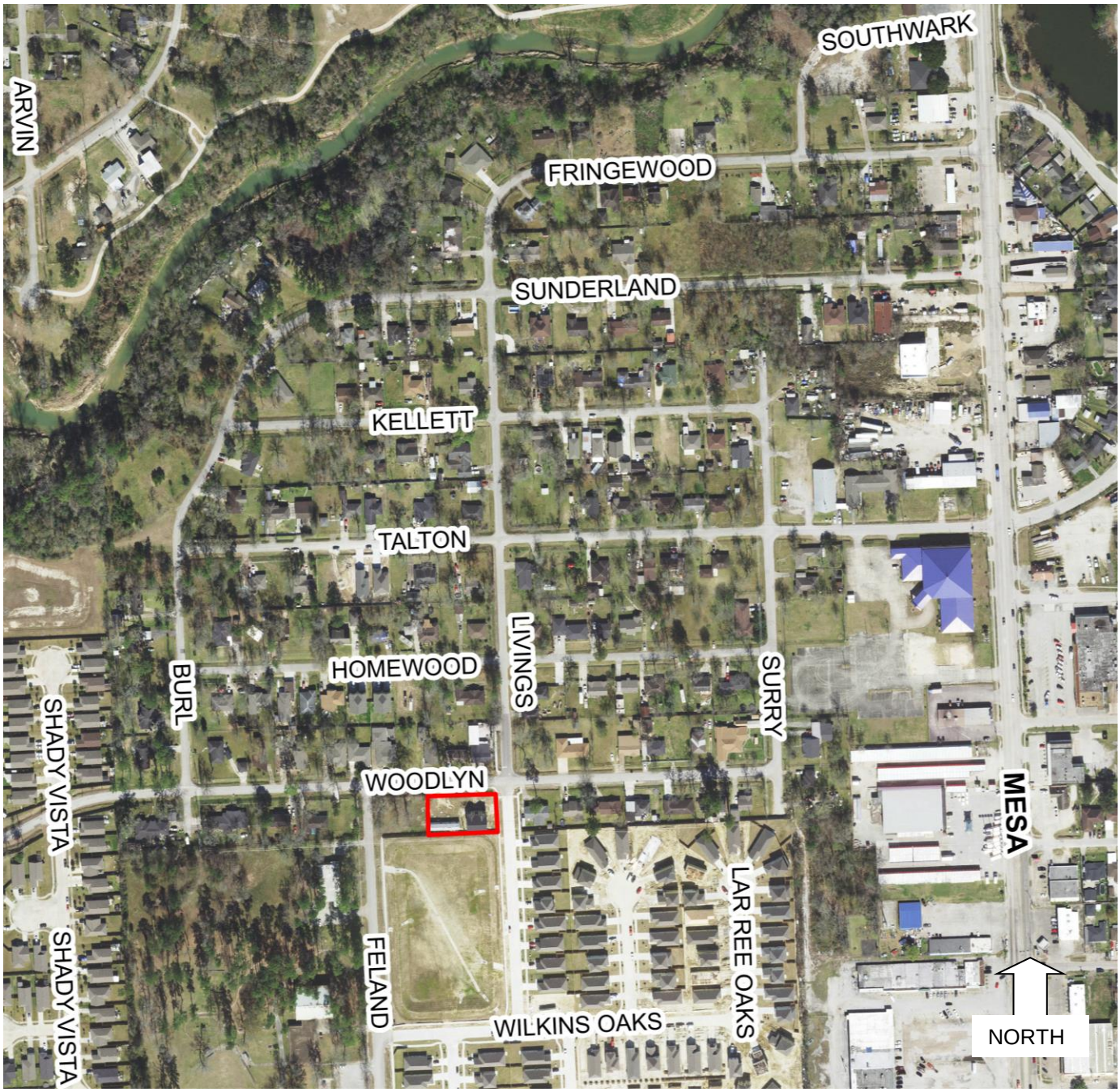
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Eula Realty Group Woodlyn

Applicant: AAB Homes, 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 29, 2023

Dear Property Owner:

Reference Number: 2023-2134; Eula Realty Group Woodlyn, a partial replat of "Johnson Place" being Lots 174 and 175, in Block 13, as recorded in Volume 35, Page 29 of the Harris County Map Records.

The property is located at the southwest intersection of Livings Street and Woodlyn Road, west of Mesa Drive and south of Tidwell Road. The purpose of the replat is to create six (6) single-family residential lots. The applicant, Arica Bailley, with AAB Homes LLC., on behalf of the developer, Eula Realty Group, can be contacted at **832-606-7202.**

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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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Everglade Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



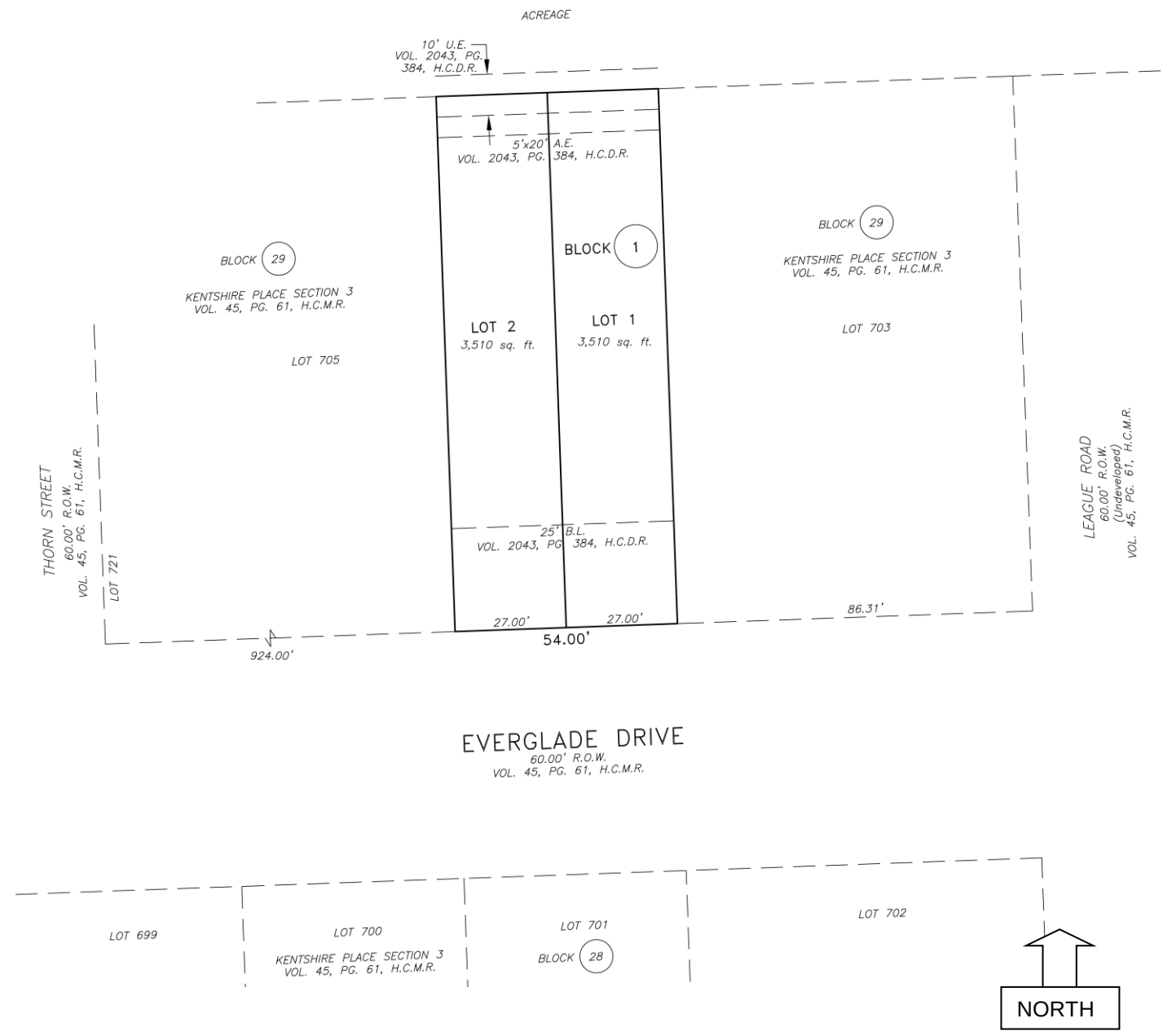
C – Public Hearings Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Everglade Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



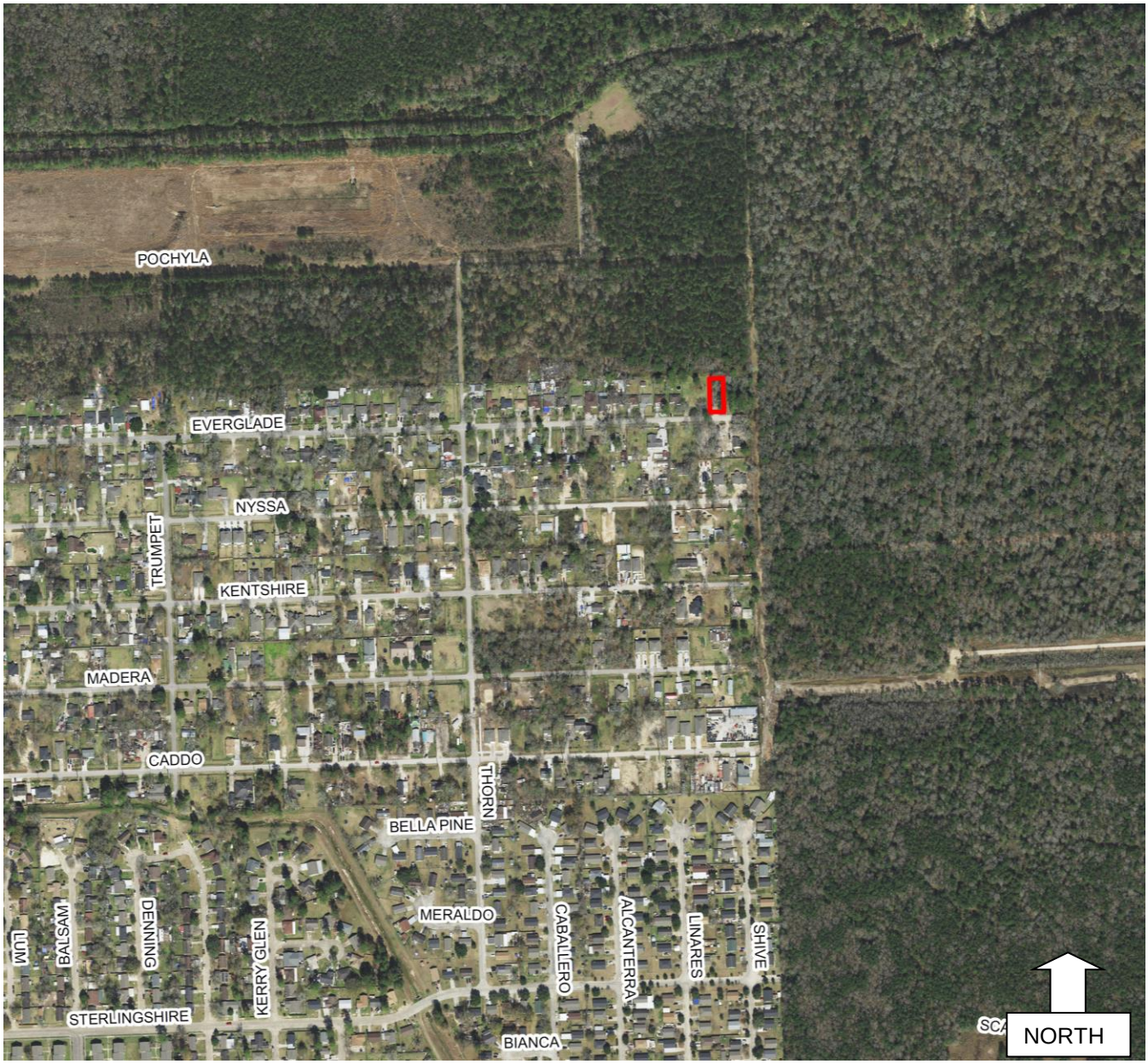
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Everglade Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 29, 2023

Dear Property Owner:

Reference Number: 2023-2077; Everglade Estates; a partial replat of "Kentshire Place Sec 3" being Lot 704, in Block 29, as recorded in Volume 45, Page 61 of the Harris County Map Records.

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

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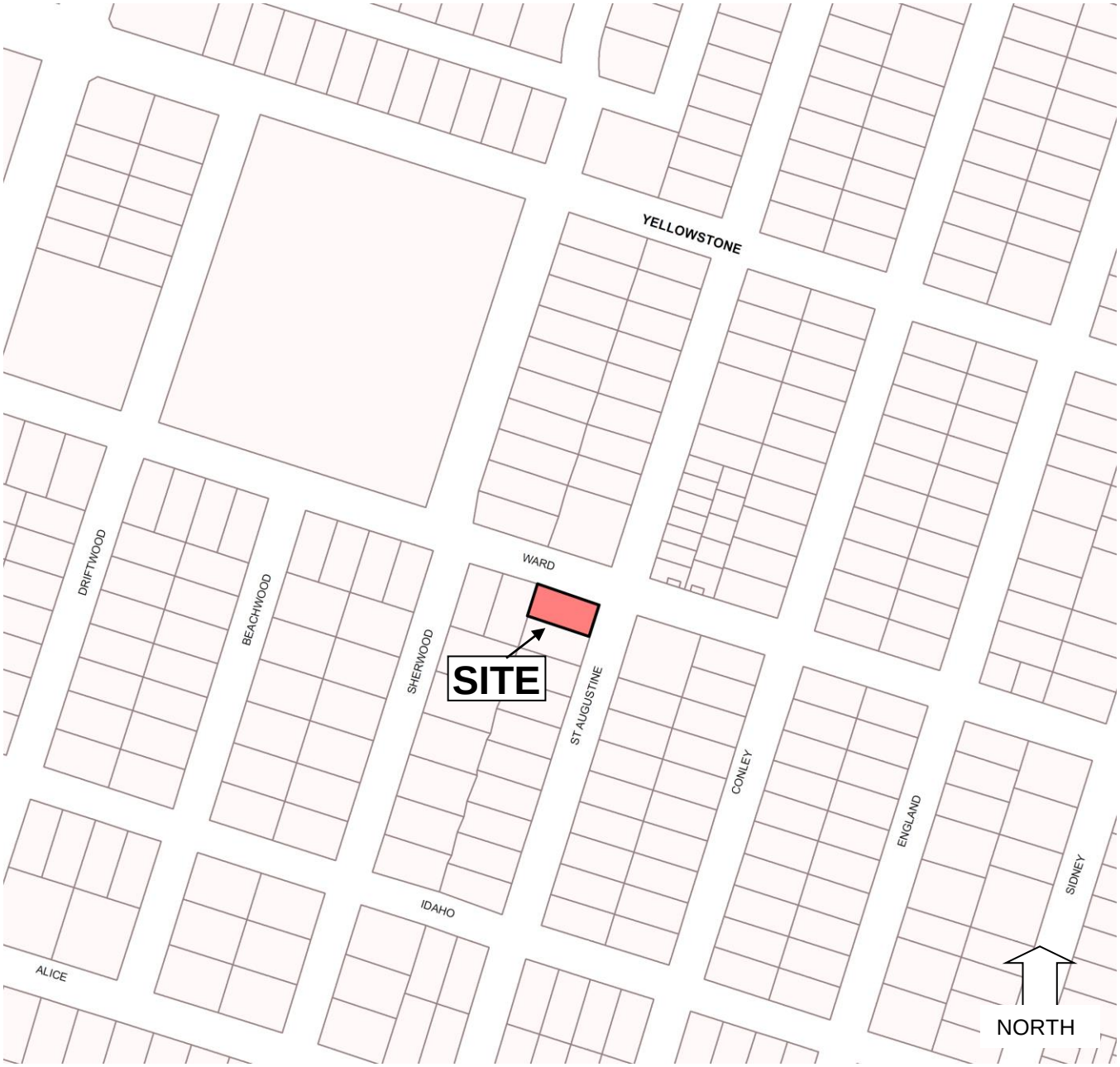
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 38

Applicant: SEM SERVICES



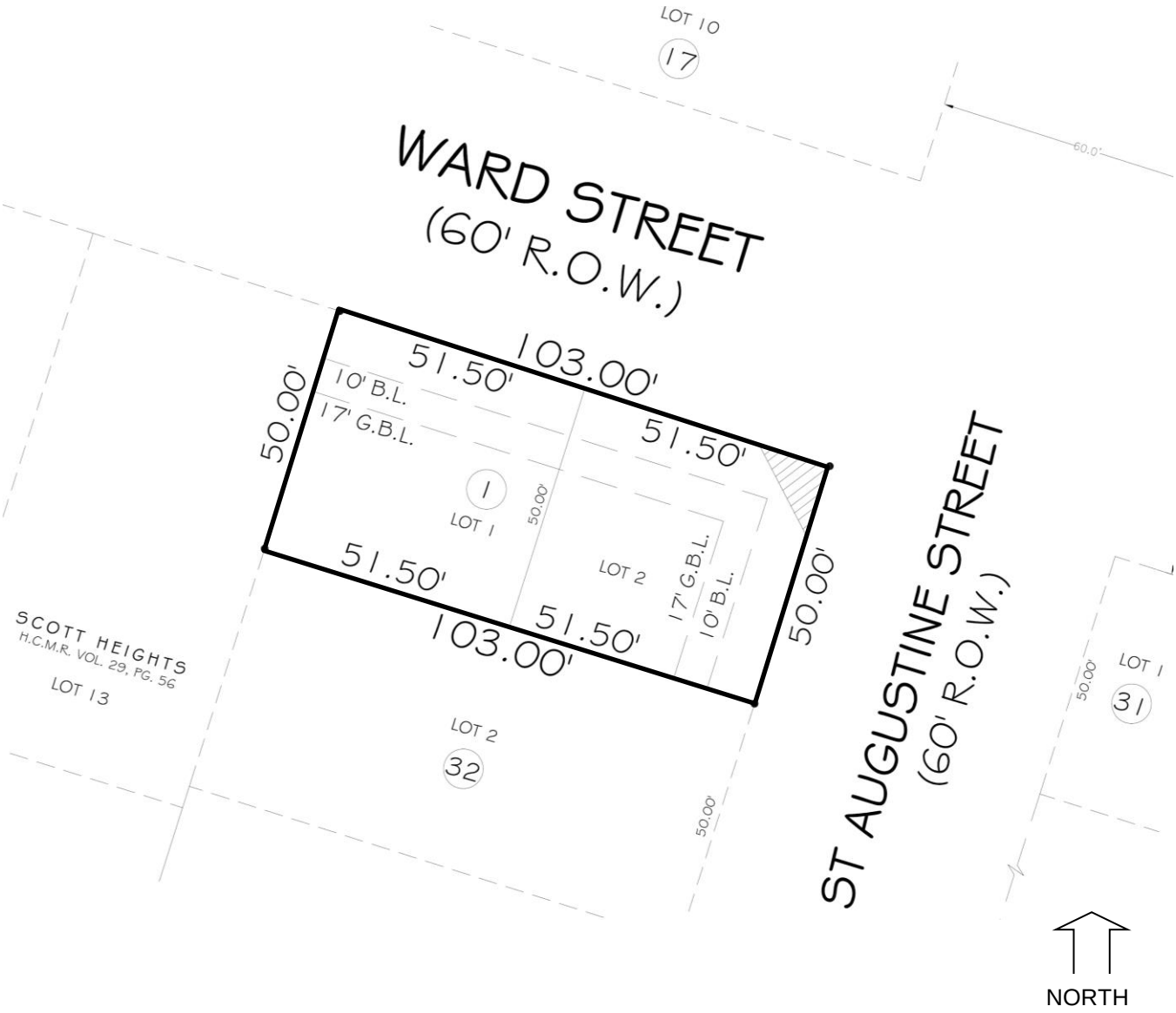
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 38

Applicant: SEM SERVICES



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 38

Applicant: SEM SERVICES



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 29, 2023

Dear Property Owner:

Reference Number: 2023-2100; Foster Place partial replat no 38; a partial replat of "Foster Place" being Lot 1, in Block 32, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southwest intersection of Ward Street and St. Augustine Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Stephanie Rivera-Lopez**,** with SEM SERVICES., on behalf of the developer, can be contacted at **832-986-8208.**

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

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 19, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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Terminology

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Planning Department Staff Authority and Obligation

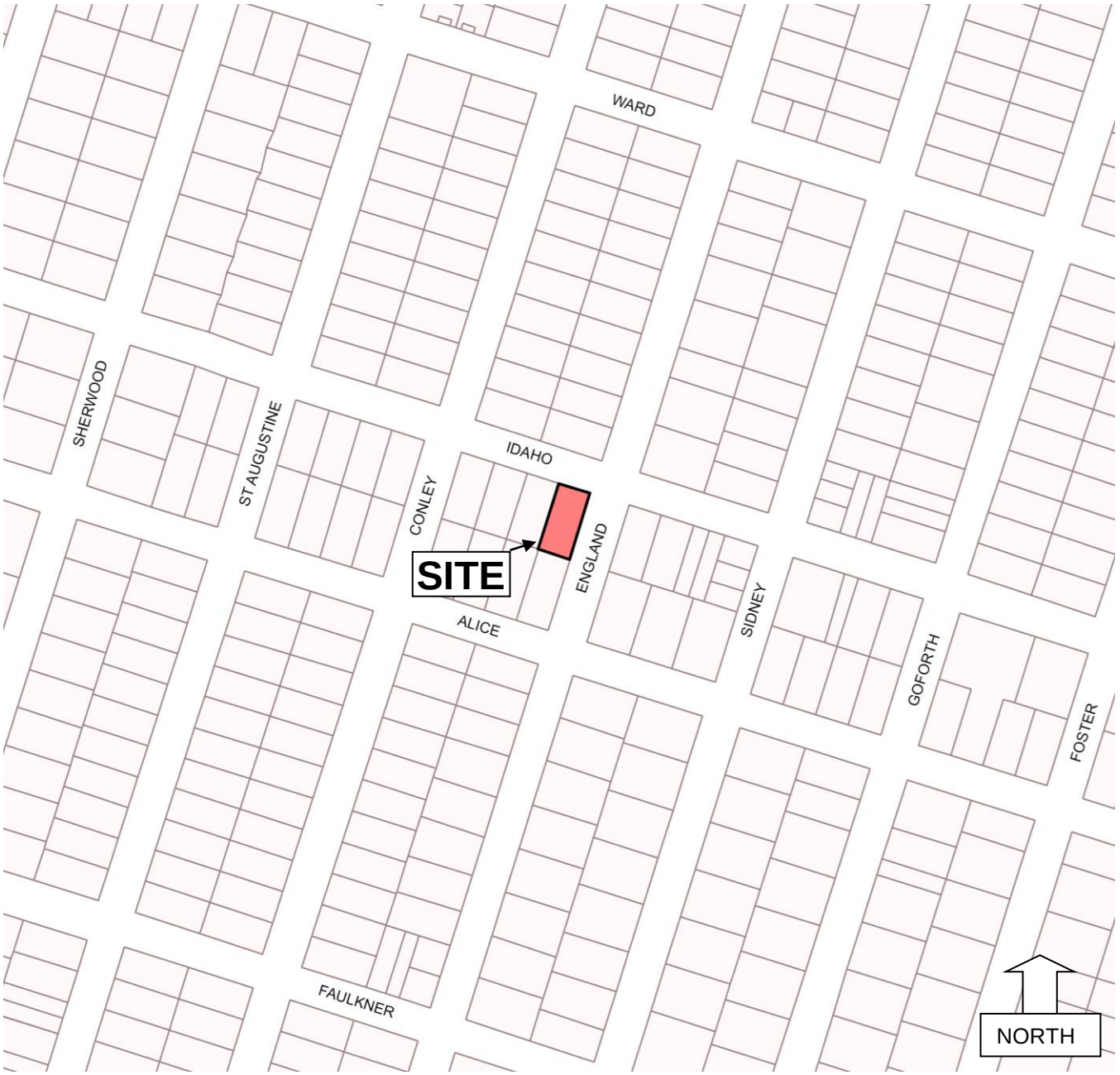
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 399

Applicant: New Era Development & Land Services



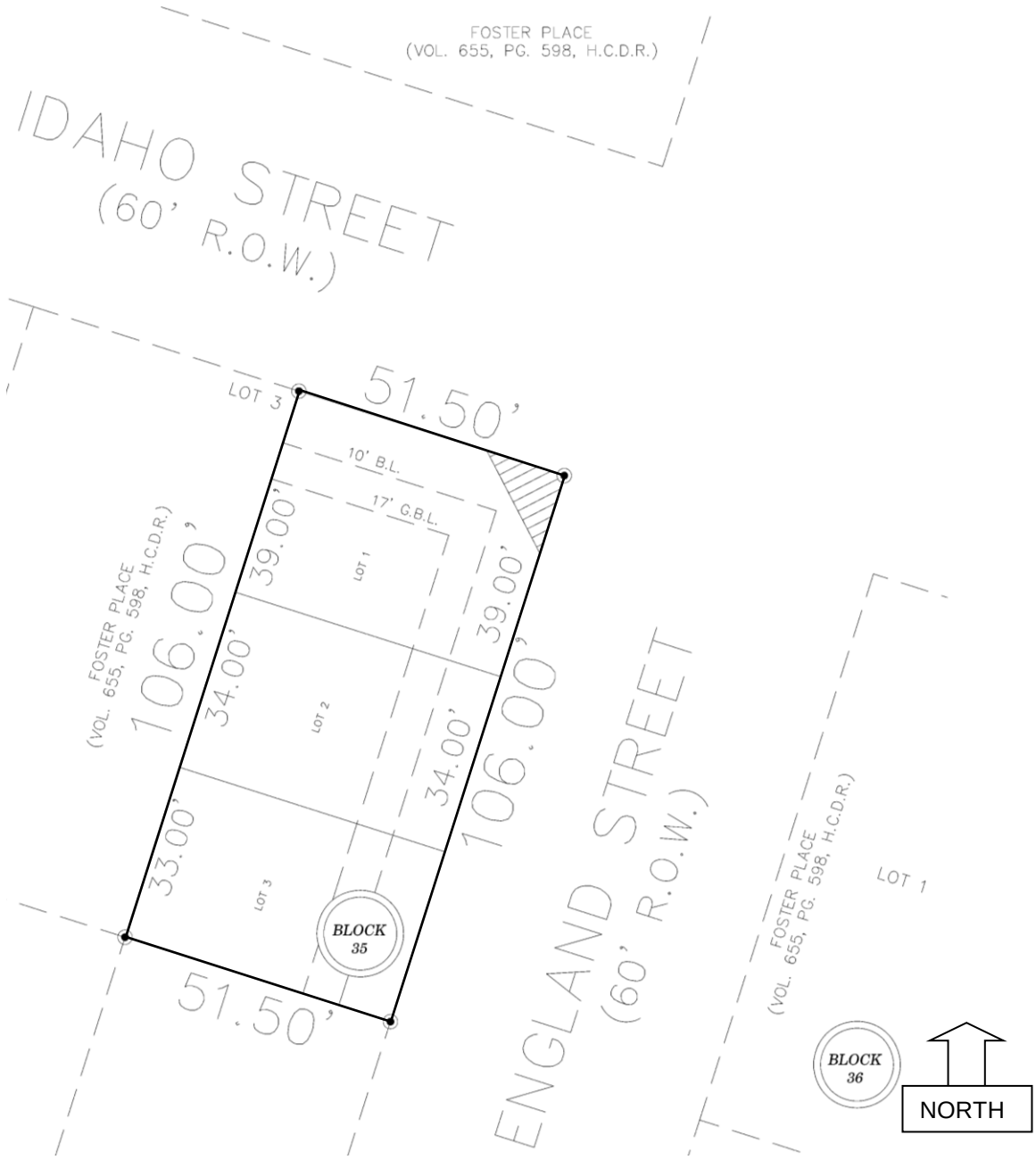
C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 399

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Foster Place partial replat no 399

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 29, 2023

Dear Property Owner:

Reference Number: 2023-2124; Foster Place partial replat no 39; a partial replat of "Foster Place" being Lot 4, in Block 35, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southwest intersection of Idaho Street and England Street, east of St Augustine Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Nahom Tesfa**,** with New era development & Land Services, on behalf of 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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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

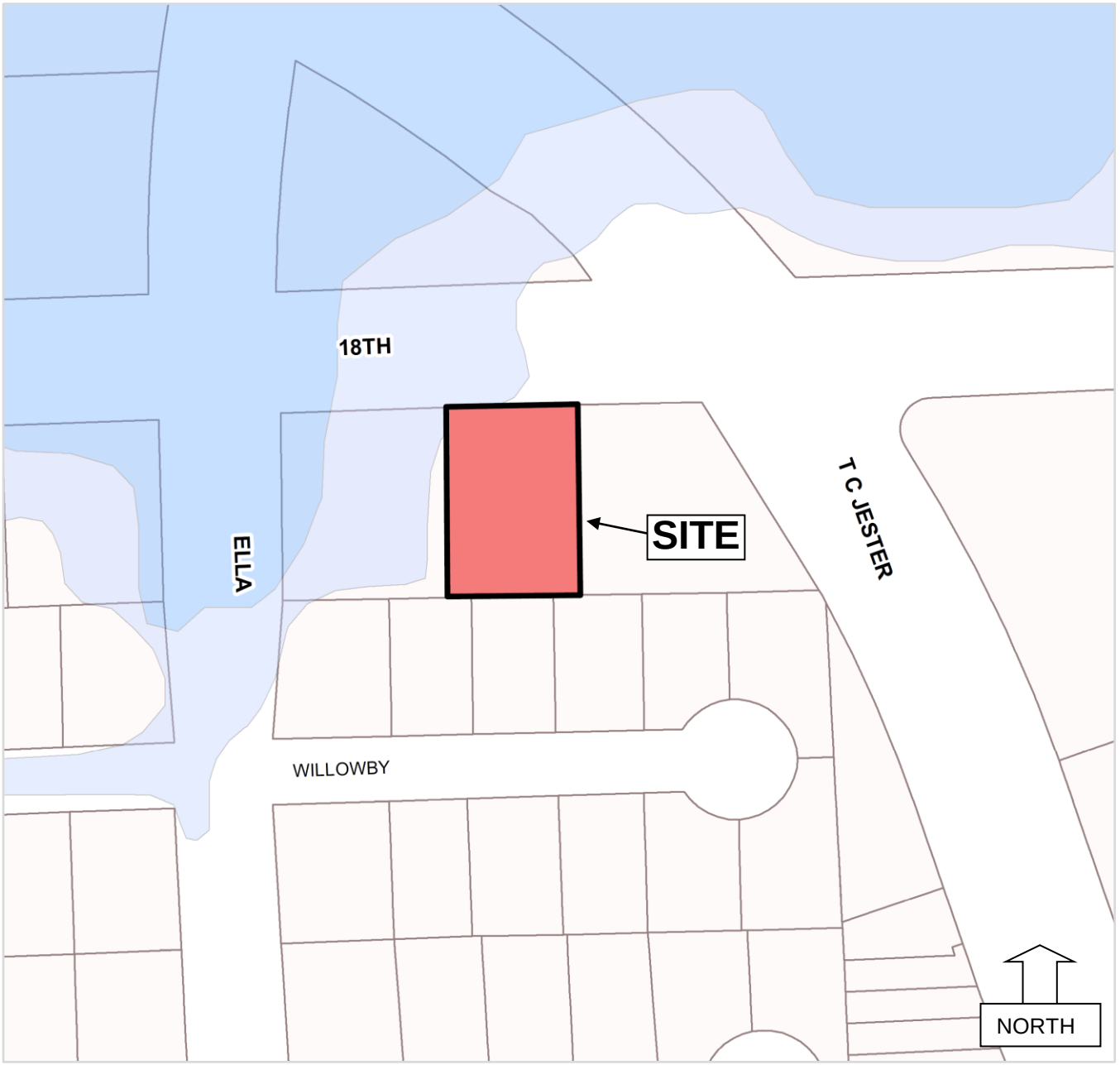
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Heights Mobil Car Care

Applicant: The Pinnell Group, LLC



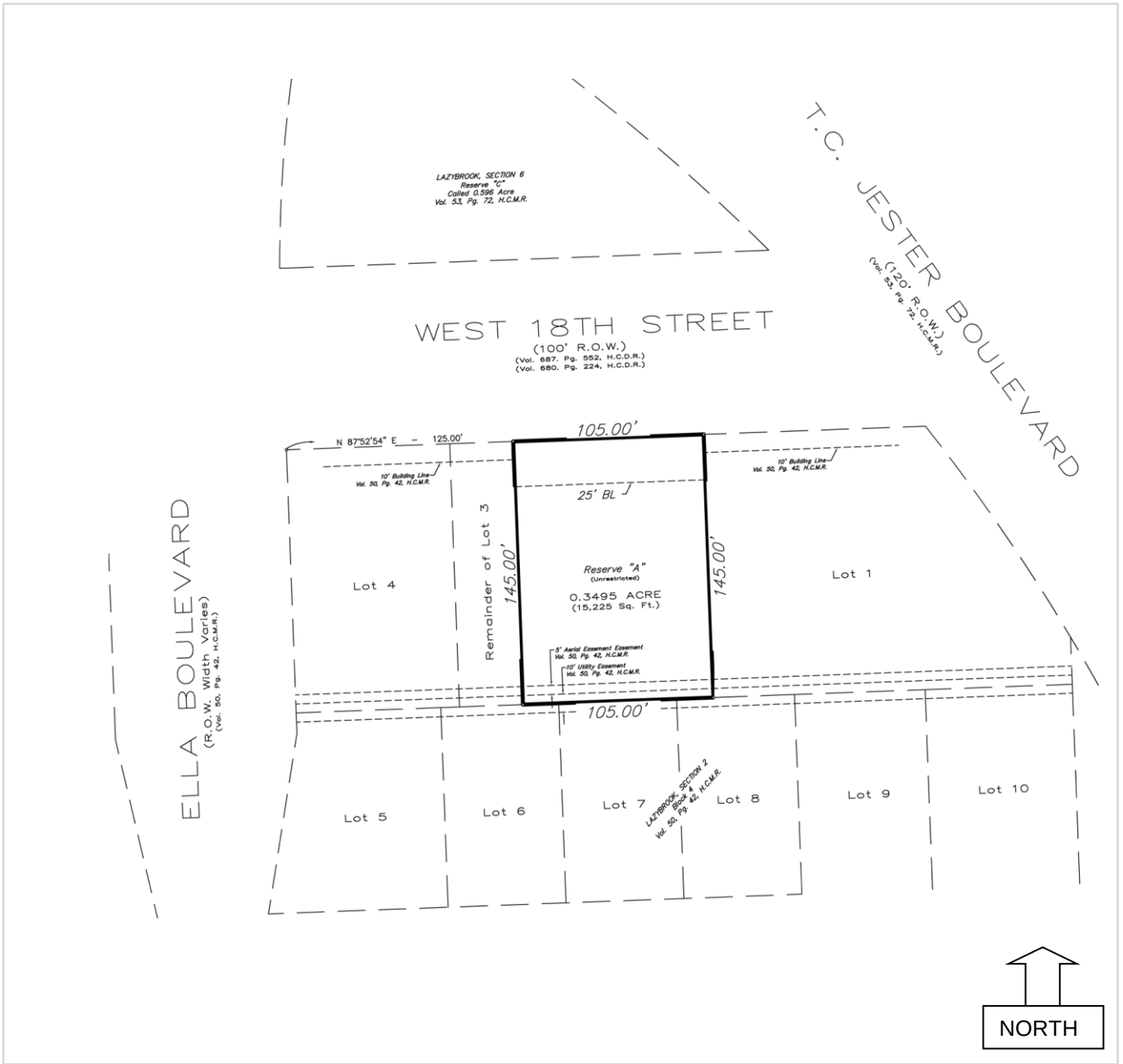
C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Heights Mobil Car Care

Applicant: The Pinnell Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Heights Mobil Car Care

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 29, 2023

Dear Property Owner:

Reference Number: 2023-1938; Heights Mobil Car Care; a partial replat of "Lazybrook Sec 2" being Lot 2 and the east 30 feet of Lot 3, in Block 4, as recorded in Volume 50, Page 42 of the Harris County Map Records.

The property is located south along West 18th Street, north of TC Jester Boulevard and east of Ella Boulevard. The purpose of the replat is to create an unrestricted reserve. The applicant, Michael Haworth**,** with The Pinnell Group, LLC., on behalf of the developer, Al Herring, 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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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Morse Vista

Applicant: Total Surveyors, Inc.



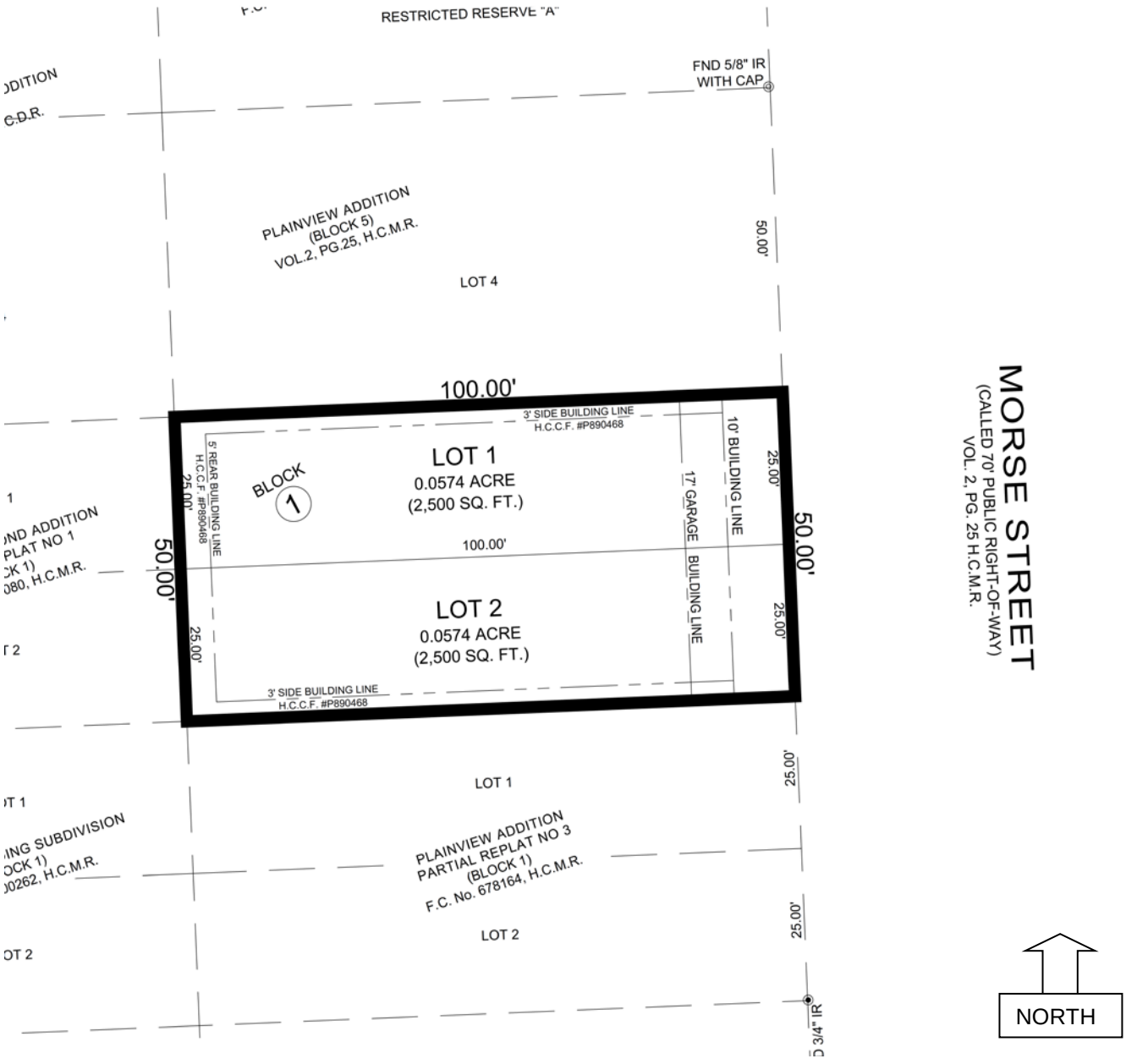
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 114

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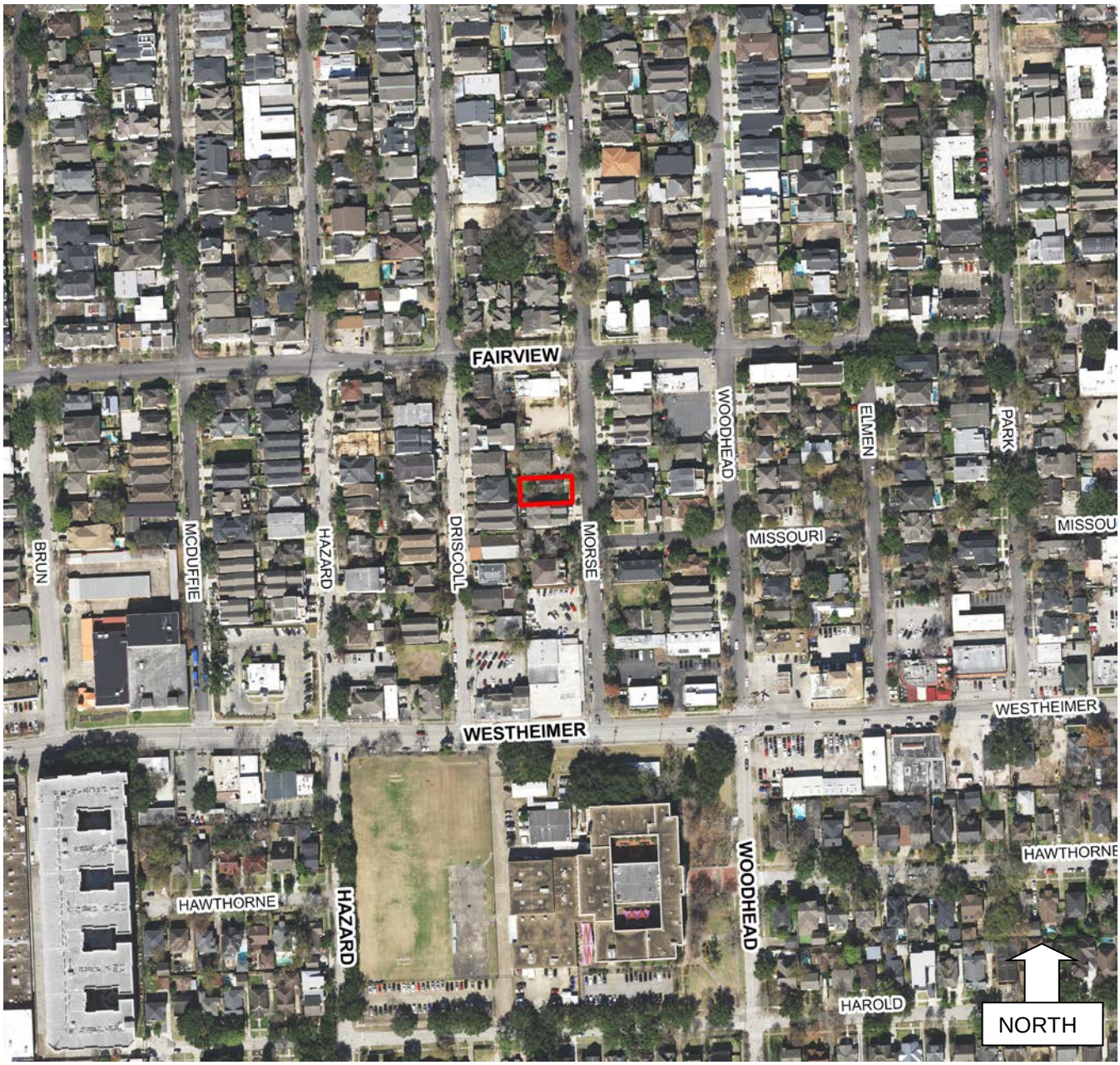
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Morse 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 29, 2023

Dear Property Owner:

Reference Number: 2023-2094; Morse Vista; a replat of **Plainview Addition**, being Lot 5 in Block 5, as recorded in Vol. 2, pg. 25 of the Harris County Map Records.

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

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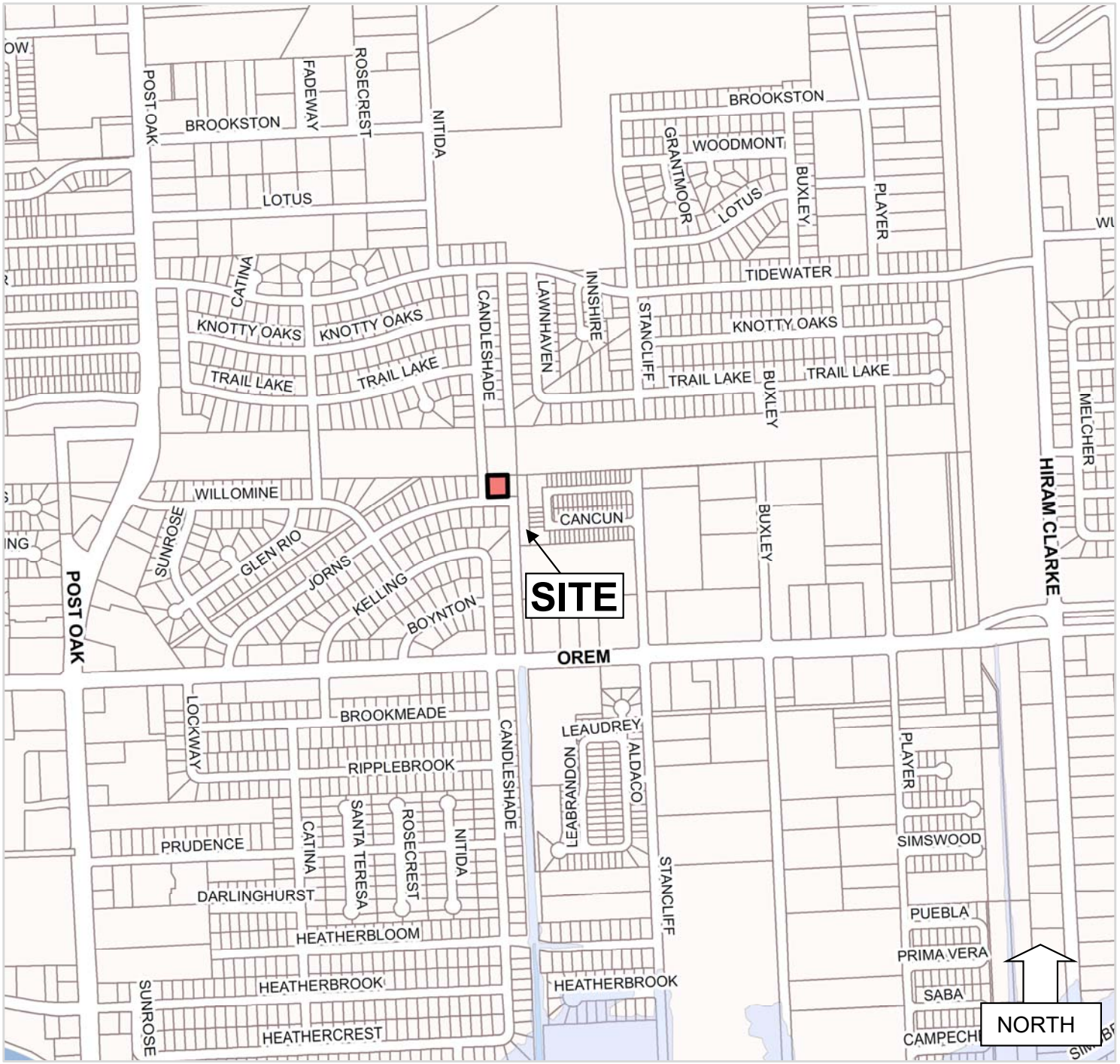
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Noel Place (DEF 1)

Applicant: The Pinnell Group, LLC



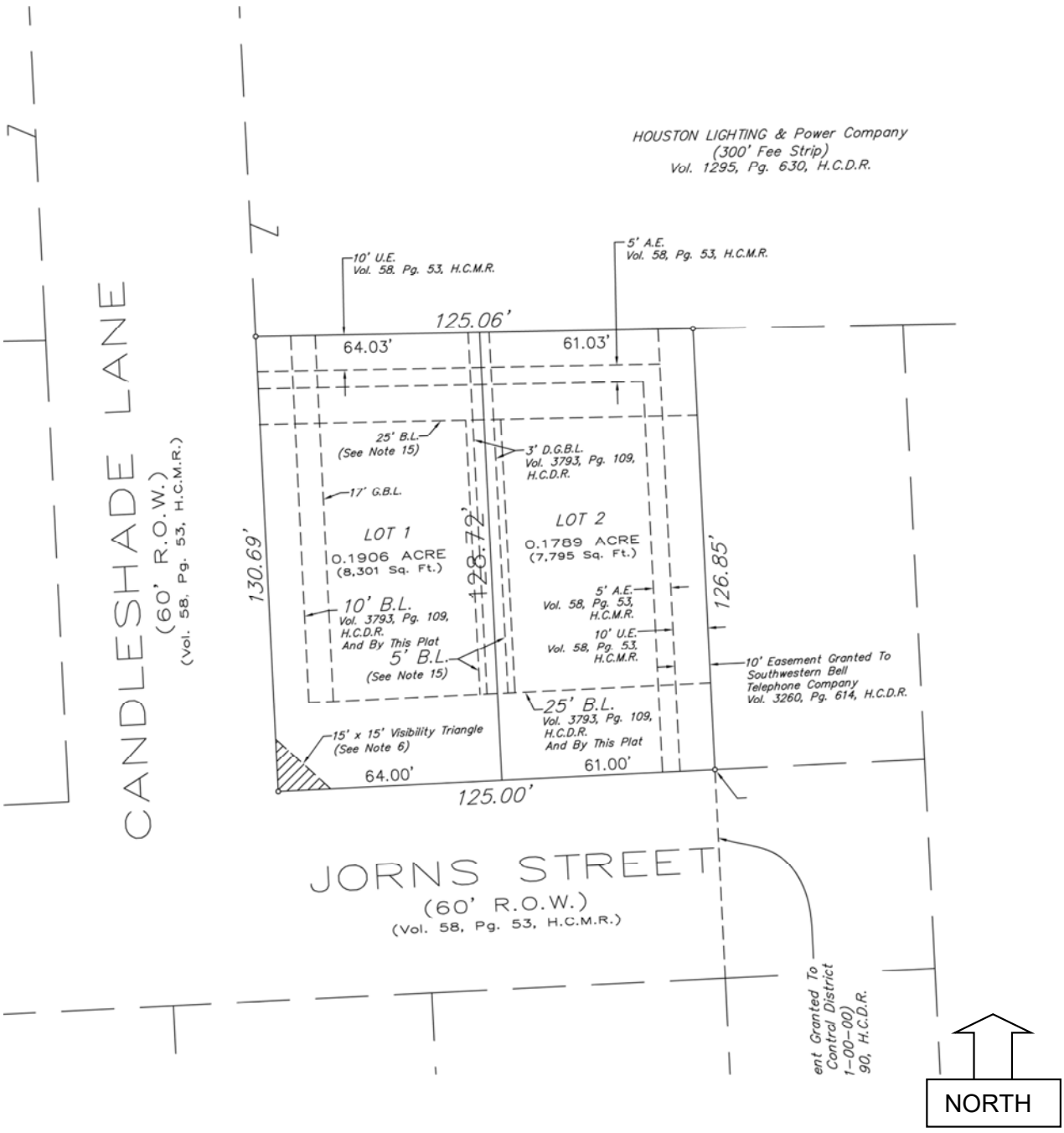
C – Public Hearings Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Noel Place (DEF 1)

Applicant: The Pinnell Group, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/19/2023**

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.

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 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,

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

- 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

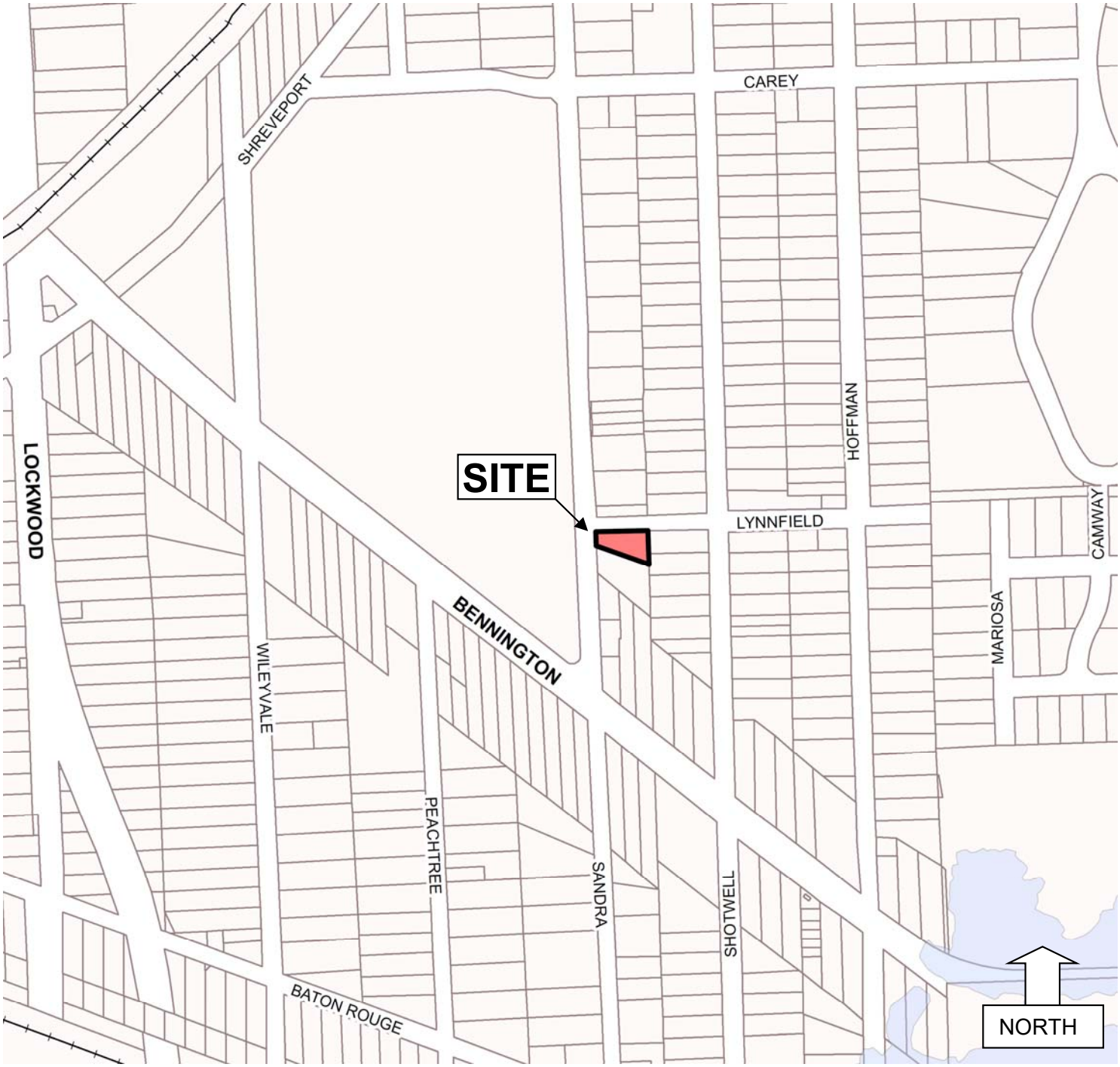
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Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Sandra Duplexes replat no 1

Applicant: CAS Consultants, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Sandra Duplexes replat no 1

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Sandra Duplexes replat no 1

Applicant: CAS Consultants, 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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 29, 2023

Dear Property Owner:

Reference Number: 2023-1935; Sandra Duplexes replat no 1; a replat of **Sandra Duplexes**, being Lots 1 and 2, Block 1, as recorded in Film Code 703948 of the Harris County Map Records.

The property is located east of Lockwood Drive, on the southeast intersection of Lynnfield Street and Sandra Street. The purpose of the replat is to revise the dwelling units. The applicant, **Juan Castillo,** with CAS Consultants, LLC, on behalf of CAS Consultants, LLC, the developer, can be contacted at **281-300-6874.**

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 19, 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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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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Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Southgate partial replat no 6

Applicant: Patrick Planning Services, LLC



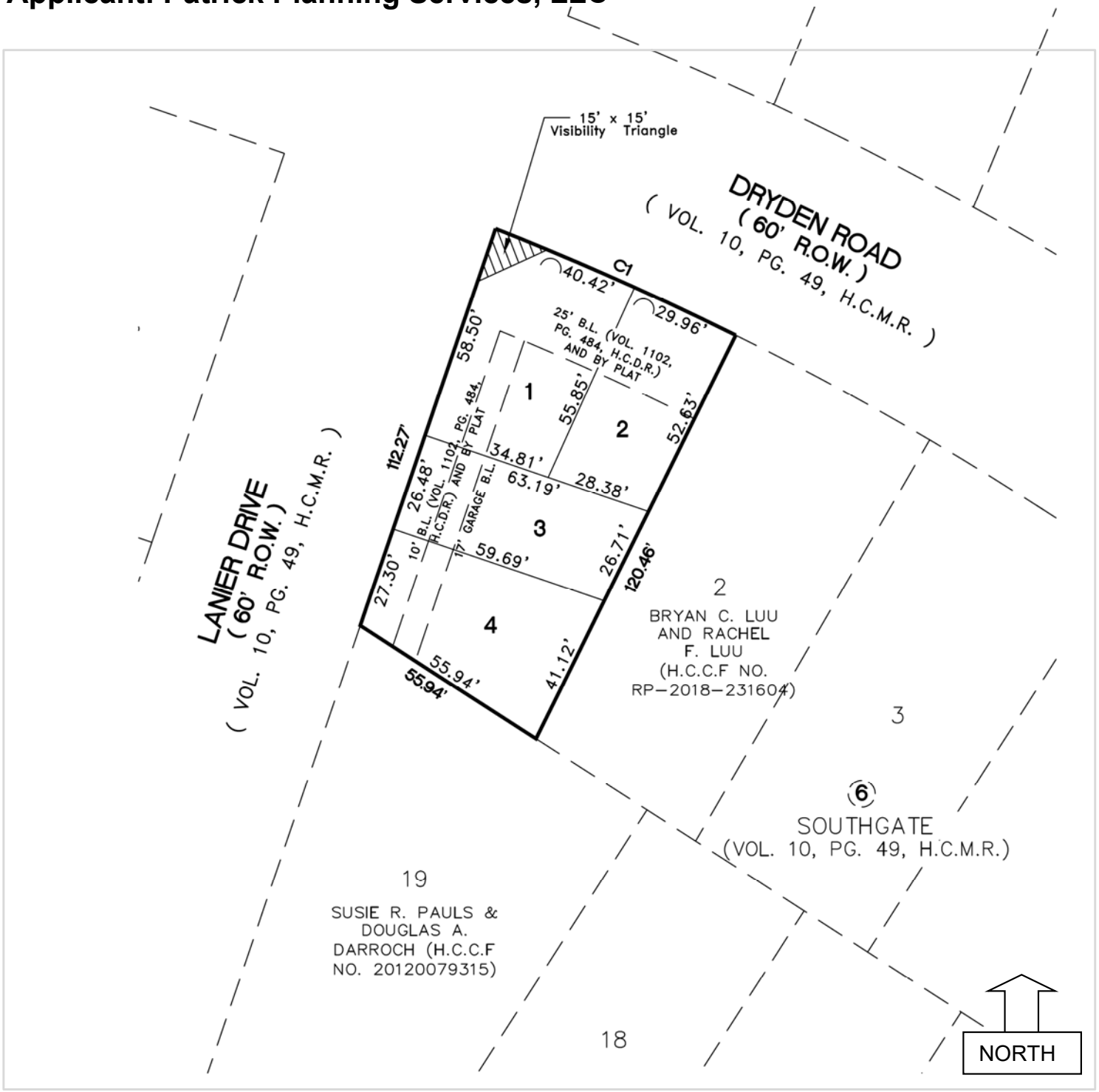
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Southgate partial replat no 6

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Southgate partial replat no 6

Applicant: Patrick Planning Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

September 29, 2023

Dear Property Owner:

Reference Number: 2023-2040; "Southgate partial replat no 6"; a partial replat of **Southgate**, being Lot 1, Block 6, as recorded in Volume 10, Page 49 of the Harris County Map Records.

The property is located at the southeast intersection of Lanier Drive and Dryden Road. The purpose of the replat is to create four single-family residential lots. The applicant, **David Patrick,** with Patrick Planning Services, LLC, on behalf of the developer, can be contacted at **832-428-6021.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Stanford Place Estates partial replat no 1

Applicant: Texas Land Maps



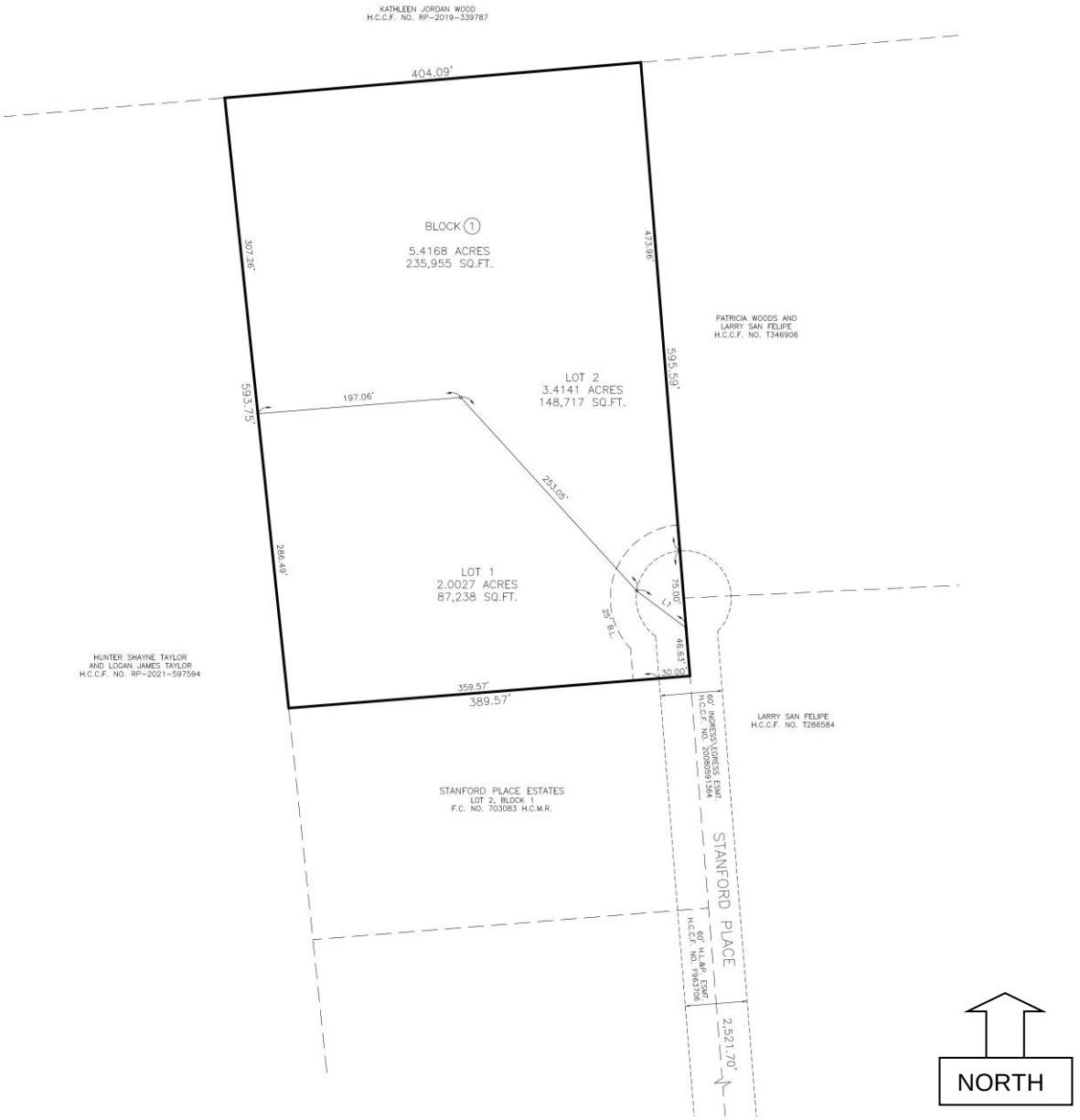
C – Public Hearings with a Variance Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Stanford Place Estates partial replat no 1

Applicant: Texas Land Maps



C – Public Hearings with a Variance Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Stanford Place Estates partial replat no 1

Applicant: Texas Land Maps



C – Public Hearings with a Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2017
Plat Name: Stanford Place Estates partial replat no 1
Applicant: Texas Land Maps
Date Submitted: 08/28/2023

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

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

To be able to take vehicular access from a 60' Access Easement, instead of a Public Street or Shared Driveway, as required by the ordinances' of the City of Houston. While the frontage requirement and width of ROW requirement is being met, the type of ROW access is not specified as appropriate access to a Single Family Lot by Chapter 42.

Chapter 42 Section: 42-188 (a)

Chapter 42 Reference:

(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

(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;

Because the Class 2 proposed plat (subject tract) doesn't have Public ROW access the strict application of Ch. 42-188 (a) would make this project infeasible. The applicant has approach the question of dedicating the 30' of ROW owned by the land owner into a public street. Staff indicated that unless the abutting neighbor across the AE, as well as the other land owners that own the AE from the south portion of the subject tract to the intersecting Public Street called Mayer Road, are also willing to dedicate their land to form a Public ROW staff would not accept the street dedication. Since the applicable land owners are not currently interested in dedicating their AE's into Public ROW, the existing 60' Access Easement is the only accessible way to reach the lots being created in the proposed plat.

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

The existing Access Easement has been the only means of vehicular access to the subject tract since at least 2008 but likely much longer. There is no other reasonable means of access or land to dedicate into the Street or a Shared Driveway called for by Ch. 42-188. These are the circumstances requiring the necessity of a variance and they are in no way created or imposed by the applicant or land owner.

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

Because the existing 60' AE has provided vehicular access to this and other nearby lots for the last decade plus, is maintained as and serves the exact same function as a street, the general purposes and preservation of chapter 42-188 will be upheld by supporting the variance request.

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

Because of the similarities between the existing AE and the public street required by the chapter, granting this variance will in no way be injurious to public health, safety or welfare.

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

Economic hardship has no role in the justification of this variance request. The land owner is happy to dedicate the portion of ROW he owns to the public, but staff is unable to take the dedication without the participation of his neighbors.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PHV

September 29, 2023

Dear Property Owner:

Reference Number: 2023-2017; "Stanford Place Estates partial replat no 1," a partial replat of "Stanford Place Estates," being Lot 3, block 1, as recorded at Film Code No. 703083 of the Harris County Map Records.

The property is located along Stanford Place, north of Mayer Drive and east of F.M 362 Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Matthew Sigmon,** with Texas Land Maps, on behalf of the developer, can be contacted at **731-298-9987.**

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

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Planning Department Staff Authority and Obligation

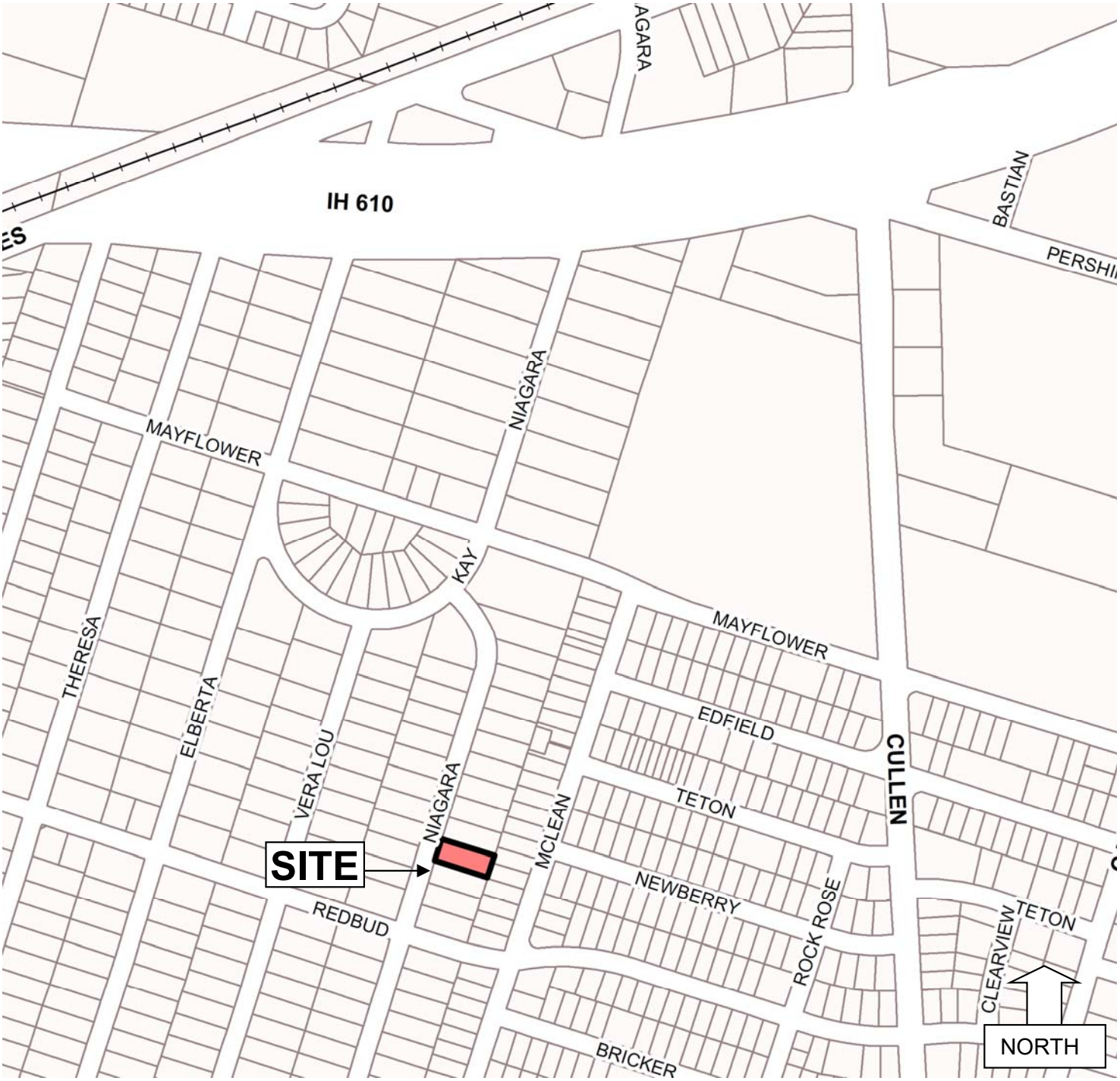
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: TMC Niagara Development (DEF1)

Applicant: STUPA INTERNATIONAL LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: TMC Niagara Development (DEF1)

Applicant: STUPA INTERNATIONAL LLC



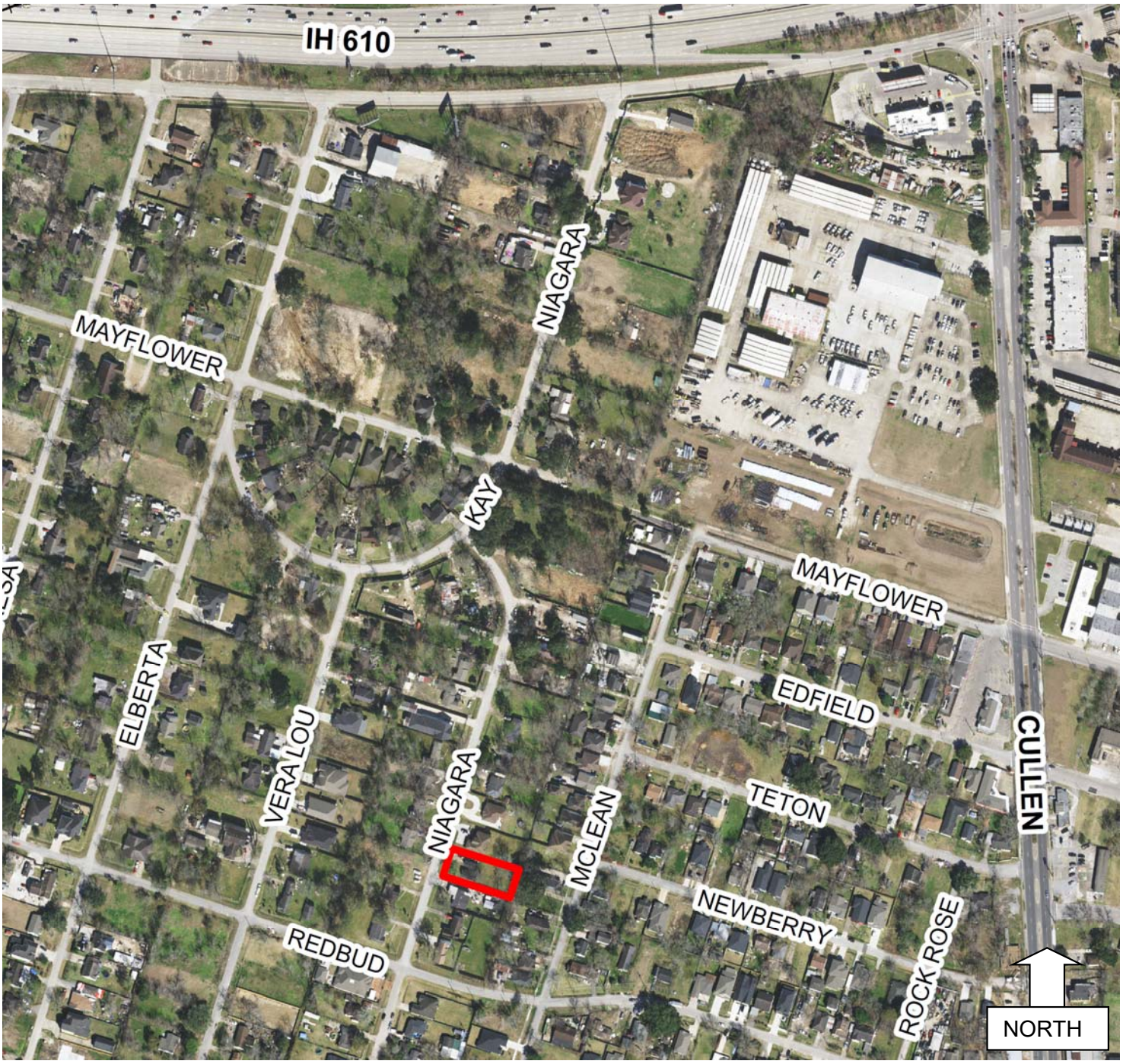
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: TMC Niagara Development (DEF1)

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.

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.**

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

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

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

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

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

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 13

Applicant: Momentum Engineering



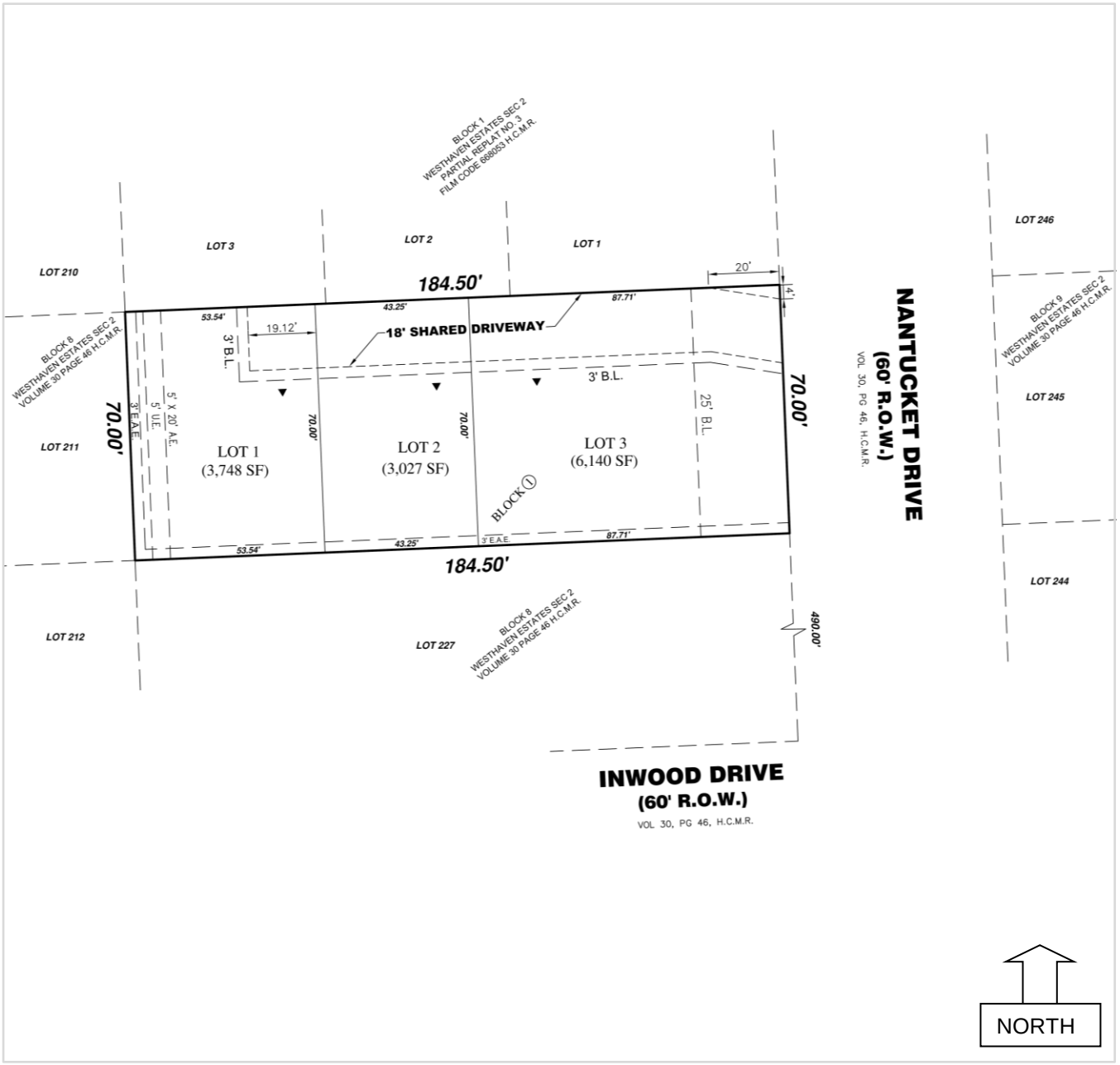
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/19/2023**

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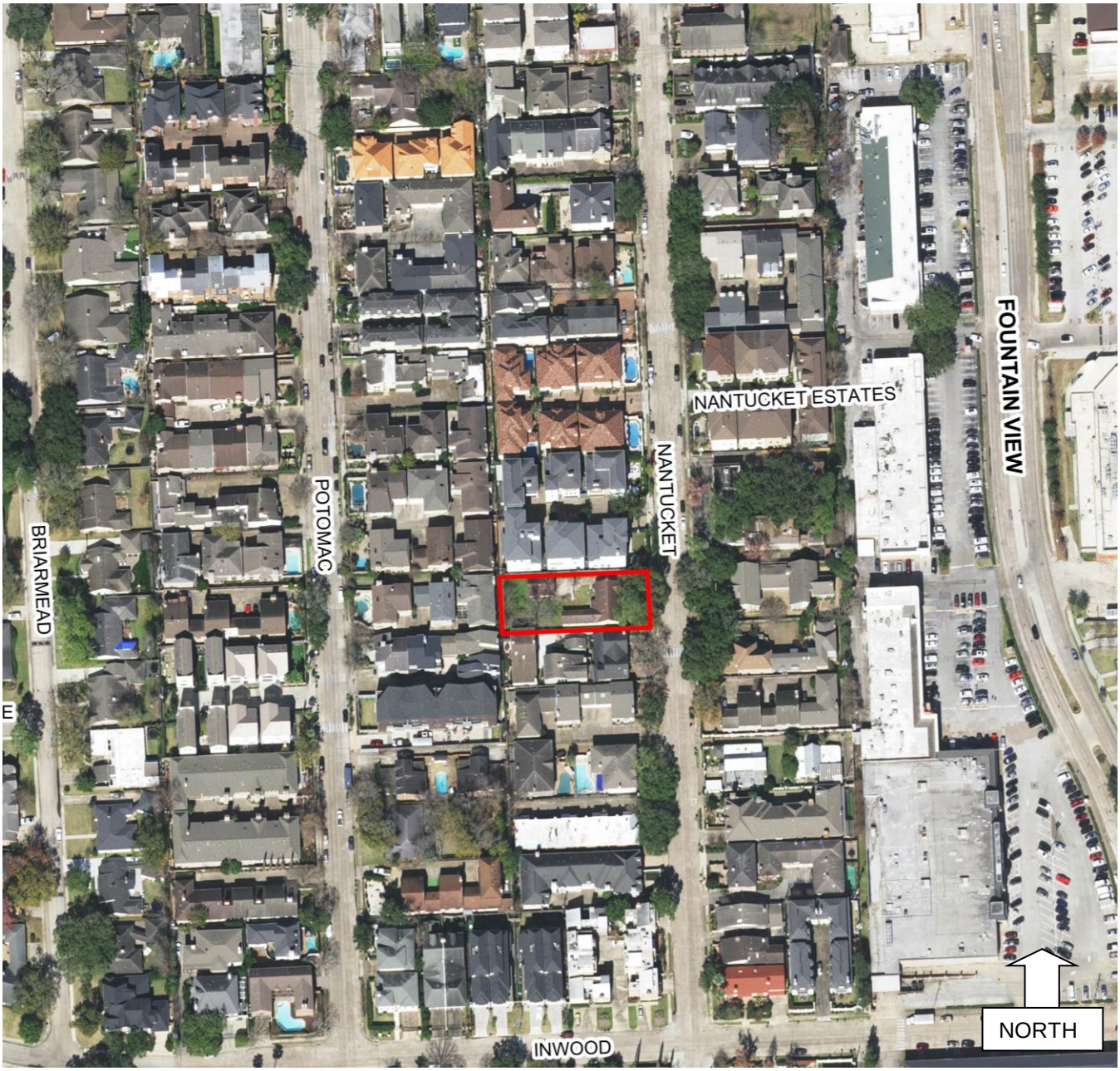
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Westhaven Estates Sec 2 partial replat no 13

Applicant: Momentum Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 29, 2023

Dear Property Owner:

Reference Number: 2023-2043; "Westhaven Estates Sec 2 partial replat no 13"; a partial replat of **Westhaven Estates Sec 2**, being Lot 228, Block 8, as recorded in Volume 30, Page 46 of the Harris County Map Records.

The property is located west along Nantucket Drive, north of Inwood Drive, and south of San Felipe Street. The purpose of the replat is to create three single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, can be contacted at **281-741-1998 Ext 109.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 19, 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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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Blue House (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



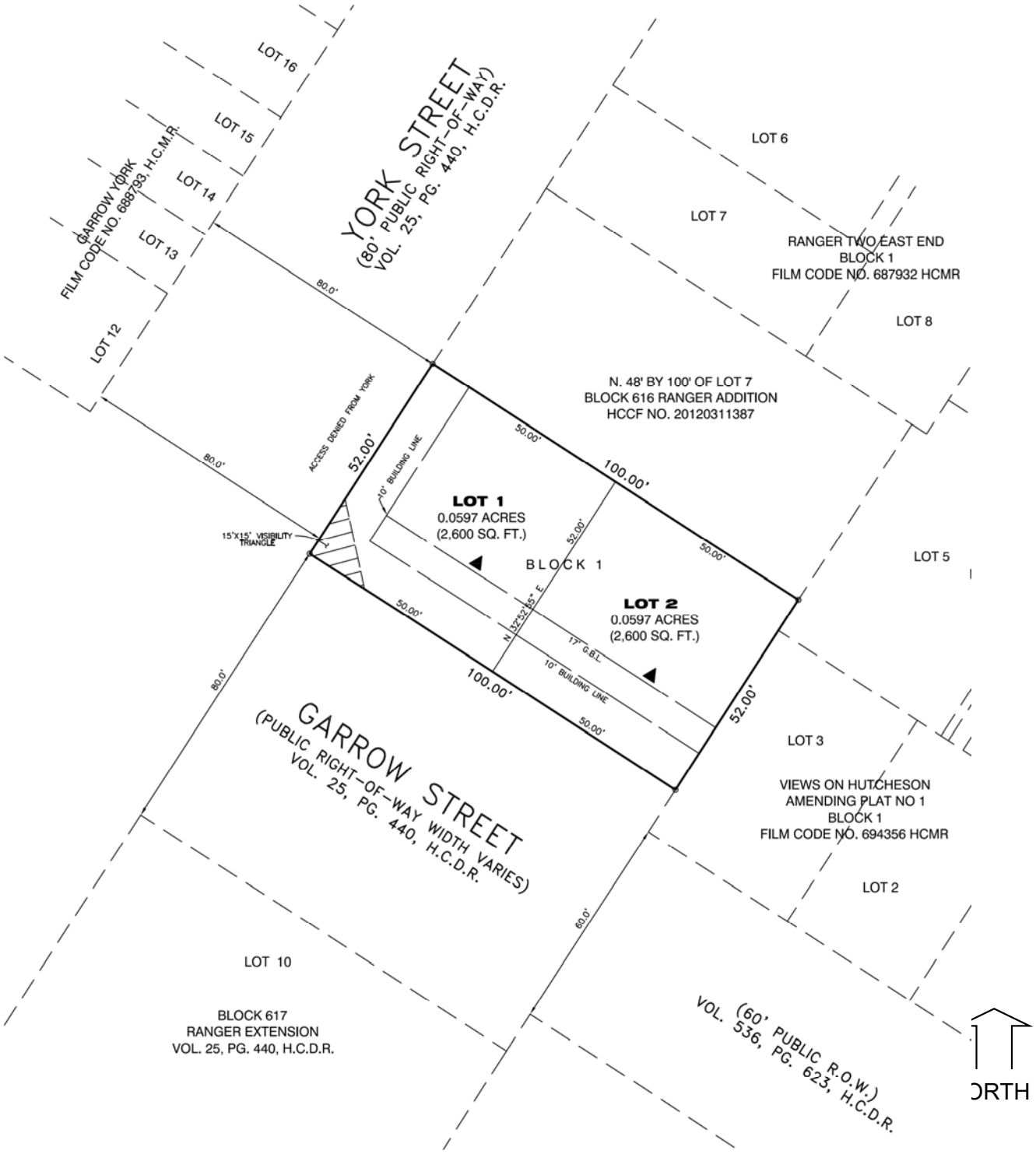
D - Variances **Site Location**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 10/19/2023**

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D - Variances **Subdivision**

Houston Planning Commission ITEM: 121

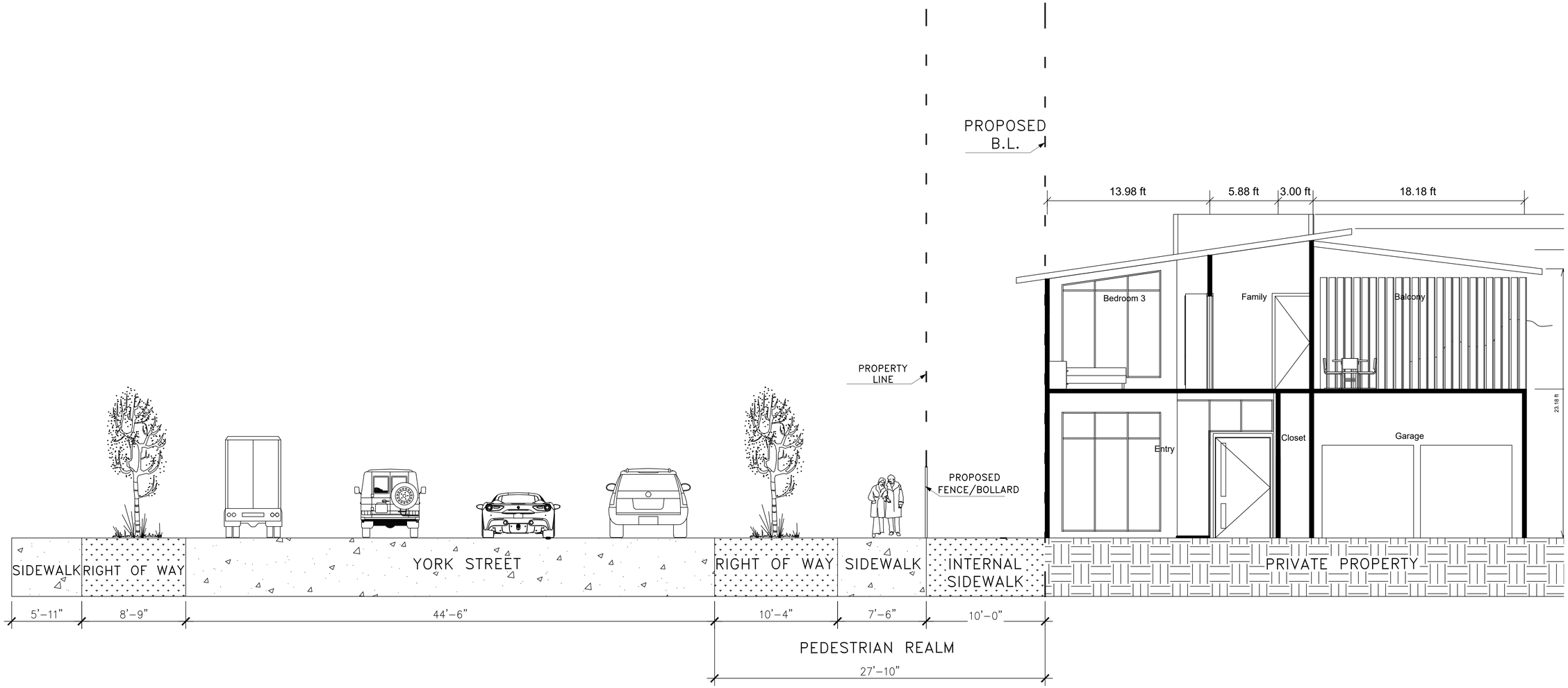
Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Blue House (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D - Variances **Aerial**



INTEGRITY ROCK
DESIGN & CONSTRUCTION

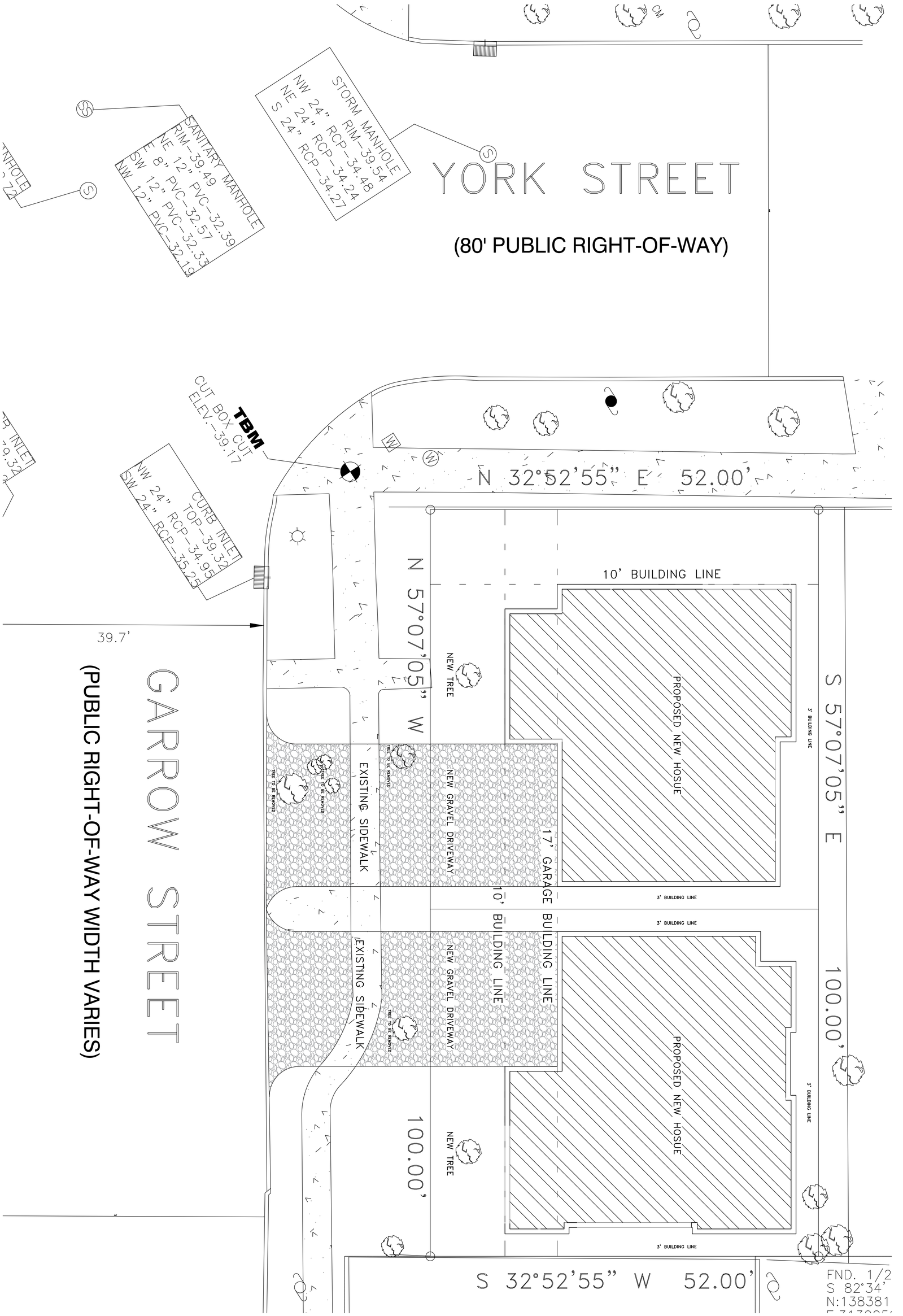
29800 E-HAWTHORNE DR
SPRING, TX 77386
PHONE (832) 589-8234

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

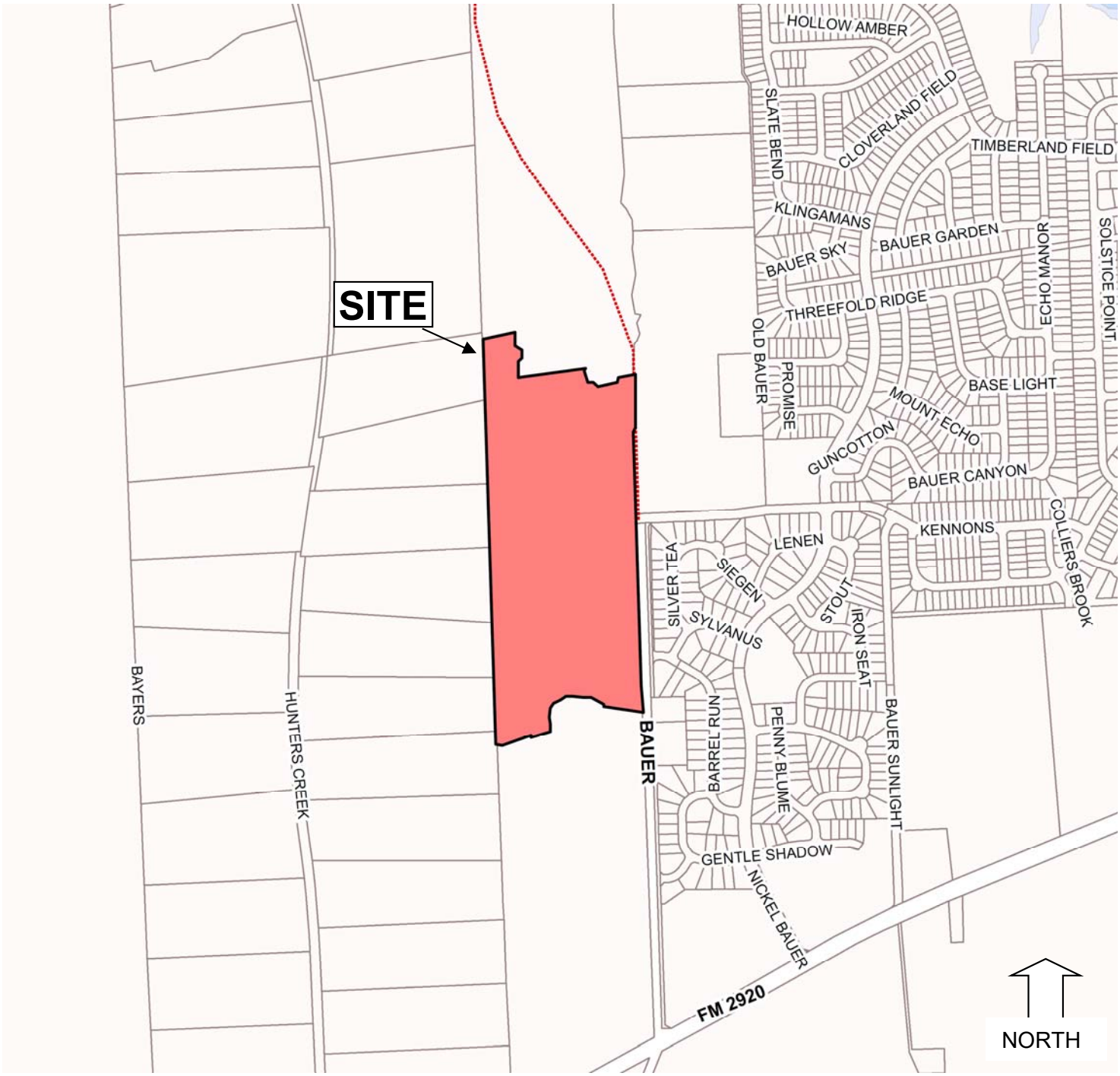
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



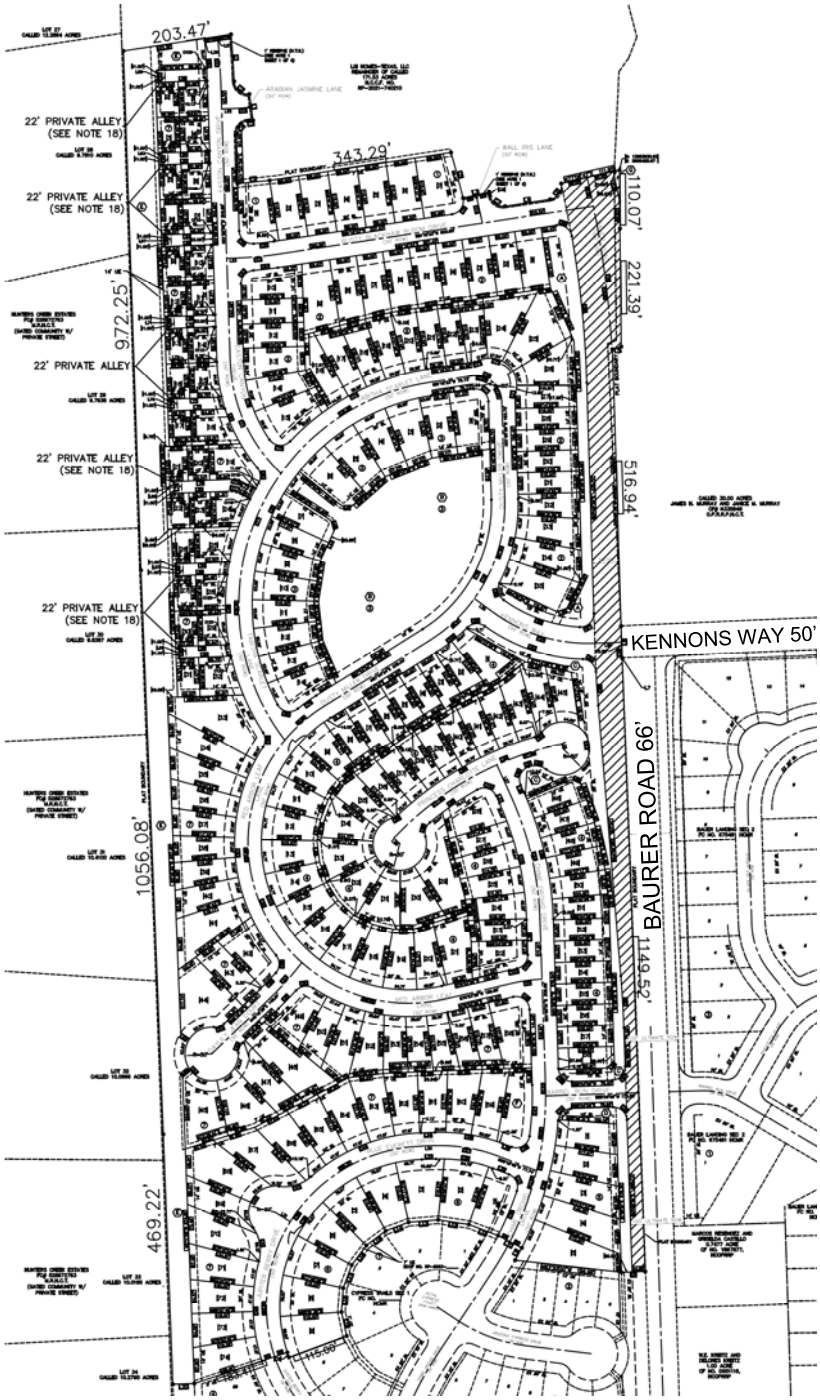
D – Variances **Site Location**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Cypress Trails at Bauer Landing Sec 2 (DEF 1)

Applicant: Pape-Dawson Engineers



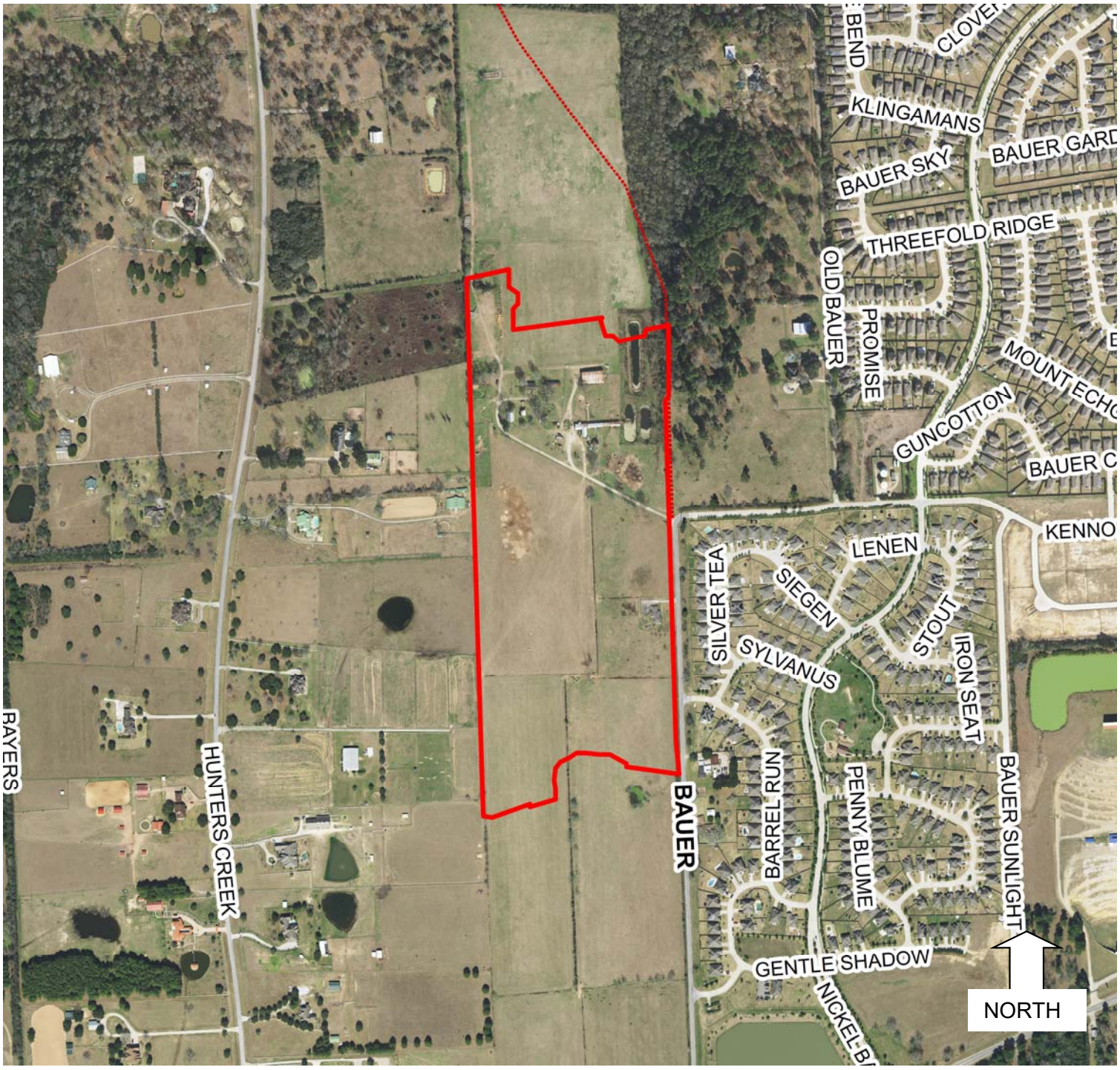
D – Variances **Subdivision**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 10/19/2023**

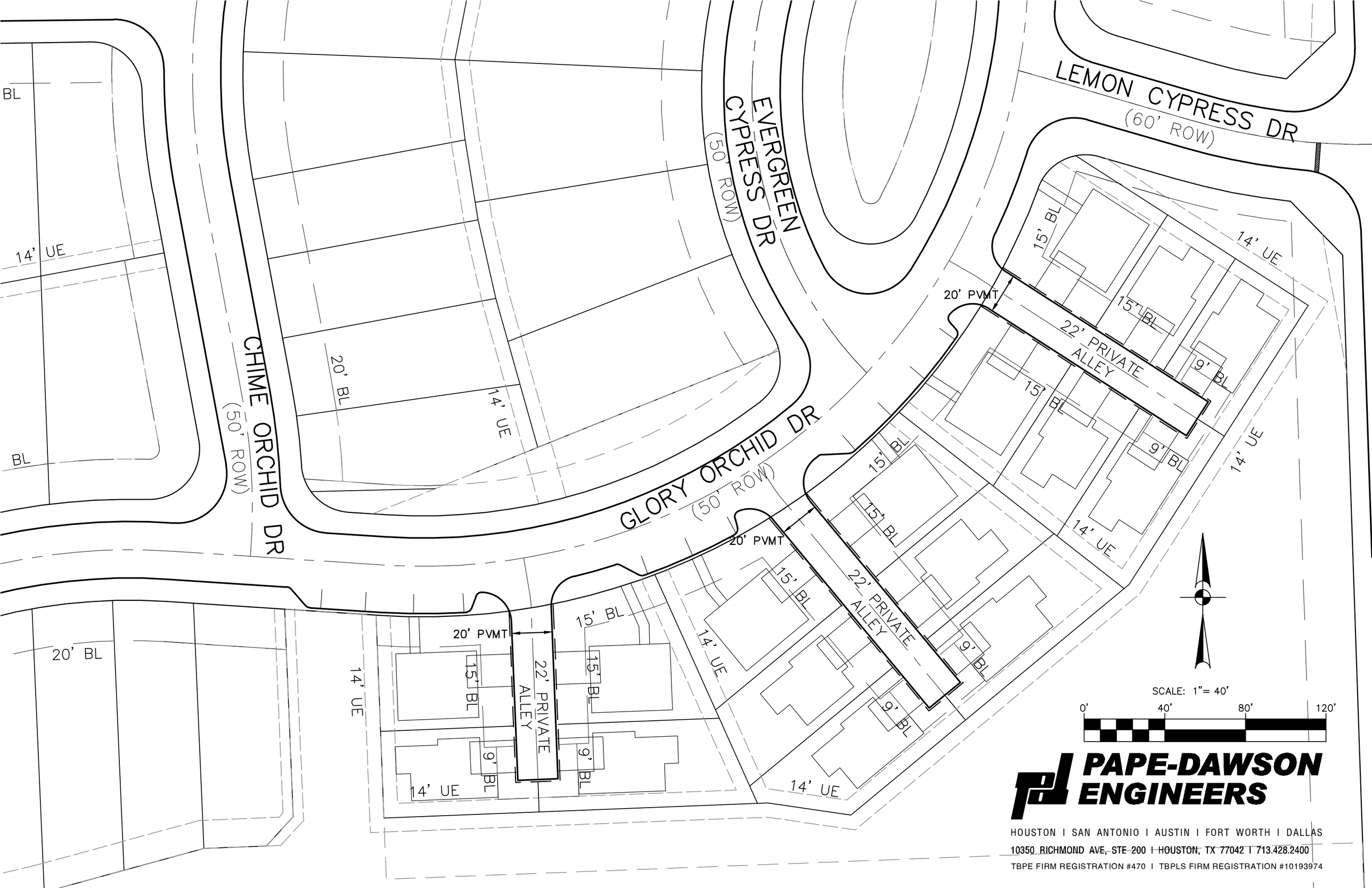
Subdivision Name: Cypress Trails at Bauer Landing Sec 2 (DEF 1)

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.

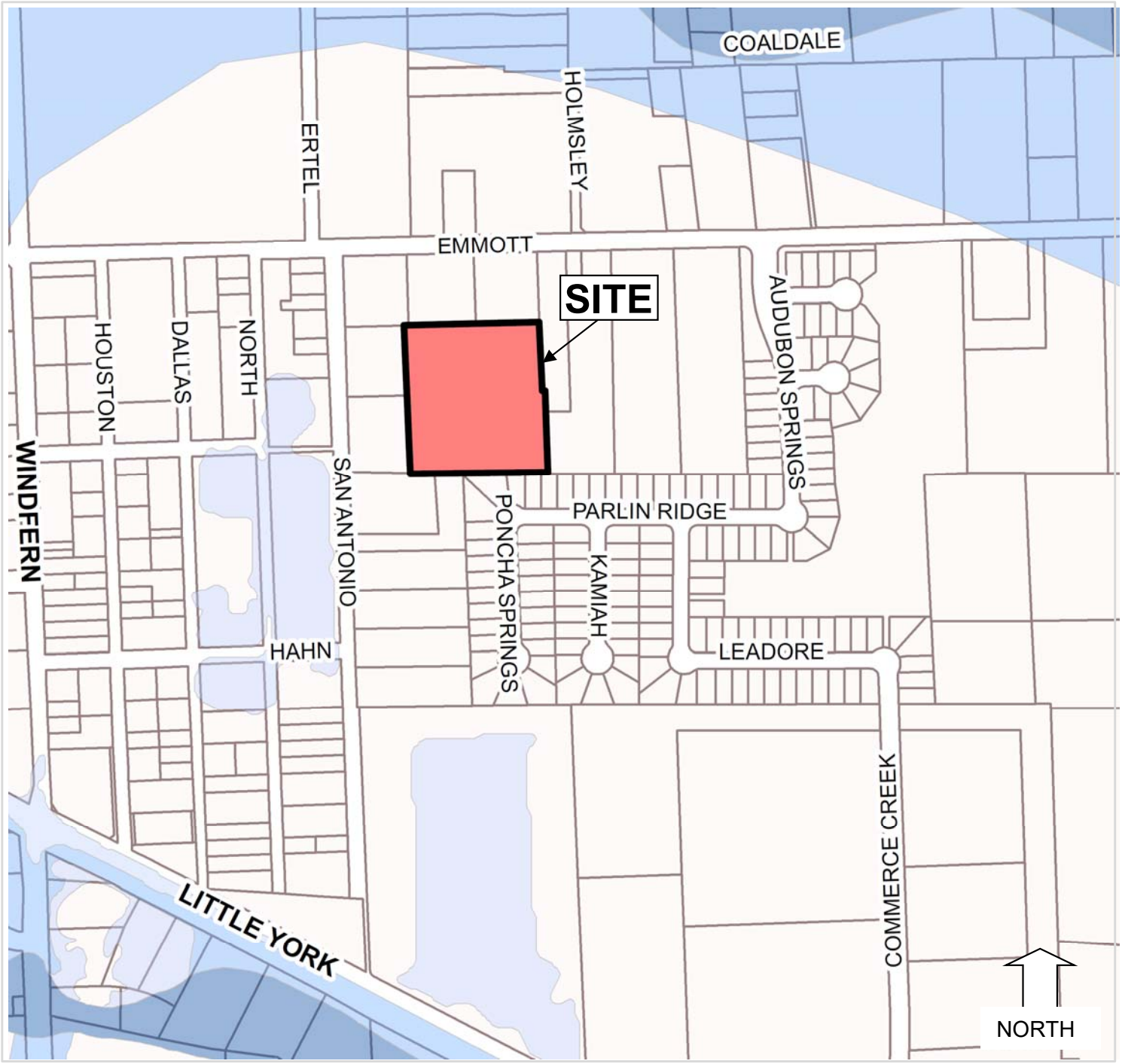
This variance request is not about economic hardship. The minimum width of an alleyway is 20 feet wide as defined by Chapter 42. The proposed 22 feet wide private alleyway provides a balanced approach that takes a combination of Chapter 42's shared driveway and private access driveways concepts.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Emmott Yard

Applicant: Texas Professional Surveying, LLC



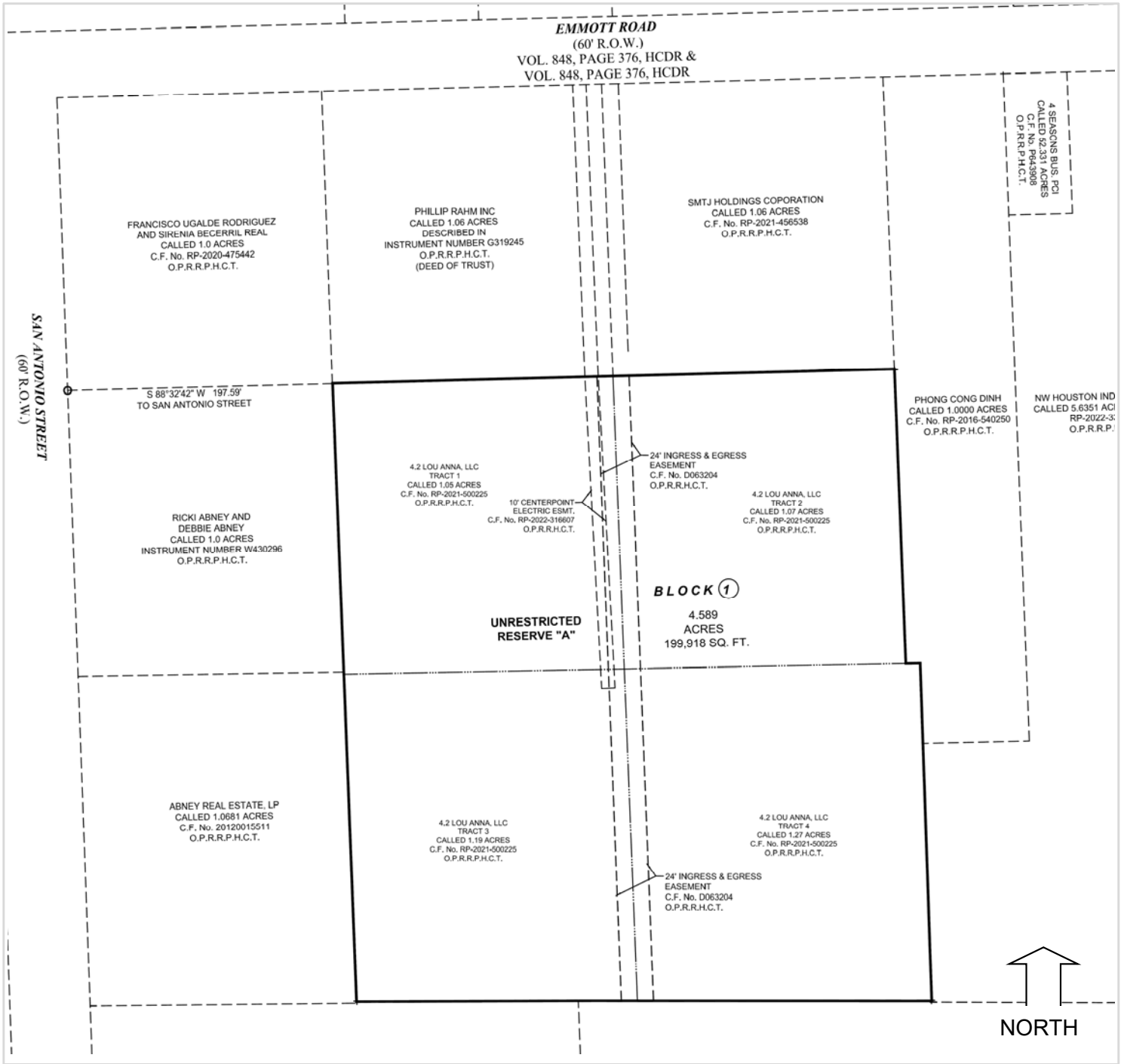
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/19/2022**

Subdivision Name: Emmott Yard

Applicant: Texas Professional Surveying, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 10/19/2023**

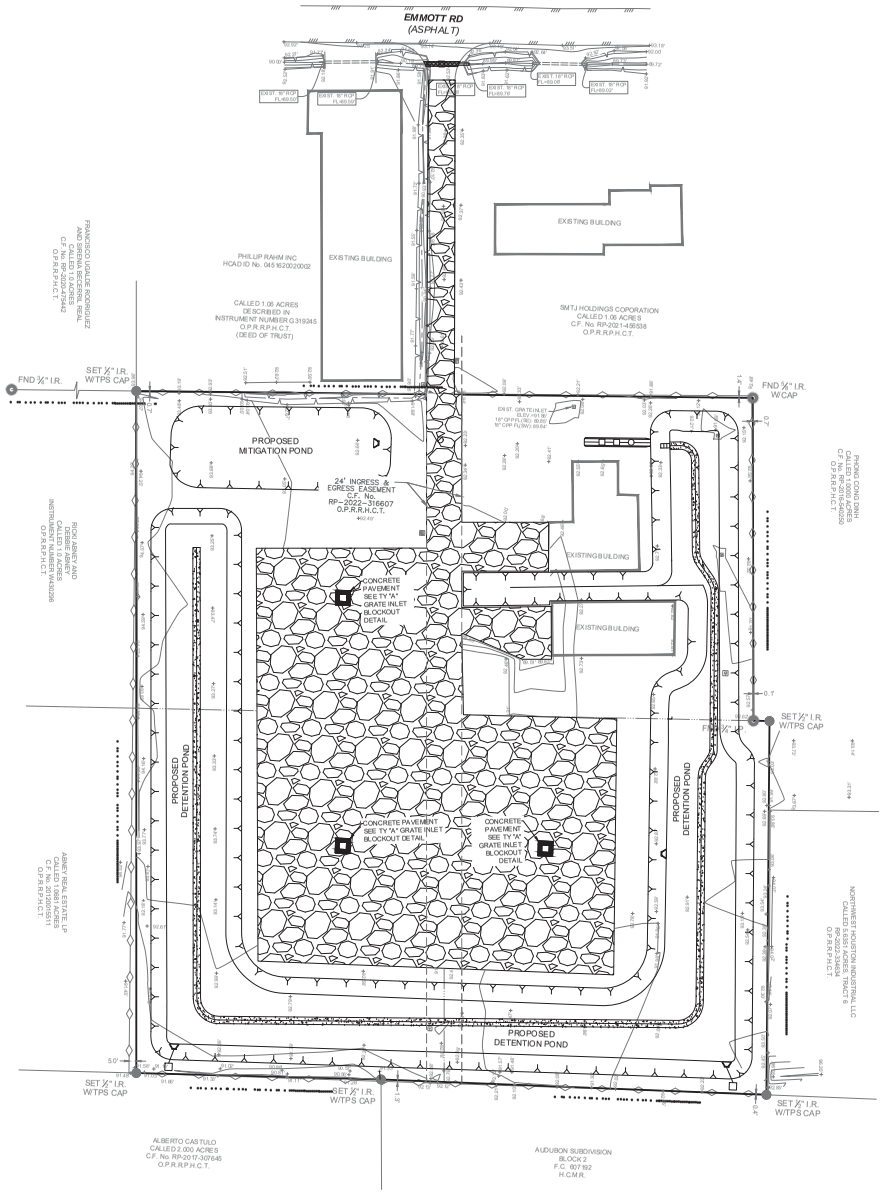
Subdivision Name: Emmott Yard

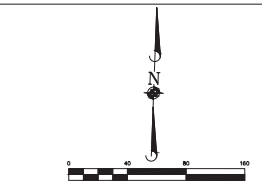
Applicant: Texas Professional Surveying, LLC



D – Variances

Aerial





TEMPORARY BENCHMARK "A" :

BEING A RAIL ROAD SPIKE IN POWER POLE, APPROXIMATELY 9.90 FEET SOUTHWEST FROM THE NORTHERN CORNER OF SUBJECT TRACT LINES 1 & 2 WITHIN THE PROPERTY, AS SHOWN HEREON.

ELEVATION=93.78 FEET NAVD88, GEO '18

TEMPORARY BENCHMARK "B" :

BEING A RAIL ROAD SPIKE IN POWER POLE, APPROXIMATELY 10.00' FEET NORTHWEST FROM THE CENTER WHERE ALL FOUR TRACTS MEET WITHIN THE SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 93.93' FEET NAVD88, GEO '18

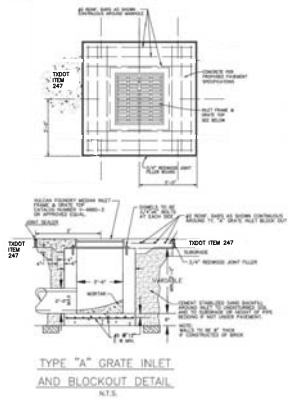
FLOOD ZONE:

THE PROPERTY LIES WITHIN ZONE AO, HAVING DESIGNATED AREAS WITH HIGH FLOOD VELOCITIES. AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0835M, EFFECTIVE JUNE 09, 2014. BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
DIAL 811 or 1-(800)-344-8377
AT LEAST 48 HOURS BEFORE
PROCEEDING WITH ANY EXCAVATION

LEGEND

- EXISTING ON SITE GRAVEL TO BE REINSTALLED PER GRADING PLAN (DESIGNED BY OTHERS)
- EXISTING ASPHALT
- EXISTING STORM LINE
- EXISTING FENCE
- EXISTING HIGH BANK
- PROPOSED HIGH BANK
- 100 EXISTING CONTOUR
- PROPERTY LINE
- PILOT CHANNEL
- PROPOSED 6" CONCRETE



TYPE "A" GRATE INLET
AND BLOCKOUT DETAIL
N.T.S.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
TEXAS PROFESSIONAL ENGINEERING
F--21819
CLIFTON L. GRAY, P.E.
TEXAS REGISTRATION NO. 133005
August 16, 2023

LOU ANNA STREET LAYDOWN YARD
HARRIS COUNTY
PAVING PLAN

DESIGNER R.A.M.
DRAFTING R.A.M.
PROJ MGR C.L.G.
SCALE 1" = 40'

SHEET
07 OF 14

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2269
Plat Name: Emmott Yard
Applicant: Texas Professional Surveying, LLC
Date Submitted: 10/06/2023

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 the proposed unrestricted reserve to have access and frontage via an existing access easement.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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;

Emmott Yard is located generally west of Fairbanks North Houston Road, north of West Little York, east of Gessner Road, and south of an MTFP mapped portion of Gulf Bank Road in the Houston ETJ in northwest Harris County. The site is entirely landlocked by adjacent parcels and is located approximately 220 feet south of Emmott Road with access through two existing 12-foot access easements, totaling 24 feet in width. The access easement has existed for several decades and has served the site since it was recorded in 1970. The owner is currently using the site as a parking and storage facility, however, would like to improve the property with paving as well as detention to ensure safety from flooding. To make these improvements, the property is required to be platted. The variance being requested is to allow the proposed site to take access via the existing 24' access easement to make necessary improvements to the property.

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

The circumstances supporting the granting of the variance is based on the necessity to plat the site while maintaining access to Emmott Road through the recorded access easement as it has been in place since 1970.

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

The 24-foot access easement provides the needed access to a public street. This access easement has been utilized by the landlocked property since 1970.

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

The Emmott Yard plat will have adequate access to a public street via the existing access easement. The granting of the variance will not alter the use of the property, nor be injurious to the public health, safety, or welfare.

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

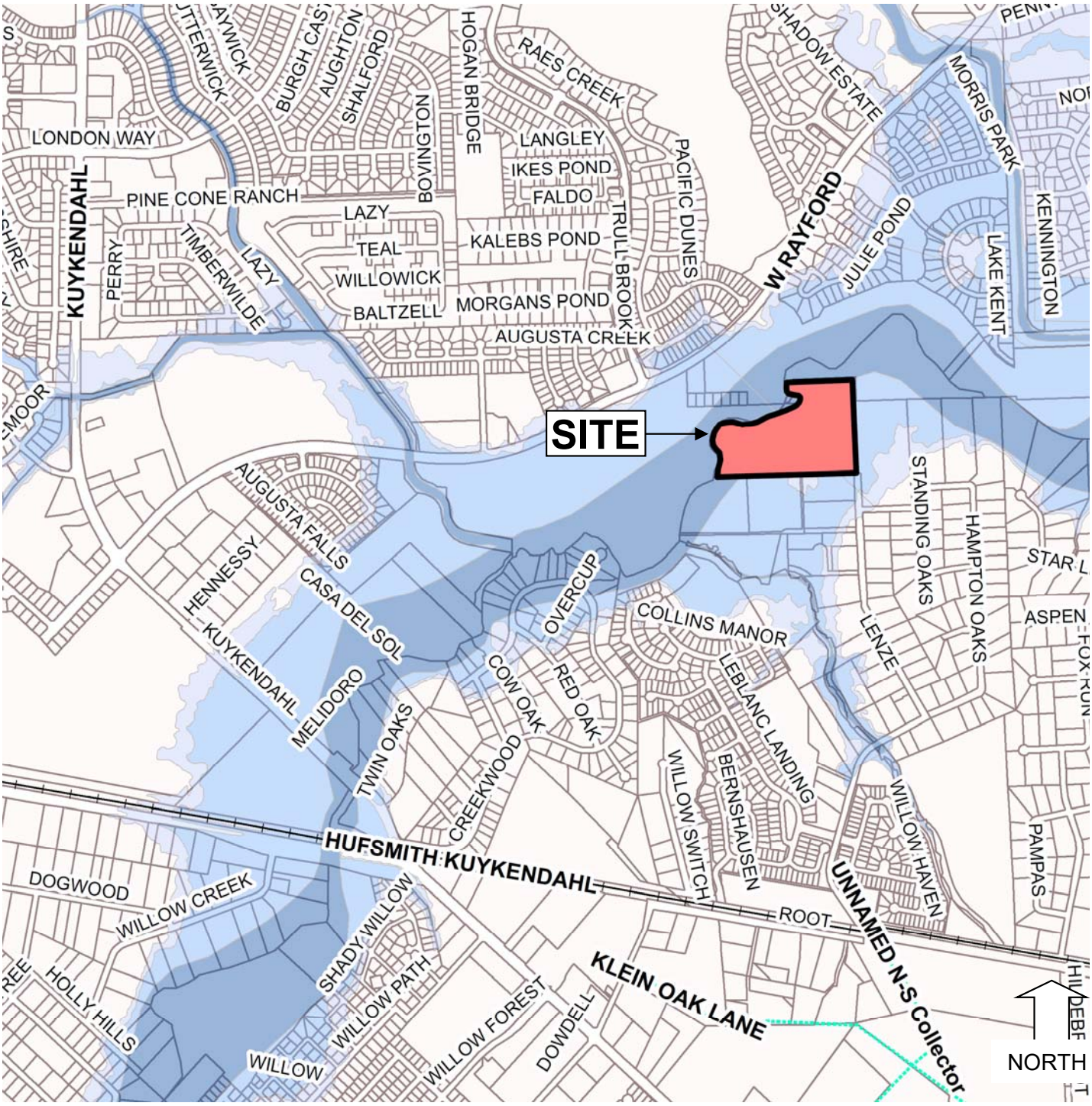
Economic hardship is not the sole justification of the variance. The hardship is based on fact that the property is surrounded by other properties and can utilize the already existing access easement.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Global Football Innovations Academy

Applicant: Texas Professional Surveying, LLC



D – Variances

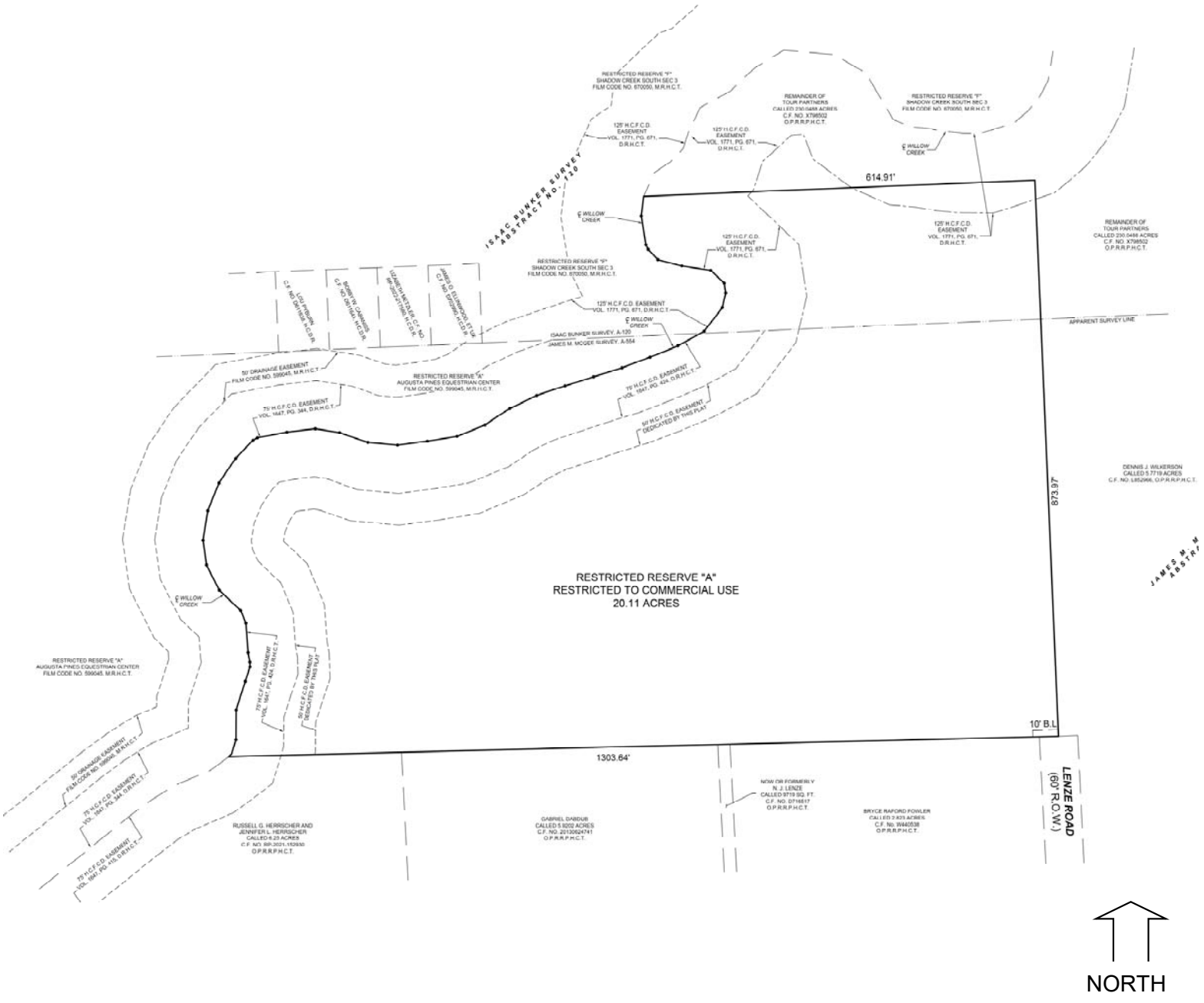
Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Global Football Innovations Academy

Applicant: Texas Professional Surveying, LLC



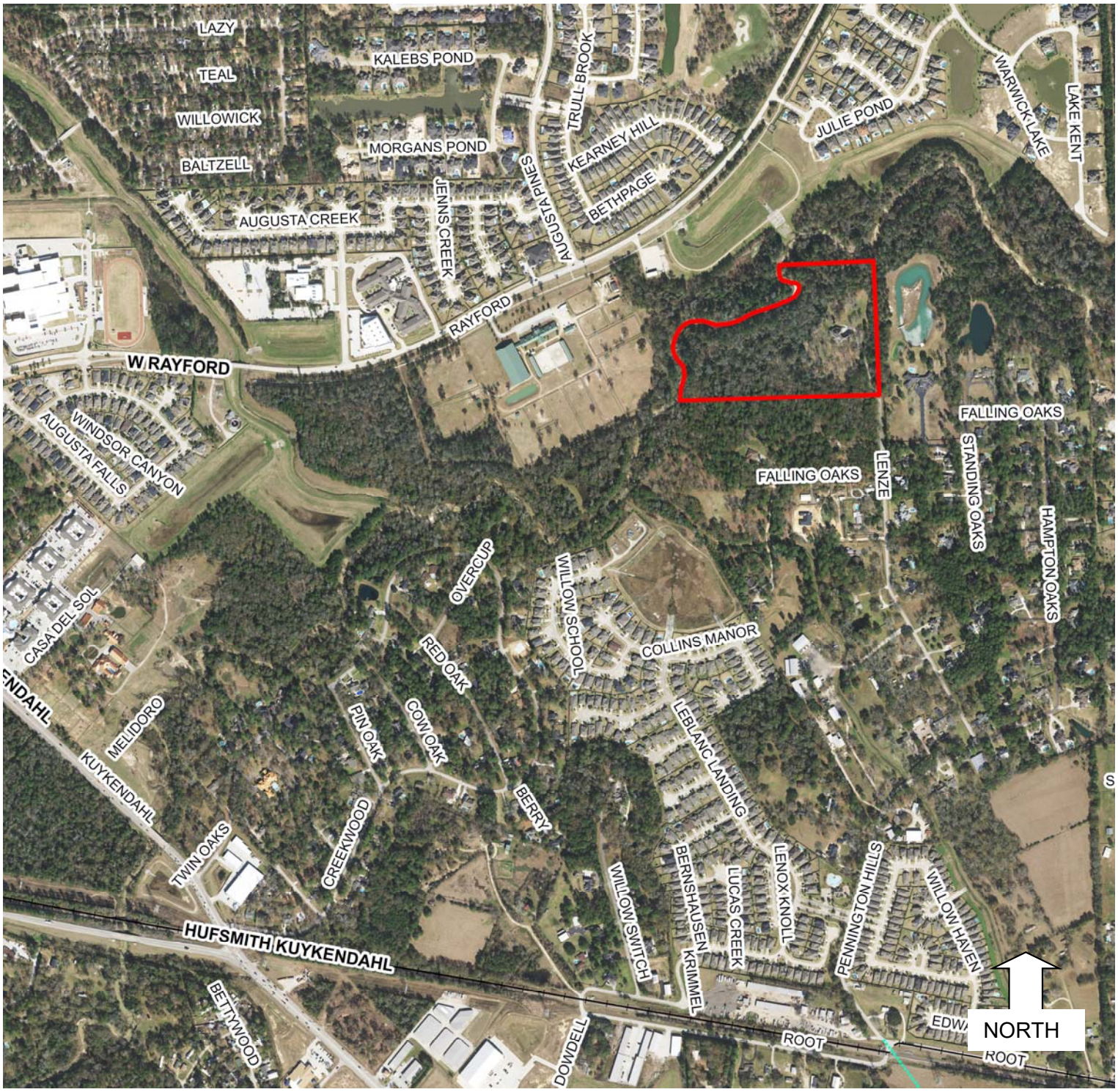
D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Global Football Innovations Academy

Applicant: Texas Professional Surveying, LLC



D – Variances

Aerial

Appendix D

CONSTRUCTION NOTES TO BE ON ALL PROJECTS

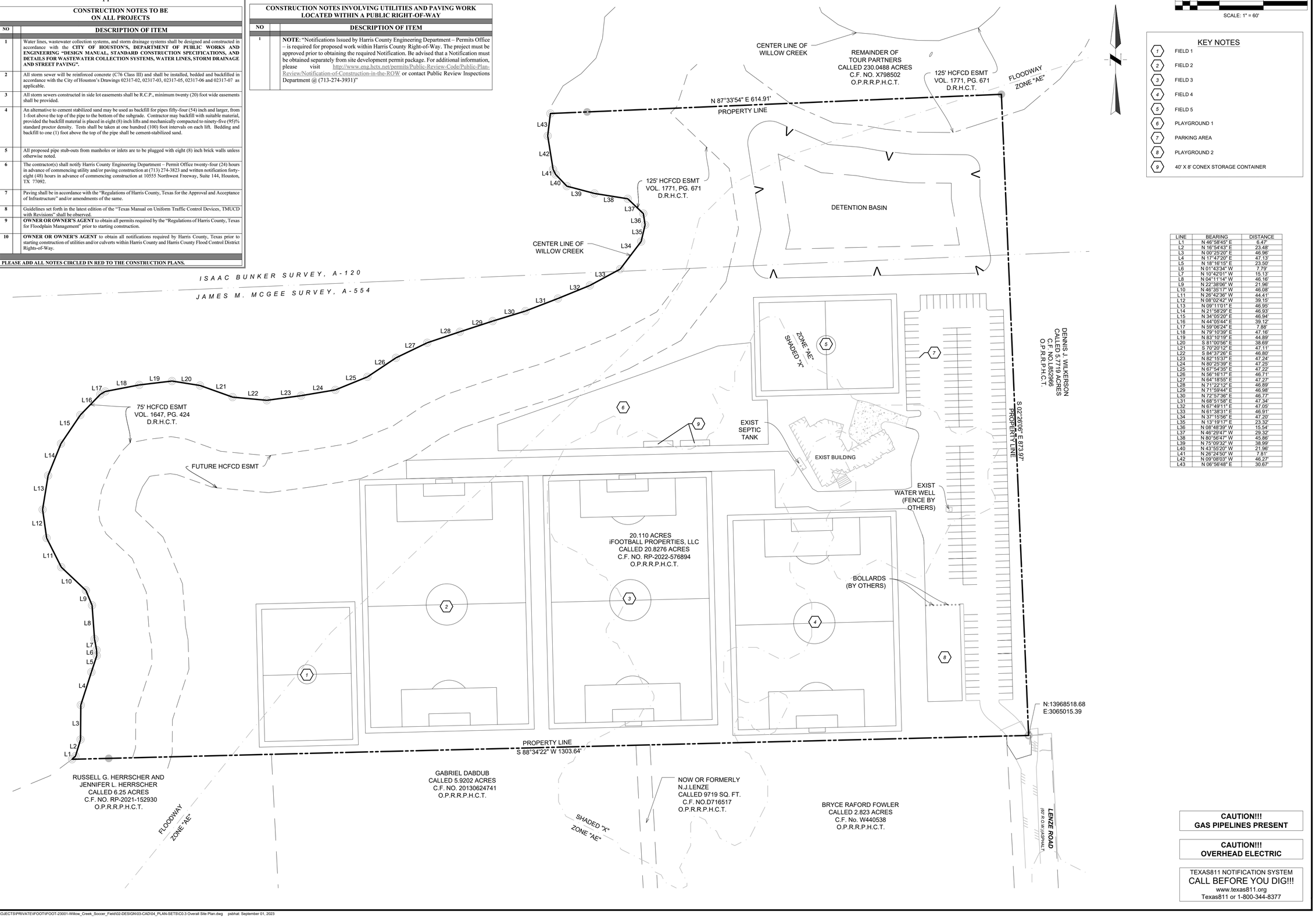
NO	DESCRIPTION OF ITEM
1	Water lines, wastewater collection systems, and storm drainage systems shall be designed and constructed in accordance with the **CITY OF HOUSTON'S, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING".**
2	All storm sewer will be reinforced concrete (C76 Class III) and shall be installed, bedded and backfilled in accordance with the City of Houston's Drawings 02317-02, 02317-03, 02317-05, 02317-06 and 02317-07 as applicable.
3	All storm sewers constructed in side lot easements shall be R.C.P., minimum twenty (20) foot wide easements shall be provided.
4	An alternative to cement stabilized sand may be used as backfill for pipes fifty-four (54) inch and larger, from 1-foot above the top of the pipe to the bottom of the subgrade. Contractor may backfill with suitable material, provided the backfill material is placed in eight (8) inch lifts and mechanically compacted to ninety-five (95)% standard proctor density. Tests shall be taken at one hundred (100) foot intervals on each lift. Bedding and backfill to one (1) foot above the top of the pipe shall be cement-stabilized sand.
5	All proposed pipe stub-outs from manholes or inlets are to be plugged with eight (8) inch brick walls unless otherwise noted.
6	The contractor(s) shall notify Harris County Engineering Department – Permit Office twenty-four (24) hours in advance of commencing utility and/or paving construction at (713) 274-3823 and written notification forty-eight (48) hours in advance of commencing construction at 10555 Northwest Freeway, Suite 144, Houston, TX 77092.
7	Paving shall be in accordance with the "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure" and/or amendments of the same.
8	Guidelines set forth in the latest edition of the "Texas Manual on Uniform Traffic Control Devices, TMUCD with Revisions" shall be observed.
9	**OWNER OR OWNER'S AGENT** to obtain all permits required by the "Regulations of Harris County, Texas for Floodplain Management" prior to starting construction.
10	**OWNER OR OWNER'S AGENT** to obtain all notifications required by Harris County, Texas prior to starting construction of utilities and/or culverts within Harris County and Harris County Flood Control District Rights-of-Way.

PLEASE ADD ALL NOTES CIRCLED IN RED TO THE CONSTRUCTION PLANS.

Appendix E

CONSTRUCTION NOTES INVOLVING UTILITIES AND PAVING WORK LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

NO	DESCRIPTION OF ITEM
1	**NOTE**: "Notifications Issued by Harris County Engineering Department – Permits Office – is required for proposed work within Harris County Right-of-Way. The project must be approved prior to obtaining the required Notification. Be advised that a Notification must be obtained separately from site development permit package. For additional information, please visit http://www.eng.hctx.net/permits/Public-Review-Code/Public-Plan-Review/Notification-of-Construction-in-the-ROW or contact Public Review Inspections Department @ (713-274-3931)"



0 30 60 120 180

SCALE: 1" = 60'

KEY NOTES

7	FIELD 1
2	FIELD 2
3	FIELD 3
4	FIELD 4
5	FIELD 5
6	PLAYGROUND 1
7	PARKING AREA
8	PLAYGROUND 2
9	40' X 8' CONEX STORAGE CONTAINER

LINE	BEARING	DISTANCE
L1	N 46°58'45" E	6.47'
L2	N 16°54'43" E	23.48'
L3	N 00°25'20" E	46.96'
L4	N 17°47'20" E	47.13'
L5	N 18°16'15" E	23.50'
L6	N 01°43'34" W	7.79'
L7	N 10°42'01" W	15.13'
L8	N 04°11'14" W	46.16'
L9	N 22°38'06" W	21.96'
L10	N 46°35'17" W	46.08'
L11	N 26°42'36" W	44.41'
L12	N 08°02'42" W	39.15'
L13	N 09°11'01" E	46.95'
L14	N 21°58'29" E	46.93'
L15	N 34°05'20" E	46.94'
L16	N 44°05'44" E	39.12'
L17	N 59°06'24" E	7.88'
L18	N 79°10'39" E	47.16'
L19	N 83°10'19" E	44.89'
L20	S 81°00'56" E	38.69'
L21	S 70°20'12" E	47.11'
L22	S 64°37'26" E	46.80'
L23	N 82°15'37" E	47.24'
L24	N 80°25'59" E	47.26'
L25	N 67°54'35" E	47.22'
L26	N 56°16'17" E	46.71'
L27	N 64°18'55" E	47.27'
L28	N 71°22'12" E	46.89'
L29	N 71°59'44" E	46.98'
L30	N 72°67'36" E	46.77'
L31	N 68°51'58" E	47.34'
L32	N 67°49'11" E	47.05'
L33	N 61°38'31" E	46.91'
L34	N 37°15'56" E	47.20'
L35	N 13°19'17" E	23.32'
L36	N 08°48'30" W	15.54'
L37	N 46°29'47" W	29.32'
L38	N 80°56'47" W	45.86'
L39	N 75°09'32" W	38.99'
L40	N 43°55'20" W	21.96'
L41	N 26°24'50" W	7.81'
L42	N 09°08'03" W	46.27'
L43	N 06°56'48" E	30.67'

CAUTION!!!
GAS PIPELINES PRESENT

CAUTION!!!
OVERHEAD ELECTRIC

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-344-8377

KREST ENGINEERS
16010 BARKERS POINT LN. #250 • HOUSTON, TX 77079
info@krestengineers.com • 832-582-4990
TBPELS Firm Registration No.: F-24151

PROJECT NO.: IFOOT-23001
DATE: SEPTEMBER 2023
SCALE:
DRAWN BY: PP
CHECKED BY: PB

#	DATE	REVISION

SEAL

STATE OF TEXAS
PRAKASH S. BHAT
129269
LICENSED PROFESSIONAL ENGINEER
09/01/2023

GLOBAL FOOTBALL INNOVATION ACADEMY
27001 LENZE RD, SPRING, TX 77389

OVERALL SITE PLAN

SHEET NO.
C0.4

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O:\PROJECTS\PRIVATE\IFOOT\IFOOT-23001-Willow_Creek_Soccer_Field\02-DESIGN\03-CAD\04_PLAN-SETS\C0.3 Overall Site Plan.dwg pabhat: September 01, 2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2266
Plat Name: Global Football Innovations Academy
Applicant: Texas Professional Surveying, LLC
Date Submitted: 10/06/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate Lenze Road with a cul-de-sac or "T" type turnaround.
Chapter 42 Section: 134

Chapter 42 Reference:
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. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This site is located in the City of Houston ETJ, Harris County. The property is at the northern terminus of Lenze Road. Lenze Road was widened in 1972 from a 40' Access Easement to a 60' R.O.W. and dedicated to the Public. The property abuts only half of Lenze Road and will not provide any other property owners with any benefit if it's dedicated through a portion of the tract. Further, the dedication of a cul-de-sac could only ever be a partial one as the owner to the East is not joining in this plat. North of the site exists Willow Creek, H.C.F.C.D. Unit No. M100-00-00 and is 250' wide. Immediately north of Willow Creek are two platted subdivisions, Augusta Pines Equestrian Center, recorded in 2006, and Shadow Creek South Sec 3, recorded in 2014. Neither of

these two subdivisions dedicated any stub streets for future R.O.W. ties across Willow Creek. Requiring our plat to dedicate a portion of Lenze Road would create an impractical development as the R.O.W. would not be sufficient for public use nor would it benefit the property owners. Also, surrounding property owners in the area would not benefit in any way as there is almost certainly never going to be an extension of Lenze Road across Willow Creek and the traffic circulation in the area is sufficient. Sound Public Policy would be to terminate Lenze Road as is and not dedicate any ROW north towards the creek.

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

The existing Willow Creek, sufficient traffic circulation in the area and a lack of full R.O.W. frontage at the property are the circumstances supporting the granting of the variance and are not based upon any hardships the property owners may or may not have created.

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

The intent of this chapter is to maintain a high level of traffic circulation, increase the public health, safety, and welfare, and they will be preserved and maintained by the granting of this Variance.

(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 because the conditions for those existing are better than those if a R.O.W. extension was dedicated through the site.

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

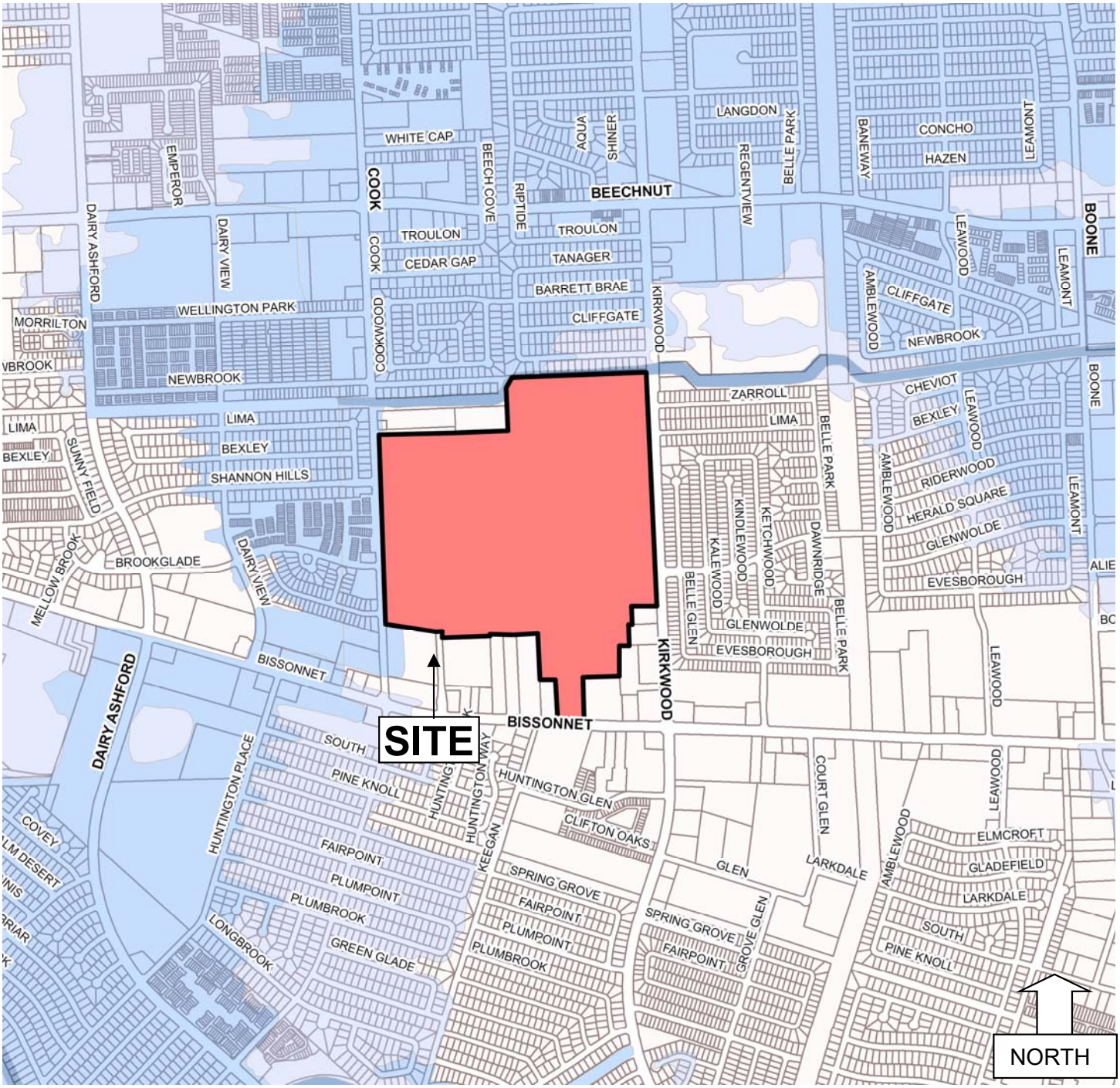
The hardship is based on the property that surrounds the site and is not economically based at all.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Kirkwood Crossings GP

Applicant: Windrose



D – Variances

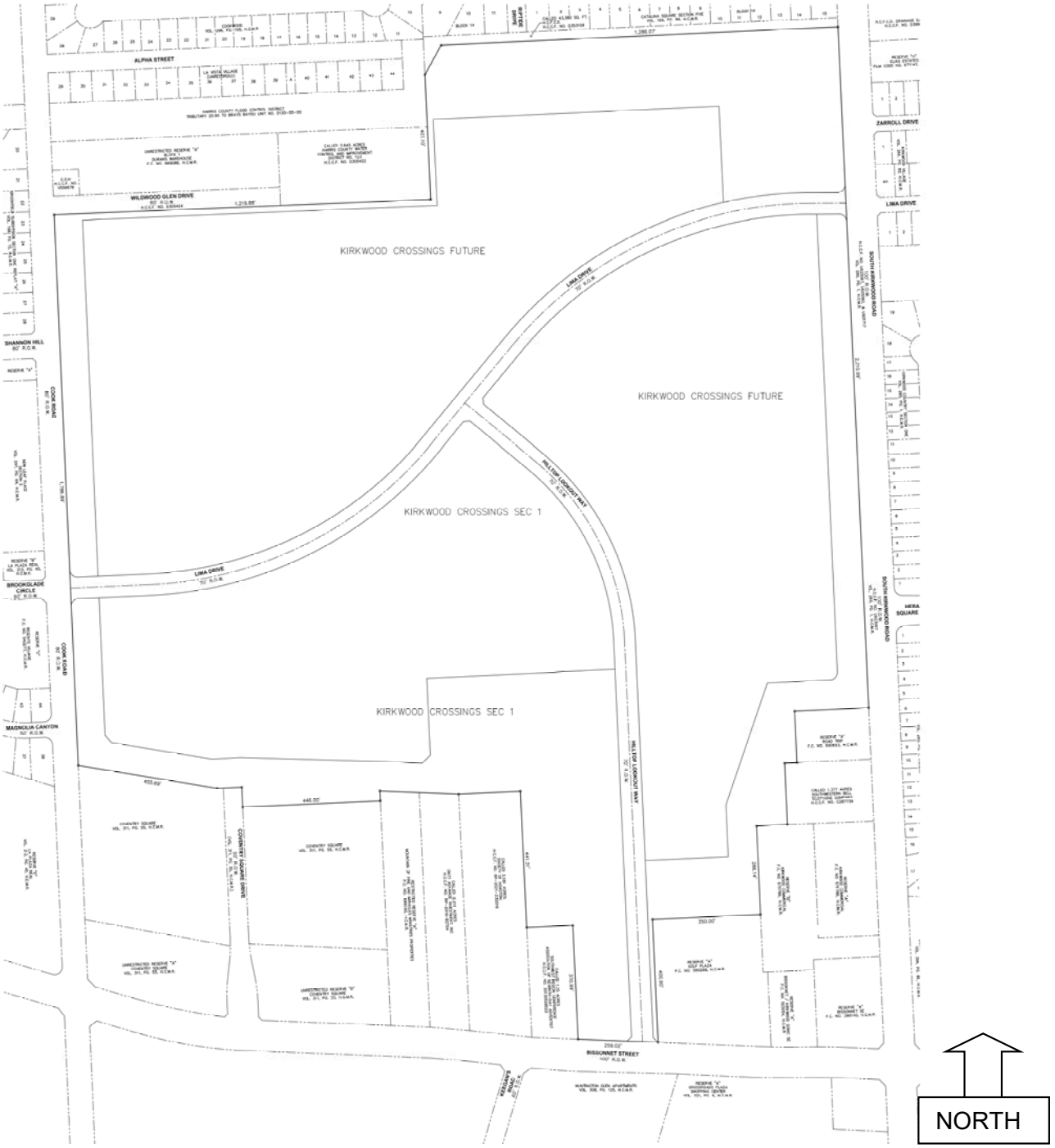
Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Kirkwood Crossings GP

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 10/19/2023**

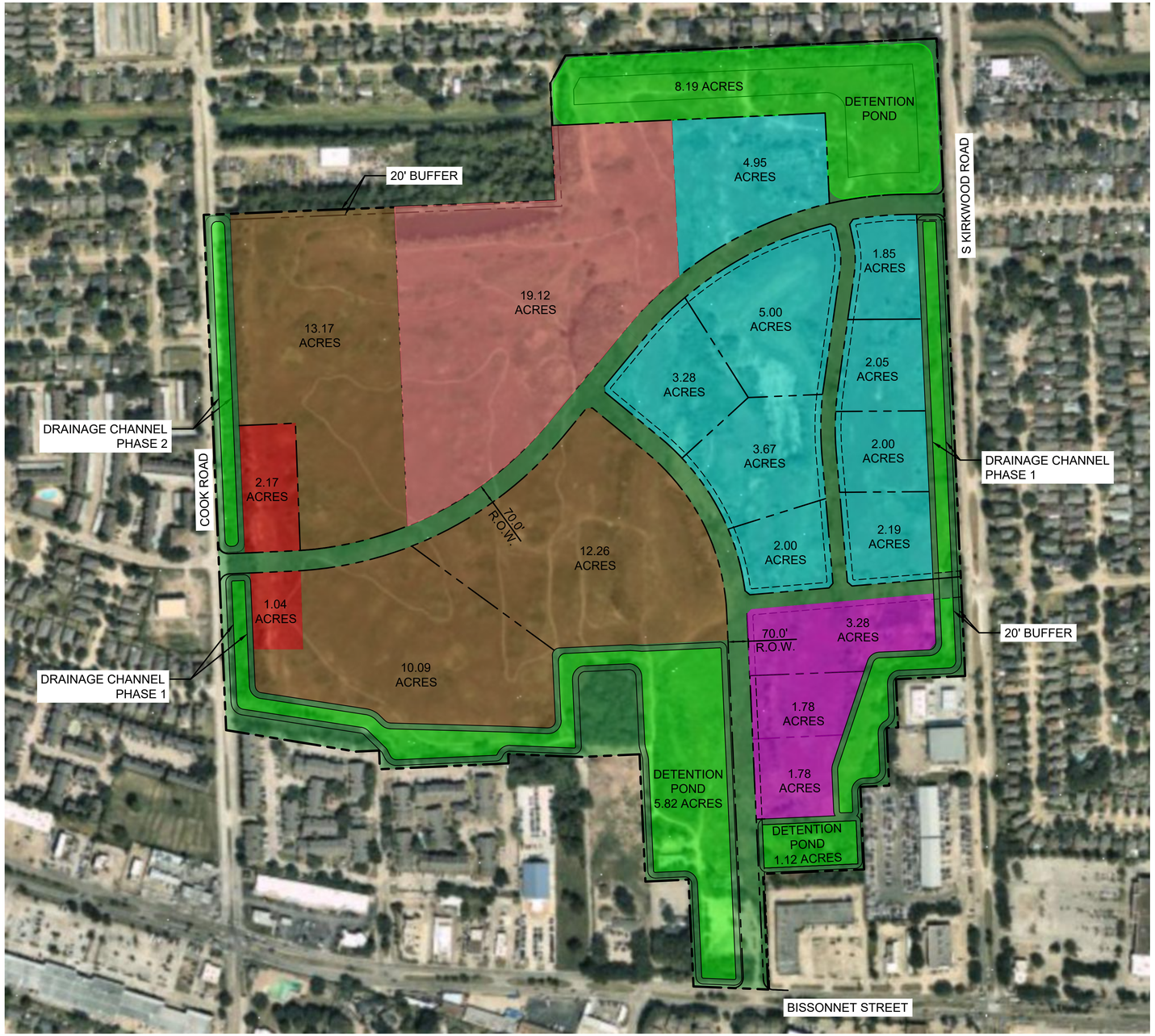
Subdivision Name: Kirkwood Crossings GP

Applicant: Windrose



D – Variances

Aerial



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND	
	PROPERTY LINE
	EASEMENT
	APARTMENTS = +/- 36.34 ACRES TOTAL AT 25 UNITS PER ACRE = 925 UNITS (3 PHASES)
	SINGLE FAMILY RENTAL = +/- 18.89 ACRES TOTAL AT 9-11 UNITS PER ACRE = 170-205 UNITS (1 PHASE)
	COMMERCIAL / LIGHT INDUSTRIAL = +/- 7.36 ACRES TOTAL
	FLEX = +/- 27.0 ACRES TOTAL
	RETAIL = +/- 3.21 ACRES TOTAL
	DETENTION PONDS / CHANNELS = +/- 22.48 ACRES
	BUFFERS / ROAD / SLOPES = +/- 21.60 ACRES

HC MUD 584
DECEMBER 28, 2022

Kimley»Horn

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2234
Plat Name: Kirkwood Crossings GP
Applicant: Windrose
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 not extend or terminate in a cul-de-sac Coventry Square Drive, Alpha Street, and Riptide Drive; to intersect with a major thoroughfare less than 600 feet from a public street, to exceed intersection spacing requirements.

Chapter 42 Section: 12, 128, 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. Sec. 42-128. - Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2)One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b)A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1)Is a public street that intersects with two different public streets; and(2)Is not a permanent access easement. (c)Intersections along local streets shall be spaced a minimum of 75 feet apart. 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...

Statement of Facts

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

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

The subject property is approximately 137 acres located on Bissonnet Street between S Kirkwood Road and Cook Road. The property is currently vacant but has been used as a landfill then a golf course since the late 1970s. The developer intends to develop the site with new public streets, detention, and reserves ranging from 2 to 20 acres in size for multi-family, single family rental, commercial, light industrial, retail, and flex space. In addition to the streets the developer intends to dedicate, strict application of Chapter 42 would require additional local street intersections or extensions and limit the location of intersections along S Kirkwood and Bissonnet. Therefore, the applicant is requesting multiple variances: 1) To exceed intersection spacing along a major thoroughfare; the applicant proposes extending Lima Drive through the site from west to east creating an intersection spacing over 2,600' on the west side of S Kirkwood, a major thoroughfare.

2) To not extend a local street to the north; the subject property is approximately 2,500' in width and requires a local street extension to the north and west 3) To not extend Country Square Drive or end in a cul-de-sac, and 4) To intersect Hilltop Lookout Way with Bissonnet, a major thoroughfare, within 600' of another public street Due to unusual physical characteristics of the site and surrounding development pattern, the variances are justified. Extending Lima Drive to connect with Brookglade Circle creates a large gentle "S" curve that is most conducive to traffic calming and will discourage cut-through traffic more than any other east/west street extension layout. In addition, the distance from Bissonnet to Lima on the west side of S Kirkwood is approximately 2,780', within 10% of the required 2,600' spacing for public streets along a major thoroughfare. This additional distance is negligible and will have virtually no negative impact on traffic circulation in the area. Wennington Bayou borders the subject property to the north and is currently public right-of-way. Crossing the bayou is unnecessary given the multiple street connection on the subject property and the subdivision to the north, and it would be cost prohibitive to bridge the bayou without good reason. The developer proposes detention adjacent to the bayou which is suitable use for the land as it naturally slopes down in this location. Country Square Drive abuts the subject property on the southwest and is less than 500' from Cooke Road, a major collector. It is more suitable to have a north/side public street connection nearer to the center of the site for better traffic circulation and to create larger parcels for development as opposed to splitting multi-family on either side of the public street as what done at the Coventry Square Apartments. In addition, the developer intend to utilize the perimeter of the subject property to divert runoff away from adjacent properties and convey it to nearby detention. A public street extension or cul-de-sac at this location would make it more difficult to divert and detail runoff as the subject property is considerably higher in elevation (10' – 20' higher) than the public road at this location. Similarly, a street extension or cul-de-sac at Alpha Street and Riptide Drive would directly cross Wennington Bayou and interfere with vital planned detention at the north/northwest boundaries of the site. Lastly, to improve circulation for the subject property and divert all traffic from accessing the site from Cook or S Kirkwood only, the developer intends to build a north/south street that intersects with Bissonnet approximately 750' from S Kirkwood and only approximately 350' from Keegan Road to the west at an existing median break. The developer intends to modify the median break to make a right-in right-out only for vehicles traveling west on Bissonnet and a left-turn for vehicles traveling east on Bissonnet. These improvements to the median will improve safety as the number of turns will be reduced.

(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 the bayou to the north, the topography of the land, and surrounding development pattern and public street locations are outside of the control of the applicant.

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

Adequate traffic circulation will be maintained and circulation in the area will be improved by the additional public streets proposed by the developer.

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

Safe distances between intersections will be maintained and mitigation efforts employed to reduce vehicle turning options for the intersection of Hilltop Lookout Way and Bissonnet. Single family developments to the north have multiple access points to the both a major thoroughfare and collector street ensuring fire safety. The subject property will have three points of access, two to major thoroughfares and one to a collector street ensuring adequate traffic circulation and access for emergency vehicles.

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

Economics is not the sole justification – the unusual characteristics of the land and surrounding development pattern are the justification for these variances.

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 28, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Kirkwood Crossings
REFERENCE NUMBER: 2023-2234

Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting three variances: 1) to allow minimum intersection spacing of 350' along Bissonnet Street between Keegan Road and a proposed north-south street; 2) to not extend nor terminate in a cul-de-sac Coventry Square Drive; and 3) to exceed maximum intersection spacing along proposed Lima Drive and the northern boundary by not extending two stub streets, Riptide Drive and Alpha Road. Enclosed are copies of the variance request, the proposed subdivision plat and development 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 19, 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 Steven Henderson with Windrose at 713-458-2281. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832) 393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

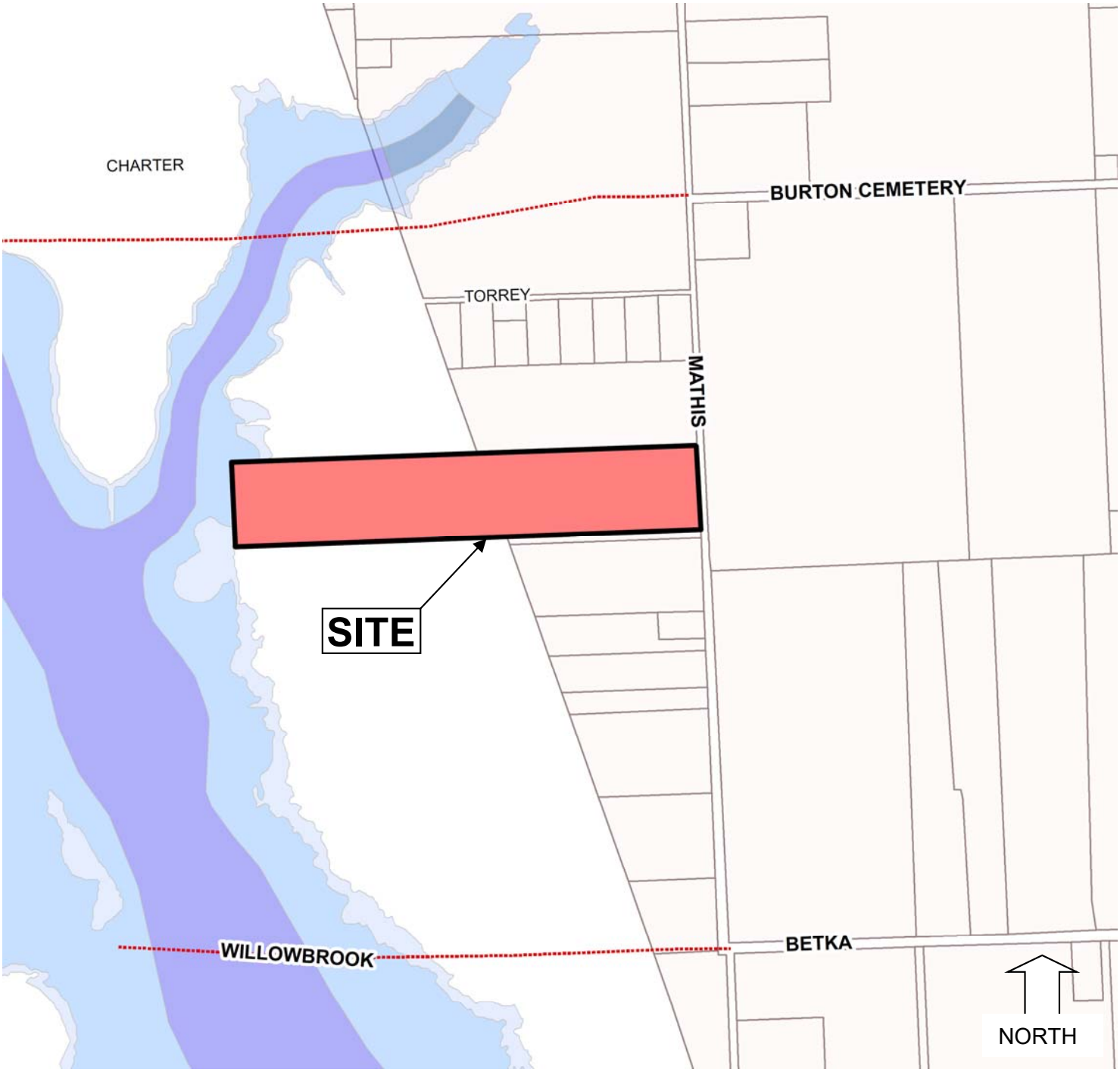
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Mustang Meadows

Applicant: R.G. Miller Engineers



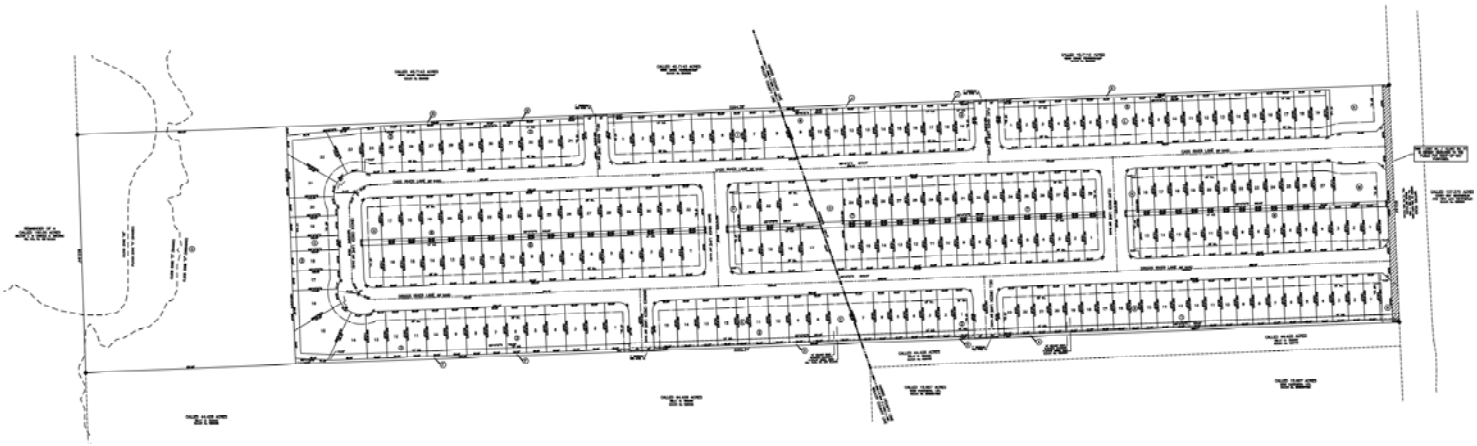
D – Variances **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Mustang Meadows

Applicant: R.G. Miller Engineers



SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.2360 AC. – 10,280 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.0636 AC. – 2,800 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO LIFT STATION USE	0.1673 AC. – 7,287 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1807 AC. – 8,998 S.F.
E	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.0659 AC. – 3,000 S.F.
F	RESTRICTED RESERVE "F"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1106 AC. – 4,828 S.F.
G	RESTRICTED RESERVE "G"	RESTRICTED TO DETENTION USE	7.3908 AC. – 321,942 S.F.
H	RESTRICTED RESERVE "H"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1658 AC. – 7,221 S.F.
I	RESTRICTED RESERVE "I"	RESTRICTED TO DRAINAGE USE	0.826 AC. – 3,600 S.F.
J	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1472 AC. – 6,412 S.F.
K	RESTRICTED RESERVE "K"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.5164 AC. – 22,495 S.F.
L	RESTRICTED RESERVE "L"	RESTRICTED TO DRAINAGE USE	0.1430 AC. – 6,185 S.F.
M	RESTRICTED RESERVE "M"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.3824 AC. – 16,657 S.F.
N	RESTRICTED RESERVE "N"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1522 AC. – 6,632 S.F.
O	RESTRICTED RESERVE "O"	RESTRICTED TO COMPENSATING OPEN SPACE USE	0.3091 AC. – 13,465 S.F.
P	RESTRICTED RESERVE "P"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1523 AC. – 6,632 S.F.
Q	RESTRICTED RESERVE "Q"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.2497 AC. – 10,877 S.F.
TOTAL			11.1219 AC. – 156,711 S.F.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°47'27"E	10.00'
L2	S47°12'33"E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	90°00'00"	86.39'	S47°12'33"E	77.78'
C2	23.00'	90°00'00"	36.13'	S42°47'27"W	32.52'
C3	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C4	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C5	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C6	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C7	25.00'	23°56'29"	10.08'	S78°14'13"W	10.01'
C8	80.00'	136°12'57"	142.64'	S47°12'33"E	111.35'
C9	25.00'	23°56'29"	10.08'	N59°20'42"E	10.01'
C10	25.00'	23°56'29"	10.08'	N13°45'47"W	10.01'
C11	80.00'	136°12'57"	142.64'	S42°47'27"W	111.35'
C12	25.00'	23°56'29"	10.08'	S80°39'18"E	10.01'
C13	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C14	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C15	55.00'	90°00'00"	86.39'	N42°47'27"E	77.78'
C16	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C17	60.00'	19°11'17"	20.14'	N78°11'48"E	20.05'
C18	90.00'	19°11'17"	30.14'	S78°11'48"W	30.00'
C19	90.00'	19°11'17"	30.14'	S82°36'54"E	30.00'
C20	90.00'	19°11'17"	30.14'	N82°36'54"W	30.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C22	23.00'	90°00'00"	36.13'	S47°12'33"E	32.52'
C23	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C24	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C25	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C26	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C27	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C28	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C29	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C30	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'

NORTH

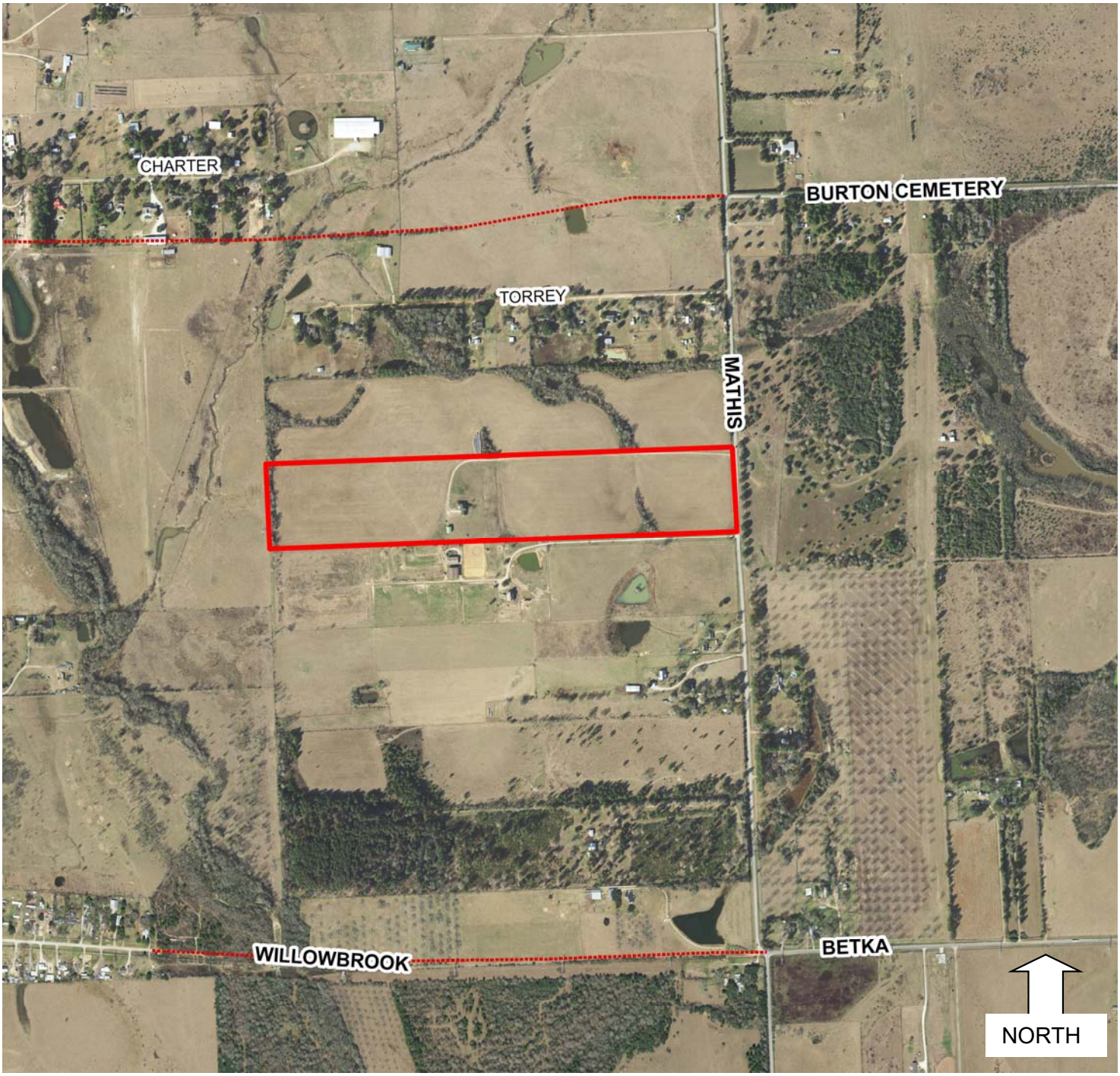
D – Variances **Subdivision**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Mustang Meadows

Applicant: R.G. Miller Engineers



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2251
Plat Name: Mustang Meadows
Applicant: R.G. Miller Engineers
Date Submitted: 10/06/2023

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 minimum intersection spacing of 220' along Mathis Road
Chapter 42 Section: 127

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 603' in width along Mathis Road. We are proposing one 80' boulevard entry on the north side and a 60' right of way on the south side. Due to the width of the property, the distance between the right of ways is 220'. Since we have over 150 lots, two points of access are required but are unable to meet the minimum 600' distance along the Major Thoroughfare due to the width of the property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The granting of the variance is not a result of a hardship created by the applicant. Due to the width of the property, providing two access points to Mathis Road provides a distance less than 600'.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of the chapter will be preserved. The development will have two access points to Mathis Road, and the southern access point will be a right in-right out design once Mathis Road is built out.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. The southern point of access will be a right in-right out design once Mathis Road is built out.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2251
Plat Name: Mustang Meadows
Applicant: R.G. Miller Engineers
Date Submitted: 10/06/2023

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 a public street to the west
Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Just west of the subject property is the floodway where Mound Creek is located. The floodway is approximately 1,000' in width at this location. It is highly unlikely that a local street would extend across Mound Creek to Penick Road if we were to provide a stub street to the western boundary. The two future Major Thoroughfares Burton Cemetery Rd to the north and Betka Road to the south will serve as the east west connections for this area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The granting of the variance is not a result of a hardship created by the applicant. The width of Mound Creek/Floodway are the circumstances for the variance.

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

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. The future Major Thoroughfare grid is approximately 1 mile and will be sufficient circulation for the area.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2251
Plat Name: Mustang Meadows
Applicant: R.G. Miller Engineers
Date Submitted: 10/06/2023

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 two points of access to be separated from each other by a distance of 220 feet in lieu of the required 250 feet.

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property is 603' in width along Mathis Road. Since we are proposing more than 150 lots, two points of access are required. We are proposing one 80' boulevard entry on the north side and a 60' right of way on the south side. Due to the width of the property, the distance between the right of ways is 220'.

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

The granting of the variance is not a result of a hardship created by the applicant. We are required to provide two points of access to Mathis Road and by doing so, has a distance less than 250'.

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

The intent and general purposes of the chapter will be preserved. The development will have two access points to Mathis Road, as well as possible future connections with the proposed stub streets.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The southern point of access will only be a right in-right out design once Mathis Road is built out.

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

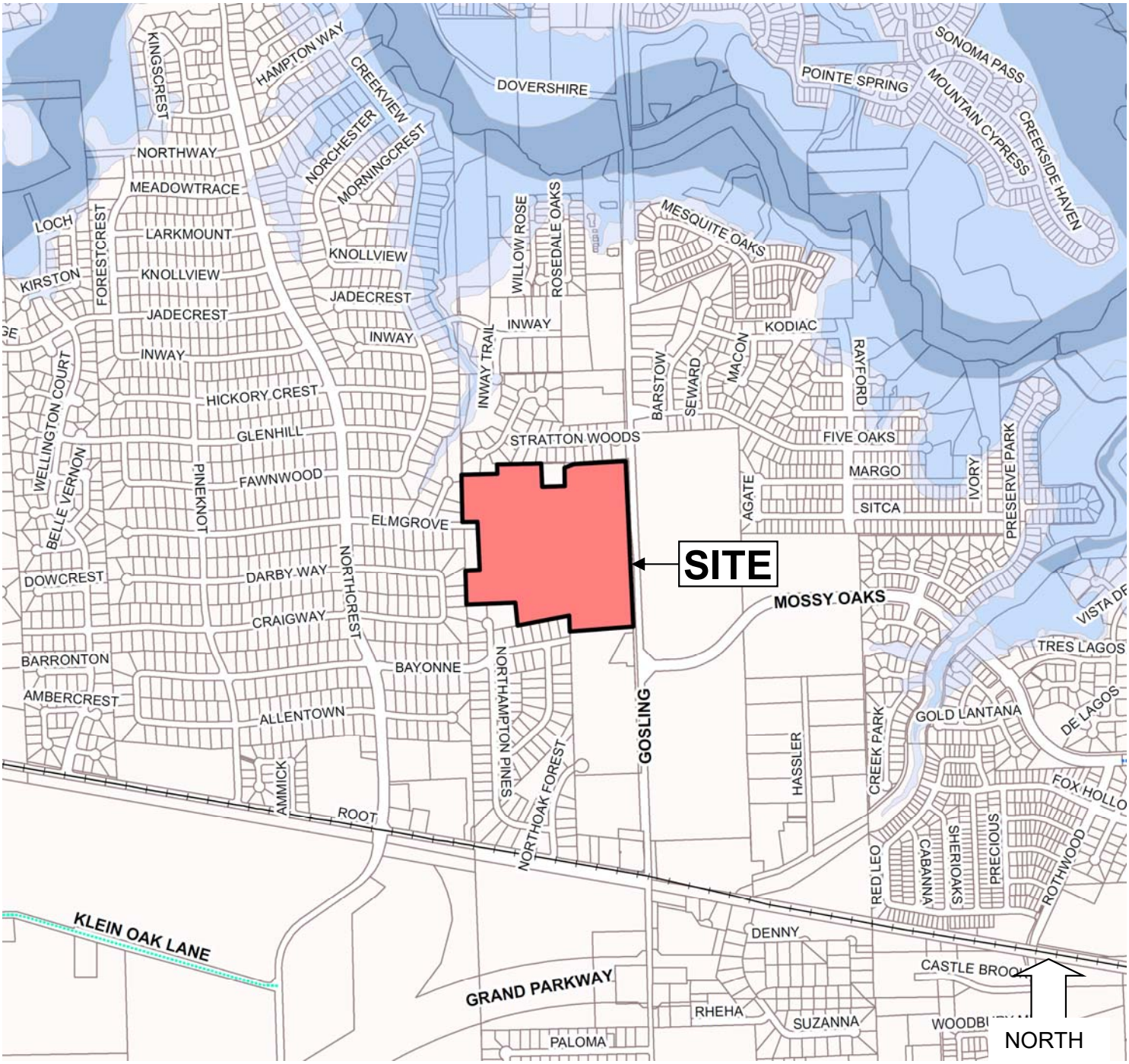
Economic hardship is not the sole justification for the variance request. The justification is the width of the property.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Paragon Place

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



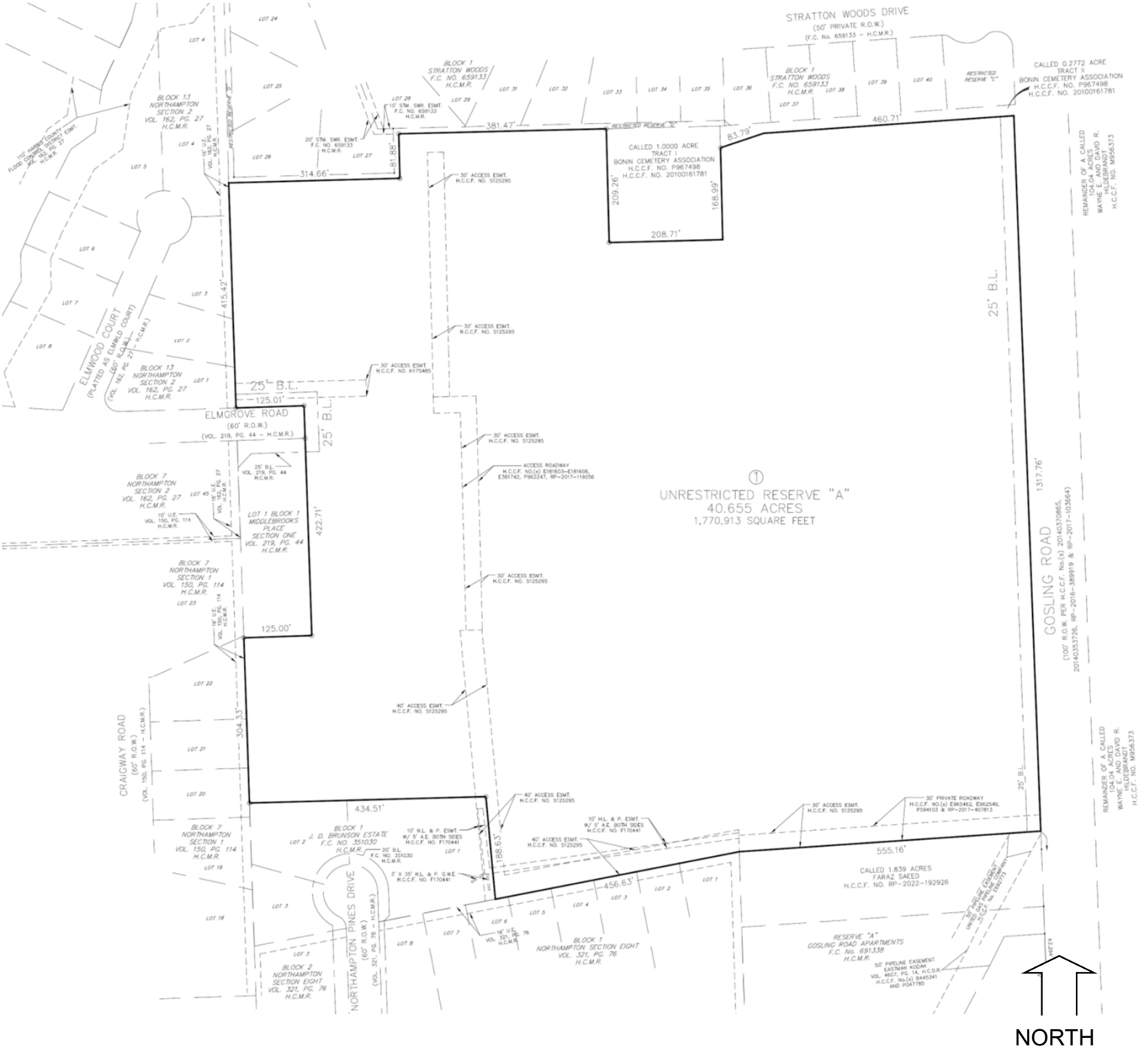
D – Variances **Site Location**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Paragon Place

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Paragon Place

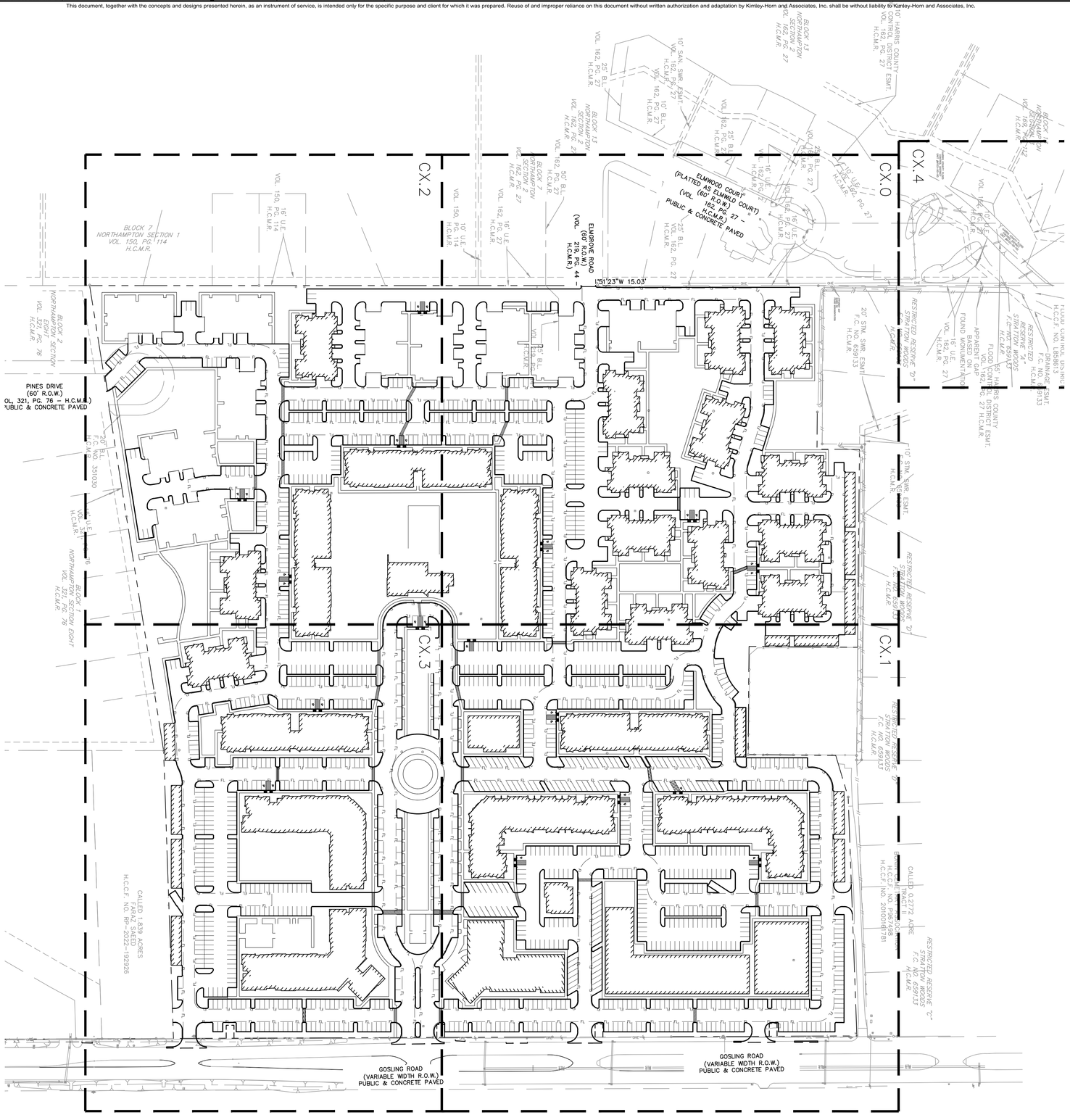
Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

Plotted By:Hennington, Miles Sheet Set:Kha Layout:C-Site October 11, 2023 05:48:47pm K:\HOU_Civil\068931200-Paragon Place\CAD\PlanSheets\C-Site.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SHEET NUMBER
C2.0

PARAGON PLACE
GOSLING

PREPARED FOR
PARAGON PLACE, LLC

HARRIS COUNTY TEXAS

OVERALL SITE PLAN AND SHEET LAYOUT

KHA PROJECT	068931200
DATE	OCT 2023
SCALE	AS SHOWN
DESIGNED BY	MMH
DRAWN BY	MJH
CHECKED BY	MMH

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
Kimley»Horn
Engineer: KENNETH CARGILL
Lic. No.: 123293 Date: OCT 2023

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

No.	REVISIONS	DATE	BY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2315
Plat Name: Paragon Place
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 10/09/2023

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

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

To not provide a cul-de-sac at the current ends of Elmgrove Drive on the proposed plat; To not extend Elmgrove Road to Gosling Road on the proposed plat

Chapter 42 Section: 127

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.

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;

Elmgrove Road is a 60-ft local street that was dedicated by the Middlebrooks Place Section One in Volume 219, Page 44, of the Harris County Map Records. Providing an extension of Elmgrove Road to Gosling Road would not benefit the residents of the existing single-family neighborhood as access has previously been established. Any additional extensions would increase cut-through traffic within the neighborhood. Also, residents of the Northamption neighborhood have expressed desire for there to be no extension of Elmgrove into the Northampton neighborhood at public meetings regarding development along Gosling Road. It is for these reasons that providing an extension of Elmgrove Road would not be sound public policy.

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

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

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing intersections at specific intervals is to allow regular access points to other streets. In this case, access would be to an existing single-family neighborhood that has access from existing connections. Providing additional connection to Gosling Road would burden the existing local streets with additional traffic.

(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's health, safety, or welfare. Not providing the extension to Gosling Road would prevent additional traffic being imposed on neighborhood streets.

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

Economic hardship has no bearing on this site. Were an extension to be provided, the responsibility of maintaining the paving would fall to the City. There is also no financial benefit to the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2315
Plat Name: Paragon Place
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 10/09/2023

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

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

To not provide a cul-de-sac at the current ends of Elmgrove Drive on the proposed plat; To not extend Elmgrove Road to Gosling Road on the proposed plat

Chapter 42 Section: 134

Chapter 42 Reference:

42-134 (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;

Elmgrove Road is a 60-ft local street that was dedicated by the Middlebrooks Place Section One in Volume 219, Page 44, of the Harris County Map Records. The stub street meets all of the 5 provisions listed in Ch.42-134 to not provide a cul-de-sac. Providing a cul-de-sac at the end of the Elmgrove Road stub street is not sound public policy. The cul-de-sac would not be used by the vast majority of the residents of the single-family neighborhood and would create additional paving for the City of Houston to maintain. The stub portion of Elmgrove Road is very short and any driver can easily see it's a dead end currently and not turn down the street. It is for these reasons that providing a cul-de-sac at this stub street would not be sound public policy.

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

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

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead end street and increase traffic circulation. In this case, there is little traffic traveling eastbound at this point on Elmgrove Road. Providing a cul-de-sac would generate more street parking which would congest any traffic more than the stub street currently does. In addition, a turn around is provided at nearby Elmwood Court which is 250' west of the stub street.

(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's health, safety, or welfare. Not providing the cul-de-sac does not impede traffic or comprise the public's health, safety, or welfare.

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

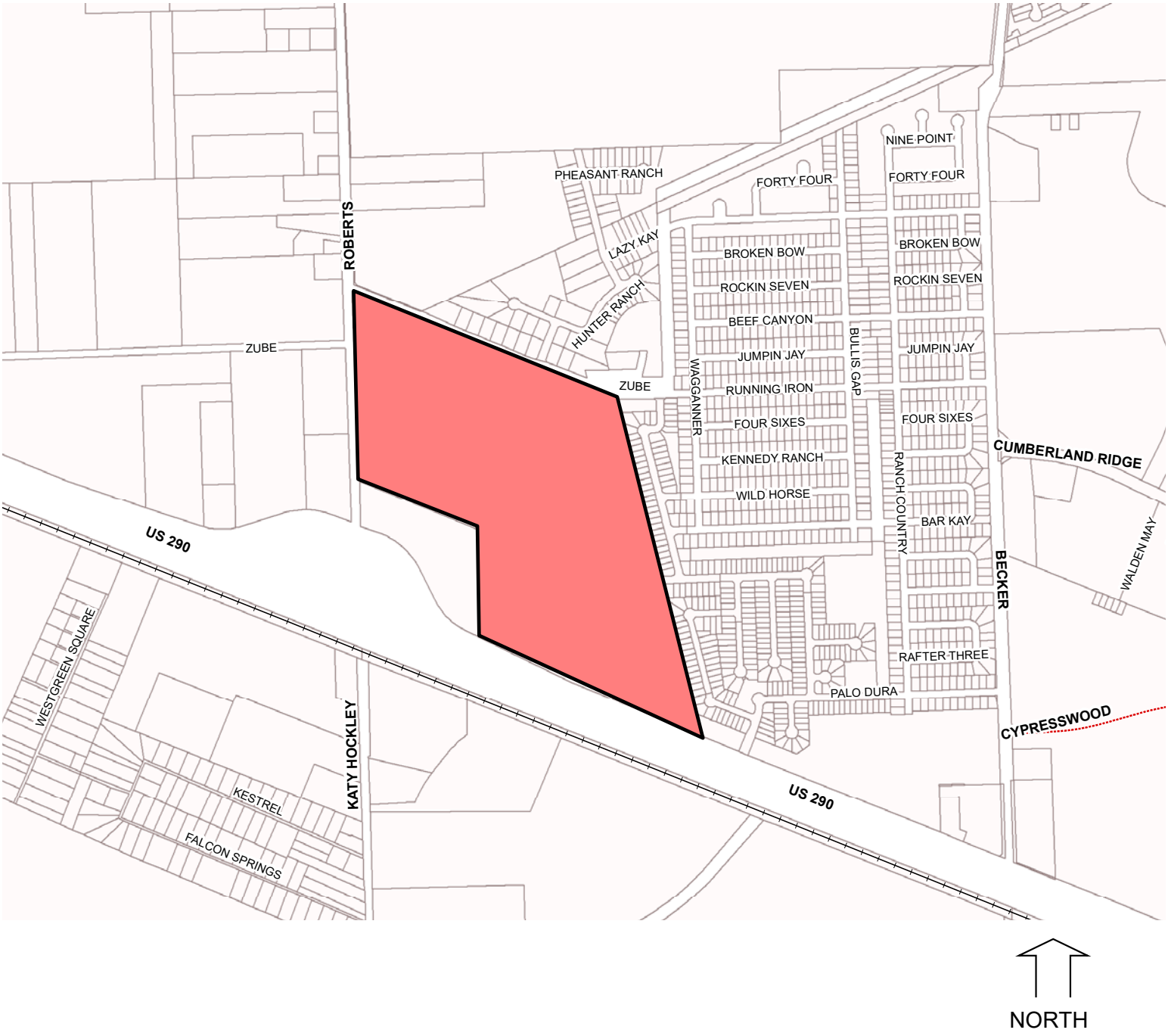
Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall to the City. There is also no financial benefit to the applicant.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Roberts Ranch

Applicant: Windrose



D – Variances

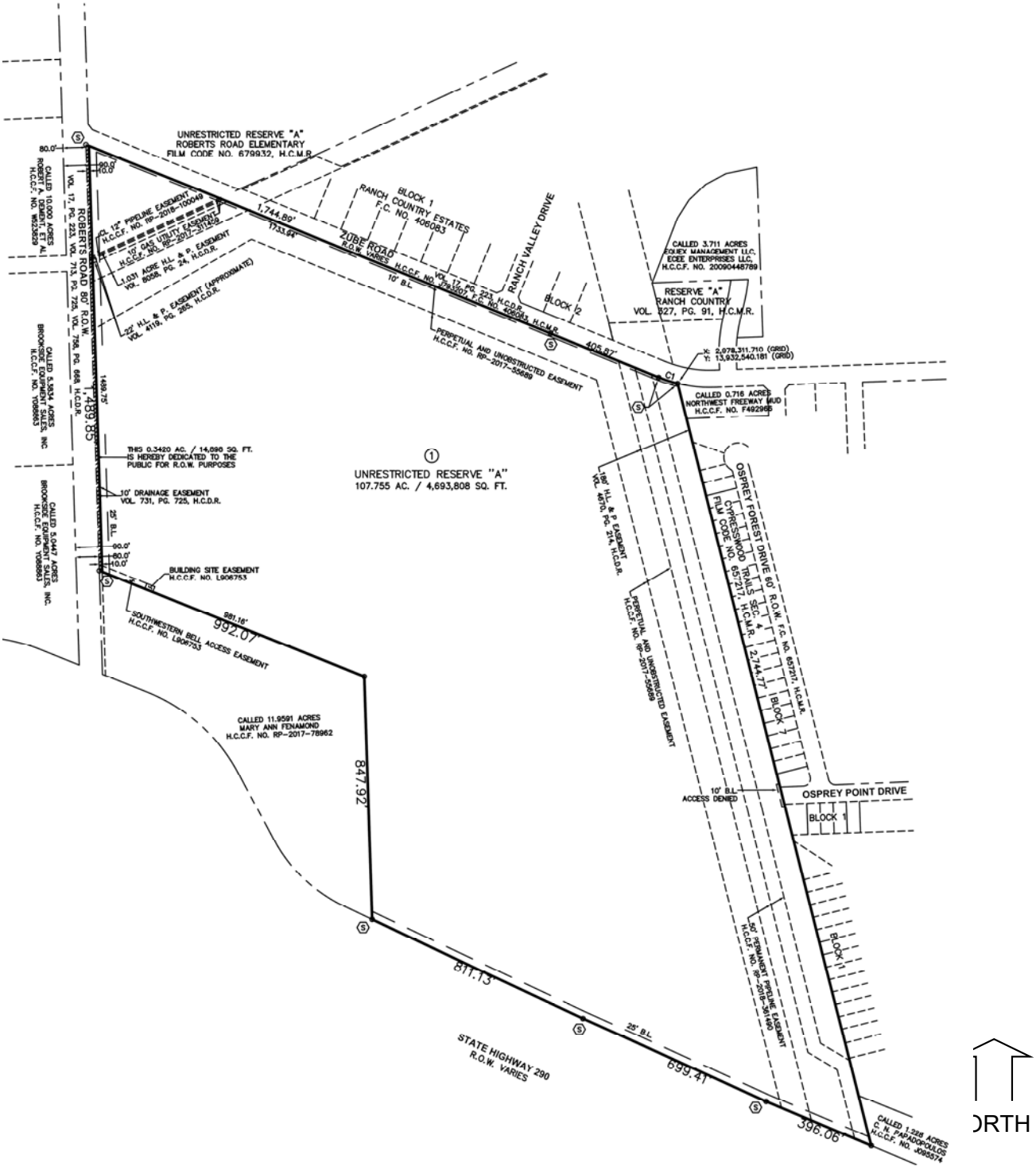
Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Roberts Ranch

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Roberts Ranch

Applicant: Windrose



D – Variances

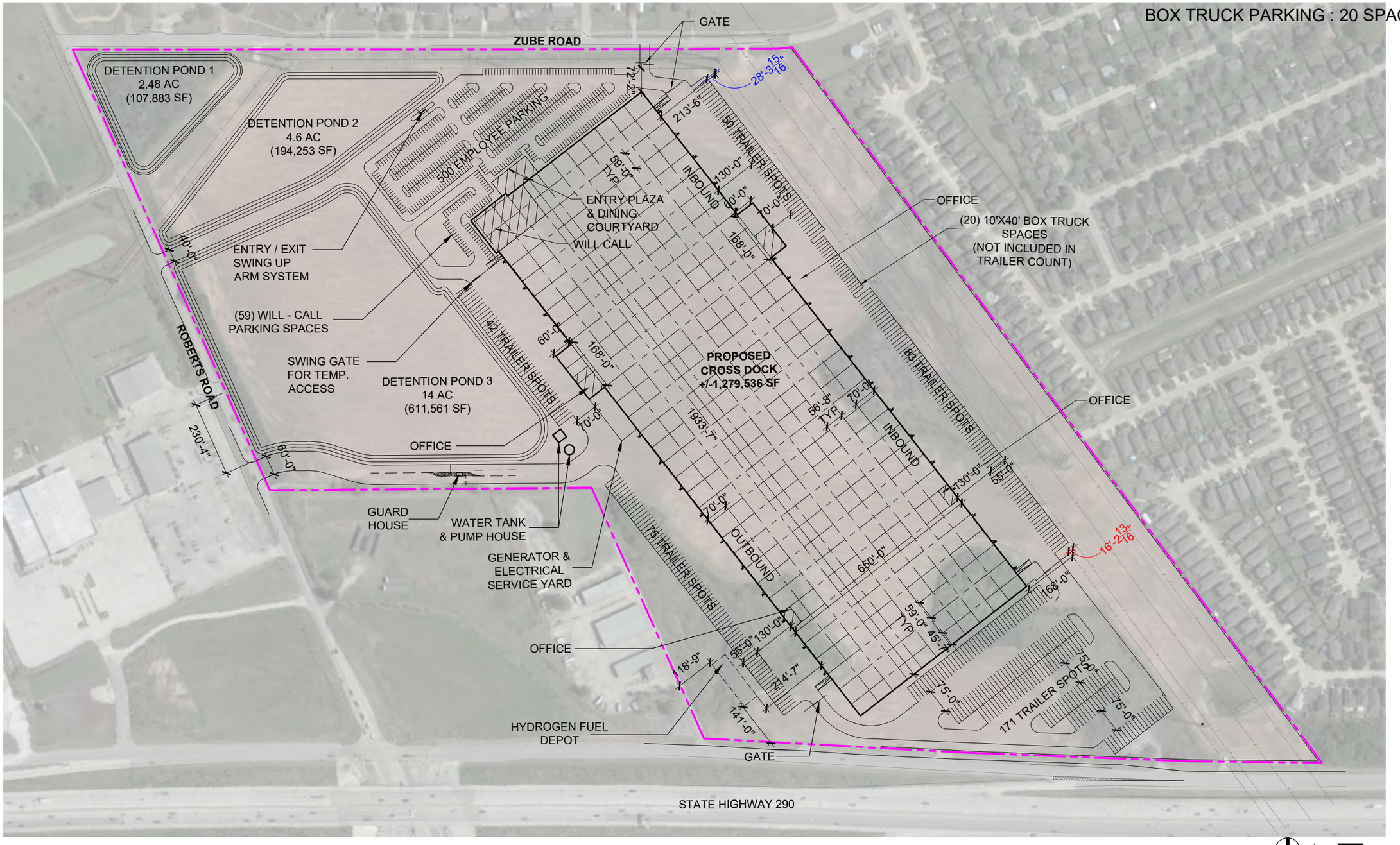
Aerial

OVERALL SITE PLAN - OPTION 1

SITE AREA : 108 AC (4,708,706.3 SF) | BUILDING AREA : 1,279,536 SF | COVERAGE : 27.2% | CAR PARKING : +/- 559 SPACES

TRAILER PARKING : 421 SPACES

BOX TRUCK PARKING : 20 SPACES



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0 75 150 300 600

* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

ROBERTS RD.
a project for
HINES

powers brown architecture

HOUSTON | 06 OCTOBER 2023 | TEXAS | 211147

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2284
Plat Name: Roberts Ranch
Applicant: Windrose
Date Submitted: 10/06/2023

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

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

To not extend or terminate in a cul-de-sac Osprey Point Dr. and to exceed intersection spacing requirements.

Chapter 42 Section: 127a, 128b, 134a

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2)One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b)A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1)Is a public street that intersects with two different public streets; and(2)Is not a permanent access easement. 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...

Statement of Facts

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

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

The subject property is approximately 108 acres located on State Highway 290 and at the southeast intersection of Roberts Road and Zube Road. The property is classified as Agricultural and has no structural improvements other than high power transmission lines along the east and north perimeter. The developer intends to plat the property as one unrestricted reserve in order to build a 1.2 million square foot single tenant building for industrial logistics and warehousing along with associated detention and parking spaces for trailers and passenger vehicles. Strict application of Chapter 42 would require two public streets be dedicated to meet intersection spacing requirements and the extension of Osprey Point Dr. Due to the unusual characteristics of the site, surrounding development, and the existing traffic grid which is adequate for circulation, strict application of Chapter 42 would create an impractical development that is contrary to sound public policy. The first variance being requested is to exceed the intersection spacing along a major thoroughfare by

not dedicating a north side street to intersect with State Highway 290, a limited access major thoroughfare. The distance between Roberts Road and Cypresswood Glen Trails is approximately 3200', exceeding the maximum intersection spacing of 2,600' by 23%. The nearest public street intersection after Cypresswood Glen Trails is Becker Rd., also a major thoroughfare, approximately 5,350' away from Roberts Rd. Given the spacing between Roberts Rd. and Becker Rd., and the minimal amount of traffic to be generated by the industrial logistics facility, this excessive intersection spacing is adequate for the existing and proposed development. Recently Planning Commission approved a variance not to extend Ranch Country Road through the Ranch Country Place plat, indicative that the Ranch Country and Cypresswood Trails neighborhoods have adequate traffic circulation with the existing grid. The second variance being requested is to exceed local intersection along Zube road. Zube road is a local street with a residential character - 11 homes and the Roberts Road Elementary School take direct access from it. Providing a local street intersection with Zube would encourage cut-through traffic and incompatible uses mixing large trucks, passenger vehicles, and pedestrians. Vehicular traffic from Country Ranch Estates to the north have multiple possible routes to State Highway 290 by utilizing Zube, Roberts, Becker, and Lazy Kay Lane, without needing a public street through the subject property. The third variance being requested is to not extend or terminate in a cul-de-sac Osprey Point Dr. The stub street was dedicated in 2013 with Cypresswood Trails Sec 4. As per Chapter 42 it was required to stub into the subject property to the west; however, since that time residential development has not extended into the subject property and the stub street extension would encourage incompatible vehicular traffic from the industrial logistics facility into the single family residential neighborhood. In addition, high power transmission power line and gas line easements cross the east perimeter of the subject property making it impractical to terminate Osprey Point Dr. with a cul-de-sac. The Ranch Country and Cypresswood Trail neighborhoods have 7 access points to Becker Rd. and State Highway 290 and do not need an additional access point through the subject property.

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

The surrounding development pattern, high power transmission power and gas lines, and public street spacing outside of the subject property is not the result of any action imposed by the applicant.

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

Adequate traffic circulation will be maintained without the addition of new public streets through the subject property, and traffic generated by the proposed development will not be routed through the existing neighborhoods or local streets. The applicant is limiting access to Zube Rd. for emergency vehicles only so no heavy truck or employee traffic will utilize the local street. All other traffic will use the major thoroughfare Roberts Rd for ingress and egress.

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

Safe distances between intersections will be maintained and heavy truck traffic will be diverted to major throughfares and away from local streets or neighborhoods. Single family developments to the north and east have multiple access points to the both a major thoroughfare and state highway ensuring fire safety. The subject property will have two points of access to major thoroughfares and one for emergency access only.

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

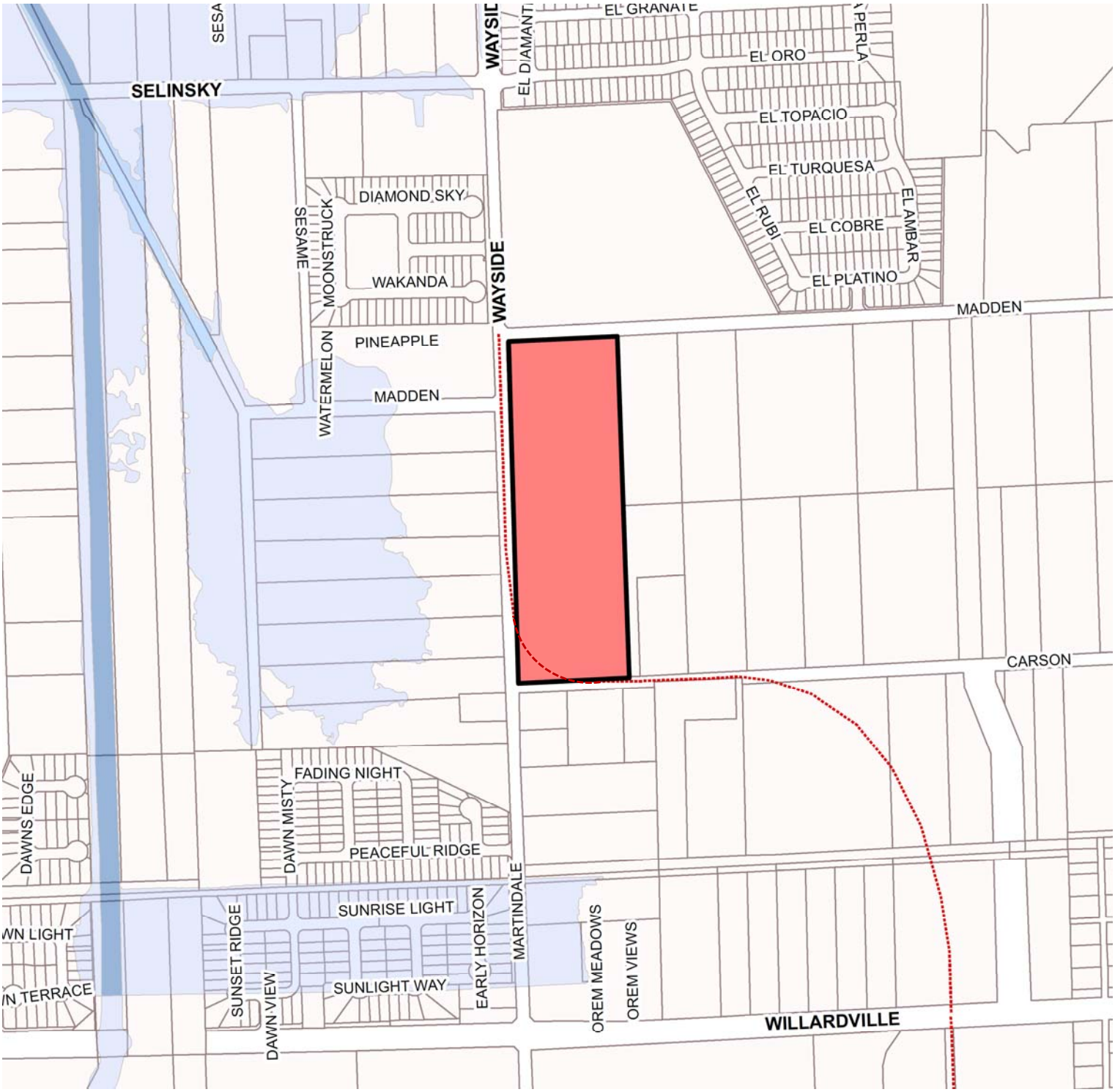
Economics is not the sole justification – the unusual characteristics of the land and surrounding development pattern are the justification for these variances.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Zuri Gardens (DEF 1)

Applicant: BGE, Inc. - Land Planning



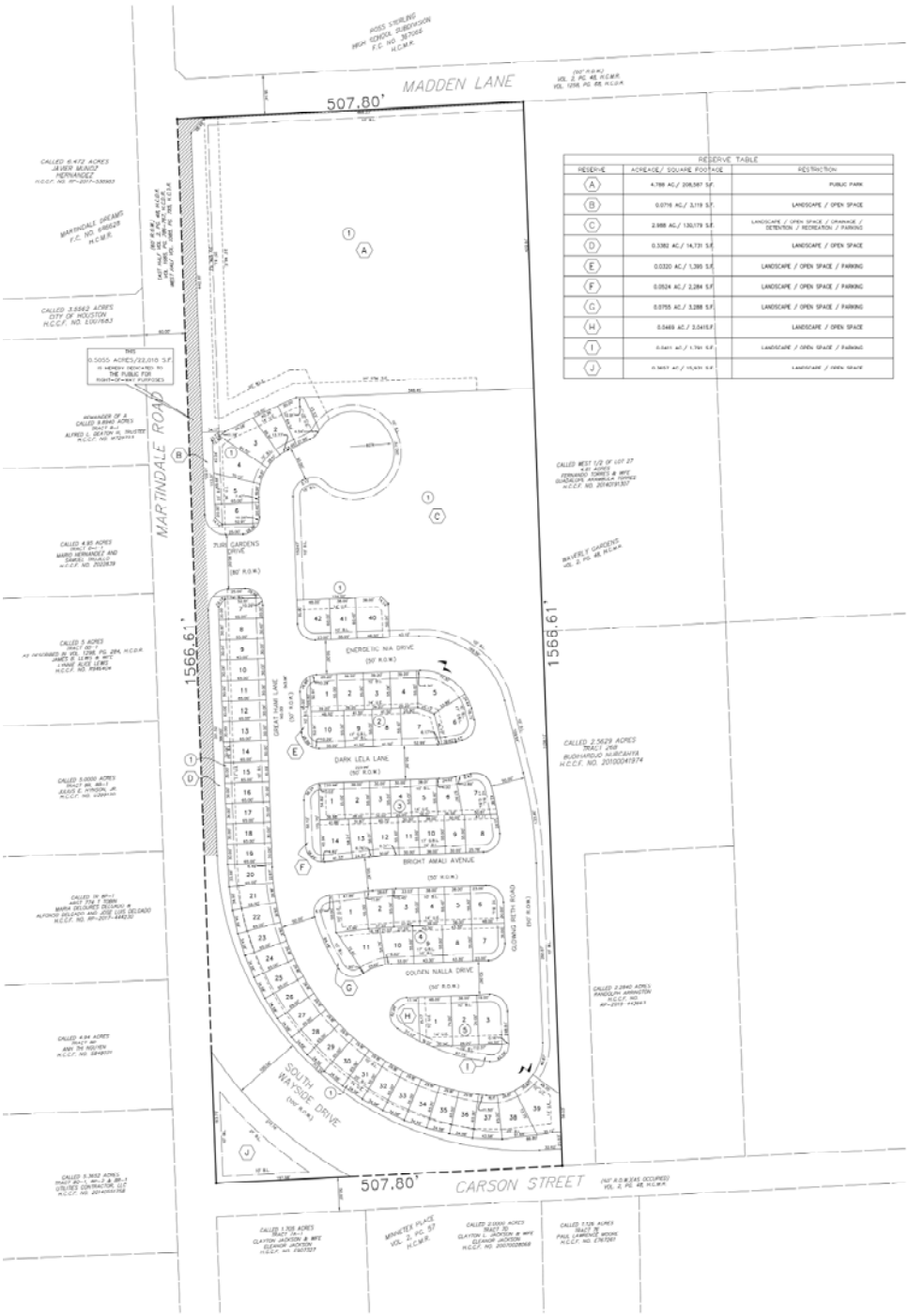
D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Zuri Gardens (DEF 1)

Applicant: BGE, Inc. - Land Planning



D – Variances

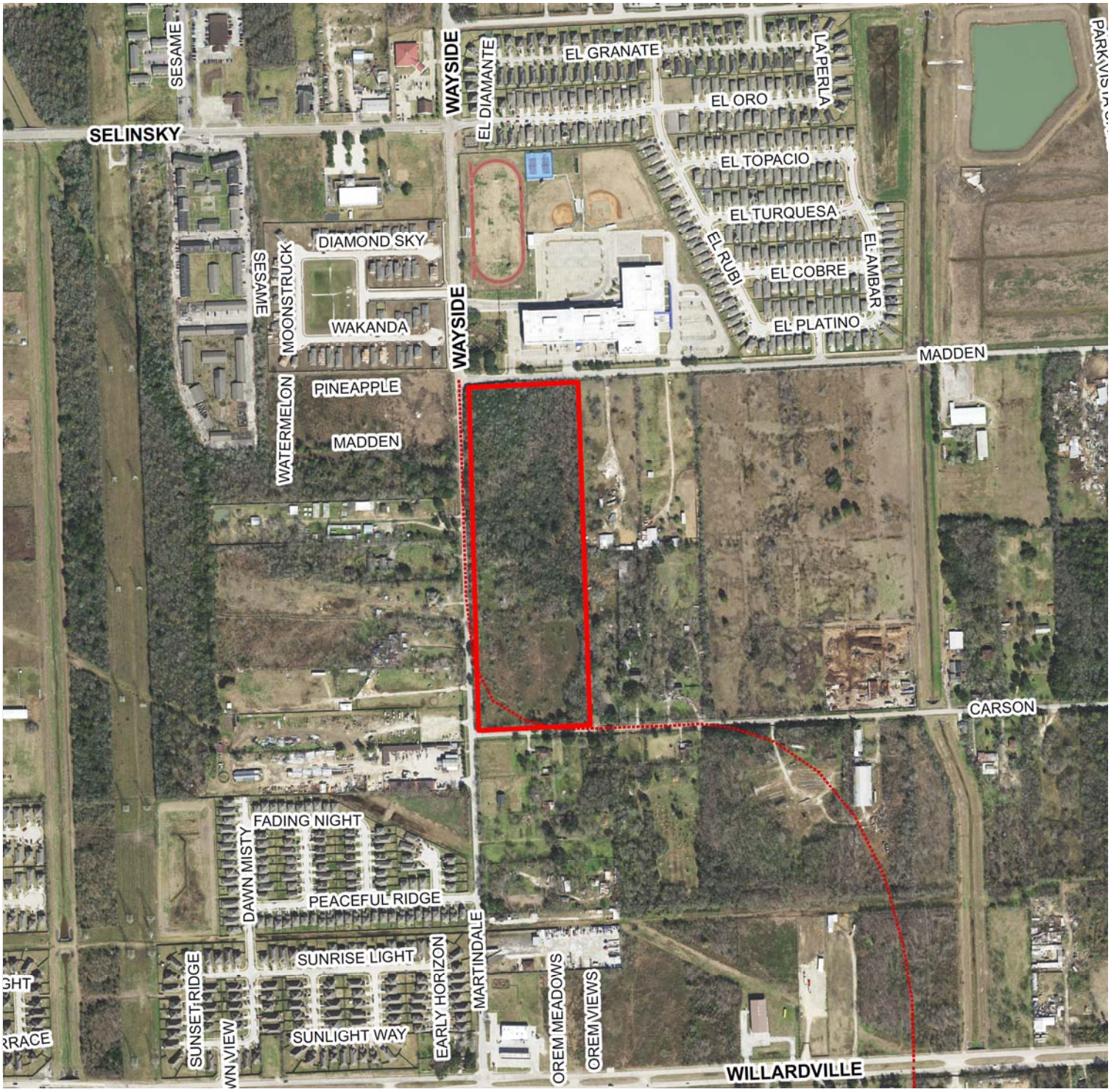
Subdivision

Houston Planning Commission ITEM: 129

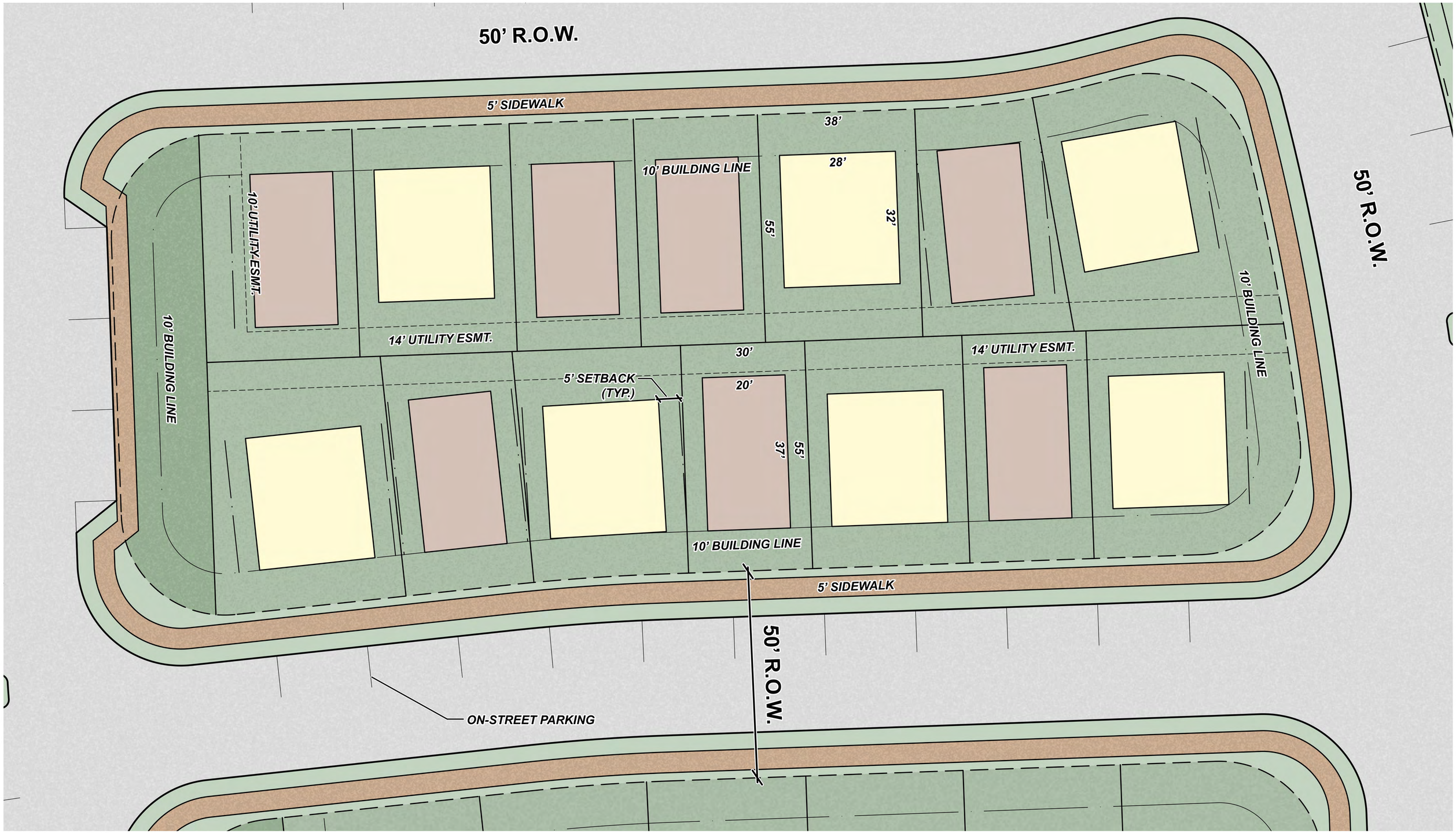
Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Zuri Gardens (DEF 1)

Applicant: BGE, Inc. - Land Planning



D – Variances **Aerial**



CONCEPTUAL SITE PLAN

ZURI GARDENS

±18.26 ACRES OF LAND

HOUSTON, TEXAS

OCTOBER 10, 2023

BGE #11472-01

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

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VARIANCE EXHIBIT

ZURI GARDENS

±18.26 ACRES OF LAND

HOUSTON, TEXAS

OCTOBER 10, 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.

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 allow a 10' building line requirement for the single-family lots within the project in lieu of the required 20' building line.
Chapter 42 Section: 42-156

Chapter 42 Reference:
(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements 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
NA

(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 without a building line requirement as Waverly Gardens in 1908, as part of a development with 10-acre parcels. Since then, the surrounding area has gone through many changes and currently, this property is vacant. The proposed Zuri Gardens contains single-family residential 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. These affordable homes will not be taking vehicular access from the public streets, therefore eliminating curb cuts and further promoting walkability and pedestrian safety. The developer is currently negotiating a contract with the TIRZ (TIRZ #8) to sell approximately 5 acres to the TIRZ and City of Houston Parks and Recreation Department for the property to be dedicated as a public park. Affordability and high quality design is the main objective of this project. Because of this, we are promoting walkability and a less car dependent community. The proposed development will contain 80 high-quality, affordable micro homes. All of the provided

parking spaces are located within the right-of-way of the proposed public street system. This, along with the trail system and sidewalks, promotes walkability within and adjacent to 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 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 enhances walkability.

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

The intent of this article will be preserved by providing a reduced 10' building line, denying vehicular access to the lots, and providing 5' sidewalks within the right-of-way in lieu of a 20' building line.

(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. Denying vehicular access to the lots and eliminating driveways and curb cuts promotes walkability and therefore increases public safety in the area.

(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

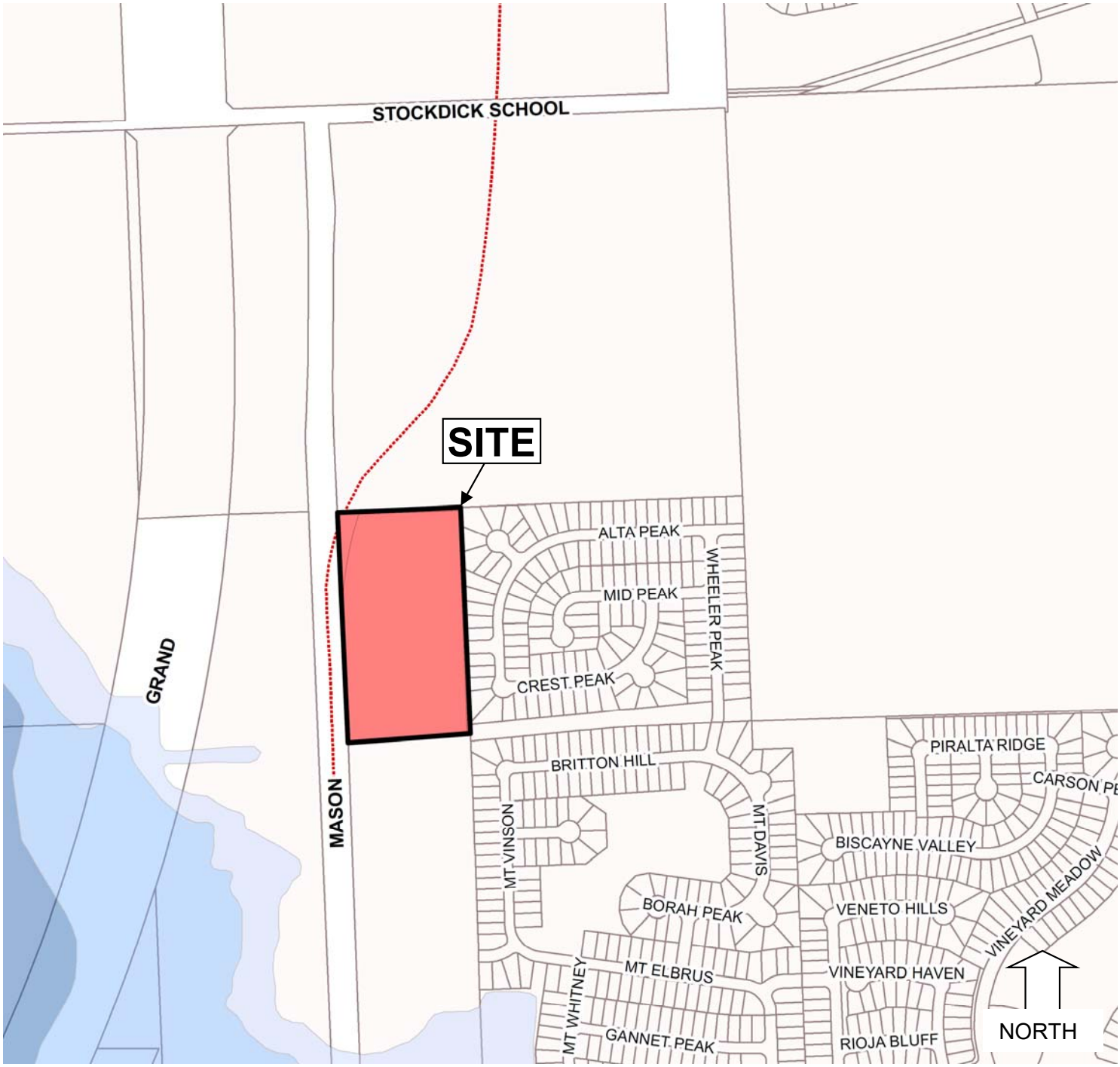
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Darwiche Property GP

Applicant: BGE, Inc. – Land Planning



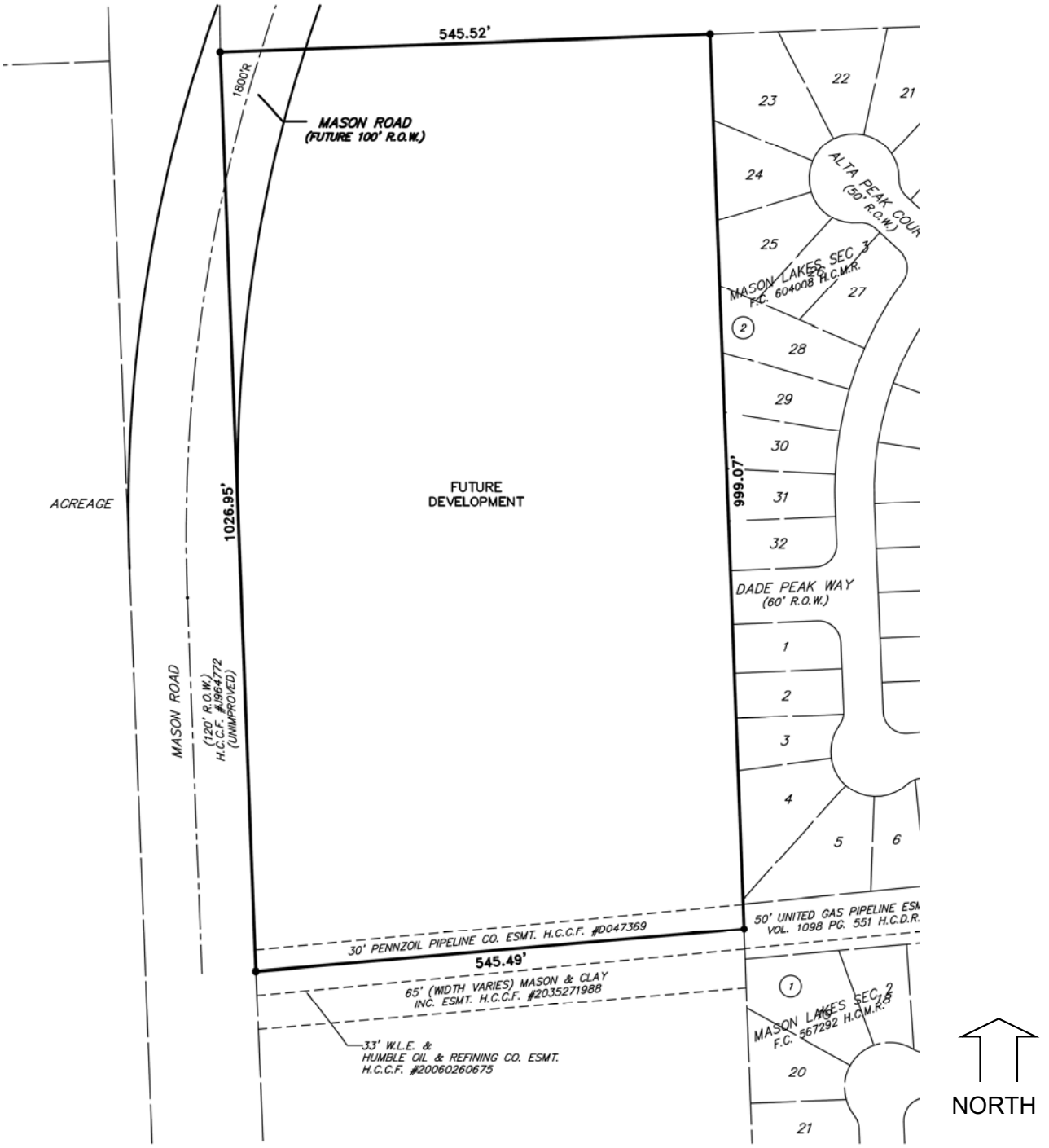
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Darwiche Property GP

Applicant: BGE, Inc. – Land Planning



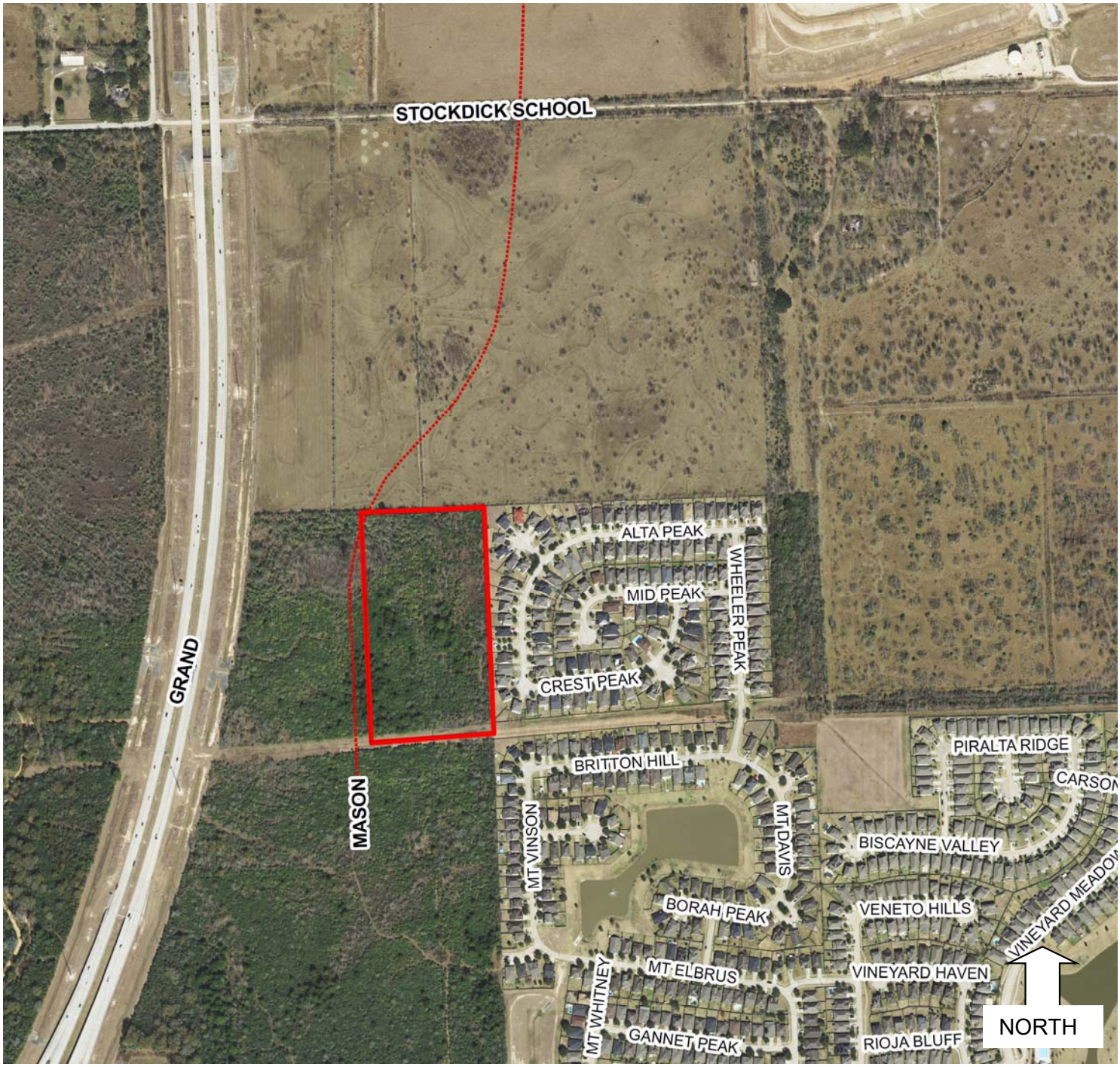
E - Special Exceptions Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: Darwiche Property GP

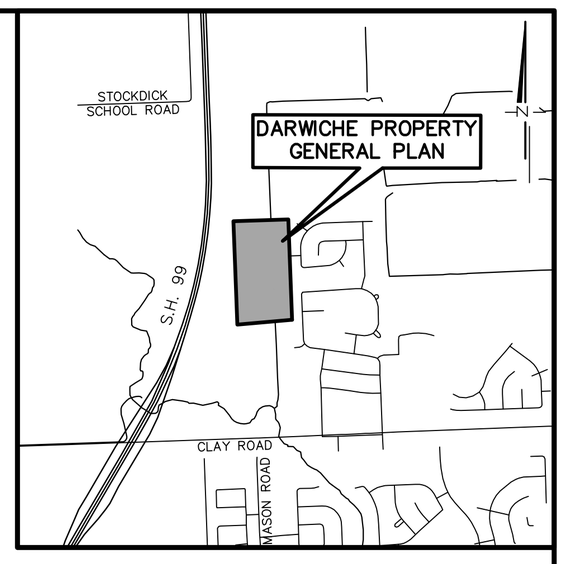
Applicant: BGE, Inc. – Land Planning



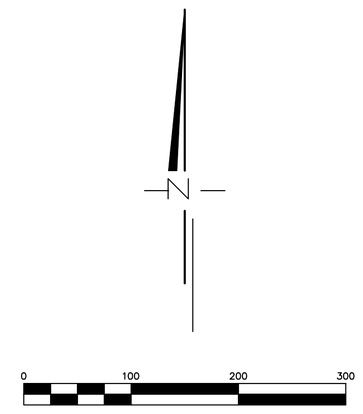
E – Special Exceptions Aerial

GENERAL NOTES

1. "W.L.E." indicates Water Line Easement.
2. "H.C.C.F." indicates Harris County Clerk's File Number.
3. "H.C.M.R." indicates Harris County Map Records.
4. "H.C.D.R." indicates Harris County Deed Records.
5. "F.C." indicates Film Code.
6. "VOL." indicates Volume.
7. "PG." indicates Page.
8. "O.P.R.O.R.P." indicates Official Public Records of Real Property.
9. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
10. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.99987.
11. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
12. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 445D & 445H



DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

DARWICHE PROPERTY GENERAL PLAN

A SUBDIVISION OF 12.70 ACRES OF LAND
LOCATED IN THE EDWARD PROBERT
SURVEY, A-984
HARRIS COUNTY, TEXAS

SCALE: 1"=100'

DATE: OCTOBER, 2023

OWNER:
DARWICHE PROPERTIES, LLC.
4010 UNIVERSITY BLVD.
HOUSTON, TX 77005

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER ROAD, SUITE 500
HOUSTON, TX 77042
281-558-8700

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 ● www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2262
Plat Name: Darwiche Property GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 10/06/2023

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

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

To allow a centerline radius of 1,800 feet for major thoroughfare Mason Road, in lieu of the required 2,000 feet.

Chapter 42 Section: 42-132

Chapter 42 Reference:

42-132. Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 proposed Darwiche Property General Plan, a ±12.7-acre tract, is generally located east of the Grand Parkway (S.H. 99), and south of future Kieth Harrow Boulevard, north of Clay Road, and directly west of the platted Mason Lakes Sec 3 subdivision. Harris County acquired property to serve as right-of-way for the future Mason Road extension in 1985, however, no improvements were constructed. In 2013, TXDOT completed construction of the Grand Parkway and opened main lanes to traffic. Due to the construction of the Grand Parkway, the resulting intersection spacing along Stockdick School Road between the Grand Parkway and Mason Road was approximately 300 feet. Since both intersections were proposed to be signalized, Harris County submitted a request to amend the City of Houston Major Thoroughfare and Freeway Plan in 2015 to increase the proposed intersection spacing between the Grand Parkway and Mason Road to approximately 1,100 feet. The West Houston Mobility Study also recommended the realignment of Mason Road to its current alignment. While the proposed alignment of Mason Road would achieve a greater intersection spacing between Mason Road and the Grand Parkway along Kieth Harrow, a reverse curve would be required to achieve the proposed alignment. In order to create an adequate intersection with Kieth Harrow Boulevard, a 1,800-foot radius would be required to achieve a 90-degree intersection and maintain a minimum 100-foot tangent between curves. The AASHTO Green Book recommends a minimum 762-foot radius for a low-speed urban street with a design speed of 40 M.P.H. with a superelevation of -2.0 for a standard paving section (See table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets, pg. 3-55). Planning Commission previously approved this General Plan and an accompanying variance request for a reduced centerline radius on Mason Road in 2015 and 2019. However, the most recently approved General Plan is about to expire, necessitating a resubmittal with a new special exception request.

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

The special exception will achieve a result contemplated by Chapter 42 by allowing for the subject major thoroughfare to function within the existing physical constraints that are within the allowable 33% deviation and will also maintain adequate circulation and safety within the area.

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

The modification is a 10% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

Granting of the special exception will preserve the intent and general purposes of the subdivision ordinance. The minimum tangent for major thoroughfares will be maintained and the intersection spacing along Kieth Harrow Boulevard will be increased by the proposed alignment.

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

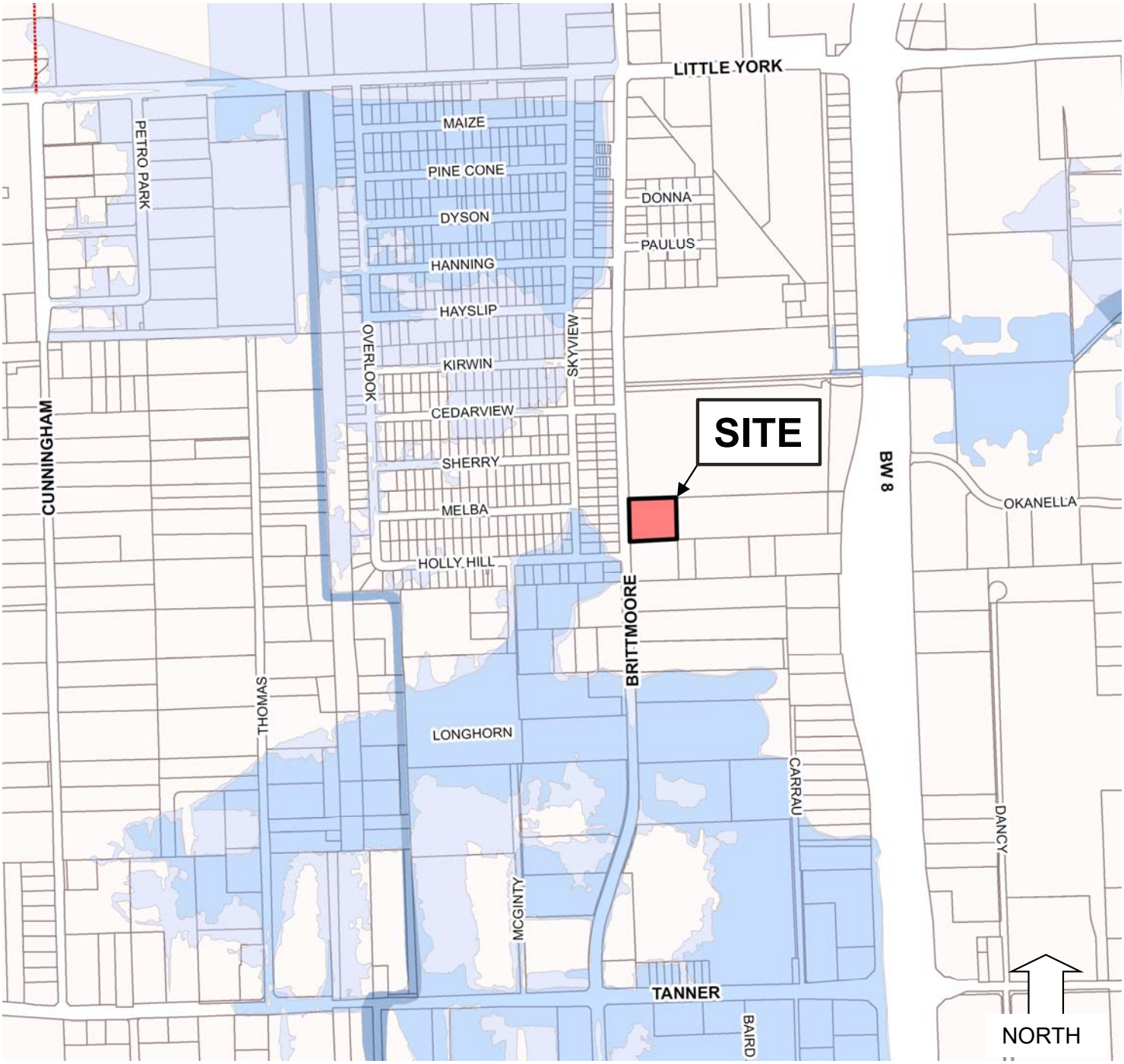
The granting of the variance will not be injurious to the public health, safety or welfare. Adequate circulation will be provided by Mason Road, Clay Road, Stockdick School Road, and the Grand Parkway. The proposed alignment of Mason Road will create a greater distance between the Grand Parkway and Mason Road along Kieth Harrow Boulevard.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: OSBT Properties Sec 1

Applicant: : King's Land Surveying Solutions, LLC



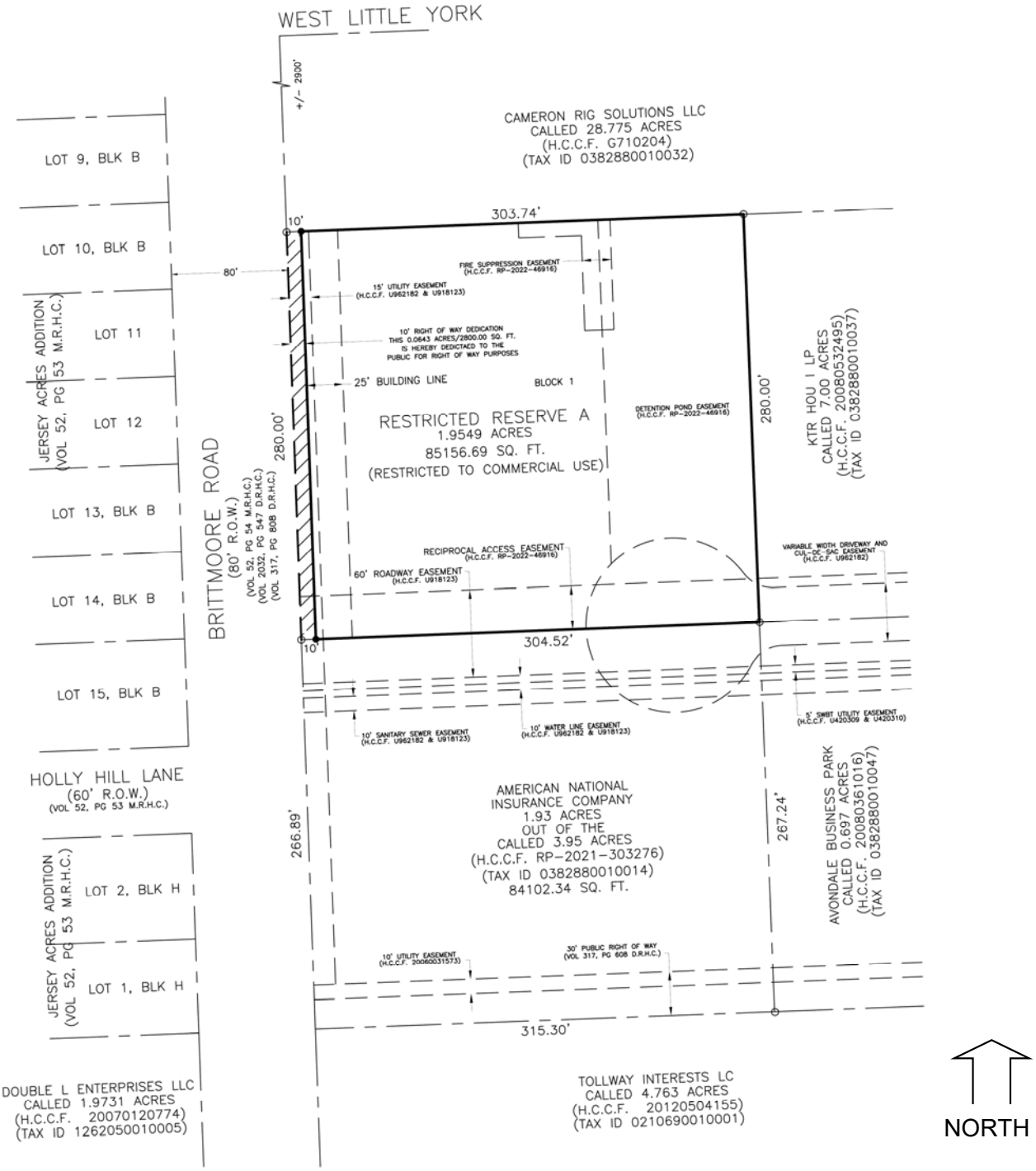
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: OSBT Properties Sec 1

Applicant: : King's Land Surveying Solutions, LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: OSBT Properties Sec 1

Applicant: : King's Land Surveying Solutions, LLC



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2068
Plat Name: OSBT Properties Sec 1
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
Date Submitted: 09/10/2023

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

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

ALONG A MAJOR THOROUGHFARE, THERE SHALL BE AN INTERSECTION WITHA LOCAL STREET, COLLECTOR STREET OR MAJOR THOROUGHFARE AT LEAST EVERY 2600 FEET

Chapter 42 Section: 127

Chapter 42 Reference:

162

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

STATEMENT OF FACTS:

THERE EXIST A 60 FOOT ROADWAY EASEMENT 30 FEET ON THE SOUTH PROPERTY LINE AND 30 FEET ON THE ADJOINER PROPERTY WITH A CONCRETE ROAD BEING IN THE MIDDLE OF PROPERTY LINE.THE ROADWAY EASEMENT CONTINUES AS A PRIVATE ROADWAY EASEMENT OF 50 FEET GOING TO TO THE EAST INCLUDING STRUCTURES AND BUILDINGS. IF I TAKE THE WHOLE 60 FEET FROM MY SOUTH PROPERTY TO THE NORTH IF ENTENDING THE RIGHT OF WAY OF THE PROPOSED PUBLIC ROAD TO THE EAST IT WOULD AFFECT THE BUILDINGS AND INTERSTUCTURE THAT HAS BEEN BUILD ON THE EAST PROPERTY OWNER. LAND PLEASE CONSIDER A VARANCE FOR THIS PROPERTY AS THE PUBLIC ROAD WOULD ONLY TO 300 FEET LONG.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2068
Plat Name: OSBT Properties Sec 1
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
Date Submitted: 09/10/2023

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:
ALONG A MAJOR THOROUGHFARE, THERE SHALL BE AN INTERSECTION WITHA LOCAL STREET, COLLECTOR STREET OR MAJOR THOROUGHFARE AT LEAST EVERY 2600 FEET
Chapter 42 Section: 127

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
THERE EXIST A 60 FOOT ROADWAY EASEMENT 30 FEET ON THE SOUTH PROPERTY LINE AND 30 FEET ON THE ADJOINER PROPERTY WITH A CONCRETE ROAD BEING IN THE MIDDLE OF PROPERTY LINE.THE ROADWAY EASEMENT CONTINUES AS A PRIVATE ROADWAY EASEMENT OF 50 FEET GOING TO TO THE EAST INCLUDING STRUCTURES AND BUILDINGS. IF I TAKE THE WHOLE 60 FEET FROM MY SOUTH PROPERTY TO THE NORTH IF ENTENDING THE RIGHT OF WAY OF THE PROPOSED PUBLIC ROAD TO THE EAST IT WOULD AFFECT THE BUILDINGS AND INTERSTUCTURE THAT HAS BEEN BUILD ON THE EAST PROPERTY OWNER. LAND PLEASE CONSIDER A VARANCE FOR THIS PROPERTY AS THE PUBLIC ROAD WOULD ONLY TO 300 FEET LONG.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
If granted, no hardship will be done, if not granted hardship would be on us.

(3) The intent and general purposes of this chapter will be preserved and maintained;
If granted variance will be mainted forever

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

(5) Economic hardship is not the sole justification of the variance.
Trying to grant this variance is not because of economic harship.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: ProEnergy Reserve

Applicant: GBI Partners



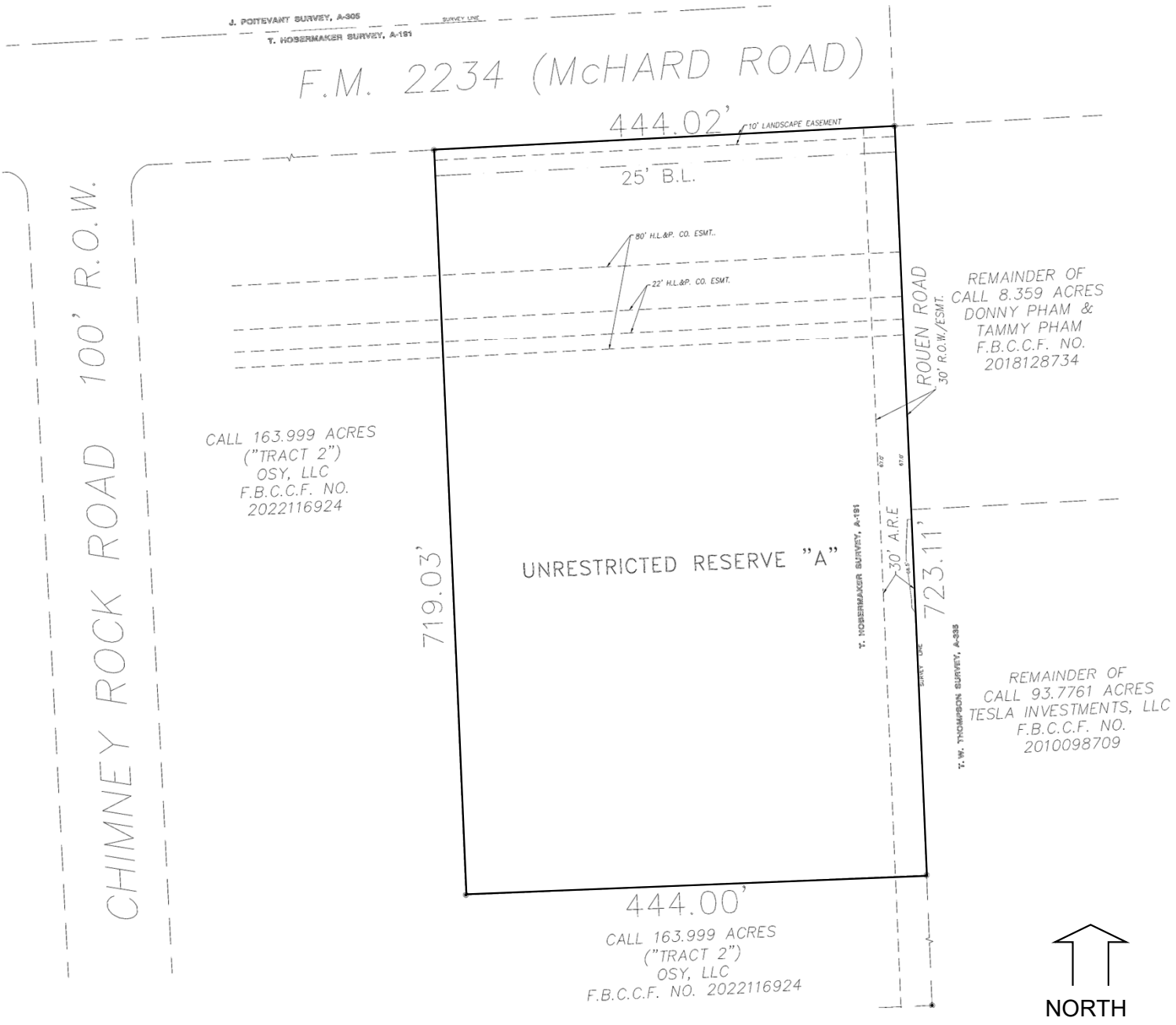
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: ProEnergy Reserve

Applicant: GBI Partners



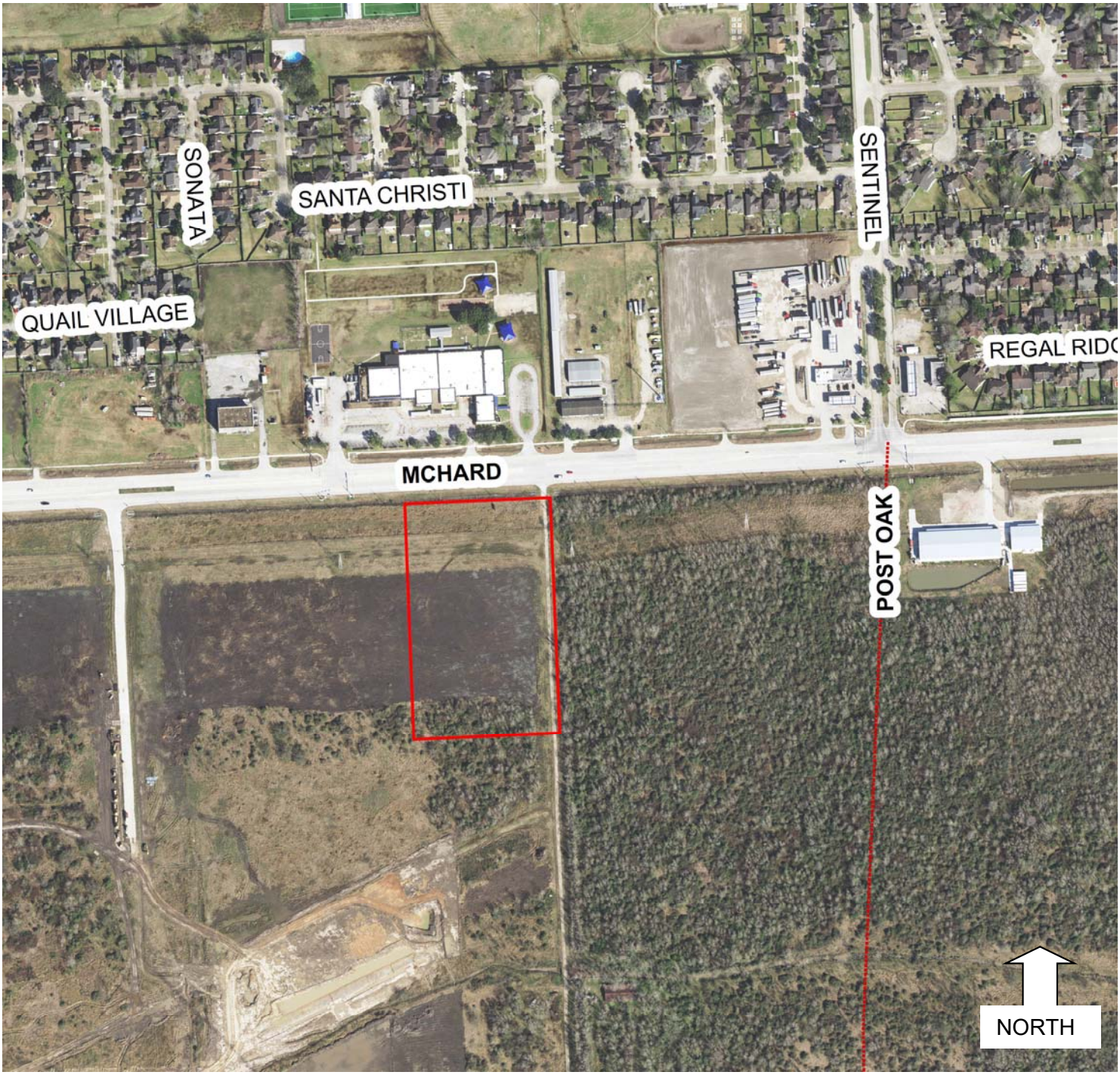
F- Reconsideration of Requirements **Subdivision**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 10/19/2023**

Subdivision Name: ProEnergy Reserve

Applicant: GBI Partners



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2285
Plat Name: ProEnergy Reserve
Applicant: GBI Partners
Date Submitted: 10/06/2023

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

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

Dedication of a 60 foot public road from McHard Road and going south across the platted land.

Chapter 42 Section: 127a

Chapter 42 Reference:

Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet.

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

STATEMENT OF FACTS:

During review and approval of the original submittal, the justification for the roadway dedication was placed upon Fort Bend County. Due to the lack of response during the initial review, the decision was made to approve subject to the condition of the roadway being dedicated. Planning left the availability of a reconsideration of requirement on the table pending input from Fort Bend County. The developer has sinced met with Maggie Dalton at Fort Bend County Engineering to discuss the County's position on the dedication of a new roadway across the plat in question. Ms. Dalton concluded that the County does not wish to have a new roadway dedicated across the plat in question, and more importantly, the intersection locations at McHard Road are dictated by TXDOT and have already been determined. The County and TXDOT each have planned locations for where future roads may be dedicated, and the subject plat is NOT one of them. There are existing curb cuts, traffic signal facilities, and pedestrian sidewalk cuts located beyond the boundaries of the plat in question. Ms. Dalton also indicated that they don't want to maintain the road if it were to be dedicated. Additional considerations include: 1.) The existence of a privately held Transmission Tower (Channel 2 news) south of the plat in question. 2.) The existence of an existing flood control drainage course to be crossed. 3.) The existence of multiple high pressure pipelines to be crossed.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2285
Plat Name: ProEnergy Reserve
Applicant: GBI Partners
Date Submitted: 10/06/2023

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:

Exceed intersection spacing along a M.T.F

Chapter 42 Section: 42-127

Chapter 42 Reference:

Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 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

Condition of approval to dedicate a 60 foot wide public road in a north/south direction beginning at McHard Road and going south. There is currently no public road located within the plat, though an existing 30 foot wide private road easement will continue to be used to access the land and the adjoining lands to the south. There is no design in place for a public road to be dedicate or built by the developer, Fort Bend County nor TXDOT. Fort Bend County has indicated that they do not desire to have a public road intersection within the plat and more importantly, they don't choose the locations of said road intersections along McHard Road, a TXDOT highway. They indicated that TXDOT chooses where the intersections go. For McHard Road, which was widened and improved beginning in 2017, TXDOT already built the infrastructure for those future intersections along McHard Road. The intersection locations are evidenced by curb cuts, sidewalk and pedestrian crossings, traffic signals and median turn lanes. There is an intersection at Chimney Rock Road (approx. 1300 feet to the west), a future road directly across the street from the west entrance/exit to Blue Ridge – Briargate Elementary School (approx. 155 feet to the west), and South Post Oak Blvd (approx. 970 feet to the east).

(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 Fort Bend County Engineering Department has indicated they do not desire a roadway to be dedicated through the platted property, and all public roads intersection McHard Road are located according to TXDOT planning and construction. As previously stated, those locations are already set and not located in the subject plat

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

The ultimate goal of the ordinance is to ensure the existence of proper traffic flow and accessibility. There currently exists no roadway between Chimney Rock and future South Post Oak, each of which already have right-of-way dedicated for roadway whether partially or in full. In order to meet the ordinance, one new roadway will need to be dedicated and built between Chimney Rock and South Post Oak. With TXDOT already having the intersection picked out and built in preparation of that roadway being dedicated and built, the City and County will ultimately get that roadway and satisfy the ordinance as intended

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

Granting the variance will simply remove the requirement of a road being built in one location and shift the requirement to a different location, but it will not remove the convenience of having a future roadway and intersection. The location planned by TXDOT to the west of the subject plat was designed with the public's best interest in mind and should create a safer impact than force-fitting another road in a location where it is not desired or needed.

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

Simply put, the primary justification of the variance is to satisfy County and TXDOT design for future intersections. In doing this, the developer has since created an economic hardship by constructing a new driveway, a multi-million dollar industrial building and all associated parking that would be in danger of needing demolition in order to meet the requirements associated with dedicating a 60 foot public road. Economic hardship is clearly not the sole intent and was seemingly not even an issue when permitting was granted for the building, but has become one of the major justifications at this point in time. Thankfully, the County has supported this application for variance and made it clear that dedication of a road across the subject plat would not only be against their wishes, but would create a burden by its existence alone due to what would be involved to build and maintain said road.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/19/2023
ITEM: 145

Applicant: SARAHY AGUILAR HERNANDEZ
Contact Person: SARAHY AGUILAR HERNANDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1717	77357	5874	258J	ETJ

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

ADDRESS: 27027 Coach Light Lane

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 1106 AND 1107, OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 146

Meeting Date: 10/19/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Redbluff Development LLC	Maria Sanchez	832-235-5744	garnetbuildersllc@hotmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
12810 Figaro Drive	23047394	77024	4957A	489G	G

HCAD ACCOUNT NUMBER(S):	0900240000021
PROPERTY LEGAL DESCRIPTION:	LOT 21 BLK 10 Memorial Bend Sec 3
PROPERTY OWNER OF RECORD:	Redbluff Development LLC
ACREAGE (SQUARE FEET):	9,900 (S.F.)
WIDTH OF RIGHTS-OF-WAY:	Figaro Drive (60')
EXISTING PAVING SECTION(S):	Figaro Drive (27')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	6,612 SQ FT

PURPOSE OF VARIANCE REQUEST: To allow a 5' building line in lieu of the ordinance 25' B.L. along a major throughfare for a new single-family residence.

CHAPTER 42 REFERENCE(S): 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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 146

Meeting Date: 10/19/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The owner bought this lot not knowing that there would be 25' BL required by COH ordinance. There is a beautiful walking trail right on the other side of the fence, where people can exercise and sit on the benches to relax. We assumed that since there is a 95' feet space from the frontage road to our fence, there was going to be no issues in building a single-family home and using the 5' BL. All the departments from the city of Houston currently have approved the design drawings with a 5' BL because we were meeting all the basic development design criteria. This property is in a cul-de-sac and has 0 access to the beltway or walking trail. There is a huge sound barrier with 4 yellow concrete traffic and saftey barriers. The 25' BL deprives full use of the lot; we will be left with no room to build. We are not proposing anything out of the ordinary, it will be a single-family residence and we have met all standard requirements. We are beyond the 25' BL ordinance that is adjacent which is 95' wide. There were two previous lots that were in this section prior to being removed and the city to Houston building a walking trail which is existent as of today. We are 95' from the back of the curb of the frontage road to our property line. We are proposing a beautiful single-family home that will bring a lot of value to the memorial bend neighborhood!

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

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

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

The 25' BL will deprive us of having full use of the lot. We are beyond meeting the 25' BL since the dimensions from the back of the curb of the feeder road to our property line are 95' wide.

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

We have met all basic development design criteria as there is a 5' side BL.

DEVELOPMENT PLAT VARIANCE

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

We are not proposing anything out of the ordinary, we are proposing a single-family residence with a 5' side BL. We meet the 25' BL ordinance because the adjacent property is more than 25' wide. There were two previous lots that were removed and the city to Houston built a walking trail which is existent as of today. We are 95' from the back of the curb of the feeder road to our property line.

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

There is a 95' distance from the feeder road to our property line. There is 0 access to the walking trail or beltway 8 from our property. We are in a cul-de-sac with a sound barrier wall and 4 yellow concrete traffic and safety barriers. There is an existent walking trail and benches on the other side of this barrier wall.

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

Economic hardship is not the sole justification as we are proposing a normal SQFT development.

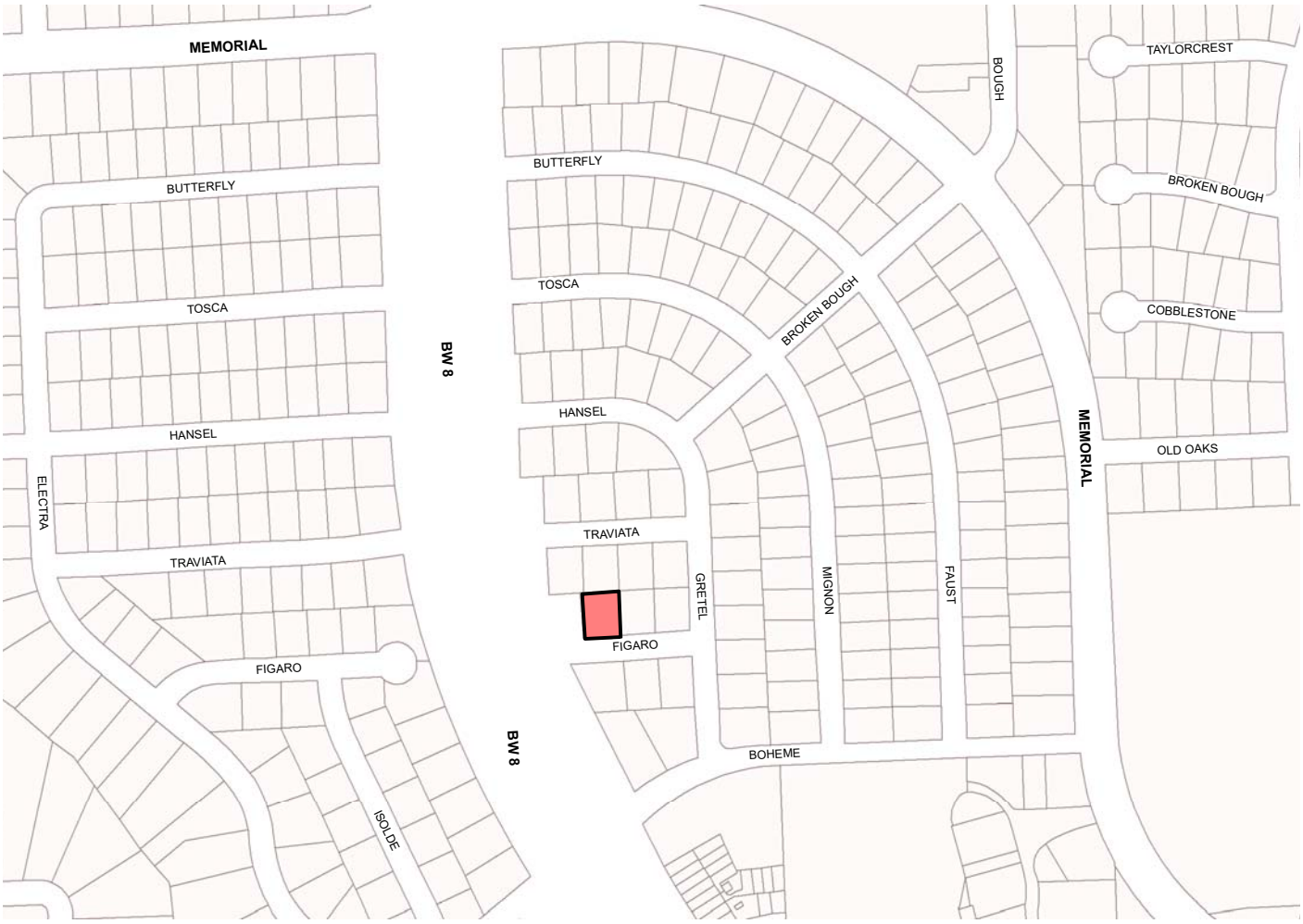
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 146

Meeting Date: 10/19/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 146

Meeting Date: 10/19/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

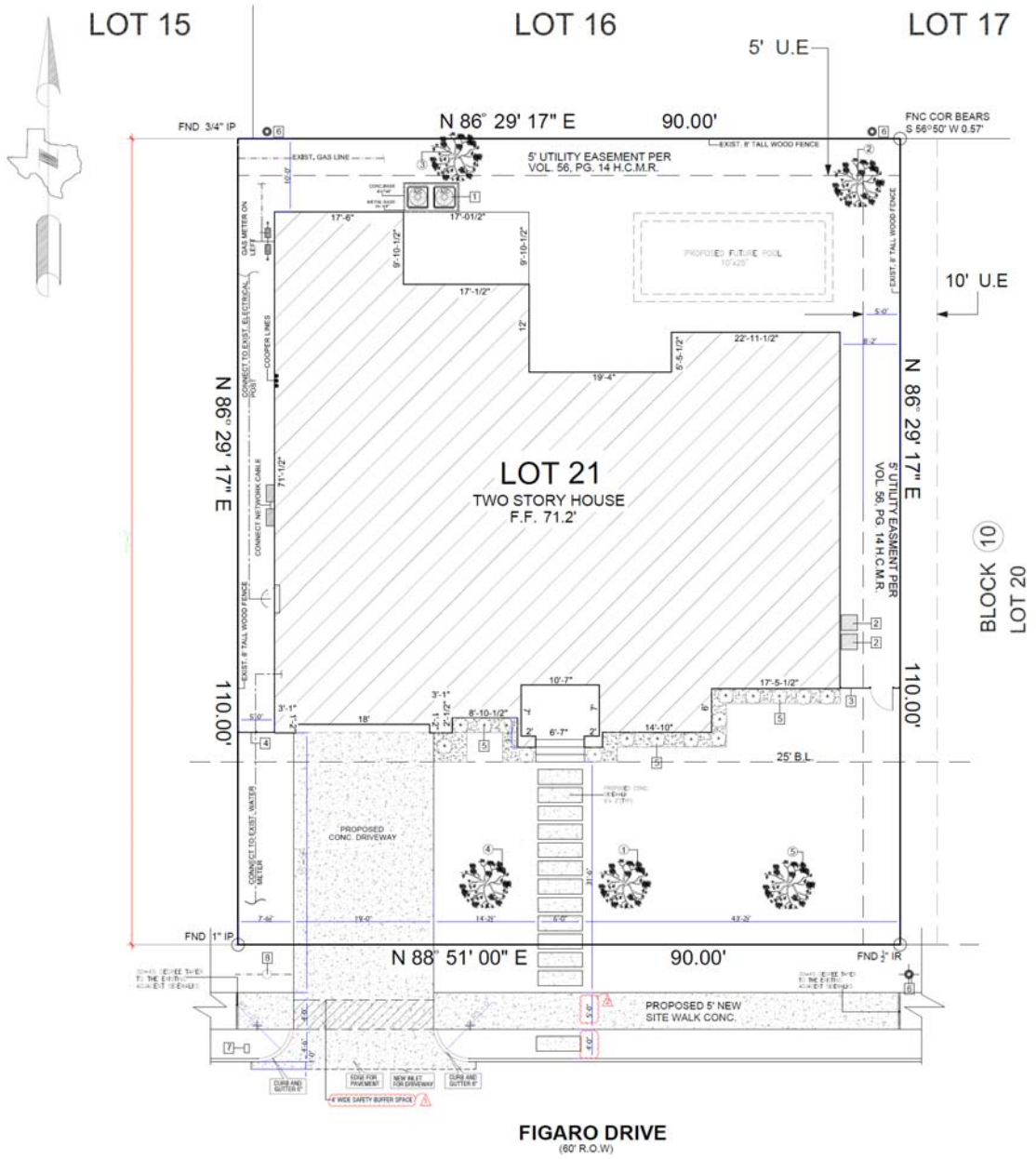
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 146

Meeting Date: 10/19/2023

Site plan



DEVELOPMENT PLAT VARIANCE

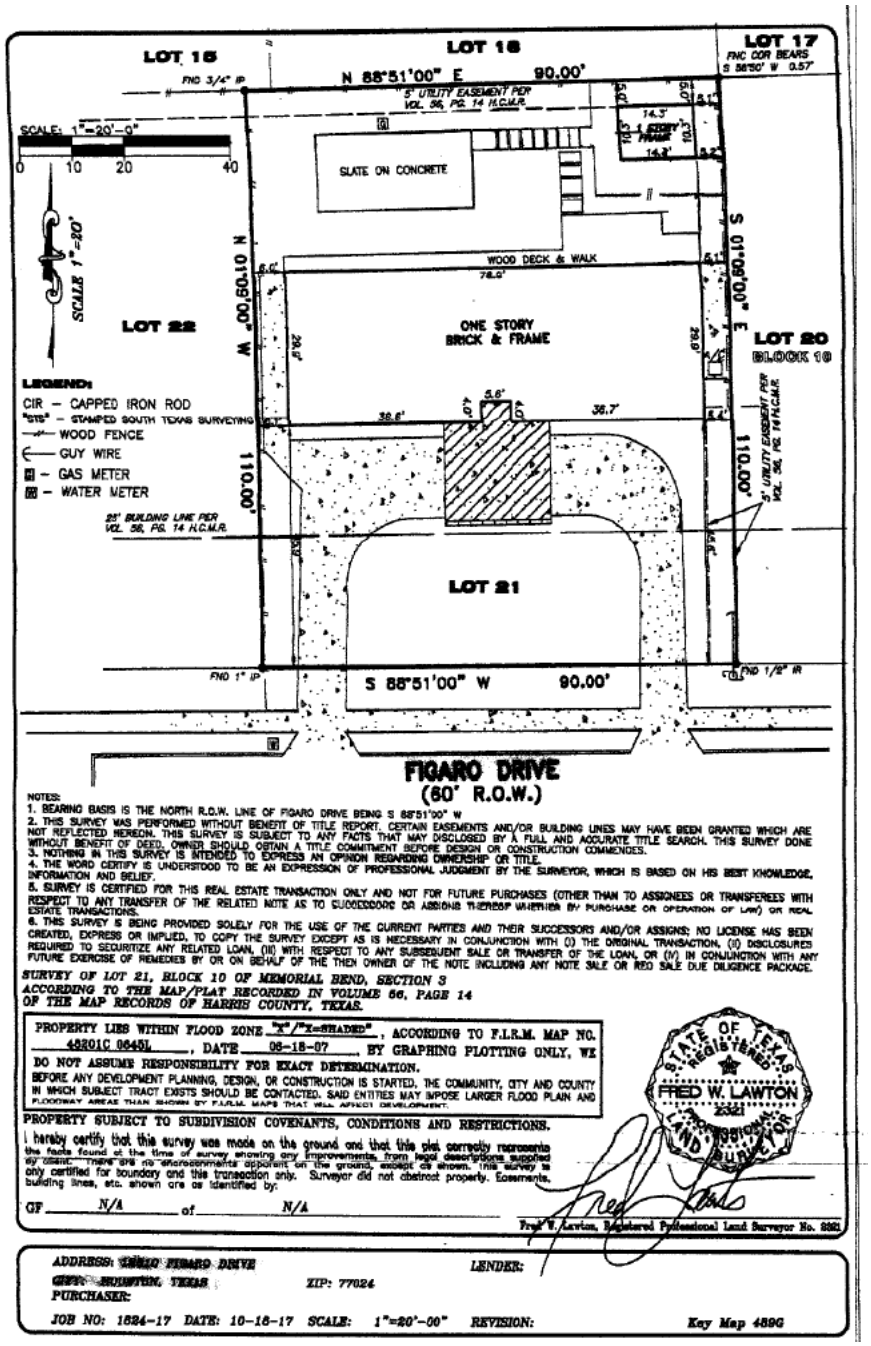
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 146

Meeting Date: 10/19/2023

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 146

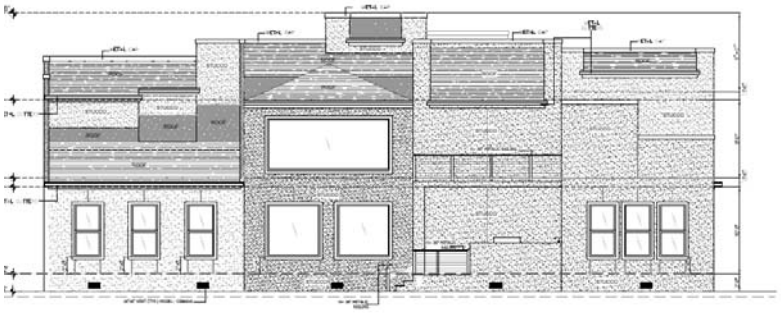
Meeting Date: 10/19/2023

Houston Planning Commission

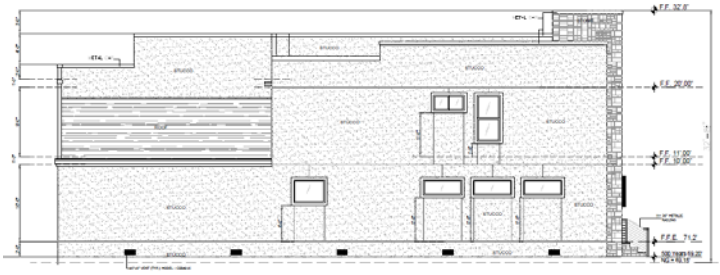
Elevations



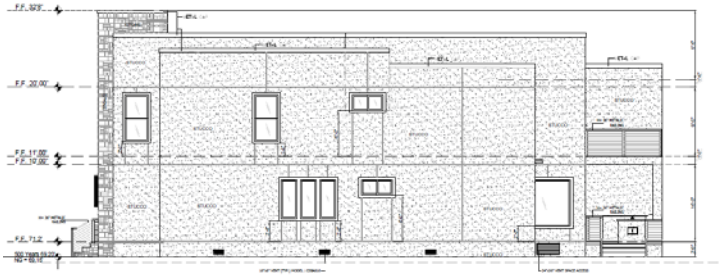
FRONT ELEVATION PLAN



REAR ELEVATION PLAN



LEFT ELEVATION PLAN



RIGHT ELEVATION PLAN

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 147

Meeting Date: 10/19/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Hadi Babaei	Hadi Babaei	832.824.4217	hadi.babel@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7802 Wickersham Lane	23030608	77063	5260C	452J	G

HCAD ACCOUNT NUMBER(S):	0881730000004
PROPERTY LEGAL DESCRIPTION:	Lot 4 Block 1 Briarbend
PROPERTY OWNER OF RECORD:	Babaei, Hadi & Espahbodi, Nadia
ACREAGE (SQUARE FEET):	9,240
WIDTH OF RIGHTS-OF-WAY:	Wickersham Lane (60') & Stoney Brook Drive (60')
EXISTING PAVING SECTION(S):	Wickersham Lane (20') & Stoney Brook Drive (21')
OFF-STREET PARKING REQUIREMENT:	2 parking spaces
OFF-STREET PARKING PROVIDED:	2 parking spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,310 SQ.FT
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Proposed residential garage conversion

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line instead of the required 20' garage building line by ordinance.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 10/19/2023

APPLICANT'S STATEMENT OF FACTS

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

There is a 17-foot garage door building line required by the ordinance. The proposed plan asks to have a garage door opening at 10.3-foot from the property line (which will be in line with the rest of the building). Granting the variance will remove the hardship of accessing the existing garage via the backyard area. The existing-garage access configuration makes the backyard area being used as the driveway and car ingress/egress which is not only hard; but also not being safe for kids and families. This existing configuration deprives the applicant of the reasonable use of the backyard area. Due to the onsite physical characteristics of the existing structure, granting the variance is the only method making the project feasible. Since the applicant has not made any changes to the shape and structure of the property, the existing hardship is not created or imposed by the applicant. The granting of the variance will not affect health, safety, and general welfare of the pedestrian use of the sidewalks.

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

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

Not having the proposed garage opening creates hardship as the existing garage opens to the back of the property making our backyard being used as driveway, car ingress/egress and parking lot (instead of a safe family-oriented kid-friendly backyard).

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

Due to the existing unusual physical characteristics of the property, strict application of the requirements of this chapter makes the proposed plan infeasible, so the hardship of accessing existing garage, and using the back of the property as driveway and car ingress/egress will not be resolved.

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

The applicant, Hadi Babaei, has not conducted any changes to the existing shape and structure of the house. So, the hardship is not created or imposed by the applicant.

DEVELOPMENT PLAT VARIANCE

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

Granting this variance will preserve and maintain the intent and purpose of the chapter which is promoting the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city.

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

The granting of the variance is not injurious to the public health, safety or welfare because the pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalks as, the vehicles will be parked inside the garage.

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

The main justification for the variance is removing the hardship of accessing the existing garage and making the reasonable use of the backyard area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 10/19/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 10/19/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

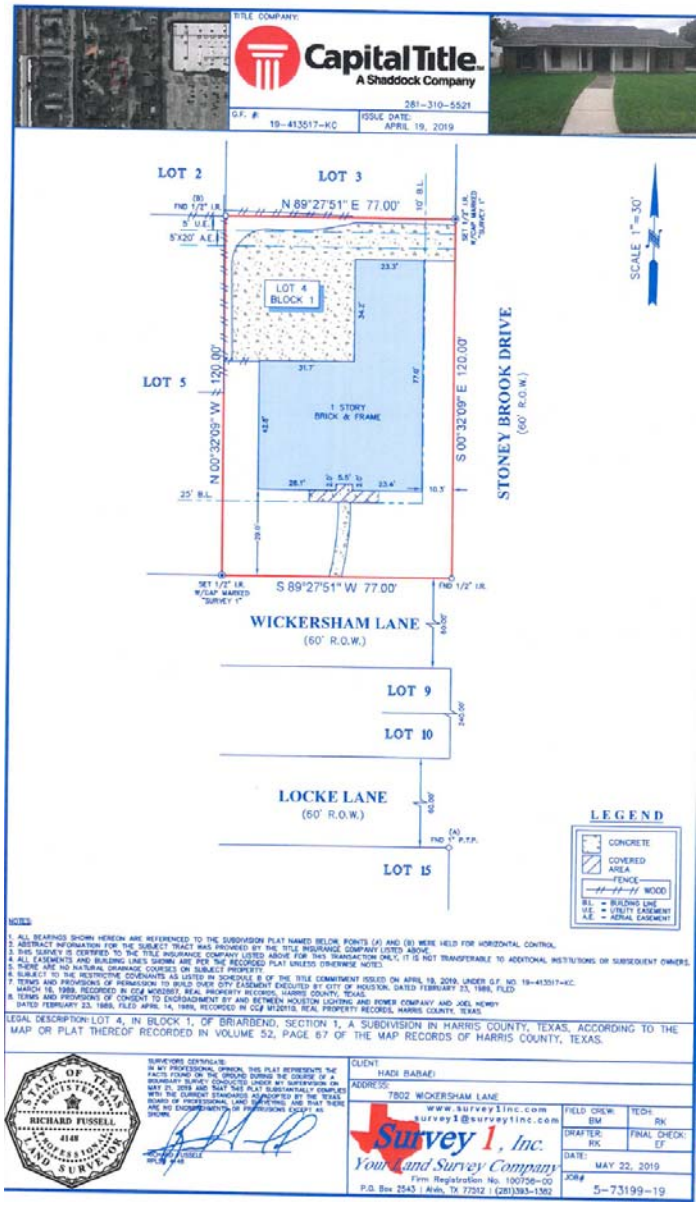
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 10/19/2023

Survey



DEVELOPMENT PLAT VARIANCE

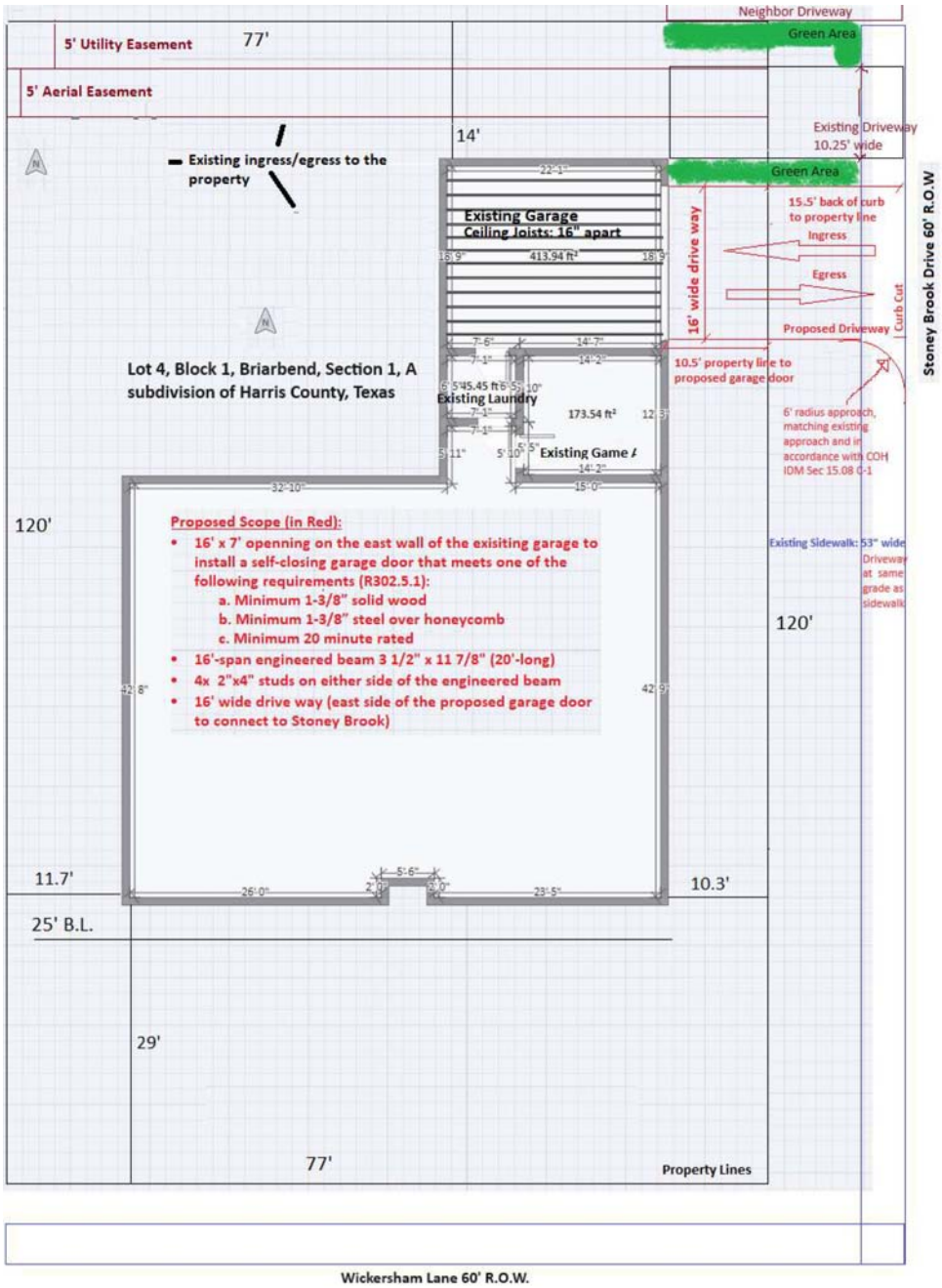
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 10/19/2023

Site Plan



DEVELOPMENT PLAT VARIANCE

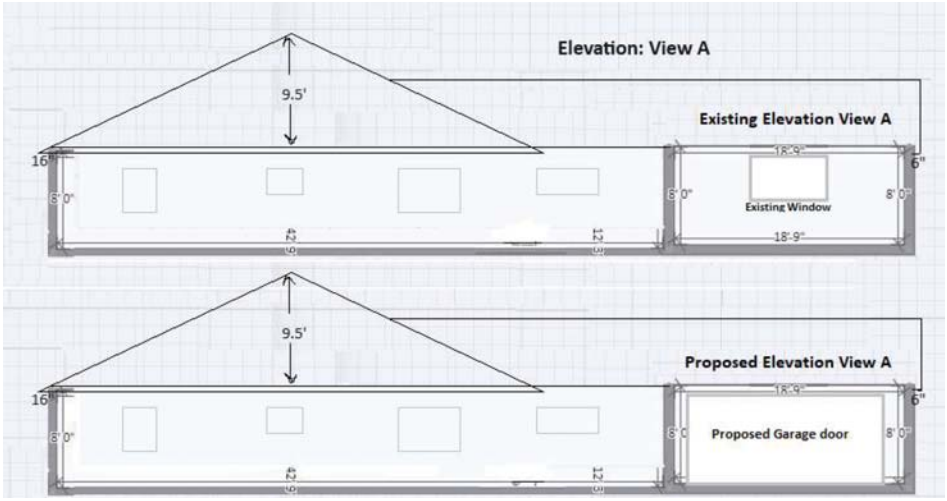
PLANNING & DEVELOPMENT DEPARTMENT

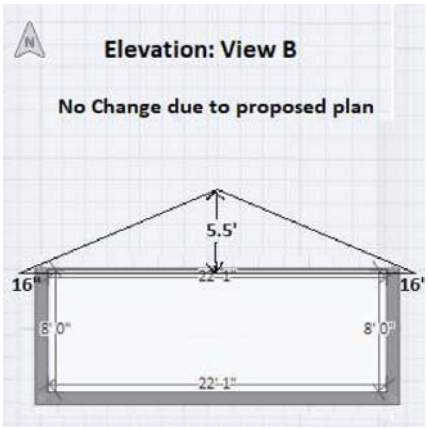
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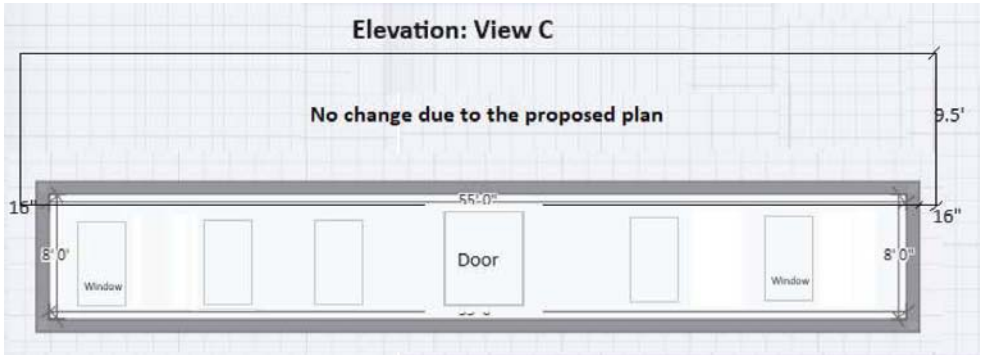
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DEVELOPMENT PLAT VARIANCE

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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 116 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

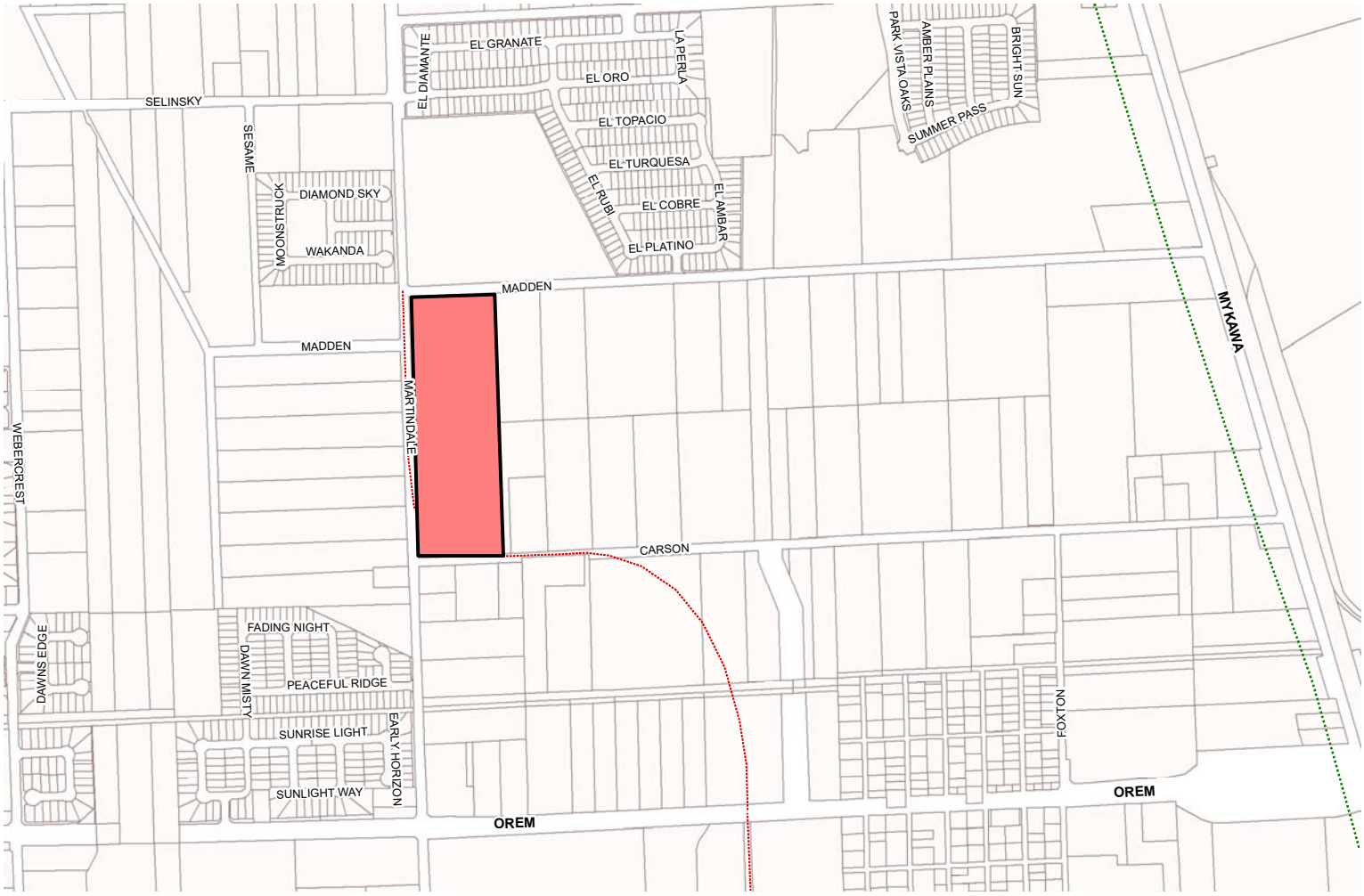
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Location Map



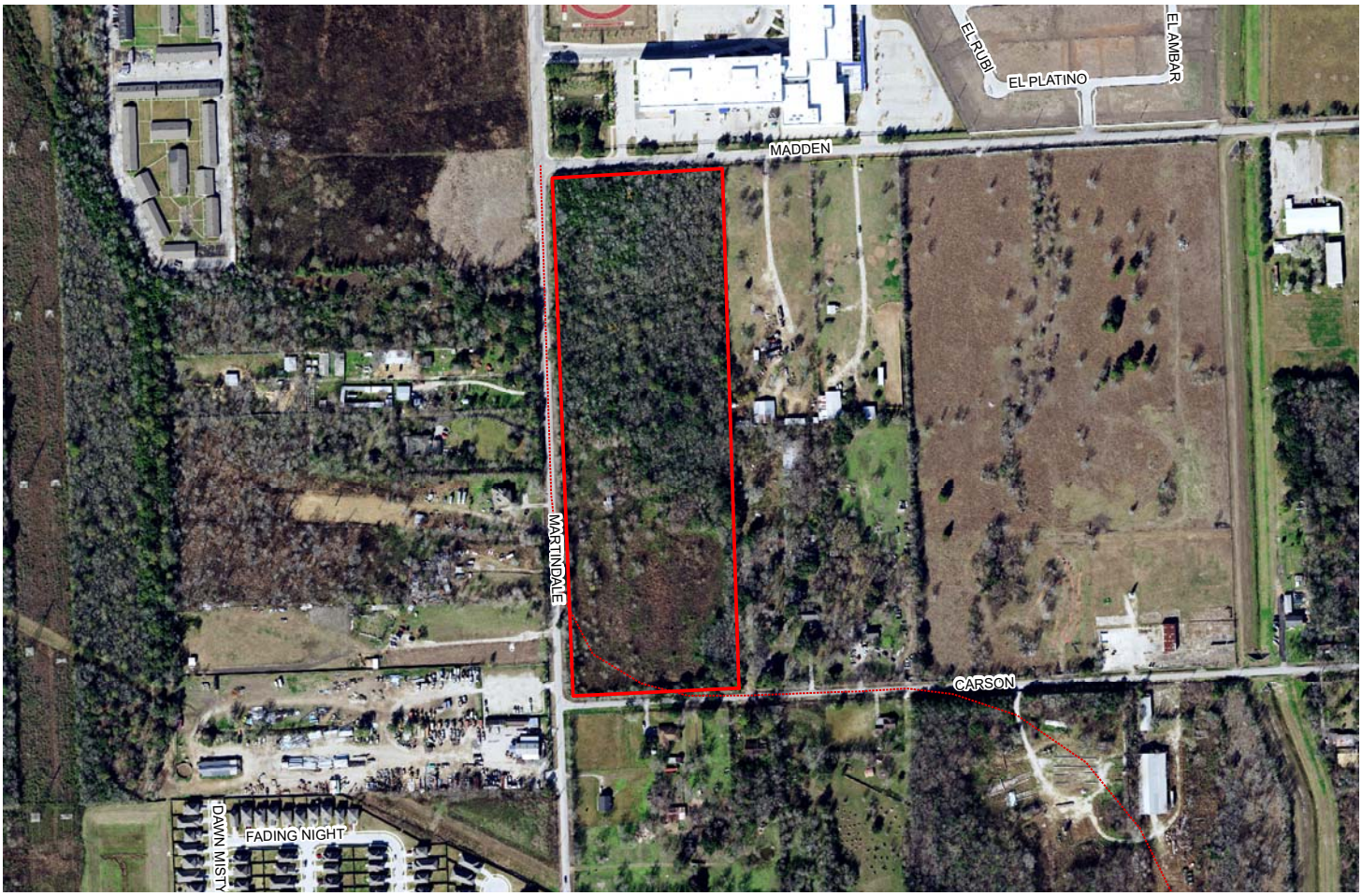
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Aerial Map



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Site plan



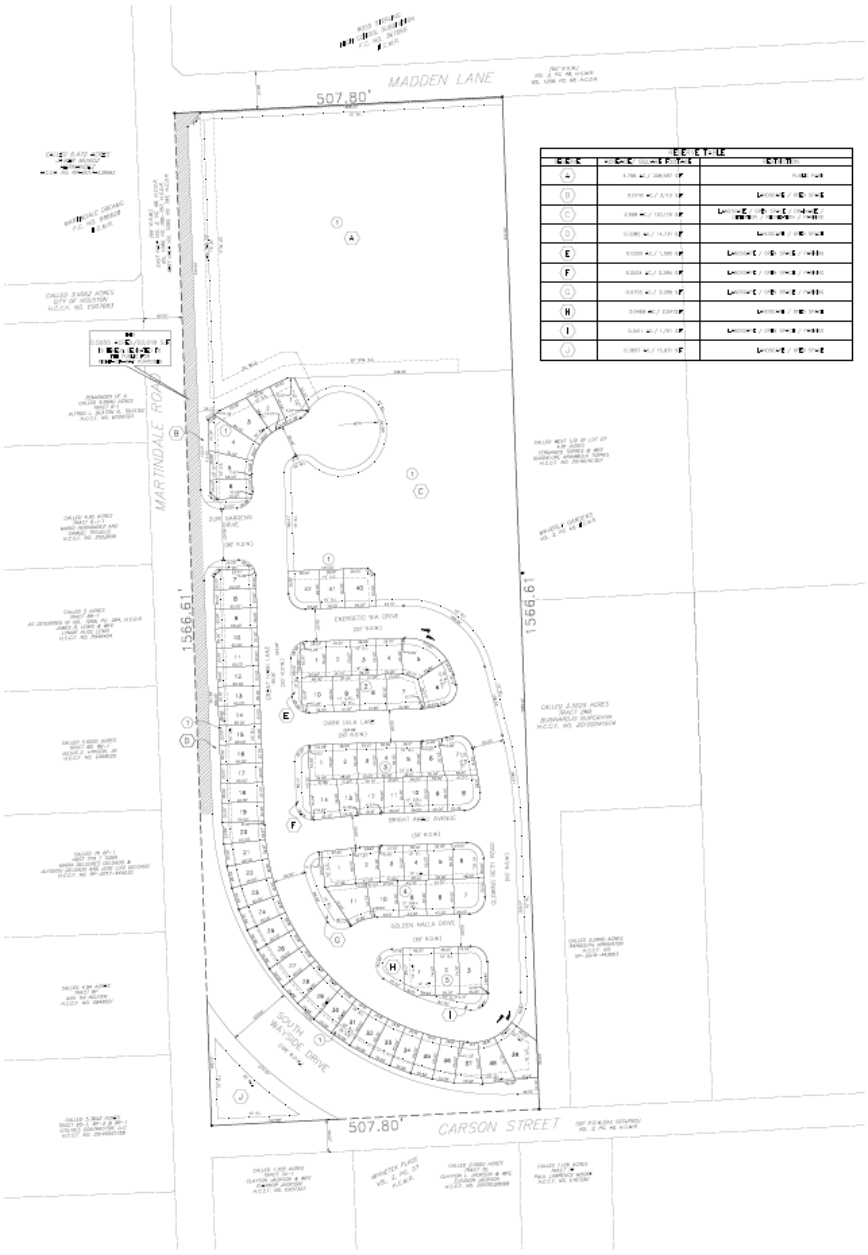
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Subdivision Plat



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