HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, NOVEMBER 2, 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
Sammi Khaleeq
Lydia Mares
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 November 2, 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

November 2, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the October 19, 2023 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of December 7, 2023

a. Aisla Homes Montridge
b. Alice Grove
c. Baker Steel Properties
d. England Landing
e. Lakeside Views
f. Majestic Landing
g. Nest at Paul Quinn
h. North Church Reserve
i. Pipopi Estates replat no 1
j. Vazquez Estates on Alaska
k. Westhaven Estates Sec 1 partial replat no 10
l. Westheimer Views
m. Winnetka Vista

III. Consideration of an Off-Street Parking Variance at 3607 White Oak Drive (Geoff Butler)

IV. Public Comment

V. 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
MINUTES
THURSDAY 19 OCTOBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2: 34 PM** by Sonny Garza, Vice Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	**Absent**
Lisa Clark	**Absent**
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	**Absent**
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present Remote during I at 3:11 p.m.
Kevin Robins	**Absent**
Ian Rosenberg	**Absent**
Megan R. Sigler	**Absent**
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	Present Remote
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – None

Council Member Tiffany Thomas with District F addressed the Commission.

DIRECTORS REPORT by Margaret Wallace Brown

Approval of Minutes

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.
Action: Approved.

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

I. Presentation of Draft Citywide Truck Route Plan Ordinance

Presented by staff member, Muxian Fang – no action taken.

II. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-52)

b. Replats (53-102)

20. Durloy Villas – Defer

Staff recommendation: Defer per Council Members request.
Commission action: Deferred.
Speaker(s): Perdita Chavis, Chief of Staff for Vice Mayor Pro Tem Castex-Tatum

Staff recommendation: Approve **Item No's. 1 – 102**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s 7, 8, 9, 20, 23, 31, and 40** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Jones	Vote: Carried
Second: Mares	Abstaining: Heisch and Dalton

c. Replats requiring Public Hearings with Notification

103 Ade Properties - Withdraw

104 Albion Townhomes - 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): Jane Greaves – opposed

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

105 Brick and Stone at Lydia partial replat no 2 - Grant and Approve

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

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

106 Casa Maya – Approve

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

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

107 Cotton Oaks Estates replat no 1 – Withdrawn

108 Craig Woods partial replat no 40 – Approve

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

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

109 Eula Realty Group Woodlyn – Approve

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

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

110 Everglade Estates – Approve

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

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

111 Foster Place partial replat no 38 – Approve

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

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

112 Foster Place partial replat no 39 – Approve

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

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

113 Heights Mobil Car Care – Approve

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

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

114 Morse 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: Jones	Vote: Unanimous
Second: Mares	Abstaining: None

115 Noel Place – 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): Perdita Chavis, Chief of Staff for Vice Mayor Pro Tem Castex-Tatum – supportive

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

116 Sandra Duplexes replat no 1 – Defer

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

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

117 Southgate partial replat no 6 – Defer

Staff recommendation: Defer applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Michael Bonderer – position not stated

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

118 Stanford Place Estates Partial Replat No1 – 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: Colvard	Abstaining: None

119 TMC Niagara Development – Withdrawn

120 Westhaven Estates Sec 2 partial replat no 13 – Approve

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

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

d. Subdivision Plats with Variance Requests

121 Blue House – 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: Khaleeq	Vote: Unanimous
Second: Alleman	Abstaining: None

122 Cypress Trails at Bauer Landing Sec 2 – Grant and Approve

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

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

123 Emmott Yard – 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: Alleman	Abstaining: None

124 Global Football Innovations Academy – Defer

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

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

125 Kirkwood Crossings 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: Jones	Vote: Unanimous
Second: Mandapaka	Abstaining: None

126 Mustang Meadows

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: Mares	Abstaining: None

127 Paragon Place – Defer

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

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

128 Roberts Ranch – 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: Mandapaka	Abstaining: None

Items 129 and IV were taken together.

129 Zuri Gardens – Grand and Approve

IV. Consideration of an Off-Street Parking Variance at 11851 Martindale Road – Approve

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

Motion: Tahir	Vote: Carried
Second: Mares	Abstaining: Heisch 129

e. Subdivision Plats with Special Exception Requests

130 Darwiche Property GP – Grant and Approve

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

Motion: Mandapaka	Vote: Carried
Second: Victor	Abstaining: Heisch

f. Reconsiderations of Requirement

131 OSBT Properties Sec 1 – Defer

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

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

132 ProEnergy Reserve – Grant and Apporve

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

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

g. Extensions of Approval

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

h. Name Changes – None

i. Certificates of Compliance

145	27027 Coach Light Lane	Approved

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I Items 133 – 145**.
Commission Action: **G**, **H**, and **I Items 133 – 145** were approved per staff recommendations.
Speaker(s): None

Motion: Alleman	Vote: Carried
Second: Tahir	Abstaining: Heisch, 135, 137, and 140

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146 12810 FIGARO DRIVE – APPROVE

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

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

147 7802 WICKERSHAM LANE – APPROVE

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

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

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

Staff recommendation: Establish a public hearing date of November 16, 2023, for **Item III, a-q, and s.**
Commission action: Established a public hearing date of November 16, 2023, for **Item III, a-q, and s.**

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

ITEM IV WAS TAKEN WITH ITEM D.129 ABOVE.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – APPROVE

V. PUBLIC COMMENT

VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at **4:20 PM**.

Motion: Tahir
Second: Colvard

Vote: Unanimous
Abstaining: None

_____
Sonny Garza, Vice Chair

_____
Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Albion Townhomes	C3F	
2	Archpoint Ventures LLC	C2	
3	Bartlett Road Street Dedication and Reserves	C3F	DEF1
4	Bartlett Road Street Dedication Sec 5	C3F	
5	Beckendorff Road Street Dedication Sec 6	C3F	
6	Bissonnet Street in Trillium Street Dedication and Reserves Sec 2	C3F	
7	Bridgeland Prairieland Village Sec 10	C3P	
8	Brookshire Gardens	C3F	
9	Candela Sec 14	C3P	
10	Candela Sec 16	C3P	
11	Candela Sec 17	C3P	
12	Casa Maya	C3F	
13	Caymus Creek Drive Street Dedication	C3F	
14	Champions Oak Sec 5	C3F	
15	Craig Woods partial replat no 40	C3F	
16	Dellrose Sec 20	C3P	
17	Development on OST	C3F	
18	Durloy Villas	C3F	DEF2
19	Eula Realty Group Woodlyn	C3F	
20	Everglade Estates	C3F	
21	Flagstone Sec 3	C3P	
22	Fort Bend ISD Harvest Green Sec 1	C2	
23	Foster Place partial replat no 39	C3F	
24	Grand Mason Sec 7	C3P	
25	Grand Northwest GP	GP	
26	Harris County MUD No 171 Lift Station No 6	C2	
27	Harris County Mud No 514 Water Plant No 1	C2	
28	Heights Mobil Car Care	C3F	
29	Hertegas Property	C2	
30	Legacy Park on Nanes Road Sec 3	C3F	
31	Malabar Place partial replat no 1	C3F	
32	Mesa Vista	GP	
33	Moers Valley	C3F	DEF1
34	Morse Vista	C3F	
35	Mowery Plant	C2	DEF1
36	Mueschke Road and Mound Road Street Dedication	SP	
37	Newport Pointe Sec 4	C3F	
38	Oakwood Sec 2	C3F	
39	Park Place Reserve	C3F	
40	Richards Road Business Park	C3F	DEF1
41	Saint Tropez Laguna Plaza	C2	
42	Sheelstone	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Sila Drive Entry Reserve	C3F	
44	Sila Sec 1	C3F	
45	Sila Sec 2	C3F	
46	Stanford Place Estates partial replat no 1	C3F	
47	Stockdick Road Street Dedication Sec 6	C3F	
48	Storage Choice CE King	C2	
49	Sundance Cove Sec 6	C3F	
50	Sundance Cove Sec 7	C3F	
51	Sunterra Sec 66	C3F	
52	Synova Sec 2	C3F	
53	Synova Sec 3	C3F	
54	Tantara Bend Drive Street Dedication and Detention Reserves	C3F	
55	Townhomes at Beachton	C2	
56	US 59 New Caney Commercial Development Sec 3	C3F	DEF1
57	Views at Radio Road replat no 2	C3F	DEF1
58	Waterstone Heights	C3F	
59	Willowcreek Ranch Sec 12	C3F	
60	Winter Falls	C2	
61	Woodland Lakes Sec 10	C3P	

B-Replats

62	Amundsen Way	C2R	
63	Barclay Square	C2R	DEF1
64	Benmar Reserve	C2R	
65	BESL Properties on 71st Street	C2R	
66	Beulah Manor	C2R	
67	Black Horse Heights	C2R	
68	Bluebonnet Park Estates	C2R	
69	Cadillac Landing	C2R	
70	Cadillac Park	C2R	
71	Comal Landing	C2R	
72	Cosby Landing	C2R	
73	Cuartas Business Park LLC	C2R	
74	Cullen Manor	C2R	
75	Daphne Park	C2R	
76	Dorothy Place	C2R	
77	E3Real Business Complex	C2R	
78	Erin Landing	C2R	
79	Estates at Dorchester	C2R	
80	Fifth Ward Church of Christ at Stonewall	C2R	DEF2
81	Forest Cove Ground Water Facility	C2	DEF1
82	Fox Street Grove	C2R	
83	Franklin Machine Shop Sec 1	C2R	DEF1
84	Glenhaven Plaza	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Home Plaza at Knox	C3R	
86	Indus Oak Residence	C3R	DEF1
87	Jason Forests of Avalon	C2R	
88	Kermier Commerce Park	C3R	
89	Kezira Villas at Corder	C2R	
90	Kirkwood Crossings Sec 1	C3R	
91	Lexen Court	C3R	
92	Lexington Green	C2R	DEF1
93	Mallow Villas	C2R	
94	Malvern Plaza	C2R	
95	Mansfield Cove	C3R	
96	Marcella Place	C2R	DEF1
97	Marcus Place partial replat no 1	C2R	
98	Maxroy Estates	C2R	
99	Middle Street Manors	C2R	
100	Nathaniel Brown Villas	C2R	
101	North Main Office	C2R	
102	North York Townhomes	C2R	DEF1
103	Oak Lawn Addition partial replat no 5	C2R	DEF1
104	Observatory Lodge	C2R	
105	Palisades Park Sec 1 partial replat no 1	C2R	DEF1
106	Parker Acres	C2R	DEF1
107	Plaza Estates at Dolly Wright	C2R	
108	Plaza Estates at Sam Wilson	C2R	
109	Post Oak Estates partial replat no 1	C2R	
110	Prosperity Estates	C3R	
111	Rosalie Manor	C2R	
112	Salvation Army at Carl	C2R	DEF1
113	Salvation Army at Quitman	C2R	DEF1
114	Sama Estates at Delano	C2R	
115	Shady Acres Reserve	C2R	
116	Southmont Addition Annex No 4 partial replat no 2	C2R	DEF1
117	Stassen Views	C2R	
118	Tanner Flex Space Park	C2R	
119	Thornton Green	C3R	
120	Townhomes at Branard	C2R	DEF1
121	Villas at East 42nd	C2R	
122	Villas at Eastwood	C2R	
123	Villas At Lockwood	C2R	
124	Waseca Grove	C2R	
125	Winton Park	C2R	
126	Yale Plaza Estates	C2R	

C-Public Hearings Requiring Notification

Item No.	Subdivision Plat Name	App Type	Deferral
127	Barr Landing	C3N	
128	Beamer Villas partial replat no 1	C3N	
129	Benders Landing Estates Sec 7 partial replat no 1	C3N	
130	City of Houston Sharpstown Water Well no 5	C3N	
131	Driscoll Vista	C3N	
132	Hoskins Square	C3N	
133	Knoll Street Crossing	C3N	
134	Laurel at Blackhawk	C3N	
135	Light Haven at District West Sec 1 partial replat no 1	C3N	
136	Melbourne Villas	C3N	
137	Moritz Square Development	C3N	
138	New Orleans Street Estates	C3N	
139	Sandra Duplexes replat no 1	C3N	DEF1
140	Southgate partial replat no 6	C3N	DEF1
141	Sylvan Estates	C3N	

D-Variances

142	Bridgeland Prairieland Village GP	GP	
143	Coronayard	C2	
144	Garfam Industries Industrial Park	C2R	
145	Global Football Innovations Academy	C2	DEF1
146	Hurtado Reserve	C2R	
147	Jensen Commercial Reserve	C2R	
148	Paragon Place	C2	DEF1
149	Salam Homes For Youth	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

150	Exxon South Houston Terminal	C2	
151	OSBT Properties Sec 1	C2R	DEF1

G-Extensions of Approval

152	Anniston Sec 1	EOA	
153	Anniston Sec 4	EOA	
154	Anniston Sec 6	EOA	
155	Gosling Tract	EOA	
156	Harris County MUD No 558 Wastewater Treatment Plant no 1	EOA	
157	Lalita Holdings	EOA	
158	Martinez Complex	EOA	
159	Siteone Commercial Park	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
160	Valley Ranch Bend Drive Street Dedication	EOA	

H-Name Changes

None

I-Certification of Compliance

161	21730 Dogwood Drive	COC	
162	20180 FM 1485 Road	COC	
163	20033 Red Oak South	COC	

J-Administrative

None

K-Development Plats with Variance Requests

164	3913 Woodleigh Street	DPV	

Off-Street Parking Variance

III	3607 White Oak Drive	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Albion Townhomes	2023-2394	C3F	Harris	City	532W	1.77	0.02	37	Lovett Homes	Windrose
2	Archpoint Ventures LLC	2023-2428	C2	Harris	ETJ	327D	2.00	1.87	0	Archpoint Ventures LLC	Hovis Surveying Company Inc.
3	Bartlett Road Street Dedication and Reserves (DEF1)	2023-2313	C3F	Waller	ETJ	403V	7.09	3.96	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
4	Bartlett Road Street Dedication Sec 5	2023-2455	C3F	Waller	ETJ	403Z	2.63	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
5	Beckendorff Road Street Dedication Sec 6	2023-2454	C3F	Waller	ETJ	403Z	2.98	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
6	Bissonnet Street in Trillium Street Dedication and Reserves Sec 2	2023-2378	C3F	Fort Bend	ETJ	526V	7.04	4.36	0	TPHTM 1464, LLC	Costello, Inc.
7	Bridgeland Prairieland Village Sec 10	2023-2381	C3P	Harris	ETJ	365P	18.86	9.99	68	Bridgeland Development LP	Costello, Inc.
8	Brookshire Gardens	2023-2402	C3F	Harris	City	531F	0.17	0.00	4	BROOKSHIRE GARDENS LLC	Texas Field Services
9	Candela Sec 14	2023-2509	C3P	Fort Bend	ETJ	524N	19.67	2.32	61	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
10	Candela Sec 16	2023-2487	C3P	Fort Bend	ETJ	524N	3.16	1.55	9	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
11	Candela Sec 17	2023-2489	C3P	Fort Bend	ETJ	524N	4.90	1.28	16	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
12	Casa Maya	2023-2453	C3F	Harris	City	413X	0.85	0.16	4	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
13	Caymus Creek Drive Street Dedication	2023-2472	C3F	Waller	ETJ	403Z	0.92	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
14	Champions Oak Sec 5	2023-2376	C3F	Harris	ETJ	370M	12.02	0.98	61	Woodmere Development Co., LTD.	IDS Engineering Group
15	Craig Woods partial replat no 40	2023-2415	C3F	Harris	City	451X	0.22	0.00	2	Century Custom Homes	Total Surveyors, Inc.
16	Dellrose Sec 20	2023-2465	C3P	Harris	City/ ETJ	325J	18.03	3.00	73	Cypress 600 Development Partners LP	Meta Planning + Design LLC
17	Development on OST	2023-2392	C3F	Harris	City	534F	0.62	0.59	0	MOHSIN MOMIN	Century Engineering, Inc
18	Durloy Villas (DEF2)	2023-2231	C3F	Harris	City	570H	3.00	0.39	16	DurLoy Homes, Inc.	Chesterfield Development Services
19	Eula Realty Group Woodlyn	2023-2399	C3F	Harris	City	455G	0.36	0.00	6	EULA Realty Group	AAB Homes, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
20	Everglade Estates	2023-2469	C3F	Harris	City	416W	0.16	0.00	2	JFO SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
21	Flagstone Sec 3	2023-2356	C3P	Harris	ETJ	334K	56.30	24.00	219	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
22	Fort Bend ISD Harvest Green Sec 1	2023-2463	C2	Fort Bend	ETJ	566G	16.31	16.31	0	Fort Bend Independent School District	Pape-Dawson Engineers
23	Foster Place partial replat no 39	2023-2414	C3F	Harris	City	533R	0.13	0.00	3	New Era Development	New Era Development & Land Services
24	Grand Mason Sec 7	2023-2395	C3P	Harris	ETJ	406J	19.56	0.09	94	TRI Pointe Homes	BGE, Inc. - Land Planning
25	Grand Northwest GP	2023-2473	GP	Harris	City/ ETJ	325P	483.60	0.00	0	McCormack Commercial	Meta Planning + Design LLC
26	Harris County MUD No 171 Lift Station No 6	2023-2450	C2	Harris	ETJ	404M	0.16	0.13	0	NASH FM 529, LLC	BGE, Inc.
27	Harris County Mud No 514 Water Plant No 1	2023-2462	C2	Harris	ETJ	258Z	3.49	3.49	0	Lennar Homes of Texas Land and Construction, LTD.,	BGE, Inc.
28	Heights Mobil Car Care	2023-2374	C3F	Harris	City	452T	0.35	0.35	0	Herring Construction Co., Inc.	The Pinnell Group, LLC
29	Hertegas Property	2023-2389	C2	Harris	ETJ	407U	1.24	1.24	0	Jose E Herrera	South Texas Surveying Associates, Inc.
30	Legacy Park on Nanes Road Sec 3	2023-2396	C3F	Harris	ETJ	332N	12.17	4.87	48	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
31	Malabar Place partial replat no 1	2023-2373	C3F	Harris	City	450R	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
32	Mesa Vista	2023-2347	GP	Harris	City	415Y	187.38	0.00	0	Blackline Engineering LLC	Blackline Engineering
33	Moers Valley (DEF1)	2023-2348	C3F	Harris	City	575U	2.24	0.09	49	CAS Consultants, LLC	CAS Consultants, LLC
34	Morse Vista	2023-2416	C3F	Harris	City	492V	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
35	Mowery Plant (DEF1)	2023-2330	C2	Harris	City	572M	5.98	5.98	0	CONCEPT E & Y LLC	PROSURV
36	Mueschke Road and Mound Road Street Dedication	2023-2447	SP	Harris	ETJ	366C	2.16	0.00	0	Dunham Pointe Development LLC	BGE, Inc.
37	Newport Pointe Sec 4	2023-2379	C3F	Harris	ETJ	379U	25.75	13.27	59	Newport Pointe, LTD.	LJA Engineering, Inc.-(Houston Office)
38	Oakwood Sec 2	2023-2486	C3F	Harris	ETJ	286M	18.62	2.02	92	KB Home Lone Star Inc	Meta Planning + Design LLC
39	Park Place Reserve	2023-2476	C3F	Harris	City	492T	0.29	0.29	0	3601 W. Alabama LP	Meta Planning + Design LLC
40	Richards Road Business Park (DEF1)	2023-2338	C3F	Montgomery	ETJ	252U	14.34	12.47	0	Alpine Engineering and Construction, LLC	Gruller Surveying
41	Saint Tropez Laguna Plaza	2023-2480	C2	Harris	ETJ	258Z	21.66	20.78	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
42	Sheelstone	2023-2386	C2	Fort Bend	ETJ	523R	4.04	4.04	0	CANDELA VENTURES, LLC	Civil-Surv Land Surveying, L.C.
43	Sila Drive Entry Reserve	2023-2444	C3F	Harris	ETJ	258Z	11.95	8.12	0	Friendswood Development Company	BGE, Inc.

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44	Sila Sec 1	2023-2445	C3F	Harris	ETJ	258Z	25.25	1.02	110	Friendswood Development Company	BGE, Inc.
45	Sila Sec 2	2023-2446	C3F	Harris	ETJ	258Y	34.15	1.31	162	Friendswood Development Company	BGE, Inc.
46	Stanford Place Estates partial replat no 1	2023-2403	C3F	Harris	ETJ	242N	5.42	0.00	2	Ed Noack	Texas Land Maps
47	Stockdick Road Street Dedication Sec 6	2023-2451	C3F	Waller	ETJ	443D	3.13	0.00	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
48	Storage Choice CE King	2023-2498	C2	Harris	ETJ	416M	6.46	6.46	0	STORAGE CHOICE CE KING, LTD	Civil-Surv Land Surveying, L.C.
49	Sundance Cove Sec 6	2023-2460	C3F	Harris	ETJ	378Q	8.51	1.16	41	Meritage Homes of Texas, LLC, An Arizona Limited Liability Company	EHRA
50	Sundance Cove Sec 7	2023-2464	C3F	Harris	ETJ	378Q	10.70	1.09	47	Meritage Homes of Texas, LLC, An Arizona Limited Liability Company	EHRA
51	Sunterra Sec 66	2023-2490	C3F	Waller	ETJ	403V	14.19	0.28	71	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
52	Synova Sec 2	2023-2479	C3F	Harris	ETJ	378V	27.69	6.11	112	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
53	Synova Sec 3	2023-2481	C3F	Harris	ETJ	378V	21.82	1.60	104	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
54	Tantara Bend Drive Street Dedication and Detention Reserves	2023-2471	C3F	Waller	ETJ	403Z	43.04	40.99	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
55	Townhomes at Beachton	2023-2382	C2	Harris	City	493G	0.11	0.00	2	Sandcastle Homes	MOMENTUM EGINEERING
56	US 59 New Caney Commercial Development Sec 3 (DEF1)	2023-2256	C3F	Montgomery	ETJ	256Q	17.86	17.14	0	D Swoboda	South Texas Surveying Associates, Inc.
57	Views at Radio Road replat no 2 (DEF1)	2023-2211	C3F	Harris	City	575M	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
58	Waterstone Heights	2023-2466	C3F	Harris	ETJ	445M	4.47	1.40	53	Elrod Development, LLC	Richard Grothues Designs

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59	Willowcreek Ranch Sec 12	2023-2483	C3F	Harris	ETJ	288W	39.12	20.35	15	Willow Creek Ranch Telge, LLC, A Texas Limited Liability Company	EHRA
60	Winter Falls	2023-2482	C2	Harris	City	493F	0.29	0.18	7	Kelly Homes	The Interfield Group
61	Woodland Lakes Sec 10	2023-2501	C3P	Harris	City	338M	19.40	0.54	125	OU Land Acquisition, LP	Meta Planning + Design LLC

B-Replats

62	Amundsen Way	2023-2459	C2R	Harris	City	453Y	0.24	0.00	4	JST Homes, LLC	Owens Management Systems, LLC
63	Barclay Square (DEF1)	2023-2101	C2R	Harris	City	455E	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
64	Benmar Reserve	2023-2390	C2R	Harris	ETJ	373Q	4.41	4.41	0	Royal Gunite LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
65	BESL Properties on 71st Street	2023-2258	C2R	Harris	City	494Z	0.37	0.01	9	TN Associates	Gruller Surveying
66	Beulah Manor	2023-2421	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
67	Black Horse Heights	2023-2375	C2R	Harris	City	453S	0.47	0.47	0	Dek Studio	MOMENTUM EGINEERING
68	Bluebonnet Park Estates	2023-2324	C2R	Harris	City	494B	0.14	0.00	3	Owner	ICMC GROUP INC
69	Cadillac Landing	2023-2410	C2R	Harris	City	533L	0.24	0.00	4	Urban Arc Development	Total Surveyors, Inc.
70	Cadillac Park	2023-2408	C2R	Harris	City	533L	0.24	0.01	6	Urban Arc Development	Total Surveyors, Inc.
71	Comal Landing	2023-2439	C2R	Harris	City	533Y	0.32	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
72	Cosby Landing	2023-2418	C2R	Harris	City	533M	0.23	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
73	Cuartas Business Park LLC	2023-2162	C2R	Harris	City	492G	0.14	0.00	4	Cuartas Business Park LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
74	Cullen Manor	2023-2286	C2R	Harris	City	533M	0.17	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
75	Daphne Park	2023-2407	C2R	Harris	City	533L	0.24	0.00	6	Urban Arc Development	Total Surveyors, Inc.
76	Dorothy Place	2023-2406	C2R	Harris	City	492D	0.11	0.00	2	TOMO Development, LLC	Total Surveyors, Inc.
77	E3Real Business Complex	2023-2504	C2R	Fort Bend	ETJ	611D	6.05	6.05	0	E4Real LLC	The Interfield Group
78	Erin Landing	2023-2419	C2R	Harris	City	453Z	0.11	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
79	Estates at Dorchester	2023-2435	C2R	Harris	City	453R	0.47	0.00	10	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
80	Fifth Ward Church of Christ at Stonewall (DEF2)	2023-2221	C2R	Harris	City	494F	2.14	2.08	0	Fifth Ward Church of Christ	PEA Group
81	Forest Cove Ground Water Facility (DEF1)	2023-2341	C2	Harris	City	336E	0.64	0.64	0	FOREST COVE MUNICIPAL UTILITY DISTRICT	M2L Associates, Inc.
82	Fox Street Grove	2023-2423	C2R	Harris	City	494J	0.31	0.00	6	RR & J Company, LLC	Total Surveyors, Inc.
83	Franklin Machine Shop Sec 1 (DEF1)	2023-2268	C2R	Harris	City	374Z	4.01	4.01	0	Franklin Estate Partnership, Ltd.	Texas Professional Surveying, LLC
84	Glenhaven Plaza	2023-2492	C2R	Harris	City	491X	0.95	0.95	0	Azim Karedia	Century Engineering, Inc
85	Home Plaza at Knox	2023-2484	C3R	Harris	City	412Y	1.00	0.01	13	CONPLUS	RSG Engineering
86	Indus Oak Residence (DEF1)	2023-2351	C3R	Harris	City	412X	0.95	0.09	15	Indus Oak Homes	Chesterfield Development Services
87	Jason Forests of Avalon	2023-2317	C2R	Harris	City	453Z	0.23	0.00	3	2505 WHEELER STREET LLC	ICMC GROUP INC
88	Kermier Commerce Park	2023-2370	C3R	Harris	ETJ	283Z	45.36	43.58	0	THE URBAN COMPANIES	The Pinnell Group, LLC
89	Kezira Villas at Corder	2023-2427	C2R	Harris	City	533Q	0.41	0.01	12	New Era Development	New Era Development & Land Services
90	Kirkwood Crossings Sec 1	2023-2388	C3R	Harris	City	529N	46.54	28.11	0	Kimley-Horn	Windrose
91	Lexen Court	2023-2499	C3R	Harris	City	451D	1.96	0.00	36	B & U Construction	The Interfield Group
92	Lexington Green (DEF1)	2023-2298	C2R	Harris	City	492Z	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
93	Mallow Villas	2023-2511	C2R	Harris	City	574A	0.29	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
94	Malvern Plaza	2023-2474	C2R	Harris	City	453Z	0.14	0.00	2	To be determined	SEM SERVICES
95	Mansfield Cove	2023-2494	C3R	Harris	City	452A	1.97	0.02	30	Mansfield Cove	The Interfield Group
96	Marcella Place (DEF1)	2023-2294	C2R	Harris	City	452D	1.27	0.06	32	BBZ Development	Total Surveyors, Inc.
97	Marcus Place partial replat no 1	2023-2380	C2R	Harris	City	455T	0.17	0.00	2	N&E Martinez	South Texas Surveying Associates, Inc.
98	Maxroy Estates	2023-2431	C2R	Harris	City	412T	0.29	0.00	4	Creative Rei Mgmt, LLC	JT Architectural Designs LLC
99	Middle Street Manors	2023-2426	C2R	Harris	City	494N	0.11	0.00	2	Uzma Properties Development LLC	RP & Associates
100	Nathaniel Brown Villas	2023-2432	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
101	North Main Office	2023-2168	C2R	Harris	City	453N	0.16	0.16	0	RSG FRATELLI 1	RSG Engineering
102	North York Townhomes (DEF1)	2023-2181	C2R	Harris	City	494N	0.11	0.00	3	N York Properties LLC	STUPA INTERNATIONAL LLC
103	Oak Lawn Addition partial replat no 5 (DEF1)	2023-2326	C2R	Harris	City	494T	0.41	0.00	10	OKC Properties, LLC	City Choice Group, LLC
104	Observatory Lodge	2023-2475	C2R	Harris	City	412N	0.17	0.00	2	Clemente Moran	Apex Group
105	Palisades Park Sec 1 partial replat no 1 (DEF1)	2023-2218	C2R	Harris	City	492B	1.16	0.00	27	Hurst Partners, LP	City Choice Group, LLC
106	Parker Acres (DEF1)	2023-2246	C2R	Montgomery	ETJ	296L	4.20	4.20	0	DAVID PARKER	TC SURVEY AND MAPPING
107	Plaza Estates at Dolly Wright	2023-2425	C2R	Harris	City	412S	0.22	0.00	2	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
108	Plaza Estates at Sam Wilson	2023-2424	C2R	Harris	City	494C	0.11	0.00	2	New Era Development	New Era Development & Land Services
109	Post Oak Estates partial replat no 1	2023-2467	C2R	Montgomery	ETJ	256L	0.78	0.00	3	HTX Mobile Hones LLC,	C & C Surveying, Inc
110	Prosperity Estates	2023-2443	C3R	Harris	City	455F	6.57	2.32	60	To be determined	SEM SERVICES
111	Rosalie Manor	2023-2437	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
112	Salvation Army at Carl (DEF1)	2023-2339	C2R	Harris	City	493C	1.15	1.15	0	Forney Construction	Windrose
113	Salvation Army at Quitman (DEF1)	2023-2334	C2R	Harris	City	493C	0.82	0.82	0	n/a	Windrose
114	Sama Estates at Delano	2023-2393	C2R	Harris	City	493Y	0.11	0.00	3	High Quality Homes LLC	Ritex Real Estate LLC
115	Shady Acres Reserve	2023-2377	C2R	Harris	City	452U	0.25	0.00	6	Grafton Development LTD	Pioneer Engineering, LLC
116	Southmont Addition Annex No 4 partial replat no 2 (DEF1)	2023-1929	C2R	Harris	City	571M	0.87	0.87	0	RDT Design & Consulting LLC	South Texas Surveying Associates, Inc.
117	Stassen Views	2023-2364	C2R	Harris	City	533U	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
118	Tanner Flex Space Park	2023-2441	C2R	Harris	ETJ	449B	4.54	4.54	0	Tentori Properties	Windrose
119	Thornton Green	2023-2429	C3R	Harris	City	452M	1.68	0.11	31	Disama Development	Total Surveyors, Inc.
120	Townhomes at Branard (DEF1)	2023-2274	C2R	Harris	City	492V	0.17	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
121	Villas at East 42nd	2023-2312	C2R	Harris	City	453J	0.11	0.00	3	Onyx Land Partners, LLC.	ICMC GROUP INC
122	Villas at Eastwood	2023-2187	C2R	Harris	City	494T	0.30	0.00	2	Madison Homes	ICMC GROUP INC
123	Villas At Lockwood	2023-2182	C2R	Harris	City	454Q	0.76	0.11	9	KSDA TX Properties II, LLC.	ICMC GROUP INC
124	Waseca Grove	2023-2404	C2R	Harris	City	450Y	0.26	0.00	3	Andrew & Andrew Investments LLC	Total Surveyors, Inc.
125	Winton Park	2023-2411	C2R	Harris	City	533L	0.24	0.01	6	Urban Arc Development	Total Surveyors, Inc.
126	Yale Plaza Estates	2023-2434	C2R	Harris	City	452M	0.11	0.00	2	New Era Development	New Era Development & Land Services

C-Public Hearings Requiring Notification

127	Barr Landing	2023-2142	C3N	Harris	City	450Q	0.86	0.12	15	No Company	HRS and Associates, LLC
128	Beamer Villas partial replat no 1	2023-2198	C3N	Harris	ETJ	617U	4.46	0.74	39	Brightland Homes, LTD	BGE, Inc.
129	Benders Landing Estates Sec 7 partial replat no 1	2023-2209	C3N	Montgomery	ETJ	294U	3.50	0.00	1	Owner	Conley Land Services, LLC
130	City of Houston Sharpstown Water Well no 5	2023-2186	C3N	Harris	City	530E	0.90	0.90	0	CITY OF HOUSTON C/O LANDTECH, INC.	Landtech, Inc.
131	Driscoll Vista	2023-2172	C3N	Harris	City	492V	0.11	0.00	2	Elegant Urban Homes, LLC	Total Surveyors, Inc.
132	Hoskins Square	2023-2230	C3N	Harris	City	450Q	0.55	0.01	10	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, 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
133	Knoll Street Crossing	2023-2189	C3N	Harris	City	450V	1.95	1.95	0	J&S Development, LLC	Quiddity Engineering
134	Laurel at Blackhawk	2023-2176	C3N	Harris	City	575R	5.46	5.46	0	Ford Investments	Total Surveyors, Inc.
135	Light Haven at District West Sec 1 partial replat no 1	2023-2146	C3N	Fort Bend	ETJ	525L	0.28	0.13	1	Pelican District West, Inc.	BGE, Inc.
136	Melbourne Villas	2023-2076	C3N	Harris	City	455B	0.33	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
137	Moritz Square Development	2023-2205	C3N	Harris	City	451W	0.22	0.00	4	1635 Moritz LLC.,	E.I.C. Surveying Company
138	New Orleans Street Estates	2023-2178	C3N	Harris	City	494F	0.11	0.00	2	Sims Properties	RP & Associates
139	Sandra Duplexes replat no 1 (DEF1)	2023-1935	C3N	Harris	City	454Q	0.25	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
140	Southgate partial replat no 6 (DEF1)	2023-2040	C3N	Harris	City	532H	0.17	0.00	4	1969 Dryden LLC	Patrick Planning Services, LLC
141	Sylvan Estates	2023-2087	C3N	Harris	City	534D	0.90	0.00	2	Axiom Land Surveying, LLC	Axiom Land Surveying, LLC

D-Variances

142	Bridgeland Prairieland Village GP	2023-2384	GP	Harris	ETJ	365T	4018.00	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
143	Coronayard	2023-2085	C2	Harris	ETJ	292N	1.00	0.00	1	Mario Corona	MBCO Engineering
144	Garfam Industries Industrial Park	2023-2371	C2R	Harris	ETJ	373X	2.26	1.96	0	Garfam Industries	The Pinnell Group, LLC
145	Global Football Innovations Academy (DEF1)	2023-2266	C2	Harris	ETJ	290B	20.11	20.11	0	iFootball Properties, LLC	Texas Professional Surveying, LLC
146	Hurtado Reserve	2023-2177	C2R	Harris	City	575S	6.21	6.21	0	No Company	HRS and Associates, LLC
147	Jensen Commercial Reserve	2023-2304	C2R	Harris	City	494A	1.65	1.65	0	Reyna Holdings Company LLC	Total Surveyors, Inc.
148	Paragon Place (DEF1)	2023-2315	C2	Harris	ETJ	290D	40.66	40.66	0	The Paragon Place, LLC	Civil-Surv Land Surveying, L.C.
149	Salam Homes For Youth	2023-2413	C2R	Harris	ETJ	330F	1.00	1.00	0	SALAM HOMES FOR YOUTH	Bowden Land Services & Consulting

E-Special Exceptions

None

F-Reconsideration of Requirements

150	Exxon South Houston Terminal	2023-2179	C2	Harris	City	533W	16.95	16.95	1	ExxonMobil Corporation	ExxonMobil Pipeline Company LLC
151	OSBT Properties Sec 1 (DEF1)	2023-2068	C2R	Harris	ETJ	409Y	2.02	1.95	0	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC

G-Extensions of Approval

152	Anniston Sec 1	2022-2852	EOA	Harris	ETJ	404P	26.56	0.66	124	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)

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
153	Anniston Sec 4	2022-2855	EOA	Harris	ETJ	404S	22.01	0.29	114	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
154	Anniston Sec 6	2022-2859	EOA	Harris	ETJ	404N	21.61	0.08	138	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
155	Gosling Tract	2022-2611	EOA	Harris	ETJ	250V	56.20	34.76	128	BFR Woodlands Property Owner, LLC	LJA Engineering, Inc.-(Houston Office)
156	Harris County MUD No 558 Wastewater Treatment Plant no 1	2022-2801	EOA	Harris	ETJ	286S	4.28	4.28	0	M/I Homes of Houston, LLC	LJA Engineering, Inc.-(Houston Office)
157	Lalita Holdings	2022-2603	EOA	Harris	ETJ	445B	3.20	2.93	0	Lalita LLC.	E.I.C. Surveying Company
158	Martinez Complex	2022-2480	EOA	Harris	ETJ	419Q	0.66	0.66	0	N/A	The Interfield Group
159	Siteone Commercial Park	2022-2446	EOA	Harris	ETJ	291U	3.72	3.72	0	SiteOne Landscape Supply, LLC	PEA Group
160	Valley Ranch Bend Drive Street Dedication	2022-2708	EOA	Montgomery	ETJ	256X	3.17	0.00	0	Signorelli Investment Company, Ltd.	McKim and Creed

H-Name Changes

None

I-Certification of Compliance

161	21730 Dogwood Drive	23-1718	COC	Montgor	ETJ	256P				Erik Chavez	Ricardo Chavez
162	20180 FM 1485 Road	23-1719	COC	Montgor	ETJ	256L				Ernesto Quintanilla	Ernesto Quintanilla
163	20033 Red Oak South	23-1720	COC	Montgomery	ETJ	257M				Tony Bender	Tony Bender

J-Administrative

None

K-Development Plats with Variance Requests

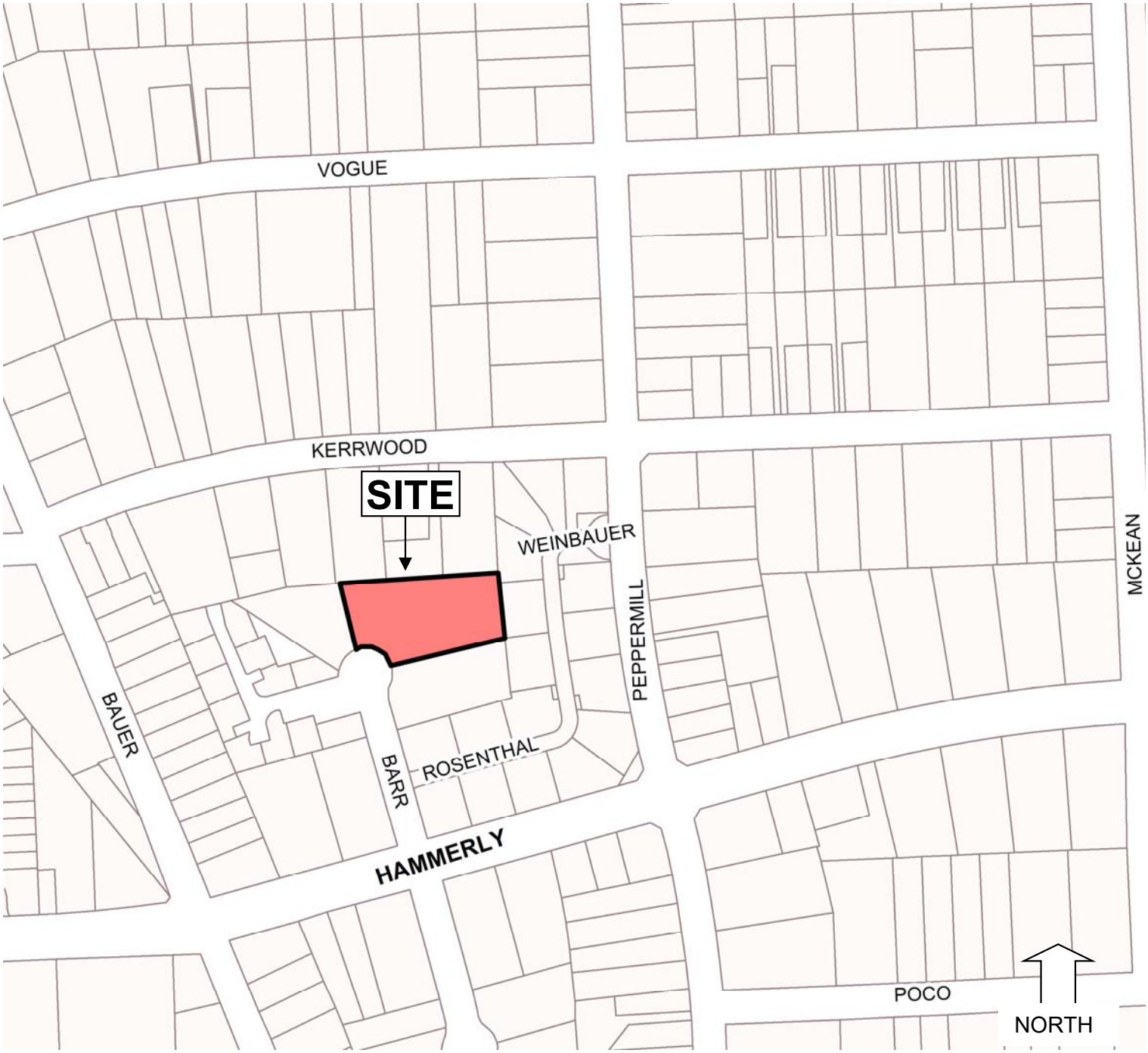
164	3913 Woodleigh Street	23006172	DPV	Harris	City	494S				James Trimble	Dia Architects

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Barr Landing

Applicant: HRS and Associates, LLC



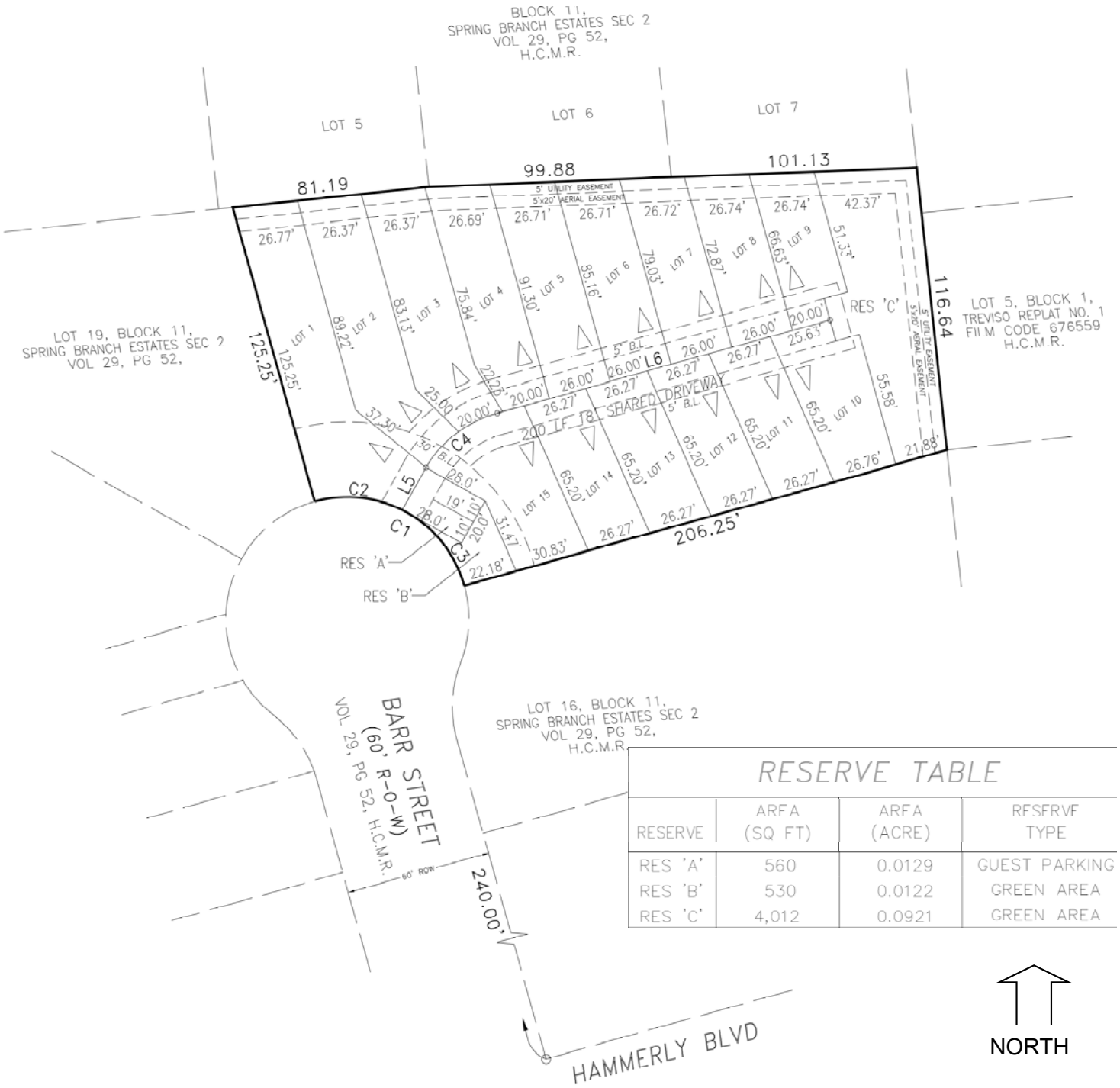
C – Public Hearings Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Barr Landing

Applicant: HRS and Associates, LLC



RESERVE TABLE

RESERVE	AREA (SQ FT)	AREA (ACRE)	RESERVE TYPE
RES 'A'	560	0.0129	GUEST PARKING
RES 'B'	530	0.0122	GREEN AREA
RES 'C'	4,012	0.0921	GREEN AREA

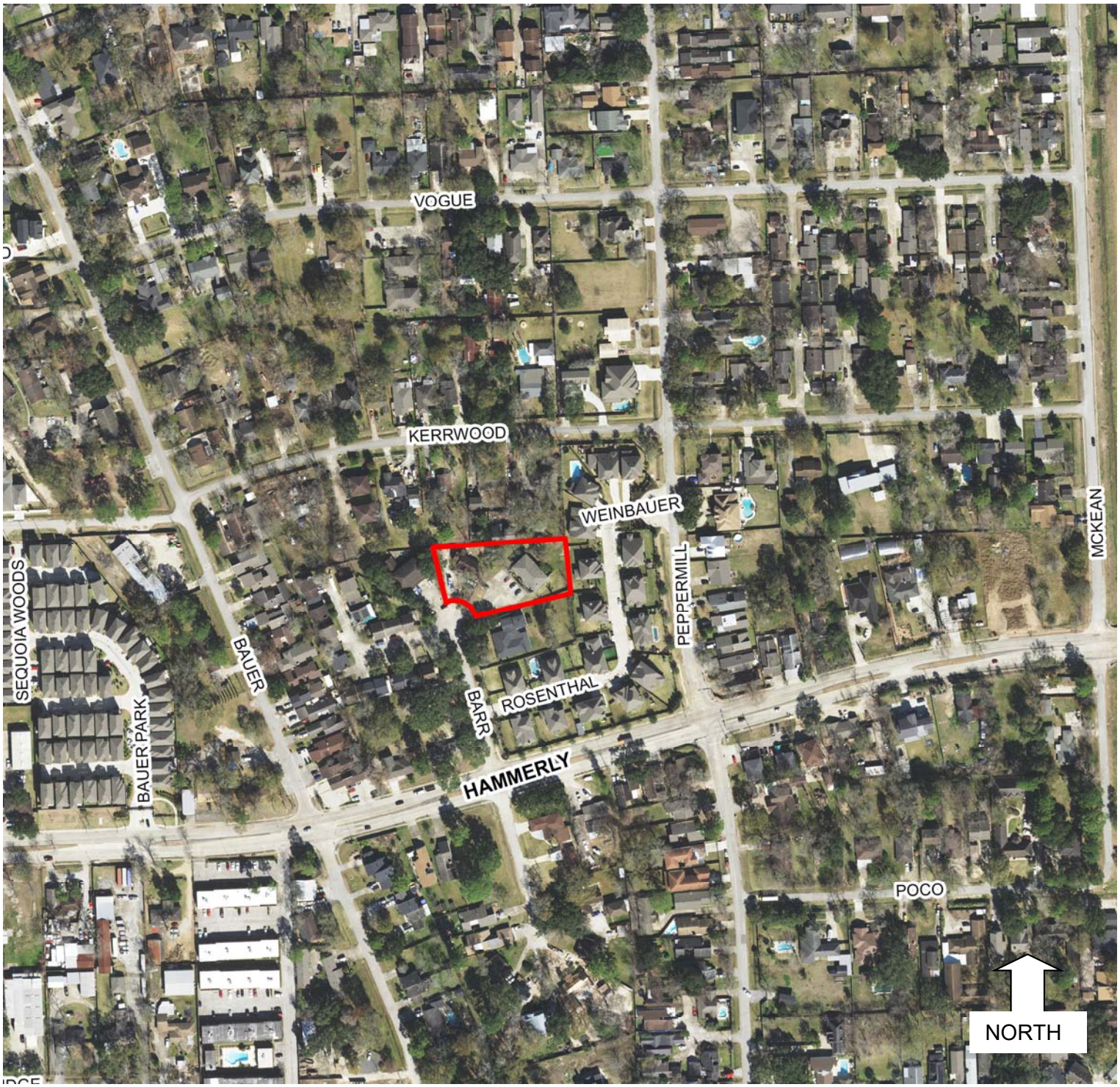
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Barr Landing

Applicant: HRS and Associates, 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

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2142; Barr Landing; a partial replat of **Spring Branch Estates No 2**, being Lots 17 and 18, Block 11, as recorded at Vol. 29, pg. 52 of Harris County Map Records.

The property is located northeast along the Barr Street, north of Hammerly Boulevard and east of Blalock Road. The purpose of the replat is to create 15 single family residential lots and 3 reserves along a shared driveway. The applicant, **Hamid Shotorbani,** with HRS and Associates, LLC., on behalf of the developer, can be contacted at **713-466-9776.**

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

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

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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

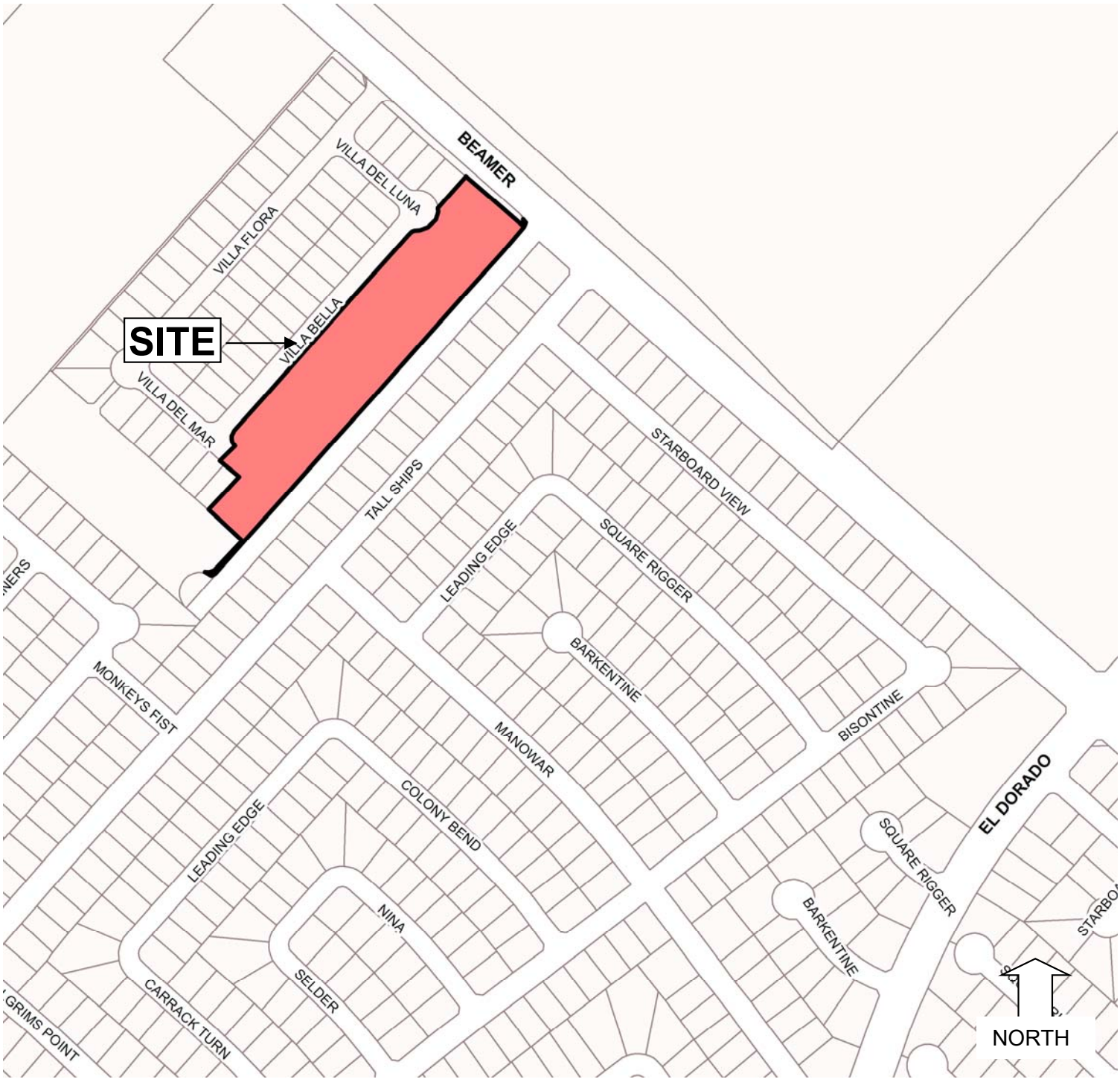
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Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Beamer Villas partial replat no 1

Applicant: BGE, Inc.



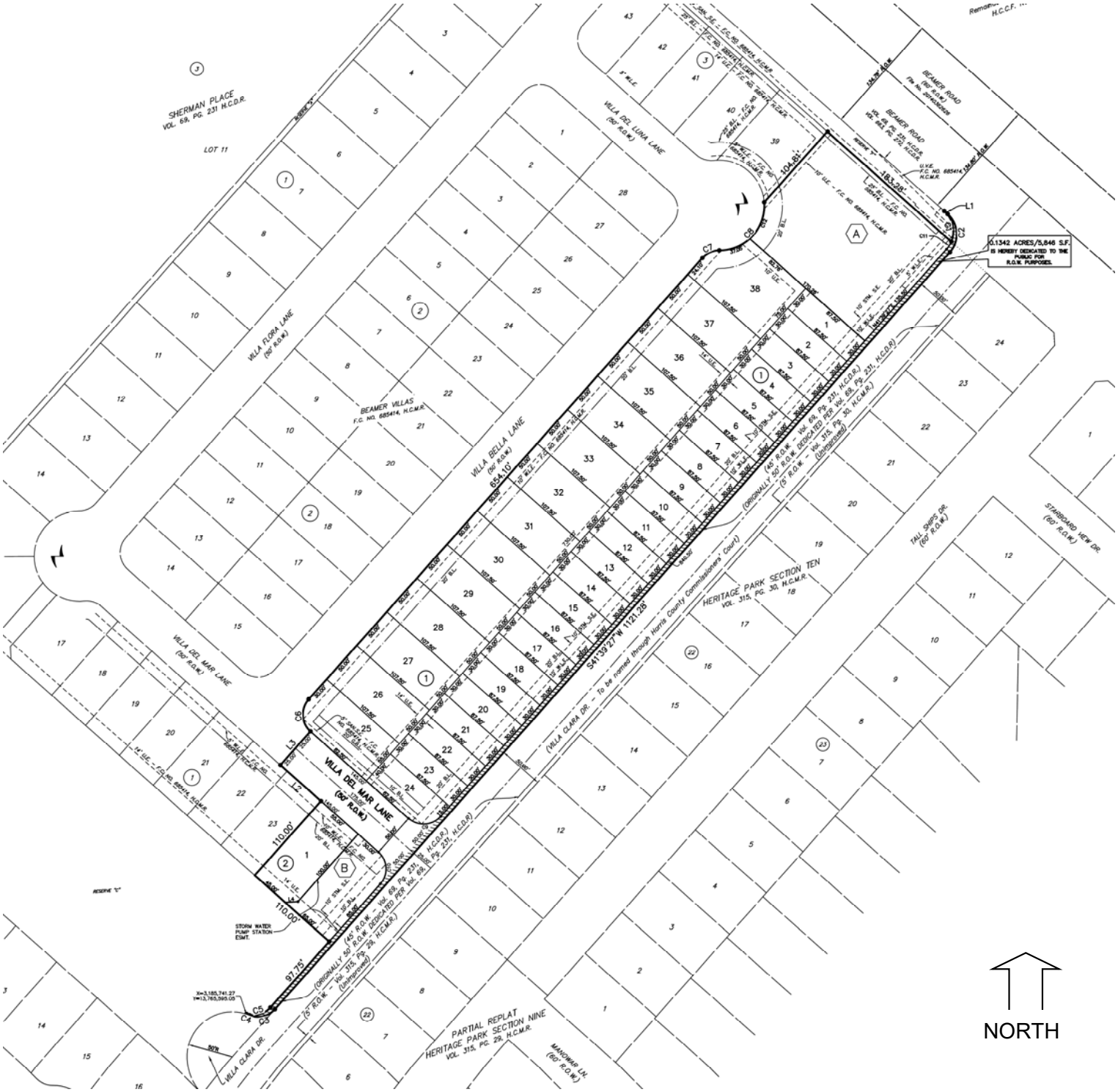
C – Public Hearings Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 11/02/2023**

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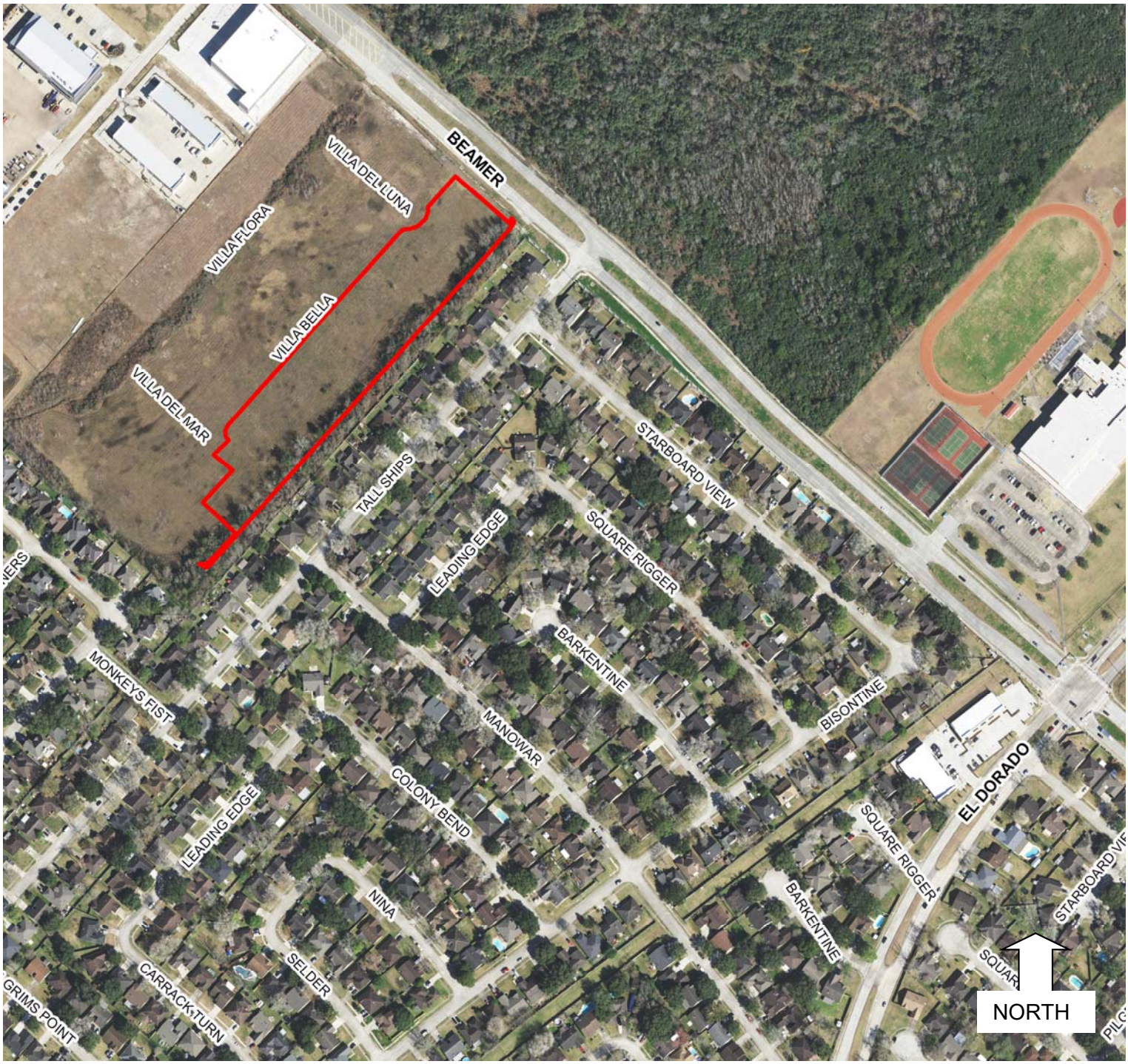
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 11/02/2023**

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Applicant: BGE, 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

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2198; Beamer Villas partial replat no 1; a partial replat of **Beamer Villas**, being Reserve D and Lot 24, Block 1 and Lots 1-38 and Reserve E, Block 3 and Villa Del Mar Lane as recorded at Film Code no 685414 of the Harris County Map Records.

The property is located west of and along Beamer Road, north of El Dorado Blvd. The purpose of the replat is to create 39 lots, 2 reserves, dedicate 5ft row on Villa Clara Lane and to adjust lot lines. The applicant, **Ralph Lopez ,** with BGE, Inc., on behalf of Brightland Homes, LTD, can be contacted at **281-558-8700.**

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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Planning Department Staff Authority and Obligation

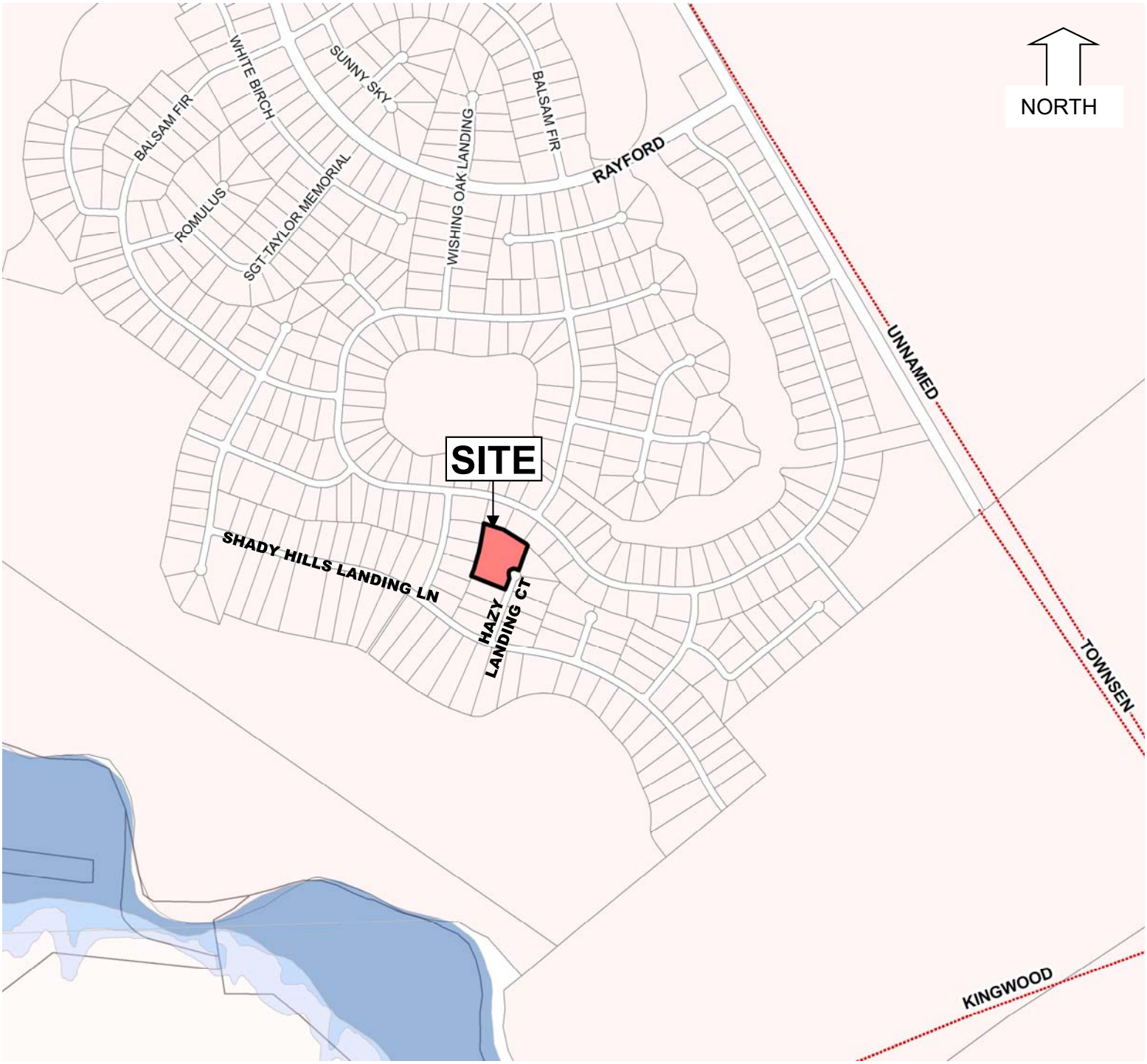
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Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

Applicant: Conley Land Services, LLC



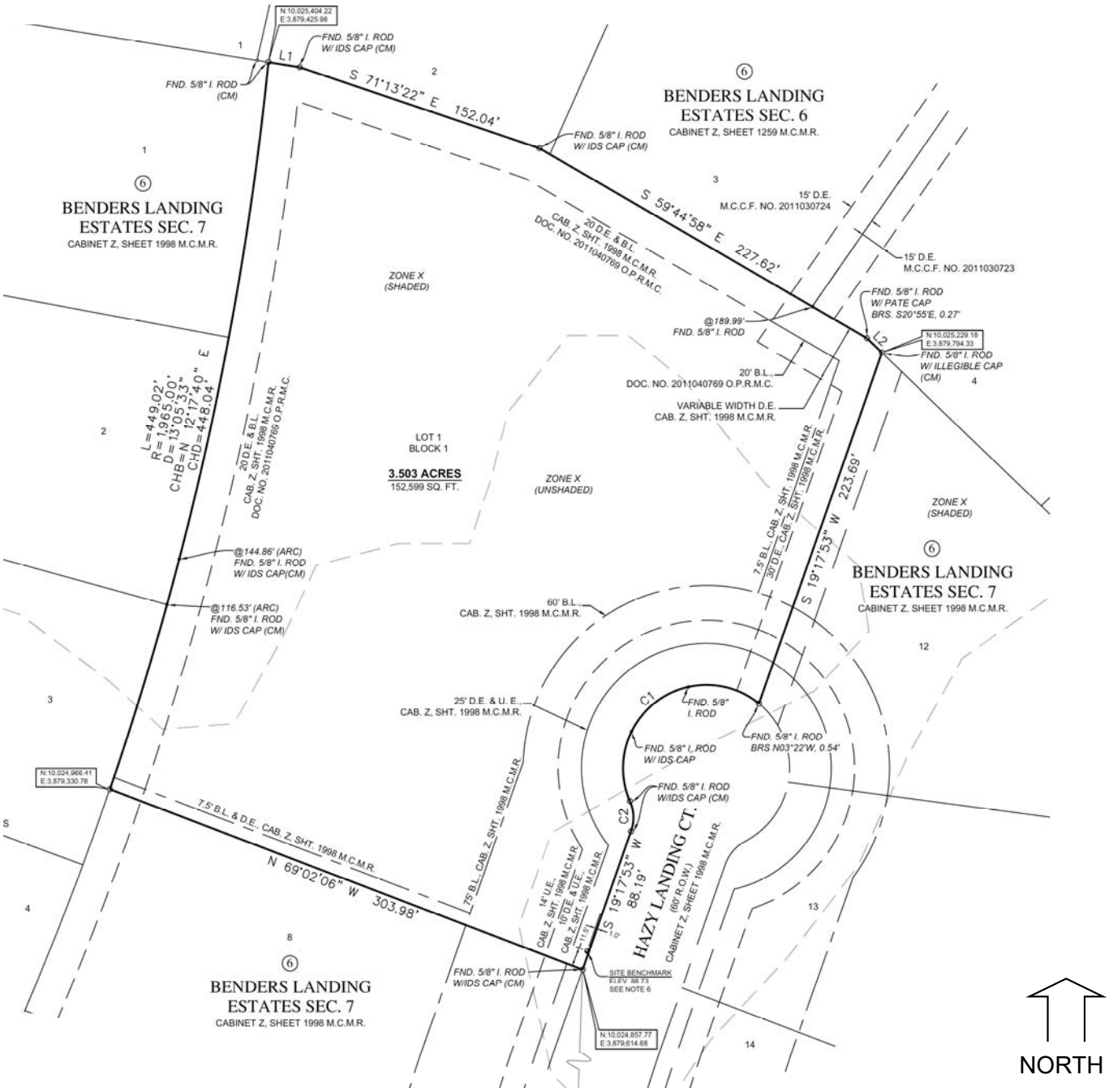
C – Public Hearings Site Location

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

Applicant: Conley Land Services, LLC



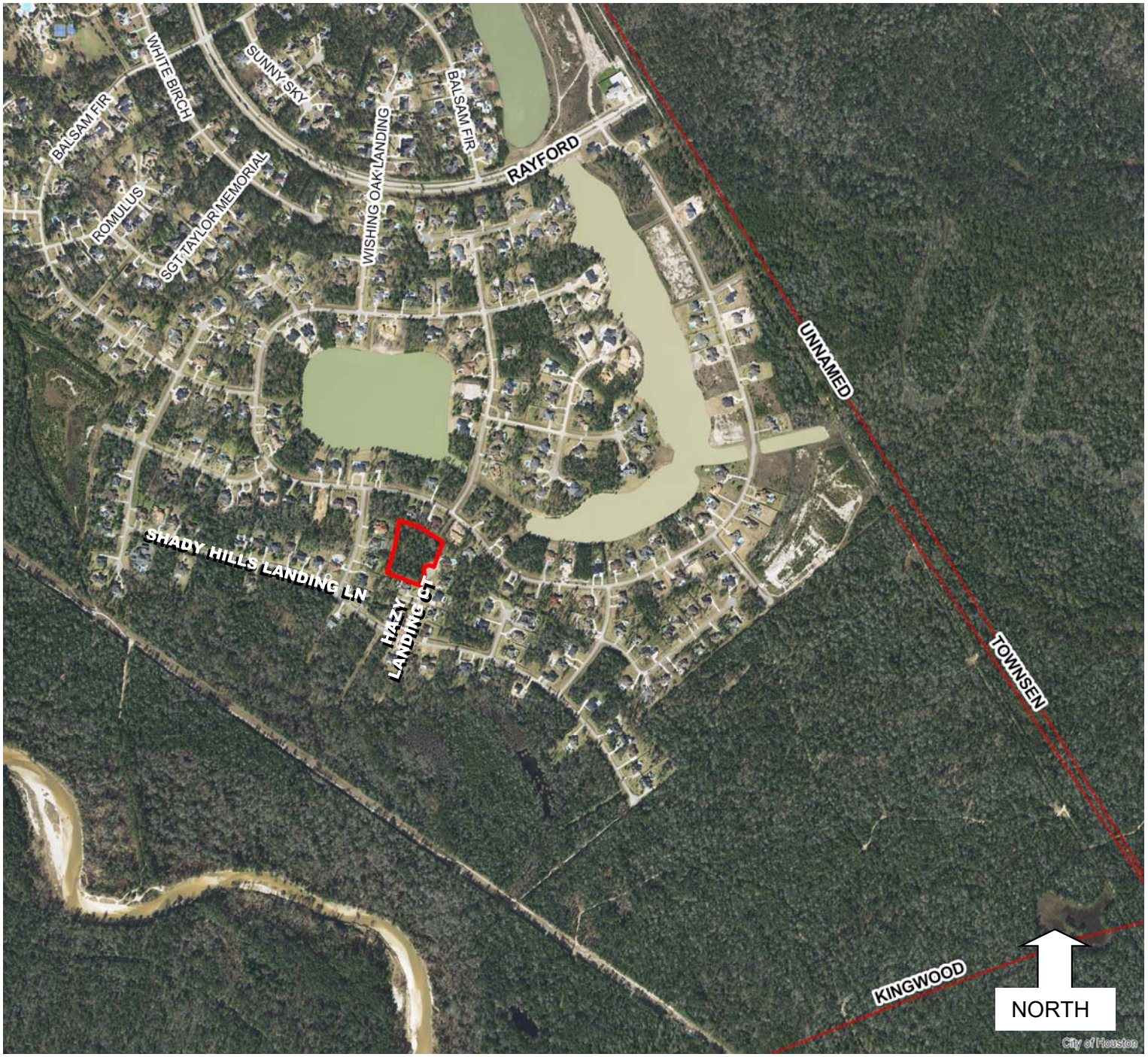
C – Public Hearings Subdivision

Houston Planning Commission ITEM:129

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

Applicant: Conley Land Services, 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

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2209; Benders Landing Estates Sec 7 partial replat no 1; a partial replat of **Benders Landing Estates**, lots 9, 10, and 11, Block 6 as recorded in Cabinet Z, Sheet 1998 of the Map Records of Montgomery County, Texas.

The property is located west of and along Hazy Landing Court north of Shady Hills Landing Lane. The purpose of the replat is to create 1 lot. The applicant, **Sean Conley ,** with Conley Land Services, LLC., on behalf of the Developer, can be contacted at **832-729-4997.**

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: City of Houston Sharpstown Water Well no 5

Applicant: Landtech, Inc.



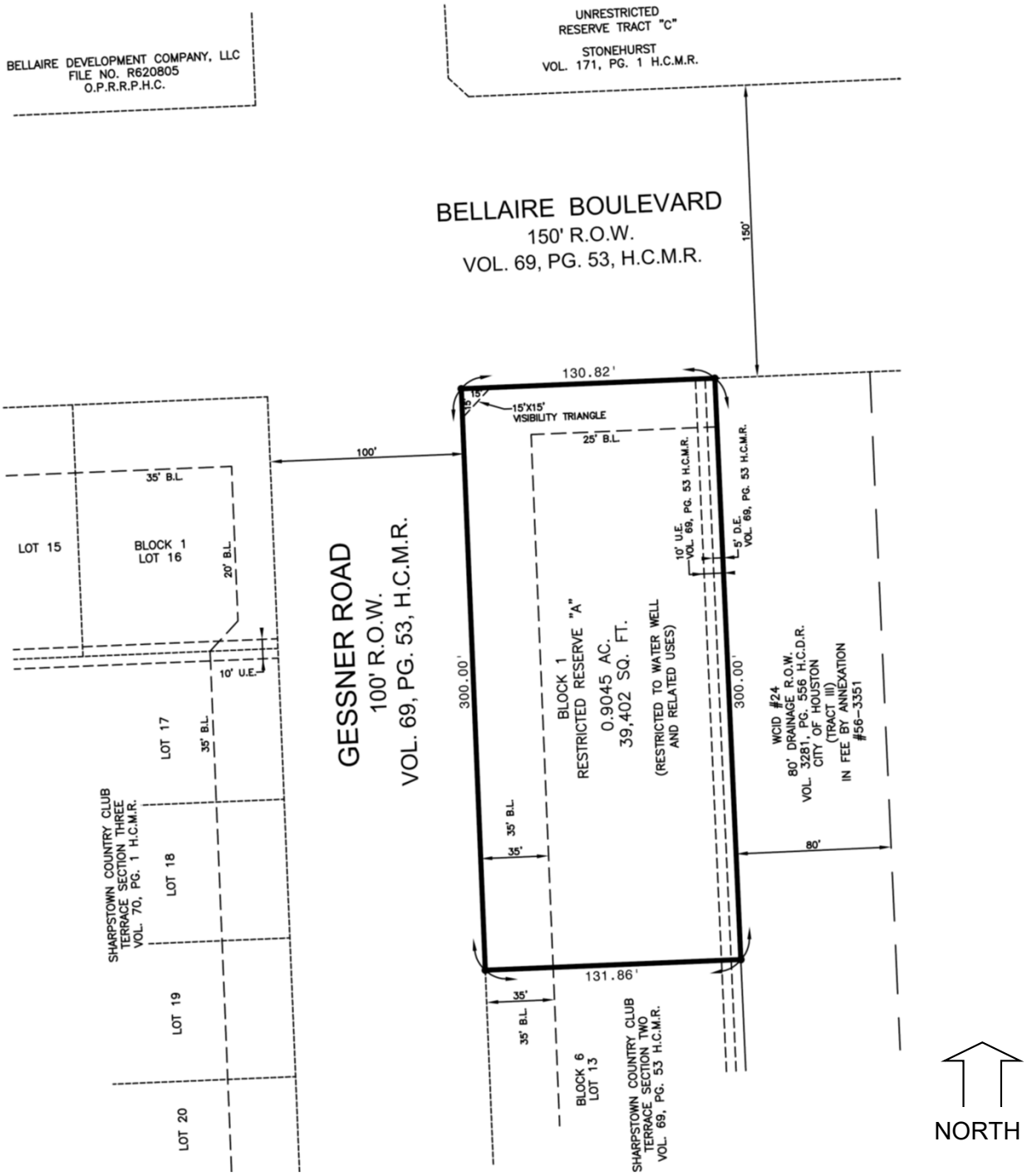
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 130

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C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 11/02/2023**

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C – Public Hearings with Variance 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

PHV

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2186; City of Houston Sharpstown Water Well no 5; a partial replat of "Sharpstown Country Club Terrace Sec 2," being Lot 14 in Block 6, as recorded in Volume 69, Page 53 of the Harris County Map Records.

The property is located at the southeast intersection of Bellaire Boulevard and Gessner Road. The purpose of the replat is to create one (1) reserve. The applicant, **Frank Petrosky,** with Landtech Inc., on behalf of the developer, can be contacted at **713-861-7068.**

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

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

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2186
Plat Name: City of Houston Sharpstown Water Well no 5
Applicant: Landtech, Inc.
Date Submitted: 09/24/2023

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

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

Land Use Variance:To replat from lot to restricted reserve for water well and related uses

Chapter 42 Section: 193

Chapter 42 Reference:

Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses

Statement of Facts

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

The project site is located in the City of Houston City Limits in City Council District "J". The site location is in an suburban area in the southhwestern part of the City. The area surrounding said site consists of mixed development with existing commercial and residential land uses in the project vicinity. The subject property is located at the intersection of Bellaire Blvd and South Gessner Road in an area with heavy vehicular traffic on the adjacent roadways as well as heavy METRO bus traffic near the site. The existing site is presently developed with the City of Houston Sharpstown Water Well No. 5 site which is designed to provide domestic water in this area of Houston. The existing site's confinement prevents it from being expanded to accommodate a larger footprint. The existing site is confined because it is adjoined by Bellaire Blvd on the north and Gessner Road on the west and a HCFCD drainage ditch on the east. The only direction to expand the site is to the south onto the platted lot which contains a residential structure. The COH recently acquired the fee title to said land so that they could expand the footprint of the water well site. That means that there is no place to expand since all adjacent property is occupied by existing public streets and a drainage ditch. This leaves only one option which is a redevelopment and expansion onto the platted lot to the south acquired by the City. This re-development and expansion is necessary to adequately address the public water needs of Houstonians in this area of the City. Thus, the proposed plan is to re-develop the existing water well site and expand onto the newly acquired Lot 14, Block 6 of "Sharpstown Country Club Terrace Section Two" recorded in Volume 69, Page 53, Harris County Map Records. This site has operated as a water production site since the 1950's and will continue to function in this fashion. So, there is no new impact on the surrounding area as it is a continuation of the existing land use that has been in place for more than 60 years now. The applicant is requesting a variance to the land use requirements for this site as mandated by the City's Chapter 42 Code of Ordinances. The applicant requests the land use for the lot be replatted as a "Restricted Reserve for Water Well and Related Uses". However, there is a solution to all of these issues. The solution is for the Houston Planning Commission to grant the requested variance and approve the

associated subdivision replat. The said approval action would act as a process that allows the lot to be replatted as the correct land use. Thus, the property can be developed as City of Houston Public Works desires as a Water Well Site to serve the needs of the public. But, at the same time all proper procedures will be followed from a legal standpoint by replatting with a public hearing and requesting a variance.

(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 hardship that would occur through the applying of this regulation is not the result of any action by the Applicant. The site is a land locked water production facility which is an island surrounded by public roads on two sides and a HCFCD drainage ditch on the third side. COH can not enlarge the existing site because there is no adjacent land to develop other than the lot immediately south of the existing water facility. For this very reason the City acquired title to said lot and now holds title and is in the engineering design phase of completing this project. The COH did not create this condition. This site and area was layed out in this manner in the 1950's by the private developer of "Sharpstown Country Club Terrace Section Two". The location was outside of the City limits when it was originally developed in the 1950's and was approved by Harris County Commissioner's Court at that time. The water well site originally belonged to a MUD District who owned the land and operated the facility providing water in the Sharpstown area. The City of Houston got involved when they annexed this Sharpstown area into the Corporate limits of the City of Houston. Thus, the City is not responsible for creating these problem or hardships it was just inherited by the City through the annexation process. However, the COH did the public a great service by annexing this area. The reason being is that the City now provides utilities such as water and sewer and maintains the roads in this area as well as providing solid waste collection and police and fire protection. The City even has libraries in the area. By the City keeping this site as a water well facility all of these years since the 50's not only has the City purveyed a lot of potable water in this area but also helped to not increase traffic flow. If this corner of Bellaire & Gessner were to be redeveloped as commercial it would greatly increase the traffic at an already congested intersection. The City facility has very minimal traffic in and out. The Sharpstown Water Well site has served the community beautifully for more than 60 years now since it's inception in the 1950's. However, the time has come to enlarge and modernize the facility and prepare for the future with the explosive growth of Houston. However, since there is no way to enlarge the site acreage other than by utilizing the lot acquired by the City; that is the only feasible option. This is the only way to use the site to its maximum potential. In order to accommodate that, the Houston Planning Commission must grant the requested land use variance so that the COH Public Works folks may construct the proposed improvements and expansion to the existing site. Anything less would not be acceptable. This would create an undue hardship on the citizens of District "J" by not providing them with a clean & fresh domestic water supply from the said Sharpstown water well site. This is not acceptable in Houston (who is known for it's world class water and public works facilities) because this water site has been offline for two years. Public Works is very anxious and deems this a public emergency to get this water site back online ASAP. Anything less than a variance to build the necessary improvements would impede the public's ability and right to receive world class domestic water from this historic Sharpstown water facility.

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

If the variance is granted, the intent and general purposes of Chapter 42 will not be adversely impacted and as such, preserved and maintained. This is the case because this is not a development for profit by a private land developer. This is a public water facility developed by the public for the public. In this case the public developer being, the COH, a government agency and the public consumer being the great citizens of the City of Houston. All citizens and visitors to Houston would be welcome to consume the clean life giving water that would be generated and pumped from said facility. The land use is not a great concern in this situation because the COH is constructing public water facilities on the lot much like what the City of Houston has constructed on the adjacent existing water well site. Furthermore, the COH is not impeding the public ROW because the water well site improvements will be constructed outside of the ROW on the City of Houston owned water well site. Also, please keep in mind for land planning and development purposes the improvements are not really changing any land use designations in the area in the spirit of the law. Everyone needs water. Thus, this site is doing a public service and is a public necessity. This water facility is nothing new and no reason for objection by anybody. This water facility has stood on this property since the 1950's. It is just going to expand to better serve the

community. Who in their right mind would complain about that? The deed restrictions from the 1950's were not as aggressive and intrusive as the deed restrictions of today but at any rate the deed restrictions are broken. There are already commercial businesses located in the area along Gessner. There is an auto repair facility directly across the street. This is not a perfect world and there must be some give and take in public infrastructure design. A change in land use for Lot 14 is a small price to pay for the increased water capacity that will exist in this Sharpstown area as a product of the magnificent redevelopment of the COH Sharpstown Water Well No. 5 site facility

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

The granting of the variance will not adversely affect the public health, safety and welfare. It is anticipated the proposed improvements will improve public health and public safety both for residences and buisnesses in this area which will have greater water capacity and redundancy available in the water distribution network in this area of Sharpstown. This will not adversely impact the City of Houston or anyone in the public. This site has operated as a water well site since the 1950's and will continue to function in this fashion. This project as previously stated is not for profit. This project is not by a private developer. This project is by the public and for the public. COH is a public entity; a government agency and they are entrusted in doing what is in the best interest of the public. There is no doubt that this water well facility is in the best interest of the public. The proof is in the successful operation of the facility for more than 60 years now. Who could argue that after 60 years it is not in the best interest of the public to make improvements to the water facility for it to continue serving the community for many years into the future? This is a win win situation for all involved. It is all positives. There are no negatives. There are no known safety concerns. The project will make all safer and more secure with increased water capacity volumes once this site comes back online. This is accomplished by the Houston Planning Commission granting the requested variance so that the City of Houston Public Works can provide more water amenities to the citizens of Council District "J".

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

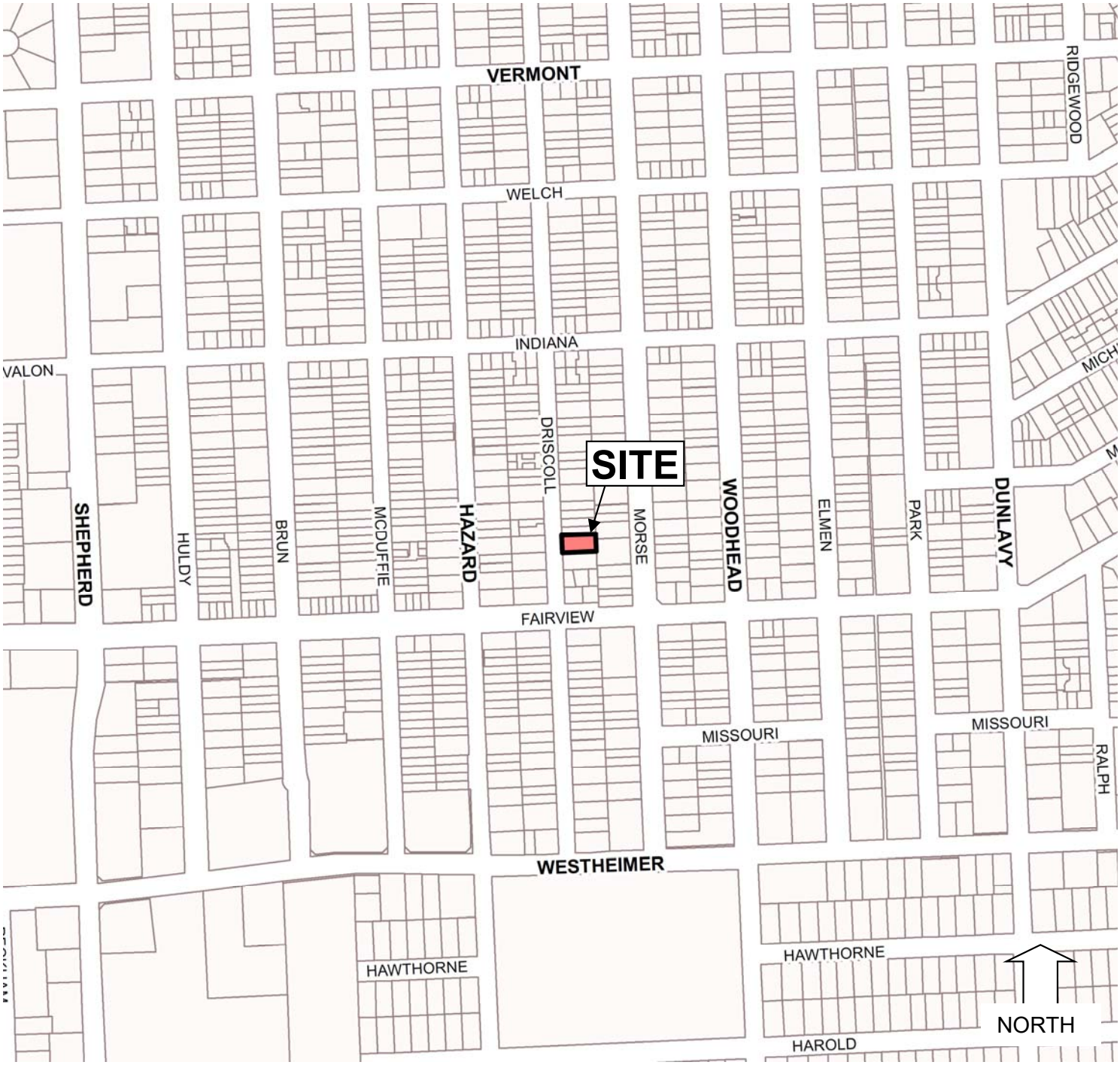
Economic hardship is not the sole justification for the granting of the variance. Economic hardship is a non factor in this variance request. We would like to again repeat that this is the public building for the public. The COH does not have any economic advantage or disadvantage related to the variance. This is a very simple situation. The COH is tasked with providing the best water solutions possible to the public in the City of Houston limits and beyond. The existing site has aged out and needs improvements to continue to best serve the community well into the future. As has been elaborated on previously in this variance request COH has no room to expand beyond the existing site acreage as they are confined by public roadways and drainage easement on all sides but one. That does not change the fact that improvements must be made to this site. This only means that the improvements have to fit on the existing site and expand to the south onto Lot 14 because there is no other feasible direction to expand. That means that the COH build this site as densely as possible and maximizes their usage of the existing site as well as the recently acquired Lot 14. It would be a shame for one City Department like the Planning Department to stop another City Department like Public Works from doing what is in the best interest of the public. In this case, you have to weigh the greater of the necessities. The nesecitiy to provide a greatly augmented water capacity and related amenities outweighs the necessity to enforce land use requirements. Public Works only asks for a small concession to the land use requirements. In return COH Public Works will deliver a new, enlarged and modern water production facility that is highly efficient. Please do the prudent thing in the best interest of the public. Please grant this variance and approve this replat. This is the best course of action that the Houston Planning Commission can provide to the public.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Driscoll Vista

Applicant: Total Surveyors, Inc.



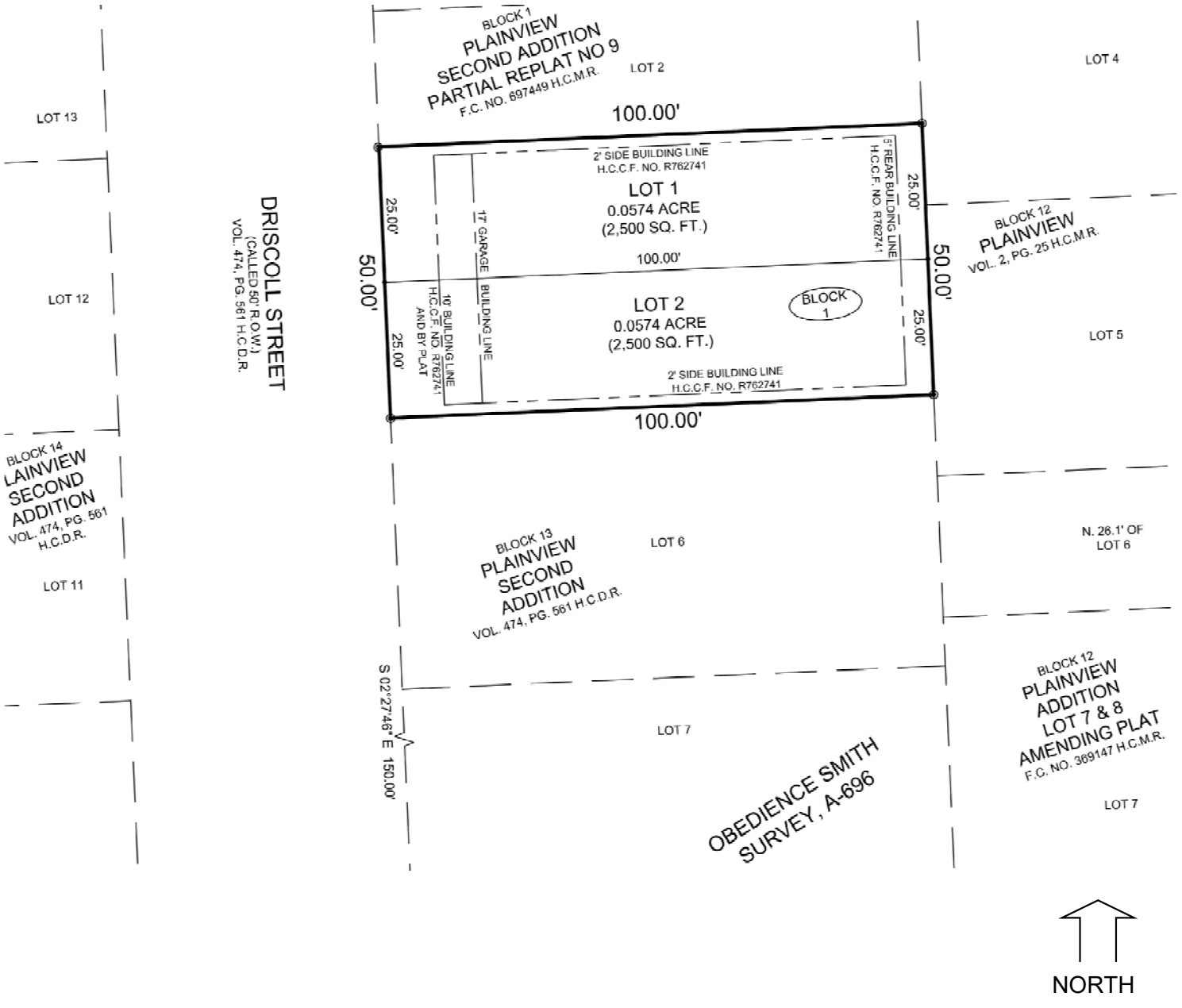
C – Public Hearings Site Location

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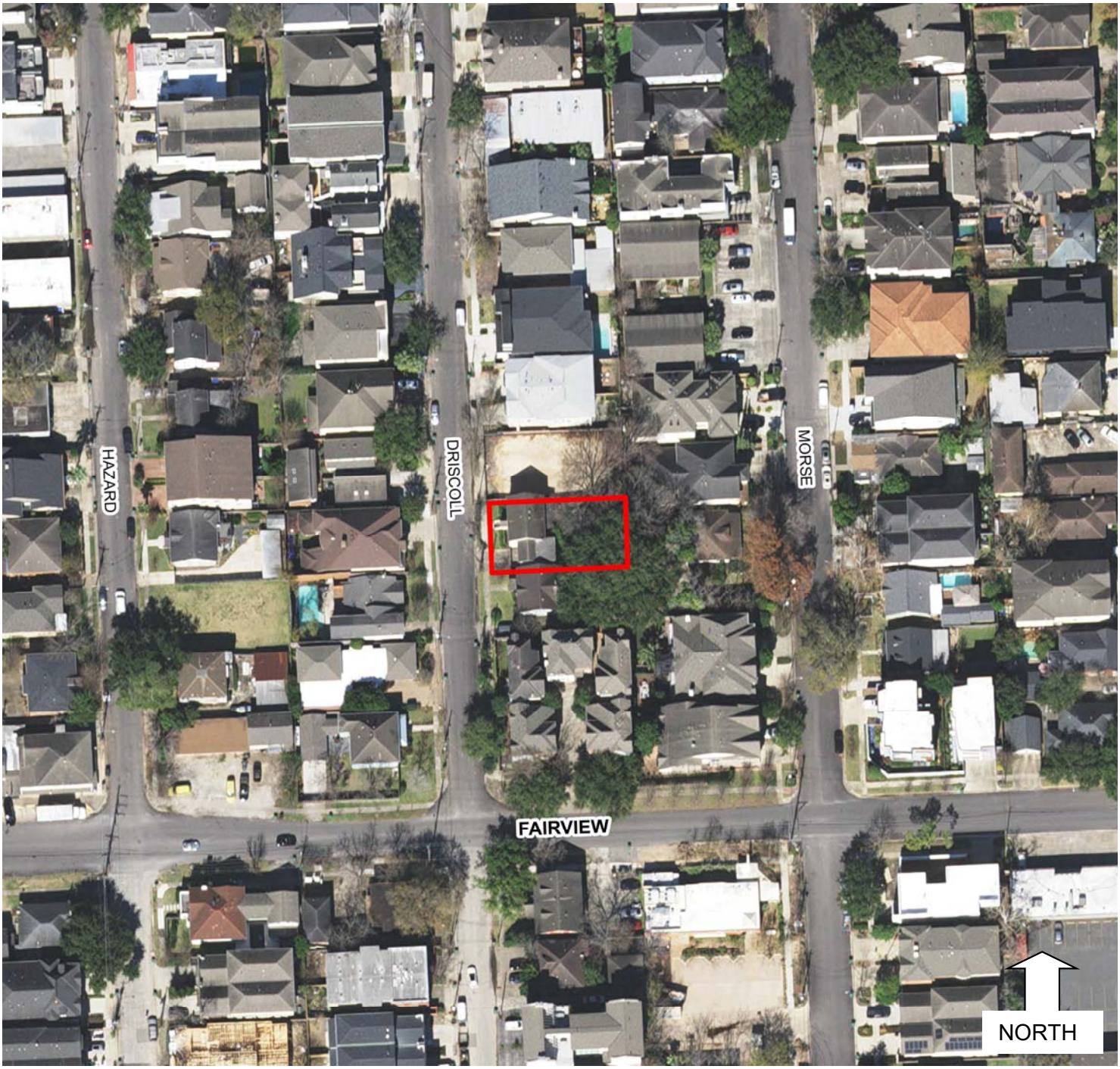
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 11/02/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
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Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2172; Driscoll Vista; a replat of **Plainview Second Addition**, being Lot 5, Block 13, as recorded in Vol. 474, pg. 561 of the Harris County Deed Records.

The property is located north of Fairview Street, east of South Sheperd Drive and east along Driscoll 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 Elegant Urban Homes, LLC, the developer, can be contacted at **281-479-8719.**

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

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

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Planning Department Staff Authority and Obligation

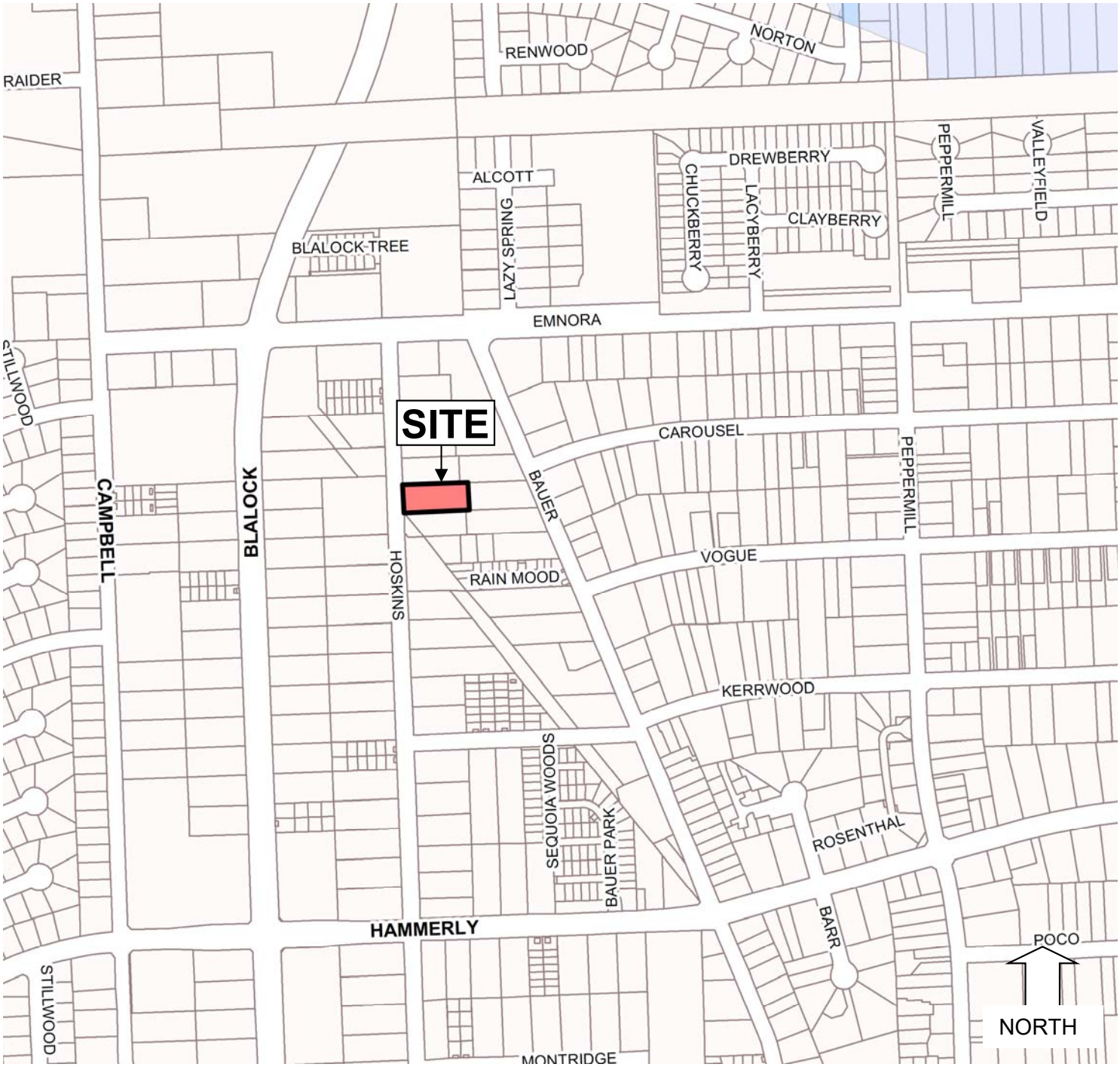
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Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hoskins Square

Applicant: CE Engineers & Development Consultants, INC



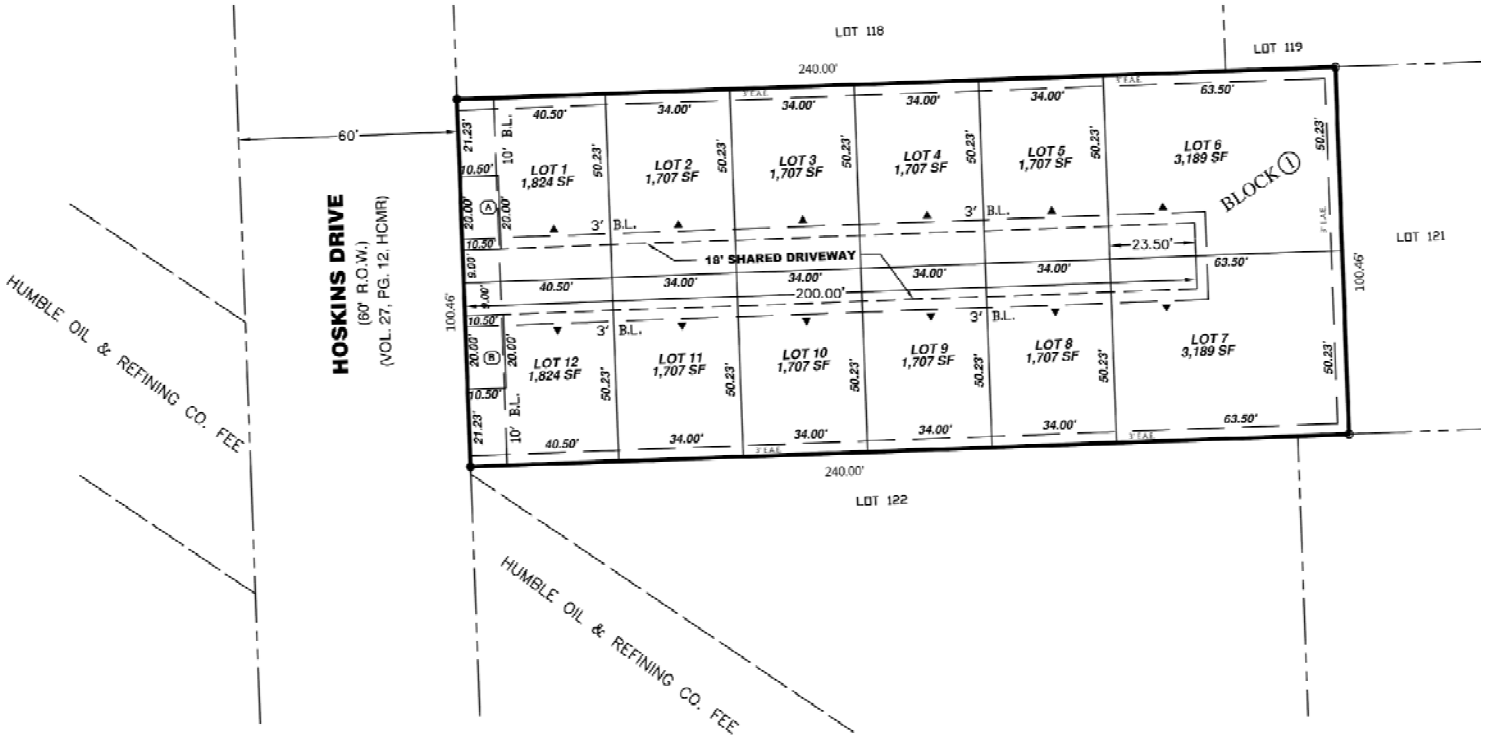
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hoskins Square

Applicant: CE Engineers & Development Consultants, INC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hoskins Square

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2230; Hoskins Square; a replat of **Neuen Manor**, being Lot 120, as recorded in Vol. 27, pg. 12 of the Harris County Map Records.

The property is located east of Blalock Road and along Hoskins Drive. The purpose of the replat is to create twelve (12) single-family residential lots. The applicant, **Melissa Lopez,** with CE Engineers & Development Consultants, INC, on behalf of CE Engineers & Development Consultants, Inc., the developer, can be contacted at **726-437-3840.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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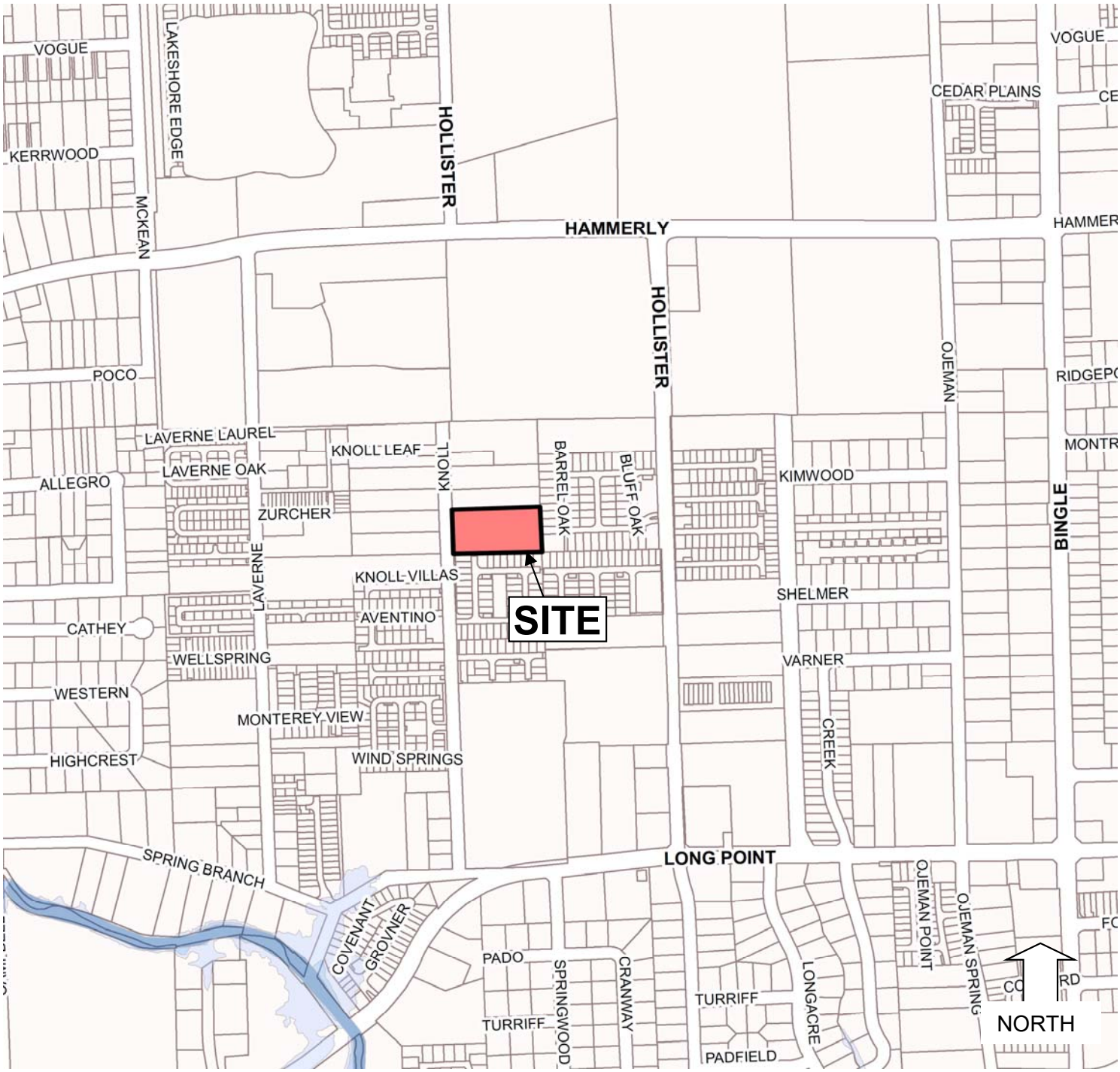
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Knoll Street Crossing

Applicant: Quiddity Engineering



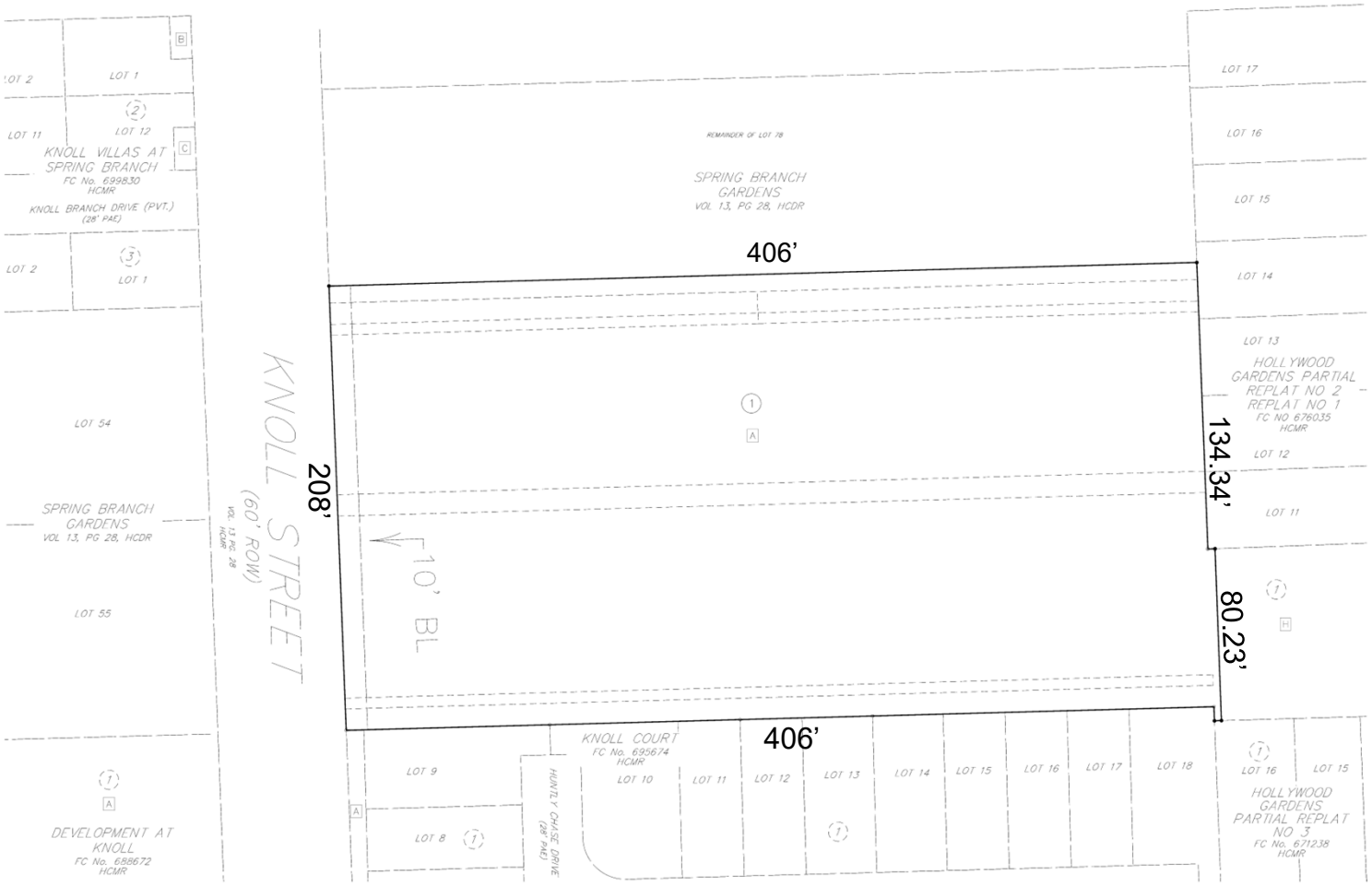
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Knoll Street Crossing

Applicant: Quiddity Engineering



NORTH

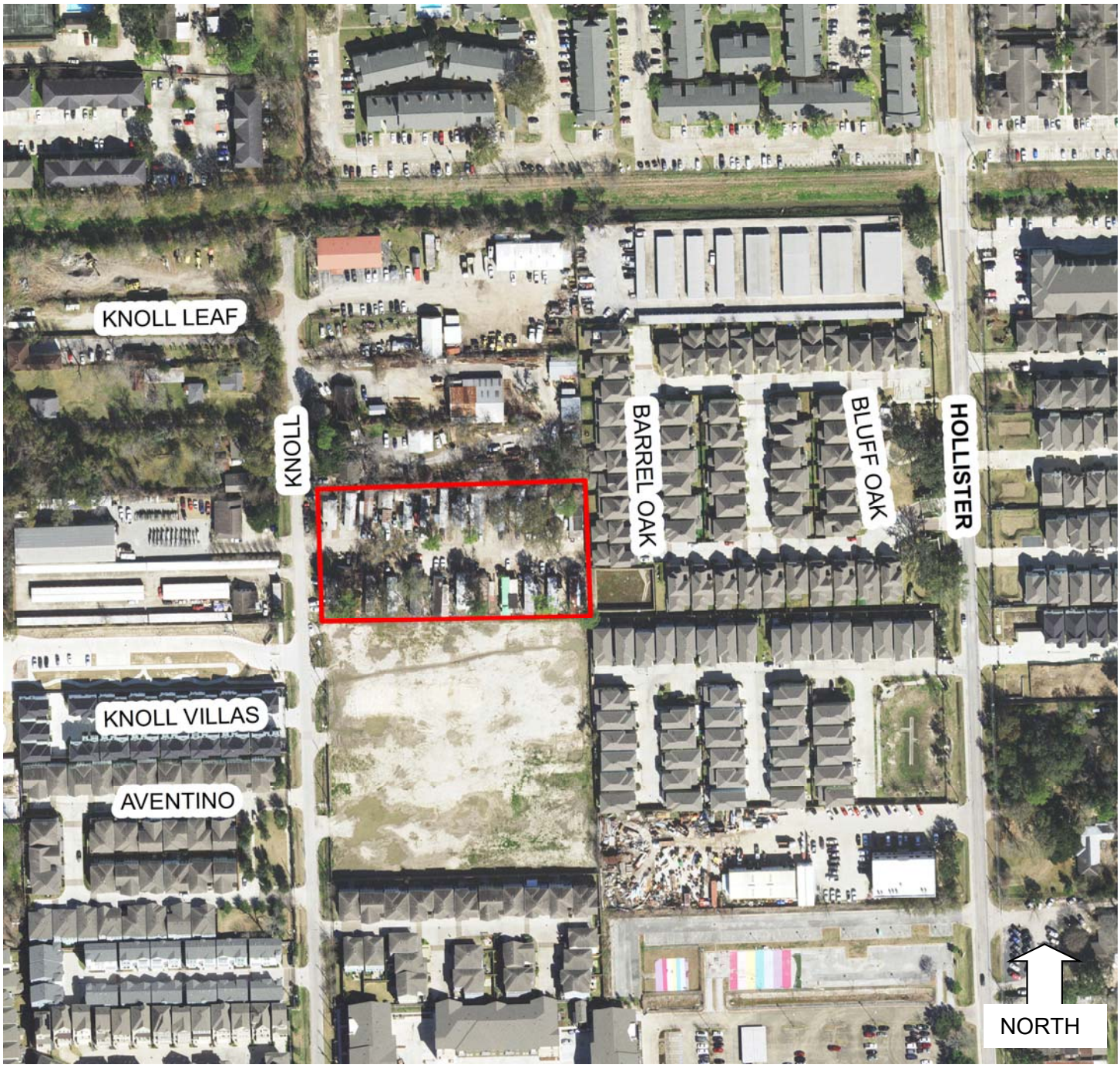
C – Public Hearing with Variance Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Knoll Street Crossing

Applicant: Quiddity Engineering



C – Public Hearings with Variance 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

PHV

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2189; "Knoll Street Crossing"; a partial replat of **"Spring Branch Gardens"** and "**Hollywood Gardens partial replat no 2 replat no 1"**, being Lots 79 and 80 and a portion of Lot 78, as recorded in Vol. 13, pg. 28 H.C.M.R. and a portion of Reserve "H", Block 1, as recorded at Film Code No. 676035 H.C.M.R.

The property is located east along Knoll Street, north of Long Point Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of the developer, can be contacted at **281-363-4039.**

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

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

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

Terminology

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2189
Plat Name: Knoll Street Crossing
Applicant: Quiddity Engineering
Date Submitted: 09/25/2023

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

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

To allow the portion of Restricted Reserve "H", Block 1 to be replatted into an unrestricted reserve.

Chapter 42 Section: 193c(4)

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

The site is located within the City of Houston's City limits on the east side of Knoll Street north of Long Pont Road. The purpose of the proposed replat is to create an unrestricted reserve to facilitate improvements on the property for the existing trailers. A 0.0061 ac portion of Restricted Reserve "H", recorded with adjacent Hollywood Gardens partial replat no 2 replat no 1 in Film Code No. 676035 HCMR is included as part of this proposed plat boundary due to an existing shed that encroaches into the recorded reserve. As a result of that encroachment, the portion of the reserve was deeded to the developer to be included in this replat. The exiting detention facilities in the adjacent single family development Hollywood Gardens remains unaffected by this proposed replat since it is contained by a wooden fence and is outside the 0.0061 ac portion deeded to the developer.

(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;

A 0.0061 ac portion of Restricted Reserve "H", recorded with adjacent Hollywood Gardens partial replat no 2 replat no 1 in Film Code No. 676035 HCMR is included as part of this proposed plat boundary due to an existing shed that encroaches into the recorded reserve. As a result of that encroachment, the portion of the reserve was deeded to the developer to be included in this replat.

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

The general purpose of the chapter will be maintained as the proposed replat will bring the property into compliance with the subdivision ordinance in preparation for improvements for the existing residential trailer development.

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

Granting of the variance will not be injurious to the public health, safety or welfare but would allow for the existing residential trailer site to be improved while preserving the functionality of the adjacent drainage and detention reserve that is the remainder of Restricted Reserve “H”.

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

Sole justification for the variance is not solely based on economic hardship. A portion of Restricted Reserve “H” is included in this proposed replat due to the encroachment of an existing metal shed as port of the existing residential trail development on the site. As a result of that encroachment, the portion of the reserve was deeded to the developer to be included in this replat.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Laurel at Blackhawk

Applicant: Total Surveyors, Inc.



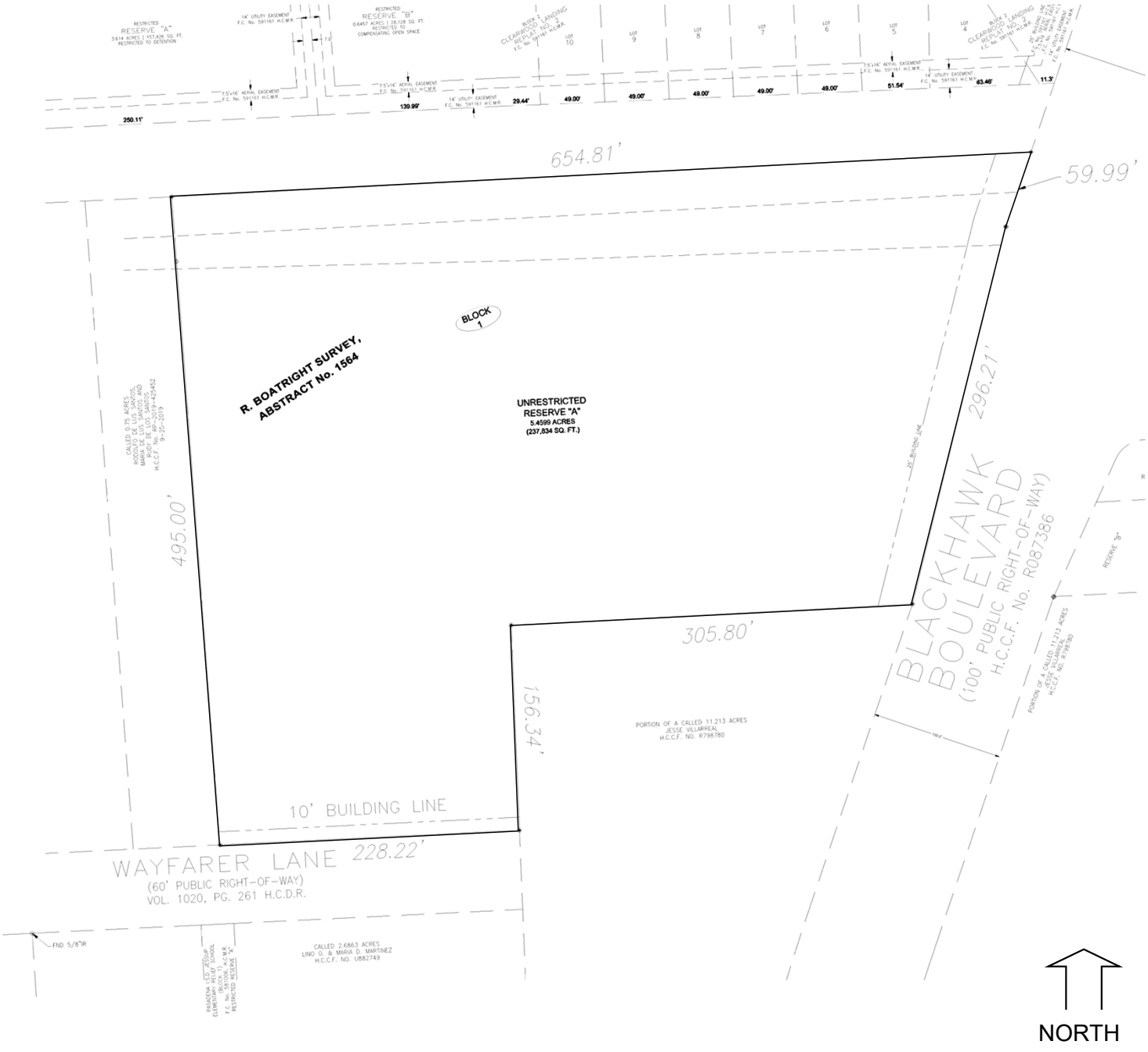
C – Public Hearings Site Location

Houston Planning Commission ITEM: 134

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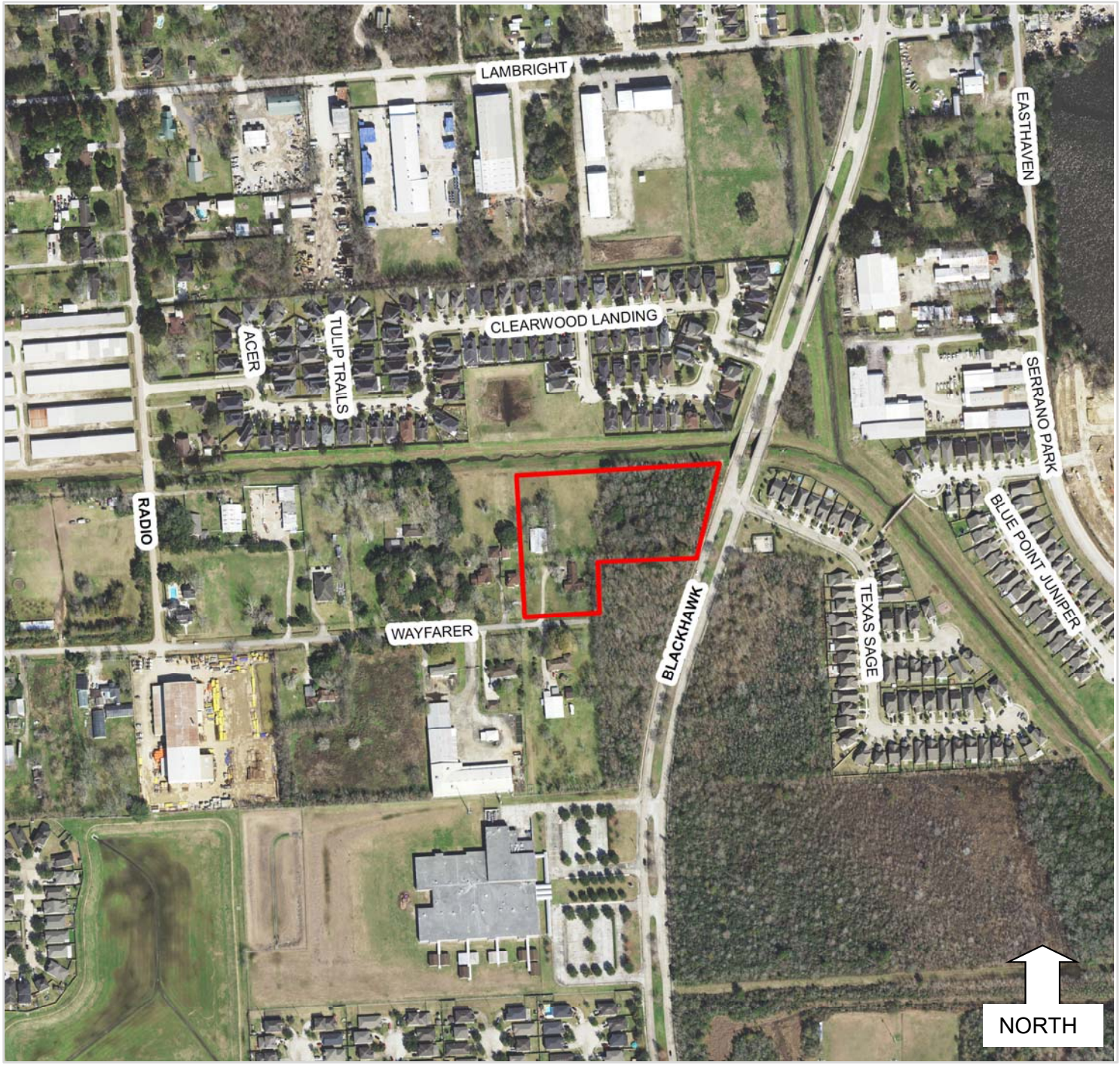
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Laurel at Blackhawk

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2176; Laurel at Blackhawk; a full replat of **French Landing**, being Lots 1 and 2, Block 1, as recorded at Film Code No. 702225 of Harris County Map Records.

The property is located west of Blackhawk Boulevard, north of Wayfarer Lane, and east of Radio Road. The purpose of the replat is to create one unrestricted reserve. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, can be contacted at **281-479-8719.**

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Houston Planning Commission ITEM:135

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Light Haven at district West Sec 1 partial replat no 1

Applicant: BGE, Inc.



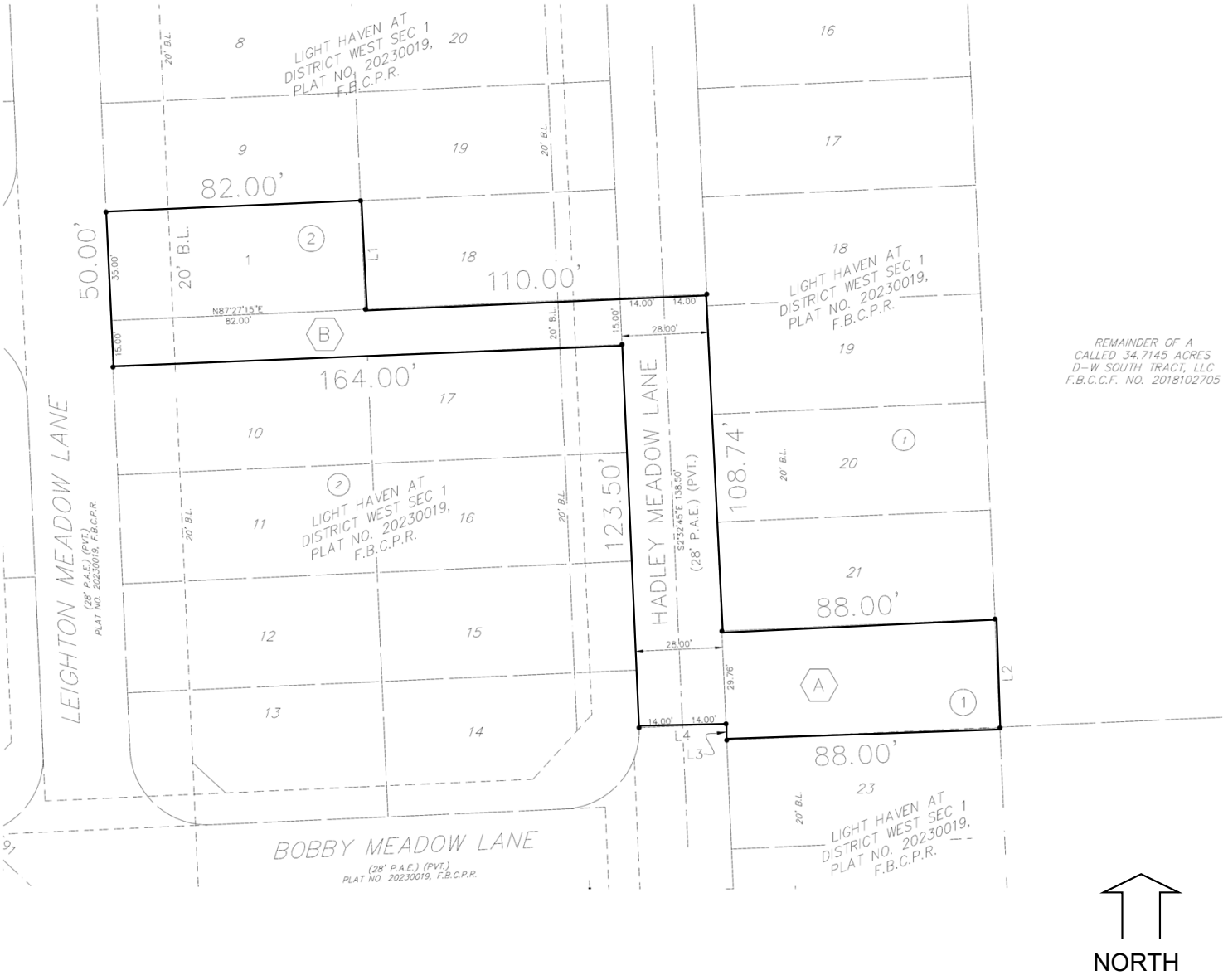
C – Public Hearings with Variance Site Location

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Subdivision Name: Light Haven at district West Sec 1 partial replat no 1

Applicant: BGE, Inc.



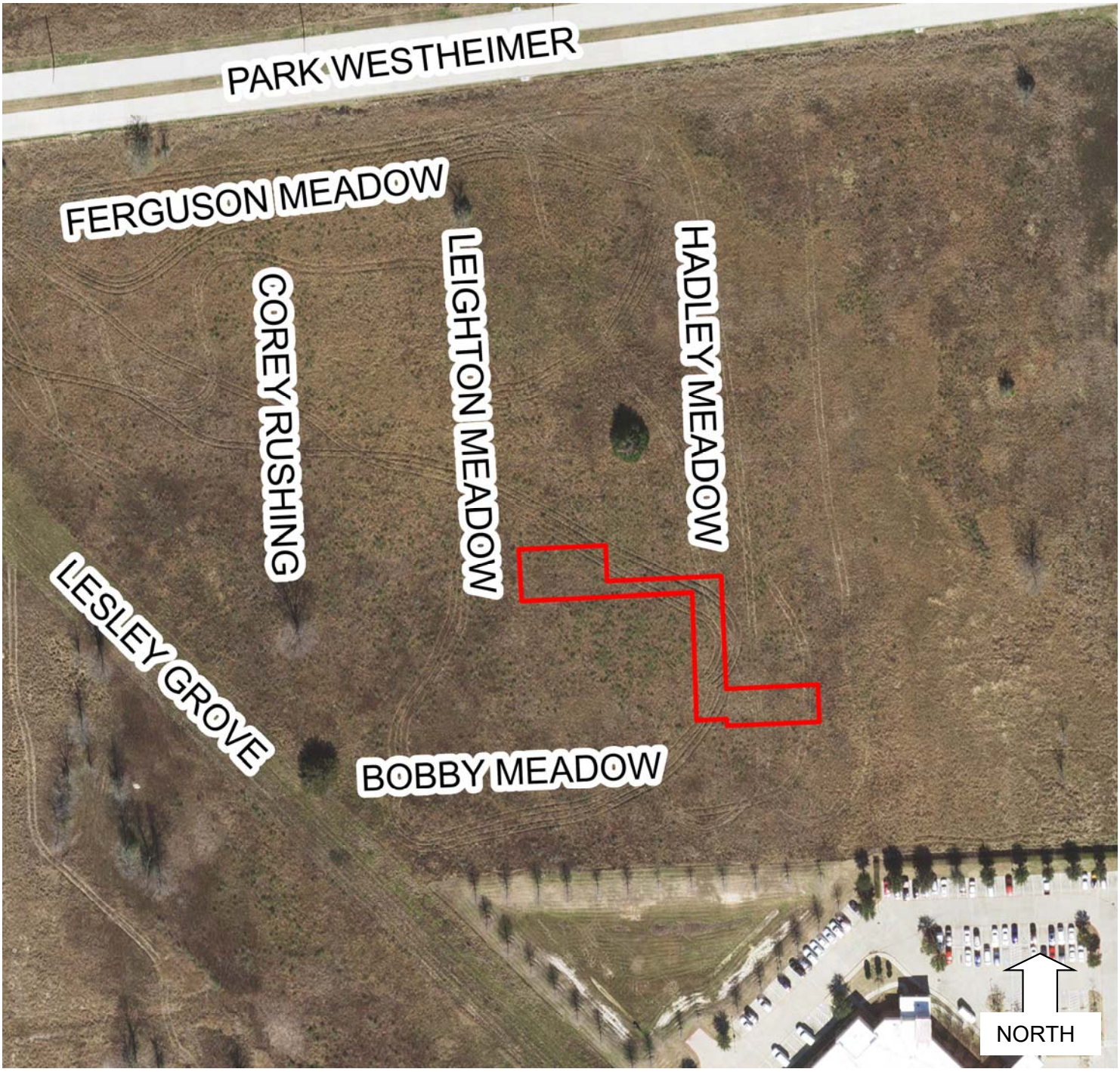
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:135

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Light Haven at district West Sec 1 partial replat no 1

Applicant: BGE, Inc.



C – Public Hearings with Variance 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

PHV

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2146; "Light Haven at District West Sec 1 partial replat no 1"; a partial replat of **"Light Haven at District West Sec 1"**, being all of Reserve "F" and Lot 22, Block 1, and a portion of Hadley Meadow Lane PVT (28' PAE), as recorded under Plat No. 20230019 F.B.C.P.R.

The property is located east of Peek Road, south of Park Westheimer Boulevard, and west of N Park Drive. The purpose of the replat is to create one single-family residential lot and two restricted reserves. The applicant, **Ralph Lopez,** with BGE, Inc., on behalf of the developer, can be contacted at **281-558-8700.**

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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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.
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2146
Plat Name: Light Haven at District West Sec 1 partial replat no 1
Applicant: BGE, Inc.
Date Submitted: 09/22/2023

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 single family residential lot to be replatted into a compensating open space reserve and a compensating open space reserve to be partially replatted into a single family residential lot resulting in additional area of compensating open space.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (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 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 plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: a) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy by not allowing a lot or compensating open space reserve to be replatted due to required engineering redesign changes. The original stormwater drainage system was designed to flow through Reserve H of the original subdivision, Light Haven at District West Sec 1 into a storm sewer easement. The developer and engineer for Light Haven at District West were in the process of coordinating a stormwater sewer easement eastward through the adjoining property. The adjoining property owner sold the property making the storm sewer rout infeasible as the new property owner developed the tract into a detention pond. The project engineer has redesigned the storm water system to flow though the revised easement location within lot 22, block 1, making the lot unbuildable. The proposed subdivision will replat lot 22, block

1 into a compensating open space reserve and to partially replat reserve F into a new lot allowing reasonable use of the property. The total compensating open space area will increase by 210 square feet.

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

The variance is not the result of a hardship create or imposed by the applicant. The circumstances supporting the request for the variance are based on revisions to the storm water system after the plat was recorded.

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

The intent and general purposes of Chapter 42 will be preserved as the total area of compensating open space will increase by 210 s.f. while preserving the same number of lots within the development.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the intent of Ch. 42 will be preserved and the resulting replat will increase the green space (compensating open space) within the development and preserve the original lot count.

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

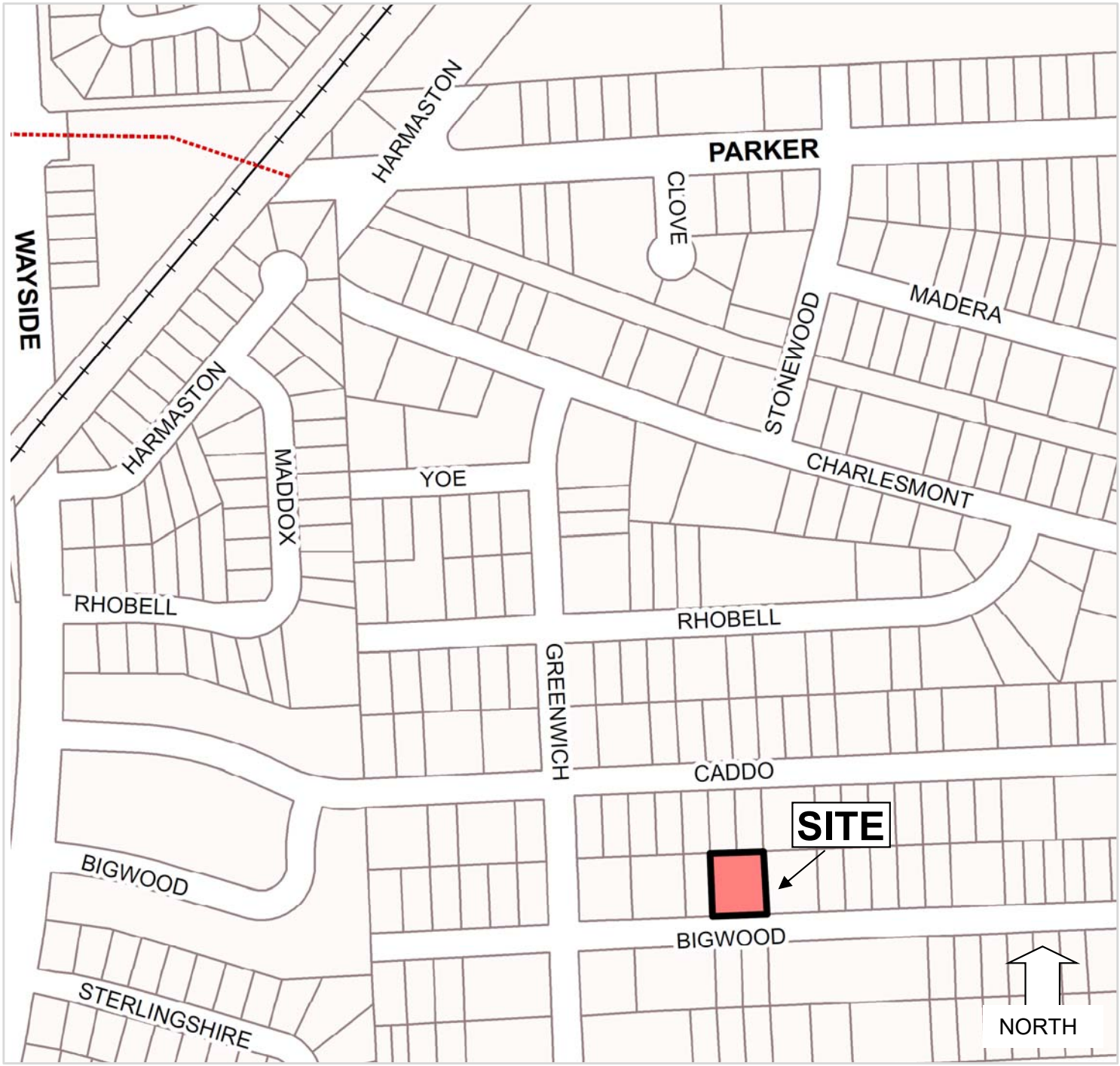
Economic hardship is not the justification of the variance. The proposed revision has caused additional engineering, platting, surveying and permitting costs to be incurred by the developer.

Houston Planning Commission ITEM:136

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Melbourne Villas

Applicant: PLS Construction Layout, INC.



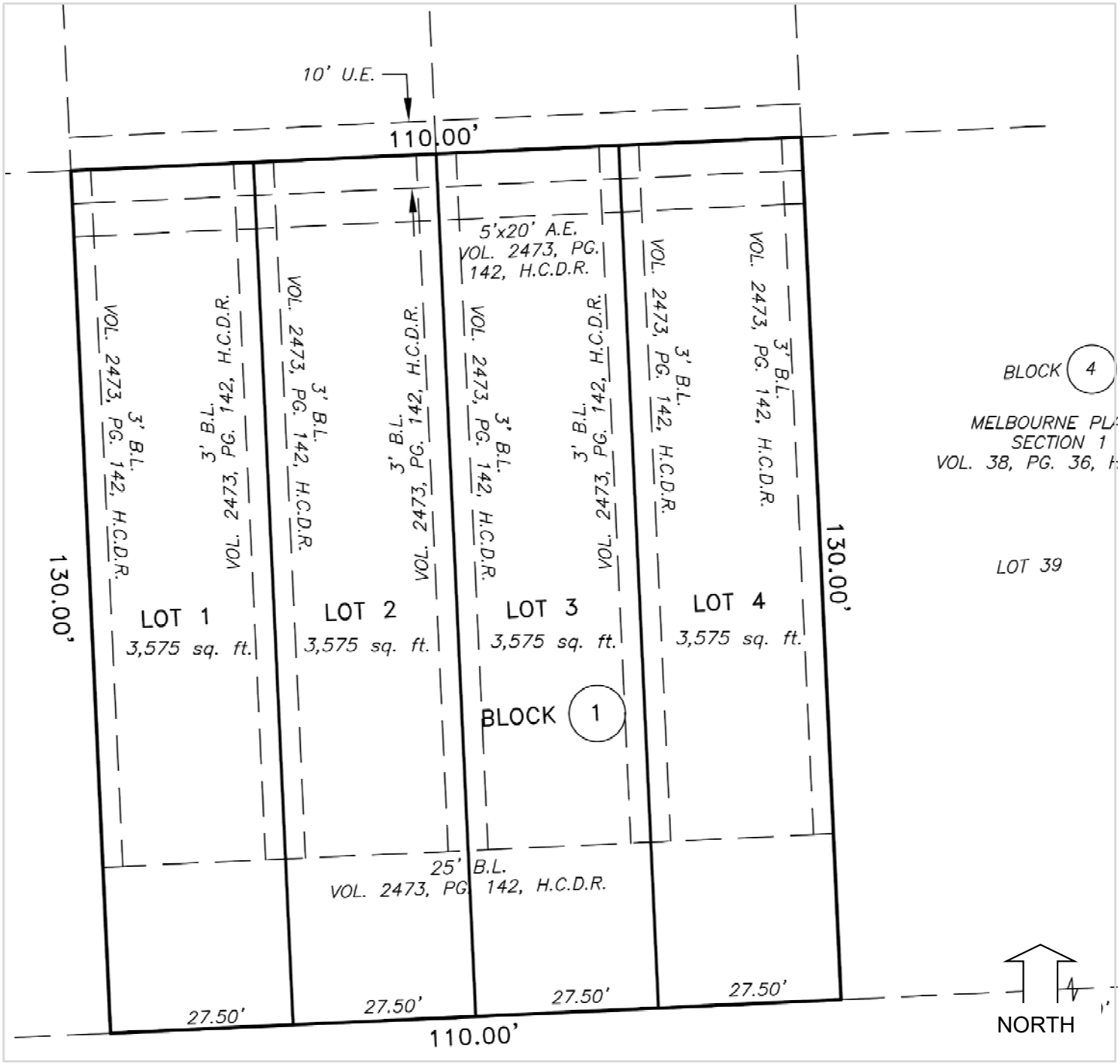
C – Public Hearings Site Location

Houston Planning Commission ITEM:136

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Melbourne Villas

Applicant: PLS Construction Layout, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:136

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Melbourne Villas

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

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www.houstontx.gov

Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2076; Melbourne Villas; a replat of **Melbourne Place Sec 1**, being Lots 37 and 38, Block 4, as recorded in Vol. 38, pg. 36 of the Harris County Map Records.

The property is located south of Parker Road, east of N Wayside Dr and north along Bigwood Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc., on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Moritz Square Development

Applicant: E.I.C. Surveying Company



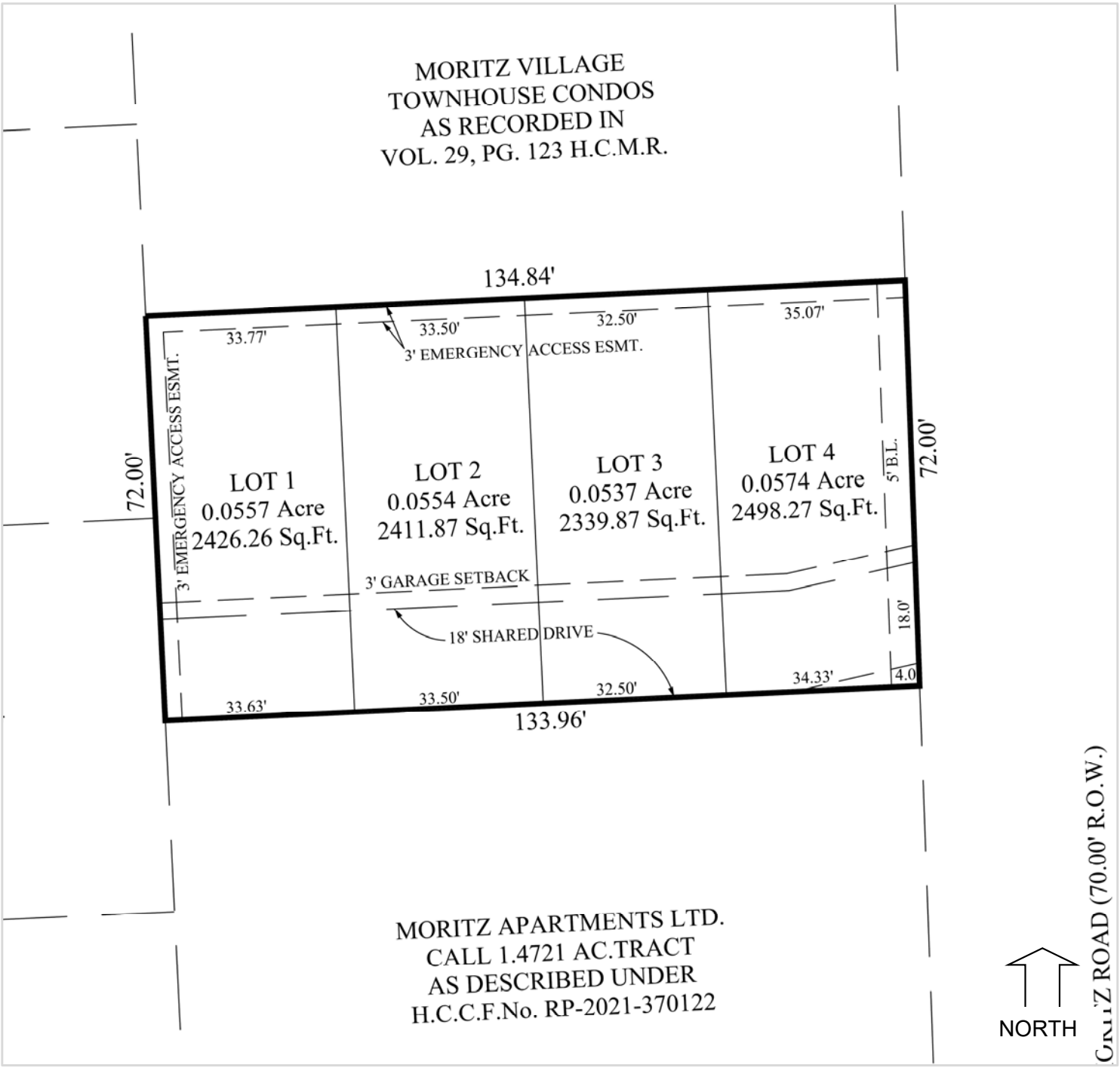
C – Public Hearings Site Location

Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Moritz Square Development

Applicant: E.I.C. Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM:137

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Moritz Square Development

Applicant: E.I.C. Surveying Company



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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www.houstontx.gov

Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2205; Moritz Square Development; a replat of **Moritz Square**, being Lots 1, 2, 3, and 4, Block 1, as recorded in Film Code 675874 of the Harris County Map Records.

The property is located east of Bingle Road and south of Long Point Road, and along Moritz Drive. The purpose of the replat is to create four (4) single-family residential lots and to change the shared driveway to 18'. The applicant, **Emil Haddad,** with E.I.C. Surveying Company, on behalf of 1635 Moritz LLC., the developer, can be contacted at **281-955-2772.**

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
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Planning Department Staff Authority and Obligation

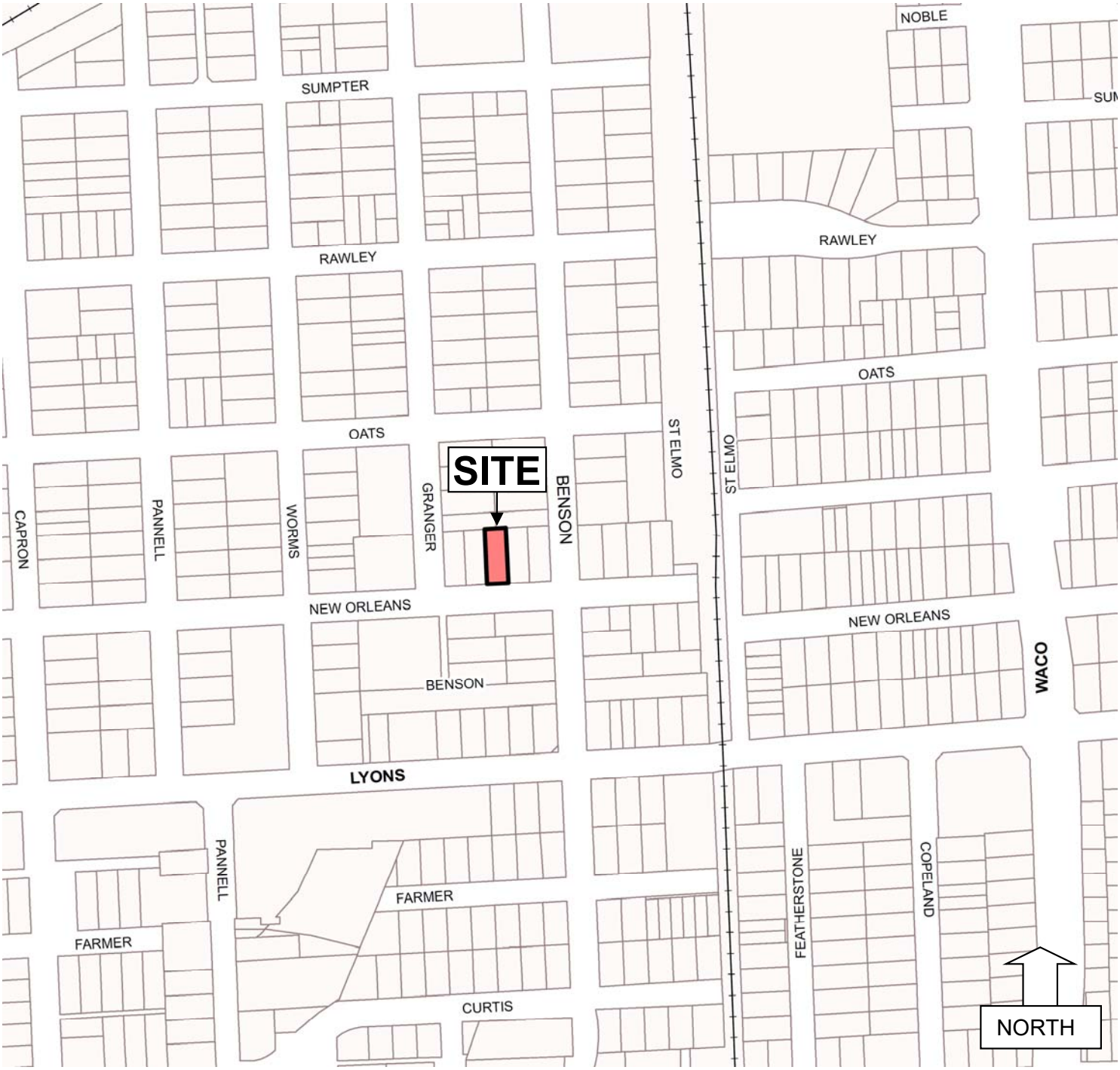
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Houston Planning Commission ITEM:138

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & RP & Associates



C – Public Hearings Site Location

Houston Planning Commission ITEM:138

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & Associates



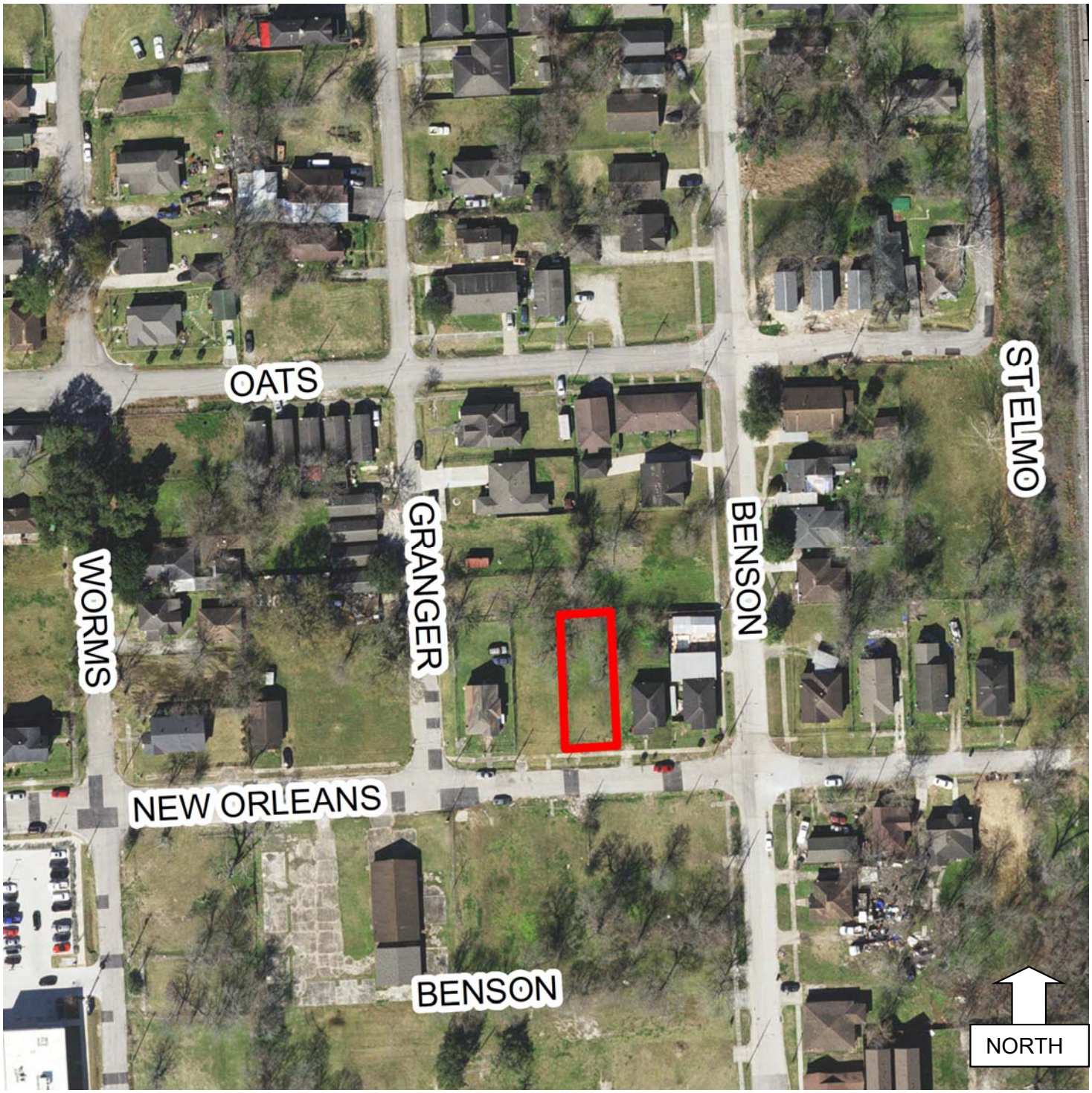
C – Public Hearings Subdivision

Houston Planning Commission ITEM:138

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: New Orleans Street Estates

Applicant: RP & Associates



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2178; New Orleans Street Estates; a replat of "New Orleans Street homes" being Lots 1 and 2, in Block 1, as recorded in Film Code No. 700301 of the Harris County Map Records.

The property is located north along New Orleans Street, north of Lyons Avenue and west of Waco Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Ross Palacios**,** with RP & Associates, on behalf of the developer, Sims Properties can be contacted at **713-416-6894.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

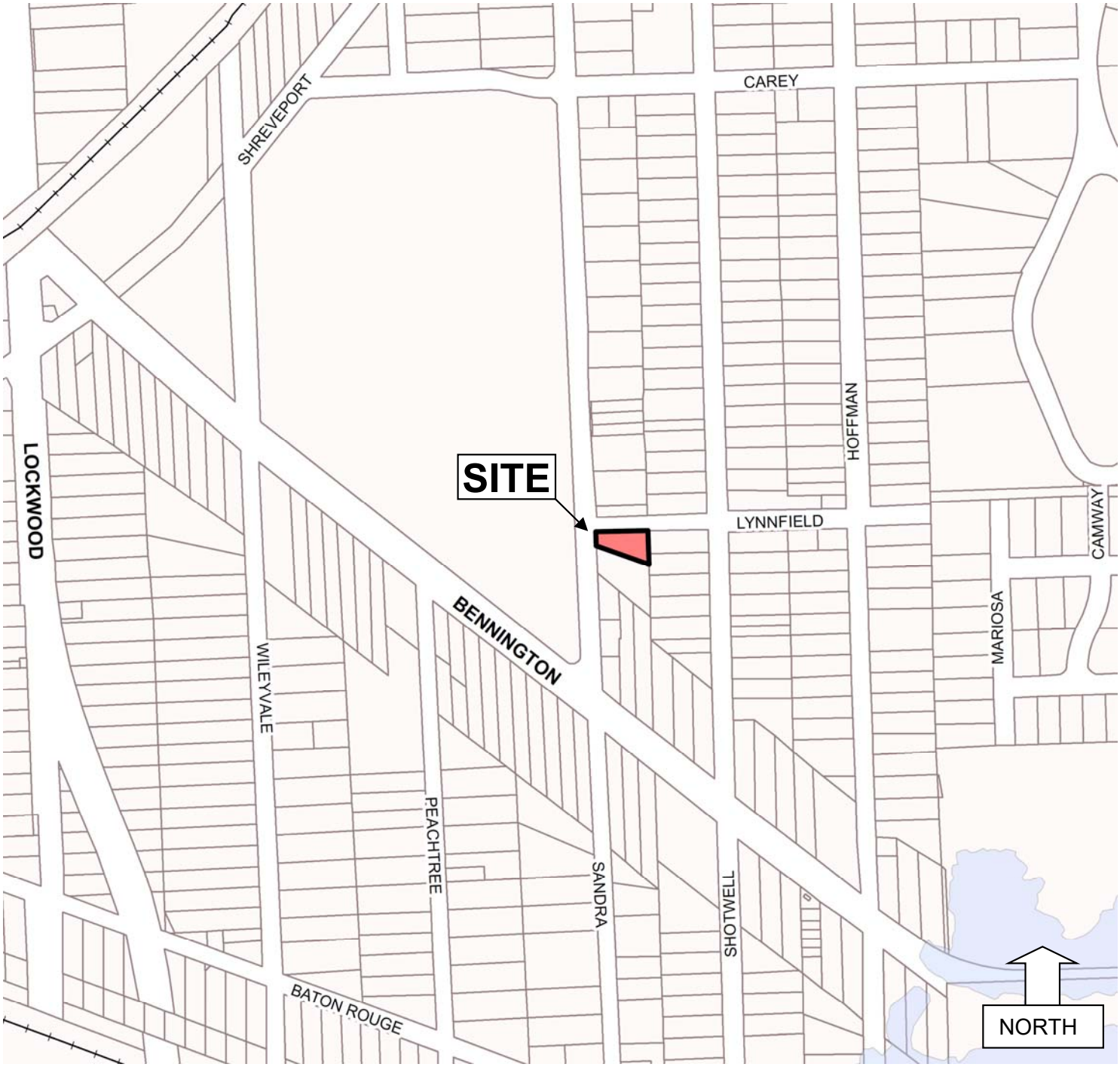
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Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Sandra Duplexes replat no 1 (Def 1)

Applicant: CAS Consultants, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM:139

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Sandra Duplexes replat no 1 (Def 1)

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:139

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Sandra Duplexes replat no 1 (Def 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

T. 832.393.6600
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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Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Southgate partial replat no 6 (Def 1)

Applicant: Patrick Planning Services, LLC



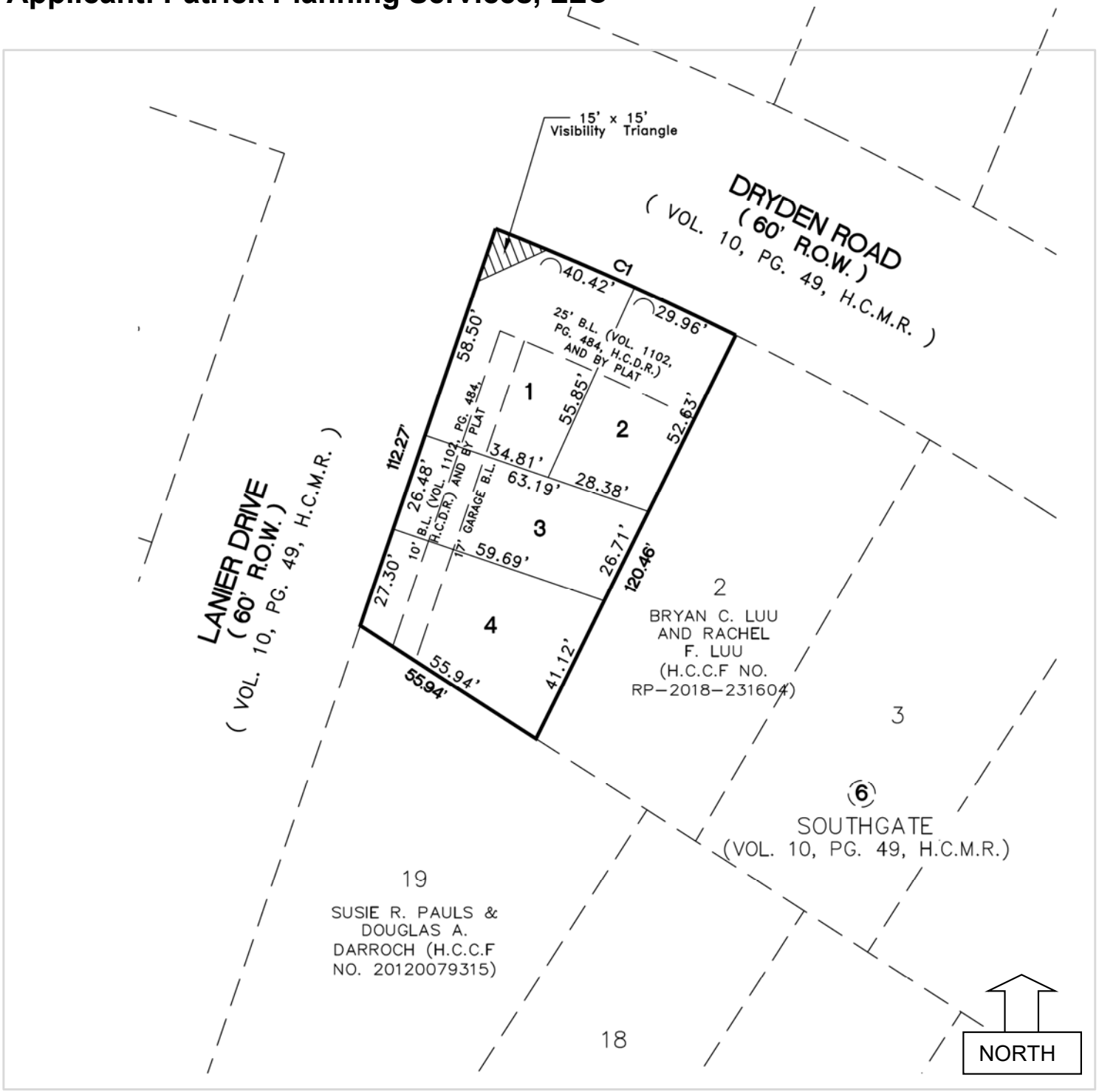
C – Public Hearings Site Location

Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Southgate partial replat no 6 (Def 1)

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:140

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Southgate partial replat no 6 (Def 1)

Applicant: Patrick Planning Services, 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: 2023-2040; "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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Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Sylvan Estates

Applicant: Axiom Land Surveying, LLC



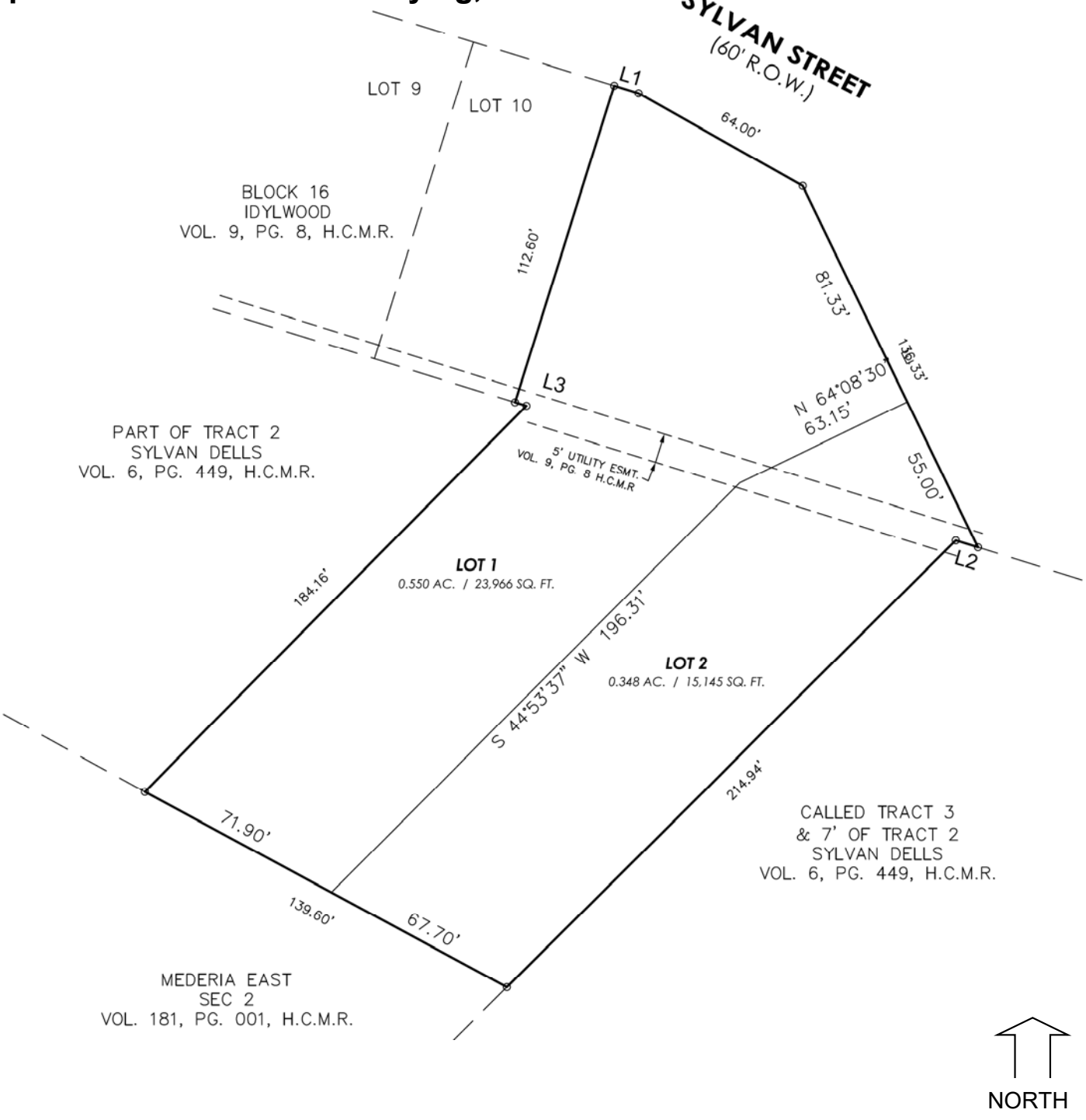
C – Public Hearings Site Location

Houston Planning Commission ITEM:141

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 11/02/2023**

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NORTH

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
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www.houstontx.gov

Public Hearing Notice

PH

October 13, 2023

Dear Property Owner:

Reference Number: 2023-2087; Sylvan Estates; a replat of **Idylwood**, being Lots 11 and 12, Block 16, as recorded in Vol. 9, pg. 8, and also being a portion of Tract 2, of "Sylvan Dells" Addition, as recorded in Vol 6 Page 449, both of the Harris County Map Records.

The property is located east of S Wayside Dr, north of IH-45 and south along Sylvan Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant and Developer, **Adam Clent,** with Axion Land Surveying, LLC, can be contacted at **346-202-7846.**

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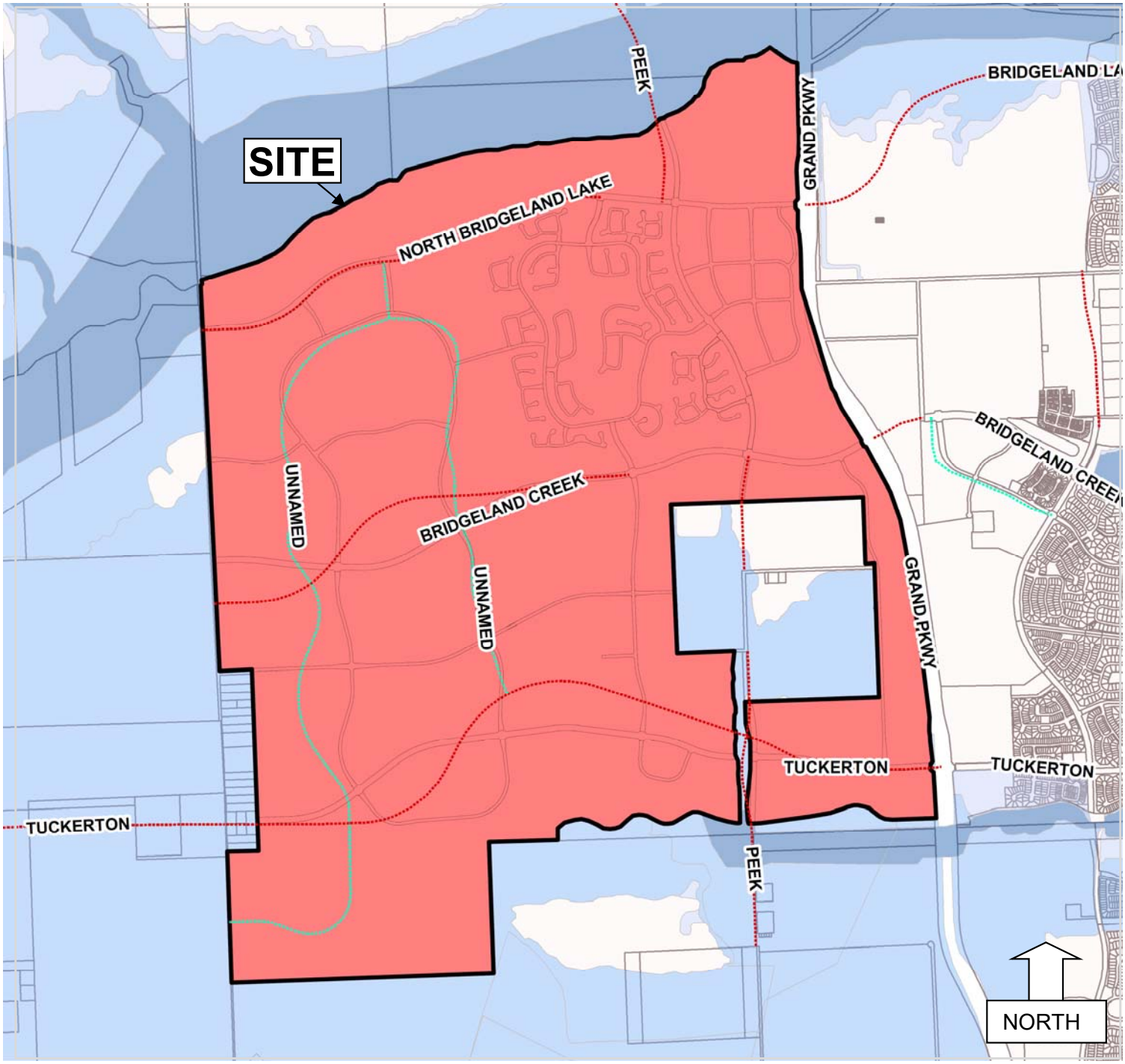
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Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



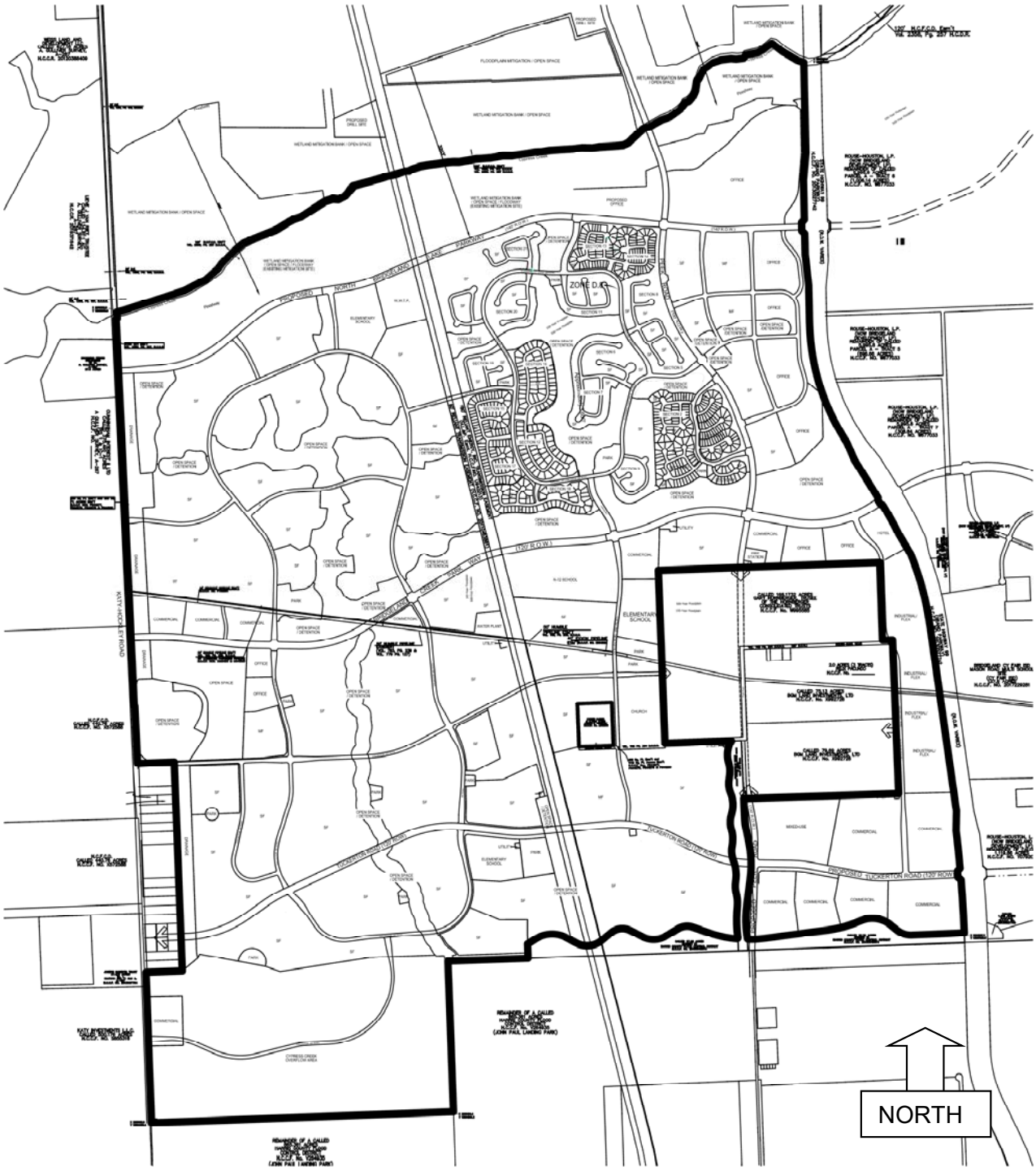
D – Variances **Site Location**

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/02/2023**

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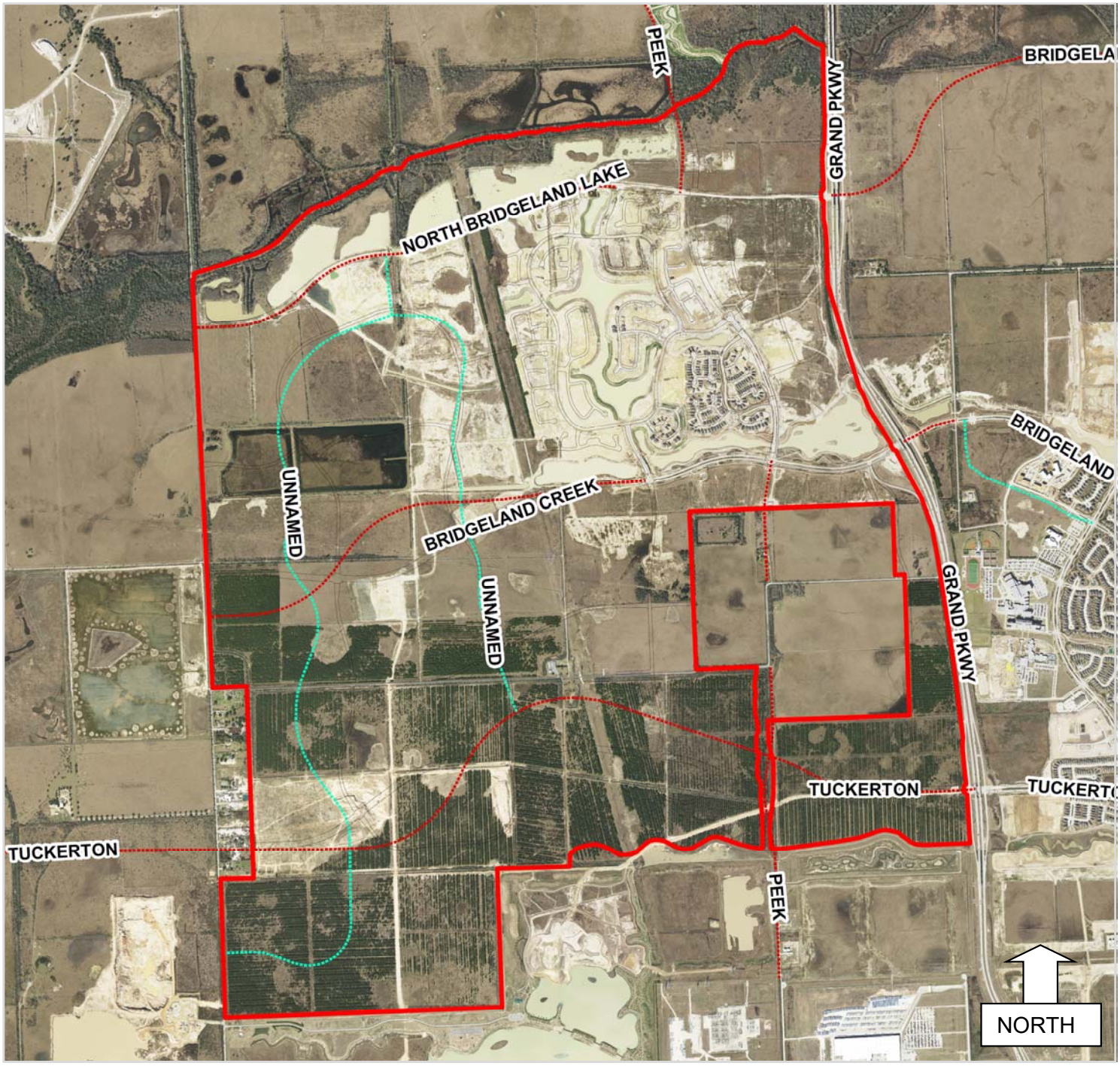
D – Variances **Subdivision**

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/02/2023**

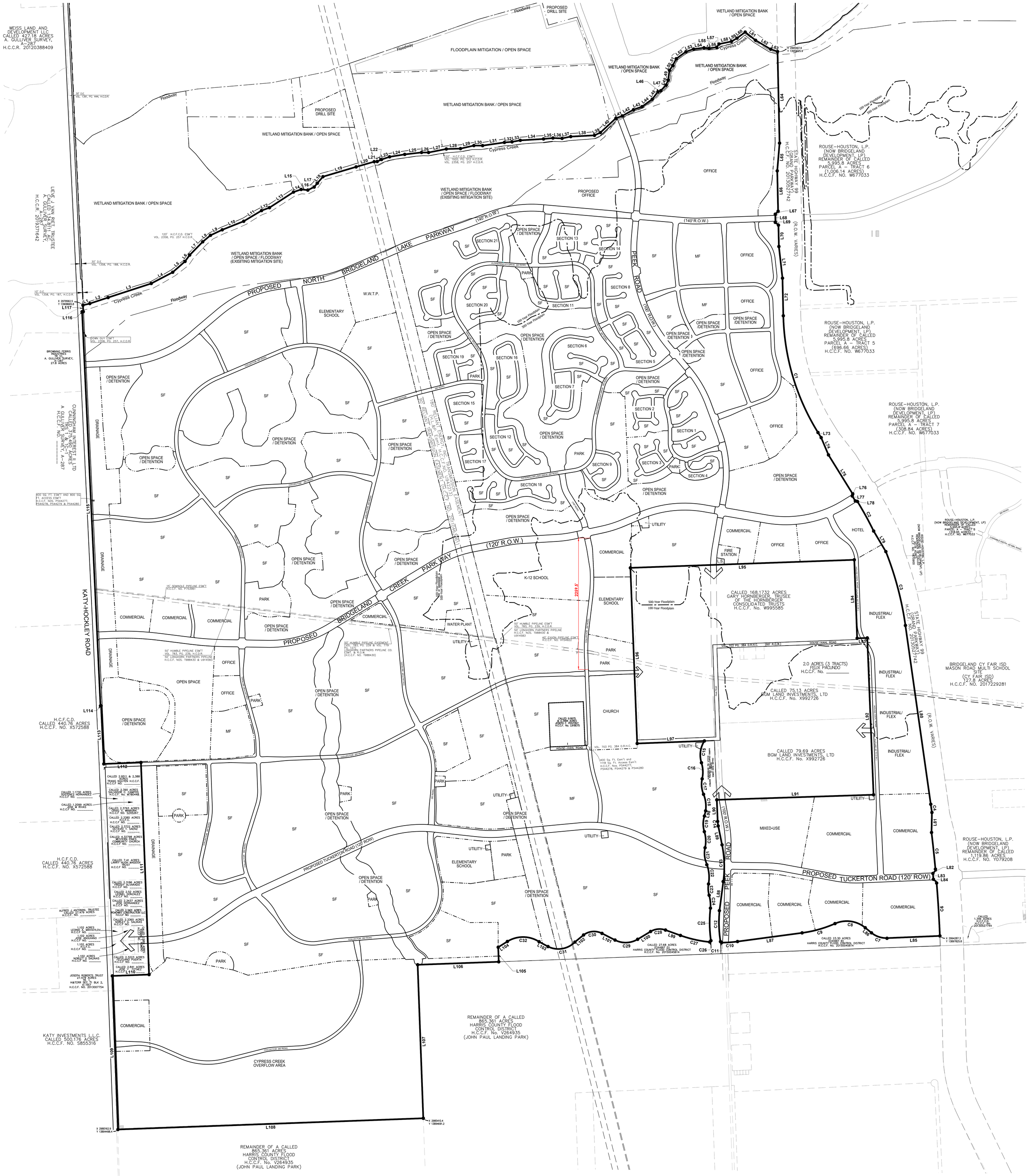
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D – Variances

Aerial



DISCLAIMER AND LIMITED WARRANTY

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

A GENERAL PLAN OF

BRIDGELAND
PRAIRIELAND VILLAGE

±4,018 ACRES

OUT OF THE

JAMES ASKINS SURVEY, A-90
H & T.C. R.R. CO. SURVEY, SECTION 27 A-426
H & T.C. R.R. CO. SURVEY, SECTION 53 A-467
N. MIXON SURVEY, A-584
W. M. READ SURVEY, A-654
J. B. STODDARD SURVEY, A-717
J. H. RUBY SURVEY, A-1217
MRS. M. L. JONES SURVEY. A-1337
MRS. M. L. JONES SURVEY. A-1338

CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:

BRIDGELAND DEVELOPMENT, LP

PLANNER:

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

NORTH

0 250 500 600

LJA# 1104-1141

10.20.2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2384
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 10/20/2023

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

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

To exceed the local street 1400' maximum intersection spacing requirement by approximately 860 feet along the collector road between Bridgeland Creek Parkway to the north and Tuckerton Road to the south, which serves as the western boundary of the Waller ISD Elementary School Site within the Bridgeland Prairieland Village subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Bridgeland Praireland Village is an approximately 4,018-acre residential extension of the Bridgeland Development located west of the Grand Parkway and south of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. Due to the size of the development and the residential dwellings being proposed, Waller ISD is requiring an elementary school site within the development. The McReavy Elementary School is located along a collector road in between Bridgeland Creek Parkway and Tuckerton Road. The collector road has a stretch of approximately 2,260 feet in between intersections, which exceeds the maximum intersection spacing requirement by approximately 860 feet. Strict application of the code requirement would not allow the elementary school to be constructed in this centrally-located site. The proposed collector road south of the school site cannot be located further to the north due to existing pipeline easements, radius and tangent requirements, and floodplain.

(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;

Waller ISD has identified the need for an elementary school in Bridgeland and requires the location for future residents. The school district requires an approximately eighteen-acre site for the elementary school. In addition to the strict location and size of the site, there are existing pipeline easements located directly south of the site. These pipeline easements prohibit the relocation of the intersection to the south. These hardships were pre-existing and were not imposed by the applicant.

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

Prairieland Village utilizes a hierarchical system of streets which includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The overall circulation of the area is upheld by the proposed hierarchical street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. The elementary school is located along a collector road in between Bridgeland Creek Parkway and Tuckerton Road. The site will have adequate access and connection to the roadways surrounding it, so the variance will not 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 seeing as the location of the required school site by Waller ISD is the supporting circumstance for this request.

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Coronayard

Applicant: MBCO Engineering



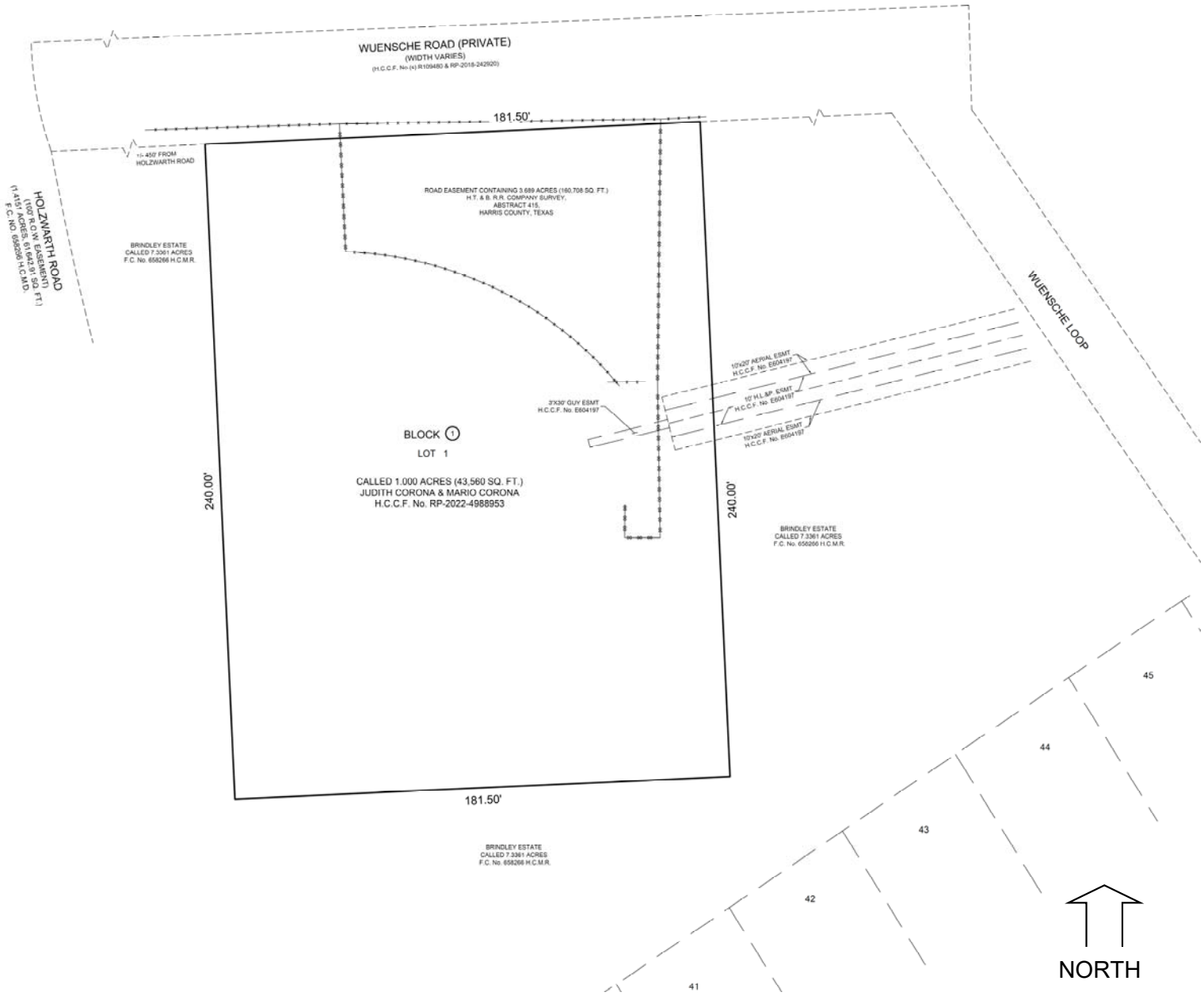
D – Variances **Site Location**

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Coronayard

Applicant: MBCO Engineering



D – Variances

Subdivision

Houston Planning Commission ITEM: 143

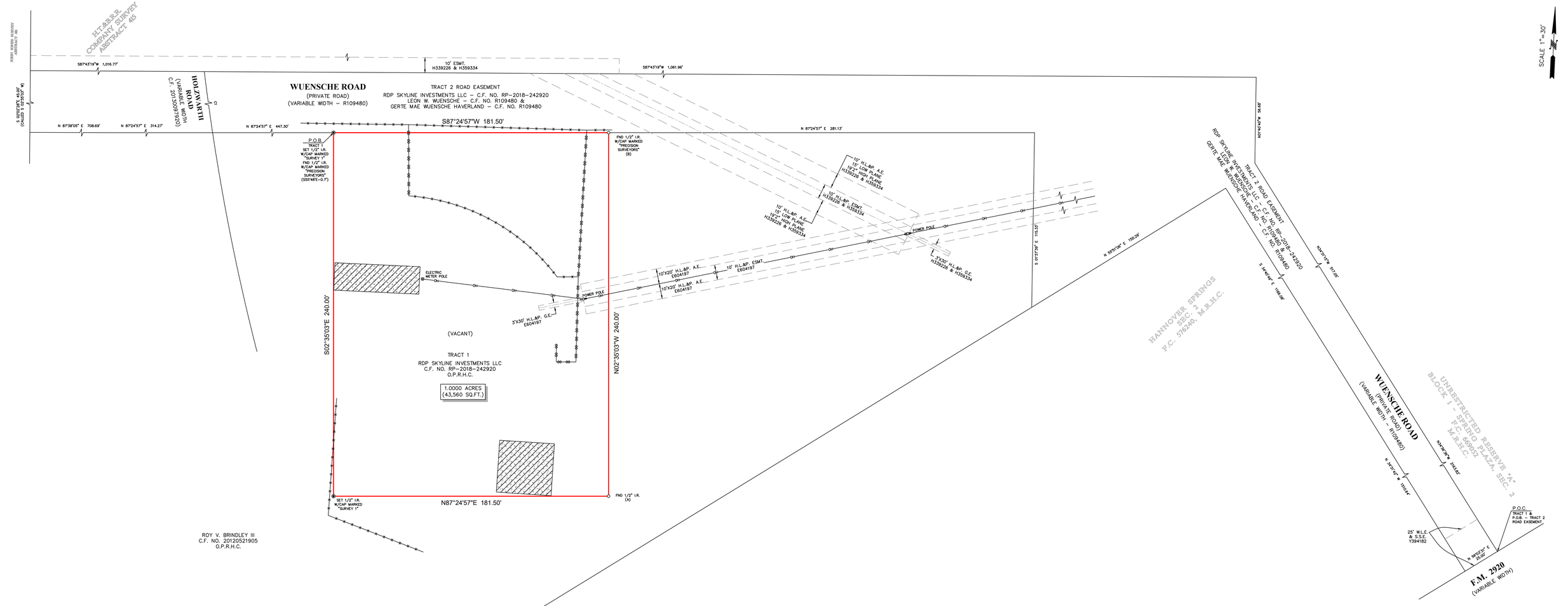
Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Coronayard

Applicant: MBCO Engineering



D – Variances **Aerial**



TRACT 1
DESCRIPTION OF A TRACT OF LAND CONTAINING
1.000 ACRES (43,560 SQUARE FEET) SITUATED
IN THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 415
HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.000 ACRES (43,560 SQUARE FEET), SITUATED IN THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 415, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED BY DEED UNTO RDP SKYLINE INVESTMENTS LLC IN COUNTY CLERK'S FILE NO. RP–2018–242920 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID RDP SKYLINE INVESTMENTS TRACT BEING OUT OF AN ORIGINAL CALLED 14.00 ACRE TRACT CONVEYED BY DEED UNTO OLIVE MCCLELAN PEACOCK AS DESCRIBED IN COUNTY CLERK'S FILE NO. N364396 WHICH SAID PEACOCK TRACT BEING OUT OF THE LORENZ WUENSCHE CALLED 85.1309 ACRE TRACT. SAID 1.000–ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING IN THE NORTHERLY RIGHT–OF–WAY LINE OF F.M. 2920 (VARIABLE WIDTH), SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 19.7989 ACRE TRACT KNOWN AS UNRESTRICTED RESERVE 'A' IN BLOCK 1 OF SPRING PLAZA, SEC. 2, AS RECORDED IN FILM CODE NO. 669052 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME POINT BEING THE SOUTHEAST CORNER OF A CALLED 3.6893 ACRE ROAD (CALLED 3.5910 ACRE) EASEMENT TRACT (NOW KNOWN AS WUENSCHE ROAD) AS RECORDED IN COUNTY CLERK'S FILE NO. R109480 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS;

THENCE FOLLOWING THE MEANDERS OF SAID WUENSCHE ROAD THE FOLLOWING COURSES AND DISTANCES:
NORTH 34°36'36" WEST, A DISTANCE OF 2,163.82 FEET;
NORTH 34°31'15" WEST, A DISTANCE OF 517.05 FEET;
NORTH 01°40'40" WEST, A DISTANCE OF 56.68 FEET;
SOUTH 87°43'19" WEST, A DISTANCE OF 1,061.96 FEET TO A POINT IN THE EASTERLY RIGHT–OF–WAY LINE OF HOLZWARTH ROAD (VARIABLE WIDTH –C.F. 20130097920);

THENCE ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID HOLZWARTH ROAD, IN A SOUTHERLY DIRECTION, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,450.00 FEET, A DISTANCE OF 42.67 FEET, HAVING A CHORD BEARING OF SOUTH 10°21'34" EAST, A CHORD DISTANCE OF 42.67 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF SAID WUENSCHE ROAD;

THENCE NORTH 87°24'57" EAST, ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID WUENSCHE ROAD, A DISTANCE OF 447.30 FEET TO A SET 1/2–INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT THE WESTERN MOST NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED UNTO ROY V. BRINDLEY III IN COUNTY CLERK'S FILE NO. 20120521905 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A 1/2–INCH IRON ROD WITH CAP MARKED "PRECISION SURVEYORS" BEARS SOUTH 55°48' EAST –0.7 FEET);

THENCE SOUTH 02°35'03" EAST, ALONG THE EAST LINE OF SAID BRINDLEY TRACT, A DISTANCE OF 240.00 FEET TO A SET 1/2–INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°24'57" EAST, ALONG THE NORTH LINE OF SAID BRINDLEY TRACT, A DISTANCE OF 181.50 FEET TO A FOUND 1/2–INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°35'03" WEST, ALONG THE WEST LINE OF SAID BRINDLEY TRACT, A DISTANCE OF 240.00 FEET TO A FOUND 1/2–INCH IRON ROD WITH CAP MARKED "PRECISION SURVEYORS" IN THE SOUTHERN RIGHT–OF–WAY LINE OF SAID WUENSCHE ROAD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°24'57" WEST, ALONG THE SOUTHERN RIGHT–OF–WAY LINE OF SAID WUENSCHE ROAD, A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES (43,560 SQUARE FEET), MORE OR LESS.

TRACT 2
DESCRIPTION OF A ROAD EASEMENT CONTAINING
3.689 ACRES (160,708 SQUARE FEET) SITUATED
IN THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 415
HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.689 ACRES (160,708 SQUARE FEET), SITUATED IN THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 415, HARRIS COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 3.581 ACRE ROAD EASEMENT DESCRIBED IN DEED TO LEON W. WUENSCHE, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. R109480 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND ALSO DESCRIBED IN DEED TO TIMMY LEON WUENSCHE, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20070381332 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 3.689–ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING IN THE NORTHERLY RIGHT–OF–WAY LINE OF F.M. 2920 (VARIABLE WIDTH), SAID POINT BEING THE SOUTHWEST CORNER OF A CALLED 19.7989 ACRE TRACT KNOWN AS UNRESTRICTED RESERVE 'A' IN BLOCK 1 OF SPRING PLAZA, SEC. 2, AS RECORDED IN FILM CODE NO. 669052 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 34°36'36" WEST, A DISTANCE OF 2,163.82 FEET TO AN ANGLE POINT IN EASTERLY LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 34°31'15" WEST, A DISTANCE OF 517.05 FEET TO AN ANGLE POINT IN EASTERLY LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°40'40" WEST, A DISTANCE OF 56.68 FEET TO NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°43'19" WEST, PASSING THE EASTERLY RIGHT–OF–WAY LINE OF HOLZWARTH ROAD (VARIABLE WIDTH –C.F. 20130097920) AT A DISTANCE OF 1,061.96 FEET, CONTINUING A DISTANCE OF 100.33 FEET TO PASS THE WESTERLY RIGHT–OF–WAY LINE OF SAID HOLZWARTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 2,078.73 FEET TO THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°02'28" EAST (CALLED SOUTH 02°35'03" WEST), A DISTANCE OF 45.00 FEET TO MOST WESTERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°38'05" EAST, A DISTANCE OF 708.69 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°24'57" EAST, PASSING THE WESTERLY RIGHT–OF–WAY LINE OF SAID HOLZWARTH ROAD AT A DISTANCE OF 213.20 FEET, CONTINUING A DISTANCE OF 101.07 FEET TO PASS THE EASTERLY RIGHT–OF–WAY LINE OF SAID HOLZWARTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1224.20 FEET TO FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°37'39" EAST, A DISTANCE OF 115.33 FEET TO A SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 55°51'06" EAST, A DISTANCE OF 150.29 FEET TO FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 34°40'49" EAST, A DISTANCE OF 1,166.08 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 34°31'42" EAST, A DISTANCE OF 1,510.64 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF F.M. 2920 FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 56°03'31" EAST, WITH SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.689 ACRES (160,708 SQUARE FEET), MORE OR LESS.

LEGEND

U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
G.E. = GUY EASEMENT
OH OVERHEAD UTILITY LINES
CONCRETE
COVERED AREA
FENCE
CHAIN LINK
WIRE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1450.00'	42.67'	S 10°21'34" E	42.67'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO RDP SKYLINE INVESTMENTS LLC IN COUNTY CLERK'S FILE NO. RP–2018–242920 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT TRACT.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. A DETENTION POND EASEMENT AS RECORDED IN C.F. NO. X760159, (DOES NOT APPLY TO SUBJECT PROPERTY).
7. A PIPELINE RIGHT–OF–WAY TO THE TEXAS COMPANY AS RECORDED IN VOL. 215, PG. 334, D.R.H.C. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
8. AN EASEMENT FOR SOUTHWESTERN BELL TELEPHONE AS RECORDED IN VOL. 858, PG. 132, D.R.H.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).
9. AN EASEMENT GRANTED TO SPRING WEST MUNICIPAL UTILITY DISTRICT AS RECORDED IN C.F. NO. Y394184. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).



TITLE COMPANY:
ONE NATION TITLE
832–838–8905
G.F. #: 220623
ISSUE DATE: APRIL 8, 2022



LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 1.0000 ACRES (43,560 SQUARE FEET) SITUATED IN THE H.T.&B.R.R. COMPANY SURVEY, ABSTRACT 415, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.
TRACT 2: A ROAD EASEMENT FOR ACCESS PURPOSES CONTAINING 3.6893 ACRES (CALLED 3.5910 ACRES) (160,707 SQUARE FEET) SITUATED IN THE H.T.&B.R.R. COMPANY SURVEY, ABSTRACT 415, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS · REGISTERED · RICHARD FUSSELL · 4168 · PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON APRIL 11, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR ENCTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 6148

CLIENT: JUDITH CORONA AND MARIO CORONA
ADDRESS: 1828 SPRING CYPRESS ROAD

Survey 1, Inc.
Your Land Survey Company
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758–00
P.O. Box 2543 | Alvin, Tx 77512 | (281)393–1382

FIELD CREW: SKY	TECH: SF
DRAFTER: MC	FINAL CHECK: SF
DATE: APRIL 18, 2022	
JOB# 4–110264–22	

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2085
Plat Name: Coronayard
Applicant: MBCO Engineering
Date Submitted: 09/11/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To gain Access to a Public Street/ currently entrance is from Private Road
Chapter 42 Section: 188

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. Sec 42-1: Street shall mean a public street or a permanent access easement.

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
Would render the property inaccessible, making it land locked. Allowing access to the Private Road, which they currently are using, would in no way add to the traffic that this road already has and it will not deprive the applicant of reasonable use of the land.

(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 Owner was not aware when buying this property that he would need to do a variance. He did not create this hardship, he wanted to update his septic, and in the process, he finds he needs to plat the property and do an OSSF Report. Then when submitting the plat, he is informed that a Variance needs to be done.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Approving this Variance will in no way jeopardize the intent and general purpose of this chapter. Chapter 42 will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
In no way will granting this variance puts the public health, safety or welfare in any danger.

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

This request is not because of economic hardship, nothing would change from what it is now.

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC



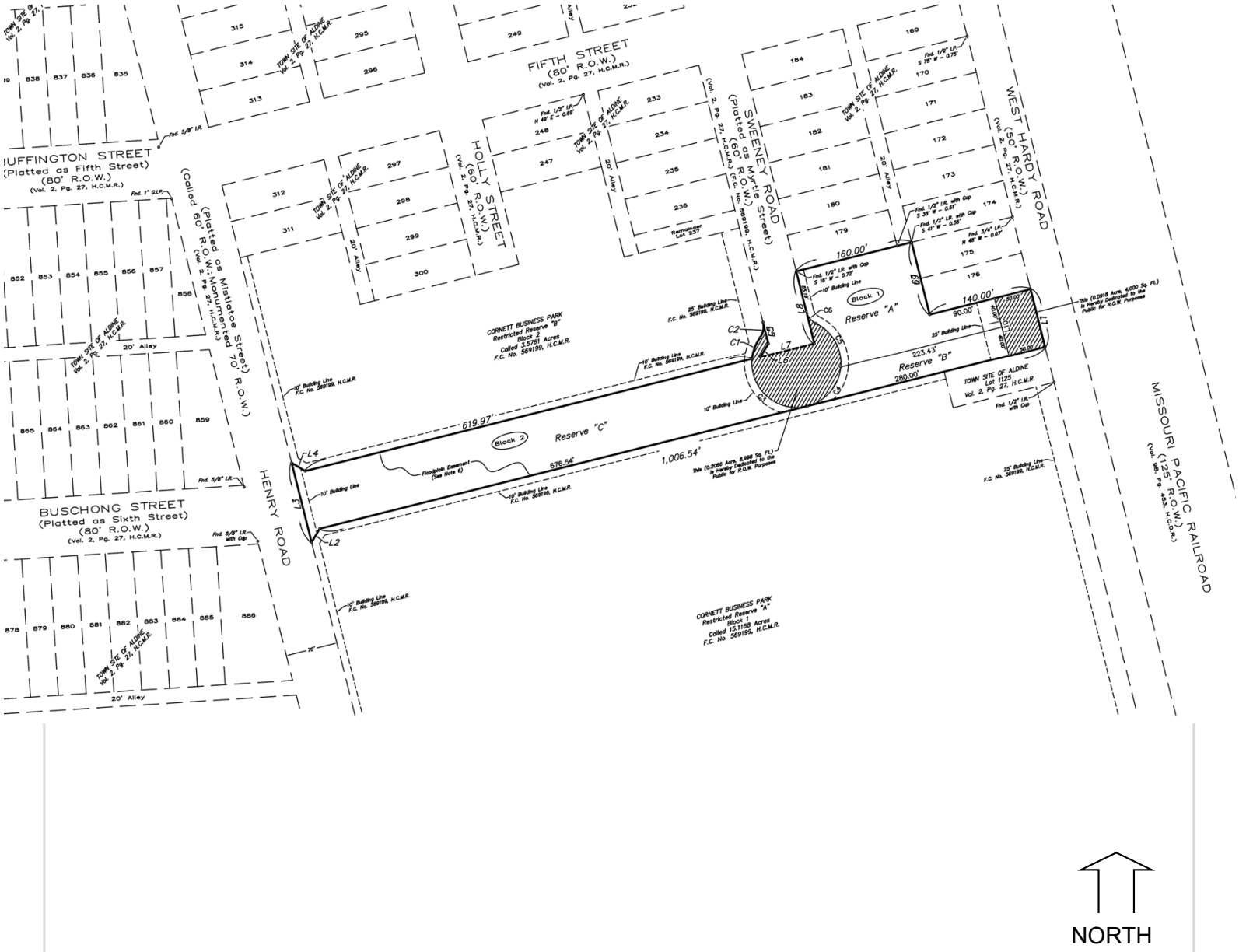
D – Variances **Site Location**

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Garfam Industries Industrial Park

Applicant: The Pinnell Group, LLC



NORTH

D – Variances **Aerial**

GF NO. 18-62277-1 PLATINUM TITLE
ADDRESS: 14703 WEST HARDY ROAD
14706 SWEENY ROAD
HOUSTON, TEXAS 77060
BORROWER: HHX, INC.

LOTS 175 AND 176
ALDINE TOWNSITE ADDITION

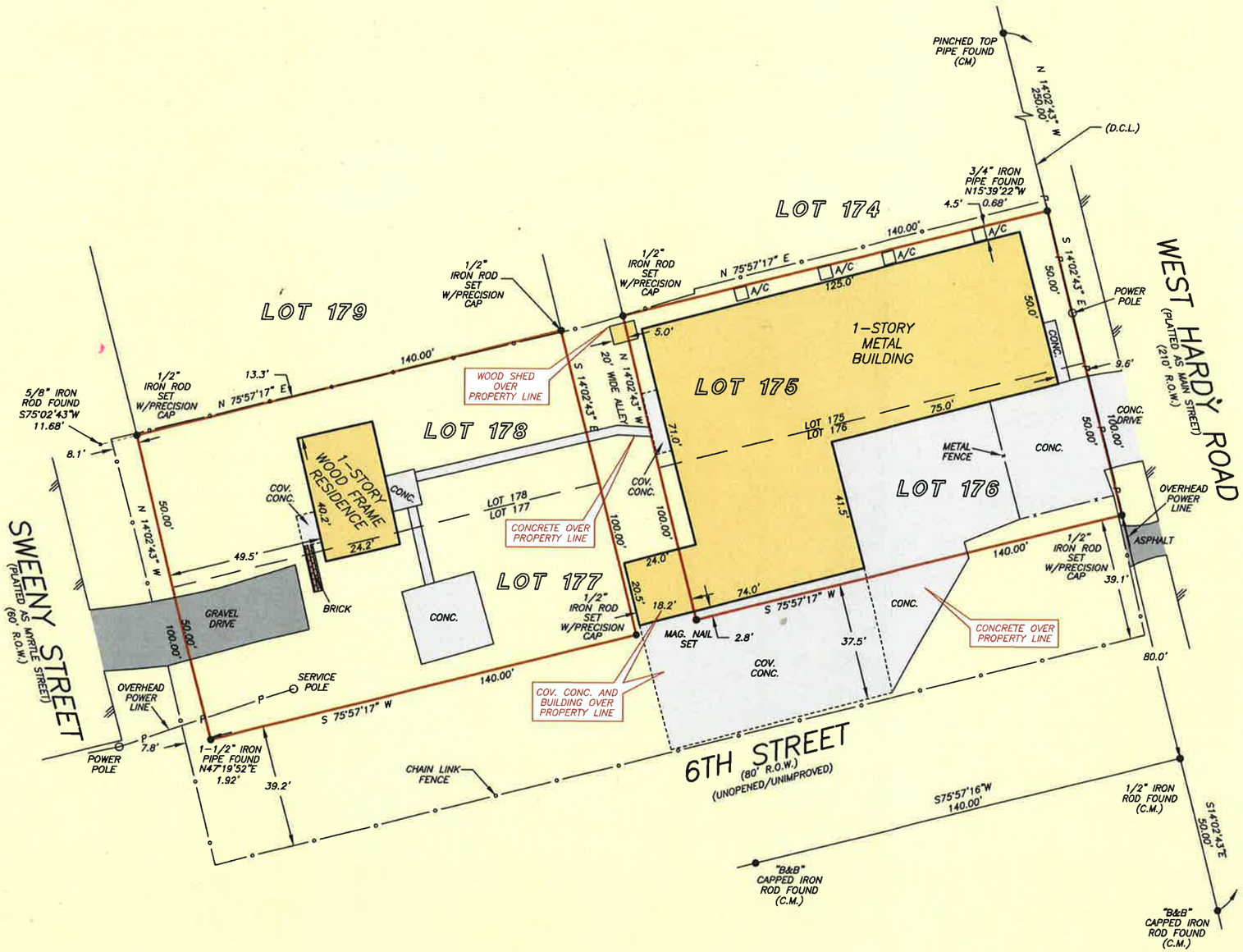
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

LOTS 177 AND 178
ALDINE TOWNSITE ADDITION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



SCALE: 1" = 40'



THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0470 L
MAP REVISION: 06/18/2007
ZONE AO
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: F.C. NO. 569199 H.C.M.R.

DRAWN BY: MM/RC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 18-10704
NOVEMBER 05, 2018
REVISED: SEPTEMBER 16, 2022

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL LAND SURVEYOR

PLATINUM TITLE PARTNERS
KATHLEEN MARTIN
832-203-6666

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2371
Plat Name: Garfam Industries Industrial Park
Applicant: The Pinnell Group, LLC
Date Submitted: 10/20/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the west side of West Hardy Street, between 5th Street and Nystrom.

Chapter 42 Section: 42-127

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

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 owners of the subject property are platting the subject property into 2 Blocks and 3 Reserves to create a commercial development and abandon all of 6th Street. The county has expressed that they have no objection to the abandonment of 6th Street. Currently there is approximately 2,800 feet between platted 5th Street and Nystrom. Keeping an unimproved east/west 6th Street would not improve traffic flow and dedicating a new east/west street that would terminate in one block would also not improve traffic. Additionally, the dedication of a new east/west street would not meet the 600' minimum intersection spacing along a major thoroughfare.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The re-classification of West Hardy to a major thoroughfare will not make it possible to meet the minimum intersection spacing along major thoroughfares.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The granting of this variance will not devalue this Chapter. If the 6th was improved or a new east/west street could meet the 600' minimum spacing requirement, keeping 6th street or dedicating a new east/west street would have a different effect.

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

Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if the requirement for an east/west street through the property is enforced, the minimum street intersection spacing of 600' along major thoroughfares cannot be achieved.

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

This request is not based on economic reasons. It is a matter of a logistical solution not to dedicate an east/west street that will not improve traffic flow.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2371
Plat Name: Garfam Industries Industrial Park
Applicant: The Pinnell Group, LLC
Date Submitted: 10/20/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are seeking a variance to allow the replatting of a portion of an alley without vehicular turnaround.

Chapter 42 Section: 42-134

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

Statement of Facts

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

(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 owners of the subject property are platting the subject property into 2 Blocks and 3 Reserves to create a commercial development and abandon all of 6th Street. A portion of a 20' Alley is included in this replat. The county has expressed that they have no objection to the abandonment of 6th Street or said portion of the alley. Leaving an unimproved alley and 6th Street will not have any real benefit to the public.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Since 6th street is unimproved, the continuation of the alley would have no benefit to the public.

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

The granting of this variance will not devalue this Chapter. If the 6th or the alley were improved keeping 6th street and/or the alley would have a different effect.

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

Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare.

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

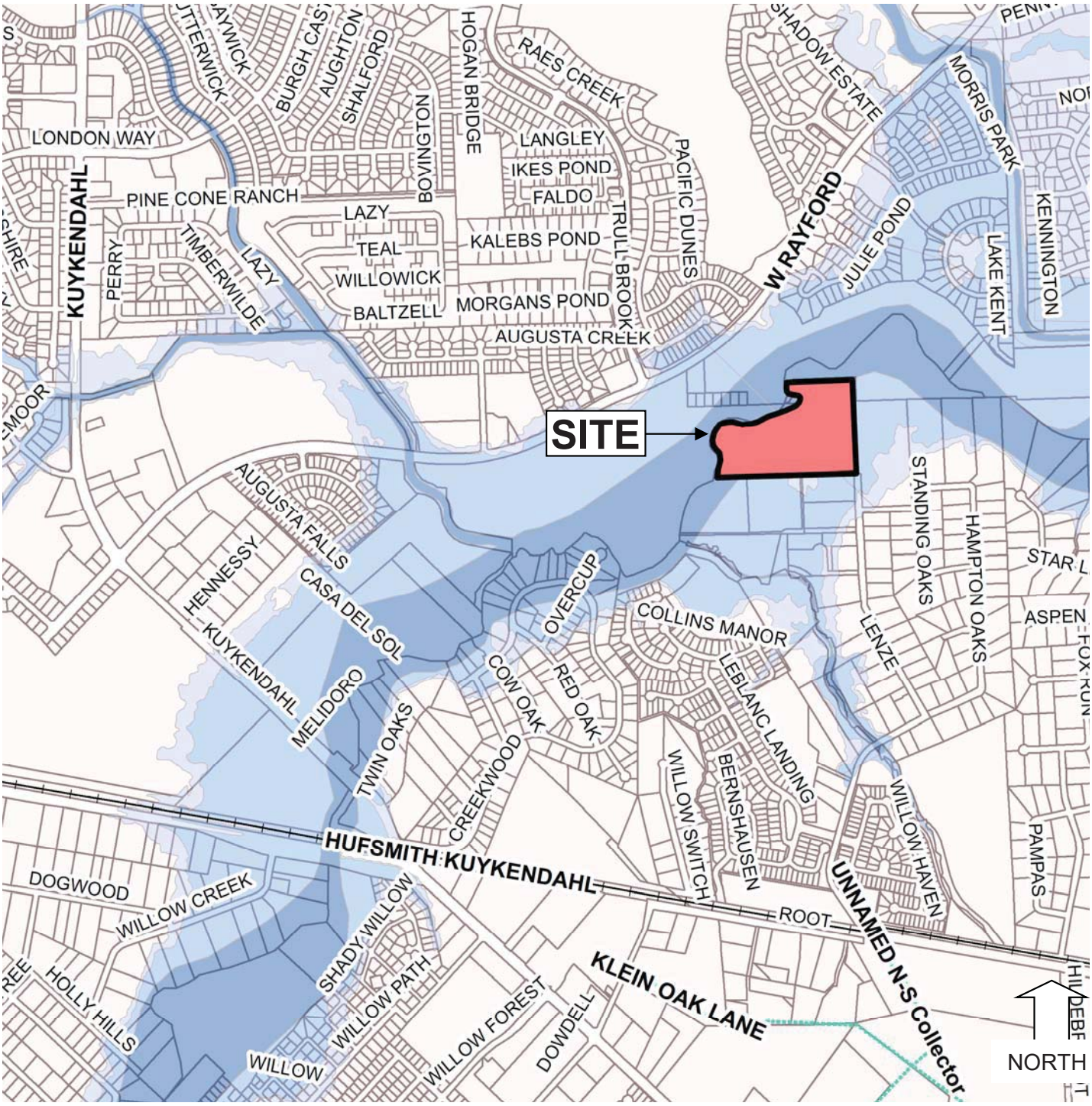
This request is not based on economic reasons. It is a matter of a logistical solution not to create a turnaround for an unimproved alley that is not being used as an alley.

Houston Planning Commission ITEM: 145

Planning and Development Department Meeting Date: 11/02/2023

Subdivision Name: Global Football Innovations Academy (DEF 1)

Applicant: Texas Professional Surveying, LLC



D – Variances

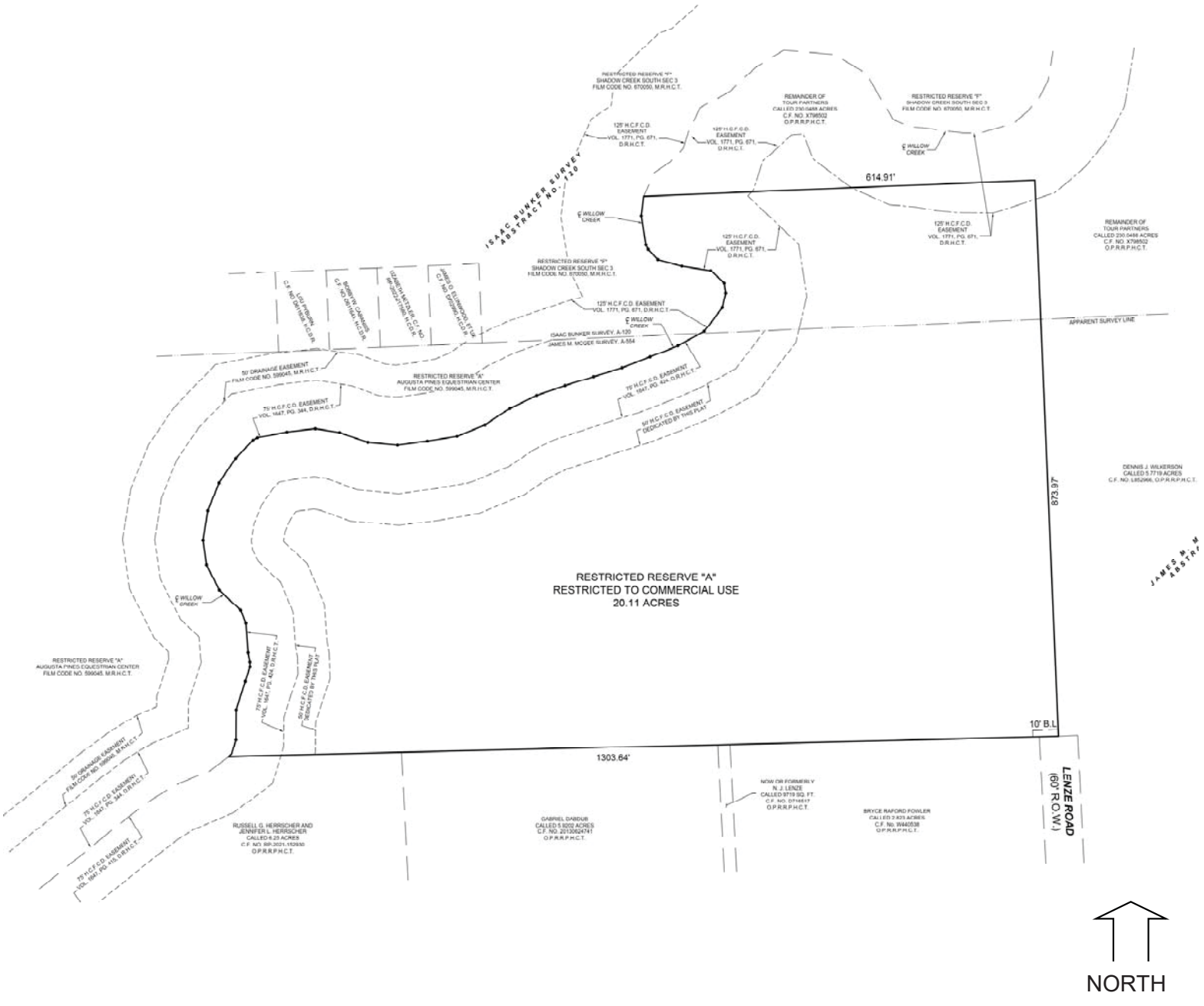
Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Global Football Innovations Academy (DEF 1)

Applicant: Texas Professional Surveying, LLC



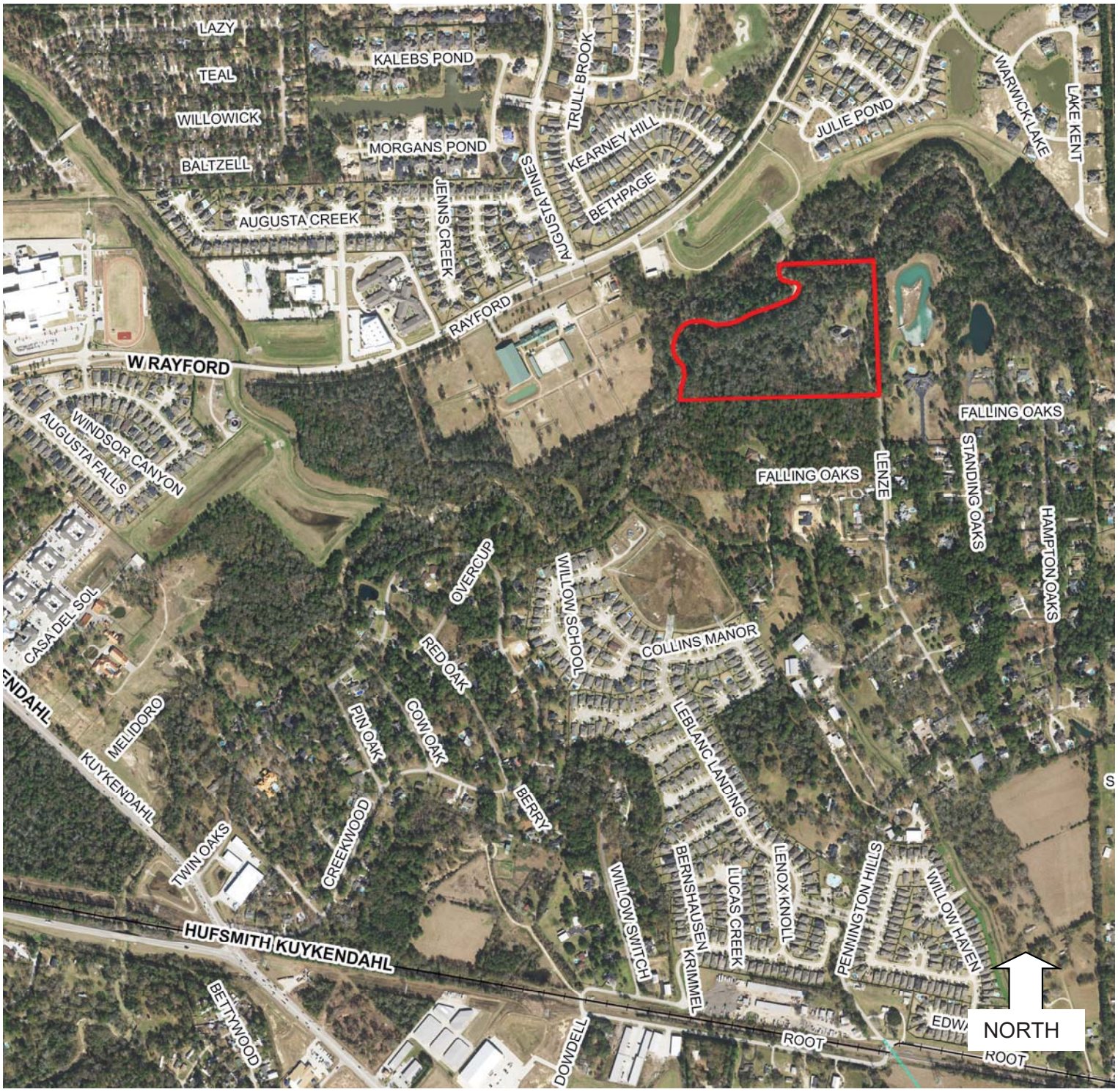
D – Variances Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Global Football Innovations Academy (DEF 1)

Applicant: Texas Professional Surveying, LLC



D – Variances **Aerial**

Appendix D

CONSTRUCTION NOTES TO BE ON ALL PROJECTS

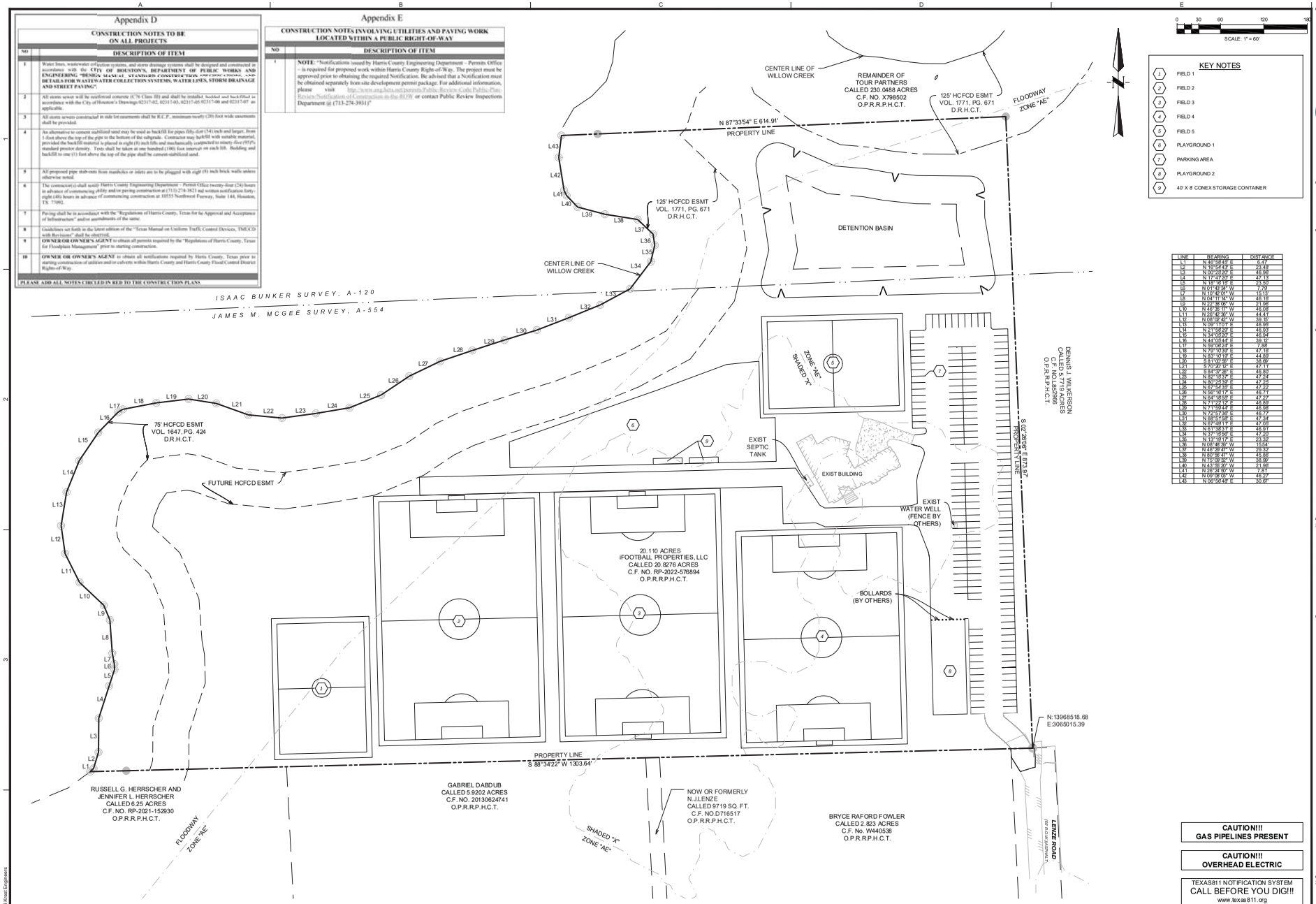
NO	DESCRIPTION OF ITEM
1	Water lines, wastewater collection systems, and storm drainage systems shall be designed and constructed in accordance with the **CITY OF HOUSTON'S, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION 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) 274-3923 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 ha 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)"



LINE	BEARING	DISTANCE
L1	N 46°58'48" E	6.47'
L2	N 16°54'43" E	23.48'
L3	N 00°39'29" E	46.96'
L4	N 11°47'20" E	47.13'
L5	N 18°16'19" E	23.50'
L6	N 01°42'04" W	7.76'
L7	N 10°45'01" W	15.13'
L8	N 04°11'14" W	46.16'
L9	N 22°30'05" W	21.96'
L10	N 46°30'17" W	46.08'
L11	N 25°42'36" W	44.41'
L12	N 08°09'45" W	39.15'
L13	N 09°17'07" E	46.99'
L14	N 21°58'22" E	46.83'
L15	N 34°08'20" E	46.94'
L16	N 44°09'44" E	39.12'
L17	N 59°08'24" E	7.88'
L18	N 79°10'39" E	47.16'
L19	N 83°10'19" E	44.80'
L20	S 81°00'56" E	38.89'
L21	S 70°39'19" E	47.11'
L22	S 64°37'26" E	46.80'
L23	N 82°13'37" E	47.24'
L24	N 60°23'39" E	47.25'
L25	N 67°54'36" E	47.27'
L26	N 56°16'17" E	46.71'
L27	N 64°18'56" E	47.27'
L28	N 71°29'12" E	46.89'
L29	N 71°59'44" E	46.98'
L30	N 72°57'58" 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	46.97'
L34	N 57°18'58" E	47.20'
L35	N 13°19'17" E	23.32'
L36	N 08°40'40" W	19.54'
L37	N 46°29'47" W	29.32'
L38	N 80°39'47" W	45.86'
L39	N 76°09'35" W	38.99'
L40	N 43°39'25" W	31.98'
L41	N 28°28'00" W	7.87'
L42	N 09°09'05" W	46.27'
L43	N 06°56'48" E	30.69'

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 • 832-582-4890
TBPELS Firm Registration No.: F-24191

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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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.

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 allow a Commercial Reserve to only have 30 feet of frontage from a public street.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) 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

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;

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 (30') of Lenze Road and there is no possibility of obtaining any other ROW. It is not physically possible to have 60' of ROW frontage at this site.

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

The existing lack of full R.O.W. frontage at the property due to the property configuration is a hardship that was not created by the applicant.

(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.

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

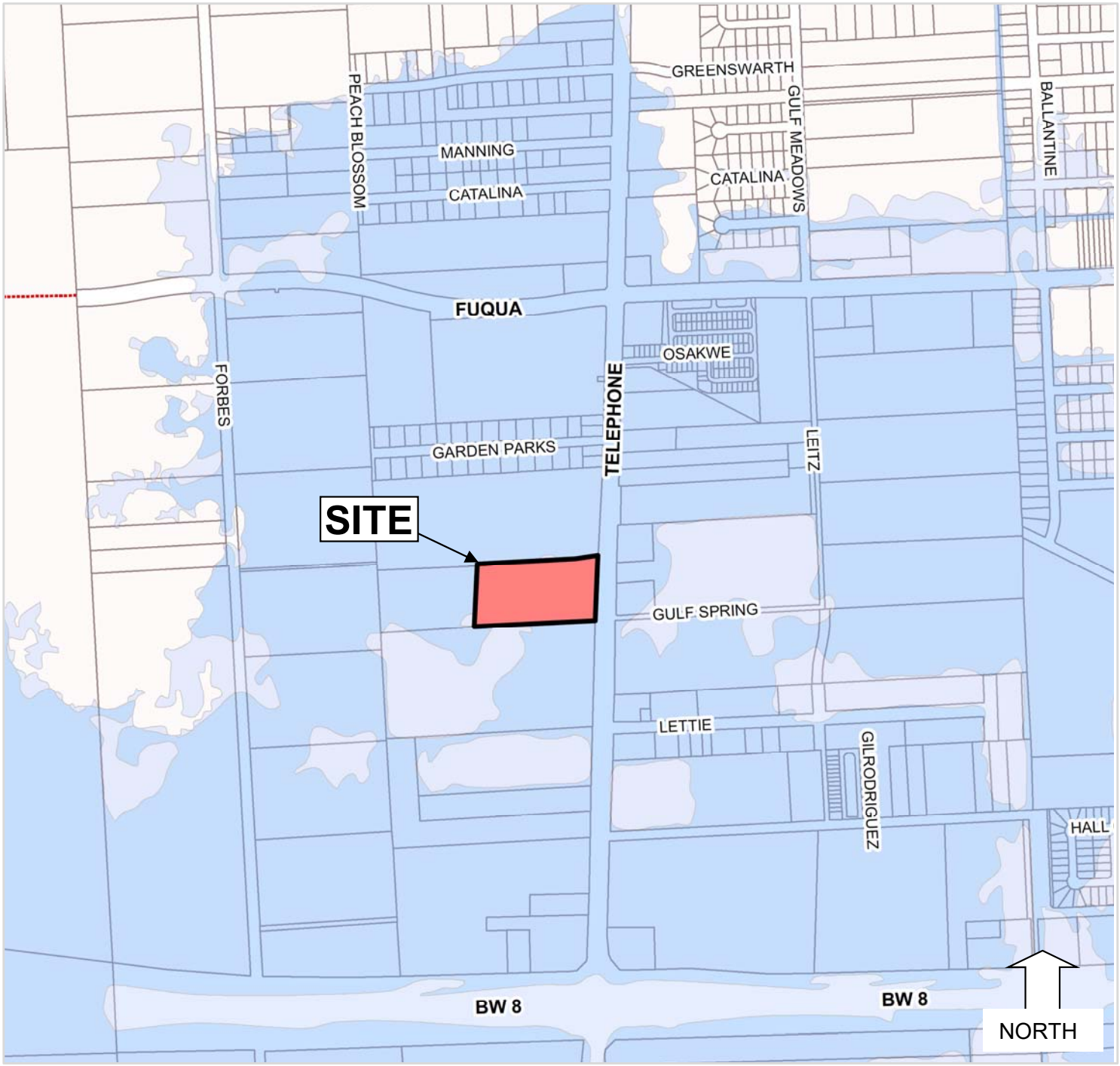
The hardship is based on the configuration of the property and is not economically based at all.

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hurtado Reserve

Applicant: HRS and Associates, LLC



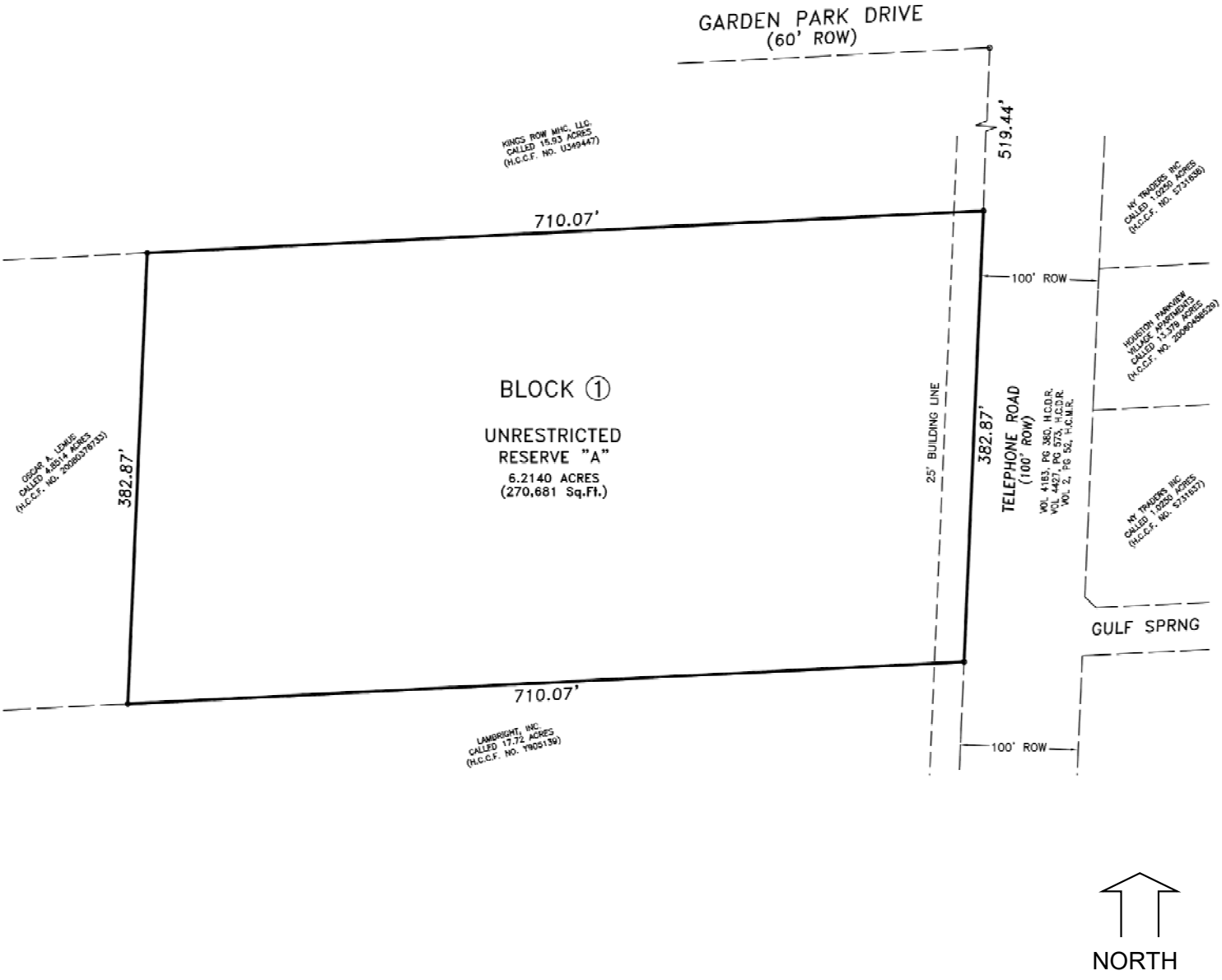
D – Variances **Site Location**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hurtado Reserve

Applicant: HRS and Associates, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Hurtado Reserve

Applicant: HRS and Associates, LLC

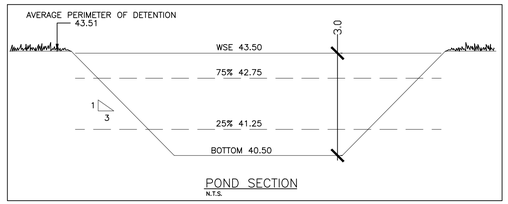


D – Variances **Aerial**

NOTE:
THIS DRAINAGE PLAN IS CONCEPTUAL IN NATURE AND THE FINAL DRAINAGE PLAN SHALL BE IN CONFORMANCE WITH THE LATEST CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL.

NOTES

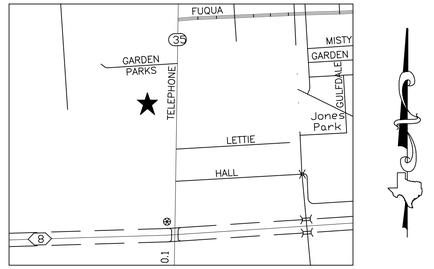
- RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION FACILITY WILL BE BY THE PROPERTY OWNER.
- SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HRS.
- DRAINAGE PLAN IS CONCEPTUAL IN NATURE AND THE FINAL DRAINAGE DESIGN SHALL BE IN CONFORMANCE WITH THE LATEST CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL.



POND SECTION
N.T.S.

ELEVATIONS RESUME

COMMUNITY:	480296
MAP/PANEL NUMBER:	48201 C 1035
FIRM DATE:	6/18/07
FLOOD ZONE:	AE
BASE FLOOD ELEV:	44.80'
BENCHMARK No:	R.M. 010545
VERTICAL DATUM:	NAVD 1988
CONVERSION/COMMENTS:	2001 ADJUSTMENT
LOWEST ADJACENT GRADE ELEV:	43.21'
HIGHEST ADJACENT GRADE ELEV:	44.16'
LOWEST HORIZONTAL MEMBER ELEV:	N/A
PROPOSED FINISH FLOOR ELEV:	44.0'

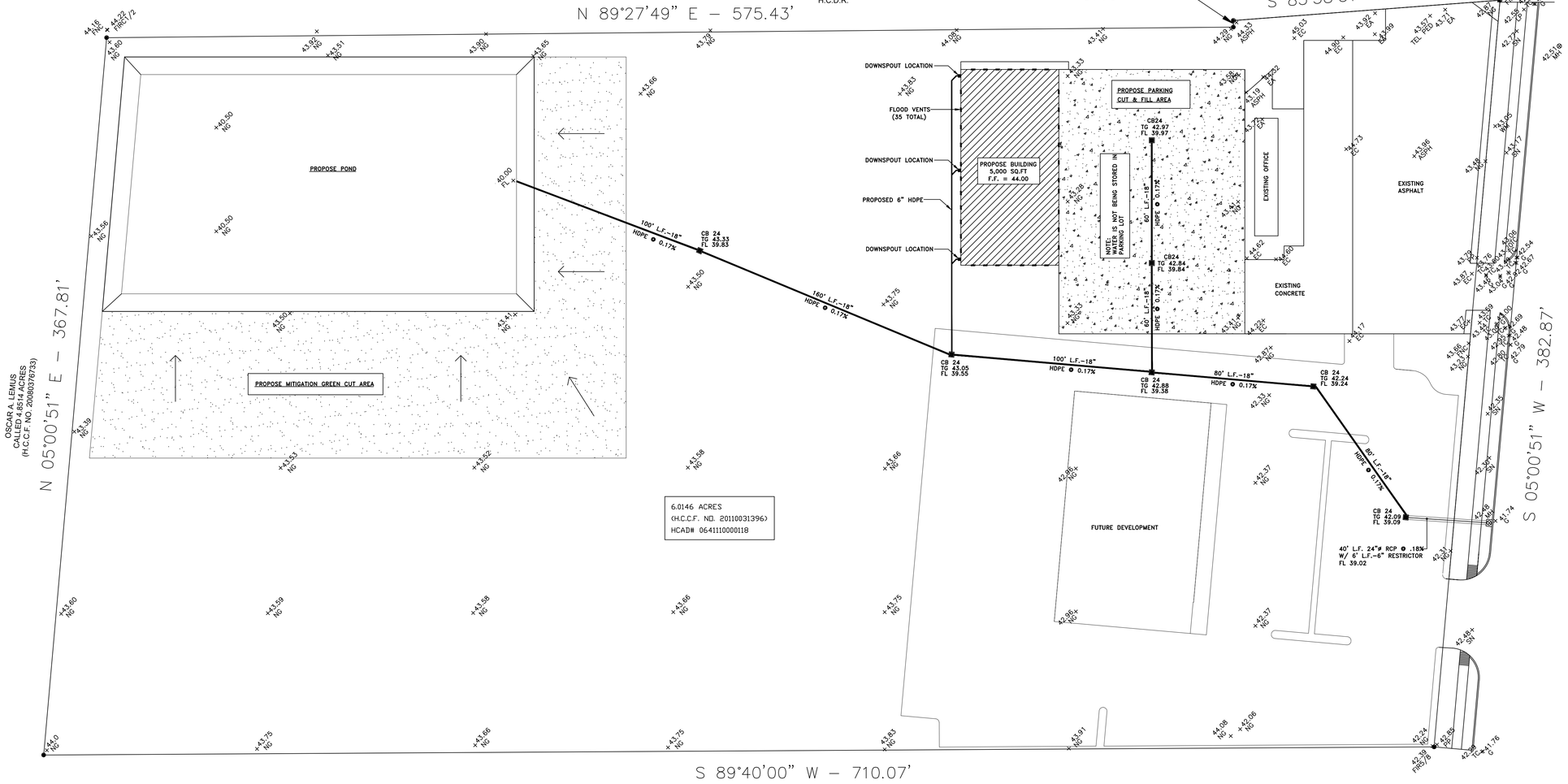


25.8248 ACRES
KINGS ROW MOBILE HOME COMMUNITY, LLC
H.C.C.F.NO. U349447,
FILM CODE NO. 531-90-3323
H.C.D.R.

N 89°27'49" E – 575.43'

S 01°48'07" E
3.40'

S 85°38'51" W – 136.47'



S 89°40'00" W – 710.07'

17.7457 ACRES
LAMBRIGHT, INC.
H.C.C.F.NO. Y905139,
FILM CODE NO. 201005250
H.C.D.R.

FLOOD STATEMENT
THIS TRACT IS LOCATED IN ZONE "AE" THIS IS ACCORDING TO FIRM NUMBER 48201C1035 L DATED OCTOBER 13, 2013

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 010545 IS A NGS METAL ROD STAMPED HGCSD 47 1986 AT ALMEDA-GENOA AND SW BELL BUILDING LOCATED IN GROUND, AT SE CORNER OF PARKING AREA, BEHIND THE SW BELL BUILDING IN KEYMAP 575N IN CLEAR CREEK WATERSHED NEAR 1100-00-00 ELEV. 49.31 FT. NAVD 1988, 2001 ADJUSTED.

ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

RAMIRO ALVARADO

SEAL:

Leviticus powered by AG

STATE OF TEXAS
DIEGO LAMACCHIA
102186
LICENSED
PROFESSIONAL ENGINEER

Diego Lamacchia, PE, PMP
TBPE Firm - 18611

PROJECT NAME:

OFFICE / WAREHOUSE

10900 TELEPHONE RD.
HOUSTON, TX 77075

PLOT DATE:

SEPTEMBER 30, 2022

SCALE:

1:30

JOB No:

022-20

SHEET NAME:

DRAINAGE PLAN

SHEET #:

D-2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2177
Plat Name: Hurtado Reserve
Applicant: HRS and Associates, LLC
Date Submitted: 09/24/2023

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

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

Variance from the 2600' intersection spacing along Telephone Road, a major thoroughfare.

Chapter 42 Section: 127

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.

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 proposed plat is located at 10900 Telephone Road, generally south of Fuqua Street and north of South Belt on the west side of Telephone Road. It is a proposed for an Unrestricted Reserve, intended for commercial development of 6.214 acres, which currently is an auto sales lot. A required 60' dedicated ROW (with a 10' building line on each side) would divide the project into two reserves and make the project infeasible. With a length of 710 feet a 60' ROW with a 10' building lines (on both sides) would render 56,800 square feet (or 1.303 acres) useless for a building, parking lot, or open space. The lot is 382' wide by 710' long.

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

The proposed plat is on the west side of Telephone Road, which is a major thoroughfare that connects Hobby Airport to Beltway 8. There are mixed-use projects including mobile home parks, apartments, vacant land, auto sales and other commercial entities in the area. Kings Row Manufactured Home Park is located north of this property. USAA Soccer fields is locates to the west. The closest east/west street is Fuqua Street to the north and Hall Road to the south. South of Hall Road is the Belt 8 feeder road, which is more of a direct route for motorists. The existing Soccer Fields to the west will make any connection to a north/south road impossible to complete. Forbes Road at Almeda Genoa and dead-ends at this soccer fields and does not continue anywhere. Any east/west road in that area will require a train crossing before a connection to Mykawa Road can be made. These existing circumstances are not the result of a hardship created by the applicant.

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

The intent and general purposes of Chapter 42-127 and 128 that specifies intersection spacing is to enhance vehicular circulation in the neighborhood. Garden Parks Drive, which is about 520 feet north of the proposed plat, could be extended west to Forbes Road and thereby could be used as an east/west extension. Because of the soccer fields west of the applicant's property, a connection would not be probable on the proposed plat because of the existing facility.

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

The areas along Telephone Road are currently evolving. Once looking around (or doing a property search on HCAD) you will find buildings from the 1950s thru 1990s. Areas south of Hobby Airport are experiencing new commercial developments. Lots of these areas have already been developed and so are the existing street pattern. Fuqua Street, Almeda Genoa Road, South Belt 8, and to a lesser extent Hall Road has created the local east/west streets that connect the north/south arterials of Mykawa Road, Telephone Road, and Monroe Road to each other. Granting of the variance will not be injurious to public safety as good vehicle circulation that has already been established. An east/west connection is not probable as most of the area has already been developed.

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

The existing conditions that make an east/west connection improbable are the justification for the variance, not economic hardship No other new developments in the area have been required to dedicate right-of-way..

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

October 13, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Hurtado Reserve
REFERENCE NUMBER: 2023-2177

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west along Telephone Road, south of Fuqua Street, and north of S Beltway 8 E. 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.

HRS and Associates, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing requirements by not providing an east/west public street through the subject site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 2, 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 Hamid Shotorbani with HRS and Associates LLC at 713-466-9776. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

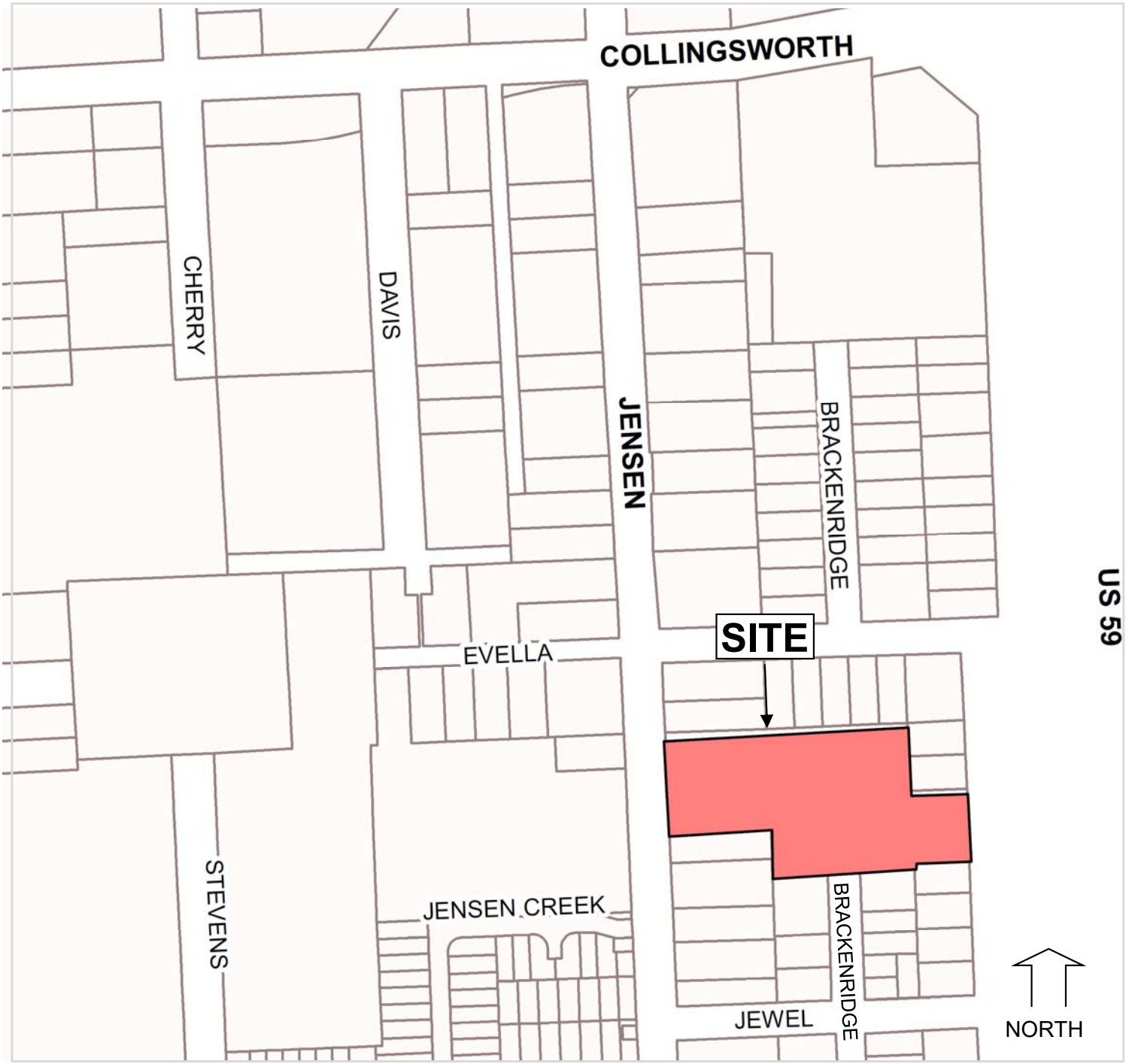
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Jensen Commercial Reserve

Applicant: Total Surveyors, Inc.



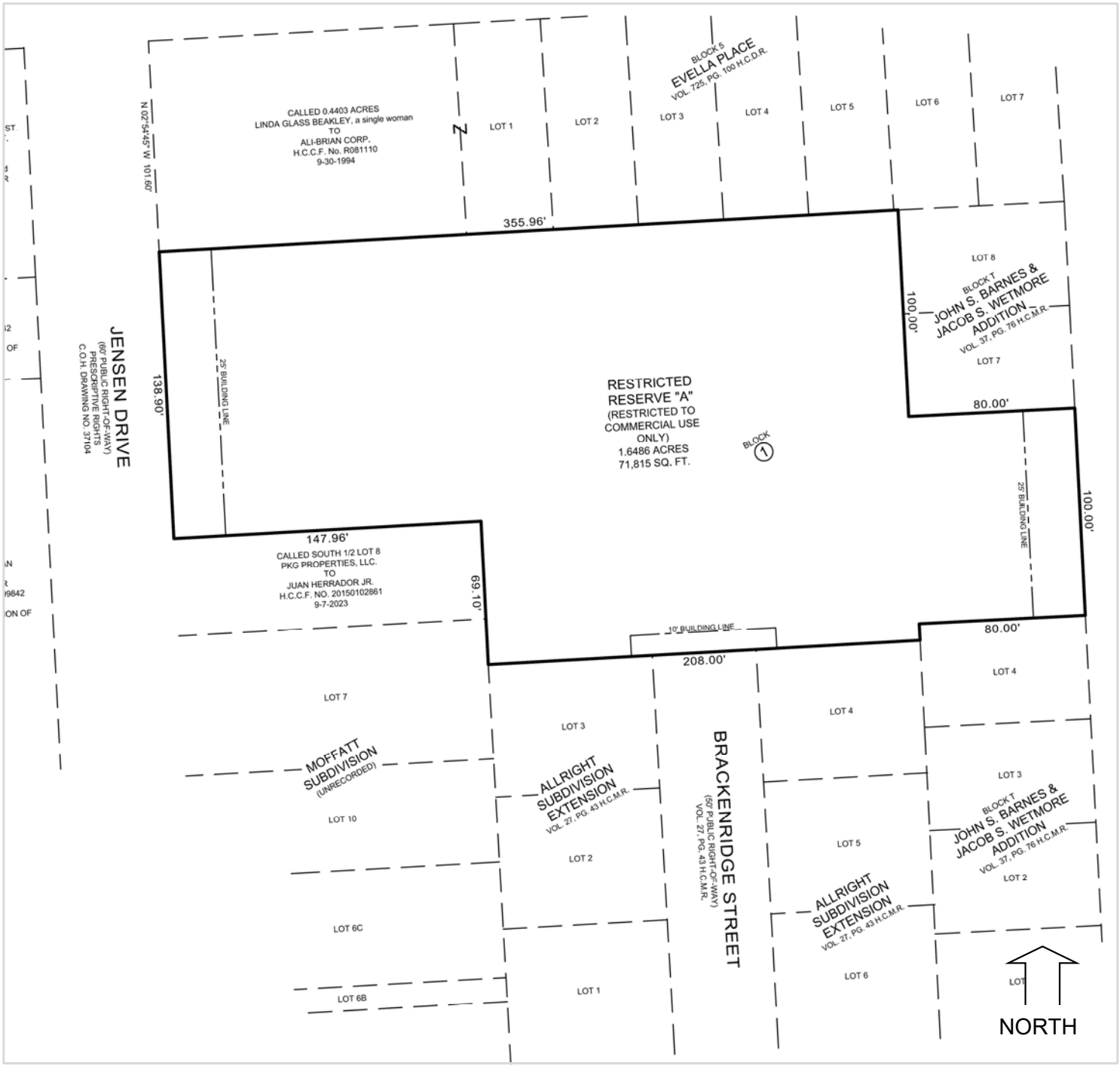
D – Variances **Site Location**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Jensen Commercial Reserve

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 147

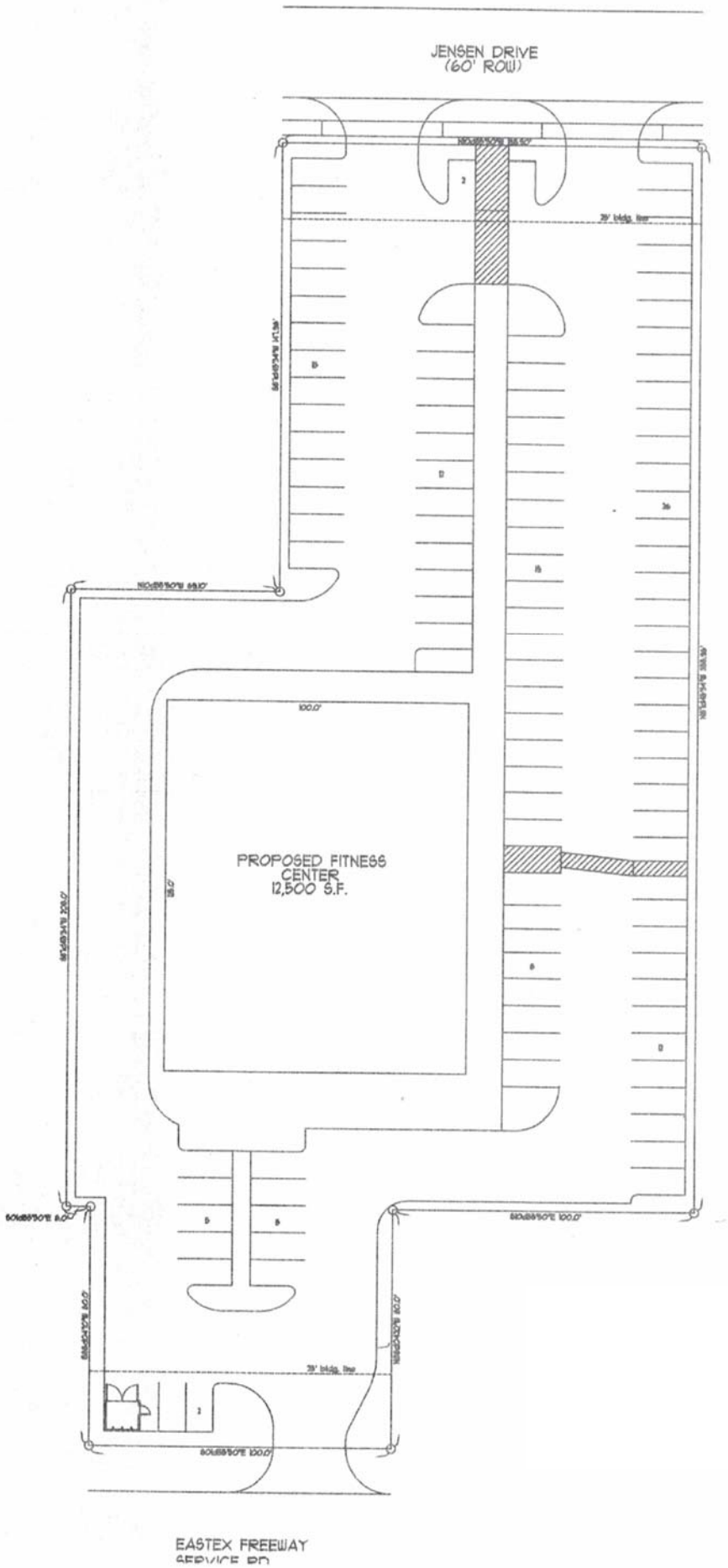
Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Jensen Commercial Reserve

Applicant: Total Surveyors, Inc.



D – Variances **Aerial**


JENSEN DRIVE
(60' ROW)
PROPOSED FITNESS
CENTER
12,500 S.F.
100.0'
EASTEX FREEWAY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2304
Plat Name: Jensen Commercial Reserve
Applicant: Total Surveyors, Inc.
Date Submitted: 10/08/2023

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 not extend Brackenridge Street into the subject property or terminate in a cul-de-sac.
Chapter 42 Section: 42-134

Chapter 42 Reference:
42-134 – Street Extension

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 site is located within the City of Houston, between Jensen Drive and Interstate 69, just south of Evella Street. This tract of land largely comprised of unplatted property, surrounded by multiple platted and unplatted subdivisions. In November of 1927, Evella Place was platted with multiple single family lots along the north boundary line and Brackenridge Street dedicated only on the north side of Evella Street. In May of 1948, Allright Subdivision Extension was platted which created Brackenridge Street, a 50' wide public right-of-way, which terminates at the south boundary line of this tract. This section of Brackenridge Street is only 192 feet in length from Jewel Street, a dedicated east-west right-of-way. If the Brackenridge Street is required to be extended northward, there is no chance for Brackenridge Street to extend to Evella Street. Based on the current street pattern for the area, the extension of Brackenridge Street is not needed to satisfy the required street spacing for the area. There are major throughfares on both the east and west side of the property, only approximately 440' apart and local streets, north and south of the property, only approximately 500' apart. The owner is proposing to create 1 Restricted Reserve, restricted to commercial use only. The current plan is to construct 12, 500 sq. ft. commercial building, to be used as a Fitness Facility. The current section of Brackenridge was platted as 6 single family lots, which currently has been subdivided into 5 single family residences which do have driveway access, and 3 duplexes which do not have vehicular access. The paving section of Brackenridge Street is only 17.4' wide. By requiring the extension of Brackenridge Street, the traffic generated by the commercial site would be allowed to mix with the single-family traffic that has existed for 70 years. If the variance is granted, all of the traffic generated by the commercial project will be directed to either Jensen Drive or the feeder of Interstate 69, both of which are a major throughfare. This is the best situation for both the neighbors and the traffic flow of the area. A wood or masonry fence will be constructed at the end of Brackenridge Street to ensure that both the vehicular and pedestrian traffic from the commercial site will not impact the single family residences. This site has several previous proposals which would not have been beneficial to the neighborhood. The property is under new ownership with a new proposal. The new proposal for this site is 1 commercial building, housing a Fitness Facility, with sufficient parking. This site has been vacant for many years and the proposed development will positively impact the neighborhood and the entire area. The new owners

currently own and operate a fitness facility in the area and this will allow them to expand their business.

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The current street configuration for Brackenridge Street and land use for the surrounding property, were created 70 years ago, well before the current owner had possession of the property. The owner would like to opportunity to improve the property, which would in turn improve the surrounding neighborhood.

(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 intent of Chapter 42, is to create consistent street pattern and ensure the public health and safety of both the future patrons of the Fitness Facility, as well as, the current neighbors to the site. By granting the variance, the neighborhood could be assured that the new commercial traffic would remain separated from the single family streets, to ensure their safety.

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

The granting of the variance will not injurious to the public health , safety or welfare. By granting the variance, all of the commercial traffic generated by the new development, would directed to either Jensen Drive or the feeder road of Interstate 69, both of which are major throughfares. Keeping the commercial traffic separated from the single family would ensure that the safety and welfare of both the neighbors and the commercial customers.

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

Economic hardship is not the sole justification for the variance. The current street pattern and the safety and welfare of the public is the justification for the variance. The extension of Brackenridge Street will not improve the traffic flow for this area and would deprive the owner of the reasonable use of the land.

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

October 12, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Jensen Commercial Reserve
REFERENCE NUMBER: 2023-2304

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Jensen Drive, south of Evella Street and west of US Highway 59. 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.

Total Surveyors Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend Brackenridge Street through the site for the purpose of developing a fitness center. 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, November 2, 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 Kevin Kolb with Total Surveyors Inc. at 281-479-8719. 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.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

PROPERTY OWNERSHIP INFORMATION

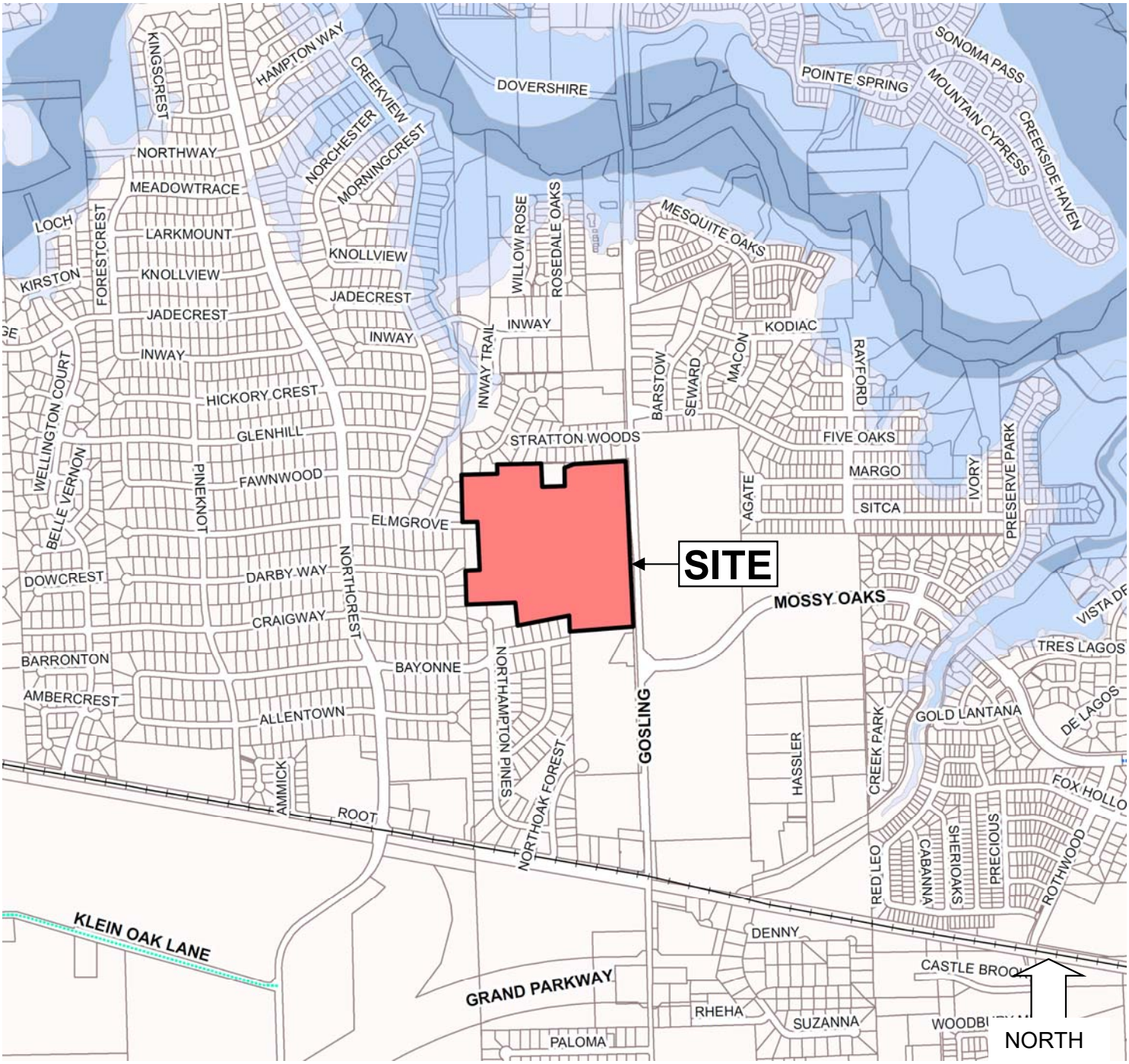
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Paragon Place (DEF 1)

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



D – Variances

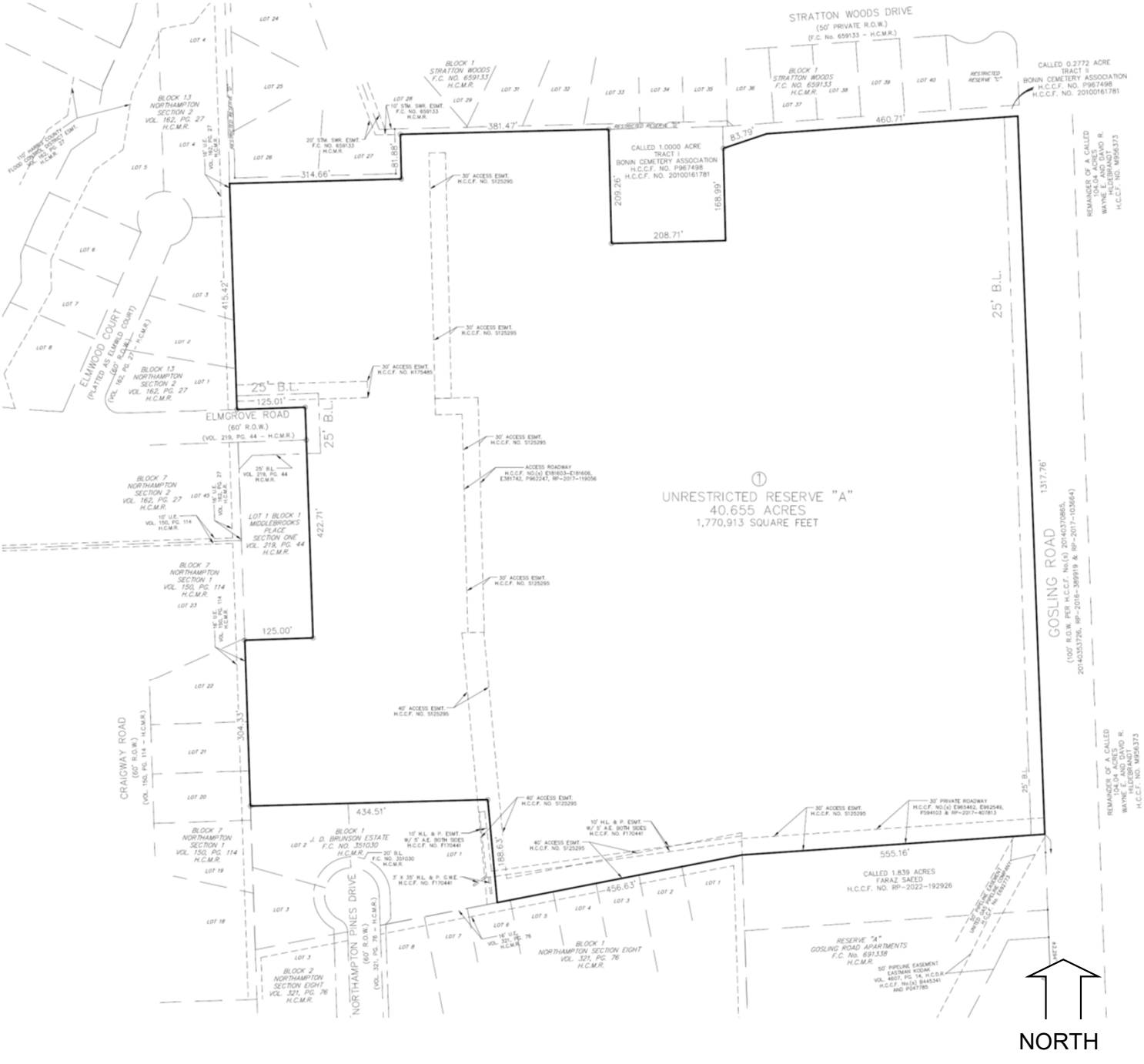
Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Paragon Place (DEF 1)

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Paragon Place (DEF 1)

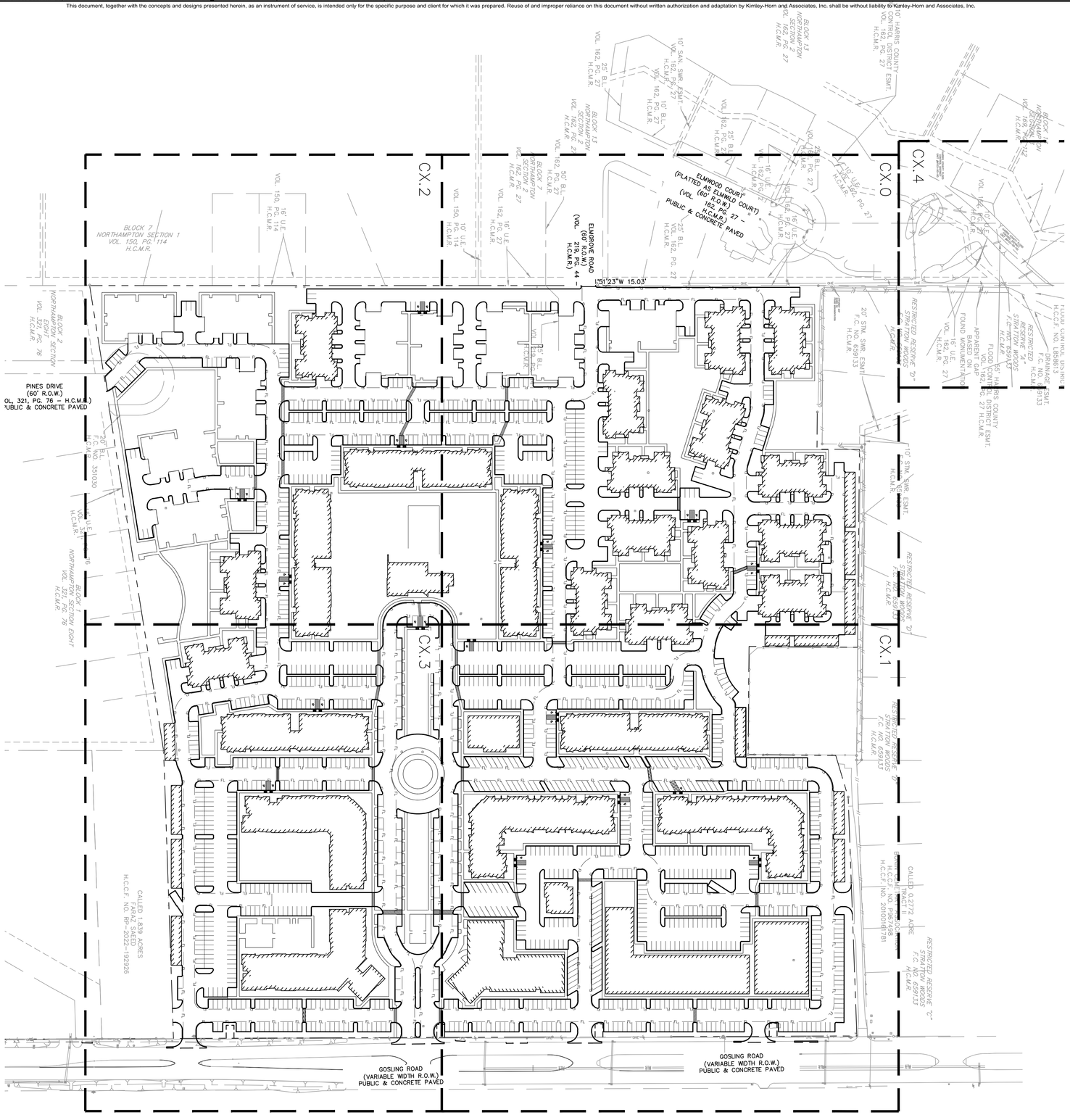
Applicant: Civil-Surv Land Surveying, L.C.



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.

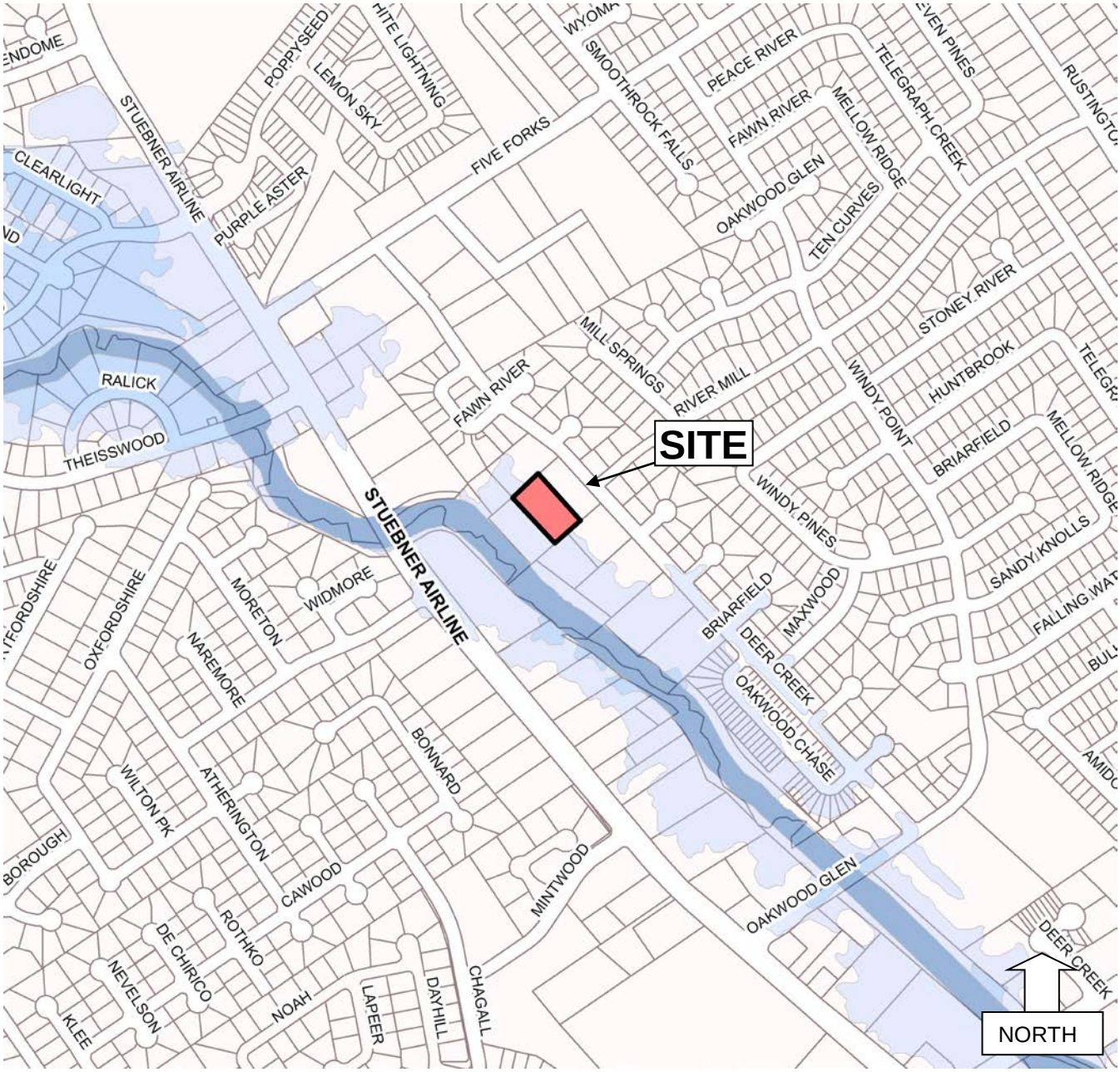
Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall to the City. There is also no financial benefit to the applicant.

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Salam Homes For Youth

Applicant: Bowden Land Services & Consulting



D – Variances

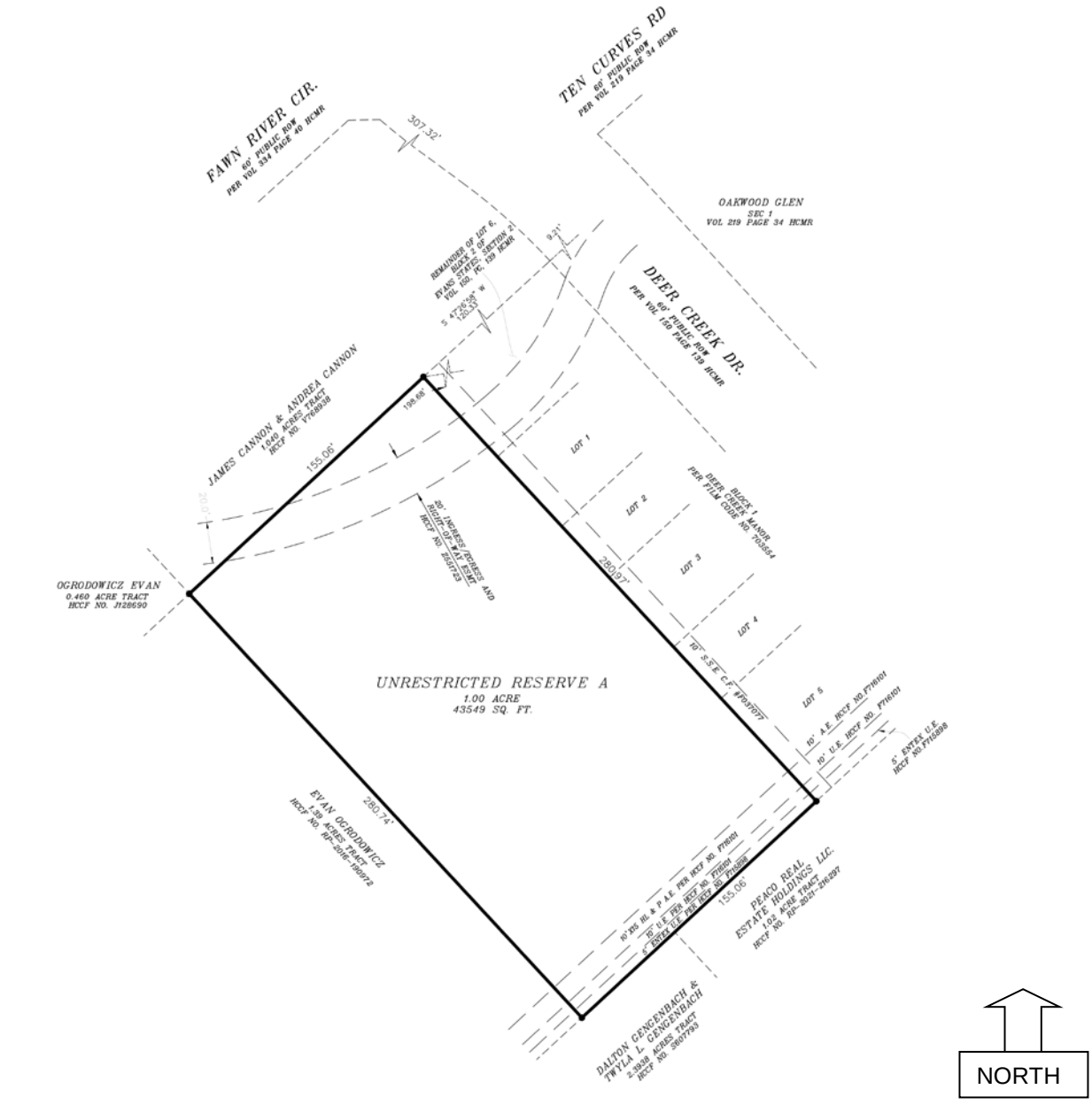
Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Salam Homes For Youth

Applicant: Bowden Land Services & Consulting



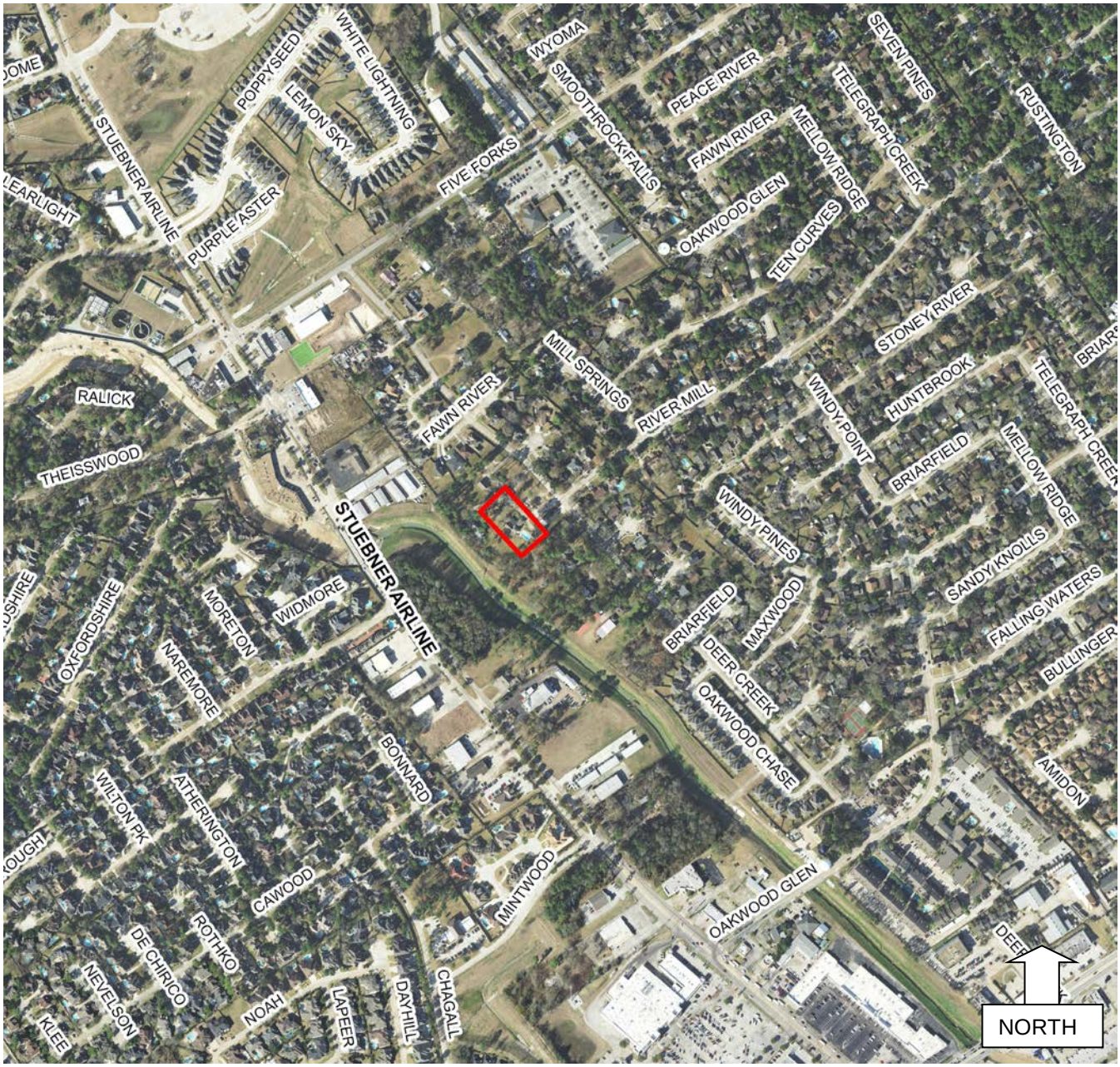
D – Variances Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Salam Homes For Youth

Applicant: Bowden Land Services & Consulting



D – Variances

Aerial

STATE OF TEXAS
COUNTY OF HARRIS

I MOHAMED MOHAMUD MOHAMED, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNER (WHETHER ONE OR MORE) OF THE 1.00 ACRES TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF SALAM HOMES FOR YOUTH DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREET DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS MY HAND IN THE CITY OF HOUSTON, TEXAS,

THIS _____ DAY OF _____, 2023.

_____
MOHAMED MOHAMUD MOHAMED

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMED MOHAMUD MOHAMED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

I, DAVID E. KING, JR., AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

_____
DAVID E. KING, JR
TEXAS REGISTRATION NO. 6272

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF SALAM HOMES FOR YOUTH IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE)

THIS _____ DAY OF _____, 2023

BY: _____
MARTHA L. STEIN (OR) M. SONNY GARZA
CHAIR OR VICE CHAIRMAN

BY: _____
MARGARET WALLACE BROWN AICP, CNU-A
SECRETARY

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

_____
MILTON RAHMAN, P.E.
COUNTY ENGINEER

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 2023 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

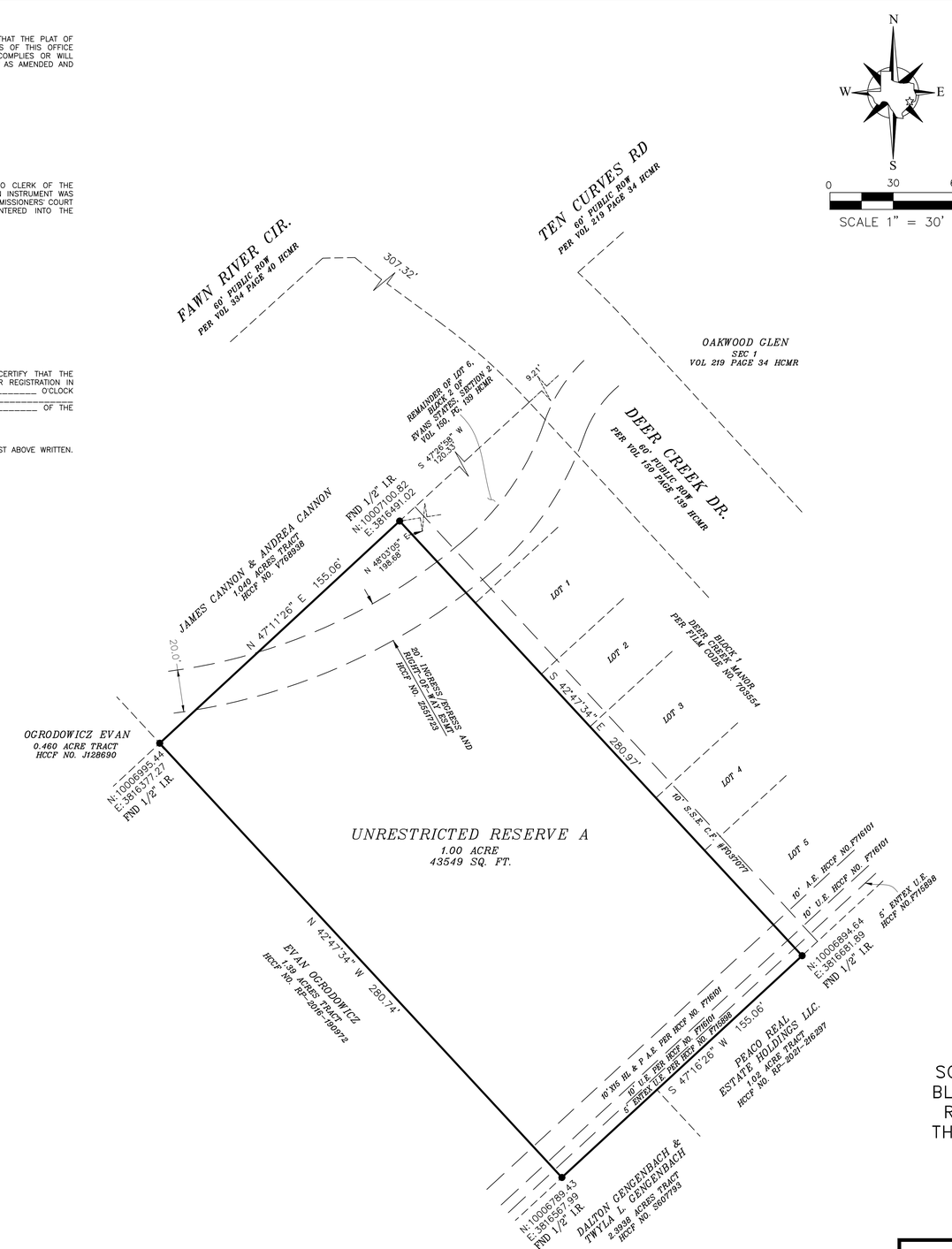
BY: _____
DEPUTY

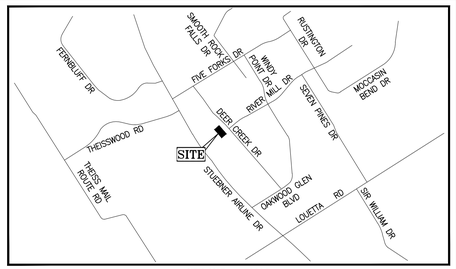
I, TENESHIA HUDSPETH COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023 AT _____ O'CLOCK _____.M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____.M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY





KEY MAP - #330C

LEGEND

H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.C.F.	–	HARRIS COUNTY CLERK FILE
B.L.	–	BUILDING LINE
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
I.R.	–	IRON ROD
P.G.	–	PAGE
S.F.	–	SQUARE FEET
VOL.	–	VOLUME

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998992115.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES [B.L.], WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. 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
4. IF THIS PLAT IS PROPOSED TO BE A MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
5. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE
6. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
7. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.

SALAM HOMES FOR YOUTH

ONE RESERVE, ONE BLOCK

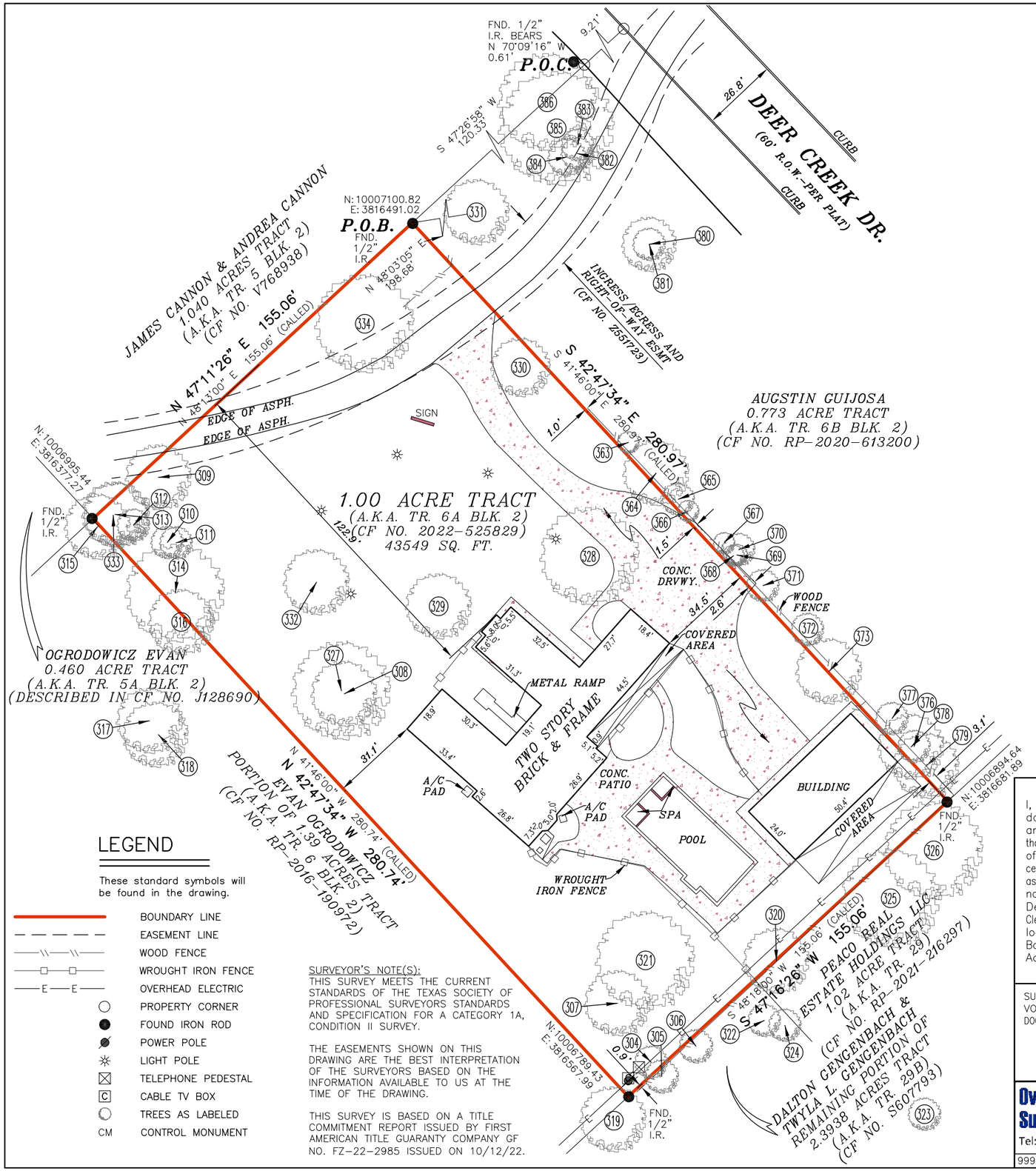
A SUBDIVISION OF 1.00 ACRES (43,549 SQUARE FEET) BEING A PORTION OF LOT 6, BLOCK 2, EVANS ESTATES SECTION TWO, AS RECORDED IN VOLUME 150, PAGE 139 OF THE MAP RECORDS OF HARRIS COUNTY, AND SITUATED IN THE J. HOUSE SURVEY, ABSTRACT 314, HARRIS COUNTY, TEXAS.

AUGUST 2023

SURVEYOR OF RECORD:
OVERLAND SURVEYORS
999 E BASSE RD SUITE 180, BOX 521,
SAN ANTONIO TX, 77209
713-489-7605
FIRM: 10190700

OWNER OF RECORD:
MOHAMED MOHAMUD MOHAMED
6315 S 34TH DR
PHOENIX AZ 85041-5465

BOWDEN LAND SERVICES & CONSULTING
4115 LOUETTA RD SUITE 6312
SPRING TX 77388
713-489-7605
info@bowdenlandservices.com
www.bowdenlandservices.com



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- E — E OVERHEAD ELECTRIC
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- C CABLE TV BOX
- TREES AS LABELED
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. FZ-22-2985 ISSUED ON 10/12/22.

TREE NO.#	DIAMETER	DESCRIPTION
304	12"	OAK
305	17"	WOK TREE
306	17"	WOK TREE
307	24"	PINE TREE
308	24"	OAK
309	24"	OAK
310	24"	OAK
311	12"	PINE TREE
312	12"	PINE TREE
313	24"	PINE TREE
314	36"	PINE TREE
315	24"	PINE TREE
316	24"	PINE TREE
317	24"	PINE TREE
318	24"	PINE TREE
319	24"	OAK
320	24"	OAK
321	36"	PINE TREE
322	12"	OAK
323	24"	OAK
324	24"	OAK
325	36"	PINE TREE
326	36"	PINE TREE
327	36"	PINE TREE
328	36"	PINE TREE
329	24"	PECAN TREE
330	36"	OAK
331	24"	OAK
332	24"	OAK
333	24"	OAK
334	36"	OAK
363	10"	OAK
364	24"	OAK
365	12"	OAK
366	10"	OAK
367	10"	OAK
368	10"	OAK
369	10"	OAK
370	12"	OAK
371	12"	OAK
372	12"	OAK
373	24"	PINE TREE
376	12"	OAK
377	12"	OAK
378	24"	OAK
379	24"	OAK
380	12"	OAK
381	36"	PINE TREE
382	12"	OAK
383	24"	OAK
384	36"	OAK
385	42"	OAK
386	36"	OAK

METES AND BOUNDS
1.00 ACRE PARCEL
LOCATED IN THE
J. HOUSE SURVEY,
ABSTRACT 314,
HARRIS COUNTY, TEXAS

Being a 1.00 acre parcel of land situated in the J. House Survey, Abstract 314, Harris County, Texas, and being out of Lot 6, Block 2 of Evans Estates, Section 2 as recorded in Volume 150, Page 139 of the Map Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File Y809925, with the basis of bearings being Texas State Plane South Central Zone NAd83, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the southwestern right of way of Deer Creek Drive (60' R.O.W.) for the east corner of the original Lot 5, the east corner of the called 1.04 acres as described in H.C.C.F. V768938, the north corner of the original Lot 6, and for the north corner of the called 0.773 acres as described in H.C.C.F. RP-2020-613200;

THENCE, South 47° 26' 58" West, a distance of 120.33 feet along the northwestern line of the called 0.773 acres to a 1/2" iron rod set with plastic cap for the west corner of the called 0.773 acres, and marking the north corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 42° 47' 34" East, a distance of 280.97 feet along the southwestern line of the called 0.773 acres to a 1/2" iron rod set with plastic cap in the northwestern line of the called 1.02 acres as described in H.C.C.F. RP-2021-216297 for the south corner of the called 0.773 acres, and marking the east corner of the herein described parcel;

THENCE, South 47° 16' 26" West, a distance of 155.06 feet along the northwestern lines of the called 1.02 acres and the remainder of the called 2.3938 acres as described in H.C.C.F. S607793 to a 1/2" iron rod found for the east corner of the called 1.39 acres as described in H.C.C.F. RP-2016-190972, and marking the south corner of the herein described parcel;

THENCE, North 42° 47' 34" West, a distance of 280.74 feet along the northeastern line of the called 1.39 acres to a 1/2" iron rod set with plastic cap, and from which a 3/4" iron pipe found bears South 41 35' 27" East, a distance of 3.47 feet, for the north corner of the called 1.39 acres, the east corner of the called 0.46 acres as described in H.C.C.F. J128690, the south corner of the called 1.04 acres, and marking the west corner of the herein described parcel;

THENCE, North 47° 11' 26" East, a distance of 155.06 feet along the southeastern line of the called 1.04 acres back to the **POINT OF BEGINNING** and containing 1.00 acres of land.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0245 M
REV. DATE: 10/16/2013
ZONE: SHADED X & "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

GRAPHIC SCALE

0' 40' 80'

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to EXODUS TITLE and --
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 1.00 ACRE PARCEL OF LAND recorded in Clerk's File 2022-525829, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the THE JOHN HOUSE SURVEY, A-314
Borrower/Owner: MOHAMED MAHAMUD MOHAMED
Address: 17505 DEER CREEK DR., SPRING, TX 77379 GF No. FZ-22-2985

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 150, PAGE 139, MAP RECORDS, HARRIS COUNTY, TEXAS DOCUMENT NO(S). E832172, Z551723, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

LAND TITLE SURVEY

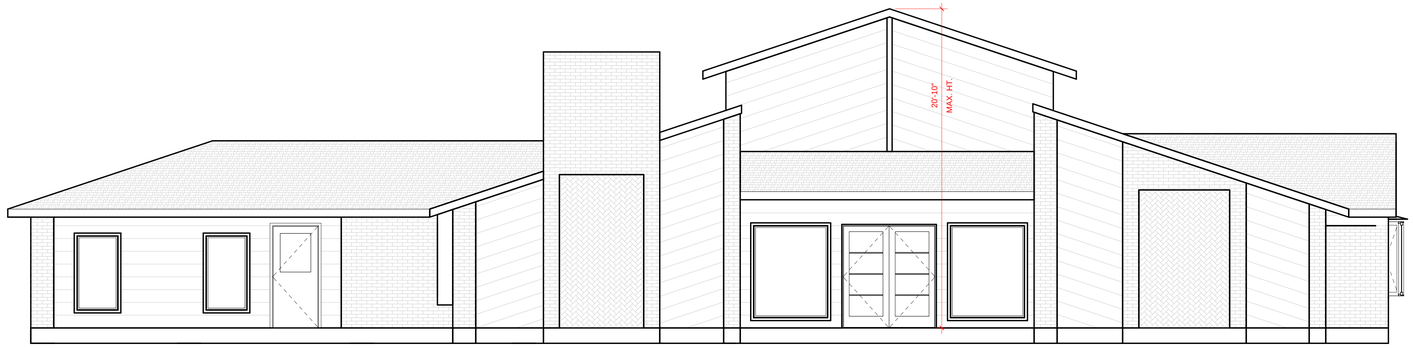
JOB NO.:	2305039573	NO.	REVISION	DATE
DATE:	10/17/22	01.	ADDED TREES & UPDATED SURVEY	05/23/23
DRAWN BY:	IK/AM			
APPROVED BY:	DEK	(REFER JOB NO. 2210037061)		

STATE OF TEXAS
REGISTERED
DAVID E. KING, JR
6272
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
DAVID E KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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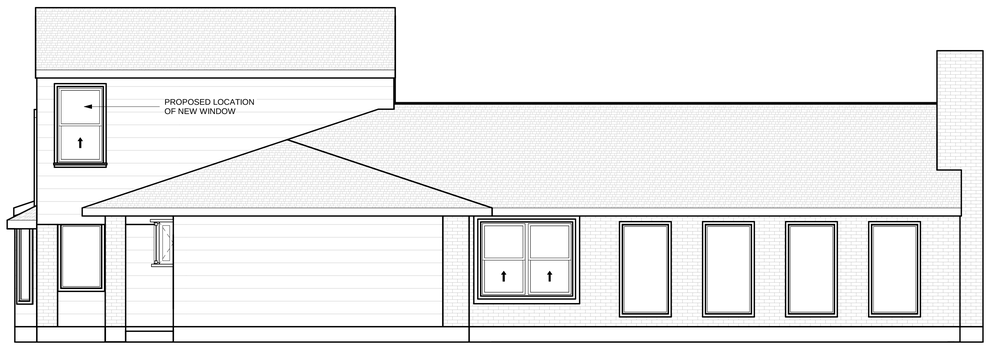
ARCH E1 - 30X42



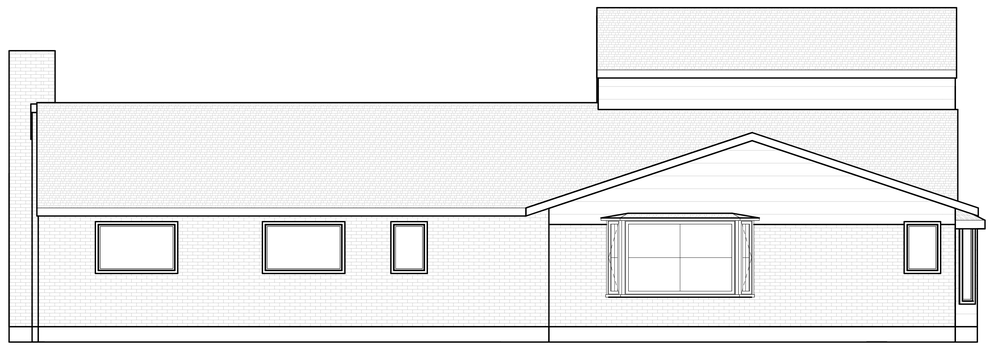
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

H4 ARCHITECTS +ENGINEERS
H4ARCHITECTS.COM
25215 OAKHURST DR
SPRING, TEXAS 77386
281.528.8584
TX-F-16795

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H4 ARCHITECTS
J. ALLAN HENSLEY, JR., ARCHITECT
#19745 ON 12.20.2022

IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE

PROJECT NUMBER
2022123

DRAWN BY
STH, AC

CHECKED BY
JAH

DRAWING NAME

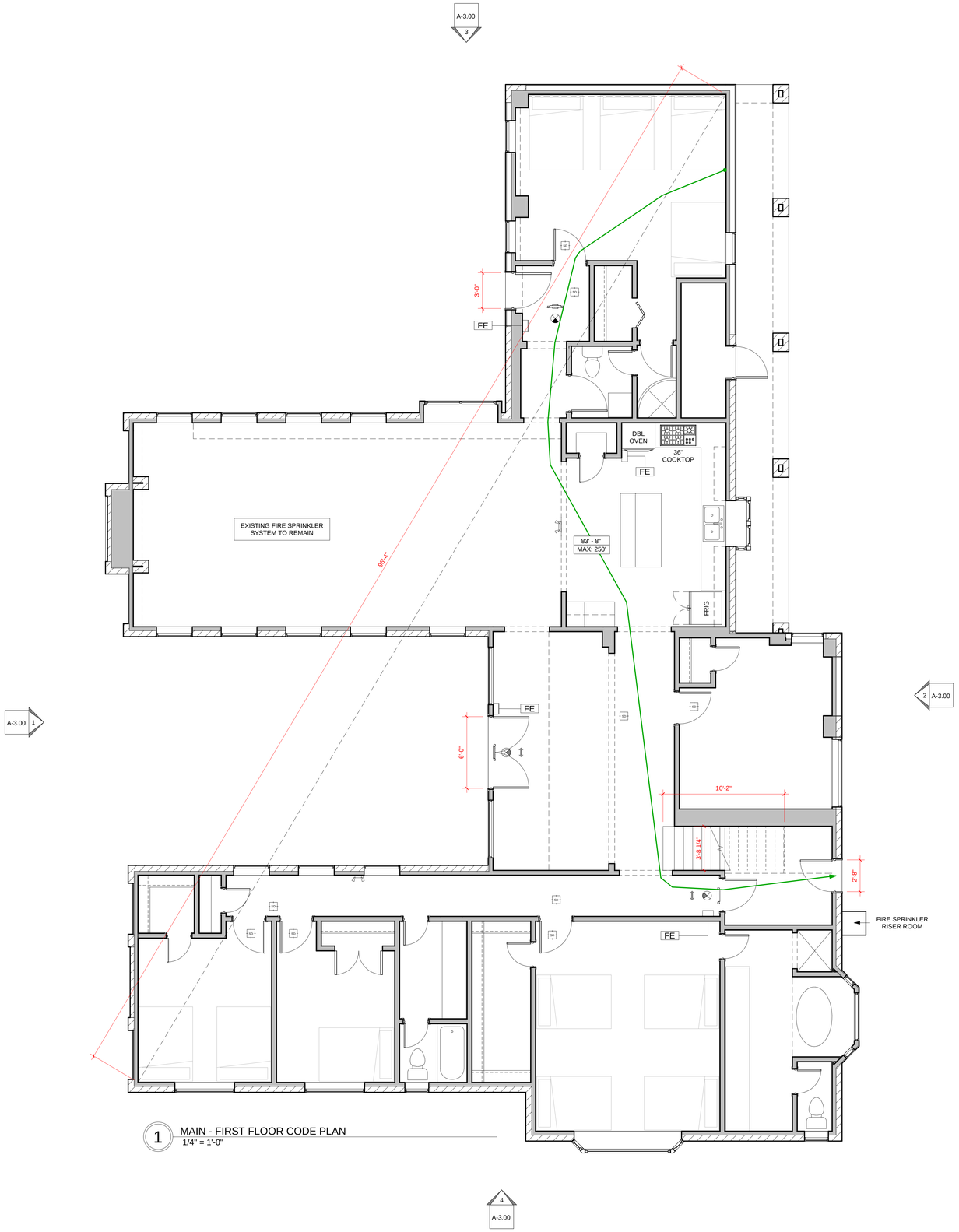
ELEVATIONS

DRAWING NUMBER

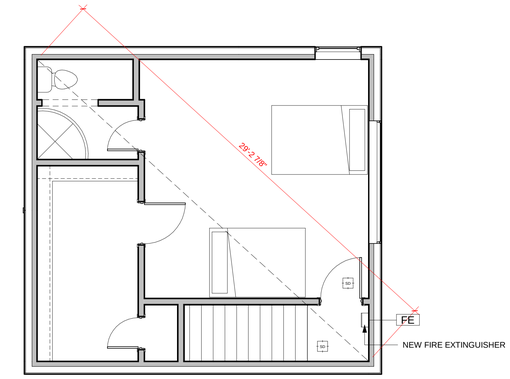
A-3.00

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12/20/2022 7:34:28 AM

ARCH E1 - 30X42



1 MAIN - FIRST FLOOR CODE PLAN
1/4" = 1'-0"



2 MAIN - SECOND FLOOR CODE PLAN
1/4" = 1'-0"

PER IBC 2018 TABLE 1017.2:

- MAX. EXIT ACCESS TRAVEL DISTANCE IN OCCUPANCY R-4 WITH A SPRINKLER SYSTEM IS 250'-0".

EXIT ACCESS TRAVEL DISTANCE

GENERAL NOTES

1. SEE G/S COVER SHEET FOR ADDITIONAL BUILDING CODE INFORMATION.
2. ADA CODE-REQUIRED EXITS ALONG ACCESSIBLE ROUTE MUST MEET TAS ACCESSIBILITY REQUIREMENTS.
3. FIRE EXTINGUISHERS TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4. FIRE EXTINGUISHERS PROVIDED:
   A. IN R-4 OCCUPANCIES INSTALL ONE 2-A EXTINGUISHER IN AREAS WHERE THE TRAVEL DISTANCE IS A MAXIMUM OF 75'-0".
5. COORDINATE EGRESS LIGHTING AND SIGNAGE WITH ELECTRICAL PLANS.
6. PER TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCES SHALL NOT EXCEED:
   A. 250' IN R-4 OCCUPANCIES.
7. PER TABLE 1014.3, COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100'.

RCP LEGEND

- SMOKE DETECTOR
- EXIT SIGN W/ EMERGENCY LIGHTS (WALL-MOUNTED)
- EXIT SIGN W/ EMERGENCY LIGHTS (CEILING-MOUNTED/SUSPENDED)
- EMERGENCY LIGHTS
- REMOTE HEAD EMERGENCY LIGHT
- LENGTH / MAX. XX' — EGRESS PATH TAG
- FE — FIRE EXTINGUISHER

OCCUPANCIES

OCCUPANCY TYPE	FIRST FLOOR	SECOND FLOOR	TOTAL
R-4 OCCUPANCY	3,223 SF	497 SF	3,720 SF

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DRAWING NAME

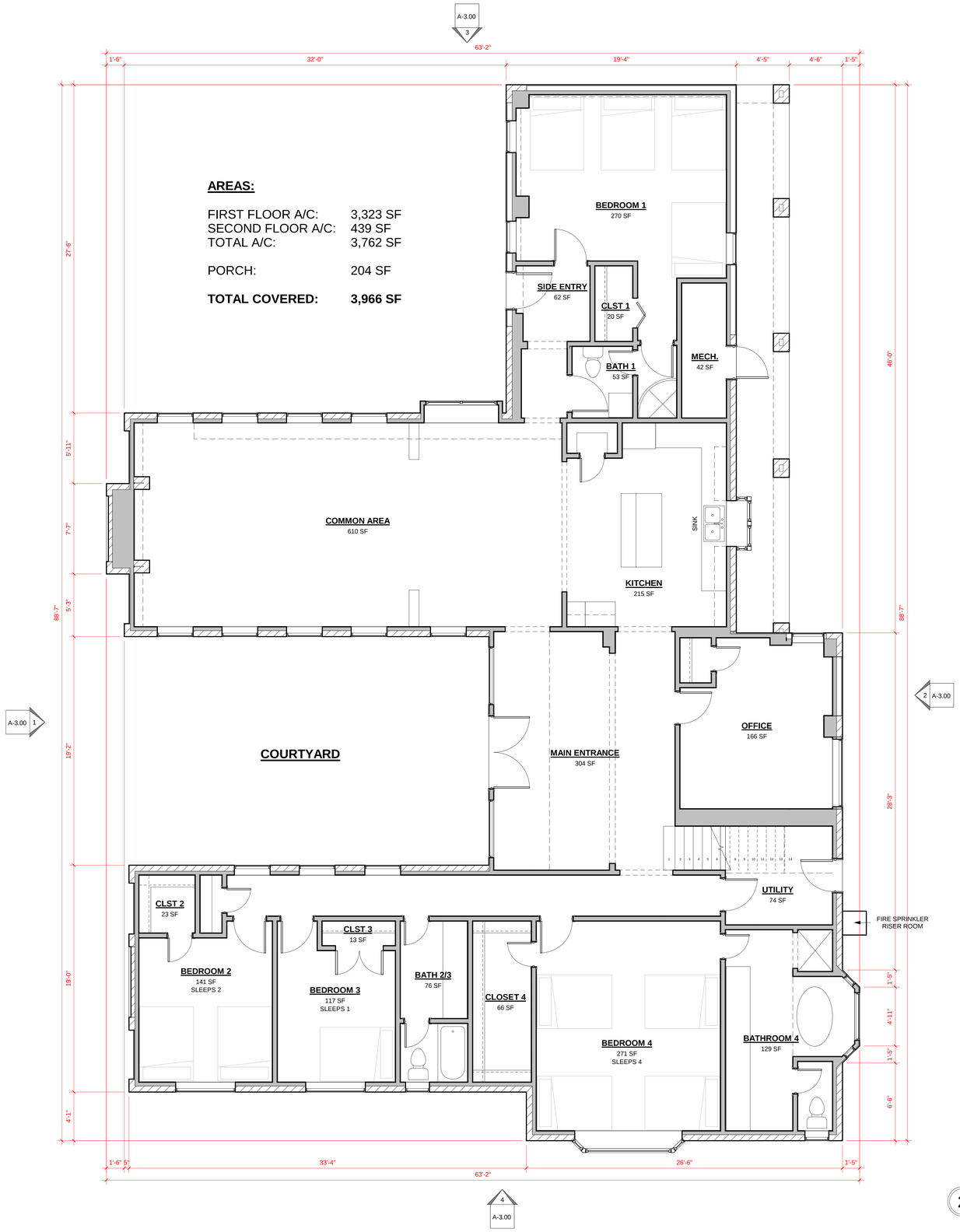
CODE PLANS

DRAWING NUMBER

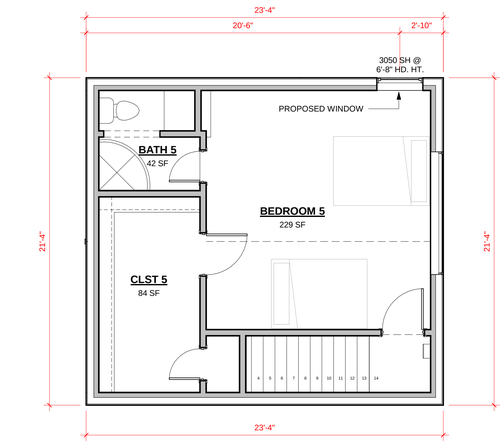
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ARCH E1 - 30X42



1 MAIN - FIRST FLOOR PLAN
1/4" = 1'-0"



2 MAIN - SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL CODES AND ORDINANCES.
2. ALL HARDWARE TO BE MOUNTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

FLOOR PLAN LEGEND

- FLOOR PLAN DETAIL (1 / A101)
- EXTERIOR ELEVATIONS (1 / A101 / 1)
- BUILDING SECTION (1 / A101)
- INTERIOR ELEVATIONS (1 / A101 / 1)
- DOOR TAG (1t)
- WALL TAG (1i)
- WINDOW TAG (W)
- KEYNOTE (?)

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SPRING, TX 77379

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DRAWN BY
STH, AC

CHECKED BY
JAH

DRAWING NAME

FLOOR PLANS

DRAWING NUMBER

A-2.10

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HCFMO
Harris County Fire Marshal

Laurie L. Christensen
Fire Marshal

August 25, 2023

Nichole Bowden - Saadeddine
Bowden Land Services
Email: Nichole@bowdenlandservices.com

RE: 17505 Deer Creek Dr
Spring, TX 77379

According to our records, there are no outstanding violations at the indicated address.

Certificates of Compliance

Spring Oak Assisted Living Facility – COC issued 6.09.2006

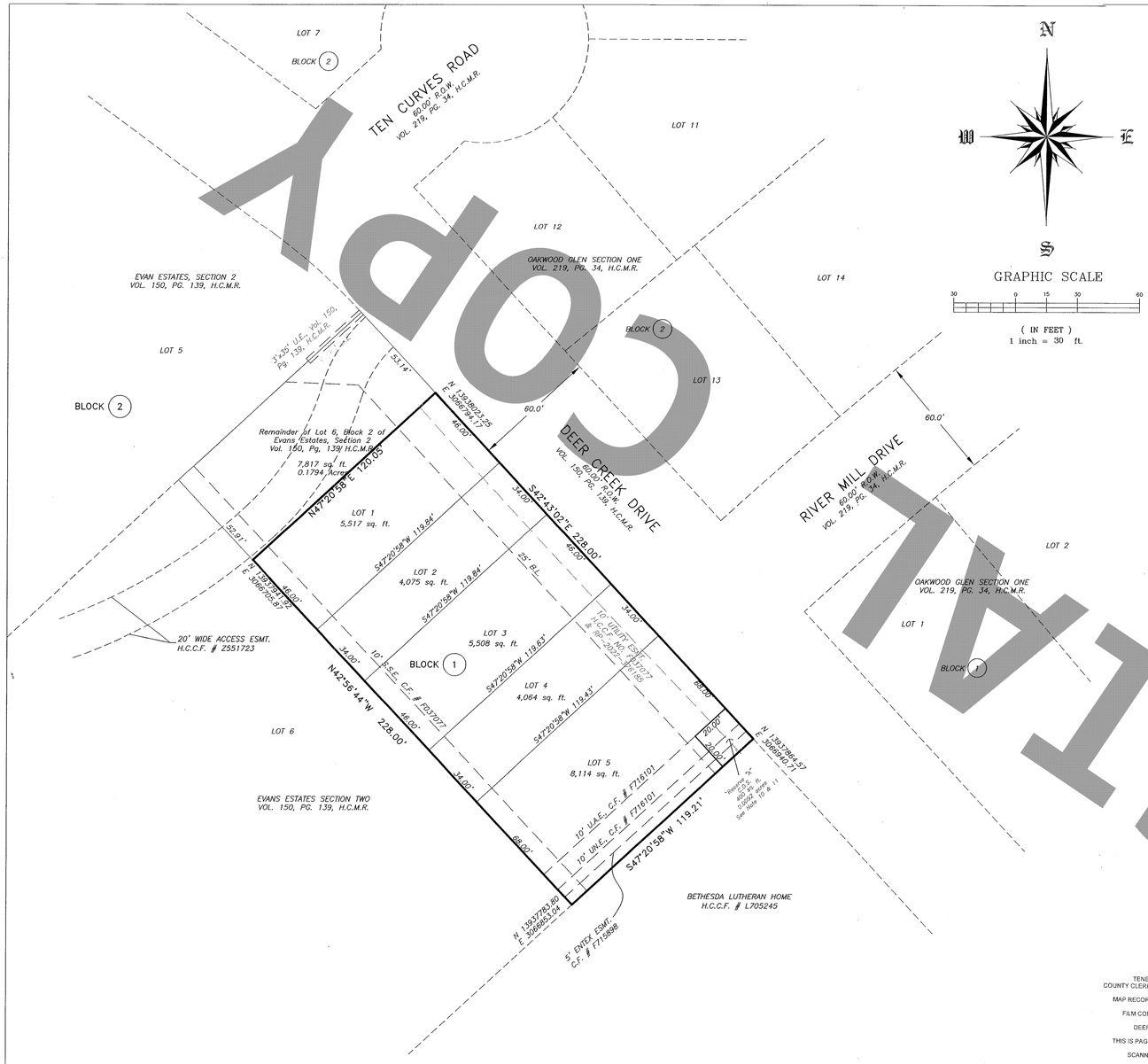
If COC was issued before November 2015, follow the instructions below.
In accordance with the revised fee schedule ***effective June 1, 2019***, there is a $65 fee for **each** duplicate or replacement of Certificate of Compliance, Certificate of Inspection, or Maximum Approved Occupant Load Certificate. Mail in a Request for Duplicate or Replacement Document Application along with your payment to 2318 Atascocita Rd., Humble, TX 77396. Payments must be in form of a cashier's check or money order. No personal or company checks are accepted. Make fees payable to Harris County Fire Marshal Office. No refunds will be permitted once the application has been received.

The records request for a duplicate or replacement Certificate of Compliance will not be processed until HCFMO receives the required fee.

Disclaimer: Any change to the structure, operation, or ownership, including new tenants, will require submittal of documents (floorplans, affidavits, et al) to the Harris County Engineering Department to achieve compliance. New structures, existing structures being renovated or altered, new operations, new owners, and new tenants all require plan review and approval under the adopted Harris County Fire Code.

Respectfully,

Ivett Ramos
Harris County Fire Marshal's Office
713-274-1730
www.hcfmo.net



COPY
NOT FOR RECORDATION

GENERAL NOTES

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.9998992115.
3. All lots dedicated by this plat are hereby restricted to single –family residential uses so defined by Chapter 42 (ordinance 1999 –262).
4. Single–Family Residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free–standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single–family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single–family residential.
5. Each lot shall provide a minimum of two off–street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
6. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
7. All lots shall have adequate wastewater collection service.
8. Detention will be reviewed/provided for each individual residential lot at time of permitting.
9. 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.
10. Reserve "A" restricted to Open Compensating Space. These restrictions are established solely to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinance, City of Houston, Texas in effect at the time this plat was approved, which may be amended from time to time. This area may also be used in whole or part for Single–Family residential purposes if the area is repplatted.
11. Areas designated as copensating open space shall be restricted for the use of owners of property in and residents of the subdivision areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.
12. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in " Regulations of Haris County, Texas for the approval and acceptance of infrastructure".

ABBREVIATIONS

B.L. = Building Line
C.F. = Clerk File
C.O.S. = Compensated Open space
ESMT = Easement
F.C. = Film Code
INC. = Incorporated
H.C.D.R. = Harris County Deed Records
H.C.C.F. = Harris County Clerk's File
H.C.M.R. = Harris County Map Records
N.T.S. = Not To Scale
No. = Number
PG. = Page
R.P.L.S. = Registered Professional Land Surveyor
R.O.W. = Right–of–Way
S.S.E. = Sanitary Sewer Easement
SQ. FT. = Square Feet
U.A.E. = Unobstructed Aerial Easement
U.N.E. = Unobstructed Easement
VOL. = Volume

COMPENSATING OPEN SPACE TABLE–SUBURBAN AREA

TOTAL No. OF LOTS LESS THAN 5000 S.F.	2
TOTAL AREA OF LOTS LESS THAN 5000 S.F.	8,139 SQ. FT.
AVERAGE LOT SIZE LESS THAN 5000 S.F.	4,069.5 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED PER LOT	200 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED	400 SQ. FT.
TOTAL AREA OF COMPENSATING OPEN SPACE	400 SQ. FT.

COUNTY OF HARRIS
STATE OF TEXAS

I, Agustin. Guijosa, owner (owners) hereinafter referred to as Owners (whether one or more) of the 0.5932 acre tract described in the above and foregoing map of DEER CREEK MANOR, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations therein expressed: and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (140") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten (10'0") for ten feet (10'0") back–to–back ground easements, or eight (8'0") for fourteen feet (14'0") back–to–back ground easements or seven feet (7'0") for sixteen feet (16'0") back–to–back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easements at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into these easements except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31–C as amended by Chapter 614, Acts of 1973, 63 rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS
my hands in the city of Houston, Texas, this 29th day of Sept., 2021.

By _____
Agustin Guijosa, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Agustin Guijosa known to me to be the person (s) whose name (s) are subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of Sept., 2021

_____
Notary Public in and for the State of Texas

My Commission Expires: 4/5/2022

ELIZABETH PAMELA FIGUEROA
Notary ID 11261319-7
My Commission Expires
April 5, 2022

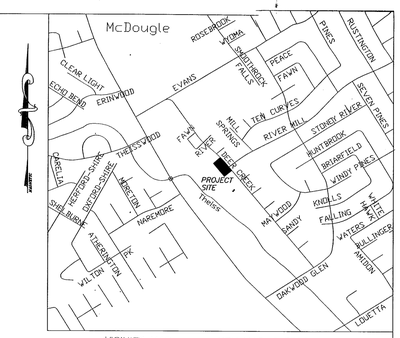
OFFICE OF
TENESHIA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE ___703554___
DEER CREEK MANOR
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other court adopted drainage requirements.

_____
Milton Rahman, P.E.
County Engineer

RP-2023-152548
4/28/2023 HCCPIRP1 60.00

FILED
4/28/2023 11:26 AM
Teneshia Hudspeth
COUNTY CLERK



VICINITY MAP KEY MAP # 330G

I, David L. Bowden, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less that five eighths (5/8) inch and a length of not less than three (3) feet: and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

STATE OF TEXAS
REGISTERED
DAVID L. BOWDEN
4864
PROFESSIONAL
LAND SURVEYOR

10-20-21
DAVID L. BOWDEN, R.P.L.S. Date
Texas Registration No. 4864

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within Instrument with its certificate of authentication was filed for registration in my office on April 28, 2023, at 11:26 o'clock A.M., and duly recorded on MAY 01, 2023, at 4:09 o'clock P.M., and at Film Code No. 703554 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

TENESHIA HUDSPETH
Teneshia Hudspeth
County Clerk
of Harris County, Texas
By: _____ Deputy CHRISTIAN ORONA

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

I, Teneshia Hudspeth, County Clerk of Harris County and Ex Officio Clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioner' Court held on April 25, 2023 by an order entered into the minutes of the Court.

Teneshia Hudspeth
County Clerk
of Harris County, Texas
By: _____ Deputy

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEER CREEK MANOR in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat, this 19 day of NOV, 2021.

By: _____ Martha L. Stein, Chair
Or: _____ M. Sonny Garza, Vice Chair
By: _____ Margaret Wallace Brown, AICP, CNU–A, Secretary

DEER CREEK MANOR

A SUBDIVISION OF 0.5932 ACRES OF LAND.

Being a 0.5932 acre tract of land out of Lot 6, Block 2, of Evans Estates, Section 2, as recorded in Volume 150, Page 139 of the Map Records of Harris County, Texas.

LOTS: 5 RESERVES: 1 BLOCK: 1

OWNER: Agustin Guijosa
17503 Deer Creek Drive
Spring, Texas 77379

Reason for replat: to create 5 single–family residential Lots

PREPARED BY :

PLS Construction Layout, Inc
2010 N Loop W Fwy Ste 280
Houston, Texas 77018

Surveyor:
Bowden Survey
PROFESSIONAL SURVEYING SERVICES
12000 WESTHEIMER ROAD, SUITE 106
HOUSTON, TEXAS 77077
PHONE: (281) 531–1900 FAX: (281) 531–4900
TBPLS Registration No. 10127400

March 20, 2023 SCALE : 1" = 30'

1 BUILDING PLANNING & DESCRIPTION

☐ NEW CONSTRUCTION
☒ LEASE SPACE BUILD-OUT (LSBO)
☐ SUBSTANTIAL IMPROVEMENT
☐ SHELL BUILDING
☐ CHANGE OF OCCUPANCY
☐ OTHER: _____

☐ SINGLE OCCUPANCY | MIXED OCCUPANCY: ☐ SEPARATED USE ☒ NON-SEPARATED USE

(SECTION 508.3 OR 508.4 IBC 2018)

TYPE OF CONSTRUCTION: VB *(CHAPTER 6 IBC 2018)*

HEIGHT LIMITATION: 60' (3 STORIES) AREA LIMITATION: 21,000 *(TABLE 504.3 IBC 2018)*

FRONTAGE INCREASE CALCULATIONS ARE SHOWN ON SHEET: N/A

BUILDING VALUATION

BUILDING NUMBER: 1 OF 1

ADDRESS: 17505 DEER CREEK DRIVE

CITY, ST: SPRING, TX ZIP CODE: 77379 SUITE: N/A

CALL CENTERPOINT ENERGY AHEAD OF TIME, AT 713-207-4460, TO OBTAIN AN ADDRESS

HCAD #. OR PROPERTY TAX #: 1005030000007 (13 DIGITS)
(http://www.hcad.org)

BUILDING LOCATED IN FLOODPLAIN: YES ☒ NO ☐

GROSS SQUARE FOOTAGE: 3,924 SF #OF FLOORS: 2 HEIGHT: 20'-10"

ESTIMATED COST OF CONSTRUCTION: $ $15,000

T.D.L.R #: N/A *(REQUIRED FOR CONSTRUCTION OVER $50,000)*
TEXAS DEPARTMENT OF LICENSING AND REGULATIONS
(https://www.tdlr.texas.gov/ab/ab.htm)
TELEPHONE: (512) 463-6599 TOLL FREE (IN TEXAS): 800-803-9202
FAX: (512) 475-2871 RELAY TEXAS-TDD: 800-735-2989

SHELL BUILDING PERMIT #: 1-278588 CIVIL PROJECT #: N/A

PUBLIC UTILITIES: YES ☐ NO ☒

OSSF : YES ☐ NO ☒ PROJECT/PERMIT #: 2301300079

LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS ON THE PRODUCTS/MATERIALS BEING STORED/FABRICATED AND NOTE HOW THEY ARE BEING PACKAGED.

THE EXISTING ASSISTED LIVING FACILITY WILL BE CONVERTED TO A RESIDENTIAL BOARD AND CARE FACILITY. NO CHANGES TO THE CURRENT OCCUPANCY CLASSIFICATIONS ARE TO BE MADE. ONLY RESIDENTIAL GRADE CLEANING SUPPLIES, FOOD ENOUGH TO SERVE UP TO 16 CHILDREN, THE BELONGINGS OF THE CHILDREN, AND OTHER MISCELLANEOUS ITEMS WILL BE STORED.

2 OCCUPANCY TYPE AND LOAD
CHAPTER 2, 3 & TABLE 1004.5 IBC 2018

OCCUPANCY CLASSIFICATION TYPES

A-1	A-2	A-3	A-4	A-5	B	E
F-1	F-2	H-1	H-2	H-3	H-4	H-5
I-1	I-2	I-3	I-4	M	R-1	R-2
	R-3	R-4	S-1	S-2	U	

RESIDENTIAL BOARD AND CARE OCCUPANCIES (REFER TO THE HARRIS COUNTY CODEWORD OF THE SAME NAME AND ALSO COMPLETE THE RESIDENTIAL BOARD AND CARE CERTIFICATION FORM

	RBC-8A	RBC-8B	RBC-16A	RBC-16B	
	BREAK DOWN AREAS AND OCCUPANT LOADS PER FLOOR				
OCCUPANCY CLASSIFICATION	SPECIFIC USE		SQUARE FOOTAGE	SF PER OCCUPANT	DESIGN OCCUPANTS
R-4	RESIDENTIAL		3,527 SF	200 SF	18 OCC.
B	OFFICE		439 SF	200 SF	3 OCC.
TOTAL			3,924 SF		21 OCC.

3 MEANS OF EGRESS
CHAPTER 10 IBC 2018

MEANS OF EGRESS	# OF REQUIRED EXITS	# OF EXITS PROVIDED	SHEET #
STAIRWAYS (PER FLOOR)	1	1	A-2.00
EGRESS @ 1ST FL OR LSBO	2	3	A-2.00

(SECTION 1005.3 IBC 2018)

PANIC HARDWARE ON EXIT DOORS? YES ☐ NO ☒ *(SECTION 1008.1.9 IBC 2018)*

STAIRWAYS *(SECTION 1011 IBC 2018)*

MINIMUM CLEAR WIDTH SHOWN ON: A-2.00 *(EACH STAIRWELL)*

EGRESS WIDTHS ARE SHOWN ON: A-2.00

ACCESSIBLE AREAS OF REFUGE & 2-WAY COMMUNICATIONS SHOWN ON: N/A
(SECTION 1009.3 TO 1009.8 IBC 2018)

EXIT SIGNS/EGRESS ILLUMINATION *(SECTION 1008 & 1013 IBC 2018)*

REQUIRED AND SHOWN ON: A-2.00 *(HIGHLIGHT ON PLANS)*

EXTERIOR MEANS OF EGRESS LIGHTING PROVIDED? YES ☒ *(SECTION 1008 IBC 2018)*

EXIT TRAVEL DISTANCE *(TABLE 1017.2 IBC 2018)*

OCCUPANCY TYPE	MAX TRAVEL DISTANCE	PROVIDE TRAVEL DISTANCE	SHEET #
R-4	250'	83'-8"	A-2.0
B	300'	83'-8"	A-2.0

ELEVATORS

NEW ☐ EXISTING ☐ ELEVATOR KEYBOX LOCATED IN LOBBY? YES ☐ NO ☐
(MUST BE WITHIN 20' OF THE CALL BUTTON)

4 FIRE PROTECTION & LIFE SAFETY SYS.
CHAPTER 9 IBC & IFC 2018

ALL FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AFTER BUILDING PERMIT HAS BEEN ISSUED *(I.E. UNDERGROUND FIRE LINE, SPRINKLER SYSTEM, FIRE ALARM SYSTEM, STANDPIPE, FIRE PUMP ROOM, AND FIRE PROTECTION WATER SUPPLY SYSTEMS)*

AUTOMATIC FIRE SPRINKLER SYSTEM/ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM

ALL SPRINKLERS SHALL COMPLY WITH MONITORING AND OCCUPANT NOTIFICATION PER 903.4.2.1

(SECTION 903 HC FICODE AMENDMENTS & SECTION 903.4 IFC 2018)

☒ PROVIDED AS NOTED ON: A-2.00 ☐ NOT REQUIRED PER SECTION 903

SYSTEM PROVIDED:
☐ NFPA 13
☐ NFPA 13R
☒ NFPA 13D
☐ OTHER: _____

SPRINKLER HEAD PROVIDED:
☒ STANDARD
☐ ELO
☐ ESFR
☐ QUICK RESPONSE

FIRE PUMP PROVIDED:
☒ YES
☐ NO

FIRE DEPARTMENT ACCESS TO SPRINKLER CONTROLS:
☒ SPRINKLER RISER ROOM OR POST INDICATOR VALVE SHOWN ON: A-2.00 *(SECTION 901.4.6 HC AMENDMENTS IFC 2018)*

☒ FDC SHOWN ON: A-2.00 *(FDC SHALL COMPLY WITH SECTION 912 IFC 2018)*

SUPPRESSION SYSTEM PROVIDED *(SECTION 904 IFC 2018)*
☐ REQUIRED AND SHOWN ON: _____
☒ NOT REQUIRED

STANDPIPE SYSTEM & HOSE CONNECTIONS *(SECTION 905 IFC 2018)*
(I.E. IN STAIRWAYS, STAGES, MALLS)
☐ PROVIDED AS NOTED ON: _____, TYPE OF SYSTEM PROVIDED: _____ *(CLASS I, II OR III)*
☒ NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS *(SECTION 906 IFC 2018)*
☒ PROVIDED AS NOTED ON: A-2.00 , NUMBER PROVIDED: 5 *(HIGHLIGHT ON PLANS)*

FIRE ALARM & DETECTION SYSTEMS *(SECTION 907 & HC AMENDMENTS IFC 2018)*
☒ FIRE ALARM SYSTEM (DEFERRED SUBMITTAL)
☐ NOT REQUIRED PER SECTION 907
☐ EMERGENCY VOICE EVACUATION
☒ OTHER: SMOKE DETECTORS
☐ DEDICATED FUNCTION (SPRINKLER MONITORING, ELEVATOR RECALL, PRE-ACTION, EMERGENCY ALARM, SMOKE CONTROL)

HVAC & AIR DISTRIBUTION SYSTEM CONTROLS *(SECTION 606 IMC 2018)*
☐ SMOKE DETECTORS PROVIDED TO SHUT DOWN UNITS OVER 2,000 CFM PROVIDED ON: _____
☒ NO HVAC UNITS OVER 2,000 CFM
☐ FIRE/SMOKE DAMPERS IN THE BUILDING SHOWN ON: _____
☒ NO FIRE/SMOKE DAMPERS IN THE BUILDING

SMOKE CONTROL SYSTEMS *(SECTION 909 IFC 2018)(I.E. FOR HIGH RISE, ATRIUMS OR STAIRWAY PRESSURIZATION)*
☐ PROVIDED AS NOTED ON: _____
☒ NOT REQUIRED PER SECTION 909

SMOKE & HEAT VENTILATION *(SECTION 910 IFC 2018)*
☐ CALCULATIONS PROVIDED AS NOTED ON: _____
☒ NOT REQUIRED PER SECTION 910

NOTE: WHERE AREAS OF THE BUILDING ARE EQUIPPED WITH EARLY SUPPRESSION FAST-RESPONSE (ESFR) SPRINKLERS, AUTOMATIC SMOKE AND HEAT VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, MEETING LOCAL JURISDICTION REQUIREMENTS.

5 FIRE-RESISTANCE RATE CONSTRUCTION
CHAPTER 6, 7 AND 10 IBC 2018

SHOW DETAILS OF FIRE WALLS OR FIRE BARRIERS MEETING HORIZONTAL WALLS AND ROOF DECKS *(SEE SECTION 706.5, 706.6 & 707.5 IBC 2018)*

FIRE-RESISTANCE RATING REQUIREMENTS *(TABLES 601 & 602 IBC 2018)*

BUILDING ELEMENTS	HOURS REQUIRED	HOURS PROVIDED	UL OR IBC STANDARD USED & DESIGN DETAIL SHOWN ON
STRUCTURAL FRAME	0	0	N/A
EXTERIOR BEARING WALLS	0	0	N/A
EXTERIOR NON-BEARING WALLS	0	0	N/A
INTERIOR BEARING WALLS	0	0	N/A
INTERIOR NON-BEARING WALLS	0	0	N/A
FLOOR CONSTRUCTION	0	0	N/A
ROOF CONSTRUCTION	0	0	N/A
STAIRWELLS *(SECTION 1023)*	N/A	N/A	N/A
ELEVATOR SHAFTS *(SECTION 713)*	N/A	N/A	N/A
CORRIDORS *(SECTION 1020)*	N/A	N/A	N/A
FIRE RATED DOORS *(TABLE 716.1(2))*	N/A	N/A	N/A
DEMISING/PARTITION WALL *(SECTION 708)*	N/A	N/A	N/A
FIRE BARRIER *(SECTION 707)*	N/A	N/A	N/A
FIRE WALL *(SECTION 706)*	N/A	N/A	N/A
DRAFTSTOPS: ☐ YES, SHOWN ON: _____ ☐ NO (SPRINKLED ATTIC) ☒ N/A *(SECTION 718.4)*			
HAVE YOU CHECKED WIDTH OF OPENINGS IN FIRE RATED WALLS? YES ☒ NO ☐ *(TABLE 705.8, SECTION 706.8 & 707.6 IBC 2018)*			
FIRE SEPARATION DISTANCE (FEET) *(SECTION 602 IBC 2018)*	>30' NORTH	>30' SOUTH	>30' EAST	>30' WEST
ROOF COVERING CLASSIFICATION PROVIDED: A ☒ B ☐ C ☐ *(TABLE 1505.1 IBC 2018)*				

6 WATER SUPPLY (FOR FIREFIGHTING)
CHAPTER 5, APPENDIX B & C IFC 2018

4,364 SF GROSS SIZE OF BUILDING IN SQUARE FEET *(INCLUDE ALL OVERHANGS UNDER ROOF)*

PUBLIC WATER SUPPLY WITH FIRE HYDRANTS
(FOR PROPOSED AND EXISTING FIRE HYDRANTS ONLY)

NAME OF THE MUNICIPAL UTILITY DISTRICT: HC MUD 24

NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: 1 , SHOWN ON: A-1.00

REQUIRED GPM: 875 DURATION: 2 *(TABLE B105.1 IFC 2018)*

OR

75% REDUCTION? YES ☒ NO ☒ *(MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2))*

WATER SOURCE FOR RURAL AREAS WITHOUT FIRE HYDRANTS
(COMPLETE THE FIRE FLOW CALCULATOR)

☐ ***DRY HYDRANT ☐ UNDERGROUND STORAGE
☐ ABOVEGROUND STORAGE ☐ OTHER: _____

DESIGN SPECIFICATIONS AND LOCATIONS SHOULD MEET MINIMUM REQUIRED WATER SUPPLY FROM THE FIRE FLOW CALCULATOR NFPA 1142 (AVAILABLE ON THE WEBSITE).

***SUBMIT DRY HYDRANT DESIGN PLANS & CALCULATIONS TO FIRE PROTECTION FOR REVIEW & APPROVAL (AVAILABLE ON THE WEBSITE)

7 FIRE LANE ACCESS
CHAPTER 5 & APPENDIX D IFC 2018

FIRE LANE LAYOUT PLAN, WHICH SHALL INCLUDE THE SITE PLAN, THE FIRE LANE & FIRE HYDRANTS, IS SHOWN ON: A-1.00 . *(HIGHLIGHT THE FIRE HYDRANT LOCATIONS ON THE PLANS)* AERIAL ACCESS LAYOUT, FOR BUILDINGS OVER 30 FT, IS SHOWN ON: N/A .

FIRE LANES WILL BE APPROVED CONCEPTUALLY DURING THE CIVIL REVIEW PROCESS. HOWEVER, THE FIRE CODE PLAN REVIEWER MAY CHANGE THE FIRE LANE LAYOUT BASED ON THE BUILDING SPECIFICATIONS.

☐ PROVIDING A REMOTE FIRE HOSE CONNECTION TO COMPLY WITH FIRE LANE HOSE COVERAGE. SUBMIT PLANS TO FIRE PROTECTION FOR REVIEW *(SECTION 918.1 HC AMENDMENTS)*

8 INTERIOR FINISH
CHAPTER 8 & TABLE 803.13 IBC 2018

OCCUPANCY GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES	SHEET #
R-4	B	C	C	GIS
B	B	C	C	GIS

9 STORAGE: STANDARD & HIGH PILED
CHAPTER 32 IFC 2018 *(REFER TO REGULATIONS FOR REQUIREMENT FOR CONSULTANT ENGINEER SECTION 3201.5 HC AMENDMENTS)*

YES ☒ NO ☐ PRODUCTS BEING STORED: 1MO. FOOD SUPPLY

YES ☒ NO ☐ STORAGE PACKAGING *(I.E. PALLETS, RACKS, SOLID PILED, DRUMS, CARDBOARD BOXES, WRAPPED IN PLASTIC, ETC.)*: PLASTIC, CARDBOARD, BOTTLES, CANS, ETC.

YES ☒ NO ☐ MAXIMUM HEIGHT OF COMMODITY: 36"

YES ☐ NO ☒ ***THIS BUILDING IS DESIGNED FOR THE INTENT OF HIGH PILED STORAGE. IF YES, THEN PROVIDE HIGH PILED STORAGE FORM (http://www.eng.hctx.net/Portals/23/Publications/FC_high_piled_storage_form.pdf).

YES ☐ NO ☒ FIRE DEPARTMENT ACCESS DOORS

YES ☐ NO ☒ HIGH PILED STORAGE RACK LAYOUT/ELEVATIONS, CODE ANALYSIS, ETC. SHOWN ON: N/A

10 HAZARDOUS MATERIALS
CHAPTER 50 IFC 2018

YES ☐ NO ☒ DOES THE BUILDING HAVE HAZARDOUS MATERIAL USE OR STORAGE? IF YES, THEN PROVIDE ALL HMIS SUMMARY AND MSDS REPORTS.

YES ☐ NO ☐ IF YES, DO THE QUANTITIES EXCEED THE MAXIMUM ALLOWABLE PER IFC 2018?

IF YES, YOU WILL BE REQUIRED TO PROVIDE THE FOLLOWING:
CODE ANALYSIS BY FIRE PROTECTION ENGINEER TO SHOW COMPLIANCE WITH IFC 2018. CODES AND REFERENCED STANDARDS SHOWN ON SHEET(S) _____

11 SPECIAL CONDITIONS
PROPERTIES WITH FENCE AND GATES SHALL PROVIDE A 911 KEY BOX AT ENTRY GATE

YES ☐ NO ☒ ATRIUM(S) PER 404 IBC 2018?
YES ☐ NO ☒ HIGH RISE BLDG PER 403 IBC 2018?
YES ☐ NO ☒ ANY FUEL STORAGE TANKS PER 5704 IFC 2018?
YES ☐ NO ☒ CRITICAL FACILITIES (HARRIS COUNTY REGULATIONS AND AMENDMENTS)
YES ☐ NO ☒ OTHER: _____

YES ☐ NO ☒ PAINT SPRAY BOOTHS, COATINGS, DIPPING OR INDUSTRIAL OVENS USED PER 2404, 2405, 2406 AND CHAPTER 30 IFC 2018?
YES ☒ NO ☐ HEALTH DEPARTMENT APPROVAL? REQUIRED FOR ALL ESTABLISHMENTS THAT SERVE/PREPARE FOOD AND BEVERAGES FOR THE PUBLIC OR HAVE REFRIGERATED FOOD STORAGE.

COMMENTS & NOTES

A COPY OF THESE APPROVED CONSTRUCTION PLANS MUST BE KEPT AT PROJECT SITE FOR THE FINAL INSPECTION OF THE BUILDING

PROJECT NUMBER: 2301300079 IFC 2018

REVIEWER'S STAMP

THE PROJECT KNOWN AS
(MUST BE THE NAME OF BUSINESS/DBA IF BUILDING IS FOR A SPECIFIC COMPANY)

SALAM HOMES FOR YOUTH

WAS ACCEPTED BY HARRIS COUNTY FOR THE PURPOSES LISTED BELOW:

HCED REVIEW:

REVIEWER'S SIGNATURE BLOCK

PERMIT OFFICE

THE PROJECT WAS REVIEWED, HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER / ARCHITECT LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH THEREFORE CONVEYS THE PROFESSIONAL'S RESPONSIBILITY AND ACCOUNTABILITY. THIS ACCEPTANCE DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH ANY OTHER LEGALLY ADOPTED REGULATION OR ORDINANCE RELATED TO LAND DEVELOPMENT.

CERTIFICATION

I, J. ALLAN HENSLEY, JR. , A LICENSED PROFESSIONAL ENGINEER/ARCHITECT IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE INFORMATION PRESENTED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM/**AM NOT** A DESIGNER OF RECORD FOR THIS PROJECT. THE PROJECT CONSISTS OF DRAWING SHEETS GIS THROUGH A-3.00 .

ENGINEERING FIRM _____ FIRM# _____

SEAL — REGISTERED ARCHITECT — J. ALLAN HENSLEY, JR — 19745 — STATE OF TEXAS

SIGNATURE _____ DATE 3/8/2023

HARRIS COUNTY (IFC 2018)

FIRE CODE DESIGN AND COMPLIANCE REVIEW SHEET VERSION 8.0 (SEP 2019)

(http://www.eng.hctx.net/permits/Fire/Fire-Code/Fire-Code-Review)

REVISIONS (DO NOT USE THIS BLOCK UNTIL AFTER PERMIT IS ISSUED)

DATE	SHEET NO.(S)	DESCRIPTION	REVIEWER	COUNTY P.E.

FIRE CODE REVIEW

SHEET NUMBER 1 OF 1

ARCH E1 - 30X42

GENERAL NOTES

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, THE LATEST EDITION IS A PART OF ALL SPECIFICATIONS TO THE SAME EXTENT AS IF WRITTEN OUT IN FULL FORM OF ITS TEXT.
2. ALL WORK PERFORMED ON THE PREMISES SHALL CONFORM WITH THE LOCAL JURISDICTION IN WHICH THE WORK IS TO TAKE PLACE AND THEIR LATEST CODE REQUIREMENTS AND THEIR LATEST ORDINANCES. ALL LAWS AND REQUIREMENTS SET FORTH BY THE STATE AND CITY REGARDING DOCUMENTATION AND COMPLIANCE WITH THE ADA (AMERICAN DISABILITY ACT), SHALL BE ENFORCED AND ABIDED BY. GENERAL CONTRACTOR SHALL VERIFY ANY OTHER COMPLIANCE HE MAY BE REQUIRED TO CONFORM TO BEFORE COMMENCEMENT OF THE WORK.
3. THE SCOPE OF THE WORK IS AS SHOWN BY THE CONTRACT DOCUMENTS AND THE SPECIFICATIONS, HEREBY.
4. UNLESS OTHERWISE SPECIFIED, THE TERM "CONTRACTOR" WILL REFER TO THE GENERAL CONTRACTOR. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL THE REQUIRED WORK PERFORMED BY THEIR SUBCONTRACTOR THROUGHOUT THE TIME OF WORK AT THE PREMISES.
5. THE TERMS " THIS CONTRACTOR" OR "SUBCONTRACTOR" AS USED IN THE DRAWINGS AND IN THE TECHNICAL SECTIONS OF THE SPECIFICATIONS ARE TO MEAN THE SUBCONTRACTOR PERFORMING THAT PARTICULAR PHASE OR SCOPE OF THE WORK.
6. IT IS THE INTENT OF THE CONTRACT DRAWINGS AND SPECIFICATIONS TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, FACILITY AND APPURTENANCES NECESSARY FOR THE WORK OR INCIDENTAL TO THE CONSTRUCTION OF THE WORK SHOWN ON THE ACCOMPANYING DRAWINGS, SO AS TO PROVIDE A COMPLETE AND READY BUILDING FOR OCCUPANCY CERTIFICATION.
7. ALL WORK SHALL BE CONSTRUCTED IN THE BEST AND MOST WORKMANLIKE MANNER, WITH ALL REQUIREMENTS INCIDENTAL THERETO, SHOWN BY DRAWINGS AND STATED IN THE SPECIFICATIONS OR IMPLIED THEREFROM, AND SHALL THEREFORE BE ADHERED TO IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL LOCATE ALL NECESSARY GENERAL REFERENCE POINTS, LAY OUT HIS OWN WORK AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS OF THE BUILDING OR SPACE. IF NECESSARY, GRADING, PAVING, UTILITIES AND OTHER WORK SHALL BE EXECUTED BY THE CONTRACTOR UNDER THE CONTRACT. AS SUCH, IN NO WAY DOES THIS EFFORT RELIEVE THE CONTRACTOR OF THE SUBCONTRACTOR'S WORK RESPONSIBILITY TO THE SCOPE OF THE WORK.
9. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR ANY LOSS OF HIS RESPECTIVE MATERIALS ON THE PREMISES, INCORPORATED IN THE SCOPE OF THE WORK, ANY VANDALISM, THEFT AND MALICIOUS MISCHIEF. CONTRACTOR AT ALL TIMES SHALL PROTECT, WHEN APPLICABLE, ANY EXCAVATIONS, TRENCHES, BUILDING MATERIALS AND EQUIPMENT FROM DAMAGE CAUSED BY RAINWATER, GROUND WATER, AND RELATED DRAINS OR SEWERS. CONTRACTOR SHALL PROVIDE LABOR, PUMPS AND ALL EQUIPMENT NECESSARY TO PROVIDE THIS PROTECTION. ANY LOSSES INCURRED SHALL BE REPLACED BY THE CONTRACTOR IN FULL.
10. FIRES SHALL NOT BE PERMITTED OR BUILT ON THE PREMISES UNLESS A WRITTEN PERMISSION OF THE GOVERNMENTAL AGENCY RULING FOR THE AREA IS PROVIDED AND ACCEPTED BY THE OWNER.
11. EACH SUBCONTRACTOR IS RESPONSIBLE AT THE END OF EACH DAY FOR THE CLEANING OF HIS WORK AREA AND DISPOSING OF THE TRASH SO AS NOT TO UNDULY ENCUMBER THE PREMISES OR CREATE A HAZARD.
12. UPON COMPLETION OF THE CONSTRUCTION, CONTRACTOR SHALL CLEAN AND VACUUM THE ENTIRE AREA ENCLOSED. DISPOSE OF THE TRASH AND DEBRIS OFF THE PREMISES. CLEAN ALL WINDOWS, DOORS AND RELATED EQUIPMENT INSTALLED.
13. ALL CONFLICTS AND ITEMS FOR CLARIFICATION BETWEEN DRAWINGS BY THE ARCHITECT, THE ENGINEER AND/OR SPECIAL CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF H4 ARCHITECTS PRIOR TO PROCEEDING WITH ANY WORK.
14. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR AND ALL PROSPECTIVE SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AS MAY BE REQUIRED FOR A COMPLETE SYSTEM, PAY FOR ALL BUILDING PERMITS AND CHARGES REQUIRED, TAXES, INSURANCE AND ANY CITY OR GOVERNING BODY REQUIRED TO COMPLETE THE WORK, AND AS SUCH PRESENT ALL WARRANTIES AND RELEASE OF PAYMENT, RELEASES OF LIENS BY ALL SUBCONTRACTORS FOR THE APPROVAL AND FINAL PAYMENT BY OWNER.
15. DURING THE BIDDING PROCESS EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED REGARDING THE SITE AND THE EXISTING CONDITIONS. NO ADDITIONAL MONETARY COMPENSATION WILL BE MADE FOR WORK AND MATERIALS OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO INFORM HIMSELF BY THE NECESSARY INVESTIGATION OF THE SITE DURING HIS VISIT AND INVESTIGATION OF THE CONSTRUCTION DOCUMENTS.
16. CONTRACTOR SHALL GUARANTEE THE WORK FOR A MINIMUM OF ONE (1) YEAR UNLESS SPECIFIED OR NOTED OTHERWISE. ALL EQUIPMENT WARRANTIES SHALL CARRY FORTH TO THE OWNER WITH THEIR PROSPECTIVE GUARANTEE.
17. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN THE PROPER ALIGNMENT. MANUFACTURER'S MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
19. THE EQUIPMENT OR FURNITURE SHOWN ON THESE PLANS ARE TO BE PROVIDED BY THE OWNER OR THE SUBCONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY AS SUCH ALL REQUIREMENTS THERETO AND PROVIDE EQUIPMENT OR FURNITURE INDICATED BY PLANS.
20. ALL SLAB PENETRATIONS SHALL BE SEALED WITH UL LISTED FIRE SAFING AND WATERSTOP MATERIAL IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODE REQUIREMENTS.

PROJECT INFORMATION

3

SCOPE OF WORK

CERTIFICATE OF OCCUPANCY. THE BUILDING IS CHANGING FROM AN ASSISTED LIVING FACILITY TO RESIDENTIAL BOARD AND CARE. ALL CURRENT OCCUPANCY CLASSIFICATIONS (B & R-4) TO REMAIN.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE W/ HARRIS COUNTY AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ HARRIS COUNTY AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE W/ HARRIS COUNTY AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE W/ HARRIS COUNTY AMENDMENTS
2014 NATIONAL ELECTRICAL CODE W/ HARRIS COUNTY AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ HARRIS COUNTY AMENDMENTS

TDLR

N/A

CODE ANALYSIS

I. USE AND OCCUPANCY CLASSIFICATION (PER SECTION 302)

OCC R-4

II. BUILDING CONSTRUCTION CLASSIFICATION (PER SECTION 601)

TYPE VB

III. ALLOWABLE HEIGHT AND AREA (PER TABLE 504.4)

	MAXIMUM # OF STORIES		MAXIMUM AREA		MAXIUMUM HEIGHT	
OCC.	ALLOWED	ACTUAL	ALLOWED	ACTUAL	ALLOWED	ACTUAL
B	3 STORIES	1 STORY	9,000 SF	439 SF	60'	20'-10"
R-4	3 STORIES	1 STORY	21,000 SF	3,527 SF	XX'	14'-7"

IV. OCCUPANT LOADS (PER TABLE 1004.5)

OCC.	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS
B	OFFICE	439 SF X (1 OCC. / 150 SF) =	3 OCC.
R-4	RESIDENTIAL	3,527 SF X (1 OCC. / 200 SF) =	18 OCC.

V. EGRESS REQUIREMENTS (PER SECTIONS 1005.3 & 1011.2)

DOORS AT 0.2 X 21 PEOPLE = 4.2" PROVIDED 36"

STAIRWAYS AT 0.3 X 20 PEOPLE = 16" PROVIDED 44"

VI. FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 508.4, TABLE 601, TABLE 706.3.9 AND CHAPTER 7)

TYPE VB CONSTRUCTION

STRUCTURAL FRAME	0 HR
EXTERIOR AND INTERIOR BEARING WALLS	0 HR
EXTERIOR WALLS; FIRE SEPARATION DISTANCE MORE THAN 30FT	0 HR
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
DEMISING WALLS	0 HR

VII. FIRE PROTECTION REQUIREMENTS (PER SECTION 903, PER SECTION 905)

AUTOMATIC SPRINKLER SYSTEM	REQUIRED, EXISTING
STANDPIPE SYSTEM	NOT REQUIRED

VIII. INTERIOR FINISH (PER TABLE 803.13)

	R-4	B
EXIT ENCLOSURES AND EXIT PASSAGEWAYS:	B	B
CORRIDORS:	C	C
ROOMS AND ENCLOSED SPACES:	C	C
ROOF COVERING CLASSIFICATION (TABLE 1505.1)	C	C

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:

CLASS A: FLAME SPREAD 0-25: SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-76: SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200: SMOKE-DEVELOPED 0-450

IX. MINIMUM PLUMBING FACILITIES (PER 2018 IBC, TABLE 2902.1)

	WATER CLOSETS M	WATER CLOSETS F	LAVATORIES M	LAVATORIES F	SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS
R-4 OCC							
REQUIRED	1	1	1	1	3	1	0
PROVIDED	2	2	2	2	4	0*	0
B OCC.							
REQUIRED	1		1		0	1	0
PROVIDED	1		1		1	0*	0

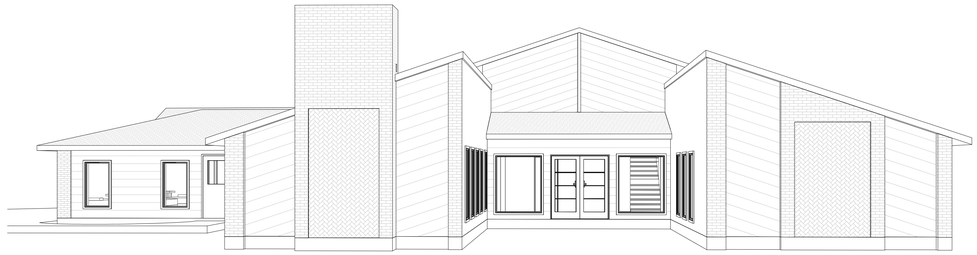
*WATER BOTTLES PROVIDED

X. REQUIRED NUMBER OF PARKING SPACES

OCC TYPE R-4: 0.3 PARKING SPACES / SLEEPING ROOM + 1.0 SPACES / EMPLOYEE = 8 REQUIRED

PROVIDED PARKING: 10 SPACES + 1 ADA

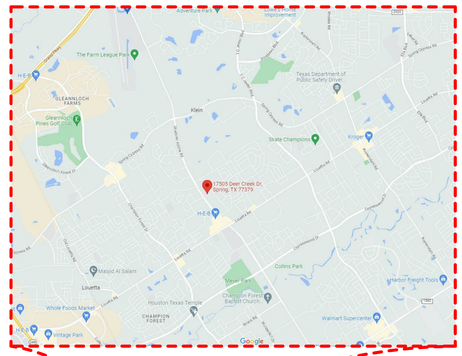
TOTAL PROVIDED: 11 SPACES



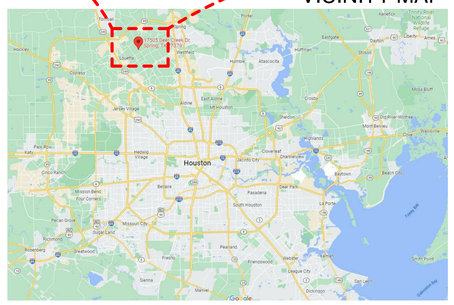
SHEET INDEX

GIS	GENERAL INFORMATION SHEET
A-1.00	SITE PLAN
A-2.00	CODE PLANS
A-2.10	FLOOR PLANS
A-2.20	EVACUATION PLANS
A-3.00	ELEVATIONS

SITE LOCATION



VICINITY MAP



ARCHITECTS
+ENGINEERS
H4ARCHITECTS.COM
25215 OAKHURST DR
SPRING, TEXAS 77386
281.528.8584
TX-F-16795

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REGISTERED ARCHITECT
ABRAM HENDRICK JAH
19745
STATE OF TEXAS

3.8.2023

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	RESUBMIT	2.13.23
3	HC COMMENTS 2	3.8.23
4	RESUBMIT	3.8.23

PROJECT NUMBER
2022123

DRAWN BY
STH, AC

CHECKED BY
JAH

DRAWING NAME

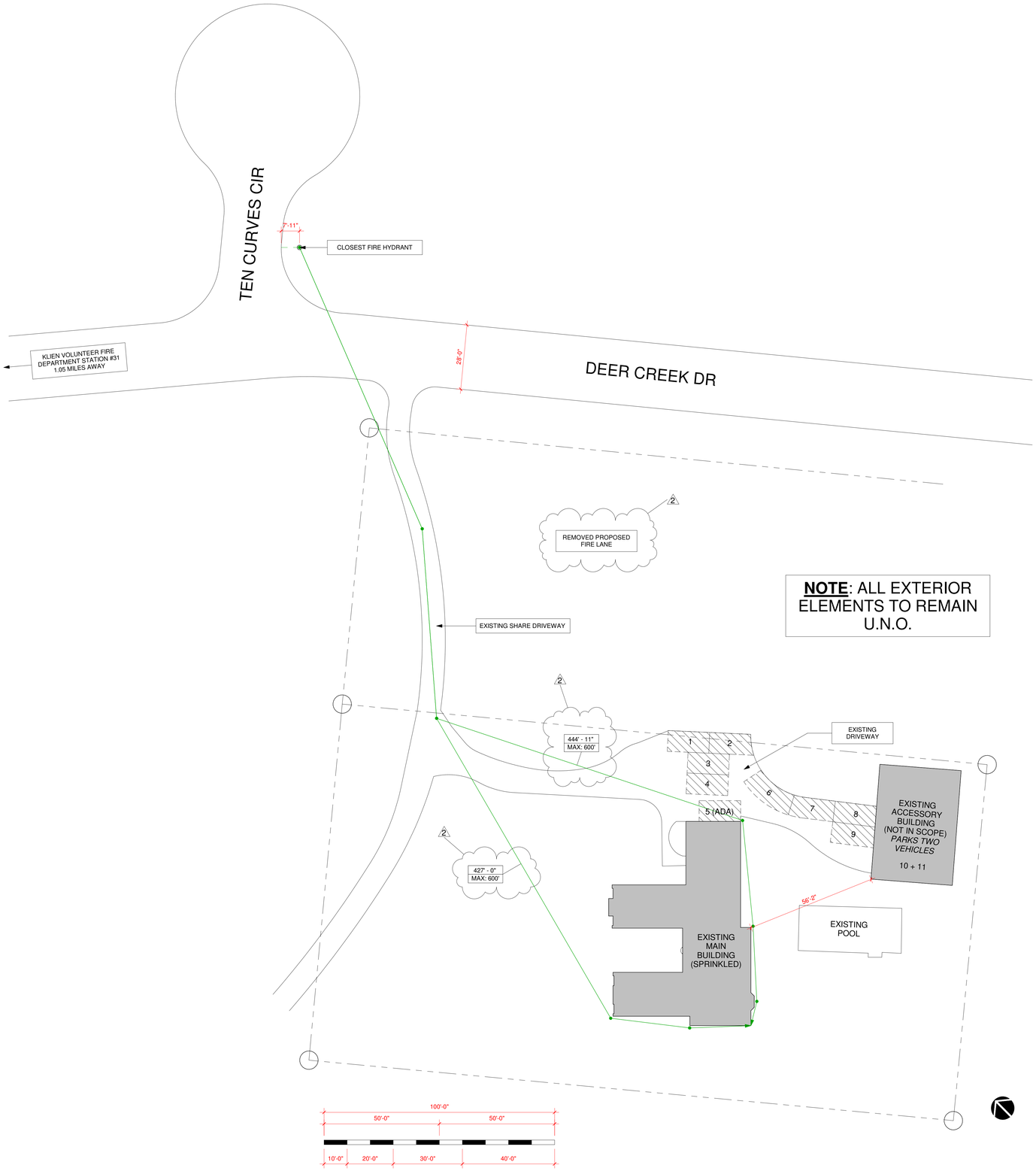
GENERAL INFORMATION SHEET

DRAWING NUMBER

GIS

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ARCH E1 - 30X42



NOTE: ALL EXTERIOR ELEMENTS TO REMAIN U.N.O.

1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO STAKEOUT.
2. CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY AT TIME OF STAKEOUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, EXISTING GRADES, LOCATION OF ALL LOT LINES, EASEMENTS, BUILDING SETBACK LINES AND REAR YARD REQUIREMENTS (WHETHER SHOWN OR NOT ON THE DRAWINGS) AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.
3. DRAINAGE IS BEYOND THE SCOPE OF THIS WORK. THE FOUNDATION DESIGN SHALL BE CONFIRMED UPON PRIOR FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER FROM AROUND THE PERIMETER OF THE PROPOSED FOUNDATION AND THESE PATTERNS OF DRAINAGE SHALL NOT BE SUBJECTED TO IMPEDIMENTS BY LANDSCAPING OR OTHER SITE IMPROVEMENTS. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD TO THE PROPOSED CONSTRUCTION OR ADJACENT PROPERTY. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
4. TREE LOCATIONS IF SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED. CONTRACTOR SHALL VERIFY LOCATION AND TAG ANY EXISTING TREES WHICH ARE TO REMAIN AND PROVIDE ADEQUATE INTERIM PROTECTION AGAINST DAMAGE.
5. AIR CONDITIONING CONDENSING UNITS SHALL BE ACCESSIBLE PER MANUFACTURER'S RECOMMENDATION. A MINIMUM OF 24 INCHES WIDE BY 6 FEET-6 INCHES HIGH ACCESS PASSAGEWAY MUST BE MAINTAINED TO PROPERTY LINE. THE ADJACENT PROPERTY CANNOT BE CONSIDERED A MEANS OF ACCESS TO THE UNIT.
6. ADA PARKING SPACE TO HAVE AN ADA SIGNAGE POLE.
7. ALL PARKING STRIPES TO BE PAINTED.
8. REFER TO GIS SHEET FOR PARKING REQUIREMENTS.
9. ALL PARKING SPACES TO HAVE PARKING BUMPERS.

REVISE NOTE 3 IF CIVIL SCOPE IS INCLUDED.
"REFER TO CIVIL FOR DRAINAGE DESIGN."

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REGISTERED ARCHITECT
SALAM HENDRICKS
19745
STATE OF TEXAS

3.8.2023

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	HC COMMENTS 1	2.9.23
3	RESUBMIT	2.13.23
4	RESUBMIT	3.8.23

PROJECT NUMBER
2022123

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JAH

DRAWING NAME

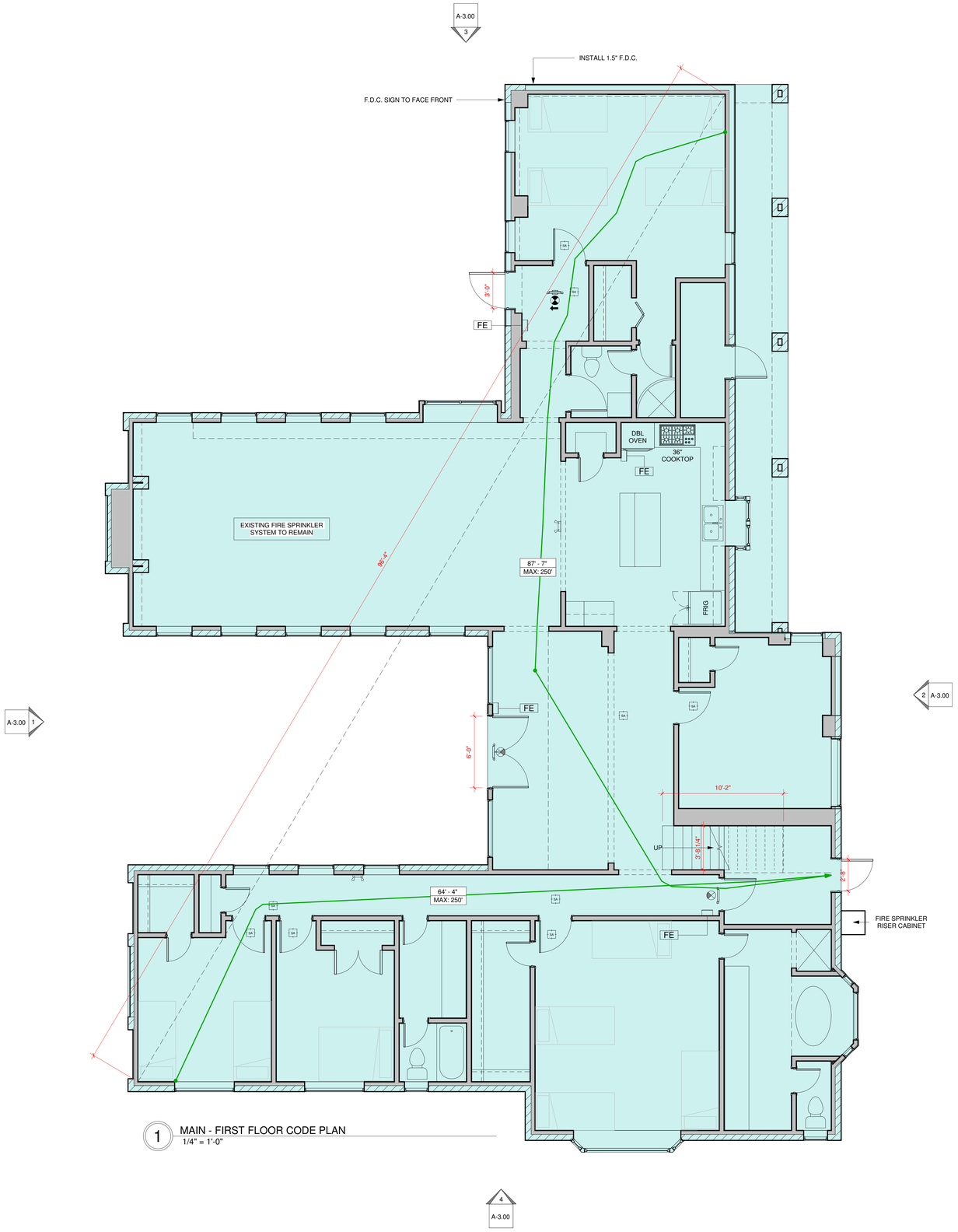
SITE PLAN

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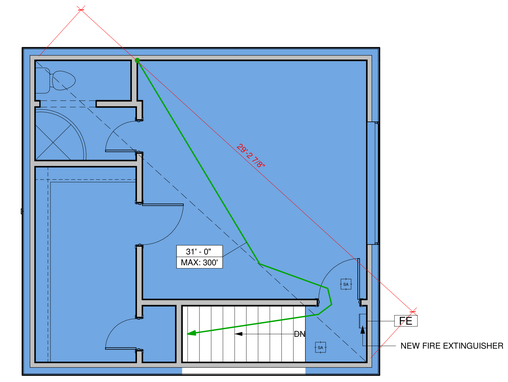
1 MAIN - FIRST FLOOR CODE PLAN
1/4" = 1'-0"

PER IBC 2018 TABLE 1017.2:

- MAX. EXIT ACCESS TRAVEL DISTANCE IN OCCUPANCY R WITH A SPRINKLER SYSTEM IS 250'-0".

EXIT ACCESS TRAVEL DISTANCE

NOTE: ALL ELEMENTS TO REMAIN U.N.O.



2 MAIN - SECOND FLOOR CODE PLAN
1/4" = 1'-0"

GENERAL NOTES

1. SEE GIS COVER SHEET FOR ADDITIONAL BUILDING CODE INFORMATION.
2. ADA CODE-REQUIRED EXITS ALONG ACCESSIBLE ROUTE MUST MEET TAS ACCESSIBILITY REQUIREMENTS.
3. FIRE EXTINGUISHERS TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4. FIRE EXTINGUISHERS PROVIDED:
   A. IN R-4 OCCUPANCIES INSTALL ONE 2-A EXTINGUISHER IN AREAS WHERE THE TRAVEL DISTANCE IS A MAXIMUM OF 75'-0".
5. COORDINATE EGRESS LIGHTING AND SIGNAGE WITH ELECTRICAL PLANS.
6. PER TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCES SHALL NOT EXCEED:
   A. 250' IN R-4 OCCUPANCIES.
7. PER IBC 2018 TABLE 1014.3, COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100'.
8. PER HARRIS COUNTY FIRE CODE REQUIREMENTS, CHAPTER 11, SINGLE AND MULTIPLE STATION ALARMS SHALL BE INSTALLED IN EXISTING R OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1103.8.1
9. PER HARRIS COUNTY FIRE CODE REQUIREMENTS, CHAPTER 11, INTERCONNECTION
   A. EXCEPTION 2: SMOKE ALARMS IN EXISTING AREAS ARE NOT REQUIRED TO BE INTERCONNECTED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
10. PER HARRIS COUNTY FIRE CODE REQUIREMENTS, CHAPTER 11, CARBON MONOXIDE ALARMS: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EXISTING DWELLING UNITS AND SLEEPING UNITS WHERE THOSE UNITS INCLUDE ANY OF THE CONDITIONS IDENTIFIED IN SECTIONS 915.1.2 THROUGH 915.1.6.

LEGEND

- SMOKE/CARBON MONOXIDE ALARM
- EXIT SIGN W/ EMERGENCY LIGHTS (WALL-MOUNTED)
- EXIT SIGN W/ EMERGENCY LIGHTS (CEILING-MOUNTED/SUSPENDED)
- EMERGENCY LIGHTS
- LENGTH MAX: XX' — EGRESS PATH TAG
- FE — FIRE EXTINGUISHER

OCCUPANCIES

OCCUPANCY TYPE	FIRST FLOOR	SECOND FLOOR	TOTAL
R-4 OCCUPANCY	3,527 SF	-	3,924 SF
B OCCUPANCY	-	439 SF	

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REGISTERED ARCHITECT — ABRAM HENDRICK — 19745 — STATE OF TEXAS

3.8.2023

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	HC COMMENTS 1	2.9.23
3	RESUBMIT	2.13.23
4	HC COMMENTS 2	3.8.23
5	RESUBMIT	3.8.23

PROJECT NUMBER
2022123

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STH, AC

CHECKED BY
JAH

DRAWING NAME

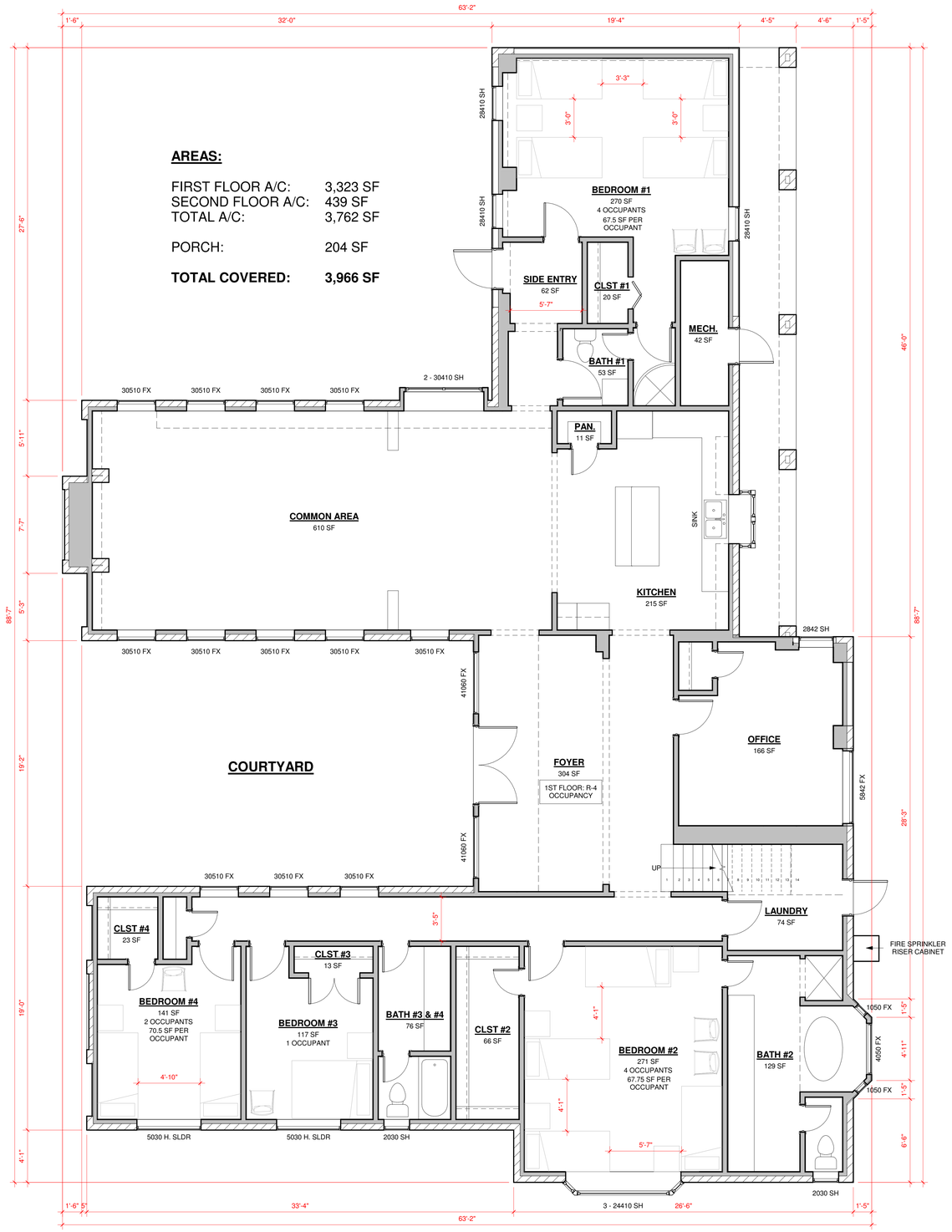
CODE PLANS

DRAWING NUMBER

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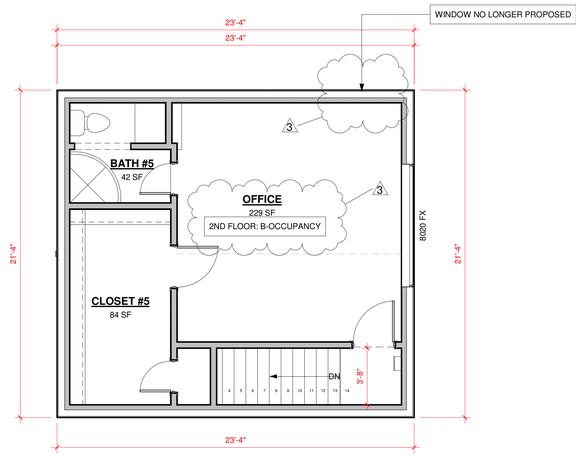
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ARCH E1 - 30X42



1 MAIN - FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: ALL ELEMENTS TO REMAIN U.N.O.



2 MAIN - SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL CODES AND ORDINANCES.
2. ALL HARDWARE TO BE MOUNTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

FLOOR PLAN LEGEND

1 / A101 BUILDING SECTION

1 / 1 / A101 / 1 / 1 EXTERIOR ELEVATIONS

???? XX WINDOW TAG

1 / 1 / A101 / 1 / 1 INTERIOR ELEVATIONS

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REGISTERED ARCHITECT ABRAHAM HENDRICKS 19745 STATE OF TEXAS

3.8.2023

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	RESUBMIT	2.13.23
3	HC COMMENTS 2	3.8.23
4	RESUBMIT	3.8.23

PROJECT NUMBER
2022123

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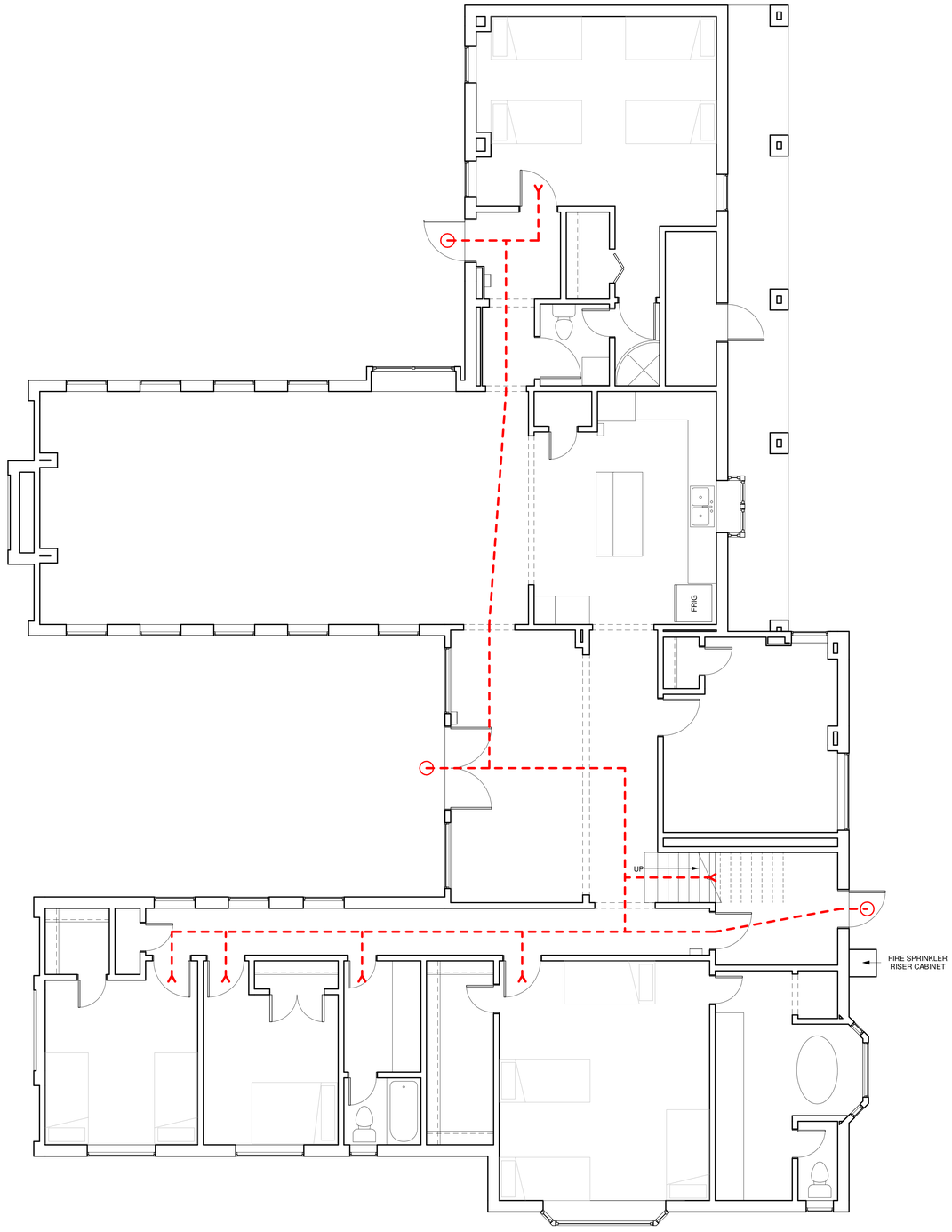
FLOOR PLANS

DRAWING NUMBER

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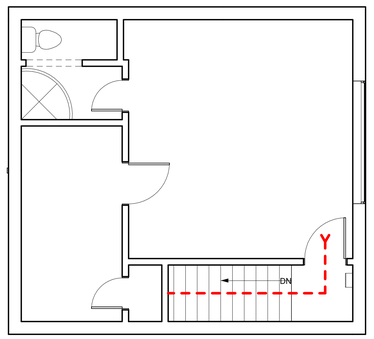
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ARCH E1 - 30X42



1 FIRST FLOOR EVACUTATION PLAN
1/4" = 1'-0"

NOTE: ALL ELEMENTS TO REMAIN U.N.O.



2 SECOND FLOOR EVACUATION PLAN
1/4" = 1'-0"

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SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
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NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	ISSUE FOR PERMIT	2.10.23
3	RESUBMIT	2.15.23

PROJECT NUMBER
2022123

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Author

CHECKED BY
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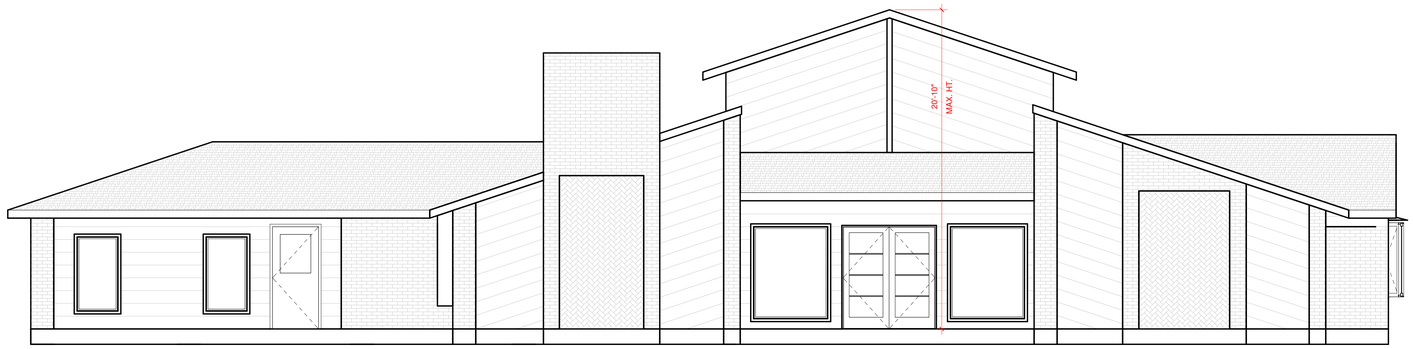
EVACUATION PLANS

DRAWING NUMBER

A-2.20

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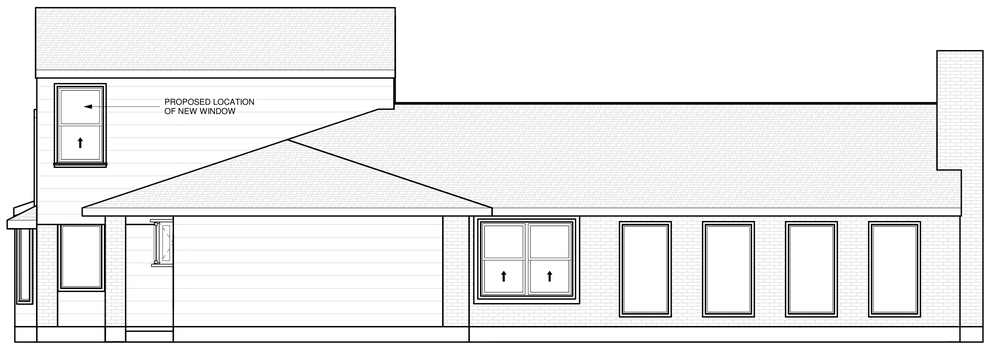


1 FRONT ELEVATION
1/4" = 1'-0"

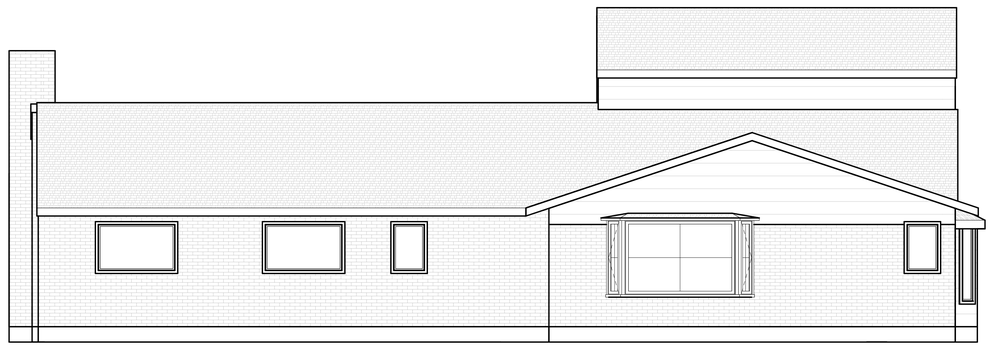


2 REAR ELEVATION
1/4" = 1'-0"

ELEVATIONS: ALL EXTERIOR ELEMENTS TO REMAIN U.N.O.



3 LEFT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

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REGISTERED ARCHITECT
ABRAM HENDRICK
19745
STATE OF TEXAS

2.13.2023

SALAM HOMES FOR YOUTH

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NO.	DESCRIPTION	DATE
	ISSUE FOR PERMIT	1.30.23
	RESUBMIT	2.13.23

PROJECT NUMBER
2022123

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JAH

DRAWING NAME

ELEVATIONS

DRAWING NUMBER

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2413
Plat Name: Salam Homes For Youth
Applicant: Bowden Land Services & Consulting
Date Submitted: 10/21/2023

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. To grant permission for the proposed plat not to have 60' feet of frontage along a 60' foot public ROW and allow access from a private access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves.

Statement of Facts

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

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

The subject site is located within the City of Houston's Extraterritorial Jurisdiction in Harris County, Texas and is a portion of Lot 6, Block 2 Evans Estates Sec 2 as recorded in Volume 150 Page 139, Harris County Map Records. Subject property is located east of Stuebner Airline Rd, North of Louetta Rd, South of Spring Cypress Rd, and West of T C Jester Blvd. The original plat was recorded in 1967 and based on HCAD records Lot 6 was subsequently subdivided sometime between 1978-1979 which predates the current ordinance. Further, the current configuration of the proposed plat requires a variance to approve access through a private access easement. Said easement was recorded under HCCF No Z551723 in 2006. Additionally, the Houston Planning Commission approved the plat directly to the north of the subject site known as Deer Creek Manor and recorded under Film Code No 703554 on July 22, 2021. The approval and recordation of said Deer Creek Manor forces the remaining two parcels to the south to take access from the recorded easement and prevents either parcel from having the required access or frontage along a public ROW. The previous development, Spring Oak Assisted Living Facility, was permitted and opened for operation in 2006 the same year the access easement was recorded. The assisted living facility was remodeled in 2014 without any problem. The replat requirement was triggered when the current owner applied for permits and requested to change the occupancy from an assisted living facility to a group home for foster children. Upon review of the property to prepare the replat application, we realized the current configuration would require a variance to address the lack of frontage and access to the public ROW and would need to be granted approval to take access through the recorded access easement in order to approve the replat. Therefore, strict application of the current ordinance would make this project infeasible due to the existence of unusual physical characteristics. Said characteristics were created when the lot was subdivided into three (3) tracts in 1978-1979, however the access easement was not recorded until 2006 around the same time the

existing structure converted from a single-family residential home to an assisted living facility for seniors. The plat directly to the north of the subject property was reviewed and approved in July 2021, preventing the south two tracts of lot 6 from having direct access to the public ROW, or meeting the frontage requirement, leaving the only means of access to the south two tracts to use the recorded access easement as depicted on the proposed plat. The existing structure was built as a single-family home in 1978, converted to an assisted living facility in 2006. The proposed development will be a conversion of the assisted living facility to a residential youth group home for foster children run by Salam Homes for Youth. The existing single-family home previously converted to assisted living facility will be converted to group home for youth. The 5-bedroom 5-bathroom house will accommodate 11 children from ages 12 to 17. The great room to be used as a living room/meeting room for group counseling. The home features a courtyard situated in the middle of the home and the existing swimming pool will be closed off and a deck built over it for safety reasons. At least two (2) staff members will be onsite at all times. The site plans show sufficient parking, offering a total of 9 spaces, with one space reserved for ADA compliant parking which far exceeds the required 3.5 spaces calculated for the special residential classification. Based on the number of staff members onsite at all times the greatest number of spaces needed to accommodate the staff members and residents should be three to four total spaces at any given time. The children that reside within the group home will not be permitted to own or maintain vehicles for personal use. The facility will provide group transportation using a mini-bus or van to safely transport the foster children as needed. The current driveway layout provides a T-turnaround configuration to allow emergency vehicles to enter and exit the property preventing the emergency access vehicle from having to back out of the property to reach the public ROW. FOSTER HOME STATISTICAL DATA According to the most recent KIDS COUNT data (2020) a national statistic, there are approximately 407,383 children in the foster care system under the age of 17. Most children (45%) are placed in a non-relative foster family home, 34% are placed in a relative foster family home, and 10% are placed in a group home or institution. According to the Department of Family Services the number of children under the age of 17 in foster care is 31,108 in the State of Texas for the year. The Texas Department of Family and Protective Services has experienced a spike in the number of children being removed from their homes, combined with a shortage of foster care homes readily available to place children on an emergency basis has created a foster care crisis. Hundreds of children are often placed in unlicensed facilities, such as motels, churches and offices. Even though it's technically illegal to put children in unlicensed facilities the need for immediate placement far exceeds the resources available. The issue of children without placements (CWOP) has been a nagging problem for years, but the number of CWOPs has recently soared by nearly tenfold due to a confluence of factors. The increase in placement shortages has been spurred by shelters and placement facilities shutting down - caused by increased scrutiny on the system in the midst of a decade-long federal lawsuit and by a lack of funding for higher provider payments. Salam Homes for Youth's mission is to address the ongoing shortage of safe homes available for foster children in Texas. The shortage forces children to be shuffled from one unlicensed setting to another, leaving them deprived of a stable and familiar environment. They aim to work closely with The Texas Department of Family and Protective Services and Health and Human services to help augment the availability of licensed settings for these children. The home will provide therapeutic residential care for at-risk youth. Services will include: *Weekly individual and group therapy *Educational services *Social, recreational, and habilitative services *Skills training This group home for foster children will be for the betterment of the community and will service children in Texas in need of housing when there are no other alternatives available. Salam Homes for Youth is an admirable and respectable organization with a heart for helping children in need. We believe this variance should be approved, to allow the development to take access from the recorded access easement as depicted on the face of the plat and approve the plat in order to serve this noble cause. Please review the information package provided and stand with us in agreement and approve this replat today.

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

The previously plat was recorded in 1967, and subsequently lot 6 was subdivided in 1978-1979, before the current ordinance. Additionally, the approval of Deer Creek Mannor to the north forces the remainder of Lot 6 (the south two tracts) to take access from a recorded access easement with no other alternatives. The approval of said Deer Creek Manor would have taken this access issue into consideration during the review process, therefore the applicant did not create or impose the hardship requiring the variance request.

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

The intent and general purpose of this chapter will be preserved and maintained by bringing the subject site into compliance with today's standards and regulations. Denying the variance request would deprive the owner of reasonable use of land, especially since the previous assisted living

facility was allowed to operate outside of the current ordinance since 2006. Allowing this property to change the occupancy from an assisted living facility to a residential group home for youth will be for the betterment of the community and serve children in Texas within the foster care system, by providing a stable environment combined with life skills and therapy. This is a noble and respectable cause that will bring the property into compliance with today's standards and should be approved.

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

Allowing the group home for foster children to use the recorded easement for access will not significantly increase traffic flow to and from the facility due to the previous development being similar in nature as an assisted living facility. The residents of the group home will not drive vehicles of their own due to their age. Only the staff members will be accessing the facility through the access easement, in the same way the assisted living facility did. The access easement and current driveway configuration provide a T-Turnaround allowing Emergency Access Vehicles enough room to maneuver to and from the facility. The parking accommodations are sufficient and meet the current parking requirements through the City's parking ordinance. Therefore, granting the variance will not be injurious to the public health, safety, or welfare.

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

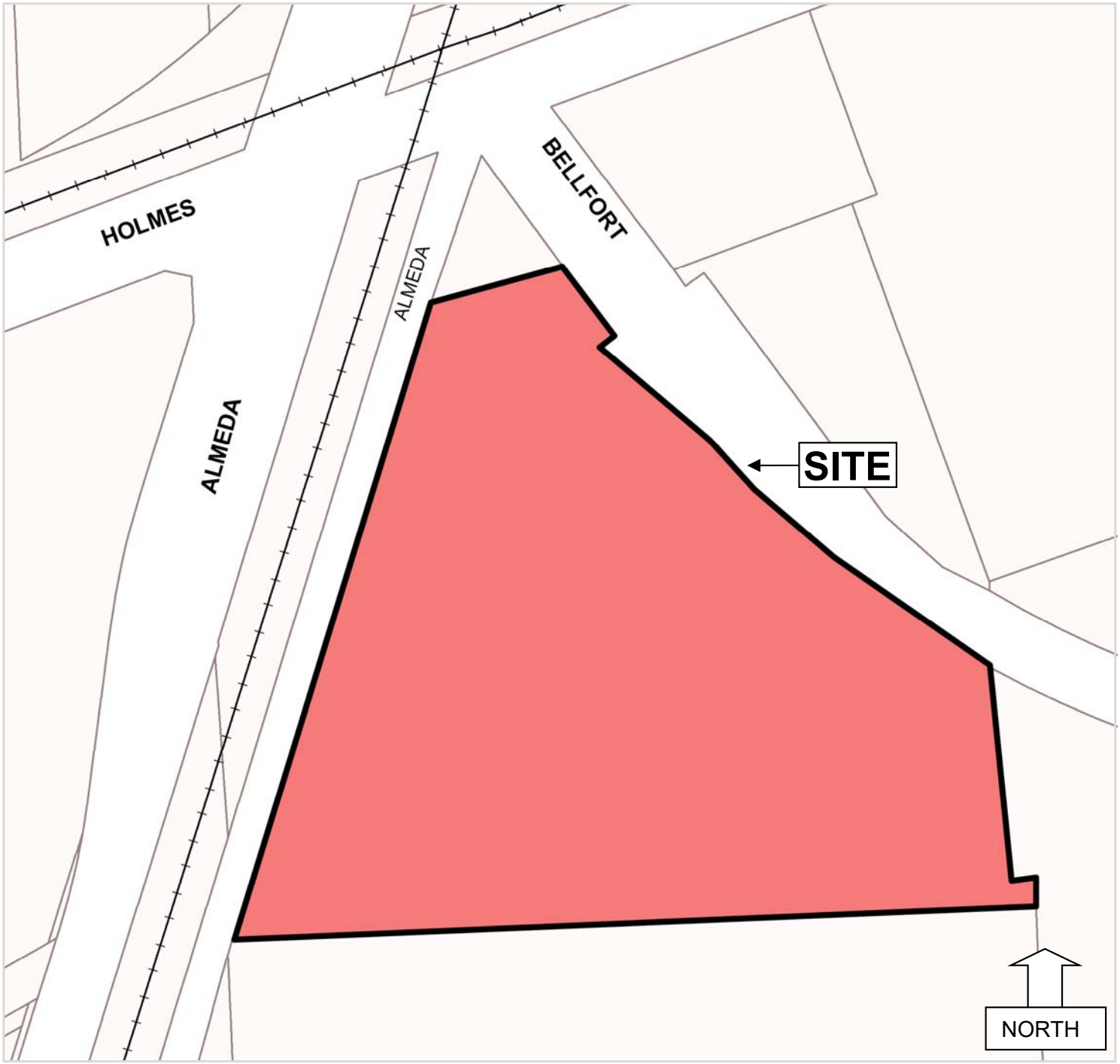
The unusual physical characteristics of this property triggered the need to request a variance, there is no economic factor to this request. The approval and recordation of the plat directly to the north of the subject site cut off frontage and access to the remainder of lot 6, forcing the subject site to take access from the 20' foot recorded easement as its sole point of ingress and egress. Therefore, the justification of this variance request has nothing to do with economic hardship.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Exxon South Houston Terminal

Applicant: ExxonMobil Pipeline Company LLC



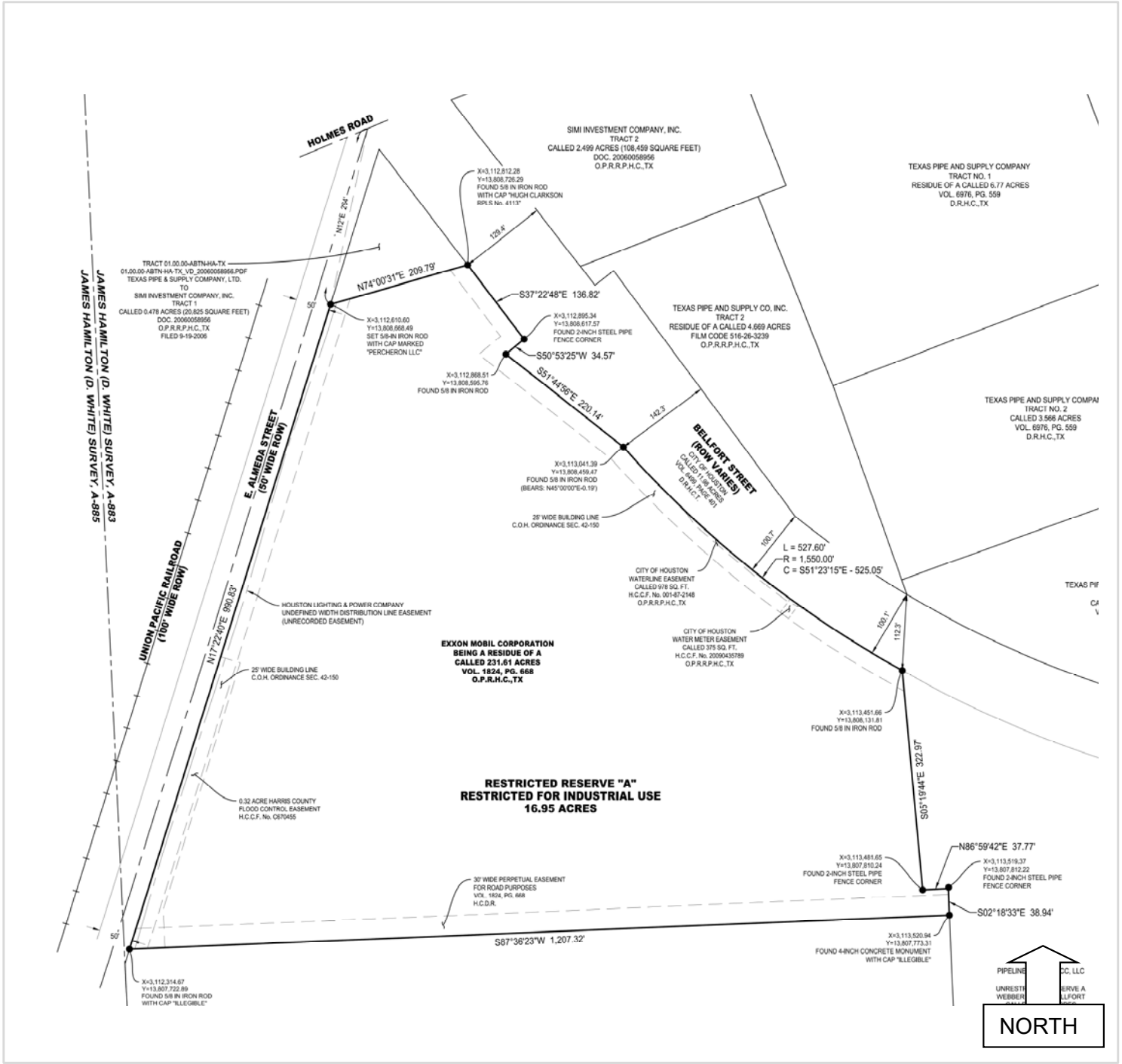
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Exxon South Houston Terminal

Applicant: ExxonMobil Pipeline Company LLC



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: Exxon South Houston Terminal

Applicant: ExxonMobil Pipeline Company LLC



F - Reconsideration of Requirements Aerial

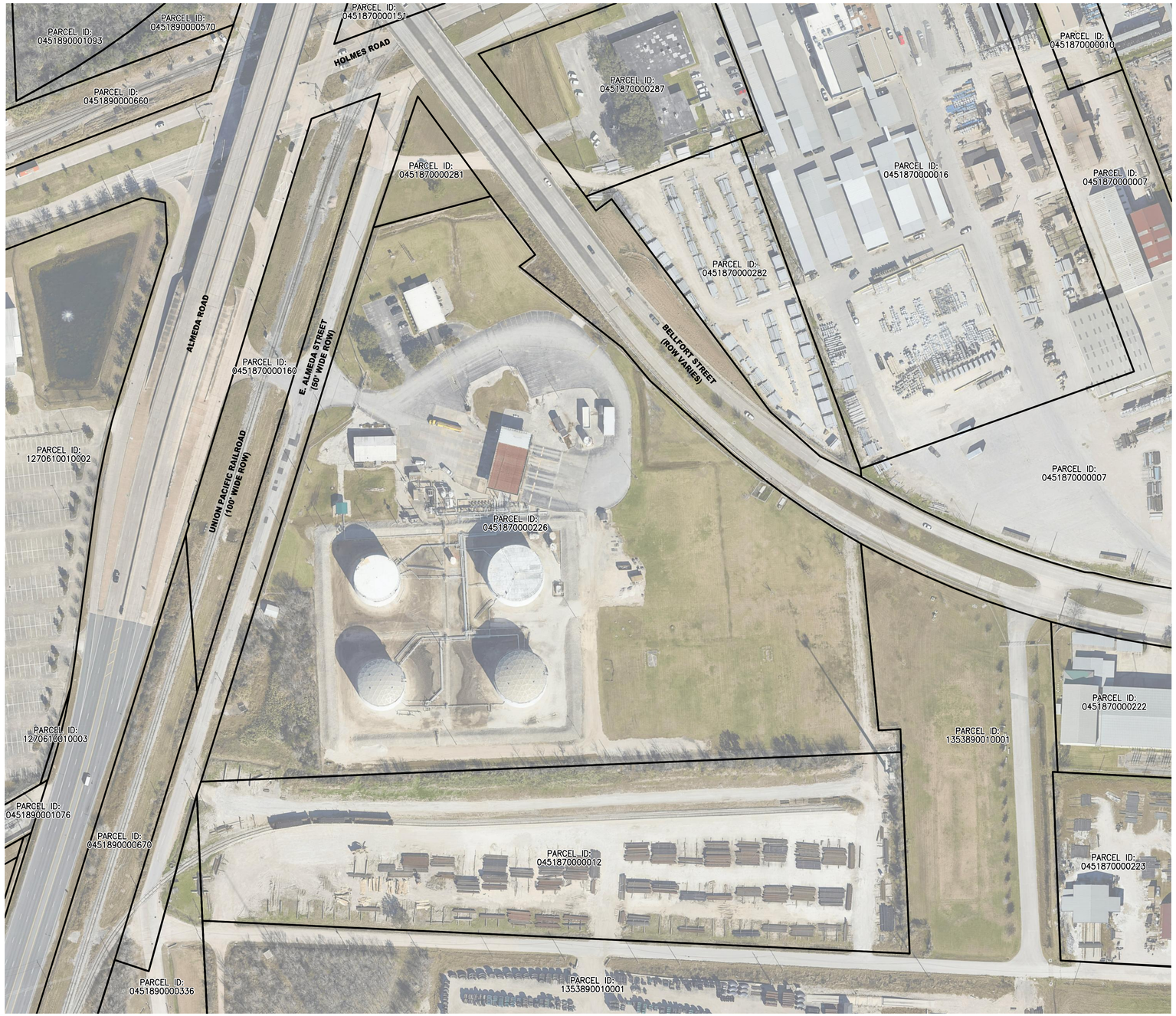
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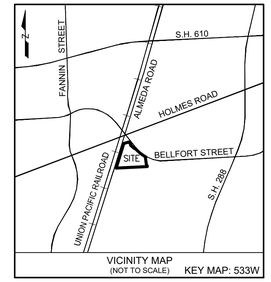
0' 50 100 200
1 INCH = 100' FT.

EXHIBIT "A"

HARRIS COUNTY, TEXAS

JAMES HAMILTON (D. WHITE) SURVEY, A-883





VICINITY MAP
(NOT TO SCALE) KEY MAP: 533W

EXXON SOUTH HOUSTON TERMINAL

A SUBDIVISION OF 16.95 ACRES IN THE
JAMES HAMILTON (D. WHITE) SURVEY, A-883, HARRIS COUNTY, TEXAS
BEING A PLAT OF RESTRICTED RESERVE A,
BEING A RESIDUE OF
A CALLED 231.61 ACRE TRACT
CONVEYED TO HUMBLE OIL & REFINING COMPANY IN
VOLUME 1824, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF
HARRIS COUNTY, TEXAS.

LOCATED IN THE JAMES HAMILTON (D. WHITE) SURVEY,
ABSTRACT No. 883
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

OWNER: EXXON MOBIL CORPORATION

EXXON SOUTH HOUSTON TERMINAL

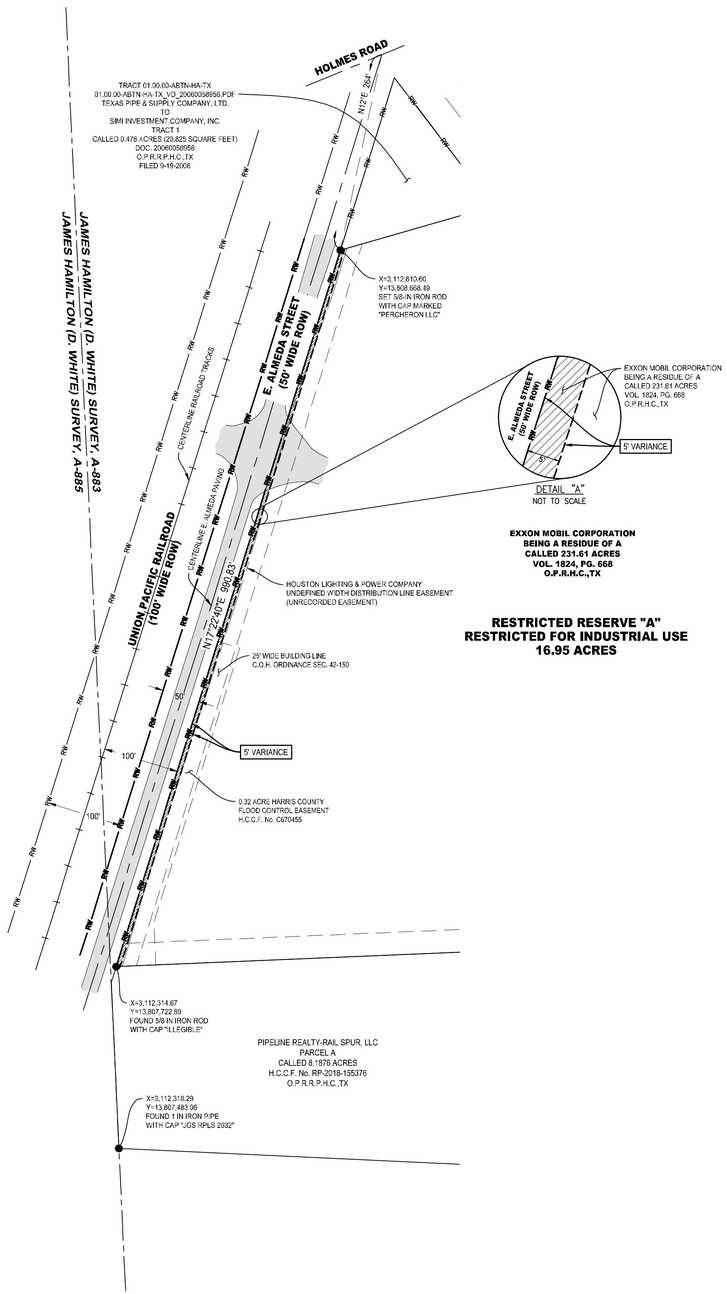
**10617 E. ALMEDA,
HOUSTON TX, 77051
HARRIS COUNTY, TEXAS**

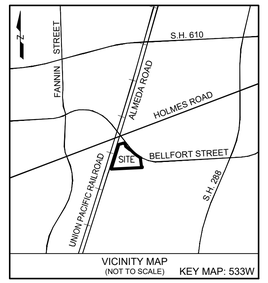
**1904 WEST GRAND PARKWAY N. SUITE 200
KATY, TEXAS 77449
(832) 300-6400
TEXAS SURVEYING FIRM LICENSE: 10020700**

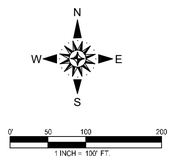
PERCHERON
PROFESSIONAL SERVICES, L L C

K:\Projects\05.102019.0000 EMPCo S Houston Terminal COH Plat\DWG\DWG Misc\Plats\EMPCo S Houston Terminal COH Plat - Aerial.dwg

EXHIBIT "A"
HARRIS COUNTY, TEXAS
JAMES HAMILTON (D. WHITE) SURVEY, A-883







NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF NAD 1983, SOUTH CENTRAL ZONE (4204) AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES AND COORDINATES ARE GRID VALUES.
2. E. ALMEDA ROAD FALLS WITHIN THE CITY OF HOUSTON LIMITS.
3. THERE WAS NO RECORD INFORMATION OF E. ALMEDA ROAD FOUND DURING A LIMITED TITLE SEARCH FOR THIS AREA.
4. PURPOSE OF THIS SURVEY PLAT IS TO SHOW E. ALMEDA ROAD AS FOUND, OCCUPIED, MAINTAINED AND MONUMENTED ON THE GROUND WITH AN APPARENT WIDTH OF 50 FEET WIDE.

ABBREVIATION LEGEND

D.R.H.C.,TX – DEED RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C.,TX – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
O.P.R.H.C.,TX – OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
VOL. PG. – VOLUME, PAGE
H.C.C.F. No. – HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R. – HARRIS COUNTY DEED RECORDS
C.O.H. – CITY OF HOUSTON
DOC. – DOCUMENT
ROW – RIGHT OF WAY
IN – INCH

SYMBOL AND LINE TYPE LEGEND

● MONUMENT (TYPE AS NOTED)
——RW—— RIGHT-OF-WAY

SURVEY FOR 5 FOOT VARIANCE

PORTION OF E. ALMEDA ROAD AS FOUND, OCCUPIED, MAINTAINED AND MONUMENTED ON THE GROUND

LOCATED IN THE JAMES HAMILTON (D. WHITE) SURVEY, ABSTRACT No. 883
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

I, JEFFREY WOODSON AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE PORTION OF ROAD IS TRUE AND ACCURATE: WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME IN AUGUST 23, 2023; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND POINTS OF REFERENCE SHOWN AS SET HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE-HALF (1/2) INCH AND A LENGTH OF TWO AND ONE-HALF (2-1/2) FEET WITH A PLASTIC CAP STAMPED "PERCHERON LLC"

09/14/23

JEFFREY WOODSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR #6246
PERCHERON LLC., T.B.P.L.S. NO. 10020700
1904 W. GRAND PARKWAY N. STE. 200
KATY, TX 77449
PHONE # 832-300-6400

STATE OF TEXAS
REGISTERED
JEFFREY LEE WOODSON
6246
PROFESSIONAL
LAND SURVEYOR

10617 E. ALMEDA,
HOUSTON TX, 77051
HARRIS COUNTY, TEXAS

1904 WEST GRAND PARKWAY N. SUITE 200
KATY, TEXAS 77449
(832) 300-6400
TEXAS SURVEYING FIRM LICENSE: 10020700

PERCHERON
PROFESSIONAL SERVICES, LLC

K:\Projects\05.102019.0000 EMPCo S Houston Terminal COH Plat\DWG\DWG Misc\Plats\EMPCo S Houston Terminal COH Plat – Road.dwg

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2179
Plat Name: Exxon South Houston Terminal
Applicant: ExxonMobil Pipeline Company LLC
Date Submitted: 09/24/2023

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

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

42-121-22 requirement to dedicate an additional 5ft of public right of way for E. Almeda St

Chapter 42 Section: 121

Chapter 42 Reference:

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

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:

Per Section 42-121 (b). "The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street." o This property has been the same parcel of land and under the same use as a Fuels Terminal since the early 60's by ExxonMobil and the platting of this property is not an intent to change the use of the property, but rather just secure its intended use as an industrial reserve o E. Almeda St is a dedicated roadway to service ExxonMobil's parcel and the parcel to the south as a means of getting over the railroad and accessing the parcels from Holmes Road. This roadway stops just to the south of ExxonMobil's SE corner of the parcel as shown on the aerial exhibit submitted with this application o Union Pacific Railroad borders the roadway to the west for its entirety eliminating any future potential traffic need coming from the west side of the roadway

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2179
Plat Name: Exxon South Houston Terminal
Applicant: ExxonMobil Pipeline Company LLC
Date Submitted: 09/24/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To eliminate the conditional requirement to dedicate 5ft of additional road right-of-way along the eastern side of E. Almeda St.

Chapter 42 Section: 121-22

Chapter 42 Reference:
When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

• The requirement of the dedication would be in violation of Chapter 42-121 (b) as sufficient evidence has been supplied showing there will not be a significant increase in traffic of the street due to the platting of the property. • Further the required dedication will cause the loss of an unnecessary 0.113 acres of valuable land that could be needed for future projects at the site

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

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

• The circumstances supporting the granting of the variance are not the result of a hardship imposes or created by the applicant.

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

• True

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

• There will be no impact to the public in anyway by granting the variance.

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

• Economic hardship in not the sole justification for the variance.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 12, 2023

ROR

NOTICE OF RECONSIDERATION OF REQUIREMENT

PROJECT NAME: Exxon South Houston Terminal
REFERENCE NUMBER: 2023-2179

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the south intersection of Belfort Road and E. Almeda street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

ExxonMobile Corporation, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting reconsideration of requirement is to not provide 5' of R.O.W dedication along E. Almeda Road. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 2nd, 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 Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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

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

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

For additional information regarding this project, please call Sean McEvoy with ExxonMobil Corporation, LLC at 346-474-9240. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

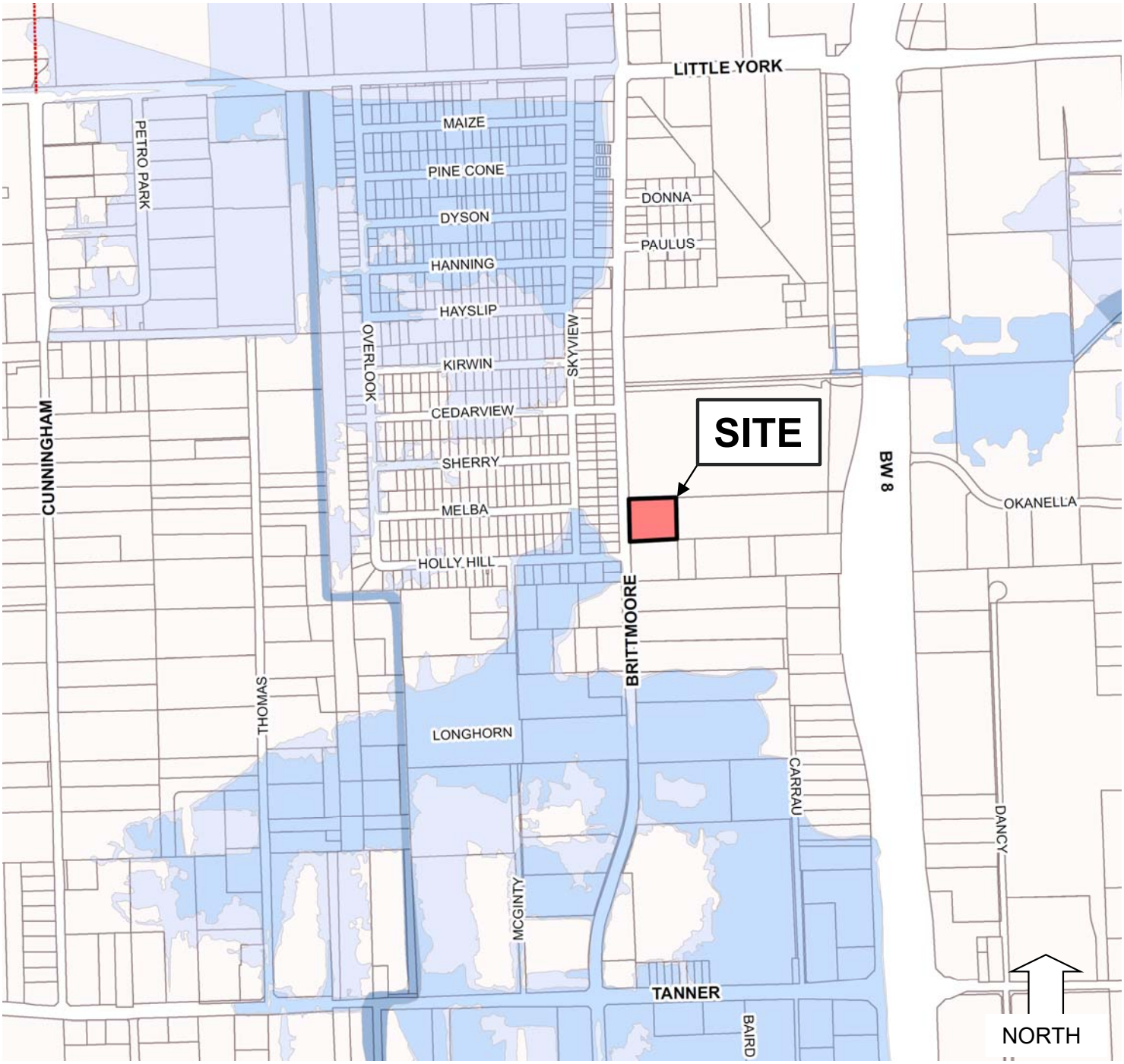
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: OSBT Properties Sec 1 (DEF 1)

Applicant: : King's Land Surveying Solutions, LLC



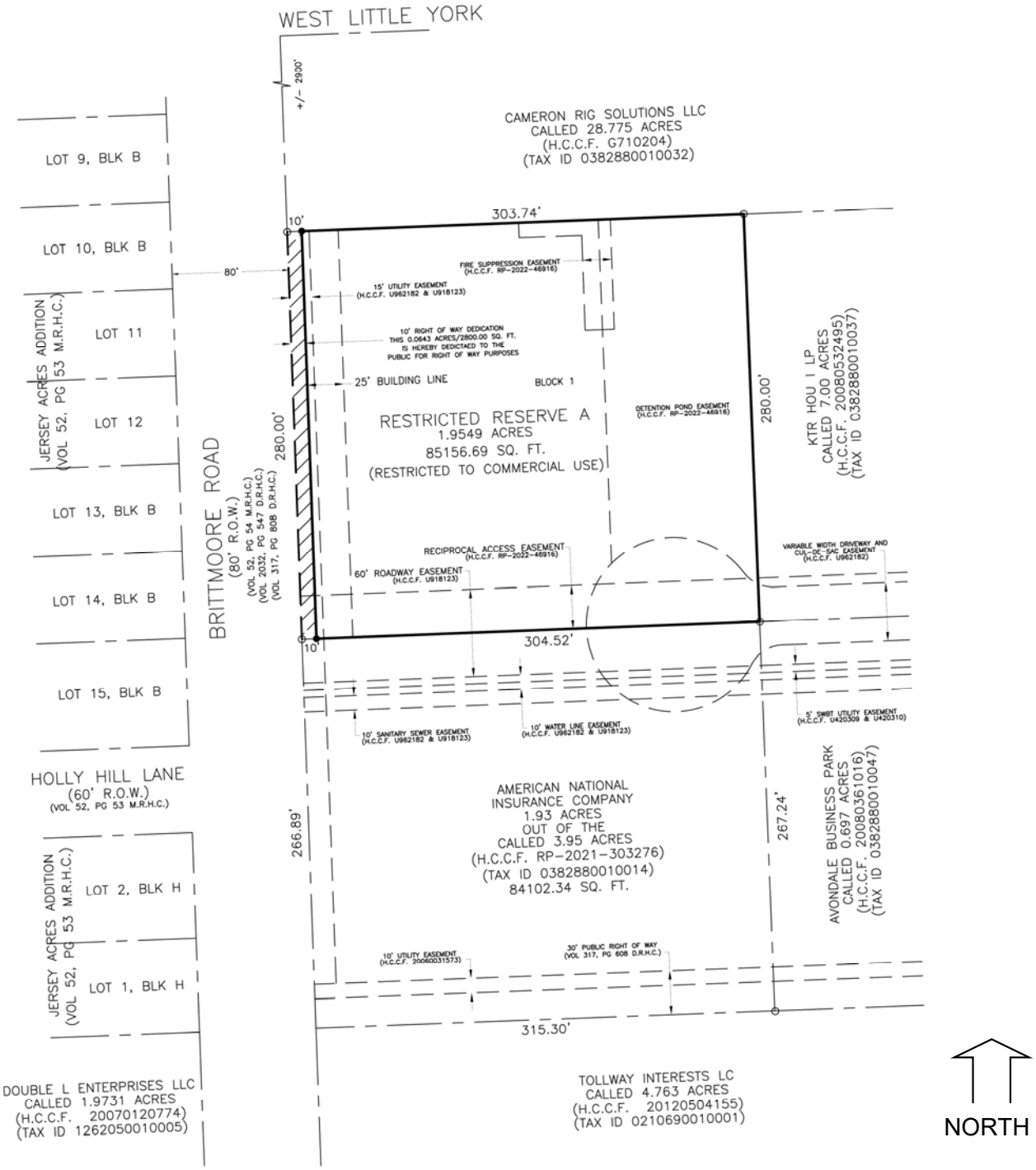
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: OSBT Properties Sec 1 (DEF 1)

Applicant: : King's Land Surveying Solutions, LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/02/2023**

Subdivision Name: OSBT Properties Sec 1 (DEF 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/02/2023
ITEM: 161

Applicant: ERIK CHAVEZ
Contact Person: RICARDO CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1718	77357	5674	256P	ETJ

WEST OF: US 59 **SOUTH OF:** FM 1485

ADDRESS: 21730 Dogwood Drive

ACREAGE: 0.66

LEGAL DESCRIPTION:

BEING LOT 67, OF POST OAK ESTATES, SECTION III, AN UNRECORDED SUBDIVISION, SITUATED IN THE J.H. STEWARD SURVEY, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/02/2023
ITEM: 162

Applicant: ERNESTO QUINTANILLA
Contact Person: ERNESTO QUINTANILLA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1719	77357	5774	256L	ETJ

WEST OF: US 59 **SOUTH OF:** FM 1485

ADDRESS: 20180 FM 1485 Rd

ACREAGE: 1.085

LEGAL DESCRIPTION:

BEING A 1.085 ACRE TRACT, SITUATED IN THE THOMAS CARTWRIGHT SURVEY, ABSTRACT NO. 652, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Commercial

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/02/2023
ITEM: 163

Applicant: TONY BENDER
Contact Person: TONY BENDER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1720	77345	5974	257M	ETJ

WEST OF: DEER RUN LANE **NORTH OF:** FM 1485

ADDRESS: 20033 Red Oaks S

ACREAGE: 0.43

LEGAL DESCRIPTION:

BEING LOT 37, OF PEACH CREEK FOREST, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 313-317, OF THE DEED RECORDS OF 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: 164

Meeting Date: 11/02/2023

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
Dia Architects	James Trimble	713.503.0629	jltdia@hotmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3913 Woodleigh Street	23006172	77023	5456B	494S	I

HCAD ACCOUNT NUMBER(S):	0550900000024
PROPERTY LEGAL DESCRIPTION:	LT 24 & TR 25A BLK 6 Woodleigh
PROPERTY OWNER OF RECORD:	Rosa Garcia
ACREAGE (SQUARE FEET):	7,500
WIDTH OF RIGHTS-OF-WAY:	Woodleigh (50')
EXISTING PAVING SECTION(S):	Woodleigh **9**25')
OFF-STREET PARKING REQUIREMENT:	8 spaces
OFF-STREET PARKING PROVIDED:	8 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	4-plex 2,540 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single Family 1,766 SF

PURPOSE OF VARIANCE REQUEST: 1) Not to provide the required 28' private street per chapter 42-231 and 2) not to dedicate property for right-of-way purposed per 42-122

CHAPTER 42 REFERENCE(S): 42-231. – Private Streets – General standards. (a) A development plat that contains a multi-family residential building shall provide a at least one private street. The private street shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the private street. Except as provided in section 42-235 of the Code, a private street shall comply with the requirements of this section. 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 with exemption areas stablished pursuant to section 42-123 of this Code: Local Streets (2) 60 feet if adjacent to any other development.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

- **SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**
  "If site is considered Garden Style, then site will require to provide a 28' private drive.
  - If not feasible then a variance could be sought to not provide the required private street since fire can be fought from the right-of-way." **A variance is being sought, see 1b below for reasons that a 28' private drive isn't feasible.**

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

(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;

This is a small 7,500SF property with an existing 4-plex. The proposed addition is a small 1,690SF 2-story single family structure. There isn't physical space on the property for a private drive. The existing driveway provides adequate access to the proposed addition. The property is on an established local street with curb and gutters (Woodleigh) with a 50' ROW. The street is exclusively residential except for a parking lot to the North of the subject property. Widening of the ROW to 60' would impose a 5' ROW dedication on the subject property that would eliminate a required parking space. There isn't another location on the subject property where the parking spot could be relocated to.

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

Limiting the city regulations will make it possible to build this project. Strict adherence to city regulations for a private drive and 60' ROW would make this project unfeasible, due to the limited size of the property.

DEVELOPMENT PLAT VARIANCE

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

Accessing the property will not be a problem for firefighting, since there are existing hydrants that meet the fire dept requirements as well as meeting the hose lay requirements required by chapter 42. This allows for firefighting from the street. The local street accessing the property is established with curb and gutter installed, maintaining the 50' ROW will not create any access problems.

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

If we are given this variance, it will not be injurious to the public health, safety or welfare. The safety and public is guaranteed, we meet the fire requirements and can fight fire from street. The local street has been established for many years with curb and gutter and doesn't require a widened ROW.

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

The 2 variances requested by this application will allow the property owner to build a small single-family residence on the back of the property for his own use. Economic hardship is not a consideration for this variance.

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

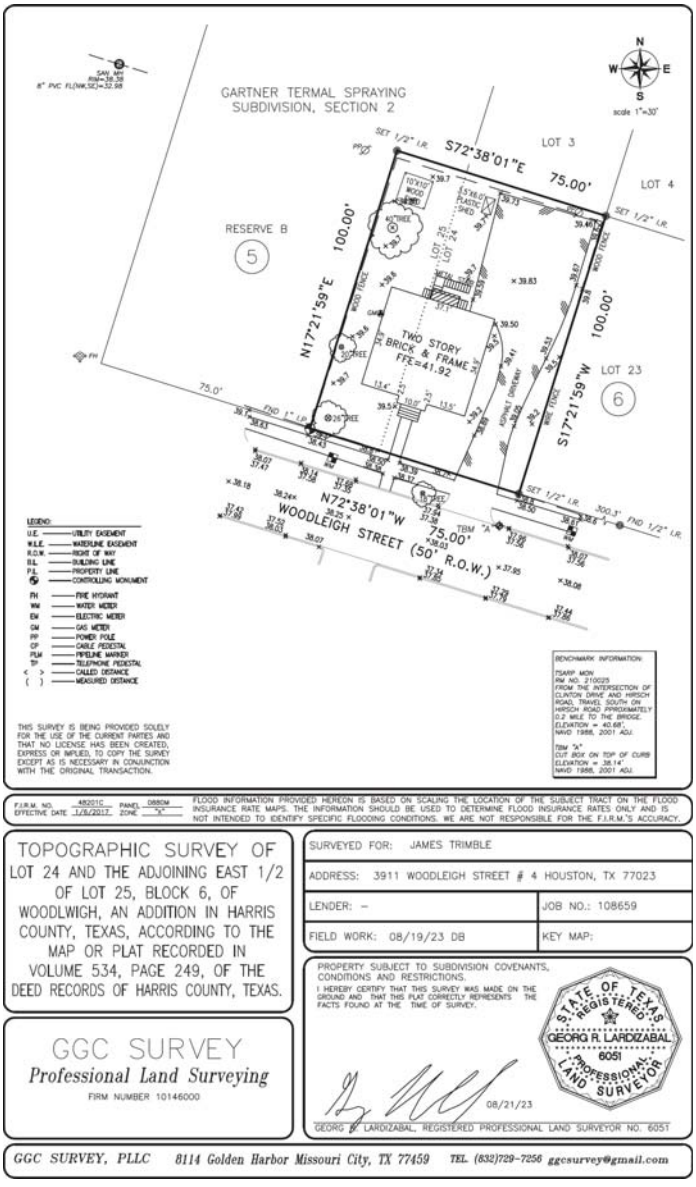
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

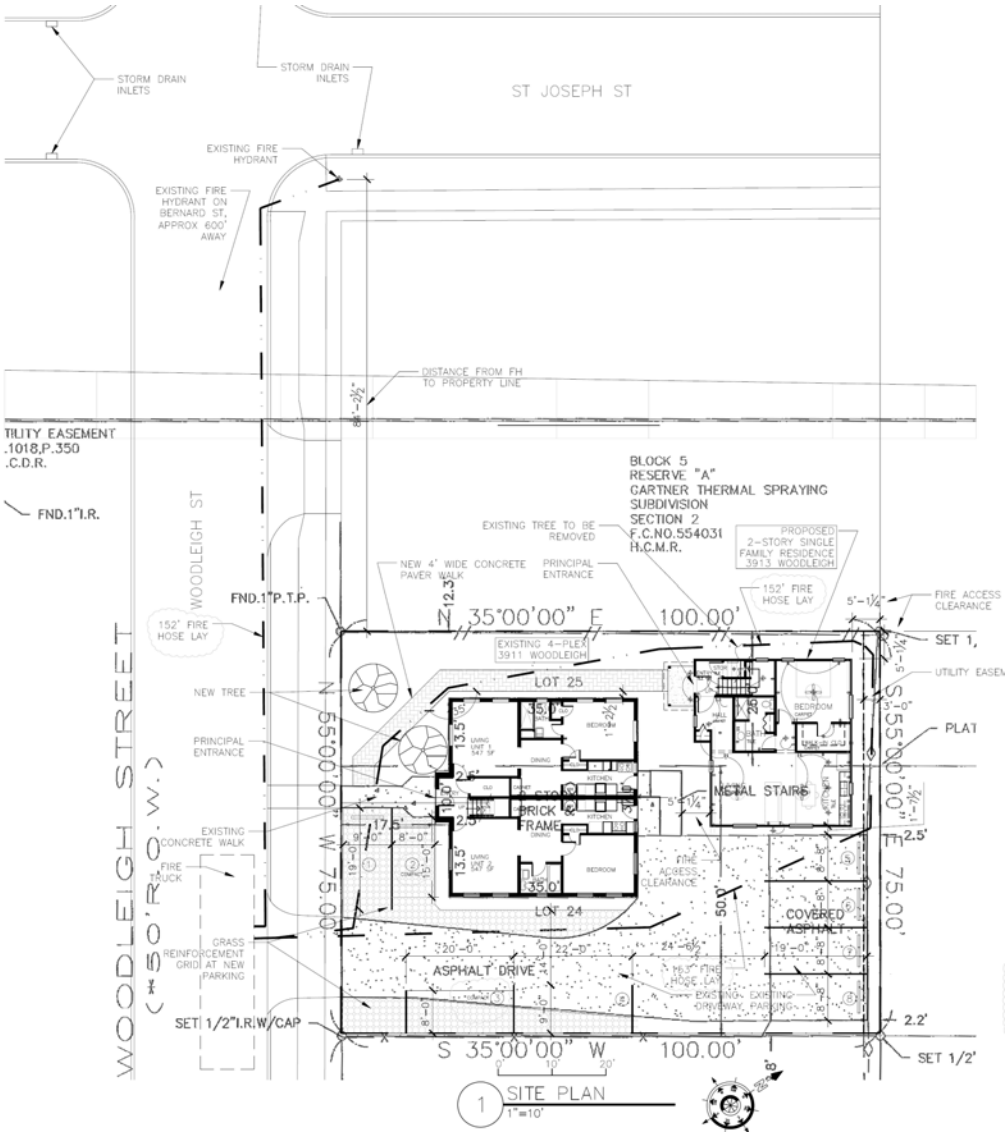
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

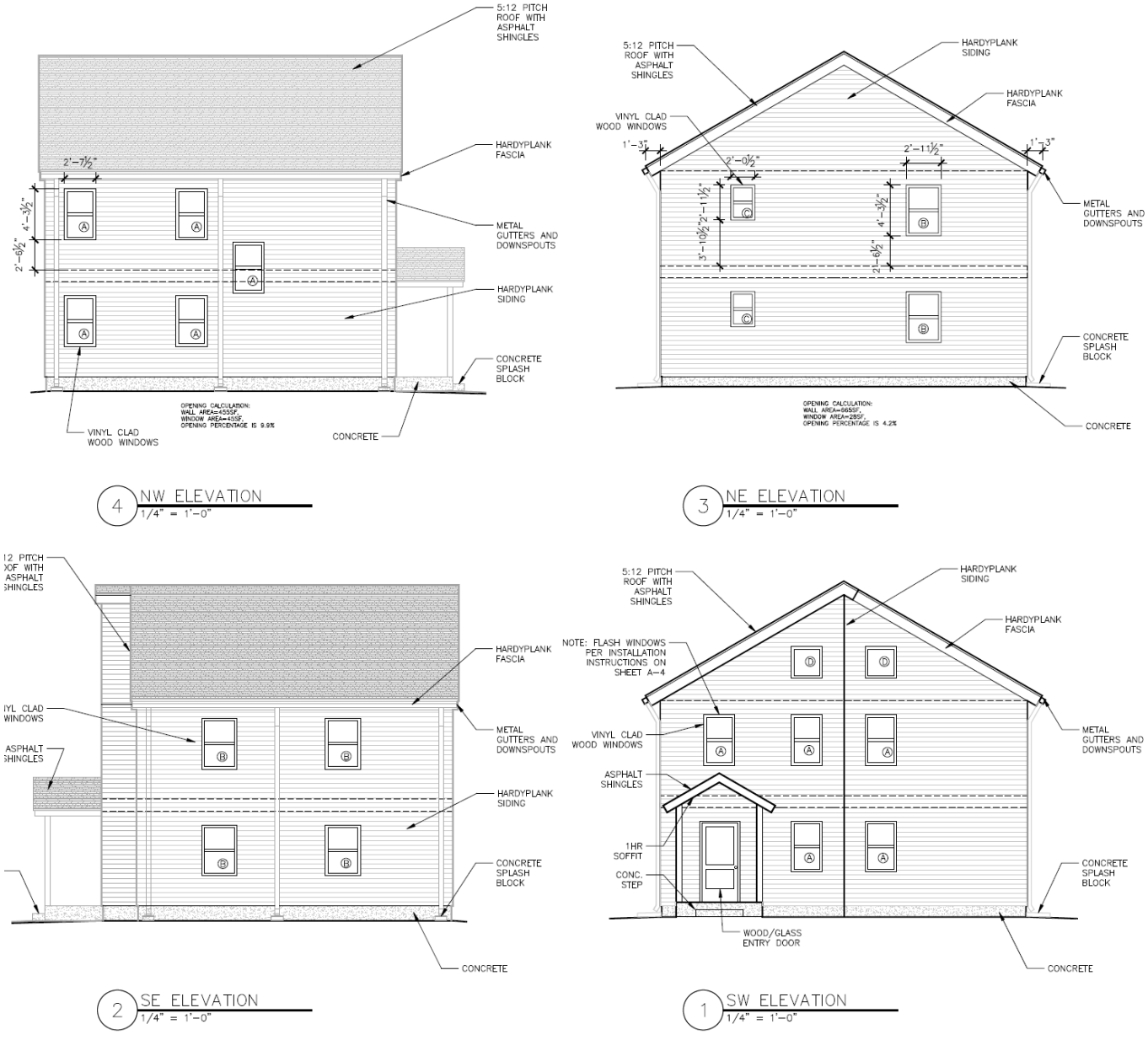
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Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/02/2023

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
A-S 146 White Oak, LP	Austin Alvis	281-477-4335	aalvis@newquest.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3607 White Oak Dr.	23096263	77007	5358C	493A	C

HCAD ACCOUNT NUMBER(S):	0210220000025
PROPERTY LEGAL DESCRIPTION:	Res A Blk 1, Terrace on White Oak
PROPERTY OWNER OF RECORD:	A-S 146 White Oak, LP
ACREAGE (SQUARE FEET):	13,199
WIDTH OF RIGHTS-OF-WAY:	70' (White Oak Drive) & 70' (Harvard Street)
EXISTING PAVING SECTION(S):	45' (White Oak Drive) & 30' (Harvard Street)
OFF-STREET PARKING REQUIREMENT:	23
OFF-STREET PARKING PROVIDED:	8
LANDSCAPING REQUIREMENTS:	None

EXISTING STRUCTURE(S) [SQ. FT.]: 3601 bldg (2,673 sf) 3607 bldg (874 sf) 541 bldg (610 sf) 3607 bldg (1,280 sf)

PROPOSED STRUCTURE(S) [SQ. FT.]: 0

PURPOSE OF VARIANCE REQUEST: The owner/applicant is seeking a parking variance for 3601 White Oak Drive to reduce the required number of parking spaces by 15 spaces to allow continued use of the property consistent with its historical uses.

CHAPTER 26 REFERENCE(S): 26-492. – Parking spaces for certain types of use classifications. Class 1. Office: 2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1,000 square feet of UFA. Class 7. Food and Beverage: 8 parking spaces for every 1,000 square feet of GFA and outdoor Decks, patio, and seating areas in excess of 15% of GFA.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT STATEMENT OF FACTS

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

The Owner/applicant proposes to renovate four existing structures in the South Heights Historic District which are located on the southwest corner of White Oak Drive and Harvard Street. The 13,200 square foot site currently hosts four buildings with (8) off-street parking spaces. The Owner/applicant, a former neighborhood resident, intends to create a pedestrian destination for local families, curated to provide desired goods and services for the community. The property has historically housed commercial, retail, and restaurant uses with the existing parking configuration and has historically utilized the abundance of on-street parking fronting the property along White Oak Drive in addition to its off-street parking spaces.

The site is located at the west end of White Oak Drive. White Oak Drive from Heights Blvd. to Studewood St. has developed into a restaurant and small retail district that has traits in common with walkable districts as defined and encouraged by the City's development ordinances. The density of families local to the property makes it a desirable pedestrian and bicycle destination. The project was approved for a Certificate of Appropriateness by the Historical Commission on August 26, 2021.

Prescriptive application of the Off-Street Parking Ordinance including the application of historic and bicycle credits creates a parking deficit of 15 spaces. The Owner seeks a variance for 15 spaces to allow the continued use of the property consistent with its historic uses.

The Terrace at White Oak - Parking Analysis & Summary

Address	Proposed Use	Gross Floor Area (GFA)	Deck Allowed 15%	Deck Provided	Deck Contributing*	Total GFA Parking Basis	Parking Class	Class Description	Factor	Parking Spaces Required	Historic Parking Credit (40%)
3601 White Oak Blvd	Restaurant	2,673	401	0	0	2,673	7c	Small Restaurant	0.0080	21.4	8.6
3607 White Oak Blvd	Restaurant	874	131	0	0	874	7c	Small Restaurant	0.0080	7.0	0.0
541 Harvard	Restaurant	610	92	0	0	610	7c	Small Restaurant	0.0080	4.9	2.0
3607 White Oak Blvd	Office	1,280	192	0	0	1,280	1a	Office	0.0025	3.2	0.0
								Total Spaces		36.5	-10.5
								Bicycle Parking Credit (10%)			-3.0
								Total Parking Required			23.0
								Parking Provided			8
								Parking Net			-15.0

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS:

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

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

The requirement of (15) additional off-street parking spaces would not be possible without demolition of (1) or (2) of the existing structures, some of which would not be allowed due to their contributing status to the historic district. When acquired, this property was used for commercial, retail, and restaurant purposes with certificates of occupancy. The Owner would like the ability to reasonably use the property in a similar manner.

(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 owner intends to preserve historic structures in the South Heights Historic District by creating a viable economic use for them. The proposed development, by creating improved building and site utility, seeks to preserve and enhance the character of the historic district through renovation of existing building stock instead of through demolition and new construction. The Owner/applicant has not modified the square footage of the existing buildings and the circumstances requiring the variance are not a hardship imposed or created by the applicant.

(3) The intent of this article is preserved;

The intent of the ordinance is to "provide sufficient off-street parking" for commercial properties. The proposed project is designed and curated to attract and serve local residents walking and/or bicycling to the site. The proposed off-street parking along with available on-street parking provides sufficient parking for the proposed development and its operational modality.

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

OFF-STREET PARKING VARIANCE

The prescriptive tables in Chapter 26 do not acknowledge demographic, planning and development trends characteristic of the south Heights neighborhood:

a. The population is characterized by younger families with children.
b. The population is extremely active and outdoor oriented. This is evidenced in the extensive use of the area's sidewalks, bike lanes and bike trails. Pedestrian-oriented development has proven successful throughout Montrose and the Heights.
c. The site is located within two blocks of two hike/bike trails with connectivity to the Bayou Greens Park and the Buffalo Bayou trail system.
d. The proposed park-like development provides a destination for area residents seeking a walking/biking "outing" in their neighborhood.
e. The site is served by METRO bus route 066 - Quitman on White Oak (stop on site) and 040 – Telephone/Heights (stop 1.5 blocks away on Heights Blvd.)

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

The proposed development is consistent with area uses and parking patterns. The design and physical constraints of the site do not allow drive-through service. Traffic patterns and volumes will not be adversely impacted by the proposed development. The site exists within an existing sidewalk and pedestrian route network.

Due to the readily available parking spaces on commercial (non-residential) public roads abutting the subject property, and specifically, the availability directly bordering the subject property, there will be no impact/injury to public health, safety, or welfare.

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

Although a Certificate of Appropriateness was approved for the site by the Historical Commission on August 26, 2021 (HPO File No. HP2021_0228), it is not needed to complete the current planned maintenance projects for the site.

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STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



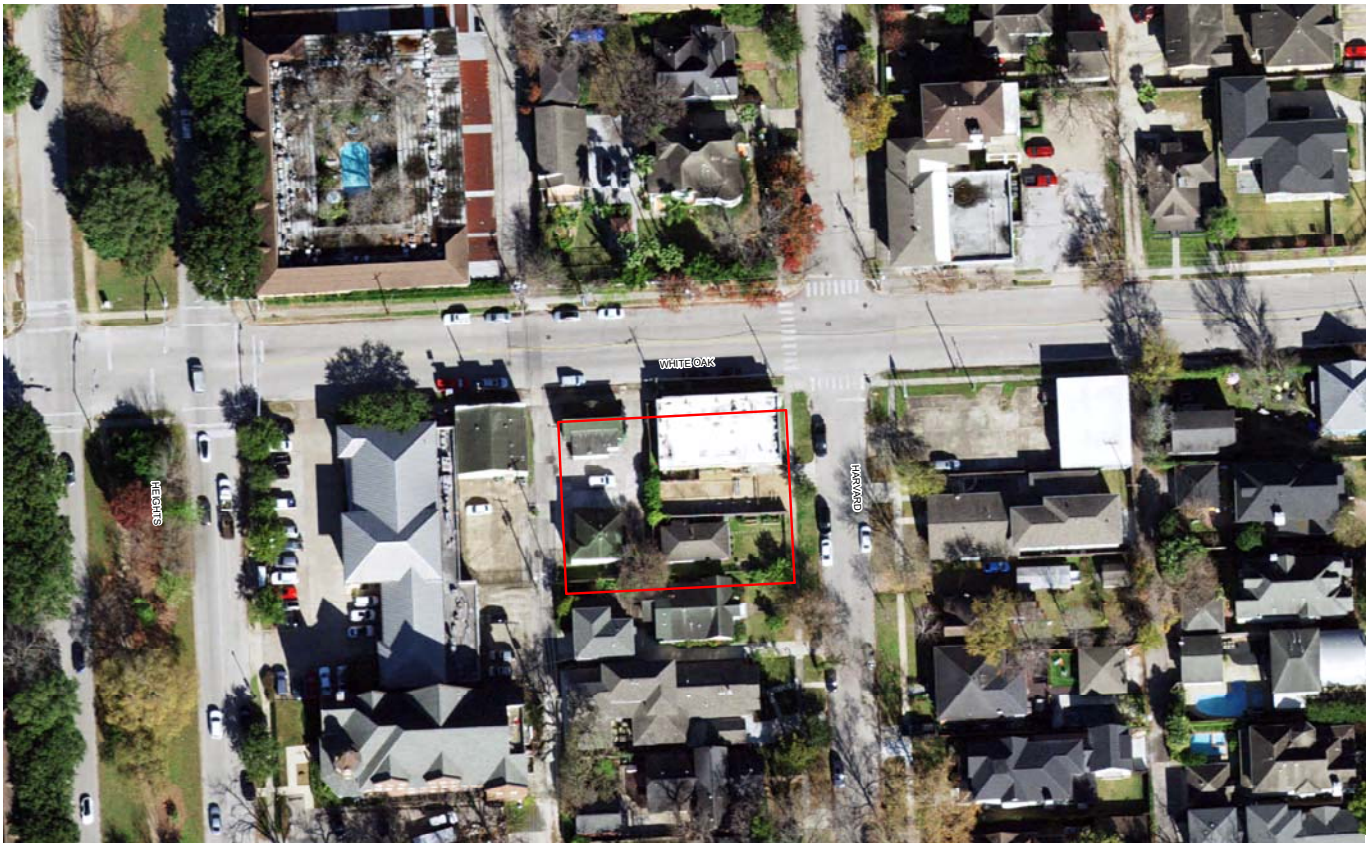
OFF-STREET PARKING VARIANCE

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Aerial Map



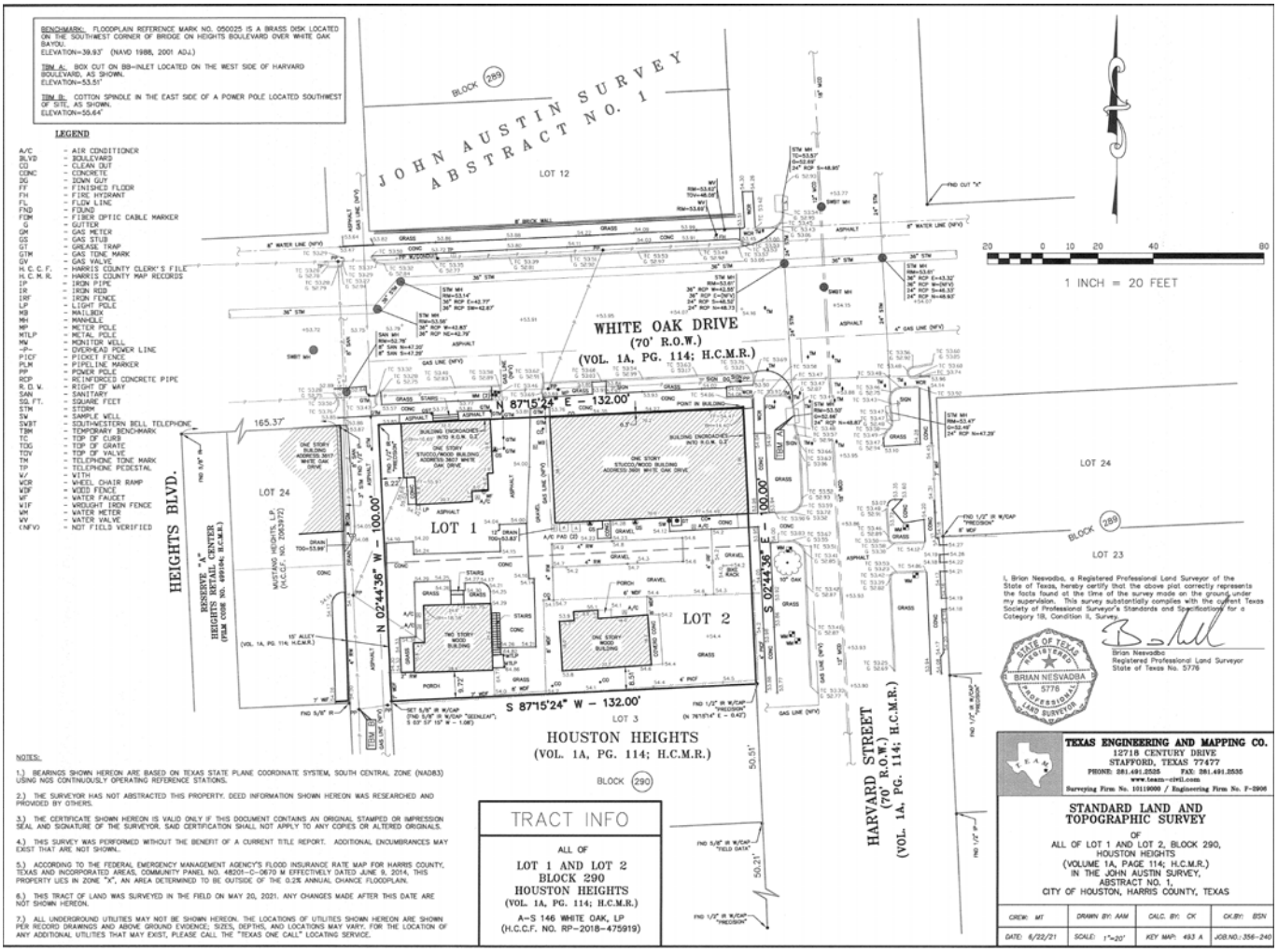
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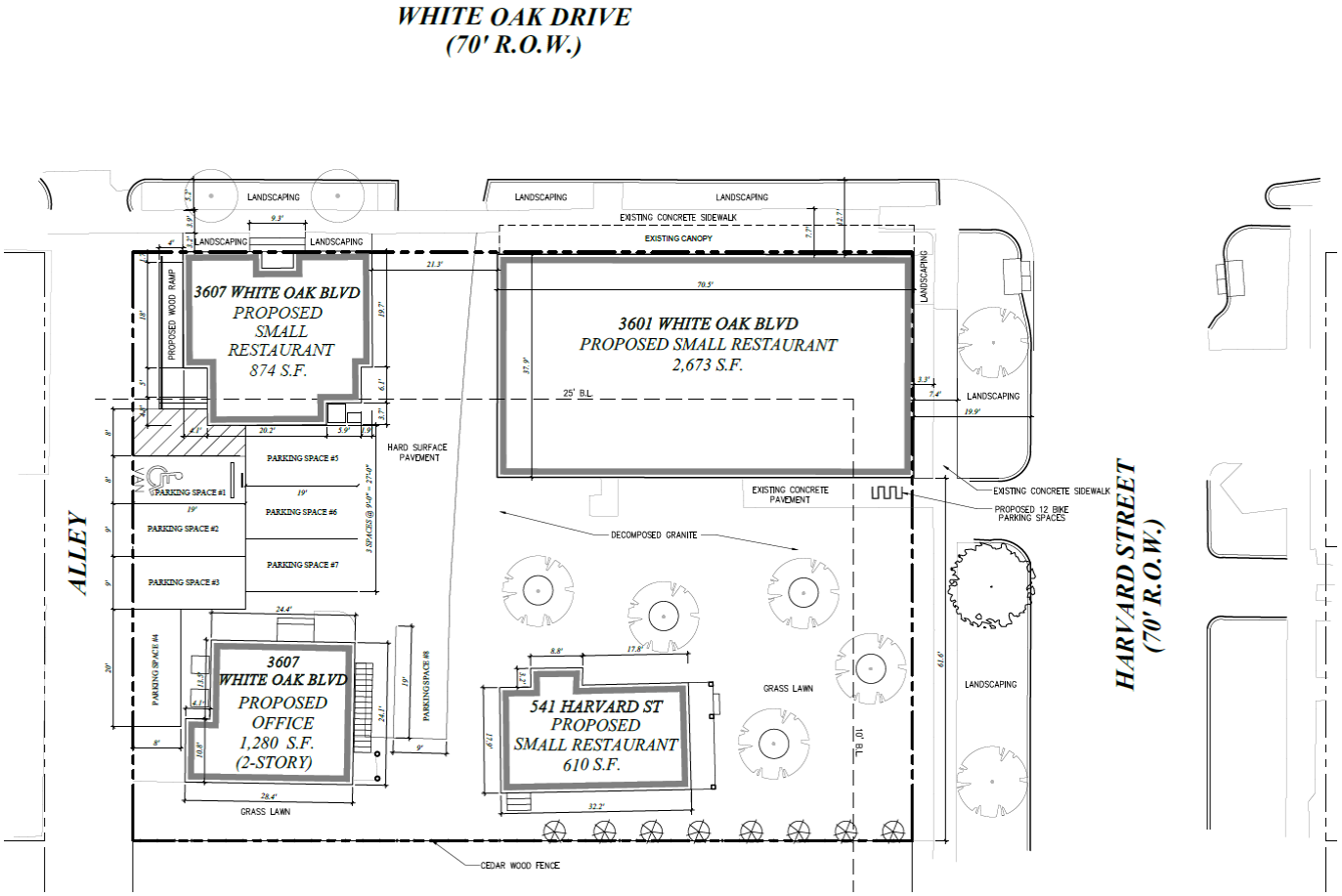
OFF-STREET PARKING VARIANCE

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Site Plan



The Terrace at White Oak - Parking Analysis & Summary

Address	Proposed Use	Gross Floor Area (GFA)	Deck Allowed 15%	Deck Provided	Deck Contributing*	Total GFA Parking Basis	Parking Class	Class Description	Factor	Parking Spaces Required	Historic Parking Credit (40%)
3601 White Oak Blvd	Restaurant	2,673	401	0	0	2,673	7c	Small Restaurant	0.0080	21.4	8.6
3607 White Oak Blvd	Restaurant	874	131	0	0	874	7c	Small Restaurant	0.0080	7.0	0.0
541 Havard	Restaurant	610	92	0	0	610	7c	Small Restaurant	0.0080	4.9	2.0
3607 White Oak Blvd	Office	1,280	192	0	0	1,280	1a	Office	0.0025	3.2	0.0
								Total Spaces		36.5	-10.5
								Bicycle Parking Credit (10%)			-3.0
								Total Parking Required			23.0
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								Parking Net			-15.0

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