HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, NOVEMBER 16, 2023
2:30 PM

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IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: bit.ly/44HVXwX
OR
CALL +1 936-755-1521
CONFERENCE ID: 968 623 283#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:
speakercomments.pc@houstontx.gov
MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS

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Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami 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 16, 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 16, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the November 2, 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 (Arum Lee, John Cedillo, Dorianne Powe-Phlegm, Aracely Rodriguez, and Devin Crittle)
d. Subdivision Plats with Variance Requests (Arum Lee, Aracely Rodriguez, John Cedillo, Petra Hsia, Tammi Williamson, Geoff Butler)
e. Subdivision Plats with Special Exception Requests (Devin Crittle)
f. Reconsiderations of Requirement (Devin Crittle)
g. Extensions of Approval (Antwanysha Johnson)
h. Name Changes (Antwanysha Johnson)
i. Certificates of Compliance (Antwanysha Johnson)
j. Administrative
k. Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of December 21, 2023

a. Ade Arc Properties
b. Dearborn Place partial replat no 4
c. England Village
d. FIF Theresa Street Development
e. Glen Manor Estates
f. Goforth Manor
g. Haddick Villas
h. Lexington Green
i. Ley Road Landing
j. Lozier Villas First Venture
k. Maggie Village
l. South Court partial replat no 1
m. Washington Terrace partial replat no 11
n. West Bend Sec 1 partial replat no 1
o. Westheimer Crossing

III. Public Comment

IV. Excuse the absence of Commissioner Clark

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
2 NOVEMBER 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 **2:30 PM** by Martha L. Stein, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	**Absent**
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 during Chair's Report
Randall L. Jones	**Absent**
Sami Khaleeq	Remote at 2:36 during Chair's Report
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present at 2:53 before Item 127
Megan R. Sigler	Present
Zafar Tahir	Present and left at 4:02 before Item III
Meera D. Victor	**Absent**
Libby Viera-Bland	Present Remote and left at 4:02 before Item III
Scott Cain for Commissioner James Noack	Present Remote and left at 4:02 before Item III
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present Remote at 2:36 during Chair's Report
Jennifer Ostlind, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Point of privilege given to Paul Nelson

DIRECTORS REPORT by Jennifer Ostlind, Deputy Director

Approval of Minutes

Consideration of the October 19, 2023, Planning Commission Meeting Minutes.
Action: Approved.

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

I. Platting Activity (Subdivision and Development plats)

A. Consent Subdivision Plats (1-61)

B. Replats (62-126)

24 Grand Mason Sec 7 – Defer

Staff recommendation: Defer per, Harris County.
Commission action: Deferred, per Harris County.
Speaker(s): Tracy Youngblood, applicant – supportive

Motion: Robins	Vote: Carried
Second: Baldwin	Abstaining: Heisch
	Opposed: Jones and Sigler

Staff recommendation: Approve **Item No's. 1 – 126**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s 7, 9, 10, 11, 26, 27, 42, 43, 44, and 45** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Baldwin	Vote: Carried
Second: Jones	Abstaining: Heisch and Sigler

C. Replats requiring Public Hearings with Notification

127 Barr Landing – Defer

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

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

128 BEAMER VILLAS PARTIAL REPLAT NO 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Ralph Lopez, applicant – questions only

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

129 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO 1 - DEFER

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

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

130 CITY OF HOUSTON SHARPSTOWN WATER WELL NO 5 – GRANT & 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: Martes	Abstaining: None

131 DRISCOLL 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): Elisa Bentivoglio – opposed

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

132 HOSKINS SQUARE – 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): Georgina Maldonado – opposed

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

133 KNOLL STREET CROSSING – DEFER

Staff recommendation: Defer further deed rests review reqd.
Commission action: Deferred the application for further deed restrictions review.
Speaker(s): Fernando Eguia – position not stated

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

134 LAUREL AT BLACKHAWK – 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: Robins	Abstaining: None

135 LIGHT HAVEN AT DISTRICT WEST SEC 1 PARTIAL REPLAT NO 1 – 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): Gerald Grissom, applicant – supportive

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

136 MELBOURNE VILLAS – 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: Robins	Vote: Unanimous
Second: Baldwin	Abstaining: None

137 MORITZ SQUARE DEVELOPMENT - 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): Emil Haddad, applicant; Zaffar Ali – supportive, Andre Siaw – position not stated

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

138 NEW ORLEANS STREET ESTATES – APPROVE

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

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

139 SANDRA DUPLEXES REPLAT NO 1 – DEFER

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

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

140 SOUTHGATE PARTIAL REPLAT NO 6 – DEFER

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

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

141 SYLVAN ESTATES – DEFER

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

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

D. SUBDIVISION PLATS WITH VARIANCE REQUESTS

142 BRIDGELAND PRAIRIELAND VILLAGE GP - GRANT & 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): Kayla Leal, applicant – question only

Motion: Mandapaka	Vote: Carried
Second: Alleman	Abstaining: Sigler and Heisch

143 CORONAYARD - GRANT & 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: Jones	Abstaining: None

144 GARFAM INDUSTRIES INDUSTRIAL PARK - GRANT & 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: Mandapaka	Abstaining: None

145 Global Football Innovations Academy - Grant & 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): Matt Tucker, applicant – supportive

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

146 Hurtado Reserve - Grant & 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: Alleman
Second: Heisch
Vote: Unanimous
Abstaining: None

147 Jensen Commercial Reserve - Grant & 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: Baldwin
Second: Garza
Vote: Unanimous
Abstaining: None

148 Paragon Place - Defer

Staff recommendation: Defer coordinate with HC Eng.
Commission action: Deferred the application to coordinate with Harris County Engineers Office.
Speaker(s): Sarah Back, Richard Miles, Bonnie Kyser, Jennifer Wilpitz, Tiffany Rodriguez – supportive

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

149 Salam Homes For Youth - Grant & 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: Robins
Second: Baldwin
Vote: Unanimous
Abstaining: None

E. Subdivision Plats with Special Exception Requests – None

F. Reconsiderations of Requirement

150 Exxon South Houston Terminal - Grant & Approve

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

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

151 OSBT Properties Sec 1 - Grant & Approve

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

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

G. Extensions of Approval

152	Anniston Sec 1	Approved
153	Anniston Sec 4	Approved
154	Anniston Sec 6	Approved
155	Gosling Tract	Approved
156	Harris County MUD No 558 Wastewater Treatment Plant no 1	Approved
157	Lalita Holdings	Approved
158	Martinez Complex	Approved
159	Siteone Commercial Park	Approved
160	Valley Ranch Bend Drive Street Dedication	Approved

H. Name Changes – None

I. Certificates of Compliance - None

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 152 – 160**.
Commission Action: **G**, **H**, and **I**, **Items 152 – 160** were approved per staff recommendations.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Garza	Abstaining: Heisch 152, 153, and 154

J. Administrative – None

K. Development Plats with Variance Requests

164 3913 Woodleigh Street – Approve

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

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

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

Staff recommendation: Establish a public hearing date of December 7, 2023, for **Item II, a-m**.
Commission action: Established a public hearing date of December 7, 2023, for **Item II, a-m**.
Speaker(s): None

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

III. Consideration of an Off-Street Parking Variance at 3607 White Oak Drive – Approve

Staff recommendation: Approve.
Commission action: Approved per staff recommendation.
Speaker(s): Austin Alvis, applicant; Henry May, Angela DeWree – opposed

Motion: Baldwin	Vote: Carried
Second: Robins	Opposed: Garza, Colvard, and Mares

IV. Public Comment

Henry May spoke regarding item no. III.

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:25 PM**.

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

_____ _____

Martha L. Stein, Chair Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Adams Tract Sec 1	C3P	
2	Adams Tract Sec 2	C3P	
3	Adams Tract Sec 3	C3P	
4	Arboretum at Woodland Hills	C2	
5	Archpoint Ventures LLC	C2	DEF1
6	Bartlett Road Street Dedication and Reserves	C3F	DEF2
7	Blue Ridge Commerce Center West GP	GP	
8	Blue Ridge Commerce Center West Sec 1	C3F	
9	Brick and Stone at Lydia partial replat no 2	C3F	
10	Candela Sec 13	C3P	
11	Champions Oak Sec 5	C3F	DEF1
12	Development on OST	C3F	DEF1
13	Driscoll Vista	C3F	
14	Elyson Boulevard Street Dedication Sec 4	SP	
15	Endecott Acres	C2	
16	Fort Bend ISD Briargate	C2	
17	Foster Place partial replat no 38	C3F	
18	Four Seasons Business Park Tomball	C2	
19	Grand Mason Sec 7	C3P	DEF1
20	Grand Northwest MUD Water Plant	C2	
21	Harris County Mud no 514 Wastewater Treatment Plant no 1	C2	
22	Hill at Sims Sec 1	C2	
23	Hoskins Square	C3F	
24	Indian Springs Sec 3	C3P	
25	JDS Hopfe Road Sec 1	C3P	
26	JDS Hopfe Road Sec 3	C3P	
27	Kermier Commerce Park	C3F	
28	Landing on Orem	C2	
29	Light Haven at District West Sec 1 partial replat no 1	C3F	
30	Magnolia Lakefront	C2	
31	Malabar Place partial replat no 1	C3F	DEF1
32	Mansfield Cove	C3F	
33	Moers Valley	C3F	DEF2
34	Moritz Square Development	C3F	
35	Ranch Country Place	C3F	
36	Richards Road Business Park	C3F	DEF2
37	Richmond Islamic Community Center	C2	
38	Sunterra Sec 66	C3F	DEF1
39	Sunterra Sec 69	C3F	
40	Sunterra Sec 71	C3F	
41	Sunterra Sec 72	C3F	
42	Sunterra Sec 73	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Synova Sec 2	C3F	DEF1
44	United Front of Alvin Fallbrook	C2	
45	US 59 New Caney Commercial Development Sec 3	C3F	DEF2
46	Wayside Village Sec 7	C3F	
47	Westhaven Estates Sec 2 partial replat no 13	C3F	
48	Willowcreek Ranch Sec 12	C3F	DEF1
49	Winter Falls	C2	DEF1

B-Replats

50	Agaram	C2R	
51	Anita Villas	C2R	
52	Berry Place	C2R	
53	Berry Point	C2R	
54	Bertellis Reserve	C2R	
55	BESL Properties on 71st Street	C2R	DEF1
56	Beulah Villas	C2R	
57	Black Horse Heights	C2R	DEF1
58	Blessings on Sauer	C2R	
59	Bremond Vista	C2R	
60	Brinkley Manor	C2R	
61	Brinkley Villas	C2R	
62	Broom Park Estates	C2R	
63	Cebra Oaks	C2R	
64	Cebra Park Place	C2R	
65	Chagolla Sisters Estate	C2R	
66	Charlie Street Landing	C2R	
67	Chenevert Square	C2R	
68	Cuartas Business Park LLC	C2R	DEF1
69	Curtin Place	C2R	
70	Custus Estates	C2R	
71	Dorothy Place	C2R	DEF1
72	E4Real Business Complex	C2R	DEF1
73	East Heights Landing	C2R	
74	Edgebrook Homes at Arledge	C2R	
75	Esquino Estates at Mountwood	C2R	
76	Estate at Botkins Road	C2R	
77	Estates at Tyne Street	C2R	
78	Freeman Heights	C2R	
79	Gale Park Villas	C2R	
80	Goforth Village	C2R	
81	Groves North Reserve Sec 1	C2R	
82	Groves North Reserve Sec 2	C2R	
83	Groves North Reserve Sec 3	C2R	
84	Hazelhurst Pearl	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Hezekiah Street Landing	C2R	
86	Hidden Valley Gamma Site	C2R	
87	Highland Villas	C2R	
88	Hill at Sims GP	GP	
89	Holman Heights	C2R	
90	Home Plaza at Knox	C3R	DEF1
91	Homer Garden Estates	C2R	
92	Homes at Flintridge	C2R	
93	Jason Forests of Avalon	C2R	DEF1
94	Juby Plaza	C2R	
95	Key Villas	C3R	
96	Kezira Villas at Corder	C2R	DEF1
97	Lockwood Plaza Estates	C2R	
98	Lockwood Reserve	C2R	
99	Mainer Manor	C2R	
100	Mallow Villas	C2R	DEF1
101	Marcus Place partial replat no 1	C2R	DEF1
102	Nathaniel Brown Place	C2R	
103	Oak Lawn Addition partial replat no 5	C2R	DEF2
104	Oats Street Square	C2R	
105	Olivares Estates at Dipping	C2R	
106	Oxford Views	C2R	
107	Palisades Park Sec 1 partial replat no 1	C2R	DEF2
108	Paris Estates	C2R	
109	Perera Estates	C2R	
110	Plaza Estates at Drennan	C2R	
111	Plaza Estates at Parker	C2R	
112	Plaza Estates at Willow	C2R	
113	Rankin Road Center	C2R	
114	Ringold Star	C2R	
115	Roslyn Estates	C2R	
116	Roslyn Place	C2R	
117	Roslyn Point	C2R	
118	Roslyn Views	C2R	
119	Sampson Green	C2R	
120	Seventeen Square	C2R	
121	Soporte and La Brisa Group Estates at Dipping	C2R	
122	Star Stop North Wayside	C2R	
123	Stassen Place Development	C2R	
124	Stuart Park Estates	C2R	
125	Sunnyhill Reserve	C2R	
126	Templo Dios Weslow Street Development	C2R	
127	Terra Holdings Estate at Mansfield	C2R	
128	Trinity Gardens Homes	C2R	
129	Trully Place	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
130	Turkey Bend	C2R	
131	Turnkey Business Park Sec 1 partial replat no 1 and extension	C2R	
132	Velazquez Estates at Treasure Drive	C2R	
133	Views at Tillison	C2R	
134	Villas at Eastwood	C2R	DEF1
135	Villas at Gentry	C2R	
136	Villas At Lockwood	C2R	DEF1
137	Yano Estates	C2R	

C-Public Hearings Requiring Notification

138	Alice Landing	C3N	
139	Amundsen Palms replat no	C3N	
140	Barr Landing	C3N	DEF1
141	Benders Landing Estates Sec 7 partial replat no 1	C3N	DEF1
142	Bluebonnet Estates	C3N	
143	Bluebonnet Villas	C3N	
144	Christian Heights	C3N	
145	Dreyfus Villas	C3N	
146	East Lake Houston Parkway and Reserves	C3N	
147	Fifth Ward Church of Christ Community Development	C3N	
148	Fifth Ward Church of Christ Resource Development	C3N	
149	Goforth Villas	C3N	
150	Knoll Street Crossing	C3N	DEF1
151	McWorter	C3N	
152	Red Haw Heights	C3N	
153	Sandra Duplexes replat no 1	C3N	DEF2
154	Shamrock Manor partial replat no 3	C3N	
155	Shamrock Manor partial replat no 4	C3N	
156	Shelburne Point	C3N	
157	Southgate partial replat no 6	C3N	DEF2
158	Sylvan Estates	C3N	DEF1
159	Synova Sec 1	C3N	
160	Synova Sec 5	C3N	
161	Veterans Memorial Business Park	C3N	

D-Variances

162	Brickyard Development	C2R	
163	East River Sec 1 partial replat no 2	C2R	
164	Langham Creek Utility District WWTP	C2	
165	Northpark South GP	GP	
166	Northpark South Sec 1	C3P	
167	Northwest 99 Business Park GP	GP	
168	Paragon Place	C2	DEF2
169	Vecino Homes At Stonewall	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
E-Special Exceptions			
170	JDS Hopfe Road Botkins Road and Recreation Center	C3P	
171	JDS Hopfe Road Sec 2	C3P	
F-Reconsideration of Requirements			
172	Shoppes at Shepherd	C2R	
G-Extensions of Approval			
173	Arzak	EOA	
174	Auburn Lakes	EOA	
175	Bridgeland Peek Road Street Dedication Sec 6	EOA	
176	Cardiff at Westminster	EOA	
177	Deroloc Addition partial replat no 2	EOA	
178	Ella Commercial	EOA	
179	Ella Timbergrove	EOA	
180	Klein ISD Schultz Elementary School partial replat no 1	EOA	
181	Rankin Park	EOA	
H-Name Changes			
None			
I-Certification of Compliance			
182	26592 Royal Coach Lane	COC	
183	26650 Lantern Lane	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
184	6110 Clover Ridge Street	DPV	

Platting Summary **Houston Planning Commission** **PC Date: November 16, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Adams Tract Sec 1	2023-2647	C3P	Harris	ETJ	282D	52.10	14.52	170	Hines Interests	Meta Planning + Design LLC
2	Adams Tract Sec 2	2023-2634	C3P	Harris	ETJ	282H	42.00	6.97	140	Hines Interests	Meta Planning + Design LLC
3	Adams Tract Sec 3	2023-2640	C3P	Harris	ETJ	283A	15.30	0.85	51	Hines Interests	Meta Planning + Design LLC
4	Arboretum at Woodland Hills	2023-2400	C2	Harris	ETJ	336Z	15.32	15.18	0	Meridiem Development Group	Core
5	Archpoint Ventures LLC (DEF1)	2023-2428	C2	Harris	ETJ	327D	2.00	1.87	0	Archpoint Ventures LLC	Hovis Surveying Company Inc.
6	Bartlett Road Street Dedication and Reserves (DEF2)	2023-2313	C3F	Waller	ETJ	403V	7.09	3.96	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
7	Blue Ridge Commerce Center West GP	2023-2659	GP	Fort Bend	City	610C	112.36	0.00	0	Blue Ridge Commerce Center West LLC	BGE, Inc.
8	Blue Ridge Commerce Center West Sec 1	2023-2661	C3F	Fort Bend	City	610C	89.12	84.05	0	Blue Ridge Commerce Center West LLC	BGE, Inc.
9	Brick and Stone at Lydia partial replat no 2	2023-2602	C3F	Harris	City	533Q	0.23	0.00	4	To be determined	SEM SERVICES
10	Candela Sec 13	2023-2502	C3P	Fort Bend	ETJ	524N	11.73	0.72	65	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
11	Champions Oak Sec 5 (DEF1)	2023-2376	C3F	Harris	ETJ	370M	12.02	0.98	61	Woodmere Development Co., LTD.	IDS Engineering Group
12	Development on OST (DEF1)	2023-2392	C3F	Harris	City	534F	0.62	0.59	0	MOHSIN MOMIN	Century Engineering, Inc
13	Driscoll Vista	2023-2590	C3F	Harris	City	492V	0.11	0.00	2	Elegant Urban Homes, LLC	Total Surveyors, Inc.
14	Elyson Boulevard Street Dedication Sec 4	2023-2617	SP	Harris	ETJ	404M	1.62	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
15	Endecott Acres	2023-2523	C2	Harris	ETJ	333H	8.74	8.74	0	Karrie Lee Endecott	The Pinnell Group, LLC
16	Fort Bend ISD Briargate	2023-2477	C2	Fort Bend	City	571W	9.57	9.57	0	Fort Bend Independent School District	Pape-Dawson Engineers
17	Foster Place partial replat no 38	2023-2440	C3F	Harris	City	533Q	0.12	0.00	2	To be determined	SEM SERVICES
18	Four Seasons Business Park Tomball	2023-2458	C2	Harris	ETJ	329J	25.59	25.59	0	Four Seasons Development	Gruller Surveying
19	Grand Mason Sec 7 (DEF1)	2023-2395	C3P	Harris	ETJ	406J	19.56	0.09	94	TRI Pointe Homes	BGE, Inc. - Land Planning
20	Grand Northwest MUD Water Plant	2023-2651	C2	Harris	ETJ	325P	1.87	1.87	0	Giro Realty, LTD	Meta Planning + Design LLC
21	Harris County Mud no 514 Wastewater Treatment Plant no 1	2023-2562	C2	Harris	ETJ	258Z	7.29	7.29	0	Friendswood Development Company	BGE, Inc.

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22	Hill at Sims Sec 1	2023-2606	C2	Harris	City	573L	4.58	4.58	0	Houston Parks Board C/O Landtech, Inc.	Landtech, Inc.
23	Hoskins Square	2023-2564	C3F	Harris	City	450Q	0.55	0.01	12	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
24	Indian Springs Sec 3	2023-2585	C3P	Harris	ETJ	378G	30.85	1.83	175	Blackline Engineering LLC	Blackline Engineering
25	JDS Hopfe Road Sec 1	2023-2636	C3P	Harris	ETJ	285Z	24.10	1.51	87	JDS Hopfe Road, LLC	Meta Planning + Design LLC
26	JDS Hopfe Road Sec 3	2023-2639	C3P	Harris	ETJ	285Y	27.80	3.34	116	JDS Hopfe Road, LLC	Meta Planning + Design LLC
27	Kermier Commerce Park	2023-2521	C3F	Harris	ETJ	283Z	45.36	43.58	0	THE URBAN COMPANIES	The Pinnell Group, LLC
28	Landing on Orem	2023-2641	C2	Harris	City	574N	14.62	14.62	0	Landing on Orem LP	Core
29	Light Haven at District West Sec 1 partial replat no 1	2023-2548	C3F	Fort Bend	ETJ	525L	0.28	0.13	1	Pelican District West, Inc.	BGE, Inc.
30	Magnolia Lakefront	2023-2526	C2	Harris	City	298X	0.46	0.00	4	Snap Investment Properties LLC	Texas Land Maps
31	Malabar Place partial replat no 1 (DEF1)	2023-2373	C3F	Harris	City	450R	0.52	0.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
32	Mansfield Cove	2023-2673	C3F	Harris	City	452A	1.97	0.02	30	Mansfield Cove	The Interfield Group
33	Moers Valley (DEF2)	2023-2348	C3F	Harris	City	575U	2.24	0.09	49	CAS Consultants, LLC	CAS Consultants, LLC
34	Moritz Square Development	2023-2555	C3F	Harris	City	451W	0.22	0.00	4	1635 Moritz LLC.,	E.I.C. Surveying Company
35	Ranch Country Place	2023-2516	C3F	Harris	ETJ	325N	25.22	25.22	0	Bridgeland Development, LP	R.G. Miller Engineers
36	Richards Road Business Park (DEF2)	2023-2338	C3F	Montgomery	ETJ	252U	14.34	12.47	0	Alpine Engineering and Construction, LLC	Gruller Surveying
37	Richmond Islamic Community Center	2023-2649	C2	Fort Bend	ETJ	525R	5.00	5.00	0	Richmond Islamic Community Center	Miller Survey Group
38	Sunterra Sec 66 (DEF1)	2023-2490	C3F	Waller	ETJ	403V	14.19	0.28	71	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
39	Sunterra Sec 69	2023-2629	C3F	Waller	ETJ	443D	24.19	2.54	99	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
40	Sunterra Sec 71	2023-2660	C3F	Waller	ETJ	403Z	20.29	0.79	95	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
41	Sunterra Sec 72	2023-2628	C3F	Waller	ETJ	403Z	23.52	0.91	112	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy

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
42	Sunterra Sec 73	2023-2655	C3F	Waller	ETJ	403Z	19.87	0.37	109	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
43	Synova Sec 2 (DEF1)	2023-2479	C3F	Harris	ETJ	378V	27.69	6.11	112	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
44	United Front of Alvin Fallbrook	2023-2512	C2	Harris	ETJ	411D	5.29	5.29	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
45	US 59 New Caney Commercial Development Sec 3 (DEF2)	2023-2256	C3F	Montgomery	ETJ	256Q	17.86	17.14	0	D Swoboda	South Texas Surveying Associates, Inc.
46	Wayside Village Sec 7	2023-2626	C3F	Harris	City	415T	74.31	36.85	227	LGI Homes - Texas, LLC	Pape-Dawson Engineers
47	Westhaven Estates Sec 2 partial replat no 13	2023-2532	C3F	Harris	City	491N	0.30	0.00	3	WELLAND REAL ESTATE, LLC,	MOMENTUM EGINEERING
48	Willowcreek Ranch Sec 12 (DEF1)	2023-2483	C3F	Harris	ETJ	288W	39.12	20.35	15	Willow Creek Ranch Telge, LLC, A Texas Limited Liability Company	EHRA
49	Winter Falls (DEF1)	2023-2482	C2	Harris	City	493F	0.29	0.18	7	Kelly Homes	The Interfield Group

B-Replats

50	Agaram	2023-2591	C2R	Harris	City	534J	0.25	0.00	4	Bhoomi, LLC	HRS and Associates, LLC
51	Anita Villas	2023-2420	C2R	Harris	City	494F	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
52	Berry Place	2023-2616	C2R	Harris	City	454E	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
53	Berry Point	2023-2618	C2R	Harris	City	454E	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
54	Bertellis Reserve	2023-2549	C2R	Harris	City	451D	0.12	0.00	2	Urbatechture	Pioneer Engineering, LLC
55	BESL Properties on 71st Street (DEF1)	2023-2258	C2R	Harris	City	494Z	0.37	0.01	9	TN Associates	Gruller Surveying
56	Beulah Villas	2023-2422	C2R	Harris	City	493Z	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
57	Black Horse Heights (DEF1)	2023-2375	C2R	Harris	City	453S	0.47	0.47	0	Dek Studio	MOMENTUM EGINEERING
58	Blessings on Sauer	2023-2551	C2R	Harris	City	493Z	0.36	0.00	9	Adeo Homes LLC	Adeo Homes LLC
59	Bremond Vista	2023-2566	C2R	Harris	City	494W	0.11	0.00	2	Blackbonnet Capital, LLC	replats.com
60	Brinkley Manor	2023-2533	C2R	Harris	City	533Y	0.23	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
61	Brinkley Villas	2023-2534	C2R	Harris	City	533Z	0.21	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
62	Broom Park Estates	2023-2607	C2R	Harris	City	451G	0.14	0.00	3	Terra Holdings Group, Inc.	ICMC GROUP 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
63	Cebra Oaks	2023-2519	C2R	Harris	City	412W	0.46	0.04	8	Terra Holdings Group, Inc.	ICMC GROUP INC
64	Cebra Park Place	2023-2588	C2R	Harris	City	452A	0.12	0.00	3	Terra Holdings Group, Inc.	ICMC GROUP INC
65	Chagolla Sisters Estate	2023-2595	C2R	Harris	City	453Y	0.11	0.00	2	PRIME TEXAS SURVEYS LLC	SEM SERVICES
66	Charlie Street Landing	2023-2582	C2R	Harris	City	412S	0.26	0.00	2	Rivera's Construction Homes	Total Surveyors, Inc.
67	Chenevert Square	2023-2670	C2R	Harris	City	493X	0.31	0.00	2	Ulysses Real Estates LLC	Surv-Tex surveying Inc.
68	Cuartas Business Park LLC (DEF1)	2023-2162	C2R	Harris	City	492G	0.14	0.00	4	Cuartas Business Park LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
69	Curtin Place	2023-2581	C2R	Harris	City	452L	0.33	0.00	7	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
70	Custus Estates	2023-2644	C2R	Harris	City	493F	0.20	0.00	2	Mark Jircik	Tetra Land Services
71	Dorothy Place (DEF1)	2023-2406	C2R	Harris	City	492D	0.11	0.00	2	TOMO Development, LLC	Total Surveyors, Inc.
72	E4Real Business Complex (DEF1)	2023-2504	C2R	Fort Bend	ETJ	611D	6.05	6.05	0	E4Real LLC	The Interfield Group
73	East Heights Landing	2023-2642	C2R	Harris	City	453W	0.14	0.00	2	Spencer Huck	Total Surveyors, Inc.
74	Edgebrook Homes at Arledge	2023-2598	C2R	Harris	City	575H	0.24	0.00	4	To be determined	SEM SERVICES
75	Esquino Estates at Mountwood	2023-2645	C2R	Harris	City	451D	0.23	0.00	5	CAS Consultants, LLC	CAS Consultants, LLC
76	Estate at Botkins Road	2023-2508	C2R	Harris	ETJ	285W	9.42	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
77	Estates at Tyne Street	2023-2303	C2R	Harris	City	492F	0.09	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
78	Freeman Heights	2023-2652	C2R	Harris	City	493H	0.23	0.00	4	Revolution Homes	The Interfield Group
79	Gale Park Villas	2023-2529	C2R	Harris	City	453V	0.11	0.00	3	Terra Holdings Group, Inc.	ICMC GROUP INC
80	Goforth Village	2023-2612	C2R	Harris	City	533M	0.23	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
81	Groves North Reserve Sec 1	2023-2542	C2R	Harris	ETJ	376M	1.43	1.43	0	RK Groves LLC, a Texas limited liability Company	BGE, Inc.
82	Groves North Reserve Sec 2	2023-2543	C2R	Harris	ETJ	376M	6.22	6.22	0	RK Groves LLC, a Texas limited liability company	BGE, Inc.
83	Groves North Reserve Sec 3	2023-2547	C2R	Harris	ETJ	376M	2.90	2.90	0	RK Groves LLC, a Texas limited liability company	BGE, Inc.
84	Hazelhurst Pearl	2023-2615	C2R	Harris	City	450W	0.25	0.00	2	Inter Star Invest LLC	Pioneer Engineering, LLC
85	Hezekiah Street Landing	2023-2584	C2R	Harris	City	412S	0.26	0.00	2	Rivera Construction	Total Surveyors, Inc.
86	Hidden Valley Gamma Site	2023-2569	C2R	Harris	ETJ	412C	1.00	1.00	0	Regis Hidden Valley	Bowman Consulting Group
87	Highland Villas	2023-2587	C2R	Harris	City	452B	0.34	0.00	5	Stoneworks, LLC	Total Surveyors, Inc.

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88	Hill at Sims GP	2023-2608	GP	Harris	City	573K	110.00	0.00	0	Houston Parks Board C/O Landtech, Inc.	Landtech, Inc.
89	Holman Heights	2023-2552	C2R	Harris	City	493Y	0.29	0.00	6	MRH Properties, LLC	Pioneer Engineering, LLC
90	Home Plaza at Knox (DEF1)	2023-2484	C3R	Harris	City	412Y	1.00	0.01	13	CONPLUS	RSG Engineering
91	Homer Garden Estates	2023-2605	C2R	Harris	City	412X	0.25	0.00	6	Terra Holdings Group, Inc.	ICMC GROUP INC
92	Homes at Flintridge	2023-2311	C2R	Harris	City	455K	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
93	Jason Forests of Avalon (DEF1)	2023-2317	C2R	Harris	City	453Z	0.23	0.00	3	2505 WHEELER STREET LLC	ICMC GROUP INC
94	Juby Plaza	2023-2658	C2R	Harris	City	575A	0.23	0.23	0	Juby Solutions, LLC	Owens Management Systems, LLC
95	Key Villas	2023-2528	C3R	Harris	City	452B	1.91	0.14	32	Key Investment LLC	MOMENTUM EGINEERING
96	Kezira Villas at Corder (DEF1)	2023-2427	C2R	Harris	City	533Q	0.41	0.01	12	New Era Development	New Era Development & Land Services
97	Lockwood Plaza Estates	2023-2619	C2R	Harris	City	494C	0.10	0.00	2	New Era Development	New Era Development & Land Services
98	Lockwood Reserve	2023-2597	C2R	Harris	City	494G	0.48	0.48	0	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
99	Mainer Manor	2023-2604	C2R	Harris	City	533P	0.23	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
100	Mallow Villas (DEF1)	2023-2511	C2R	Harris	City	574A	0.29	0.00	2	CE Engineers & Development Consultants	CE Engineers & Development Consultants, INC
101	Marcus Place partial replat no 1 (DEF1)	2023-2380	C2R	Harris	City	455T	0.17	0.00	2	N&E Martinez	South Texas Surveying Associates, Inc.
102	Nathaniel Brown Place	2023-2611	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
103	Oak Lawn Addition partial replat no 5 (DEF2)	2023-2326	C2R	Harris	City	494T	0.41	0.00	10	OKC Properties, LLC	City Choice Group, LLC
104	Oats Street Square	2023-2553	C2R	Harris	City	494F	0.11	0.00	2	Coastal Adobe LLC	Pioneer Engineering, LLC
105	Olivares Estates at Dipping	2023-2550	C2R	Harris	City	453C	0.43	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
106	Oxford Views	2023-2594	C2R	Harris	City	453S	0.14	0.00	2	Alinar Holdings, LLC	Total Surveyors, Inc.
107	Palisades Park Sec 1 partial replat no 1 (DEF2)	2023-2218	C2R	Harris	City	492B	1.16	0.00	27	Hurst Partners, LP	City Choice Group, LLC
108	Paris Estates	2023-2524	C2R	Harris	City	533R	0.11	0.00	2	ONESTO DEVELOPMENT I LLC	JT Architectural Designs LLC
109	Perera Estates	2023-2656	C2R	Harris	City	453T	0.17	0.00	1	Thushan Perera	Tetra Land Services
110	Plaza Estates at Drennan	2023-2620	C2R	Harris	City	494N	0.11	0.00	2	New Era Development	New Era Development & Land Services
111	Plaza Estates at Parker	2023-2448	C2R	Harris	City	413X	0.30	0.00	3	New Era Development	New Era Development & Land Services
112	Plaza Estates at Willow	2023-2648	C2R	Harris	City	412T	0.34	0.00	3	New Era Development	New Era Development & Land Services

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
113	Rankin Road Center	2023-2560	C2R	Harris	ETJ	373F	3.75	3.75	0	King Fuels, Inc.	Century Engineering, Inc
114	Ringold Star	2023-2538	C2R	Harris	City	412U	0.20	0.00	2	Habitalica USA, LLC	MOMENTUM EGINEERING
115	Roslyn Estates	2023-2578	C2R	Harris	City	451G	0.26	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
116	Roslyn Place	2023-2579	C2R	Harris	City	451G	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Roslyn Point	2023-2577	C2R	Harris	City	451G	0.26	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
118	Roslyn Views	2023-2575	C2R	Harris	City	451G	0.24	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
119	Sampson Green	2023-2583	C2R	Harris	City	493Z	0.11	0.00	3	713 Development, LLC	Total Surveyors, Inc.
120	Seventeen Square	2023-2609	C2R	Harris	City	452Y	0.54	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
121	Soporte and La Brisa Group Estates at Dipping	2023-2545	C2R	Harris	City	453C	0.43	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
122	Star Stop North Wayside	2023-2558	C2R	Harris	City	495E	0.87	0.75	0	Panjwani Properties, LTD.	Century Engineering, Inc
123	Stassen Place Development	2023-2525	C2R	Harris	City	533U	0.11	0.00	2	Tinn Lab Group LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
124	Stuart Park Estates	2023-2527	C2R	Harris	City	493Y	0.11	0.00	2	Burco Investments, LLC.	ICMC GROUP INC
125	Sunnyhill Reserve	2023-2646	C2R	Harris	City	411V	0.62	0.01	11	Urbatechture	Pioneer Engineering, LLC
126	Templo Dios Weslow Street Development	2023-2593	C2R	Harris	City	534Q	0.82	0.82	0	Temlo Dios Es Amor, Inc.	Doshi Engineering & Surveying Company
127	Terra Holdings Estate at Mansfield	2023-2650	C2R	Harris	City	451D	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
128	Trinity Gardens Homes	2023-2468	C2R	Harris	City	454Q	0.23	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
129	Trully Place	2023-2391	C2R	Harris	City	493V	0.11	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
130	Turkey Bend	2023-2491	C2R	Harris	City	494Q	0.61	0.61	0	Kensinger Donnelly LLC	Gruller Surveying
131	Turnkey Business Park Sec 1 partial replat no 1 and extension	2023-2563	C2R	Harris	City/ ETJ	447Q	17.75	17.70	0	Secor	REKHA ENGINEERING, INC.
132	Velazquez Estates at Treasure Drive	2023-2556	C2R	Harris	City	413X	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
133	Views at Tillison	2023-2621	C2R	Harris	City	412P	0.18	0.00	2	Chippendale Ventures LLC	PLS CONSTRUCTION LAYOUT, INC
134	Villas at Eastwood (DEF1)	2023-2187	C2R	Harris	City	494T	0.30	0.00	2	Madison Homes	ICMC GROUP INC
135	Villas at Gentry	2023-2520	C2R	Harris	City	493H	0.11	0.00	2	Houstonian Capital, LLC.	ICMC GROUP INC
136	Villas At Lockwood (DEF1)	2023-2182	C2R	Harris	City	454Q	0.76	0.11	9	KSDA TX Properties II, LLC.	ICMC GROUP INC
137	Yano Estates	2023-2544	C2R	Harris	City	453V	0.11	0.00	3	Yellow Foot 2, LLC	Pioneer Engineering, 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
C-Public Hearings Requiring Notification											
138	Alice Landing	2023-2282	C3N	Harris	City	533Q	0.12	0.00	3	Andares Homes LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
139	Amundsen Palms replat no	2023-2349	C3N	Harris	City	453Z	0.11	0.00	3	New Era Development	New Era Development & Land Services
140	Barr Landing (DEF1)	2023-2142	C3N	Harris	City	450Q	0.86	0.12	15	No Company	HRS and Associates, LLC
141	Benders Landing Estates Sec 7 partial replat no 1 (DEF1)	2023-2209	C3N	Montgomery	ETJ	294U	3.50	0.00	1	Owner	Conley Land Services, LLC
142	Bluebonnet Estates	2023-2226	C3N	Harris	City	493D	0.23	0.00	5	Owner	ICMC GROUP INC
143	Bluebonnet Villas	2023-2188	C3N	Harris	City	493H	0.11	0.00	3	Owner	ICMC GROUP INC
144	Christian Heights	2023-2260	C3N	Harris	City	450B	0.32	0.00	3	9811 Porto Rico, LLC	Pioneer Engineering, LLC
145	Dreyfus Villas	2023-2340	C3N	Harris	City	533Q	0.12	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
146	East Lake Houston Parkway and Reserves	2023-2365	C3N	Harris	ETJ	378R	14.00	11.63	0	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
147	Fifth Ward Church of Christ Community Development	2023-2350	C3N	Harris	City	494F	0.22	0.22	0	T M Services	Chesterfield Development Services
148	Fifth Ward Church of Christ Resource Development	2023-2362	C3N	Harris	City	494F	0.11	0.11	0	T M Services	Chesterfield Development Services
149	Goforth Villas	2023-2343	C3N	Harris	City	533R	0.18	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
150	Knoll Street Crossing (DEF1)	2023-2189	C3N	Harris	City	450V	1.95	1.95	0	J&S Development, LLC	Quiddity Engineering
151	McWorter	2023-2353	C3N	Harris	City	450B	0.16	0.00	2	9811 Porto Rico, LLC	Pioneer Engineering, LLC
152	Red Haw Heights	2023-2360	C3N	Harris	City	453K	0.25	0.00	4	Significance 5 LLC	Pioneer Engineering, LLC
153	Sandra Duplexes replat no 1 (DEF2)	2023-1935	C3N	Harris	City	454Q	0.25	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
154	Shamrock Manor partial replat no 3	2023-2333	C3N	Harris	City	573Q	0.33	0.00	2	BIW Investments, LLC	Owens Management Systems, LLC
155	Shamrock Manor partial replat no 4	2023-2337	C3N	Harris	City	573Q	0.16	0.00	1	BIW Investments, LLC	Owens Management Systems, LLC
156	Shelburne Point	2023-2207	C3N	Harris	City	374M	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
157	Southgate partial replat no 6 (DEF2)	2023-2040	C3N	Harris	City	532H	0.17	0.00	4	1969 Dryden LLC	Patrick Planning Services, LLC
158	Sylvan Estates (DEF1)	2023-2087	C3N	Harris	City	534D	0.90	0.00	2	Axiom Land Surveying, LLC	Axiom Land Surveying, LLC
159	Synova Sec 1	2023-2361	C3N	Harris	ETJ	378R	18.90	2.27	98	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
160	Synova Sec 5	2023-2366	C3N	Harris	ETJ	378R	19.10	1.38	118	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
161	Veterans Memorial Business Park	2023-2368	C3N	Harris	ETJ	372W	34.50	34.50	0	IDV Development Services	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
D-Variances											
162	Brickyard Development	2023-2280	C2R	Harris	City	451G	38.18	38.18	0	ACME HOUSTON PARTNERSHIP, LP	Landpoint
163	East River Sec 1 partial replat no 2	2023-2398	C2R				1.57	1.57	0	Port Houston Local Government Corporation	BGE, Inc.
164	Langham Creek Utility District WWTP	2023-2624	C2	Harris	ETJ	407U	7.10	7.10	0	Langham Creek Utility District	Quiddity Engineering
165	Northpark South GP	2023-2517	GP	Montgomery	ETJ	295U	50.11	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
166	Northpark South Sec 1	2023-2518	C3P	Montgomery	ETJ	295U	34.04	12.90	148	R.G. Miller Engineers	R.G. Miller Engineers
167	Northwest 99 Business Park GP	2023-2667	GP	Harris	ETJ	286W	195.90	0.00	0	Clay Development Group	Meta Planning + Design LLC
168	Paragon Place (DEF2)	2023-2315	C2	Harris	ETJ	290D	40.66	40.66	0	The Paragon Place, LLC	Civil-Surv Land Surveying, L.C.
169	Vecino Homes At Stonewall	2023-2506	C2	Harris	City	494F	0.34	0.00	6	To be determined	SEM SERVICES
E-Special Exceptions											
170	JDS Hopfe Road Botkins Road and Recreation Center	2023-2633	C3P	Harris	ETJ	285Z	12.40	4.99	0	JDS Hopfe Road, LLC	Meta Planning + Design LLC
171	JDS Hopfe Road Sec 2	2023-2638	C3P	Harris	ETJ	285Y	25.10	2.93	107	JDS Hopfe Road, LLC	Meta Planning + Design LLC
F-Reconsideration of Requirements											
172	Shoppes at Shepherd	2023-2383	C2R	Harris	City	452H	1.97	1.97	0	Sam Momin	Windrose
G-Extensions of Approval											
173	Arzak	2022-3056	EOA	Harris	ETJ	289F	5.41	5.41	0	FRI TOMBALL INVESTMENTS	Core
174	Auburn Lakes	2022-3013	EOA	Harris	ETJ	250Z	10.00	10.00	0	ATMA at Auburn Limited	Core
175	Bridgeland Peek Road Street Dedication Sec 6	2022-2867	EOA	Harris	ETJ	365K	2.00	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
176	Cardiff at Westminster	2022-2793	EOA	Harris	ETJ	407U	2.19	2.19	0	Skymark Development Co. Inc.	McKim and Creed
177	Deroloc Addition partial replat no 2	2022-2912	EOA	Harris	City	451H	0.47	0.00	3	ROBRYAN BUILDERS	Dart Land Services LLC
178	Ella Commercial	2022-2866	EOA	Harris	ETJ	372F	3.94	3.94	0	Texas Warehouse Distribution Center, LLC	Texas Professional Surveying, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
179	Ella Timbergrove	2022-2639	EOA	Harris	City	452X	3.56	0.06	77	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
180	Klein ISD Schultz Elementary School partial replat no 1	2022-2544	EOA	Harris	ETJ	290E	2.33	2.33	0	Umetia Enterprise LLC	Hovis Surveying Company Inc.
181	Rankin Park	2022-2730	EOA	Harris	ETJ	372H	4.33	4.33	0	13702 Rankin Park LLC	Texas Professional Surveying, LLC

H-Name Changes

None

I-Certification of Compliance

182	26592 Royal Coach Lane	23-1721	COC	Montgomery	ETJ	257M				Josue Razo-Sanchez	Josue Razo Sanchez
183	26650 Lantern Lane	23-1722	COC	Montgomery	ETJ	257M				Evodio Meneses	Alan Meneses

J-Administrative

None

K-Development Plats with Variance Requests

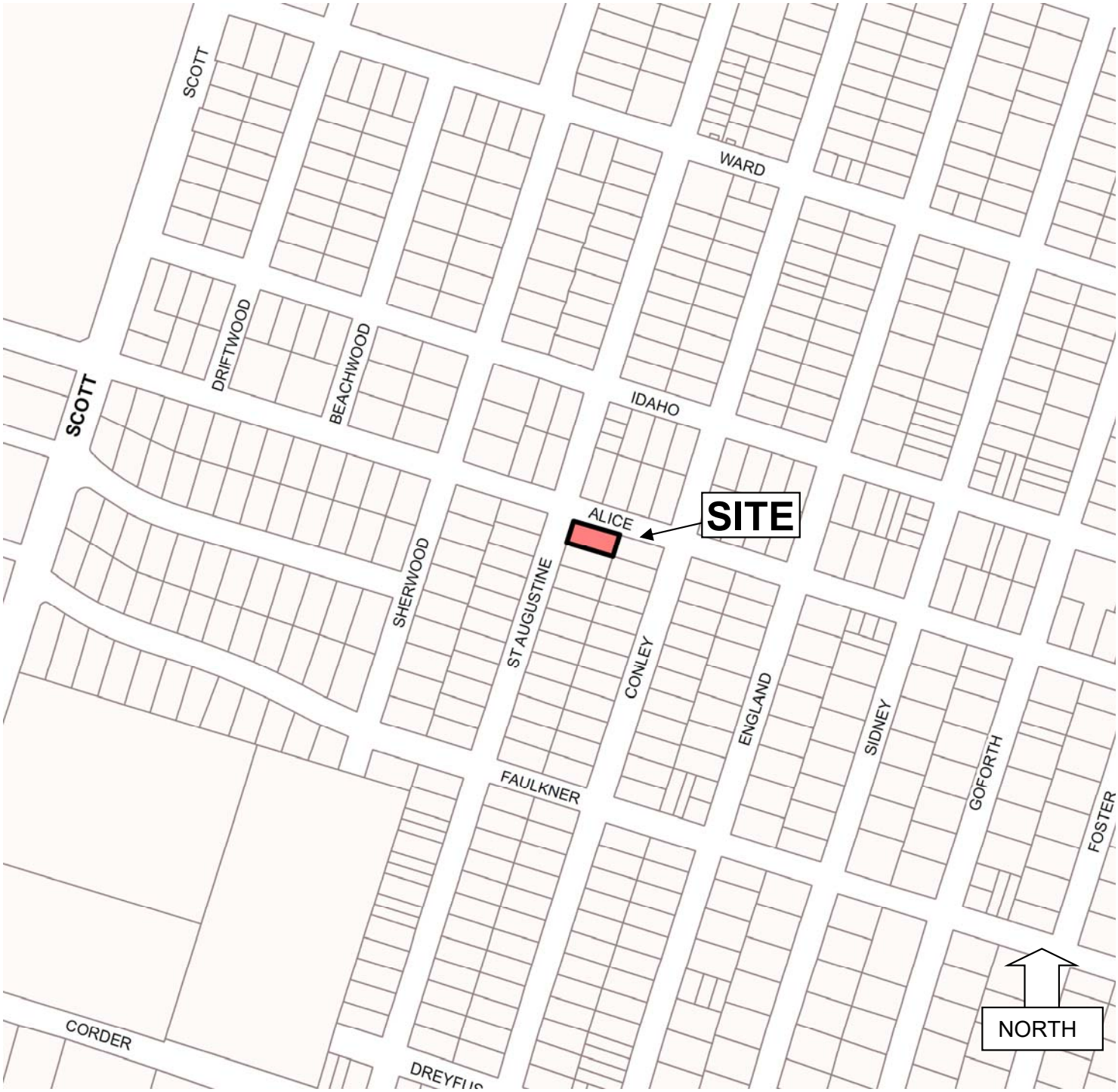
184	6110 Clover Ridge Street	23034836	DPV	Harris	City	5434Q				Salvador Bueno	Salvador Bueno

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Alice Landing

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



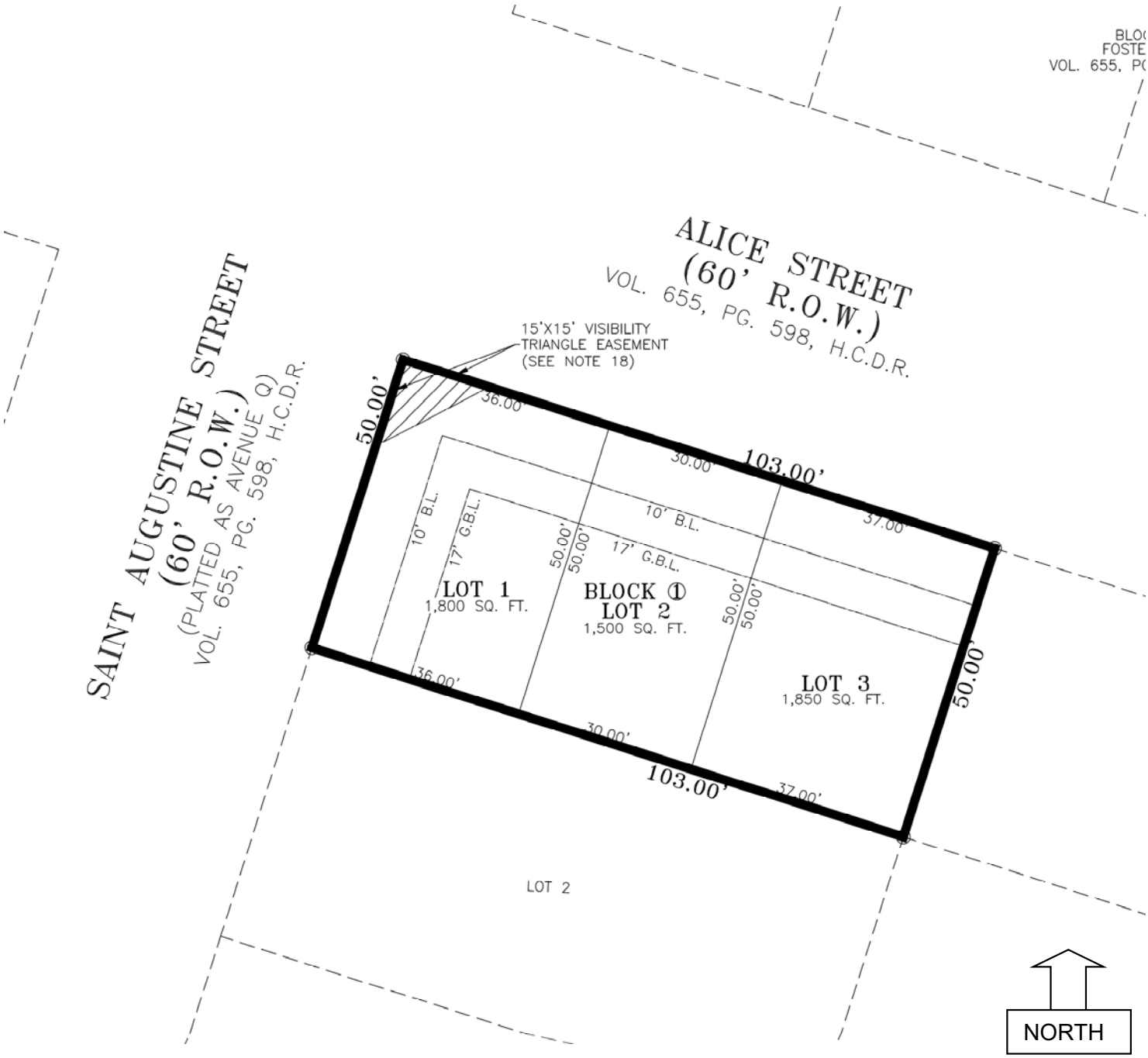
C – Public Hearings Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Alice Landing

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



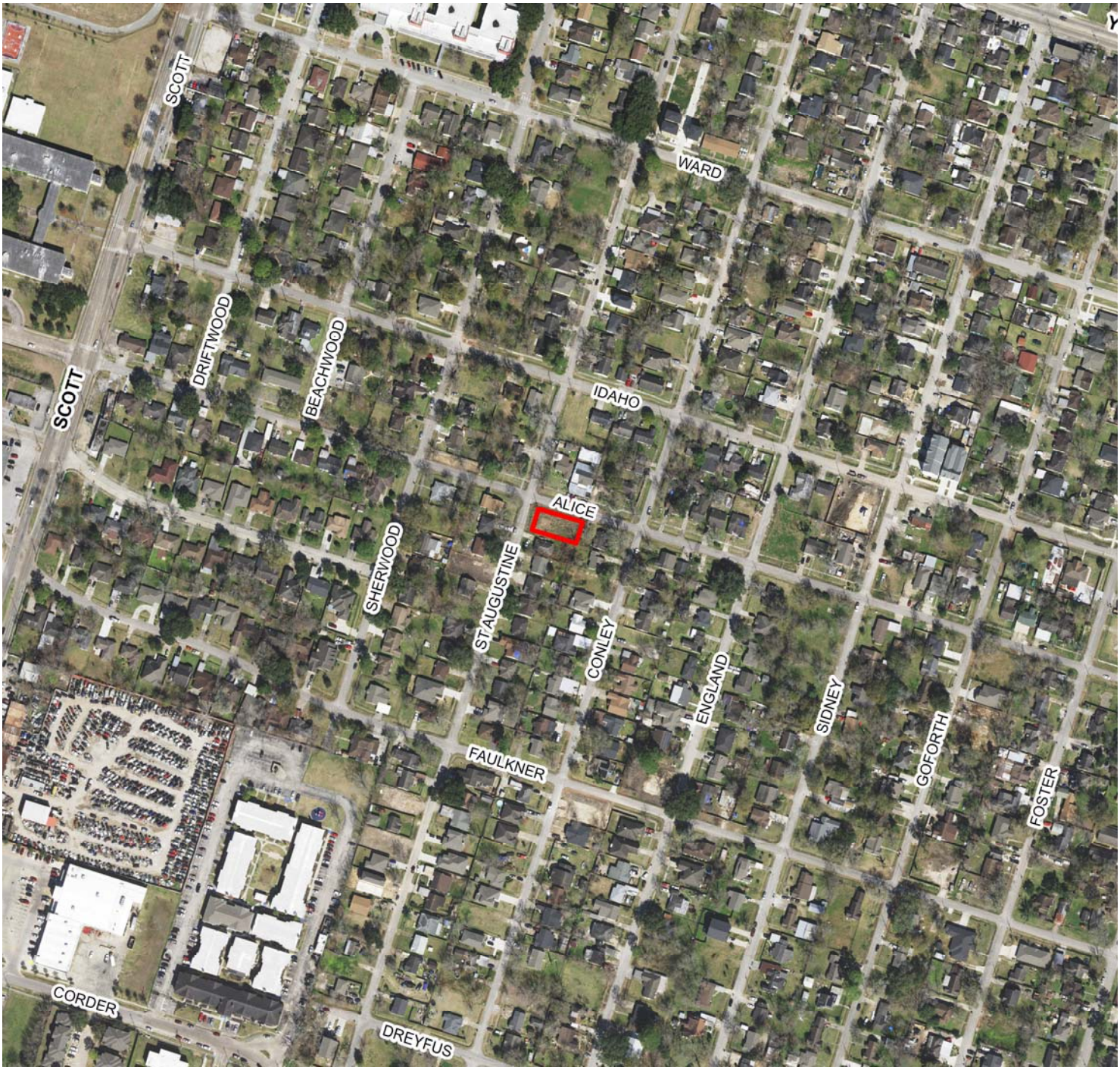
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Alice Landing

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2282; Alice Landing; a replat of **Foster Place**, being Lot 1, Block 47 as recorded in Vol. 655, pg. 598 of the Harris County Deed Records.

The property is located at the southeast corner of St Augustine St and Alice St, east of Scott St and south of Yellowstone Boulevard. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying, LLC, on behalf of Andares Homes LLC, the developer, can be contacted at **281-213-2517.**

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

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 16, 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.

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

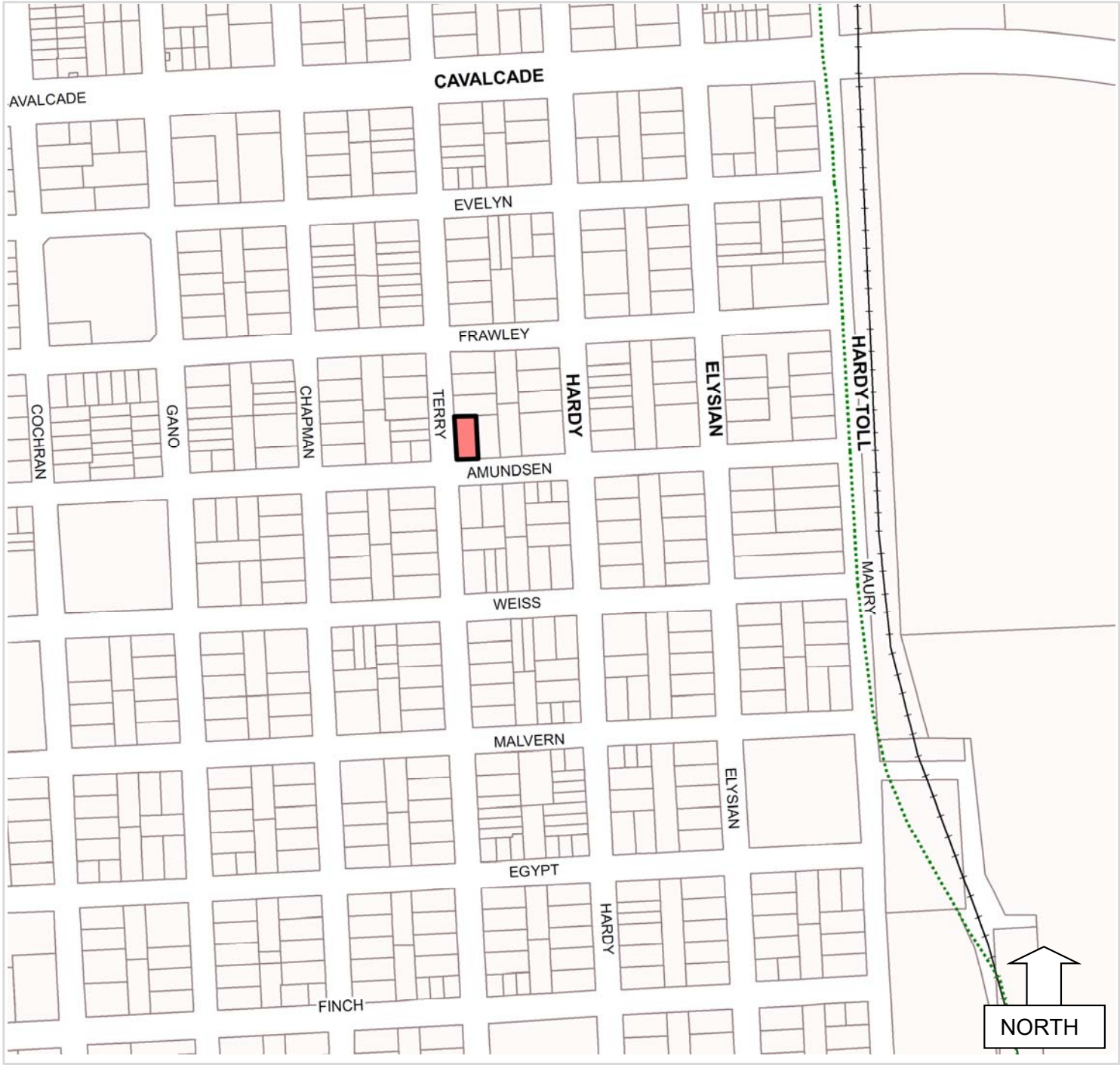
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Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Amundsen Palms replat no 1

Applicant: New Era Development & Land Services



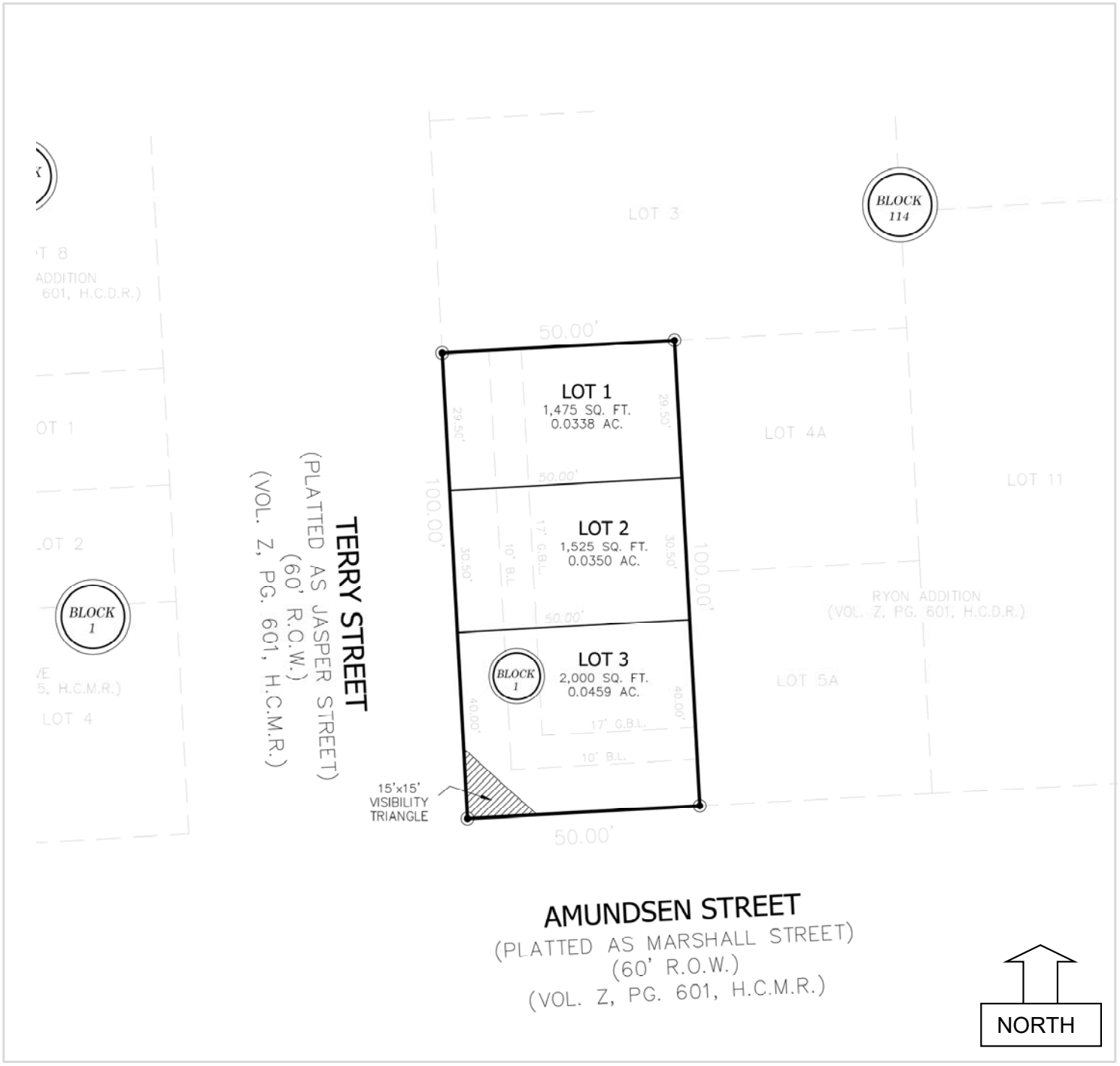
C – Public Hearings Site Location

Houston Planning Commission ITEM: 139

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Subdivision Name: Amundsen Palms replat no 1

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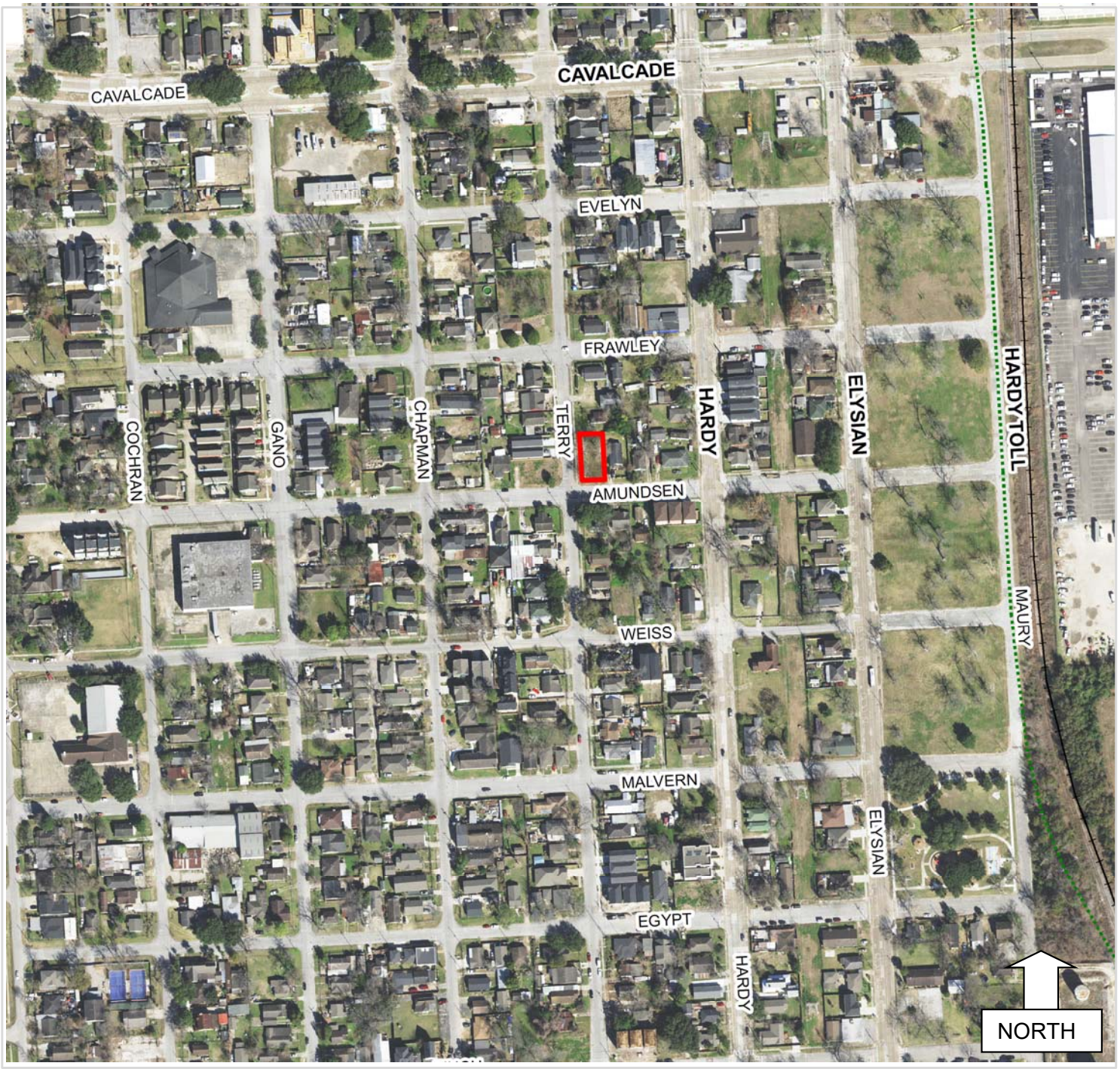
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 11/16/2023**

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Applicant: New Era Development & Land Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2349; Amundsen Palms Replat No 1; a replat of **Amundsen Palms**, being Lots 1 & 2 Block 1, as recorded in Film Code 692131 of the Harris County Map Records.

The property is located south of Cavalcade Street and at the northeast intersection of Terry Street and Amundsen Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of New Era Development, the developer, can be contacted at **469-371-6780.**

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

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Planning Department Staff Authority and Obligation

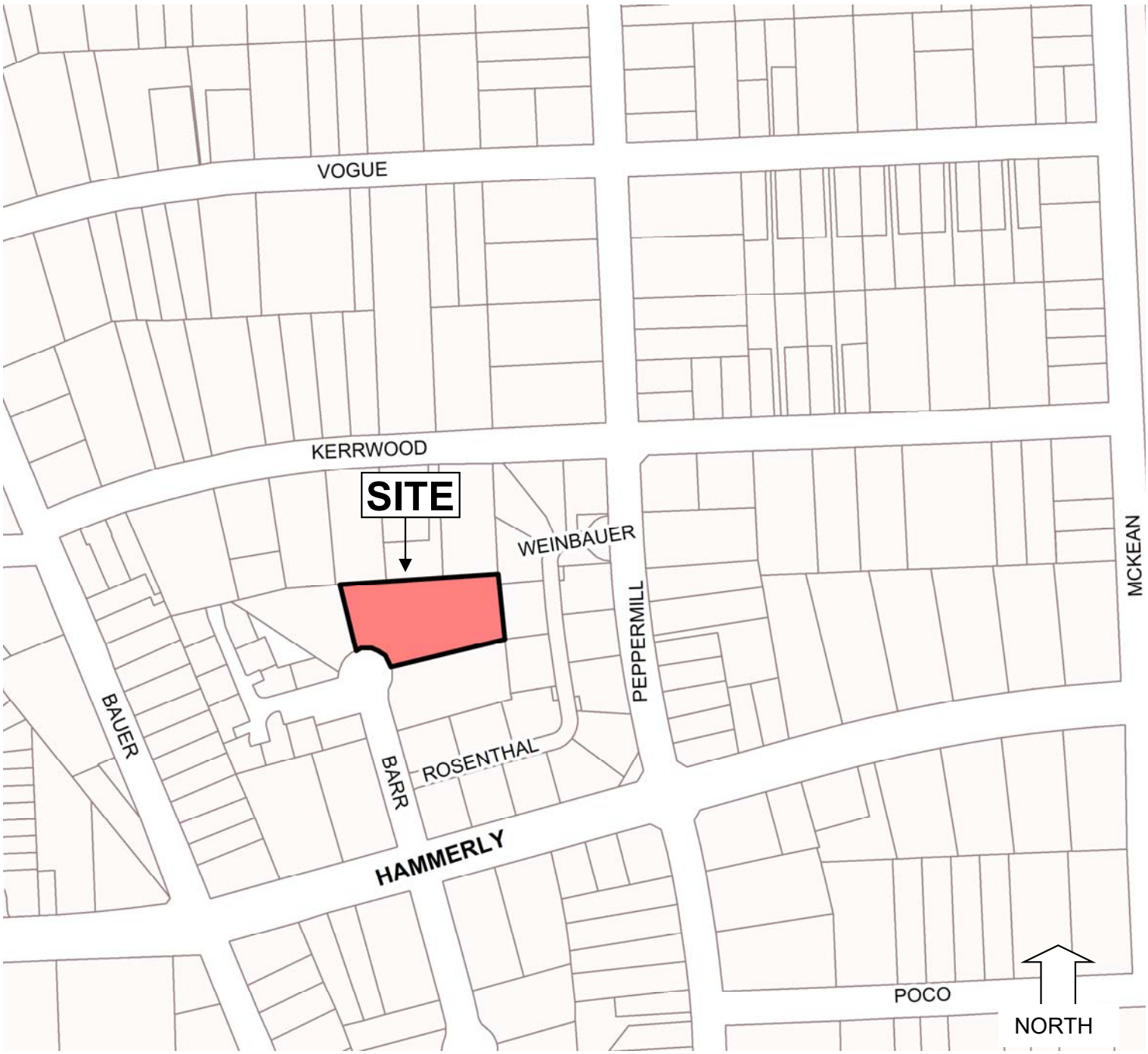
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Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Barr Landing (DEF 1)

Applicant: HRS and Associates, LLC



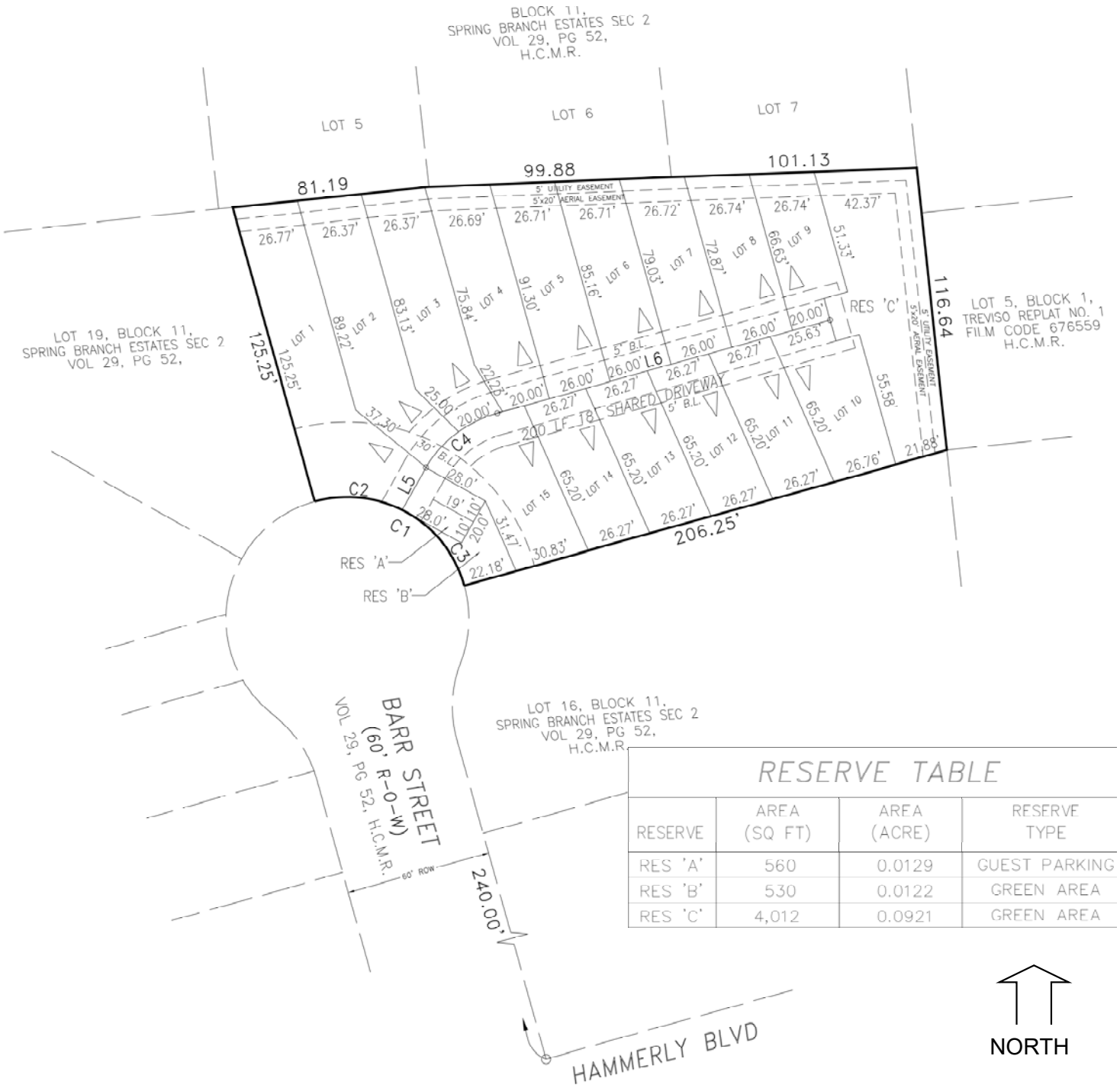
C – Public Hearings Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Barr Landing (DEF 1)

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

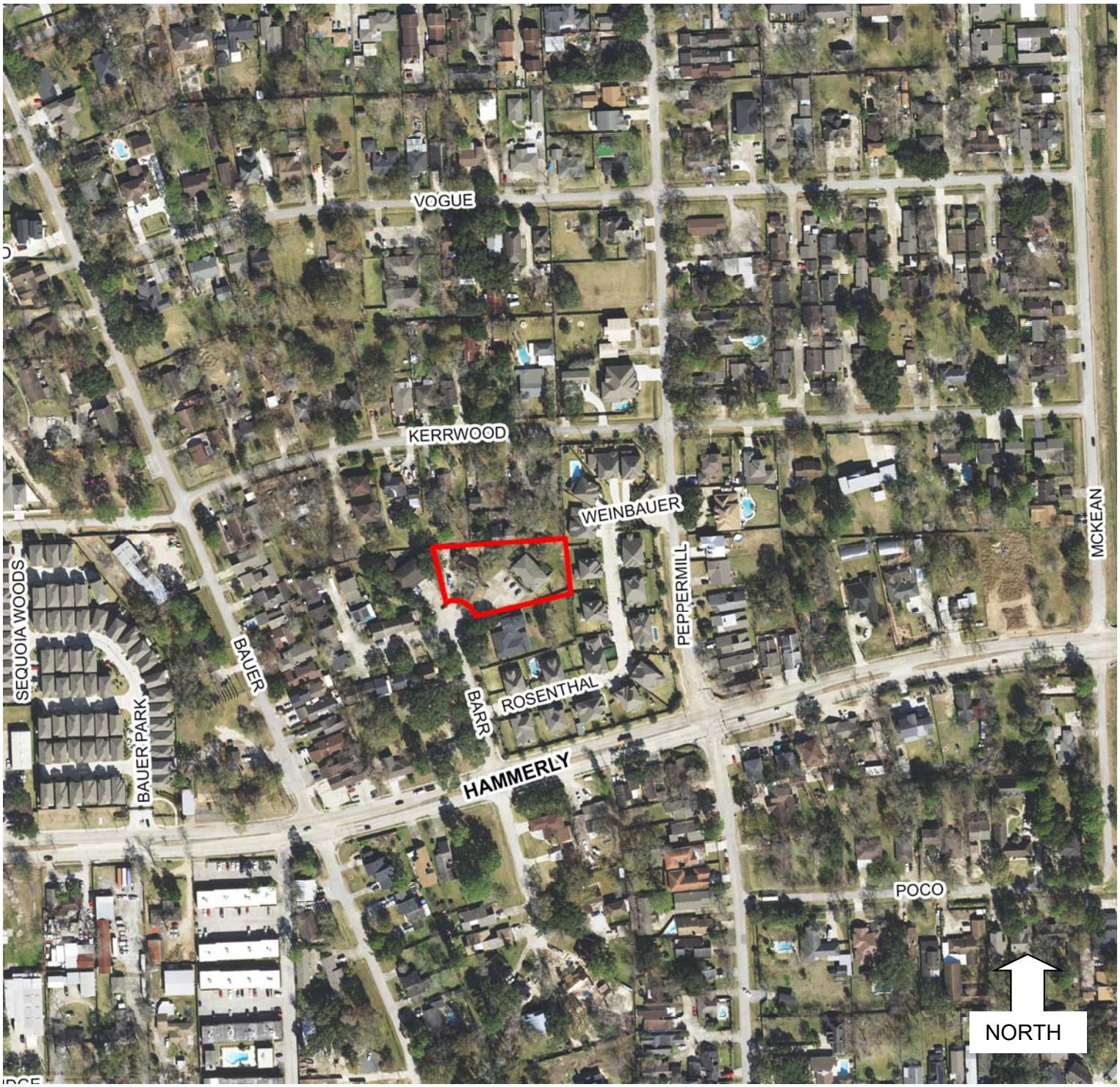
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Barr Landing (DEF1)

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
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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.

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Planning Department Staff Authority and Obligation

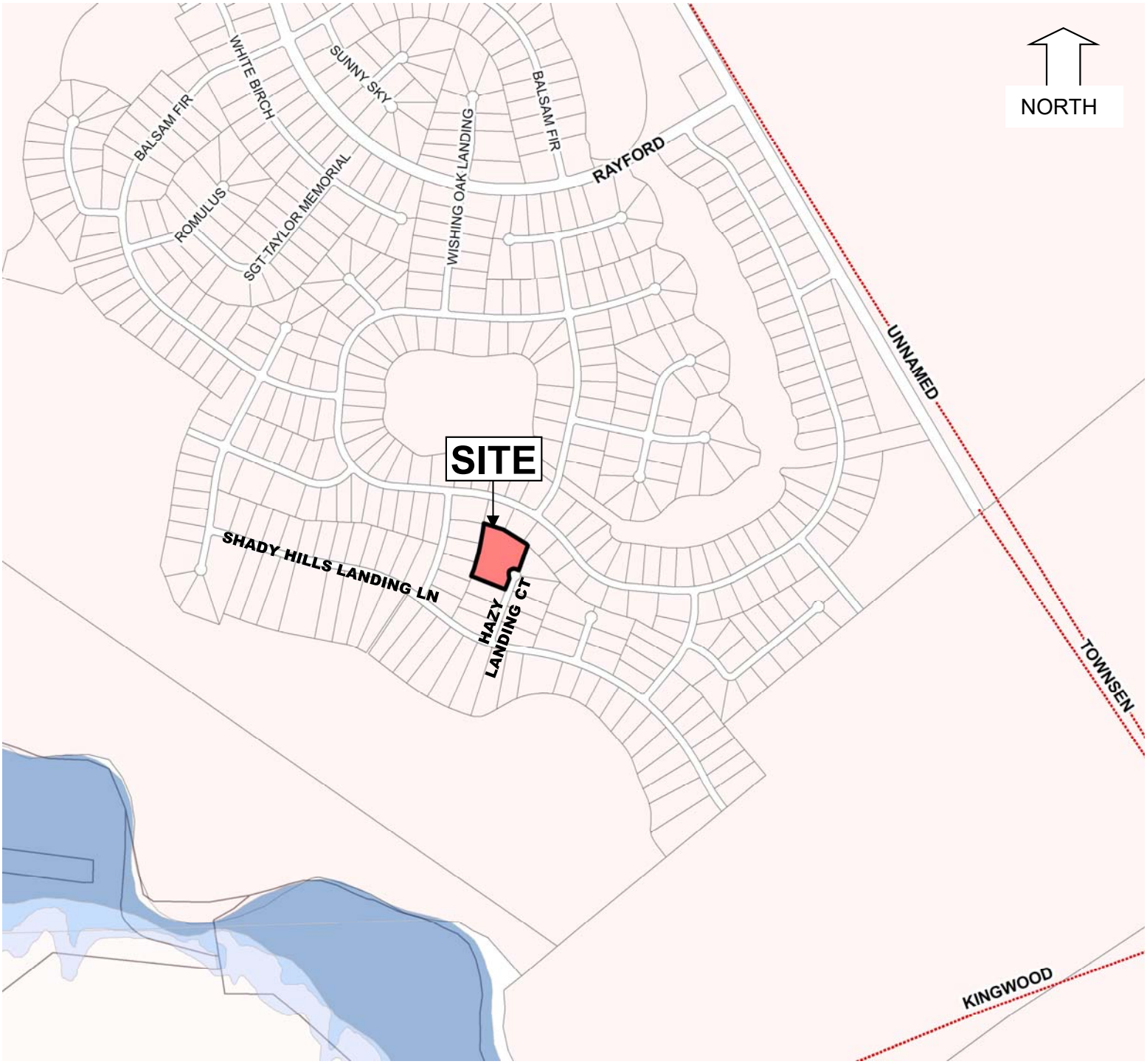
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Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 11/16/2023**

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

Applicant: Conley Land Services, LLC



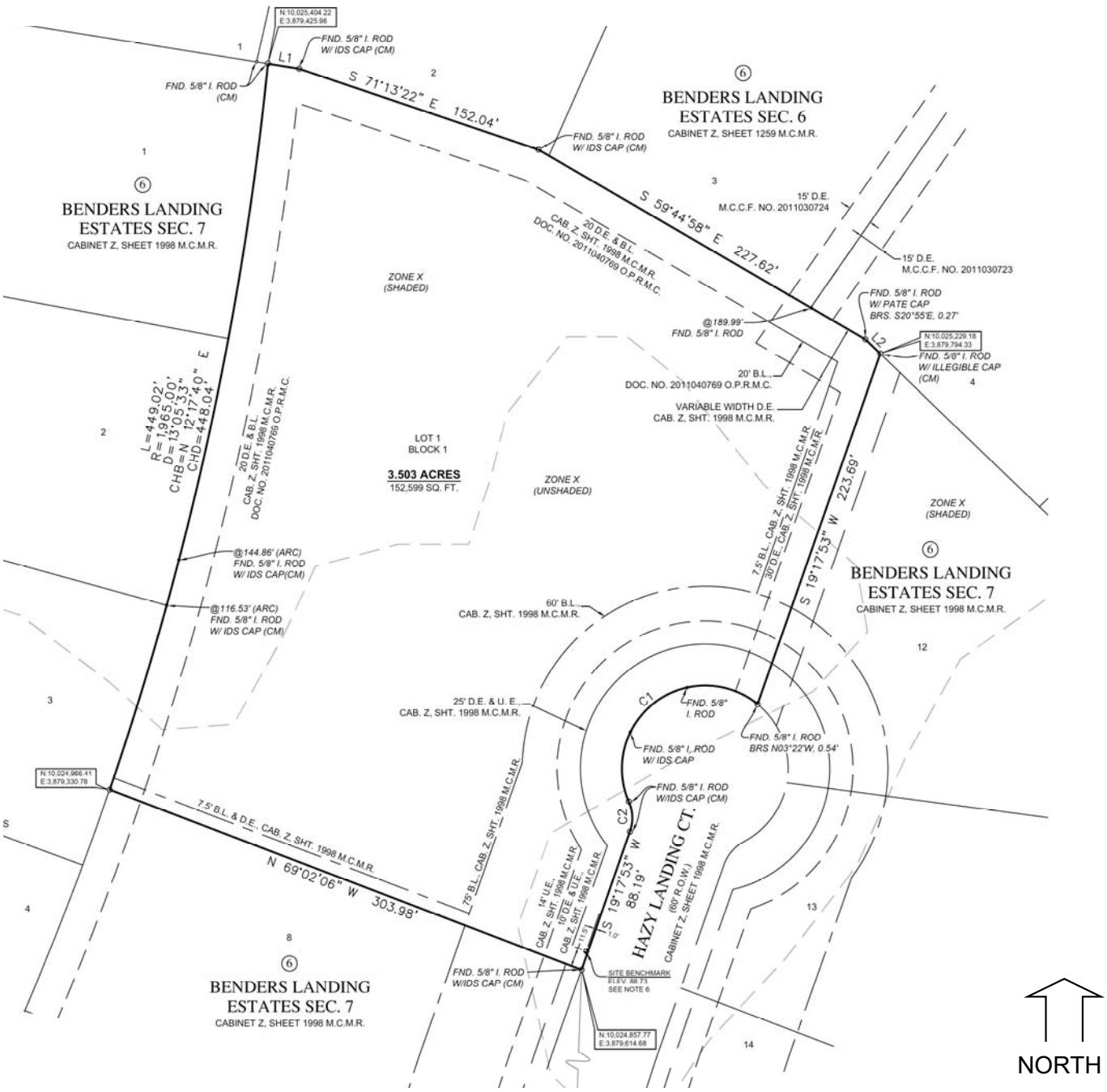
C – Public Hearings Site Location

Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 11/16/2023**

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

Applicant: Conley Land Services, LLC



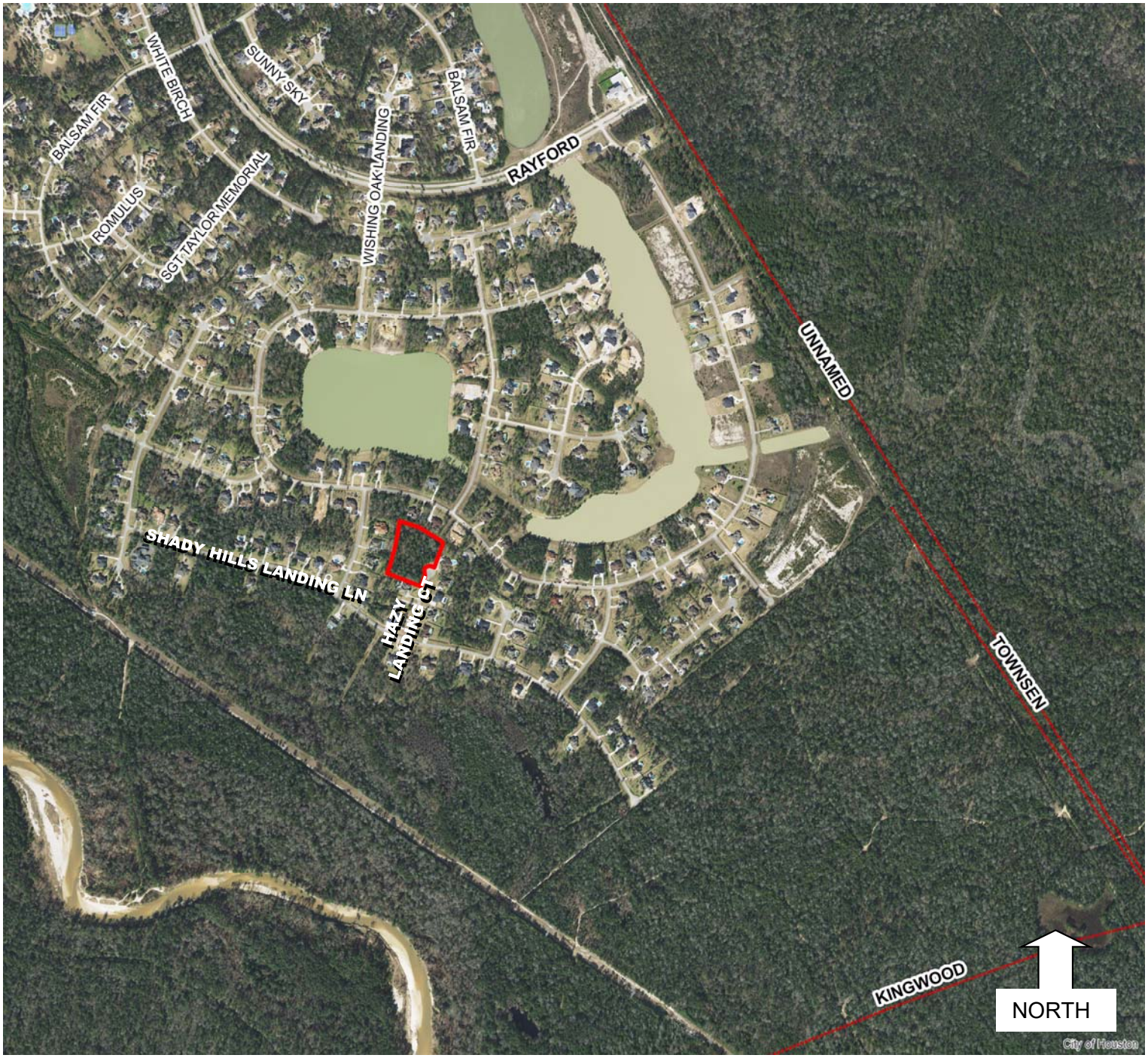
C – Public Hearings Subdivision

Houston Planning Commission ITEM:141

Planning and Development Department **Meeting Date: 11/16/2023**

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

Applicant: Conley Land Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

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 Department Staff Authority and Obligation

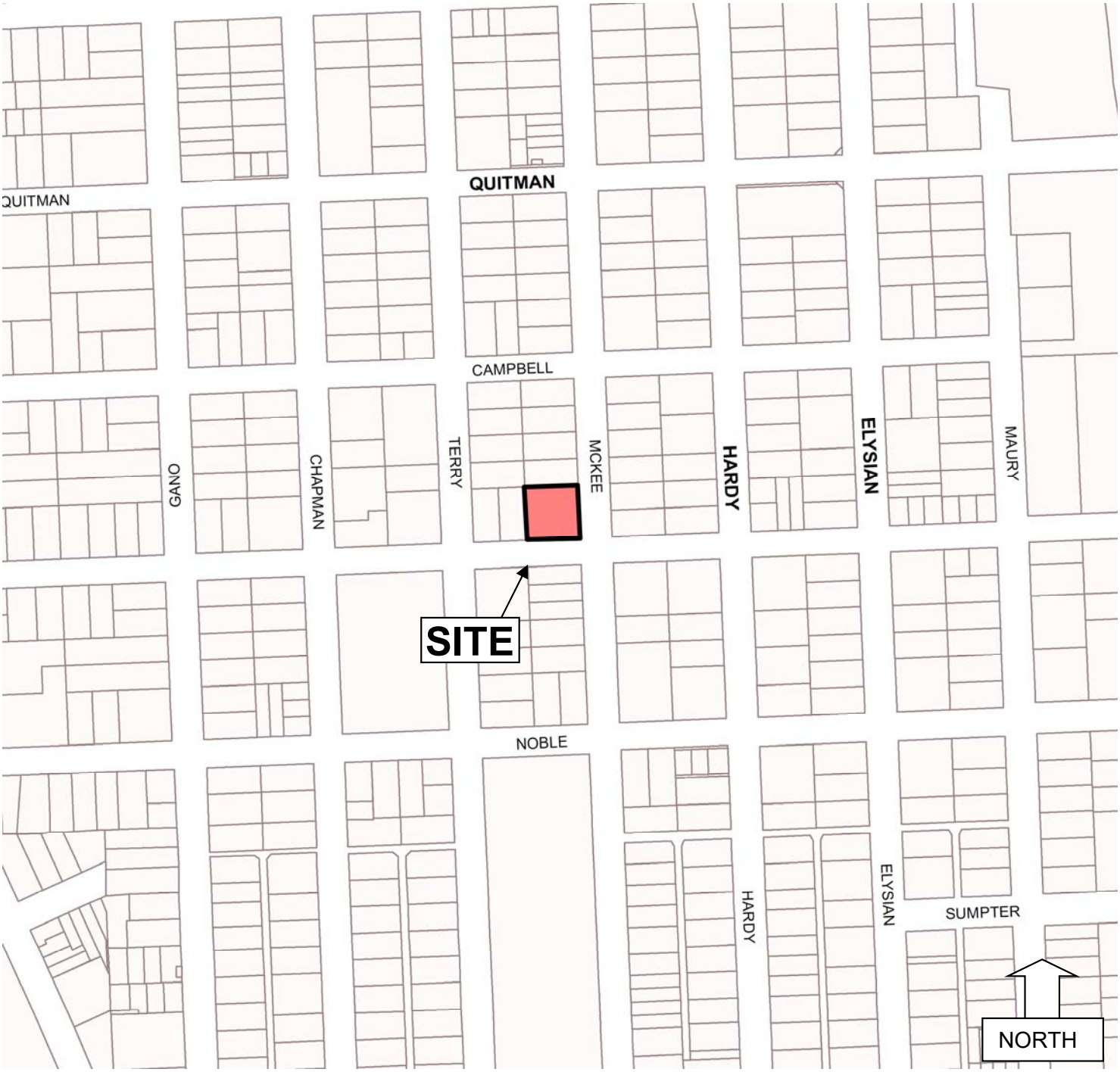
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Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Bluebonnet Estates

Applicant: ICMC GROUP INC



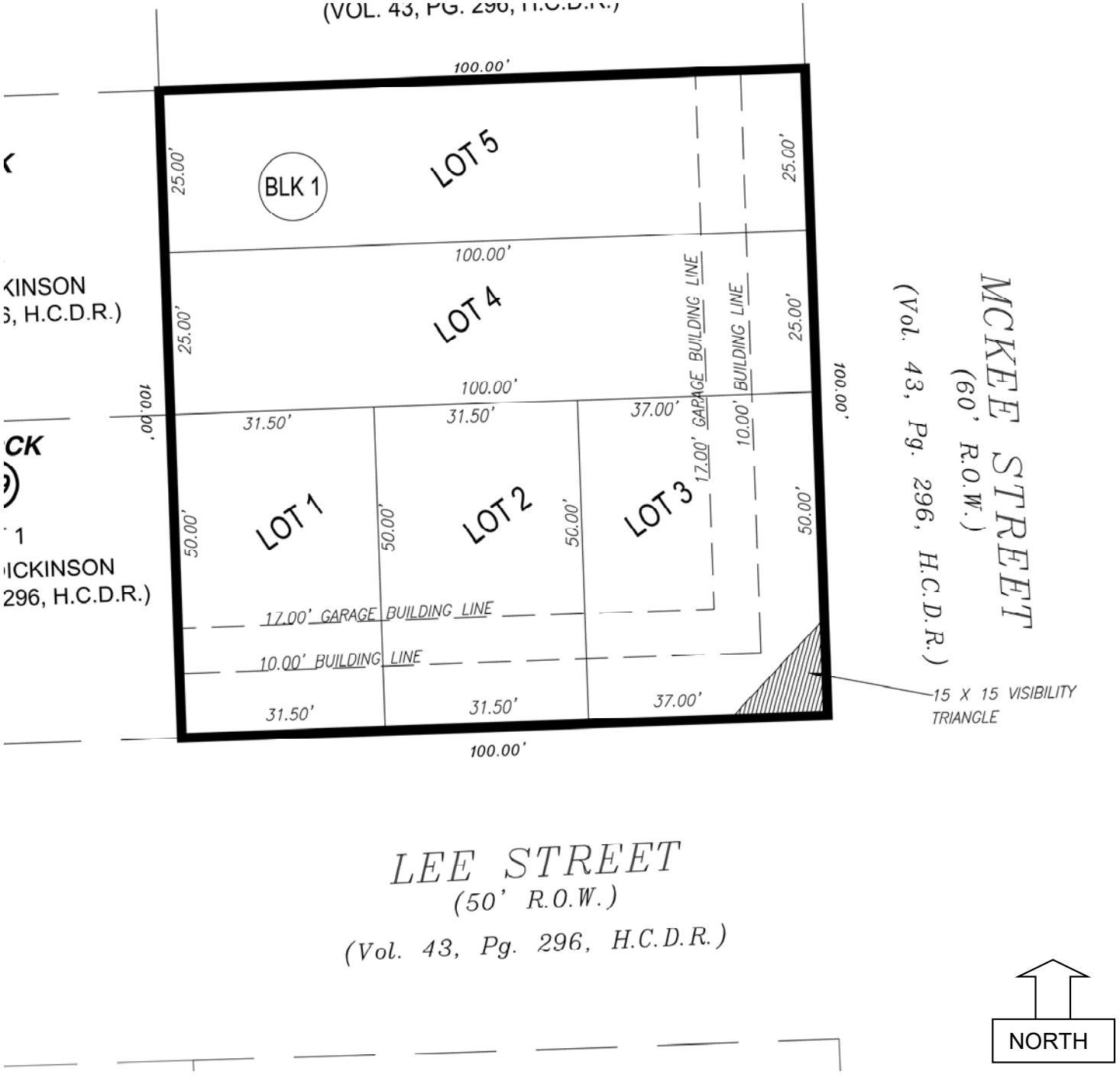
C – Public Hearings Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Bluebonnet Estates

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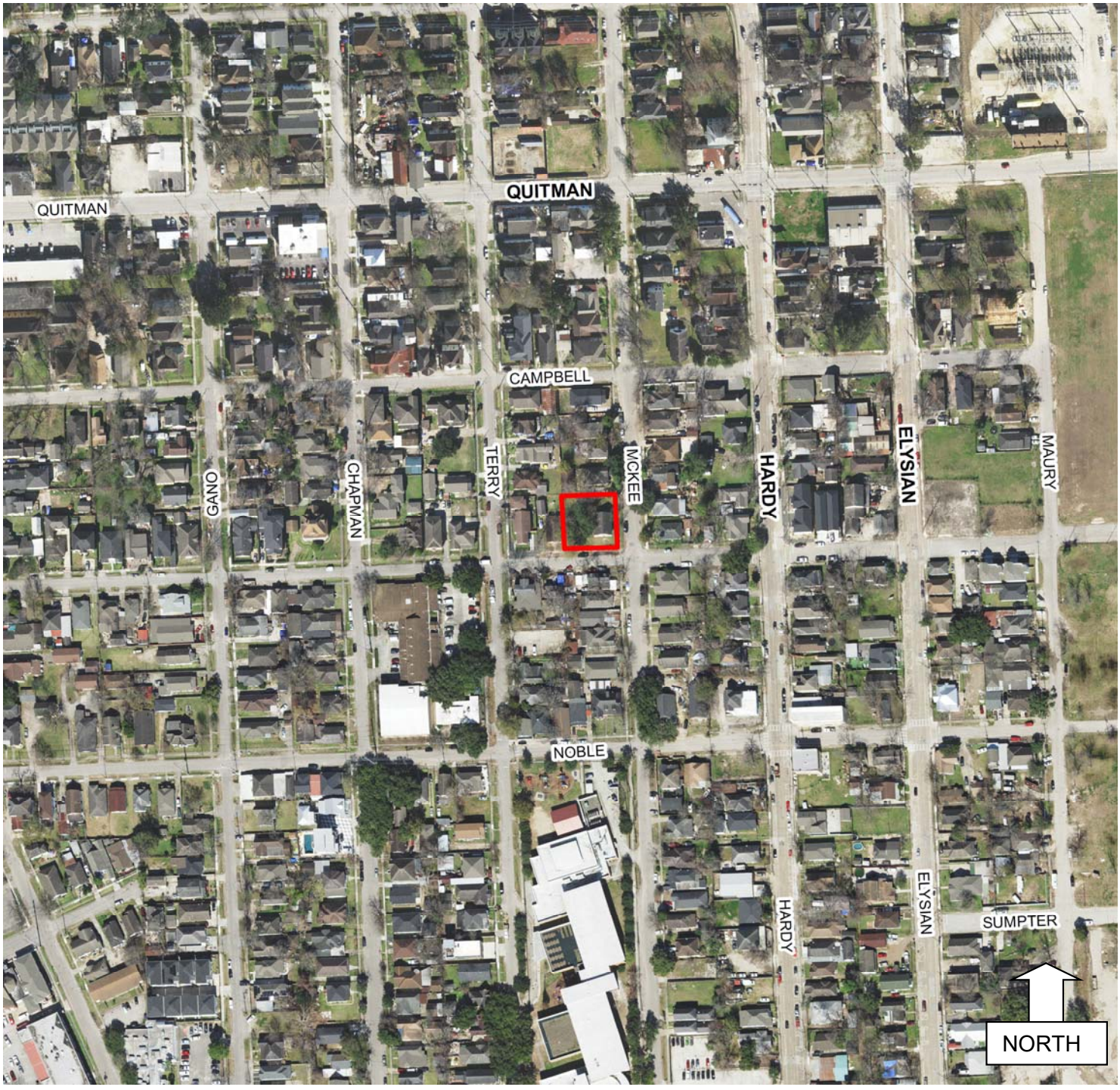
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Bluebonnet Estates

Applicant: ICMC GROUP INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2226; Bluebonnet Estates; a full replat of **Fang Plaza,** as recorded in Vol. 688, pg. 268 of the Harris County Map Records.

The property is located at the northwest corner of Lee Street and Mckee Street. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Gina Poveda,** with ICMC Group Inc., on behalf, the developer, can be contacted at **713-681-5757.**

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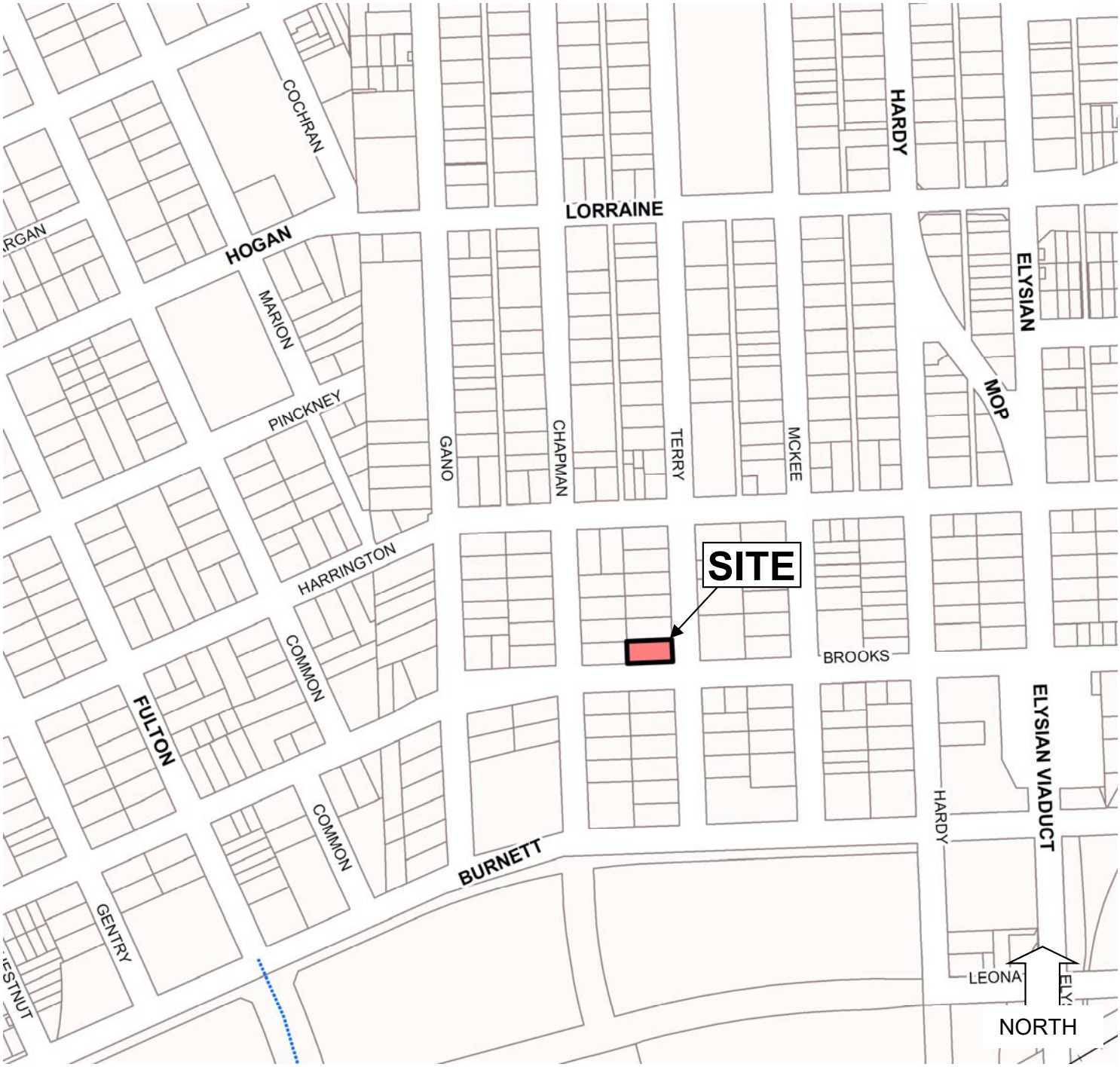
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Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Bluebonnet Villas

Applicant: ICMC Group Inc



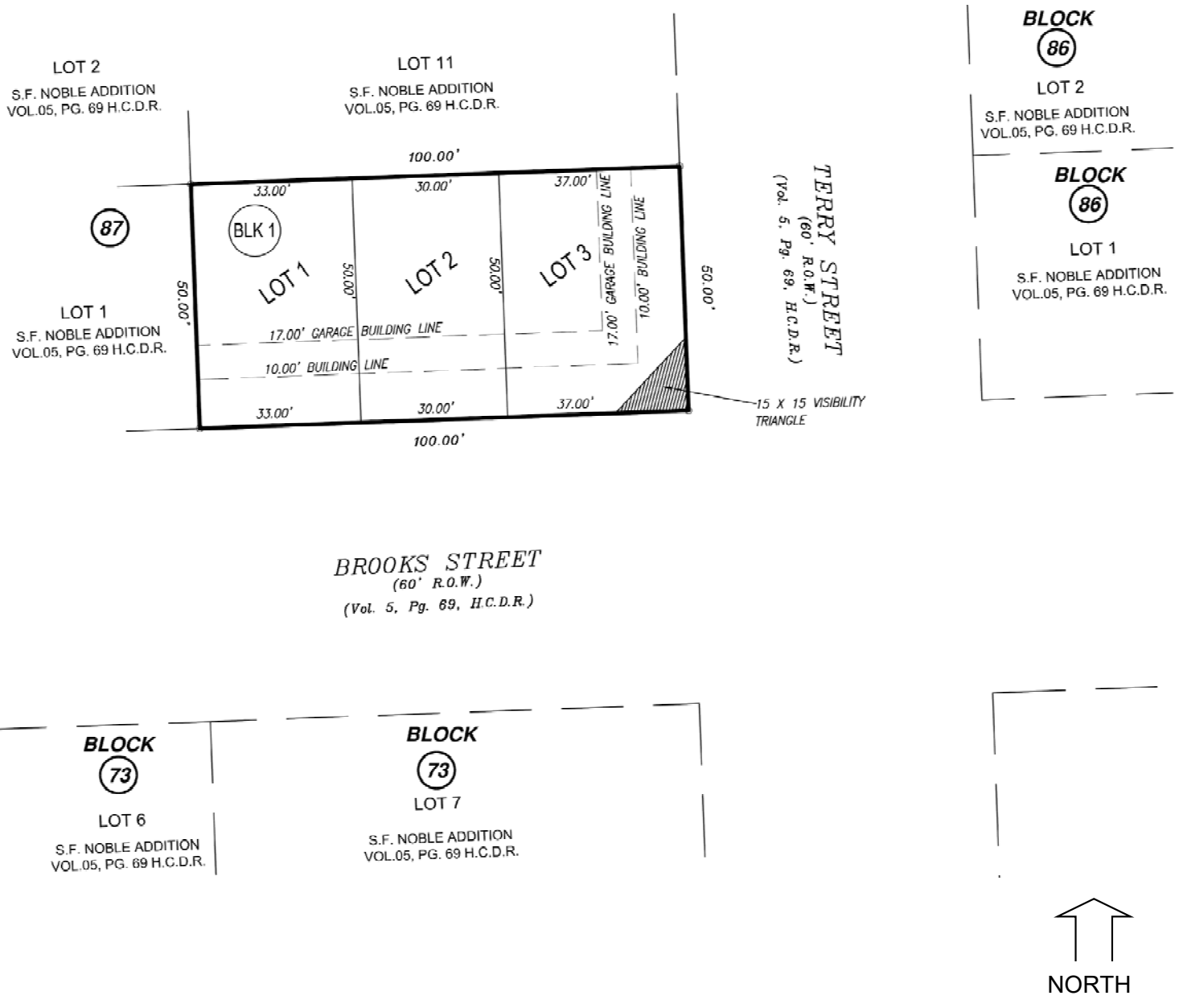
C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 11/16/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 11/16/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
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Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2188; Bluebonnet Villas; a full replat of **Fang Brooks,** as recorded in Vol. 691, pg. 917 of the Harris County Map Records.

The property is located at the northwest corner of Brooks Street and Terry Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Gina Poveda,** with ICMC Group Inc., on behalf, the developer, can be contacted at **713-681-5757.**

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

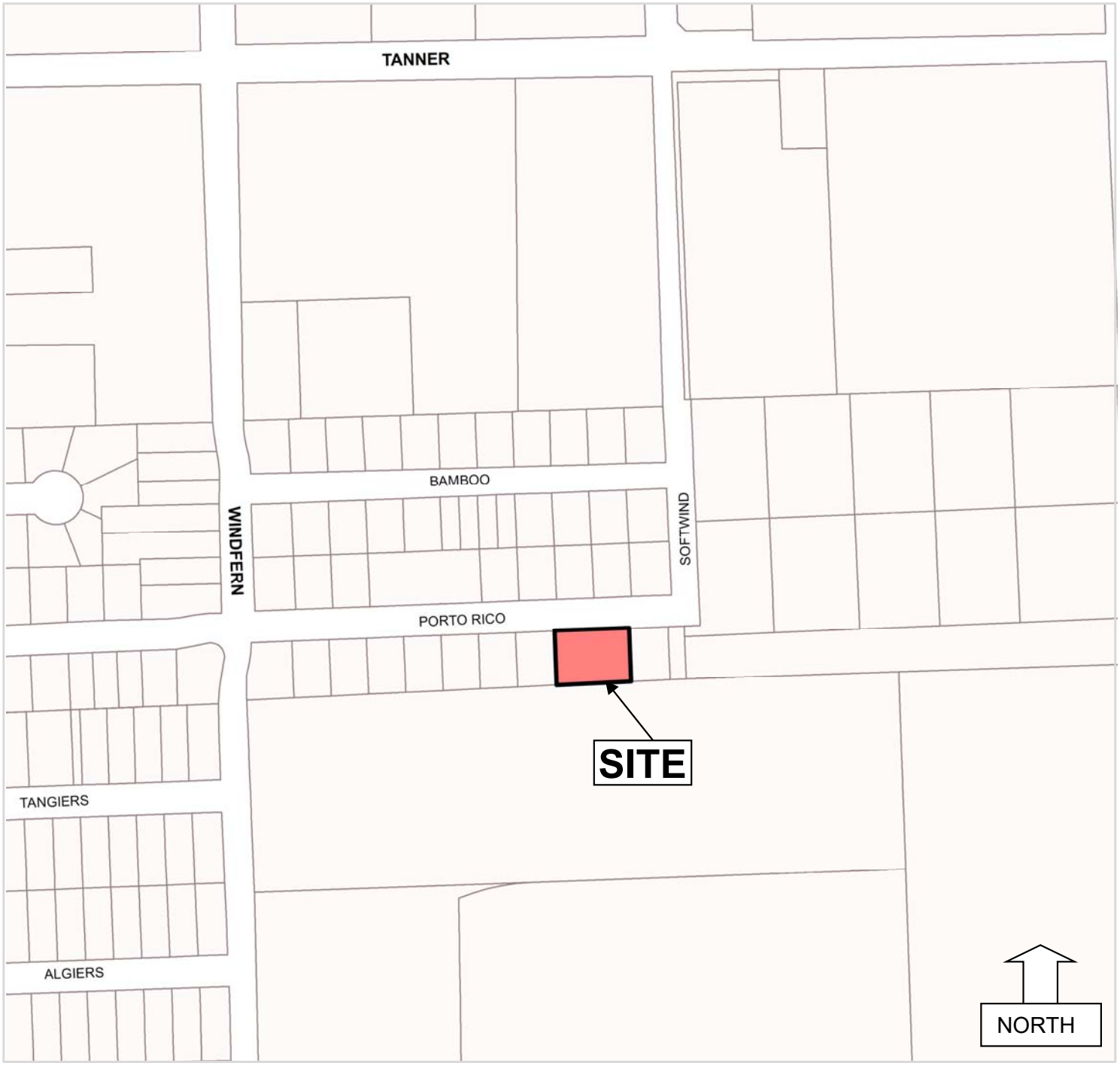
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Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Christian Heights

Applicant: Pioneer Engineering, LLC



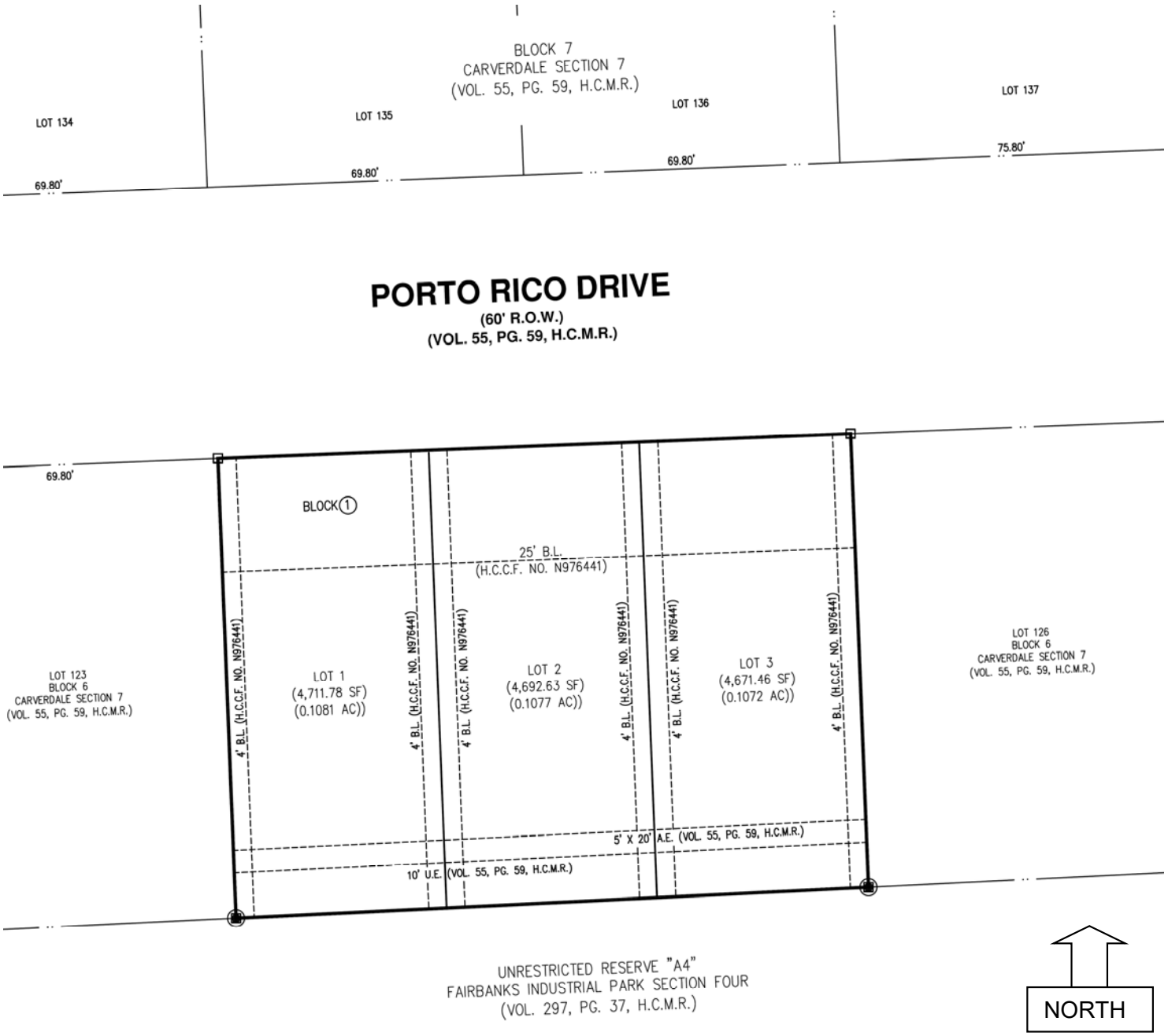
C – Public Hearings Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Christian Heights

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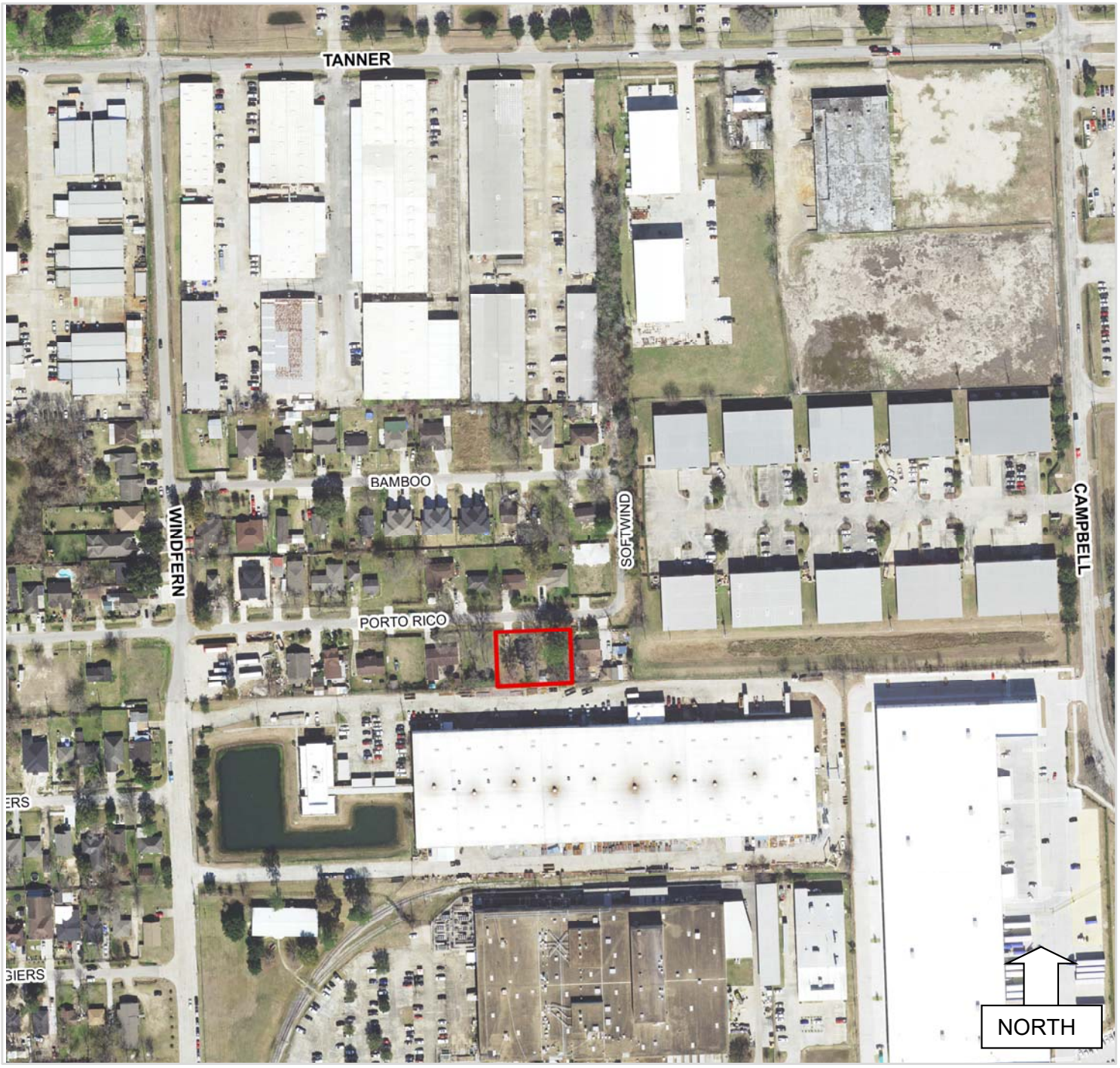
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Christian Heights

Applicant: Pioneer Engineering, 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 27, 2023

Dear Property Owner:

Reference Number: 2023-2260; Christian Heights; a replat of a portion **Carverdale Sec 7**, being Lot 124-125, Block 6 as recorded in Volume 55, Page 59 of the Harris County Map Records.

The property is located south along Porto Rico Road, east of Windfern Road and south of Tanner Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of 9811 Porto Rico LLC, the developer, can be contacted at **832-307-0010.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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City 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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Terminology

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Planning Department Staff Authority and Obligation

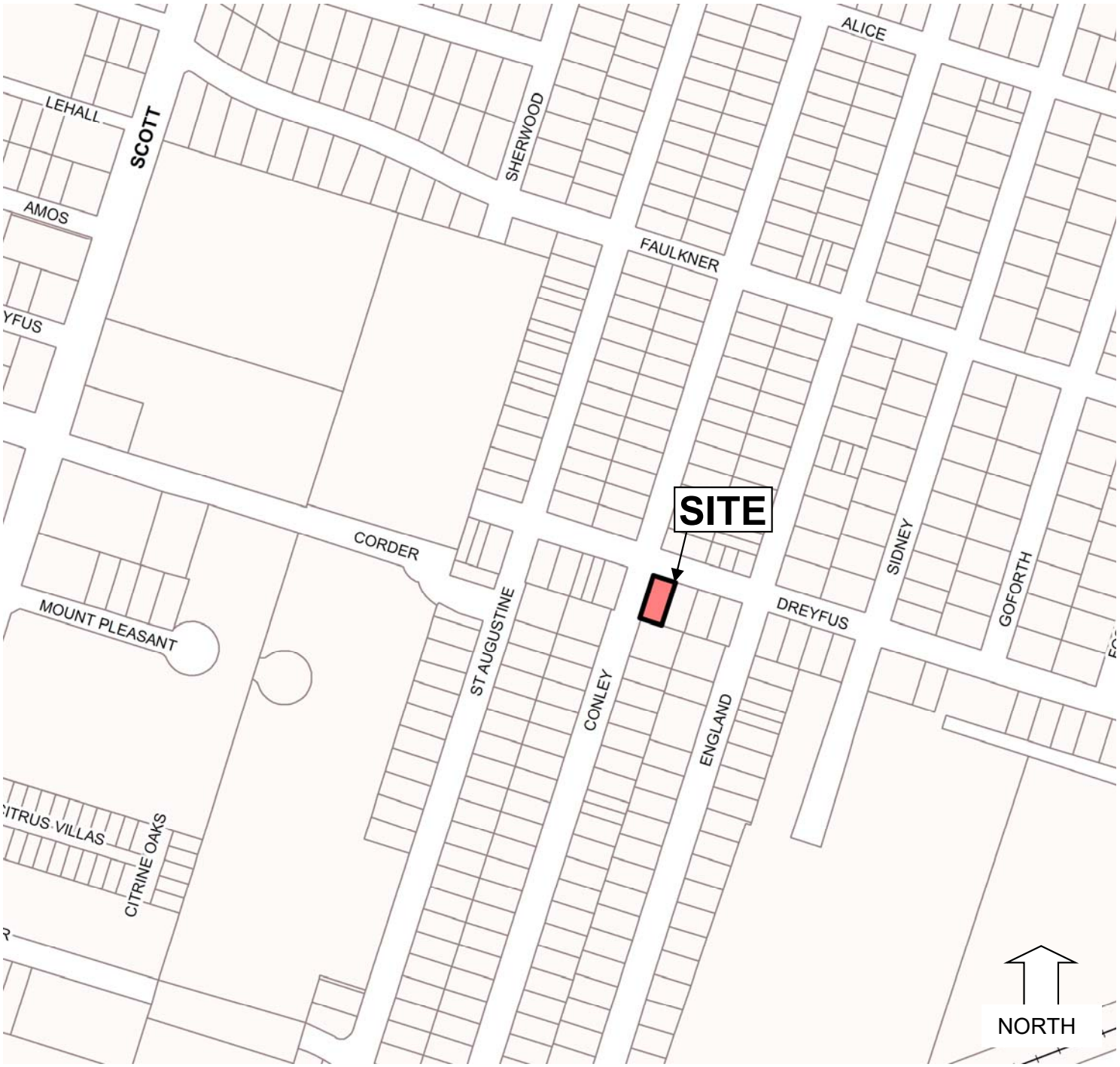
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Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Dreyfus Villas

Applicant: CE Engineers & Development Consultants, Inc.



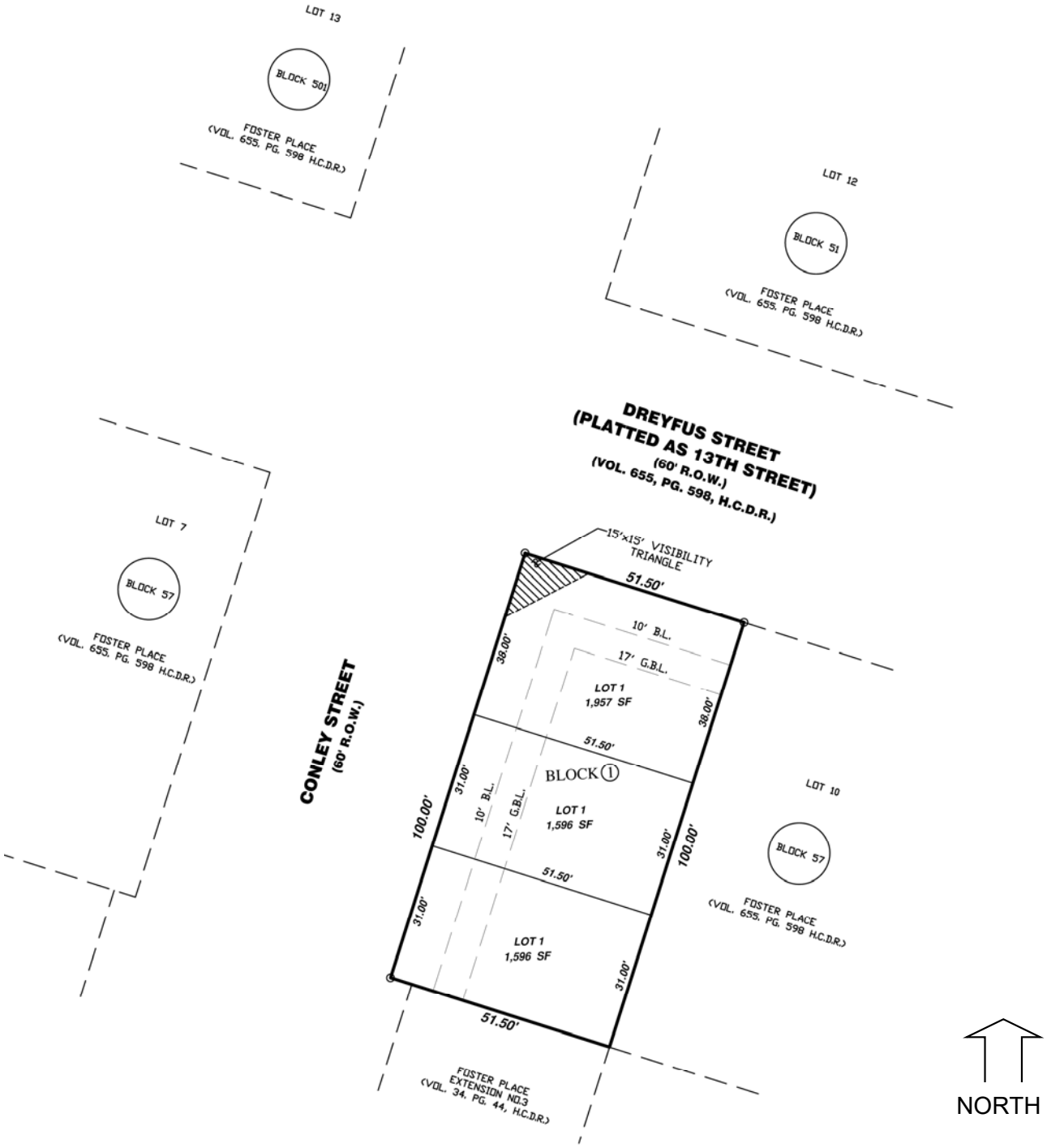
C – Public Hearings Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Dreyfus Villas

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Dreyfus Villas

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2340; Dreyfus Villas; a partial replat of **Foster Place**, being Lot 9, Block 57, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southeast intersection of Conley Street and Dreyfus Street. The purpose of the replat is to create 3 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.

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

PLANNING COMMISSION MEETING INFORMATION:

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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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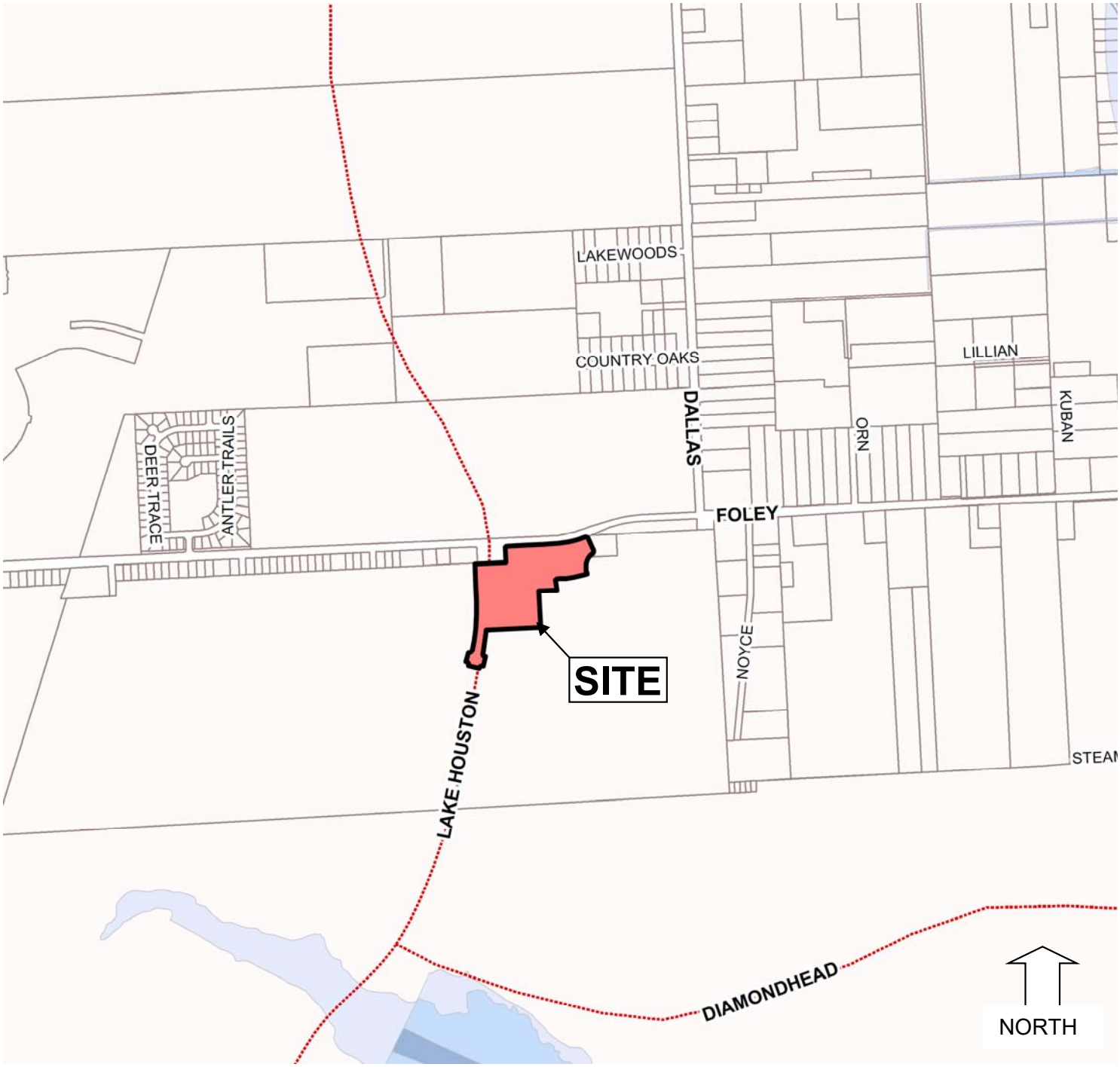
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Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East Lake Houston Parkway and Reserves

Applicant: Meta Planning + Design LLC



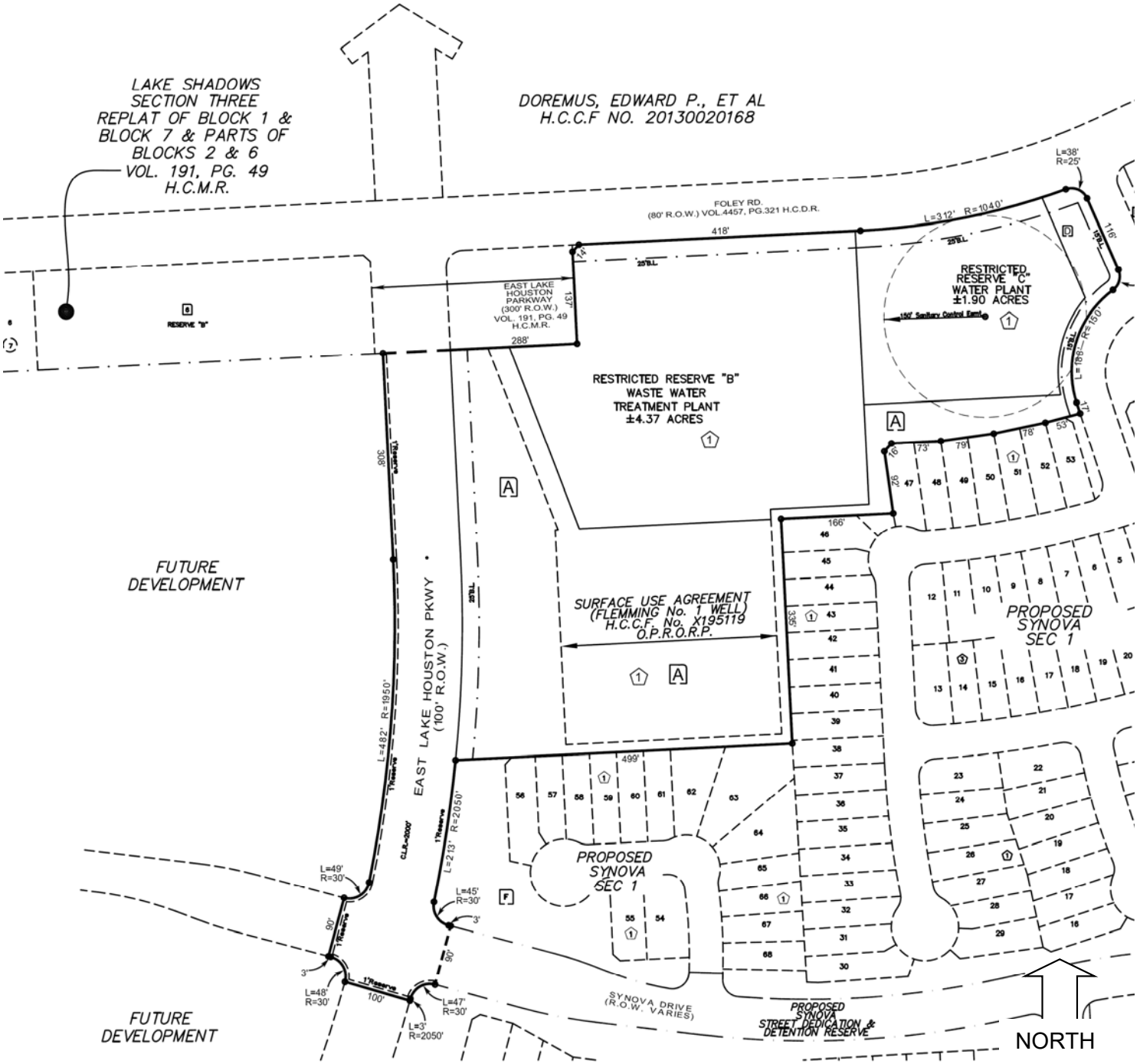
C – Public Hearings Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East Lake Houston Parkway and Reserves

Applicant: Meta Planning + Design LLC



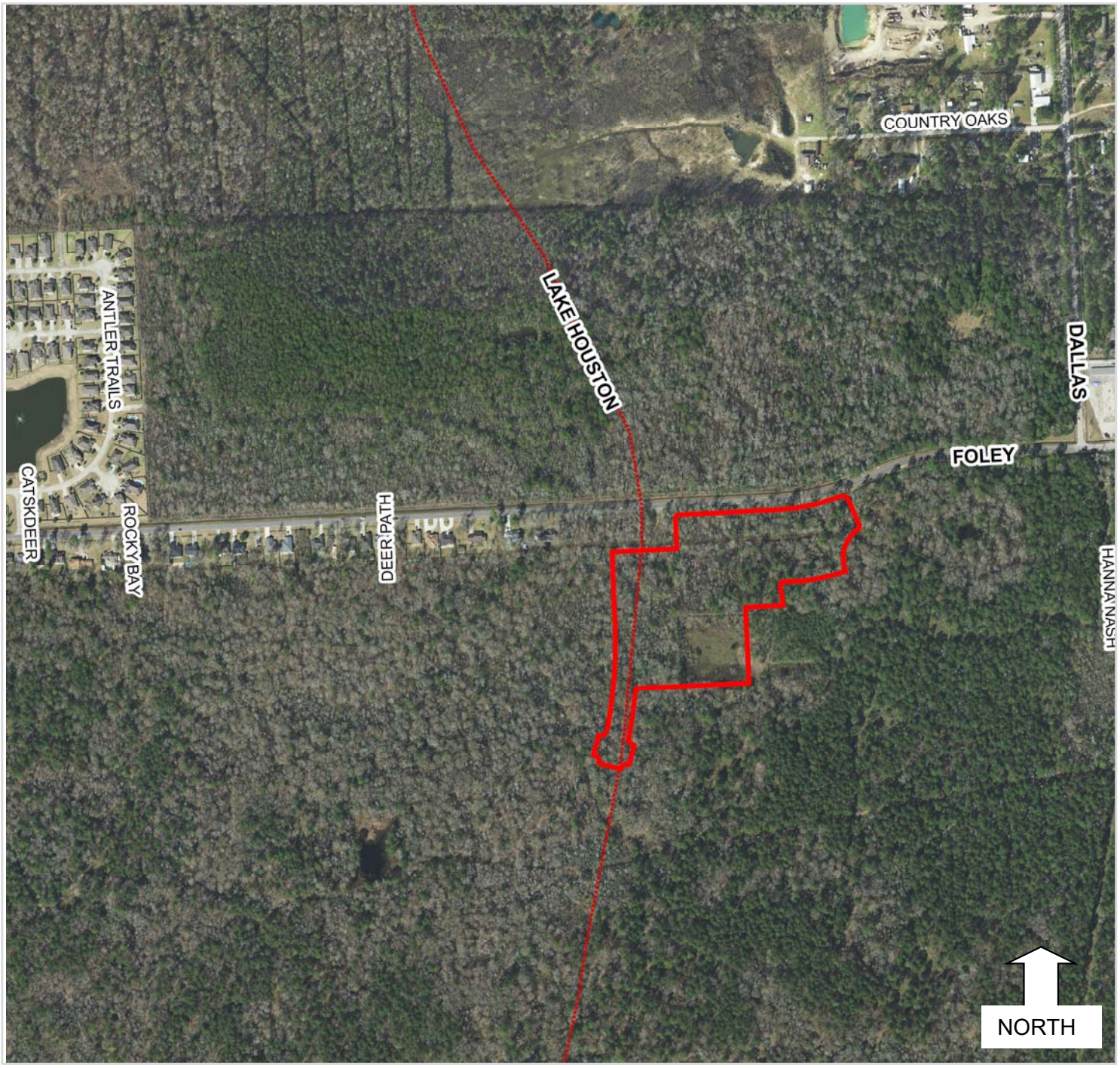
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East Lake Houston Parkway and Reserves

Applicant: Meta Planning + Design 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 27, 2023

Dear Property Owner:

Reference Number: 2023-2365; the partial replat of **Lake Shadows Sec 3, a portion of Unrestricted Reserve A , Block 7** as recorded in Vol. 191, pg. 49 of the Harris County Map Records.

The property is located south along Foley Road at the southeast intersection of East Lake Houston Parkway and Foley Road. The purpose of the replat is to create three (3) restricted reserves. The applicant, **Caitlin King,** with Meta Planning and Design, LLC., on behalf, JEN HOLDCO 23, LLC, can be contacted at **281-810-1422.**

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: 147

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development

Applicant: Chesterfield Development Services



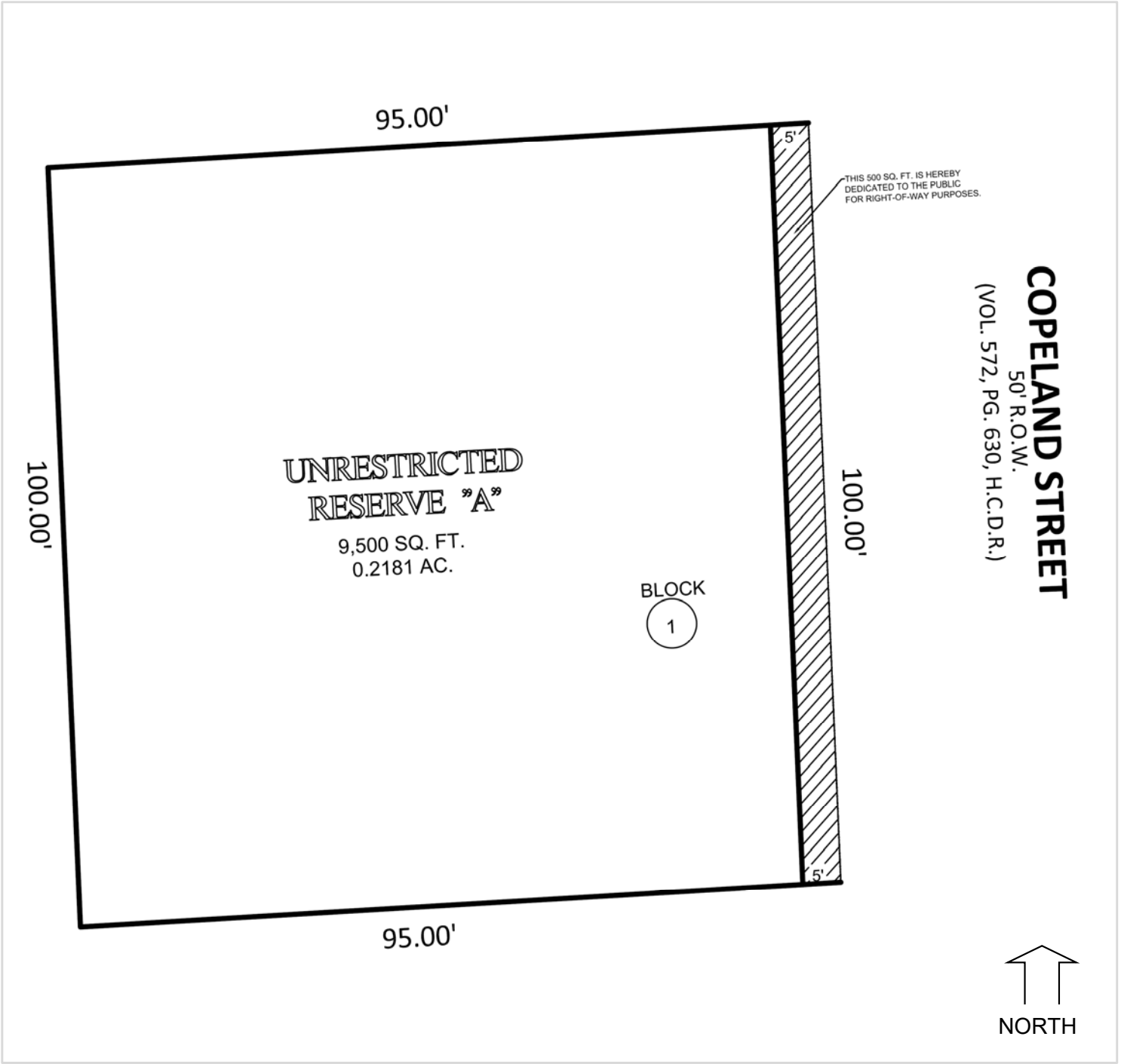
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development

Applicant: Chesterfield Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development

Applicant: Chesterfield Development Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2350; "Fifth Ward Church of Christ Community Development"; a full of **"Copeland Court"**, being Lots 1-4, Block 1, as recorded at Film Code No. 702006 of the Harris County Map Records.

The property is located west along Copeland Street between Lyons Avenue and Orange Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Monica Fontenot-Poindexter,** with Chesterfield Development Services, on behalf of the developer, can be contacted at **713-538-5364.**

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development

Applicant: Chesterfield Development Services



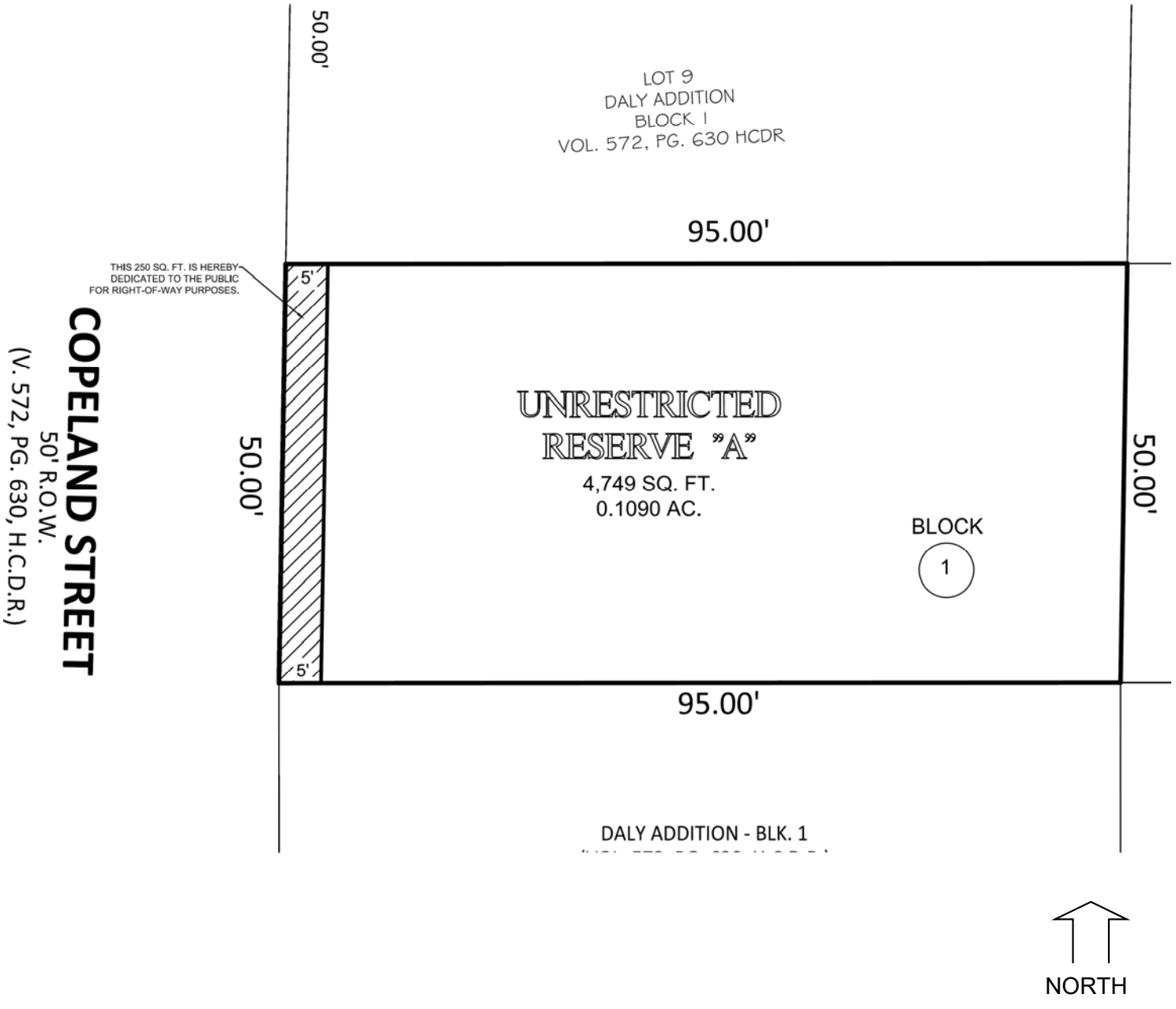
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development

Applicant: Chesterfield Development Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development

Applicant: Chesterfield Development Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2362
Plat Name: Fifth Ward Church of Christ Resource Development
Applicant: Chesterfield Development Services
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 allow a reserve less that 5,000 SF; To allow a reserve with less than 60 ' frontage.
Chapter 42 Section: 190(b)

Chapter 42 Reference:
(b) Each reserve shall meet the following requirements for minimum size, the type and width of street orb) 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: - Minimum size - 5,000 SF - Minimum frontage – 60'

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 of this rule is infeasible due to the fact that the previous owner provided a street dedication when the replat was recorded that made the property become less than 5,000 SF. The frontage along Copeland St. is 50' therefore we request a variance to create a parking reserve.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances are not a hardship brought on by the owner because the previous owner dedicated 250' to increase the ROW to 60'. When this happened, it reduced the total acreage of the lot by 250' before it was sold to the church who purchased the property for parking. The variance is also requested for the 60' frontage to allow the church to increase it's parking for the congregants.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter are being honored by allowing this variance because if the church bought the property before the previous replat happened a year ago, the church would have dedicated 250' out of the original 5, 000 SF lot and had a reserve for 4,750 SF. Granting this variance produces the same result. This variance request is in keeping with the intent and purpose of Chapter 42. Furthermore, granting this variance despite the 60' frontage will add value to the community by providing additional off -street parking spaces.

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

Granting this variance will not be injurious to public health, safety and welfare be cause it complements the Chapter 42 standards for reserves because if the land was 5,000 SF right now, the church would dedicate 250' for right of way purposes and the community would benefit by having additional off -street parking for its neighborhood church.

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

The justification for granting this variance is that it supports the local community by providing additional off -street parking for the church. As the church continues to grow additional parking is needed for its members who support the neighborhood.

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 27, 2023

Dear Property Owner:

Reference Number: 2023-2362; Fifth Ward Church of Christ Resource Development; a full replat of "**Copeland Green**", being Lots 1-2, Block 1, as recorded at Film Code No.701696 of the Harris County Map Records.

The property is located east along Copeland Street between Lyons Avenue and Orange Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Monica Fontenot-Poindexter,** with Chesterfield Development Services, on behalf of the developer, can be contacted at **713-538-5364.**

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 16, 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,

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

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

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

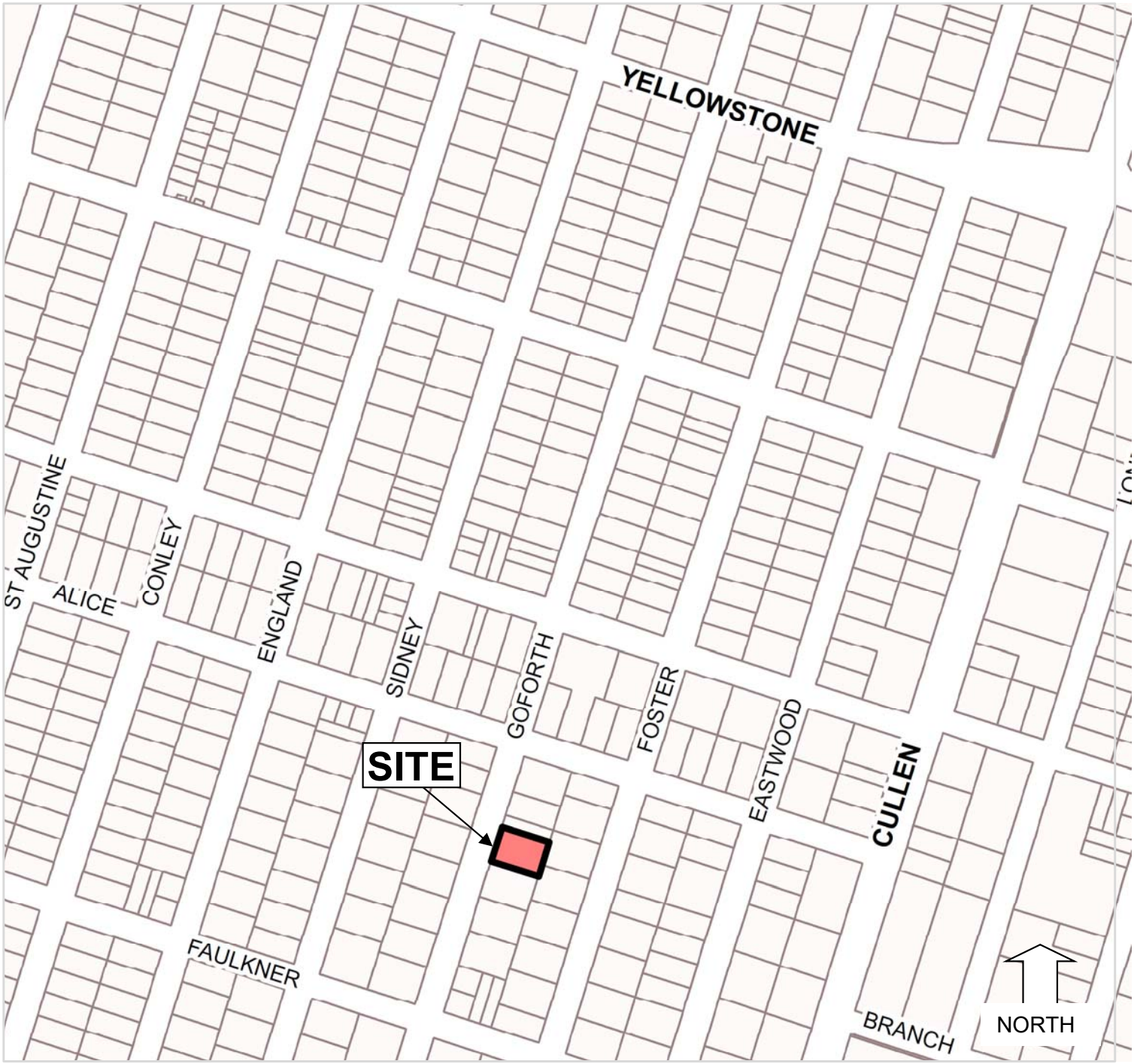
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Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Goforth Villas

Applicant: CE Engineers & Development Consultants, INC



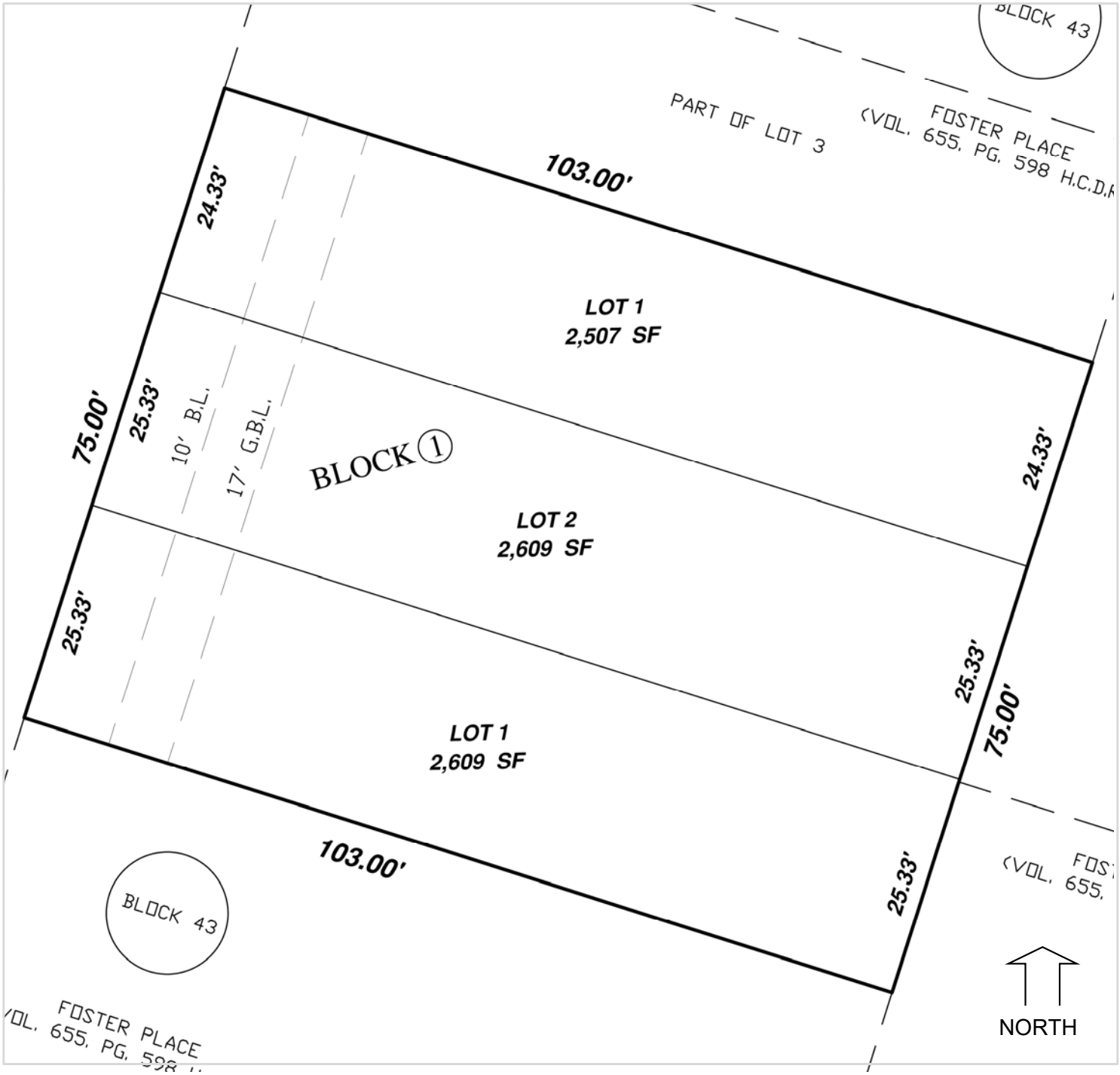
C – Public Hearings Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Goforth Villas

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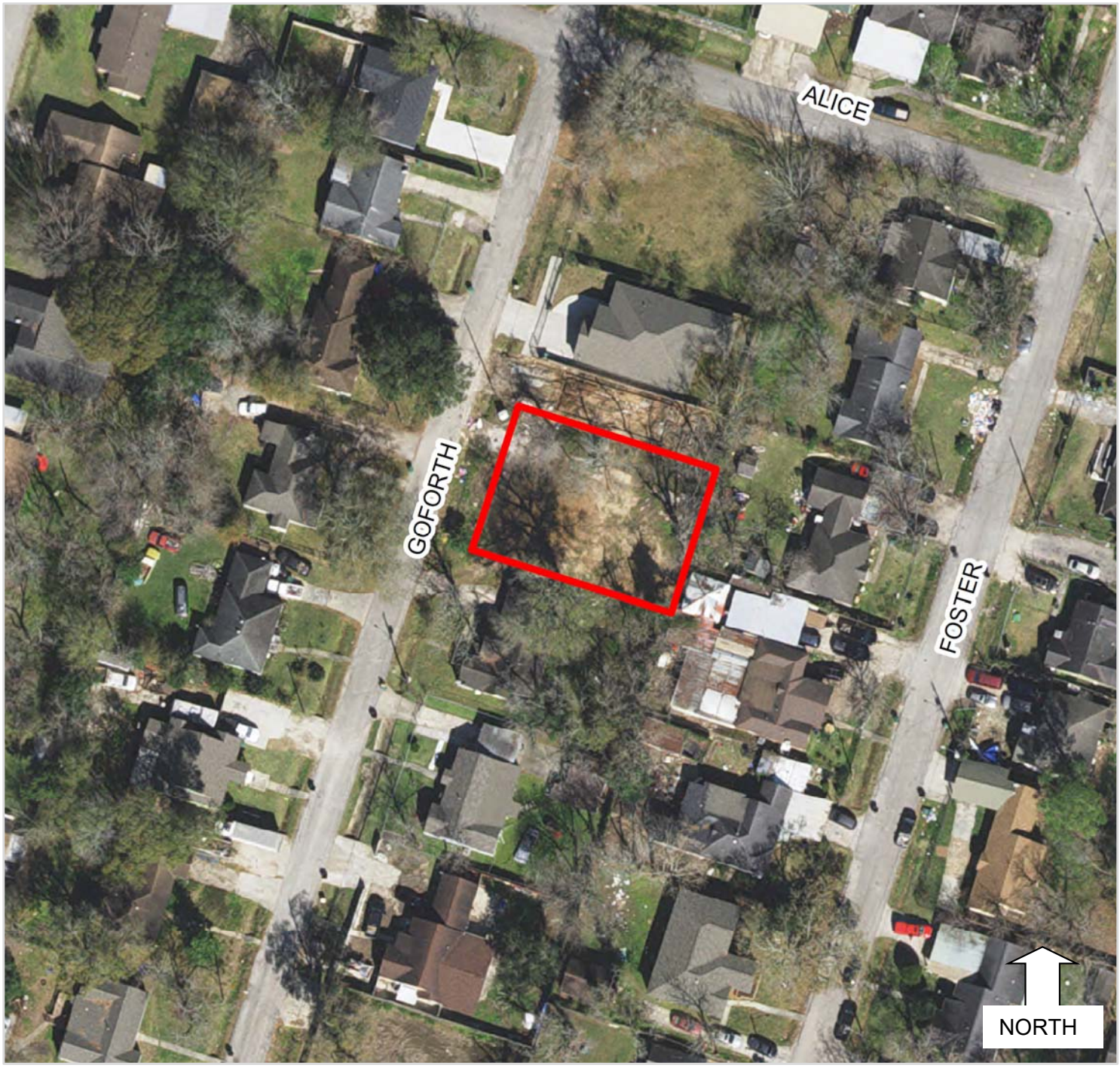
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Goforth Villas

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
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www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2343; Goforth Villas; a partial replat of **Foster Place**, being Lot 4 and a portion of Lot 5, in Block 43 as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located east along Goforth Street between Alice Street and Faulkner Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Melissa Lopez,** with CE Engineers and Consultants INC, on behalf of Dan Investments LLC, 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:

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Planning Department Staff Authority and Obligation

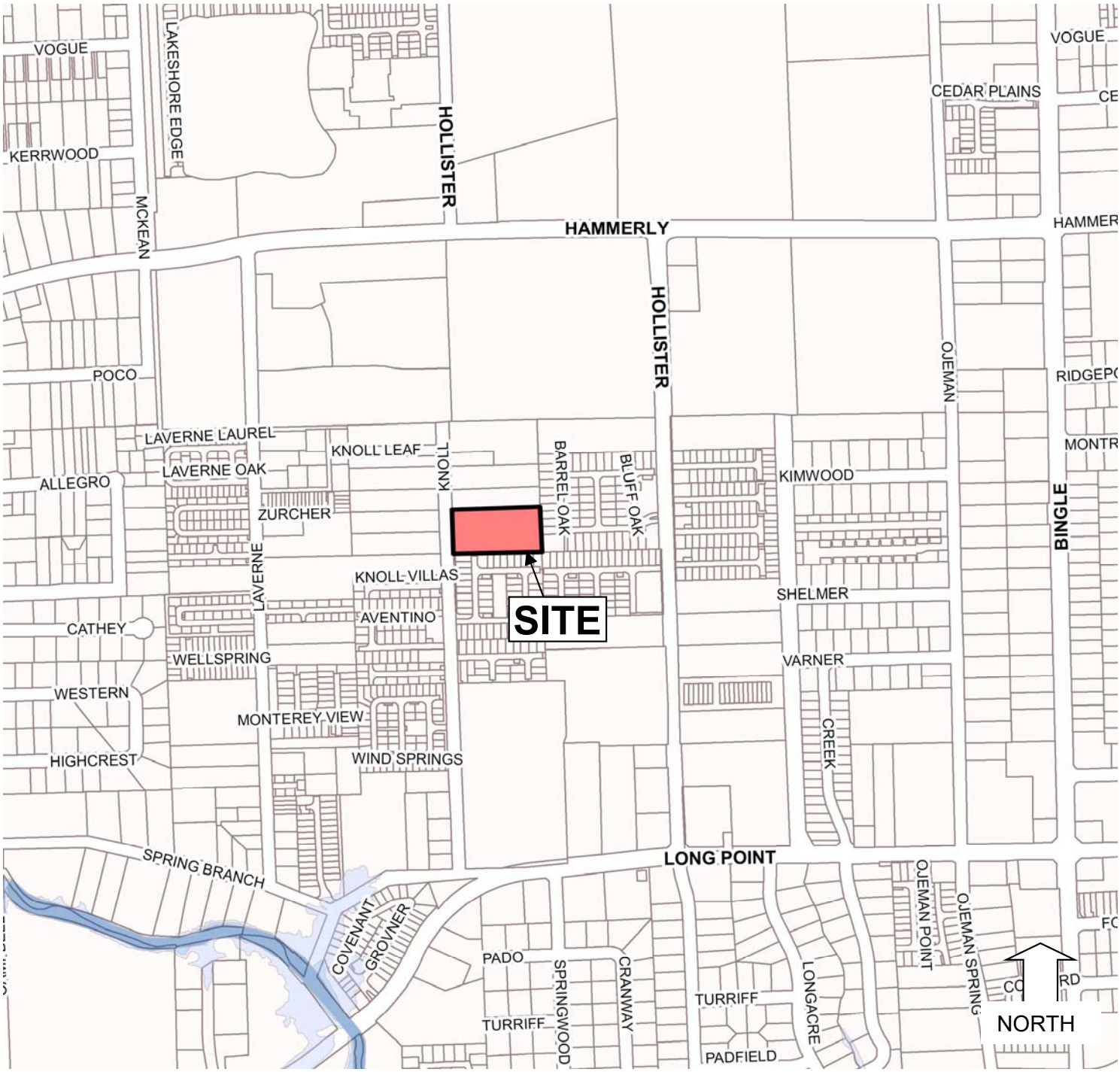
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Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Knoll Street Crossing (DEF 1)

Applicant: Quiddity Engineering



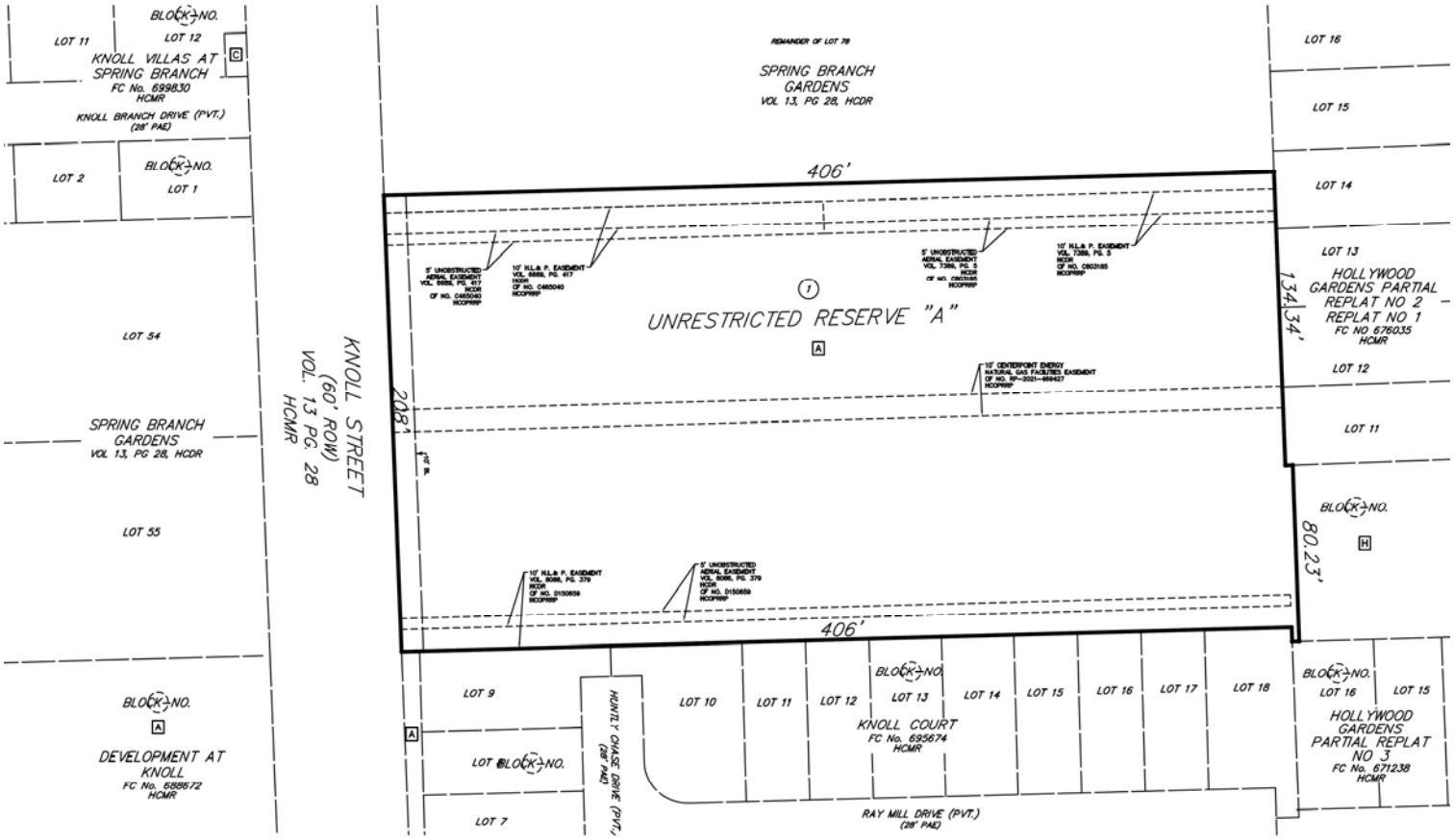
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Knoll Street Crossing (DEF 1)

Applicant: Quiddity Engineering



NORTH

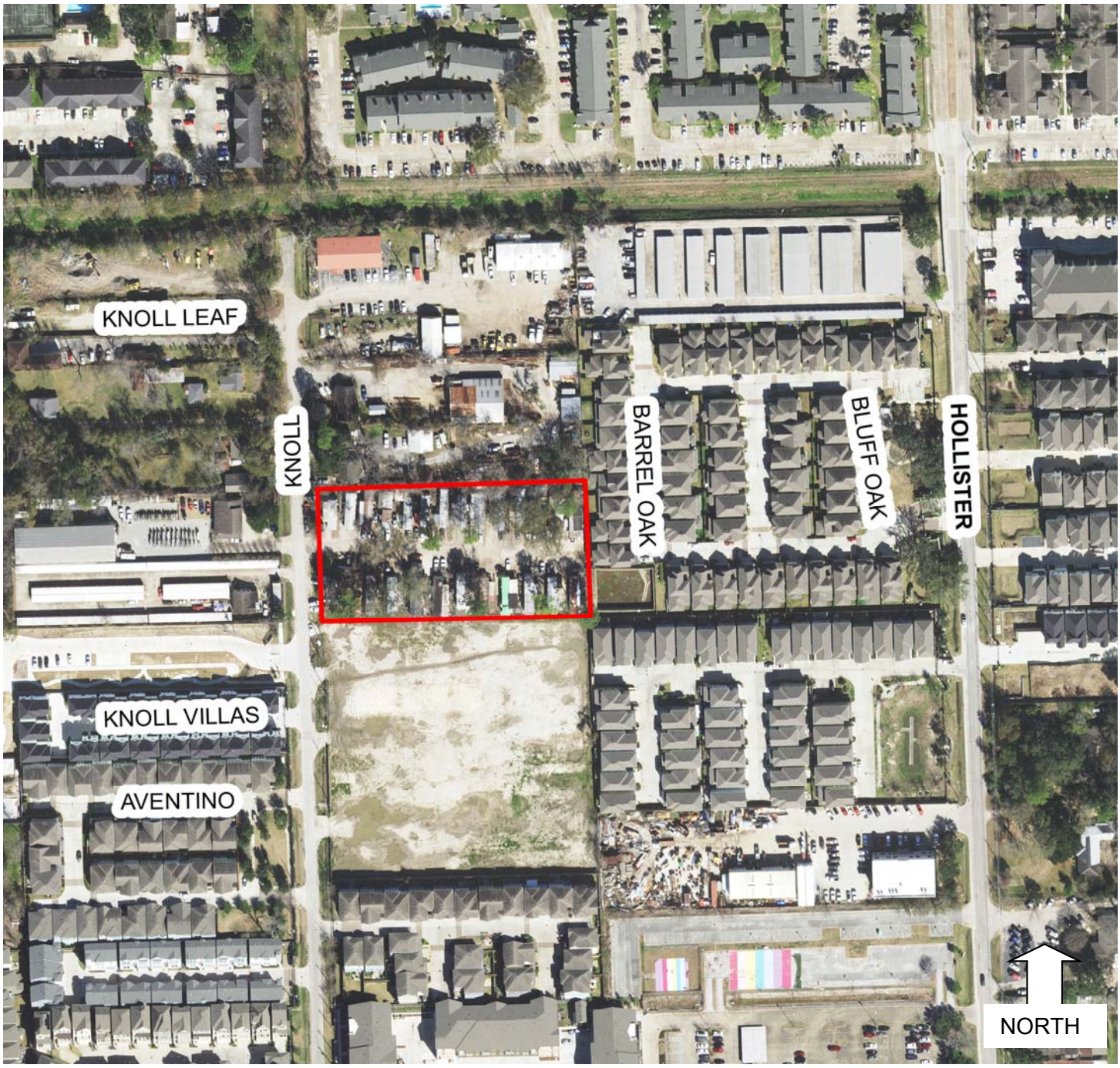
C – Public Hearing with Variance Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Knoll Street Crossing (DEF 1)

Applicant: Quiddity Engineering



C – Public Hearings with Variance Aerial

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.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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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

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

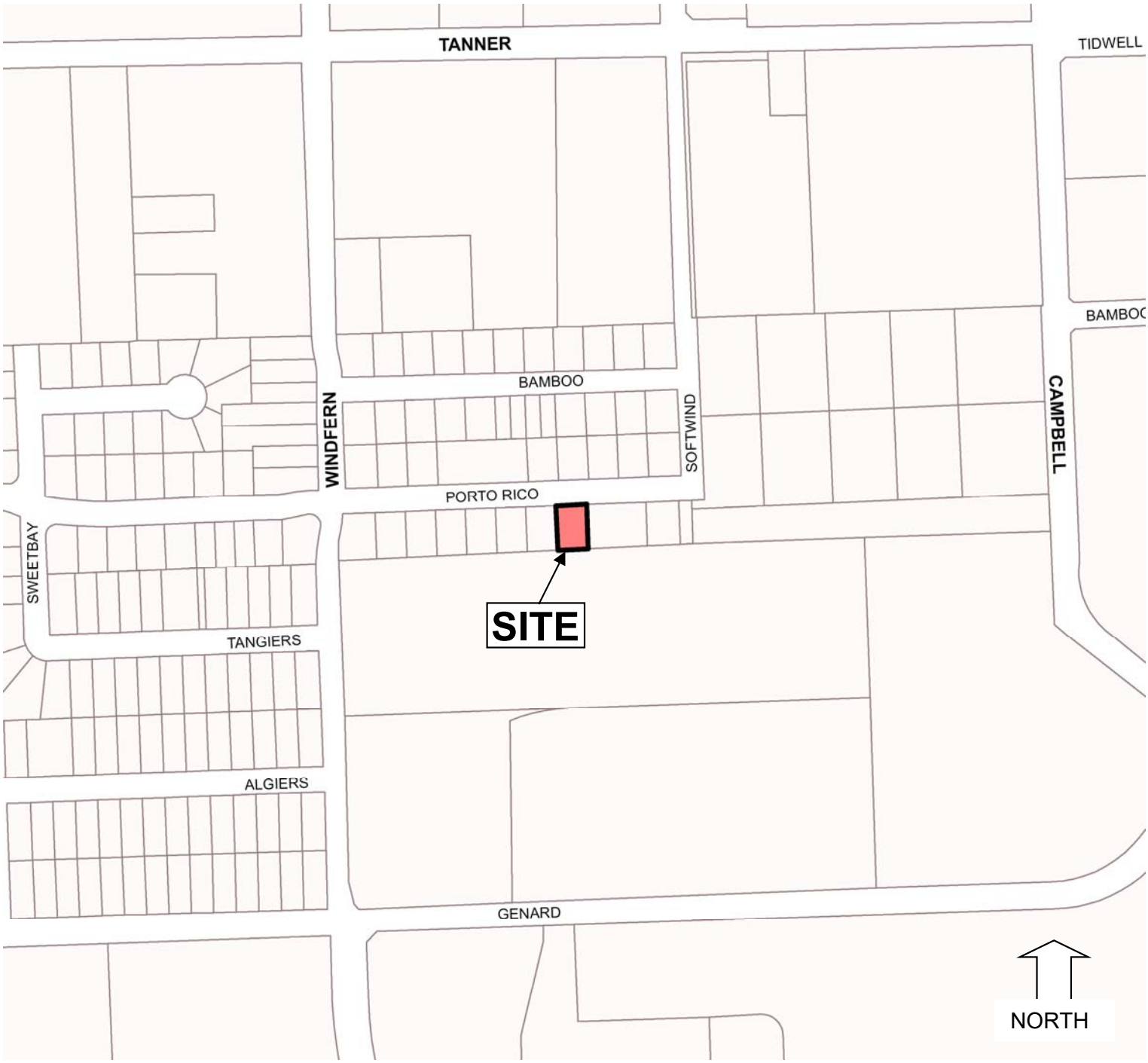
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Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, LLC



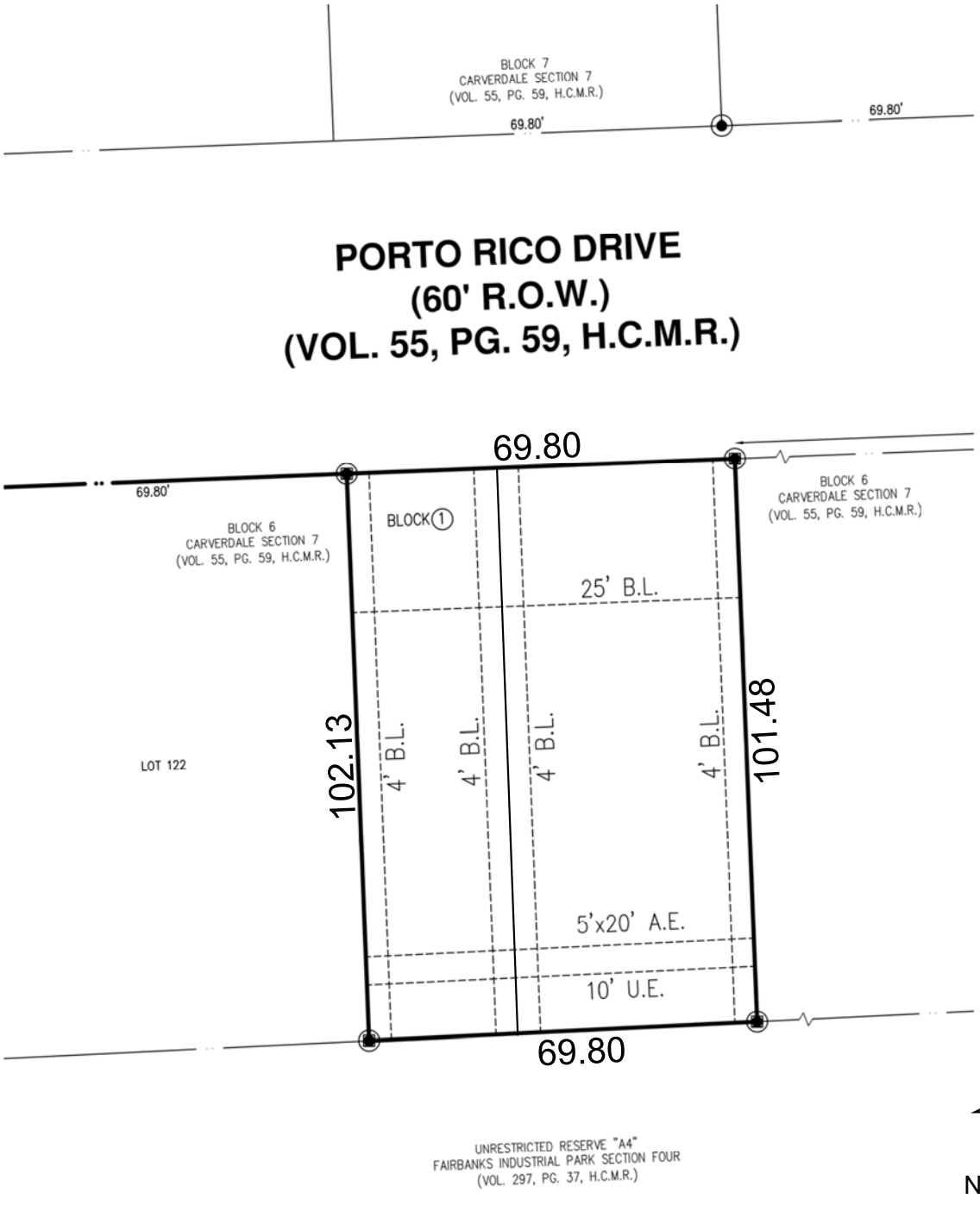
C – Public Hearings Site Location

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: McWorter

Applicant: Pioneer Engineering, 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 27, 2023

Dear Property Owner:

Reference Number: 2023-2353; McWorter; a partial replat of **Carverdale Sec 7**, being Lot 123, in Block 6, as recorded in Vol. 55, pg. 59 of the Harris County Map Records.

The property is located south along Porto Rico Road and east of Windfern Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of 9811 Porto Rico, LLC, the developer, can be contacted at **832-307-0010.**

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 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

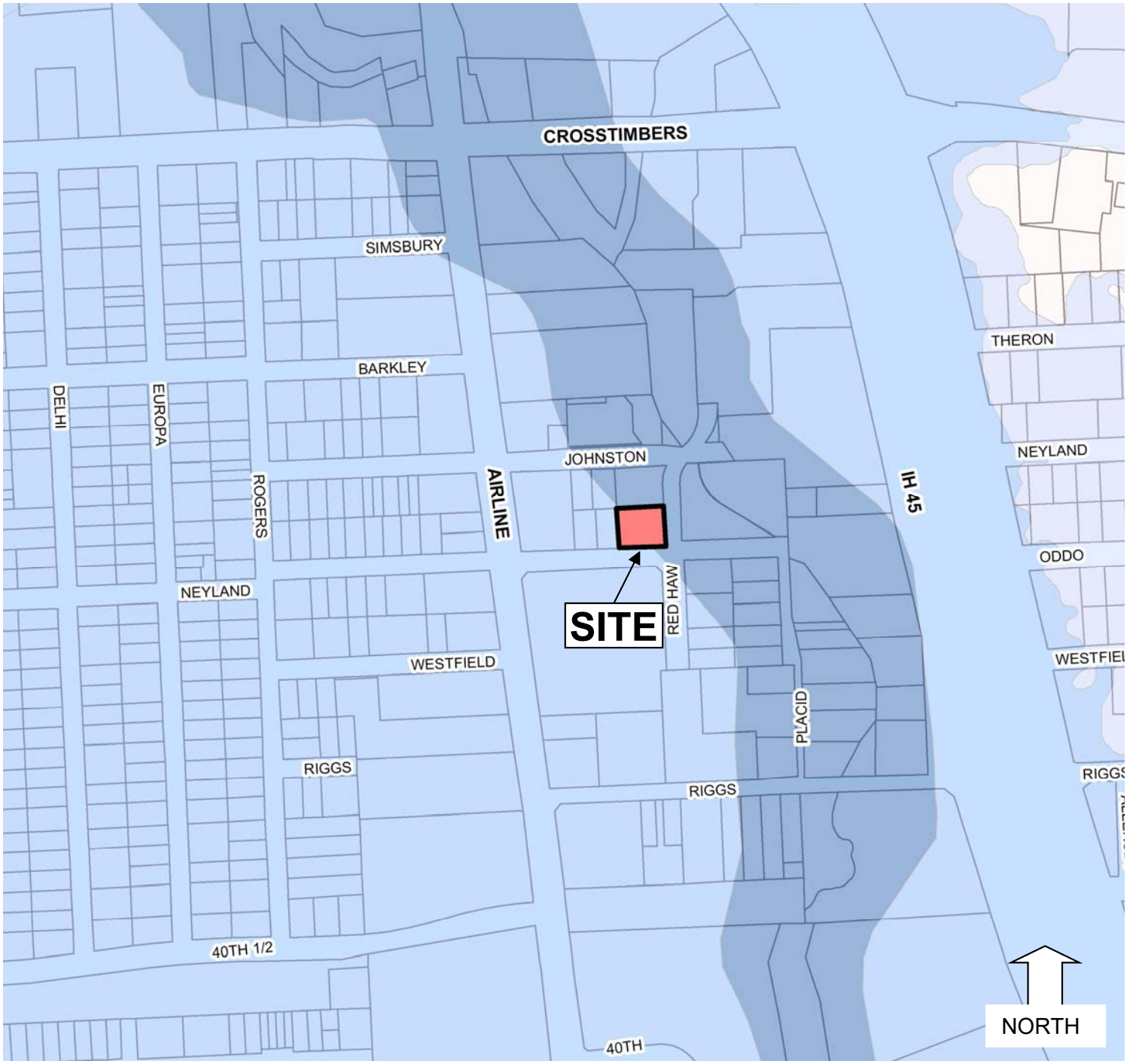
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Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Red Haw Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Red Haw Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Red Haw Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2360; Red Haw Heights; a replat of **Morningside Addition**, being Lots 11 and 12, as recorded in Vol. 998, pg. 381 of the Harris County Deed Records.

The property is located north of Neyland St, east of Airline Dr. and south of Crosstimbers St. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of Significance 5 LLC, the developer, can be contacted at **832-307-0010 ext 122.**

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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Terminology

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Planning Department Staff Authority and Obligation

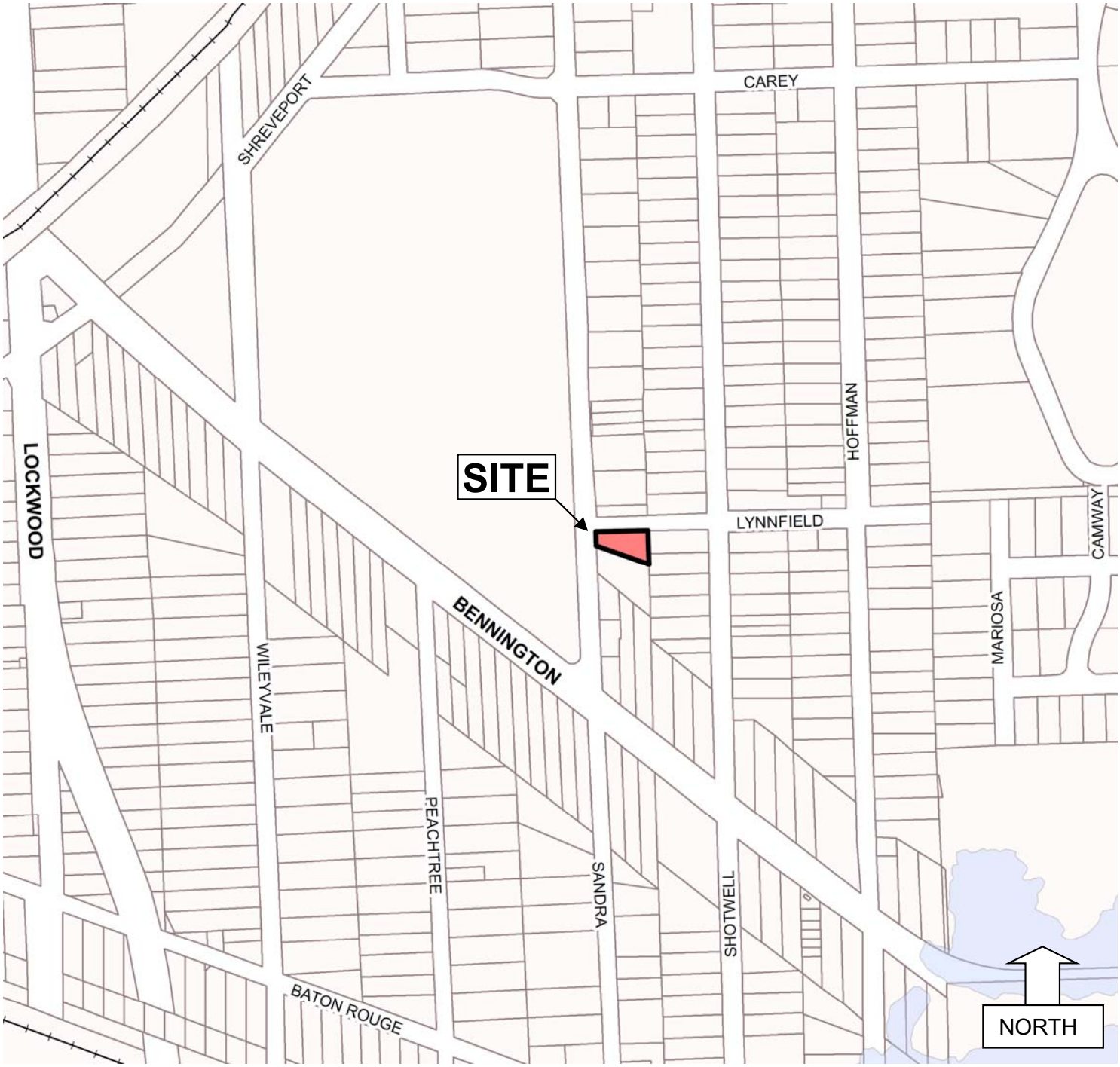
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Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sandra Duplexes replat no 1 (DEF 2)

Applicant: CAS Consultants, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sandra Duplexes replat no 1 (DEF 2)

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sandra Duplexes replat no 1 (DEF 2)

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

PLANNING COMMISSION MEETING INFORMATION:

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

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Planning Department Staff Authority and Obligation

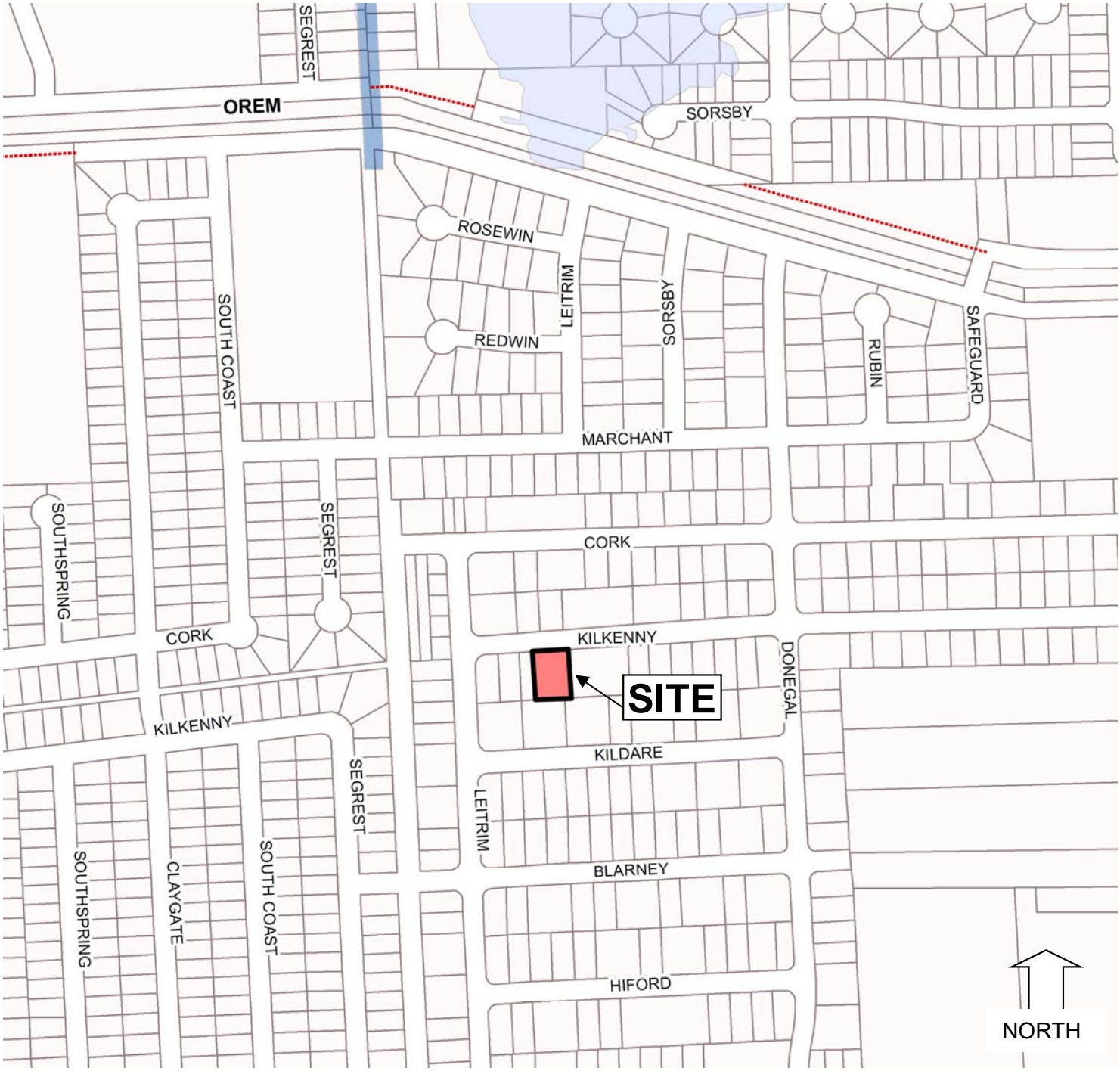
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Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shamrock Manor partial replat no 3

Applicant: Owens Management Systems, LLC



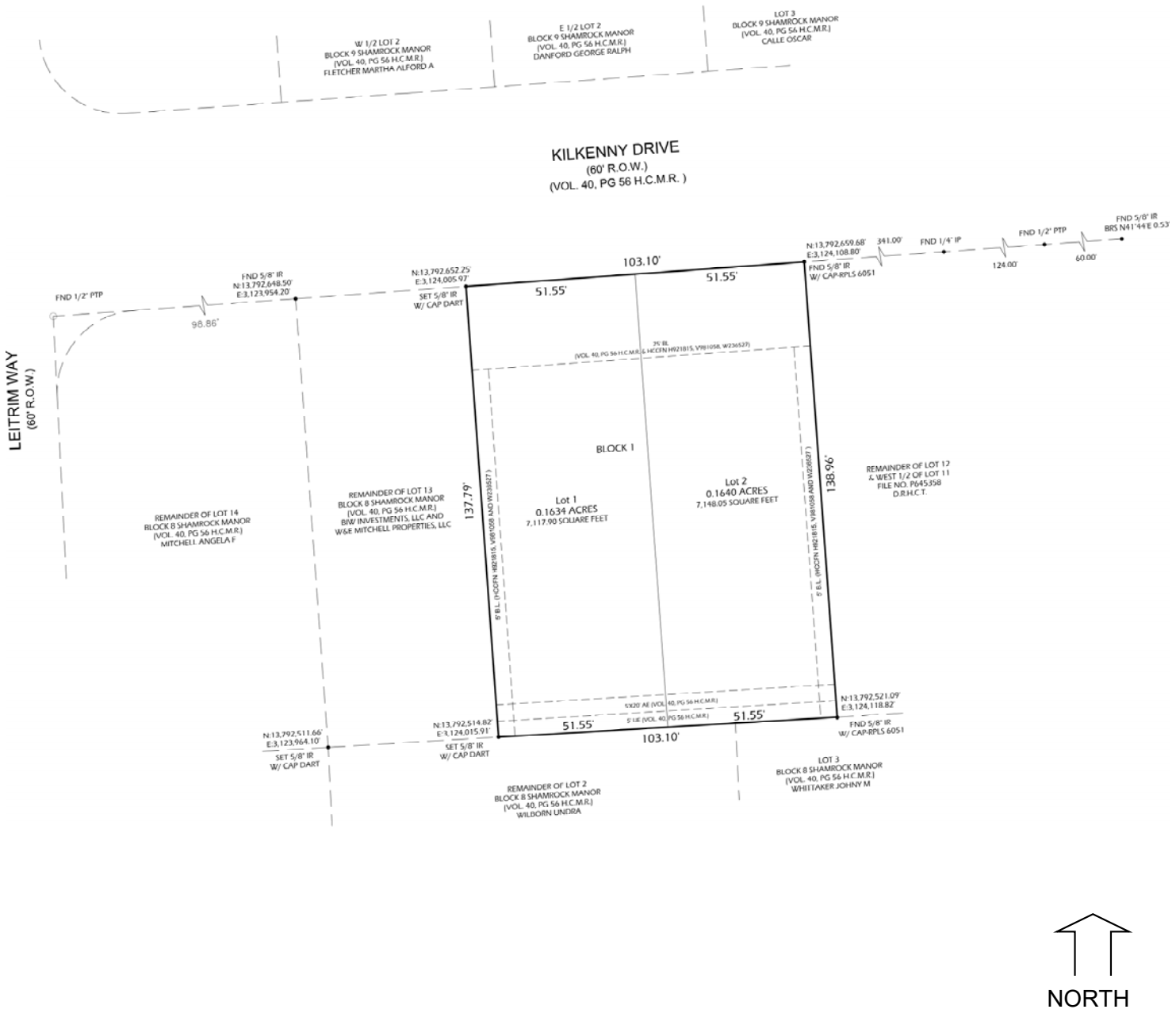
C – Public Hearings Site Location

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 11/16/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shamrock Manor partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2333; Shamrock Manor Partial Replat No 3; a replat of **Shamrock Manor**, being a portion of Lots 13 and Lot 12, Block 8, as recorded in Vol. 40, pg. 56 of the Harris County Map Records.

The property is located south of Orem Drive and south along Kilkenny Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of BIW Investments, LLC, the developer, can be contacted at **713-643-6333.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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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

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Planning Department Staff Authority and Obligation

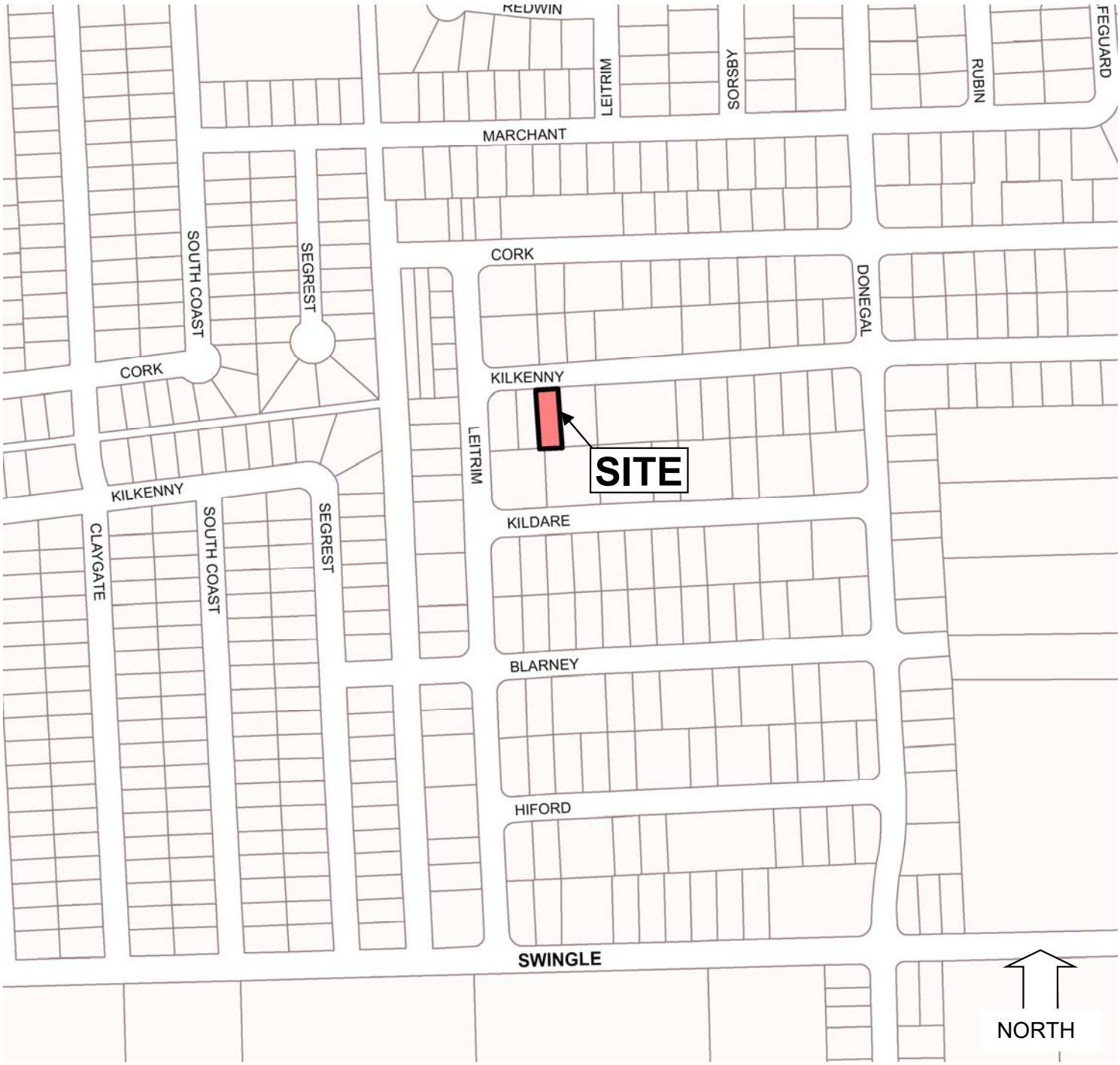
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Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shamrock Manor partial replat no 4

Applicant: Owens Management Systems, LLC



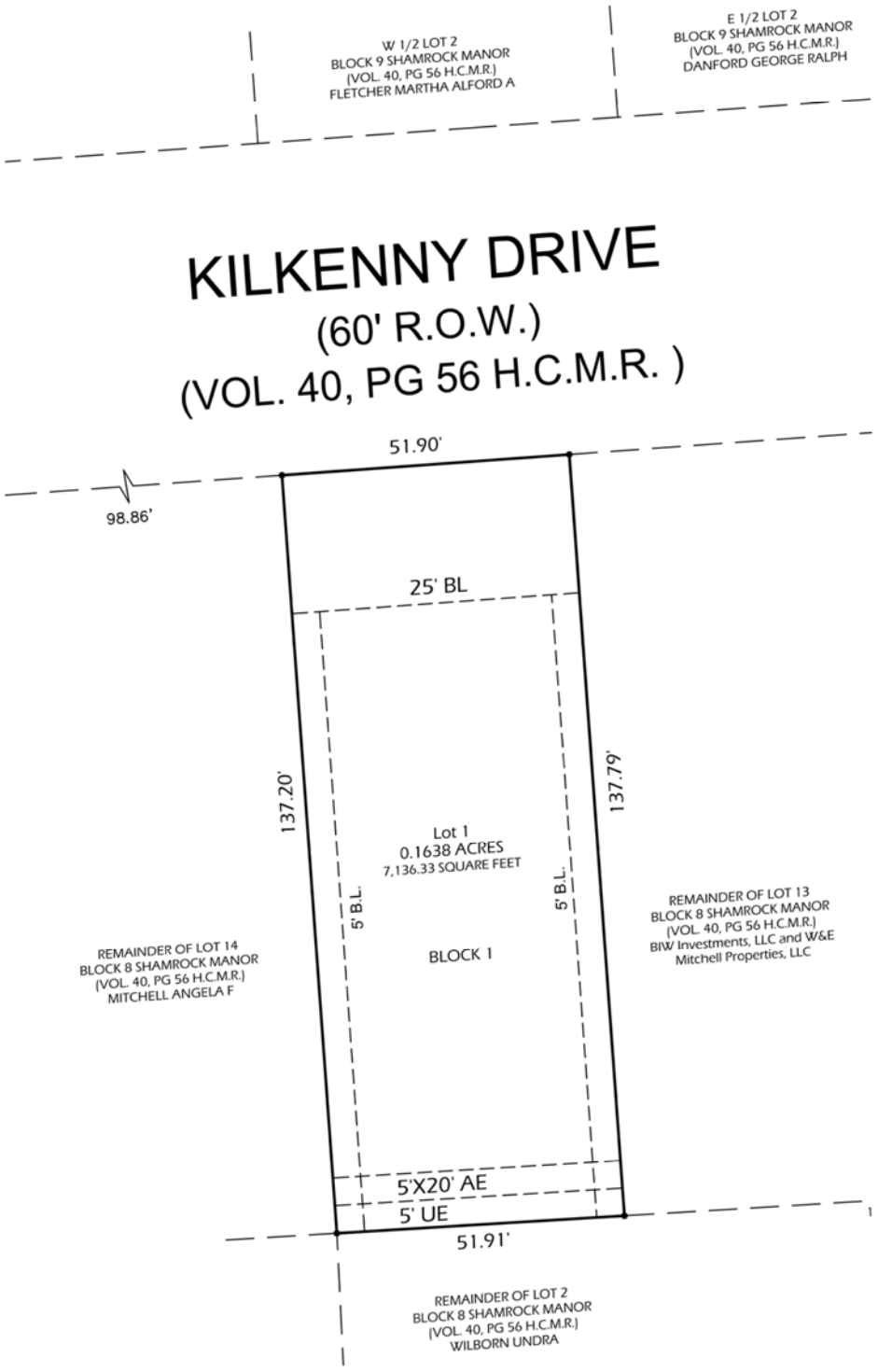
C – Public Hearings Site Location

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shamrock Manor partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shamrock Manor partial replat no 4

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2337; Shamrock Manor partial replat no 4; a replat of **Shamrock Manor**, being the west 51.90 ft of Lots 13, Block 8, as recorded in Vol. 40, pg. 56 of the Harris County Map Records.

The property is located south of Orem Drive and south along Kilkenny Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of BIW Investments, LLC, the developer, can be contacted at **713-643-6333.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 16, 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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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shelburne Point

Applicant: PLS CONSTRUCTION LAYOUT, INC



NORTH

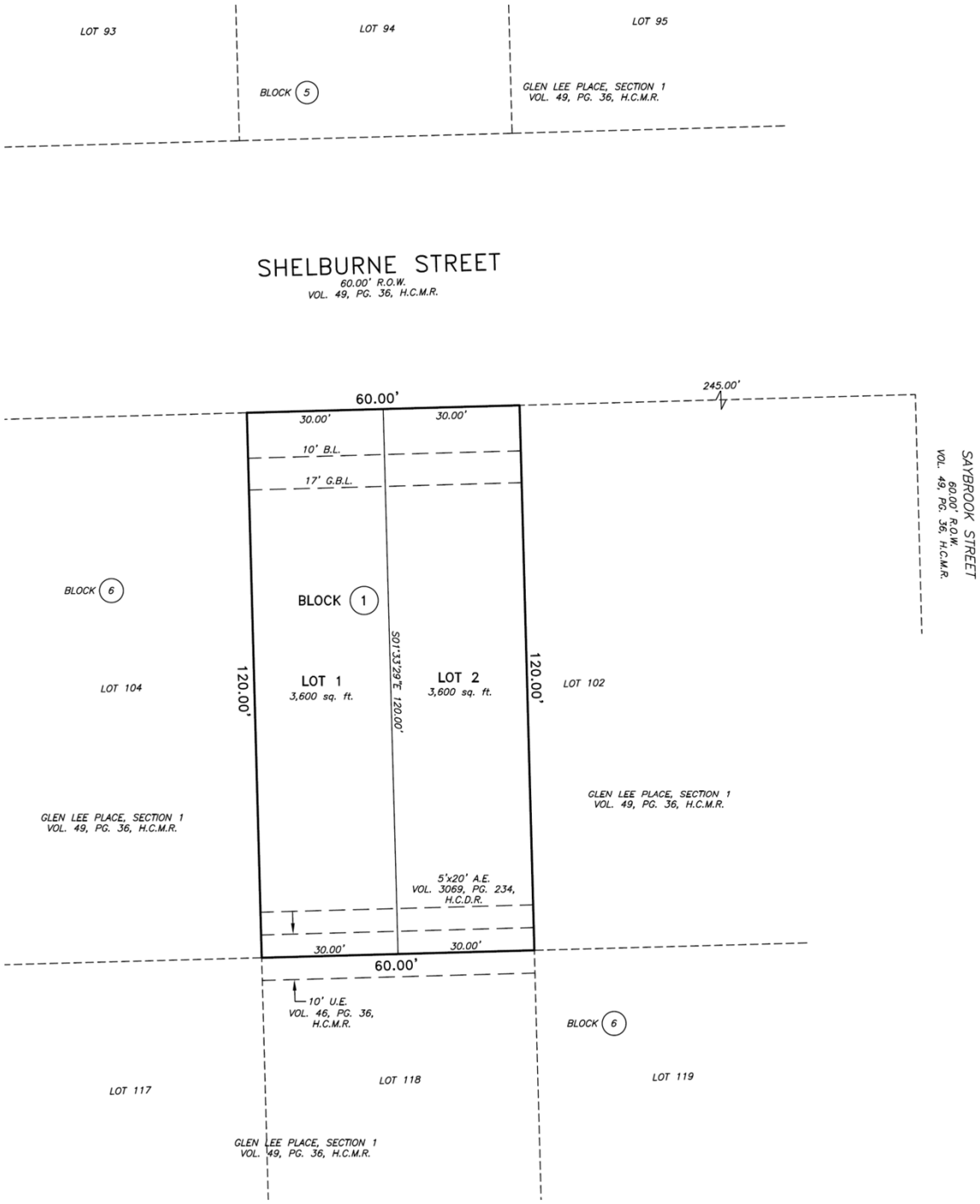
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shelburne Point

Applicant: PLS CONSTRUCTION LAYOUT, INC



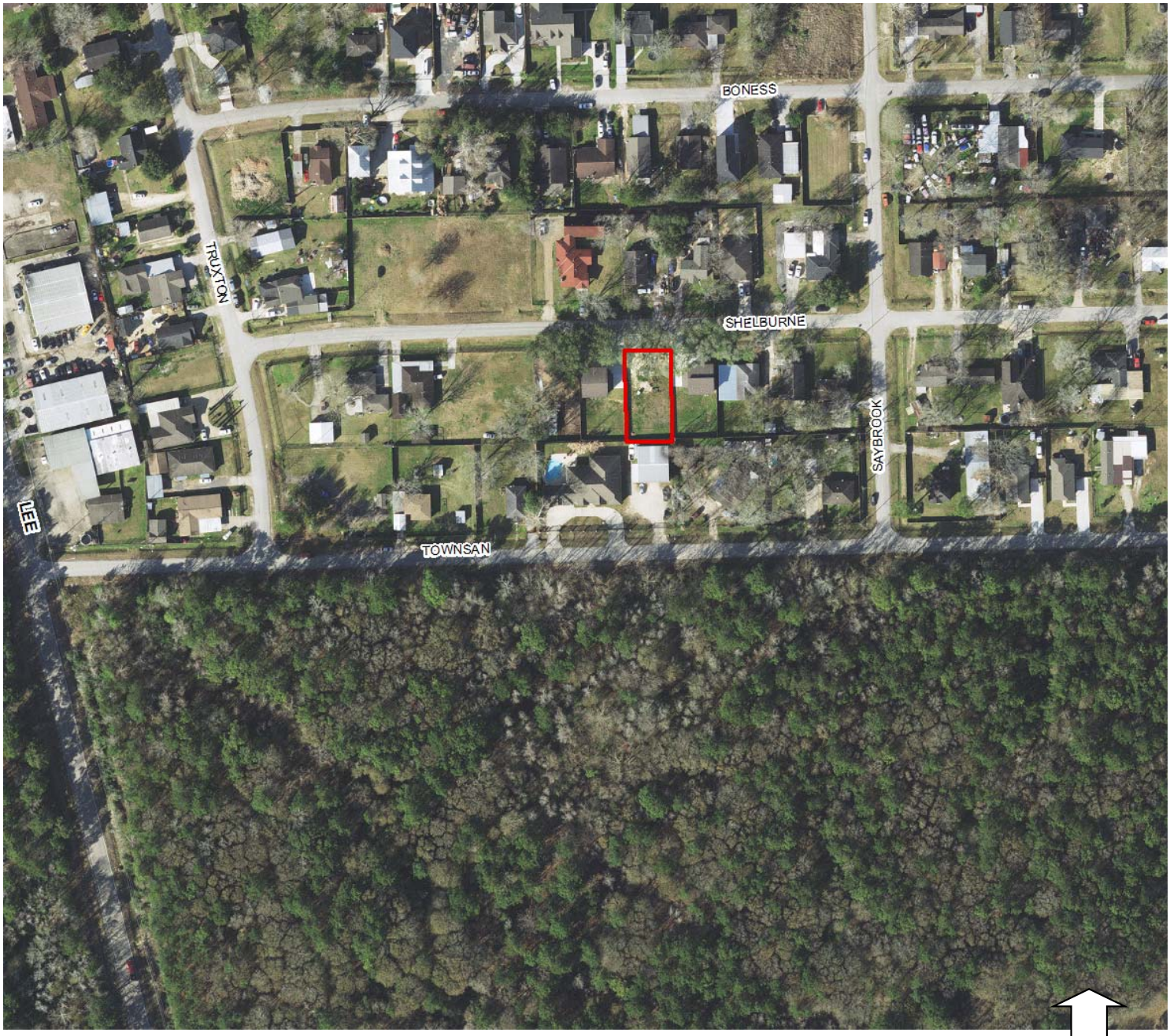
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shelburne Point

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2207; Shelburne Point; a replat of a portion of **Glen Lee Place Sec 1**, being Lot 103, Block 6 as recorded in Vol. 49, Pg. 36 of the Harris County Map Records.

The property is located south along Shelburne Street, east of Lee Road and north of Greens Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout INC, on behalf of Miranda Holdings, the developer, can be contacted at **713-480-4075.**

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

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission ITEM:157

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Southgate partial replat no 6 (DEF 2)

Applicant: Patrick Planning Services, LLC



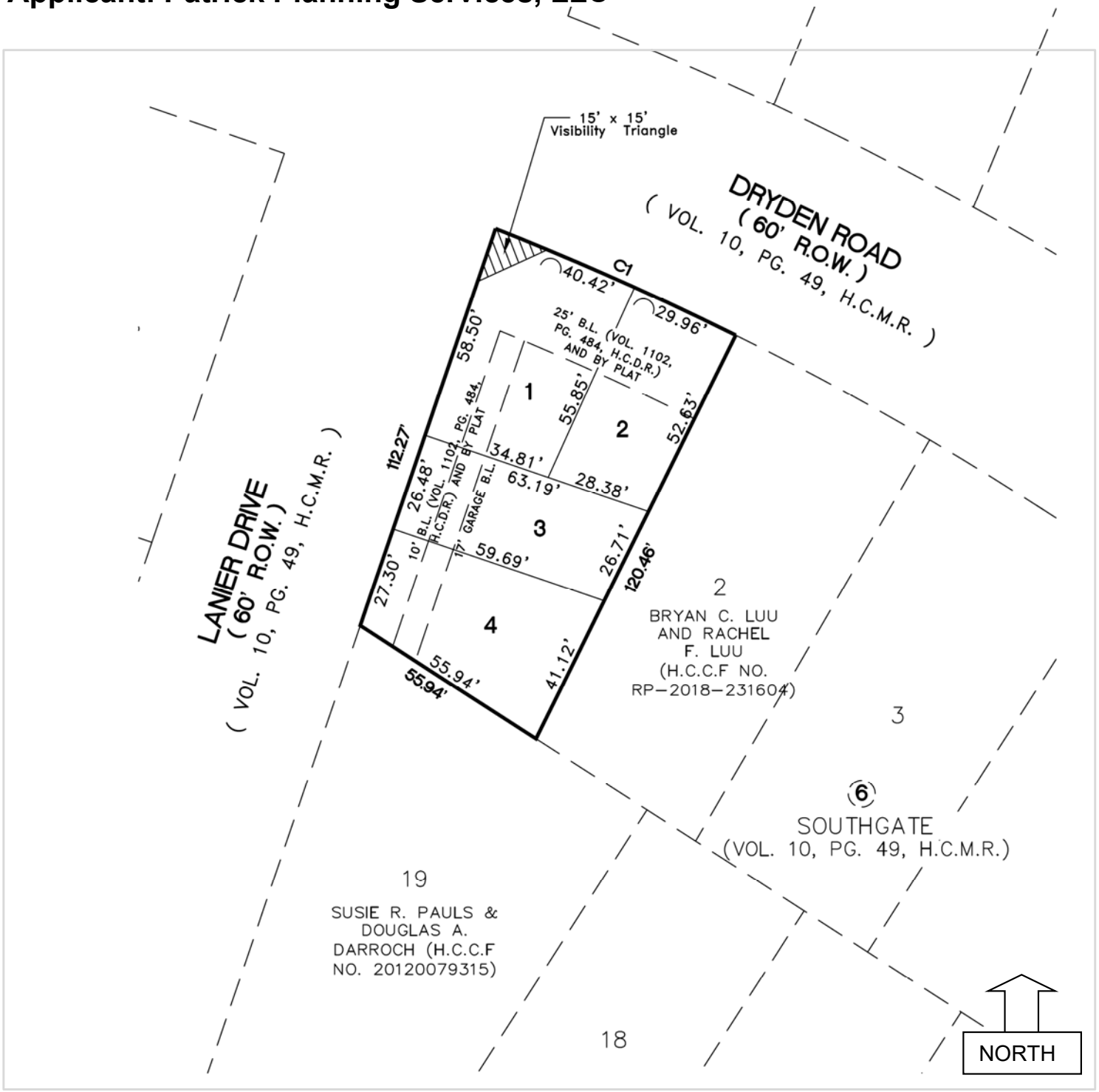
C – Public Hearings Site Location

Houston Planning Commission ITEM:157

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Southgate partial replat no 6 (DEF 2)

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:157

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Southgate partial replat no 6 (DEF 2)

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

PLANNING COMMISSION MEETING INFORMATION:

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

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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Houston Planning Commission ITEM:158

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sylvan Estates (DEF 1)

Applicant: Axiom Land Surveying, LLC



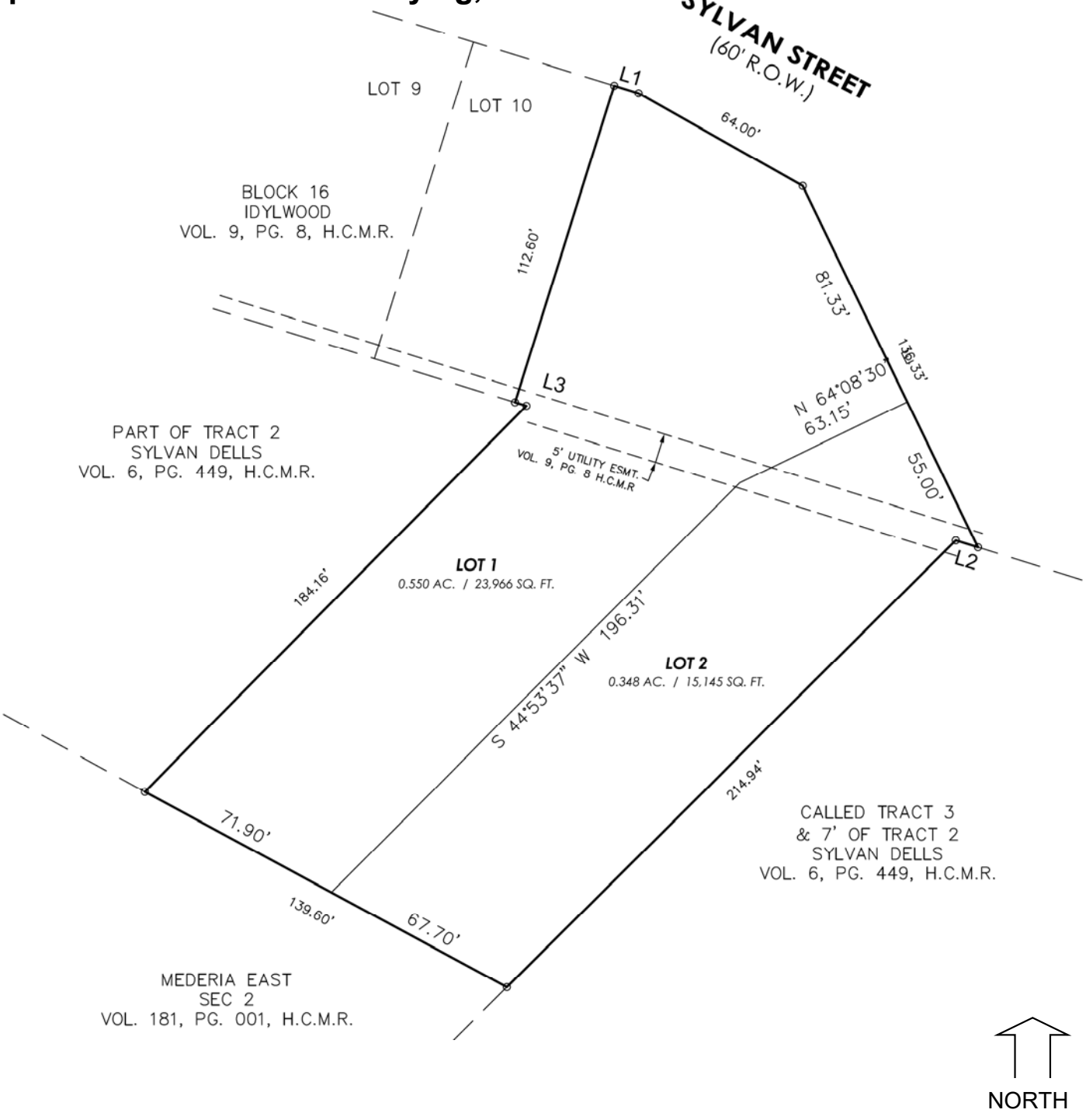
C – Public Hearings Site Location

Houston Planning Commission ITEM:158

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sylvan Estates (DEF1)

Applicant: Axiom Land Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:158

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Sylvan Estates (DEF 1)

Applicant: Axiom Land Surveying, LLC



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
F. 832.393.6661
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.**

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

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

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

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

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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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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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Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Synova Sec 1

Applicant: Meta Planning + Design LLC



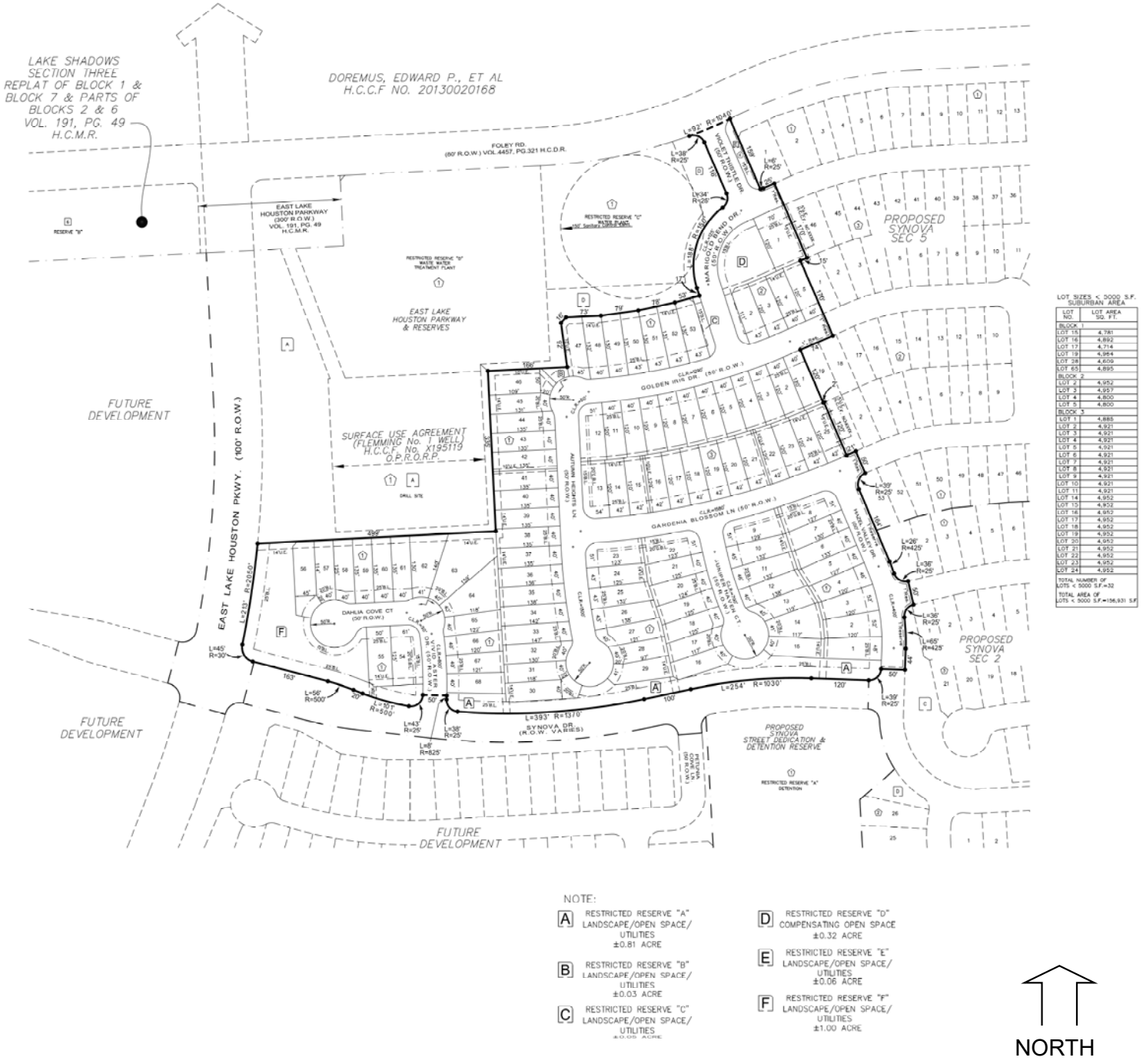
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 11/16/2023**

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LOT SIZES < 5000 S.F. SUBURBAN AREA

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 15	4,781
LOT 16	4,892
LOT 17	4,714
LOT 19	4,964
LOT 38	4,609
LOT 65	4,895
BLOCK 2	
LOT 2	4,952
LOT 3	4,957
LOT 4	4,800
LOT 5	4,800
BLOCK 3	
LOT 1	4,885
LOT 2	4,921
LOT 3	4,921
LOT 4	4,921
LOT 5	4,921
LOT 6	4,921
LOT 7	4,921
LOT 8	4,921
LOT 9	4,921
LOT 10	4,921
LOT 11	4,921
LOT 14	4,952
LOT 15	4,952
LOT 16	4,952
LOT 17	4,952
LOT 18	4,952
LOT 19	4,952
LOT 20	4,952
LOT 21	4,952
LOT 22	4,952
LOT 23	4,952
LOT 24	4,952
TOTAL NUMBER OF LOTS < 5000 S.F.=32	
TOTAL AREA OF LOTS < 5000 S.F.=156,931 S.F.	

NOTE:

- [A] RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/ UTILITIES ±0.81 ACRE
- [B] RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/ UTILITIES ±0.03 ACRE
- [C] RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ UTILITIES
- [D] RESTRICTED RESERVE "D" COMPENSATING OPEN SPACE ±0.32 ACRE
- [E] RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE/ UTILITIES ±0.06 ACRE
- [F] RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE/ UTILITIES ±1.00 ACRE

NORTH

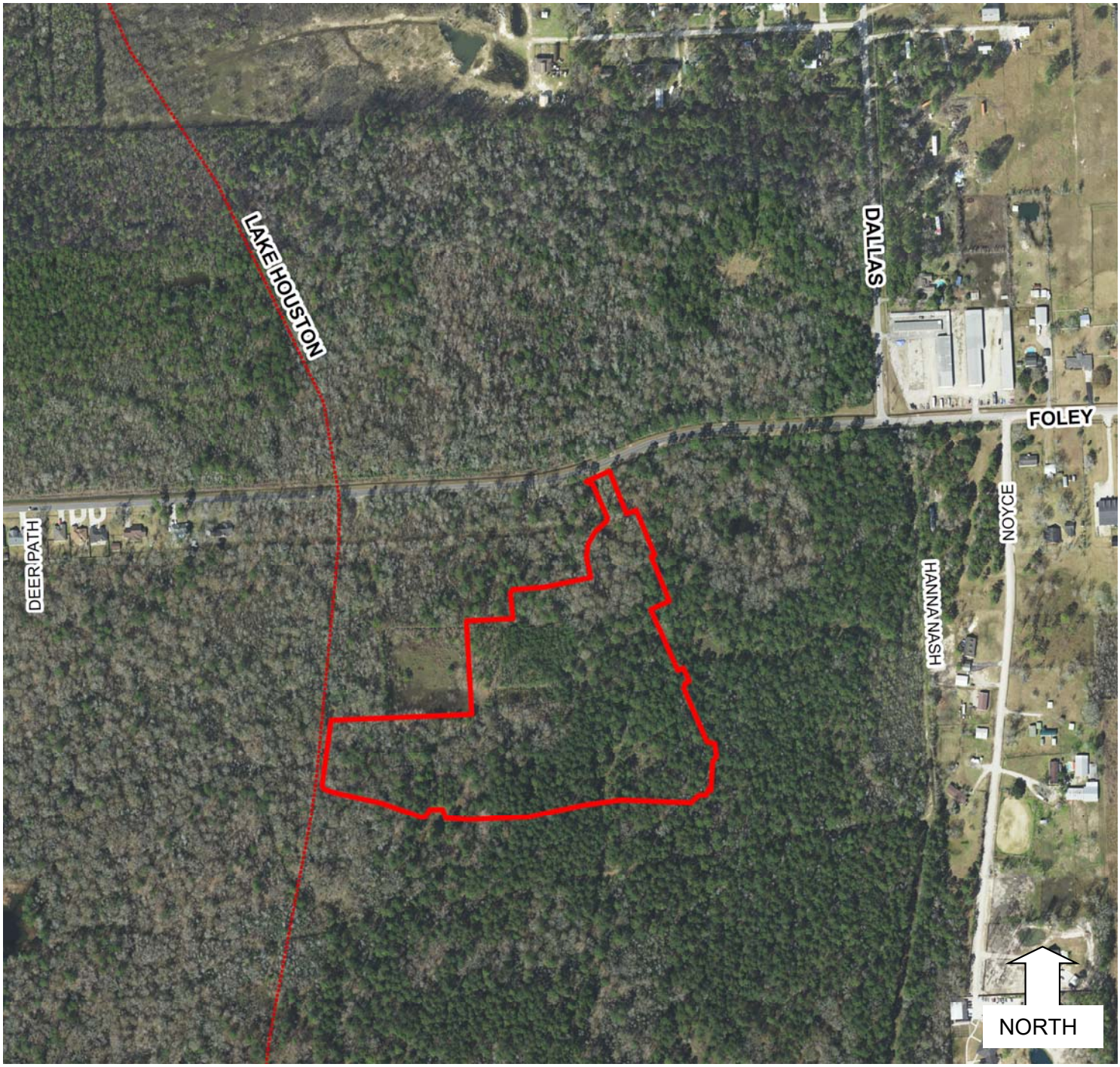
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Synova Sec 1

Applicant: Meta Planning + Design LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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Public Hearing Notice

PH

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2361; "Synova Sec 1"; a partial replat of **"Lake Shadows Section Three"**, being a portion of Unrestricted Reserves "A" and "D", in Block 7, as recorded in Volume 191, Page 46 of the Harris County Map Records.

The property is located south of Foley Road and east of Golf Club Drive. The purpose of the replat is to create 98 single-family residential lots and 6 reserves. The applicant, **Caitlin King,** with Meta Planning + Design LLC, on behalf of the developer, can be contacted at **281-810-1422.**

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 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

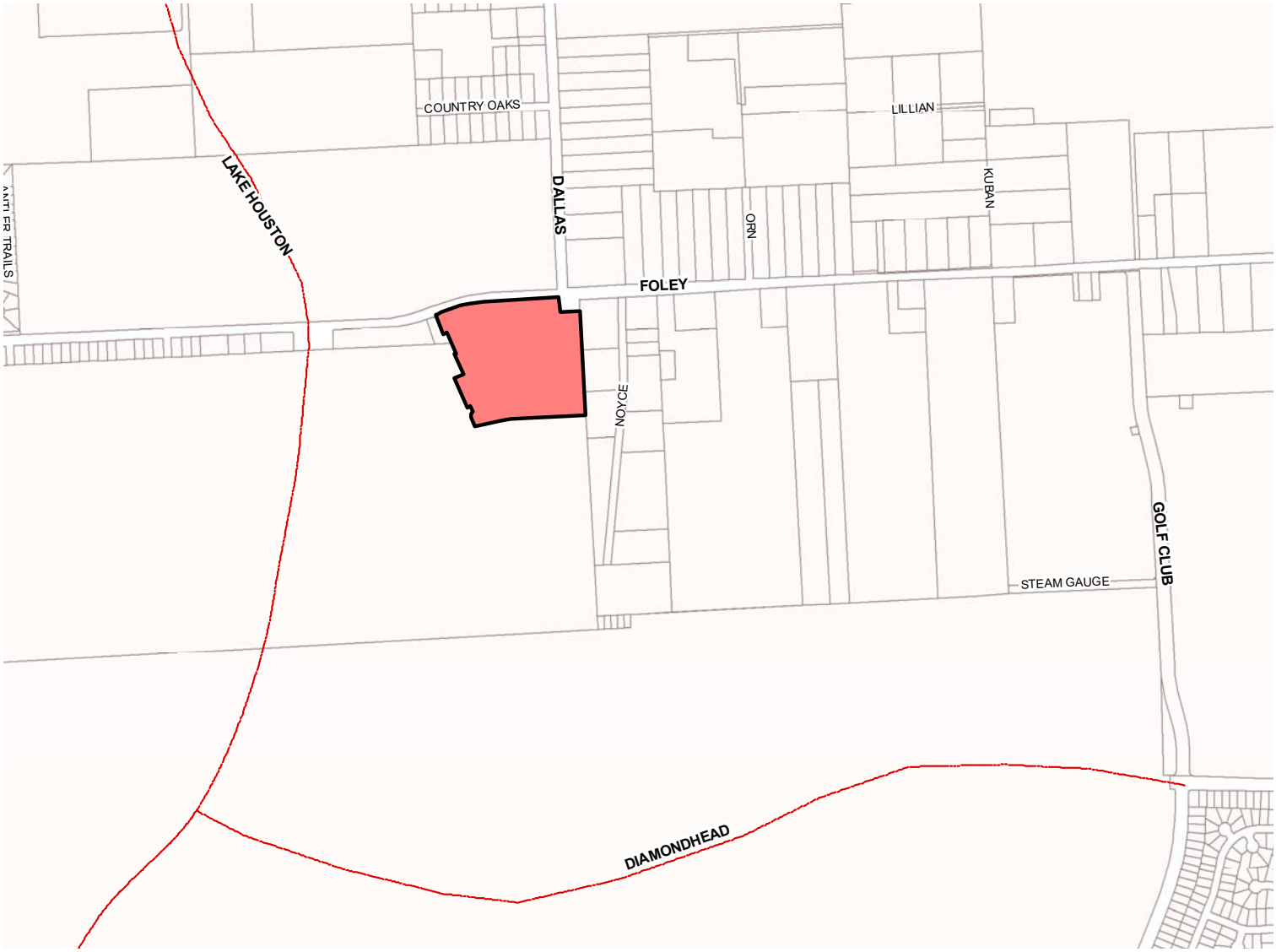
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Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Synova Sec 5

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Synova Sec 5

Applicant: Meta Planning + Design LLC



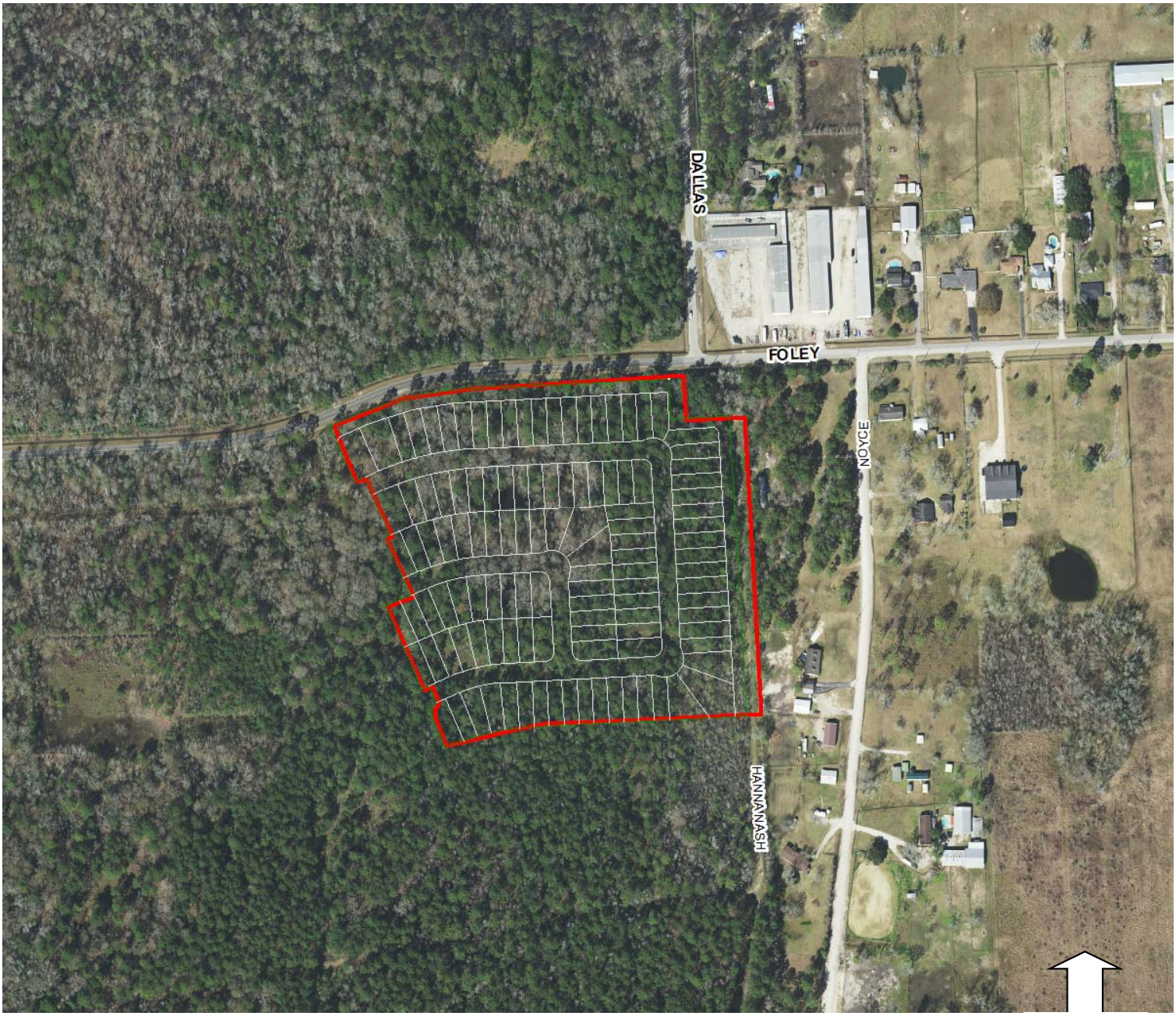
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Synova Sec 5

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2366
Plat Name: Synova Sec 5
Applicant: Meta Planning + Design LLC
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 extend Hannah Nash Road right-of-way and to not terminate the Hannah Nash Road right-of-way with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

Chapter 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: [...]

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;

Synova Section 5 is approximately 19.1 acres, and it is located within the Synova community. Synova is located in Houston's ETJ, Harris County, along Foley Road and just east of Lake Houston. Synova Section 5 consists of 118 lots and 1 reserve within 3 blocks. Portions of Synova Section 5 are within Reserve D of the Lake Shadows Section 3 replat as recorded in Volume 191, Page 40 of the Harris County Map Records. At the northeast corner of Synova Section 5, existing Hannah Nash Road right-of-way intersects with the plat boundary. The existing right-of-way was dedicated by deed and is recorded in Volume 2334, Page 467 of the Harris County Deed Records. The right-of-way is approximately 100' long and 80' wide, and the right-of-way has not been improved. Currently, it appears as if the right-of-way is being used as a private drive to the tract, and the right-of-way is a dirt/gravel drive in a heavily wooded area. This right-of-way has existed for many years, and no improvements have been made to the right-of-way. In addition to the unimproved nature of the Hannah Nash Road right-of-way, the area is surrounded by a strong major thoroughfare/collector network. Foley Road is a major collector, East Lake Houston Parkway (approximately 2,000 feet to the west of Hannah Nash Road) is a major throughfare, and Golf Club Drive is a major collector to the east of Hannah Nash Road. Additionally, Noyce Road, located approximately 360 feet to the east of Hannah Nash Road, serves the adjacent community. The Synova Section 5 preliminary plat is proposing to not extend the Hannah Nash right-of-way, nor terminate the right-of-way with a cul-de-sac. The current state of Hannah Nash Road does not allow for through traffic of any sort, and from Foley Road, Hannah Hash Road appears to be a private driveway, not public right-of-way. It is not likely that any traffic travels along Hannah Nash Road except the previous owner of the tract to be developed or those servicing the pipeline easement that runs throughout the tract. With the development of the Synova community, those needing to

service the pipeline easement will have easier and more convenient access to the pipeline through the community and will have no use for Hannah Nash. Additionally, any travelers along Foley Road are not likely to turn down Hannah Nash Road, as it does not appear to be public right-of-way, and because of this, it is not necessary to terminate Hannah Nash Road in a cul-de-sac. Today, Hannah Nash Road is not terminated with a cul-de-sac, and this has not negatively impacted the vehicular circulation of the region. The extension of Hannah Nash Road will not have an impact on the regional traffic circulation, as East Lake Houston Parkway, a proposed major thoroughfare, will be developed with the Synova community. East Lake Houston Parkway will have the capacity to carry the load of traffic generated by the Synova community and the existing residents in the area. Extending Hannah Nash Road will not serve as an integral part of the regional roadway network.

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

The prior dedication of Hannah Nash Road and the current condition of the right-of-way are pre-existing conditions not created or imposed by the applicant.

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

The intent and general purposes of the ordinance for rules governing partial replats of certain property will be preserved and maintained by the granting of the variance, as a strong roadway network will be in place in the region and will maintain the circulation of traffic.

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

Not extending or terminating Hannah Nash Road with a cul-de-sac will not be injurious to the public health, safety, or welfare, as Hannah Nash Road has existing in this configuration for many years and the vehicular traffic will be carried by other major thoroughfares and collectors in the area.

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

The prior dedication of Hannah Nash Road and the current condition of the right-of-way are the basis of 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
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www.houstontx.gov

Public Hearing Notice

PHV

October 27, 2023

Dear Property Owner:

Reference Number: 2023-2366; Synova Sec 5; a partial replat of "**Lake Shadows Section Three**", being Unrestricted Reserve "D", Block 7, as recorded in Volume 191, Page 46 of the Harris County Map Records.

The property is located south of Foley Road and east of Golf Club Drive. The purpose of the replat is to create 118 lots and 1 reserve. The applicant, **Caitlin King,** with Meta Planning + Design LLC., on behalf of the developer, can be contacted at **281-810-1422.**

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

Planning Department Staff Authority and Obligation

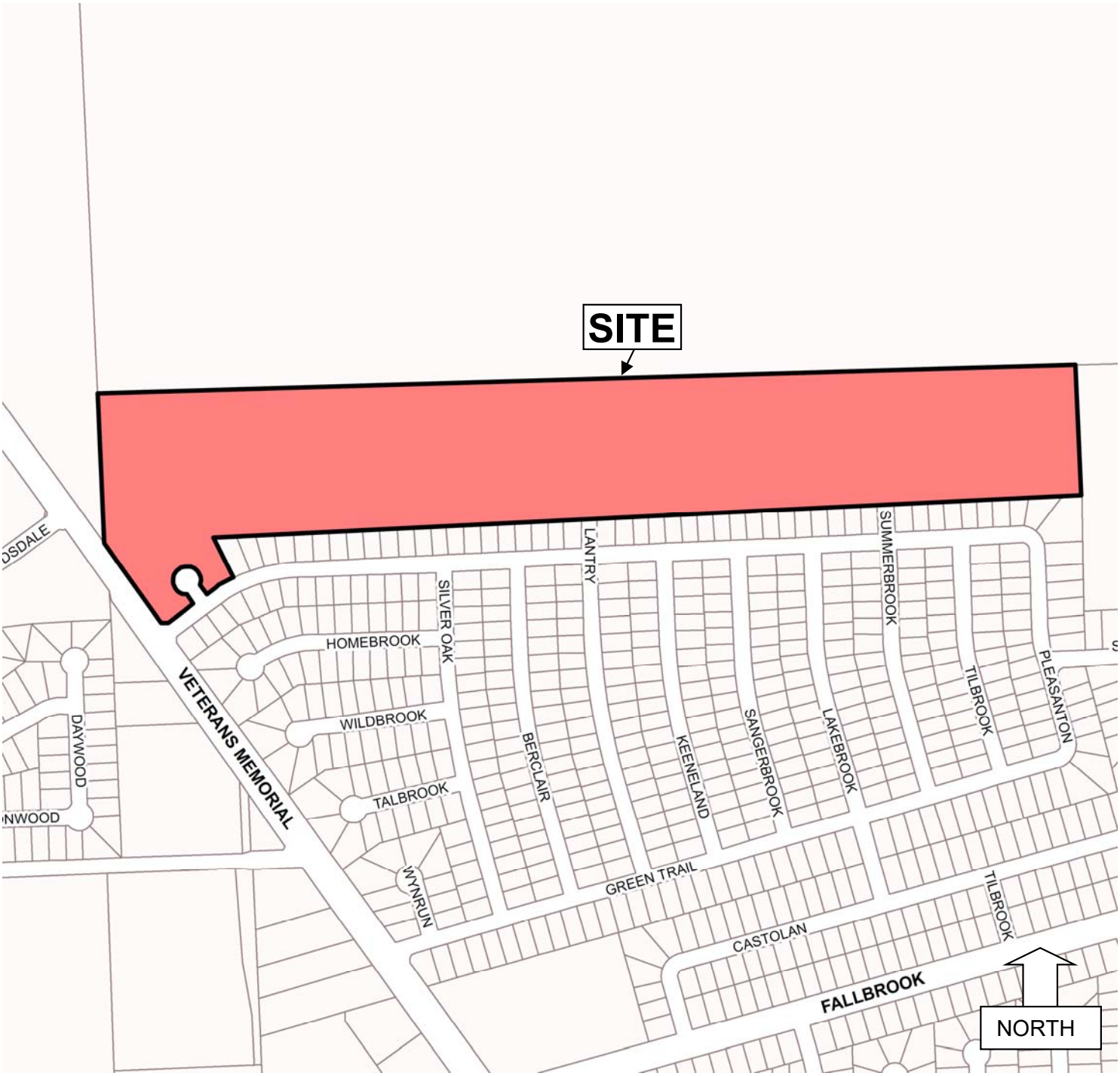
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



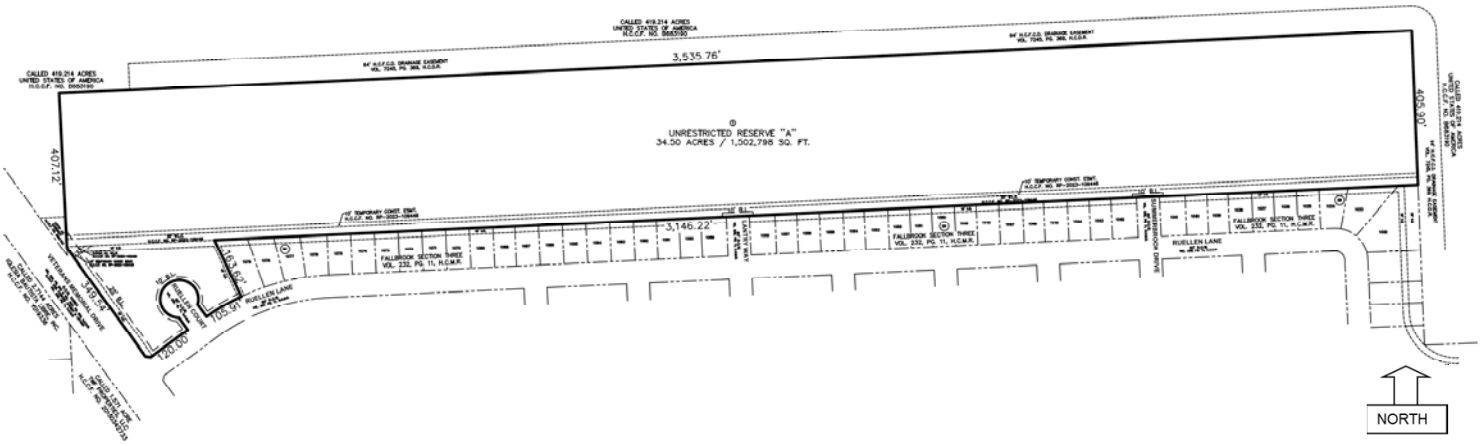
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 161

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Veterans Memorial Business Park

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2368
Plat Name: Veterans Memorial Business Park
Applicant: Windrose
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 exceed intersection spacing by not extending a public right of way through the subject property; and to not extend or terminate in a cul-de-sac two stub streets

Chapter 42 Section: 127; 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

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 34.50 acres located at the intersection of Veterans Memorial Drive and Ruellen Lane, just south of Houston National Cemetery northwest Houston. Applicant proposes to build a commercial distribution site, with three warehouse buildings of varying sizes, with a medium-sized detention pond and two smaller ponds. Because the site is more than 3,500 feet from end to end, the Houston Code requires a north-south public right of way through the property. The adjacent neighborhood has two streets -- Lantry Way and Summerbrook Drive -- which stub into the property, requiring an extension or cul-de-sac. The justification for this variance is the property's unique location adjacent to Houston National Cemetery, a military cemetery owned by the federal government (the parcel directly north) and the state of Texas (the parcel directly east). Dedicating a right of way through the subject property would involve extending one of two existing stubs from Fallbrook Sec 3 and terminating at the north end of the property, with no connection beyond the site itself. Further, taking public access through one of the adjacent neighborhood rights of way would encourage heavy commercial traffic through the single-family residential neighborhood. Keeping this

in mind, the applicant proposes incorporating and taking access through Unrestricted Reserve G of Fallbrook Sec 3, which is directly adjacent to the proposed development and the Veterans Memorial Drive 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 Houston National Cemetery was established in 1965 and is a nationally recognized military cemetery, with many years of operation and expansion ahead. Fallbrook Sec 3 was platted in 1976, planned for 497 single family homes. Developer seeks to put the property to its highest and best use while keeping in mind the needs of the existing neighborhood by not adding needlessly to their traffic concerns.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. Because of the existing private national cemetery, there is no reasonable destination for through traffic to north of the property, and the site does not offer any reasonable alternate route for neighboring residential traffic. Proposed plat will include Unrestricted Reserve G of the plat to the south, providing more than the minimum public ROW access required for a reserve.

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

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

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

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

STATE OF TEXAS
COUNTY OF HARRIS

We, LUDP Holdings, LLC, a Texas limited liability company, acting by and through _____, _____, owner, hereinafter referred to as Owners of the 32.849 acre tract described in the above and foregoing map of VETERANS MEMORIAL BUSINESS PARK, 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 and hereby dedicate to the use of the public forever, all streets (except those streets 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 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.

IN TESTIMONY WHEREOF, the LUDP Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by _____, _____, thereunto authorized,
this the _____ day of_____, 20___.

LUDP Holdings, LLC,
a Texas limited liability company

TBD

TBD

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Timothy Harrington and Jarrad Coulter of IDV Development Services, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Robert Kness, am authorized 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.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of VETERANS MEMORIAL BUSINESS PARK 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 the _____ day of _____, 20___.

By: _____
Martha L. Stein or M. Sonny Garza
Chair 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 _____, 20___ 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 _____, 20___, at _____ o'clock___.M., and duly recorded on _____, 20___, 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.

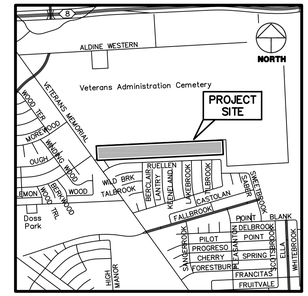
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

NORTH

60 0 60 120 Feet

GRAPHIC SCALE: 1" = 60 '



KEY MAP: 372W, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

CALLED 419.214 ACRES
UNITED STATES OF AMERICA
H.C.C.F. NO. B683190

FND WOOD FENCE POST
BEARS: S 32°39' E 0.94'

64' H.C.F.C.D. DRAINAGE EASEMENT
VOL. 7245, PG. 369, H.C.D.R.

N 87°19'47" E 3,535.76'

MATCHLINE

N 02°53'18" W 407.12'

CALLED 419.214 ACRES
UNITED STATES OF AMERICA
H.C.C.F. NO. B683190

WOODSDALE BOULEVARD
80' R.O.W.
VOL. 198, PG. 116, H.C.M.R.

0.0739 AC. EASEMENT
H.C.C.F. NO. RP-2023-89723

FND 5/8" CAPPED IR
X: 3,092,498.149 (GRID)
Y: 13,901,436.062 (GRID)

16' U.E.

0.0124 AC. W.L.E.
H.C.C.F. NO. RP-2023-109446

10' TEMPORARY CONST. ESMT.
H.C.C.F. NO. RP-2023-109446

VETERANS MEMORIAL DRIVE
VOL. 986, PG. 504 & VOL. 1487, PG. 501, H.C.D.R.
H.C.C.F. NOS. F149782, F149783 & F149784
VOL. 232, PG. 11, H.C.M.R.
VARIES
80' R.O.W.
VOL. 7245, PG. 369, H.C.D.R.

CALLED 7.7144 ACRES
(GASPAR BAUTISTA IBES, INC.)
H.C.C.F. NO. 1019536

S 35°45'55" E 349.54'

25' B.L.

16' U.E.

S 80°45'55" E 144.14'

R=50.00'
Δ=286°15'37"
L=249.81'
C=60.00'
CB=N 54°14'05" E

10' B.L.

RUELLEN COURT
60' R.O.W.
VOL. 232, PG. 11, H.C.M.R.

S 35°45'55" E 39.77'

N 54°14'05" E 120.00'

RUELLEN LANE
60' R.O.W.
VOL. 232, PG. 11, H.C.M.R.

N 35°45'55" W 39.77'

R=593.20'
Δ=10°13'48"
L=105.91'
C=105.77'
CB=N 59°20'58" E

N 25°32'08" W 163.62'

16' U.E.

10' TEMPORARY CONST. ESMT.
H.C.C.F. NO. RP-2023-109446

20' W.L.E.
H.C.C.F. NO. RP-2023-109446

S 87°21'38" W 3,146.22'

FALLBROOK SECTION THREE
VOL. 232, PG. 11, H.C.M.R.

16' U.E.

1079 1078 30 1077 1076 1075 1074 1073 1072 1071 1070 1069 1068 1067 1066 1065 1064 1063 1062 1061 1060 1059

① **UNRESTRICTED RESERVE "A"**
34.50 ACRES / 1,502,798 SQ. FT.

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
(S)	– SET 5/8" CAPPED IR "WINDROSE"

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 – 0.999916537.
3. 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.
4. 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.
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.

VETERANS MEMORIAL BUSINESS PARK

A SUBDIVISION OF
34.50 AC. / 1,502,798 SQ. FT.
SITUATED IN THE
W.C. R.R. CO. SURVEY, ABSTRACT NO. 1356
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

OCTOBER 2023

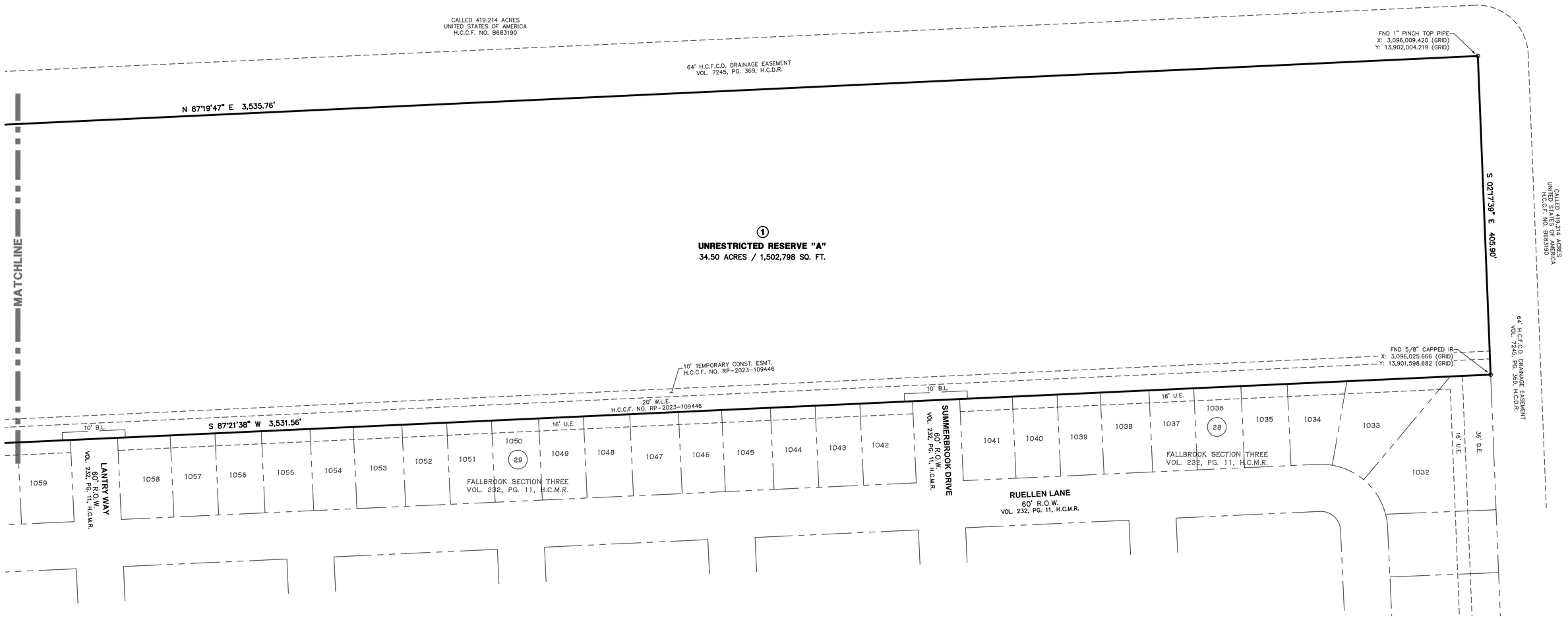
Owner

LUDP Holdings, LLC,
a Texas limited liability company
TBD
TBD
TBD

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

FILE INFO: Z:\36936-IDV Veterans Memorial\PLAT\20231012-PLAT-VETERANS MEMORIAL BUSINESS PARK-36936-P125840.dwg dhenderson Oct 12, 2023 11:42am



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 = 0.99991653?.
3. 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.
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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 ISSUANCE OF ANY DEVELOPMENT PERMITS.

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

ABBREVIATIONS

A.E.	–	AERIAL EASEMENT
D.E.	–	DRAINAGE EASEMENT
ESMT.	–	EASEMENT
FND	–	FOUND
H.C.C.F.	–	HARRIS COUNTY CLERK FILE
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U.E.	–	UTILITY EASEMENT
(S)	–	SET 5/8" CAPPED IR "WINDROSE"

VETERANS MEMORIAL BUSINESS PARK

A SUBDIVISION OF
34.50 AC. / 1,502,798 SQ. FT.
SITUATED IN THE
W.C. R.R. CO. SURVEY, ABSTRACT NO. 1356
HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

OCTOBER 2023

Owner
LUPD Holdings, LLC,
a Texas limited liability company
TBD
TBD
TBD

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

FILE INFO: Z:\5953A-IDV Veterans Memorial\PLAT\20231012-PLAT-VETERANS MEMORIAL BUSINESS PARK-5953A-P125840.dwg shenderson Oct 12, 2023 11:42am

SITE

TYPE	AREA
SITE A	32.85 acres
SITE B	1.65 acres
TOTAL	34.50 acres

SF

AREA
1,430,924.26 ft²
71,906.65 ft²
1,502,830.91 ft²

BUILDING

TYPE	AREA
FRONT LOAD 1	104,860 SF
FRONT LOAD 2	149,190 SF
FRONT LOAD 3	226,750 SF
TOTAL	480,800 SF

SITE COVERAGE

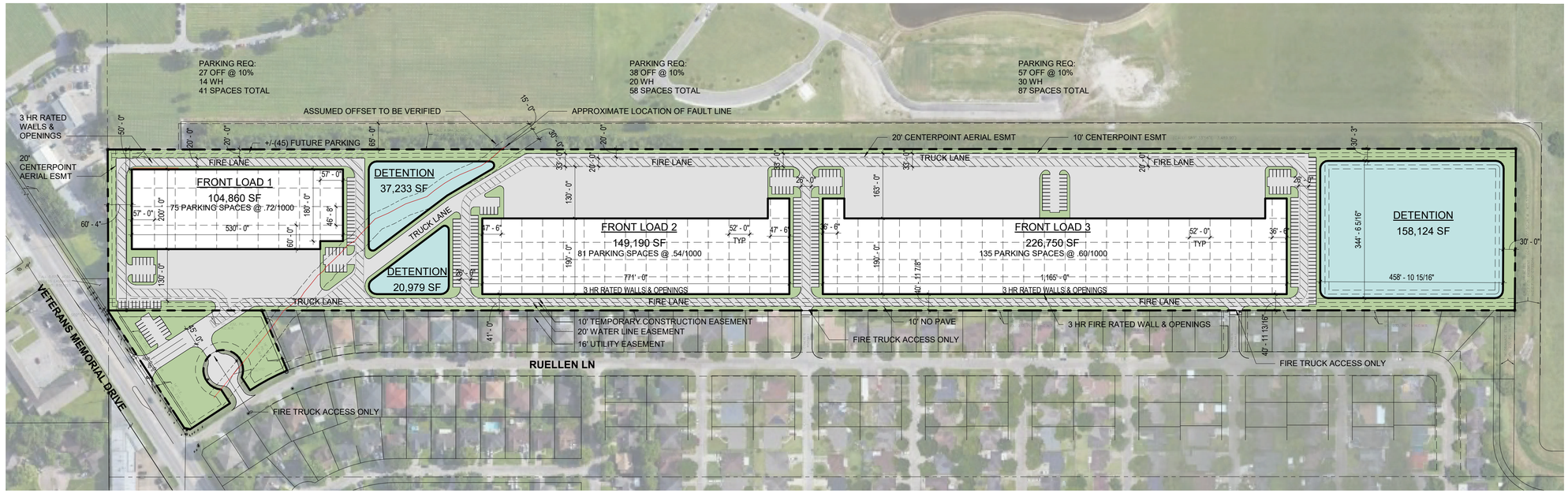
TYPE	AREA
SITE COVERAGE	31.99%

PARKING

TYPE	SPACES
SURFACE PARKING	285 @ .59/1000

SITE INFORMATION

TYPE	AREA
DETENTION	158,124 SF
DETENTION	37,233 SF
DETENTION	20,979 SF
TOTAL DETENTION	216,336 SF 14.40 %



Goree
Interiors | Architecture | Brand

VETERANS MEMORIAL

a project of
IDV

0 75 150 300 600

SITE PLAN OPTION 02b
07/28/2023
HOUSTON, TX

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 27, 2023

Dear Property Owner:

Reference Number: 2023-2368; Veterans Memorial Business Park; a partial replat of "**Fallbrook Sec 3**", being Reserve "G", Block 30, as recorded in Volume 232, Page 11 of the Harris County Map Records.

The property is located east along Veterans Memorial Drive, south of Aldine Western Road and north of Ruellen Lane. The purpose of the replat is to create 1 unrestricted reserve. The applicant, **Steven Henderson,** with Windrose., on behalf of the developer, can be contacted at **713-458-2281.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

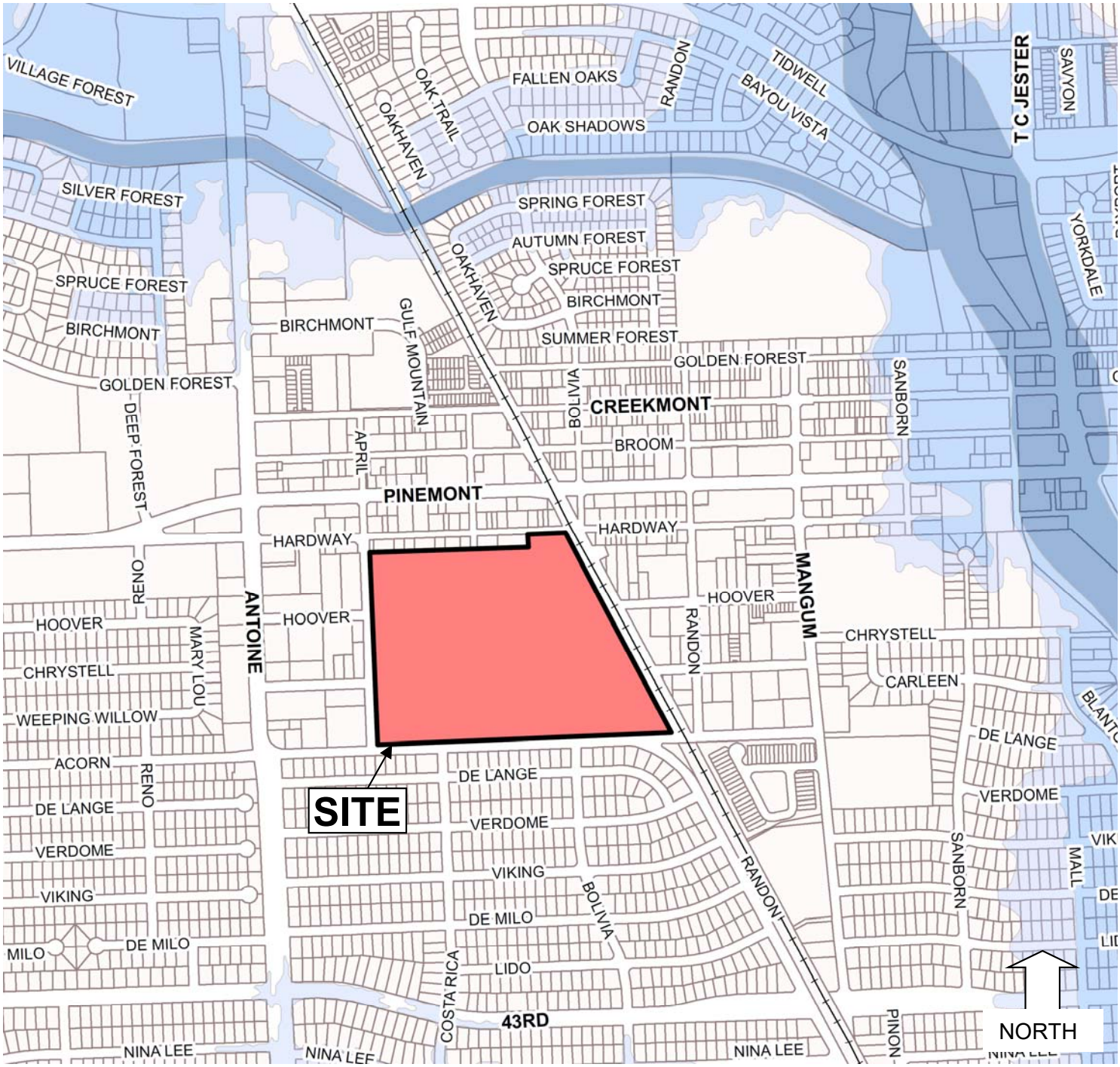
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Brickyard Development

Applicant: Landpoint



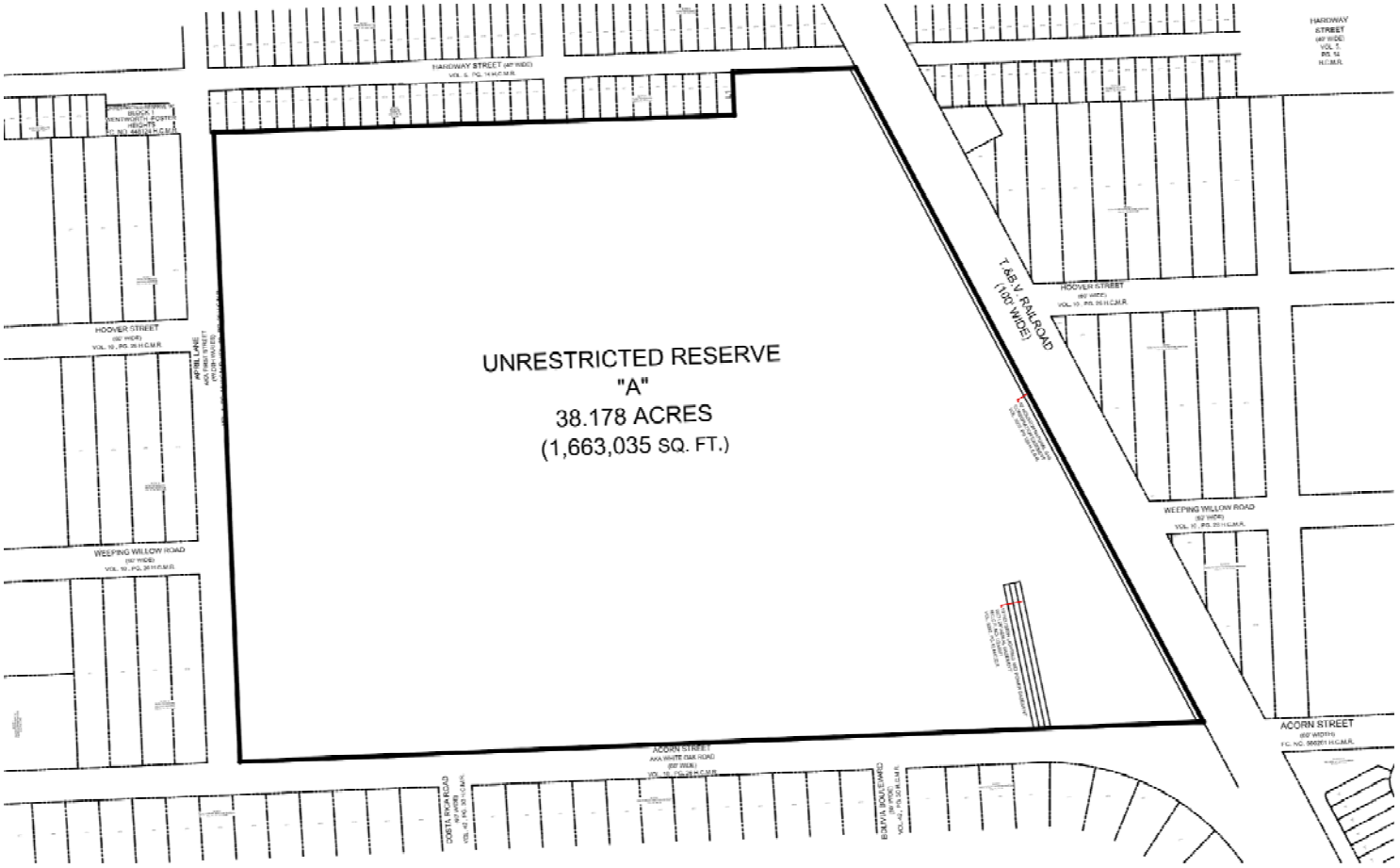
D – Variances **Site Location**

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Brickyard Development

Applicant: Landpoint



D – Variances

Subdivision

Houston Planning Commission ITEM: 162

Planning and Development Department **Meeting Date: 11/16/2023**

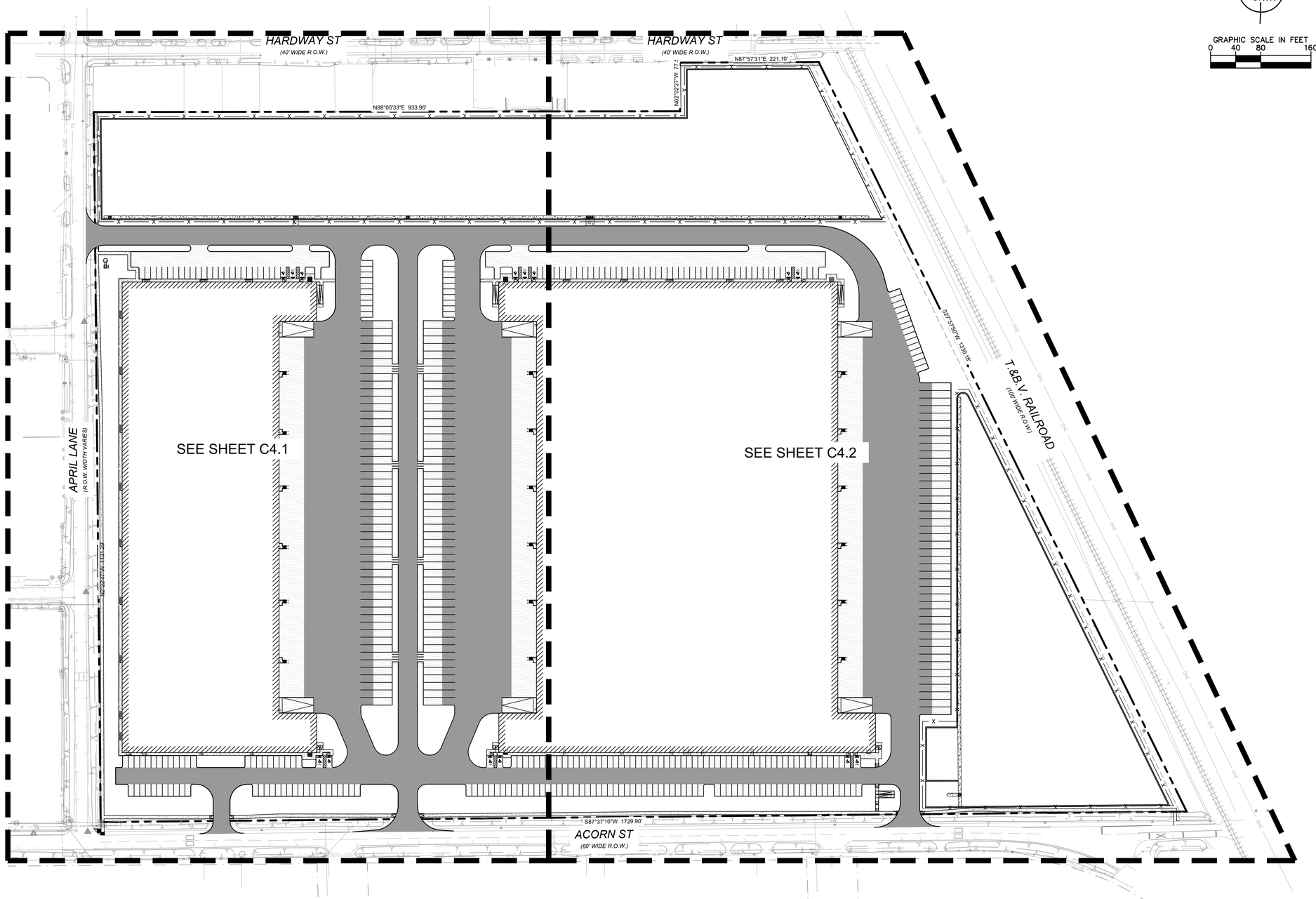
Subdivision Name: Brickyard Development

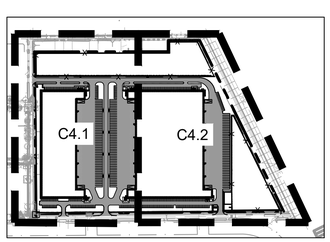
Applicant: Landpoint



D – Variances

Aerial





NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND	
	PROPERTY LINE
(4)	PARKING COUNT
PAVING MATERIAL LEGEND	
	4" SIDEWALK CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)
	5" STANDARD DUTY CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)
	7" HEAVY DUTY CONCRETE. SEE GEOTECH REPORT FOR SPECIFICATIONS. (SEE DETAIL C9.0)

KEYED NOTES	
1	PARKING LOT STRIPING; 4" SOLID WHITE STRIPE
2	PROPOSED 6" CURB. SEE C9.0 FOR DETAILS
3	TIE INTO EXISTING CURB.
4	PROPOSED ADA RAMPS. SEE C9.0 FOR DETAILS.
5	PROPOSED WAREHOUSE ENTRY RAMPS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
6	PROPOSED LOADING DOCK RAMPS
7	PROPOSED WAREHOUSE ENTRY STAIRS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
8	NOT USED
9	RETAINING WALL (BY OTHERS)
10	CONCRETE SWALE. SEE C9.3 FOR DETAILS
11	STORM LIFT STATION. REFERENCE LIFT STATION PLANS FOR DETAILS.
12	PROPOSED TURN DOWN CURB. SEE C9.0 FOR DETAILS.
13	PROPOSED ACCESSIBLE PARKING STALL WITH ACCESSIBLE PARKING STRIPING, WHEEL STOP, AND SIGN. SEE C9.0 FOR DETAIL.
14	PROPOSED CHAIN LINK FENCE. REFER TO LANDSCAPE PLANS FOR DETAILS.
15	PUBLIC SIDEWALK RAMP. SEE C9.4 FOR DETAIL.
16	PROPOSED CURB CUT. SEE STORM PLAN.
17	5' PUBLIC SIDEWALK AND FUTURE EASEMENT.
18	PROPOSED HANDRAIL. SEE C9.0 FOR DETAIL.

GENERAL NOTES
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 3' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.
6. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
7. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
8. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
9. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

SITE ANALYSIS TABLE

SAMUEL McCLELLAND 1/3 LEAGUE,
ABSTRACT 544
HARRIS COUNTY, TEXAS

	1,688,541 SF / 38.76 AC	
WAREHOUSE	566,400 SF	
EXISTING GRADE ELEVATION	78.70 FT	
FINISHED FLOOR ELEVATION	85.00 FT	
TOTAL PAVEMENT AREA (EXCLUDING BUILDING)	561,589 SF	
	REQUIRED	PROVIDED
TOTAL PARKING	215 SPACES*	449 SPACES
WAREHOUSE (1 SPACE/7000 SF)	73 SPACES	289 SPACES
ACCESSIBLE	9 SPACES	14 SPACES
TRAILER STORAGE	0 SPACES	146 SPACES

* PER CITY OF HOUSTON'S ORDINANCE (SECTION 26-492), 1.0 PARKING SPACES FOR EVERY 7,000 SQUARE FEET OF GFA OF WAREHOUSE.

PAVEMENT THICKNESS TO ACCOMMODATE 90,000 LB FIRE TRUCK IN ALL WEATHER CONDITIONS. FOR MORE INFORMATION, SEE GEOTECHNICAL REPORT

REFERENCE BENCHMARKS

RM050070
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE HARRIS COUNTY FLOODPLAIN REFERENCE MONUMENT BRASS DISK STAMPED E100 BM12, RM NUMBER 050070, LOCATED IN ON THE SOUTH SIDE OF A BRIDGE OVER WHITE OAK BAYOU ON CREEKMONT DRIVE APPROXIMATELY 350' WEST OF THE INTERSECTION WITH T.C. JESTER
ELEVATION = 72.11 FEET NAVD 1988 (2001 ADJUSTMENT).

T.B.M. 99
RAILROAD SPIKE IN POWER POLE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF COSTA RICE ROAD AND WHITE OAK ROAD (AKA ACORN STREET), APPROXIMATELY 361' SOUTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 95.91 FEET

T.B.M. 98
RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF WHITE OAK ROAD (AKA ACORN STREET), APPROXIMATELY 191' EAST OF BOLIVIA BOULEVARD, AND 350' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 96.42 FEET

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11233 SHADOW CREEK PARKWAY, SUITE 450, PEARLAND, TX 77584
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

STATE OF TEXAS
MITCHELL MAYARD
145172
LICENSED PROFESSIONAL ENGINEER
08/10/2023

KHA PROJECT	068905102
DATE	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY	MJM
DRAWN BY	ODL
CHECKED BY	JLC

OVERALL DIMENSION CONTROL PLAN

ACME INDUSTRIAL WAREHOUSE

HOUSTON TEXAS

SHEET NUMBER
C4.0

Plotted By:Leon, Oscar Sheet Set:Kha Layout:C-DIMC August 08, 2023 03:44:23pm K:\hou_civil\068905102 - acme warehouse\CAD\plansheets\C-DIMC.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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2280
Plat Name: Brickyard Development
Applicant: Landpoint
Date Submitted: 10/06/2023

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

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

To exceed intersection spacing by not extending nor terminating in a cul-de-sac Costa Rica Street.

Chapter 42 Section: 42-128 & 134

Chapter 42 Reference:

a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

N/A

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

The subject tract has existed in its current configuration since before the implementation of the Chapter 42 standards. The proposed development would not change the configuration of the tract. The applicant is proposing a large commercial development, similar to the existing development, which will require the tract to remain one contiguous parcel. The imposition of Section 42-128 would bisect the tract, creating two parcels, and effectively rendering the tract unsuitable for the proposed development. Currently, the stub portion of Costa Rica Street is being utilized by Iglesia Hispana Pentecostal Del Nombre De Jesus as overflow parking for their church. Pushing Costa Rica Street through to Acorn Street or terminating the stub portion in a cul-de-sac would not only deprive the applicant of reasonable use of the land, it would also deprive the church of the additional parking needed for their services. Additionally, on the ground, Hardway Street dead-ends into the T.&B.V. Railroad 521.18 feet east from its intersection with Costa Rica Street, which could negate the need for an addition intersection along Hardway Street. Along Acorn Street to the south, the unique

conditions created by the access to the proposed development, the two major points of entry to the neighborhood to the south, and the T.&B.V. Railroad crossing to the east, the addition of another intersection along Acorn Street could pose potential traffic and safety hazards to all parties in the area.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as the tract existed in its current configuration prior to the development proposed by the applicant. The circumstances supporting the granting of the variance are the result of unique geographical circumstances, not created by the applicant, ie. Railroad crossings to the north and south, the points of entry to the residential neighborhood to the south, and the configuration of the subject tract requiring access on the south side.

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

The intent and general purpose of this chapter will be preserved and maintained in that the purpose of Chapter 42 is to maintain the developability, navigability, and public safety and convenience.

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

Allowing this variance will not be injurious to the public health, safety, or welfare of the residents of the area. This variance would benefit the residents and business in the surrounding area by not depriving a religious institution of the additional parking needed for its facility, and not creating potential traffic and safety issues in the area around the proposed development.

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

Economic hardship is not the sole justification of the variance. It is the intention of the developer to build a large commercial facility that will crate new jobs and stimulate the local economy, without creating any undue hardship for the residents and businesses in the surrounding neighborhoods.

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 26, 2023

NOTICE OF VARIANCE

PROJECT NAME: Brickyard Development
REFERENCE NUMBER: 2023-2280

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of Hardway Street and April Lane, south of Pinemont Drive and east of Antoine Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Landpoint, 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 by not extending, nor terminating with a cul-de-sac Costa Rica Street. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 16, 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 Gerald Grissom with BGE, Inc., at 281-558-8700. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East River Sec 1 partial replat no 2

Applicant: BGE, Inc.



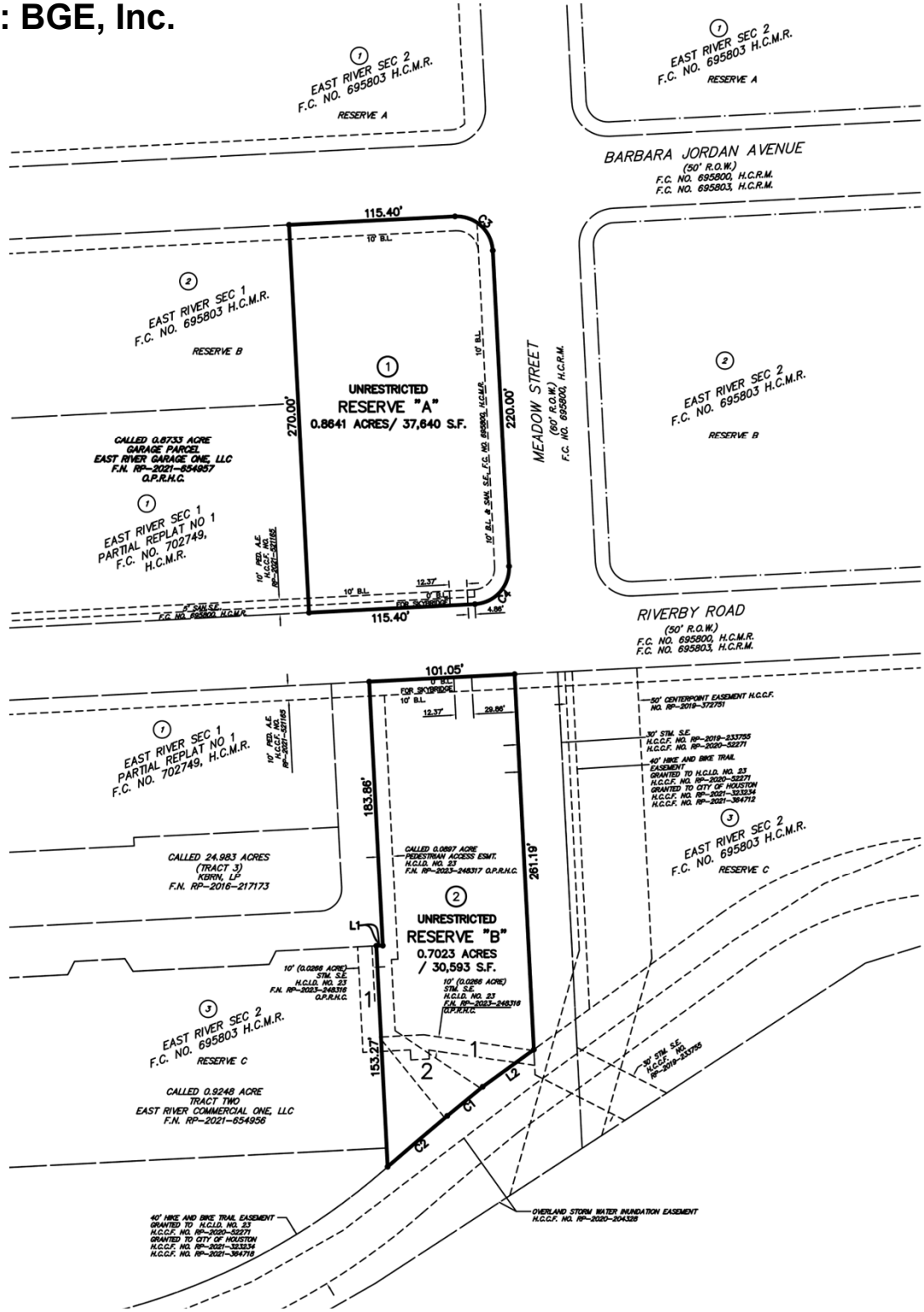
D – Variances **Site Location**

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East River Sec 1 partial replat no 2

Applicant: BGE, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 163

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: East River Sec 1 partial replat no 2

Applicant: BGE, Inc.



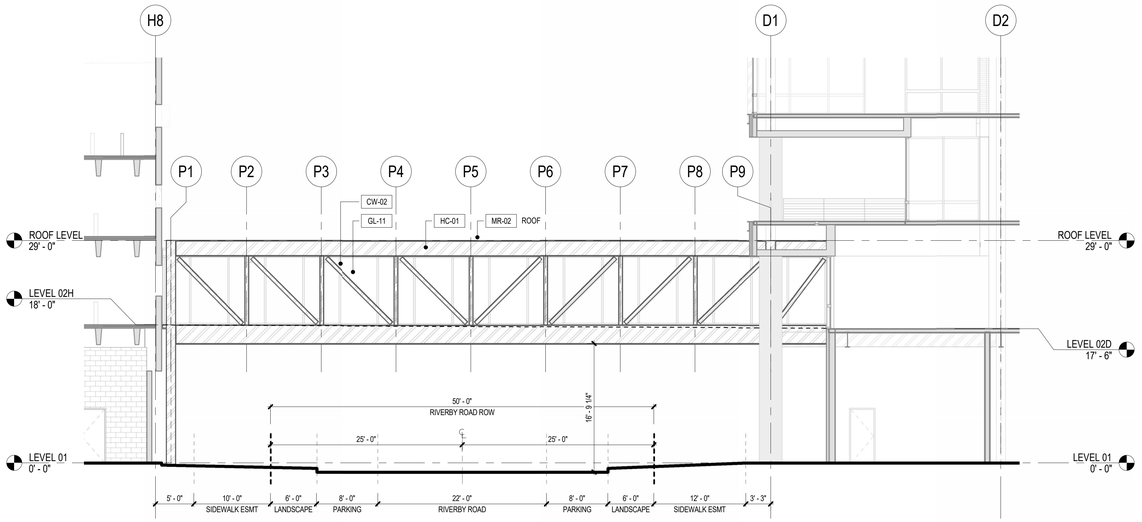
NORTH

D – Variances

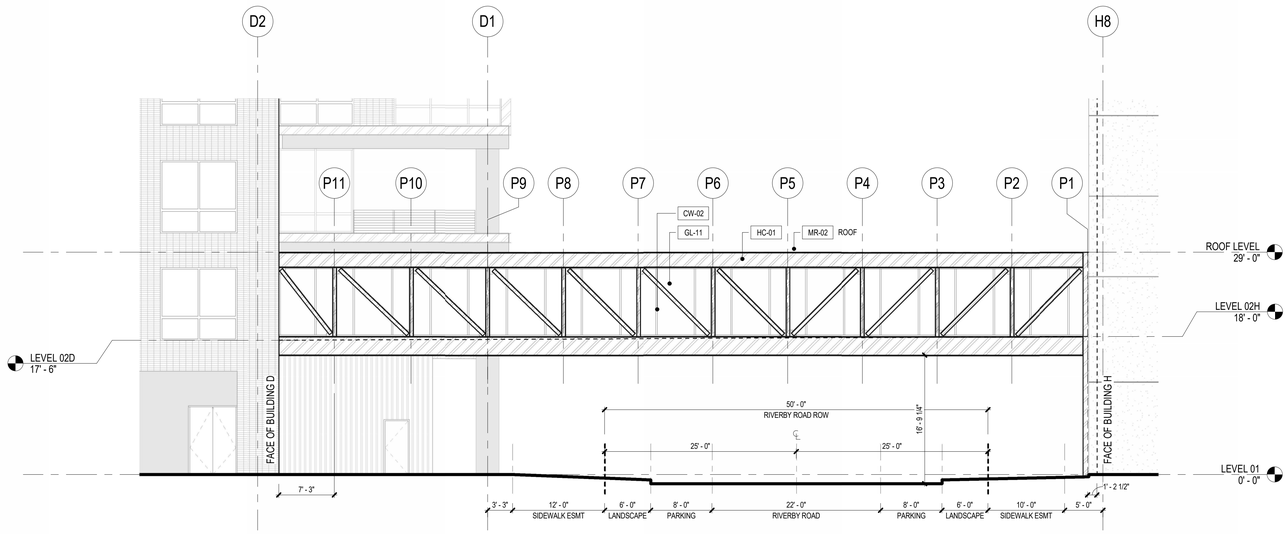
Aerial

EXTERIOR MATERIAL SCHEDULE

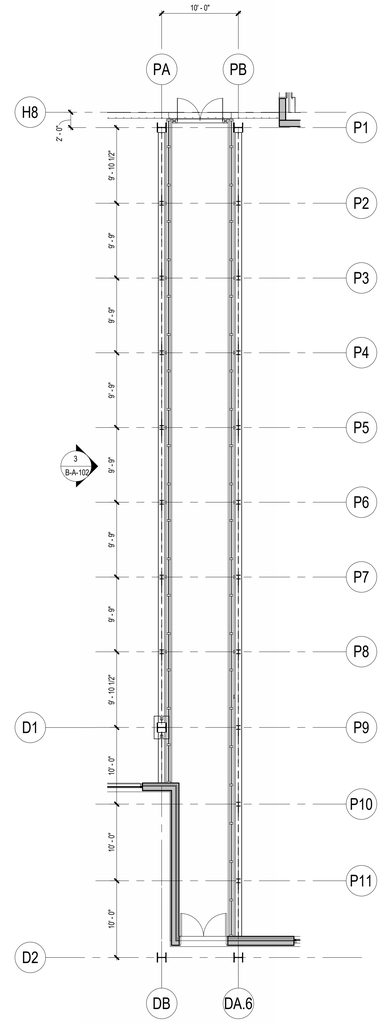
MARK	MATERIAL	MFR (BOD)	STYLE (BOD)	MATL/COLOR /FIN	DETAIL	SPEC
CW-02	CURTAIN WALL	KAWNEER	1600 WALL SYSTEM 5, FRONT SET GLAZING	ALUMINUM / CLASSIC BRONZE / 70%PVDF	2 1/2" x 6" MULLIONS TYP. 4" HORIZONTAL MULLIONS	08 43 13
GL-11	INSULATED GLASS UNIT	VITRO	SOLARBAN 90 (2) CLEAR + CLEAR	TBD	1/4" CLEAR GLASS W/ LOW-E COATING (2) + 1/2" AIR SPACE + 1/4" CLEAR GLASS = 1" TOTAL THICKNESS (U = 0.29, SHGC = 0.23)	08 80 00
HC-01	HIGH PERFORMANCE COATING	TNEMEC	SERIES 73 ENDURA-SHIELD	TBD		09 96 00
MR-02	PVC MEMBRANE ROOF	CARLISLE		PVC / WHITE	60 MIL, FULLY ADHERED	07 54 19
CW-02	CURTAIN WALL	KAWNEER	1600 WALL SYSTEM 5, FRONT SET GLAZING	ALUMINUM / CLASSIC BRONZE / 70%PVDF	2 1/2" x 6" MULLIONS TYP. 4" HORIZONTAL MULLIONS	08 43 13
GL-11	INSULATED GLASS UNIT	VITRO	SOLARBAN 90 (2) CLEAR + CLEAR	TBD	1/4" CLEAR GLASS W/ LOW-E COATING (2) + 1/2" AIR SPACE + 1/4" CLEAR GLASS = 1" TOTAL THICKNESS (U = 0.29, SHGC = 0.23)	08 80 00
HC-01	HIGH PERFORMANCE COATING	TNEMEC	SERIES 73 ENDURA-SHIELD	TBD		09 96 00
MR-02	PVC MEMBRANE ROOF	CARLISLE		PVC / WHITE	60 MIL, FULLY ADHERED	07 54 19



3 **ARCHITECTURAL EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



2 **ARCHITECTURAL EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"



1 **ARCHITECTURAL - OVERALL FLOOR PLAN - LEVEL 02**
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL UNMARKED PARTITIONS ARE TYPE __. ALL COLUMN FURRING TO BE PARTITION TYPE __ UNLESS NOTED OTHERWISE.
2. ALL WINDOW & DOOR PLAN OPENINGS ARE DIMENSIONED ON AREA PLANS.
3. FOR FIRE AND LIFE SAFETY PLANS, REFER TO G1 DRAWINGS.
4. ROOF PLAN SHOWN FOR REFERENCE ONLY. REFER TO ROOF PLAN FOR NOTES AND DIMENSIONS.
5. REFER TO A2 SERIES DRAWINGS, EXTERIOR ELEVATIONS, A3 BUILDING AND WALL SECTIONS.
6. REFER TO A6 SERIES FOR ALL PARTITIONS, DOORS, WINDOWS, AND ACCESSORIES.
7. INSTALL APPROPRIATE MANUFACTURED EXPANSION JOINT COVERS AT ALL VISIBLE BUILDING EXPANSION JOINTS. TOP OF COVER OF FLOOR EXPANSION JOINT COVERS TO BE FLUSH WITH TOP OF FINISHED FLOOR.
8. ALL PARTITION DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF COLUMNS AND TO THE DRYWALL FACE.
9. INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED DEVICES.
10. AT ALL SPANDREL GLASS LOCATIONS, FACE OF INTERIOR WALL TO BE CONTINUOUS WITH ADJACENT WALL.
11. REFER TO A-551 FOR INTERIOR EXPANSION JOINT DETAILS.
12. GENERAL DIMENSIONS PROVIDED ON FLOOR PLANS AND AREA PLANS DO NOT REFLECT THE ROUGH OPENING DIMENSIONS REQUIRED FOR COORDINATION WITH MASONRY JOINT COURSING. CONTRACTOR IS TO PROVIDE ROUGH OPENING FRAMING DIMENSIONS CONSISTENT WITH ENLARGED ARCHITECTURAL PLAN/SECTION DETAILS (A5 SERIES SHEETS), AND WINDOW SCHEDULE/DETAILS (A6 SERIES). CONTRACTOR TO SUBMIT RFI FOR ANY ROUGH OPENING DIMENSIONS NOT GIVEN IN DETAILING FOR CLARIFICATION REQUIRED.

KEYED NOTES

NUMBER	DESCRIPTION

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01 / A101	MATCH LINE SHEET REFERENCE
04 21 13.13.A01	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
A1 X	PARTITION TAG REFER TO PARTITION SCHEDULE
1 / A-301	BUILDING SECTION TAG WALL SECTION TAG
1 / A-201	EXTERIOR ELEVATION TAG
1 A-211	INTERIOR ELEVATION TAG
1 / A-431	PLAN REFERENCE TAG
ROOM NAME / 101	ROOM NAME ROOM NUMBER
	SMOKE PARTITION 1-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 1-HOUR FIRE-RATED SMOKE BARRIER 2-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION 2-HOUR FIRE-RATED SMOKE BARRIER 3-HOUR FIRE WALL, FIRE BARRIER, OR FIRE PARTITION
1002 — NEW DOOR WITH DOOR TAG REF DOOR SCHED	28 — NEW WINDOW WITH WINDOW MARK REF GLAZING ELEVATIONS A — COLUMN GRID DESIGNATIONS

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281-558-8700

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HOUSTON, TX 77002
713-529-9919

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SUITE 460
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713-337-8881

MEP ENGINEER
TELIOS
101 PARKLANE BOULEVARD
SUITE 101
SUGAR LAND, TX 77478
281-256-1636

LIGHTING DESIGNER
KPK LIGHTING DESIGN
170 LINDENBERRY CIRCLE
SPRING, TX 77389

281-819-6739

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

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CLIENT

MIDWAY

PROJECT

PEDESTRIAN BRIDGE

RIVERBY ROAD, TX 77020

PROJECT NUMBER	ABBREVIATION
33CM23114	ER-BLDG-D
DRAWN BY	**CHECKED BY**
Author	Checker

ORIGINAL ISSUE

ENCROACHMENT PACKAGE
26 SEP 2023

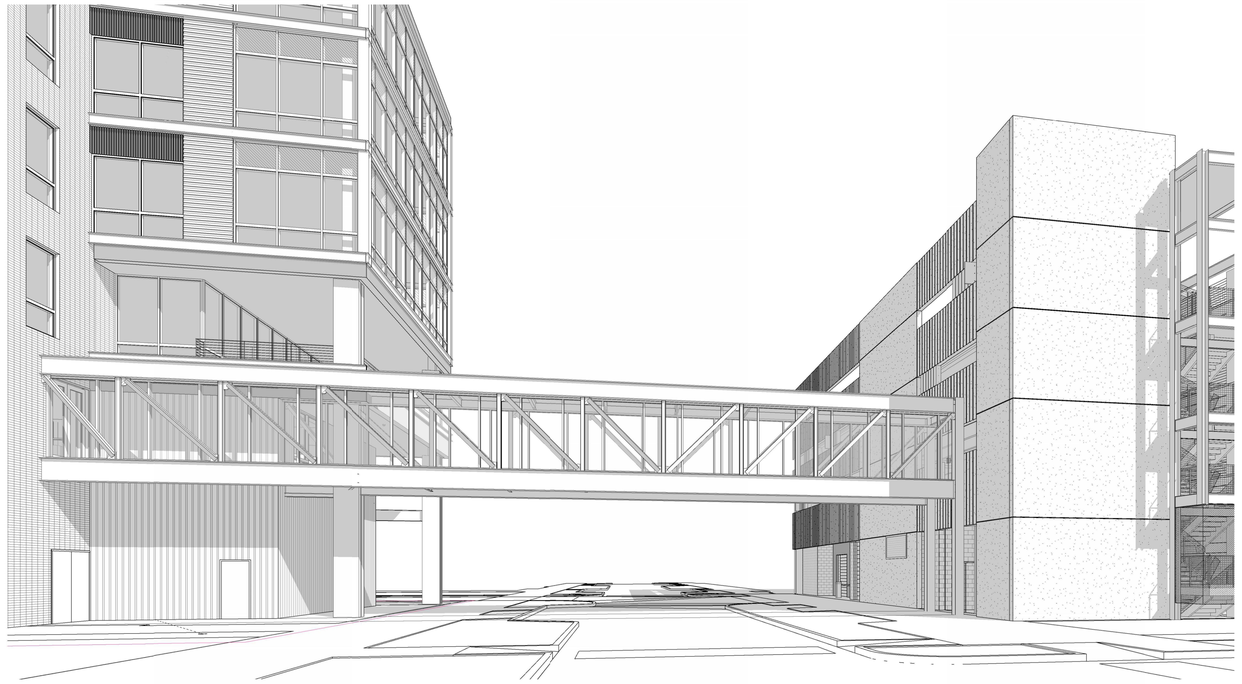
SHEET NAME

ARCHITECTURAL - FLOOR PLAN AND ELEVATIONS

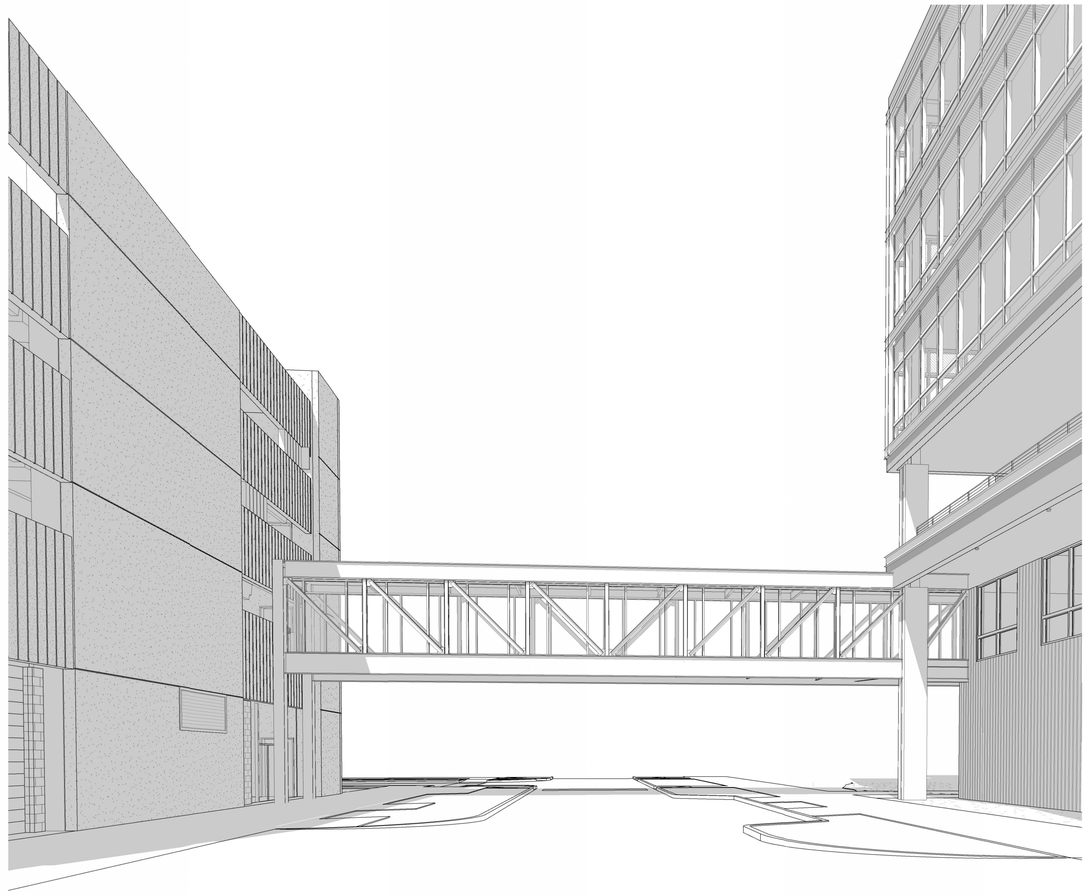
SHEET NUMBER

B-A-102

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USER NAME:
DATE/TIME: 9/26/2023 3:31:32 PM



2 **BRIDGE 3D VIEW - LOOKING EAST**
SCALE:



1 **BRIDGE 3D VIEW - LOOKING WEST**
SCALE:

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281-819-6739

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

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CLIENT
MIDWAY

PROJECT
PEDESTRIAN BRIDGE
RIVERBY ROAD, TX 77020

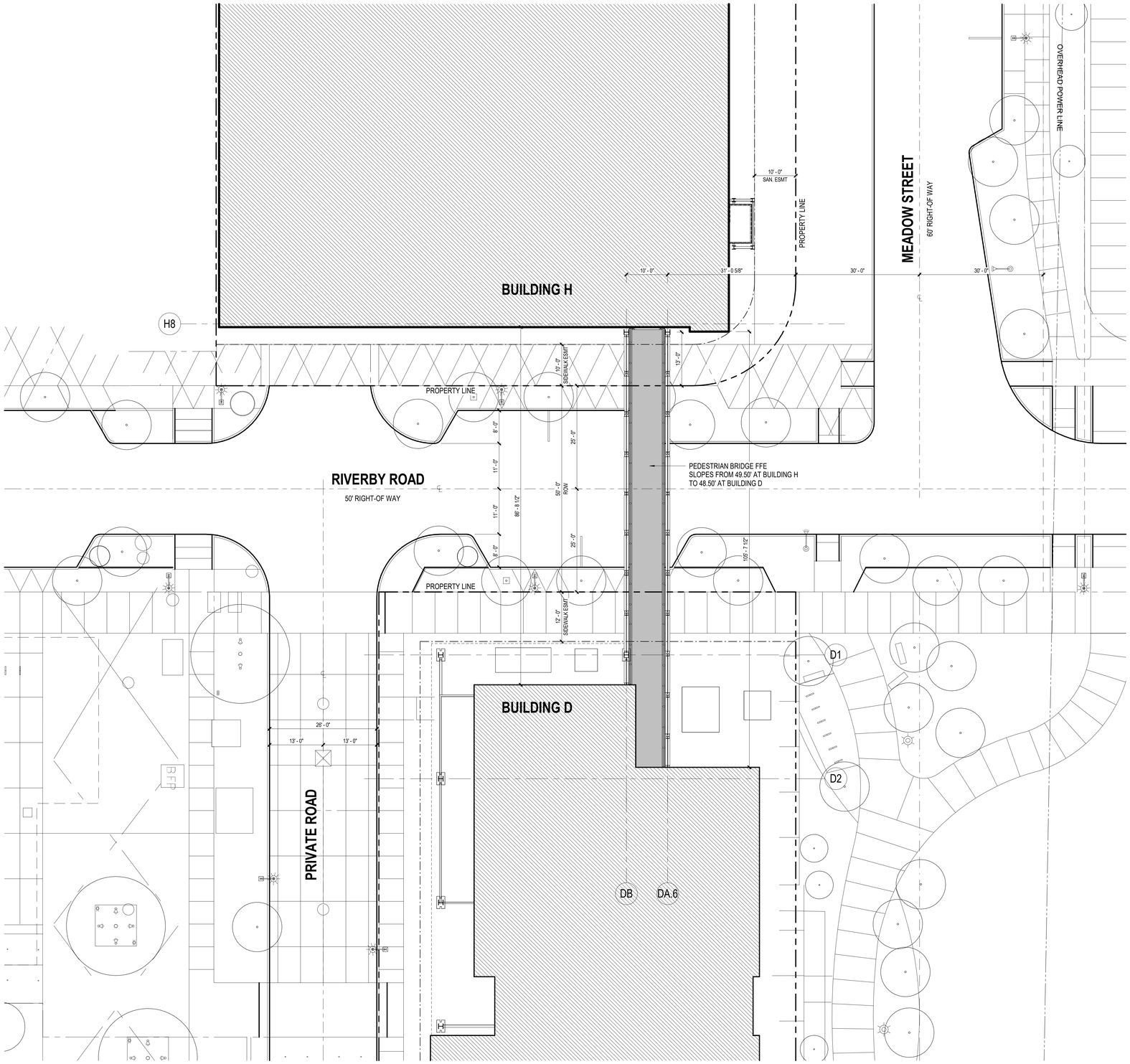
PROJECT NUMBER	ABBREVIATION
33CM23114	ER-BLDG-D
DRAWN BY	**CHECKED BY**
BC	-

ORIGINAL ISSUE
ENCROACHMENT PACKAGE
26 SEP 2023

SHEET NAME
3D VIEWS

SHEET NUMBER
B-A-900

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DATE STAMP: 9/26/2023 3:19:47 PM



1 **ARCHITECTURAL - SITE PLAN**
SCALE: 3/32" = 1'-0"

FILE PATH: Autodesk Docs://33CM23114-East River Building D and Pkg Garage/33CM23114-A-R23-BRIDGE-CENTRAL.rvt
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REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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CLIENT
MIDWAY

PROJECT
PEDESTRIAN BRIDGE
RIVERBY ROAD, TX 77020

PROJECT NUMBER	ABBREVIATION
33CM23114	ER-BLDG-D
DRAWN BY	**CHECKED BY**
BC	-

ORIGINAL ISSUE
ENCROACHMENT PACKAGE
26 SEP 2023

SHEET NAME
ARCHITECTURAL - SITE PLAN

SHEET NUMBER
B-AS-101

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2398
Plat Name: East River Sec 1 partial replat no 2
Applicant: BGE, Inc.
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 allow 0-foot building lines along Riverby Road for a skybridge connecting a proposed parking garage to a proposed office building.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time." (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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 part of the East River development and consists of two parcels proposed to be a parking garage along the northside of Riverby Road and for an office building along the southside of Riverby Road. The East River General Plan was granted variances by the City of Houston Planning Commission establishing 50-foot rights-of-way contingent upon a pedestrian realm detailed by cross sections provided and approved in October of 2019. The current request complies with and respects the 2019 variances and conditions. The owner, Port Houston Local Government Corporation, is proposing to construct a skybridge across Riverby Road to connect their proposed garage with their proposed office building that will be their corporate location. The skybridge connection will ensure a safe and secure connection for employees and visitors to the proposed Port Houston corporate offices. Strict application would make this project infeasible to construct the skywalk along Riverby

Road by encroaching the 10-foot building line dedicated by the plat, East River Sec 1; however, the intent is to preserve and enhance the pedestrian realms and cross sections approved in 2019 with the East River General Plan. An Encroachment Agreement for the skybridge (Encroachment License #51512517) was obtained from the City of Houston and is attached to this plat application / variance request.

(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 a result of providing weather protected and secure access over and across Riverby Road via the skybridge from the parking garage to the offices.

(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 garage structure and office structure will adhere to the 10-foot building line dedicated by the plat, East River Sec 1.

(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 skybridge is to be constructed approximately 16-feet above the public street (please refer to the attached cross-section).

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

Economic hardship is not the justification of the variance. Constructing the skybridge is added cost to the overall development of Port Houston office building and garage that will provide visual interest, protection from the Houston weather elements and added security for employees and visitors.

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 26, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: East River Sec 1 partial replat no 2
REFERENCE NUMBER: 2023-2398

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Riverby Road, south of Clinton Drive and north of Buffalo Bayou. 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.

BGE, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Riverby Road for a skybridge connecting a parking garage and office building. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 16, 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 Gerald Grissom with BGE, Inc., at 281-558-8700. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Langham Creek Utility District WWTP

Applicant: Quiddity Engineering



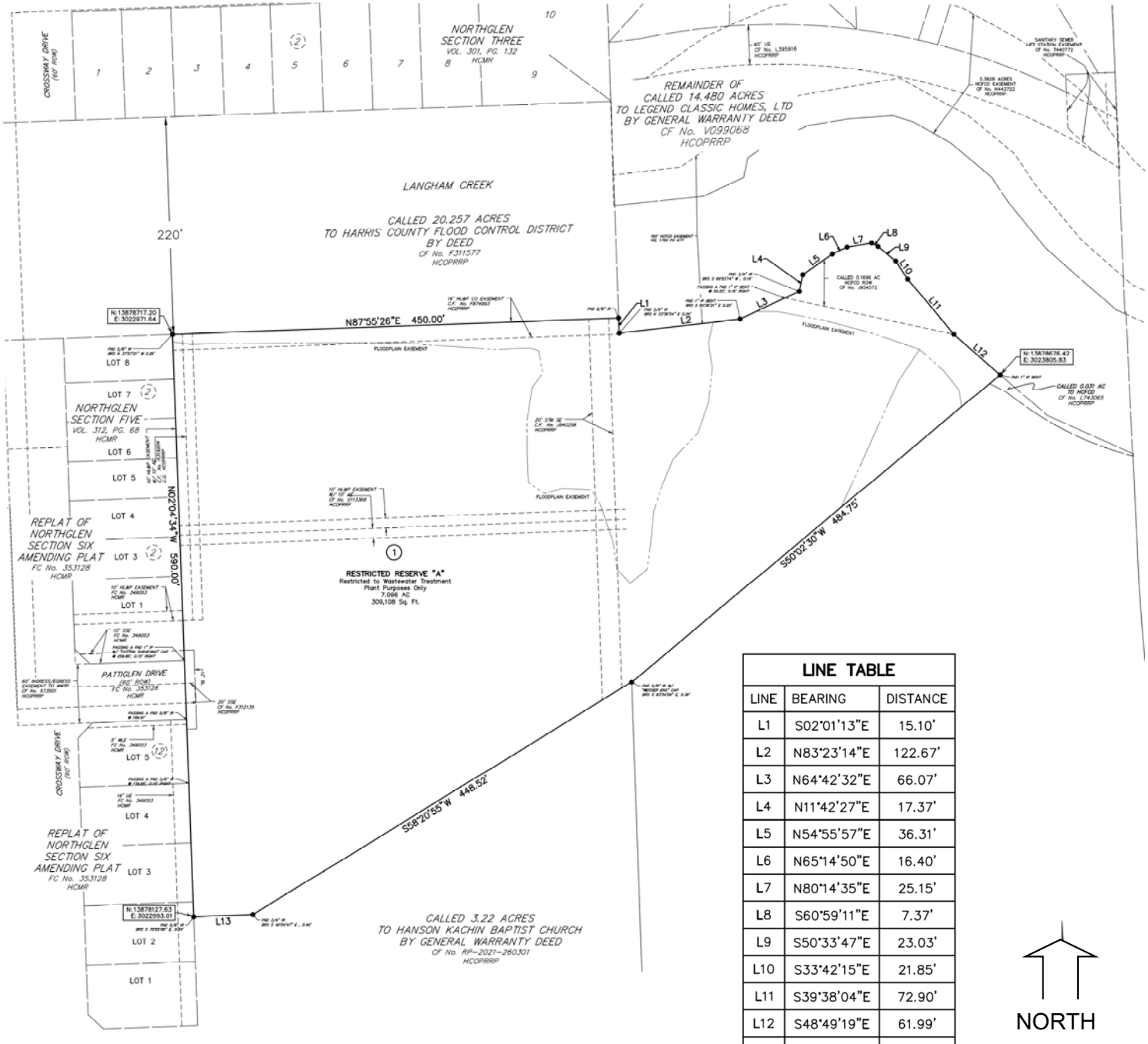
D – Variances **Site Location**

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Langham Creek Utility District WWTP

Applicant: Quiddity Engineering



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°01'13"E	15.10'
L2	N83°23'14"E	122.67'
L3	N64°42'32"E	66.07'
L4	N11°42'27"E	17.37'
L5	N54°55'57"E	36.31'
L6	N65°14'50"E	16.40'
L7	N80°14'35"E	25.15'
L8	S60°59'11"E	7.37'
L9	S50°33'47"E	23.03'
L10	S33°42'15"E	21.85'
L11	S39°38'04"E	72.90'
L12	S48°49'19"E	61.99'
L13	S87°55'26"W	59.56'

D – Variances Subdivision

Houston Planning Commission ITEM: 164

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Langham Creek Utility District WWTP

Applicant: Quiddity Engineering



NORTH

D – Variances

Aerial


1978 Aerial -WWTP
Write a description for your map.
Glenmorris Dr
Glenmorris Dr
Glenmorris Dr
Northhagen Dr
Northmark Dr
Northland Dr
Northfalk Dr
Crossway Dr
Northfalk Dr
Northfalk Dr
Crosscut
Glenmark Dr
Queenston Blvd
Whimsey Ct
W Little York Rd
W Little York Rd
W Little York Rd
Google Earth
Image Texas General Land Office
1000 ft
N

2023 Aerial -WWTP

Write a description for your map.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2624
Plat Name: Langham Creek Utility District WWTP
Applicant: Quiddity Engineering
Date Submitted: 11/06/2023

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 with a cul-de-sac, Pattiglen Drive but to maintain access to existing wastewater treatment plant.

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.

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County, west of Queenston Boulevard, north of West Little York Road and east of Barker Cypress Road. The site is an existing wastewater treatment plant (WWTP) currently operated by the Langham Creek Utility District. The site has been in existence for the past 50 years and the District is preparing to do some rehabilitation work on site that is triggering the platting of the site. The WWTP has access via the one-lot depth stub street – Pattiglen Drive that was created with the adjacent residential plat, Northglen Section Six in 1982. A second stub street to the south – Northfalk Drive was also created with the residential subdivision. Due the existing WWTP on site- which predates the adjacent residential subdivision, requiring the extension or cul-de-sac termination of Pattiglen Drive will create an impractical development. The existing stub for Pattiglen Drive is one lot depth and can allow for vehicular turnaround. Northfalk Drive to the south provides other opportunity for future street connection to the east to Queenston Boulevard.

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

The existing WWTP predated the adjacent residential subdivision, Northglen Sections Six which was platted and recorded in 1982. The subdivision created two (2) stub streets along its eastern boundary – Pattiglen Drive and Northfalk Drive, but only one (1) street is required to be extended to meet intersection spacing requirements. The recorded plat to the south – Anchor Baptist Church Section Once created a north south street in 1993 - which is shown making a connection with the eastward extension of Northfalk Drive. Current Google Maps imagery shows existing paving for this connection.

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

The 2nd stub street to the south- Northfalk Drive can be extended east to Queenston Boulevard to allow for traffic distribution to the MTF.

(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 since the existing WWTP has been taking access from the stub street – Pattiglen Drive without incident since the residential subdivision was created in 1982. The existing stub is one lot depth and can allow for vehicular turnaround.

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

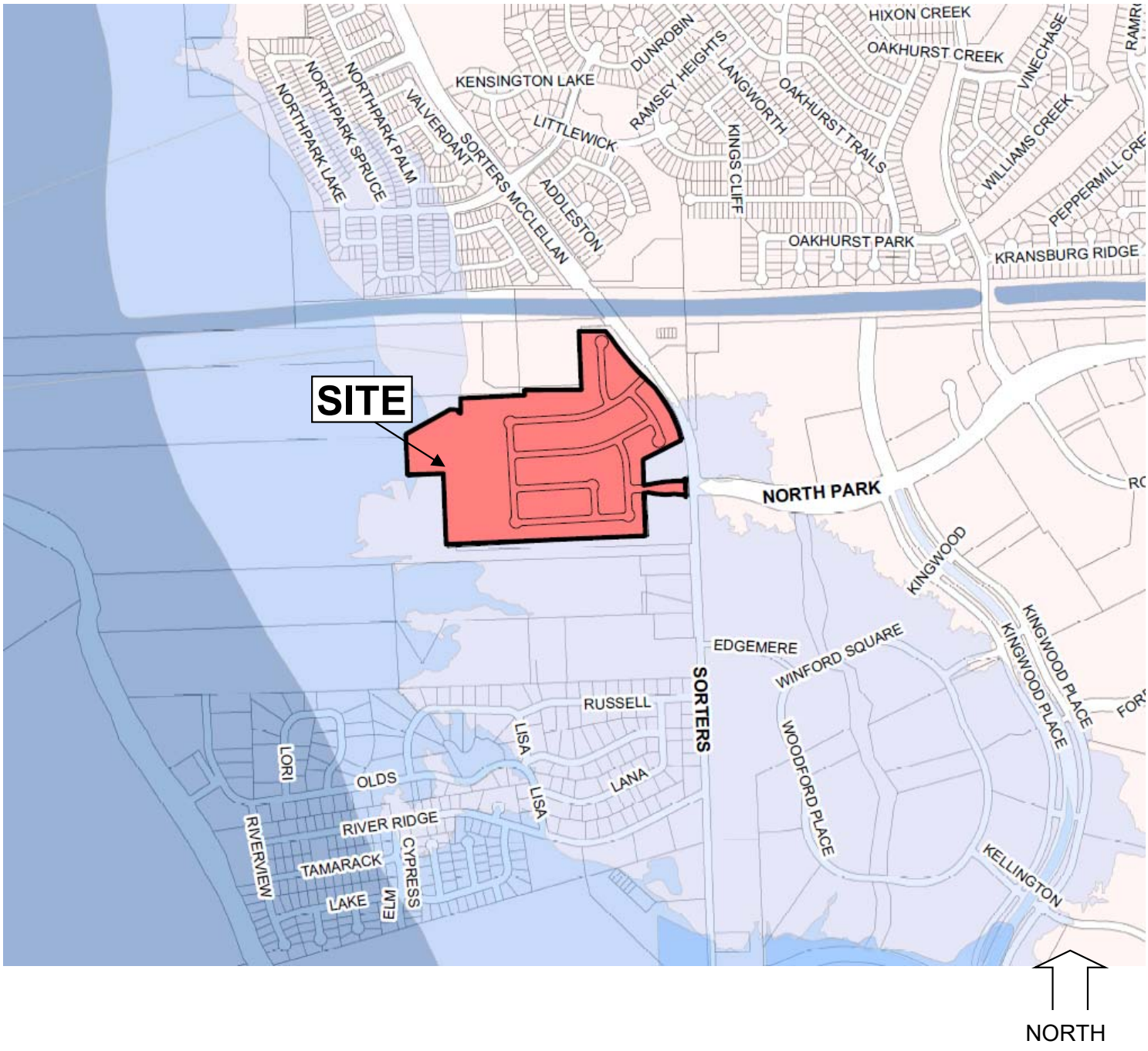
Sole justification for the variance is not solely based on economic hardship. There is an existing WWTP on site that predated the adjacent residential subdivision. The existing WWTP has been taking access from the stub street – Pattiglen Drive without incident since the residential subdivision was created in 1982. The existing stub is one lot depth and can allow for vehicular turnaround. Extension of the 2nd stub street to the south – Northfalk Drive provides a better opportunity to address traffic distribution to the east to Queenston Boulevard.

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northpark South GP

Applicant: R.G. Miller Engineers



D – Variances

Site Location

Houston Planning Commission ITEM: 165

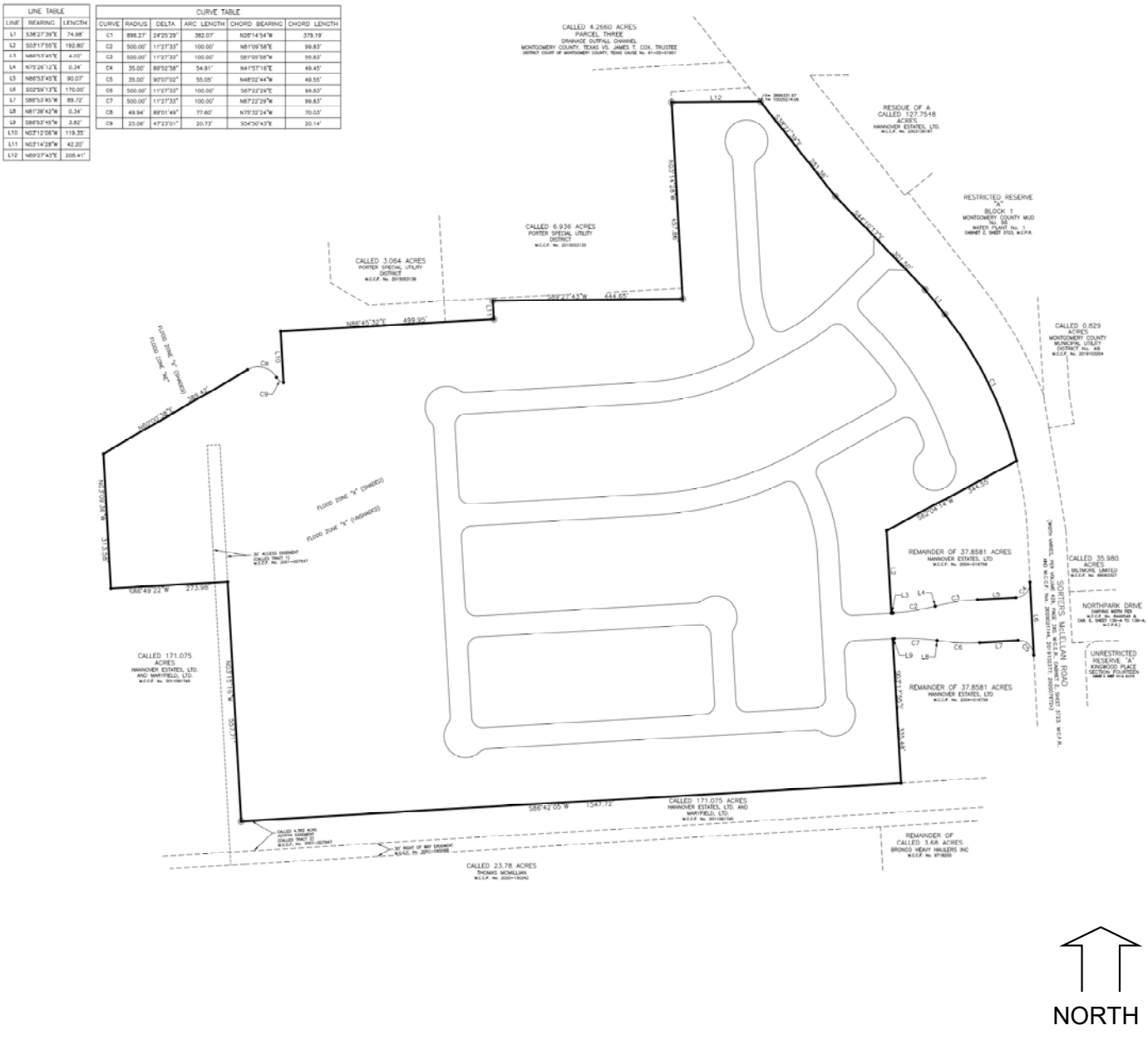
Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northpark South GP

Applicant: R.G. Miller Engineers

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°27'39"E	74.95'
L2	S03°17'55"E	192.80'
L3	N86°53'45"E	4.00'
L4	N75°26'12"E	0.34'
L5	N86°53'45"E	90.07'
L6	S02°59'13"E	170.00'
L7	S86°53'45"W	89.72'
L8	N81°38'42"W	0.34'
L9	S86°53'45"W	3.82'
L10	N03°12'06"W	119.35'
L11	N03°14'28"W	42.20'
L12	N69°27'43"E	205.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	896.27'	24°25'29"	382.07'	N26°14'54"W	379.19'
C2	500.00'	11°23'33"	100.00'	N81°09'58"E	99.83'
C3	500.00'	11°23'33"	100.00'	S81°09'58"W	99.83'
C4	35.00'	89°52'58"	54.91'	N41°57'16"E	49.45'
C5	35.00'	90°07'02"	55.05'	N48°02'44"W	49.55'
C6	500.00'	11°23'33"	100.00'	S67°22'29"E	99.83'
C7	500.00'	11°23'33"	100.00'	N67°22'29"W	99.83'
C8	49.94'	89°01'46"	77.60'	N79°32'24"W	70.03'
C9	33.06'	47°23'01"	20.73'	S34°50'43"E	20.14'



D – Variances

Subdivision

Houston Planning Commission ITEM: 165

Planning and Development Department **Meeting Date: 11/16/2023**

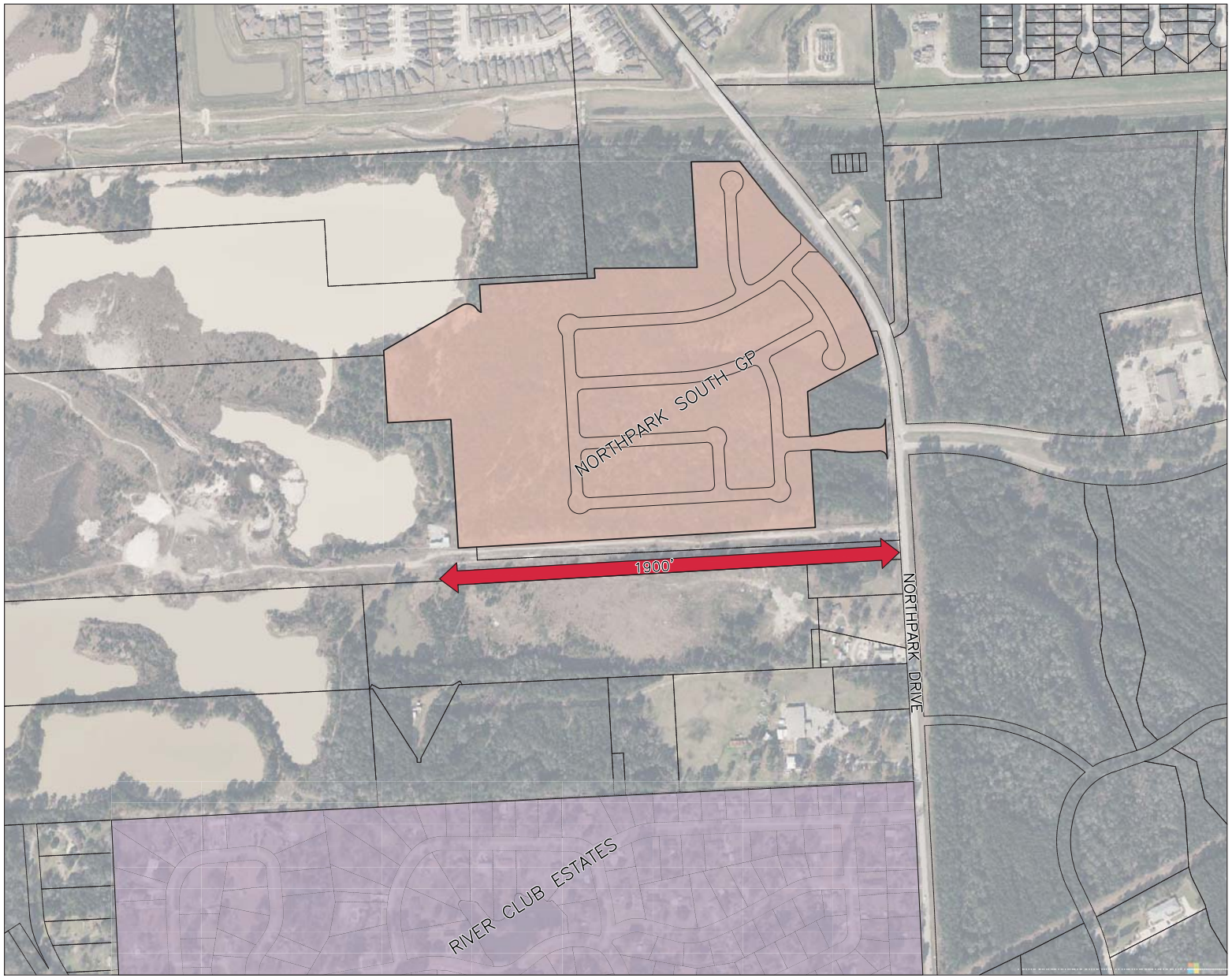
Subdivision Name: Northpark South GP

Applicant: R.G. Miller Engineers



D – Variances

Aerial



200 100 0 200 400 600

SCALE IN FEET
1" = 200'

NORTHPARK SOUTH GP
VARIANCE EXHIBIT

DATE: NOVEMBER, 2023 SCALE: 1" = 200'

ENGINEER
r.g. miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2517
Plat Name: Northpark South GP
Applicant: R.G. Miller Engineers
Date Submitted: 11/03/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing an east west street through the subject site.
Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The 2022 Major Thoroughfare and Freeway Plan Map was amended to remove the Major Thoroughfare Northpark Drive from bisecting this property and continuing west over San Jacinto River. Due to the floodway and San Jacinto River, a local street would not cross to tie into Rayford Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
City of Houston City Council and Montgomery County has already removed the east west connection through this site

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be met. The existing street pattern will remain the same and the proposed development have two points of access.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern will remain the same and the proposed development has two points of access.

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

Economic hardship is not the sole justification. The justification is that City Council and Montgomery County has already removed an east west thoroughfare from this site.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2517
Plat Name: Northpark South GP
Applicant: R.G. Miller Engineers
Date Submitted: 11/03/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing a southern stub street.
Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The southern boundary of the General Plan is 1,547' in length and the applicant is not proposing a southern stub street. The property to the west of the general plan will most likely never be developed due to floodplain/floodway/San Jacinto River, and that property parcel also runs south of this development as an access easement. Therefore, it would be highly unlikely that a stub street would be extended. In addition, just beyond the two adjacent properties to the south is a recorded subdivision of River Club Estates and would not extend into that development. The proposed development will have two points of access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The granting of the variance is not the result of the applicant. The existing subdivision to the south would not further extend the street for connectivity.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be met. The existing street pattern will remain the same and the proposed development will have two points of access.

(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 proposed development will have two points of access.

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

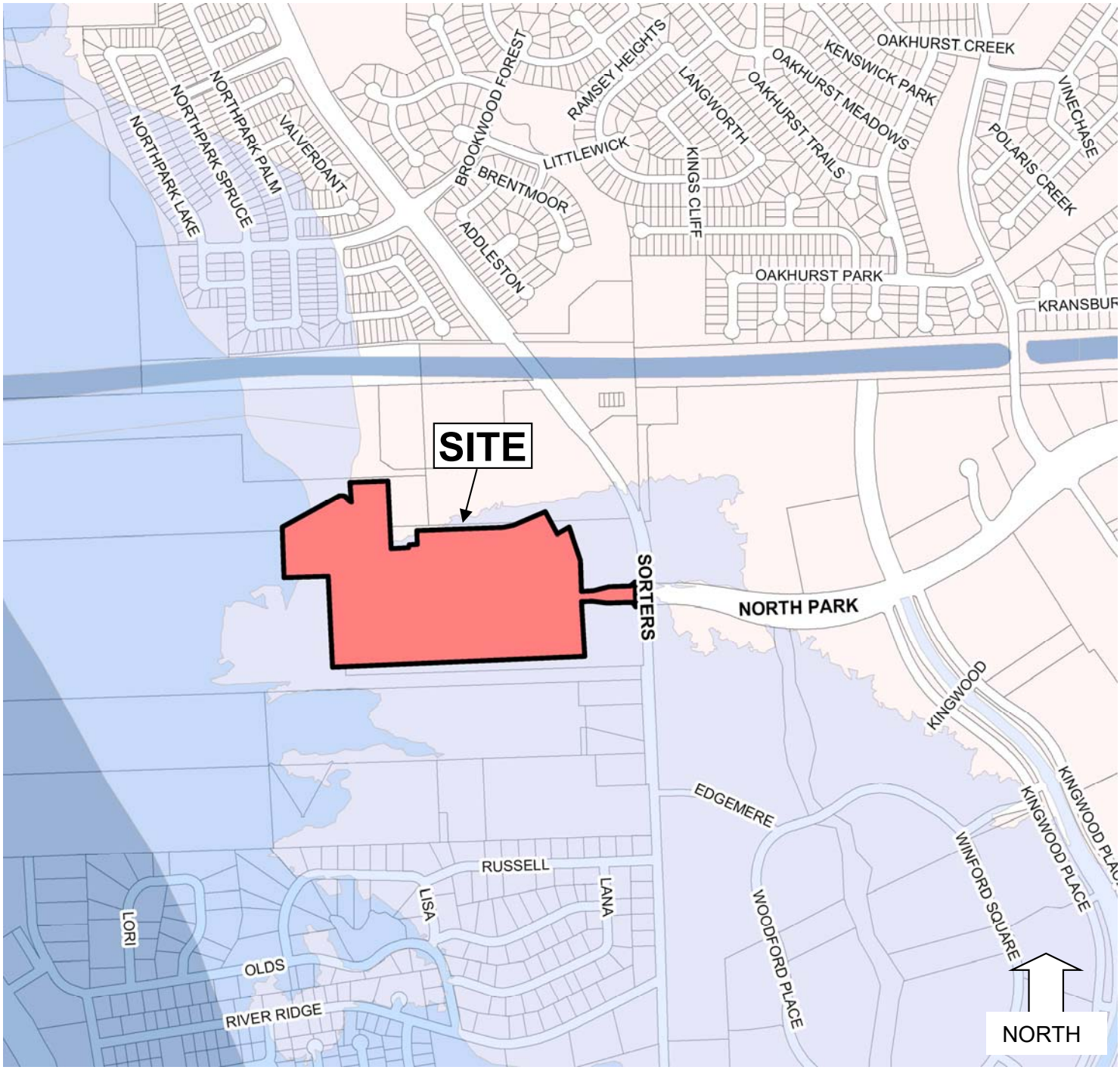
Economic hardship is not the sole justification. The justification is that there is a recorded subdivision to the south that would not further extend the required stub street.

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northpark South Sec 1

Applicant: R.G. Miller Engineers



D – Variances

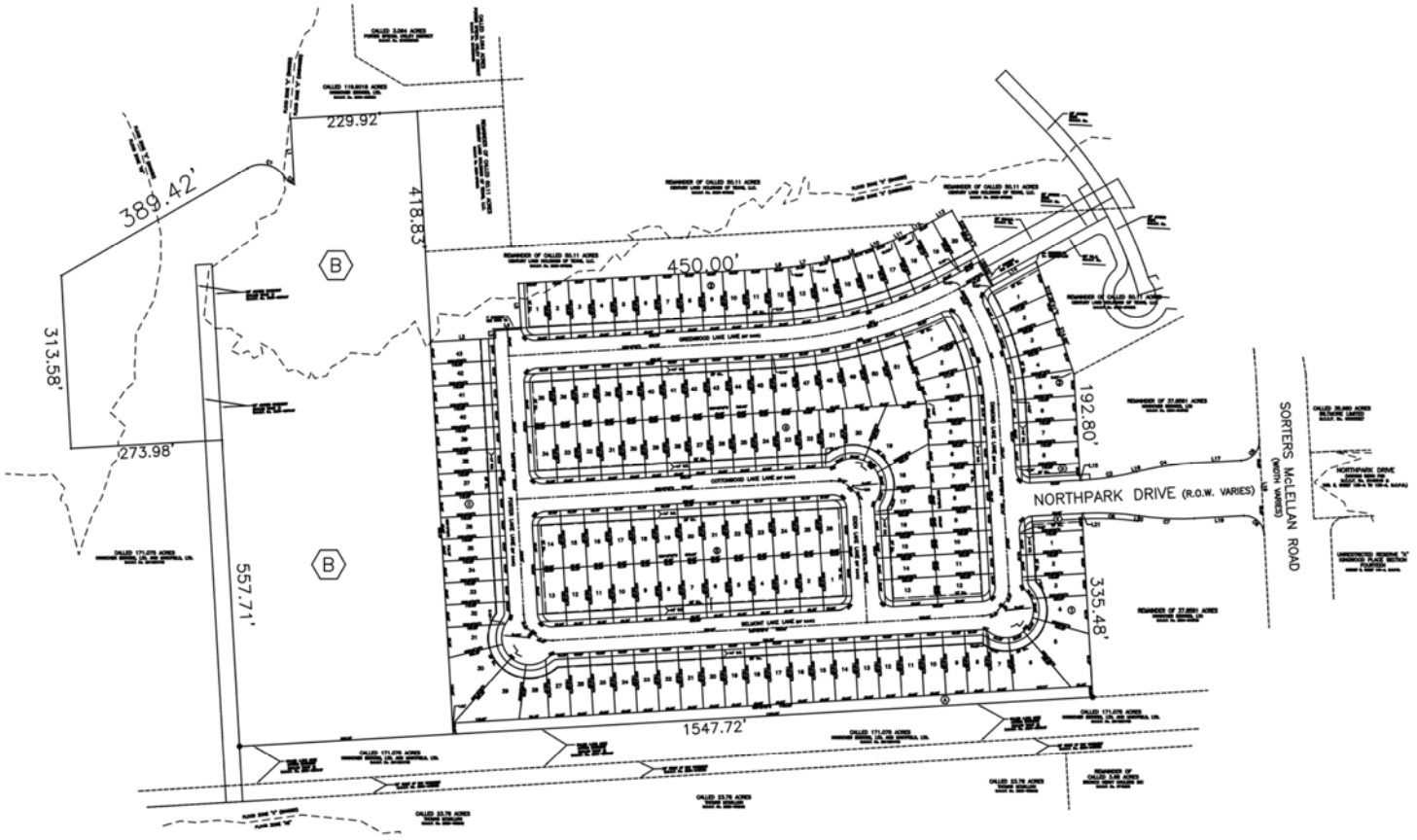
Site Location

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northpark South Sec 1

Applicant: R.G. Miller Engineers



D – Variances **Subdivision**

Houston Planning Commission ITEM: 166

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northpark South Sec 1

Applicant: R.G. Miller Engineers



D – Variances

Aerial

SECTION 1

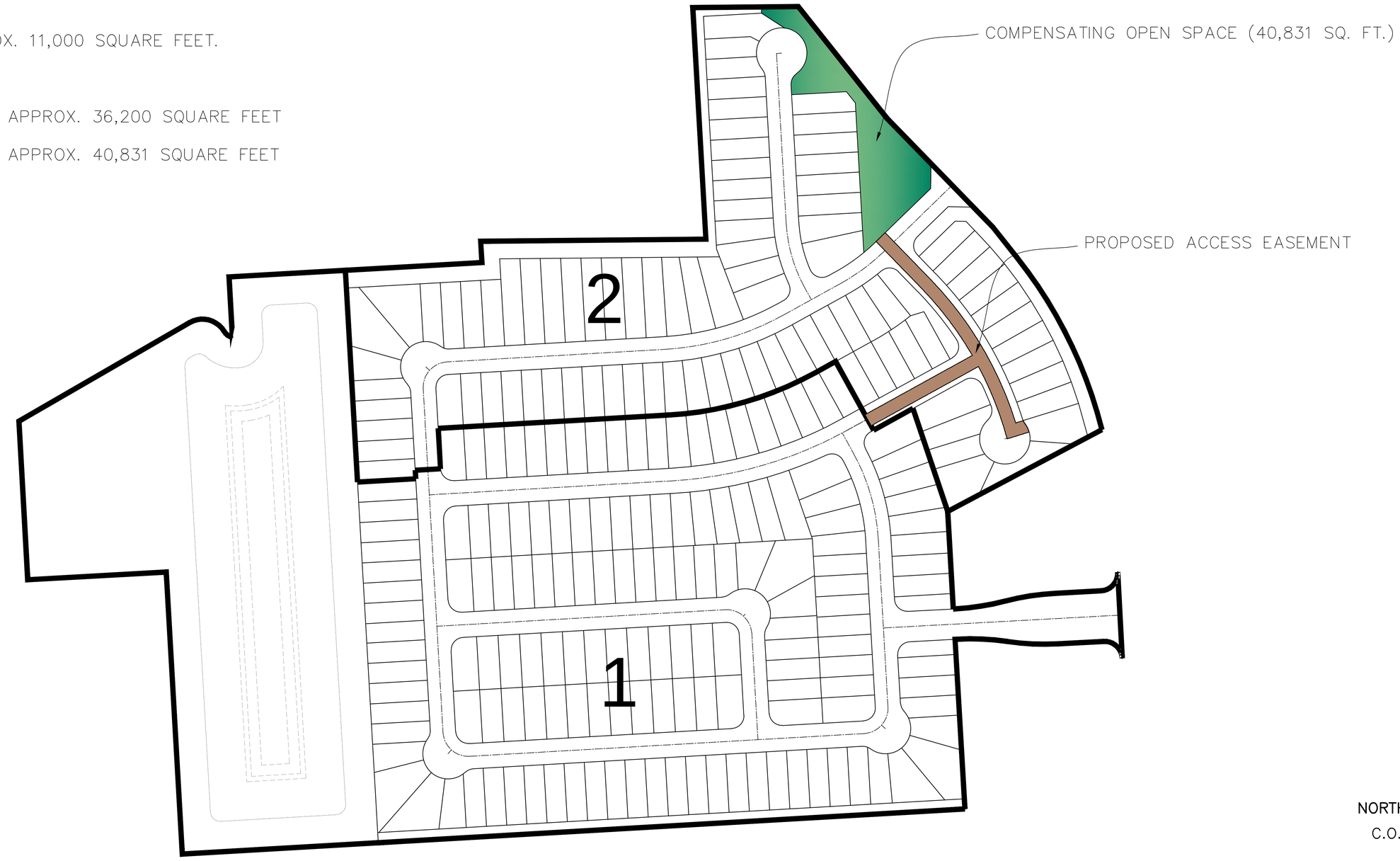
148 LOTS
REQUIRED C.O.S. = 25,200 SQUARE FEET

SECTION 2

87 LOTS
REQUIRED C.O.S. = APPROX. 11,000 SQUARE FEET.

TOTAL C.O.S. REQUIRED = APPROX. 36,200 SQUARE FEET

TOTAL C.O.S. PROVIDED = APPROX. 40,831 SQUARE FEET



NORTHPARK SOUTH

C.O.S. EXHIBIT

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

DATE: 10/30/23 SCALE: 1"= 100'

L:\4459_MCMUD_96\NORTHPARK SOUTH\5057.001 SEC 1\CAD\EXHIBITS\VARIANCE EXHIBIT.DWG Oct. 31, 2023-8:59 AM CHAD MILLER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2518
Plat Name: Northpark South Sec 1
Applicant: R.G. Miller Engineers
Date Submitted: 11/03/2023

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 lots less than 5,000 square feet in the City of Houston ETJ
Chapter 42 Section: 181

Chapter 42 Reference:
The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1)5,000 square feet for a lot within the extraterritorial jurisdiction

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;
Northpark South Sec 1 has 148 lots with 125 of them being under 5,000 square feet and the applicant is proposing COS within the future Sec 2. Sec 1 requires 25,200 square feet of COS and future Sec 2 will require approx. 11,000 square feet of COS. Section 2 will have approximately 40,000 square feet of COS, meeting the requirement for both Sec 1 and 2. Due to the size of the development, all lots are within a quarter mile of the COS reserve, which is standard practice. Based on the current land plan, we are required approx. 36,200 square feet of COS while we show 40,831 square feet. In addition, there will be an access easement from Sec 1 to the COS reserve until Sec 2 is recorded.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The current ordinance does not take into account the overall development when providing COS, as it requires it within each section. The applicant is proposing more than the required amount of COS within the future Sec 2 plat boundary and due to the size of the property, all lots are within a quarter mile of the reserve.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be met as we are providing COS for the overall development, it will just be located in Section 2 rather than each individual section.

(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 we are providing the required amount of COS, it will just be located in future Sec 2 and not in each individual section.

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

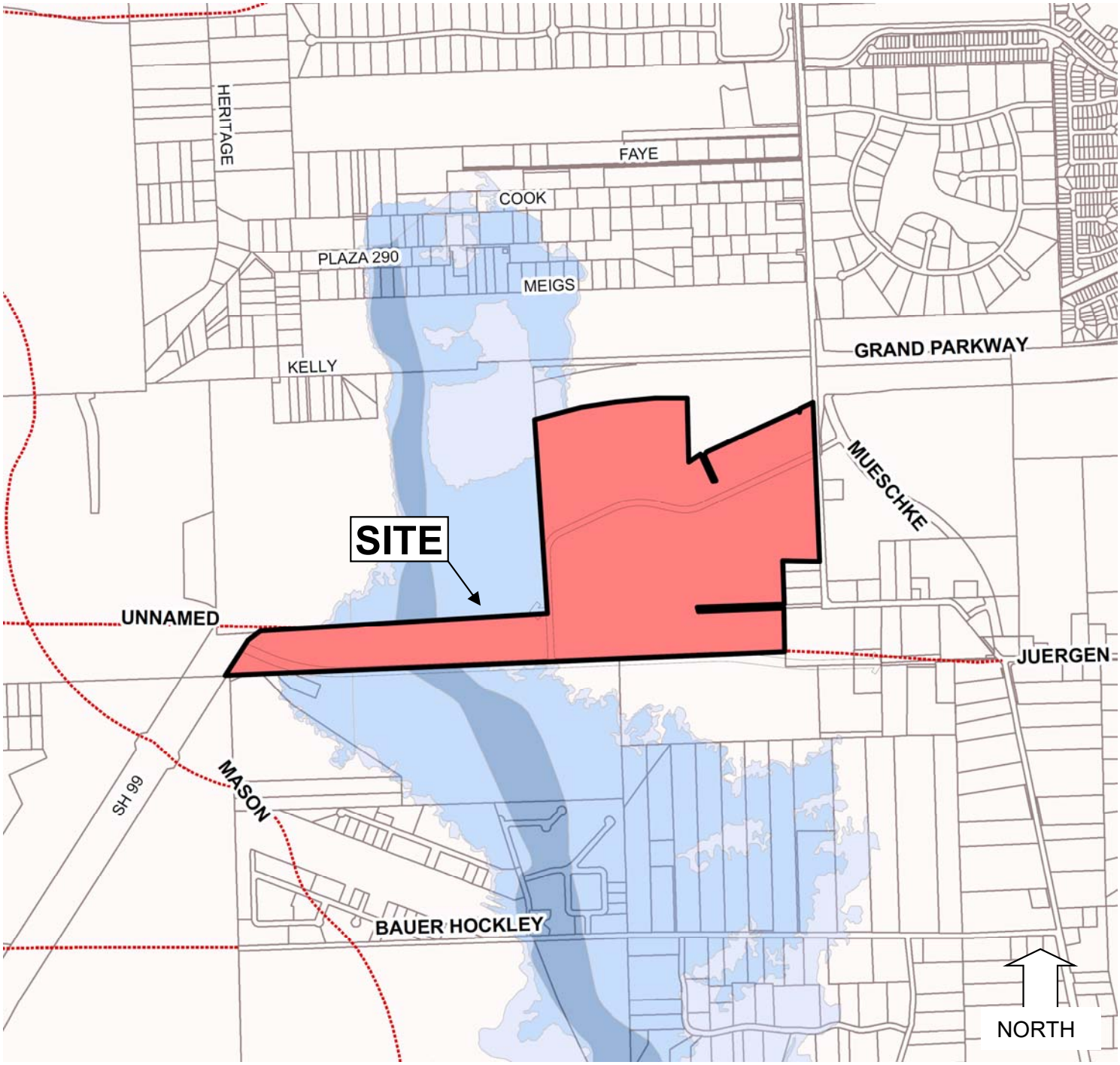
Economic hardship is not the sole justification. The justification is that we are providing the required amount of COS, just in a future section rather than in each individual section.

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



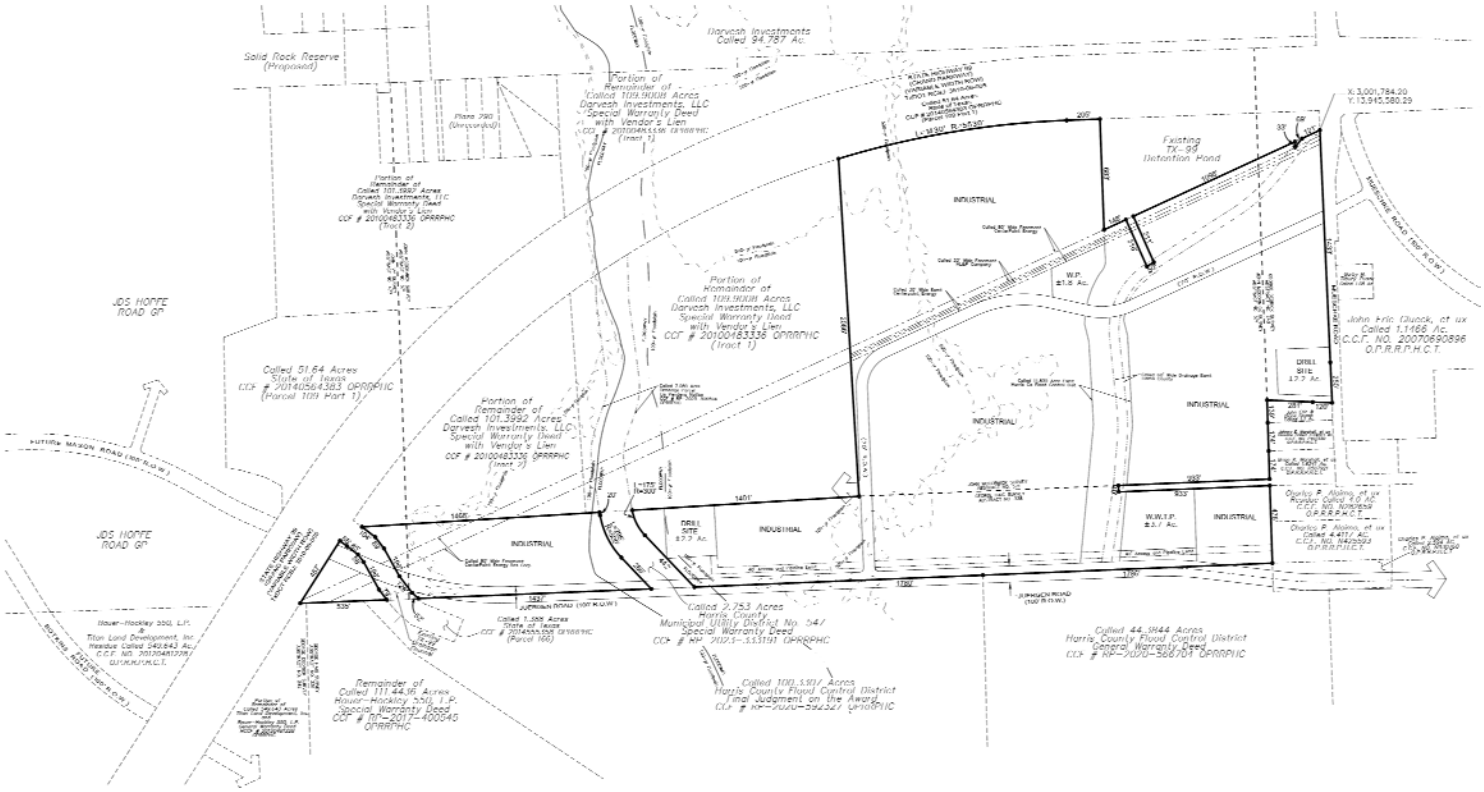
D – Variances **Site Location**

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



D – Variances

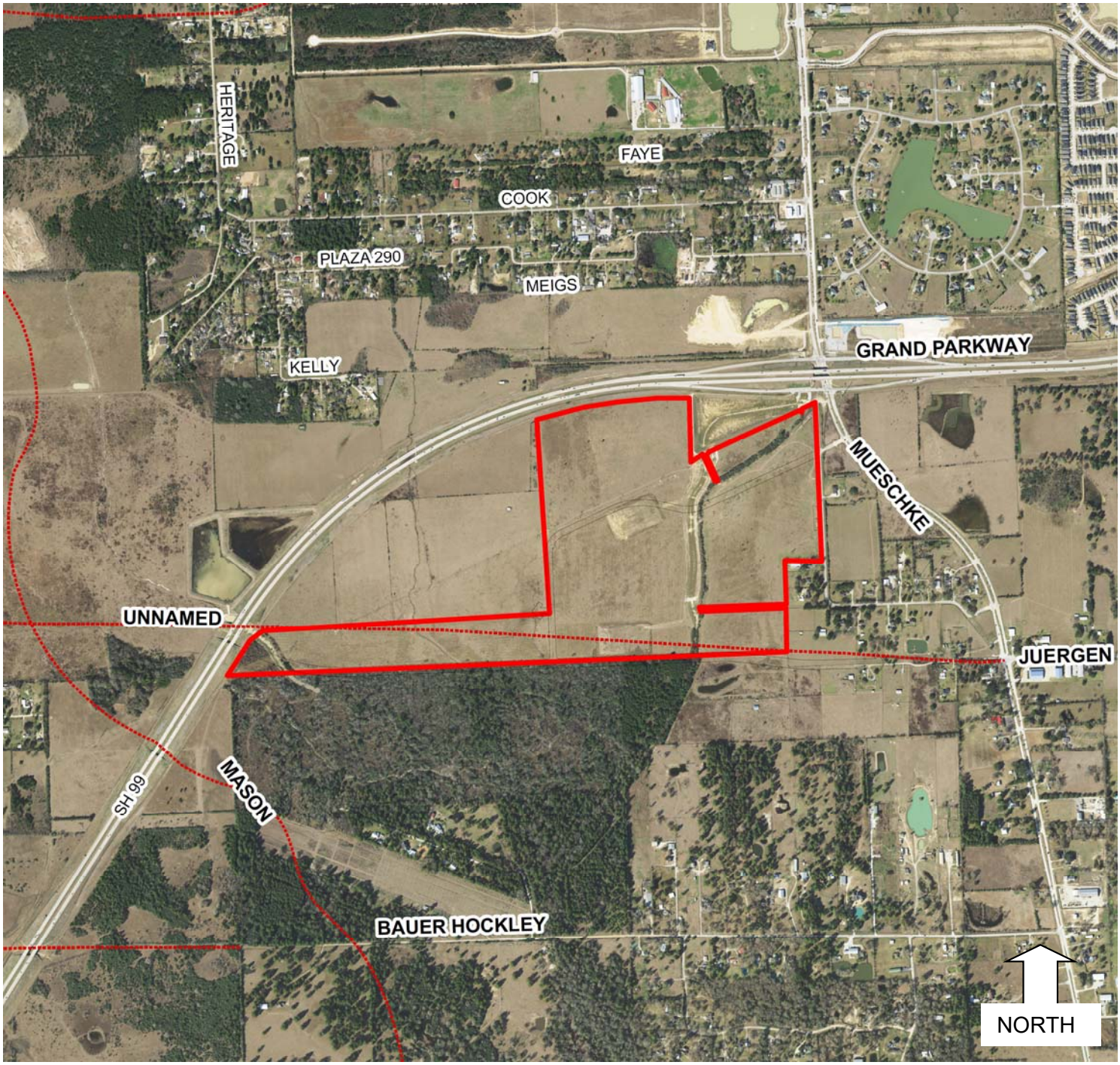
Subdivision

Houston Planning Commission ITEM: 167

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2667
Plat Name: Northwest 99 Business Park GP
Applicant: Meta Planning + Design LLC
Date Submitted: 11/06/2023

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 for an intersection spacing of ±2,000' between the Grand Parkway (TX-99) and a proposed off-center stub street to the west, and to allow an intersection spacing of 3,150' between a proposed internal collector street and the Grand Parkway along the northern tract boundary by providing no stub street to the northern boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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;

Northwest 99 Business Park GP is a proposed ±196-acre industrial park located far northwest of central Houston, east of and inside the Grand Parkway (TX-99) and west of major thoroughfare Mueschke Road. The site is encumbered by existing pipeline and HL&P easements as well as floodplain from adjacent creeks and is bisected by several drainageways. Future major thoroughfare Juergen Road forms the southern tract boundary. Existing access to the site is limited to frontage along the old alignment of Mueschke Road on the east, which remains as a local street after the realignment of the new thoroughfare of Mueschke Rd to the Grand Parkway further east. Chapter 42 requires an intersection of local streets every 1,400' including along the project boundary. To the northwest of the subject is a large tract bounded by the Grand Parkway and the subject site. A stub street is required from the subject site's western boundary into the adjacent property. The distance from TX-99 to future Juergen Road along the property line is approximately 2,550', which would require one stub street at approximately the midpoint to meet 1,400' separation in both directions. The subject application proposes to move that one stub street further south from the middle, creating an excessive intersection spacing of approx. 2,000' on the north side of the stub street towards the Grand Parkway. The proposed stub street location is close to the southern boundary corner of the two tracts, providing ample distance from the utility easements criss-crossing both sites further north, in order to avoid the creation of any unnecessary triangular parcels on the neighbor's property, which are generally difficult to develop efficiently. Similarly, the long "flag staff"

portion of the subject site that extends westward to the Grand Parkway also abuts the same adjacent parcel and requires a stub street. The property at the western-most area of these two tracts is chopped up by multiple easements, a natural drainage channel, the floodplain of said channel, and the various infrastructure of TX-99, making the western corner difficult to develop for either tract. The subject tract proposes an internal collector street connecting to Juergen Rd, and provides a stub into that collector street which gives access to the adjacent property. From the internal collector/stub street location, a typical 1400' intersection spacing falls directly in the middle of the creek. From the collector to the edge of the western property along TX-99, the total distance is approximately 3,150'. The subject plat proposes no stub street in this area as it is unlikely to be extended due to the site constraints, and the adjacent property will have a stub street providing direct access to the proposed collector street in the subject site.

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

The existence of floodway and floodplain, multiple diagonal easements, and the general property configuration make both the subject tract and the adjacent tract difficult to develop with normal street patterns. These conditions are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be directed to the proposed internal collector street within the subject tract.

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

The granting of this variance will not create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

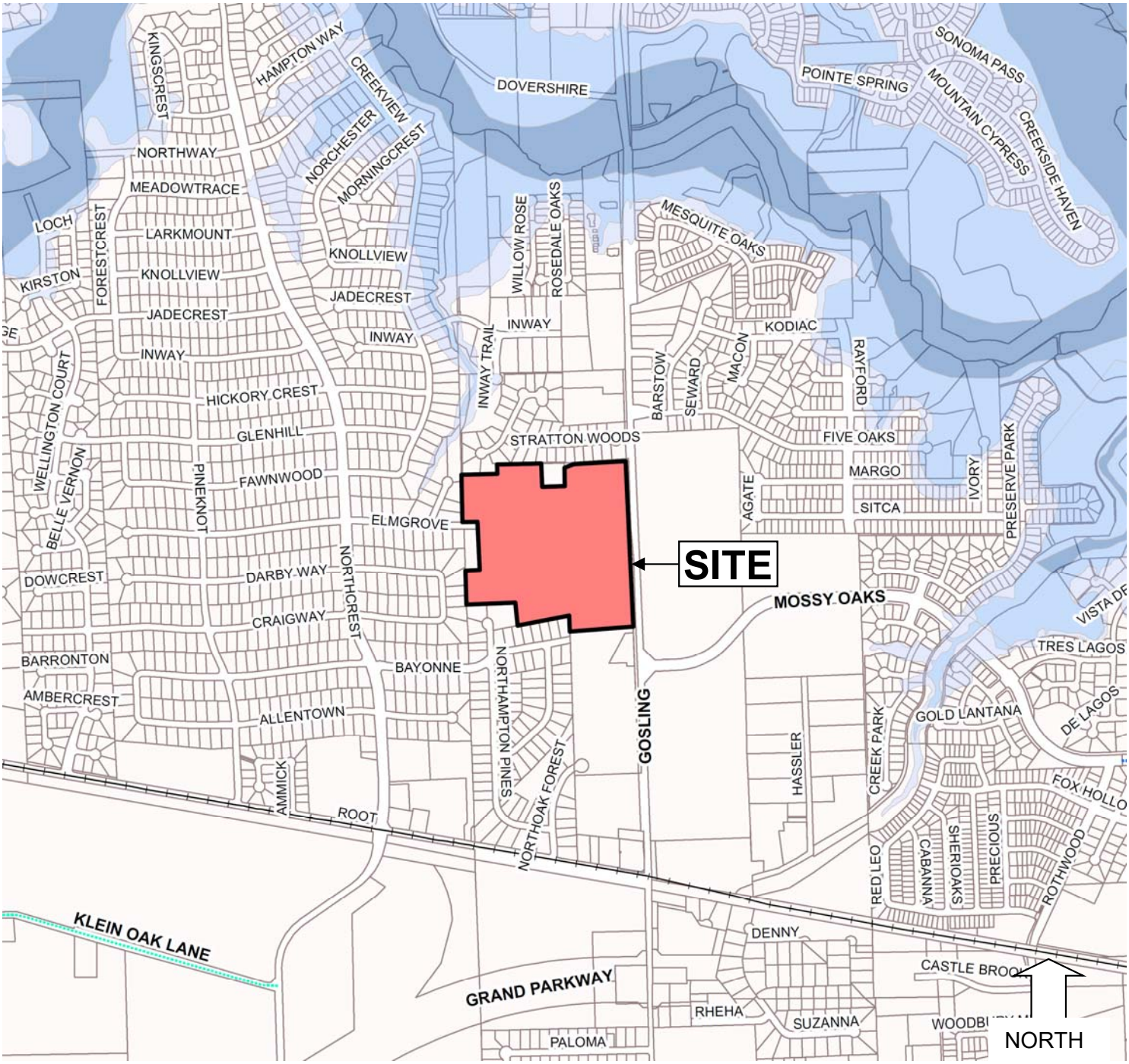
The existence of floodway, floodplain, easements, and unusual property boundaries as well as the provision of an internal collector street are the justifications for the granting of this variance.

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Paragon Place (DEF 2)

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



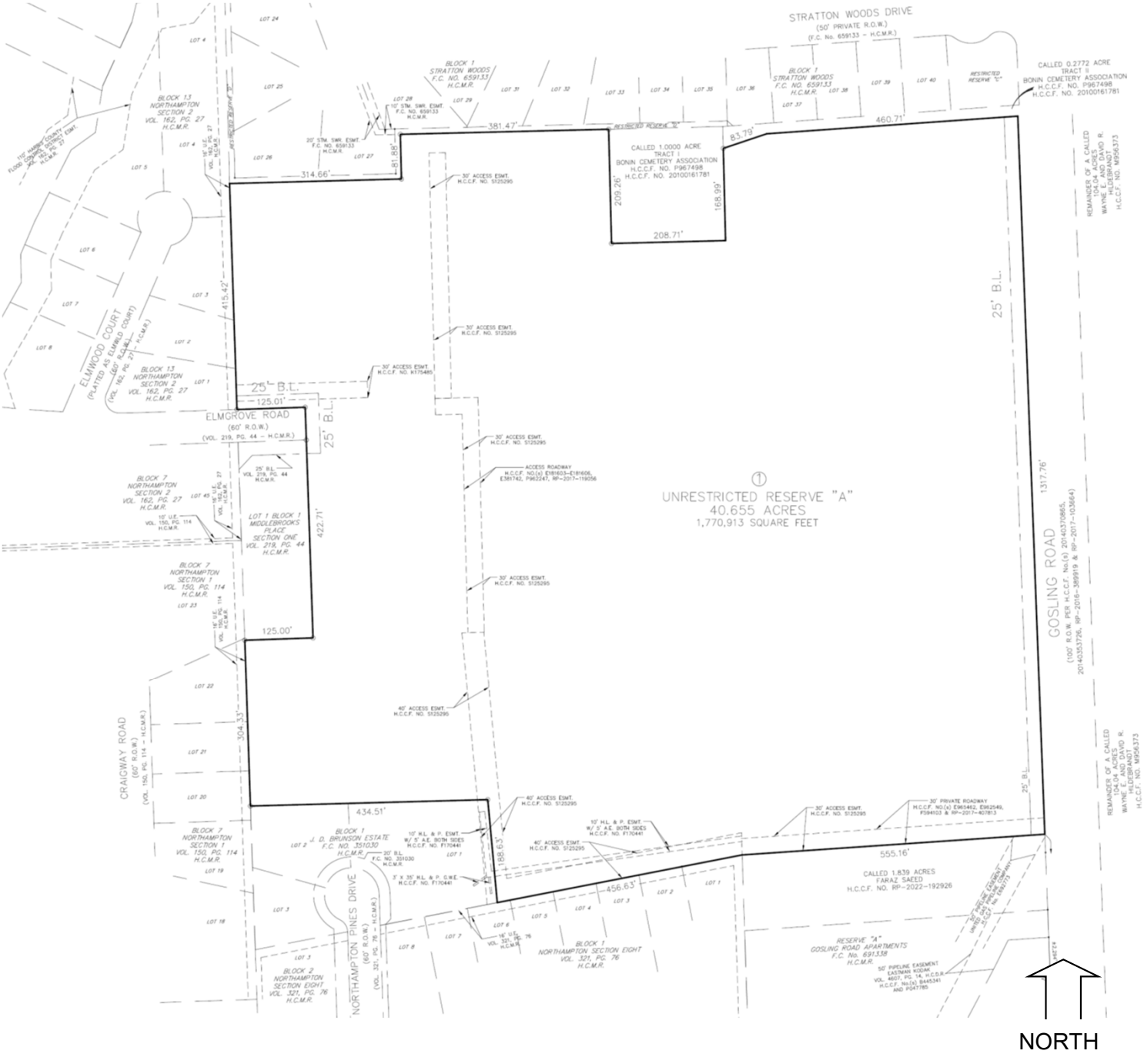
D – Variances **Site Location**

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Paragon Place (DEF 2)

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 168

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Paragon Place (DEF 2)

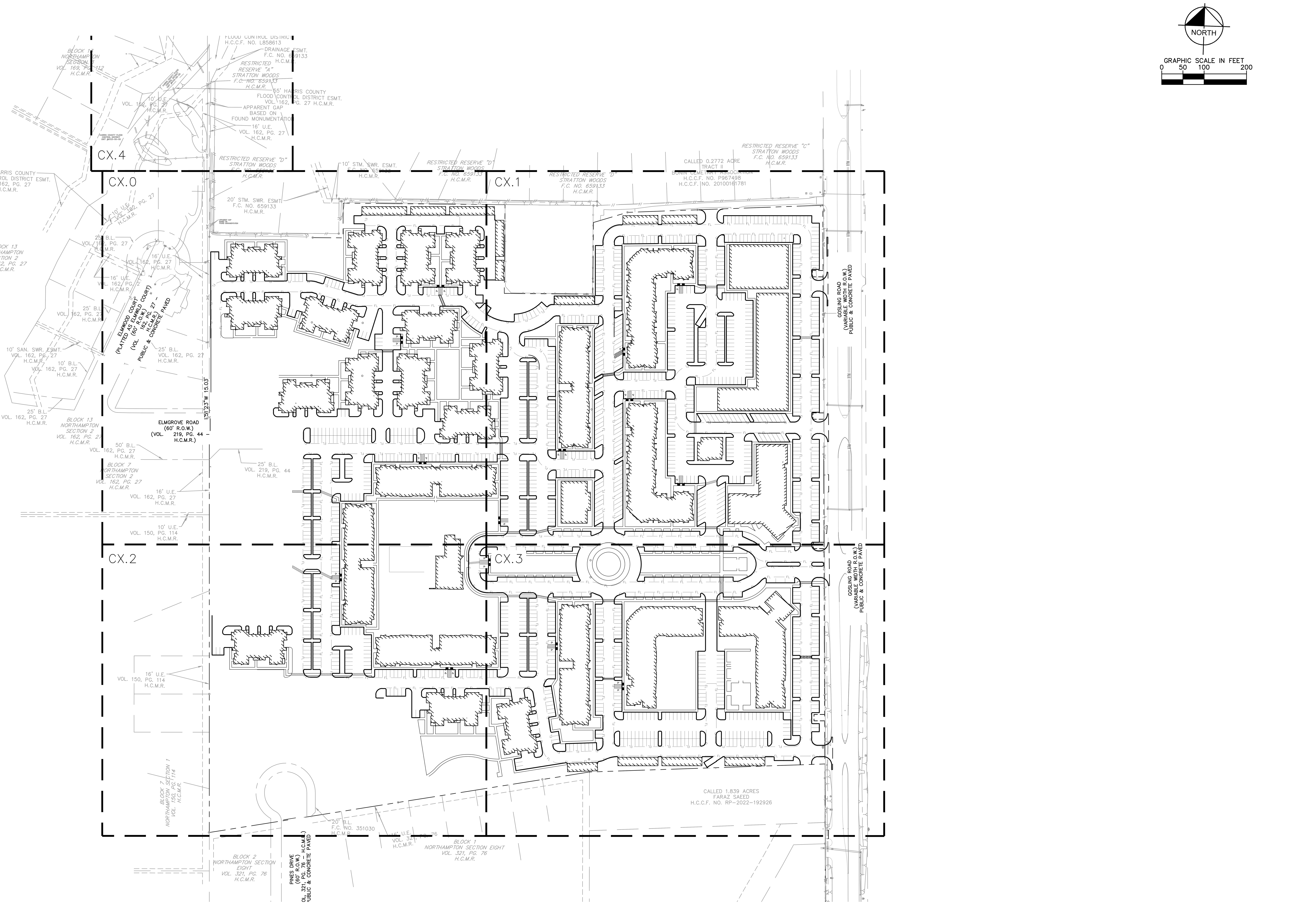
Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

Plotted By:Herrera, Michael Sheet Set:Kha Layout:C-Site October 18, 2023 05:39:07pm 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.



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PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

No.	REVISIONS	DATE	BY

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

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

OVERALL SITE PLAN AND SHEET LAYOUT

PARAGON PLACE GOSLING

PREPARED FOR
PARAGON PLACE, LLC

HARRIS COUNTY TEXAS

SHEET NUMBER
C2.0

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. The surrounding area that the extension would be connecting has been fully developed with the previously established access points, and as such is in need of further connections. Any additional extensions would increase cut-through traffic within the neighborhood. Also, residents of the Northampton neighborhood and Northampton MUD have expressed in writing their desire for there to be no extension of Elmgrove Road into the Northampton. 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. The neighborhood streets in this area have pedestrian traffic moving in the streets due to the lack of sidewalks in the area, so eliminating any additional traffic would be beneficial to the health, safety, and welfare of the public.

(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.

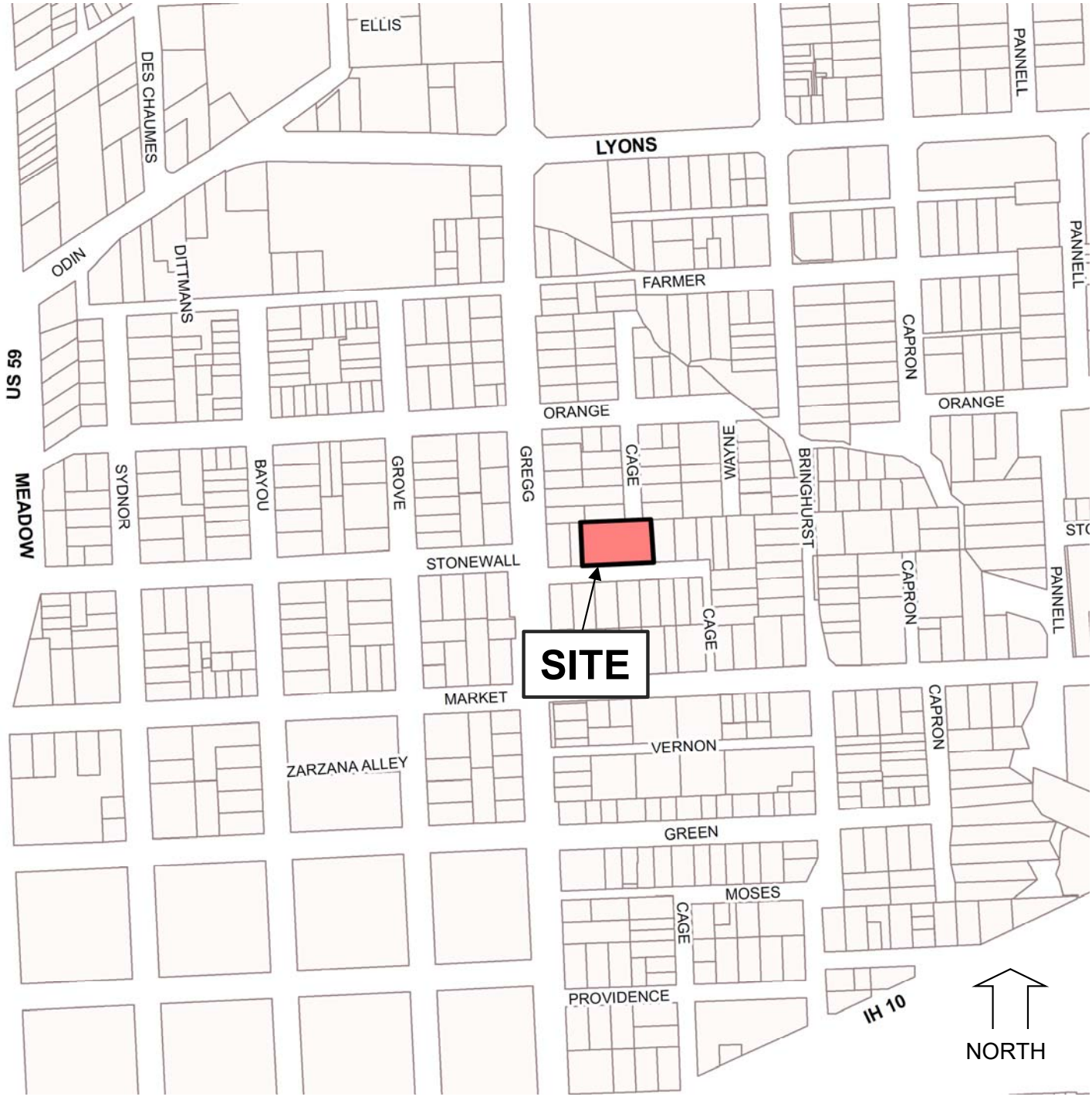
Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall to the City. There is also no financial benefit to the applicant.

Houston Planning Commission ITEM: 169

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Vecino Homes at Stonewall

Applicant: SEM SERVICES



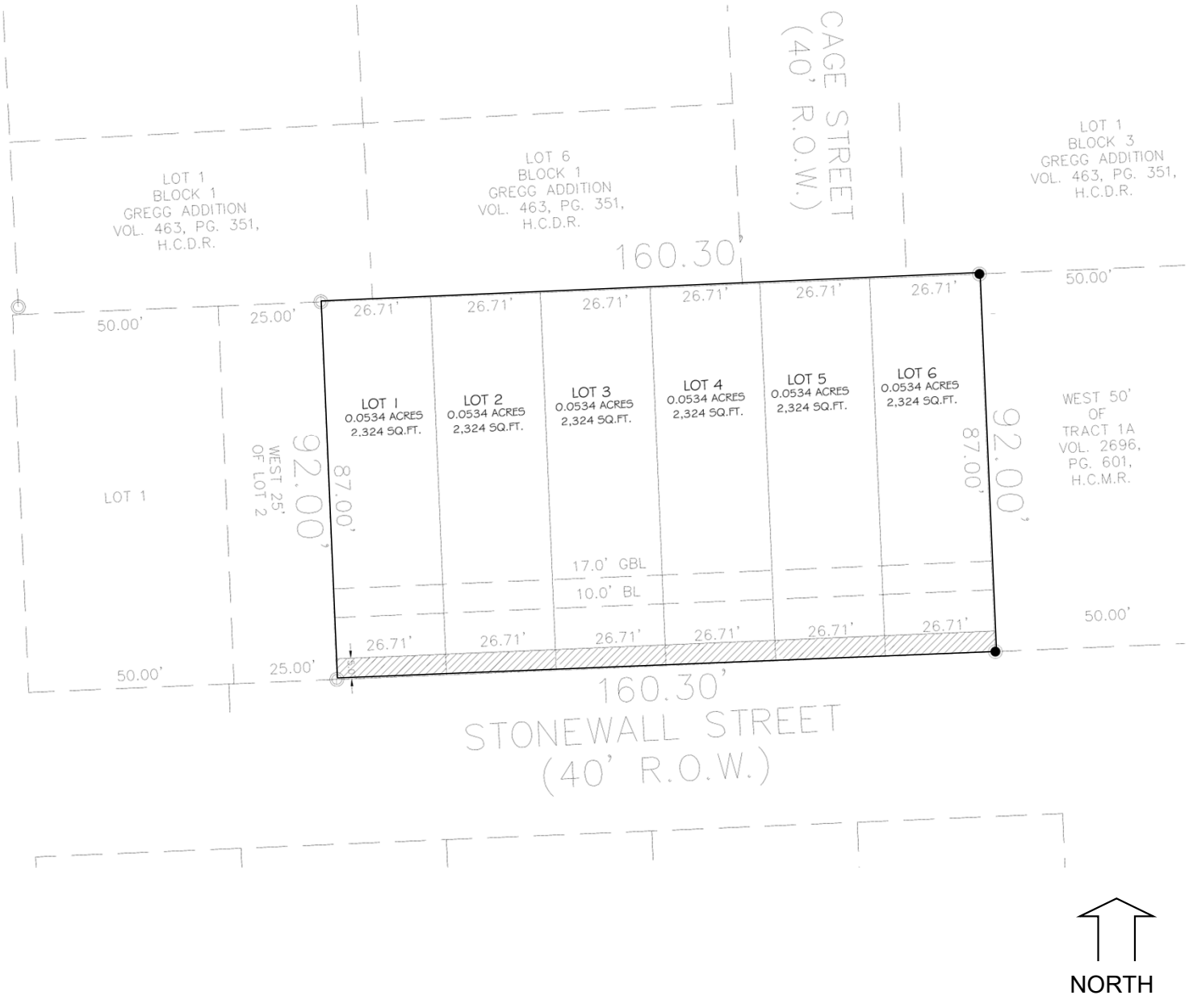
D - Variances **Site Location**

Houston Planning Commission ITEM: 169

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Vecino Homes at Stonewall

Applicant: SEM SERVICES



D - Variances **Subdivision**

Houston Planning Commission ITEM: 169

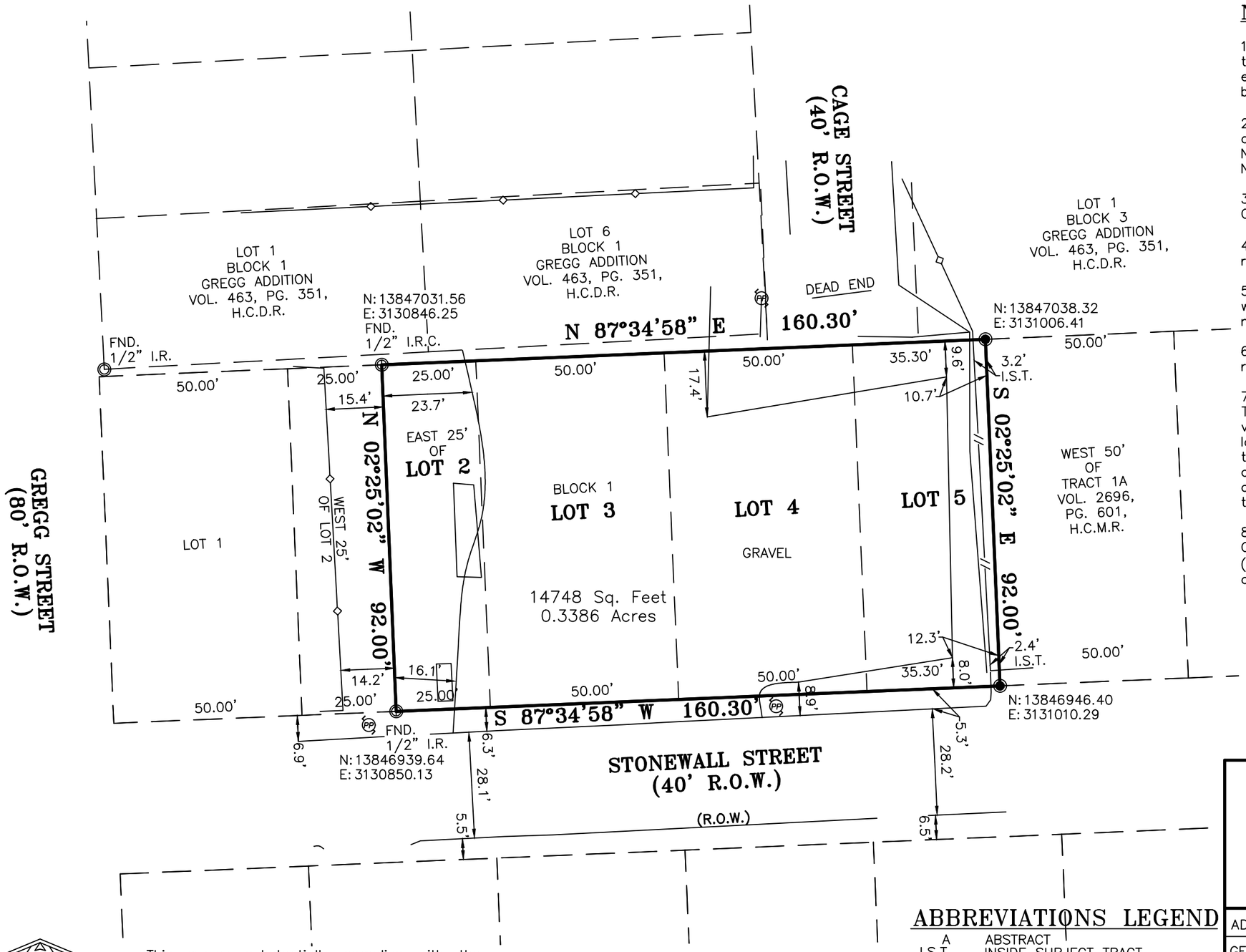
Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Vecino Homes at Stonewall

Applicant: SEM SERVICES



D - Variances **Aerial**



NOTES:

1. This survey was prepared without the benefit of a title commitment; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.

2. This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0690N, effective date: January 06, 2017.

3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.

4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.

5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

6. All easements and setbacks shown hereon are of record in said subdivision unless otherwise noted.

7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

8. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying a combined scale factor of 0.9998784419.

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751

SYMBOLS LEGEND

◎	IRON ROD FOUND
◉	1/2" I.R. W/ "VILLA 6751" CAP SET
(PP)	POWER POLE
WOOD FENCE	———//———
CHAIN LINK FENCE	———◇———
OVERHEAD ELECTRIC	—— OHE ——

ABBREVIATIONS LEGEND

A	ABSTRACT
I.S.T.	INSIDE SUBJECT TRACT
O.S.T.	OUTSIDE SUBJECT TRACT
C.M.	CONTROL MONUMENT
ELEC.	ELECTRIC
FND	FOUND
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
PAV.	PAVING
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

EXISTING CONDITIONS SURVEY OF 1/2 OF LOT 2 & LOTS 3, 4 & 5, OF BLOCK 1, OF S.C. LUDTKE, VOL. 02, PG. 07, H.C.M.R. LOCATED IN THE GREGG, D. SURVEY, A-283, HARRIS COUNTY, TEXAS

ADDRESS:	3409 STONEWALL ST, HOUSTON, TX 77020
GF NO.:	N/A
KEY MAP:	494F
SCALE:	1" = 30'
DATE:	09/25/2023
JOB NO.:	23-0892
DRAWN BY:	IP
CHECKED BY:	CEG

DVJ
CIVIL ENGINEERING & LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2506
Plat Name: Vecino Homes At Stonewall
Applicant: SEM SERVICES
Date Submitted: 10/23/2023

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

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

To not extend nor terminate in a cul-de-sac Cage Street.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Chapter 42 Section: 42-128(a)(1) Chapter 42 Reference: Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

The site is a proposed single-family residential development with the Fifth Ward Community.. The applicant is requesting two (2) variances: not to extend a public street (ROW) through the proposed single-family home. Secondly, not to end Cage Street with a cul-de-sac. The subject tract is located in a street grid system established by the pre-ordinance street network in the Fifth Ward community.. The area is mostly single-family, low density, and residential in nature. Per the ordinance requirements, a public street is required every 1,400' feet. An imposition of a public street through the subject site would not significantly improve vehicular circulation in the area. A great established street network is in place. Strict application of the ordinance will not significantly improve traffic circulation. The proposed development will maintain the local street network and will maintain the spirit of Chapter 42-128 (a) (2). Extending Cage Street through the site or ending with a cul-de-sac will be contrary to sound public policy through this site.

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

The main justification for granting the requested variance is based on the existing street work that provides adequate traffic circulation. As the proposed street network is in spirit with Chapter 42. Other north/south connections nearby are less than 1,400' as required by the ordinance.

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

The intent and general purposes of this chapter will be preserved and maintained. All adjacent land has proper frontage as required by the ordinance. The existing and proposed street network will preserve and maintain Chapter 42-128 (a) (2).

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

The granting of the variance will not be injurious to the public health, safety or welfare. The density of the proposed site (and surrounding area) is such that providing for a N/S would not adequately benefit the community. This would not be contrary to public health safety or welfare.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance. Any additional N/S streets will not benefit this residential and low density community in the Fifth Ward community.

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 26, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Vecino Homes at Stonewall
REFERENCE NUMBER: 2023-2506

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Stonewall Street, south of Lyons Avenue and east of US-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.

SEM Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend, nor terminate with a cul-de-sac Cage Street.. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 16, 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 Gerald Grissom with BGE, Inc., at 281-558-8700. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

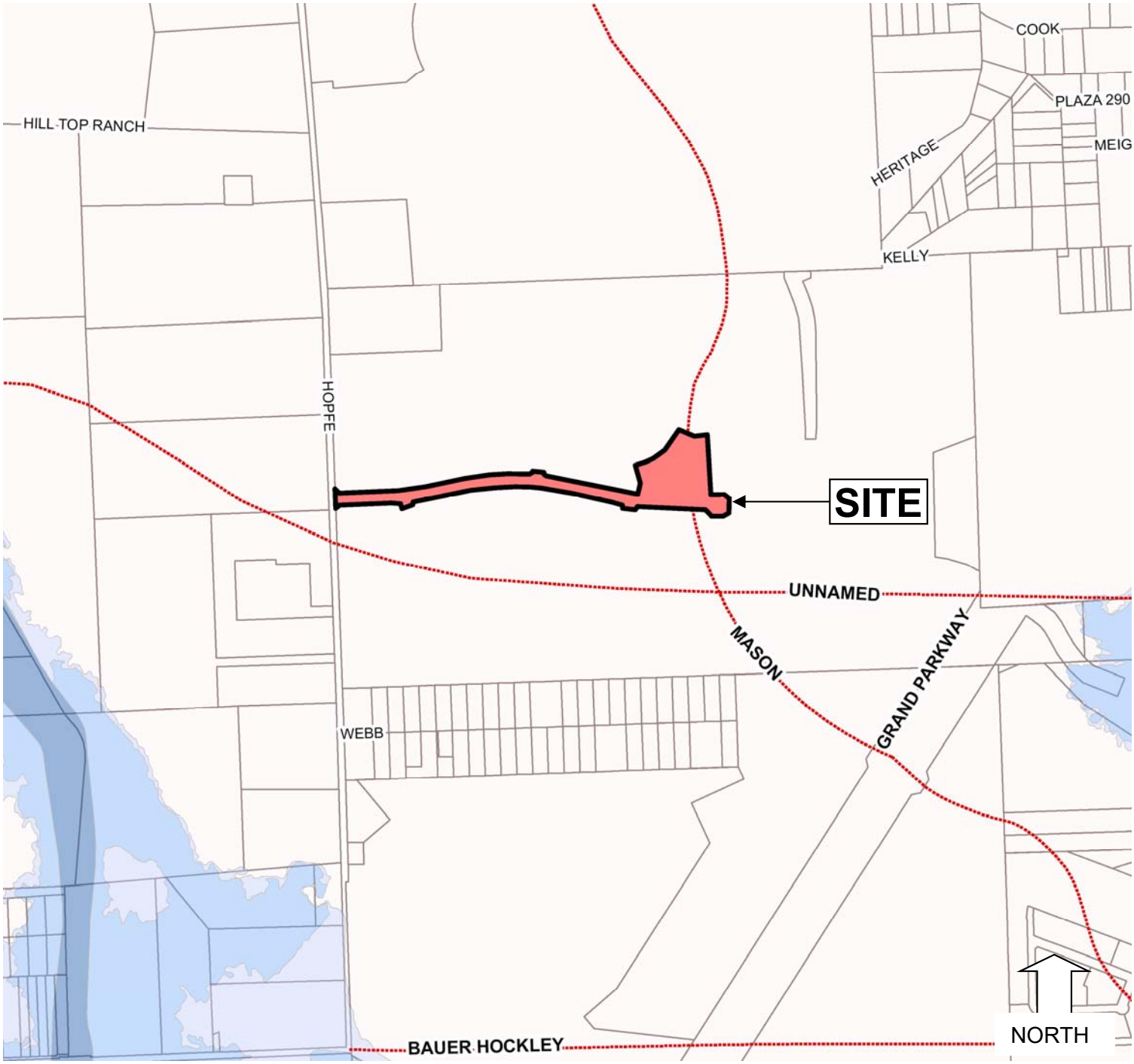
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 170

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: JDS Hopfe Road Botkins Road and Recreation Center

Applicant: Meta Planning + Design LLC



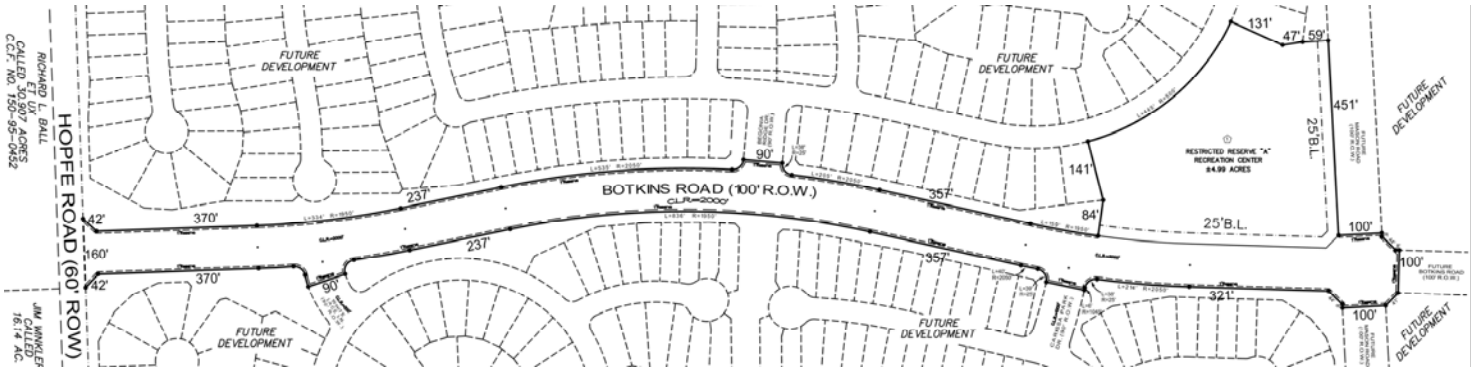
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 170

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: JDS Hopfe Road Botkins Road and Recreation Center

Applicant: Meta Planning + Design LLC



NORTH

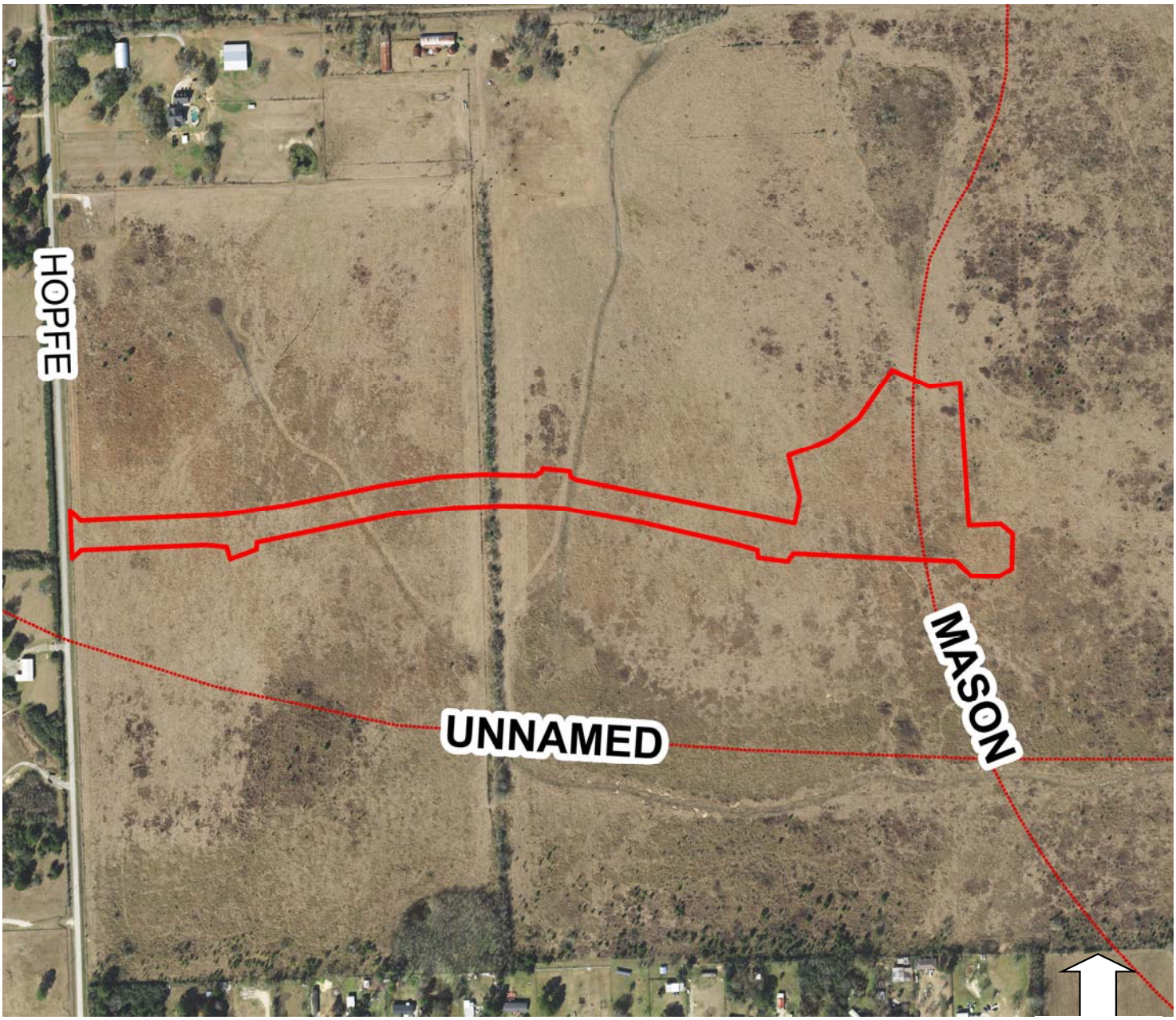
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 170

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: JDS Hopfe Road Botkins Road and Recreation Center

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2633
Plat Name: JDS Hopfe Road Botkins Road and Recreation Center
Applicant: Meta Planning + Design LLC
Date Submitted: 11/06/2023

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

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

To allow for a ±505' intersection spacing between two roadways along a major thoroughfare as opposed to the minimum 600'.

Chapter 42 Section: 127 (b)

Chapter 42 Reference:

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

Statement of Facts

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

The JDS Hopfe Road Botkins Road and Recreation Center is part of the JDS Hopfe Road Tract GP, a proposed ±332-acre single-family residential development that is located within the northwest portion of Houston's ETJ within Harris County, north of US-290. The site is located to the east of Hopfe Road and to the west of TX-99/the Grand Parkway. The southern boundary of the tract is abutted by a "red flag" unrecorded subdivision. Located to the north of the General Plan boundary is the existing single-family residential subdivision, Cypress Green. The area to the west of the subject property a is generally undeveloped. The JDS Hopfe Road Tract GP is traversed by multiple major thoroughfares, including Botkins Road which runs east-west through the tract. Botkins Road will serve the community as a spine road. Traffic will travel along Botkins Road to enter or exit the community as a whole and to enter the smaller, residential sections. Per Chapter 42, intersections of collector streets or local streets along a major thoroughfare shall be spaced a minimum of 600' apart. Currently, along Botkins Road, there is an intersection spacing of ±505' between Hopfe Road and White Lace Lane- a local street that serves as an entrance to JDS Hopfe Road Section 2. An intersection spacing of ±505' feet is a ±16% deviation from the 600' requirement- this is a slight deviation from the requirement. The reduced intersection spacing between Hopfe Road and White Lace Lane will not negatively impact the safety of drivers or hinder the circulate of traffic through the region. The land adjacent to Botkins Road between Hopfe Road and White Lace Lane will be restricted to landscape and open space only. Because of this, the visibility along Botkins Road will be maintained- this will ensure that drivers turning onto Botkins Road from White Lace Lane will be able to see any oncoming traffic before proceeding. Additionally, as the proposed intersection spacing is such a slight deviation from the requirements, it will not impact the circulation of traffic within the community.

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

The special exception will allow a deviation of just ±16%, which is a slight deviation and will not negatively impact the vehicular safety or circulation of the area, which is a result contemplated by the standards of this Chapter.

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

The proposed modification is a ±16% deviation from the standard for the reduction of intersection spacing of ±95', which is not disproportionate to the requirements of the standard.

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

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

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

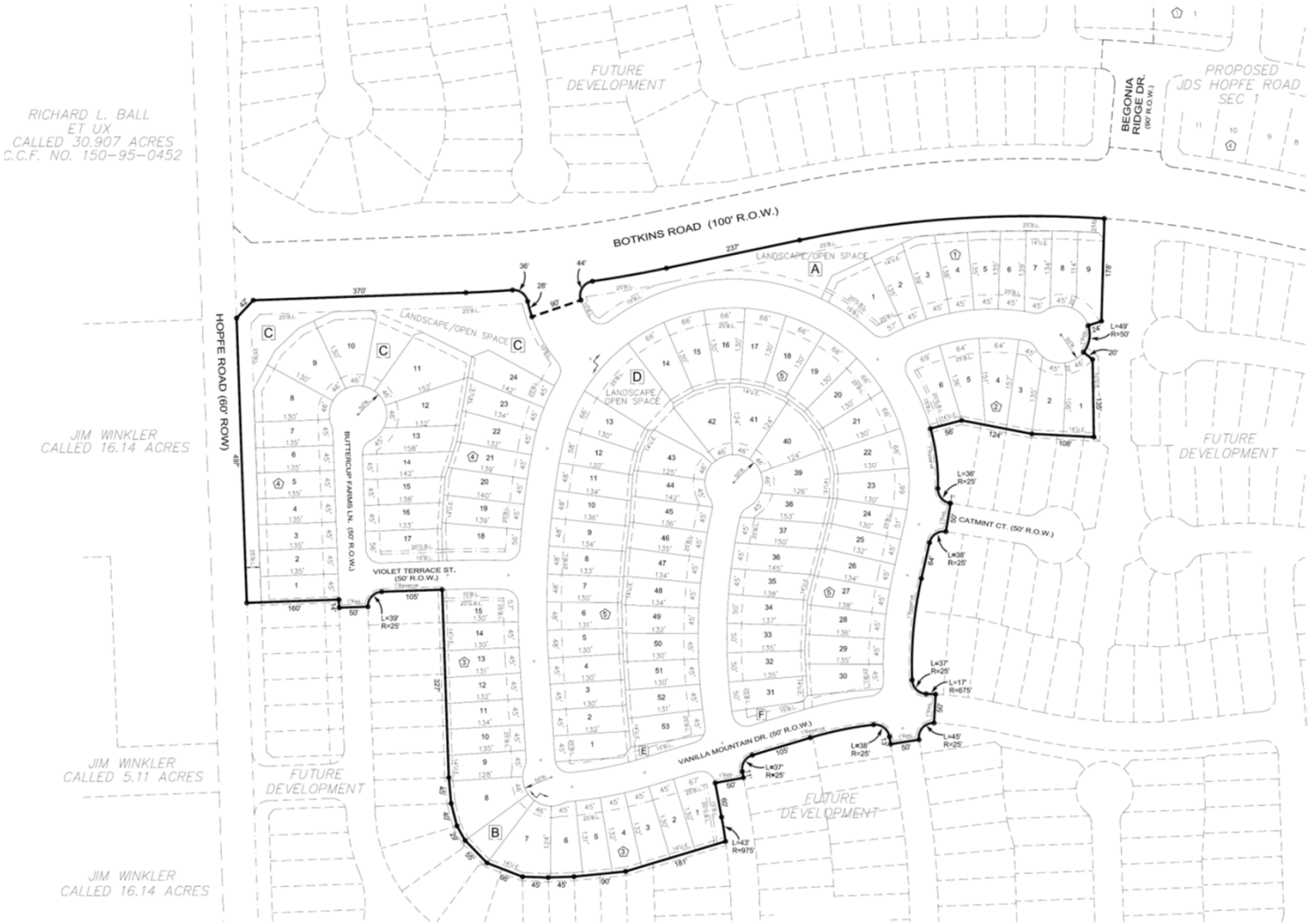
The granting of this special exception will not be injurious to the public health, safety, and welfare, as the deviation from the rule is slight (±16%). Additionally, the visibility along Botkins Road will be maintained, as landscape and open space reserves will frame Botkins Road.

Houston Planning Commission ITEM: 171

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: JDS Hopfe Road Sec 2

Applicant: Meta Planning + Design LLC



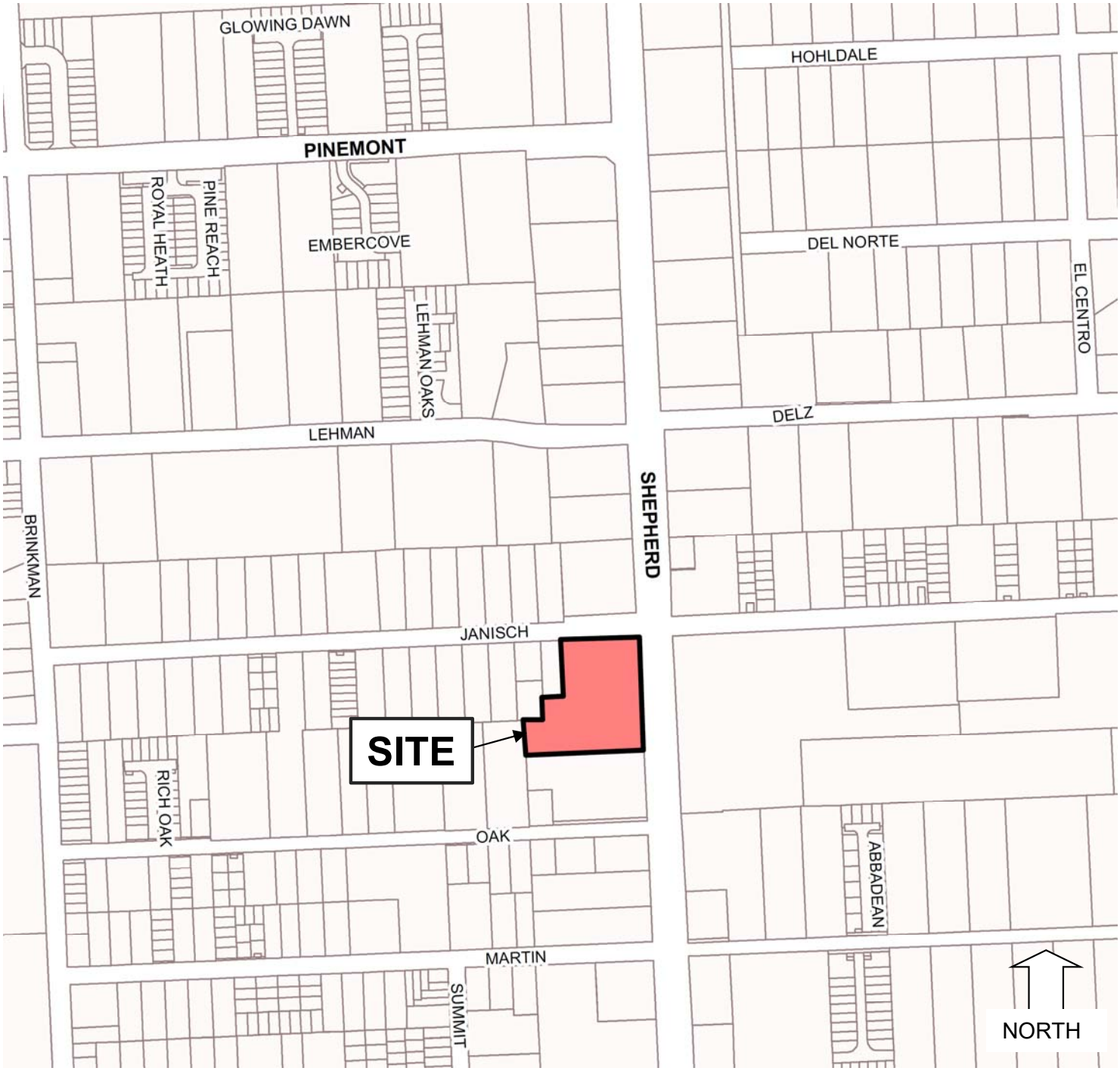
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shoppes at Shepherd

Applicant: Windrose



F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 11/16/2023**

Subdivision Name: Shoppes at Shepherd

Applicant: Windrose



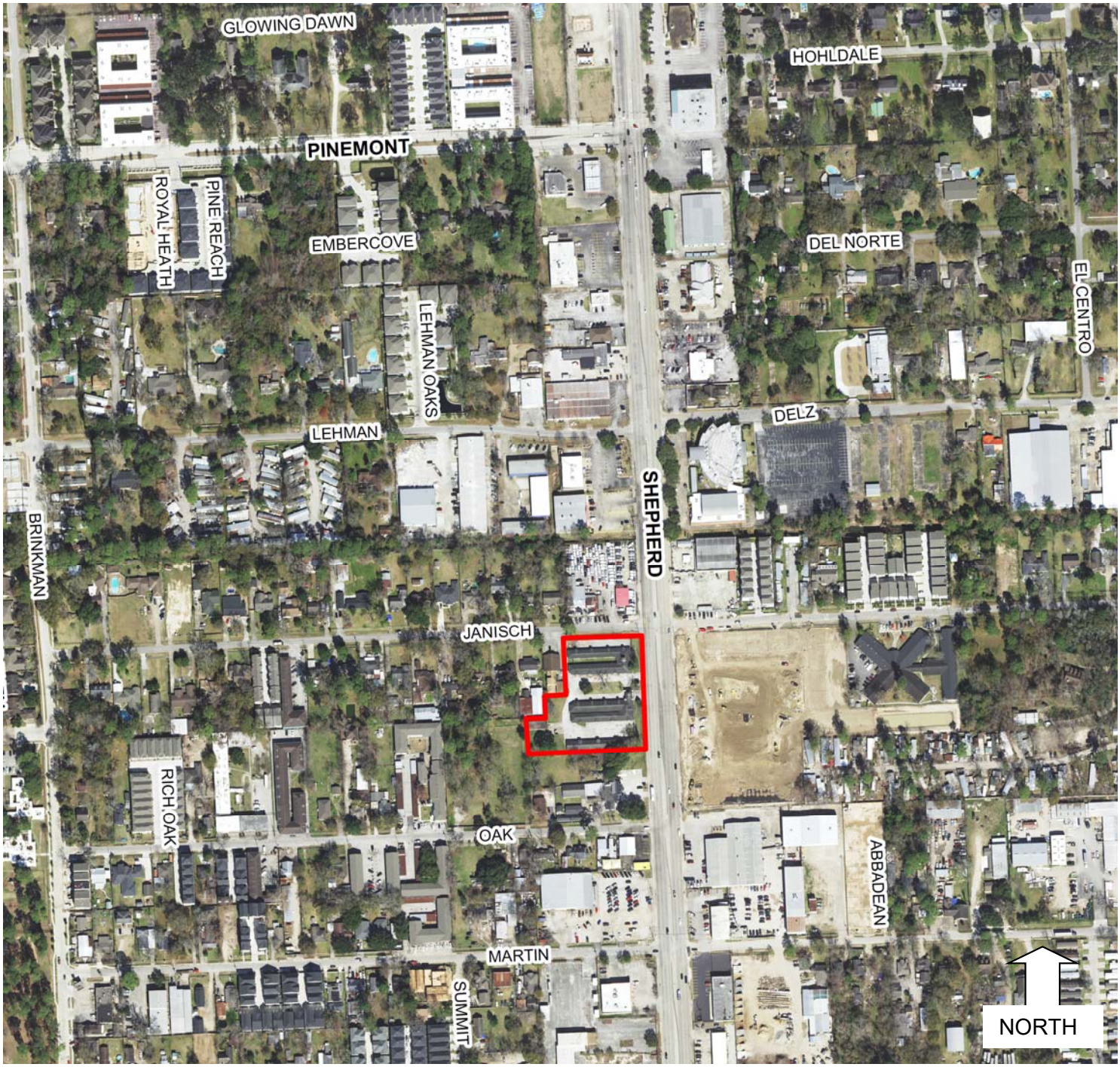
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 172

Planning and Development Department **Meeting Date: 11/16/2023**

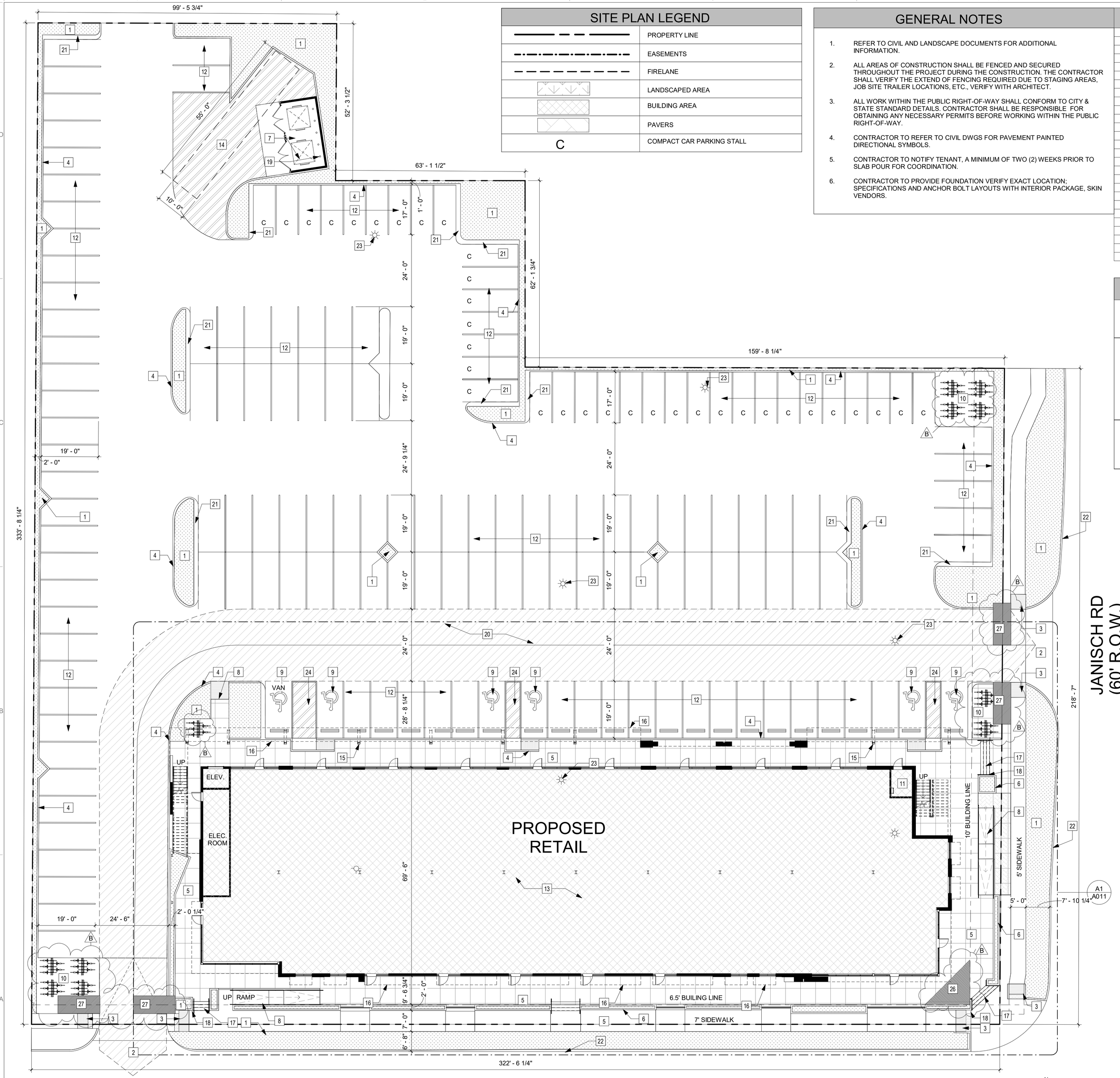
Subdivision Name: Shoppes at Shepherd

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



A1 SITE PLAN
1/16" = 1'-0"

SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENTS
	FIRELANE
	LANDSCAPED AREA
	BUILDING AREA
	PAVERS
C	COMPACT CAR PARKING STALL

GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION.
2. ALL AREAS OF CONSTRUCTION SHALL BE FENCED AND SECURED THROUGHOUT THE PROJECT DURING THE CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXTEND OF FENCING REQUIRED DUE TO STAGING AREAS, JOB SITE TRAILER LOCATIONS, ETC., VERIFY WITH ARCHITECT.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY & STATE STANDARD DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS BEFORE WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CONTRACTOR TO REFER TO CIVIL DWGS FOR PAVEMENT PAINTED DIRECTIONAL SYMBOLS.
5. CONTRACTOR TO NOTIFY TENANT, A MINIMUM OF TWO (2) WEEKS PRIOR TO SLAB POUR FOR COORDINATION.
6. CONTRACTOR TO PROVIDE FOUNDATION VERIFY EXACT LOCATION; SPECIFICATIONS AND ANCHOR BOLT LAYOUTS WITH INTERIOR PACKAGE, SKIN VENDORS.

SITE PLAN KEYNOTES

1	LANDSCAPED AREA, RE: LANDSCAPE DWGS
2	NEW CURB CUT ACCESS DRIVE, RE: CIVIL DWGS
3	NEW ACCESSIBLE RAMP AT R.O.W, RE: CIVIL DWGS
4	TYPICAL 6" CONCRETE CURB , RE: CIVIL DWGS
5	CONCRETE SIDEWALK, RE: CIVIL DWGS
6	RAISED PLANTERS, CAST IN PLACE CONCRETE
7	TRASH ENCLOSURE W/CONCRETE PAD, RE: A032 & STRUCTURAL DWGS
8	ACCESSIBLE RAMP SIDEWALK, RE:B2/A031
9	ACCESSIBLE PARKING STALL, RE: A1/A031
10	PROPOSED BIKE RACK LOCATION, RE: D4/A032
11	FIRE RISER ROOM, RE:MEP DWGS
12	TYPICAL 4" WIDESTRIPE ON PAVED AREA,PAINT TRAFFIC WHITE,RE:D5/A031 & CIVIL DWGS
13	REINFORCED CONCRETE SLAB, RE:CIVIL DWGS
14	LOADING BERTH 55' X 10'
15	EXPOSED STEEL WIDE FLANGE COLUMN, RE: STRUCT DWGS
16	PRE-FABRICATED METAL CANOPY ABOVE, RE: SECTIONS
17	CONCRETE STEPS,RE: A1/A013
18	HANDRAIL, RE: B1/A013
19	PIPE BOLLARD, RE: B3/A032 & CIVIL DWGS
20	PROPOSED FIRE LANE , RE: CIVIL DWGS
21	TYPICAL 18" CONCRETE CURB , RE: CIVIL DWGS
22	EXISTING CURB
23	EXISTING POLE TO BE RELOCATED
24	ACCESSIBLE ROUTE STRIPING, RE: A3/A031
25	WHEEL STOPS, RE:A4/A031 & CIVIL DWGS
26	VISIBILITY TRIANGLE 15X15
27	14' x 6' VISIBILITY BUFFER

SHARED PARKING CALCULATION

SITE		1.97 AC	
JURISDICTION ZONING		HOUSTON, TEXAS -	
PARKING SYNOPSIS	SF	REQ'D	PS PROVIDED
BUILDING (FIRST FLOOR) RETAIL (@4PS / 1k)	17,032 SF	69 PS	SHARED
BUILDING (SECOND FLOOR) RETAIL (@4PS / 1k)	17,032 SF	69 PS	SHARED
PARKING REQUIRED *(WITHOUT REDUCTIONS)*		**138 PS**	**160 PS**
PARKING REQUIRED *(AFTER BIKE REDUCTIONS - 13 PS)* **123 PS** *-4 BIKE SPACES PER PARKING SPACE = 52 BIKE SPACES*			**160 PS**

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED BY MY HAND AND SEAL.

EXP: AUGUST 31,2023

REGISTERED ARCHITECT JAMES BRYAN CARDER 25719 STATE OF TEXAS

08/11/2023

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OWNER:

Sam Momin
14214 Hawkesbury Ct.
Sugarland TX-77498

CIVIL:

ALI-LINDSEY,LLC
9629 FM 1960 WEST , SUITE 314
HOUSTON ,TX 77069
OFFICE: 281.301.5955
MOBILE:832.335.1570
ddenton@alilindsey.com

STRUCTURE:

CJG ENGINEERS, HOUSTON LLC

3200 WILCREST DR SUITE 305
HOUSTON, TX 77042
ATTN: BRITT GARDENER
713-780-3345
FIRM NO. F-170
bgardener@cjgengineers.com

MEP:

JORDAN & SKALA ENGINEERS

10375 RICHMOND AVE SUITE 300
HOUSTON, TX 77042
ATTN: CHRIS CLAUDET
281.617.3200
FIRM # F-4960

LANDSCAPE:

CMB LANDSCAPE ARCHITECTURE

18135 FM 362
NAVASOTA, TEXAS 77868
ATTN: CHARLES BRIDGES
832-428-1209
cbridges@cmblandarch.com

identityARCHITECTS
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NO.	DATE	REVISION ISSUE
	05/05/2023	ISSUE FOR PERMIT
	06/28/2023	CITY COMMENTS
B	09/20/2023	CITY COMMENTS

PROJECT NAME AND ADDRESS:

SWC SHEPHERD JANISCH

4831 NORTH SHEPHERED DRIVE , HOUSTON , TX-77018

DRAWN: MC,PG PROJ. MGR: BC

REFERENCE NUMBER: **21194-01**

TITLE:

SITE PLAN

DRAWING NUMBER:

A001

9/20/2023 12:05:48 AM
\\FILESERVER\DATA\DATA\PROJECT_FILES\IDA\21194-01_SWC Shepherd Janisch\500 CONSTRUCTION DRAWINGS\520 REVIT\521 ARCHITECTURE\ARCHITECTURE BACKGROUND\PGT-25384_SWC SHEPHERD_JANISCH_RB_MC.rvt

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2383
Plat Name: Shoppes at Shepherd
Applicant: Windrose
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 requirement or condition being sought:

42-150 "Building Line Requirement." To reduce the front building setback requirement along North Shepherd Drive from 25 feet to 6.5 feet.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement, paragraph (d) states: "Major Thoroughfares In general - 25 feet"

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

STATEMENT OF FACTS:

See Variance

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2383
Plat Name: Shoppes at Shepherd
Applicant: Windrose
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 reduce the front building setback requirement along North Shepherd Drive from 25 feet to 6.5 feet.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement, paragraph (d) states: "Major Thoroughfares In general - 25 feet"

Statement of Facts

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

The subject site is 1.973 acres located at the southwest corner of North Shepherd Drive and Janisch Road in the Central Northwest Super Neighborhood. The developer is proposing to redevelop the property into a retail center featuring 34,000 of leasable square feet in a two-story building. The applicant is requesting a variance to allow a 6.5-foot building setback in lieu of the code-required 25-foot front building setback along North Shepherd. North Shepherd Drive is a unique roadway given that recent and upcoming planning projects have opened the door for a better built environment. Most of the older projects in the area feature traditional vehicle-centric footprints with a 25-foot front building setback, minimal sidewalks, no pedestrian engagement along the roadway, and no enhanced walkable or bicycle connectivity to recreational facilities. Because of the site's proximity to the Little White Oak Bayou Trail System via Victoria Gardens Park and the on-street bicycle facilities along Crosstimbers and W Tidwell, the property owners along North Shepherd can now realistically seek a development form that closely matches the City's Walkable Places and Transit Oriented Development initiatives. The proposed project will move the building up against North Shepherd to create retail frontage that is walkable, interactive, and attractive. Outdoor patio spaces, covered walkways, and bicycle racks highlight a new type of development for this area that will hopefully set the standard for years to come. The developer is providing all the code-required off-street parking and drive aisles behind the building, similar to the retail commercial center performance standards in Section 42-154 that allow reduced building setbacks along major thoroughfares with a right-of-way of 80 feet or less. While North Shepherd is a 100-foot right-of-way, the developer's intent is the same – shifting the pedestrian friendly elements to the street frontage and moving the off-street parking field behind the building. To get the code-required parking and provide the best outdoor experience and accessibility for its customers, the developer is proposing a 6.5-foot building setback along North Shepherd which results in a 15-foot pedestrian realm.

(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 justification supporting the variance is the fact that the developer's proposed retail center is more compatible with the highest and best use of the land than the current codes will allow. The developer needs flexibility to achieve the pedestrian-focused design that is most beneficial to the general public. North Shepherd has benefited from new hike and bike trail connections that provide greater accessibility to recreational amenities and employment nodes. By granting this variance, the Commission will enable the applicant to shift away from a vehicle-focused platform where the parking field is the dominant visual element to a pedestrian-focused platform where the building façade and pedestrian engagement is key.

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

While this area is not currently designated as a Walkable Place or Transit Oriented Development Street, there is no doubt that the site design is influenced by both initiatives. The site is situated a few blocks west of the Transit Corridor Parcels along Lyerly Street and the walking and bicycle amenities along Little White Oak Bayou, W Tidwell, and Crosstimbers. North Shepherd has been moving away from the mixed-use industrial/heavy commercial uses to more residential and lighter commercial uses. This variance represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

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

The applicant will be providing a 15' pedestrian realm, including a 7' sidewalk and 6'-8" buffer, that provides for a safe and effective mode of transportation along North Shepherd, along with covered awnings for inclement weather. The building façade will be more than 23' from the back of curb and there will be one less driveway along North Shepherd following the redevelopment. By approving this variance request, the City will catalyze a complete renovation of the space that results in wider pedestrian realms, fewer traffic conflicts, and a more sustainable design.

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

The North Shepherd corridor is an ideal candidate for pedestrian-focused development, which is why the developer hopes that the City will work with them to achieve the flexibility necessary to move forward with their project. Without the variance, the site will continue to exist as an outdated and less than ideal automotive-centric use instead of an engaging and pedestrian-focused space that is in high demand for this area.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 27, 2023

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Shoppes at Shepherd
REFERENCE NUMBER: 2023-2383

Dear Property Owner:

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

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to reduce the building setback requirement along North Shepherd Drive from 25 feet to 6.5 feet. Enclosed are copies of the variance request, site plan 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 16, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/16/2023
ITEM: 182

Applicant: JOSUE RAZO-SANCHEZ
Contact Person: JOSUE RAZO-SANCHEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1721	77357	5874	257M	ETJ

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

ADDRESS: 26592 Royal Coach Ln

ACREAGE: 0.38

LEGAL DESCRIPTION:

BEING LOT 658, Section Five (5), of Peach Creek Forest, an unrecorded subdivision, situated in the Christopher Bryan Survey, Abstract No. 75, 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: 11/16/2023
ITEM: 183

Applicant: EVODIO MENESES
Contact Person: ALAN MENESES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1722	77357	5874	257M	ETJ

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

ADDRESS: 26650 Lantern Lane

ACREAGE: 0.2057

LEGAL DESCRIPTION:

BEING LOT 844, Section Five (5), of Peach Creek Forest, an unrecorded subdivision, situated in the Christopher Bryan Survey, Abstract No. 75, in Montgomery County, Texas.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 184

Meeting Date: 11/16/2023

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
Salvador Bueno	Salvador Bueno	832 316 6422	salvadorbueno20@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6110 Clover Ridge Street	23034836	77087	5554A	534Q	I

HCAD ACCOUNT NUMBER(S):	0680490150011
PROPERTY LEGAL DESCRIPTION:	Lt 11 Blk 15 Golfview Manor
PROPERTY OWNER OF RECORD:	Jose Bueno & Maria Elena Bueno
ACREAGE (SQUARE FEET):	7501 square feet
WIDTH OF RIGHTS-OF-WAY:	Clover Ridge (60')
EXISTING PAVING SECTION(S):	Clover Ridge (20')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,000 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	500 square feet car port

PURPOSE OF VARIANCE REQUEST: Request 5' building line instead of required 20'

CHAPTER 42 REFERENCE(S): Sec. 42-157. – Collector and Local Streets – single family residential. (c) notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street , except as provided in subsection (b) of section 42-157 of this code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 184

Meeting Date: 11/16/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Use of land is being deprived due to required distance from building line. Variance should please be allowed as the street has 15 other homes with car ports that are encroaching. The rule is not followed in 15 other instances and I am requesting mine please allowed to be in unison with my neighbors. I apologize for not going about things the correct way from the beginning. I have learned my lesson and so have my parents who are the owners of the property. I am not posing a danger to the public or am asking for this due to economic hardships, I understand I am in the wrong and in the future will always get my permits. However, I am please asking to allow my variance so I can be in unison with my neighbors.

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

Following the terms, rules, conditions, etc., of this chapter is depriving me use of the land due to the required building line distance. The car part would not be practical because it would be really short in length. If I were to push back the car port the required additional feet, the car port would not function for its intended use and would deprive use of the land. I now understand the rules and understand I am encroaching in the required minimum distance; I apologize for that I didn't know the rules then. I was under the assumption since my all my neighbors are all about the same distance, I built it to be in unison. I am not able to use my land for a reasonable addition with the required building distance.

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

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

The circumstances supporting the granting of this variance is 15 other properties on my street have car ports like mine, and they are not a result of a hardship created by me, the applicant. I have done nothing to create a hardship, where the building line is and the required minimum distance makes it impossible to build a practical carport.

DEVELOPMENT PLAT VARIANCE

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

I will preserve and maintain the purposes of this chapter if I am granted this variance, I will not do anything in the future to go against the guide lines and rules. I apologize for not getting a permit and doing it the correct way. I have definitely learned my lesson, and will go about additions the correct way in the future. As a proud citizen of the city of Houston, I will preserve, maintain, and enforce the general purposes of this chapter in the future.

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

Granting this variance will not be a danger to the public. It is a residential street with minimum traffic. The granting of this variance will not pose a danger to anybody. In fact, anybody who walks by or drives by is not affected. There is nothing wrong or defective with the car port, it is very strong and will be up for many years until someone decides to take it down. There is no way someone in public could get injured from this car port.

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

Economic hardship is not the sole reason. The sole justification of this variance is that there are 15 other car ports on my street that are not following the rules, some are encroaching more than mine. I have learned my lesson and it has been expensive having to get 3 plans constructed from architects since I got the sticker posted. Economic hardship is not the reason I am requesting this variance, I am just trying to be in unison will my other 15 neighbors. I understand If I have to take it down and spend additional money there, but I am please asking for the granting of this variance so I can be in unison with everybody else on the street.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 184

Meeting Date: 11/16/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 184

Meeting Date: 11/16/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

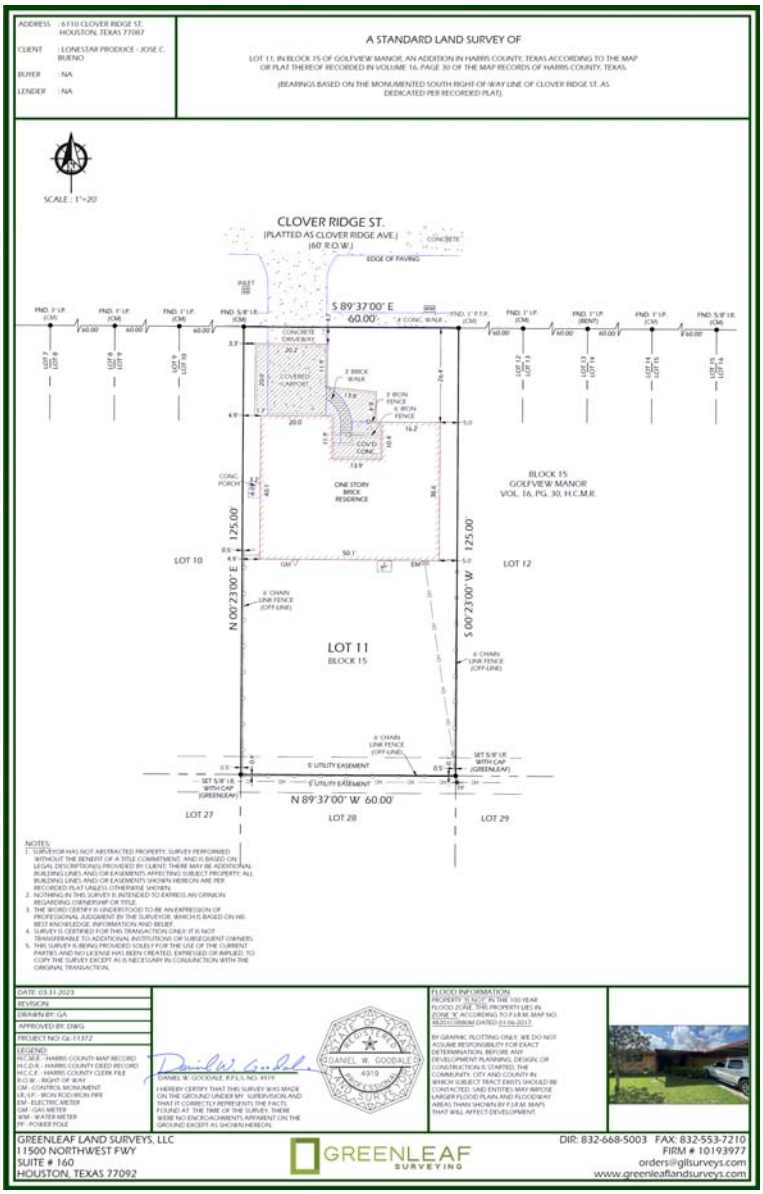
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 184

Meeting Date: 11/16/2023

Survey



DEVELOPMENT PLAT VARIANCE

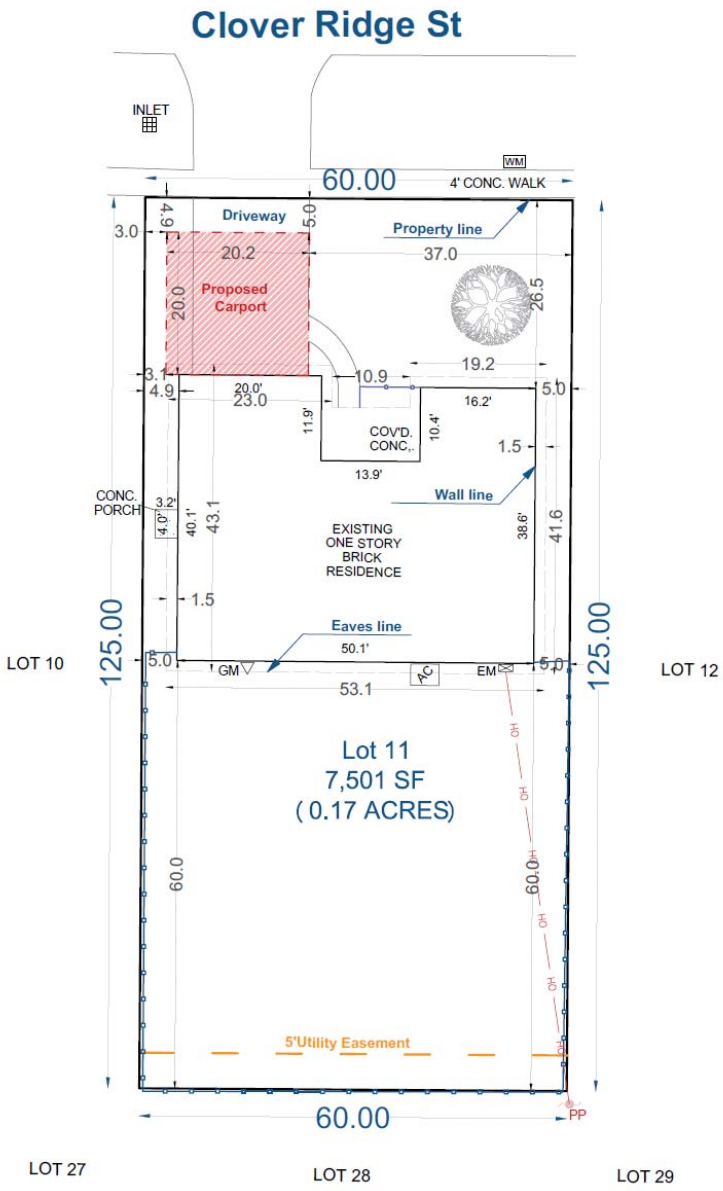
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 184

Meeting Date: 11/16/2023

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

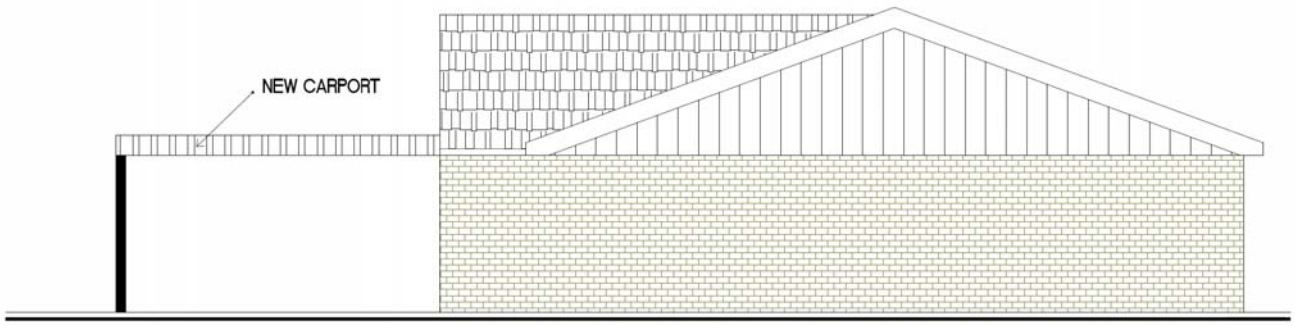
ITEM: 184

Meeting Date: 11/16/2023

Elevations



FRONT ELEVATION



SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE