HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, DECEMBER 7, 2023
2:30 PM

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

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

PLANNING COMMISSION MEMBERS

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Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
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 December 7, 2023 Houston Planning Commission please see the following options:

- **In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas**
- **Microsoft Teams by installing the Microsoft Teams app; or**
  Web Browser: bit.ly/44HVXwX; **or**
- **Phone:** +1 936-755-1521 **Conference ID: 968 623 283#**

Visit website (https://plattracker.houstontx.gov/edrc/Login.aspx) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

December 7, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the November 16, 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 (Dorianne Powe-Phlegm, Aracely Rodriguez, Devin Crittle, and Arum Lee)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Wilson Calvert, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Geoff Butler)
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

II. Establish a public hearing date of January 11, 2024

a. Bradford Estates replat no 1
b. Christian Heights
c. Cotton Oaks Estates replat no 1
d. Cresmere Place partial replat no 4
e. Glenhaven Plaza
f. Hammerly Retail
g. Kentshire Place Sec 1 partial replat no 3
h. Long Point Acres partial replat no 8
i. McWorter
j. Newhaven Place partial replat no 4
k. Red Haw Heights
l. Saint Augustine Manor
m. Santa Rosa
n. Shadywood partial replat no 2
o. Shotwell Center
p. Springdale Homes
q. Woolworth Estates

III. Public Comment

IV. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 16 NOVEMBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 1 936-755-1521 – MEETING ID: 968 623 283#

Call to Order at **2:36 PM** by Martha L. Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present, left at 4:39
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	**Absent**
Sami Khaleeq	Present Remote at 2:57 after item 96
Lydia Mares	Present Remote
Linda Porras-Pirtle	Present at 2:50 after item 43
Kevin Robins	Present
Ian Rosenberg	**Absent**
Megan R. Sigler	Present
Zafar Tahir	Remote at 2:50 after item 43, left at 4:42 after 159
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Present Remote, left at 5:07
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Yolanda Woods

CHAIR'S REPORT by Martha L. Stein, Chair

DIRECTORS REPORT by Margaret Wallace Brown, Planning and Development Director, Announced Chapter 42 changes, new Livable Places provisions in Chapter 42 become effective on November 27. Information is available on the web site at Let's Talk Houston for specifics.

APPROVAL OF MINUTES

Consideration of the November 2, 2023, Planning Commission Meeting Minutes
Commission action: Approved upon the correction for Commissioner Jones attendance.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-49)
b. REPLATS (49-137)

Staff recommendation: Approve **Item No's. 1 – 137**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve recommendations for **Item No.'s**, **10, 25, 26, 43, 68, 82, 83 and 96** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Viera-Bland	Vote: Carried
Second: Victor	Abstaining: Sigler

A.43 SYNOVA SEC 2 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Eddie Lentz – position not stated; Sharon Workman **-** opposed

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

B.68 CUARTAS BUSINESS PARK LLC – DEFERRED

Staff recommendation: Disapprove.
Commission Action: Deferred with a 30-day extension per applicants' request.
Speaker(s): Chris Garcia, applicant – supportive

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

ITEMS 82 AND 83 WERE TAKEN TOGETHER

B.82 GROVES NORTH RESERVE SEC 2 – APPROVE

B.83 GROVES NORTH RESERVE SEC 3 – 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): Gerald Grissom, supportive – did not speak

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

B.96 Kezira Villas at Corder – Deferred

Staff recommendation: Disapprove.
Commission Action: Deferred with a 30-day extension per applicants' request.
Speaker(s): Nahom Tesfa, applicant – supportive

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

c. Replats requiring Public Hearings with Notification

138 Alice Landing – Approve

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

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

139 Amundsen Palms replat no 1 – Approve

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

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

140 Barr Landing – 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: Mares	Abstaining: None

141 Benders Landing Estates Sec 7 partial replat no 1 – Approve

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

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

142 Bluebonnet 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: Viera-Bland	Vote: Unanimous
Second: Khaleeq	Abstaining: None

143 Bluebonnet 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: Alleman	Vote: Unanimous
Second: Tahir	Abstaining: None

144 Christian Heights – Withdrawn

145 Dreyfus 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): Emily Freeborn, Davida Davis – opposed

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

146 East Lake Houston Parkway and Reserves – Deferred

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Deferred for three weeks.
Speaker(s): Eddie Lentz, Sharon Workman, Pam Workman, Jason Fowell, Katlyn King, applicant – opposed.
(Diana Maxwell, Erica Garcia, Amanda Holbrook, Erin Bruening, Larry Maxwell, Michael Martin, Coy Sloan, Matt Holland, John Henshaw, Dustin Gillock, Kim Gabryszwski, Patsy Hoover, Nancy Diosdado, Barry Besnecker, Ellen Everett, Jimmy Everett, John De La Passe, Jodi Lamb, Ronnie Lamb, Colleen Lees, Kimberly Thompson, Leonard Willett, Judith Willett, Cory Holbrook, Dora Garcia, Arturo Garcia, Ryan Buza, Sarah Harvey, Deanna De La Passe – did not speak, all oppose)

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

147 Fifth Ward Church of Christ Community Development – Defer

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Motion to look at Item's 147 and 148 together and not separately.
Speaker(s): Miriam Liquez, Tommy Jennings, Joselyn Ramirez, Claudia Reina – opposed; Tim Jones – supportive; Monica Fontenot-Poindexter – applicant

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

ITEMS 147 AND 148 WERE TAKEN TOGETHER.

148 FIFTH WARD CHURCH OF CHRIST RESOURCE DEVELOPMENT – DEFER

Staff recommendation: Defer Additional information requested.
Commission Action: Deferred items 147 and 148 for three weeks.
Speaker(s): Tommy Jennings, Joselyn Ramirez, Miriam Liquez – opposed
Tim Jones, Monica Fontenot-Poindexter - supportive
(Shirley Johnson, Mary Wicker-Straughter, Ashook Khan, Ash Kahn, Dorothy Brooks, Sandra Bunton, Curtis Doyle – oppose, did not speak)

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

149 GOFORTH 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: Garza — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

150 KNOLL STREET CROSSING – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): None

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

151 MCWORTER – WITHDRAWN

152 RED HAW HEIGHTS – WITHDRAWN

153 SANDRA DUPLEXES REPLAT NO 1 – WITHDRAWN

154 SHAMROCK MANOR PARTIAL REPLAT NO 3 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): Joyce Owens, applicant - supportive

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

155 SHAMROCK MANOR PARTIAL REPLAT NO 4 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): Joyce Owens, applicant - supportive

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

156 Shelburne Point – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): Yvonnica McCreey – opposed

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

157 Southgate partial replat no 6 – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): Michael Bonderer – support, signed up/did not speak

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

158 Sylvan Estates – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Approve the plat subject to the conditions listed.
Speaker(s): Sharon Workinan, David Jans, Andrew allemand, signed up/did not speak

Motion:	Vote: Unanimous
Second:	Abstaining: None

159 Synova Sec 1 – Deferred

Staff recommendation: Approve the plat subject to the conditions listed.
Commission Action: Deferred.
Speaker(s): Eddie Lentz – opposed; Sharon Workman, Jason Fowell, Andrew Allemand – positions not stated

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

160 Synova Sec 5 – Defer

Staff recommendation: Defer per Harris County Engineering.
Commission Action: Deferred
Speaker(s): Sharon Workinan, Eddie Lentz, Jason Fowell – opposed

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

161 Veterans Memorial Business Park – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Jeff Boutte, Jack Shoup – position not stated.

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

d. Subdivision Plats with Variance Requests

162 Brickyard Development – Withdrawn

163 East River Sec 1 partial replat no 2 – Defer
Staff recommendation: Defer Applicant request.
Commission Action: Deferred application per applicant's request.
Speaker(s): None

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

164 Langham Creek Utility District WWTP – Grant and Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

Items 165 and 166 were taken together.

165 Northpark South GP – Defer

166 Northpark South Sec 1 – Defer
Staff recommendation: Defer, per County.
Commission Action: Deferred.
Speaker(s): None

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

167 Northwest 99 Business Park GP – Grant and Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

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

168 PARAGON PLACE – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the conditions listed.
Speaker(s): Thayer Benson, Sarah Back, Camden Conaway, Tracy Chinnery, Dominique De Araguo, Jennifer Wilpitz, Mandy De Leon, Joe Korenek, Camden Dore, Tiffany Rodriguez, Valarie Swanson – opposed

Motion: Garza Vote: Carried
Second: Mares Opposed: Porras-Pirtle, Victor, Sigler, Robins, Clark, Khaleeq

169 VECINO HOMES AT STONEWALL – DEFER

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

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

ITEMS 170 AND 171 WERE TAKEN TOGETHER.

170 JDS HOPFE ROAD BOTKINS ROAD AND RECREATION CENTER – GRANT AND APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.
Commission Action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.

171 JDS HOPFE ROAD SEC 2 – APPROVE

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

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

f. Reconsideration of Requirements

172 Shoppes at Shepherd – Grant and Approve

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

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

g. Extensions of Approval

173	Arzak	Approved
174	Auburn Lakes	Approved
175	Bridgeland Peek Road Street Dedication Sec 6	Approved
176	Cardiff at Westminster	Approved
177	Deroloc Addition partial replat no 2	Approved
178	Ella Commercial	Approved
179	Ella Timbergrove	Approved
180	Klein ISD Schultz Elementary School partial replat no 1	Approved
181	Rankin Park	Approved

h. Name Changes – None

i. Certificates of Compliance

182	26592 Royal Coach Lane	Approved
183	26650 Lantern Lane	Approved

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 173 – 183**.
Commission Action: Approved **G**, **H**, and **I**, **Items 173 – 183** per staff recommendations.
Speaker(s): None

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

j. Administrative – None

k. Development Plats with Variance Requests

184 6110 Clover Ridge Street – Deny

Staff recommendation: Deny.
Commission Action: Denied.
Speaker(s): Salvador Bueno, applicant, Lea Mullins – supportive

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

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

Staff recommendation: Establish a public hearing date of December 21, 2023, for Item II, a-o.
Commission action: Established a public hearing date of December 21, 2023, for Item II, a-o.
Speaker(s): None

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

III. Public Comment

IV. Excuse the absence of Commissioner Clark

Commissioner Clark was in attendance; no action was needed.

V. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **6:04 PM**.

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

Martha L. Stein, Chair

Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Alice Landing	C3F	
2	Amundsen Palms replat no 1	C3F	
3	Arboretum at Woodland Hills	C2	DEF1
4	Balcones Recycling Park	C2	
5	Bower Landing	C2	
6	Bridgeland Prairieland Village Sec 10	C3F	
7	Bridgeland Prairieland Village Sec 30	C3F	
8	City of Houston Sharpstown Water Well no 5	C3F	
9	Clodine Residences	C3P	
10	Diaz Village	C2	
11	Dreyfus Villas	C3F	
12	Elyson Town Center	C2	
13	Emerald Meadows Sec 2	C3F	
14	Goforth Villas	C3F	
15	Grand Prairie Highlands GP	GP	
16	Grand Prairie Highlands Sec 8	C3P	
17	Grand Prairie Highlands Sec 9	C3P	
18	Grand Prairie Sec 7	C3P	
19	Grand Prairie Sec 8	C3P	
20	Indus Oak Residence	C3F	
21	Jardin Botanico	C2	
22	Kickapoo Road Street Dedication Sec 2	SP	
23	Knoll Street Crossing	C3F	
24	Laurel at Blackhawk	C3F	
25	Madewell Plaza	C2	
26	Mansfield Cove	C3F	DEF1
27	Memorial Bend Club	C2	
28	North Drennan Manor	C2	
29	Pecan Estates GP	GP	
30	Pecan Estates Sec 5	C3P	
31	Plaza at Tidwell	C2	
32	Plaza Estates at Eichwurzel	C2	
33	Porter Business Park	C2	
34	Porter Road Investments at US 59	C3F	
35	Prosperity Estates	C3F	
36	Ralston Lakes Sec 1	C3F	
37	Ralston Lakes Sec 2	C3F	
38	Redbud Sec 4	C3P	
39	Shamrock Manor partial replat no 3	C3F	
40	Shamrock Manor partial replat no 4	C3F	
41	Sila Sec 3	C3F	
42	Southeast Transit Center	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Southgate partial replat no 6	C3F	
44	Sozo Bayou Estate	C2	
45	Star Stop Mercury Center	C3P	
46	Sunset Ridge East Reserve Sec 3	C2	
47	Sunset Ridge East Reserve Sec 4	C2	
48	Sunterra Northeast Commercial Development	C2	
49	Sunterra Sec 70	C3F	
50	Sunterra Sec 74	C3F	
51	Sunterra Sec 75	C3F	
52	Sunterra Sec 76	C3F	
53	Sunterra Sec 77	C3F	
54	Sunterra Sec 78	C3F	
55	Sylvan Estates	C3F	
56	Thornton Green	C3F	
57	Trailwind GP	GP	
58	Trinidad Commercial	C2	
59	Westhaven Manor Sec 2	C3P	

B-Replats

60	Adams Tract Sec 1	C3R	DEF1
61	Adams Tract Sec 2	C3R	DEF1
62	Adams Tract Sec 3	C3R	DEF1
63	Balbo Heights	C2R	
64	Balbo Landing	C2R	
65	Balbo Villas	C2R	
66	Bauman Terrace	C2R	
67	Bertellis Estates	C2R	
68	Bertellis Park Estates	C2R	
69	Bridgeport Estates	C2R	
70	Cardenas Plaza	C2R	
71	Cebra Park Place	C2R	DEF1
72	City Center North partial replat no 1	C2R	
73	CJV Holding at South Victory	C2R	
74	Crosby Car Wash	C2R	
75	Cuartas Business Park LLC	C2R	DEF2
76	Cullen and Eastwood Manor	C2R	
77	Curtin Place	C2R	DEF1
78	Del Rio Court	C2R	
79	Dumble Manor	C2R	
80	Dwellings on Del Rio	C2R	
81	Elysian Meadows	C2R	
82	Ever Place	C2R	
83	Garcia Gomez Reserve	C2R	
84	Glen Manor Place	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Golden Forest Estates	C2R	
86	Grand Park on Dumble	C2R	
87	Harris County MUD No 433 Lift Station No 2	C2R	
88	Highland Acre Homes partial replat no 1	C2R	
89	Highland Garden Place	C2R	
90	Highland Heights Living	C2R	
91	Highland Heights Point	C2R	
92	Hoffman Villas	C2R	
93	Homer Garden Estates	C2R	DEF1
94	Kezira Villas at Corder	C2R	DEF2
95	Kickapoo Development	C2R	
96	Lelia Grove	C2R	
97	Lockwood Plaza Estates	C2R	DEF1
98	Mansfield Reserve	C3R	
99	McIlhenny Views	C2R	
100	McKel Hollow	C2R	
101	North Bridgeland Lake Parkway Peek Reserves	C2R	
102	Oats Street Square	C2R	DEF1
103	Olivares Estates at Dipping	C2R	DEF1
104	Paige Court	C2R	
105	Palmer Villas	C2R	
106	Parkhurst Crossing	C2R	
107	Perry Road Development replat no 1	C2R	
108	Phillips Estates at Filmore Street	C2R	
109	Phillips Manors	C2R	
110	Plaza Estates at Miley	C2R	
111	Plaza Estates at New Orleans	C2R	
112	Refugio Enclave	C2R	
113	Regency Lofts Extension	C2R	
114	Renteria Center	C2R	
115	Reserves on Wedgefield	C2R	
116	Rosalie Village	C2R	
117	Sai World	C2R	
118	Seventeen Square	C2R	DEF1
119	South Main Plaza replat no 1 and extension	C2R	
120	Sunnyhill Reserve	C2R	DEF1
121	Sunset Ridge East Reserve Sec 2	C2R	
122	Templo Dios Weslow Street Development	C2R	DEF1
123	Turkey Bend	C2R	DEF1
124	Upland Crossing	C2R	
125	Vecino Homes at East 33rd	C2R	
126	Views at Gregg	C2R	
127	Villas at Creekmont	C2R	
128	Wavell Gardens	C2R	
129	West Saulnier Green	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
130	Williams Walk	C2R	
131	Yates Landing	C2R	

C-Public Hearings Requiring Notification

132	Aisla Homes Montridge	C3N	
133	Alice Grove	C3N	
134	Baker Steel Properties	C3N	
135	East Lake Houston Parkway and Reserves	C3N	DEF1
136	England Landing	C3N	
137	Fifth Ward Church of Christ Community Development	C3N	DEF1
138	Fifth Ward Church of Christ Resource Development	C3N	DEF1
139	Lakeside Views	C3N	
140	Majestic Landing	C3N	
141	North Church Reserve	C3N	
142	Pipopi Estates replat no 1	C3N	
143	Synova Sec 1	C3N	DEF1
144	Synova Sec 5	C3N	DEF1
145	Vazquez Estates on Alaska	C3N	
146	Westhaven Estates Sec 1 partial replat no 10	C3N	
147	Westheimer Views	C3N	
148	Winnetka Vista	C3N	

D-Variances

149	Administration Campus GP	GP	
150	City of Houston Sims Bayou Water Well no 8	C2	
151	East River Sec 1 partial replat no 2	C2R	DEF1
152	Harris County Emergency Service District No 7	C3P	
153	IAH Commerce Park	C2	
154	La Potosina	C2R	
155	Northpark South GP	GP	DEF1
156	Northpark South Sec 1	C3P	DEF1
157	Northwest Harris County MUD 21 and 22 Well Site No 3	C2	
158	Town Site of Aldine partial replat no 2	C2R	
159	Vecino Homes At Stonewall	C2	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

160	Lexen Court	C3R	

Item No.	Subdivision Plat Name	App Type	Deferral

G-Extensions of Approval

161	Aldine ISD WW Thorne Stadium Complex	EOA	
162	Bridgeland Creek Parkway Street Dedication Sec 9	EOA	
163	Bridgeland Prairie Refuge Crossing Reserve	EOA	
164	Bridgeland Prairieland Crossing Street Dedication Sec 2	EOA	
165	Bridgeland Prairieland Private School Reserve	EOA	
166	Harris County MUD no 406 Water Well no 3	EOA	
167	Jhakaas at Meadowlake Court	EOA	
168	Q and S Enterprises LLC	EOA	
169	Robins Landing Sec 2	EOA	
170	Solanna Parkland Drive and Marvelous Place Street Dedication	EOA	

H-Name Changes

None

I-Certification of Compliance

171	22991 White Oak Drive	COC	

J-Administrative

172	Nest at Paul Quinn (OMIT)	C3N	

K-Development Plats with Variance Requests

None

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	Alice Landing	2023-2686	C3F	Harris	City	533Q	0.12	0.00	3	Andares Homes LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
2	Amundsen Palms replat no 1	2023-2727	C3F	Harris	City	453Z	0.11	0.00	3	New Era Development	New Era Development & Land Services
3	Arboretum at Woodland Hills (DEF1)	2023-2400	C2	Harris	ETJ	336Z	15.32	15.18	0	Meridiem Development Group	Core
4	Balcones Recycling Park	2023-2782	C2	Harris	City	573E	32.14	32.14	0	Balcones Resources	R.G. Miller Engineers
5	Bower Landing	2023-2768	C2	Harris	ETJ	327X	1.59	0.00	1	Chad Bowers	Owens Management Systems, LLC
6	Bridgeland Prairieland Village Sec 10	2023-2630	C3F	Harris	ETJ	365P	18.86	9.98	68	Bridgeland Development LP	Costello, Inc.
7	Bridgeland Prairieland Village Sec 30	2023-2535	C3F	Harris	ETJ	365J	15.62	2.18	65	Bridgeland Development LP	Costello, Inc.
8	City of Houston Sharpstown Water Well no 5	2023-2712	C3F	Harris	City	530E	0.90	0.90	0	City of Houston C/O Landtech, Inc.	Landtech, Inc.
9	Clodine Residences	2023-2573	C3P	Fort Bend	ETJ	527T	9.08	2.46	78	TAMIM	RSG Engineering
10	Diaz Village	2023-2436	C2	Harris	City	453G	0.89	0.89	14	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
11	Dreyfus Villas	2023-2708	C3F	Harris	City	533Q	0.12	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
12	Elyson Town Center	2023-2637	C2	Harris	ETJ	405R	17.98	17.98	0	ETC DEVELOPMENT	Carranza Outsource Drafting
13	Emerald Meadows Sec 2	2023-2452	C3F	Harris	City	574K	27.82	9.67	113	Meritage Homes	LJA Engineering, Inc.-(Houston Office)
14	Goforth Villas	2023-2709	C3F	Harris	City	533R	0.18	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
15	Grand Prairie Highlands GP	2023-2697	GP	Harris	ETJ	323L	426.50	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
16	Grand Prairie Highlands Sec 8	2023-2694	C3P	Harris	ETJ	323L	43.20	26.23	84	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
17	Grand Prairie Highlands Sec 9	2023-2695	C3P	Harris	ETJ	323Q	22.30	0.50	98	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
18	Grand Prairie Sec 7	2023-2758	C3P	Harris	ETJ	323R	19.30	0.87	85	Emptor Hockley	Meta Planning + Design LLC
19	Grand Prairie Sec 8	2023-2762	C3P	Harris	ETJ	323R	15.10	1.44	51	Emptor Hockley	Meta Planning + Design LLC
20	Indus Oak Residence	2023-2671	C3F	Harris	City	412X	0.95	0.05	15	Indus Oak Homes	Chesterfield Development Services
21	Jardin Botanico	2023-2680	C2	Harris	ETJ	413E	2.48	2.48	0	N/A	E.I.C. Surveying Company
22	Kickapoo Road Street Dedication Sec 2	2023-2696	SP	Harris	ETJ	323Q	5.10	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
23	Knoll Street Crossing	2023-2687	C3F	Harris	City	450V	1.95	1.95	0	J&S Development, LLC	Quiddity Engineering

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24	Laurel at Blackhawk	2023-2718	C3F	Harris	City	575R	5.46	5.46	0	Ford Investments	Total Surveyors, Inc.
25	Madewell Plaza	2023-2793	C2	Harris	ETJ	292P	2.11	2.11	0	N/A	E.I.C. Surveying Company
26	Mansfield Cove (DEF1)	2023-2673	C3F	Harris	City	452A	1.97	0.02	30	Mansfield Cove	The Interfield Group
27	Memorial Bend Club	2023-2766	C2	Harris	City	489G	1.36	1.36	0	Memorial Bend Club Inc.	Windrose
28	North Drennan Manor	2023-2751	C2	Harris	City	494P	0.23	0.00	1	Legion Builders	Total Surveyors, Inc.
29	Pecan Estates GP	2023-2684	GP	Harris	ETJ	419K	193.60	0.00	0	Castlerock Communities	LJA Engineering, Inc.-(Houston Office)
30	Pecan Estates Sec 5	2023-2690	C3P	Harris	ETJ	419K	74.67	56.03	97	Castlerock Communities	LJA Engineering, Inc.-(Houston Office)
31	Plaza at Tidwell	2023-2787	C2	Harris	ETJ	456C	8.52	8.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
32	Plaza Estates at Eichwurzel	2023-2741	C2	Harris	City	453U	0.24	0.00	2	New Era Development	New Era Development & Land Services
33	Porter Business Park	2023-2576	C2	Montgomery	ETJ	295C	8.21	8.21	0	EPOCH	RSG Engineering
34	Porter Road Investments at US 59	2023-2767	C3F	Montgomery	ETJ	296B	37.15	35.17	0	Porter Road Investments, LLC	Hovis Surveying Company Inc.
35	Prosperity Estates	2023-2632	C3F	Harris	City	455F	6.57	2.32	60	n/a	SEM SERVICES
36	Ralston Lakes Sec 1	2023-2736	C3F	Harris	ETJ	416Q	28.49	13.46	116	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
37	Ralston Lakes Sec 2	2023-2701	C3F	Harris	ETJ	416K	31.11	18.05	127	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
38	Redbud Sec 4	2023-2765	C3P	Harris	ETJ	325C	22.80	4.12	102	Taylor Morrison	Meta Planning + Design LLC
39	Shamrock Manor partial replat no 3	2023-2761	C3F	Harris	City	573Q	0.33	0.00	2	W.E. Properties, LLC	Owens Management Systems, LLC
40	Shamrock Manor partial replat no 4	2023-2763	C3F	Harris	City	573Q	0.16	0.00	1	W.E. Properties, LLC	Owens Management Systems, LLC
41	Sila Sec 3	2023-2707	C3F	Harris	ETJ	258Z	25.94	4.38	190	Friendswood Development Company	BGE, Inc.
42	Southeast Transit Center	2023-2688	C2	Harris	City	533M	7.57	7.57	0	METRO	Quiddity Engineering
43	Southgate partial replat no 6	2023-2682	C3F	Harris	City	532H	0.17	0.00	4	1969 Dryden LLC	Patrick Planning Services, LLC
44	Sozo Bayou Estate	2023-2759	C2	Harris	City	494E	0.06	0.00	1	Sozo Capital, LLC	Owens Management Systems, LLC
45	Star Stop Mercury Center	2023-2750	C3P	Harris	City	496E	0.46	0.46	0	Panjwani Properties, LTD.	Century Engineering, Inc
46	Sunset Ridge East Reserve Sec 3	2023-2705	C2	Harris	ETJ	376V	4.74	4.74	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
47	Sunset Ridge East Reserve Sec 4	2023-2706	C2	Harris	ETJ	376V	17.33	17.33	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
48	Sunterra Northeast Commercial Development	2023-2773	C2	Waller	ETJ	443D	1.30	1.30	0	M H Sunterra Holdings LLC	Windrose
49	Sunterra Sec 70	2023-2772	C3F	Waller	ETJ	443C	27.02	9.60	87	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
50	Sunterra Sec 74	2023-2764	C3F	Waller	ETJ	403Y	52.08	31.15	124	Astro Sunterra, L.P.	Quiddity Engineering - Katy
51	Sunterra Sec 75	2023-2795	C3F	Waller	ETJ	403Z	25.54	3.13	113	Astro Sunterra, L.P.	Quiddity Engineering - Katy
52	Sunterra Sec 76	2023-2776	C3F	Waller	ETJ	403Y	13.22	0.18	63	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
53	Sunterra Sec 77	2023-2737	C3F	Waller	ETJ	403Y	16.23	2.31	72	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
54	Sunterra Sec 78	2023-2744	C3F	Waller	ETJ	403Y	34.10	5.32	139	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy

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55	Sylvan Estates	2023-2770	C3F	Harris	City	534D	0.90	0.00	2	Axiom Land Surveying, LLC	Axiom Land Surveying, LLC
56	Thornton Green	2023-2725	C3F	Harris	City	452M	1.68	0.11	31	Disama Development	Total Surveyors, Inc.
57	Trailwind GP	2023-2779	GP	Harris	ETJ	371H	49.92	0.00	0	D. R. Horton - Texas, Ltd.	EHRA
58	Trinidad Commercial	2023-2485	C2	Harris	ETJ	287L	5.00	5.00	0	Trinidad	C & C Surveying, Inc
59	Westhaven Manor Sec 2	2023-2754	C3P	Harris	ETJ	242S	34.79	13.87	98	LGI Homes	Pape-Dawson Engineers

B-Replats

60	Adams Tract Sec 1 (DEF1)	2023-2647	C3R	Harris	ETJ	282D	52.10	14.52	170	Hines Interests	Meta Planning + Design LLC
61	Adams Tract Sec 2 (DEF1)	2023-2634	C3R	Harris	ETJ	282H	42.00	6.97	140	Hines Interests	Meta Planning + Design LLC
62	Adams Tract Sec 3 (DEF1)	2023-2640	C3R	Harris	ETJ	283A	15.30	0.85	51	Hines Interests	Meta Planning + Design LLC
63	Balbo Heights	2023-2716	C2R	Harris	City	451D	0.21	0.00	3	GEA Investors, LLC	Total Surveyors, Inc.
64	Balbo Landing	2023-2715	C2R	Harris	City	451D	0.34	0.00	5	3S Magnolia Homes, LLC	Total Surveyors, Inc.
65	Balbo Villas	2023-2717	C2R	Harris	City	451D	0.34	0.00	5	FB Homes TX, LLC	Total Surveyors, Inc.
66	Bauman Terrace	2023-2775	C2R	Harris	City	413Y	0.26	0.00	4	New Era Development	New Era Development & Land Services
67	Bertellis Estates	2023-2522	C2R	Harris	City	451D	0.12	0.00	0	Burco Investments, LLC.	ICMC GROUP INC
68	Bertellis Park Estates	2023-2530	C2R	Harris	City	451D	0.12	0.00	2	Terra Holdings Group, Inc.	ICMC GROUP INC
69	Bridgeport Estates	2023-2653	C2R	Harris	City	572Y	1.02	0.11	26	Green Valley Construction, LLC	The Interfield Group
70	Cardenas Plaza	2023-2600	C2R	Harris	ETJ	413S	0.23	0.00	4	PRIME TEXAS SURVEYS LLC	SEM SERVICES
71	Cebra Park Place (DEF1)	2023-2588	C2R	Harris	City	452A	0.12	0.00	3	Terra Holdings Group, Inc.	ICMC GROUP INC
72	City Center North partial replat no 1	2023-2792	C2R	Harris	City	489D	2.94	2.94	0	Grey Wolf Engineers	Windrose
73	CJV Holding at South Victory	2023-2663	C2R	Harris	City	412S	0.62	0.01	9	PRIME TEXAS SURVEYS LLC	SEM SERVICES
74	Crosby Car Wash	2023-2747	C2R	Harris	ETJ	419G	2.79	2.79	0	SunRaj Developers, Inc.	Century Engineering, Inc
75	Cuartas Business Park LLC (DEF2)	2023-2162	C2R	Harris	City	492G	0.14	0.00	4	Cuartas Business Park LLC	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
76	Cullen and Eastwood Manor	2023-2665	C2R	Harris	City	533M	0.22	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
77	Curtin Place (DEF1)	2023-2581	C2R	Harris	City	452L	0.33	0.00	7	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
78	Del Rio Court	2023-2739	C2R	Harris	City	533L	0.28	0.00	5	Clearbrook Venture Capital VI, LP	Pioneer Engineering, LLC
79	Dumble Manor	2023-2703	C2R	Harris	City	533R	0.25	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
80	Dwellings on Del Rio	2023-2738	C2R	Harris	City	533G	0.31	0.00	6	Clearbrook Venture Capital VI, LP	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
81	Elysian Meadows	2023-2726	C2R	Harris	City	453Z	0.34	0.00	6	Individual	RED CONSULTANTS
82	Ever Place	2023-2789	C2R	Harris	City	455P	0.23	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
83	Garcia Gomez Reserve	2023-2507	C2R	Harris	ETJ	371U	1.95	0.00	3	ANGEL V GARCIA	Houston Platting
84	Glen Manor Place	2023-2734	C2R	Harris	City	455E	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
85	Golden Forest Estates	2023-2603	C2R	Harris	City	451G	0.28	0.00	5	Terra Holdings Group, Inc.	ICMC GROUP INC
86	Grand Park on Dumble	2023-2537	C2R	Harris	City	533R	0.11	0.00	2	Oscar H. Pena	South Texas Surveying Associates, Inc.
87	Harris County MUD No 433 Lift Station No 2	2023-2691	C2R	Harris	ETJ	366X	0.36	0.36	0	GC Tuckerton-Fry One, LP, a Texas Corporation	BGE, Inc.
88	Highland Acre Homes partial replat no 1	2023-2679	C2R	Harris	City	412X	0.11	0.00	2	N/A	E.I.C. Surveying Company
89	Highland Garden Place	2023-2728	C2R	Harris	City	412N	0.32	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
90	Highland Heights Living	2023-2719	C2R	Harris	City	452C	0.25	0.00	4	Romina Riviello	Total Surveyors, Inc.
91	Highland Heights Point	2023-2613	C2R	Harris	City	412P	0.25	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
92	Hoffman Villas	2023-2654	C2R	Harris	City	454Y	0.17	0.00	2	Newly Investements, LLC	Owens Management Systems, LLC
93	Homer Garden Estates (DEF1)	2023-2605	C2R	Harris	City	412X	0.25	0.00	6	Terra Holdings Group, Inc.	ICMC GROUP INC
94	Kezira Villas at Corder (DEF2)	2023-2427	C2R	Harris	City	533Q	0.41	0.01	12	New Era Development	New Era Development & Land Services
95	Kickapoo Development	2023-2699	C2R	Harris	ETJ	283B	38.00	36.82	0	N/A	E.I.C. Surveying Company
96	Lelia Grove	2023-2714	C2R	Harris	City	494C	0.23	0.00	4	Videlle Builders	Total Surveyors, Inc.
97	Lockwood Plaza Estates (DEF1)	2023-2619	C2R	Harris	City	494C	0.10	0.00	2	New Era Development	New Era Development & Land Services
98	Mansfield Reserve	2023-2783	C3R	Harris	City	451D	1.52	0.13	28	Urbatechture	Pioneer Engineering, LLC
99	McIlhenny Views	2023-2722	C2R	Harris	City	493Z	0.11	0.00	2	713 Development, LLC	Total Surveyors, Inc.
100	McKel Hollow	2023-2732	C2R	Harris	City	494S	0.17	0.08	1	Blue Bean, LLC	Texas Land Maps
101	North Bridgeland Lake Parkway Peek Reserves	2023-2790	C2R	Harris	ETJ	365L	112.90	112.90	0	Bridgeland Development, LP	BGE, Inc.
102	Oats Street Square (DEF1)	2023-2553	C2R	Harris	City	494F	0.18	0.00	3	Coastal Adobe LLC	Pioneer Engineering, LLC
103	Olivares Estates at Dipping (DEF1)	2023-2550	C2R	Harris	City	453C	0.43	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
104	Paige Court	2023-2546	C2R	Harris	City	493Z	0.11	0.00	2	Urbatechture	Pioneer Engineering, LLC
105	Palmer Villas	2023-2757	C2R	Harris	City	493Y	0.50	0.00	9	Nef Harmouche	Total Surveyors, Inc.
106	Parkhurst Crossing	2023-2735	C2R	Harris	City	455B	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
107	Perry Road Development replat no 1	2023-2785	C2R	Harris	ETJ	369G	18.02	17.81	0	Kimley-Horn	Windrose
108	Phillips Estates at Filmore Street	2023-2565	C2R	Harris	City	495R	0.34	0.00	5	runplans	RUN PLANS
109	Phillips Manors	2023-2405	C2R	Harris	City	412S	0.16	0.00	2	Invictus Homes LLC	RP & Associates
110	Plaza Estates at Miley	2023-2749	C2R	Harris	City	455P	0.40	0.00	3	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
111	Plaza Estates at New Orleans	2023-2752	C2R	Harris	City	494F	0.11	0.00	2	New Era Development	New Era Development & Land Services
112	Refugio Enclave	2023-2756	C2R	Harris	City	495S	0.14	0.00	2	Carolina Gobea	Owens Management Systems, LLC
113	Regency Lofts Extension	2023-2778	C2R	Harris	City	533F	0.21	0.21	0	Ward, Getz & Associates, LLP	Windrose
114	Renteria Center	2023-2669	C2R	Montgomery	ETJ	295H	1.00	1.00	0	Renteria Fire	Tetra Land Services
115	Reserves on Wedgefield	2023-2743	C2R	Harris	City	455U	0.46	0.00	5	Maxo Developments	Pioneer Engineering, LLC
116	Rosalie Village	2023-2731	C2R	Harris	City	493Z	0.11	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
117	Sai World	2023-2698	C2R	Harris	City	451F	1.52	1.52	0	ESTATE OF JOHN WERNER, ET. AL.	Civil-Surv Land Surveying, L.C.
118	Seventeen Square (DEF1)	2023-2609	C2R	Harris	City	452Y	0.54	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
119	South Main Plaza replat no 1 and extension	2023-2513	C2R	Harris	City	570M	4.22	4.22	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
120	Sunnyhill Reserve (DEF1)	2023-2646	C2R	Harris	City	411V	0.62	0.01	11	Urbatechture	Pioneer Engineering, LLC
121	Sunset Ridge East Reserve Sec 2	2023-2704	C2R	Harris	ETJ	376V	25.75	25.75	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
122	Templo Dios Weslow Street Development (DEF1)	2023-2593	C2R	Harris	City	534Q	0.82	0.82	0	Temlo Dios Es Amor, Inc.	Doshi Engineering & Surveying Company
123	Turkey Bend (DEF1)	2023-2491	C2R	Harris	City	494Q	0.61	0.61	0	Kensinger Donnelly LLC	Gruller Surveying
124	Upland Crossing	2023-2774	C2R	Harris	City	449X	2.50	2.50	0	WGA Consulting Engineers	Windrose
125	Vecino Homes at East 33rd	2023-2625	C2R	Harris	City	453N	0.27	0.00	4	n/a	SEM SERVICES
126	Views at Gregg	2023-2270	C2R	Harris	City	494B	0.23	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
127	Villas at Creekmont	2023-2601	C2R	Harris	City	451G	0.14	0.00	3	Terra Holdings Group, Inc.	ICMC GROUP INC
128	Wavell Gardens	2023-2723	C2R	Harris	City	412N	0.34	0.00	4	Magnum Builders	Total Surveyors, Inc.
129	West Saulnier Green	2023-2753	C2R	Harris	City	493N	0.11	0.00	2	BK Builders, LLC	Total Surveyors, Inc.
130	Williams Walk	2023-2745	C2R	Harris	City	412P	0.20	0.00	3	New Era Development	New Era Development & Land Services
131	Yates Landing	2023-2724	C2R	Harris	City	494F	0.11	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

132	Aisla Homes Montridge	2023-2442	C3N	Harris	City	450U	0.54	0.02	10	N/A	Pioneer Engineering, LLC
133	Alice Grove	2023-2430	C3N	Harris	City	533R	0.13	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
134	Baker Steel Properties	2023-2457	C3N	Harris	ETJ	414K	2.20	2.20	0	W. Baker Steel, LLC	Owens Management Systems, LLC
135	East Lake Houston Parkway and Reserves (DEF1)	2023-2365	C3N	Harris	ETJ	378R	14.00	11.63	0	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
136	England Landing	2023-2500	C3N	Harris	City	533R	0.16	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
137	Fifth Ward Church of Christ Community Development (DEF1)	2023-2350	C3N	Harris	City	494F	0.22	0.22	0	T M Services	Chesterfield Development Services
138	Fifth Ward Church of Christ Resource Development (DEF1)	2023-2362	C3N	Harris	City	494F	0.11	0.11	0	T M Services	Chesterfield Development Services
139	Lakeside Views	2023-2497	C3N	Harris	City	338V	0.28	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
140	Majestic Landing	2023-2456	C3N	Harris	City	454Z	0.23	0.00	5	Alonzo Reynolds	Total Surveyors, Inc.
141	North Church Reserve	2023-2242	C3N	Harris	ETJ	485F	1.02	1.02	0	Langford Engineering, Inc.	Windrose
142	Pipopi Estates replat no 1	2023-2397	C3N	Harris	City	455U	0.15	0.00	2	Innova Construction Developments, LLC	Dart Land Services LLC
143	Synova Sec 1 (DEF1)	2023-2361	C3N	Harris	ETJ	378R	18.90	2.27	98	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
144	Synova Sec 5 (DEF1)	2023-2366	C3N	Harris	ETJ	378R	19.10	1.38	118	JEN HOLDCO 23, LLC	Meta Planning + Design LLC
145	Vazquez Estates on Alaska	2023-2372	C3N	Harris	City	535R	0.20	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
146	Westhaven Estates Sec 1 partial replat no 10	2023-2461	C3N	Harris	City	491S	0.40	0.02	8	New Era Development	New Era Development & Land Services
147	Westheimer Views	2023-2495	C3N	Harris	City	415X	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
148	Winnetka Vista	2023-2412	C3N	Harris	City	534E	0.21	0.00	4	ParadigmHouston	replats.com

D-Variances

149	Administration Campus GP	2023-2769	GP	Harris	ETJ	330B	42.80	0.00	0	Harris County ESD No. 11	Meta Planning + Design LLC
150	City of Houston Sims Bayou Water Well no 8	2023-2599	C2	Harris	City	571J	0.58	0.58	0	City of Houston C/O Landtech, Inc.	Landtech, Inc.
151	East River Sec 1 partial replat no 2 (DEF1)	2023-2398	C2R	Harris	City	494J	1.57	1.57	0	Port Houston Local Government Corporation	BGE, Inc.
152	Harris County Emergency Service District No 7	2023-2685	C3P	Harris	ETJ	292Q	62.86	62.86	0	Thrower law	South Texas Surveying Associates, Inc.
153	IAH Commerce Park	2023-2681	C2	Harris	ETJ	334V	23.40	23.40	0	ROACH & PADUA REALTY 1960 JV, LLC	Patrick Planning Services, LLC
154	La Potosina	2023-2610	C2R	Harris	City	574T	5.95	5.95	0	All Day Concrete	Texas Land Maps
155	Northpark South GP (DEF1)	2023-2517	GP	Montgomery	ETJ	295U	50.11	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
156	Northpark South Sec 1 (DEF1)	2023-2518	C3P	Montgomery	ETJ	295U	34.04	12.90	148	R.G. Miller Engineers	R.G. Miller Engineers
157	Northwest Harris County MUD 21 and 22 Well Site No 3	2023-2570	C2	Harris	ETJ	371A	0.85	0.85	0	JNS Engineers, LLC	Bowman Consulting Group
158	Town Site of Aldine partial replat no 2	2023-2678	C2R	Harris	ETJ	373X	2.94	2.94	0	Texas Professional Surveying	Texas Professional Surveying, LLC
159	Vecino Homes At Stonewall (DEF1)	2023-2506	C2	Harris	City	494F	0.34	0.00	6	n/a	SEM 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
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
160	Lexen Court	2023-2668	C3R	Harris	City	451D	2.00	0.00	36	B & U Construction	The Interfield Group
G-Extensions of Approval											
161	Aldine ISD WW Thorne Stadium Complex	2022-3066	EOA	Harris	ETJ	373V	41.89	41.51	0	Aldine ISD	Quiddity Engineering
162	Bridgeland Creek Parkway Street Dedication Sec 9	2022-3002	EOA	Harris	ETJ	365P	4.93	0.00	0	Bridgeland Development, LP	BGE, Inc.
163	Bridgeland Prairie Refuge Crossing Reserve	2022-2865	EOA	Harris	ETJ	366T	3.10	3.10	0	Bridgeland Development, LP	BGE, Inc.
164	Bridgeland Prairieland Crossing Street Dedication Sec 2	2022-3000	EOA	Harris	ETJ	365T	2.60	0.00	0	Bridgeland Development, LP	BGE, Inc.
165	Bridgeland Prairieland Private School Reserve	2022-3008	EOA	Harris	ETJ	365T	40.04	40.04	0	Cypress Christian School, Inc	BGE, Inc.
166	Harris County MUD no 406 Water Well no 3	2022-2856	EOA	Harris	ETJ	372X	1.33	1.33	0	Pinto Realty Development, Inc.	BGE, Inc.
167	Jhakaas at Meadowlake Court	2022-2844	EOA	Harris	ETJ	417X	4.67	4.45	0	Jhakaas, LLC.	E.I.C. Surveying Company
168	Q and S Enterprises LLC	2023-0141	EOA	Harris	ETJ	330V	1.17	1.17	0	Q & S Enterprises LLC	Hovis Surveying Company Inc.
169	Robins Landing Sec 2	2023-0287	EOA	Harris	City	456A	15.29	2.76	78	Houston Habitat for Humanity, Inc.	Elevation Land Solutions
170	Solanna Parkland Drive and Marvelous Place Street Dedication	2022-2834	EOA	Harris	ETJ	366X	4.08	0.00	0	GC Tuckerton-Fry One, LP	BGE, Inc.
H-Name Changes											
None											
I-Certification of Compliance											
171	22991 White Oak Lane	23-1723	COC	Montgomery	ETJ	296D				Bilal Hamza	Bilal Hamza

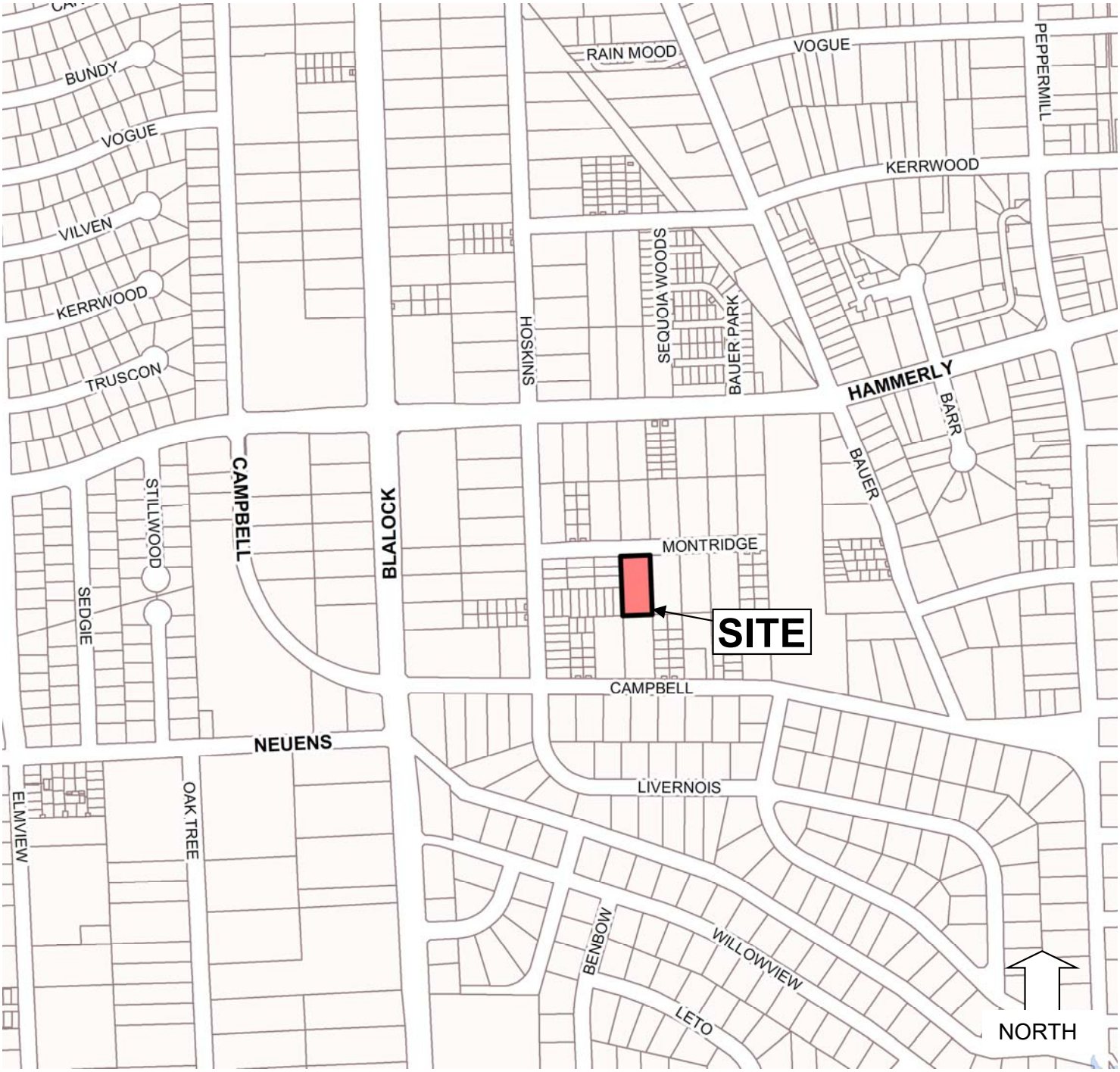
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
J-Administrative											
172	Nest at Paul Quinn	(OMIT)	C3N								
K-Development Plats with Variance Requests											
None											

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Aisla Homes Montridge

Applicant: Pioneer Engineering, LLC



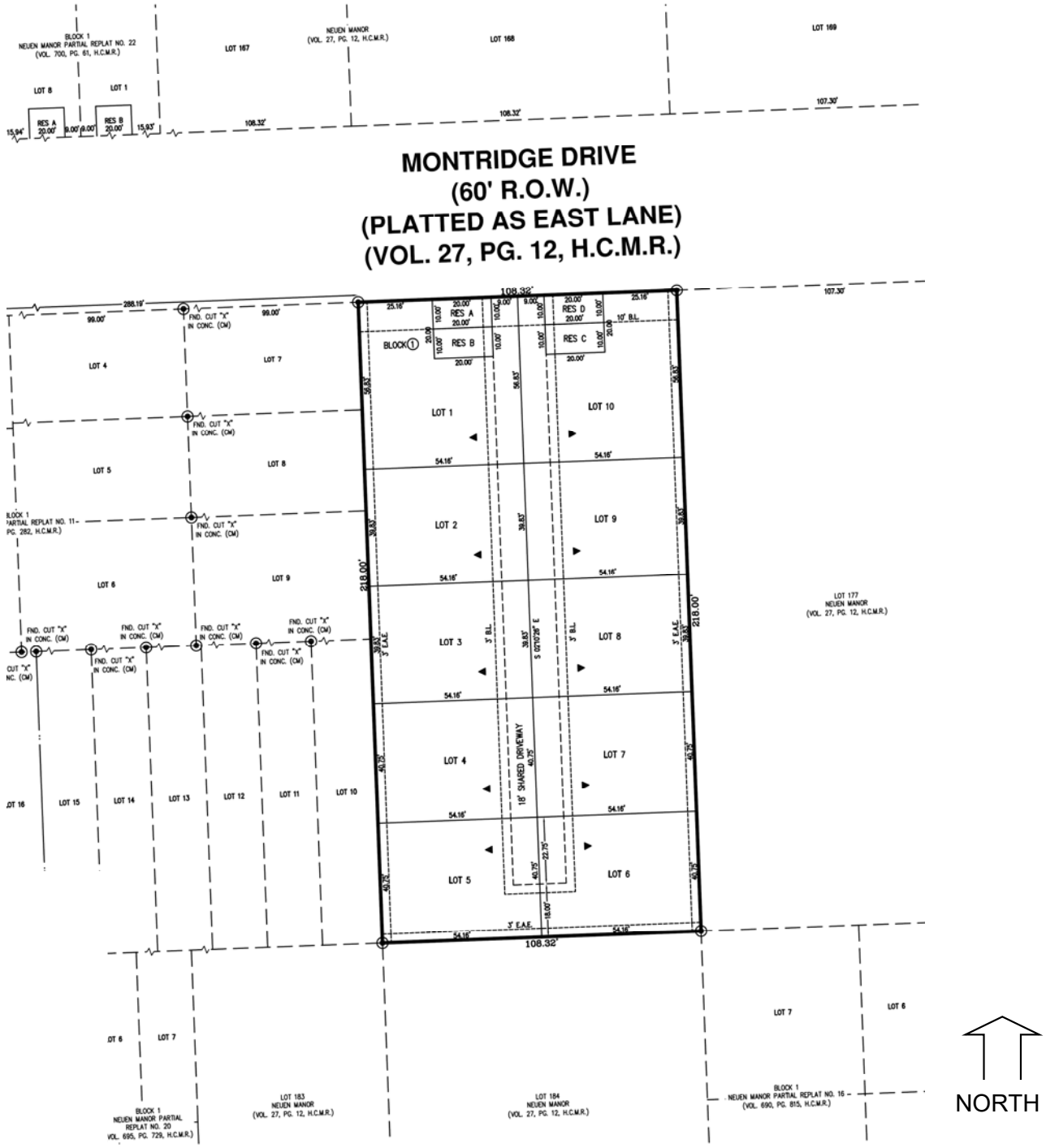
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Aisla Homes Montridge

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Aisla Homes Montridge

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

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2442; Aisla Homes Montridge; a partial replat of **Neuen Manor**, being Lot 176, as recorded in Volume 27 Page 12 of the Harris County Map Records.

The property is located south along Montridge Drive and east of Hoskins Drive. The purpose of the replat is to create 10 single-family residential lots and 4 reserves. The applicant, **Jessica Romero,** with Pioneer Engineering, on behalf of 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, December 7, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

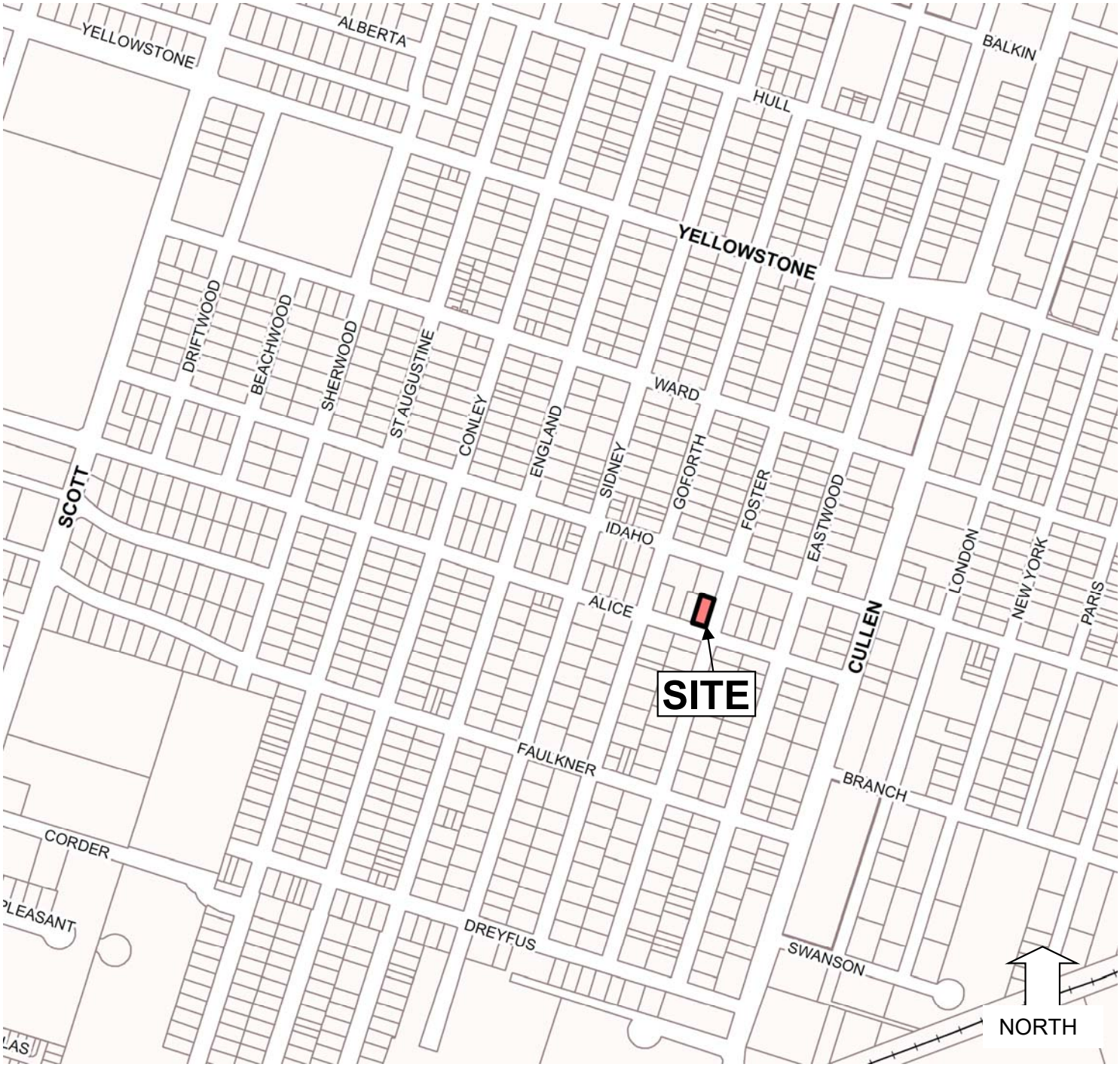
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Alice Grove

Applicant: Total Surveyors, Inc.



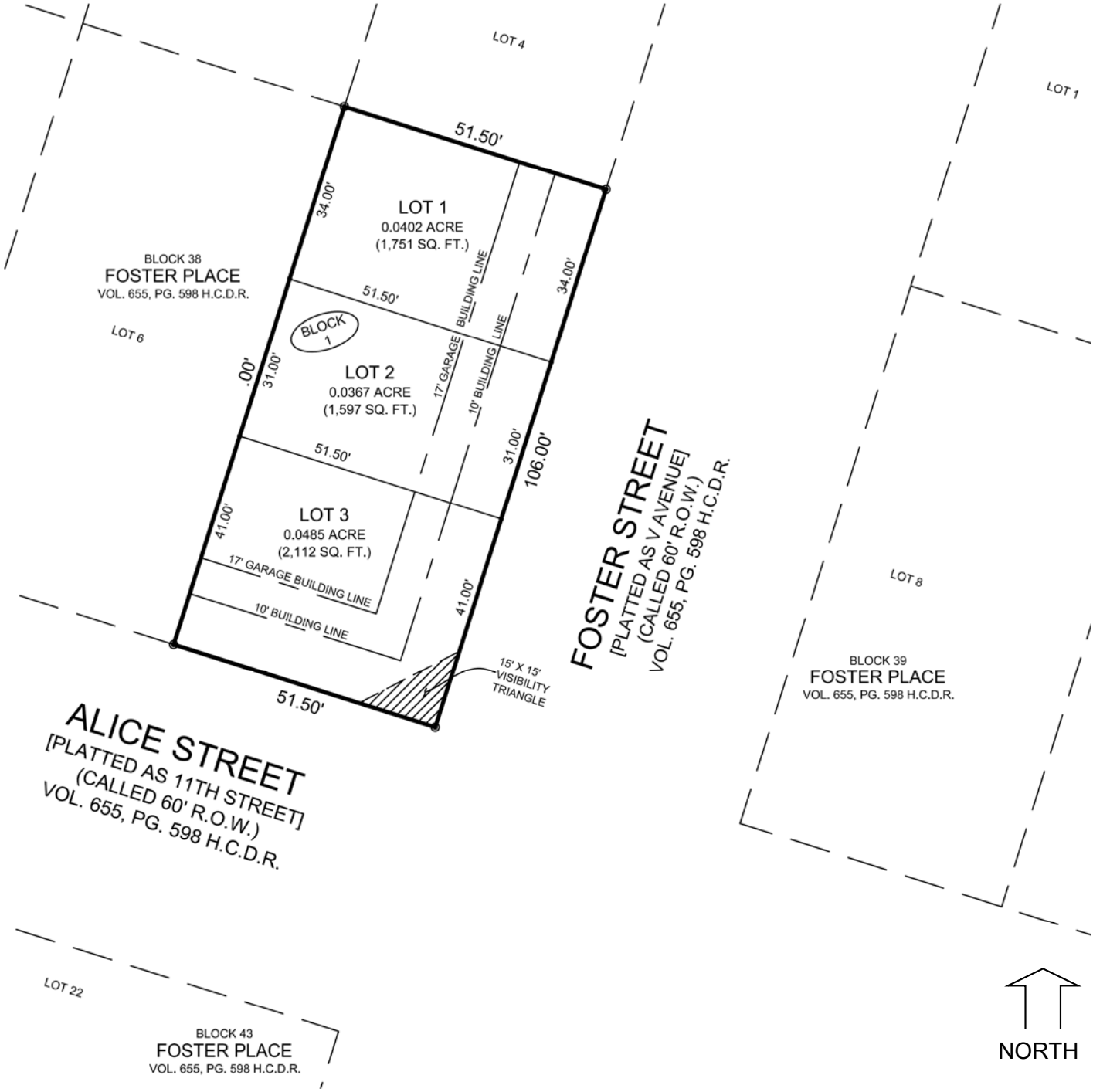
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Alice Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Alice Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 10, 2023

Dear Property Owner:

Reference Number: 2023-2430; Alice Grove; a replat of **Foster Place**, being Lot 5 in Block 38, as recorded in Vol. 655, pg. 598 the Harris County Deed Records.

The property is located west of Cullen Boulevard and at the northwest intersection of Alice Street and Foster Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of Innerloop Meadow Development, LLC, the developer, can be contacted at **281-479-8719.**

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

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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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Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC



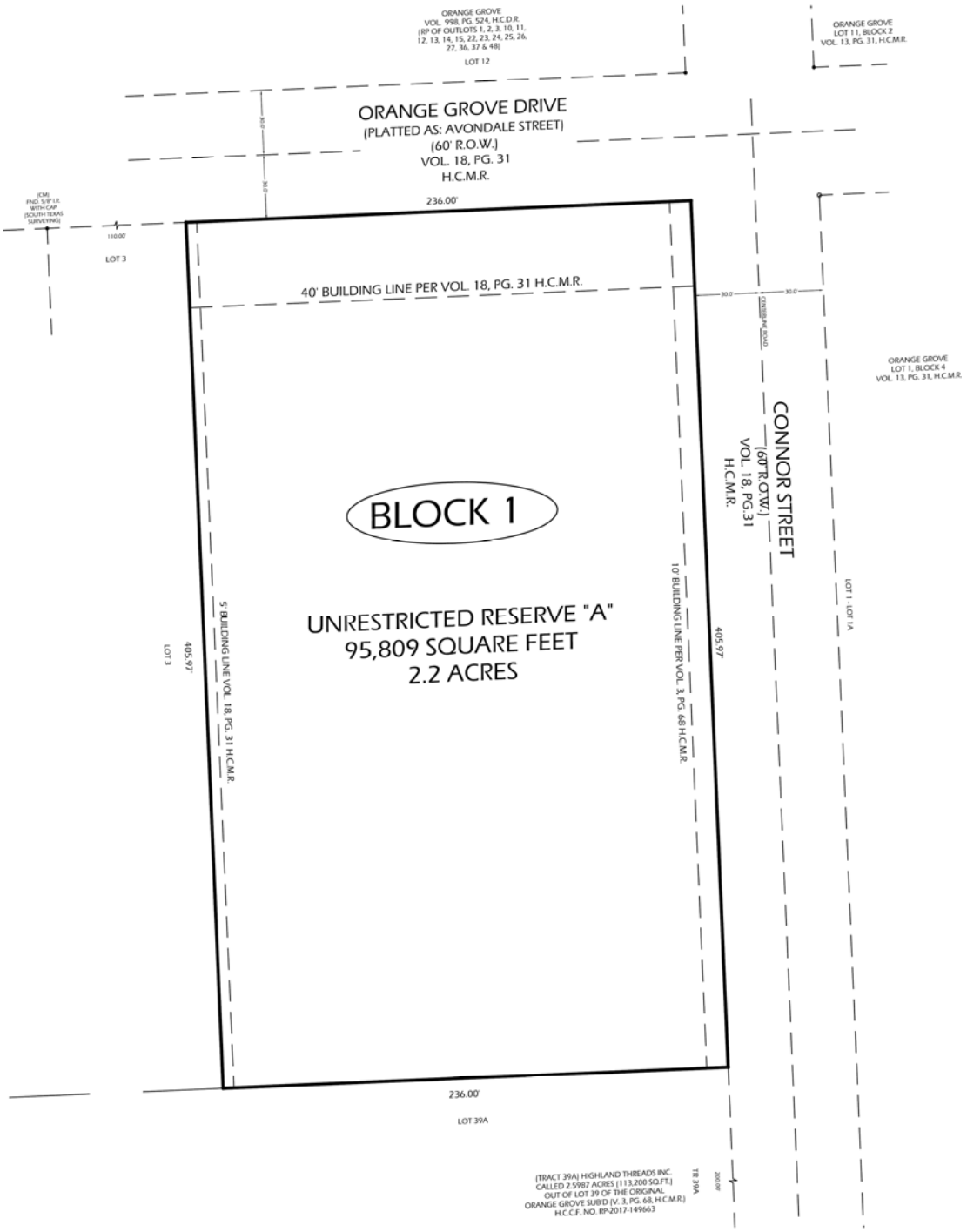
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2457
Plat Name: Baker Steel Properties
Applicant: Owens Management Systems, LLC
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:

A variance is being sought to allow existing single-family residential lots to change to a commercial reserve.

Chapter 42 Section: 42-193(c)(1)

Chapter 42 Reference:

(a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.(c)Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:(1)A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Orange Grove and Conner Street, Orange Grove Brittan subdivision recorded in 1941 consisting of 5 lots on the south side of Orange Grove. Three of the five lots are currently used for commercial development. There is a single-family restriction on the face of plat and no separately filed deed restrictions. Orange Grove and Conner Street are 60' ROW's with open ditches. W. Baker Steel is a fabrication and installation company with Houston headquarters established in 2016. They acquired lot 1 in 2017 with existing structures and Lot 2 in 2023. An office building and paint shop, along with fabricated buildings have been added to the development.

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

Per HCAD, the property was converted from residential to commercial use in 2008, along with the addition of a warehouse. The land use was commercial when acquired by W. Baker Steel Properties

in 2017. We are replatting to come into compliance with Chapter 42.

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

The proposed development is consistent with commercial use along the south side of Orange Grove. The replat includes a 40-foot building line on Orange Grove and the 10’ building line on Conner Street. The entire block from Orange Grove, south to Mount Houston Road, and from Glover Street east to Conner Street is commercial development.

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

Allowing the land use to change to commercial reserve will not be injurious to the public health, safety, or welfare. Water and wastewater service is being provided by Orange Grove Water Supply.

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

Commercial land use is consistent with the character of the entire block. Economic hardship is not the sole justification 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

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2457; Baker Steel Properties; a partial replat of "**Orange Grove Britton**", being Lots 1-2, Block 9, as recorded at Vol 18, pg. 31 of the Harris County Map Records.

The property is located at the southwest intersection of Orange Grove Drive and Connor Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of W. Baker Steel, LLC, can be contacted at **713-643-6333.**

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

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

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

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

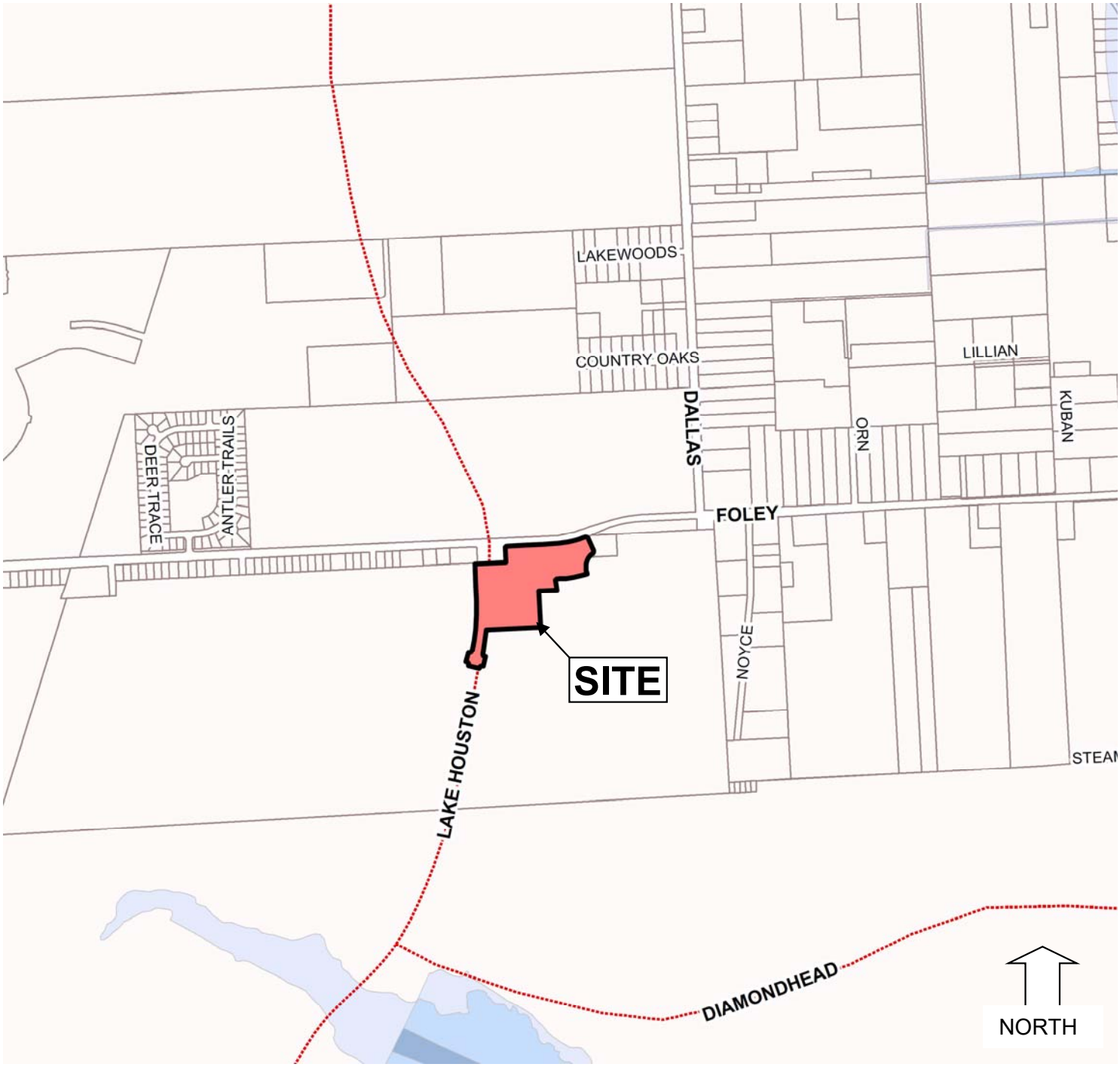
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 135

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East Lake Houston Parkway and Reserves (DEF 1)

Applicant: Meta Planning + Design LLC



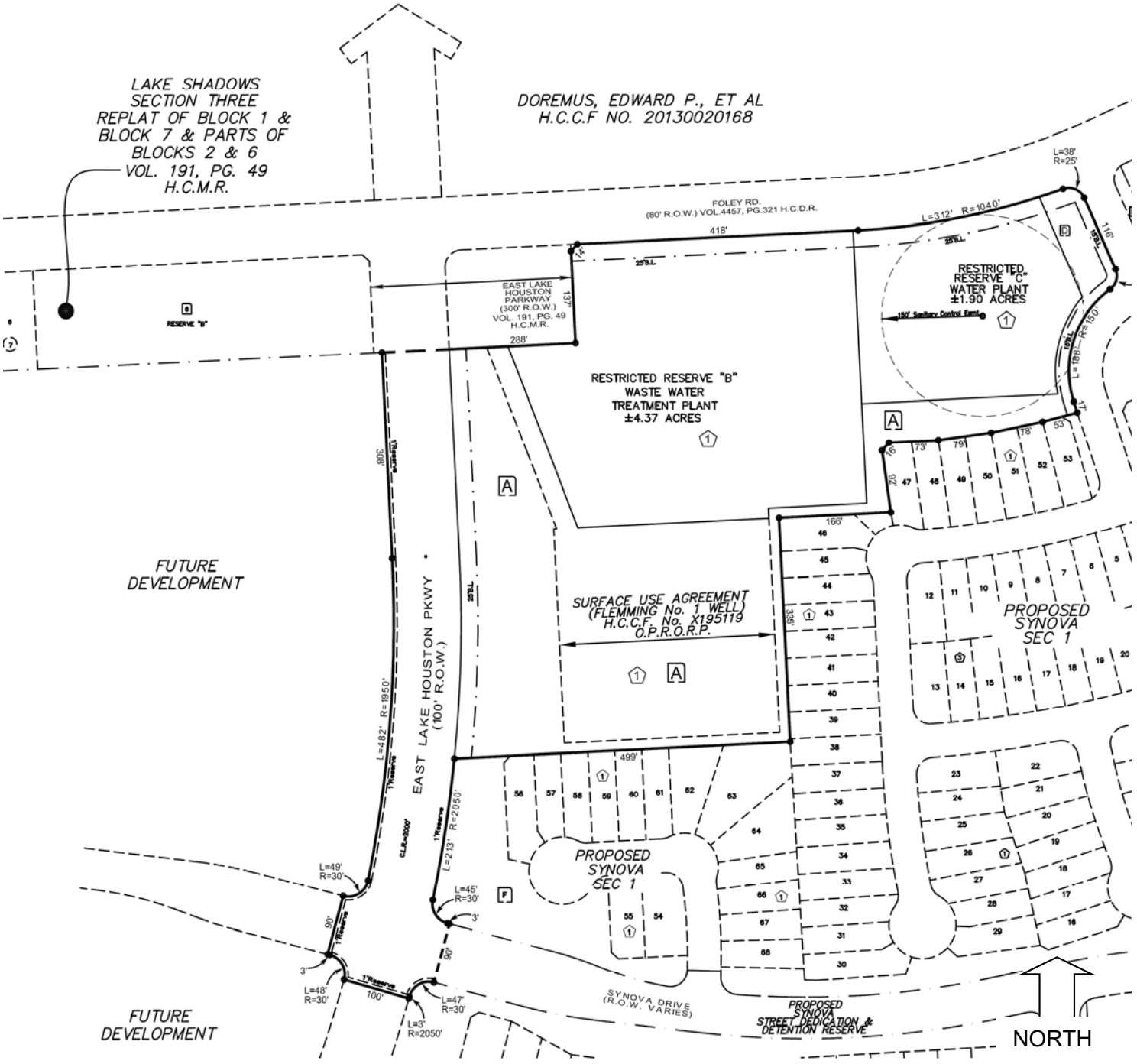
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East Lake Houston Parkway and Reserves (DEF 1)

Applicant: Meta Planning + Design LLC



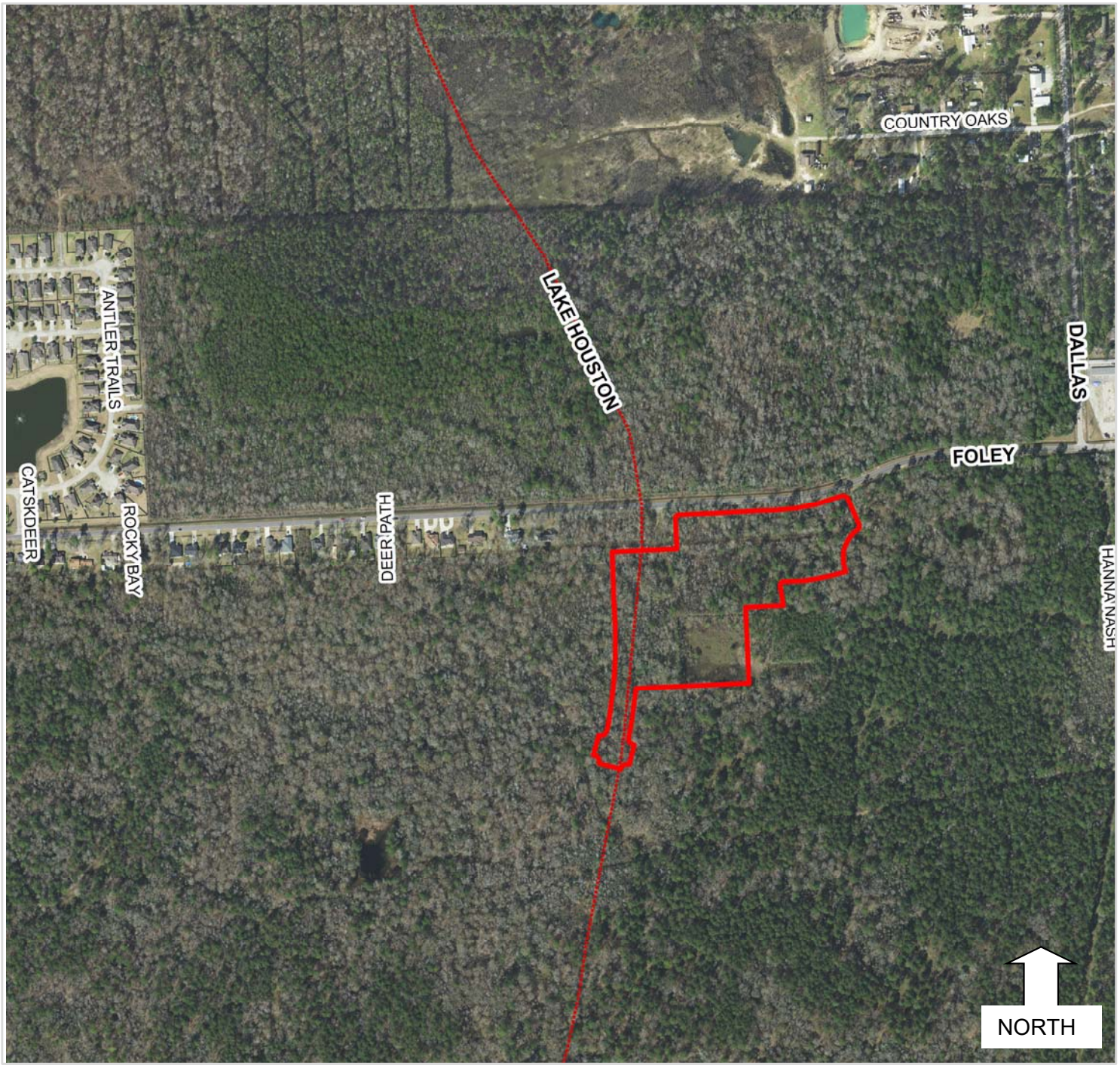
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East Lake Houston Parkway and Reserves (DEF 1)

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

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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.

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

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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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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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- **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

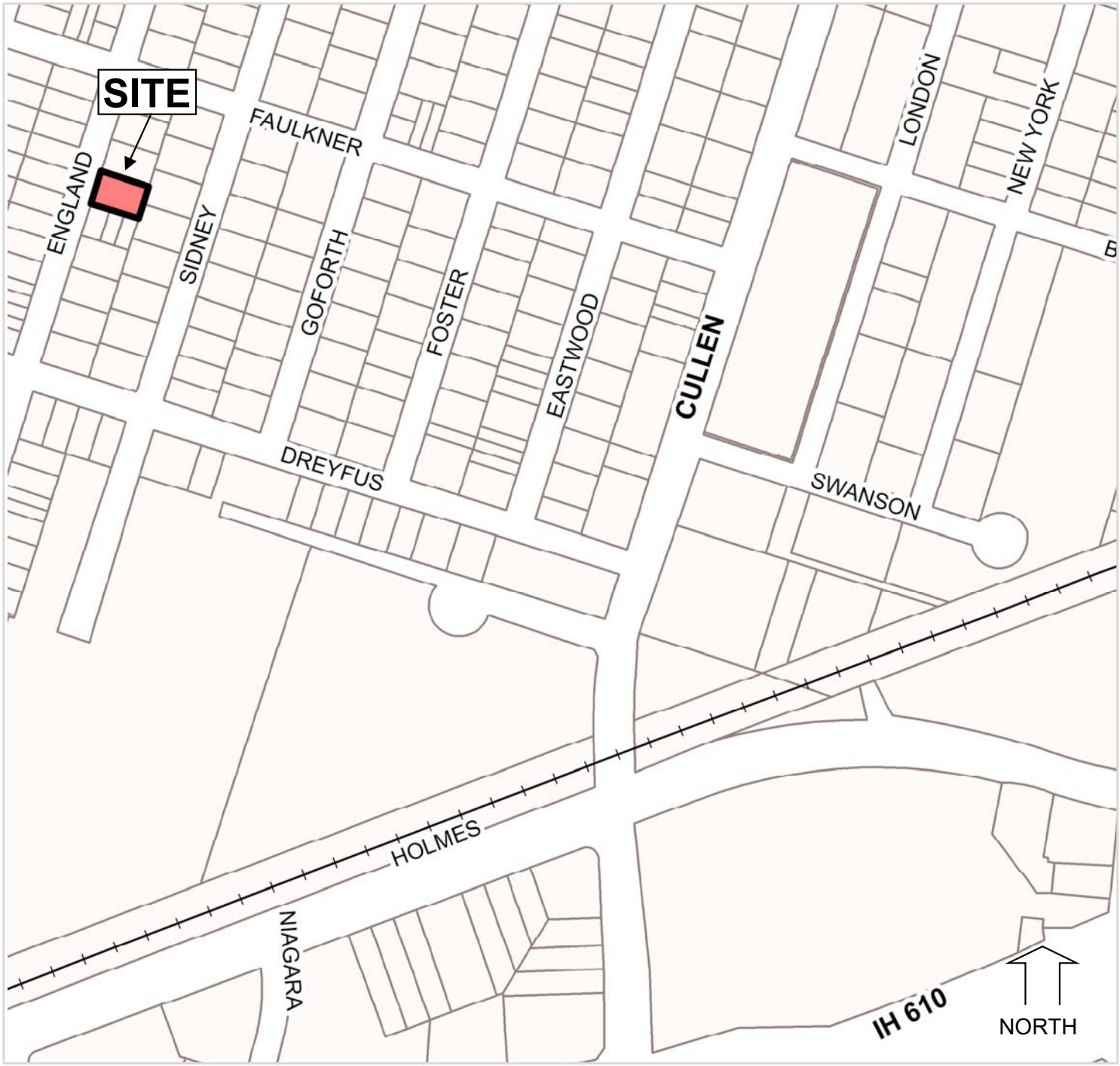
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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: England Landing

Applicant: CE Engineers & Development Consultants, INC



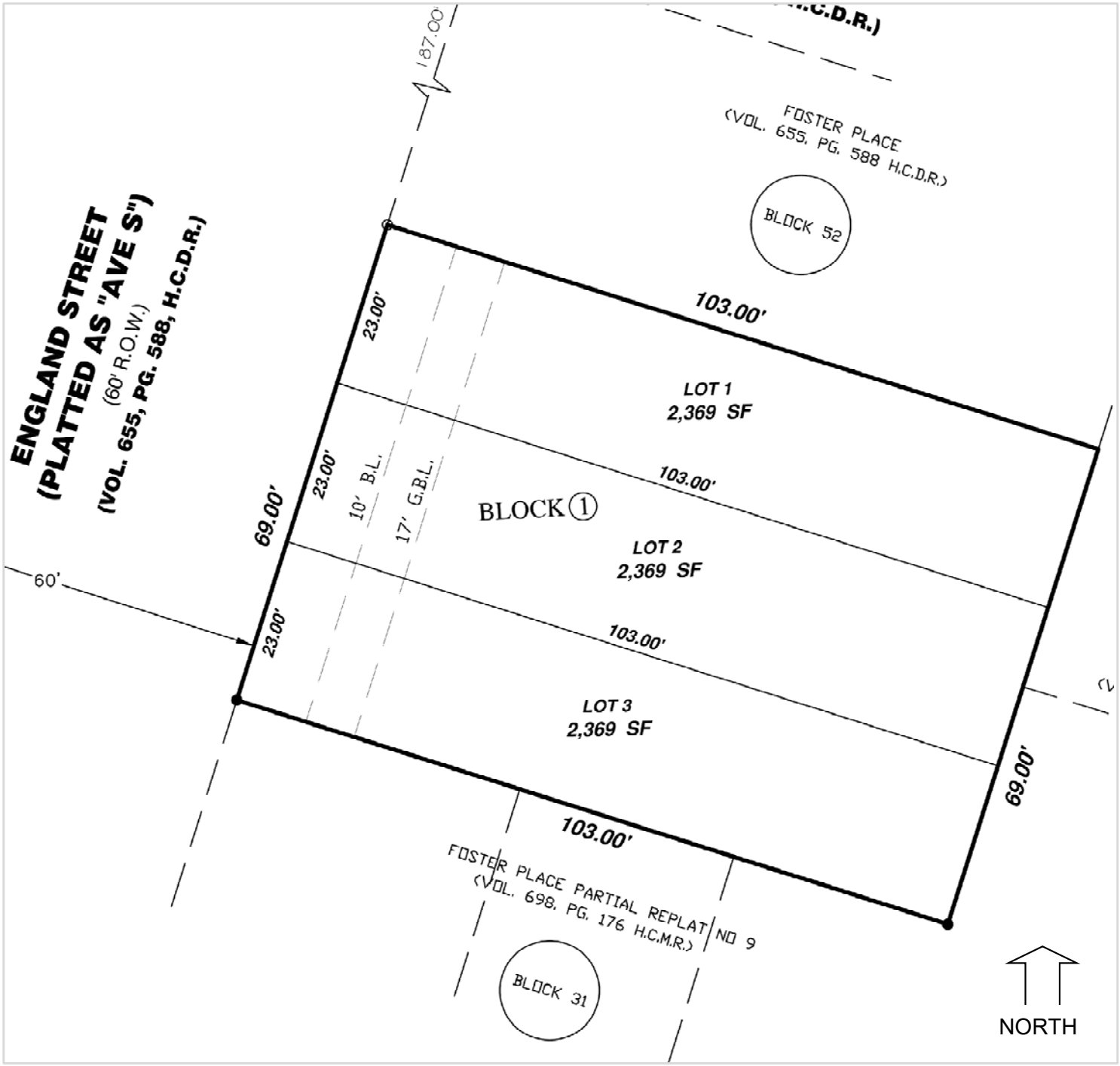
C – Public Hearings Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: England Landing

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: England Landing

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2500; England Landing; a replat of a portion **Foster Place**, being Lot 5, the south 13' of Lot 4, and the north 6' of Lot 6, Block 52 as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located east along England Street, west of Cullen Boulevard and north of IH 610. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Melissa Lopez,** with CE Engineers & Development Consultants, INC, on behalf of 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.

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development (DEF 1)

Applicant: Chesterfield Development Services



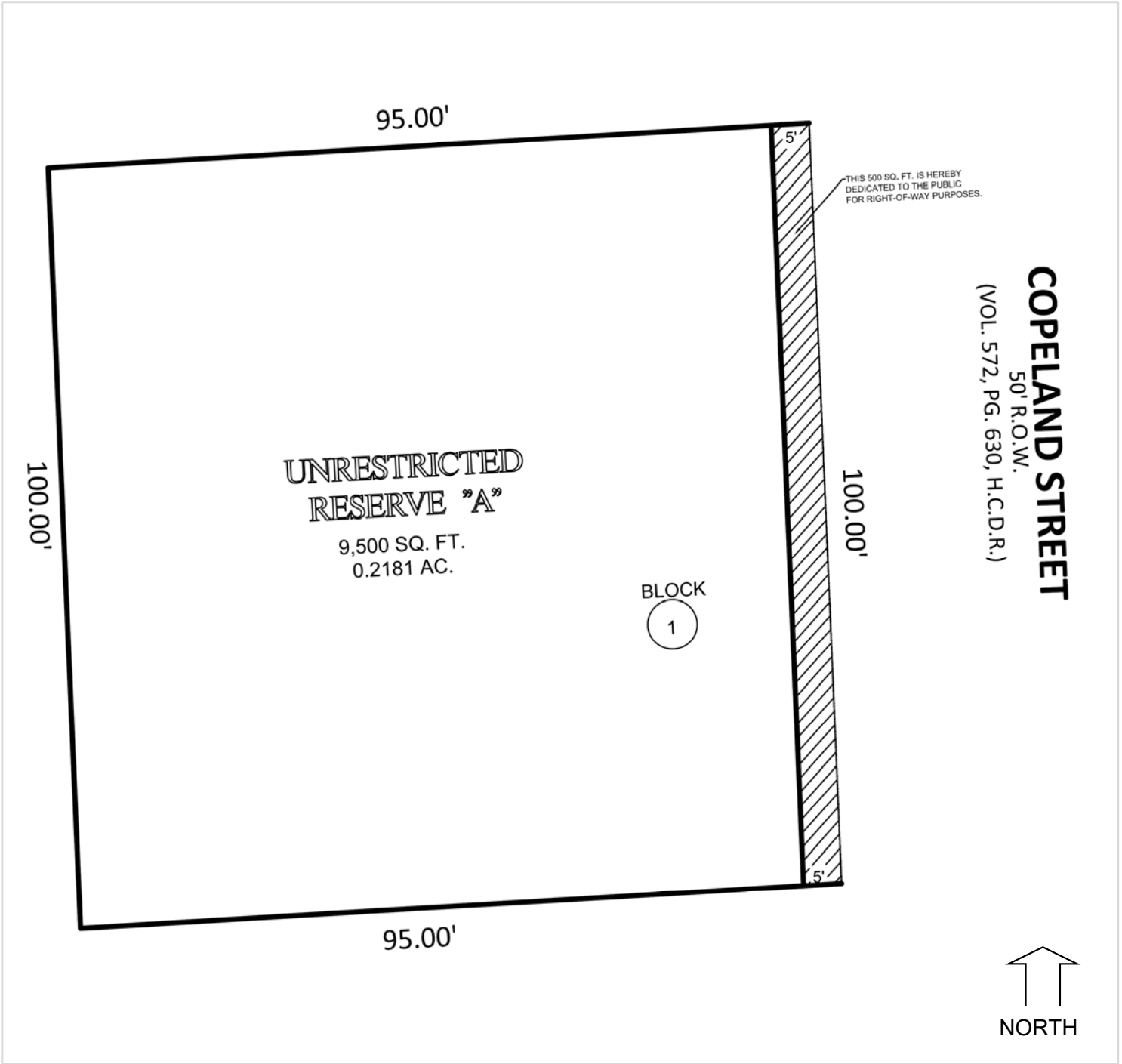
C – Public Hearings Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development (DEF 1)

Applicant: Chesterfield Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Community Development (DEF 1)

Applicant: Chesterfield Development 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: 2023-2350; "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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PLANNING COMMISSION MEETING INFORMATION:

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City Hall Annex Building, 900 Bagby Street
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Controller: Chris Brown

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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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development (DEF 1)

Applicant: Chesterfield Development Services



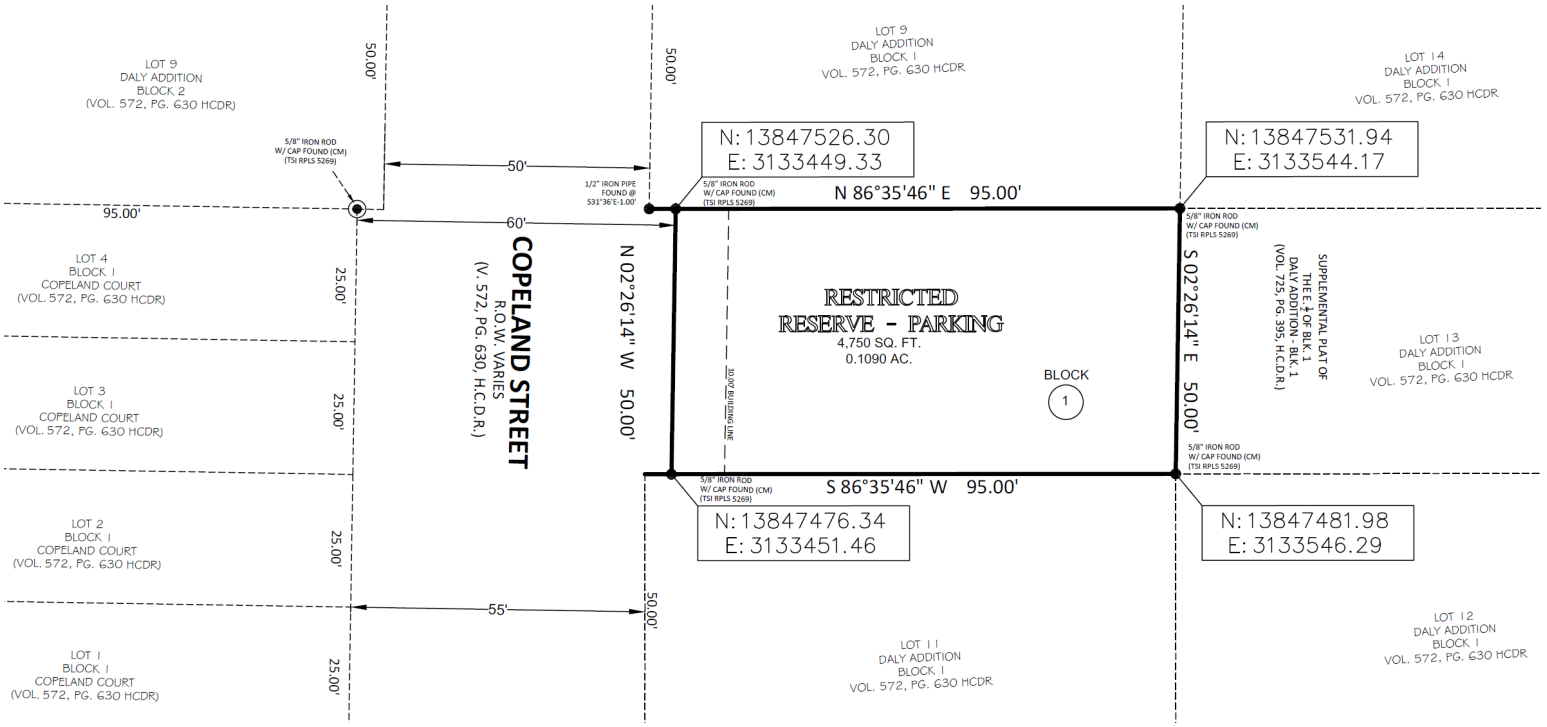
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development (DEF 1)

Applicant: Chesterfield Development Services



NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Fifth Ward Church of Christ Resource Development (DEF 1)

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

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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.**

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

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

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Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Lakeside Views

Applicant: PLS Construction Layout, INC



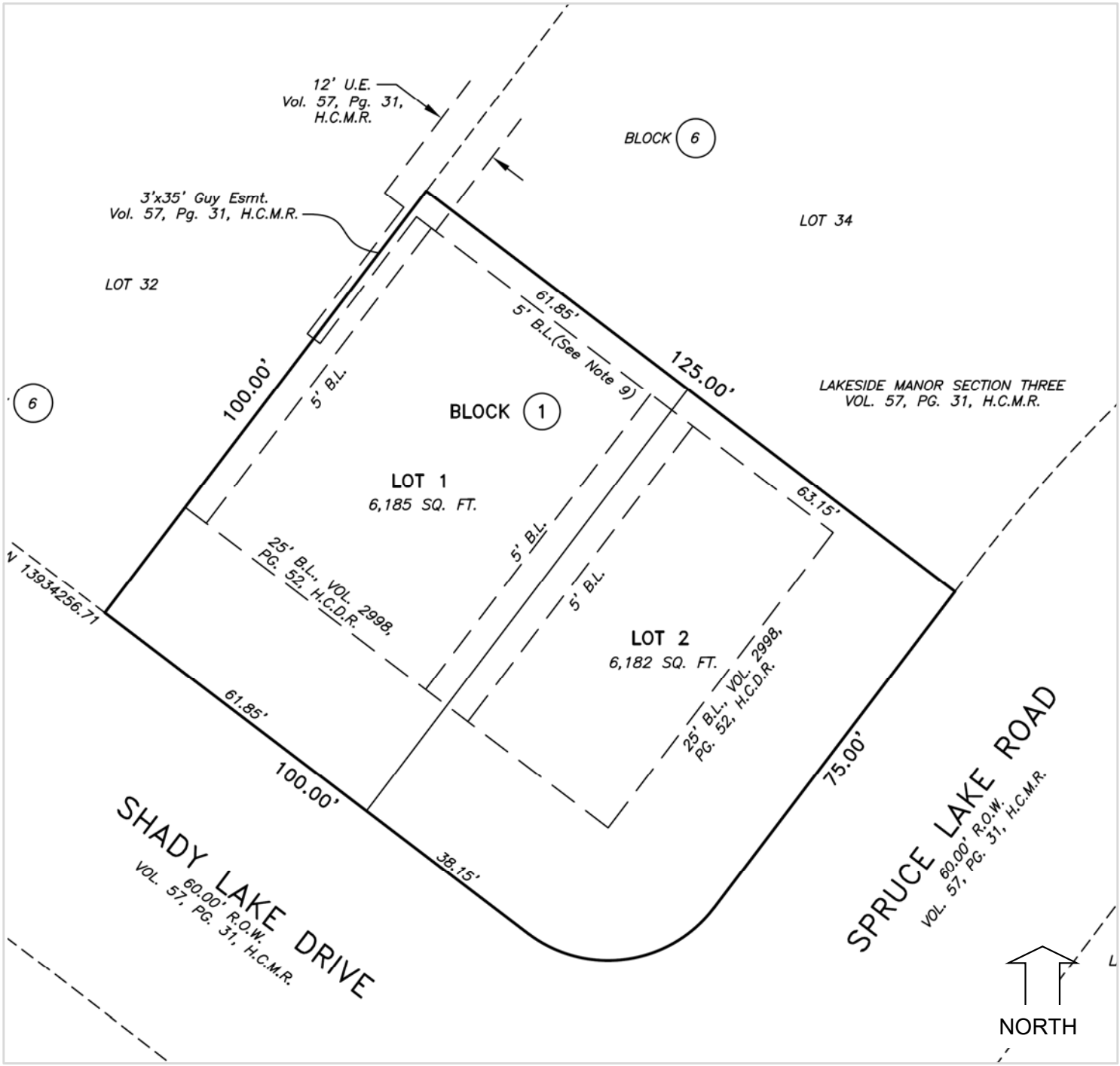
C – Public Hearings Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 12/07/2023**

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Applicant: PLS Construction Layout, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Lakeside Views

Applicant: PLS Construction Layout, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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www.houstontx.gov

Public Hearing Notice

PH

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2497; Lakeside Views; a partial replat of **Lakeside Manor Sec 3**, being Lot 33, block 6, as recorded in Volume 57, Page 31 of the Harris County Map Records.

The property is located at the northwest intersection of Shady Lake Drive and Spruce Lake Road west of Fairlake Lane. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout,Inc., on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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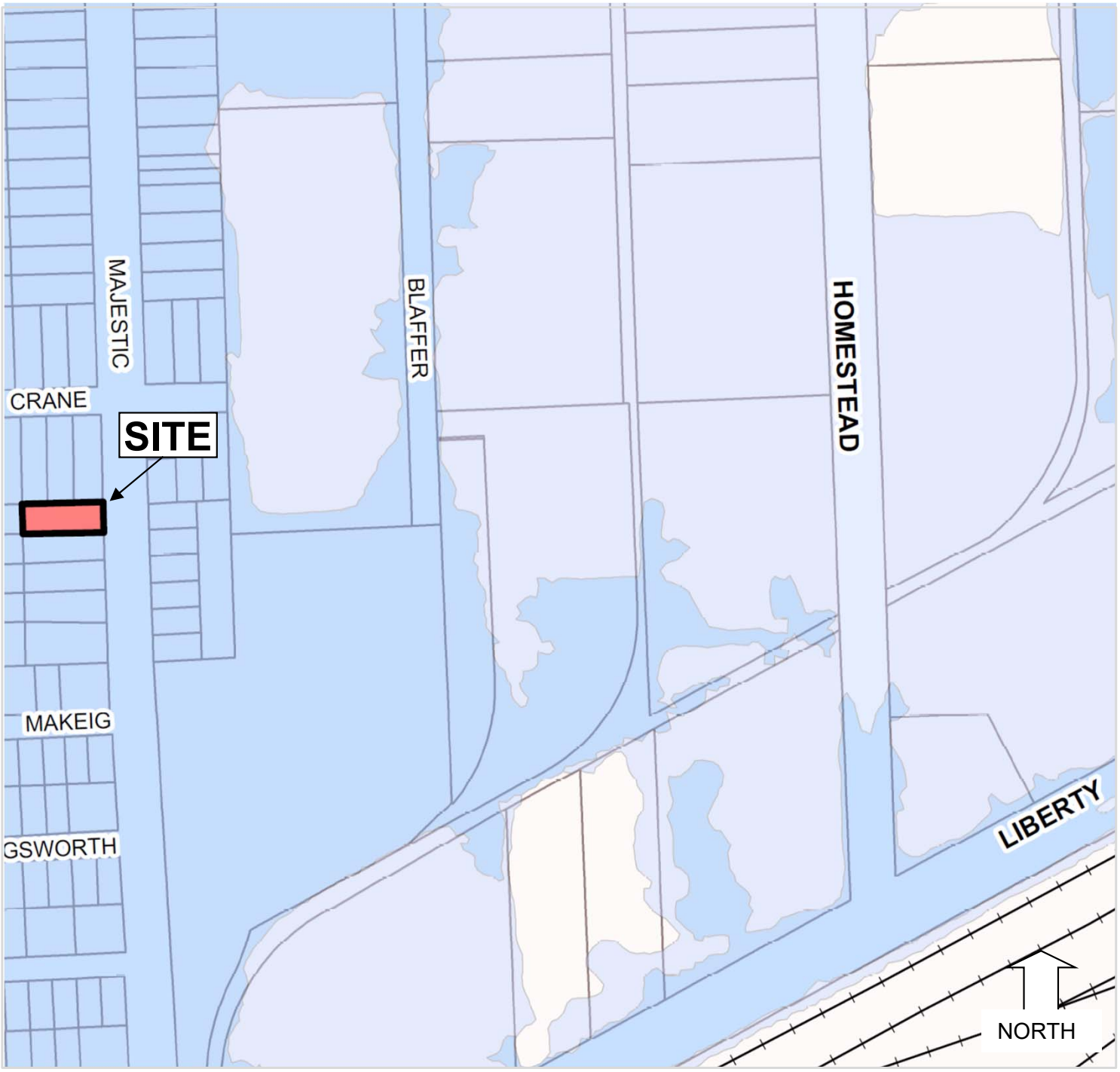
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Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Majestic Landing

Applicant: Total Surveyors, Inc.



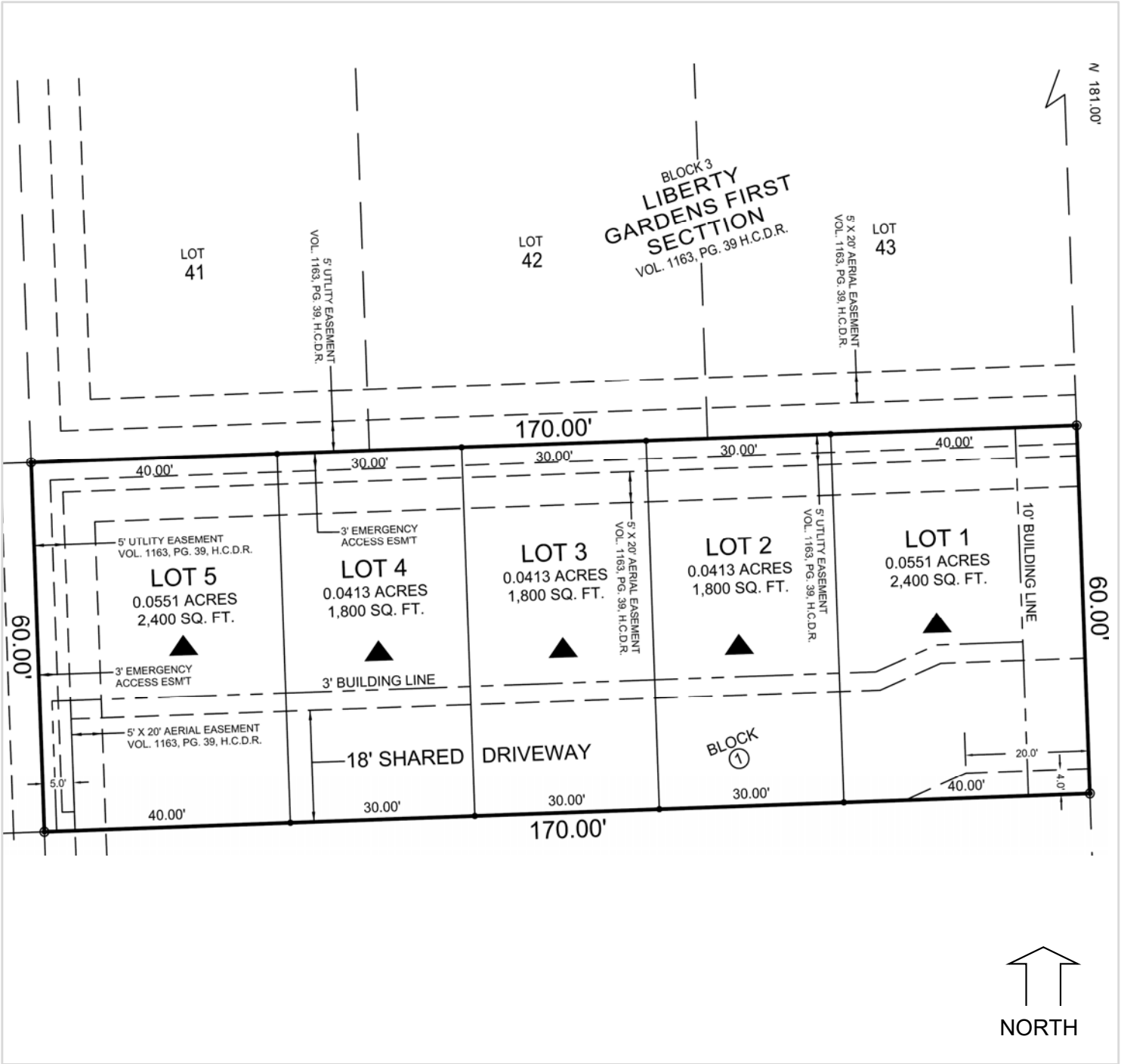
C – Public Hearings Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 12/07/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Majestic Landing

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2456; Majestic Landing; a replat of a portion **Liberty Garden First Section**, being Lot 44, Block 3 as recorded in Volume 1163, Page 39 of the Harris County Deed Records.

The property is located west along Majestic Street, west of Homestead Road and south of Cavalcade Street. The purpose of the replat is to create five (5) single-family residential lots on a shared driveway. The applicant, **Kevin Kolb,** with Total Surveyors, INC, on behalf of the developer, can be contacted at **281-479-8719.**

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Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: North Church Reserve

Applicant: Windrose



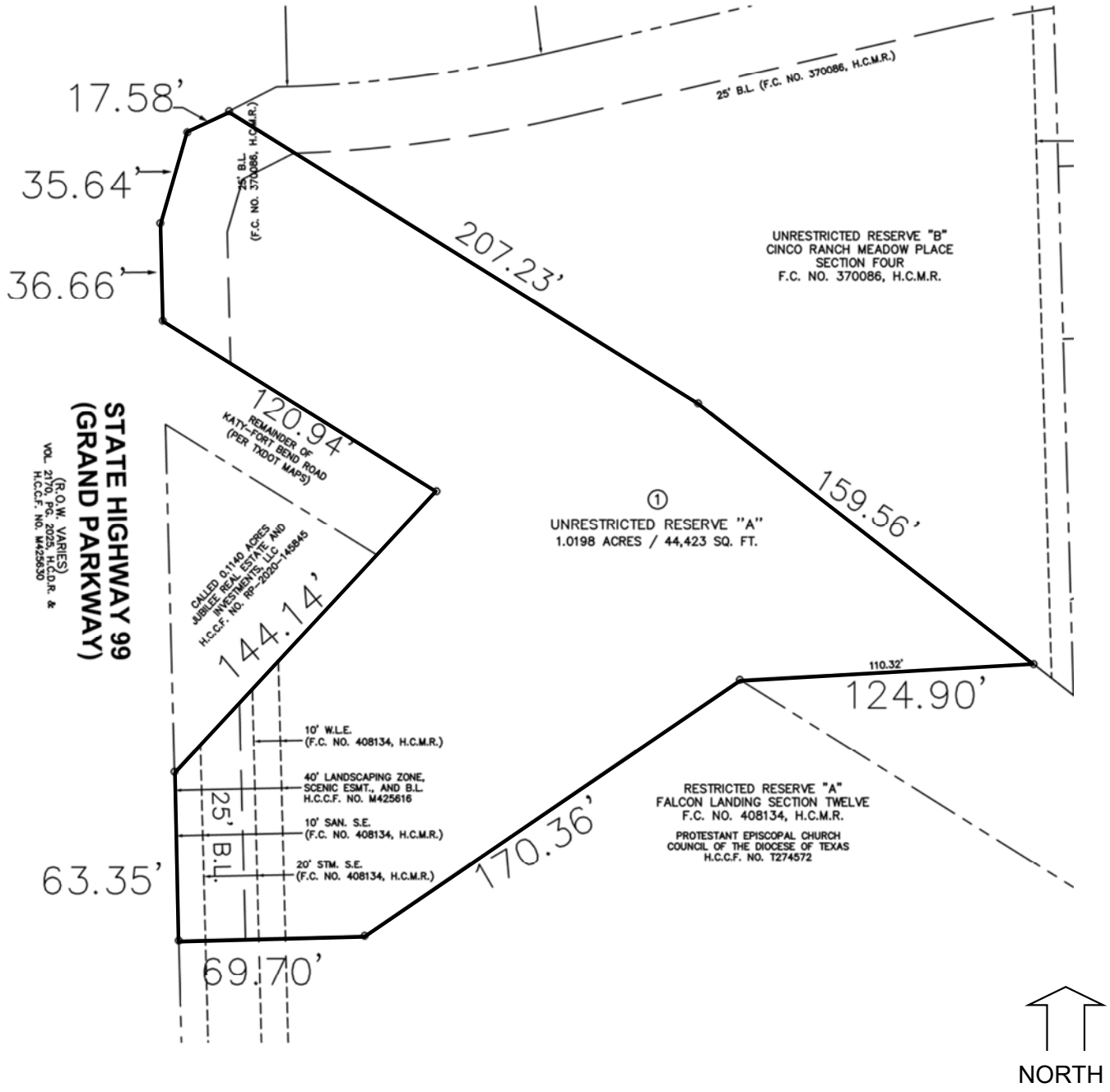
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: North Church Reserve

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: North Church Reserve

Applicant: Windrose



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2242
Plat Name: North Church Reserve
Applicant: Windrose
Date Submitted: 09/25/2023

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

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

The applicant requests a variance to replat a greenbelt/open space reserve and a commercial reserve into one unrestricted reserve

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193(c)(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. Sec. 42-193(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to 'nonresidential': a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3)A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (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 subject property is 1.0198 acres located at the southeast corner of the SH 99 (Grand Parkway) Frontage Road and the unimproved Katy-Fort Bend Road right-of-way, approximately 645 feet north of the intersection with Taswell Drive. The Protestant Episcopal Church (the "applicant") has operated a church on the adjacent property to the south for more than 20 years. The applicant acquired the subject property in 2011 and is looking to consolidate the site for future sale or

development. Before they can proceed, they must replat as that the subject site is made up of two restricted reserves. Restricted Reserve C of Cinco Ranch Meadows Place Section 4 is designated “greenbelt/open space” Restricted Reserve B of Falcon Landing Section Twelve is designated as “commercial”. This plat will require a Subdivision variance, as the City’s Code of Ordinances does not allow the partial replatting of commercial reserves into less specific use designations. Further, the city does not allow the replatting of a greenbelt/open space reserve to another use. Reserve “C” was not a code-required open space designation. The tract is situated at the intersection of Grand Parkway and the future Katy Fort Bend Road, making the property ideal as a commercial site. The Church wishes to match the use of these two reserves to the adjacent Unrestricted Reserve B of Cinco Ranch Meadow Place to make the land more attractive for developers. Reserve B is subject to deed restrictions that will revert upon sale to allow it to be developed fully as an unrestricted reserve, provided that any development on the property maintains the same design and aesthetic standards as the rest of the neighborhood. Not allowing the replat to move forward based on the referenced code technicalities is a definite hardship that deprives the applicant of the use of their property.

(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 circumstance supporting the variance is a technicality in the City’s Code of Ordinances that prevents the applicant from utilizing their own property to its highest and best use. This will be achieved by allowing the Church to designate the reserves in its control to all have the same use. Further the designation of Restricted Reserve C as a greenbelt/open space was originally meant to coincide with the extension of a public street contemplated at the time the property was platted. This road has now been realigned as Katy-Fort Bend Road, meaning there is not need for that particular section to be set aside as an open space for the future planned street, and it will not be needed to screen any residential lots.

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

The subject area is characterized by mixed uses, including institutional, commercial, single-family residential and multifamily residential. There is no conflict in the Code with designating these reserves as unrestricted, matching Unrestricted Reserve B of Cinco Ranch Meadows Place Section Four, which directly abuts the single family lots of the subdivision.

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

The granting of the variance will not be injurious to the public health, safety, or welfare. The proposed platted reserve will have adequate access along a public street and comply with drainage, landscaping, and other county requirements.

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

The proposed variance is necessary to allow the reserves to be replatted as unrestricted so the applicant may enjoy full use of all reserves under their control in a similar manner.

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

PHV

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2242; "North Church Reserve"; a replat of a portion of "Falcon Landing Section Twelve" being a portion of Reserve A, Block 1 as recorded in Film Code No 408135 of the Harris County Map Records. Also, the replatting of a portion of **"**Cinco Ranch Meadow Place Sec 4**"** being a portion of Reserve C, Block 1 as recorded in Film Code No 370087 of the Harris County Map Records.

The property is located east along 99 Grand Parkway, north of Highland Knolls Drive. The purpose of the replat is to create 1 Unrestricted Reserve. The applicant, **Steven Henderson,** with Windrose, on behalf of the developer, Langford Engineering, Inc., 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, December 7, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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: 142

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Pipopi Estates replat no 1

Applicant:Dart Land Services LLC



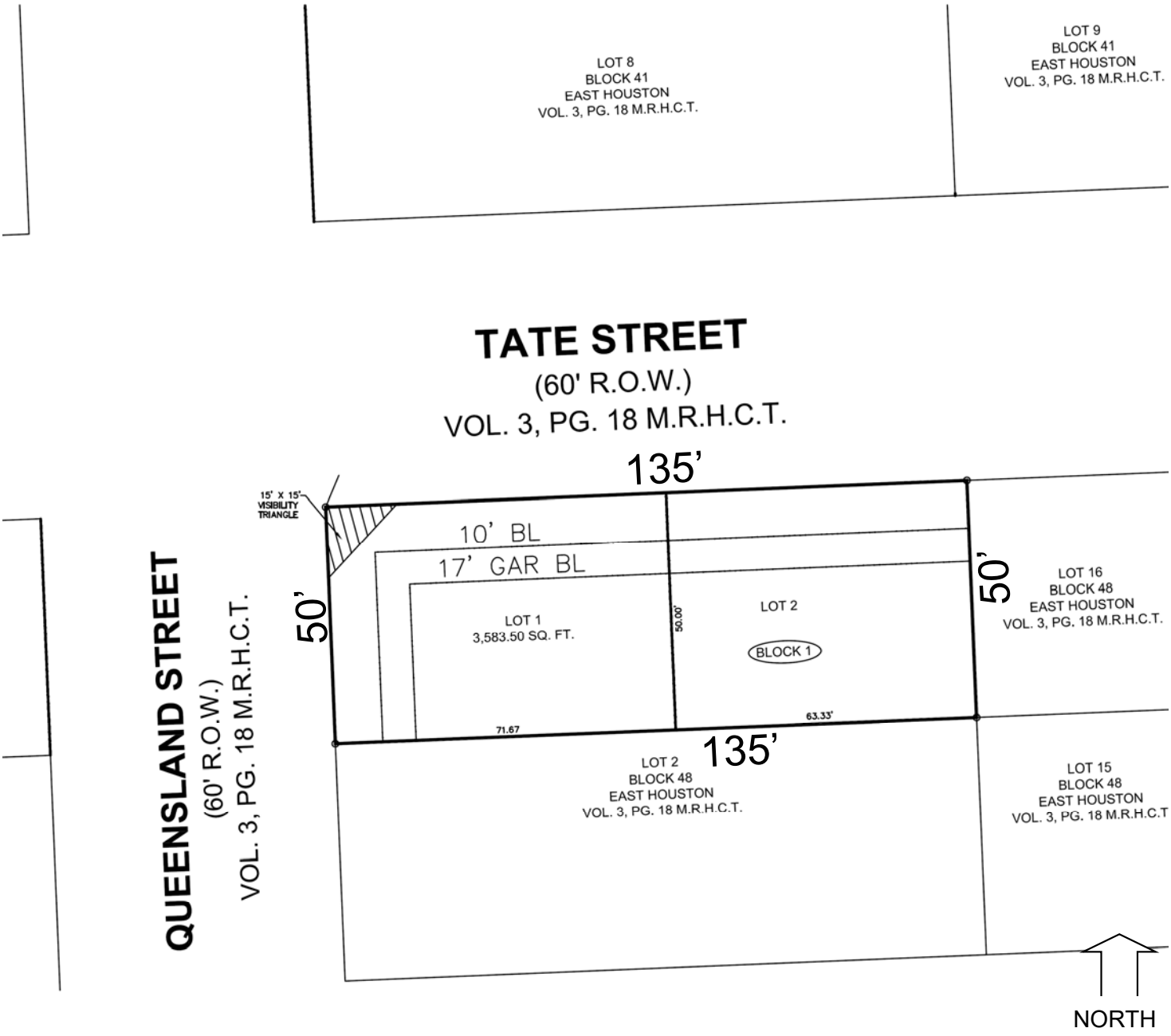
C – Public Hearings Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Pipopi Estates replat no 1

Applicant:Dart Land Services LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Pipopi Estates replat no 1

Applicant:Dart Land Services LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

November 10, 2023

Dear Property Owner:

Reference Number: 2023-2397; Pipopi Estates replat no 1; a partial replat of **Pipopi Estates**, being Lots 1 & 2 of block 1, as recorded in Film Code 704775 of the Harris County Map Records.

The property is located at the southeast intersection of Tate Street and Queensland Street. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Roy Rodela,** with Dart land Services, on behalf of "Innova Construction Developments, LLC", the developer, can be contacted at **281-584-6688.**

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

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 1 (Def 1)

Applicant: Meta Planning + Design LLC



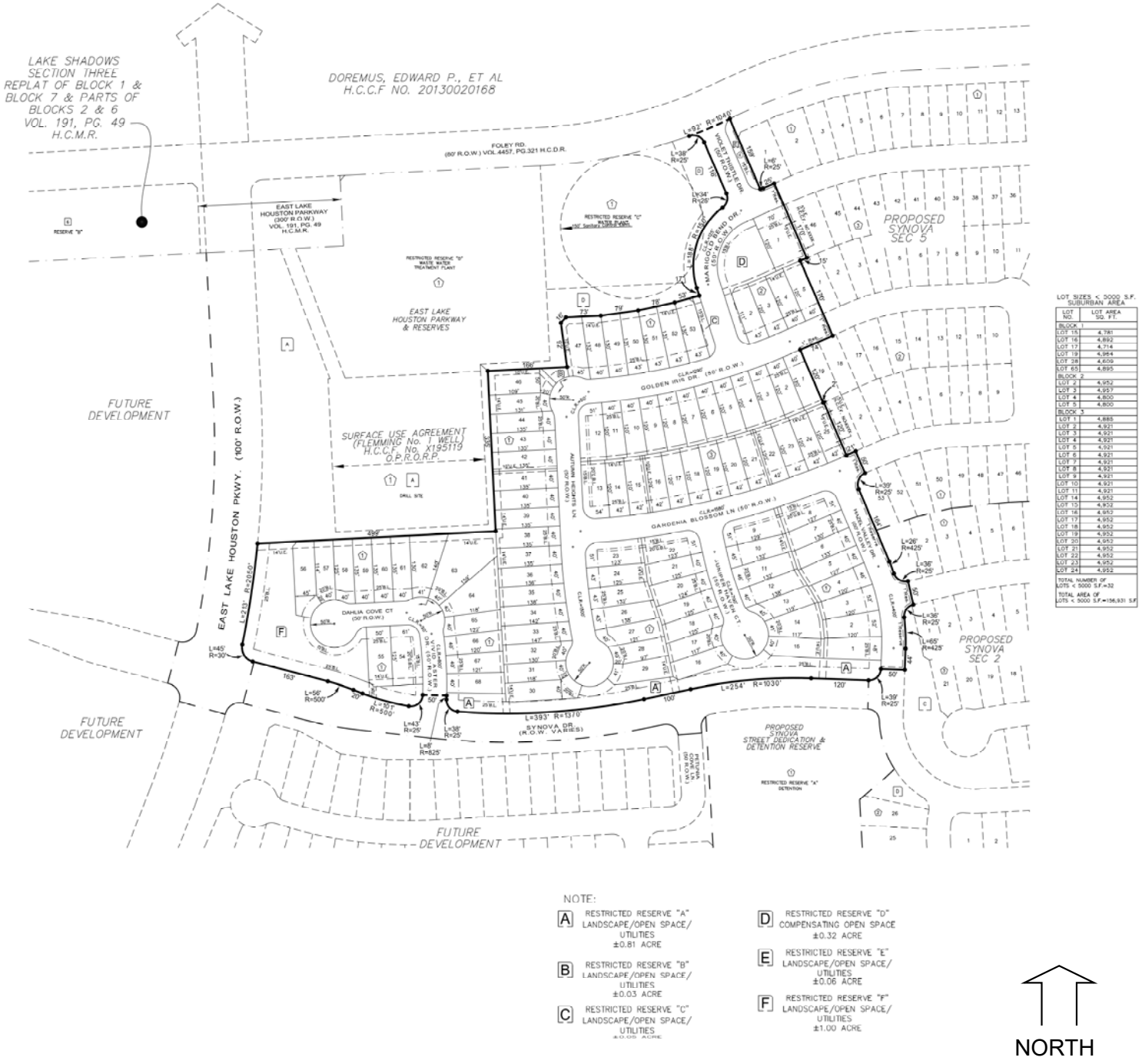
C – Public Hearings Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 1 (Def 1)

Applicant: Meta Planning + Design LLC



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 39	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 ±0.05 ACRE
- [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

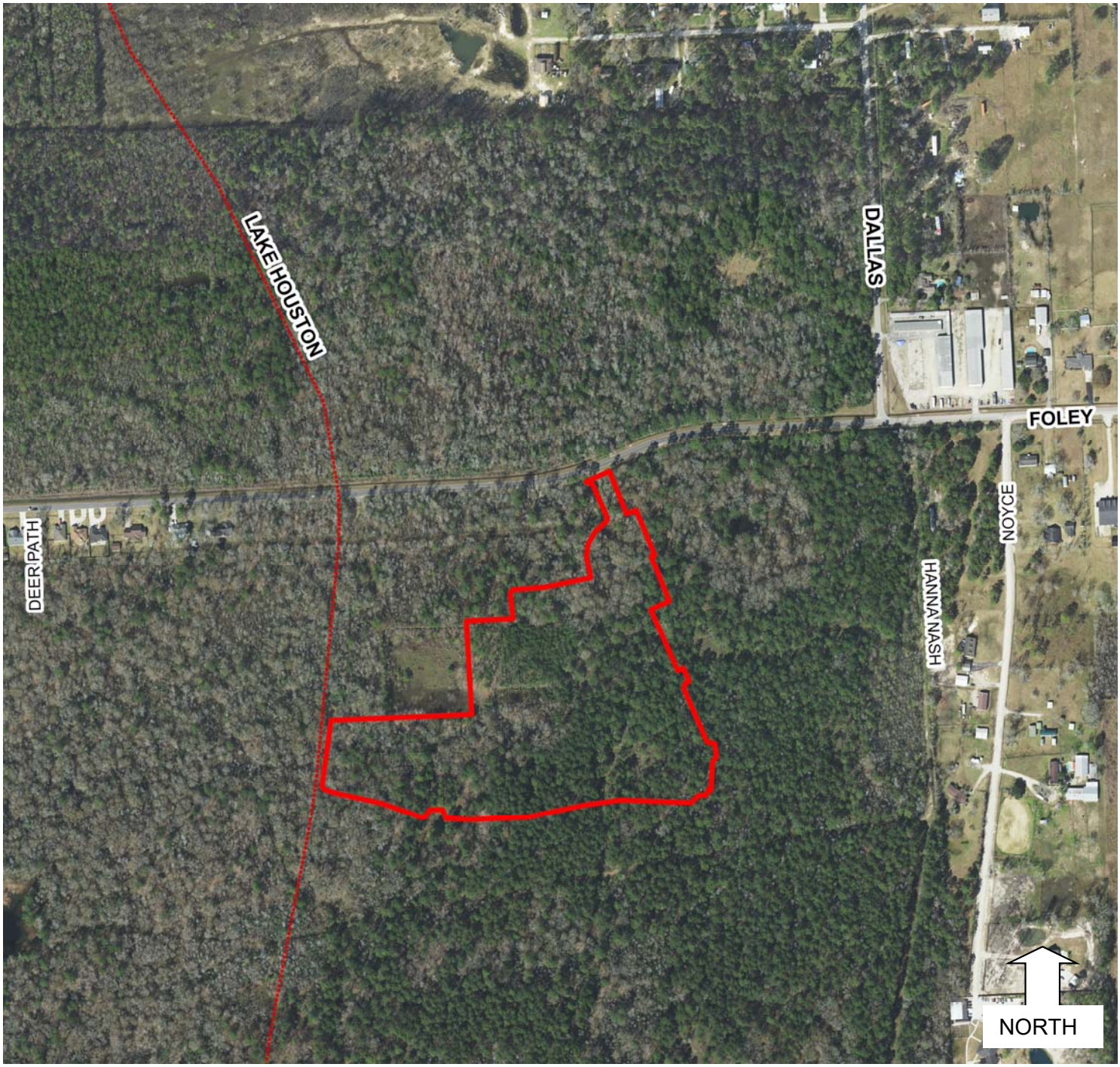
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 1 (Def 1)

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: 2023-2361; "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.**

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

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Planning Department Staff Authority and Obligation

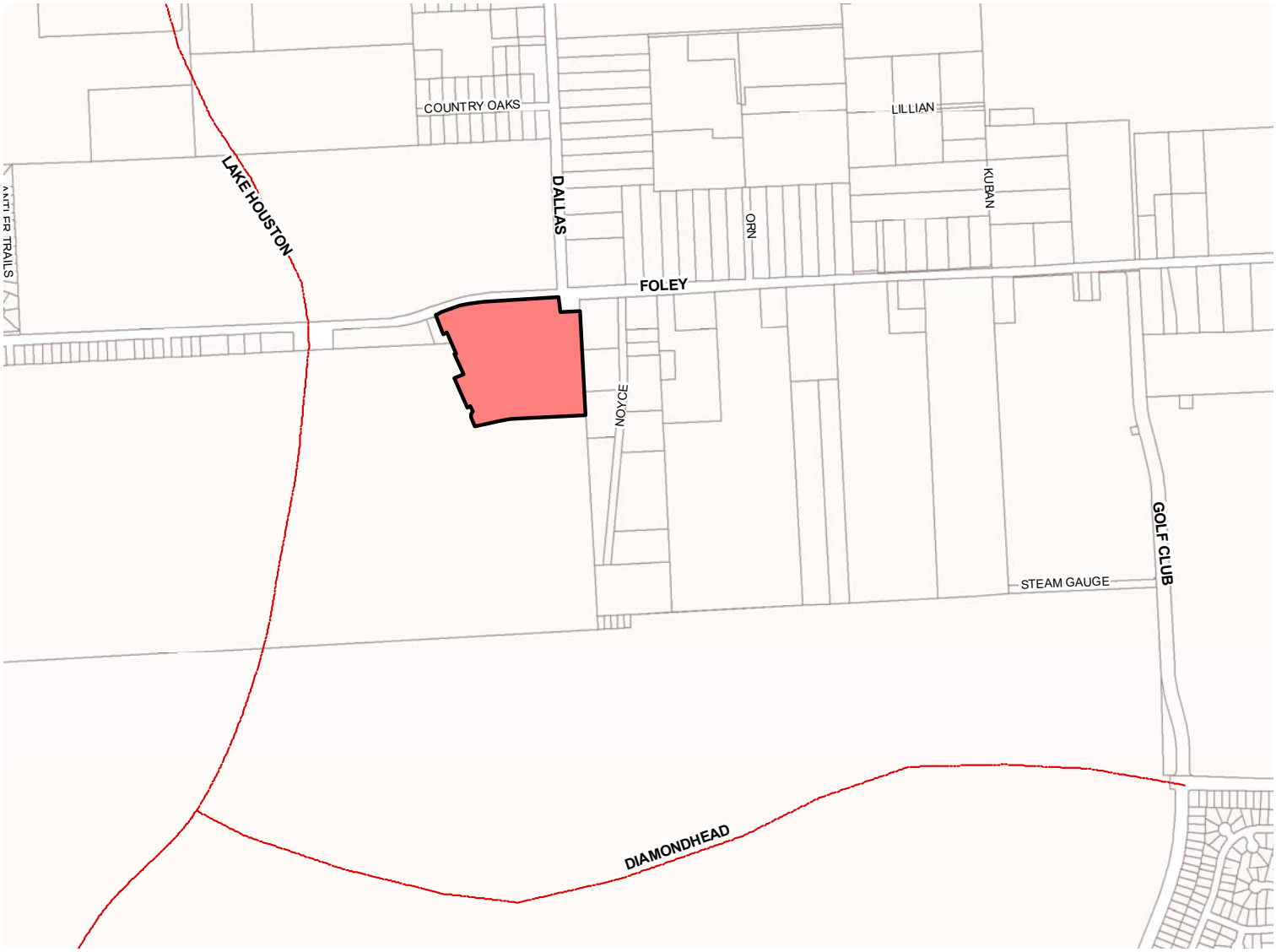
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Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 5 (Def 1)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 5 (Def 1)

Applicant: Meta Planning + Design LLC



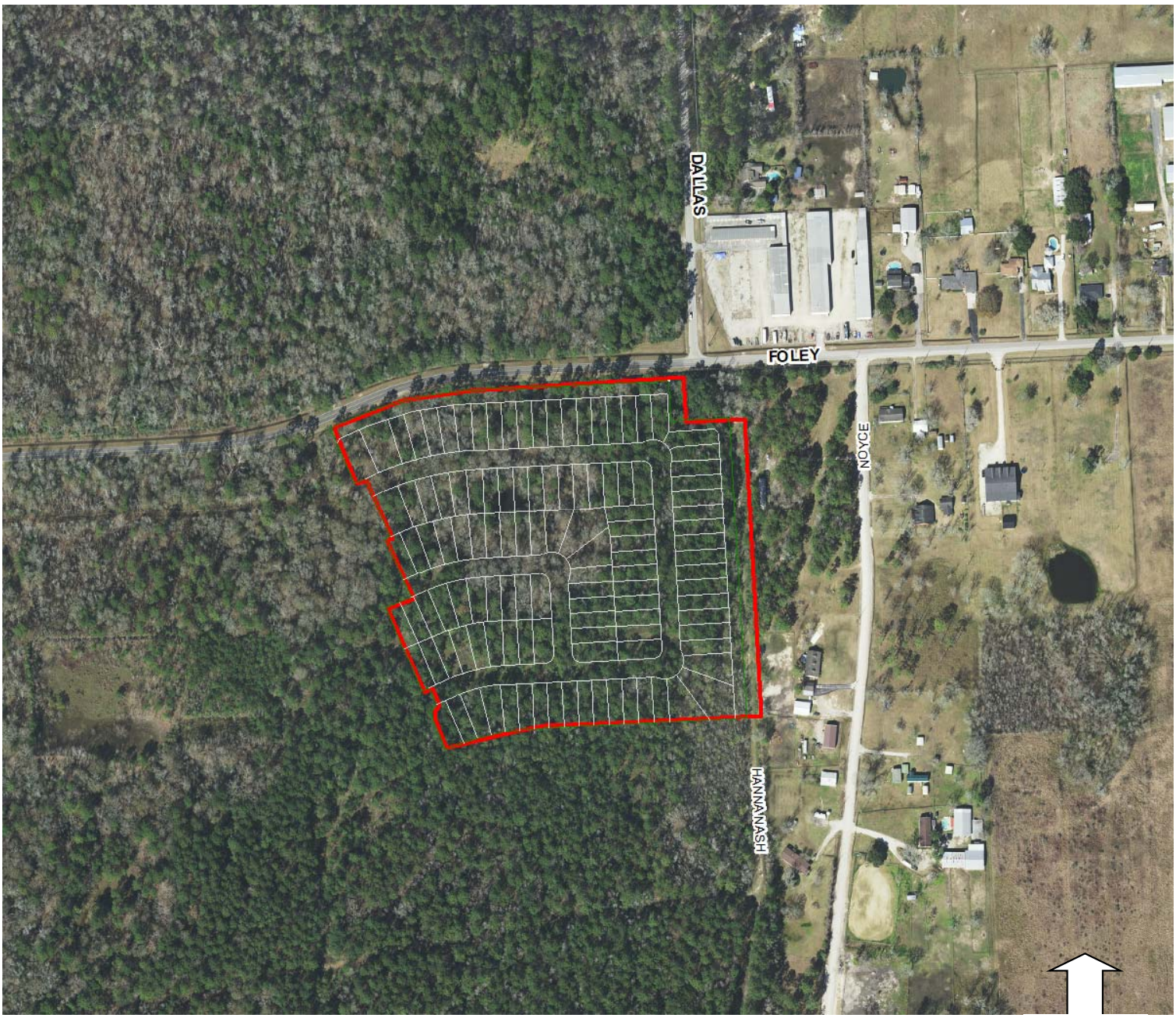
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Synova Sec 5 (Def 1)

(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

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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.

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.

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Controller: Chris Brown

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

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

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

Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Vazquez Estates on Alaska

Applicant: Advanced Surveying, Inc.



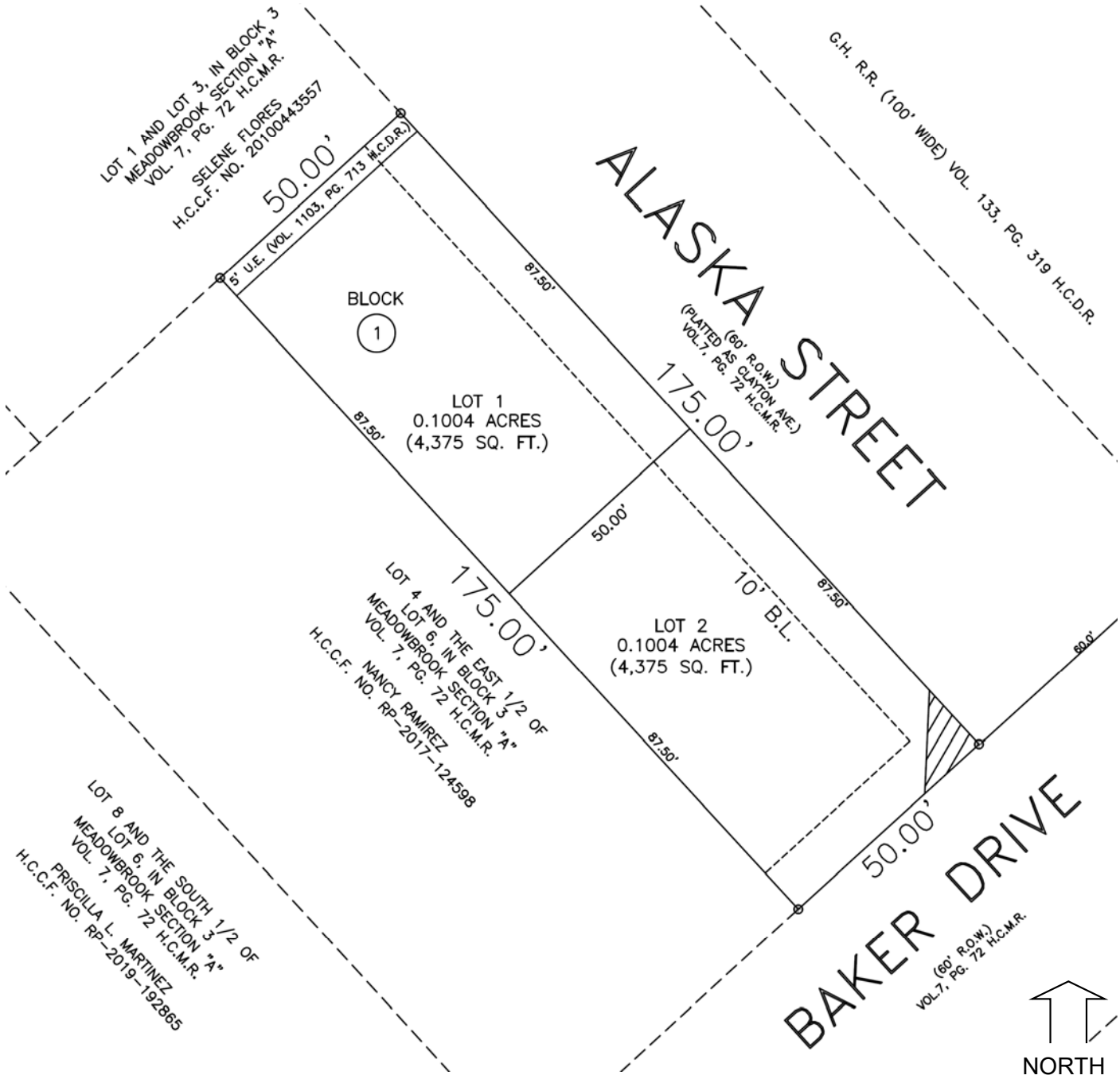
C – Public Hearings Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 12/07/2023**

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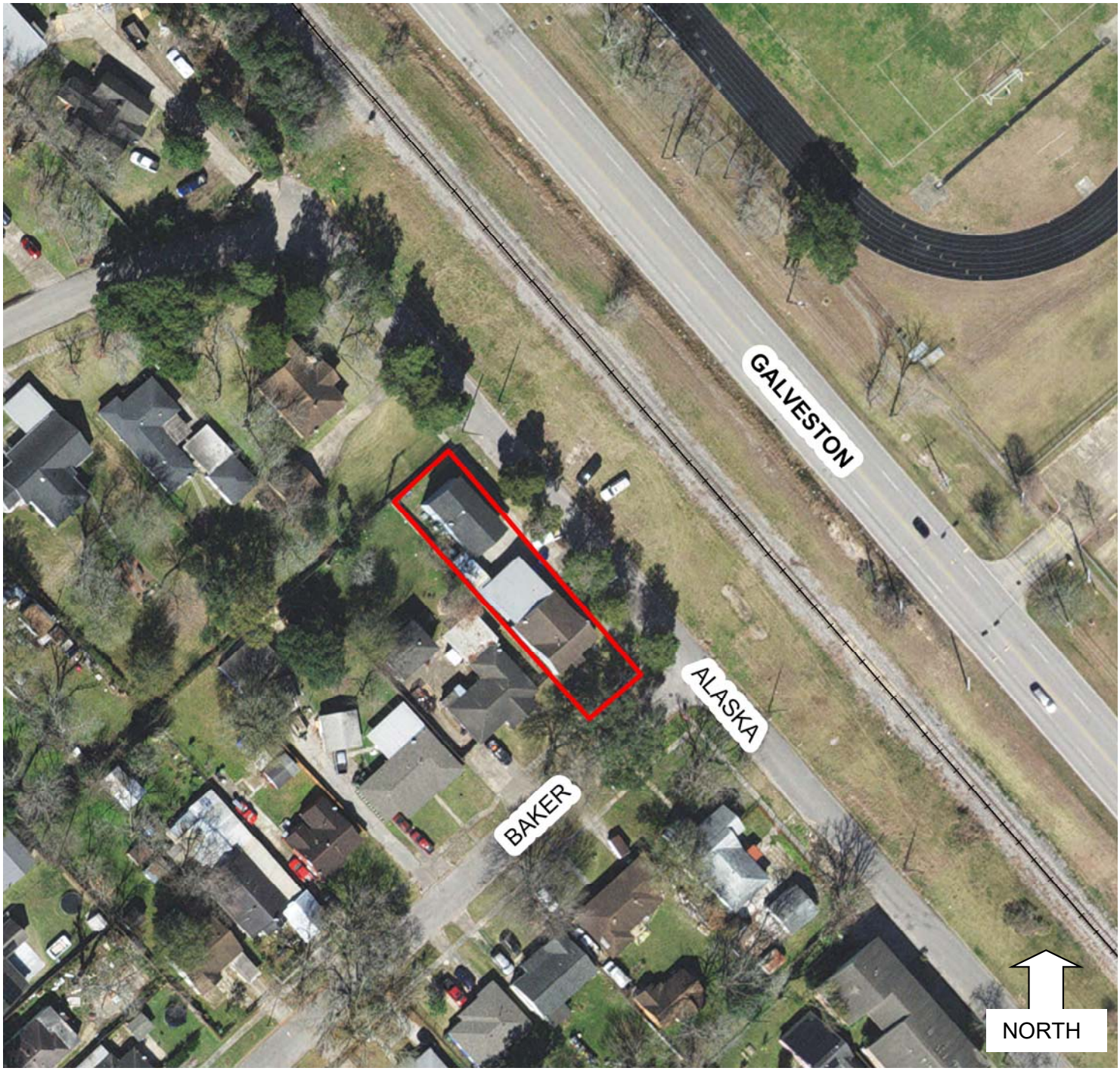
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Vazquez Estates on Alaska

Applicant: Advanced Surveying, 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

November 9, 2023

Dear Property Owner:

Reference Number: 2023-2372; Vazquez Estates on Alaska; a partial replat of **Meadowbrook Sec A**, being Lot 2, block 3, as recorded in Volume 7, Page 72 of the Harris County Map Records.

The property is located at the southwest intersection of Alaska Street and Baker Drive, southwest of Galveston Road and northwest of Howard Drive. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Lisett Campos,** with Advance Surveying, Inc., on behalf of the developer, can be contacted at **281-530-2939.**

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

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Planning Department Staff Authority and Obligation

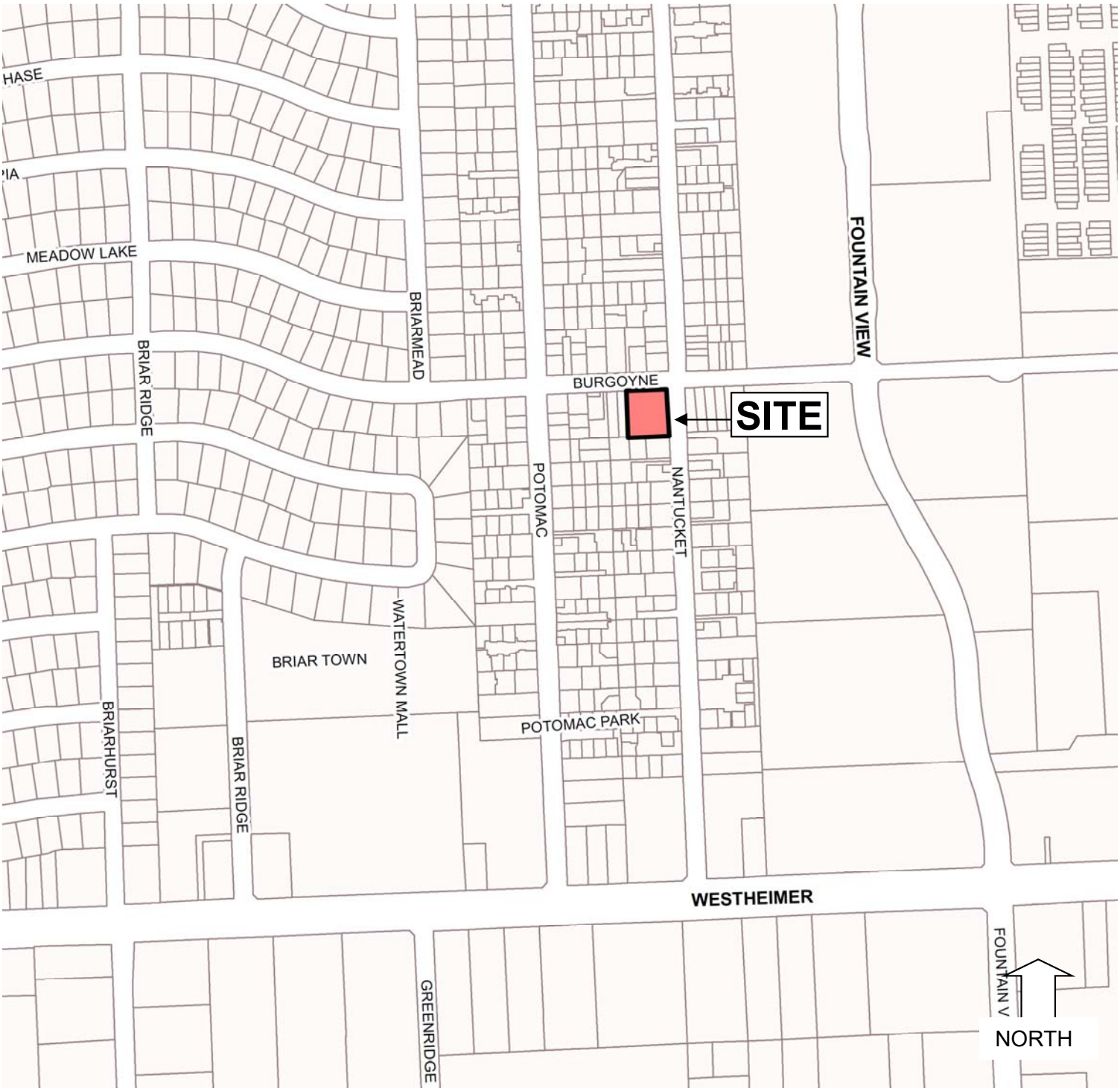
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Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westhaven Estates Sec 1 partial replat no 10

Applicant: New Era Development & Land Services



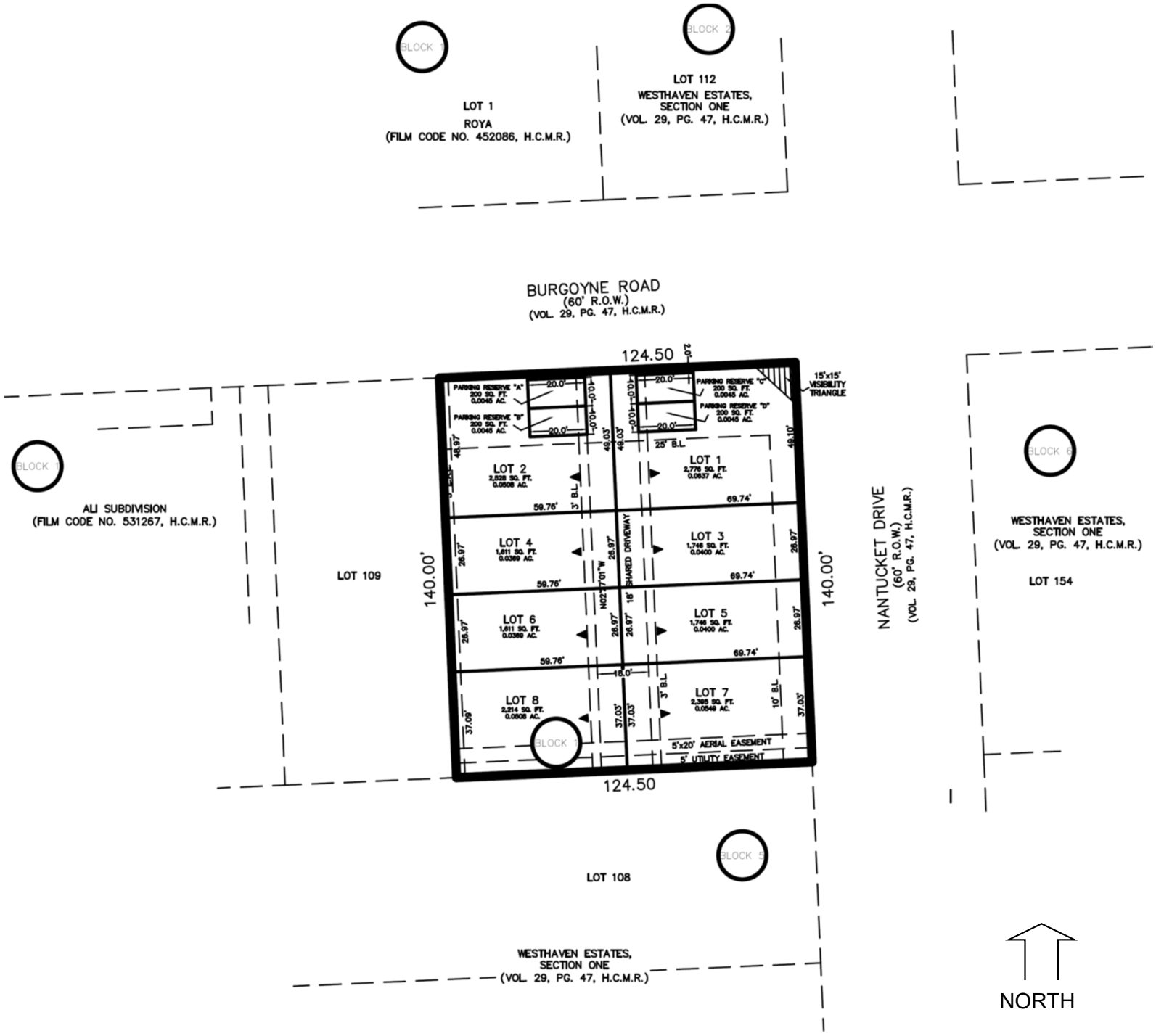
C – Public Hearings Site Location

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westhaven Estates Sec 1 partial replat no 10

Applicant: New Era Development & Land Services



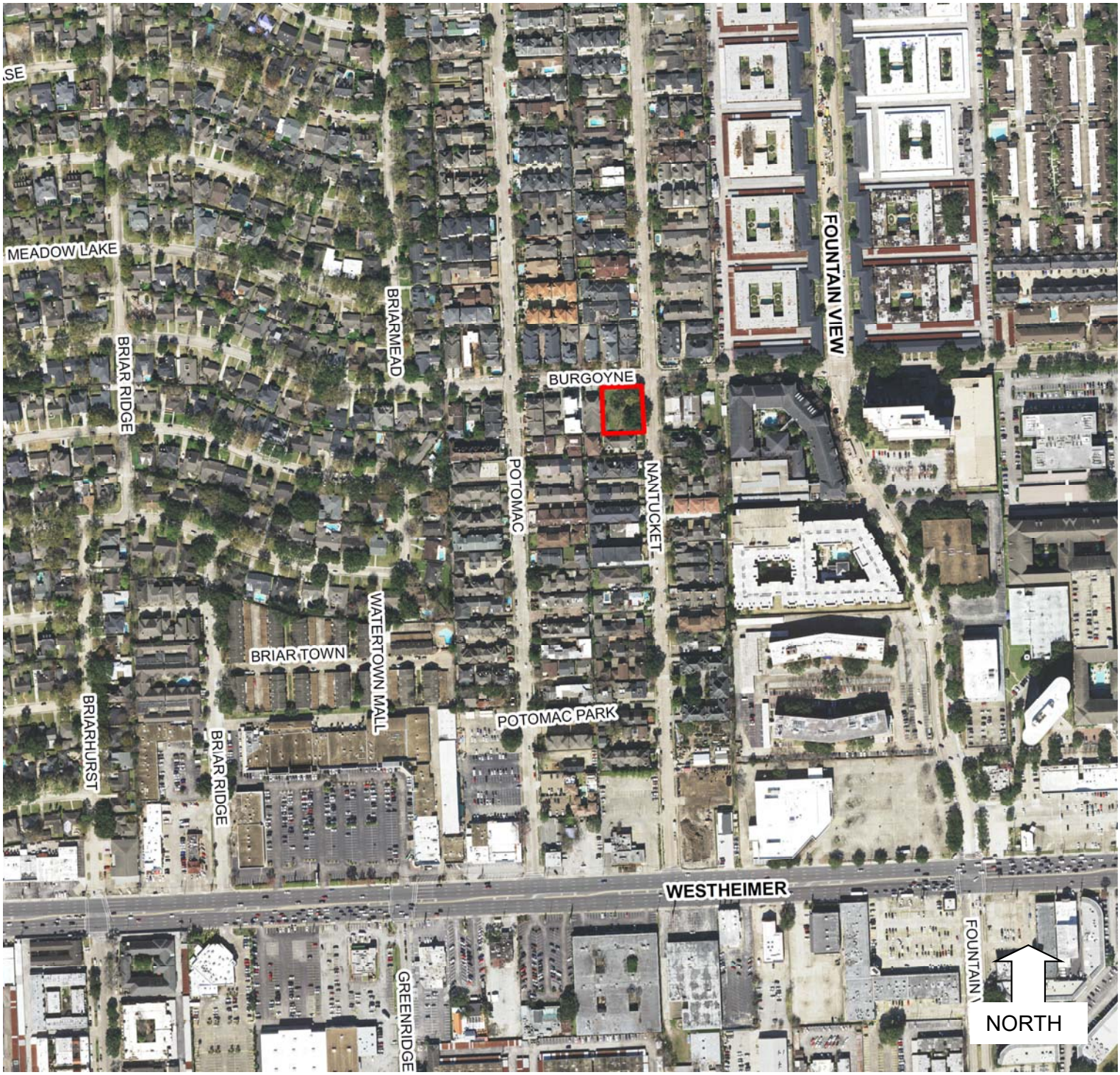
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westhaven Estates Sec 1 partial replat no 10

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 10, 2023

Dear Property Owner:

Reference Number: 2023-2461; Westhaven Estates Sec 1 partial replat no 10; a partial replat of **Westhaven Estates Sec 1**, being Lots 110 & 111, Block 5, as recorded in Volume 29, Page 47 of the Harris County Map Records.

The property is located at the southwest intersection of Burgoyne Road and Nantucket Drive, west of Fountain View Drive, north of Westheimer Road. The purpose of the replat is to create 8 single-family residential lots and 4 reserves. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of GA-Motors LLC, 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

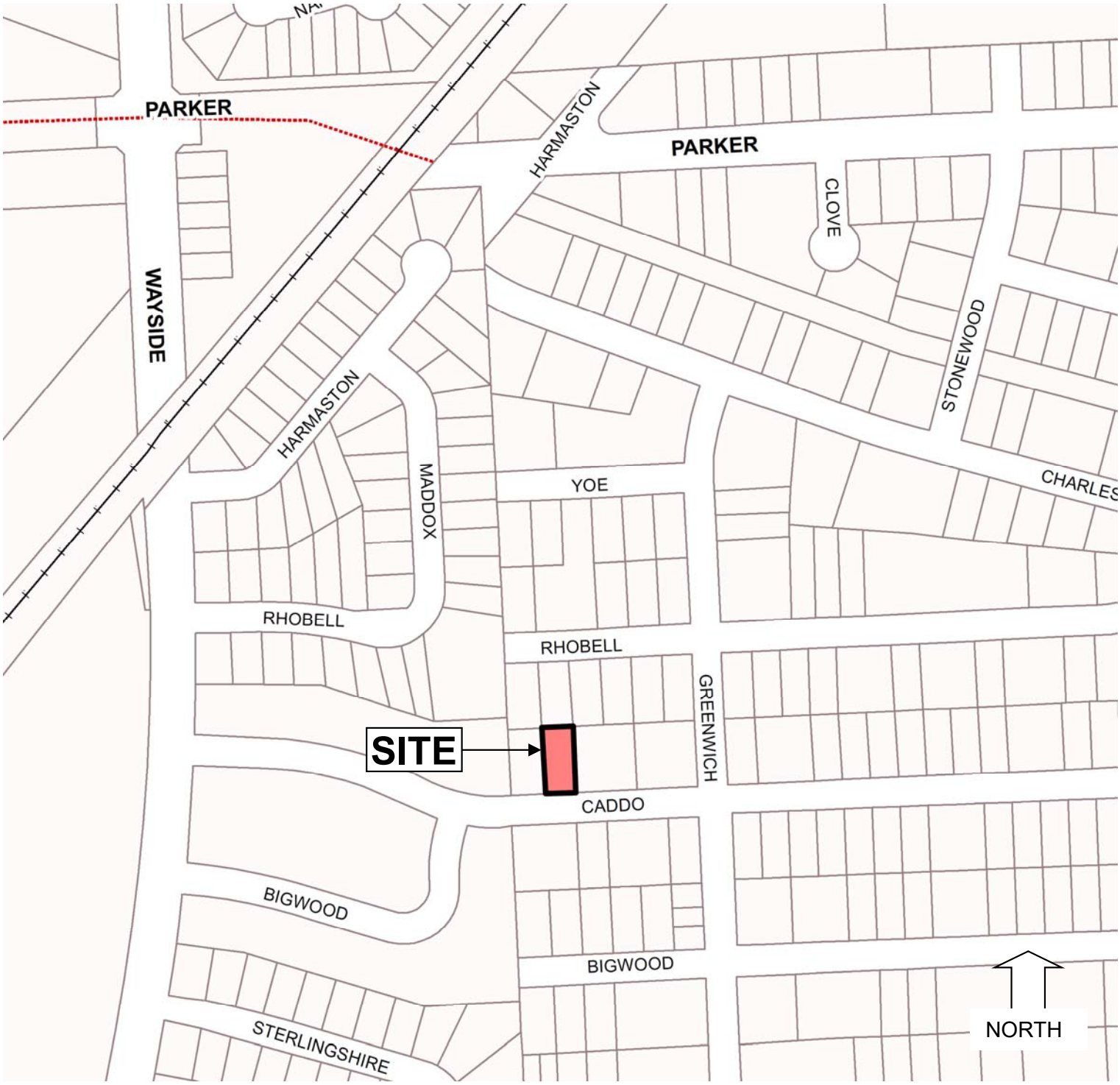
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Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westheimer Views

Applicant: PLS Construction Layout, INC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westheimer Views

Applicant: PLS Construction Layout, INC



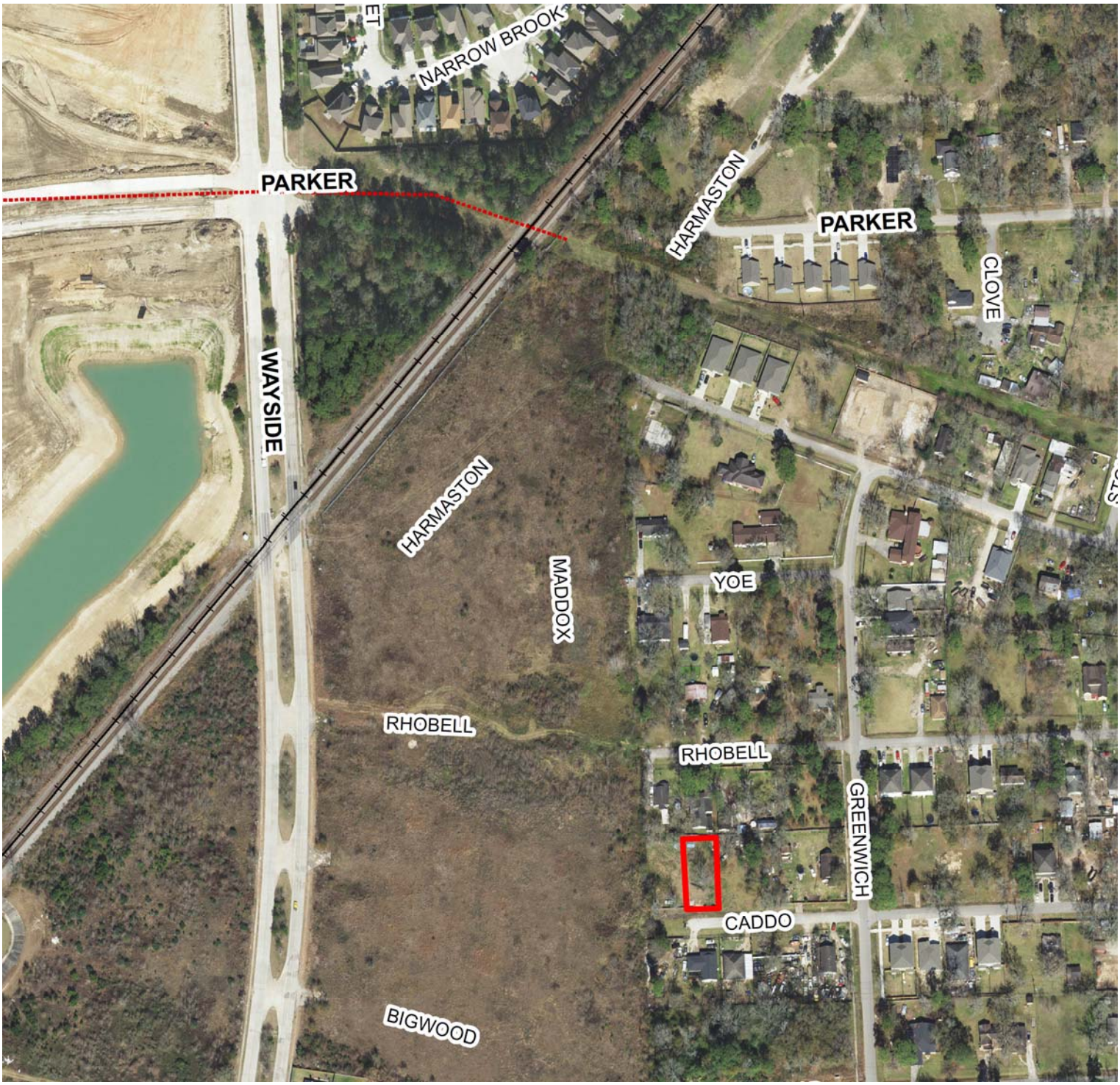
C – Public Hearings **Subdivision**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Westheimer Views

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

November 10, 2023

Dear Property Owner:

Reference Number: 2023-2495; Westheimer Views; a partial replat of **Melbourne Place Sec 2**, being Lot 195, block 16, as recorded in Volume 42 Page 51 of the Harris County Map Records.

The property is located north along Caddo road and west of Greenwich Street. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

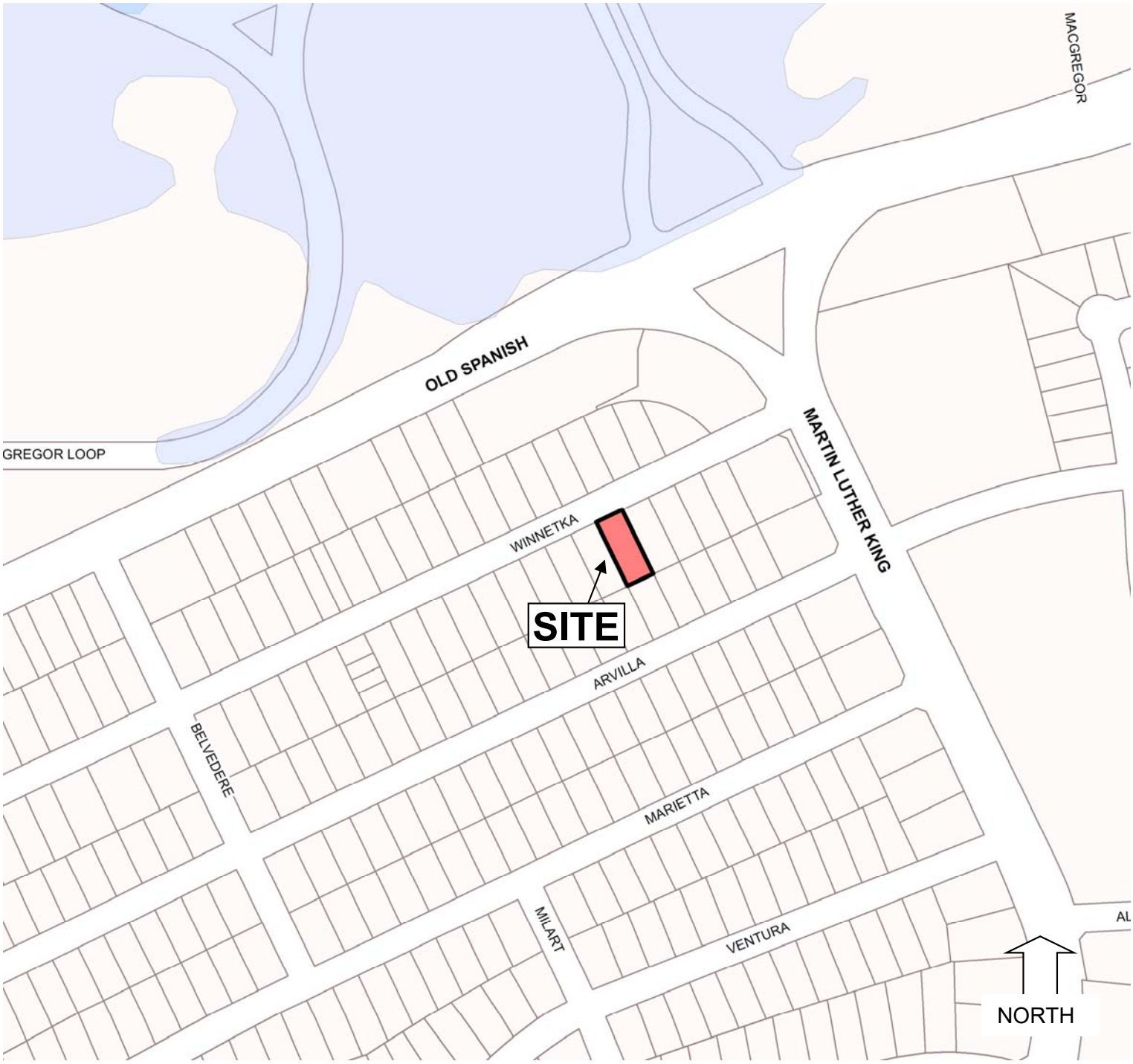
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Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Winnetka Vista

Applicant: replats.com



C – Public Hearings Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Winnetka Vista

Applicant: replats.com



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Winnetka Vista

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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

November 10, 2023

Dear Property Owner:

Reference Number: 2023-2412; Winnetka Vista; a replat of **Riverside Terrace**, being Lot 16, Block 84, as recorded in Vol. 17, pg. 13 of the Harris County Map Records.

The property is located south of Old Spanish Trail, west of Martin Luther King Boulevard, and along Winnetka Street.. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Dave Strickland,** with replats.com, on behalf of ParadigmHouston, the developer, can be contacted at **281-705-4297.**

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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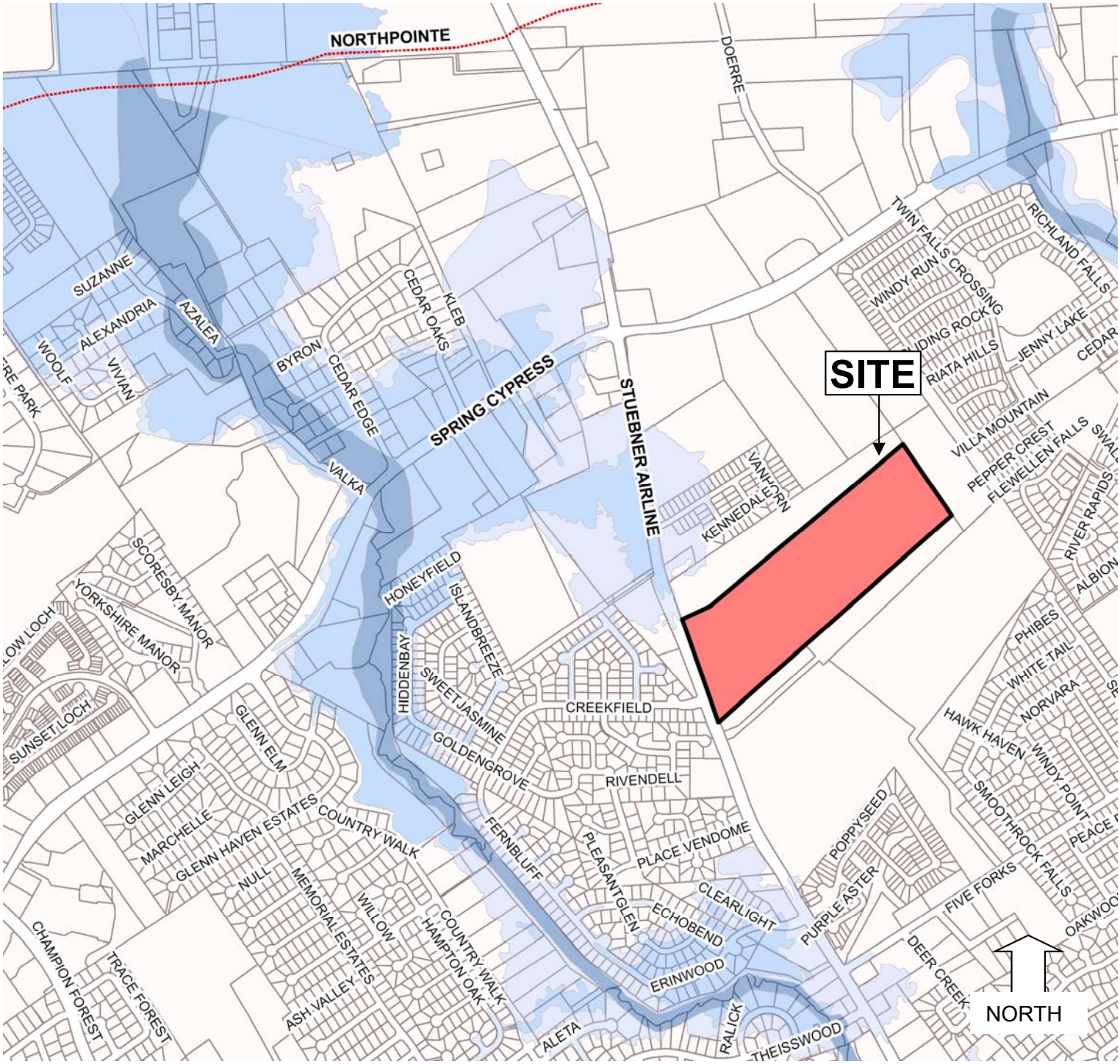
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Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Administration Campus GP

Applicant: Meta Planning + Design LLC



D – Variances

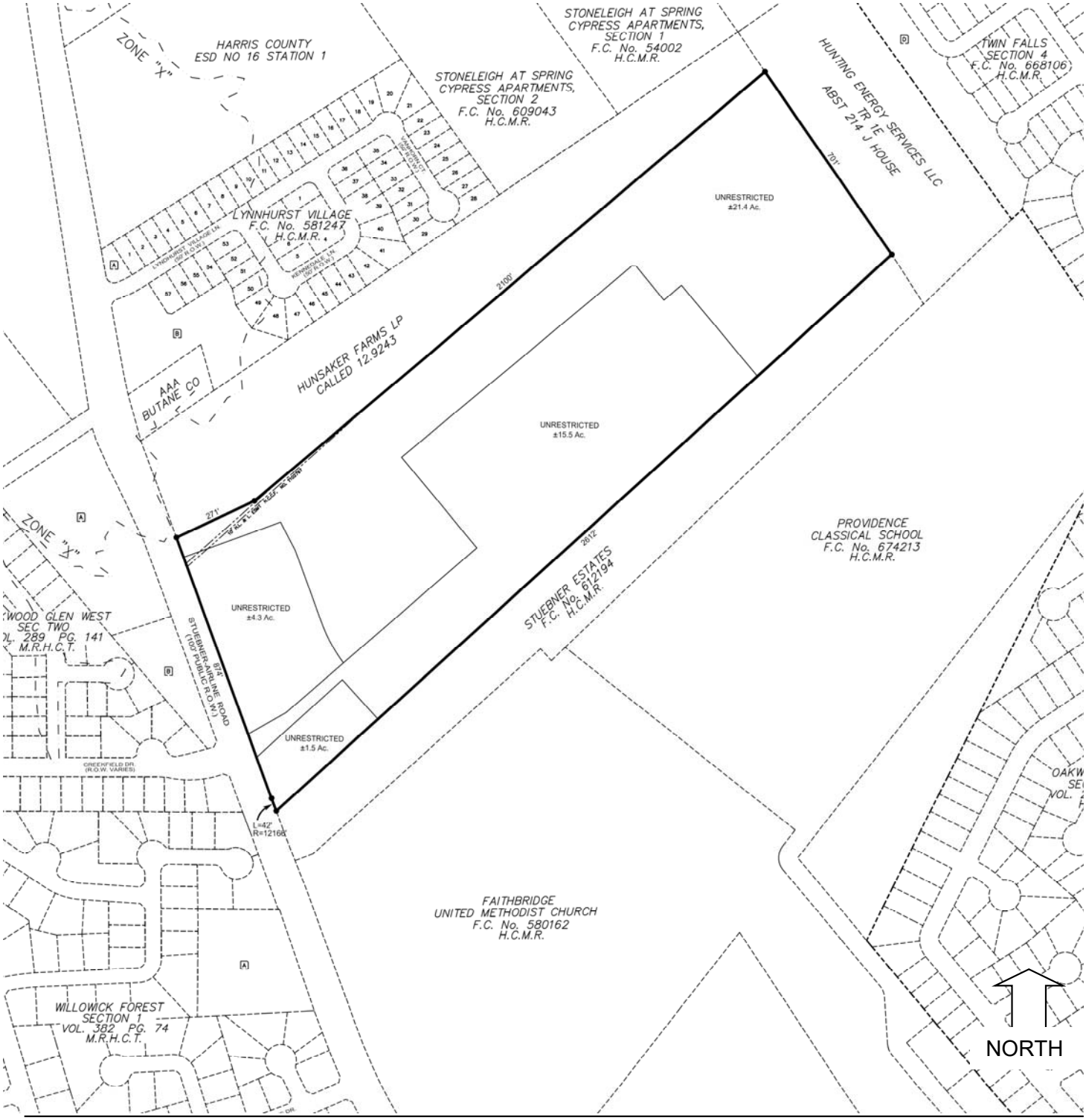
Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 12/07/2023**

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D – Variances **Subdivision**

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 12/07/2023**

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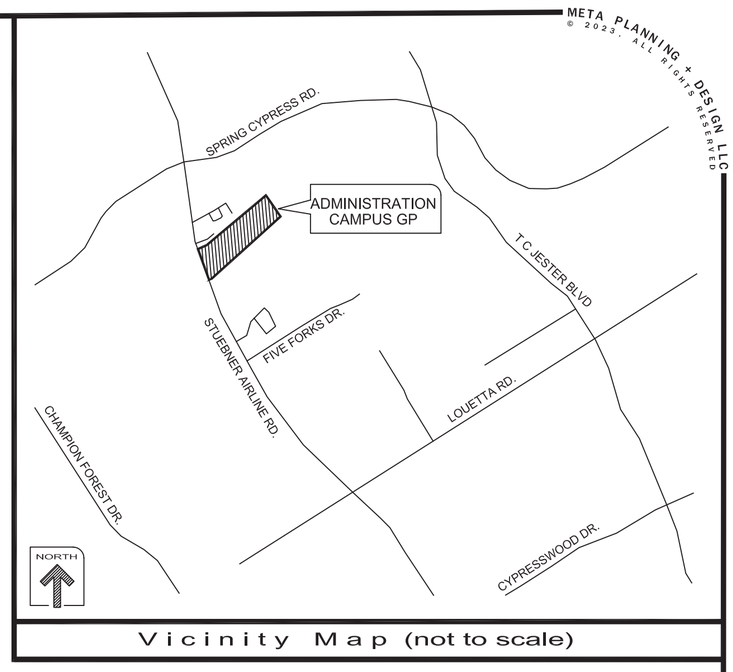


D – Variances **Aerial**

META PLANNING + DESIGN LLC
© 2023. ALL RIGHTS RESERVED

LEGEND

PLATTED



Vicinity Map (not to scale)

NORTH

SPRING-CYPRESS ROAD (100' PUBLIC R.O.W.)

TWIN FALLS SECTION 2 F.C. No. 656241 H.C.M.R.

WELD-TECH 21.3442 ACRES C.C.F. NO. T391388 R.P.R.H.C.

STONELEIGH AT SPRING CYPRESS APARTMENTS, SECTION 1 F.C. No. 54002 H.C.M.R.

STONELEIGH AT SPRING CYPRESS APARTMENTS, SECTION 2 F.C. No. 609043 H.C.M.R.

HARRIS COUNTY ESD NO 16 STATION 1

ZONE "X"

TWIN FALLS SECTION 4 F.C. No. 668106 H.C.M.R.

HUNTING ENERGY SERVICES LLC TR 1E ABST 214 J HOUSE

LYNNHURST VILLAGE F.C. No. 581247 H.C.M.R.

LYNDHURST VILLAGE LN. (50' R.O.W.)

KENNEDALE LN. (50' R.O.W.)

VAMHORN CT. (50' R.O.W.)

AAA BUTANE CO

HUNSAKER FARMS LP CALLED 12.9243

2100'

±2,400'

UNRESTRICTED ±15.5 Ac.

UNRESTRICTED ±21.4

271'

10' ALL & L. ESMT. H.C.C.F. NO. 760197

2612

TWIN FALLS SECTION 5 F.C. No. 675139 H.C.M.R.

PROVIDENCE CLASSICAL SCHOOL F.C. No. 674213 H.C.M.R.

STUEBNER ESTATES F.C. No. 612194 H.C.M.R.

OAKWOOD GLEN WEST SEC TWO VOL. 289 PG. 141 M.R.H.C.T.

UNRESTRICTED ±4.3 Ac.

STUEBNER AIRLINE ROAD (100' PUBLIC R.O.W.)

±5,750'

UNRESTRICTED ±1.5 Ac.

CREEKFIELD DR. (R.O.W. VARIES)

L=42' R=121'

OAKWOOD GLEN SECTION 5 VOL. 254 PG. 21 H.C.M.R.

FAITHBRIDGE UNITED METHODIST CHURCH F.C. No. 580162 H.C.M.R.

WILLOWICK FOREST SECTION 1 VOL. 382 PG. 74 M.R.H.C.T.

PLACE VENDOME DR. (60' R.O.W.)

KLEIN GROVE F.C. No. 688383 H.C.M.R.

ZONE "X"

FIVE FORKS DRIVE (70' R.O.W.)

A GENERAL PLAN OF

ADMINISTRATION CAMPUS

BEING 42.8± ACRES OF LAND

OUT of THE
JOHN HOUSE SURVEY, A-314
HARRIS COUNTY, TEXAS

OWNER:
HARRIS COUNTY ESD NO.11

SCALE: 1" = 200'
0 200 400

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

NOVEMBER 20, 2023

HOU-I-138

DISCLAIMER AND LIMITED WARRANTY

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2769
Plat Name: Administration Campus GP
Applicant: Meta Planning + Design LLC
Date Submitted: 11/20/2023

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

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

To exceed local street and major thoroughfare intersection spacing through the subject tract.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

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. [...]5,7 128 [...] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The Administrative Campus GP is an approximately 42.8-acre tract of land located in northwest Houston ETJ within Harris County. The tract is bounded by Stuebner Airline Road, a major thoroughfare, to the west, and the tract in adjacent to many recorded subdivisions, including Lynnhurst Village, Stoneleigh at Spring Cypress Apartments (Sections 1 and 2), Twin Falls (Sections 2 and 4), and Stuebner Estates. The Administrative Campus GP is proposing the designation of multiple unrestricted reserves. The Administrative Campus GP is proposing not to include a north/south stub street within the boundary of the GP. Not including this north/south local street will result in an intersection spacing of ±2,400'. The Administrative Campus GP is bounded by recorded subdivisions to the north and the south. To the north of the GP are the Lynnhurst Village, Harris County ESD No. 16 Station 1, and Stoneleigh at Spring Cypress Apartments (Section 1 and 2) subdivisions, and to the south of the GP are the Stuebner Estates, Faithbridge United Methodist Church, and Providence Classical School subdivisions. Because of these recorded subdivisions, any north/south connection is not likely to occur. For the connection to be achieved, the through street would need to bisect a small (approximately 300') sliver of unplatted land located along the eastern boundary of the GP. While the small sliver is unplatted, it has been developed and is used for commercial purposes. In order for any connection north/south to occur, this unplatted (but occupied) tract would need to cease operations and redevelop. This is not likely to occur in the near future, so developing a through street that bisects the Administration Campus GP would create a dead-end roadway for an undetermined amount of time. The addition of a dead-end roadway will foster an area prone to activities, such the illegal dumping of garbage, in the area. Additionally, it is requested not to include an additional local street intersection along Stuebner Airline Road, creating an intersection spacing of ±5,750' along a major thoroughfare. The existing network in the

area surrounding the Administration Campus GP is strong- Stuebner Airline Road, Spring Cypress Road, TC Jester Blvd, and Louetta Road are the major thoroughfares in the area that carry the majority of the vehicular traffic. These major thoroughfares, when paired with the many local through streets in the area, maintain vehicular circulation in the area. The addition of a through street bisecting the Administration Campus GP will not likely enhance the vehicular circulation of this area, and the connection/completion of this through street would be dependent on the redevelopment of the only unplatted tract in this area.

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

As the existing, recorded subdivisions in the area did not provide any north/south stub streets, it is not likely that any north/south stub street provided in the GP will ever connect and create a through street. The developed subdivisions and the lack of stub streets provided for future connection are the circumstances supporting granting of this variance, and this was not a hardship created or imposed by the applicant. Additionally, the strong network in the area can maintain the flow of vehicular traffic. The proposed development is not residential, thus it will not generate large amounts of traffic.

(3) 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, as there is an existing grid network in the area that maintains vehicular circulation in the area.

(4) The granting of the variance 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 vehicular circulation will be maintained. In fact, the creation of what would be a dead-end street could be injurious to the public health, safety, or welfare, as the dead-end street would be prone to activities, such as illegal dumping.

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

The developed subdivisions with the lack of stub streets provided for future connection and the strong network are the circumstances supporting granting of this variance.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: City of Houston Sims Bayou Water Well No 8

Applicant: Landtech, Inc.



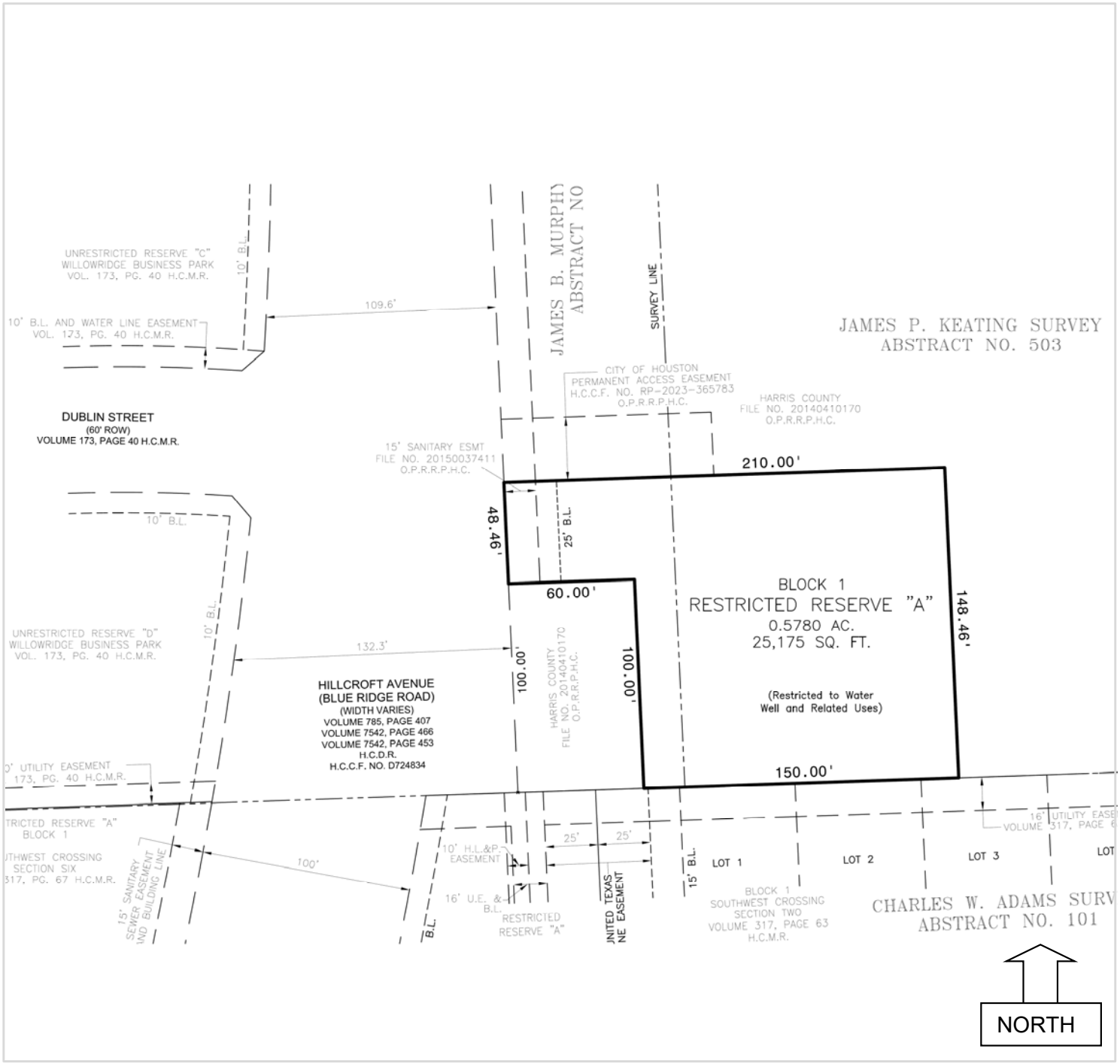
D – Variances **Site Location**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: City of Houston Sims Bayou Water Well No 8

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D – Variances **Subdivision**

Houston Planning Commission ITEM: 150

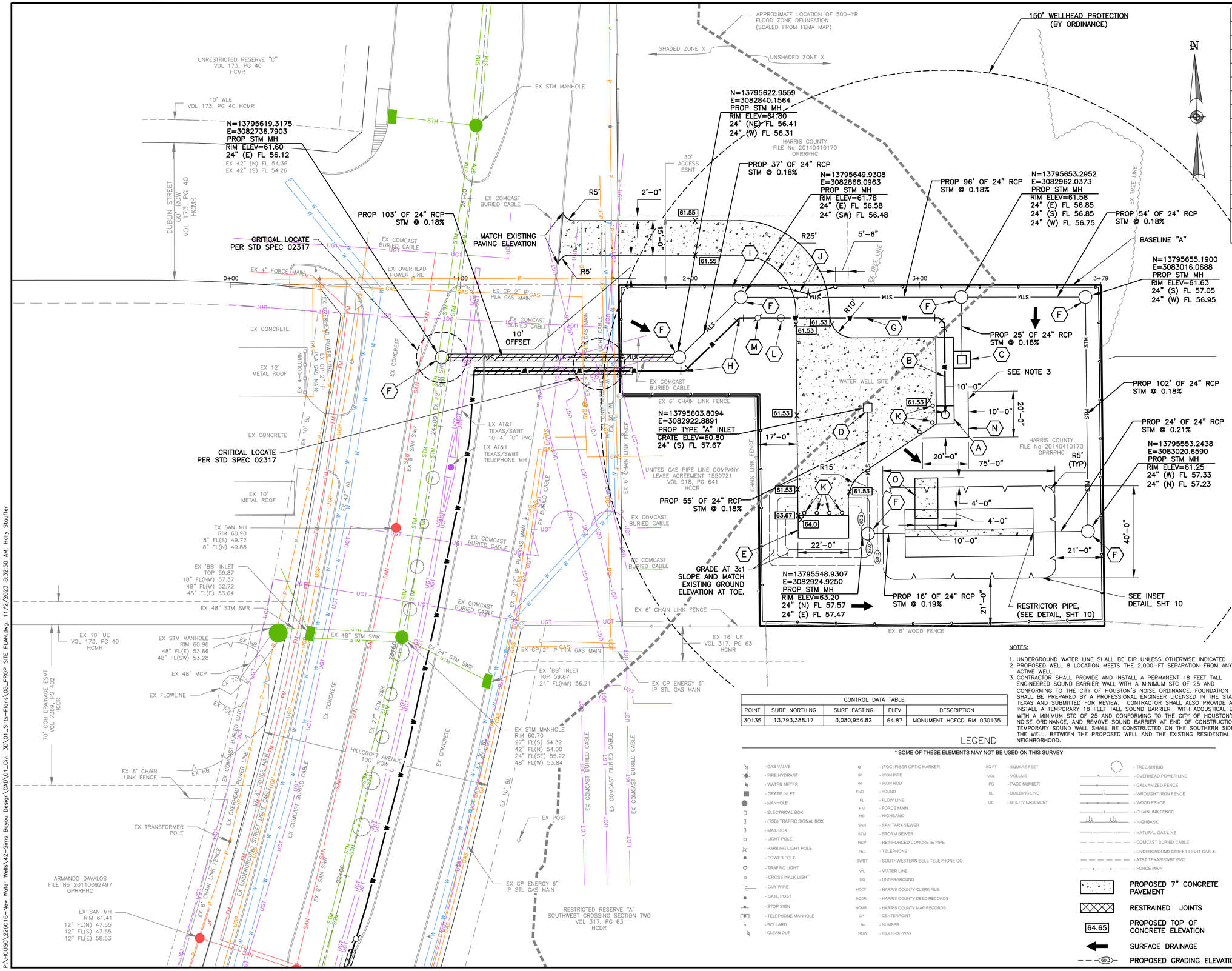
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D – Variances Aerial



PROPOSED IMPROVEMENTS	
A	2,800 GPM WATER WELL
B	DISCHARGE PIPING (SEE DETAIL, SHT 19)
C	WATER WELL BLOW-OFF BOX W/INLET (SEE DETAIL, SHT 19)
D	TYPE "A" INLET, GRATE 60.80', 24" FL (s) = 57.67'
E	MCC FOUNDATION AND METAL CANOPY
F	STORM SEWER MANHOLE
G	16" DIP WATER LINE
H	16" X 45° BEND W/ RESTRAINED JOINTS
I	8' CHAINLINK FENCE W/PRIVACY SLATS (SEE DETAIL, SHT 29)
J	24' WIDE DOUBLE GATE W/ PRIVACY SLATS (SEE DETAIL, SHT 29)
K	BOLLARDS (SEE DETAIL, SHT 20)
L	AIR/VACUUM RELEASE VALVE (SEE DETAIL, SHT 20)
M	16" GATE VALVE W/ BOX
N	PERMANENT 18' TALL ENGINEERED SOUND BARRIER WALL
O	POND ACCESS SIDE SLOPE CONCRETE PAVING (SEE DETAIL, SHT 10)

FEMA MAP INFORMATION:

THIS PROJECT PARTIALLY LIES IN SHADED ZONE "X" INSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PANEL No 48201C0865M DATED MAY 2, 2019. THE 100-YEAR AND 500-YEAR FLOOD ELEVATIONS WERE DETERMINED TO BE 60.1 FEET AND 61.0 FEET, RESPECTIVELY.

BENCHMARK:

HCFCD RM 030135:
MONUMENT AT THE INTERSECTION OF WEST OREM DRIVE AND CARLSBAD STREET, TRAVEL SOUTH ON CARLSBAD STREET 250 FEET TO THE BRIDGE. MONUMENT IS LOCATED ON THE EAST SIDEWALK AT MIDSTREAM.

ELEVATION = 64.87' NAVD 88, 2001 ADJ.

CONTROL DATA TABLE				
POINT	SURF NORTHING	SURF EASTING	ELEV	DESCRIPTION
30135	13,793,388.17	3,080,956.82	64.87	MONUMENT HCFCD RM 030135

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- GAS VALVE
- FIRE HYDRANT
- WATER METER
- GRATE INLET
- MANHOLE
- ELECTRICAL BOX
- (TSB) TRAFFIC SIGNAL BOX
- MAIL BOX
- LIGHT POLE
- PARKING LIGHT POLE
- POWER POLE
- TRAFFIC LIGHT
- CROSS WALK LIGHT
- GUY WIRE
- GATE POST
- STOP SIGN
- TELEPHONE MANHOLE
- BOLLARD
- CLEAN OUT

- (FOC) FIBER OPTIC MARKER
- IRON PIPE
- IRON ROD
- FOUND
- FLOW LINE
- FORCE MAIN
- HIGHBANK
- SANITARY SEWER
- STORM SEWER
- REINFORCED CONCRETE PIPE
- TELEPHONE
- SOUTHWESTERN BELL TELEPHONE CO
- WATER LINE
- UNDERGROUND
- HARRIS COUNTY CLERK FILE
- HARRIS COUNTY DEED RECORDS
- HARRIS COUNTY MAP RECORDS
- CENTERPOINT
- NUMBER
- RIGHT-OF-WAY

- SQUARE FEET
- VOLUME
- PAGE NUMBER
- BUILDING LINE
- UTILITY EASEMENT

- TREE/SHRUB
- OVERHEAD POWER LINE
- GALVANIZED FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- CHAINLINK FENCE
- HIGHBANK
- NATURAL GAS LINE
- COMCAST BURIED CABLE
- UNDERGROUND STREET LIGHT CABLE
- AT&T TEXAS/SWBT PVC
- FORCE MAIN

PROPOSED 7" CONCRETE PAVEMENT

RESTRAINED JOINTS

64.65 PROPOSED TOP OF CONCRETE ELEVATION

SURFACE DRAINAGE

60.3 PROPOSED GRADING ELEVATION

NOTES:

1. UNDERGROUND WATER LINE SHALL BE DIP UNLESS OTHERWISE INDICATED.
2. PROPOSED WELL 8 LOCATION MEETS THE 2,000-FT SEPARATION FROM ANY ACTIVE WELL.
3. CONTRACTOR SHALL PROVIDE AND INSTALL A PERMANENT 18 FEET TALL ENGINEERED SOUND BARRIER WALL WITH A MINIMUM STC OF 25 AND CONFORMING TO THE CITY OF HOUSTON'S NOISE ORDINANCE. FOUNDATION DESIGN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS AND SUBMITTED FOR REVIEW. CONTRACTOR SHALL ALSO PROVIDE AND INSTALL A TEMPORARY 18 FEET TALL SOUND BARRIER WITH ACOUSTICAL BLANKET WITH A MINIMUM STC OF 25 AND CONFORMING TO THE CITY OF HOUSTON'S NOISE ORDINANCE, AND REMOVE SOUND BARRIER AT END OF CONSTRUCTION. TEMPORARY SOUND WALL SHALL BE CONSTRUCTED ON THE SOUTHERN SIDE OF THE WELL, BETWEEN THE PROPOSED WELL AND THE EXISTING RESIDENTIAL NEIGHBORHOOD.

NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINE CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

Mike Brower — Date: 09/29/23
CENTERPOINT ENERGY NATURAL GAS UTILITIES SHOWN. (GAS SERVICE LINES ARE NOT SHOWN.) THIS SIGNATURE NOT TO BE USED FOR CONFLICT VERIFICATION.
SIGNATURE VALID FOR SIX MONTHS.

Mike Brower — Date: 09/29/23
CENTERPOINT ENERGY/UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY.
(This signature verifies existing underground facilities—not to be used for conflict verification.)
SIGNATURE VALID FOR SIX MONTHS.

AT&T TEXAS/SWBT UTILITY LINES SHOWN
Marlon Smither — Date: 09/29/2023
Approved for AT&T Texas/SWBT underground conduit facilities only. Signature valid for one year.

BAXTER & WOODMAN Consulting Engineers
11450 COMPAQ CENTER WEST DRIVE, SUITE 660
HOUSTON, TEXAS 77070 • (281)350-7027
www.baxterwoodman.com • TBPELS FIRM No. F-21783

ERIK SANCHEZ P.E.
11450 COMPAQ CENTER DR.
SUITE 660
HOUSTON, TEXAS 77070
(281)350-7027
REGISTRATION No. F-21783

SURVEYED BY: LANDTECH
FB NO. P-6241

STATE OF TEXAS — ERIK SANCHEZ — 131707 — LICENSED PROFESSIONAL ENGINEER
NAME
9/22/23
DATE

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

CITY OF HOUSTON
NEW/REPLACEMENT OF WATER WELL AND WELL COLLECTION LINE SIMS BAYOU WELL 8

PROPOSED SITE PLAN

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
S-000100-0028-4	
DRAWING SCALE	
1"=20' H	
CITY OF HOUSTON PM	
HANNAH YI, P.E.	
SHEET NO. 8 OF 57	

P:\HOUSC\226018-New Water Wells\42-Sims Bayou Design\CAD\01_Civil 3D\01_Shts-Plans\08_PROP SITE PLAN.dwg, 11/2/2023 8:32:50 AM, Holly Stauffer

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2599
Plat Name: City of Houston Sims Bayou Water Well no 8
Applicant: Landtech, Inc.
Date Submitted: 11/05/2023

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 with less than 50 Feet of Public Street Frontage (Sec. 42-190)
Chapter 42 Section: 190

Chapter 42 Reference:
Reserves Chapter 42 Section 42-190

Statement of Facts

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

The project site is located in the City of Houston City Limits in City Council District "K". The site location is in a suburban area in the southwestern part of the City. The area surrounding said site consists of mixed development with existing commercial and residential land uses in the project vicinity. The subject property is located at the intersection of Hillcroft Avenue and Dublin Street. The existing site is vacant undeveloped acreage recently conveyed by Harris County to the City of Houston. The plan is to develop a new water well site on the property. This is the City of Houston Sims Bayou Water Water Well No. 8 site which is being designed to provide domestic water in this area of Houston. The existing site is confined by a gas regulator site to the south and the County could not sell the City any more property to the north because the County and City both agreed to keep that area clear for the future extension to the east of Dublin Street which presently only runs west from Hillcroft. The COH recently acquired the fee title to said land so that they could develop this new water production facility. That means that the maximum public street frontage along Hillcroft is 48.46 feet. This is all the City can plat and develop because this is all the City owns. The City could not acquire anything further because Harris County was unwilling to sell that area so that it could later be dedicated as street ROW for the easterly extension of Dublin Street from Hillcroft. However, the County did dedicate a 30' wide access easement to the City of Houston in the area of the future Dublin Street. This leaves only one option which is a development and platting of the acreage the City of Houston presently owns at this location. The City is not lacking very much from complying with the minimum required street frontage of 50 feet per Chapter 42 and the City has an additional 30 foot wide access easement adjacent to the COH's north property line which will be used to take access to the water well facility until Dublin St is extended in the future. This development is necessary to adequately address the public water needs of Houstonians in this area of the City. Thus, the proposed plan is to develop the water well site on the newly acquired COH owned land. The applicant is requesting a variance to allow a reserve with less than 50 feet of public street frontage for this site as mandated by the City's Chapter 42 Code of Ordinances in Sec. 42-190. The applicant requests that the COH owned acreage be platted as a "Restricted Reserve for Water Well and Related Uses". However, there is a solution to all these issues. The solution is for the Houston Planning Commission to grant the requested variance and approve the associated subdivision plat. The said approval action would act as a process that allows the acreage to be

platted for the correct land use with a minimal adjustment to the public street frontage. This would be reduced a negligible amount from 50 feet to 48.46 feet (1.54 feet reduction in total). Thus, the property can be developed as City of Houston Public Works desires as a Water Well Site to serve the needs of the public. But, at the same time all proper procedures will be followed from a legal standpoint by platting the property and requesting a variance for the negligible street frontage reduction for the reserve.

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

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

The hardship that would occur through the applying of this regulation is not the result of any action by the applicant. The site is a land locked tract proposed to be developed as a water production facility. It is not land locked in the true sense of the word as the site has 48.46 feet of frontage on a public street known as Hillcroft Avenue. However, the property is land locked in the sense that they cannot acquire title to any additional adjacent land located along Hillcroft to expand the public street frontage to 50 feet or greater. The reason is because the COH is locked in on the south by the land occupied by a gas regulator station operated by CenterPoint Energy, Energy Transfer and others. The north boundary line of the gas regulator site is the south boundary line of the COH water well site so there is nowhere to go to the south. It is unreasonable to think that the gas site could be relocated as that would be too costly of an undertaking. The City's north property line adjoins with the Harris County owned property which is just raw vacant acreage land. So, it would be easy for one to assume that the COH could just purchase additional land to meet the street frontage requirement from Harris County. However, the City and the County agreed that land needs to stay clear and undeveloped for the future extension of Dublin Street to the east. Harris County plans to dedicate that ROW in the future. For this very reason the City acquired title to said acreage and now holds title and is in the engineering design phase of completing this project with the understanding that they are only 1.54 feet short of meeting the street frontage requirement for a reserve. Obviously, 1.54 feet is a negligible amount. And furthermore, one of the main reasons for the reserve street frontage requirements in the first place is for the issue of driveways and adequate access etc. The COH already addressed this access issue by acquiring from Harris County an additional 30-foot-wide access easement which will be used for the driveway and access to said water well facility. This was acquired as an easement for the City to use in the interim. This was done with the understanding and agreement that the County will retain the fee ownership and dedicate in the future to the public the ROW for the easterly extension of Dublin Street. The City of Houston got involved when they purchased this land to be developed as a water well site. However, the City did not develop the gas regulator station in that location or layout Dublin Street to only extend west from Hillcroft. These are existing site traits and characteristics. Thus, the City is not responsible for creating these conditions or hardships. The said existing condition were merely inherited by the City through the land acquisition process from Harris County. However, the COH did the public a great service by purchasing this land. The reason being is that the City can now design and build a magnificent and modern water well facility on this site. This will help the City to greatly augment the amount of domestic water capacity available in this area of Houston. The City facility will have very minimal traffic in and out compared to if the site was developed as a commercial development. So not only will the City be able to purvey more potable water in the area, but the development will not increase traffic flow along Hillcroft or the adjacent street network. However, since there is no way to develop the site acreage other than by utilizing the 30' access easement acquired by the City; that is the only feasible option. This is the only way to use the site to its maximum potential. In order to accommodate that, the Houston Planning Commission must grant the requested reduced street frontage for a reserve so that the COH Public Works folks may construct the proposed improvements and develop said site to it's full potential. Anything less would not be acceptable. This would create an undue hardship on the citizens of District "K" by not providing them with the increased domestic water capacity necessary to adequately serve said area. Anything less than a variance to build the necessary improvements would impede the public's ability and right to receive world class domestic water from this proposed Sims Bayou water facility.

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

If the variance is granted, the intent and general purposes of Chapter 42 will not be adversely impacted and as such, preserved and maintained. This is the case because this is not a development for profit by a private land developer. This is a public water facility developed by the public for the public. In this case the public developer being, the COH, a government agency and the public consumer being the great citizens of the City of Houston. All citizens and visitors to

Houston would be welcome to consume the clean life-giving water that would be generated and pumped from said facility. The land use is not a great concern in this situation because the COH is constructing public water facilities on the acreage much like what the City of Houston has constructed on other similar existing water well sites all around the greater Houston area. Furthermore, the COH is not impeding the public ROW because the water well site improvements will be constructed outside of the ROW on the City of Houston owned water well site. Also, please keep in mind for land planning and development purposes the improvements are not really changing any land use designations in the area as this is all unplatted acreage. The good thing is that the land is getting platted as a restricted reserve. In addition to being platted, the land will be developed and not with a run of the mill development by a run of the mill developer. Rather, the land is owned by the City of Houston and will be developed and operated by the City of Houston as a water well site. This is a water production facility generating water for the public consumption to serve the constituents of Council District “K”. Everyone needs water. Thus, this site is doing a public service and is a public necessity. This water facility is no reason for objection by anybody. The only concession being requested from the Houston Planning Commission is to allow the property to be platted as a restricted reserve with 48.46 feet of street frontage along Hillcroft rather than the 50 feet required by Chapter 42. Who in their right mind would complain about a 1.54-foot negligible reduction in street frontage? This is not a perfect world and there must be some give and take in public infrastructure design. A 1.54 feet change in street frontage required for a reserve is a small price to pay for the increased water capacity that will exist in this District “K” area as a product of the magnificent development of the City of Houston Sims Bayou Water Well No. 8 site facility.

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

The granting of the variance will not adversely affect the public health, safety and welfare. It is anticipated the proposed improvements will improve public health and public safety both for residences and business in this area which will have greater water capacity and redundancy available in the water distribution network in this area of District “K”. This will not adversely impact the City of Houston or anyone in the public. This site has been vacant land and is not serving any purpose. However, the development of this property as a water well site will allow the site to function as a water production facility. This project as previously stated is not for profit. This project is not by a private developer. This project is by the public and for the public. COH is a public entity; a government agency and they are entrusted in doing what is in the best interest of the public. There is no doubt that this water well facility is in the best interest of the public. The proof is in the successful operation of similar water facilities all around the greater Houston area for many years now. Who could argue that this is not in the best interest of the public to make improvements to this property and create a fabulous water facility to serve the community for many years into the future? This is a win win situation for all involved. It is all positives. There are no negatives. There are no known safety concerns. The project will make all safer and more secure with increased water capacity volumes once this site comes online. This is accomplished by the Houston Planning Commission granting the requested variance so that the City of Houston Public Works can provide more water amenities to the citizens of Council District “K”.

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

Economic hardship is not the sole justification for the granting of the variance. Economic hardship is a non factor in this variance request. We would like to again repeat that this is the public building for the public. The COH does not have any economic advantage or disadvantage related to the variance. This is a very simple situation. The COH is tasked with providing the best water solutions possible to the public in the City of Houston limits and beyond. This region of Houston needs improvements and additional water capacity to continue to best serve the community well into the future. As has been elaborated on previously in this variance request the COH has no room to expand the existing site acreage to increase the street frontage along Hillcroft as they are confined by a gas regular station to the south (of the COH property) and the future easterly extension of Dublin Street to the north (of the COH property). That does not change the fact that improvements must be made to this site to build a new water production facility to meet the domestic water capacity demand in this area of the City. This only means that the improvements must fit on the existing COH owned land and utilize the 48.46 feet of street frontage the City owns as well as the 30-foot-wide access easement to the north (of the COH property). The City must not build in the area reserved for the future ROW of Dublin Street easterly extension. The City must respect the alignment of this future street extension. It would be a shame for one City Department like the Planning Department to stop another City Department like Public Works from doing what is in the best interest of the public. In this case, you have to weigh the greater of the necessities. The nesecitiy to provide a greatly augmented water capacity and related amenities outweighs the necessity to enforce minimum street frontage for a reserve requirement. Public Works only asks for a small concession to this requirement in the negligible amount of 1.54 feet. In return, COH Public

Works will deliver a new and modern water production facility that is highly efficient. Please do the prudent thing in the best interest of the public. Please grant this variance and approve this subdivision plat. This is the best course of action that the Houston Planning Commission can provide to the public.

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

November 9, 2023

NOTICE OF VARIANCE

VAR

PROJECT NAME: City of Houston Sims Bayou Water Well no 8
REFERENCE NUMBER: 2023-2599

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.

Landtech, 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 reserve to have less than 60' of frontage along a public street. 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, December 7, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Frank Petrosky with Landtech, Inc., at 713- 861 7068. 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.

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East River Sec 1 partial replat no 2 (DEF 1)

Applicant: BGE, Inc.



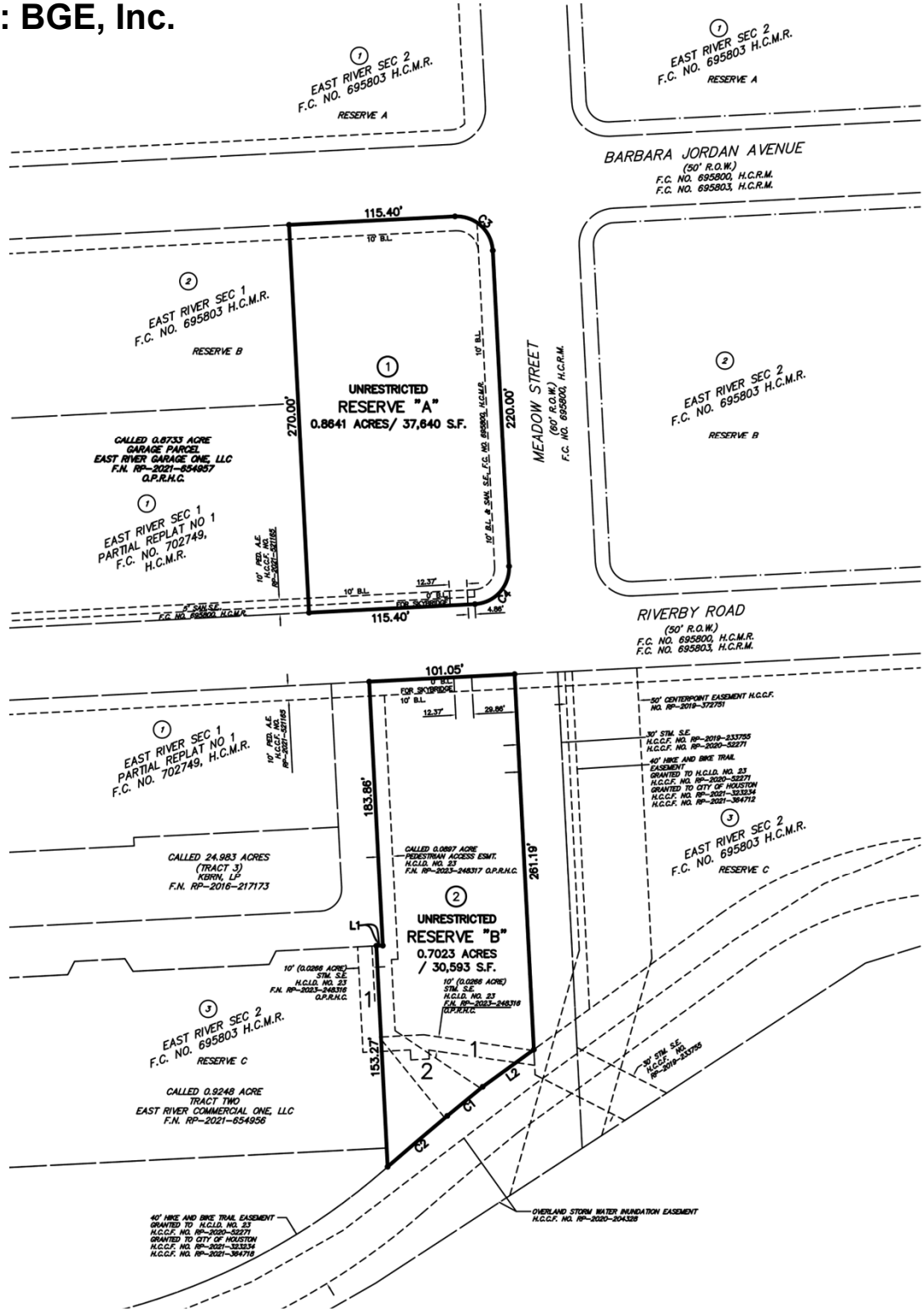
D – Variances **Site Location**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East River Sec 1 partial replat no 2 (DEF 1)

Applicant: BGE, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: East River Sec 1 partial replat no 2 (DEF 1)

Applicant: BGE, Inc.



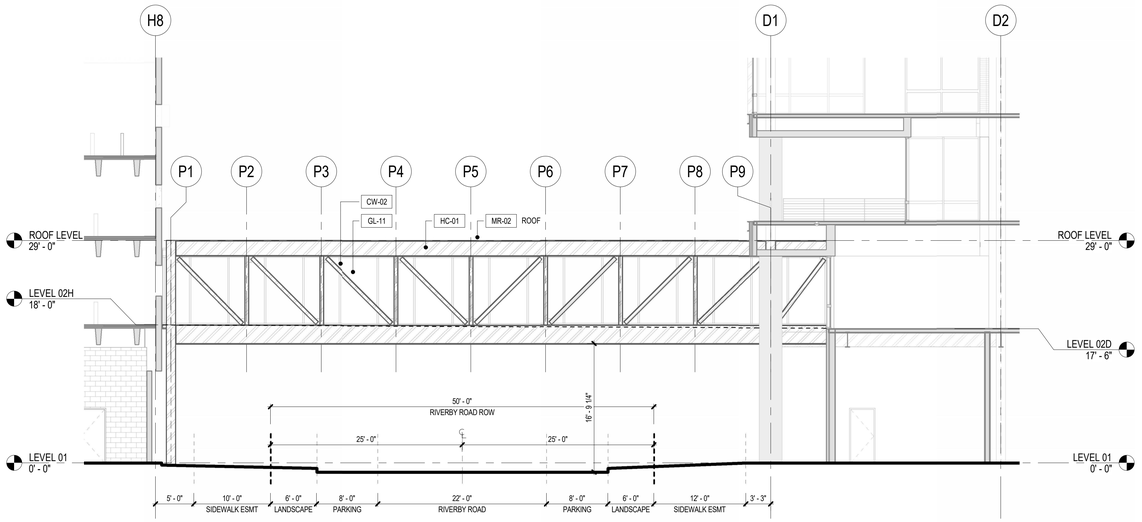
NORTH

D – Variances

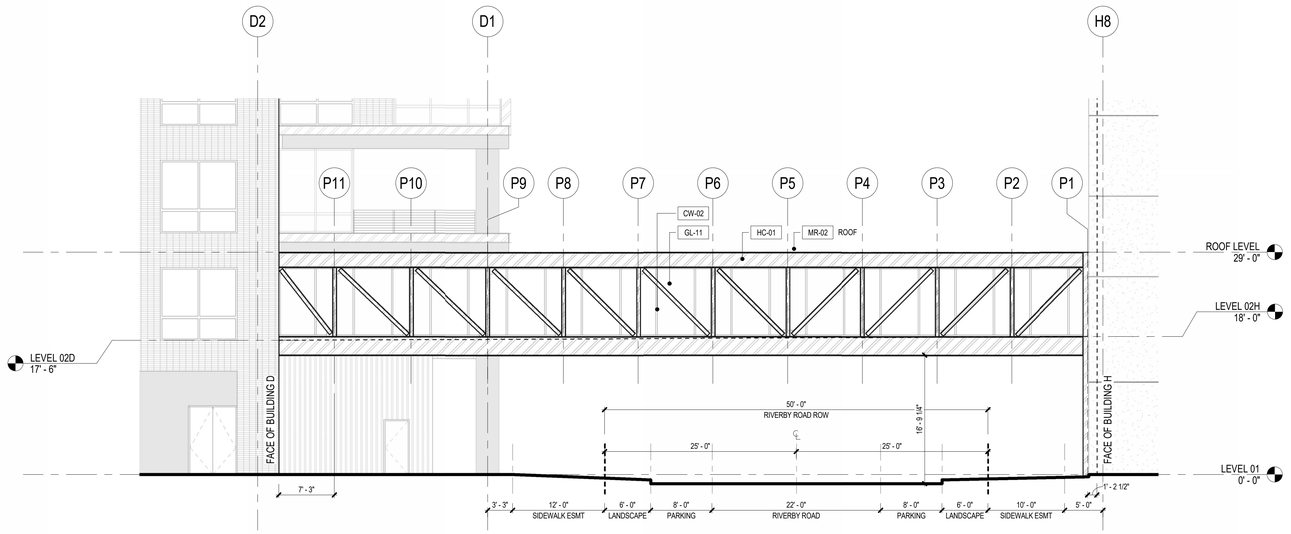
Aerial

EXTERIOR MATERIAL SCHEDULE

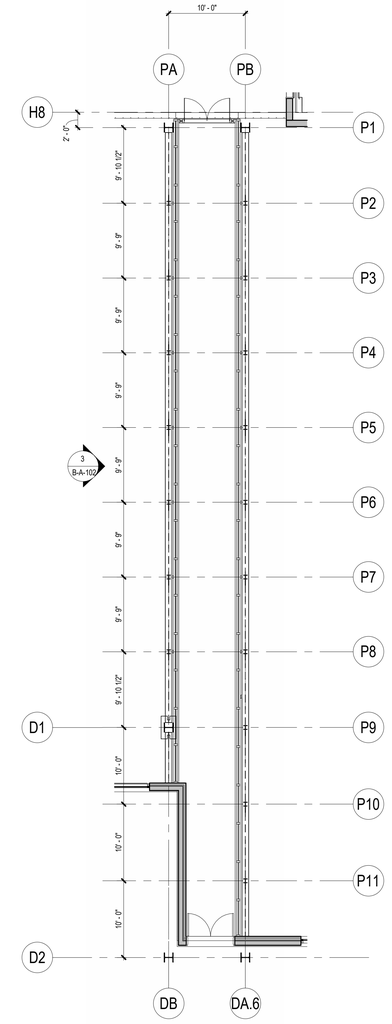
MARK	MATERIAL	MFR (BOD)	STYLE (BOD)	MATL/COLOR /FIN	DETAIL	SPEC
CW-02	CURTAIN WALL	KAWNEER	1600 WALL SYSTEM 5, FRONT SET GLAZING	ALUMINUM / CLASSIC BRONZE / 70%PVDF	2 1/2" x 6" MULLIONS TYP. 4" HORIZONTAL MULLIONS	08 43 13
GL-11	INSULATED GLASS UNIT	VITRO	SOLARBAN 90 (2) CLEAR + CLEAR	TBD	1/4" CLEAR 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

Page

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281-558-8700

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OJB
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HOUSTON, TX 77002
713-529-9919

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HOUSTON, TX 77042
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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

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

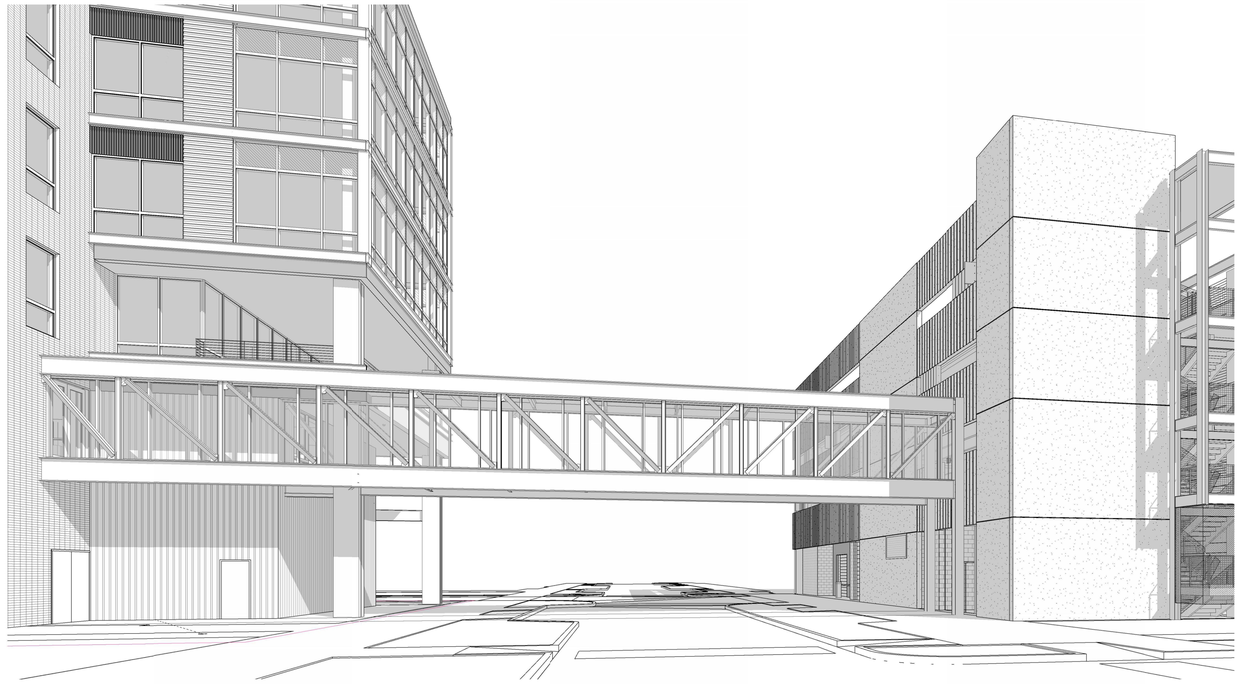
SHEET NAME

ARCHITECTURAL - FLOOR PLAN AND ELEVATIONS

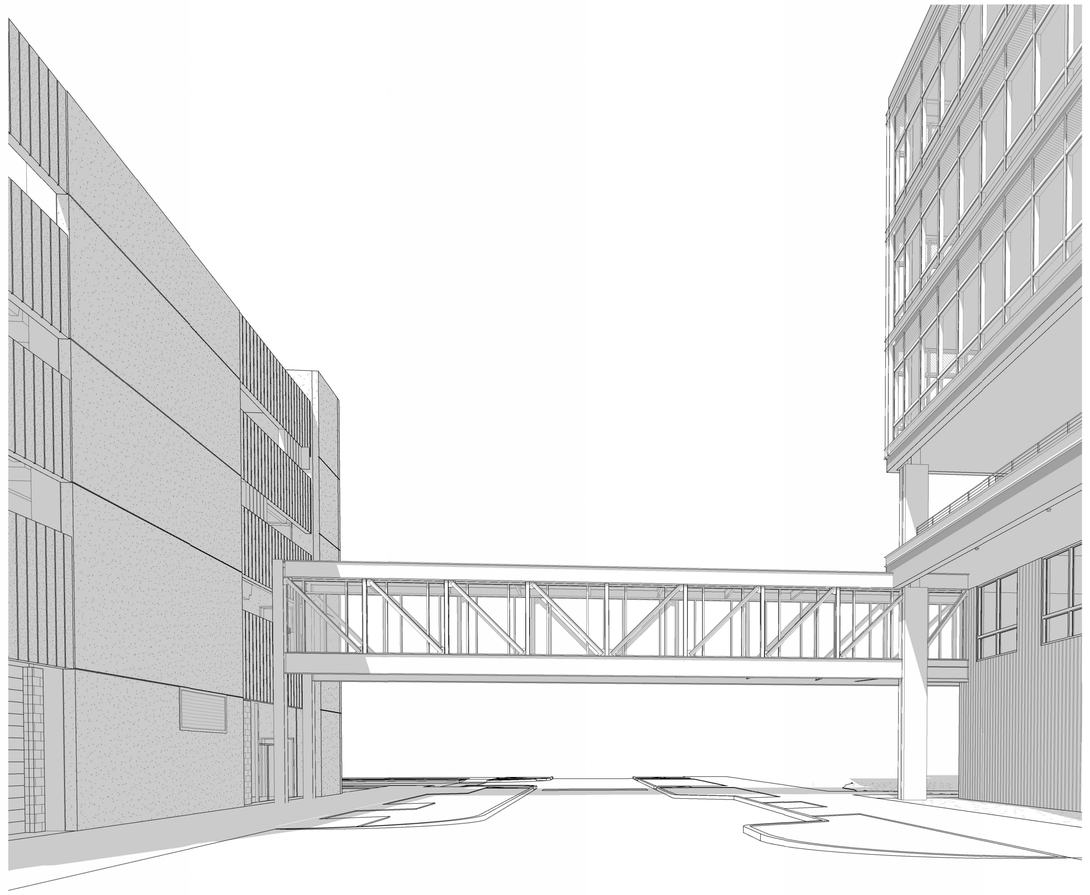
SHEET NUMBER

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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REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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CLIENT
MIDWAY

PROJECT
PEDESTRIAN BRIDGE
RIVERBY ROAD, TX 77020

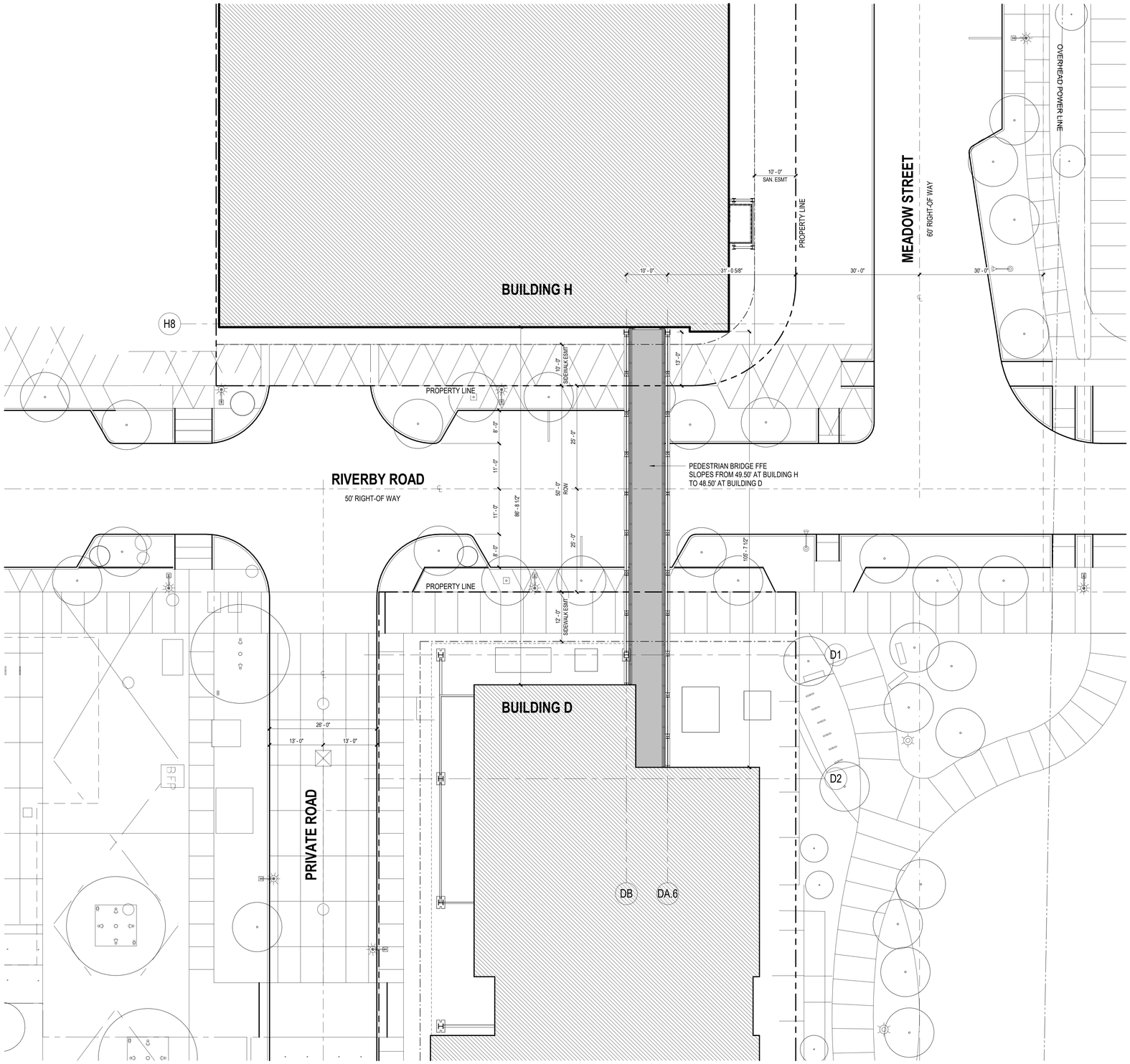
PROJECT NUMBER	ABBREVIATION
33CM23114	ER-BLDG-D
DRAWN BY	**CHECKED BY**
BC	-

ORIGINAL ISSUE
ENCROACHMENT PACKAGE
26 SEP 2023

SHEET NAME
3D VIEWS

SHEET NUMBER
B-A-900

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USER NAME:
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

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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

NOTICE OF VARIANCE

VAR

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

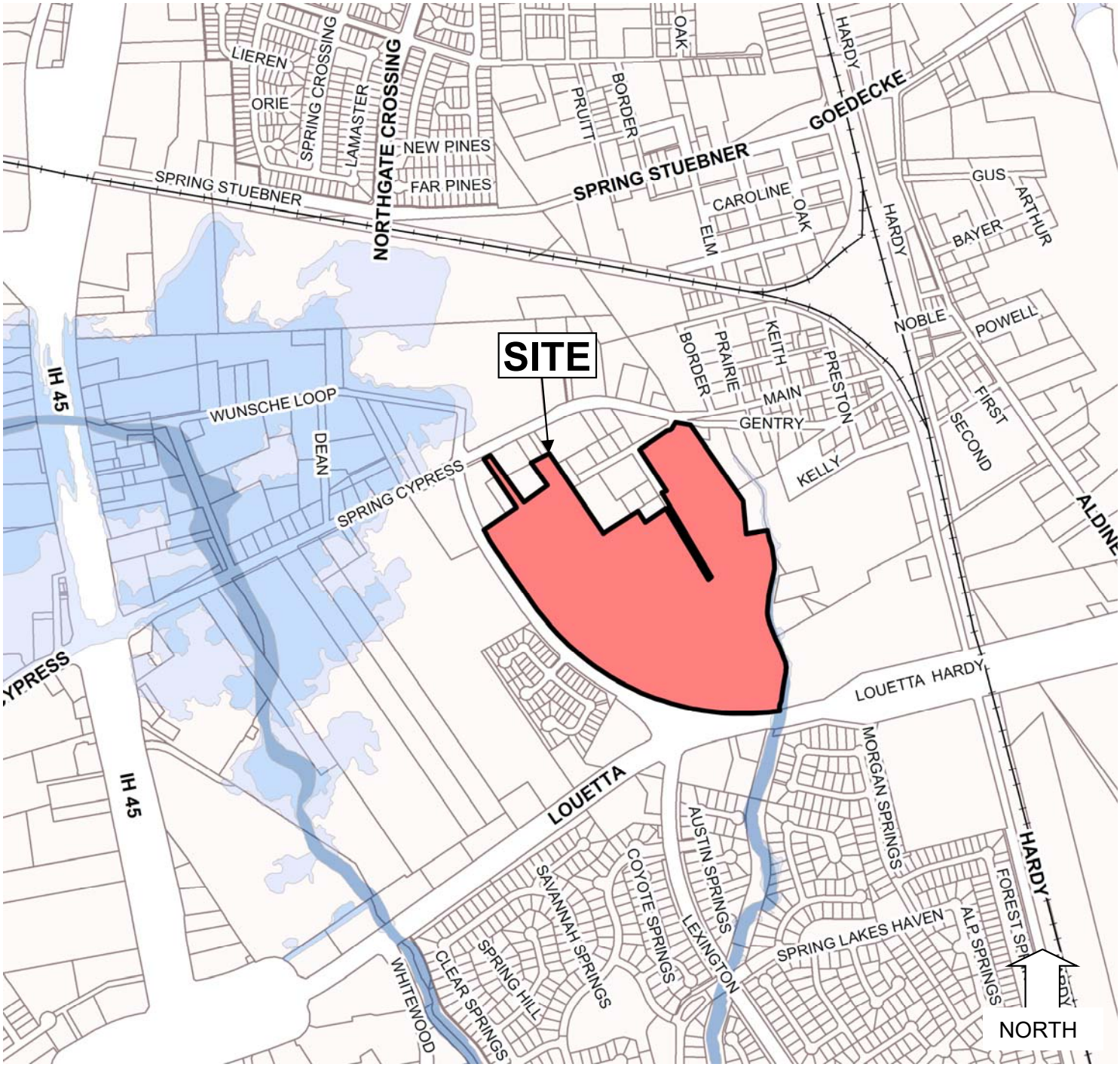
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Harris County Emergency Service District No 7

Applicant: South Texas Surveying Associates, Inc.



D – Variances

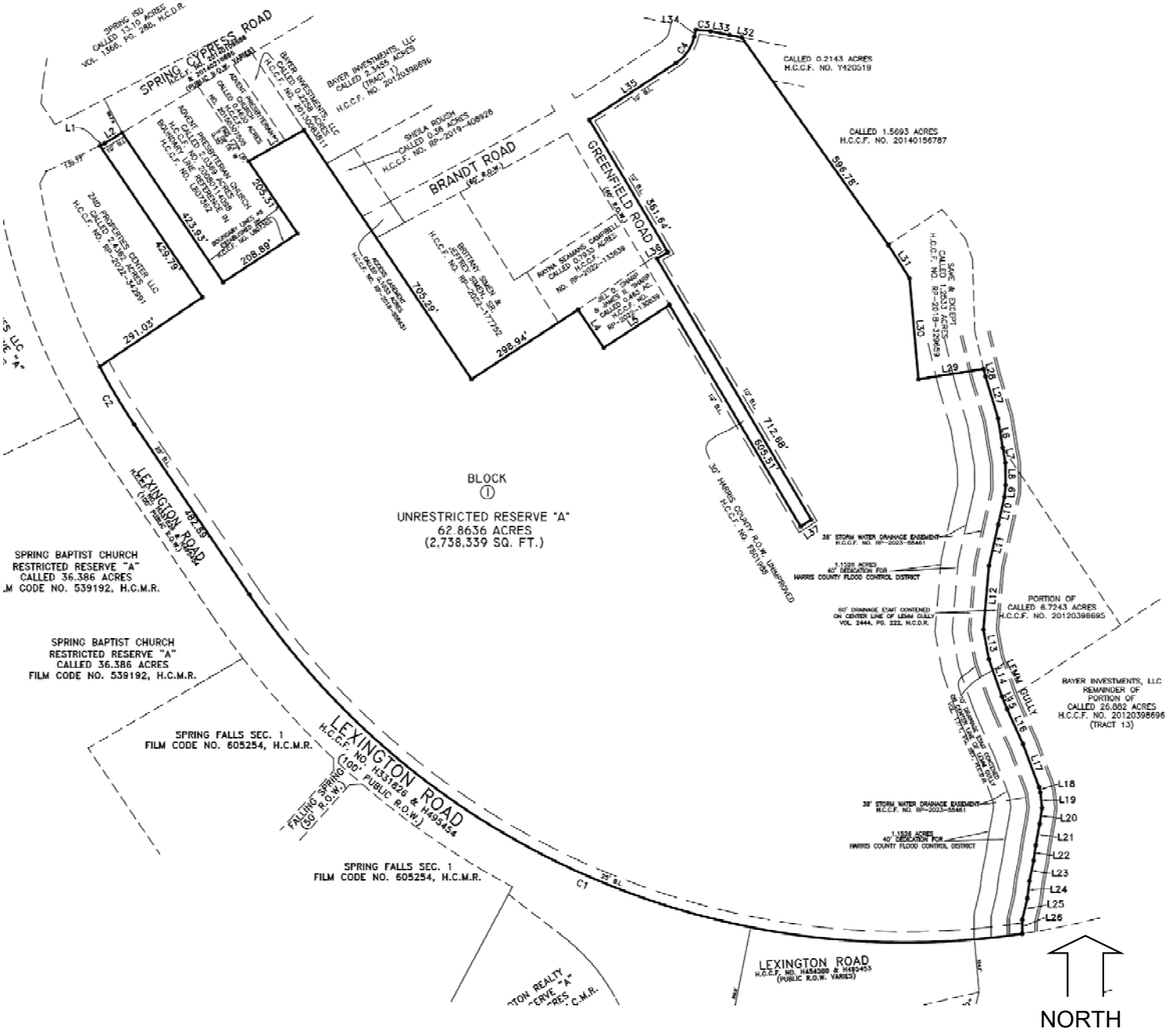
Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Harris County Emergency Service District No 7

Applicant: South Texas Surveying Associates, Inc.



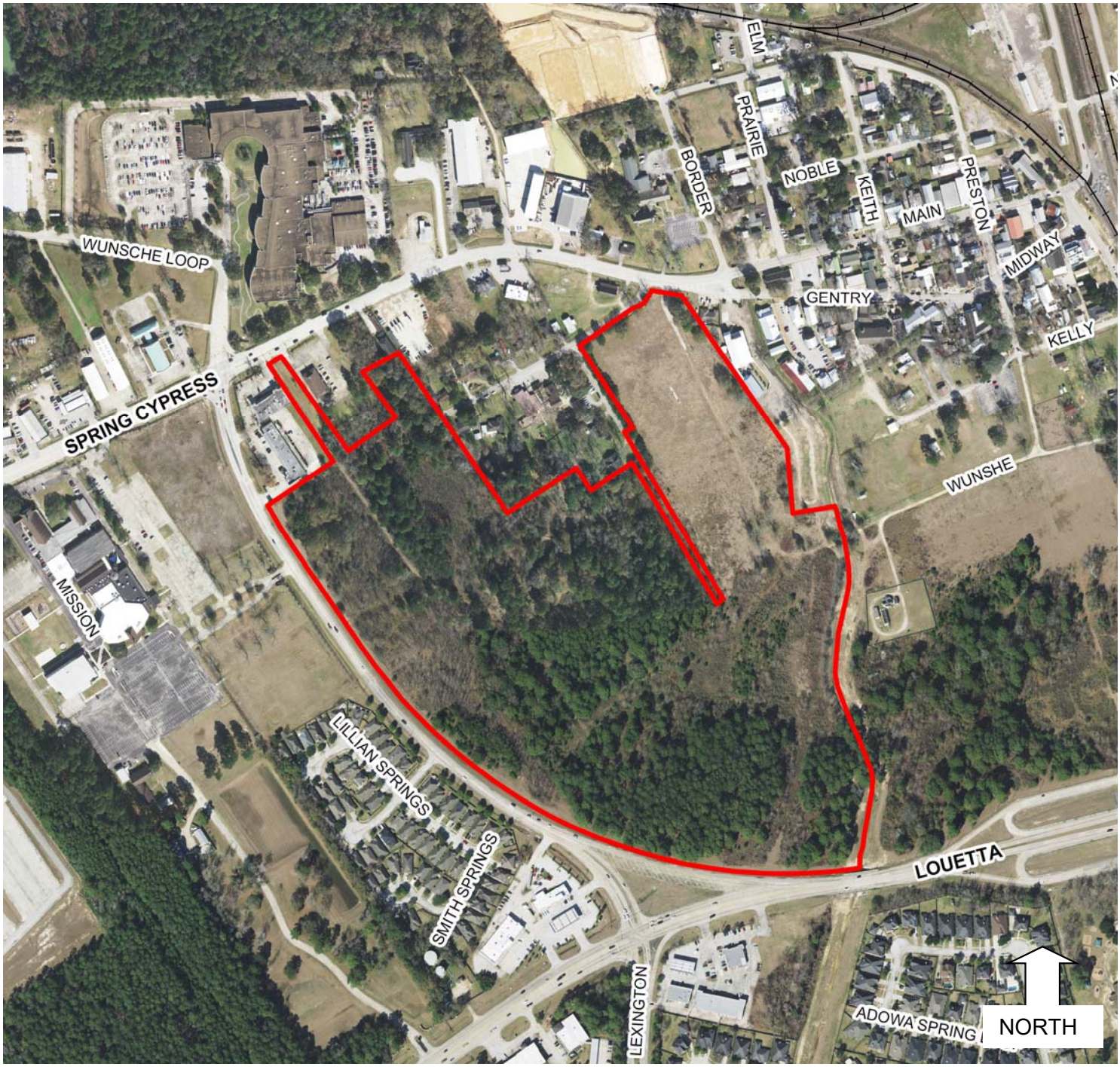
D – Variances Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Harris County Emergency Service District No 7

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial

HC ESD 7, SPRING FIRE DEPARMENT

MA23001 FIRE TRAINING CENTER

26200 LEXINGTON RD, SPRING TX, 77373

LEGEND

- FENCLINE
- PROPERTY BOUNDARY
- NEW BUILDING
- FUTURE BUILDING
- EXISITING PUBLIC ROADS
- EXISITING GRAVEL PATH
- SITE ACCESS UNDER CONSTRUCTION
- PHASE 1 SITE PAVEMENT
- SECURITY POINT
- GATE
- LAWN - SOD, TYP
- LAWN - HYDROMULCH, TYP
- EXISTING TREES TO REMAIN

1. BUILDING A: CLASSROOM AND OFFICES (FUTURE)
2. **BUILDING B: LOGISTICS AND STORAGE (PHASE 1)**
3. BUILDING C: TRAINING STORAGE (FUTURE)
4. **BUILDING D: OUTDOOR CLASSROOM (PHASE 1)**
5. **SURFACE PARKING (PHASE 1)**
6. BUILDING E: SHOPPING CENTER BURN BUILDING (FUTURE)
7. **BUILDING F: 3-STORY MIXED USE BURN BUILDING (PHASE 1)**
8. **BUILDING G: 2-STORY RESIDENCE BURN BUILDING (PHASE 1)**
9. BUILDING H: HAZ-MAT PROP (FUTURE)
10. BUILDING I: OUTDOOR FIRE AREA (FUTURE)
11. BUILDING J: USAR TECHNICAL RESCUE (FUTURE)
12. BUILDING K: 6-STORY TOWER BURN BUILDING (FUTURE)
13. BUILDING L: SMALL TRAINGING STORAGE (FUTURE)
14. BUILDING M: SMALL TRAINING STORAGE (FUTURE)
15. BUILDING N: 911 DISPATCH (FUTURE)

CONFLICTS AT BRANDT RD:

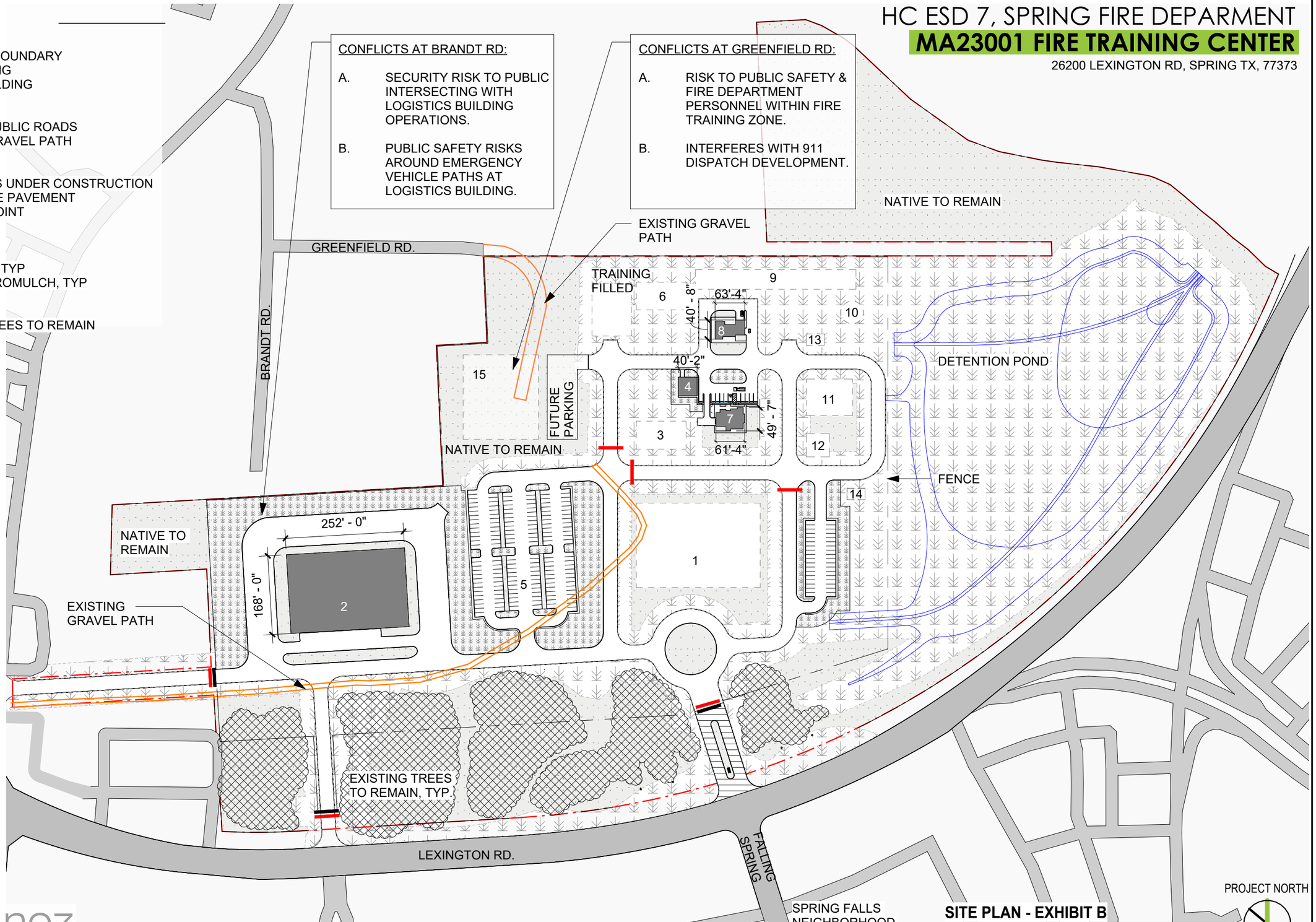
A. SECURITY RISK TO PUBLIC INTERSECTING WITH LOGISTICS BUILDING OPERATIONS.

B. PUBLIC SAFETY RISKS AROUND EMERGENCY VEHICLE PATHS AT LOGISTICS BUILDING.

CONFLICTS AT GREENFIELD RD:

A. RISK TO PUBLIC SAFETY & FIRE DEPARTMENT PERSONNEL WITHIN FIRE TRAINING ZONE.

B. INTERFERES WITH 911 DISPATCH DEVELOPMENT.



PROJECT NORTH

SITE PLAN - EXHIBIT B

SCALE: 1" = 200'-0"

10/27/2023

martinez ARCHITECTS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2685
Plat Name: Harris County Emergency Service District No 7
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 11/17/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed east-west and north-south intersection spacing requirements.
Chapter 42 Section: 42-127/128

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The applicant is asking that we are able to exceed east-west and north-south intersection requirements. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. These roads will only cause congestion in the area, causing more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that would be affected if we were not allowed to exceed intersection spacing requirements.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community.

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

The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2685
Plat Name: Harris County Emergency Service District No 7
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 11/17/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Not to extend Greenfield or Brandt Road out to Lexington Road.
Chapter 42 Section: 42-134

Chapter 42 Reference:
To open a Fire Fighting Training facility and keep the same characteristics and integrity of the neighborhood. Safety in the neighborhood and the surrounding neighbors that are not in the actual community but are abutting the property or directly across the Right-of-Way from the proposed project. The variety of simulations of fire and other catastrophic and emergency events which the HCESD 7 Training Center will offer to first responders in the Houston Metropolitan Region is truly unique, and unrestricted public access through the Training Center campus created by extending either or both Brandt and Greenfield Roads to Lexington Road would create serious public safety issues (i) for the citizens residing in the peaceful neighborhoods adjoining the Training Center to the north and west of the campus, (ii) to members of the public traveling those roads between Spring Cypress and Lexington Roads, and (iii) to the first responders training at the facilities which the Training Center provides. The Site Plan developed for the Training Center confines entrance and exit access on and off of the Training Center campus to 2 entrances, onto Lexington Road, one of the principal thoroughfares in the entire Spring area, and 1 side entrance which consists of a driveway corridor which extends west from the Training Center campus to Spring Cypress Road. The Spring Cypress Road entrance is well south of the residential neighborhood wedged in between property owned by Advent Presbyterian Church and commercial property owned by Zaid Properties Center, LLC. Both entrances onto Lexington Road will be located significantly west of the intersection of Louetta Road and Lexington Road and east of the Lexington Road/Spring Cypress Road intersection, both high volume traffic zones and part of one of the most heavily traveled traffic corridors in the Greater Houston Metropolitan Area.

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 applicant is asking that we do not extend Greenfield due Southeast, or Brandt Road due Southwest out to Lexington Road. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. These roads will only cause congestion in the area, causing more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Road. We ask that these streets

should not be extended, and these Variance requests are excepted due to the safety of the existing Community, Brandt Road Kinder Care, and any other business that will be directly affected by the traffic flow that will accumulate at the new intersections if these streets are developed. Extending Brandt Road due Southwest to Lexington Road would create a short-cut for traffic wishing to avoid the traffic control signals controlling both the Spring Cypress/Lexington Road and the Lexington Road/Louetta Road intersections and would most certainly bring a heavy volume of traffic through the peaceful neighborhoods to the north and west of the Training Center campus as well as through the Training Center campus. The extension of Greenfield Road due West from Spring Cypress Road across the north portion of the Training Center campus to Lexington Road creates even more public safety issues because it would provide unrestricted public access through the heart of the portion of the Training Center where the most active fire and emergency simulations will regularly occur. It also creates a drainage issue because the Training Center property drains to the south east and the extension of Greenfield Road would extend into the area of the property planned for storm water detention pond, intersect the drainage easement recently dedicated to Harris County Flood Control which parallels Lem Gully and intersect Lem Gully at the point where Lem Gully crosses under Lexington Road. There is no existing curb cut off of Lexington Road for the extension of Brandt Road and one has to believe that the introduction of such traffic flow into the already complicated traffic flow pattern between 2 of the busiest intersections in the region would be totally counterproductive for relieving high traffic congestion in the Spring area.

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

The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that would be affected by the roads if they were extended.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community. If the street is developed it will cause a dramatic change in the traffic flow.

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

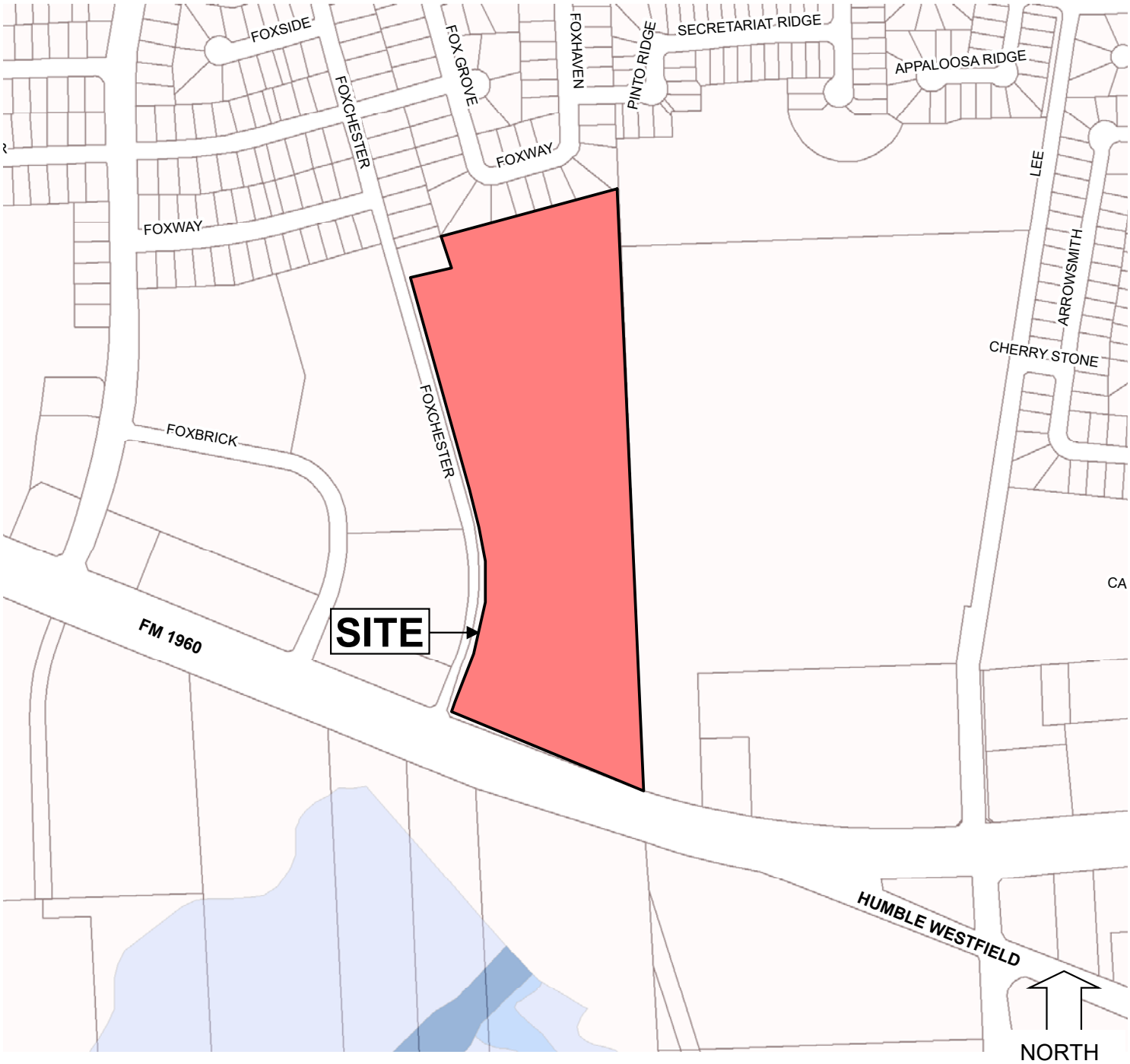
The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC



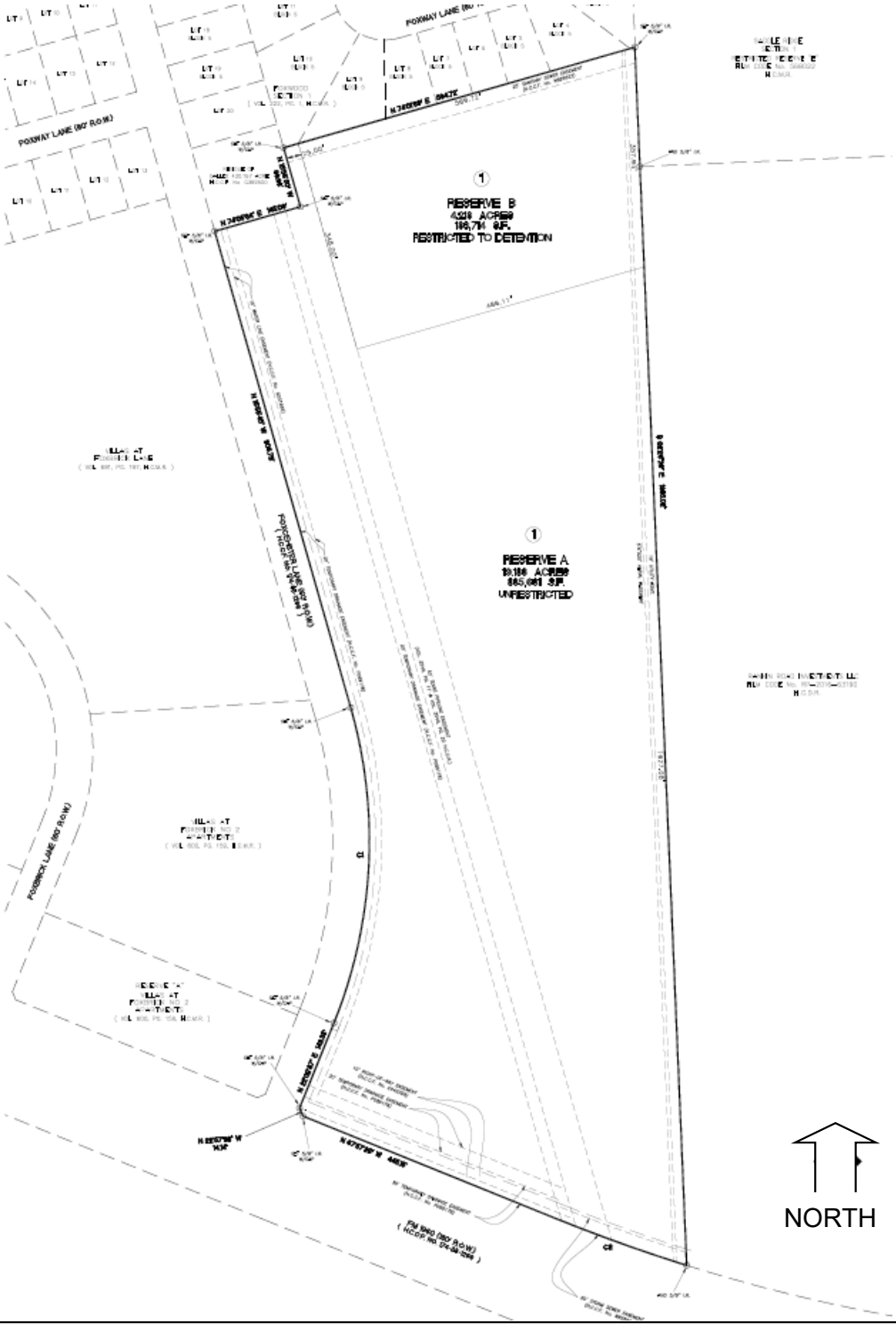
D – Variances **Site Location**

Houston Planning Commission ITEM: 153

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 153

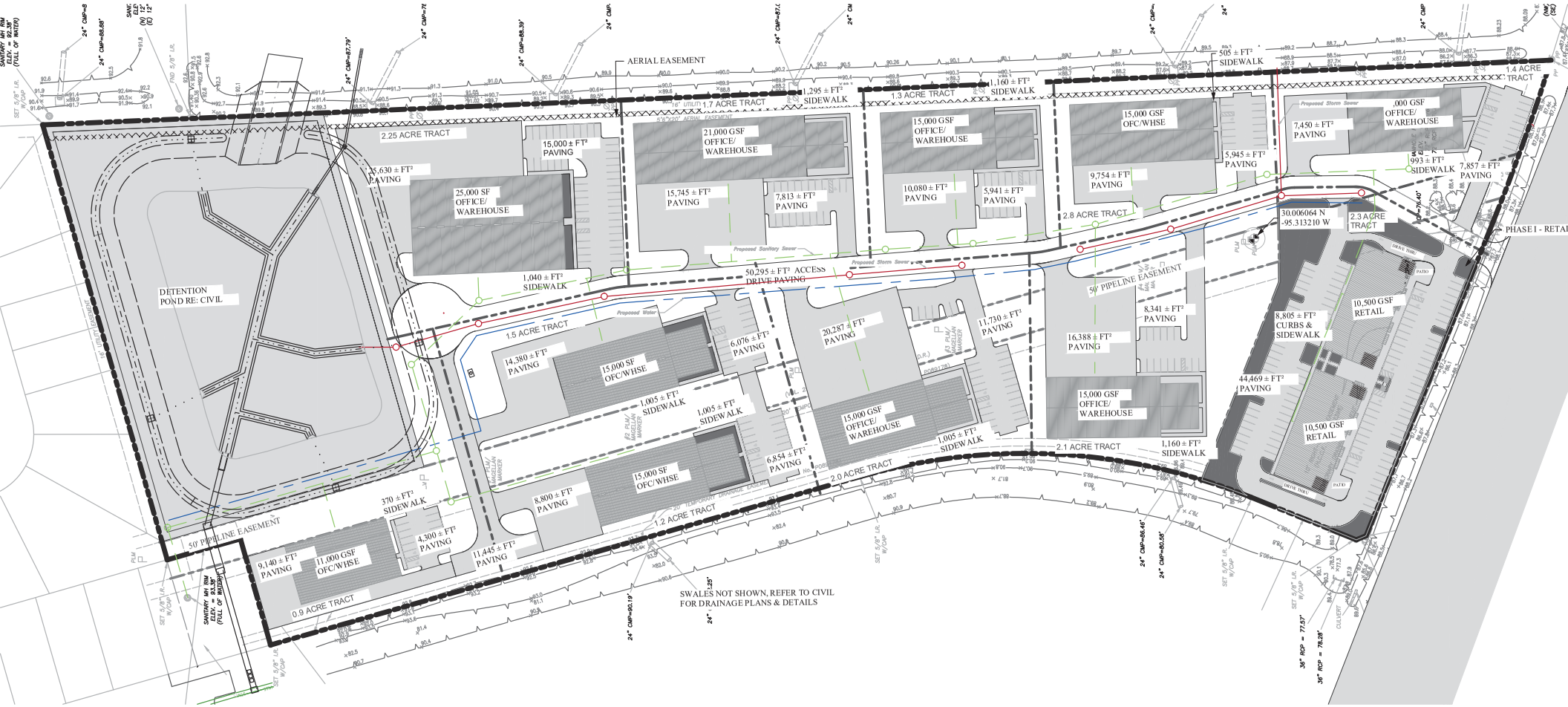
Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC



D – Variances **Aerial**


AERIAL EASEMENT
2.25 ACRE TRACT
15,000 ± FT² PAVING
15,630 ± FT² PAVING
25,000 SF OFFICE/ WAREHOUSE
DETENTION POND RE: CIVIL
1,040 ± FT² SIDEWALK
1.7 ACRE TRACT
21,000 GSF OFFICE/ WAREHOUSE
15,745 ± FT² PAVING
7,813 ± FT² PAVING
1,295 ± FT² SIDEWALK
1.3 ACRE TRACT
15,000 GSF OFFICE/ WAREHOUSE
10,080 ± FT² PAVING
5,941 ± FT² PAVING
1,160 ± FT² SIDEWALK
2.8 ACRE TRACT
15,000 GSF OFC/WHSE
9,754 ± FT² PAVING
505 ± FT² SIDEWALK
5,945 ± FT² PAVING
1.4 ACRE TRACT
7,450 ± FT² PAVING
,000 GSF OFFICE/ WAREHOUSE
993 ± FT² SIDEWALK
7,857 ± FT² PAVING
30.006064 N -95.313210 W
2.3 ACRE TRACT
PHASE I - RETAI
50,295 ± FT² ACCESS DRIVE PAVING
50' PIPELINE EASEMENT
1.5 ACRE TRACT
14,380 ± FT² PAVING
15,000 SF OFC/WHSE
6,076 ± FT² PAVING
20,287 ± FT² PAVING
11,730 ± FT² PAVING
8,341 ± FT² PAVING
16,388 ± FT² PAVING
8,805 ± FT² CURBS & SIDEWALK
10,500 GSF RETAIL
44,469 ± FT² PAVING
10,500 GSF RETAIL
1,005 ± FT² SIDEWALK
1,005 ± FT² SIDEWALK
15,000 GSF OFFICE/ WAREHOUSE
15,000 GSF OFFICE/ WAREHOUSE
1,005 ± FT² SIDEWALK
1,160 ± FT² SIDEWALK
2.1 ACRE TRACT
2.0 ACRE TRACT
370 ± FT² SIDEWALK
4,300 ± FT² PAVING
8,800 ± FT² PAVING
6,854 ± FT² PAVING
1.2 ACRE TRACT
9,140 ± FT² PAVING
11,000 GSF OFC/WHSE
11,445 ± FT² PAVING
0.9 ACRE TRACT
SWALES NOT SHOWN, REFER TO CIVIL FOR DRAINAGE PLANS & DETAILS
SANITARY MH RIM ELEV. = 93.36' (FULL OF WATER)
SANITARY MH RIM ELEV. = 93.36' (FULL OF WATER)
36" RCP = 77.57'
36" RCP = 78.28'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2681
Plat Name: IAH Commerce Park
Applicant: Patrick Planning Services, LLC
Date Submitted: 11/17/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide the required east/west street to address intersection spacing requirement
Chapter 42 Section: 128

Chapter 42 Reference:
42-128

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This is a currently vacant site in Harris County immediately adjacent to and north of George Bush Intercontinental Airport. The site is entirely within a Limited Purpose Annexation area with the City of Houston as well. The site has frontage on the north side FM 1960 and is between Foxwood Forest Blvd and Lee Road. Along the western boundary of the site is the dedicated, but unaccepted right of way of Foxchester Lane. Across Foxchester Lane there are garden-style apartments, post office, and retail uses. Immediately east of the site is an approximately 160' wide Harris County Flood Control District (HCFCD) ditch that drains the large detention basin at the northeast corner of the subject property. To the north of the site is a single-family neighborhood, known as Foxwood, that was platted in the mid-1970s. The future development will derive its sole access from FM 1960 via a future private driveway. Most of the frontage along FM 1960 will be small-scale retail development with the remainder of the site being utilized for office park/warehouse uses with the required detention being located in the rear of the property. This development will take no access from the Foxchester Lane right of way along the western boundary of the site, so dedicating an east/west street through this site would not make sense and would potentially encourage the mixture of traffic of incompatible land uses in the future. In addition, there is nowhere for the street to go to the east due to the aforementioned HCFCD ditch. All the needed circulation for the subject site can be satisfied by the internal driveway systems. Finally, utilizing private driveways for the warehouse/office park will allow the area to be fenced around the perimeter of the property. This will ensure the security of the site and protect potentially valuable goods for the future tenants of 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 circumstances supporting the granting of the variance are a result of existing characteristics around the site such as the drainage ditch to the east, single-family neighborhood to the north, and recent development to the west that prevents the required street from going anywhere.

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

The intent of the ordinance is to protect residential neighborhoods while ensuring that non-residential areas have adequate access and circulation. This commerce/logistics center will provide adequate internal circulation and will have adequate access from a major thoroughfare.

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

Separating traffic from incompatible land uses will preserve public health and safety for both the future warehouse users and the existing single-family residents to the north.

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

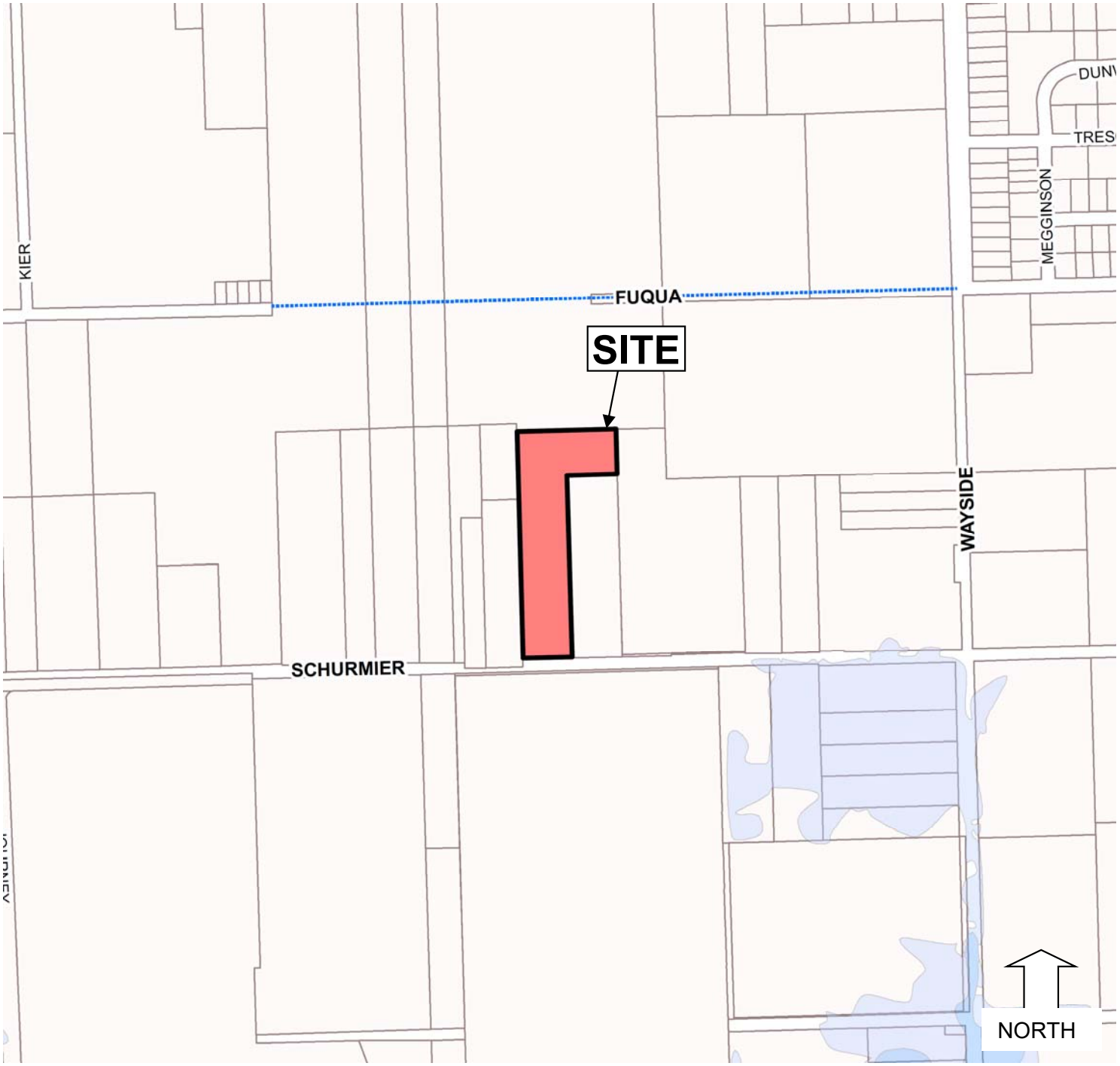
The justification for the hardship is to separate the circulation for incompatible land uses for the benefit of both subdivision residents and warehouse users and to not dedicate unnecessary streets that will not go anywhere. It will also ensure adequate security for the goods of the future warehouse tenants.

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: La Potosina

Applicant: Texas Land Maps



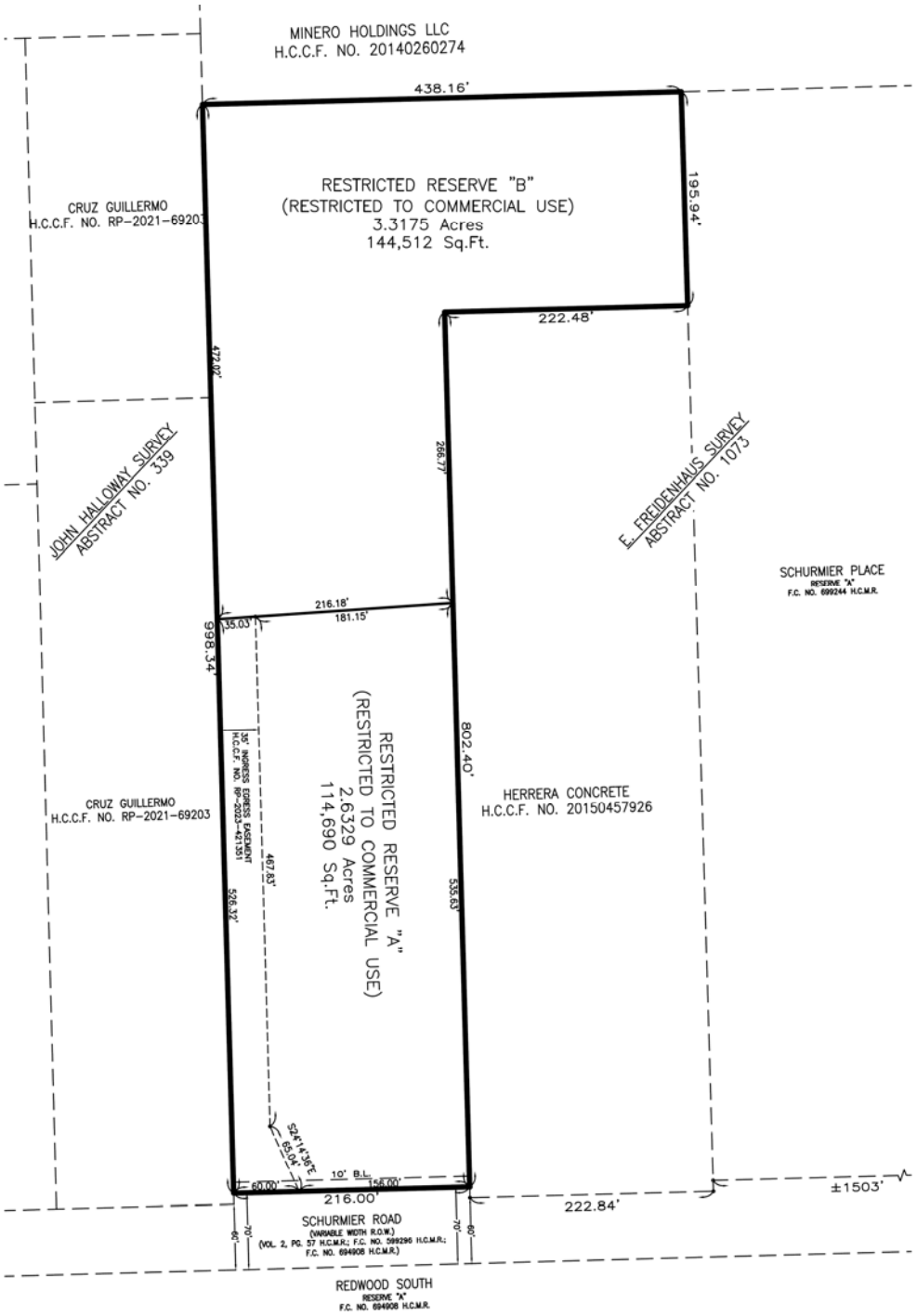
D – Variances **Site Location**

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: La Potosina

Applicant: Texas Land Maps



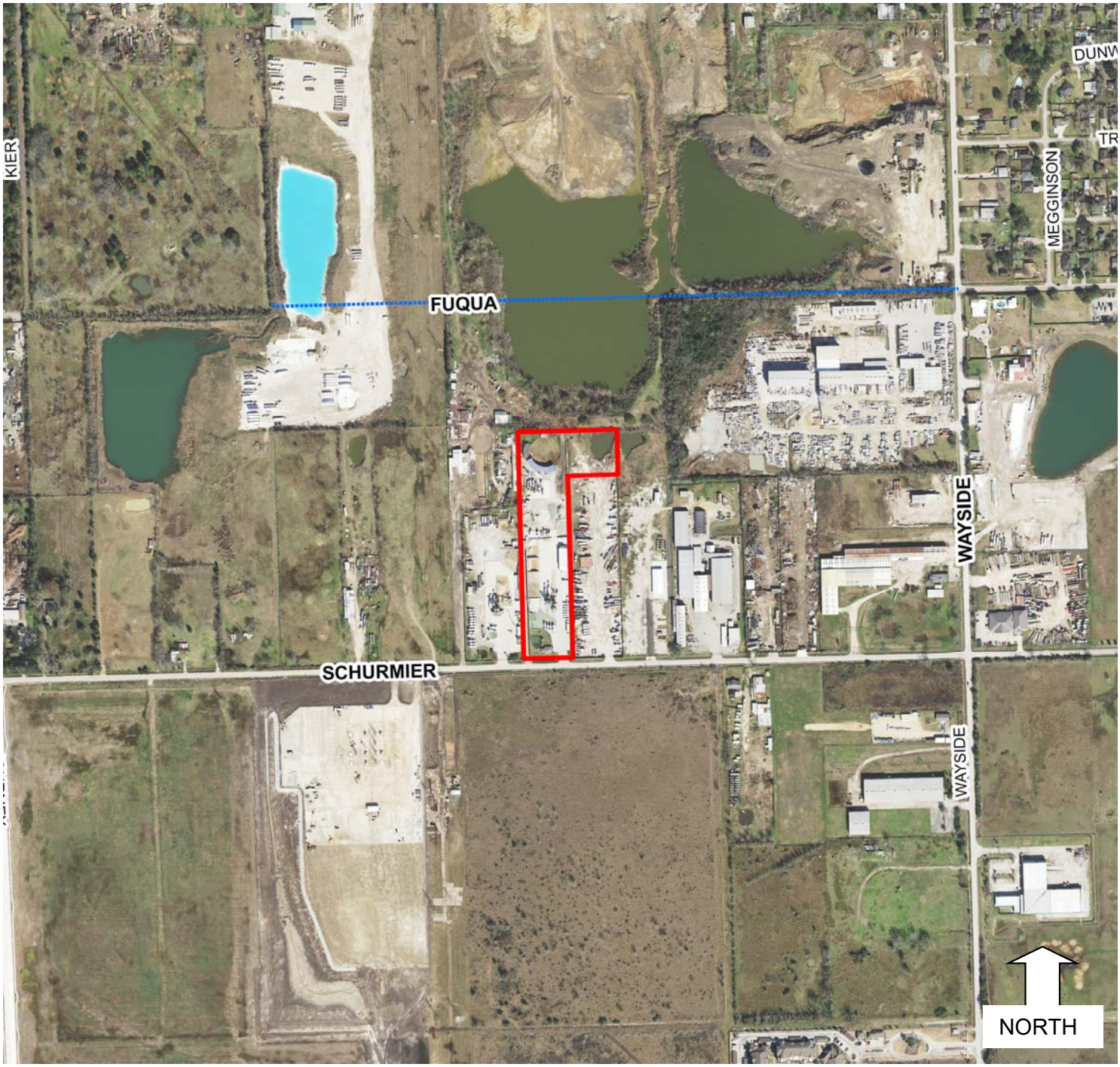
D – Variances **Subdivision**

Houston Planning Commission ITEM: 154

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: La Potosina

Applicant: Texas Land Maps



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2610
Plat Name: La Potosina
Applicant: Texas Land Maps
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 be able to take access from a Access Easement instead of a Public Street called for in the table under rule 42-190 (c).

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Table: Restricted reserve — All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

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

The strict imposition of the rules of the table requiring the development to take access from the Private Street creates an undue hardship that directly deprives the owner of Reserve B from being able to access his property. Commercial Reserve B will be restricted from vehicular access unless access from the existing Access Easement is allowed. Currently, there is a 35' wide Access Easement that extends from the proposed Reserve B and flairs out to 60' as it approaches the Public Street called Schurmier Street. This AE is the only point of access the property and was created for the purpose of giving vehicular access. Denying the request would effectively landlock the commercial reserve in the rear. The land in-between the Public ROW and the proposed Reserve B has a different owner than that of Reserve B. While the owner of the separating tract has allowed the AE, he is not interested in selling a portion of his Reserve A to the owner of Reserve B.

(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 driveway going to rear tract, inside the Access Easement, was constructed long before the owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from Schurmier Street has 60' of frontage along the public street, which is also has the required width by the table in 42-190 (c). It is only that it's status as an AE, instead of a Public Street, that requires a variance request.

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

The paving section, turning radius and other characteristics of the AE are of the same standards and criteria of the required public street, making them virtually equal in effectiveness. Hundreds of properties throughout Houston take access from AE's. This is a typical request for a common issue and the general purpose of the Chapter will be preserved and maintained by granting this variance.

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

Because of the reasons stated in #3, and because the access easement will be not be utilized by the public, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

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

Economic hardship does not apply, in any way, to the granting of this variance. It should simply be granted so that the landowner can provide vehicular access to the land he is developing.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2610
Plat Name: La Potosina
Applicant: Texas Land Maps
Date Submitted: 11/06/2023

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

to not be required to provide a Public Street in the North-South direction through the subject from Schurmier Road to meet the 1400 ft intersection requirement.

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

Chapter 42 Reference:

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

Statement of Facts

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

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

This industrial area, less than 1 mile from the edge of Houston's City Limits, is mostly heavy industrial development. Currently the closest intersection with the subject tract is in the Easterly direction along Schurmier Road and is 1,726 linear feet away where Schurmier intersects with South Wayside Street (75' ROW). Chapter 42 states that plats shall require intersections with local street at least every 1400 feet to "provide for internal circulation...". In this low density area, extending a Public ROW through our Proposed Subdivision would not provide additional internal circulation for the public now or in the foreseeable future. In fact, it would be virtually impossible. There are multiple detention ponds and existing buildings thorough any portion of the tract that a Public ROW could be proposed. Along the Southwesterly portion of the tract is the first of several ponds that would impede through traffic. Halfway into the tract, along the east side, is the first of a several buildings that would also limit a through street. In the rear of the subject tract is a large round budling that extends most of the entire width of the property, making no place for a ROW to extend through the development. Additionally, directly to the north of the subject tract exists 2 giant detention ponds that completely eliminate the potential for circulation that a proposed ROW could provide. The next issue is that these tracts have an unusually deep and narrow shape. Causing the landowner to dedicate a ROW through the land would impose a hardship on the owner and development while providing no benefit to the City or Public. For this request, there are justifications from both statements 1a and 1b that make it reasonable to grant this 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 need for internal circulation in this area is not applicable and the characteristics of the subject tract make it impossible for a through street to serve the community in any way. This is not the result of a hardship created or imposed by the applicant, it is simply the aspects of the site that are being observed.

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

The general purpose of this chapter will be persevered as this tract is far too narrow and does not provide adequate area for a ROW to extend through the property. Thus the additional vehicular circulation being required is not possible to attain with this development.

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

The granting of this variance would not be injurious to public health, safety or welfare. Following the ordinance, in this situation, would however be dangerous to the public because you would be creating a street that dead ends into a building or a body of water.

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

Economic hardship does not factor into this variance request whatsoever. It is the application of the requirement and the circumstances of this site that are the sole justification for the Variance Request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2610
Plat Name: La Potosina
Applicant: Texas Land Maps
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 be allowed to not have frontage on a Public Street called for in the under rule 42-190 (c).

Chapter 42 Section: 42-190 (c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Table: Restricted reserve — All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

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

The strict imposition of the rules of the table requiring the development to have frontage along a Private Street creates an undue hardship that directly deprives the owner from being able to access the property. Reserve B of this commercial development does not front a public street and only has vehicular access from the existing Access Easement. There is a 35' wide Access Easement extends from the proposed Reserve B and flairs out to 60' as it approaches the Public Street, Schurmier. This AE is the only frontage the property has access to and was created with the purpose of giving vehicular access to the rear tract. Denying the request would effectively land lock the commercial tract in the rear. The land in-between the Public ROW and the proposed Reserve B has a different owner. While the owner of the separating tract has allowed the AE, he is not interested in selling a portion of his Reserve A to the owner of Reserve B.

(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 driveway inside of the Access Easement, that provides access to rear tract, was constructed long before the current owner took possession of the land and is not a hardship created by the owner or applicant. The AE extending from Schurmier Street has 60' of frontage along the public street and that Public Street also has 60' of width required by table in 42-190 (c). It is only that the Reserve fronts an AE, instead of a Public Street, that requires a variance request.

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

The paving section, turning radius and other characteristic of the AE will are of similar standards and the criteria of the required public street, making them virtually equal in effectiveness. Hundreds of properties throughout Houston only have frontage on an AE. This is a typical request for a common issue, and as such, the general purpose of the Chapter will be preserved and maintained by the granting of this variance.

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

Because the reasons stated in #3, and because the access easement will be not be utilized by the public, the granting of this request will be in no way injurious to the health, safety, or welfare of the public.

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

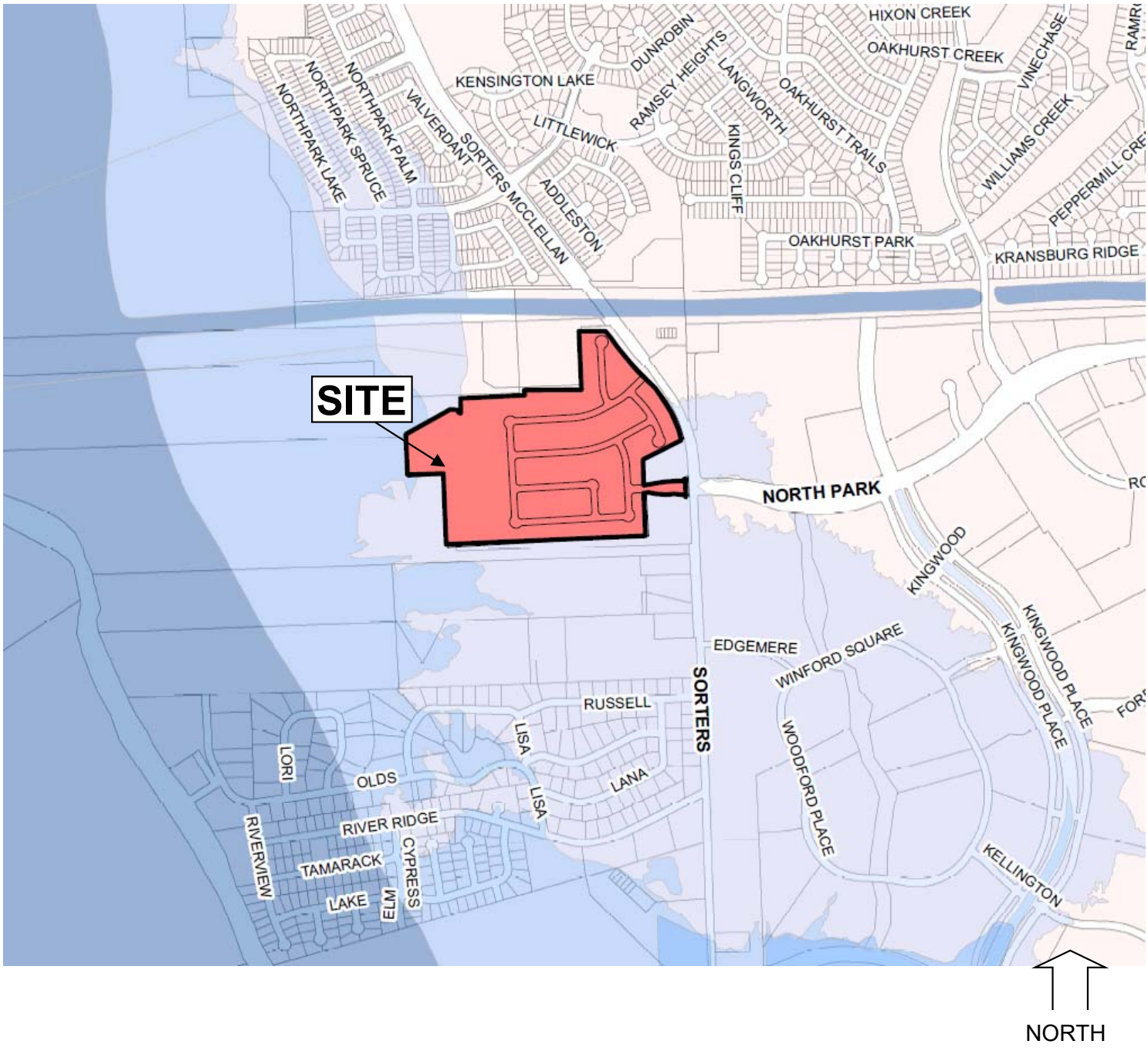
Economic hardship does not apply, in any way, to the granting of this variance. It should simply be granted so that the landowner can provide vehicular access to the land he is developing.

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northpark South GP (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances

Site Location

Houston Planning Commission ITEM: 155

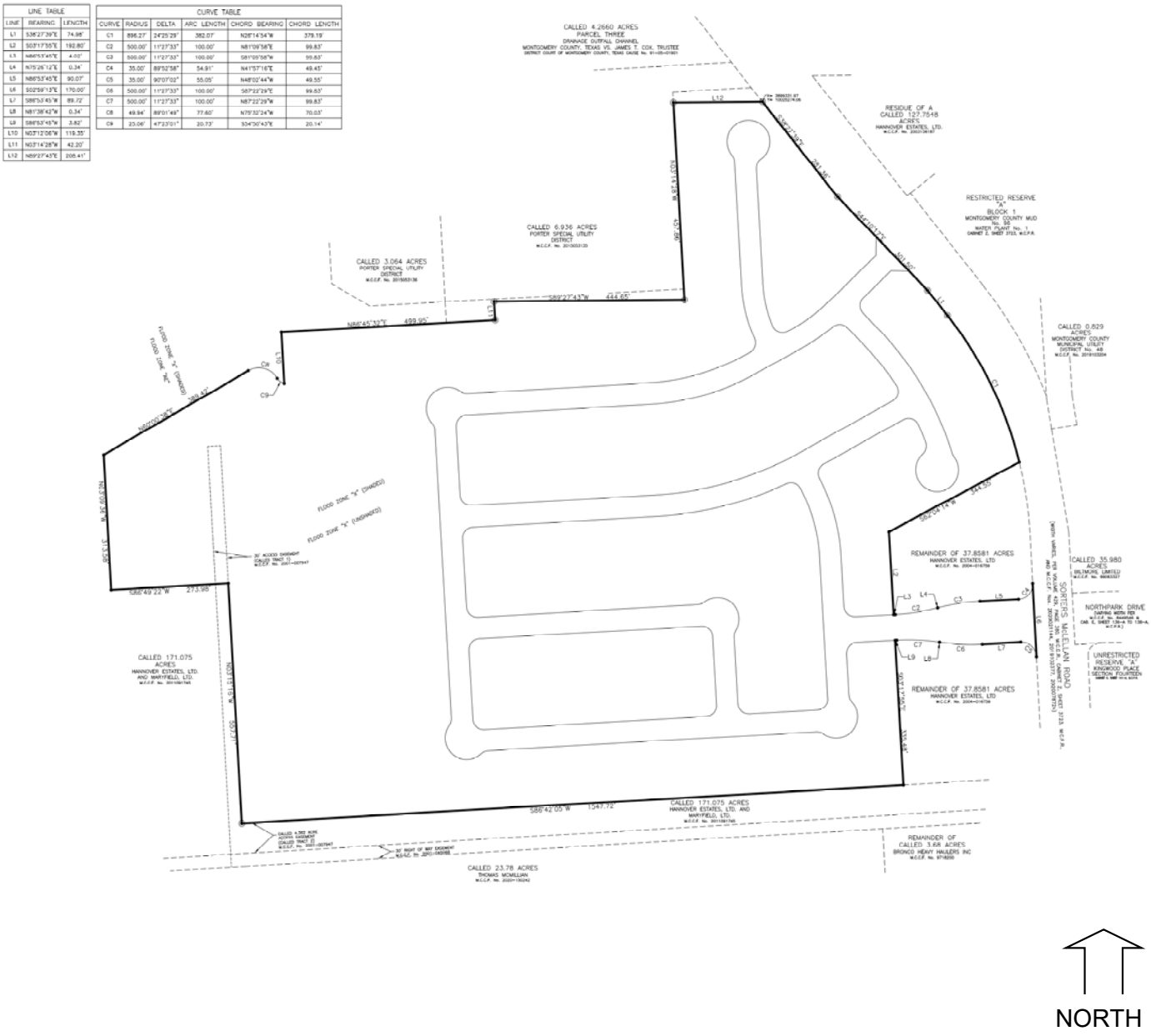
Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northpark South GP (DEF 1)

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	N87°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	23.06'	47°23'01"	20.73'	S34°50'43"E	20.14'



NORTH

D – Variances

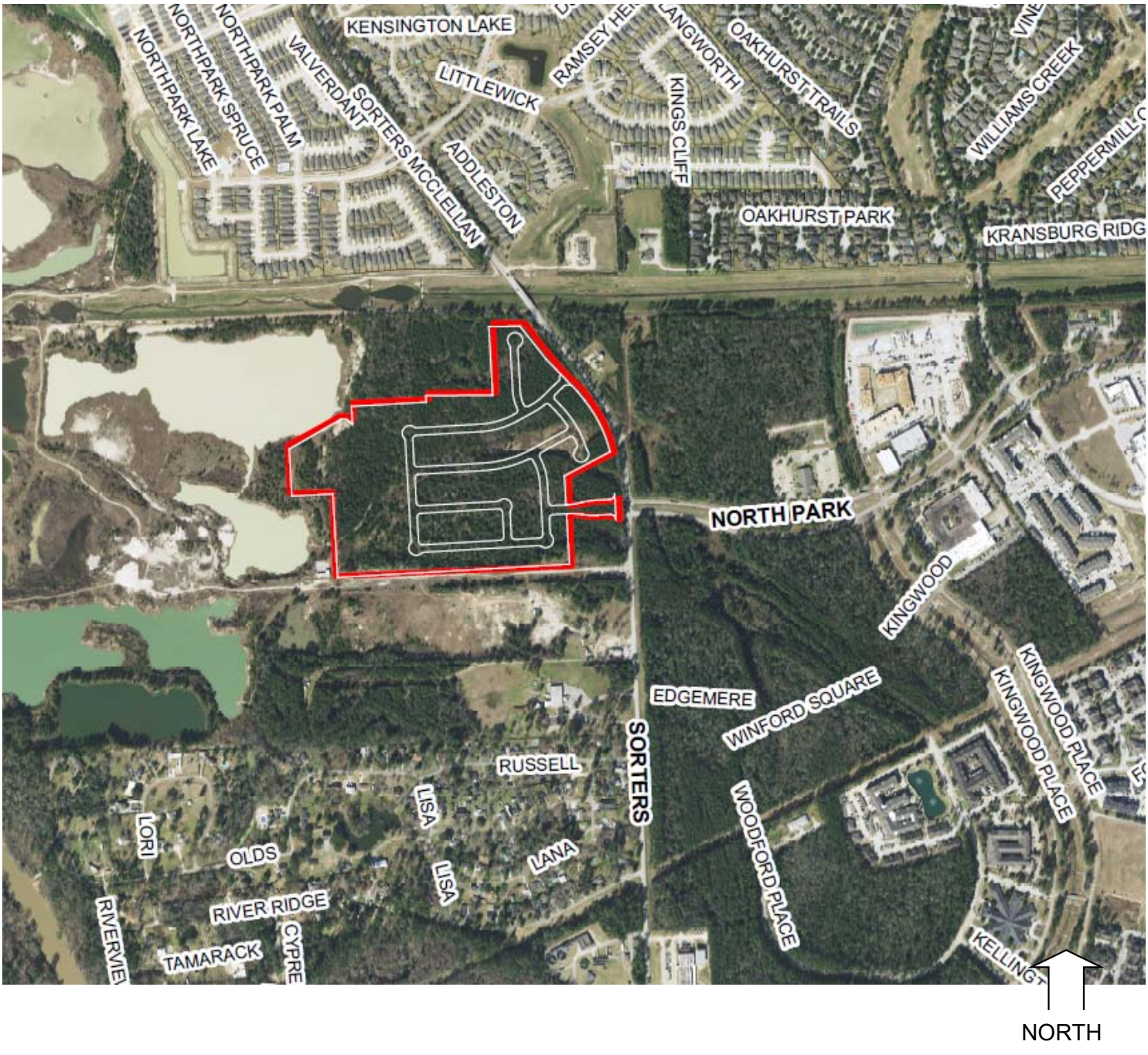
Subdivision

Houston Planning Commission ITEM: 155

Planning and Development Department **Meeting Date: 12/07/2023**

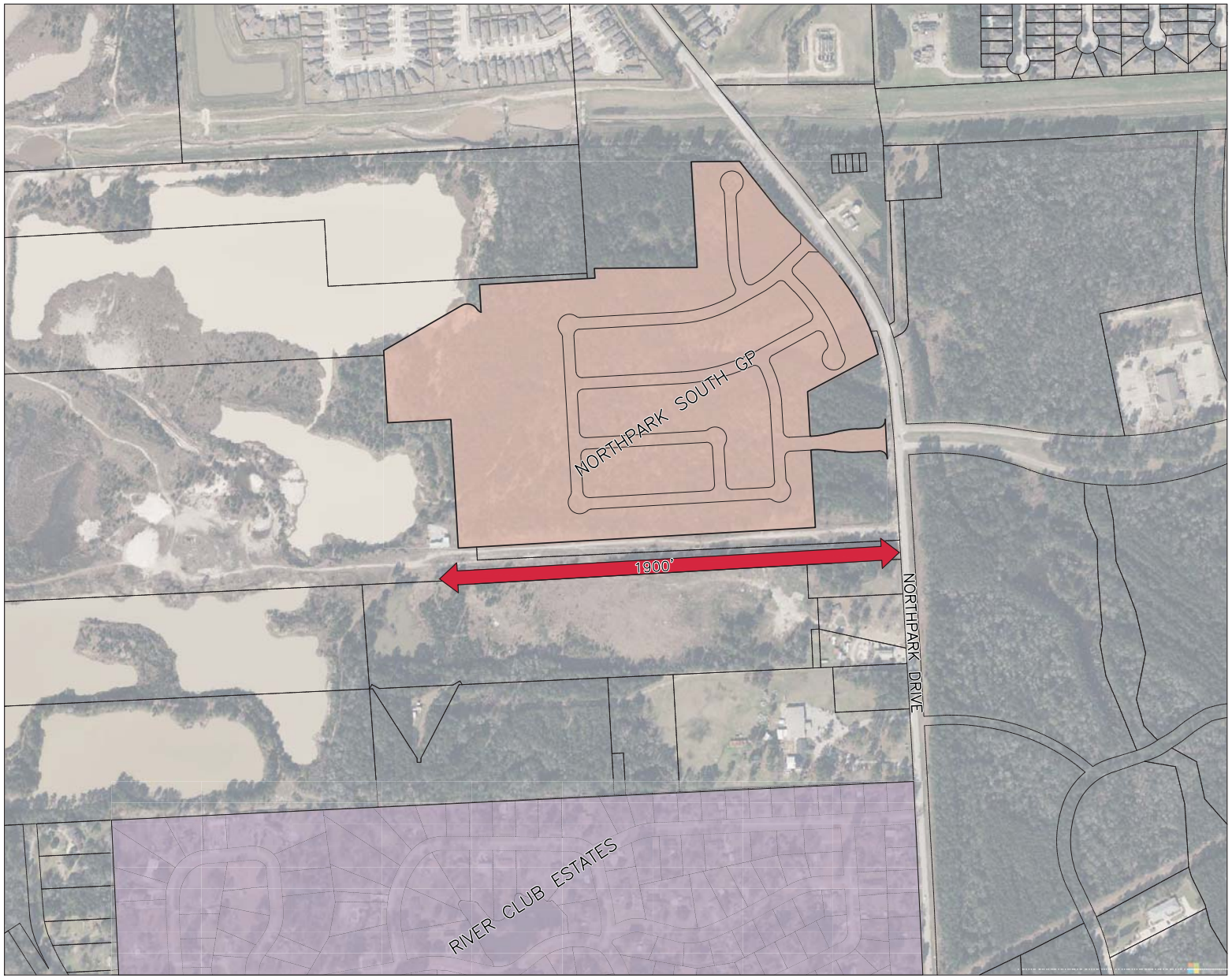
Subdivision Name: Northpark South GP (DEF 1)

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

L:\4459_MCMUD_96\NORTHPARK SOUTH\5057-000 GENERAL\CAD\EXHIBITS\VARIANCE EXHIBIT.DWG Nov. 8, 2023 - 1:59 PM CHAD MILLER

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.

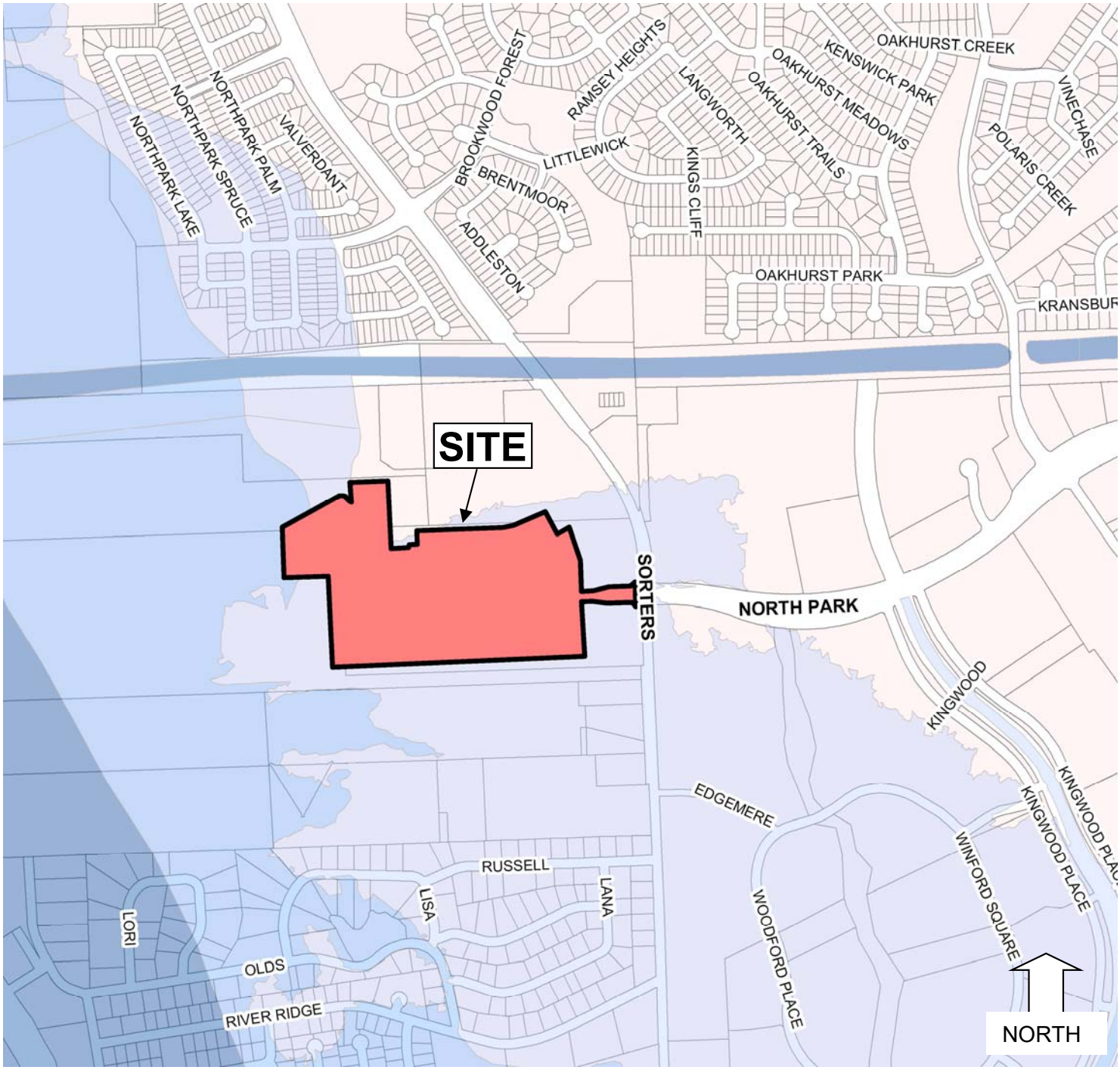
Economic hardship is not the sole justification. The justification is that there is a recorded subdivision to the south that would not further extend the required stub street.

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances

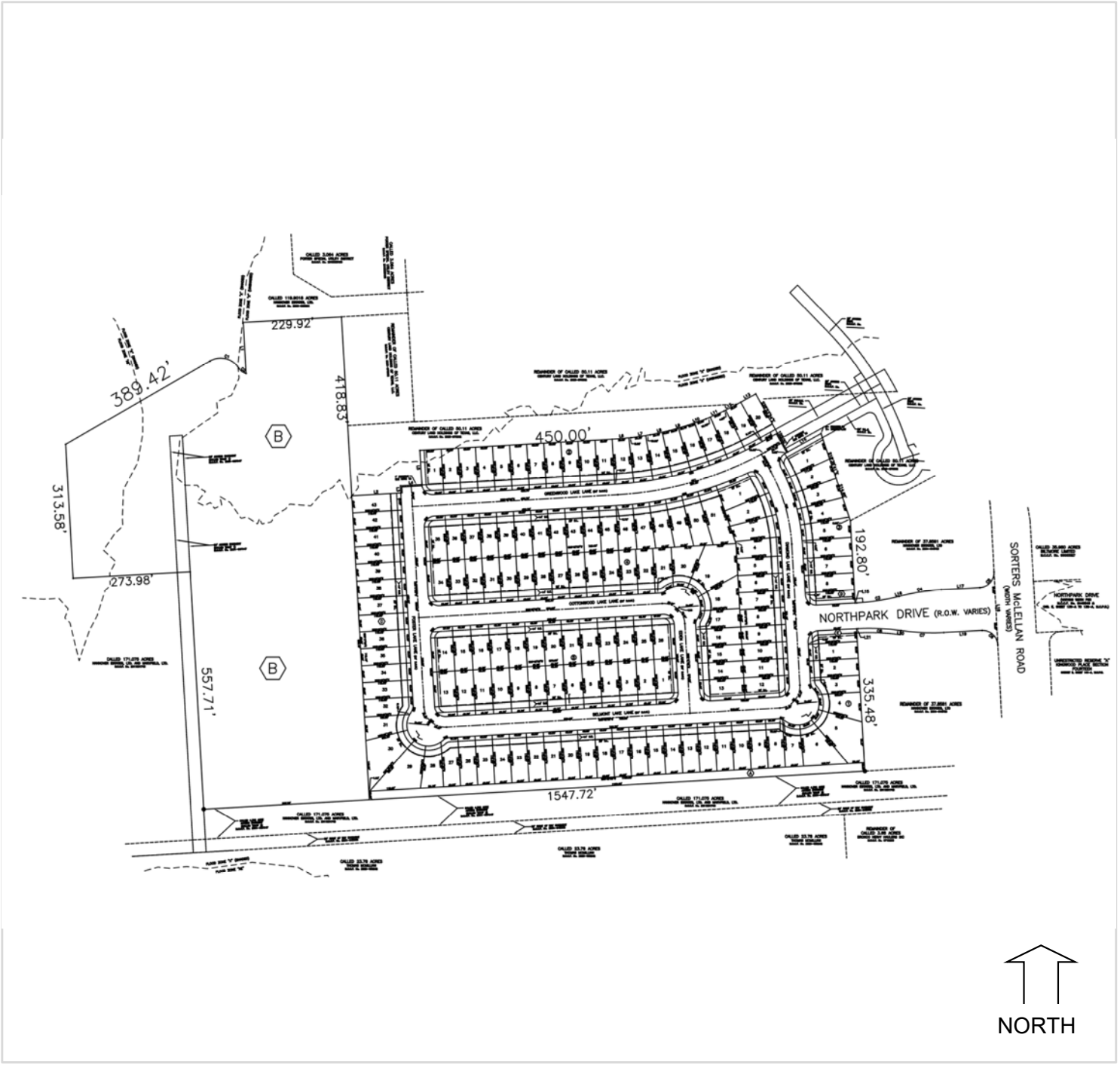
Site Location

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances **Subdivision**

Houston Planning Commission ITEM: 156

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R.G. Miller Engineers



D – Variances

Aerial

SECTION 1

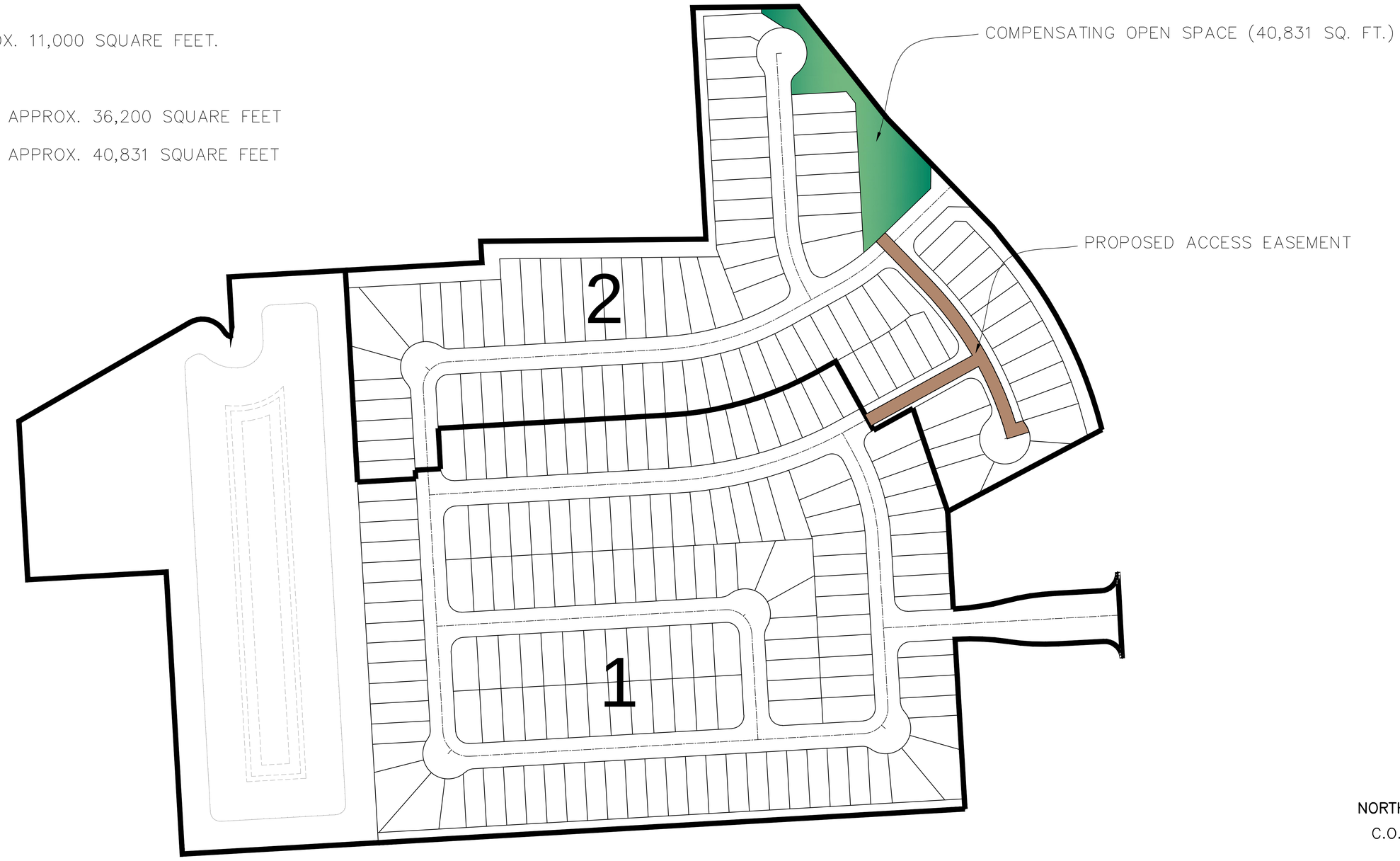
148 LOTS
REQUIRED C.O.S. = 25,200 SQUARE FEET

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.

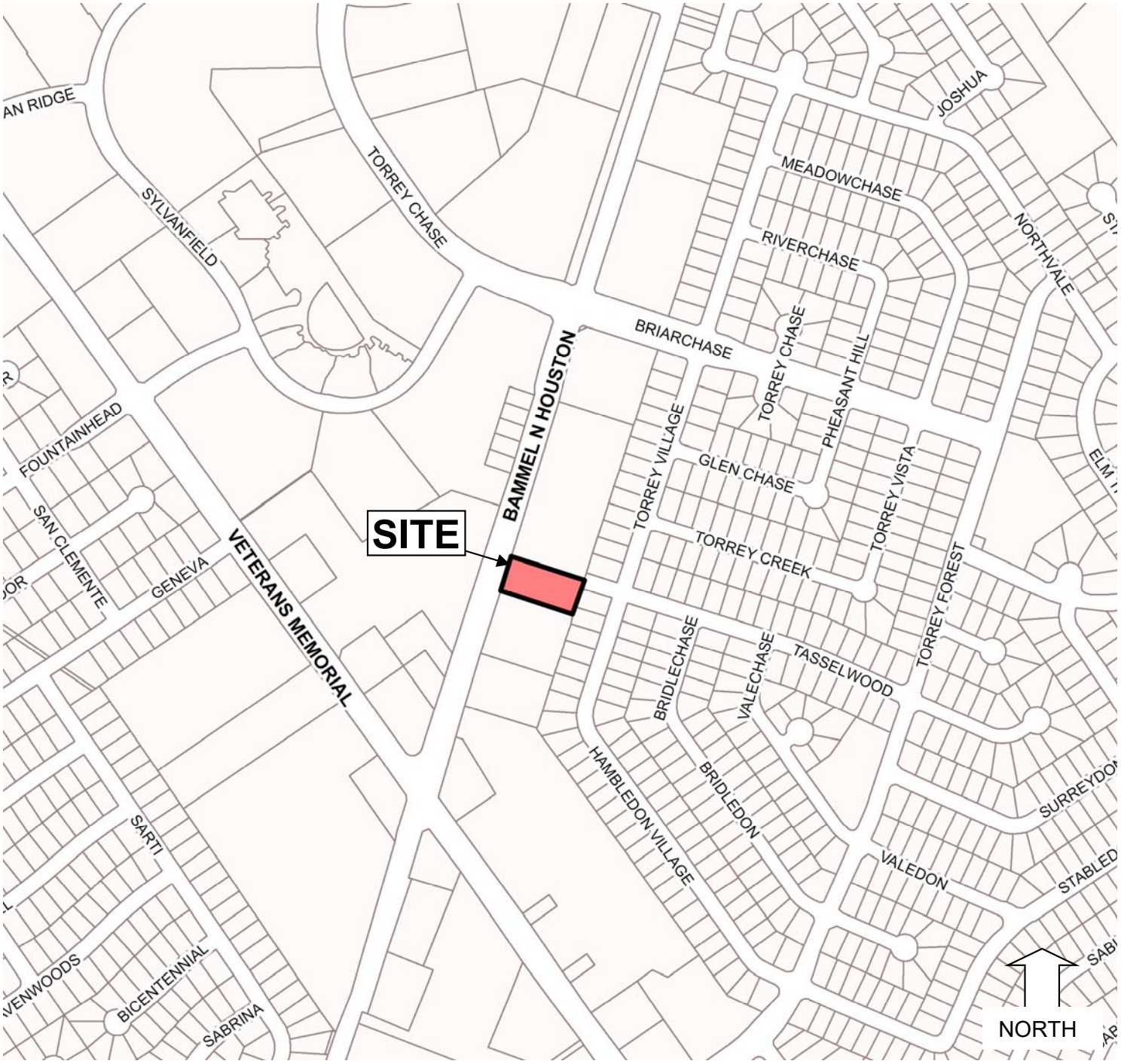
Economic hardship is not the sole justification. The justification is that we are providing the required amount of COS, just in a future section rather than in each individual section.

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northwest Harris County MUD 21 and 22 Well Site No 3

Applicant: Bowman Consulting Group



D – Variances

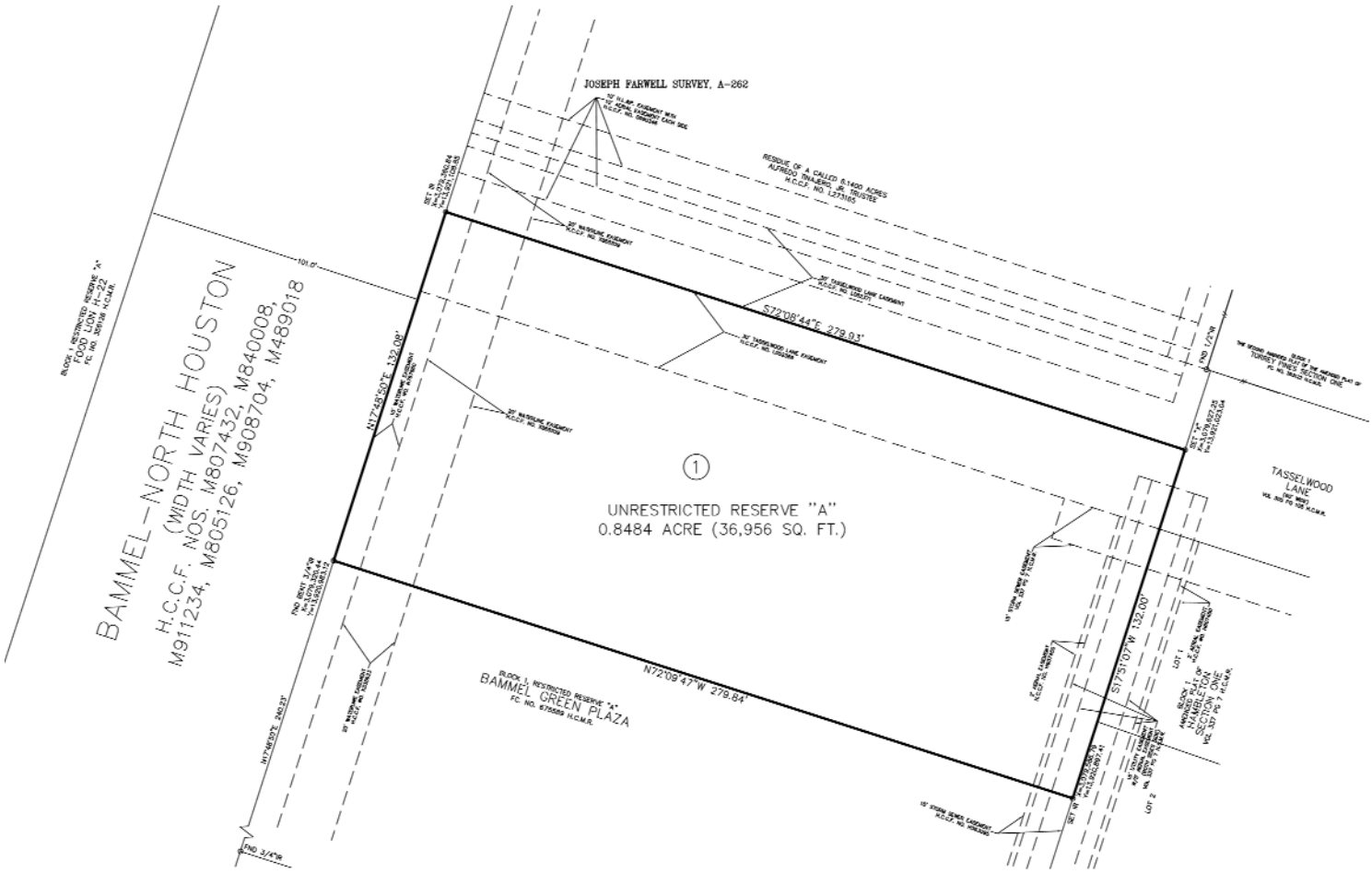
Site Location

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northwest Harris County MUD 21 and 22 Well Site No 3

Applicant: Bowman Consulting Group



NORTH

D – Variances

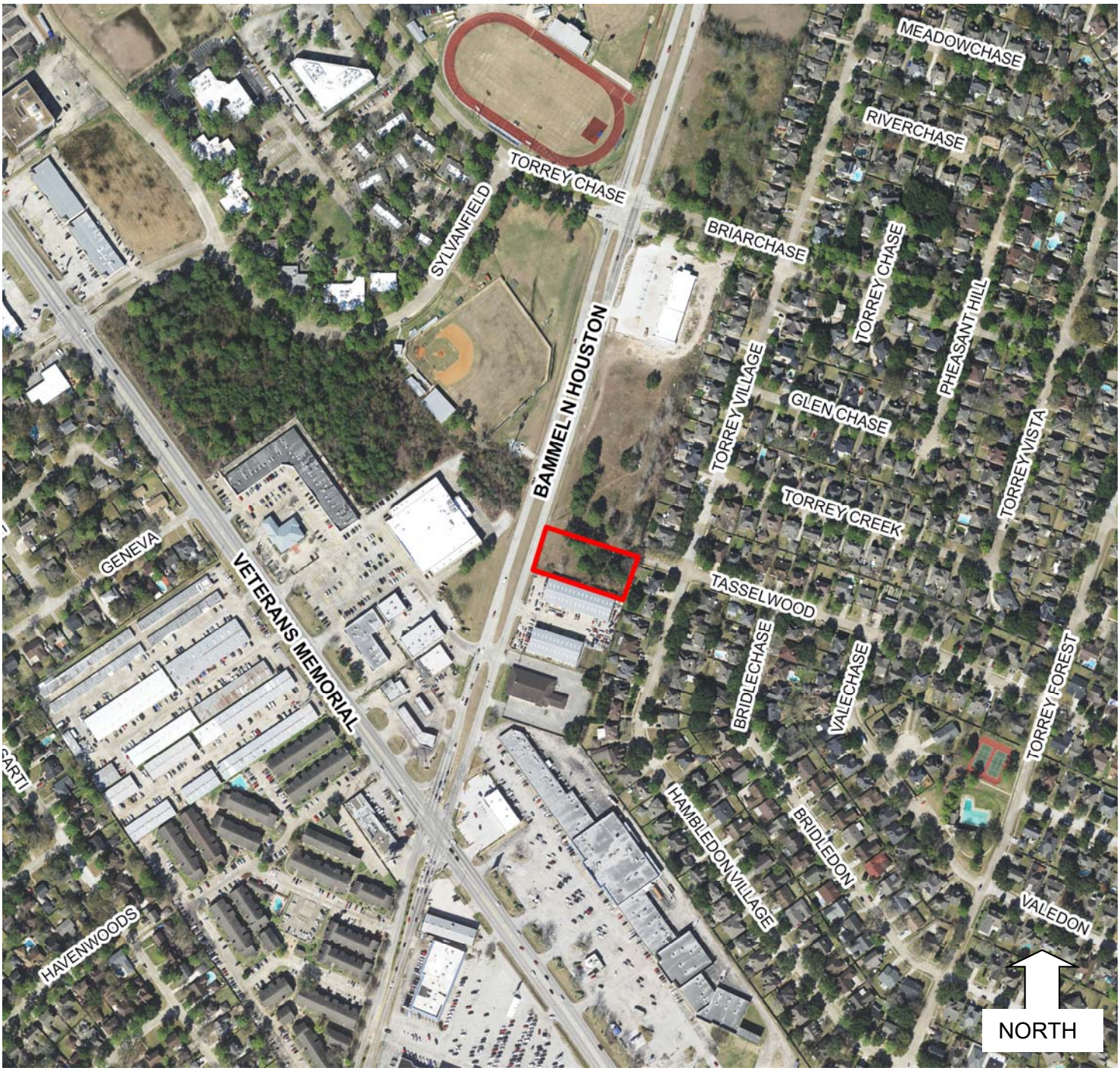
Subdivision

Houston Planning Commission ITEM: 157

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Northwest Harris County MUD 21 and 22 Well Site No 3

Applicant: Bowman Consulting Group



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2570
Plat Name: Northwest Harris County MUD 21 and 22 Well Site No 3
Applicant: Bowman Consulting Group
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 grant permission not to dedicate a 60' foot right-of-way through the subject property or terminate with a cul-de-sac

Chapter 42 Section: 42-134

Chapter 42 Reference:
Sec. 42-134. - Street extension.

Statement of Facts

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

The subject site is located along Bammel North Houston Rd, a 100'-foot Major Thoroughfare according to the Major Thoroughfare & Freeway Plan, north of Veterans Memorial Dr, and south of Torrey Chase Blvd./ Briarchase Dr. in the City of Houston's Extra Territorial Jurisdiction. The applicant is requesting not to extend the right-of-way through the subject property or terminate with a cul-de-sac within the boundary of the subject property as doing so would deprive the landowner of reasonable use of land and would be a detriment to the proposed development for the new well site as shown on the site plans provided to service NWHC MUD 21 & 22. The adjacent subdivisions Hambledon Sec 1 as recorded in 1982 in Vol. 308 Page 105 of the Harris County Map Records and Torrey Pines Sec 1 as recorded in 1980 in Vol 293 Page 133 of the Harris County Map Records show the stub street with a 1'-foot reserve indicating the right-of-way would be extended in the future, however after 43 years the needs of the community, and our local ordinance has changed. According to today's standards under Chapter 42-134 Street Extension, the street extension would NOT be required if the street meets the five (5) conditions as listed. Upon review of these conditions, we believe the extension of the street is not required as it meets all five items. 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. Tasselwood Ln is considered a local street 60' foot wide public rightof- way. 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. The previous General Plan submitted in 2017 expired in 2021 did not show the street extension, therefore the Planning Commission has not considered or approved the stub street to be extended within a current or previous general plan. The existing stub street is only one lot in depth. The stub street portion of Tasselwood Ln is situated between LOT 1 BLOCK 1, TORREY PINES SEC 1 and LOT 1 BLOCK 1, HAMBLEDON SEC 1 and measures only 1 lot in depth. The proposed subdivision will not extend residential development. The proposed subdivision is an Unrestricted Reserve intended to service MUD 21 & 22 for the new well site, therefore the proposed subdivision will not extend the residential development. The extension of the street is not required to meet the intersection spacing requirements of this chapter. Bammel North Houston Rd is a 100'-foot major thoroughfare according to the Major thoroughfare & Freeway

Plan, which requires an intersection every 2600 linear feet per 42-127. The distance between Veterans Memorial Dr and Torry Chase Blvd/ Briarchase Dr. is approx. 1900 linear feet therefore the extension is not required to meet intersection spacing requirements. Additionally, both Homeowners Associations for Hambeldon Sec 1 and Torrey Pines Sec 1 have provided a letter in support of the request not to extend the street as it would open the subdivision up to cross traffic from a major thoroughfare significantly increasing the number of vehicles that would travel through the residential neighborhood negatively impacting the residents and children in the community. Further terminating the stub street with a cul-de-sac within the boundary of the proposed development will be detrimental to the proposed plans as provided by the MUD 21 & 22 water well site. Since the street meets the conditions to be exempt from extending, the street should also be exempt from terminating with a cul-de-sac as the land area required to dedicate the cul-de-sac would be significant enough to cause a design hardship and prevent reasonable use of land. The MUD 21 & 22 water well site will benefit the community by providing an additional water source and will service the community far better than a cul-desac that hasn't been needed for the last 43 years. For these reasons, we ask that you approve this variance request not to extend or terminate with a cul-desac the existing stub street of Tasselwood Ln today. Thank you for your time and consideration.

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

N/A

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

The proposed plat meets all five of the conditions per 42-134 that exempts the street from being extended, therefore the applicant did not create or impose the hardship requiring this variance request.

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

The intent and general purpose of this chapter will be preserved and maintained by meeting the five conditions that allow the street to be exempt from extending.

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

Granting the variance request to be allowed to not extend the stub street or terminate with a cul-de-sac will not be injurious to the health, safety or welfare of the community and would actually create a development contrary to sound public policy.

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

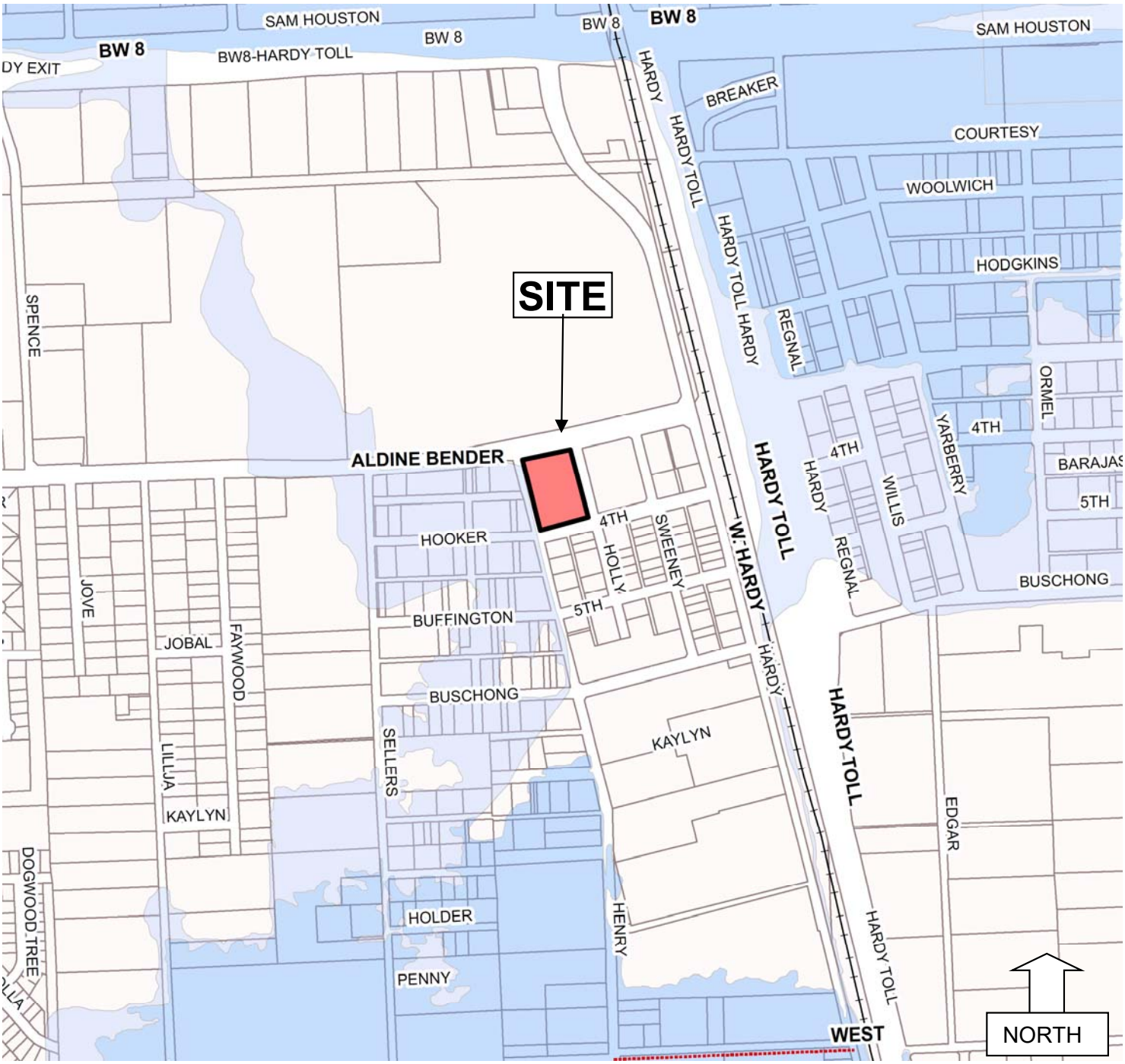
Strictly enforcing the regulation to extend the stub street at this location will deprive the landowner of reasonable use of land due to the proposed development meeting all five conditions to be exempt from extending the street, and terminating with a cul-de-sac will be a detriment to the proposed development of the new water well site for MUD 21 & 22.

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Town Site of Aldine partial replat no 2

Applicant: Texas Professional Surveying, LLC



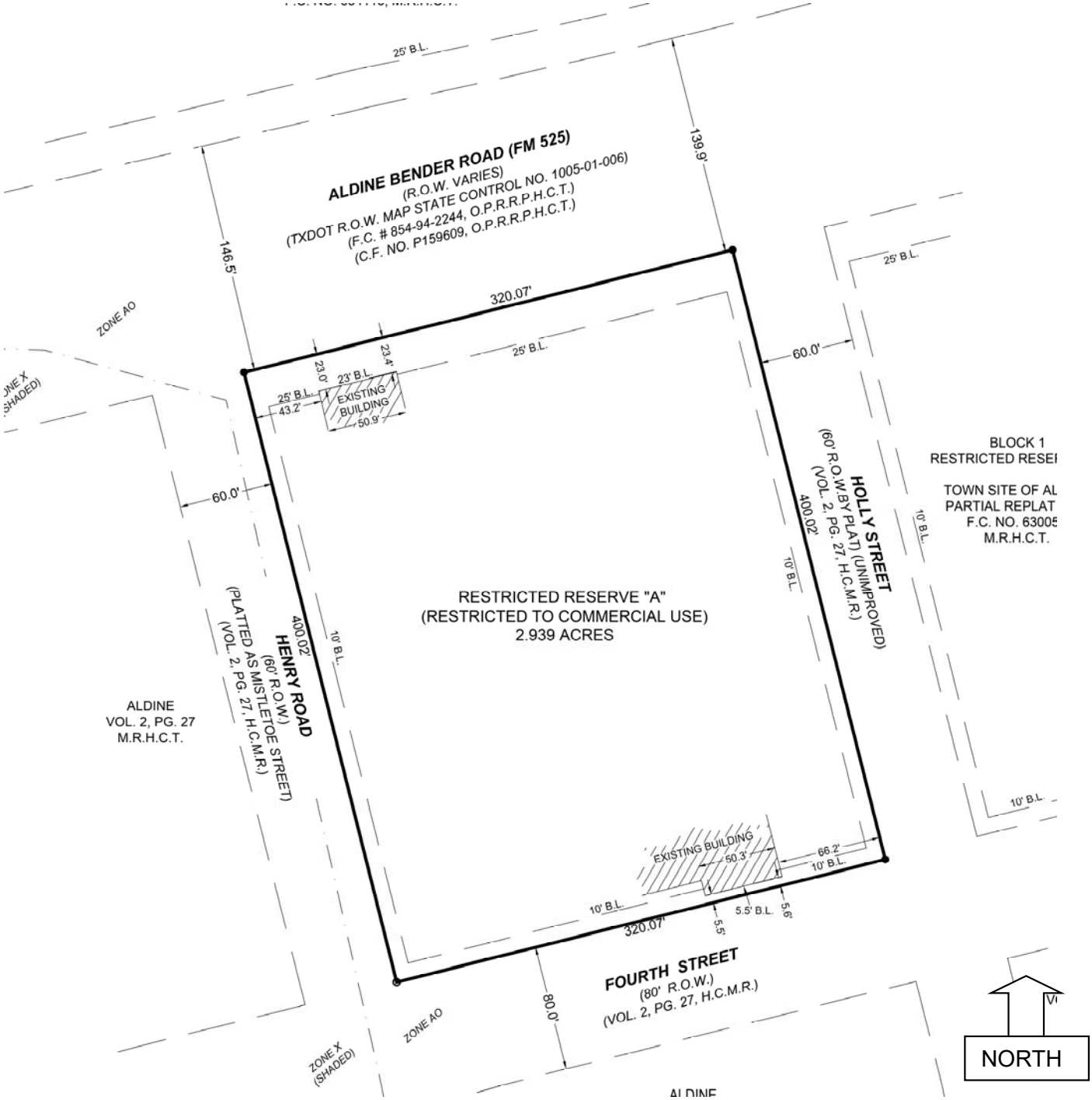
D – Variances **Site Location**

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Town Site of Aldine partial replat no 2

Applicant: Texas Professional Surveying, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 158

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Town Site of Aldine partial replat no 2

Applicant: Texas Professional Surveying, LLC



D – Variances

Aerial

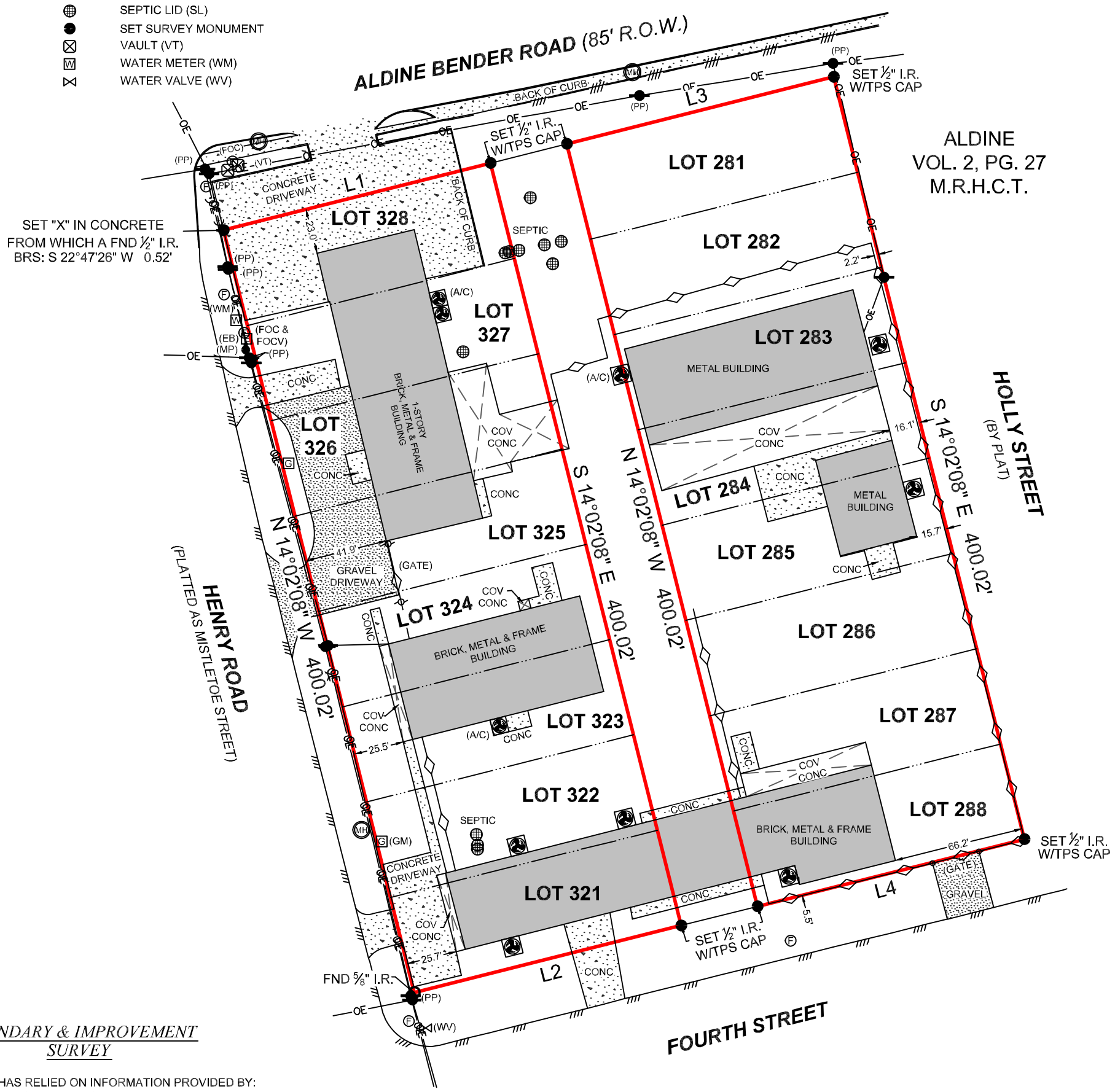
0' 60' 120' 180'

Scale: 1" = 60'

LINE	BEARING	DISTANCE
L1	N 75°53'24" E	140.04'
L2	S 75°53'24" W	140.04'
L3	N 75°53'24" E	140.04'
L4	S 75°53'24" W	140.04'

SYMBOL LEGEND

- CHAINLINK FENCE
- EDGE OF ASPHALT
- OE — OVERHEAD ELECTRIC
- RAIL FENCE
- AIR CONDITIONING UNIT (A/C)
- E — ELECTRIC BOX (EB)
- F — FIBER OPTIC CABLE MARKER (FOC) & FIBER OPTIC CABLE MARKER VAULT (FOCV)
- FOUND SURVEY MONUMENT
- G — GAS METER (GM)
- GATE POST (GP)
- GUY WIRE
- MH — MANHOLE
- METER POLE (MP)
- POWER POLE (PP)
- SEPTIC LID (SL)
- SET SURVEY MONUMENT
- VAULT (VT)
- W — WATER METER (WM)
- WATER VALVE (WV)



BOUNDARY & IMPROVEMENT SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO. 23-1867-KE
EFFECTIVE DATE: AUGUST 8, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. SUBJECT TO A RELEASE OF EASEMENT RIGHTS EXECUTED BY SOUTHWESTERN BELL TELEPHONE COMPANY PER C.F. NO. 20090112125, O.P.R.R.P.H.C.T. (BLANKET)

PROJECT NUMBER	34155
DATE	08/31/2023
DRAWN BY	CSP
CHECKED BY	GM
FIELD CREW	VL
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48201C0470L HAVING AN EFFECTIVE DATE OF 6/18/2007.

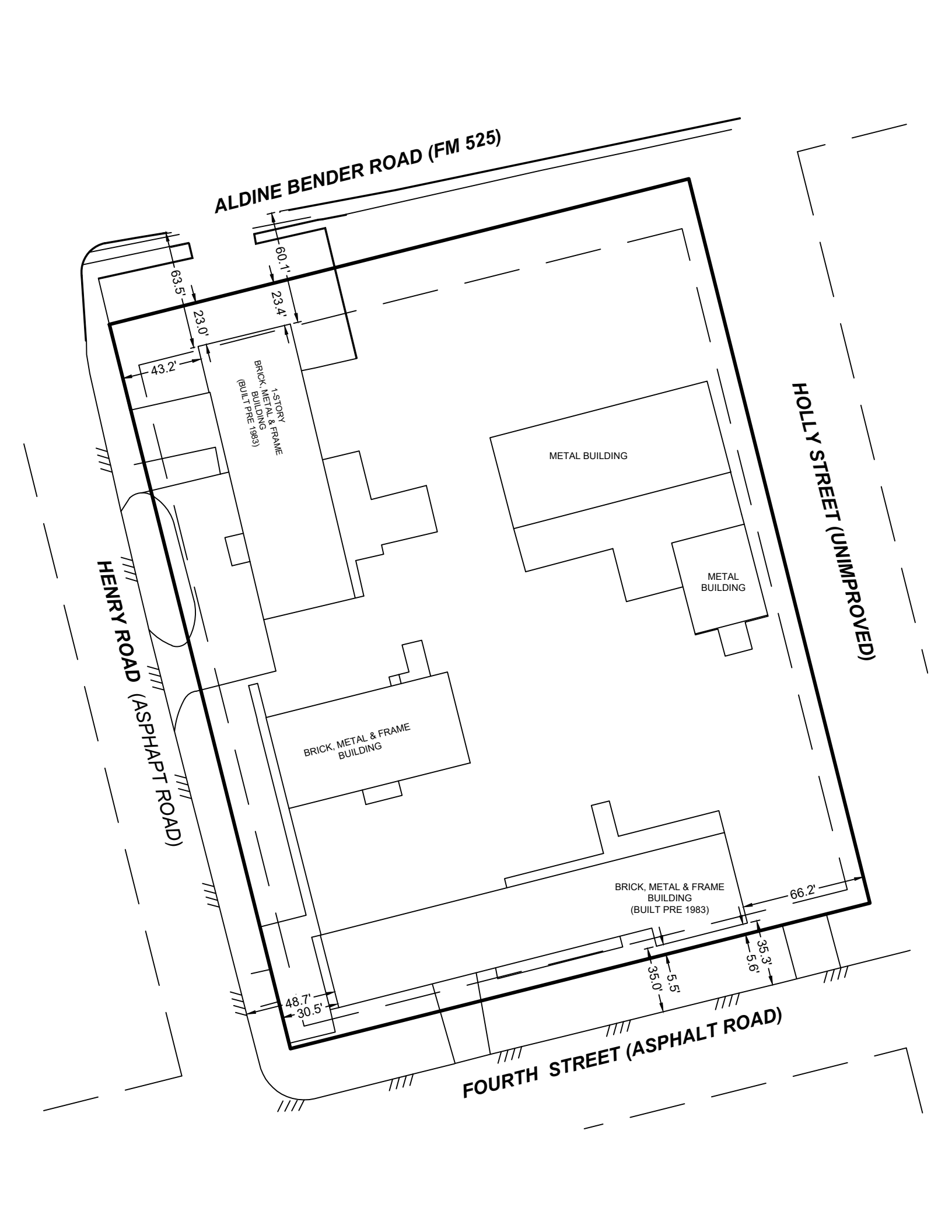
ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER ..... BARBER FAMILY HOLDINGS, LLC
ADDRESS ..... 650 ALDINE BENDER ROAD, HOUSTON, TX, 77060
SURVEY ..... CHRISTOPHER WALTER, A - 849
SUBJECT ..... LOTS 281-288 & 321-328
SUBDIVISION ..... ALDINE
RECORDING ..... VOLUME 2, PAGE 27, MAP RECORDS
COUNTY ..... HARRIS

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE-DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524


ALDINE BENDER ROAD (FM 525)
HOLLY STREET (UNIMPROVED)
HENRY ROAD (ASPHAPT ROAD)
FOURTH STREET (ASPHALT ROAD)
63.5'
60.1'
23.0'
23.4'
43.2'
1-STORY BRICK, METAL & FRAME BUILDING (BUILT PRE 1983)
METAL BUILDING
METAL BUILDING
BRICK, METAL & FRAME BUILDING
BRICK, METAL & FRAME BUILDING (BUILT PRE 1983)
66.2'
35.3'
5.6'
35.0'
5.5'
48.7'
30.5'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2678
Plat Name: Town Site of Aldine partial replat no 2
Applicant: Texas Professional Surveying, LLC
Date Submitted: 11/17/2023

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

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

To establish reduced Dual Building Lines along both Aldine Bender Road and Fourth Street.

Chapter 42 Section: 42-150

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: a. "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.

Statement of Facts

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

This site is in the 'Near North' area at the Southeast corner of Aldine Bender Road and Henry Road in the City of Houston's ETJ. The property was originally platted and recorded in 1907 in the Town Site of Aldine plat with a 20' alley running between two Blocks of Lots. While this whole area was originally intended for residential use it has morphed and developed into a very diverse community consisting of almost every 'Land Use' the City can define. This particular tract of land has been used for Industrial purposes for more than 40 years. The current owner wishes to sell the property but one of the buildings that has been on the property for more than 30 years crosses into the Alley. To obtain Title Clearance to transfer the property so it can be insured we are going through an Alley Nonacceptance request process through Harris County Permitting, project number 2311150115. In order to complete this Nonacceptance this Replat is required. Because this Replat fronts Aldine Bender Road (aka FM 525), a Major Thoroughfare, it will require a 25' Building Line. Where the Right-of-Way line currently exists is a product of years of R.O.W. expansion for the Hardy Toll Road Frontage Road fly-over. This has left the northern most building approximately 2' inside the 25' Building Line. Further, on the south side of the property along Fourth Street, a building which was built without the need for a Building Line will now sit 4.5' inside a 10' Building Line. Not granting this Dual Building Line Variance for both buildings along Aldine Bender Road and Fourth Street would deprive the applicant of reasonable use of their land.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical

development or one otherwise contrary to sound public policy;

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

The circumstances supporting the granting of the variance are the changing surrounding conditions combined with the ever evolving City of Houston and Harris County requirements and not based upon any hardships the property owners may or may not have created.

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

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

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

The granting of this Variance will not be injurious to the public health, safety, or welfare because the existing conditions are already safe, and they will be maintained.

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

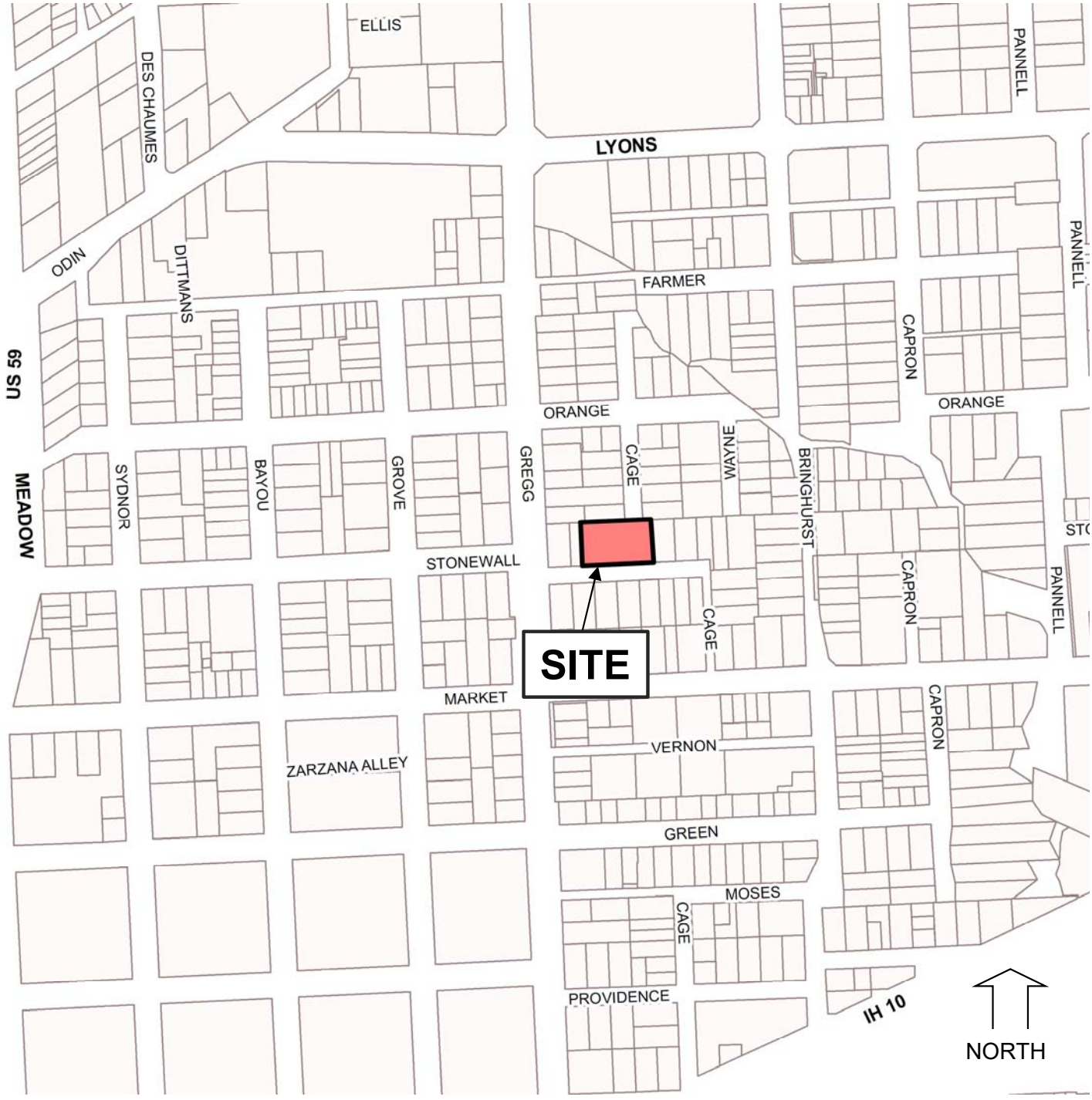
The hardship is based on the changing surrounding conditions and is not economically based at all.

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Vecino Homes at Stonewall (DEF 1)

Applicant: SEM SERVICES



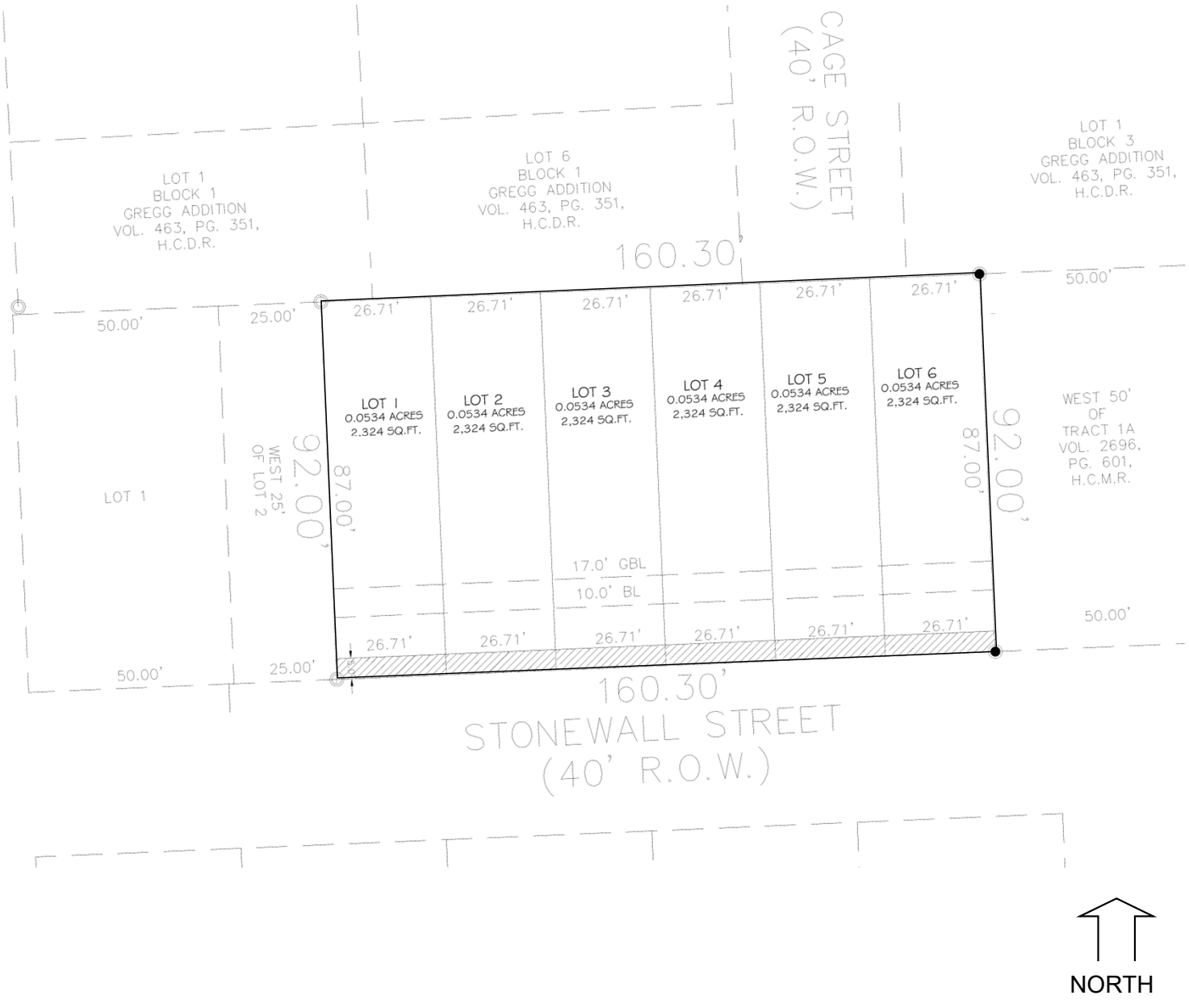
D - Variances **Site Location**

Houston Planning Commission ITEM: 159

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Vecino Homes at Stonewall (DEF 1)

Applicant: SEM SERVICES



D - Variances **Subdivision**

Houston Planning Commission ITEM: 159

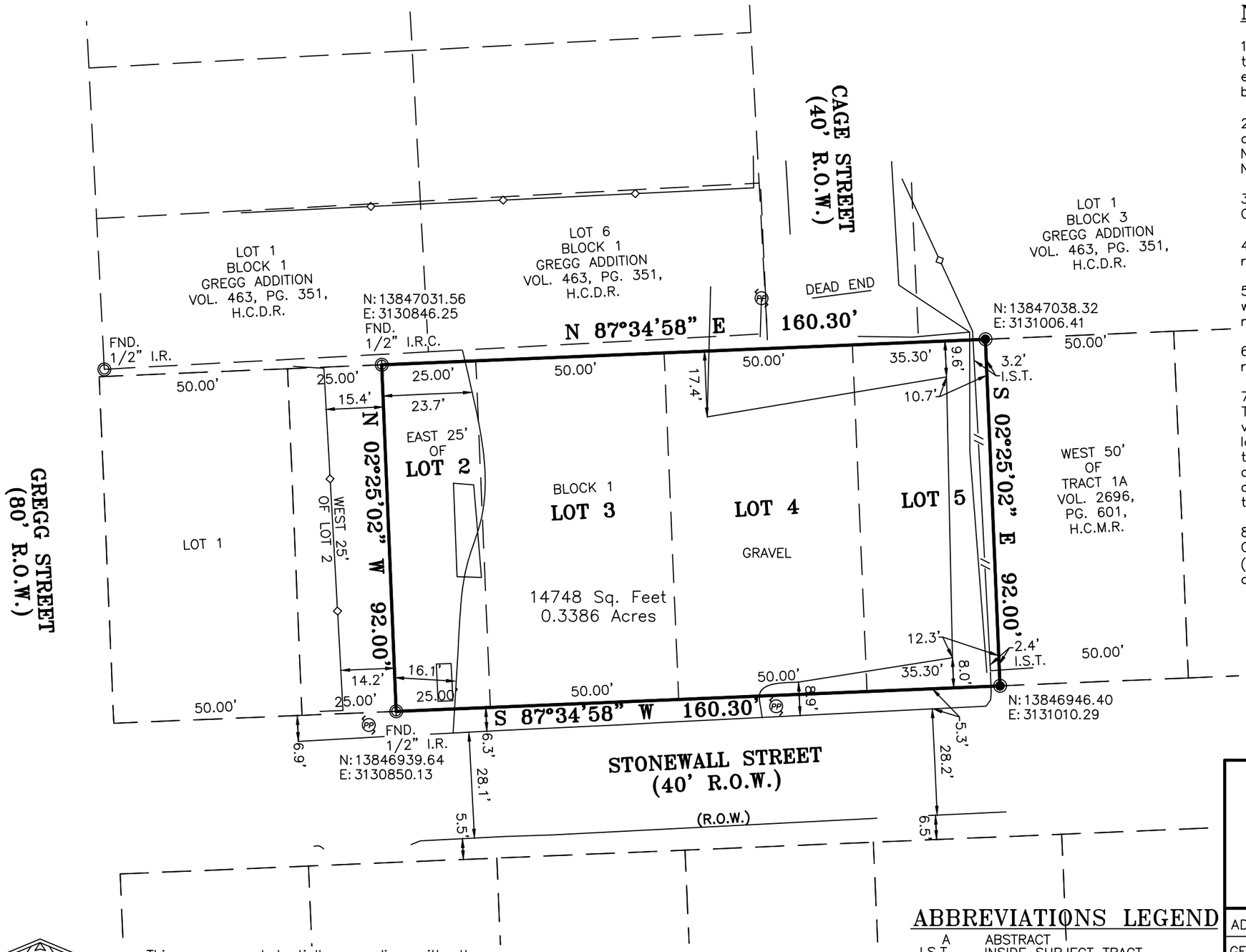
Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Vecino Homes at Stonewall (DEF 1)

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

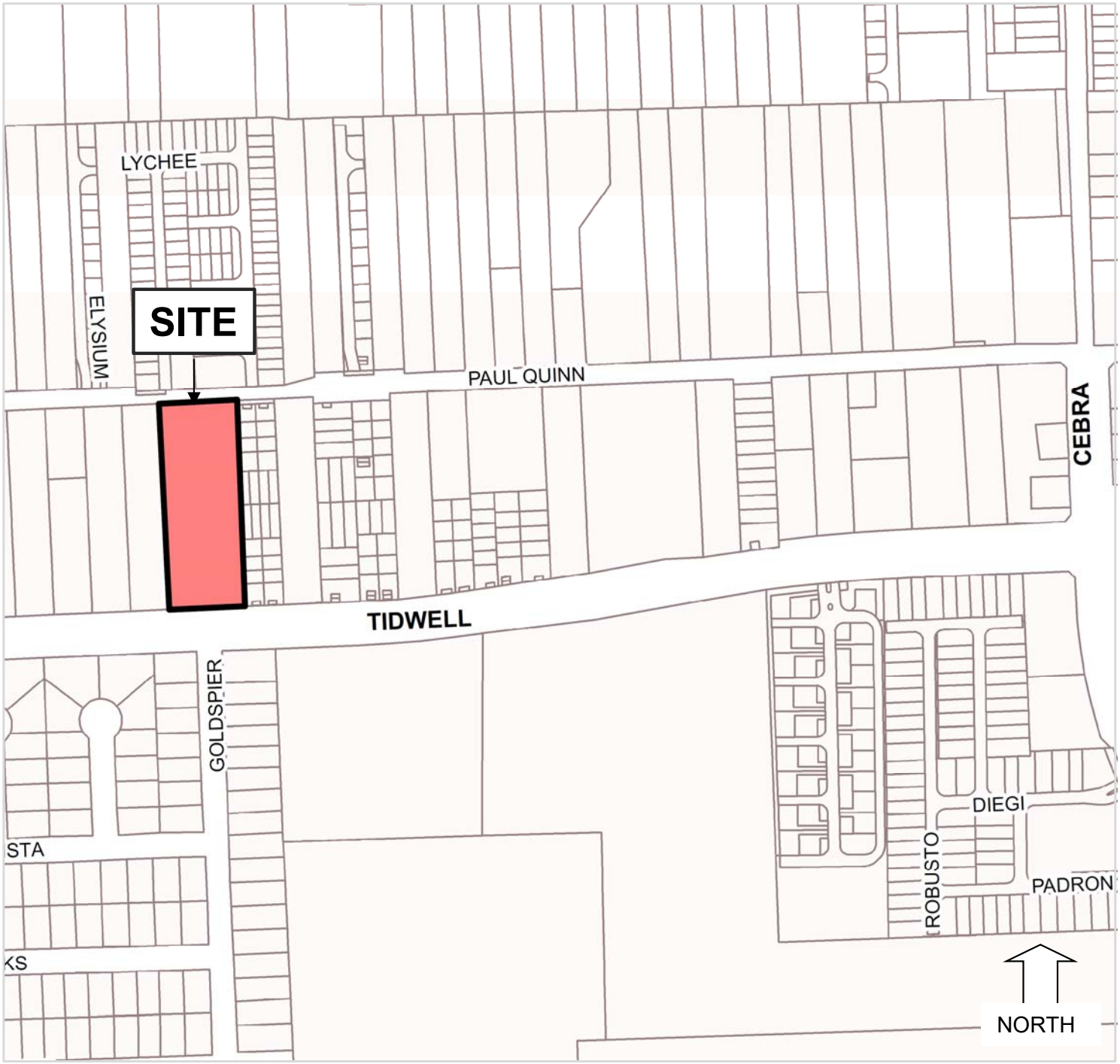
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Lexen Court

Applicant: The Interfield Group



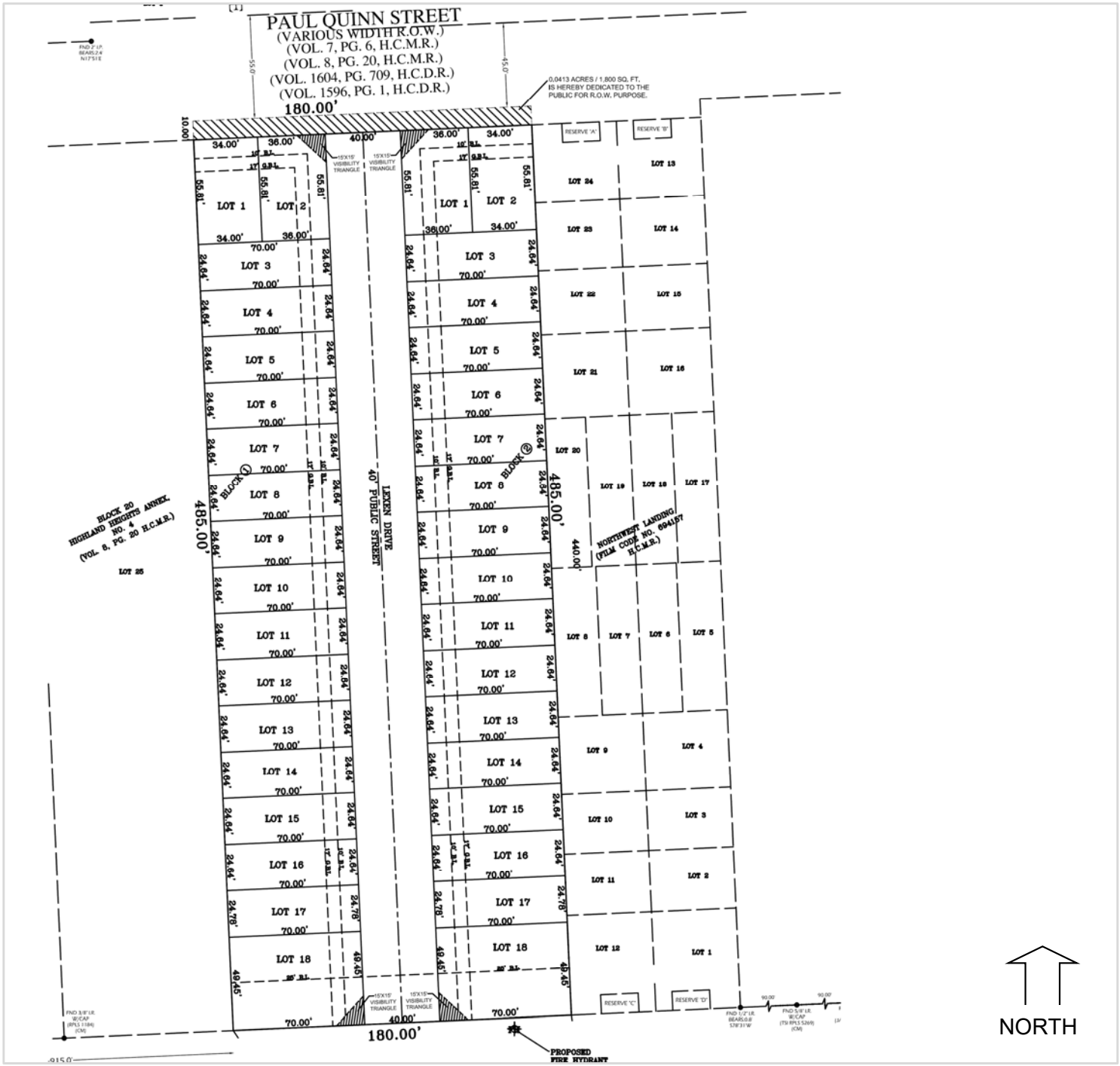
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Lexen Court

Applicant: The Interfield Group



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 160

Planning and Development Department **Meeting Date: 12/07/2023**

Subdivision Name: Lexen Court

Applicant: The Interfield Group



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2023-2668**
Plat Name:	**Lexen Court**
Applicant:	**The Interfield Group**
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 requirement or condition being sought:

Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. – Right-of-way widths - The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: LOCAL STREETS (1) 50 FEET IF ADJACENT TO EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL LOTS;

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:

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The proposed development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926, which predates Chapter 42. This map provided a long 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Lexen Court is dedicating a 10' strip of land for this widening, being 0.0143 (1800 SF) of land. In addition, the developer was previously asked to dedicate a 40' wide north/south public street which further denies owner of a 0.3636-acres (15,840 SF) strip of land. The previous variance request, to not provide a public street, was denied. After many meetings and communications with Houston Planning and Public Works, others, several versions of a possible site layouts, the developer conceded to the public street and worked with his architect to design the site that is before you today. The issues we ran across, in trying to provide a shared driveway development, were the depth of the proposed lots, distance required for a shared driveway from Paul Quinn and W. Tidewell and land area for required number of guest parking. The developer worked with this team, in reviewing these options and was advised that the site before you would be best for this situation. The initial suggestion from Houston Planning was to provide a 30' right of way along the west property line, with the abutting property to the west dedicating 10' in the future. The distance of the median nose did not make this possible, so development was forced to provide the entire 40' right of way that aligned with Goldspier Street on the south side of W. Tidwell. The requirement for a 50' public street would further deny the development of land area needed to make this development somewhat feasible for the developer. We are in hopes that Staff and Planning

Commission can see what a devastating situation the public street requirement has already caused this development. The additional width would further burden the developer. We request that you consider allowing this development a 40' right of way, instead of 50', as previously suggested by Staff. The requirement for a wider public street would reduce the available green space that would have been used for detention and resident backyards. There is a possibility that water, sanitary sewer and storm utilities will need to be extended along the new dedicated public street. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. More "eyes on the street", by adding more windows to front elevations d. 3" caliper trees e. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope Staff and Planning Commission will take all matters into consideration, to allow a 40' right of way, instead of 50'. Thank you.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2668
Plat Name: Lexen Court
Applicant: The Interfield Group
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:

Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.

Chapter 42 Section: 42-122(1)

Chapter 42 Reference:

Right-of-way widths - The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: LOCAL STREETS (1) 50 FEET IF ADJACENT TO EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL LOTS

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;

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The proposed development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926, which predates Chapter 42. This map provided a long 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widen to 60'. Lexen Court is dedicating a 10' strip of land for this widening, being 0.0143 (1800 SF) of land. In addition, the developer was previously asked to dedicate a 40' wide north/south public street which further denies owner of a 0.3636-acres (15,840 SF) strip of land. The previous variance request, to not provide a public street, was denied. After many meetings and communications with Houston Planning and Public Works, others, several versions of a possible site layouts, the developer conceded to the public street and worked with his architect to design the site that is before you today. The issues we ran across, in trying to provide a shared driveway development, were the depth of the proposed lots, distance required for a shared driveway from Paul Quinn and W. Tidewell and land area for required number of guest parking. The developer worked with this team, in reviewing these options and was advised that the site before you would be best for this situation. The initial suggestion from Houston Planning was to provide a 30' right of way along the west property line, with the abutting property to the west dedicating 10' in the future. The distance of the median nose did not make this possible, so development was forced to provide the entire 40' right of way that aligned with Goldspier Street on the south side of W. Tidwell. The

requirement for a 50' public street would further deny the development of land area needed to make this development somewhat feasible for the developer. We are in hopes that Staff and Planning Commission can see what a devastating situation the public street requirement has already caused this development. The additional width would further burden the developer. We request that you consider allowing this development a 40' right of way, instead of 50', as previously suggested by Staff. The requirement for a wider public street would reduce the available green space that would have been used for detention and resident backyards. There is a possibility that water, sanitary sewer and storm utilities will need to be extended along the new dedicated public street. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. More "eyes on the street", by adding more windows to front elevations d. 3" caliper trees e. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope Staff and Planning Commission will take all matters into consideration, to allow a 40' right of way, instead of 50'. Thank you.

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

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. 4' pedestrian buffer 3. More "eyes on the street", by adding more windows to front elevations. 4. 3" caliper trees 5. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.

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

November 8, 2023

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Lexen Court
REFERENCE NUMBER: 2023-2668

Dear Property Owner:

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

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 40' right-of-way, instead of a 50' right-of-way, within the property. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

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

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

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

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

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

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

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

For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909. 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: 12/07/2023
ITEM: 171

Applicant: BILAL HAMZA
Contact Person: BILAL HAMZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: LOOP 494 **NORTH OF:** FORD ROAD	**23-1723**	77357	5772	296D	ETJ

ADDRESS: 22991 White Oak Drive

ACREAGE: 0.96

LEGAL DESCRIPTION:

BEING KNOWN AS LOT 11, WHITE OAK VILLAGE, AN UNRECORDED SUBDIVISION, SITUATED IN THE J.M EVERETT SURVEY IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE