HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, DECEMBER 21, 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 21, 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 21, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the December 7, 2023 Planning Commission Meeting Minutes

I. End of the year report and mapping resources (Dipti Mathur and Sona Sunny**)**

II. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Arum Lee)
b. Replats (Arum Lee)
c. Replats requiring Public Hearings with Notification (Arum Lee, Dorianne Powe-Phlegm, Wilson Calvert, and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Wilson Calvert, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests (John Cedillo)
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

III. Establish a public hearing date of January 25, 2024

a. Amherst Springs
b. Augusta Addition partial replat no 7
c. Dorchester Crossing
d. Fairway Townhomes
e. Golden Tree Estates at Locke Lane
f. National Creekside Reserve on Wallisville
g. Neyland Heights
h. West Bend Sec 1 partial replat no 2

IV. Consideration of a Hyde Park Hotel/Motel located at 704 Hyde Park Blvd (Wilson Calvert)

V. Public Comment

VI. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 7 DECEMBER 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 **2:30 PM** by Martha L. Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present; left at 5:00 before Item II
M. Sonny Garza, Vice Chair	Present; chaired from 5:00 to end of meeting
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present at 3:26 during items 137 and 138
Kevin Robins	Present
Ian Rosenberg	Present at 2:48 during item 136
Megan R. Sigler	Present
Zafar Tahir	Present at 3:28 during items 137 and 138
Meera D. Victor	**Absent**
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:37 during consideration of minutes
Margaret Wallace Brown	Present; left at 3:24 during Item 137 Returned at 4:58 during item 158
Dipti Mathur, Acting Secretary	Present at 3:24 to 4:57

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Marty Stein, welcome statement, and plat announcements

DIRECTORS REPORT – Margaret Wallace Brown, Director; announced truck route plan.

Approval of Minutes

Consideration of the November 16, 2023, Planning Commission Meeting Minutes
Action: Approved.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-59)
b. Replats (60-131)

Staff recommendation: Approve **Item No's. 1 – 131**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve recommendations for **Item No.'s 6, 7, 12, 18, 19, 41, 87 and 101,** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Jones	Vote: Carried
Second: Robins	Abstaining: Heisch, Sigler

c. Replats requiring Public Hearings with Notification

132 Aisla Homes Montridge – 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: Clark	Abstaining: None

133 Alice Grove – Approve

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

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

134 Baker Steel Properties – Defer

Staff recommendation: Defer applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Joyce Owens – available for questions

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

ITEMS 135, 143 AND 144 WERE PRESENTED TOGETHER

135 EAST LAKE HOUSTON PARKWAY AND RESERVES – APPROVE

Staff recommendation: Approve the plats subject to the conditions listed.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Speaker(s): Eddie Lentz, Erin Bruening, Larry Maxwell, Diana Maxwell, Michael Martin, Coy Sloan, Matt Holland, John Henshaw, Dustin Gillock, Kim Gabryszwski, Patsy Hoover, Nancy Diosdado, Barry Besnecker, Pam Workman, Ellen Everett, Jimmy Everett, John Delapasse, Jodi Lamb, Ronnie Lamb, Colleen Lees, Kimberly Thompson, Leonard Willett, Judith Willett, Erica Garcia, Amanda Holbrook, Cory Holbrook, Dora Garcia, Arturo Garcia, Ryan Buza, Jason L. Fowell, Sarah Harvey, Trey Hamilton, Deanna Delapasse, Sharon Workman, Edward Lentz – signed up/did not speak.

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

143 SYNOVA SEC 1 – APPROVE

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

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

144 SYNOVA SEC 5 – 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.

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

136 ENGLAND 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: Clark	Vote: Unanimous
Second: Mares	Abstaining: None

ITEMS 137 AND 138 WERE PRESENTED TOGETHER.

137 FIFTH WARD CHURCH OF CHRIST COMMUNITY DEVELOPMENT – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Monica Fontenot-Poindexter, applicant; John Daniels, Leonard Patterson, Angela Knight– supportive; Delaney Luna, Jocelyn Ramirez, Sandra Buntin, Marshall Lathan, Claudia Reyna – opposed; Richard Smith with Houston Public Works
Tim Jones, Curtis Doyle – signed up/did not speak

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

138 Fifth Ward Church of Christ Resource Development – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Monica Fontenot-Poindexter, applicant; John Daniels, Leonard Patterson, Angela Knight– supportive; Delaney Luna, Jocelyn Ramirez, Sandra Buntin, Marshall Lathan, Claudia Reyna – opposed; Richard Smith with Houston Public Works
Tim Jones, Curtis Doyle – signed up/did not speak

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

139 Lakeside Views – 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): Virginia Myers, position unknown
Bridget Hensey, applicant – signed up/not speak

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

140 Majestic 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: Clark	Vote: Unanimous
Second: Alleman	Abstaining: None

141 North Church Reserve – Defer

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): John Michael Wilson, Sarah Gerdes, Teresa Smith, Cambrea Sims – opposed
Mark Granger, applicant - supportive
Jacob Floyd, Elizabeth & William Anderson, Pamela Pelton, Scott A. Ochsner, Barajas Family, John Sims, Chuck Becker, Richard & Melanie Pane, Bruce Thomas, Potaman – signed up/did not speak

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

142 Pipopi Estates 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: Mares	Abstaining: None

ITEMS 143 AND 144 WERE TAKEN TOGETHER WITH ITEM 135 ABOVE.

143 SYNOVA SEC 1 – APPROVE

144 SYNOVA SEC 5 – APPROVE

145 VAZQUEZ ESTATES ON ALASKA – DEFER

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

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

146 WESTHAVEN ESTATES SEC 1 PARTIAL REPLAT NO 10 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Jon P. Berglund, Michael Webb, Duke Dresser, Jack John Varcados, Bill Ikard - opposed

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

147 WESTHEIMER VIEWS – 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: Garca	Vote: Unanimous
Second: Khaleeq	Abstaining: None

148 WINNETKA VISTA – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Kimberly Quagin- position not stated; Dave Strickland, applicant – available for questions

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

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

149 ADMINISTRATION CAMPUS 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: Viera-Bland	Abstaining: None

150 City of Houston Sims Bayou Water Well No 8 – Defer

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred for further study and review.
Speaker(s): Cynthia Rahmin, Marilyn Rayon, Leo Rayon, Angela King – opposed
Richard Smith, Houston Public Works, Perdita Chavis, District K

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

151 East River Sec 1 partial replat no 2 - Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Gerald Grissom, available for questions

Motion: Clark	Vote: Carried
Second: Baldwin	Abstaining: Heisch, Sigler

152 Harris County Emergency Service District No 7 – Defer

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

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

153 IAH Commerce 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): None

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

154 La Potosina - 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: Sigler	Abstaining: None

155 Northpark South GP – Approve

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

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

156 NORTHPARK SOUTH SEC 1 – WITHDRAWN

157 NORTHWEST HARRIS COUNTY MUD 21 AND 22 WELL SITE NO 3 - 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): Jon Strange, applicant - supportive

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

158 TOWN SITE OF ALDINE PARTIAL REPLAT NO 2 – GRANT AND APPROVE

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

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

159 VECINO HOMES AT STONEWALL - 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): Misty Staunton, Keith Redmond – singed up/did not speak

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

160 LEXEN COURT – DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Carl Sandin – signed up/did not speak

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

g. EXTENSIONS OF APPROVAL

161	Aldine ISD WW Thorne Stadium Complex	Approved
162	Bridgeland Creek Parkway Street Dedication Sec 9	Approved
163	Bridgeland Prairie Refuge Crossing Reserve	Approved

164	Bridgeland Prairieland Crossing Street Dedication Sec 2	Approved
165	Bridgeland Prairieland Private School Reserve	Approved
166	Harris County MUD no 406 Water Well no 3	Approved
167	Jhakaas at Meadowlake Court	Approved
168	Q and S Enterprises LLC	Approved
169	Robins Landing Sec 2	Approved
170	Solanna Parkland Drive and Marvelous Place Street Dedication	Approved

h. Name Changes – None

i. Certificates of Compliance

171	22991 White Oak Lane	Approved

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 161 – 171**.
Commission Action: Approved **Items 161 – 171** per staff recommendations.
Speaker(s): None

Motion: Khaleeq
Second: Clark

Vote: Carried
Abstaining: Heisch – 162,166,170
Sigler – 162,163,164

j. Administrative

172 Nest at Paul Quinn – OMIT

Staff recommendation: Omit.
Commission Action: Omitted.
Speaker(s): None

Motion: Garza
Second: Jones

Vote: Unanimous
Abstaining: None

k. Development Plats with Variance Requests – None

^Vice Chair Garza began Chairing.

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. Kentshire Place Sec 1 partial replat no 3
g. Long Point Acres partial replat no 8
h. McWorter
i. Newhaven Place partial replat no 4
j. Red Haw Heights
k. Saint Augustine Manor
l. Santa Rosa

m. Shadywood partial replat no 2
n. Shotwell Center
o. Springdale Homes
p. Woolworth Estates

Staff recommendation: Establish a public hearing date of January 11, 2024, for Item II, a-p.
Commission action: Established a public hearing date of January 11, 2024, for Item II, a-p.
Speaker(s): None

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

III. PUBLIC COMMENT- None

IV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M Sonny Garza adjourned the meeting at **5:05 PM**.

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

_____ _____

M. Sonny Garza, Vice Chair Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aisla Homes Montridge	C3F	
2	Alice Grove	C3F	
3	Barr Landing	C3F	
4	Bower Landing	C2	DEF1
5	Bridgeland Prairieland Village Sec 10	C3F	DEF1
6	Candela Sec 13	C3F	
7	Candela Sec 14	C3F	
8	Candela Sec 16	C3F	
9	Candela Sec 17	C3F	
10	Clodine Residences	C3F	
11	Cypress Green Sec 13	C3F	
12	Cypress Green Sec 14	C3F	
13	Daisyetta Development	C1	
14	Dearborn Place partial replat no 2	C3F	
15	Development at FM 529	C2	
16	Diaz Village	C2	DEF1
17	East Belt Logistics Park	C2	
18	Edgewood Village East GP	GP	
19	Fifth Ward Church of Christ Community Development	C3F	
20	Fifth Ward Church of Christ Resource Development	C3F	
21	Four Seasons at Clodine	C2	
22	Franks Acre	C2	
23	Fry Road Tract Sec 1	C2	
24	Fryer Villas	C2	
25	Grand Mason Sec 6	C3F	
26	Grand Prairie Highlands Sec 10	C3P	
27	Grand Prairie Highlands Sec 12	C3P	
28	Indus Oak Residence	C3F	DEF1
29	Jardin Botanico	C2	DEF1
30	Jarvis Business Park	C2	
31	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	C3P	
32	Key Villas	C3F	
33	Kickapoo Road Street Dedication Sec 2	C3P	DEF1
34	Lakeside Views	C3F	
35	Maharaj Residence	C2	
36	Majestic Landing	C3F	
37	Malabar Place partial replat no 1	C3F	
38	Mansfield Reserve	C3F	
39	Melbourne Villas	C3F	
40	MRM Texas Builders LLC at Spring Cypress Road	C2	
41	New Orleans Street Estates	C3F	
42	Newport Pointe Sec 5	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Parker Place Eighty One Zero One	C3F	
44	Plaza Estates at Eichwurzel	C2	DEF1
45	Quarry on Grant GP	GP	
46	Ralston Lakes Sec 2	C3F	DEF1
47	Refuge Temple Ministries Sec 1	C2	
48	Reserves at Wilshire and Veterans Memorial	C2	
49	Shelburne Point	C3F	
50	SMT Houston VII	C2	
51	Stroker Acres	C2	
52	Sundance Cove Detention Pond B	C2	
53	Sundance Cove Detention Pond C	C2	
54	Sundance Cove Sec 8	C3P	
55	Sundance Cove Sec 9	C3P	
56	Sunset Ridge East Reserve Sec 4	C2	DEF1
57	Teal Gardens	C3F	
58	Telge Ranch North Sec 2	C3P	
59	Trillium Sec 6	C3P	
60	View at Millstone	C3F	
61	Waheed Plaza	C2	
62	Wander Interests GP	GP	
63	West Ford Landing	C2	
64	Westhaven Estates 1 partial replat no 10	C3F	
65	Westheimer Views	C3F	
66	Winnetka Vista	C3F	

B-Replats

67	Acres Home Estates	C2R	
68	Burkett Estates	C2R	
69	Calvin Village	C2R	
70	Capital Garage	C2R	
71	Cardenas Plaza	C2R	DEF1
72	CJV Holding at South Victory	C2R	DEF1
73	Cordova Apartments	C2R	
74	Crosby Car Wash	C2R	DEF1
75	Development on Fairbanks North Houston	C2R	
76	Elysian Meadows	C2R	DEF1
77	Emancipation Court	C2R	
78	Energy Gateway District partial replat no 1 and extension	C2R	
79	Forest Drive Plaza	C2R	
80	Garcia Gomez Reserve	C2R	DEF1
81	Golden Forest Estates	C2R	DEF1
82	Harmony Villages	C2R	
83	Harris County Hospital District Alief replat no 1 and extension	C2R	
84	Highland Garden Place	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Highland Heights Point	C2R	DEF1
86	Iglesia El Redentor Reserve	C2R	
87	Keys Estates at Carmen Street	C2R	
88	Lincoln Heights Corner	C2R	
89	McDaniel Estates for Shotwell	C2R	
90	McKel Hollow	C2R	DEF1
91	Meadowcroft Acres partial replat no 1	C2R	
92	Naeem Place at Blossom on Memorial Park	C2R	
93	Newport Grove Sec 1	C3R	
94	Noah Pointe	C2R	
95	North Bound Housing	C3R	
96	Park Street at Mainer	C2R	
97	Prisco Village	C2R	
98	Regency Lofts Extension	C2R	DEF1
99	Rosalie Village	C2R	DEF1
100	South Main Plaza replat no 1 and extension	C2R	DEF1
101	Sunset Heights Villas	C2R	
102	Sunset Valley Sec 1	C3R	
103	Sunset Valley Sec 3	C3R	
104	Tawhid Towne Plaza	C2R	
105	Toledo Oaks	C2R	
106	Tower Estates	C2R	
107	Walters Plaza	C2R	
108	Wilmington Gardens	C2R	
109	Winfield Road Village	C2R	
110	Zalini Group Allen Street Estate	C2R	

C-Public Hearings Requiring Notification

111	Ade Arc Properties	C3N	
112	Baker Steel Properties	C3N	DEF1
113	Dearborn Place partial replat no 4	C3N	
114	England Village	C3N	
115	FIF Theresa Street Development	C3N	
116	Glen Manor Estates	C3N	
117	Goforth Manor	C3N	
118	Haddick Villas	C3N	
119	Lexington Green	C3N	
120	Ley Road Landing	C3N	
121	Lozier Villas First Venture	C3N	
122	Maggie Village	C3N	
123	North Church Reserve	C3N	DEF1
124	South Court partial replat no 1	C3N	
125	Vazquez Estates on Alaska	C3N	DEF1
126	Washington Terrace partial replat no 11	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral
127	West Bend Sec 1 partial replat no 1	C3N	
128	Westheimer Crossing	C3N	

D-Variances

129	Avalon School of Massage	C2R	
130	City of Houston Sims Bayou Water Well No 8	C2	DEF1
131	Cypress Rosehill GP	C3P	
132	Gated Rentals Crosby	C2	
133	Harris County Emergency Service District No 7	C3P	DEF1
134	Indian Springs Sec 4	C3P	
135	Silver Center	C2	
136	Wisteria GP	GP	

E-Special Exceptions

137	Grand Prairie Highlands Sec 11	C3P	

F-Reconsideration of Requirements

138	Lexen Court	C3R	DEF1

G-Extensions of Approval

139	Anderson Lake Sec 3	EOA	
140	Colonial Heights	EOA	
141	Greenville Estates	EOA	
142	Jackson Village	EOA	
143	Katy Islamic Center replat no 2 and extension	EOA	
144	Metro Maintenance of Way	EOA	
145	Rothwood Boat and RV Storage	EOA	
146	Shoppes at Shepherd	EOA	
147	Springwoods Village Parkway Street Dedication Sec 7	EOA	
148	Terravista Lakes Reserves	EOA	

H-Name Changes

149	Harris County Improvement District No 13 Lift Station No 2 (prev. Harris County Improvement District no 14 Lift Station no 2)	NC	
150	Nettleton Estates (prev. Equitrust Development)	NC	
151	Sunset Valley GP (prev. Bauer Road Tract GP)	NC	

I-Certification of Compliance

152	24077 McShan Lane	COC	

J-Administrative

Item No.	Subdivision Plat Name	App Type	Deferral

None

K-Development Plats with Variance Requests

153	3102 Le Badie Street	DPV	

Hotel/Motel Variance Requests

IV	704 Hyde Park Blvd	HMV	

Platting Summary **Houston Planning Commission** **PC Date: December 21, 2023**

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Aisla Homes Montridge	2023-2860	C3F	Harris	City	450U	0.54	0.02	10	n/a	Pioneer Engineering, LLC
2	Alice Grove	2023-2836	C3F	Harris	City	533R	0.13	0.00	3	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
3	Barr Landing	2023-2825	C3F	Harris	City	450Q	0.86	0.00	4	No Company	HRS and Associates, LLC
4	Bower Landing (DEF1)	2023-2768	C2	Harris	ETJ	327X	1.59	0.00	1	Chad Bowers	Owens Management Systems, LLC
5	Bridgeland Prairieland Village Sec 10 (DEF1)	2023-2630	C3F	Harris	ETJ	365P	18.86	9.98	68	Bridgeland Development LP	Costello, Inc.
6	Candela Sec 13	2023-2864	C3F	Fort Bend	ETJ	524N	11.73	0.72	65	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
7	Candela Sec 14	2023-2870	C3F	Fort Bend	ETJ	524N	19.72	2.50	61	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
8	Candela Sec 16	2023-2865	C3F	Fort Bend	ETJ	524N	3.16	1.55	9	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
9	Candela Sec 17	2023-2871	C3F	Fort Bend	ETJ	524N	4.91	1.28	16	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
10	Clodine Residences	2023-2874	C3F	Fort Bend	ETJ	527T	9.08	2.46	78	ICON REAL ISTATE HOLDINGS LLC	RSG Engineering
11	Cypress Green Sec 13	2023-2866	C3F	Harris	ETJ	285V	16.32	5.41	54	Astro Cypress Green, L.P.	Quiddity Engineering
12	Cypress Green Sec 14	2023-2883	C3F	Harris	ETJ	285V	20.59	0.87	100	Astro Cypress Green, L.P.	Quiddity Engineering
13	Daisyetta Development	2023-2700	C1	Harris	City	570R	0.50	0.00	3	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
14	Dearborn Place partial replat no 2	2023-2916	C3F	Harris	City	492U	0.65	0.65	0	KENSINGER DONNELLY	Landpoint
15	Development at FM 529	2023-2846	C2	Harris	ETJ	406N	3.38	3.38	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
16	Diaz Village (DEF1)	2023-2436	C2	Harris	City	453G	0.89	0.89	14	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
17	East Belt Logistics Park	2023-2803	C2	Harris	ETJ	416M	53.31	53.31	0	Ward, Getz & Associates, LLP	Windrose
18	Edgewood Village East GP	2023-2855	GP	Harris	ETJ	457G	66.74	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
19	Fifth Ward Church of Christ Community Development	2023-2887	C3F	Harris	City	494F	0.22	0.22	0	T M Services	Chesterfield Development Services
20	Fifth Ward Church of Christ Resource Development	2023-2892	C3F	Harris	City	494F	0.11	0.11	0	T M Services	Chesterfield Development Services
21	Four Seasons at Clodine	2023-2823	C2	Harris	ETJ	527G	0.43	0.43	0	ADVANCE SURVEYING, INC	Advance Surveying, 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
22	Franks Acre	2023-2819	C2	Harris	ETJ	368N	1.00	1.00	0	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
23	Fry Road Tract Sec 1	2023-2692	C2	Harris	ETJ	446G	15.12	15.12	0	WEINGARTEN BEAR CREEK, L.P.	Civil-Surv Land Surveying, L.C.
24	Fryer Villas	2023-2536	C2	Harris	City/ ETJ	418J	11.01	0.00	2	1965	Overland (Surveyors) Consortium, Inc
25	Grand Mason Sec 6	2023-2810	C3F	Harris	ETJ	405M	18.42	6.97	60	TPHTM 529, LLC	BGE, Inc.
26	Grand Prairie Highlands Sec 10	2023-2818	C3P	Harris	ETJ	323L	33.27	17.90	70	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
27	Grand Prairie Highlands Sec 12	2023-2815	C3P	Harris	ETJ	323Q	17.27	0.94	87	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
28	Indus Oak Residence (DEF1)	2023-2671	C3F	Harris	City	412X	0.95	0.05	15	Indus Oak Homes	Chesterfield Development Services
29	Jardin Botanico (DEF1)	2023-2680	C2	Harris	ETJ	413E	2.48	2.48	0	N/A	E.I.C. Surveying Company
30	Jarvis Business Park	2023-2805	C2	Harris	ETJ	367H	5.46	5.23	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC
31	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	2023-2894	C3P	Harris	ETJ	323R	46.60	34.43	0	Emptor Hockley	Meta Planning + Design LLC
32	Key Villas	2023-2799	C3F	Harris	City	452B	1.91	0.14	32	Key Investment LLC	MOMENTUM EGINEERING
33	Kickapoo Road Street Dedication Sec 2 (DEF1)	2023-2696	C3P	Harris	ETJ	323Q	5.10	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
34	Lakeside Views	2023-2891	C3F	Harris	City	338V	0.28	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
35	Maharaj Residence	2023-2832	C2	Harris	ETJ	299Y	10.24	0.00	2	No Company	HRS and Associates, LLC
36	Majestic Landing	2023-2837	C3F	Harris	City	454Z	0.23	0.00	5	Alonzo Reynolds	Total Surveyors, Inc.
37	Malabar Place partial replat no 1	2023-2908	C3F	Harris	City	450R	0.52	0.49	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
38	Mansfield Reserve	2023-2857	C3F	Harris	City	451D	1.52	0.13	28	Urbatechture	Pioneer Engineering, LLC
39	Melbourne Villas	2023-2710	C3F	Harris	City	455B	0.33	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
40	MRM Texas Builders LLC at Spring Cypress Road	2023-2847	C2	Harris	ETJ	331A	1.50	1.50	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
41	New Orleans Street Estates	2023-2852	C3F	Harris	City	494F	0.11	0.00	2	Sims Properties	RP & Associates
42	Newport Pointe Sec 5	2023-2877	C3F	Harris	ETJ	379U	22.26	2.84	84	Newport Pointe, LTD.	LJA Engineering, Inc.-(Houston Office)
43	Parker Place Eighty One Zero One	2023-2844	C3F	Harris	City	455G	21.78	8.55	81	Parker Place Property Owners Association Inc	CGEA|Planning + Design
44	Plaza Estates at Eichwurzel (DEF1)	2023-2741	C2	Harris	City	453U	0.24	0.00	2	New Era Development	New Era Development & Land Services
45	Quarry on Grant GP	2023-2854	GP	Harris	ETJ	327G	421.72	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group

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
46	Ralston Lakes Sec 2 (DEF1)	2023-2701	C3F	Harris	ETJ	416K	31.11	18.05	127	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
47	Refuge Temple Ministries Sec 1	2023-2912	C2	Harris	ETJ	375T	14.50	14.14	0	Idea Public Schools C/O	Pape-Dawson Engineers
48	Reserves at Wilshire and Veterans Memorial	2023-2808	C2	Harris	ETJ	412A	2.92	2.68	0	10 West Surveying and Mapping, Inc.	McKim and Creed
49	Shelburne Point	2023-2711	C3F	Harris	City	374M	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
50	SMT Houston VII	2023-2689	C2	Harris	City	572M	2.59	2.59	1	SMT Houston VII	SMT Energy
51	Stroker Acres	2023-2901	C2	Harris	ETJ	379L	79.72	78.84	0	Robert Peavy	Hovis Surveying Company Inc.
52	Sundance Cove Detention Pond B	2023-2915	C2	Harris	ETJ	378P	30.84	30.84	0	Clay Road 628 Development, LP.	EHRA
53	Sundance Cove Detention Pond C	2023-2924	C2	Harris	ETJ	378P	30.27	30.27	0	Clay Road 628 Development LP & Meritage Homes of Texas, LLC, An Arizona Limited Liability Company	EHRA
54	Sundance Cove Sec 8	2023-2917	C3P	Harris	ETJ	378P	23.48	1.16	91	Clay Road 628 Development, LP.	EHRA
55	Sundance Cove Sec 9	2023-2920	C3P	Harris	ETJ	378P	15.14	0.48	59	Clay Road 628 Development, LP.	EHRA
56	Sunset Ridge East Reserve Sec 4 (DEF1)	2023-2706	C2	Harris	ETJ	376V	17.33	17.33	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
57	Teal Gardens	2023-2796	C3F	Fort Bend	ETJ	611W	21.13	6.88	107	Odyssey Engineering Group	Miller Survey Group
58	Telge Ranch North Sec 2	2023-2869	C3P	Harris	ETJ	327M	5.51	0.43	27	Woodmere Development Co., LTD.	IDS Engineering Group
59	Trillium Sec 6	2023-2817	C3P	Fort Bend	ETJ	527S	18.81	10.26	41	TPHTM 1464, LLC	Costello, Inc.
60	View at Millstone	2023-2571	C3F	Harris	ETJ	333K	6.14	5.70	0	CENTER POINT SURVEY	CENTER POINT SURVEY
61	Waheed Plaza	2023-2848	C2	Harris	ETJ	331C	3.99	3.99	0	Flaah Construction	Hovis Surveying Company Inc.
62	Wander Interests GP	2023-2568	GP	Harris	ETJ	366N	5.00	0.00	0	Wander Interests	McKim and Creed
63	West Ford Landing	2023-2822	C2	Montgomery	ETJ	296F	2.24	2.24	0	Segenvo, LLC.	E.I.C. Surveying Company
64	Westhaven Estates 1 partial replat no 10	2023-2842	C3F	Harris	City	491S	0.40	0.02	8	New Era Development	New Era Development & Land Services
65	Westheimer Views	2023-2834	C3F	Harris	City	415X	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
66	Winnetka Vista	2023-2835	C3F	Harris	City	534E	0.21	0.00	4	ParadigmHouston	replats.com

B-Replats

67	Acres Home Estates	2023-2893	C2R	Harris	City	412N	0.25	0.00	5	MI Builders LLC	The Interfield Group
68	Burkett Estates	2023-2729	C2R	Harris	City	533L	0.12	0.00	2	BURCO INVESTMENTS LLC	ICMC GROUP 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
69	Calvin Village	2023-2903	C2R	Harris	City	412X	0.37	0.00	8	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
70	Capital Garage	2023-2849	C2R	Harris	City	493R	0.62	0.62	0	Harvey Builders	Windrose
71	Cardenas Plaza (DEF1)	2023-2600	C2R	Harris	ETJ	413S	0.23	0.00	4	PRIME TEXAS SURVEYS LLC	SEM SERVICES
72	CJV Holding at South Victory (DEF1)	2023-2663	C2R	Harris	City	412S	0.62	0.01	9	PRIME TEXAS SURVEYS LLC	SEM SERVICES
73	Cordova Apartments	2023-2868	C2R	Harris	City	574K	9.63	9.63	0	Kittle Property Group, Inc.	BGE, Inc.
74	Crosby Car Wash (DEF1)	2023-2747	C2R	Harris	ETJ	419G	2.79	2.79	0	SunRaj Developers, Inc.	Century Engineering, Inc
75	Development on Fairbanks North Houston	2023-2858	C2R	Harris	ETJ	410B	6.10	5.94	0	MOHSIN MOMIN	Century Engineering, Inc
76	Elysian Meadows (DEF1)	2023-2726	C2R	Harris	City	453Z	0.34	0.00	6	Individual	RED CONSULTANTS
77	Emancipation Court	2023-2853	C2R	Harris	City	493U	0.52	0.01	15	1st Homes LLC	Pioneer Engineering, LLC
78	Energy Gateway District partial replat no 1 and extension	2023-2862	C2R	Harris	City	490A	8.02	8.02	0	Lipex Properties, LP	BGE, Inc.
79	Forest Drive Plaza	2023-2876	C2R	Montgomery	ETJ	257R	3.62	3.62	0	Interplan Architects. Inc	Century Engineering, Inc
80	Garcia Gomez Reserve (DEF1)	2023-2507	C2R	Harris	ETJ	371U	1.95	0.00	3	ANGEL V GARCIA	Houston Platting
81	Golden Forest Estates (DEF1)	2023-2603	C2R	Harris	City	451G	0.28	0.00	5	Terra Holdings Group, Inc.	ICMC GROUP INC
82	Harmony Villages	2023-2824	C2R	Harris	City	412U	0.20	0.00	4	Prisco Properties, LLC	HRS and Associates, LLC
83	Harris County Hospital District Alief replat no 1 and extension	2023-2851	C2R	Harris	City	529P	15.61	15.54	0	Harris Health System	C.L. Davis & Company
84	Highland Garden Place (DEF1)	2023-2728	C2R	Harris	City	412N	0.32	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
85	Highland Heights Point (DEF1)	2023-2613	C2R	Harris	City	412P	0.25	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
86	Iglesia El Redentor Reserve	2023-2827	C2R	Harris	City	571M	2.76	2.76	0	IGLESIA EVANGELEICA EL REDENTOR DE APOSTOLES Y PROFETAS INC	Surv-Tex surveying Inc.
87	Keys Estates at Carmen Street	2023-2925	C2R	Harris	City	573D	0.29	0.00	4	runplans	RUN PLANS
88	Lincoln Heights Corner	2023-2777	C2R	Harris	City	453P	0.21	0.00	4	Finished Line Design	Owens Management Systems, LLC
89	McDaniel Estates for Shotwell	2023-2843	C2R	Harris	City	454Q	0.24	0.00	2	New Era Development	New Era Development & Land Services
90	McKel Hollow (DEF1)	2023-2732	C2R	Harris	City	494S	0.17	0.08	1	Blue Bean, LLC	Texas Land Maps
91	Meadowcroft Acres partial replat no 1	2023-2265	C2R	Harris	City	490Y	0.29	0.29	0	AL	South Texas Surveying Associates, Inc.
92	Naeem Place at Blossom on Memorial Park	2023-2780	C2R	Harris	City	492L	0.17	0.00	4	Tanglewood Builders	The Interfield Group

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
93	Newport Grove Sec 1	2023-2664	C3R	Harris	ETJ	379T	48.70	23.43	103	Rochester Development, LLC	Meta Planning + Design LLC
94	Noah Pointe	2023-2881	C2R	Harris	City	533P	0.34	0.34	0	Skyline Home Builders, LLC	MOMENTUM EGINEERING
95	North Bound Housing	2023-2800	C3R	Harris	City	413S	7.97	5.71	15	New Spirit of Life Missionary Baptist Church	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
96	Park Street at Mainer	2023-2730	C2R	Harris	City	533P	0.11	0.00	2	STANDARD INTERNATIONAL ENTERPRISE, INC., A NEW YORK CORPORATION	STUPA INTERNATIONAL LLC
97	Prisco Village	2023-2829	C2R	Harris	City	412Y	0.23	0.00	5	Prisco Properties, LLC	HRS and Associates, LLC
98	Regency Lofts Extension (DEF1)	2023-2778	C2R	Harris	City	533F	0.21	0.21	0	Ward, Getz & Associates, LLP	Windrose
99	Rosalie Village (DEF1)	2023-2731	C2R	Harris	City	493Z	0.11	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
100	South Main Plaza replat no 1 and extension (DEF1)	2023-2513	C2R	Harris	City	570M	4.22	4.22	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
101	Sunset Heights Villas	2023-2806	C2R	Harris	City	453S	0.11	0.00	2	ROC Homes	MOMENTUM EGINEERING
102	Sunset Valley Sec 1	2023-2910	C3R	Harris	ETJ	285Y	29.90	6.94	124	DR Horton	Meta Planning + Design LLC
103	Sunset Valley Sec 3	2023-2919	C3R	Harris	ETJ	285X	16.90	5.00	66	DR Horton	Meta Planning + Design LLC
104	Tawhid Towne Plaza	2023-2801	C2R	Harris	City	454T	0.54	0.54	0	Masjid At-Tawhid, Inc.	The Pinnell Group, LLC
105	Toledo Oaks	2023-2856	C2R	Harris	City	452C	0.33	0.01	6	Roberto Toledo	Pioneer Engineering, LLC
106	Tower Estates	2023-2888	C2R	Harris	City	412N	0.49	0.00	7	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
107	Walters Plaza	2023-2885	C2R	Harris	ETJ	331X	5.70	5.70	0	Brightway Adult Daycare Center LLC	Hovis Surveying Company Inc.
108	Wilmington Gardens	2023-2922	C2R	Harris	City	573D	0.28	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
109	Winfield Road Village	2023-2760	C2R	Harris	ETJ	414L	0.68	0.00	1	Oc Plans & Permits	Oc Plans & Permits
110	Zalini Group Allen Street Estate	2023-2897	C2R	Harris	City	492G	0.14	0.00	3	Zalini Group, LLC	AAB Homes, LLC

C-Public Hearings Requiring Notification

111	Ade Arc Properties	2023-2409	C3N	Harris	City	530B	0.65	0.65	0	PETER	RSG Engineering
112	Baker Steel Properties (DEF1)	2023-2457	C3N	Harris	ETJ	414K	2.20	2.20	0	W. Baker Steel, LLC	Owens Management Systems, LLC
113	Dearborn Place partial replat no 4	2023-2540	C3N	Harris	City	492V	0.17	0.00	2	Sandcastle Homes	MOMENTUM EGINEERING
114	England Village	2023-2470	C3N	Harris	City	533R	0.16	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
115	FIF Theresa Street Development	2023-2438	C3N	Harris	City	533U	0.32	0.00	3	FIF Engineering LLC	Doshi Engineering & Surveying Company

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
116	Glen Manor Estates	2023-2344	C3N	Harris	City	455E	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Goforth Manor	2023-2592	C3N	Harris	City	533R	0.18	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
118	Haddick Villas	2023-2662	C3N	Harris	City	415Y	0.19	0.00	2	Lucero Lopez	Apex Group
119	Lexington Green	2023-2589	C3N	Harris	City	492Z	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
120	Ley Road Landing	2023-2631	C3N	Harris	City	455J	0.48	0.00	9	Metro Living Studio	Total Surveyors, Inc.
121	Lozier Villas First Venture	2023-2515	C3N	Harris	City	533L	0.15	0.00	3	Paschal Homes LLC	Karen Rose Engineering and Surveying
122	Maggie Village	2023-2559	C3N	Harris	City	533Y	0.24	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
123	North Church Reserve (DEF1)	2023-2242	C3N	Harris	ETJ	485F	1.02	1.02	0	Langford Engineering, Inc.	Windrose
124	South Court partial replat no 1	2023-2677	C3N	Harris	City	533M	0.11	0.00	3	BURCO INVESTMENTS LLC	ICMC GROUP INC
125	Vazquez Estates on Alaska (DEF1)	2023-2372	C3N	Harris	City	535R	0.20	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
126	Washington Terrace partial replat no 11	2023-2635	C3N	Harris	City	493Y	0.27	0.04	6	New Era Development	New Era Development & Land Services
127	West Bend Sec 1 partial replat no 1	2023-2614	C3N	Harris	ETJ	528A	0.22	0.00	1	Sonny Ely	Civil-Surv Land Surveying, L.C.
128	Westheimer Crossing	2023-2676	C3N	Harris	City	491X	0.28	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
D-Variances											
129	Avalon School of Massage	2023-2539	C2R	Harris	City	452Q	0.45	0.45	0	White Glove Consulting, LLC	REKHA ENGINEERING, INC.
130	City of Houston Sims Bayou Water Well No 8 (DEF1)	2023-2599	C2	Harris	City	571J	0.58	0.58	0	City of Houston C/O Landtech, Inc.	Landtech, Inc.
131	Cypress Rosehill GP	2023-2926	C3P	Harris	ETJ	327E	49.32	0.00	0	D.R. Horton	Meta Planning + Design LLC
132	Gated Rentals Crosby	2023-2320	C2	Harris	ETJ	419G	26.06	26.06	0	GRFIS1L, LLC	Civil-Surv Land Surveying, L.C.
133	Harris County Emergency Service District No 7 (DEF1)	2023-2685	C3P	Harris	ETJ	292Q	62.86	62.86	0	Thrower law	South Texas Surveying Associates, Inc.
134	Indian Springs Sec 4	2023-2586	C3P	Harris	ETJ	378G	10.66	0.00	131	Blackline Engineering LLC	Blackline Engineering
135	Silver Center	2023-2627	C2	Harris	City	493F	0.93	0.93	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
136	Wisteria GP	2023-2875	GP	Harris	ETJ	405G	635.00	0.00	0	Wisteria Interests, LLC	LJA Engineering, Inc.-(Houston Office)
E-Special Exceptions											
137	Grand Prairie Highlands Sec 11	2023-2816	C3P	Harris	ETJ	323Q	32.08	1.85	173	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
F-Reconsideration of Requirements											
138	Lexen Court (DEF1)	2023-2668	C3R	Harris	City	451D	2.00	0.00	36	B & U Construction	The Interfield Group
G-Extensions of Approval											
139	Anderson Lake Sec 3	2023-0177	EOA	Harris	ETJ	572W	20.08	4.39	111	Libert Homes Builders LLC & Group Mak LLC	Benchmark Engineering Corporation
140	Colonial Heights	2022-2990	EOA	Harris	ETJ	445W	16.48	11.49	91	Heights Colonial, LP; West Harris County Municipal Utility District No 5;Katy Promise joint venture	City Choice Group, LLC
141	Greenville Estates	2022-3045	EOA	Harris	City	574U	2.50	0.35	38	BEC Engineers and Consultants, LLC	Windrose
142	Jackson Village	2022-3057	EOA	Harris	ETJ	372B	13.29	4.13	57	NORTH VILLAGE INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP AIRTEX PLAZA INVESTMENT, L.L.C., A TEXAS	EHRA
143	Katy Islamic Center replat no 2 and extension	2022-2989	EOA	Fort Bend	ETJ	485J	6.38	6.19	0	Islamic Society of Greater Houston	Interland Surveying
144	Metro Maintenance of Way	2023-0044	EOA	Harris	City	493G	2.74	2.67	0	METRO	GeoSurv, Inc dba TSC Surveying
145	Rothwood Boat and RV Storage	2022-3016	EOA	Harris	ETJ	291J	5.92	5.92	0	Rothwood Storage Partners, LLC	McKim and Creed
146	Shoppes at Shepherd	2022-2706	EOA	Harris	City	452H	1.97	1.97	0	Sam Momin	Windrose
147	Springwoods Village Parkway Street Dedication Sec 7	2022-2949	EOA	Harris	ETJ	291M	1.76	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
148	Terravista Lakes Reserves	2022-2945	EOA	Fort Bend	ETJ	526Q	1.50	1.34	0	Bovay Engineers, Inc.	Windrose
H-Name Changes											
149	Harris County Improvement District No 13 Lift Station No 2 (prev. Harris County Improvement District no 14 Lift Station no 2)	2022-0539	NC	Harris	ETJ	366G	0.20	0.20	0	Harris County Improvement District No 13	BGE, Inc.
150	Nettleton Estates (prev. Equitrust Development)	2023-2310	NC	Harris	City	493Z	0.11	0.00	3	Equitrust Real Estates 1, LLC	STUPA INTERNATIONAL 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
151	Sunset Valley GP (prev. Bauer Road Tract GP)	2023-1853	NC	Harris	ETJ	285X	82.00	0.00	0	DR Horton	Meta Planning + Design LLC

I-Certification of Compliance

152	24077 McShan Lane	23-1724	COC	Montgomery	ETJ	296G				Carlos Mendez	Carlos Mendez

J-Administrative

None

K-Development Plats with Variance Requests

153	3102 Le Badie Street	22116933	DPV	Harris	City	454S				Hadi Maniar	CoMax Realty

Hotel/Motel Variance

IV	Hyde Park Hotel located at 704 Hyde Park Blvd	22014682	HMV	Harris	City	493N				Manish Patel	Mighty Equities

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



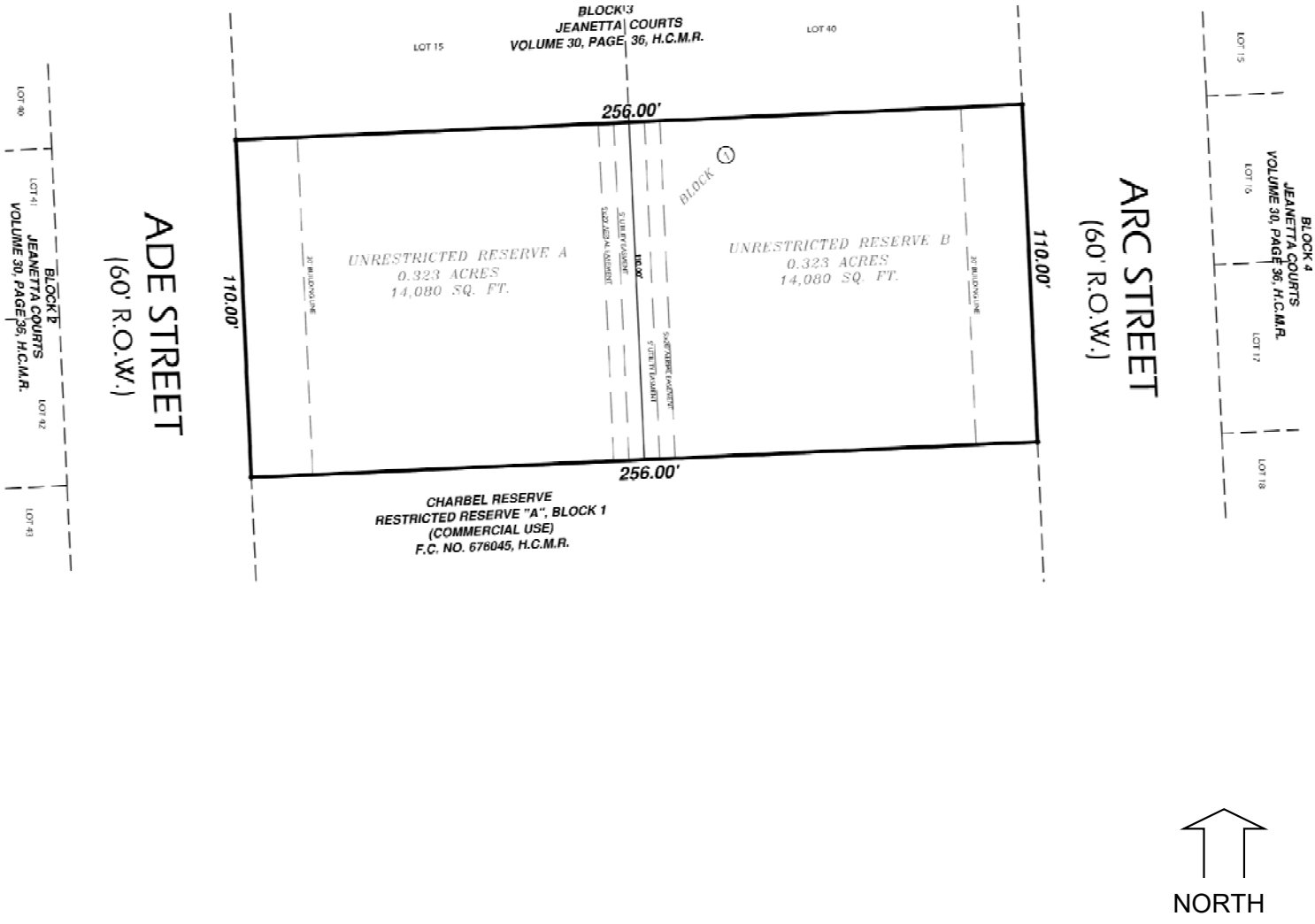
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- 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: 112

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Baker Steel Properties (DEF 1)

Applicant: Owens Management Systems, LLC



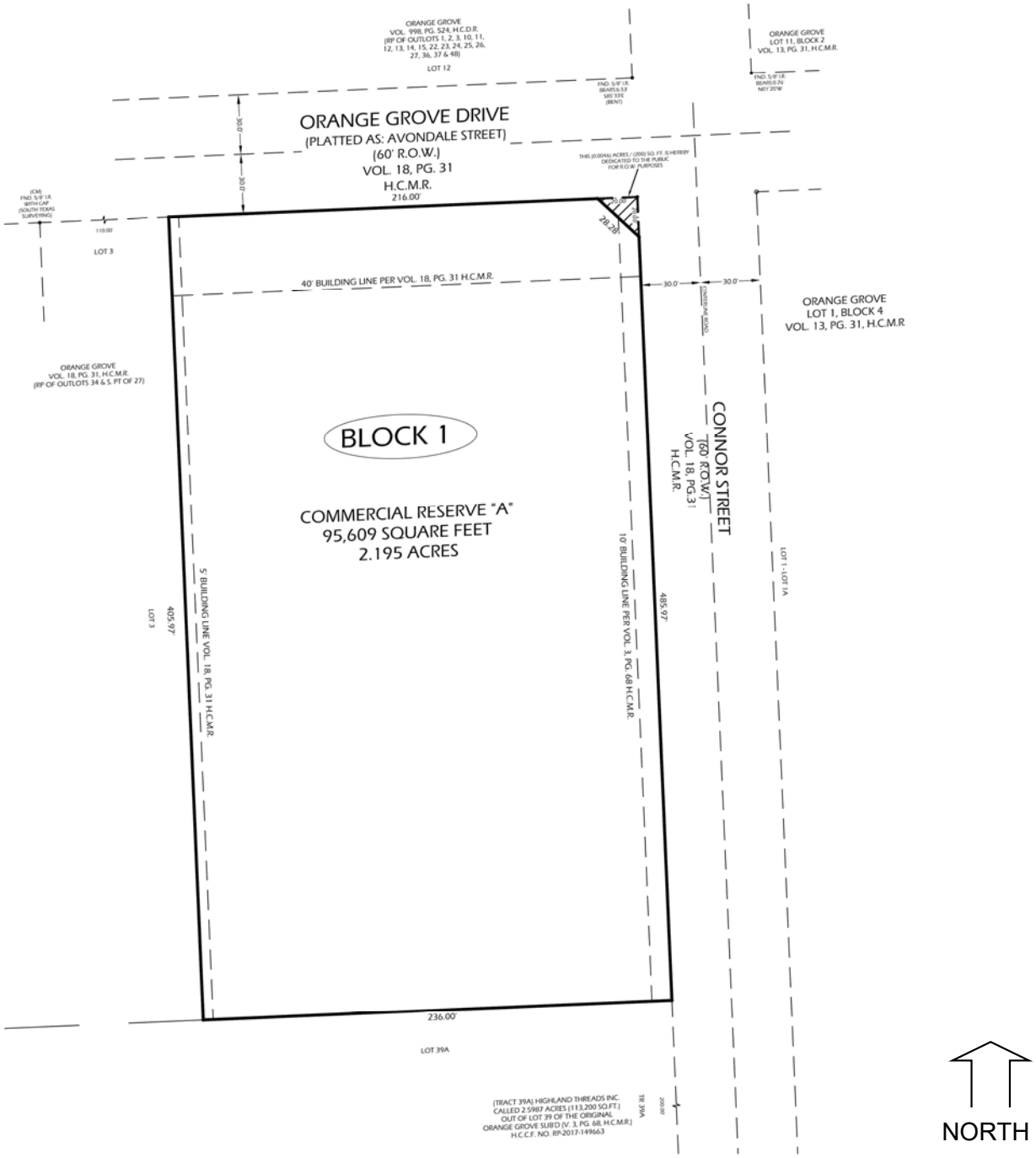
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC (DEF 1)



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC (DEF 1)



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

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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

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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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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



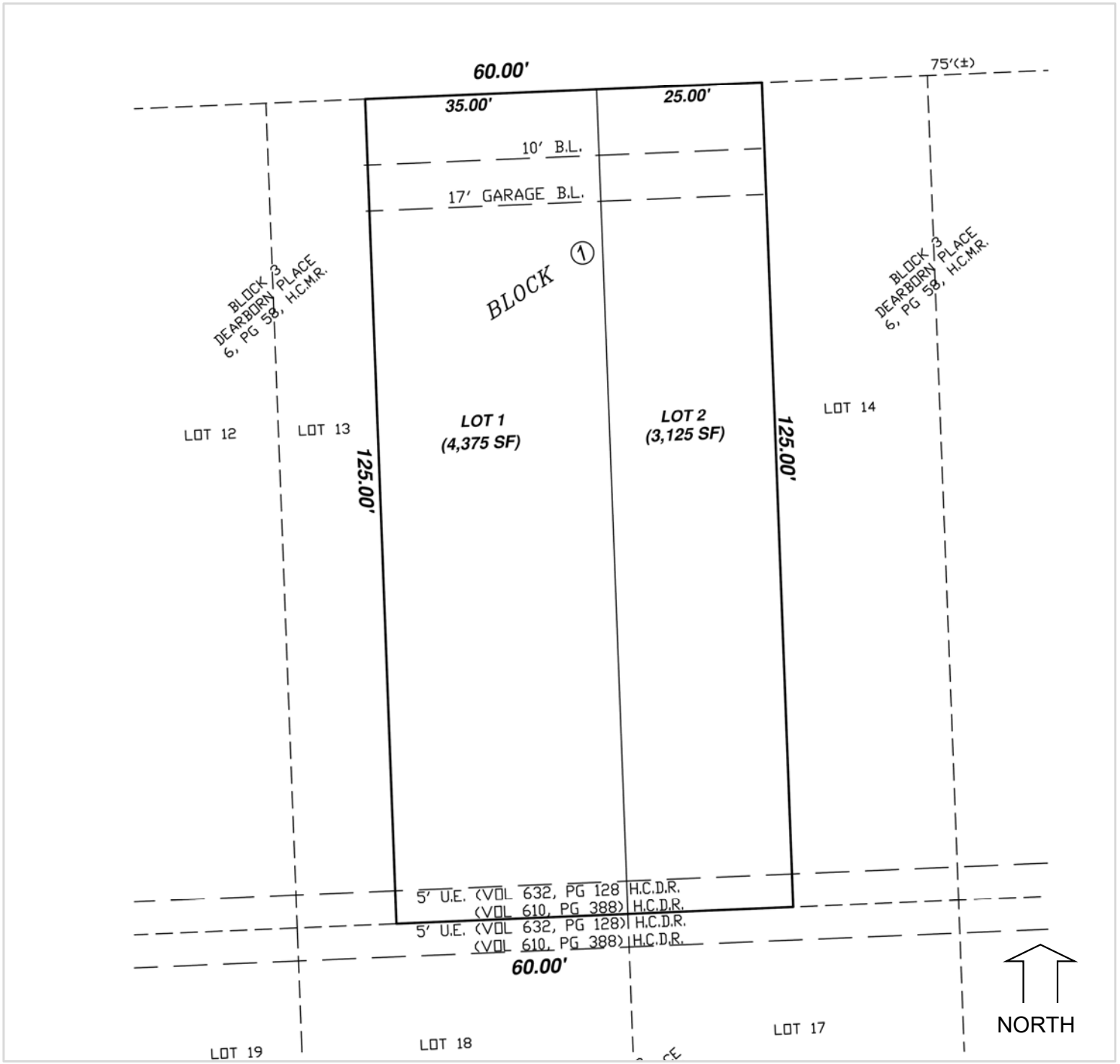
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

November 29, 2023

Dear Property Owner:

Reference Number: 2023-2540; Dearborn Place partial replat no 4; a partial replat of **Dearborn Place**, being a portion of Lots 13 and 14, Block 3, as recorded in Volume 6, Page 58 of the Harris County Map Records.

The property is located south along Branard Street and west of McDuffie Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, can be contacted at **281-741-1998.**

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

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

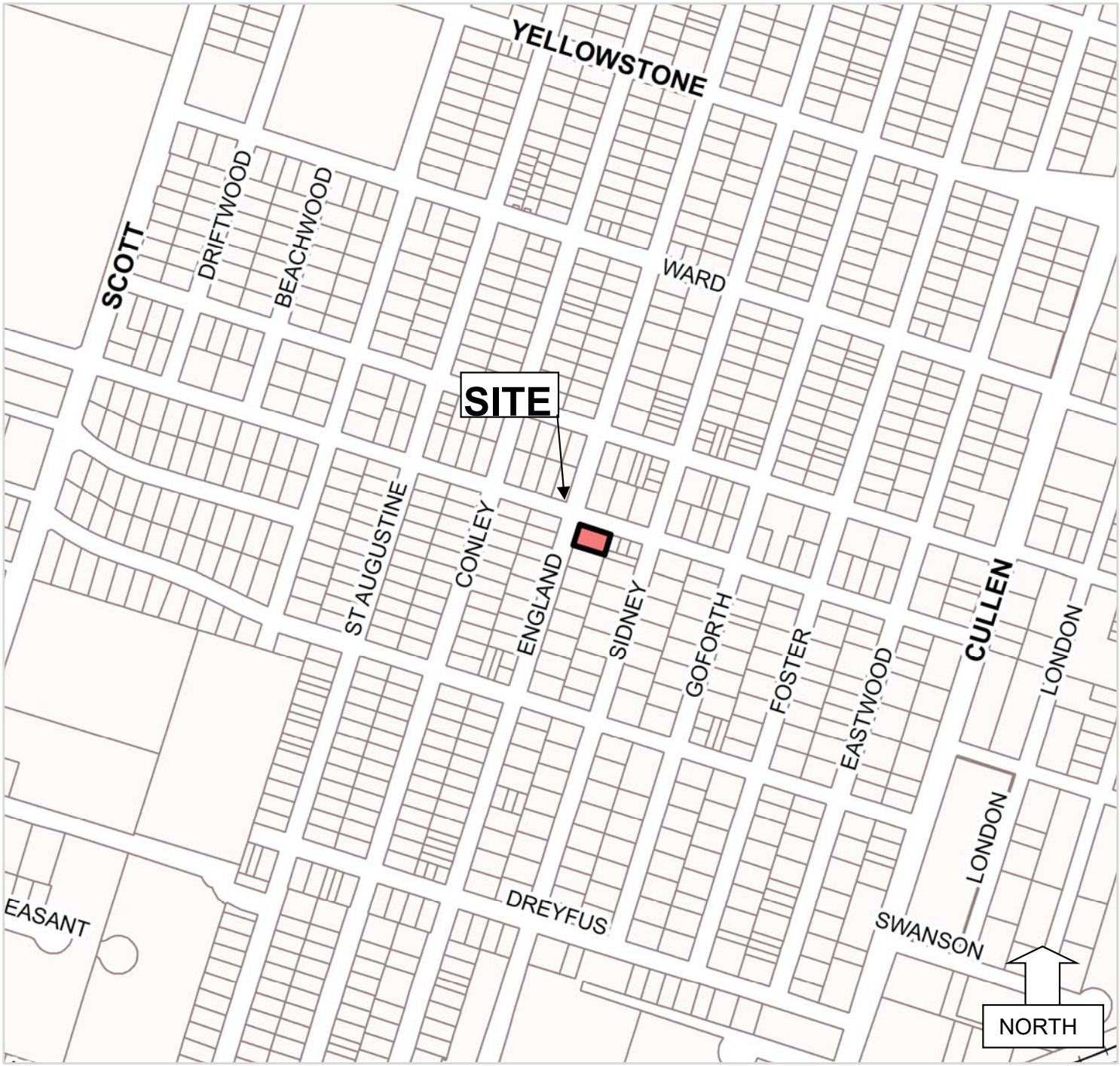
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 012/21/2023**

Subdivision Name: England Village

Applicant: CE Engineers & Development Consultants, Inc.



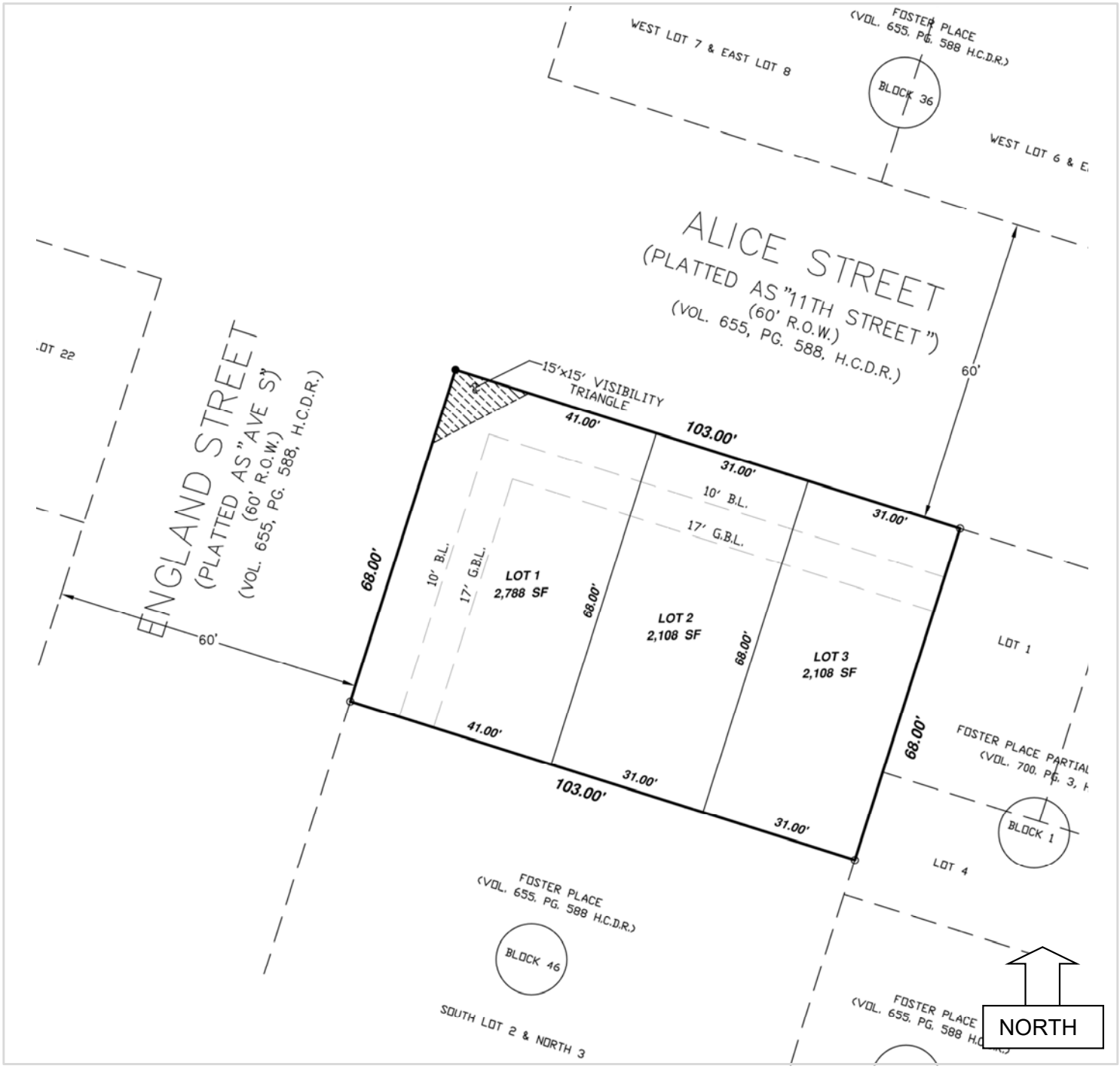
C – Public Hearings Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 012/21/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 012/21/2023**

Subdivision Name: England Village

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 24, 2023

Dear Property Owner:

Reference Number: 2023-2470; England Village; a partial replat of **Foster Place**, being all of Lot 1 and a portion of Lot 2, Block 45, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southeast intersection of England Street and Alice Street. The purpose of the replat is to create three single-family residential lots. The applicant, **Melissa Lopez,** with CE Engineers & Development Consultants, Inc., on behalf of 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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

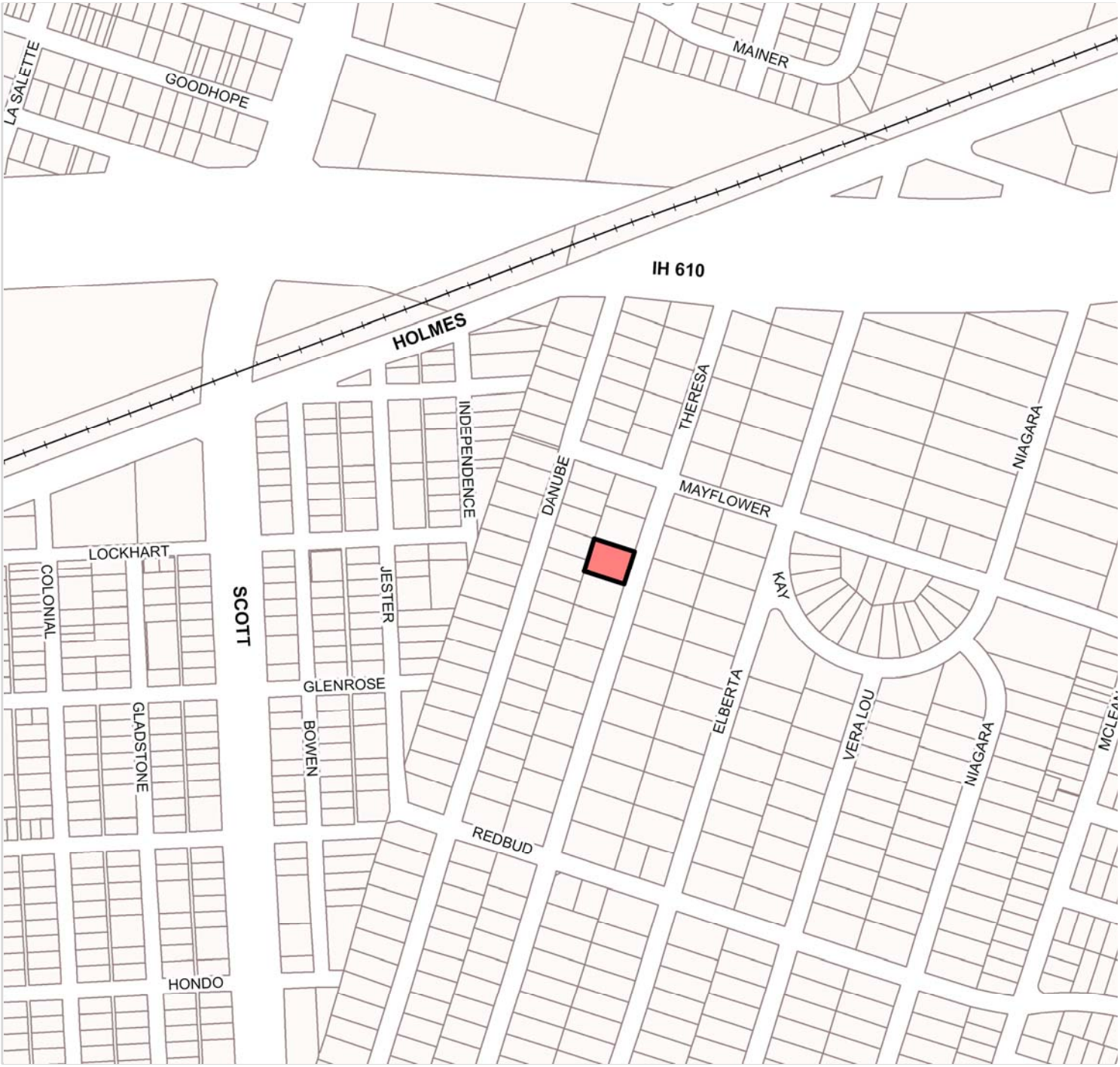
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: FIF Theresa Street Development

Applicant: Doshi Engineering & Surveying Company



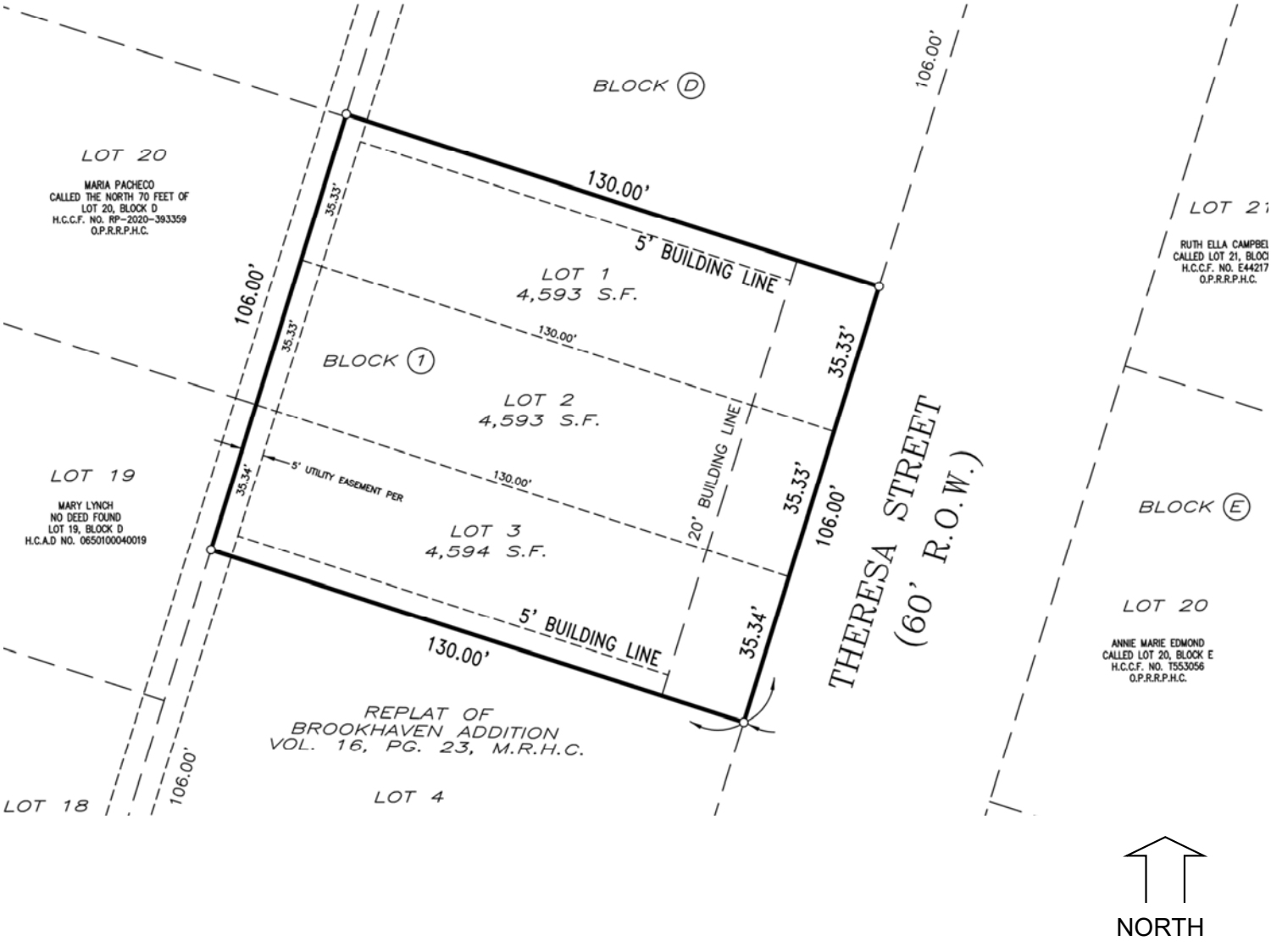
C – Public Hearings Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/21/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: FIF Theresa Street Development

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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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2438; FIF Theresa Street Development; a replat of a portion **Replat of Brookhaven Addition**, being Lot 3, Block D as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located west along Theresa Street, east of Scott Street and south of IH 610. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Hasmukh Doshi,** with Doshi Engineering & Surveying Company, on behalf of FIF Engineering LLC, the developer, can be contacted at **281-395-9906.**

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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
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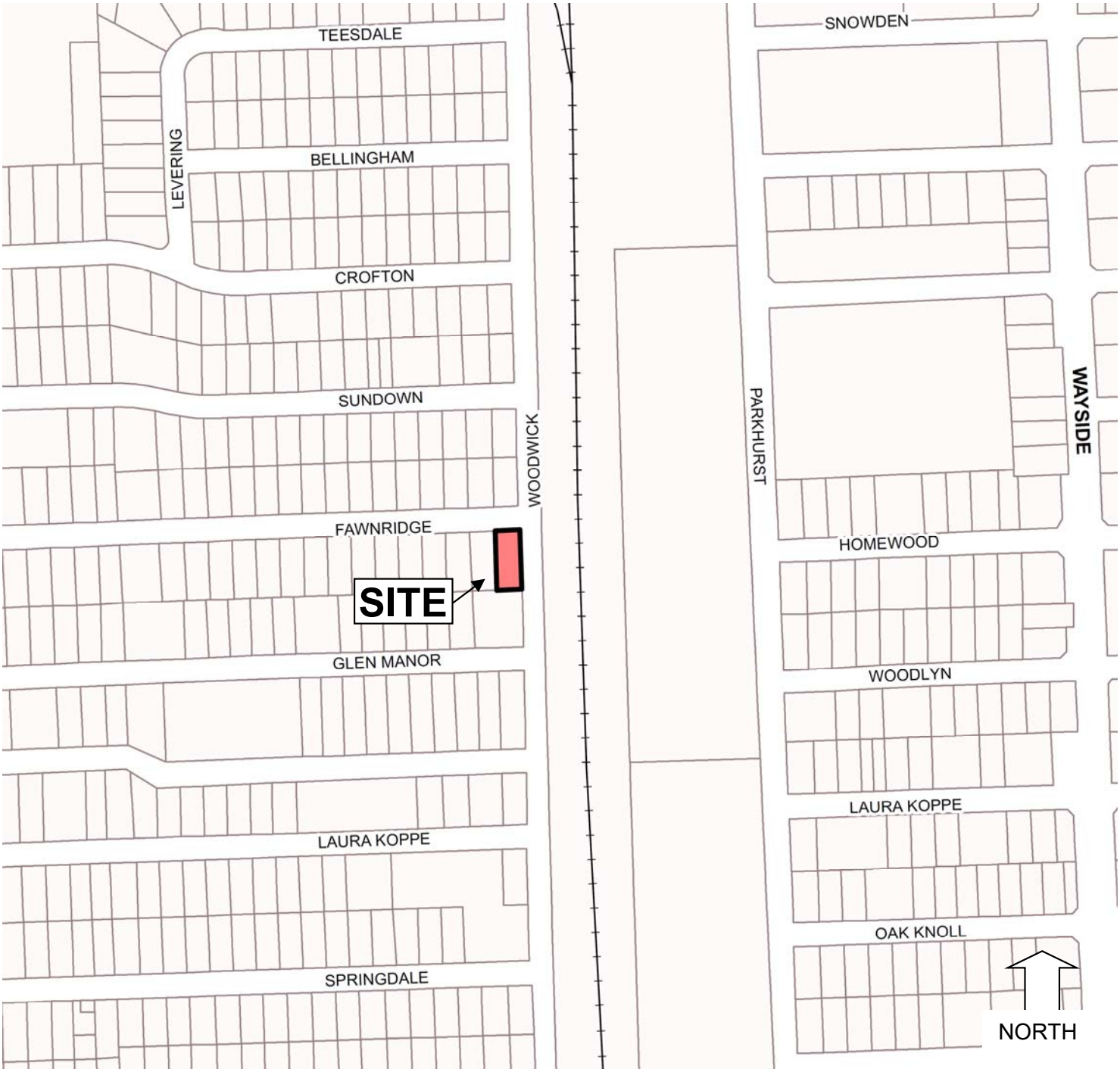
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Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Glen Manor Estates

Applicant: PLS Construction Layout, Inc.



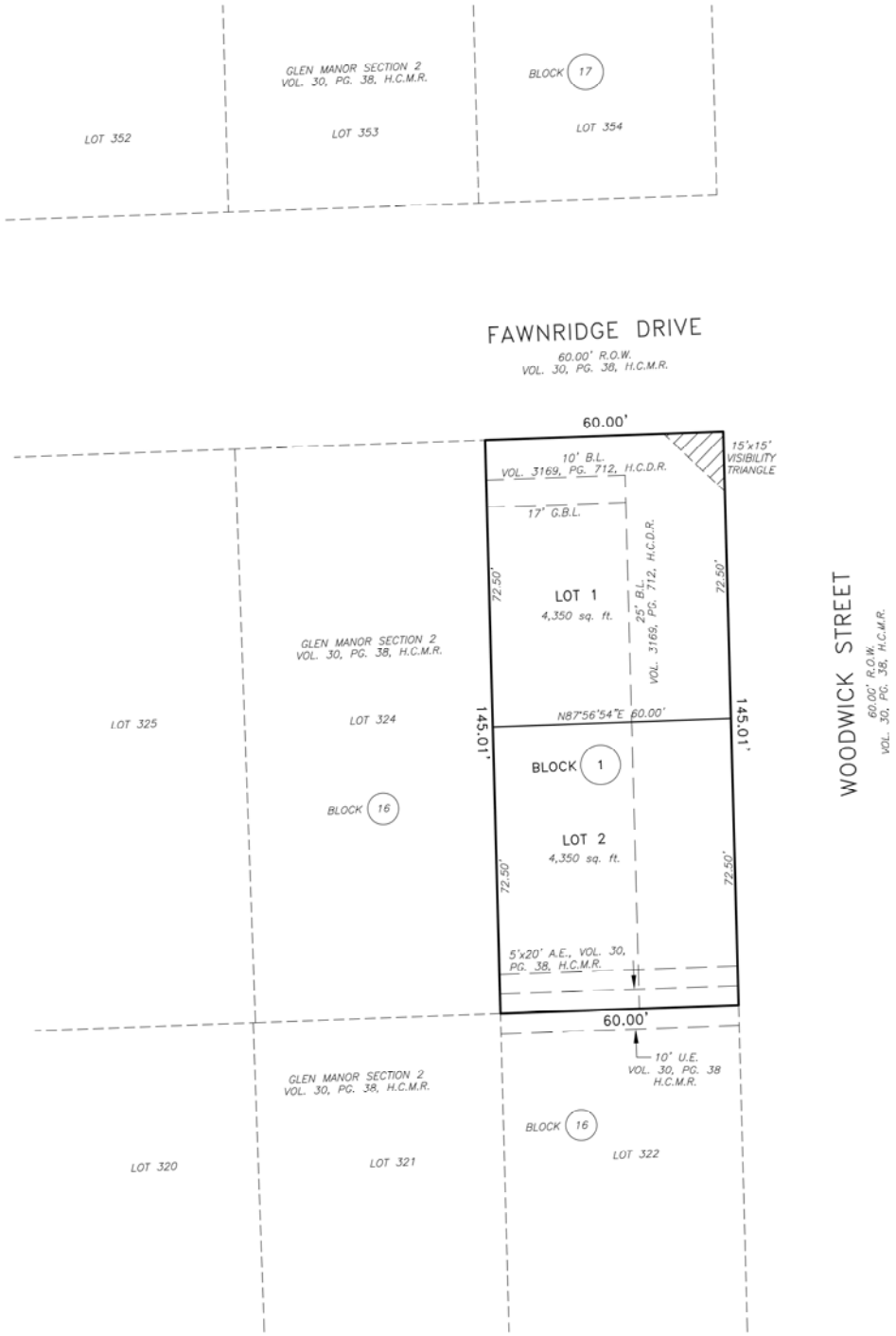
C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

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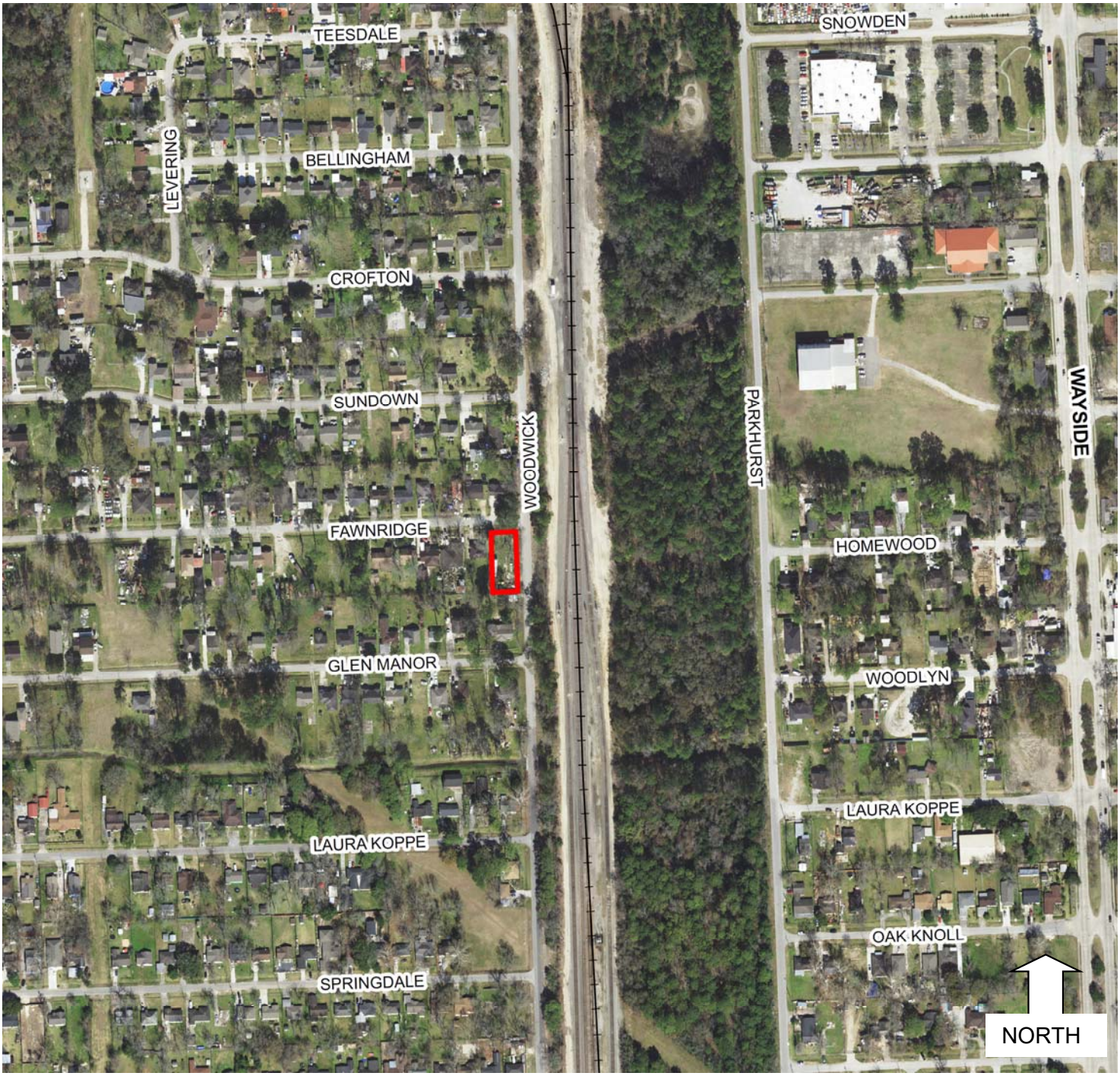
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 12/21/2023**

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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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2344; Glen Manor Estates; a partial replat of **Glen Manor Sec 2**, being a replat of Lots 323, Block 16, as recorded in Volume 30, Page 38 of the Harris County Map Records.

The property is at the southwest intersection of Fawnridge Drive and Woodwick Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc, on behalf of the developer, can be contacted at **713-480-4075.**

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

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Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Goforth Manor

Applicant: CE Engineers & Development Consultants, INC



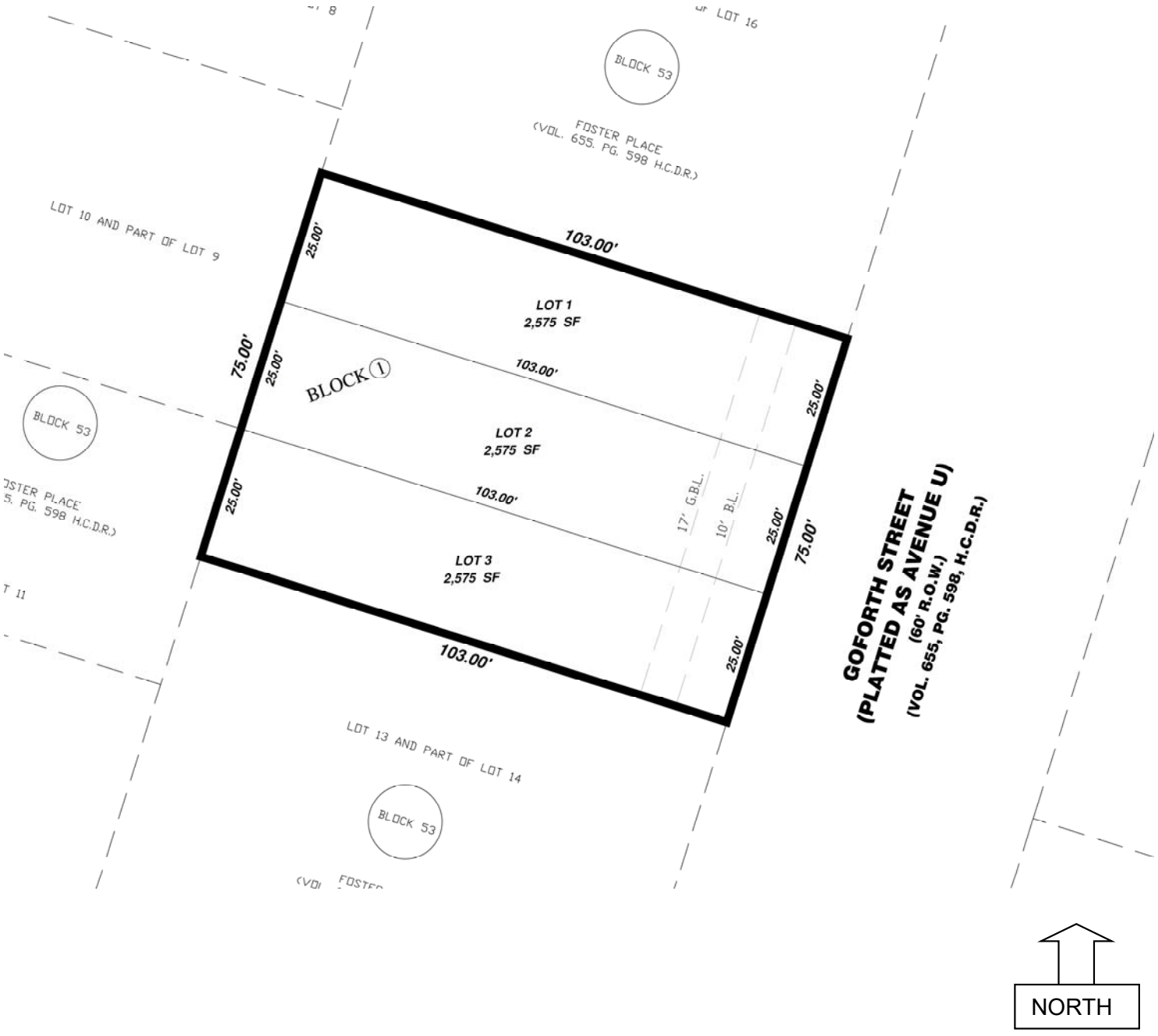
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Goforth Manor

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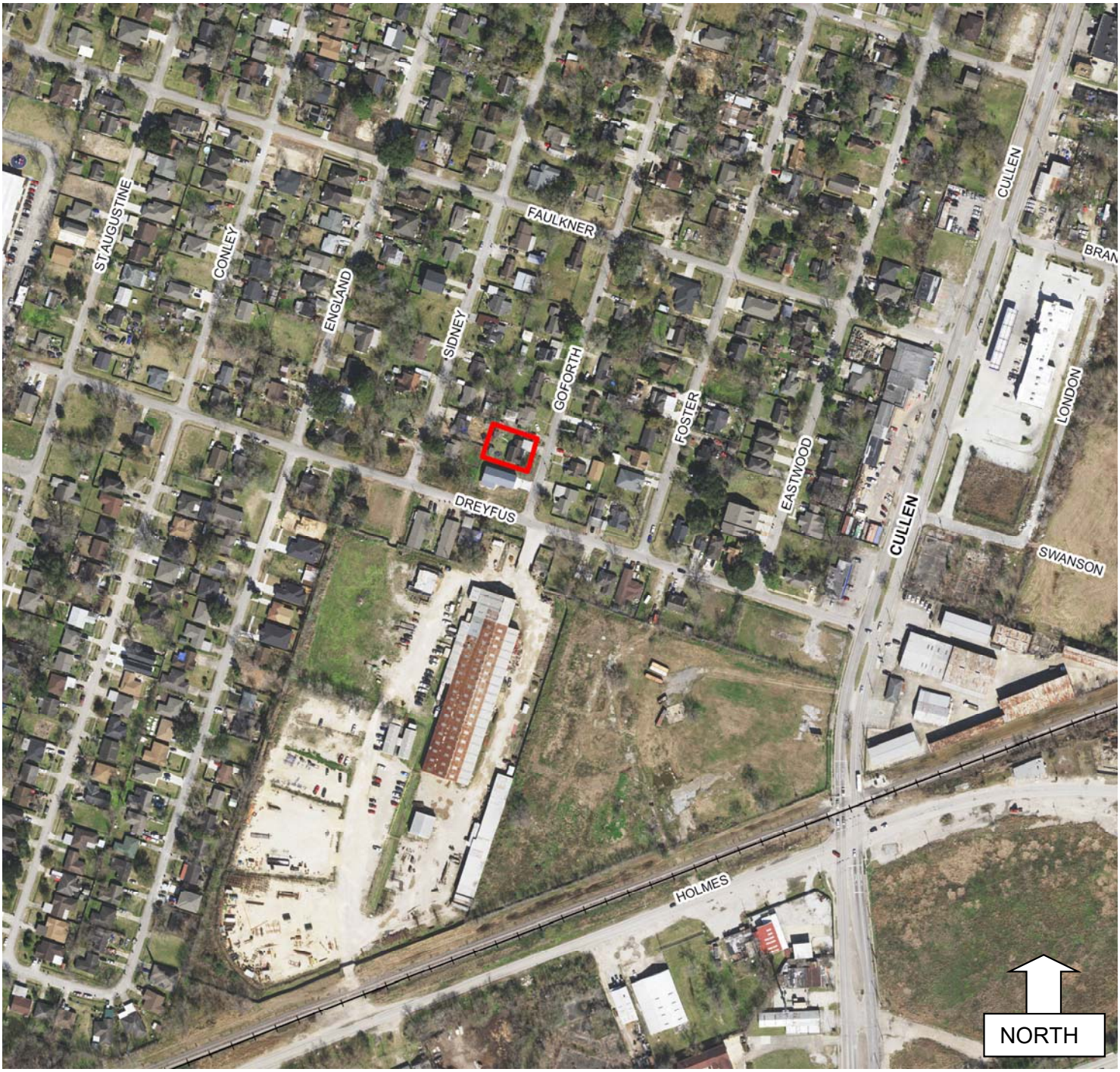
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Goforth Manor

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 30, 2023

Dear Property Owner:

Reference Number: 2023-2592; Goforth Manor; a partial replat of **Foster Place**, being a replat of Lot 15, and a portion of Lot 14 of Block 53 as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located west along Goforth Street and north of Dreyfus Street. The purpose of the replat is to create three (3) single family lots. The applicant, **Melissa Lopez,** with CE Engineering & Development Consultants, on behalf of the developer, can be contacted at **726-437-3840.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call Dorianne Powe Phlegm at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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Terminology

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

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Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Haddick Villas

Applicant: Apex Group



C – Public Hearings Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Haddick Villas

Applicant: Apex Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Haddick Villas

Applicant: Apex Group



NORTH

C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2662; Haddick Villas; a partial replat of **Melbourne Place Sec 1**, being Lot 148, Block 11, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is located east at northeast intersection of Haddick Street and Caddo Road, west of Mesa Drive. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Juan Coronado,** with Apex Group, on behalf of the developer, can be contacted at **832-566-3582.**

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

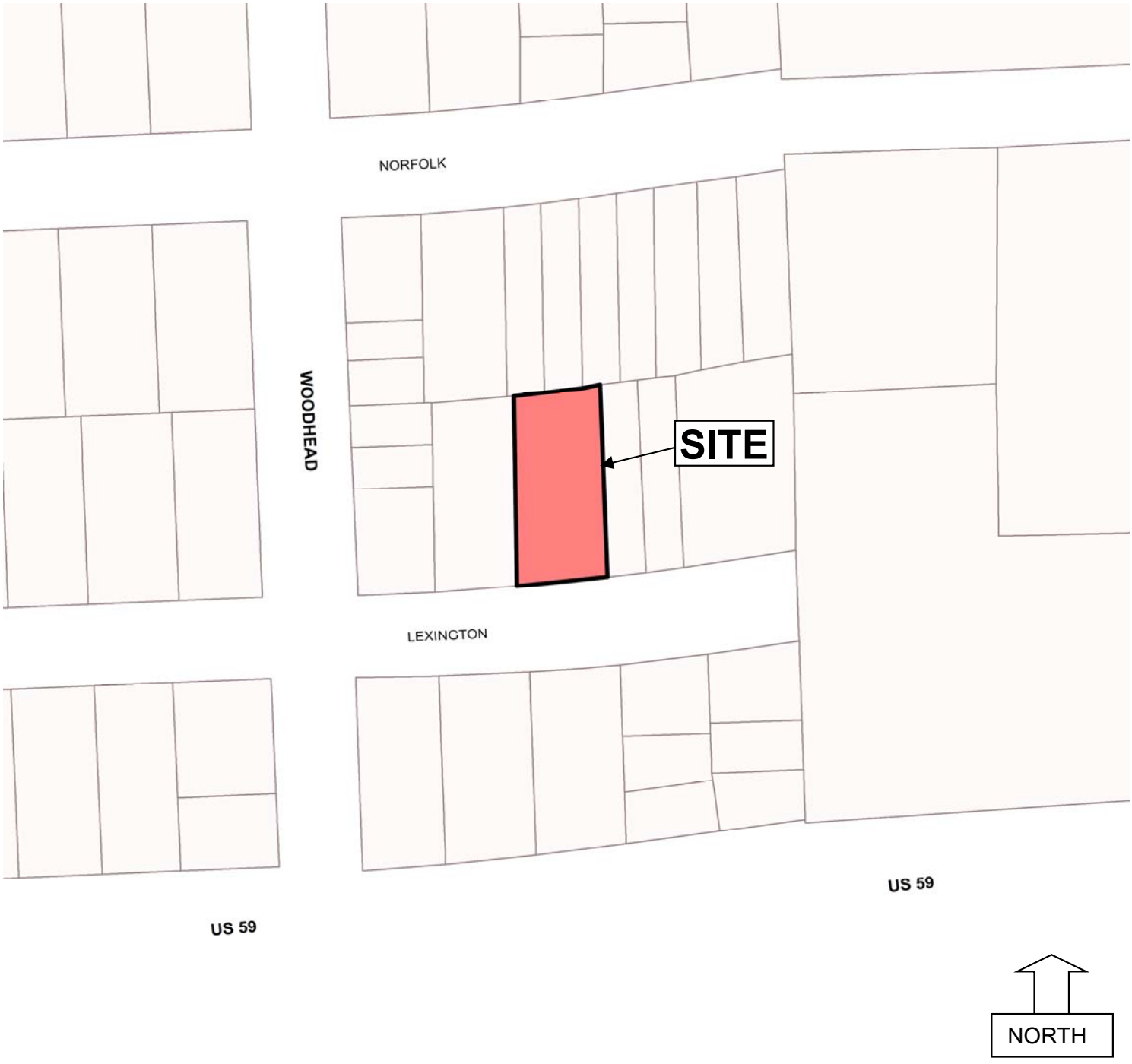
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexington Green

Applicant: Total Surveyors Inc



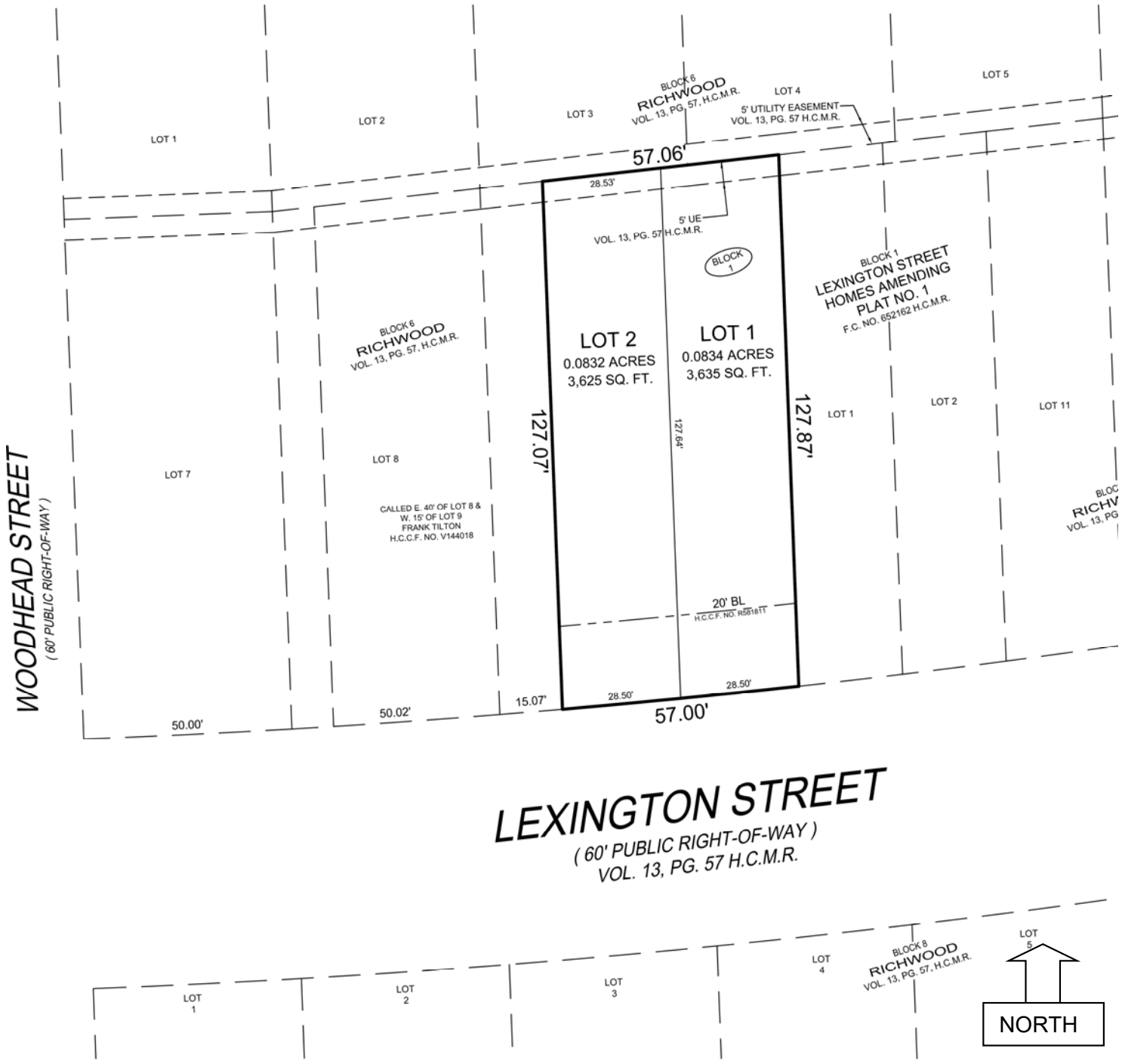
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexington Green

Applicant: Total Surveyors Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexington Green

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

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www.houstontx.gov

Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2589; Lexington Green; a partial replat of **Richwood**, being east 35ft. of Lot 9 and the west 22ft. of Lot 10, Block 6, as recorded in Volume 13, Page 57 of the Harris County Map Records.

The property is located north along Lexington Street east of Woodhead Street west of Dunlavy Street. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, Mazzarino Construction, 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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Planning Department Staff Authority and Obligation

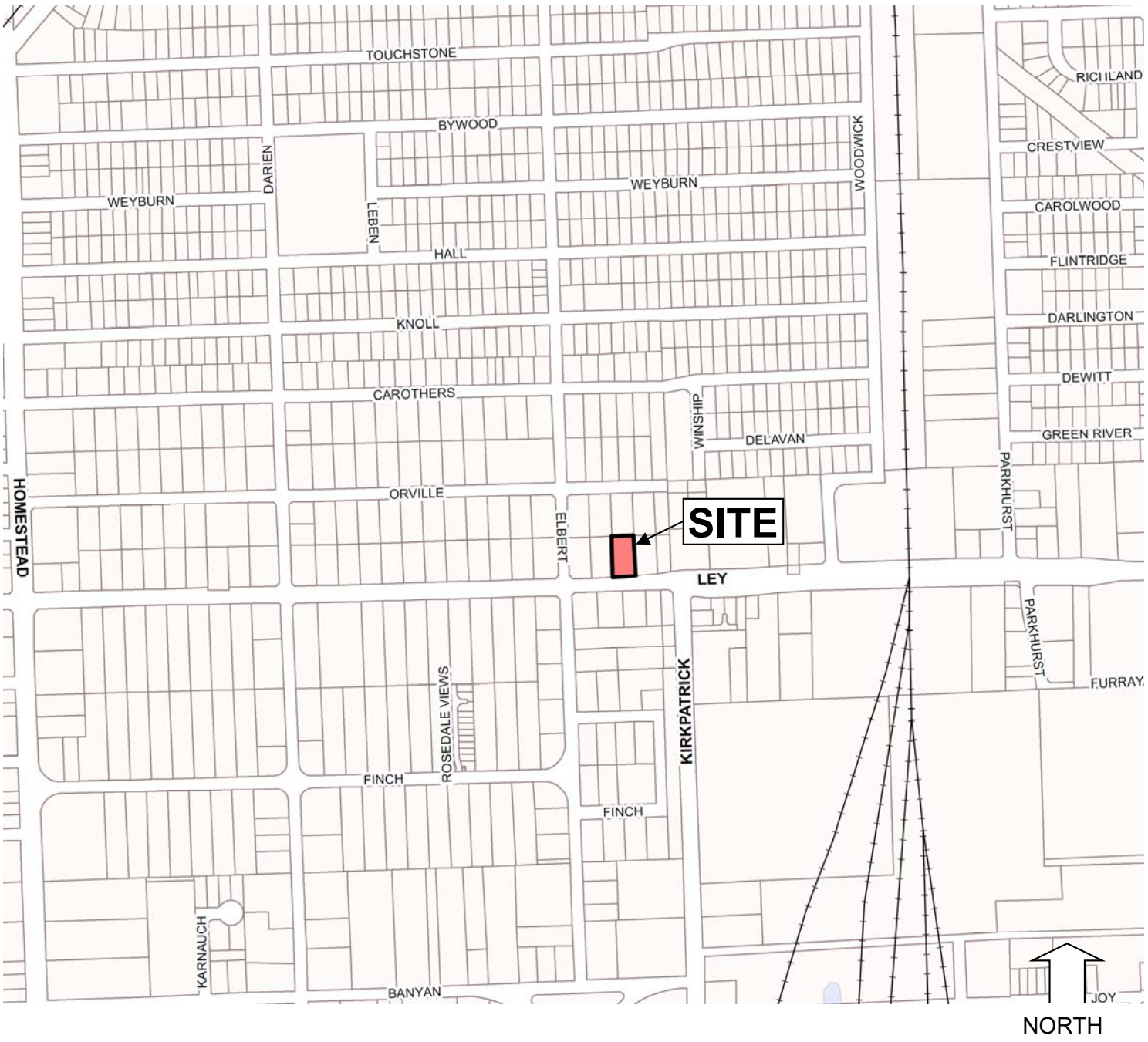
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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ley Road Landing

Applicant: Total Surveyors, Inc.



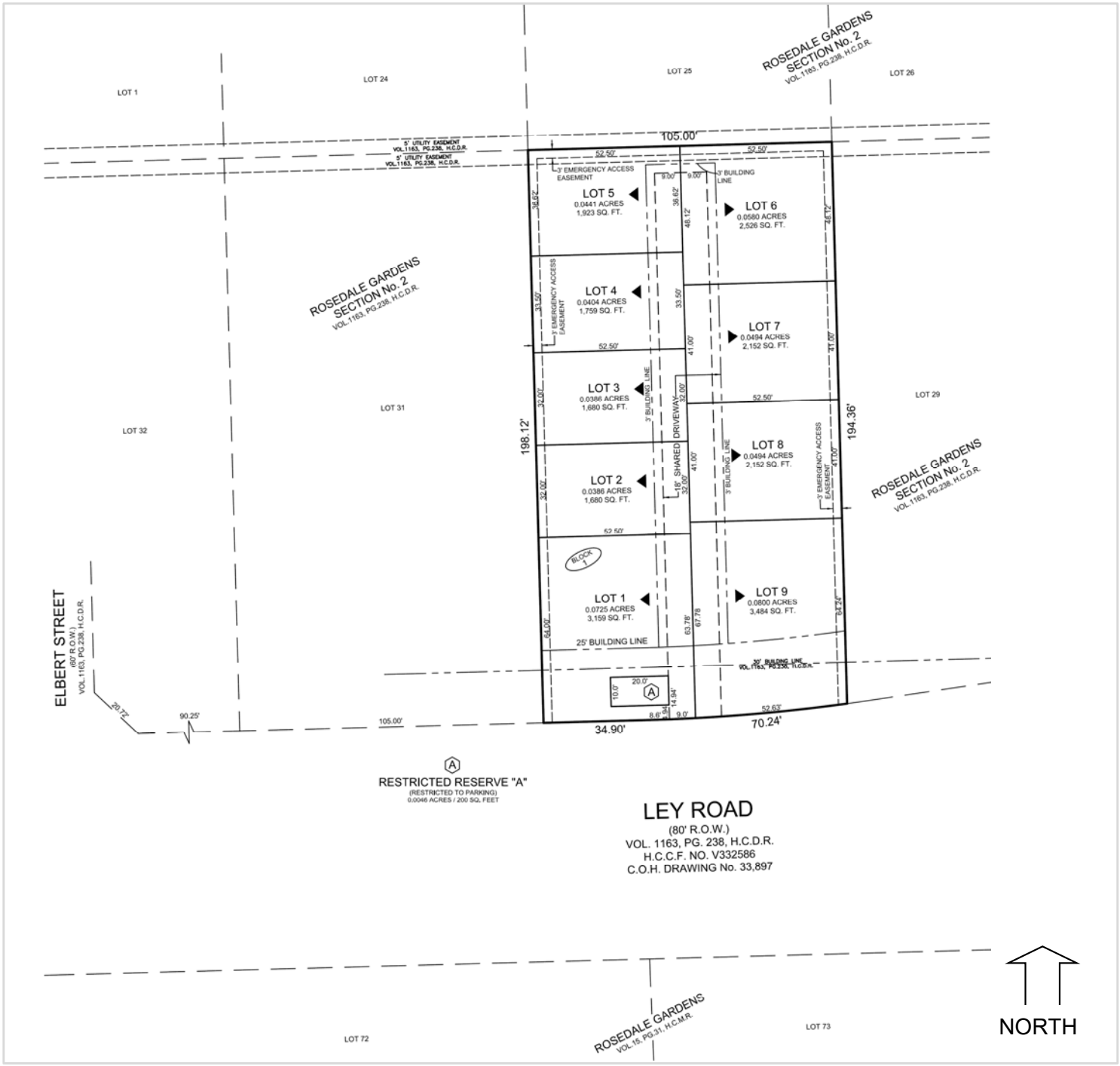
C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ley Road Landing

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Ley Road Landing

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 30, 2023

Dear Property Owner:

Reference Number: 2023-2631; Ley Road Landing; a replat of a portion **"Rosedale Gardens Sec 2**," being the remaining portion of Lot 30 as recorded in Volume 1163, Page 238 of the Harris County Deed Records.

The property is located north along Ley Road, east of Elbert Street. The purpose of the replat is to create nine (9) single-family residential lots and one parking reserve along a shared driveway. The applicant, **Kevin Kolb,** with Total Surveyors Inc, on behalf of Metro Living Studio, the developer, can be contacted at **281-479-8719.**

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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



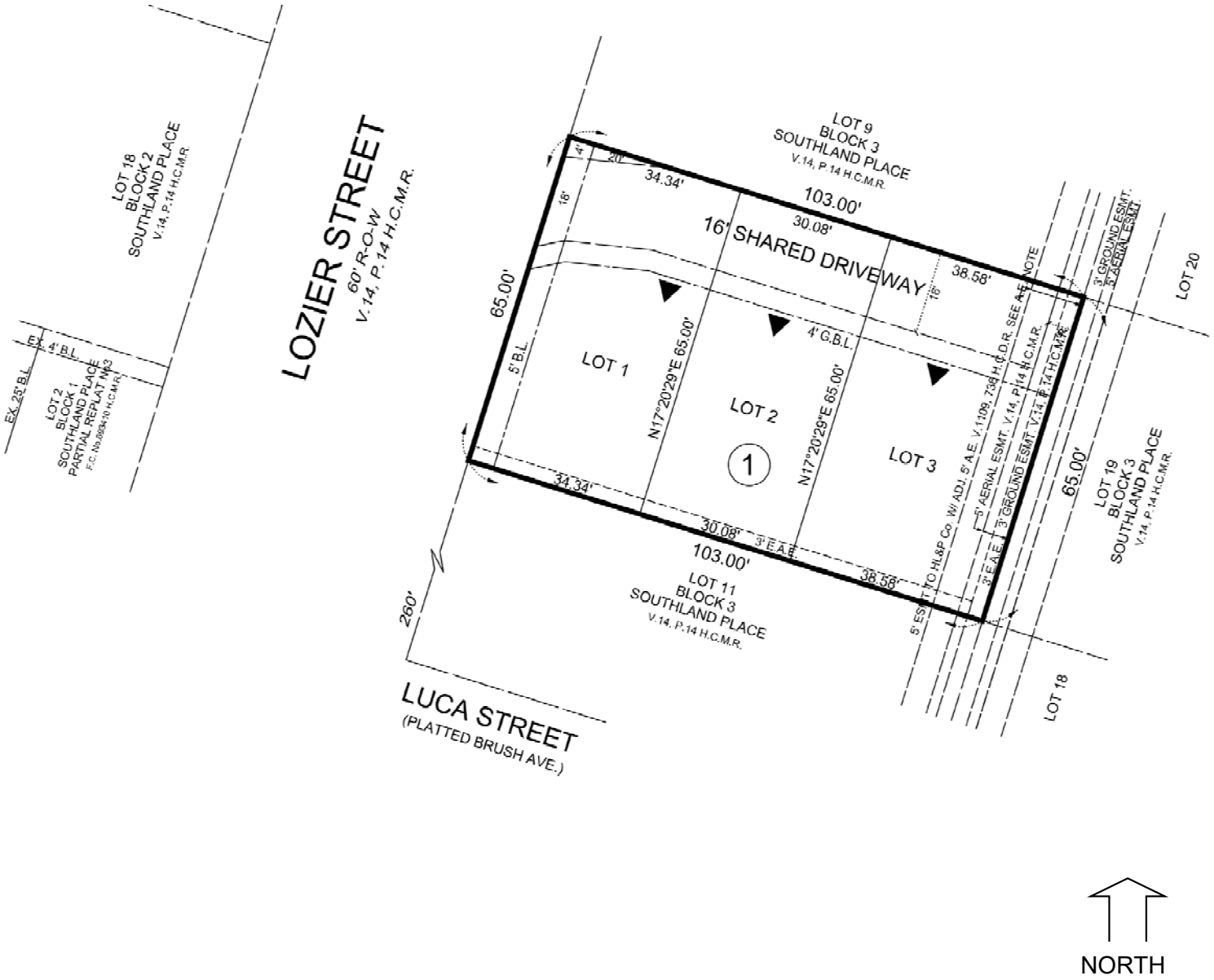
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings Aerial

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
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Public Hearing Notice

PH

November 30, 2023

Dear Property Owner:

Reference Number: 2023-2515; Lozier Villas First Venture; a replat of a portion **"Southland Place**," being Lot 10, Block 3 as recorded in Volume 14, Page 14 of the Harris County Map Records.

The property is located east along Lozier Street, south of Old Spanish Trail and east of SH 288. The purpose of the replat is to create three (3) single-family residential lots along a shared Driveway. The applicant, **Karen Rose,** with Karen Rose Engineering and Surveying, on behalf of Paschal Homes LLC, the developer, can be contacted at **713-522-1244.**

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

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

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

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

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Terminology

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

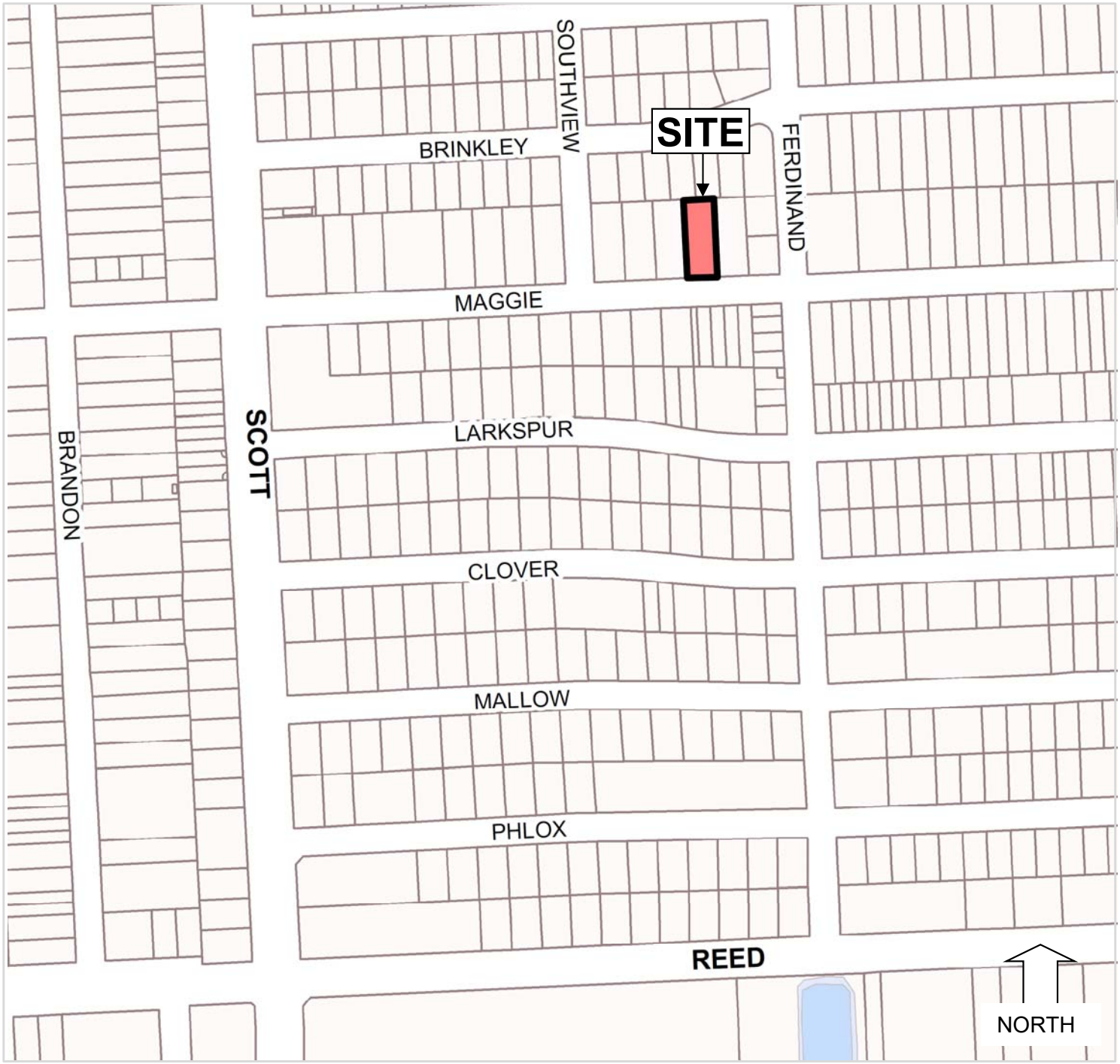
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Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Maggie Villages

Applicant: CE Engineers & Development Consultants, INC



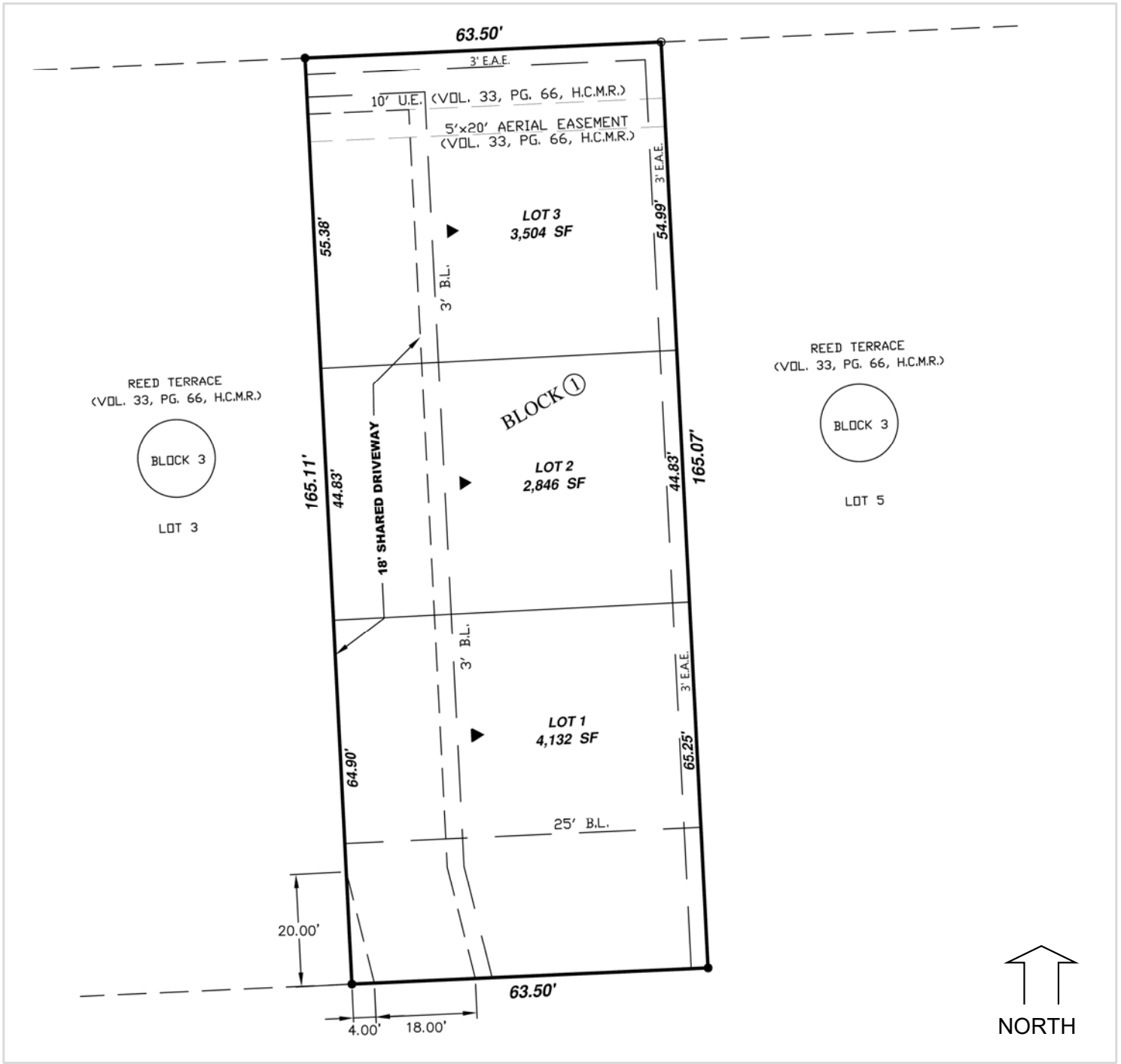
C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Maggie Villages

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Maggie Villages

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 30, 2023

Dear Property Owner:

Reference Number: 2023-2559; Maggie Village; a replat of a portion **Reed Terrace**, being Lot 4, Block 3 as recorded in Volume 33, Page 66 of the Harris County Map Records.

The property is located north along Maggie Street, east of Scott Street and north of Reed Road. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. The applicant, **Melissa Lopez,** with CE Engineers & Development Consultants, INC, on behalf of 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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Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



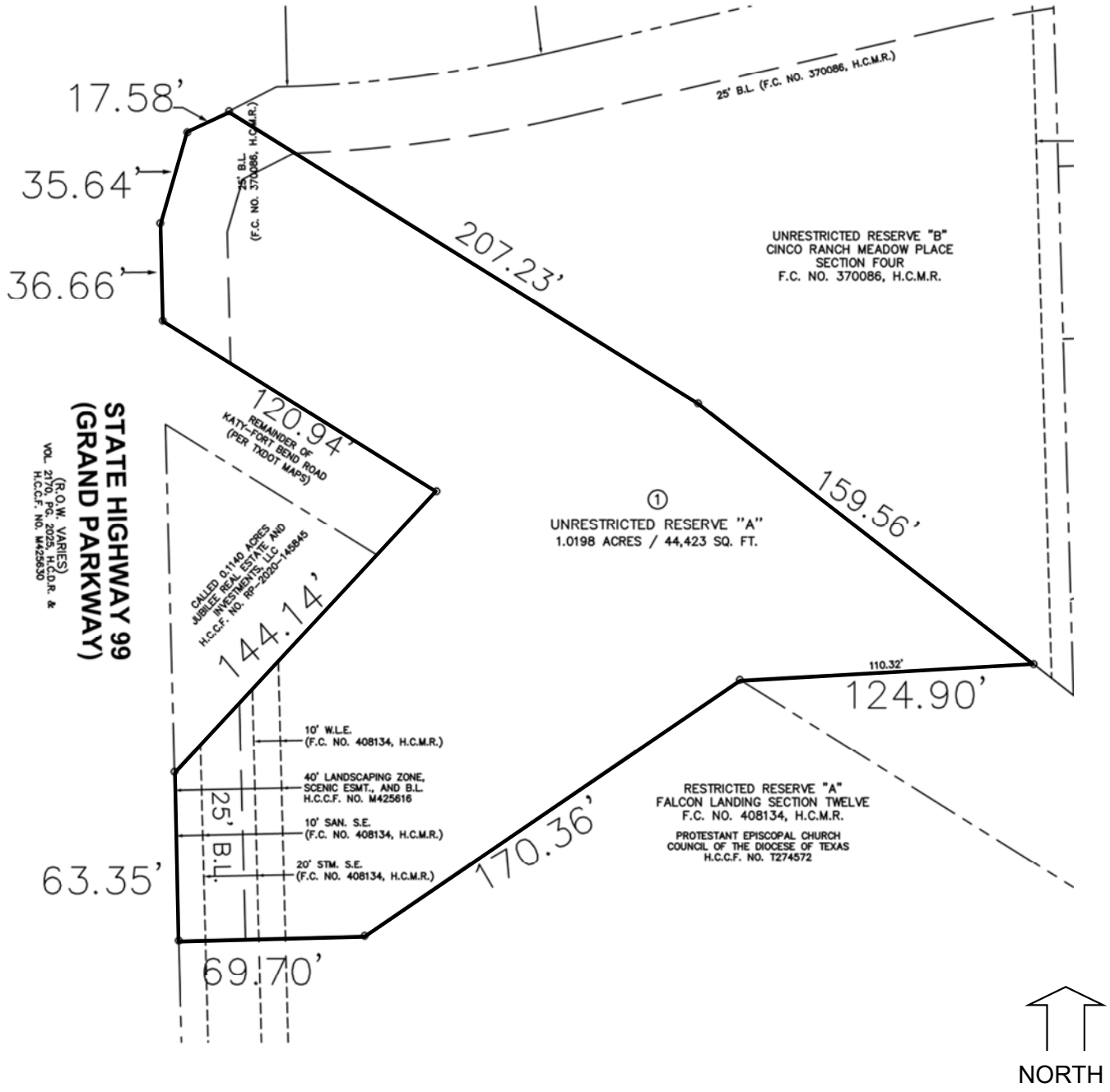
C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



C – Public Hearings 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

T. 832.393.6600
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.

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Thursday, December 7, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
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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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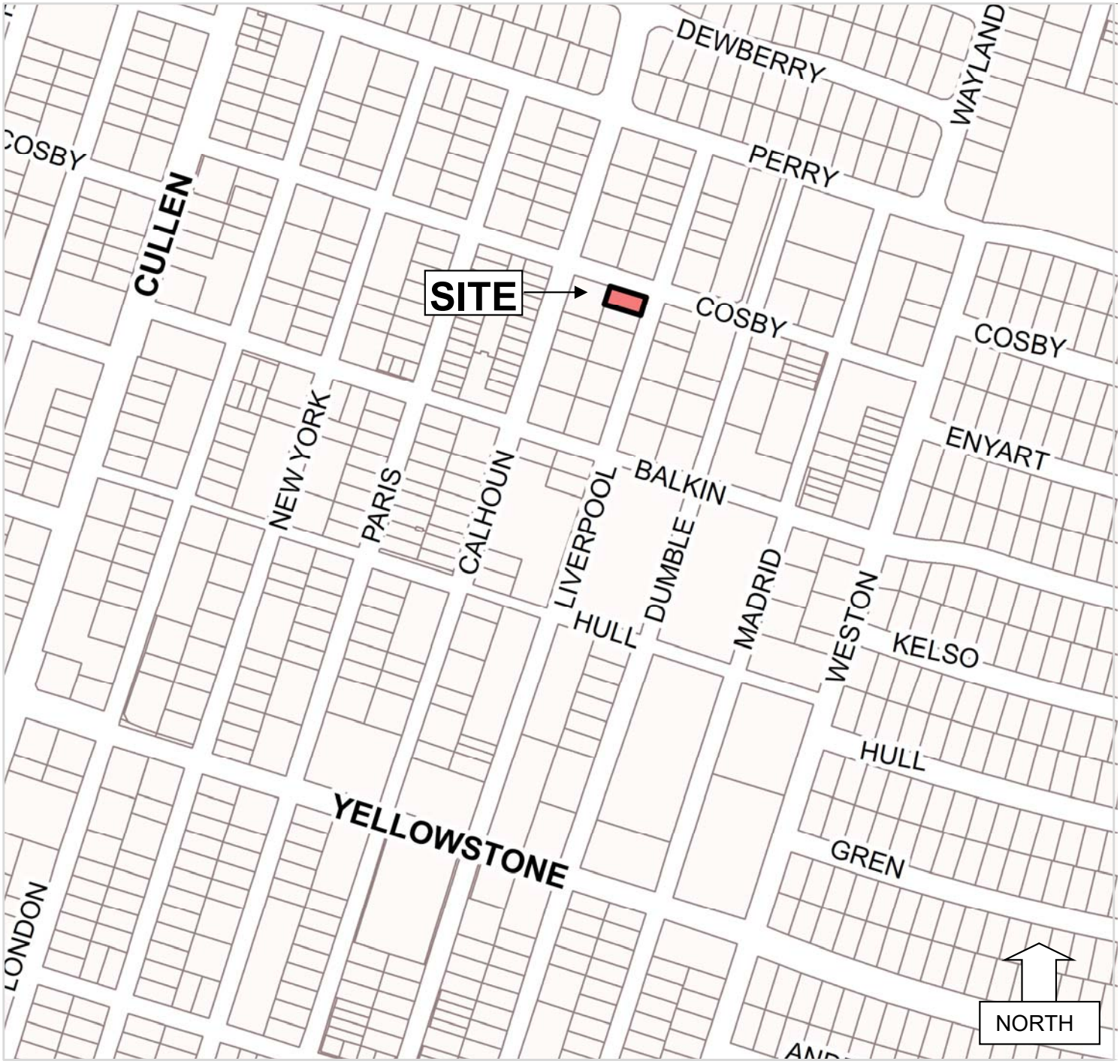
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Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Subdivision Sec 1 partial replat no 1

Applicant: ICMC Group, Inc.



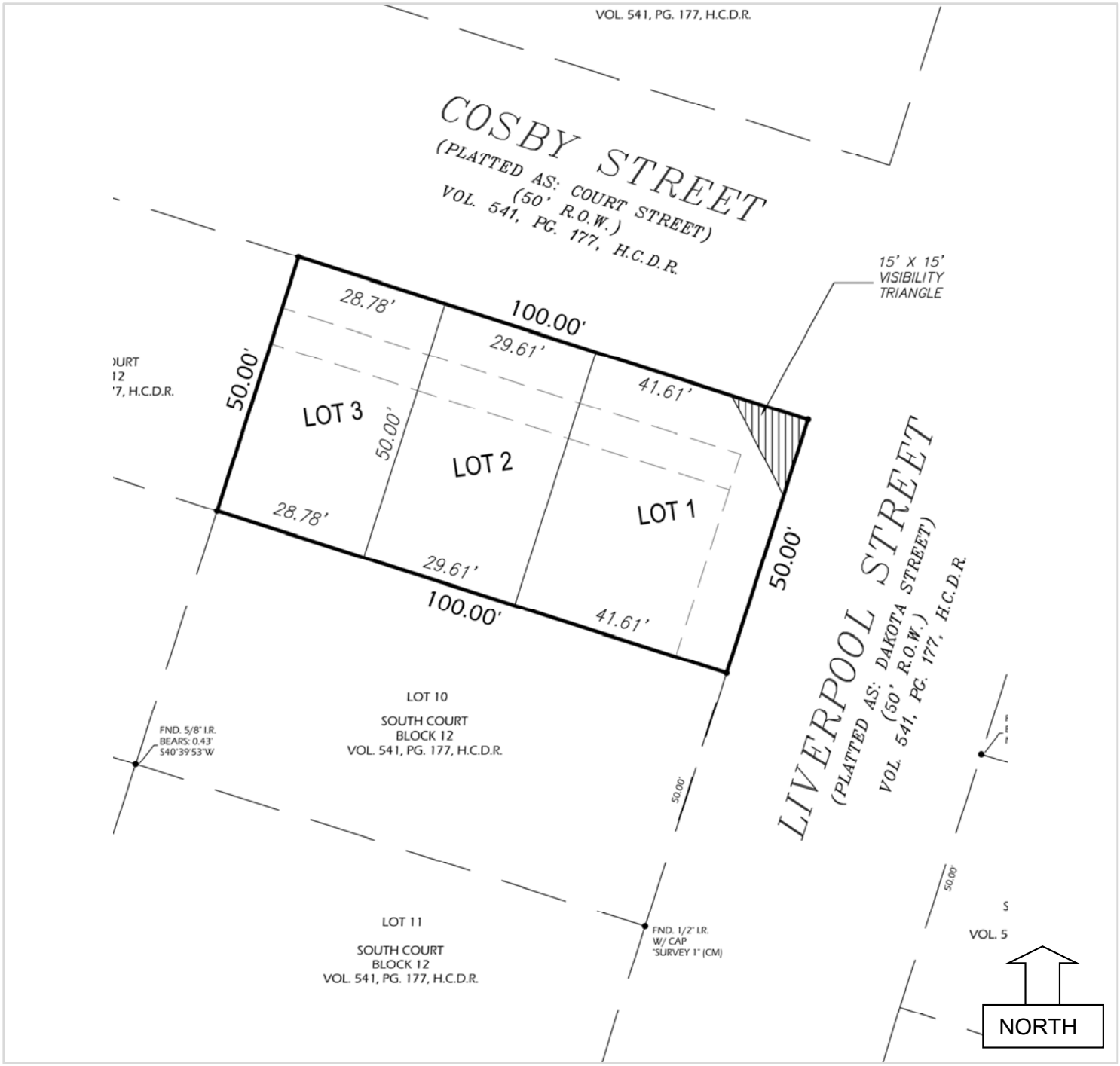
C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Subdivision Sec 1 partial replat no 1

Applicant: ICMC Group, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 12/21/2023**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 1, 2023

Dear Property Owner:

Reference Number: 2023-2677; South Court partial replat no 1; a partial replat of **South Court**, being Lot 9, Block 12, as recorded in Volume 541, Page 177 of the Harris County Deed Records.

The property is located east of Cullen Boulevard, and at the southwest intersection of Cosby Street and Liverpool Street. The purpose of the replat is to create three (3) single-family lots. The applicant, **Gina Poveda,** with ICMC GROUP INC, on behalf of the developer, BURCO INVESTMENTS LLC, can be contacted at **713-681-5757.**

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Vazquez Estates on Alaska (DEF 1)

Applicant: Advanced Surveying, Inc.



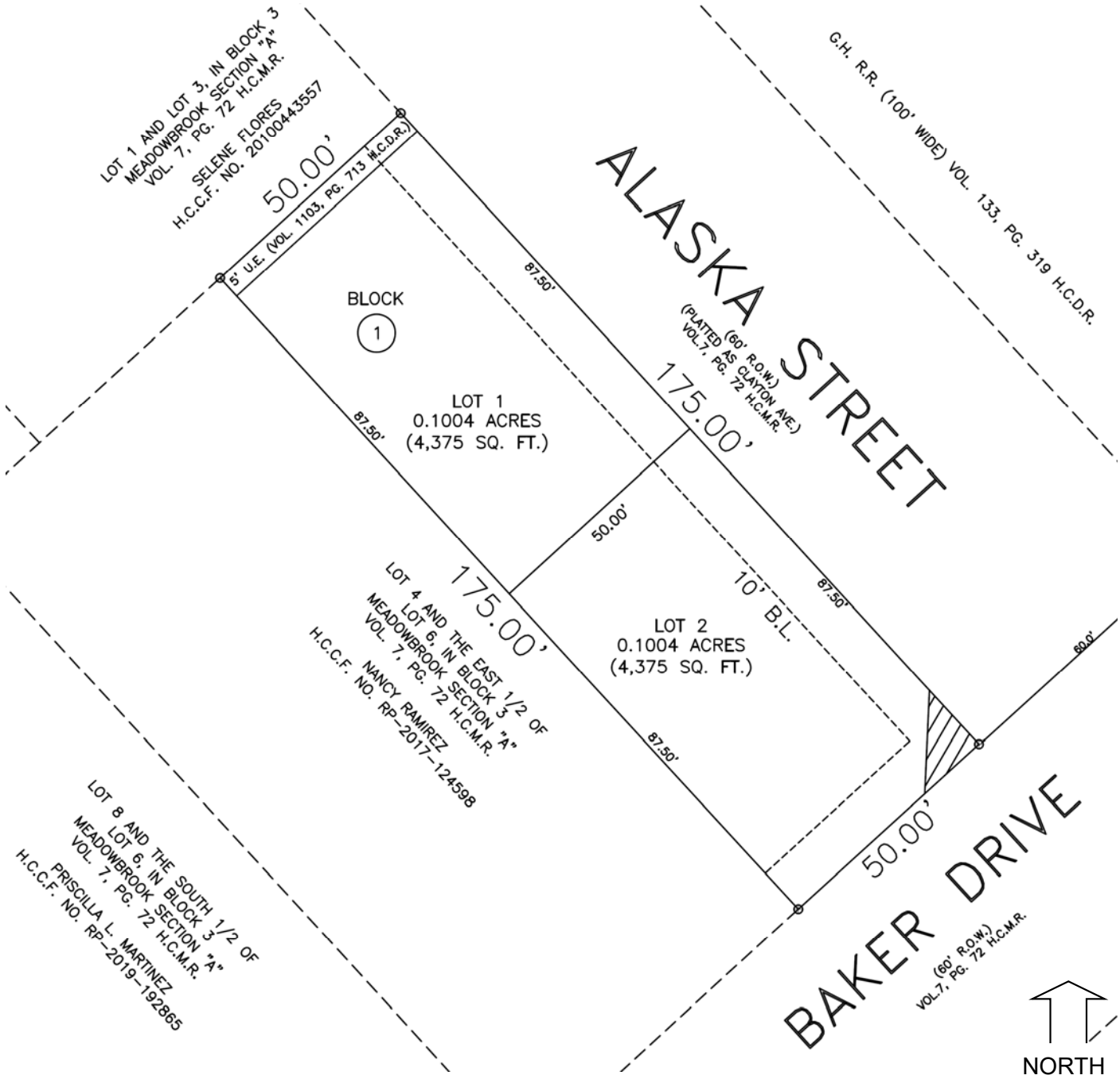
C – Public Hearings Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Vazquez Estates on Alaska (DEF 1)

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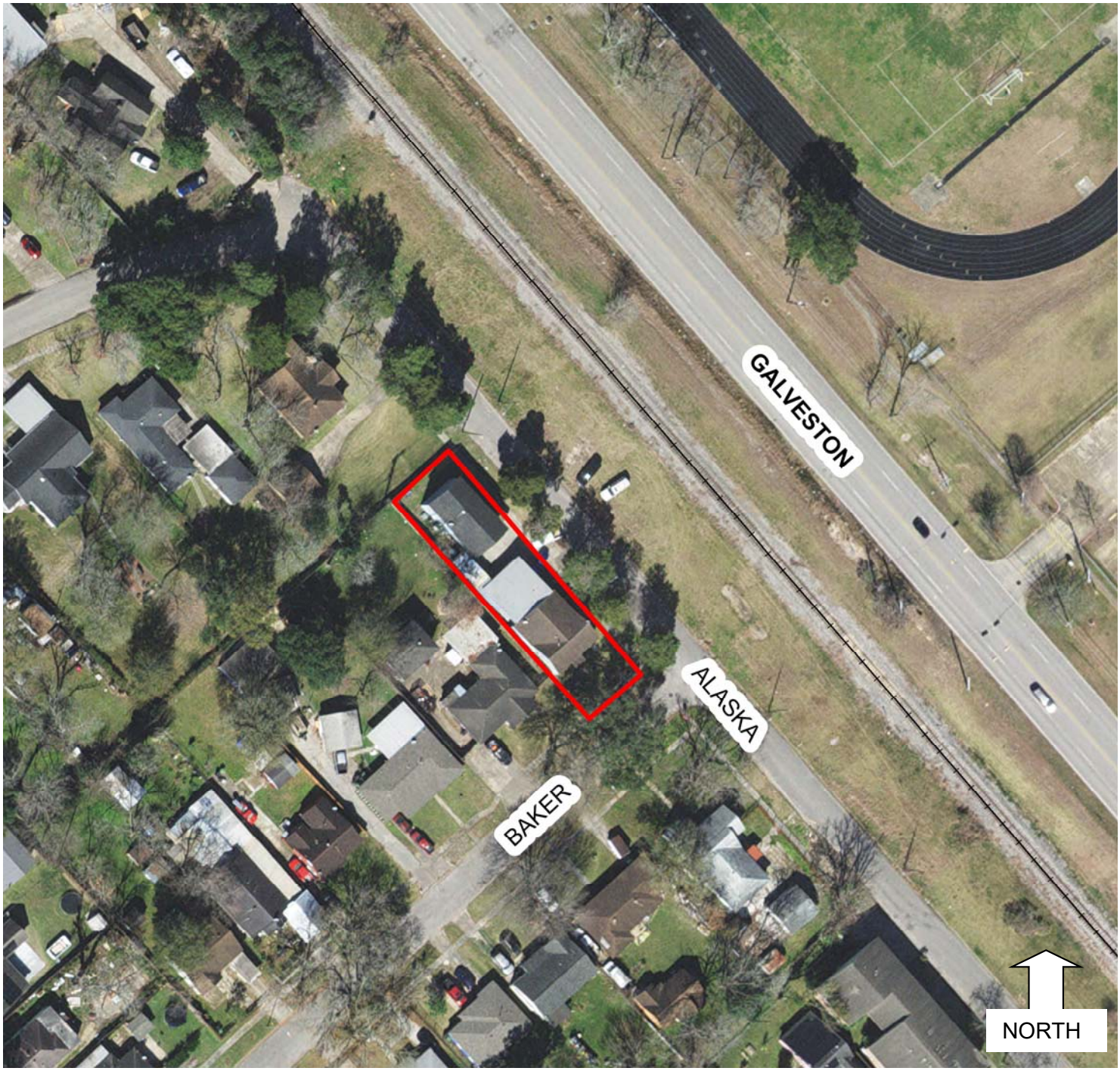
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Vazquez Estates on Alaska (DEF 1)

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
F. 832.393.6661
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.**

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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
Controller: Chris Brown

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Washington Terrace partial replat no 11

Applicant: New Era Development & Land Services



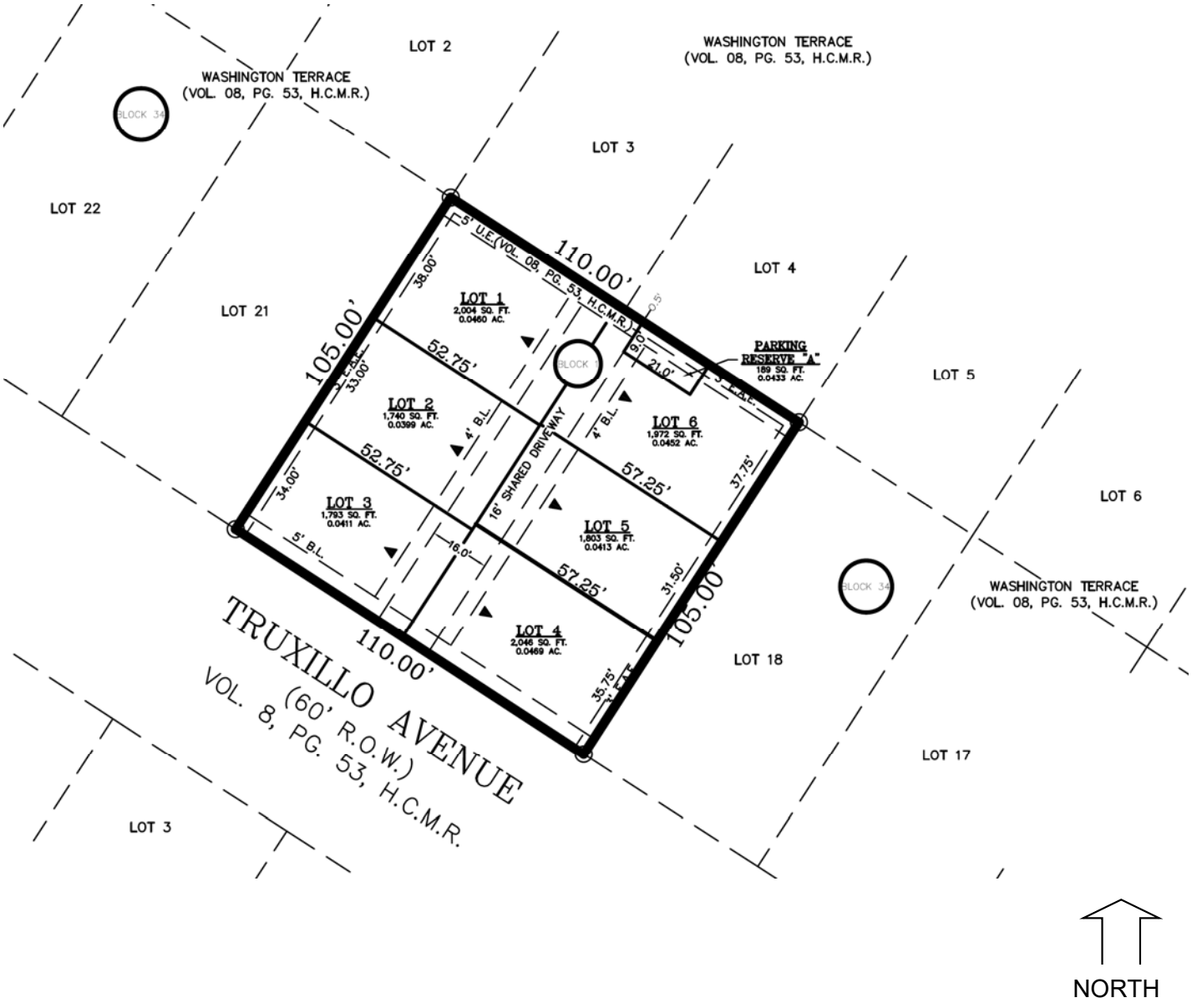
C – Public Hearings Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Washington Terrace partial replat no 11

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Washington Terrace partial replat no 11

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

December 1, 2023

Dear Property Owner:

Reference Number: 2023-2635; Washington Terrace partial replat no 11; a partial replat of **Washington Terrace**, being Lots 19 and 20, Block 34, as recorded in Volume 8, Page 53 of the Harris County Map Records.

The property is located south of Alabama, and north along Truxillo Street. The purpose of the replat is to create six (6) single-family lots. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of the developer, New Era Development, can be contacted at **469-371-6780.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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City Council Chamber, Public Level, Houston, Texas

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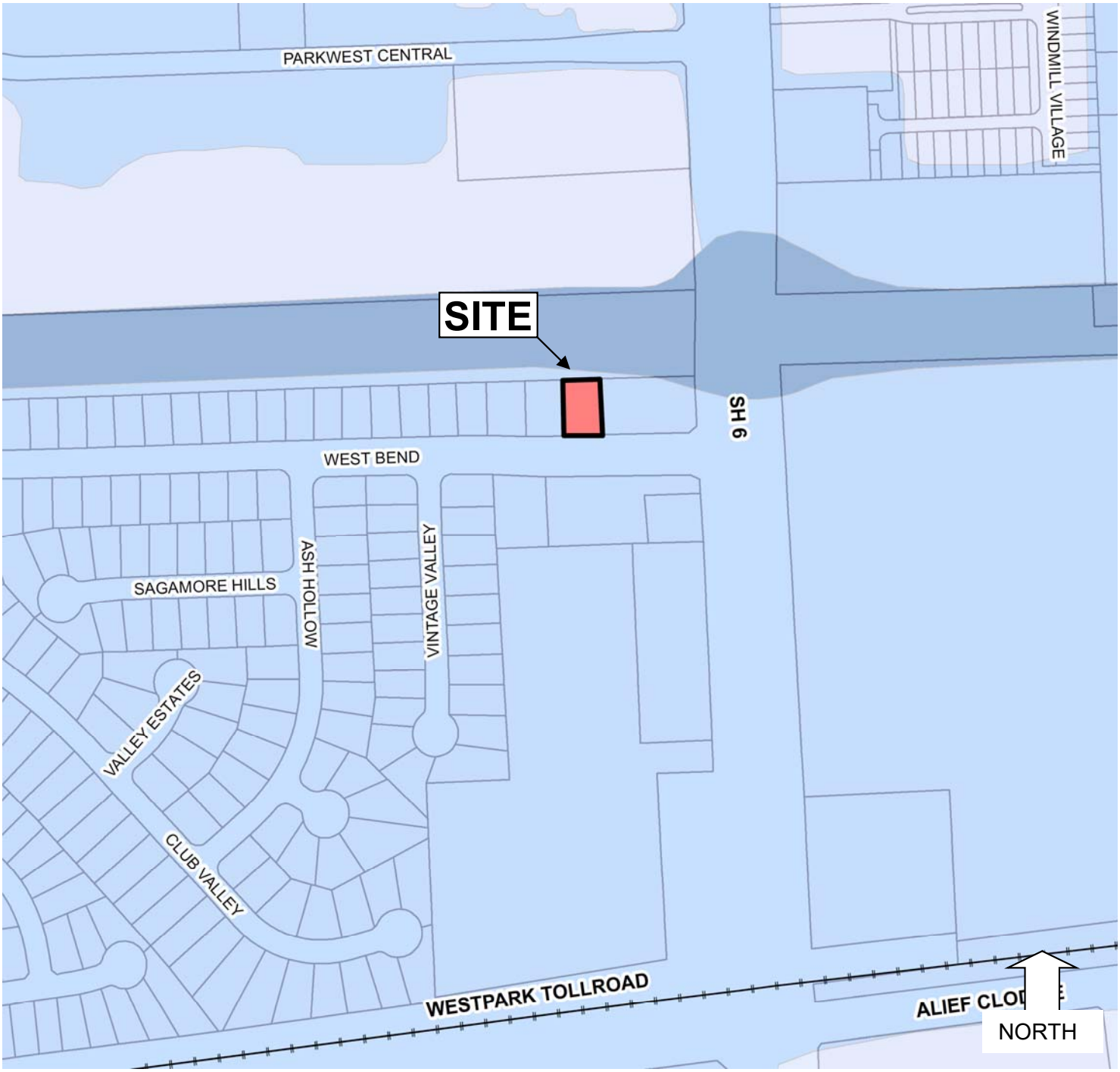
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Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: West Bend Sec 1 partial replat no 1

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



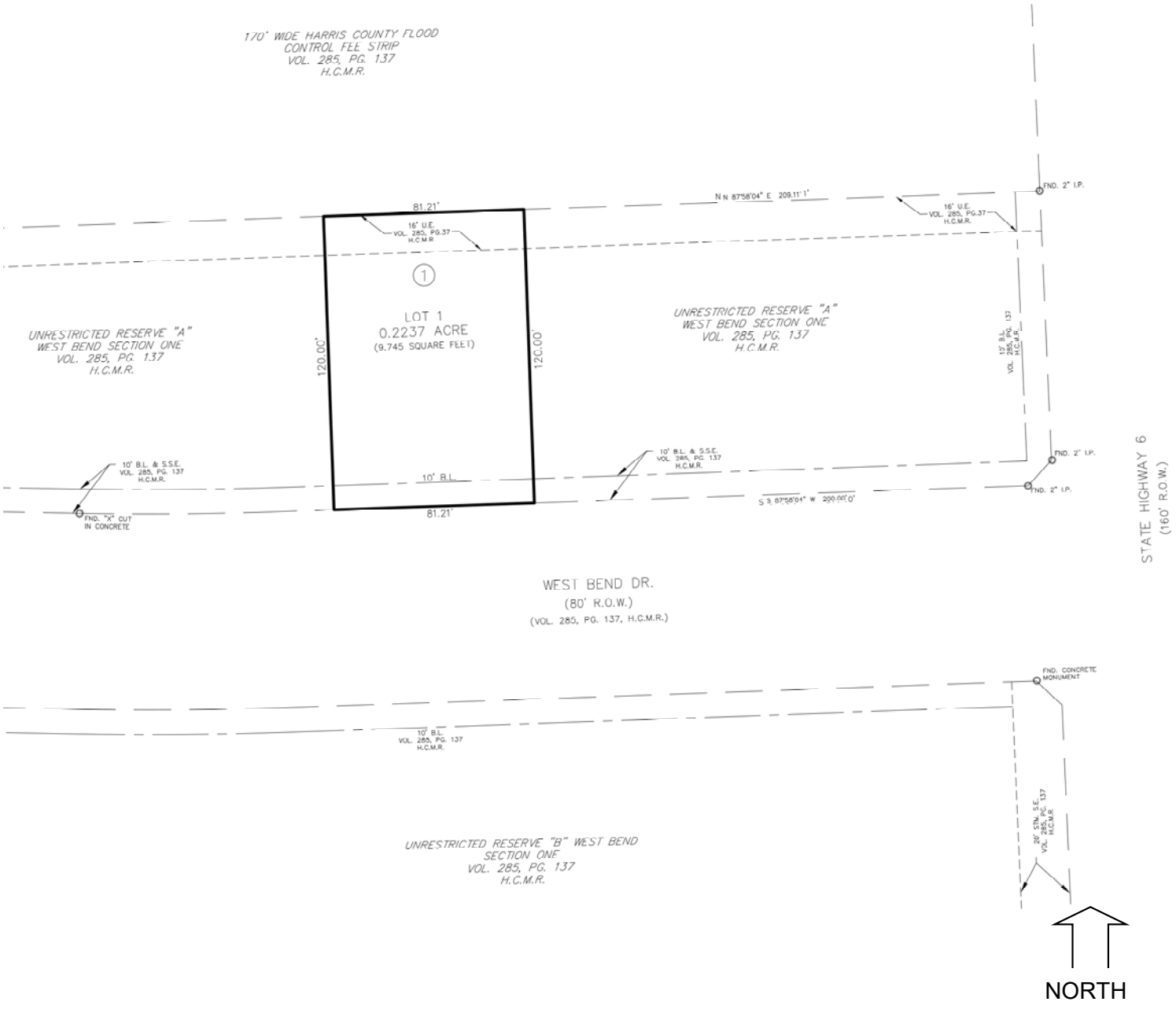
C – Public Hearings Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: West Bend Sec 1 partial replat no 1

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



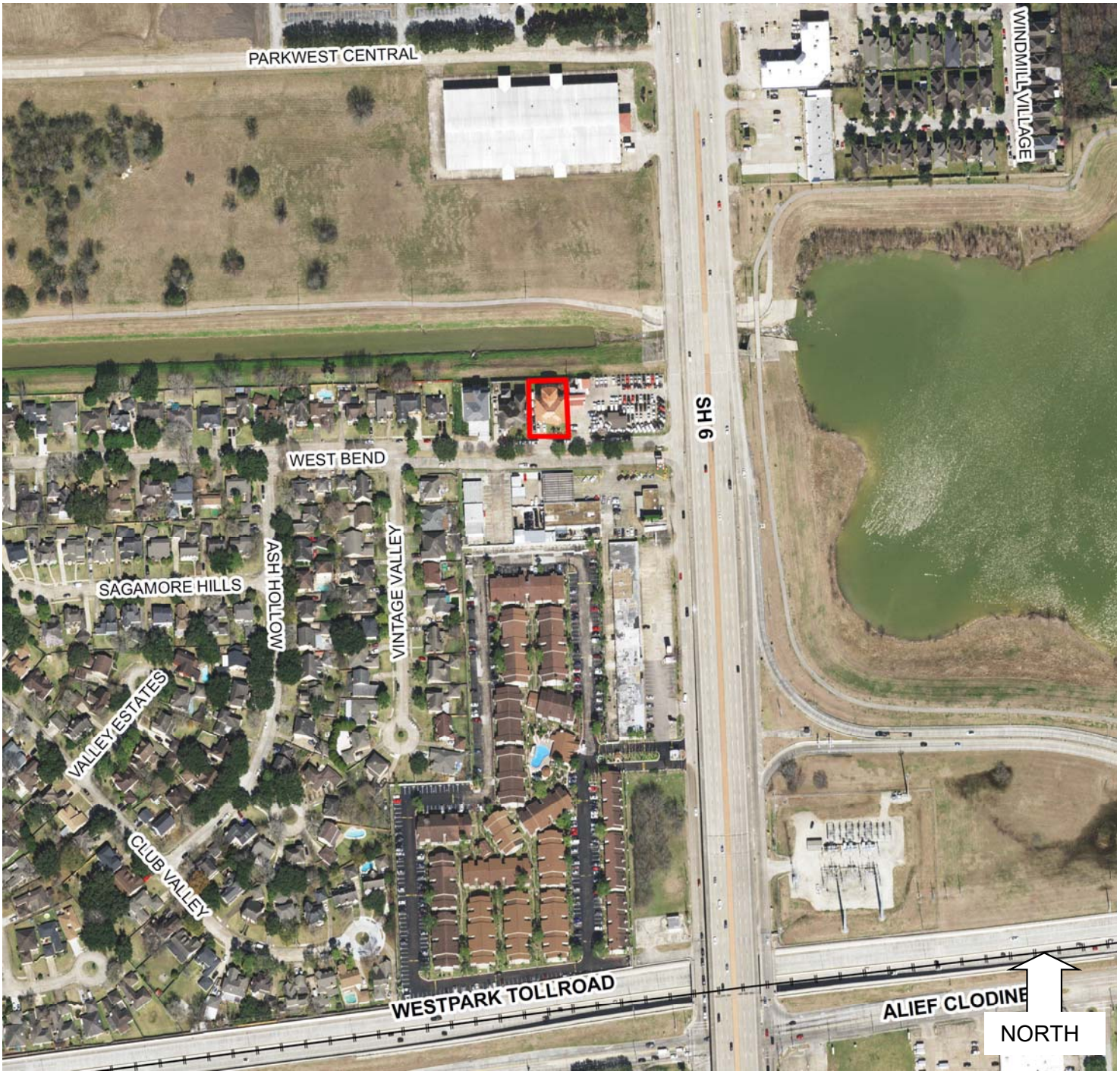
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: West Bend Sec 1 partial replat no 1

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



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 30, 2023

Dear Property Owner:

Reference Number: 2023-2614; West Bend Sec 1 partial replat no 1; a partial replat of **West Bend Sec 1**, being a partial replat of Unrestricted Reserve A, block 10 as recorded in Volume 285, Page 137 of the Harris County Map Records.

The property is located north along West Bend Drive, west of State Highway 6. The purpose of the replat is to create one single family residential lot. The applicant, **Chris Rhodes,** with Civil-Surv Land Surveying, L.C.., on behalf of the developer, can be contacted at **713-839-.**

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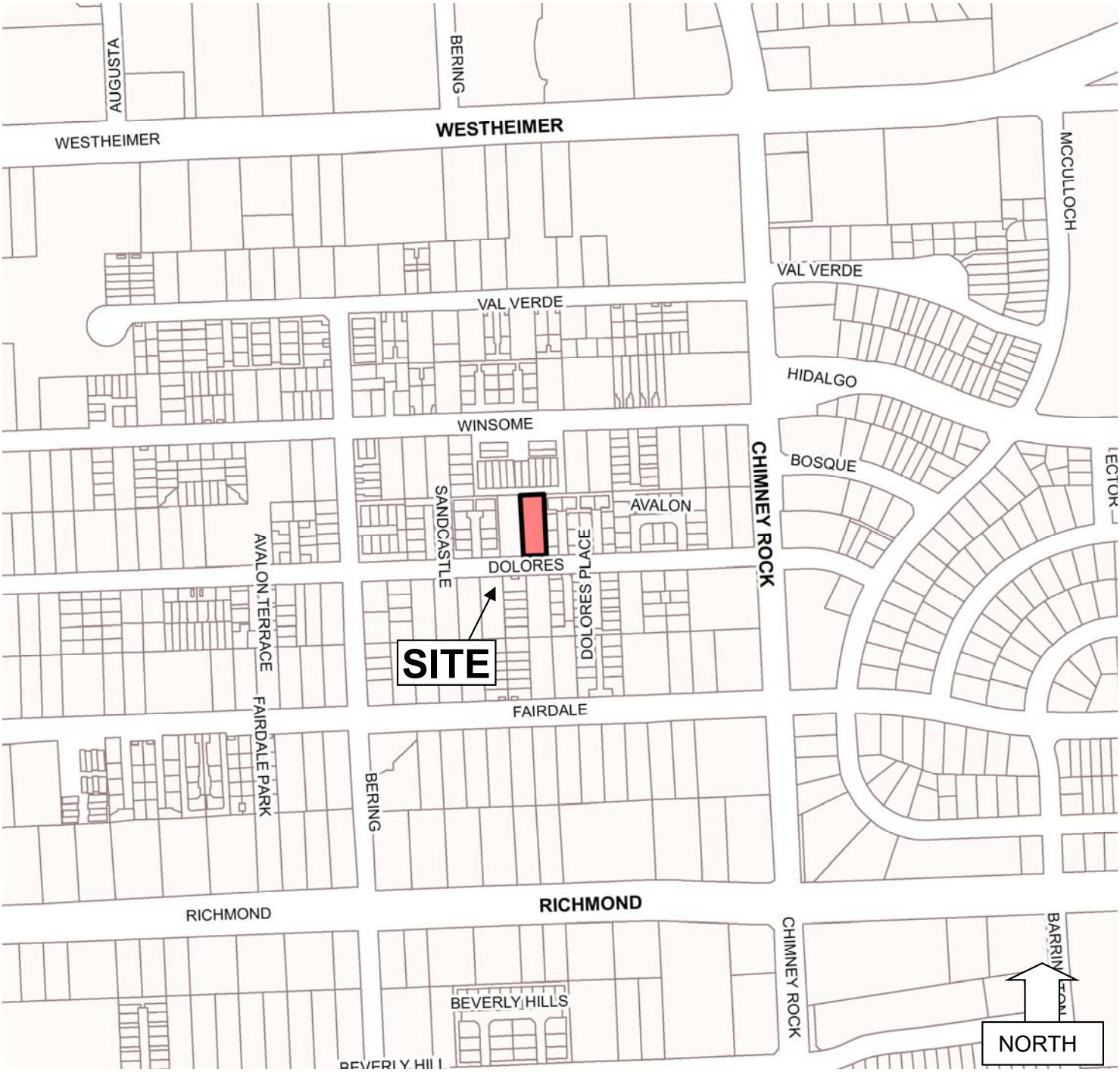
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Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Westheimer Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



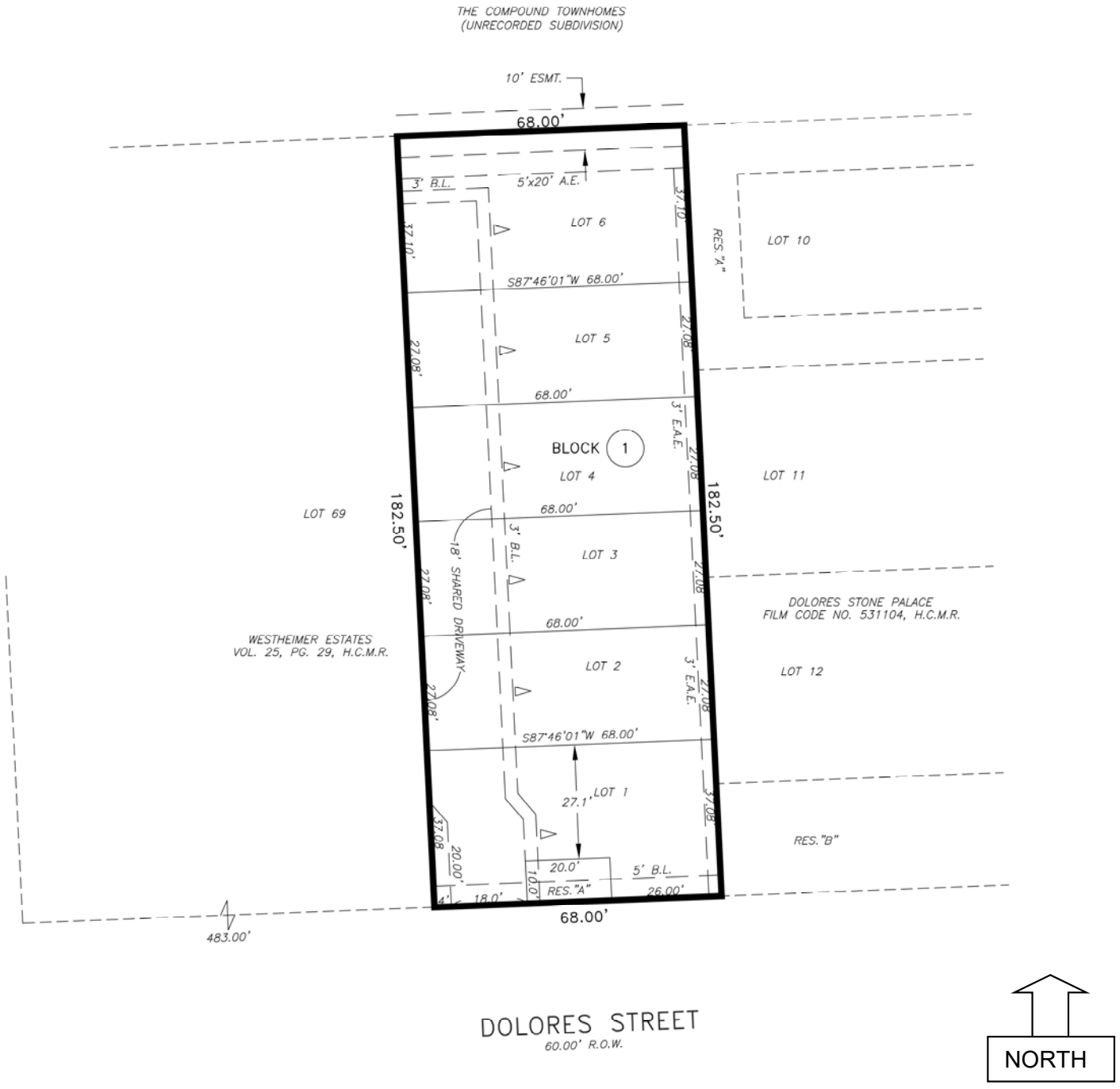
C – Public Hearings Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Westheimer Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



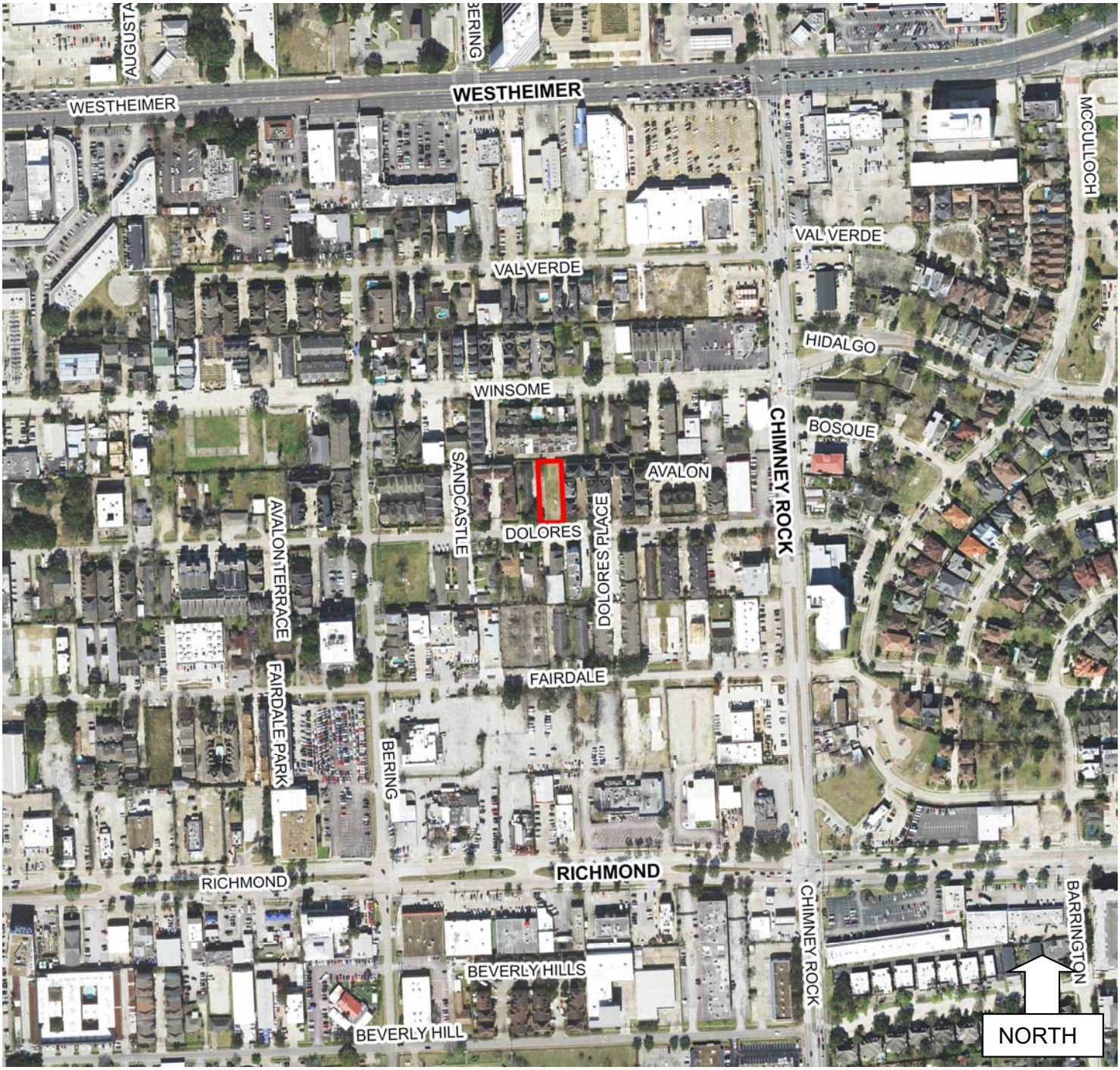
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Westheimer Crossing

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 28, 2023

Dear Property Owner:

Reference Number: 2023-2676; Westheimer Crossing; a partial replat of **Westheimer Estates**, being Lot 70, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located north along Dolores Street, east of Bering Drive west of Chimney Rock Road. The purpose of the replat is to create six (6) lots and a parking reserve. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

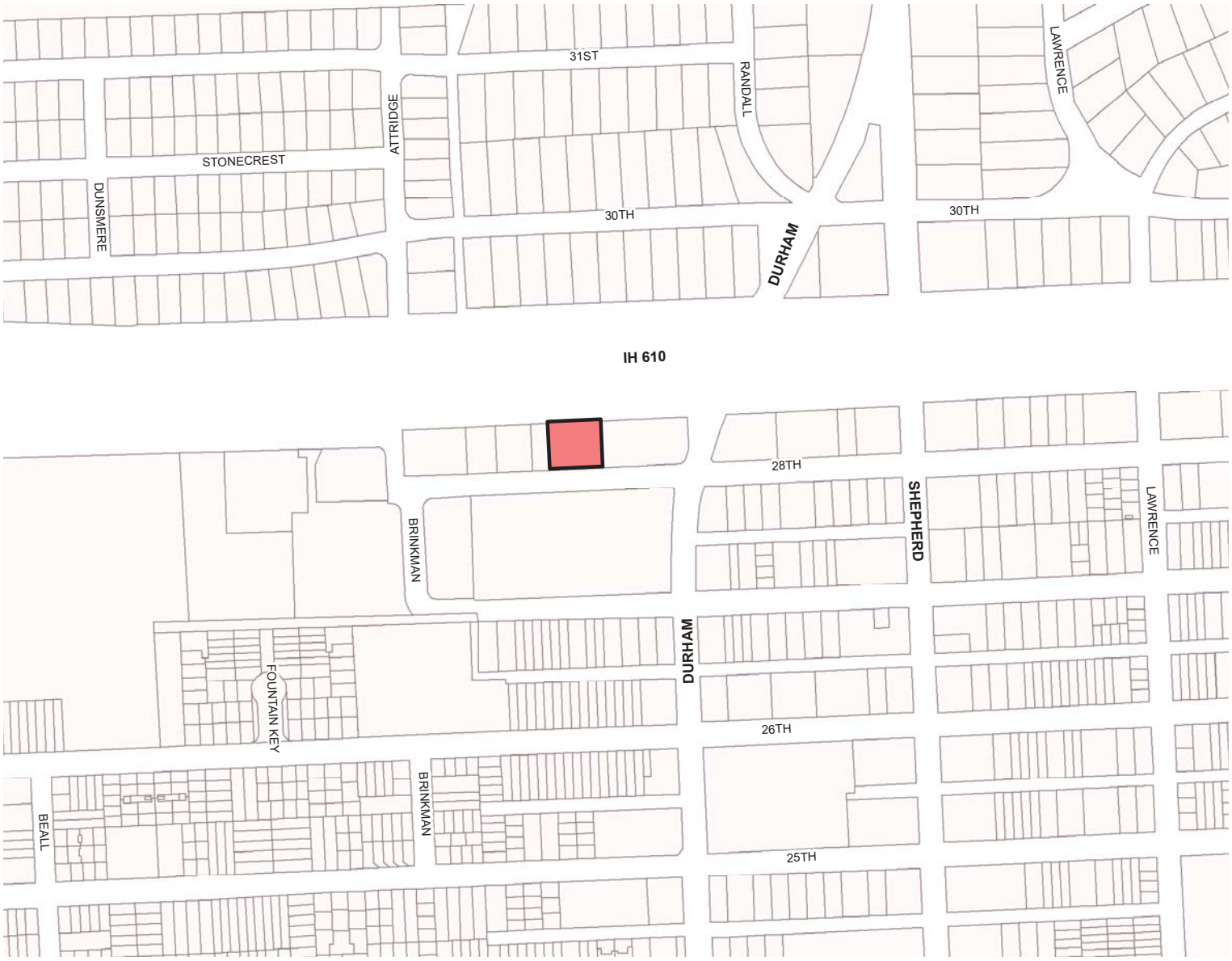
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 129

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.



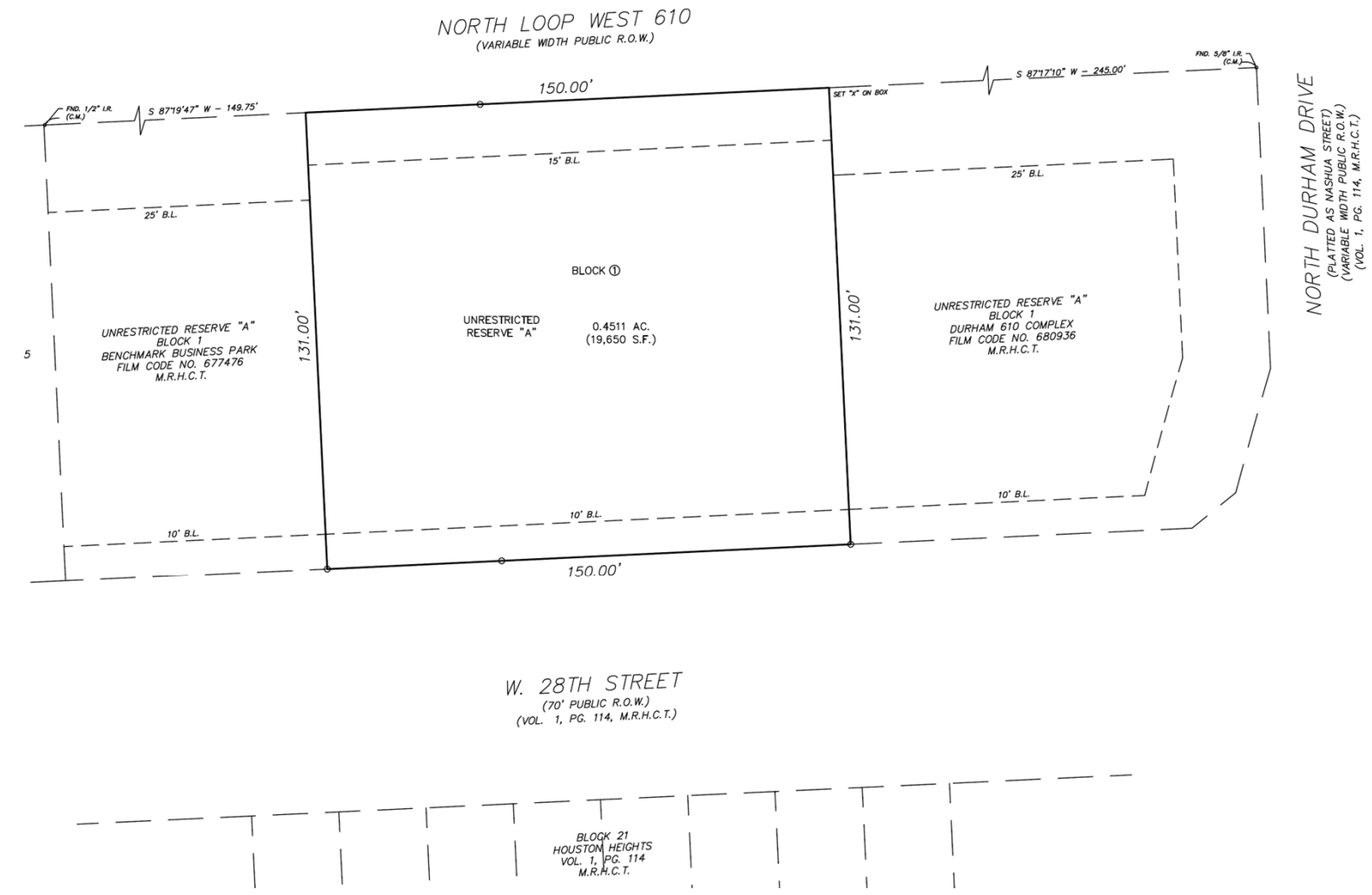
D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 12/21/2023**

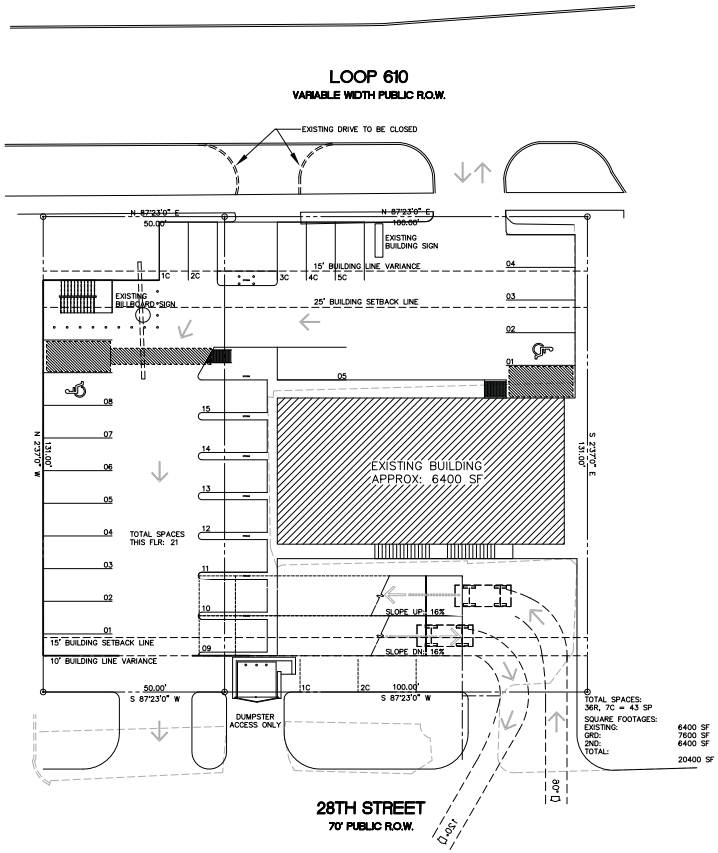
Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.

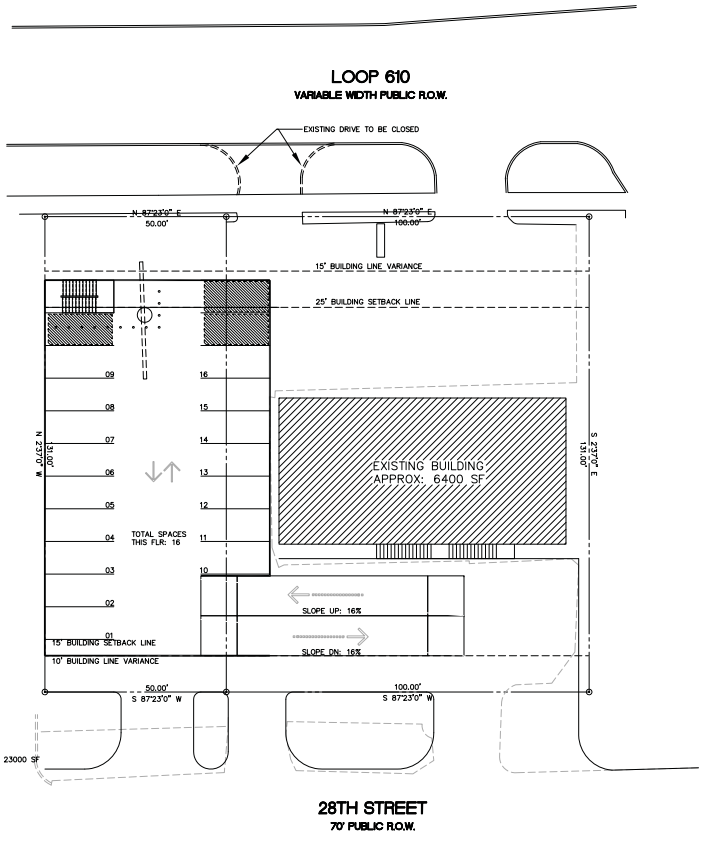


D – Variances

Aerial



1 GROUND FLR
Area: 7600 SF 1/16 = 1-0



1 SECOND FLR
Area: 6400 SF 1/16 = 1-0

STELLA MARIS ARCHITECTURE

811 NLW GARAGE

SCHEMATIC STUDY R3 12.1.23

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2539
Plat Name: Avalon School of Massage
Applicant: REKHA ENGINEERING, INC.
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:

In reference to Section 42-150 the building line requirement for a major thoroughfare equals 25 feet. The extent of variance sought is reduction of this requirement to 15 feet for this property.

Chapter 42 Section: 42-150d

Chapter 42 Reference:

(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

The current building occupancy is type B; and the use of the land, in terms of business use, is currently a business trade school in conformity with this occupancy. The operation of this business is hindered by insufficient parking, which the owner proposes to alleviate by construction of a 2 story parking garage (see architectural site plan). The maximizing of the capacity of the proposed garage is endured hardship by the current setbacks.

(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 proportion of available land to develop for parking and/or a garage in relation to the building, and in relation to enforced building line requirements, is insufficient to construct a parking structure adequate to address the parking demands of the trade school.

(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 added to the building and is using it in conformity with its occupancy type. The applicant is attempting to address operational difficulties on a constricted site, which require the City's cooperation and understanding.

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

The variance request is for a parking structure. The existing occupied building is and shall remain in conformity with setback regulations.

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

In addition to alleviating the parking incapacity of the current building, the maximizing of parking capacity facilitated by this variance will alleviate traffic congestion along the feeder during peak operating hours of the business. Such alleviation will benefit the public safety and welfare.

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

This hardship is related to operational concerns of the applicant's business.

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 30, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Avalon School of Massage
REFERENCE NUMBER: 2023-2539

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along West 28th Street, south along North Loop West 610 and west of North Durham Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Rekha Engineering, 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 15' building line along Loop 610 in lieu of the required 25' building line. 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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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 John English with Rekha Engineering, Inc., at 713-895-8080 ext. 201. 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: 130

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.



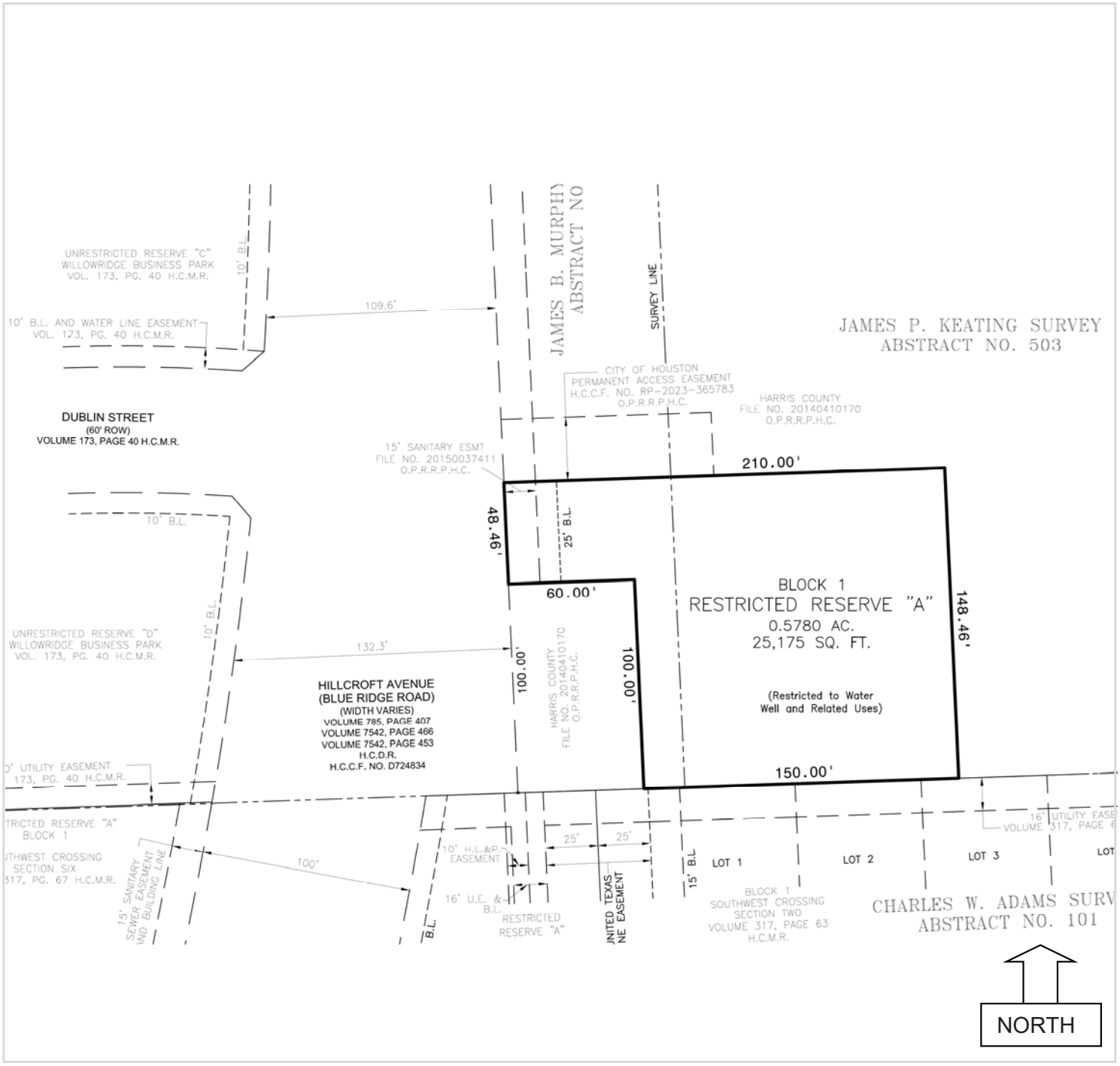
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 130

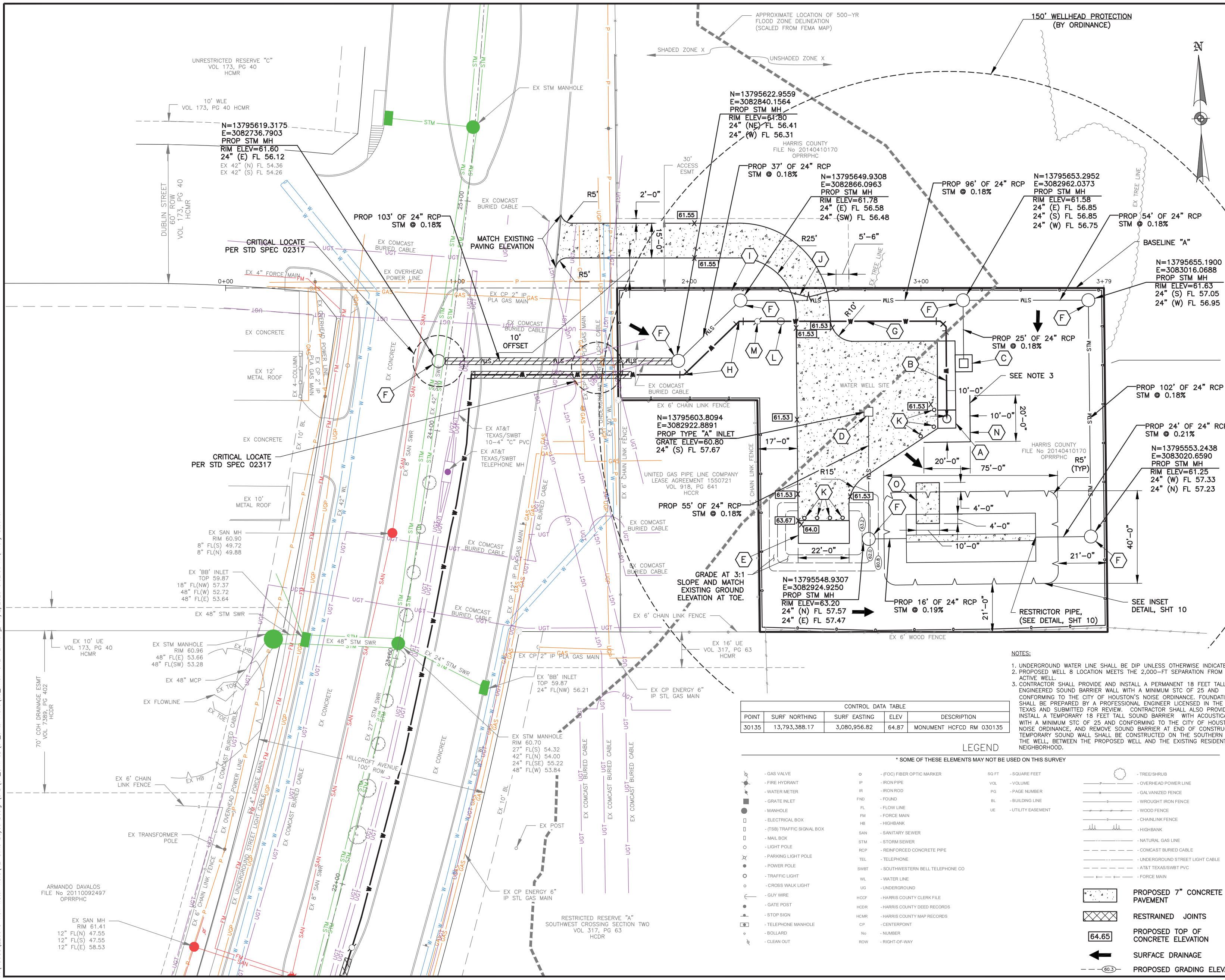
Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.



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.

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

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

SURVEYED BY: LANDTECH
FB NO. P-6241

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.

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
- IP - IRON PIPE
- IR - IRON ROD
- FND - FOUND
- FL - FLOW LINE
- FM - FORCE MAIN
- HB - HIGHBANK
- SAN - SANITARY SEWER
- STM - STORM SEWER
- RCP - REINFORCED CONCRETE PIPE
- TEL - TELEPHONE
- SWBT - SOUTHWESTERN BELL TELEPHONE CO
- WL - WATER LINE
- UG - UNDERGROUND
- HCCF - HARRIS COUNTY CLERK FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- CP - CENTERPOINT
- No - NUMBER
- ROW - RIGHT-OF-WAY
- SQ FT - SQUARE FEET
- VOL - VOLUME
- PG - PAGE NUMBER
- BL - BUILDING LINE
- UE - 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

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 Stouffer

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 14, 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 east along Hillcroft Avenue, north Coachcreek Drive and south of Main 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.

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 restricted to Water Well and related uses to have less than 50' 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.

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.

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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

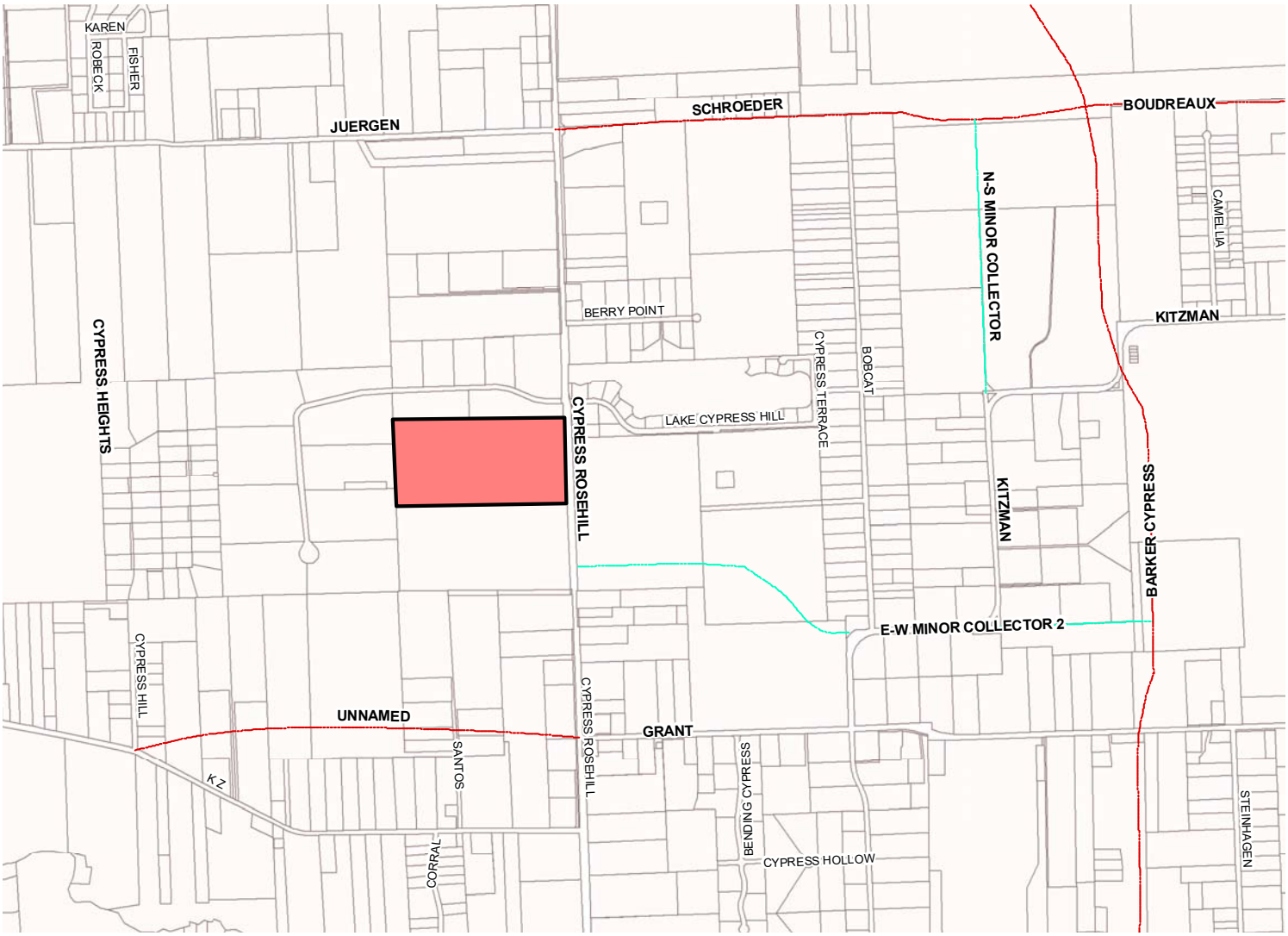
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC



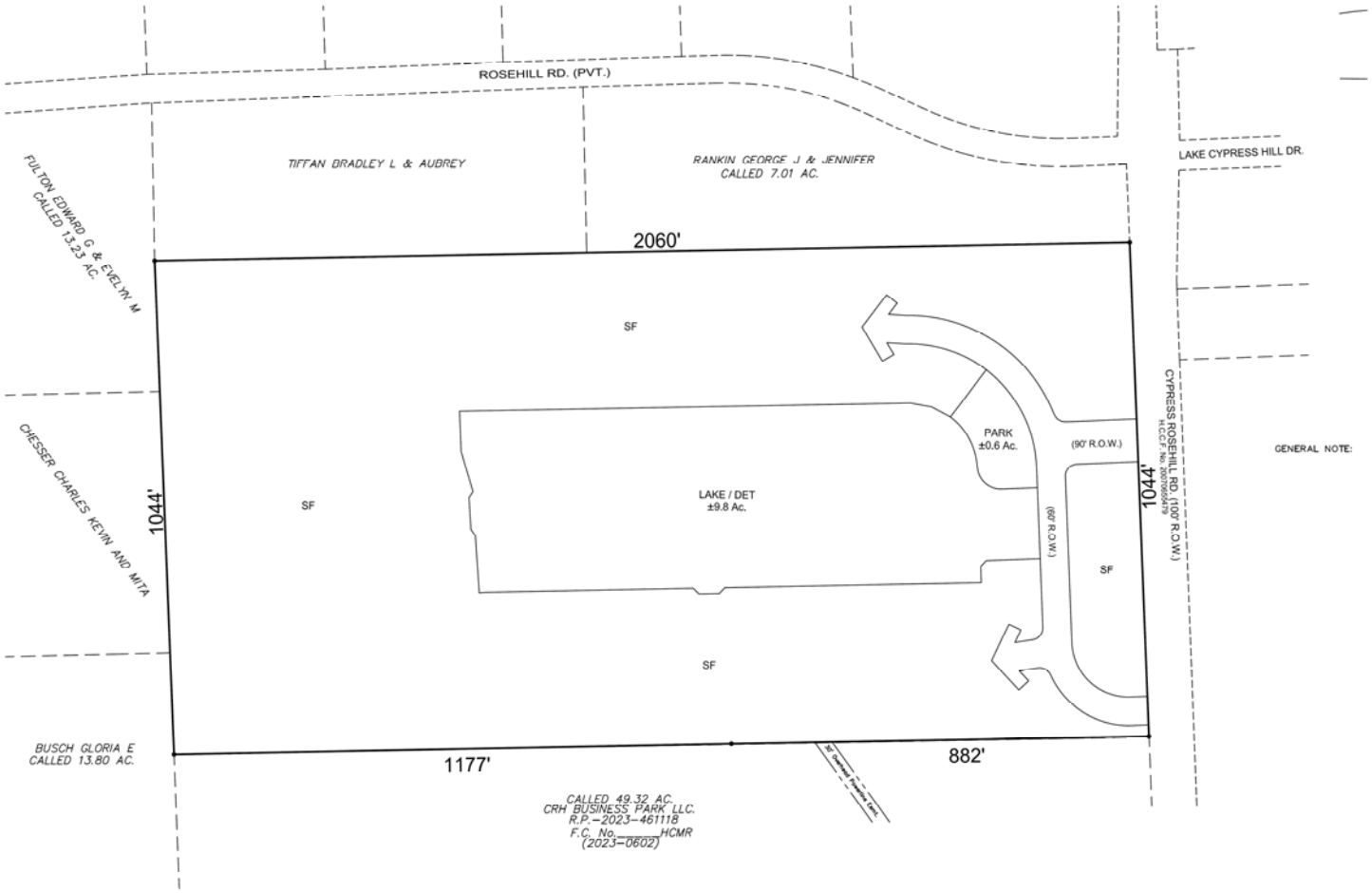
D - Variances **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC



NORTH

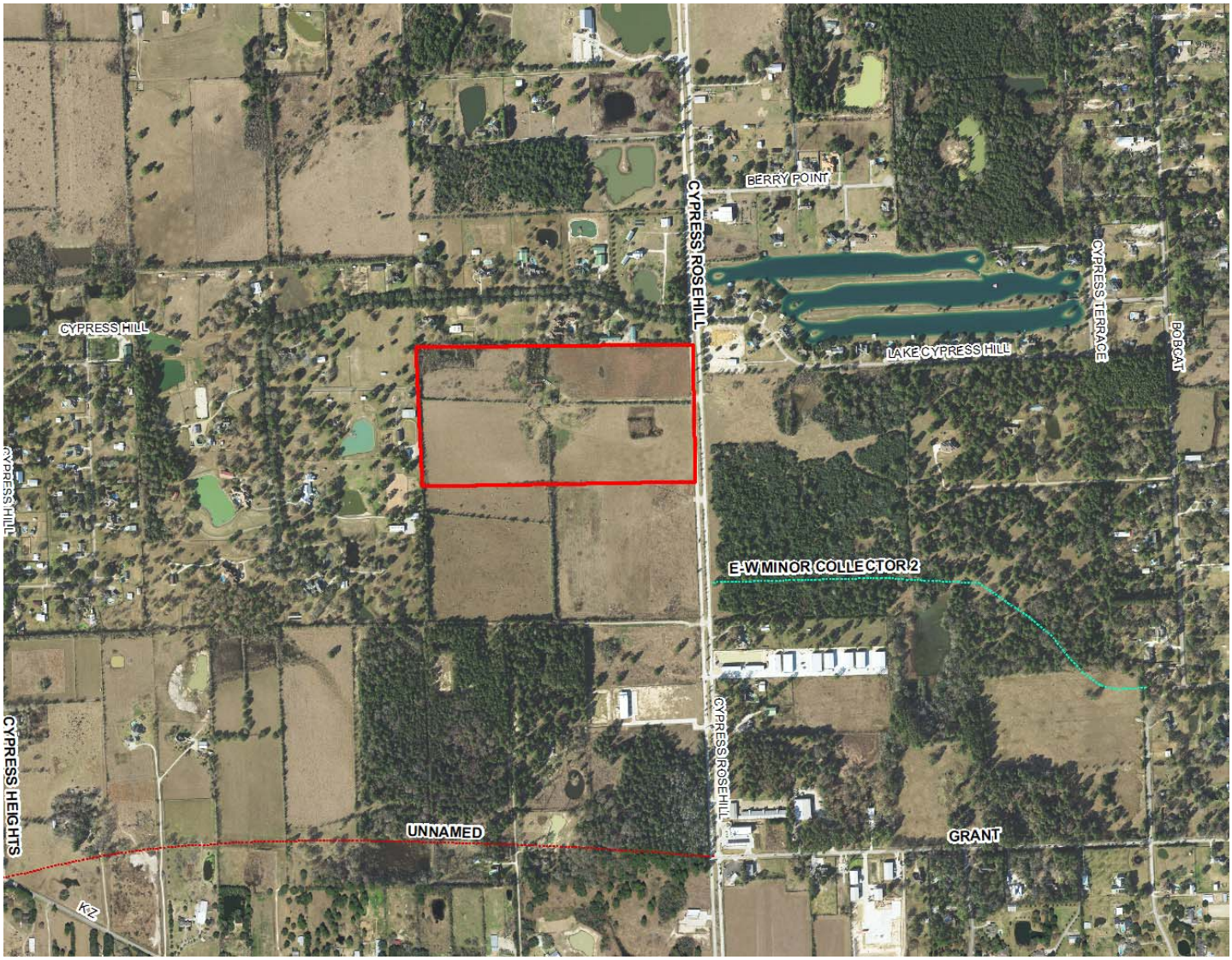
D - Variances **Subdivision**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC



NORTH

D - Variances Aerial

META PLANNING + DESIGN LLC
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ROSEHILL RD. (PVT.)

TIFFAN BRADLEY L & AUBREY

RANKIN GEORGE J & JENNIFER
CALLED 7.01 AC.

LAKE CYPRESS HILL DR.

FULTON EDWARD G & EVELYN M
CALLED 13.23 AC.

±2060'

2060'

±515'

SF

PARK
±0.6 Ac.

(90' R.O.W.)

CYPRESS ROSEHILL RD. (100' R.O.W.)
F.C.C.F. No. 20070655479

104.4'

±490'

CHESSER CHARLES KEVIN AND MITA

1044'

SF

LAKE / DET
±9.8 Ac.

(60' R.O.W.)

SF

SF

CLR=60

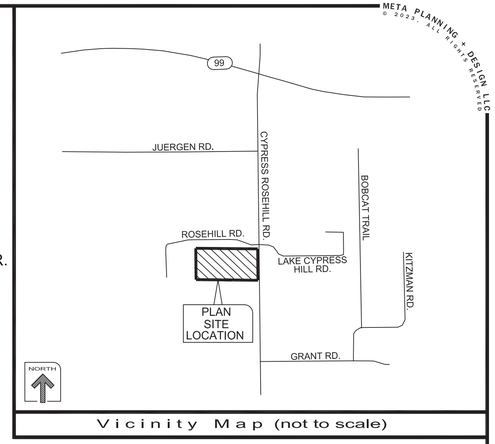
BUSCH GLORIA E
CALLED 13.80 AC.

1177'

882'

30' Overhead Powerline Esmt.

CALLED 49.32 AC.
CRH BUSINESS PARK LLC.
F.C. No. 706041.
(2023-0602)



Vicinity Map (not to scale)

NORTH

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

DISCLAIMER AND LIMITED WARRANTY

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

A GENERAL PLAN OF

CYPRESS ROSEHILL

BEING 49.32± ACRES OF LAND

OUT of THE
WILLIAM H. SETTLE SURVEY, A-705
HARRIS COUNTY, TEXAS

OWNER:
D.R. HORTON

SCALE: 1" = 100'
0 100 200

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

DECEMBER 11, 2023

MTA-22007A

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2926
Plat Name: Cypress Rosehill GP
Applicant: Meta Planning + Design LLC
Date Submitted: 12/11/2023

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

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

To allow reduced intersection offsets of ±515' and ±490' between public streets along major thoroughfare Cypress Rosehill Rd.

Chapter 42 Section: 127

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

The Cypress Rosehill Tract is a ±49-acre tract located in northwest Harris County, inside and a few miles south of the Grand Parkway along the west side of major thoroughfare Cypress Rosehill Rd. Local street Lake Cypress Hill Rd is just north of the subject tract, and major thoroughfare Grant Road is further to south of the subject tract. The Houston Major Thoroughfare and Freeway Plan proposed a minor collector roughly 700' south of the subject tract intersecting the east side of Cypress Rosehill Rd. The subject tract has minimal frontage along Cypress Rosehill Rd and no other opportunities for a second point of access. Therefore, the subject tract proposes two connections to Cypress Rosehill Rd. The public street Lake Cypress Hill Rd is very close to the northern boundary of the subject tract, making it mathematically impossible to fit two connections at 600' separation in all directions. In order to provide two connections to Cypress Rosehill Rd, a substandard offset is required. The proposed primary connection to Cypress Rosehill Rd will align with an existing median opening in the major thoroughfare, approximately 515' south of existing Lake Cypress Hill Rd to the north of the site. The proposed secondary connection will be approx. 490' south of the main entrance, and will not align with a median opening, making it a right-in-right-out connection to the thoroughfare with no possible cross-traffic on Cypress Rosehill Rd. This is the safest possible configuration for the two connections and will limit cross-traffic conflicts on the major thoroughfare to the already-existing median openings. The offset distances are 85% and 82% reductions of the required 600' offset, or 15% and 18% deviations respectively.

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

The subject site has limited frontage onto an existing thoroughfare with established median spacing and an existing public street to the north. The proposed connections will achieve the intended separation of cross-traffic conflicts at previously constructed median openings with the greatest

possible separation in each direction, which is the outcome intended by the standards of the ordinance.

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

The proposed modifications are a 15% and 18% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the existing median cuts and minimal traffic conflicts, and will not be damaged by the granting of this special exception.

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

The granting of the special exception will minimize cross-traffic conflicts and achieve the greatest possible separation between side-streets to the thoroughfare, and will therefore not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2926
Plat Name: Cypress Rosehill GP
Applicant: Meta Planning + Design LLC
Date Submitted: 12/11/2023

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

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

To allow no stub streets to the north project boundary, a distance of approximately 2,060'.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

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

(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 Cypress Rosehill Tract is a ±49-acre tract located in northwest Harris County, inside and a few miles south of the Grand Parkway along the west side of major thoroughfare Cypress Rosehill Rd. Local street Lake Cypress Hill Rd is just north of the subject tract, and major thoroughfare Grant Road is further to south of the subject tract. The Houston Major Thoroughfare and Freeway Plan proposed a minor collector roughly 700' south of the subject tract intersecting the east side of Cypress Rosehill Rd. The subject site is surrounded to the north and west by an existing private street development with large multi-acre single-family residential lots. The likelihood of these lots being consolidated for redevelopment is extremely low, and therefore the likelihood of a stub street to the north (or west) ever being extended in the future is also extremely low. South of the subject site is the CRH Business Park development, a nonresidential project that does not have any public through-streets, so any north-site street in the subject tract cannot be extended to the south either. A stub street from the subject site will not provide any future connectivity to the area and is therefore an impractical application of the ordinance. The northern boundary of the subject tract is approximately 2,060' in length and terminates at the northwest corner of the subject tract which is bounded on the west by the existing subdivision.

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

The existing developments to the north, west, and south are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community, which preserves and maintains the intent and general purposes of this chapter.

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

As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no impact to the public health, safety, or welfare through the granting of this variance.

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

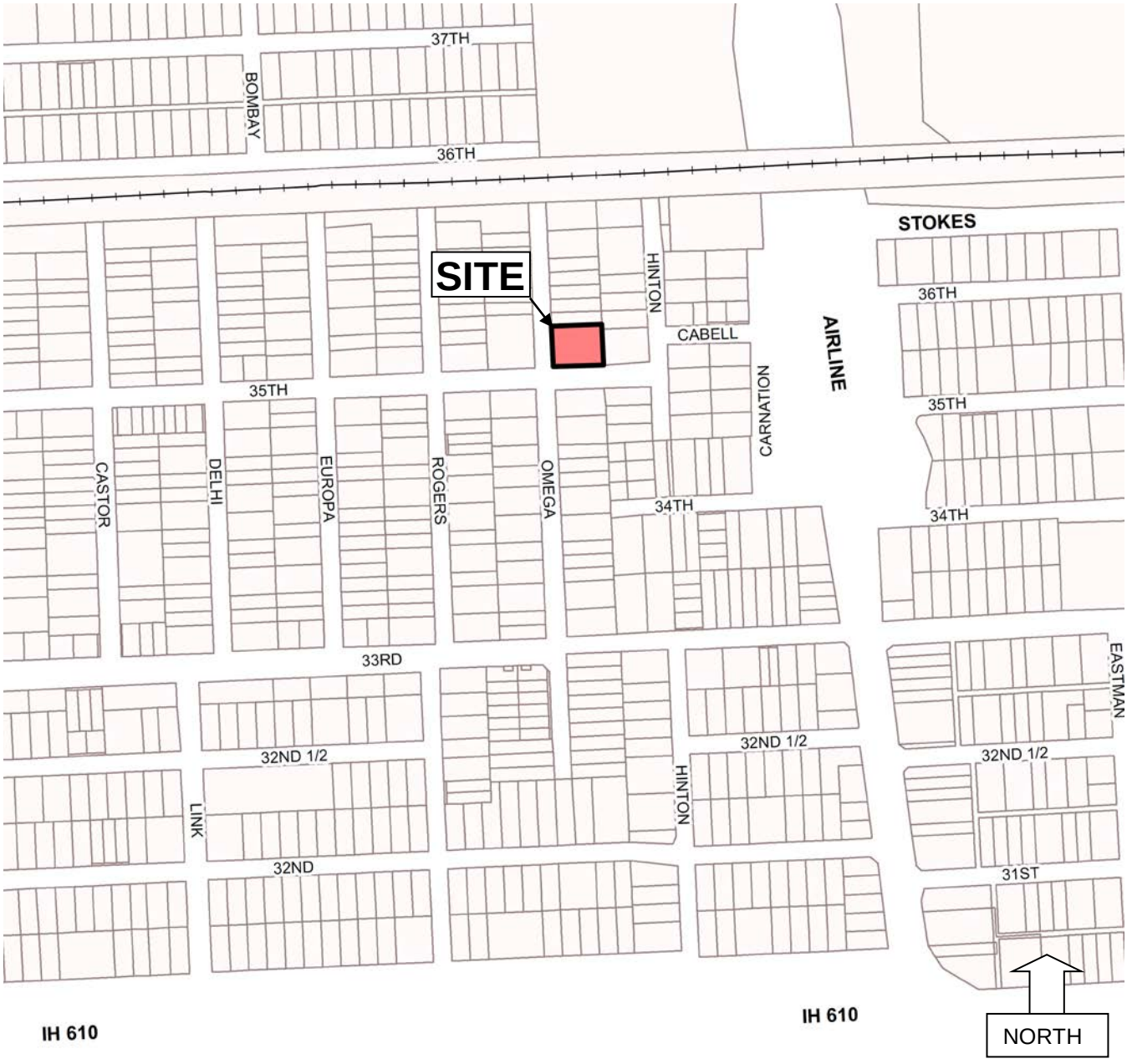
The existing developments to the north, west, and south are existing conditions and are not the result of a hardship created or imposed by the applicant.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Gated Rentals Crosby

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



D – Variances

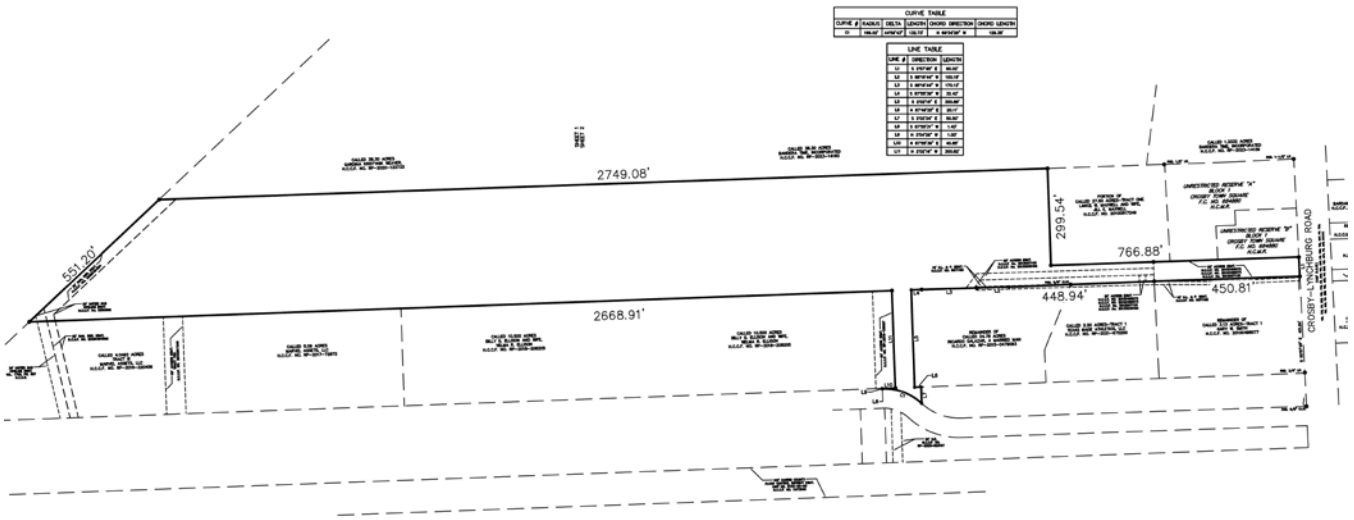
Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Gated Rentals Crosby

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Gated Rentals Crosby

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



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2320
Plat Name: Gated Rentals Crosby
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 10/09/2023

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

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

To exceed intersection spacing by not providing a north/south street through the property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

N/A

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

Providing a ROW to our adjacent properties would be infeasible as the connection of each property do not connect to public areas or are blocked due to existing developments. The property owner to the south is an existing private commercial establishment and had adequate access to their business from current road access, the property to the north has access from easement to their northern adjacent property at 3 locations and providing access thru our property would not add improved access and has direct access to FM 2100 and the property adjacent to the north property is blocked by adjacent property for future development and backs up to residential that would not need access from this direction. The western boundary is an existing 100ft wide railroad blocking extension to the west.

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

The circumstance support is that the surroundings are blocked (west, south and east) by existing ROW or commercial developments that are not in need of the access.

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

Extension north would not provide any improvement to circulation or traffic. THE norther tract has 3 access points to the property for future development and those access points are directly connected to FM 2100.

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

The current property has access from Urlich Road and exit only to easement for the property directly to FM 2100 therefore a variance will not be injurious to the public health, safety or welfare. Our development also has an exit only access to FM 2100 to allow for secondary access that will reduce any impact to adjacent properties without granting a ROW.

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

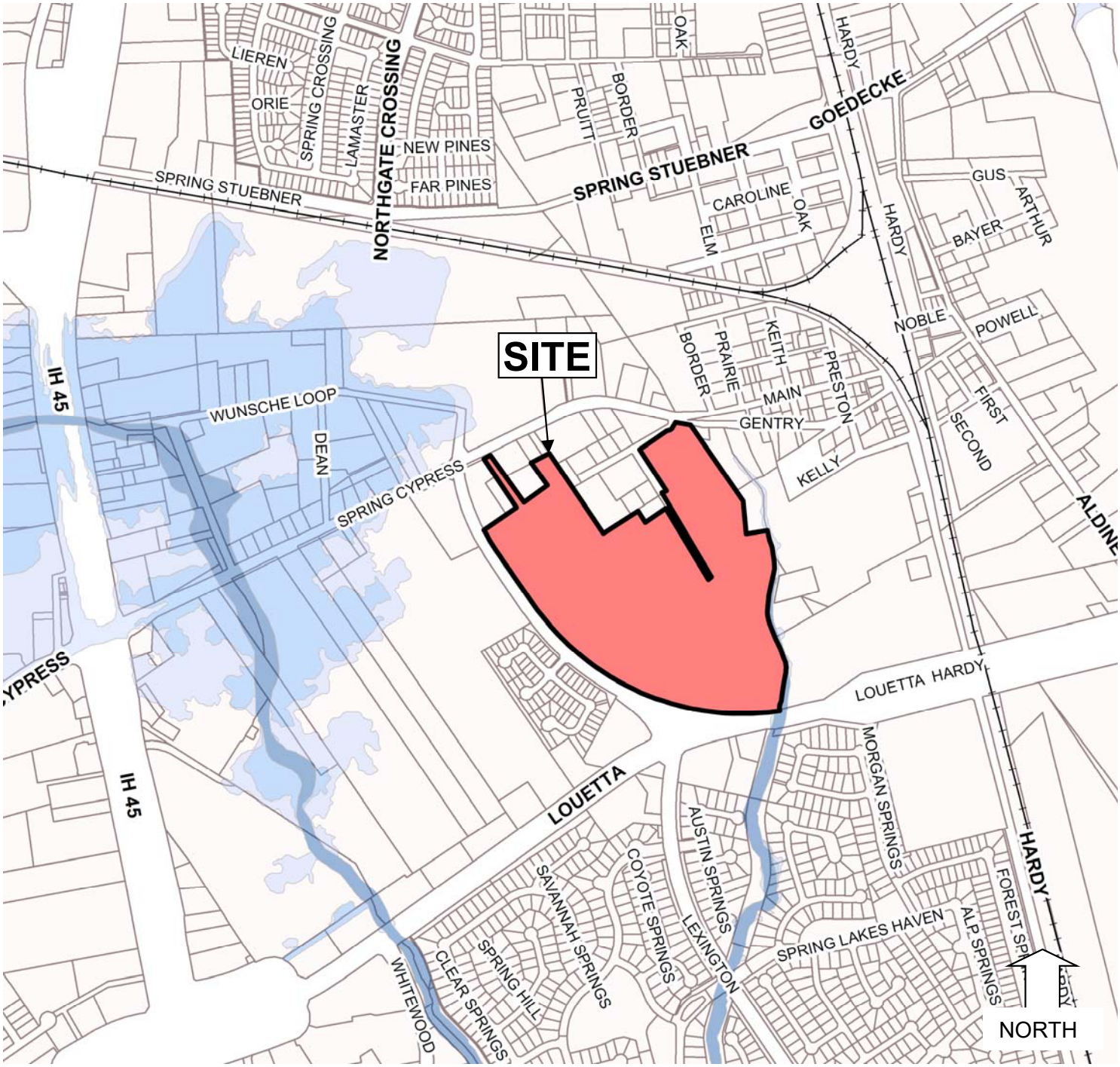
Purpose of variance is not associated with economic hardship for this property.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



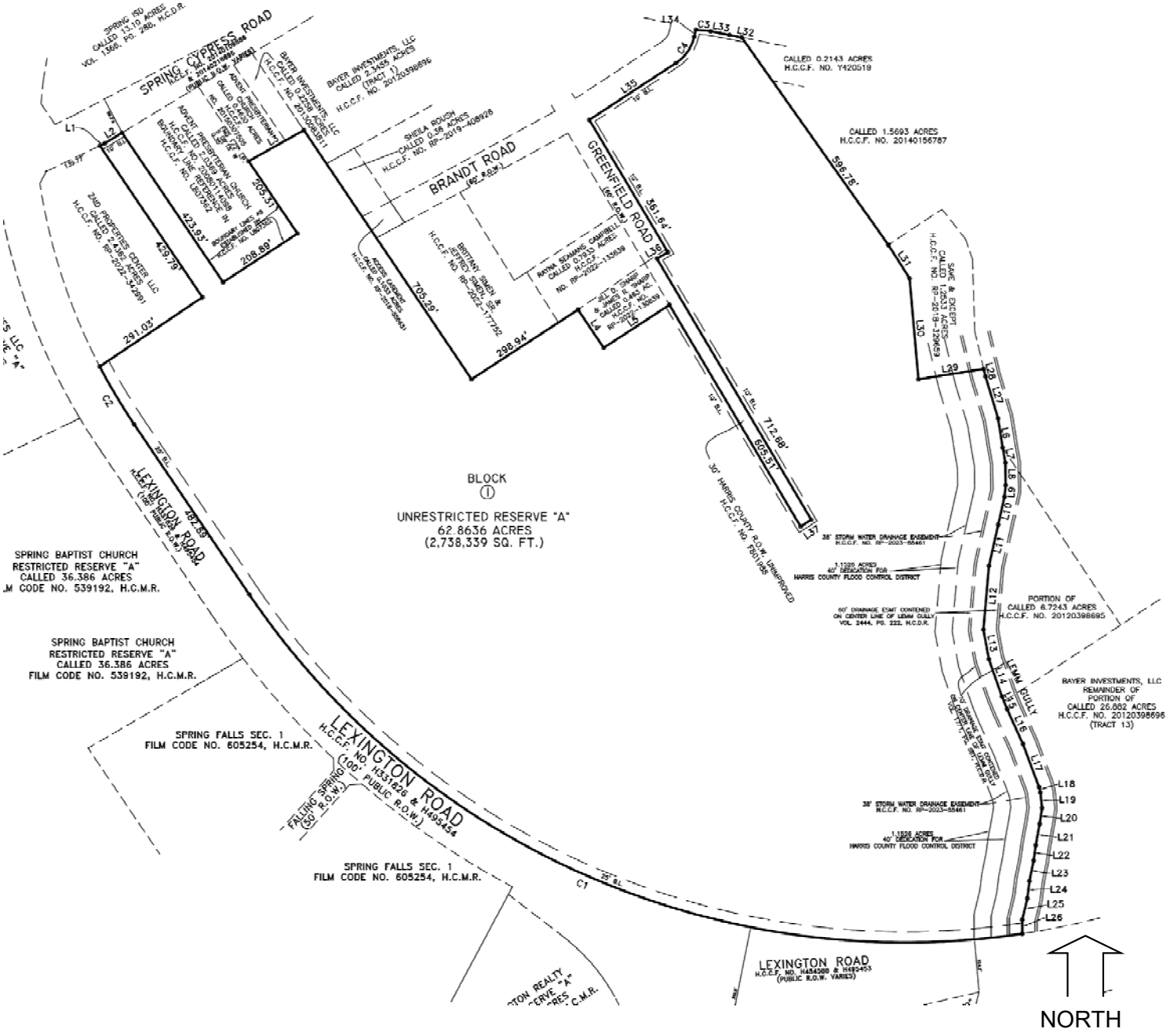
D – Variances **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



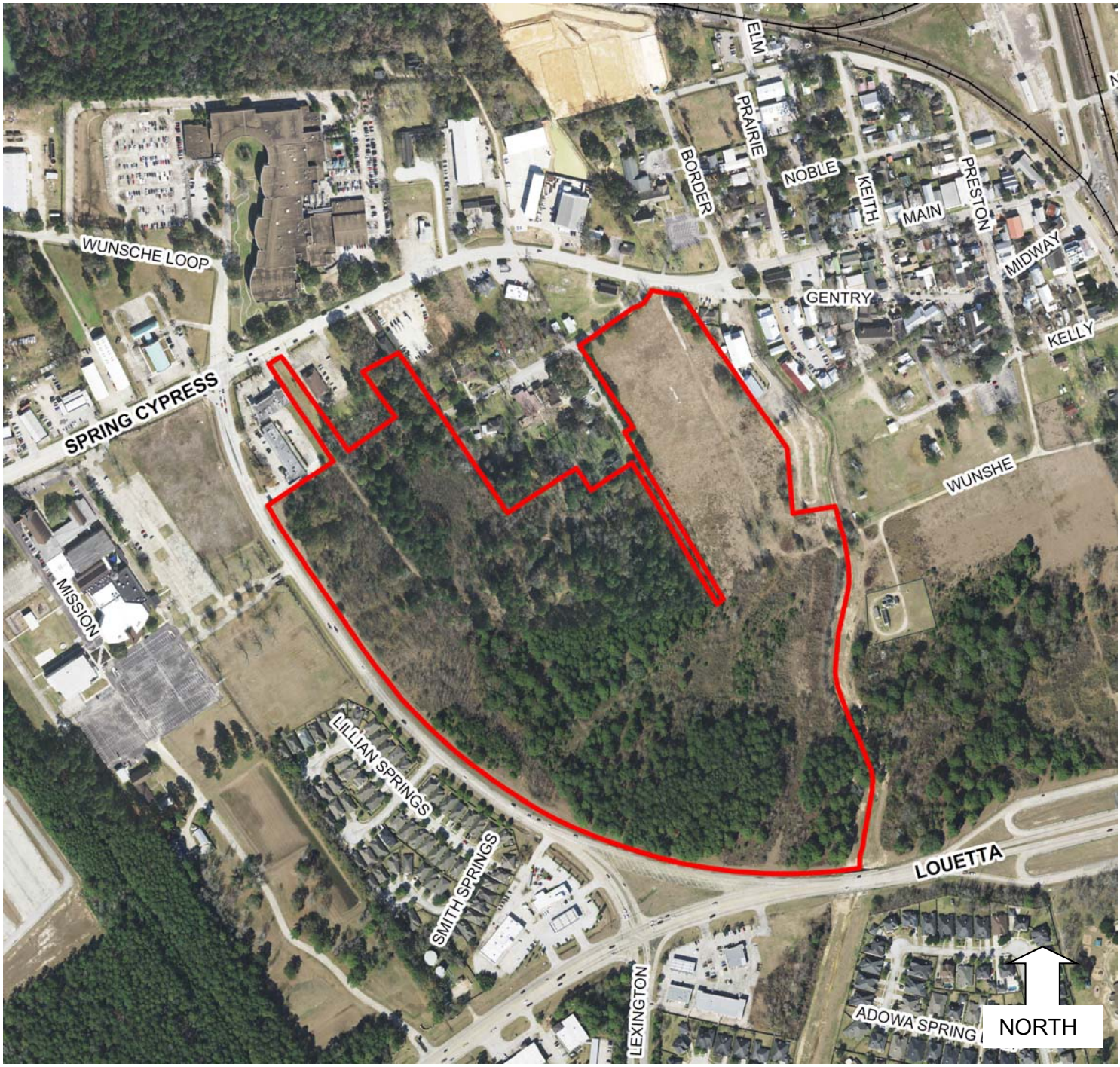
D – Variances **Subdivision**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

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:

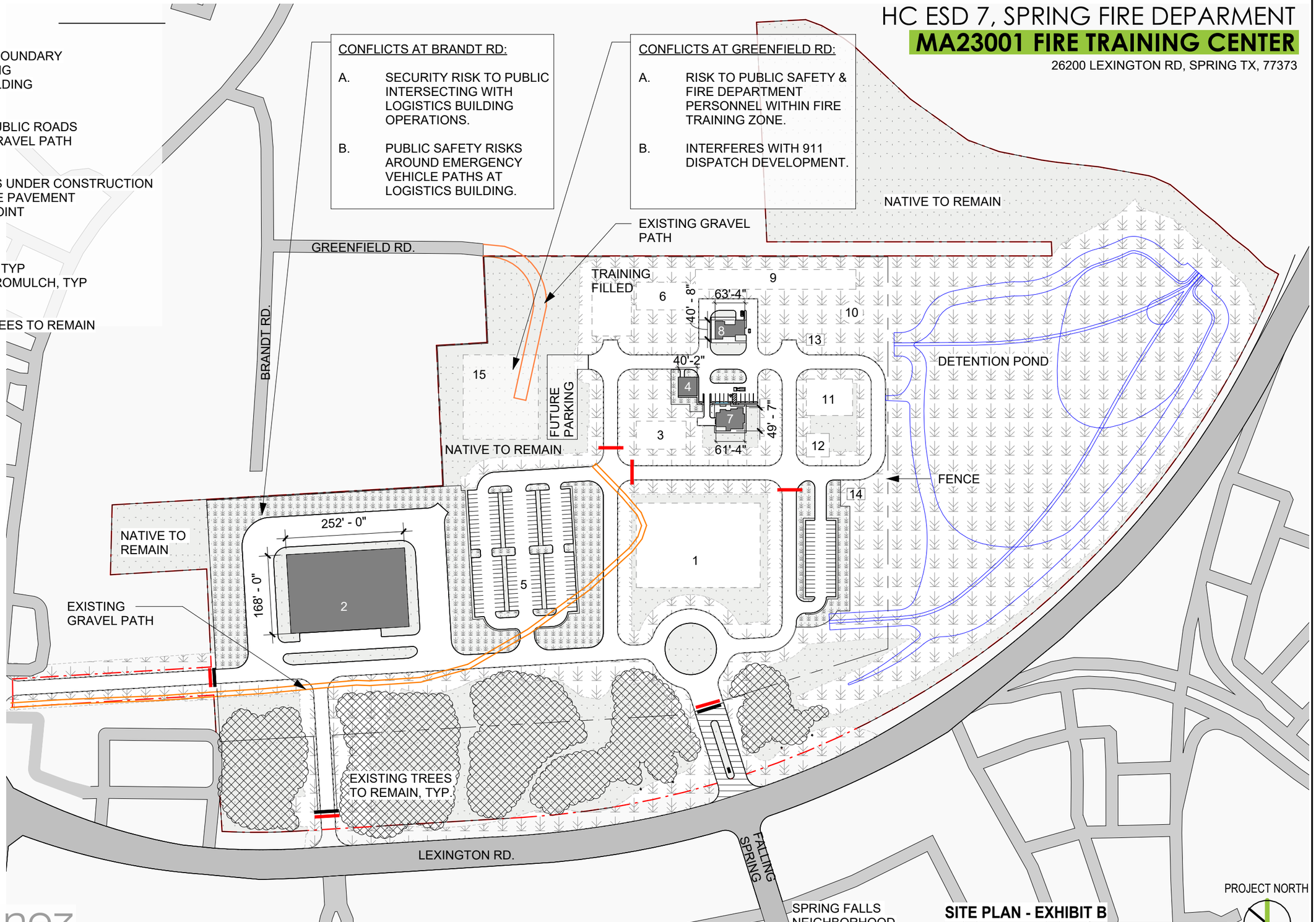
A. SECURITY RISK TO PUBLIC INTERSECTING WITH LOGISTICS BUILDING OPERATIONS.

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.



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: 134

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Indian Springs Sec 4

Applicant: Blackline Engineering



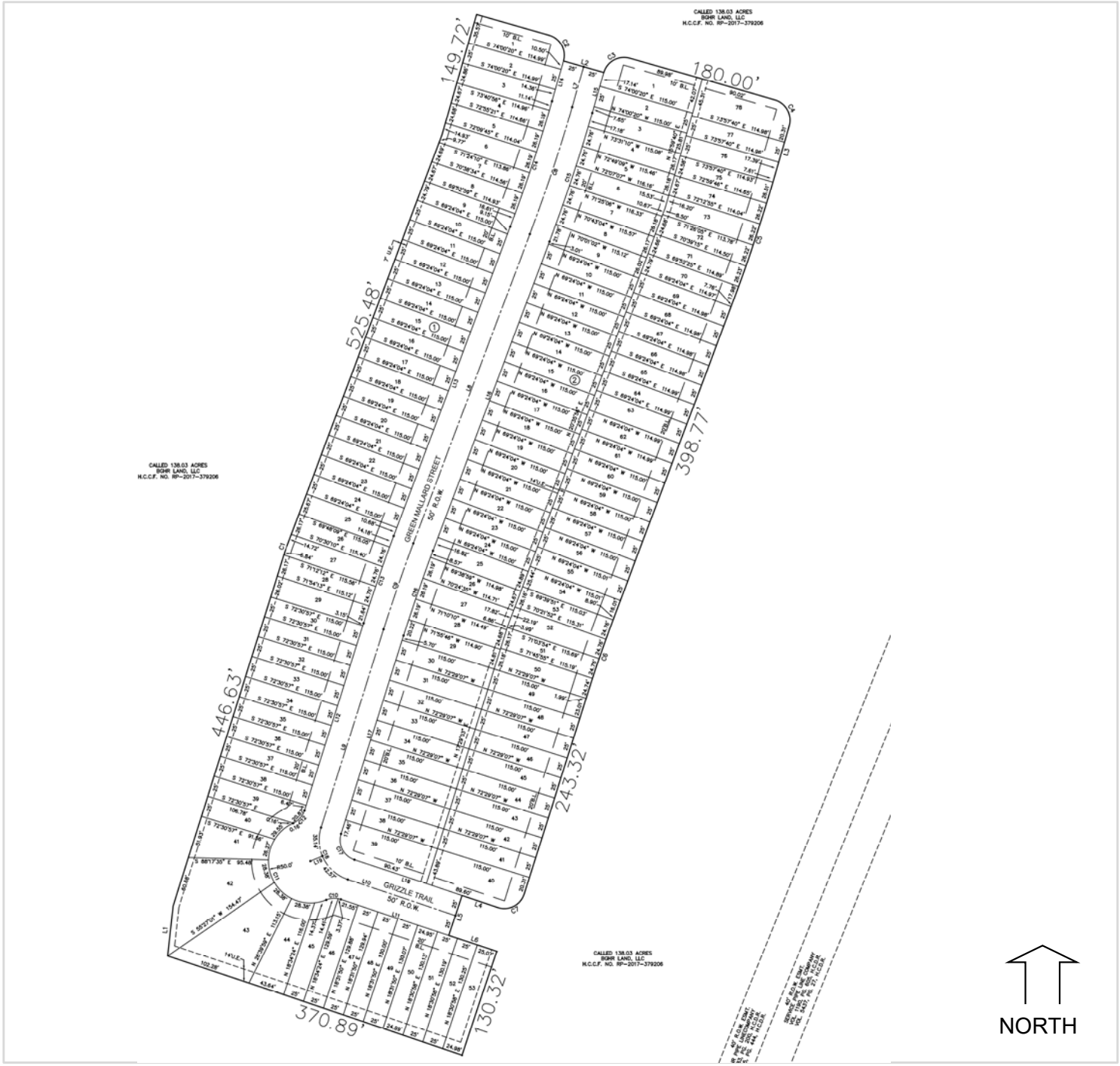
D – Variances **Site Location**

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Indian Springs Sec 4

Applicant: Blackline Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 134

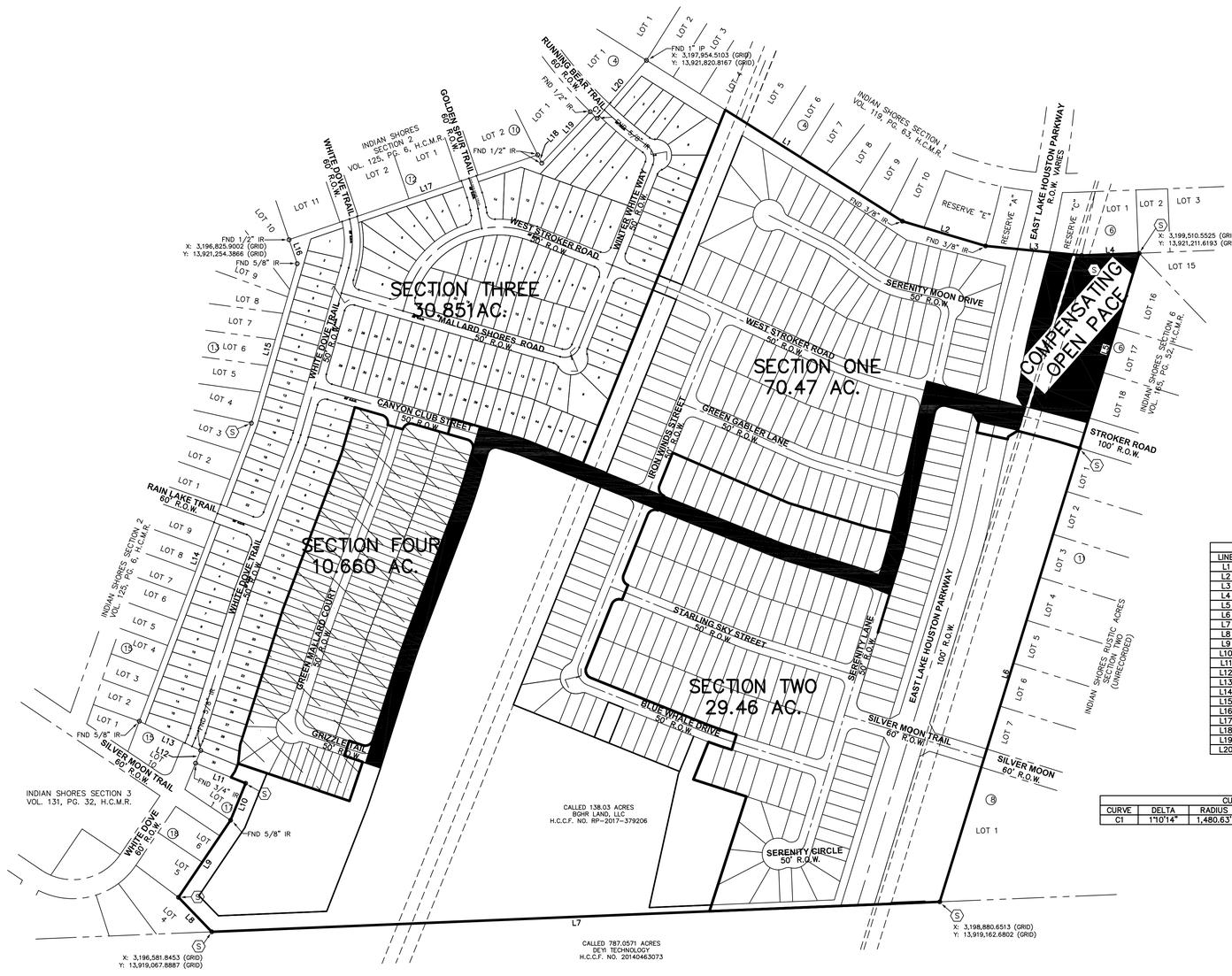
Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Indian Springs Sec 4

Applicant: Blackline Engineering

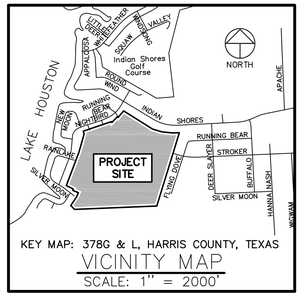


D – Variances Aerial



ABBREVIATIONS

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



KEY MAP: 378G & L, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 200'

200 0 200 400 600 Feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°49'53" E	954.62'
L2	S 73°28'52" E	274.20'
L3	S 84°20'25" E	305.05'
L4	N 87°46'27" E	181.78'
L5	S 16°58'50" W	644.46'
L6	S 17°08'07" W	1,499.28'
L7	S 87°38'19" W	2,300.93'
L8	N 43°58'06" W	151.29'
L9	N 34°02'22" E	293.95'
L10	N 22°06'34" E	126.10'
L11	N 68°05'43" W	170.33'
L12	N 22°11'28" E	43.11'
L13	N 64°31'11" W	214.94'
L14	N 20°35'26" E	1,005.99'
L15	N 16°02'09" E	524.43'
L16	N 18°48'32" W	79.96'
L17	N 71°09'46" E	829.60'
L18	S 26°24'33" E	28.89'
L19	N 43°21'23" E	223.10'
L20	N 40°21'23" E	240.49'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°10'14"	1,480.63'	30.25'	S 46°04'00" E	30.25'

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.9999252440.
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
5. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."
6. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
7. EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. B270463, AND BEING DESCRIBED AND LOCATED THEREIN. (NOT SHOWN, DOES NOT AFFECT)
8. PIPELINE EASEMENT AND RIGHT OF WAY GRANTED TO ERLON PETROLEUM COMPANY AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20070186537, AND BEING DESCRIBED AND LOCATED THEREIN. (NON-PLOTTABLE,/NO DESCRIPTION PROVIDED IN DOCUMENT, AFFECTS SUBJECT TRACT)

INDIAN SPRINGS SUBDIVISION GP

A SUBDIVISION IF
138.07 AC./ 6,014, 296 SQ. FT.
SITUATED IN THE
WILLIAM WHITLOCK LEAGUE, ABSTRACT NO. 85
HARRIS COUNTY, TEXAS

4 SECTIONS 573 LOTS

AUGUST 2022

Owner

Windy Hill IS Development LLC

11550 Fuqua, Suite 475
Houston, Texas 77034

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

B:\PROJECT DIRECTORY\05202- INDIAN SPRINGS\1000.01- INDIAN SPRINGS, GENERAL PLAN\PLAT CAD\GENERAL PLAN SHOWING COS TO OTHER SECTIONS SEC 3.DWG - RTAYLOR - 11/10/23

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2586
Plat Name: Indian Springs Sec 4
Applicant: Blackline Engineering
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:

The specific purpose for this variance request is being sought to allow compensating open space that is provided in Indian Springs Section 1 to be used in Indian Spring Section 3 and 4.

Chapter 42 Section: 182

Chapter 42 Reference:

42:182 – A subdivision plat may contain a lot of less than minimum lot size requirement by subsection 42-282 of code if compensation open scape is provided with the boundary of the subdivision plat in accordance with the schedule and in conformance with the design standards of section 42-183 of the code.:

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 Indian Springs is a 138-ac site, single family development that consisted of a detention facility, reserves, water plants, compensating open space and single-family homes. The site is located East of FM 2100 West of Lake Houston in Houston's Extraterritorial Jurisdiction of Harris County, Texas. One Windy Hill Development is requesting a variance to all shared compensating open space. Indian Spring Section 1, reserve "F" is 2.9846 Acs / 130,008 sf. This reserve meets and exceeds the required compensating space for Indian Spring Section 1. It is the clients request to allow shared compensating open space from Indian Springs Section 1 with Section 3 and section 4. There are 4 planned sections for the Indian Spring Development. Indian Springs Section 1 required COS is 4,600 sf. Indian Springs Section 2 required COS is 6,300 sf. Indian Springs Section 4 required COS is 63,500 sf. Total required 74,400 sf. Reserve "F" (Indian Springs Section 1) 130,008 sf provided.

(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 granting of the variance request is not the result of a hardship created by the developer.

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

The intent and general purpose of chapter 42 will be reserved and maintained.

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

The proposed variance request will not be injurious to the public health, safety or welfare.

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

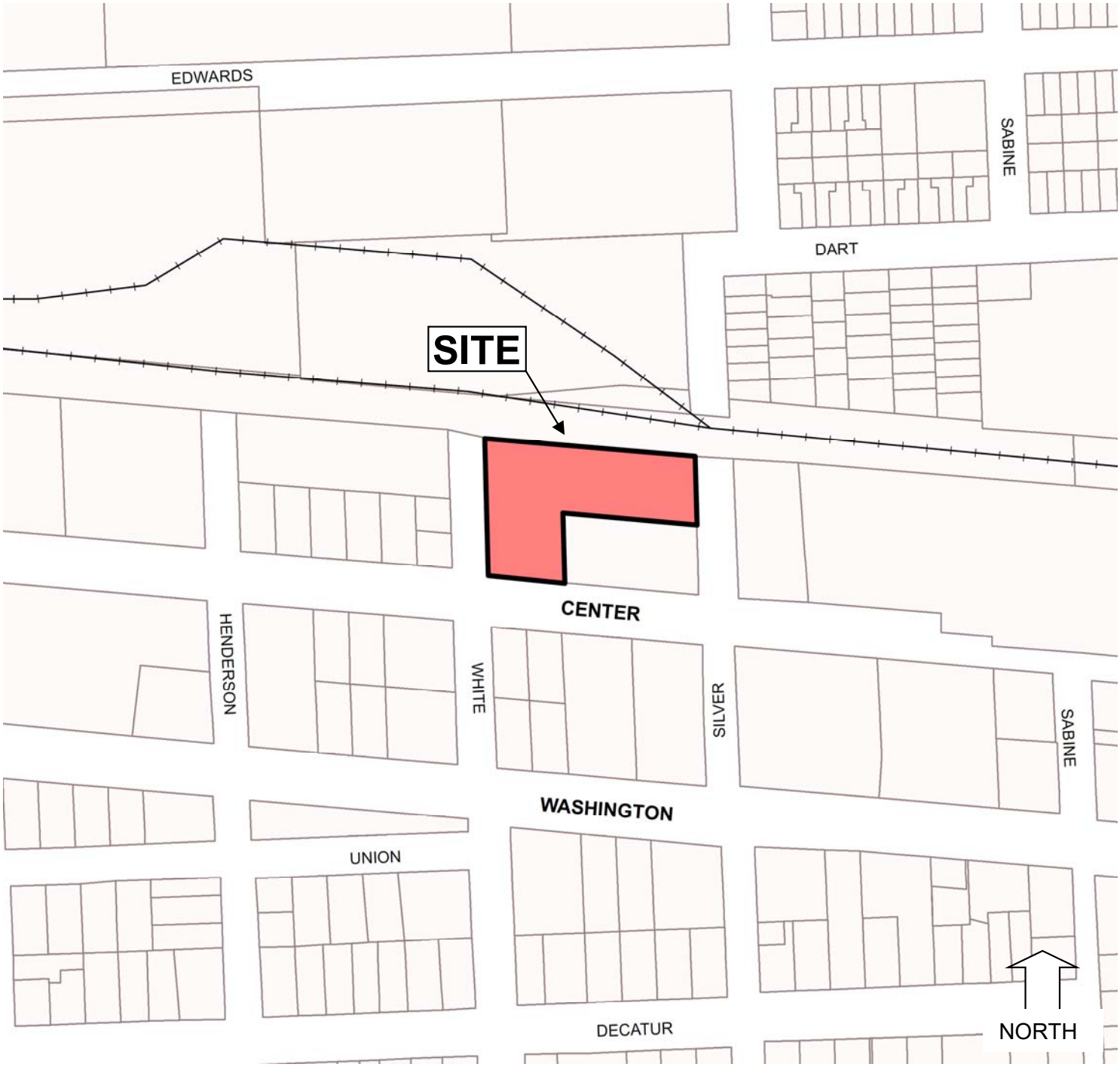
The circumstances supporting and the granting of this variance is based on the existing conditions surrounding this development. Allowing the use of compensating of open space in this central area will allow the developer to create a area where all the residents can use. Therefore, an economic hardship is not the sole justification of this variance request.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



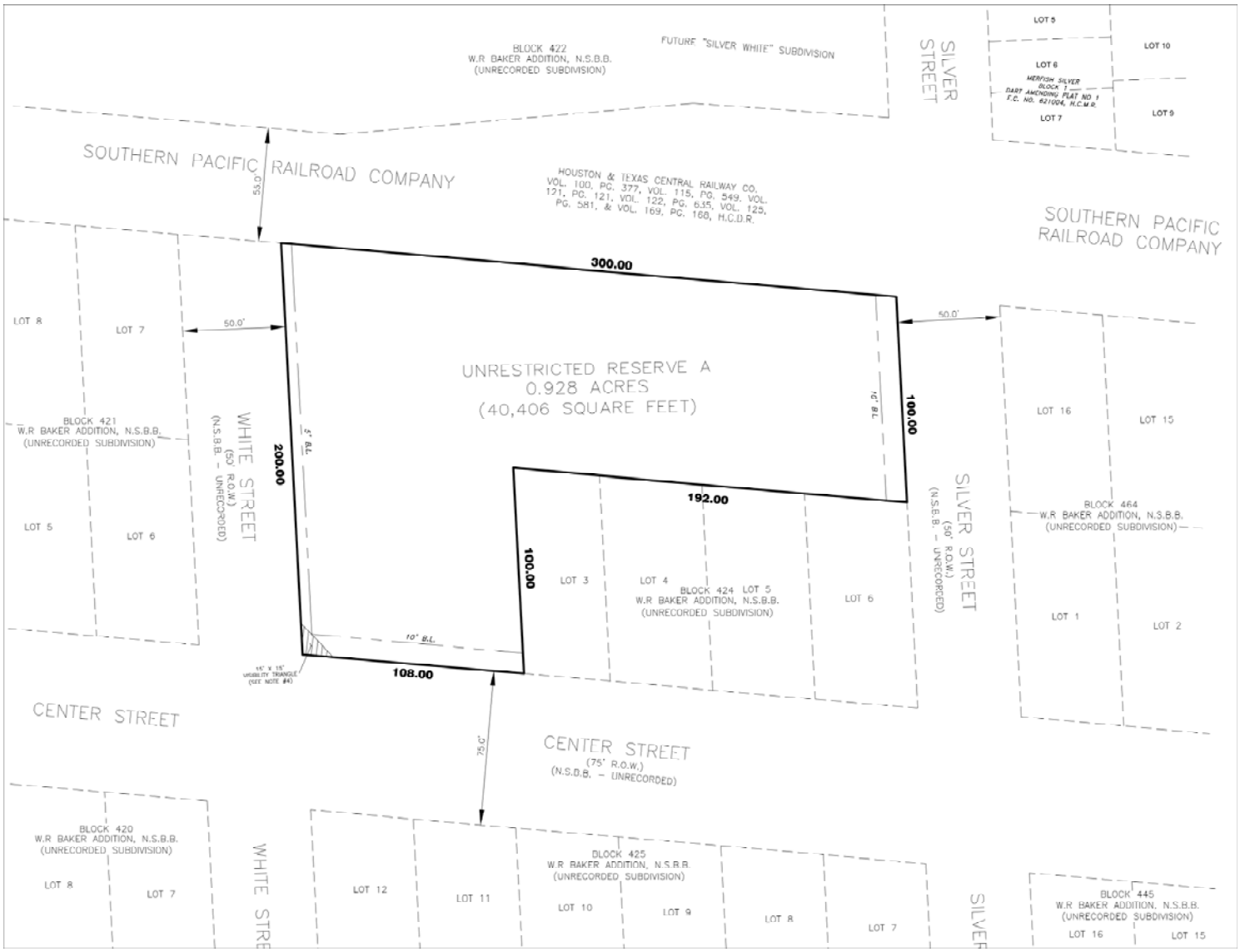
D – Variances **Site Location**

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances **Subdivision**

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 12/21/2023**

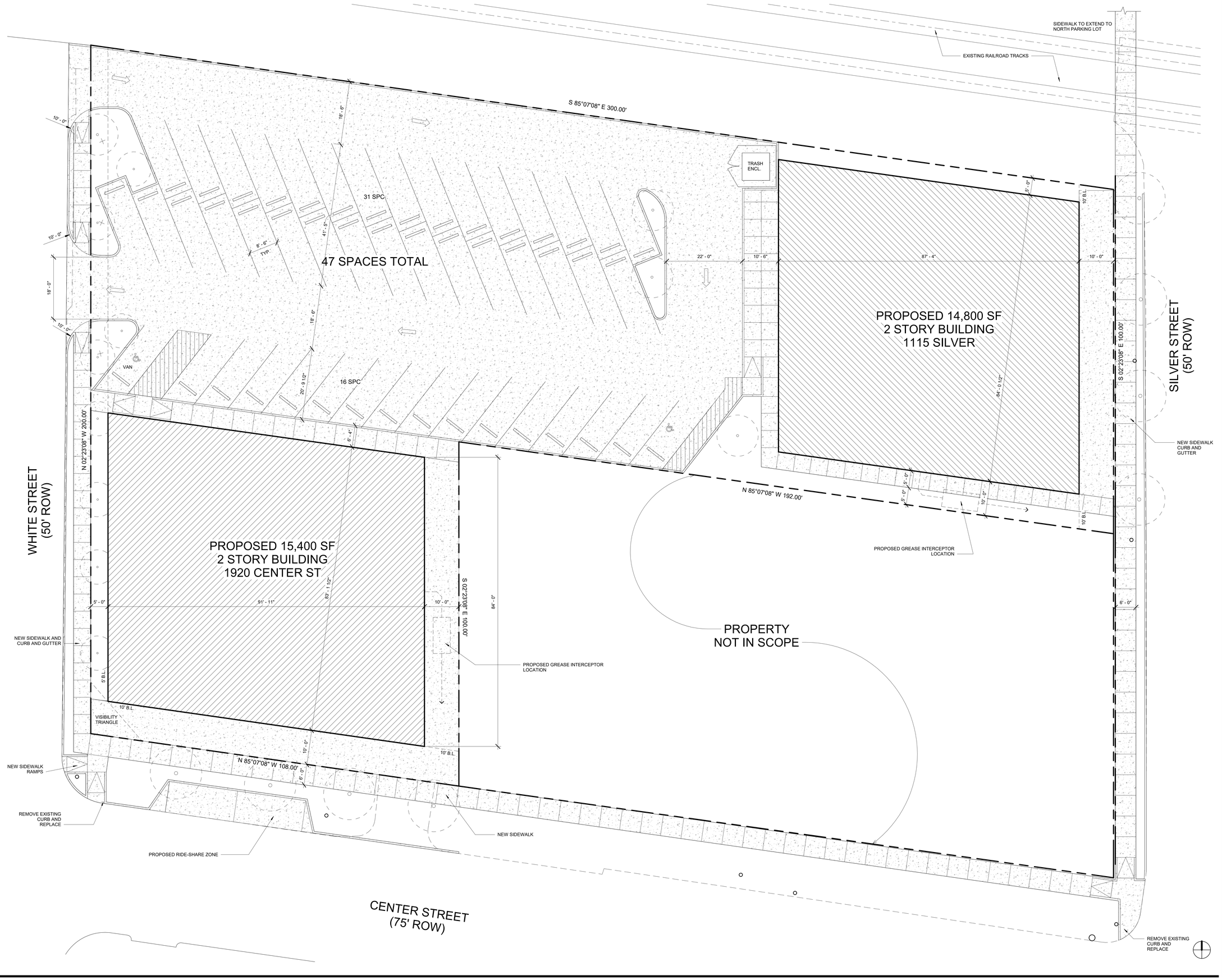
Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Aerial



3/15/2021 9:58:09 AM X:\02_Projects\#1029_1920 Center\03_DESIGN\03_R\VT\1920 Center St_V20.rvt

Lovett Commercial

1520 OLIVER STREET
HOUSTON, TEXAS 77007

MORE ARCHITECTURE.STUDIO

1520 Oliver Street
Houston, TX 77007
United States

Tel 713.961.3877

TBD
Civil Engineer
1234 Main St
Suite 000
Houston, TX 77010
Tel 000.000.0000
Fax 000.000.000

TBD
Structural Engineer
1234 Main St
Suite 0000
Houston, TX 77042
Tel 000.000.0000
Fax 000.000.000

TBD
MEP Engineer
1234 Main St
Suite 000
Houston, TX 77046
Tel 000.000.0000
Fax 000.000.000

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Project Name

Project Number
Project Number

Description
SITE PLAN

Scale
1" = 10'-0"

A101

© 2019 MORE ARCHITECTURE STUDIO

CONCEPTUAL STREET SECTION
WHITE STREET LOOKING SOUTH

LANDSCAPE
5'-0"

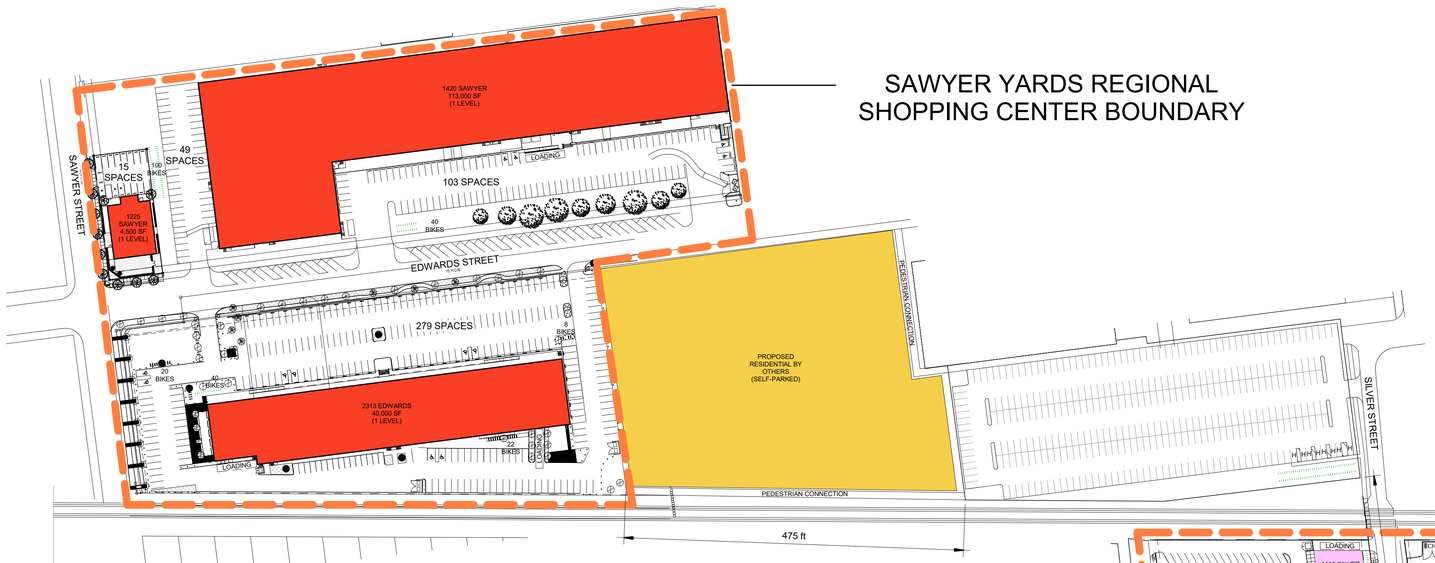
SIDEWALK
4'-0"

4'-0"
LANDSCAPE

BUILDING LINE

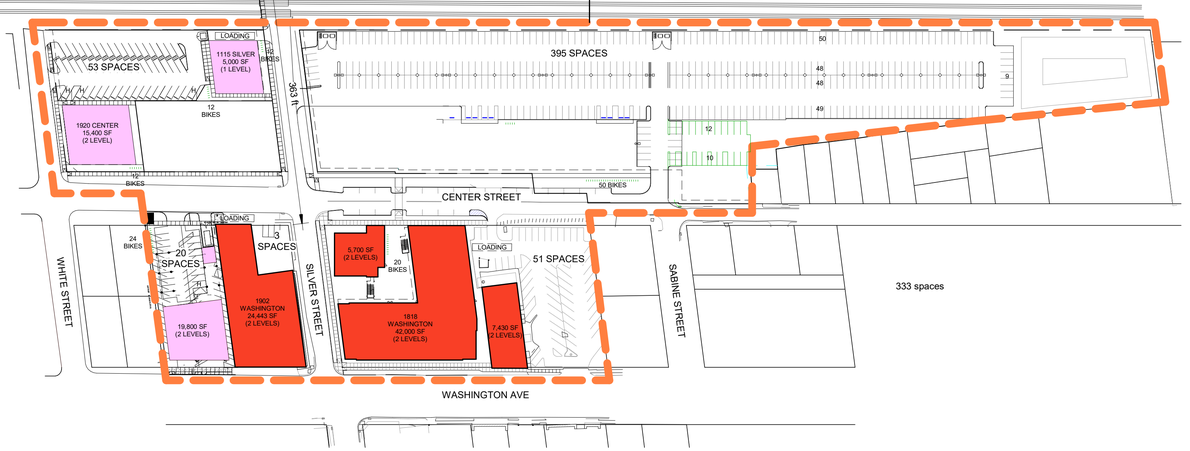
PROPERTY LINE

WHITE ST.



SAWYER YARDS REGIONAL
SHOPPING CENTER BOUNDARY

EAST WASHINGTON REGIONAL
SHOPPING CENTER BOUNDARY



Tenant/Building	Total GFA (sf)**	%	1a. Office	4d. Lt Manuf.	6f. Heath Club	7c. Small Rest.	7d. N-hood Rest.	7e. Rest	7h. Bar	8c. Retail	8e. Salon
1818 Washington Bldg A											
Benny Chow	5,544	4%						5544			
Puttery	29,533	21%			7000			22533			
Savory Group	7,360	5%						7360			
Sola Salons	6,342	5%									6342
Rooftop Bar**	5,156	4%							5156		
Vacant Retail	2,105	2%								2105	
1818 Washington Bldg B											
Savory Group**	8,438	6%					4282		4156		
1902 Washington											
Taco Deli	3,306	2%					3306				
Lovett Industrial	3,563	3%	3563								
Platypus Brewery	6,550	5%		3701					2849		
Sushi Fuku	2,934	2%				2934					
Harper & Jones	1,178	1%								1178	
Vacant Retail	2,205	2%								2205	
1814 Washington											
B&B Butcher	7,430	5%						7430			
1814 Washington B											
Future Restaurant	3,500	3%					3500				
Future Office	3,500	3%	3500								
1902 Washington B											
Future Restaurant	3,500	3%					3500				
Future Retail	3,500	3%								3500	
Future Office	12,800	9%	12800								
1920 Center St											
Future Restaurant	4,200	3%					4200				
Future Retail	3,500	3%								3500	
Future Office	7,700	6%	7700								
1115 Silver St											
Future Restaurant	2,500	2%				2500					
Future Retail	2,500	2%								2500	
Totals	**138,844**	**100%**	27563	3701	7000	5434	18788	42867	12161	14988	6342
Bike spaces Required	10		2		1	1	1	2	1	1	1

** includes outdoor seating in excess of 15%

Shopping Center (4/1000)	138,844	555	Parking Spaces
20% of Total Area	27,769		
Total Class 6 &7 Area	86,250		
Class 6 & 7 Area over 20% (4/1000)	58,481	234	Additionnl Spaces Required per 26-493(b)
Total Spaces required		**555**	**Total Parking Spaces required**

Required Bike Spaces	10		
Additional Bike Spaces Provided	150	**38**	**26-498 Bike reduction (10% Max)**
Total Bike Spaces Provided	160		

Adjusted Total Parking Required	**518**
Total Spaces Provided	**522**
1814 Washington	51
1902 Washington	23
1920 Center	53
1802 Center	395
Over/Under	**4**

MASTER PLAN
11/30/2023

LOVETT
COMMERCIAL

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2627
Plat Name: Silver Center
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
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:

We are requesting a variance to reduce the building lines along a public right-of-way that runs along the proposed western boundary of "Silver Center", known as White Street from 10-feet to 5-feet.

Chapter 42 Section: 42-155(a)

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The building line setbacks along White Street would deprive the applicant of reasonable use of the land. The portion of White Street directly adjacent to our tract is a dead end with no plans of extension, that is primarily used for parking. A reduction in the building line would allow for a more beneficial layout that would conform to the surrounding properties and the overall aesthetic of the area.

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

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

The applicant is not the cause of the hardship, rather the existing dead end along White Street would create a larger setback resulting in a larger amount of property to be undeveloped.

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

By decreasing the building line setback from 10 to 5 feet, the commercial property would still conform to the surrounding properties/subdivisions and preserve the intent of the ordinance that we are requesting a variance for.

(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 as the sidewalk and buffer between the structure would be maintained.

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

Economic Hardship is not a relevant factor in the application for this variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

November 30, 2023

NOTICE OF VARIANCE

VAR

PROJECT NAME: Silver Center
REFERENCE NUMBER: 2023-2627

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Center Street between White and Silver Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along White Street as opposed to the required 10'. 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 21, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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 Tom Dueker with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP at 713-667-0800. You may also contact Geoff Butler with the Planning and Development Department regarding this notice at 832-393-6528 or Geoff.butler@houstontx.gov. 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

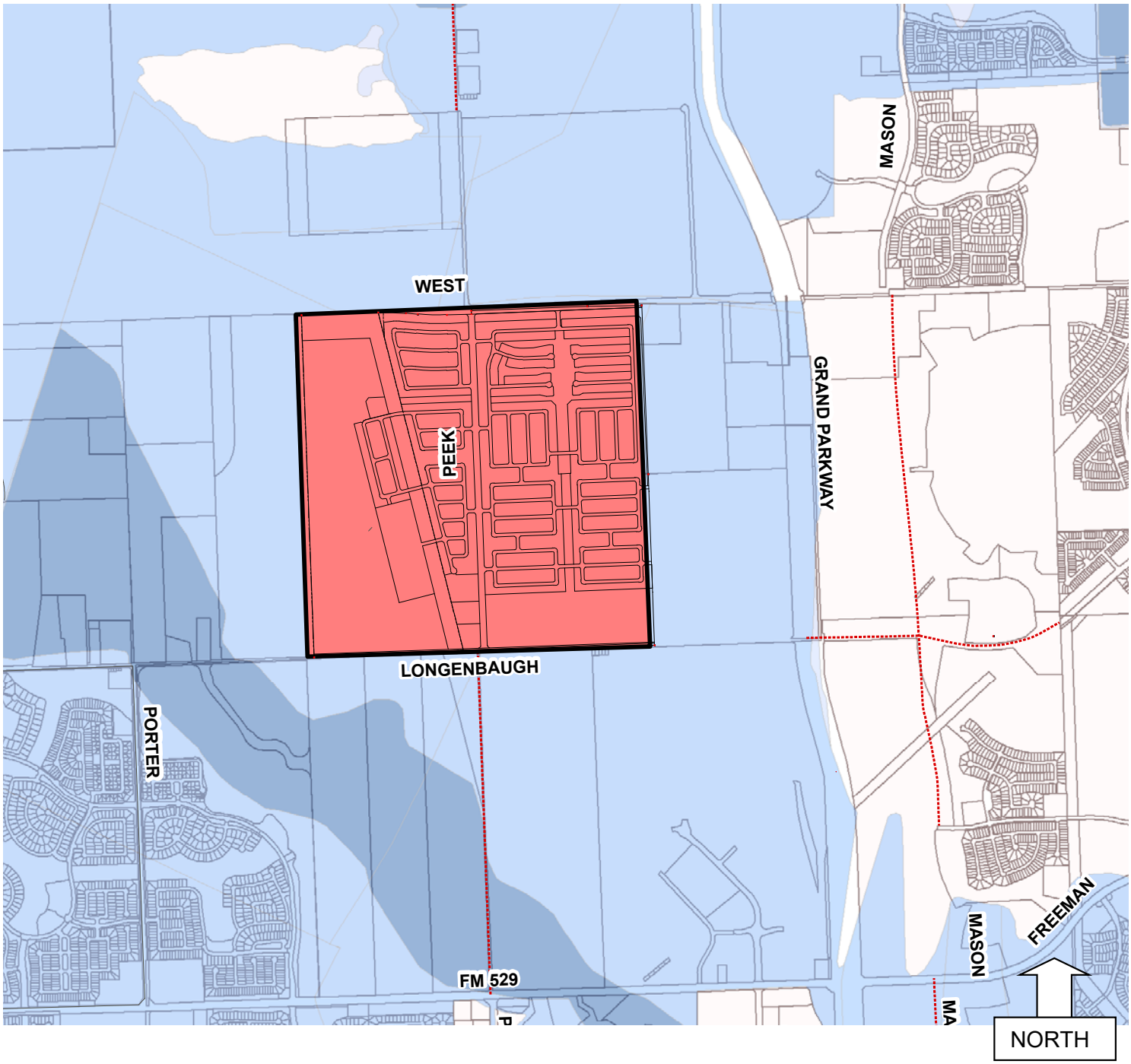
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.



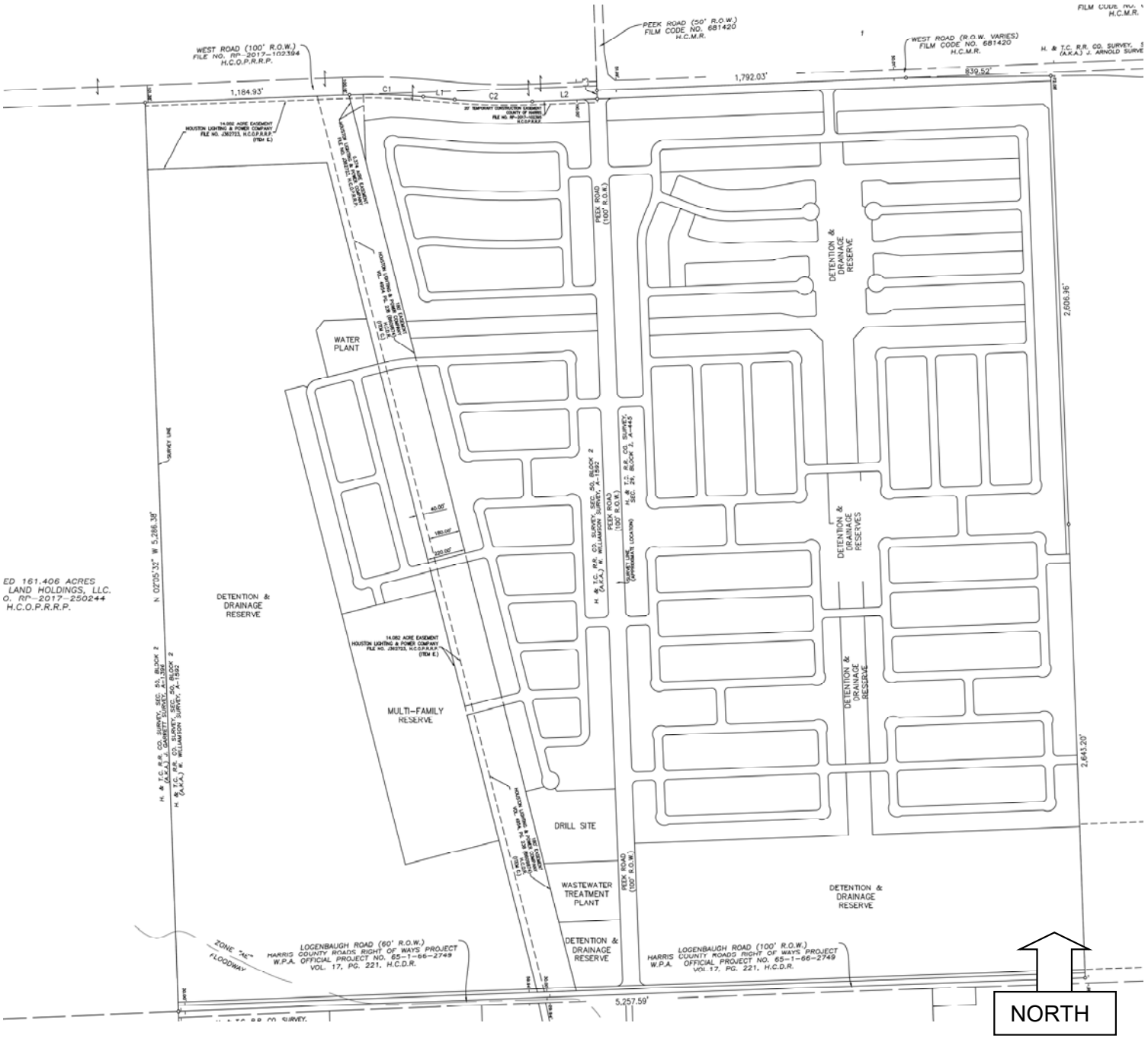
D – Variances **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.



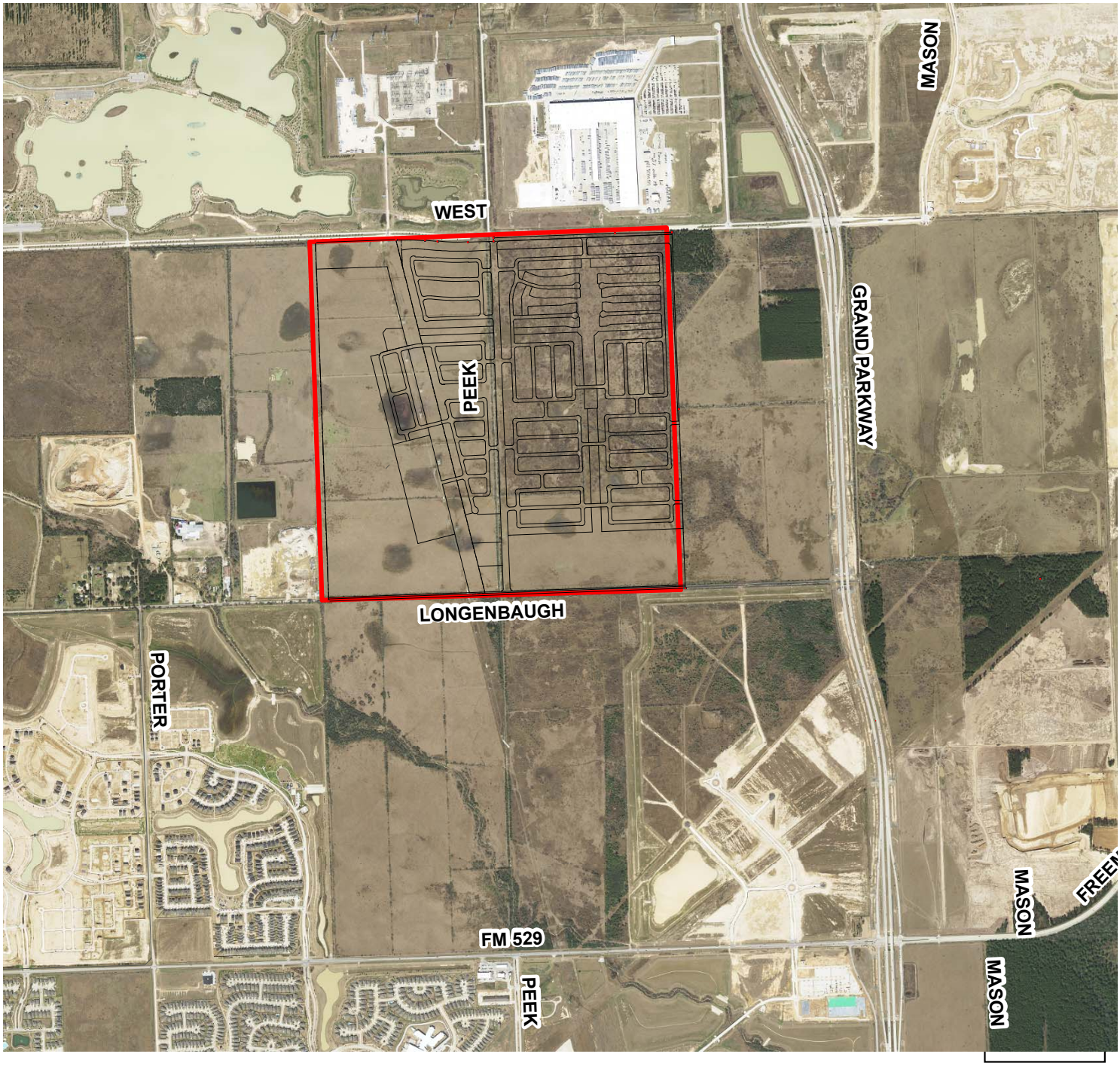
D – Variances **Subdivision**

Houston Planning Commission ITEM: 136

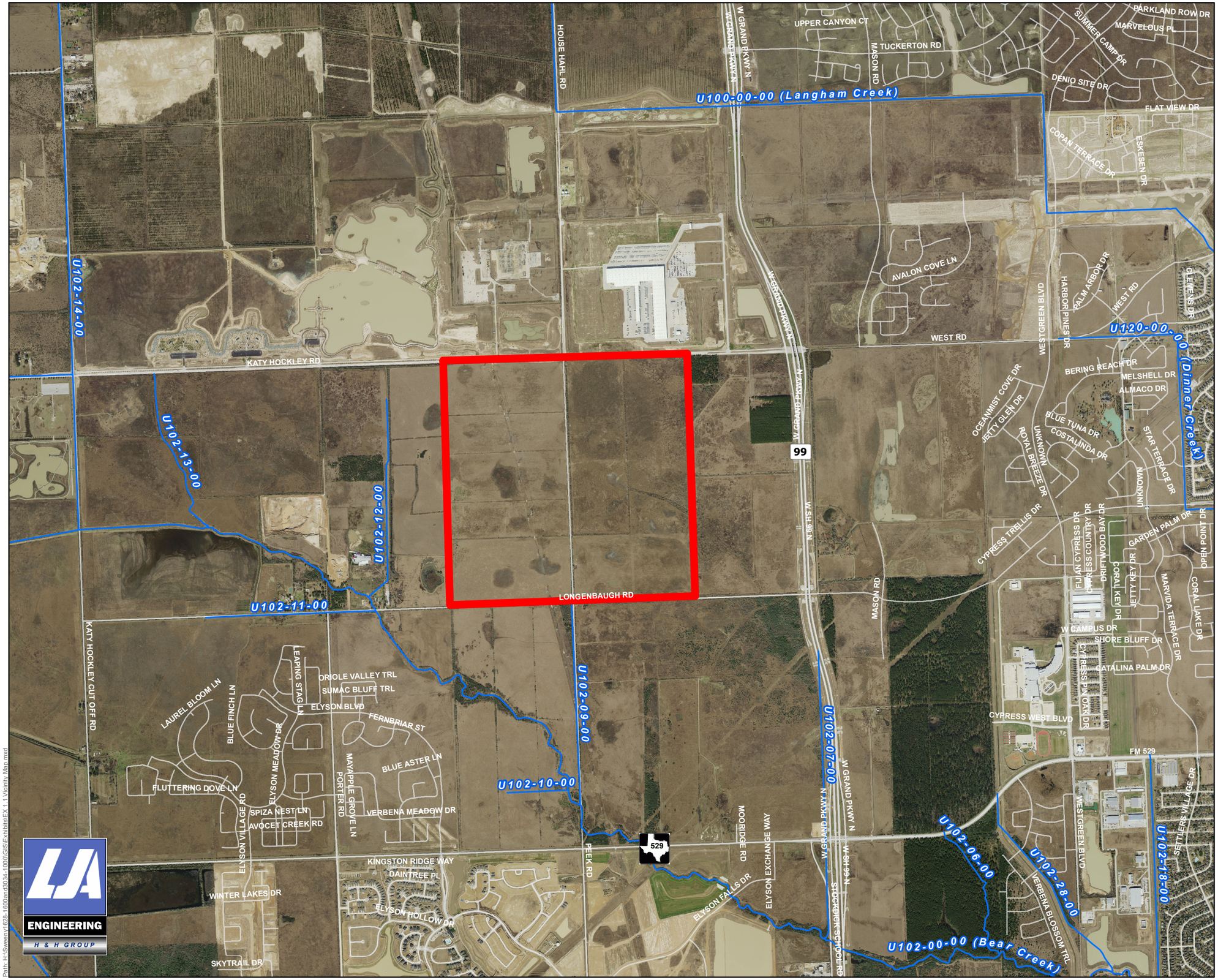
Planning and Development Department **Meeting Date: 12/21/2023**

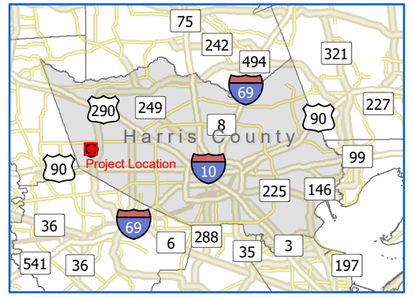
Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.



D – Variances **Aerial**







0 1,000 2,000 4,000 Feet

1 Inch Equals 2,000 Feet

Note:
This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:
Nearmasp US PhotoMaps (2019)

LEGEND

- Katy Tract
- Streams

EXHIBIT 1.1
VICINITY MAP

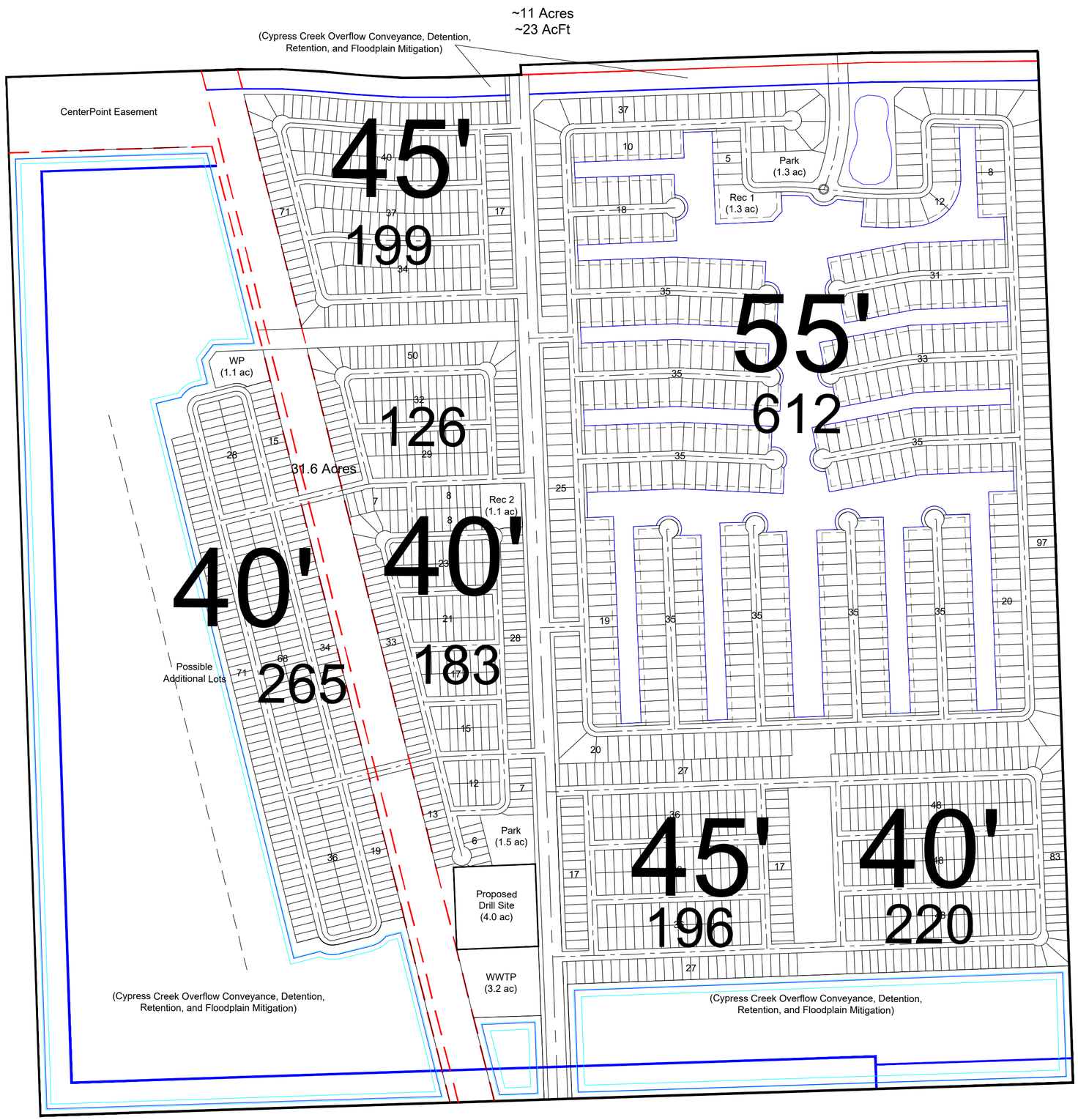
KATY TRACT
DRAINAGE IMPACT ANALYSIS

Date: July 2022 Job No. 1628-1600

LJA Engineering, Inc.

ENGINEERING
H & H GROUP

Path: H:\Sweeny\1628-1600and5034-1000\GIS\Exhibits\EX 1.1 Vicinity Map.mxd



N

0 100 200 400 800

1" = 400'

630 Ac. Katy Tract
Proposed Development Plan
Exhibit 4.1

630 AC KATY TRACT

EXHIBIT 6.4 - 100-YEAR OVERFLOW + LOCAL WATER SURFACE COMPARISON

ADDICKS DAM WATERSHED
ADDICKS ADDITIONAL CRITERIA ANALYSIS
AND DRAINAGE IMPACTS AREA
LOMR: 20-06-2933P (APPROX. 508.5 AC.)
LOMR: 20-06-3120P (APPROX. 148.5 AC.)

JULY 2022

LEGEND

PROJECT LOCATION

WSE Difference

(feet)

- < -0.50
- -0.50 to -0.25
- -0.25 to -0.10
- -0.10 to -0.05
- -0.05 to -0.02
- -0.02 to -0.01
- 0
- 0.05 - 0.10
- 0.10 - 0.25
- 0.25 - 0.50
- > 0.50

N W E S

0 800 1,600 3,200 Feet

Path: H:\Sweeny1628-1600and30304-1000\GIS\Exhibits\Exhibit 6.4_100yrPL.mxd

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2875
Plat Name: Wisteria GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/11/2023

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

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

To exceed intersection spacing requirements and to not provide north to south street along the southeastern boundary of the Wisteria General Plan.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of Major Thoroughfares. (a) a major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

The proposed general plan of Wisteria is located within Harris County, and in the City of Houston ETJ. The tract is bordered to the north by West Road and bordered to the south by Longenbaugh Road, both major thoroughfares. East property boundary is approximately 2,184 feet from highway 99, the Grand Parkway. Per the Major Thoroughfare & Freeway Plan, Peek Road, a major thoroughfare, will extend southward through the Wisteria property providing street access for this development and surrounding areas. Property is within the 100-year floodplain zone, and within the Cypress Creek Overflow. Tract is also part of the Bear Creek (HCFCD Unit No. U102-00-00) sub-basin located in the Addick's Reservoir Watershed. Cypress Creek overflow crosses the tract from northwest to southeast, and water within Bear Creek overflows northeast out of the creek banks and heads from southwest to northeast across the property. These two flows combine both from the northwest and southwest and head east. Mitigation is provided in the proposed on-site detention and mitigation basins to intercept the Cypress Creek overflow and connect to the channel that runs from west to east along the south side of the property which cannot increase, concentrate, or divert the overflow that would increase discharges or water surface elevations on areas outside of the development. A large detention/amenity pond resides in the center of all the development. Extending streets south to Longenbaugh Road through these existing conditions and necessary mitigation would not be practical.

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

Supporting the variance is not the result of a hardship created or imposed by the applicant. The existing Cypress Creek, Bear Creek and the 100-year floodplain mitigation requirements negatively affect street connectivity to Longenbaugh Road for access of the residential developments. All the future residential properties will have access to Peek Road, West Road, Longenbaugh Road, and future connectivity to the east of the tract. Additional north-south streets to the south property boundary would not be beneficial because of the drainage and detention area needed for flooding.

(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 because drainage and flood mitigation will be maintained, and the Wisteria development will provide needed residential development which will provide sufficient circulation to 3 major thoroughfares: Peek Road, West Road, Longenbaugh Road, and future right-of-way to the abutting east property.

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

Granting the variance will not be injurious to the public health, safety or welfare because the proposed Wisteria General Plan will provide circulation and points of access which will increase as future developments to the east begin. Extending multiple streets to the south boundary would inhibit the effectiveness of drainage and flood mitigation which is greatly needed in this area.

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

Economic hardship is not the sole justification of the variance because of the existing conditions on the property, surrounding area and required mitigation.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2875
Plat Name: Wisteria GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/11/2023

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

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

To exceed intersection spacing requirements and to not provide east-west streets along the western boundary of the Wisteria General Plan.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of Local Streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

The proposed general plan of Wisteria is located within Harris County, and in the City of Houston ETJ. The tract is bordered to the north by West Road and bordered to the south by Logenbaugh Road, both major thoroughfares. Per the Major Thoroughfare & Freeway Plan, Peek Road, a major thoroughfare, will extend southward through the Wisteria property providing street access for this development and surrounding areas. Property is within the 100-year floodplain zone, and within the Cypress Creek Overflow. Tract is also part of the Bear Creek (HCFCD Unit No. U102-00-00) sub-basin located in the Addick's Reservoir Watershed. Cypress Creek overflow crosses the tract from northwest to southeast, and water within Bear Creek overflows northeast out of the creek banks and heads from southwest to northeast across the property. These two flows combine both from the northwest and southwest and head east. A portion of the abutting west property is being utilized as a channel to convey flow to the ultimate destination. Therefore, a drainage easement has been acquired from the landowner for these purposes. Mitigation is provided in the proposed on-site detention and mitigation basins to intercept the Cypress Creek overflow and will not increase, concentrate, or divert the overflow that would increase discharges or water surface elevations on areas outside of the development. Additionally, there is also an Electrical Transmission Corridor running across the western portion of the tract. Extending streets to the west boundary through these existing conditions and necessary mitigation would not be practical.

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

Supporting the variance is not the result of a hardship created or imposed by the applicant. The existing Transmission Corridor has been functioning for many decades and it is unlikely that this will change anytime soon. With Cypress Creek, Bear Creek and the 100-year floodplain mitigation requirements, it is highly unlikely that residential development will develop westward. All the future residential properties will have access to Peek Road, West Road, and Logenbaugh Road. East-west streets to the west property boundary would not be beneficial to best address flooding and drainage in the area.

(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 because drainage and flood mitigation will be maintained, and the Wisteria development will provide needed residential development which will provide sufficient circulation to 3 major thoroughfares: Peek Road, West Road, Logenbaugh Road, and future right-of-way to the abutting east property.

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

Granting the variance will not be injurious to the public health, safety or welfare because the proposed Wisteria General Plan will provide circulation and points of access which will increase as future developments to the east begin. Providing streets along the west boundary would inhibit the effectiveness of drainage and flood mitigation which is greatly needed in this area.

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

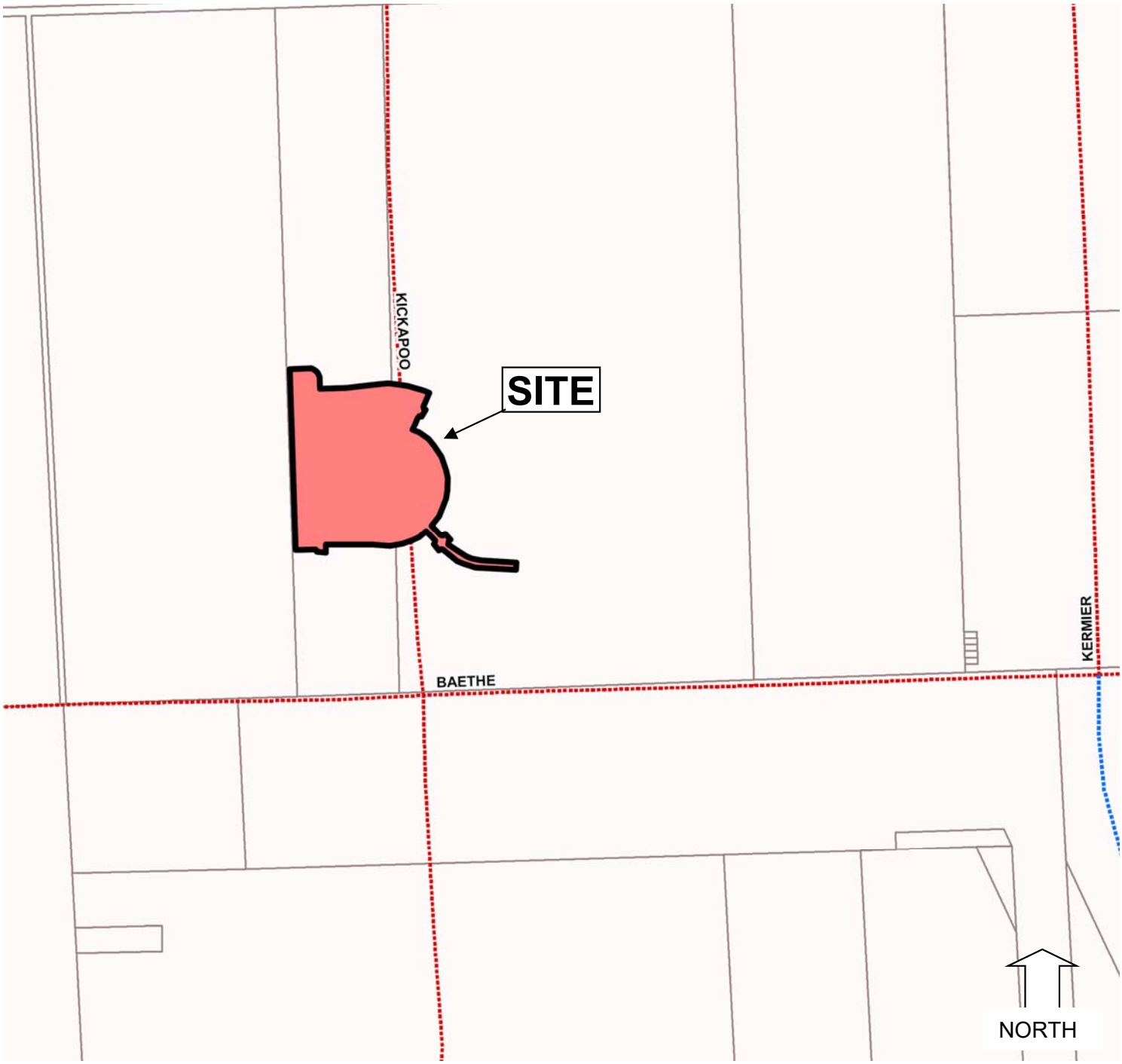
Economic hardship is not the sole justification of the variance because of the existing conditions on the property and surrounding area.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)



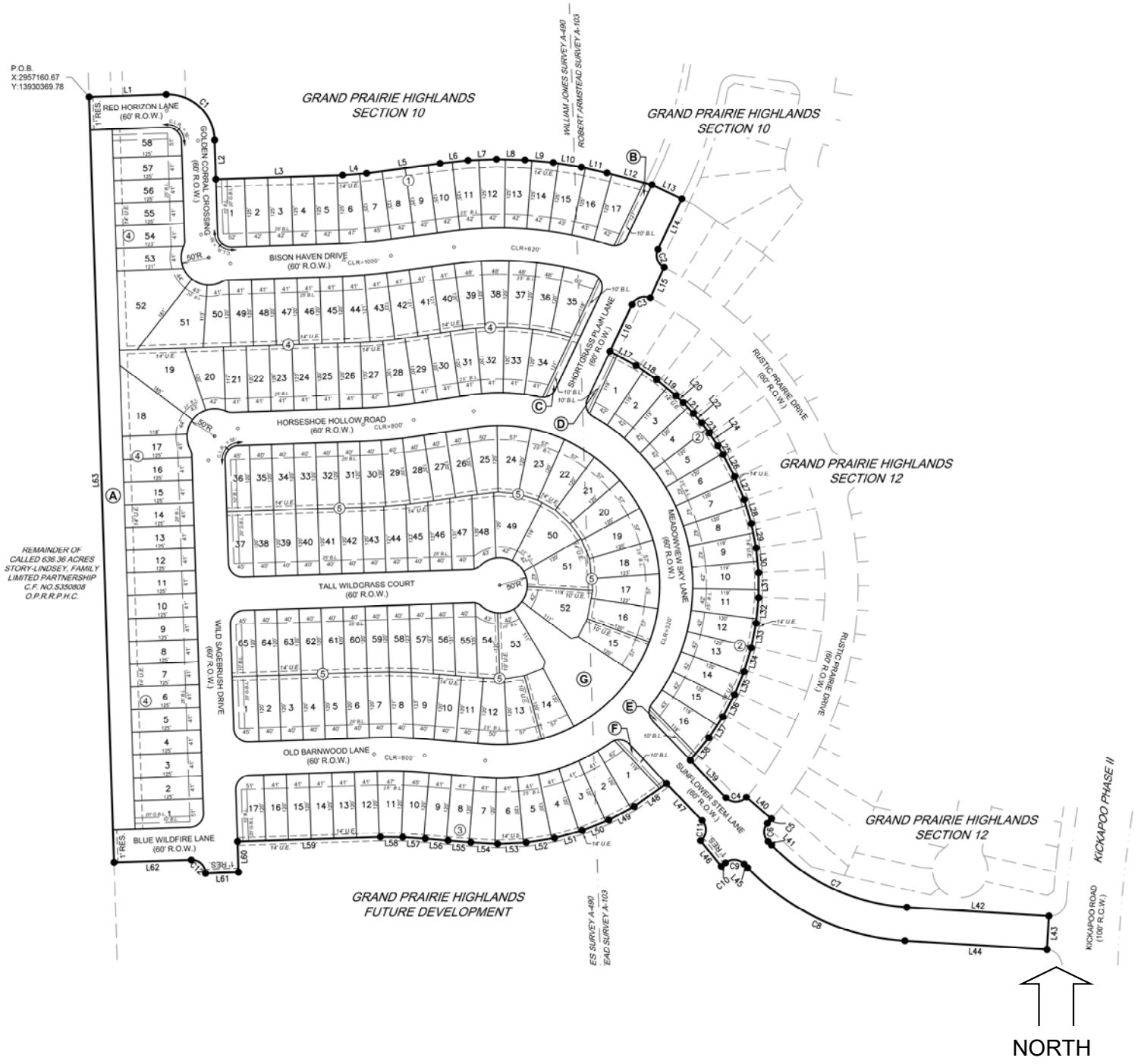
E - Special Exceptions Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)



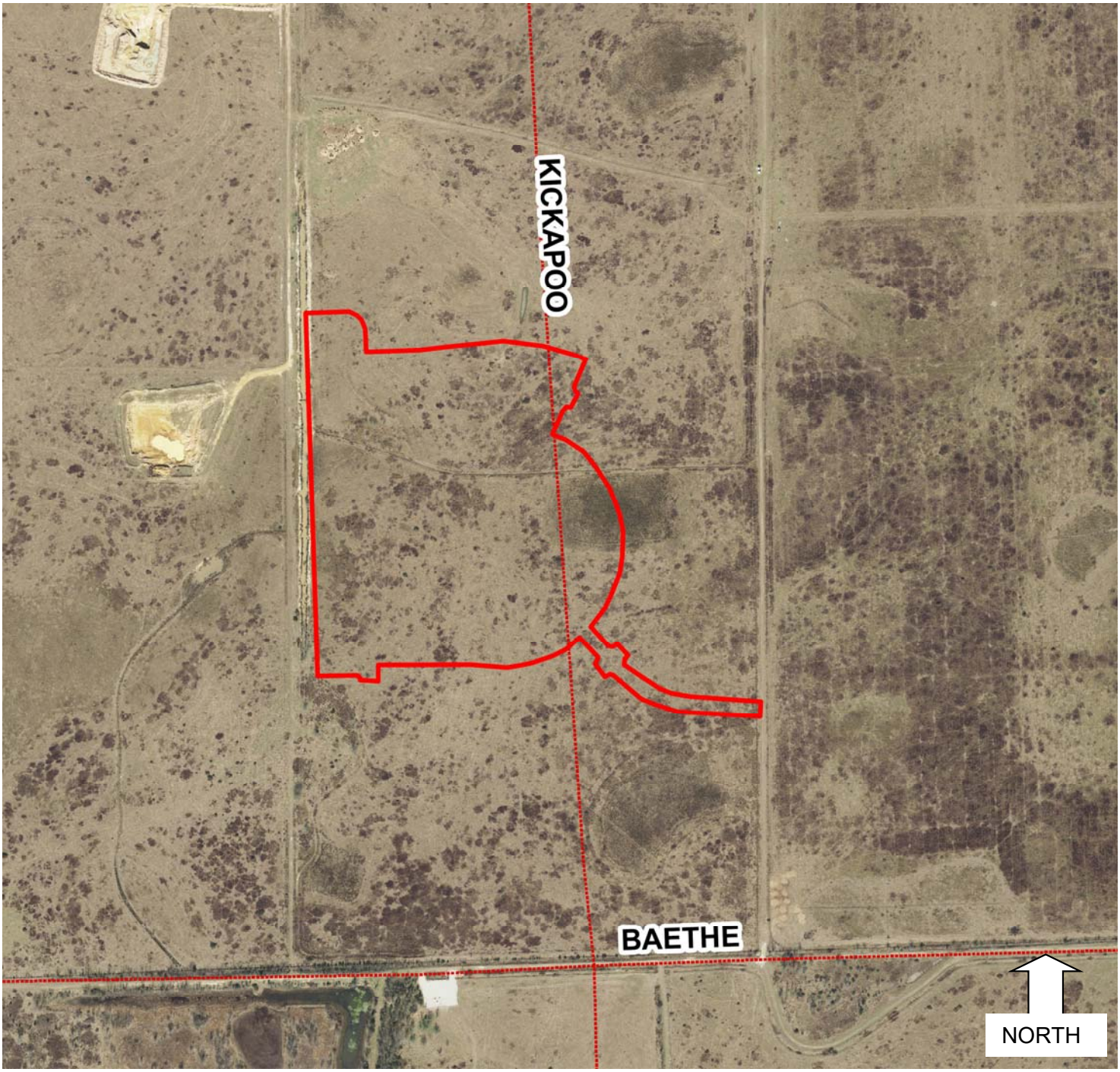
E - Special Exceptions Subdivision

Houston Planning Commission ITEM: 137

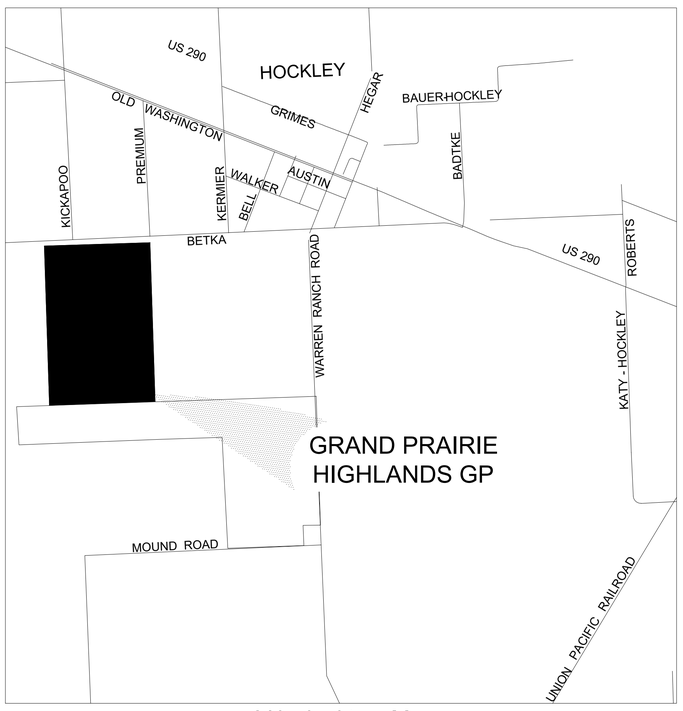
Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)



E - Special Exceptions Aerial

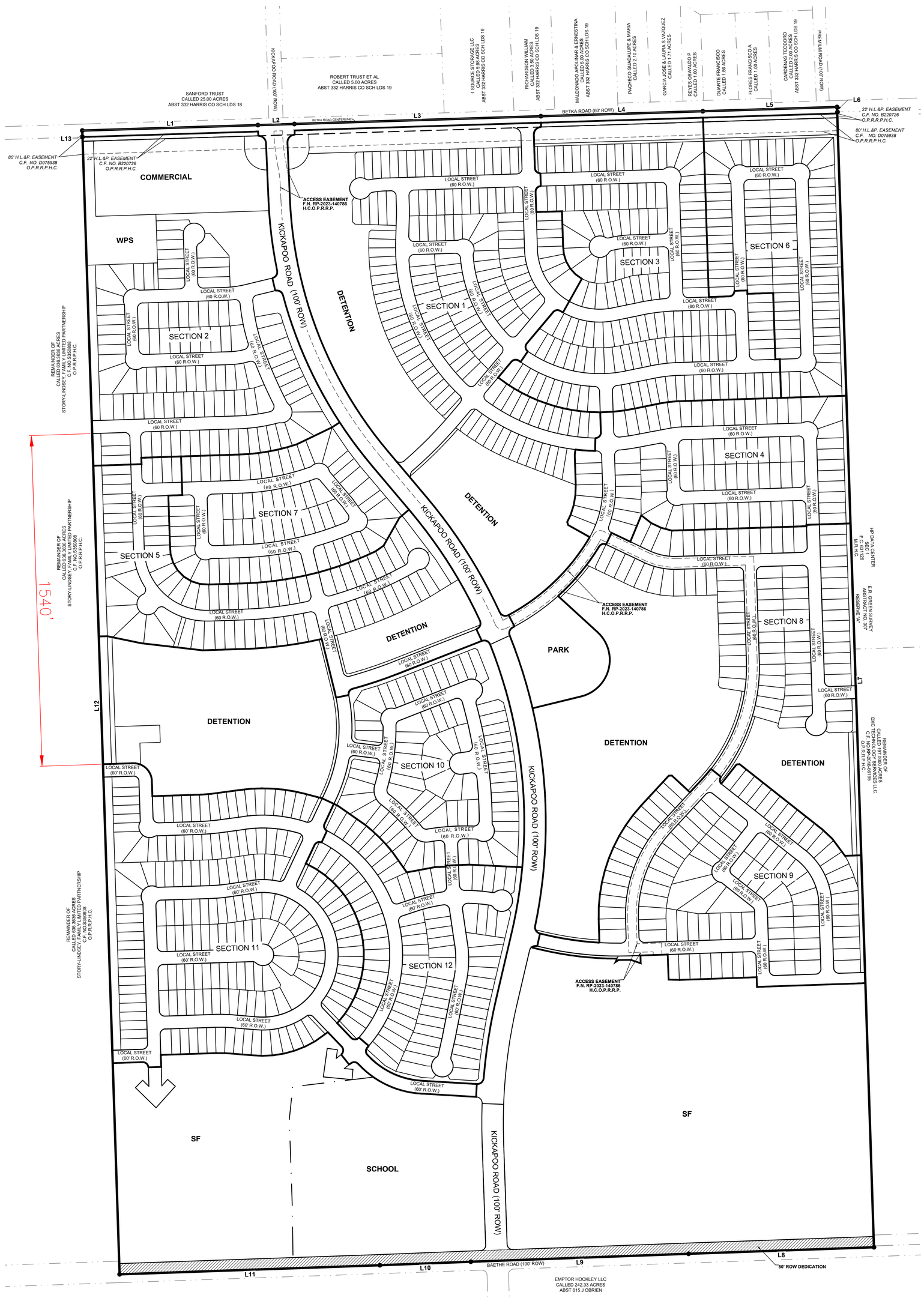


Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°12'46" W	818'
L2	S 88°12'46" W	170'
L3	S 88°12'46" W	1148'
L4	S 88°12'46" W	754'
L5	S 88°12'46" W	625'
L6	N 01°51'28" W	30'
L7	N 01°51'28" W	5281'
L8	N 87°59'15" E	863'
L9	N 87°54'28" E	1014'
L10	N 87°46'27" E	424'
L11	N 88°00'05" E	1212'
L12	S 01°52'08" E	5297'
L13	S 01°52'08" E	30'

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
O.P.R.R.P.H.C	INDICATES OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
R.O.W.	INDICATES RIGHT-OF-WAY
	INDICATES DOCUMENT NUMBER
DOC. NO.	INDICATES STREET NAME CHANGE
H.C.O.P.R.R.P	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
F.N.	INDICATES FILE NUMBER



A Special Exception Exhibit for

Grand Prairie Highlands

Section 11 Preliminary Plat

OWNER:
FRIENDSWOOD DEVELOPMENT COMPANY

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

OUT OF THE
WILLIAM JONES SURVEY, A-490
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

NORTH
0 100 200 400

LJA# 0386-10034 11.17.2023

DISCLAIMER AND LIMITED WARRANTY

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2816
Plat Name: Grand Prairie Highlands Sec 11
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/08/2023

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

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To exceed maximum intersection spacing allowed for local streets by 140 feet.
Chapter 42 Section: 128

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

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Grand Prairie Highlands is an approximately 427-acre residential subdivision bounded by Betka Road on the north and Baethe Road on the south. The property is accessed via the two aforementioned roads and proposes additional access via the stub streets along the eastern and western boundaries. A detention facility in Section 10 directly to the north will provide the needed drainage for this development. Due to the location of the required detention pond, the proposed stub street located along the western plat boundary exceeds the minimum 1,400-foot intersection spacing requirement. The stub street exceeds the requirement by 140 feet, which is not more than 10% of the requirement. The project will have three access points on the western boundary that will meet the overall intent of the regulation.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 because there will be adequate traffic flow and a means of ingress and egress throughout the site.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification of the standard requested is not disproportionate to the requirement of the standard because the intersection spacing will not exceed 10% of the 1,400-foot requirement.

(4) The intent and general purposes of this chapter will be preserved and maintained;
This chapter's intent and general purposes will be preserved and maintained because the intersection spacing does not exceed the minimum requirement by 10%, which equals 140 feet, due

to the location of a drainage pond. The subdivision will also provide adequate circulation and access despite the special exception.

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

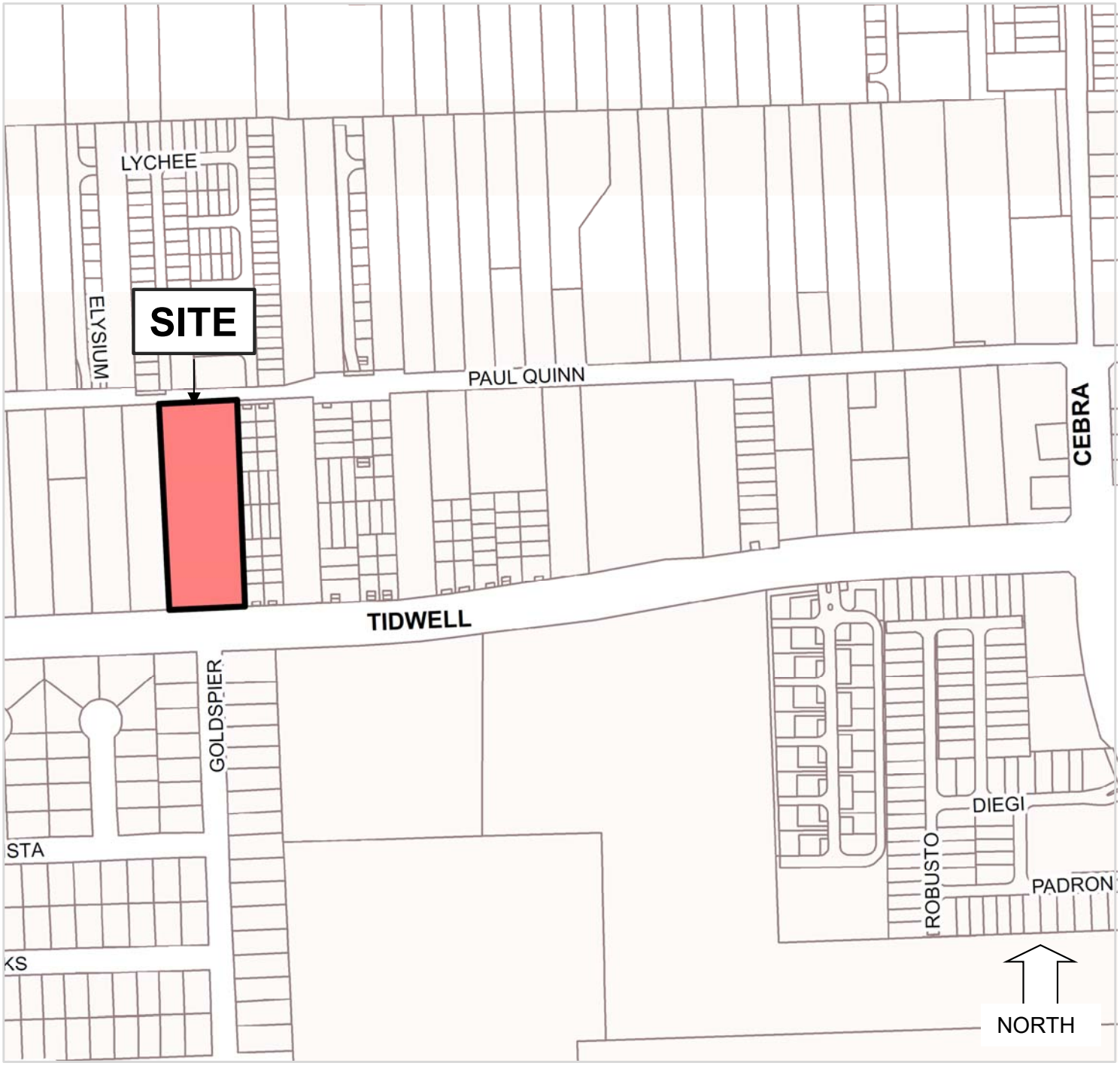
The granting of the special exception will not be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided with three means of ingress and egress on the western boundary of Grand Prairie Highlands.

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Interfield Group



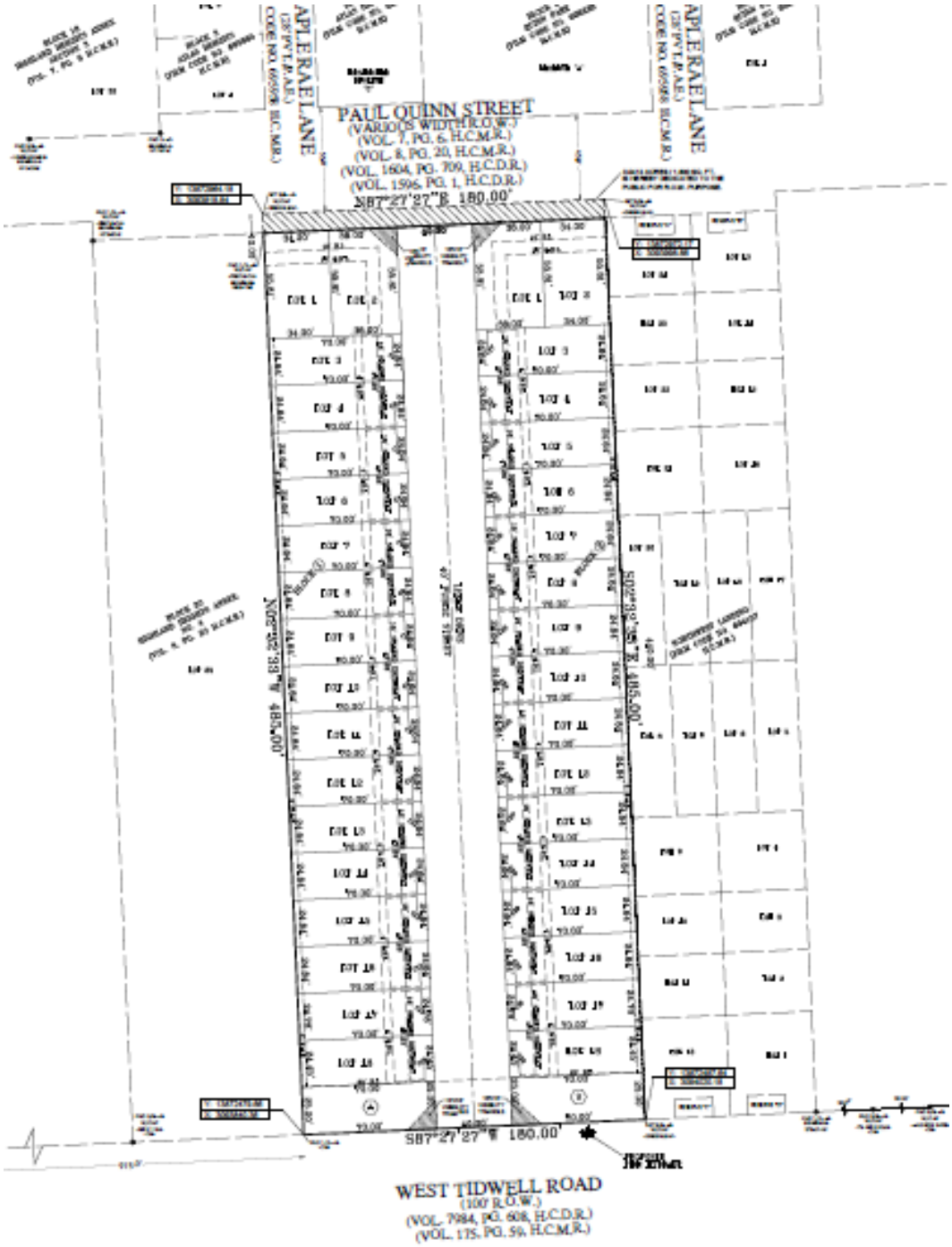
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Interfield Group



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Lexen Court (DEF 1)

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

T. 832.393.6600
F. 832.393.6662
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: 12/21/2023
ITEM: 152

Applicant: CARLOS MENDEZ
Contact Person: CARLOS MENDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: LOOP 494 **NORTH OF:** FORD ROAD	**23-1724**	77365	5772	296G	ETJ

ADDRESS: 24077 McShan Lane

ACREAGE: 0.5859

LEGAL DESCRIPTION:

BEING KNOWN AS LOTS B, C, AND D, OF M.B. YOUNG SUBDIVISION, OUT OF THE MCSHAN ESTATE TRACT, J.M. EVERETT SURVEY, ABSTRACT NO. 197, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 153

Meeting Date: 12/21/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
CoMax Realty	Hadi Maniar	281-912-8350	admin@h-brealty.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3102 Le Badie Street	22116933	77026	5459D	454S	B

HCAD ACCOUNT NUMBER(S):	0680050010026
PROPERTY LEGAL DESCRIPTION:	Tr 1 Blk 1 Bay Street Gardens
PROPERTY OWNER OF RECORD:	Parsino Realty Investments LLC
ACREAGE (SQUARE FEET):	6,240 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY:	Le Badie (60') & Interstate 610 (varies)
EXISTING PAVING SECTION(S):	Le Badie (20') & Interstate 610 (400')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3,665 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance 25' B.L. along a major throughfare for a new single-family residence.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 153

Meeting Date: 12/21/2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The variance request to offset the 25' setback coinciding with the property being adjacent to a major thoroughfare to 10'' to allot for a proposed single family residence. Historically, the property was amended from its original purpose through dedication through time. Bay Gardens original deed restrictions fully intended for these lots to be designated as residential family building lots as their main intention. Our single family home residential build is aligned with the original intention of the deeds established.

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

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

The new setback is prohibitive from any practical build. Project feasibility- the setback has already caused the lot owner prior to surrender the property failing to effectively construct failing to create a feasible project due to the irregular layout of the lot. It is impractical to set standard lot setback practices when presented with challenging property layouts:

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

A 25' setback would effectively diminish the opportunity to feasibly build. The property changed it's dedication through the course of time as 59 and 610 came in and changed the original intention of the neighborhood.

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

We have taken every step reasonable in accordance with city guidelines to follow our project execution. This new setback has resolutely changed the original intention of the Bay Gardens deed restrictions which was designed to be single family residential lots.

DEVELOPMENT PLAT VARIANCE

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

The right-of-way is maintained allowing for substantial safe amount offset from the thoroughfare. Additionally, there will be sidewalks and trees placed between the thoroughfare and the build.

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

We will maintain a safe distance from the freeway and will still have both a sidewalk and trees to act a safety buffer.

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

It is not economically feasible to allow appropriate development of this project should we not be granted a variance. The intended purpose of this property as intended by original deeds was to build a single-family residence to beautify the subdivision and maintain a family neighborhood. If we jeopardize this opportunity, the property will continue to be subjected to common illegal practices on vacant lots from illegal dumping to drug use. As the thoroughfare turns, a 10' setback safely offsets the residential build in addition to trees and sidewalks that will further create a safety buffer.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 12/21/2023

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 12/21/2023

Aerial Map



DEVELOPMENT PLAT VARIANCE

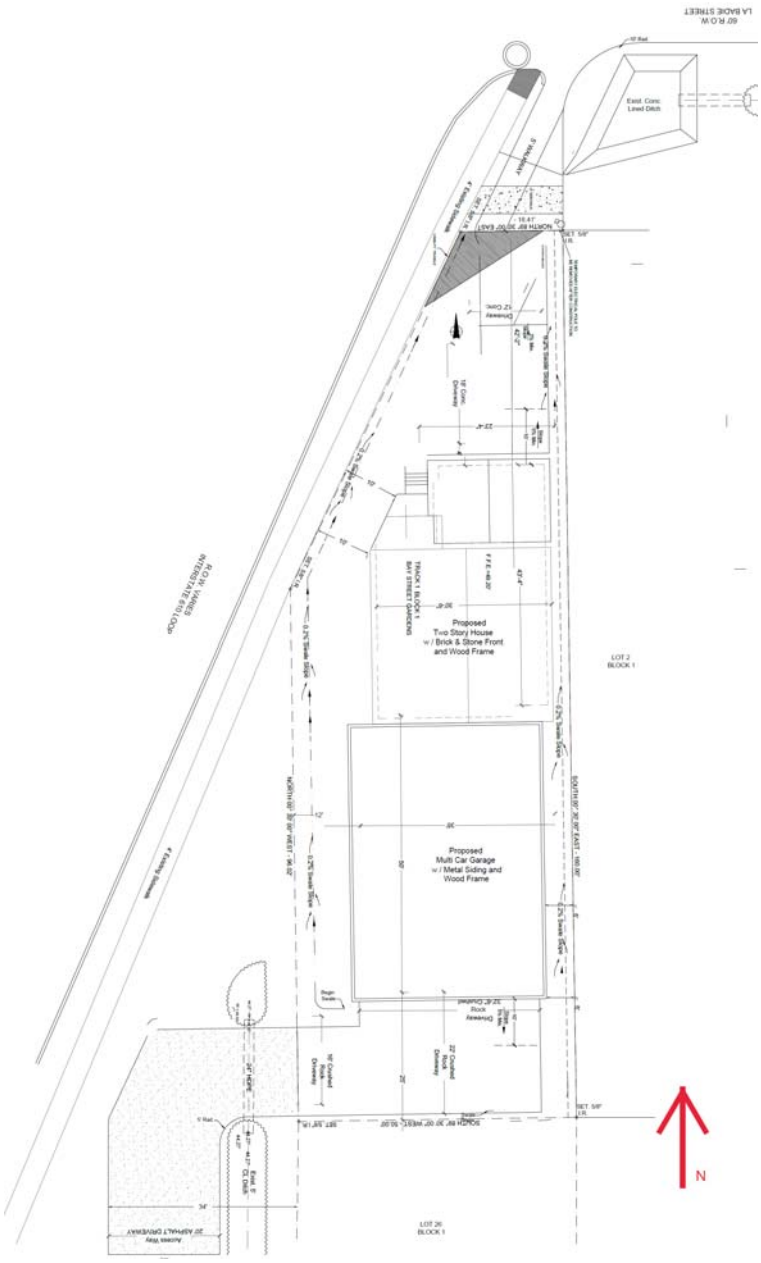
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 12/21/2023

Site Plan



DEVELOPMENT PLAT VARIANCE

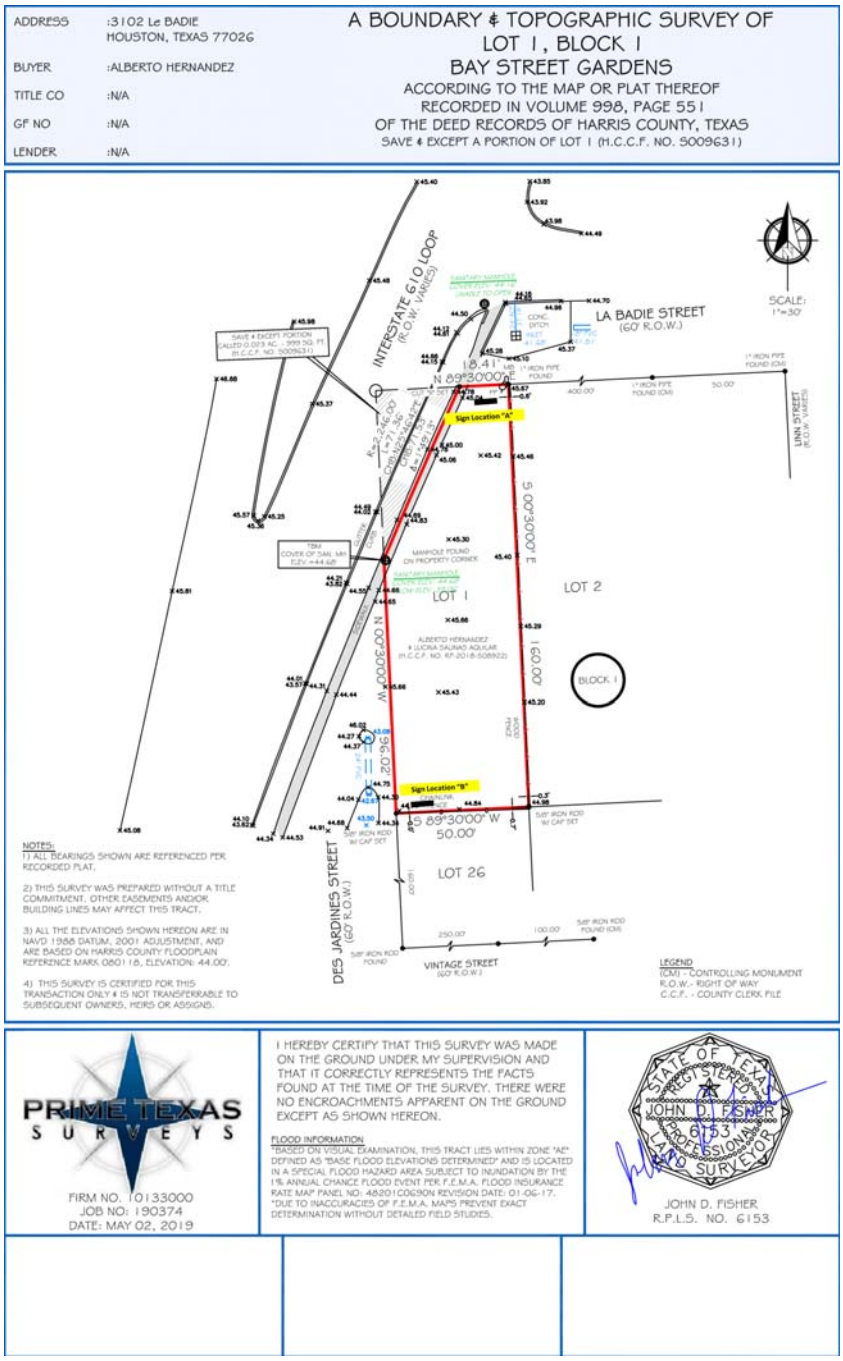
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 153

Meeting Date: 12/21/2023

Survey



DEVELOPMENT PLAT VARIANCE

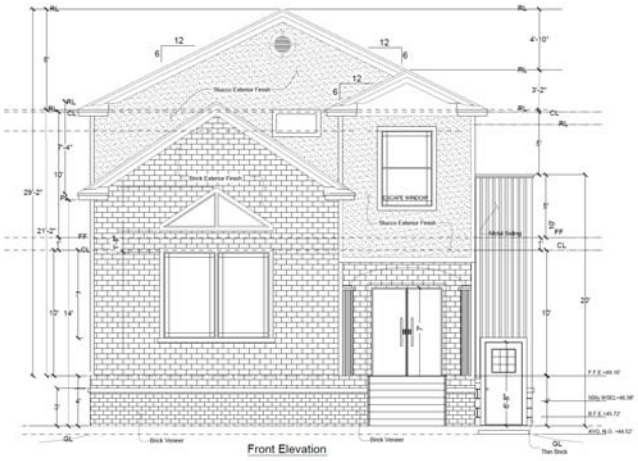
PLANNING & DEVELOPMENT DEPARTMENT

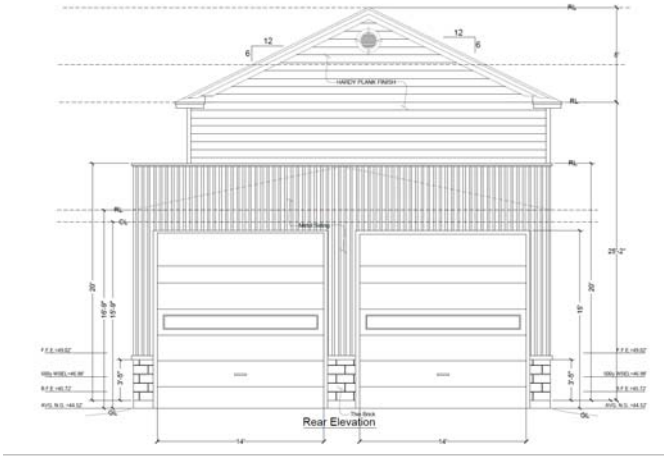
ITEM: 153

Meeting Date: 12/21/2023

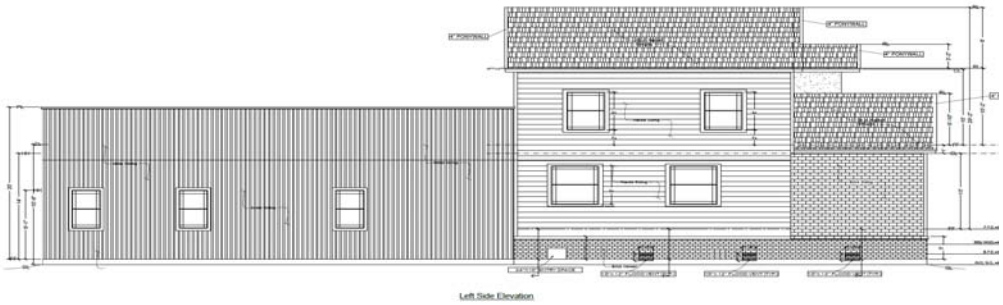
Houston Planning Commission

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 12.21.2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Mighty Equities	Manish Patel	512-839-9181	manish@mightyequities.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77006	5357	493N	24 – Neartown - Montrose

HOTEL/MOTEL NAME: HYDE PARK HOTEL

HOTEL/MOTEL ADDRESS: 704 HYDE PARK BLVD

HCAD ACCOUNT NUMBER(S): 0140690000010, 0140690000001, 0140690000009, 0140690000003

PROPERTY OWNER OF RECORD: MIGHTY EQUITIES LP

OWNER ADDRESS: 3267 BEE CAVES RD STE 107-223
AUSTIN TX 78746-6700

PROJECT PERMIT NUMBER: N/A

TOTAL ACREAGE: 0.5739 AC; 25,000 SF

TOTAL NUMBER OF ROOMS: 80 KEYS

PARKING SPACES PROVIDED: 18 ONSITE + 85 OFFSITE

SURVEY/ABSTRACT NO: ABSTRACT - 696

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: HYDE PARK BOULEVARD

EAST OF: CROCKER STREET

SOUTH OF: FAIRVIEW STREET

WEST OF: STANFORD STREET

PURPOSE OF VARIANCE REQUEST: 1) To allow a hotel to take primary access from a residential street (Crocker Street)

2) To allow a hotel to take access from a street that is not a Major Thoroughfare or four lane street

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 12.21.2023

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

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

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector. To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street.

The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café.

The proposed 80-key boutique hotel is a luxury 7-story design under 81 feet tall, max occupiable floor height 64 feet, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a restaurant, bars, and a rooftop pool. Guests and residents may access the beer garden directly from the street or may access the bars and restaurants through the lobby. The food, beverage, and entertainment amenities total approximately 19,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Crocker Street leading to the 18-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 85 offsite parking spaces will be available West of the Site on Crocker Street.

The proposed hotel will create 300-400 jobs throughout construction. The goal of the developers is to hire staff from the neighborhood. The developers have already partnered with the University of Houston Hilton College to create the sole academic business project for the Global Hospitality Business graduate program. This will provide University of Houston Graduates with crucial experience in the hospitality industry. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel.

(1)

The developers have also created a website (https://hydeparkhou.com/) the provides information to the community about the project and the variance process. It is the goal of the developers to engage the public as much as possible to help share information about the project and connect with the multiple resident organizations within the Montrose Community. As of July 26th, 90 Montrose residents have given their signatures in support of the proposed Hyde Park Hotel.

This low-density 7-story luxury boutique hotel is only 80 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

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

The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 80-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 18-car parking garage. There is also an additional off-site lease accommodating 85 parking spaces with a 5-year lease.

The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community.

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 80-key hotel.

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

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements.

It is the goal of the developers to create a walkable pedestrian realm to match the walkability of the Montrose Neighborhood. This includes a total of 20 feet consisting of a 7-foot sidewalk, a minimum of 5 feet of softscape, and 8 feet separating the sidewalk from the building face.

The proposed Hyde Park Hotel is a low-density 80-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

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

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Hyde Park Hotel

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



D – Variances **Site Location**

Houston Planning Commission ITEM: IV

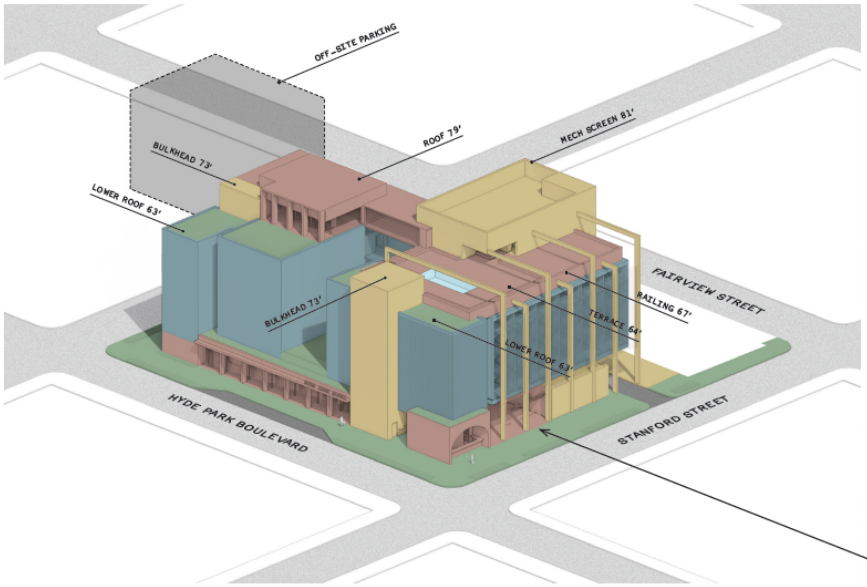
Planning and Development Department **Meeting Date: 12/21/2023**

Subdivision Name: Hyde Park Hotel

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



D – Variances Aerial



COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	19,000	HOTEL AMENITIES	GUESTS ACCESS CASUAL F&B FROM STREET. POOL DECK, EVENT SPACE & ROOF BAR ACCESSED FROM LOBBY
	41,000	HOTEL ROOMS	80 ROOMS
	26,000	CIRCULATION/BOH	
	17,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	4,500 (ON-SITE)	VALET PARKING	18 CARS ON-SITE (8 ON LIFTS) 85 CARS OFF-SITE
	107,500	TOTAL	

PROGRAM MASSING & APPROXIMATE ROOF HEIGHTS,
PENDING FINAL DESIGN

PROGRAM MASSING DIAGRAM

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ **Project Introduction (Revised)**/ 12.07.23 Page/ 6 of 9

Figure 1 Proposed Hyde Park Hotel Amenities

HOTEL/MOTEL VARIANCE



Figure 2 Hyde Park Hotel Landscape

HOTEL/MOTEL VARIANCE



Figure 3 Drone Capture of proposed Hyde Park Hotel

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 12.21.2023

Houston Planning Commission

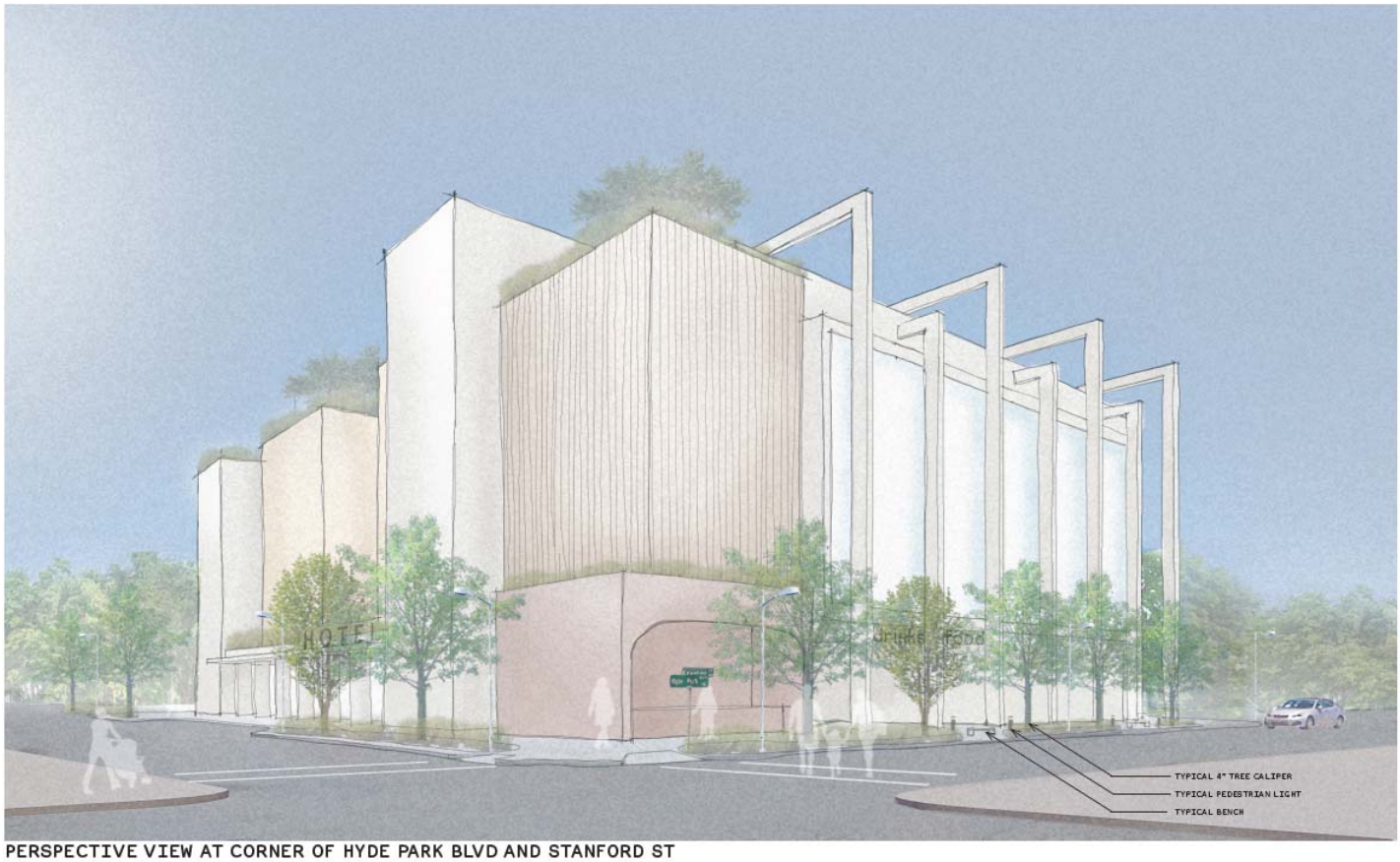
Mighty Hospitality Mission Statement:

“We hold dear the value of connection, the beauty of shared experiences, and the ever-evolving nature of service. Our mission is to bring together a diverse and talented group of individuals from around the globe to create unforgettable moments for our guests and the team members who serve them.

We believe that the most fulfilling hospitality experiences happen when both the team and the guests connect and create memories that last a lifetime. As an Eastern proverb reminds us, “the teacher and the student together create the teaching.” It takes both the team and guests to craft a truly remarkable experience.

Our ultimate goal is to partner with like-minded dreamers, including service professionals, developers, experiential storytellers, and design experts who share our passion for hospitality.

Together, we aim to build a community of cultured men and women who take pride in creating unforgettable experiences with people from all walks of life, regardless of nationality, culture, or beliefs.”



PERSPECTIVE VIEW AT CORNER OF HYDE PARK BLVD AND STANFORD ST

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23 Page/ 7 of 7

HOTEL/MOTEL VARIANCE

Appendix B: Hyde Park Vicinity Map

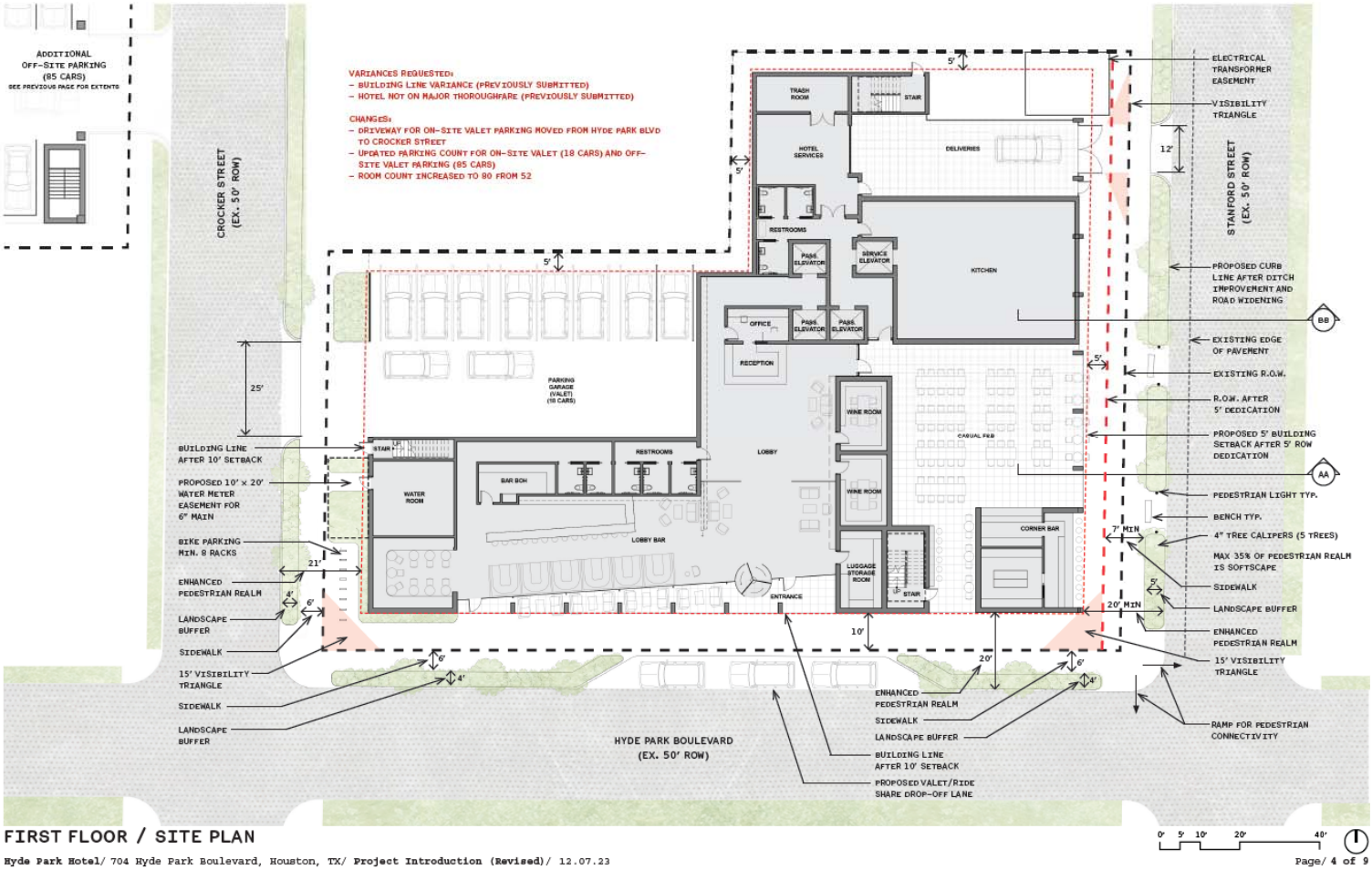


1. Bar Boheme
2. Traveler's Table
3. Avant Garden
4. Baba Yega Cafe
5. Postino Montrose
6. Uchi
7. Rainbow crosswalk
8. Langford Grocery and Market
9. Baby Barnaby's
10. Montrose Collective
11. JR's Bar & Grill
12. Ripcord
13. Cuchara
14. George
15. Eagle Houston
16. Le Colombe d'or
17. New Montrose Library
18. Avondale Park
19. Proposed Boutique Hotel

HOTEL/MOTEL VARIANCE

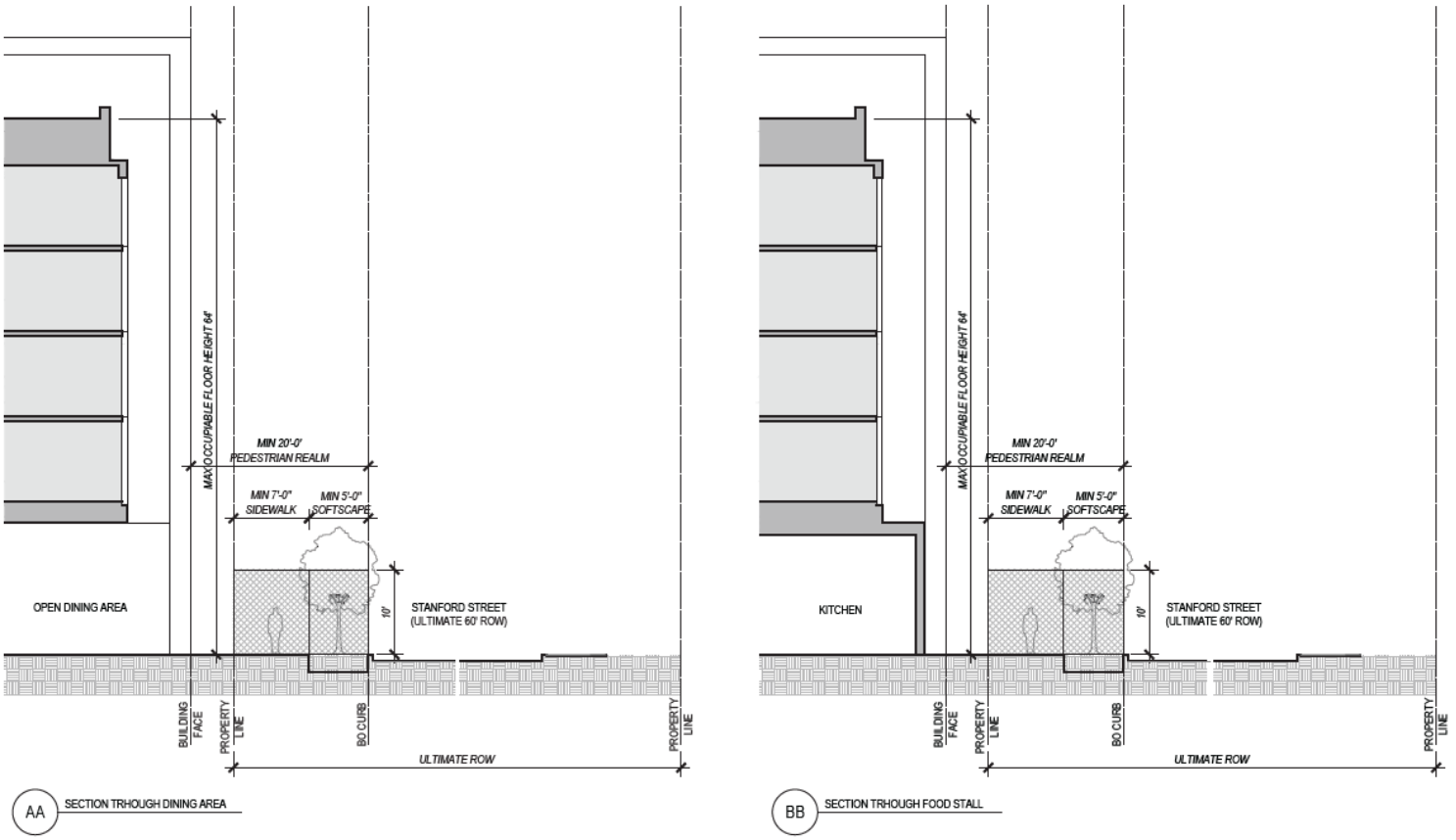
Houston Planning Commission

Appendix C: Proposed Hyde Park Hotel Site Plan



HOTEL/MOTEL VARIANCE

Appendix D: Pedestrian Realm



PEDESTRIAN REALM SECTIONS

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23

0' 2' 5' 10' 20'

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HOTEL/MOTEL VARIANCE

Appendix F: Parking Calculation Table

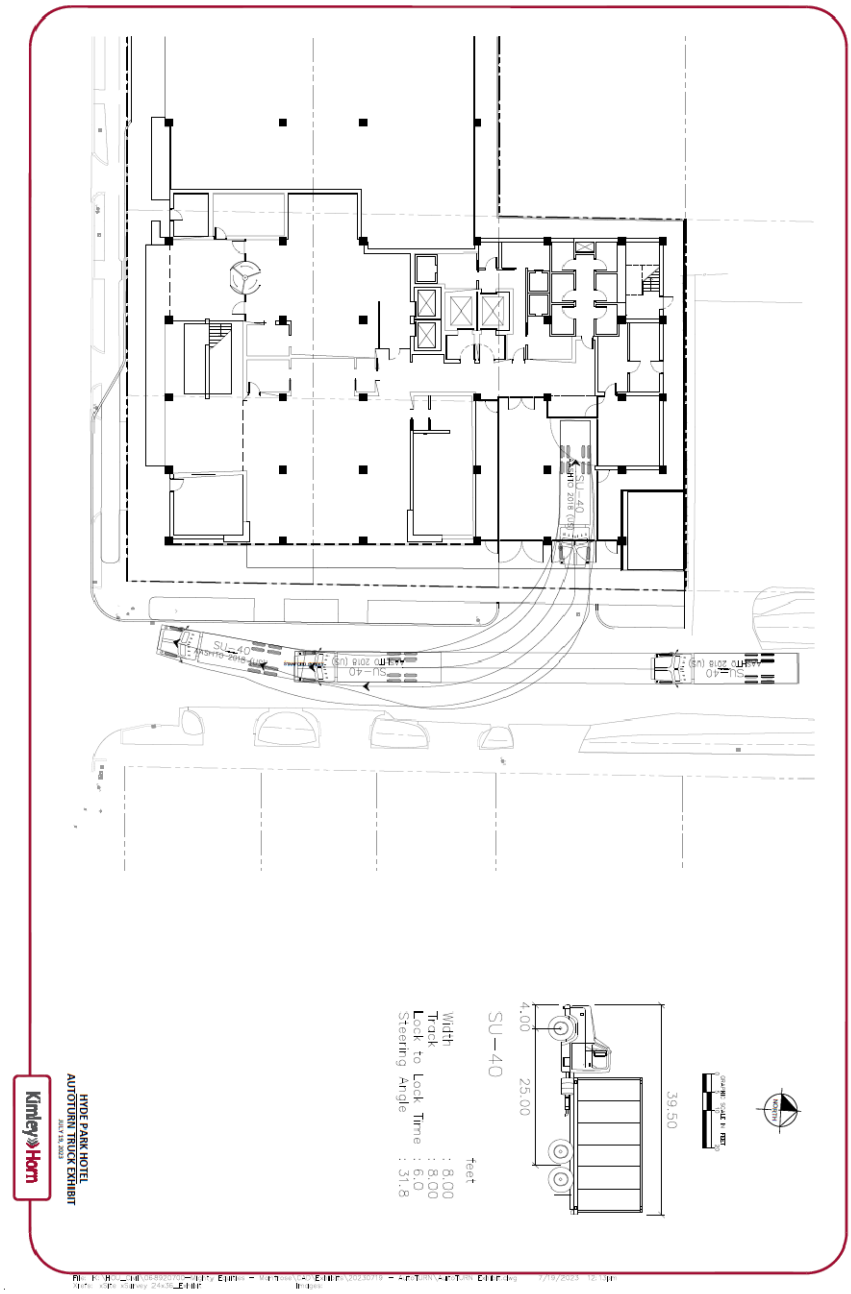
FLOOR	PROGRAM	QTY	PARKING CLASS & CALCULATION	QTY PARKING
6TH FLOOR / ROOFTOP	Rooms	0 Rooms	hotel - 1/room	0
	Back of House	2640 SF	part of hotel	0
	Pool and Pool Deck	2650 SF	part of hotel	0
	Pool Bar	1250 SF	part of hotvel	0
	Rooftop Garden	1350 SF	part of hotel	0
	Event Space	1450 SF	part of hotel	0
5TH, 4TH, 3RD & 2ND FLOOR	Rooms	20 rooms p/ floor = 80 rooms	hotel - 1/room	80
	Back of House	3000 SF p/ floor = 12000 SF	part of hotel	0
	Meeting Rooms	550 SF p/ 2 floors = 1100 SF	part of hotel	0
	Courtyard - 2nd floor only	1850 SF	part of hotel	0
1ST FLOOR	Rooms	0	hotel - 1/room	0
	Back of House	3300 SF	part of hotel	0
	Lobby and Lobby Bar	4200 SF	part of hotel	0
	Casual F&B	2500 SF	tavern/pub = 10/1000	25
			TOTAL PARKING SPACES REQUIRED	105
			SHARED PARKING SPACES REQUIRED	78
			TOTAL PARKING SPACES PROPOSED	103

Class	Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
2	Apartment	0	0	0	0	0	0	0	0	0
	Hotel	80	80	8	40	68	80	8	40	60
7	Small Restaurant	0	0	0	0	0	0	0	0	0
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0
	Restaurant	0	0	0	0	0	0	0	0	0
	Tavern	25	0	0	6.25	18.75	0	2.5	20	25
	Small Bar	0	0	0	0	0	0	0	0	0
	Bar, club or lounge	0	0	0	0	0	0	0	0	0
	Total	**105**	**80**	**8**	**46.25**	**86.75**	**80**	**10.5**	**60**	**85**
		86.75								
	10% reduction for bike parking	8.9								
PARKING SPACES REQUIRED:		**77.85**								

Appendix G: Aerial 1000' Radius

HOTEL/MOTEL VARIANCE

Appendix H: AutoTURN Truck Entrance Exhibit



HOTEL/MOTEL VARIANCE

Appendix I: University of Houston Hilton College Graduate Program

Preliminary Scope Statement

Business problem or opportunity description

The primary objective of the Academic Business Project with The Mighty Equities is centered on the research of applications of the strategic direction for demand forecasting and operational strategies in the local luxury boutique hotel industry. In an attempt to create values of the boutique hotel "Gossamer" in Houston, challenges exist. Market, business environment, customers and competitors, and resources and organizational structure and operational characteristics are different, so that it is more than important to find the way to secure unique, one-of-a-kind, luxury, and differentiated value that can be shared by multiple stakeholders in a sustainable manner. For the business feasibility, this project ultimately encompass key competitive advantages of Gossamer. Market analysis and demand forecasting for (1) sales and revenue forecasting and (2) differentiated operational strategies will be included to secure competitive advantages. To create value that can be shared, understanding and comprehending local market is paramount. To correctly suggest strategic plan for the new boutique hotel, this project will include market feasibility, demand and sales forecasting, dynamic capabilities and flexibility analysis. With economic impacts and sales forecasting in a given market, business feasibility can be highlighted and opportunity seeking can be highly supported. On top of it, multiple operational strategic suggestion can be provided based on the results of a series of analyses in this project. Based on huge success on this project, further topics will be explored as a continuous collaboration with the Mighty Equities.