HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JANUARY 25, 2024
2:30 PM

✪

IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: https://bit.ly/3O89PuM

OR
CALL +1 936-755-1521
CONFERENCE ID: 653 868 904#

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

PLANNING COMMISSION MEMBERS

✪

Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
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 January 25, 2024 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**: https://bit.ly/3O89PuM
  or
- **Phone:** +1 936-755-1521 **Conference ID: 653 868 904#**

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

January 25, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the January 11, 2024 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of February 22, 2024

a. Castanie Freedmantown replat no 1
b. Claiborne Estates
c. Folkstone Court
d. Martinez Estates at Weldon
e. Providence Northeast
f. Rosewood Estates Sec 2 partial replat no 6
g. Star Plus Center

III. Consideration of a Hyde Park Hotel/Motel located at 704 Hyde Park Boulevard (Devin Crittle)

IV. Public Comment

V. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 11 JANUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: HTTPS://BIT.LY/3NLU47B
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:45 PM** by Chair Martha L. Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
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
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
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
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Martha L. Stein

DIRECTOR'S REPORT – Margaret Wallace Brown, briefed on the three-week cycle, staff changes, and the Major Thoroughfare and Freeway Plan (or MTFP) amendment cycle is beginning, and our web site under transportation planning has all the details.

NOTE: SOME ITEMS FOR THIS MEETING WERE TAKEN OUT OF ORDER DUE TO TECHNICAL ISSUES WITH THE AUDIO ON TEAMS. COMMISSION WAS MOVED TO CITY HALL CHAMBERS 2ND FLOOR FOR HALF OF THE MEETING.

APPROVAL OF MINUTES

Consideration of the December 21, 2023 Planning Commission Meeting Minutes
Action: Correction made on Item IV.

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

ITEMS G, H, AND I WERE TAKEN AT THIS TIME

G. EXTENSIONS OF APPROVAL

110	AME Telge Pines Business Park	Approved
111	Cole Creek Estates	Approved
112	Double Oak Commons Sec 1	Approved
113	Stitch Ranch	Approved

H. NAME CHANGES

114	McDaniel Estates (prev. McDaniel Estates for Shotwell)	Approved
115	Nueces Park Place Sec 1 replat no 1 (prev. Nueces Park Place 1 replat no 1)	Approved

I. CERTIFICATES OF COMPLIANCE

116	22553 Lawsuit Ln.	Approved

Staff recommendation: Approve staff recommendations for G, H, and I, Items 110 – 116.
Commission Action: Approved Items 110 – 116 per staff recommendations.
Speaker(s): None

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

ITEM II WAS TAKEN AT THIS TIME.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 8, 2024

a. Gianake Estates at Adkins Road
b. Hazard Grove
c. Huynh Estates
d. Inwood Pines Village partial replat no 1
e. Lozier Village First Venture
f. Riverside Terrace Sec 1 partial replat no 9
g. Ventura Estates at Riverside Terrace
h. Ziki Court

Staff recommendation: Establish a public hearing date of February 8, 2024, for Item II, a-h.
Commission action: Established a public hearing date of February 8, 2024, for Item II, a-h.
Speaker(s): None

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-46)

b. Replats (47-80)

Staff recommendation: Approve **Item No's. 1 – 80**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve recommendations for **Item No.'s 5, 6, 7, 8, 9, 15, 33, 41, and 46** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

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

Commission recessed and reconvened at City Hall at 3:36.

c. Replats requiring Public Hearings with Notification

81 Bradford Estates replat no 1 - 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): Mayra Gonzalez, Libby Bryant – opposed

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

82 Christian Heights – Approve

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

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

83 Cotton Oaks 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): Matt Tucker, applicant – supportive

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

84 Cresmere Place partial replat no 4 – 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: Viera-Bland	Abstaining: None

85 Glen Manor Estates – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Stephanie Collins, signed up/did not speak

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

86 Glenhaven Plaza – Approve

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

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

87 Hammerly Retail – Approve

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

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

88 Kentshire Place Sec 1 partial replat no 3 – Approve

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

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

89 Long Point Acres partial replat no 8 – Defer

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

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

90 McWorter – Approve

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

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

91 Newhaven Place partial replat no 4 – 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: Jones	Abstaining: None

92 Red Haw Heights – 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: Alleman	Abstaining: None

93 Saint Augustine Manor – 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: Jones	Abstaining: None

94 Santa Rosa – Defer

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

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

95 Shadywood Addition partial replat no 2 – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant, signed up/did not speak

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

96 Shotwell Center – Defer

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

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

97 Springdale Homes – Withdrawn

Staff recommendation: Establish public hearing for February 8, 2024.
Commission action: Established a public hearing for February 8, 2024.
Speaker(s): None

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

98 Woolworth Estates – Approve

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

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

d. Subdivision Plats with Variance Requests

99 Avalon School of Massage - 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: Garza	Vote: Unanimous
Second: Mares	Abstaining: None

Items 100, 101, and 102 were taken together at this time.

100 Decker Prairie Rosehill GP – Defer
101 Decker Prairie Rosehill Sec 1 – Defer
102 Decker Prairie Rosehill Sec 2 – Defer

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

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

103 Fresno Estates – Defer

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

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

104 Gated Rentals Crosby - 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: Porras-Pirtle	Vote: Unanimous
Second: Tahir	Abstaining: None

105 Indian Springs Sec 4 - Grant and Approve

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

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

106 Nest at Paul Quinn – Defer

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

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

e. Subdivision Plats with Special Exception Requests

107 Botkins Road Street Dedication Sec 1 - Grant and Approve

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

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

f. Reconsiderations of Requirement

108 Champions Oak 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.
Speaker(s): None

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

109 Sabija Hills - Grant and Approve

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

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

j. Administrative – None

k. Development Plats with Variance Requests

117 2622 Staples – Defer

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

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

118 3102 Le Badie Street – Approve

Staff recommendation: Approve variance.
Commission action: Approved.
Speaker(s): Altonette Terrance – opposed

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

III. PUBLIC COMMENT – None

Marty Stein, Chair asked that the commission formalize "Commission Rules" through a subcommittee. Thanked staff for allowing this meeting to move forward.

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:44 PM**.

Motion: Garza
Second: Clark

Vote: Unanimous
Abstaining: None

_____
Martha L. Stein, Chair

_____
Margaret Wallace Brown, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Anniston Sec 16	C3P	
2	Anniston Sec 17	C3P	
3	Asher Spring Cypress	C2	
4	Bridgeland Pollinator Drive Street Dedication Sec 2	SP	
5	Bridgeland Prairieland Village Sec 40	C3P	
6	Bridgeland Prairieland Village Sec 41	C3P	
7	Candela Flewellen Creek Reserves	C3P	
8	Candela Sec 15	C3P	
9	Candela Sec 18	C3P	
10	Canyonline Investments LLC	C2	DEF1
11	Carlile Enclave	C2	DEF1
12	Christian Heights	C3F	
13	Colonial Green	C3P	
14	Dearborn Place partial replat no 4	C3F	
15	Dunham Pointe Sec 13	C3P	
16	FM 2100 Reserve	C2	
17	Glenhaven Plaza	C3F	
18	Haddick Villas	C3F	
19	Hammerly Retail	C3F	
20	Harris County MUD No 525 Lift Station no 2	C2	
21	Hollister Breen Tract Sec 1	C3P	
22	Hollister Breen Tract Sec 2	C3P	
23	Indian Shores Commercial	C2	
24	Indian Springs Sec 1	C3F	
25	Kobs Acre	C1	
26	Lexen Court	C3F	
27	Linn Street Estates	C3F	DEF1
28	McWorter	C3F	
29	Mesa Vista Sec 1	C3P	
30	Morton Creek Ranch Sec 30	C3F	DEF1
31	Muhich Woodland	C2	
32	Noble Street Homes	C2	
33	North Bound Housing	C3F	
34	Pineland Development	C2	
35	Plaza Eatates at Esparza	C2	
36	Quarry on Grant Sec 1	C3P	
37	Red Haw Heights	C3F	
38	Refuge Temple Ministries Sec 1	C3F	
39	Shadywood Addition partial replat no 2	C3F	
40	Sila Sec 2	C3F	
41	Skyline Homes at Nagle	C2	DEF1
42	Smart Living at Mykawa	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Solid Rock Village Sec 2	C3P	DEF1
44	Spring Cypress Warehouse Sec 1	C2	
45	Sunterra Sec 56	C3F	
46	Toybox Park	C2	
47	Trillium Sec 7	C3F	
48	Trillium Sec 9	C3F	
49	West Bend Sec 1 partial replat no 1	C3F	

B-Replats

50	Belle Mansions of Orebo	C2R	
51	Belle Terre Estate	C2R	
52	Bridgeland Corner Plaza	C2R	
53	Castillo Complex	C2R	
54	Cebra Park Place	C2R	DEF1
55	Christian Brothers Katy	C2R	
56	Cranford Place Village	C2R	DEF1
57	East Park Landing	C2R	
58	Elite Business Park	C3R	
59	Elyson Sec 60	C3R	
60	Estates at Highland Heights	C3R	DEF1
61	Farmer Villas	C2R	
62	Francis Street Townhomes	C2R	DEF1
63	Hardy Vista	C2R	
64	Harris County ESD no 1 Fire Station no 93	C2R	
65	Heights Eats	C2R	
66	Herrera Estates at South Breeze Drive	C2R	
67	Huffmeister Reserve	C2R	DEF1
68	Independence Heights Mixed Use	C2R	
69	Kenton Estates	C2R	DEF1
70	Kilgore Estates	C2R	
71	Kings River Sec 1	C3R	
72	Lehman Place	C2R	
73	Lenox Grove Addition partial replat no 1	C2R	
74	Lincoln City 5 partial replat no 1	C2R	
75	Lofts at Hartsook replat no 1	C2R	
76	Long Meadow Lofts	C2R	
77	Lusko Project Estates	C2R	
78	Madison Estate	C3R	
79	Martin Street Manors	C2R	
80	Mayle Meadows	C2R	
81	Nickel on Baer	C2R	
82	Noble Living	C2R	
83	Paloma Wastewater Treatment Plant	C2R	
84	Plaza Estate at Nagle	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	Plaza Estates at Crawford	C2R	
86	Quimby Place	C2R	
87	Rachel Estates	C2R	
88	Sugar Creek Square	C2R	
89	Sunset Valley Sec 2	C3R	
90	Turkey Bend	C2R	
91	Vargas Estate	C2R	
92	Village at East Orem	C2R	
93	Village at Southmore	C2R	DEF1
94	White Rock Street Grove	C2R	DEF1
95	York Partners Estates	C2R	DEF1

C-Public Hearings Requiring Notification

96	Amherst Springs	C3N	
97	Augusta Addition partial replat no 7	C3N	
98	Dorchester Crossing	C3N	
99	Fairway Townhomes	C3N	
100	Golden Tree Estates at Locke Lane	C3N	
101	Long Point Acres partial replat no 8	C3N	DEF1
102	National Creekside Reserve on Wallisville	C3N	
103	Neyland Heights	C3N	
104	Santa Rosa	C3N	DEF1
105	Shotwell Center	C3N	DEF1
106	West Bend Sec 1 partial replat no 2	C3N	

D-Variances

107	Brickyard Development	C2R	
108	Decker Prairie Rosehill GP	GP	DEF1
109	Decker Prairie Rosehill Sec 1	C3P	DEF1
110	Decker Prairie Rosehill Sec 2	C3P	DEF1
111	Fresno Estates	C2	DEF1
112	Gantz Properties	C2	
113	Haro Business Park	C3R	
114	Jasek Farm GP	GP	
115	Nest at Paul Quinn	C3R	DEF1
116	Newport Grove Sec 1	C3R	

E-Special Exceptions

117	Oakberry Trails GP	GP	
118	Oakberry Trails Sec 1	C3F	

F-Reconsideration of Requirements

119	Trillium GP	GP	

Item No.	Subdivision Plat Name	App Type	Deferral

G-Extensions of Approval

120	Apple Investment Group Inc	EOA	
121	Bridgeland Prairieland Village Reserve Sec 3	EOA	
122	Curtis Landing	EOA	
123	Forestwood Sec 9	EOA	
124	GPL Developments LLC	EOA	
125	Groves Gramina Apartments	EOA	
126	Hernandez Properties	EOA	
127	Houston Gateway Academy	EOA	
128	Jasmine Cove	EOA	
129	Jasmine Loch	EOA	
130	Lifetime Harvest Green	EOA	
131	Oakwood Trails	EOA	
132	Orange Crossing	EOA	
133	Reserve at Anderson	EOA	
134	Richards Road Industrial Park	EOA	
135	Rivera Estates	EOA	
136	Rosehill Christian School Auxiliary	EOA	
137	Sourceone Carwash	EOA	
138	Union Crossing Northwest	EOA	
139	Willow Reserves	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

140	2622 Staples Street	DPV	DEF1

Hotel/Motel with Variance Requests

III	Hyde Park Hotel at 704 Hyde Park Boulevard	HMV	DEF1

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Anniston Sec 16	2024-0033	C3P	Harris	ETJ	404T	29.67	1.47	102	Friendswood Development Company	BGE, Inc. - Land Planning
2	Anniston Sec 17	2024-0034	C3P	Harris	ETJ	404T	23.85	1.34	88	Friendswood Development Company	BGE, Inc. - Land Planning
3	Asher Spring Cypress	2024-0084	C2	Harris	ETJ	329K	26.62	26.62	0	Atkinson Enginners	Atkinson Engineers
4	Bridgeland Pollinator Drive Street Dedication Sec 2	2024-0057	SP	Harris	ETJ	364R	2.79	0.00	0	Bridgeland Development , LP	McKim & Creed, Inc.
5	Bridgeland Prairieland Village Sec 40	2024-0021	C3P	Harris	ETJ	364R	8.40	0.32	22	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Prairieland Village Sec 41	2024-0022	C3P	Harris	ETJ	364R	12.70	2.52	35	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
7	Candela Flewellen Creek Reserves	2024-0082	C3P	Fort Bend	ETJ	524N	16.50	15.80	0	JDS Nursery Tract, LLC	Meta Planning + Design LLC
8	Candela Sec 15	2024-0083	C3P	Fort Bend	ETJ	524N	38.60	7.70	156	JDS Nursery Tract, LLC	Meta Planning + Design LLC
9	Candela Sec 18	2024-0085	C3P	Fort Bend	ETJ	523R	36.70	20.85	58	JDS Nursery Tract, LLC	Meta Planning + Design LLC
10	Canyonline Investments LLC (DEF1)	2023-2976	C2	Harris	ETJ	331C	6.10	6.09	0	Canyonline Investments LLC	Hovis Surveying Company Inc.
11	Carlile Enclave (DEF1)	2023-2929	C2	Harris	City	338V	0.42	0.00	4	None	Texas Land Maps
12	Christian Heights	2024-0048	C3F	Harris	City	450B	0.32	0.00	3	9811 Porto Rico, LLC	Pioneer Engineering, LLC
13	Colonial Green	2024-0058	C3P	Harris	ETJ	445W	9.37	1.86	132	Heights Colonial, LP	City Choice Group, LLC
14	Dearborn Place partial replat no 4	2024-0006	C3F	Harris	City	492V	0.17	0.00	2	Sandcastle Homes	MOMENTUM EGINEERING
15	Dunham Pointe Sec 13	2024-0032	C3P	Harris	ETJ	366B	16.82	1.60	44	Dunham Pointe Development LLC	BGE, Inc. - Land Planning
16	FM 2100 Reserve	2024-0066	C2	Harris	ETJ	298D	8.30	8.30	0	Jondot Properties	Hovis Surveying Company Inc.
17	Glenhaven Plaza	2024-0030	C3F	Harris	City	491X	0.95	0.95	0	Azim Karedia	Century Engineering, Inc
18	Haddick Villas	2024-0064	C3F	Harris	City	415Y	0.19	0.00	2	Lucero Lopez	Apex Group
19	Hammerly Retail	2024-0035	C3F	Harris	City	450U	0.66	0.66	0	Led Zep, LLC, Clover Real Estate Holdings LLC, US Autoseatcover, INC, Ali and Naz Sadeghi	Patrick Planning Services, LLC
20	Harris County MUD No 525 Lift Station no 2	2024-0101	C2	Harris	ETJ	378P	0.16	0.16	0	Clay Road 628 Development, LP.	EHRA
21	Hollister Breen Tract Sec 1	2024-0075	C3P	Harris	ETJ	410M	12.10	2.81	85	D.R. Horton	Meta Planning + Design LLC
22	Hollister Breen Tract Sec 2	2024-0076	C3P	Harris	ETJ	410M	34.90	15.31	196	DR Horton	Meta Planning + Design LLC
23	Indian Shores Commercial	2024-0020	C2	Harris	ETJ	379F	7.95	7.95	0	Midstream and Terminal Services LLC	Doucet & Associates, Inc.
24	Indian Springs Sec 1	2024-0097	C3F	Harris	ETJ	378G	63.10	33.68	150	Blackline Engineering LLC	Blackline Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
25	Kobs Acre	2024-0045	C1	Harris	ETJ	287F	1.00	0.00	1	Owner	Conley Land Services, LLC
26	Lexen Court	2024-0102	C3F	Harris	City	451D	2.00	0.15	36	B & U Construction	The Interfield Group
27	Linn Street Estates (DEF1)	2023-2951	C3F	Harris	City	454X	7.85	1.97	47	fifth ward community development corp	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
28	McWorter	2024-0049	C3F	Harris	City	450B	0.16	0.00	2	9811 Porto Rico, LLC	Pioneer Engineering, LLC
29	Mesa Vista Sec 1	2023-2918	C3P	Harris	City	415Y	99.39	43.33	353	Blackline Engineering	Blackline Engineering
30	Morton Creek Ranch Sec 30 (DEF1)	2023-2986	C3F	Harris	ETJ	445P	15.80	2.17	58	Woodmere Development Co	R.G. Miller Engineers
31	Muhich Woodland	2024-0094	C2	Montgomery	ETJ	252T	5.19	5.19	0	AAA Storage	Windrose
32	Noble Street Homes	2024-0055	C2	Harris	City	494F	0.11	0.00	2	Sunbeam Homes LLC	RP & Associates
33	North Bound Housing	2024-0004	C3F	Harris	City	413S	7.97	5.62	15	New Spirit of Life Missionary Baptist Church	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
34	Pineland Development	2024-0039	C2	Harris	ETJ	417T	4.60	4.60	0	Greatland Logistics, LLC	HRS and Associates, LLC
35	Plaza Eatates at Esparza	2024-0071	C2	Harris	City	574K	1.00	0.00	1	New Era Development	New Era Development & Land Services
36	Quarry on Grant Sec 1	2024-0046	C3P	Harris	ETJ	327L	14.30	0.84	50	Woodmere Development Co., LTD.	IDS Engineering Group
37	Red Haw Heights	2024-0047	C3F	Harris	City	453K	0.25	0.00	4	Significance 5 LLC	Pioneer Engineering, LLC
38	Refuge Temple Ministries Sec 1	2024-0098	C3F	Harris	ETJ	375T	14.50	14.14	0	Idea Public Schools C/O	Pape-Dawson Engineers
39	Shadywood Addition partial replat no 2	2024-0079	C3F	Harris	City	452Y	0.14	0.00	2	Brownstone Living, LLC	Owens Management Systems, LLC
40	Sila Sec 2	2024-0073	C3F	Harris	ETJ	258Y	34.15	1.59	160	Friendswood Development Company	BGE, Inc.
41	Skyline Homes at Nagle (DEF1)	2023-2863	C2	Harris	City	493V	0.21	0.00	4	Seahorse Realty	STUPA INTERNATIONAL LLC
42	Smart Living at Mykawa	2024-0062	C2	Harris	City	574R	11.70	11.70	0	BAY REDSIDENTIAL LLC	Civil-Surv Land Surveying, L.C.
43	Solid Rock Village Sec 2 (DEF1)	2023-2807	C3P	Harris	City	455A	18.76	2.52	95	BURGHLI HOME DEVELOPMENT LLC	Survey 1, Inc.
44	Spring Cypress Warehouse Sec 1	2024-0009	C2	Harris	ETJ	330D	4.59	4.59	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
45	Sunterra Sec 56	2024-0081	C3F	Waller	ETJ	403Z	10.82	0.38	61	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
46	Toybox Park	2024-0091	C2	Harris	City	451T	0.63	0.63	0	Cisneros Design Studio	Windrose
47	Trillium Sec 7	2024-0026	C3F	Fort Bend	ETJ	526V	36.39	3.16	132	TPHTM 1464, LLC	Costello, Inc.
48	Trillium Sec 9	2024-0027	C3F	Fort Bend	ETJ	526V	15.86	0.85	96	TPHTM 1464, LLC	Costello, Inc.
49	West Bend Sec 1 partial replat no 1	2024-0063	C3F	Harris	ETJ	528A	0.22	0.00	1	SONNY ELY	Civil-Surv Land Surveying, L.C.

B-Replats

50	Belle Mansions of Orebo	2024-0050	C2R	Harris	City	412S	0.16	0.00	2	ABN Homes LLC	Pioneer Engineering, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
51	Belle Terre Estate	2023-2927	C2R	Harris	ETJ	249Z	0.21	0.00	1	Belle Terre Properties LLC,	C & C Surveying, Inc
52	Bridgeland Corner Plaza	2024-0005	C2R	Harris	ETJ	406L	2.80	2.80	0	n/a	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
53	Castillo Complex	2024-0078	C2R	Harris	City	571R	3.00	3.00	0	Alliance DesignWorks	Owens Management Systems, LLC
54	Cebra Park Place (DEF1)	2023-2873	C2R	Harris	City	452A	0.12	0.00	2	Terra Holdings Group, Inc.	ICMC GROUP INC
55	Christian Brothers Katy	2024-0090	C2R	Harris	ETJ	445B	1.00	1.00	0	Dynamic Engineering Consultants	Windrose
56	Cranford Place Village (DEF1)	2023-2965	C2R	Harris	City	454K	0.32	0.00	4	IJB Homes Group, LLC	HRS and Associates, LLC
57	East Park Landing	2024-0068	C2R	Harris	City	495W	0.23	0.00	2	Maria Perez	Total Surveyors, Inc.
58	Elite Business Park	2024-0025	C3R	Harris	City	577S	6.55	6.55	0	Elite Motor Group Limited LLC	Building and Infrastructure Solutions
59	Elyson Sec 60	2023-2945	C3R	Harris	ETJ	404R	40.50	19.83	62	NASH FM 529, LLC	Meta Planning + Design LLC
60	Estates at Highland Heights (DEF1)	2023-2850	C3R	Harris	City	412X	1.70	0.18	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
61	Farmer Villas	2024-0036	C2R	Harris	City	494F	0.11	0.00	2	PIN PROPERTY BUYERS, LLC	Patrick Planning Services, LLC
62	Francis Street Townhomes (DEF1)	2023-2867	C2R	Harris	City	493Z	0.20	0.00	5	Hearthstone Homes, LP	Cameron Architects Inc.
63	Hardy Vista	2024-0044	C2R	Harris	City	453D	0.65	0.00	8	Createch Solutions	replats.com
64	Harris County ESD no 1 Fire Station no 93	2024-0060	C2R	Harris	ETJ	370Z	1.21	1.21	0	Brooks and Sparks	West Belt Surveying, Inc.
65	Heights Eats	2024-0008	C2R	Harris	City	452V	0.30	0.30	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
66	Herrera Estates at South Breeze Drive	2024-0003	C2R	Harris	City	570B	0.23	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
67	Huffmeister Reserve (DEF1)	2023-2975	C2R	Harris	ETJ	327T	2.23	2.23	0	Showcase Luxury Garages, LLC	Total Surveyors, Inc.
68	Independence Heights Mixed Use	2024-0096	C2R	Harris	City	453J	6.30	6.23	0	Kimley Horn	Windrose
69	Kenton Estates (DEF1)	2023-2959	C2R	Harris	City	455P	0.11	0.00	2	Innova Construction Developments, LLC	Dart Land Services LLC
70	Kilgore Estates	2024-0023	C2R	Harris	City	533L	0.12	0.00	3	Plan Express	PlanExpress
71	Kings River Sec 1	2024-0037	C3R	Harris	ETJ	337Q	17.70	8.67	86	Meritage Homes	Meta Planning + Design LLC
72	Lehman Place	2024-0011	C2R	Harris	City	452G	1.19	0.02	25	Survey Solutions of Texas	Survey Solutions of Texas
73	Lenox Grove Addition partial replat no 1	2023-2960	C2R	Harris	City	494T	0.92	0.92	0	Rock River	South Texas Surveying Associates, Inc.
74	Lincoln City 5 partial replat no 1	2023-2812	C2R	Harris	City	412T	0.17	0.00	2	Balbin Re Investments, LLC	Carranza Outsource Drafting
75	Lofts at Hartsook replat no 1	2024-0014	C2R	Harris	City	576K	3.01	3.01	0	CSH Lofts at Hartsook, Ltd	Quiddity Engineering
76	Long Meadow Lofts	2023-2900	C2R	Fort Bend	ETJ	526S	6.35	6.35	0	POG Kosmos LMC TX, LP	Costello, Inc.
77	Lusko Project Estates	2023-2798	C2R	Harris	City	493Z	0.12	0.00	3	Lusko Project LLC	WO Developments LLC
78	Madison Estate	2024-0013	C3R	Harris	City	451D	0.98	0.47	13	United Paul Quinn, LLC	HRS and Associates, LLC

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
79	Martin Street Manors	2024-0069	C2R	Harris	City	452G	0.22	0.00	5	Stoneworks, LLC	Total Surveyors, Inc.
80	Mayle Meadows	2023-2930	C2R	Harris	City	454C	0.17	0.00	2	Aly Construction LLC	Texas Land Maps
81	Nickel on Baer	2023-2923	C2R	Harris	City	494J	0.11	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
82	Noble Living	2024-0070	C2R	Harris	City	494B	0.64	0.63	0	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
83	Paloma Wastewater Treatment Plant	2024-0074	C2R	Harris	ETJ	323K	2.26	2.26	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
84	Plaza Estate at Nagle (DEF1)	2023-2993	C2R	Harris	City	493V	0.32	0.00	8	New Era Development	New Era Development & Land Services
85	Plaza Estates at Crawford	2023-2839	C2R	Harris	City	493X	0.15	0.00	3	New Era Development	New Era Development & Land Services
86	Quimby Place	2023-2972	C2R	Harris	City	455K	0.25	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
87	Rachel Estates	2024-0012	C2R	Harris	City	452C	0.25	0.00	4	Valco Builders	HRS and Associates, LLC
88	Sugar Creek Square	2024-0007	C2R	Harris	City	575R	3.52	3.52	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
89	Sunset Valley Sec 2	2023-2944	C3R	Harris	ETJ	285X	30.60	13.69	96	D.R. Horton	Meta Planning + Design LLC
90	Turkey Bend	2023-2992	C2R	Harris	City	494Q	0.61	0.61	0	Kensinger Donnelly LLC	Gruller Surveying
91	Vargas Estate	2023-2962	C2R	Harris	City	413S	0.78	0.00	1	Vargas Investments & Construction LLC	Century Engineering, Inc
92	Village at East Orem	2024-0067	C2R	Harris	City	573M	2.79	0.08	39	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
93	Village at Southmore (DEF1)	2023-2956	C2R	Harris	City	533B	0.25	0.00	6	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
94	White Rock Street Grove (DEF1)	2023-2811	C2R	Harris	City	533V	0.12	0.00	2	Luis Suarez and Patricia Milano	Carranza Outsource Drafting
95	York Partners Estates (DEF1)	2023-2830	C2R	Harris	City	452C	0.21	0.01	4	York Partners Realty, LLC	Carranza Outsource Drafting

C-Public Hearings Requiring Notification

96	Amherst Springs	2023-2505	C3N	Harris	City	533U	0.41	0.00	2	Masterplan	Masterplan
97	Augusta Addition partial replat no 7	2023-2845	C3N	Harris	City	494G	0.14	0.00	3	New Era Development	New Era Development & Land Services
98	Dorchester Crossing	2023-2898	C3N	Harris	City	453R	0.47	0.00	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Fairway Townhomes	2023-2721	C3N	Harris	City	534M	0.29	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
100	Golden Tree Estates at Locke Lane	2023-2514	C3N	Harris	City	491T	0.16	0.00	1	CAS Consultants, LLC	CAS Consultants, LLC
101	Long Point Acres partial replat no 8 (DEF1)	2023-2557	C3N	Harris	City	450T	2.16	2.16	0	Cameron Builders	South Texas Surveying Associates, Inc.
102	National Creekside Reserve on Wallisville	2023-2478	C3N	Harris	ETJ	456V	1.65	1.65	0	A & M Services	A & M Services
103	Neyland Heights	2023-2878	C3N	Harris	City	453K	0.28	0.00	4	Significance 5 LLC	Pioneer Engineering, LLC
104	Santa Rosa (DEF1)	2023-2302	C3N	Harris	City	415X	0.18	0.00	3	Survil, LLC	SurVil LLC
105	Shotwell Center (DEF1)	2023-2531	C3N	Harris	City	494G	0.14	0.14	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
106	West Bend Sec 1 partial replat no 2	2023-2890	C3N	Harris	ETJ	528A	0.22	0.00	1	PRIME TEXAS SURVEYS LLC	SEM SERVICES
D-Variances											
107	Brickyard Development	2023-2826	C2R	Harris	City	451G	38.18	38.18	0	ACME HOUSTON PARTNERSHIP	Landpoint
108	Decker Prairie Rosehill GP (DEF1)	2023-2941	GP	Harris	ETJ	287J	99.28	0.00	0	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
109	Decker Prairie Rosehill Sec 1 (DEF1)	2023-2942	C3P	Harris	ETJ	287J	36.60	12.21	105	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
110	Decker Prairie Rosehill Sec 2 (DEF1)	2023-2943	C3P	Harris	ETJ	287J	33.15	16.95	72	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
111	Fresno Estates (DEF1)	2023-2831	C2	Fort Bend	ETJ	611X	2.41	0.00	2	Houston Replats LLC	Carranza Outsource Drafting
112	Gantz Properties	2024-0029	C2	Harris	ETJ	287P	2.33	0.00	1	N/A	E.I.C. Surveying Company
113	Haro Business Park	2024-0056	C3R	Harris	ETJ	418N	2.24	2.24	0	Haro Office LLC	RP & Associates
114	Jasek Farm GP	2023-2937	GP	Harris/ Waller	ETJ	403L	358.00	0.00	0	DR Horton	Meta Planning + Design LLC
115	Nest at Paul Quinn (DEF1)	2023-2327	C3R	Harris	City	452B	2.00	0.08	30	TN Associates	Gruller Surveying
116	Newport Grove Sec 1	2023-2995	C3R	Harris	ETJ	379T	48.70	23.43	103	Rochester Development, LLC	Meta Planning + Design LLC
E-Special Exceptions											
117	Oakberry Trails GP	2023-2905	GP	Harris	ETJ	283F	216.80	0.00	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
118	Oakberry Trails Sec 1	2023-2913	C3F	Harris	ETJ	283F	99.89	57.60	147	Benchmark Engineering Corp.	Benchmark Engineering Corporation
F-Reconsideration of Requirements											
119	Trillium GP	2024-0054	GP	Fort Bend	ETJ	526V	425.40	0.00	0	TPHTM 1464 LLC	Meta Planning + Design LLC
G-Extensions of Approval											
120	Apple Investment Group Inc	2023-0229	EOA	Harris	ETJ	292R	0.99	0.94	0	AMB Architects	Windrose
121	Bridgeland Prairieland Village Reserve Sec 3	2023-0124	EOA	Harris	ETJ	365P	22.43	22.43	0	Bridgeland Development, LP	BGE, Inc.
122	Curtis Landing	2023-0088	EOA	Harris	City	452B	0.93	0.02	17	MMTX Builds, LLC	Richard Grothues Designs
123	Forestwood Sec 9	2023-0322	EOA	Harris	ETJ	411D	15.23	0.95	103	Tejas Engineering Management LLC	Meta Planning + Design LLC
124	GPL Developments LLC	2023-0388	EOA	Harris	ETJ	417N	9.06	9.06	0	SEM SERVICES	SEM SERVICES
125	Groves Gramina Apartments	2023-0175	EOA	Harris	ETJ	376M	17.49	17.49	0	CF CSLK Groves, LLC	BGE, Inc.
126	Hernandez Properties	2023-0324	EOA	Harris	ETJ	369M	4.68	4.68	0	Four SSSS Investment, LLC	Owens Management Systems, LLC
127	Houston Gateway Academy	2023-0350	EOA	Harris	City	535E	3.21	3.21	0	HOUSTON GATEWAY ACADEMY	Civil-Surv Land Surveying, L.C.

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
128	Jasmine Cove	2023-0228	EOA	Harris	City	453Y	0.62	0.05	14	3 Dog Developments LLC	The Interfield Group
129	Jasmine Loch	2023-0218	EOA	Harris	City	453Y	0.13	0.00	3	3 Dog Developments LLC	The Interfield Group
130	Lifetime Harvest Green	2023-0353	EOA	Fort Bend	ETJ	566C	15.73	15.73	0	GRAND PARKWAY 1358, LP	Civil-Surv Land Surveying, L.C.
131	Oakwood Trails	2023-0097	EOA	Harris	ETJ	330M	11.79	11.79	0	Kimley-Horn	Windrose
132	Orange Crossing	2023-0604	EOA	Harris	ETJ	369Q	8.58	8.58	0	Kelli Investments, LLC	Civil-Surv Land Surveying, L.C.
133	Reserve at Anderson	2023-0095	EOA	Harris	City	572U	4.51	0.93	29	565 E Anderson Rd Development, LLC	Morales Engineering Associates, LLC
134	Richards Road Industrial Park	2023-0280	EOA	Montgomery	ETJ	252T	5.22	5.22	0	SEM SERVICES	SEM SERVICES
135	Rivera Estates	2023-0261	EOA	Harris	ETJ	498G	0.45	0.00	1	Kenia Polanco	Dart Land Services LLC
136	Rosehill Christian School Auxiliary	2022-3011	EOA	Harris	ETJ	286K	5.00	4.84	0	Rosehill Christian School	E.I.C. Surveying Company
137	Sourceone Carwash	2023-0323	EOA	Harris	City/ ETJ	289R	1.53	1.53	0	Triangle Engineering, LLC	Windrose
138	Union Crossing Northwest	2023-0200	EOA	Harris	ETJ	367Z	75.35	75.05	0	Boulevard Partners	Windrose
139	Willow Reserves	2023-0072	EOA	Fort Bend	ETJ	484P	10.74	0.00	2	Partners in Building	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

140	2622 Staples Street (DEF1)	23085714	DPV	Harris	City	49B				Roberto Diaz	Diaz Group LLC

Hotel/Motel with Variance Requests

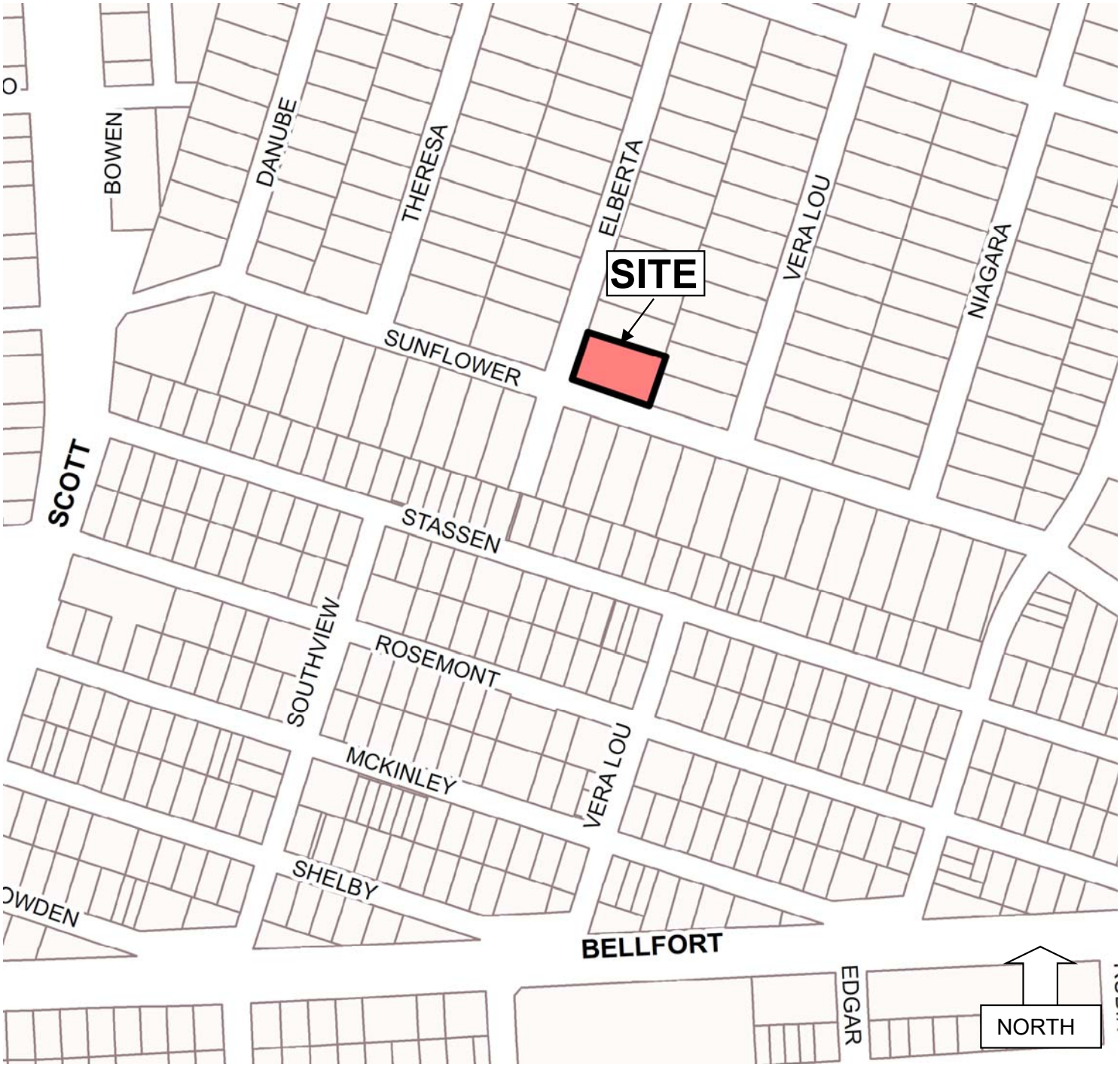
III	Hyde Park Hotel located at 704 Hyde Park Blvd (DEF1)	22014682	HMV	Harris	City	493N				Manish Patel	Mighty Equities

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



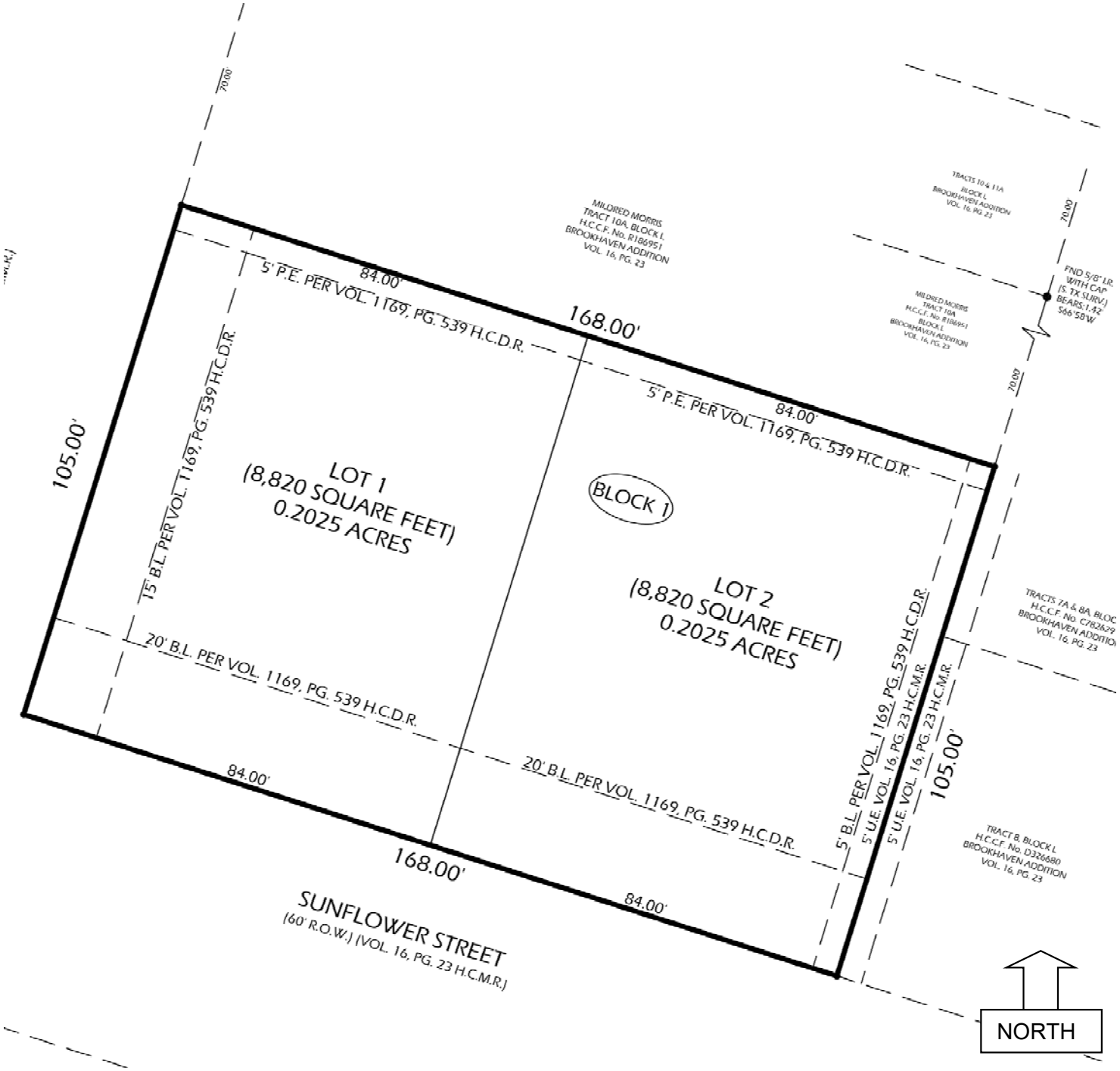
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Amherst Springs

Applicant: Masterplan



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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

January 5, 2023

Dear Property Owner:

Reference Number: 2023-2505; Amherst Springs; a replat of a portion of **Replat of Brookhaven Addition,** being Lot 9, Block L as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located at the northeast intersection of Elberta Street and Sunflower Street, north of Bellfort Street and east of Scott Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karen Wunsch,** with Masterplan, on behalf of the developer, can be contacted at **512-524-9745.**

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, January 25, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- 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: 97

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Augusta Addition partial replat no 7

Applicant: New Era Development & Land Services



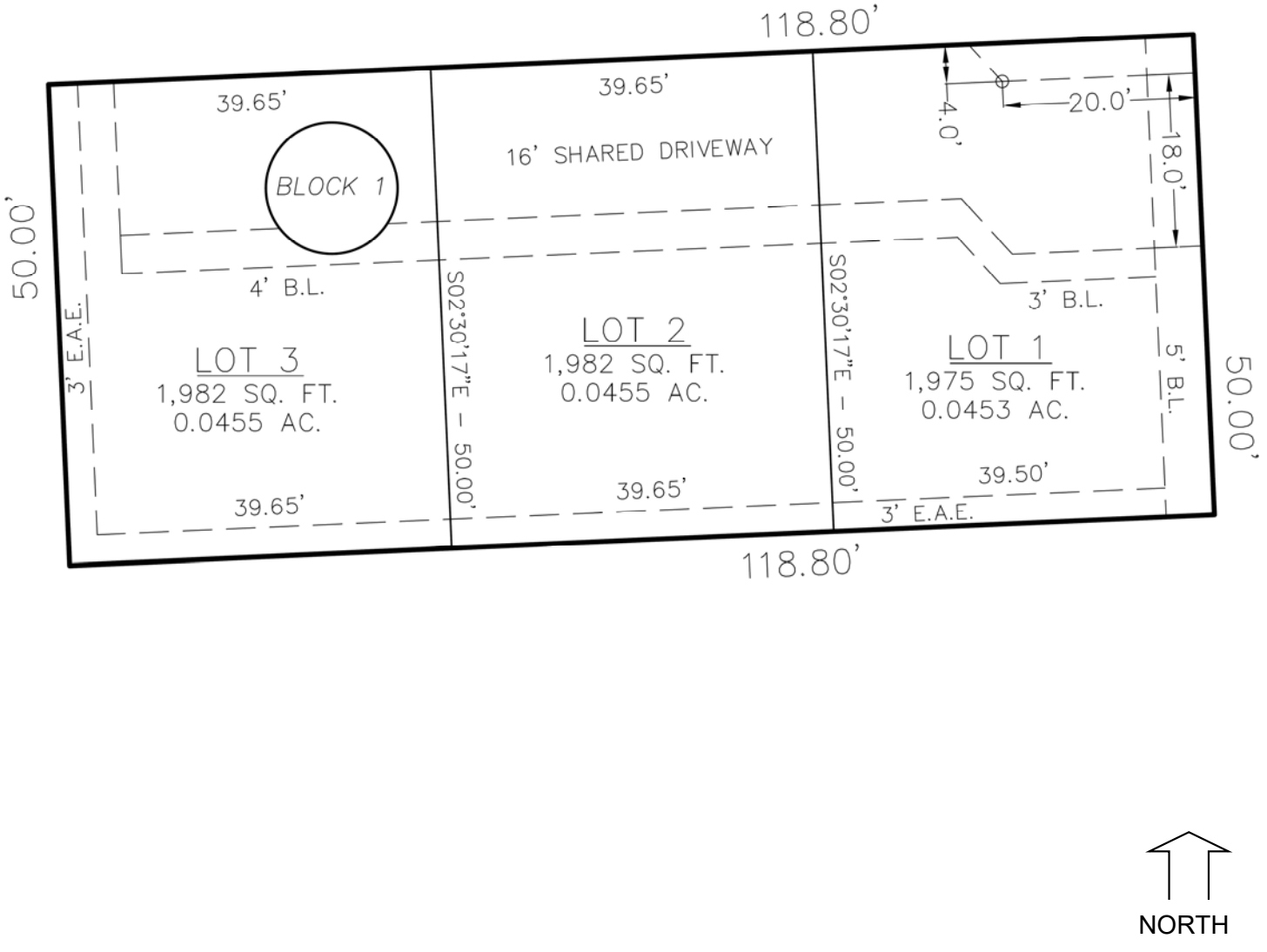
C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Augusta Addition partial replat no 7

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Augusta Addition partial replat no 7

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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

January 5, 2023

Dear Property Owner:

Reference Number: 2023-2845; Augusta Addition partial replat no 7; a replat of a portion of **Augusta Addition,** being Lots 4 and 5, Block 124 as recorded in Volume 56, Page 139 of the Harris County Deed Records.

The property is located west along Solo Street, north of east I-10 and east of Waco Street. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. The applicant, **Nahom Tesfa,** with New Era Development & Land Services, on behalf of the developer, H-Town Cash Buyers, LLC, 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.

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 or call the review planner, John Cedillo, at 832-393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 25, 2024, 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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

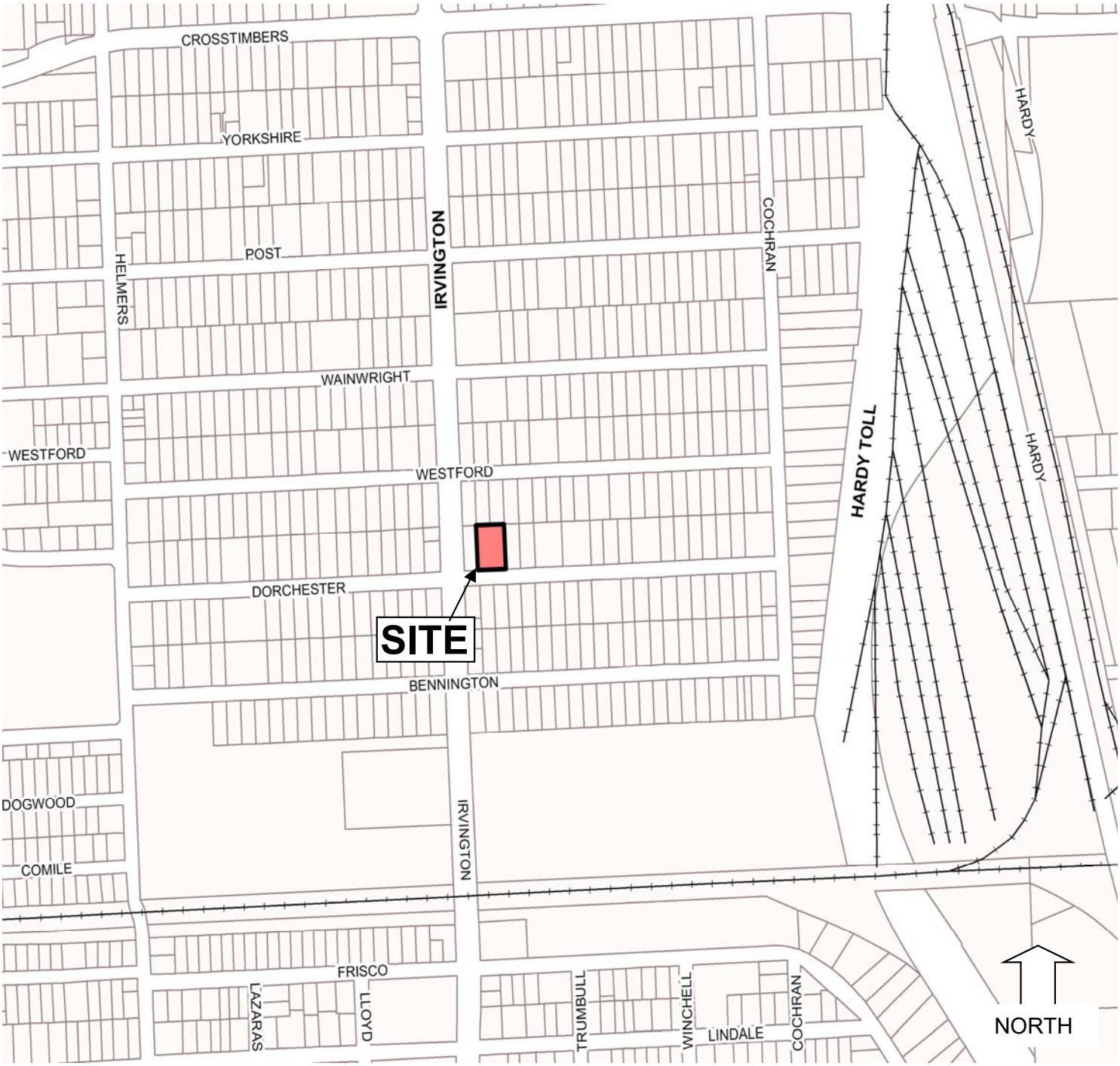
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 98

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



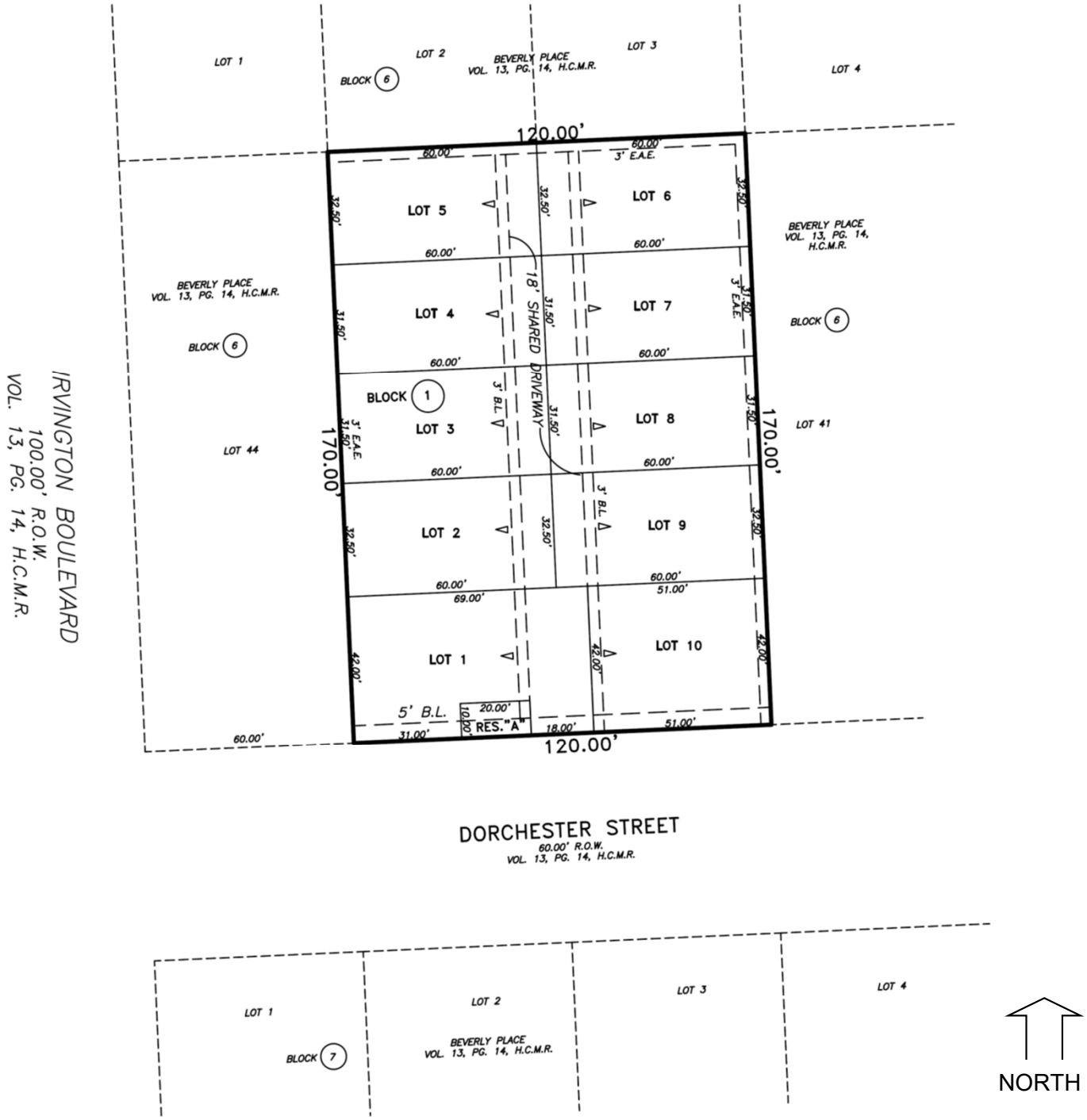
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Dorchester Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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

January 2, 2023

Dear Property Owner:

Reference Number: 2023-2898; Dorchester Crossing; a full replat of **Goldsby Estates**, being all of Lot 1-9 Reserves A & B, Block 1, as recorded in Film code 703022 of the Harris County Map Records.

The property is located north along Fairway Drive between Roe Drive and Tilfer Street. The purpose of the replat is to create six single-family residential lots and one reserve restricted to parking. 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 Wilson Calvert at 832-393-6629.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, 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 Fred Flickinger Tiffany D. Thomas Mary Nan Huffman Mario Castillo Joaquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter Letitia Plummer Sallie Alcorn
Controller: Chris Hollins

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

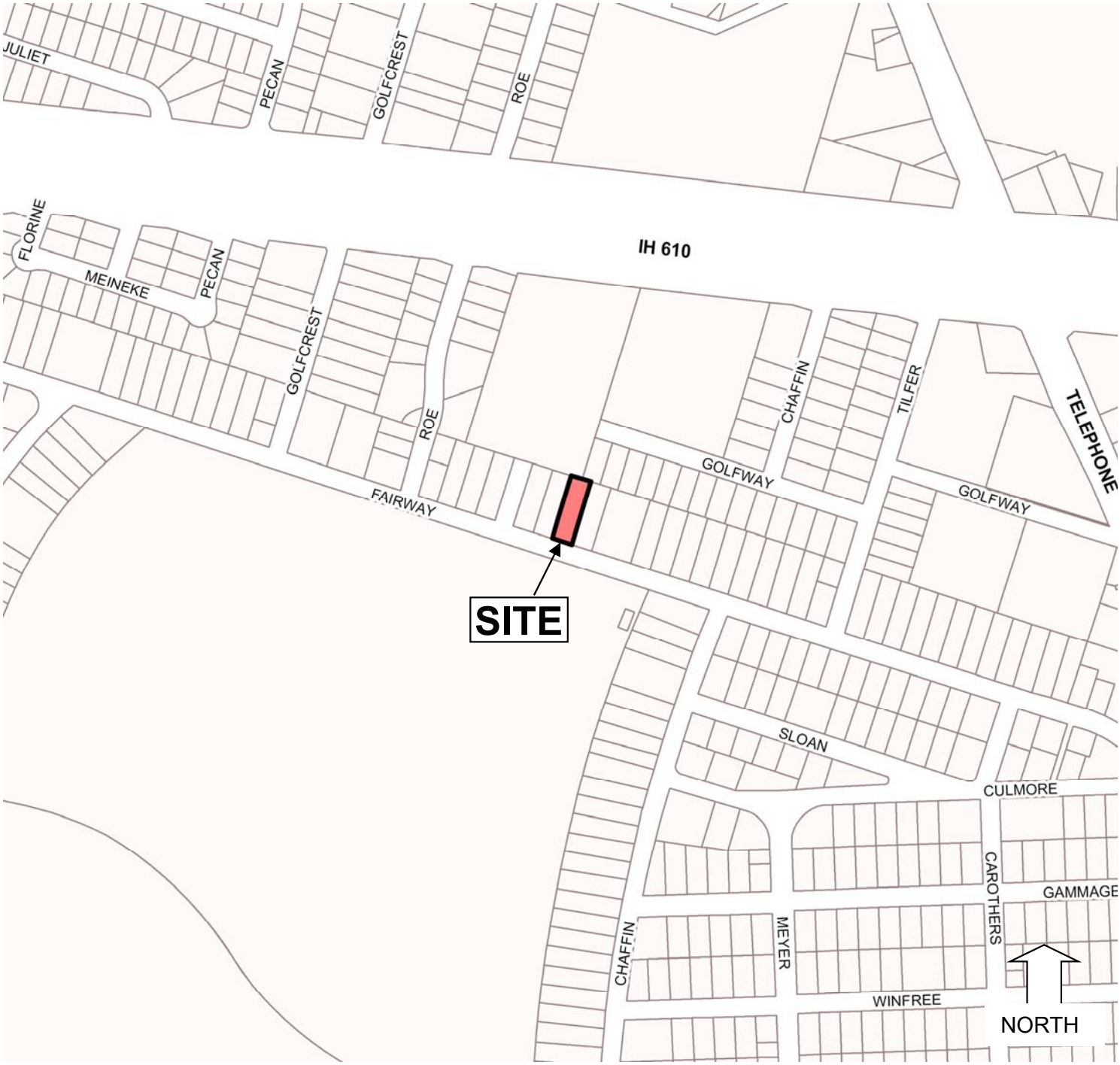
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 99

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fairway Townhomes

Applicant: PLS CONSTRUCTION LAYOUT, INC



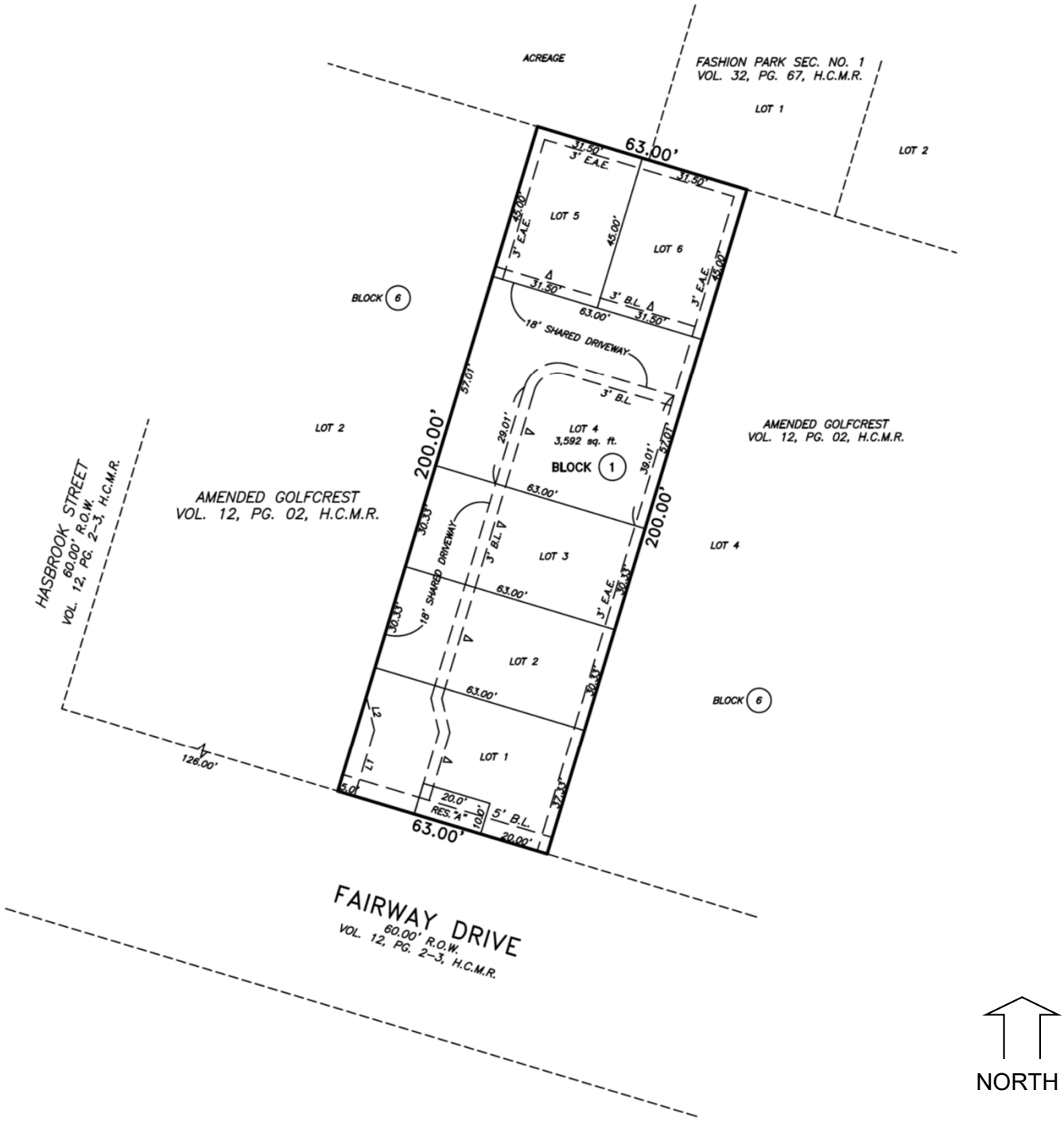
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fairway Townhomes

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fairway Townhomes

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

December 29, 2023

Dear Property Owner:

Reference Number: 2023-2721; Fairway Townhomes; a partial replat of **Amended Golfcrest**, being all of Lot 3, Block 6, as recorded in Volume 12, Page 2 of the Harris County Map Records.

The property is located north along Fairway Drive between Roe Drive and Tilfer Street. The purpose of the replat is to create six single-family residential lots and one reserve restricted to parking. 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 Aracely Roo with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call Aracely Rodriguez at 832-393-6574.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 25, 2024, 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: 100

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



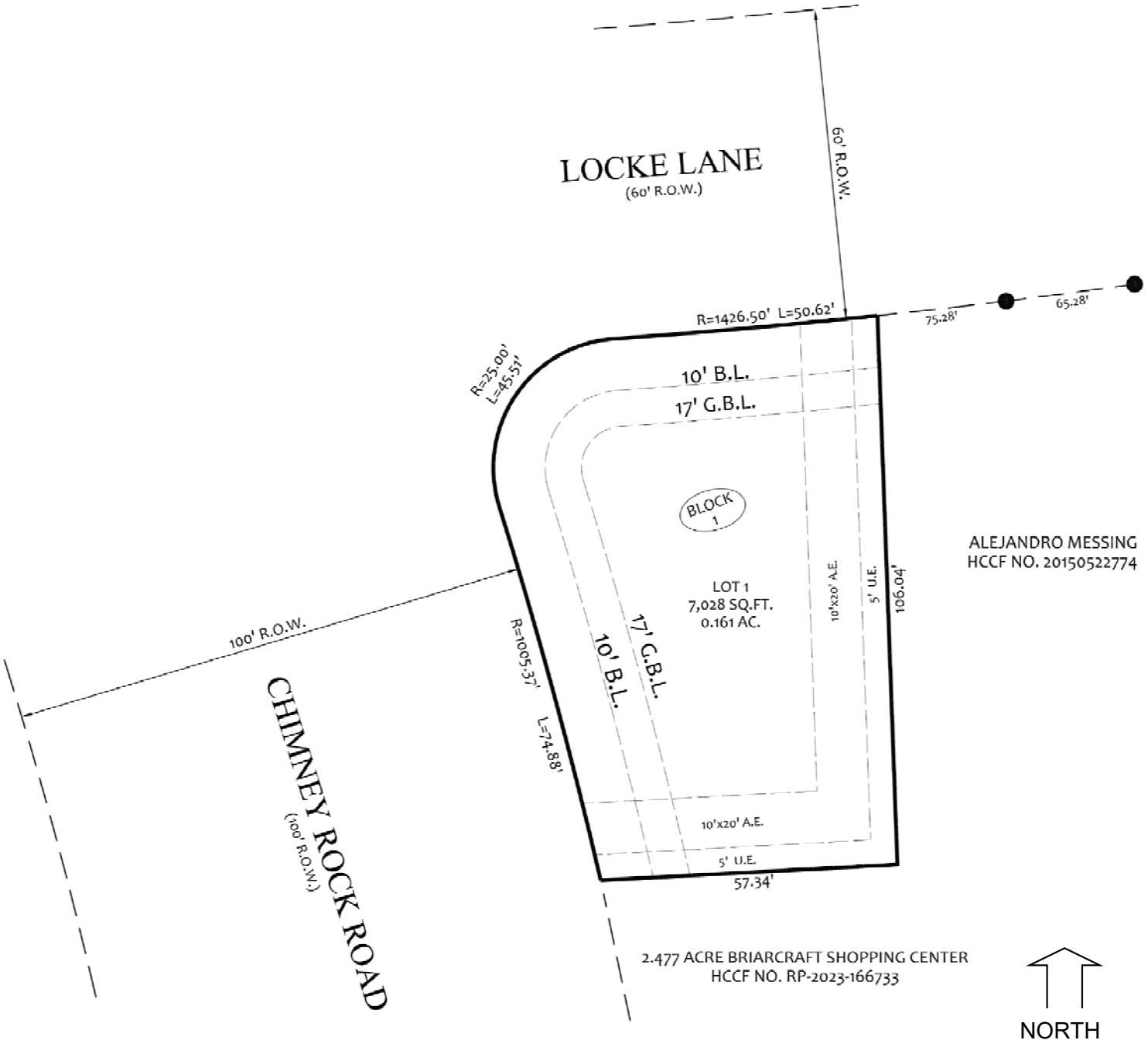
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



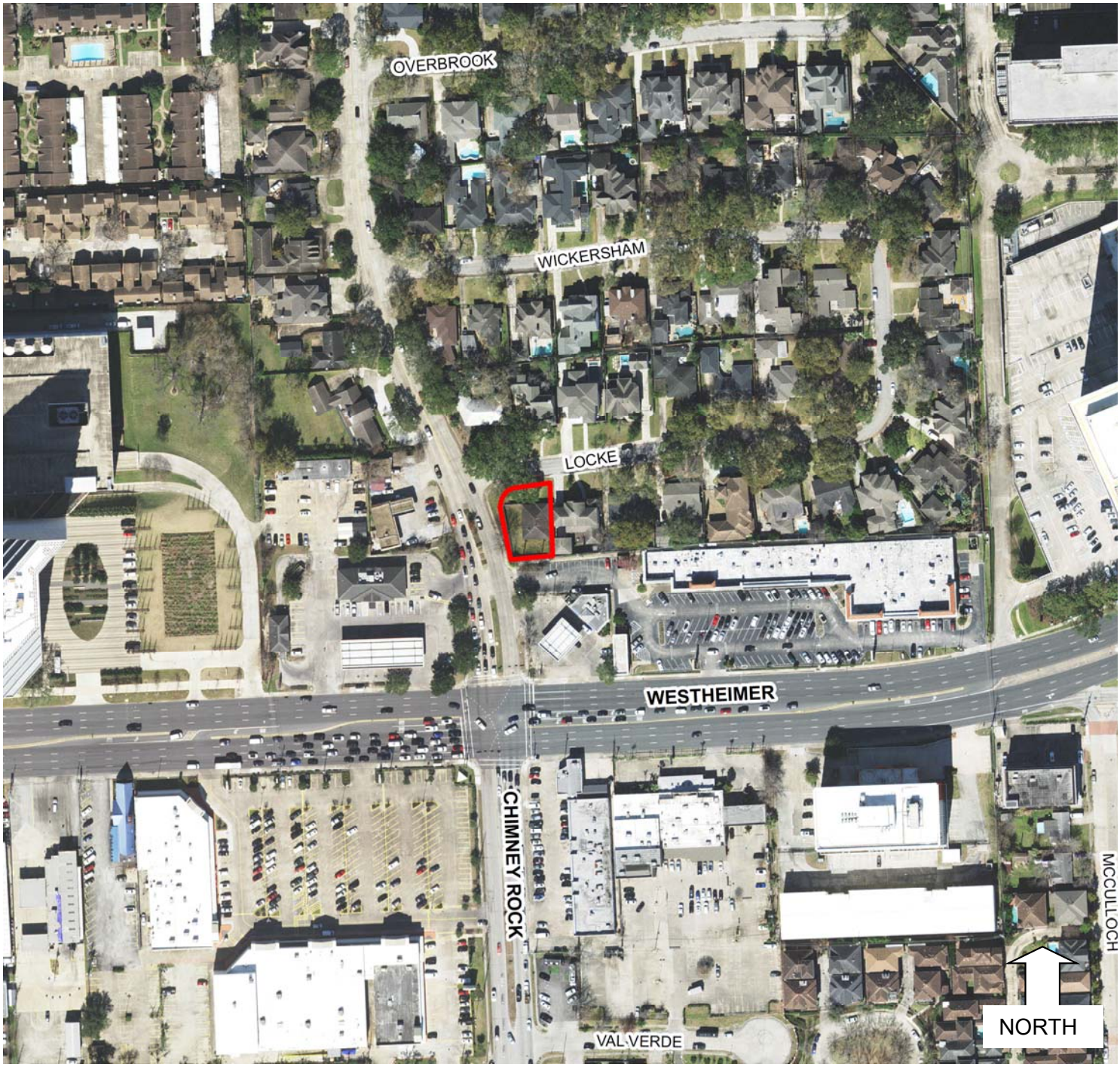
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 100

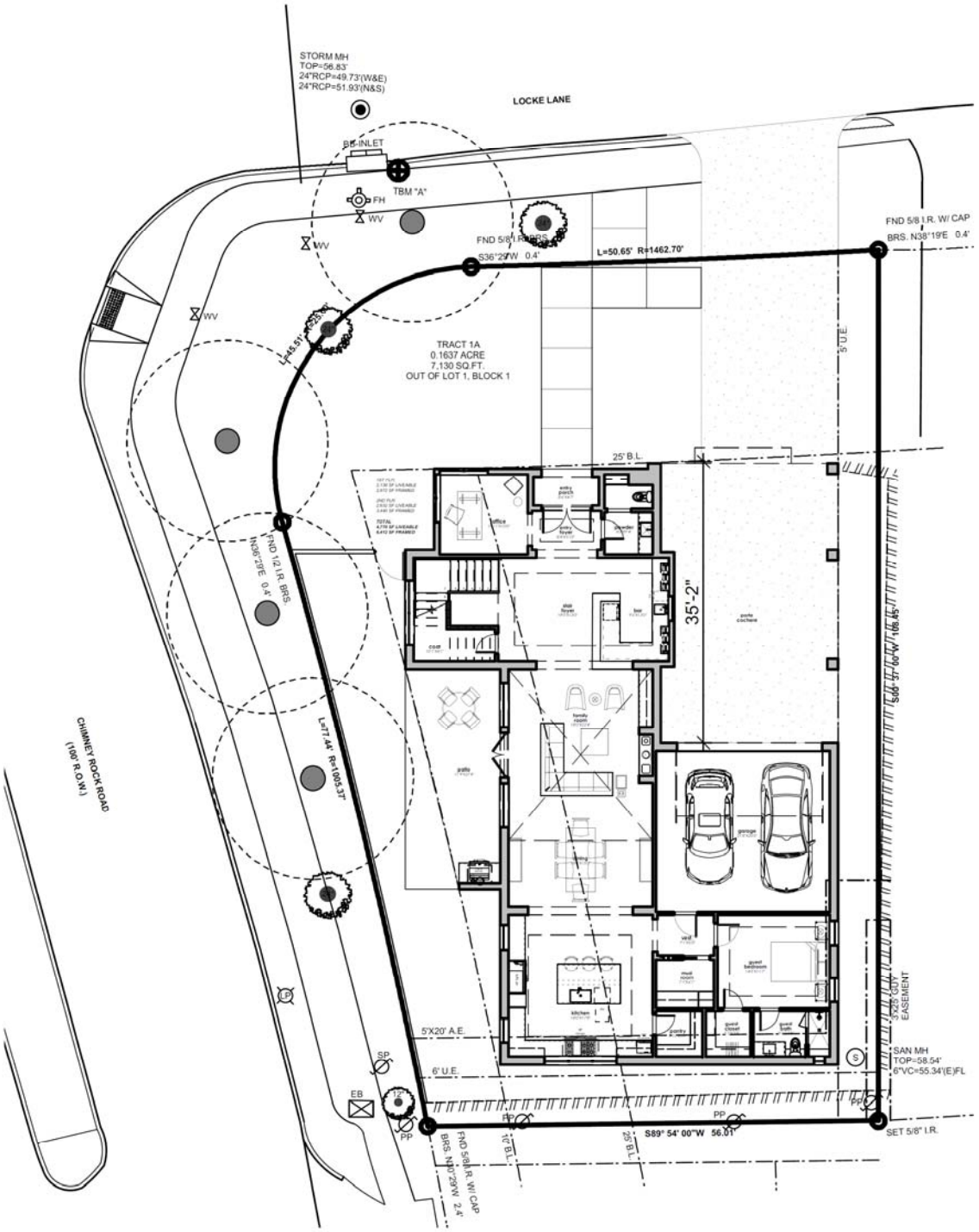
Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Golden Tree Estates at Locke Lane

Applicant: CAS Consultants, LLC



C – Public Hearings with Variance Aerial

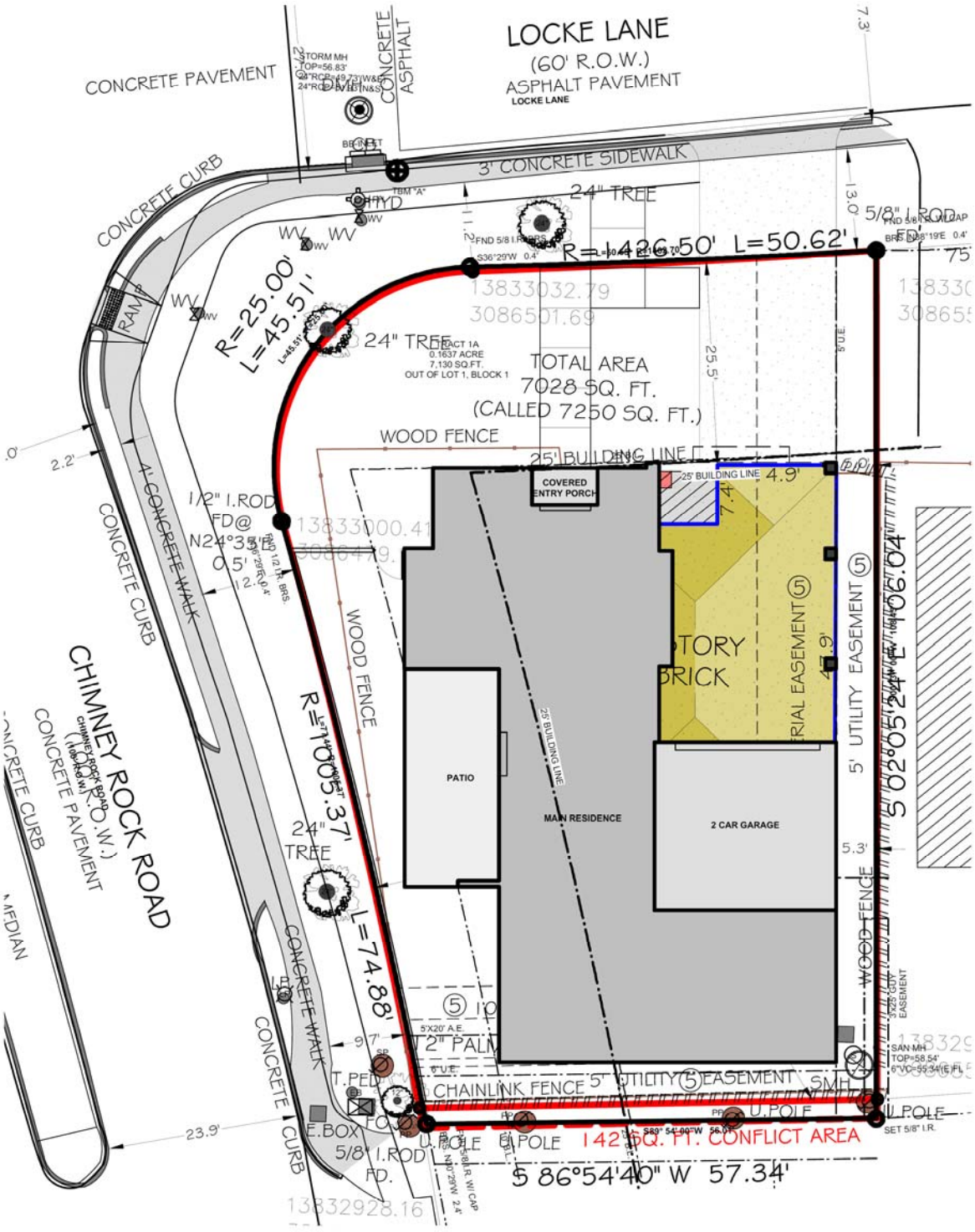


MASA
STUDIO ARCHITECTS

5661 LOCKE LANE HOUSTON TEXAS 77056
1ST FLOOR SITE PLAN

N

SCALE 1/16" = 1'-0"

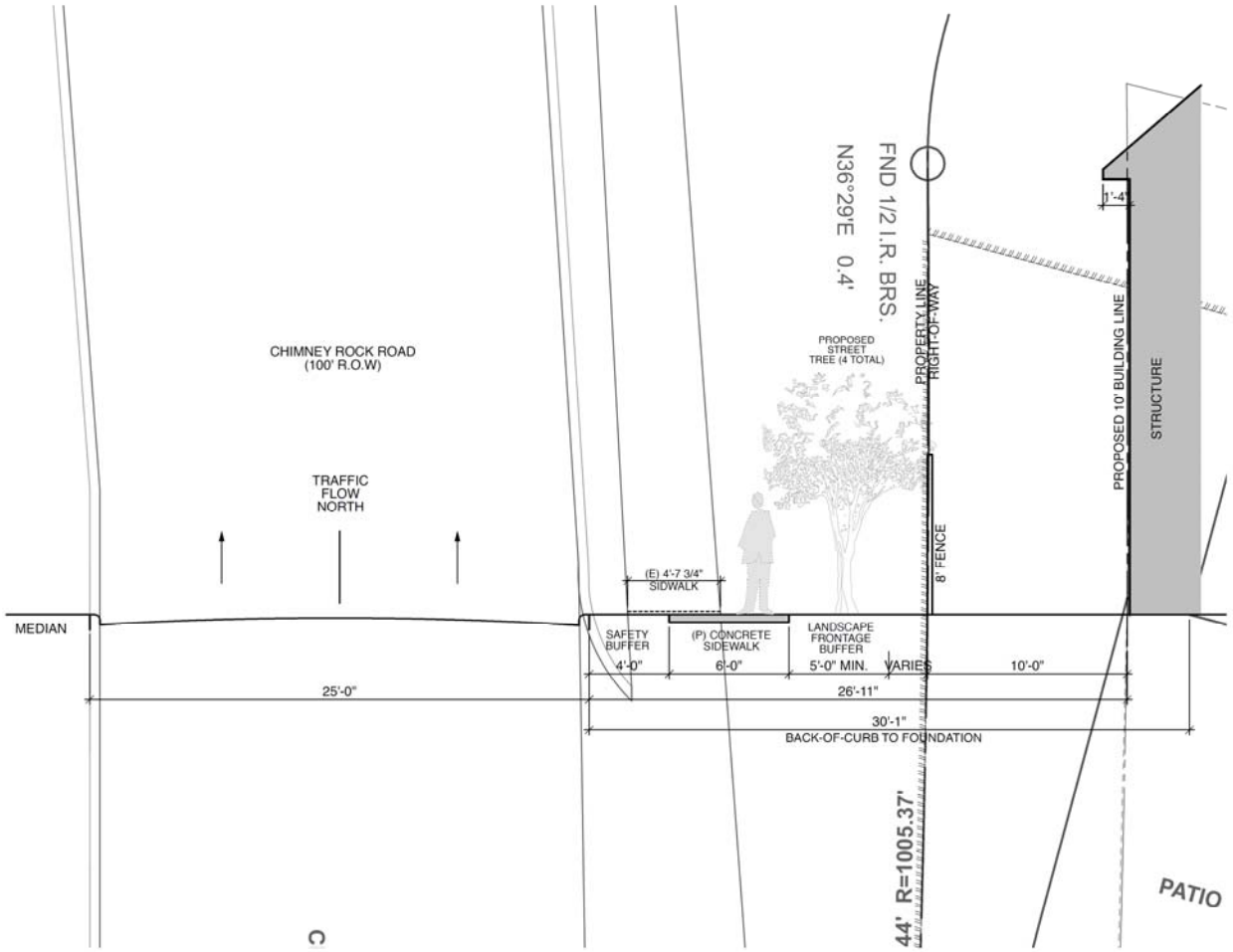


MASA
STUDIO ARCHITECTS

5661 LOCKE LANE HOUSTON TEXAS 77056
1ST FLOOR SITE PLAN

N

SCALE 1/16" = 1'-0"


CHIMNEY ROCK ROAD
(100' R.O.W)
TRAFFIC
FLOW
NORTH
MEDIAN
(E) 4'-7 3/4"
SIDWALK
SAFETY
BUFFER
4'-0"
(P) CONCRETE
SIDEWALK
6'-0"
LANDSCAPE
FRONTAGE
BUFFER
5'-0" MIN.
VARIES
10'-0"
25'-0"
26'-11"
30'-1"
BACK-OF-CURB TO FOUNDATION
PROPOSED
STREET
TREE (4 TOTAL)
FND 1/2 I.R. BRS.
N36°29'E 0.4'
PROPERTY LINE
RIGHT-OF-WAY
8' FENCE
1'-4"
PROPOSED 10' BUILDING LINE
STRUCTURE
44' R=1005.37'
PATIO

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2514
Plat Name: Golden Tree Estates at Locke Lane
Applicant: CAS Consultants, LLC
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:
Reducing building Line along a major thoroughfare from 25' to 10'
Chapter 42 Section: 152

Chapter 42 Reference:
Sec. 42-152 - The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

The strict 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. Requiring a 25' building line along Chimney Rock tremendously reduces the building envelope leaving no room for expansion or improvements to the house. The property also has a 25' building line along Locke Lane enforced by deed restrictions, enforcing both of these 25' building lines along Chimney Rock and Locke Lane will reduce the building envelope tremendously leaving not enough area to build a new single-family home.

(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;

As mentioned before strict application of this requirement will create an impractical development since the house building envelope is tremendously small to be able to feasible design. Enforcing the 25-foot building line along Chimney Rock will make single family home infeasible since the remaining building envelope will be too small and will require for the owner to build a 3-story structure, this requiring a deep foundation system to sustain vertical loads

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

The variance requests are not the result of hardship created or imposed by the applicant. The access to this property would be revised to enter from Locke Lane in lieu of accessing through Chimney Rock which will also improve mobility and reduce the chances for traffic accidents.

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

We understand the intent and general purpose of this chapter and our intent is to preserve this. We propose to remove vehicular access from Chimney Rock Road and replace access through Locke Lane. This will improve the pedestrian realm along Chimney Rock and maintain visibility for all cars traveling north along Chimney Rock. We are requesting to reduce the required 25' building line along Chimney Rock from 25' to 10' to allow for a bigger building envelope while maintaining the pedestrian realm and vehicular visibility.

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

Granting the requested variance will not be injurious to the public health, safety, or welfare. The proposed variance will benefit the public by removing a driveway from a major thoroughfare.

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

The conditions supporting the variance are the existing physical characteristics of the site and current access.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
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

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2514; Golden Tree Estates at Locke Lane; a partial replat of **Briarcoft,** being a portion of Lot 1, Block 1, as recorded in Vol. 36, pg. 68 of the Harris County Map Records.

The property is located at the southeast intersection of Chimney Rock Road and Locke Lane. The purpose of the replat is to create one (1) single-family residential lot and revise the building line along Chimney Rock Road. The applicant, **Juan Castillo**, with CAS Consultants, LLC. on behalf of the developer, can be contacted at 281-**300-6874**.

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. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call Devin Crittle at (832)-393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 25th, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



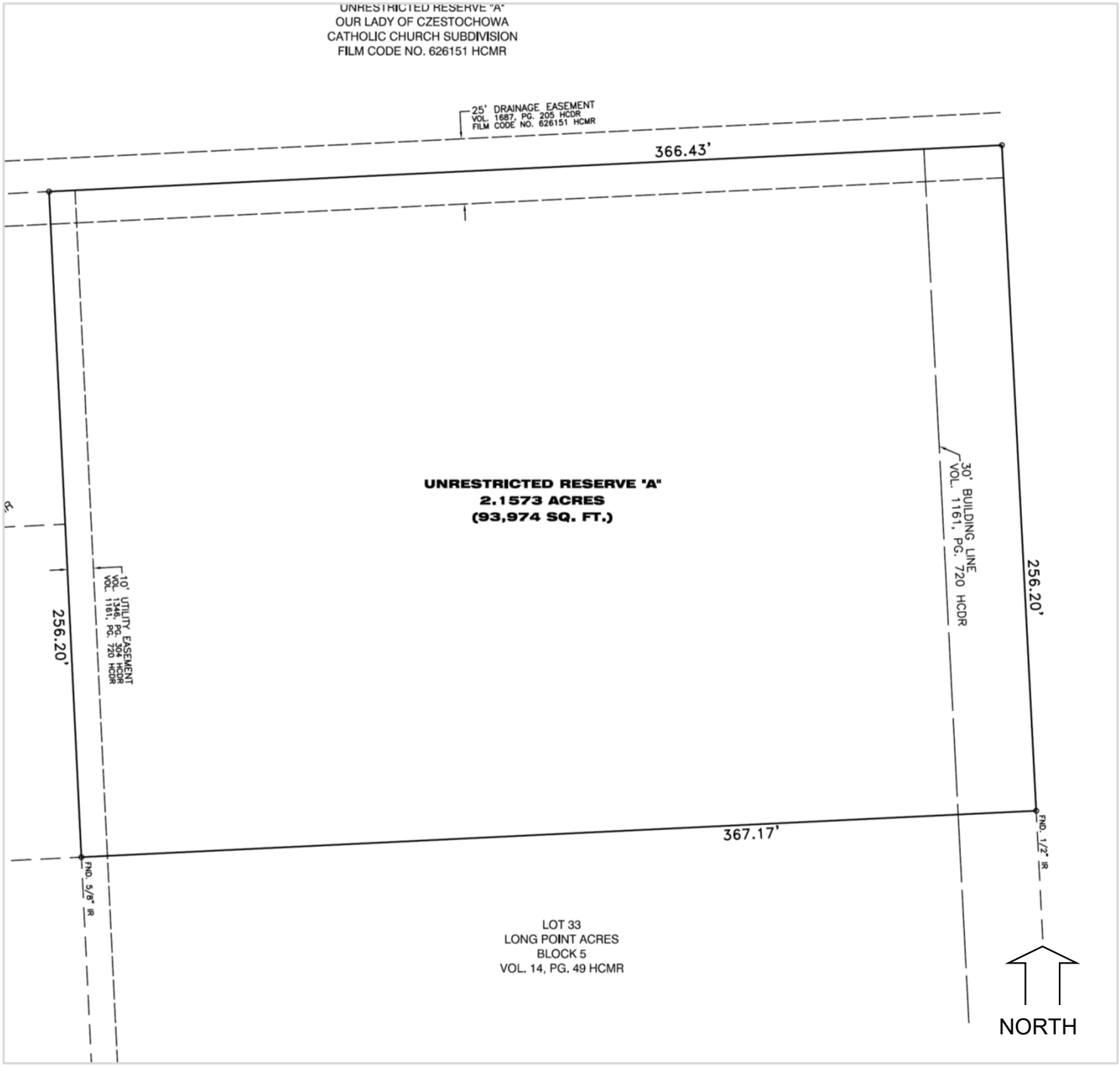
C – Public Hearings Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 1)

Applicant: South Texas Surveying Associates, 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

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2557; Long Point Acres partial replat no 8; a replat of a portion **Long Point Acres**, being Lot 31 and 32, Block 5 as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located west along Blalock Road, north of Long Point Road. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Brianna Hamilton,** with South Texas Surveying Associates, Inc, on behalf of the developer, Cameron Builders, can be contacted at **281-556-6918.**

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, January 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

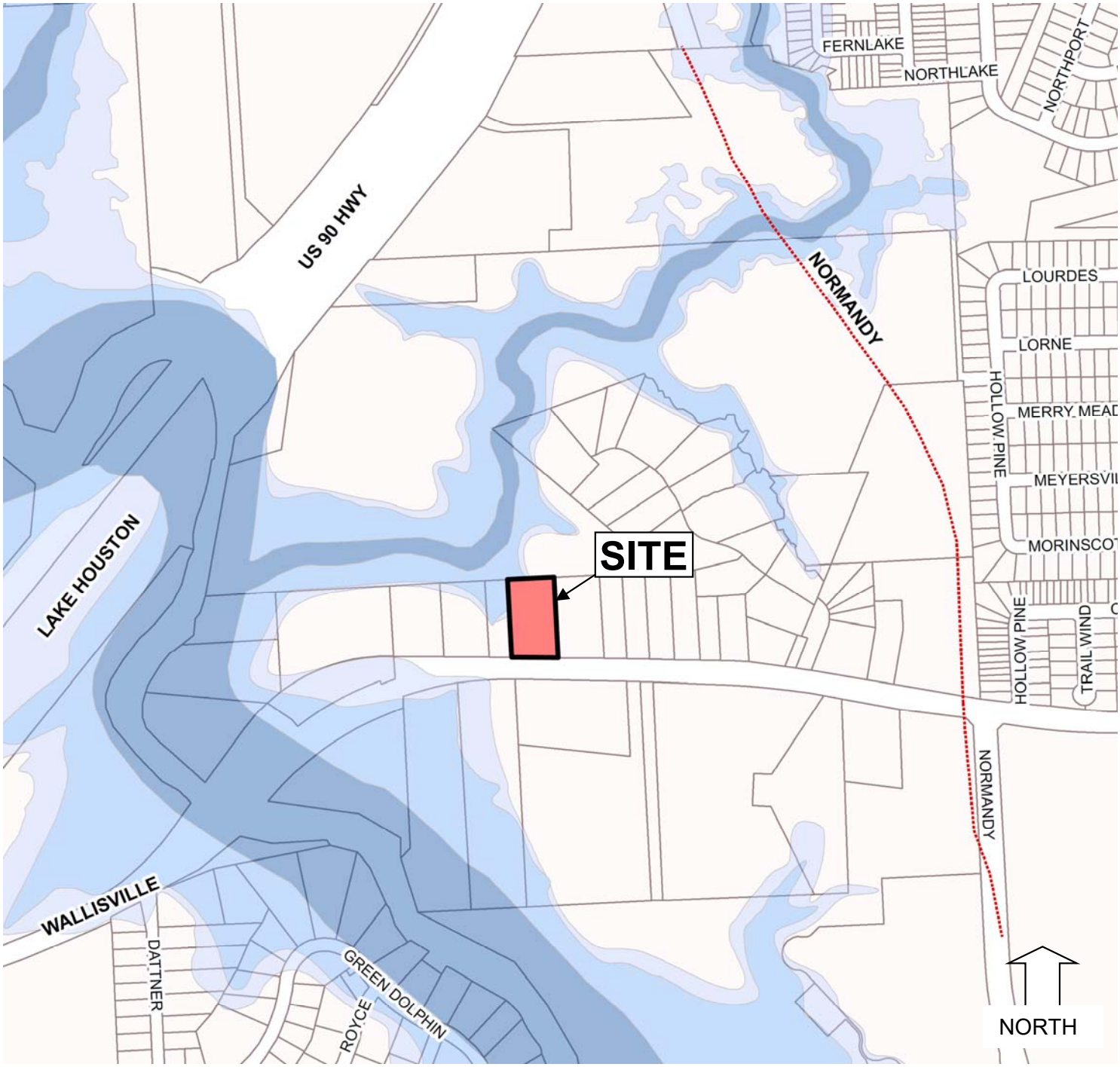
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services



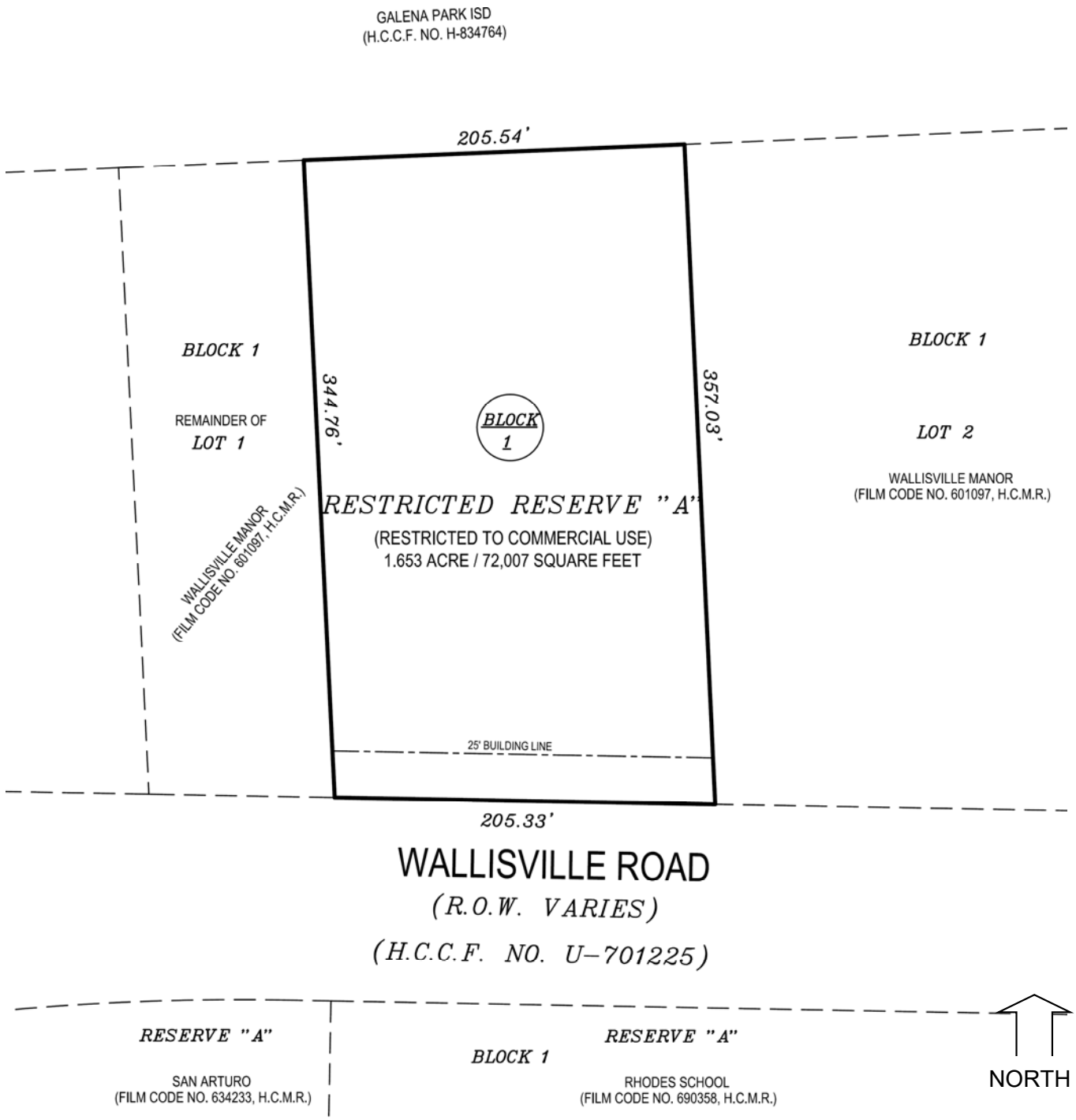
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 102

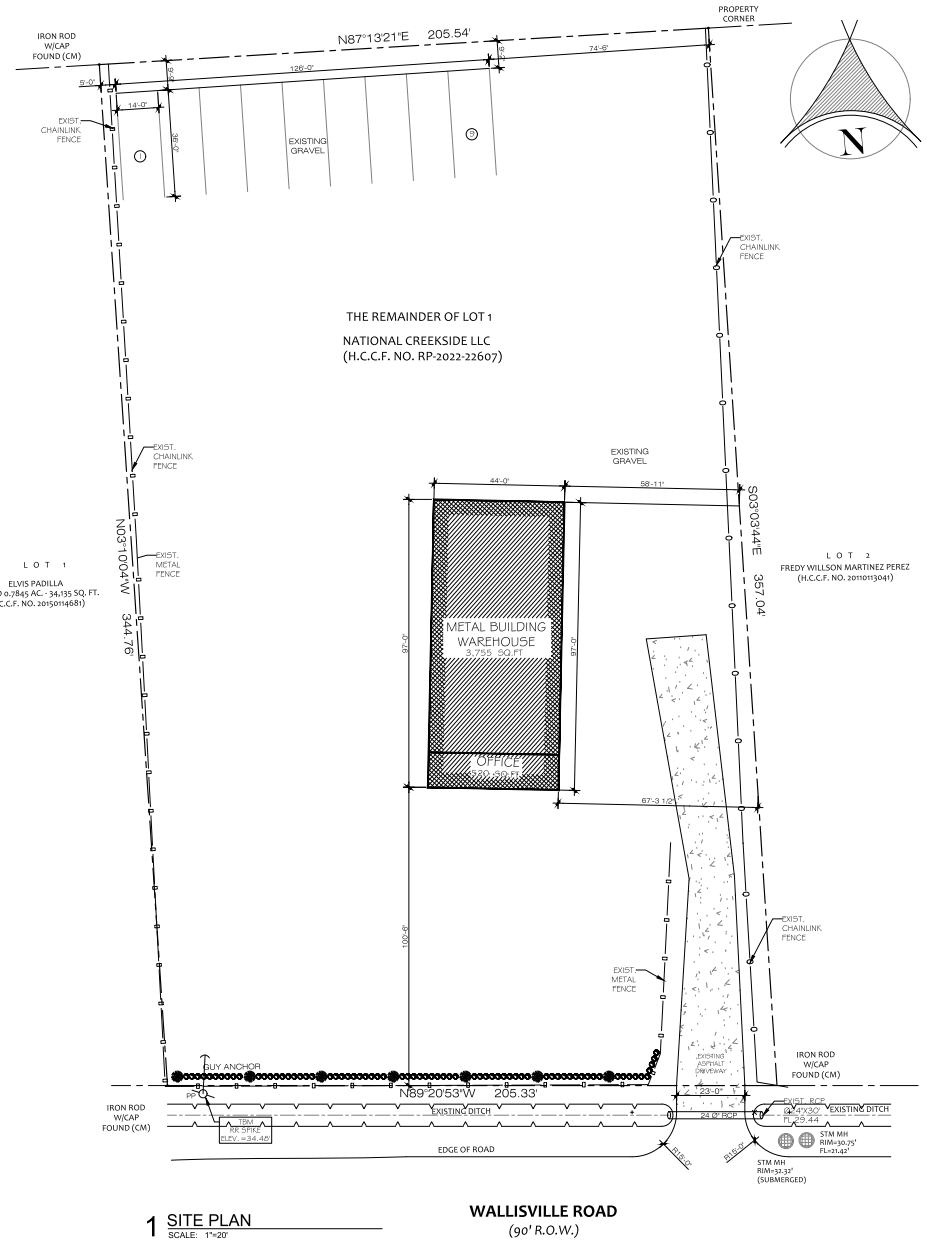
Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: National Creekside Reserve on Wallisville

Applicant: A&M Services



C – Public Hearings with Variance Aerial



1 SITE PLAN
SCALE: 1"=20'

NOTE: PROPOSED CULVERT SIZE AND GRADE TO BE CONFIRMED BY HARRIS COUNTY SURVEYOR.

NOTE: CONCRETE DRIVEWAY TO ASPHALT PAVEMENT CONNECTION: PROVIDE A MINIMUM 1'-0" RECESS.

NO FILL WILL BE ALLOWED IN THE CITY RIGHT-OF-WAY WITHOUT CITY ENGINEER'S APPROVAL

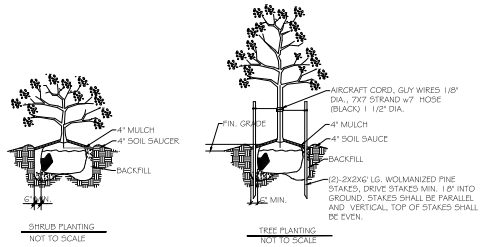
LANDSCAPE REQUIREMENTS

STREET TREES
WALLISVILLE ROAD
205.33/30 = 7 TREES
SHRUBS = 7X10=70 SHRUBS

TOTAL TREES = 7 TREES

	LIVE OAK - (QUERCUS VIRGINIANA), LITTLE GEM MAGNOLIA OR MEXICAN PLUM	3" MIN. CALIPER 8' MIN HEIGHT CONTAINER GROWN
	DWARF PURPLE SAGE - (LEUCOPHYLLUM FRUTESCENS "COMPACTA")	3 GAL. CONTAINER CONTAINER GROWN

2 LEGEND
SCALE: N.T.S.



3 PLANT DETAIL
SCALE: N.T.S.

NOTE: IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.- PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086."

4 GENERAL NOTES
SCALE: N.T.S.

PARKING ANALYSIS

TENANT	SQ. FT.	PARKING REQUIRED	PARKING NEEDED
#A - CLASS 4. INDUSTRIAL AND COMMERCIAL MANUFACTURING - AT GRADE (NO DOCKS) - WAREHOUSE STORAGE (PROPOSED)	3,755 SQ.FT.	1/5000	1 PARKING
#A - CLASS 4. INDUSTRIAL AND COMMERCIAL MANUFACTURING - AT GRADE (NO DOCKS) - WAREHOUSE OFFICE SPACE (PROPOSED)	520 SQ.FT.	2.5/1000	3 PARKING
TOTAL NEEDED			4 PARKING
TOTAL PROVIDED			9 PARKING

project:

WAREHOUSE

13349 WALLISVILLE RD.
HOUSTON, TX. 77049

STATE OF TEXAS
DIEGO LAMACCHIA
102186
LICENSED
PROFESSIONAL ENGINEER

12/Dec/2022

DIEGO LAMACCHIA, PE. PMP
F-18611

Leviticus
powered by MAD

SITE PLAN

sheet: C1.0

modernadhtn@gmail.com

By J.G.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2478
Plat Name: National Creekside Reserve on Wallisville
Applicant: A & M Services
Date Submitted: 10/23/2023

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

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

The variance is being requested to maintain the property as a Commercial Reserve as it has been to owners knowledge for several years when purchased by the existing owner.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (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;

Owner wants to improve his business by constructing a new building and upon submitting permits to Harris County was informed a small portion of the back of the property was replatted long ago by Wallisville Manor. There are no residential homes directly behind said property and this would not disrupt the heavily wooded area at the back and behind said property. Owner is attempting to make property more appealing to his customers and surrounding area, business faces Wallisville rd. and would not conflict in any way the wooded are at back that is the small area that is in question.

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

As said the approving of the variance would simply make the property more appealing to said areas.

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

Yes, the general purpose of the chapter will be preserved and maintained with the granting of the variance.

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

The new building and development will only make the property safer and more appealing to surrounding area.

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

No, economic hardship is not the sole purpose of the justification of the variance it is to improve the area for all surrounding.

CITY OF HOUSTON

Planning & Development Department

John Whitmire

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

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2478; National Creekside Reserve on Wallisville; is a partial replat of **Wallisville Manor,** being a portion of Lot 1, Block 1, as recorded in Film Code No. 601097 of the Harris County Map Records.

The property is located north along Wallisville Road and east of S Lake Houston Parkway. The purpose of the replat is to create one (1) commercial reserve. The applicant**, Arwen McMillan,** with A&M Services, on behalf of the developer, can be contacted at **713-818-4979.**

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. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or 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, January 25th, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

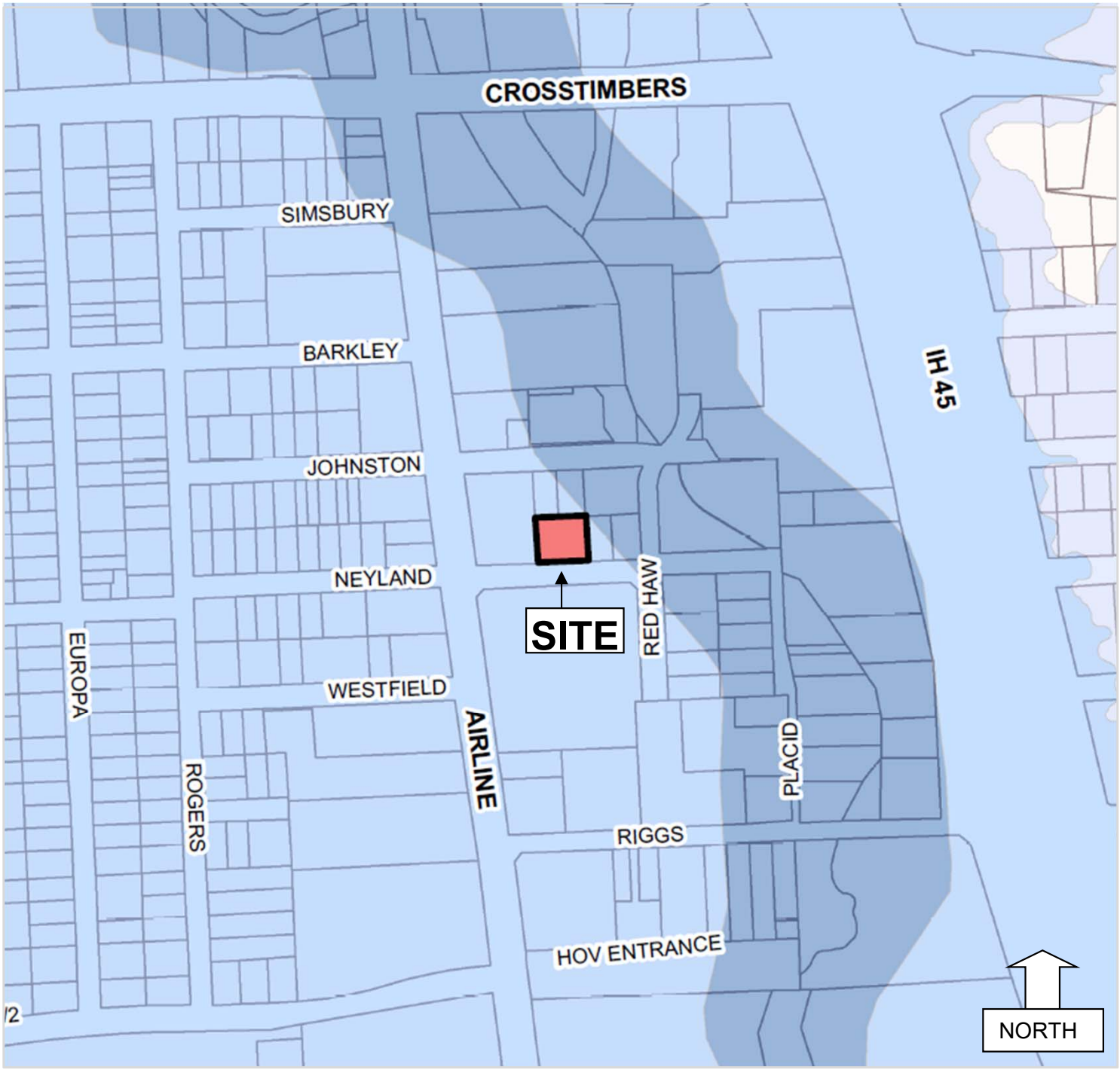
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



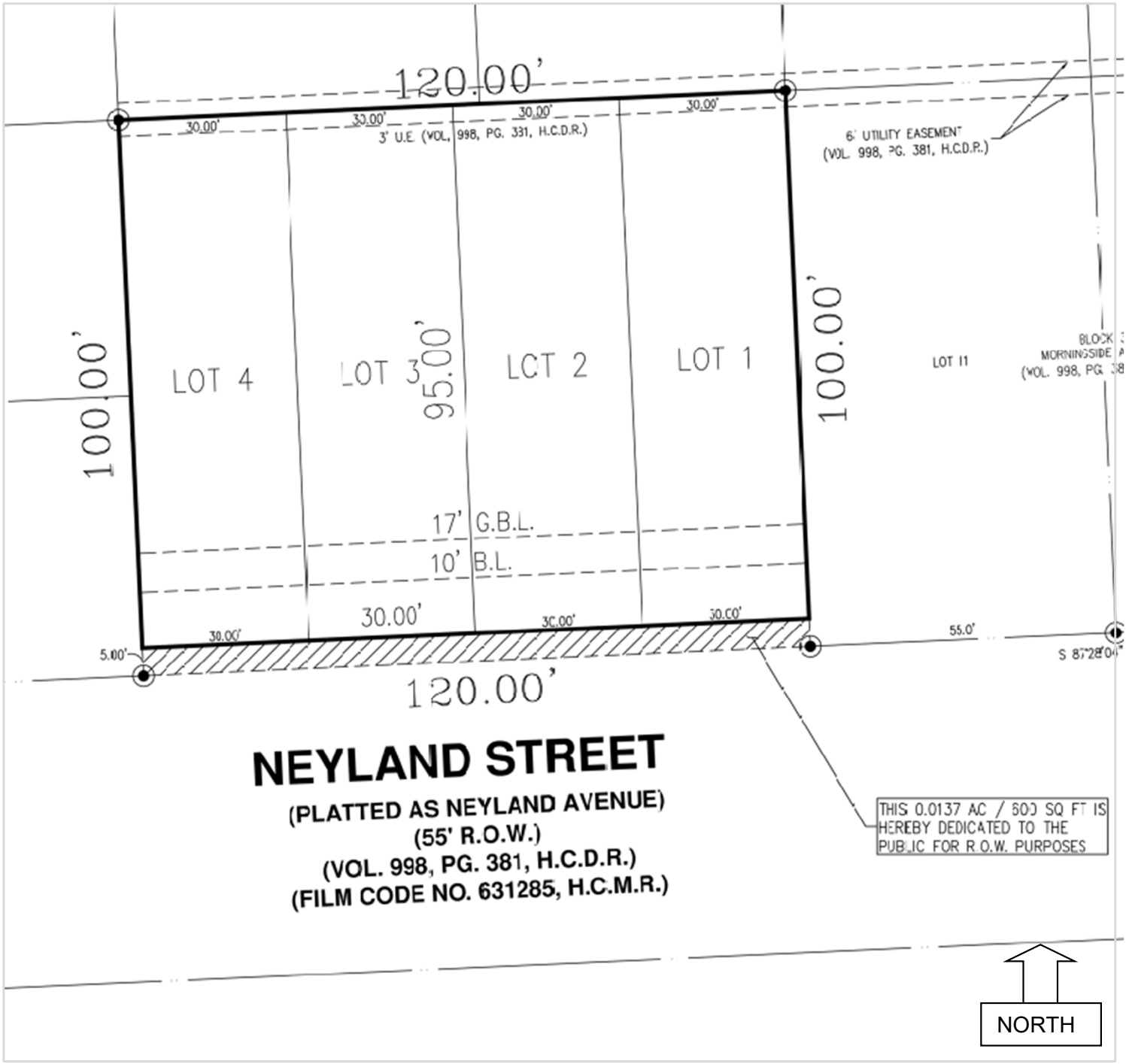
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Neyland Heights

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2878; Neyland Heights; a replat of a portion of **Morningside Addition,** being Lots 9 and 10, in Block 3 as recorded in Volume 998, Page 381 of the Harris County Deed Records.

The property is located along the north side of Neyland St, south of E Crosstimbers Street and east of Airline Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jessica Romero,** with Pioneer Engineering, LLC, on behalf of 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 or 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, January 25, 2024, 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:

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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

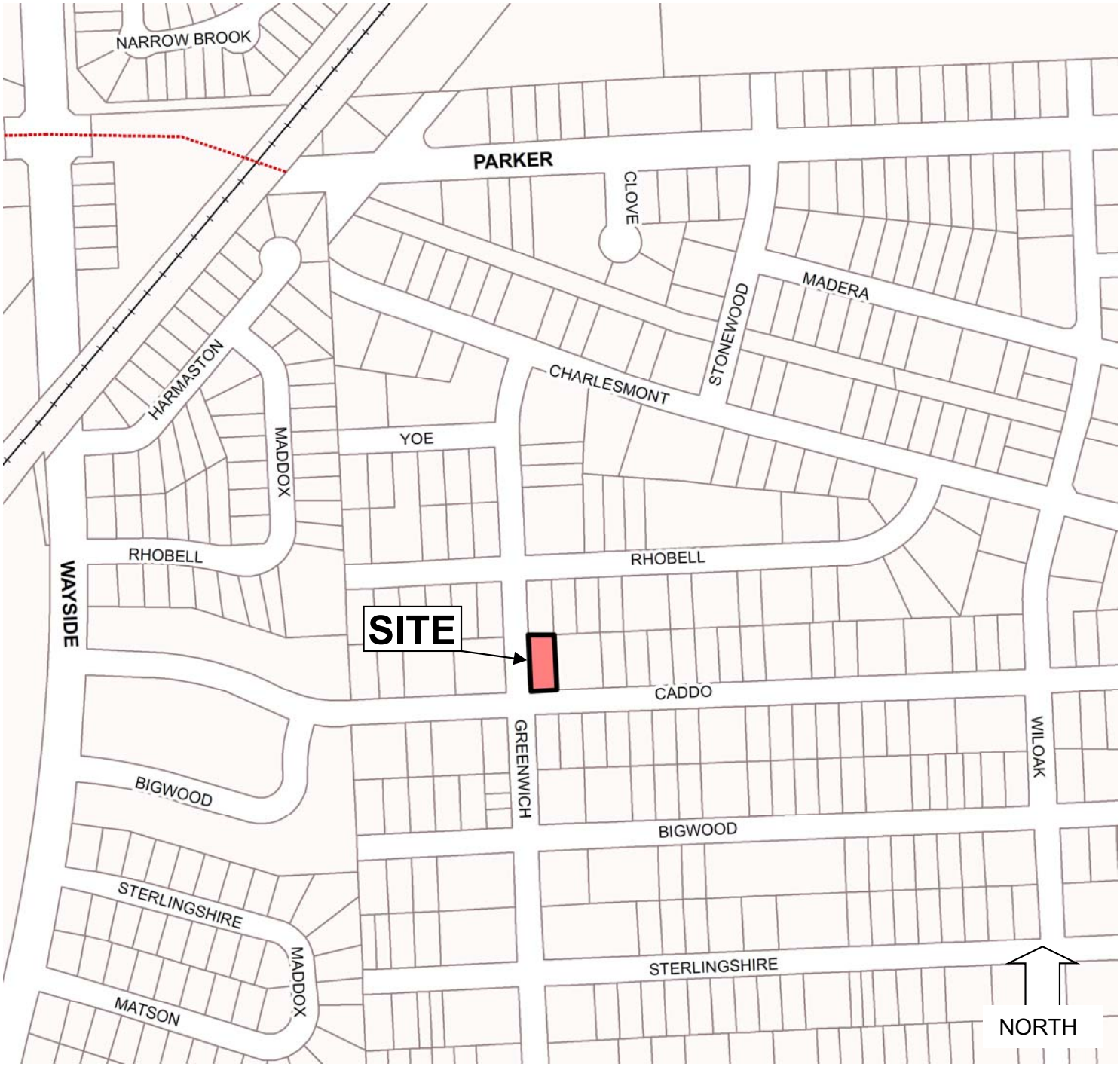
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 104

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



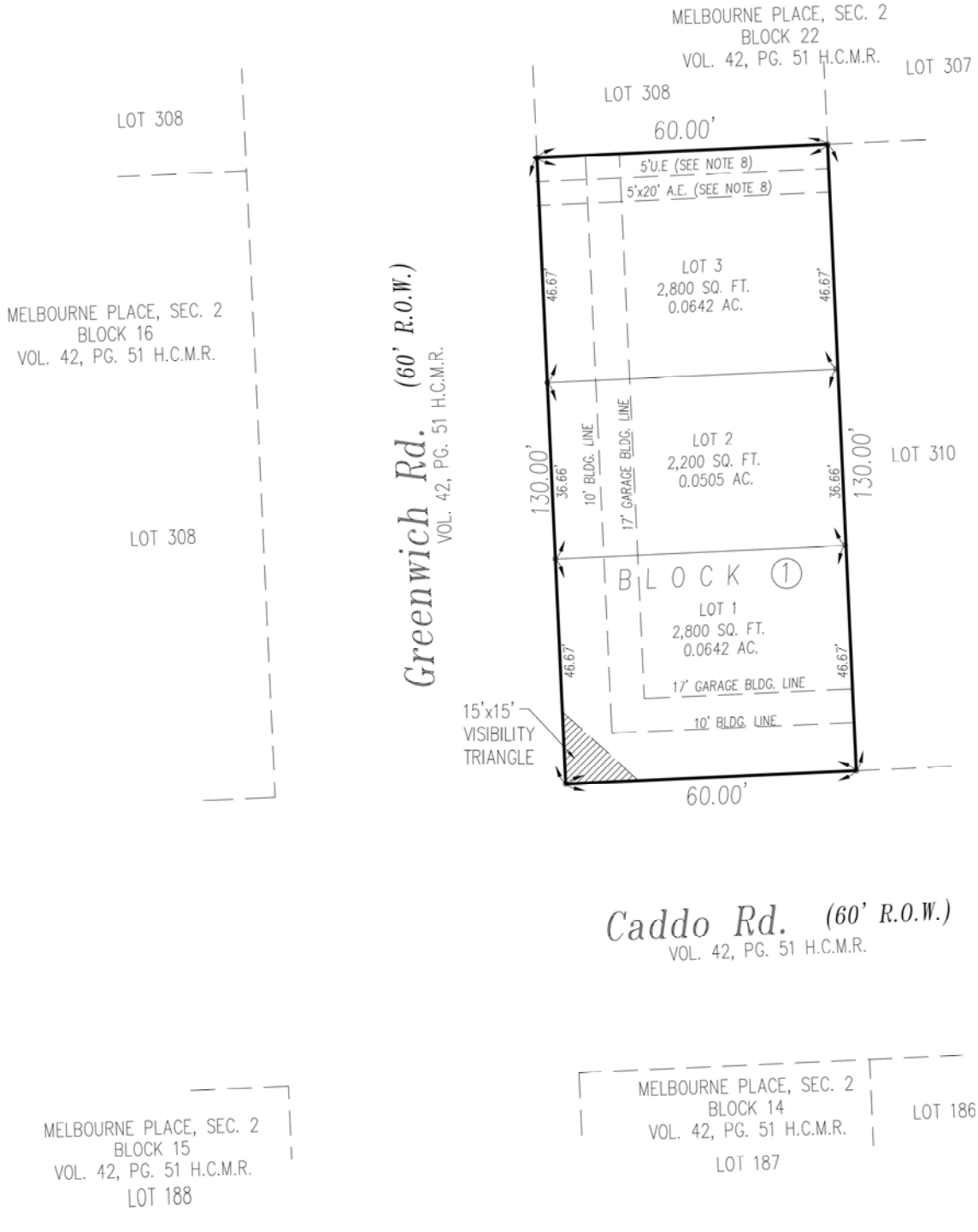
C – Public Hearings Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



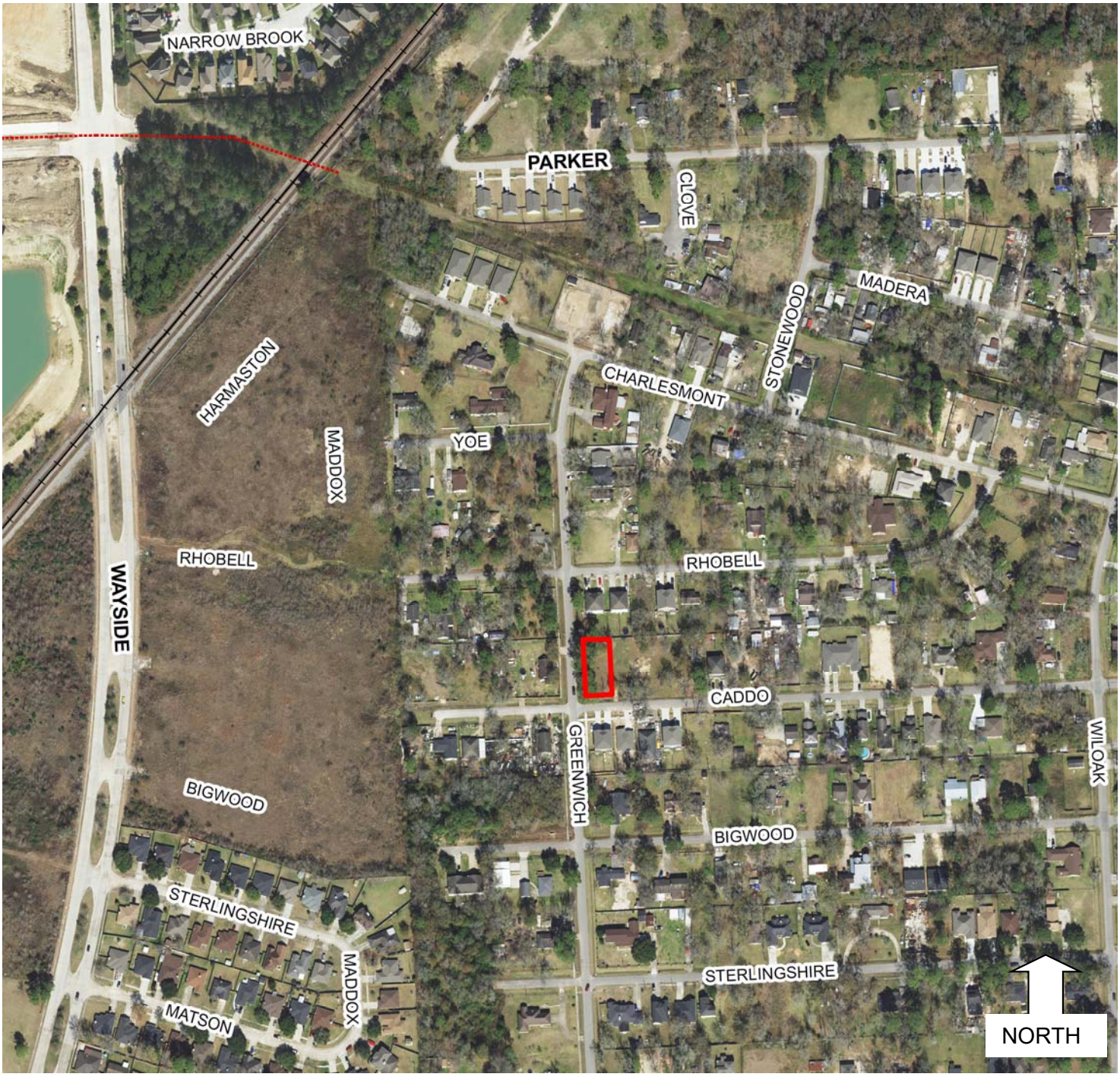
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Santa Rosa (DEF 1)

Applicant: Survil, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 15, 2023

Dear Property Owner:

Reference Number: 2023-2302; Santa Rosa; a partial replat of **Melbourne Place Sec 2**, being Lot 309, Block 22 as recorded in Volume 42, Page 51 of the Harris County Map Records.

The property is located east of North Wayside Drive, at the northeast corner of Greenwich Street and Caddo Road. The purpose of the replat is to create three (3) single-family lots. The applicant, **Samuel Monsivaes,** with SurVil LLC, on behalf of the developer, Survil, LLC, can be contacted at **832-349-5978.**

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, January 11, 2024, 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: 105

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Shotwell Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



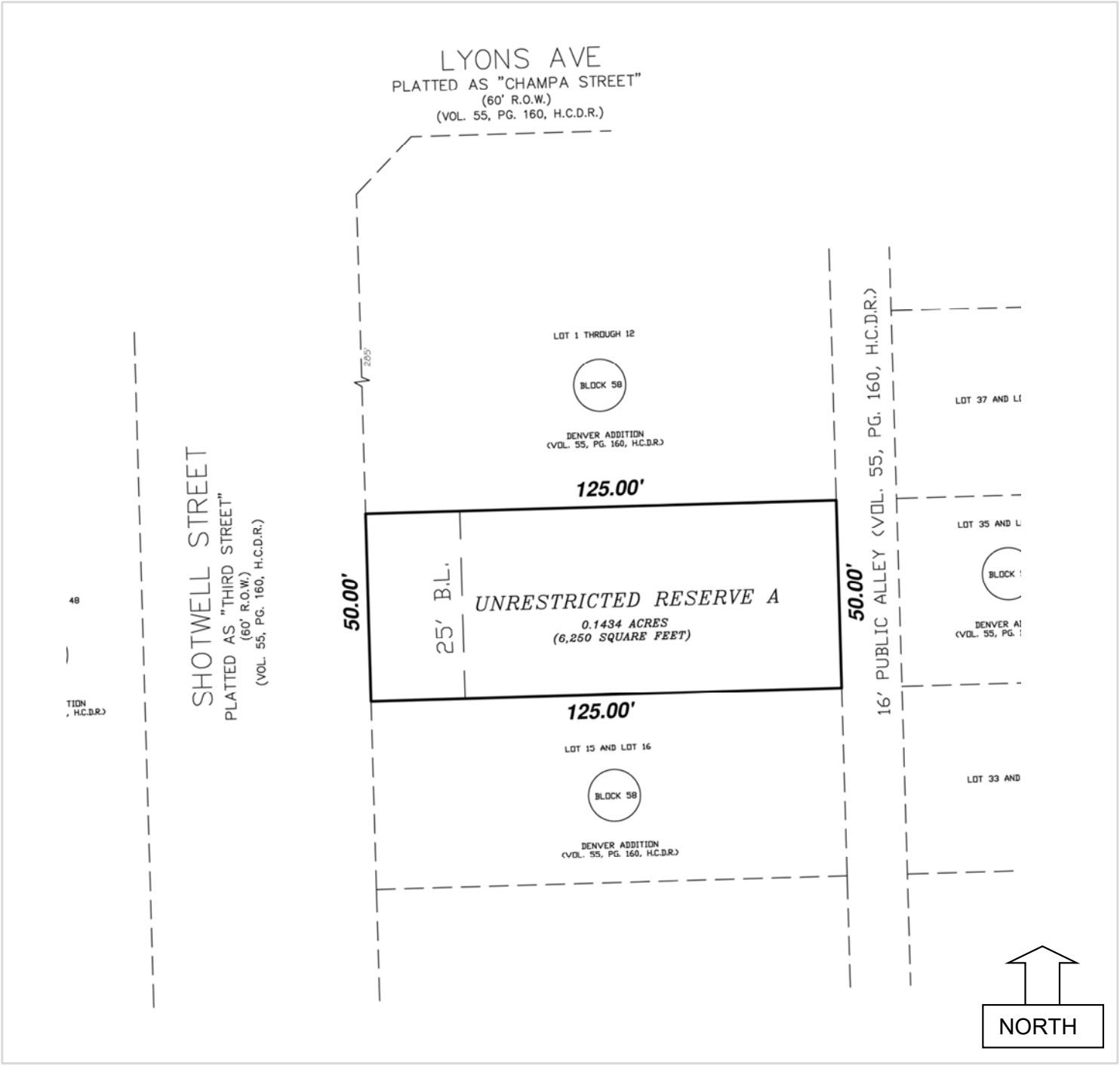
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Shotwell Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Shotwell Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings with Variance Aerial

IMPORTANT NOTES

1. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND CIVIL DRAWINGS JOINTLY TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
2. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING DIMENSIONS & CONDITIONS & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT MAY AFFECT THE WORK DESCRIBED HEREIN.
3. OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION. OR DEMOLITION IF ANY DISCREPANCIES EXIST, NOTIFY ENGINEER IMMEDIATELY.
4. THE OWNER IS RESPONSIBLE FOR THE CONTACT/RELOCATION PROCESS OF THE GUY WIRE AND THE FEES ASSOCIATED WITH CENTERPOINT ENERGY. (PLEASE CONTACT TED BROADDUS AT 713-945-4242 FOR ASSIST IN GUY WIRES LINES) (CONTACT NORBERT GONZALES AT 713-598-2324 ASSIST IN ELECTRICAL)

GENERAL NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS AND THE TEXAS ACCESSIBILITY STANDARDS. IF ANDY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
3. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% (1:50) IN ANY DIRECTION.
4. THE ACCESSIBLE PARKINGAND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
5. ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
6. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT AND ALL ADDENDA FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

- PROPERTY LINE
- STORM SEWER PIPE
- HIGH POINT
- FLOW DIRECTION
- STORM GRATE INLET
- STORM JUNCTION BOX
- STORM/SANITARY SEWER MANHOLE
- A1 — DRAINAGE AREA DESIGNATION
- 0.123 — DRAINAGE AREA (ACRES)
- 0.155 — DRAINAGE AREA FLOW RATE (CFS)
- 0.259 — ACCUM FLOW RATE (CFS)
- 100 — 100-YR SHEET FLOW
- OFF-SITE SHEET FLOW ARROWS
- 86.00 — EXISTING GRADE ELEVATIONS
- FFE 88.00 — FINISH FLOOR ELEVATION
- TG 88.00 — PROPOSED TOP OF GRATE ELEVATION
- FL 88.00 — FLOW LINE ELEVATION
- G 88.00 — PROPOSED GUTTER ELEVATION
- TP 88.00 — PROPOSED TOP OF PAVEMENT ELEVATION
- TC 88.00 — PROPOSED TOP OF CURB ELEVATION
- TW 88.00 — PROPOSED TOP OF SIDEWALK ELEVATION
- FG 88.00 — PROPOSED FINISHED GRADE ELEVATION
- ME 88.00 — MATCH EXISTING ELEVATION
- NEW STREET TREE – 3" DIA. QUERCUS NIGRA

LEGAL DESCRIPTION

A 0.1435 ACRES (6,250 SQ FT) PROPERTY, SURVEY OF LOT 13 AND LOT 14, BLOCK 58, PERTAINING TO DENVER, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 55, PG. 160 OF THE HARRIS COUNTY DEED RECORDS, TEXAS

BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON HARRIS COUNTY FCD RM210020, ELEVATION=46.41'

FLOOD PLAIN DATA

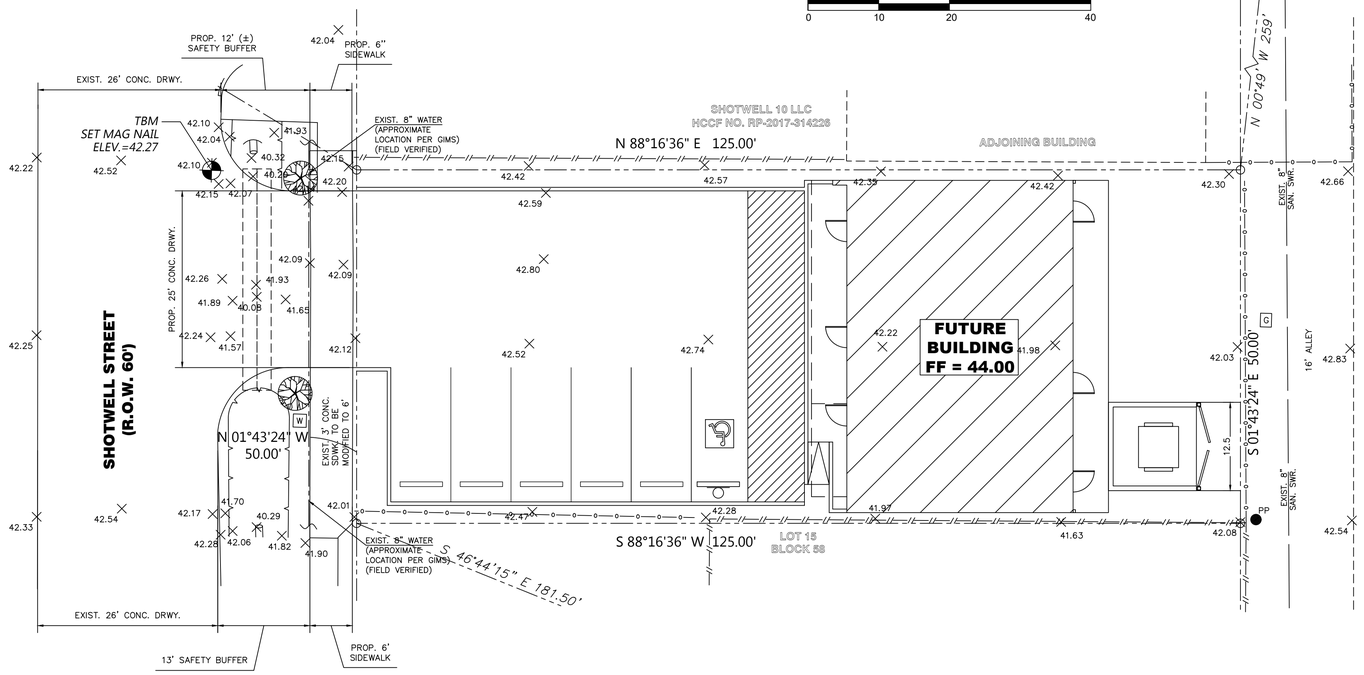
PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X" UNSHADED, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0695M, DATED: 01-06-2017

NOTE: PRIOR TO CONSTRUCTION

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE CONSTRUCTION MAY BEGIN. IN CASE OF A DISCREPANCY/ERROR CONTACT GENERAL CONTRACTOR IMMEDIATELY

SCALE: 1"= 10'

0 10 20 40



CE
ENGINEERS & DEVELOPMENT CONSULTANTS

T.B.P.E. FIRM # 19146
INQUIRY@CEENGINEERS.COM
www.CEENGINEERS.com
(O): 832-491-1458

COPYRIGHT © BY CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC. (CEEDC), ALL RIGHTS RESERVED. THIS DRAWING AND THE WORK DEPICTED HEREIN ARE THE SOLE PROPERTY OF CE ENGINEERS & DEVELOPMENT CONSULTANTS, INC. NO POTION OF THIS DRAWING MAY BE COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF CEEDC, INC.

RETAIL @ SHOTWELL STREET

727 SHOTWELL STREET
HOUSTON, TEXAS. 77020

01-19-2024

REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

Scale HOZRI: 1"=10' VERT: N/A	Issue Date 01-17-24
CEEDC Project Number 231070	CEEDC File Number 231070C17
Designed By CW	Date 01-17-24
Checked By CW	Date 01-17-24

CIVIL SITE PLAN

DRAWING: **C1.7**

SHEET: **3 / 10**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2531
Plat Name: Shotwell Center
Applicant: CE Engineers & Development Consultants, 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:

Allow a 50' property frontage for an unrestricted reserve.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190 - Tracts for non-single-family use—Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Minimum Street or Shared Driveway Frontage: 60 feet for unrestricted reserves.

Statement of Facts

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

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

The property bought by the owner was with the intention of making a small retail store. To make the property into an unrestricted reserve, the city requires 60' frontage and the property only has a 50' frontage, which would make the project unfeasible.

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

The property was bought with the intention to make a small retail as there is already retail stores in front of the property and to the right of the property, such as a Fiesta and a dental and insurance place. For this reason, the owner bought the property as most of the street is used for commercial use.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. The proposed retail would have less than 10 parking spaces, which

would not add significant difference to the traffic in Shotwell St.

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

Economic hardship is not the sole justification of the variance. The property would be unusable if the variance request cannot be used.

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

December 21, 2023

Dear Property Owner:

Reference Number: 2023-2531; Shotwell Center; is a replat of **Denver Addition,** being Lots 13 and 14, Block 58, as recorded in Vol. 55, pg. 160 of the Harris County Map Records.

The property is located north of I-10, west of Kress St and along Shotwell Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant and developer, **Melissa Lopez,** with CE Engineers & Development Consultants, Inc, can be contacted at **726-437-3840. This letter is being sent again because a variance request has been requested with this plat.**

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. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 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, January 11th, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

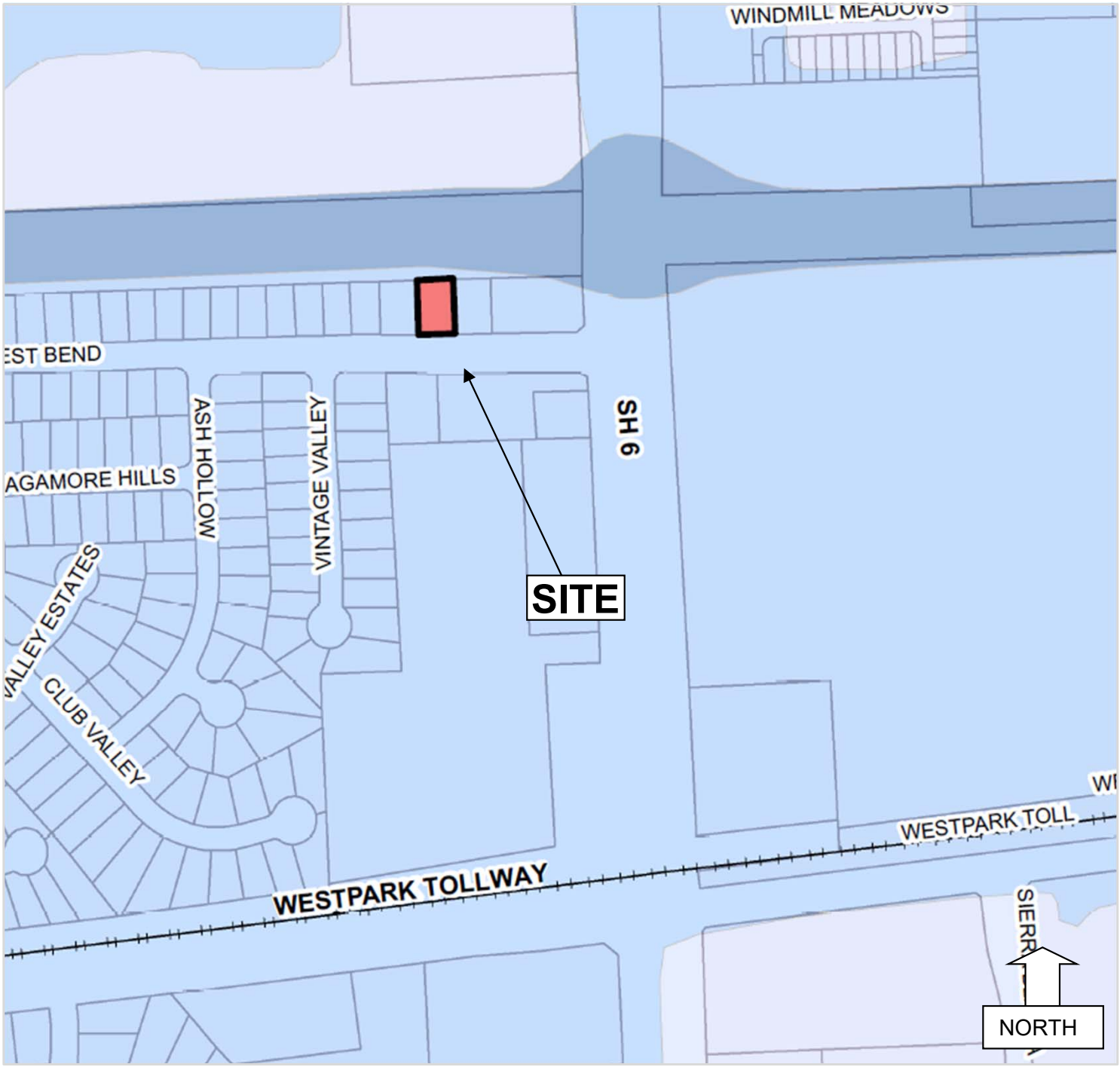
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



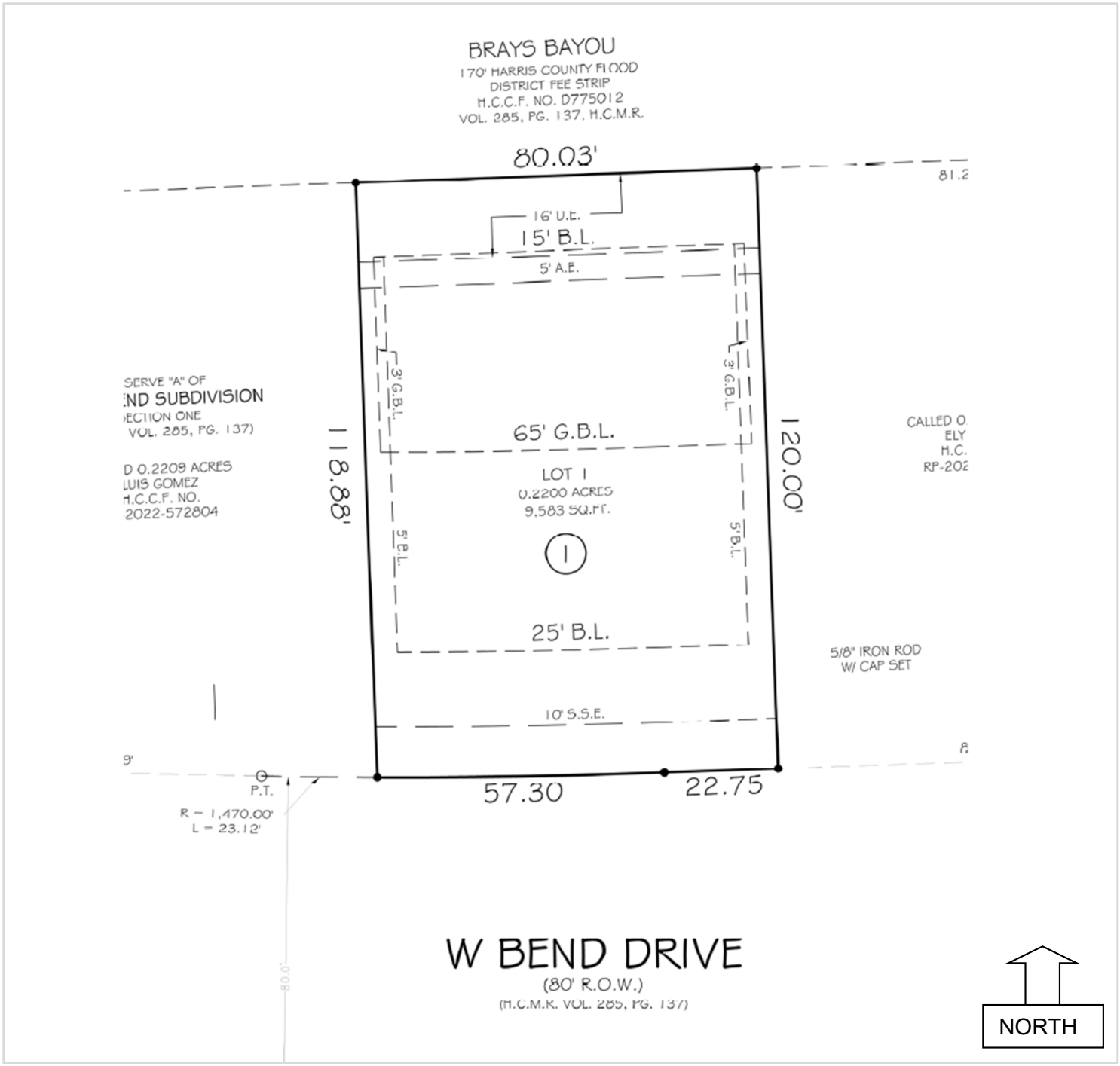
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: West Bend Sec 1 partial replat no 2

Applicant: SEM Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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

January 5, 2024

Dear Property Owner:

Reference Number: 2023-2890; West Bend Sec 1 partial replat no 2; a partial replat of **West Bend Sec 1**, being a replat of Unrestricted Reserve 'A', as recorded in Volume 285, Page 137 of the Harris County Map Records.

The property is located west of Texas State Highway No. 6, and north along West Bend Drive. The purpose of the replat is to create one (1) lot. The applicant, **Stephanie Rivera-Lopez,** with SEM SERVICES, on behalf of the developer, can be contacted at **832-986-8208.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or 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, January 25, 2024, 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 • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

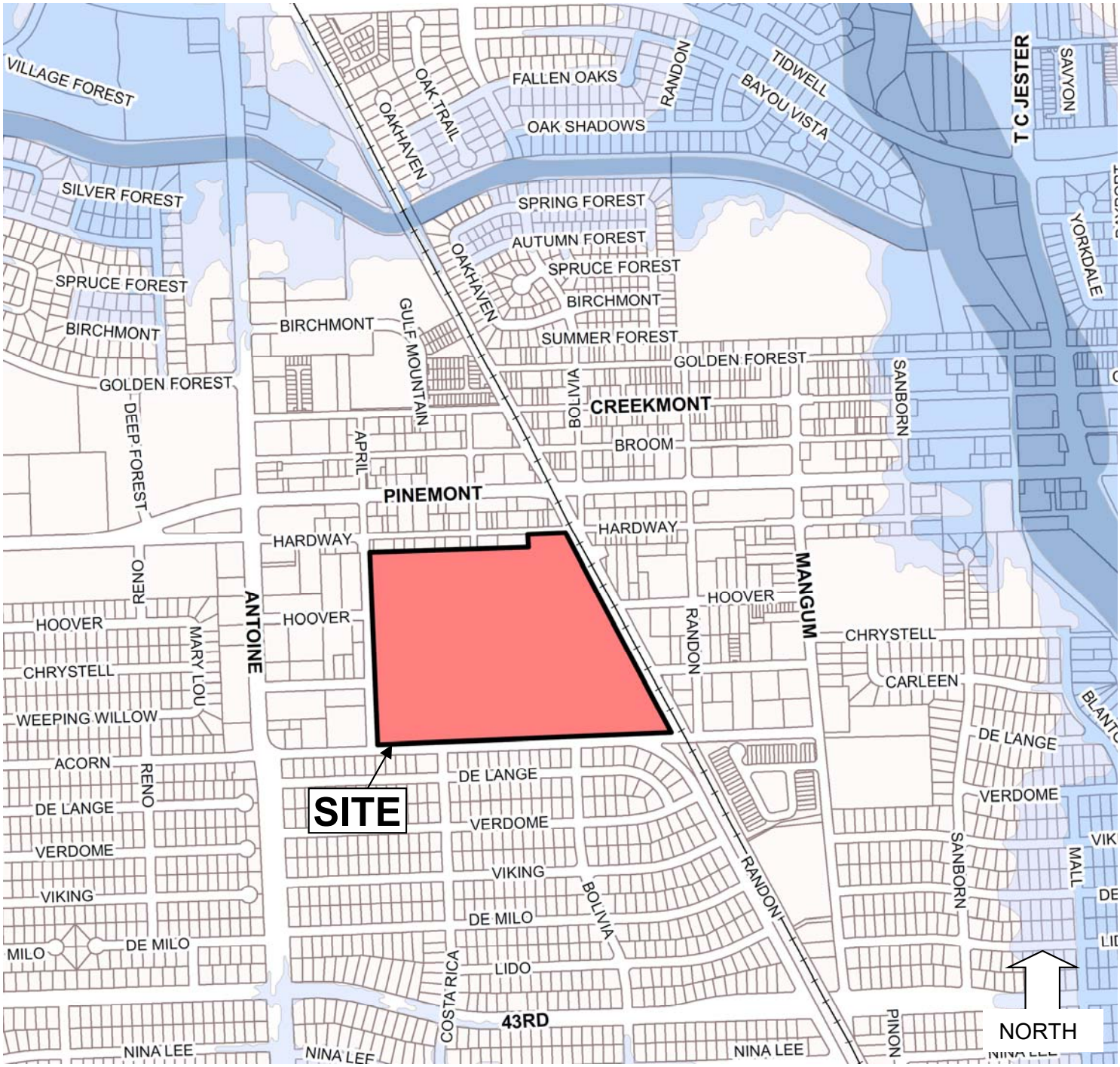
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 107

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Brickyard Development

Applicant: Landpoint



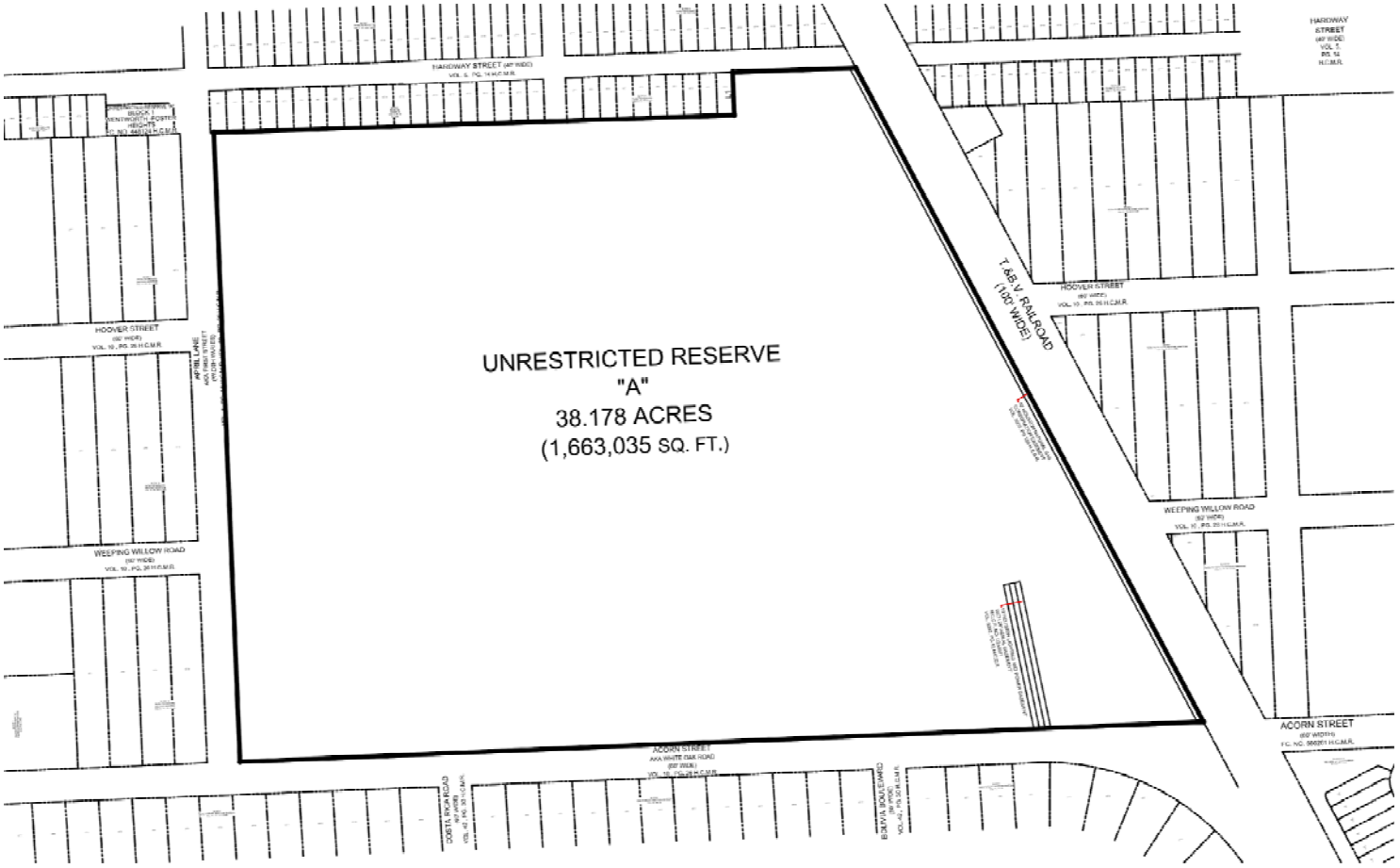
D – Variances **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Brickyard Development

Applicant: Landpoint



D – Variances

Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 01/25/2024**

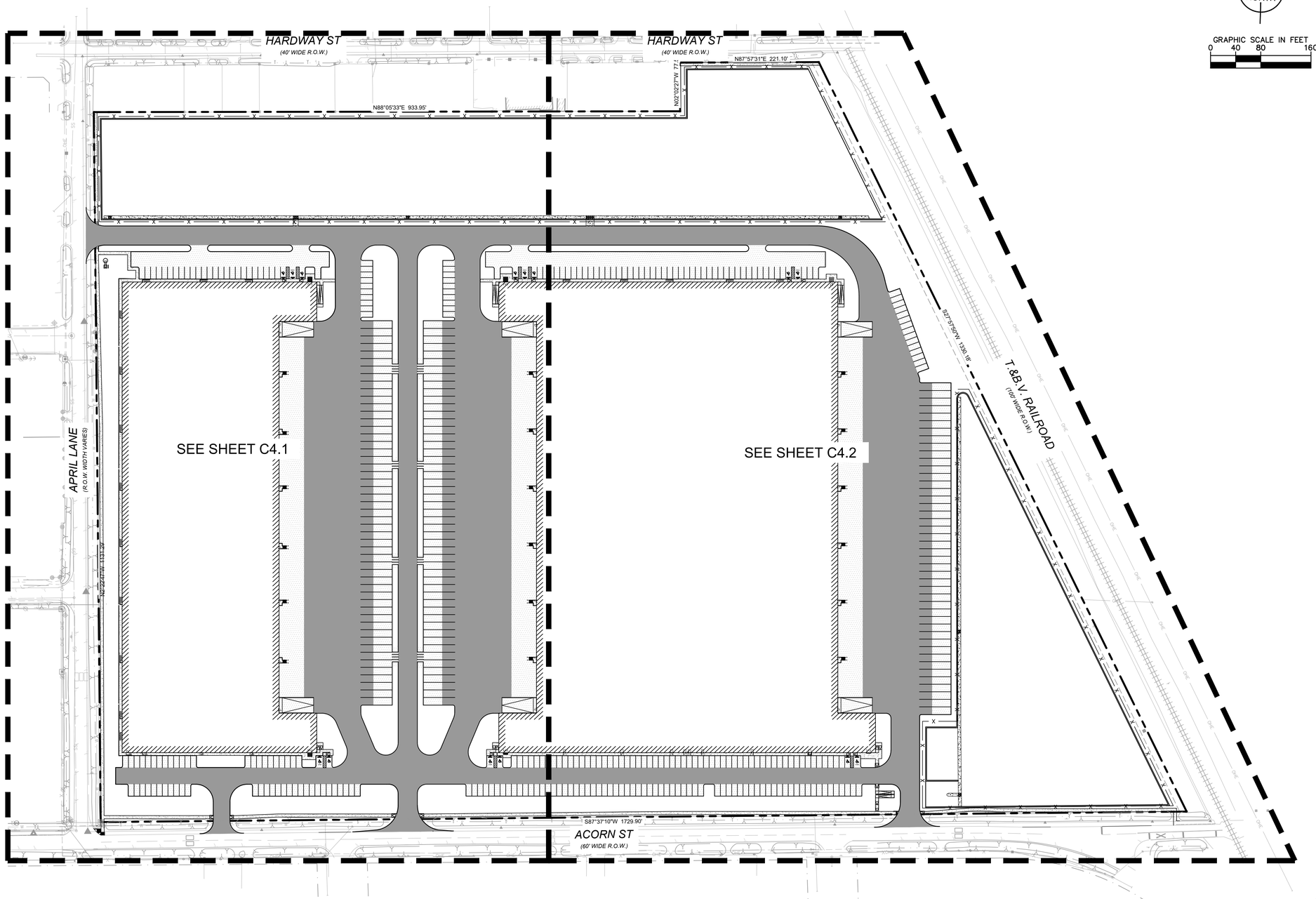
Subdivision Name: Brickyard Development

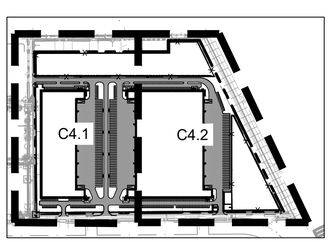
Applicant: Landpoint



D – Variances

Aerial





NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

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

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

SITE ANALYSIS TABLE

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

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

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

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

REFERENCE BENCHMARKS

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

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11233 SHADOW CREEK PARKWAY, SUITE 450, PEARLAND, TX 77584
PHONE: 281-485-0900
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

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

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

OVERALL DIMENSION CONTROL PLAN

ACME INDUSTRIAL WAREHOUSE

HOUSTON TEXAS

SHEET NUMBER
C4.0

Plotted By:Leon, Oscar Sheet Set:Kha Layout:C-DIMC August 08, 2023 03:44:23pm K:\hou_civil\068905102 - acme warehouse\CAD\plansheets\C-DIMC.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2826
Plat Name: Brickyard Development
Applicant: Landpoint
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. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

In an effort to maintain the developability of the property, and the safety and navigability of the surrounding neighborhoods, a variance is being sought to allow the subject tract to exceed the maximum intersection spacing requirements by not extending or terminating Costa Rica Street in a cul-de-sac.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:

42-128 Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or 42-134 A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

Statement of Facts

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

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

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

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

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

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

The intent and general purpose of this chapter will be preserved and maintained in that the purpose of Chapter 42 is to maintain the developability and navigability of the city, while maintaining interest in public safety and convenience. This variance is being requested with those same ideals in mind.

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

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

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

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

CITY OF HOUSTON
Planning and Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 5, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Brickyard Development
REFERENCE NUMBER: 2023-2826

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements request for a property located on a block bound by Acorn Street, Hardaway Street and April Lane. 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 request.

Landpoint, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements to exceed intersection spacing requirements by not extending Costa Rica Street through the site. Enclosed are copies of the reconsideration of requirements request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, January 25, 2024, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

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

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman Mario Castillo Joquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter Letitia Plummer Sallie Alcorn
Controller: Chris Hollins

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. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call James Mahoney with Landpoint at 832-736-0258. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

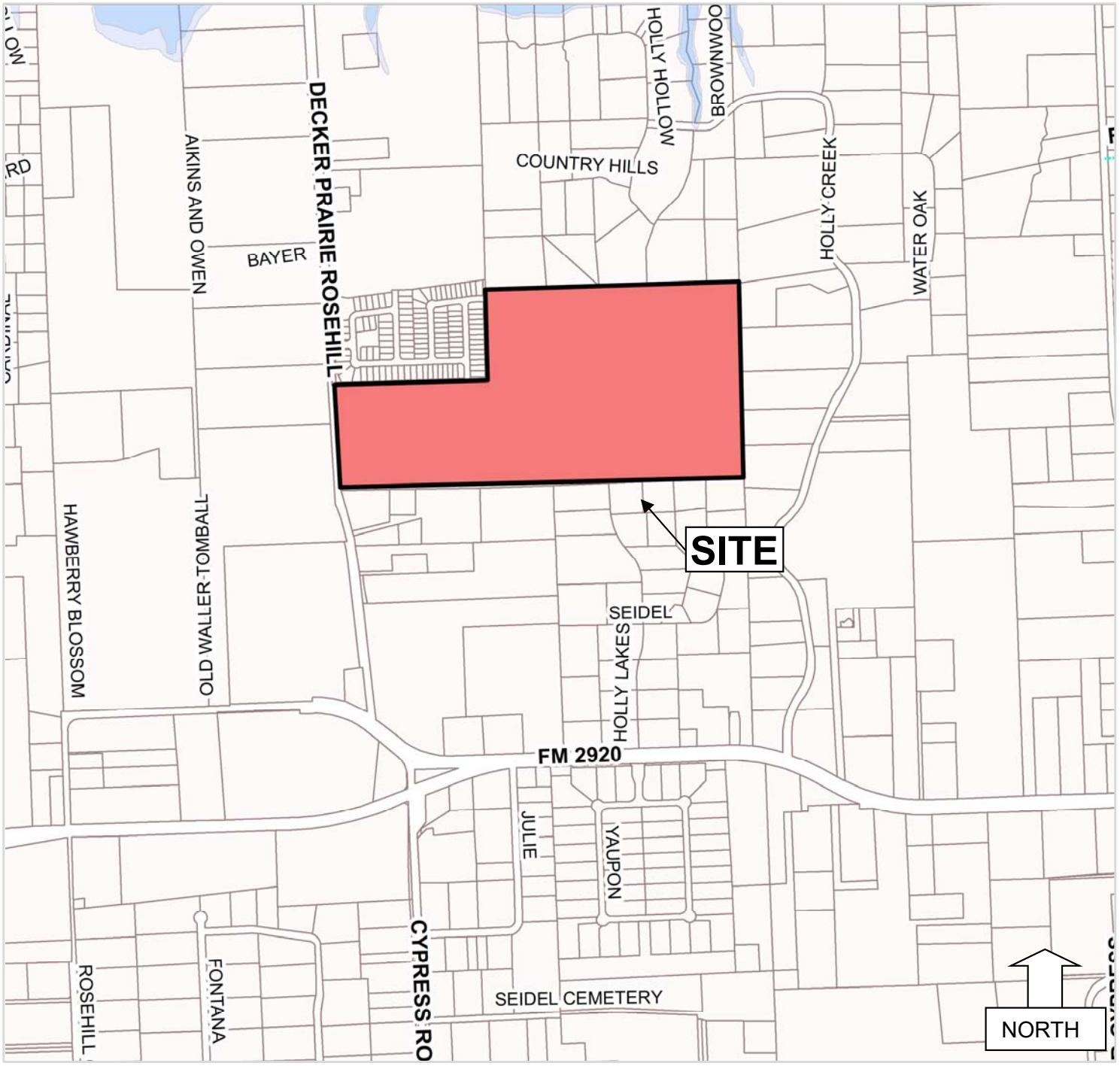
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF 1)

Applicant: LJA Engineering, Inc.



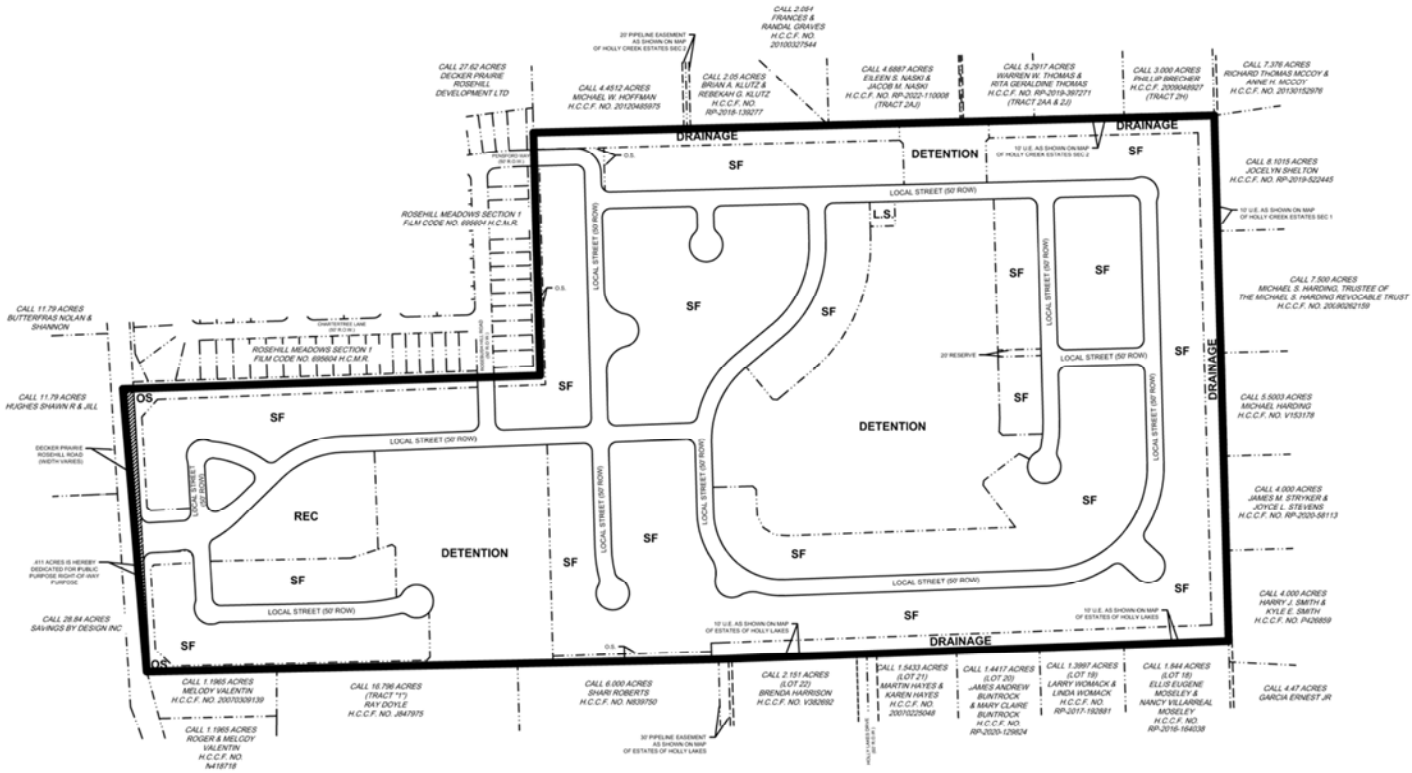
D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF 1)

Applicant: LJA Engineering, Inc.



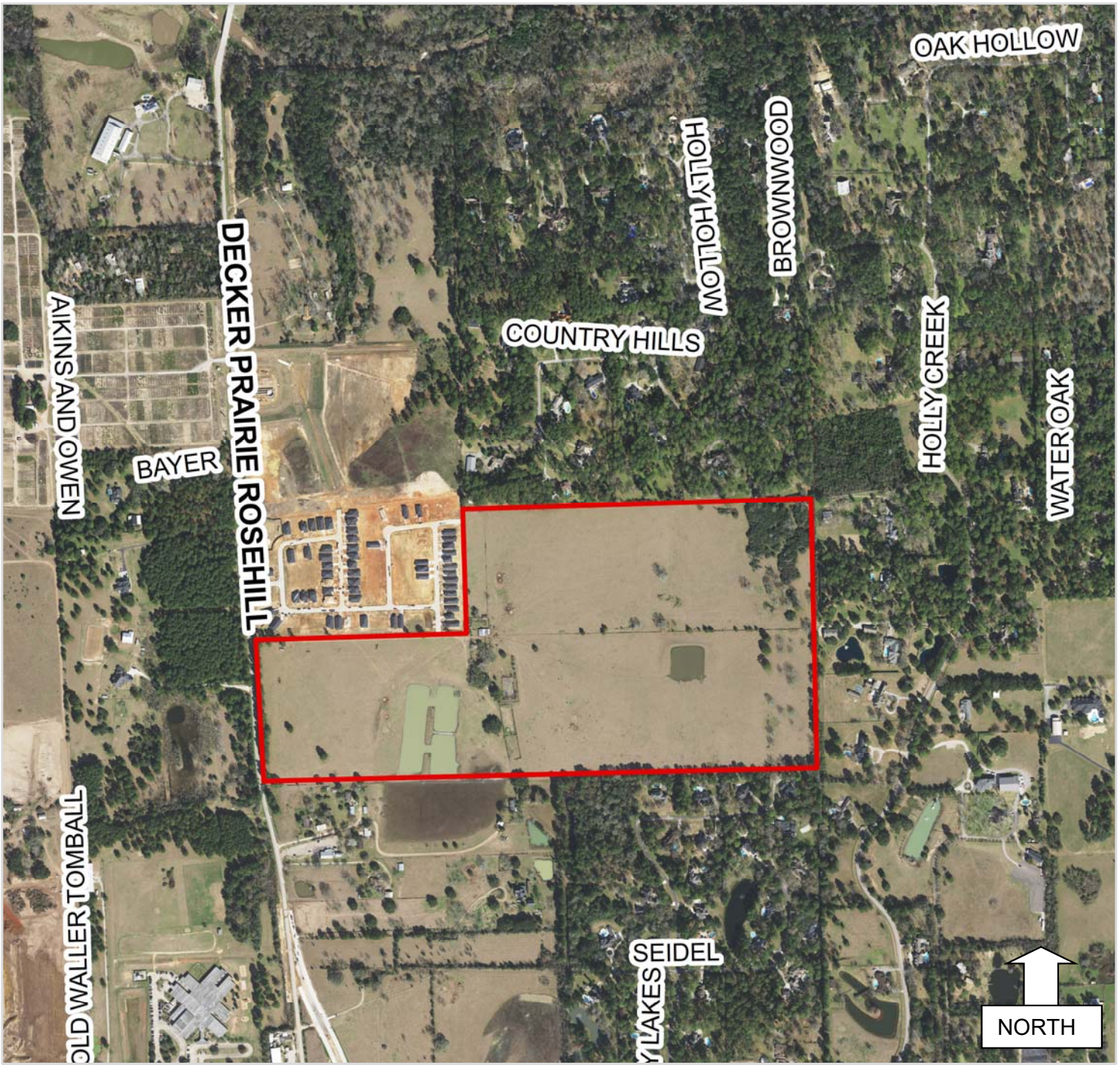
D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

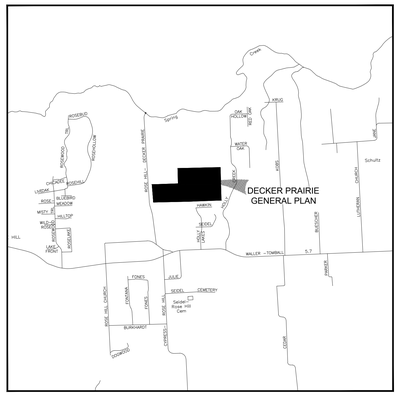
Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances Aerial



Vicinity Map
1 inch = 1/2 mile

2048'

CALL 27.62 ACRES
DECKER PRAIRIE
ROSEHILL
DEVELOPMENT LTD

CALL 4.4512 ACRES
MICHAEL W. HOFFMAN
H.C.C.F. NO. 20120485975

20' PIPELINE EASEMENT
AS SHOWN ON MAP
OF HOLLY CREEK ESTATES SEC 2

CALL 2.054
FRANCES &
RANDAL GRAVES
H.C.C.F. NO.
20100327544

CALL 2.05 ACRES
BRIAN A. KLUTZ &
REBEKAH G. KLUTZ
H.C.C.F. NO.
RP-2018-139277

CALL 4.6887 ACRES
EILEEN S. NASKI &
JACOB M. NASKI
H.C.C.F. NO. RP-2022-110008
(TRACT 2AJ)

CALL 5.2917 ACRES
WARREN W. THOMAS &
RITA GERALDINE THOMAS
H.C.C.F. NO. RP-2019-397271
(TRACT 2AA & 2J)

CALL 3.000 ACRES
PHILLIP BRECHER
H.C.C.F. 2009048927
(TRACT 2H)

CALL 7.376 ACRES
RICHARD THOMAS MCCOY &
ANNE H. MCCOY
H.C.C.F. NO. 20130152976

CALL 8.1015 ACRES
JOCELYN SHELTON
H.C.C.F. NO. RP-2019-522445

10' U.E. AS SHOWN ON MAP
OF HOLLY CREEK ESTATES SEC 1

CALL 7.500 ACRES
MICHAEL S. HARDING, TRUSTEE OF
THE MICHAEL S. HARDING REVOCABLE TRUST
H.C.C.F. NO. 20090262159

1584'

CALL 5.5003 ACRES
MICHAEL HARDING
H.C.C.F. NO. V153178

CALL 4.000 ACRES
JAMES M. STRYKER &
JOYCE L. STEVENS
H.C.C.F. NO. RP-2020-58113

CALL 4.000 ACRES
HARRY J. SMITH &
KYLE E. SMITH
H.C.C.F. NO. P426859

CALL 4.47 ACRES
GARCIA ERNEST JR

CALL 11.79 ACRES
BUTTERFRAS NOLAN &
SHANNON

CALL 11.79 ACRES
HUGHES SHAWN R & JILL

CALL 28.84 ACRES
SAVINGS BY DESIGN INC

CALL 1.1965 ACRES
MELODY VALENTIN
H.C.C.F. NO. 20070309139

CALL 1.1965 ACRES
ROGER & MELODY
VALENTIN
H.C.C.F. NO.
N418718

CALL 16.796 ACRES
(TRACT "1")
RAY DOYLE
H.C.C.F. NO. J847975

CALL 6.000 ACRES
SHARI ROBERTS
H.C.C.F. NO. N839750

CALL 2.151 ACRES
(LOT 22)
BRENDA HARRISON
H.C.C.F. NO. V382692

CALL 1.5433 ACRES
(LOT 21)
MARTIN HAYES &
KAREN HAYES
H.C.C.F. NO.
20070225048

CALL 1.4417 ACRES
(LOT 20)
JAMES ANDREW
BUNTROCK
& MARY CLAIRE
BUNTROCK
H.C.C.F. NO.
RP-2020-129824

CALL 1.3997 ACRES
(LOT 19)
LARRY WOMACK &
LINDA WOMACK
H.C.C.F. NO.
RP-2017-192881

CALL 1.844 ACRES
(LOT 18)
ELLIS EUGENE
MOSELEY &
NANCY VILLARREAL
MOSELEY
H.C.C.F. NO.
RP-2016-164038

ROSEHILL MEADOWS SECTION 1
FILM CODE NO. 695604 H.C.M.R.

ROSEHILL MEADOWS SECTION 1
FILM CODE NO. 695604 H.C.M.R.

PENSFORD WAY
(50' R.O.W.)

CHARTERTREE LANE
(50' R.O.W.)

ROSEBUSH HILL ROAD
(60' R.O.W.)

DECKER PRAIRIE
ROSEHILL ROAD
(WIDTH VARIES)

.411 ACRES IS HEREBY
DEDICATED FOR PUBLIC
PURPOSE RIGHT-OF-WAY
PURPOSE

HOLLY LAKES DRIVE
(60' R.O.W.)

30' PIPELINE EASEMENT
AS SHOWN ON MAP
OF ESTATES OF HOLLY LAKES

10' U.E. AS SHOWN ON MAP
OF ESTATES OF HOLLY LAKES

10' U.E. AS SHOWN ON MAP
OF HOLLY CREEK ESTATES SEC 2

20' RESERVE

DRAINAGE
DETENTION
L.S.
SF
REC
OS
O.S.
LOCAL STREET (50' ROW)

3255'

AN INTERSECTION SPACING VARIANCE EXHIBIT OF

DECKER PRAIRIE ROSEHILL

±99.28 ACRES OF LAND

OWNER:
DR HORTON

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILES
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°09'20" E	1256'
L2	N 01°35'55" W	733'
L3	N 88°34'09" E	2048'
L4	S 01°34'08" E	1584'
L5	S 87°54'45" W	1535'
L6	S 88°45'43" W	1720'
L7	N 04°47'43" W	855'

NO PORTION OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIES WITHIN THE KNOWN FLOODWAY AND THE 100 AND 500-YEAR FLOODPLAINS. AS EACH SECTION OR PARCEL IS PLATTED AND DEVELOPED, THE THEN-CURRENT STANDARDS OF HARRIS COUNTY DRAINAGE, ELEVATION, AND BUILDING REGULATIONS MUST BE ADHERED TO.

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.

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

OUT OF THE
JOHN H. EDWARDS SURVEY, A-20
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

NORTH
0 50 100 200

LJA# 2489-10027

12.22.2023

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2941
Plat Name: Decker Prairie Rosehill GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/22/2023

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

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

To exceed the 1,400-foot local street minimum intersection spacing requirement along three sides of the Decker Prairie Rosehill subdivision by: - approximately 1,855 feet along the southern boundary - approximately 184 feet along the eastern boundary - approximately 648 feet along the northern boundary.

Chapter 42 Section: Sec 42-128. Intersections of local streets

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

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

Decker Prairie Rosehill is an approximately 99-acre residential community located east of Decker Prairie-Rosehill Road. The community includes internal streets that traverse the development. The site is bounded by single-family residential dwellings on all sides to the north, south, and the east. The surrounding single-family residential uses include existing estate lots to the south, east, and north and the Rosehill Meadow subdivision abutting the northwestern boundary. The Rosehill Meadow subdivision does provide two stub-outs which the proposed development is able to connect to. However, the surrounding estate lots are private and do not provide any type of stubbed access for connectivity. Any connection that is provided along the eastern boundary would essentially lead to the rear side of an estate lot, which would create a dead-end street which may cause adverse effects such as illegal dumping. Due to the existing single-family residences, it is not feasible to provide a local street connection along the southern, eastern, and northern boundaries to meet the criteria of 42-128. The proposed local streets within the development will provide adequate circulation throughout the site.

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

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

The existing conditions of the surrounding development is not a hardship created or imposed by the applicant. The connectivity should have been provided by the subdivisions previously constructed to allow an opportunity for the proposed development to tie into them.

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

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

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

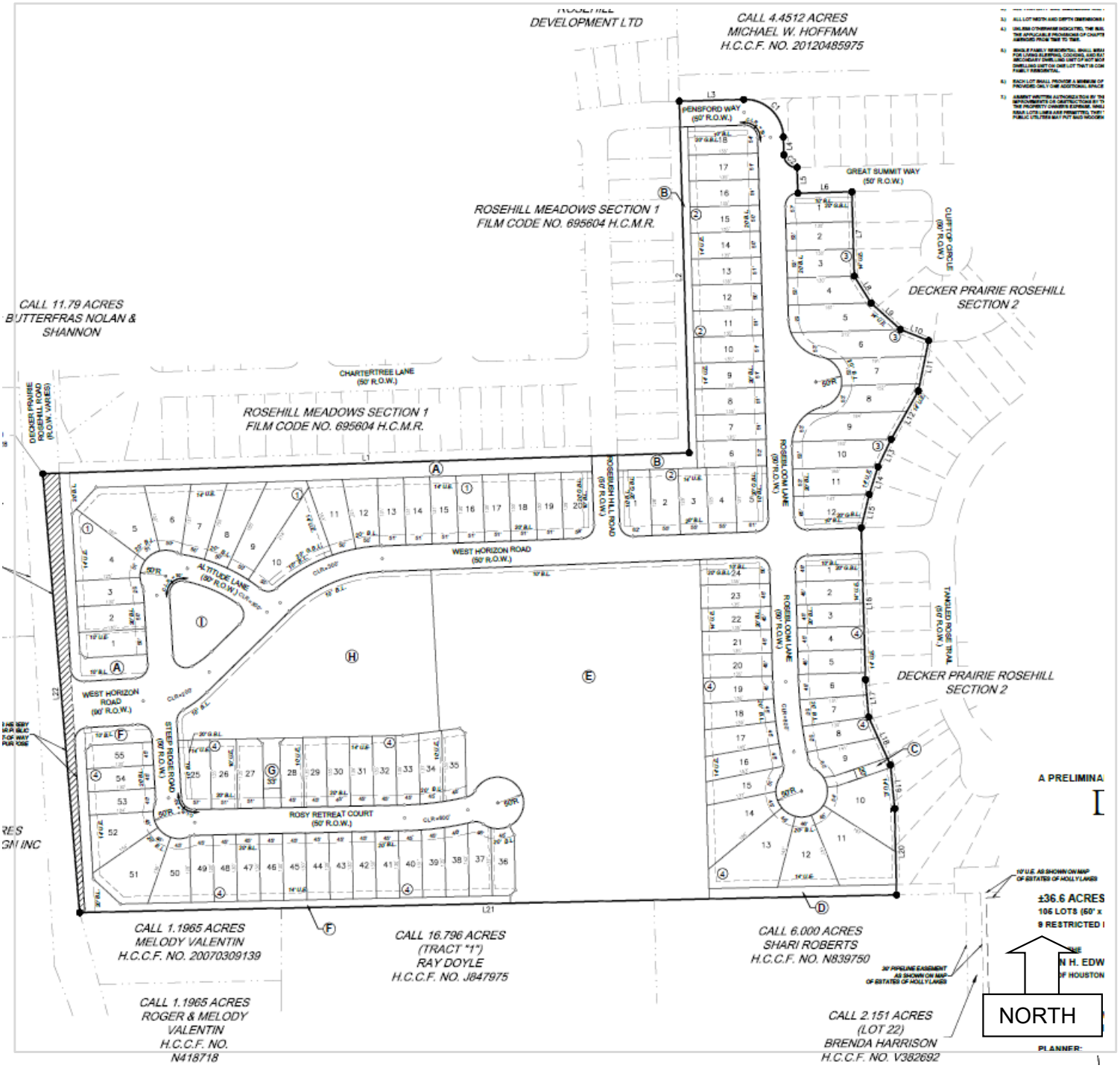
Economic hardship is not the sole justification of the variance as the existing conditions of the surrounding development with the lack of connectivity points is the supporting circumstance for this request.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Decker Prairie Rosehill Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.



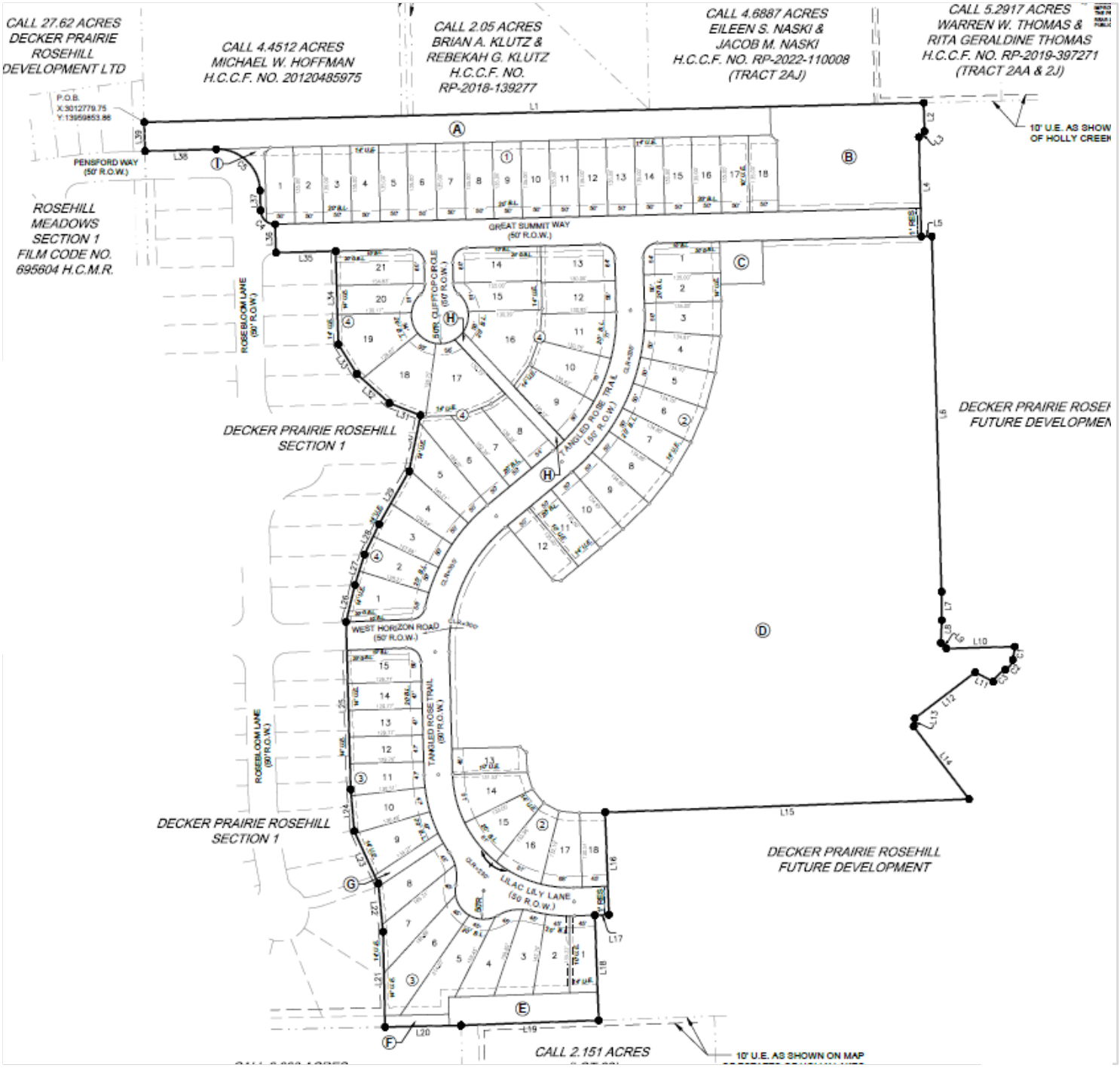
D – Variances **Subdivision**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Decker Prairie Rosehill Sec 2 (DEF 1)

Applicant: LJA Engineering, Inc.



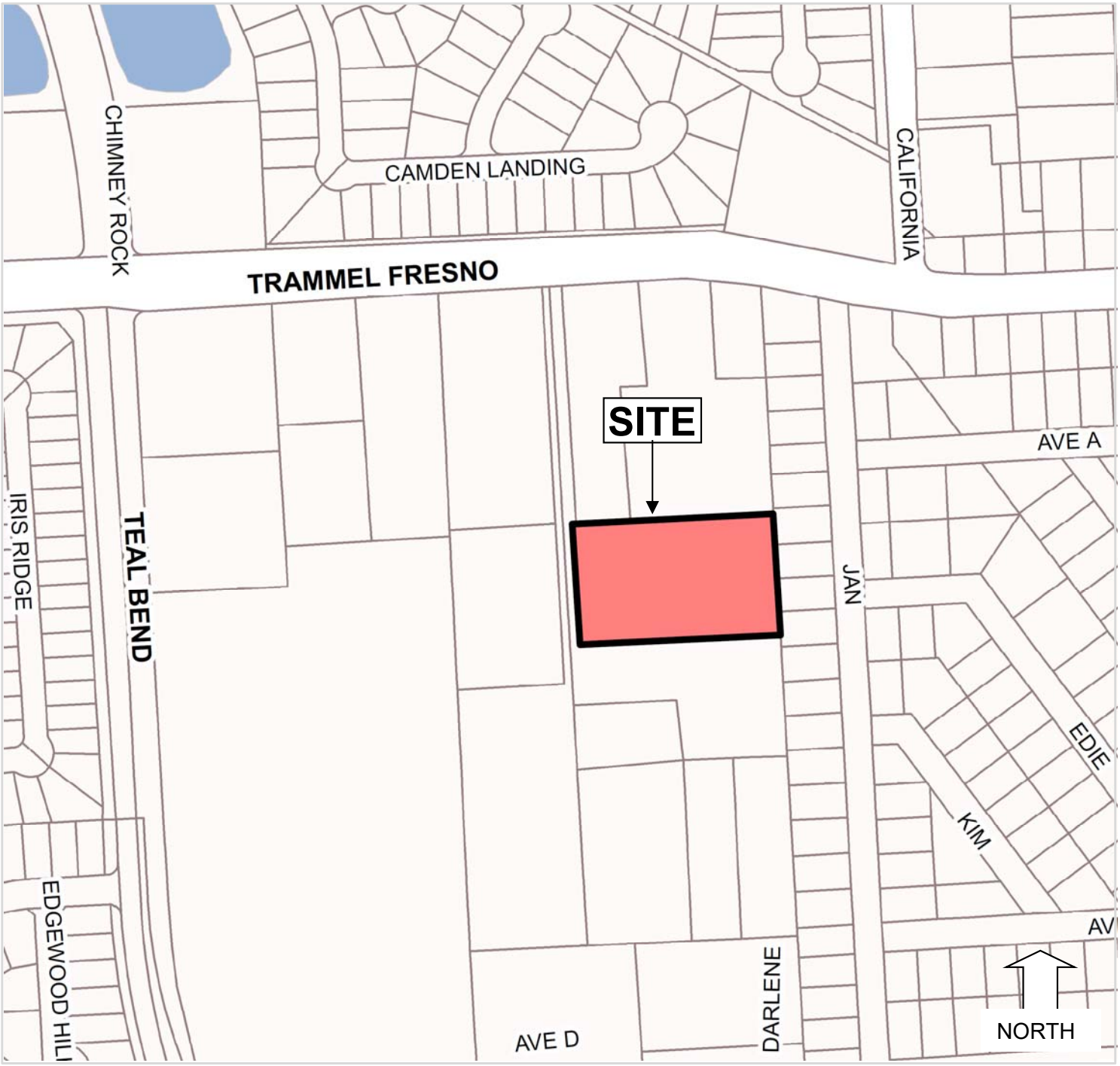
D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fresno Estates (DEF 1)

Applicant: Carranza Outsource Drafting



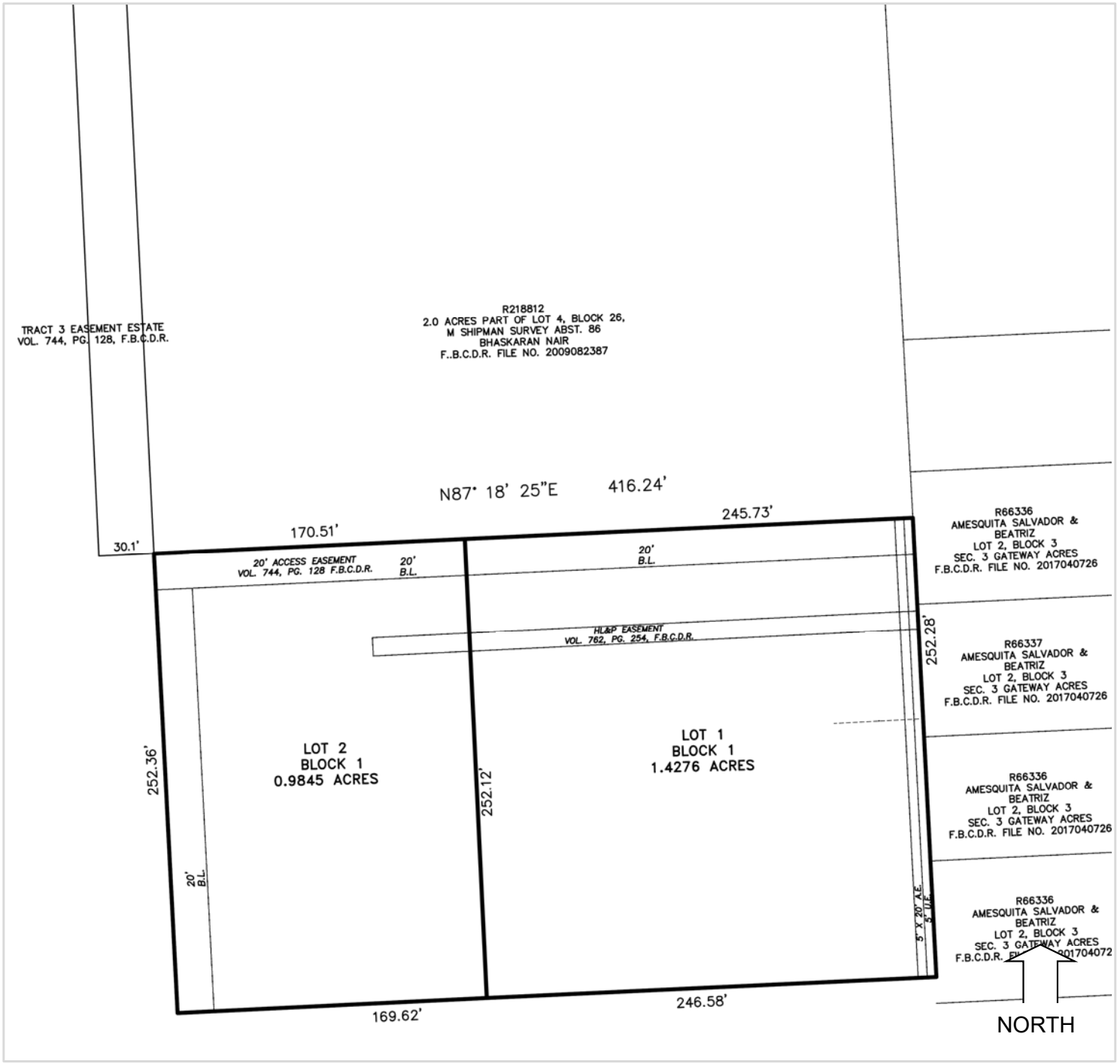
D – Variances **Site Location**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fresno Estates (DEF 1)

Applicant: Carranza Outsource Drafting



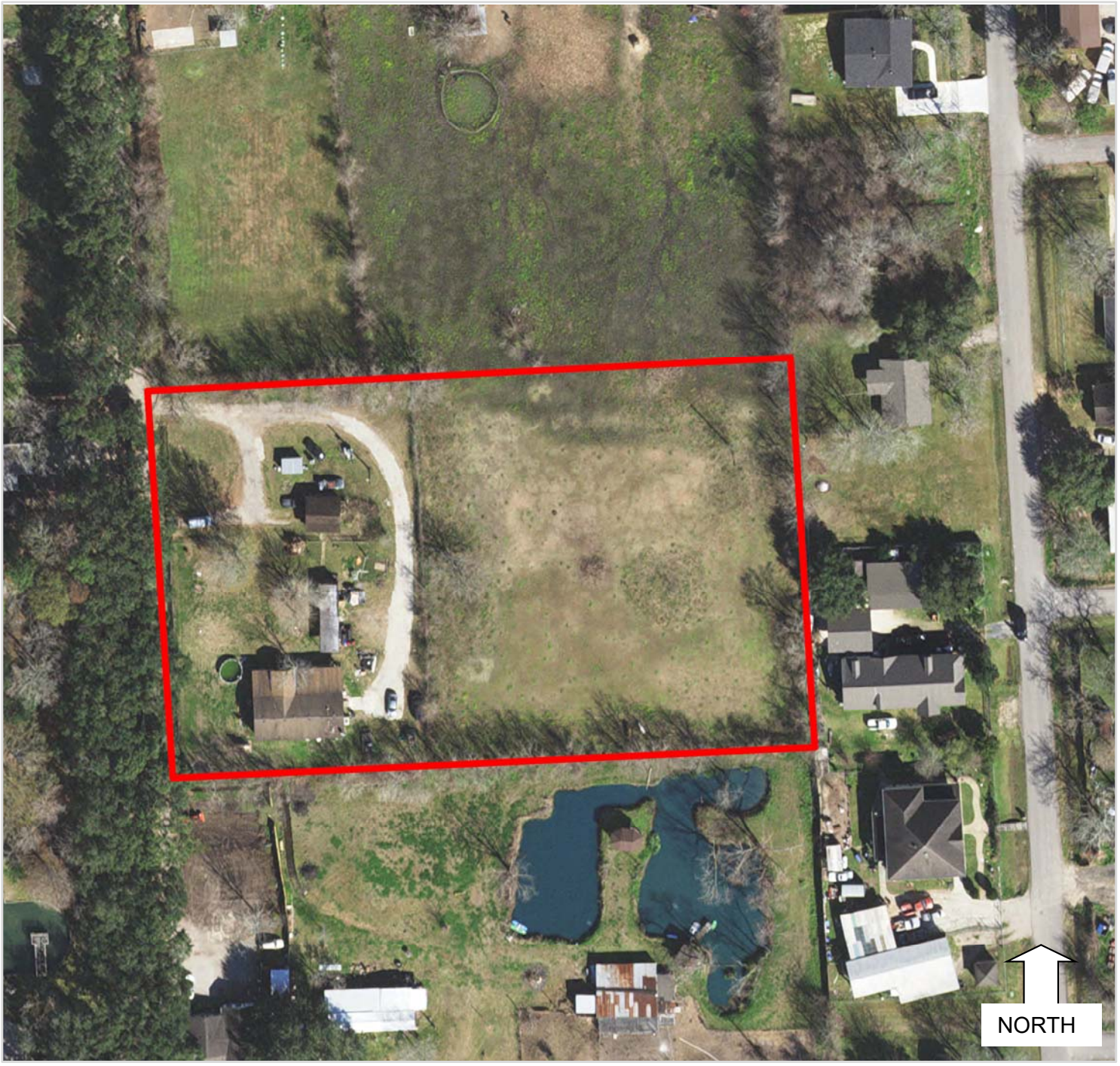
D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Fresno Estates (DEF 1)

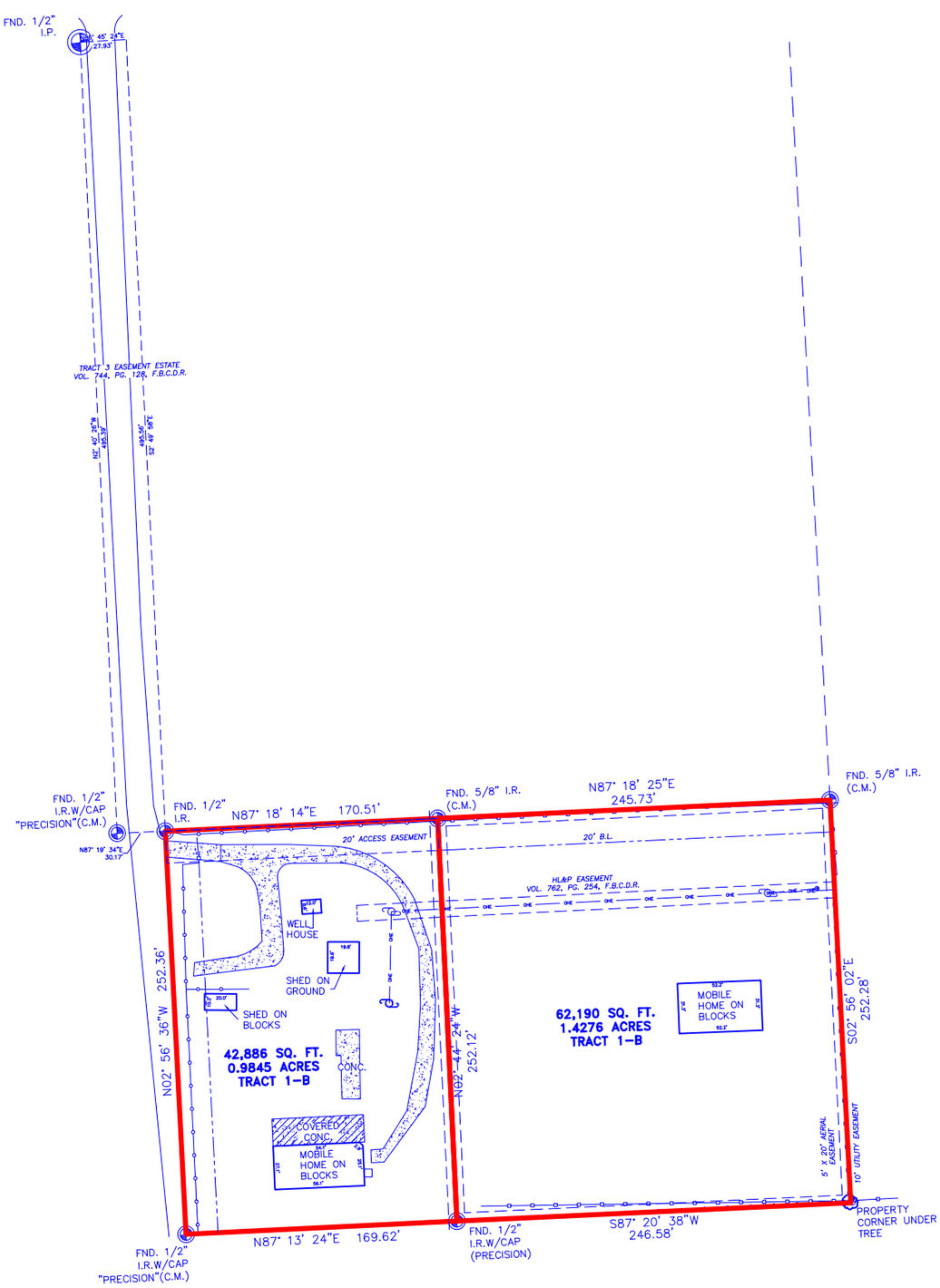
Applicant: Carranza Outsource Drafting



D – Variances

Aerial

1" = 100'
GRAPHIC SCALE
0 50' 100' 200



SURVEY OF

LOTS 4 AND 5, SECTION 86, TRACT 1-B, OF THE MOSES SHIPMAN SURVEY, ABSTRACT NO. 86, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME X, PAGE XXX, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CONTROL MONUMENTS
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- R.P.R.F.B.C.T. REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS
- TOP OF BANK
- CHAIN LINK FENCE
- SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE
- ADJOINER LINE
- POWER POLE
- DOWNGUY POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

11/16/2023

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

David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey
PROFESSIONAL ENGINEERING SERVICES
12000 Westheimer, STE. 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48157C PANEL: 0315L DATED: 04/02/2014

This information is based on graphic plotting only. We do not assume responsability for exact determination.

JOB NO. LC23-0051
GF NO.: N/A
Title Co.: N/A
FOR: NAIR BHASKARAN
ADDRESS: 1807 TRAMMEL-FRESNO ROAD FRESNO, TX. 77545

COPYRIGHT 2023 BOWDEN SURVEY CO.
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2831
Plat Name: Fresno Estates
Applicant: Carranza Outsource Drafting
Date Submitted: 12/09/2023

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:
The owner of said property does not have access to their lot from nearest public right-of-way.
Chapter 42 Section: 42-188(a)

Chapter 42 Reference:
Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The Owner of the property is landlocked and doesn't have access to the nearest right-of-way (Trammel-Fresno Rd.) We were told by Fort Bend County this lot hasn't been platted. Their is a 30' foot private road easement, date Oct. 1977, that will allow the owners access and we would like to replat this lot and add an access easement.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The Owner has owned the land since 2012 and there is no plat map for this area. The access easement was created in 1977 but not shown on any plat map. The surrounding lots are not shown on any plat map either and we would like to record the lot in question to subdivide.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The owner is seeking to properly record his piece of land and access easement by replat and City of Houston recordation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The purpose of the variance is to follow Fort Bend County and City of Houston guidelines to create a recorded tract and new tract.

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

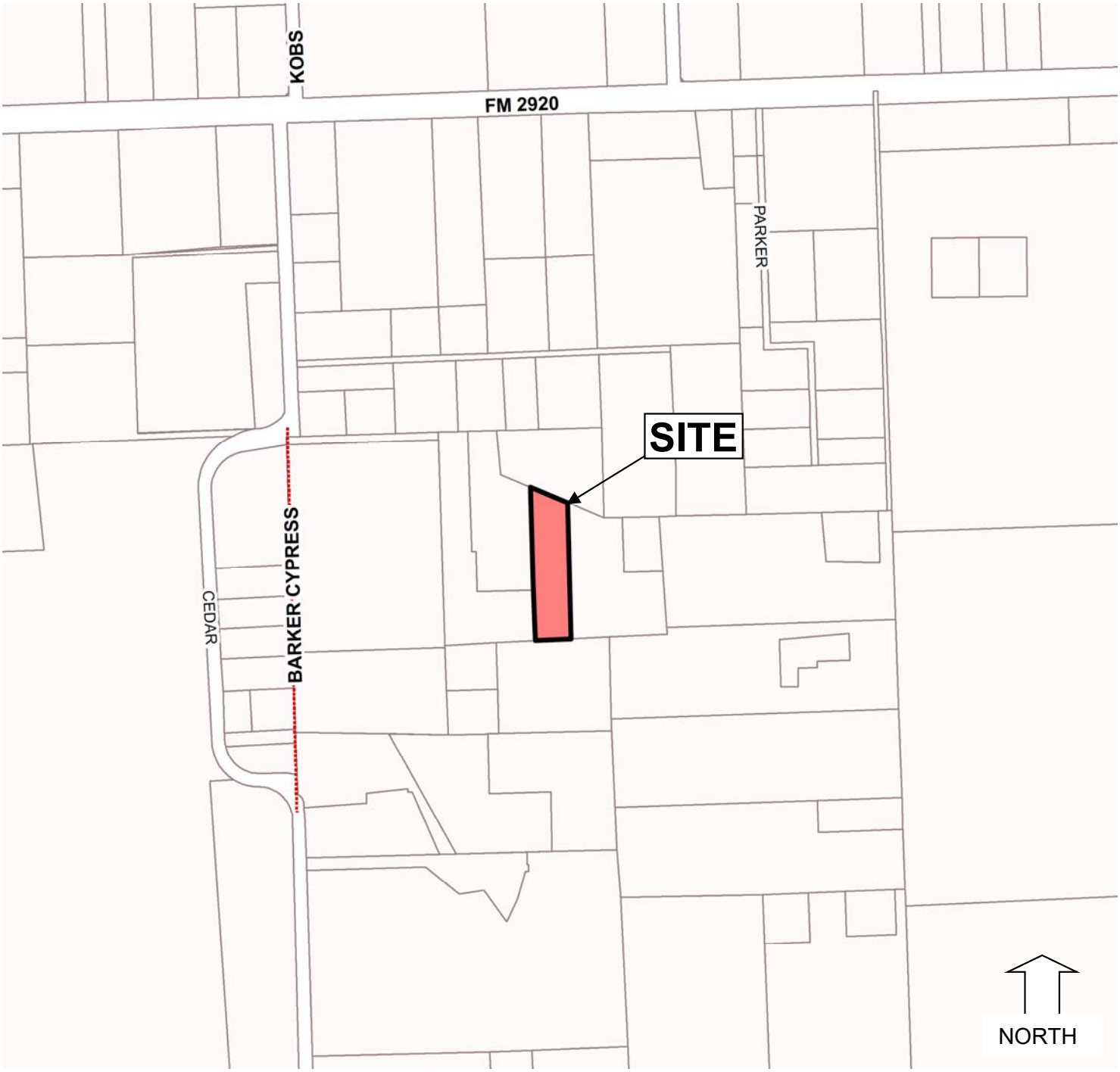
The owner is seeking to recognize & record the existing access easement to allow access to his property.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



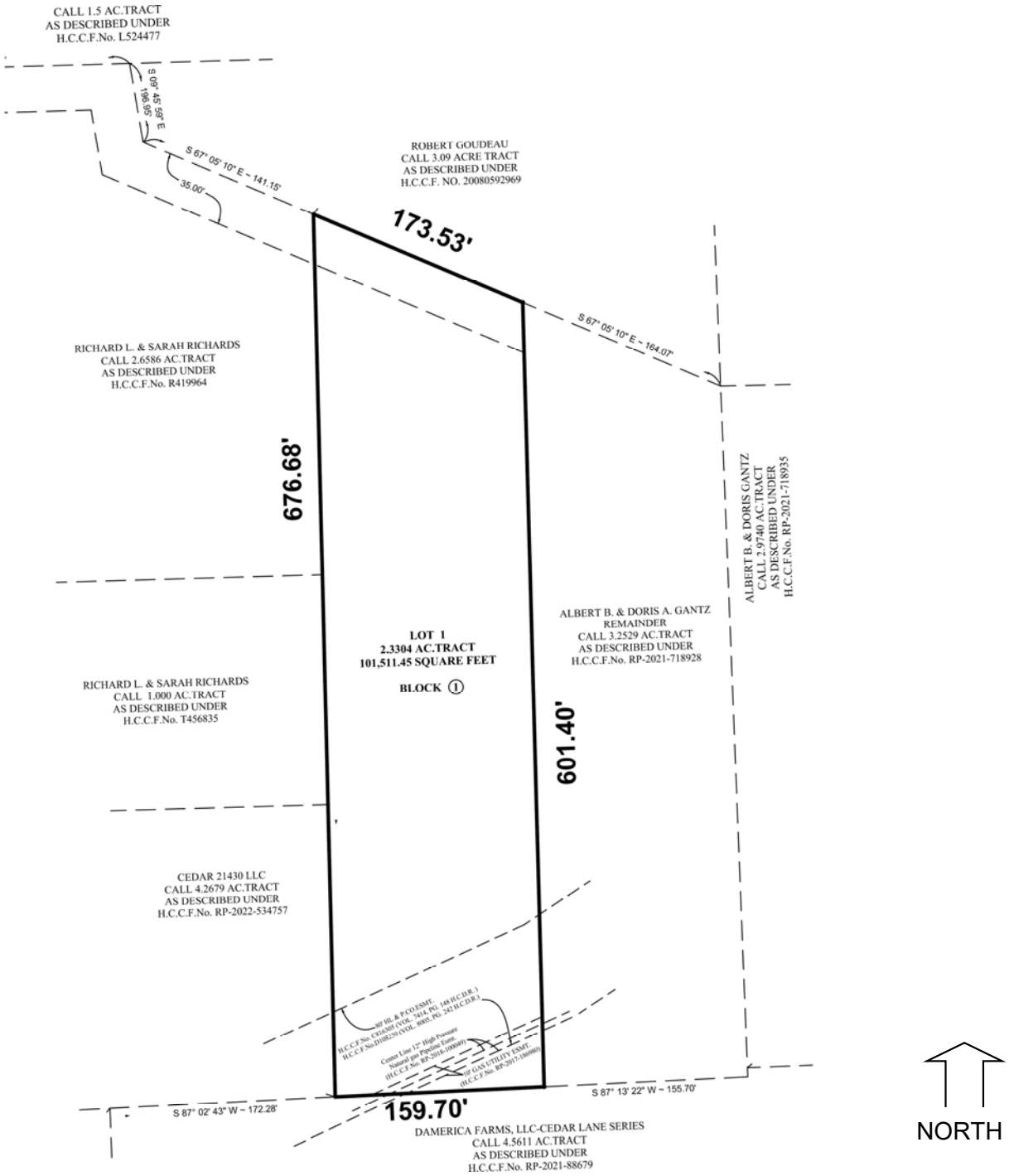
D – Variances **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



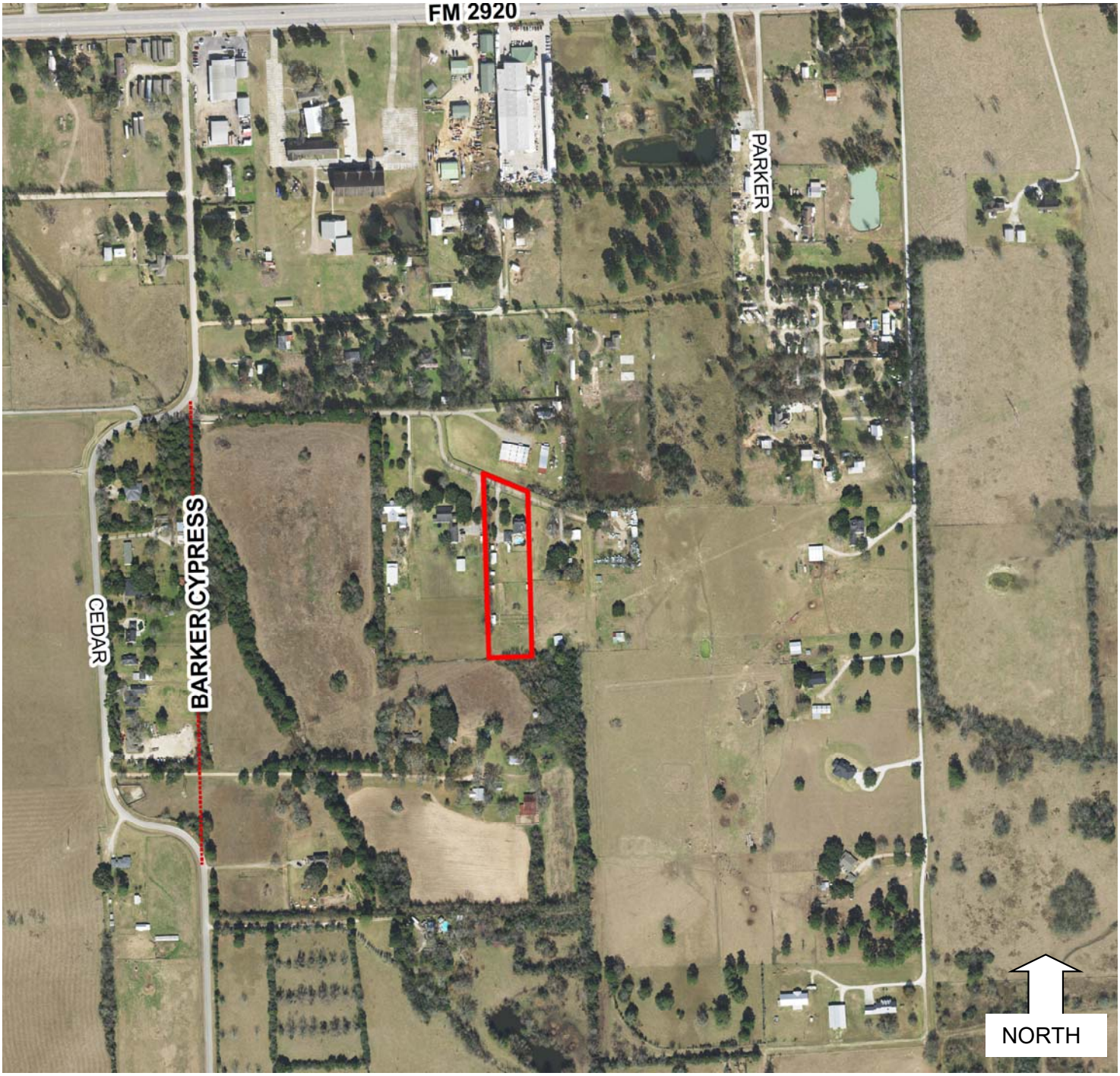
D – Variances Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Gantz Properties

Applicant: E.I.C Surveying Company



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0029
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company
Date Submitted: 01/12/2024

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 condition is not to dedicate or provide East-West or North- South Streets through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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 variance is not to provide east-West or North-South street through subject tract at least 1400'. The site is in the William Hurd Survey, A-377. In Harris County, Texas. Located on the east side of Cedar Lane, 60.00' Right-Of-Way). (see attached HCAD Map). Albert B. Gantz and his wife Dorris Ann Gantz the parents of the proposed subdivision of Gantz Properties bought 3.2529-acre tract in September 28,1972, together with a 35-foot easement for roadway purposes and purposes of ingress and egress from Cedar lane to their property as described under Harris County Clerk's file No. D700065 Harris County Deed Records. (see attached instrument). Said proposed subdivision is only 2.3304 acre tract with an average width of 166.6' and 639.04' long. The owner of this proposed subdivision has already an existing house and living in it (see attached boundary survey). The only reason she is platting this property is because she is putting a 900' mobile home for her elderly mother that she wants to on her property instead of next adjoining property. Harris County told her that she has to plat this tract. This is a private community consists of 4 properties and the only way for the property owners not fronting on Cedar Lane is to access their property by the 35 foot Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. RP-2021-715479 and R419964 Harris County Deed Records (see attached recorded instruments). All around the subject proposed subdivision are small residential tracts with a 30.0'-35.0' feet road access easement to et to their properties from Cedar lane. Providing a Street going East and West or a street going North and South would create an impractical development as there is not anywhere for the east- west street or the North-South street to connect as the property to the east where it will connect to the north- south street is and will end up going to nowhere, or will end up in a Cul-De-

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0029
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company
Date Submitted: 01/12/2024

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 condition is not to dedicate or provide East-West or North- South Streets through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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 variance is not to provide east-West or North-South street through subject tract at least 1400'. The site is in the William Hurd Survey, A-377. In Harris County, Texas. Located on the east side of Cedar Lane, 60.00' Right-Of-Way). (see attached HCAD Map). Albert B. Gantz and his wife Dorris Ann Gantz the parents of the proposed subdivision of Gantz Properties bought 3.2529-acre tract in September 28,1972, together with a 35-foot easement for roadway purposes and purposes of ingress and egress from Cedar lane to their property as described under Harris County Clerk's file No. D700065 Harris County Deed Records. (see attached instrument). Said proposed subdivision is only 2.3304 acre tract with an average width of 166.6' and 639.04' long. The owner of this proposed subdivision has already an existing house and living in it (see attached boundary survey). The only reason she is platting this property is because she is putting a 900' mobile home for her elderly mother that she wants to on her property instead of next adjoining property. Harris County told her that she has to plat this tract. This is a private community consists of 4 properties and the only way for the property owners not fronting on Cedar Lane is to access their property by the 35 foot Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. RP-2021-715479 and R419964 Harris County Deed Records (see attached recorded instruments). All around the subject proposed subdivision are small residential tracts with a 30.0'-35.0' feet road access easement to et to their properties from Cedar lane. Providing a Street going East and West or a street going North and South would create an impractical development as there is not anywhere for the east- west street or the North-South street to connect as the property to the east where it will connect to the north- south street is and will end up going to nowhere, or will end up in a Cul-De-

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0029
Plat Name: Gantz Properties
Applicant: E.I.C. Surveying Company
Date Submitted: 01/12/2024

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 condition is not to dedicate or provide East-West or North- South Streets through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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 variance is not to provide east-West or North-South street through subject tract at least 1400'. The site is in the William Hurd Survey, A-377. In Harris County, Texas. Located on the east side of Cedar Lane, 60.00' Right-Of-Way). (see attached HCAD Map). Albert B. Gantz and his wife Dorris Ann Gantz the parents of the proposed subdivision of Gantz Properties bought 3.2529-acre tract in September 28,1972, together with a 35-foot easement for roadway purposes and purposes of ingress and egress from Cedar lane to their property as described under Harris County Clerk's file No. D700065 Harris County Deed Records. (see attached instrument). Said proposed subdivision is only 2.3304 acre tract with an average width of 166.6' and 639.04' long. The owner of this proposed subdivision has already an existing house and living in it (see attached boundary survey). The only reason she is platting this property is because she is putting a 900' mobile home for her elderly mother that she wants to on her property instead of next adjoining property. Harris County told her that she has to plat this tract. This is a private community consists of 4 properties and the only way for the property owners not fronting on Cedar Lane is to access their property by the 35 foot Easement for Ingress and Egress recorded under Harris County Clerk's File Nos. RP-2021-715479 and R419964 Harris County Deed Records (see attached recorded instruments). All around the subject proposed subdivision are small residential tracts with a 30.0'-35.0' feet road access easement to et to their properties from Cedar lane. Providing a Street going East and West or a street going North and South would create an impractical development as there is not anywhere for the east- west street or the North-South street to connect as the property to the east where it will connect to the north- south street is and will end up going to nowhere, or will end up in a Cul-De-

Sac. So, the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

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

For the reason as explained in 1(b) the circumstances supporting the granting of the variance 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 owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having an East – West street or North- South street and end up to nowhere will have negative issues of pollution, lessened safety and noise.

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

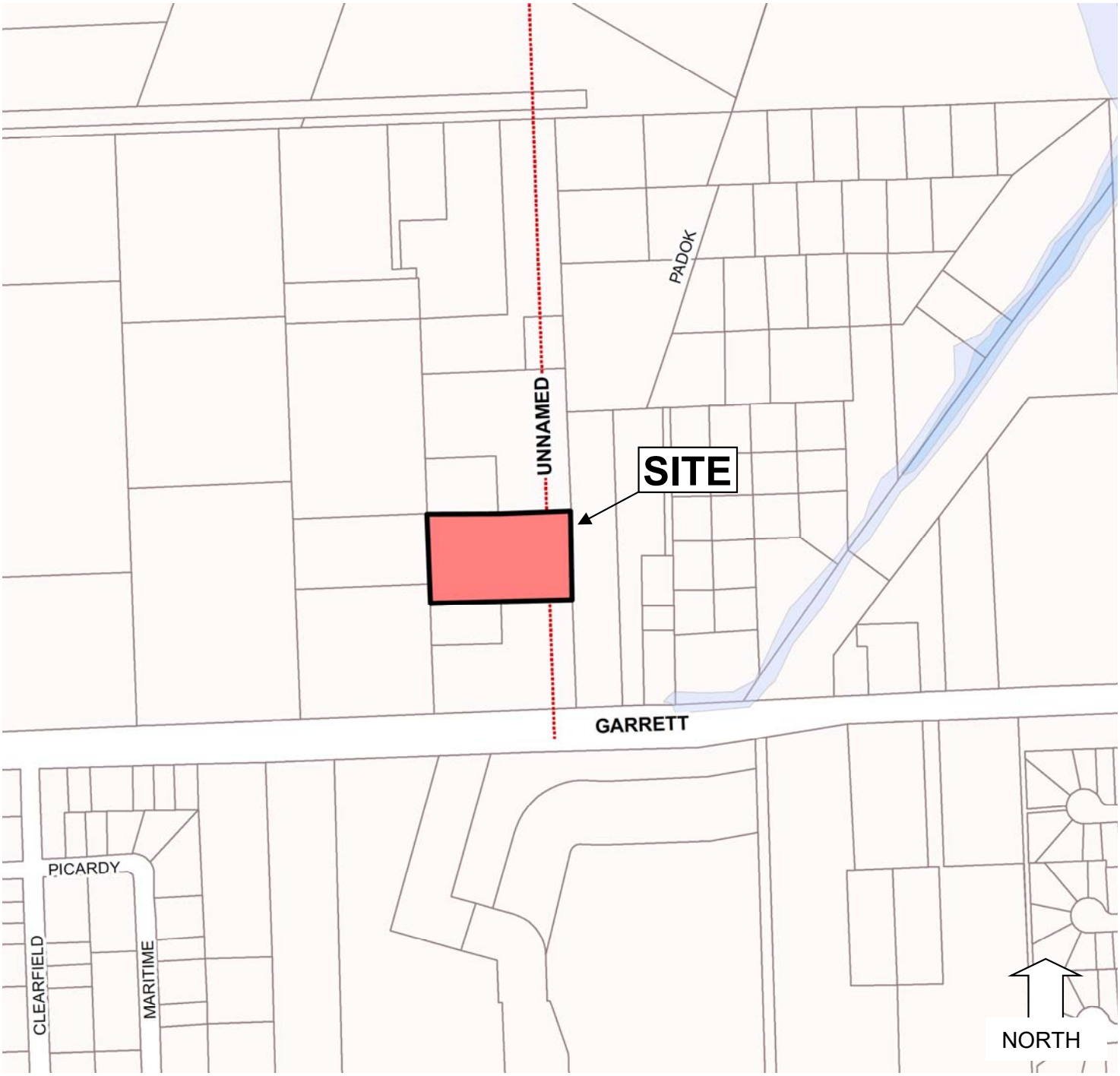
Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Haro Business Park

Applicant: RP & Associates



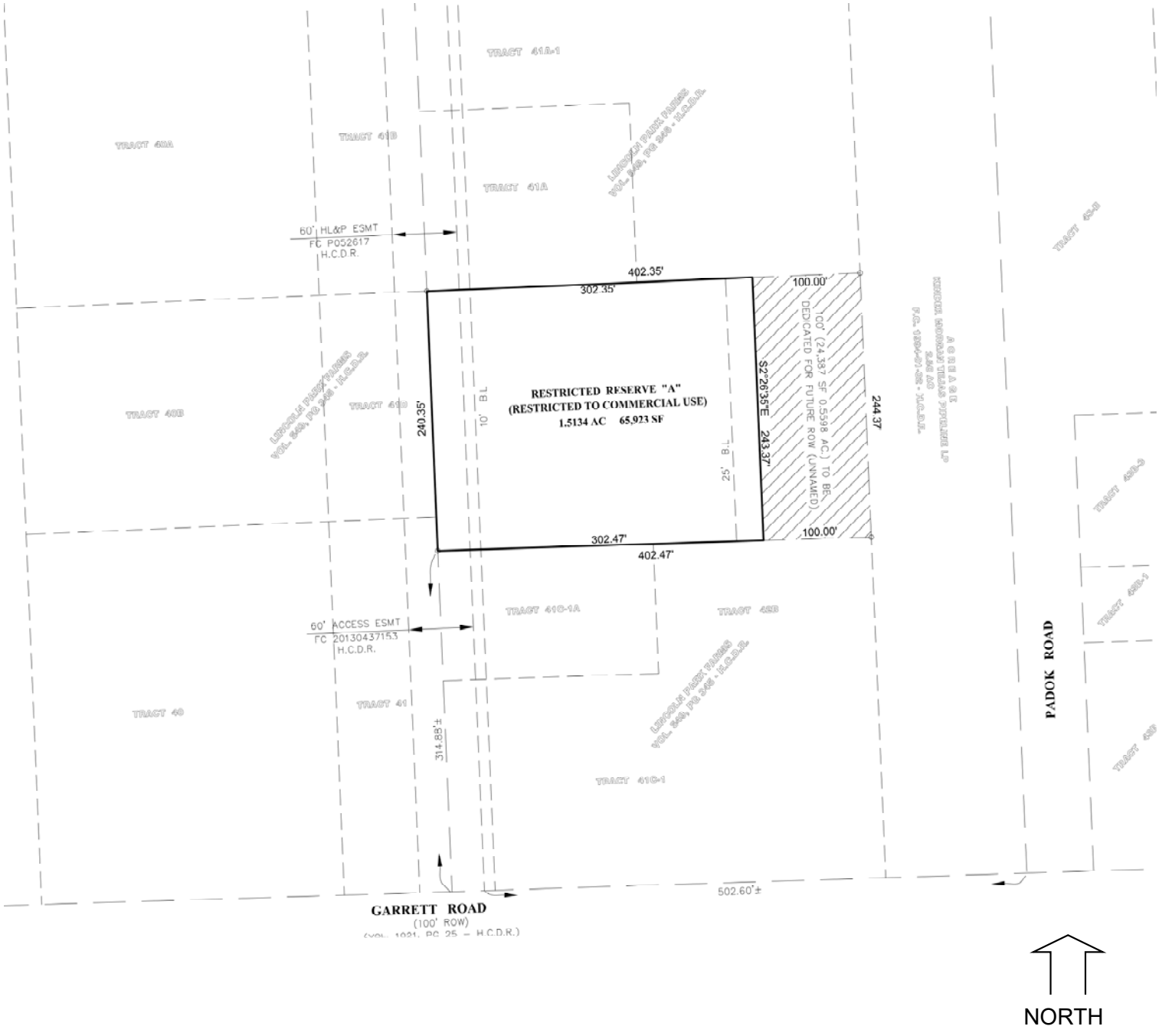
D – Variances **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Haro Business Park

Applicant: RP & Associates



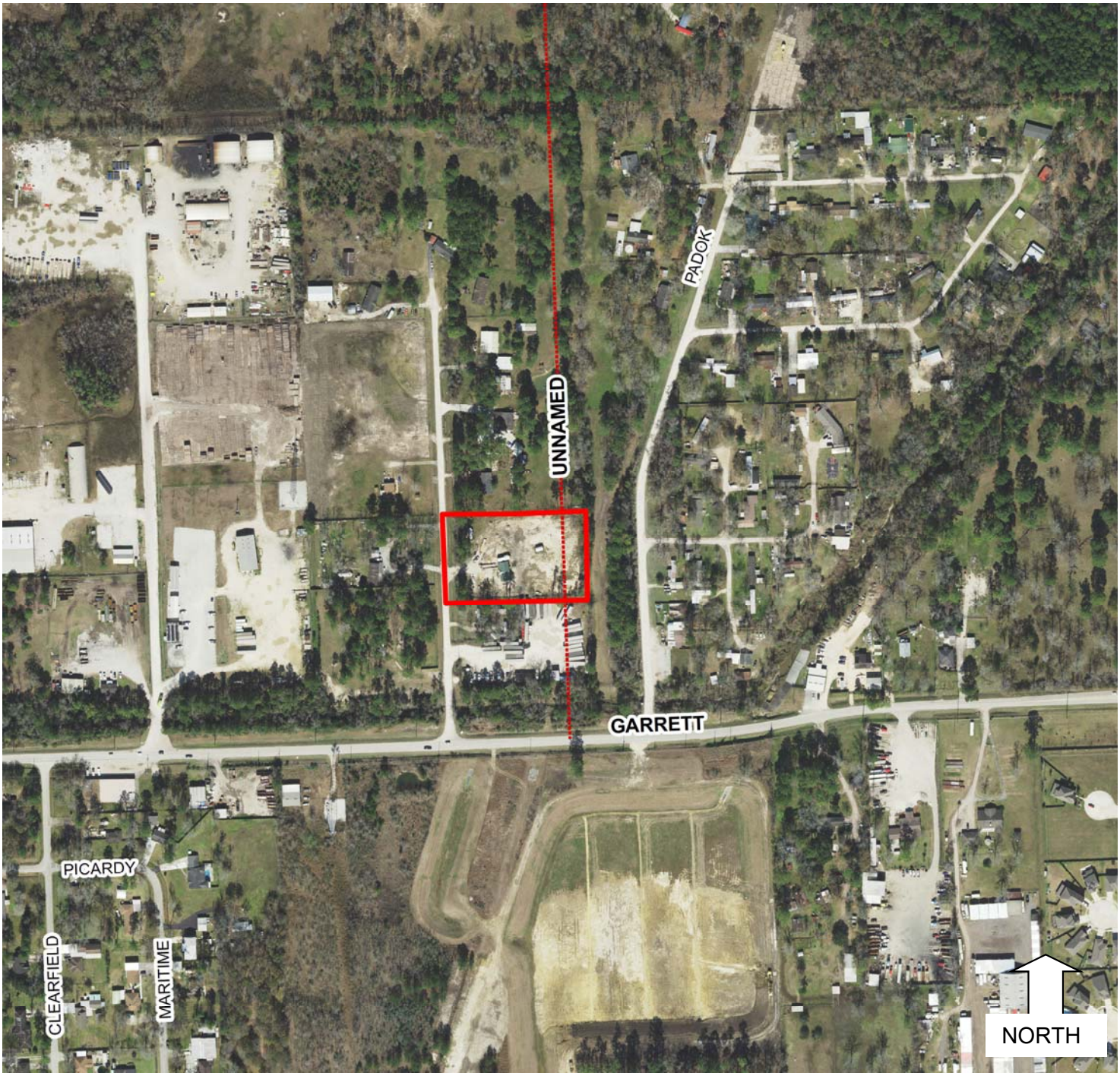
D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Haro Business Park

Applicant: RP & Associates



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0056
Plat Name: Haro Business Park
Applicant: RP & Associates
Date Submitted: 01/15/2024

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 requirement for which the variance is being sought is for providing direct vehicular access to a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE: All other. MINIMUM SIZE: 5000 sq. ft. TYPE OF STREET: public street. MINIMUM STREET WIDTH: 60 feet. MINIMUM STREET FRONTAGE: 60 feet.

Statement of Facts

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

The 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 due to the fact the Developer never dedicated public streets for these tracts, which was not regulated in 1923. He did dedciate a 60' wide access easement.

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

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

The circumstances supporting the granting of the variance is not the result of a hardship or imposed by the applicant as he bought his tract out of the 5 acre tracts which were subdivided by metes and bounds in October 25, 1991 with no dedicated public street, but did dedicated 60' access easement.

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

The intent and general purposes of this chapter will be preserved and maintained as there is an existing 60' wide dedicated access easement to Garrett Road which will provide access to this tract and an additional 12 tracts which exist on a road provided by homeowners. This access easement was done July 29, 2013.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the 60' dedicated access easement to Garrett Road meets the current width requirements for access to a commercial reserve with a well maintained traveled road.

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

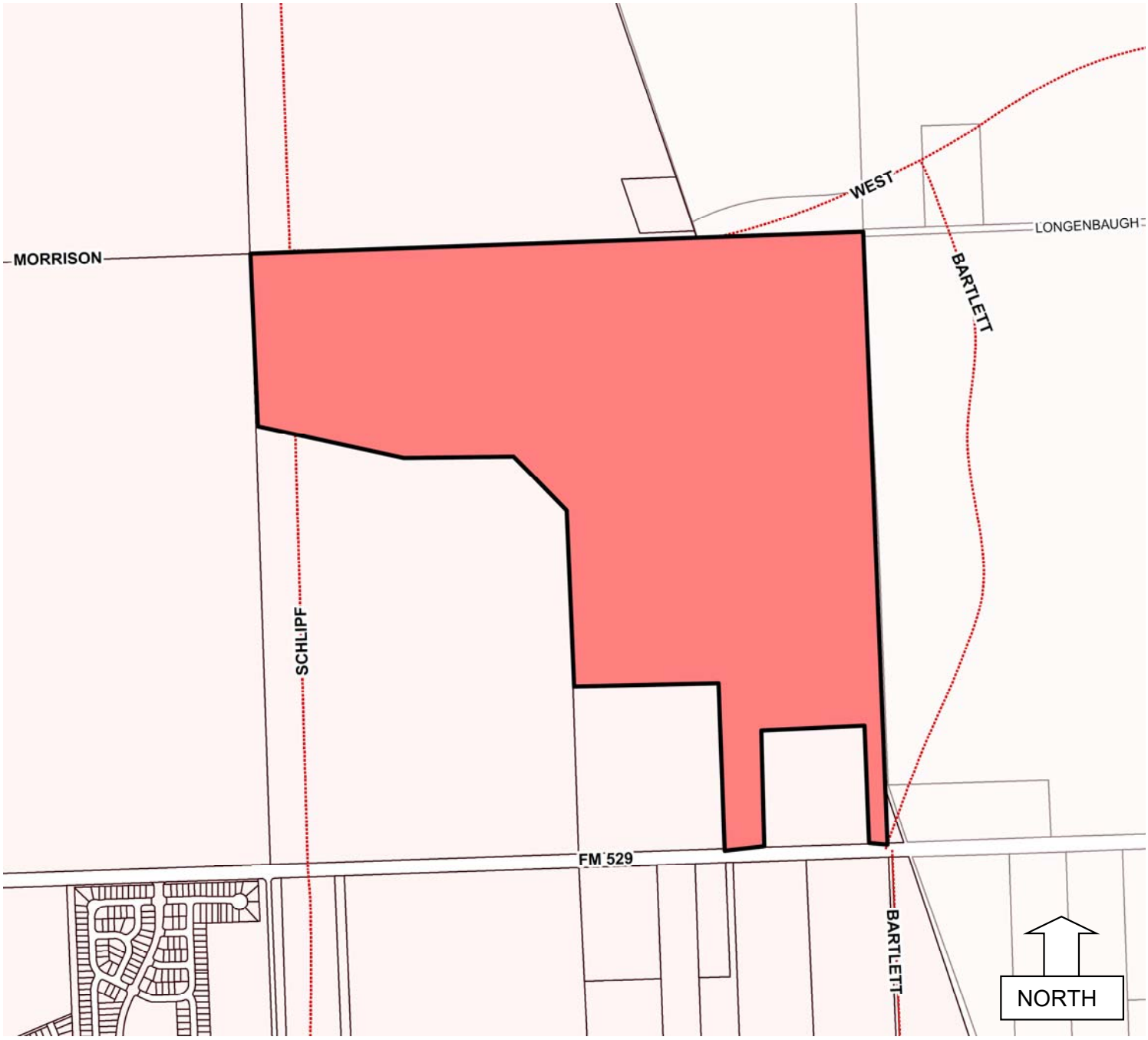
Economic hardship is not the sole justification for the variance as the current tract is being utilized for living purposes and will be developed according to Harris County Development Regulations.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



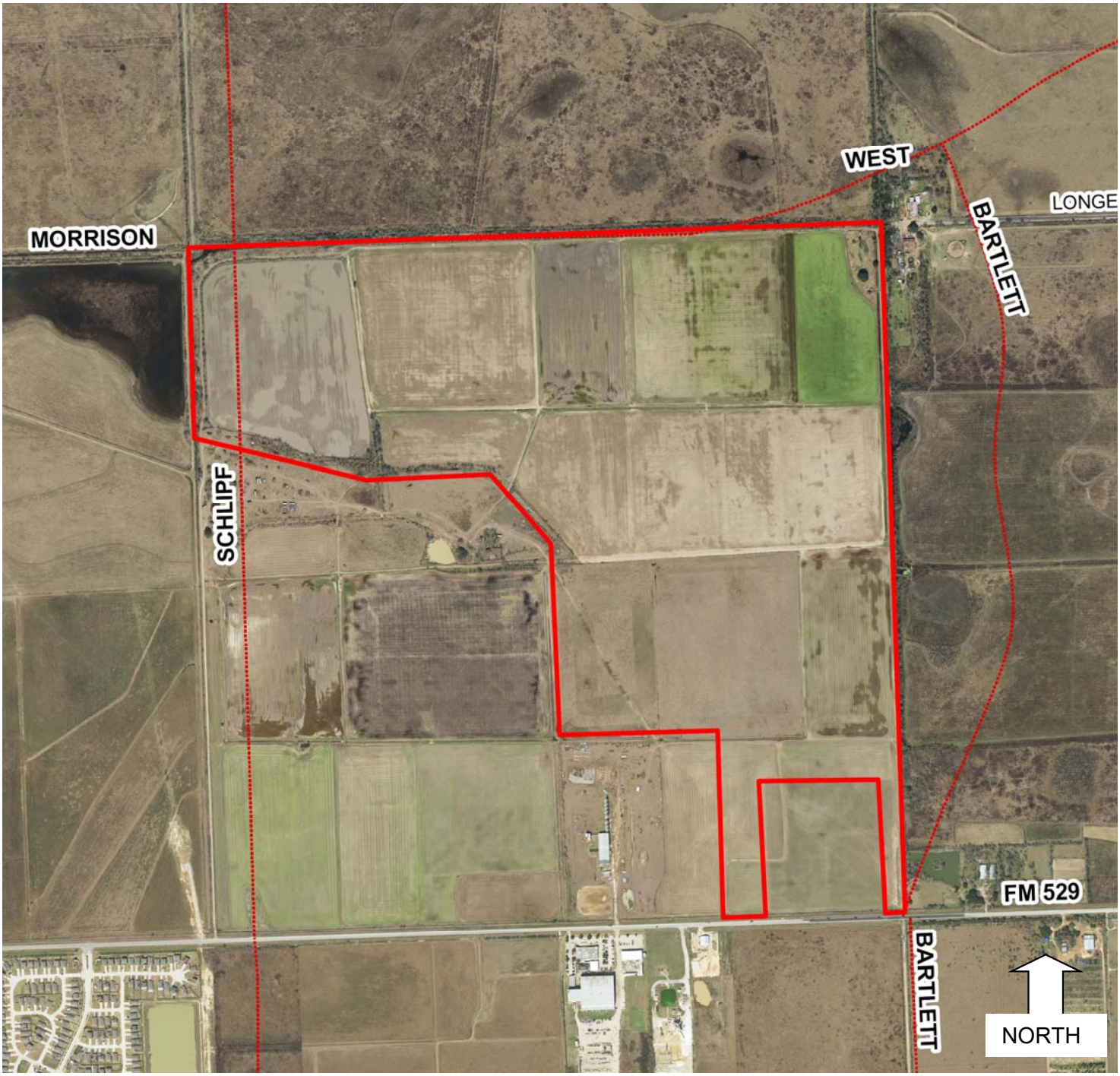
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

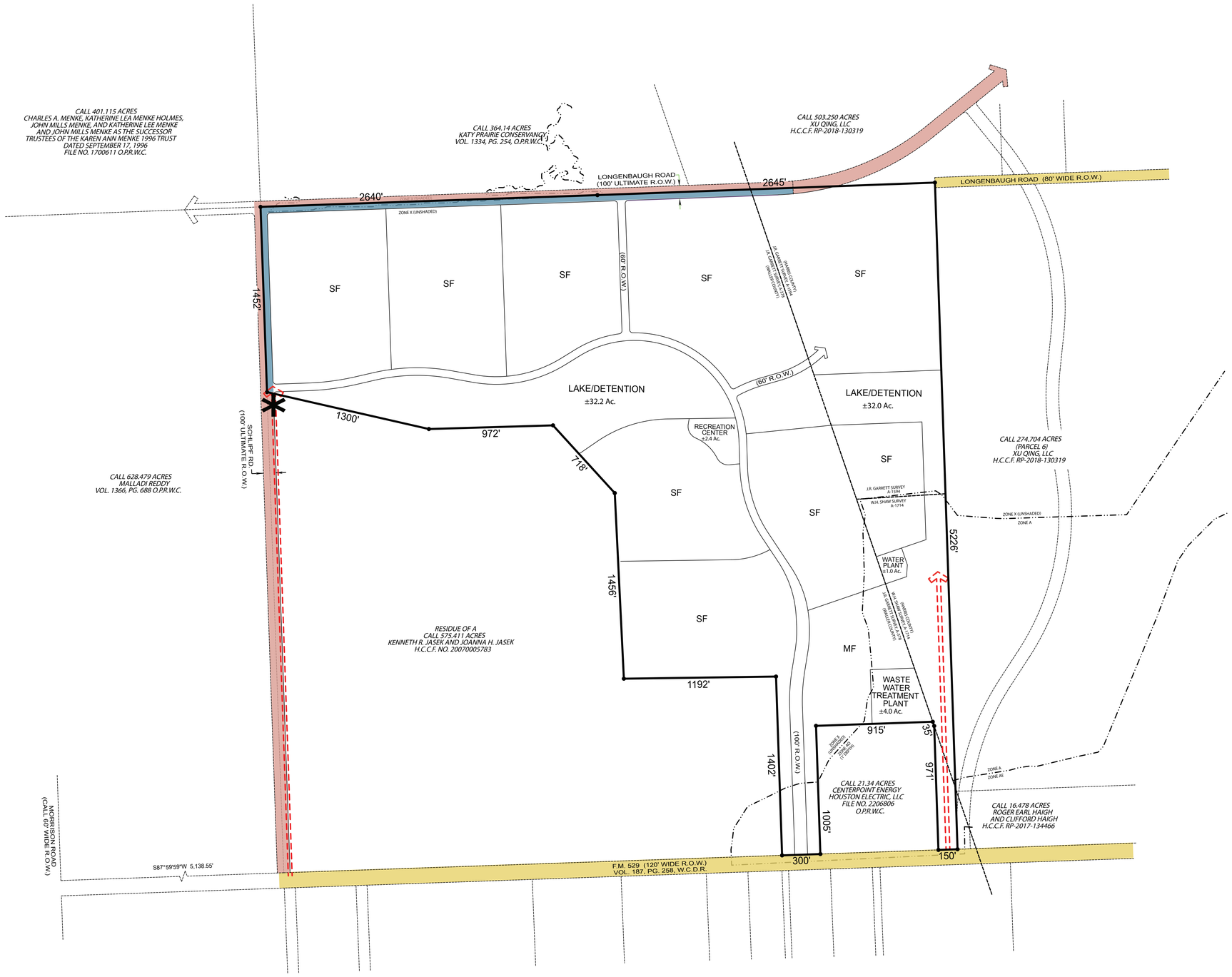
Planning and Development Department **Meeting Date: 01/25/2024**

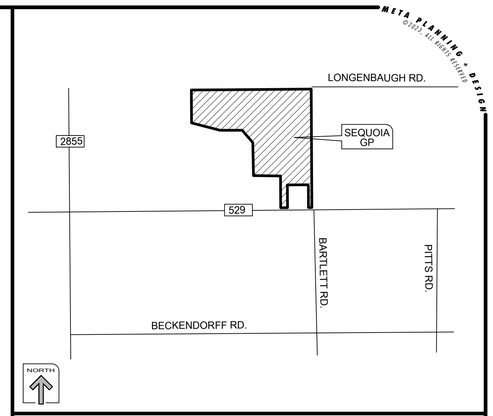
Subdivision Name: Jasek Farm GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**





Vicinity Map (not to scale)

NORTH

LEGEND

- EXSITING ROW
- TO BE DEDICATED BY DEVELOPER
- TO BE DEDICATED BY OTHERS
- PROPOSED 30' ALL WEATHER EMERGENCY ACCESS EASEMENT
- ✱ PROPOSED 911 EMERGENCY ACCESS GATE

VARIANCE EXHIBIT FOR

JASEK FARMS

BEING 358.0± ACRES OF LAND

OUT of THE
J.R. GARRETT SURVEY, A-1594
W.H. SHAW SURVEY, A-1714
HARRIS COUNTY, TEXAS

OUT of THE
J.R. GARRETT SURVEY, A-378
WALLER COUNTY, TEXAS

OWNER:
D.R. HORTON

SCALE: 1" = 400'
0 400 800

PLANNER:
META

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

DECEMBER 26, 2023

MTA-21067

DISCLAIMER AND LIMITED WARRANTY

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2937
Plat Name: Jasek Farm GP
Applicant: Meta Planning + Design LLC
Date Submitted: 12/22/2023

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

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

To allow a subdivision consisting of approximately 1,100 single-family homes to have a single point of access to a public right-of-way, and to allow emergency access easements to serve as additional points of access.

Chapter 42 Section: 189

Chapter 42 Reference:

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

Statement of Facts

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

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

The Jasek Farms General Plan is a proposed residential development consisting of approximately 358-acres and approximately 1,100 units located in the western portion of the City of Houston's ETJ. The subject site is partially within Harris County (at the northeast corner of the tract) and partially within Waller County. To the south of the subject site is existing FM 529. The subject site touches existing FM 529 in two limited locations, although the bulk of the property is located further north away from FM 529. Proposed thoroughfare Schlipf Road is located along the western boundary of the tract and proposed thoroughfare Longenbaugh Road is located along the northern boundary of the tract. Proposed major thoroughfare Bartlett Road is projected to extend east of the subject tract, a few hundred feet offsite. Currently, only FM 529 exists as a functional roadway. Schlipf Road and Longenbaugh Road are planned thoroughfares, and the developer will contribute to the development of these roads where the alignments fall within the project boundary. However, the remainder of the construction of Schlipf and Longenbaugh Roads is out of the control of the developer. This will leave Schlipf Road and Longenbaugh Road without connection to existing roads for an undetermined amount of time. Access from Jasek Farms to Schlipf Road and Longenbaugh Road are proposed, and will be constructed, but until the neighboring tracts develop, these access points will not be able to serve through traffic. Due to the unique geometry of the subject tract as previously noted, there is only one possibility of providing a point of access to FM 529. The subject tract has two flag staffs along FM 529- the first being 300' in width (the western most of the two) and the second being 150' in width (the eastern most of the two). Currently, a public street is proposed within the western flag staff, but a second public street cannot be provided in the eastern

flag staff. The eastern flag staff is narrower, and this area is needed for a drainage channel as it is the sole outfall for drainage from the property. Due to the narrow width of the flag staff and the need for a drainage channel, it is not feasible to place a public ROW in the eastern flag staff as well. To alleviate safety concerns regarding points of access, two 30' emergency access easements with all-weather access drives have been proposed. The emergency access easements will allow for emergency services officials to bypass the main entrance and access the development, and these easements would remain in place until Schlipf Road and/or Longenbaugh Road have been fully constructed along the boundary of the tract. The first 30' emergency access easement would be placed in the eastern flag staff, and the easement would run along the drainage/detention berm. The eastern emergency access will not be gated to allow for through-traffic in the event of an emergency, but it will not be built as a public street. The second 30' emergency access easement would be located along future Schlipf Road to the west. The neighboring tract, located at the intersection of FM 529 and proposed Schlipf Road, has agreed to grant a 30' gated 911-access easement through their tract to serve the Jasek Farms development. These proposed emergency access easements shall ensure that the development is accessible by any emergency services until the future public rights-of-way come online. Additionally, there is an opportunity for a future, partial connection to a platted local street at the northeast corner of the subject site. A portion of Longenbaugh Road was dedicated in the previous location of the thoroughfare to the northeast, and that right-of-way touches the northeast corner of the project for 40' at the boundary (the paving does not extend to the subject site). A full street connection is not possible without acquiring at least 10' of additional land from the property owner to the north, but a partial street could be extended from the subject site to provide the other half of a future connection once the remaining ROW is provided. Thus, in the future this street could also become a public street connection to the subject site, but it cannot provide a second public street connection for the beginning of the project. Ultimately, the Jasek Farms development will comply with the Chapter 42 points of access requirements. However, at the time being, there is only one public roadway (FM 529) that exists and can serve as a point of access for the development. Schlipf Road and Longenbaugh Road will eventually be constructed (partially by the developer and partially by neighboring tracts), but the construction timeline is out of the developer's control. Likewise, the completion of the connection to the northeast could eventually be constructed but requires ROW to be dedicated from a third party at some future date. Tin the interim, the developer is proposing two 30' all-weather emergency access easements to serve the community until the Schlipf Road and Longenbaugh Road access points are viable.

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

The unique geometry of the subject tract and the lack of existing public roadways adjacent to the subject tract are not the result of a hardship created or imposed by the developer/applicant, and these circumstances are out of the control of the developer.

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

As there will initially be one public road access point and two emergency access points (one of which will be open to the public in the event of an emergency and one of which will be gated for 911 access), there will be three points of access to this tract, and this is in line with the intent and general purposes of Chapter 42-189. At the dedication of Schlipf Road and Longenbaugh Road, there will be two additional points of access to a public roadway. However, the complete dedication of these roads is out of the control of the developer.

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

The granting of the variance will not be injurious to the public health, safety, or welfare, as there will be multiple access points to this tract. In the event of an emergency, first responders and members of the community can enter/exit easily through the public roadway or one of the emergency access easements.

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

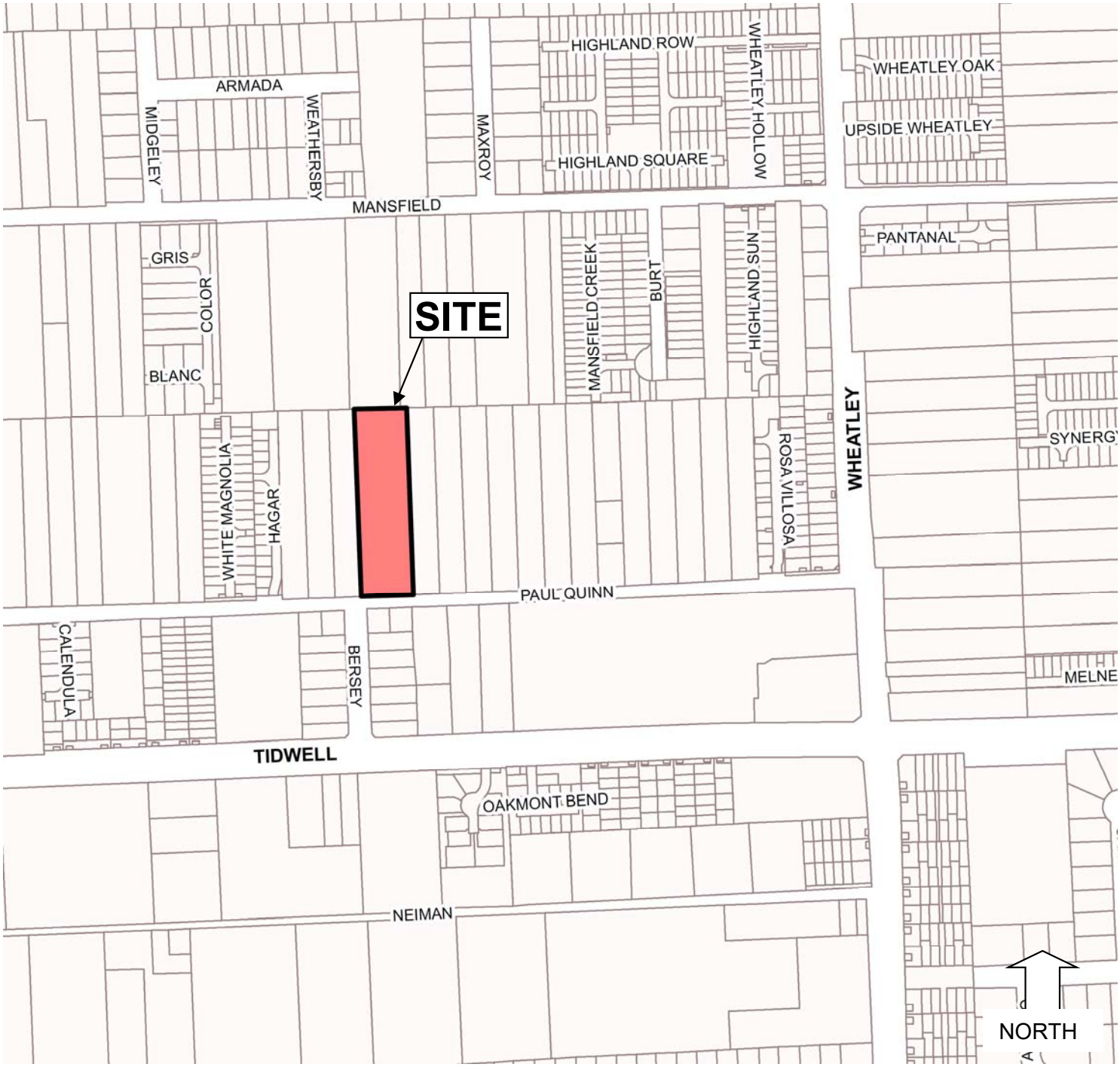
As previously noted, the unique geometry of the subject tract and the lack of existing public roadways adjacent to the subject tract are not the result of a hardship created or imposed by the developer/applicant.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



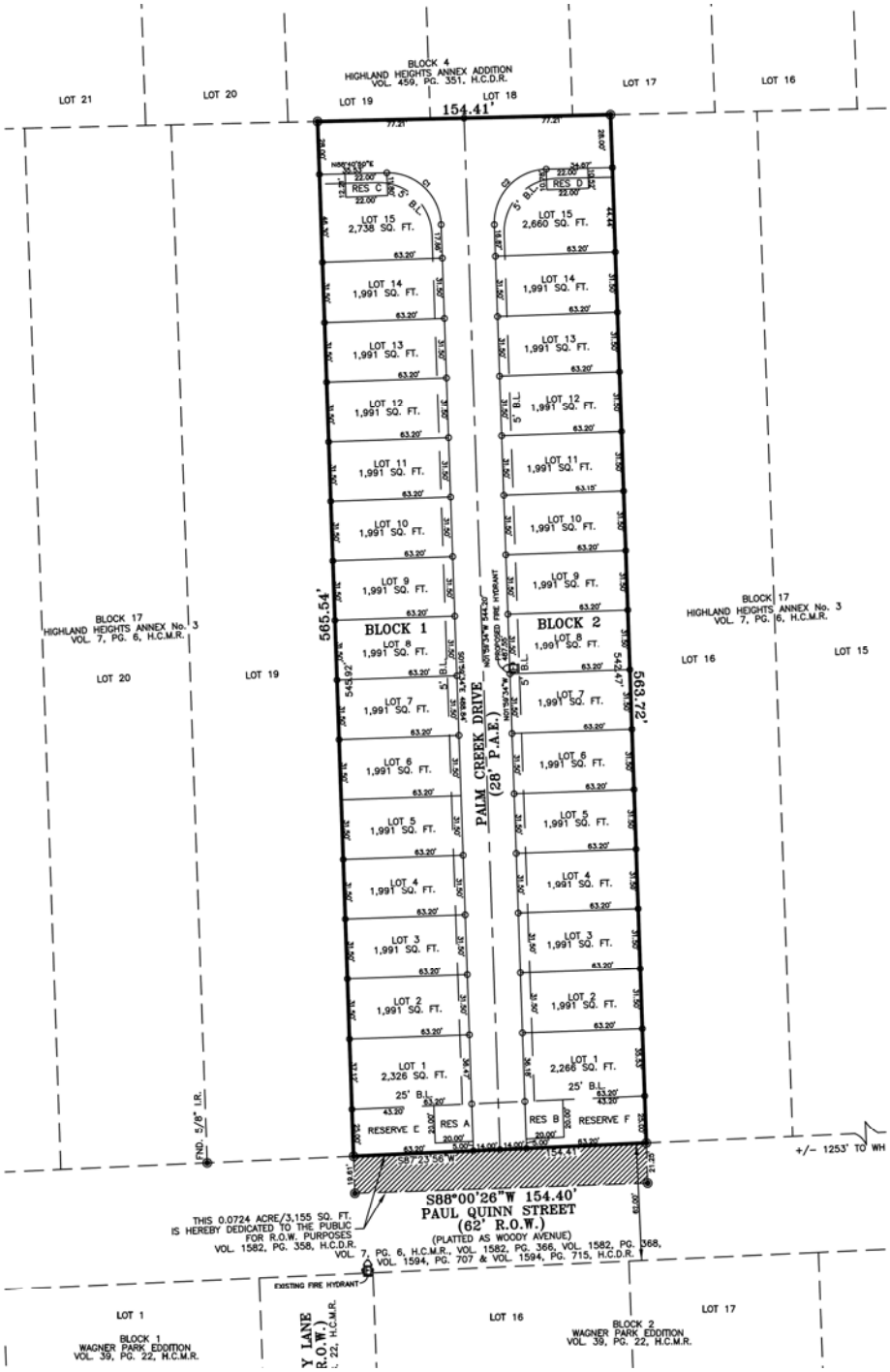
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



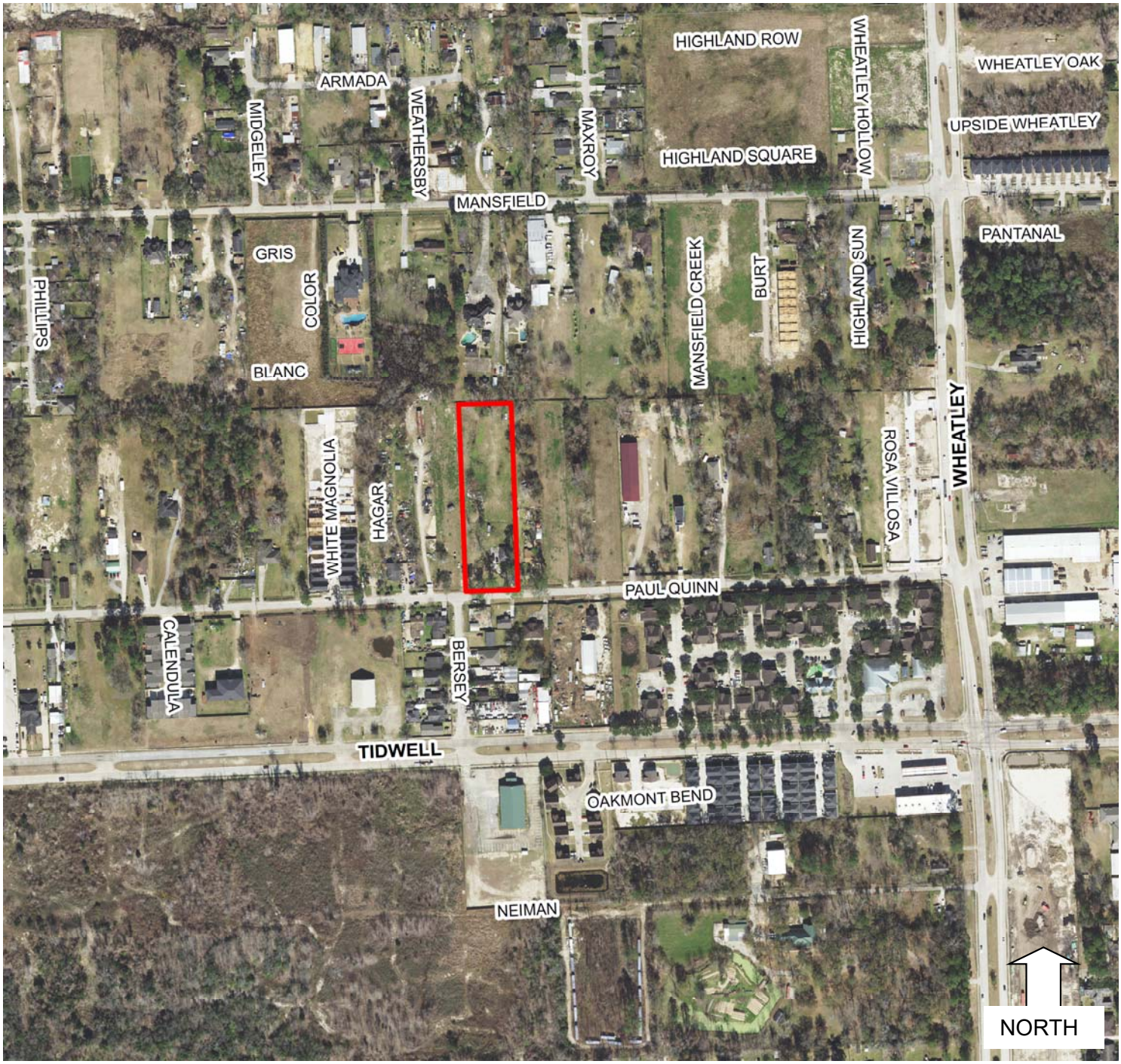
D – Variances Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Nest at Paul Quinn (DEF 1)

Applicant: Gruller Surveying



D – Variances

Aerial

SINGLE FAMILY–RESIDENTIAL (TYPE R–3)	
1 GUEST PARKING PER 6 UNITS: 30/6	= 5
TOTAL PARKING REQUIRED:	= 5
TOTAL PARKING PROVIDED:	= 6

20 PARKING CALCULATION
Scale:NTS = 1'-0"

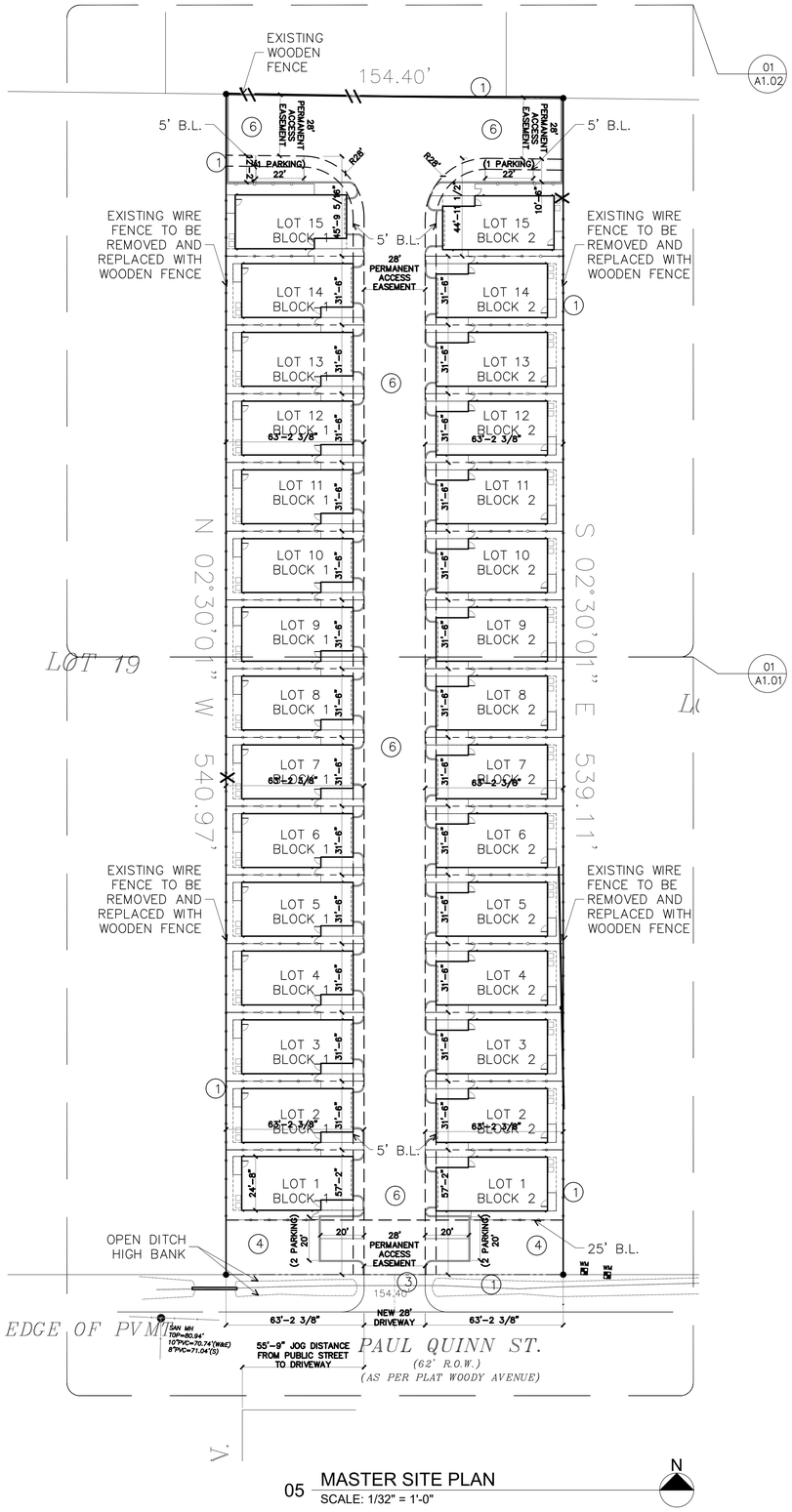
(1) PROPERTY LINE
(2)
(3) NEW CONC. DRIVEWAY
(4) NEW LANDSCAPE AREA
(5)
(6) NEW CONCRETE PAVEMENT

19 KEY LEGEND
Scale:NTS = 1'-0"

- REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR RETAINING WALL SIIZING AND LOCATION
- REFER TO CIVIL SITEWORK BCE ILMS ##### FOR ALL SITE DETAILS

18 NOTES
Scale:NTS = 1'-0"

ADDRESS TABLE			
LOT #	ADDRESS	STREET	LEGAL DESCRIPTION
BLOCK 1			
1	5703	PALM CREEK DR.	LOT 1, BLOCK 1 OF NEST AT PAUL QUINN
2	5705	PALM CREEK DR.	LOT 2, BLOCK 1 OF NEST AT PAUL QUINN
3	5707	PALM CREEK DR.	LOT 3, BLOCK 1 OF NEST AT PAUL QUINN
4	5709	PALM CREEK DR.	LOT 4, BLOCK 1 OF NEST AT PAUL QUINN
5	5711	PALM CREEK DR.	LOT 5, BLOCK 1 OF NEST AT PAUL QUINN
6	5713	PALM CREEK DR.	LOT 6, BLOCK 1 OF NEST AT PAUL QUINN
7	5715	PALM CREEK DR.	LOT 7, BLOCK 1 OF NEST AT PAUL QUINN
8	5717	PALM CREEK DR.	LOT 8, BLOCK 1 OF NEST AT PAUL QUINN
9	5719	PALM CREEK DR.	LOT 9, BLOCK 1 OF NEST AT PAUL QUINN
10	5721	PALM CREEK DR.	LOT 10, BLOCK 1 OF NEST AT PAUL QUINN
11	5723	PALM CREEK DR.	LOT 11, BLOCK 1 OF NEST AT PAUL QUINN
12	5725	PALM CREEK DR.	LOT 12, BLOCK 1 OF NEST AT PAUL QUINN
13	5727	PALM CREEK DR.	LOT 13, BLOCK 1 OF NEST AT PAUL QUINN
14	5729	PALM CREEK DR.	LOT 14, BLOCK 1 OF NEST AT PAUL QUINN
15	5731	PALM CREEK DR.	LOT 15, BLOCK 1 OF NEST AT PAUL QUINN
BLOCK 2			
1	5702	PALM CREEK DR.	LOT 1, BLOCK 2 OF NEST AT PAUL QUINN
2	5704	PALM CREEK DR.	LOT 2, BLOCK 2 OF NEST AT PAUL QUINN
3	5706	PALM CREEK DR.	LOT 3, BLOCK 2 OF NEST AT PAUL QUINN
4	5708	PALM CREEK DR.	LOT 4, BLOCK 2 OF NEST AT PAUL QUINN
5	5710	PALM CREEK DR.	LOT 5, BLOCK 2 OF NEST AT PAUL QUINN
6	5712	PALM CREEK DR.	LOT 6, BLOCK 2 OF NEST AT PAUL QUINN
7	5714	PALM CREEK DR.	LOT 7, BLOCK 2 OF NEST AT PAUL QUINN
8	5716	PALM CREEK DR.	LOT 8, BLOCK 2 OF NEST AT PAUL QUINN
9	5718	PALM CREEK DR.	LOT 9, BLOCK 2 OF NEST AT PAUL QUINN
10	5720	PALM CREEK DR.	LOT 10, BLOCK 2 OF NEST AT PAUL QUINN
11	5722	PALM CREEK DR.	LOT 11, BLOCK 2 OF NEST AT PAUL QUINN
12	5724	PALM CREEK DR.	LOT 12, BLOCK 2 OF NEST AT PAUL QUINN
13	5726	PALM CREEK DR.	LOT 13, BLOCK 2 OF NEST AT PAUL QUINN
14	5728	PALM CREEK DR.	LOT 14, BLOCK 2 OF NEST AT PAUL QUINN
15	5730	PALM CREEK DR.	LOT 15, BLOCK 2 OF NEST AT PAUL QUINN



05 MASTER SITE PLAN
SCALE: 1/32" = 1'-0"

TN associates inc
2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713–541–3195
E-mail: info@tnassociatesinc.com

ISSUE

© Copyright
TN ASSOCIATES, INC. 2013

REGISTERED ARCHITECT TIEN THU NGUYEN 17644 STATE OF TEXAS

12/13/2023

PROJECT NAME:

SINGLE FAMILY RESIDENTIAL

5702-5731 PALM CREEK DRIVE
HOUSTON, TEXAS 77091

DATE:	12/13/2023
PROJECT NUMBER:	23–016N
SCALE:	AS SHOWN
DRAWN BY:	TN

DRAWING NUMBER

A1.00

TN Associates, hereby expressly reserves its common law copyright and other property rights in these plans. These plans and drawings are not to be reproduced, changed or copied in any form or manner whatsoever without first obtaining the express written permission of TN Associates, nor are they to be assigned to any third party without first obtaining written permission and consent.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2327
Plat Name: Nest at Paul Quinn
Applicant: Gruller Surveying
Date Submitted: 10/09/2023

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

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

To not dedicate local or collector street 1400 feet from Grant Road to the south line of subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Strict application of this chapter would leave the parcel split into two pieces; leaving the proposed development unachievable. The site plan that is proposed provides adequate space for vehicular and pedestrian traffic. The proposed R.O.W. would be better suited to the west of the development in order to align with the existing south street that intersects Paul Quinn. If we were to dedicate the north/south street the intersection would have a jog that creates and impedance to traffic flow.

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

No hardship will be created, dedication a R.O.W. south would ultimately lead into an existing residential house. The proposed development is seeking to beautify the area with a larger house design, rather than the smaller houses that the City is seeking to avoid. There will also be adequate parking within the City's ordinance. The intersection spacing is within 1300' to the east and just shy of the requirement on the west. The 40' proposed R.O.W. will not fit within the proposed development and would cause a safety concern for pedestrian traffic. The proposed 28' easement will allow all utilities to serve the development.

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

The intent of this chapter is to ensure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/south it would lead into a residential house. The south

R.O.W. that dead ends at Paul Quinn currently, is 55’9” west of the proposed driveway causing a jog in traffic flow. The R.O.W. would be better suited on another parcel to create a uniform north south thoroughfare.

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

Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

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

No, the sole justification of this variance is to ensure safe traffic flow, while also maintaining pedestrian safety as well as uniformity in R.O.W.’s in the area. The proposed R.O.W. dedication should be thought out more thoroughly as to the location due to the existing characteristics of the area. We are no way trying to harm the current area with this variance, but are simply trying to make a common sense, safe and accommodating development that ensures safety and beautifies the area.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

December 22, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Nest at Paul Quinn
REFERENCE NUMBER: 2023-2327

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Paul Quinn Road between Cebra Street and Wheatley 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.

Gruller Surveying, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed the 1,400' intersection spacing requirement by not providing a north/south public street through the subject site. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 11, 2024, 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 Aldo Perez with Gruller Surveying, at 713-333-1466. You may also contact Aracely Rodiguez with the Planning and Development Department regarding this notice at (832)393-6574 or Aracely.Rodriguez@houstontx.gov. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the next 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

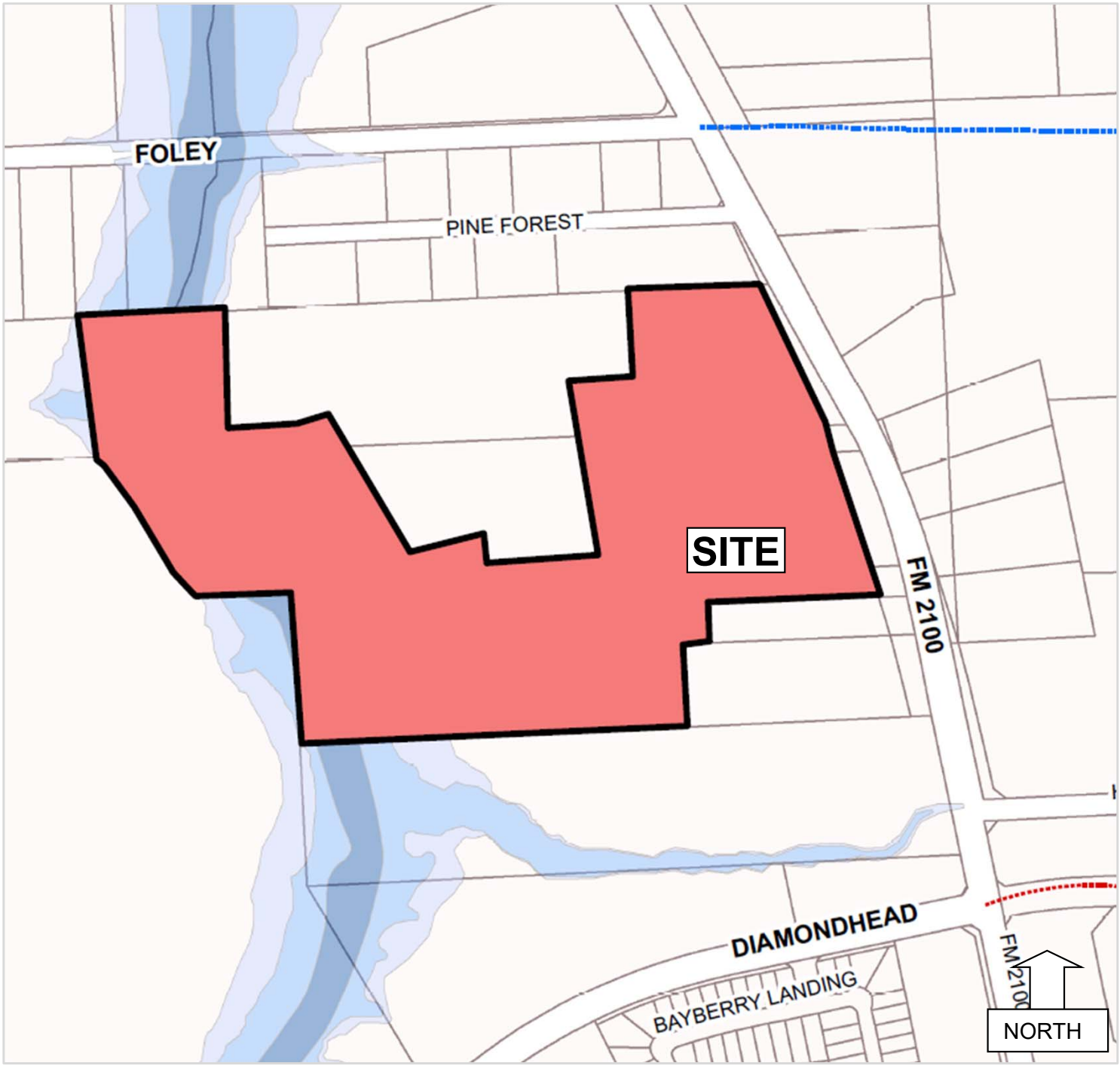
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC



D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC



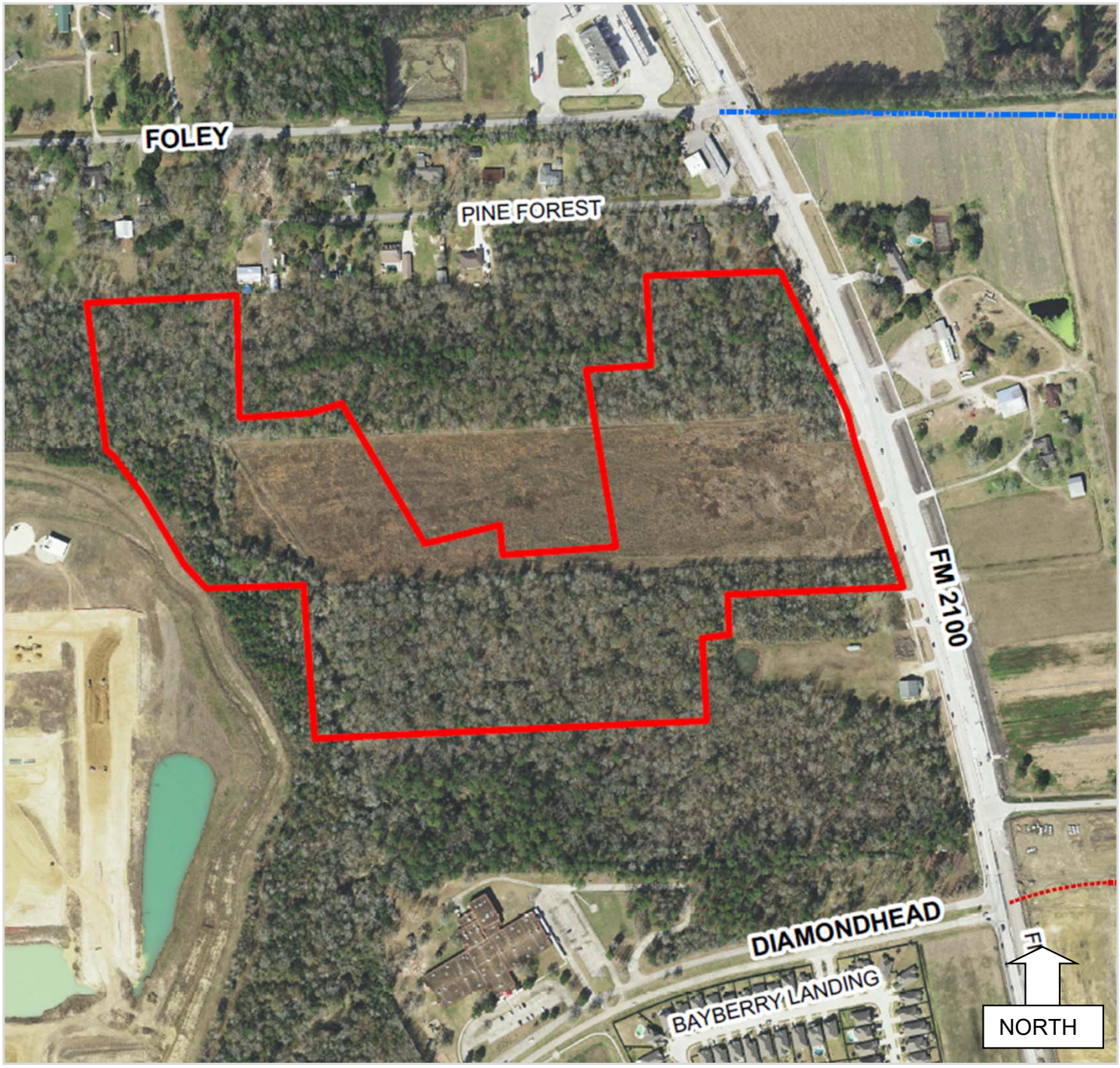
D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

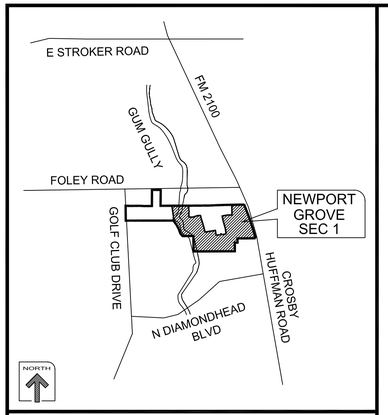
Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Newport Grove Sec 1

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**



Vicinity Map (not to scale)

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "F. RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

5.) LOTS BACKING OR SIDING F.M. 2100 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET

6.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

7.) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.

8.) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

9.) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

10.) 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.

11.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE

12.) "G.B.L." INDICATES GARAGE BUILDING LINE. THE G.B.L. APPLIES ONLY TO THE FRONT OF THE GARAGE WHERE VEHICLES ENTER. THE SIDE AND REAR WALLS OF THE GARAGE, AND THE PRIMARY STRUCTURE, FOLLOW THE NORMAL BUILDING SETBACK LINES.

A PRELIMINARY PLAT OF

NEWPORT GROVE SEC 1

BEING 48.7± ACRES OF LAND

CONTAINING 103 LOTS (50' X 130' TYP.) AND TEN RESERVES IN SEVEN BLOCKS.

OUT OF THE

ABSOLOM REEVES SURVEY, A-60

HARRIS COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF "UNION PARK SEC 3" AS RECORDED IN FILM CODE NO. 683091 H.C.M.R., BEING PART OF RESERVE "A" BLOCK 1.

REASON FOR REPLAT:
TO CREATE 103 LOTS AND 10 RESERVES IN 7 BLOCKS.

OWNER:
ROCHESTER DEVELOPMENT, LLC

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-23017C

META PLANNING + DESIGN LLC © 2023 ALL RIGHTS RESERVED

NORTH

±290'

±360'

PINE FOREST DRIVE (60' WIDE) VOLUME 3766, PAGE 347 H.C.D.R.

CALL 19.766 ACRES CARY & MARY LEONARD H.C.C.F. NO. RP-2016-325875

CALL 2.7057 ACRES CHARLES & MARGARET DEMENT H.C.C.F. NO. 20120353349

JODIE SMITH H.C.A.D. ACCOUNT NO. 0451420000027

CALL 0.952 ACRE DANIEL & WILMA PRATKA H.C.C.F. NO. C256604

CALL 0.476 ACRE DANIEL & WILMA PRATKA H.C.C.F. NO. C256603

CALL 1.1650 ACRES JOSEPH & CHARLOTTE ANSELMO H.C.C.F. NO. 20120322294

CALL 0.715 ACRE DANIEL & AMANDA WESSELS H.C.C.F. NO. 20140105322

CALL 1.28 ACRES JAMES W. LYNCH H.C.C.F. NO. Y156804

CALL 3.1011 ACRES ROBERT & ESTER BERDEN H.C.C.F. NO. W246045

FUTURE DEVELOPMENT

RESTRICTED RESERVE "D" DRAINAGE/DETENTION ±20.00 ACRES

FUTURE DEVELOPMENT

IUOE TRAINING AND EDUCATION CENTER, INC. H.C.C.F. NO. RP-2016-463272

CALL 1.7365 ACRES DANIEL ADAMUT H.C.C.F. NO. RP-2022-598028

RESERVE "A" CROSBY NEW HOPE BAPTIST CHURCH F.C. NO. 608020 H.C.M.R.

CALL APPX. 25 ACRES HBT REALTY LTD H.C.C.F. NOS. 20140112522 & 20140144362

FM 2100 (100' WIDE) H.C.C.F. NO. RP-2020-81191

HEDGE CHASE DRIVE (50' R.O.W.)

LOWER HAVEN WAY (60' R.O.W.)

GRAND HARVEST DRIVE (100' R.O.W.)

TIMBERLAND PEAK LANE (50' R.O.W.)

LEAF ENCLAVE DRIVE (50' R.O.W.)

MAROON HARBOR WAY (50' R.O.W.)

DAYLIGHT CREST DRIVE (50' R.O.W.)

WINDROCK HILLS DRIVE (50' R.O.W.)

RUSTIC ALDER DRIVE (50' R.O.W.)

ROYAL VIEW (50' R.O.W.)

NOTE:

A	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.87 ACRE	B	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.20 ACRE	C	RESTRICTED RESERVE "C" LIFT STATION ±0.33 ACRES	D	RESTRICTED RESERVE "D" DRAINAGE/DETENTION ±20.00 ACRES	E	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.10 ACRE
F	RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.06 ACRE	G	RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE/ PRIVATE PARK ±0.37 ACRE	H	RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.36 ACRE	J	RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.39 ACRE	K	RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE ±0.75 ACRE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-282 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER 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 PRELIMINARY SUBDIVISION PLAT.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2995
Plat Name: Newport Grove Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 12/27/2023

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 reduced intersection spacing along FM 2100 by providing a public local street connection (Lower Haven Way) in between existing Pine Forest Drive and the proposed entry street Grand Harvest Drive at less than a 600' offset in each direction.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. [...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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

Newport Grove is a proposed ±87-acre single-family subdivision located in the northeastern portion of the Houston ETJ, in Harris County, Texas. The subject tract is located just south of Foley Road, west of FM 2100 (Crosby Huffman Road), and east of Golf Club Drive. North Diamondhead Boulevard, a major thoroughfare, runs east-to-west a bit south of the development. The area is surrounded by single family homes to the north, an IUOE Training facility to the southeast, and some undeveloped property abutting the subject tract to the south. Gum Gully, a small creek, and its existing floodway bisect the subject site, running north to south splitting the residential development into two parts. There are two clusters of residential development separated by the previously mentioned creek and floodway. The cluster to the east contains sufficient developable area to create 188 residential lots but has no available access points except for its frontage along FM 2100 (Crosby Huffman Road), a major thoroughfare. The existing floodway bisecting the tract makes an additional point of access to the west infeasible to construct, and the existing surrounding development patterns preclude the possibility of a street connection to the north or south. The only other option for a second point of access for this cluster is an additional street connection along FM 2100 (Crosby Huffman Road). The applicant previously requested a Special Exception to exceed 150 lots by having one public street connection and one private emergency access on FM 2100, but that request was denied by the Planning Commission (see 2023-1274 Newport Grove GP). Therefore, the developer has been in negotiations with TXDOT (which controls access to FM 2100) to discover whether a second public street connection to FM 2100 could be permitted. Although the lengthy TXDOT permitting process is not yet complete, initial discussions with TXDOT have indicated that a public street north of the proposed primary entrance will most likely be permissible. The proposed primary entrance is aligned with an existing median cut on FM 2100. The secondary public street north of the median cut will allow right-in-right-our traffic to access Lower Haven Way safely, without interfering with turning movements along FM 2100. The dimension that TXDOT primarily considers when reviewing permits for new connections is the curb-to-curb separation, which in these locations are at least 300' in each case. That distance is less than the preferred

ideal separation for TXDOT, which led to the original request for only one public street connection, but is still within tolerance for a special circumstance such as this to be approved by TXDOT. Measuring from ROW to ROW along the centerline of FM 2100, the new street Lower Haven Way is approximately 290' from existing Pine Forest Drive to the north and approximately 360' from proposed Grand Harvest Drive at the median cut in the center of the tract. Both separations are smaller than the minimum 600' ROW spacing as required by Chapter 42. Since it seems likely that TXDOT will approve the second connection, it is now necessary to also seek approval from the Houston Planning Commission for the substandard spacing along FM 2100. The proposed secondary street location will not have its own median cut and will therefore not introduce any new cross-traffic conflicts along FM 2100, which is the primary safety consideration underpinning the minimum intersection offset for thoroughfares. The second street connection will allow the developer to achieve the highest and best use of their property by fully developing the property with single family lots, while providing the two street connections intended by the ordinance for multiple points of access to provide ample circulation in the event of an emergency. This result is in keeping with the intent of Chapter 42 in all respects. Denying the intersection spacing would result in denying the required second point of access, which would in turn limit the developer to 150 lots with a single point of access, thus denying the developer the reasonable use of their land.

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

N/A

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

The limited access to FM 2100 is the primary hardship that supports the granting of the variance and is not a hardship created or imposed by the applicant.

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

The provision of two public street connections will provide ample access for development of the subject site, while the location of the secondary entrance will not introduce any cross-traffic conflicts along major throughfare FM 2100, therefore preserving and maintaining the intent and general purposes of this chapter.

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

The secondary connection will provide needed access to the subject site while not introducing any unsafe traffic conditions along the thoroughfare, and will therefore not be injurious and will in fact be beneficial to the public health, safety, and welfare.

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

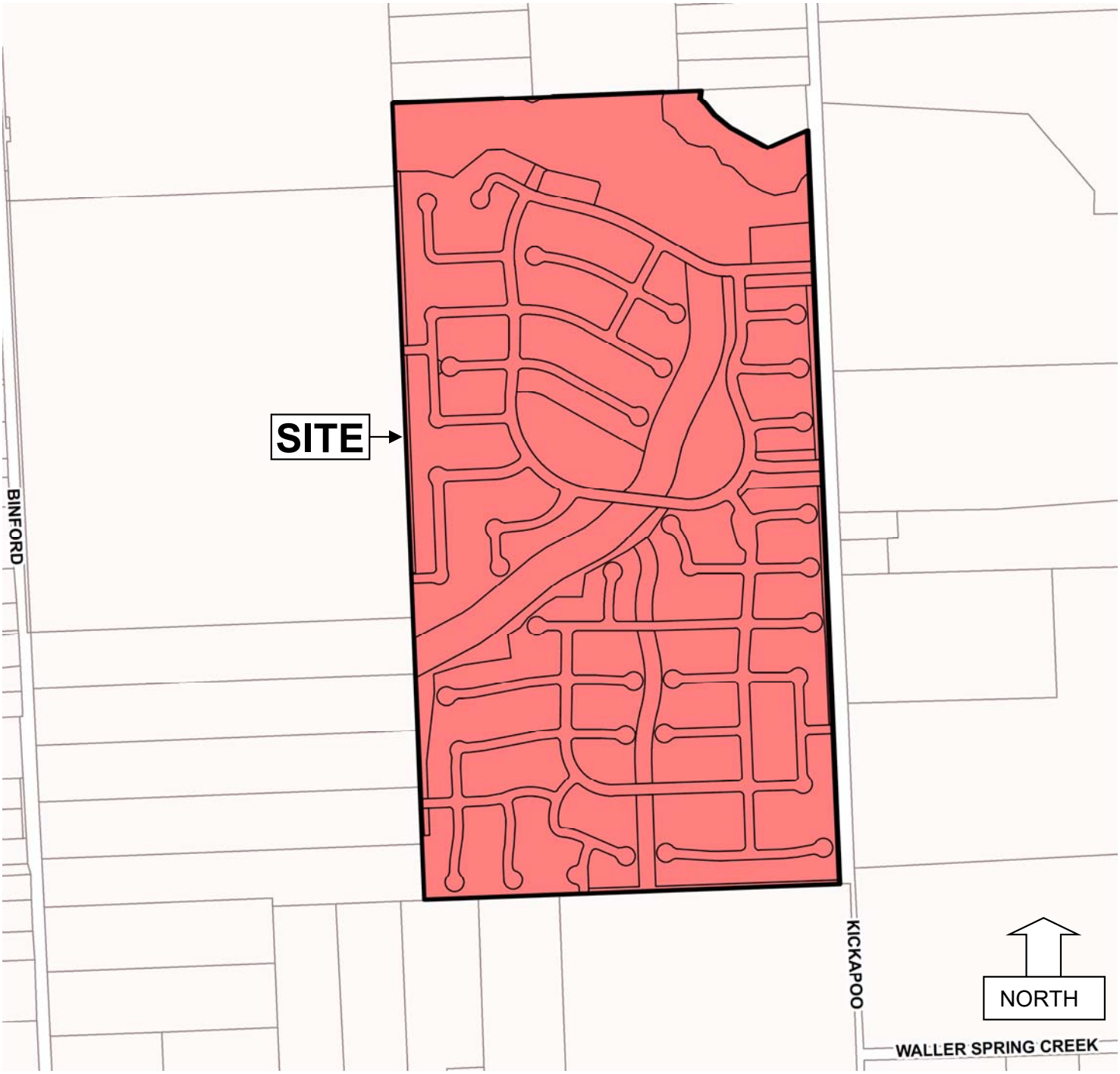
The limited access to the subject site is the justification for this variance.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



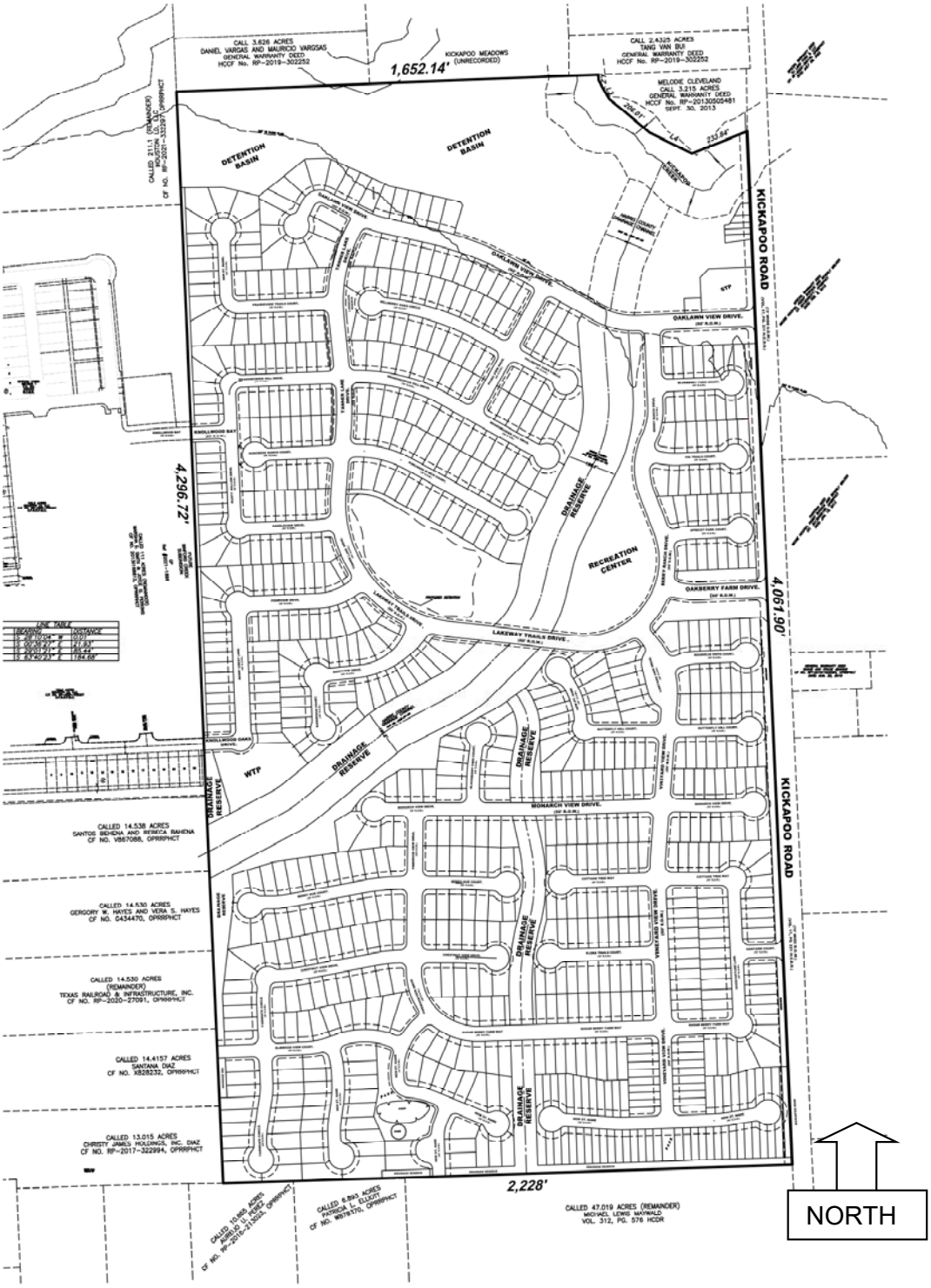
E – Special Exceptions **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



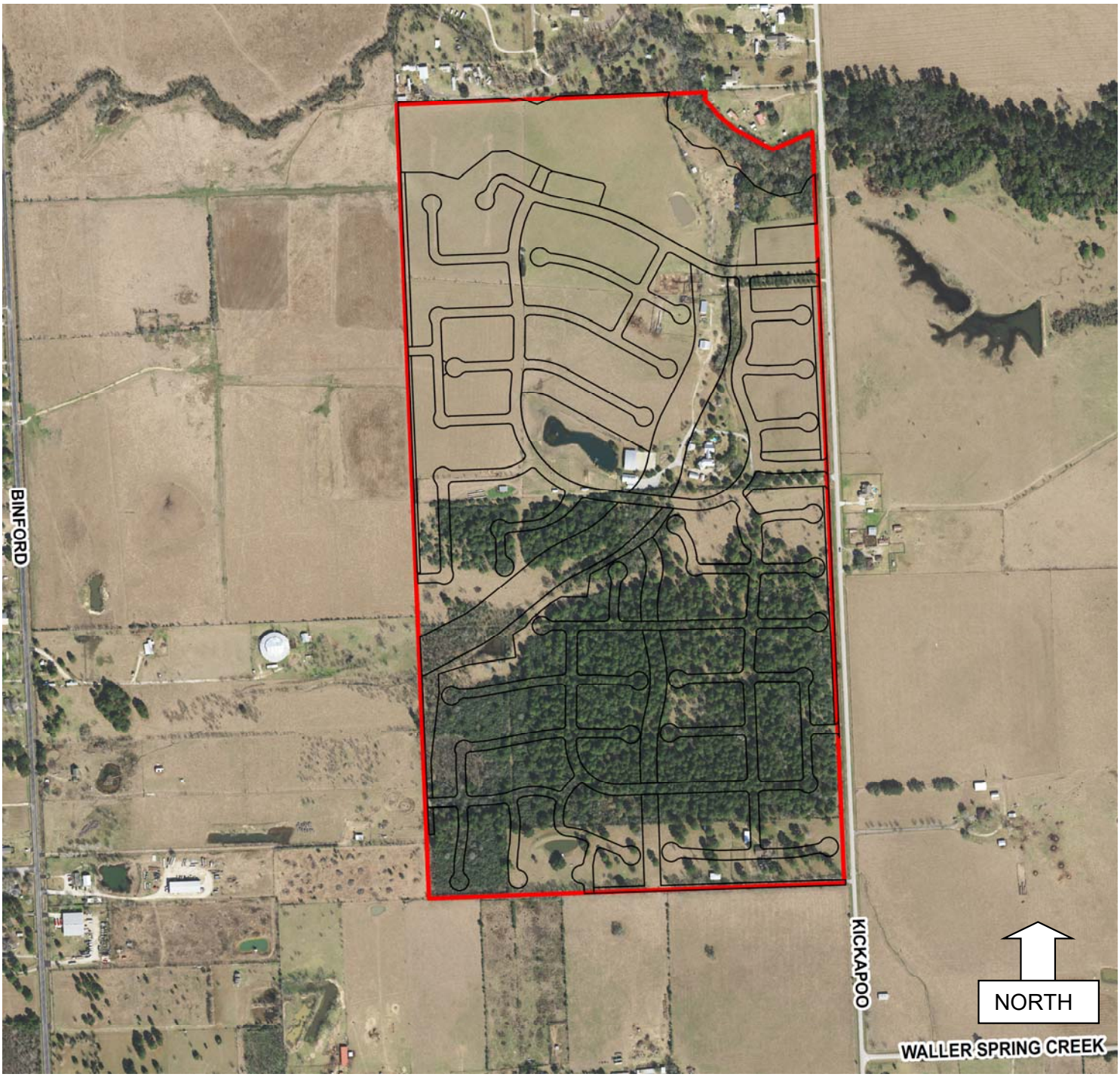
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Oakberry Trails GP

Applicant: Benchmark Engineering Corporation



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2023-2905
Plat Name: Oakberry Trails GP
Applicant: Benchmark Engineering Corporation
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 exceed the maximum intersection spacing of 1,447 feet from the required 1,400 feet along the centerline of a drainage channel between the western boundary of the proposed General Plan and proposed Lakeway Trails Drive an internal collector loop street.

Chapter 42 Section: 130(a)(5)

Chapter 42 Reference:

(5) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

Statement of Facts

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

The proposed Oakberry Trails Development consists of totaling 216.8 acres located south of Kickapoo Creek (HCFCD Unit No. J158-00-00) which is a tributary of Spring Creek (HCFCD Unit No, J100-00-00), west of and adjacent to Kickapoo Road (MTF, width varies), an existing paved road, approximately 700' north of future Waller Spring Creek Road (MTF), and east of the proposed Binford Creek subdivision. The northeast corner of the subject property is being occupied by a segment of an existing drainage channel known as Kickapoo Creek (J158-00-00). The remaining segment of Kickapoo Creek extends westerly along and near the north property line of subject property as depicted on the GP. Kickapoo Creek will be designed and constructed in accordance with current City of Houston, HC Engineering & HCFCD rules, regulations, and standards. HCFCD unit# J158-01-00 a tributary of Kickapoo Creek, bisects the subject property beginning near the southwest corner of subject property running in a north easterly direction and connecting at the point of confluence with Kickapoo Creek near the northeast corner of subject property. The area immediately south of Kickapoo Creek is encumbered by flood plain, as such, the drainage detention/mitigation storage pond is planned to be situated along the north property line of the proposed 216.8 acre development as depicted in the General Plan. Planning for the subject development includes local and collector streets to be designed all in adherence with City of Houston and Harris County rules, regulations, and standards. The proposed Oakberry Trails development (GP) was prepared with three local streets connecting to the east along Kickapoo Road, three local streets along the west property line and one along the south property line. Two of the proposed local streets along the west property line were designed to connect with the two adjacent streets proposed by Binford Creek development located to the west of subject development as depicted in the general plan of Binford Creek subdivision that was approved by the City of Houston Planning Commission on August 8, 2021.

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

The requested special exception intersection spacing will achieve a result contemplated by the standards in Article III of Chapter 42.

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

The requested modification is a 4 percent deviation from the required and it is not disproportionate.

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

The intent and general purposes of this chapter will be preserved and maintained by reducing an additional crossing at the same existing drainage channel.

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

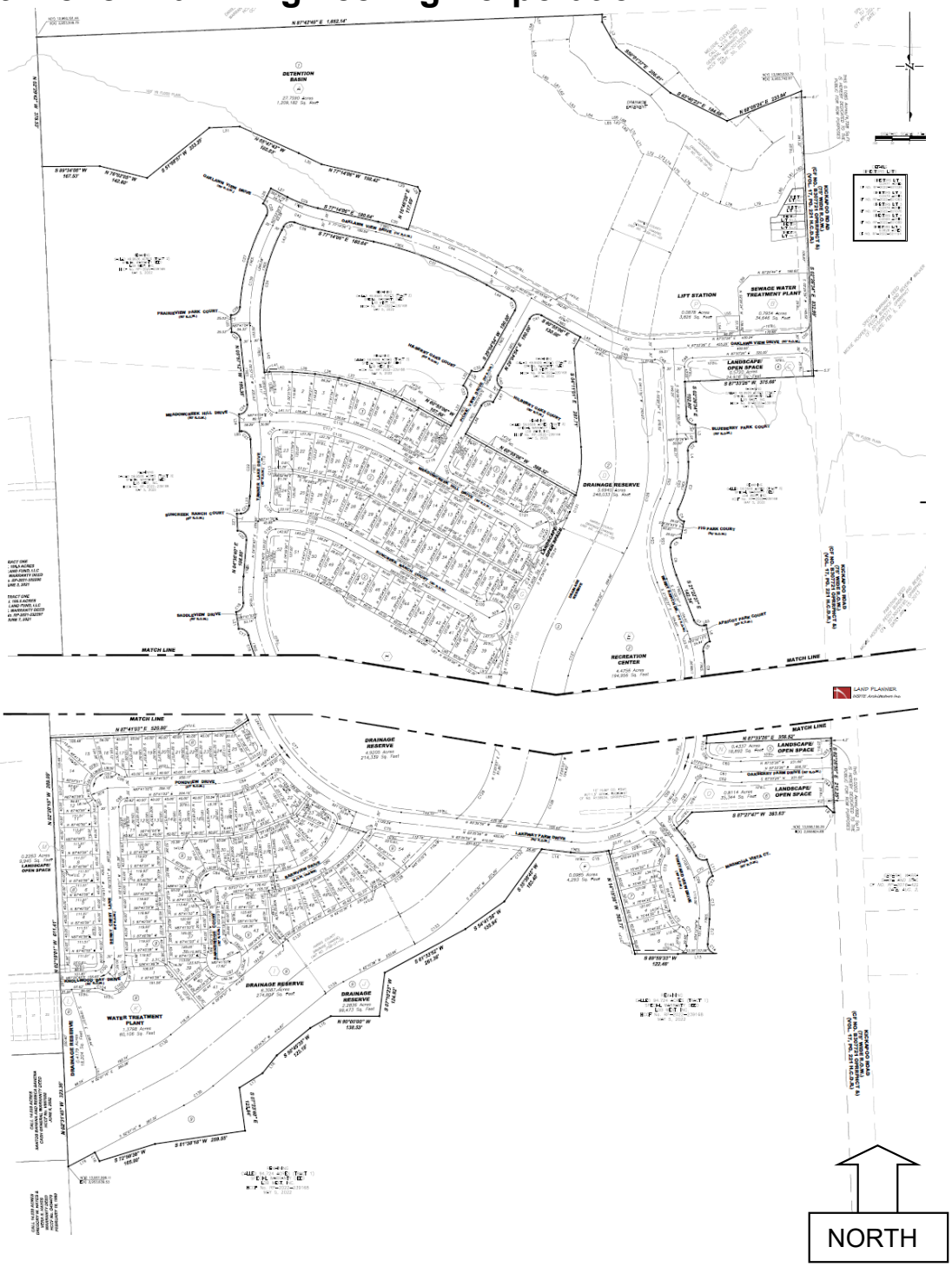
The granting of the special exception will reduce an additional crossing at the same drainage channel which will not be injurious to the public health, safety or welfare.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Oakberry Trails Sec 1

Applicant: Benchmark Engineering Corporation



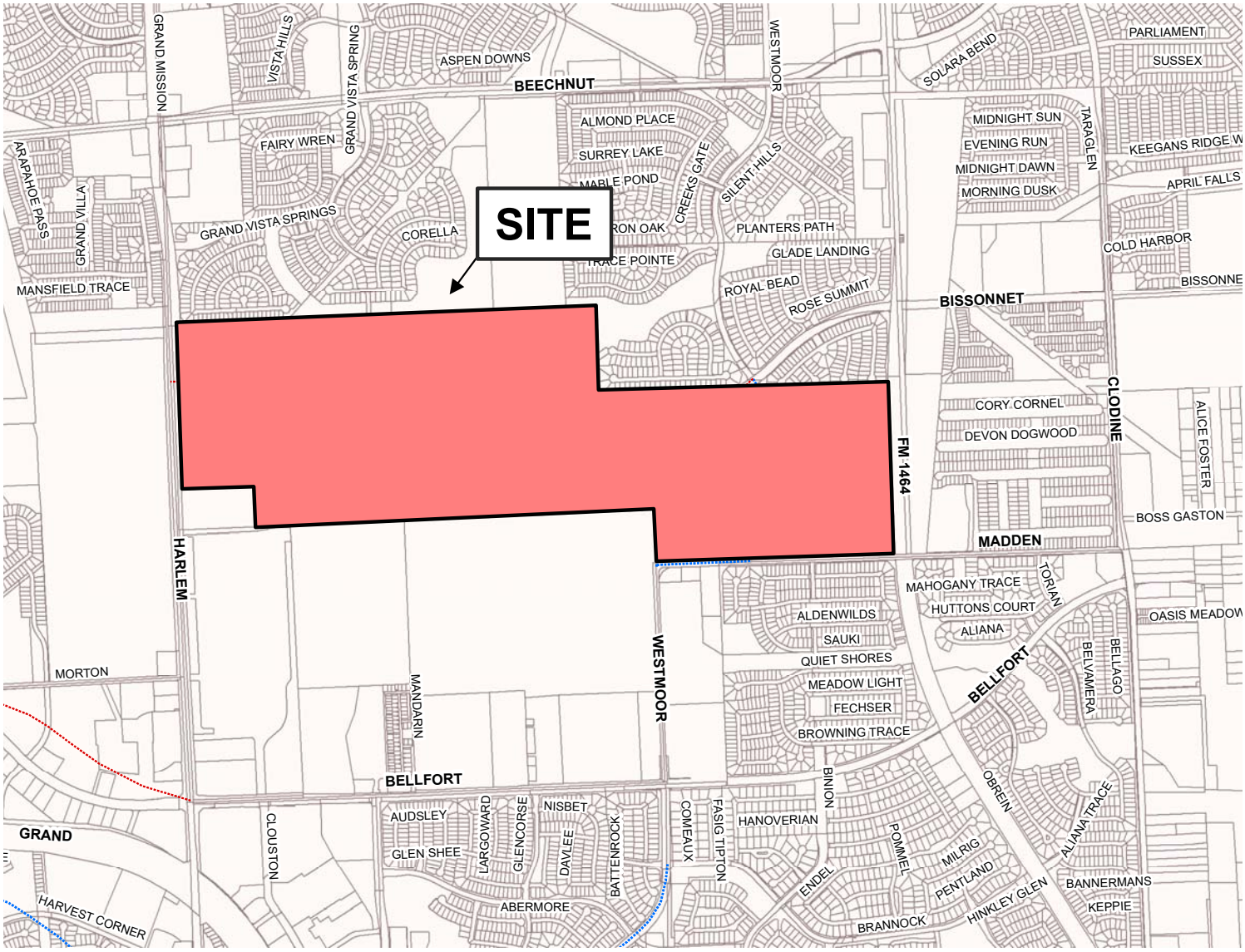
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Trillium GP

Applicant: Meta Planning + Design LLC.



NORTH

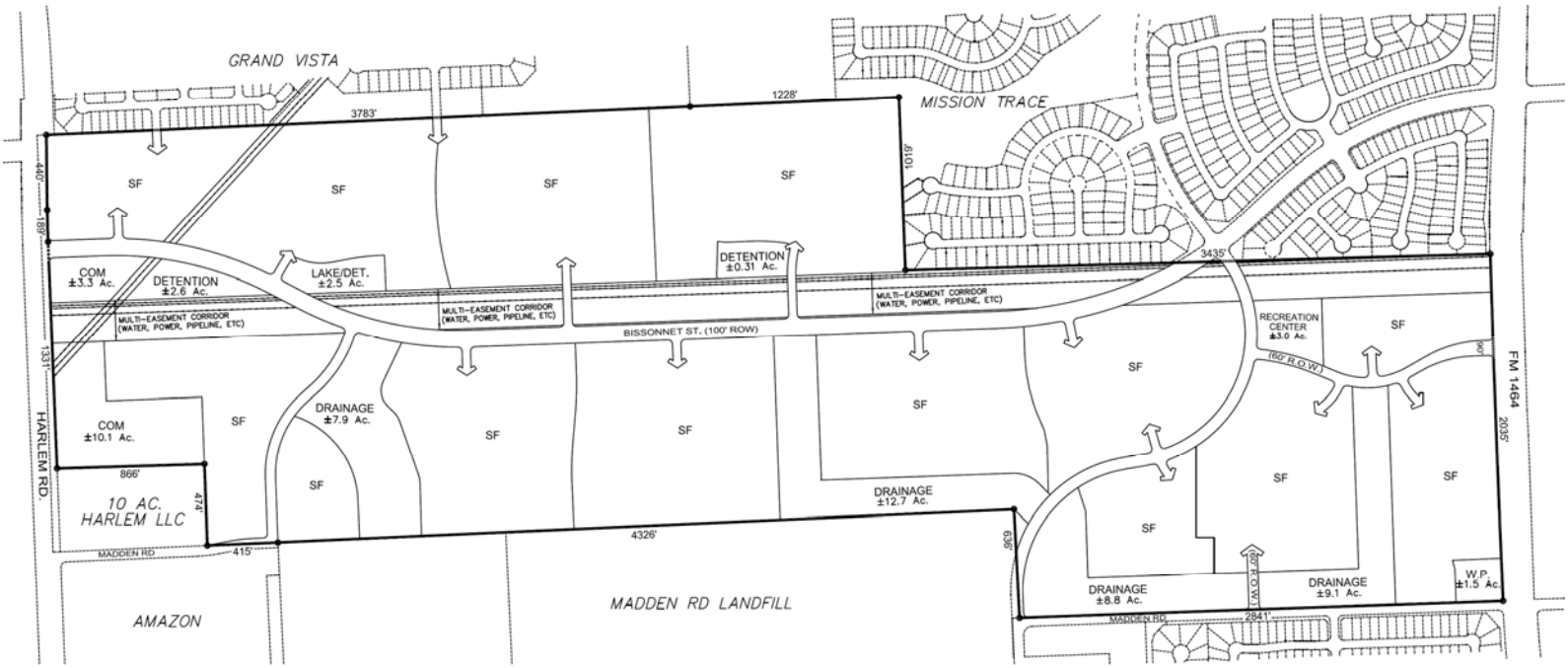
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Trillium GP

Applicant: Meta Planning + Design LLC.



NORTH

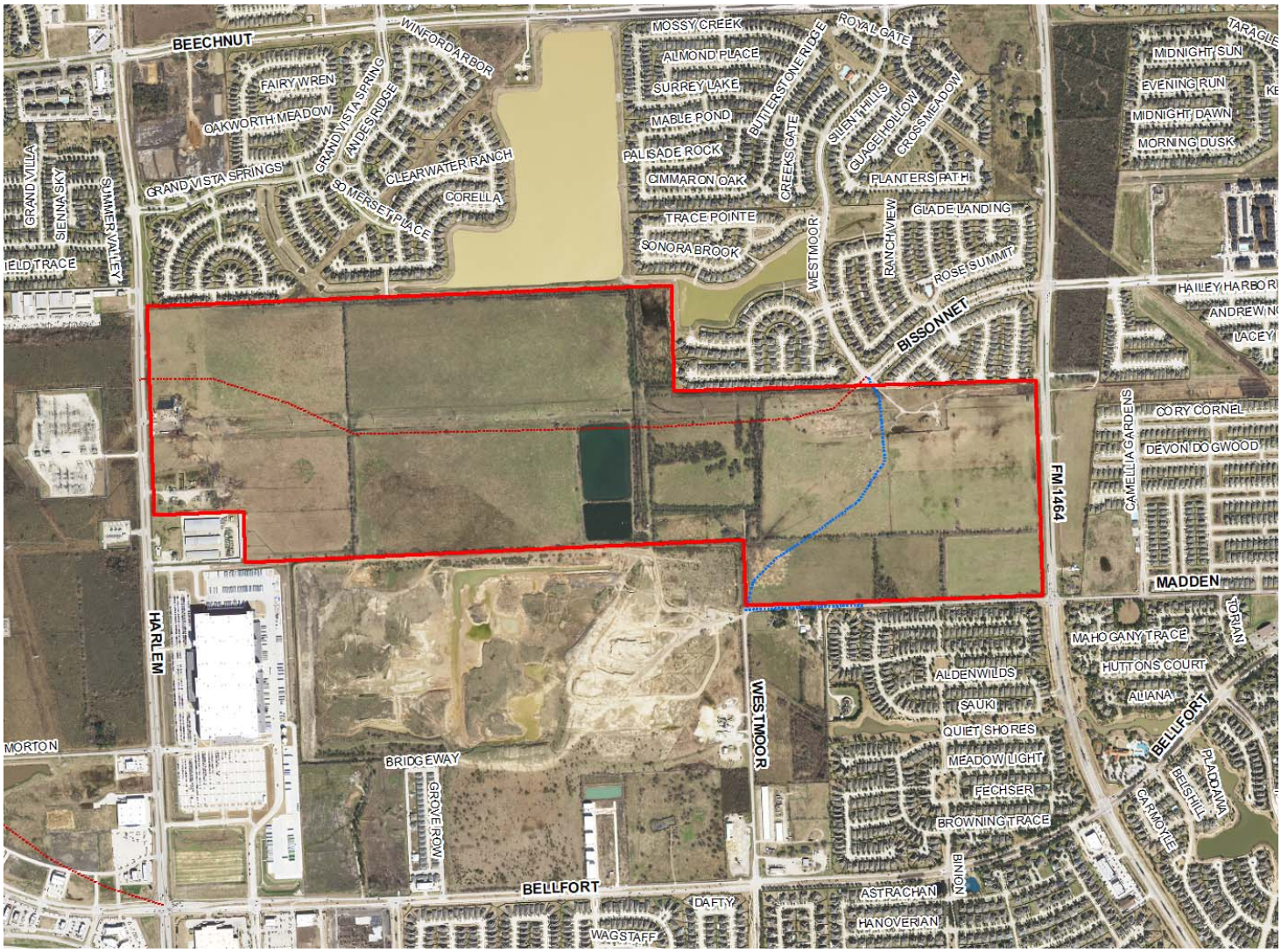
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Trillium GP

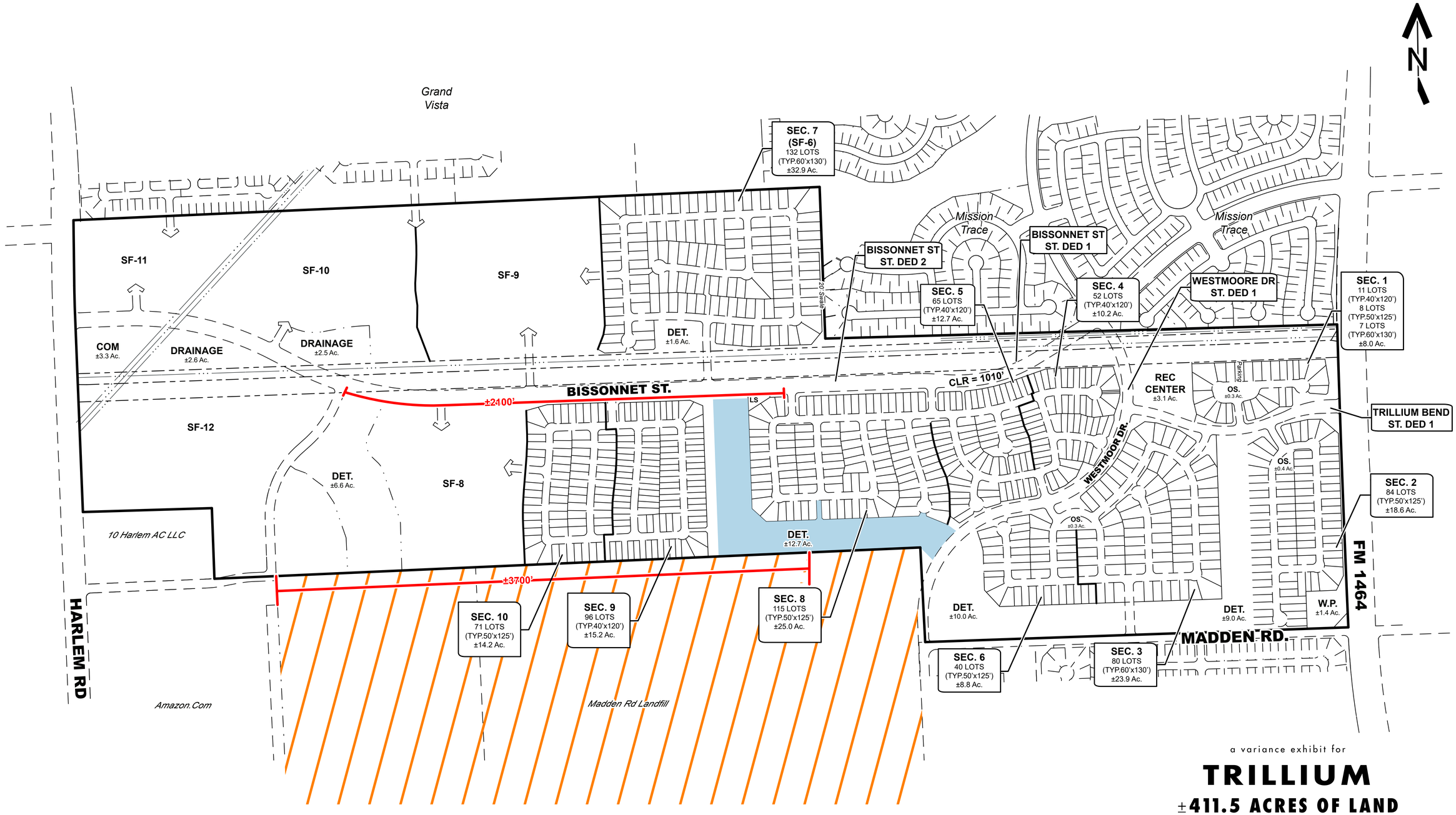
Applicant: Meta Planning + Design LLC.



F- Reconsideration of Requirements

Aerial

META PLANNING + DESIGN
©2024. ALL RIGHTS RESERVED



a variance exhibit for

TRILLIUM

±411.5 ACRES OF LAND

prepared for

TPHTM 1464 LLC

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-54003
JANUARY 15, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2024 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0054
Plat Name: Trillium GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/15/2024

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:

To allow for an excessive local street intersection spacing of ±3,700' along the southern boundary of Trillium.

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;

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

STATEMENT OF FACTS:

See Variance Form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0054
Plat Name: Trillium GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/15/2024

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

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

To allow for an excessive local street intersection spacing of ±3,700' along the southern boundary of Trillium.

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;

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 Trillium development is an approximately 470-acre single-family residential community that is located within the southwest portion of Houston's ETJ in Fort Bend County. Trillium is bounded by FM 1464 to the east and Harlem Road to the west. In addition to FM 1464 and Harlem Road, the development is bisected by Bissonnet Street which runs east-to-west through the tract and Westmoor Drive which runs north-to-south through the development. Directly to the north of Trillium is the Mission Trace development, and directly to the south of Trillium is an active sandpit and an Amazon distribution warehouse. Several design constraints present on and adjacent to the development have created an excessive local street intersection spacing of ±3,700' along the southern boundary of Trillium. As previously noted, a ±205-acre sandpit owned by Madden Road Landfill is present at the southern boundary of Trillium. This sandpit spans along the majority of Trillium's southern boundary. As the sandpit is currently active and to the developer and applicant's knowledge, the owners of the sandpit have no plans to cease operations, any placement of a stub street adjacent to the sandpit would remain a stub street for the foreseeable future. The sandpit would need to cease operations and redevelop before any future connection would be viable. Additionally, a large detention area is planned along Trillium's southern boundary directly adject to Trillium Section 8. The detention area is comprised of ±12-acres of land and spans ±1,570' along the southern boundary. This detention area is imperative to ensure the proper drainage and detention of the development. Breaking up the detention area with a stub street would likely negatively impact the drainage and detention of the Trillium development. Because of the detention needs and the sandpit, it is not possible to place a southern stub street within the ±1,570' span. As Trillium is surrounded by multiple major throughfares and major collectors including FM 1464,

Westmoor Drive, Bissonnet Street, and Harlem Road, there is a strong network of roadways that will facilitate the circulation throughout Trillium and the surrounding communities. Additionally, within Trillium there is a strong roadway network. The southern intersection spacing is reduced when looking at intersection spacing along Bissonnet Street. Aztec Lily Drive in Section 8 will serve as a connection point from Bissonnet Street to Westmoor Drive by travelling through local streets. Farther south, a proposed local street will connect Bissonnet Street to the southwestern boundary of Trillium. The connectivity of local streets within Trillium creates an intersection spacing of ±2,100' when measuring along Bissonnet Street. Overall, the addition of stub street along the southern boundary of Trillium will not have a positive impact on the vehicular circulation in the region. A strong network already exists, and it is unlikely for any southern stub to be extended due to the active sandpit. The network of major throughfares and major collectors surrounding Trillium, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region. The addition of a stub street to the south would likely create areas prone to illegal activities, such as the dumping of garbage.

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

The circumstances supporting the granting of the variance are related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended. The applicant and developer do not have ownership or control of the adjacent sand pit.

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

As there is an existing roadway network comprised of multiple major thoroughfares and major collectors surrounding Trillium, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(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 the public health, safety, or welfare of the community, as there will be a strong roadway network throughout and surrounding Trillium. Additionally, the addition of a stub street that is not extended could negatively impact the public health, safety, or welfare of the community, as it is likely to create areas prone to illegal activities.

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

As previously mentioned, the justification of this variance is related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 140

Meeting Date: 01/25/2024

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
DIAZ GROUP LLC	ROBERTO DIAZ	281-901-9373	diazgrouph@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2622 STAPLES ST	23085714	77026	5458B	494B	B

HCAD ACCOUNT NUMBER(S):	0270350000006
PROPERTY LEGAL DESCRIPTION:	Lt 6 Blck 5 McGowan NSBB
PROPERTY OWNER OF RECORD:	Salas Veronica Vaca Verduzco Herculano Nieto
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF RIGHTS-OF-WAY:	Staples St. (50' R.O.W.) & Retta St. (50' R.O.W.)
EXISTING PAVING SECTION(S):	Staples St. (19') & Retta St. (19')
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1,247 SF TOTAL BUILDING
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,560 SF TOTAL BUILDING

PURPOSE OF VARIANCE REQUEST: 1'8" building line to match existing house instead of the required 10' building line per City of Houston Code of Ordinance

CHAPTER 42 REFERENCE(S): Sec. 42-156. Building line requirements along a local street. (B). Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 01/25/2024

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The purpose of this variance is to allow 1' 8" building line in lieu of the required 10' building line along a collector or local street. Although we are seeking for the expectations of city guidelines to be adjusted, the architecture supporting this variance was nonetheless thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a house distance from the edge of the street to the house been 16.4' and the house been elevated about 3' above ground. Also this this distance is for the existing house and this distance is been the same since 1949 when the house was built. The proposed addition is not changing any configuration of the existing conditions as been a proposed second floor addition. In addition to this the existing ROW conditions present an existing ditch with and average depth of 2'. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

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

This subdivision was created before chapter 42 and many houses on this subdivision do not comply with the required 10' B.L. Also the petition will not change any existing conditions as the proposed addition to the house is above the existing house that is already with a smaller distance of what is required by chapter 42. Also by changing the foot print of the house the project will be hard to be possible as been also on a flood plain the addition of the house on first floor can not be more that one third of the house.

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

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

The existing circumstance was not created from client as this house has been on this configuration since 1949 when the subdivision was created and after chapter 42 was created the property has been affected to be able to be developed as originally projected. We believe by proposing a second floor above the existing house the project will not change anything in relation to property circumstances. Also, we are moving the driveway to provide better traffic at the intersection.

DEVELOPMENT PLAT VARIANCE

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

The existing structure also had a distance of 16’ from the edge of the street and a 2’ deep open ditch that helps preserve the purpose of this chapter that is prevent hazard situation for pedestrians and houses. Again the existing house is been with building line smaller that was is required before chapter 42 was created and we are not changing this situation.

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

This request will not create or change anything for the existing conditions and for this reason public health , safety or welfare will be maintained. Also we are moving the driveway that before was pretty close to the intersection been difficult the access to the house and also creating a visual obstruction when cars were parked on driveway for other vehicles on Staples and Retta ST.

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

The request is not created for economic reasons as the existing house will have to be repaired and reinforced. The principal reason is to be use as best as we can with existing conditions and to maintain the essence of this neighborhood as you can see the majority of the corner lots on this neighborhood do not have the required B.L per chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 01/25/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 01/25/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

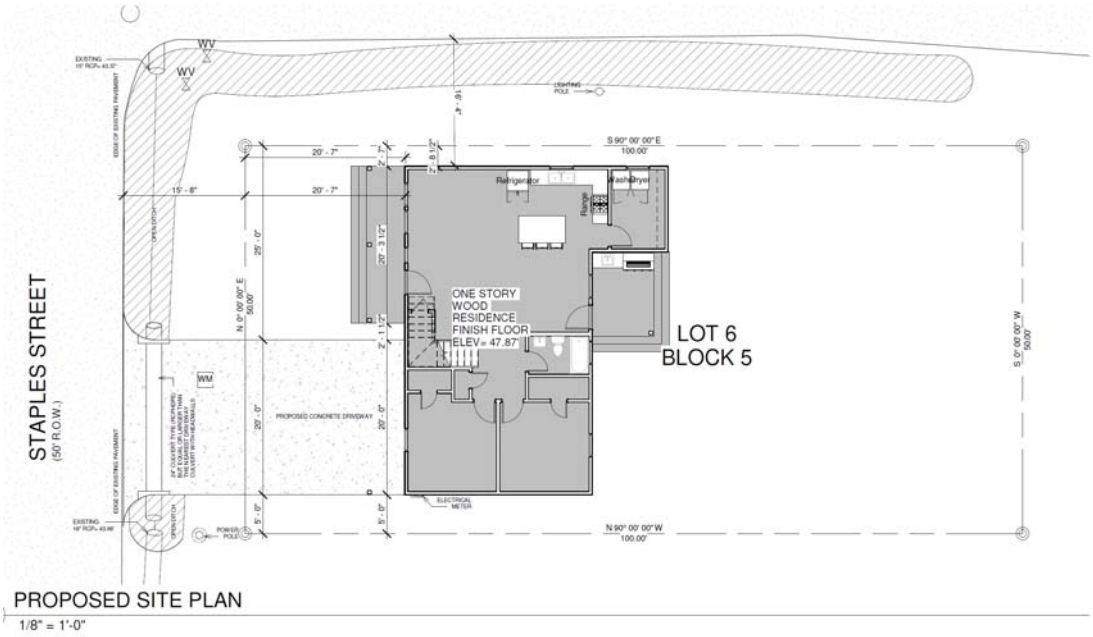
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

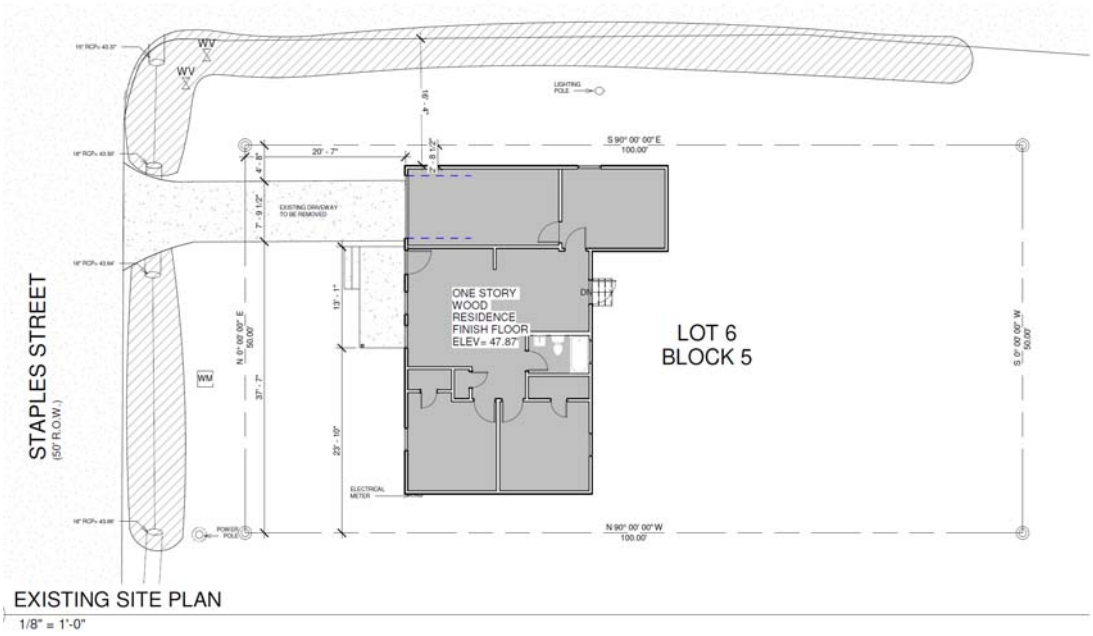
Meeting Date: 01/25/2024

Site Plan



PROPOSED SITE PLAN

1/8" = 1'-0"



EXISTING SITE PLAN

1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

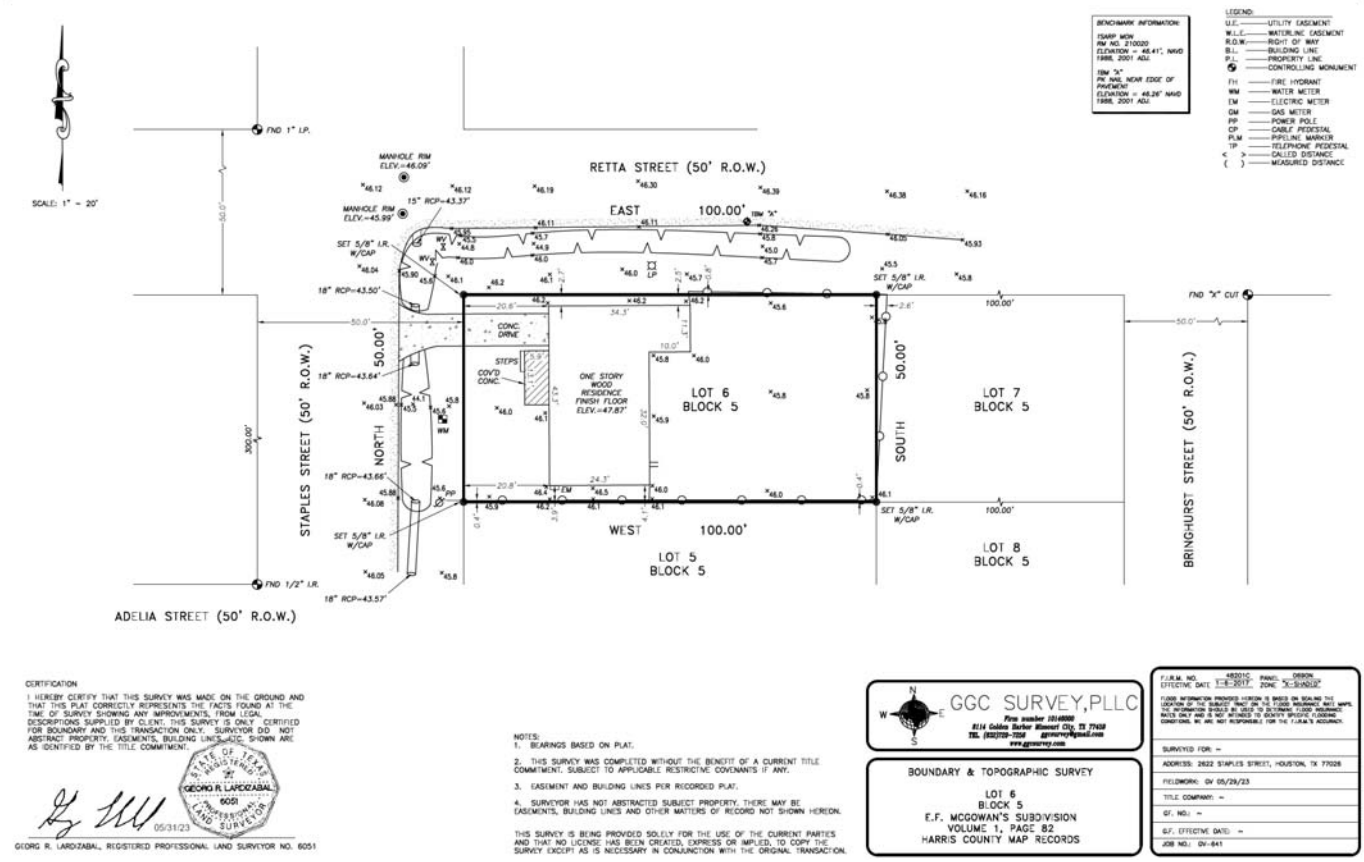
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 01/25/2024

Survey



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

STATE OF TEXAS — GEORG R. LARDIZABAL — 6051 — REGISTERED PROFESSIONAL LAND SURVEYOR

05/31/23

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

NOTES:
1. BEARINGS BASED ON PLAT.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

GGC SURVEY, PLLC
Firm number 10140000
8114 Golden Harbor Missouri City, TX 77459
TEL. (832)709-7054 ggcsurvey@gmail.com
www.ggcsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 6
BLOCK 5
E.F. MCGOWAN'S SUBDIVISION
VOLUME 1, PAGE 82
HARRIS COUNTY MAP RECORDS

F.I.R.M. NO. 48201C — PANEL: 0880L
EFFECTIVE DATE: 1-6-2017 — ZONE: "X-Shaded"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT PROPERTY ON F.I.R.M. MAPS. INFORMATION SHOWN IS APPROXIMATE AND FOR INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: --
ADDRESS: 2622 STAPLES STREET, HOUSTON, TX 77026
FIELDWORK: GV 05/29/23
TITLE COMPANY: --
GF. NO.: --
G.F. EFFECTIVE DATE: --
JOB NO.: GV-841

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 140

Meeting Date: 01/25/2024

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 01.25.2024

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 access from a street that is not a Major Thoroughfare or four lane street

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 01.25.2024

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: III

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Hyde Park Hotel (Def 1)

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



D – Variances **Site Location**

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 01/25/2024**

Subdivision Name: Hyde Park Hotel (Def 1)

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



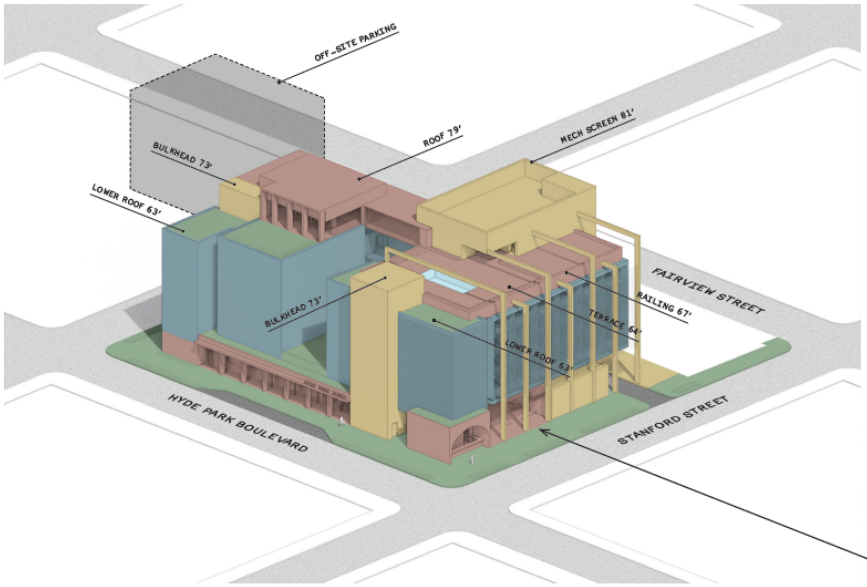
D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 01.25.2024



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	

GROUND FLOOR BUILDING FACADE TO UTILIZE OPEN AND TRANSPARENT AREAS TO ACTIVATE PEDESTRIAN REALM

PROGRAM MASSING & APPROXIMATE ROOF HEIGHTS,
PENDING FINAL DESIGN

PROGRAM MASSING DIAGRAM

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: III

Meeting Date: 01.25.2024

Houston Planning Commission

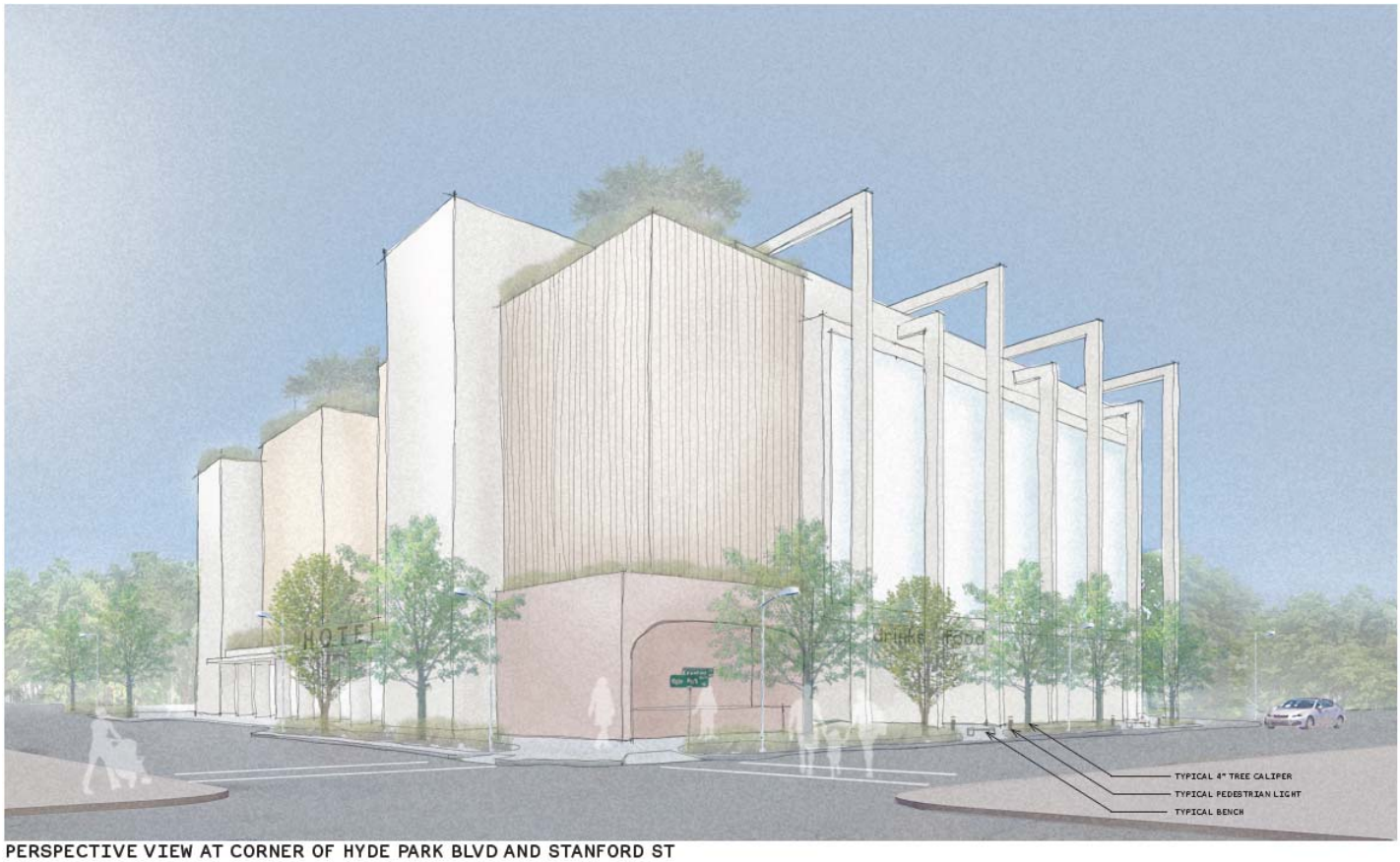
Mighty Hospitality Mission Statement:

“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

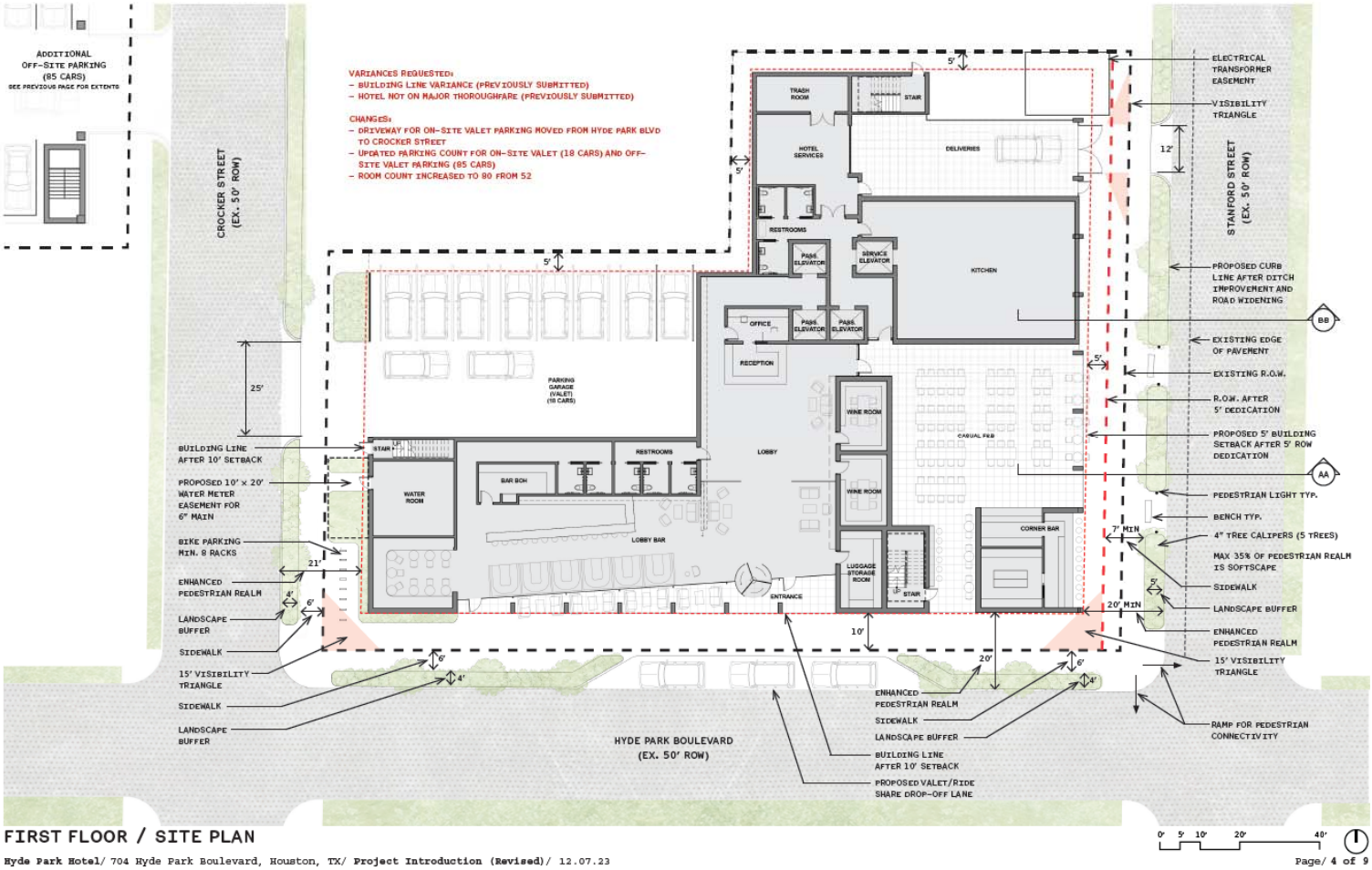
Appendix B: Hyde Park Vicinity Map



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

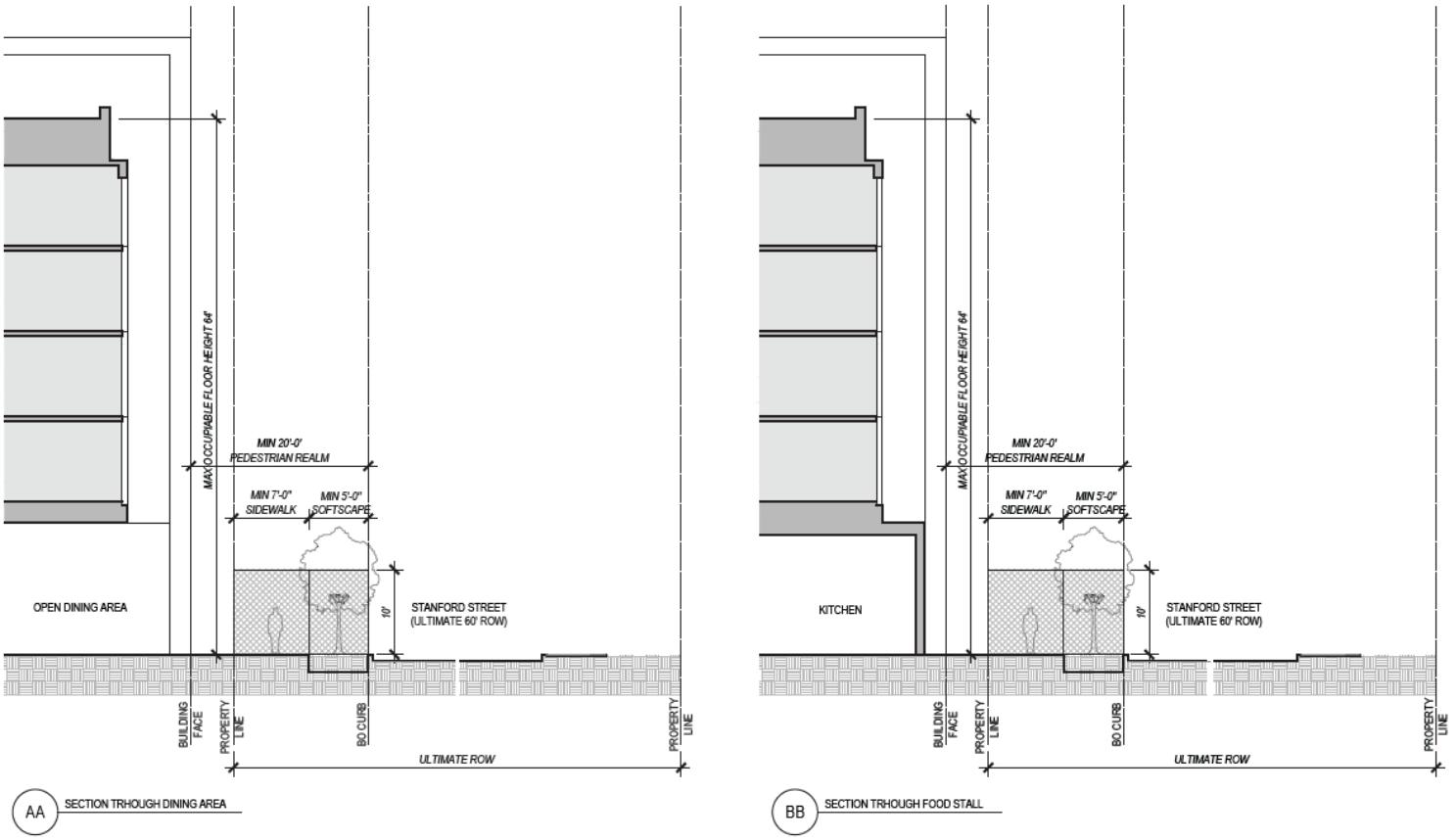
HOTEL/MOTEL VARIANCE

Appendix C: Proposed Hyde Park Hotel Site Plan



HOTEL/MOTEL VARIANCE

Appendix D: Pedestrian Realm



PEDESTRIAN REALM SECTIONS

HOTEL/MOTEL VARIANCE

Appendix F: Parking Calculation Table

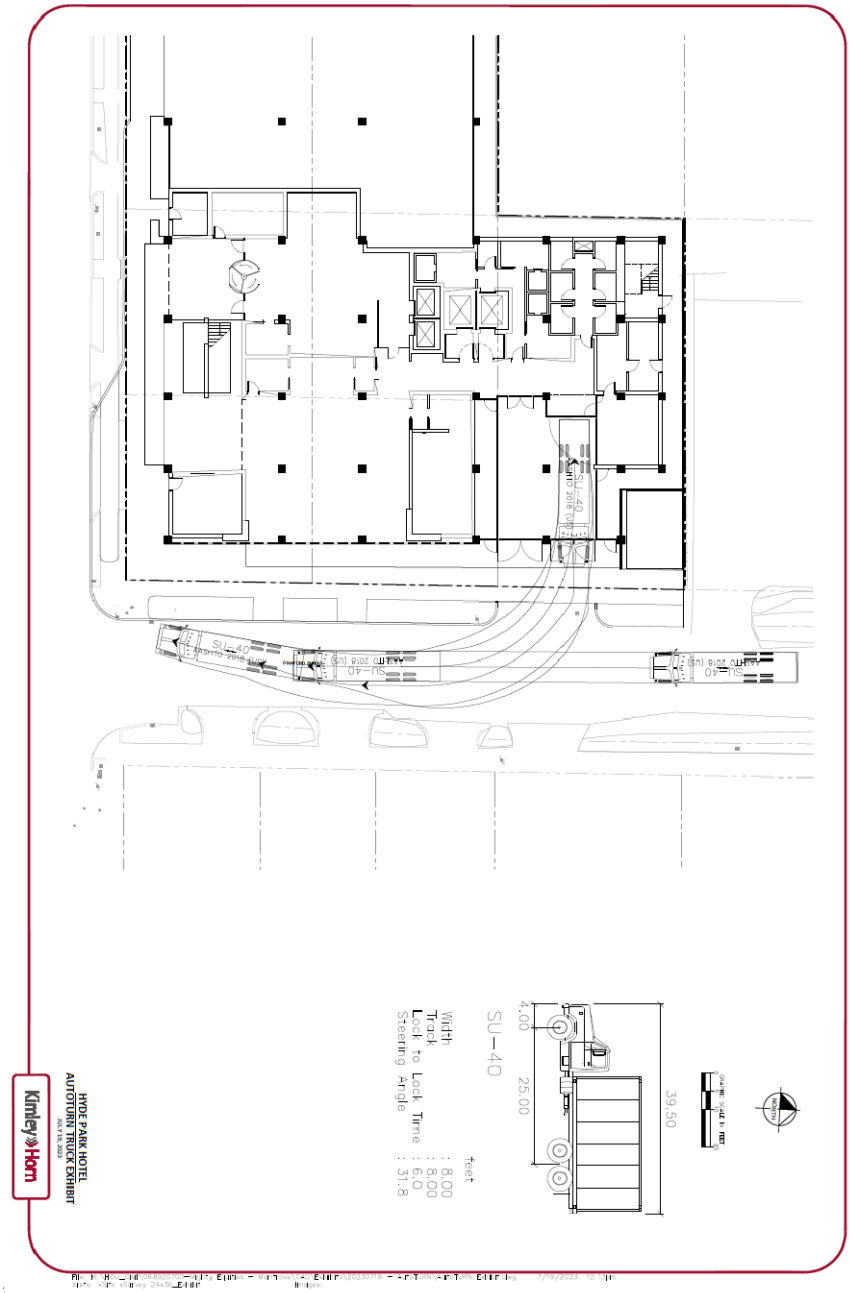
FLOOR	PROGRAM	QTY	PARKING CLASS & CALCULATION	QTY PARKING
6TH FLOOR / ROOFTOP	Rooms	0 Rooms	hotel - 1/room	0
	Back of House	2640 SF	part of hotel	0
	Pool and Pool Deck	2650 SF	part of hotel	0
	Pool Bar	1250 SF	part of hotvel	0
	Rooftop Garden	1350 SF	part of hotel	0
	Event Space	1450 SF	part of hotel	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.

January 4, 2024

Dear Houston Planning Commission: Update to original support letter dated August 3, 2023.

We have met with the developer and are in support of the proposed changes to the hotel design as described to us on January 3, 2024.

We represent George Sports Bar located at 617 Fairview Street. Our business is located directly across Stanford Street to the east of the proposed Hyde Park Hotel on the 700 block of Hyde Park Boulevard.

We have met with the developer, and we are in support of this addition to our neighborhood. We believe the services and amenities provided will be a compliment to the vibrant mixed-use neighborhood.

We are particularly pleased to see the enhanced public realm created by the architecture and streetscape as depicted in the current design. The added benches, pedestrian lighting, and activity will provide a safer environment to our patrons and staff as they move throughout the neighborhood before and after visiting our establishment.

We are unique in that we provide on-site parking, however additional parking is found along Hyde Park Boulevard for our guests. It appears the provided parking as designed would not adversely affect the current availability of street parking.

Our only reservation is consideration of our driveway off Stanford Street. This is the only access for daily garbage collection. Street closures along Stanford during construction would severely impact our daily operation. We understand the developer would be willing to coordinate such disruptions with our (extremely) early morning collection schedule.

Welcome to Hyde Park Hotel! We look forward to being neighbors and a growing our community together!

Sincerely,

George Konar

Walter Pollpeter



MIGHTY

Date: Jan 18, 2024

Dear Jeffrey DeBorde,

The Planning and Development Department has previously approved the proposed Hyde Park hotel located at Hyde Park Blvd and Stanford Street. The Planning Commission gave its approval of the hotel site plan last summer in 2023 for a 52-room boutique hotel, which included an accompanying bar with exhibit space for small conventions.

After approval by the City Planning Commission and after reviewing comments from the city as well as residents in the area about reducing traffic, the exhibit space was deleted from the design and replaced with additional hotel rooms, which now total 80-room hotels. This change allows for less traffic without two exhibit spaces and helped reduce building size as well. The Staff requested we reach out to the previous residents to let them know about these adjustments. Since the variance approval we have acquired more land to build a parking garage and additional parking for the hotel as well as providing parking to the public. There are no variances for parking; in fact, the new 80-room hotel will exceed the minimum parking requirements and will provide 111 parking spaces. No changes were made on previously approved setbacks or ROW dedication; these variances have been approved and are not changing.



All boxes to the left are owned wholly by Mighty Equities, providing more parking than city required. The parking garage will also provide additional parking for the public not going to the hotel.

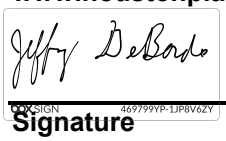
If you support the project, please consider signing the attached letter and emailing it to the city of Houston at speakerscomments.pc@houstontx.gov and cc: grant@mightyequities.com & pjoiner@knudsonlp.com Information about the meeting is found below

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 25, 2024, beginning at 2:30 p.m.

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

Public members may comment or ask questions by attending the meeting at the City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for two-way video/ audio communication with the Houston Planning Commission.

For instructions 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.



Signature

Jeffrey DeBorde

Name

Address Montrose Address: 2409-C Grant St. Houston, TX 77006

Email (Optional) Macjeff1900@yahoo.com

Crittle, Devin - PD

From: Patti Joiner <pjoiner@knudsonlp.com>
Sent: Thursday, January 18, 2024 4:46 PM
To: Mathur, Dipti - PD; Crittle, Devin - PD
Subject: FW: [EXT] 1/25/24 Planning Commision Meeting; RE: CONSIDERATION OF A HYDE PARK HOTEL LOCATED AT 704 HYDE PARK;

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]
Letters of support

patricia **knudson joiner,** FAICP
president and c.e.o.

Knudson
8588 katy freeway, suite 441
houston, tx 77024

main 713.463.8200
cell 713.306.3363
www.knudsonlp.com

truly innovative companies have employees who harness untapped trends, and are relentlessly curious....

From: Colin <cmcculley@gmail.com>
Sent: Thursday, January 18, 2024 4:45 PM
To: speakercomments.pc@houstontx.gov
Cc: Grant Jungeblut <grant@mightyequities.com>; Patti Joiner <pjoiner@knudsonlp.com>
Subject: [EXT] 1/25/24 Planning Commision Meeting; RE: CONSIDERATION OF A HYDE PARK HOTEL LOCATED AT 704 HYDE PARK;

This letter is to express support for approving the proposed variances for the the Hyde Park Hotel being developed at 704 Hyde Park Blvd.

I am a neighbor to the property, who lives at 1209 W Drew St, 77006. I've lived in the neighborhood for 15 years and was very happy to see a boutique hotel being developed in the neighborhood.

Please reach out if you need more information.

Thanks, Colin McCulley