HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 8, 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 February 8, 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

February 8, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the January 25, 2024 Planning Commission Meeting Minutes

I. Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Deidre VanLangen)

II. Semiannual Report of the Capital Improvements Advisory Committee on Water/Wastewater Impact Fees (Diedre VanLangen)

III. 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 (Antwanysha Johnson)
k. Development Plats with Variance Requests (Geoff Butler, Ramon Jaime-Leon)

IV. Establish a public hearing date of March 7, 2024

a. Augusta Creek Sec 3 partial replat no 1
b. Glenhaven Center
c. Heron Lakes Estates Wastewater Treatment Plant
d. Hidden Villas
e. Sandalwood Sec 1 partial replat no 1
f. Shamrock Manor partial replat no 5
g. Woodlands Village of Carlton Woods Sec 11 partial replat no 1

V. Public Comment

VI. Adjournment

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

HOUSTON PLANNING COMMISSION
THURSDAY, 25 JANUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: HTTPS://BIT.LY/3O89PUM
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:30 PM** by Martha L. Stein, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	Present
Lisa Clark	Present at 2:59 p.m. after item 100
Michelle Colvard	Present
Rodney Heisch	**Absent**
Daimian S. Hines	Present at 2:41 p.m. during item 22
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present at 2:49 p.m. after item 99
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

APPROVAL OF MINUTES

Consideration of the January 11, 2024 Planning Commission Meeting Minutes
Action: Minutes approved.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-49)

b. Replats (50-95)

22. Hollister Breen Tract Sec 2 – Defer

Staff recommendation: Defer
Commission action: Deferred.
Speaker(s): Eileen Egan – position not stated; Jennifer Curtis – applicant

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

Staff recommendation: Approve **Item No's. 1 – 95**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

c. Replats requiring Public Hearings with Notification

96 Amherst Springs – Withdraw

97 Augusta Addition partial replat no 7 – 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): Ed McCowan – position not stated

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

98 Dorchester Crossing – 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: Robins	Abstaining: None

99 Fairway Townhomes – Approve

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

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

100 Golden Tree Estates at Locke Lane - 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): Lil Harvin – opposed; Juan Castillo – applicant

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

101 Long Point Acres partial replat no 8 – Defer

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

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

102 National Creekside Reserve on Wallisville – Defer

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

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

103 Neyland 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: Clark	Vote: Unanimous
Second: Garza	Abstaining: None

104 Santa Rosa – Defer

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

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

105 Shotwell Center - 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: Victor	Abstaining: None

106 West Bend Sec 1 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): None

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

d. Subdivision Plats with Variance Requests

107 Brickyard Development – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Zach Stull – applicant; Judge Sallans, Eddie Rodriguez, Elyse Espadas, William Browne – opposed

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

Items 108, 109, and 110 were taken together at this time.

108 Decker Prairie Rosehill GP – Defer
109 Decker Prairie Rosehill Sec 1 – Defer
110 Decker Prairie Rosehill Sec 2 – Defer

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

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

111 Fresno Estates – Defer

Staff recommendation: Defer per FB County Engineering Department.
Commission action: Deferred the application per staff recommendation.
Speaker(s): None

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

112 Gantz Properties - Grant and Approve

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

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

113 Haro Business Park - Grant and Approve

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

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

114 Jasek Farm GP – Defer

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

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

115 Nest at Paul Quinn – Defer

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

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

116 Newport Grove Sec 1 – Defer

Staff recommendation: Defer TXDOT request
Commission action: Deferred.
Speaker(s): None

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

e. Subdivision Plats with Special Exception Requests

Items 117 and 118 were taken together at this time.

117 Oakberry Trails GP – Grant and Approve

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

118 Oakberry Trails Sec 1 – Approve

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

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

f. Reconsiderations of Requirement

119 Trillium GP – Grant and Approve

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

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

g. Extensions of Approval

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

h. Name Changes – None

i. Certificates of Compliance – None

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 120 – 139**.
Commission Action: Approved **Items 120 – 139** per staff recommendations.
Speaker(s): None

Motion: Garza	Vote: Carried
Second: Viera-Bland	Abstaining: Sigler, 121

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 2622 STAPLES STREET – APPROVE

Staff recommendation: Approve.
Commission Action: Approve per staff recommendation.
Speaker(s): Roberto Diaz, applicant

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

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

Staff recommendation: Establish a public hearing date of February 22, 2024, for Item II, a-g.
Commission action: Established a public hearing date of February 22, 2024, for Item II, a-g.
Speaker(s): None

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

III. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL LOCATED AT 704 HYDE PARK BOULEVARD - APPROVE

Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): Patti Joiner, applicant; Ted Powell – opposed; Rebekah Francis, Sandra Candler – supportive

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

IV. PUBLIC COMMENT – NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:10 PM**.

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

_____ _____

Martha L. Stein, Chair Margaret Wallace Brown, Secretary

January 2024
Semiannual Report of the

Capital Improvements Advisory Committee

On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JANUARY 2024 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2022.

TABLE 4 Impact Fees Per Service Area

Service Area[1]	Impact Fees per[2] Service Units
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$25.00
Buffalo / White Oak	$25.00
Clear Creek	$25.00
Greens Bayou	$25.00
Hunting Bayou	$25.00
San Jacinto	$25.00
Ship Channel	$0.00
Sims / Vince	$25.00

[1]***Service Area****: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*
[2]***Service Unit****: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
May 1, 2023 through October 31, 2023

Service Area[1]	Drainage Impact Fees
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$24,645.25
Buffalo Bayou	$51,118.65
White Oak Bayou	$91,752.65
Clear Creek	$1,495.50
Greens Bayou	$33,153.52
Hunting Bayou	$11,403.20
San Jacinto	$0.00
Ship Channel	$0.00
Sims Bayou	$110,982.61
Vince Bayou	$0.00
TOTAL	**$324,664.22**

D. Findings

- A total of **$324,664.22** in Drainage Impact Fees was purchased between **May 1, 2023 through October 31, 2023**.
- A total of **$5,877,972.18** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **$5,877,972.15** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

January 2024
Semiannual Report of the

Capital Improvements Advisory Committee

On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Martha L. Stein, Chair

City of Houston
Houston Public Works
Houston Water

JANUARY 2024 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. **PURPOSE OF THIS REVIEW**

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the city in adopting land-use assumptions
- Reviewing the IFCIP and filing written comments
- Monitoring and evaluating the implementation of the IFCIP
- Filing semiannual reports on the progress of the plan
- Reporting actual or perceived inequities in plan implementation or the application of impact fees
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2023 – October 31, 2023**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **911** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2023-October 31, 2023**. The unit cost range for considering residences below the median housing price was **$335,208** in May 2023 and **$331,057** in October 2023**.** The range is published by the Real Estate Center at Texas A & M University**.** A total of **31,990** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **$16,210,974.79** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2023-October 31, 2023,** the **first half of the fourth year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **$612,248,170.99.**

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **$16,210,974.79** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the

average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **68,341** service units for water and **34,426** service units for wastewater were projected to be consumed through this period (May 1, 2023 – October 31, 2023). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **4,287** water service units and **4,155** wastewater service units for a cumulative total of **48,003** water service units and **48,682** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **70%** for water and **141%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
May 1, 2023 to October 31, 2023
Percent of Actual to Prorated Projected Service Units (SU)

		Water			Wastewater		
Semiannual Report	Duration (months)	Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%
July 2022	22	39,052	32,104	82%	19,672	25,421	129%
January 2023	28	48,815	38,498	79%	24,590	38,423	156%
July 2023	34	58,578	43,716	75%	29,508	44,527	151%
January 2024	40	68,341	48,003	70%	34,426	48,682	141%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **$3,743.76** per service unit has been effective since **July 1, 2023** under the program. Examination of data

regarding service unit consumption from **May 1, 2023, through October 31, 2023,** indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the city has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2024**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2024**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2023** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **$3,743.76** per service unit for water and wastewater is **33.71 %** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	**Wastewater**	**Water**	**Total**
Maximum Impact Fee/Residential Equivalent	**$4,633.24**	**$6,472.42**	**$11,105.66**
Adopted Fee	**$1,703.73**	**$2,040.03**	**$3,743.76**

B. Current Status of Fees

The city maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2023**, the city has accrued **$612,248,170.99** since implementing the impact fees ordinances in 1990. A total of **$596,037,196.20** has been transferred to the revenue bond debt service fund. The amount of **$16,210,974.79** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	Wastewater	Water	Totals
1990-2000 Program Total Income	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
Transfers to Debt Service:	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
2000-2010 Program Total Income	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
Transfers to Debt Service:	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
2010-2020 Program Total Income	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
Transfers to Debt Service:	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
2020-2030 Program Collections Income: (5/1/2020 – 10/31/2023)	**$71,548,177.47**	**$74,903,521.56**	**$146,451,699.03**
Interest Income: (5/1/2020 – 10/31/2023)	**$595,054.79**	**$655,644.99**	**$1,250.699.78**
Total Income:	**$72,143,232.26**	**$75,559,166.55**	**$147,702,398.81**
Transfers to Debt Service:	**$64,891,468.92**	**$66,599,955.10**	**$131,491,424.02**
Not transferred to Debt Service:	**$7,251,763.34**	**$8,959,211.45**	**$16,210,974.79**
All-Time Total Income: (6/1/1990 – 10/31/2023)	**$285,391,937.33**	**$326,856,233.66**	**$612,248,170.99**
Total Available for Transfer:	**$7,251,763.34**	**$8,959,211.45**	**$16,210,974.79**

C. Findings

- A total of **$16,210,974.79** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **$335,208** in May 2023 and **$331,057** in October 2023**.**

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.

- For this reporting period, 911 exemptions from impact fees have been applied for, and 31,990 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Augusta Addition partial replat no 7	C3F	
2	Avalon at Cypress Sec 10	C3P	
3	Bauer Reserve	C2	
4	Binford Creek Sec 2	C3F	
5	Brannon Hill Village	C2	
6	Bridgecreek Commercial Sec 1	C2	
7	Bridgecreek Commercial Sec 2	C2	
8	Bridgeland Mason Road Street Dedication Sec 9	SP	
9	Bridgeland Prairieland Village Reserve Sec 5	C2	
10	Bridges on Lake Houston	C3P	
11	Carlile Enclave	C2	DEF2
12	Chateaux at Northwood	C3P	
13	Clearfield GP	GP	
14	Dorchester Crossing	C3F	
15	East Belt Logistics Park	C2	
16	East Belt Logistics Park GP	GP	
17	Ellerden Sec 3	C3P	
18	Elyson View Drive Street Dedication	SP	
19	Elyson Sec 61	C3P	
20	Fairway Townhomes	C3F	
21	FBCMUD 142 District Park	C2	
22	FM 2100 Reserve	C2	DEF1
23	Forever Fireworks	C2	
24	Grand Mason Sec 8	C3F	
25	Grand Prairie ESD	C2	
26	Grand Prairie GP	C3P	
27	Grand Prairie Highlands Sec 8	C3F	
28	Hollister Breen Tract Sec 2	C3P	DEF1
29	Indian Shores Commercial	C2	DEF1
30	Indian Springs Sec 1	C3F	DEF1
31	JDS Hopfe Road Botkins Road and Recreation Center	C3F	
32	JDS Hopfe Road Sec 2	C3F	
33	JDS Hopfe Road Sec 3	C3F	
34	Kentshire Place Sec 1 partial replat no 3	C3F	
35	Kickapoo Road Street Dedication Sec 2	C3F	
36	Kirkwood Crossings Sec 1	C3F	
37	Kobs Acre	C1	DEF1
38	Kuykendahl Campus	C2	
39	LeBlanc Plaza	C2	
40	Ley Road Landing	C3F	
41	Little Yorkshire Shops	C2	
42	Mansfield Proper	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Market at The Groves	C3F	
44	Mesa Vista Sec 1	C3P	DEF1
45	Northwest 99 Business Park Sec 2	C3P	
46	Penelope Place	C2	
47	Reserve 5814 Jensen	C2	
48	Royal Pines Detention Reserve East	C3P	
49	Royal Pines Sec 4	C3P	
50	Sky View Sec 1	C3P	
51	Skyline Homes at Nagle	C2	DEF2
52	Solid Rock Village Sec 2	C3P	DEF2
53	South Court partial replat no 1	C3F	
54	Swift Eastmount	C2	
55	Trillium Detention Reserve	C3F	
56	Trillium Sec 7	C3F	DEF1
57	Trillium Sec 8	C3F	
58	Washington Terrace partial replat no 11	C3F	
59	Westhaven Manor Sec 3	C3P	
60	Willow Terrace	C3P	
61	Winward Cove Sec 1	C3P	

B-Replats

62	Allison Cove	C2R	
63	Allum Place	C2R	
64	Belle Terre Estate	C2R	DEF1
65	Beta Academy	C2R	
66	Bridgelands Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	C2R	
67	Catalyst Trading Company	C2R	
68	Croyden Gardens partial replat no 4	C2R	
69	Davidson Place	C3R	
70	Dipping Lane Views	C2R	
71	Dreyfus Square	C2R	
72	Farmer Villas	C2R	DEF1
73	Farrington Place Estates	C2R	
74	Francis Street Townhomes	C2R	DEF2
75	Fulton Oaks	C2R	
76	Furay Development	C3R	
77	Hardy Vista	C2R	DEF1
78	Harrisburg Hills	C2R	
79	Highland Heights Replat No 1	C2R	
80	Kothamas Villas	C2R	
81	Lenox Grove Addition partial replat no 1	C2R	DEF1
82	Lincoln City Sec 5 partial replat no 1	C2R	DEF1
83	Lorraine Landing	C2R	
84	Lusko Project Estates	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
85	MAR Wayside Complex	C2R	
86	Meadowshire Valley	C2R	
87	New Hope Housing Avenue C	C2R	
88	Palacio Townhomes	C2R	
89	Paloma Water Plant Site	C2R	
90	Paloma Wastewater Treatment Plant	C2R	DEF1
91	Plaag Plaza	C2R	
92	Plaza Estates at Crawford	C2R	DEF1
93	Quimby Place	C2R	DEF1
94	Radcliffe Place partial replat no 1	C2R	
95	RV Park at Almeda Genoa	C2R	
96	Skyline Villas at Drew	C2R	
97	Southland Grove	C2R	
98	Spring Branch ISD Guthrie Center	C2R	
99	Steel Haven Homes	C2R	
100	Sterling Mccall Acura	C2R	
101	Views at Dipping Lane	C2R	
102	Village at East Orem	C2R	DEF1
103	Village at Southmore	C2R	DEF2
104	Villas at Burkett	C2R	
105	Waseca Grove	C2R	
106	West Crossing	C2R	
107	West Gray Madison	C2R	
108	Wilmington Green	C2R	

C-Public Hearings Requiring Notification

109	Gianake Estates at Adkins Road	C3N	
110	Hazard Grove	C3N	
111	Huynh Estates	C3N	
112	Inwood Pines Village partial replat no 1	C3N	
113	Long Point Acres partial replat no 8	C3N	DEF2
114	Lozier Villas First Venture	C3N	
115	National Creekside Reserve on Wallisville	C3N	DEF1
116	Riverside Terrace Sec 1 partial replat no 9	C3N	
117	Santa Rosa	C3N	DEF2
118	Springdale Homes	C3N	
119	Ventura Estates at Riverside Terrace	C3N	
120	Ziki Court	C3N	

D-Variances

121	Bergamo GP	GP	
122	Bergamo Sec 1	C3P	
123	Brickyard Development	C2R	DEF1
124	BW Interests	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Decker Prairie Rosehill GP	GP	DEF2
126	Decker Prairie Rosehill Sec 1	C3P	DEF2
127	Decker Prairie Rosehill Sec 2	C3P	DEF2
128	Fresno Estates	C2	DEF2
129	Jasek Farms GP	GP	DEF1
130	Nest at Paul Quinn	C3R	DEF2
131	Newport Grove Sec 1	C3R	DEF1
132	Sanford Farms GP	GP	
133	Washington Silver	C2	

E-Special Exceptions

134	Bridgeland Prairieland Village GP	GP	

F-Reconsideration of Requirements

135	Almeda Genoa Estates	C2	
136	Northpark South GP	GP	
137	Northpark South Sec 1	C3P	

G-Extensions of Approval

138	Centre Business Park replat no 2	EOA	
139	Highland Development	EOA	
140	International Life Change Ministries	EOA	
141	Kathy Lane Development	EOA	
142	Mintz Champions	EOA	
143	Mitek Bammel	EOA	
144	Morton Creek Ranch Sec 29	EOA	
145	Oaklynn Place	EOA	
146	Reserve at Silver Oaks	EOA	
147	Urbana Spring	EOA	

H-Name Changes

148	Westhaven Estates Sec 1 partial replat no 10 (prev. Westhaven Estates 1 partial replat no 10)	NC	

I-Certification of Compliance

149	26646 Blackberry Lane	COC	
150	20021 Red Oak South	COC	

J-Administrative

None

Item No.	Subdivision Plat Name	App Type	Deferral
K-Development Plats with Variance Requests			
151	1951 Lexington Street	DPV	
152	4706 N. Main Street	DPV	

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	Augusta Addition partial replat no 7	2024-0150	C3F	Harris	City	494G	0.14	0.00	3	New Era Development	New Era Development & Land Services
2	Avalon at Cypress Sec 10	2024-0157	C3P	Harris	ETJ	406A	14.90	4.07	34	Taylor Morrison	Meta Planning + Design LLC
3	Bauer Reserve	2024-0130	C2	Harris	ETJ	444F	2.95	2.95	0	INVIVIDUAL	Bowden Land Services & Consulting
4	Binford Creek Sec 2	2024-0141	C3F	Harris	ETJ	283F	23.80	1.47	142	Houston LD, LLC	Costello, Inc.
5	Brannon Hill Village	2024-0181	C2	Harris	ETJ	335N	0.14	0.00	1	Oc Plans & Permits	Oc Plans & Permits
6	Bridgecreek Commercial Sec 1	2024-0089	C2	Harris	ETJ	405H	2.51	2.51	0	Ally General Solutions, LLC	Owens Management Systems, LLC
7	Bridgecreek Commercial Sec 2	2024-0088	C2	Harris	ETJ	405H	2.04	2.04	0	Ally General Solutions, Inc.	Owens Management Systems, LLC
8	Bridgeland Mason Road Street Dedication Sec 9	2024-0185	SP	Harris	ETJ	365M	3.06	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
9	Bridgeland Prairieland Village Reserve Sec 5	2024-0198	C2	Harris	ETJ	365N	44.45	44.45	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
10	Bridges on Lake Houston	2024-0165	C3P	Harris	ETJ	377D	6.30	1.95	55	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
11	Carlile Enclave (DEF2)	2023-2929	C2	Harris	City	338V	0.42	0.00	4	None	Texas Land Maps
12	Chateaux at Northwood	2024-0028	C3P	Harris	City	453T	0.97	0.02	19	Survey Solutions of Texas	Survey Solutions of Texas
13	Clearfield GP	2024-0189	GP	Harris	City/ ETJ	617Z	383.48	0.00	0	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
14	Dorchester Crossing	2024-0136	C3F	Harris	City	453R	0.47	0.00	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	East Belt Logistics Park	2024-0125	C2	Harris	ETJ	416M	53.31	53.31	0	Ward, Getz & Associates, LLP	Windrose
16	East Belt Logistics Park GP	2024-0122	GP	Harris	ETJ	416M	63.31	0.00	0	Ward, Getz & Associates, LLP	Windrose
17	Ellerden Sec 3	2024-0153	C3P	Harris	ETJ	286R	11.30	1.01	52	IDS Engineering Group	IDS Engineering Group
18	Elyson View Drive Street Dedication	2024-0199	SP	Harris	ETJ	404R	0.21	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
19	Elyson Sec 61	2024-0194	C3P	Harris	ETJ	404Q	39.60	21.28	88	NASH FM 529, LLC	Meta Planning + Design LLC
20	Fairway Townhomes	2024-0139	C3F	Harris	City	534M	0.29	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
21	FBCMUD 142 District Park	2024-0171	C2	Fort Bend	ETJ	524P	7.23	7.05	0	Westheimer Lakes Property Owners Association, INC	Quiddity Engineering - Katy
22	FM 2100 Reserve (DEF1)	2024-0066	C2	Harris	ETJ	298D	8.30	8.30	0	Jondot Properties	Hovis Surveying Company Inc.
23	Forever Fireworks	2024-0093	C2	Harris	ETJ	615H	0.65	0.65	0	Gold Land Engineers, LLC	Texas Land Maps
24	Grand Mason Sec 8	2024-0164	C3F	Harris	ETJ	406J	32.30	3.24	146	TPHTM 529, LLC	BGE, 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
25	Grand Prairie ESD	2024-0114	C2	Harris	ETJ	324N	3.01	3.01	0	Waller-Harris Emergency Services District 200	Costello, Inc.
26	Grand Prairie GP	2024-0167	C3P	Harris	ETJ	323R	1240.70	0.00	0	Grand Prairie Development, LLC	Meta Planning + Design LLC
27	Grand Prairie Highlands Sec 8	2024-0117	C3F	Harris	ETJ	323L	42.78	26.23	84	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
28	Hollister Breen Tract Sec 2 (DEF1)	2024-0076	C3P	Harris	ETJ	410M	34.90	15.31	196	DR Horton	Meta Planning + Design LLC
29	Indian Shores Commercial (DEF1)	2024-0020	C2	Harris	ETJ	379F	7.95	7.95	0	Midstream and Terminal Services LLC	Doucet & Associates, Inc.
30	Indian Springs Sec 1 (DEF1)	2024-0097	C3F	Harris	ETJ	378G	63.10	33.68	150	Blackline Engineering LLC	Blackline Engineering
31	JDS Hopfe Road Botkins Road and Recreation Center	2024-0176	C3F	Harris	ETJ	285Z	12.52	4.99	0	JDS HOPFE RD LLC	Quiddity Engineering - Katy
32	JDS Hopfe Road Sec 2	2024-0177	C3F	Harris	ETJ	285Y	25.05	2.74	107	JDS HOPFE RD LLC	Quiddity Engineering - Katy
33	JDS Hopfe Road Sec 3	2024-0182	C3F	Harris	ETJ	285Y	27.82	3.32	116	JDS HOPFE RD LLC	Quiddity Engineering - Katy
34	Kentshire Place Sec 1 partial replat no 3	2024-0077	C3F	Harris	City	456A	0.16	0.00	3	To be determined	SurVil LLC
35	Kickapoo Road Street Dedication Sec 2	2024-0115	C3F	Harris	ETJ	323Q	5.15	0.00	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
36	Kirkwood Crossings Sec 1	2024-0092	C3F	Harris	City	529N	41.31	38.20	0	Kimley-Horn	Windrose
37	Kobs Acre (DEF1)	2024-0045	C1	Harris	ETJ	287F	1.00	0.00	1	Owner	Conley Land Services, LLC
38	Kuykendahl Campus	2024-0051	C2	Harris	ETJ	372G	8.81	8.81	0	YES Prep Public Schools	Pape-Dawson Engineers
39	LeBlanc Plaza	2024-0186	C2	Harris	ETJ	286M	36.10	36.10	0	Surviel Surveying	SEM SERVICES
40	Ley Road Landing	2023-2961	C3F	Harris	City	455J	0.48	0.00	9	Metro Living Studio	Total Surveyors, Inc.
41	Little Yorkshire Shops	2024-0015	C2	Harris	ETJ	406V	3.51	3.51	0	Forte Structural LLC	South Texas Surveying Associates, Inc.
42	Mansfield Proper	2023-2994	C3P	Harris	City	452B	2.25	0.11	40	CityQuest Properties	ICMC GROUP INC
43	Market at The Groves	2024-0121	C3F	Harris	ETJ	376R	26.07	25.00	0	RK Groves LLC, a Texas limited liability company	BGE, Inc.
44	Mesa Vista Sec 1 (DEF1)	2023-2918	C3P	Harris	City	415Y	99.39	43.33	353	Blackline Engineering	Blackline Engineering
45	Northwest 99 Business Park Sec 2	2024-0190	C3P	Harris	ETJ	286W	47.30	44.77	0	Clay Partners- NW Parkway Land #1, LP	Meta Planning + Design LLC
46	Penelope Place	2024-0112	C2	Harris	City	454J	0.43	0.09	7	ECD DEV I, LLC	Probstfeld & Associates, Inc.
47	Reserve 5814 Jensen	2024-0124	C2	Harris	City	454N	0.54	0.54	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
48	Royal Pines Detention Reserve East	2024-0175	C3P	Montgomery	ETJ	297F	37.60	37.60	0	Ashton Woods	Meta Planning + Design LLC
49	Royal Pines Sec 4	2024-0172	C3P	Montgomery	ETJ	297F	23.75	0.67	110	Ashton Woods	Meta Planning + Design LLC
50	Sky View Sec 1	2023-2991	C3P	Harris	City	573J	12.93	1.44	87	Hannover Estates, LTD.	R.G. Miller Engineers
51	Skyline Homes at Nagle (DEF2)	2023-2863	C2	Harris	City	493V	0.21	0.00	4	Seahorse Realty	STUPA INTERNATIONAL LLC
52	Solid Rock Village Sec 2 (DEF2)	2023-2807	C3P	Harris	City	455A	18.76	2.52	95	BURGHLI HOME DEVELOPMENT LLC	Survey 1, Inc.
53	South Court partial replat no 1	2024-0109	C3F	Harris	City	533M	0.11	0.00	3	BURCO INVESTMENTS LLC	ICMC GROUP INC
54	Swift Eastmount	2024-0170	C2	Harris	ETJ	414L	10.43	10.43	0	Urban Area Architects	Windrose
55	Trillium Detention Reserve	2024-0135	C3F	Fort Bend	ETJ	526V	13.89	13.89	0	TPHTM 1464, LLC	Costello, Inc.
56	Trillium Sec 7 (DEF1)	2024-0026	C3F	Fort Bend	ETJ	526V	36.39	3.16	132	TPHTM 1464, LLC	Costello, Inc.
57	Trillium Sec 8	2024-0134	C3F	Fort Bend	ETJ	526V	24.69	1.20	115	TPHTM 1464, LLC	Costello, Inc.
58	Washington Terrace partial replat no 11	2024-0149	C3F	Harris	City	493Y	0.27	0.00	6	New Era Development	New Era Development & Land Services
59	Westhaven Manor Sec 3	2024-0173	C3P	Harris	ETJ	242T	20.98	3.85	103	LGI Homes	Pape-Dawson Engineers
60	Willow Terrace	2024-0183	C3P	Harris	ETJ	411G	9.99	2.35	62	Killough Development, LLC	Morales Engineering Associates, LLC
61	Winward Cove Sec 1	2024-0116	C3P	Harris	ETJ	404G	76.80	32.99	220	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)

B-Replats

62	Allison Cove	2024-0119	C2R	Harris	City	574S	4.60	4.60	0	DTN PROPERTY SERIES, LLC	Civil-Surv Land Surveying, L.C.
63	Allum Place	2024-0087	C2R	Harris	City	571G	0.75	0.46	1	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
64	Belle Terre Estate (DEF1)	2023-2927	C2R	Harris	ETJ	249Z	0.21	0.00	1	Belle Terre Properties LLC,	C & C Surveying, Inc
65	Beta Academy	2024-0061	C2R	Harris	City	576K	9.30	9.30	0	THE BETA FOUNDATION, DBA BETA ACADEMY	Civil-Surv Land Surveying, L.C.
66	Bridgelands Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	2024-0192	C2R	Harris	ETJ	366H	21.91	21.91	0	Bridgeland Development, LP	BGE, Inc.
67	Catalyst Trading Company	2024-0163	C2R	Harris	City	495S	1.38	1.38	0	Catalyst Trading Company	Owens Management Systems, LLC
68	Croyden Gardens partial replat no 4	2024-0184	C2R	Harris	City	454J	0.51	0.01	10	New Era Development	New Era Development & Land Services
69	Davidson Place	2024-0188	C3R	Harris	City	452C	0.50	0.01	7	Iberica Construction	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
70	Dipping Lane Views	2024-0155	C2R	Harris	City	453C	0.22	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
71	Dreyfus Square	2024-0038	C2R	Harris	City	533P	0.11	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
72	Farmer Villas (DEF1)	2024-0036	C2R	Harris	City	494F	0.11	0.00	2	PIN PROPERTY BUYERS, LLC	Patrick Planning Services, LLC
73	Farrington Place Estates	2024-0179	C2R	Harris	City	414Y	0.46	0.00	4	Oc Plans & Permits	Oc Plans & Permits
74	Francis Street Townhomes (DEF2)	2023-2867	C2R	Harris	City	493Z	0.20	0.00	5	Hearthstone Homes, LP	Cameron Architects Inc.
75	Fulton Oaks	2024-0193	C2R	Harris	City	413X	0.40	0.40	0	N/A	Windrose
76	Furay Development	2023-2990	C3R	Harris	ETJ	415P	4.56	4.56	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
77	Hardy Vista (DEF1)	2024-0044	C2R	Harris	City	453D	0.65	0.00	8	Createch Solutions	replats.com
78	Harrisburg Hills	2024-0016	C2R	Harris	City	535B	0.61	0.61	0	Air Ambulance 1	South Texas Surveying Associates, Inc.
79	Highland Heights Replat No 1	2024-0113	C2R	Harris	City	412X	0.21	0.00	2	Terrain Solutions Inc	South Texas Surveying Associates, Inc.
80	Kothamas Villas	2024-0019	C2R	Harris	City	490X	0.25	0.00	6	JRH Designs	JRH Designs
81	Lenox Grove Addition partial replat no 1 (DEF1)	2023-2960	C2R	Harris	City	494T	0.92	0.92	0	Rock River	South Texas Surveying Associates, Inc.
82	Lincoln City Sec 5 partial replat no 1 (DEF1)	2023-2812	C2R	Harris	City	412T	0.17	0.00	2	Balbin Re Investments, LLC	Carranza Outsource Drafting
83	Lorraine Landing	2024-0145	C2R	Harris	City	494E	0.13	0.00	2	Vame Enterprises LLC	Total Surveyors, Inc.
84	Lusko Project Estates (DEF1)	2023-2798	C2R	Harris	City	493Z	0.12	0.00	3	Lusko Project LLC	WO Developments LLC
85	MAR Wayside Complex	2024-0162	C2R	Harris	City	494Z	1.71	1.71	0	MAR 2008 Holdings, LLC	Owens Management Systems, LLC
86	Meadowshire Valley	2024-0151	C2R	Harris	City	413S	0.36	0.12	3	INDIVIDUAL	Bowden Land Services & Consulting
87	New Hope Housing Avenue C	2024-0106	C2R	Harris	City	495W	3.46	3.46	0	New Hope Housing, Inc.	Windrose
88	Palacio Townhomes	2023-2794	C2R	Harris	City	494A	0.11	0.00	3	E.M.I. Investments & Construction	Chesterfield Development Services
89	Paloma Water Plant Site	2024-0072	C2R	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
90	Paloma Wastewater Treatment Plant (DEF1)	2024-0074	C2R	Harris	ETJ	323K	2.26	2.26	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
91	Plaag Plaza	2024-0166	C2R	Harris	City	454K	0.18	0.00	2	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
92	Plaza Estates at Crawford (DEF1)	2023-2839	C2R	Harris	City	493X	0.15	0.00	3	New Era Development	New Era Development & Land Services
93	Quimby Place (DEF1)	2023-2972	C2R	Harris	City	455K	0.25	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	Radcliffe Place partial replat no 1	2024-0031	C2R	Harris	City	454G	0.23	0.00	2	Estus Development LLC	South Texas Surveying Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
95	RV Park at Almeda Genoa	2024-0099	C2R	Harris	City	573U	4.81	4.81	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
96	Skyline Villas at Drew	2024-0042	C2R	Harris	City	493Z	0.37	0.00	10	1738 Clio LLC	STUPA INTERNATIONAL LLC
97	Southland Grove	2024-0146	C2R	Harris	City	533L	0.12	0.00	2	Spencer Huck	Total Surveyors, Inc.
98	Spring Branch ISD Guthrie Center	2024-0187	C2R	Harris	City	449R	16.78	16.78	0	Brooks and Sparks	West Belt Surveying, Inc.
99	Steel Haven Homes	2023-2820	C2R	Harris	City	453J	0.12	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
100	Sterling Mccall Acura	2024-0180	C2R	Harris	City	529Z	8.01	8.01	0	Cool Breeze Consultants, LLC	Gruller Surveying
101	Views at Dipping Lane	2024-0154	C2R	Harris	City	453C	0.22	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
102	Village at East Orem (DEF1)	2024-0067	C2R	Harris	City	573M	2.79	0.08	39	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
103	Village at Southmore (DEF2)	2023-2956	C2R	Harris	City	533B	0.25	0.00	6	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
104	Villas at Burkett	2024-0105	C2R	Harris	City	533L	0.35	0.00	8	Burco Investments, LLC.	ICMC GROUP INC
105	Waseca Grove	2024-0147	C2R	Harris	City	450Y	0.26	0.00	2	Andrew & Andrew Investments LLC	Total Surveyors, Inc.
106	West Crossing	2024-0144	C2R	Harris	City	494E	0.13	0.00	2	Nui Haus, LLC	Total Surveyors, Inc.
107	West Gray Madison	2024-0201	C2R	Harris	City	493N	0.75	0.75	0	WGA Consulting Engineers	Windrose
108	Wilmington Green	2024-0142	C2R	Harris	City	573B	0.17	0.00	2	Mass Homes	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

109	Gianake Estates at Adkins Road	2023-2813	C3N	Harris	City	450Y	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
110	Hazard Grove	2023-2955	C3N	Harris	City	492R	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
111	Huynh Estates	2023-2580	C3N	Harris	City	449X	0.34	0.00	3	Ngheip David Huynh	Manley Engineering and Associates Inc
112	Inwood Pines Village partial replat no 1	2023-2840	C3N	Harris	City	411V	0.36	0.36	0	Inwood Heights Group, LLC	Total Surveyors, Inc.
113	Long Point Acres partial replat no 8 (DEF2)	2023-2557	C3N	Harris	City	450T	2.16	2.16	0	Cameron Builders	South Texas Surveying Associates, Inc.
114	Lozier Villas First Venture	2023-2970	C3N	Harris	City	533L	0.15	0.00	3	Paschal Homes LLC	Karen Rose Engineering and Surveying
115	National Creekside Reserve on Wallisville (DEF1)	2023-2478	C3N	Harris	ETJ	456V	1.65	1.65	0	A & M Services	A & M Services
116	Riverside Terrace Sec 1 partial replat no 9	2023-2984	C3N	Harris	City	493X	0.21	0.21	0	2008 Arbor Residency, LLC	Owens Management Systems, LLC
117	Santa Rosa (DEF2)	2023-2302	C3N	Harris	City	415X	0.18	0.00	3	Survil, LLC	SurVil LLC
118	Springdale Homes	2024-0043	C3N	Harris	City	455E	0.19	0.00	2	No Company	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
119	Ventura Estates at Riverside Terrace	2023-2952	C3N	Harris	City	534E	0.33	0.00	2	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
120	Ziki Court	2023-2895	C3N	Harris	City	573B	0.33	0.00	3	Ziki Real Estate Group LLC	AAB Homes, LLC
D-Variances											
121	Bergamo GP	2024-0127	GP	Harris	ETJ	445B	81.59	0.00	0	Wilbow-Bergamo Vista, LLC	BGE, Inc. - Land Planning
122	Bergamo Sec 1	2024-0120	C3P	Harris	ETJ	445B	34.66	7.46	132	Wilbow-Bergamo Vista, LLC	BGE, Inc. - Land Planning
123	Brickyard Development (DEF1)	2023-2826	C2R	Harris	City	451G	38.18	38.18	0	ACME HOUSTON PARTNERSHIP	Landpoint
124	BW Interests	2024-0178	C3P	Harris	ETJ	366N	5.00	4.65	0	Wander Interests	McKim and Creed
125	Decker Prairie Rosehill GP (DEF2)	2023-2941	GP	Harris	ETJ	287J	99.28	0.00	0	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
126	Decker Prairie Rosehill Sec 1 (DEF2)	2023-2942	C3P	Harris	ETJ	287J	36.60	12.21	105	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
127	Decker Prairie Rosehill Sec 2 (DEF2)	2023-2943	C3P	Harris	ETJ	287J	33.15	16.95	72	Toll Brothers	LJA Engineering, Inc.-(Houston Office)
128	Fresno Estates (DEF2)	2023-2831	C2	Fort Bend	ETJ	611X	2.41	0.00	2	Houston Replats LLC	Carranza Outsource Drafting
129	Jasek Farms GP (DEF1)	2023-2937	GP	Harris/ Waller	ETJ	403L	358.00	0.00	0	DR Horton	Meta Planning + Design LLC
130	Nest at Paul Quinn (DEF2)	2023-2327	C3R	Harris	City	452B	2.00	0.08	30	TN Associates	Gruller Surveying
131	Newport Grove Sec 1 (DEF1)	2023-2995	C3R	Harris	ETJ	379T	48.70	23.43	103	Rochester Development, LLC	Meta Planning + Design LLC
132	Sanford Farms GP	2024-0200	GP	Harris	ETJ	323F	303.80	0.00	0	Meritage Homes & Century Homes	Meta Planning + Design LLC
133	Washington Silver	2023-2886	C2	Harris	City	493K	0.91	0.91	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
E-Special Exceptions											
134	Bridgeland Prairieland Village GP	2024-0024	GP	Harris	ETJ	365T	4018.00	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
F-Reconsideration of Requirements											
135	Almeda Genoa Estates	2023-2902	C2	Harris	City	575N	1.10	0.21	2	jorge a rivas	Houston Platting
136	Northpark South GP	2024-0156	GP	Montgomery	ETJ	295U	50.11	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
137	Northpark South Sec 1	2024-0158	C3P	Montgomery	ETJ	295U	34.04	12.91	148	R.G. Miller Engineers	R.G. Miller Engineers
G-Extensions of Approval											

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
138	Centre Business Park replat no 2	2023-0263	EOA	Harris	City	529V	10.59	10.59	0	WISCH LEASING GROUP, LP	PEA Group
139	Highland Development	2023-0543	EOA	Harris	ETJ	411C	3.10	3.05	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
140	International Life Change Ministries	2023-0239	EOA	Harris	ETJ	371E	13.40	12.94	0	Kingdom Structures	Windrose
141	Kathy Lane Development	2023-0630	EOA	Harris	ETJ	328U	7.15	7.15	0	ALJ Lindsey	Windrose
142	Mintz Champions	2023-0544	EOA	Harris	ETJ	331T	2.01	2.01	0	PCI - Healthdev	Windrose
143	Mitek Bammel	2023-0174	EOA	Harris	ETJ	332M	35.80	35.80	0	MiTek, Inc.	LJA Engineering, Inc.-(Houston Office)
144	Morton Creek Ranch Sec 29	2023-0286	EOA	Harris	ETJ	445P	10.28	1.73	35	Woodmere Development Co	R.G. Miller Engineers
145	Oaklynn Place	2023-0363	EOA	Harris	ETJ	334A	3.70	3.05	0	SP family Venture LLC	E.I.C. Surveying Company
146	Reserve at Silver Oaks	2023-0551	EOA	Harris	ETJ	330D	7.30	7.30	0	L Squared Engineering	Windrose
147	Urbana Spring	2023-0404	EOA	Harris	ETJ	291R	31.02	28.99	0	IDS Engineerng Group	IDS Engineering Group

H-Name Changes

148	Westhaven Estates Sec 1 partial replat no 10 (prev. Westhaven Estates 1 partial replat no 10)	2023-2842	NC	Harris	City	491S	0.40	0.02	8	New Era Development	New Era Development & Land Services

I-Certification of Compliance

149	26646 Blackberry Lane	24-1726	COC	Montgor	ETJ	257R				Andres Sariles/ Perl	Perla Parra
150	20021 Red Oak South	24-1727	COC	Montgor	ETJ	257M				Vogebend Ventures	Tony Bender

J-Administrative

None

K-Development Plats with Variance Requests

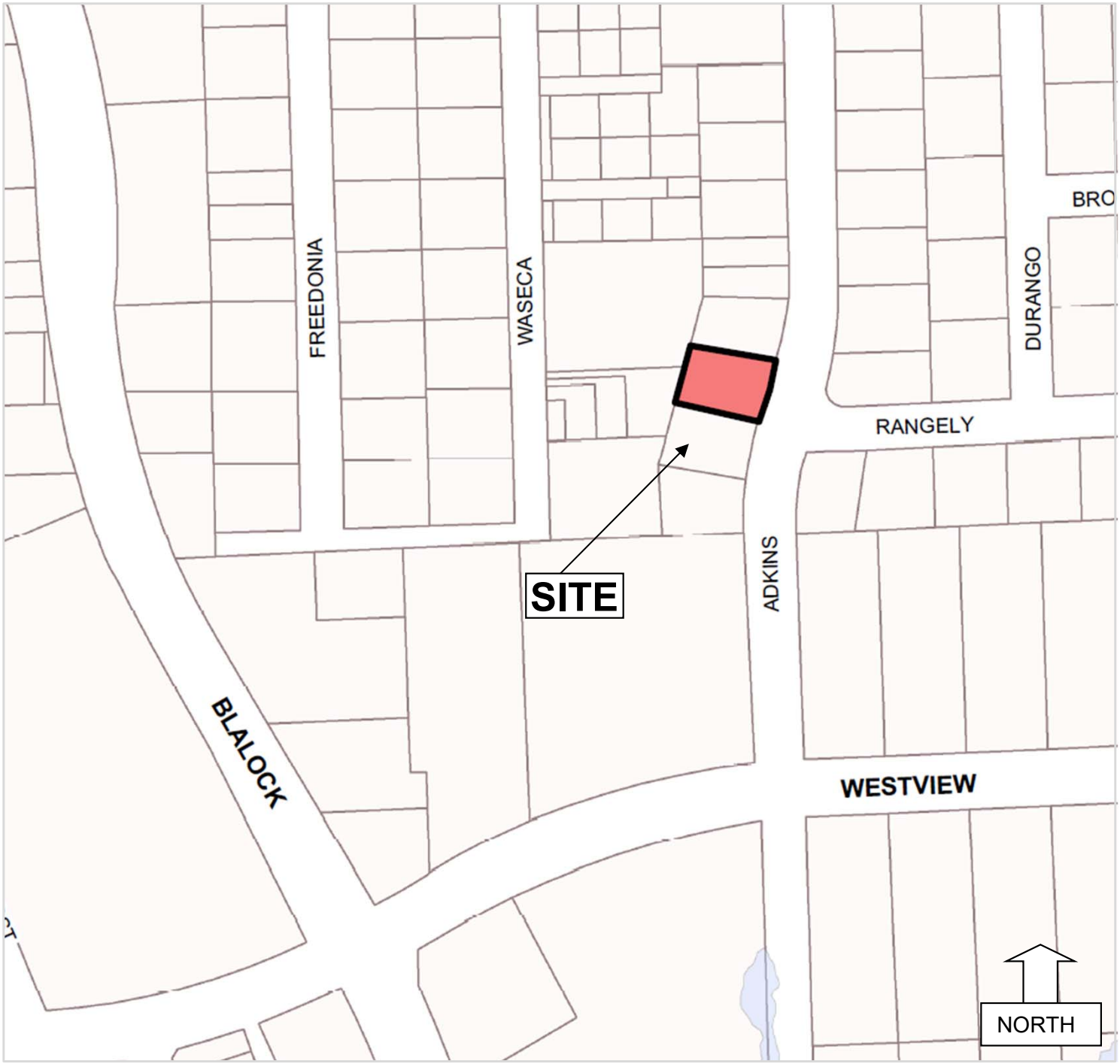
151	1951 Lexington Street	23111991	DPV	Harris	City	492Z				Gulf Pro Remodelers	Arthur Garza
152	4706 N Main Street	21113914	DPV	Harris	City	453X				Sandlot Engineering	James Roman

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Gianake Estates at Adkins Road

Applicant: CAS Consultants, LLC



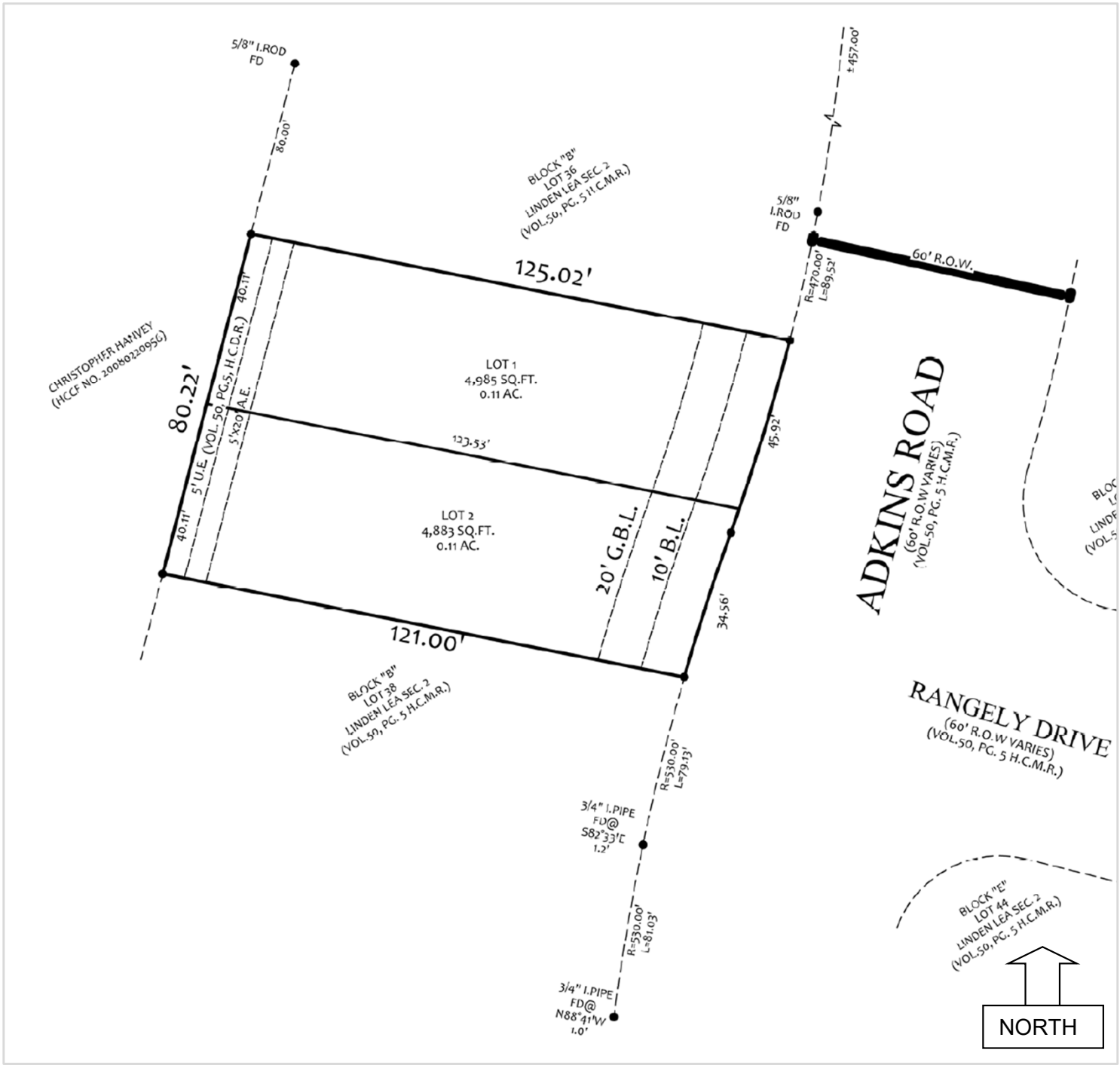
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Gianake Estates at Adkins Road

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Gianake Estates at Adkins Road

Applicant: CAS Consultants, 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 19, 2024

Dear Property Owner:

Reference Number: 2023-2813; Gianake Estates at Adkins Road; a partial replat of **Linden Lea Sec 2**, being Lot 37 in Block B, as recorded in Volume 50, Page 5 of the Harris County Map Records.

The property is located west along Adkins Road east of Rangley Drive north of Westview Drive. The purpose of the replat is to create two single family residential lots. The applicant, **Juan Castillo,** with CAS Consultants, LLC., on behalf of the developer, can be contacted at **281-300-6874.**

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

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 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, February 8, 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

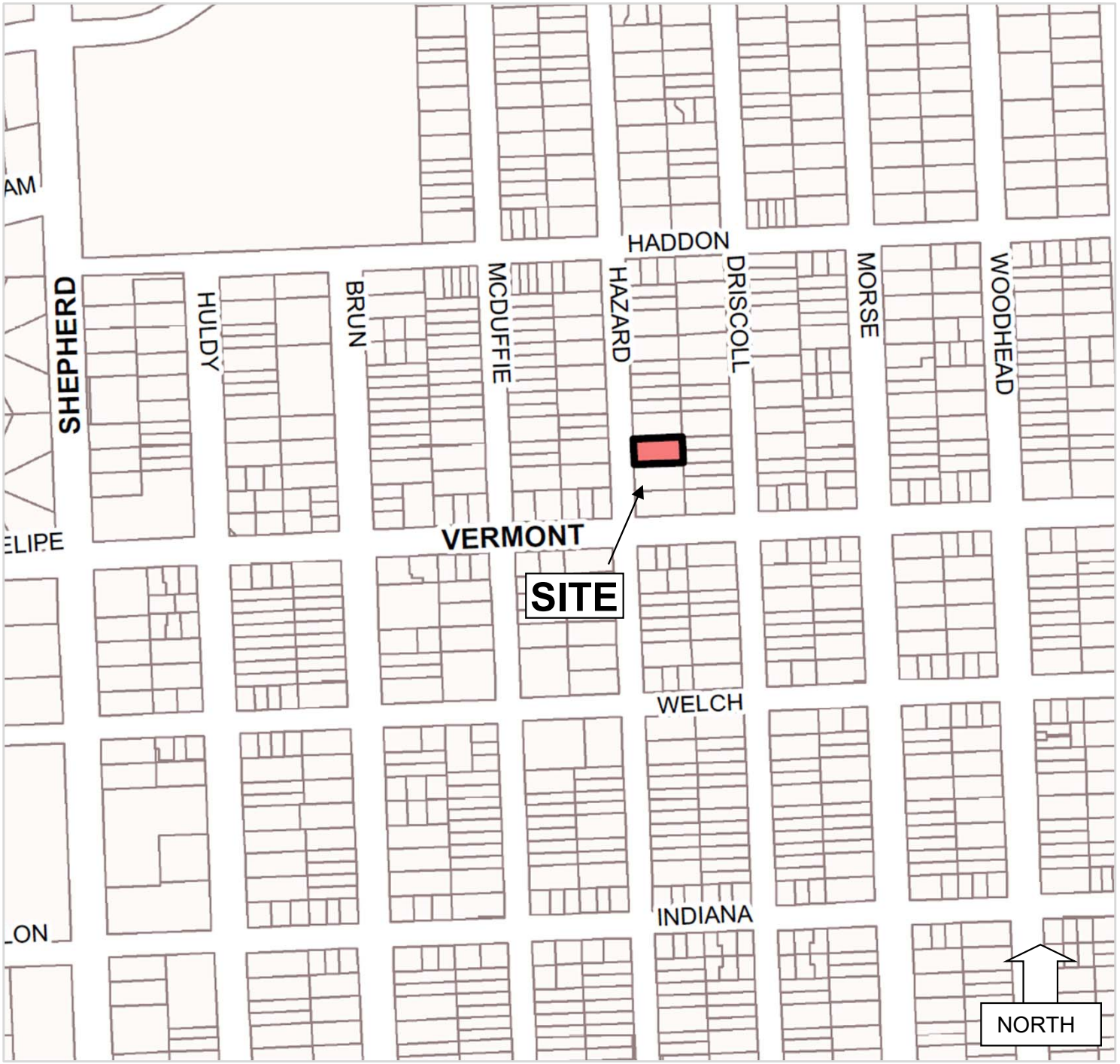
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 110

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Hazard Grove

Applicant: Total Surveyors, Inc.



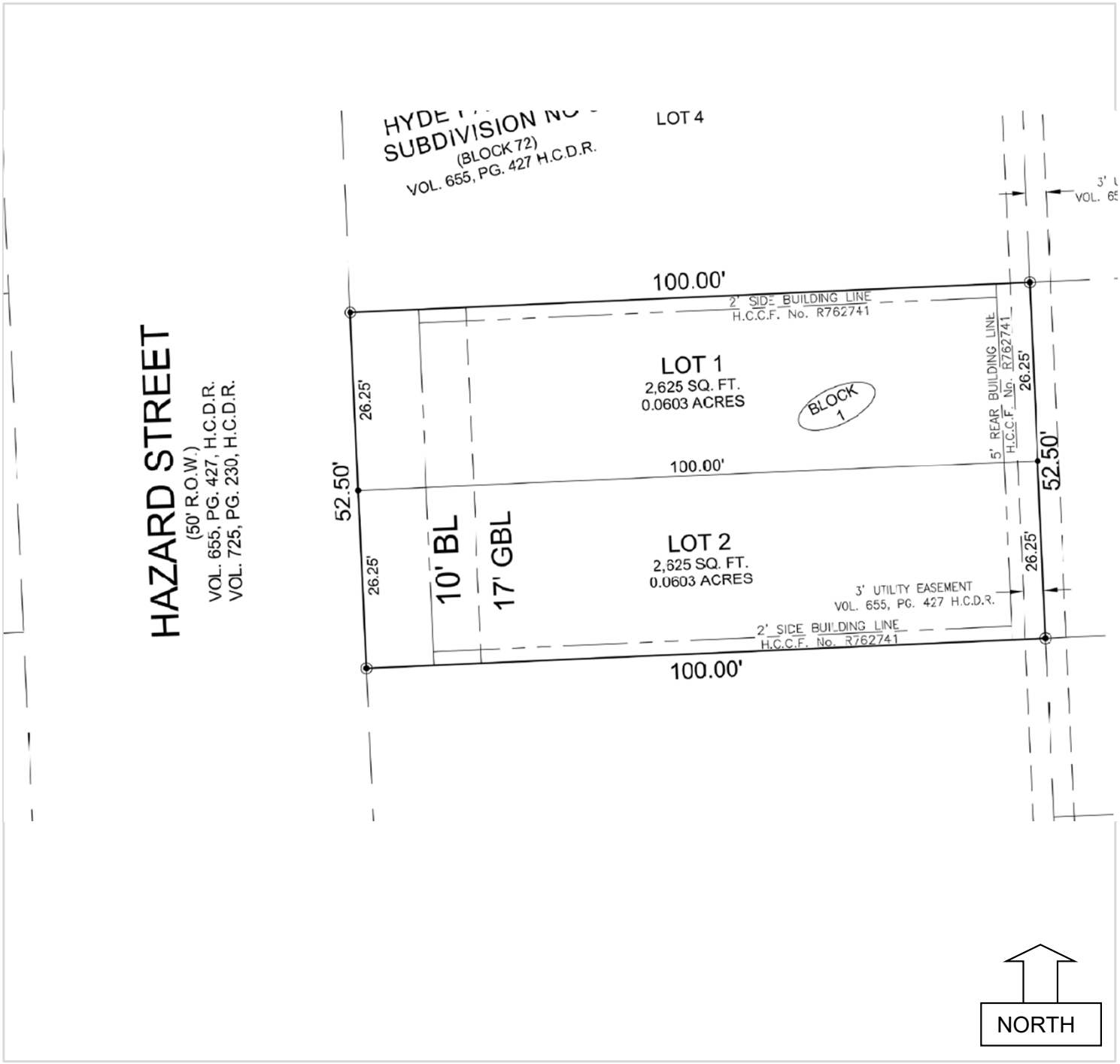
C – Public Hearings Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Hazard Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Hazard Grove

Applicant: Total Surveyors, 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 19, 2024

Dear Property Owner:

Reference Number: 2023-2955; Hazard Grove; a partial replat of **Hyde Park Main Subdivision no 6**, being Lot 3 in Block 72, as recorded in Volume 655, Page 427 of the Harris County Deed Records.

The property is located east along Hazard Street north of Vermont Street east of Shepherd Drive. The purpose of the replat is to create two single family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of Mazzarino Construction, can be contacted at **281-479-8719.**

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

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 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, February 8, 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

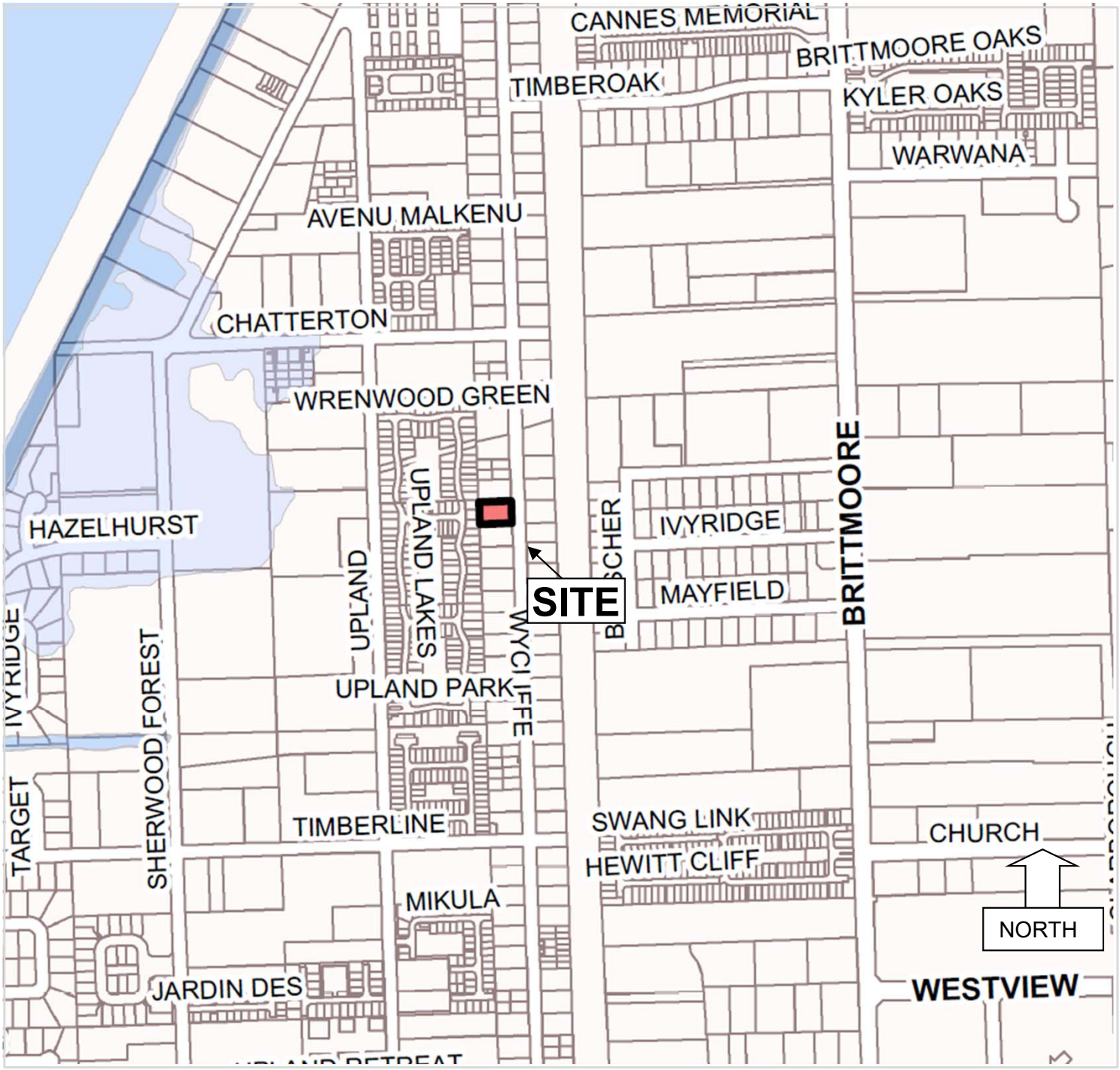
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 111

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Huynh Estates

Applicant: Manley Engineering and Associates Inc.



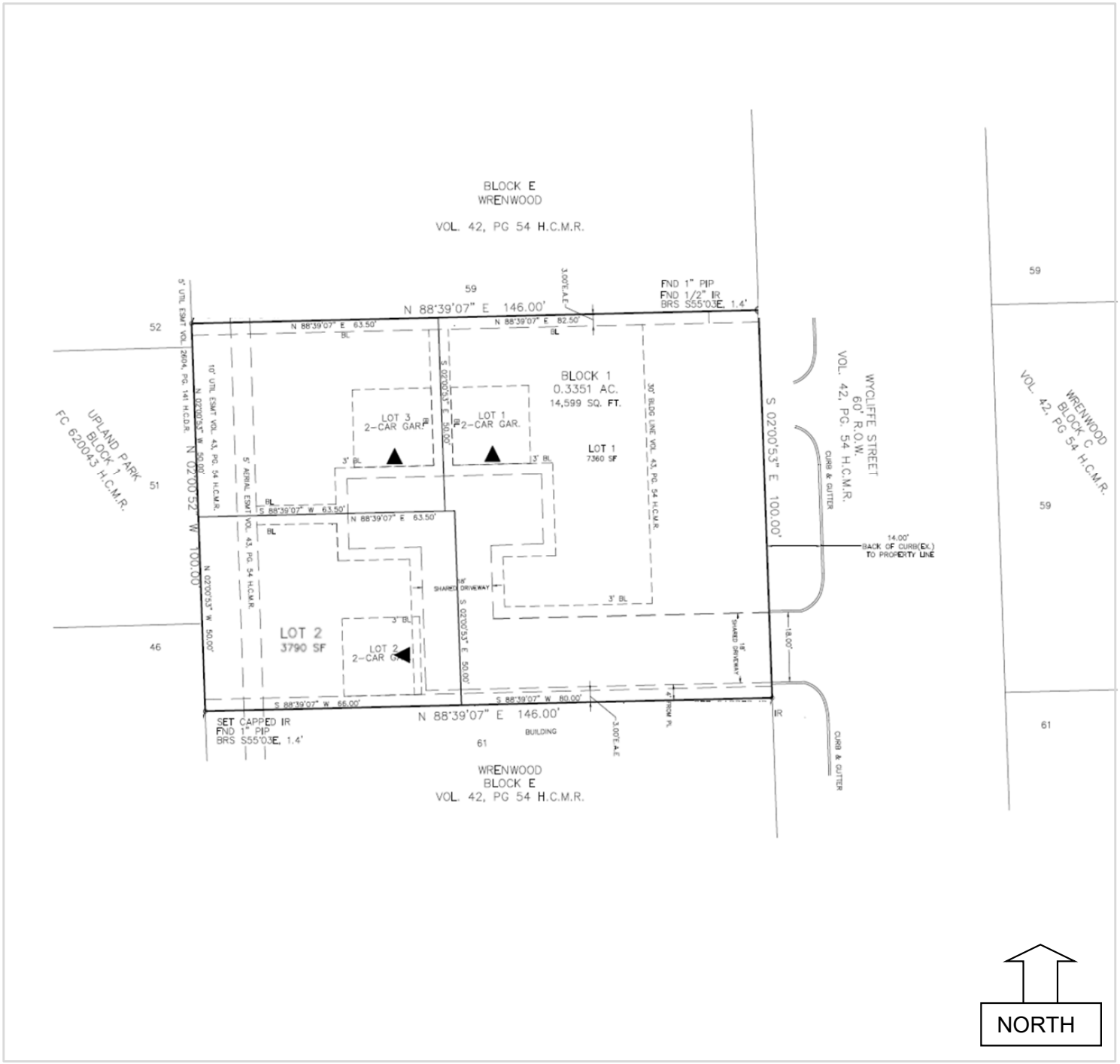
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Huynh Estates

Applicant: Manley Engineering and Associates Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Huynh Estates

Applicant: Manley Engineering and Associates 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 19, 2023

Dear Property Owner:

Reference Number: 2023-2580; Huynh Estates; a partial replat of a portion of **Wrenwood,** being Lot 60, Block E as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located west along Wycliffe Drive, west of Brittmoore Road and north of Interstate-10. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. The applicant, **Tim Manley,** with Manley Engineering and Associates, Inc., on behalf of the developer, can be contacted at **713-777-5725.**

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, 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, February 8, 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

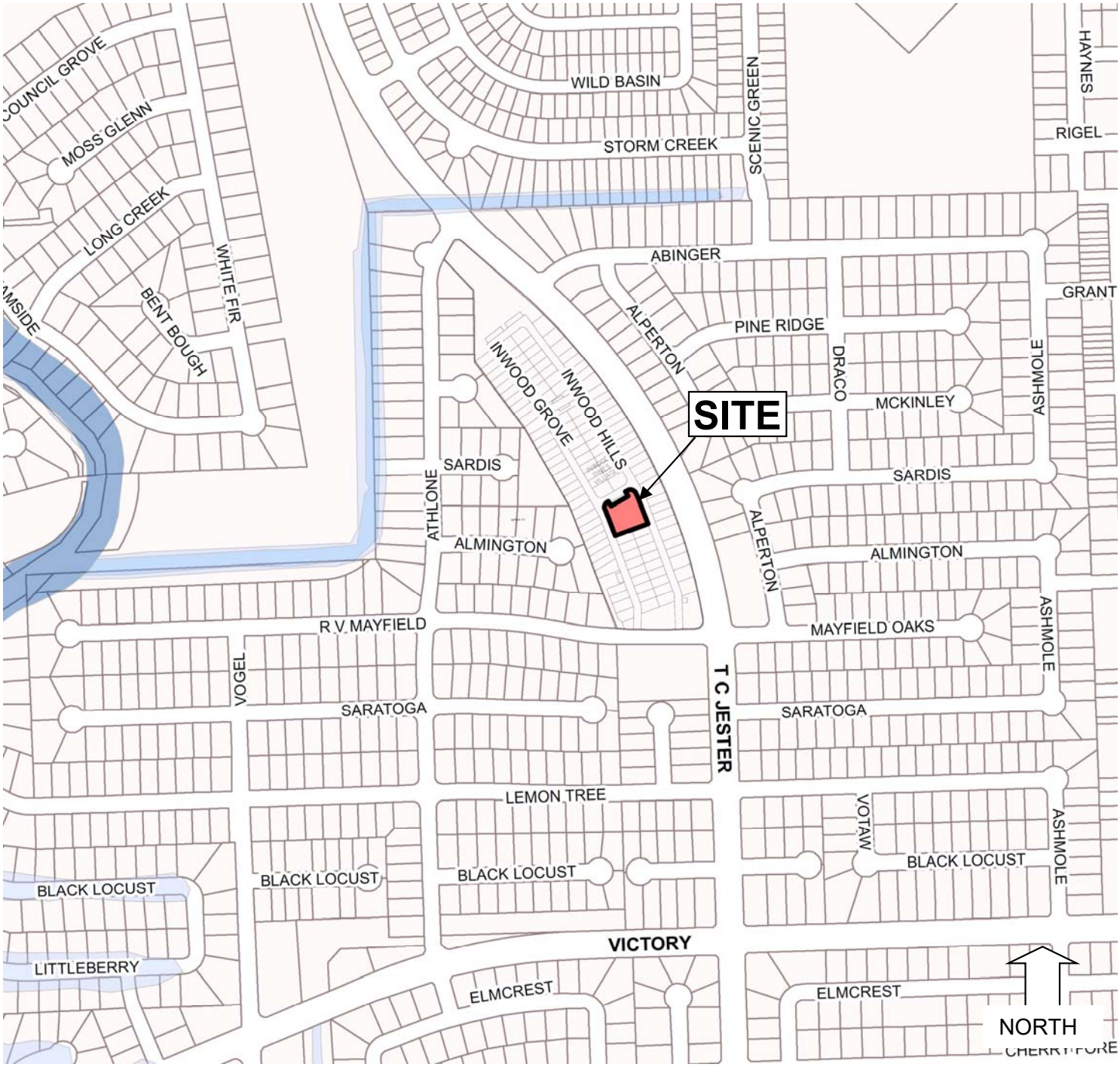
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Inwood Pines Village partial replat no 1

Applicant: Total Surveyors, Inc.



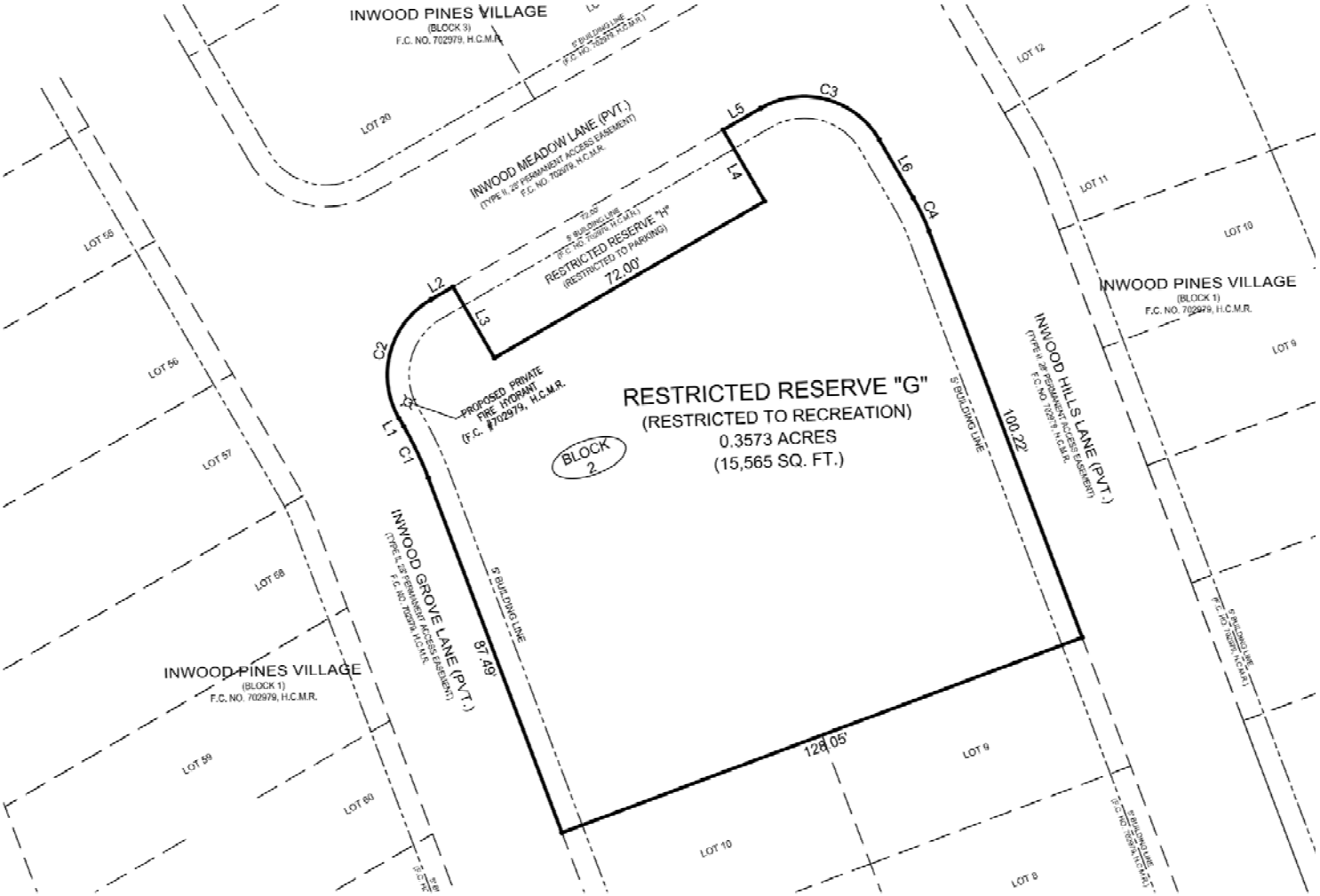
C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Inwood Pines Village partial replat no 1

Applicant: Total Surveyors, Inc.



NORTH

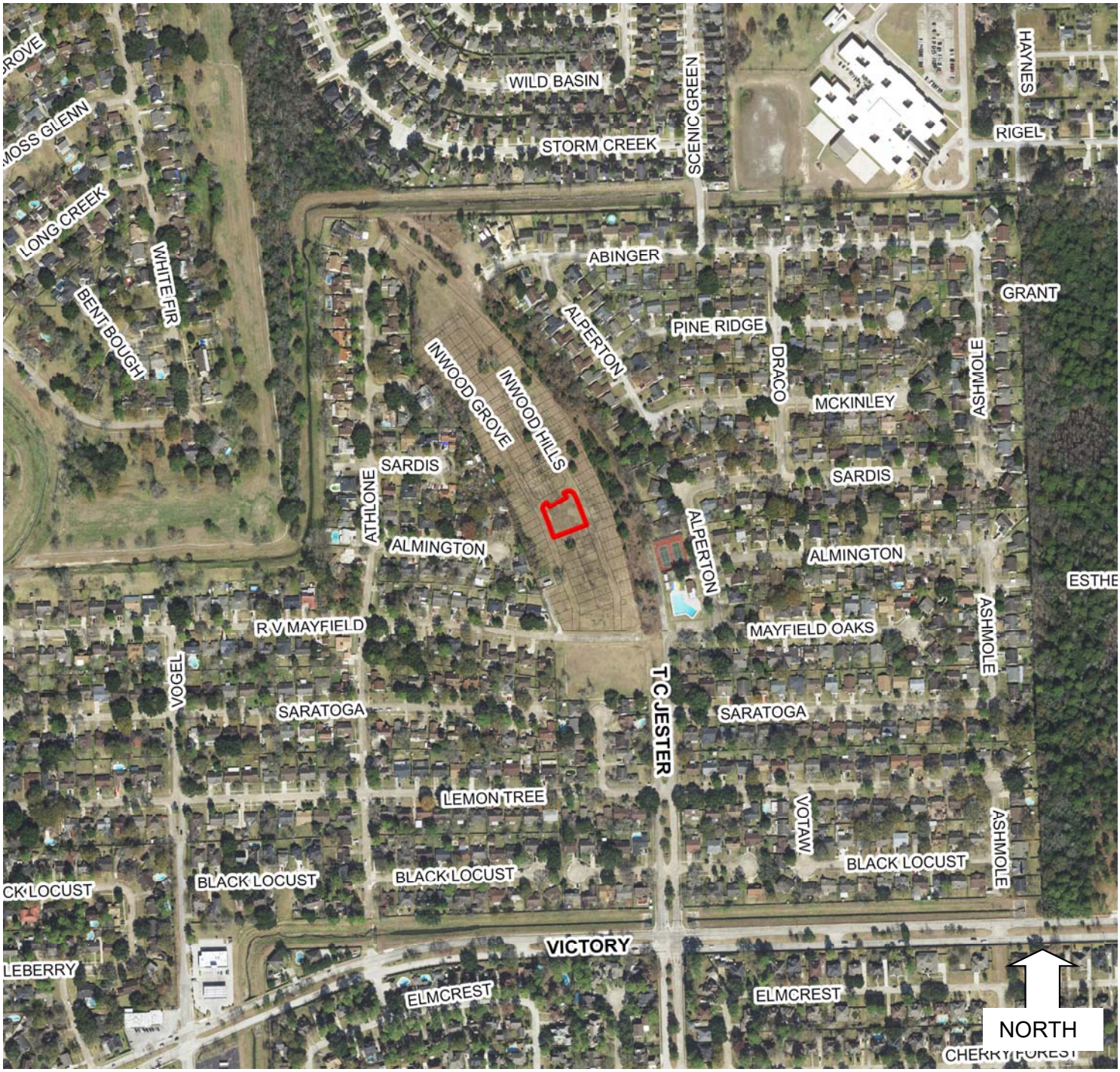
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Inwood Pines Village partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2023-2840
Plat Name: Inwood Pines Village partial replat no 1
Applicant: Total Surveyors, Inc.
Date Submitted: 12/10/2023

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

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

To allow a reserve restricted to landscaping and open space to be replatted into a reserve restricted to recreation.

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 replated to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to 'nonresidential': a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

The site is located within the City of Houston, and within a newly platted 122 lot single family subdivision. During the replat, Restricted Reserve "G" was created to be open space for the enjoyment of the property owners with the subdivision of Inwood Pines Village. The developer of the subdivision has now decided to construct a swimming pool, along with a pool house with bathrooms. This change necessitates the need for a change in restricted use. This change in use will greatly benefit the future owners of the single family homes by allowing the developer to create a beneficial amenity to the community.

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. This site was originally platted to create a reserve restricted to landscaping and open space for the use of the community. The size of the reserve will not change. The developer is proposing to build a swimming facility for the community, which will create a beneficial amenity for the future home owners.

(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, by granting the variance. By allowing the restricted use to change to recreation, the developer will be able to create a beneficial amenity to the future home owners. The existing ordinance currently allows land restricted to single family use to be replated into a recreational reserve, but apparently a variance is needed to replat a landscape reserve into a recreational reserve.

(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 by granting the variance. The general use of the existing reserve will not change, this reserve will continue to used for the general enjoyment of the future home owners. This recreation reserve will allow the community to have place to exercise and enjoy the outdoors.

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

Economic hardship is not the sole justification for the variance. The granting of the variance will allow the develop to make a significant investment into the community to benefit the future home owners.

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

PHV

January 19, 2024

Dear Property Owner:

Reference Number: 2023-2840; Inwood Pines Village partial replat no 1; is a partial replat of **Inwood Pines Village,** being al of Restricted Reserve "G", in Block 2, as recorded in Film Code No. 702979 of the Harris County Map Records.

The property is located at the southeast intersection of Inwood Meadow Ln (PVT) and Inwood Grove Ln (PVT), west of TC Jester Blvd and north of R V Mayfield Dr. The purpose of the replat is to create one restricted reserve and to change the land use from landscaping and open space to recreation. The applicant**, Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, can be contacted at **281-479-8719.**

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 the review Planner 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, February 8th, 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

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

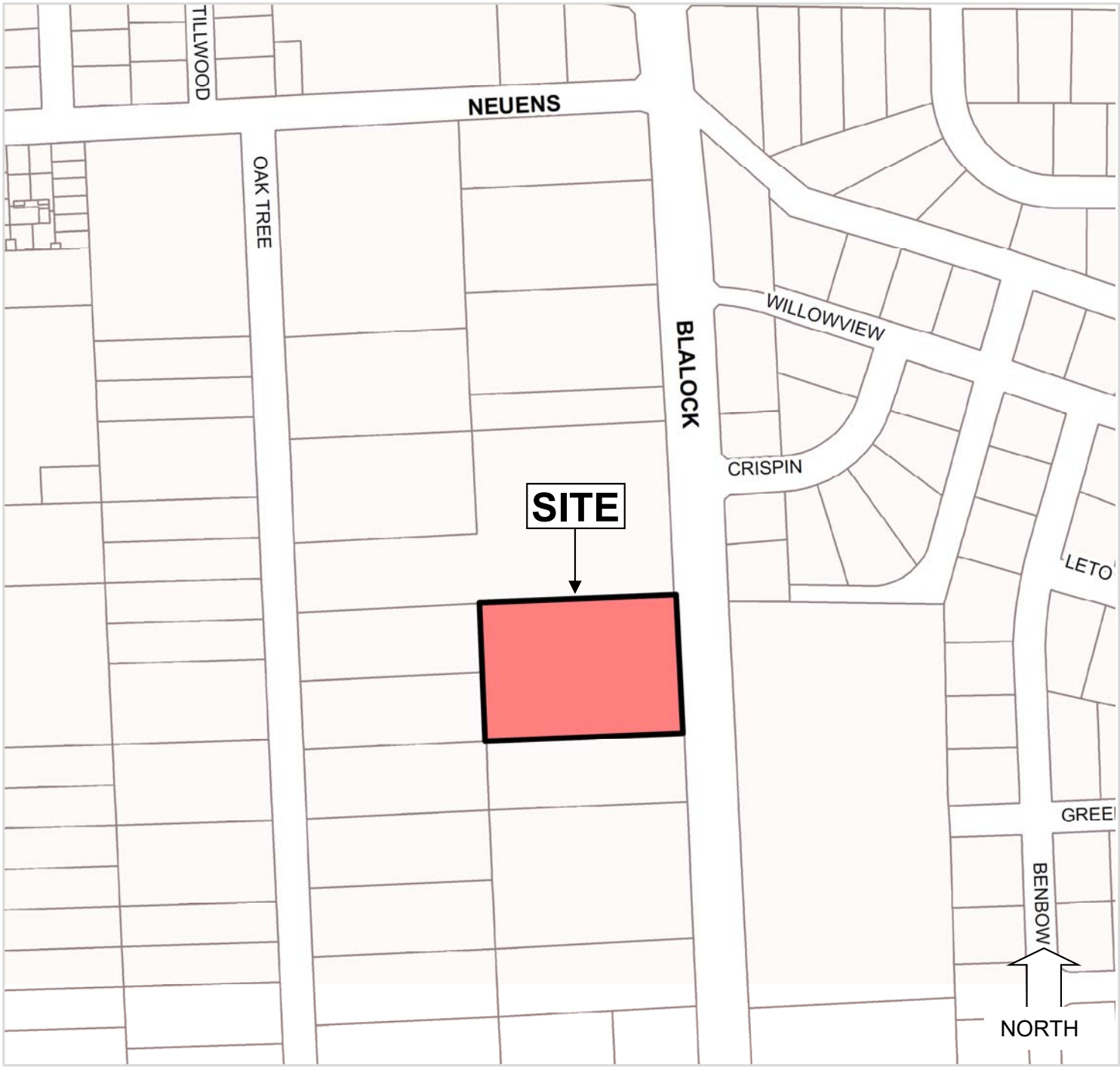
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 113

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



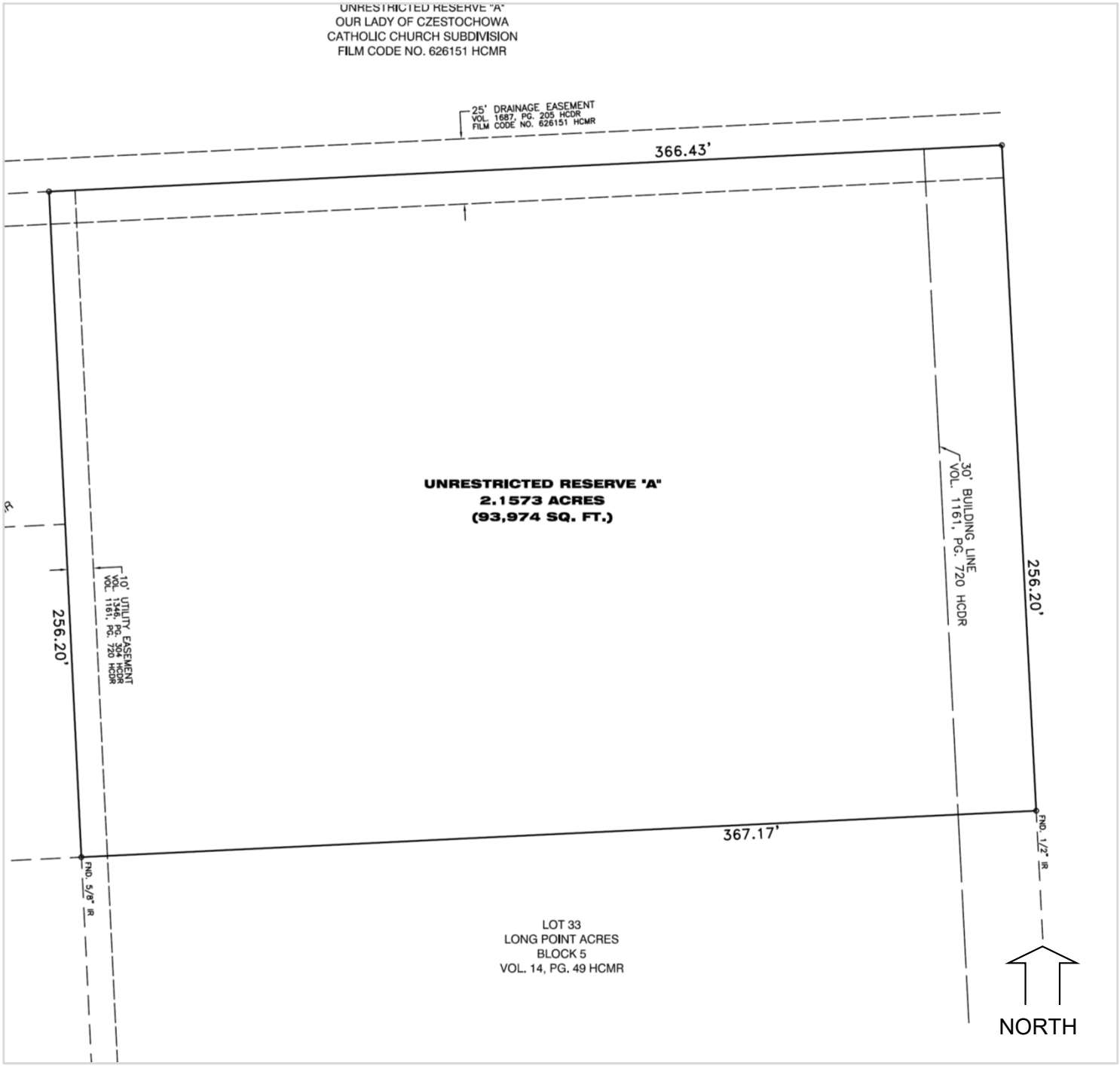
C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Long Point Acres partial replat no 8 (DEF 2)

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: 114

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



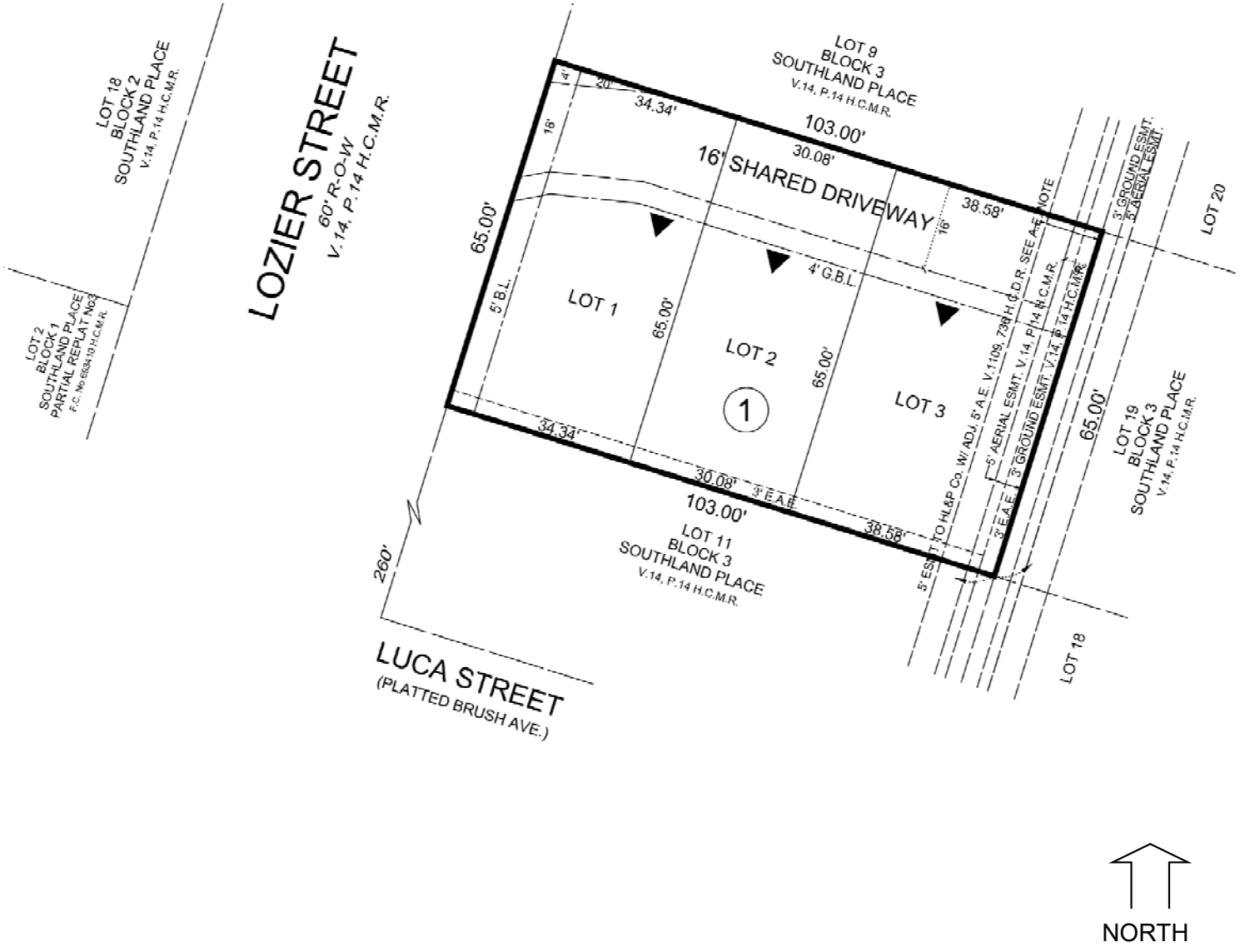
C – Public Hearings Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



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 19, 2023

Dear Property Owner:

Reference Number: 2023-2970; Lozier Villas First Venture; a partial replat of a portion of "**Southland Place,"** being Lot 10, Block 3 as recorded in Volume 14, Page 14 of the Harris County Map Records.

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

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 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, February 8, 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

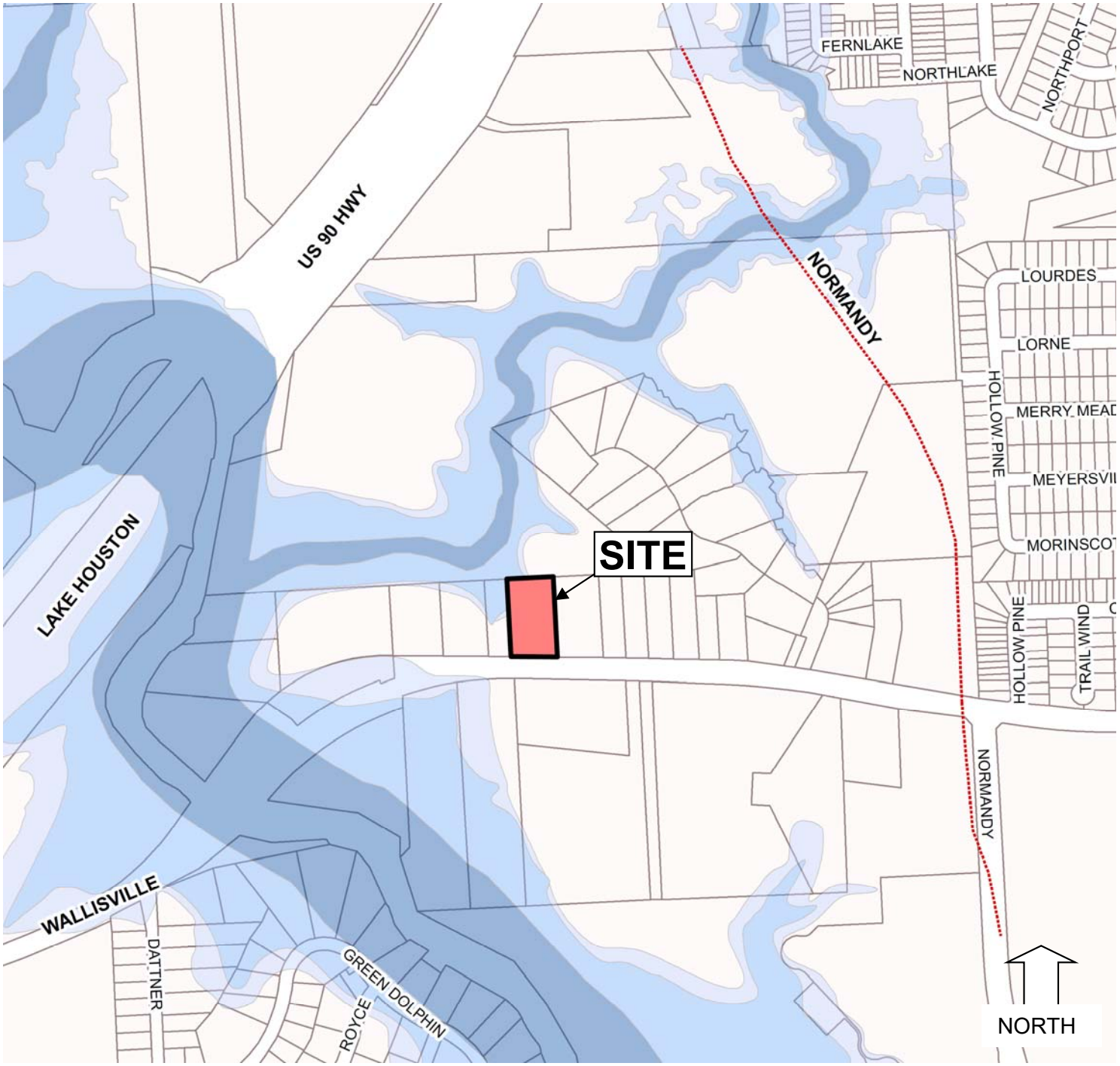
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 115

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: National Creekside Reserve on Wallisville (Def 1)

Applicant: A&M Services



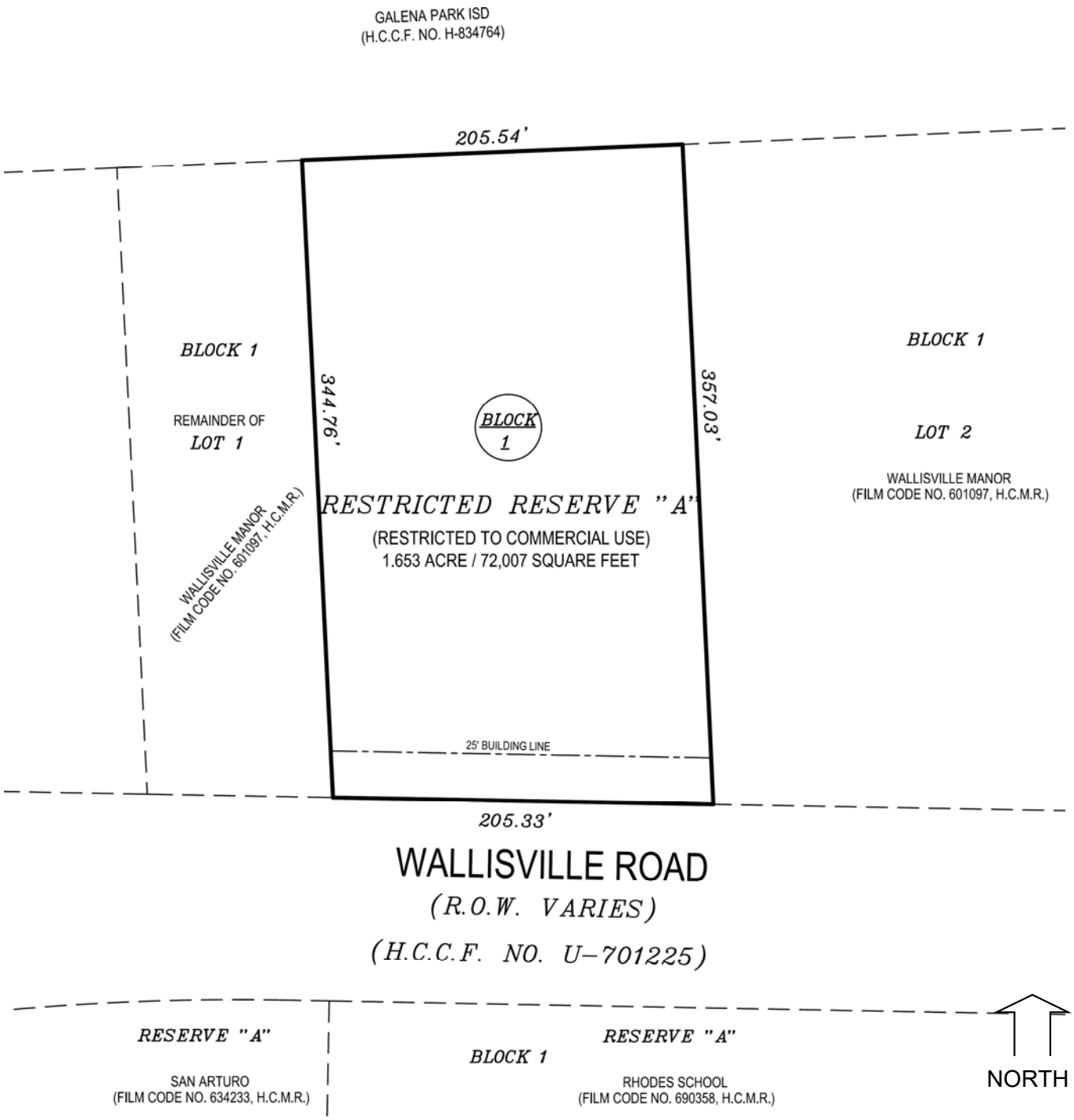
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: National Creekside Reserve on Wallisville (Def 1)

Applicant: A&M Services



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 115

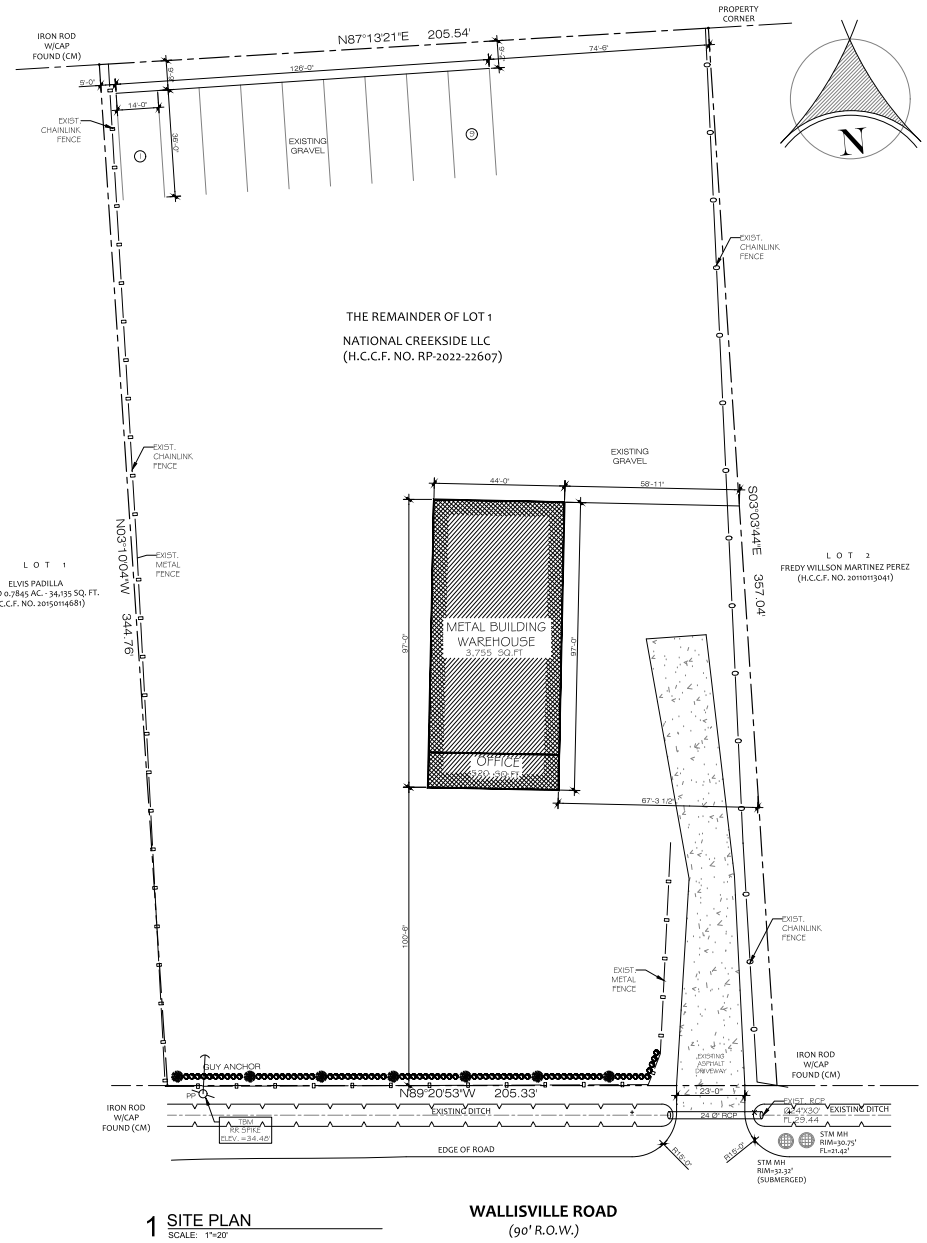
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: National Creekside Reserve on Wallisville (Def 1)

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

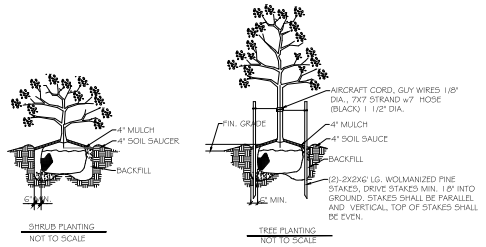
LANDSCAPE REQUIREMENTS

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

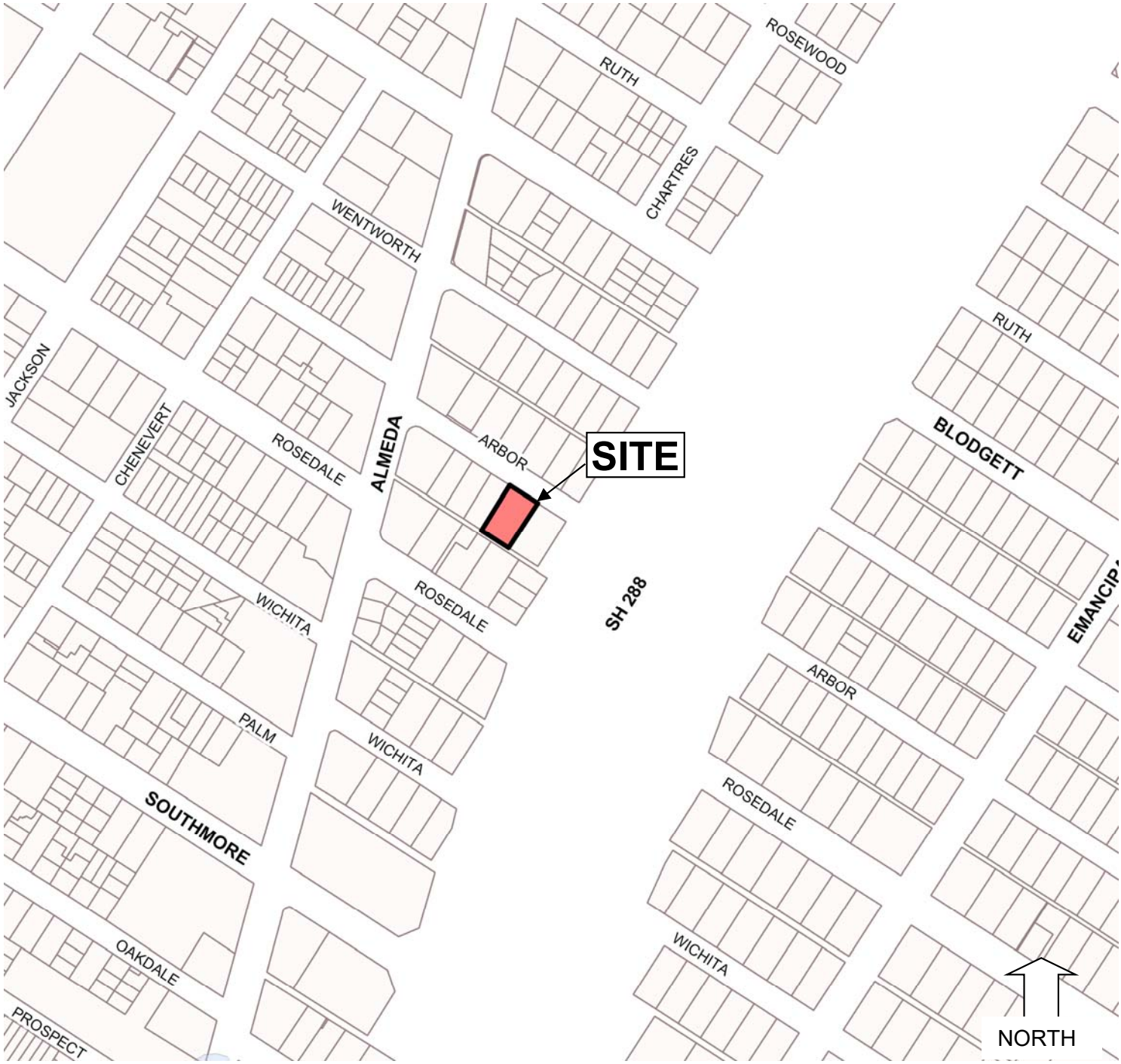
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 116

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Riverside Terrace Sec 1 partial replat no 9

Applicant: Owens Management Systems, LLC



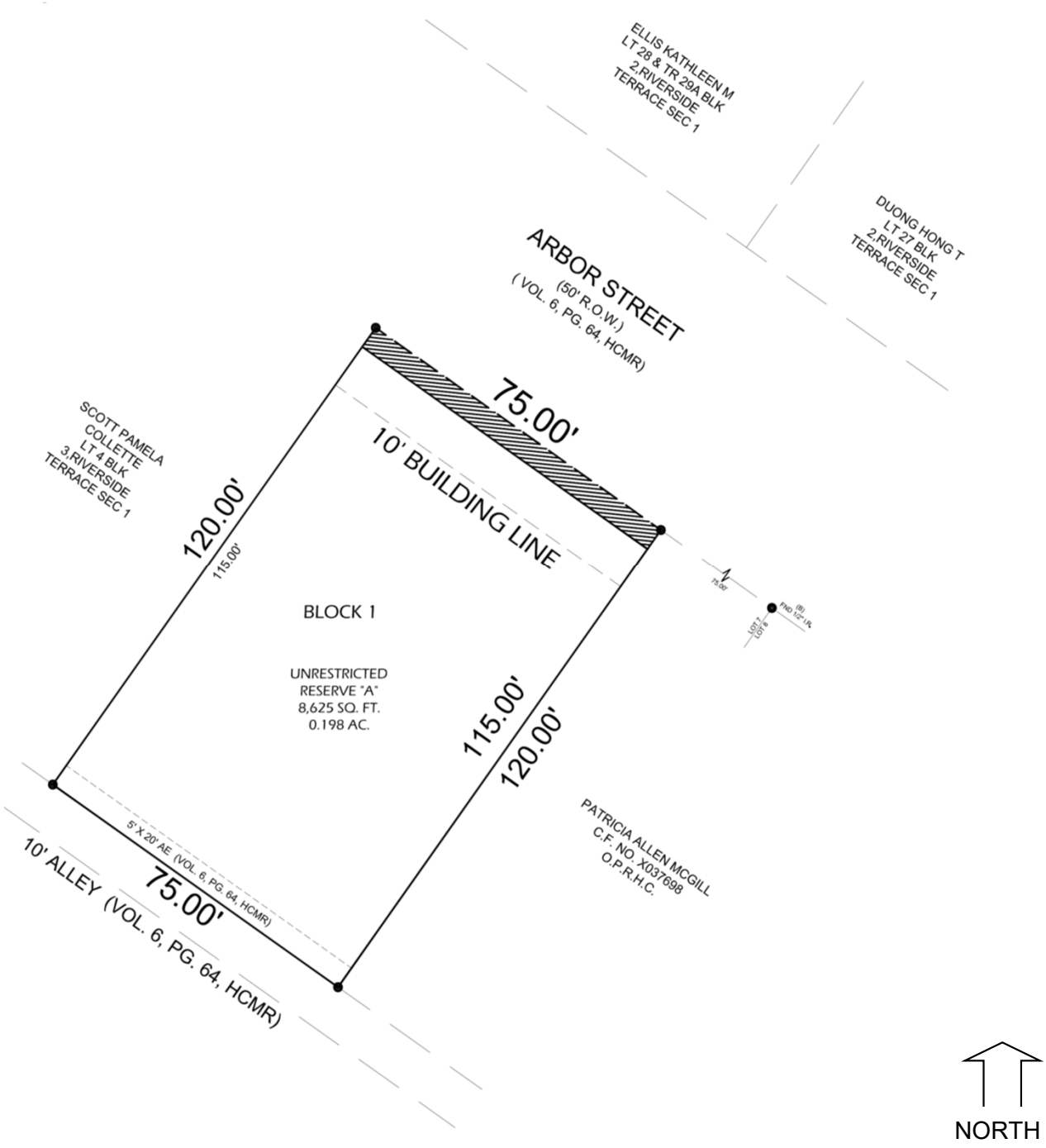
C – Public Hearings Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Riverside Terrace Sec 1 partial replat no 9

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Riverside Terrace Sec 1 partial replat no 9

Applicant: Owens Management Systems, 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 19, 2023

Dear Property Owner:

Reference Number: 2023-2984; Riverside Terrace Sec 1 partial replat no 9; a partial replat of a portion of "**Riverside terrace Sec 1,"** being Lot 5 and the west half (1/2) of Lot 6, Block 3 as recorded in Volume 6, Page 64 of the Harris County Map Records.

The property is located south along Arbor Street, west of SH-288 and south of Blodgett Street. The purpose of the replat is to create one (1) Unrestricted Rerserve. The applicant, **Joyce Owens,** with Owens Management Systems, LLC, on behalf of the developer, 2008 Arbor Residency LLC, can be contacted at **713-643-6333.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 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, February 8, 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

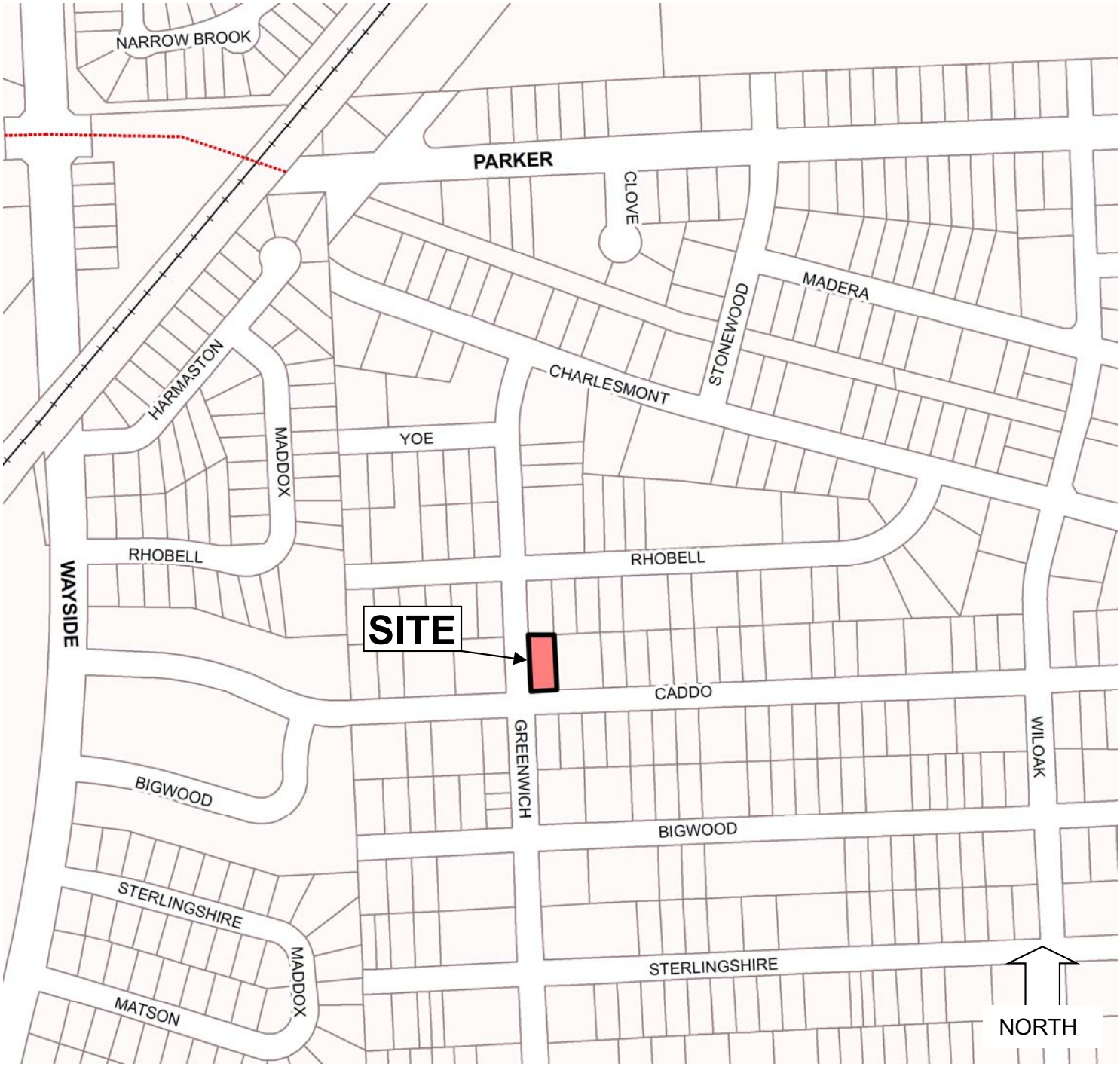
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 117

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Santa Rosa (DEF 2)

Applicant: Survil, LLC



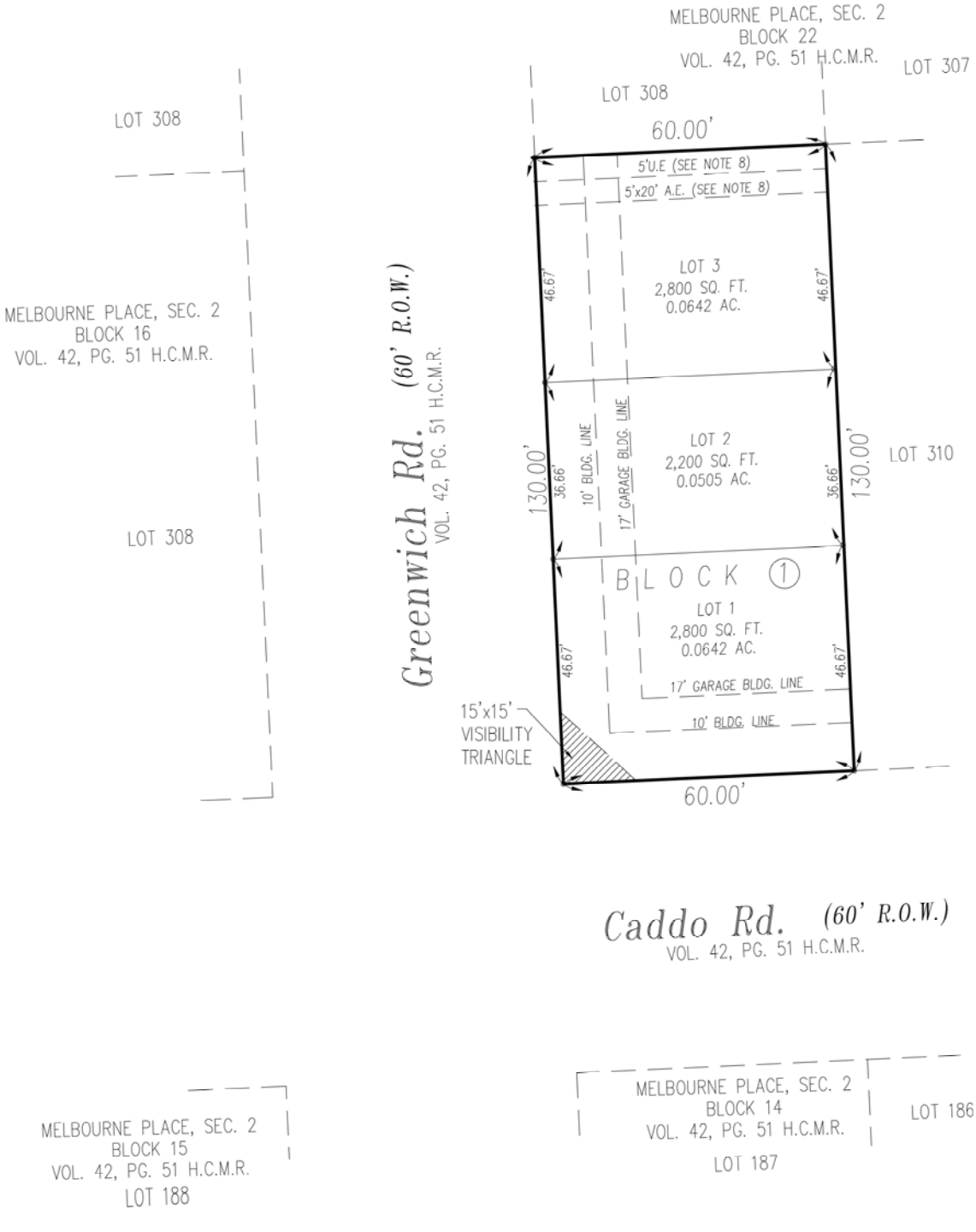
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Santa Rosa (DEF 2)

Applicant: Survil, LLC



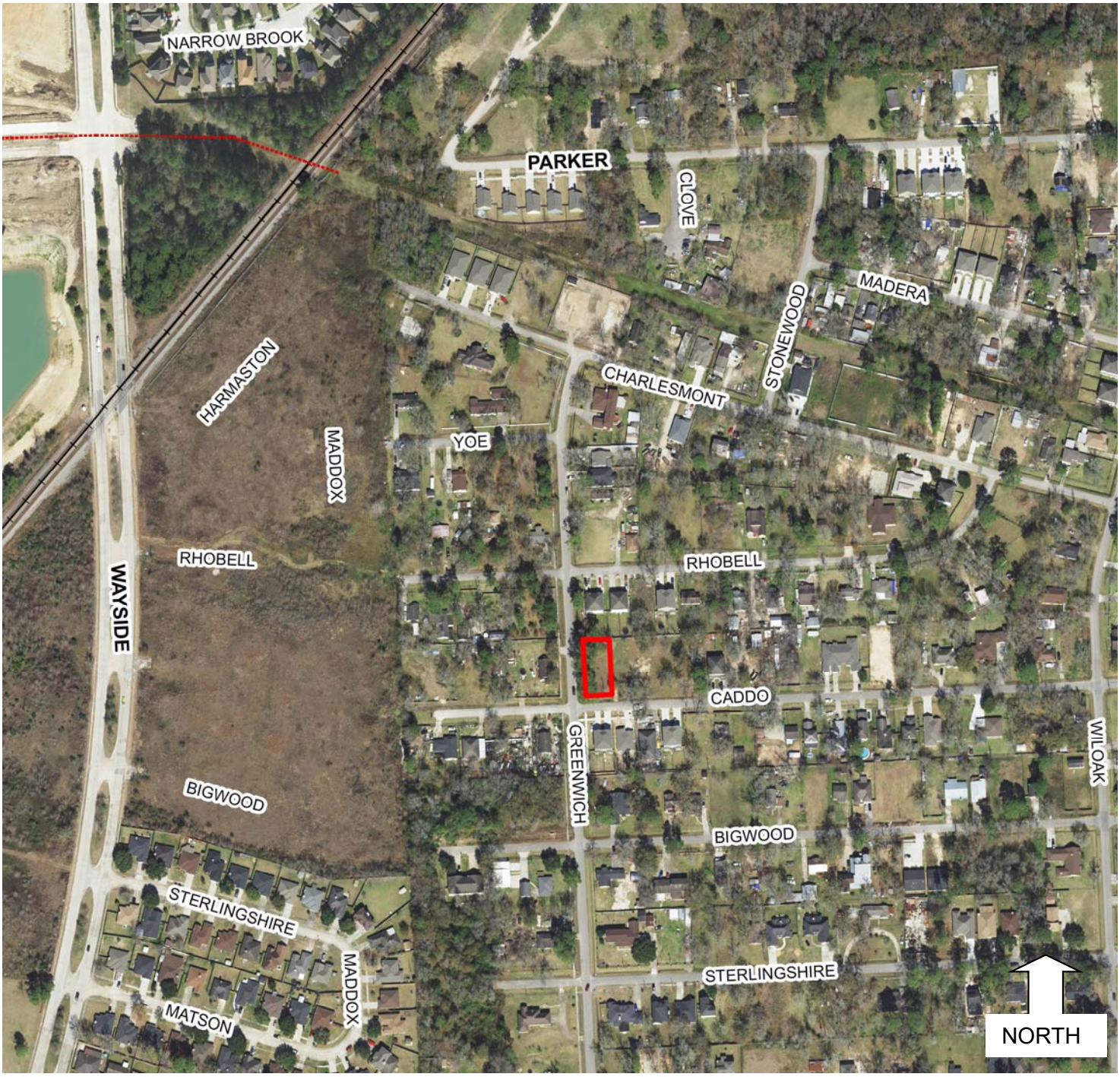
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Santa Rosa (DEF 2)

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

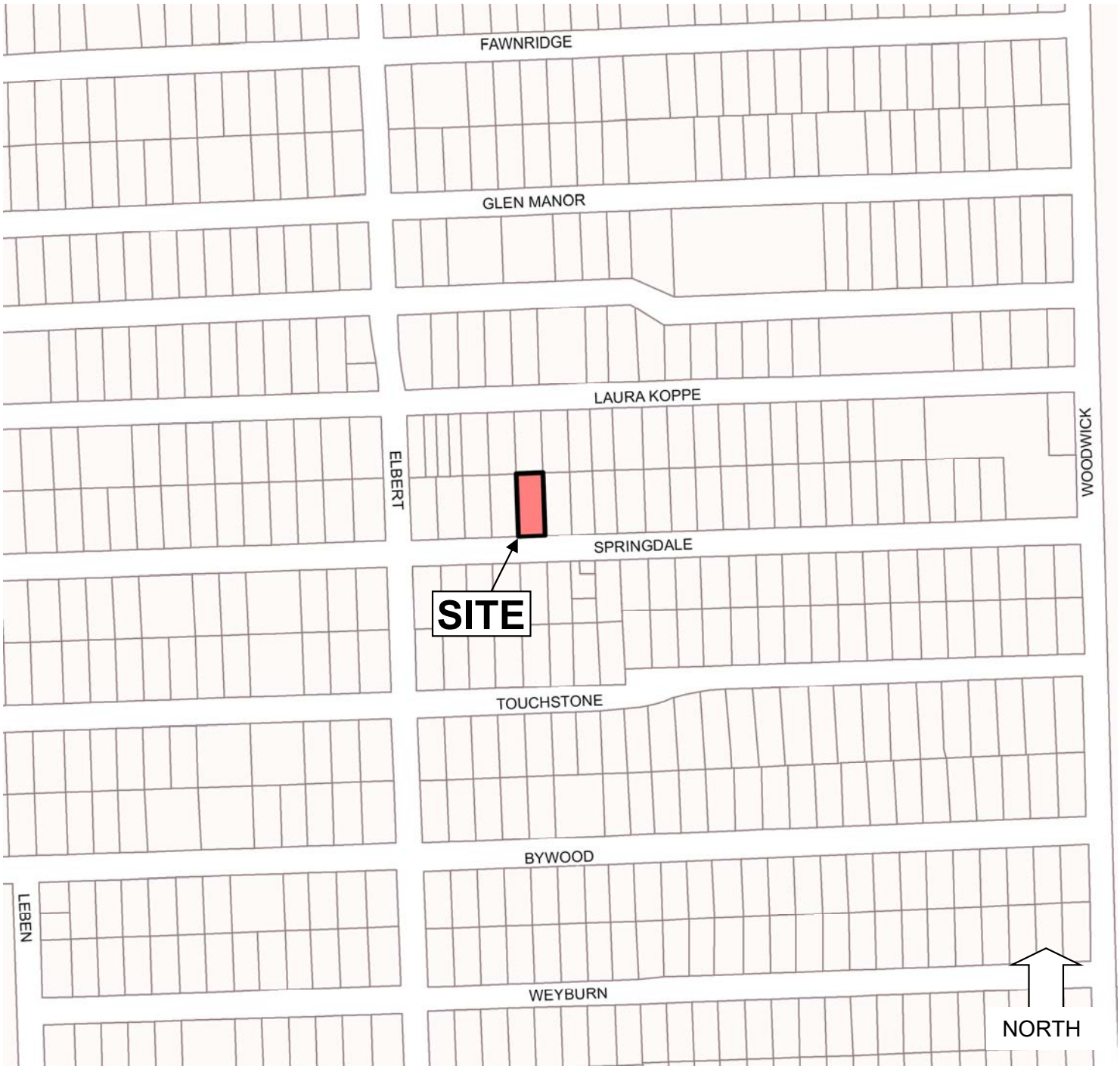
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 118

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, LLC



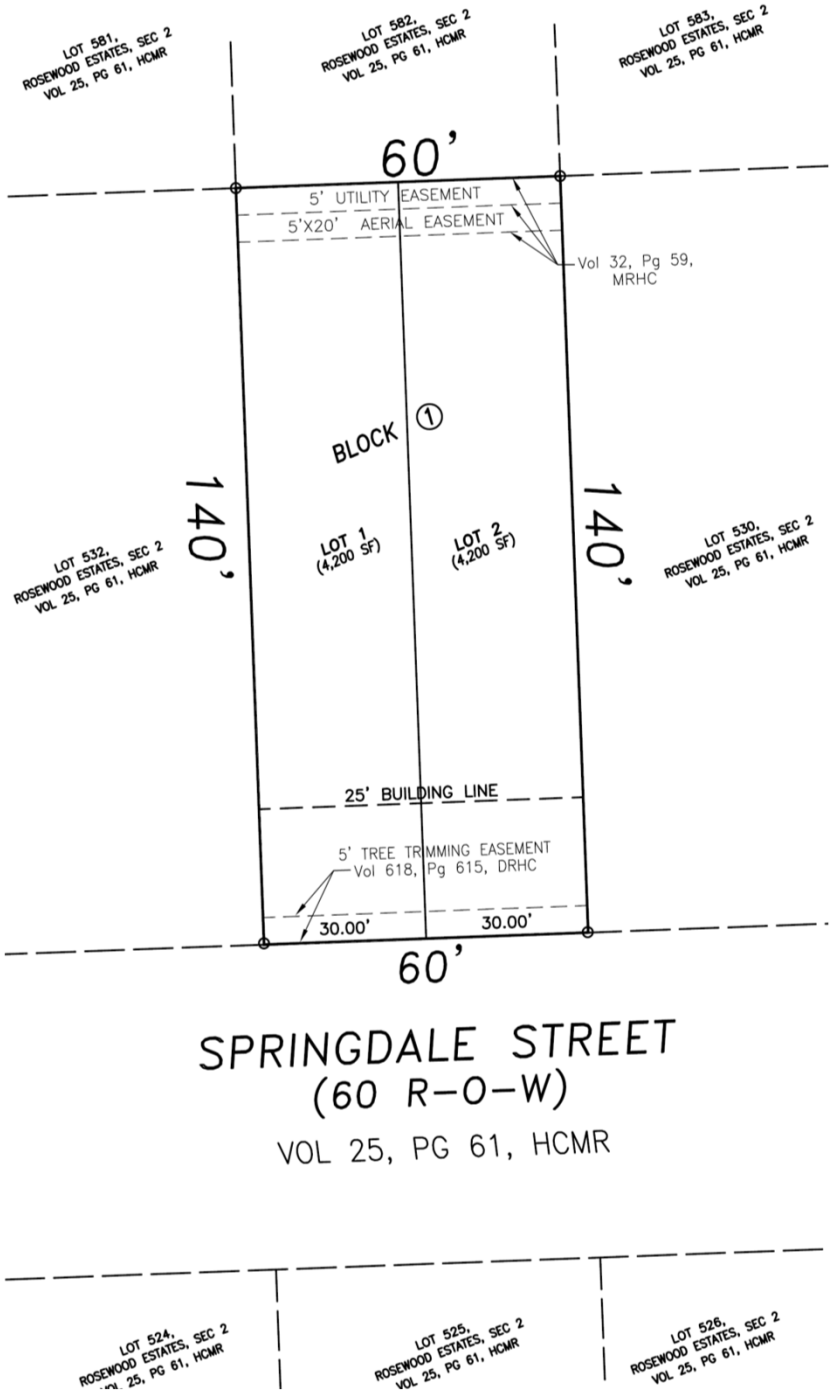
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Springdale Homes

Applicant: HRS and Associates, 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 19, 2024

Dear Property Owner:

Reference Number: 2024-0043; Springdale Homes; a partial replat of **Rosewood Estates Section Two**, being Lot 531 as recorded in Volume 25, Page 61 of the Harris County Map Records.

The property is located east of Elmert Street and north along Springdale Street. The purpose of the replat is to create two (2) single-family lots. The applicant, **Hamid Shotorbani,** with HRS and Associates, LLC, on behalf of the developer, can be contacted at **713-466-9776.**

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

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 Devin Crittle at 832-393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 8, 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

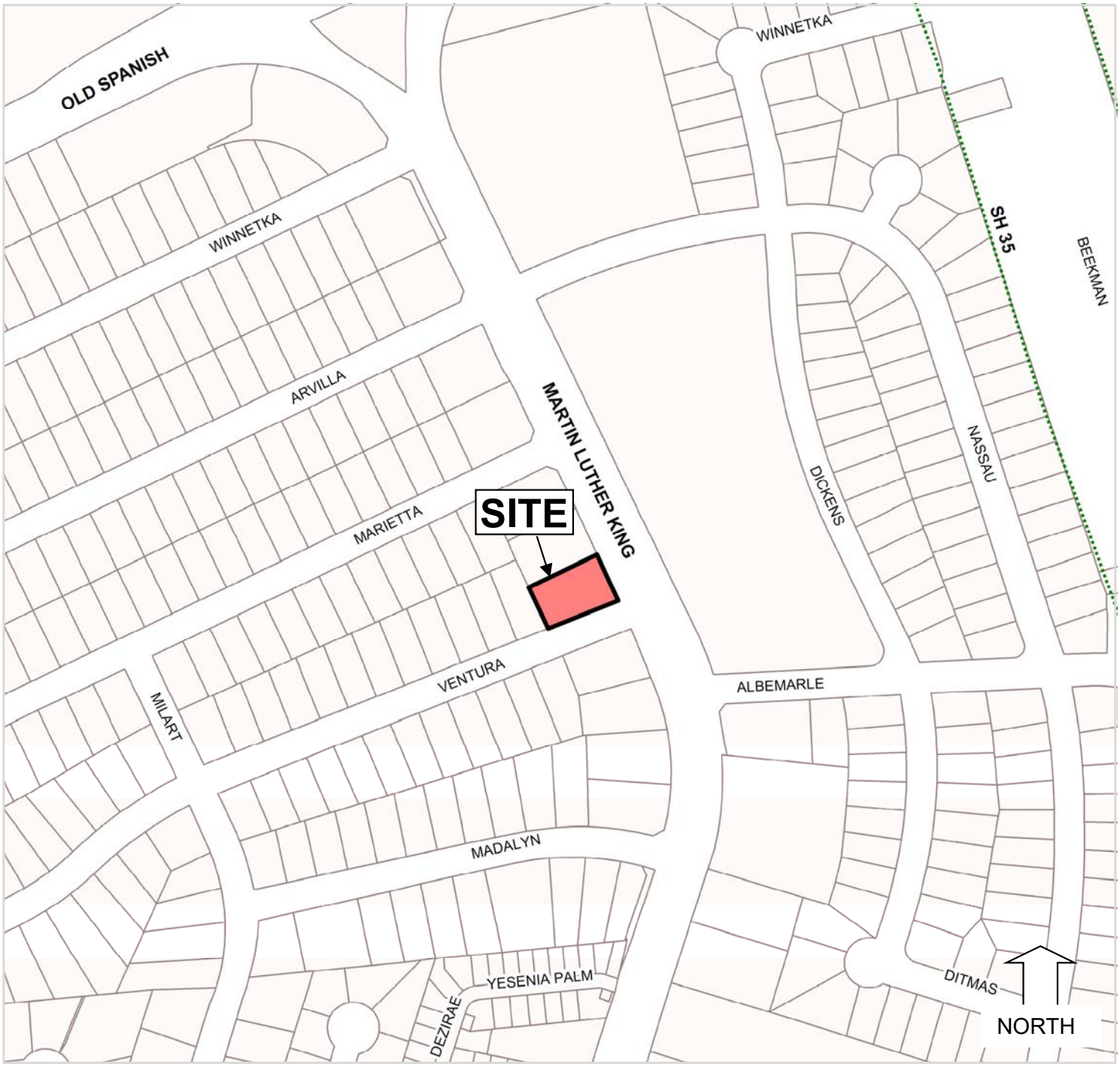
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 119

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ventura Estates at Riverside Terrace

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



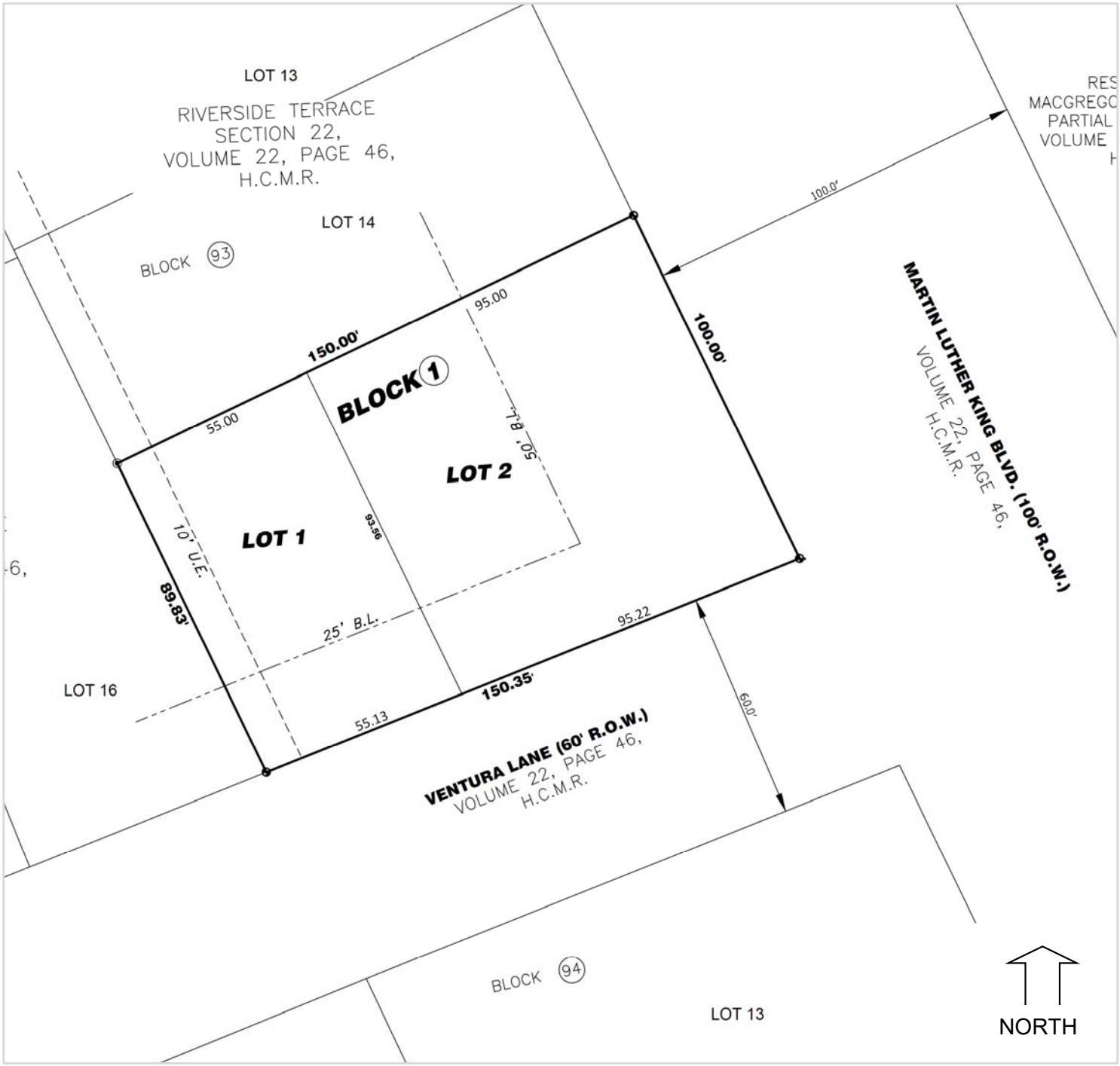
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ventura Estates at Riverside Terrace

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



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ventura Estates at Riverside Terrace

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



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

January 19, 2024

Dear Property Owner:

Reference Number: 2023-2952; Ventura Estates at Riverside Terrace; a partial replat of **Riverside Terrace Sec 22**, being Lot 15, Block 93, as recorded in Vol. 22, pg. 46 of the Harris County Map Records.

The property is located south of Old Spanish Trail, west of Martin Luther King Jr Boulevard and north along Venutra Lane. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Tom Duecker,** with Tri-Tech Surveying Co., on behalf of Houston Habitat for Humanity, the developer, can be contacted at **713-667-0800.**

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, February 8, 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 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

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

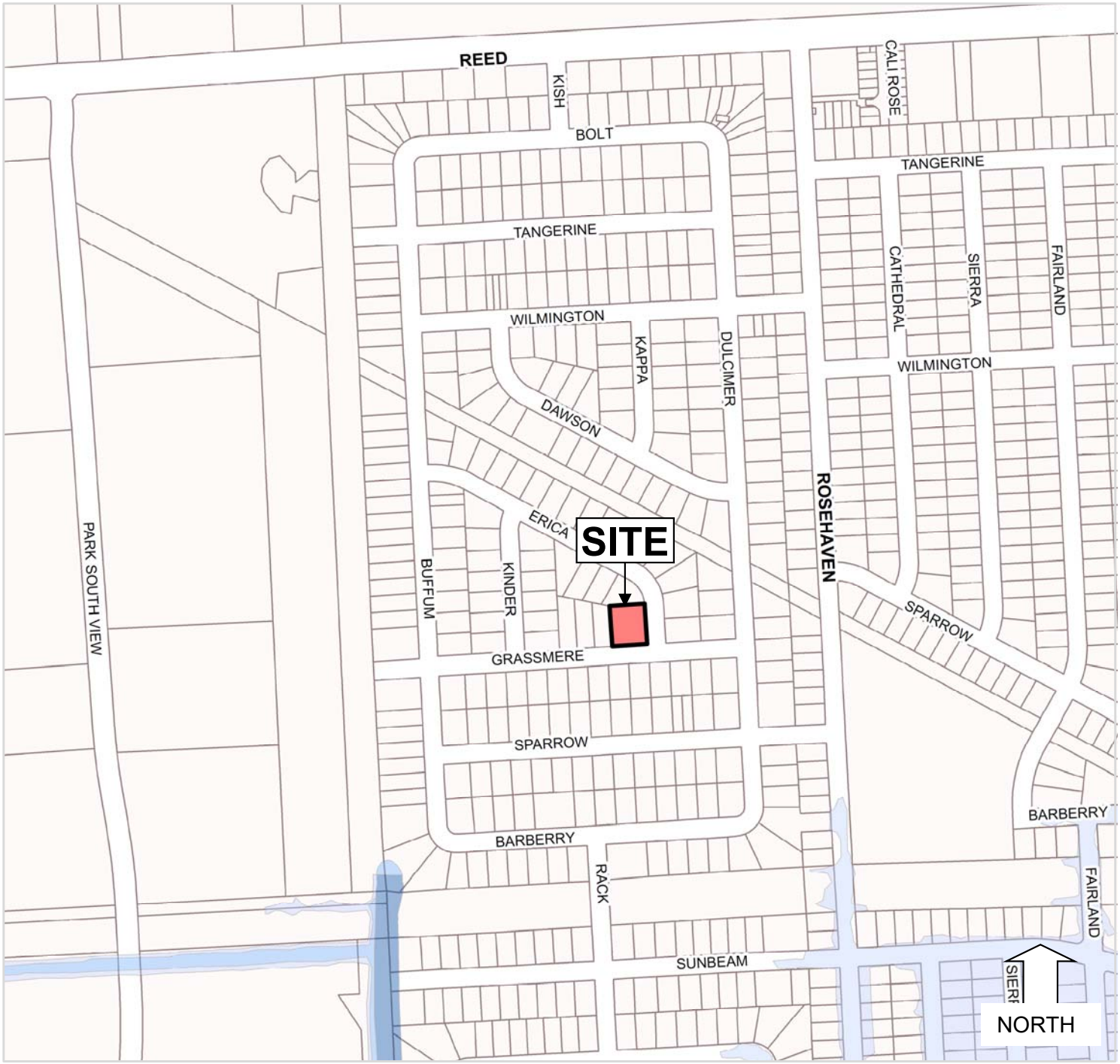
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 120

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ziki Court

Applicant: Ziki Real Estate Group LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ziki Court

Applicant: Ziki Real Estate Group LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Ziki Court

Applicant: Ziki Real Estate Group 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 19, 2024

Dear Property Owner:

Reference Number: 2023-2895; Ziki Court; a partial replat of **Reedwoods**, being Lots 5 and 6, Block 12, as recorded in Volume 42, Page 71 of the Harris County Map Records.

The property is located south of Reed Road and at the northwest intersection of Erica Lane and Grassmere Street. The purpose of the replat is to create three (3) single-family lots. The applicant, **Arica Bailey,** with AAB Homes, LLC, on behalf of the developer, Ziki Real Estate Group LLC, can be contacted at **832-606-7202.**

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, February 8, 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

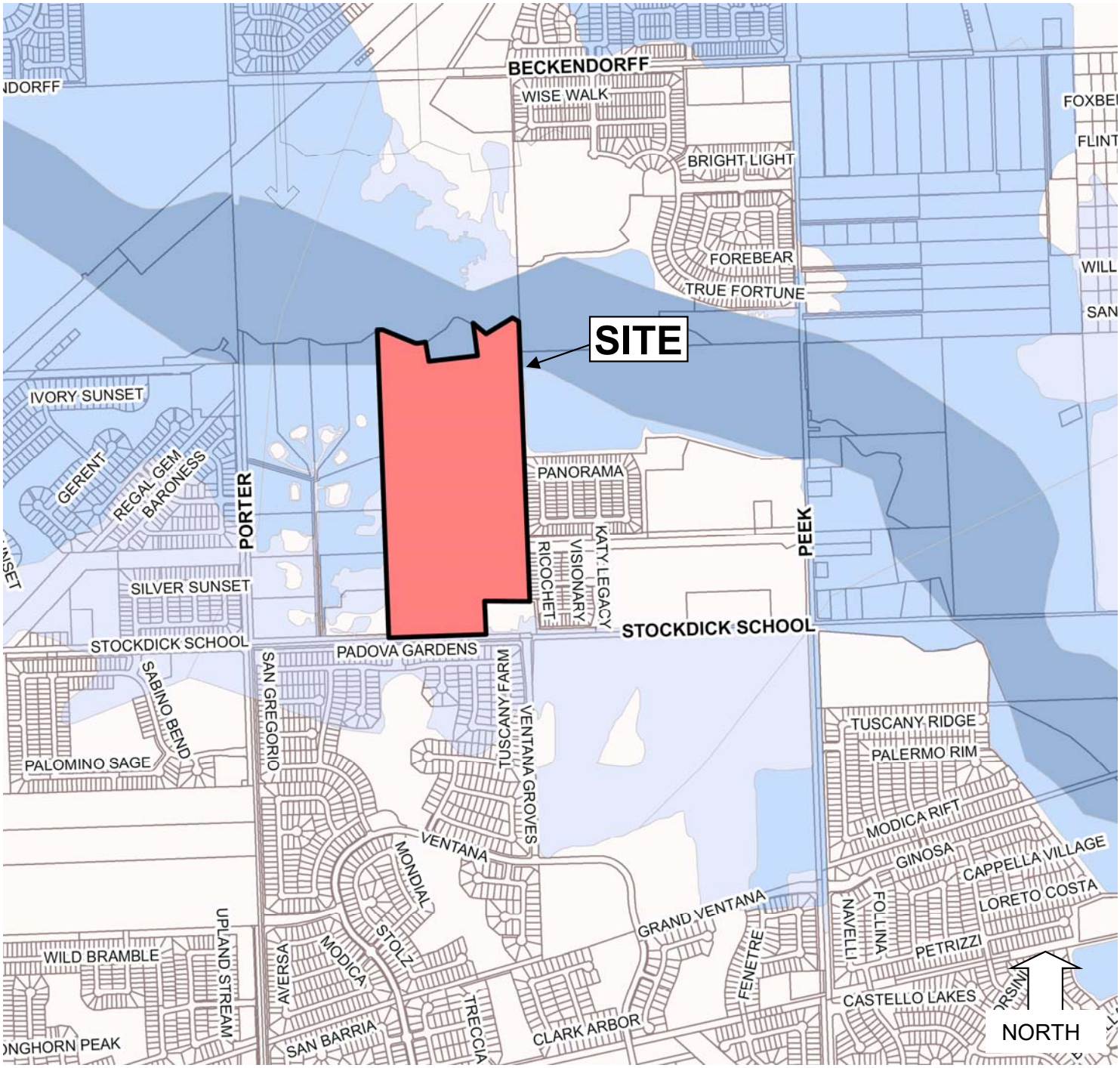
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 121

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bergamo

Applicant: BGE, Inc. – Land Planning



D – Variances

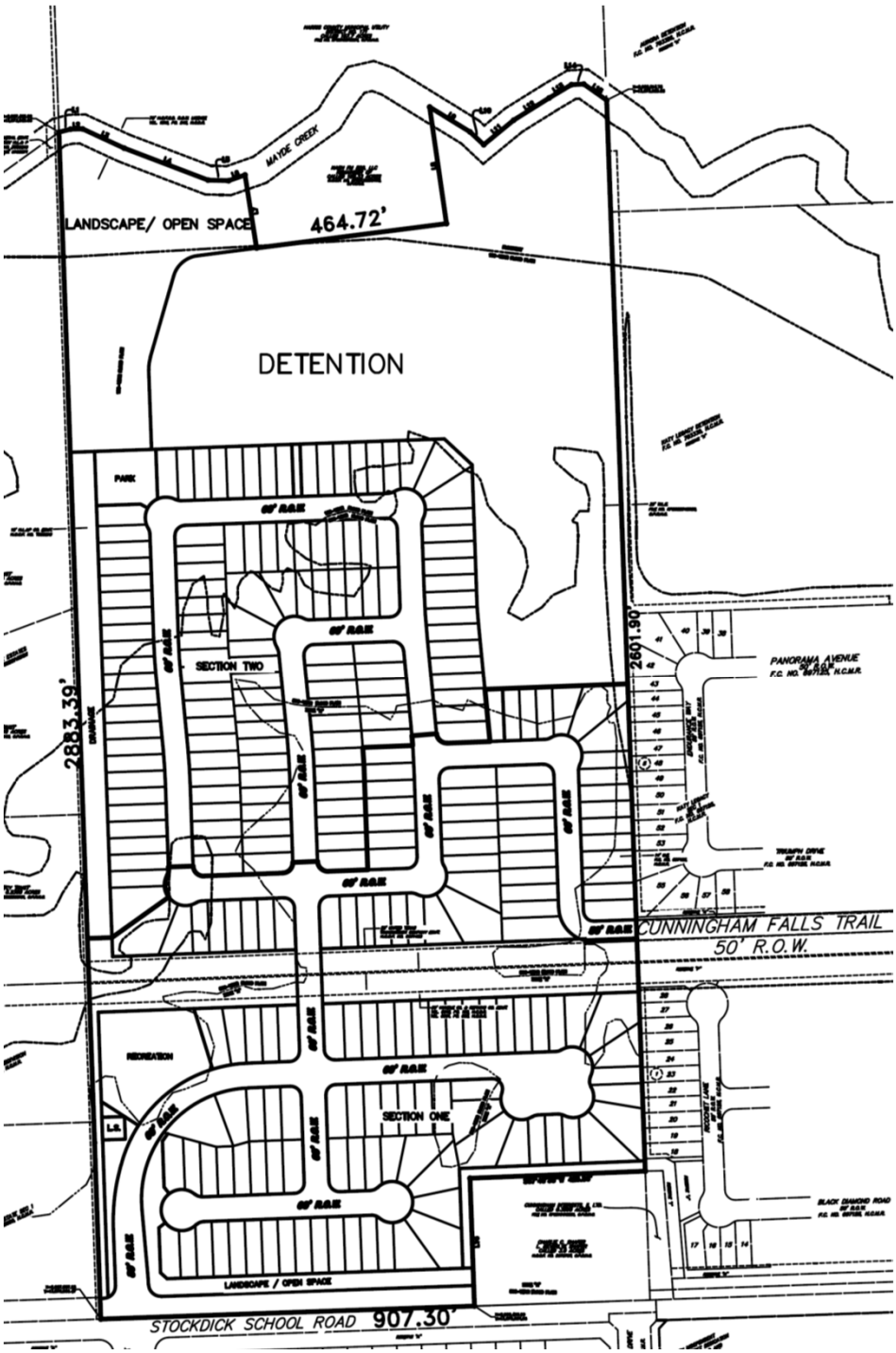
Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bergamo

Applicant: BGE, Inc. – Land Planning



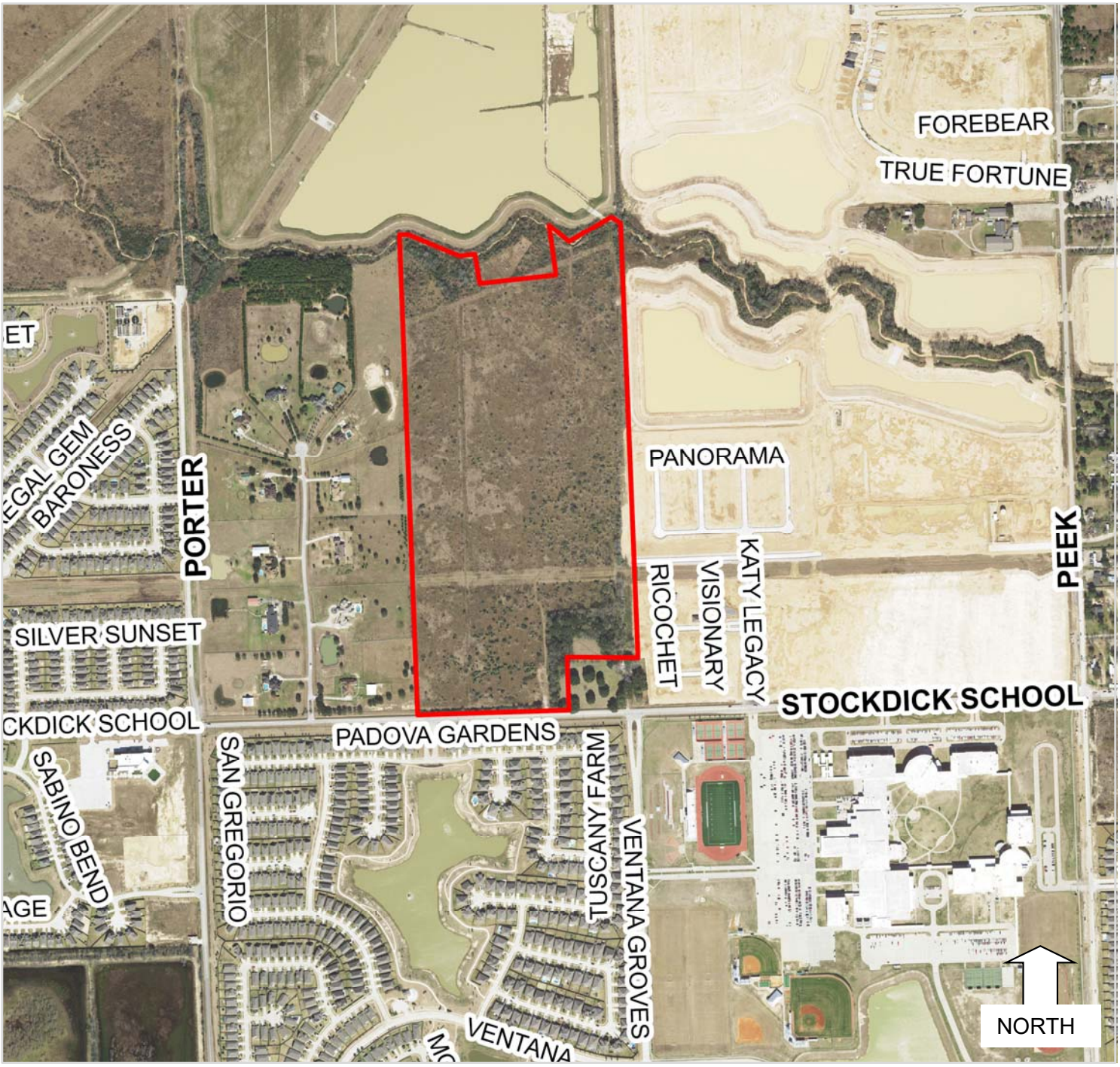
D – Variances **Subdivision**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/08/2024**

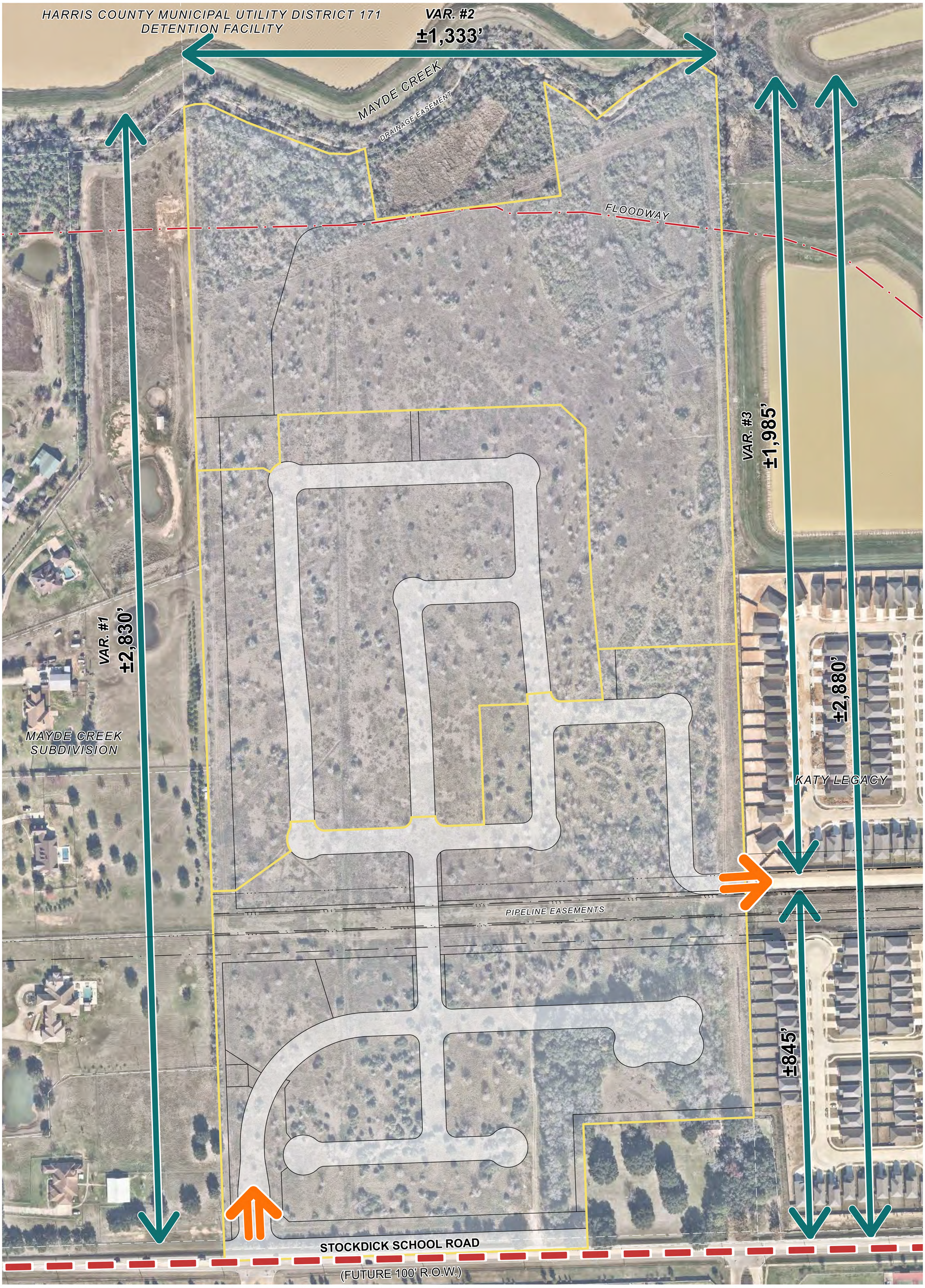
Subdivision Name: Bergamo

Applicant: BGE, Inc. – Land Planning



D – Variances

Aerial



INTERSECTION SPACING EXHIBIT A

BERGAMO

±81.6 ACRES OF LAND

HARRIS COUNTY, TEXAS

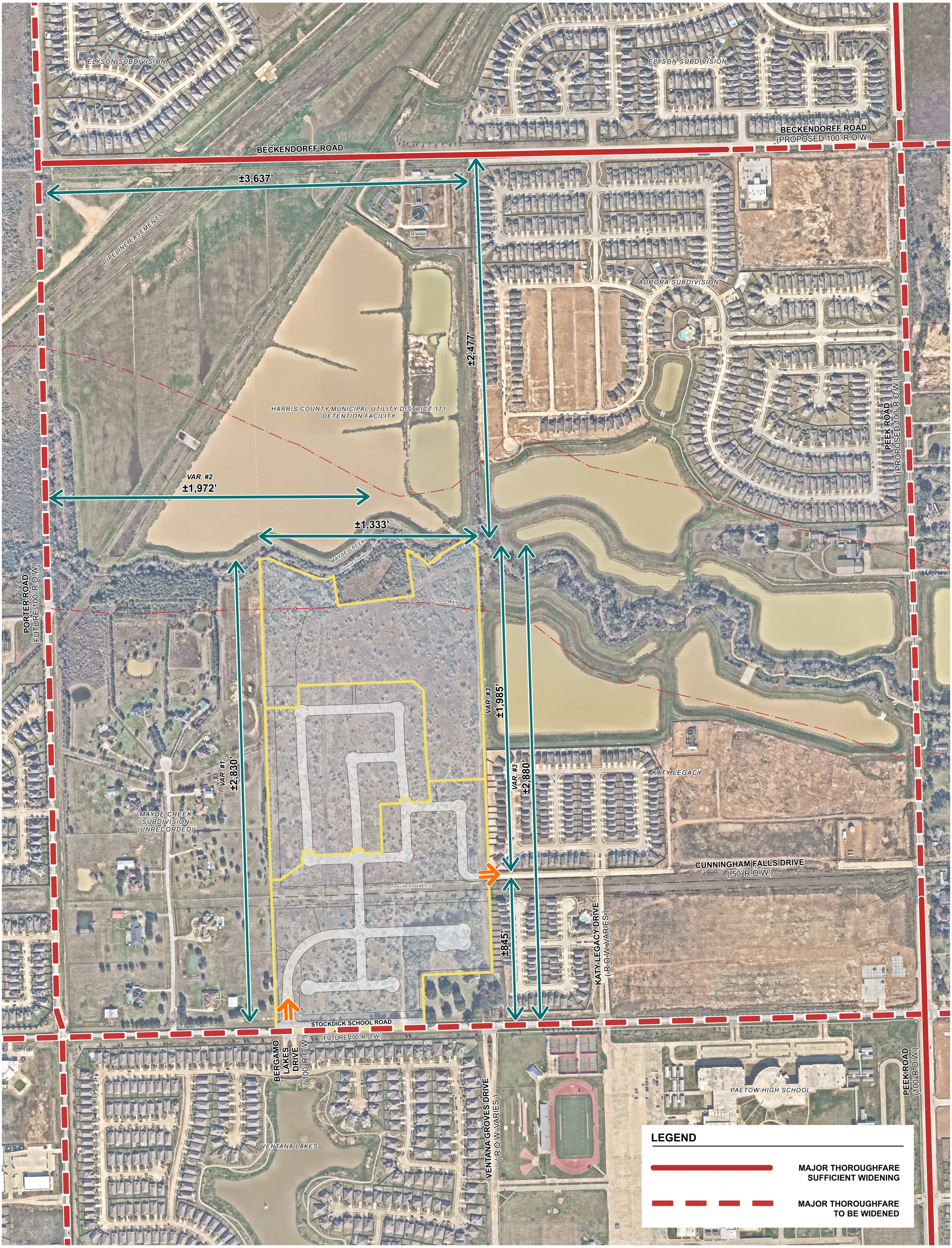
JANUARY 26, 2024

BGE #12611-11

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL 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 BGE, INC., ALL RIGHTS RESERVED



INTERSECTION SPACING EXHIBIT B

BERGAMO

±81.6 ACRES OF LAND

HARRIS COUNTY, TEXAS

JANUARY 26, 2024

BGE #12611-11

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 100 200 400

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL 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 BGE, INC., ALL RIGHTS RESERVED

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0127
Plat Name: Bergamo GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 01/26/2024

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 not provide an east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 5,307 feet along the western boundary of the general plan.

Chapter 42 Section: 128 (a)(1)(2)

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. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

n/a

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

Bergamo General Plan is a ± 82-acre single-family residential community in Harris County located west of the Grand Parkway (State Highway 99), south of Beckendorff Road, east of Porter Road and north of Stockdick School Road. The subject tract has frontage on Stockdick School Road and is bounded by an unrecorded subdivision to the west (Mayde Creek Subdivision), Katy Legacy GP to the east, and Mayde Creek to the north. The proposed development is abutted by existing and established unrecorded subdivisions to the west, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. Additionally, just north of Mayde Creek is an existing +/- 120 acre drainage and detention facility that is maintained by Harris County Municipal Utility District Number 171 (HCMUD 171) that was constructed to support the development of the Elyson GP. The proposed development includes a public street system that is designed to provide vehicular circulation to all portions of the proposed community, and which is intended to offset the impacts of the access limitations created by the unrecorded subdivision to the west, as well as Mayde Creek to the north which will restrict circulation opportunities. The first phase of the proposed development provides a public street connection from Stockdick School Road to Cunningham Falls Drive, which will provide an additional access point to both the subject tract and the Katy Legacy GP. Cunningham Falls Drive ultimately provides connectivity to Peek Road (a designated major thoroughfare), and Katy Legacy Drive, which also connects to Stockdick School Road. These local streets provide adequate connectivity to

the existing one-mile major thoroughfare grid created by Peek Road, Beckendorff Road, Porter Road and Stockdick School Road. Within the existing Mayde Creek Subdivision, each of the lots take access from an access easement and have frontage on Stockdick School Road, and many of the existing homes were constructed in the mid-2000's. Due to the nature of the existing subdivision and value of the existing homes, it is unlikely that a public street connection will be created through the subdivision to Porter Road in the future. With several projects developing along the north and south side of Stockdick School Road, significant amounts of right-of-way have been dedicated to the major thoroughfare, which will allow for additional improvements to the roadway, which will also improve traffic circulation for the surrounding communities.

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

Mayde Creek and its associated floodway and floodplain, along with the existing subdivisions and major thoroughfare adjacent to the site create physical constraints and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation in the region is upheld by the existing major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the public street system and the additional local street connections to the major thoroughfare, 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 public street system contemplated by the proposed development will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0127
Plat Name: Bergamo GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 01/26/2024

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 not provide a north-south street and to exceed the maximum intersection spacing measurement for a distance of approximately 5,155 feet along the northern boundary of the general plan.

Chapter 42 Section: 128 (a)(1)(2)

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. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

n/a

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

Bergamo General Plan is a ± 82-acre single-family residential community in Harris County located west of the Grand Parkway (State Highway 99), south of Beckendorff Road, east of Porter Road and north of Stockdick School Road. The subject tract has frontage on Stockdick School Road and is bounded by an unrecorded subdivision to the west (Mayde Creek Subdivision), Katy Legacy GP to the east, and Mayde Creek to the north. The proposed development is abutted by existing and established unrecorded subdivisions to the west, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. Additionally, just north of Mayde Creek is an existing +/- 120 acre drainage and detention facility that is maintained by Harris County Municipal Utility District Number 171 (HCMUD 171) that was constructed to support the development of the Elyson GP. Two significant watercourses are located near the subject site, the larger of the two being Cypress Creek, and the smaller (and adjacent) being Mayde Creek. The Cypress Creek watershed creates a unique condition in the surrounding area that would ordinarily pose significant challenges to the development of properties that are adjacent to the previously mentioned watercourses. During past storm events, Cypress Creek was unable to adequately handle the capacity of storm water that enters its banks, and as a result the creek would flood in reverse. Once the creek could no longer contain the volume of runoff that it was receiving from the surrounding area, it would spill over the banks, flowing freely across the Katy Prairie and eventually into Langham Creek, Bear Creek, and Mayde Creek, and ultimately

discharging into Addicks Reservoir. As a result, many properties that were located adjacent to the aforementioned creeks would experience significant flooding during storm events. Fortunately, a series of improvements were constructed along Cypress Creek, Bear Creek, Langham Creek, and Mayde Creek by both private developers and Harris County Flood Control District (HCFCD) to attempt to mitigate the conditions that were created by significant storm events. Although the drainage and detention improvements constructed along the creeks (such as the one constructed by HCMUD 171 just north of the subject site) serve to mitigate the drainage challenges that the area experiences, unfortunately they also provide a physical barrier to creating additional public street circulation. With such a large detention facility and complicated circumstances related to the drainage of Mayde Creek, creating a north-south public street that connects from Stockdick School Road to Beckendorff Road is infeasible. To alleviate the constraints placed upon the subject tract by the physical encumbrances resulting from Mayde Creek and adjacent existing subdivisions, the proposed development includes a public street system that is designed to provide vehicular circulation to all portions of the proposed community. The first phase of the proposed development provides a public street connection from Stockdick School Road to Cunningham Falls Drive, which will provide an additional access point to both the subject tract and the Katy Legacy GP. Cunningham Falls Drive ultimately provides connectivity to Peek Road (a designated major thoroughfare), and Katy Legacy Drive, which also connects to Stockdick School Road. These local streets provide adequate connectivity to the existing one-mile major thoroughfare grid created by Peak Road, Beckendorff Road, Porter Road and Stockdick School Road.

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

Mayde Creek and its associated floodway and floodplain, along with the existing subdivisions and major thoroughfare adjacent to the site create physical constraints and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation in the region is upheld by the existing major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the public street system and the additional local street connections to the major thoroughfare, 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 public street system contemplated by the proposed development will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0127
Plat Name: Bergamo GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 01/26/2024

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 provide one east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 4,462 feet along the eastern boundary of the general plan.

Chapter 42 Section: 128 (a)(1)(2)

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. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

n/a

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

Bergamo General Plan is a ± 82-acre single-family residential community in Harris County located west of the Grand Parkway (State Highway 99), south of Beckendorff Road, east of Porter Road and north of Stockdick School Road. The subject tract has frontage on Stockdick School Road and is bounded by an unrecorded subdivision to the west (Mayde Creek Subdivision), Katy Legacy GP to the east, and Mayde Creek to the north. The proposed development is abutted by existing and established unrecorded subdivisions to the west, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. Additionally, just north of Mayde Creek is an existing +/- 120 acre drainage and detention facility that is maintained by Harris County Municipal Utility District Number 171 (HCMUD 171) that was constructed to support the development of the Elyson GP. The proposed development includes a public street system that is designed to provide vehicular circulation to all portions of the proposed community, and which is intended to offset the impacts of the access limitations created by the unrecorded subdivision to the west, as well as Mayde Creek to the north which will restrict circulation opportunities. The first phase of the proposed development provides a public street connection from Stockdick School Road to Cunningham Falls Drive, which will provide an additional access point to both the subject tract and the Katy Legacy GP. Cunningham Falls Drive ultimately provides connectivity to Peek Road (a designated major thoroughfare), and Katy Legacy Drive, which also connects to Stockdick School Road. These local streets provide adequate connectivity to

the existing one-mile major thoroughfare grid created by Peek Road, Beckendorff Road, Porter Road and Stockdick School Road. The single-family residential component of the Katy Legacy GP has been recorded and constructed, including the drainage and detention facilities that are supporting the development. As a result, there are not any opportunities to create an east-west public street connection other than the proposed connection to Cunningham Falls Drive.

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

Mayde Creek and its associated floodway and floodplain, along with the existing subdivisions and major thoroughfare adjacent to the site create physical constraints and is therefore not a hardship created or imposed by the applicant.

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

The overall circulation in the region is upheld by the existing major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the public street system and the additional local street connections to the major thoroughfare, 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 public street system contemplated by the proposed development will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on three sides of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bergamo Sec 1

Applicant: BGE, Inc. – Land Planning

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N88°28'53"E	59.83'
L2	N54°22'29"E	169.67'
L3	N2°02'24"W	7.68'
L4	N87°57'36"E	60.00'
L5	N87°43'44"E	60.00'
L6	N87°50'02"E	95.95'
L7	N2°22'30"W	41.18'
L8	N3°36'10"W	41.22'
L9	N87°50'02"E	121.07'
L10	N85°11'20"E	60.00'
L11	N87°50'02"E	103.81'
L12	N5°31'48"W	127.22'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	63°30'43"	55.42'	N 3°52'10" W	52.63'
C2	25.00'	29°55'35"	13.06'	N 12°55'24" E	12.91'
C3	25.00'	90°07'34"	39.32'	S 47°06'11" E	35.39'
C4	25.00'	89°52'26"	39.21'	N 42°53'49" E	35.32'
C5	25.00'	90°07'34"	39.32'	S 47°06'11" E	35.39'
C6	1970.00'	0°41'48"	23.96'	N 4°27'46" W	23.96'
C7	25.00'	87°21'18"	38.12'	S 48°29'19" E	34.53'



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1145 AC. / 4,987 S.F.	LANDSCAPE / OPEN SPACE
B	0.0266 AC. / 1,160 S.F.	LANDSCAPE / OPEN SPACE
C	2.33 AC. / 101,556 S.F.	DRAINAGE / DETENTION / LANDSCAPE / OPEN SPACE
D	0.0289 AC. / 1,259 S.F.	LANDSCAPE / OPEN SPACE
E	0.3886 AC. / 16,926 S.F.	LANDSCAPE / OPEN SPACE
F	0.9447 AC. / 41,161 S.F.	LANDSCAPE / OPEN SPACE
G	0.2585 AC. / 11,260 S.F.	COMPENSATING OPEN SPACE
H	0.1196 AC. / 5,210 S.F.	LANDSCAPE / OPEN SPACE / LIFT STATION
I	1.263 AC. / 55,025 S.F.	LANDSCAPE / OPEN SPACE / PARK / RECREATION
J	0.0290 AC. / 1,262 S.F.	LANDSCAPE / OPEN SPACE
K	1.927 AC. / 83,956 S.F.	DRAINAGE / DETENTION / LANDSCAPE / OPEN SPACE
L	0.0266 AC. / 1,159 S.F.	LANDSCAPE / OPEN SPACE

COMPENSATING OPEN SPACE TABLE – SUBURBAN AREA

TOTAL NUMBER OF LOTS (LESS THAN 5,000 S.F.): 11

BLOCK NUMBER	LOT NUMBER	LOT AREA
1	7	4,826 S.F.
2	49	4,948 S.F.
2	87	4,799 S.F.
2	88	4,992 S.F.
3	3	4,984 S.F.
4	1	4,989 S.F.
4	2	4,987 S.F.
4	3	4,984 S.F.
4	4	4,984 S.F.
4	5	4,984 S.F.
4	6	4,984 S.F.

TOTAL AREA OF LOTS (LESS THAN 5,000 S.F.):	54,460 S.F.
AVERAGE LOT SIZE:	4,951 S.F.
COMPENSATING OPEN SPACE REQUIRED PER LOT	100 S.F.
COMPENSATING OPEN SPACE REQUIRED:	1,100 S.F.
COMPENSATING OPEN SPACE PROVIDED:	11,260 S.F.

NORTH

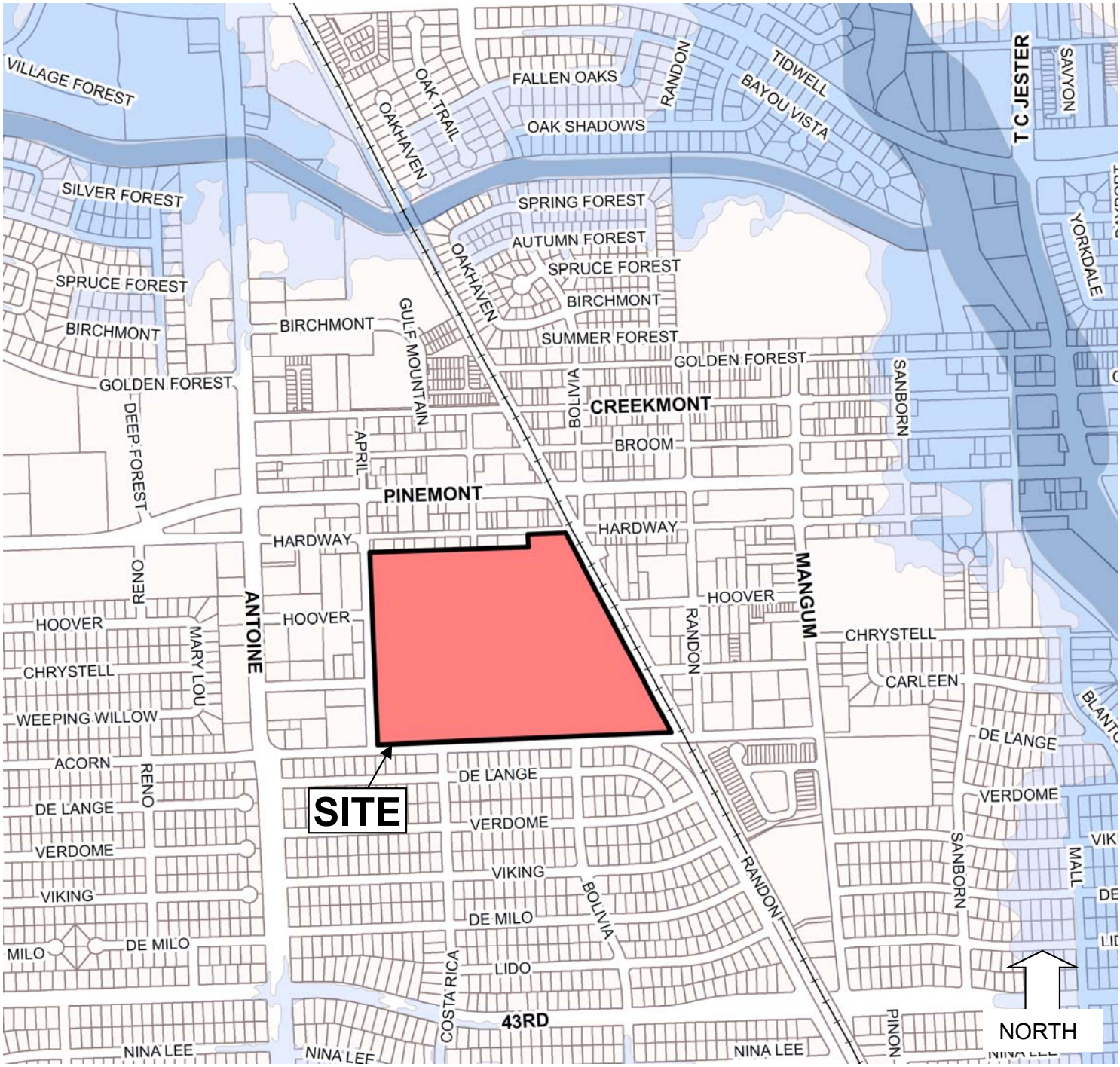
D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 002/08/2024**

Subdivision Name: Brickyard Development (DEF 1)

Applicant: Landpoint



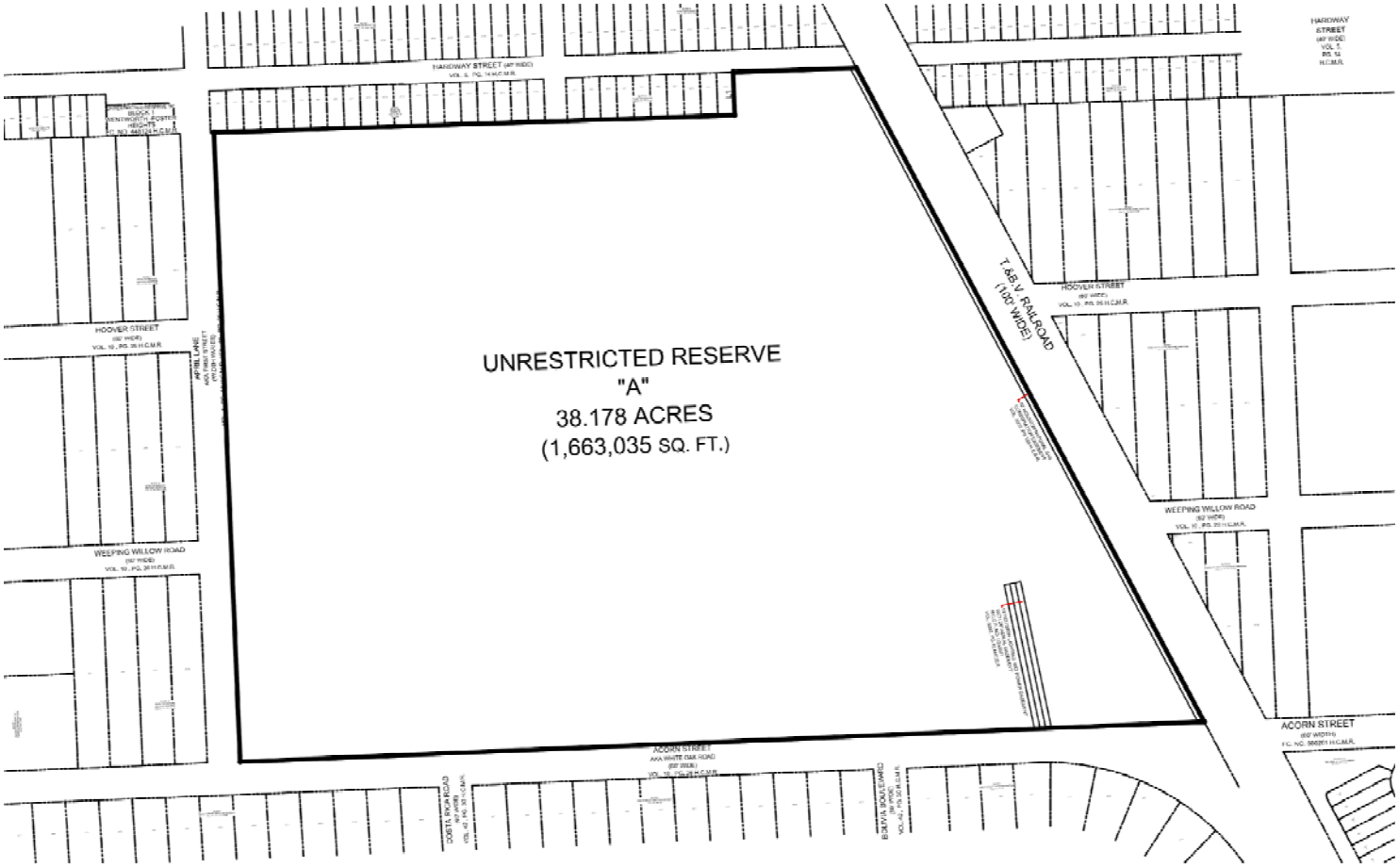
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Brickyard Development (DEF 1)

Applicant: Landpoint



D – Variances

Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 02/08/2024**

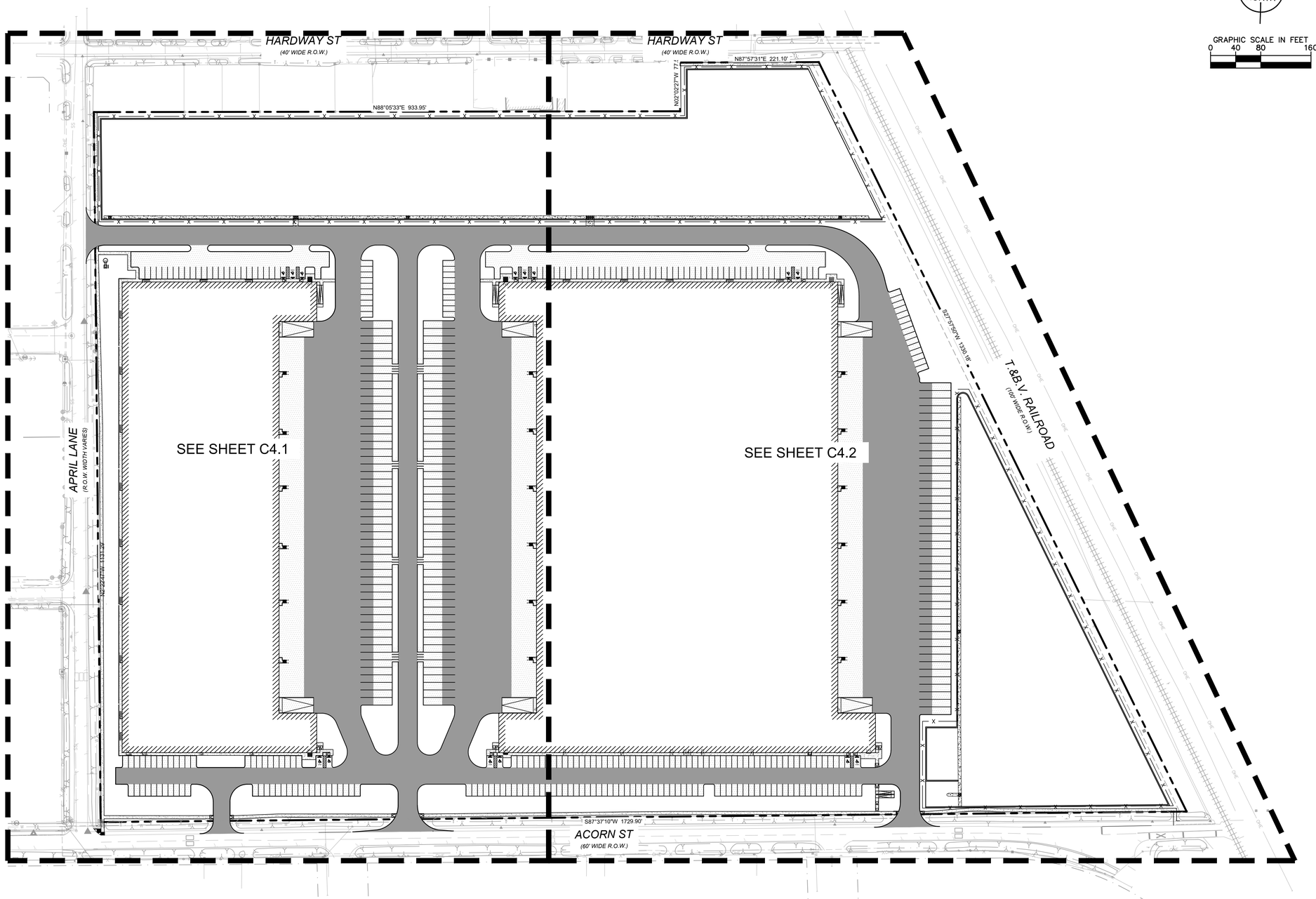
Subdivision Name: Brickyard Development (DEF 1)

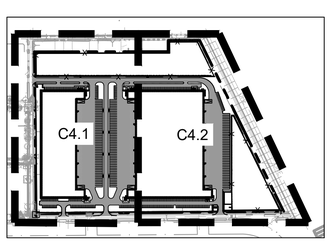
Applicant: Landpoint



D – Variances

Aerial





NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

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

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

SITE ANALYSIS TABLE

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

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

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

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

REFERENCE BENCHMARKS

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

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

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

No.	REVISIONS	DATE	BY

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

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

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

OVERALL DIMENSION CONTROL PLAN

ACME INDUSTRIAL WAREHOUSE

HOUSTON TEXAS

SHEET NUMBER
C4.0

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2826
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: 124

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: BW Interests

Applicant: McKim and Creed



D – Variances

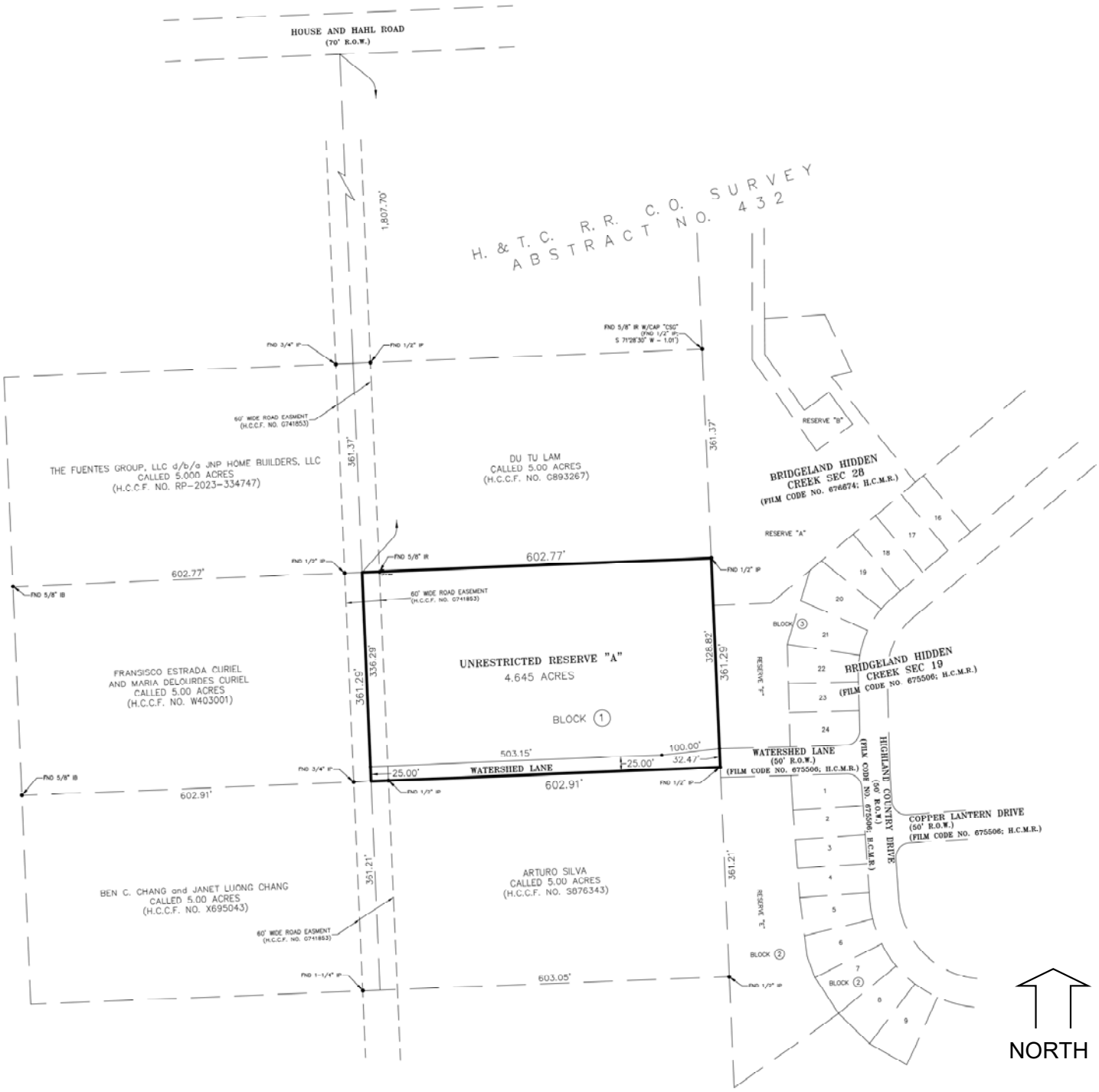
Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: BW Interests

Applicant: McKim and Creed



D – Variances **Subdivision**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: BW Interests

Applicant: McKim and Creed



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0178
Plat Name: BW Interests
Applicant: McKim and Creed
Date Submitted: 01/29/2024

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:

Wander Interests LLC is seeking a variance from requiring an unrestricted reserve to have frontage on a 60-foot-wide public street.

Chapter 42 Section: 42-190

Chapter 42 Reference:

42-190. (c) – Minimum street width for an Unrestricted Reserve to be located – 60 feet (50 feet in a street width exception area).

Statement of Facts

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

This property has been served by a 60-foot-wide private road easement that connects several properties to House & Hahl Road. This access will continue to serve the property after it is platted. Bridgeland Hidden Creek Sec. 28 has dedicated Watershed Lane, a 50-foot-wide public right-of-way, to the southeast corner of this property as shown on the proposed plat of Wander Interests. Watershed Lane has not been built on-the-ground. The plat of Wander Interests proposes to transition this 50-foot-wide right-of-way so that it splits the property line with the southern neighbor with 25-feet of the projected right-of-way width being on each side of the common property line. Since the right-of-way width of Watershed Lane is already 50 feet wide through Bridgeland Hidden Creek Sec. 28, this request is for a variance to dedicate 25 feet of a future 50-foot wide right-of-way for Watershed Lane along the southern property line of this property, not a 30-foot wide strip for a future 60-foot-wide right-of-way as normally required.

(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;

This variance request is not the result of a hardship created or imposed by the applicant. Bridgeland Hidden Creek Sec. 28 has already set the precedent for the public right-of-way of Watershed Lane to be 50 feet wide.

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

This variance request will preserve sound public policy in this area by dedicating this portion of the street right-of-way for the future construction of Watershed Lane. It is also anticipated that the 60-foot- wide private road easement will perpetually provide access to this property. Therefore, a 50-foot-wide right-of-way for Watershed Lane will be sufficient to meet the future needs of the area.

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

This variance will not be injurious to the public health, safety or welfare of the area. The access and utility needs will be serviced by the future 50-foot wide public street right-of-way for Watershed Lane and the 60-foot-wide private road easement currently serving the immediate area.

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

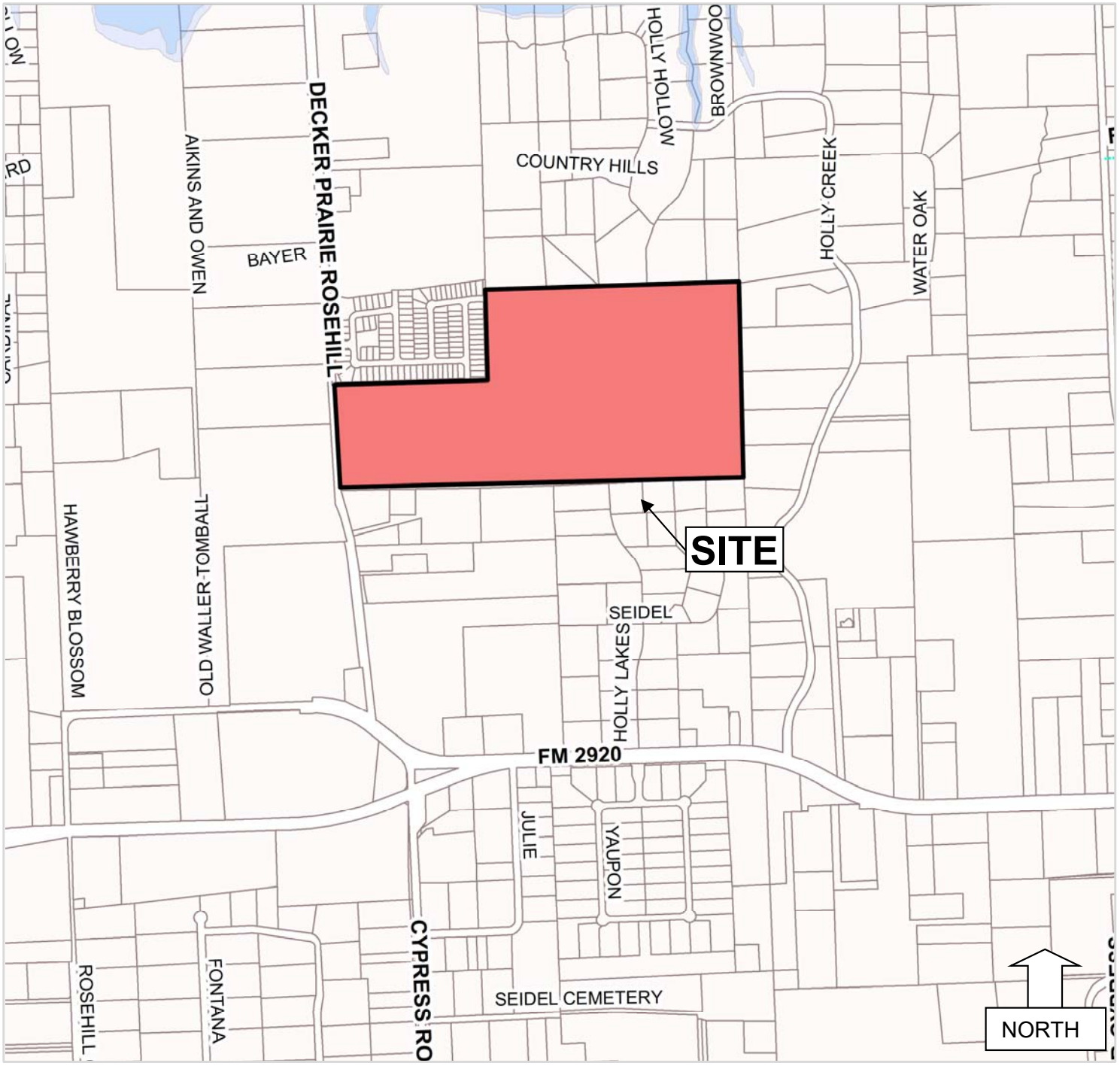
This variance is not requested for the sole justification of an economic hardship. This request is being made to match the right-of-way width (50 feet) precedent already set by the adjacent development of Bridgeland Hidden Creek Sec. 28, and to make the highest and best use of the property.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF 2)

Applicant: LJA Engineering, Inc.



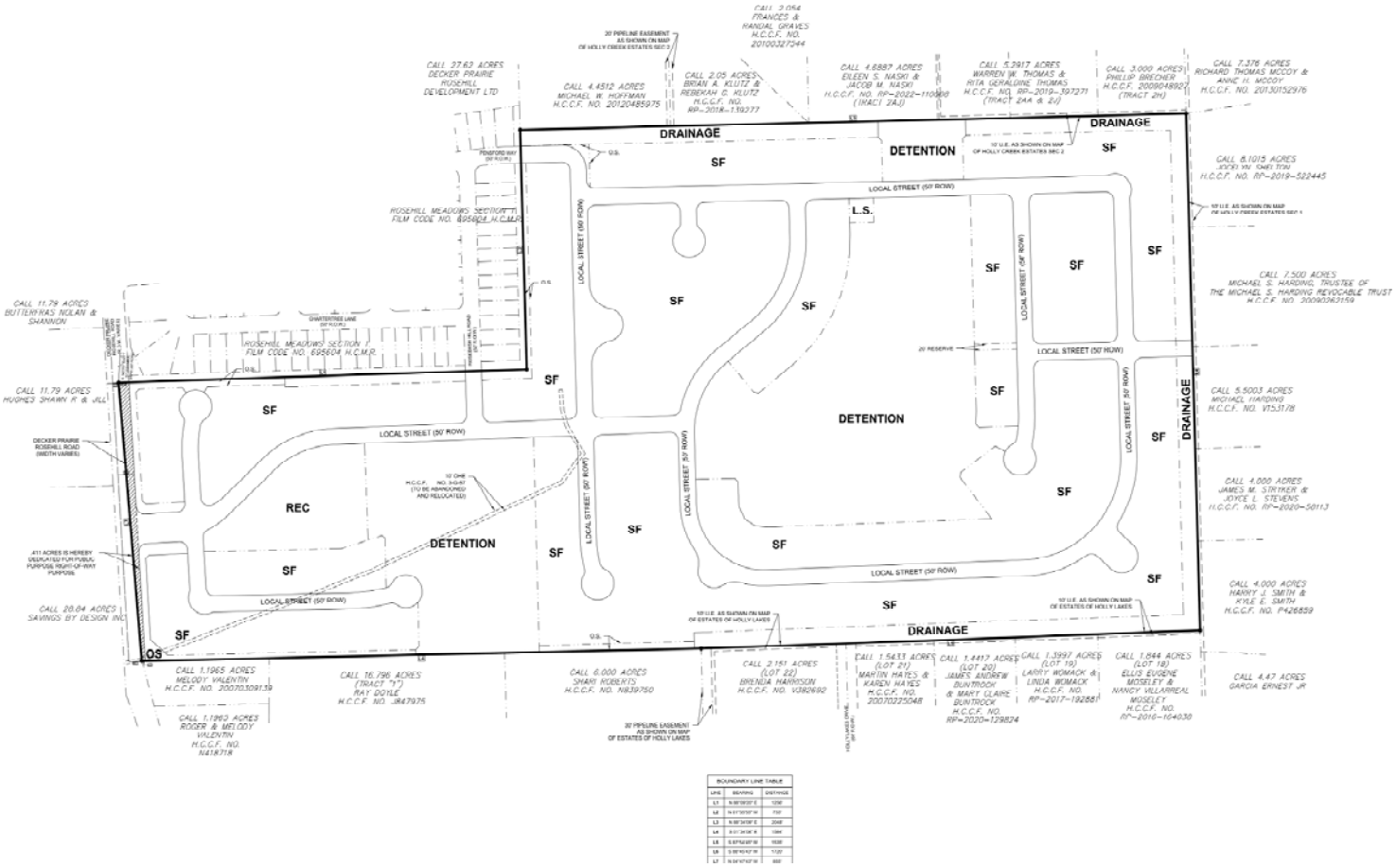
D – Variances **Site Location**

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF2)

Applicant: LJA Engineering, Inc.



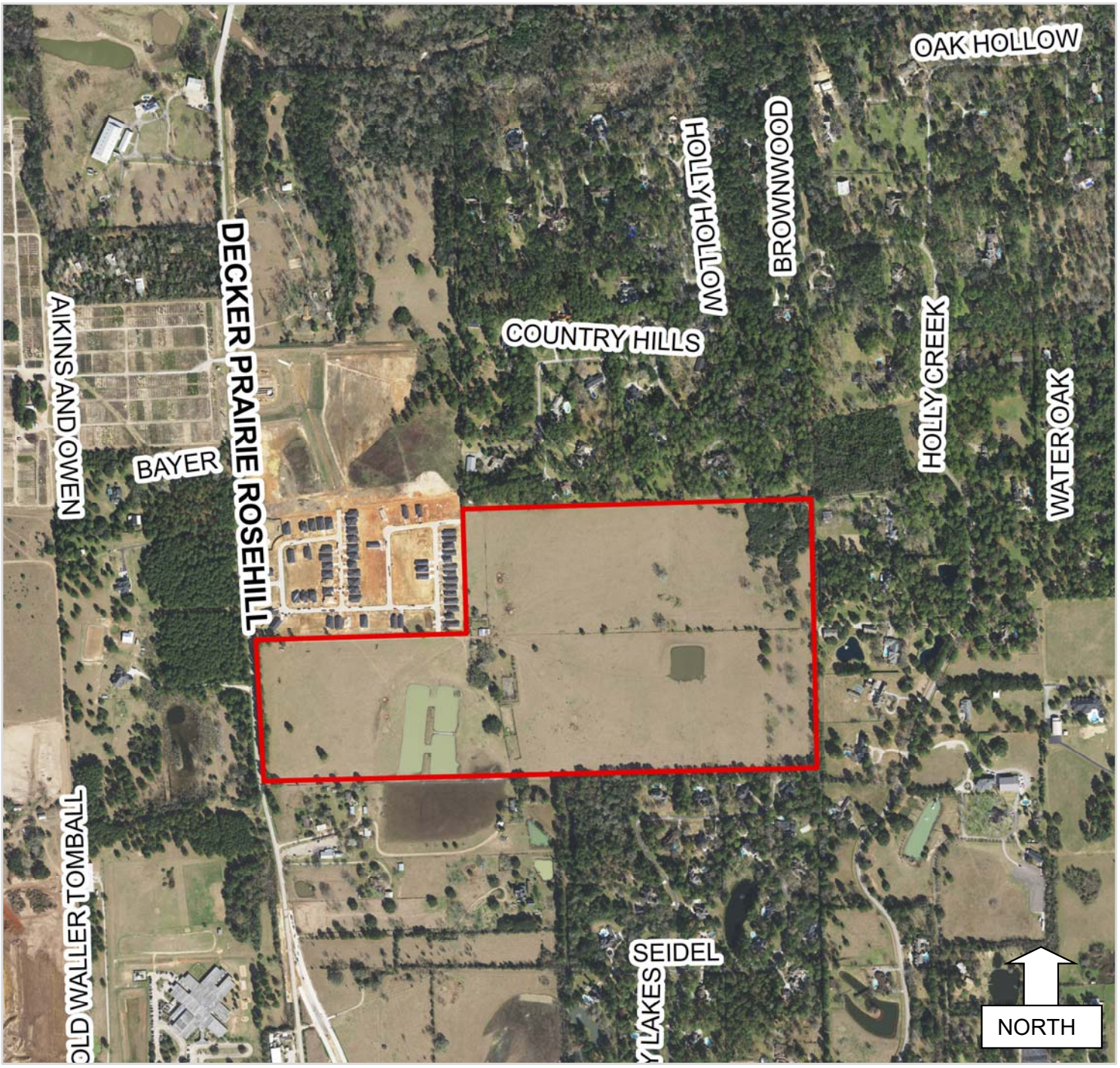
D – Variances Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Decker Prairie Rosehill GP (DEF 2)

Applicant: LJA Engineering, Inc.



D – Variances Aerial

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: 126

Planning and Development Department **Meeting Date: 02/08/2024**

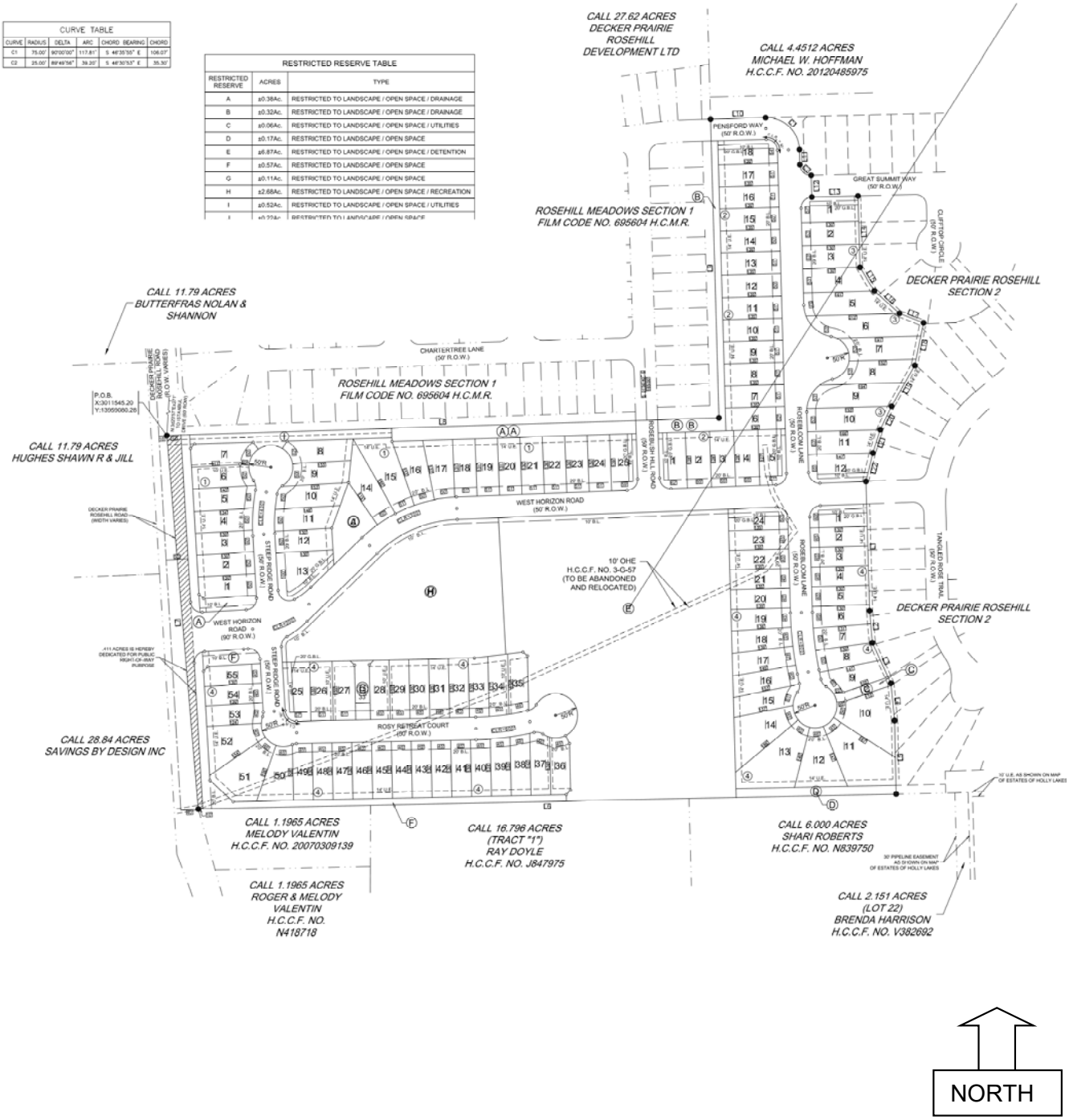
Subdivision Name: Decker Prairie Rosehill Sec 1 (DEF2)

Applicant: LJA Engineering, Inc.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°35'55" E	294.56'
L2	S 04°53'39" E	73.57'
L3	S 24°29'37" E	101.81'
L4	S 08°37'20" E	84.88'
L5	S 01°14'17" E	167.20'
L6	S 88°45'43" W	1589.76'
L7	N 04°47'43" W	854.62'
L8	N 88°09'20" E	1255.67'
L9	N 01°35'55" W	682.56'
L10	N 88°24'05" E	125.00'
L11	S 01°35'55" E	34.76'
L12	S 01°45'59" E	50.00'
L13	N 88°24'05" E	104.93'
L14	S 01°35'55" E	163.69'
L15	S 32°00'38" E	61.46'
L16	S 48°00'28" E	76.87'
L17	S 68°26'16" E	58.89'
L18	S 11°30'06" W	99.76'
L19	S 29°30'52" W	107.11'
L20	S 25°37'24" W	59.60'
L21	S 17°24'08" W	56.05'
L22	S 13°53'04" W	44.81'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	75.00'	90°00'00"	117.81'	S 46°35'55" E	106.07'
C2	25.00'	89°49'56"	39.20'	S 46°30'53" E	35.30'

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±0.38Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
B	±0.32Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
C	±0.06Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
D	±0.17Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	±6.87Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
F	±0.57Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	±0.11Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	±2.66Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / RECREATION
I	±0.52Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
J	±0.22Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE



D – Variances

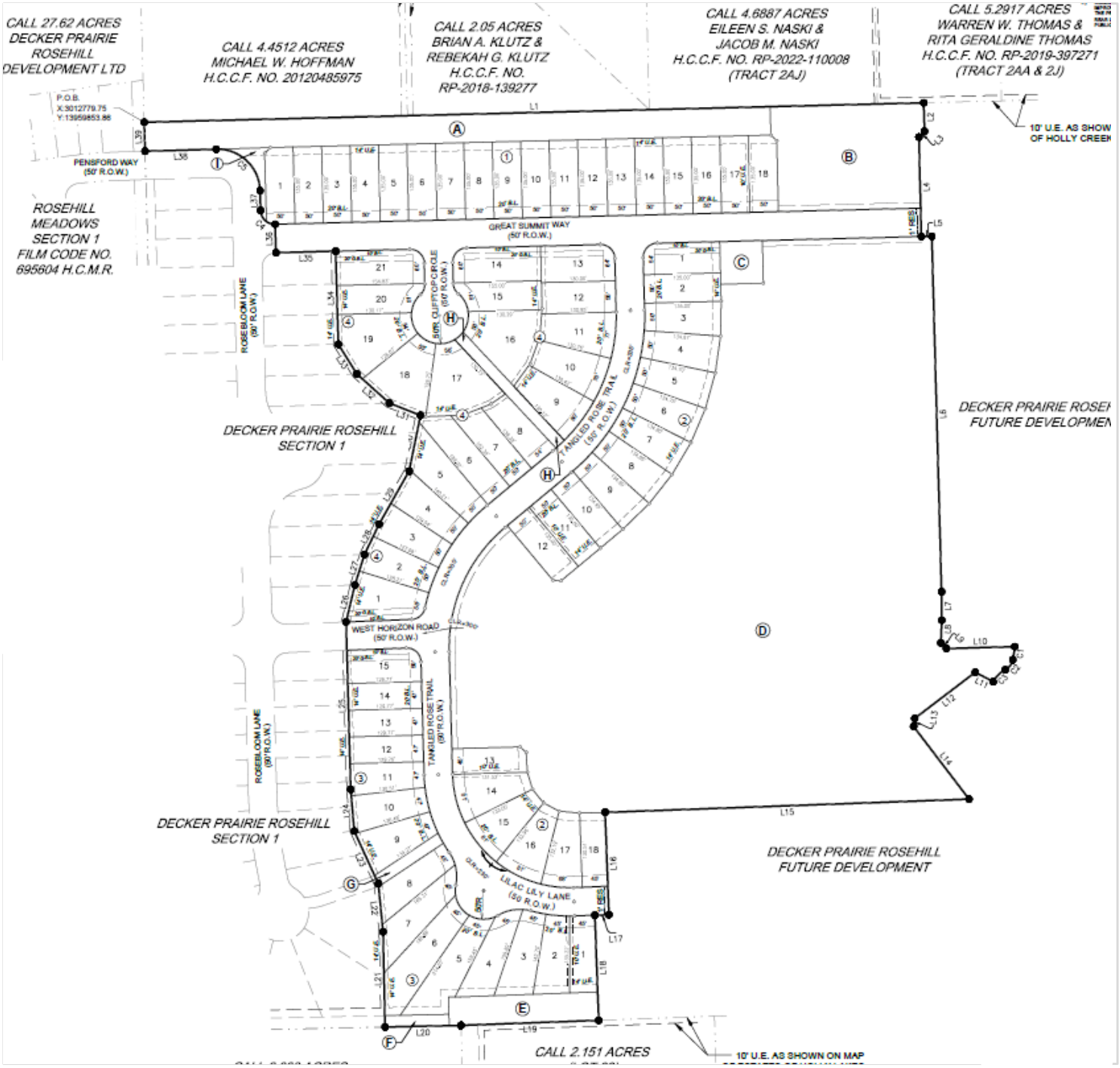
Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 02/08/2024**

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

Applicant: LJA Engineering, Inc.



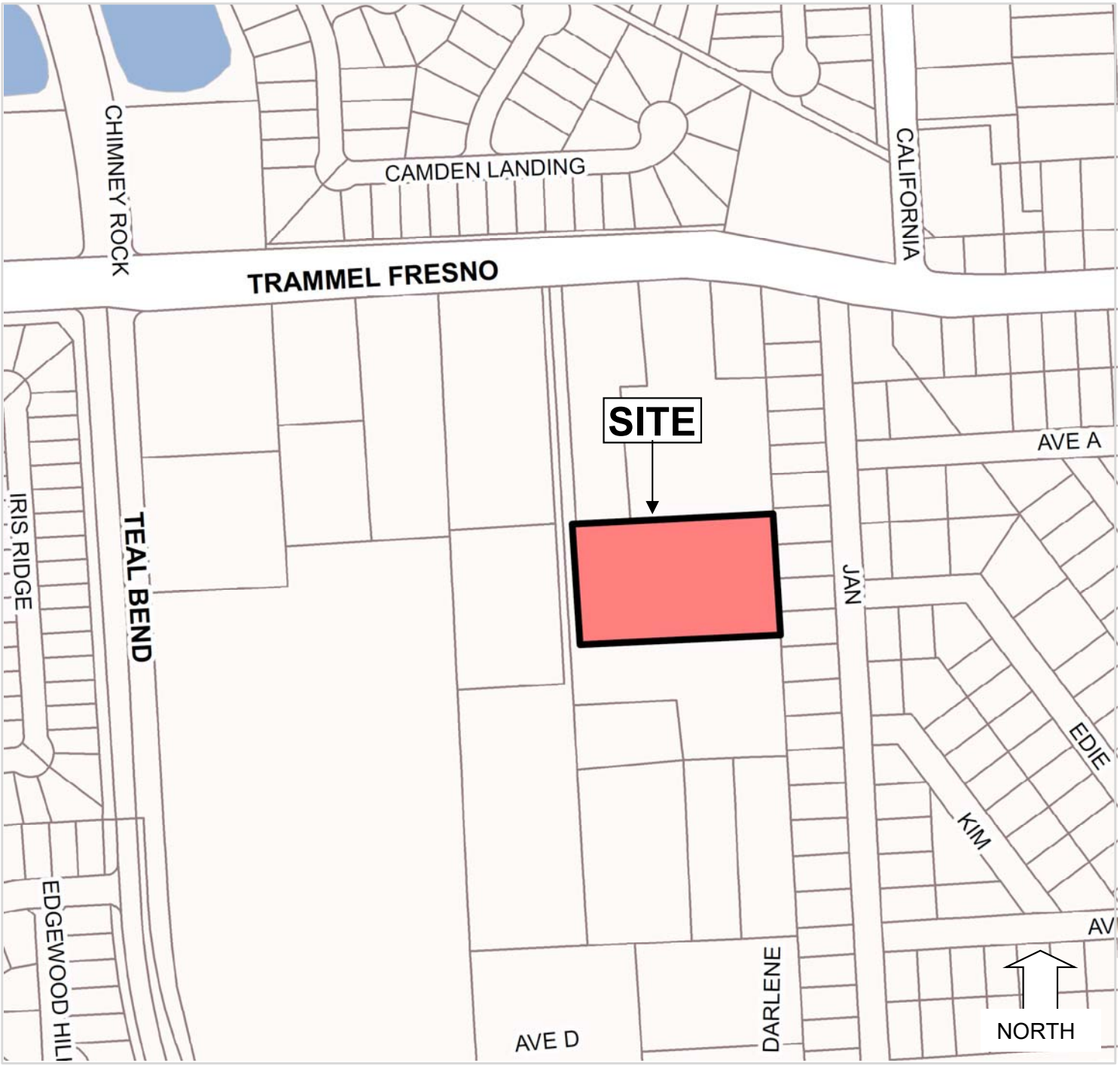
D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Fresno Estates (DEF 2)

Applicant: Carranza Outsource Drafting



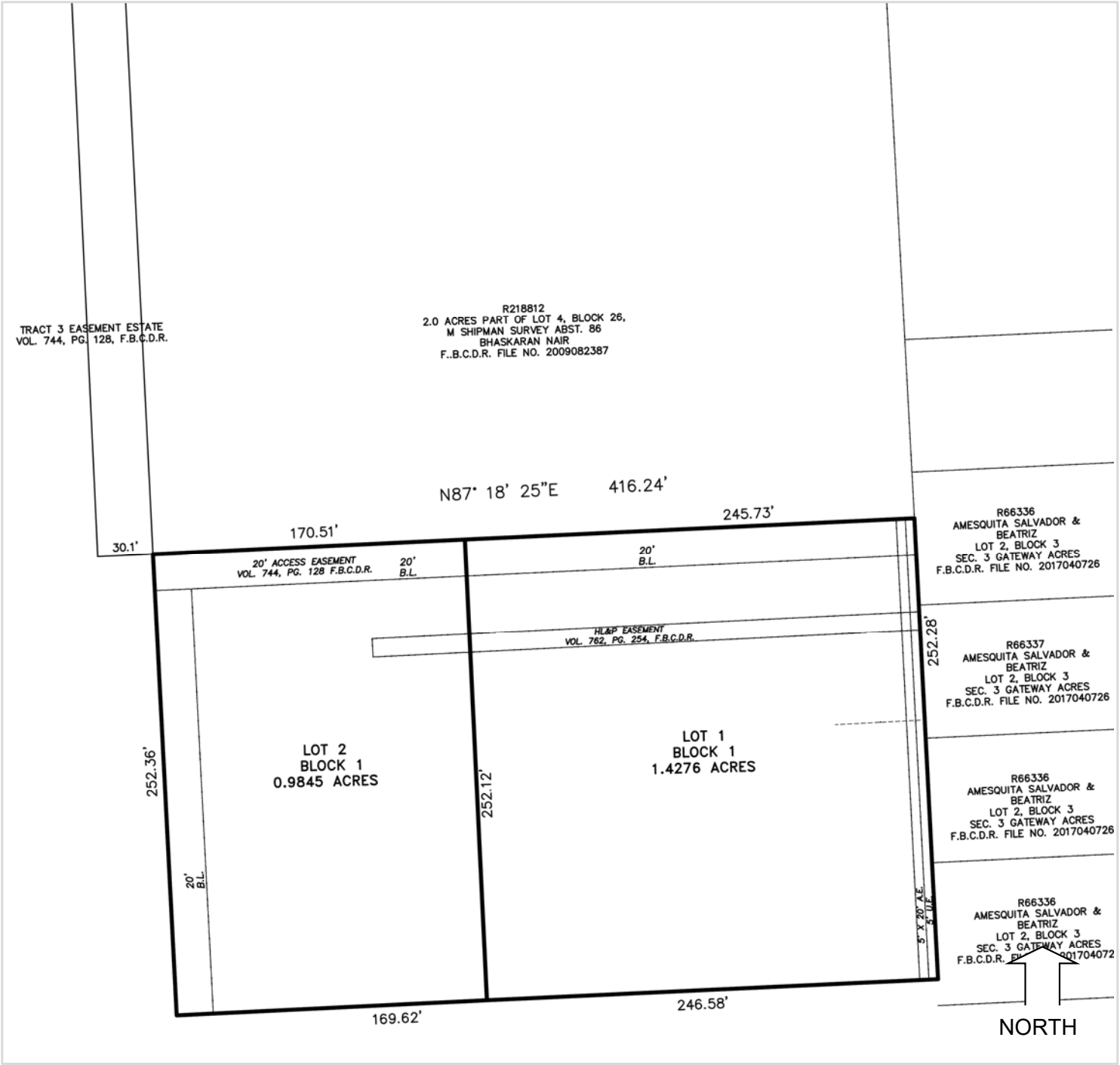
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Fresno Estates (DEF 2)

Applicant: Carranza Outsource Drafting



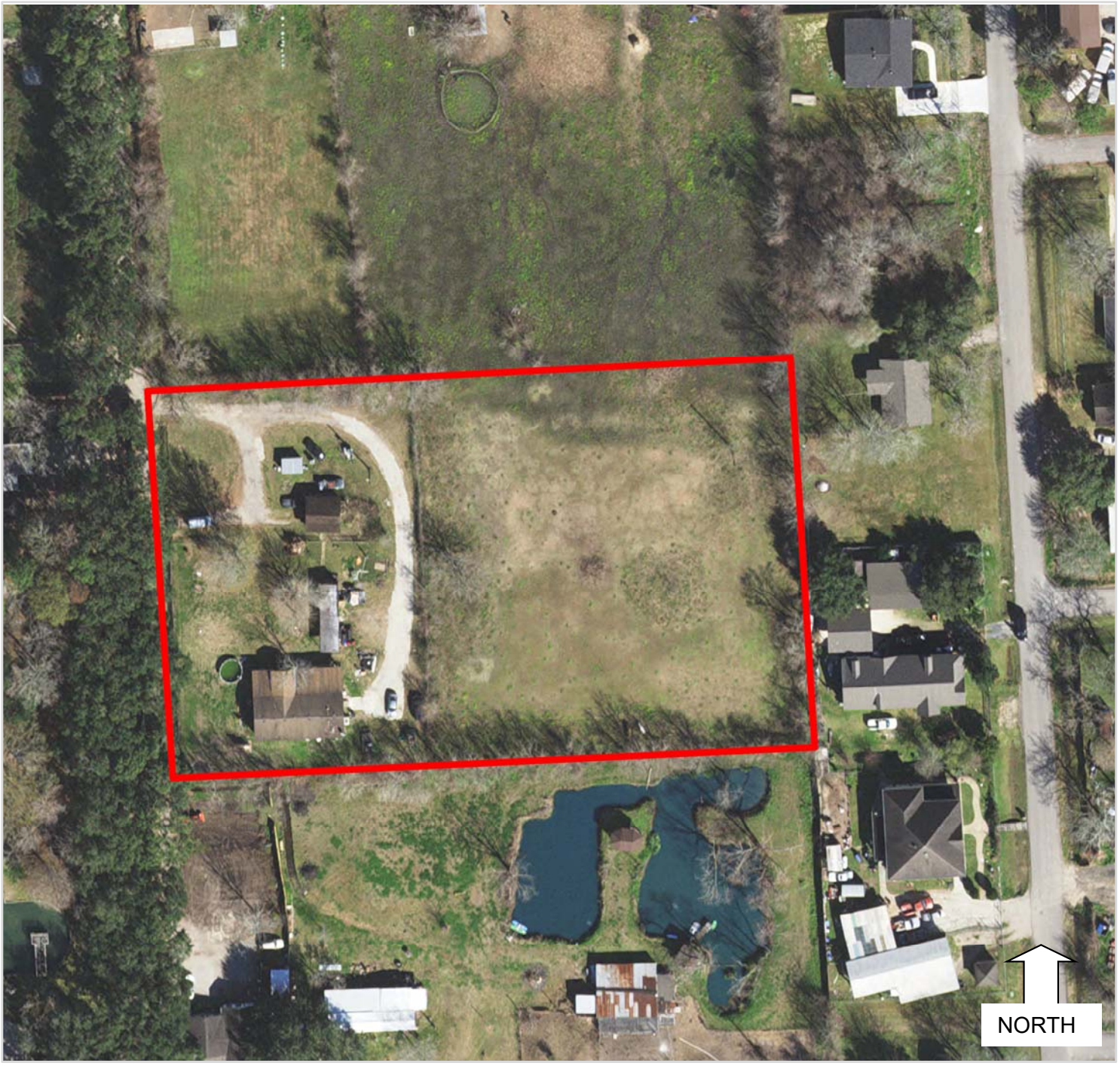
D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 02/08/2024**

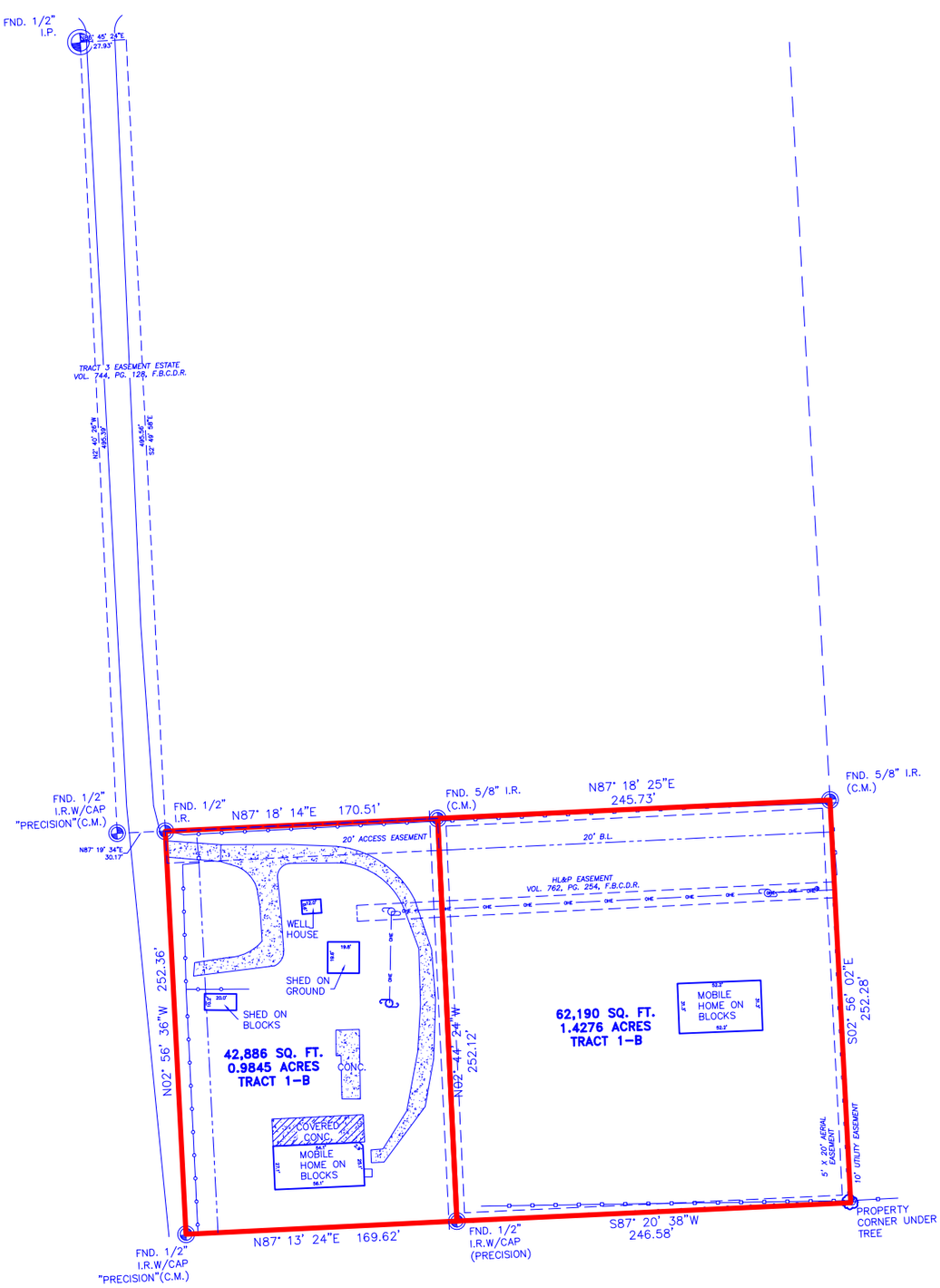
Subdivision Name: Fresno Estates (DEF 2)

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.

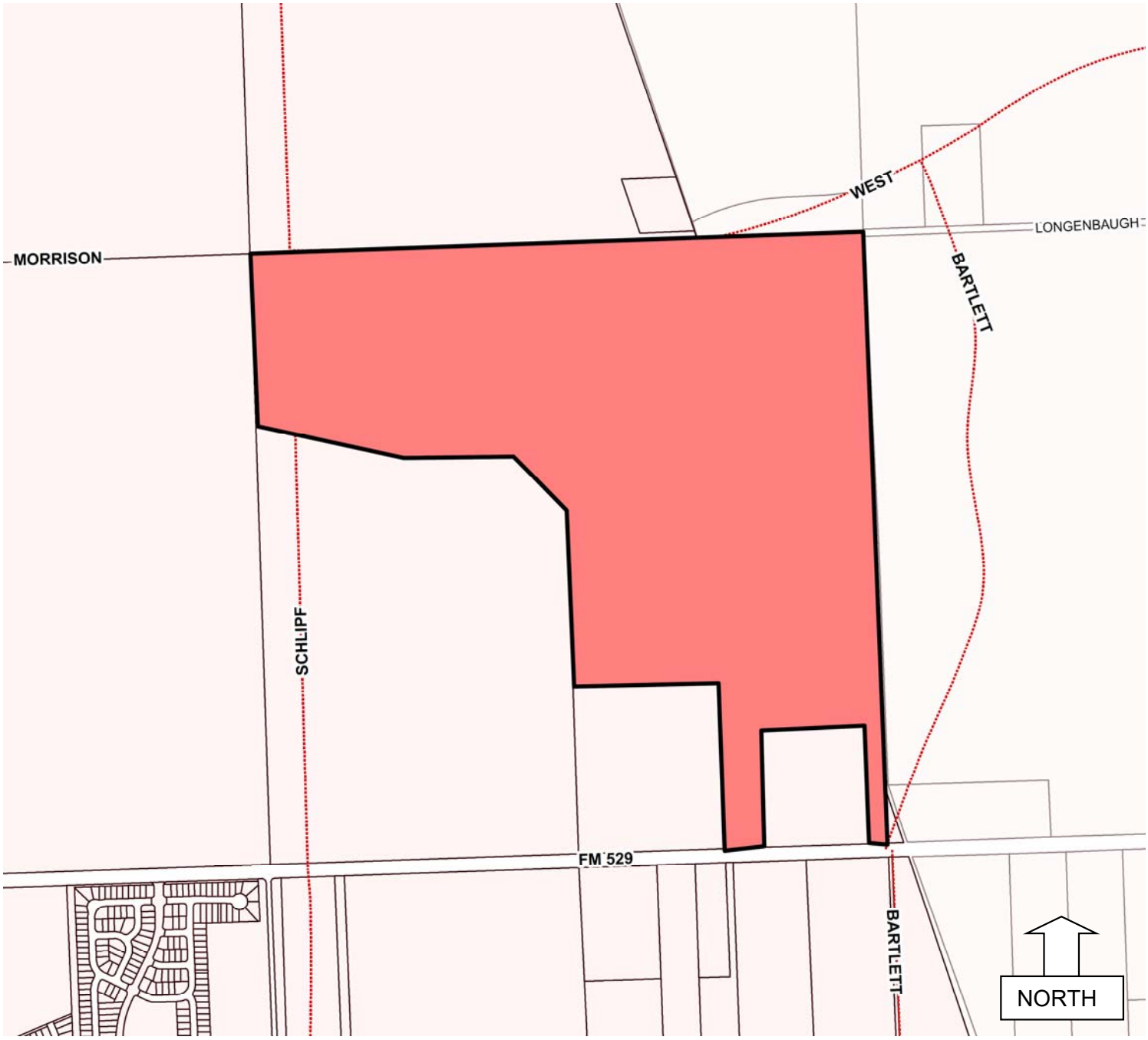
The owner is seeking to recognize & record the existing access easement to allow access to his property.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Jasek Farms GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Jasek Farm GP (DEF 1)

Applicant: Meta Planning + Design LLC



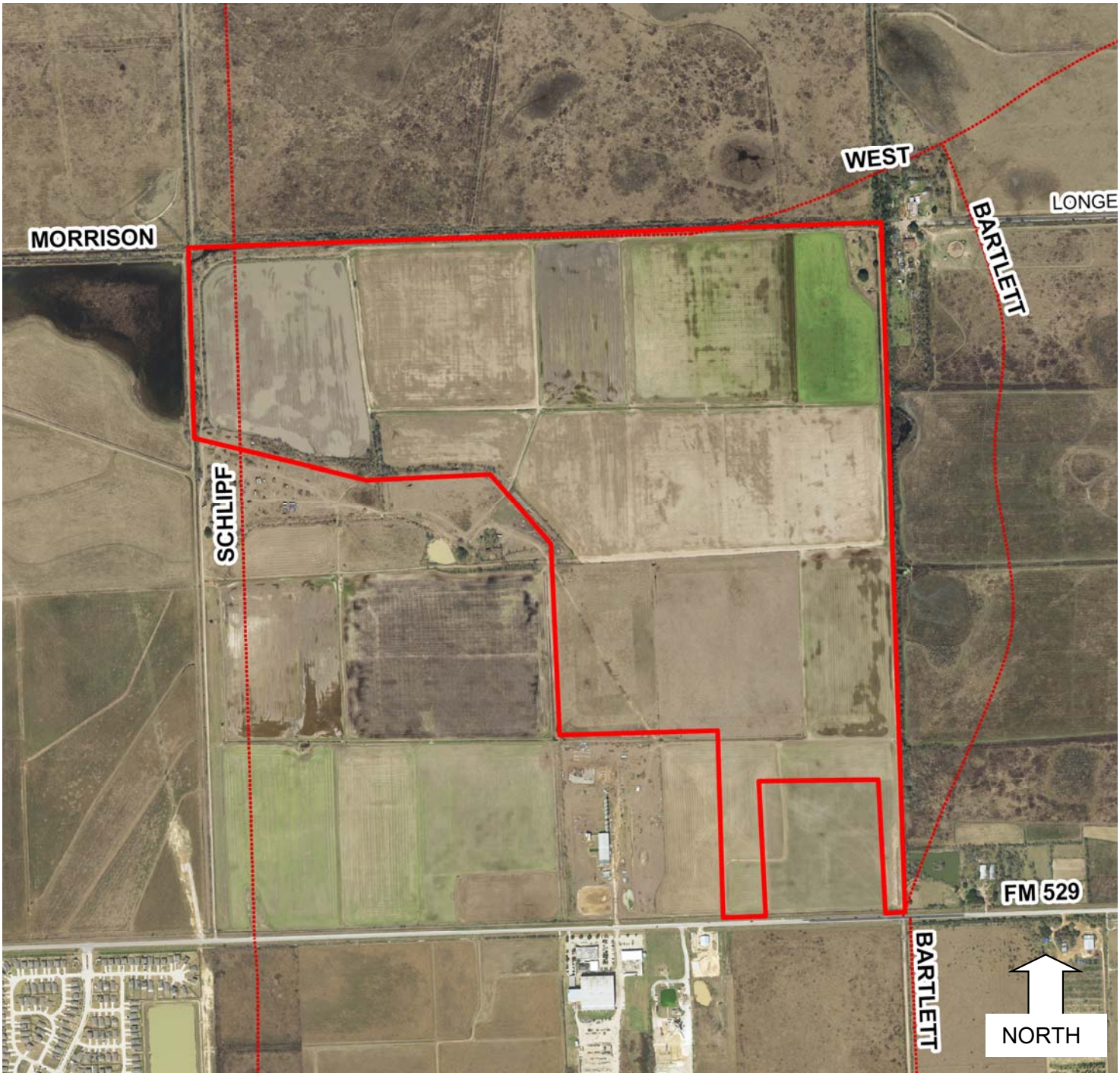
D – Variances **Subdivision**

Houston Planning Commission ITEM: 129

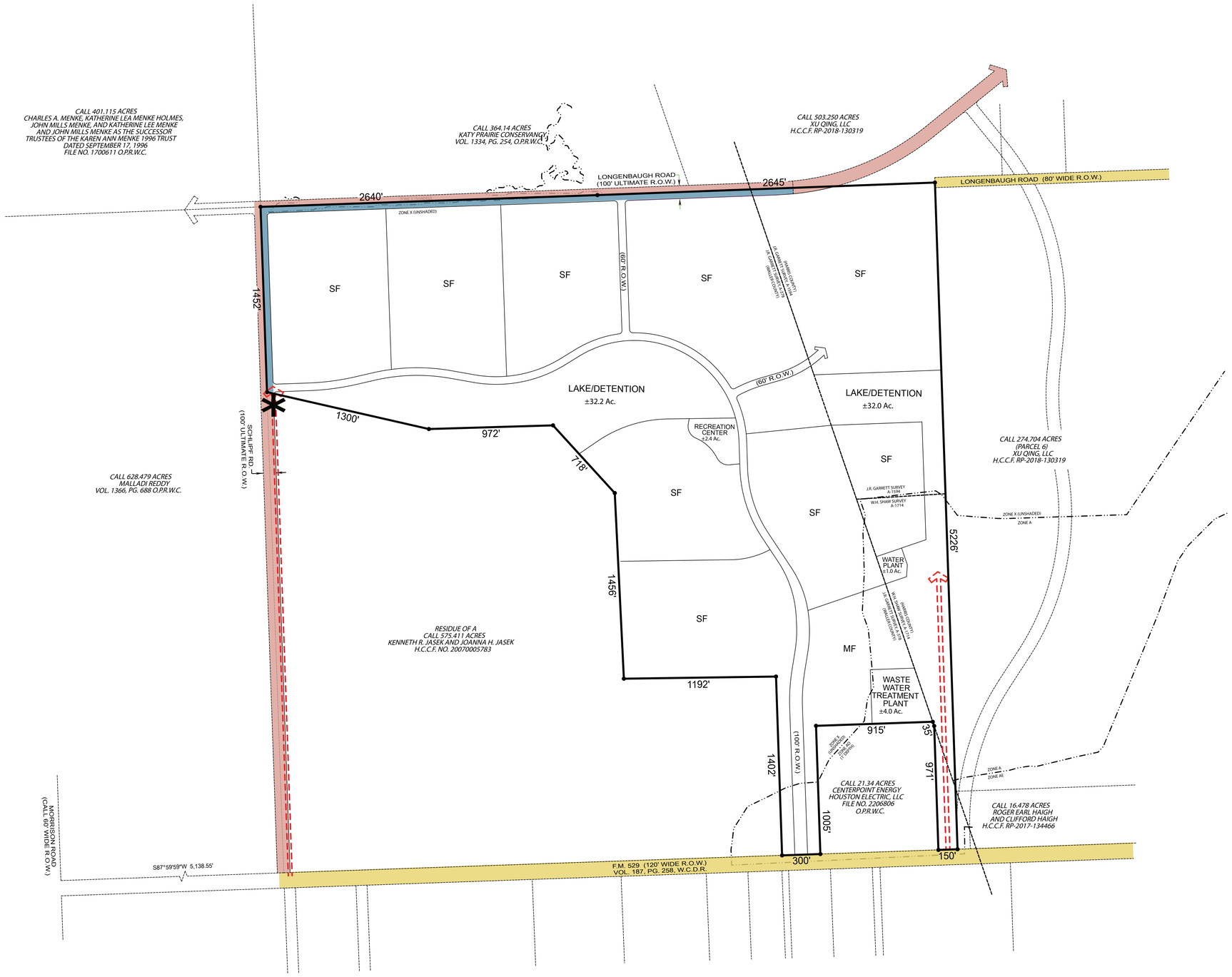
Planning and Development Department **Meeting Date: 01/25/2024**

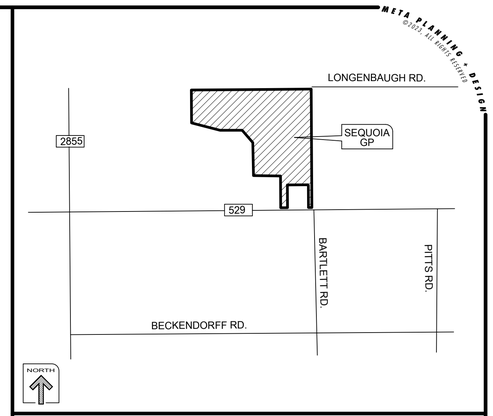
Subdivision Name: Jasek Farm GP(DEF 1)

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.

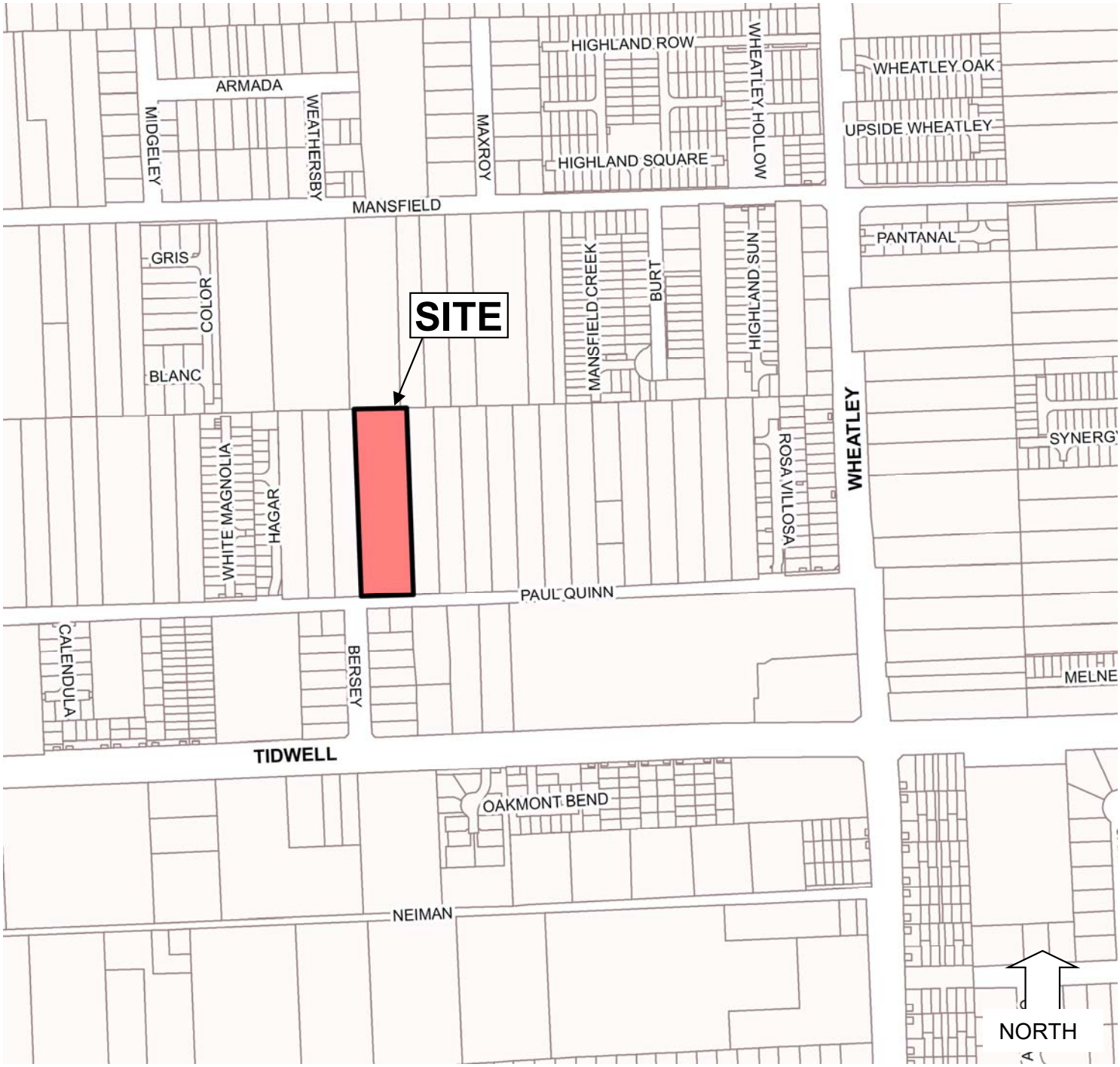
As previously noted, the unique geometry of the subject tract and the lack of existing public roadways adjacent to the subject tract are not the result of a hardship created or imposed by the developer/applicant.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Nest at Paul Quinn (DEF 2)

Applicant: Gruller Surveying



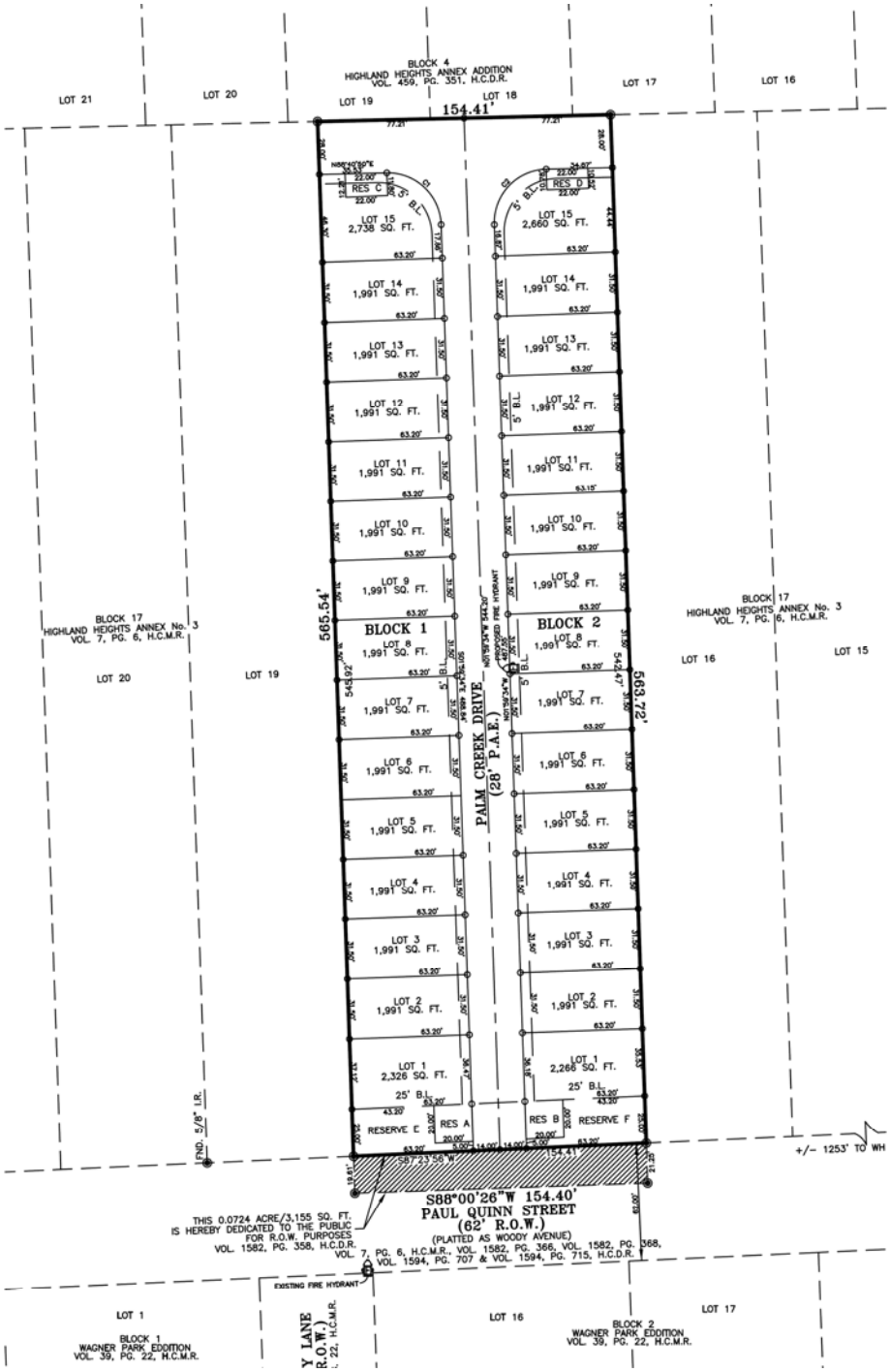
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Nest at Paul Quinn (DEF 2)

Applicant: Gruller Surveying



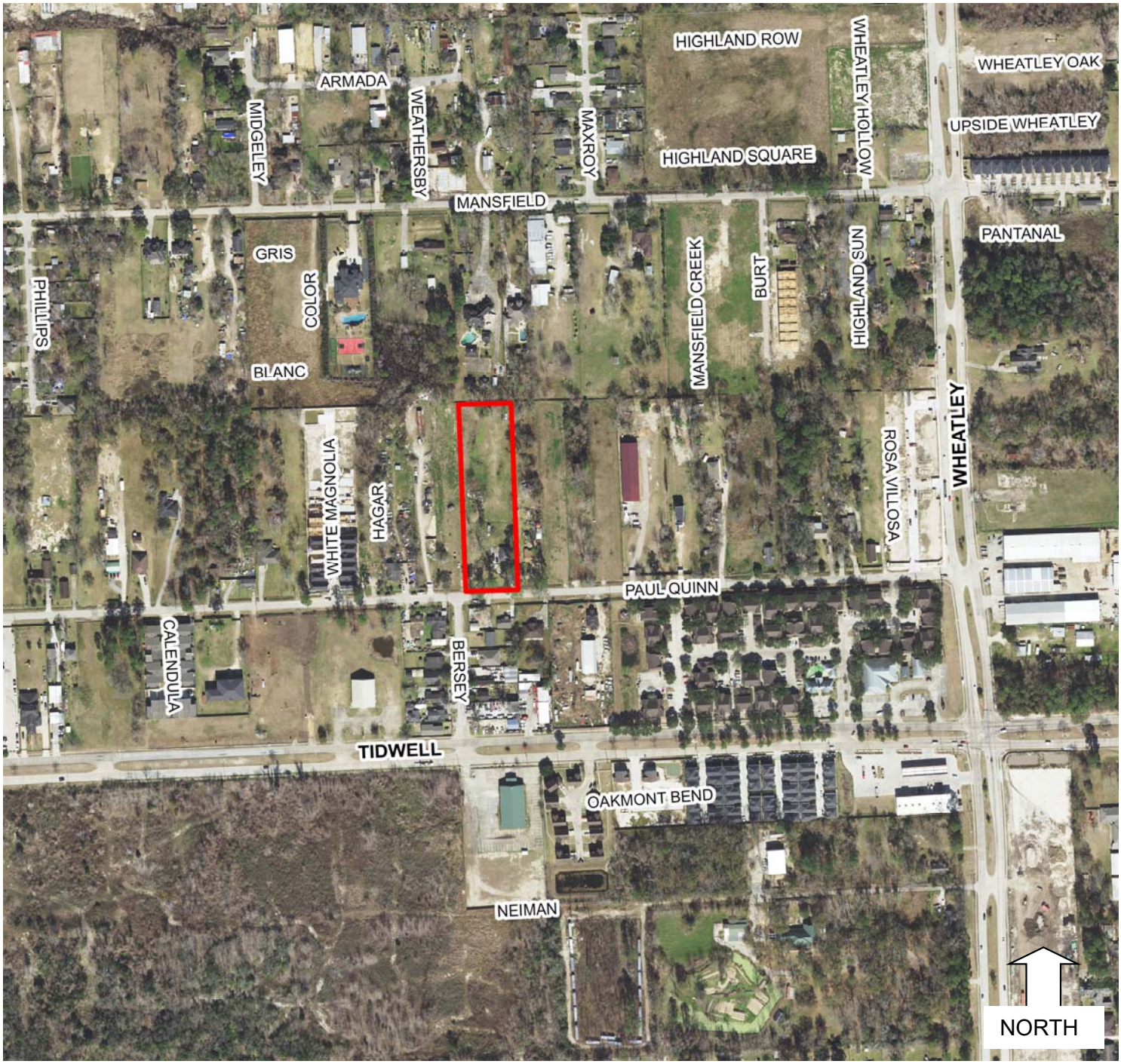
D – Variances **Subdivision**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Nest at Paul Quinn (DEF 2)

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"

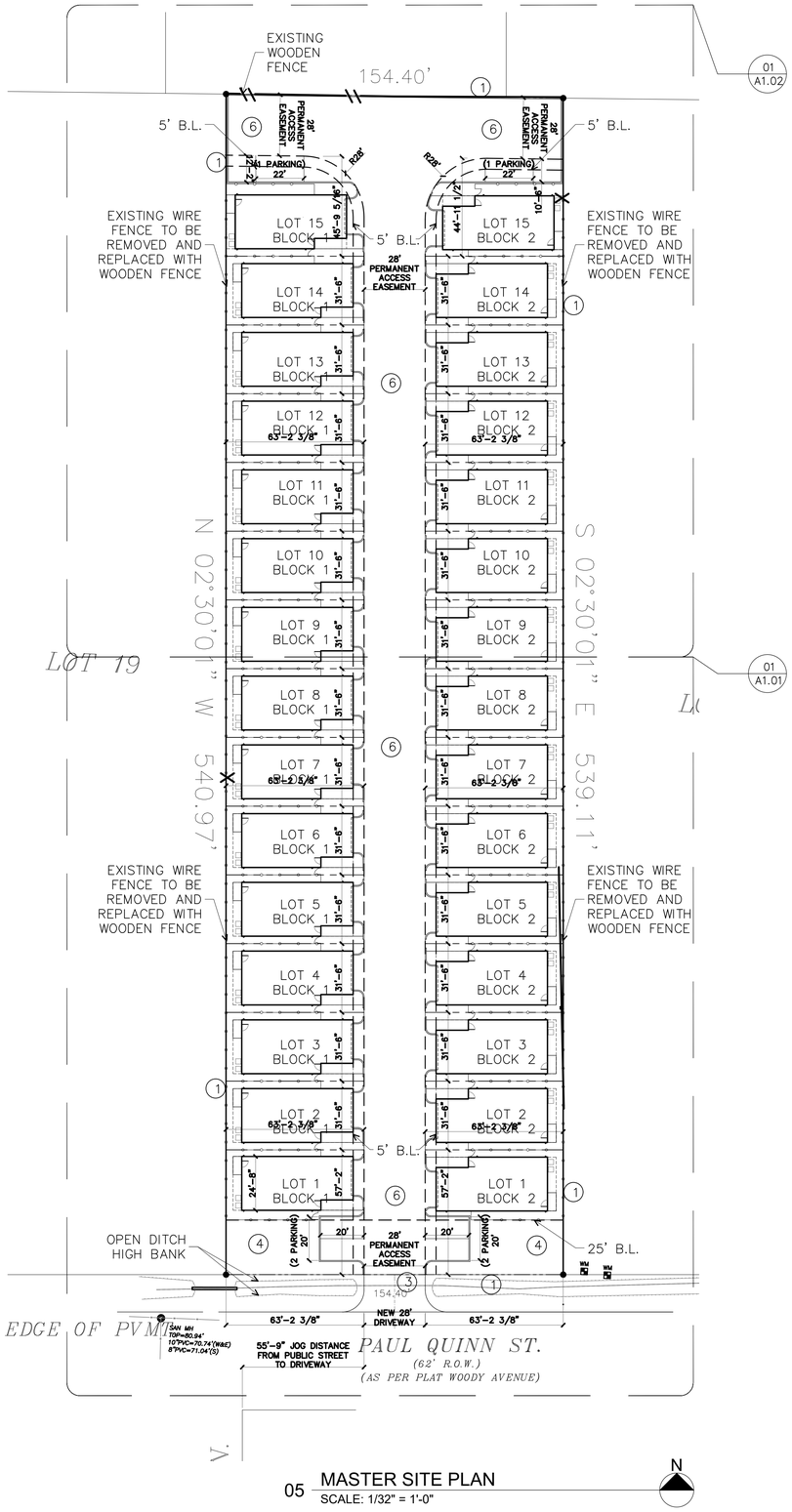
(1) PROPERTY LINE
(2)
(3) NEW CONC. DRIVEWAY
(4) NEW LANDSCAPE AREA
(5)
(6) NEW CONCRETE PAVEMENT

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

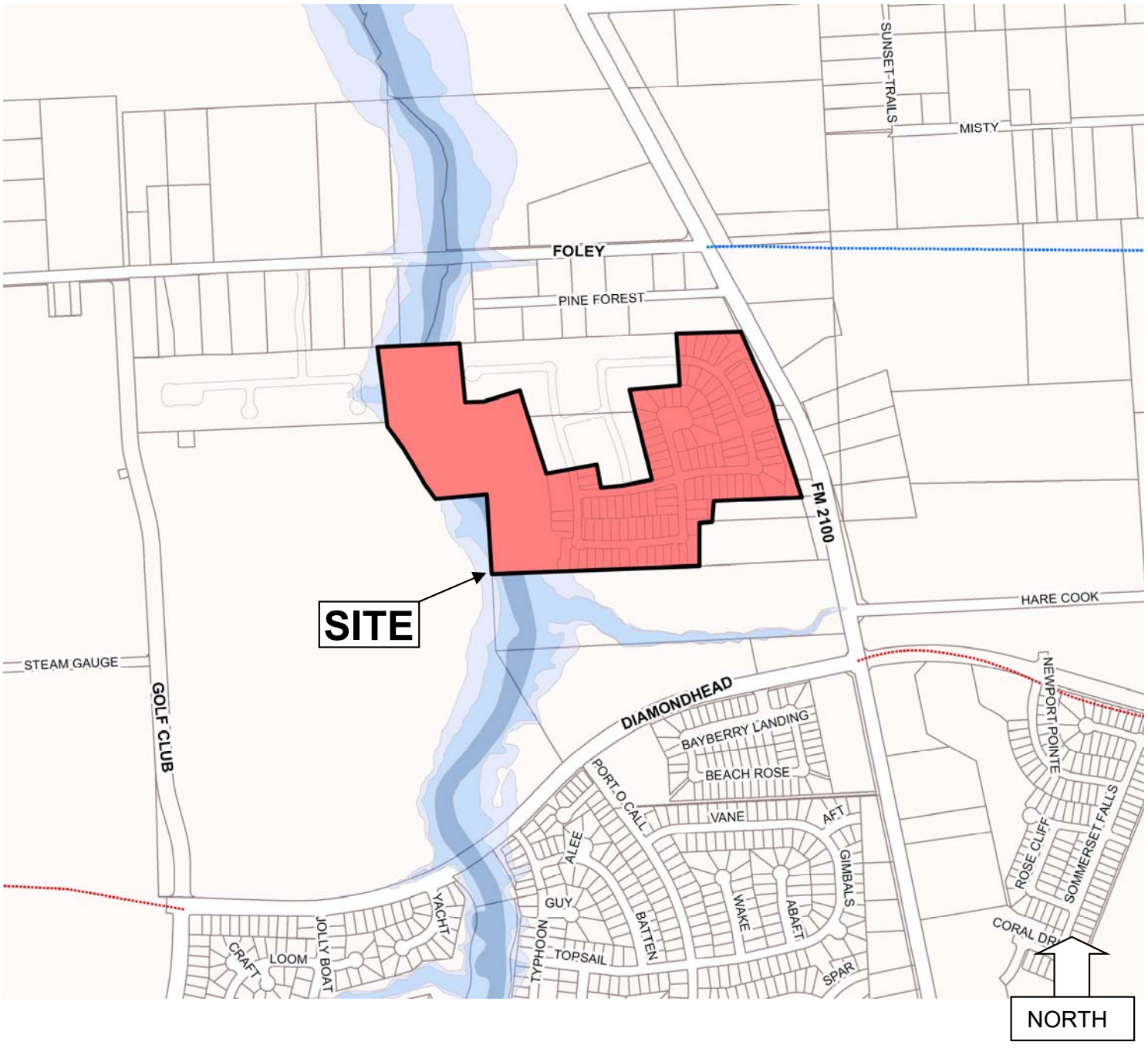
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Newport Grove Sec 1 (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

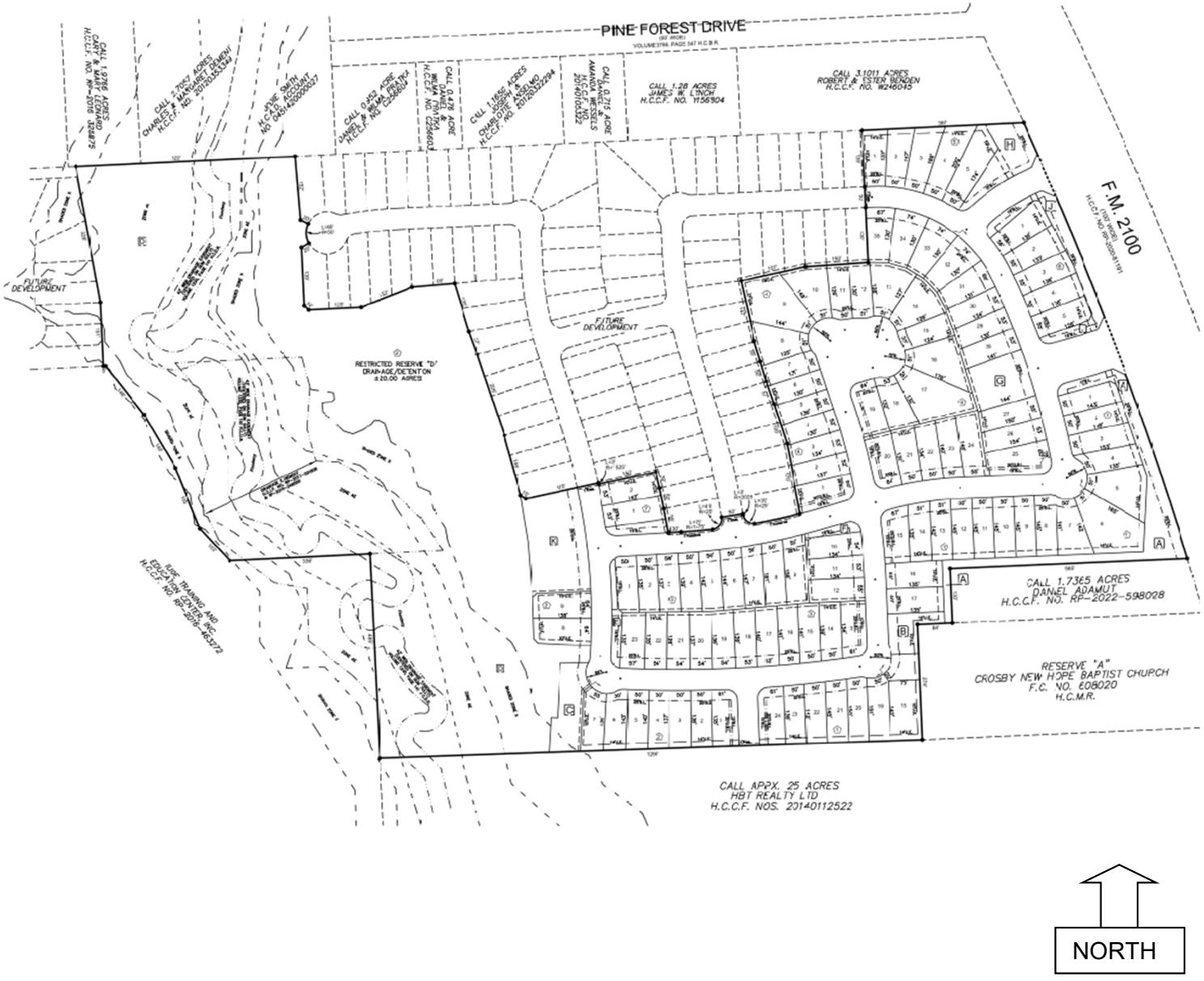
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Newport Grove Sec 1 (DEF 1)

Applicant: Meta Planning + Design LLC



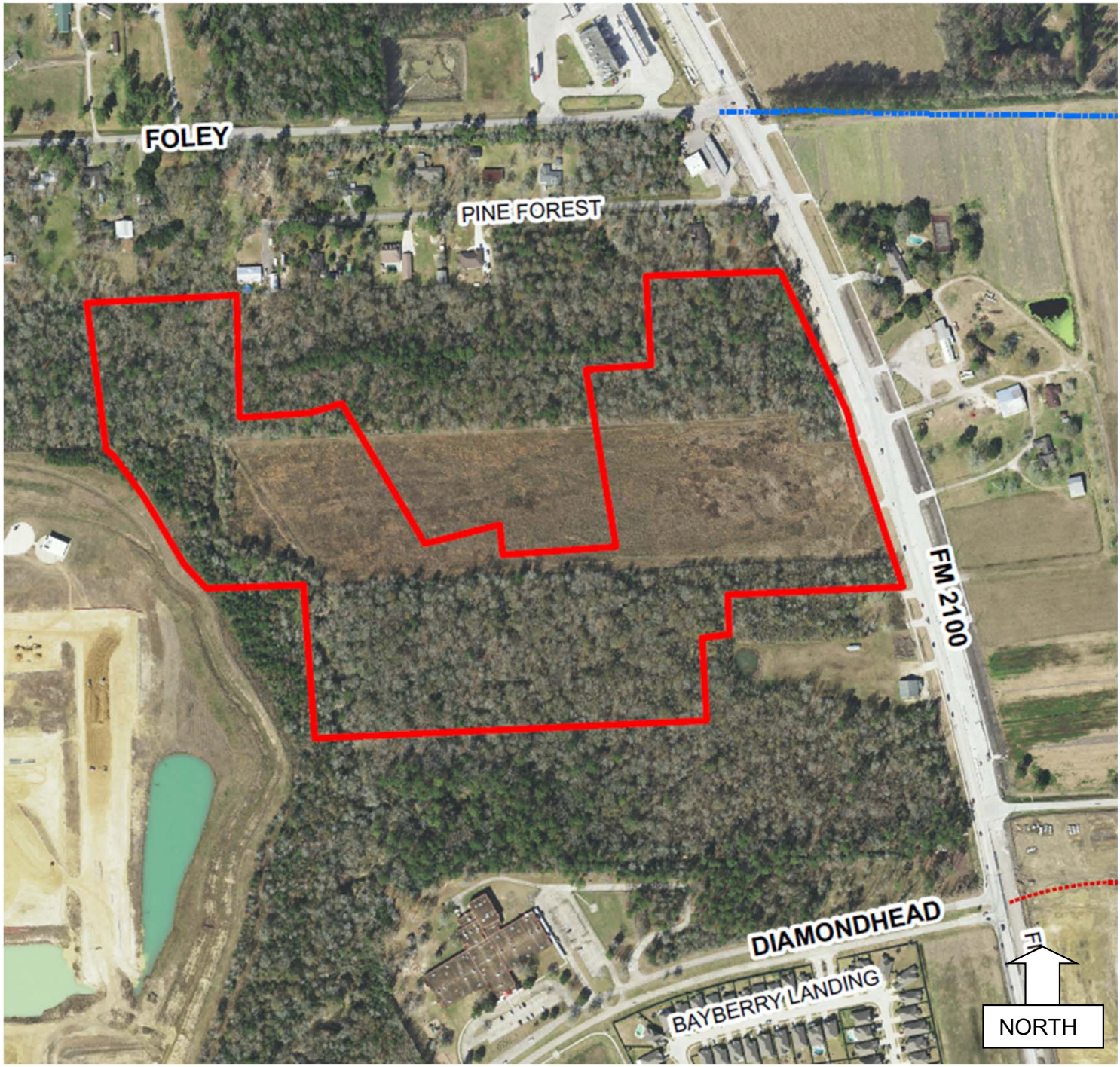
D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

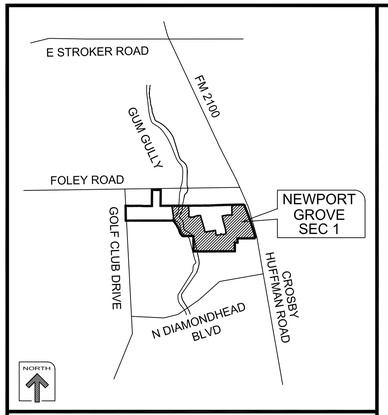
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Newport Grove Sec 1 (DEF 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-2016-326875

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

FUTURE DEVELOPMENT

RESTRICTED RESERVE "D" DRAINAGE/DETENTION ±20.00 ACRES

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.

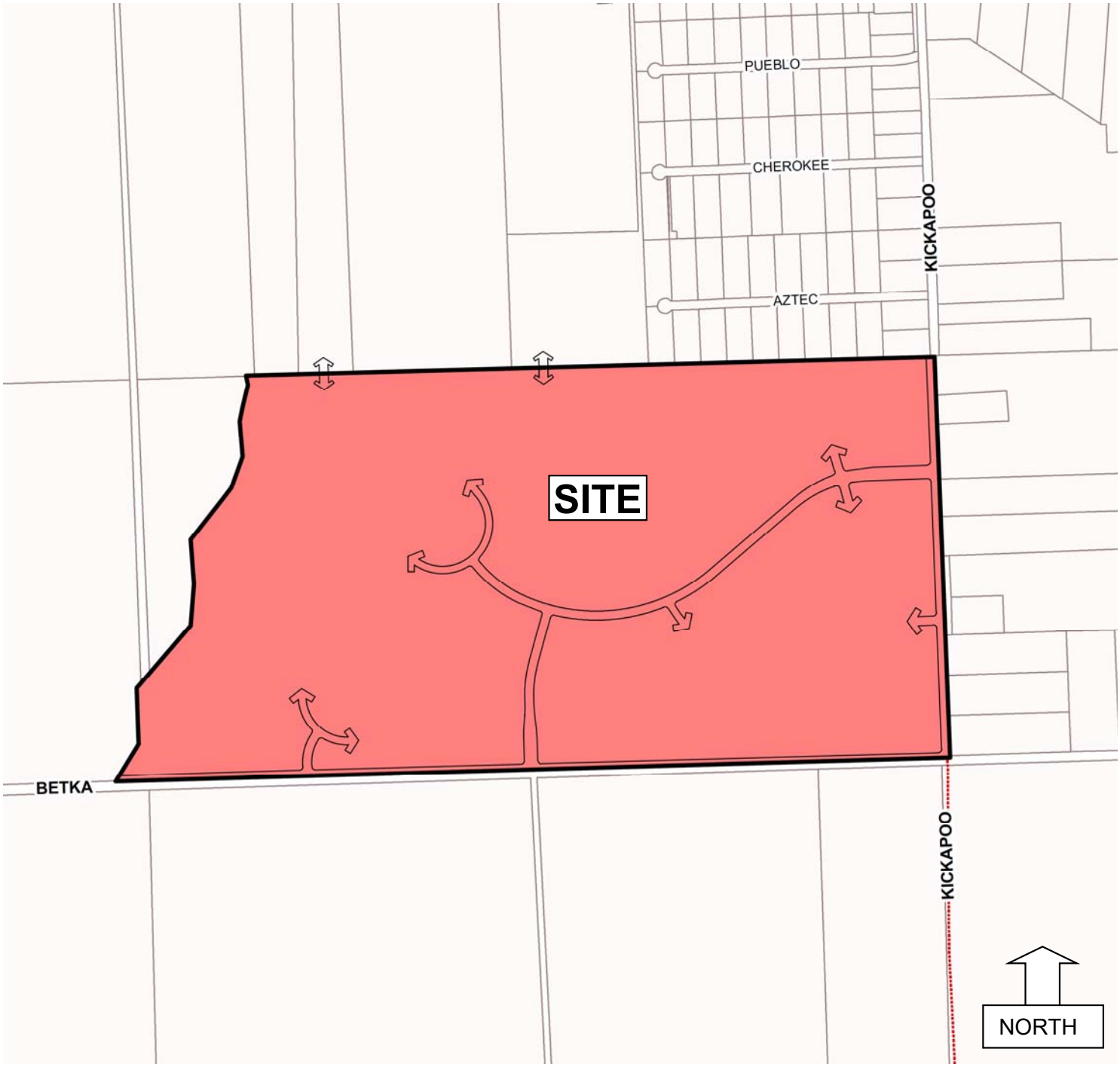
The limited access to the subject site is the justification for this variance.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Sanford Farms GP

Applicant: Meta Planning + Design LLC



D – Variances

Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Sanford Farms GP

Applicant: Meta Planning + Design LLC



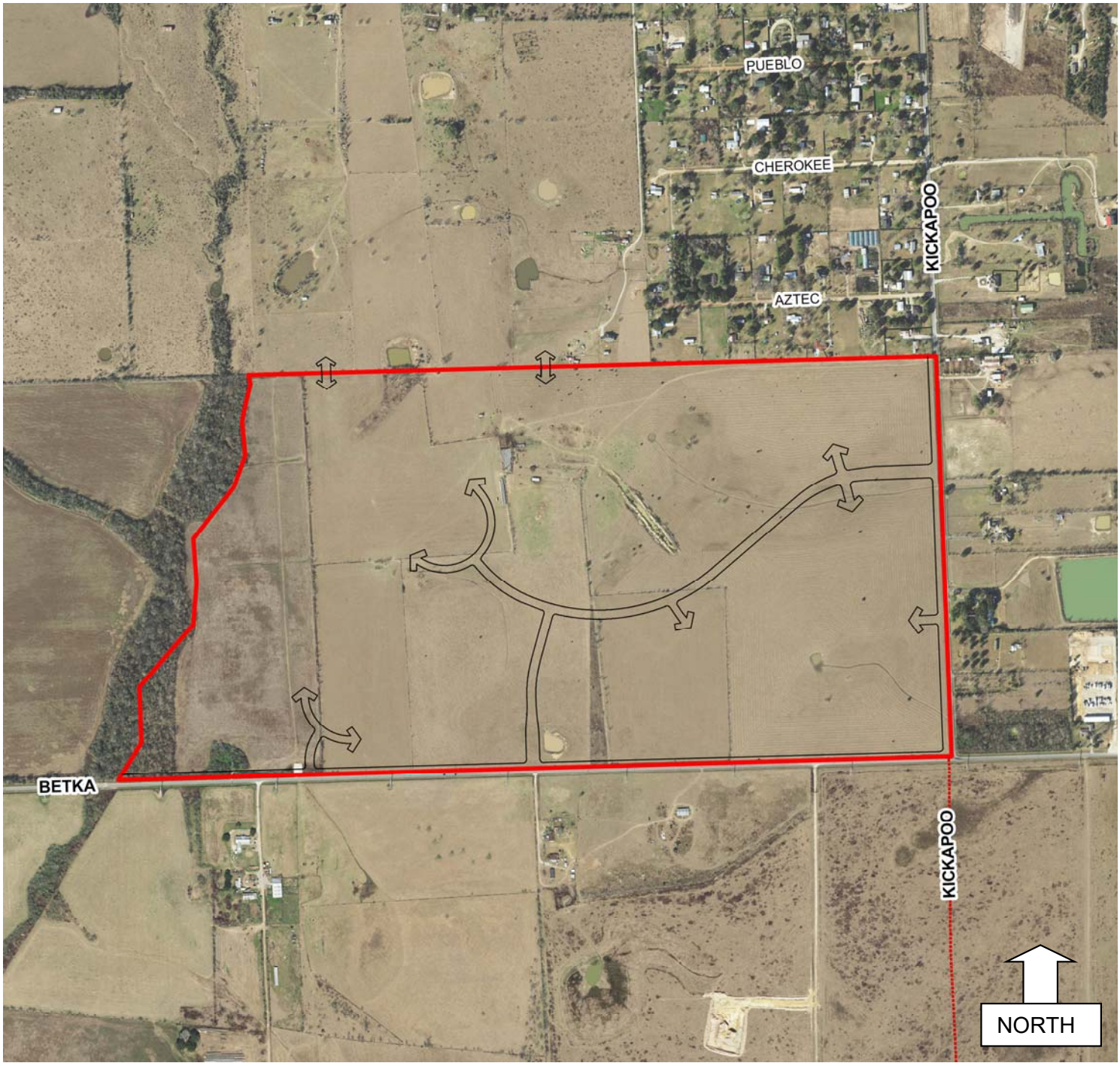
D – Variances **Subdivision**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 02/08/2024**

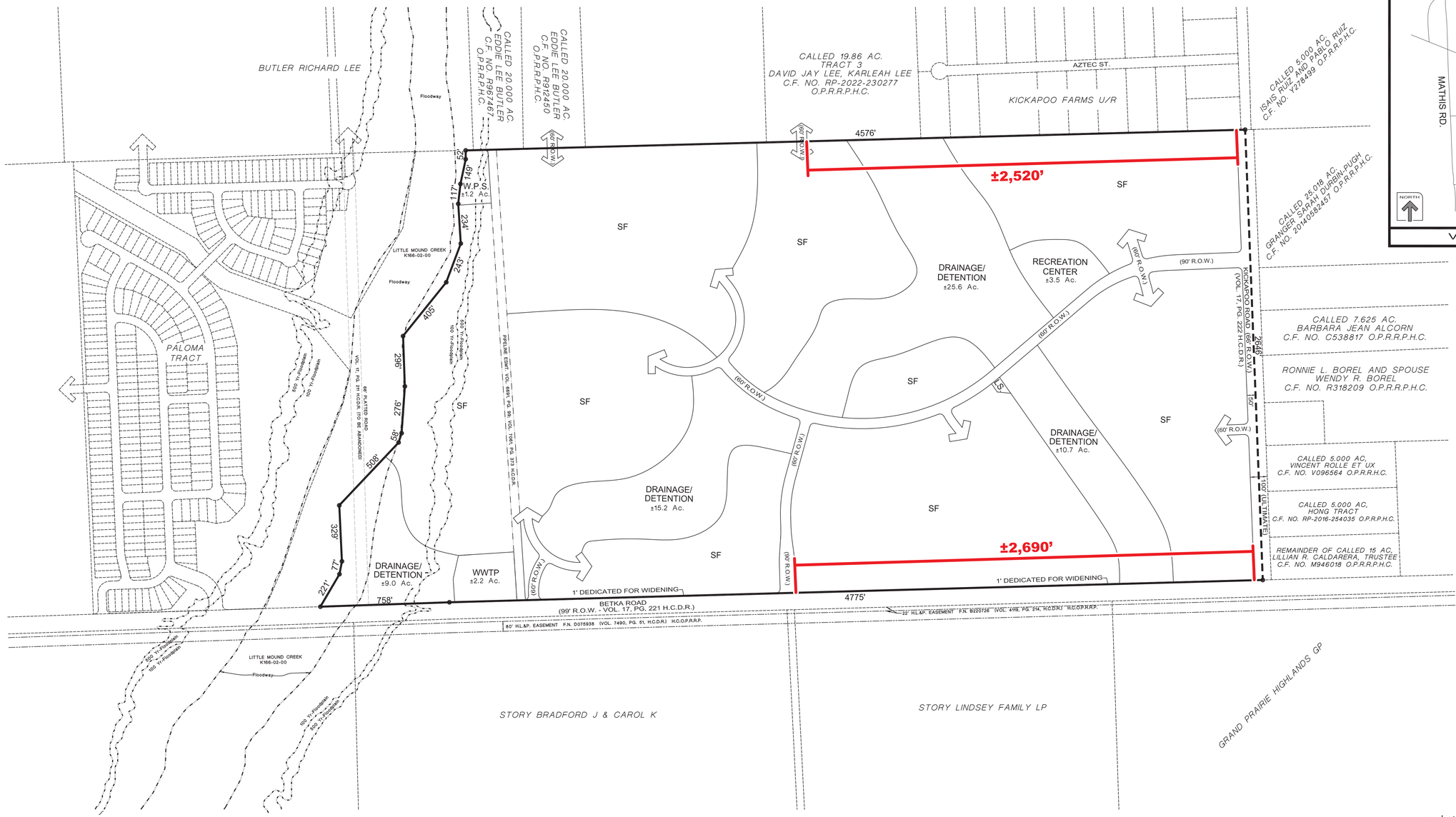
Subdivision Name: Sanford Farms GP

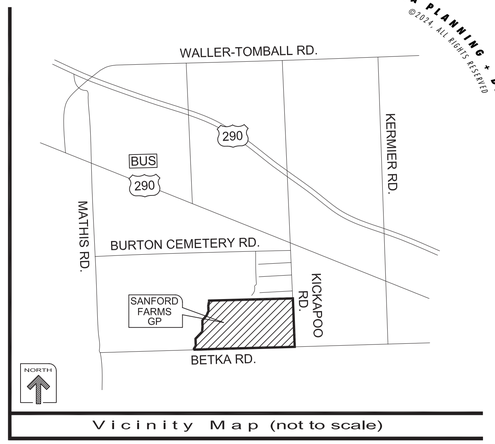
Applicant: Meta Planning + Design LLC



D – Variances Aerial

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED





Vicinity Map (not to scale)

NORTH

an intersection spacing exhibit for

SANFORD FARMS GP

±303.8 ACRES OF LAND

prepared for

MERITAGE HOMES & CENTURY HOMES

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

SCALE
0 150 300 600

HOU-23001
JANUARY 29, 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 Variance Request Form

Application Number: 2024-0200
Plat Name: Sanford Farms GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/29/2024

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 exceed the maximum intersection along the northern boundary by not providing a sub street for ± 2,520'.

Chapter 42 Section: 128

Chapter 42 Reference:

[...] (a) (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

Sanford Farms is a proposed ±303.8-acre master planned community that is located within the northwest portion of Houston's ETJ within Harris County, south of US-290. There is a strong network of existing throughfares in the vicinity of the tract, comprised of Kickapoo Road, Mathis Road, Burton Cemetery Road, and Betka Road, all major throughfares. There is an unrecorded subdivision, Kickapoo Farms, which is located to the north of the tract. Per Chapter 42, a local street is required along the northern boundary of the tract every 1400'. Sanford Farms is adjacent to an unrecorded subdivision along its northern boundary. Because of this, adding a stub street at the required distance will not guarantee any future connection to an abutting unrecorded subdivision. More likely, a stub street from the subject site would remain a dead-end street, unless action is taken by the adjacent owner to the north to extend the stub street within the subdivision. Instead, the Sanford Farms GP provides a stub street midway through the tract, about 2,520' from Kickapoo Road and Mathis Road, into an adjacent undeveloped property. The proposed stub street location is an opportunity to provide vehicular connectivity in the future.

(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 location of the unrecorded subdivision and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

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

The existing unrecorded subdivision to the northern boundary of the General Plan is the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0200
Plat Name: Sanford Farms GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/29/2024

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

To exceed the maximum intersection space along Betka Road, resulting in an intersection spacing of ±2,690'.

Chapter 42 Section: 130

Chapter 42 Reference:

[...] (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(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;

Sanford Farms is a proposed ±303.8-acre master planned community that is located within the northwest portion of Houston's ETJ within Harris County, south of US-290. There is a strong network of existing throughfares in the vicinity of the tract, comprised of Kickapoo Road, Mathis Road, Burton Cemetery Road, and Betka Road, all major throughfares. There is an unrecorded subdivision, Kickapoo Farms, which is located to the north of the tract. Per Chapter 42, a major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2,600 feet. The proposed collector street is located west of Kickapoo Road, measured at ±2,690' on Betka Road. The placement of the collector street helps vehicular circulation throughout the tract and improve circulation. The proposed modification is a 1% deviation from the standard and is not disproportionate from the standard. This minor deviation would have no negative impacts on the surrounding thoroughfare connection as there is already a pre-existing network. Additionally, the provided collector will carry the vehicular circulation throughout the community. Providing a collector will likely alleviate the need for more north-to-south roads. This is in keeping with the intent of Ch. 42-128(a)(2) for the provision of collector streets. As the current intersection spacing is an extremely minor deviation, there will be no negative impacts on the traffic circulation of the community and region as a whole.

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

The proposed intersection spacing will achieve a result contemplated by the standards in article III of Chapter 42 as the design is align with the requirements.

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

The proposed modification is a 1% deviation from the standard and 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 are preserved and maintained by the existing provision of the collector street.

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

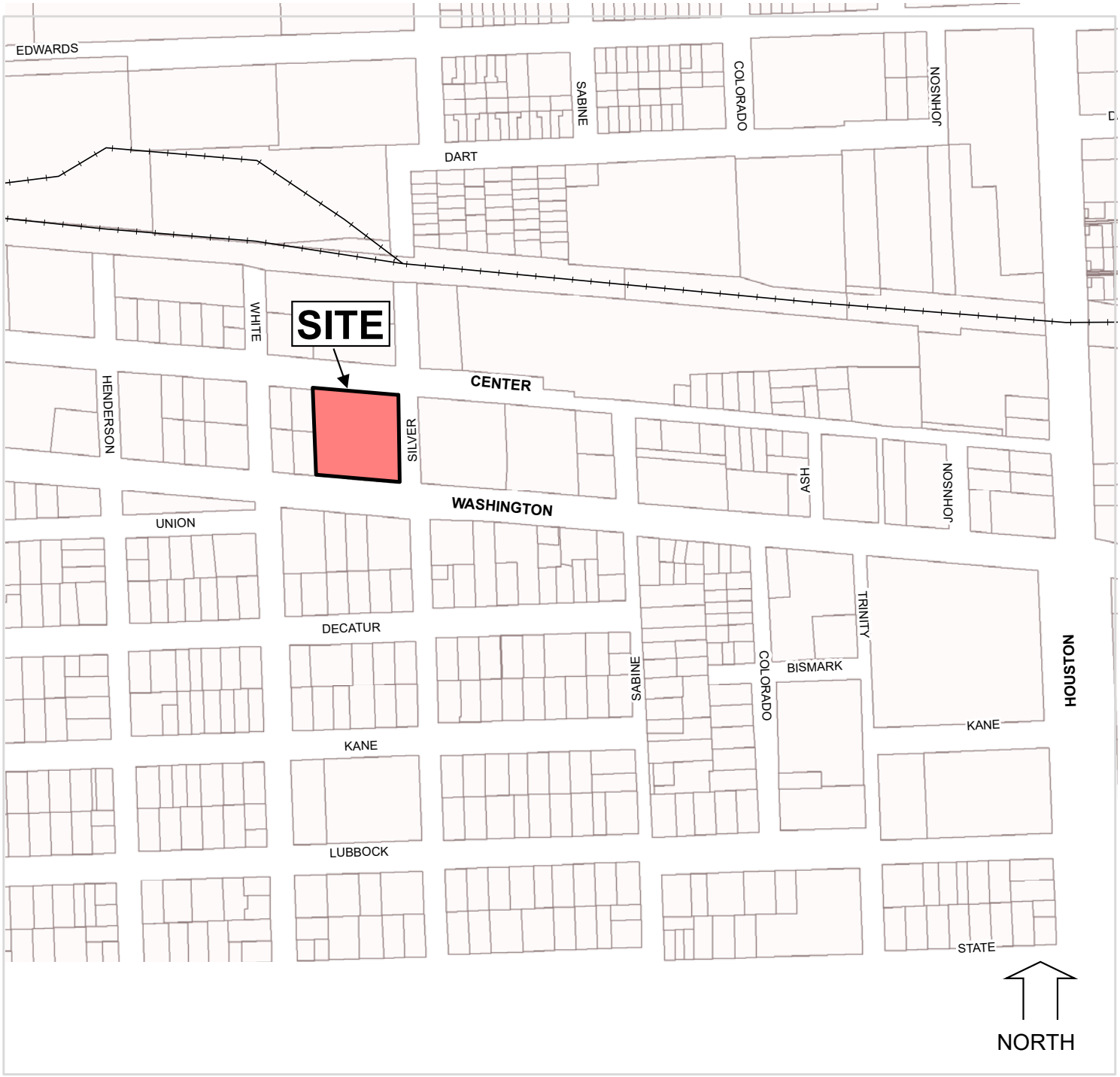
The granting of the special exception will not frustrate local traffic circulation and will be beneficial to the public health, safety, and welfare of the community.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Washington Silver

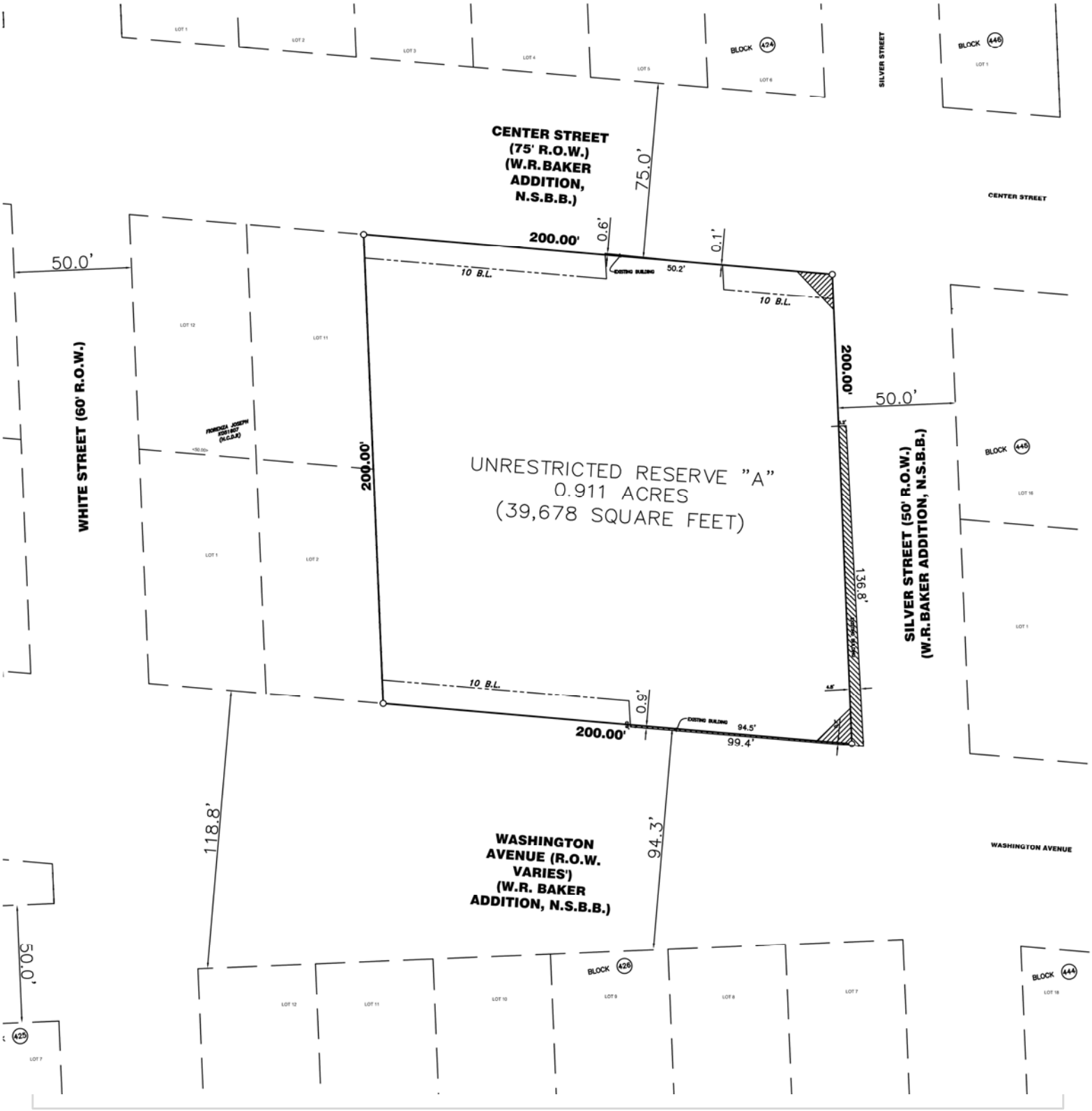
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 02/08/2024**



D – Variances Subdivision

Houston Planning Commission ITEM: 133

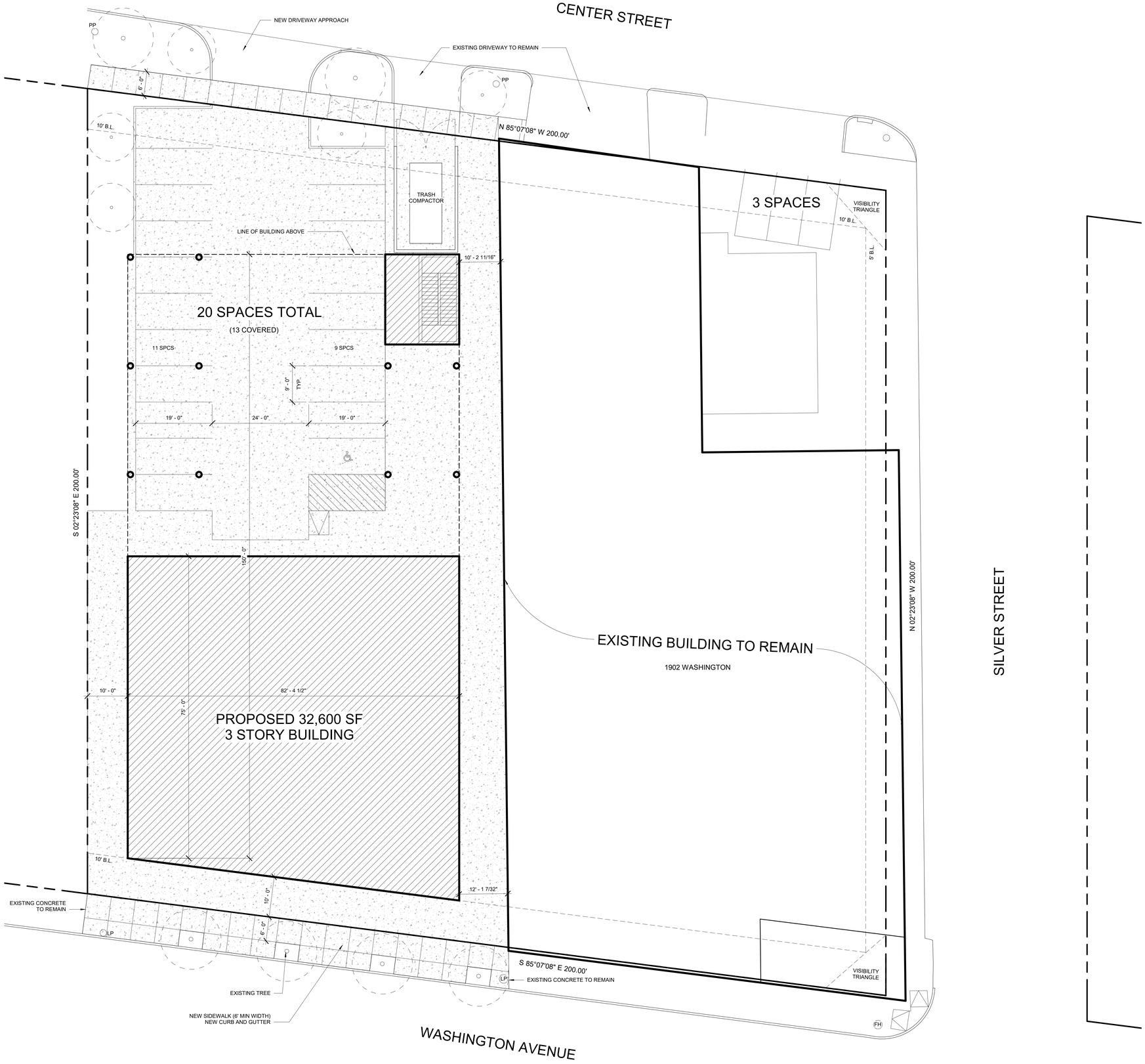
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Washington Silver

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



D – Variances Aerial



1 SITE
1" = 10'-0"

Owner
Enter address here

MORE ARCHITECTURE.STUDIO
1520 Oliver Street
Houston, TX 77007
United States
Tel 713.961.3877

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

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

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

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Project Name

Project Number
Project Number

Description
SITE PLAN

Scale
1" = 10'-0"

A101

© 2019 MORE ARCHITECTURE STUDIO

8/26/2019 4:42:53 PM X:\02_Projects\028_1902 Washington\03_DESIGN\03_RVT\1902 Washington_V20.rvt

CONCEPTUAL STREET SECTION
WASHINGTON AVE. LOOKING EAST



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2886
Plat Name: Washington Silver
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 12/11/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are requesting a variance to reduce the building line to 10 feet along public right-of-way Washington Avenue respectively.
Chapter 42 Section: 152(a)

Chapter 42 Reference:
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
We are requesting a variance to allow a building line reduction from 25 feet to 10 feet as required by Sec 42-152(a), the southern boundary of our proposed plat Washington Silver.is directly adjacent to a major thoroughfare. If a 25 foot building line were to be implemented an undue hardship depriving the applicant of a more efficient land plan layout would be caused by forcing new construction to be placed 25 feet back from the current grandfathered buildings.

(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 granting the variance are not the result of any hardship created or caused by the applicant, rather the reduced building line would assist in preserving the overall aesthetic of the surrounding and nearby buildings.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of the ordinance we are requesting a variance for would be preserved and maintained. We would still be providing a buffer between the right of way and proposed structures in which a walkable area would be provided. Also, this portion of Washington Avenue is a low speed area that could allow a reduced setback while still preserving the safety intended by the ordinance.

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

The health, safety, and well-being of the public would be ensured by the granting of this variance. The reduced build line would not impact public safety as a walkable area along Washington Avenue would be maintained and improved upon. Also, the current grandfathered structures sit along the property line but still supply a walkable buffer between the structures and street paving.

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

Economic hardship has nothing to do with the request for a reduced build line setback. Rather, this would allow for a more beneficial land plan that conforms to the general look and feel of the surrounding neighborhood.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

January 18, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Washington Silver
REFERENCE NUMBER: 2023-2886

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest intersection of Washington Avenue and Silver 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.

Tri-Tech Surveying Co., LP/Tri-Tech, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' building line along Washington Avenue, in lieu of the required 25' building line. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 8, 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 Tom Duecker with Tri-Tech Surveying Co., LP/Tri-Tech, at 713-667-0800. You may also contact the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

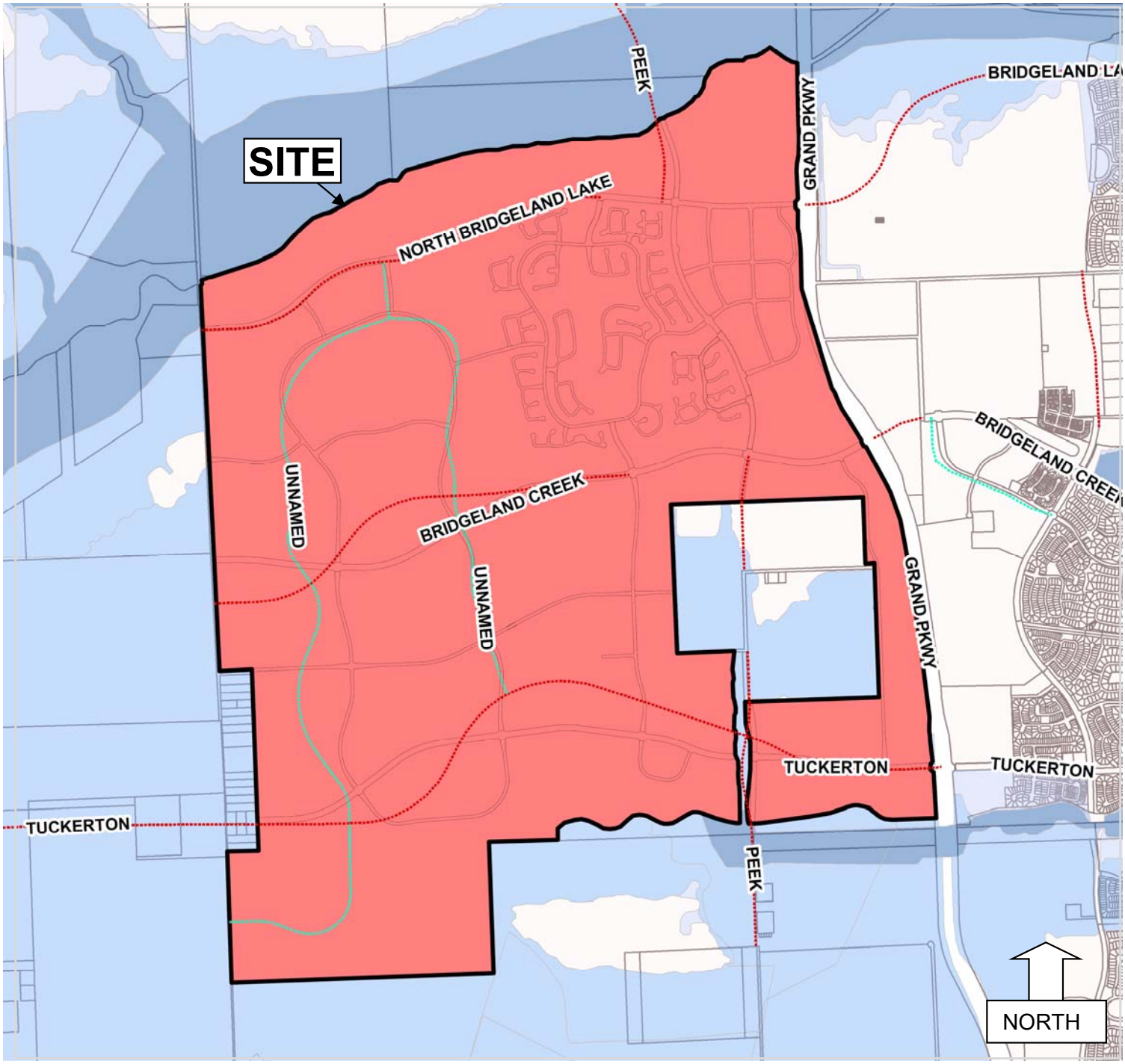
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



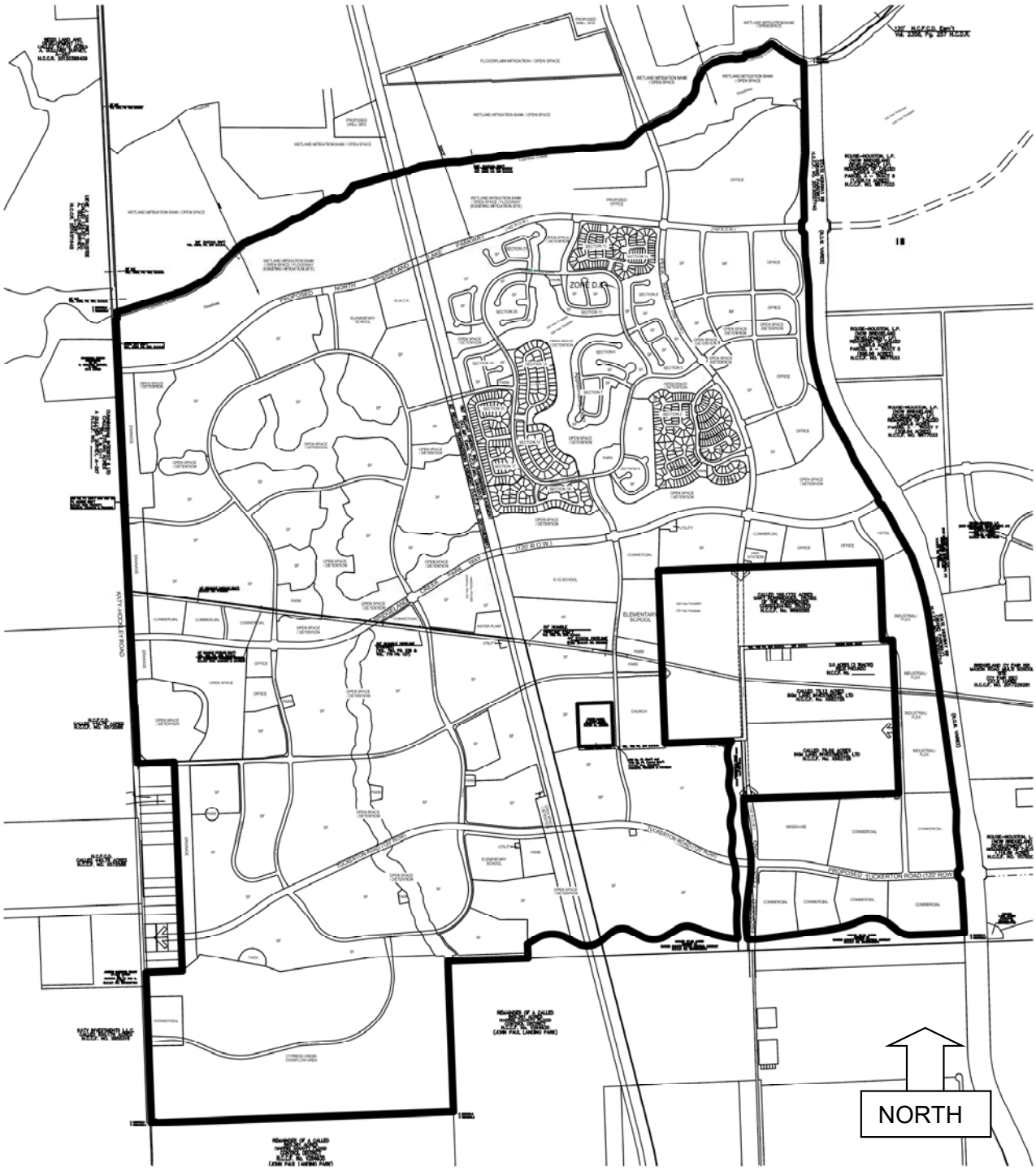
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



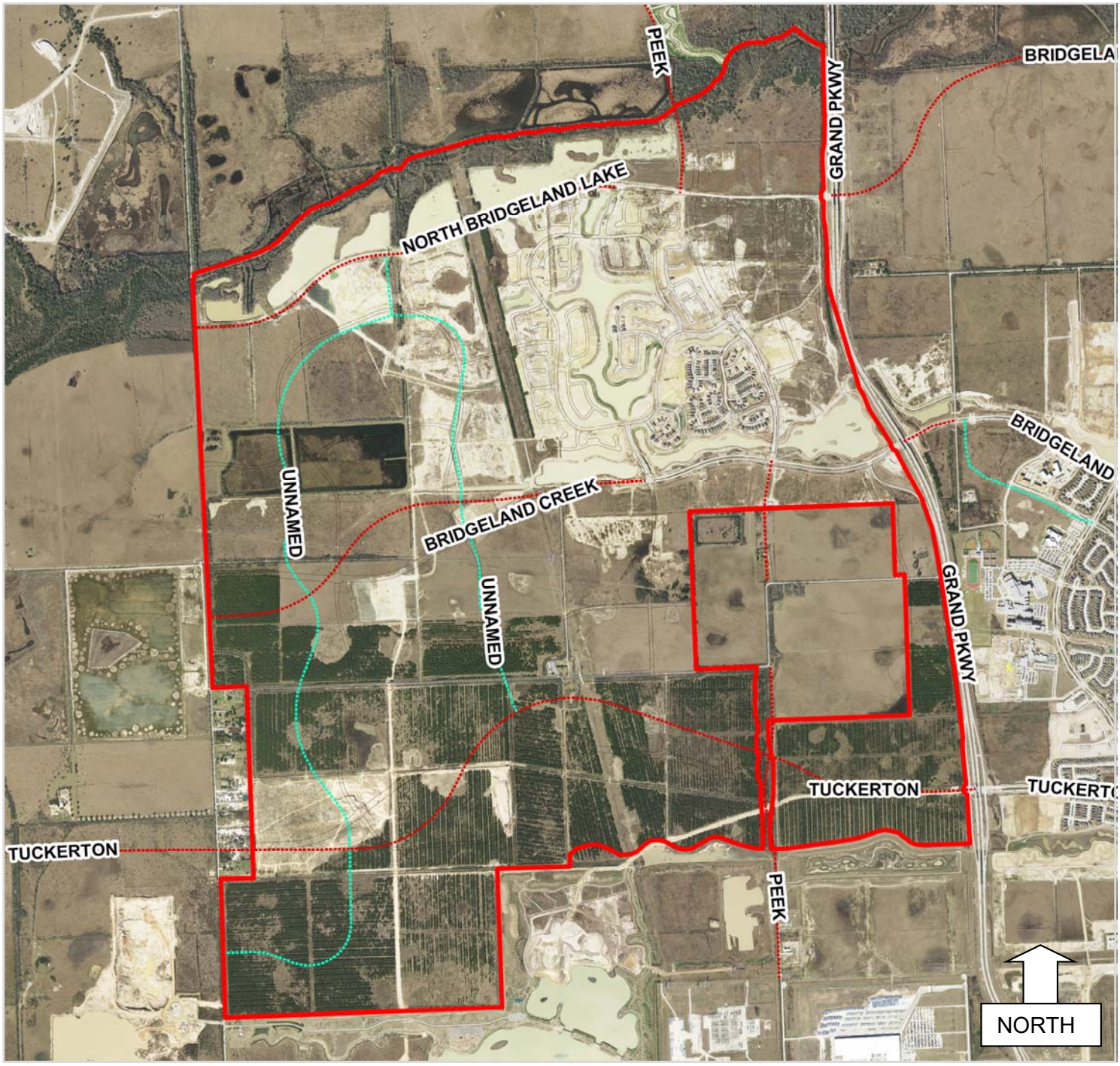
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 134

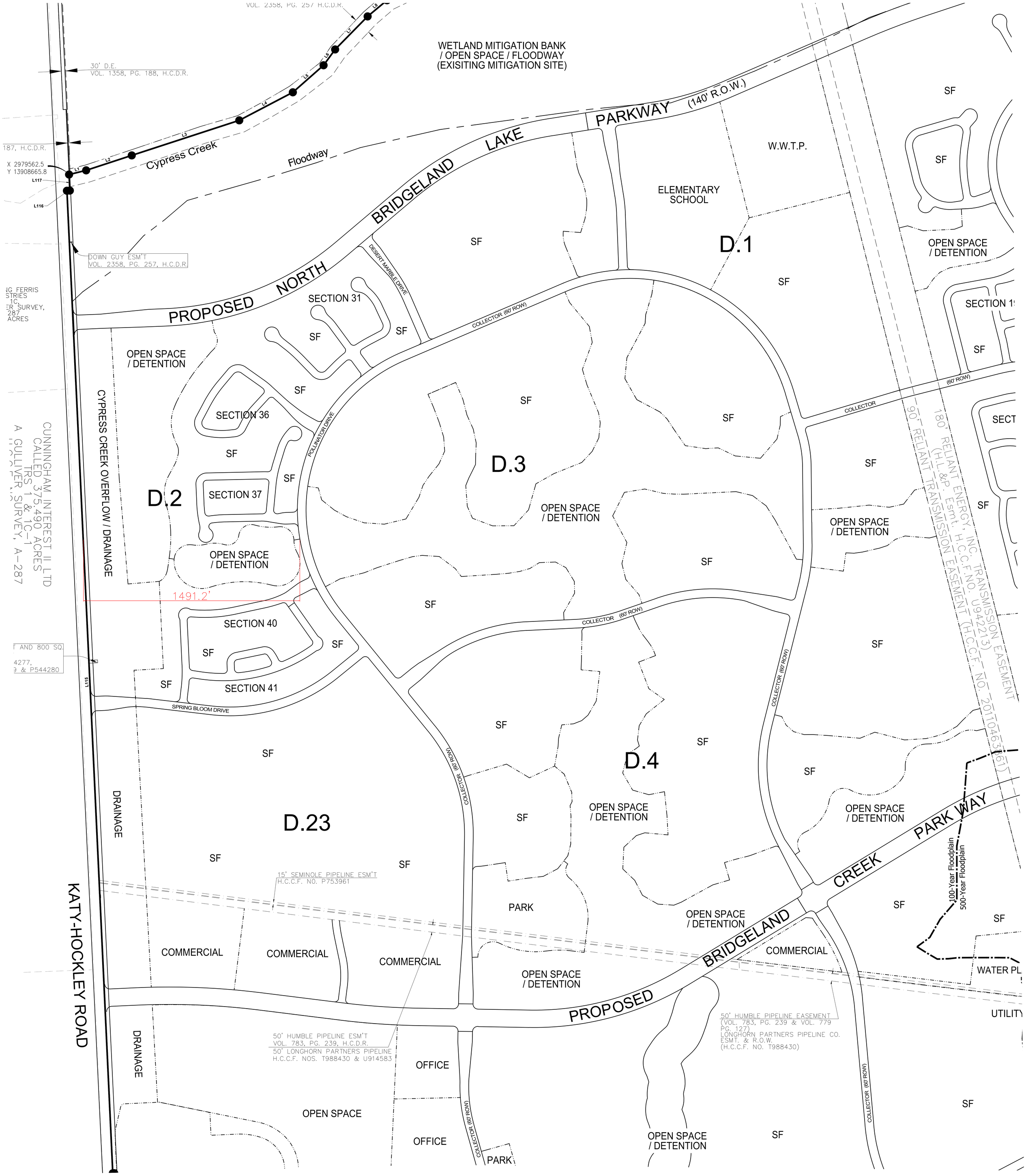
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc



E – Special Exceptions Aerial



DISCLAIMER AND LIMITED WARRANTY

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

A SPECIAL EXCEPTION EXHIBIT FOR

BRIDGELAND
PRAIRIELAND VILLAGE

OUT OF THE

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

CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:

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

NORTH

0 100 200 400

LJA# 1104-1141 **1.24.2023**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0024
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
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. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To exceed the local street minimum intersection spacing requirements by approximately 92' between the Prairieland Village Section Sections 37 and 40 north-south boundaries.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

Prairieland Zone D.2 is bounded by North Bridgeland Lake Parkway on the north, by Pollinator Drive on the east, by Spring Bloom Drive on the south, and Katy Hockley on the west. The neighborhoods within this zone are served by a loop collector connecting to two Major Thoroughfares. No lots will take access from the loop collector. Sections 37 and 40, located within Zone D.2, are split by a drainage/detention lake connected to the Cypress Creek overflow and critical to the flooding/detention mitigation for this development and the surrounding region. Strict adherence to the 1,400 local street intersection requirements would require one north-south connection between Section 37 and 40, involving roadways crossing drainage areas needed for flood mitigation. Providing a street connection between these two sections is infeasible due to the location of the detention and would exceed the minimum 1,400-foot intersection spacing requirement. The requirement is exceeded by 92', approximately 6.5%, feet, which is not more than 10% of the requirement.

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

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

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

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

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

This chapter's intent and general purposes will be preserved and maintained because the intersection spacing exceeds does not exceed the minimum requirement by more than 10%. The requirement is exceeded by 92, approximately 6.5%, feet due to the location of the detention pond and Cypress Creek overflow area. The subdivision will also provide adequate circulation and access despite the special exception.

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

The granting of the special exception will not be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided via North Bridgeland Lake Parkway, Katy Hockley Road, and Pollinator Drive.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Almeda Genoa Estates

Applicant: Houston Platting



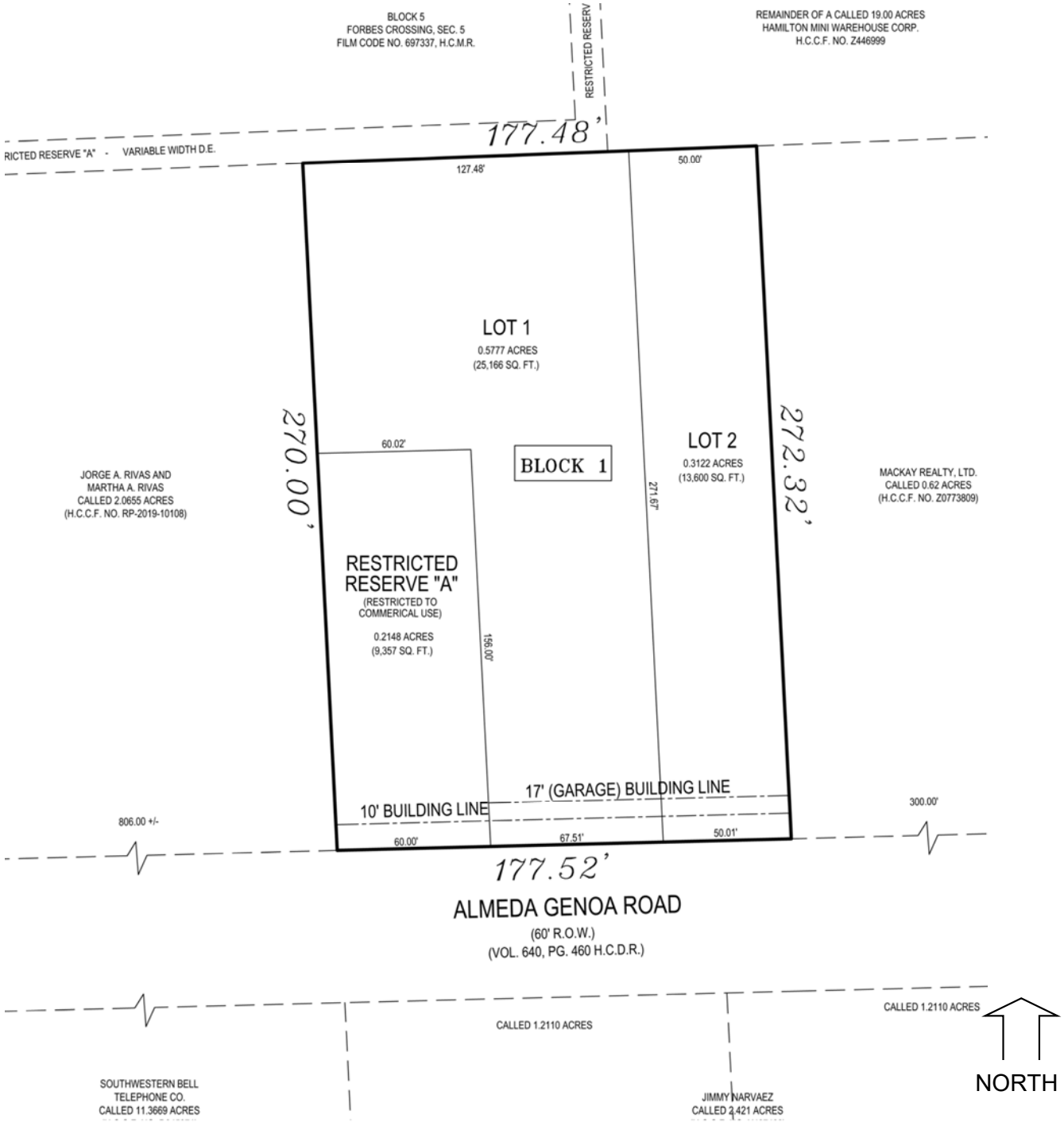
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Almeda Genoa Estates

Applicant: Houston Platting



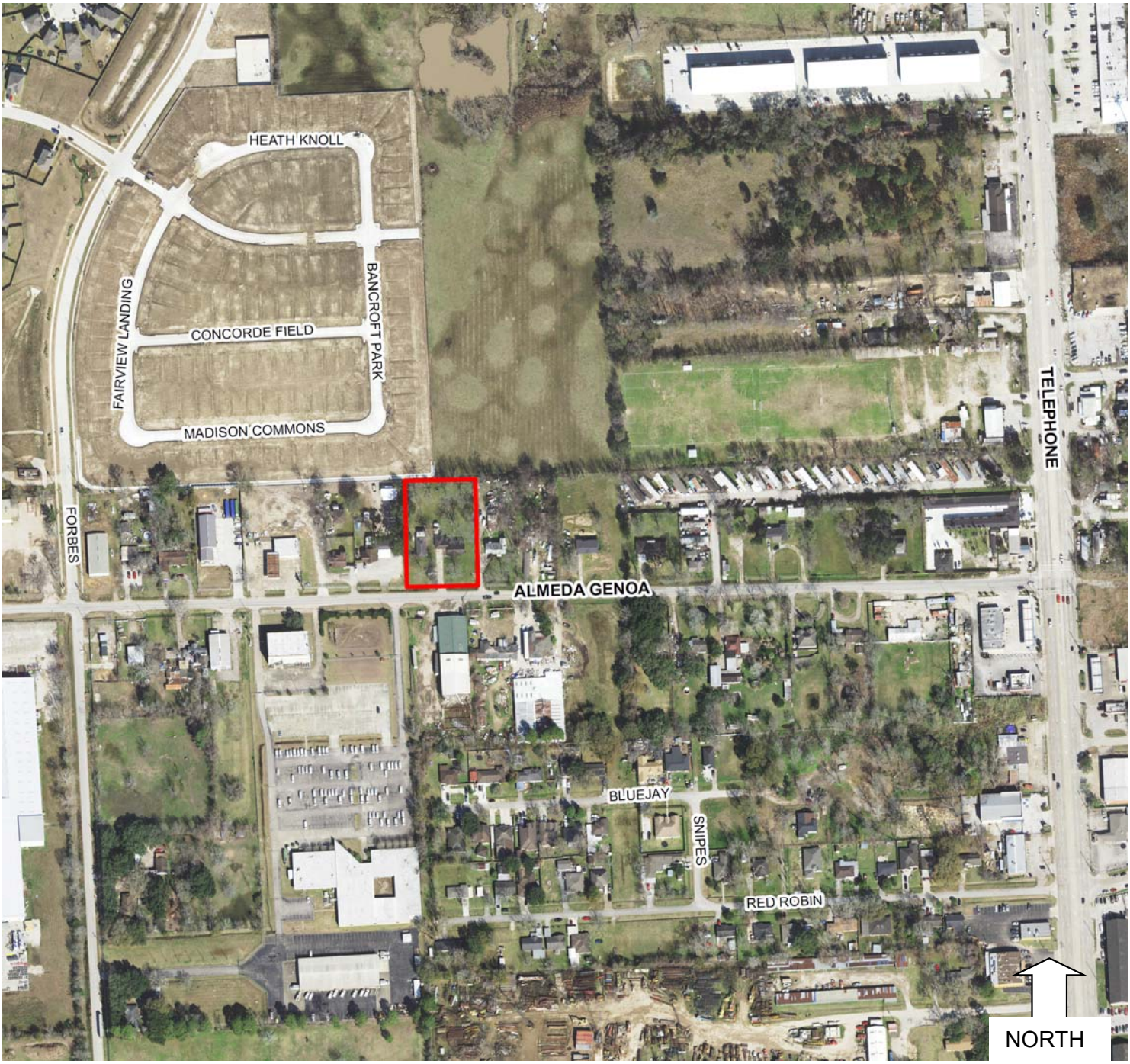
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Almeda Genoa Estates

Applicant: Houston Platting



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-2902
Plat Name: Almeda Genoa Estates
Applicant: Houston Platting
Date Submitted: 12/11/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
We are seeking to remove the requirement for a north to south right of way dedication .
Chapter 42 Section: 128

Chapter 42 Reference:
Intersections of local streets. (a)(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:
The property is currently short of the required 1400 inetersection feet. See variance

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-2902
Plat Name: Almeda Genoa Estates
Applicant: Houston Platting
Date Submitted: 12/11/2023

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are seeking a variance to avoid having to dedicate a north to south public road.
Chapter 42 Section: 128

Chapter 42 Reference:
Intersections of local streets. (a)(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;
To start, the city ordinance states that there should be a "road" up to every 1400 feet. And the measurement starts seventy-five feet (75') east of the intersection of AlmedaGenoa Road and Forbes Road. The distance along north line of alemda genoa is 805.97 feet, so if you subtract the said 75' feet, that leaves only a distance of 730.97 feet. That is 252.71 feet short of the 1400 foot caveat that is required for the "public road" to be dedicated. Furthermore, if a sixty-foot road was to be placed in the middle of the subject tract, the road would end up being a stub street (a dead-end street). There are multiple developed properties east of the subject tract, so a road in the middle of the subject tract would create an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
When we acquired the property, we were not aware that the city would or could impose the intersection spacing over 250 feet short of the 1400-foot spacing requirement for a street. Supporting our variance request is not due to a created hardship because there is nothing, we could have done to avoid the city of Houston's intersection spacing requirement

(3) The intent and general purposes of this chapter will be preserved and maintained;
By allowing us to avoid having to dedicate the required sixty-feet proposed road, the general purpose of this chapter will be preserved and maintained, and will also allow the continued growth and development of the area as needed.

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

The granting of this variance would not be injurious to the public health, safety, or welfare, but would actually be of help to the public because if the street is actually dedicated in the future, in the area indicated above (the north line end of our subject tract) it would allow future access in and out of the community and in addition, granting the variance will also allow the building of a large office warehouse that will help bring development and revitalization to the area.

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

Naturally, giving up any portion for right-of-way purposes without any financial compensation does create financial hardship, and although a lot of funds have been spent on already approve drawings and plans by Fort Bend, economic hardship is not the sole justification for the variance. To justify the variance, we would like to simply follow the current requirements of right-of-way, and if both sides of the property owner are both required to dedicate their halves of the proposed street dedication. We are asking the city of Houston to please grant our variance to dedicate just the south thirty feet of the proposed sixty-feet required right-of-way dedication, so we can help with the future building and revitalization of the area.

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 18, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Almeda Genoa Estates
REFERENCE NUMBER: 2023-2902

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements and variance request for a property located on the north side of Almeda Genoa Road, west of Telephone Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Houston Platting, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements and variance to exceed intersection spacing requirements by not providing a north/south street through the 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, February 8, 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 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

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 Katherine Reyna with Houston Platting, at 281-855-8495. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice at (832)393-6623 or Tammi.Williamson@houstontx.gov. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. The 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

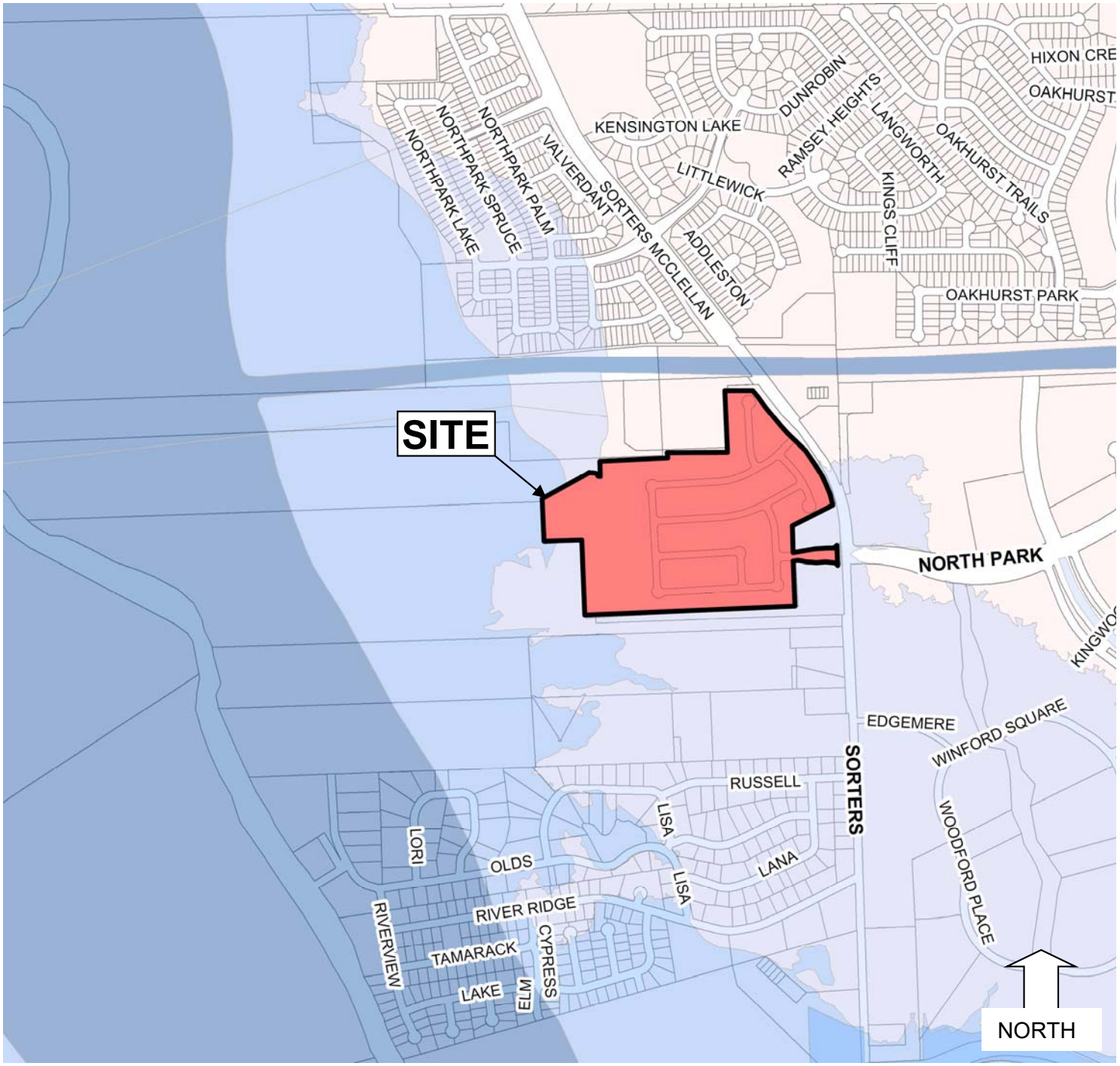
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South GP

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 136

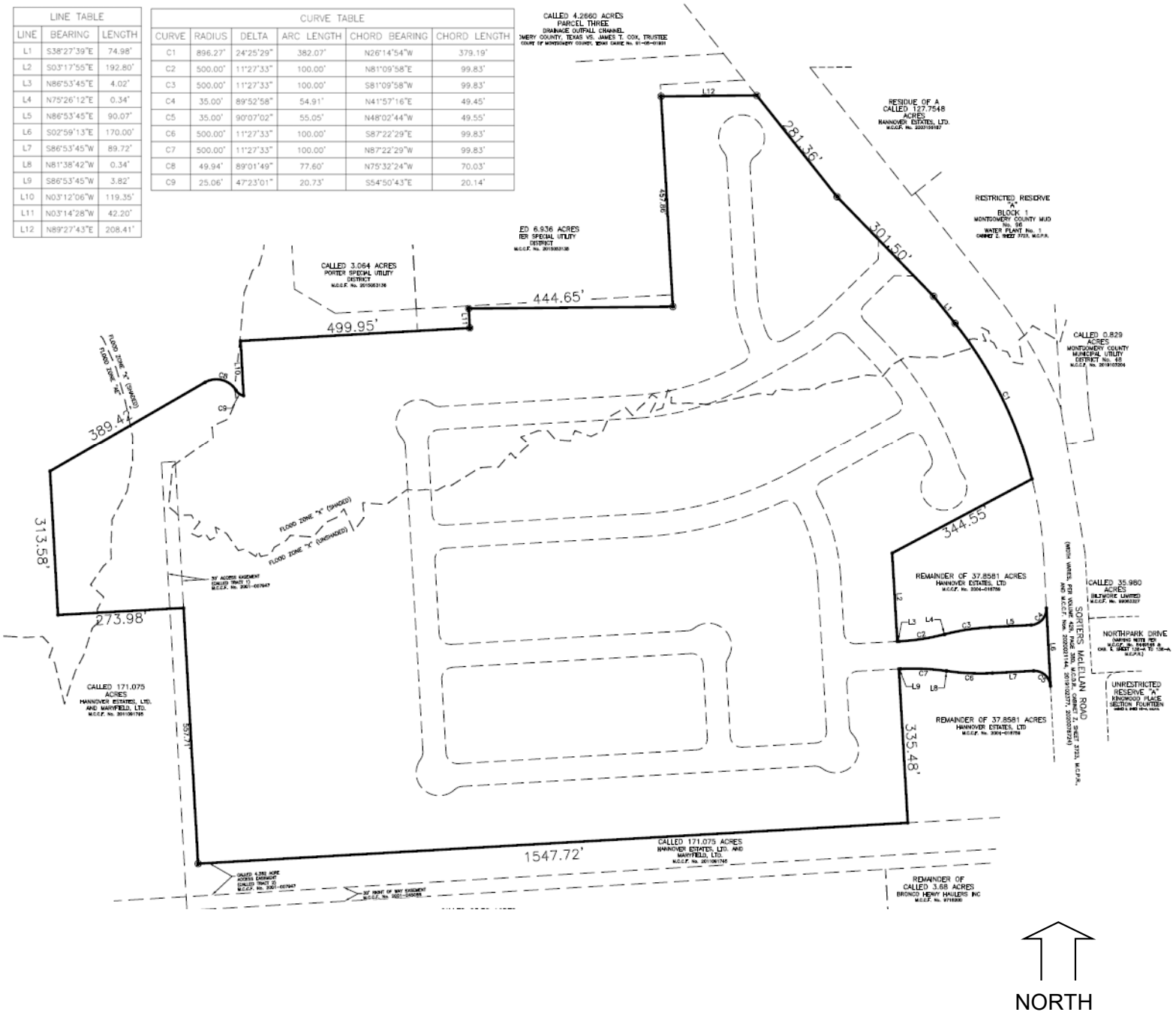
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South GP

Applicant: R. G. Miller Engineers

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°27'39"E	74.98'
L2	S03°17'55"E	192.80'
L3	N86°53'45"E	4.02'
L4	N75°26'12"E	0.34'
L5	N86°53'45"E	90.07'
L6	S02°59'13"E	170.00'
L7	S86°53'45"W	89.72'
L8	N81°38'42"W	0.34'
L9	S86°53'45"W	3.82'
L10	N03°12'06"W	119.35'
L11	N03°14'28"W	42.20'
L12	N89°27'43"E	208.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	896.27'	24°25'29"	382.07'	N26°14'54"W	379.19'
C2	500.00'	11°27'33"	100.00'	N81°09'58"E	99.83'
C3	500.00'	11°27'33"	100.00'	S81°09'58"W	99.83'
C4	35.00'	89°52'58"	54.91'	N41°57'16"E	49.45'
C5	35.00'	90°07'02"	55.05'	N48°02'44"W	49.55'
C6	500.00'	11°27'33"	100.00'	S87°22'29"E	99.83'
C7	500.00'	11°27'33"	100.00'	N87°22'29"W	99.83'
C8	49.94'	89°01'49"	77.60'	N75°32'24"W	70.03'
C9	25.06'	47°23'01"	20.73'	S54°50'43"E	20.14'



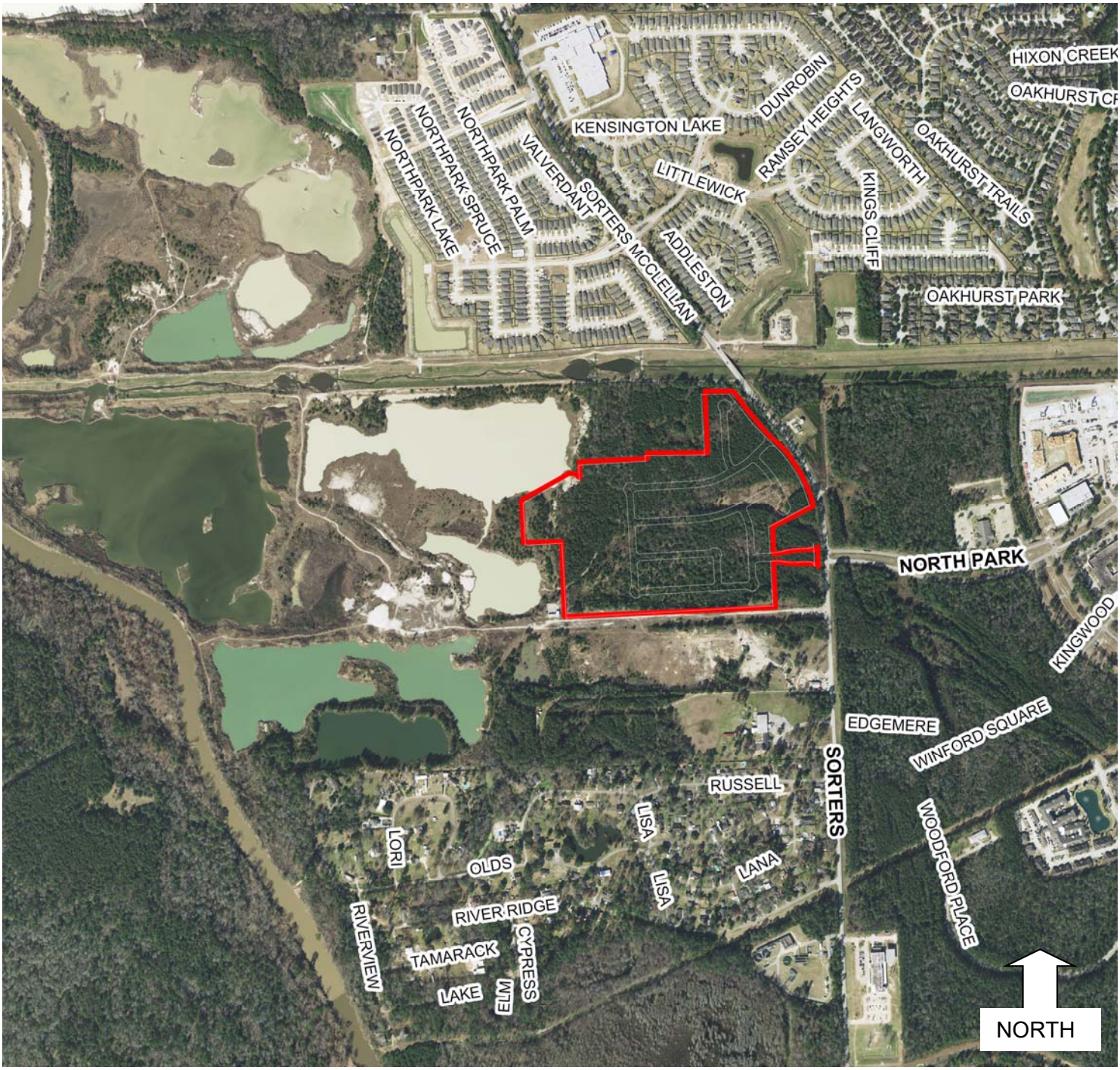
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 136

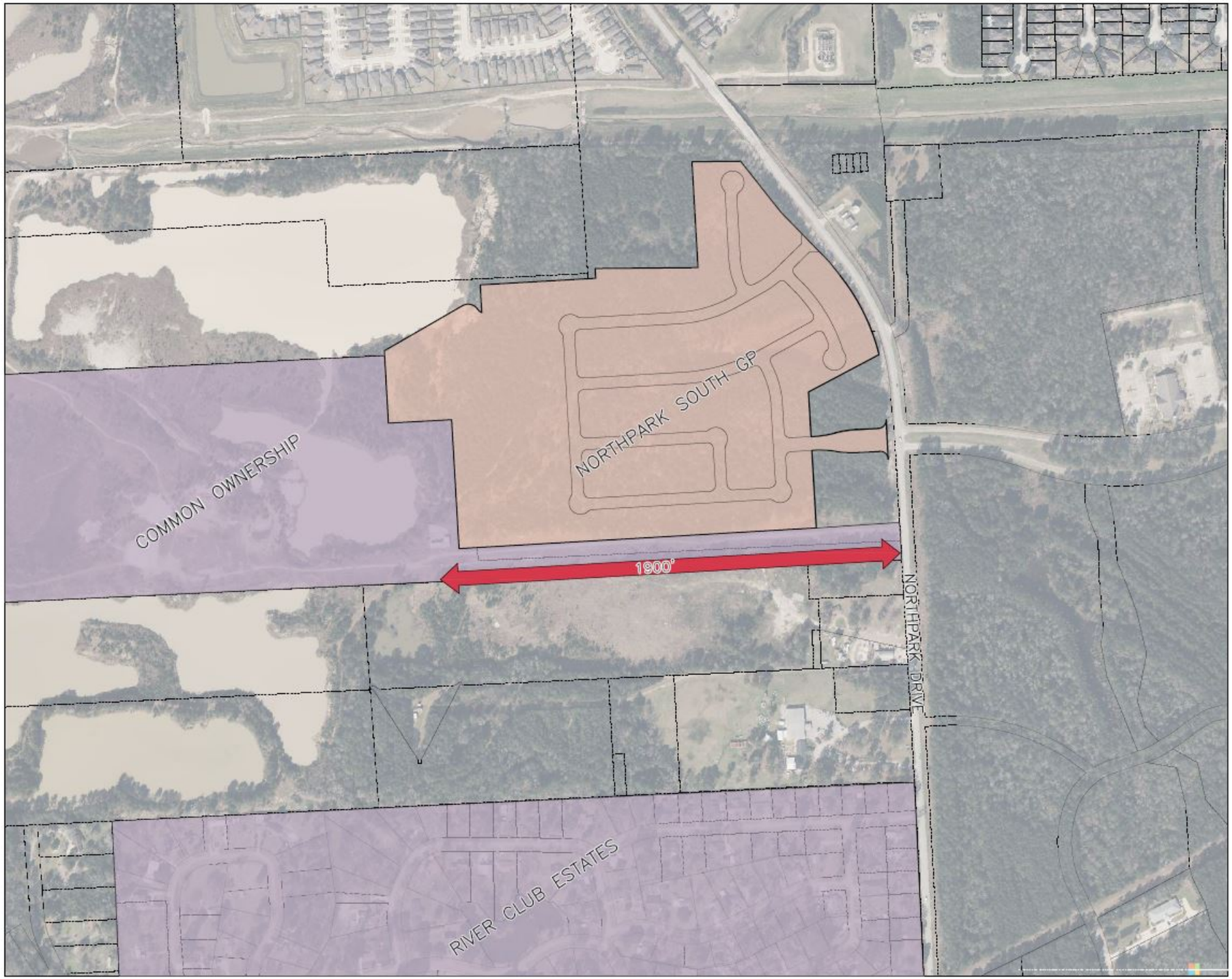
Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South GP

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Aerial



200 100 0 200 400 600
SCALE IN FEET
1" = 200'

NORTHPARK SOUTH GP
VARIANCE EXHIBIT

DATE: FEBRUARY, 2024 SCALE: 1" = 200'

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

X:\4458_MCMUD_96\NORTHPARK SOUTH\0007.000 GENERAL\CAD\EXHIBITS\VARIANCE EXHIBIT.DWG Jan 26, 2024 - 12:37 PM CHAD MILLER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0156
Plat Name: Northpark South GP
Applicant: R.G. Miller Engineers
Date Submitted: 01/29/2024

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 exceed intersection spacing by not providing an east west or north south street through the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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: 2024-0156
Plat Name: Northpark South GP
Applicant: R.G. Miller Engineers
Date Submitted: 01/29/2024

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 exceed intersection spacing by not providing an east west street through the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The 2023 the Major Thoroughfare and Freeway Plan Map was amended to remove the Major Thoroughfare Northpark Drive from bisecting this property and continuing west over San Jacinto River. Due to the floodway and San Jacinto River, a local street would not cross to tie into Rayford Road.

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

City of Houston and Montgomery County has already removed the east west connection from their respective MTFP's.

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

The intent and general purpose of this chapter will be met. The existing street pattern will remain the same and the proposed development have two points of access.

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0156
Plat Name: Northpark South GP
Applicant: R.G. Miller Engineers
Date Submitted: 01/29/2024

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 exceed intersection spacing by not providing a stub street to the south.
Chapter 42 Section: 128

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

Statement of Facts

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

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

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

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

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare as the proposed development will have two points of access.

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

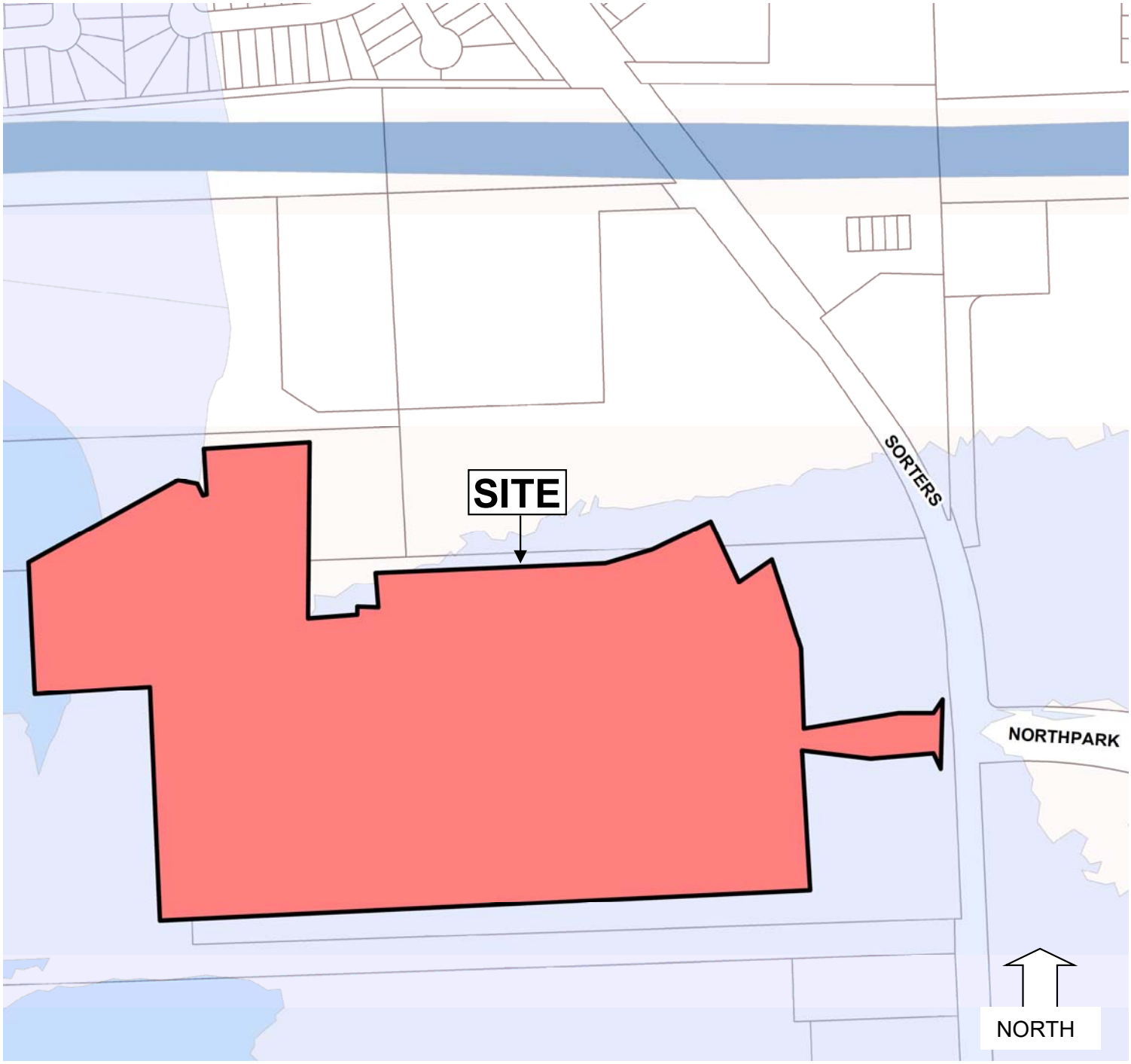
Economic hardship is not the sole justification. The justification is that there is a recorded subdivision to the south that would not further extend the required stub street, as well as the parcel to the west that wraps around to the south of the proposed development.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South Sec 1

Applicant: R. G. Miller Engineers



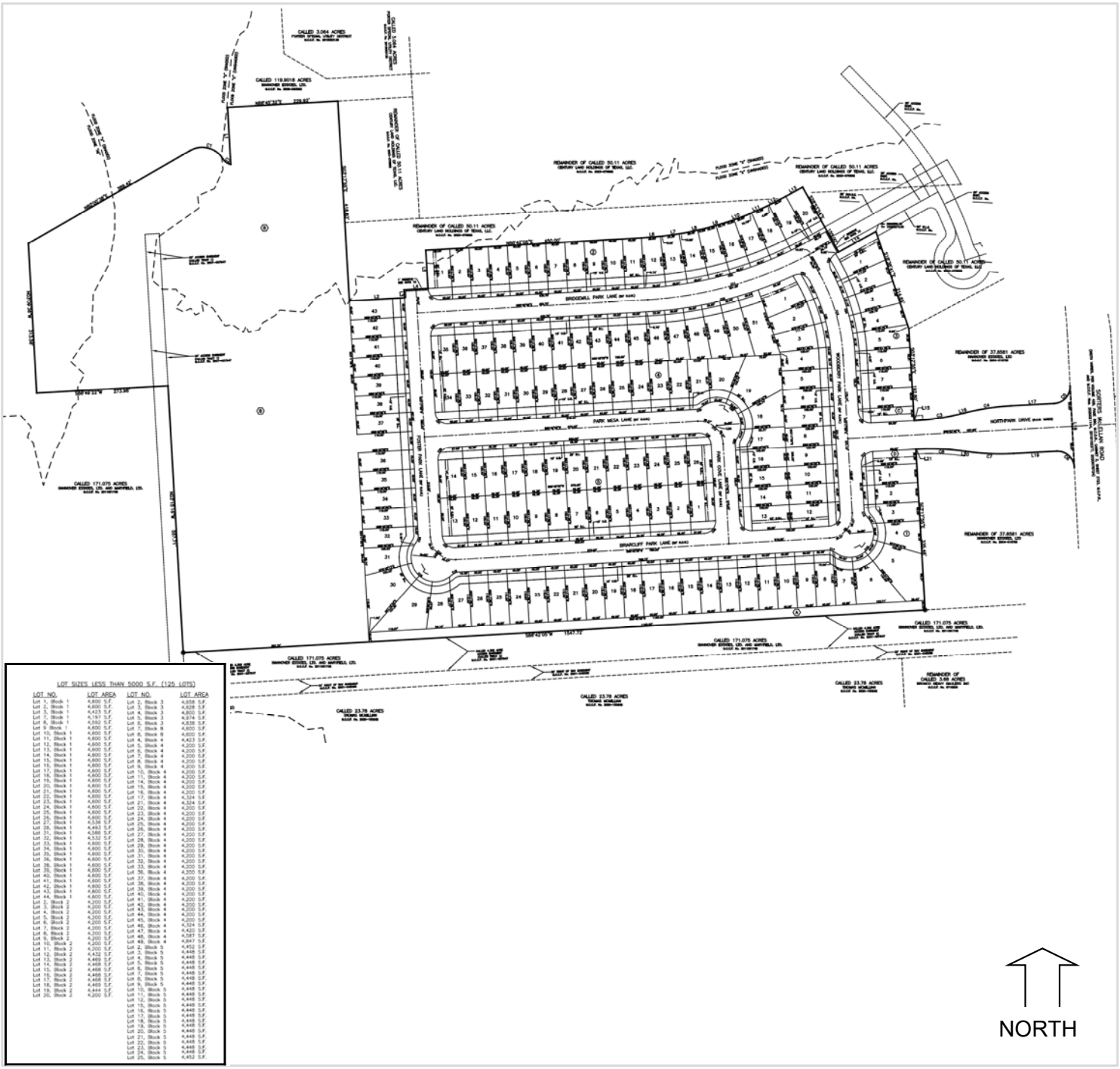
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South Sec 1

Applicant: R. G. Miller Engineers



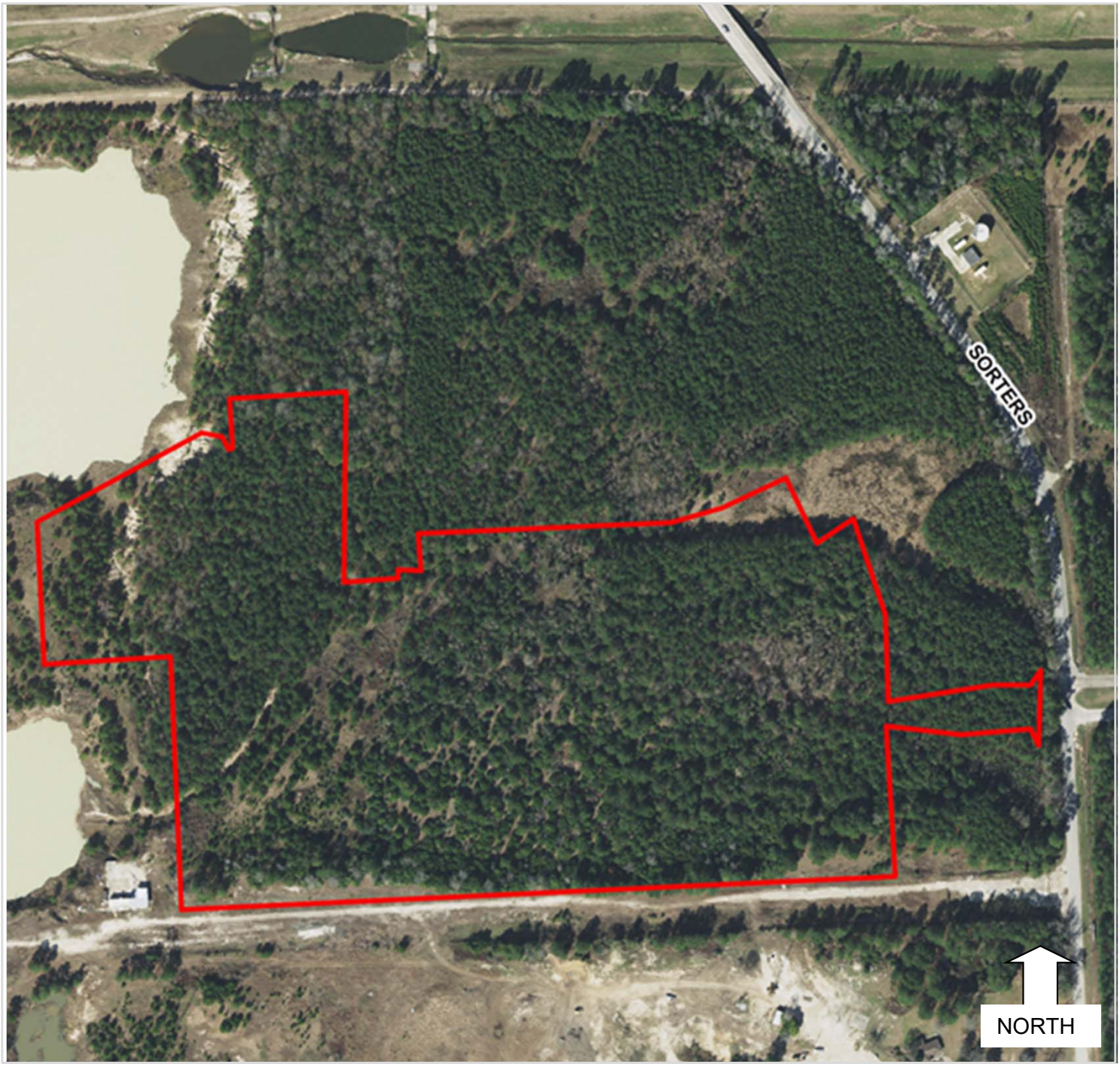
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 02/08/2024**

Subdivision Name: Northpark South Sec 1

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Aerial

SECTION 1

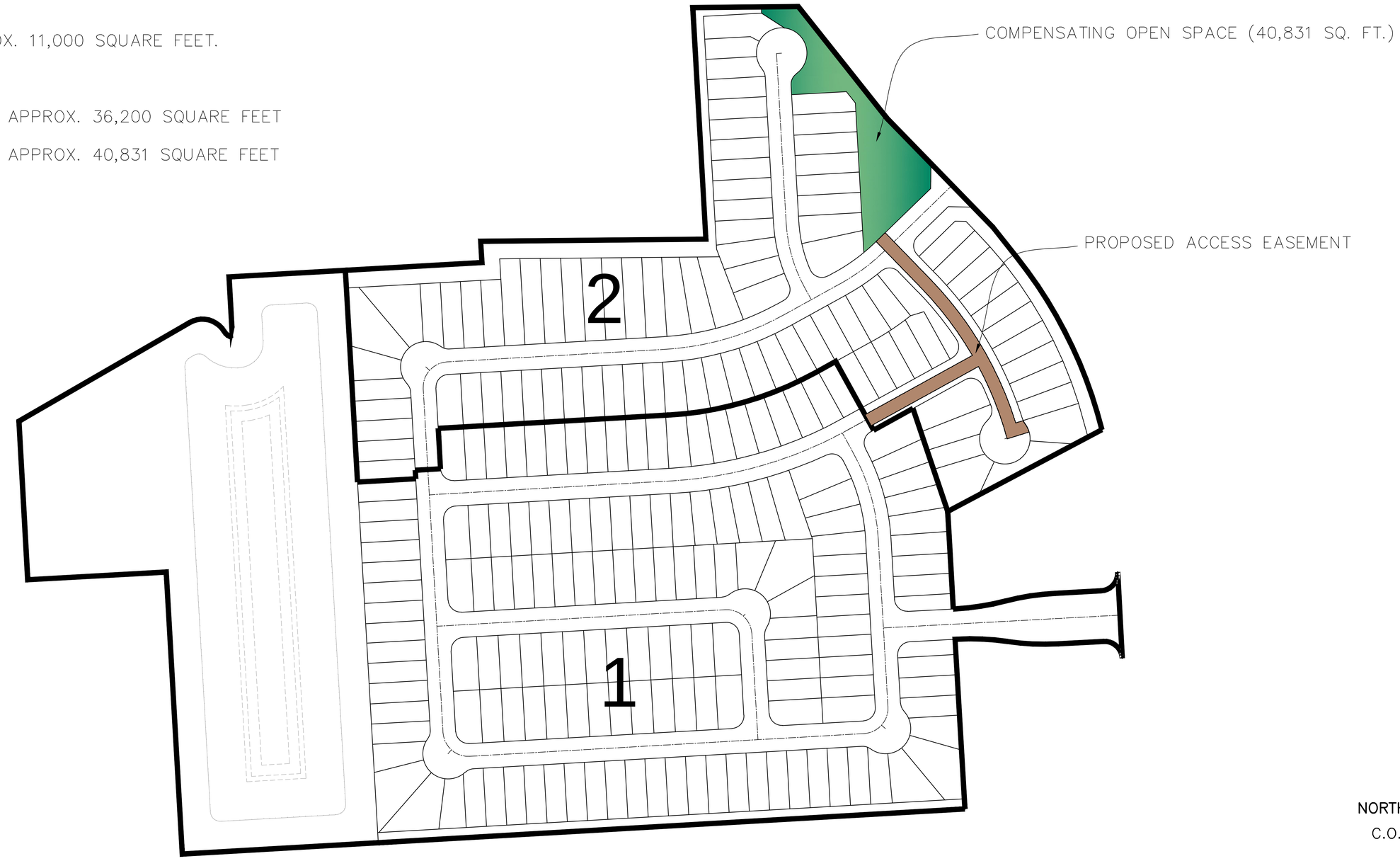
148 LOTS
REQUIRED C.O.S. = 25,200 SQUARE FEET

SECTION 2

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

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

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



NORTHPARK SOUTH

C.O.S. EXHIBIT

r.g. miller

DCCM

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0158
Plat Name: Northpark South Sec 1
Applicant: R.G. Miller Engineers
Date Submitted: 01/29/2024

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

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Northpark South Sec 1 has 148 lots with 125 of them being under 5,000 square feet and the applicant is proposing COS within the future Sec 2. Sec 1 requires 25,200 square feet of COS and future Sec 2 will require approx. 11,000 square feet of COS. Section 2 will have approximately 40,000 square feet of COS, meeting the requirement for both Sec 1 and 2. Due to the size of the development, all lots are within a quarter mile of the COS reserve, which is standard practice. Based on the current land plan, we are required approx. 36,200 square feet of COS while we show 40,831 square feet. In addition, there will be an access easement from Sec 1 to the COS reserve until Sec 2 is recorded.

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

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

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

The granting of the variance will not be injurious to the public health, safety or welfare as we are providing the required amount of COS, it will just be located in future Sec 2 and not in each individual section.

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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/08/2024
ITEM: 149

Applicant: PERLA PARRA
Contact Person: PERLA PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1726	77357	5874	257R	ETJ

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

ADDRESS: 26646 BLACKBERRY LN CLEVELAND, TX 77327

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 1.8458 ACRES, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS, BEING KNOWN AS LOTS 670, 671, 672 AND 673 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/08/2024
ITEM: 150

Applicant: VOGEBEND VENTURES LLC
Contact Person: TONY BENDER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1727	77357	5874	257M	ETJ

WEST OF: GALAXY BLVD **NORTH OF:** GRAND PKWY

ADDRESS: 20021 RED OAK S

ACREAGE:

LEGAL DESCRIPTION:

LOTS 37, 46 AND 47 AND THE SOUTH 75' OF LOT 36, OF PEACH CREEK FOREST SECTION ONE, A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 313-317 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: RESIDENCE

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

Meeting Date: 02/08/2024

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
Gulf Pro Remodelers	Arthur Garza	281-171-3804	gulfproremodelers@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1951 Lexington Street	23111991	77098	5356C	492Z	C

HCAD ACCOUNT NUMBER(S):	0571270000004
PROPERTY LEGAL DESCRIPTION:	Lot 4, Block 7, Richmond Place
PROPERTY OWNER OF RECORD:	Reyes, Digma E
ACREAGE (SQUARE FEET):	6250 SF
WIDTH OF RIGHTS-OF-WAY:	Lexington Street (60') & Southwest Fwy (varies)
EXISTING PAVING SECTION(S):	Lexington Street (30') & Southwest Fwy (283')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	none (demolished)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1500 SF Two-Story garage apartment

PURPOSE OF VARIANCE REQUEST: Allow a 2' building line for a 2 story garage apartment instead of the required 25' building line along a major thoroughfare street.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

Meeting Date: 02/08/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance request is for the purposes of building within the 25-foot code of ordinances from a thoroughfare at 3 feet from the property line fence. The request is strictly for the purpose of replacing a pre-existing 2-story garage Apartment with a new build structure.

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.

(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

In the Houston Code of Ordinances, Chapter 42:152, there is a 25-fot build line setback from the throughfare that is preventing the Reyes family from replacing the previous garage apartment.

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

This is a fenced residence. The request is strictly for the purposes of replacing a pre-existing 2-story garage apartment with a new build structure.

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

There are new construction structures that are within this 25-foot build line setback throughout the homes on Lexington Street that back up to the thoroughfare. The Reyes Family had an existing garage apartment 3 feet off the back property line.

DEVELOPMENT PLAT VARIANCE

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

This variance request is for the purpose of building within the 25-foot code of ordinances from a thoroughfare. Please refer to the architectural drawings.

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

As previously stated, this is a replacement of a pre-existing 2-story garage apartment which will not impact the public in anyway.

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

There is no economic hardship for this variance request.

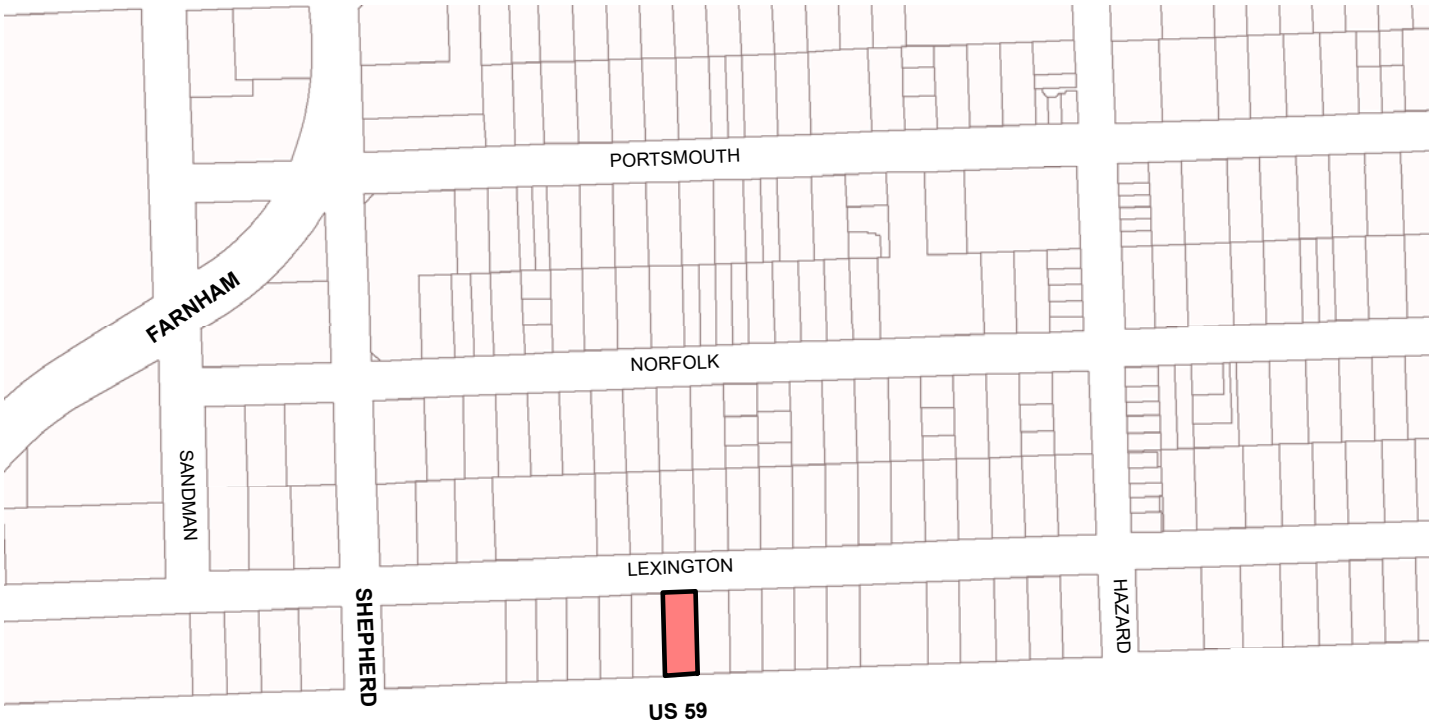
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

Meeting Date: 02/08/2024

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 02/08/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

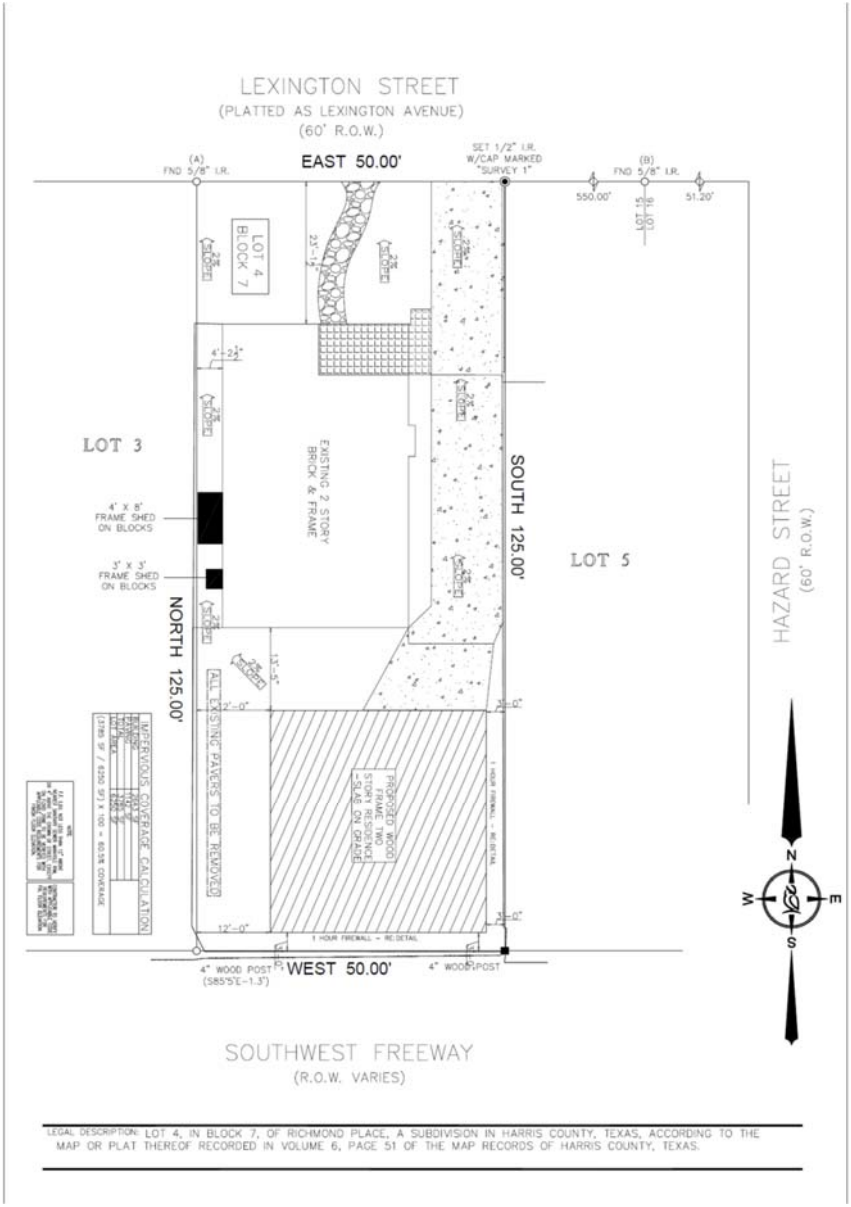
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

Meeting Date: 02/08/2024

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

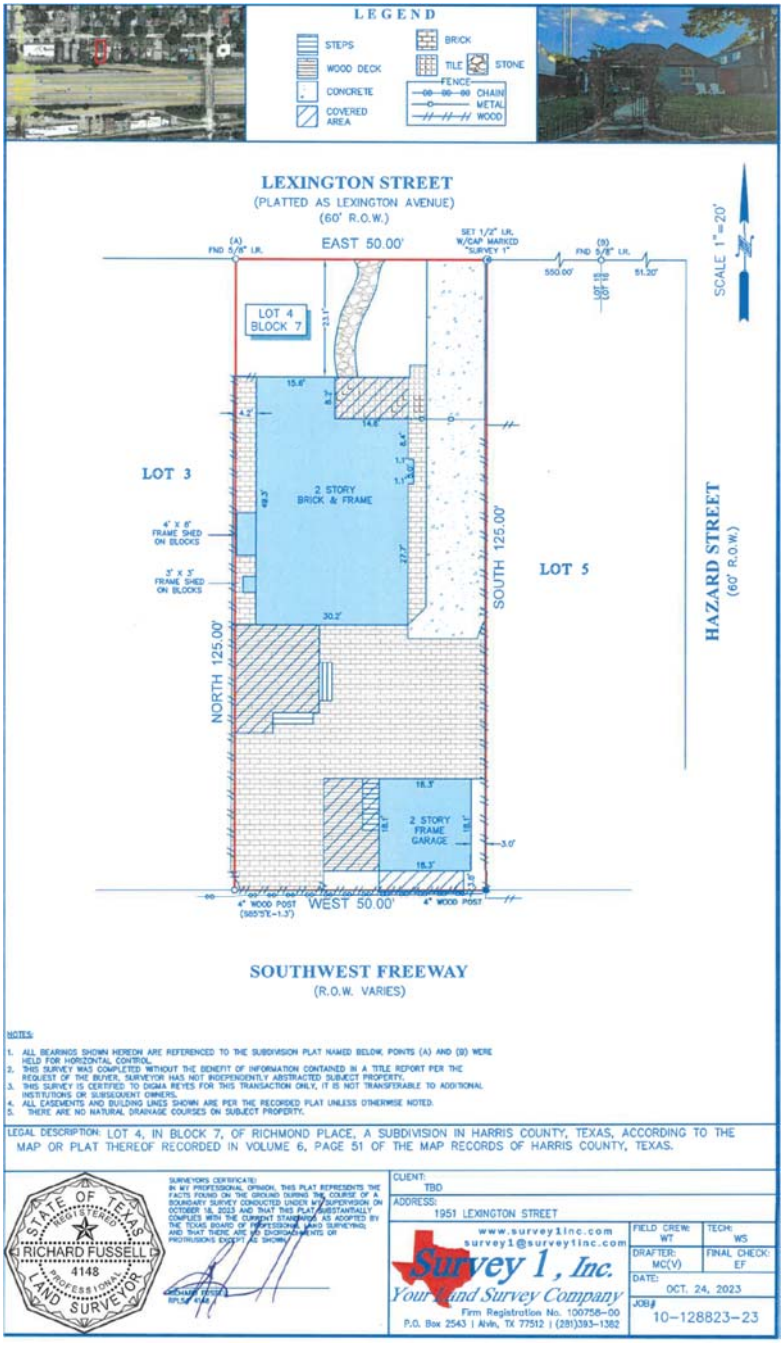
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 02/08/2024

Survey



DEVELOPMENT PLAT VARIANCE

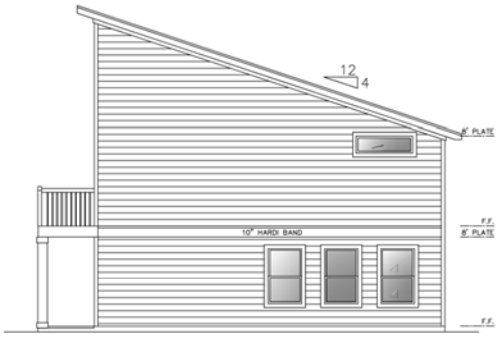
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

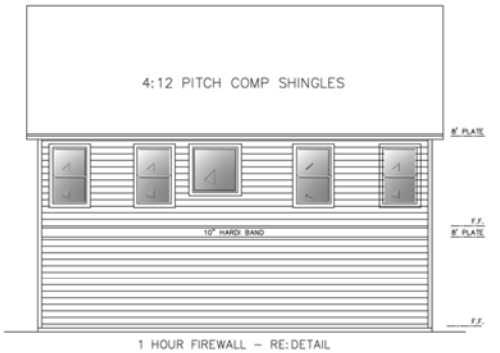
Meeting Date: 02/08/2024

Houston Planning Commission

Elevations

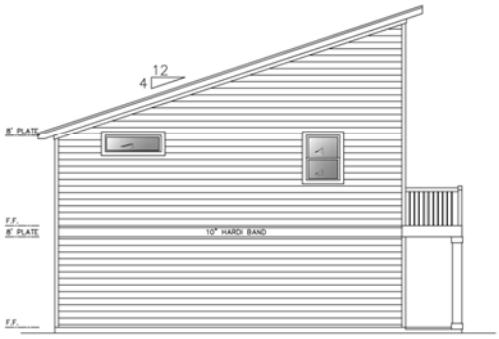


RIGHT SIDE ELEVATION



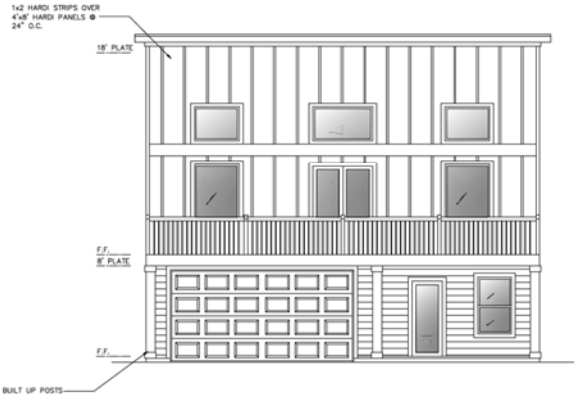
1 HOUR FIREWALL – RE:DETAIL
1ST FLOOR: 0 SF OPENINGS / 304 TOTAL WALL SF = 0% OPENINGS
2ND FLOOR: 76 SF OPENINGS / 304 TOTAL WALL SF = 25% OPENINGS

REAR ELEVATION



1 HOUR FIREWALL – RE:DETAIL
56.5 SF OPENINGS / 737 TOTAL WALL SF = 7.6% OPENINGS

LEFT SIDE ELEVATION



FRONT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 152

Meeting Date: 02/08/2024

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
Sandlot Engineering	James Roman	713-487-9565	james@sandlotengineering.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4706 N Main Street	21113914	77009	5359D	453X	H

HCAD ACCOUNT NUMBER(S):	0523250000014
PROPERTY LEGAL DESCRIPTION:	Lot 14 of the H.L. Muellers Subdivision
PROPERTY OWNER OF RECORD:	Salinas Graciela
ACREAGE (SQUARE FEET):	7,850
WIDTH OF RIGHTS-OF-WAY:	North Main Street (60')
EXISTING PAVING SECTION(S):	North Main Street (39.5)
OFF-STREET PARKING REQUIREMENT:	24
OFF-STREET PARKING PROVIDED:	22 spaces + Bike Racks for 8 bicycles.
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	5720 sq ft Single Story Stucco Building and 452 sq. ft. patio
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	NA

PURPOSE OF VARIANCE REQUEST: To allow an encroachment into the 25-ft building line by an existing covered patio.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 152

Meeting Date: 02/08/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

During the COVID-19 pandemic, the local owners of the Fusion Taco restaurant located on N. Main St sought to enhance its capacity and ensure the safety of its patrons by constructing an outdoor patio & patio cover. They hired a local contractor to prepare plans, obtain permits, and build the patio cover. It was only until a couple of years later that they were notified by a City Code Enforcement Inspector that the patio cover was not permitted. They immediately worked to rectify this by hiring an engineer and submitted the plans to the City to property permit the 452 sq. ft. patio. Unfortunately, the patio encroaches into the 25-ft building line on N. Main and cannot meet the standards of 42-152. We have been working with the City's planning staff to address this issue and have concluded that a variance request is the best option to move forward.

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

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

The variance request is to allow an existing structure that does not meet the building line standard within 42-152 to remain. We understand that the patio was built outside the set standards of the code of ordinance. However, the applicant didn't directly create this situation. They are working to fix it and become compliant with City regulations. An undue hardship would be created on the applicant if this variance request was denied. There are several patios within the setback in the adjacent neighborhood. The Fusion Taco patio is consistent with the lifestyle and character of the neighborhood.

(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;

N/A

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

In 2020, the applicant paid a contractor to have the patio & patio cover permitted & built to add additional outdoor seating for the restaurant during the COVID 19 pandemic. The contractor failed to properly permit the project. The applicant did not know the patio was not properly permitted until they were issued a red tag by the City of Houston in late 2022. Since then, the applicant has attempted to permit the patio & cover through the City. We have explored several avenues to permit the patio and patio cover through the City's code of ordinances, including Section 42-154. However, we have determined that a variance is the appropriate route.

DEVELOPMENT PLAT VARIANCE

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

The intent of the building line requirement is to allow for potential future roadway expansion. This section of N. Main Street is already at the planned maximum number of travel lanes (4) according to the Major Thoroughfare and Freeway Plan (MTFP).

Also, preserving the patio cover is holding true to the character of the neighborhood. There are several restaurants and buildings along N. Main that have patio covers built within the building setback. A lot of these were likely built prior to the introduction of the building line requirements.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The patio and cover have been in place since mid-2020 and have not caused any issues to the public health, safety, or welfare. We are no longer in a pandemic; however the Covid-19 virus continues to mutate. New strains continue to appear such that authorities recommend new vaccinations. Potential new airborne diseases will also become significant threats. Having more outdoor dining available helps combat the spread of the virus and other diseases.

Also, the Near Northside Complete Communities Action Plan has identified Airline Drive and N. Main Street as priorities for improving bikeway access and expanding the bicycling network. Their current plans include modifying N. Main Street from a 4 lane road to a 2 lane road with protected bike lanes on each side. More outdoor dining in a walkable/bikeable urban environment encourages healthier lifestyle choices.

Removing the patio cover and restoring the site to its original layout would create a frontage that is all head in parking. This is dangerous to public safety as vehicles would have more conflict points with pedestrians and bikers.

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

Economic hardship is not the sole justification of this variance because the patio and patio cover already exist. We are requesting to keep the patio and patio cover as built.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 152

Meeting Date: 02/08/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 152

Meeting Date: 02/08/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

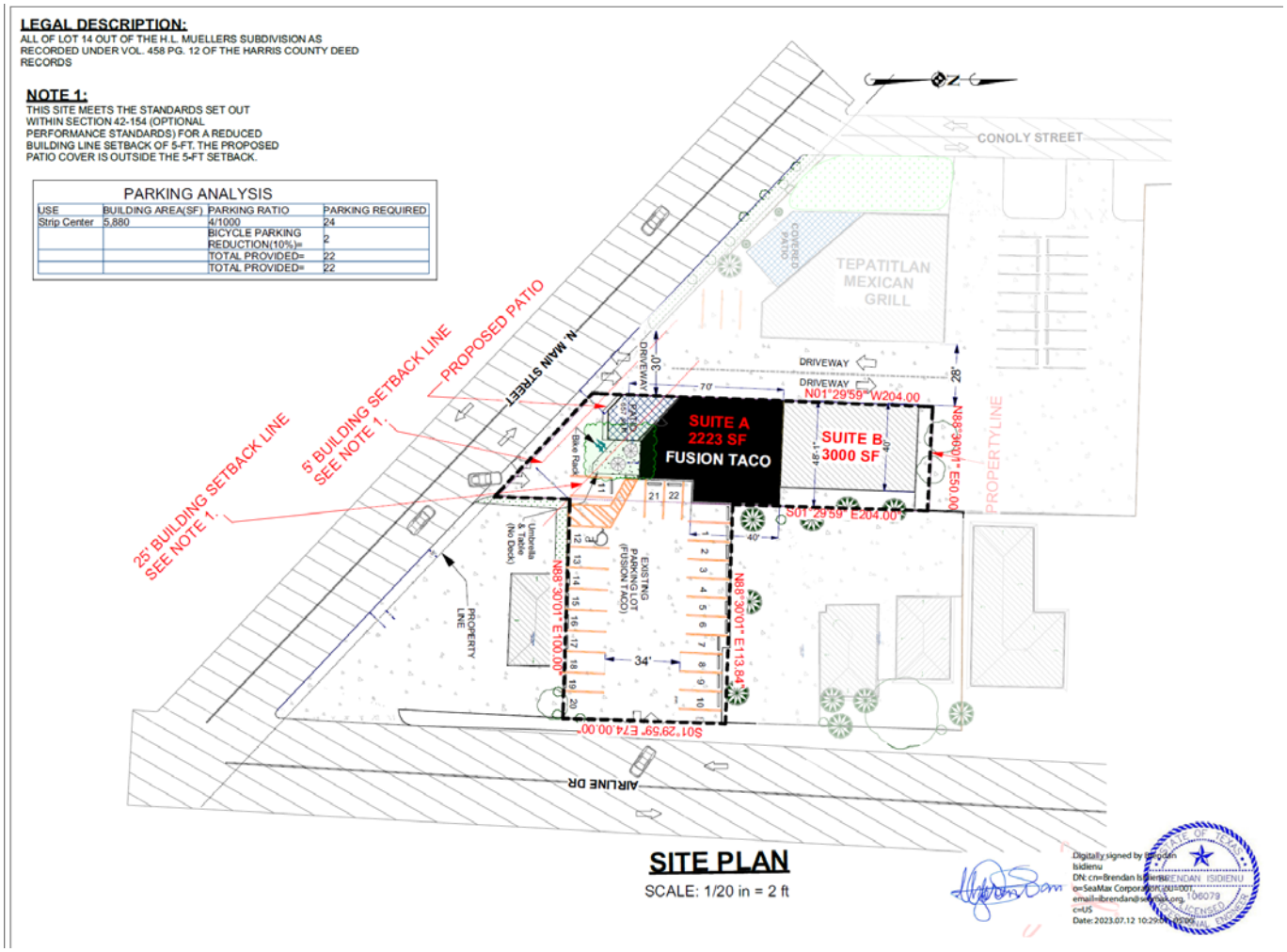
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 152

Meeting Date: 02/08/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

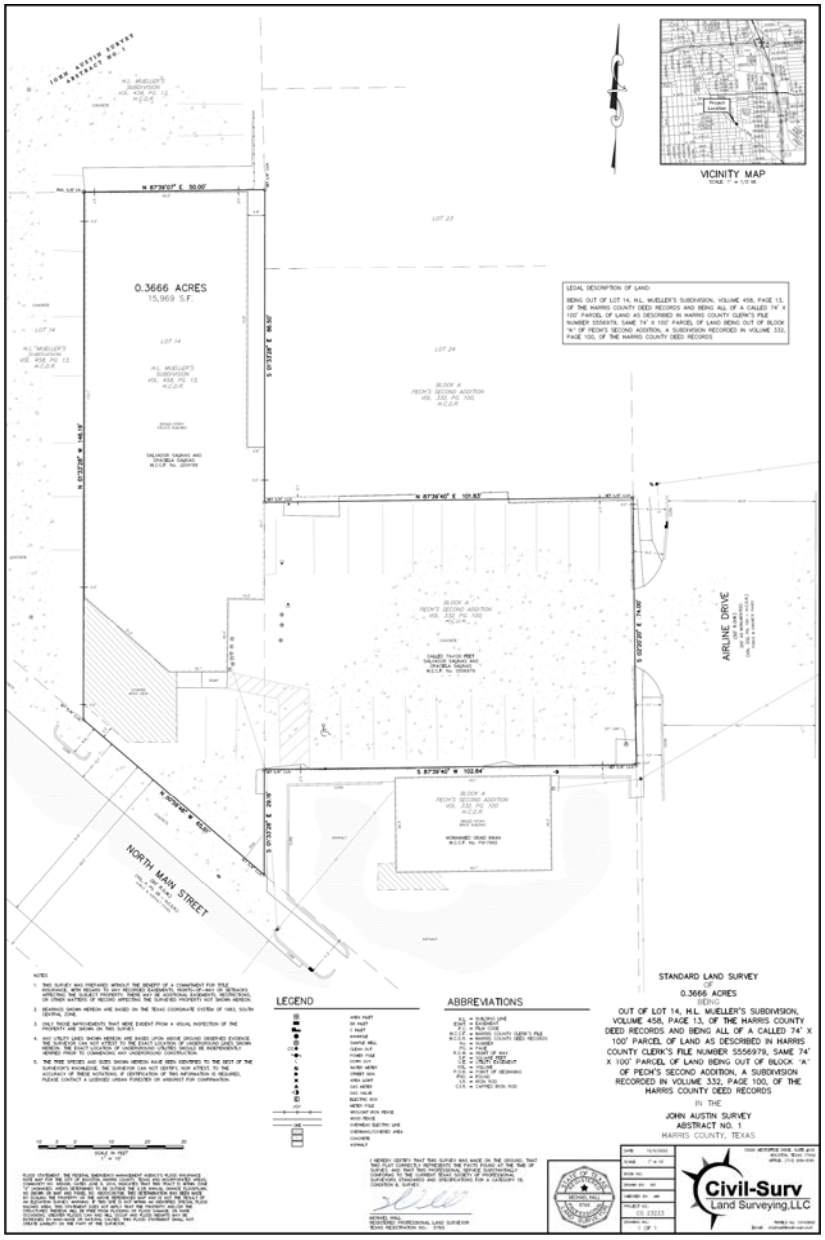
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 152

Meeting Date: 02/08/2024

Survey



DEVELOPMENT PLAT VARIANCE

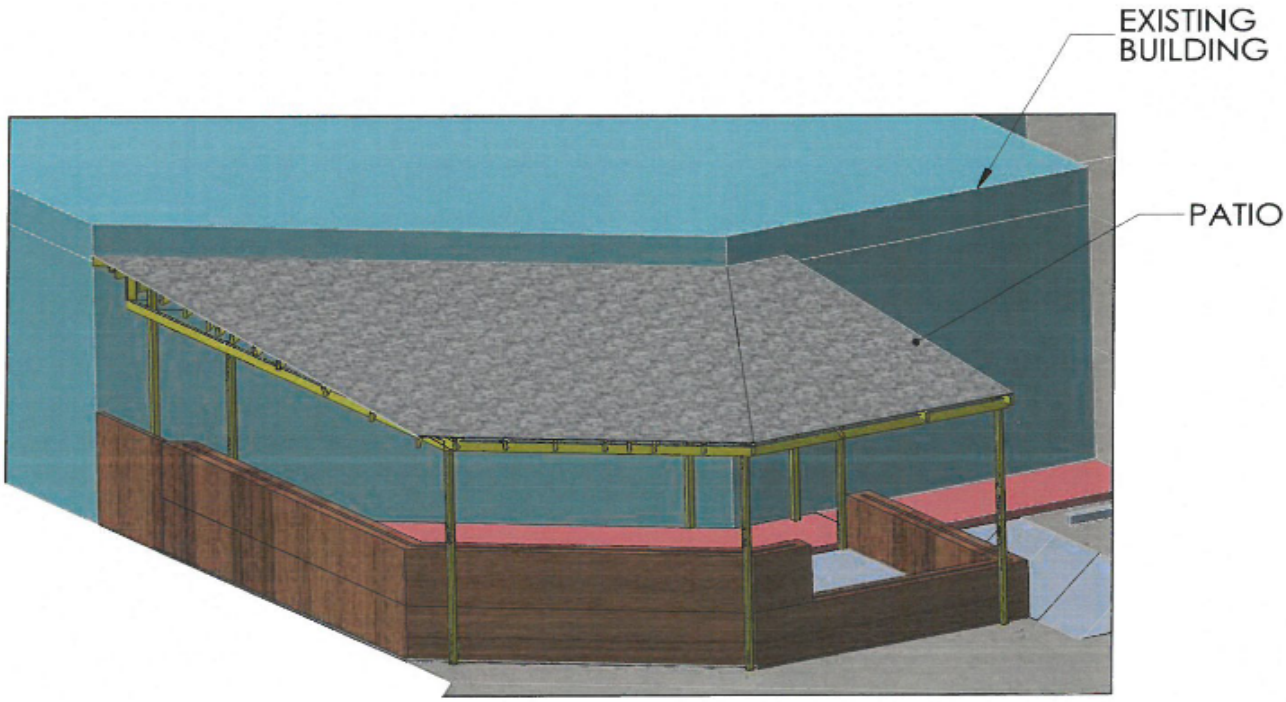
PLANNING & DEVELOPMENT DEPARTMENT

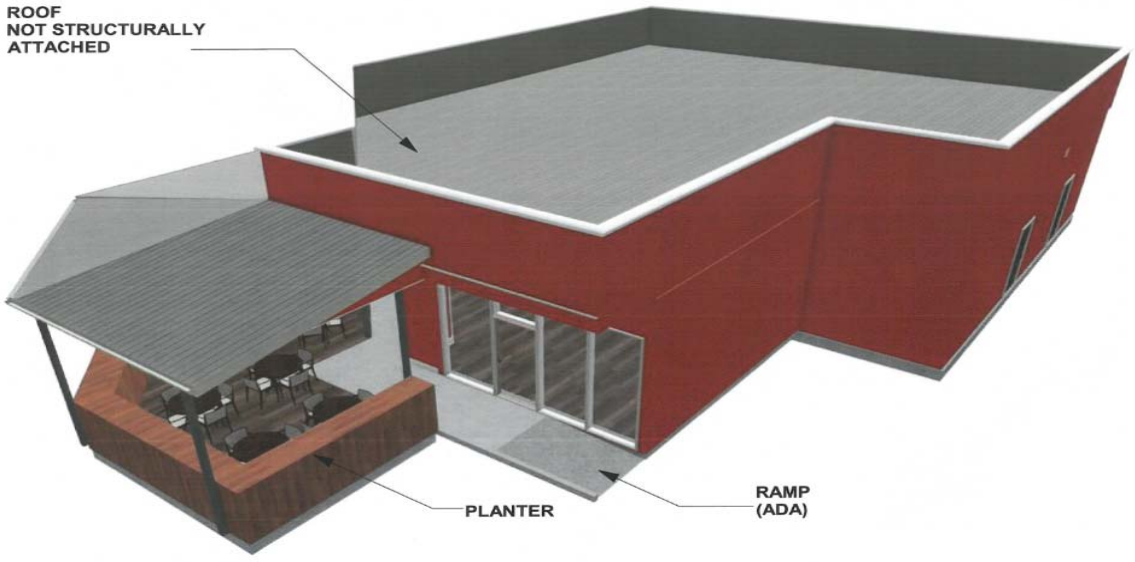
ITEM: 152

Meeting Date: 02/08/2024

Houston Planning Commission

Elevations





DEVELOPMENT PLAT VARIANCE