

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, AUGUST 20, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/2PUBNvy>

OR CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 285 411 221#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(PREFERRED 24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porrás-Pirtle
Kevin S. Robins
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

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
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP

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 preferred.
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 in writing or by phone will be read into the record by staff.
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



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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 www.houstonplanning.com. You may now submit comments 24 hours in advance, which will be read into the record by staff. 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

Due to health and safety concerns related to the COVID-19 coronavirus, the Houston Planning Commission will conduct meetings by videoconference for the duration of social distancing restrictions. The Commission will be 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.

To join the August 20, 2020 Houston Planning Commission please see the following options:

- Join via Microsoft Teams by installing the Microsoft Teams app; or
- Join via Web Browser: (<https://bit.ly/2PUBNvy>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

[Visit website \(ftp://edrc.houstontx.gov//2020/2020-17_DraftAgenda.pdf\)](ftp://edrc.houstontx.gov//2020/2020-17_DraftAgenda.pdf) 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 final agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.

Houston Planning Commission

AGENDA

August 20, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the August 6, 2020 Planning Commission Meeting Minutes

2020 Major Thoroughfare and Freeway Plan Amendments Requests Public Hearing and Recommendation Meeting

- I. **Introduction and Terminology** – Sharon Moses-Burnside, City of Houston
- II. **Major Thoroughfare Deferred Amendment Request**
 - A. (E.) Russell Drive – Peter Eccles, City of Houston
 - B. (F.) Street A (Pecan Estates) – Peter Eccles, City of Houston
 - C. (G.) South Wayside – Melissa Beeler, City of Houston
- III. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (John Cedillo)
 - b. Replats (John Cedillo)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Geoff Butler, Aracely Rodriguez, John Cedillo, and Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Homero Guajardo Alegria, Eric Pietsch, and Tammi Williamson)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Geoff Butler and Devin Crittle)
 - g. Extensions of Approval (John Cedillo)
 - h. Name Changes (John Cedillo)
 - i. Certificates of Compliance (John Cedillo)
 - j. Administrative
 - k. Development Plats with Variance Requests (Jose Mendoza)
- IV. **Establish a public hearing date of September 17, 2020**
 - a. Augusta Addition partial replat no 4
 - b. Craig Woods partial replat no 28
 - c. Idleloch partial replat no 1
 - d. Jones Estates
 - e. Lindale ParkSec 6 partial replat no 2
 - f. Thomas Place partial replat no 1
 - g. Westheimer Gardens partial replat no 5
 - h. Williams on Commerce and Canal
 - i. Willowcreek Ranch Sec 10 partial replat no 1
 - j. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1
- V. **Consideration of an Off-Street Parking Variance for a property located at 3209 Montrose Boulevard** (Eric Pietsch)
- VI. **Public Comment**
- VII. **Adjournment**

Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

August 6, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/2Pd7UpG>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle Absent

Kevin Robins

Ileana Rodriguez

Ian Rosenberg Arrived at 2:43 p.m. during items A and B

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for Absent

The Honorable KP George

Loyd Smith Left at 3:55 p.m. before item 102

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

**APPROVAL OF THE JULY 16, 2020 MAJOR THOROUGHFARE AND FREEWAY PLAN
RECOMMENDATION MEETING MINUTES**

Commission action: Approved the July 16, 2020 Major Thoroughfare and Freeway Plan Recommendation meeting minutes.

Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

APPROVAL OF THE JULY 23, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 23, 2020 Planning Commission meeting minutes as amended.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)

Items removed for separate consideration: **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53**, subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Recusing: **Alleman, and Heisch**

C PUBLIC HEARINGS

88 Agua Estates Commercial C3N Withdrawn

89 Alameda Genoa Place partial replat no 2 C3N Defer

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

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

90 Atwood Villas partial replat no 2 C3N Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

91 Briargate Sec 10 partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Speakers: Council Member Castex-Tatum; Joyce Allen – opposed.

92 Foster Place partial replat no 5 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Hyde Park partial replat no 9 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Kim Mickelson and Arva Howard, Legal Department; Barry Baumgarten, Mrs. Whitworth – opposed; Mary Villareal, applicant – supportive.

94 Hyde Park partial replat no 10 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Barry Baumgarten and Mrs. Whitworth – position not stated; Ken Carey’s and Robert Carter’s comments were read by staff; Dave Strickland, applicant – supportive.

95 Lakes at Cypress Hill partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

96 Northgrove Sec 5 partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

97 Nueces Park Place Sec 1 replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

98 Stogner partial replat no 2 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

99 American Tower Victor C2 Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

At 3:45 p.m. Commissioner Tahir stepped away from the meeting.

100 Independence Heights partial replat no 1 C2R Defer
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request
 Motion: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

101 Magnolia Park Sec 2 partial replat no 5 C2R Defer
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

102 Navigation Mill C2R Approve
 Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

103 Wholesale Electric Warehouse replat no 1 C2R Defer
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
 NONE**

**F RECONSIDERATION OF REQUIREMENTS
 NONE**

Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

104	Becker Meadows Wastewater Treatment Plant	EOA	Approve
105	Birnam Wood Sec 5 partial replat no 1 and extension	EOA	Approve
106	Bissonnet Trade Center	EOA	Approve
107	Cherry Industrial Center	EOA	Approve
108	Copper Ridge at Indian Trails Sec 2	EOA	Approve
109	Copper Ridge at Indian Trails Sec 3	EOA	Approve
110	Cypresswood Landing Sec 1	EOA	Approve
111	Faith Tabernacle	EOA	Approve
112	Huffman Place	EOA	Approve
113	Lakewood Pines Sec 11	EOA	Approve
114	Seamist Sec 2	EOA	Approve
115	Vibhava Village	EOA	Approve
116	Woodland Lakes Sec 3	EOA	Approve
117	Woodland Lakes Sec 4	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

118 27811 N Ossineke Drive COC Approve

Staff recommendation: Approve staff's recommendation for items 104-118.

Commission action: Approved staff's recommendation for items 104-118.

Motion: **Heisch** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 3116 Columbia DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 3-foot building line on Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 3-foot building line on Columbia Street.

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

120 3854 Durness Way DPV Deny

Staff recommendation: Deny the variance.

Commission action: Denied the variance.

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

Speakers: Blake Watts, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2020 FOR:

- a. Blue Bonnet Estates partial replat no 3
- b. Joy Development School replat no 1
- c. Lamar Terrace partial replat no 9
- d. Meadow Creek Village Sec 1 partial replat no 2
- e. Southland Place partial replat no 3
- f. Willowcreek Ranch Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of September 3, 2020 for item II a-f.

Commission action: Established a public hearing date of September 3, 2020 for item II a-f.

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

At 4:15 p.m. Commissioner Tahir returned.

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1914
SUMMER STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 2 off-street parking spaces in lieu of the ordinance-required 3 parking spaces for the addition of a secondary dwelling unit to a single-family residential lot.

Commission action: Granted the off-street parking variance to allow 2 off-street parking spaces in lieu of the ordinance-required 3 parking spaces for the addition of a secondary dwelling unit to a single-family residential lot and approve with the additional condition to increase the sidewalk width up to not more than 6', if appropriate, when making the connection.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Opposing: **None**
Speakers: Paul Benz and Roberto Gonzalez – opposed; Robert Fiederlein, applicant – supportive.

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:28 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

PRELIMINARY REPORT

E: Russell Drive

APPLICANT: LJA Engineering

JURISDICTION: City of Houston ETJ

PRECINCT: Montgomery County Pct. 4
COUNCIL DISTRICT: None

PROPOSAL:

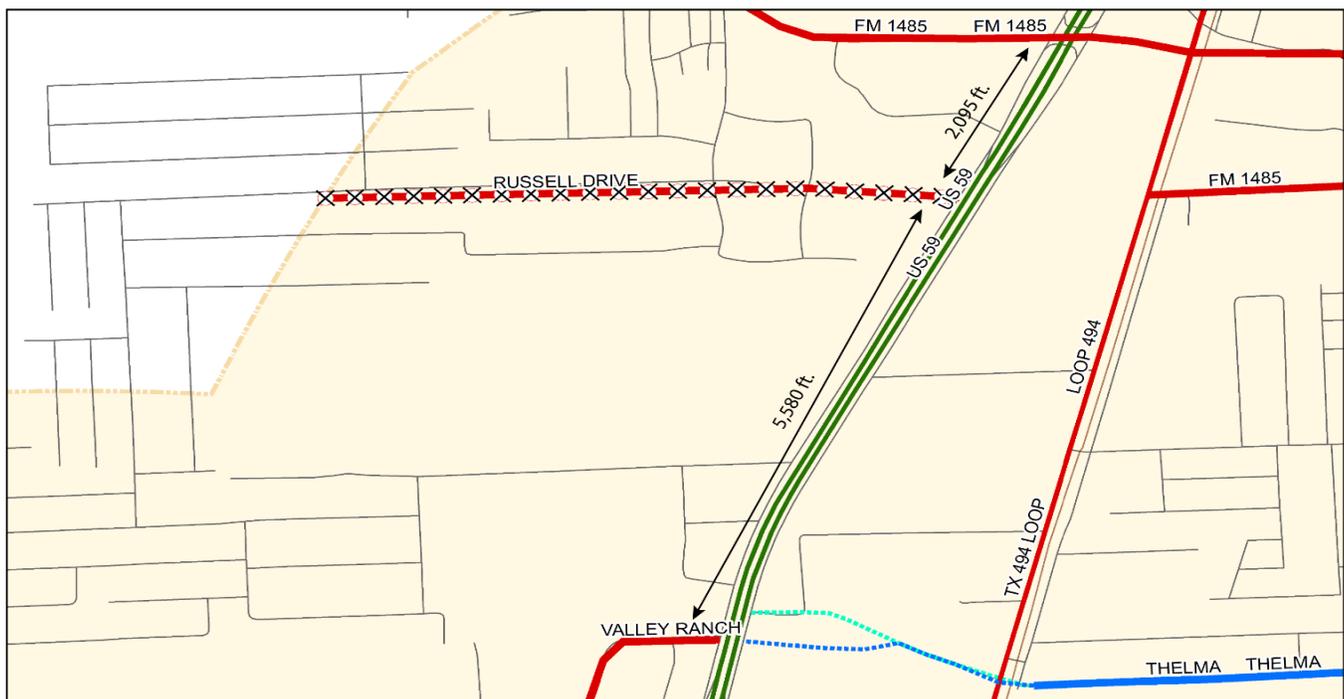
LJA Engineering – on behalf of Hendricks Interests LLC – is requesting the deletion of Major Thoroughfare Russell Drive from the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Russell Drive is currently a residential street with a 50' ROW within the Post Oak Estates subdivision. It is not continuous to Interstate 69 and terminates to its east at Clyde Drive, roughly 1500' feet from the frontage road. It is proposed as a Major Thoroughfare with a 100' ROW from the southbound frontage road to a point roughly 6300' to the west. The proposed thoroughfare aligns with, but is not continuous with FM 1485 on the east side of IH-69, largely because there is no east-west crossing of the freeway at this location.

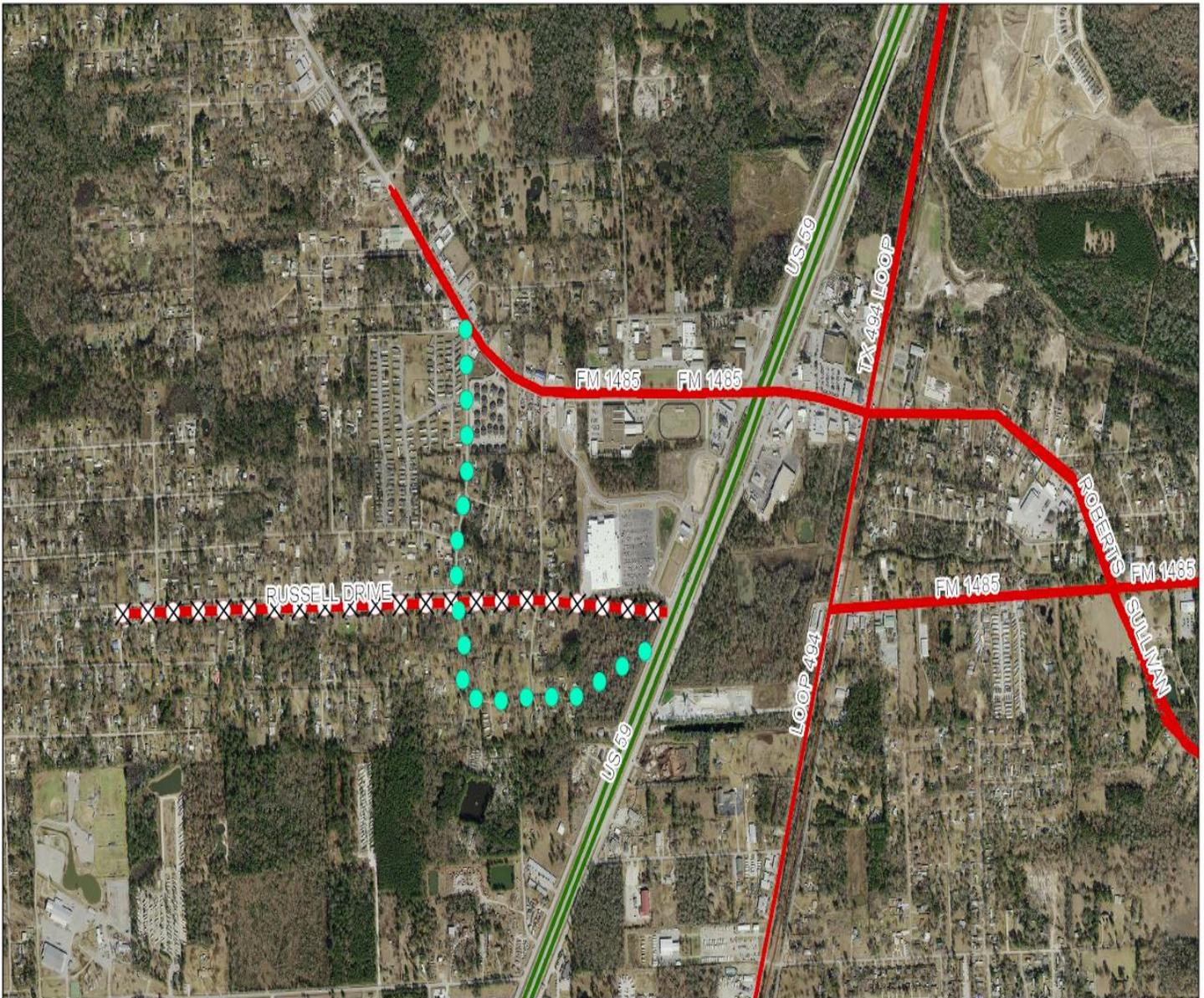
The applicant is concerned about how the proposed thoroughfare encroaches into a commercial tract adjacent IH-69 frontage road. As the applicant believes Russell Drive is unlikely to be built as designated, they believe the owner of the commercial property should not be required to dedicate ROW. The applicant lists the following reasons why Russell Drive is unlikely to be expanded and extended:

- Existing Russel Drive would need to be increased from a 50' ROW to a 100' ROW. At a minimum the City would have to condemn 25' from each of the 100+ home owners living along Russell Drives.
- West of the existing residential Development there are miles of undeveloped White Oak Creek flood plain to the west.



PRELIMINARY REPORT

City of Houston Proposed Alternative: STRICKLAND



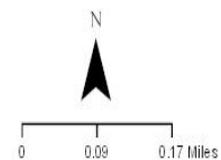
E. Russell Drive (Staff Alternative) | 2020 Major Thoroughfare and Freeway Plan Amendment Request

2020 MTFP Amendment

- | | | | | |
|---------|--|------------|--------------|--|
| Add | | Reclassify | Street Class | |
| Realign | | | ROW Width | |
| Remove | | | No. Lanes | |

2019 MTFP

- | | | | |
|--|-------------------------|--|--------------|
| | Freeway | | Local Street |
| | Major Thoroughfare | | Railroad |
| | Major Collector | | Waterway |
| | Minor Collector | | Houston ETJ |
| | Transit Corridor Street | | |



PRELIMINARY REPORT

F: Street A

APPLICANT: LJA Engineering

JURISDICTION: City of Houston ETJ

PRECINCT: Harris County Pct. 2

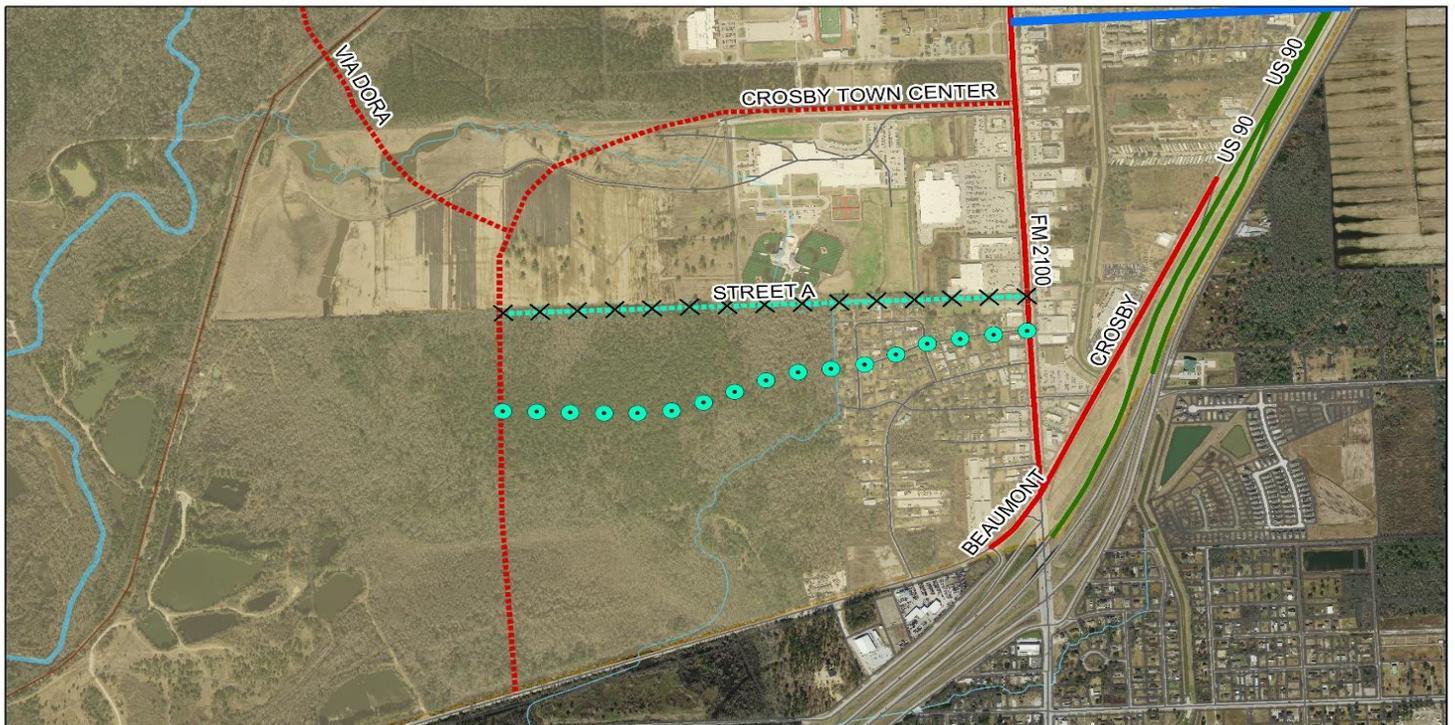
COUNCIL DISTRICT: None

PROPOSAL:

LJA Engineering – on behalf of Castlerock Communities, L.P. – is requesting the realignment of Minor Collector Street A on the Major Thoroughfare and Freeway Plan.

APPLICANT’S JUSTIFICATION and HISTORY:

Street A is currently unbuilt and is proposed as a Minor Collector with a 60’ ROW from Crosby Town Center Road to the west and FM 2100 to the east. The current alignment runs along property lines of Crosby High School and seven single family residences and would require all to dedicate ROW. The applicant proposes to shift the proposed collector roughly 500’ south to align with Spence Lane to the east. The applicant believes this would improve the connectivity of the undeveloped tract at the south end of Crosby Town Center Road while improving roadway spacing avoiding the encroachment on existing structures.

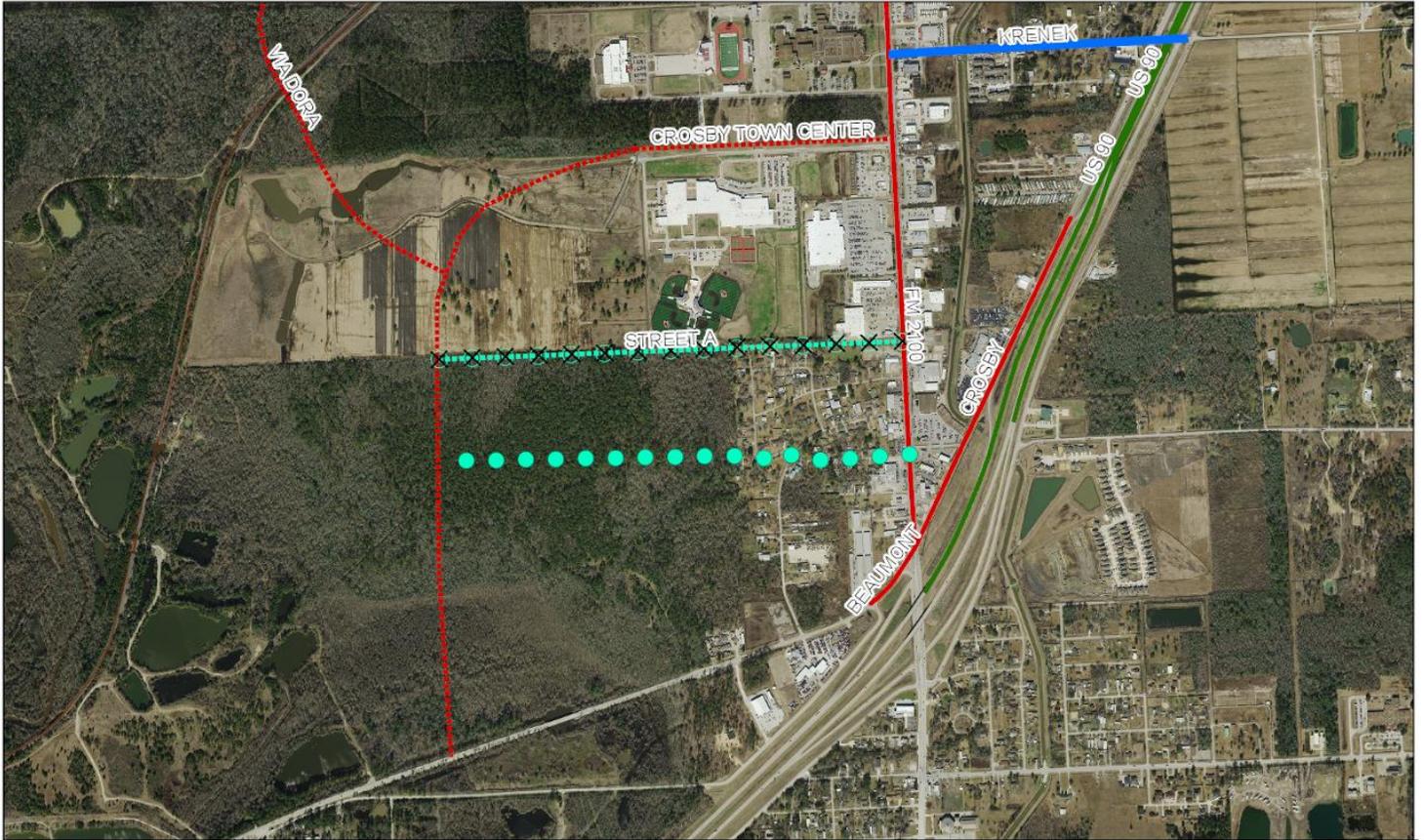


G. Street A | 2020 Major Thoroughfare and Freeway Plan Amendment Request



PRELIMINARY REPORT

City of Houston Proposed Alternative: Hurta



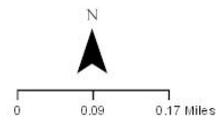
F. Street A (Staff Alternative) | 2020 Major Thoroughfare and Freeway Plan Amendment Request

2020 MTFP Amendment

Add	—●—	Reclassify	Street Class	—■—
Realign	—○—		ROW/Width	—▲—
Remove	—X—		No. Lanes	—◆—

2019 MTFP

Freeway	—■—	Local Street	—
Major Thoroughfare	—■—	Railroad	—+—
Major Collector	—■—	Waterway	—
Minor Collector	—■—	Houston ETJ	—■—
Transit Corridor Street	—■—		



PRELIMINARY REPORT

G: South Wayside

APPLICANT: Knudson LP

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: D

PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting the deletion of Major Thoroughfare South Wayside Drive from Airport Boulevard to Orem Drive in the Major Thoroughfare and Freeway Plan.

ALTERNATIVE PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting to realign Major Thoroughfare South Wayside Drive from Carson Road to Madden Road along Carson Road and Martindale Road.

APPLICANT'S JUSTIFICATION and HISTORY:

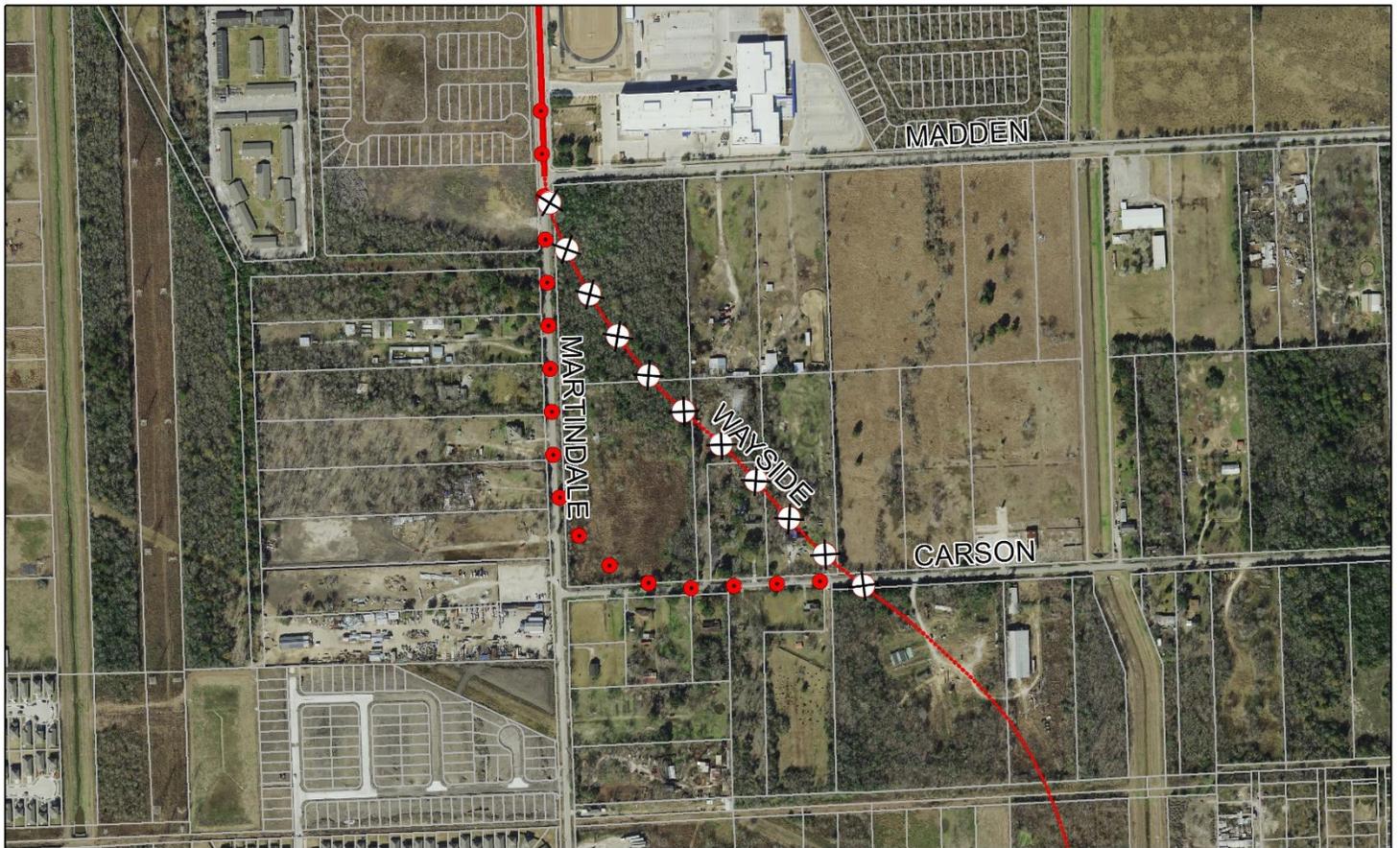
The 10-acre subject site is located at the corner of Madden and Martindale. The owners expect to sell to the owners of the adjacent 9.1-acre tract to the south for a proposed single-family workforce housing development. The applicant states that the property will be undevelopable at the desired density (5.5 DU/acre) and price point if the developer is required to dedicate the right-of-way required for the South Wayside alignment.

The applicant's proposal intends to reroute existing and future vehicular traffic along existing major thoroughfares Orem, Mykawa and Airport to reach the thoroughfare alignment of Wayside Drive west of Mykawa at Airport. The applicant cites Texas Department of Transportation's (TxDOT) proposal to build State Highway 35 along Mykawa Road as a future project that will increase north/south vehicular traffic capacity in the area. The applicant states that due to this potential future highway project, the City of Houston can avoid spending additional funds for construction of South Wayside at Martindale.

Although the applicant is not requesting to address the alignment of South Wayside north of Airport, the applicant provides historical aerial imagery of park improvements through Law Park blocking the alignment of proposed South Wayside north of Airport. Most of the park improvements would have to be removed to accommodate the alignment of the South Wayside extension north of Airport.

South Wayside was initially added to the Major Thoroughfare and Freeway Plan in 1955 where it crossed over Mykawa Road north of Bellfort, curved east slightly before Sims Bayou and then continued due South. In 1966, South Wayside looked to align with present-day Mykawa from north of Bellfort to just south of Airport, where the alignment curved southwest before continuing due south. The more detailed 1972 MTFP map shows that the South Wayside alignment curved from Mykawa at Airport to Orem. The alignment was changed in 1987 per staff's recommendation to its present-day alignment along Martindale. In the 1990 MTFP, Wayside terminated just north of Bellfort at Mykawa. The 2000 MTFP added the extension of South Wayside north of Airport connecting to Wayside east of Mykawa.

Applicant's Proposed Alternative: Carson to Martindale to Madden



G. South Wayside | 2020 Major Thoroughfare and Freeway Plan Amendment Request

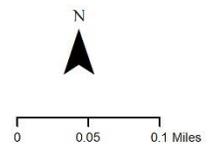
2020 MTFP Amendment

- Add —●—
 - Realign —⊙—
 - Remove —X—
- Reclassify {
- Street Class —■—
 - ROW Width —▲—
 - No. Lanes —◆—

2019 MTFP

- Freeway —■—
- Major Thoroughfare —■—
- Major Collector —■—
- Minor Collector —■—
- Transit Corridor Street —■—

- Local Street —■—
- Railroad —■—
- Waterway —■—
- Parcels —■—



PRELIMINARY REPORT

G: South Wayside

APPLICANT: Knudson LP

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1
COUNCIL DISTRICT: D

PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting the deletion of Major Thoroughfare South Wayside Drive from Airport Boulevard to Orem Drive in the Major Thoroughfare and Freeway Plan.

ALTERNATIVE PROPOSAL:

Knudson LP – on behalf of Mark and Victoria Ellis – is requesting to realign Major Thoroughfare South Wayside Drive from Carson Road to Madden Road along Carson Road and Martindale Road.

APPLICANT'S JUSTIFICATION and HISTORY:

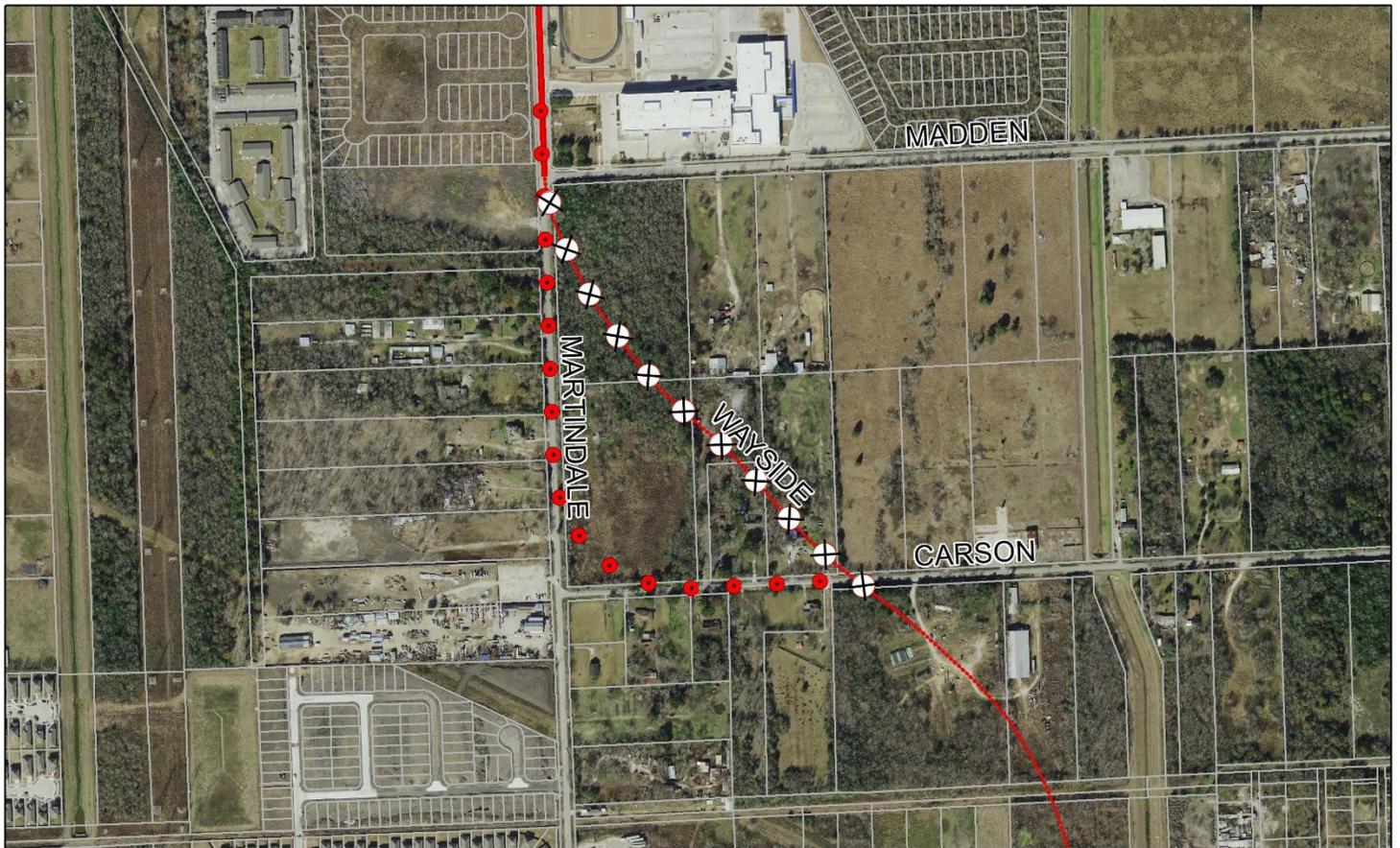
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G. South Wayside | 2020 Major Thoroughfare and Freeway Plan Amendment Request

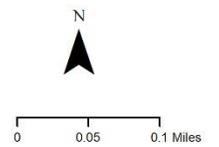
2020 MTFP Amendment

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 - Realign —⊙—
 - Remove —X—
- Reclassify {
- Street Class —■—
 - ROW Width —▲—
 - No. Lanes —◆—

2019 MTFP

- Freeway —■—
- Major Thoroughfare —■—
- Major Collector —■—
- Minor Collector —■—
- Transit Corridor Street —■—

- Local Street —■—
- Railroad —■—
- Waterway —■—
- Parcels —■—



Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alief ISD Elementary School no 23 replat no 1 and extension	C3F	
2	Atwood Villas partial replat no 2	C3F	
3	Blossom Hotel and Suites replat no 2	C3F	
4	Braeburn Terrace Sec 1 partial replat no 3	C3F	DEF1
5	Breckenridge West Sec 10	C3F	
6	Breckenridge West Sec 11	C3F	
7	Bridge Creek Sec 2	C3F	
8	Bridgeland Parkland Village Sec 55	C3P	
9	Bridgeland Parkland Village Sec 56	C3P	
10	Bridgeland Parkland Village Sec 57	C3P	
11	Brundage Woods replat no 2 and extension	C3F	
12	Cavalcade Center	C2	DEF1
13	Cienega Homes	C2	
14	City Gate Sec 4	C3F	
15	City of Houston Jersey Village Well no 8	C2	
16	City of Houston Southwest Well no 1	C2	
17	Cottage Grove Lake Sec 2	C3P	
18	Crossing at the Commons of Lake Houston GP	GP	
19	Cypress Creek Landing Sec 5	C3P	DEF1
20	Cypress Oaks North Sec 3	C3P	DEF1
21	Donovan Gardens	C3F	
22	Elyson Sec 31	C3F	
23	Elyson Sec 33	C3P	
24	Elyson Sec 34	C3P	
25	Elyson Sec 35	C3P	
26	Elyson Sec 36	C3P	
27	Fairway Farms Sec 2	C3F	
28	Francis Oak Landing	C3F	
29	Glendower Court partial replat no 4	C3F	
30	Grand Mission Estates Sec 28	C3P	
31	Grand Mission Estates Sec 30	C3F	
32	HAUCDC Elgin Francis Addition	C2	
33	Hyde Park partial replat no 9	C3F	
34	Hyde park partial replat no 10	C3F	
35	Ikito	C2	
36	Imperial Heights	C3F	
37	Jasmine Heights Sec 21	C3P	
38	Jasmine Heights Sec 22	C3P	
39	Katy Legacy Boulevard Street Dedication	SP	
40	Katy Legacy Sec 1	C3P	
41	Katy Manor South Sec 3	C3F	
42	Katy Manor South Sec 4	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Patriots By The Lake	GP	
44	Pecan Estates GP	GP	
45	Pecan Estates Sec 2	C3P	
46	Pitts Road Street Dedication Sec 2	SP	
47	Porter SUD Administration	C2	
48	Rosehill Meadow Sec 1	C3F	
49	Saint Charles Views	C2	
50	Sheldon Ridge Sec 11	C3P	
51	Spears Walters Square Sec 2	C3P	DEF1
52	Spring Creek	C3F	
53	Spring Valley Court	C2	
54	Stogner partial replat no 2	C3F	
55	Sunnyside Health and Multi Service Center	C2	
56	Tavola Sec 39	C3P	
57	Telge Ranch Sec 5	C3P	
58	Three Stars Galaxy Enterprises	C2	DEF1
59	Towne Lake Reserves at Cypress North Houston	C2	
60	Westgreen Boulevard Street Dedication and Reserves	C3P	
61	Windrow Sec 4	C3P	
62	Winward Sec 7	C3P	
63	Yorkdale Residence	C2	

B-Replats

64	Becker Trace Sec 2	C3R	
65	Becker Fields Sec 3	C3R	
66	Blue Bell Creameries Karbach Street Houston Texas	C2R	
67	Break Time At Richmond	C2R	
68	Bridgeland Prairieland Village Sec 9	C3R	DEF1
69	Briley Terrace	C2R	DEF1
70	Cadillac Street Development	C2R	DEF2
71	Capital Loop Plaza	C2R	
72	Chateaux on Edison	C2R	
73	Colonial Entrepreneurs On Katy Fort Bend replat no 1	C2R	
74	Dennis Heights	C2R	
75	Driscoll Villas	C2R	
76	Eado Station Crossing	C2R	
77	Eado Station Point	C2R	
78	Echostate	C3R	DEF1
79	Elysium at Paul Quinn	C3R	DEF1
80	Faircourt Vista	C2R	DEF1
81	Figuroa Estates	C2R	
82	Foster Vista	C2R	
83	Four Thousand Five Hundred Washington replat no 1	C2R	
84	Fuqua Land LLC	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Haas Villas	C2R	
86	Hollins Franklin Plaza	C2R	
87	HP Tract 1	C2R	
88	Iglesia De Jesucristo Camino Al Padre	C2R	
89	Knollwood Estates partial replat no 2	C2R	
90	Licon Landing	C2R	
91	Linin Style Properties	C2R	
92	Live Oak Garden Estates	C2R	
93	Logan Lynn Park	C2R	DEF1
94	Mabute Estates	C2R	
95	Manors on Weiss	C2R	
96	Moonbeam Vista	C2R	
97	Morse Villas	C2R	
98	Prairie View Manors	C2R	
99	Rachel Heights	C2R	DEF1
100	Rosehill at Nathaniel Brown	C2R	
101	Shady Acres Second Section partial replat no 6	C2R	
102	Strataventures Properties	C2R	
103	Wavell Square	C2R	DEF1
104	Westfield Industrial Park	C2R	
105	Weston Addition partial replat no 4	C2R	
106	White Oak Balconies	C3R	DEF2

C-Public Hearings Requiring Notification

107	Almeda Genoa Place partial replat no 2	C3N	DEF1
108	Alpha Team Manor replat no 1	C3N	
109	Briargate Sec 10 partial replat no 1	C3N	DEF2
110	Brookhaven Addition replat no 1 partial replat no 1	C3N	
111	Dian Street Villas	C3N	
112	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2	C3N	
113	Home Owned Estates Sec 5 partial replat no 1	C3N	
114	Honeycomb Ridge replat no 2	C3N	
115	Houstons Skyscraper Shadows Sec 2 partial replat no 5	C3N	
116	Long Point Acres partial replat no 7	C3N	
117	Martinez Gardens replat no 1	C3N	
118	Nueces Park Place Sec 1 replat no 1	C3N	DEF1
119	Peek Entrepreneurs replat no 1	C3N	
120	Pinemont Villas partial replat no 1	C3N	
121	Spring Oaks replat no 1 partial replat no 4	C3N	
122	Wrenwood partial replat no 1	C3N	

D-Variances

123	American Tower Victor	C2	DEF1
124	Gosling Road Apartments replat no 1	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Independence Heights partial replat no 1	C2R	DEF2
126	Katy Legacy Sec 2	C3P	
127	Magnolia Park Sec 2 partial replat no 5	C2R	DEF1
128	Nichols Luxury Living	C2R	
129	West Little York Commerce Park	C2R	
130	Wholesale Electric Warehouse replat no 1	C2R	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

131	Beckendorff Place	C3F
132	Dunham Pointe Model Court Sec 1	C3P
133	Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves	C3P

G-Extensions of Approval

134	North Singh Mart	EOA
135	Pleasant Green Baptist Church	EOA
136	Porter Ranch Sec 3	EOA
137	Robins Landing Sec 1	EOA
138	Union Park West	EOA

H-Name Changes

139	Citadel on Elgin (prev. Change Happens Elderly)	NC
140	Country Colony Sec 7 (prev. Royal Brook at Kingwood Sec 15)	NC
141	Rosehill Meadow GP (prev. Decker Prairie GP)	NC

I-Certification of Compliance

142	20135 Live Oak South	COC
143	26531 Blackberry Lane	COC
144	26307 Peach Creek Drive	COC
145	26762 Lantern Lane	COC
146	26419 Blackberry Lane	COC

J-Administrative

None

K-Development Plats with Variance Requests

147	1136 Woodland Street	DPV
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

Off-Street Parking Variance Requests

V.	3209 Montrose Boulevard	PV	
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Platting Summary

Houston Planning Commission

PC Date: August 20, 2020

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Alief ISD Elementary School no 23 replat no 1 and extension	2020-1314	C3F	Harris	City	529U	31.76	31.76	0	Brooks & Sparks, Inc	West Belt Surveying, Inc.
2	Atwood Villas partial replat no 2	2020-1366	C3F	Harris	City	491Z	0.17	0.17	0	CANADY INVESTMENTS LLC	SEM SERVICES
3	Blossom Hotel and Suites replat no 2	2020-1372	C3F	Harris	City	532M	0.92	0.92	0	Zhejiang Blossom Tourism Group Houston, LLC	Civil-Surv Land Surveying, L.C.
4	Braeburn Terrace Sec 1 partial replat no 3 (DEF1)	2020-1270	C3F	Harris	City	530R	0.47	0.01	12	Legion Builders, LLC	Total Surveyors, Inc.
5	Breckenridge West Sec 10	2020-1237	C3F	Harris	ETJ	333C	42.04	22.94	106	D.R. Horton-Texas LTD	Van De Wiele & Vogler, Inc.
6	Breckenridge West Sec 11	2020-1235	C3F	Harris	ETJ	333C	24.17	1.91	127	D.R. Horton-Texas LTD	Van De Wiele & Vogler, Inc.
7	Bridge Creek Sec 2	2020-1380	C3F	Harris	ETJ	366W	12.93	0.12	51	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
8	Bridgeland Parkland Village Sec 55	2020-1376	C3P	Harris	ETJ	366X	8.60	1.72	52	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
9	Bridgeland Parkland Village Sec 56	2020-1386	C3P	Harris	ETJ	366X	17.65	5.43	62	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
10	Bridgeland Parkland Village Sec 57	2020-1378	C3P	Harris	ETJ	365Z	24.40	3.73	97	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
11	Brundage Woods replat no 2 and extension	2020-1329	C3F	Harris	ETJ	372B	9.53	9.53	0	Church Development Services, LLC	REKHA ENGINEERING, INC.
12	Cavalcade Center (DEF1)	2020-1260	C2	Harris	City	453U	0.91	0.91	0	Panjwani Properties, LTD.	Century Engineering, Inc
13	Cienega Homes	2020-1381	C2	Harris	City	494F	0.12	0.00	2	ABC Building Design	PLS CONSTRUCTION LAYOUT, INC
14	City Gate Sec 4	2020-1331	C3F	Harris	City	573P	15.31	1.34	95	D.R. Horton-Texas, LTD.	Pape-Dawson Engineers
15	City of Houston Jersey Village Well no 8	2020-1320	C2	Harris	ETJ	408N	0.45	0.45	0	City of Houston	BGE, Inc.
16	City of Houston Southwest Well no 1	2020-1332	C2	Harris	City	491Y	0.79	0.79	0	City of Houston	BGE, Inc.
17	Cottage Grove Lake Sec 2	2020-1398	C3P	Harris	City	492B	9.48	0.27	171	InTown Homes, LTD	Windrose
18	Crossing at the Commons of Lake Houston GP	2020-1391	GP	Harris	City	298N	332.10	0.00	0	Signorelli Company	META Planning + Design, LLC
19	Cypress Creek Landing Sec 5 (DEF1)	2020-1274	C3P	Harris	ETJ	331S	10.44	0.85	53	KB Home Lone Stare Inc	IDS Engineering Group
20	Cypress Oaks North Sec 3 (DEF1)	2020-1304	C3P	Harris	ETJ	406J	36.29	11.80	147	JNC Development, Inc.	Van De Wiele & Vogler, Inc.
21	Donovan Gardens	2020-1424	C3F	Harris	City	452H	2.50	0.30	43	URBAN LIVING	PLS CONSTRUCTION LAYOUT, INC
22	Elyson Sec 31	2020-1327	C3F	Harris	ETJ	405N	13.20	1.37	42	Nash FM 529, LLC	BGE, Inc.
23	Elyson Sec 33	2020-1359	C3P	Harris	ETJ	405N	23.70	8.36	64	NASH FM 529 LLC	META Planning + Design, LLC
24	Elyson Sec 34	2020-1360	C3P	Harris	ETJ	405J	14.40	0.31	44	NASH FM 529 LLC	META Planning + Design, LLC
25	Elyson Sec 35	2020-1362	C3P	Harris	ETJ	405N	24.60	7.67	81	NASH FM 529 LLC	META Planning + Design, LLC
26	Elyson Sec 36	2020-1364	C3P	Harris	ETJ	405N	34.60	3.93	149	NASH FM 529 LLC	META Planning + Design, LLC
27	Fairway Farms Sec 2	2020-1315	C3F	Harris	ETJ	249P	22.70	0.95	120	Century Land Holdings of Texas	LJA Engineering, Inc.- (Houston Office)

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Houston Planning Commission

PC Date: August 20, 2020

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28	Francis Oak Landing	2020-1335	C3F	Harris	City	452A	3.81	0.10	50	Velamore Development, LLC	Pioneer Engineering, LLC
29	Glendower Court partial replat no 4	2020-1258	C3F	Harris	City	492U	0.36	0.34	0	Page Think	South Texas Surveying Associates, Inc.
30	Grand Mission Estates Sec 28	2020-1385	C3P	Fort Bend	ETJ	526N	13.43	0.39	79	688 Development Inc.	Jones Carter
31	Grand Mission Estates Sec 30	2020-1384	C3F	Fort Bend	ETJ	526N	12.71	0.95	53	688 Development Inc.	Jones Carter
32	HAUCDC Elgin Francis Addition	2020-1324	C2	Harris	City	493Z	0.11	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
33	Hyde Park partial replat no 9	2020-1414	C3F	Harris	City	493N	0.14	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
34	Hyde park partial replat no 10	2020-1322	C3F	Harris	City	493N	0.14	0.00	2	Pearl Developments	replats.com
35	Ikito	2020-1396	C2	Harris	City	456Y	4.56	4.56	0	Advance Surveying	Advance Surveying, Inc.
36	Imperial Heights	2020-1330	C3F	Harris	ETJ	332R	37.85	8.92	235	Imperial heights LTD	LJA Engineering, Inc.- (Houston Office)
37	Jasmine Heights Sec 21	2020-1231	C3P	Harris	ETJ	406W	22.10	2.86	96	DR Horton	META Planning + Design, LLC
38	Jasmine Heights Sec 22	2020-1232	C3P	Harris	ETJ	446A	28.60	5.69	103	DR Horton	META Planning + Design, LLC
39	Katy Legacy Boulevard Street Dedication	2020-1416	SP	Harris	ETJ	445B	1.94	0.00	0	cunningham interests ii, ltd	Costello, Inc.
40	Katy Legacy Sec 1	2020-1345	C3P	Harris	ETJ	445B	11.35	2.18	53	Rooted Development	7gen Planning
41	Katy Manor South Sec 3	2020-1312	C3F	Harris	ETJ	444C	12.48	1.69	58	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (Houston Office)
42	Katy Manor South Sec 4	2020-1313	C3F	Harris	ETJ	444C	19.09	2.41	73	KB Home Lone Star, Inc.	LJA Engineering, Inc.- (Houston Office)
43	Patriots By The Lake	2020-1390	GP	Harris	City	377Q	91.93	0.00	0	Harris County Housing Authority	Jones Carter - Woodlands Office
44	Pecan Estates GP	2020-1318	GP	Harris	ETJ	419K	193.60	0.00	0	Castlerock Communities	LJA Engineering, Inc.- (Houston Office)
45	Pecan Estates Sec 2	2020-1316	C3P	Harris	ETJ	419K	32.70	19.00	69	Castlerock Communities	LJA Engineering, Inc.- (Houston Office)
46	Pitts Road Street Dedication Sec 2	2020-1383	SP	Harris	ETJ	404J	0.94	0.00	0	Friendswood Development Company	Manhard Consulting
47	Porter SUD Administration	2020-1321	C2	Montgomery	ETJ	296K	1.89	1.89	0	Bleyl Engineering	The Pinnell Group, LLC
48	Rosehill Meadow Sec 1	2020-1347	C3F	Harris	ETJ	287J	20.85	1.62	113	Decker Prairie Rosehill Development Ltd	META Planning + Design, LLC
49	Saint Charles Views	2020-1395	C2	Harris	City	493V	0.23	0.00	5	URBAN LIVING	PLS CONSTRUCTION LAYOUT, INC
50	Sheldon Ridge Sec 11	2020-1369	C3P	Harris	ETJ	418S	8.36	0.45	52	Woodmere Development Co., LTD.	IDS Engineering Group
51	Spears Walters Square Sec 2 (DEF1)	2020-1090	C3P	Harris	ETJ	371G	3.73	0.65	22	HEAR DESIGN	hear design
52	Spring Creek	2020-1326	C3F	Harris	ETJ	293U	15.33	4.65	70	KB Home	Van De Wiele & Vogler, Inc.
53	Spring Valley Court	2020-1351	C2	Harris	City	450Z	0.38	0.01	10	Riverway Homes	Total Surveyors, Inc.
54	Stogner partial replat no 2	2020-1353	C3F	Harris	City	452B	1.59	0.02	24	Stoneworks, LLC	Total Surveyors, Inc.
55	Sunnyside Health and Multi Service Center	2020-1400	C2	Harris	City	573C	6.50	6.50	0	City of Houston	Windrose
56	Tavola Sec 39	2020-1333	C3P	Montgomery	ETJ	256H	10.72	2.27	53	Friendswood Development Company	BGE, Inc. - Land Planning
57	Telge Ranch Sec 5	2020-1319	C3P	Harris	ETJ	327R	9.67	0.61	54	Woodmere Development Co., LTD.	IDS Engineering Group

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Houston Planning Commission

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58	Three Stars Galaxy Enterprises (DEF1)	2020-1282	C2	Harris	ETJ	286K	2.00	1.80	0	Advance Surveying	Advance Surveying, Inc.
59	Towne Lake Reserves at Cypress North Houston	2020-1392	C2	Harris	ETJ	367N	33.08	33.08	0	CW SCOA West, L.P.	EHRA
60	Westgreen Boulevard Street Dedication and Reserves	2020-1379	C3P	Harris	ETJ	406A	4.82	1.50	0	WLH Communities-Texas LLC	Jones Carter - Woodlands Office
61	Windrow Sec 4	2020-1422	C3P	Harris	ETJ	325E	25.27	4.20	117	Pulte Homes	7gen Planning
62	Winward Sec 7	2020-1340	C3P	Harris	ETJ	404J	10.93	0.25	64	Friendswood Development Company	BGE, Inc. - Land Planning
63	Yorkdale Residence	2020-1363	C2	Harris	City	411Z	1.03	0.00	1	INDIVIDUAL	SEM SERVICES

B-Replats

64	Becker Trace Sec 2	2020-1373	C3R	Harris	ETJ	325A	15.99	3.06	68	Lennar Homes of Texas and Construction, LTD.	Jones Carter - Woodlands Office
65	Becker Fields Sec 3	2020-1402	C3R	Harris	ETJ	285W	13.96	1.76	73	Lennar Homes of Texas and Construction, LTD.	Jones Carter - Woodlands Office
66	Blue Bell Creameries Karbach Street Houston Texas	2020-1401	C2R	Harris	City	451U	2.53	2.53	0	STRAND ASSOCIATES	Miller Survey Group
67	Break Time At Richmond	2020-1393	C2R	Harris	City	491Z	0.78	0.78	0	Break Time Market	The Interfield Group
68	Bridgeland Prairieland Village Sec 9 (DEF1)	2020-1276	C3R	Harris	ETJ	365P	7.76	0.22	24	Bridgeland Development L.P.	LJA Engineering, Inc - (Woodlands Office)
69	Briley Terrace (DEF1)	2020-1300	C2R	Harris	City	493Z	0.11	0.00	2	BEGIN A NEW HOME	Survey Solutions of Texas
70	Cadillac Street Development (DEF2)	2020-0956	C2R	Harris	City	533L	0.24	0.24	6	STEVE DEEB	Hussam Ghuneim
71	Capital Loop Plaza	2020-1358	C2R	Harris	City	533T	0.25	0.00	3	New Era Development	New Era Development
72	Chateaux on Edison	2020-1418	C2R	Harris	City	453U	0.13	0.00	2	Revolution Homes	The Interfield Group
73	Colonial Entrepreneurs On Katy Fort Bend replat no 1	2020-1354	C2R	Harris	ETJ	444Z	2.16	2.16	0	Advance Surveying	Advance Surveying, Inc.
74	Dennis Heights	2020-1377	C2R	Harris	City	493Z	0.11	0.00	3	Urban Living	PLS CONSTRUCTION LAYOUT, INC
75	Driscoll Villas	2020-1348	C2R	Harris	City	492R	0.11	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
76	Eado Station Crossing	2020-1375	C2R	Harris	City	494L	0.11	0.00	2	URBAN LIVING	PLS CONSTRUCTION LAYOUT, INC
77	Eado Station Point	2020-1374	C2R	Harris	City	494L	0.46	0.01	12	URBAN LIVING	PLS CONSTRUCTION LAYOUT, INC
78	Echostate (DEF1)	2020-1272	C3R	Fort Bend	ETJ	528S	2.81	0.40	20	Echostate Solution, Inc.	Miller & Associates
79	Elysium at Paul Quinn (DEF1)	2020-1129	C3R	Harris	City	451D	1.00	0.01	14	Sam Houston Homes, LLC	ICMC GROUP INC
80	Faircourt Vista (DEF1)	2020-1246	C2R	Harris	City	450C	0.44	0.00	2	CREATECHSOLUTIONS	replats.com
81	Figueroa Estates	2020-1387	C2R	Harris	City	492C	0.12	0.00	2	New Era Development GoForth	New Era Development
82	Foster Vista	2020-1342	C2R	Harris	City	533M	0.92	0.00	13	Construction of Houston, LLC	replats.com
83	Four Thousand Five Hundred Washington replat no 1	2020-1286	C2R	Harris	City	492H	0.73	0.73	0	PRD Land Development Services	Miller Survey Group
84	Fuqua Land LLC	2020-1328	C2R	Harris	City	571T	4.37	4.37	0	Advance Surveying	Advance Surveying, Inc.

Platting Summary

Houston Planning Commission

PC Date: August 20, 2020

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
85	Haas Villas	2020-1399	C2R	Harris	City	455T	0.28	0.00	4	J B Thibodeaux Homes	CGES Bailey Planning
86	Hollins Franklin Plaza	2020-1361	C2R	Harris	City	412P	0.26	0.00	2	New Era Development	New Era Development
87	HP Tract 1	2020-1317	C2R	Fort Bend	ETJ	526Y	1.25	1.00	0	Paragon Solutions	South Texas Surveying Associates, Inc.
88	Iglesia De Jesucristo Camino Al Padre	2020-1403	C2R	Harris	City/ ETJ	372F	10.20	10.20	0	Advance Surveying	Advance Surveying, Inc.
89	Knollwood Estates partial replat no 2	2020-1236	C2R	Harris	City	455L	0.82	0.00	1	J. Morales Inc.	J. Morales Inc.
90	Licon Landing	2020-1350	C2R	Harris	City	492V	0.11	0.00	2	Nicam Investments, Inc.	Total Surveyors, Inc.
91	Linin Style Properties	2020-1355	C2R	Harris	City	574A	0.29	0.00	2	American Construction Services	The Interfield Group
92	Live Oak Garden Estates	2020-1408	C2R	Harris	City	493Y	0.38	0.00	7	BC Investments, Corp.	ICMC GROUP INC
93	Logan Lynn Park (DEF1)	2020-1163	C2R	Harris	City	570M	3.49	3.49	0	Nova Development	South Texas Surveying Associates, Inc.
94	Mabute Estates	2020-1341	C2R	Harris	City	453X	0.11	0.00	2	Rincon Properties	RP & Associates
95	Manors on Weiss	2020-1338	C2R	Harris	City	453Z	0.14	0.00	3	1412 Weiss, LLC	Pioneer Engineering, LLC
96	Moonbeam Vista	2020-1343	C2R	Harris	City	412S	0.17	0.00	2	Creatch Solutions	replats.com
97	Morse Villas	2020-1349	C2R	Harris	City	492R	0.11	0.00	2	Gotham Development	Total Surveyors, Inc.
98	Prairie View Manors	2020-1415	C2R	Harris	City	412P	0.20	0.00	3	Boyya Investments, Inc.	The Interfield Group
99	Rachel Heights (DEF1)	2020-1243	C2R	Harris	City	452C	0.70	0.01	14	CAS Consultants, LLC	CAS Consultants, LLC
100	Rosehill at Nathaniel Brown	2020-1365	C2R	Harris	City	533Q	0.12	0.00	3	The Ideal Group	The Interfield Group
101	Shady Acres Second Section partial replat no 6	2020-1356	C2R	Harris	City	452T	0.46	0.01	12	1415 W 23, LLC	The Interfield Group
102	Strataventures Properties	2020-1357	C2R	Harris	City	573D	0.27	0.00	2	American Construction Services	The Interfield Group
103	Wavell Square (DEF1)	2020-1160	C2R	Harris	City	412N	0.17	0.00	2	Mckinley Homes	South Texas Surveying Associates, Inc.
104	Westfield Industrial Park	2020-1325	C2R	Harris	ETJ	373M	4.53	4.53	0	Westfield Buildings, LLC	Pioneer Engineering, LLC
105	Weston Addition partial replat no 4	2020-1413	C2R	Harris	City	493N	0.13	0.00	2	Roc Homes	The Interfield Group
106	White Oak Balconies (DEF2)	2020-1229	C3R	Harris	City	493C	1.02	0.10	20	New Skies Ventures	The Interfield Group

C-Public Hearings Requiring Notification

107	Alameda Genoa Place partial replat no 2 (DEF1)	2020-0896	C3N	Harris	City	574N	0.56	0.00	2	13111 Cottingham Project	Chesterfield Development Services
108	Alpha Team Manor replat no 1	2020-1189	C3N	Harris	City	533Z	0.30	0.00	4	NACHMANI TAL	SEM SERVICES
109	Briargate Sec 10 partial replat no 1 (DEF2)	2020-0889	C3N	Fort Bend	City	571W	1.69	0.06	10	KASMANI COSTRUCTIONS LLC	ONE STOP REALTY SERVICE.
110	Brookhaven Addition replat no 1 partial replat no 1	2020-0888	C3N	Harris	City	533U	0.21	0.00	4	ECO PRODUCTS	Eco Products International
111	Dian Street Villas	2020-1193	C3N	Harris	City	452Y	2.05	2.05	0	Dian Park, LP & 1800 W15th Development, LLC	Jones Carter - Woodlands Office

Platting Summary**Houston Planning Commission****PC Date: August 20, 2020**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
112	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2	2020-1191	C3N	Harris	City	570C	47.14	10.74	122	DH Homes	Vernon G. Henry & Associates, Inc.
113	Home Owned Estates Sec 5 partial replat no 1	2020-1166	C3N	Harris	City	497A	2.35	0.00	11	Korr Equity Partners, LLC	Owens Management Systems, LLC
114	Honeycomb Ridge replat no 2	2020-0885	C3N	Montgomery	ETJ	251R	5.77	0.28	28	Tecno Industries	RP & Associates
115	Houstons Skyscraper Shadows Sec 2 partial replat no 5	2020-1134	C3N	Harris	City	575P	0.62	0.00	2	Surv-Tex Surveying Inc.	Surv-Tex surveying Inc.
116	Long Point Acres partial replat no 7	2020-1215	C3N	Harris	City	450T	0.46	0.04	9	Cityside Homes, LLC	Total Surveyors, Inc.
117	Martinez Gardens replat no 1	2020-1175	C3N	Harris	City	573D	0.28	0.00	2	N/A	E.I.C. Surveying Company
118	Nueces Park Place Sec 1 replat no 1 (DEF1)	2020-1092	C3N	Harris	ETJ	375W	33.07	33.07	0	Trinity Nueces Park LP	Bury
119	Peek Entrepreneurs replat no 1	2020-1087	C3N	Fort Bend	ETJ	525G	7.71	7.71	0	Advance Surveying	Advance Surveying, Inc.
120	Pinemont Villas partial replat no 1	2020-1210	C3N	Harris	City	452G	0.18	0.00	2	Sandcastle Homes, Inc.	The Interfield Group
121	Spring Oaks replat no 1 partial replat no 4	2020-1144	C3N	Harris	City	450Z	0.23	0.00	1	McHugh Homes	McHugh Homes
122	Wrenwood partial replat no 1	2020-1226	C3N	Harris	City	449X	0.28	0.02	13	Homesite Residential, LLC	Richard Grothues Designs

D-Variances

123	American Tower Victor (DEF1)	2020-1155	C2	Harris	ETJ	377S	0.11	0.11	0	American Tower	American Tower
124	Gosling Road Apartments replat no 1	2020-1394	C2R	Harris	ETJ	290H	16.41	16.41	0	Cypressbrook Gosling, LP	Jones Carter - Woodlands Office
125	Independence Heights partial replat no 1 (DEF2)	2020-0995	C2R	Harris	City	452R	0.11	0.00	2	TERAN GPOUP	Teran Group LLC
126	Katy Legacy Sec 2	2020-1346	C3P	Harris	ETJ	445B	18.34	0.73	127	Rooted Development	7gen Planning
127	Magnolia Park Sec 2 partial replat no 5 (DEF1)	2020-1184	C2R	Harris	City	495X	0.63	0.63	0	Leo Flores	SEM SERVICES
128	Nichols Luxury Living	2020-1397	C2R	Harris	City	494B	0.42	0.00	6	Stackhouse Investment Group LLC	Owens Management Systems, LLC
129	West Little York Commerce Park Wholesale Electric	2020-1336	C2R	Harris	ETJ	409S	52.17	52.17	0	THE URBAN COMPANIES	The Pinnell Group, LLC
130	Warehouse replat no 1 (DEF1)	2020-1126	C2R	Harris	City	494W	5.65	5.65	0	Spencer Fane	Miller Survey Group

E-Special Exceptions

None

F-Reconsideration of Requirements

131	Beckendorff Place	2020-1284	C3F	Harris	ETJ	405Y	6.19	0.08	3	Resilient Design Group	PLS CONSTRUCTION LAYOUT, INC
132	Dunham Pointe Model Court Sec 1	2020-1339	C3P	Harris	ETJ	366A	2.95	0.00	6	Mason Westgreen LP	BGE, Inc. - Land Planning

Platting Summary**Houston Planning Commission****PC Date: August 20, 2020**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
133	Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves	2020-1388	C3P	Harris	ETJ	285U	8.88	0.41	0	LT Cypress Green 634, LLC	Jones Carter - Woodlands Office

G-Extensions of Approval

134	North Singh Mart	2019-1687	EOA	Harris	ETJ	572W	3.35	3.35	0	Akes Investments Inc	Hovis Surveying Company Inc.
135	Pleasant Green Baptist Church	2019-1467	EOA	Harris	ETJ	457P	6.11	6.11	0	Windrose	Windrose
136	Porter Ranch Sec 3	2019-1449	EOA	Harris	ETJ	445A	9.64	0.18	53	Lennar Homes of Texas Land and Construction, LTD	EHRA
137	Robins Landing Sec 1	2019-1862	EOA	Harris	City	456A	23.24	6.54	84	Habitat for Humanity	META Planning + Design, LLC
138	Union Park West	2019-1476	EOA	Harris	ETJ	379S	29.11	28.15	0	Action Surveying	Action Surveying

H-Name Changes

139	Citadel on Elgin (prev. Change Happens Elderly)	2020-1115	NC	Harris	City	493Z	1.91	1.91	0	NHP Foundation	R.G. Miller Engineers
140	Country Colony Sec 7 (prev. Royal Brook at Kingwood Sec 15)	2020-1296	NC	Montgomery	ETJ	297F	16.56	0.51	80	Friendwood Development Company	Jones Carter - Woodlands Office
141	Rosehill Meadow GP (prev. Decker Prairie GP)	2020-0344	NC	Harris	ETJ	287E	50.70	0.00	0	Decker Prairie Rosehill Development Ltd	META Planning + Design, LLC

I-Certification of Compliance

142	20135 Live Oak South	20-1539	COC	Montgomery	ETJ	257R				Carlos Parra	Carlos Parra
143	26531 Blackberry Lane	20-1540	COC	Montgomery	ETJ	257R				Carlos Parra	Carlos Parra
144	26307 Peach Creek Drive	20-1541	COC	Montgomery	ETJ	257M				Carlos Parra	Carlos Parra
145	26762 Lantern Lane	20-1542	COC	Montgomery	ETJ	258M				Melvin Omar Vigil Vasquez	Melvin Omar Vigil Vasquez
146	26419 Blackberry Lane	20-1543	COC	Montgomery	ETJ	257R				Carmelo Galindo	Matthew Johnson

J-Administrative

None

K-Development Plats with Variance Requests

147	1136 Woodland Street	20041655	DPV	Harris	City	493A				Kevin Kolb	Total Surveyors Inc.
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Off-Street Parking Variance Requests

V	3209 Montrose Boulevard	20010474	PV	Harris	City	493S				Clifton Thomason	Starwood Houston, LLC
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Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 08/20/220

Subdivision Name: Almeda Genoa Place partial replat no 2 (DEF 1)

Applicant: Chesterfield Development Services



C – Public Hearings with Variance Site Location

Houston Planning Commission

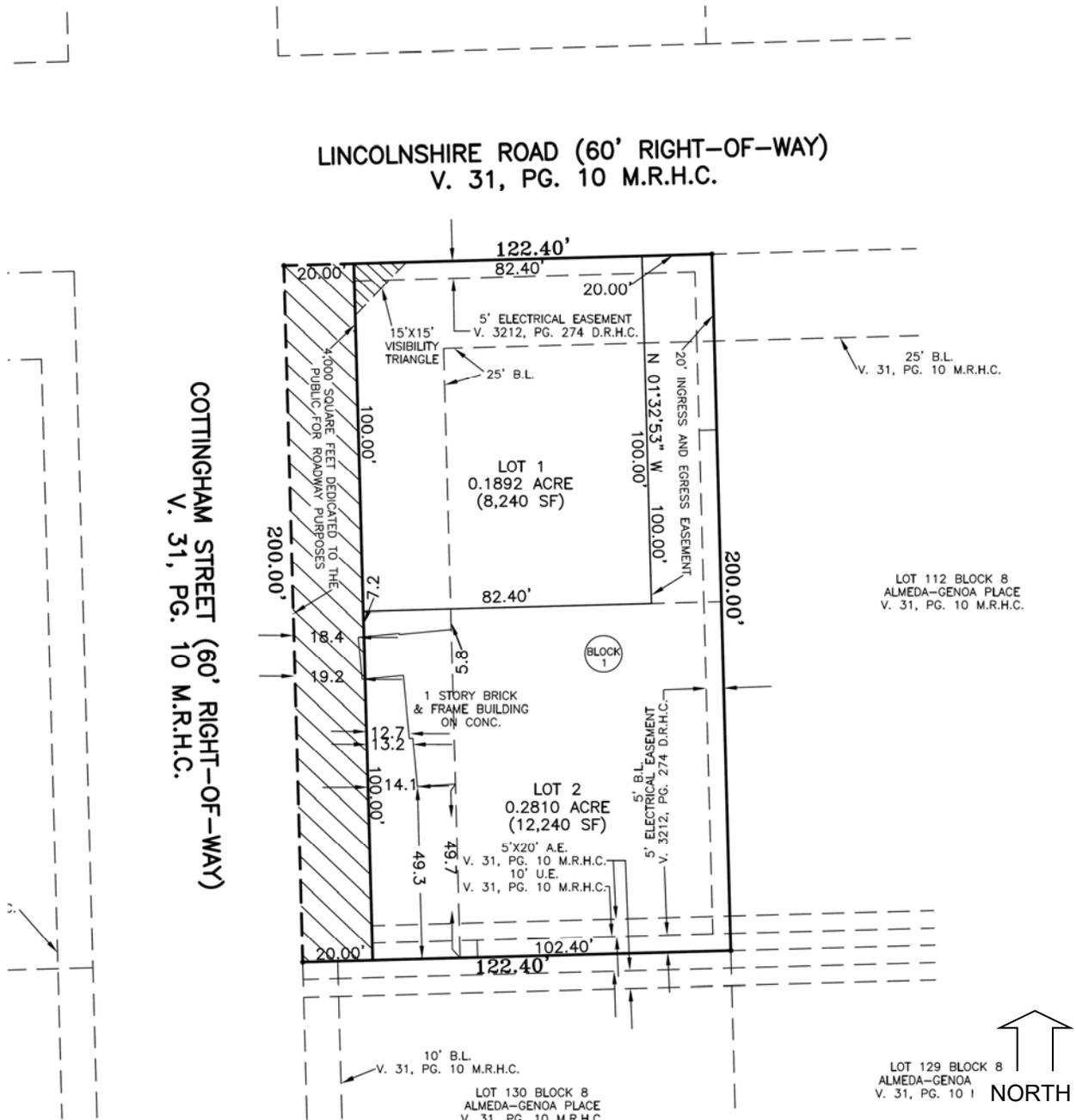
ITEM: 107

Planning and Development Department

Meeting Date: 08/20/220

Subdivision Name: Almeda Genoa Place partial replat no 2 (DEF1)

Applicant: Chesterfield Development Services



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

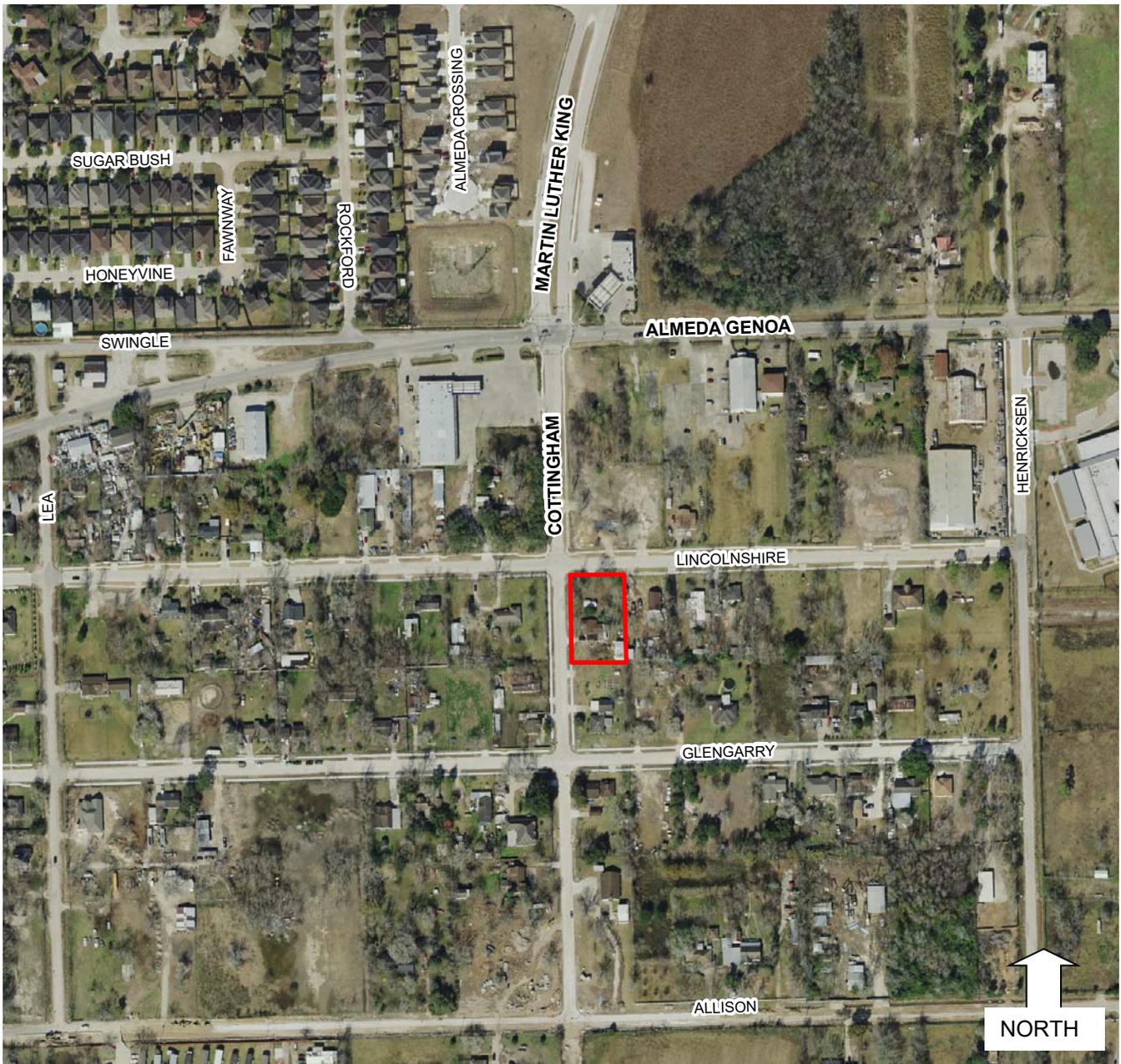
ITEM: 107

Planning and Development Department

Meeting Date: 08/20/220

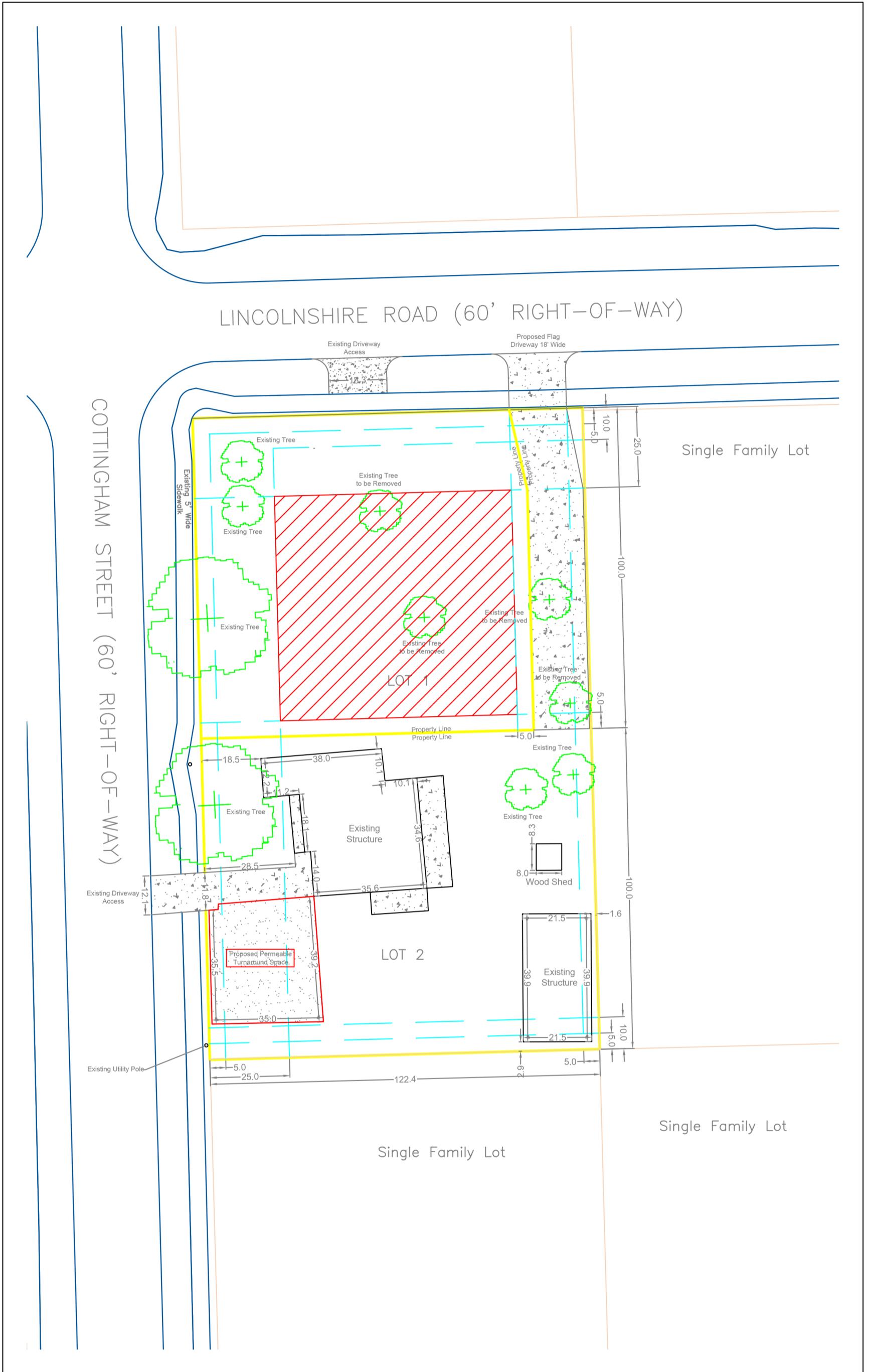
Subdivision Name: Almeda Genoa Place partial replat no 2 (DEF 1)

Applicant: Chesterfield Development Services



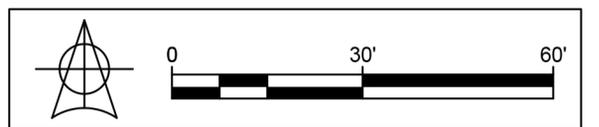
C – Public Hearings with Variance

Aerial



Site Plan
Development

<u>Lot 1</u> 0.2380 Acres or 10,370.12 Sq Ft	<u>Lot 1</u> Buildable Area: 5,207.85 SqFt
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13111 Cottingham St.
Houston TX 77048

<u>Lot 2</u> 0.3239 Acres or 14,109.91 sq Ft
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Scale: 1"=30'	
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Application Number: 2020-0896
Plat Name: Almeda Genoa Place partial replat no 2
Applicant: Chesterfield Development Services
Date Submitted: 06/01/2020

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 lot less than one acre to take access from a MTF

Chapter 42 Section: 42-188

Chapter 42 Reference:

A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:(1)The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or(2)The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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 wants to subdivide said property at the corner of Cottingham (60' ROW) and Lincolnshire Streets (60' ROW) to create two residential lots. The hardship on Lot 2 is created by the 20' dedication to widen the street. Lot 1 is in full compliance with Chapter 42 as depicted with a 20' dedication to the City of Houston for ROW purposes, a 25' setback line on both Cottingham and Lincolnshire streets, along with the release of a 20' strip of land in the back along Lincolnshire and 100' along the south east side to provide ingress and egress to Lot 2 (flag lot). The creation of Lot 1 (8,240 sf) is a reasonable use of land that conforms with the standards of Chapter 42 without a variance. Any undue hardship with regard to this project has to do with the existing physical conditions on Lot 2 after giving up a 20' dedication of its property for right-of-way purposes on Cottingham St. The site is located in a residential neighborhood between Almeda Genoa and Beltway 8. In this area, Lincolnshire is a short street that dead ends into Frost Elementary school which is one block from the site and it becomes a stub street two blocks in the other direction. There is not a lot of traffic in this area and developing Lot 1 will not impact the traffic either. The owner would be deprived of reasonable use of land and incur an undue hardship if the variance is not granted to maintain the use the driveway on Lot 2, since her home was built in 1958 according the Harris County Appraisal District and plating was not required at the time. According the major thoroughfare map, Cottingham St. will be widened to 100' ROW. Cottingham St becomes Martin Luther King Jr Blvd on the other side of Almeda Genoa (which is one block past Lincolnshire). The property owner is willing to give the appropriate dedication to widen Cottingham and would like to maintain the use of the home and existing driveway on Lot 2. Once to road is widened or if the home is destroyed, the owner will take access from Lincolnshire. For safety reasons, the preference is to use Lincolnshire instead of a shared driveway since the house is built at an angle and it is not feasible based on the way the house sits on the land. At the time, the existing home was built in 1958 the right-of-way was 60' along Cottingham St. before the platting ordinance was adopted. The owner currently resides in Lot 2 and would like to maintain the use of the existing driveway by turning around in her yard. Lot 2 is large enough to turn around in the designated permeable space in her yard and not back out onto the street. Since the existing home was built before the Chapter 42 ordinance was established and before the MTP to widen Cottingham, the variance being requested is to allow the existing home to remain in place with a dual building line and access to the existing driveway and turn-around space on Lot 2. The owner would be deprived of reasonable use of land since the street is not a Capitol Improvement Project scheduled to be developed through 2024. Furthermore, it would be an undue hardship if the variance is not granted to maintain the use her driveway now and until the street is widened. Once to road

is widened or if the home is destroyed, the owner will take access from Lincolnshire. In the meantime, she should be allowed to use her existing driveway with turnaround space in the yard on Lot 2.

(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;

na

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

Due to the unusual physical characteristics of the property on Lot 2 as a result of the 20' dedication to the city for right-of-way purposes, a hardship is created through no fault of the owner and the existing house is grandfathered since it was built in 1958 before Chapter 42. Although the lot is less than an acre, there is enough space to turn around in the yard. The owner lives in the existing residential structure on Lot 2 and would like to maintain access from the proposed major thoroughfare since Cottingham is currently a 60' ROW with no plans to be widened in the immediate future. Whenever the street is ready for development, the owner will take access from Lincolnshire. Since there could be a number of years before the street is actually widened and the house currently sits on a 60' ROW in a quiet neighborhood with a small traffic flow, the owner should be able to use her driveway until the future development of Cottingham actually happens. The way that the existing home sits on the land on Lot 2, it creates an undue hardship through no fault of the owner since the house was built in 1958 and there is not a lot of traffic in the area.

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

Allowing the owner to maintain the use of her existing driveway on Lot since the home is grandfathered will preserve and maintain the intent and purpose of this chapter because the house was built in 1958 before Chapter 42 was established. Allow the owner to continue to use driveway of the existing house on Lot 2 until such time that Cottingham is widened is a win-win situation because it allows the owner an opportunity to use the property for easy access to the front door until the proposed widening occurs. She is giving a 20' dedication for ROW with the understanding that if the building is demolished or destroyed or the development is imminent. The owner wants to allow the existing home on Lot 2 to remain in place without having to move it. Lot 1 will comply with the 25' building line.

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

The existing home on Lot 2 was built in 1958 according to the codes and specifications of the City of Houston and allowing the house along with its driveway with a turnaround will not be injurious to the public health, safety, or welfare since the home is located in a quiet, mostly residential neighborhood that is not densely populated. Furthermore, granting the variance is not injurious to public health, safety, or welfare because the owner plans to use the driveway until the widening occurs which could take a number of years.

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

The hardship on Lot 2 is created by the 20' dedication to widen the street. This variance request is due to the fact that the existing building on Lot 2 was built at a time when it was not foreseeable that Cottingham St (60' ROW), a local street in a residential community, would eventually become a major thoroughfare. Since the house is already built any hardship that exists is there whether Lot 1 is developed or not. The owner wants the existing residence to remain in place with use of the existing driveway until the street widening occurs. This is a reasonable request.



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 15, 2020

Dear Property Owner:

Reference Number: 2020-0896; Almeda Genoa Place partial replat no 2; partial replatting of "Almeda Genoa Place". This proposal includes the replatting of lot 111, Block 8 as recorded in Volume 31 Page 10 of the H.C.M.R.

The property is located at the southeast intersection of Lincolnshire road and Cottingham Street. The purpose of the replat is to create two single family residential lots. The applicant, Monica Fontenot-Poindexter, with Chesterfield Development Services, on behalf of 13111 Cottingham Project, can be contacted at 713-538-5364.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, August 6th, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through 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 will find a link to participate in the meeting and 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. 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 be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order 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 TUESDAY 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.
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Houston Planning Commission

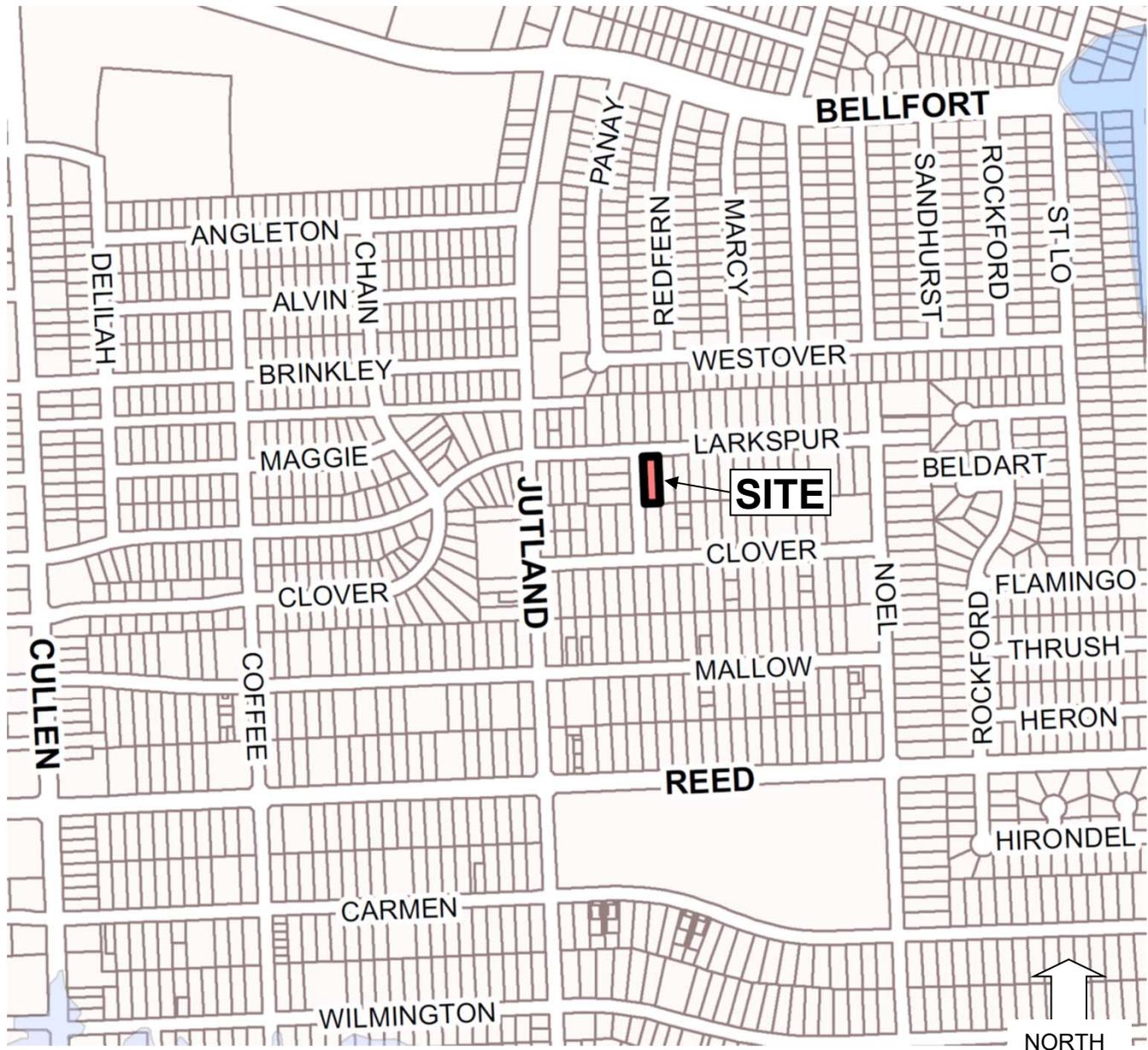
ITEM: 108

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Alpha Team Manor replat no 1

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

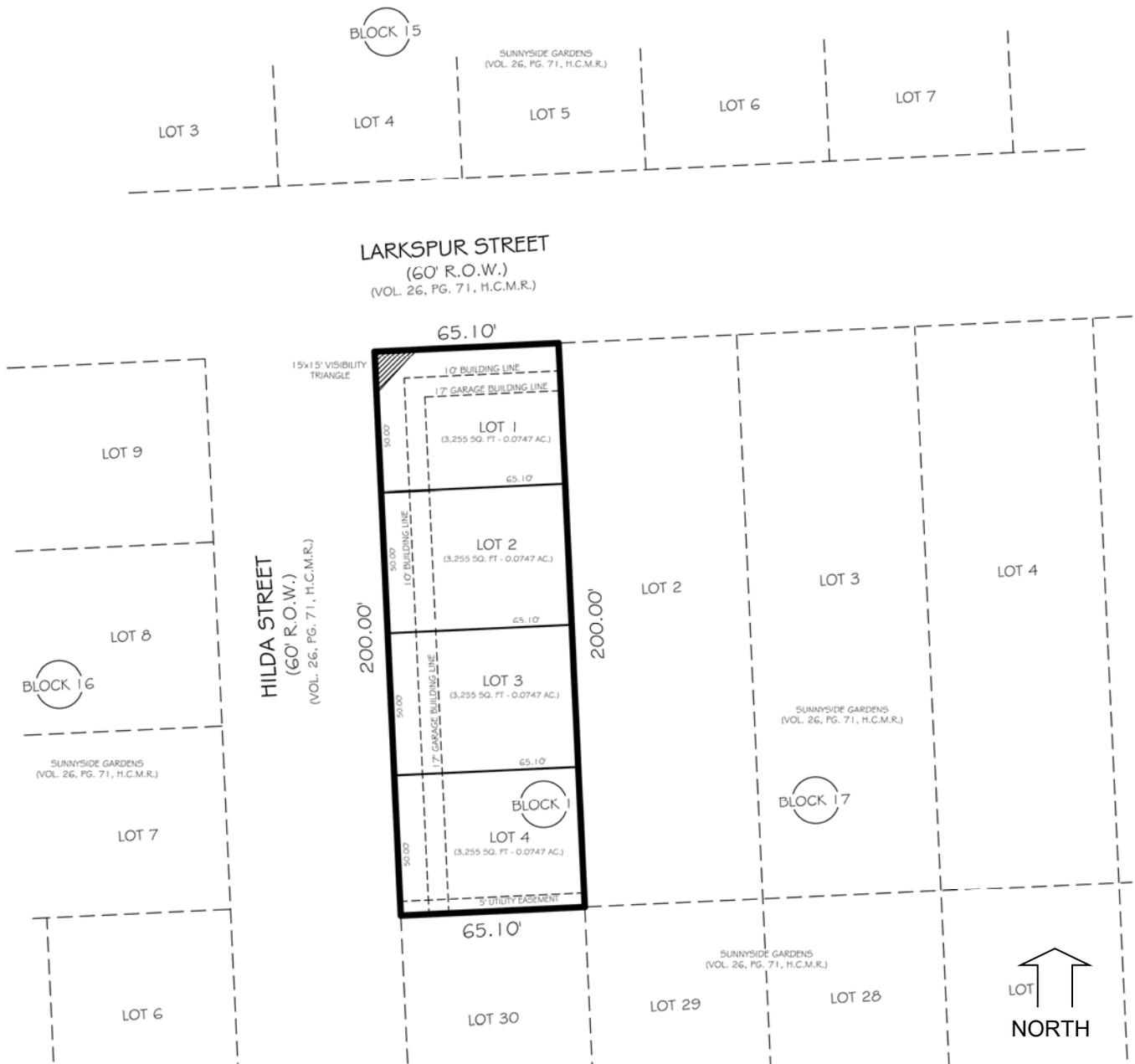
ITEM: 108

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Meeting Date: 08/20/2020

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Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

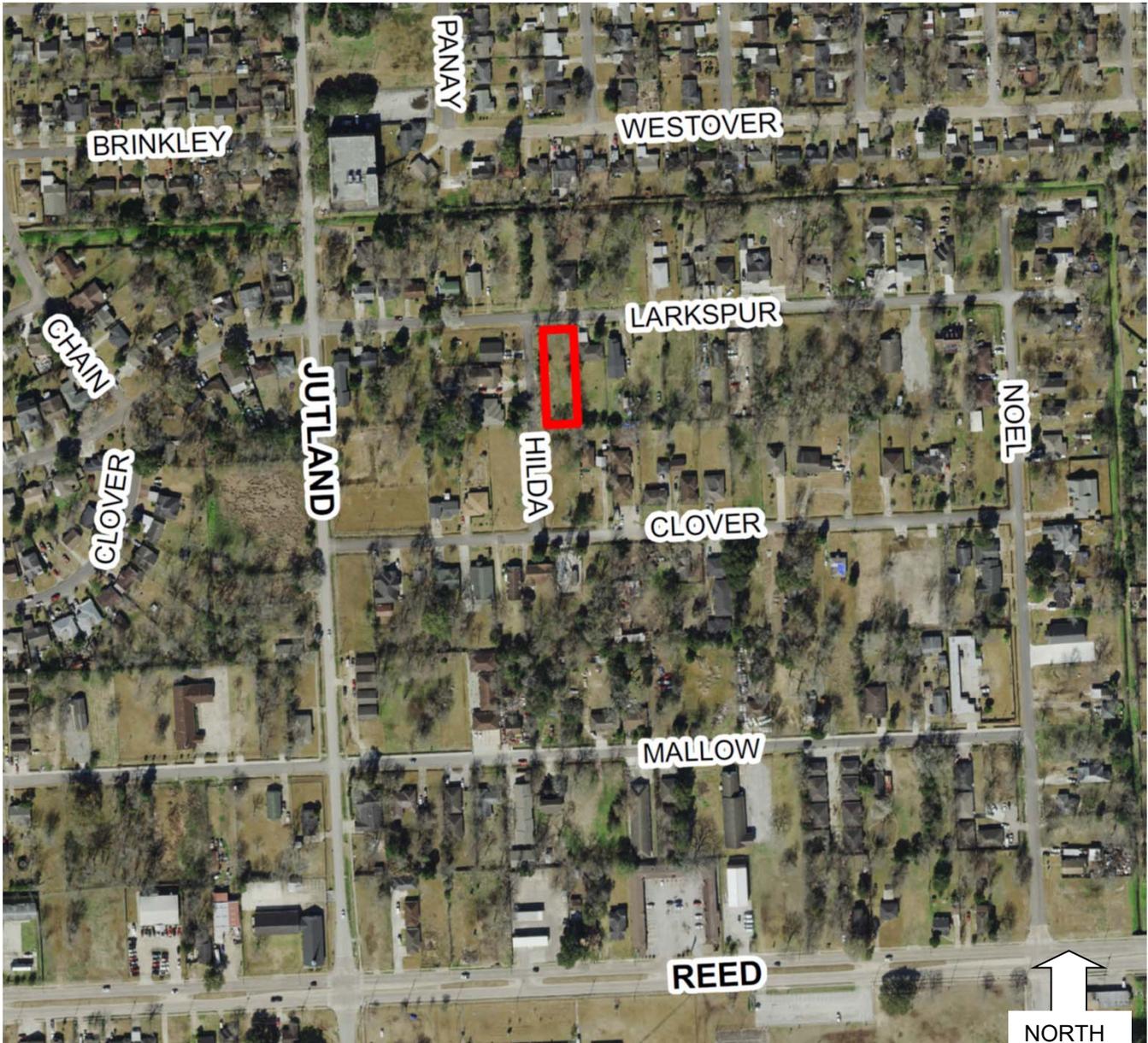
ITEM: 108

Planning and Development Department

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C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2020

Dear Property Owner:

Reference Number: 2020-1189, Alpha Team Manor replat no 1; replatting of all of "Alpha Team Manor" as recorded at Film Code No. 687111 of the Harris County Map Records.

The property is located at the southeastern intersection of Larkspur Street and Hilda Street. The purpose of the replat is to create four (4) single-family lots. The applicant, Stephanie Rivera-Lopez, with SEM Services, can be contacted at 832-986-8208.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Briargate Sec 10 partial replat no 1 (DEF 2)

Applicant: ONE STOP REALTY SERVICE



C – Public Hearings with Variance

Site Location

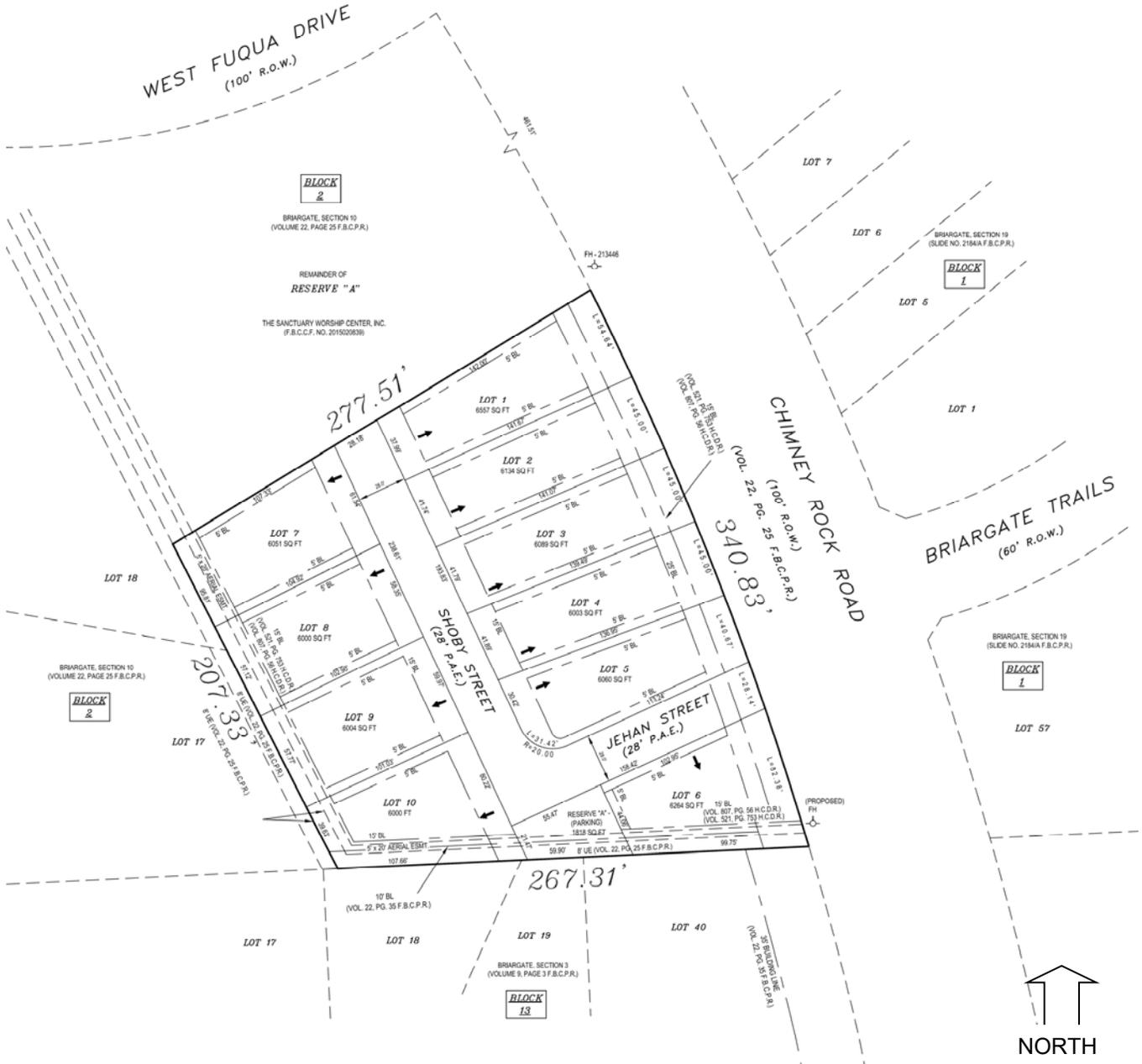


Houston Planning Commission **ITEM: 109**

Planning and Development Department Meeting Date: 08/20/2020

Subdivision Name: Briargate Sec 10 partial replat no 1 (DEF 2)

Applicant: ONE STOP REALTY SERVICE



C – Public Hearings with Variance Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Briargate Sec 10 partial replat no 1 (DEF 2)

Applicant: ONE STOP REALTY SERVICE



C – Public Hearings with Variance

Aerial

**The Law Office of
Lewis W. "Chip" Smith IV, P.L.L.C.**

7002 Riverbrook Drive, Suite 900-F
Sugar Land, Texas 77479
(281) 937-7021
(281) 937-7493 FAX

LEWIS W. "CHIP" SMITH IV

August 5, 2020

Via Regular Mail and Electronic Mail (Lyndy.morris@houstontx.gov)

Houston Planning & Development (P&D) Dept.

c/o Lyndy Morris

611 Walker Street, 6th Floor

Houston, TX 77002

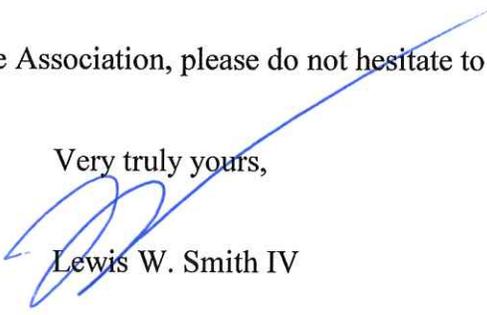
Re: Briargate Sec. 10 partial replat No. 1
Developer Kasmani Construction LLC/One Stop Realty
APP No 2020-0889

Dear Ms. Morris:

This firm represents the Briargate Community Improvement Association. It has now come to our attention that the proposed Shoby Street would be a private street not taken over by the City. The Association is opposed to the portion of the re-plat that creates Shoby Street because it does not: 1) have a cul-de-sac or alternate ingress and egress for safety; and 2) there would be no provision for its long term maintenance by the owners of the proposed lots.

If you require anything further from the Association, please do not hesitate to contact me.

Very truly yours,



Lewis W. Smith IV

CC: Briargate Community Improvement Association

CC: **Via Regular Mail and Electronic Mail** (districk@houstontx.gov)

Council Member Martha Castex-Tatum

City Hall Annex

900 Bagby, First Floor

Houston, TX 77002



Application Number: 2020-0889

Plat Name: Briargate Sec 10 partial replat no 1

Applicant: ONE STOP REALTY SERVICE.

Date Submitted: 05/31/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Allow single-family residential lots to be less than 1 acre in size and to take direct vehicular access from Chimney Rock Street, a major thoroughfare.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. - Lot access to streets. (a) 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. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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;

There are several homes in same thoroughfare Chimney rock street using as driveway access. This street has mild traffic and mostly serving only residential home owners. We are planning to build affordable price homes to enhance subdivision's growth and best use of the land which was sitting un-developed since last 7-10 years. If all standards, condition applies then it will be hard to use of land within deed restrictions.

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

As you know, Houston and Missouri City is fastest growing city. This subdivision was developed in 1970-1980 and lots of home owners are willing to upgrade homes or looking to purchase at affordable price for their growing family. This variance is not result of hardship or imposed by applicant. Granting this variance will help provide best solution and use of land in efficient manner.

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

Yes. We assure city and neighbor from our end that this we will preserve and maintain the intent and general purpose of this chapter. As developer we will make sure that all home owners rights are protected.

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

There are several homes in same subdivision who already using Chimney rock access for driveway since 1970-1980 and have not found any incident which alarm any public health safety or welfare. We also assure that this variance will not effect any public safety, health or welfare.

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

Only sole justification of this variance is to enhance subdivision's growth and best use of the 1.69 acre land, and provide better and affordable housing to cater the need of home owners who are looking to upgrade or purchase new home for their future generation. This variance is not only economic hardship. It is practical from all aspects. It is best of everyone interest.



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 29, 2020

Dear Property Owner:

Reference Number: 2020-0889, "Briargate Sec 10 partial replat no 1"; replatting of a portion of Reserve A, of **"Briargate Sec 10"** as recorded in Vol. 22, Pg. 35 of Fort Bend County Plat Records.

The property is located along and west of Chimney Rock Road, south of W Fuqua Street and north of Ponsot Drive. The purpose of the replat is to create 10 single-family residential lots and 2 restricted reserves. The applicant, Shoab Hussain, with One Stop Realty Service, on behalf of Kasmani Constructions LLC, can be contacted at 713-459-6655.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order 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 TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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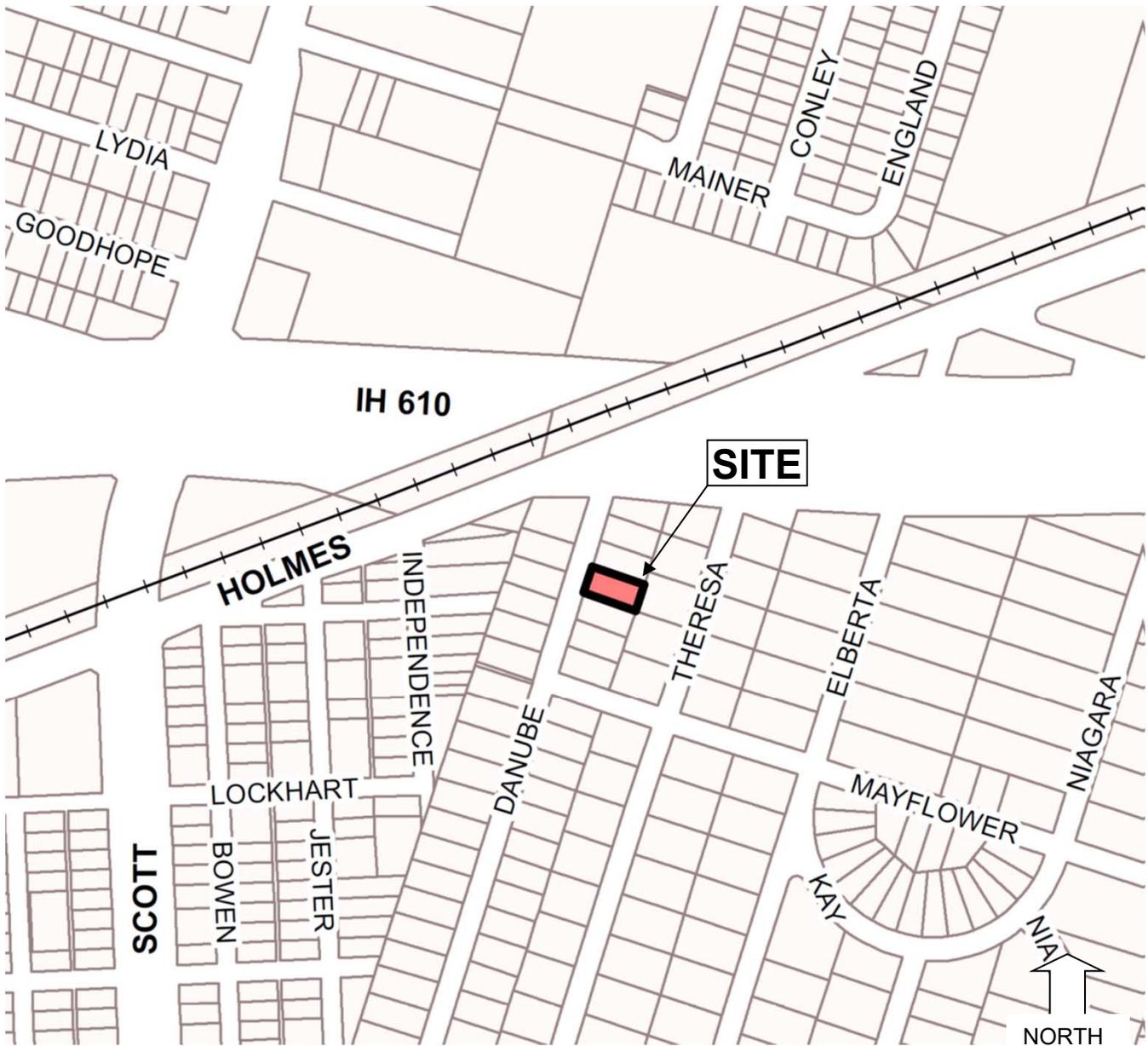
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Brookhaven Addition replat no 1 partial replat no 1

Applicant: Eco Products International



C – Public Hearings

Site Location

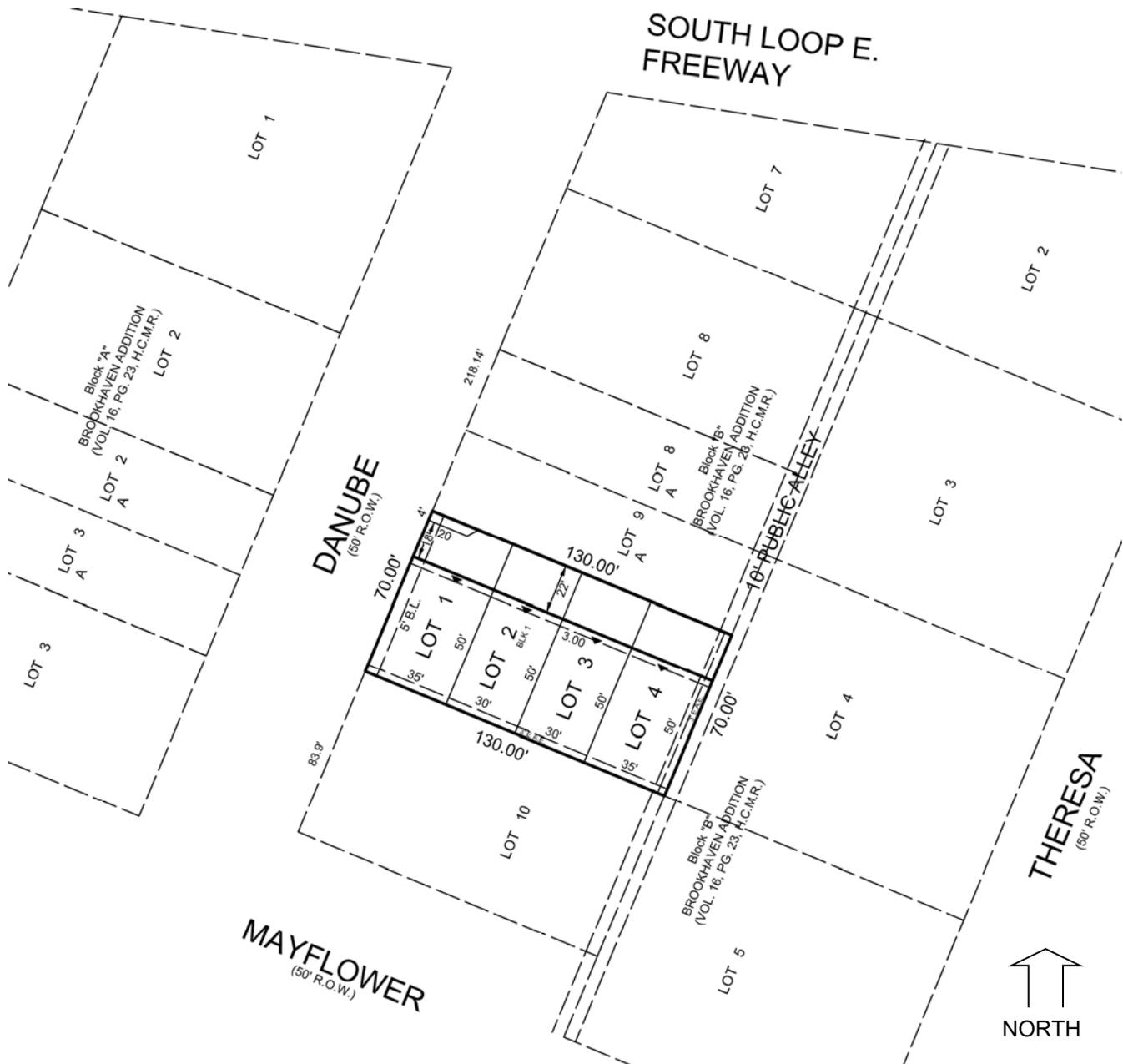
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 08/20/2020

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Applicant: Eco Products International



C – Public Hearings

Subdivision

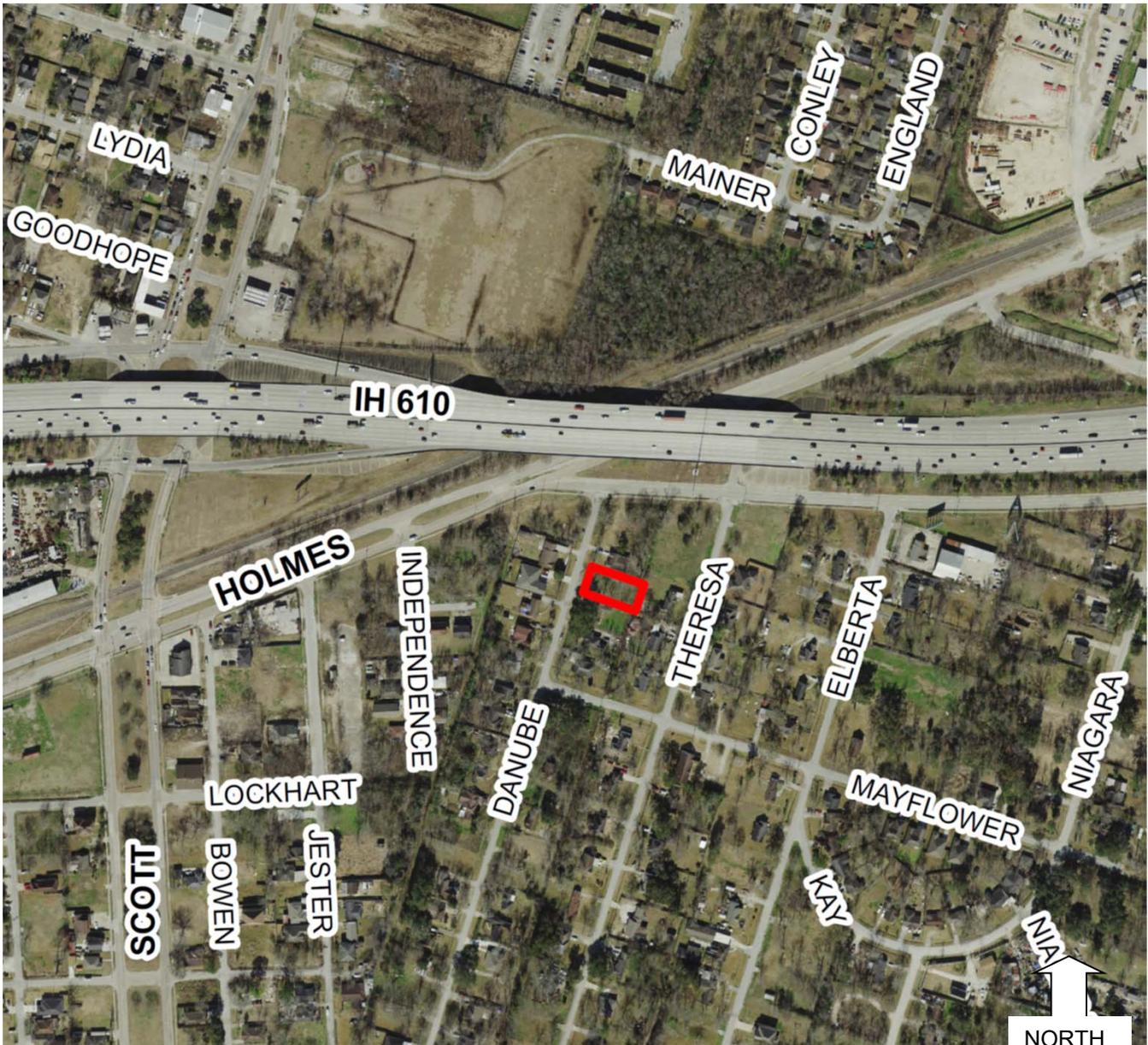
Houston Planning Commission ITEM: 110

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C – Public Hearings

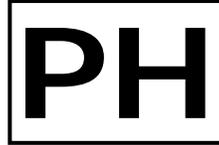
Aerial



CITY OF HOUSTON
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Sylvester Turner
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Public Hearing Notice



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July 29, 2020

Dear Property Owner:

Reference Number: 2020-0888; Brookhaven Addition replat no 1 partial replat no 1; partial replatting of "**Replat of Brookhaven Addition**". This proposal includes the replatting of a portion of Lot 9, in Block B, as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located along Danube Street, south of South Interstate Highway 610 East and north of Mayflower Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Rodrigo Garcia Del Real, with Eco Products International, can be contacted at 713-815-9876.

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Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Dian Street Villas

Applicant: Jones & Carter – Woodlands Office



C – Public Hearings

Site Location

Houston Planning Commission

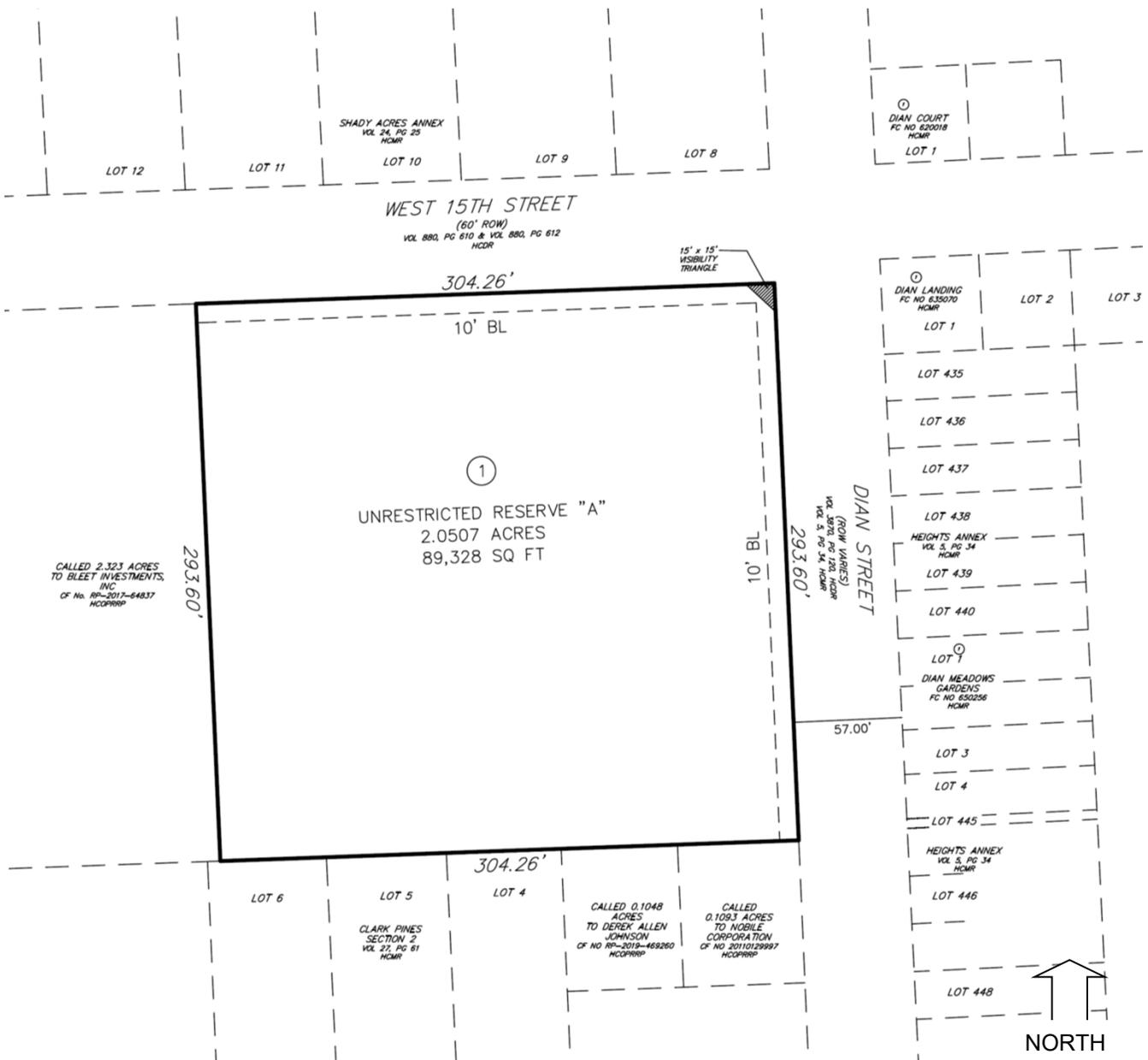
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Subdivision

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Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Dian Street Villas

Applicant: Jones & Carter – Woodlands Office



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2020

Dear Property Owner:

Reference Number: 2020-1193; Dian Street Villas; replatting of all of "**West 15th Street Villas**" lots 1-12, Block 1 as recorded at Film Code No. 690137 of the Harris County Map Records.

The property is located at the southwest intersection of Dian Street and West 15th Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Mikalla Hodges, with Jones|Carter - Woodlands Office, on behalf of Dian Park, LP & 1800 W15th Development, LLC, can be contacted at 281-363-4039

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Thursday, August 20, 2020 at 2:30 PM

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Houston Planning Commission

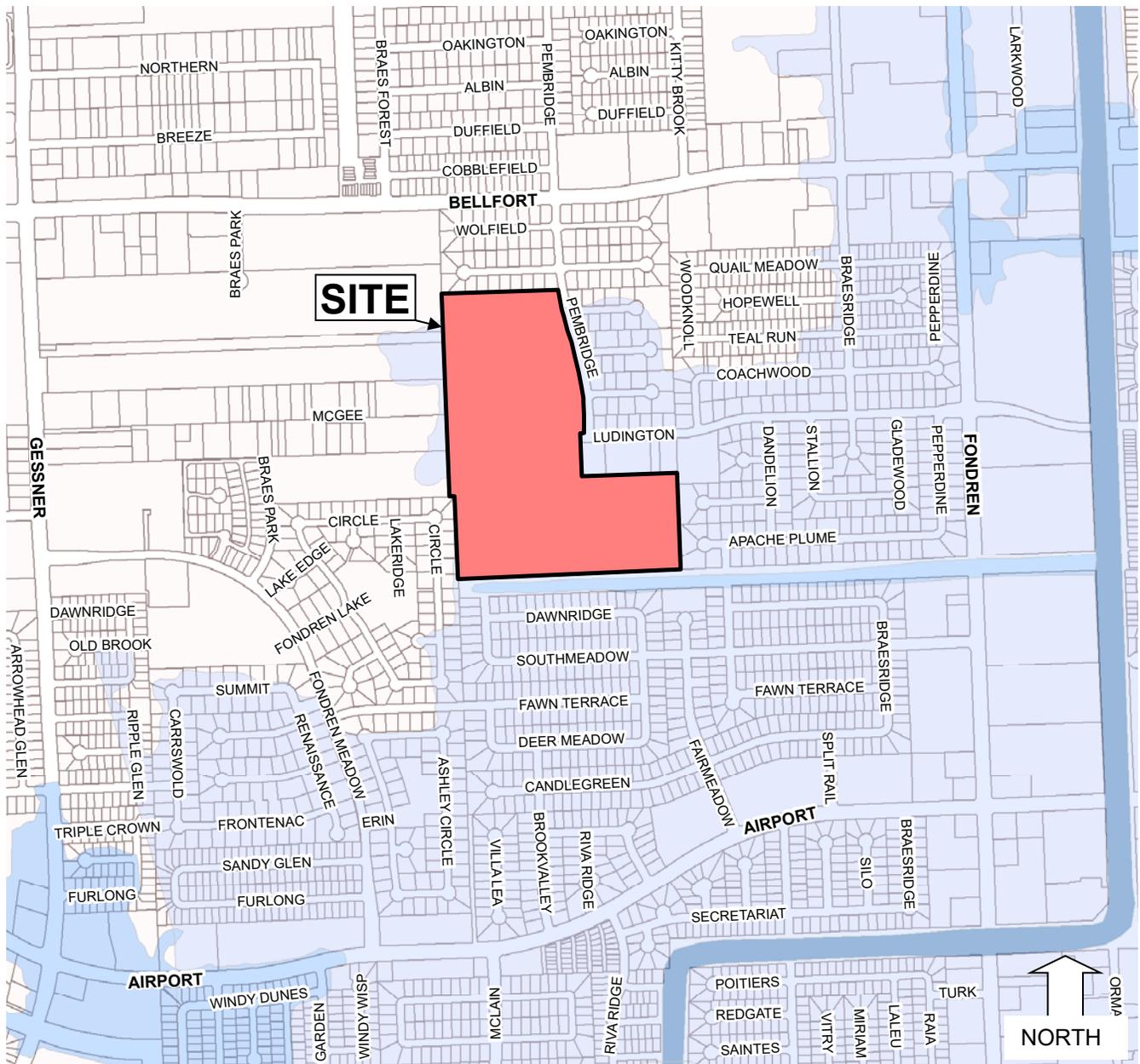
ITEM: 112

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Fondren Southwest Northfield Sec 7 and 8 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department Meeting Date: 08/20/2020

Subdivision Name: Fondren Southwest Northfield Sec 7 and 8 partial replat no 2

Applicant: Vernon G. Henry & Associates, Inc.



Houston Planning Commission ITEM: 112

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Fondren Southwest Northfield Sec 7 and 8 partial replat no 2

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C – Public Hearings

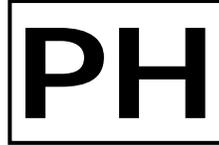
Aerial



CITY OF HOUSTON
Planning and Development

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Public Hearing Notice



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July 29, 2020

Dear Property Owner:

Reference Number: 2020-1191, Fondren Southwest Northfield Sec 7 and 8 partial replat no 2; replatting of a portion of **Corrected Plat of Fondren Southwest Northfield Sec 7 and Fondren Southwest Northfield Section 8.** This proposal includes the replatting of a portion of part of lots 1-22, block 1, lots 1-35, block 2, a portion of Hopewell Lane, Coachwood Drive, and Teal Run Drive as recorded in Volume 303 Page 83 and lots 1-30, block 2, lots 1-5, 14-18, block 3, lots 1-35, block 4, Lots 1-23, block 5, lots 1-11, block 6, a portion of Ludington Drive and Fair Meadow Drive, and all of Moondance Lane, Janabrook Drive, Valley Hills Drive, Apache Plume Drive and Villa Lea Lane as recorded in Volume 327, Page 108 of the Harris County Map Records.

The property is located south of West Belfort Avenue west of Fondren Road. The purpose of the replat is to create 122 single-family lots, 4 blocks and 5 reserves. The applicant, Jake Patrick, with Vernon G. Henry & Associates, Inc., can be contacted at 713-627-8666.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

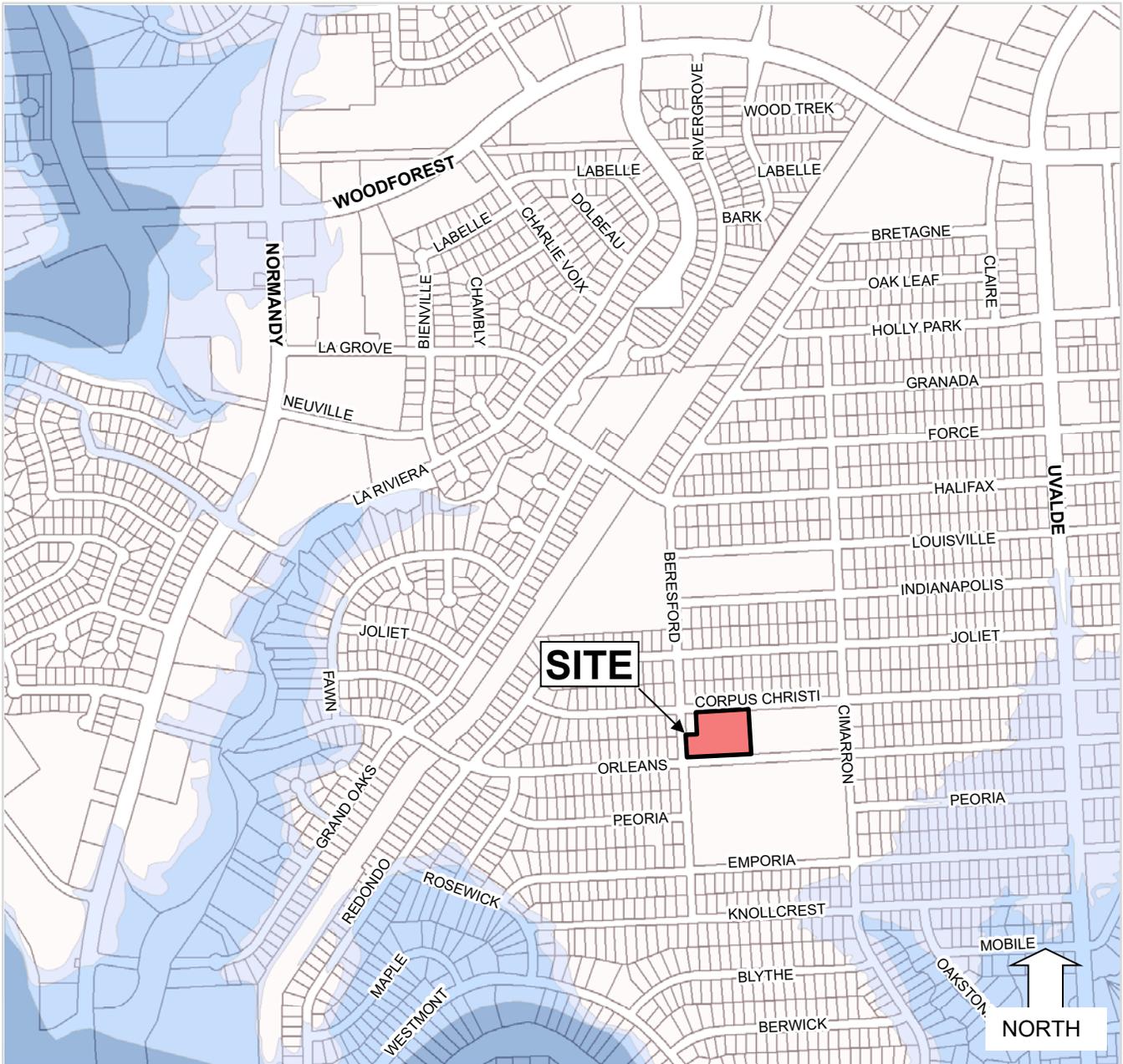
ITEM: 113

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Home Owned Estates Sec 5 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Home Owned Estates Sec 5 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

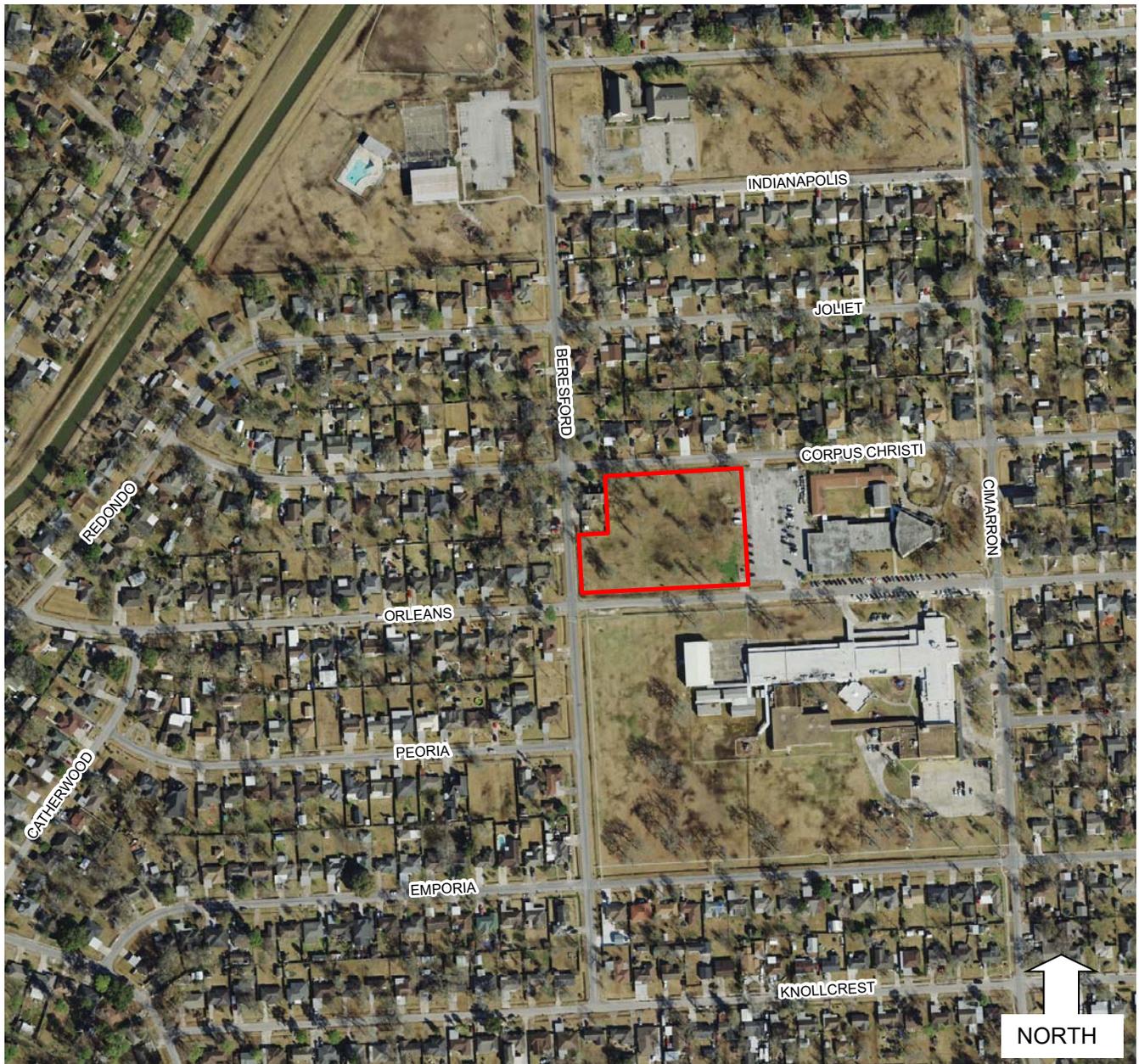
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 08/20/2020

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C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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July 29, 2020

Dear Property Owner:

Reference Number: 2020-1166, Home Owned Estates Sec 5 partial replat no 1; partial replatting of Home Owned Estates Sec 5. This proposal includes the replatting of a portion of Block 70, as recorded in Volume 46, Page 3 of the Harris County Map Records.

The property is located north of I 10 east along Beresford Street south along Corpus Christi Street west of Cimarron Street and Uvalde Road. The purpose of the replat is to create 11 single-family lots. The applicant, Joyce Owens, with Owens Management Systems, LLC., can be contacted at 713-643-6333.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Houston Planning Commission

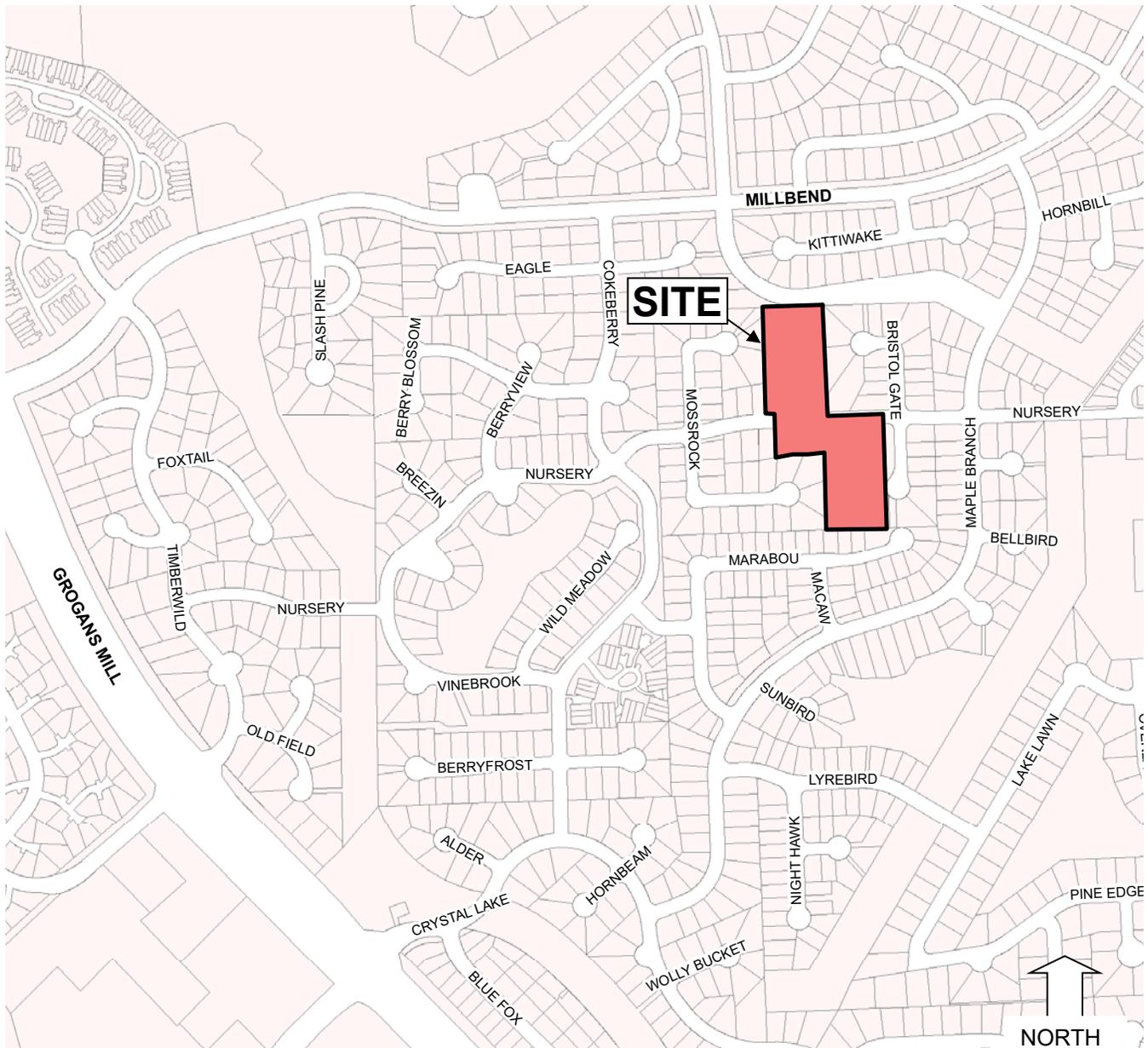
ITEM: 114

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Honeycomb Ridge replat no 2

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Honeycomb Ridge replat no 2

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C – Public Hearings

Subdivision

Houston Planning Commission

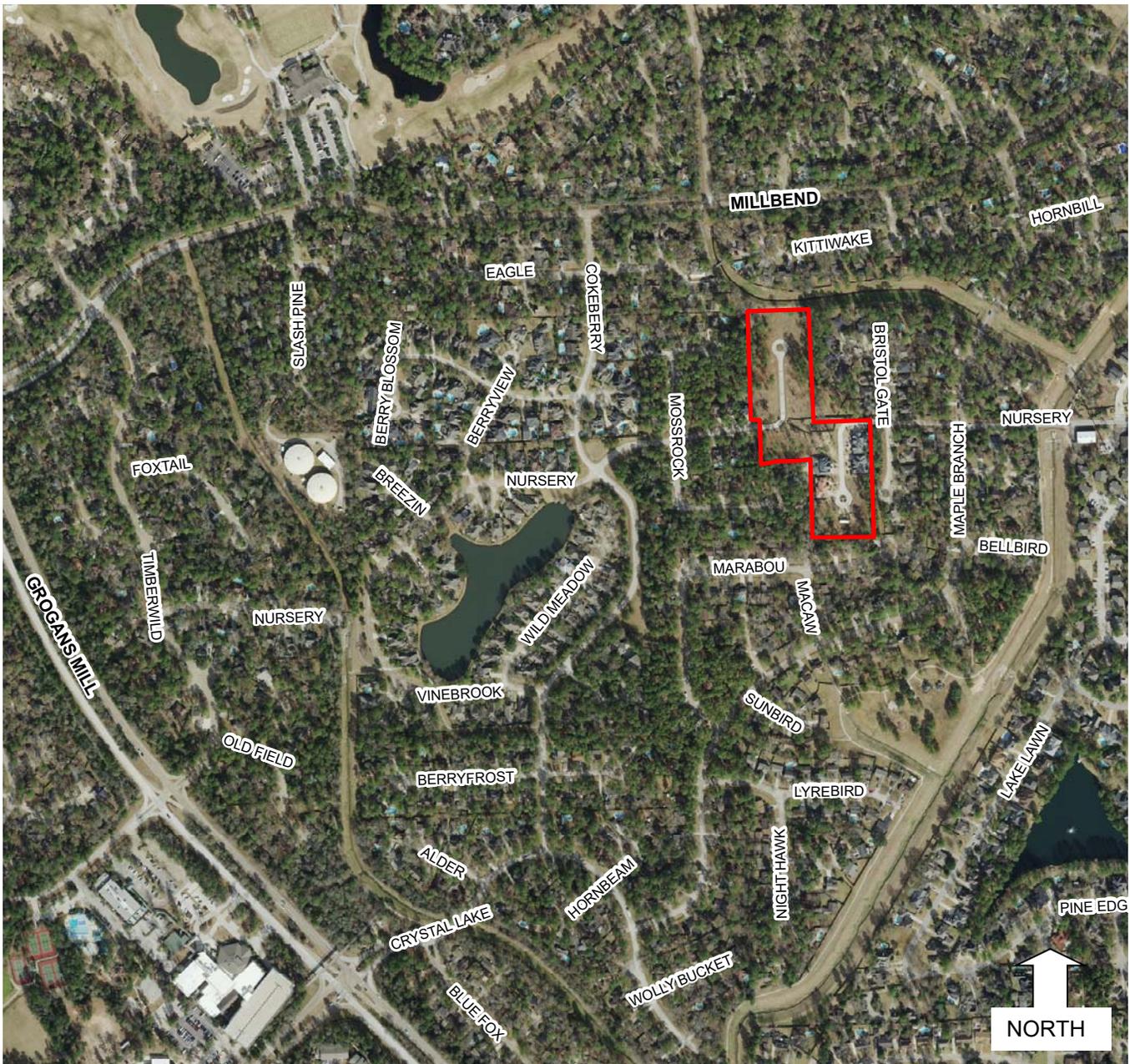
ITEM: 114

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Honeycomb Ridge replat no 2

Applicant: RP & Associates



C – Public Hearings

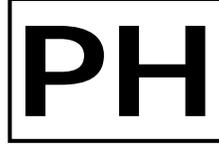
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Public Hearing Notice



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July 29, 2020

Dear Property Owner:

Reference Number: 2020-0885; "Honeycomb Ridge replat no 2"; replatting of Honeycomb Ridge replat no 1. This proposal includes the replatting of lots 1 through 19, in Block 1, as recorded in Sheets 3666-3667, Cabinet Z of the Montgomery County Map Records.

The property is located north of Sawdust Road west of US 45. The purpose of the replat is to create twenty-eight (28) single-family residential lot and two reserves. The applicant, Ross Palacios, with RP & Associates, can be contacted at 713-416-6894.

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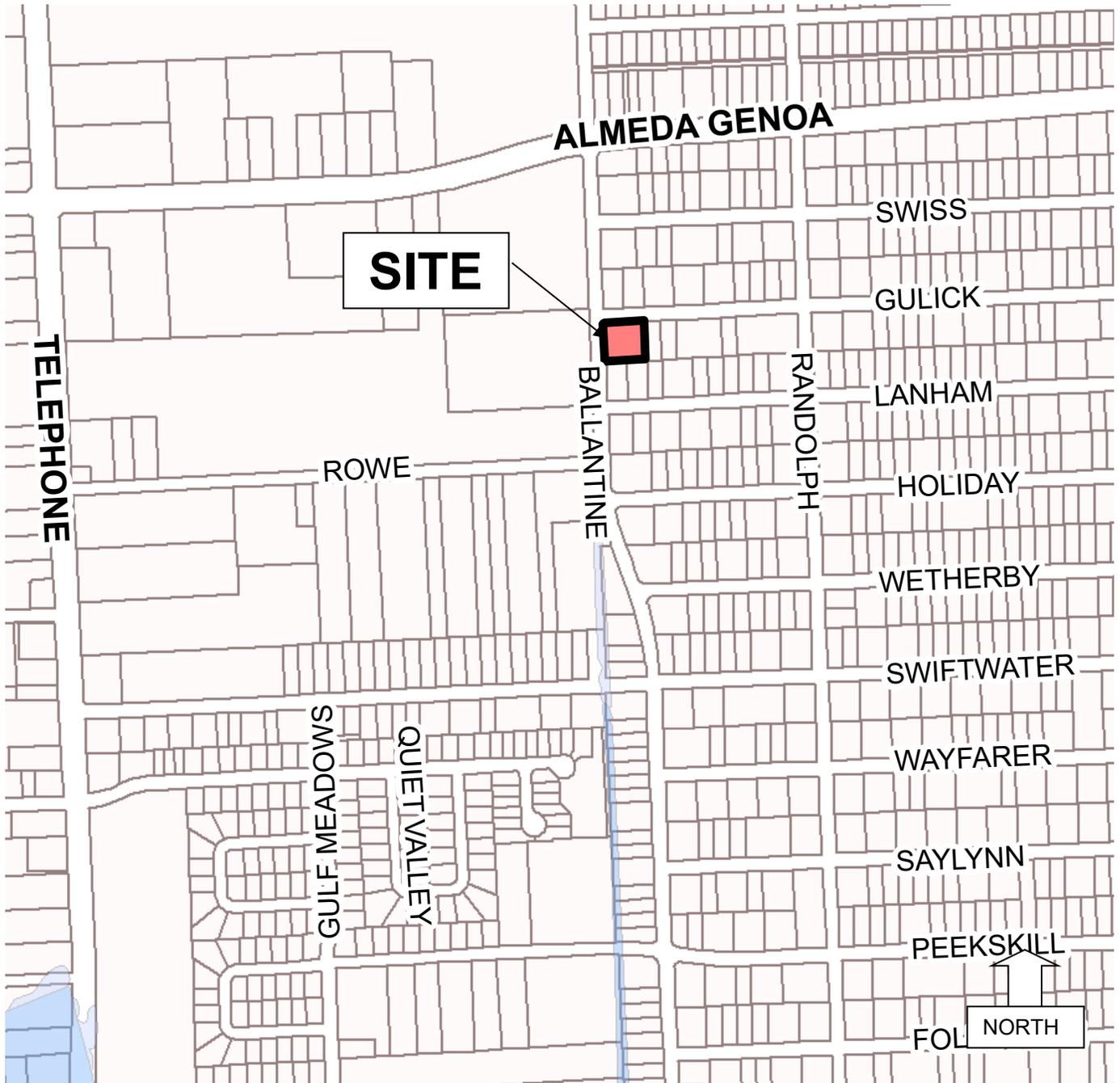
ITEM: 115

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Houstons Skyscraper Shadows Sec 2 partial replat no 5

Applicant: Surv-Tex surveying Inc.



C – Public Hearings

Site Location

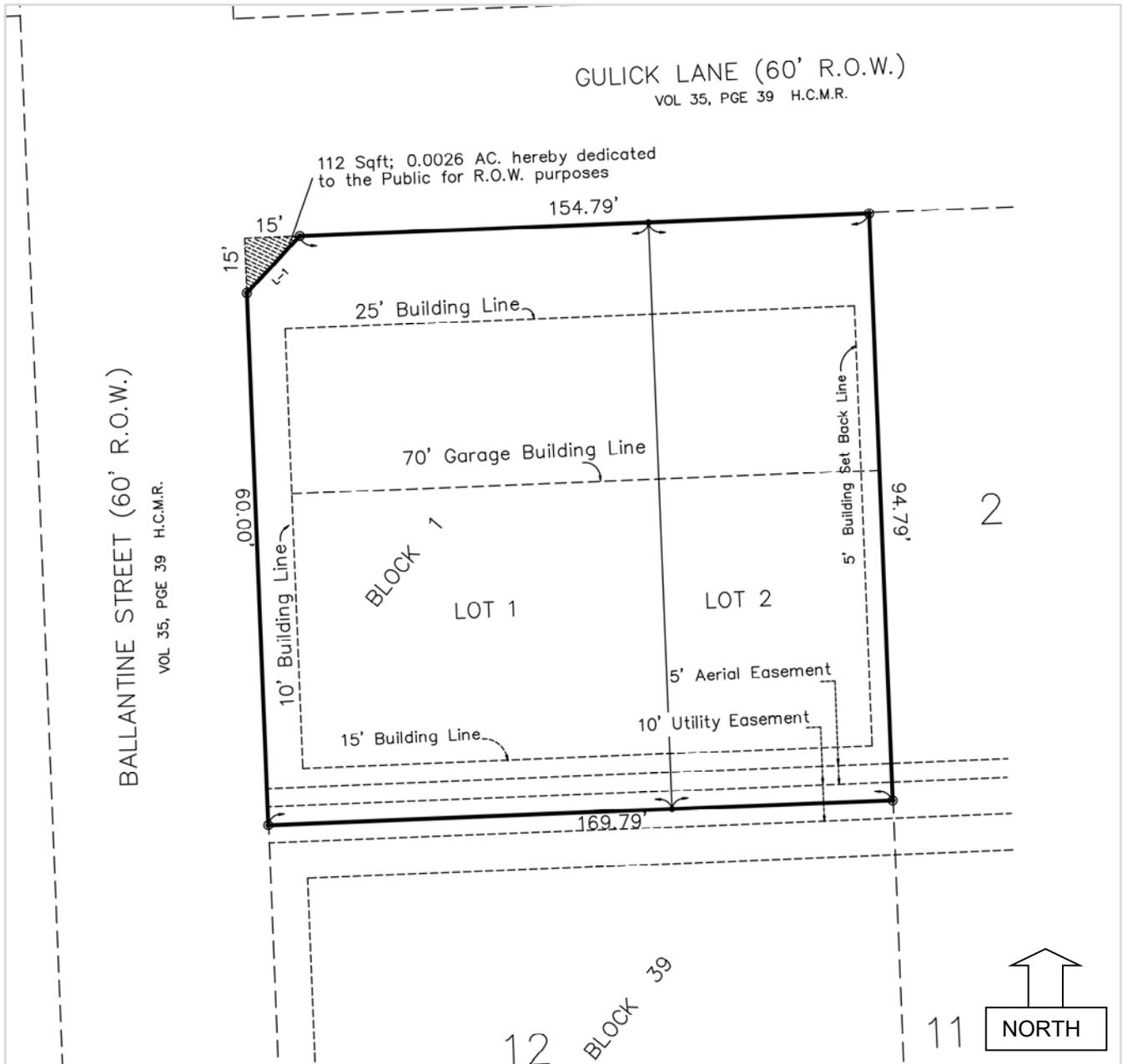
Houston Planning Commission ITEM: 115

Planning and Development Department

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C – Public Hearings

Subdivision

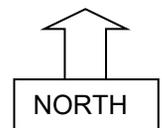
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Meeting Date: 08/20/2020

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July 29, 2020

Dear Property Owner:

Reference Number: 2020-1134; "Houstons Skyscraper Shadows Sec 2 partial replat no 5"; replatting of Houson's Skyscraper Shadows Sec 2. This proposal includes the replatting of lot 1, in Block 39, as recorded in Volume 35 Page 39 of the Harris County Map Records.

The property is located at the southeast intersection of Ballantine Street and Gulick Lane.

The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Abdul Diop, with **Surv-Tex surveying Inc**, can be contacted at 713-521-4551.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, August 20, 2020 at 2:30 PM

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For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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.

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

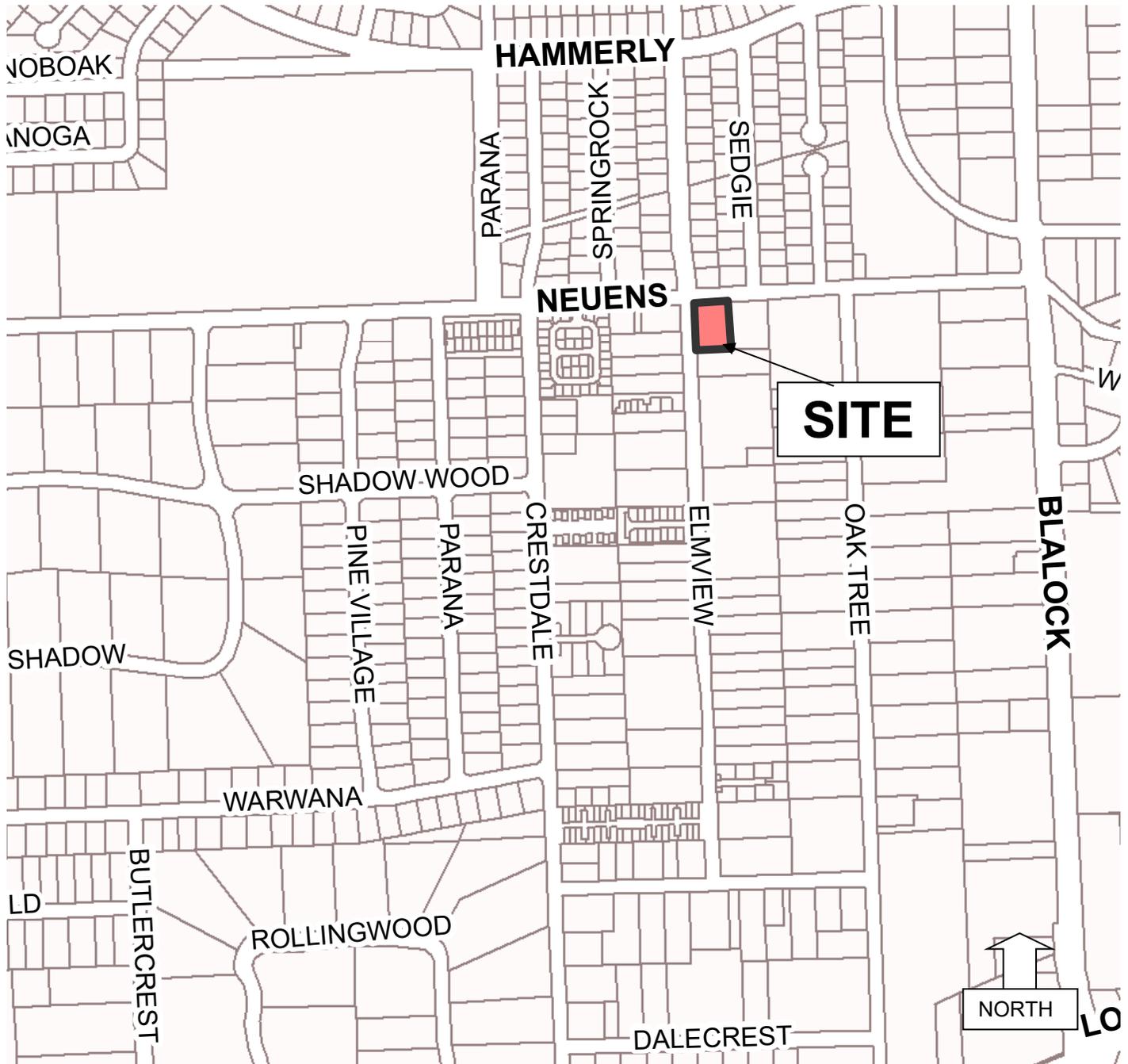
ITEM: 116

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Long Point Acres partial replat no 7

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

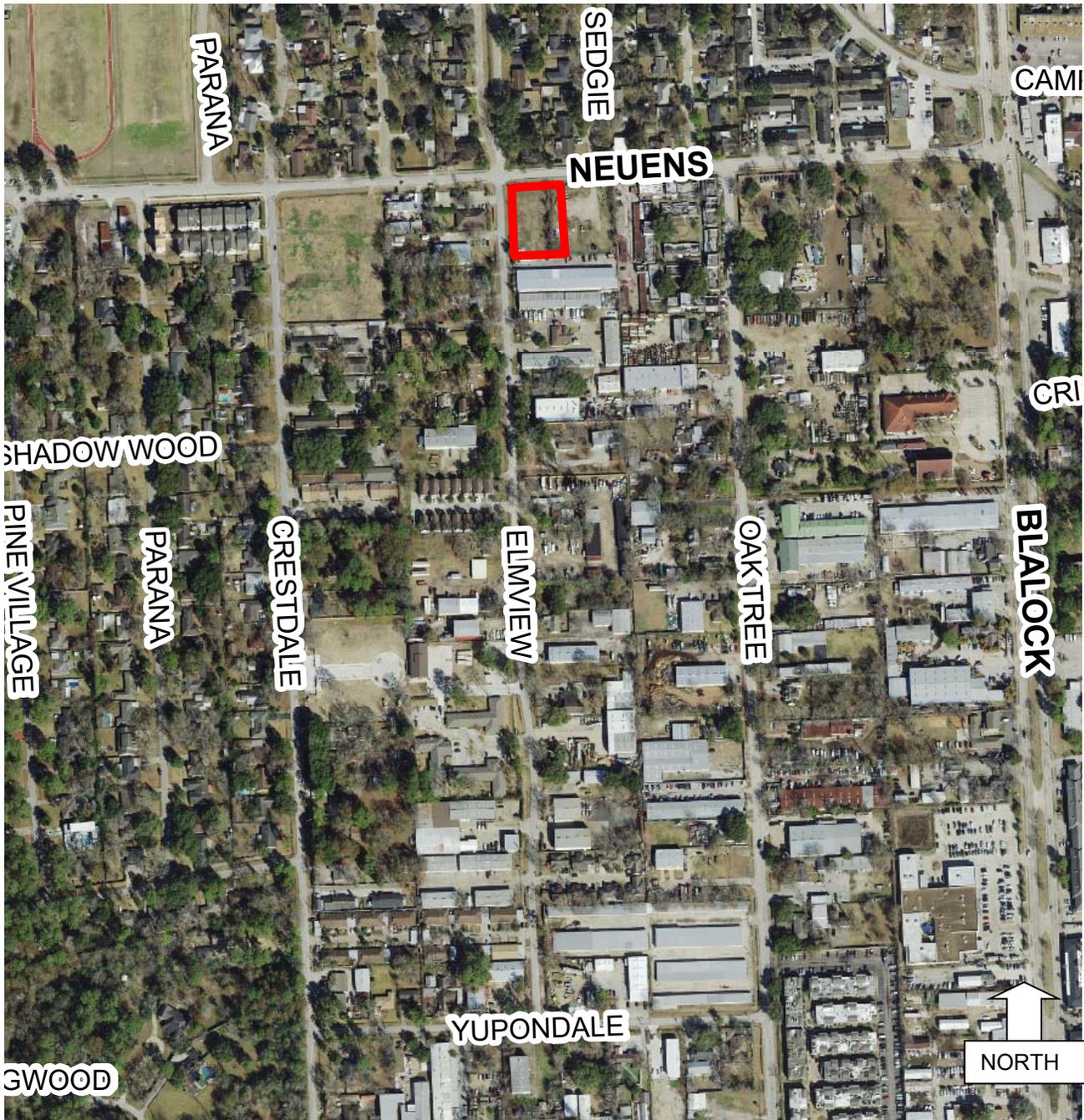
ITEM: 116

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Long Point Acres partial replat no 7

Applicant: Total Surveyors, Inc.



C – Public Hearings

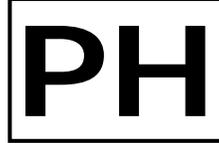
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 24, 2020

Dear Property Owner:

Reference Number: 2020-1215, Long Point Acres partial replat no 7; partial replatting of "Long Point Acres" being part of Lot 15, block 4 as recorded at Volume 14, Page 49, of the Harris County Map Records.

The property is located at the southeastern intersection of Neuens Road and Elmview Drive. The purpose of the replat is to create nine (9) single-family lots and four (4) reserves. The applicant Kevin Kolb, with Total Surveyors, Inc., 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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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Terminology

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

Planning Commission Body, Authority and Obligation

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Houston Planning Commission

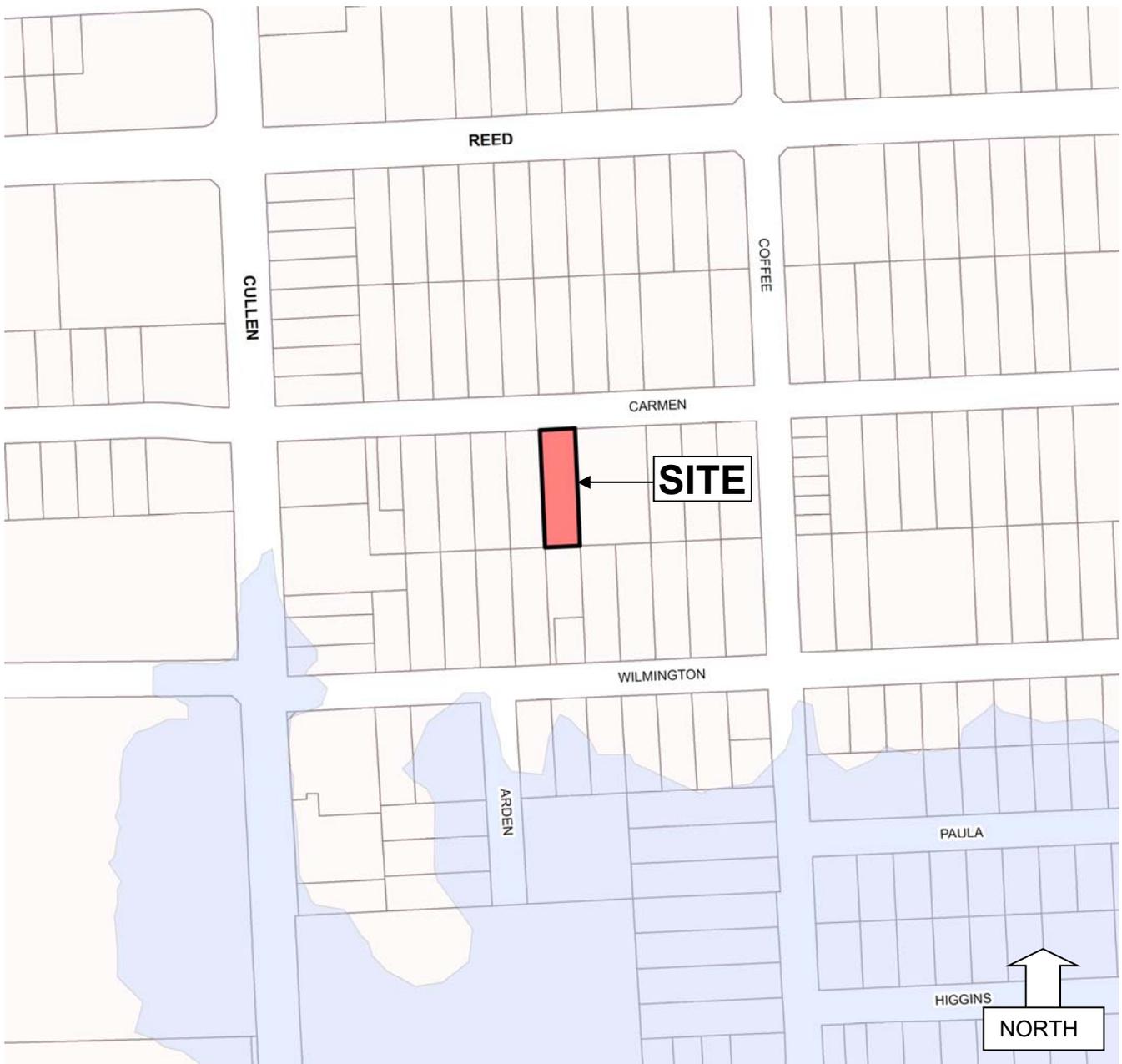
ITEM: 117

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Martinez Gardens replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

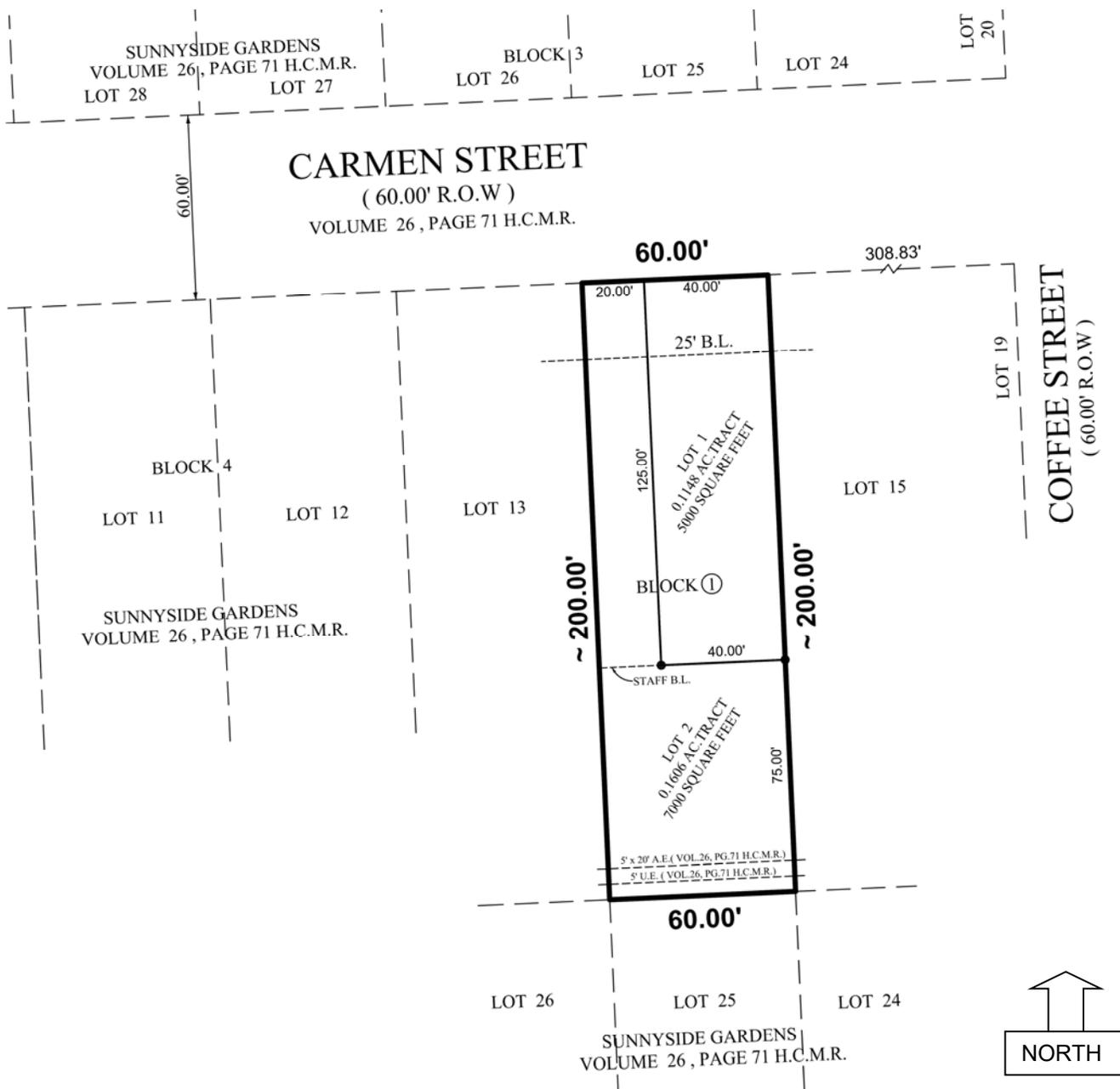
ITEM: 117

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Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision

Houston Planning Commission

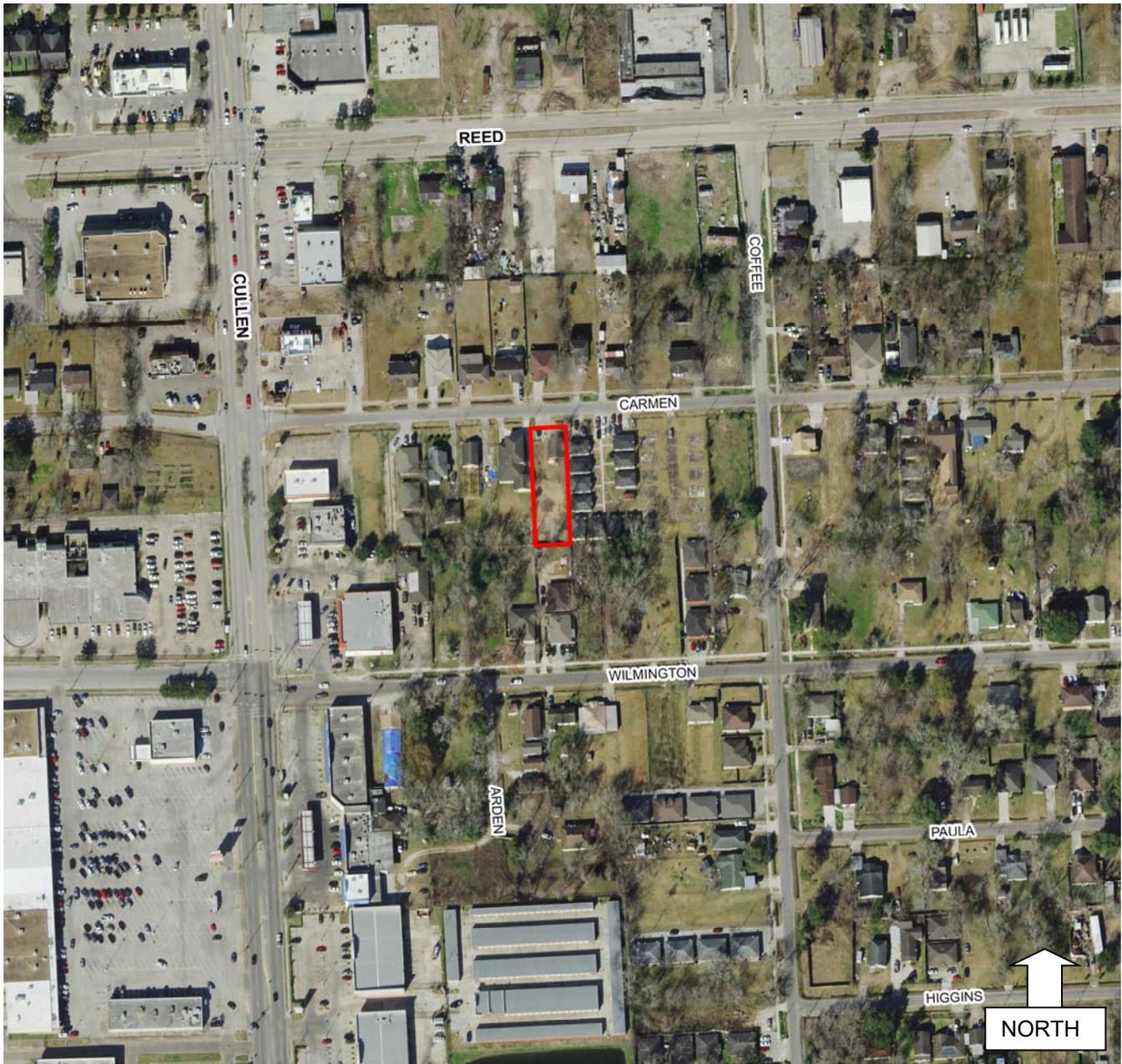
ITEM: 117

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Martinez Gardens replat no 1

Applicant: E.I.C. Surveying Company



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 24, 2020

Dear Property Owner:

Reference Number: 2020-1175, Martinez Gardens replat no 1; replatting of all of "Martinez Gardens" being all of Lots 1 and 2, block 1 as recorded at Film Code No. 690024, of the Harris County Map Records.

The property is located along and south of Carmen Street and east of Cullen Blvd. The purpose of the replat is to create two (2) single-family lots. The applicant Emil Haddad, with E.I.C. Surveying Company, can be contacted at 281-955-2772.

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Houston Planning Commission

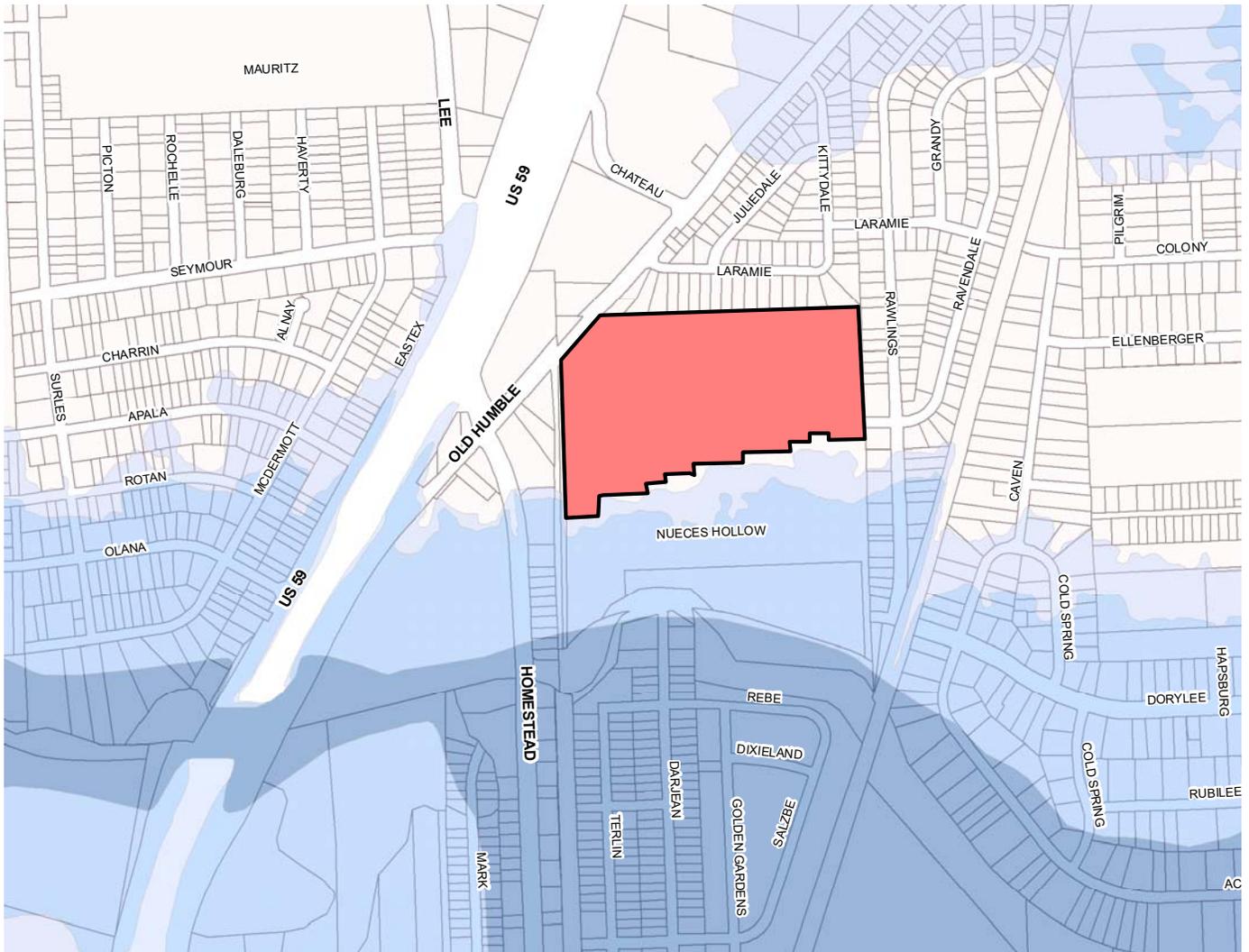
ITEM: 118

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nueces Park Place Sec 1 replat no 1 (DEF 1)

Applicant: Bury



C – Public Hearings with Variance Site Location

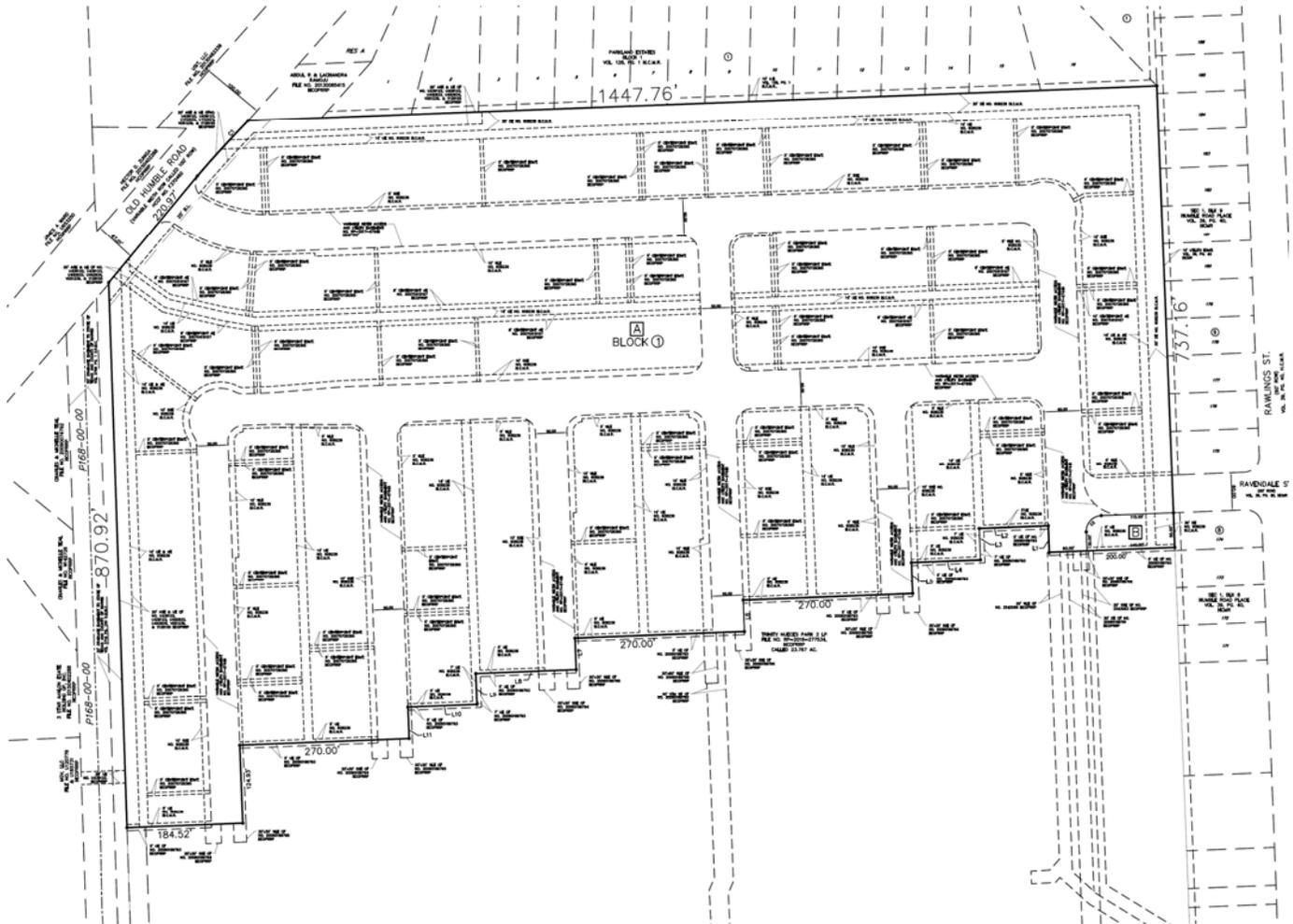
Houston Planning Commission **ITEM: 118**

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nueces Park Place Sec 1 replat no 1 (DEF 1)

Applicant: Bury



C – Public Hearings with Variance

Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nueces Park Place Sec 1 replat no 1 (DEF 1)

Applicant: Bury



C – Public Hearings with Variance

Aerial



Application Number: 2020-1092

Plat Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury

Date Submitted: 06/29/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The specific requirement and the extent to which the variance is being sought is Sec. 42-134. - Street Extension, a request to not extend Ravendale Road or terminate it with a vehicular turnaround.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

Statement of Facts

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

This condition is not applicable.

(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;

Currently, Ravendale Road exists on subject property and stubs at the property line requiring an extension for a distance of one lot through an existing mobile home park to Rawlings Street. Harris County does not plan to extend Ravendale Road from the subject property line to Rawlings Street and desires that there not be a connection point on the subject property plat as it would create an expectation for Harris County to construct Ravendale Road. Additionally, the connection point itself would become a potential cut-through area location for vehicles and in turn become a traffic nuisance in the adjacent single-family neighborhood. And a turnaround at the connection point may become a dumping ground and neighborhood nuisance for those 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;

Currently, Ravendale Road does exist and stubs at the property line of the subject property. The applicant is willing to keep this stub, however, Harris County wants this stub to be removed because it requires the County to construct an extension for a distance of one lot through an existing mobile home park to Rawlings Street, which the County is not wishing to construct.

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

The adjacent residential property has sufficient traffic circulation and Ravendale Road is currently unimproved on the adjacent property.

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

The turnaround or street extension at this location will not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. The subject property will be developed as existing private access mobile home park located within Nueces Park Place Sec 1 and will have access from Old Humble Road.

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

Ravendale street is currently stubbed at the subject property line and is being proposed to not extend to the adjacent property at the request of Harris County. Dedicating ROW for a turnaround would not affect the economic feasibility of developing the property for the applicant however a turnaround at this location would not serve to enhance circulation on site but will create a nuisance by becoming a dumping ground due to its location.



Application Number: 2020-1092

Plat Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury

Date Submitted: 06/29/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The specific requirement and the extent to which the variance is being sought is Sec. 42-128. – Intersections of local streets, a request to exceed maximum 1,400 feet intersection spacing requirements between two local streets by not creating new street

Chapter 42 Section: 42-128

Chapter 42 Reference:

Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 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

This condition is not applicable

(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;

Applicant's property location is not feasible for providing or extending a local street from the adjacent property to the north, or the east as it does not have a platted street stubbed out to the subject property, or from the south due to areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond, or from the west due to a 50' drainage easement and lack of a platted street stubbed out to the drainage ditch from the properties to the west of the drainage easement. The streets were abandoned within Nueces Park Place Sec 1 so the property could be developed as a private access mobile home park.

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

Property is a replat of Nueces Park Place Sec 1 with unique characteristics with streets abandoned by Harris County. Ravendale Road is a county road that is unimproved on the adjacent property to the east, there is no platted street being stubbed out to this property from the north, there is a drainage easement to the west, and to the south are areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond. It is these constraints outside the control of the applicant that require this variance.

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

Current traffic flow will be maintained and the property's location and characteristics would not be altered. A proposed second entrance to the existing mobile home park site will alleviate potential congestion from residents on Old Humble Road.

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

The additional connection to a local street at every 1,400 feet on this property would not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. Especially as the addition of another entrance in Nueces Park Place Sec 1 will create a loop street system within the overall combined sites and provide better fire access.

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

Variance request is due the impracticality of the requirement on the property because of the location and existing conditions and not the economic impact it would have on the development.



Application Number: 2020-1092

Plat Name: Nueces Park Place Sec 1 replat no 1

Applicant: Bury

Date Submitted: 06/29/2020

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(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To provide access to a Restricted Reserve – Lift Station by a recorded access easement (50' to 60' wide)

Chapter 42 Section: 42-190C

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted Reserve - Lift Station: Minimum Size required by the design manual - public street or type 1 permanent access easement - 50 ft – 20 ft

Statement of Facts

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

n/a

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

The restricted reserve lies within Nueces Park Place Sec 1 Replat No 1 and is accessible to Old Humble Road, a public right-of-way, via a 50 to 60 foot wide Access and Utility Easement Agreement recorded in Film Code Number RP-2017-47449 of the Harris County Official Public Record of Real Property that lies over the location of the roadways abandoned within Nueces Park Place Sec 1. The platted roads in Nueces Park Place Sec 1 were abandoned by Harris County and recorded in Film Code Number RP-2016-269714 of the Official Records of Real Property of Harris County. It is impractical to re-record the roadways as public right-of-way within a mobile home park. The access easement provides more than 20 feet frontage along the west and north side of the restricted reserve.

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

Currently, the existing lift station is accessed through roadways that have been abandoned by Harris County within a mobile home park. A 50 to 60 foot wide access and utility easement has been recorded and provides access to the Restricted Reserve and it provides more than 20 feet frontage along the west and north side of the restricted reserve.

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

This Restricted Reserve property does not have sufficient right-of-way frontage to provide adequate access to a public right-of-way or a Type 1 permanent access easement. This variance will allow the subject property to be developed with access through an existing 50 to 60 foot wide access and utility easement through an existing private mobile home park therefore providing adequate access to the lift station. The access easement provides more than 20 feet frontage along the west and north side of the Restricted Reserve.

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

The Restricted Reserve will connect to an existing access and utility easement, creating access to the reserve and will not have any negative affects public health, safety, or welfare.

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

The existing lift station was accessed by right-of-ways that have been abandoned by Harris County. Dedicating right-of-way for access to the Restricted Reserve would not affect the economic feasibility of developing the property for the applicant however public right-of-way at this location would not serve to enhance access on site but will create a nuisance by becoming a dumping ground due to its location.



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 14, 2020

Dear Property Owner:

Reference Number: 2020-1092, Nueces Park Place Sec 1 replat no 1; replatting all of Nueces Park Place Sec 1, as recorded at Film Code No. 608236 of the Harris County Map Records.

The property is located at 6111 Nueces Park Road, Humble, TX 77396 located on the east along Old Humble Road between Homestead Road and Rawlings Street.

The purpose of the replat is to create 1 unrestricted reserve, 1 lift station reserve and abandon streets.

The applicant, Freeland Glen, with Bury, on behalf of Trinity Nueces Park LP, can be contacted at 713-587-5795

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat. A variance is being requested with this application. The variance(s) request are attached.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, August 6, 2020 at 2:30 PM

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order 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 TUESDAY 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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

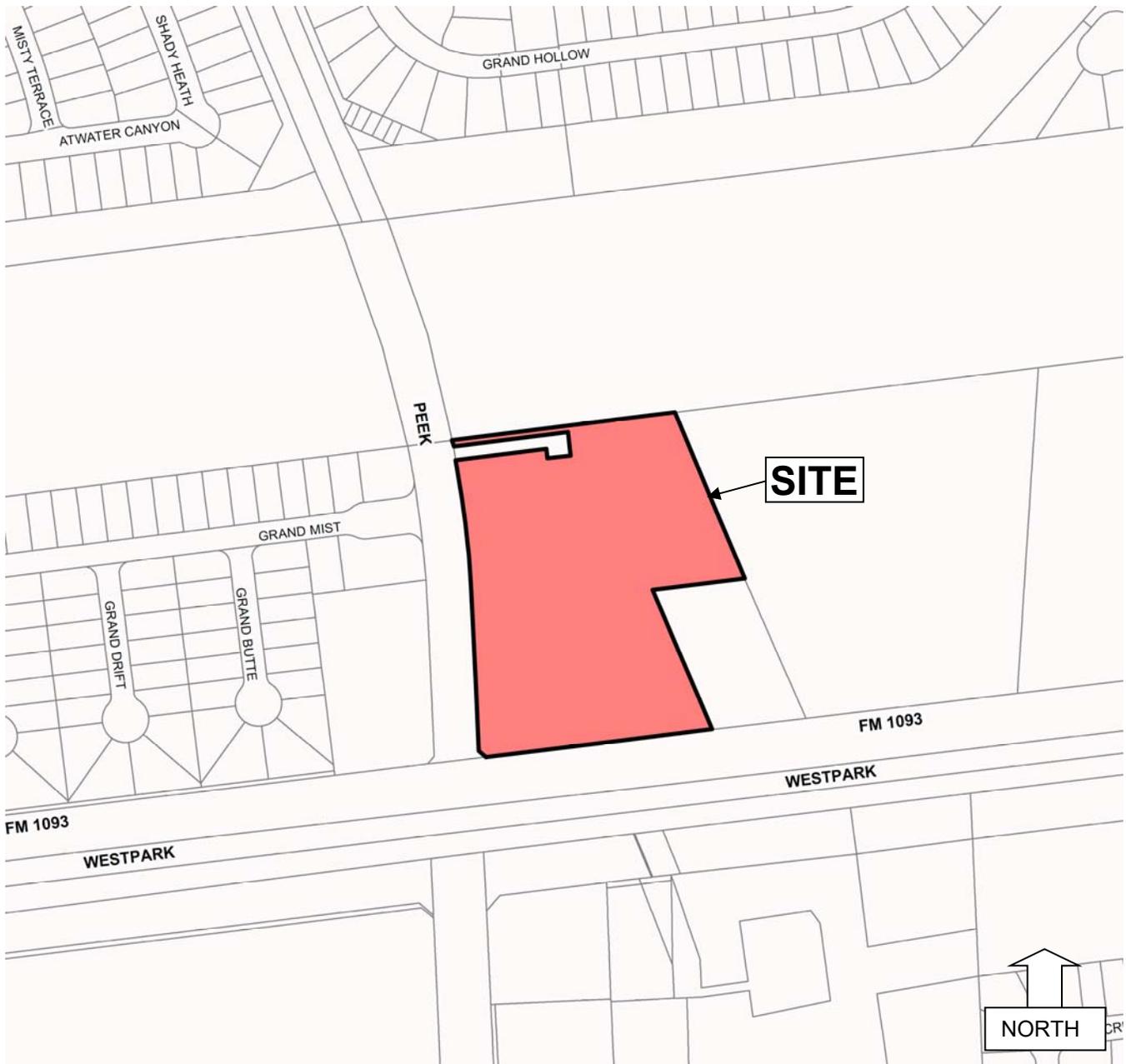
ITEM: 119

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Peek Entrepreneurs replat no 1

Applicant: Advance Surveying, Inc



C – Public Hearings

Site Location

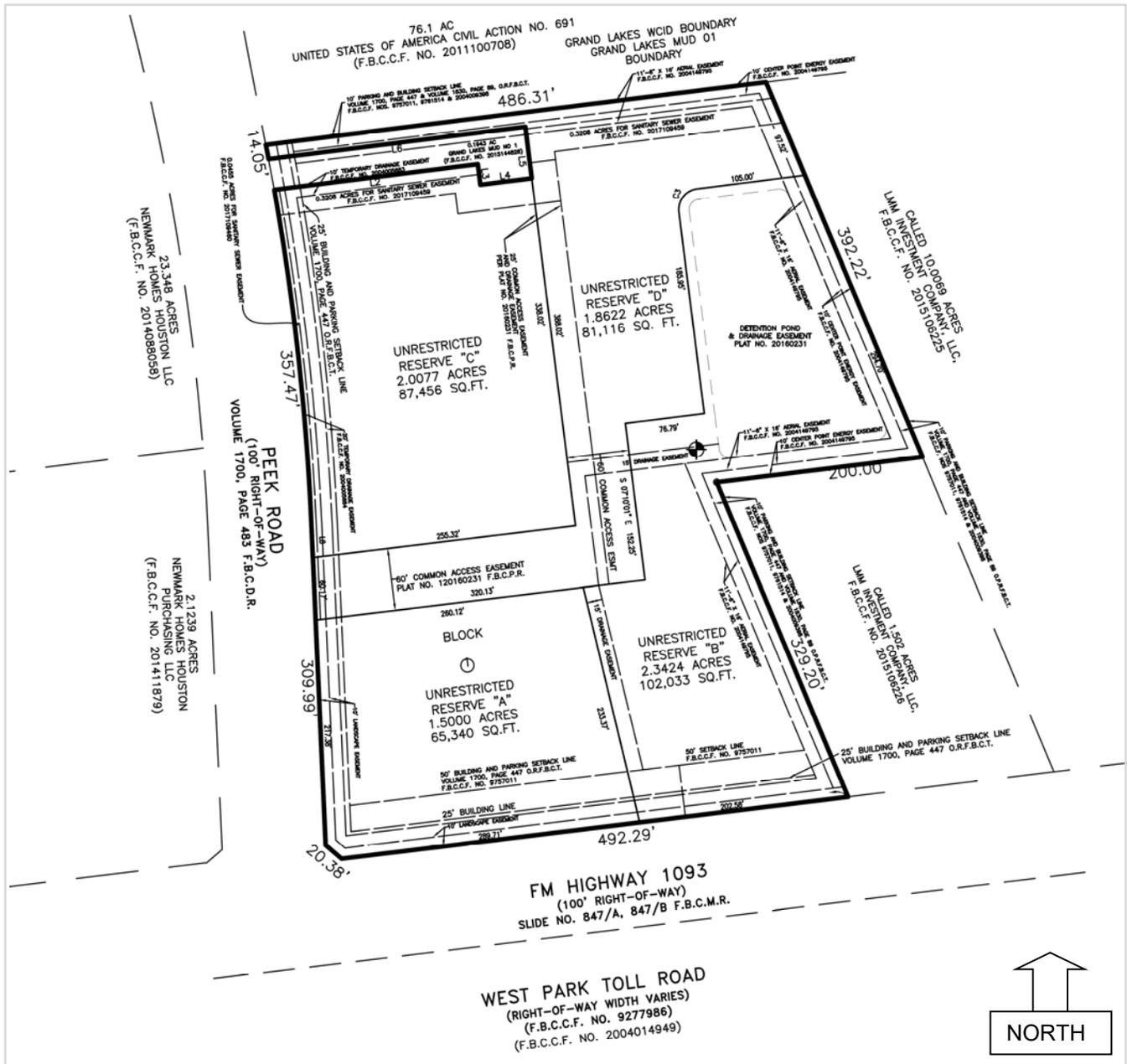
Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Peek Entrepreneurs replat no 1

Applicant: Advance Surveying, Inc



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Peek Entrepreneurs replat no 1

Applicant: Advance Surveying, Inc



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 28, 2020

Dear Property Owner:

Reference Number: 2020-1087, Peek Entrepreneurs replat no 1; replatting of "Peek Entrepreneurs" being all of reserves "A-C", block 1, as recorded under 20160231 of the Plat Records of Fort Bend County

The property is located at the northeast intersection of Peek road and F.M 1093.

The purpose of the replat is to create one unrestricted reserve.

The applicant Josh Griffin, with Advanced Surveying, Inc, can be contacted at 281-530-2939.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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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.

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

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Houston Planning Commission

ITEM: 120

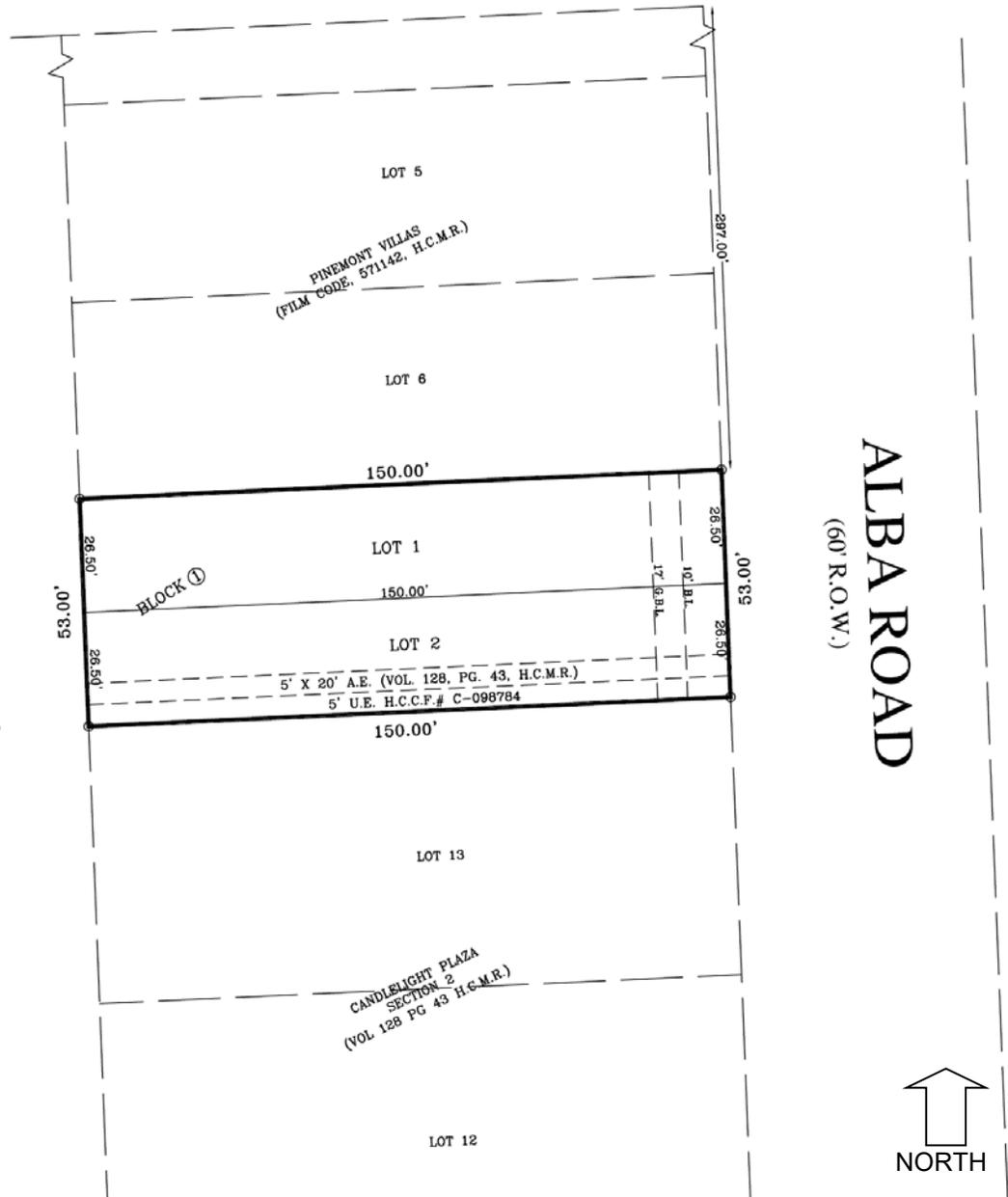
Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Pinemont Villas partial replat no 1

Applicant: The Interfield Group

PINEMONT DRIVE



CALLED 3.00
ACRES
H.C.C.F.#
L-177728

C – Public Hearings

Subdivision

Houston Planning Commission

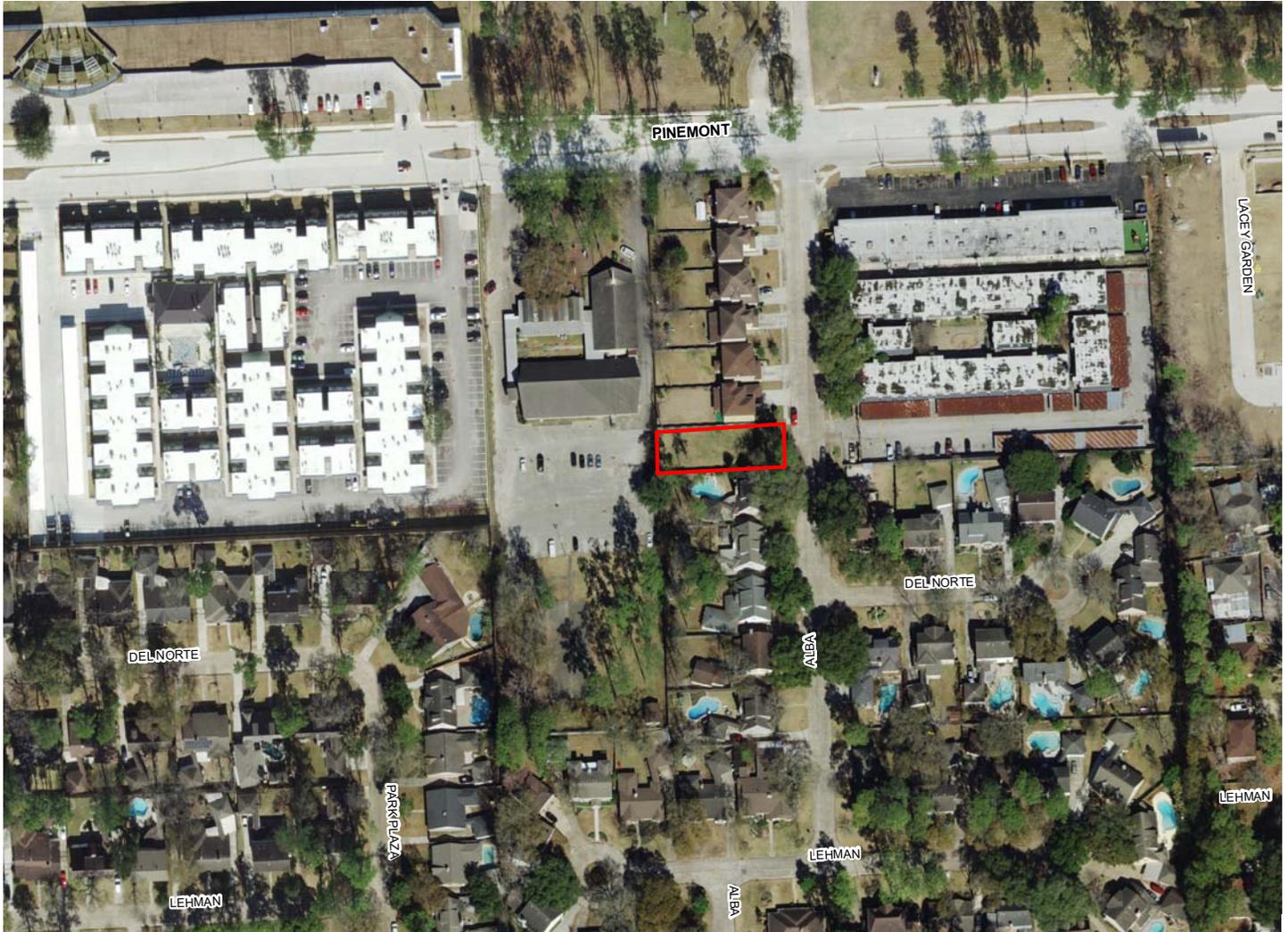
ITEM: 120

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Pinemont Villas partial replat no 1

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 27, 2020

Dear Property Owner:

Reference Number: 2020-1210

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Pinemont Villas." This proposal includes the replatting of Lot 7 of Block 1, as recorded in Film Code 571142 of the Harris County Map Records.

The property is located along Alba Road, south of Pinemont Drive and north of Lehman Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Mary Villareal, with The Interfield Group, on behalf of Sandcastle Homes, Inc, can be contacted at 713-780-0909 ext. 312.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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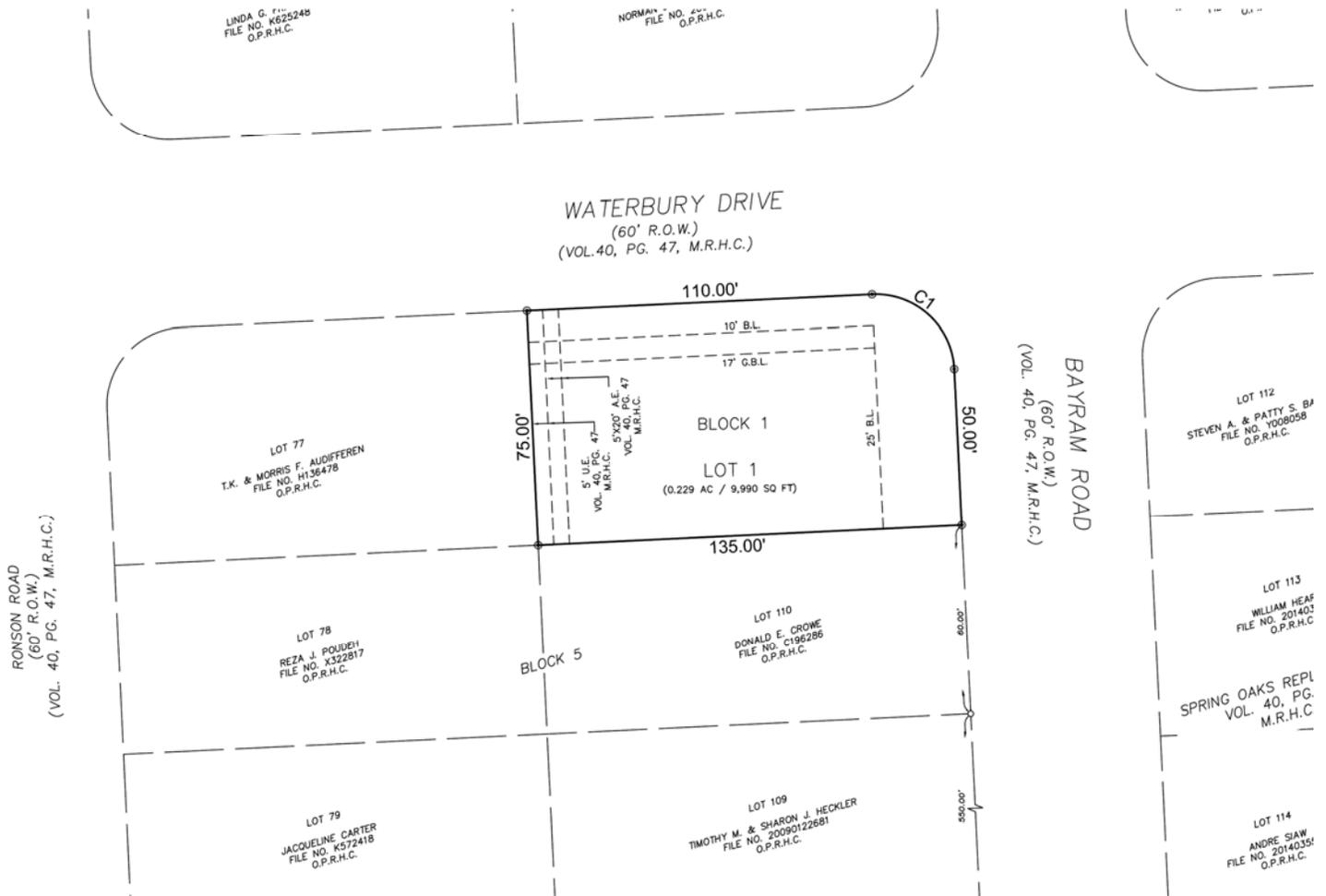
Houston Planning Commission ITEM: 121

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Spring Oaks replat no 1 partial replat no 4

Applicant: McHugh Homes



C – Public Hearings

Subdivision

Houston Planning Commission

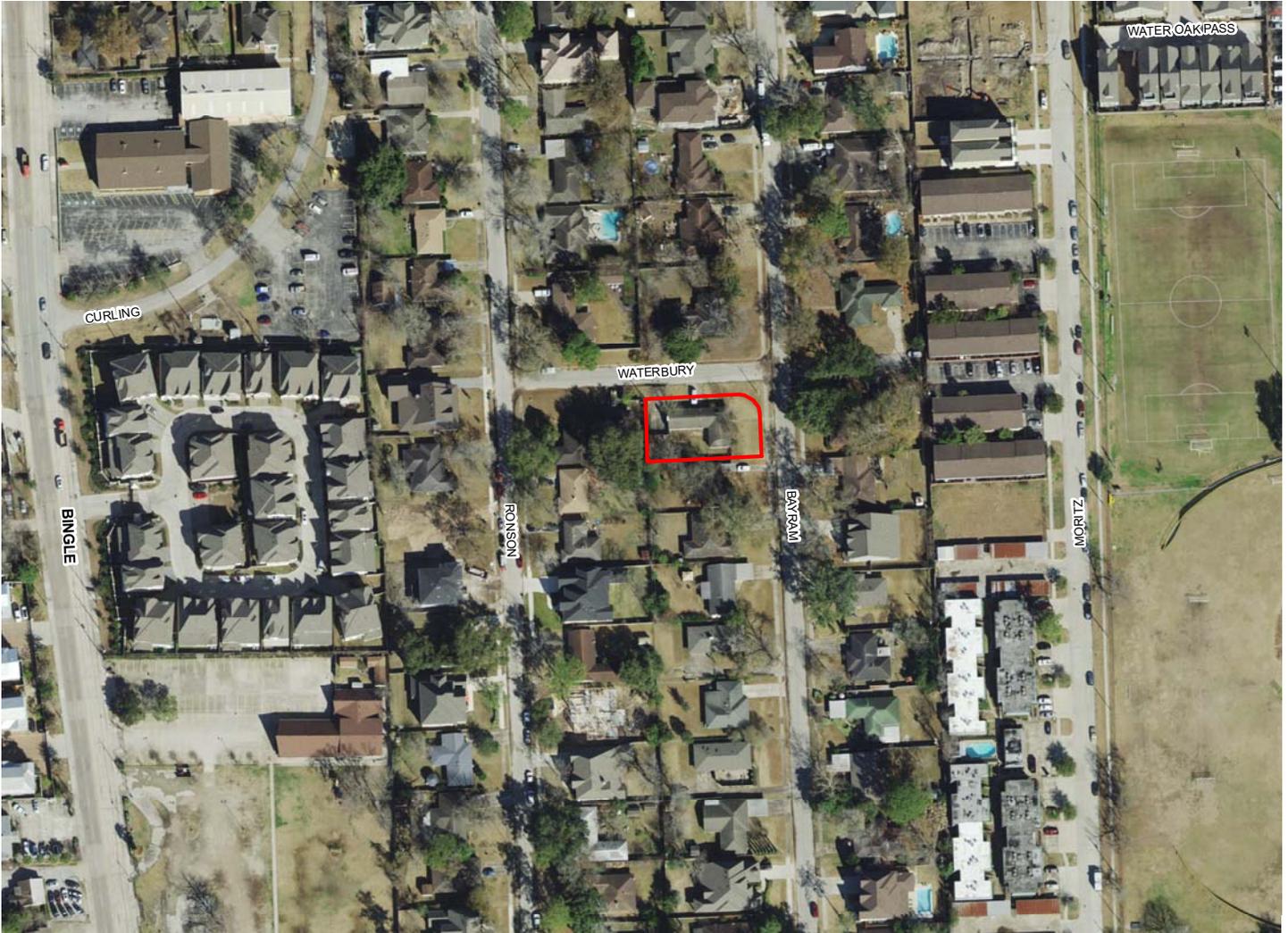
ITEM: 121

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Spring Oaks replat no 1 partial replat no 4

Applicant: McHugh Homes



C – Public Hearings

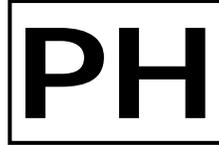
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
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P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
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www.houstontx.gov

July 27, 2020

Dear Property Owner:

Reference Number: 2020-1144; Spring Oaks replat no 1 partial replat no 4; replatting Lot 111 of Block 5 of "Spring Oaks replat no 1" as recorded under Volume 40 Page 47 of the Harris County Map Records.

The property is located at the southwest intersection of Waterbury Drive and Bayram Road, south of Long Point Road and east of Bingle Road. The purpose of the replat is to create one (1) single-family residential lot and revise the platted building lines. The applicant, Cathy Fontenot, with Survey 1 Inc., on behalf of McHugh Homes, can be contacted at 281-393-1382.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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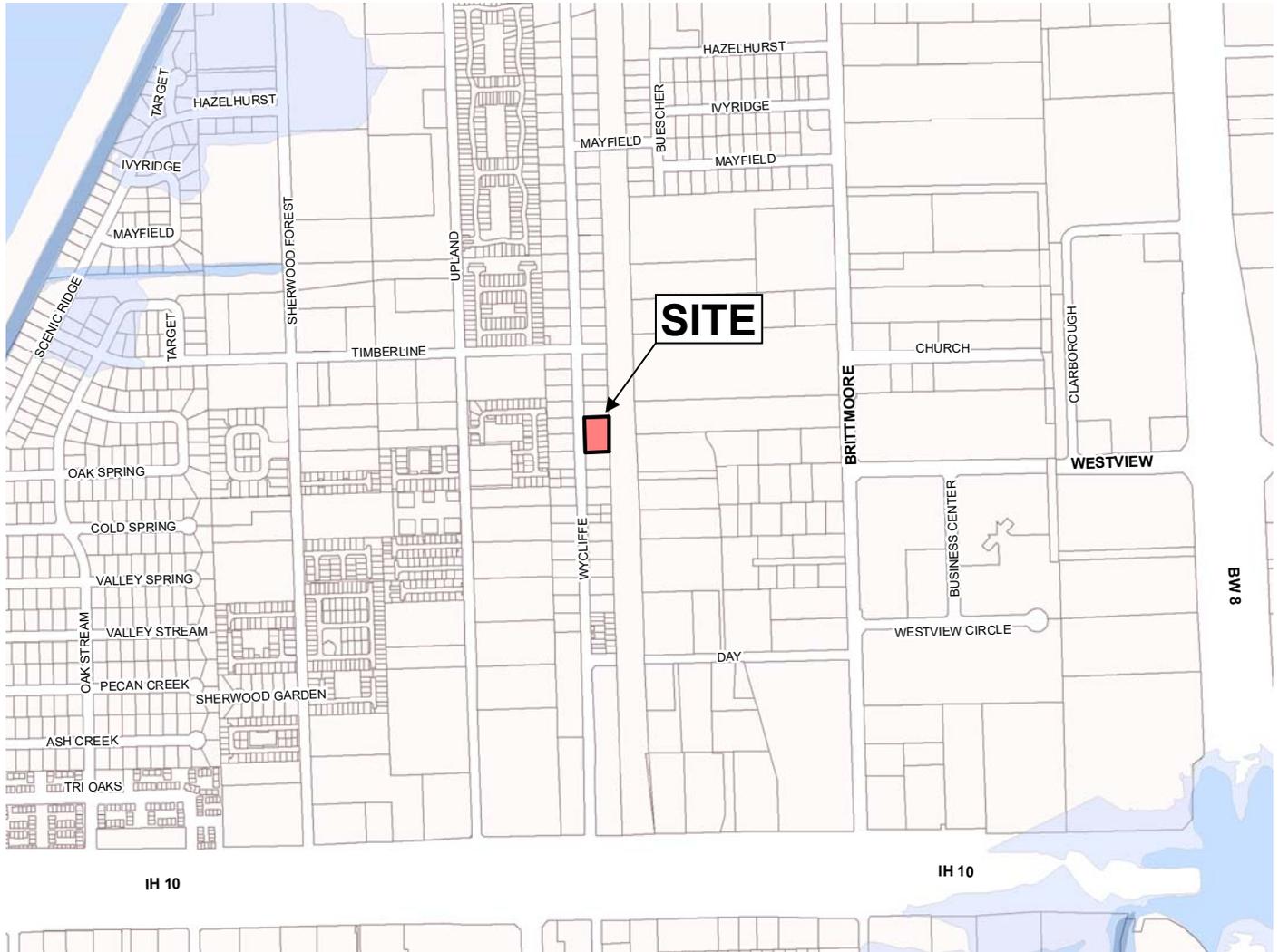
ITEM: 122

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

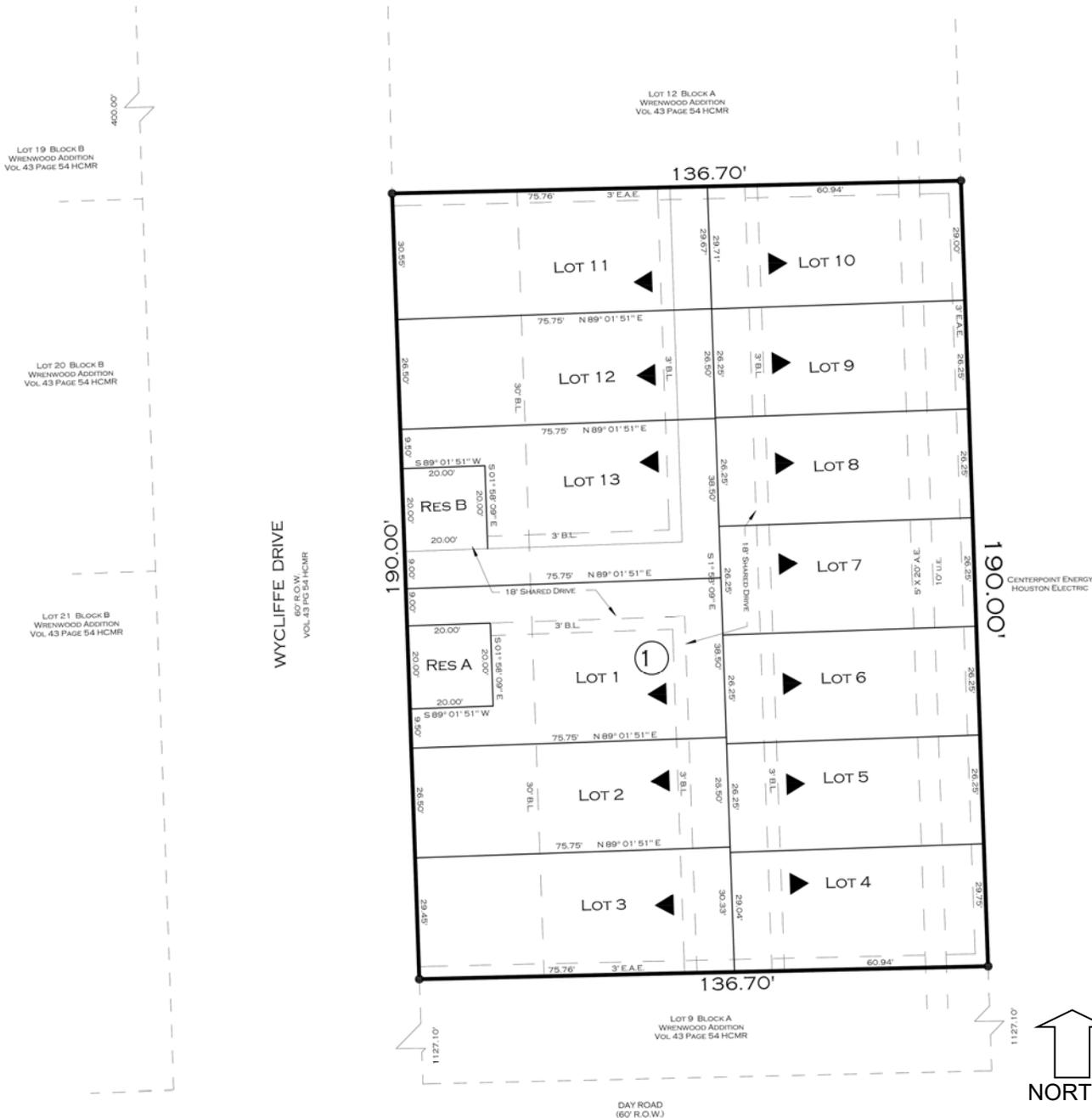
ITEM: 122

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

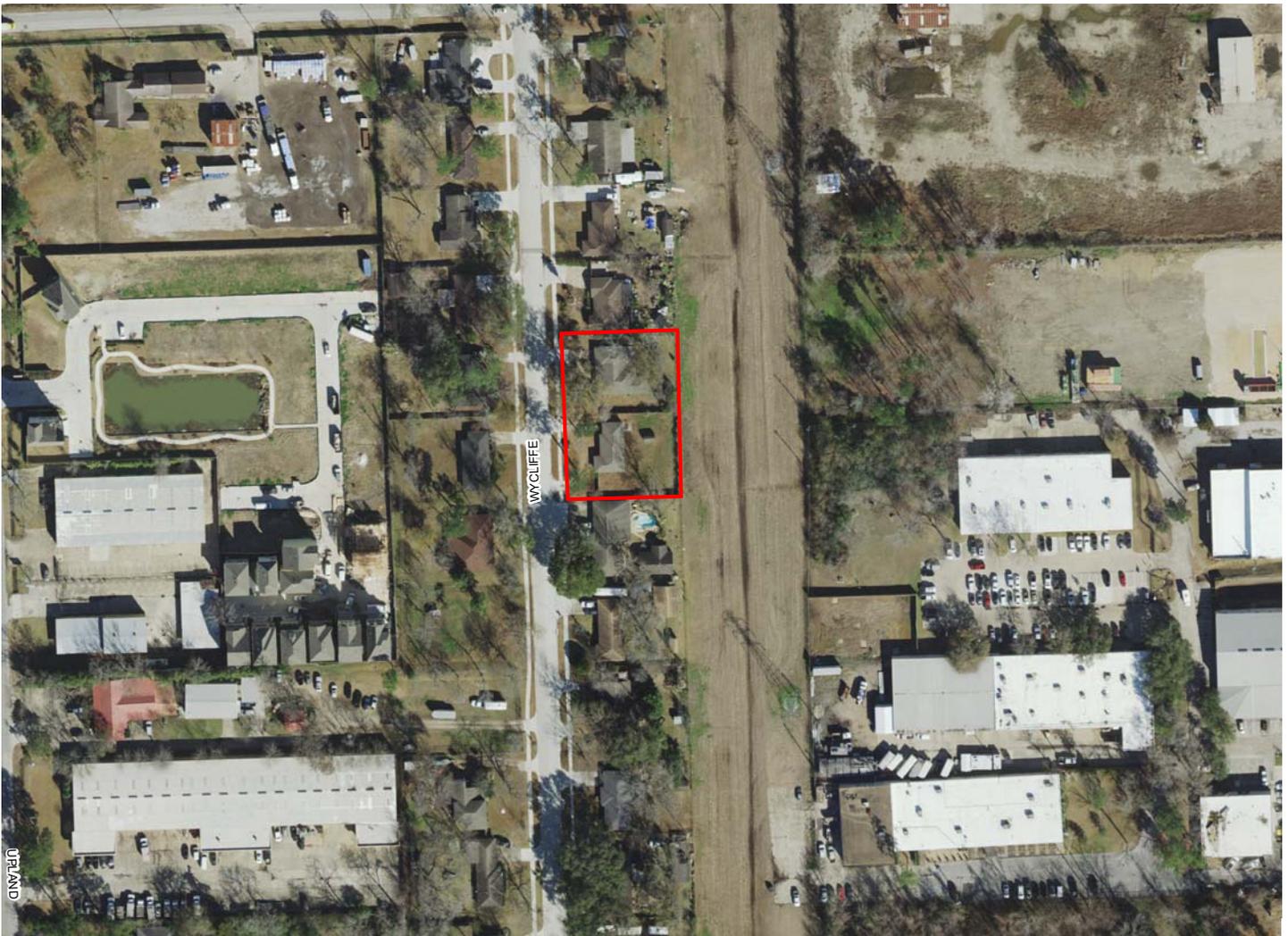
ITEM: 122

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

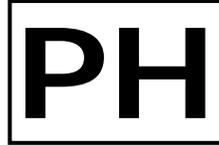
Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2020

Dear Property Owner:

Reference Number: 2020-1226, Wrenwood partial replat no 1; partial replatting of "Wrenwood". " as recorded at Film Code No. Vol. 43, pg. 54 of the Harris County Map Records.

The property is located east along Wycliffe Drive and south of Timberline road.
The purpose of the partial replat is to create 13 single family lots and two parking reserves.
The applicant, Richard Grothues, with Richard Grothues Designs, on behalf of Homesite Residential, LLC, can be contacted at 713-449-9191.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, August 20, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through 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 will find a link to participate in the meeting and 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. 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 be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houston.tx.gov or call (832)393-6600.

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.

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

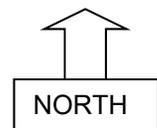
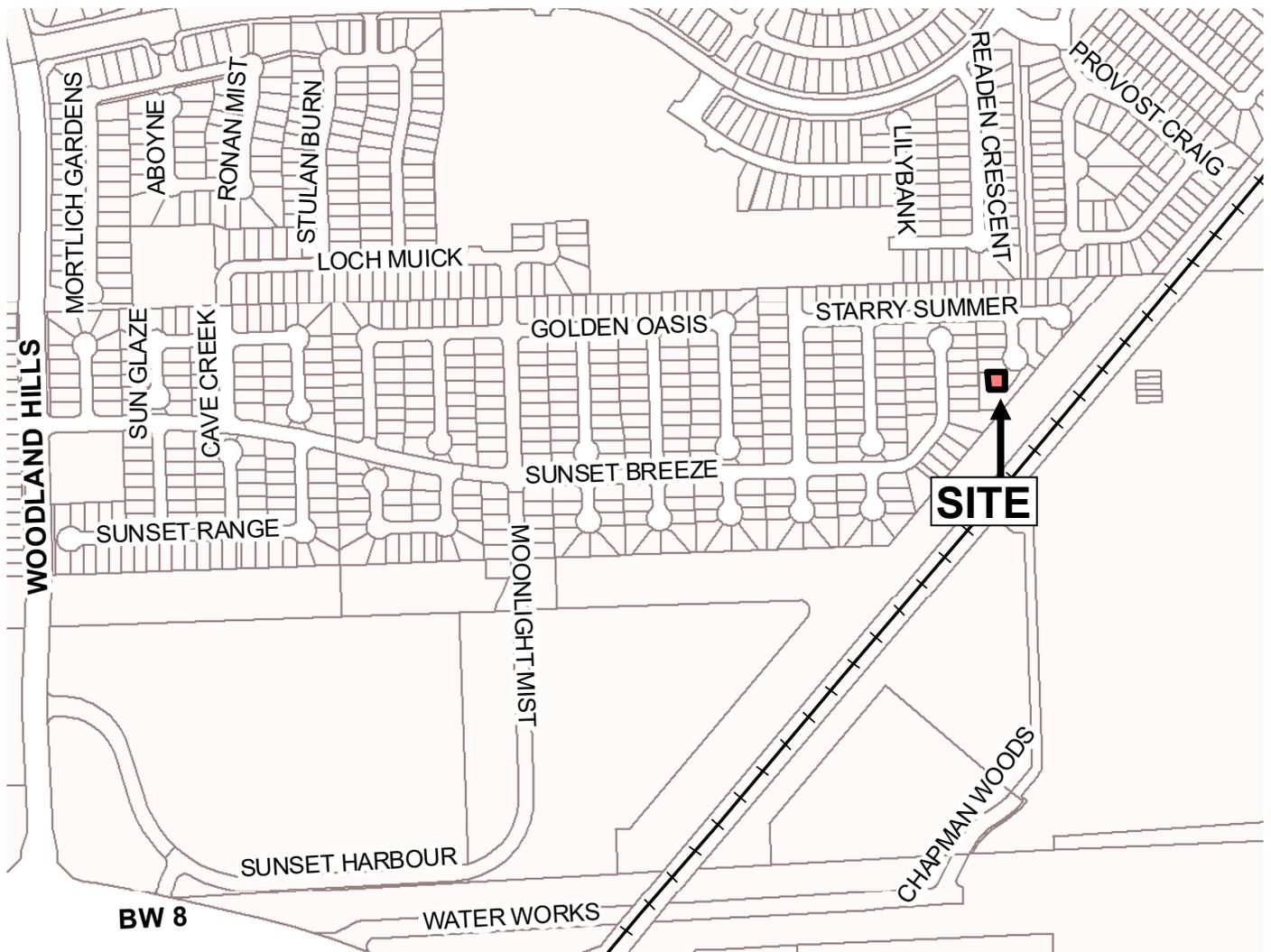
ITEM: 123

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: American Tower Victor (DEF 1)

Applicant: American Tower



D – Variances

Site Location

Houston Planning Commission

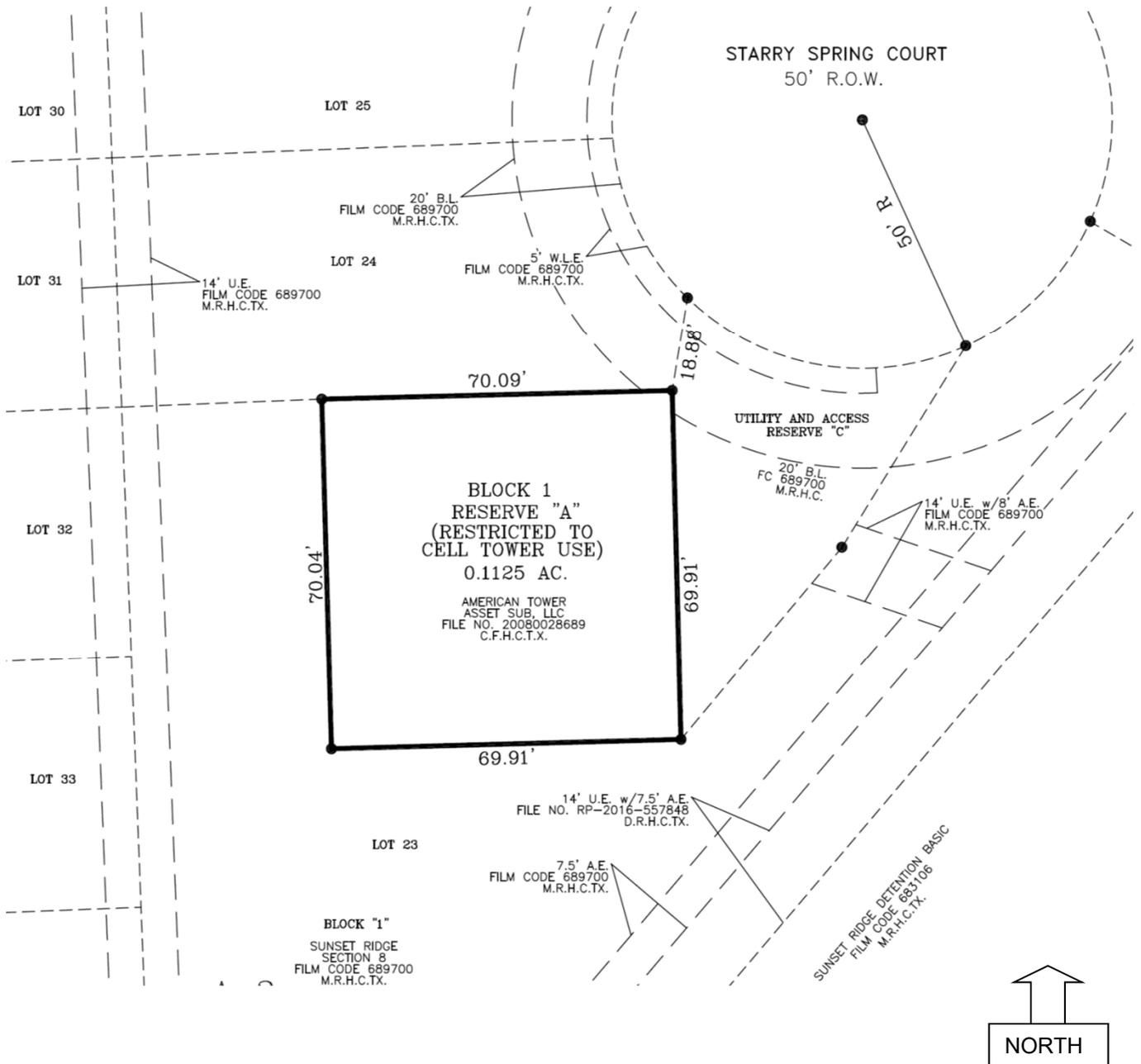
ITEM: 123

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: American Tower Victor (DEF 1)

Applicant: American Tower



D – Variances

Subdivision

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: American Tower Victor (DEF 1)

Applicant: American Tower



D – Variances

Aerial



Application Number: 2020-1155
Plat Name: American Tower Victor
Applicant: American Tower
Date Submitted: 07/10/2020

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:

Variance for Sec. 42-190(c) requiring a minimum size of 5,000 square feet for a unrestricted reserve.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Unrestricted; Minimum size: 5,000 sq. ft.; Type of street or shared driveway: public street; Minimum Street or Shared Driveway Width: 60 feet (50 feet in a street width exception area); Minimum Street or Shared Driveway Frontage: 60 feet.

Statement of Facts

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

The strict imposition of Sec. 42-190(c) would deprive American Tower and the surrounding community of the continued operation/use of the 150 foot telecommunication tower that has existed on the property since 1999. The parcel as it exists is already substantially compliant with Sec. 42-190(c), containing 4,900 square feet of area. In order to meet the required 5,000 square feet, American Tower would be forced to pursue a potentially time consuming and costly land purchase negotiation that would require the interest of a third party seller. There is no guarantee that a negotiation would be successful, and it would continue to delay all impending permitting to make improvements to the tower.

(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;

American Tower acquired the telecommunication tower in 2005 and subsequently purchased the 4,900 square foot parcel in 2007 from a landowner who evidently had not formally subdivided the parcel. American Tower has been made aware of this issue and is striving to formally plat the parcel in order to come into full compliance with applicable local and state subdivision regulations.

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

A granting of the requested variance will uphold the intent of Ch 42, which is to promote the safety and welfare of the public. This parcel has safely and effectively existed since 2007, with the actual tower having safely served the community's wireless needs since 1999. At 4,900 square feet, it is already substantially compliant with Sec. 190(c) and fulfills the intent of the specific regulation. Formally platting this longstanding parcel as it exists is in the best interest of the community because it will allow the resumption of permitting for improvements to the tower and its wireless service capabilities. Conversely, forcing American Tower to pursue a potentially unsuccessful land purchase negotiation for an

extra 900 square feet would delay impending improvements to the tower and detract from the service it provides to the community.

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

The granting of the variance will promote the public health, safety and welfare. This parcel has safely existed with the telecommunication tower for many years. A small shortage of 900 square feet in area has not and will not have any negative impact on the parcel's safety. The platting of the parcel as it exists is in the best interest of the public because it will allow for prompt resumption of further permitting for the tower to improve its service capabilities.

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

Economic hardship is only a slight factor in the request for this variance. A granting of this variance will save American Tower both time and resources and will be in the best interest of the community. A delay in the platting of this substantially conforming parcel would stall all improvements to the tower for an indefinite amount of time and thus have a negative effect on its provision of wireless service to the public.

Houston Planning Commission

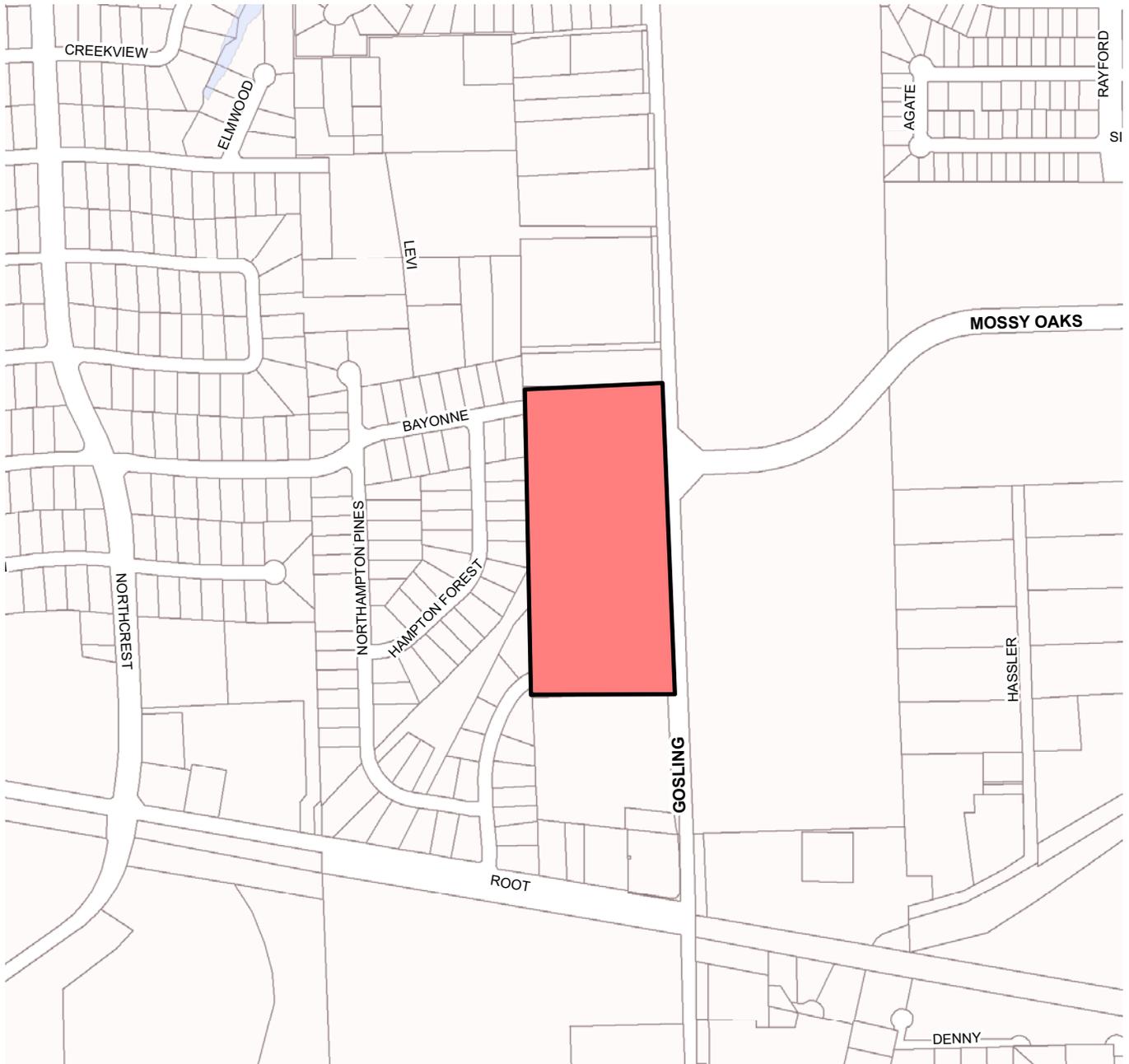
ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Gosling Road Apartments replat no 1

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

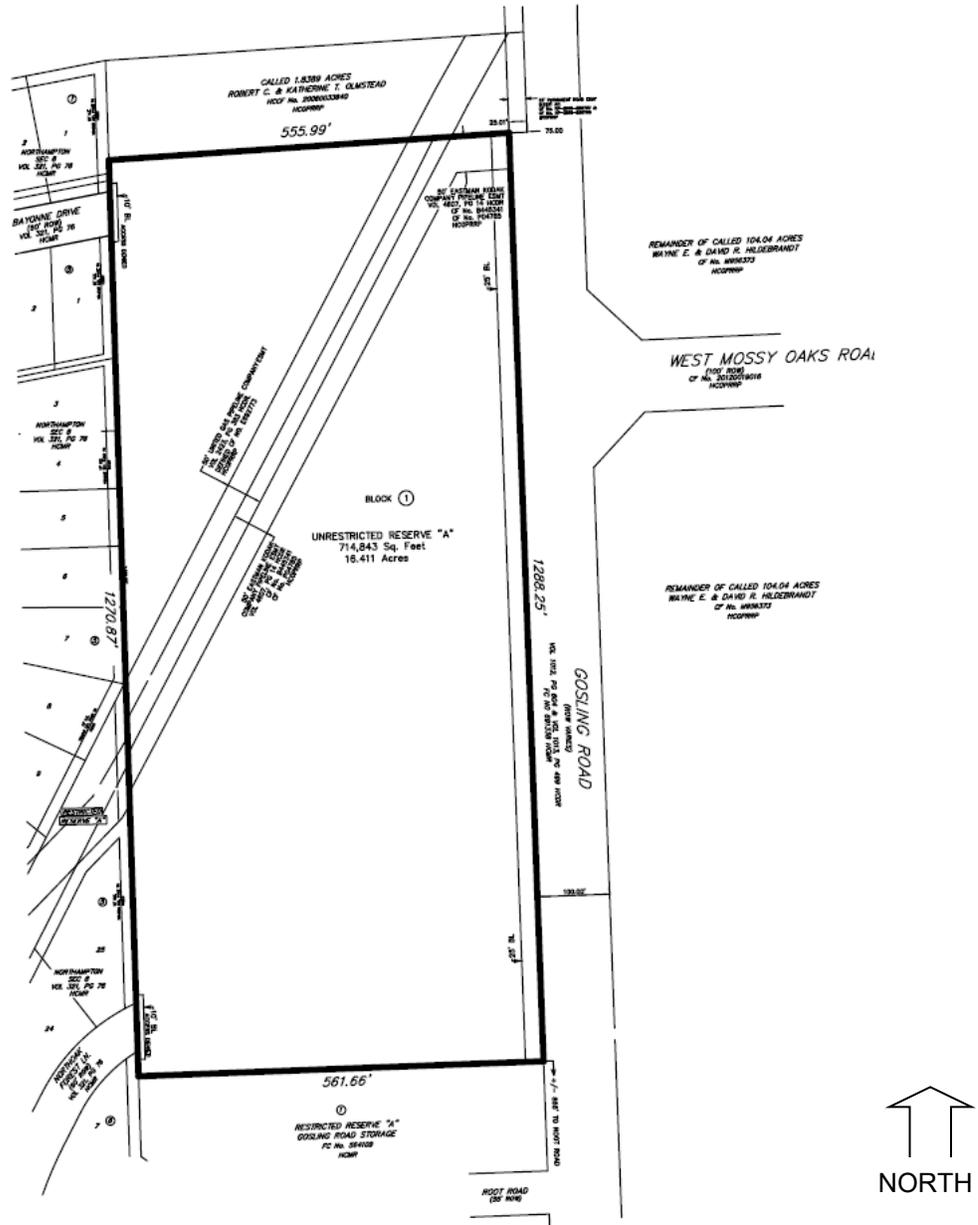
ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Gosling Road Apartments replat no 1

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

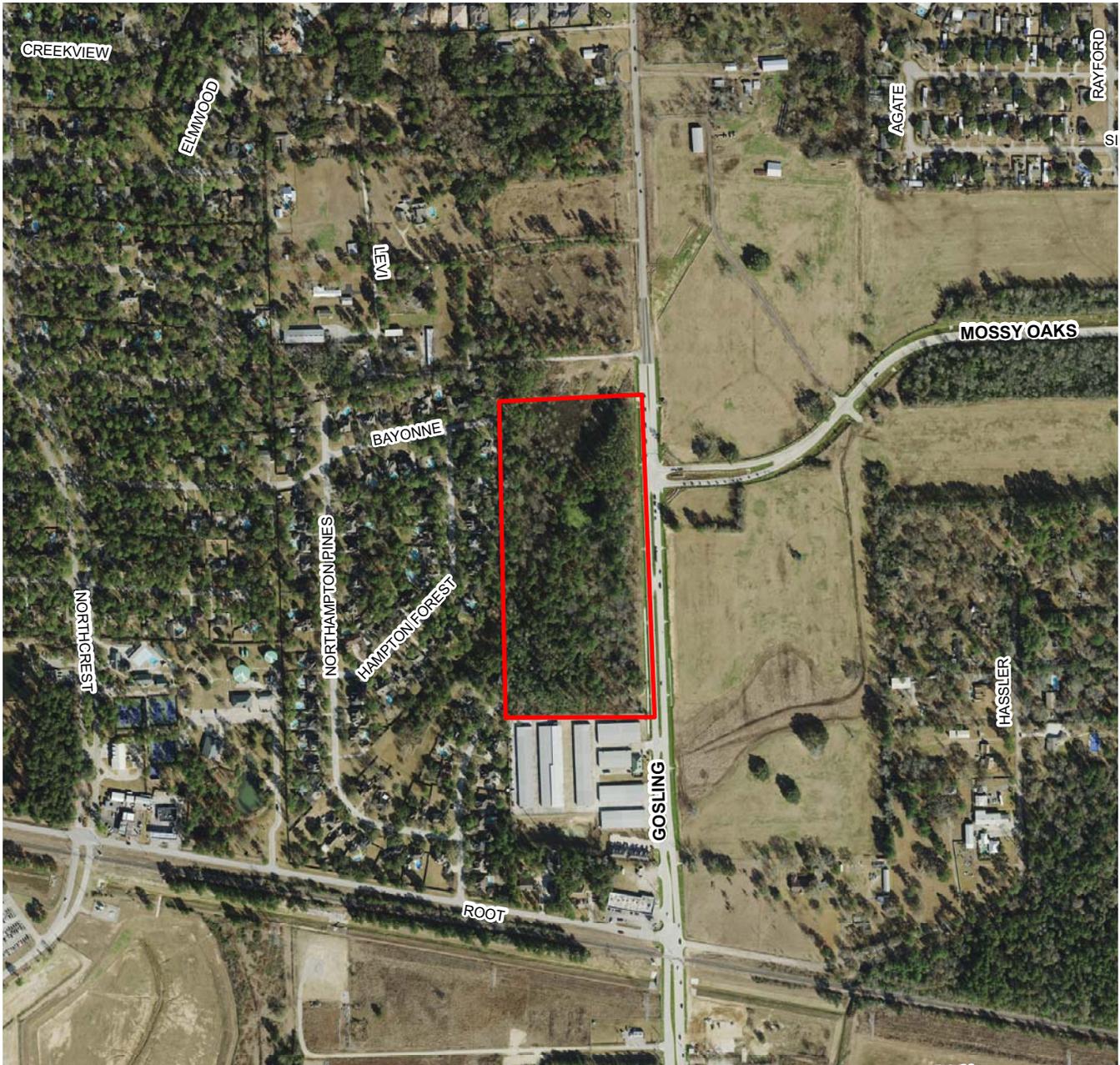
ITEM: 124

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Gosling Road Apartments replat no 1

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2020-1394

Plat Name: Gosling Road Apartments replat no 1

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 08/10/2020

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 remove the vehicular turnaround on Northoak Forest Lane previously platted with Gosling Road Apartments (FC No. 691338 HCMR)

Chapter 42 Section: 134

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject tract is located in the City of Houston's ETJ in northwest Harris County. The tract is located along Gosling Road, a designated major thoroughfare, north of the Grand Parkway and south of West Mossy Oaks Road. Directly to the west of the site is Northampton Sec 8 which was platted in 1983 and developed shortly thereafter. The Section 8 plat established two stub streets, Northoak Forest Lane and Bayonne Drive, which would eventually be extended into land that at the time of development would most likely be single-family. In February 2019, a plat and variance request was submitted and approved by the Planning Commission for the non-extension of Bayonne Drive and Northoak Forest Lane and the creation of an unrestricted reserve (intended for multifamily and commercial uses). A vehicular turnaround was provided for Northoak Forest Lane primarily to allow for a proposed bus stop at that location. The Gosling Road Apartments plat was subsequently recorded in May 2020. Since the plat's recordation, continued coordination and discussions between the developer, the adjacent homeowners, Klein ISD and Harris County have resulted in the relocation of the planned bus stop from Northoak Forest Lane to within the multifamily site with ingress and egress onto Gosling Road – see submitted exhibit School Bus Lane Revision. This proposed plat and variance is required to remove the turnaround on Northoak Forest Lane. The relocation of the bus stop from Northoak Forest Lane to within site will allow all pick up and drop off activity generated by the development to remain internal, thereby reducing and impact to the surrounding single family development. The developer has secured letters of support/ no objection from Klien ISD and Harris County for the relocation of the bus stop.

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

The vehicular turnaround platted with Gosling Road Apartments was for a proposed bus stop for future residents of the multifamily development. Since the recordation of the plat, coordination between the adjacent single family development, Klein ISD, the developer and Harris County has resulted in the relocation of the bus stop to within the development.

(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 the existing traffic circulation pattern for the adjacent Northampton subdivision has sufficiently served the neighborhood for over 30 years. The vehicular turnaround previously provided was for a proposed bus stop on Northoak Forest Lane. That bus stop location will now be located within the proposed mixed use site with ingress and egress from Gosling Road. Klein ISD and Harris County are in support of the new bus stop location internal to the development. This proposed plat and variance is required to remove the turnaround on Northoak Forest Lane.

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

Granting of the variance will not be injurious to the public health safety and welfare. The vehicular turnaround previously provided was for a proposed bus stop on Northoak Forest Lane for the future apartment development. That bus stop location will now be located within the proposed mixed use site with ingress and egress from Gosling Road.

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

Economic hardship is not the sole justification for the variance. The relocation of the bus stop from Northoak Forest Lane to within site will allow all pick up and drop off activity generated by the development to remain internal, thereby reducing and impact to the surrounding single family development.

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Independence Heights partial replat no 1 (DEF 2)

Applicant: Teran Group LLC



D –Variance

Site Location

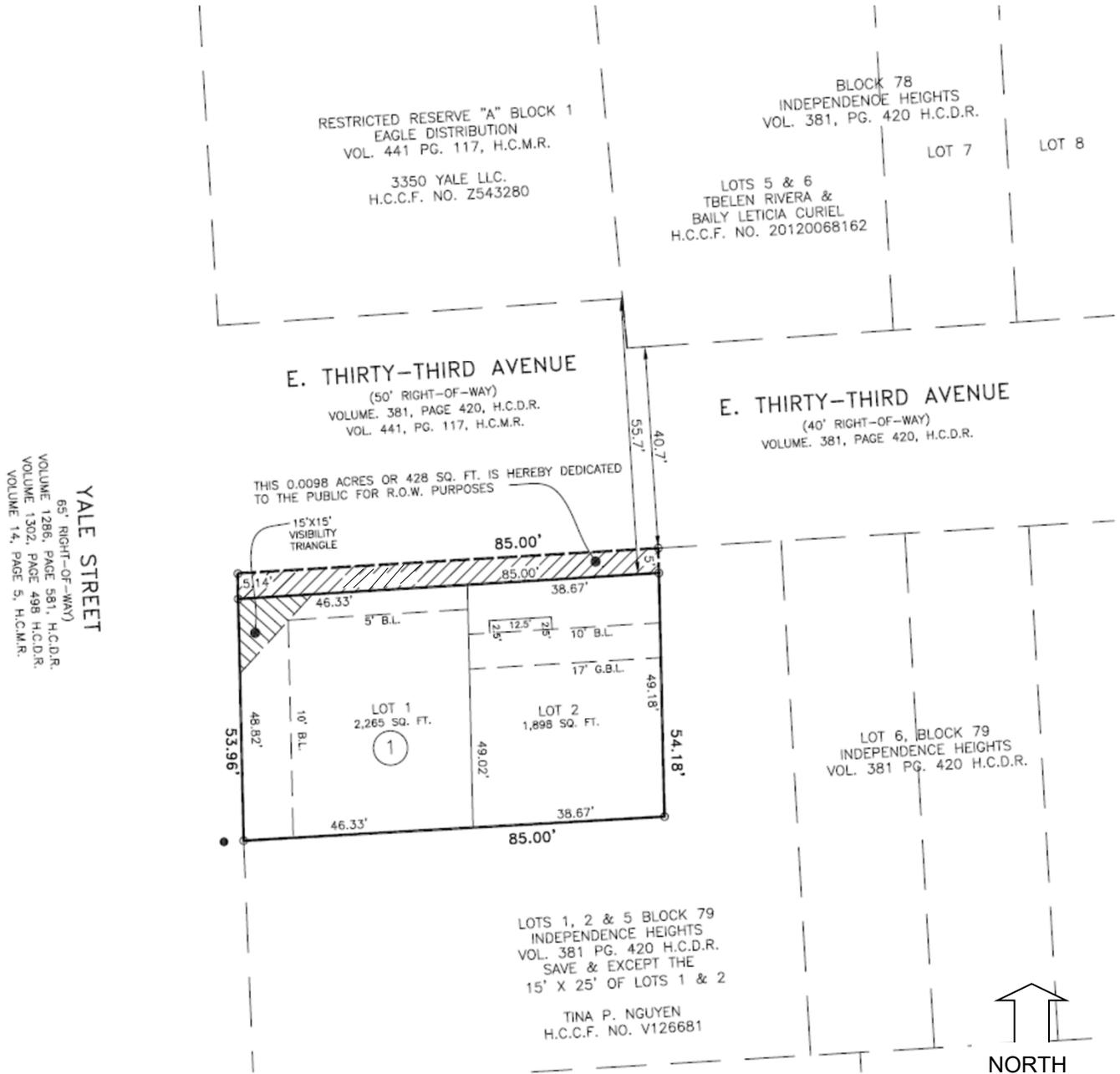
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Independence Heights partial replat no 1 (DEF 2)

Applicant: Teran Group LLC



D - Variance

Subdivision

Houston Planning Commission

ITEM: 125

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Independence Heights partial replat no 1 (DEF 2)

Applicant: Teran Group LLC



D – Variance

Aerial



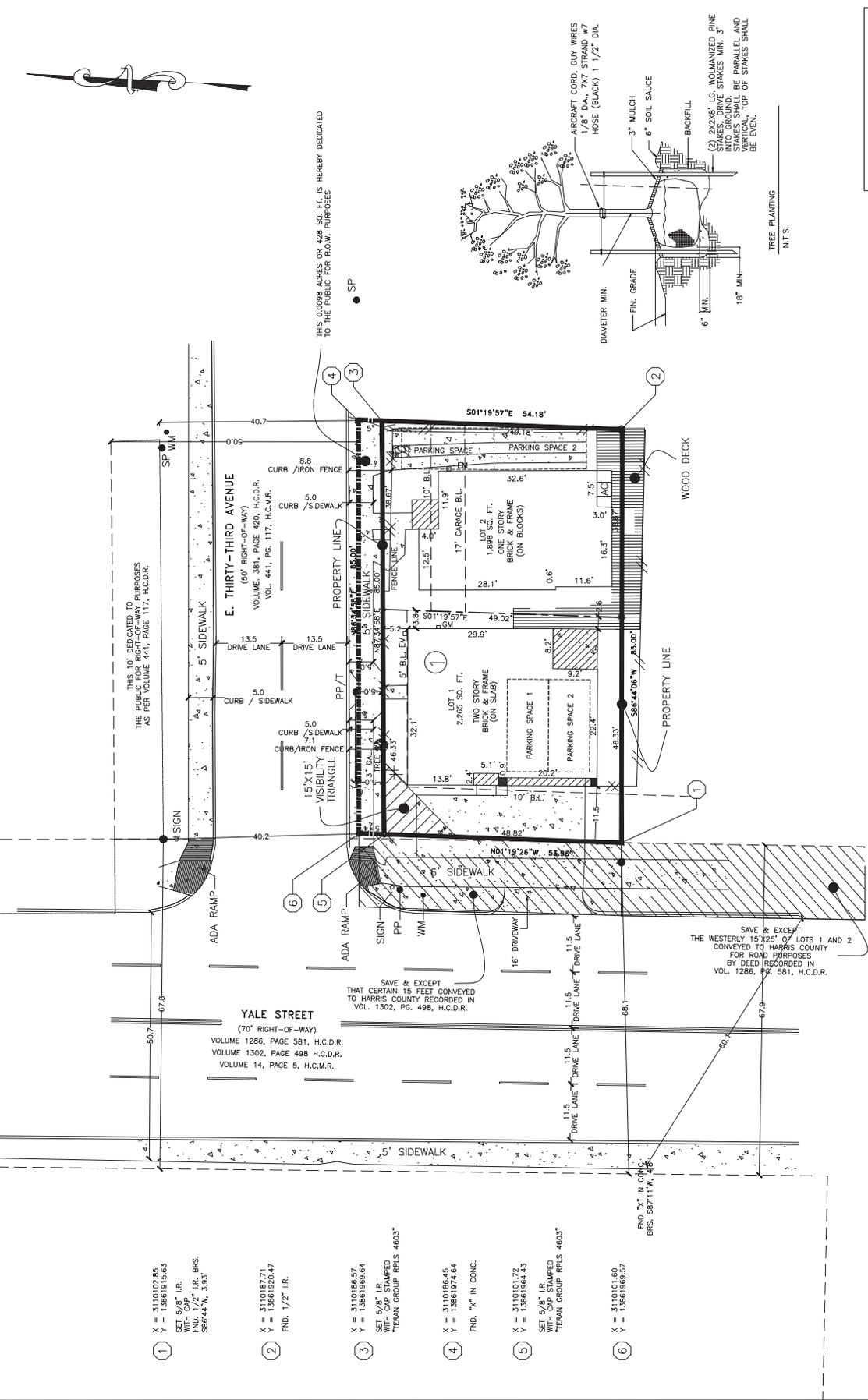
ALVARADO GROUP, LLC
 8710 W. 34TH ST. STEE
 HOUSTON, TX 77062
 Fax: 832-831-0988
 alvaradogroup.com

EDUARDO ALVARADO
 CONTRACTOR
 832-262-2578
 eduardo.alvarado@alvaradogroup.com

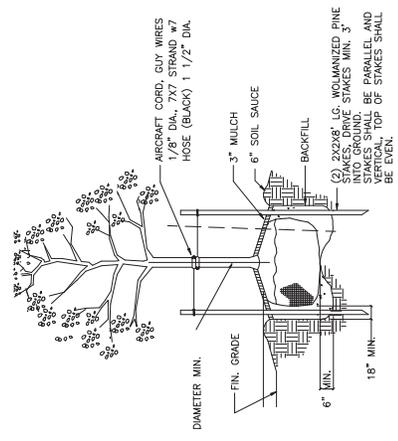
NEW RESIDENCE
 10274 PORTO RICO ROAD
 HOUSTON, TX 77041

PROJECT NAME: NEW RESIDENCE
PROJECT NO.: 07269/2020
SCALE: 1/20
JOB NO.: 032
SHEET NAME:

SITE PLAN
SHEET: C-1



THIS 0.0098 ACRES OR 428 SQ. FT. IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES



TREE PLANTING
 N.T.S.

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRACKETS, ETC. BEFORE BEGINNING WORK WITH OWNER / GENERAL CONTRACTOR

THE MEASUREMENTS, DIMENSIONS, AND OTHER SPECIFICATIONS SHOWN ON THIS DOCUMENT ARE GUIDELINES FOR CONSTRUCTION. USE ONLY THE ACTUAL SPECIFICATIONS OF THE FINISHED STRUCTURE MAY VARY.

① X = 3110182.65
 Y = 13861876.63
 SET 2/8" I.R.
 FND. 1/2" I.R. BRS.
 586'44" W. 3.93'

② X = 3110187.71
 Y = 13861920.47
 FND. 1/2" I.R.

③ X = 3110185.67
 Y = 13861862.64
 SET 2/8" I.R. BRS.
 TERAN GROUP RPLS 4603"

④ X = 3110186.45
 Y = 13861974.64
 FND. "X" IN CONC.

⑤ X = 3110181.22
 Y = 13861894.43
 SET 2/8" I.R. BRS.
 TERAN GROUP RPLS 4603"

⑥ X = 3110181.69
 Y = 13861895.57
 FND. "X" IN CONC.
 BRS. 587'11" W. 4.60'

W. THIRTY SECOND STREET
 (60' RIGHT-OF-WAY)
 (VOL. 14 PAGE 5 H.C.M.R.)

SAVE & EXCEPT THAT CERTAIN 15 FEET CONVEYED TO HARRIS COUNTY RECORDED IN VOL. 1302, PG. 498, H.C.D.R.

SAVE & EXCEPT THE WESTERLY 15' 25" OF LOTS 1 AND 2 CONVEYED TO HARRIS COUNTY FOR ROAD PURPOSES BY DEED RECORDED IN VOL. 1286, PG. 581, H.C.D.R.



ALVARADO GROUP, LLC

5714 W. SAM W. SUITE E
HOUSTON, TX 77066
Phone: 281-771-8888
Fax: 281-651-4888
alvaradogroup@alvarado.com

PROJECT NO:
EDUARDO ALVARADO
CONTRACT NO:
- 1818-100-0000
- eduardo.alvarado@alvarado.com
DATE:

FRONT SECTION ELEVATION
3208 YALE ST.
HOUSTON TX 77018

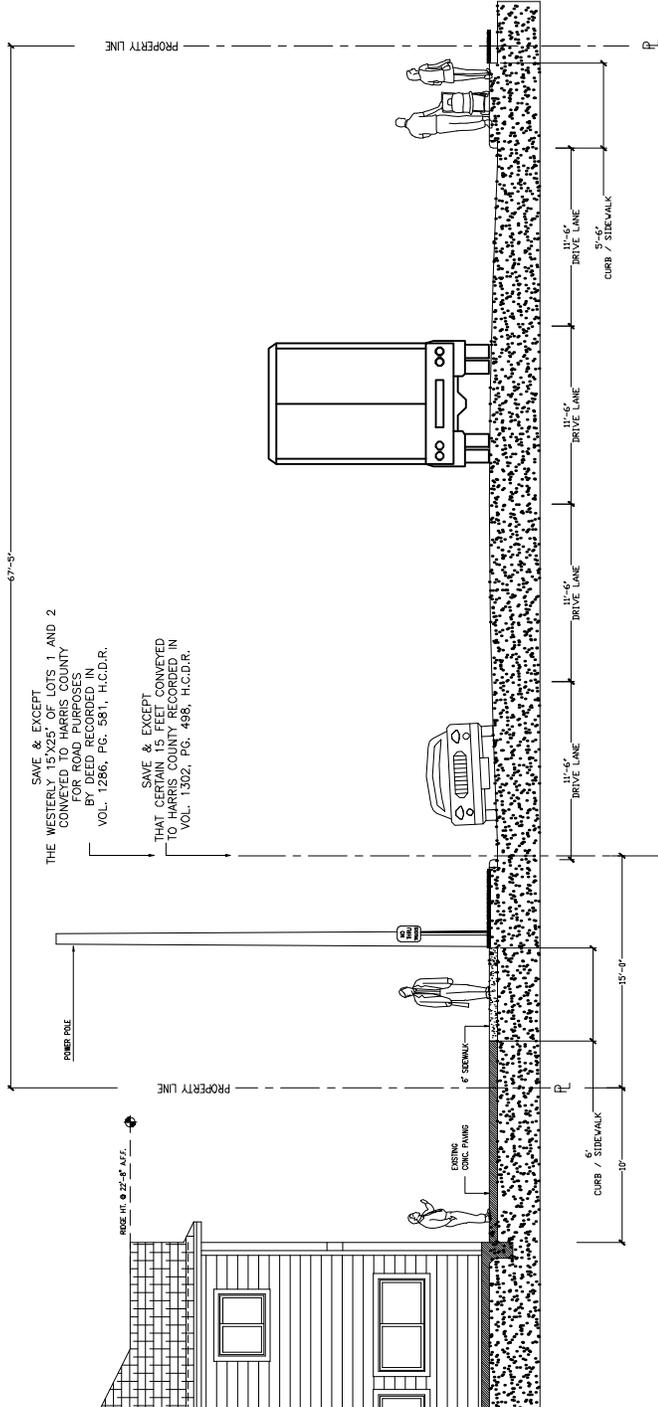
PROJECT NAME:
PROJECT NO:
DATE:
JOB NO:
SHEET NO:
ELEVATION 2
SHEET 2

A-2

YALE STREET
(70' RIGHT-OF-WAY)
VOLUME 1286, PAGE 581, H.C.D.R.
VOLUME 1302, PAGE 498 H.C.D.R.
VOLUME 14, PAGE 5, H.C.M.R.

SAVE & EXCEPT
THE WESTERLY 15'X25' OF LOTS 1 AND 2
CONVEYED TO HARRIS COUNTY
FOR ROAD PURPOSES
BY DEED RECORDED IN
VOL. 1286, PG. 581, H.C.D.R.

SAVE & EXCEPT
THAT CERTAIN 15 FEET CONVEYED
TO HARRIS COUNTY RECORDED IN
VOL. 1302, PG. 498, H.C.D.R.



ELEVATION AT YALE ST.



Application Number: 2020-0995

Plat Name: Independence Heights partial replat no 1

Applicant: Teran Group LLC

Date Submitted: 06/15/2020

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:

1. To allow a 10 foot dual building line along Yale Street as opposed to the required 25 foot setback line and a 5 foot dual building line along E 33rd Avenue for the proposed Lot 1. 2. To allow a reduced right-of-way dedication of 5 foot along E 33rd Avenue as opposed to the required 10 foot requirement. 3. To not dedicate a 7.5 foot for right-of-way purposes along Yale Street for future widening of Yale Street to 80 feet wide. 4. To allow the proposed Lot 1 to be less than 1 acre in size and to not provide a turnaround within the property when taking access to a major thoroughfare. 5. To allow a dual building setback line of 10 foot for main residence and a 17 foot building setback line for garage for the proposed Lot 2 if any improvements are proposed for future development.

Chapter 42 Section: 150,122,188

Chapter 42 Reference:

Sections 42-150 "Building Line Requirement" Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development. Sec. 42-188. - Lot Access to streets. The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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 is located at 100 E 33rd Avenue, Houston, Texas 77018 comprising of Lots 3 and 4, Block 79 of Independence Heights recorded in Vol 381, Pg. 420, H.C.D.R. This site is located at the corner intersection of Yale Street, a major thoroughfare, and on E. Thirty-Third Avenue, a local street. Lot 4 in Block 79 of Independence Heights has a frontage of 28.9 feet in width along Yale Street (65 foot right-of-way. per Vol. 1286, Pg. 581 and Vol. 1302, Pg. 498, H.C.D.R.) and a length of 100 feet running along E 33rd Avenue (from 40 foot right-of-way per Vol. 381, PG. 420, H.C.D.R. and widened to 50 feet per the plat of Eagle Distribution recorded in Vol. 441, Pg. 117, H.C.M.R.) and Lot 3 in Block 79 of Independence Heights has a frontage width of 25 feet from Yale Street and a length of 100 feet parallel with E 33rd Avenue. This property has an existing house facing E. 33rd Avenue and was built some 30 years ago with a square footage of less than 900 square feet. The owner submitted the Construction Plans at the City of Houston Permitting Department to build a second Single Family Residence on the vacant portion of Lots 3 and 4 fronting Yale Street with an address of 3208 Yale Street last December 2018 and received a building permit at the City of Houston Permitting Department with a Boundary Survey showing a lot dimensions of 53.90 feet in width fronting Yale Street and 100.00 feet in length along E. 33rd Avenue showing a 25 foot B.L. along Yale Street and a 10 foot B.L. along E. Thirty-Third Avenue. The 2nd Single-Family Residence was then completed last August 2019 and not knowing that there a requirement of the lot should have a one (1) acre in size. The Owner wanted now to put the newly built Single-Family Residence in the market to sell but all prospective buyer(s) wanted a clean legal description not just by Metes and Bounds but by re-platting to show 2 Single Family Residential Lots. In the process of doing an Existing Boundary Survey showing all improvements therein and with a Title search done for this site, we found a deed that stated there was a 15 foot wide conveyance to Harris County recorded in Volume 1302, Page 498 of the Deed records of Harris County, Texas along Yale Street. So the new dimensions of the property have been reduced from 100.00 feet to 85.00 feet in length

although he was and still is paying for the property taxes with the original lot size of 53.90 feet in width and 100.00 feet in length. Also it is showing that the back of curb is 2 feet as opposed to a normal 11 feet from the property line along the south right-of-way line of E. 33rd Street and the public sidewalk is inside the boundary of this site by 2.7 feet. According to the City of Houston Ordinance No. 85-1878 and amended by Ordinance No. 1999-262 recorded under Harris County Clerk's File No. N253886, the building setback line along a major thoroughfare should be 25 feet off from the property line and 10 feet along a minor or local street. Since this Single Family Residence is now existing since 2019, having a 10 foot right-of-way dedication along E 33rd Avenue with a 10 foot building setback line required by the Ordinance on E. 33rd Avenue and a 25 foot building setback line along Yale Street will be impossible to meet. We are proposing a 5 foot right-of-way dedication along E 33rd Avenue as opposed to 10 foot right-of-way dedication. This proposed reduction of 5 feet right-of-way dedication will leave this site a 5 foot distance from the existing Single Family Residence to the proposed new property line. A 5 foot right-of-way dedication along E 33rd Avenue as opposed to a 10 foot right-of-way dedication will create safety and protection for this property from any traffic accidents or vehicles from hitting the Single Family Residence directly with no fence or barrier protecting this Single Family Residence if it is located at Zero Lot Line. The additional requirement of 7.5 foot right-of-way dedication on top of the 15 foot right-of-way conveyed to Harris County recorded in Vol. 1302, Pg. 498, H.C.D.R. along Yale Street, the Single Family Residence will now be located at 2.5 feet from the suggested new property line. This Single Family Residence has a 2 car garage and a Turn-Around concrete pavement provided that was required at time of permitting based on the original Site Plan. This Turn-Around concrete paving was provided to avoid all vehicles on this site from backing onto a major thoroughfare but because of the 15 foot conveyed to Harris County recorded in Vol. 1302, Pg. 498, H.C.D.R., now this Turn-Around that was construction based on the original plat length of 100 feet will now have a portion of this Turn-Around into the right-of-way of Yale Street and thus not having the requirement that the Turn-Around must be within the property. With an additional 7.5 foot required right-of-way dedication, the Single Family Residence will be located by 2.5 feet from the suggested new property line. This 7.5 foot additional right-of-way requirement on top of the previously dedicated 15 foot right-of-way for a total of 22.5 on a 100 foot length of property will not only be impractical by not having a driveway and turn-around for the occupants of this Single Family Residence but also will not meet the requirements imposed by Traffic Control Department. Since the Single Family Residence fronting Yale Street was built in 2019 based on the recorded plat dimensions, the distance of this Single Family Residence is now closer to the existing property line from 25 feet to now 10 feet.

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

This variance request is consistent with the general layout of the immediate residential block fare and area. The goal is to create a traditional neighborhood design with "Urban" development, providing a pedestrian-friendly setting through enhanced street paving, sidewalks and landscape treatments. Reducing the building setback line to 10 foot along Yale Street and a 5 foot building setback line along E. 33rd Avenue with a reduced right-of-way dedication from 10 foot to 5 foot creates a more inviting and encumbered pedestrian experience. The property is enclosed with a wrought iron fence along the front property line facing Yale Street and along the side property line facing E 33rd Avenue and located from 10.3 feet to 11.5 feet from the front property line facing Yale Street and from 9.8 feet to 10.2 feet along the side property line facing E 33rd Avenue. With a 5 foot right-of-way dedication along E 33rd Avenue as opposed to 10 foot right-of-way dedication, the Single Family Residence will have enough space of 5 feet from the proposed new property line and thus provide safety and protection for the occupants of this property from any traffic accidents or vehicles in hitting the Single Family Residence directly with no fence or barrier protecting this Single Family Residence if it is located at Zero Lot Line. The additional requirement of 7.5 foot right-of-way dedication on top of the 15 foot right-of-way conveyed to Harris County recorded in Vol. 1302, Pg. 498, H.C.D.R. along Yale Street, the Single Family Residence will now be located at 2.5 foot from the suggested new property line. This Single Family Residence, has a 2 car garage and a Turn-Around concrete pavement to avoid the vehicles from backing onto a major thoroughfare, and with only 2.5 feet from the suggested new property line will not only impractical by not having a driveway and turn-around but not meet the requirements imposed by Traffic Control Department.

(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 these variances are not the result of a hardship created or imposed by the applicant. The variances are being requested due to incorrect representation of the Approved Site Plan presented at the time of permitting with incorrect Boundary Survey provided by the client from a surveying company and client to the Builder/Architect.

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

The Owner of the existing single family residence will be consistent with the theme of this neighborhood and compatible with the pedestrian-friendly urban setting. The development of this neighborhood will keep the compatible location and character of the homes. The wrought iron fence along the Yale Street and E. 33rd Avenue through an enhanced sidewalks and landscape treatments provides a pedestrian-friendly setting and the design is in keeping with the approved planning standards in creating a more Urban pedestrian friendly environment.

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

Granting the variances being requested of a 10 foot reduced building setback line and not to provide a 7.5 foot right-of-way along the Yale Street, a major thoroughfare variances and a 5 foot reduced building setback line with a 5 foot reduced right-of-way dedication and not to provide a Turn-Around for Lot 2 with an area of less than one acre variances along E. 33rd Avenue with a will not be injurious to the public's health, safety or welfare. Since the residences in this neighborhood has been built some 30 years ago with the observance of 25 foot building setback line along Yale Street that has been widened to 65 feet per Vol. 1302, Pg. 498, H.C.D.R. The building line of 10 foot along Yale Street and 5 foot along E. 33rd Avenue is consistent with the general layout of the immediate residential block fare.

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

Economic hardship is not the sole justification for the variance request. The Single Family residence was built last 2019 based on the incorrect Boundary Survey and Site Plan representation to the City of Houston Permitting Department that was permitted at the City of Houston last December 2018.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

July 16, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Independence Heights partial replat no 1
REFERENCE NUMBER: 2020-0995



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southeast intersection of Yale Street and E. 33rd Ave. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building setback line of 10 feet along Yale Street as opposed to the required 25 foot setback line, a reduced building setback line of 5 feet along E 33rd Street as opposed to the required 10 foot setback line and to allow a reduced right-of-way dedication of 5 feet as opposed to the required 10 feet. 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. 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, July 23, 2020, 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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcom
Controller: Chris B. 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. 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 **Orlando Teran with Teran Group LLC at 713-244-9795**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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

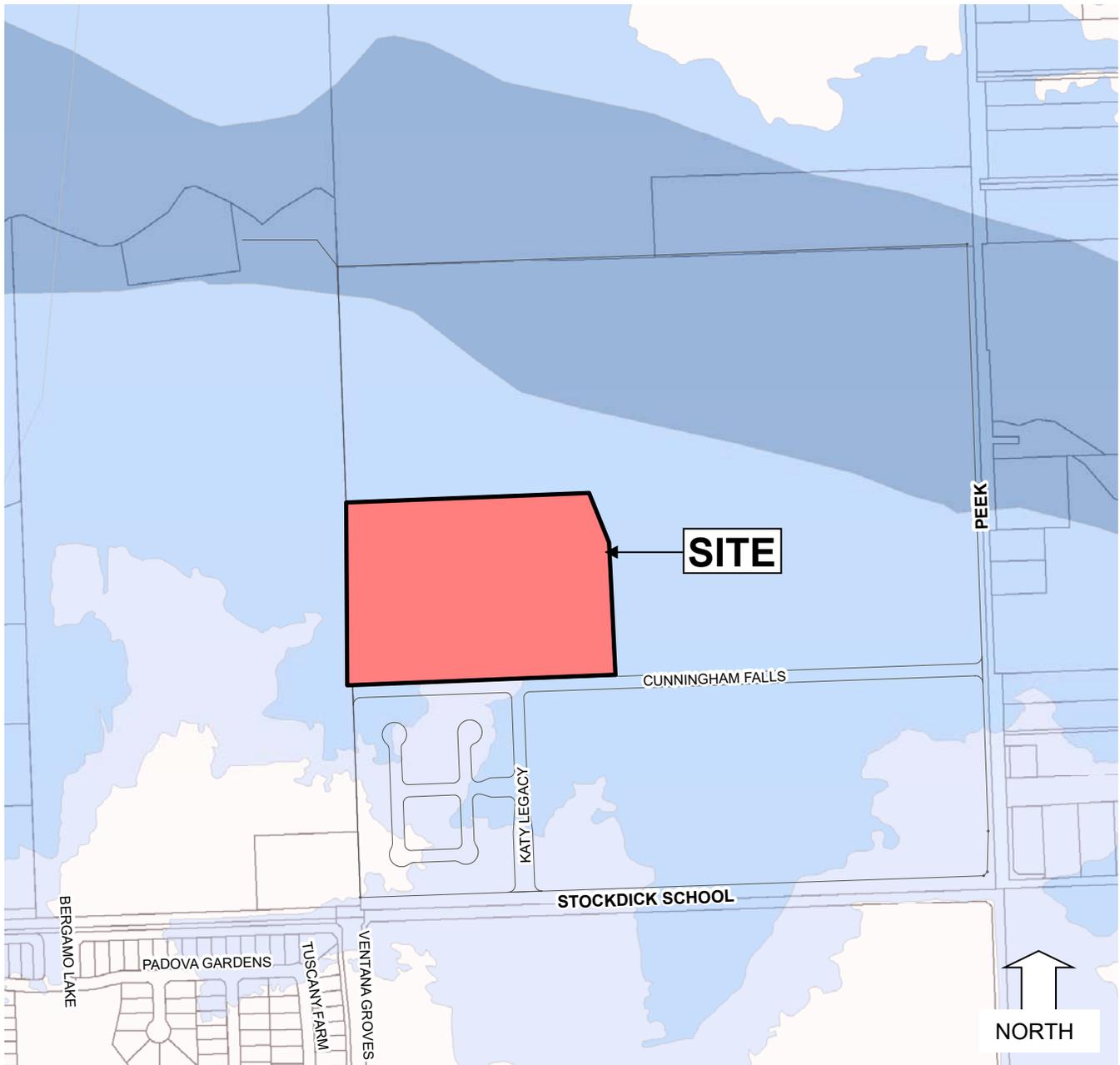
ITEM: 126

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Katy Legacy Sec 2

Applicant: 7gen Planning



D – Variances

Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Katy Legacy Sec 2

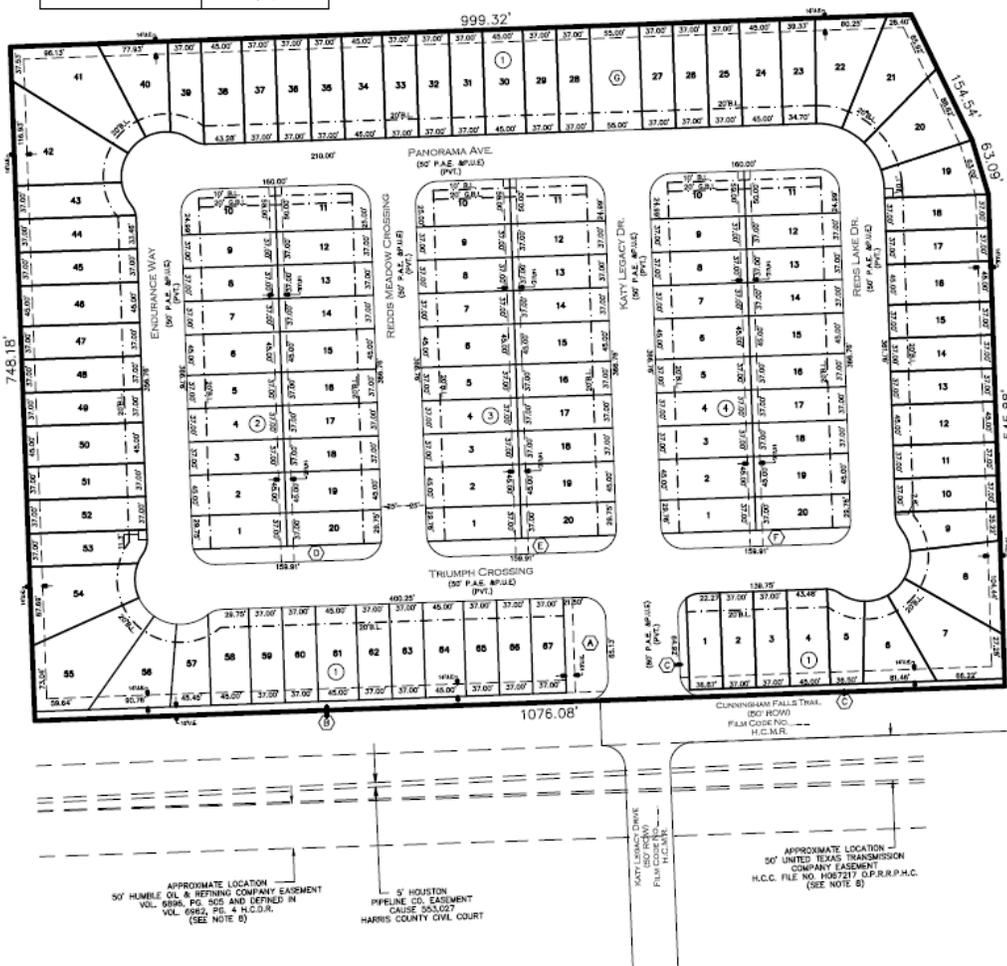
Applicant: 7gen Planning

RESERVE TABLE	
RESERVE "A"	LANDSCAPE / COMPENSATING OPEN SPACE 0.108 AC. / 4,748 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES 0.144 AC. / 6,257 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES 0.087 AC. / 3,788 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE 0.09 AC. / 3,467 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE 0.08 AC. / 3,467 SQ.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE 0.08 AC. / 3,467 SQ.FT.
RESERVE "G"	DRAINAGE / OPEN SPACE 0.147 AC. / 6,404 SQ.FT.
TOTAL	0.728 AC. / 31,697 SQ.FT.

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA	
A. TOTAL NUMBER OF LOTS	4,800 SQ. FT. 100
B. TOTAL AREA OF LOTS	4,800 SQ. FT. 48,877 SQ. FT.
C. AVERAGE LOT SIZE	10.2 SQ. FT. 4,188 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED	330 SQ. FT.
E. COMPENSATING OPEN SPACE PROVIDED	330 SQ. FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED	330 SQ. FT.

CALL 150.6531 AC.
PERRY V. COOK SPECIAL TRUST TO
CUNNINGHAM INTERESTS II, LTD.
APRIL 28, 2011
C.F. NO. 20110175218
O.F.R.R.P.H.C.

CALL 150.6531 AC.
CUNNINGHAM INTERESTS II, LTD.
NASH PL 529, L.L.C.
MAY 1, 2011
C.F. NO. 20110175218
O.F.R.R.P.H.C.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Katy Legacy Sec 2

Applicant: 7gen Planning



D – Variances

Aerial



Application Number: 2020-1346

Plat Name: Katy Legacy Sec 2

Applicant: 7gen Planning

Date Submitted: 08/09/2020

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:

Compensating open space provided within the boundaries of the subdivision plat.

Chapter 42 Section: 42-182

Chapter 42 Reference:

Sec. 42-182. Optional performance standards for the reduction in lot size – Compensating open space. A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code.

Statement of Facts

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

The Katy Legacy subdivision has been divided into two sections due to the requirement of a public Right-of-Way from Peek Rd. to the Bergamo subdivision. This division causes the previously contiguous community to separate the proposed recreation center and the majority of Katy Legacy's compensating open space to be outside of the Section 2 boundary.

(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 City's performance standards for compensating open space suggest that large and continuous open space is preferred to provide useable space for residents (Sec. 42-183). The proposed recreation center far exceeds the minimum size standards for compensating open space as well as the square footage needed in Section 1 by 13,903 sf. We believe a large central recreation area is more suitable to the residents of the subdivision than separate smaller sites. We ask that any remaining compensating open space area within Section 1 be count towards the required area for Section 2 in order provide a larger community recreation area.

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

The requested variance is a hardship created by the city requiring a local roadway from Peek Rd. to the Bergamo subdivision, thusly dividing the neighborhood.

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

The total required compensating open space for Section 2 will still be provided, but within the boundary of adjacent Section 1.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, we believe it will promote public health and welfare by providing more recreation opportunities to residents.

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

Economic hardship is not the justification for the variance request. Any lots lost due to compensating open space required within Section 2 would be made up by adding more lots in Section 1. The variance simply creates a more usable recreation area for all community residents.

Houston Planning Commission

ITEM: 127

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Magnolia Park Sec 2 partial replat no 5 (DEF 1)

Applicant: SEM Services



D – Variances

Site Location

Houston Planning Commission

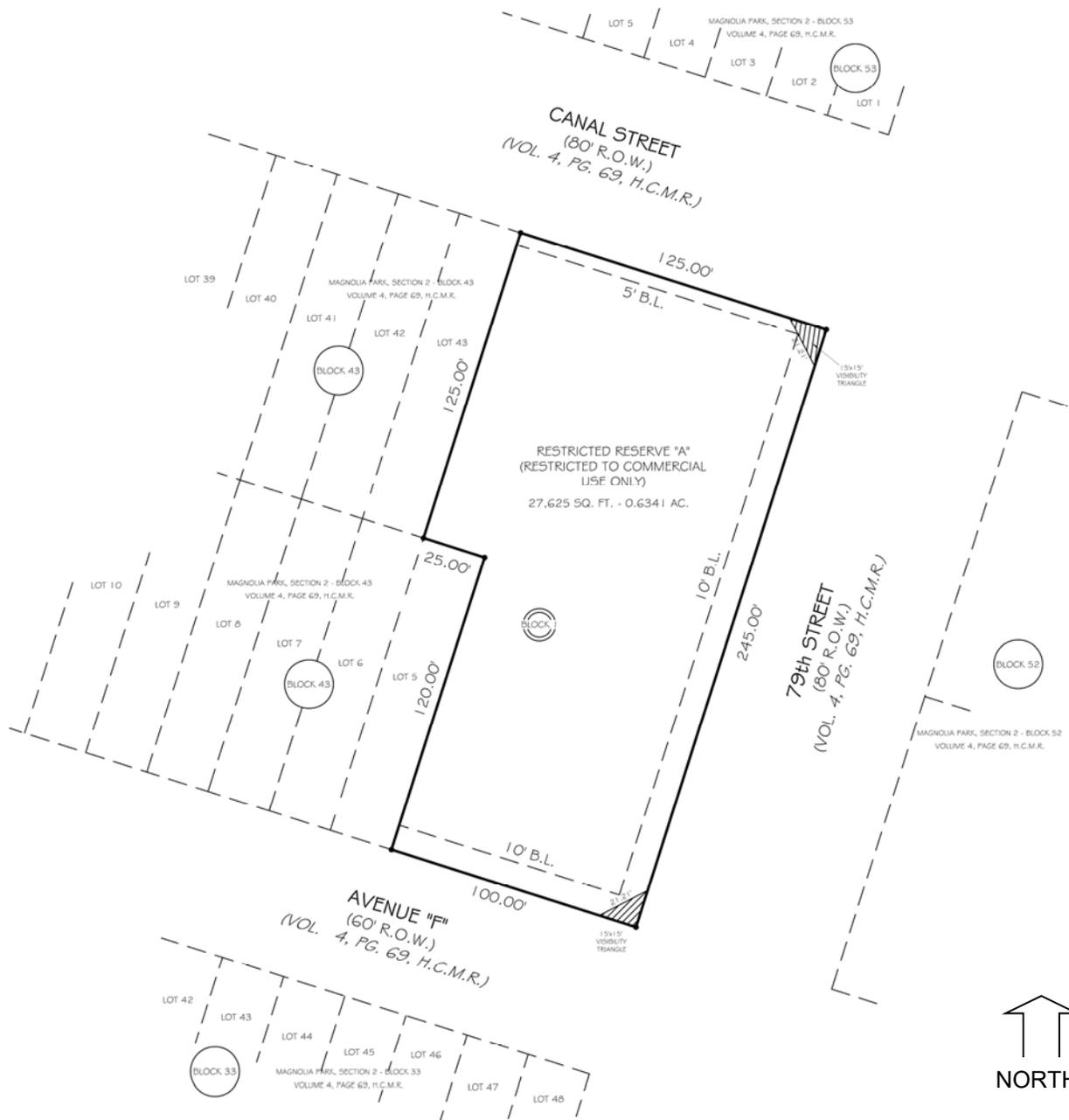
ITEM: 127

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Magnolia Park Sec 2 partial replat no 5 (DEF 1)

Applicant: SEM Services



D – Variances

Subdivision

Houston Planning Commission

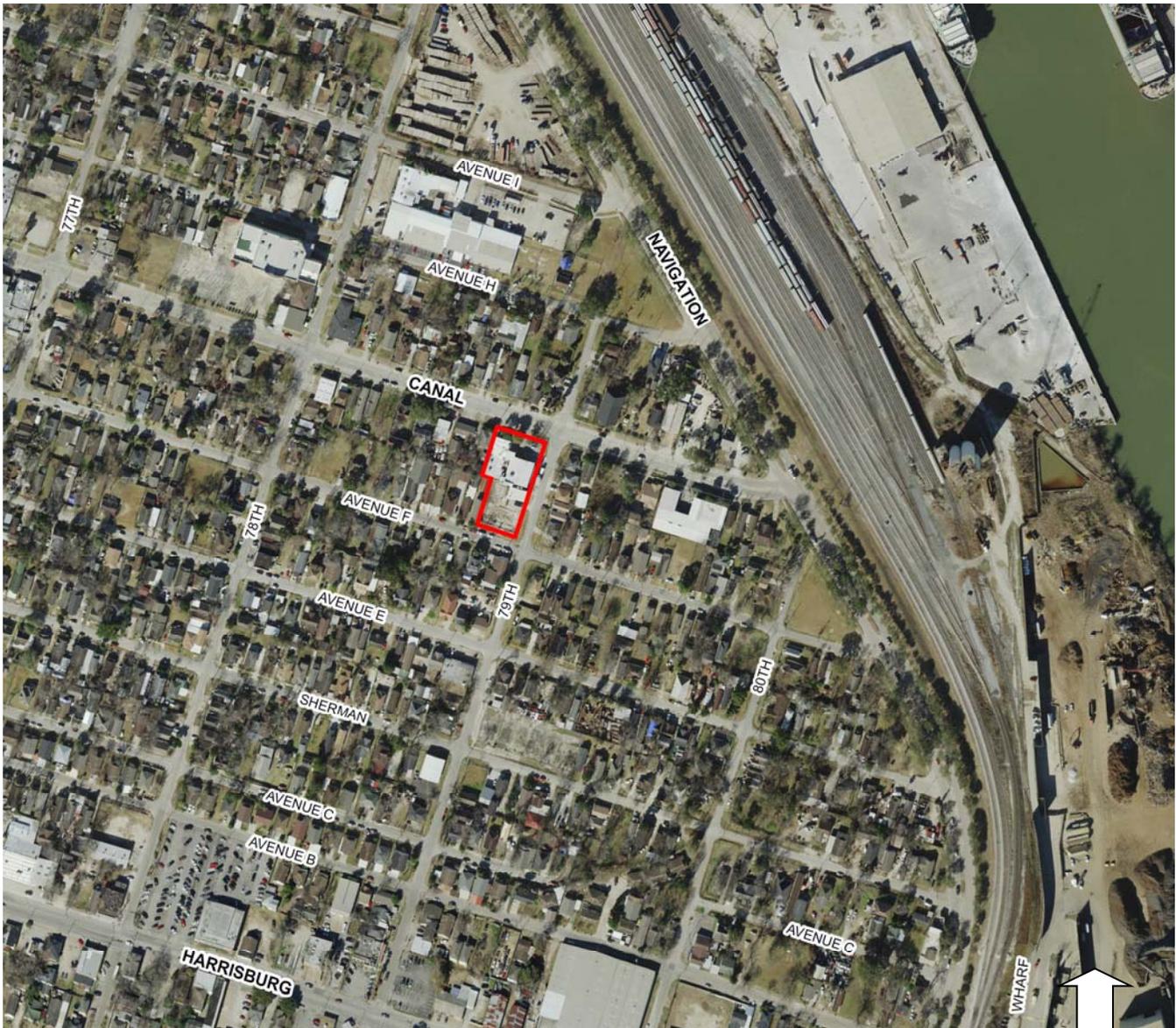
ITEM: 127

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Magnolia Park Sec 2 partial replat no 5 (DEF 1)

Applicant: SEM Services



NORTH

D – Variances

Aerial



Application Number: 2020-1184

Plat Name: Magnolia Park Sec 2 partial replat no 5

Applicant: SEM SERVICES

Date Submitted: 07/13/2020

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 5' BL in lieu of the required 10' BL along Canal Street.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec 42-155(a): The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The site is at the southwest intersection of Canal Street and 79th Street in the Magnolia Park Super Neighborhood. The applicant is requesting once variance: 1. To allow a structure along Canal Street, a major collector of 80' ROW to have a 5' BL in lieu of the required 10' BL. The subject site is home to La Brisa Ice Cream, a local Hispanic pride owned business that has been serving the community for more than 39 years. The owner is proposing to make an expansion to his storage facility along Canal Street, no other building modifications will occur at this time. Existing neighborhood characteristics of the Magnolia Park Super Neighborhood as of 0' to 5' BL along Canal Street between 77th-79th Streets. Canal was a major arterial of the vibrant neighborhood 100 years ago. The property wants would like to follow the development pattern of the existing neighborhood as they continue to expand their business. With this in mind, we believe Chapter 42 rules are not applicable to this portion of Magnolia Park that is emerging as an urban 21st century walkable Hispanic neighborhood with La Brisa Ice Cream as a gathering place.

(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 main justification for granting the requested variance is based on the existing adjacent development. Requiring a 10' BL along Canal Street would be contrary to sound public policy in a neighborhood that is not compatible with the suburban requirements of Chapter 42 in this walkable urban area. Reassuring allowing a 5' BL along Canal Street is in line with the physical characteristics of the nearby properties.

(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. Development will meet all other requirements as per the ordinance.

(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. Business density will be expanded to promote the urban walkable neighborhood, thus increasing walkers.

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

Economic hardship is the not the sole justification of the variance. The existing character of the neighborhood is.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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www.houstontx.gov

July 30, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Magnolia Park Sec 2 partial replat no 5

REFERENCE NUMBER: 2020-1184



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southwest corner of Canal Street and 79th 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.

SEM Services, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting a variance to allow a reduced building line of 5' in lieu of the ordinance required 10' along Canal Street for a new addition. Enclosed are copies of the variance request, the proposed subdivision plat, and the proposed 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, August 6, 2020, 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 the 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,

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 **Stephanie Rivera-Lopez** of **SEM Services** at **(281) 771-2175**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
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- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **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: 128

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nichols Luxury Living

Applicant: Owens Managements Systems, LLC



D – Variances

Site Location

Houston Planning Commission

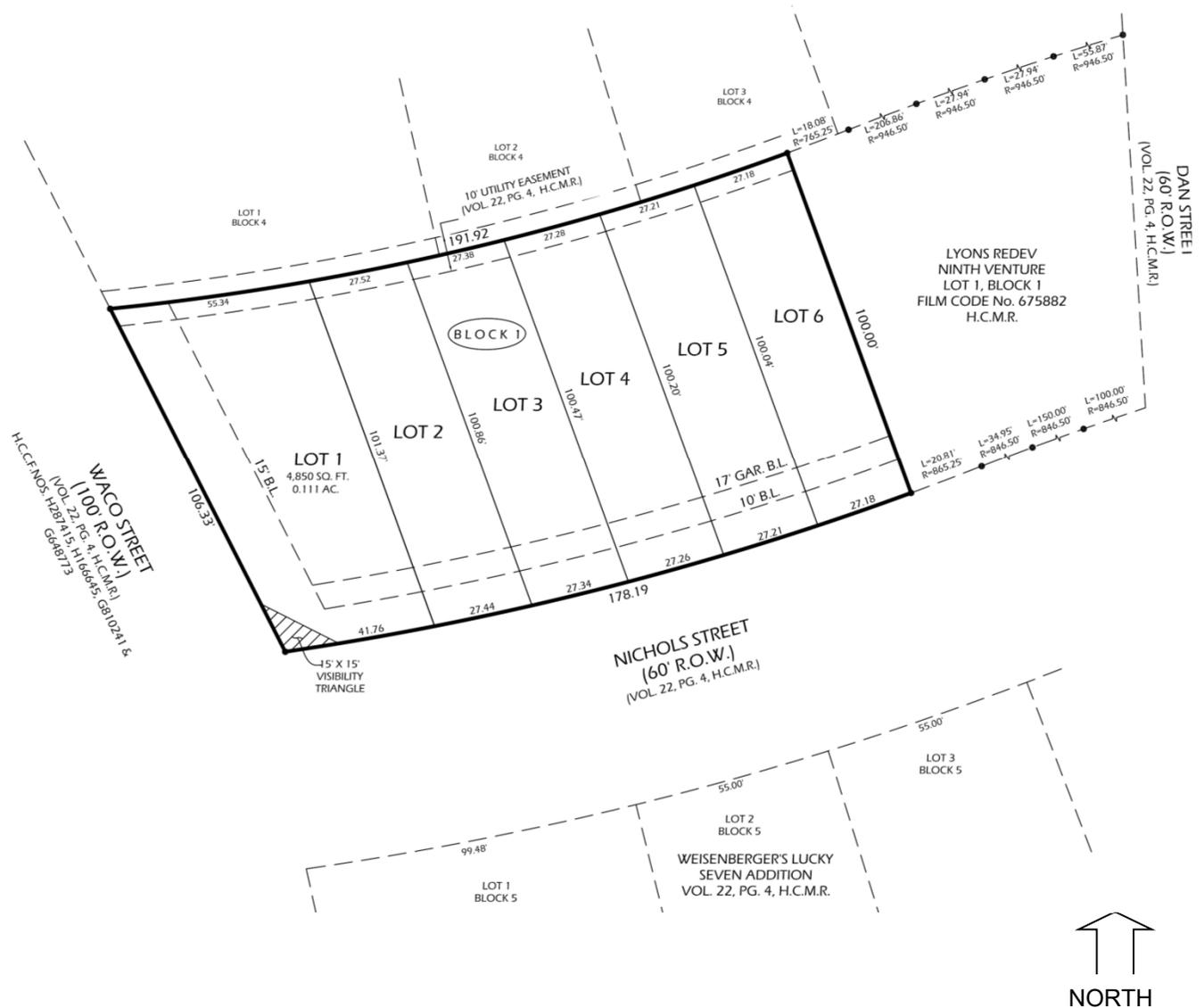
ITEM: 128

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nichols Luxury Living

Applicant: Owens Managements Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 128

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Nichols Luxury Living

Applicant: Owens Managements Systems, LLC



D – Variances

Aerial

A1.0 NICHOLS LUXURY LIVING SITE PLAN

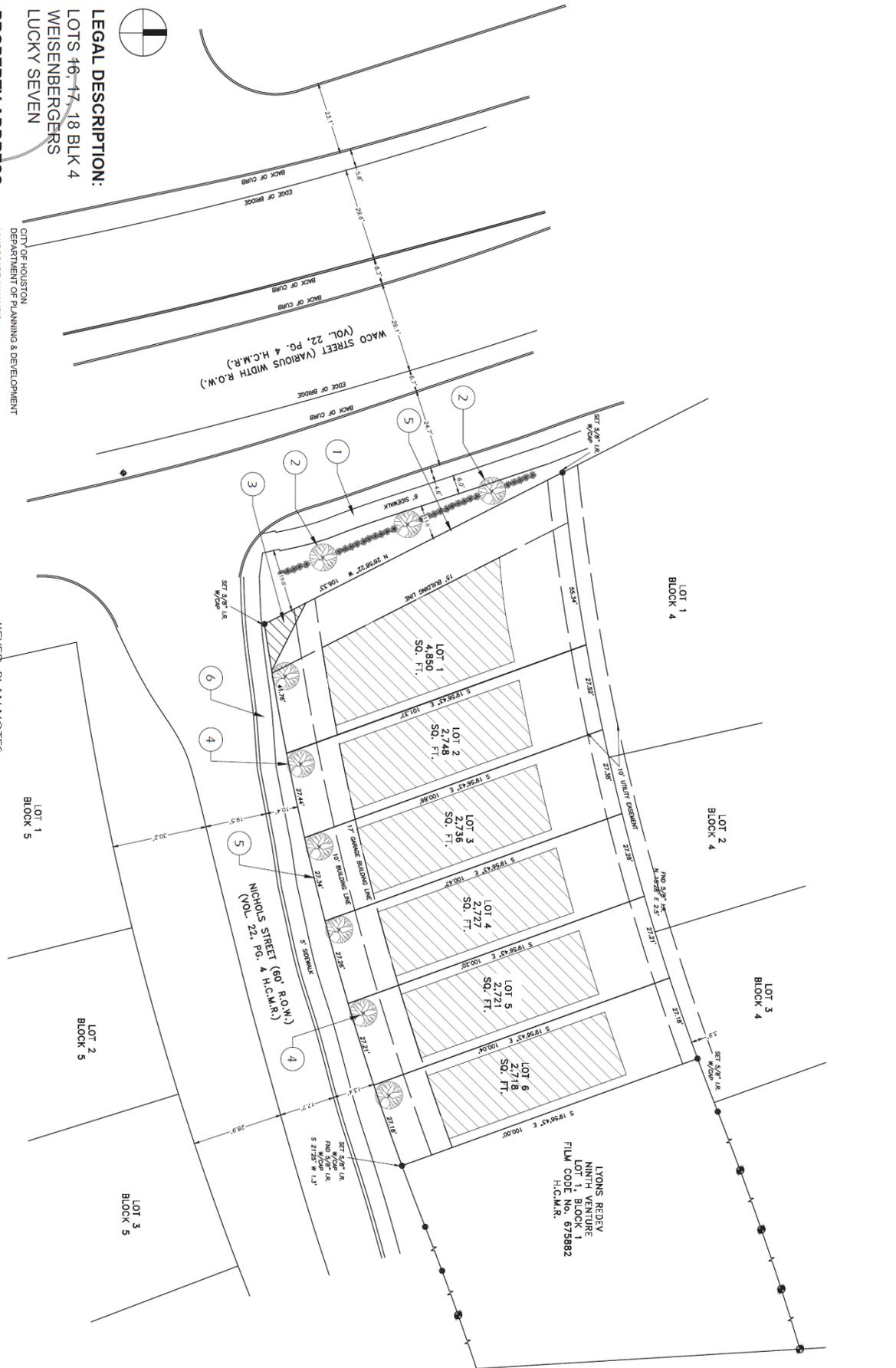
LEGAL DESCRIPTION:
 LOTS 16-17, 18 BLK 4
 WEISENBERGERS
 LUCKY SEVEN

PROPERTY ADDRESS
 2302 WACO STREET &
 4409 NICHOLS
 HOUSTON, TX 77020

CITY OF HOUSTON
 DEPARTMENT OF PLANNING & DEVELOPMENT
 LANDSCAPE ANALYSIS

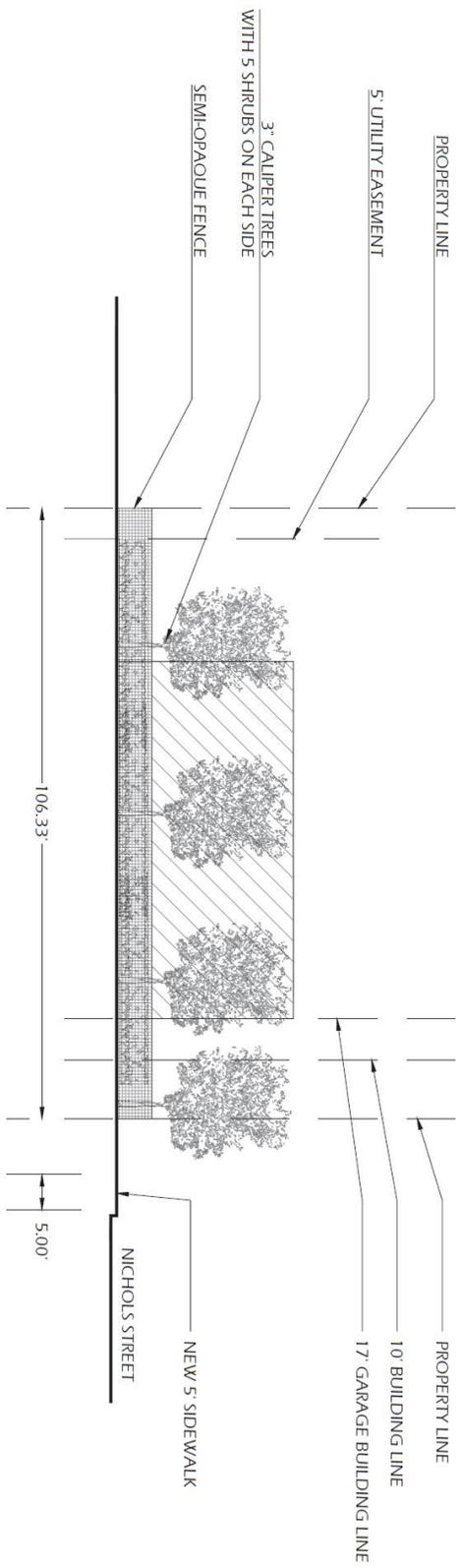
KEYED PLAN NOTES

- ① NEW 6" SIDEWALK
- ② PROPOSED 3" CALIPER TREES WITH 5 SHRUBS ON EACH SIDE OF TREE (30 SHRUBS TOTAL WACO STREET)
- ③ 15' X 15' VISIBILITY TRIANGLE
- ④ PROPOSED 1 1/2" CALIPER TREE (QUANTITY 6 - NICHOLS STREET)
- ⑤ PROPERTY LINE
- ⑥ NEW 5" SIDEWALK



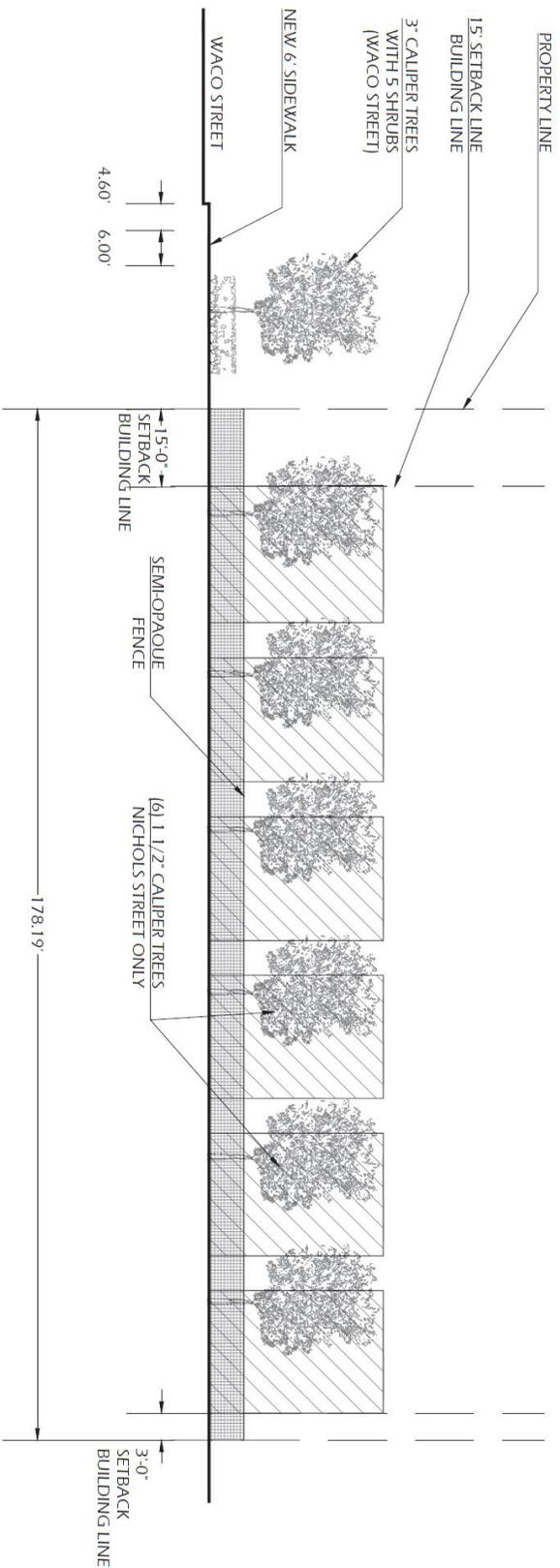
LYONS REDEV
 NINTH VENTURE
 LOT 1, BLOCK 1
 FILM CODE No. 675882
 H.C.M.R.

DAN STREET (VOL. 22, PG. 4 H.C.M.R.)



PROFILE OF WACO STREET

2



PROFILE OF NICHOLS STREET

1

A2.0 ELEVATIONS



Application Number: 2020-1397

Plat Name: Nichols Luxury Living

Applicant: Owens Management Systems, LLC

Date Submitted: 08/10/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought for a 15' building line along major thoroughfare for residential development

Chapter 42 Section: 152

Chapter 42 Reference:

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.(b)A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that:(1)The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and(2)Vehicular access cannot be taken from the major thoroughfare.

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

Weisenberger's Lucky Seven Addition was recorded in 1946 as a residential subdivision. Waco Street was dedicated as a 80' ROW. Waco is on the current Major Thoroughfare Map as 100' ROW - sufficient width. Based on the existing conditions survey, Waco is 127.3 feet including the north and south ROW lanes below the bridge that serve a local street for U turnaround. Nichols is platted as 60' ROW with average 29' paved section and open ditches. Between 1980 & 1982, City of Houston acquired lots 1, part of 2, 3 and 4, Block 8 (H287415, H166645, G810241 and G648773 HCDR's) for the construction of the Waco Street bridge. The land acquisition was taken west of the platted Waco Street. The Waco Street bridge commences at Noble Street and continues north over the Southern Pacific and Union Pacific Railyard. The bridge is 4 lanes. The north and south lanes are approximately 29' paved sections separated by 8' median. With the grade separation, original Waco Street from Noble to Lee Street serves as a local street, one-directional to provide a U turn-around under the bridge. The land on the north side of Lee Street, Blocks 2 & 3, were acquired by Union Pacific Railroad. The proposed development is a replat of lots 16, 17 and 18, Block 4 to create 6 lots with street frontage for the construction of 2-story, single-family homes, average 2100 sf with 2 car garages. All lots front on Nichols Street. Weisenberger's Lucky Seven Addition includes a 15' building line along Waco.

(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 bridge grade separation created the Waco Street major thoroughfare lanes. The original Waco Street east of the bridge provides vehicular access to Noble, Nichols and Lee Street. It is one-directional going north to the U turnaround to head south with no access to the bridge. The distance from Nichols to the U turnaround is approximately 300 feet. All deed restrictions per Vol 2594, Page 252, Vol 3005, Page 454 and Vol 3176, page 233 HCDR's have expired.

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

The distance from the edge of bridge to the back of curb (west side of Waco northbound) is 8.6 feet and descends to 6.7 approaching Lee Street. The paved section of Waco (acting as a northbound local street) is 25.3' near Nichols and descends to 24.7' approaching Lee Street. The distance from the back of curb to the existing 4' sidewalk is 4.6'. At the intersection of Nichols and Waco, the distance from the back of curb to the property line is 28 feet. The replat will maintain the 15' building line per plat, creating 43 feet to the structure.

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

The existing driveway on Waco will be replaced with new curb. There is no vehicular access to Waco Street. New 6' sidewalks will be constructed along Waco with 3- 3" caliper trees and 30 shrubs creating a landscape buffer. Each lot on Nichols will have a new tree planted, along with new 5' sidewalks. The development will include semi-opaque fencing.

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

Economic hardship is not the sole justification. Adhering to the 15' building line along Waco per plat, coupled with 28 feet from back of curb creates distance that aligns with the spirit of the ordinance and allows for reasonable use of the land.



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

August 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Nichols Luxury Living
REFERENCE NUMBER: 2020-1397



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of Lyons Avenue and at the southeast corner of Waco and Nichols Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line in lieu of the ordinance-required 25' building line along Waco Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed 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, August 20, 2020, 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:

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. 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. 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 **Joyce Owens of Owens Management Systems, LLC** at **713-643-6333**. You may also contact Eric Pietsch with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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

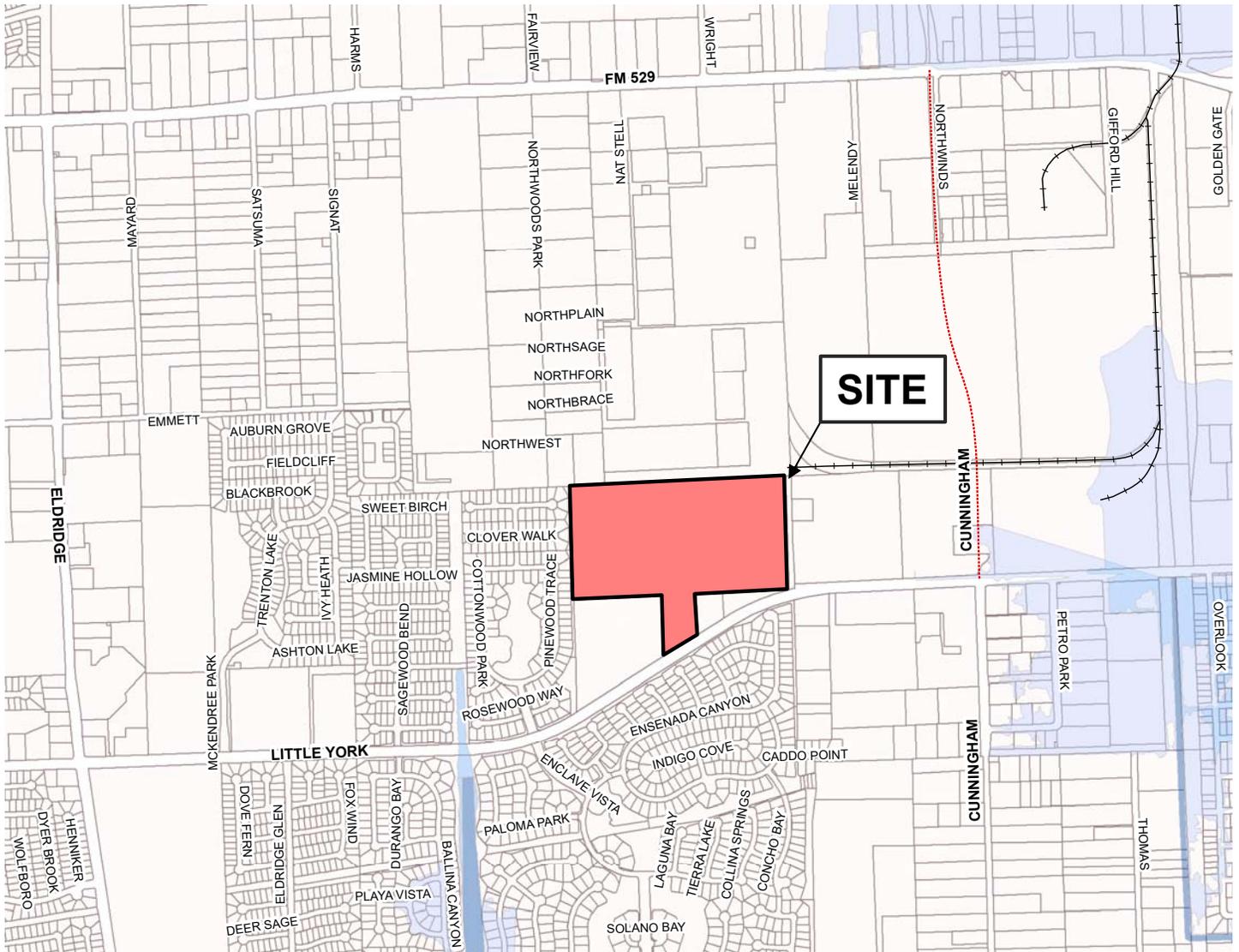
ITEM: 129

Planning and Development Department

Meeting Date: 08//20/2020

Subdivision Name: West Little York Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

Houston Planning Commission

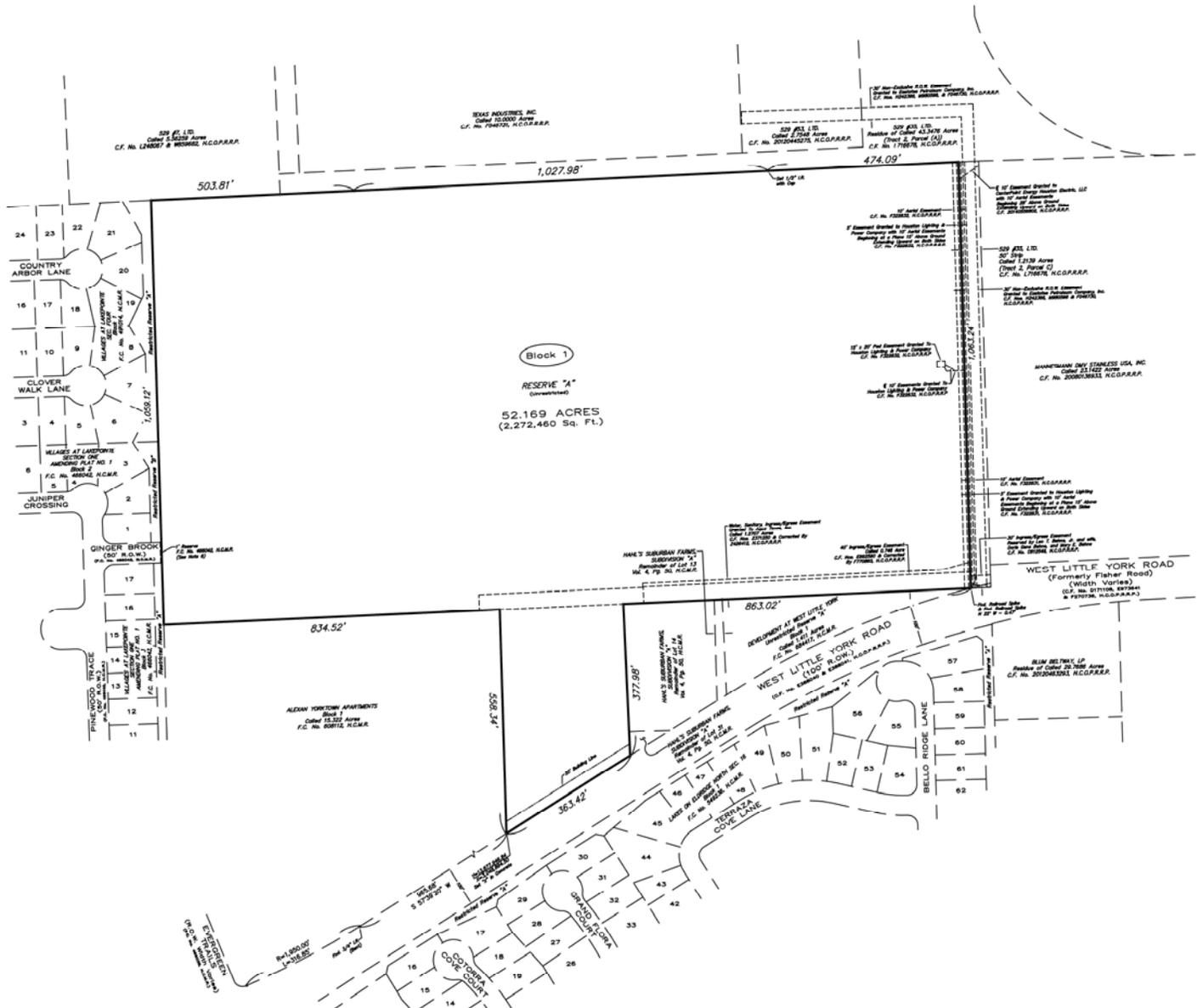
ITEM: 129

Planning and Development Department

Meeting Date: 08//20/2020

Subdivision Name: West Little York Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 08//20/2020

Subdivision Name: West Little York Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



Application Number: 2020-1336

Plat Name: West Little York Commerce Park

Applicant: The Pinnell Group, LLC

Date Submitted: 08/07/2020

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:

Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along West Little York Road between Evergreen Trails/Enclave Vista Lane and Cunningham Road.

Chapter 42 Section: 42-127

Chapter 42 Reference:

(42-127 Intersections of Major Thoroughfares)

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 owners of this 52 acres of land are re-platting the subject property as a single Reserve in order to create a commercial development on the north portion of the proposed Reserve and a Fire Station for Harris County Emergency Services District No. 9 on the south portion of the proposed Reserve. Access to this property will be provided by 2 driveways off of West Little York Road, located at the south end of the proposed subdivision. A loop road through the north portion of the Reserve will provide private access to the 3 proposed commercial buildings. To the north of this property lies a fully developed commercial business park with all privately maintained streets. There is a railroad spur and a flood control ditch running east and west along the south end of the business park, which is the north end of the proposed Reserve. Dedicating a road in a north/south direction, off of West Little York Road, would be impractical to this commercial development and the business park north of this development. Moreover, the installation of a public street off of West Little York Road into this property would not improve traffic flow in this area.

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

The circumstances supporting the granting of the variance are logical and make economic sense. If the subject property was created as a residential development, then the installation of a north/south street from West Little York with an east/west connection to Ginger Brook would benefit the property and improve traffic circulation. However, the owners are creating a commercial development and a Fire Station, and the requirement to dedicate a street would not benefit the public, nor would it be practical to mix commercial and residential traffic.

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

The intent of a dedicated 60-foot road would be to improve traffic flow for local residences; However, the 52 acres is being developed as a commercial project and should not include a dedicated road to a dead end or extending into a residential neighborhood.

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

Currently, there is nothing injurious to the public health, safety and welfare due to the non-existence of a 60-foot road through the proposed subdivision, and there will continue to be nothing injurious to the public health, safety and welfare if this variance is granted.

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

This request is not based on economic reasons. It is a matter of creating a practical commercial development without a 60-foot public right-of-way leading to a dead end or into a residential subdivision.



Application Number: 2020-1336

Plat Name: West Little York Commerce Park

Applicant: The Pinnell Group, LLC

Date Submitted: 08/07/2020

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:

Section Number (42-134 Street Extension); We are seeking a variance to prohibit the right-of-way extension of Ginger Brook through the subject property and prohibit the dedication of a cul-de-sac bulb into the property at the dead end of Ginger Brook. Ginger Brook is an existing 50 feet wide dedicated residential street shown on the west boundary line of proposed subdivision, located within Villages at Lakepointe, Section 1, Amending Plat No. 1.

Chapter 42 Section: 42-134

Chapter 42 Reference:

(42-134 Street Extension)

Statement of Facts

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

(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 owners of this 52 acres of land are re-platting the subject property as a single Reserve in order to create a commercial development on the north portion of the Reserve and a Fire Station for Harris County Emergency Services District No. 9 on the most southern portion of the Reserve. Ingress and Egress to this development will be provided by a driveway off of West Little York Road, located at the south end of the proposed subdivision. Access to Ginger Brook is not beneficial to this commercial development, nor would the residents of Villages at Lakepointe appreciate tractor trailers, oversized loads and large commercial vehicles commuting in and out of their residential community.

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

The developer of Villages at Lakepoint dedicated Ginger Brook for a future residential Section to be built where the subject property lies; However, the new owner of the property is building a commercial development and Ginger Brook will serve no purpose if extended into the property. The circumstances supporting the granting of the variance are logical. The residents of Villages at Lakepointe don't want to mix residential traffic with commercial traffic. If the subject property was created as a residential development, then the extension of Ginger Brook would benefit the property.

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

The granting of this variance will not devalue this Chapter. If the owner was developing a residential subdivision, he would gladly extend the Ginger Brook as another ingress/egress point for traffic circulation; However, mixing commercial traffic with a residential community is never a good idea.

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

Currently, there is nothing injurious to the public health, safety and welfare at the end of Ginger Brook, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if Ginger Brook is extended and open to commercial traffic, that could create public health and safety hazard.

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

This request is not based on economic reasons. It is a matter of a logistical solution not to extend Ginger Brook.

Houston Planning Commission

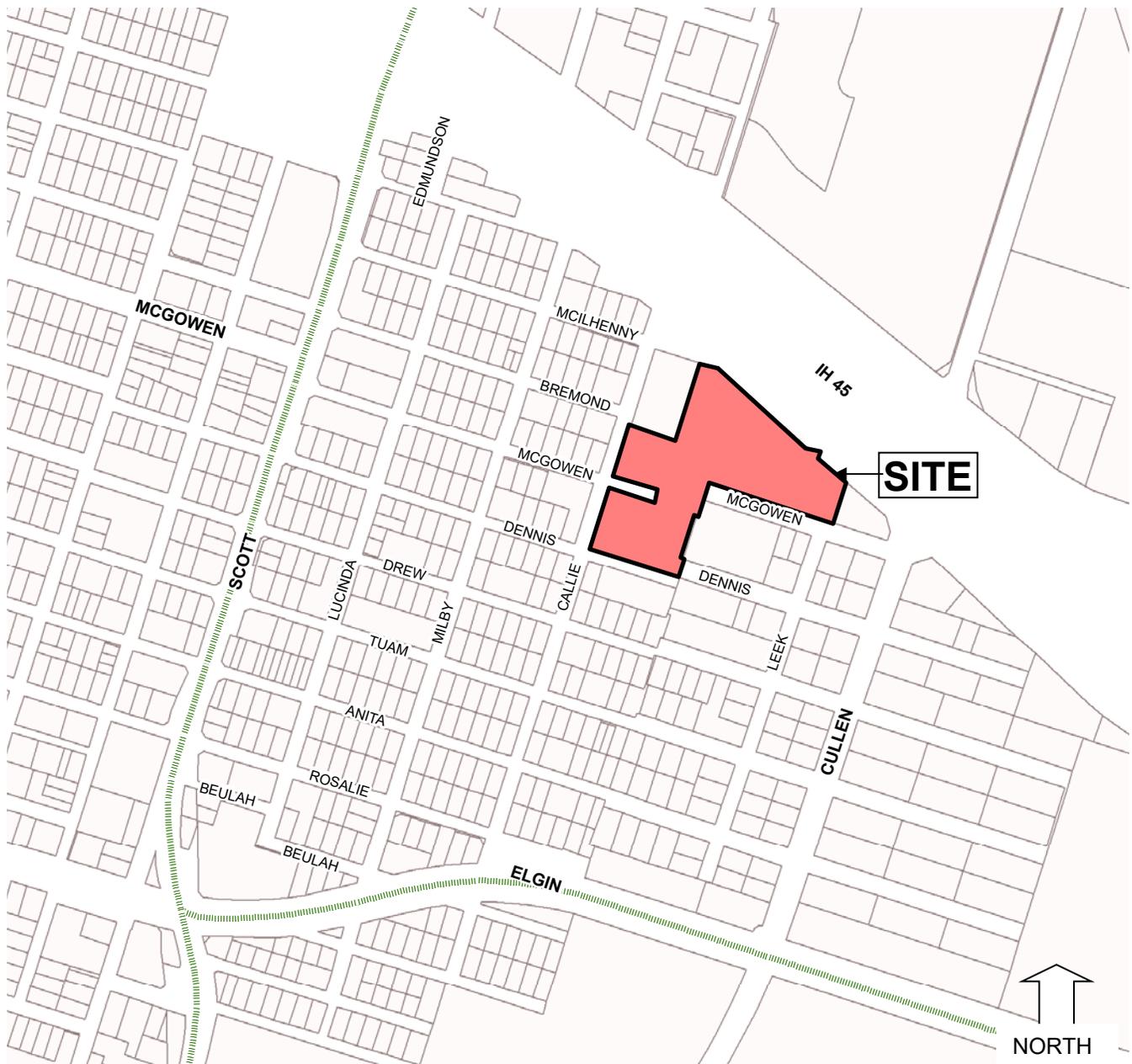
ITEM: 130

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wholesale Electric Warehouse replat no 1 (DEF 1)

Applicant: Miller Survey Group



D – Variances

Site Location

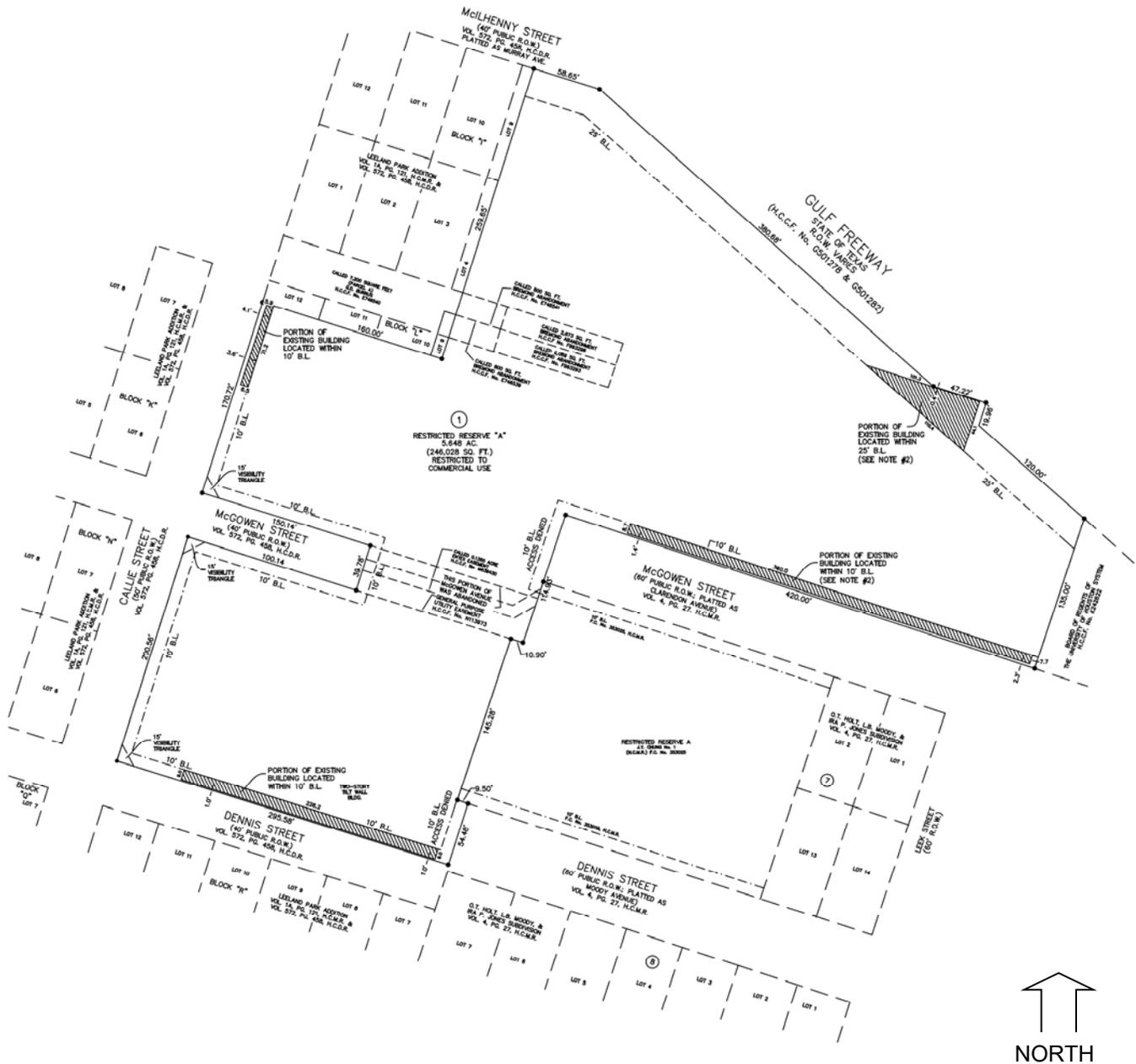
Houston Planning Commission ITEM: 130

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wholesale Electric Warehouse replat no 1 (DEF 1)

Applicant: Miller Survey Group



D – Variances

Subdivision

Houston Planning Commission

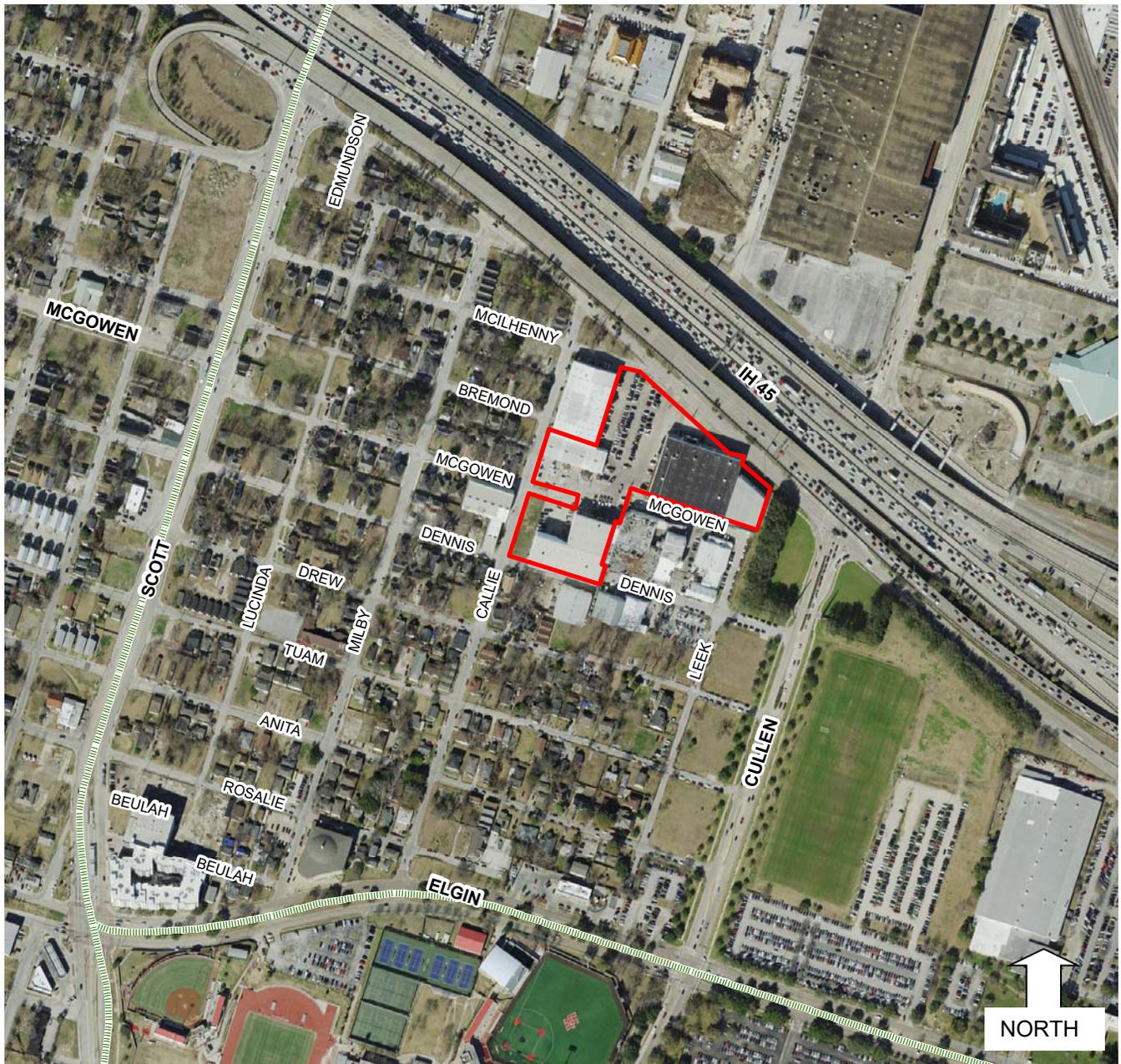
ITEM: 130

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Wholesale Electric Warehouse replat no 1 (DEF 1)

Applicant: Miller Survey Group



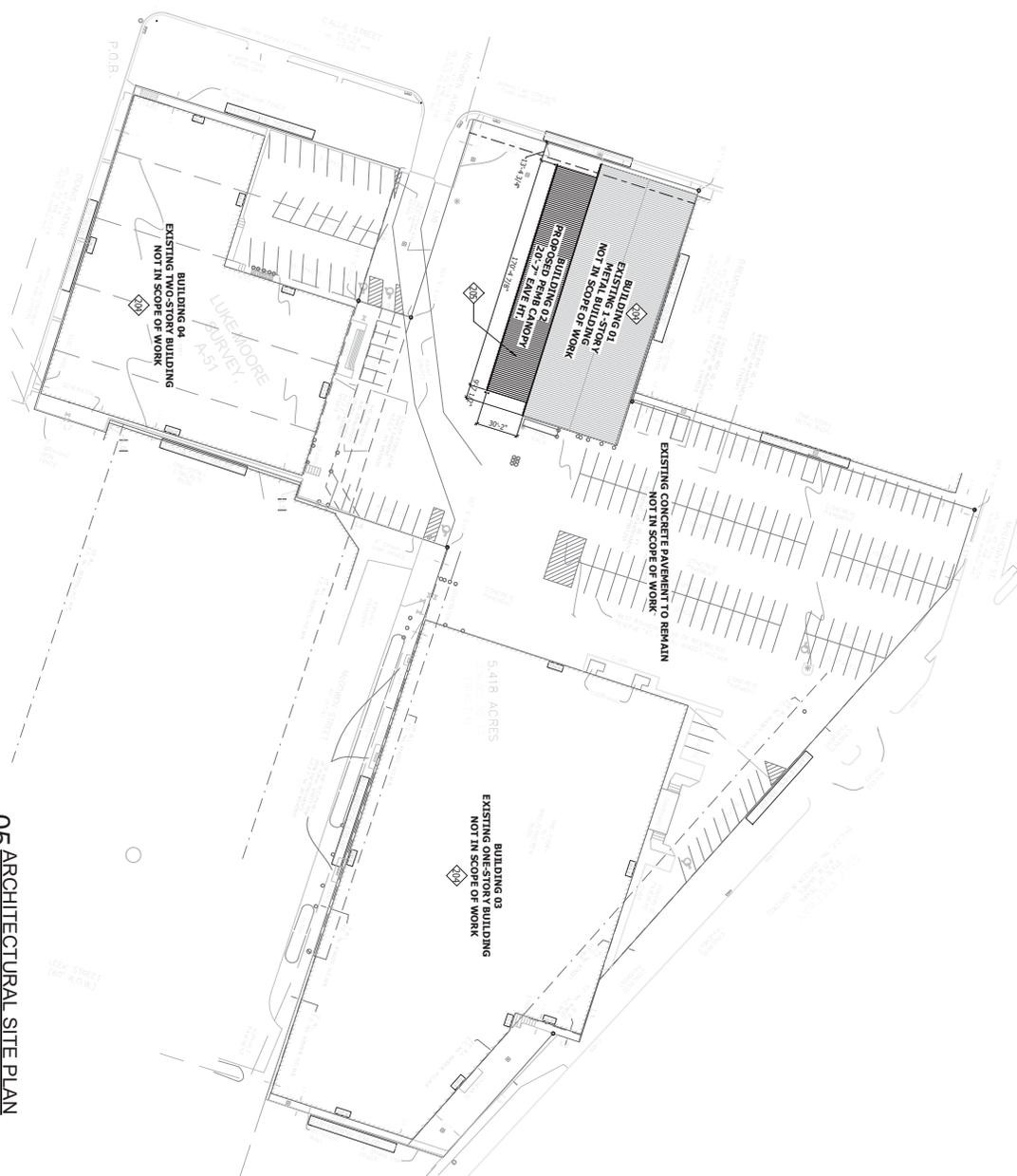
D – Variances

Aerial

KEYNOTES	
201	EXISTING BUILDING TO REMAIN - NOT IN SCOPE
202	EXISTING CONCRETE PAVEMENT TO REMAIN - NOT IN SCOPE
203	PROPOSED 5,500 S.F. FIRE-ENGINEERED METAL BUILDING CANOPY - SEE 01.A.1.01

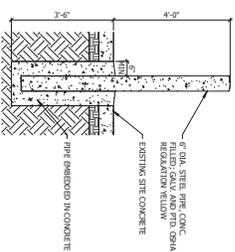
GENERAL SITE NOTES

REFER TO BIDDING SHEETS TO ESTABLISH PROPERTY LINES AND EASEMENTS
 NO CROSS SLOPES SHALL EXCEED 1.5% DOWNSLOPE OR 1/4" PER FOOT IN ANY DIRECTION FOR ACCESSIBLE ROUTES
 ALL CONCRETE AND FINISHING IS EXISTING - NOT IN SCOPE OF WORK
 NO DRIVEWAYS OR PARKING WILL BE MODIFIED
SCOPE OF WORK
 THE SCOPE OF THIS PROJECT IS PROVIDE A NEW 5,500 S.F. EXTERIOR CANOPY ADJACENT TO AN EXISTING FIRE-ENGINEERED METAL BUILDING. THE CANOPY WILL BE USED TO PROTECT METAL CONDUIT PRODUCT FROM ADVERSE WEATHER CONDITIONS.



05 ARCHITECTURAL SITE PLAN
 1" = 40'-0"

01 BOLLARD DETAIL
 1/2" = 1'-0"



**WHOLESALE ELECTRIC
 CANOPY ADDITION**

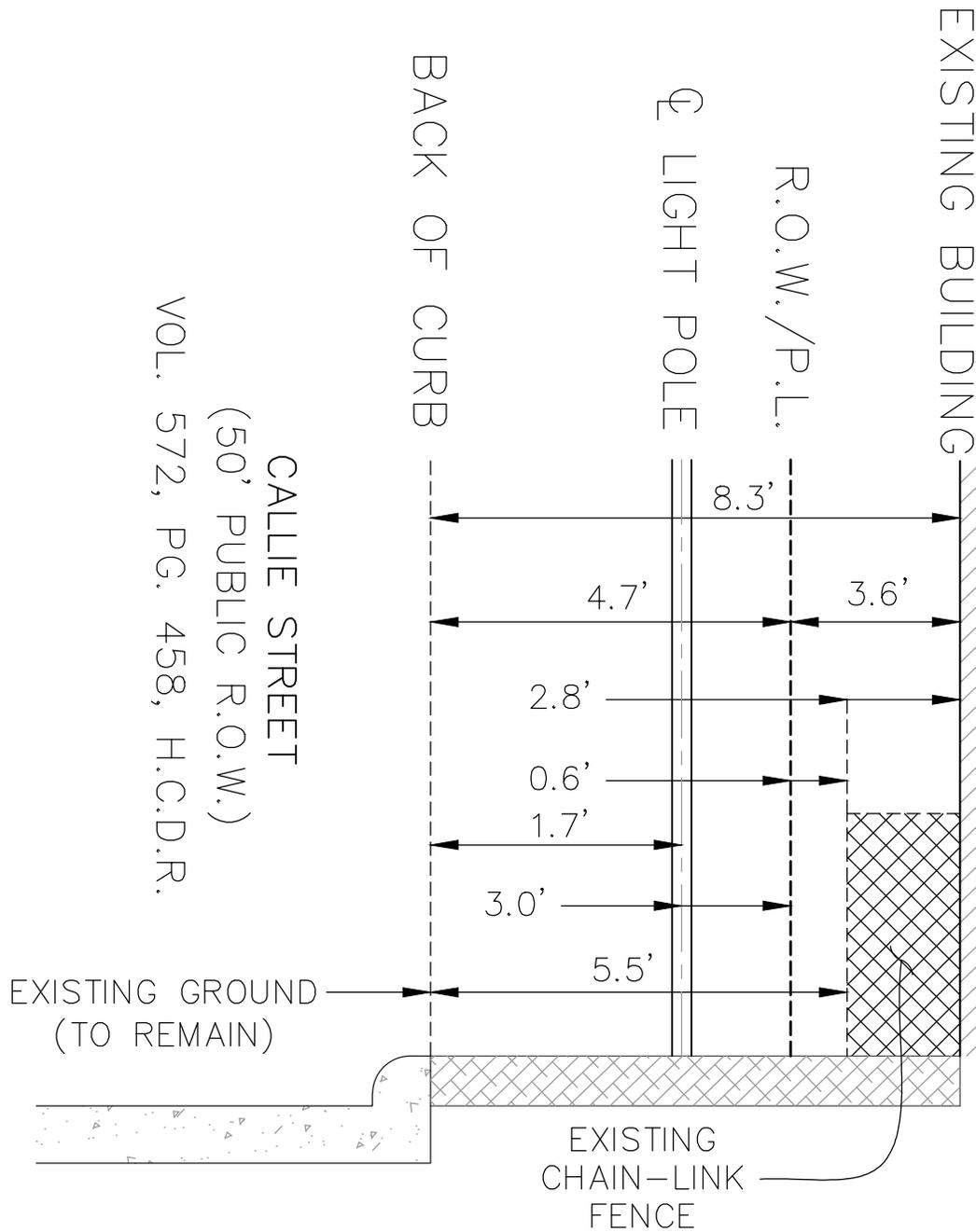
Project Address:
 4040 Gulf Freeway
 Houston, Texas 77004



10/31/2019 12:59:34 PM
 SHEET: 01.A.1.02
 OVERALL SITE PLAN

SCALE: AS INDICATED
 Drawn By: NEB
 Checked By: NEB
 Plot Date: 10/31/2019 12:59:34 PM
 Project Number: 1910026
 Sheet:

BEGGA
 DESIGN - CONSTRUCTION
 10000 Katy Road, Suite 200
 Houston, Texas 77024
 Tel: 281.486.7700
 Fax: 281.486.7702
 Email: info@begga.com
 1 2019/11/01 ISSUE FOR PERMIT



NOTES:

1. DISTANCES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY MILLER SURVEY GROUP.

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
F.C. = FILM CODE
FND = FOUND
No. = NUMBER
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME
⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = ANGLE POINT

**PROFILE
CALLIE STREET**

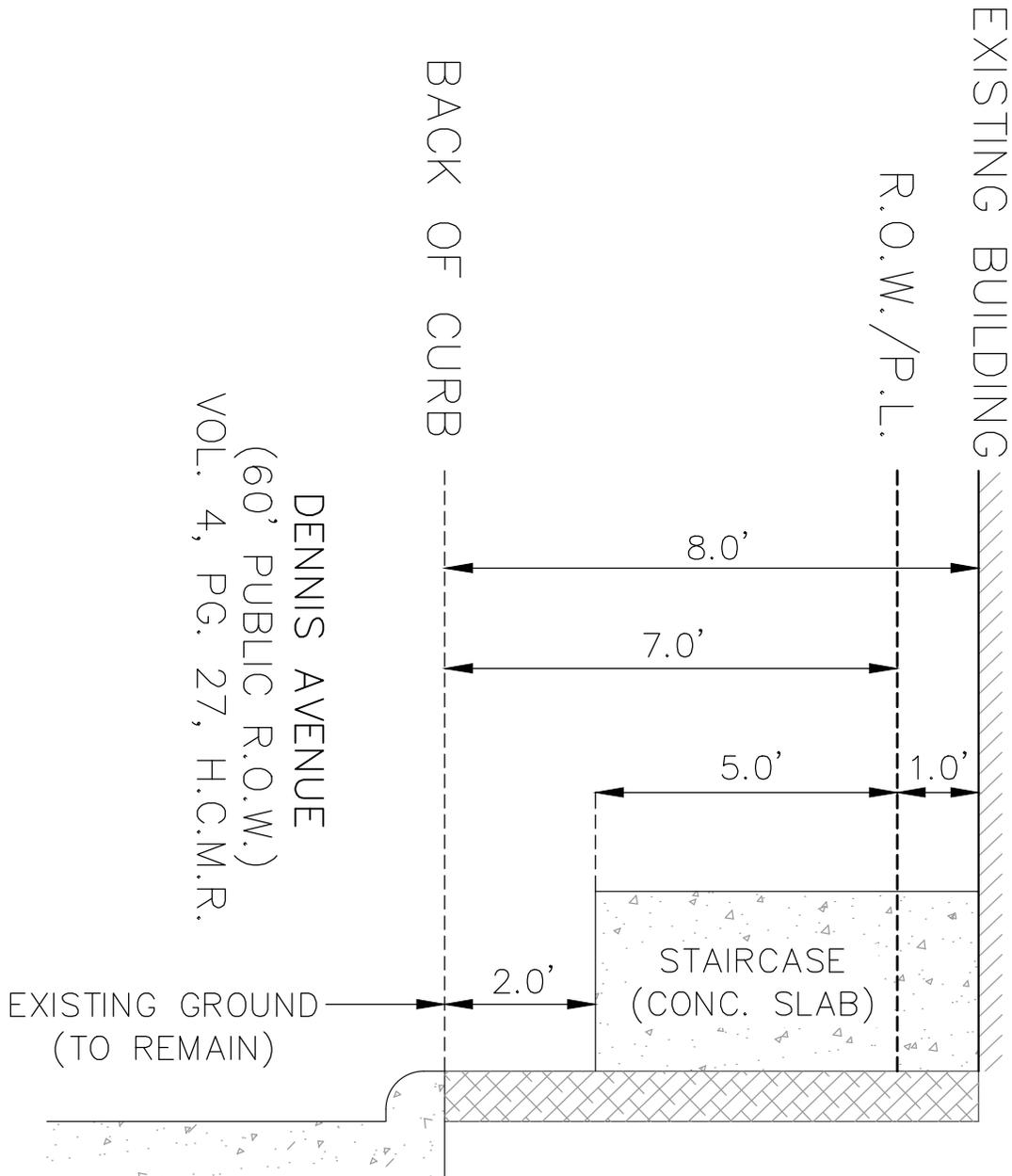
LOCATED IN
THE LUKE MOORE SURVEY, A-51 IN
HARRIS COUNTY, TEXAS



www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

H:\A JOB FOLDER_3095-2601 CALLIE-LEELAND PARK\DWG\3095-CALLIE STREET (PROFILE).DWG 7/27/20 Carolyn Jardine

JOB NO.: 3095-PL	SCALE: N.T.S.	DATE: 07/23/2020	FIELD BOOK: N/A
DWG. NO.: 3095-CALLIE STREET	DRAWN BY: JRW	CHK. BY: CJQ	M&B No.: N/A



NOTES:

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⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = ANGLE POINT

**PROFILE
DENNIS AVENUE**

LOCATED IN
THE LUKE MOORE SURVEY, A-51 IN
HARRIS COUNTY, TEXAS



www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3095-PL	SCALE: N.T.S.	DATE: 07/23/2020	FIELD BOOK: N/A
DWG. NO.: 3095-DENNIS AVE	DRAWN BY: JRW	CHK. BY: CJQ	M&B No.: N/A

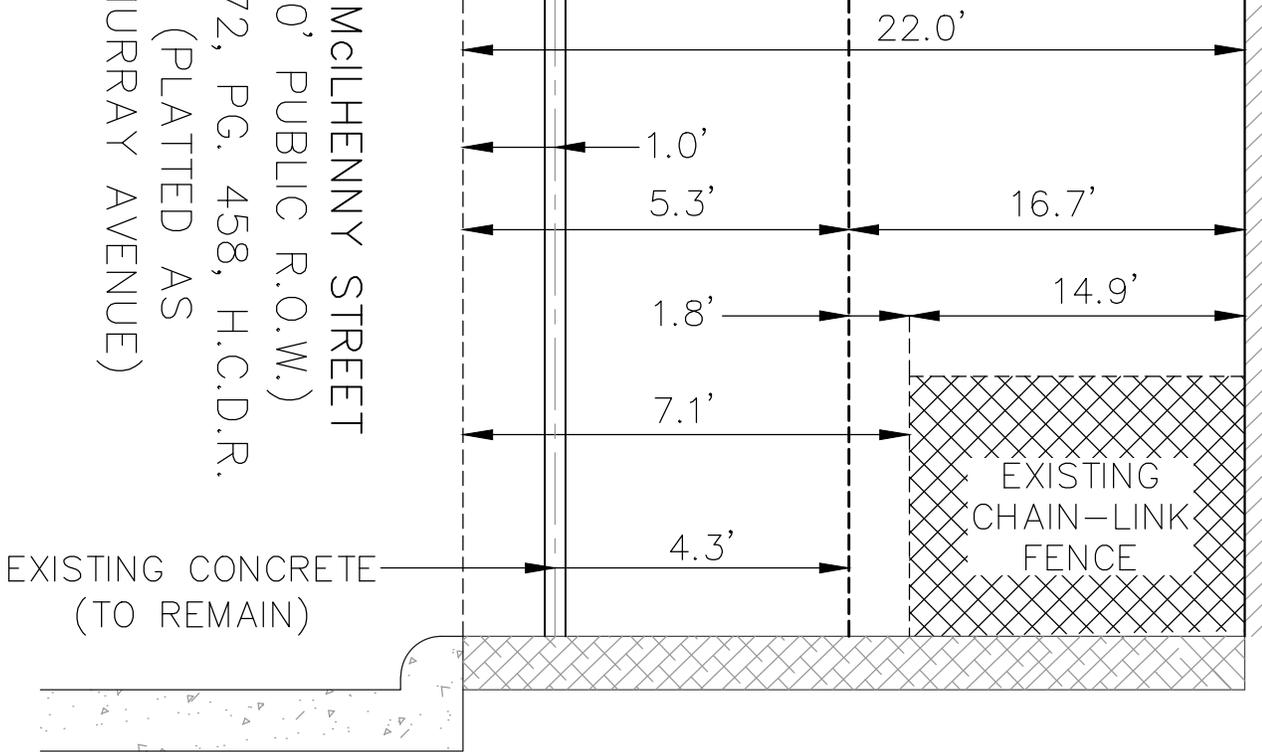
H:\A JOB FOLDER\3095-2601 CALLIE-LEELAND PARK\DWG\3095-DENNIS AVE (PROFILE).DWG 7/27/20 Carolyn Jardine

EXISTING BUILDING
(NOT LOCATED ON
SUBJECT
PROPERTY)

R.O.W./P.L.

⊕ POWER POLE
BACK OF CURB

McILHENNY STREET
(40' PUBLIC R.O.W.)
VOL. 572, PG. 458, H.C.D.R.
(PLATTED AS
MURRAY AVENUE)



NOTES:

1. DISTANCES SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY MILLER SURVEY GROUP.

LEGEND

- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- F.C. = FILM CODE
- FND = FOUND
- No. = NUMBER
- IR = IRON ROD
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- PG. = PAGE
- VOL. = VOLUME
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = ANGLE POINT

PROFILE
McILHENNY STREET

LOCATED IN
THE LUKE MOORE SURVEY, A-51 IN
HARRIS COUNTY, TEXAS



www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3095-PL	SCALE: N.T.S.	DATE: 07/23/2020	FIELD BOOK: N/A
DWG. NO.: 3095-MCILHENNY ST	DRAWN BY: JRW	CHK. BY: CJQ	M&B No.: N/A



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests that McGowan Street (60' wide) not be extended. Owner also requests that a vehicular turnaround would not be required on this property.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 Street Extension - (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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;

McGowen Street is currently not used for access to the property. The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. The westerly terminus of McGowen Street serves one adjoining commercial property, limiting the amount of traffic on the street. The proposed plat does not take access from McGowen Street at this terminus. Any commercial vehicles associated with the adjoining commercial property make use of an existing north-south driveway across the adjoining property to turn around. In addition, a portion of McGowen Avenue to the west of the terminus was abandoned by H.C.C.F. No. N113973, making the connection to existing McGowen Avenue impossible.

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

Strict application of the ordinance would require the land owner to dedicate a public street that would not provide vehicular or pedestrian access. None of the surrounding properties need to take access from an additional street.

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

The intent of the chapter is to provide safe and effective traffic circulation. A street dedication on the property would not improve traffic circulation.

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

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The configuration of the adjoining properties negate the need for a street dedication through the property.



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests that Dennis Street (60' wide) not be extended. Owner also requests that a vehicular turnaround would not be required on this property.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 Street Extension - (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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;

Dennis Street is currently not used for access to the property. The westerly terminus of Dennis Street lies 12.7' east of an existing building. The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. The westerly terminus of Dennis Street serves two adjoining commercial properties, limiting the amount of traffic on the street. The proposed plat does not take access from Dennis Street at this terminus. Any commercial vehicles associated with the adjoining commercial property make use of an existing north-south driveway across the adjoining property to turn around. An existing building is located on the proposed plat 12.7 feet from the westerly terminus of Dennis Street making dedication and construction of a vehicular turnaround impossible.

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

Strict application of the ordinance would require the land owner to dedicate a public street that would not provide vehicular or pedestrian access. None of the surrounding properties need to take access from an additional street.

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

The intent of the chapter is to provide safe and effective traffic circulation. A street dedication on the property would not improve traffic circulation.

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

Dedication of a street extension would serve no purpose to the public. Allowing the land owner to develop their land without a through street would not be injurious to public health, safety or welfare.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The configuration of the adjoining properties negate the need for a street dedication through the property. And the existing building on the property makes dedication and construction of a vehicular turnaround improbable.



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests a dual building line on the north side of Dennis Avenue.

Chapter 42 Section: 42-155

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

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

The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. The existing building on Dennis Avenue is located 1' from the property line and 8' from of the back of curb. There are also existing stairwells located between the back of curb and building. No changes or improvements are proposed for this area of the property. Dennis Avenue is a dedicated 40-foot wide right-of-way. An existing building on the property is located 1-foot from the north right-of-way line of Dennis Avenue making dedication of a 10-foot building line impossible. Owner is seeking a variance to provide a dual building line in the area of existing building.

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

Strict application of the ordinance would require the land owner to dedicate a building line over an existing building

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

The intent of the chapter is to provide a 10-foot building setback where possible. Dual building line will protect the intent of the chapter by requiring any new building to maintain a 10-foot building setback

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

Allowing a dual building line will not be injurious to the public health, safety or welfare. Future development on the property would be bound by the 10-foot building setback line.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing building on the property makes dedication of a dual building line necessary.



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests that they not be required to dedicate to widening of Dennis Avenue (40' wide).

Chapter 42 Section: 42-121

Chapter 42 Reference:

42-121 Dedication of rights-of-way - (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. The existing building on Dennis Avenue is located 1' from the property line and 8' from the back of curb. There are also existing stairwells located between the back of curb and building. No changes or improvements are proposed for this area of the property. Dennis Avenue is a dedicated 40-foot wide right-of-way. An existing building on the property is located 1-foot from the north right-of-way line of Dennis Avenue making dedication of right-of-way impossible. The proposed development will not contribute to a significant increase in traffic on the street.

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

Strict application of the ordinance would require the land owner to dedicate right-of-way over an existing building

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

The intent of the chapter is to provide safe and effective traffic circulation. The proposed development will not contribute to a significant increase in traffic on the street

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

Dedication of additional right-of-way is impossible due to the unique features existing on the property. Allowing the land owner to plat their property without a right-of-way dedication for widening would not be injurious to public health, safety or welfare because the proposed development will not contribute to a significant increase in traffic on the street.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing building on the property makes dedication of right-of-way for widening impossible.



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests that they not be required to dedicate to widening of McGowan Avenue (40' wide).

Chapter 42 Section: 42-121

Chapter 42 Reference:

42-121 Dedication of rights-of-way - (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. McGowan Avenue is a dedicated 40-foot wide public right-of-way. The portion of McGowan Avenue east of the intersection with Callie Street is approximately 150-feet long. It is used exclusively as access to the property belonging to the owner of this development – no other property owners take access from this portion of McGowan Avenue. In addition, the proposed development will not contribute to a significant increase in traffic on the street. No changes or improvements are proposed for this area of the property.

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

Strict application of the ordinance would require the land owner to dedicate right-of-way that would not benefit the public since the public is not using this portion of the street.

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

The intent of the chapter is to provide safe and effective traffic circulation. The proposed development will not contribute to a significant increase in traffic on the street. The street is currently only used for accessing the applicant's property and no adjoining properties will be impacted.

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

Allowing the applicant to plat their property without a right-of-way dedication for widening would not be injurious to public health, safety or welfare because the proposed development will not contribute to a significant increase in traffic on the street. The street is used exclusively to access the applicant's property and no properties take access from that street.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing conditions of the property make dedicating additional right-of-way unnecessary.



Application Number: 2020-1126

Plat Name: Wholesale Electric Warehouse replat no 1

Applicant: Miller Survey Group

Date Submitted: 06/29/2020

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 property owner requests that they not be required to dedicate to widening of McIlhenny Street (40' wide).

Chapter 42 Section: 42-121

Chapter 42 Reference:

42-121 Dedication of rights-of-way - (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The property owner requests that they not be required to dedicate to widening of McIlhenny Street (40' wide). The property is an existing commercial warehouse which has been in operation since the mid-1970's. The proposed improvement to the property is a 30'x167' metal canopy adjacent to the existing building located on Callie Street. The proposed structure will be set back from the property line 13.4' and set back from the existing back of curb 21.1'. The rest of the property will remain in its current configuration. McIlhenny Street is a dedicated 40-foot wide public right-of-way. The portion of between the intersection with Callie Street and IH-45 Feeder Road is approximately 215-feet long. There are two properties taking access to McIlhenny Street on this block, including the applicant's property. The north side of McIlhenny Street is a part of IH-45 Feeder Road. In addition, the proposed development will not contribute to a significant increase in traffic on the street. No changes or improvements are proposed for this area of the property.

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

Strict application of the ordinance would require the land owner to dedicate right-of-way that would not benefit the public. The north right-of-way line of McIlhenny Street is incorporated into IH-45 Feeder Road.

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

The intent of the chapter is to provide safe and effective traffic circulation. The proposed development will not contribute to a significant increase in traffic on the street. Widening on the south side of the street is unnecessary since the north right-of-way is part of IH-45 Feeder Road.

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

Allowing the applicant to plat their property without a right-of-way dedication for widening would not be injurious to public health, safety or welfare because the proposed development will not contribute to a significant increase in traffic on the street.

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

Justification for granting the variance is based solely on the existing conditions of the property and the surrounding development. The existing conditions of the property make dedicating additional right-of-way unnecessary.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

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July 30, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Wholesale Electric Warehouse replat no 1
REFERENCE NUMBER: 2020-1126



Dear Property Owner:

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

Miller Survey Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting six (6) variances.

- 1) To not extend or terminate McGowan Street with a cul-de-sac
- 2) To not extend or terminate Dennis Street with a cul-de-sac
- 3) To allow a dual building line along Dennis Street
- 4) To not dedicate the required ROW widening of Dennis Street
- 5) To not dedicate the required ROW widening of McGowan Street
- 6) To not dedicate the required ROW widening of McIlhenny Street

Enclosed are copies of the variance requests 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. 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, August 6, 2020, 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,

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 **Randy Peacock with Miller Survey Group** at **713-413-1900**. You may also contact Lyndy Morris with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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: 131

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Beckendorff Place

Applicant: PLS Construction Layout, INC



F- Reconsideration of Requirements

Site Location

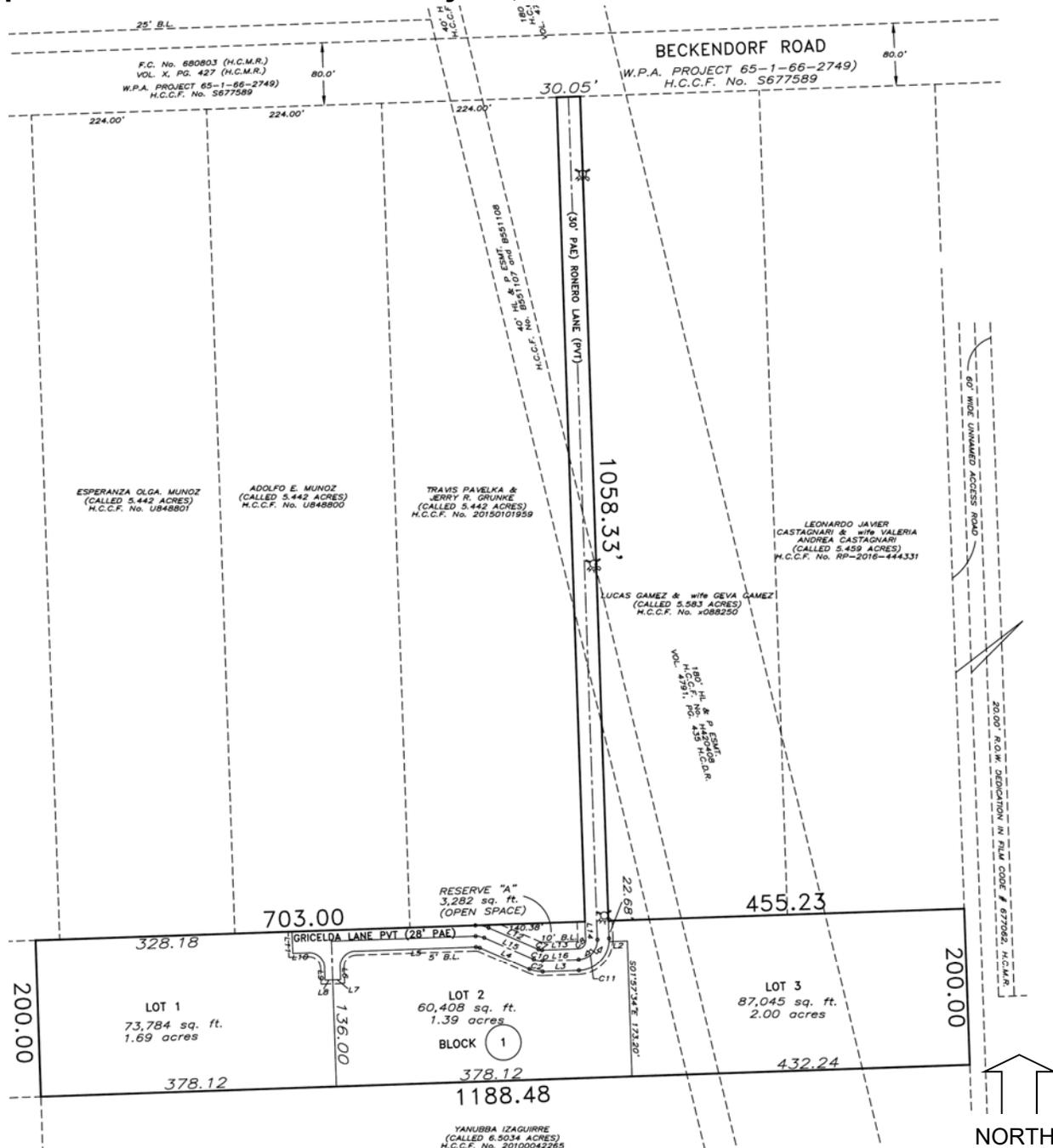
Houston Planning Commission ITEM: 131

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Beckendorff Place

Applicant: PLS Construction Layout, INC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Beckendorff Place

Applicant: PLS Construction Layout, INC



F- Reconsideration of Requirements

Aerial



Application No: 2020-1284
Plat Name: Beckendorff Place
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 07/27/2020

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:

Not to provide a local street within the 1400' intersection spacing requirement (42-232) Not to provide a turn-around 200 feet into the property (42-128)

Chapter 42 Section: 42-232 & 42-128

Chapter 42 Reference:

232(d) A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street (42-128)(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 this subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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:

(42-232)(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares. Strict adherence to Chapter 42 regarding the turn-around at 200 feet foot onerous and would deprive the applicant reasonable use of the land due to unusual physical characteristics of the property. The requirement also would be contrary to sound public policy. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a privately owned and maintained type II PAE system. These lots range from 1.42 acres to 2 acres in size. The type II PAE creates the plat's eastern and western boundaries from Beckendorff Road for a distance of 1,058 feet, up until one encounters proposed lots 1, 2, and 3. The owner of the subject tract does not own the property either to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional turn-around requirement that would be necessary per Chapter 42 would render the development infeasible. As indicated, the owner of the site does not own the adjacent land and cannot provide a turn-around at the 200 foot mark. Instead, the property owner is proposing a turn-around at the end of the type II PAE near the homes that are proposed on the site. This proposal provides for the needed turn-around and residential driveways near the homes that can be used for turning around, should the need ever arise for an emergency vehicle to visit any of the homes and need to turn around and exit the type II PAE. According to Chapter 42, the definition of a type II PAE is, "Type 2 permanent access easement shall mean a permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services." A permanent access easement, in turn, is defined as, "Permanent access easement shall mean a privately maintained and owned street easement approved by the commission that provides for vehicular access to three or more single-family residential units and which shall be either a Type 1 permanent access easement or a Type 2 permanent access easement, each of which is defined in this section." To the contrary, a private street is defined as, "Private street shall mean a privately maintained and owned vehicular accessway that provides access from a public street to one or more multi-family residential buildings." The key distinction between the type II PAE street system and the private street

system is that type II PAEs are meant to serve single-family residential homes; whereas, the private street system is meant to serve multi-family residential buildings. The requirement that the type II PAE be designed and constructed like a private street, which is designated for multifamily residential, is subject to interpretation. It is here where the application of Chapter 42-232 creates undue hardship on the applicant rendering the proposal for three single-family acreage lots infeasible. Granting the variance would not require the applicant to provide an additional turn-around as indicated in the marked file copy of the previous application, and this action would be sound public policy. On the other hand, denying the variance would create an impractical development and would create a development that is 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 configuration of the parcel was not a factor created or imposed by the applicant. Further, the hardship created is the result of applying a one-size-fits-all rule that typically is applied to multifamily developments—often consisting of hundreds of multi-level higher density units—to a proposal for three single-family acreage lots outside of Highway 99. (3) The intent and general purposes of this chapter will be preserved and maintained; Area traffic circulation for the surrounding properties would not be affected and has been adequate for many years. This proposal will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots. Moreover, the intent of being able to access the lots and also for the rare, occasional emergency vehicle to turn around on the property is preserved and maintained. (4) The granting of the variance will not be injurious to the public health, safety or welfare; The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. The rare emergency vehicle that enters the property would be able to turn around and exit after visiting the residential lots on site. There are sufficient streets to serve the existing neighborhood, and the three proposed single-family acreage lots create no concerns that would be injurious to public health, safety, or welfare. (5) Economic hardship is not the sole justification of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance. (42-128)(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares, to the west of Highway 99 and north of Interstate 10. Strict adherence to Chapter 42 regarding 1,400 foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a private type II PAE system. These lots range from 1.42 acres to 2 acres in size. The owner of the subject tract does not own the adjacent property, neither to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional easements requirements that would be necessary would render the development infeasible. Moreover, the distance from Beckendorff Road to the southern plat boundary is 1,258 feet, leaving room for an east-west street outside of the boundary of this plat. Requiring any public street through the subject tract also would violate sound public policy. Both Beckendorff and Peek roads are designated as major thoroughfares on the current Major Thoroughfare and Freeway Plan. Intersection spacing along major thoroughfares is determined to be acceptable so long as that spacing does not exceed 2600 feet. The entirety of the subject plat lies within the 2,600 foot intersection spacing grid established by the intersection of the two major thoroughfares that intersect with one another. Therefore, no additional public streets are required to intersect with Beckendorff Road between Peek Road and the unnamed public ROW immediately to the east of the subject tract, which is less than 2,600 feet from the intersection with Peek Road. Furthermore, no additional public streets are required to intersect with Peek Road between Beckendorff Road for a distance of 2,600 feet, which far exceeds the boundaries of the subject plat, which is only 1,258 feet south of Beckendorff Road. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The street circulation pattern has been maintained utilizing the existing major thoroughfare network. In the future, public streets may be constructed outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant. (3) The intent and general purposes of this chapter will be preserved and maintained; Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots.(4) The granting of the variance will not be injurious to the public health, safety or welfare; The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the three proposed single-family acreage lots create no concerns that would be injurious to public health, safety, or welfare. (5) Economic hardship is not the sole justification of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to



Application Number: 2020-1284

Plat Name: Beckendorff Place

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 07/27/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to provide a turn-around 200 feet into the property

Chapter 42 Section: 232

Chapter 42 Reference:

(d) A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street.

Statement of Facts

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

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

The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares. Strict adherence to Chapter 42 regarding the turn-around at 200 feet foot onerous and would deprive the applicant reasonable use of the land due to unusual physical characteristics of the property. The requirement also would be contrary to sound public policy. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a privately owned and maintained type II PAE system. These lots range from 1.42 acres to 2 acres in size. The type II PAE creates the plat's eastern and western boundaries from Beckendorff Road for a distance of 1,058 feet, up until one encounters proposed lots 1, 2, and 3. The owner of the subject tract does not own the property either to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional turn-around requirement that would be necessary per Chapter 42 would render the development infeasible. As indicated, the owner of the site does not own the adjacent land and cannot provide a turn-around at the 200 foot mark. Instead, the property owner is proposing a turn-around at the end of the type II PAE near the homes that are proposed on the site. This proposal provides for the needed turn-around and residential driveways near the homes that can be used for turning around, should the need ever arise for an emergency vehicle to visit any of the homes and need to turn around and exit the type II PAE. According to Chapter 42, the definition of a type II PAE is, "Type 2 permanent access easement shall mean a permanent access easement at least 28 feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line connected only to one or more fire hydrants that provides no domestic water services." A permanent access easement, in turn, is defined as, "Permanent access easement shall mean a privately maintained and owned street easement approved by the commission that provides for vehicular access to three or more single-family residential units and which shall be either a Type 1 permanent access easement or a Type 2 permanent access easement, each of which is defined in this section." To the contrary, a private street is defined as, "Private street shall mean a privately maintained and owned vehicular accessway that provides access from a public street to one or more multi-family residential buildings." The key distinction between the type II PAE street system and the private street system is that type II PAEs are meant to serve single-family residential homes; whereas, the private street system is meant to serve multi-family residential buildings. The requirement that the type II PAE be designed and constructed like a private street, which is designated for multifamily residential, is subject to interpretation. It is here where the application of Chapter 42-232 creates undue hardship on the applicant rendering the proposal for three single-family acreage lots infeasible. Granting the variance would not require the applicant to provide an additional turn-around as indicated in the

marked file copy of the previous application, and this action would be sound public policy. On the other hand, denying the variance would create an impractical development and would create a development that is 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 configuration of the parcel was not a factor created or imposed by the applicant. Further, the hardship created is the result of applying a one-size-fits-all rule that typically is applied to multifamily developments—often consisting of hundreds of multi-level higher density units—to a proposal for three single-family acreage lots outside of Highway 99.

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

Area traffic circulation for the surrounding properties would not be affected and has been adequate for many years. This proposal will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots. Moreover, the intent of being able to access the lots and also for the rare, occasional emergency vehicle to turn around on the property is preserved and maintained.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. The rare emergency vehicle that enters the property would be able to turn around and exit after visiting the residential lots on site. There are sufficient streets to serve the existing neighborhood, and the three proposed single-family acreage lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.



Application Number: 2020-1284

Plat Name: Beckendorff Place

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 07/27/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to provide a local street within the 1400' intersection spacing requirement

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of this subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

The subject site lies to the east of the intersection of Beckendorff Rd. and Peek Rd, both designated as major thoroughfares, to the west of Highway 99 and north of Interstate 10. Strict adherence to Chapter 42 regarding 1,400 foot intersection spacing along local streets would require the dedication of a street through the subject tract that would be a road leading nowhere. The subject site is barely above 6 acres in size and is comprised of a proposal of three single-family residential lots connected to Beckendorff Road by a private type II PAE system. These lots range from 1.42 acres to 2 acres in size. The owner of the subject tract does not own the adjacent property, neither to the east nor to the west of the primary private street through which the lots gain vehicular access. The additional easements requirements that would be necessary would render the development infeasible. Moreover, the distance from Beckendorff Road to the southern plat boundary is 1,258 feet, leaving room for an east-west street outside of the boundary of this plat. Requiring any public street through the subject tract also would violate sound public policy. Both Beckendorff and Peek roads are designated as major thoroughfares on the current Major Thoroughfare and Freeway Plan. Intersection spacing along major thoroughfares is determined to be acceptable so long as that spacing does not exceed 2600 feet. The entirety of the subject plat lies within the 2,600 foot intersection spacing grid established by the intersection of the two major thoroughfares that intersect with one another. Therefore, no additional public streets are required to intersect with Beckendorff Road between Peek Road and the unnamed public ROW immediately to the east of the subject tract, which is less than 2,600 feet from the intersection with Peek Road. Furthermore, no additional public streets are required to intersect with Peek Road between Beckendorff Road for a distance of 2,600 feet, which far exceeds the boundaries of the subject plat, which is only 1,258 feet south of Beckendorff Road.

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

The street circulation pattern has been maintained utilizing the existing major thoroughfare network. In the future, public streets may be constructed outside of the plat boundary that meet the future intersection spacing requirements. The configuration of the parcel additionally was not a factor created or imposed by the applicant.

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

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any measurable additional impact to the area traffic circulation, as it incorporates a total of three single-family residential lots.

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

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the three proposed single-family acreage lots create no concerns that would be injurious to public health, safety, or welfare.

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

Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant reasonable use of the land, rendering this project infeasible due to the physical characteristics of the land. Strict application of this chapter also would result in unsound public policy. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission grant the requested variance.

Houston Planning Commission

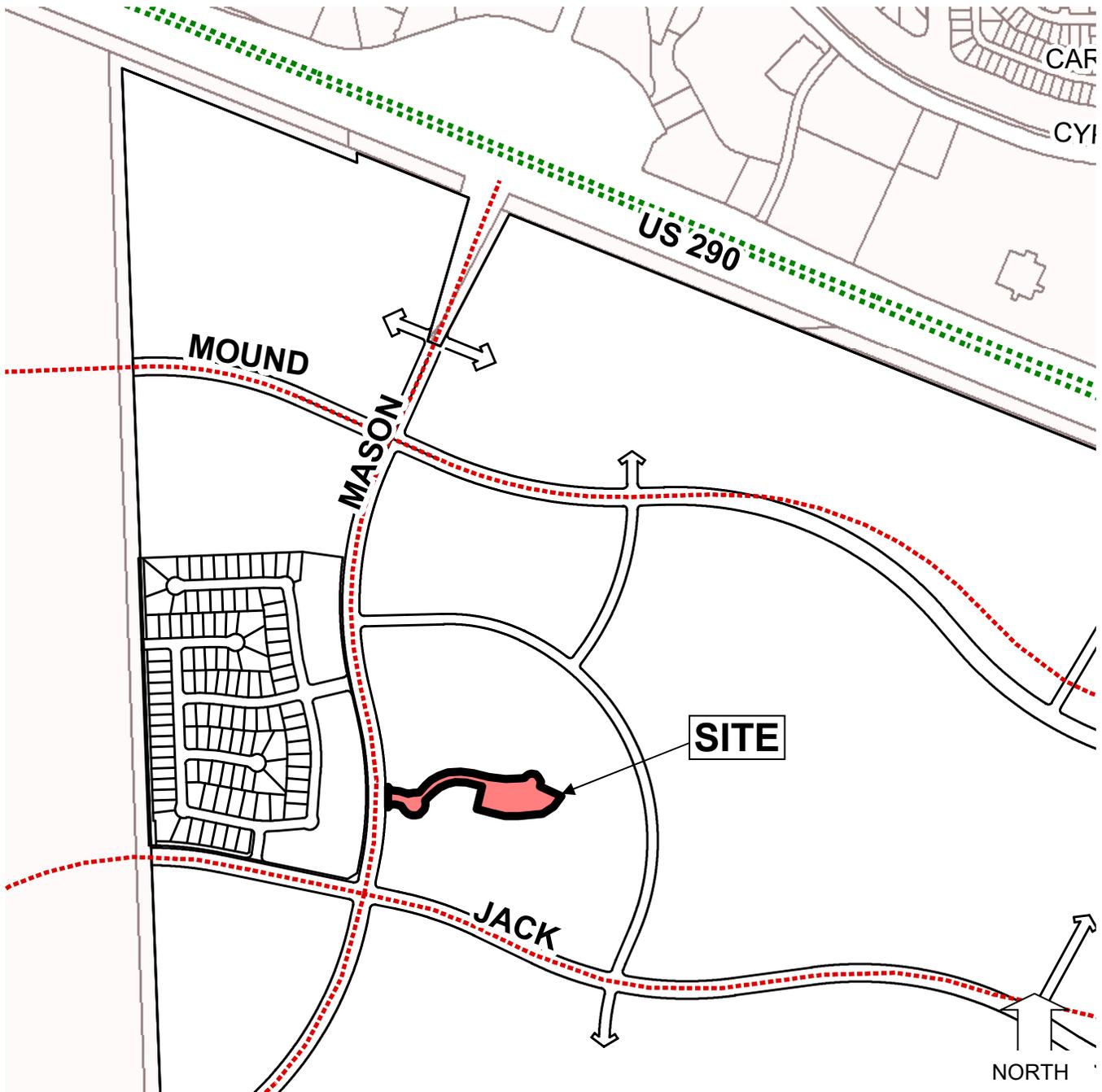
ITEM: 132

Planning and Development Department

Meeting Date: 08/20/20

Subdivision Name: Dunham Pointe Model Court Sec 1

Applicant: BGE, Inc - Land Planning



F – Reconsideration of Requirements

Site Location

Houston Planning Commission

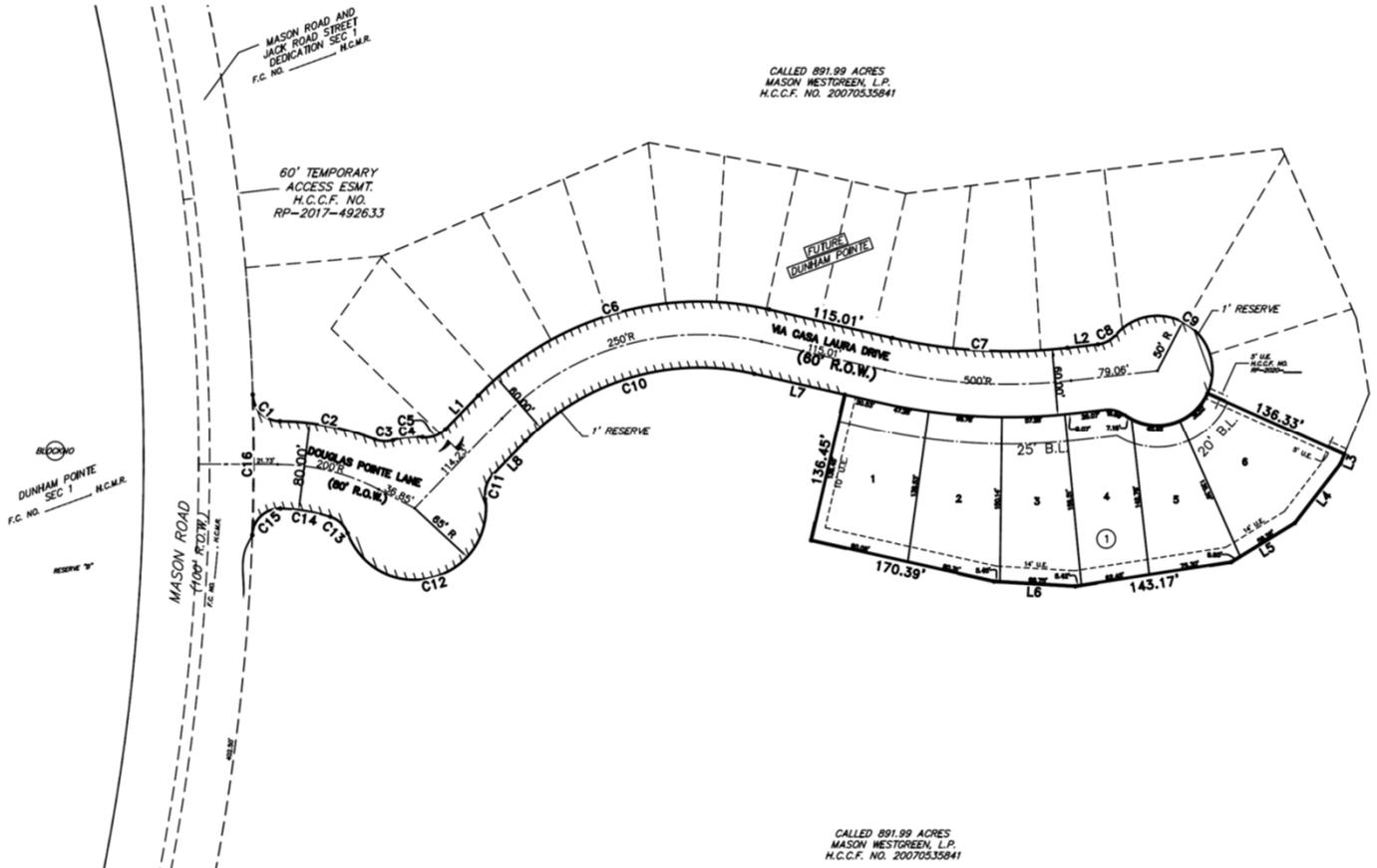
ITEM: 132

Planning and Development Department

Meeting Date: 08/20/20

Subdivision Name: Dunham Pointe Model Court Sec 1

Applicant: BGE, Inc - Land Planning



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	87°43'06"	38.27'	S 45°28'31" E	34.64'
C2	240.00'	21°05'28"	88.35'	S 78°47'20" E	87.85'
C3	25.00'	39°11'46"	17.10'	S 87°50'29" E	16.77'
C4	65.00'	23°46'10"	26.97'	N 84°26'43" E	26.77'
C5	25.00'	52°19'48"	22.83'	N 70°09'54" E	22.05'
C6	280.00'	59°00'00"	288.33'	N 73°30'00" E	275.76'
C7	470.00'	19°30'00"	159.96'	S 86°45'00" E	159.19'
C8	25.00'	42°50'00"	18.69'	N 62°05'00" E	18.26'
C9	50.00'	163°32'16"	142.71'	S 57°33'52" E	98.97'
C10	220.00'	59°00'00"	226.54'	S 73°30'00" W	216.67'
C11	25.00'	52°19'48"	22.83'	S 17°50'06" W	22.05'
C12	65.00'	167°45'51"	190.32'	S 75°33'07" W	129.26'
C13	25.00'	51°46'58"	22.59'	N 46°27'26" W	21.83'
C14	160.00'	16°31'02"	46.12'	N 80°36'27" W	45.97'
C15	25.00'	89°09'34"	38.90'	S 46°33'15" W	35.10'
C16	2050.00'	3°35'26"	128.46'	N 0°10'45" E	128.44'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N44°00'00"E	42.99'
L2	N83°30'00"E	28.07'
L3	S22°00'00"W	9.51'
L4	S37°36'35"W	67.91'
L5	S58°32'04"W	67.91'
L6	N86°36'59"W	74.20'
L7	N77°00'00"W	84.49'
L8	S44°00'00"W	42.99'



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

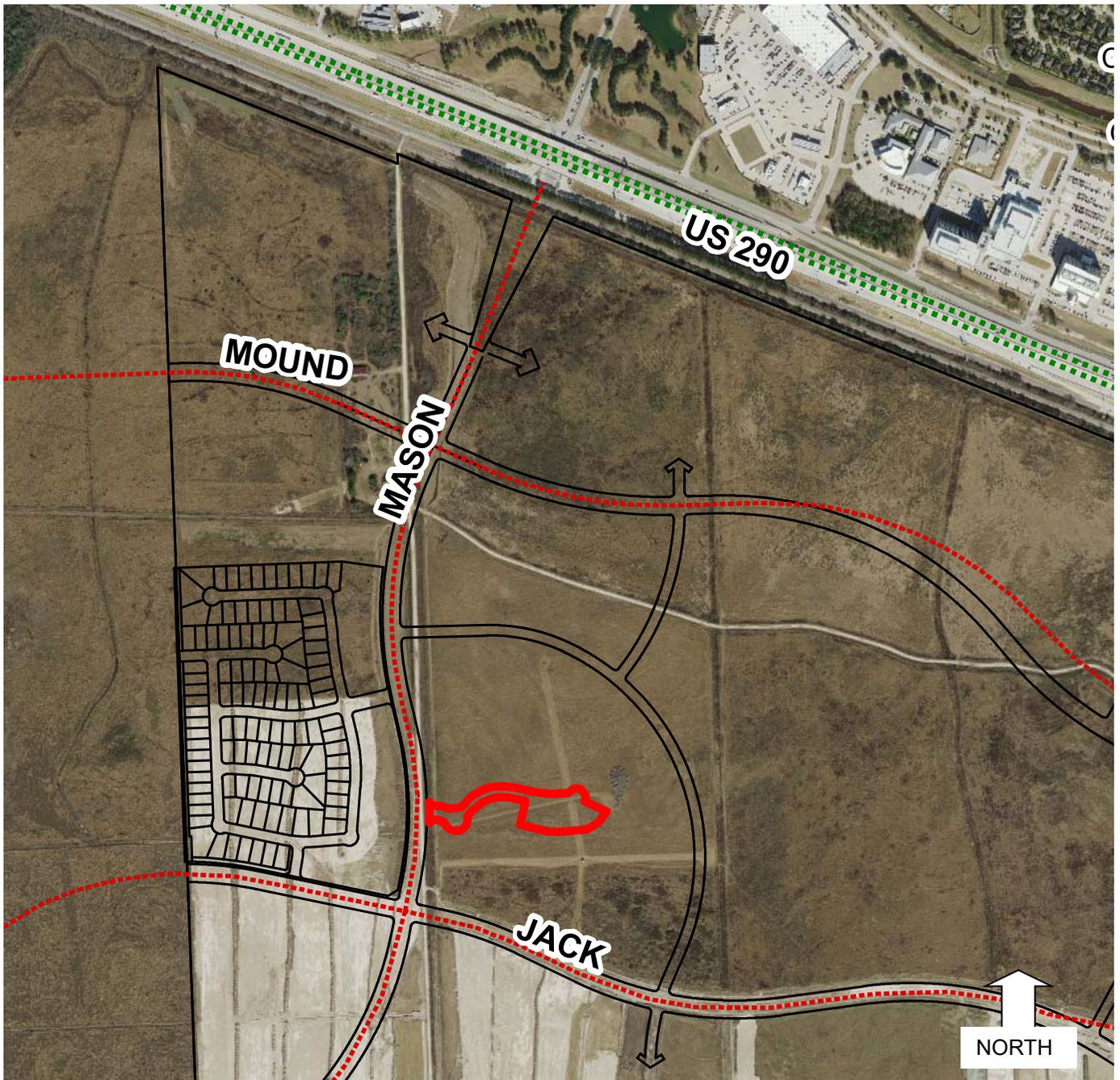
ITEM: 132

Planning and Development Department

Meeting Date: 08/20/20

Subdivision Name: Dunham Pointe Model Court Sec 1

Applicant: BGE, Inc - Land Planning



F – Reconsideration of Requirements

Aerial



Application No: 2020-1339
Plat Name: Dunham Pointe Model Court Sec 1
Applicant: BGE, Inc. - Land Planning
Date Submitted: 08/07/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow intersection spacing of a local street along the major thoroughfare, Mason Road, to be located within ± 585 feet from the local street Via Santa Caterina Drive in lieu of the required 600 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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:

Dunham Pointe is a $\pm 1,327$ -acre master planned community located south of U.S. Highway 290 and east of State Highway 99, along the north side of Cypress Creek and contains major thoroughfares Jack Road, Mason Road, Mound Road and Mueschke Road, additionally it contains a segment of Louetta Road that is designated as a major thoroughfare and a segment that is designated as a major collector. The community is north of the Bridgeland development and west of the Blackhorse Ranch development. The property is encumbered by a pipeline easement and is also bounded by a Union Pacific Railroad right of way on the northern property boundary, between the subject property and U.S. Highway 290. Additionally, the subject property is bifurcated by a Harris County flood control district channel and is also encumbered by considerable required drainage and detention facilities that impact the regional drainage system. The subject plat exists within an area that is bounded by three future major thoroughfares. Combined with connection points to both Mason Road, the proposed street network will allow for adequate and appropriate circulation to and through the proposed single-family residential development. The developed condition of this portion of the master planned community will create a condition satisfying the general intent of Chapter 42.



Application Number: 2020-1339

Plat Name: Dunham Pointe Model Court Sec 1

Applicant: BGE, Inc. - Land Planning

Date Submitted: 08/07/2020

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

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow intersection spacing of a local street along the major thoroughfare, Mason Road, to be located within ± 585 feet from the local street Via Santa Caterina Drive in lieu of the required 600 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

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;

Dunham Pointe is a $\pm 1,327$ -acre master planned community located south of U.S. Highway 290 and east of State Highway 99, along the north side of Cypress Creek and contains major thoroughfares Jack Road, Mason Road, Mound Road and Mueschke Road, additionally it contains a segment of Louetta Road that is designated as a major thoroughfare and a segment that is designated as a major collector. The community is north of the Bridgeland development and west of the Blackhorse Ranch development. The property is encumbered by a pipeline easement and is also bounded by a Union Pacific Railroad right of way on the northern property boundary, between the subject property and U.S. Highway 290. Additionally, the subject property is bifurcated by a Harris County flood control district channel and is also encumbered by considerable required drainage and detention facilities that impact the regional drainage system. The subject plat exists within an area that is bounded by three future major thoroughfares. Combined with connection points to both Mason Road, the proposed street network will allow for adequate and appropriate circulation to and through the proposed single-family residential development. The developed condition of this portion of the master planned community will create a condition satisfying the general intent of Chapter 42. The proposed intersection location will help to maximize the median spacing along Mason Road between the subject plat and Jack Road while maintaining reasonable median spacing to the north.

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

The proposed street pattern will allow for area mobility while also providing intersection spacing that will be more consistent with Harris County median spacing requirements and thus is consistent with the intent of the chapter.

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

The modification is a 2.5% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The proposed configuration of the section will maximize the separation between Jack Road and Douglas Pointe Lane, without creating a disproportionate spacing between Douglas Pointe Lane and Via Santa Caterina Drive, which will preserve and maintain the intent and general purposes of this chapter.

(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 allow for intersection spacing that will be more consistent with Harris County median spacing requirements, and is therefore not injurious to the public health, safety, or welfare.

Houston Planning Commission

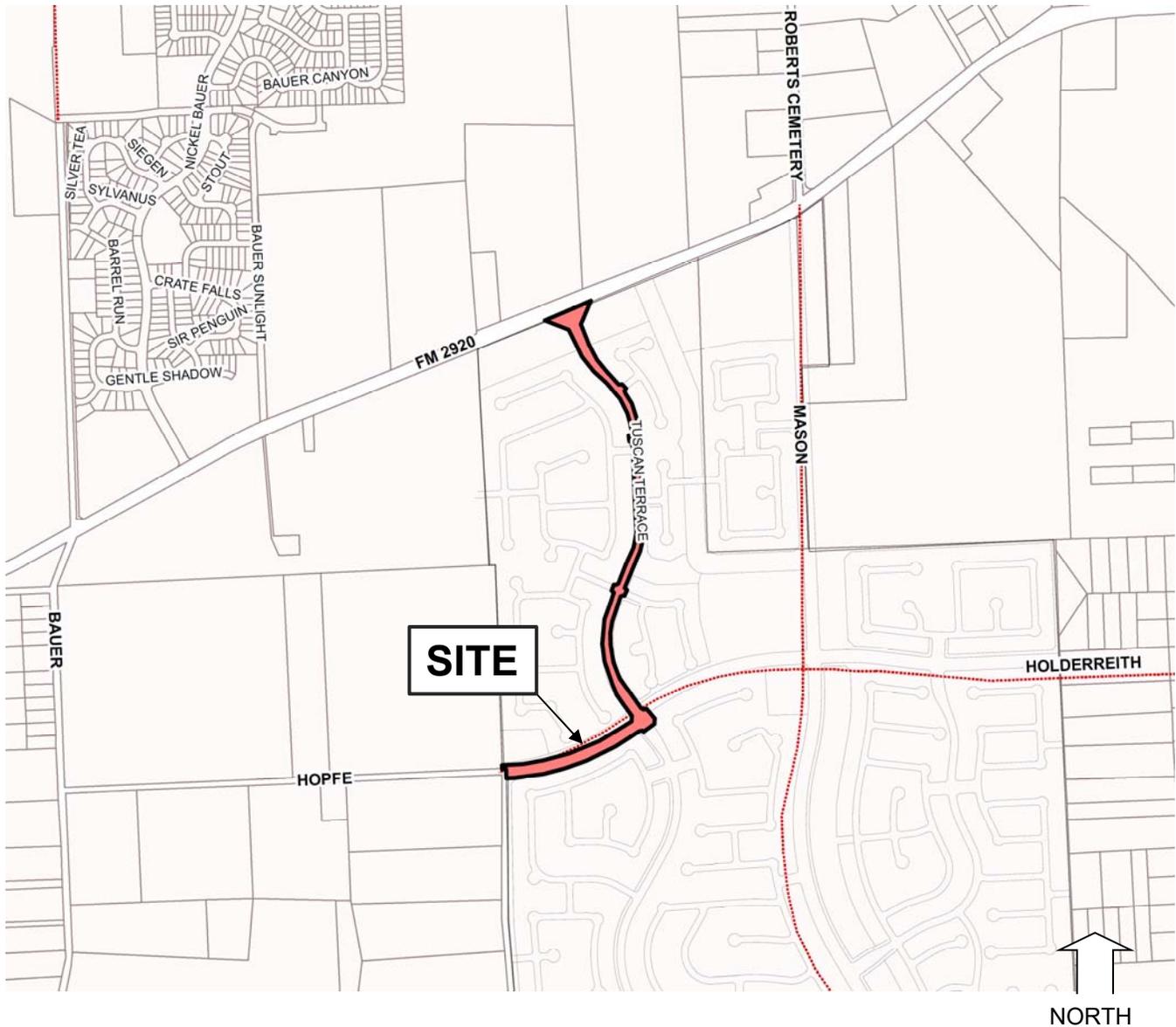
ITEM: 133

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves

Applicant: Jones|Carter – Woodlands Office



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department

Meeting Date: 08/20/2020

Subdivision Name: Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves

Applicant: Jones|Carter – Woodlands Office



F- Reconsideration of Requirements

Aerial



Application Number: 2020-1388

Plat Name: Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 08/10/2020

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

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a reduced centerline radius of 1,800' for a portion of designated major thoroughfare – Holderreith Road, west of Tuscan Terrace Drive

Chapter 42 Section: 132a

Chapter 42 Reference:

Sec. 42-132. - Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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;

Holderreith Road is a proposed east-west major thoroughfare within the Cypress Green GP as approved in June 2020. At the GP's western boundary, the major thoroughfare is part of a 3-leg intersection with Hopfe Road – which runs east-west then turns south along the GP's boundary. The east-west portion of Hopfe Road exists as a 60' ROW and is also a designated major thoroughfare to be widened to an ultimate ROW width of 100'. The centerline radius of the portion of Holderreith Road, west of Tuscan Terrace Drive was 2,000' when the plat was initially submitted on July 13, 2020. The initial design and alignment of the ROW was proposed to meet Chapter 42 requirements while facilitating easier traffic maneuvering and pavement transition at the intersection with Hopfe Road. However, the plat was recommended for deferral at the July 23rd Planning Commission Meeting to facilitate discussion and coordination between the developer and Harris County with respect to the ROW alignment, pavement transition and centerline tie between Holderreith Road and Hopfe Road within the plat boundary. As a result of those discussions and revisions requested by the County, including providing for a centerline tie with Hopfe Road within the plat boundary, the centerline radius of Holderreith Road, west of Tuscan Terrace Drive is now 1,800'.

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

The revised alignment of this portion of Holderreith Road, allows for a centerline tie with Hopfe Road within the plat boundary but at the detriment of meeting the centerline radii requirements of Chapter 42. The revisions were as a result of coordination with Harris County and the developer.

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

The reduced centerline radius of 1,800' represents a 10% modification of the standard.

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

The reduced centerline radius of 1,800' was a result of revisions to the alignment of the Holderreith Road ROW as requested by Harris County.

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

Granting of the special exception will not be injurious to the public health, safety and welfare but will allow for centerline tie between Holderreith Road and Hopfe Road within the Cypress Green development as requested by Harris County.



Application No: 2020-1388
Plat Name: Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 08/10/2020

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

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow a reduced centerline radius of 1,800' for a portion of designated major thoroughfare – Holderreith Road, west of Tuscan Terrace Drive

Chapter 42 Section: 132 a

Chapter 42 Reference:

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 centerline radius of the portion of Holderreith Road, west of Tuscan Terrace drive was 2,000' when the plat was initially submitted on July 13, 2020. However, the plat was recommended for deferral at the July 23rd Planning Commission Meeting to facilitate continued discussion and coordination between the developer and Harris County with respect to the ROW alignment, pavement transition and centerline tie between Holderreith Road and Hopfe Road within the plat boundary. As a result of those discussions and coordination, revisions to the alignment of Holderreith Road resulted in a reduced centerline radius of 1,800' for the portion of the major thoroughfare ROW west of Tuscan Terrace Drive.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/20

ITEM: 142

Applicant: CARLOS PARRA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1539	77357	5874	257R	ETJ

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

ADDRESS: 20135 Live Oak South

ACREAGE:

LEGAL DESCRIPTION:

LOT SEVENTY-SIX (76), OF PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN ABSTRACT 75, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/20

ITEM: 143

Applicant: CARLOS PARRA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1540	77357	5874	257R	ETJ

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

ADDRESS: 26531 Blackberry Ln

ACREAGE:

LEGAL DESCRIPTION:

LOT SEVENTY-EIGHT (78), OF PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN ABSTRACT 75, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/20

ITEM: 144

Applicant: CARLOS PARRA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1541	77357	5874	257M	ETJ

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

ADDRESS: 26307 Peach Creek Dr

ACREAGE:

LEGAL DESCRIPTION:

LOT 301 OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/20

ITEM: 145

Applicant: MELVIN OMAR VIGIL VASQUEZ

Contact Person: MIRNA ELIZABETH DE LEON VIGIL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1542	77357	5874	258M	ETJ

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

ADDRESS: 26762 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 860 OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/20

ITEM: 146

Applicant: CARMELO GALINDO
Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1543	77357	5874	257R	ETJ

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

ADDRESS: 26418 Blackberry Lane

ACREAGE:

LEGAL DESCRIPTION:

THE WEST 129 FEET OF LOT SIX OF PEACH CREEK FOREST, SECTION ONE (1), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



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.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT

Table with 2 columns: Field Name (e.g., HCAD ACCOUNT NUMBER(S)), Value

PURPOSE OF VARIANCE REQUEST: 1) To allow a 20' building line along Studewood, in lieu of the required 25' building line for a new residence along a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): A single family residence with an attached 2 car garage is proposed to be built on this lot, located at the southeast corner of the intersection of Studewood Street and Woodland Street. Studewood is a major thoroughfare with a right-of-way width of 80 feet, which by the requirements of Chapter 42, a 25' building line is called for. As a part of this development, a 20' building line is being requested, lieu of the required 25' building line. This request is very much in line and matches the current development pattern along Studewood Street, new and old development. A new 6' wide sidewalk along Studewood combined with a new 5' sidewalk along Woodland will be constructed, as well as, an enhanced pedestrian realm with larger caliper required street trees and landscaping.

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 proposed residence will side on Studewood and the pedestrian and vehicular access will be made to Woodland. Currently, there are deed restrictions in place that have established a 20' building line along both Studewood and Woodland. This development will adhere to the deed restricted building lines along both streets. The new development will have the edge of the residence built a minimum of 41.2' from the back of curb of Studewood. The Studewood side of the property will feature a 21.2' wide pedestrian realm, measured from the back of curb to the property line. The pedestrian realm will contain a 6' sidewalk and a 13' buffer, between the edge of the 6' sidewalk and the back of curb. Currently there are 3 large trees within the pedestrian realm which will be maintained with the granting of this variance.

The current pattern of development along Studewood is a mixture of new construction, new remodeled reconstruction and older residences, all with structures being built between 5' and 23' from the right-of-way line of Studewood. By granting the requested variance, the new structure will meet the requirements of the recorded deed restrictions and match the current development pattern along Studewood.

- (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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The owner of this property did not create or impose any hardship on this lot. Studewood is unique street within a unique area of Houston. Studewood is mix of residential developments on the east side of Studewood and Commercial Developments on the west side of Studewood. Norhill is a long-standing single-family neighborhood in the Houston Heights area. By granting this variance, the uniformity of the residential structures with be maintained along Studewood.

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

By granting the requested 20' building line, the intent and general purpose will be preserved and maintained. The 20' building is consistent with the existing development along Studewood, as many of the other properties along Studewood have been built at the deed restricted building line or closer. The intent of Chapter 42 with be preserved.

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

By granting the requested variance, it will not be injurious to the public health, safety, or welfare. There is an unusually large pedestrian realm, 21.2', along Studewood. This will allow a 6' sidewalk to be built and leave a 13' buffer to protect the pedestrians from the flow of traffic. The public health, safety and welfare will be maintained and enhanced.

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

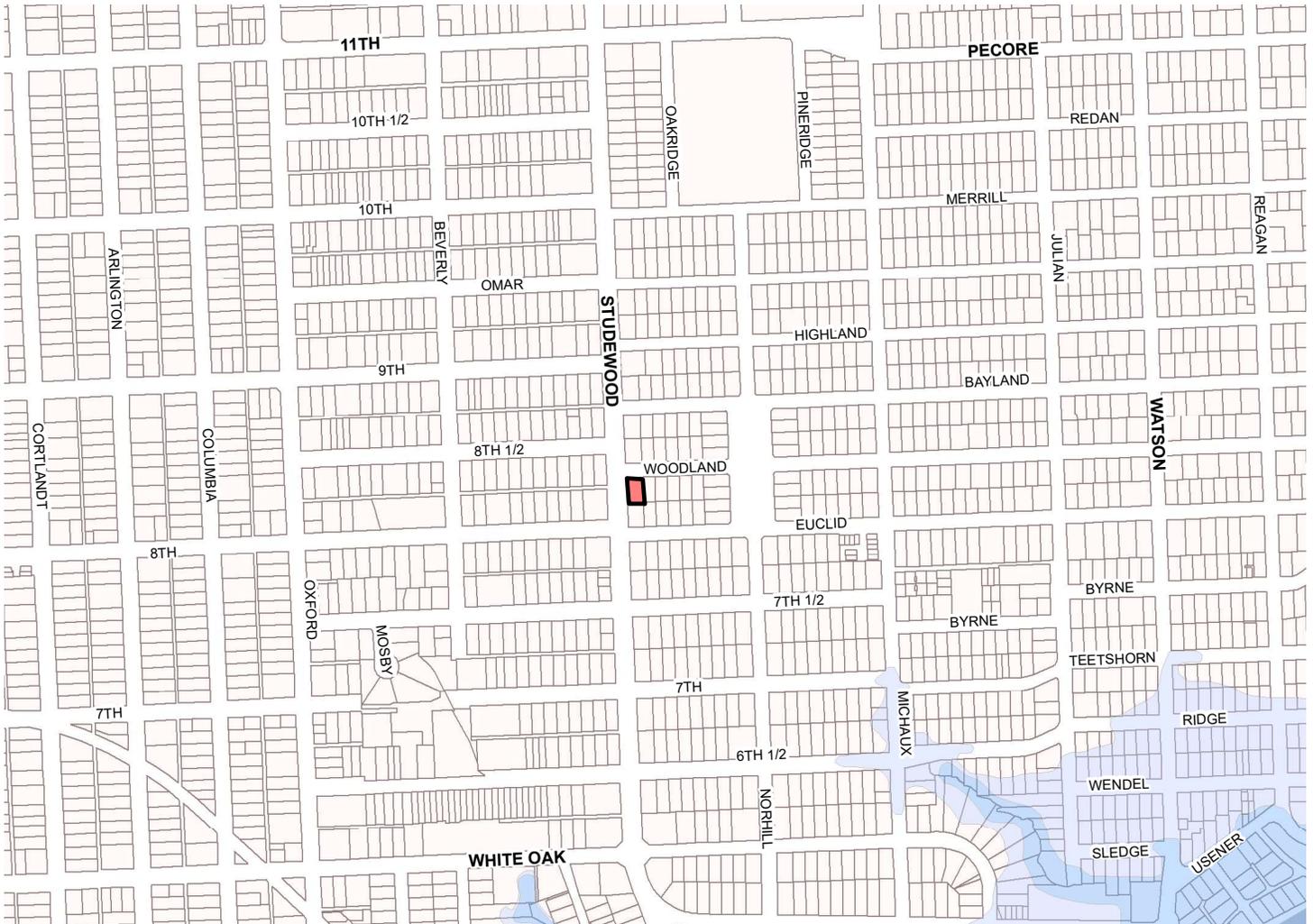
Economic hardship is not the sole justification of the variance. By granting the requested variance, the proposed residence will keep in harmony with the surrounding developments and provide improvements to the neighborhood by enhancing the pedestrian realm along both Studewood and Woodland.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



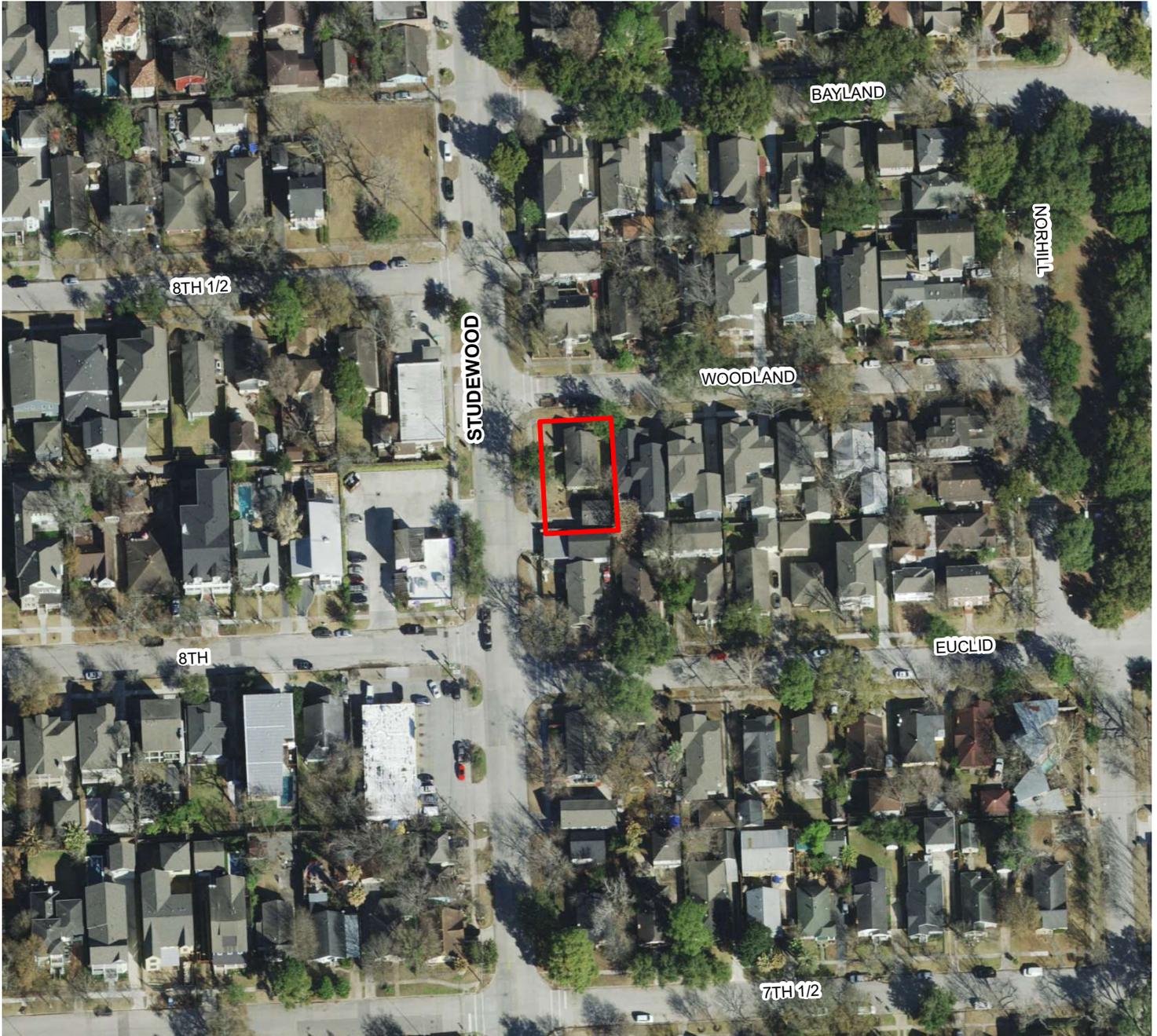
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 147

Meeting Date: 08/20/2020

Houston Planning Commission

Aerial Map

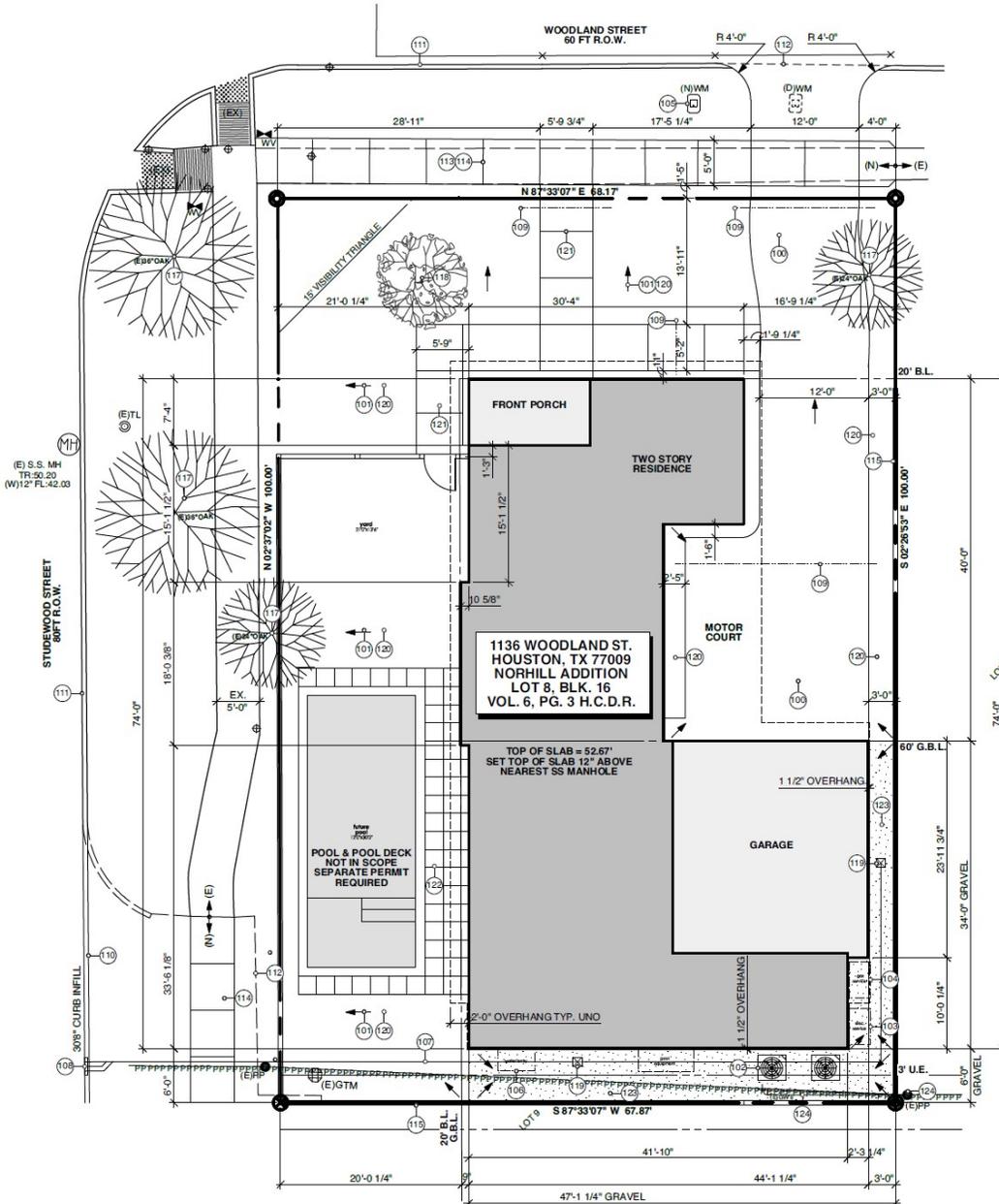


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



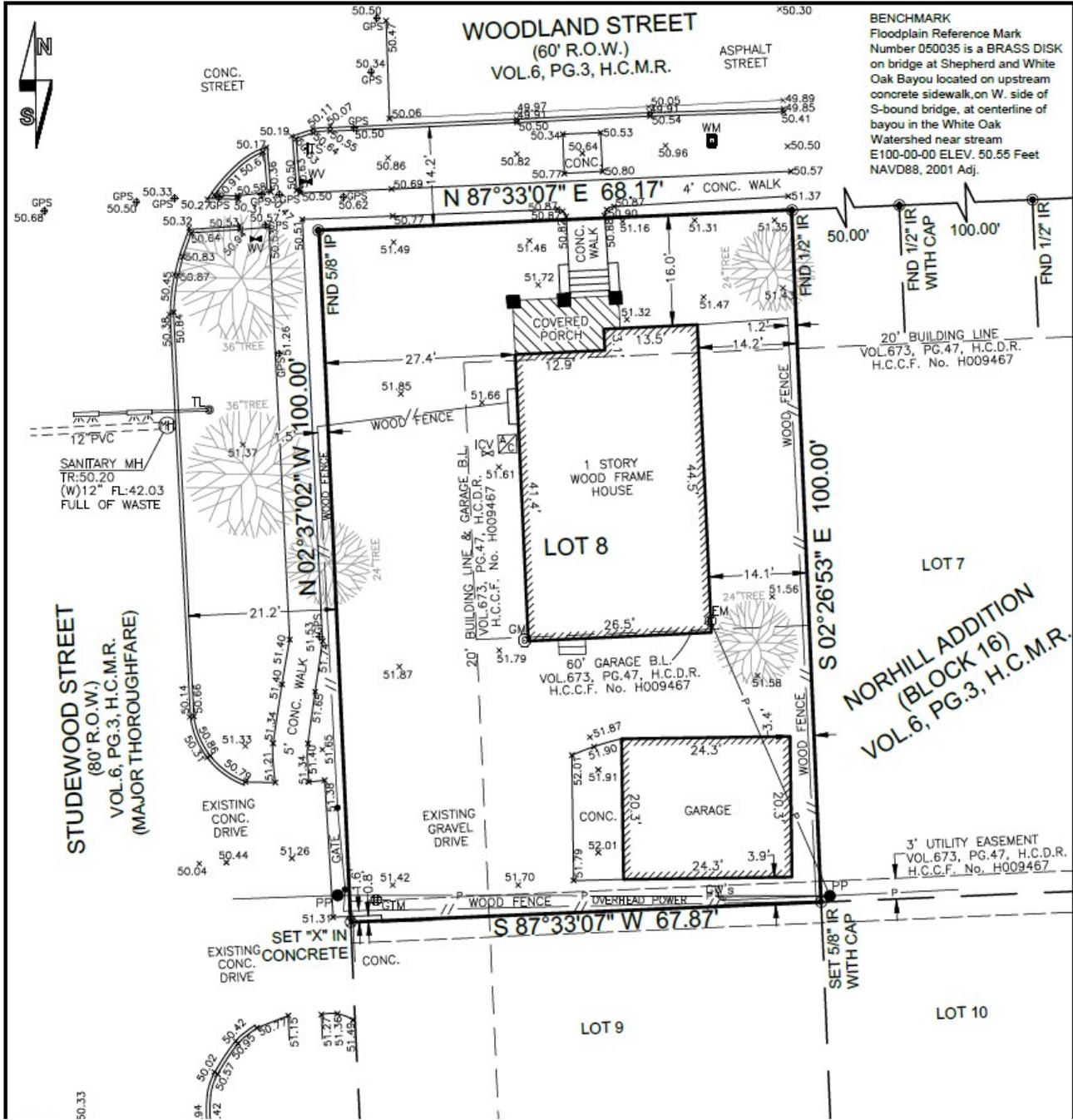
05 SITE PLAN SCALE: 1/8"=1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

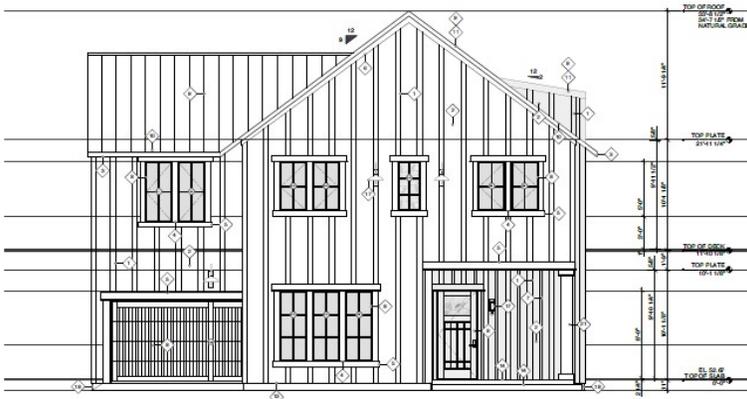


Houston Planning Commission

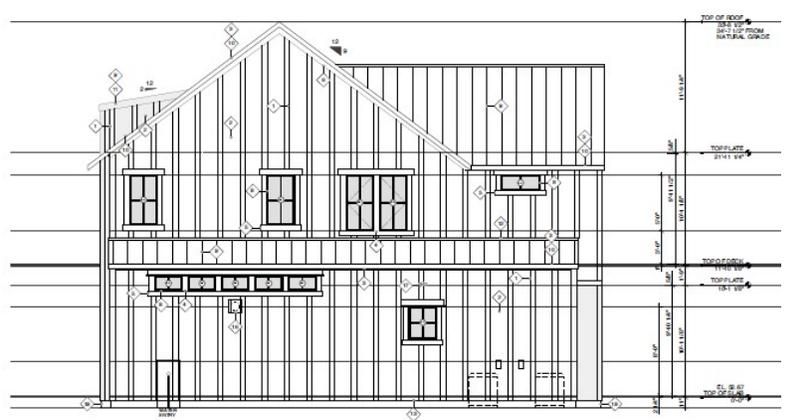
Elevations



07 WEST EXTERIOR ELEVATION (SIDE) SCALE: 1/8"=1'-0"



05 NORTH EXTERIOR ELEVATION (FRONT)



05 SOUTH EXTERIOR ELEVATION (REAR)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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 the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Starwood Houston, LLC, Clifton Thomason, 713-522-1851, cdt@cdaia.com, 3209 Montrose Boulevard, 20010474, 77006, 5356, 493S, C.

HCAD ACCOUNT NUMBER(S): 0261520000010
PROPERTY LEGAL DESCRIPTION: Lots 9 & 10 & Tracts 7B & 7C, Block 26 Montrose
PROPERTY OWNER OF RECORD: Starwood Houston, LLC
ACREAGE (SQUARE FEET): 5,950 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW): Montrose Boulevard (100 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S): Montrose Boulevard (55 feet)
OFF-STREET PARKING REQUIREMENT: 24 spaces (or) 22 vehicle spaces & 2 bicycle racks (8 bicycle spaces)
OFF-STREET PARKING PROVIDED: 18 vehicle spaces and 2 bicycle racks (9 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]: 5,416 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]: 6,822 square feet; emergency medical clinic

PURPOSE OF VARIANCE REQUEST: To allow 18 off-street, vehicle parking spaces and 8 bicycle parking spaces, in lieu of the ordinance-required 24 parking spaces, for a proposed emergency medical clinic.

CHAPTER 26 REFERENCE(S): 26-492 Class 3(d) - Clinic (medical or dental). 3.5 parking spaces for every 1,000 square feet of gross floor area (GFA); and
26-497 - Reduced parking space requirement for additional bicycle spaces.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The property at 3209 Montrose Boulevard has an existing building structure situated on the property. The existing lot size and building footprint limit the number of properly-sized parking spaces. This reduced number will not affect the proper function of the new space as it will more than comply with the parking requirements as mandated by the Texas Department of Health and Human Services, (THHS), the licensing agency for this type of entity. Also, the property has an existing parking area which is not being altered during the construction process. All parking spaces which are existing are indicated on the site survey included. We are also situated in the "Montrose special parking area". The owner of the property also meets all THHS requirements for parking (1 for every staff on duty = 7 ea., 1 for every 3 exam rooms = 3 ea. and 1 for every 5 exam rooms = 2 ea.) for a total 12 spaces. We propose 18.

APPLICANT'S STATEMENT OF FACTS:

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.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The existing building footprint and parking area limit the number of parking spaces that can be created, or are already created, on this lot. In order to comply with the City of Houston requirements for number of parking spaces as a ratio of spaces/square feet of building area, a portion of the building would have to be demolished. If the total square feet of building area were reduced, the project would not be practical.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

As outlined above, the size of the lot and footprint of the building are existing. These predated the acquisition of the property by the new owner. The owner is attempting to develop the project in a matter to enhance the property and the neighborhood.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

Sufficient parking for the staff and patients of the new Emergency Room is of paramount importance to the new owner. As an operator of a number of ER's throughout Texas, they have a knowledge of the needs for parking based on their experience. This includes the number of staff/physicians that will be in the ER at peak times and the number of expected daily patient visits. Their existing operation across the street, gives them a history in this neighborhood. As noted above, the requirements of THHS will be met.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The owner, (and per THHS rules), more than meet the required number of spaces for ongoing operation. Their experience in the operation of the ER, across the street, gives them a level of experience to draw on.

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

Due to the nature of this specific type of clinic, the number of patients, staff and physicians on site at any time is predictable, (within a range). As noted above, the owner has a wealth of experience in operation of these types of facilities in Texas and within a few hundred feet of the proposed ER. They do not expect there will be any negative issues related to public health or safety.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

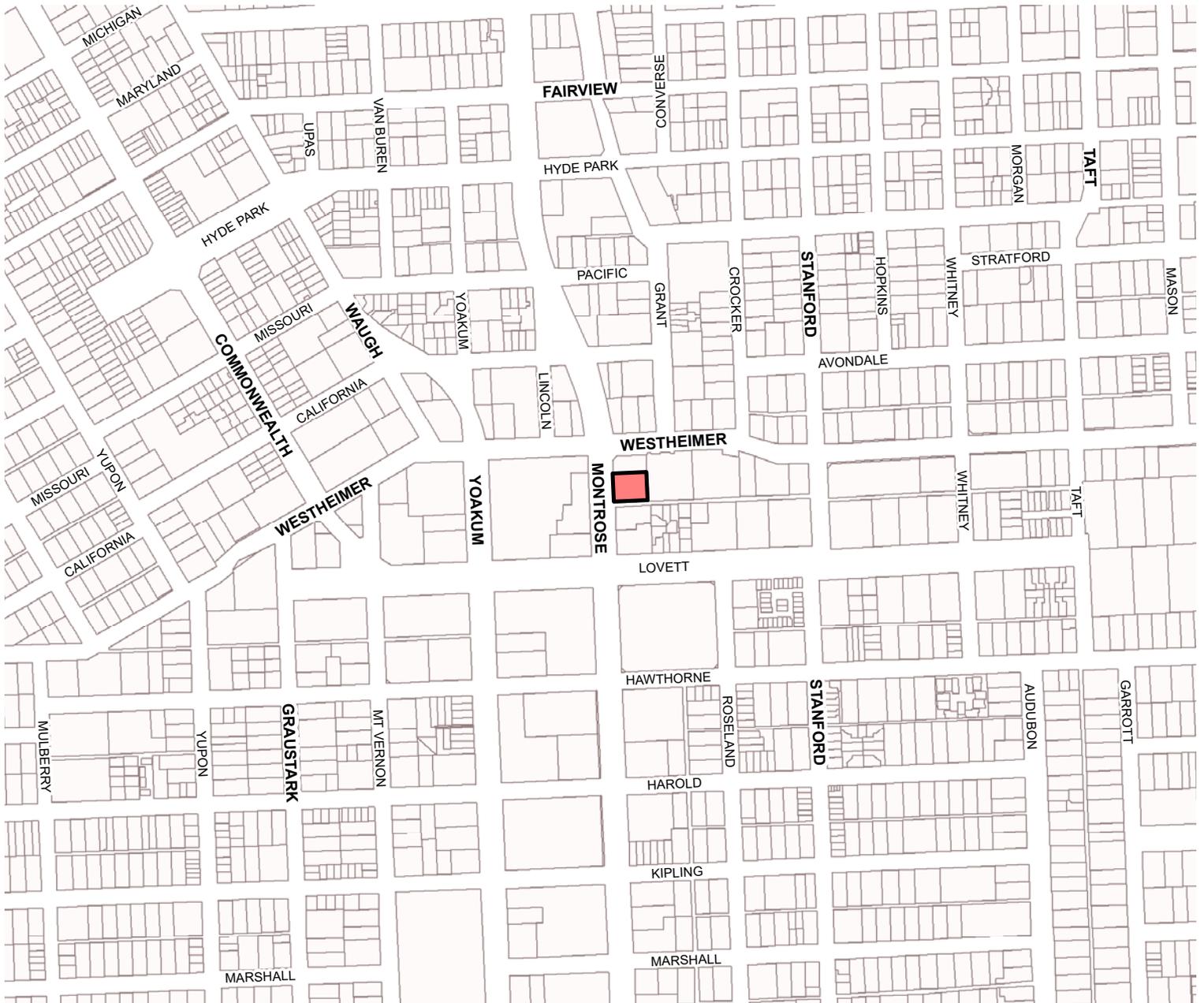
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map

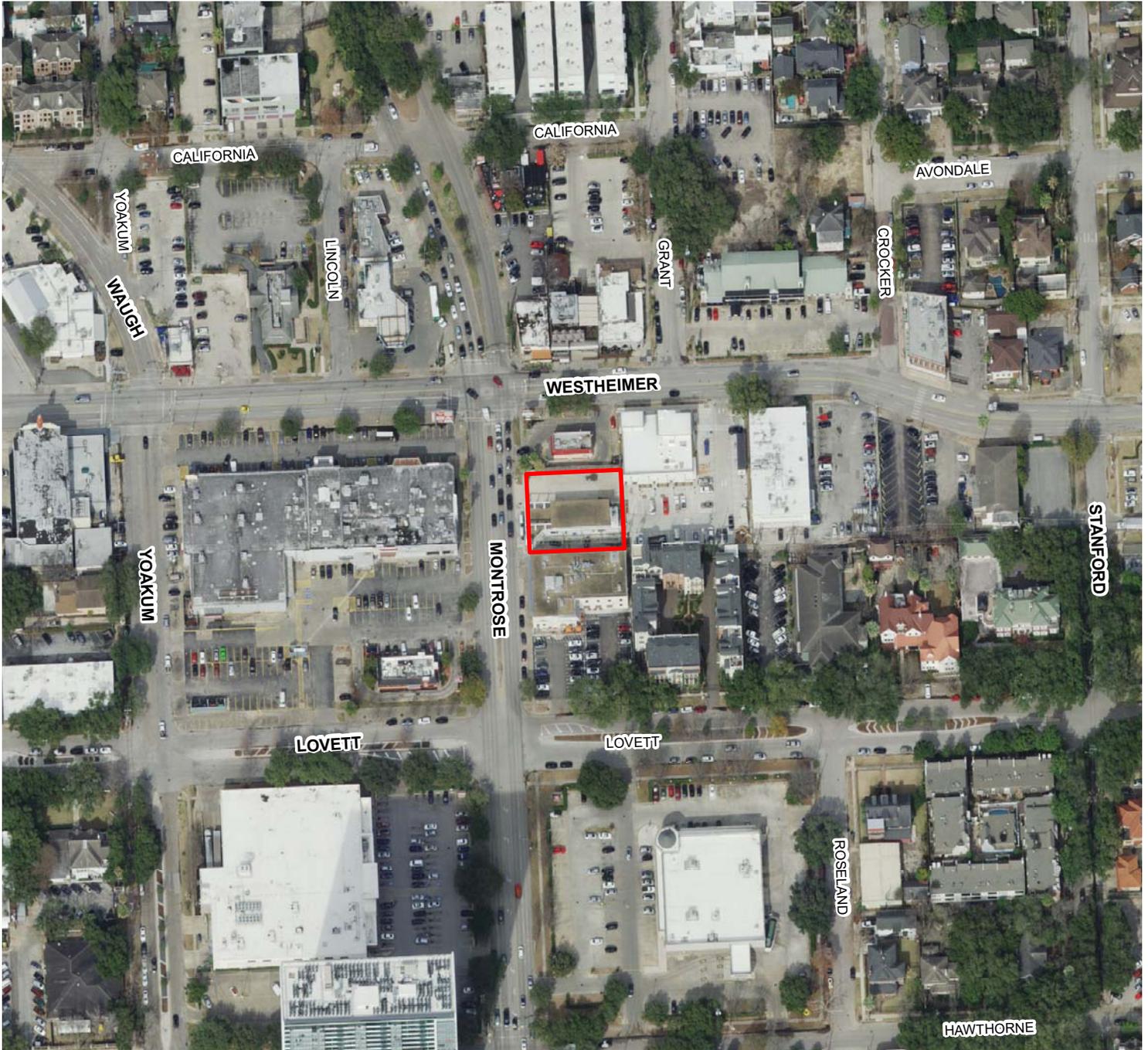


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

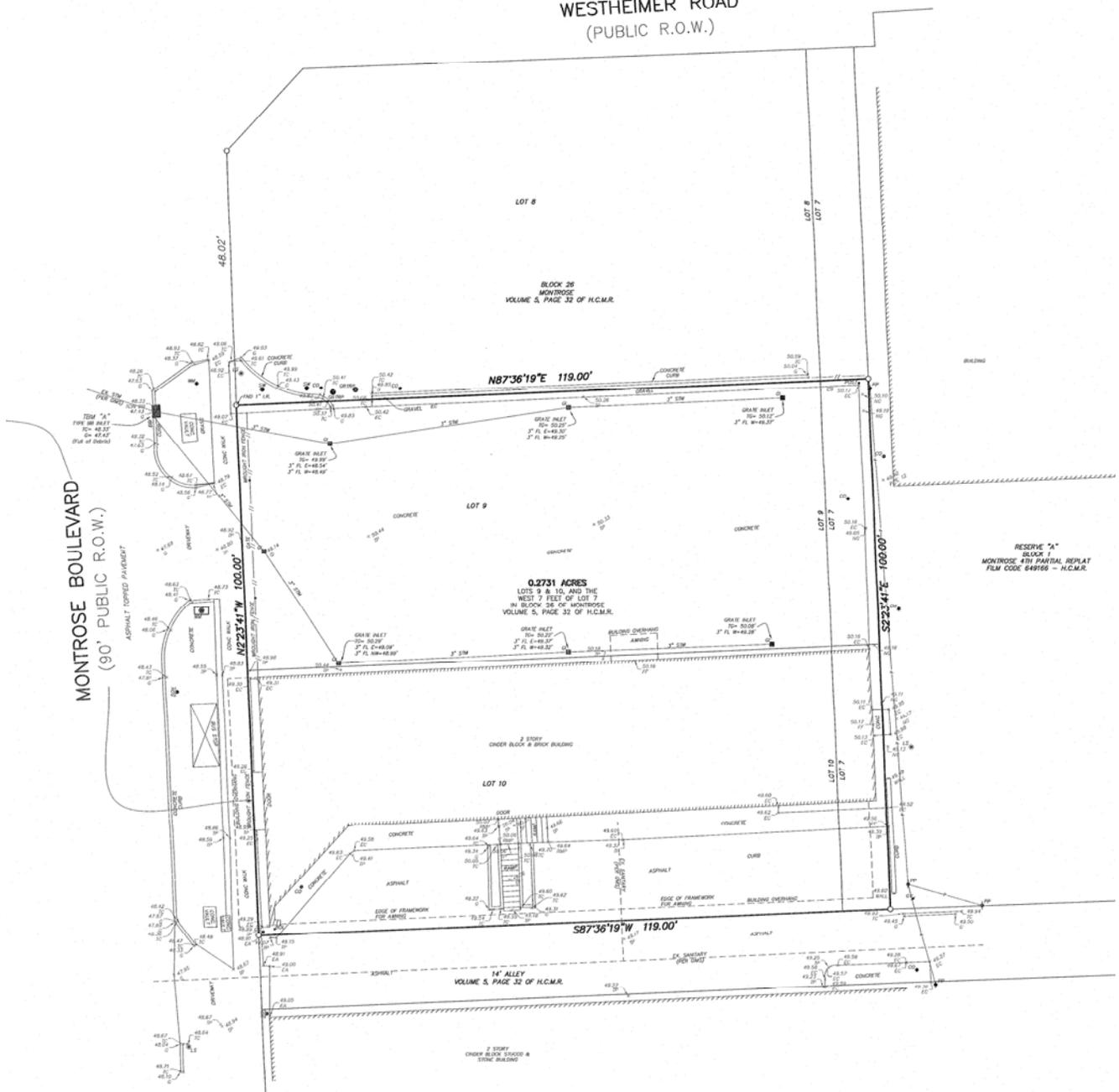


Houston Planning Commission

Survey

HARRIS COUNTY, TEXAS OBEDIANCE SMITH SURVEY, ABSTRACT No. 696

WESTHEIMER ROAD (PUBLIC R.O.W.)

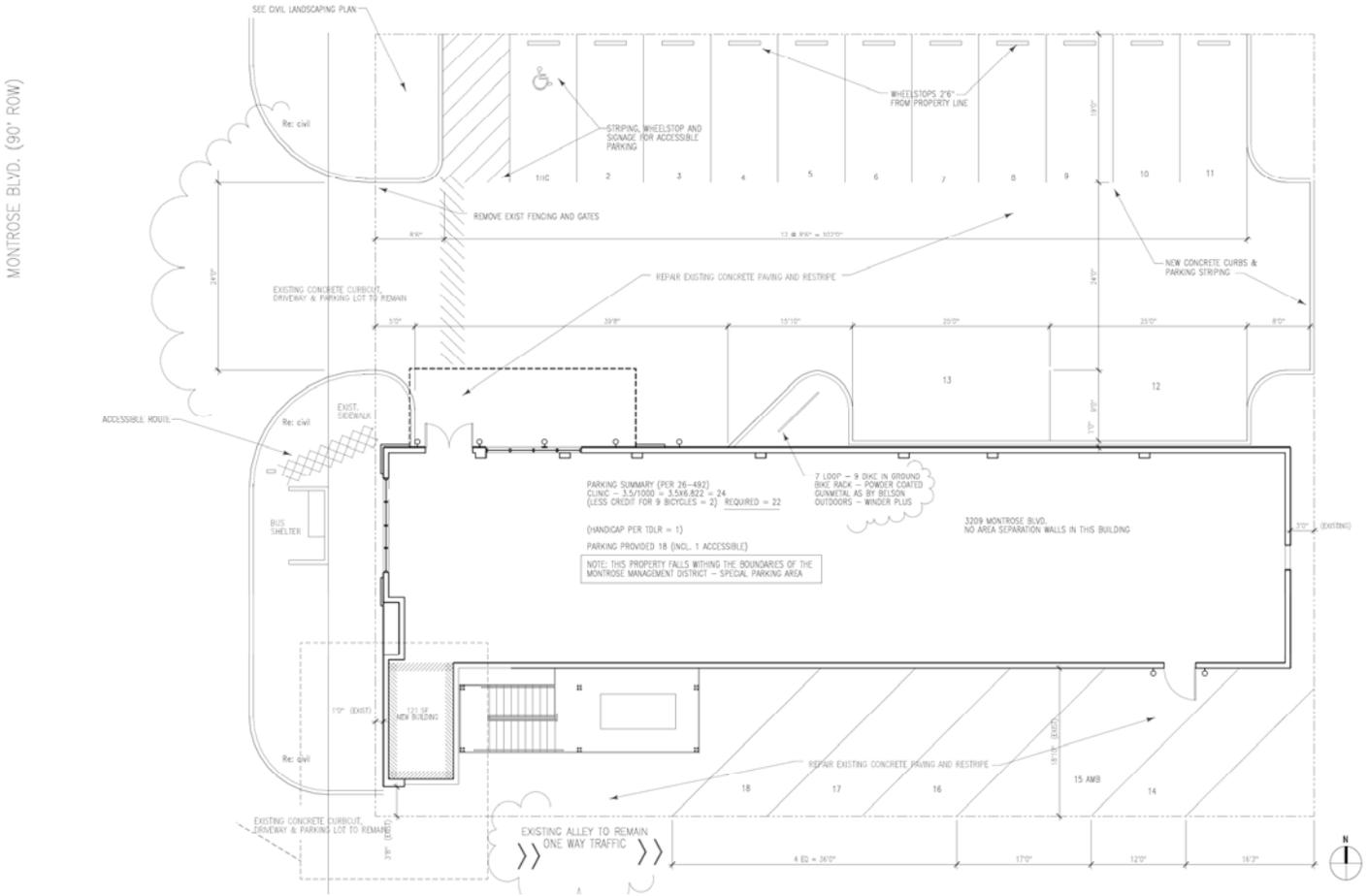


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING SUMMARY (PER 26-492)
CLINIC - 3.5/1000 = 3.5X6.822 = 24
(LESS CREDIT FOR 9 BICYCLES = 2) REQUIRED = 22

(HANDICAP PER TDLR = 1)

PARKING PROVIDED 18 (INCL. 1 ACCESSIBLE)

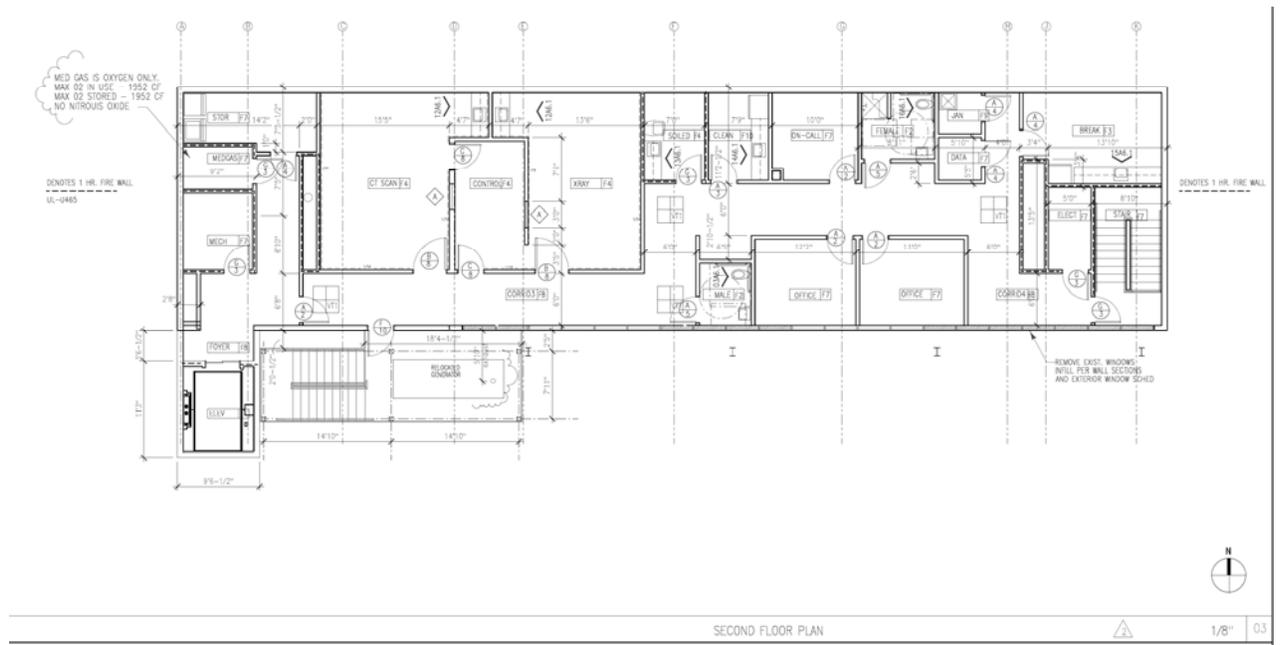
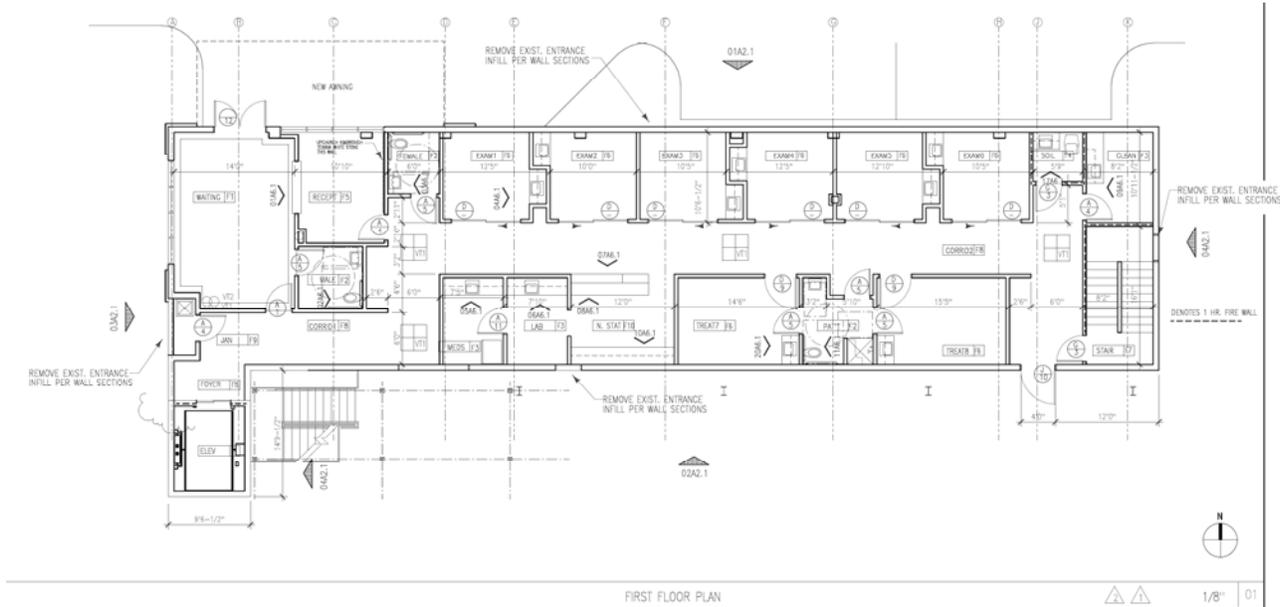
NOTE: THIS PROPERTY FALLS WITHIN THE BOUNDARIES OF THE MONTROSE MANAGEMENT DISTRICT - SPECIAL PARKING AREA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plan



OFF-STREET PARKING VARIANCE