HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 22, 2024
2:30 PM

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

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

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

PLANNING COMMISSION MEMBERS

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Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda
The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation
The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.

3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.

4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute each for all consent agenda items.

7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

13. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission
By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission
Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

Contacting the Planning Department
The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplannning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov .The Chair may also choose to recognize speakers during the meeting**.**

Physical Meeting Rules: Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure.

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___**Undecided**

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the February 22, 2024 Houston Planning Commission please see the following options:

- **In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas**
- **Microsoft Teams by installing the Microsoft Teams app; or**
- **Web Browser**: https://bit.ly/3O89PuM
  or
- **Phone:** +1 936-755-1521 **Conference ID: 653 868 904#**

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

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

Houston Planning Commission

February 22, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the February 8, 2024 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of March 21, 2024

a. Oak Forest Sec 1 partial replat no 6
b. Richland Drive Estates
c. Riverside Grove
d. Saint Augustine Landing
e. Sundus and Fatima Enterprises
f. Wycliffe Townhomes

III. Public Comment

IV. Excuse the absences of Commissioner Alleman and Porras-Pirtle

V. Adjournment

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

HOUSTON PLANNING COMMISSION
THURSDAY 8 FEBRUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBERS, PUBLIC LEVEL
MICROSOFT TEAMS: https://bit.ly/3O89PuM
PHONE: +1 936-755-1521 MEETING ID: 653 868 904#

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

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present, left at 2:43 during Item I
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present, left at 4:19 after Item 127
Scott Cain for Commissioner James Noack	Present Remote
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Martha L. Stein recognized Margaret Wallace Brown for her time as Director and offered well wishes on her retirement. Welcomed Jennifer Ostlind, Interim Director.

DIRECTOR'S REPORT – Jennifer Ostlind, Interim Director, thanked Margaret for her leadership in the Department. Major Thoroughfare and Freeway Plan, MTFP, are underway.

Approval of Minutes

Consideration of the January 25, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

Items I & II were presented by Diedre VanLangen with Houston Public Works

I. Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees

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

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

Motion: Victor — Vote: Unanimous
Second: Tahir — Abstaining: None

III. Platting Activity (Subdivision and Development plats)

a. **Consent Subdivision Plats (1-61)**
b. **Replats (62-108)**

Item 66 – Bridgelands Regional Water Plant and Wastewater Treatment Plant site replat No. 1 and extension – Recommend for approval instead of deferral.

28. Hollister Breen Tract Sec 2 – Defer

Staff recommendation: Defer per Council Member Amy Peck.
Commission Action: Deferred.
Speaker(s): Jennifer Curtis, applicant

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

Staff recommendation: Approve **Item No's. 1 – 108**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve recommendations for **Item No.'s 2, 8, 9, 10, l8, 19, 24, 43, and 66** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Hines — Vote: Carried
Second: Mares — Abstaining: Heisch

c. Replats requiring Public Hearings with Notification

109. Gianake Estates at Adkins Road – Approved

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions, with further legal considerations.
Speaker(s): Fadi Yacob – opposed

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

110. Hazard Grove – Approved

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

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

111. Huynh Estates – Approved

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

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

112. Inwood Pines Village partial replat no 1 - Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): James Kurt – opposed

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

113. Long Point Acres partial replat no 8 – Approved

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

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

114. Lozier Villas First Venture – Approved

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

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

115. National Creekside Reserve on Wallisville - Grant and Approve

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

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

116. Riverside Terrace Sec 1 partial replat no 9 – Approved

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

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

117. Santa Rosa – Approved

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

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

118. Springdale Homes – Approved

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Wynette Comeaux – position not stated

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

119. Ventura Estates at Riverside Terrace – Approved

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Chris Westbrook – opposed

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

120 Ziki Court - Approved

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Loreen Parker – opposed

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

d. Subdivision Plats with Variance Requests

Items 121 and 122 were taken together at this time.

121 Bergamo GP – Grant and Approve

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

122 Bergamo Sec 1 – Approve

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

Motion: Jones	Vote: Carried
Second: Mares	Abstaining: Heisch

123 Brickyard Development - Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Zach Stull, applicant; Richard Smith, Houston Public Works; Judge Sallans, Eddie Rodriguez, Carmela Estrada, Andrea Zepeda, Dana Tritico, Mike Crellin, Kristen Crellin, Ryan Simon, Cole Munger – opposed, Melinda Mleghorn, signed up/did not speak

Motion: Rosenberg	Vote: Carried
Second: Robins	Opposed: Garza and Victor

124 BW Interests - Grant and Approve

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

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

ITEMS 125, 126, AND 127 WERE TAKEN TOGETHER AT THIS TIME.

125 DECKER PRAIRIE ROSEHILL GP - GRANT AND APPROVE
126 DECKER PRAIRIE ROSEHILL SEC 1 – APPROVE
127 DECKER PRAIRIE ROSEHILL SEC 2 – APPROVE

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

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

128 FRESNO ESTATES - GRANT AND APPROVE

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

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

129 JASEK FARMS GP – APPROVE

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

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

130 NEST AT PAUL QUINN – DENY

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Denied the requested variance(s) and disapproved the plat.
Speaker(s): None

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

131 NEWPORT GROVE SEC 1 - GRANT AND APPROVE

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

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

132 Sanford Farms GP - Grant and Approve

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

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

133 Washington Silver – Defer

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

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

e. Subdivision Plats with Special Exception Requests

134 Bridgeland Prairieland Village GP – Grant and Approve

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

Motion: Tahir	Vote: Carried
Second: Mandapaka	Abstaining: Heisch

f. Reconsiderations of Requirement

135 Almeda Genoa Estates - Grant and Approve

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

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

Items 136 and 137 were taken together at this time.

136 Northpark South GP – Defer
137 Northpark South Sec 1 – Defer

Staff recommendation: Defer additional information requested, per TxDOT.
Commission action: Deferred the applications for further information.
Speaker(s): None

Motion: Victor	Vote: Carried
Second: Robins	Opposed: Jones, Cain, Garza

g. Extensions of Approval

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

h. Name Changes

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

i. Certificates of Compliance

149	26646 Blackberry Lane	Approved
150	20021 Red Oak South	Approved

Staff recommendation: Approve staff recommendations for **G**, **H**, and **I**, **Items 138 – 150**.
Commission Action: Approved **Items 138 – 150** per staff recommendations.
Speaker(s): None

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

j. Administrative – None

k. Development Plats with Variance Requests

151 1951 Lexington Street – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Sam Teuton, Arthur Garza

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

152 4706 N. Main Street – Approve

Staff recommendation: Approve the development plat with variance.
Commission action: Approved the development plat with variance.
Speaker(s): None

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

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

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

Staff recommendation: Establish a public hearing date of March 7, 2024, for Item IV, a-g.
Commission action: Established a public hearing date of March 7, 2024, for Item IV, a-g.
Speaker(s): None

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

V. Public Comment –

Jennifer Curtis asked to have an overlay on the 'My City Map' app for Mobility Studies.

VI. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:48 PM**.

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

_____ _____

Marty L. Stein, Chair Jennifer Ostlind, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Ade Ark Properties	C3F	
2	Anniston Reserves Sec 5	C3P	
3	Asrr Business on Gosling	C2	
4	Ayatt Hidden Village	C3P	
5	Bauer Reserve	C2	DEF1
6	Bradford Estates replat no 1	C3F	
7	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	C3P	DEF1
8	Bridges on Lake Houston Sec 10	C3P	DEF1
9	Cotton Oaks Estates replat no 1	C3F	
10	Crosby Village Acres	C2	
11	Depelchin Volunteer Center GP	GP	
12	Depelchin Volunteer Center Sec 1	C2	
13	Dunham Pointe Sec 14	C3F	
14	Ellerden Sec 3	C3F	
15	Elyson Sec 57	C3F	
16	FBCMUD 142 District Park	C2	DEF1
17	Freeland Tract GP	GP	
18	Freeland Tract Sec 1	C3P	
19	Freeland Tract Sec 2	C3P	
20	Freeland Tract Sec 3	C3P	
21	Gated Rentals Crosby	C3F	
22	Gauge Southgate	C2	
23	Glen Manor Estates	C3F	
24	Golden Tree Estates at Locke Lane	C3F	
25	Harris County Emergency Service District no 7	C3F	
26	Harris County MUD no 171 Lift Station no 6	C2	
27	Hazard Grove	C3F	
28	HCMUD 583 Water Plant no 1	C2	
29	Holderrieth Road Street Dedication Sec 6 and Reserves	C3F	
30	Hollister Breen Tract Sec 2	C3P	DEF2
31	Holmes Road Estates	C2	
32	Home Plaza at Knox Street	C3P	
33	Indian Shores Commercial	C2	DEF2
34	Indian Springs Sec 1	C3F	DEF2
35	Inwood Pines Village partial replat no 1	C3F	
36	JDS Hopfe Road Botkins Road and Recreation Center	C3F	DEF1
37	JDS Hopfe Road Sec 1	C3F	
38	Kobs Acre	C1	DEF2
39	Lawndale Commercial	C2	
40	Madison Estate	C3F	
41	Mansfield Proper	C3P	DEF1
42	Neyland Heights	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Noel Place	C3F	
44	Penelope Place	C2	DEF1
45	Porkchop Investments	C2	
46	Quarry on Grant Sec 2	C3P	
47	Riverside Terrace Sec 1 partial replat no 9	C3F	
48	Robins Landing Sec 3	C3F	
49	Saint Augustine Manor	C3F	
50	Sandpiper Trail	C2	
51	Shotwell Center	C3F	
52	Springdales Homes	C3F	
53	Ventura Estates at Riverside Terrace	C3F	
54	West Little York Road at Grand Parkway Street Dedication Sec 1	C3F	
55	Westhaven Manor Sec 3	C3P	DEF1
56	Willow Terrace	C3P	DEF1
57	Wolf Complex GP	GP	
58	Wolf Complex Sec 1	C2	
59	Woolworth Estates	C3F	
60	Ziki Court	C3F	

B-Replats

61	Allum Place	C2R	DEF1
62	Amundsen Villas	C2R	
63	Autumn Place Estates	C2R	
64	Belt Junction replat no 1	C2R	
65	Catalyst Trading Complex	C2R	DEF1
66	CLUMC Green Space	C2R	
67	Cypress Gardens partial replat no 2	C2R	
68	Davidson Place	C3R	DEF1
69	Eldridge Preserve	C3R	
70	Enclave at Newport	C3R	
71	Estates at Betty Boop	C2R	
72	Estates on Dan Street	C2R	
73	Farrington Place Estates	C2R	DEF1
74	Forrest Lee Estates	C2R	
75	Harden Estates	C2R	
76	HCA North Cypress West	C2R	
77	Iglesia Evangelica Breen Road	C2R	
78	Inker Estates at Cottage Grove	C2R	
79	Kothamas Villas	C2R	DEF1
80	Lusko Project Estates	C2R	DEF2
81	MAR Wayside Complex	C2R	DEF1
82	MCMUD no 88 WWTP	C2R	
83	Meadowshire Valley	C2R	DEF1
84	Memorial Town Square	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Milano on Milby	C2R	
86	Nordling	C2R	
87	Northcourt Distribution Center	C3R	
88	Pagewood Houston Mosielee Investors	C2R	
89	Palacio Townhomes	C2R	DEF1
90	Paloma Water Plant Site	C2R	DEF1
91	Paloma Wastewater Treatment Plant	C2R	DEF2
92	Patio Homes on West 24th	C2R	
93	Patricks Place	C2R	
94	Peachtree Court	C2R	
95	Plaza Estates at Cheswood	C2R	
96	Plaza Estates at Gregg	C2R	
97	Plaza Estates at Wakefield	C2R	
98	Preserve at Friendswood Sec 1 replat no 1 and extension	C2R	
99	QuikTrip Store 7963	C2R	
100	Quimby Place	C2R	DEF2
101	SCI Land Acquisitions	C2R	
102	Skyline Villas at Drew	C2R	DEF1
103	Solis Estates	C2R	
104	Trinity Gardens Crossing	C2R	
105	Village at East Orem	C2R	DEF2
106	XAG Group HQ	C2R	

C-Public Hearings Requiring Notification

107	Castanie Freedmantown replat no 1	C3N	
108	Claiborne Estates	C3N	
109	Folkstone Court	C3N	
110	Martinez Estates at Weldon	C3N	
111	Providence Northeast	C3N	
112	Rosewood Estates Sec 2 partial replat no 6	C3N	
113	Star Plus Center	C3N	

D-Variances

114	Bauer Business Park	C2R	
115	Cali Trucks Xpress	C2R	
116	Mesa Vista GP	GP	
117	Washington Silver	C2	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

Item No.	Subdivision Plat Name	App Type	Deferral
118	Northpark South GP	GP	DEF1
119	Northpark South Sec 1	C3P	DEF1

G-Extensions of Approval

120	Bartlett Road Corner Reserve	EOA	
121	Boudreaux Business Park	EOA	
122	Bridgeland Prairieland Village Sec 29	EOA	
123	Buffalo Bayou Lighthouse	EOA	
124	Carpenters Logistics Center	EOA	
125	Christus St Catherine Hospital Reserve A partial replat no 1	EOA	
126	Fort Bend ISD Madden School	EOA	
127	Indian Springs Sec 2	EOA	
128	Katy Fort Bend Business Park Sec 1	EOA	
129	Khoury Landing	EOA	
130	Mach Industrial Park	EOA	
131	Madeer Enterprises Doerre	EOA	
132	Primrose Aliana	EOA	
133	Trails Sec 5	EOA	
134	Trails Sec 6	EOA	
135	Trails Sec 7	EOA	
136	Trails Sec 8	EOA	
137	Trails Sec 9	EOA	

H-Name Changes

None

I-Certification of Compliance

138	25251 Sorters Road	COC	
139	25220 Blue Jay Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

140	1701 Haver Street	DPV	
141	1951 Lexington Street	DPV	
142	3841 Meadow Lake Lane	DPV	
143	5803 Navigation Blvd	DPV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Ade Ark Properties	2024-0207	C3F	Harris	City	530B	0.65	0.65	0	CHARLES IMTANOS ABOUELIAS	RSG Engineering
2	Anniston Reserves Sec 5	2024-0235	C3P	Harris	ETJ	404T	48.26	42.29	0	Friendswood Development Company	BGE, Inc. - Land Planning
3	Asrr Business on Gosling	2024-0232	C2	Harris	ETJ	290D	2.07	2.07	0	Asrr Business LLC	Hovis Surveying Company Inc.
4	Ayatt Hidden Village	2024-0086	C3P	Harris	ETJ	289G	9.00	3.72	40	Ayatt LLC	Ayatt LLC
5	Bauer Reserve (DEF1)	2024-0130	C2	Harris	ETJ	444F	2.95	2.95	0	INVIVIDUAL	Bowden Land Services & Consulting
6	Bradford Estates replat no 1	2024-0301	C3F	Harris	City	454E	0.53	0.06	10	Bradford Redevelopment LLC	CGEA|Planning + Design
7	Bridgeland Mason Road Street Dedication Sec 9 and Reserve (DEF1)	2024-0185	C3P	Harris	ETJ	365M	3.68	0.62	0	Bridgeland Development, LP	BGE, Inc.
8	Bridges on Lake Houston Sec 10 (DEF1)	2024-0165	C3P	Harris	ETJ	377D	6.30	1.95	55	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
9	Cotton Oaks Estates replat no 1	2024-0211	C3F	Harris	ETJ	250Z	10.00	4.05	33	Texas Professional Surveying	Texas Professional Surveying, LLC
10	Crosby Village Acres	2024-0224	C2	Harris	ETJ	419C	9.44	9.44	0	CHC Investments	Daram Engineers, Inc.
11	Depelchin Volunteer Center GP	2024-0269	GP	Harris	City	492M	12.17	0.00	3	DUPLANTIS DESIGNGROUP, PC	Beacon Land Services
12	Depelchin Volunteer Center Sec 1	2024-0282	C2	Harris	City	492M	2.01	2.01	0	DUPLANTIS DESIGNGROUP, PC	Beacon Land Services
13	Dunham Pointe Sec 14	2024-0221	C3F	Harris	ETJ	366B	15.66	0.45	54	Dunham Pointe Development LLC	BGE, Inc.
14	Ellerden Sec 3	2024-0240	C3F	Harris	ETJ	286R	11.30	1.01	52	Pulte Homes of Texas, L.P.	IDS Engineering Group
15	Elyson Sec 57	2024-0223	C3F	Harris	ETJ	404R	20.78	3.04	78	Nash FM 529, LLC	BGE, Inc.
16	FBCMUD 142 District Park (DEF1)	2024-0171	C2	Fort Bend	ETJ	524P	7.23	7.05	0	Westheimer Lakes Property Owners Association, INC	Quiddity Engineering - Katy
17	Freeland Tract GP	2024-0230	GP	Waller	ETJ	442H	814.25	0.00	0	Ersa Grae Corporation	BGE, Inc. - Land Planning
18	Freeland Tract Sec 1	2024-0228	C3P	Waller	ETJ	442D	20.29	1.92	100	Ersa Grae Corporation	BGE, Inc. - Land Planning
19	Freeland Tract Sec 2	2024-0229	C3P	Waller	ETJ	442D	51.59	27.94	102	Ersa Grae Corporation	BGE, Inc. - Land Planning
20	Freeland Tract Sec 3	2024-0231	C3P	Waller	ETJ	443A	61.18	40.96	61	Ersa Grae Corporation	BGE, Inc. - Land Planning
21	Gated Rentals Crosby	2024-0123	C3F	Harris	ETJ	419G	26.06	26.06	0	GRFIS1L, LLC	Civil-Surv Land Surveying, L.C.
22	Gauge Southgate	2024-0291	C2	Harris	City	577S	12.65	12.65	0	Gauge Real Estate Partners	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
23	Glen Manor Estates	2024-0137	C3F	Harris	City	455E	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
24	Golden Tree Estates at Locke Lane	2024-0220	C3F	Harris	City	491T	0.16	0.00	1	CAS Consultants, LLC	CAS Consultants, LLC
25	Harris County Emergency Service District no 7	2024-0206	C3F	Harris	ETJ	292Q	63.20	62.95	0	STSA	South Texas Surveying Associates, Inc.
26	Harris County MUD no 171 Lift Station no 6	2024-0222	C2	Harris	ETJ	404M	0.22	0.22	0	Nash FM 529, LLC	BGE, Inc.
27	Hazard Grove	2024-0233	C3F	Harris	City	492R	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
28	HCMUD 583 Water Plant no 1	2024-0239	C2	Harris	ETJ	327L	2.96	2.96	0	Woodmere Development Co., LTD.	IDS Engineering Group
29	Holderrieth Road Street Dedication Sec 6 and Reserves	2024-0265	C3F	Harris	ETJ	285V	6.20	1.48	0	Astro Cypress Green, L.P.	Quiddity Engineering
30	Hollister Breen Tract Sec 2 (DEF2)	2024-0076	C3P	Harris	ETJ	410M	34.90	15.31	196	DR Horton	Meta Planning + Design LLC
31	Holmes Road Estates	2024-0244	C2	Fort Bend	ETJ	565J	10.02	3.13	1	CTC Concrete	Beacon Land Services
32	Home Plaza at Knox Street	2024-0169	C3P	Harris	City	412Y	1.00	0.10	13	CONPLUS	RSG Engineering
33	Indian Shores Commercial (DEF2)	2024-0020	C2	Harris	ETJ	379F	7.95	7.95	0	Midstream and Terminal Services LLC	Doucet & Associates, Inc.
34	Indian Springs Sec 1 (DEF2)	2024-0097	C3F	Harris	ETJ	378G	63.10	33.68	150	Blackline Engineering LLC	Blackline Engineering
35	Inwood Pines Village partial replat no 1	2024-0234	C3F	Harris	City	411V	0.36	0.36	0	Inwood Heights Group, LLC	Total Surveyors, Inc.
36	JDS Hopfe Road Botkins Road and Recreation Center (DEF1)	2024-0176	C3F	Harris	ETJ	285Z	12.52	4.99	0	JDS HOPFE RD LLC	Quiddity Engineering - Katy
37	JDS Hopfe Road Sec 1	2024-0263	C3F	Harris	ETJ	285Z	24.15	1.88	85	JDS HOFE RD LLC	Quiddity Engineering - Katy
38	Kobs Acre (DEF2)	2024-0045	C1	Harris	ETJ	287F	1.00	0.00	1	Owner	Conley Land Services, LLC
39	Lawndale Commercial	2024-0118	C2	Harris	City	535A	0.27	0.27	0	HZ Coffee Group	Weihe Engineers
40	Madison Estate	2024-0202	C3F	Harris	City	451D	0.98	0.47	13	United Paul Quinn, LLC	HRS and Associates, LLC
41	Mansfield Proper (DEF1)	2023-2994	C3P	Harris	City	452B	2.25	0.11	40	CityQuest Properties	ICMC GROUP INC
42	Neyland Heights	2024-0203	C3F	Harris	City	453K	0.28	0.00	4	Significance 5 LLC	Pioneer Engineering, LLC
43	Noel Place	2024-0215	C3F	Harris	City	571M	0.37	0.00	2	Continental Builders & Developers Inc.	The Pinnell Group, LLC
44	Penelope Place (DEF1)	2024-0112	C2	Harris	City	454J	0.43	0.09	7	ECD DEV I, LLC	Probstfeld & Associates, Inc.
45	Porkchop Investments	2024-0268	C2	Harris	City	489A	0.39	0.39	0	PORKCHOP INVESTMENTS	Civil-Surv Land Surveying, L.C.
46	Quarry on Grant Sec 2	2024-0256	C3P	Harris	ETJ	327G	12.70	0.84	45	Woodmere Development Co., LTD.	IDS Engineering Group

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
47	Riverside Terrace Sec 1 partial replat no 9	2024-0275	C3F	Harris	City	493X	0.21	0.21	0	2008 Arbor Residency, LLC	Owens Management Systems, LLC
48	Robins Landing Sec 3	2024-0225	C3F	Harris	City	456A	20.03	4.32	104	Robins Landing LLC	United States
49	Saint Augustine Manor	2024-0277	C3F	Harris	City	533Q	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
50	Sandpiper Trail	2024-0213	C2	Harris	ETJ	333G	2.99	2.99	0	TIMBER LANE ud	Vogler & Spencer Engineering, Inc.
51	Shotwell Center	2024-0266	C3F	Harris	City	494G	0.14	0.14	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
52	Springdales Homes	2024-0236	C3F	Harris	City	455E	0.19	0.00	2	No Company	HRS and Associates, LLC
53	Ventura Estates at Riverside Terrace	2024-0264	C3F	Harris	City	534E	0.33	0.00	2	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
54	West Little York Road at Grand Parkway Street Dedication Sec 1	2024-0210	C3F	Harris	ETJ	405Z	2.46	0.00	0	Woodmere Development Co	R.G. Miller Engineers
55	Westhaven Manor Sec 3 (DEF1)	2024-0173	C3P	Harris	ETJ	242T	20.98	3.85	103	LGI Homes	Pape-Dawson Engineers
56	Willow Terrace (DEF1)	2024-0183	C3P	Harris	ETJ	411G	9.99	2.35	62	Killough Development, LLC	Morales Engineering Associates, LLC
57	Wolf Complex GP	2024-0298	GP	Harris	ETJ	326G	3.40	0.00	0	Wolf Enviro Interest, LLC	Owens Management Systems, LLC
58	Wolf Complex Sec 1	2024-0292	C2	Harris	ETJ	326G	1.20	1.00	0	Wolf Enviro, Interests, LLC	Owens Management Systems, LLC
59	Woolworth Estates	2024-0132	C3F	Harris	City	454Y	0.23	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
60	Ziki Court	2024-0280	C3F	Harris	City	573B	0.33	0.00	3	Ziki Real Estate Group LLC	AAB Homes, LLC

B-Replats

61	Allum Place (DEF1)	2024-0087	C2R	Harris	City	571G	0.75	0.46	1	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
62	Amundsen Villas	2024-0243	C2R	Harris	City	453Z	0.14	0.00	2	Midas Equity, LLC	HRS and Associates, LLC
63	Autumn Place Estates	2024-0246	C2R	Harris	City	454G	0.29	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
64	Belt Junction replat no 1	2024-0276	C2R	Harris	City	453R	0.22	0.00	2	SAAS LAND SERVICES	CAS SURVEY
65	Catalyst Trading Complex (DEF1)	2024-0163	C2R	Harris	City	495S	1.38	1.38	0	Catalyst Trading Company	Owens Management Systems, LLC
66	CLUMC Green Space	2024-0295	C2R	Harris	City	618P	4.42	4.42	0	Studio Red Architects	Windrose
67	Cypress Gardens partial replat no 2	2024-0216	C2R	Harris	ETJ	334P	4.75	0.00	1	N/A	E.I.C. Surveying Company
68	Davidson Place (DEF1)	2024-0188	C3R	Harris	City	452C	0.50	0.01	8	Iberica Construction	Total Surveyors, Inc.
69	Eldridge Preserve	2024-0262	C3R	Harris	City	412W	2.07	0.17	32	Giddin Project	Chesterfield Development Services
70	Enclave at Newport	2024-0267	C3R	Harris	ETJ	419G	20.79	6.45	71	Davidson Homes, LLC	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
71	Estates at Betty Boop	2024-0252	C2R	Harris	City	455P	0.13	0.00	2	New Era Development	New Era Development & Land Services
72	Estates on Dan Street	2024-0191	C2R	Harris	City	494F	0.18	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
73	Farrington Place Estates (DEF1)	2024-0179	C2R	Harris	City	414Y	0.46	0.00	4	Oc Plans & Permits	Oc Plans & Permits
74	Forrest Lee Estates	2024-0018	C2R	Harris	City	455F	0.19	0.03	2	CERTIFIED REALTY, LLC,	MOMENTUM EGINEERING
75	Harden Estates	2024-0249	C2R	Harris	City	454H	0.36	0.00	4	New Era Development	New Era Development & Land Services
76	HCA North Cypress West	2024-0271	C2R	Harris	ETJ	368X	19.14	19.14	0	KPH CONSOLIDATION, INC	Civil-Surv Land Surveying, L.C.
77	Iglesia Evangelica Breen Road	2024-0259	C2R	Harris	ETJ	411G	2.33	2.33	0	M LANZA	Century Engineering, Inc
78	Inker Estates at Cottage Grove	2024-0279	C2R	Harris	City	492G	0.14	0.00	2	JPMorgan	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
79	Kothamas Villas (DEF1)	2024-0019	C2R	Harris	City	490X	0.25	0.00	6	JRH Designs	JRH Designs
80	Lusko Project Estates (DEF2)	2023-2798	C2R	Harris	City	493Z	0.07	0.01	2	Lusko Project LLC	WO Developments LLC
81	MAR Wayside Complex (DEF1)	2024-0162	C2R	Harris	City	494Z	1.71	1.71	0	MAR 2008 Holdings, LLC	Owens Management Systems, LLC
82	MCMUD no 88 WWTP	2024-0283	C2R	Montgomery	ETJ	253Y	5.63	5.63	0	MCMUD No 88	Quiddity Engineering
83	Meadowshire Valley (DEF1)	2024-0151	C2R	Harris	City	413S	0.36	0.12	3	INDIVIDUAL	Bowden Land Services & Consulting
84	Memorial Town Square	2024-0273	C2R	Harris	City	490A	65.16	65.16	0	Memorial City Mall. LP	BGE, Inc.
85	Milano on Milby	2024-0111	C2R	Harris	City	494N	0.22	0.00	6	Surulere Properties LLC-Series One	South Texas Surveying Associates, Inc.
86	Nordling	2024-0212	C2R	Harris	City	413S	4.91	4.33	0	Boatman Construction	The Pinnell Group, LLC
87	Northcourt Distribution Center	2024-0253	C3R	Harris	City	410Y	16.53	16.53	0	Provident Realty Advisors	Weisser Engineering Company
88	Pagewood Houston Mosielee Investors	2024-0293	C2R	Harris	ETJ	411G	31.91	31.91	0	WGA CONSULTING ENGINEERS	Windrose
89	Palacio Townhomes (DEF1)	2023-2794	C2R	Harris	City	494A	0.11	0.00	3	E.M.I. Investments & Construction	Chesterfield Development Services
90	Paloma Water Plant Site (DEF1)	2024-0072	C2R	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
91	Paloma Wastewater Treatment Plant (DEF2)	2024-0074	C2R	Harris	ETJ	323K	2.26	2.26	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
92	Patio Homes on West 24th	2024-0208	C2R	Harris	City	452U	0.26	0.00	4	Sandcastle Homes	MOMENTUM EGINEERING
93	Patricks Place	2024-0226	C2R	Harris	City	492H	0.16	0.00	2	ROBRYAN BUILDERS	Dart Land Services LLC
94	Peachtree Court	2024-0140	C2R	Harris	City	454G	0.55	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
95	Plaza Estates at Cheswood	2024-0287	C2R	Harris	City	534U	2.41	2.41	0	New Era Development	New Era Development & Land Services
96	Plaza Estates at Gregg	2024-0248	C2R	Harris	City	494A	0.24	0.00	6	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
97	Plaza Estates at Wakefield	2024-0250	C2R	Harris	City	452Q	0.49	0.01	10	New Era Development	New Era Development & Land Services
98	Preserve at Friendswood Sec 1 replat no 1 and extension	2024-0300	C2R	Harris	City	617Q	24.23	24.23	0	WGA	Windrose
99	QuikTrip Store 7963	2024-0052	C2R	Harris	City	532T	4.39	4.39	0	QuikTrip Corporation	Matkin Hoover Engineering
100	Quimby Place (DEF2)	2023-2972	C2R	Harris	City	455K	0.25	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
101	SCI Land Acquisitions	2024-0272	C2R	Harris	ETJ	283J	6.00	6.00	0	SCI Land Acquisitions	Owens Management Systems, LLC
102	Skyline Villas at Drew (DEF1)	2024-0042	C2R	Harris	City	493Z	0.37	0.00	10	1738 Clio LLC	STUPA INTERNATIONAL LLC
103	Solis Estates	2024-0217	C2R	Harris	City	494X	0.16	0.00	3	southoakst	Dart Land Services LLC
104	Trinity Gardens Crossing	2024-0245	C2R	Harris	City	454L	0.36	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Village at East Orem (DEF2)	2024-0067	C2R	Harris	City	573M	2.79	0.08	39	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
106	XAG Group HQ	2024-0261	C2R	Fort Bend	ETJ	525E	1.50	1.50	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

C-Public Hearings Requiring Notification

107	Castanie Freedmantown replat no 1	2024-0108	C3N	Harris	City	493P	0.11	0.00	2	Houston Freedmen's Town Conservancy, Inc.	The Interfield Group
108	Claiborne Estates	2024-0103	C3N	Harris	City	455B	0.32	0.01	6	OFF THE GROUND INVESTMENTS GROUP LLC	Apex Group
109	Folkstone Court	2024-0080	C3N	Harris	City	575U	0.68	0.00	3	Owner	Texas Land Maps
110	Martinez Estates at Weldon	2024-0002	C3N	Harris	ETJ	373C	1.02	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
111	Providence Northeast	2024-0017	C3N	Harris	City	494E	0.22	0.00	5	ORACLE PROVIDENCE ORANGE JV, LLC,	MOMENTUM EGINEERING
112	Rosewood Estates Sec 2 partial replat no 6	2024-0095	C3N	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services
113	Star Plus Center	2024-0040	C3N	Harris	City	534B	3.35	3.35	0	Gulf River Property LLC,	E.I.C. Surveying Company

D-Variances

114	Bauer Business Park	2024-0214	C2R	Harris	ETJ	325B	10.10	9.92	0	Facility Holdings Group, LLC	The Pinnell Group, LLC
115	Cali Trucks Xpress	2024-0041	C2R	Harris	City	455Y	0.50	0.50	0	Derrick Vaughn	Owens Management Systems, LLC
116	Mesa Vista GP	2024-0195	GP	Harris	City	415Y	187.38	0.00	0	Blackline Engineering LLC	Blackline Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
117	Washington Silver (DEF1)	2023-2886	C2	Harris	City	493K	0.91	0.91	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

E-Special Exceptions

None

F-Reconsideration of Requirements

118	Northpark South GP (DEF1)	2024-0156	GP	Montgomery	ETJ	295U	50.11	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
119	Northpark South Sec 1 (DEF1)	2024-0158	C3P	Montgomery	ETJ	295U	34.04	12.91	148	R.G. Miller Engineers	R.G. Miller Engineers

G-Extensions of Approval

120	Bartlett Road Corner Reserve	2023-0336	EOA	Waller	ETJ	443H	3.25	3.25	0	ALJ Lindsey	Windrose
121	Boudreaux Business Park	2023-0549	EOA	Harris	ETJ	289X	10.23	10.10	0	Flatrock Companies, LLC	Windrose
122	Bridgeland Prairieland Village Sec 29	2023-0665	EOA	Harris	ETJ	365N	36.04	13.46	114	Bridgeland Development, LP	McKim & Creed, Inc.
123	Buffalo Bayou Lighthouse	2023-1004	EOA	Harris	City	494J	3.31	3.26	0	Bayou Vista	Windrose
124	Carpenters Logistics Center	2023-0619	EOA	Harris	ETJ	498K	64.99	61.92	0	Quarters-Sheldon LLC	BGE, Inc.
125	Christus St Catherine Hospital Reserve A partial replat no 1	2023-0356	EOA	Harris	ETJ	486C	2.09	2.09	0	Walter P Moore	C.L. Davis & Company
126	Fort Bend ISD Madden School	2023-0621	EOA	Fort Bend	ETJ	526Z	19.99	19.99	0	Fort Bend Independent School District	Pape-Dawson Engineers
127	Indian Springs Sec 2	2023-0391	EOA	Harris	ETJ	378G	33.02	3.11	161	Blackline Engineering	Blackline Engineering
128	Katy Fort Bend Business Park Sec 1	2023-0515	EOA	Harris	ETJ	444R	7.63	6.87	0	2304 Katy Hockley, LLC	The Pinnell Group, LLC
129	Khoury Landing	2023-0416	EOA	Harris	ETJ	334N	1.50	1.50	0	Khoury Land Holdings, LLC	Owens Management Systems, LLC
130	Mach Industrial Park	2023-0612	EOA	Harris	ETJ	410G	22.70	22.21	0	M2 Properties, Ltd./Adelante Properties, Ltd.	McKim & Creed, Inc.
131	Madeer Enterprises Doerre	2023-0641	EOA	Harris	ETJ	290X	4.00	4.00	0	MADEER ENTERPRISES, LLC,	Atkinson Engineers
132	Primrose Aliana	2023-0611	EOA	Fort Bend	ETJ	567B	1.80	1.80	0	GNM Interest, LP.	BGE, Inc.
133	Trails Sec 5	2023-0433	EOA	Harris	ETJ	259J	23.64	1.28	81	CH-B Kingland, L.L.C.	Quiddity Engineering - Katy
134	Trails Sec 6	2023-0435	EOA	Harris	ETJ	259J	25.56	0.20	117	CH-B Kingland, L.L.C.	Quiddity Engineering - Katy
135	Trails Sec 7	2023-0425	EOA	Harris	ETJ	259J	8.51	0.00	39	CH-B Kingland, LLC	Quiddity Engineering - Katy

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
136	Trails Sec 8	2023-0427	EOA	Harris	ETJ	258R	10.22	1.51	46	CH-B Kingland, LLC	Quiddity Engineering - Katy
137	Trails Sec 9	2023-0428	EOA	Harris	ETJ	259N	10.83	1.10	61	CH-B Kingland, LLC	Quiddity Engineering - Katy

H-Name Changes

None

I-Certification of Compliance

138	25251 Sorters Road	24-1728	COC	Montgomery	ETJ	295Q				Enrique Arriaga Flores	Enrique Arriaga Flores
139	25220 Blue Jay Lane	24-1729	COC	Montgomery	ETJ	295Q				Elisa Martinez	Elisa Martinez

J-Administrative

None

K-Development Plats with Variance Requests

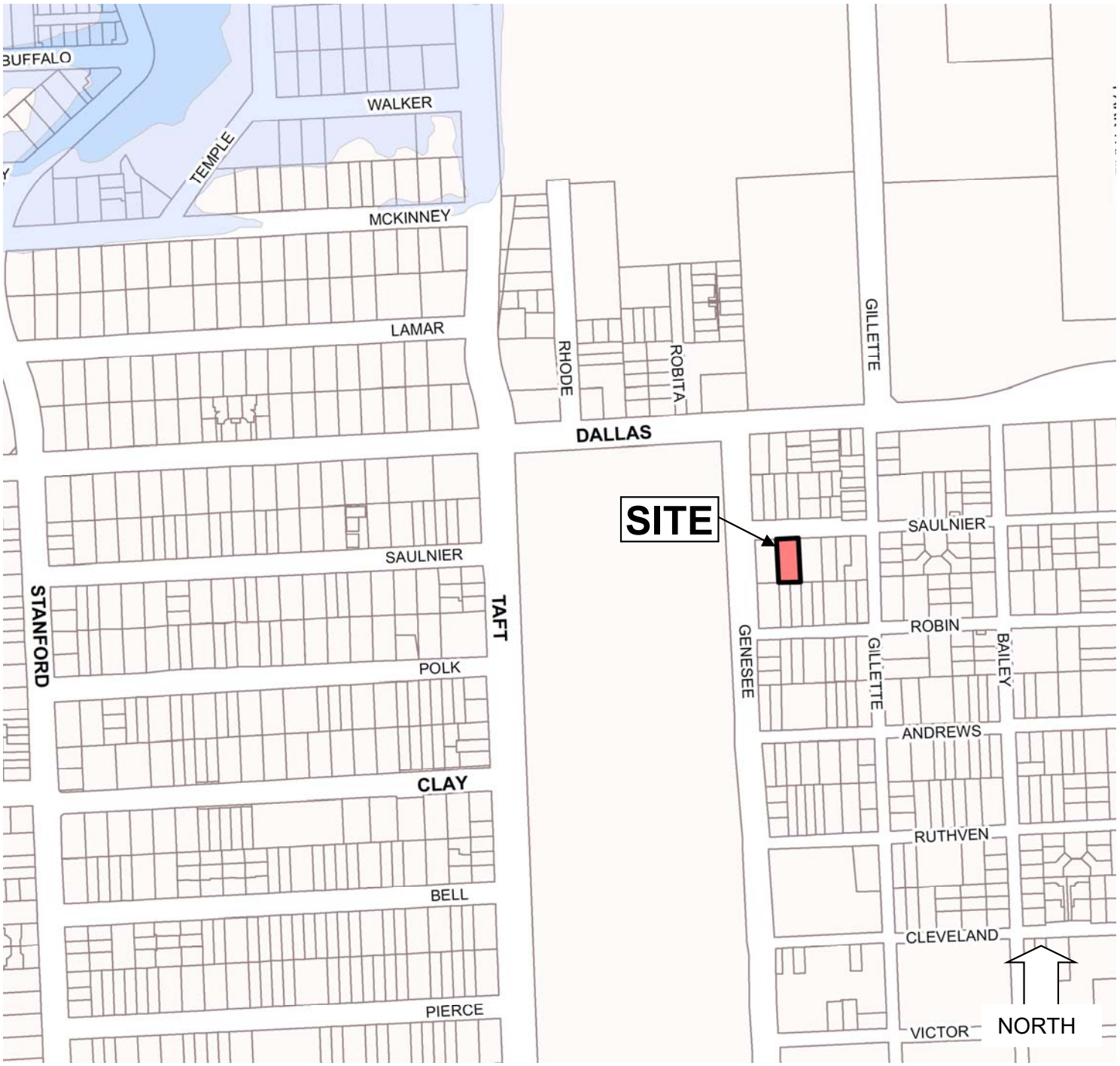
140	1701 Haver Street	23026634	DPV	Harris	City	492V				Global Deco USA Corp.	Diego Tano
141	1951 Lexington Street	23111991	DPV	Harris	City	492Z				Gulf Pro Remodelers	Arthur Garza
142	3841 Meadow Lake Lane	24002513	DPV	Harris	City	492N				GEM Building Group LLc	Earl Correll
143	5803 Navigation Blvd	23108856	DPV	Harris	City	494Q				Buffalo Bayou Partnership	Bldemar Gonzalez

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Castanie Freedmantown replat no 1

Applicant: The Interfield Group



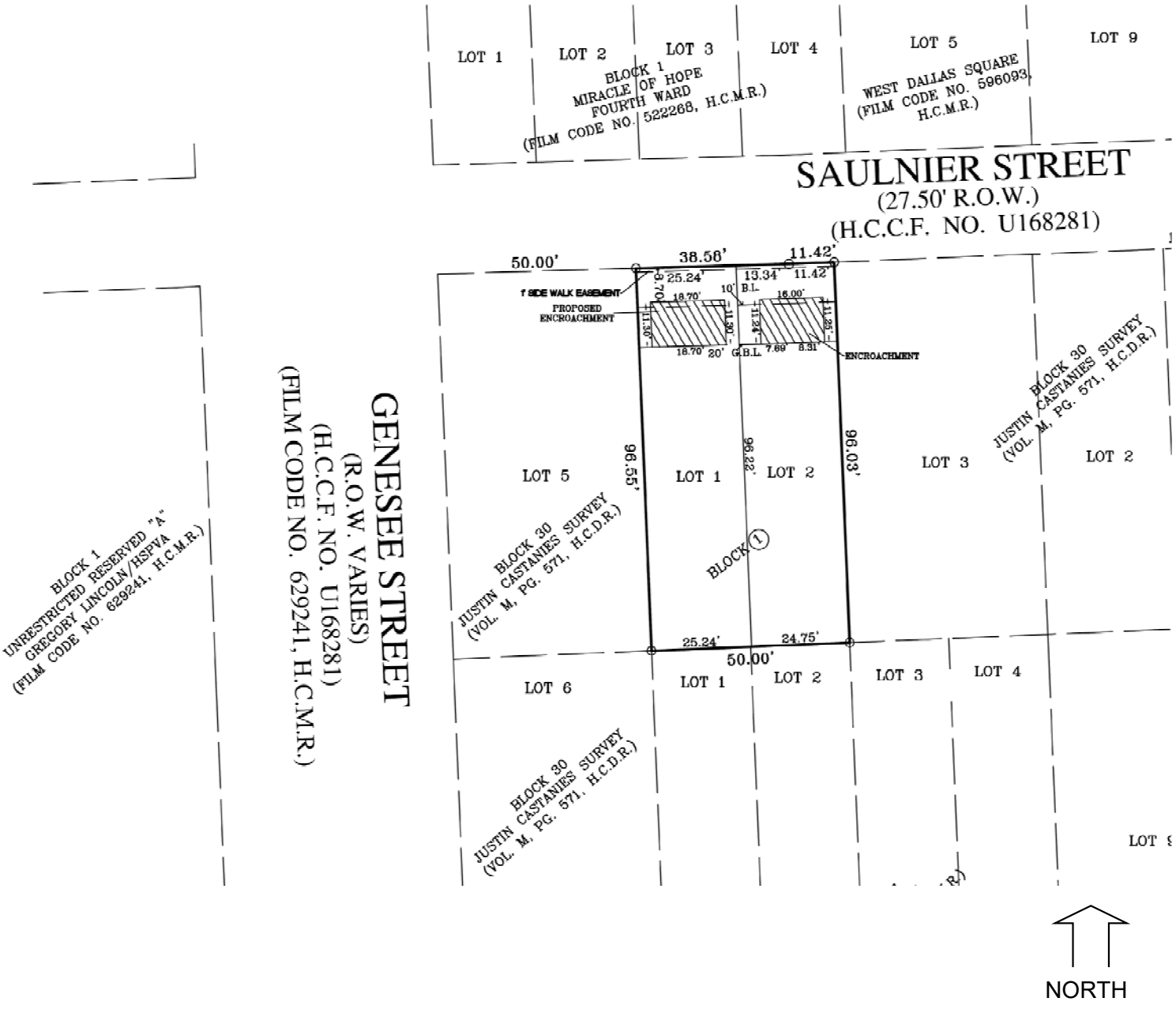
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Castanie Freedmantown replat no 1

Applicant: The Interfield Group



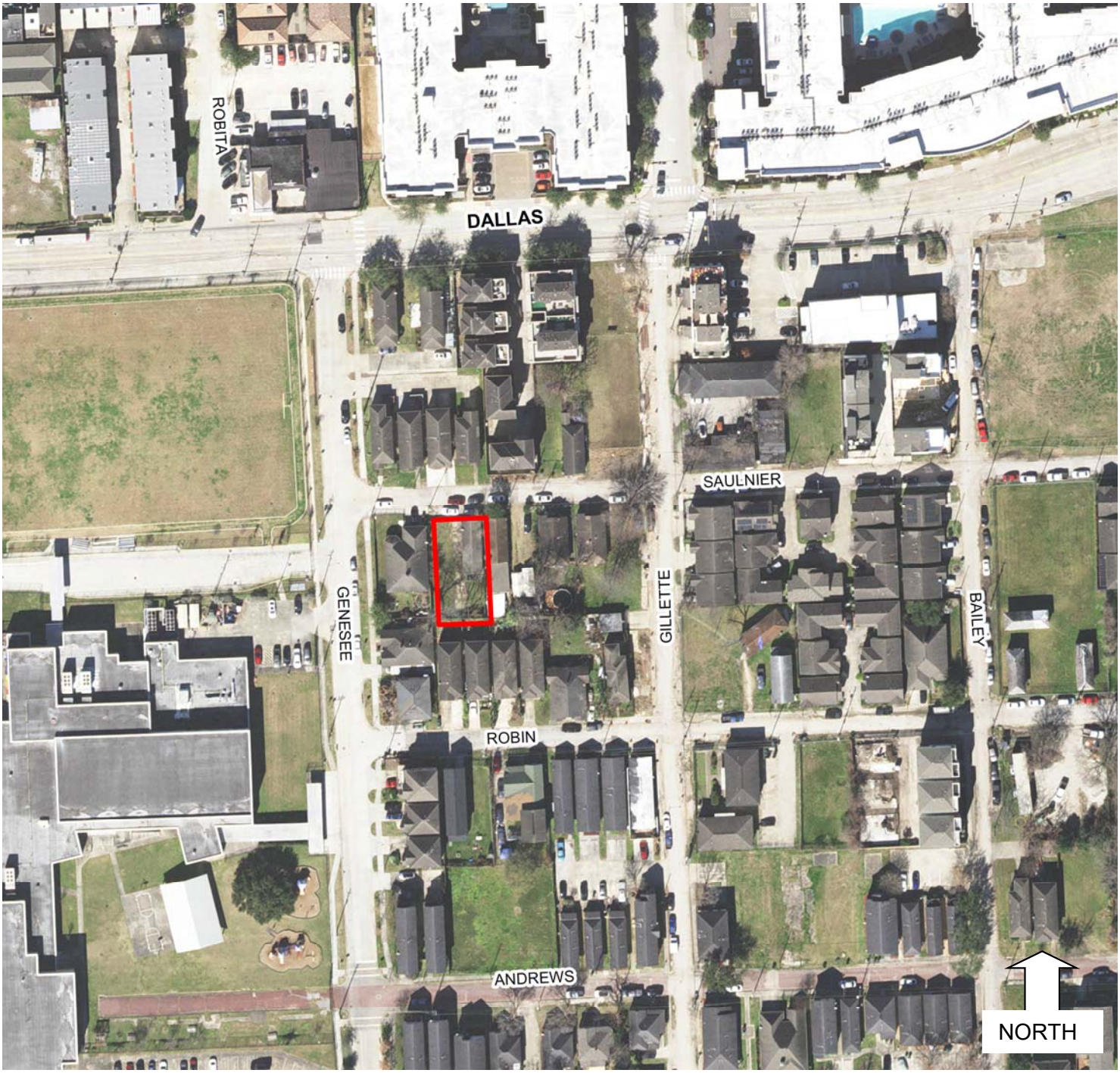
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 107

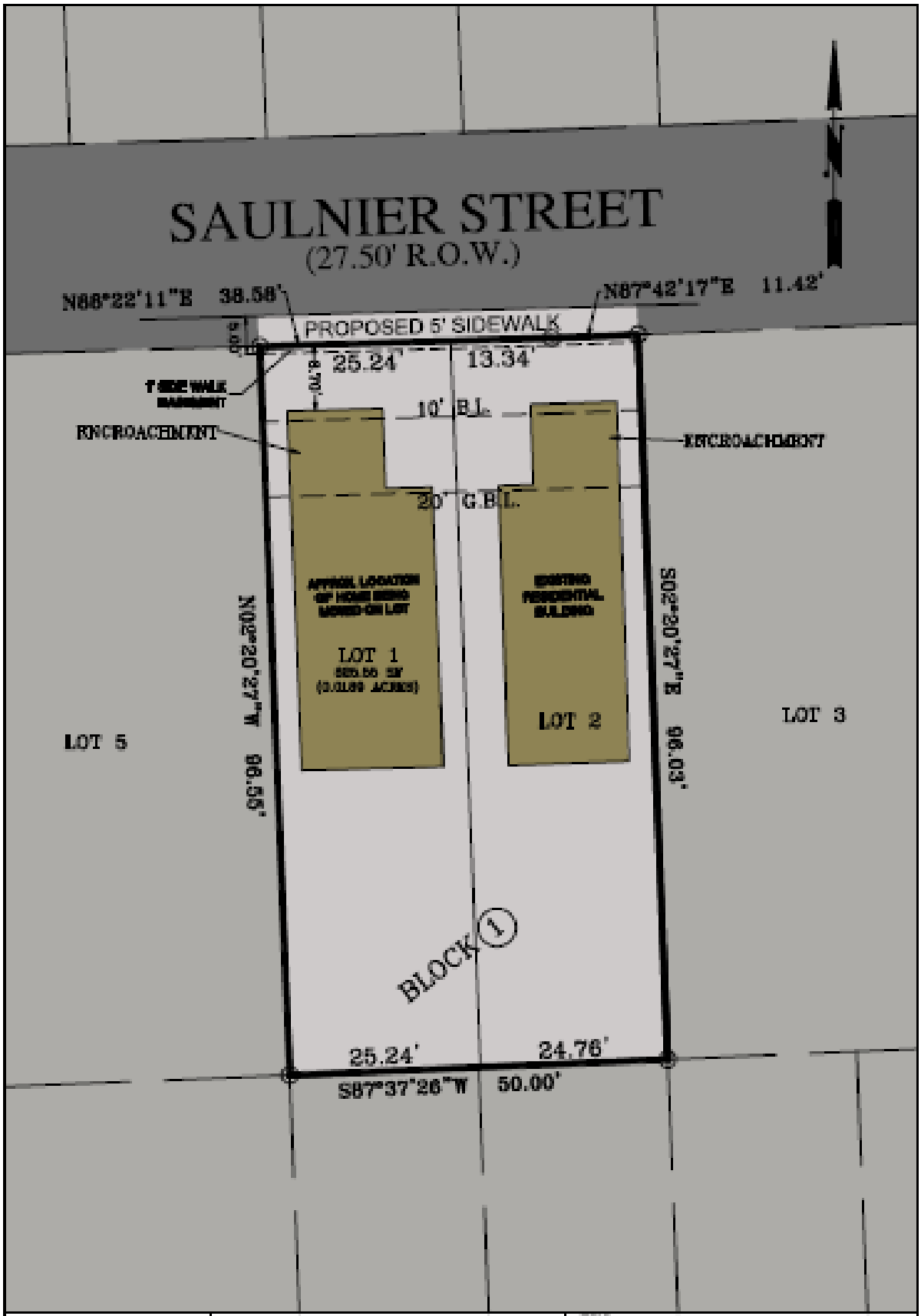
Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Castanie Freedmantown replat no 1

Applicant: The Interfield Group



C – Public Hearings with Variance Aerial



The INTERFIELD GROUP
engineering | architecture

TITLE	CAS DAME FREEDMANTOWN
PROJECT	1609 SAULNIER
DATE: 01.10.24	PROJECT #: 24-2001.00
DRAWN BY: TD	CHECKED BY: MLF
SCALE: NTS	SHEET NO. SK1 OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0108
Plat Name: Castanie Freedmantown replat no 1
Applicant: The Interfield Group
Date Submitted: 01/16/2024

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

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

To allow an encroachment of 8.7' into the 10'buidling line and 20' garage setback along Saulnier Street, a local street

Chapter 42 Section: 156

Chapter 42 Reference:

Chapter 42 Reference: 42-156 (B-2) and (C) Chapter 42 Reference: 42-156 – Collector and Local Streets – Single Family Residential (B-2) and C (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section. (C) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 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

(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;

Castanie Freedmantown Replat No 1 is located north of Robin Street, west of Gillette Street, east of Genessee Street and south of Saulnier, out of Just Castanie's subdivision filed in 1848. The development consists of renovating an existing resident and relocating another residence onto the lot. There is an existing residence on the property and owners will move a home from another lot to place on the second lot being created by this plat. The existing residence on the lot currently sites 8.7' from the front property line. Therefore, the second home having to setback 20' denies owner the ability to improve a development in a manner that is in character with the historic character of the neighborhood. In addition, the existing residence will be renovated, and because 11.3' of the existing structure lies within the 20' building line, a commission-approved variance will be required to obtain permits for improvements in this area. Any new construction would comply with the 20' building line. A variance was previously approved for this request. The reason for replat, is to remove the parking, due to unit sizes being under 1,000 SF. Project will follow Chapter 42-186. We appreciate your consideration of this request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

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

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development previously dedicated a 1-foot sidewalk easement along Saulnier, to allow for a 5-foot sidewalk. b. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, it will make the site layout more practical and beautify the block face, without in any way compromising public health or safety.

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

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

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0108; Castanie Freedmantown replat no 1, is a replat of **Castanie Freedmantown,** being Lot 1 and 2, in Block 1, as recorded in Volume M, Page 571 of the Harris County Deed Records.

The property is located south along Saulner Street and east of Genesee Street. The purpose of the replat is to create two lots. The applicant**, Mary Villareal,** with The interfiled Group, on behalf of the developer, can be contacted at **713-780-0909.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call the review Planner Dorianne Powe-Phlegm at (832)-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 22nd, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

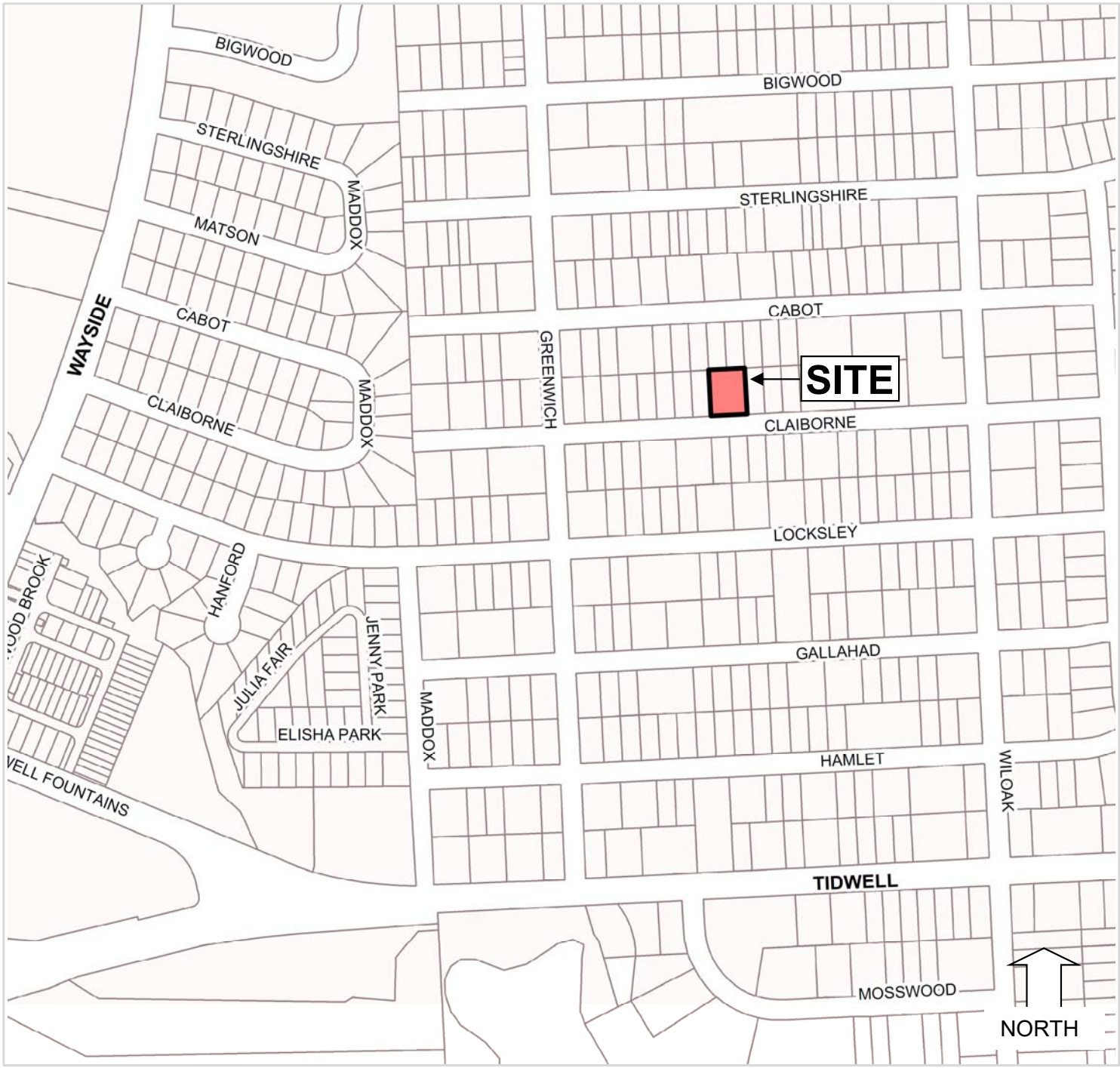
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Claiborne Estates

Applicant: Apex Group



C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Claiborne Estates

Applicant: Apex Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Claiborne Estates

Applicant: Apex Group



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0103; Claiborne Estates, a partial replat of a portion of **Townley Place,** being Lots 275 & 276 in Block 14 as recorded in Volume 33, Page 36 of the Harris County Map Records.

The property is located north along Claiborne Street, east of Greenwich Street and north of Tidwell Road. The purpose of the replat is to create six (6) single-family residential lots and one reserve along a shared driveway. The applicant, **Juan Coronado,** with Apex Group, on behalf of the developer Off The Ground Investments Group LLC, can be contacted at **832-566-3582**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, John Cedillo, at 832-393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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Planning Department Staff Authority and Obligation

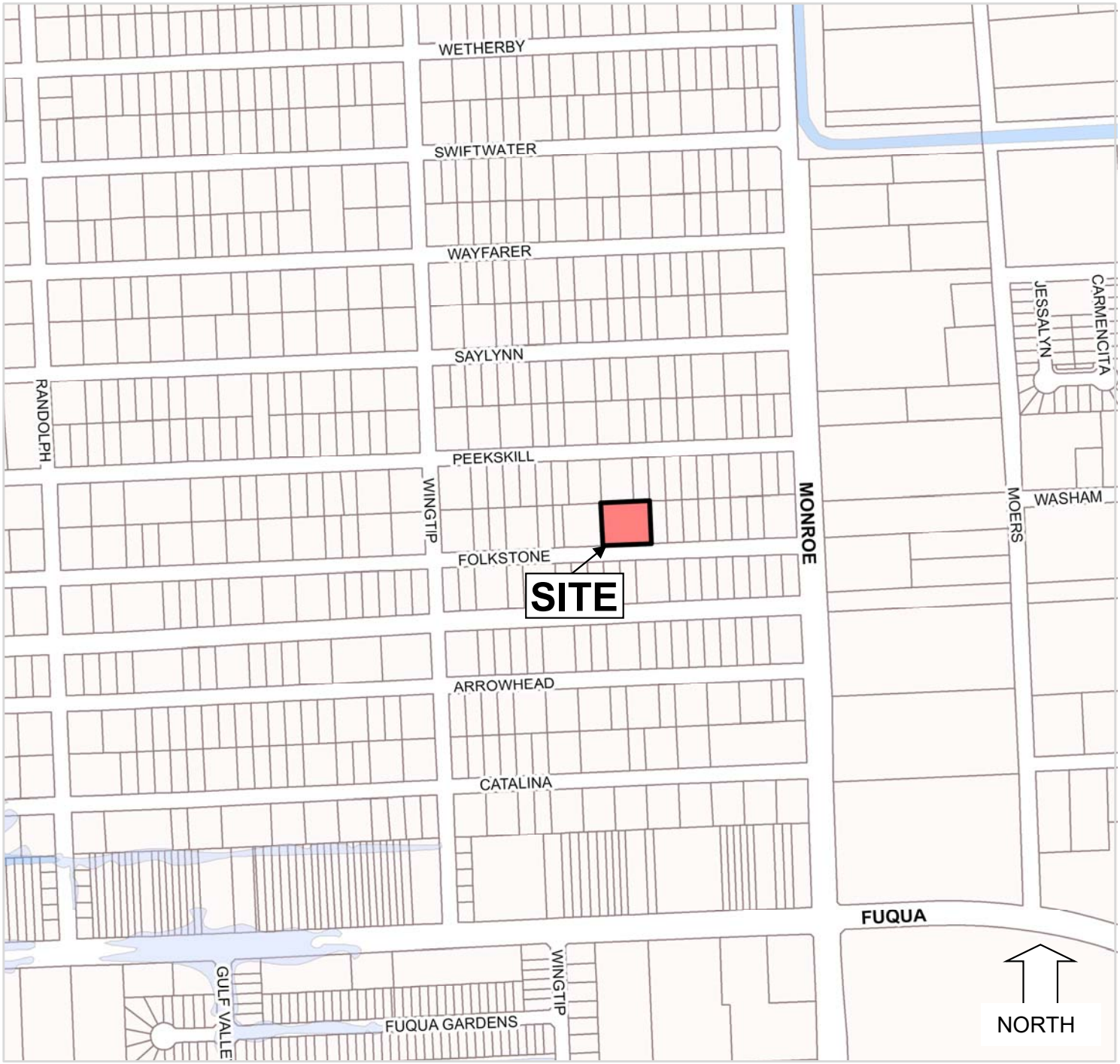
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Folkstone Court

Applicant: Texas Land Maps



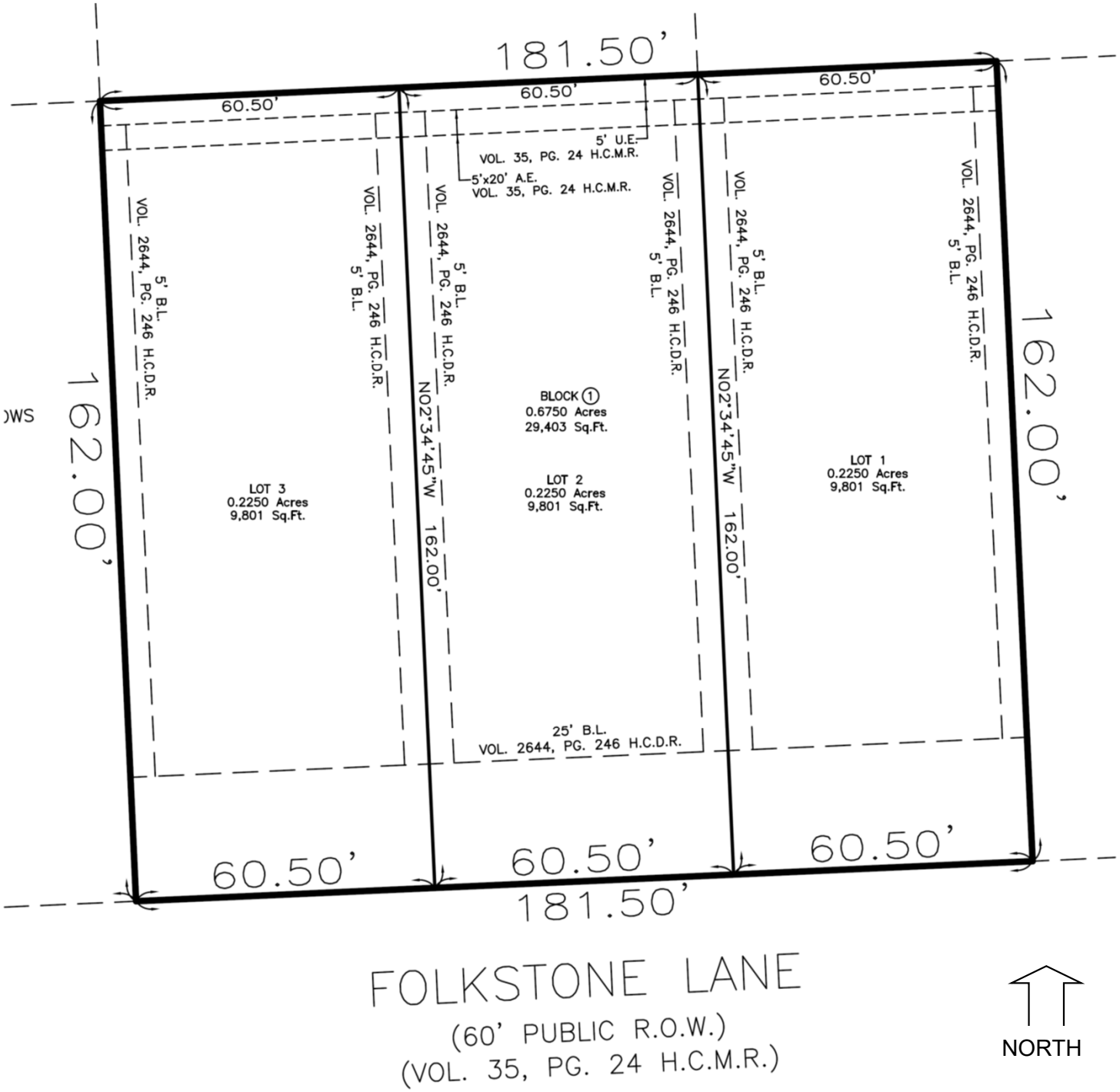
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Folkstone Court

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Folkstone Court

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0080; Folkstone Court, a partial replat of a portion of **Skyscraper Shadows,** being Lot 17 and a portion of Lot 16 in Block 14 as recorded in Volume 35, Page 24 of the Harris County Map Records.

The property is located north along Folkstone Lane, west of Monroe Road and north of Fuqua Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Matthew Sigmon,** with Texas Land Maps on behalf of the developer, can be contacted at **713-298-9987.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, John Cedillo, at 832-393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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Terminology

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

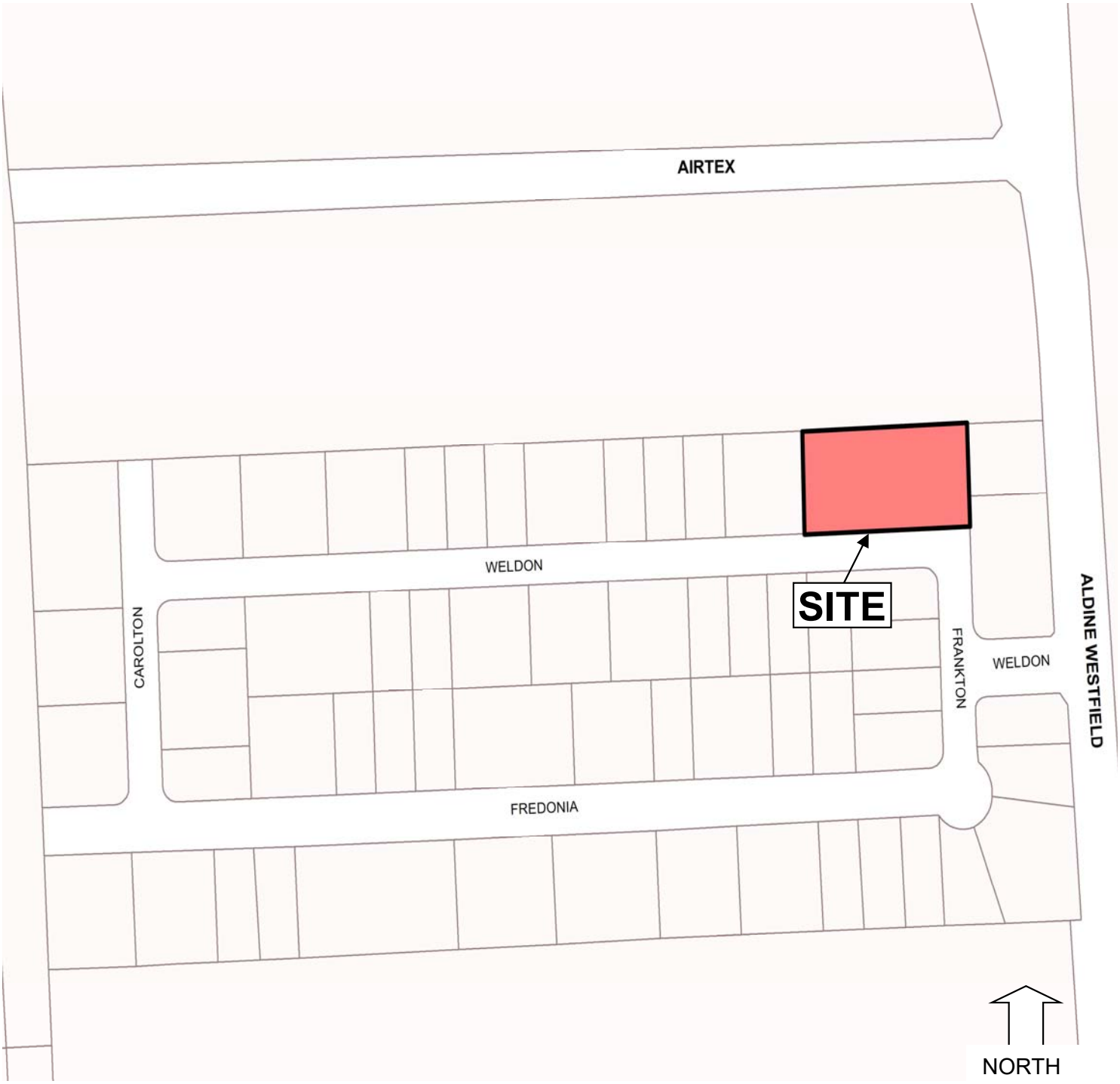
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Martinez Estates at Weldon

Applicant: CAS Consultants, LLC



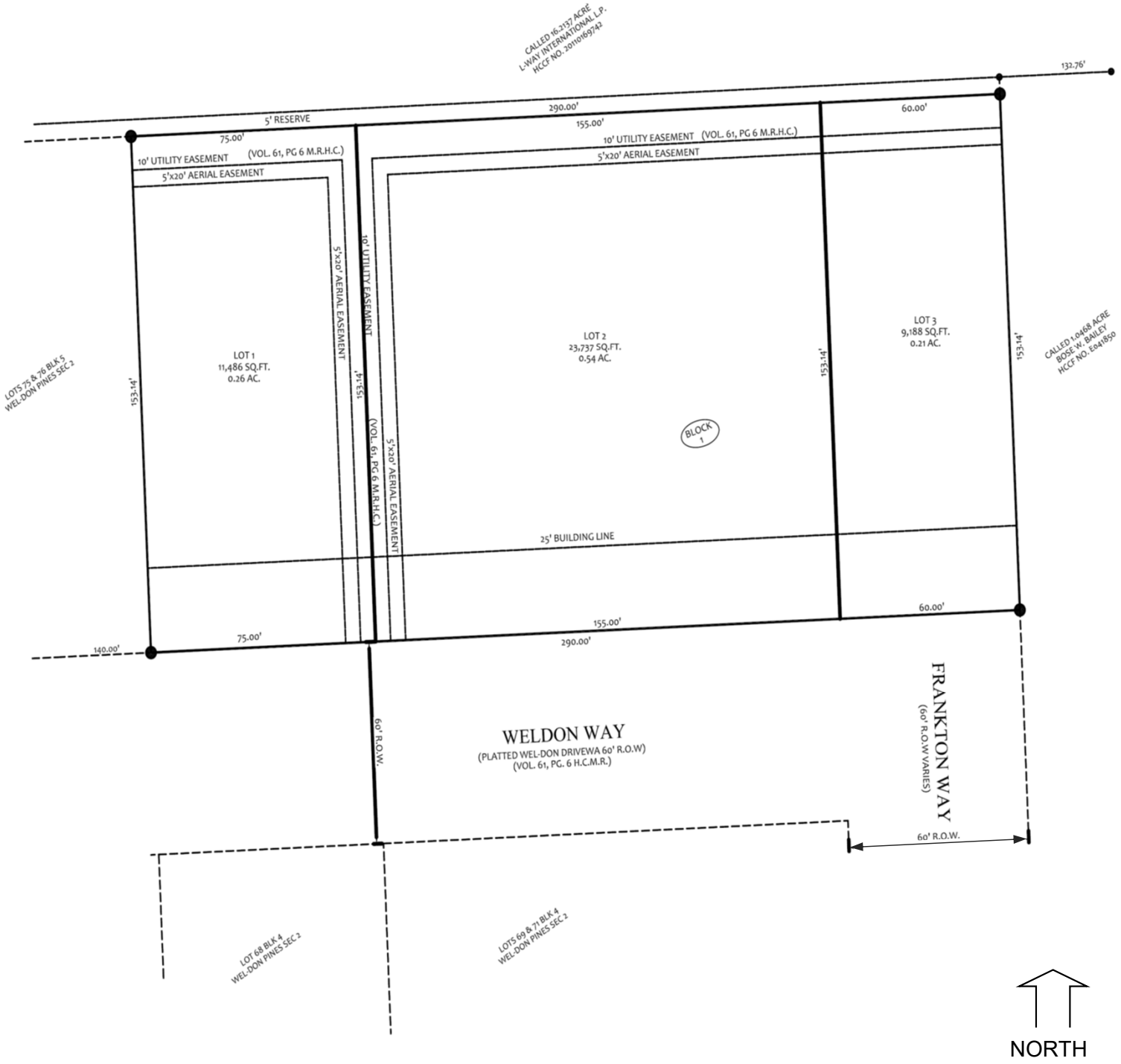
C – Public Hearings Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Martinez Estates at Weldon

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Martinez Estates at Weldon

Applicant: CAS Consultants, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0002; Martinez Estates at Weldon, a partial replat of Wel-don Pines Section 2**,** being Lots 72, 73 & 74, Block 5, as recorded in Volume 61, Page 6 of the Harris County Map Records.

The property is located north along Weldon Way and west of Aldine Westfield Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Juan Castillo,** with CAS Consultants, LLC, on behalf of the developer, can be contacted at **281-300-6874.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

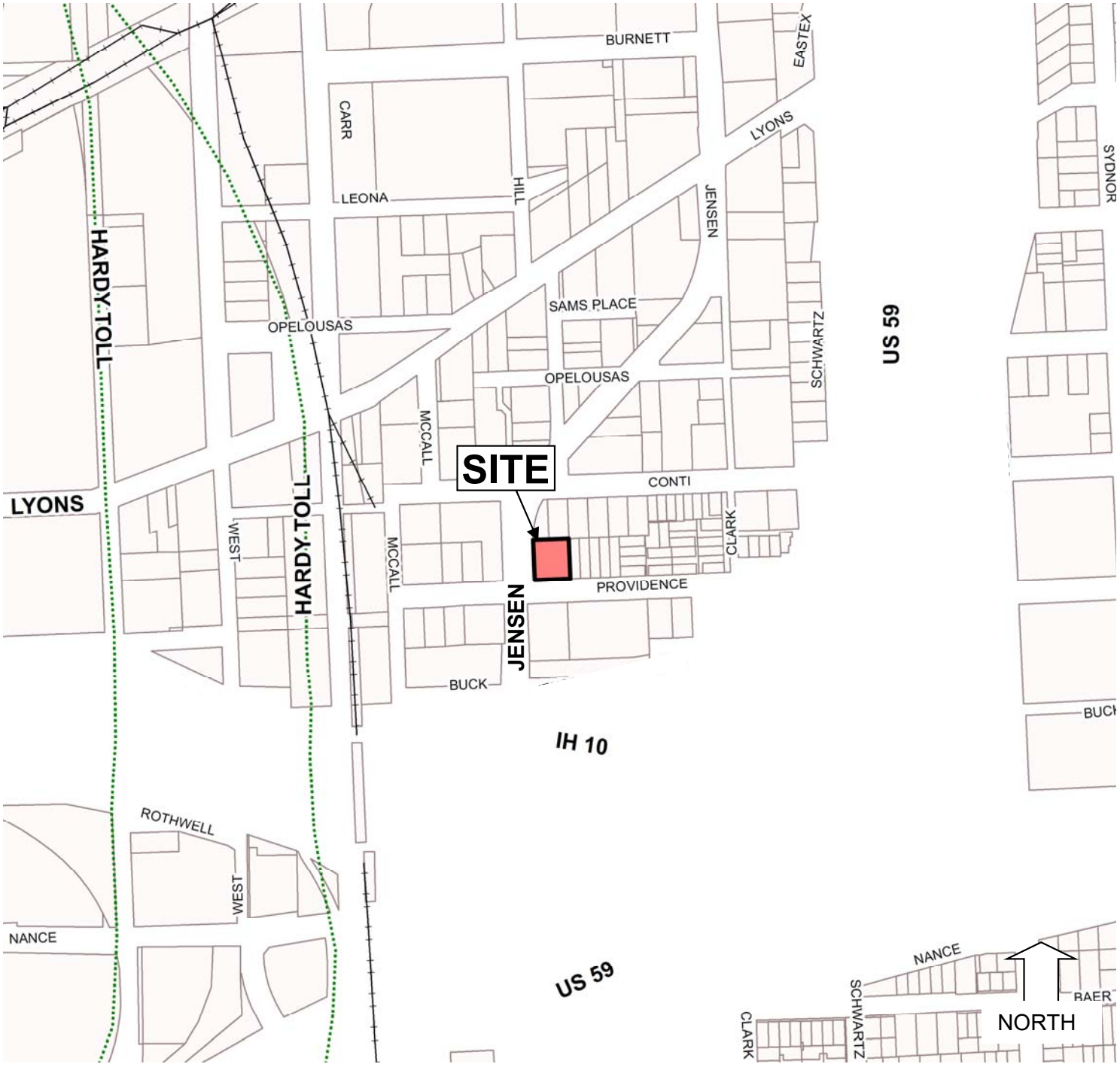
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Providence Northeast

Applicant: Momentum Engineering



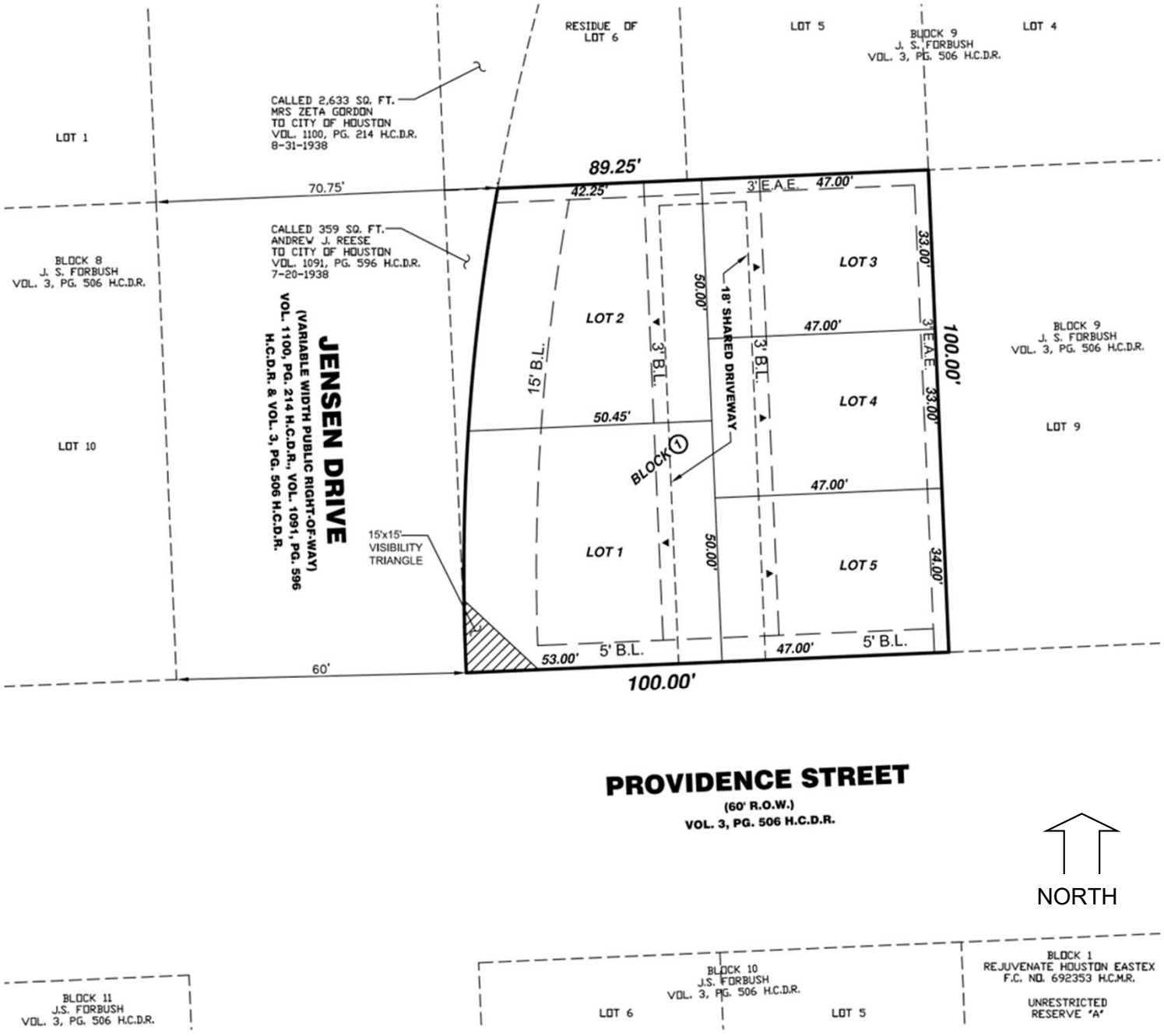
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/22/2024**

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Applicant: Momentum Engineering



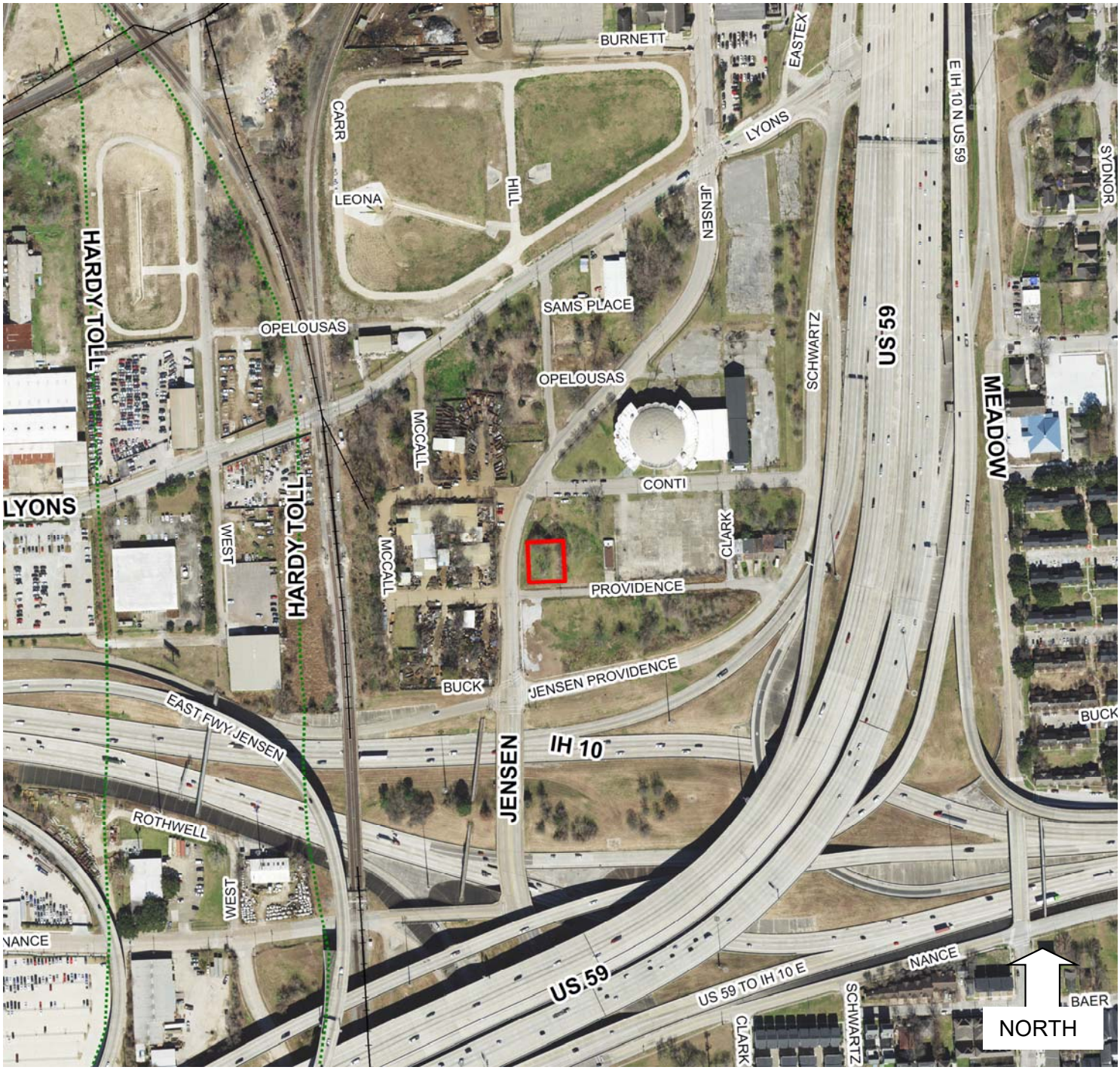
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Providence Northeast

Applicant: Momentum Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0017; Providence Northeast; a partial replat of **Providence Landing**, being all of Lots 1 and 2, Block 1, as recorded in Vol. 697, pg. 247 of the Harris County Map Records.

The property is located north of Interstate 10, west of Interstate 69, at the northeast corner of Providence St and Jensen Dr. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of Oracle Providence Orange JV, LLC, the developer, can be contacted at **281-741-1998.**

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

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

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Thursday, February 22, 2024, beginning at 2:30 p.m.
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 6

Applicant: New Era Development & Land Services



C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 6

Applicant: New Era Development & Land Services



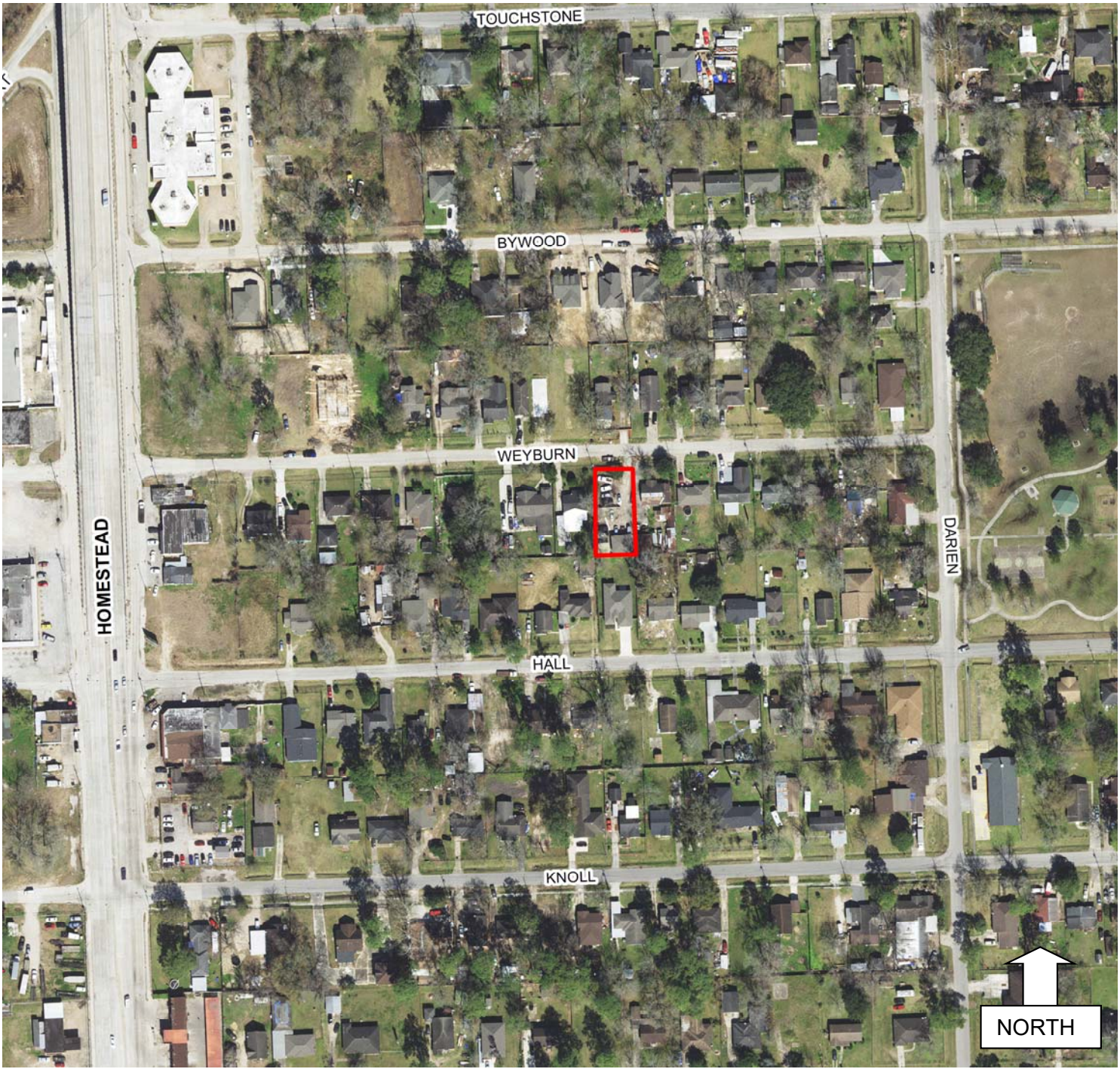
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Rosewood Estates Sec 2 partial replat no 6

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0095; Rosewood Estates 2 partial replat no 6; a partial replat of **Rosewood Estates**, being all of Lot 152, as recorded in Vol. 23, pg. 42 of the Harris County Map Records.

The property is located north of Ley Road, east of Homestead Road, and south along Weyburn Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa,** with New Era Development & Land Service, on behalf of New Era Development, the developer, can be contacted at **469-371-6780.**

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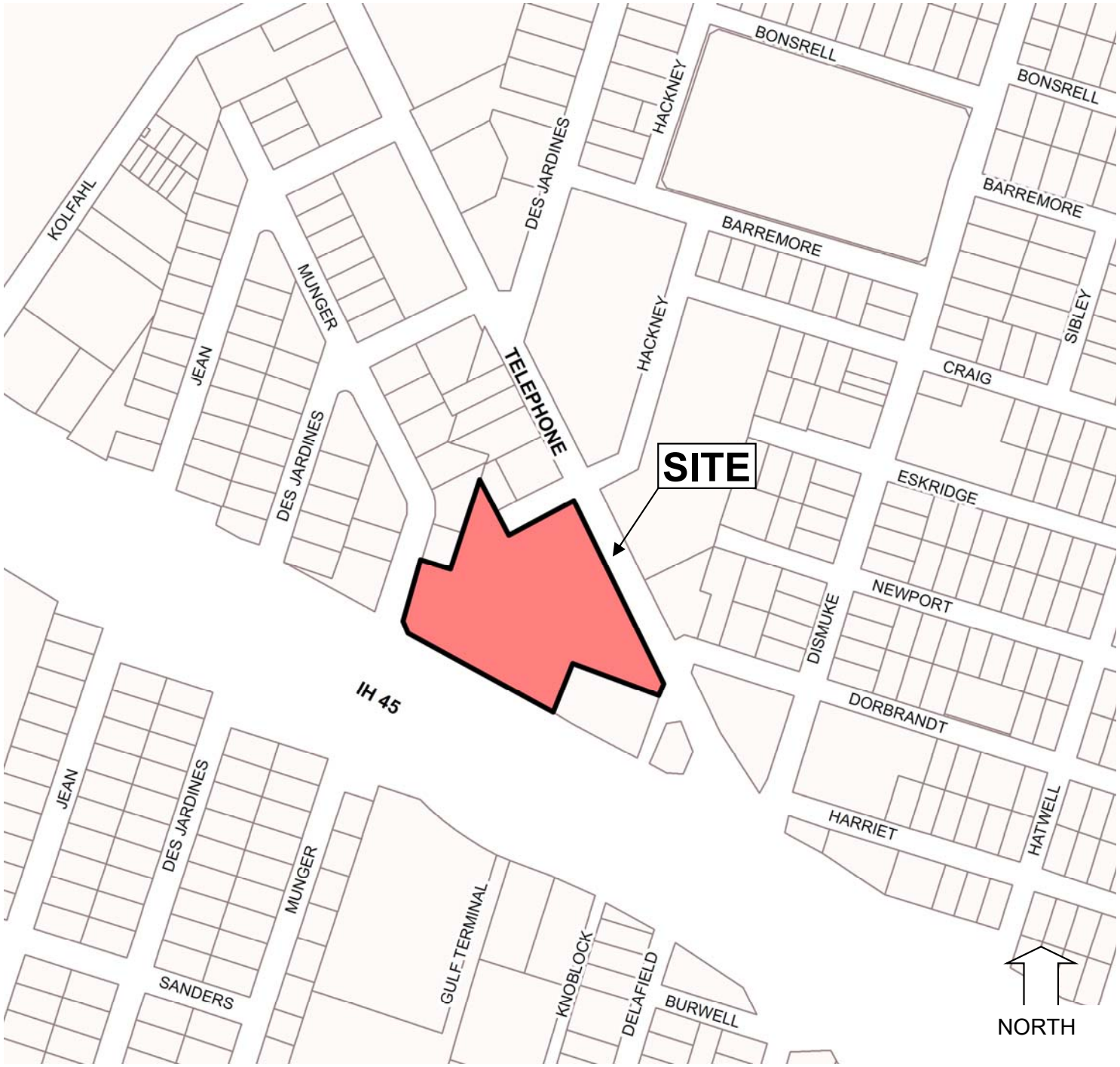
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Star Plus Center

Applicant: E.I.C. Surveying Company



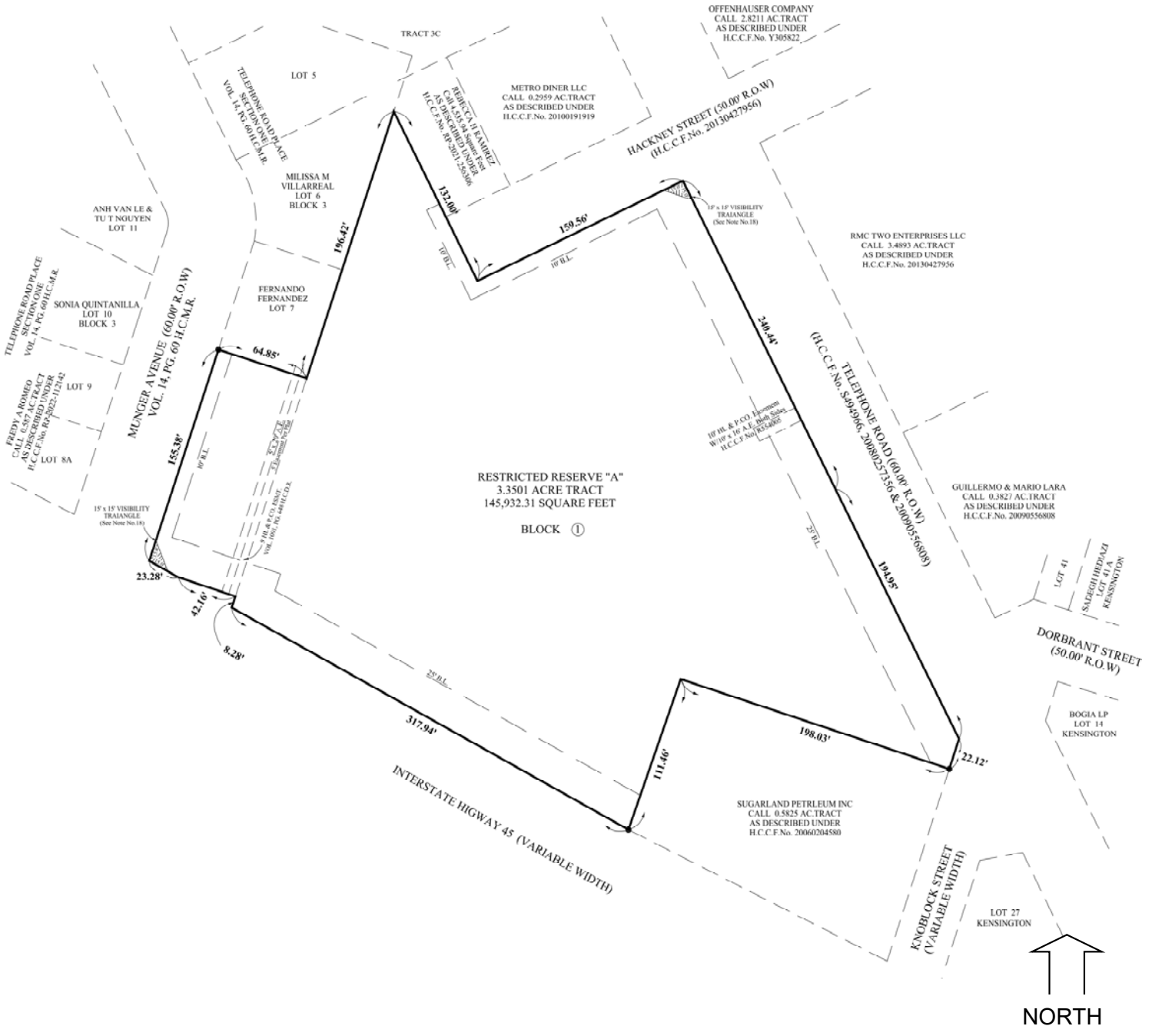
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Star Plus Center

Applicant: E.I.C. Surveying Company



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/22/2024**

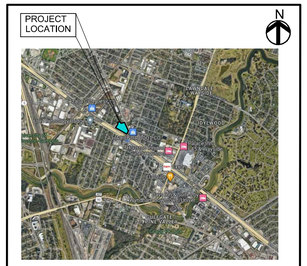
Subdivision Name: Star Plus Center

Applicant: E.I.C. Surveying Company



C – Public Hearings with Variance Aerial





VICINITY MAP

SCALE : N.T.S.

PARKING SCHEDULE	
PARKING PROVIDED	
CARS 9' X 19'	72
H.C. VAN 9' X 19'	1
H.C. CAR 9' X 19'	3
TOTAL PARKING PROVIDED =	76

AREA SCHEDULE	
BUILDING 1:	
FUEL MAXX C-STORE)	5,490 SQ.FT. (APPROX.)
TOTAL FLOOR AREA	5,490 SQ.FT. (APPROX.)
LEASE SPACE (SUITE 200)	1,250 SQ.FT. (APPROX.)
LEASE SPACE (SUITE 300)	1,250 SQ.FT. (APPROX.)
LEASE SPACE (SUITE 400)	1,250 SQ.FT. (APPROX.)
WASHATERIA (SUITE 500)	4,000 SQ.FT. (APPROX.)
TOTAL FLOOR AREA	7,750 SQ.FT. (APPROX.)

ALL DRAWINGS, SPECIFICATIONS AND DESIGNS PRESENTED ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF WADHWA AND ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR PART, LENT, COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK EXCEPT WITH THE WRITTEN AGREEMENT OF WADHWA AND ASSOCIATES, INC. THE SPECIFIED PROJECT FOR WHICH THEY WERE PREPARED. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL THE DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY VARIATIONS FROM THESE DRAWINGS IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DRAWN:

CHECKED:

DATE : JUL 2023

FUEL MAXX #100 BUILDING-1, RETAIL BUILDING-2 & STORAGE BUILDING-3

5335 GULF FREEWAY
HOUSTON, TX 77023

ISSUE

MASTER SITE PLAN

WADHWA AND ASSOCIATES, INC.
architects, planners and construction administration
12320 BARKER CYPRESS ROAD, SUITE 600-200
CYPRESS , TEXAS 77429
Ph : (713) 465-0009
Email: plan@wai-designs.com

REVISIONS
1 08-07-2023
08-08-2023
2 08-11-2023
3 08-21-2023 ISSUED FOR TABC LICENSE
4 09-01-2023 SITE PLAN WITH SURVEY UPDATED FOR FINAL OWNER APPROVAL
09-18-2023 SITE PLAN REVISED
09-28-2023

JOB NO. 23-07-012

SHEET NO. SP1

FUEL MAXX #100, HOUSTON, TX

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0040
Plat Name: Star Plus Center
Applicant: E.I.C. Surveying Company
Date Submitted: 01/13/2024

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

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

Not to extend Hackney Street, or to terminate it with a Cul-De-Sac.

Chapter 42 Section: 42-134

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 designated as a collector or 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 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 proposed subdivision of Star Plus Center is a 3.3501 acre tract with one Restricted Reserve. It is serviced on the east side by Telephone Road (60.00 R.O.W). On the South side by of Interstate Highway 45 (Varying width, see HCAD map) (a Major Thoroughfare road) and on the west Munger Avenue (60.00 R.O.W.) as shown on Telephone Road Place subdivision recorded in Volume 14, Page 60 Harris County Map Records. (see attached subdivision Map).On the North side Huckney street (50.00' R.O.W.)as described under Harris County Deed Records no. 20130427956. Huckney street from Telephone road going west is only 159.56', (see attached HCAD Map) said street is already developed and have back a curb and Gutter on both sides of the street and where the street end. (see attached Existing Condition survey). Said street is a local street that is not shown on as a through street on a current general plan approved by the commission in which the existing street is located or the subdivision that is the subject of the application. This property was always used as a commercial property. This tract used to be Lobb'y Cafeteria at one time. The owners of the proposed subdivision are known as building Fuel Maxx gas station all over Houston, Harris County and surrounding counties will have a C-store and a shopping building that include washateria and other stores which will help the residential neighborhood. (see attached pdf file of the site plan). It

shows the flow of traffic from Telephone road with an existing driveway parallel to Hackney street all the way to Munger Avenue. Also the proposed subdivision will not extend residential development and the extension of the street is not required to meet the intersection spacing requirements of this chapter. So to extend Hackney street, or terminate it with a Cul-De-Sac. Would make this project infeasible due to the existing of unusual physical characteristic that affect the property in question, and also would create an impractical development or one 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;

For the reason as explained in 1(b) and because these conditions existed prior to the owners purchase of the tract, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed plat will fully support the intent and general purposes of this chapter and will be preserved and maintained due to the fact that this tract as well the adjacent residential neighborhood, has sufficient traffic circulation.

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

The owners believe that this report and for the reason given above has proven that granting of the variance there will be no negative impact and will not be injurious to the public health, safety or welfare.

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

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

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

February 2, 2024

Dear Property Owner:

Reference Number: 2024-0040; Star Plus Center, is a partial replat of **Telephone Road Place,** being all of Lot 8 and a portion of Lot 9, in Block 3, as recorded in Volume 14, Page 60 of the Harris County Map Records.

The property is located at the southeastern intersection of Munger Street and Interstate Highway 45, and south along Telephone Road. The purpose of the replat is to create one reserve. The applicant**, Emil Haddad,** with E.I.C. Surveying Company, on behalf of the developer, can be contacted at **281-955-2772.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call the review Planner Dorianne Powe-Phlegm at (832)-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 22nd, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

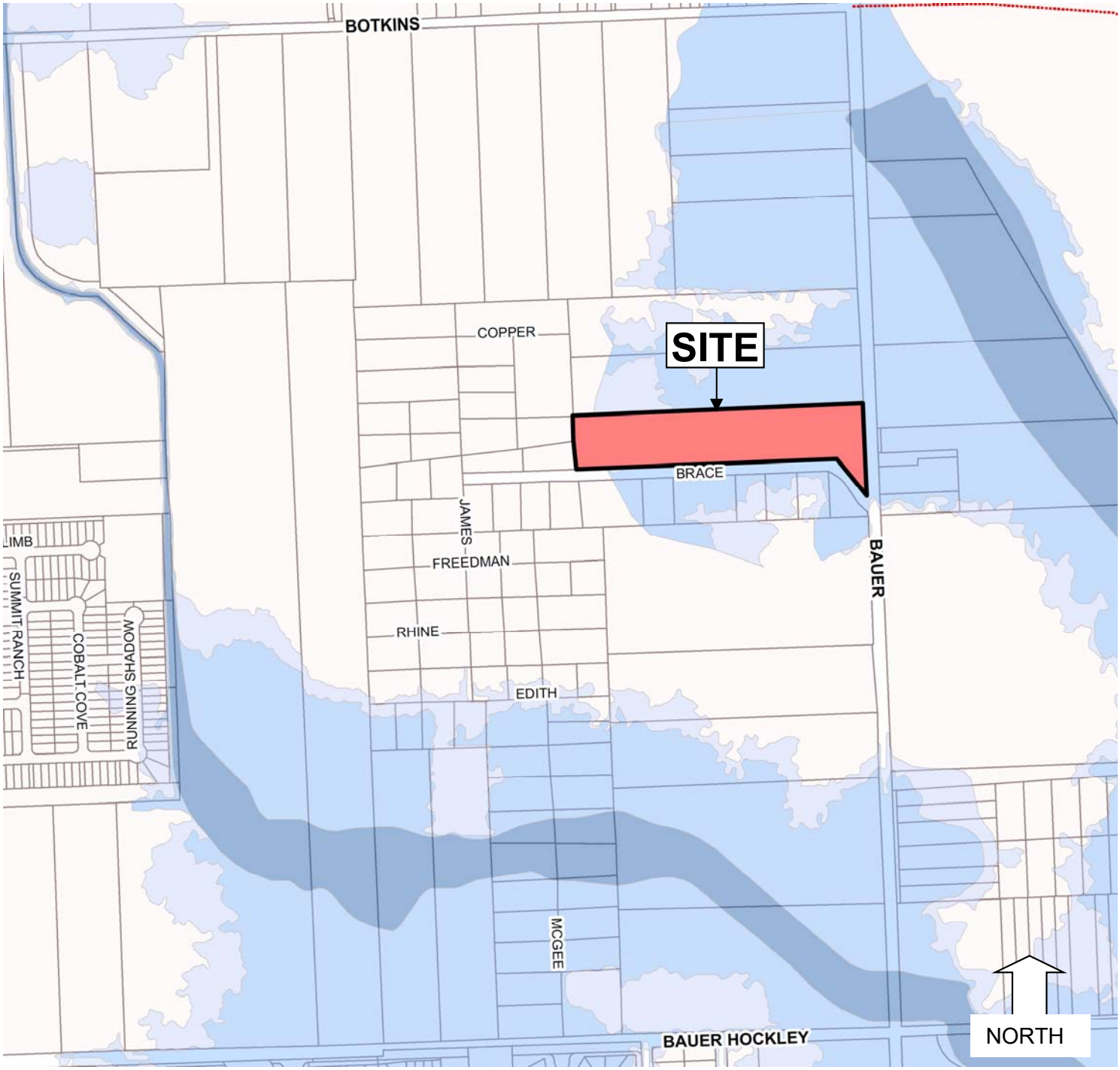
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



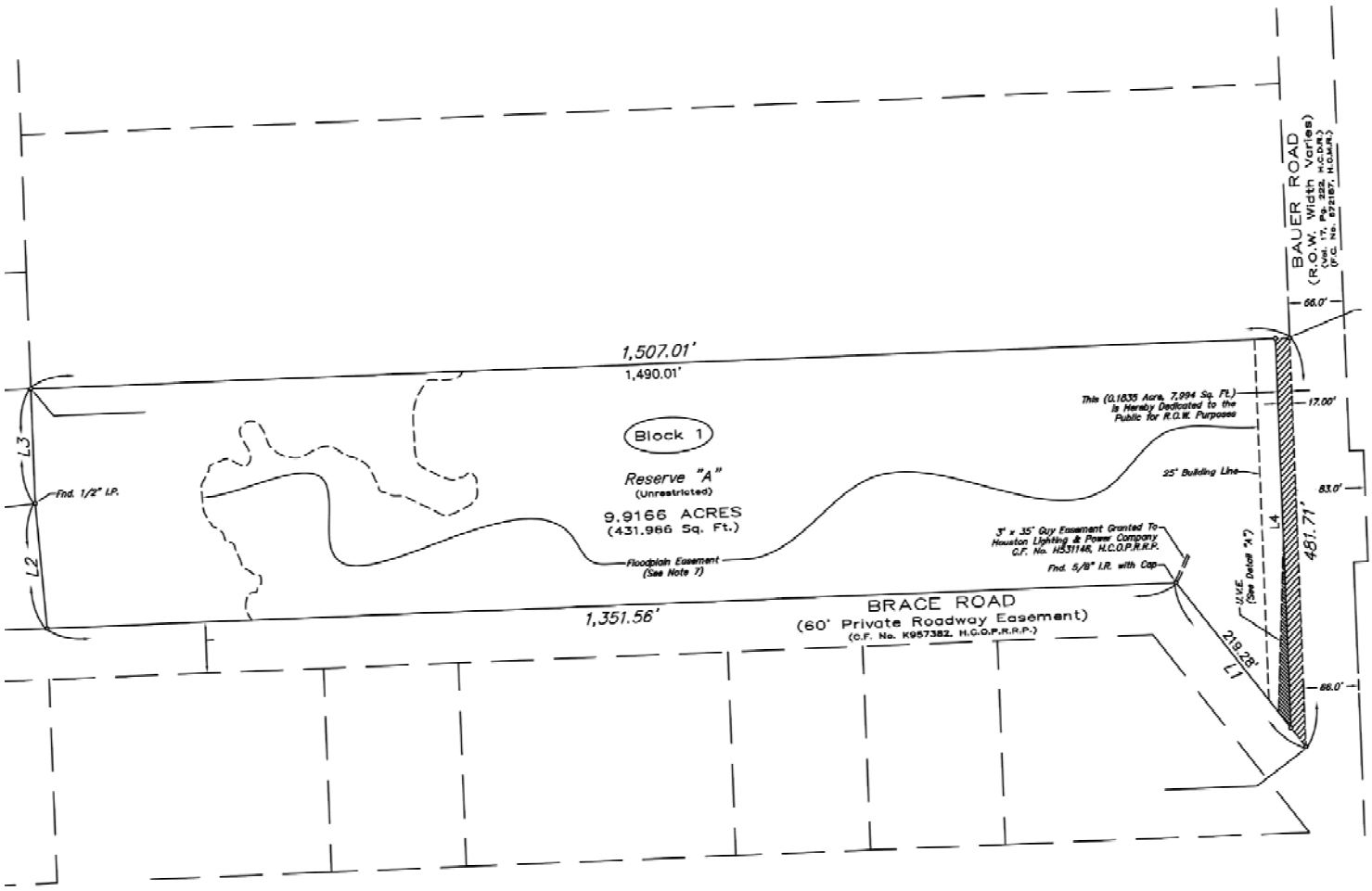
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



NORTH

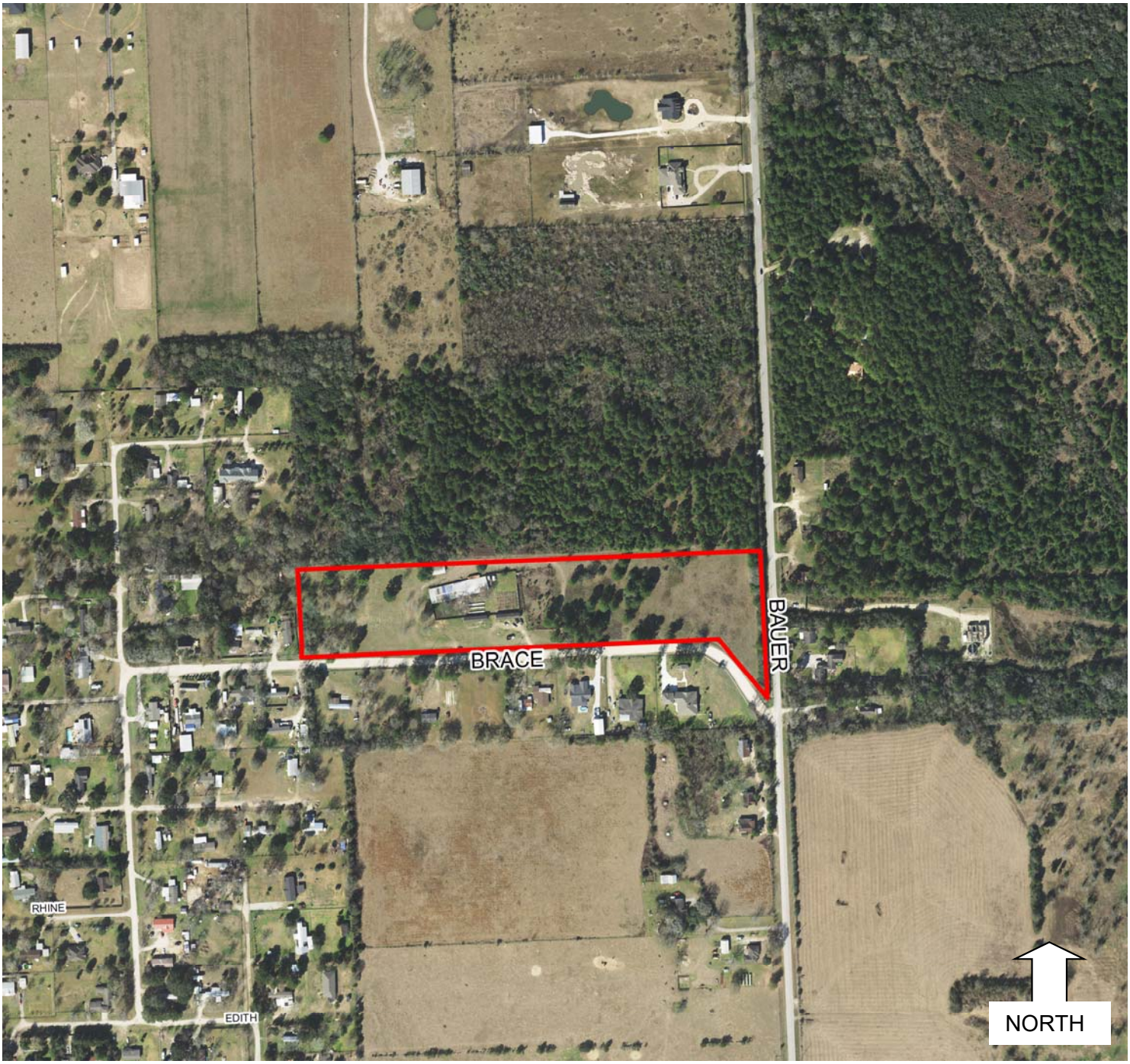
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Bauer Business Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0214
Plat Name: Bauer Business Park
Applicant: The Pinnell Group, LLC
Date Submitted: 02/09/2024

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

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

Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the west side of Bauer Road, between Bauer Hockley Road and Botkins Road.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Section Number (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 10.100 acres of land are platting the subject property into a single Block and single Reserve to create a commercial development. The development will consist of multiple buildings, paving and detention ponds. The adjacent properties to the west and south of the subject tract are part of an unrecorded residential subdivision called Braceland Manor that has a private street system used for access to each lot. An east/west street through the property would not have a connection point to the west and would only serve the subject property. A dedicated east/west street through the subject tract would also not allow for the required 600' minimum spacing between intersections on a major thoroughfare with Brace Road running along the south line of the subject tract.

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

The private street system of Braceland Manor was to the west was not created by the applicant. The circumstances supporting the granting of the variance are logical. The dedication of an east/west street that would just dead end will not improve traffic flow or benefit the public.

(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 street had a connection point to the west and the 600' minimum spacing requirement could be met, an east/west street through this property would have a different affect.

(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 on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if the requirement for an east/west street through the property is enforced, the minimum street intersection spacing of 600’ along major thoroughfares cannot be achieved.

(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 to not dedicate an east/west street that has no proposed connection point.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0214
Plat Name: Bauer Business Park
Applicant: The Pinnell Group, LLC
Date Submitted: 02/09/2024

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

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

Section Number (42-128 Intersections of Local Streets); We are seeking a variance to allow the intersection spacing to exceed 1,400 along the north and south boundaries of the subject tract.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Section Number (42-128 Intersections of Local Streets)

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 10.100 acres of land are platting the subject property into a single Block and single Reserve to create a commercial development. The development will consist of multiple buildings, paving and detention ponds. The adjacent properties to the west and south of the subject tract are part of an unrecorded residential subdivision called Braceland Manor that has a private street system used for access to each lot. A north/south street through the property would not have a connection point to the south and would only serve the subject property.

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

The private street system of Braceland Manor to the south and west was not created by the applicant. The circumstances supporting the granting of the variance are logical. The dedication of an north/south street that would just dead end will not improve traffic flow or benefit the public.

(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 street had a connection point to the south a north/south street through this property would have a different affect.

(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 on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare;

(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 to not dedicate an north/south street that has no proposed connection point.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Cali Trucks Xpress

Applicant: Owens Management Systems, LLC



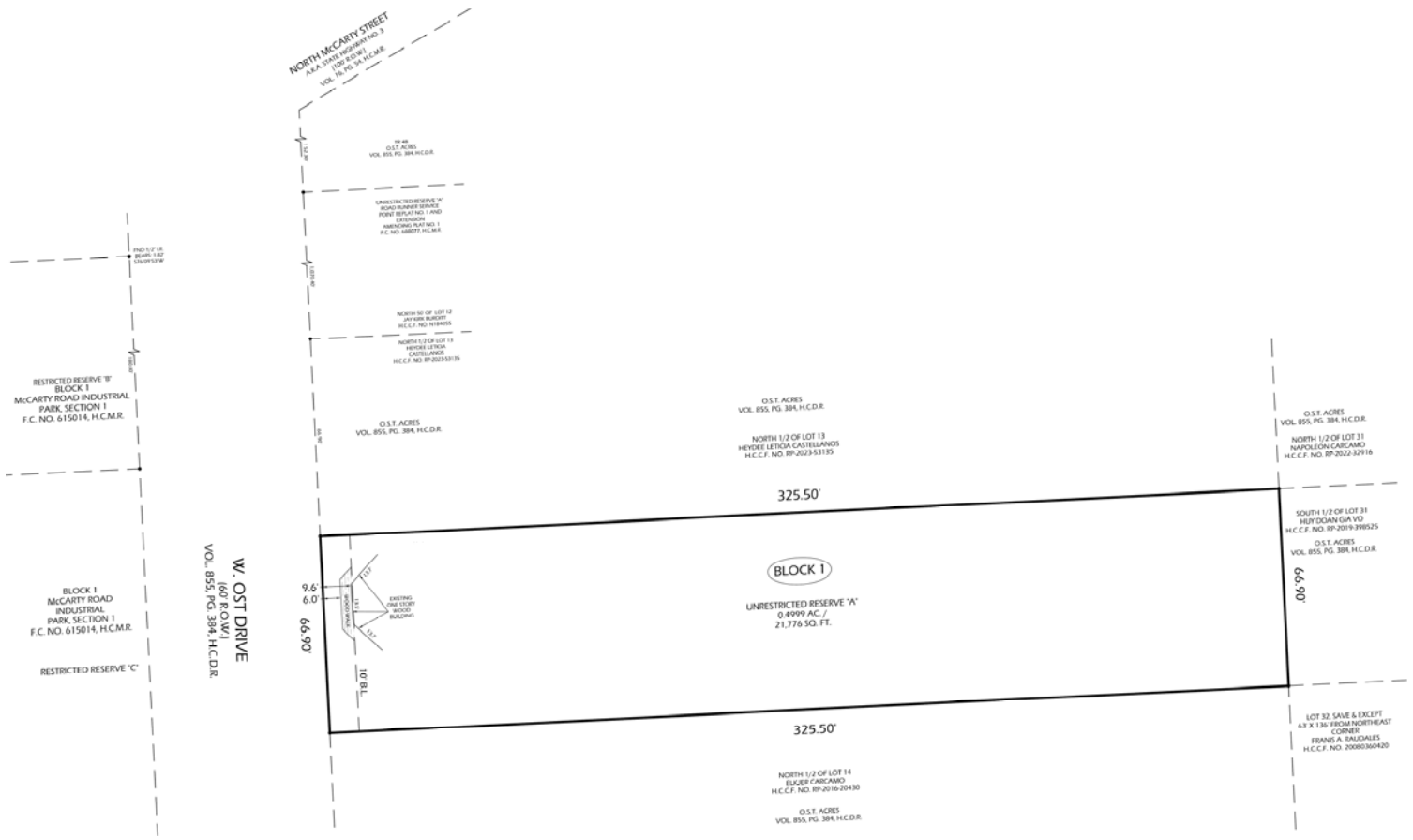
D – Variances Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Cali Trucks Xpress

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/22/2024**

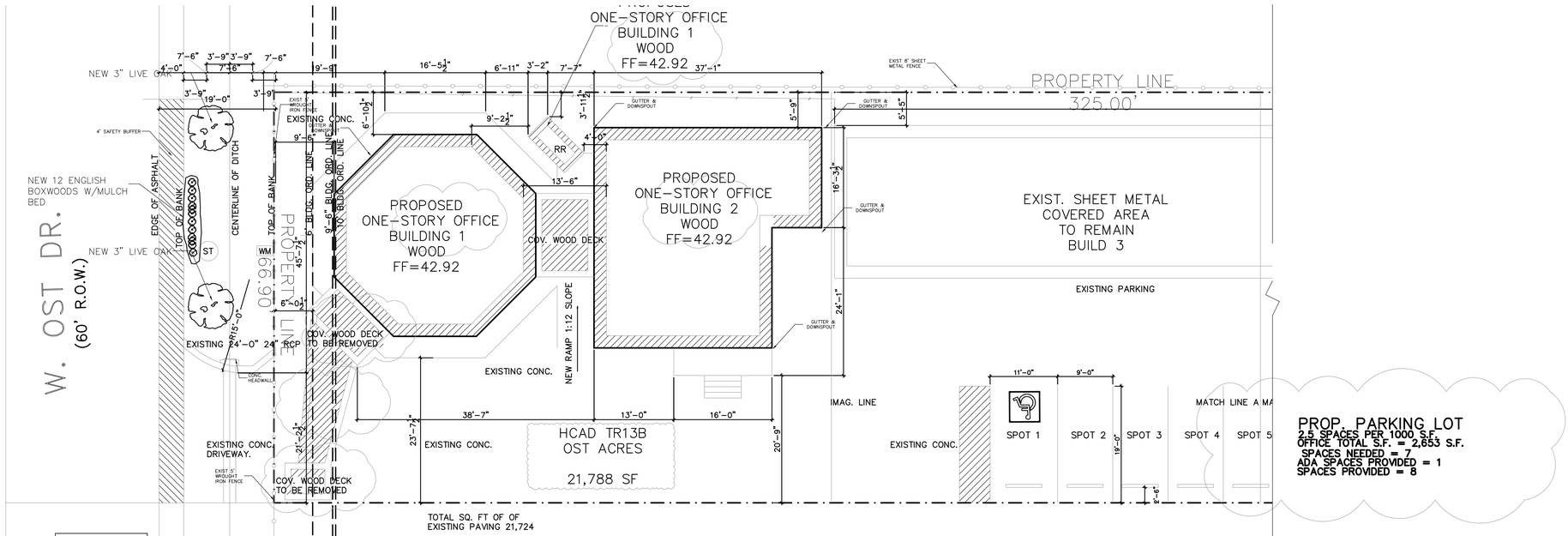
Subdivision Name: Cali Trucks Xpress

Applicant: Owens Management Systems, LLC



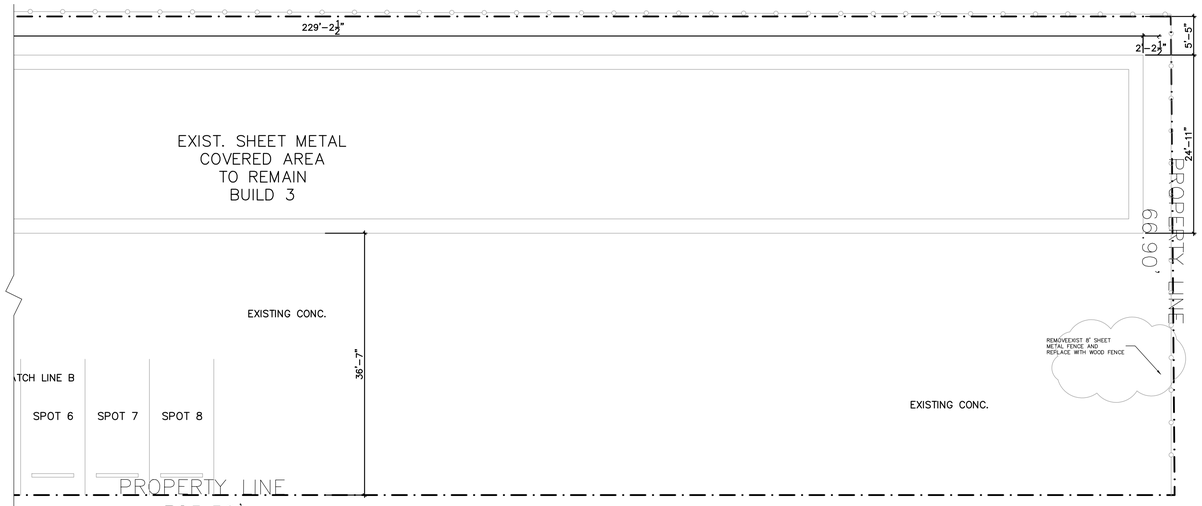
D – Variances

Aerial



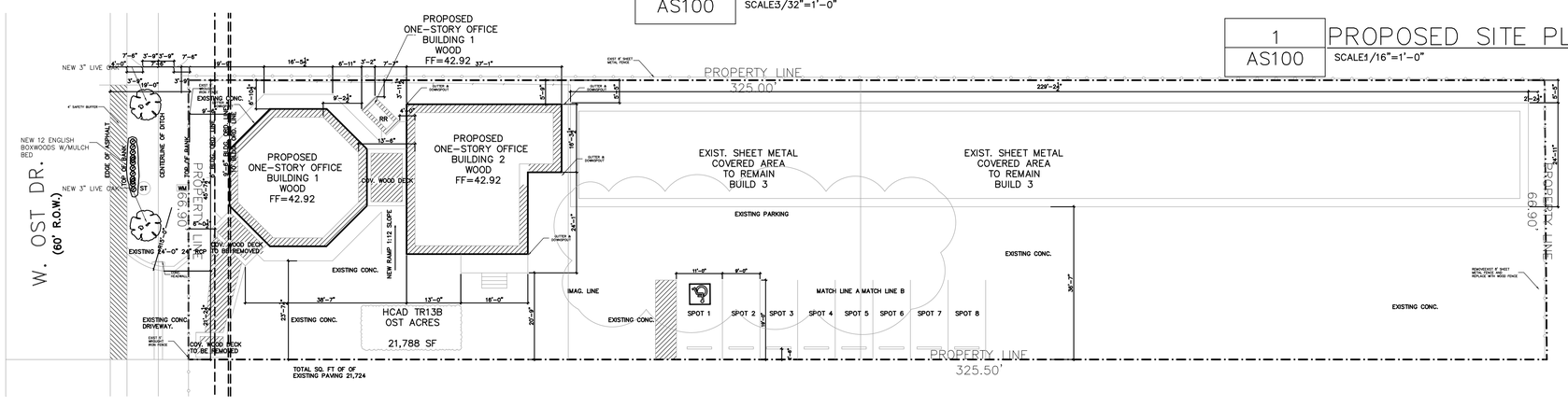
1 AS100 PROPOSED ENLARGED SITE PLAN PART 1

SCALE3/32"=1'-0"



1 AS100 PROPOSED ENLARGED SITE PLAN PART 2

SCALE3/32"=1'-0"



1 AS100 PROPOSED SITE PLAN

SCALE1/16"=1'-0"

N
W E
S

PROPOSED NEW OFFICES FOR CALI-TRUCK INC. 4636 W O.S.T DRIVE HOUSTON ,TX. 77013

PROPOSED SITE PLAN

AS100

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0041
Plat Name: Cali Trucks Xpress
Applicant: Owens Management Systems, LLC
Date Submitted: 01/13/2024

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

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

To allow a reduced building line of 9.6 feet for an existing office building and a reduced building line of 6 feet for a wood walkway.

Chapter 42 Section: 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 site is located within the city limits along W Ost. Drive. The site is out of Ost Acres subdivision. The area where the site is located is mostly commercial use. Currently, the site is being used to service 18-wheeler trucks. The site is proposed to be replatted to an unrestricted reserve. On the site, there is an existing office building and a wood walkway area surrounding the building that encroaches into the 10 feet building line required by the ordinance. The existing office building encroaches 4 inches into the 10 feet building line. The existing wood walkway area encroaches 4 feet into the 10 feet building line. The existing office building and wood deck area were built in 2021. A variance is being requested to bring into compliance the existing structures encroaching the 10 feet building line. The office building 4-inch encroachment into the 10 feet building line is a small deviation from the ordinance that represents a 3 percent deviation. The wood walkway structure is not a habitable structure and it is use to elevate slightly the floor of the building and walk around the building. Only a small section of the wood walkway is encroaching into the building line. Approximately 25 feet. Strict application of the ordinance will create an impractical development since some of the structures will need to be removed and others modified. The distance from the edge of pavement to the property line is approximately 21 feet. The encroachments of the existing office building and wood walkway do not create an unsafe environment for the people utilizing them since the distance from the edge of pavement to the existing office building is approximately 30.6 feet and to the wood walkway is approximately 27 feet. These dimensions represent two to three times the required set back from the ordinance.

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

The existing office building is located approximately at 30.6 feet from the street measured from the edge of the pavement. This provides an adequate distance from vehicular traffic. The encroachment of 4 inches into the 10 feet building line represents a 3 percent deviation from the ordinance. The wood walkway is not a habitable structure and its function is to elevate slightly the office building and walk around it. The distance from the edge of pavement to the wood walkway is approximately 27 feet.

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

Strict application of the ordinance requires a 10 feet building line measured from the property line to the existing office building and the wood walkway. Currently, the office building is at 9.6 feet from the property line with a 4-inch encroachment. The wood walkway is at 6 feet from the property line with a 4 feet encroachment. The encroachment of the office building is a 3 percent deviation from the ordinance. The distance from the edge of pavement to the office building is approximately 30.6 feet. This distance maintains the intent and general purpose of this chapter as it represents over 3 times the required setback by the ordinance. This provides an adequate separation between vehicular traffic and a habitable structure. For the wood walk the ordinance allows an encroachment into the building line up to 30 inches. In this case the wood walk way is encroaching an additional 18 inches. The distance of the wood walkway measured from the edge of pavement is 27 feet. This distance maintains the intent and general purpose of this chapter for a non-habitable structure.

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

The distances from the edge of pavement to the existing office building and wood walkway represent an adequate setback along a local street since it provides 2 to 3 times the required distance by the ordinance. The office building has a setback, measured form the edge of pavement, of approximately 30.6 feet and a setback from the property line of 9.6 feet. The wood walkway has a setback, measured from the edge of pavement of 27 feet. As a result, the granting of the variance will not be injurious to the public health, safety or welfare since an adequate distance exists between the existing structures and the vehicular traffic lanes.

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

The proposed site will not add more structures that are not in compliance with the required 10 feet setback nor will it add square footage to the portion of the structures that are encroaching into the 10 feet building line. The requested variance is to bring into compliance the existing structures encroaching the 10 feet building.

CITY OF HOUSTON

Planning and Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 1, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Cali Trucks Xpress
REFERENCE NUMBER: 2024-0041

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements and variance request for a property located on the east side of W O S T Drive, south of N McCarty Street and north of Hunting Bayou. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this request.

Owens Management System, 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 reduced dual building line for a structure. Enclosed are copies of the variance request, the proposed subdivision plat, and site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC, at 713-643-6333. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice at (832)393-6623 or Tammi.Williamson@houstontx.gov. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. The information on the next page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

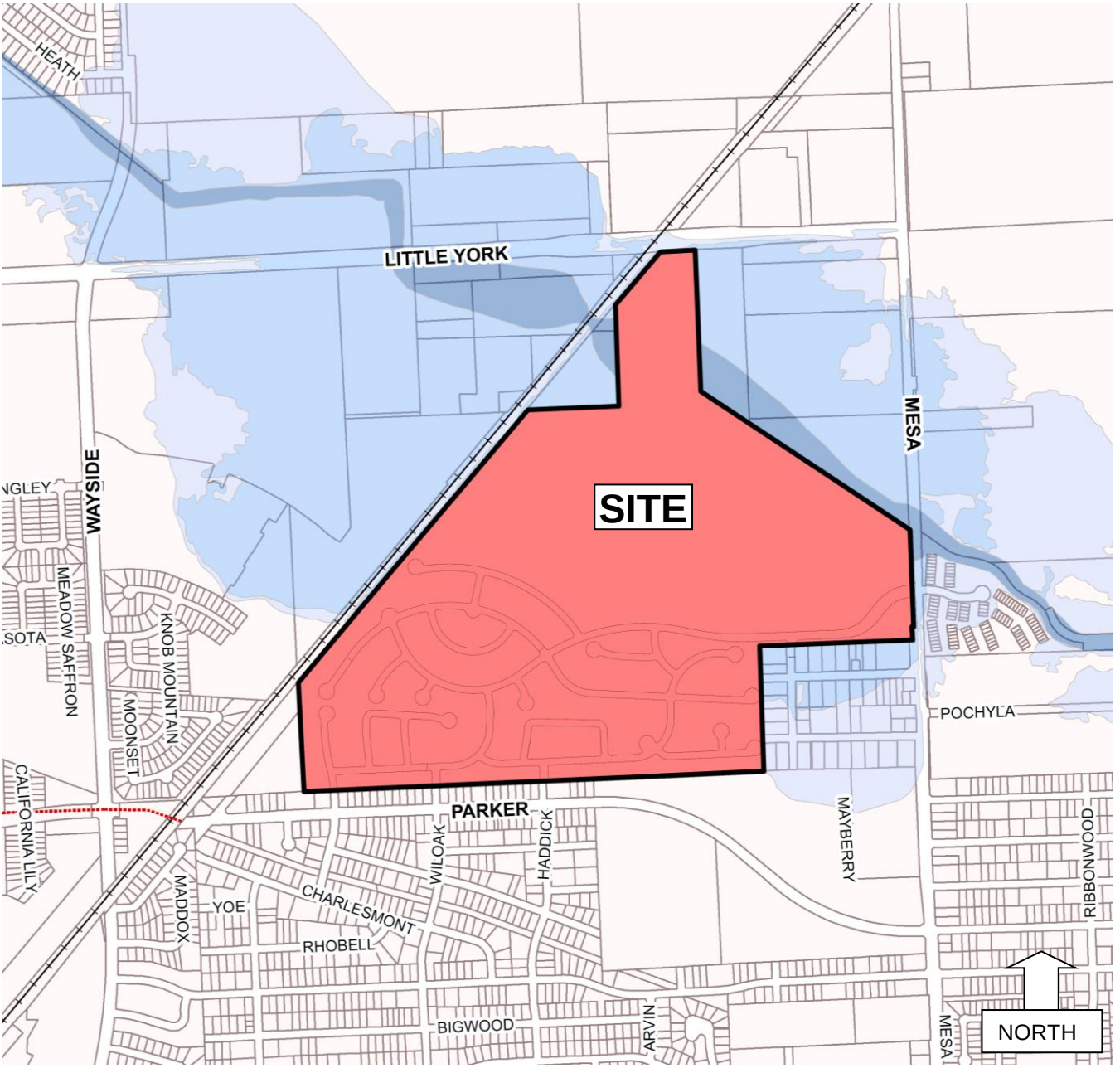
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Mesa Vista GP

Applicant: Blackline Engineering



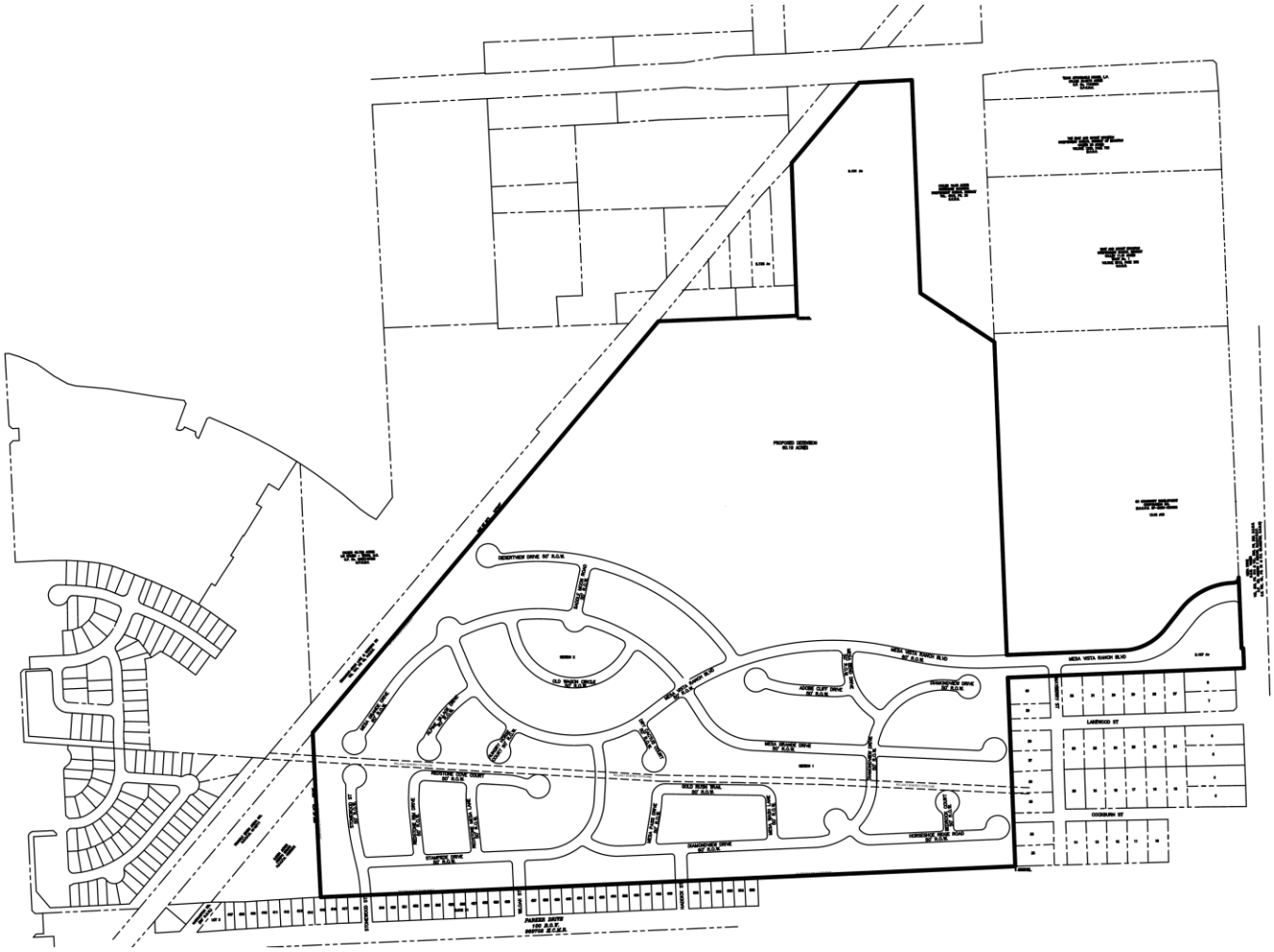
D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Mesa Vista GP

Applicant: Blackline Engineering



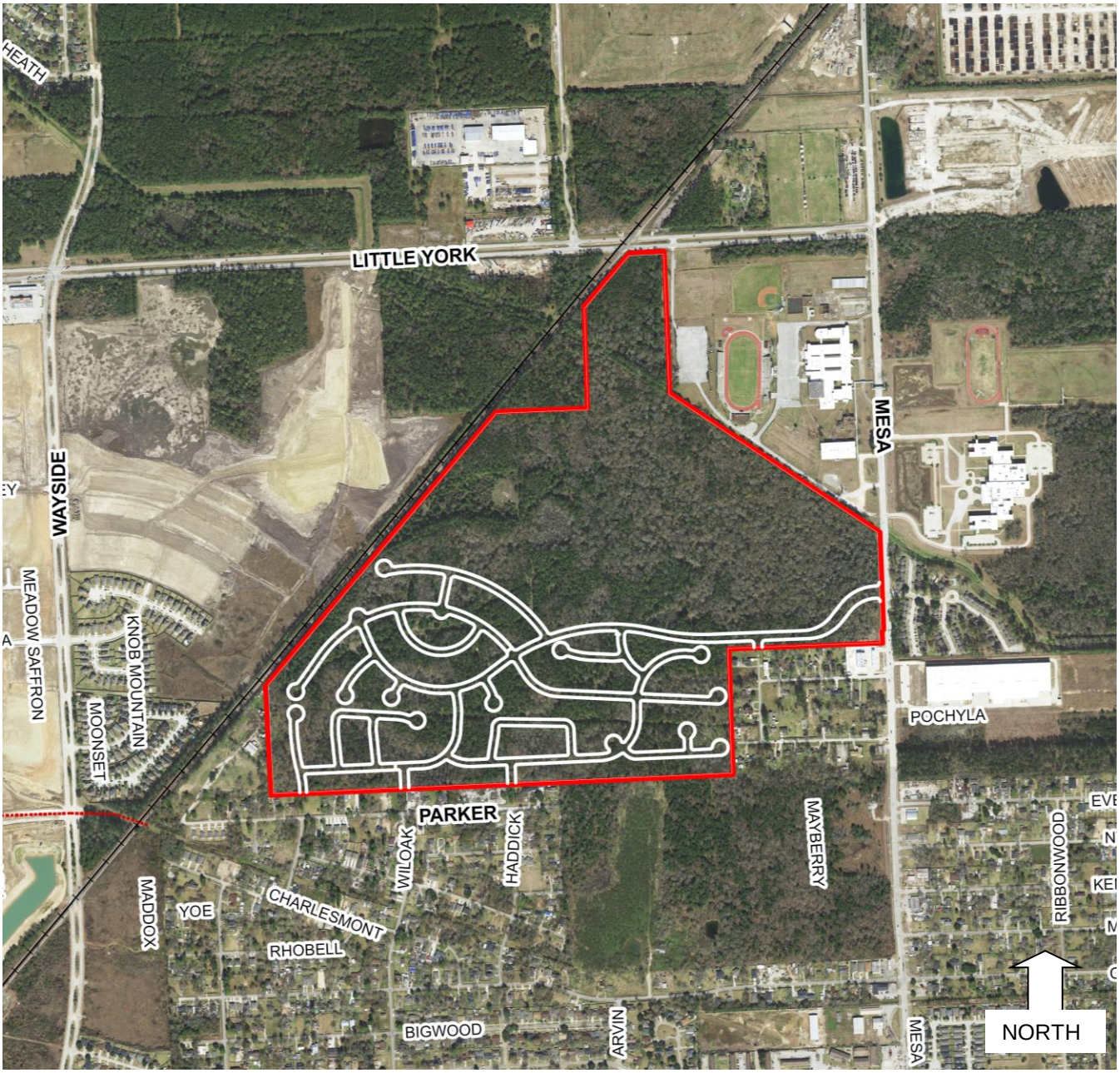
D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Mesa Vista GP

Applicant: Blackline Engineering



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0195
Plat Name: Mesa Vista GP
Applicant: Blackline Engineering
Date Submitted: 01/29/2024

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

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

The specific purpose for this variance request is being sought not to extend a north- south street from Haddick Street eastward along the southern boundary of the development.

Chapter 42 Section: 42-128

Chapter 42 Reference:

(a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet; or(2)One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

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

The 3 streets adjacent and south of the property, Stonewood, Wiloak and Haddick, are currently not constructed. The developer has committed to building these streets and extending them into the proposed development. Adhering and constructing a street into the development east of Haddick will lead to additional dead-end streets due to the current layout of the surrounding area. The proposed detention pond is in the northern portion of the property as it lies closest to the outfall, a Harris County Flood Control Channel and lies mostly in the flood plain, a railroad crossing, and pipeline easements.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The granting of the variance will increase the affordable housing inventory and build out platted street that were never constructed.

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

The intent and purpose of the variance request is to keep the integrity of the existing neighborhoods by creating new streets and affordable housing, while preserving and maintaining

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

The granting of this variance will not be injurious to the public health, safety, or welfare of the community. This development would benefit the residents in the surrounding.

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

The development of this property is not the sole justification of the variance. The safety of the community and the proposed development are the developer’s primary concern. This development will create new affordable housing, walking trails and several greenspace reserves.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0195
Plat Name: Mesa Vista GP
Applicant: Blackline Engineering
Date Submitted: 01/29/2024

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

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

The specific purpose for this variance request is being sought is, not to extend, nor terminate in a cul-de-sac, Lakewood and Cockburn Streets.

Chapter 42 Section: 42-135

Chapter 42 Reference:

(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

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 applicant is asking that we do not extend Lakewood and Cockburn St as a through street into the proposed development. These streets are not currently constructed. The applicant is proposing a 60 ft. right-of-way approximately 50' north of the existing neighborhood that will allow direct access to the existing neighborhood. Mayberry is an unconstructed street in the adjacent neighborhood. The developer is proposing to build this street and allowing direct access to the proposed 60-foot right-of-way allowing direct access.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The granting of the variance will increase the affordable housing inventory.

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

The intent and purpose of the variance request is to keep the integrity of the existing neighborhoods by creating new streets and affordable housing, while preserving and maintaining Chapter 42.

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

The granting of this variance will not be injurious to the public health, safety, or welfare of the community. This development would benefit the residents in the surrounding.

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

The development of this property is not the sole justification of the variance. The safety of the community and the proposed development are the developer's primary concern. This development will create new streets, affordable housing, walking trails and several greenspace reserves.

CITY OF HOUSTON
Planning and Development Department

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 2, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mesa Vista GP
REFERENCE NUMBER: 2024-0195

Dear Property Owner:

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

Blackline Engineering, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting 2 variances: 1- To not provide a north/south street through the southern boundary of the property and 2- To not extend, nor terminate in a cul-de-sac Lockwood Street and Cockburn Street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Rosalyne Taylor with Blackline Engineering at (832) 930-9478. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at john.cedillo@houstontx.gov or call (832)-393-6633. 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

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

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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: 117

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Washington Silver (DEF 1)

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



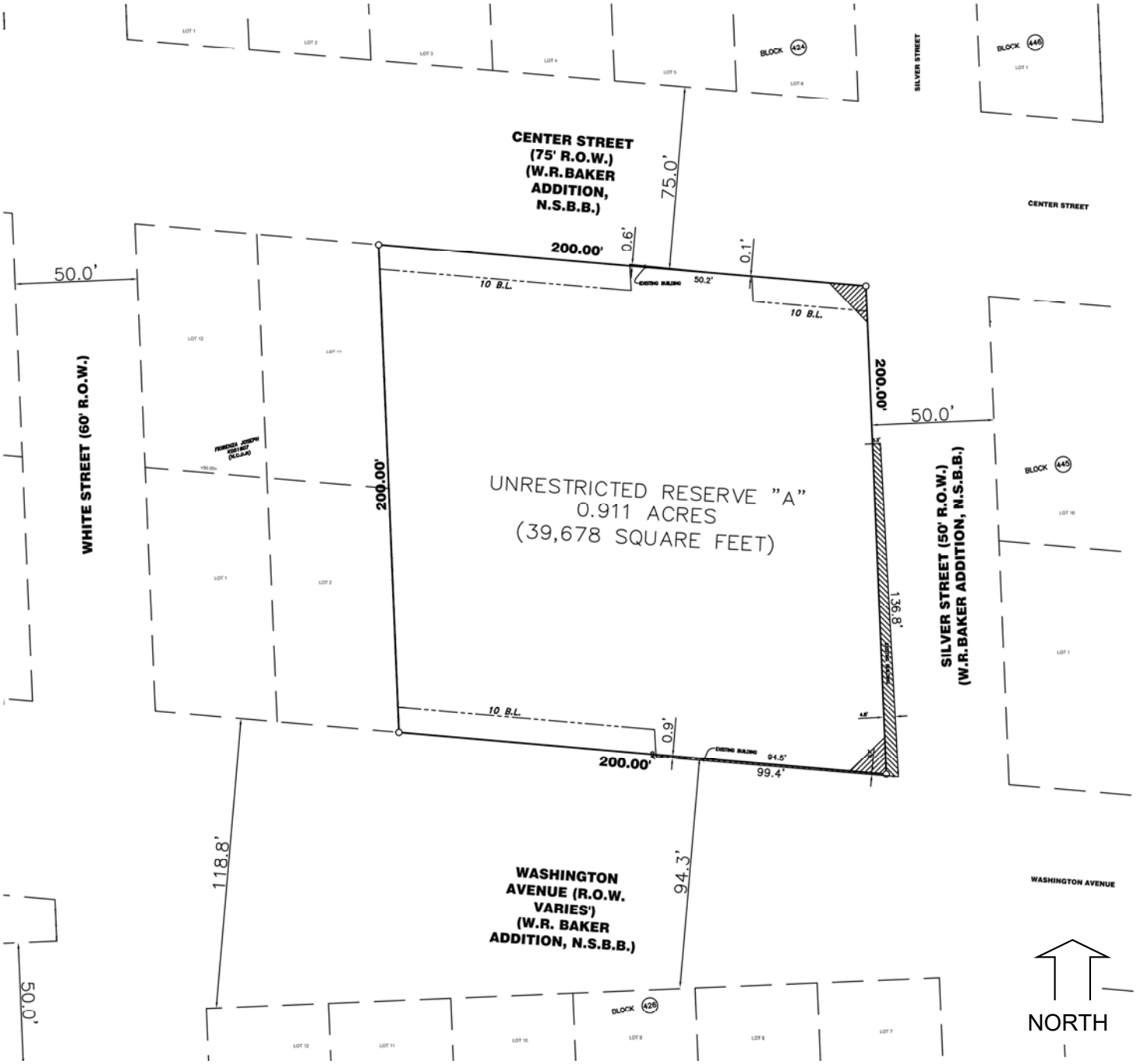
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Washington Silver (DEF 1)

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

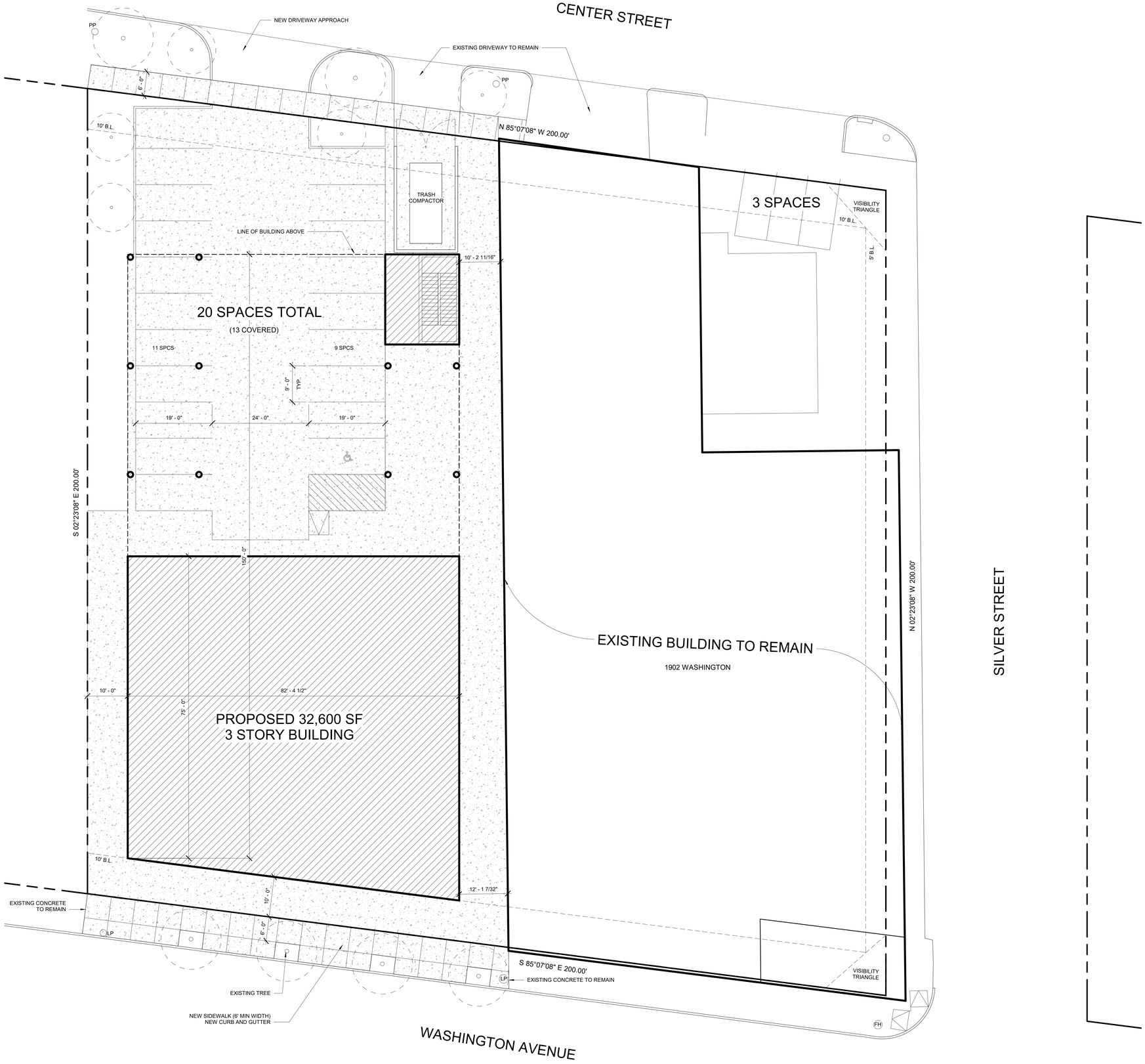
Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Washington Silver (DEF 1)

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



D – Variances Aerial



1 SITE
1" = 10'-0"

Owner
Enter address here

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

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

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

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

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Project Name

Project Number
Project Number

Description
SITE PLAN

Scale
1" = 10'-0"

A101

© 2019 MORE ARCHITECTURE STUDIO

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

CONCEPTUAL STREET SECTION
WASHINGTON AVE. LOOKING EAST



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
We are requesting a variance to allow a building line reduction from 25 feet to 10 feet as required by Sec 42-152(a), the southern boundary of our proposed plat Washington Silver.is directly adjacent to a major thoroughfare. If a 25 foot building line were to be implemented an undue hardship depriving the applicant of a more efficient land plan layout would be caused by forcing new construction to be placed 25 feet back from the current grandfathered buildings.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances granting the variance are not the result of any hardship created or caused by the applicant, rather the reduced building line would assist in preserving the overall aesthetic of the surrounding and nearby buildings.

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

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

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

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

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

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

January 18, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Washington Silver
REFERENCE NUMBER: 2023-2886

Dear Property Owner:

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

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 8, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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For additional information regarding this project, please call Tom Duecker with Tri-Tech Surveying Co., LP/Tri-Tech, at 713-667-0800. You may also contact the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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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

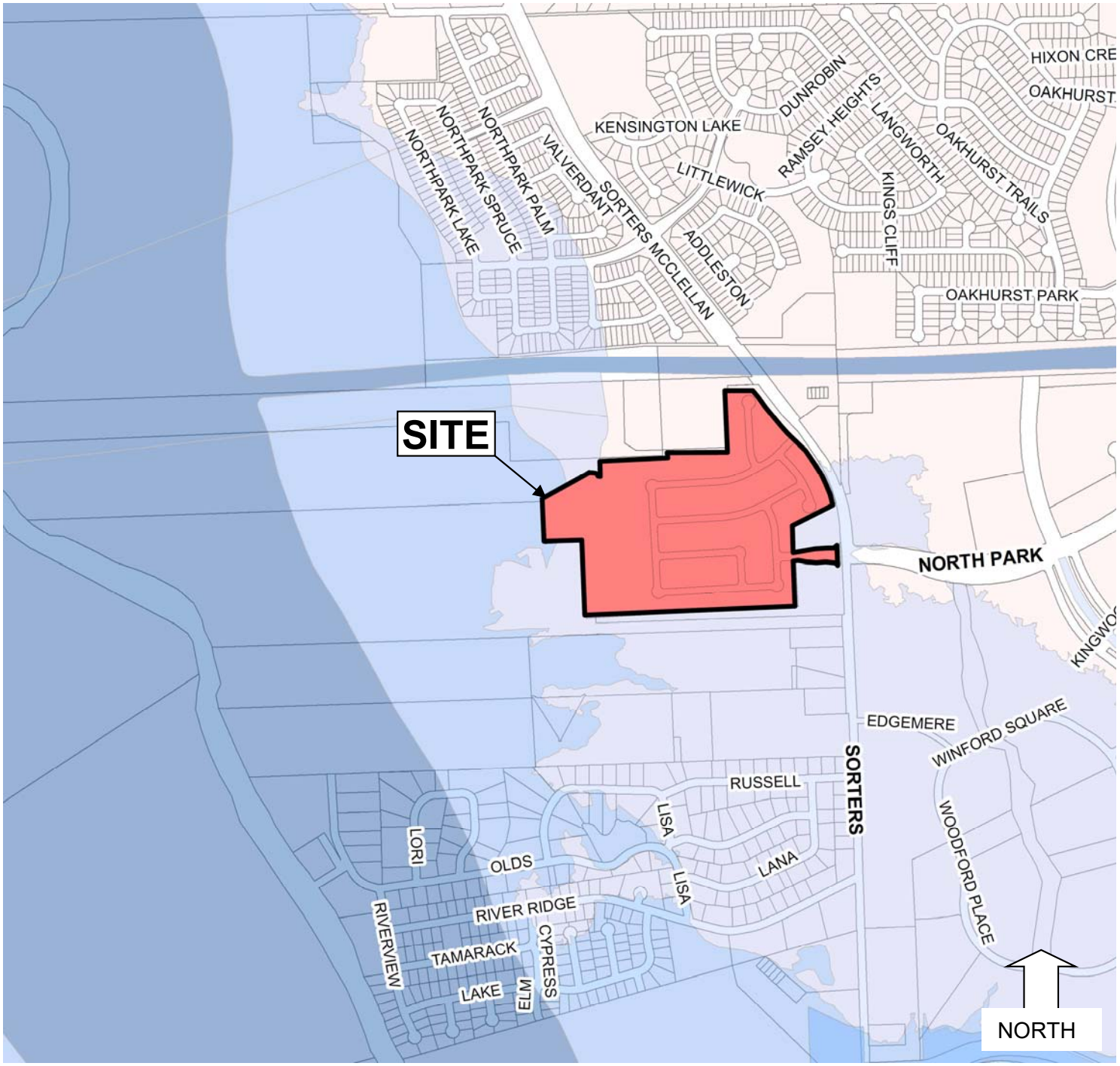
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South GP (DEF 1)

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 118

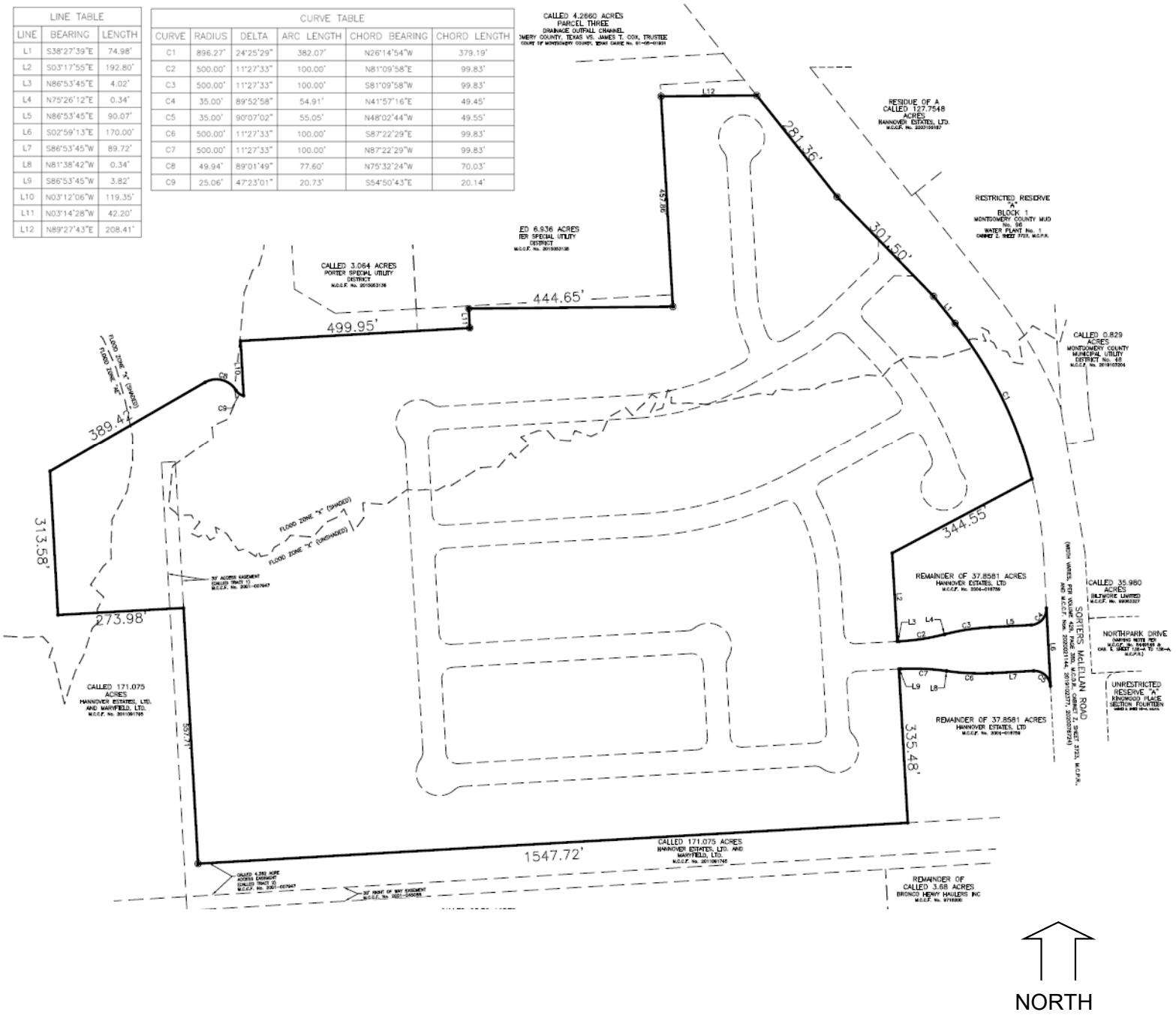
Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South GP (DEF 1)

Applicant: R. G. Miller Engineers

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

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



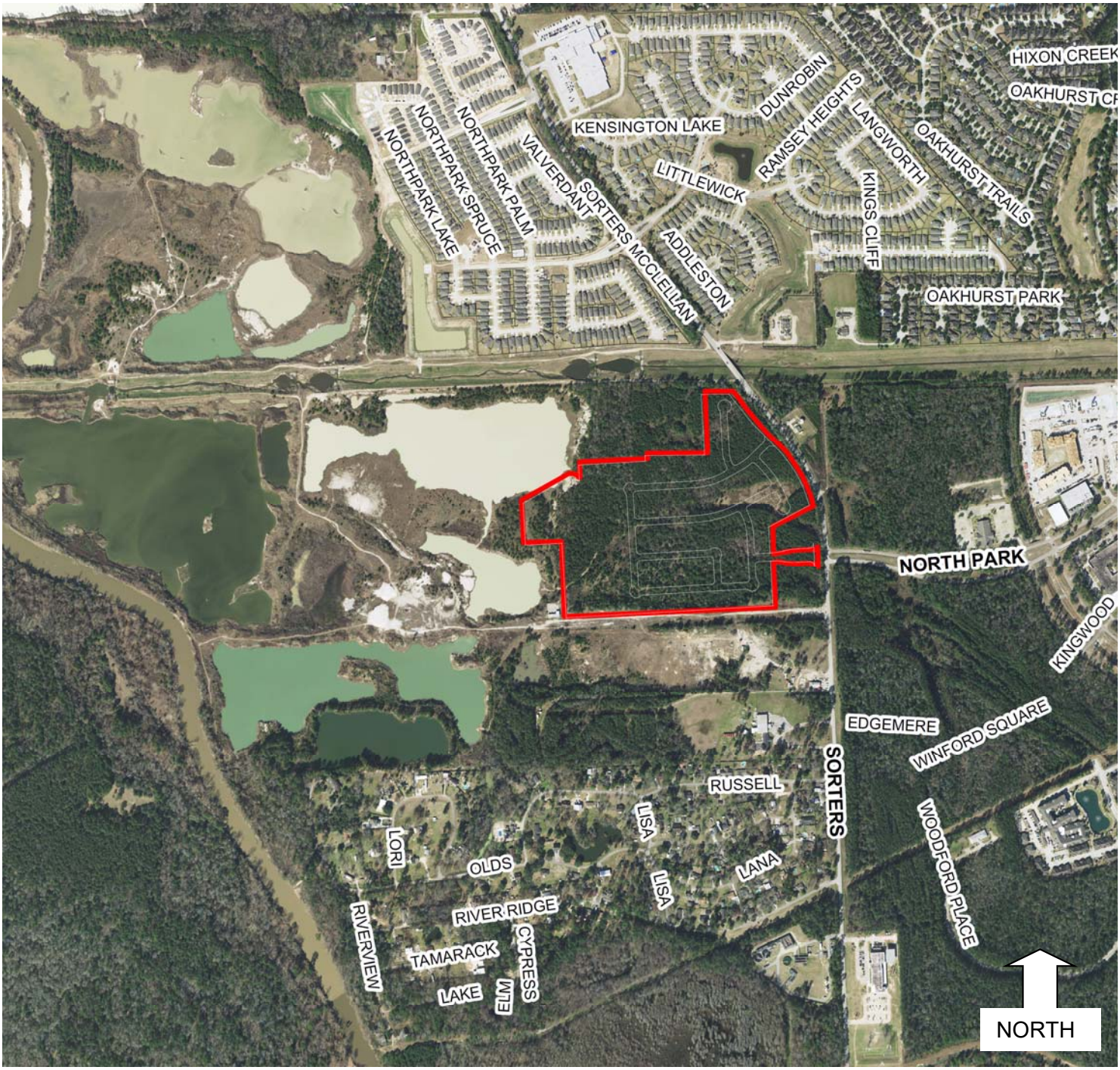
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 118

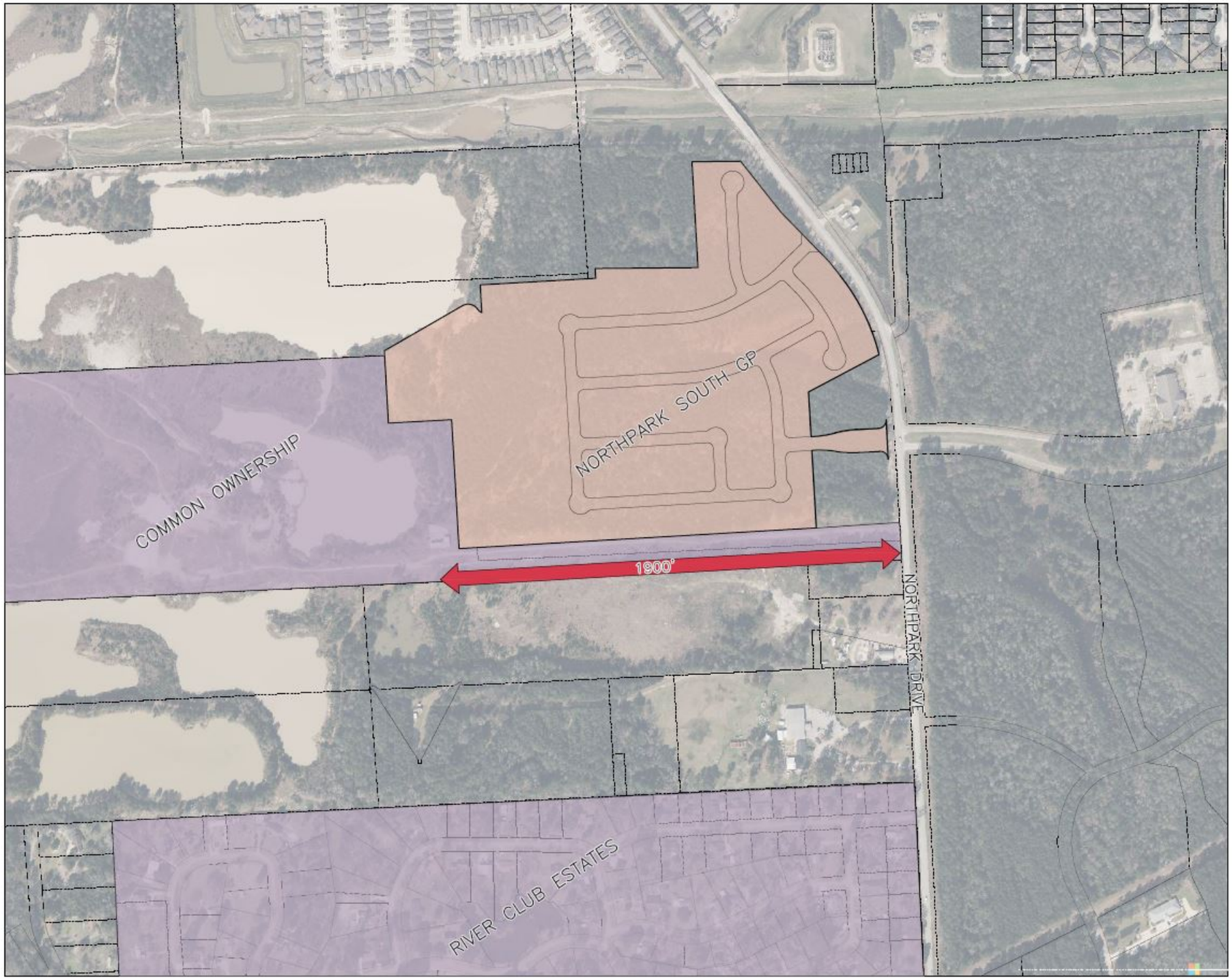
Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South GP (DEF 1)

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Aerial



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

NORTHPARK SOUTH GP
VARIANCE EXHIBIT

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

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

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

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

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

See variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

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

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing a stub street to the south.
Chapter 42 Section: 128

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

Statement of Facts

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

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

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

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

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

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

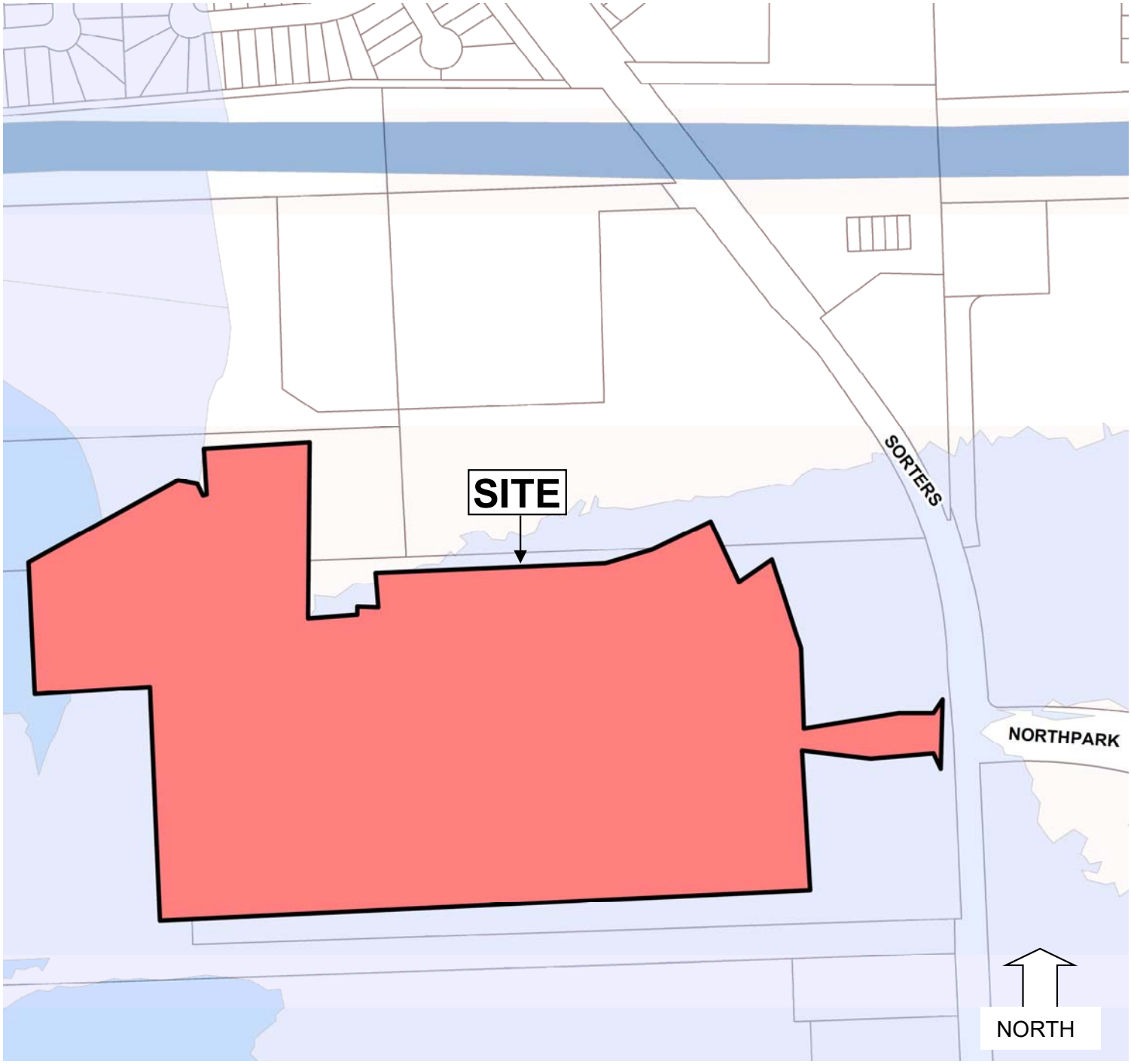
Economic hardship is not the sole justification. The justification is that there is a recorded subdivision to the south that would not further extend the required stub street, as well as the parcel to the west that wraps around to the south of the proposed development.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R. G. Miller Engineers



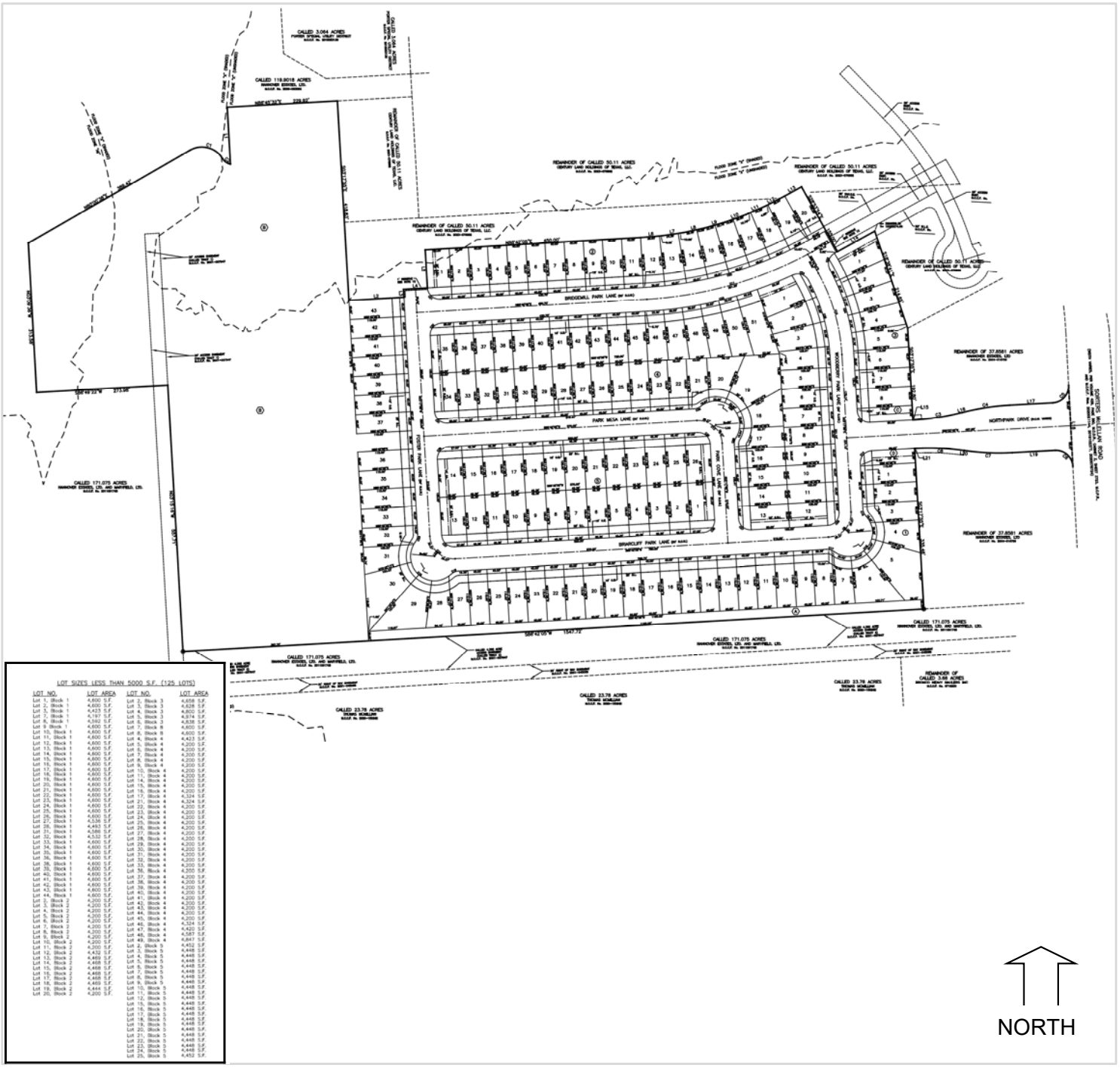
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R. G. Miller Engineers



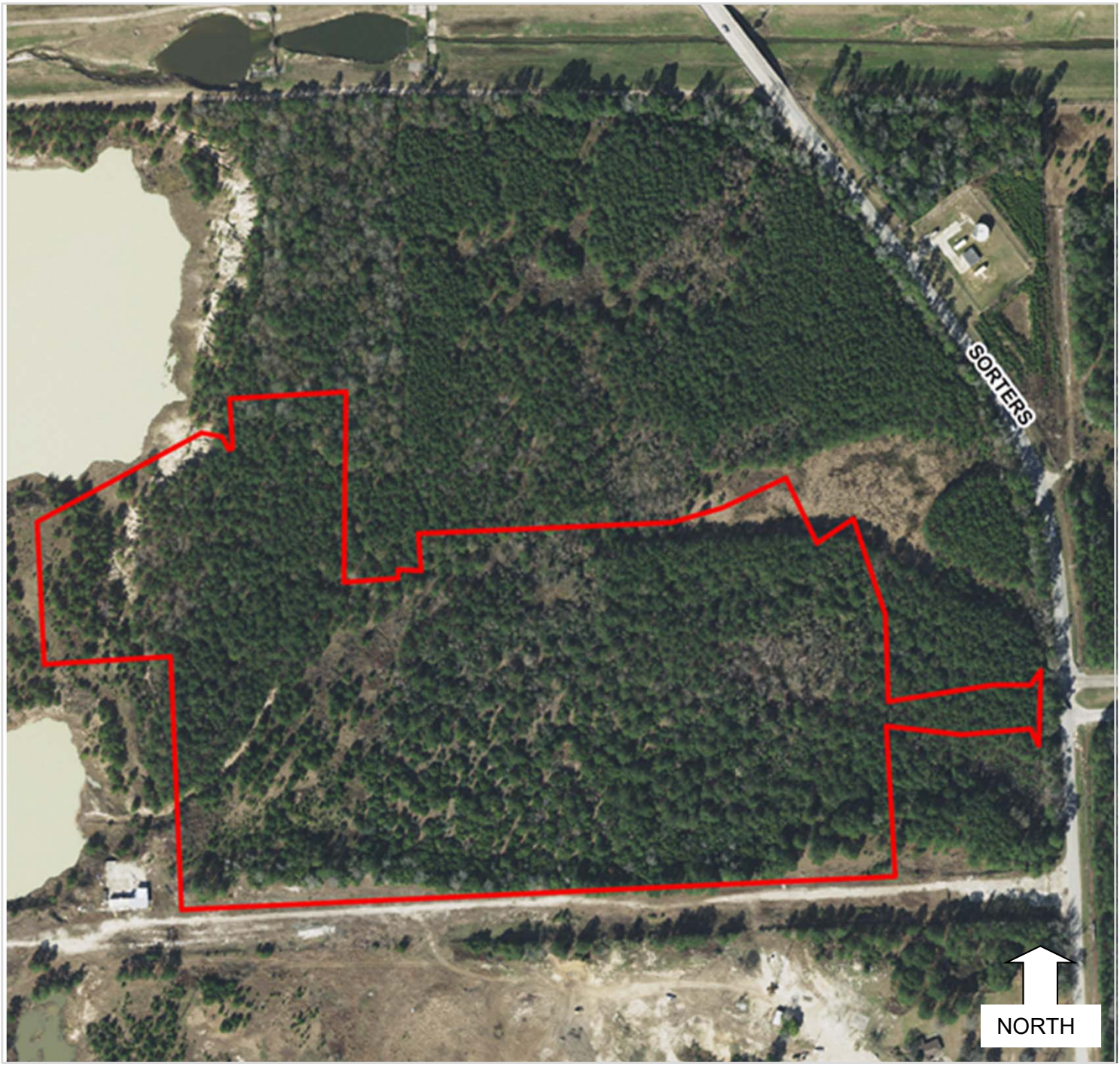
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/22/2024**

Subdivision Name: Northpark South Sec 1 (DEF 1)

Applicant: R. G. Miller Engineers



F - Reconsideration of Requirements Aerial

SECTION 1

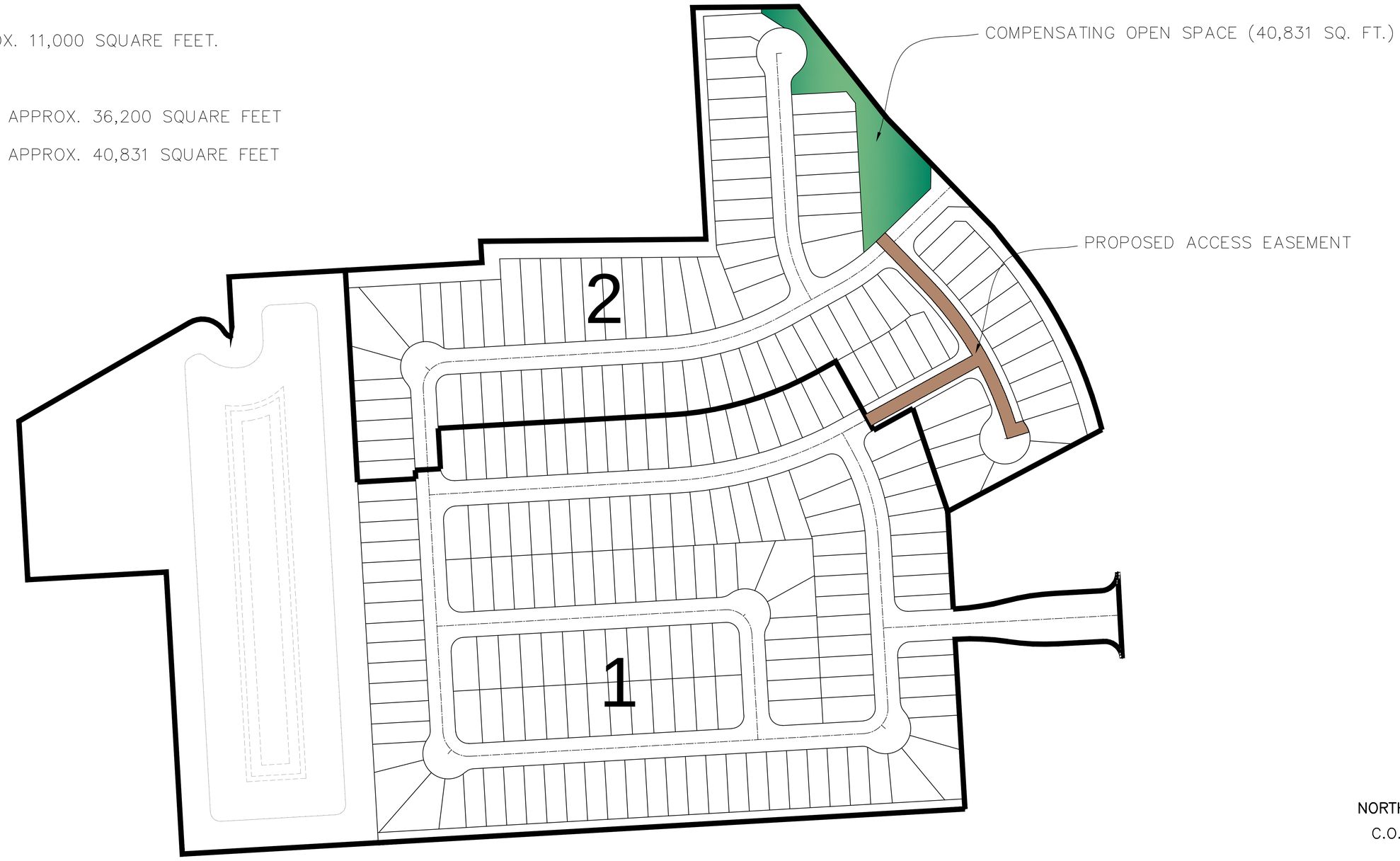
148 LOTS
REQUIRED C.O.S. = 25,200 SQUARE FEET

SECTION 2

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

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

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



NORTHPARK SOUTH

C.O.S. EXHIBIT

r.g. miller

DCCM

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

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

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow lots less than 5,000 square feet in the City of Houston ETJ
Chapter 42 Section: 181

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

Statement of Facts

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

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

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

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

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

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

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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/22/2024
ITEM: 138

Applicant: ENRIQUE ARRIAGA FLORES
Contact Person: ENRIQUE ARRIAGA FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1728	77365	5671	295Q	ETJ

EAST OF: SORTERS RD **SOUTH OF:** MILLS BRANCH DR

ADDRESS: 25251 SORTERS ROAD

ACREAGE: 0.4591

LEGAL DESCRIPTION:

BEING LOT 111 OF RAVENWOOD, AN UNRECORDED SUBDIVISION, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence or Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/22/2024
ITEM: 139

Applicant: ELISA MARTINEZ
Contact Person: ELISA MARTINEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1729	77365	5671	295Q	ETJ

EAST OF: SORTERS RD **SOUTH OF:** MILLS BRANCH DR

ADDRESS: 25220 BLUE JAY LANE

ACREAGE: 0.857

LEGAL DESCRIPTION:

BEING LOT 153 OF RAVENWOOD, AN UNRECORDED SUBDIVISION, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 140

Meeting Date: 02/22/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Global Deco USA Corp.	Diego Tano	832-530-3432	globaldecousa@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1701 Haver Street	23026634	77006	5356A	492V	C

HCAD ACCOUNT NUMBER(S):	0382490000007
PROPERTY LEGAL DESCRIPTION:	Lot 7, Block 14, Cherryhurst
PROPERTY OWNER OF RECORD:	Berchtesgaden LLC
ACREAGE (SQUARE FEET):	5,000 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Haver Street: 60 ft., Windsor Street: 60 ft., 14 ft. public alley
EXISTING PAVING SECTION(S):	Haver Street: 25 ft., Windsor Street: 25 feet, 14 ft. public alley
OFF-STREET PARKING REQUIREMENT:	Two spaces
OFF-STREET PARKING PROVIDED:	Two spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,407 sq. ft. residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST: To request a 0-foot building line in lieu of the city ordinance 10-foot building line for local streets.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

APPLICANT'S STATEMENT OF FACTS

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

Because the home is a 1950s construction, it was built with old permitting standards, and it has been challenging to meet several of today's requirements. We do not wish to tear down the building. We only hope to restore and strengthen the existing structure, so that we can maintain its character.

We are changing the entrance of the garage from the street side (Windsor Street) to the adjacent alley side. By proposing the change of the side for vehicular access, we will have the required 20-foot depth inside the garage.

We are seeking approval from your committee to renovate our carport/garage and upper patio/deck. We need to reinforce the structure of both the garage and the patio/deck, to prevent any further damage to our home/property that we are currently experiencing from the slope of the patio and the sagging roof of the carport. We would greatly appreciate approval to add a garage door so that we are able to further secure our family, home and property. And finally, we are seeking approval of extending our patio to stack over the garage.

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

(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;

The project would be infeasible without the variances as the property has unusual original construction that was built over the property line. Also, the upstairs deck is sloping towards the house which is not draining water properly. We need the variance to fix these issues. We will not further encroach or pass any more property lines.

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

We are more recent owners of this property. This is original 1950s construction, so when it was built the current permitting requirements were not in place. We did not create or impose any of these hardships, as we just bought the property in 2021 and have not made any modifications since becoming the owner.

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

Yes, we intend to follow and maintain the chapter's requirements. We are requesting variances for certain parts of the scope of work in order to maintain and follow the guidelines. We have no intention of further encroaching or passing any more property lines.

DEVELOPMENT PLAT VARIANCE

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

The granting of this variance will not be injurious to public health, safety, or welfare. We are requesting a garage door to increase safety from crime, and requesting to redo the roof of the current carport because it may collapse soon. The request to redo the second-story patio is so that we can prevent further toxic mold inside the house. And all of the renovations will improve the property and surroundings, making the place safer for everyone, inside and outside the home.

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

No, economic hardship is not the justification of the variance. We are requesting variances primarily to make the property safer, make the structure stronger, beautify and uphold the characteristics of the property, and so that we do not have to tear down the majority of the property.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

Location Map



DEVELOPMENT PLAT VARIANCE

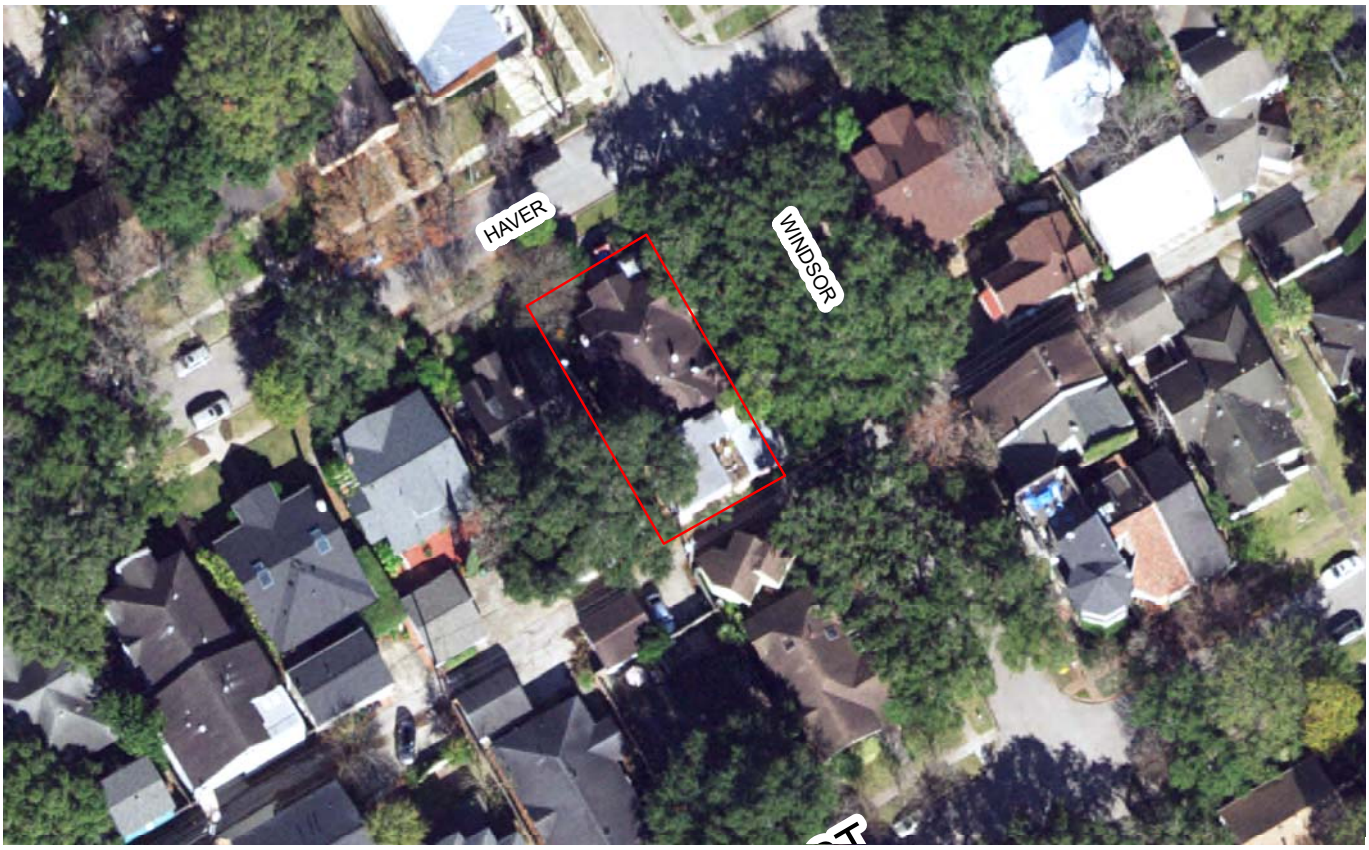
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

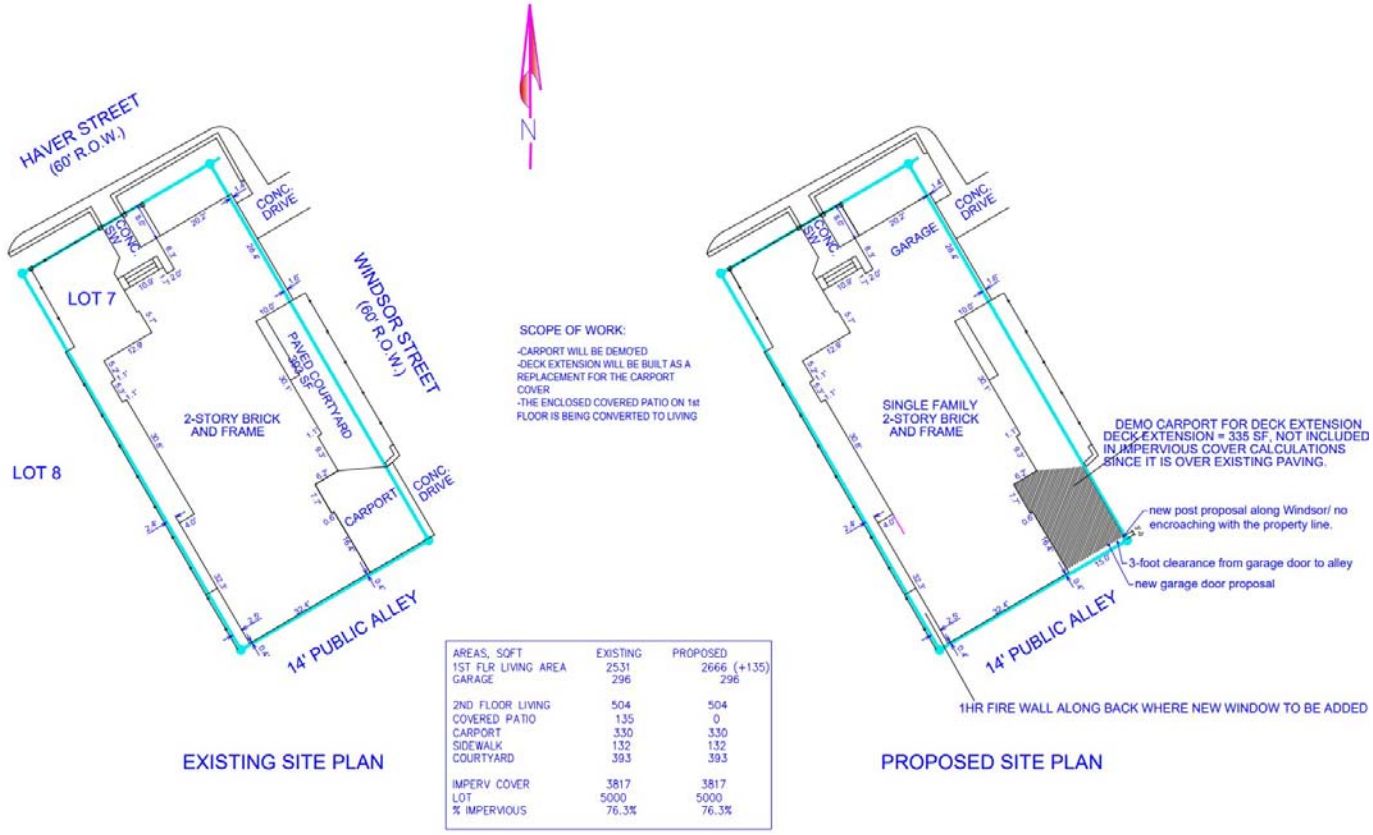
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

Site Plan



DEVELOPMENT PLAT VARIANCE

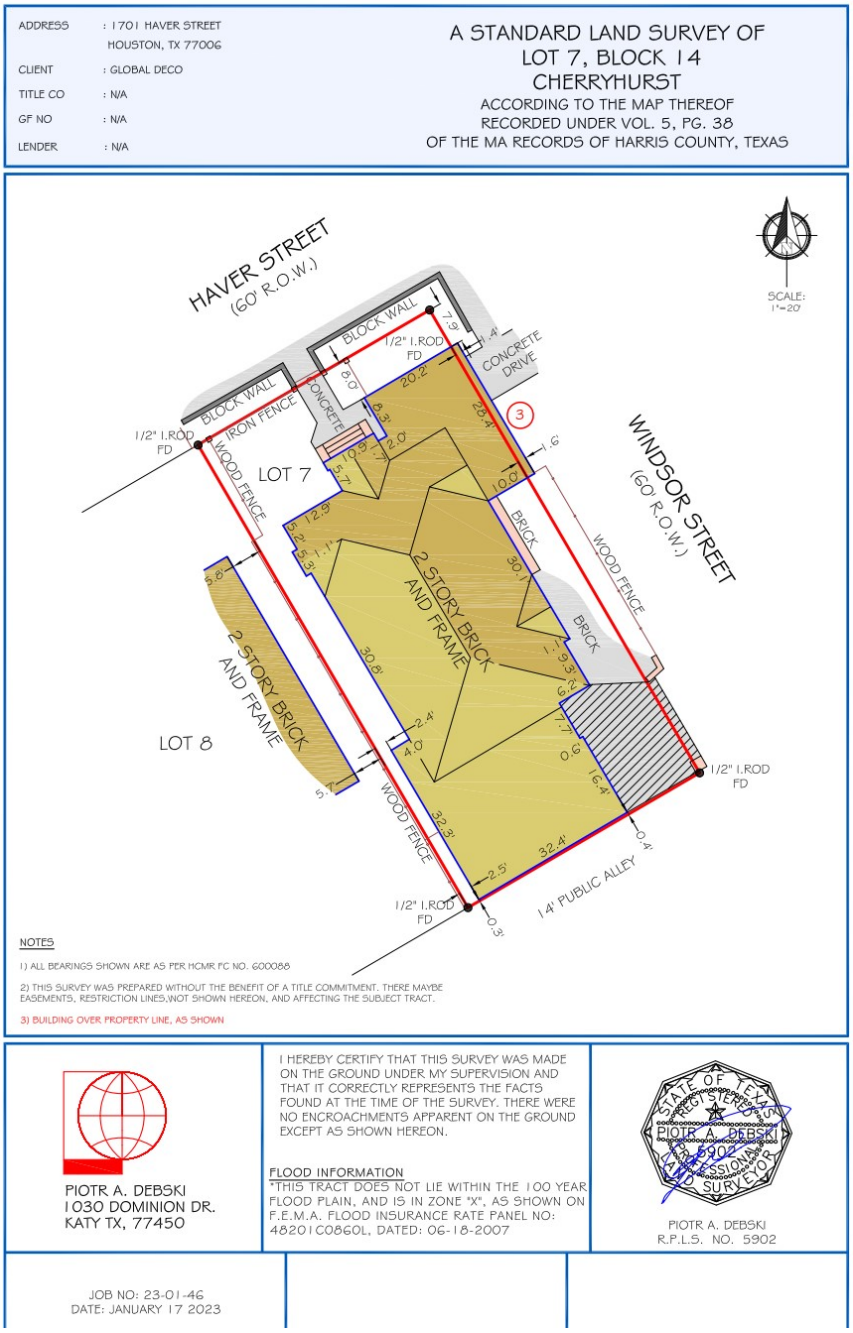
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

Survey



DEVELOPMENT PLAT VARIANCE

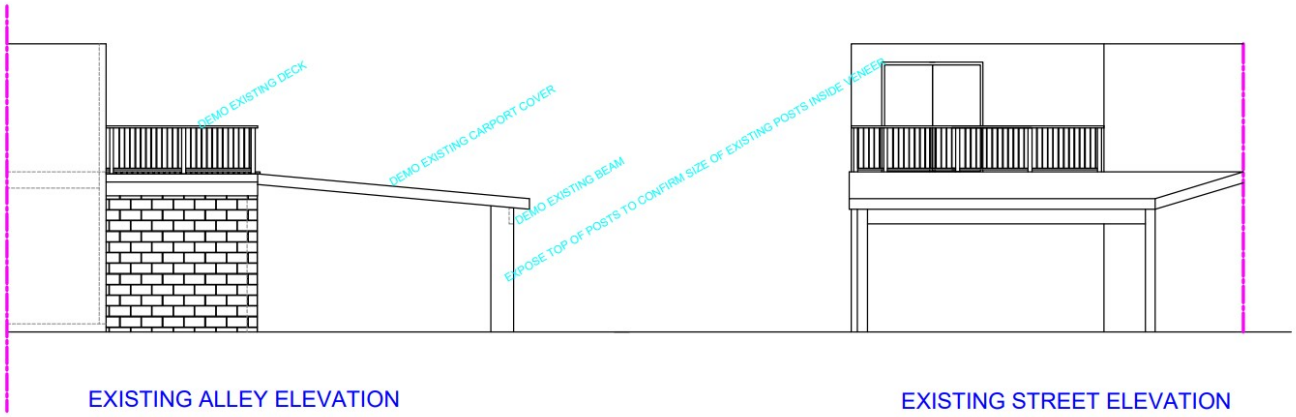
PLANNING & DEVELOPMENT DEPARTMENT

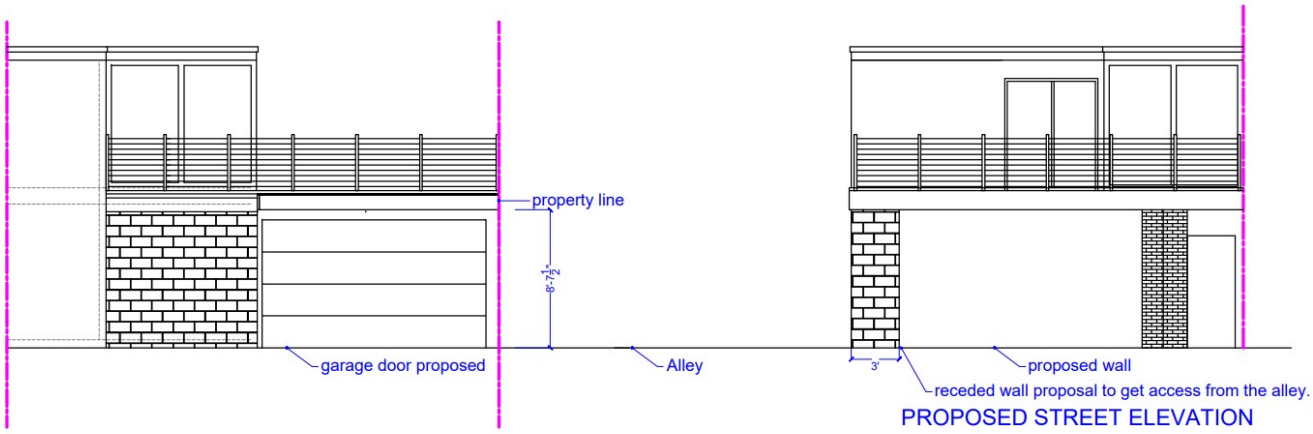
Houston Planning Commission

ITEM: 140

Meeting Date: 02/22/24

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 02/08/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Gulf Pro Remodelers	Arthur Garza	281-171-3804	gulfproremodelers@gmail.com

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 02/08/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE

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

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

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

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

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

There is no economic hardship for this variance request.

DEVELOPMENT PLAT VARIANCE

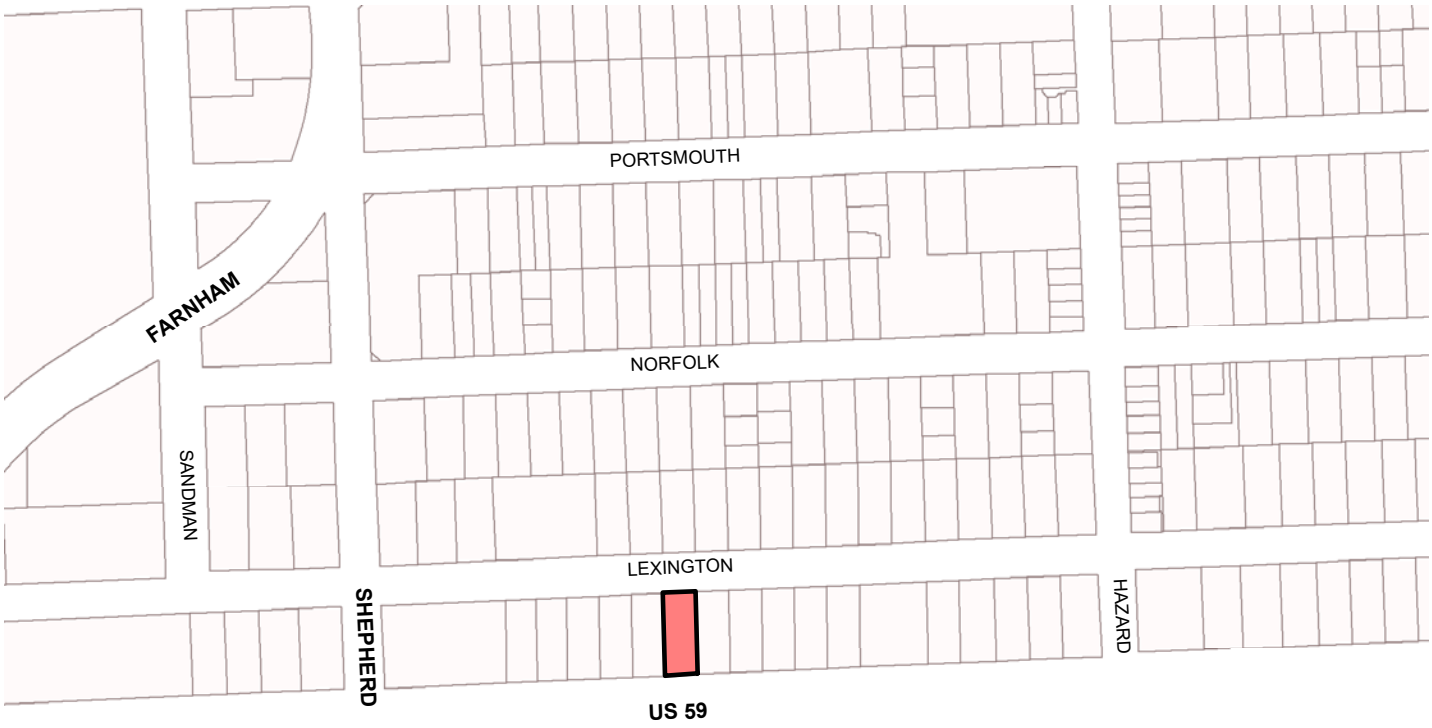
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 02/08/2024

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 02/08/2024

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

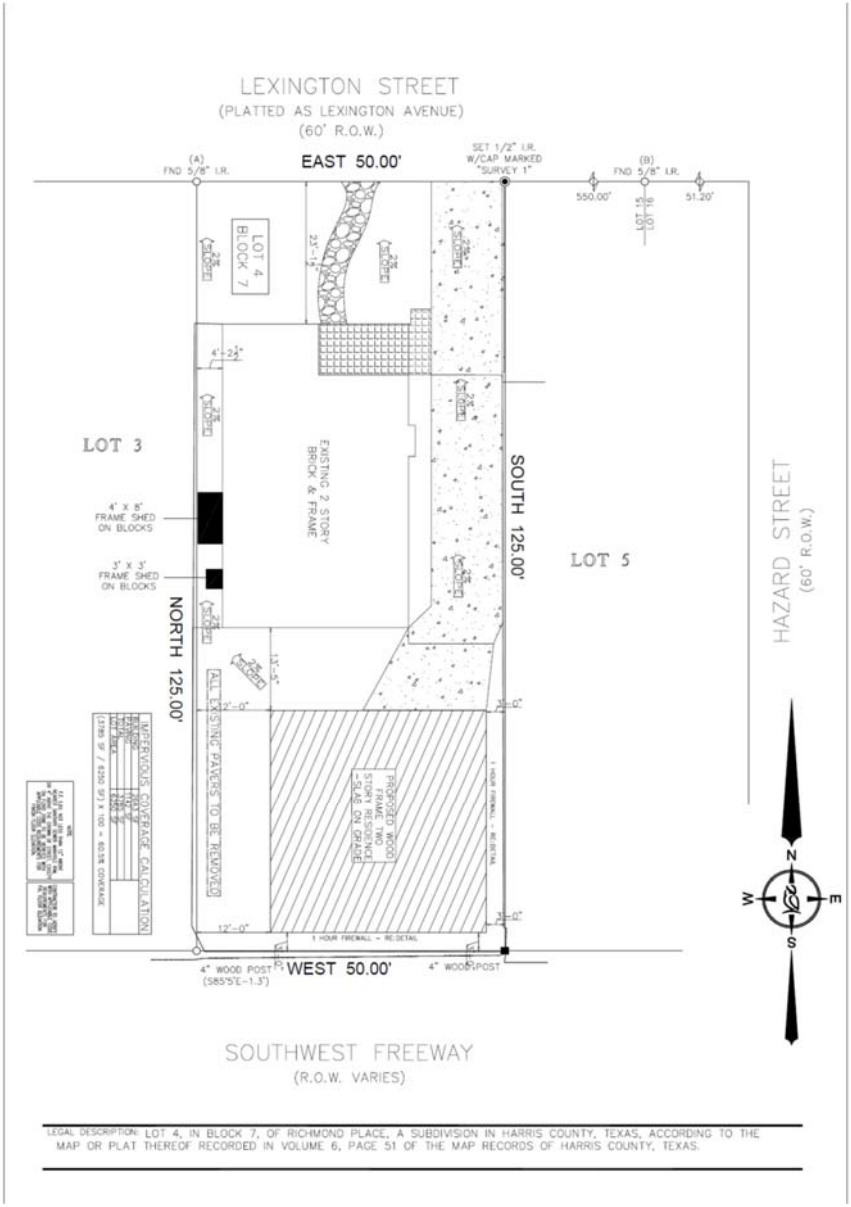
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



LEGAL DESCRIPTION: LOT 4, IN BLOCK 7, OF RICHMOND PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

DEVELOPMENT PLAT VARIANCE

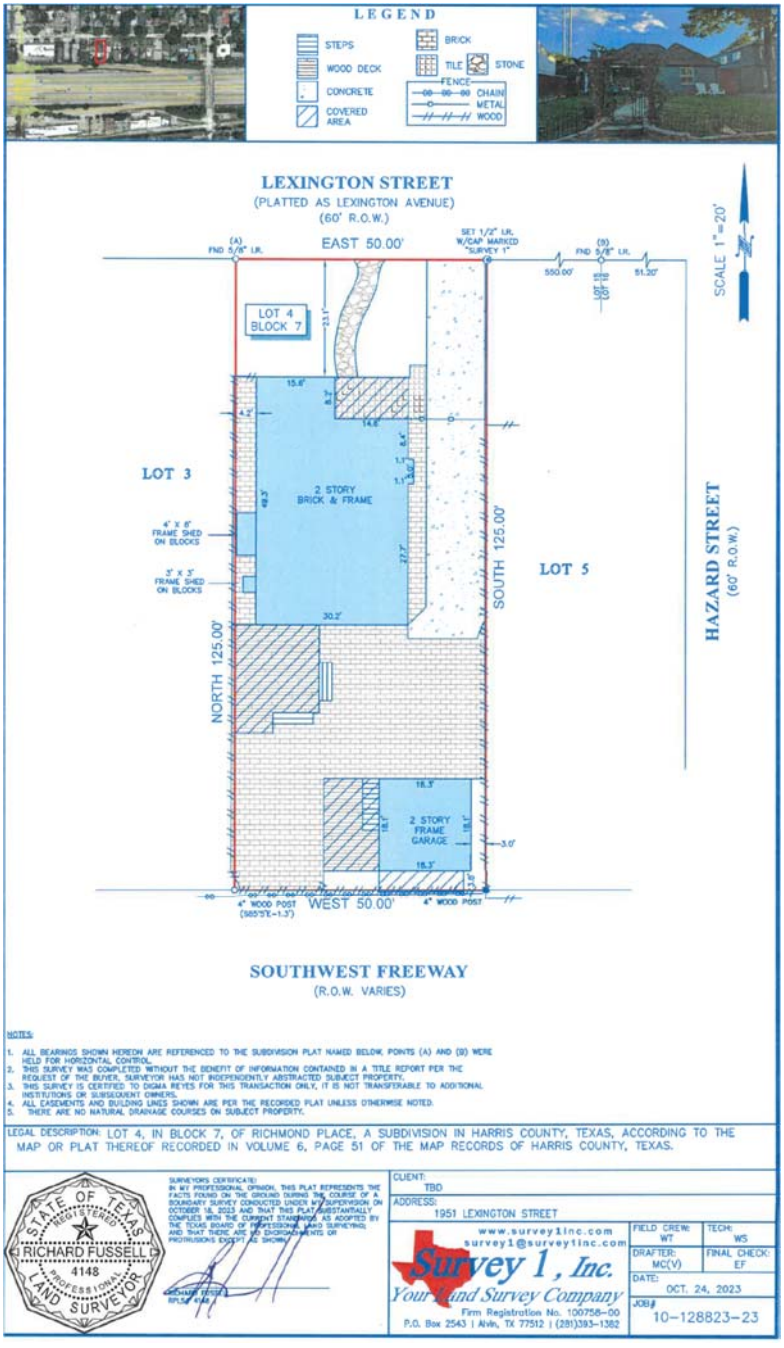
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 02/08/2024

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

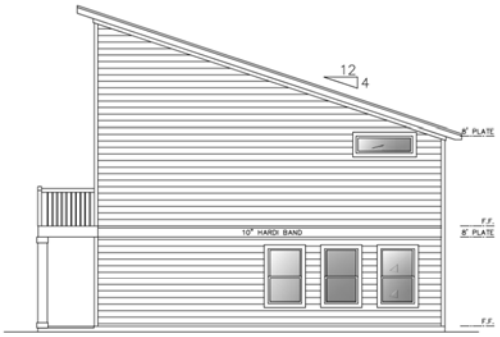
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

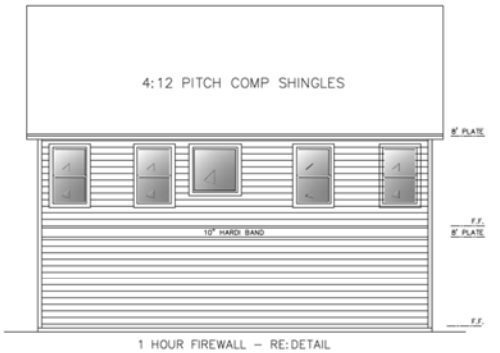
ITEM: 141

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Elevations

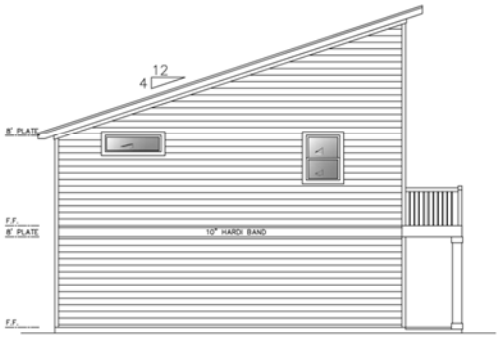


RIGHT SIDE ELEVATION



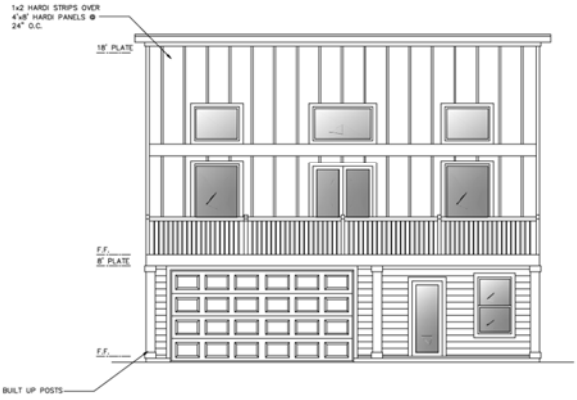
1 HOUR FIREWALL – RE:DETAIL
1ST FLOOR: 0 SF OPENINGS / 304 TOTAL WALL SF = 0% OPENINGS
2ND FLOOR: 76 SF OPENINGS / 304 TOTAL WALL SF = 25% OPENINGS

REAR ELEVATION



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

LEFT SIDE ELEVATION



FRONT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 02/22/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
GEM Building Group LLC	Earl Correll	713.260.2689	ec@opcustomhomes.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3841 Meadow Lake Lane	24002513	77027	5256A	492N	G

HCAD ACCOUNT NUMBER(S):	0731330020001
PROPERTY LEGAL DESCRIPTION:	LT 1 BLK 2 Royden OAKS Sec. 1
PROPERTY OWNER OF RECORD:	Beth French Giles, Michael Giles
ACREAGE (SQUARE FEET):	7,587 sq ft
WIDTH OF RIGHTS-OF-WAY:	Meadow Lake Lane (60') & Willowick Road (80')
EXISTING PAVING SECTION(S):	Meadow Lake Lane (25') & Willowick Road (57')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	No existing structure, demoed by previous owner.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,814 Sq Ft covered

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line instead of the required. instead of 25 ft setback per COH ordinance

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The original build line as platted for this property has a 10 ft building setback line. We are requesting to adhere to this 10 ft setback line as opposed to the 25 ft building setback in the city ordinance. We are doing so as the majority of the existing homes alongside Willowick Rd, including multiple new construction projects in recent years, all are built to the 10 ft standard. If this project was to adhere to the 25 ft setback in the city ordinance, along with adhering to the other existing 25 ft setback conditions in the plat, the proposed home would not be feasible. Ensuring the integrity of the city and neighborhood standards are met, our proposed plans meet similar sizing and styles of neighboring homes, many of which were constructed in recent years. Additionally, in an effort to minimize the roadway distractions and vehicular patterns along Willowick our plans are to remove the existing driveway approach along Willowick Road and the proposed driveway approach for this new construction will be relocated to Meadow Lake Lane. In doing so, we will remove all vehicular access to the property from Willowick.

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

If this project was to adhere to the 25 ft setback in the city ordinance, along with adhering to the other existing setback conditions and easements in the plat, the proposed home would not be feasible. The lot would not support a similar development if we had to adhere to all of these conditions. Additionally, the development would not be able to mimic similar size and style of other existing homes in the neighborhood.

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

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

Yes, the only hardship facing this project is the 25 ft building setback. Additionally, the development would not be able to mimic similar size and style of other existing homes in the neighborhood. There are no other obstacles or hardships created by us.

DEVELOPMENT PLAT VARIANCE

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

Yes, the house will still be set far enough back that it will not disturb vehicular traffic. In fact, we are further ensuring less traffic disruptions by moving the existing driveway and relocating it off Willowick and onto Meadow Lake Lane. Ensuring the integrity of the city and neighborhood standards are met, our proposed plans meet similar sizing and styles of neighboring homes, many of which were constructed in recent years. We're also following the 10 ft setback off the rear of the property line and 20 ft aerial off the back property line and all other setbacks per plat.

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

No, in fact we're providing a new 6-ft wide city sidewalk on Willowick Road as part of the construction proposed. Additionally, in an effort to minimize the roadway distractions and vehicular patterns along Willowick our plans remove the existing driveway approach along Willowick Road and the proposed driveway approach for this new construction will be relocated to Meadow Lake Lane. In doing so, we will remove all vehicular access to the property from Willowick. Lastly the new single family home is set at 19'10" from the back of the curb on Willowick Rd.

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

Economic hardship is not the sole justification of the variance. We are asking to adhere to the original plat line of 10 ft.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 02/22/2024

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 02/22/2024

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

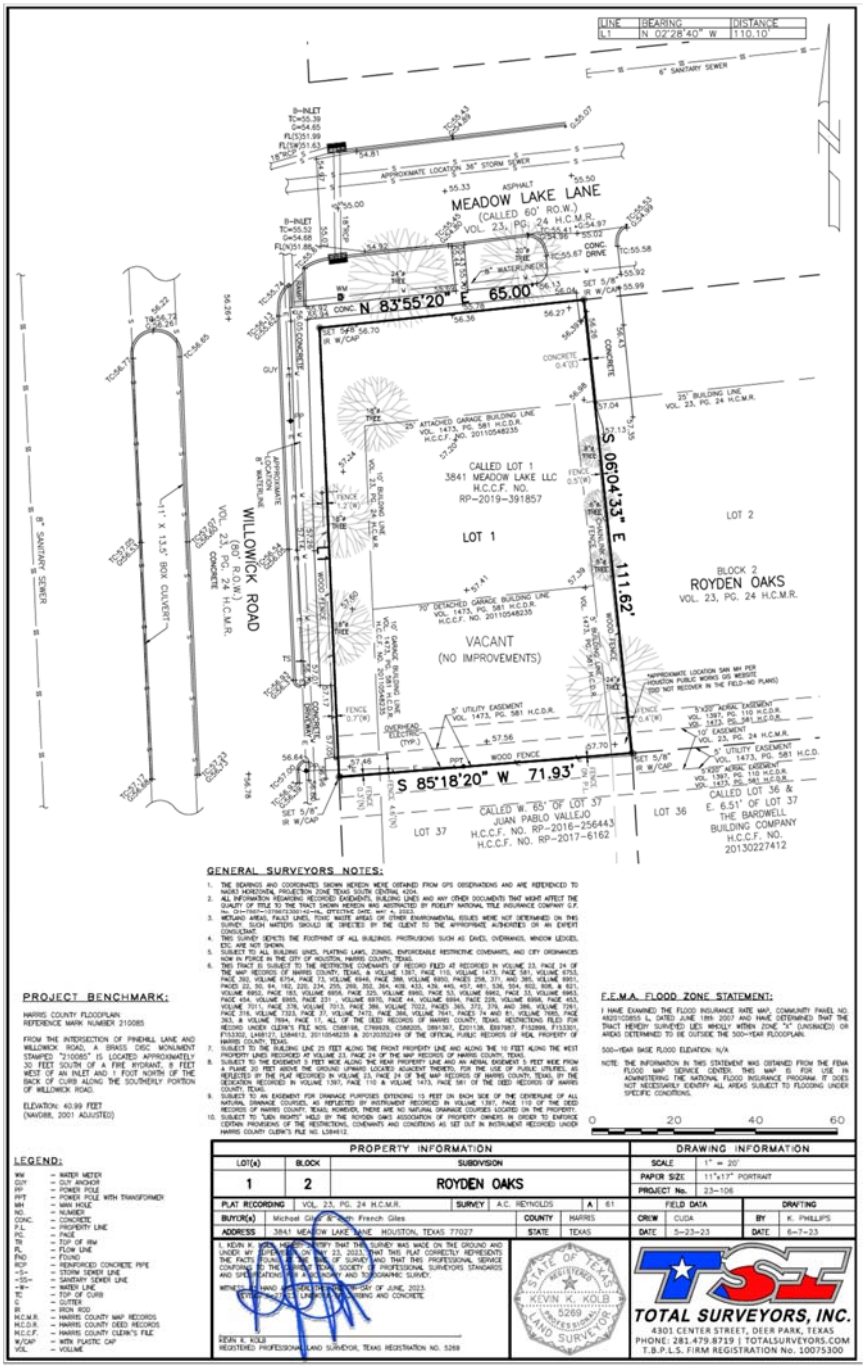
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 02/22/2024

Survey



GENERAL SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY ROSELEY NATIONAL TITLE INSURANCE COMPANY G.F. No. 01-T067-13706(13306142-HL, EFFECTIVE DATE: MAY 4, 2023.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS. PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. ARE NOT SHOWN.
5. SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
6. THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS OF RECORD FILED AT RECORDED IN VOLUME 23, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, & VOLUME 1397, PAGE 110, VOLUME 1473, PAGE 581, VOLUME 6753, PAGE 392, VOLUME 6754, PAGE 73, VOLUME 6946, PAGE 388, VOLUME 6950, PAGES 258, 371, AND 385, VOLUME 6951, PAGES 22, 50, 94, 182, 220, 234, 255, 259, 352, 364, 428, 433, 439, 445, 457, 481, 536, 554, 602, 605, & 621, VOLUME 6952, PAGE 183, VOLUME 6956, PAGE 525, VOLUME 6960, PAGE 53, VOLUME 6962, PAGE 33, VOLUME 6963, PAGE 454, VOLUME 6965, PAGE 231, VOLUME 6970, PAGE 44, VOLUME 6994, PAGE 228, VOLUME 6998, PAGE 453, VOLUME 7011, PAGE 378, VOLUME 7013, PAGE 388, VOLUME 7022, PAGES 365, 373, 379, AND 386, VOLUME 7261, PAGE 316, VOLUME 7323, PAGE 27, VOLUME 7470, PAGE 399, VOLUME 7641, PAGES 74 AND 81, VOLUME 7665, PAGE 363, & VOLUME 7694, PAGE 17, ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. RESTRICTIONS FILED FOR RECORD UNDER CLERK'S FILE NOS. C081186, C749935, C080505, S891367, E201138, E497897, F132898, F133301, F133302, L468127, L584612, 20110548235 & 20120332249 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.
7. SUBJECT TO THE BUILDING LINE 25 FEET ALONG THE FRONT PROPERTY LINE AND ALONG THE 10 FEET ALONG THE WEST PROPERTY LINES RECORDED AT VOLUME 23, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
8. SUBJECT TO THE EXCEMENT 5 FEET WIDE ALONG THE REAR PROPERTY LINE AND AN AERIAL EXCEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT THERETO, FOR THE USE OF PUBLIC UTILITIES, AS REFLECTED BY THE PLAT RECORDED IN VOLUME 23, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BY THE DEDICATION RECORDED IN VOLUME 1397, PAGE 110 & VOLUME 1473, PAGE 581 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
9. SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING 15 FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY INSTRUMENT RECORDED IN VOLUME 1397, PAGE 110 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; HOWEVER, THERE ARE NO NATURAL DRAINAGE COURSES LOCATED ON THE PROPERTY.
10. SUBJECT TO "DEED RESTRICTIONS" HELD BY THE ROYDEN OAKS ASSOCIATION OF PROPERTY OWNERS IN ORDER TO ENFORCE CERTAIN PROVISIONS OF THE RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. L584612.

PROJECT BENCHMARK:

HARRIS COUNTY FLOODPLAIN
REFERENCE MARK NUMBER 210085

FROM THE INTERSECTION OF PINEHILL LANE AND WILLOWICK ROAD, A BRASS DISC MONUMENT STAMPED "210085" IS LOCATED APPROXIMATELY 30 FEET SOUTH OF A FIRE HYDRANT, 8 FEET WEST OF AN INLET AND 1 FOOT NORTH OF THE BACK OF CURB ALONG THE SOUTHERLY PORTION OF WILLOWICK ROAD.

ELEVATION: 40.99 FEET
(NAVD88, 2001 ADJUSTED)

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0855 L, DATED JUNE 18th 2007 AND HAVE DETERMINED THAT THE TRACT HEREON SURVEYED LIES WHOLLY WITHIN ZONE "X" (UNSHADED) OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

500-YEAR BASE FLOOD ELEVATION: N/A

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

0 20 40 60

LEGEND:

WM	–	WATER METER
GUY	–	GUY ANCHOR
PP	–	POWER POLE
PPT	–	POWER POLE WITH TRANSFORMER
MH	–	MAN HOLE
NO.	–	NUMBER
CONC.	–	CONCRETE
P.L.	–	PROPERTY LINE
PG.	–	PAGE
TP	–	TOP OF RIM
FL	–	FLOW LINE
FND	–	FOUND
RCP	–	REINFORCED CONCRETE PIPE
-S-	–	STORM SEWER LINE
-SS-	–	SANITARY SEWER LINE
-W-	–	WATER LINE
TC	–	TOP OF CURB
C	–	CLUTTER
IR	–	IRON ROD
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.C.F.	–	HARRIS COUNTY CLERK'S FILE
W/CAP	–	WITH PLASTIC CAP
VOL.	–	VOLUME

PROPERTY INFORMATION				DRAWING INFORMATION	
LOT(s)	BLOCK	SUBDIVISION		SCALE	1" = 20'
1	2	ROYDEN OAKS		PAPER SIZE	11"x17" PORTRAIT
				PROJECT No.	23-106
PLAT RECORDING	VOL. 23, PG. 24 H.C.M.R.	SURVEY	A.C. REYNOLDS A 61	FIELD DATA	DRAFTING
BUYER(s)	Michael Giles & Beth French Giles	COUNTY	HARRIS	CREW CUDA	BY K. PHILLIPS
ADDRESS	3841 MEADOW LAKE LANE HOUSTON, TEXAS 77027	STATE	TEXAS	DATE 5-23-23	DATE 6-7-23

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON MAY 23, 2023; THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION SURVEY.

WITNESS MY HAND THIS 7TH DAY OF JUNE, 2023.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269

STATE OF TEXAS
REGISTERED
KEVIN K. KOLB
5269
PROFESSIONAL
LAND SURVEYOR

TSS
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300

DEVELOPMENT PLAT VARIANCE

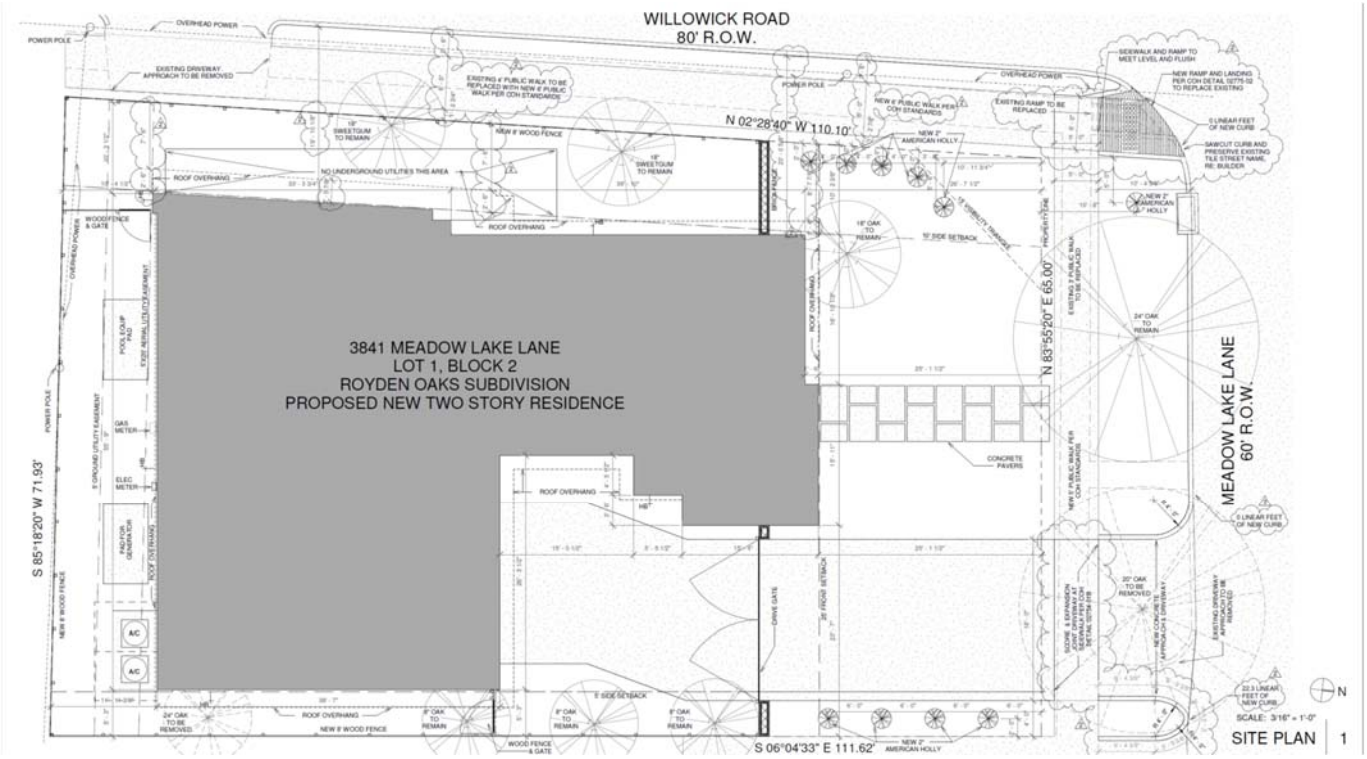
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 02/22/2024

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 142

Meeting Date: 02/22/2024

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 02/22/2024

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Buffalo Bayou Partnership	Baldemar Gonzalez	346-429-4559	bgonzalez@buffalobayou.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5803 Navigation Blvd	23108856	77011	5557C	494Q	H

HCAD ACCOUNT NUMBER(S):	0371780000124
PROPERTY LEGAL DESCRIPTION:	TR 47, ABST 87 S M Williams
PROPERTY OWNER OF RECORD:	Buffalo Bayou Partnership
ACREAGE (SQUARE FEET):	1.19 AC (51,999 SF)
WIDTH OF RIGHTS-OF-WAY:	Navigation Boulevard (120')
EXISTING PAVING SECTION(S):	Navigation Boulevard (80')
OFF-STREET PARKING REQUIREMENT:	N/A
OFF-STREET PARKING PROVIDED:	0, Existing Building
LANDSCAPING REQUIREMENTS:	0, Existing Building
LANDSCAPING PROVIDED:	Yes

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Warehouse, 48,000 sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Canopy, 1,760.2 sf

PURPOSE OF VARIANCE REQUEST: Construction of canopy and entry stair and ramp from face of building to lot line within building setback

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 02/22/2024

APPLICANT'S STATEMENT OF FACTS

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

The project is an adaptive reuse of an existing warehouse dating from at least the 1940s that will be transformed into a public amenity, to include a future library, park, retail and common space. A large entry opening is being created on the Navigation façade and will be shaded with a proposed canopy that extends to the property line. This variance seeks approval for construction of the canopy within the existing 25' building set back and to extend it to the property line.

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 imposition of the building setback line on the existing building would create an undue hardship in achieving the planned improvements for a redeveloped Navigation Blvd. Planning has commenced and funding has been secured to reduce traffic lanes to create a reduced focus on vehicles and increase pedestrian and multimodal options.

(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;

The existing building predates current building setbacks, and a strict application of the requirements would impact the project from providing adding a significant public amenity to the planned redevelopment. This project will also be a first step and model for the future planned redevelopment of the entire Navigation Blvd corridor.

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

The condition prompting the variance request is the result of layering a building setback line on an existing building. The ability to redevelop the building without demolishing it is not possible without a variance such as this.

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

The ultimate intent of the code is to create safe and orderly development within the City. If granted, the variance will allow for the creation of a safer pedestrian pathway leading to a redeveloped, historic building housing public spaces and which is part of an overall Navigation Blvd corridor redevelopment plan.

DEVELOPMENT PLAT VARIANCE

(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. In contrast, the project will serve as a public amenity and improve the pedestrian realm and the community as a whole.

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

Buffalo Bayou Partnership, in collaboration with its partner, the City of Houston, is investing significantly in the redevelopment of the historic warehouse. Economic hardship is not a justification for this variance request. The purpose of amenity is to improve the public realm and signify entry into a major future park.

PLANNING & DEVELOPMENT DEPARTMENT

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Location map



DEVELOPMENT PLAT VARIANCE

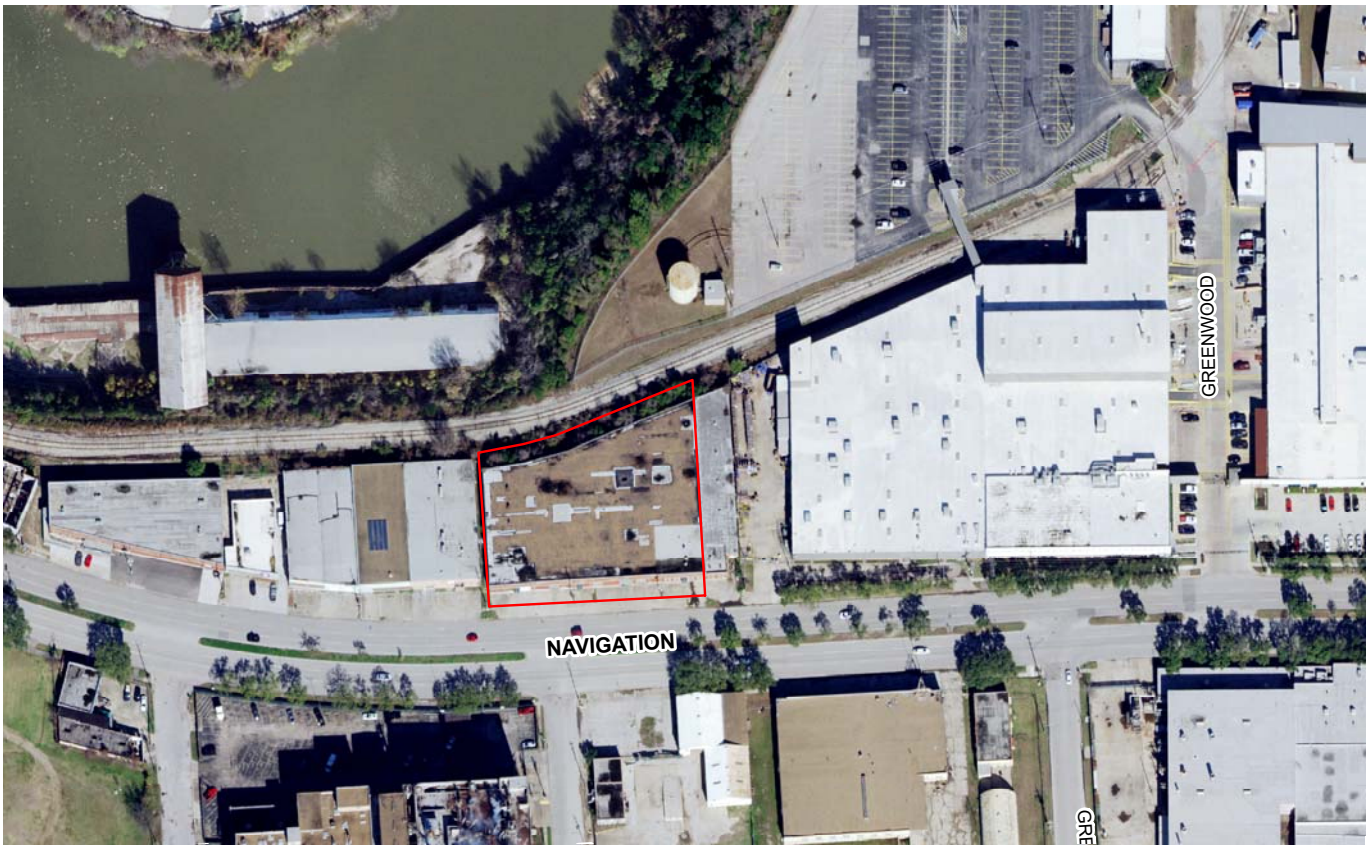
PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

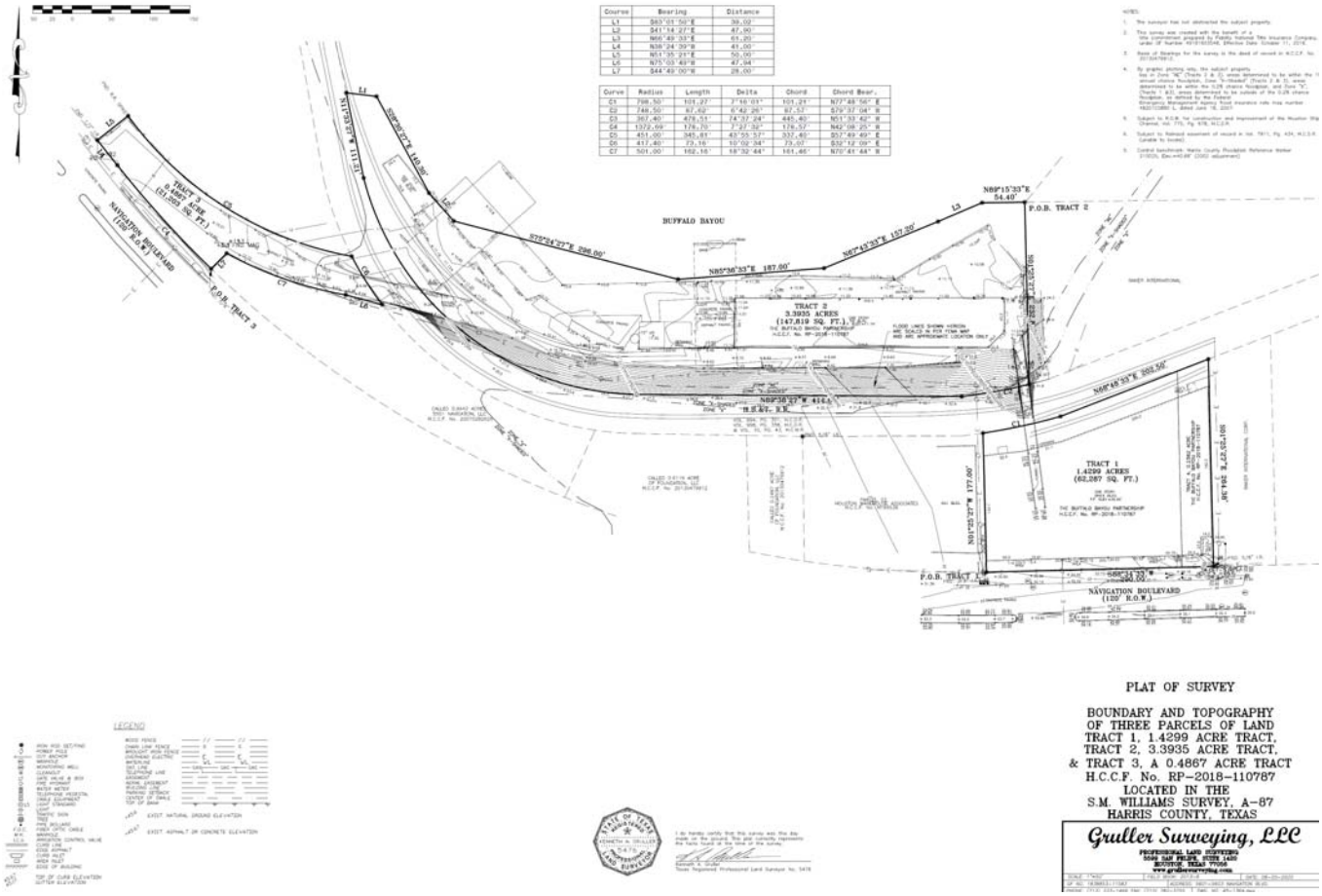
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



PLAT OF SURVEY

BOUNDARY AND TOPOGRAPHY
OF THREE PARCELS OF LAND
TRACT 1, 1.4299 ACRE TRACT,
TRACT 2, 3.3935 ACRE TRACT,
& TRACT 3, A 0.4867 ACRE TRACT
H.C.C.F. No. RP-2018-110787
LOCATED IN THE
S.M. WILLIAMS SURVEY, A-67
HARRIS COUNTY, TEXAS

Gruller Surveying, LLC

DEVELOPMENT PLAT VARIANCE

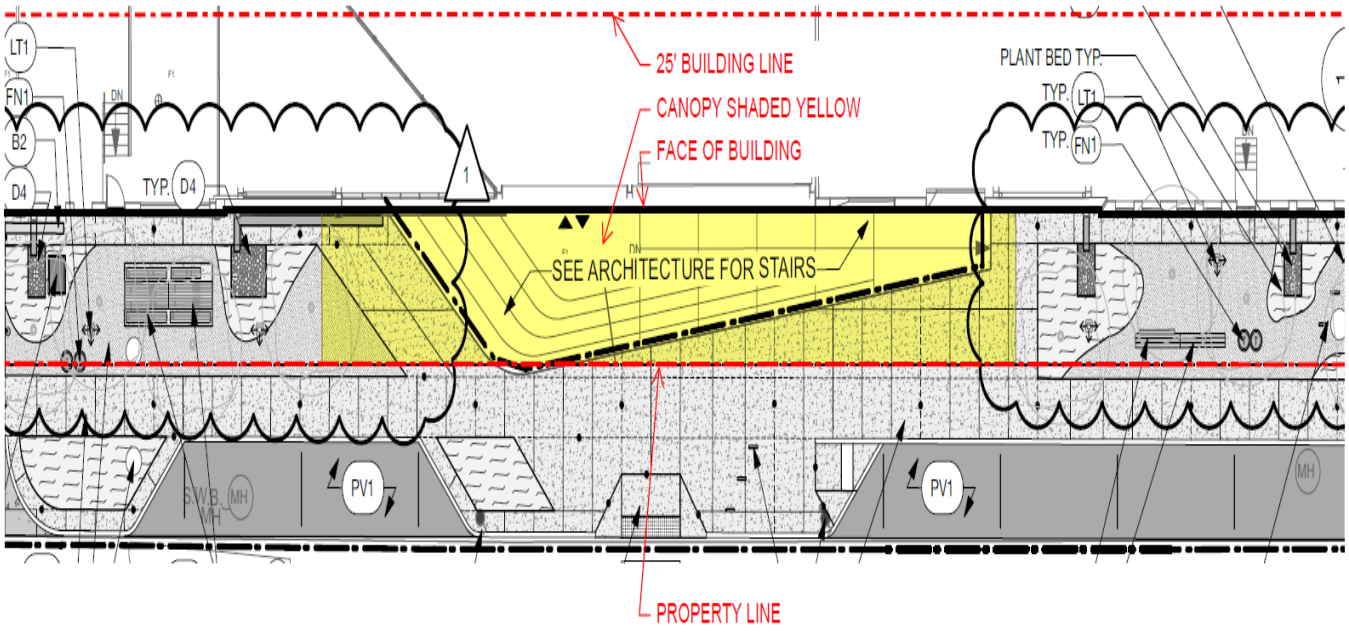
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



PARTIAL PLAN

DEVELOPMENT PLAT VARIANCE

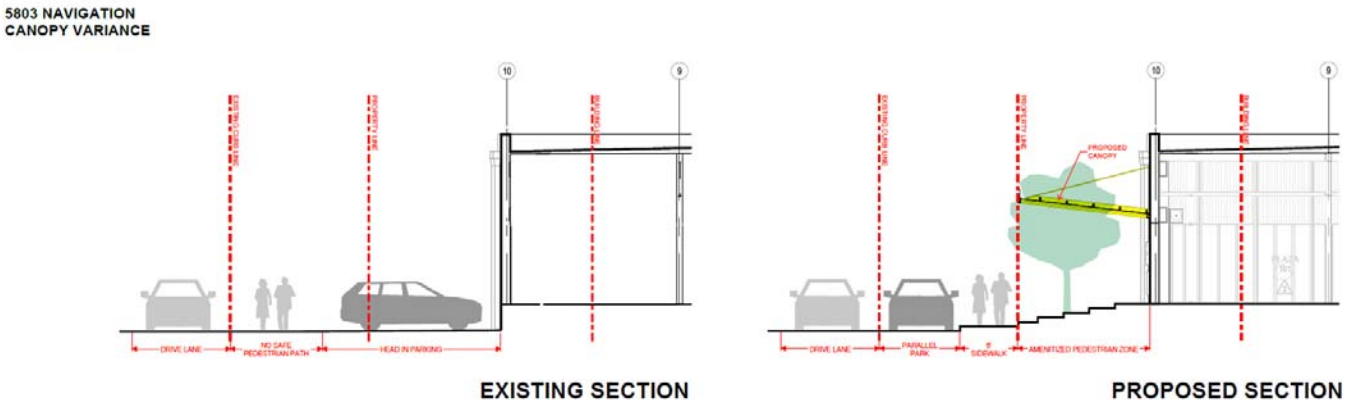
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Elevations





DEVELOPMENT PLAT VARIANCE