HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 7, 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



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
Jennifer Ostlind

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 March 7, 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

March 7, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the February 22, 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, Petra Hsia, Tammi Williamson, John Cedillo, Geoff Butler, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement
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)

II. Establish a public hearing date of April 4, 2024

a. Bellfort Village
b. Katy Gaston Retail Center
c. Lexington Place
d. Manchester Business Park
e. Rosemary Gardens

III. Consideration of an Off-Street Parking Variance at 201 Eastwood Street (Geoff Butler)

IV. Public Comment

V. Adjournment

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

HOUSTON PLANNING COMMISSION
THURSDAY 22 FEBRUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: HTTPS://BIT.LY/3O89PUM
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:34 PM** by Martha L. Stein, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	**Absent**
Susan Alleman	Present
Bill Baldwin	**Absent**
Lisa Clark, Vice Chair	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	**Absent**
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:37 after approval of minutes
Jennifer Ostlind, Secretary	Present

Ex Officio Members – Carol Lewis, Carol Haddock, Yuhayna H. Mahumd

Legal Department – Kim Mickelson – Yolanda Woods

Chair's Report – Appointed Lisa Clark as Vice Chair for today's meeting in the absence of Sonny Garza.

Director's Report – Jennifer Ostlind, Secretary and Interim Director of Planning and Development Department. Announced mandatory pre-submittal conference with staff is still available till tomorrow (02-23.), Application submittal period – opened January 8 and closes March 1, and public comment period – is May 13 to July 5, 2024.

Approval of Minutes

Consideration of the February 8, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-60)

b. Replats (61-106)

Item 85 – Milano on Milby – Change in staff recommendation form deferred to approval from the CPC 101 form conditions.

Item 30 – Hollister Breen Tract Sec2
Staff recommendation: Approve
Commission action: Approved staff recommendation.
Speaker(s): Eileen Egan – supportive

Staff recommendation: Approve **Item No's. 1 – 106**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve recommendations for **Item No.'s 2, 7, 8, 13, 15, 17, 18, 19, 20, 26,** and **84** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

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

c. Replats requiring Public Hearings with Notification

107 Castanie Freedmantown replat no 1 – Approve
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mary Villareal – applicant

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

108 Claiborne Estates – Approve

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

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

109 Folkstone Court – Approve

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

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

110 Martinez Estates at Weldon – Defer

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

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

111 Providence Northeast – Approve

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

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

112 Rosewood Estates Sec 2 partial replat no 6 – 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: Khaleeq	Abstaining: None

113 Star Plus Center - Grant and Approve

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

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

d. Subdivision Plats with Variance Requests

114 Bauer Business Park - Grant and Approve

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

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

115 Cali Trucks Xpress – Defer

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

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

116 Mesa Vista 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): Rosalyne Taylor – applicant

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

117 Washington Silver - 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: Robins	Vote: Unanimous
Second: Mares	Abstaining: None

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

Items 118 and 119 were taken together at this time.

118 Northpark South GP - Grant and Approve
119 Northpark South 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: Tahir	Vote: Unanimous
Second: Clark	Abstaining: Carried

g. Extensions of Approval

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

h. Name Changes – None

i. Certificates of Compliance

138	25251 Sorters Road	Approved
139	25220 Blue Jay Lane	Approved

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

Motion: Sigler	Vote: Carried
Second: Mares	Abstaining: Heisch 122, 124, 132

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 1701 HAVER STREET – DEFER

Staff recommendation: Defer
Commission action: Deferred per staff recommendation.
Speaker(s): Diego Tano, Ameena Pervez - applicant; Ben Suscavage – position not stated; JR Davis, Trevor Jefferies, Barbara Davis, Shirley Jeffries – opposed

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

141 1951 LEXINGTON STREET – APPROVE

Staff recommendation: Approve.
Commission action: Approved per staff recommendation.
Speaker(s): Art Garza, supportive

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

142 3841 MEADOW LAKE LANE – APPROVE

Staff recommendation: Approve.
Commission action: Approved per staff recommendation.
Speaker(s): None

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

143. 5803 NAVIGATION BOULEVARD – APPROVE

Staff recommendation: Approve.
Commission action: Approved per staff recommendation.
Speaker(s): Baldemar Gonzalez

Motion: Khaleeq	Vote: Carried
Second: Mares	Abstaining: Rosenberg

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 21X, 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

Staff recommendation: Establish a public hearing date of March 21, 2024, for Item II, a-f.
Commission action: Established a public hearing date of March 21, 2024, for Item II, a-f.
Speaker(s): None

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

III. PUBLIC COMMENT

Commissioner Rosenberg made a comment regarding item 143. Commissioner Tahir and Commissioner Victor had questions regarding residential short-term rentals.

IV. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN AND PORRAS-PIRTLE

Commissioner Alleman was present.
Commissioner Porras- Pirtle absences were excused.

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

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:02 PM**.

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

_____ _____

Marty L. Stein, Chair Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Abuqartoumy Acres	C1	
2	Anniston Sec 10	C3F	
3	Anniston Sec 11	C3F	
4	Anniston Sec 12	C3F	
5	Ayatt Hidden Village	C3P	DEF1
6	Bleu Riviera Drive Street Dedication Sec 2	SP	
7	Blue Ridge Commerce Center West Sec 1	C3F	
8	Braes UD Groundwater Plant	C2	
9	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	C3F	
10	Bridgeland Prairieland Village Sec 37	C3F	
11	Brookfield Groundwater Plant	C2	
12	Carpenters Logistics Center	C3F	
13	Castanie Freedmantown replat no 1	C3F	
14	Chateaux at Northwood	C3F	
15	Cienega Estates	C2	
16	Claiborne Estates	C3F	
17	Cypress Trails at Bauer Landing Sec 2	C3F	
18	Eagle Landing Townhomes West Sec 2	C3P	
19	Elmax	C2	
20	Estates at Polk Street	C2	
21	Folkstone Court	C3F	
22	Greenville Estates	C3F	
23	Harris County Mud No 559 Detention Reserve G and H2	C2	
24	Home Plaza at Knox Street	C3P	DEF1
25	Jasmine Heights South GP	GP	
26	Kelly Lane Plaza	C2	
27	Lawndale Commercial	C2	DEF1
28	Legacy Park on Nanes Road GP	GP	
29	Long Point Acres partial replat no 8	C3F	
30	Lozier Villas First Venture	C3F	
31	Madison Estate	C3F	DEF1
32	Mission West Plaza	C2	
33	Newhaven Place partial replat no 4	C3F	
34	North Bryan Park replat no 1	C3F	
35	Oates Road Industrial	C2	
36	Quality Ocean Cypress	C3F	
37	Rosewood Estates 2 partial replat no 6	C3F	
38	Saddle Creek Village	C2	
39	Shaw Road Office Condos	C2	
40	Sila Drive Sec 2	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Sila Drive Sec 3	C3P	
42	Sila Sec 8	C3P	
43	Sila Sec 10	C3P	
44	Sila Sec 11	C3P	
45	Star Plus Center	C3F	
46	Sunterra Southwest Commercial Development	C2	
47	West Donovan Court	C3F	
48	Westhaven Manor Sec 2	C3F	
49	Westhaven Manor Sec 3	C3P	DEF2
50	Willow Business Park	C2	

B-Replats

51	AA Shipping Inc replat no 1 and extension	C2R	
52	Allum Place	C2R	DEF2
53	Bringhurst Country Court	C2R	
54	Ceballos Homes	C2R	
55	Cedar Post Square	C2R	
56	Colonial Gardens Reserve	C2R	
57	Coronado Sport Complex	C2R	
58	Crofton Heights	C2R	
59	Cypress Gardens partial replat no 2	C2R	DEF1
60	Dashford Heights	C2R	
61	De Soto Lofts	C2R	
62	Farrington Place Estates	C2R	DEF2
63	Harrisburg Center	C2R	
64	Haven Gardens	C2R	
65	Holman Annex	C2R	
66	Iglesia Evangelica Breen Road	C2R	DEF1
67	Jackson Estates	C2R	
68	Kinsman Grove	C3R	DEF1
69	Macland and Cattle Reserve	C2R	
70	Masonbell Plaza partial replat no 1	C2R	
71	McKinney Development replat no 1	C2R	
72	Meadowshire Valley	C2R	DEF2
73	Merchants Way Reserve	C2R	
74	Miren Properties	C2R	
75	Oryx Development	C2R	
76	Osorto Estates	C2R	
77	Pagewood Houston Mosielee Investors	C2R	DEF1
78	Palacio Townhomes	C2R	DEF2
79	Paloma Water Plant Site	C2R	DEF2
80	Plaza Estates at Cheswood	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
81	Plaza Estates at Mary	C2R	
82	Plaza Estates at Maybell	C2R	
83	Plaza Estates at Wayne	C2R	
84	Pollard Grove	C2R	
85	Record Terrace	C2R	
86	Red Bluff Distribution Center	C2R	
87	Ryon Addition partial replat no 4	C2R	
88	Sher Properties Business Park	C2R	
89	Springbridge Residential	C3R	
90	Trinity Gardens Crossing	C2R	DEF1
91	Trinity Gardens Place	C2R	
92	West Clay Homes	C2R	
93	Winfield Park	C3R	

C-Public Hearings Requiring Notification

94	Augusta Creek Sec 3 partial replat no 1	C3N	
95	Glenhaven Center	C3N	
96	Heron Lakes Estates Wastewater Treatment Plant	C3N	
97	Hidden Villas	C3N	
98	Martinez Estates at Weldon	C3N	DEF1
99	Sandalwood Sec 1 partial replat no 1	C3N	
100	Shamrock Manor partial replat no 5	C3N	
101	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3N	

D-Variances

102	Briley Estates	C2R	
103	Cali Trucks Xpress	C2R	DEF1
104	Cypress Church Estate	C2	
105	Dunham Pointe GP	GP	
106	Glen Loch Patio Homes GP	GP	
107	Hollister Breen GP	GP	
108	Star Windows Business Center	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

Item No.	Subdivision Plat Name	App Type	Deferral
G-Extensions of Approval			
109	Allison Park Sec 8	EOA	
110	Bridgeland Waller ISD Reserve Sec 1	EOA	
111	Diaz Plaza	EOA	
112	Hardy Heights partial replat no 1	EOA	
113	Home Run Eldridge	EOA	
114	Iglesia Faro De Luz	EOA	
115	Kickapoo Business Park	EOA	
116	Lone Wolf Sec 1	EOA	
117	Songwood Park	EOA	
118	Sunterra Apartments	EOA	
119	Trinity Lutheran Church replat no 1 and extension	EOA	
H-Name Changes			
120	Grand Meadows Office Condominiums at Grand Parkway (prev. Long Meadow Lofts)	NC	
I-Certification of Compliance			
121	30805 Gaff Road	COC	
122	20751 Old Sorters Rd	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
123	1701 Haver Street	DPV	DEF1
Off-Street Parking Variance Requests			
III	201 Eastwood Street	PV	

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	Abuqartoumy Acres	2024-0357	C1	Harris	ETJ	287K	3.00	0.00	1	Said Abuqartoumy	Conley Land Services, LLC
2	Anniston Sec 10	2024-0323	C3F	Harris	ETJ	404T	26.53	0.68	119	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
3	Anniston Sec 11	2024-0325	C3F	Harris	ETJ	404S	27.68	0.73	157	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
4	Anniston Sec 12	2024-0326	C3F	Harris	ETJ	404T	39.86	15.41	102	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
5	Ayatt Hidden Village (DEF1)	2024-0086	C3P	Harris	ETJ	289G	9.00	4.55	28	Ayatt LLC	Ayatt LLC
6	Bleu Riviera Drive Street Dedication Sec 2	2024-0375	SP	Harris	ETJ	259W	11.15	0.00	0	SAINT TROPEZ LAGUNA AZURE, LLC	Quiddity Engineering - Katy
7	Blue Ridge Commerce Center West Sec 1	2024-0306	C3F	Fort Bend	City	610C	89.12	84.08	0	Blue Ridge Commerce Center West LLc	BGE, Inc.
8	Braes UD Groundwater Plant	2024-0205	C2	Harris	City	528B	0.62	0.00	0	City of Houston	IDS Engineering Group
9	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	2024-0313	C3F	Harris	ETJ	365M	3.68	3.68	0	Bridgeland Development, LP	BGE, Inc.
10	Bridgeland Prairieland Village Sec 37	2024-0366	C3F	Harris	ETJ	364R	11.87	1.44	60	Bridgeland Development , LP	McKim & Creed, Inc.
11	Brookfield Groundwater Plant	2024-0204	C2	Harris	City	528R	0.51	0.00	0	City of Houston	IDS Engineering Group
12	Carpenters Logistics Center	2024-0342	C3F	Harris	ETJ	498K	64.99	61.92	0	Carpenters Logistics Center I, LLC	BGE, Inc.
13	Castanie Freedmantown replat no 1	2024-0352	C3F	Harris	City	493P	0.11	0.00	2	Houston Freedmen's Town Conservancy, Inc.	The Interfield Group
14	Chateaux at Northwood	2024-0385	C3F	Harris	City	453T	0.97	0.02	19	Survey Solutions of Texas	Survey Solutions of Texas
15	Cienega Estates	2024-0320	C2	Harris	City	494F	0.24	0.00	3	ELEVATE DEVELOPEMENT MANAGEMENT	Dart Land Services LLC
16	Claiborne Estates	2024-0390	C3F	Harris	City	455B	0.32	0.01	6	Off The Ground Investments Group LLC	Apex Group
17	Cypress Trails at Bauer Landing Sec 2	2024-0387	C3F	Harris	ETJ	285P	44.05	6.94	201	LGI Homes - Texas, LLC	Pape-Dawson Engineers
18	Eagle Landing Townhomes West Sec 2	2024-0399	C3P	Harris	ETJ	372B	7.14	2.38	47	Odyssey Engineering Group	Miller Survey Group
19	Elmax	2024-0303	C2	Harris	ETJ	339N	29.90	29.90	0	Wattbridge	Gulf Interstate Engineering
20	Estates at Polk Street	2024-0290	C2	Harris	City	494X	0.51	0.00	8	J+Architecture	PLS CONSTRUCTION LAYOUT, INC
21	Folkstone Court	2024-0317	C3F	Harris	City	575U	0.68	0.00	3	None	Texas Land Maps
22	Greenville Estates	2024-0367	C3F	Harris	City	574U	2.50	0.28	38	Dunaway BEC	Windrose
23	Harris County Mud No 559 Detention Reserve G and H2	2024-0322	C2	Harris	ETJ	405M	28.86	28.86	0	Landmark Industries Development, LLC	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
24	Home Plaza at Knox Street (DEF1)	2024-0169	C3P	Harris	City	412Y	1.00	0.10	13	CONPLUS	RSG Engineering
25	Jasmine Heights South GP	2024-0312	GP	Harris	ETJ	446A	191.53	0.00	0	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
26	Kelly Lane Plaza	2024-0319	C2	Harris	ETJ	371K	1.00	0.00	1	RR	South Texas Surveying Associates, Inc.
27	Lawndale Commercial (DEF1)	2024-0118	C2	Harris	City	535A	0.27	0.27	0	HZ Coffee Group	Weihe Engineers
28	Legacy Park on Nanes Road GP	2024-0382	GP	Harris	ETJ	332N	73.90	0.00	0	D.R. Horton	Meta Planning + Design LLC
29	Long Point Acres partial replat no 8	2024-0219	C3F	Harris	City	450T	2.16	2.16	0	Cameron Builder	South Texas Surveying Associates, Inc.
30	Lozier Villas First Venture	2024-0347	C3F	Harris	City	533L	0.15	0.00	3	Paschal Homes LLC	Karen Rose Engineering and Surveying
31	Madison Estate (DEF1)	2024-0202	C3F	Harris	City	451D	0.98	0.47	13	United Paul Quinn, LLC	HRS and Associates, LLC
32	Mission West Plaza	2024-0381	C2	Fort Bend	ETJ	527J	2.58	2.58	0	M LANZA	Century Engineering, Inc
33	Newhaven Place partial replat no 4	2024-0209	C3F	Harris	City	455G	0.17	0.00	2	SC	South Texas Surveying Associates, Inc.
34	North Bryan Park replat no 1	2024-0324	C3F	Harris	City	494P	0.55	0.01	15	Eastwood Opportunity Zone LLC	City Choice Group, LLC
35	Oates Road Industrial	2024-0334	C2	Harris	City	495H	2.34	2.34	0	SADASHIV CAPITAL CORP., LLC	Bowman Consulting Group
36	Quality Ocean Cypress	2024-0340	C3F	Harris	ETJ	368K	13.99	13.99	0	Quality Ocean, LLC	HRS and Associates, LLC
37	Rosewood Estates 2 partial replat no 6	2024-0354	C3F	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services
38	Saddle Creek Village	2024-0363	C2	Harris	ETJ	331R	6.48	6.48	0	Stewardship Partners	Windrose
39	Shaw Road Office Condos	2024-0328	C2	Harris	ETJ	328E	4.99	4.88	0	EC Corporate Shaw Road LLC	Hovis Surveying Company Inc.
40	Sila Drive Sec 2	2024-0339	C3P	Harris	ETJ	258Y	3.98	0.89	0	Friendswood Development Company	BGE, Inc. - Land Planning
41	Sila Drive Sec 3	2024-0343	C3P	Harris	ETJ	298C	7.20	3.02	0	Friendswood Development Company	BGE, Inc. - Land Planning
42	Sila Sec 8	2024-0330	C3P	Harris	ETJ	258Y	14.19	0.75	78	Friendswood Development Company	BGE, Inc. - Land Planning
43	Sila Sec 10	2024-0338	C3P	Harris	ETJ	258Y	11.41	1.15	50	Friendswood Development Company	BGE, Inc. - Land Planning
44	Sila Sec 11	2024-0344	C3P	Harris	ETJ	298C	20.80	2.70	100	Friendswood Development Company	BGE, Inc. - Land Planning
45	Star Plus Center	2024-0374	C3F	Harris	City	534B	3.35	3.32	0	Gulf River Property LLC,	E.I.C. Surveying Company
46	Sunterra Southwest Commercial Development	2024-0327	C2	Waller	ETJ	443D	1.50	1.50	0	ALJ Lindsey	Windrose
47	West Donovan Court	2024-0350	C3F	Harris	City	452C	4.95	0.52	58	Titan Homes	The Interfield Group
48	Westhaven Manor Sec 2	2024-0386	C3F	Harris	ETJ	242S	34.79	13.87	98	LGI Homes - Texas, LLC	Pape-Dawson Engineers
49	Westhaven Manor Sec 3 (DEF2)	2024-0173	C3P	Harris	ETJ	242T	20.98	3.85	103	LGI Homes	Pape-Dawson Engineers

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
50	Willow Business Park	2024-0372	C2	Harris	ETJ	327D	66.23	66.23	0	WILLOW INVESTMENT PARTNERS, LP	Windrose

B-Replats

51	AA Shipping Inc replat no 1 and extension	2024-0371	C2R	Harris	City	570R	4.50	4.50	0	Heights Engineering, LLC	Century Engineering, Inc
52	Allum Place (DEF2)	2024-0087	C2R	Harris	City	571G	0.75	0.46	1	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
53	Bringhurst Country Court	2024-0315	C2R	Harris	City	494B	0.09	0.00	2	DH Designs LLC	South Texas Surveying Associates, Inc.
54	Ceballos Homes	2024-0129	C2R	Harris	City	453A	0.30	0.00	4	INDIVIDUAL	Bowden Land Services & Consulting
55	Cedar Post Square	2024-0355	C2R	Harris	City	450X	0.34	0.00	10	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
56	Colonial Gardens Reserve	2024-0331	C2R	Harris	City	453M	0.50	0.50	0	SHAMULIK FINANCE, LLC	Dart Land Services LLC
57	Coronado Sport Complex	2024-0335	C2R	Harris	City	412X	2.00	2.00	0	No Company	HRS and Associates, LLC
58	Crofton Heights	2024-0379	C2R	Harris	City	455E	0.27	0.01	6	Crofton Complex, LLC	Patrick Planning Services, LLC
59	Cypress Gardens partial replat no 2 (DEF1)	2024-0216	C2R	Harris	ETJ	334P	4.75	0.00	1	N/A	E.I.C. Surveying Company
60	Dashford Heights	2024-0389	C2R	Harris	City	488R	0.55	0.04	9	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
61	De Soto Lofts	2024-0345	C2R	Harris	City	452B	0.32	0.00	0	The Metrik	CENTER POINT SURVEY
62	Farrington Place Estates (DEF2)	2024-0179	C2R	Harris	City	414Y	0.46	0.00	4	Oc Plans & Permits	Oc Plans & Permits
63	Harrisburg Center	2024-0218	C2R	Harris	City	535F	0.64	0.64	0	LC LAU PROPERTIES, LLC	Carranza Outsource Drafting
64	Haven Gardens	2024-0378	C2R	Harris	City	575N	2.12	2.08	0	Muniz Concrete	Pioneer Engineering, LLC
65	Holman Annex	2024-0346	C2R	Harris	City	493Z	0.20	0.00	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
66	Iglesia Evangelica Breen Road (DEF1)	2024-0259	C2R	Harris	ETJ	411G	2.33	2.33	0	M LANZA	Century Engineering, Inc
67	Jackson Estates	2024-0358	C2R	Harris	City	454P	0.15	0.00	2	New Era Development	New Era Development & Land Services
68	Kinsman Grove (DEF1)	2024-0262	C3R	Harris	City	412W	2.07	0.17	32	Giddin Project	Chesterfield Development Services
69	Macland and Cattle Reserve	2024-0310	C2R	Harris	ETJ	412J	1.25	1.25	0	Cadillac Express Car Wash	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
70	Masonbell Plaza partial replat no 1	2024-0311	C2R	Fort Bend	ETJ	526J	1.18	1.18	0	Masonbell, LLC	Pedraza Surveying, LLC
71	McKinney Development replat no 1	2024-0364	C2R	Harris	City	493R	0.23	0.23	0	GOLD KING REALTY	Windrose
72	Meadowshire Valley (DEF2)	2024-0151	C2R	Harris	City	413S	0.36	0.12	3	INDIVIDUAL	Bowden Land Services & Consulting

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
73	Merchants Way Reserve	2024-0294	C2R	Harris	ETJ	445Z	1.72	1.72	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
74	Miren Properties	2024-0257	C2R	Harris	ETJ	371Q	3.18	3.18	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
75	Oryx Development	2024-0237	C2R	Harris	City	453N	0.19	0.01	4	ORYX DEVELOPMENT GROUP LLC	Volta Electric & Construction Inc.
76	Osorto Estates	2024-0373	C2R	Harris	ETJ	371Q	2.38	0.00	1	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
77	Pagewood Houston Mosielee Investors (DEF1)	2024-0293	C2R	Harris	ETJ	411G	31.91	31.91	0	WGA CONSULTING ENGINEERS	Windrose
78	Palacio Townhomes (DEF2)	2023-2794	C2R	Harris	City	494A	0.11	0.00	3	E.M.I. Investments & Construction	Chesterfield Development Services
79	Paloma Water Plant Site (DEF2)	2024-0072	C2R	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
80	Plaza Estates at Cheswood (DEF1)	2024-0287	C2R	Harris	City	534U	2.41	2.41	0	New Era Development	New Era Development & Land Services
81	Plaza Estates at Mary	2024-0356	C2R	Harris	City	494A	0.14	0.00	2	New Era Development	New Era Development & Land Services
82	Plaza Estates at Maybell	2024-0380	C2R	Harris	City	452C	0.63	0.01	13	New Era Development	New Era Development & Land Services
83	Plaza Estates at Wayne	2024-0353	C2R	Harris	City	494B	0.32	0.00	4	New Era Development	New Era Development & Land Services
84	Pollard Grove	2024-0341	C2R	Harris	City	494F	0.13	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.
85	Record Terrace	2024-0337	C2R	Harris	City	455B	0.18	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
86	Red Bluff Distribution Center	2024-0285	C2R	Harris	City	577N	10.51	10.51	0	Provident Realty Advisors	Weisser Engineering Company
87	Ryon Addition partial replat no 4	2024-0247	C2R	Harris	City	493D	0.16	0.00	2	Jesus J. Viteal and Veronica Vitela	Carranza Outsource Drafting
88	Sher Properties Business Park	2024-0336	C2R	Harris	City	569D	0.94	0.94	0	Sher Properties, LLC	HRS and Associates, LLC
89	Springbridge Residential	2024-0168	C3R	Harris	ETJ	332M	4.99	1.58	25	Springbridge LLC	Hussam Ghuneim
90	Trinity Gardens Crossing (DEF1)	2024-0245	C2R	Harris	City	454L	0.36	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
91	Trinity Gardens Place	2024-0251	C2R	Harris	City	454G	0.28	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
92	West Clay Homes	2024-0131	C2R	Harris	City	493N	0.46	0.00	7	AIM STAR INVESTMENTS LLC	RSG Engineering
93	Winfield Park	2024-0348	C3R	Harris	City	415J	9.60	0.96	109	Stoneworks, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

94	Augusta Creek Sec 3 partial replat no 1	2024-0010	C3N	Harris	ETJ	250W	0.37	0.00	1	RS	South Texas Surveying Associates, Inc.
95	Glenhaven Center	2024-0128	C3N	Harris	City	491W	1.00	1.00	0	Interplan Architects. Inc	Century Engineering, Inc
96	Heron Lakes Estates Wastewater Treatment Plant	2024-0159	C3N	Harris	ETJ	370S	0.94	0.94	0	Texas Professional Surveying	Texas Professional Surveying, LLC
97	Hidden Villas	2023-2907	C3N	Harris	City	534Q	0.23	0.00	3	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
98	Martinez Estates at Weldon (DEF1)	2024-0002	C3N	Harris	ETJ	373C	1.02	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
99	Sandalwood Sec 1 partial replat no 1	2023-2931	C3N	Harris	City	490P	0.97	0.00	2	D HAAS	South Texas Surveying Associates, Inc.
100	Shamrock Manor partial replat no 5	2024-0196	C3N	Harris	City	573Q	0.20	0.00	2	New Era Development	New Era Development & Land Services
101	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	2024-0126	C3N	Montgomery	ETJ	216S	2.10	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC

D-Variances

102	Briley Estates	2024-0107	C2R	Harris	City	493V	0.13	0.00	3	Sims Properties	RP & Associates
103	Cali Trucks Xpress (DEF1)	2024-0041	C2R	Harris	City	455Y	1.50	1.50	0	Derrick Vaughn	Owens Management Systems, LLC
104	Cypress Church Estate	2024-0369	C2	Harris	ETJ	326U	1.91	0.00	1	Glenn Kimberling	Owens Management Systems, LLC
105	Dunham Pointe GP	2024-0332	GP	Harris	ETJ	366B	1327.40	0.00	0	Dunham Pointe Development LLC	BGE, Inc. - Land Planning
106	Glen Loch Patio Homes GP	2024-0388	GP	Harris	ETJ	330B	23.73	0.00	0	Suncoast Building & Construction Inc.	Windrose
107	Hollister Breen GP	2024-0398	GP	Harris	ETJ	410M	46.90	0.00	0	DR Horton	Meta Planning + Design LLC
108	Star Windows Business Center	2024-0359	C2R	Harris	ETJ	414M	1.21	1.21	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

109	Allison Park Sec 8	2023-0431	EOA	Harris	City	574P	25.36	10.45	98	LJA	LJA Engineering, Inc.-(Houston Office)
110	Bridgeland Waller ISD Reserve Sec 1	2023-0477	EOA	Harris	ETJ	365T	18.05	18.05	0	Waller Independence School District	BGE, Inc.
111	Diaz Plaza	2023-0609	EOA	Harris	ETJ	282F	1.00	0.94	0	Miram Diaz	Hovis Surveying Company Inc.
112	Hardy Heights partial replat no 1	2023-0490	EOA	Harris	City/ ETJ	413Q	2.13	2.08	0	Amin Rafique Properties, Inc.	Hovis Surveying Company Inc.
113	Home Run Eldridge	2023-0497	EOA	Harris	ETJ	448D	1.22	1.22	0	Quardro Architects	Texas Land Maps
114	Iglesia Faro De Luz	2023-0472	EOA	Harris	ETJ	446D	5.01	5.01	0	Iglesia Pentecostal de Jesucristo El Faro de Luz, Inc	South Texas Surveying Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
115	Kickapoo Business Park	2023-0520	EOA	Harris	ETJ	323D	33.32	33.32	0	3004 Aldine Bender Partners, LP	Hovis Surveying Company Inc.
116	Lone Wolf Sec 1	2023-0461	EOA	Harris	ETJ	339W	37.63	10.86	135	FdR Consulting, LLC	Windrose
117	Songwood Park	2023-0567	EOA	Harris	City	496E	4.10	0.67	79	I-10 and 610 Holdings LP	Hovis Surveying Company Inc.
118	Sunterra Apartments	2023-0459	EOA	Waller	ETJ	443H	10.44	10.44	0	The Vic At Sunterra, LLC	BGE, Inc.
119	Trinity Lutheran Church replat no 1 and extension	2023-0504	EOA	Harris	ETJ	331A	28.94	28.94	0	MBA ENERGY & INDUSTRIAL	MBA Energy & Industrial

H-Name Changes

120	Grand Meadows Office Condominiums at Grand Parkway (prev. Long Meadow Lofts)	2023-2900	NC	Fort Bend	ETJ	526S	6.35	6.35	0	APEX OFFICE VENTURES LLC.	Costello, Inc.

I-Certification of Compliance

121	30805 Gaff Road	24-1730	COC	Montgomery	ETJ	286D				Douglas Eibsen	Douglas Eibsen
122	20751 Old Sorters Rd	24-1731	COC	Montgomery	ETJ	295H				Ronnie Cooke, Jr	Ronnie Cooke, Jr

J-Administrative

None

K-Development Plats with Variance Requests

123	1701 Haver Street (DEF1)	23026634	DPV	Harris	City	492V				Global Deco USA Corp.	Diego Tano

Off-Street Parking Variance Requests

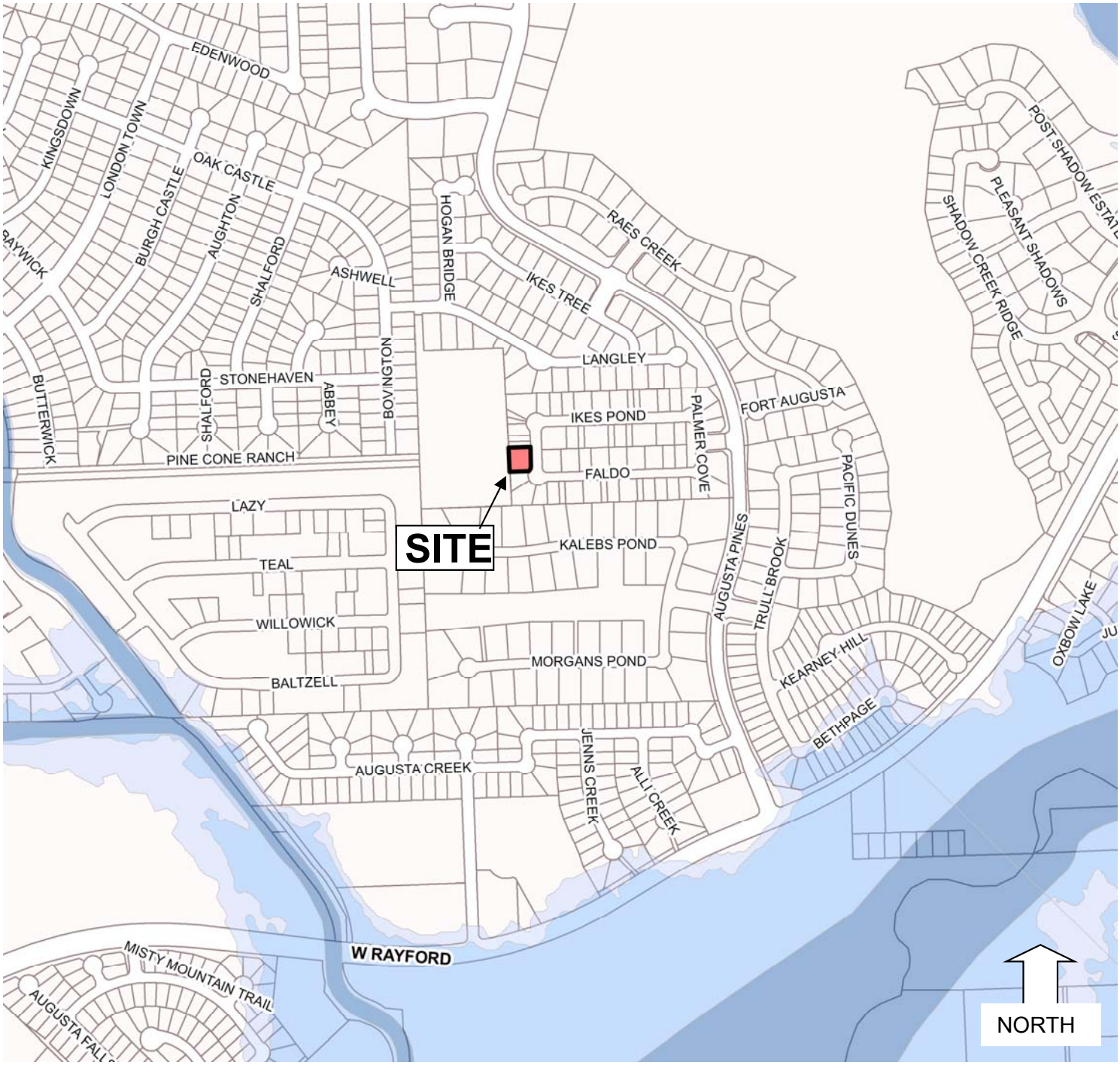
III	201 Eastwood Street	24010086	DPV	Harris	City	494T				Sun Collective Design Group	Lucky Fry

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Augusta Creek Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, Inc



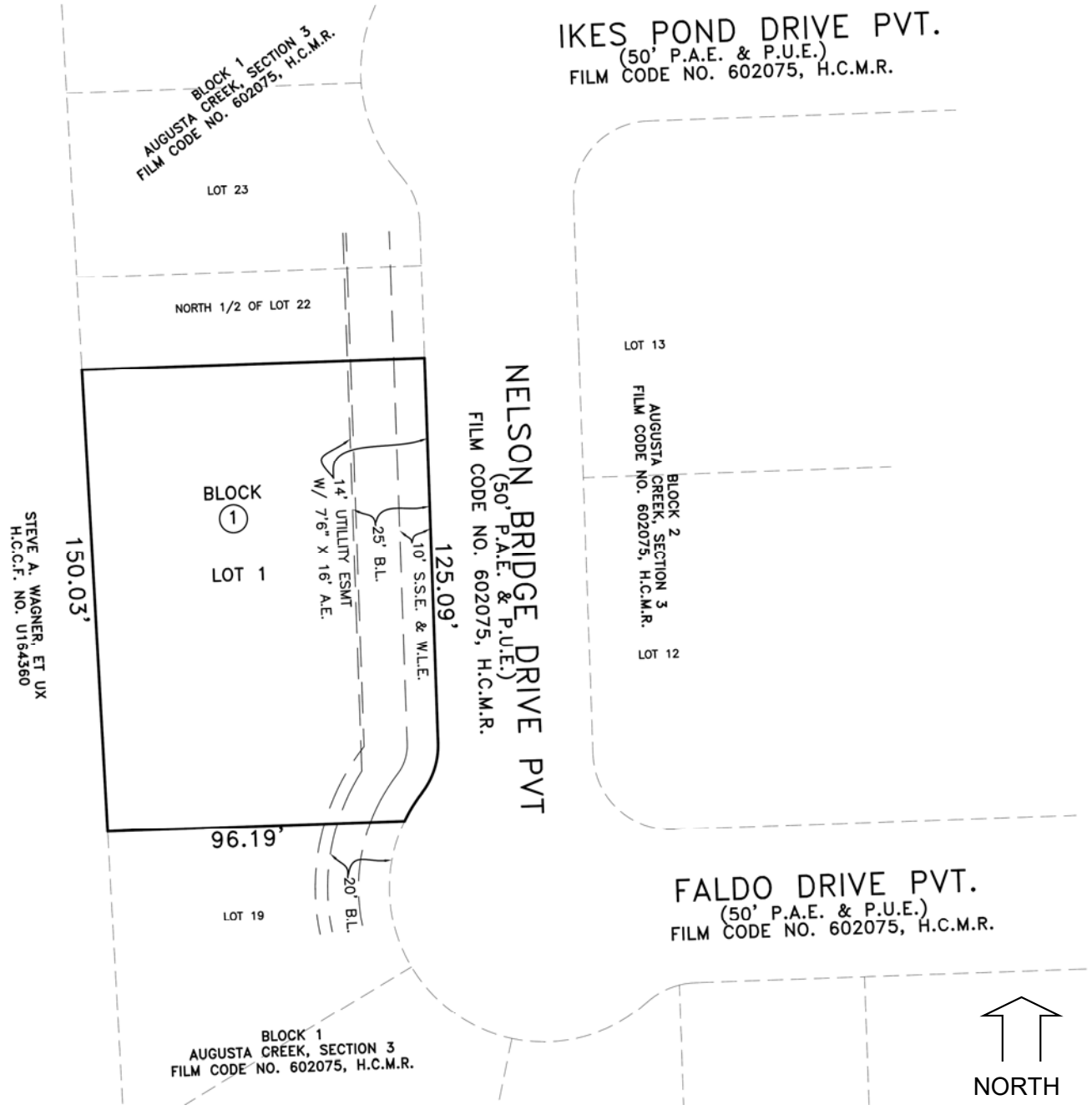
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Augusta Creek Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, Inc



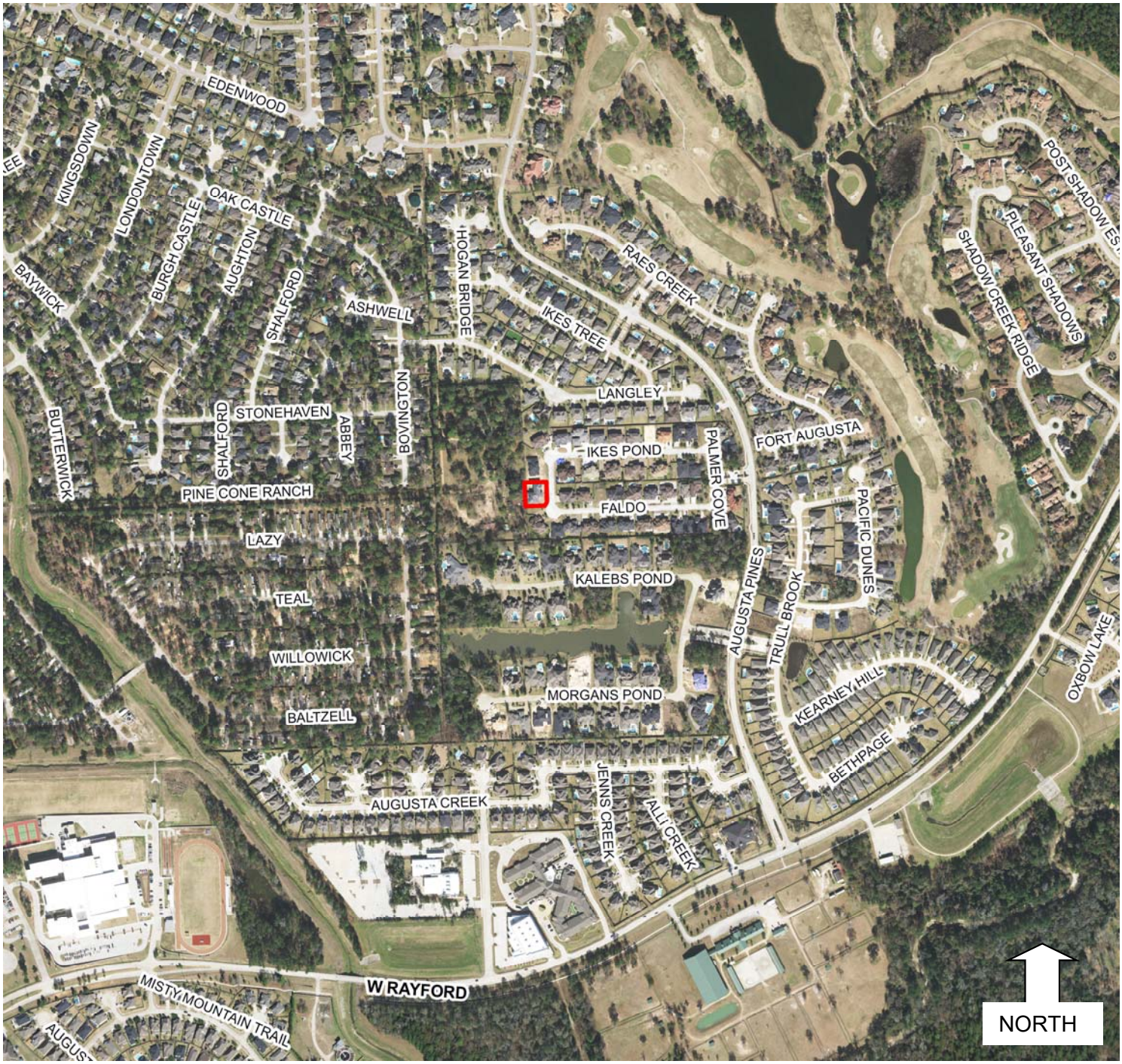
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Augusta Creek Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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

Public Hearing Notice

PH

February 16, 2024

Dear Property Owner:

Reference Number: 2024-0010, Augusta Creek Sec 3 partial replat no 1, a partial replat of **Augusta Creek Sec 3,** being Lot 20, 21 and the south ½ of Lot 22, Block 1 as recorded in Film Code no 602075 of the Harris County Map Records.

The property is located west along Nelson Bridge Drive, north of West Rayford Drive and east of Kuykendahl Road. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Jason Barringer,** with South Texas Surveying Inc., on behalf of the developer, can be contacted at **281-556-6918.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 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, March 7, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

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Planning Department Staff Authority and Obligation

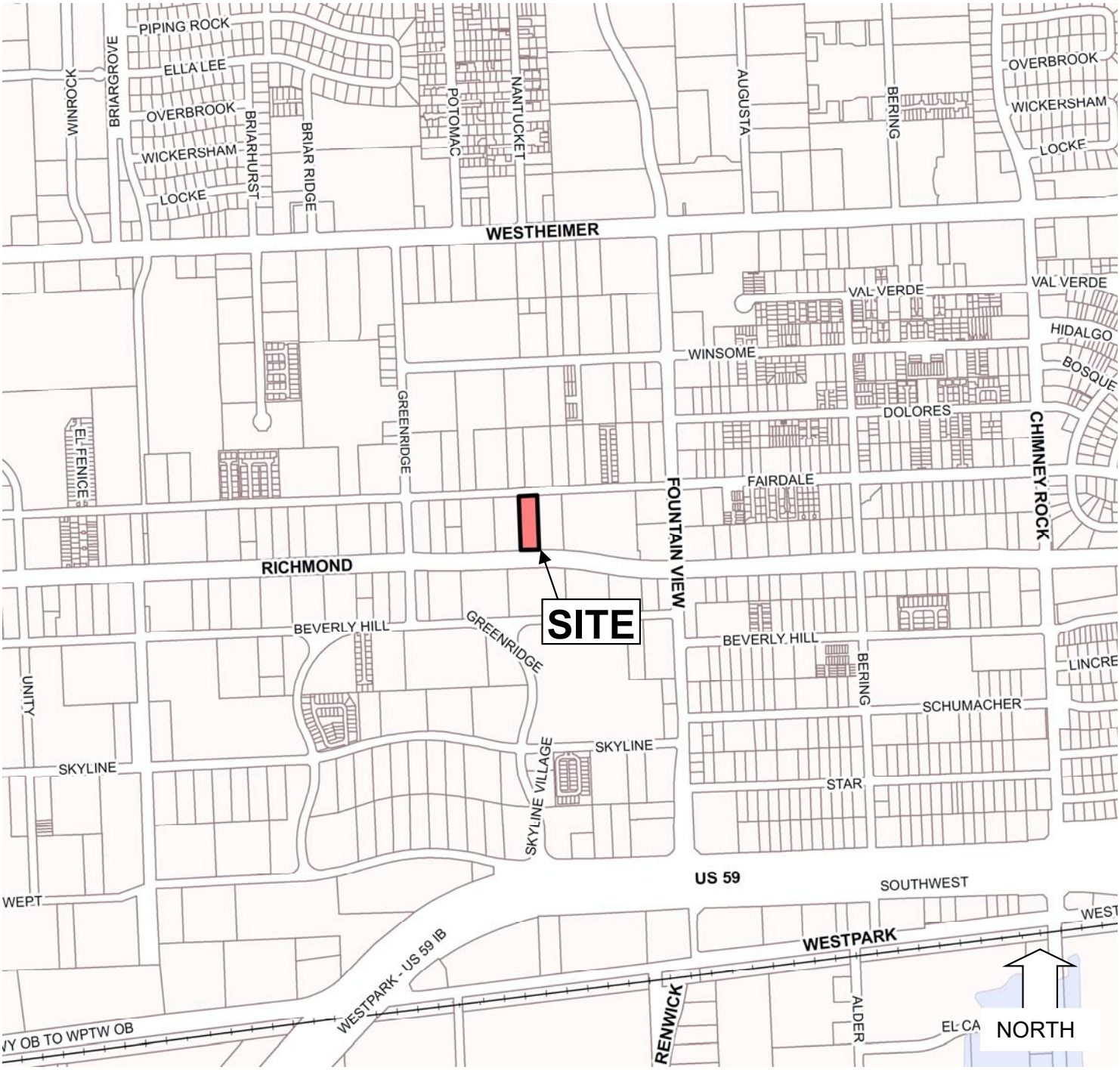
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Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Glenhaven Center

Applicant: Century Engineering, Inc



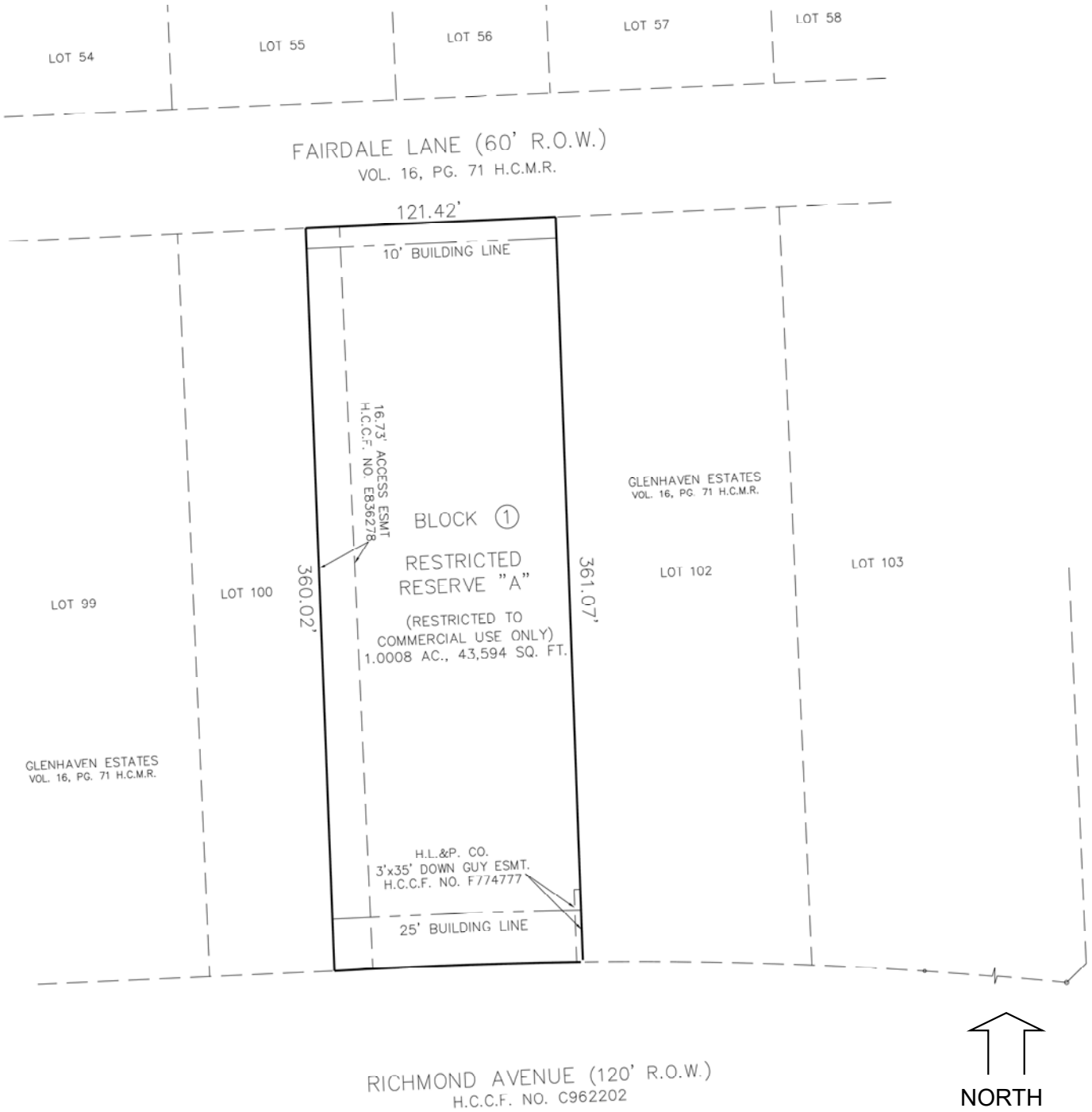
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

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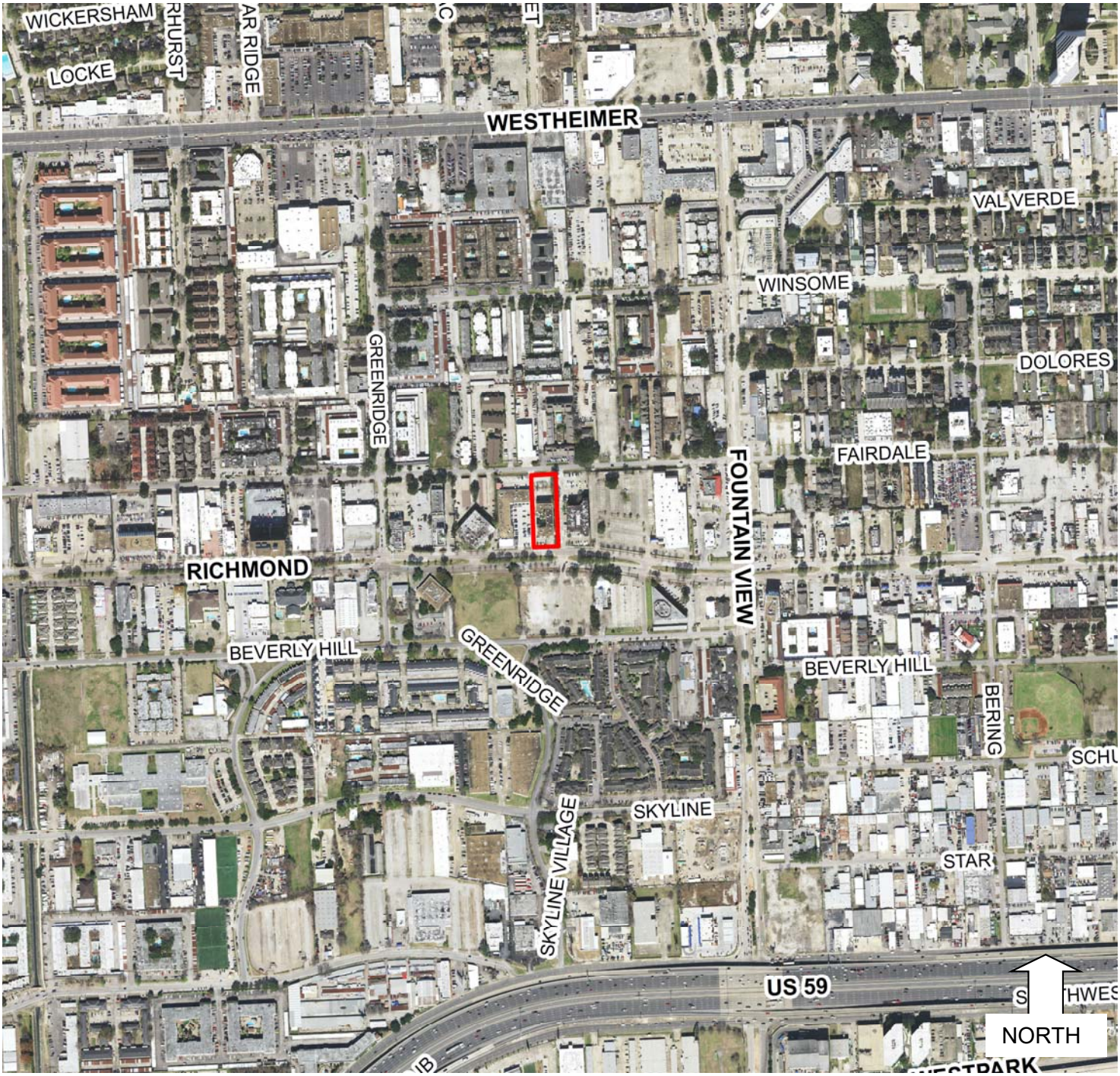
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/07/2024**

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

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

Public Hearing Notice

PH

February 16, 2024

Dear Property Owner:

Reference Number: 2024-0128, Glenhaven Center, a partial replat of **Glenhaven Estates,** being Lots 100 and 101, as recorded in Volume 16, Page 71 of the Harris County Map Records.

The property is located west of Fountain View Dr, and on the northern side of Richmond Avenue. The purpose of the replat is to create one (1) reserve restricted to Commercial Use. The applicant, **Daniel Massiatte,** with Century Engineering, Inc., on behalf of the developer, Interplan Architects, Inc., can be contacted at **713-780-8871.**

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, March 7, 2024, beginning at 2:30 p.m.
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City Council Chamber, Public Level, Houston, Texas

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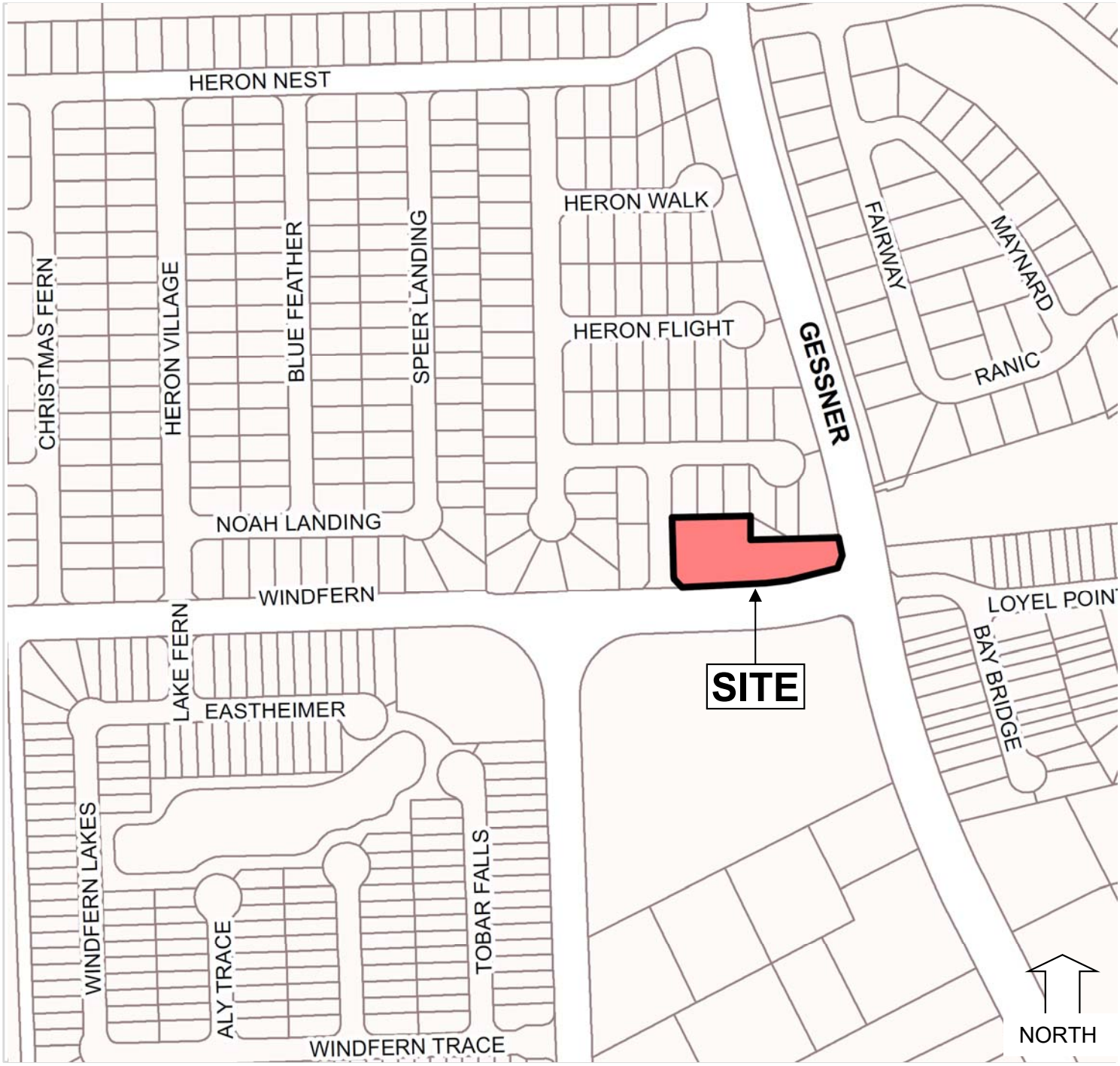
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/06/2024**

Subdivision Name: Heron Lakes Estates Water Treatment Plant

Applicant: Texas Professional Surveying, LLC



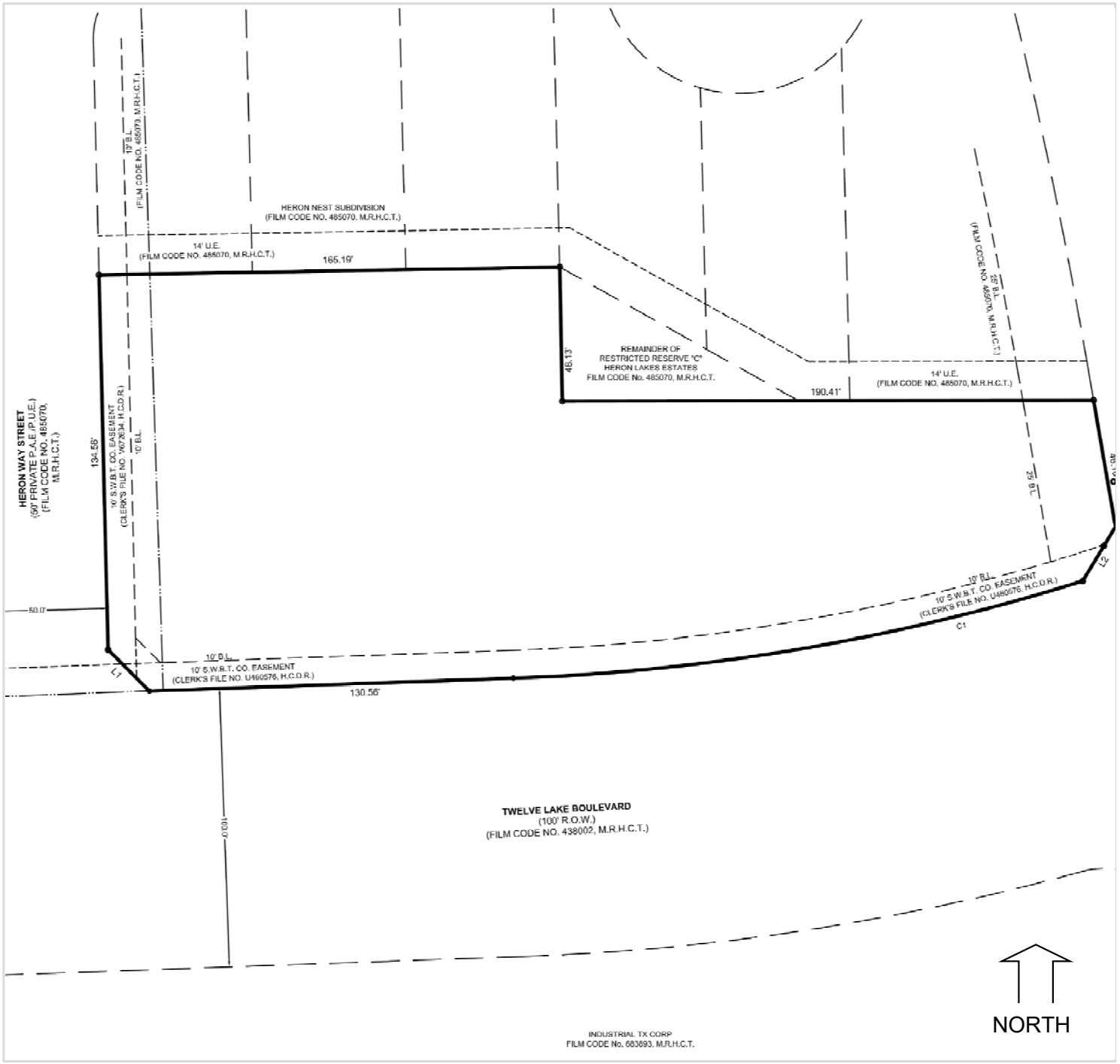
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/06/2024**

Subdivision Name: Heron Lakes Estates Water Treatment Plant

Applicant: Texas Professional Surveying, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/06/2024**

Subdivision Name: Heron Lakes Estates Water Treatment Plant

Applicant: Texas Professional Surveying, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0159
Plat Name: Heron Lakes Estates Wastewater Treatment Plant
Applicant: Texas Professional Surveying, LLC
Date Submitted: 01/29/2024

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

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

To allow a Reserve restricted to "Recreational Use Only" to be replatted into a Reserve Restricted to "Wastewater Treatment Facility".

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

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

This site is in the City of Houston ETJ, Harris County at the northeast corner of North Gessner Road and Twelve Lakes Boulevard. Heron Lakes Estates (FC No. 438002, HCMR) was recorded in 2001 and dedicated a Reserve Restricted to "Utility Use Only" for a proposed Sewage Treatment Plant. Herons Nest Subdivision (FC No. 485070, HCMR) was recorded in 2002 where it replatted a portion of the surrounding property into a Reserve Restricted to "Recreational Use Only", but no Recreational Facilities were ever built. Further the property was separated from the adjoining Residential Neighborhood with a brick wall. Additional Utility facilities were built in the following years (2003-2004) inside the Recreational Reserve and are still in use today for the surrounding community. Sound Public Policy would dictate that existing Public Utility Infrastructure to support the Businesses and Residences should remain in place and if needed be able to expand for the ever-growing needs of the booming population of Harris County. This is an existing condition that we are only trying to correct.

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

The Utility Facilities that were permitted and built inside a Reserve Restricted to Recreational Uses is a hardship that was not created by the applicant

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

The intent of this chapter is to promote the public health, safety, and welfare, and they will be preserved and maintained by the granting of this Variance

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

The intent of this chapter is to promote the public health, safety, and welfare, and they will be preserved and maintained by the granting of this Variance

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

The hardship is based on the configuration of the property and is not economically based at all.

CITY OF HOUSTON
Planning and Development

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

Public Hearing Notice

PHV

February 16, 2024

Dear Property Owner:

Reference Number: 2024-0159; Heron Lakes Estates Wastewater Treatment Plant, is a partial replat of **Heron Lakes Estates & Heron Nest Subdivision,** of Reserve J of Block 7 & a portion of Reserve C of Block 2, as recorded in Filmcode 438002 and 485070 of the Harris County Map Records.

The property is located at the northwest intersection of N. Gessner Drive and Twelve Lakes Blvd. The purpose of the replat is to create one reserve restricted to Wastewater Treatment. The applicant**, Colten Dorow,** with Texas Professional Surveying, LLC, on behalf of the developer, can be contacted at **936-756-7447.**

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.

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Thursday, March 7th, 2024, beginning at 2:30 p.m.
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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

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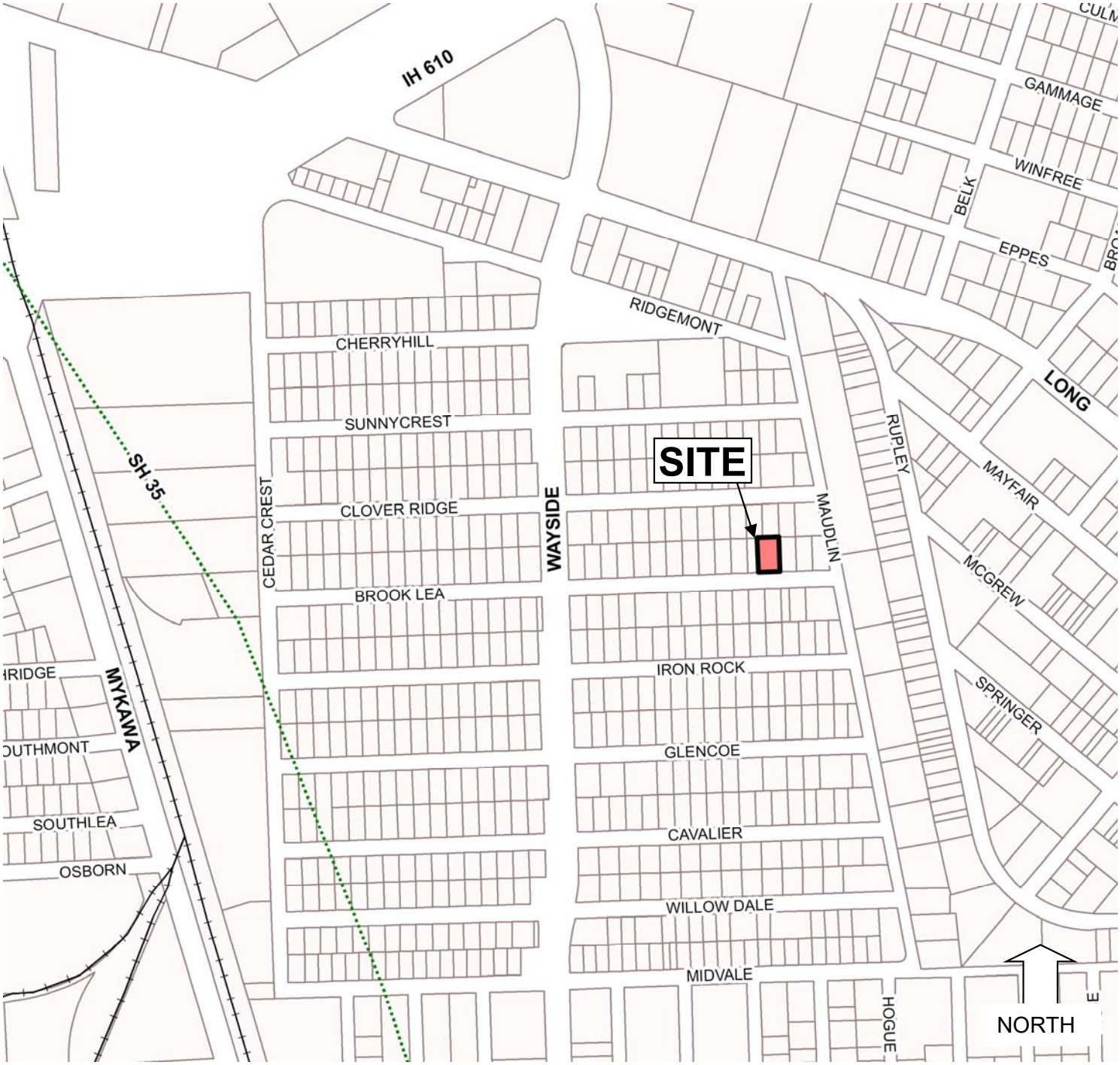
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Hidden Villas

Applicant: Advance Surveying, Inc.



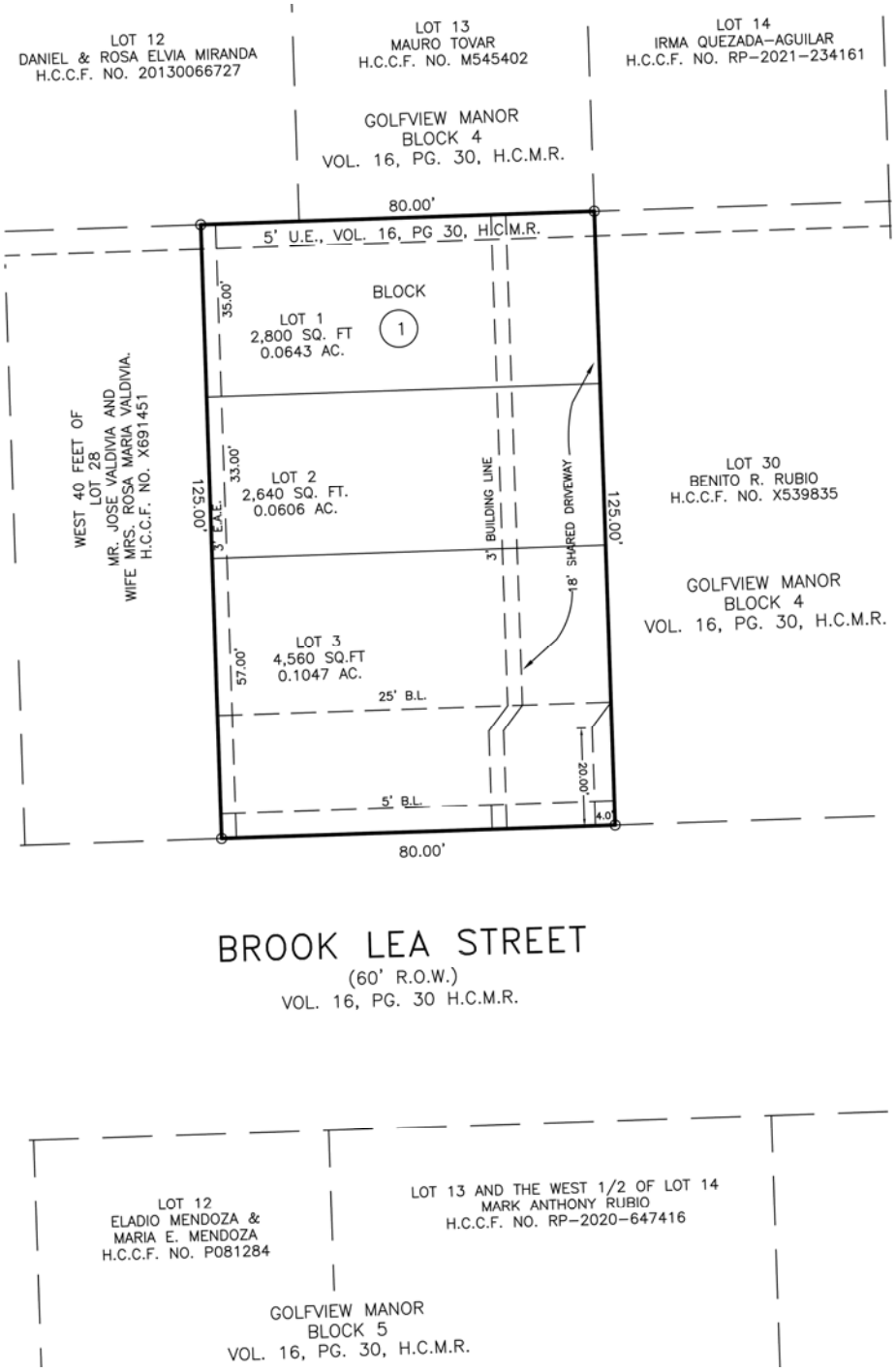
C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

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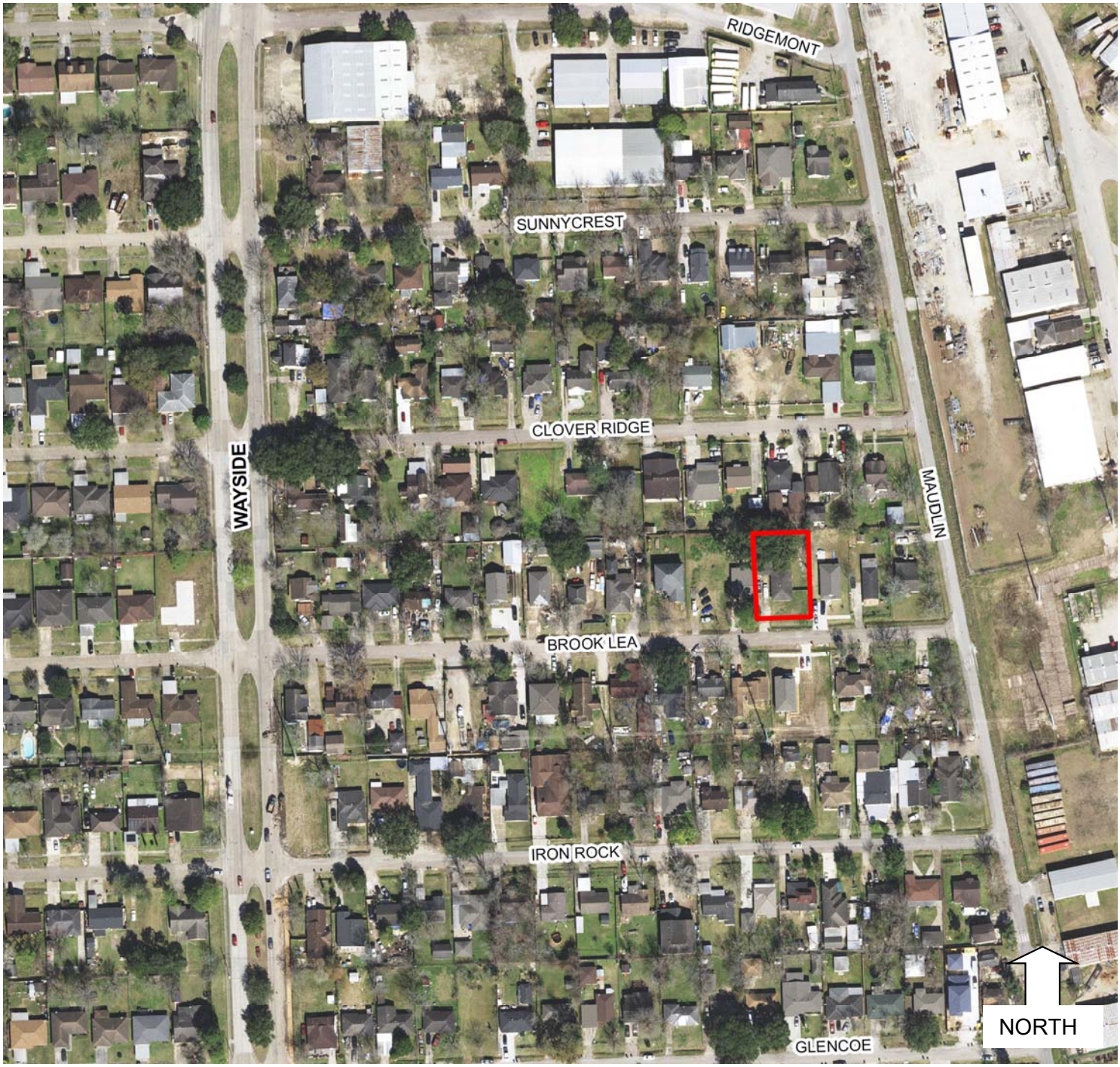
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Houston Planning Commission ITEM: 97

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Margaret Wallace Brown
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Houston, Texas 77251-1562

T. 832.393.6600
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Public Hearing Notice

PH

February 16, 2023

Dear Property Owner:

Reference Number: 2023-2907, Hidden Villas, a partial replat of a portion of **Golfview Manor,** being Lot 29 and a portion of Lot 28 , Block 4 as recorded in Volume 16, Page 30 of the Harris County Map Records.

The property is located north along Brook Lea Street, east of South Wayside Drive and south of Long Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Lisett Campos,** with Advance Surveying, INC, on behalf of the developer, US Sovereignty, LLC, can be contacted at **281-530-2939.**

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

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Martinez Estates at Weldon (DEF1)

Applicant: CAS Consultants, LLC



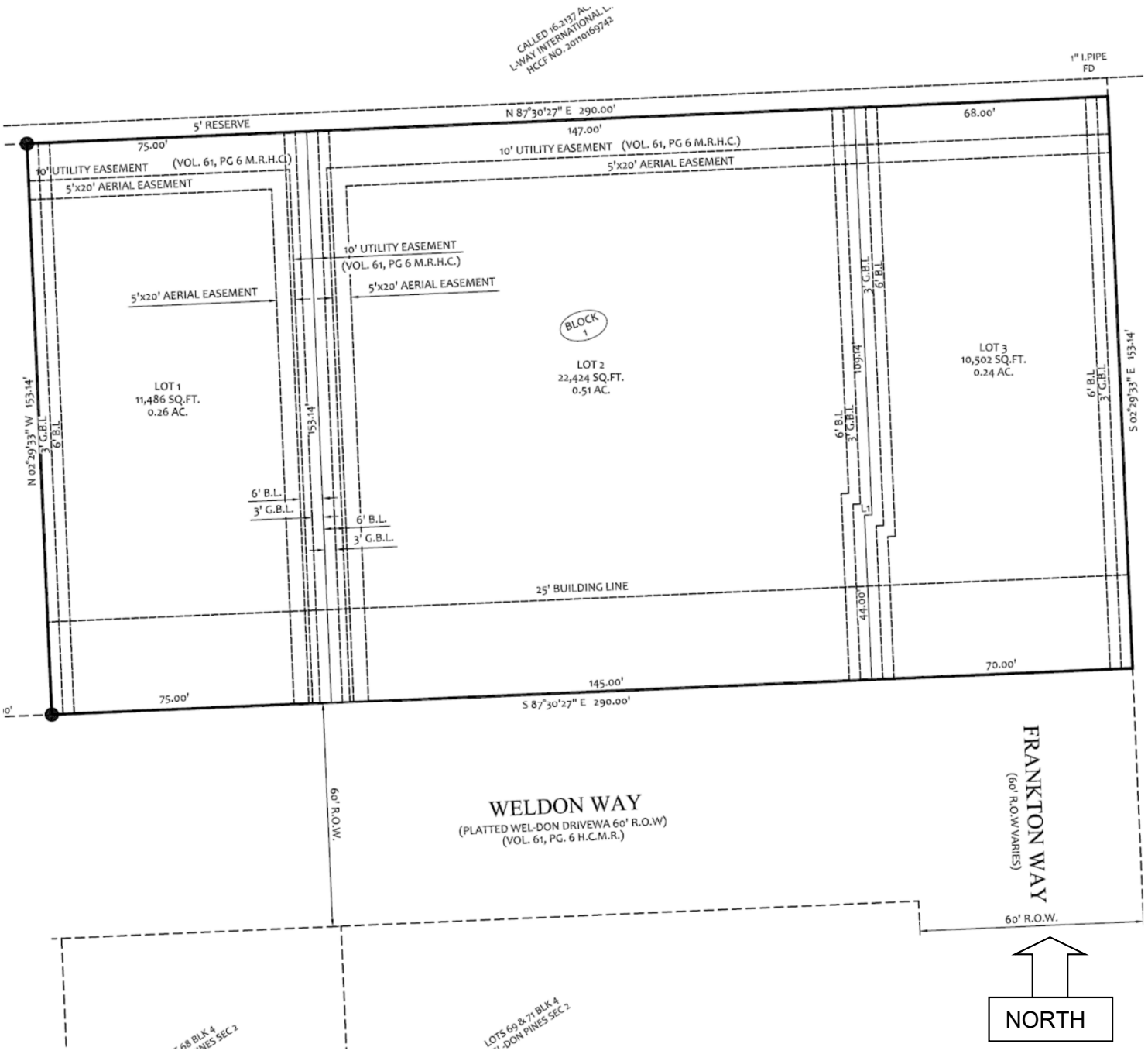
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Martinez Estates at Weldon (DEF1)

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Martinez Estates at Weldon (DEF1)

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.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, Dorianne-Powe Phlegm, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 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.**

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Sandalwood Sec 1 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



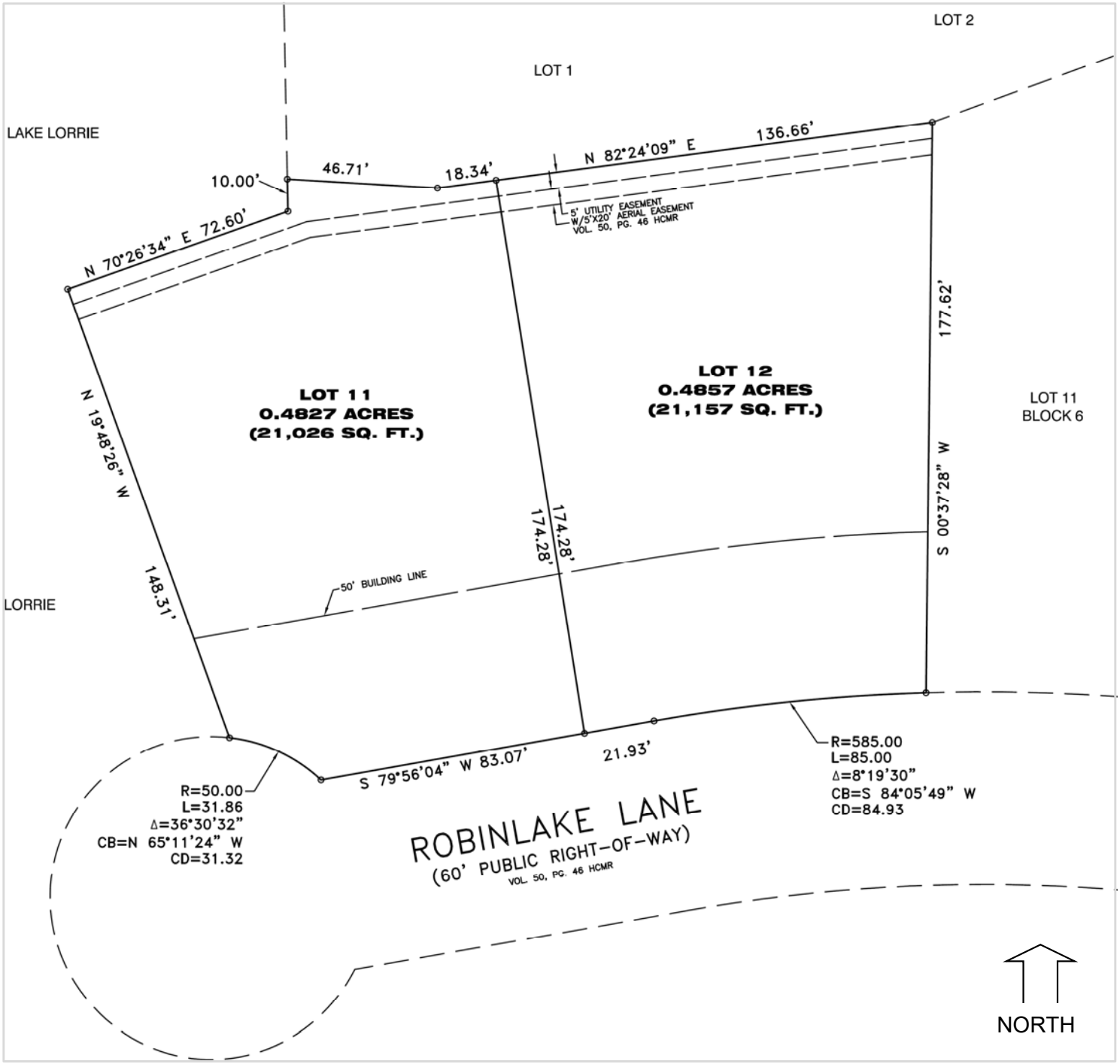
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Sandalwood Sec 1 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Sandalwood Sec 1 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

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

Public Hearing Notice

PH

February 16, 2024

Dear Property Owner:

Reference Number: 2023-2931, Sandalwood Sec 1 partial replat no 1, a partial replat of **Sandalwood Sec 1** being Lots 11 and 12, Block 6 as recorded in Volume 50, Page 46 of the Harris County Map Records.

The property is located north along Robinlake Lane, north of Briar Forest Drive and east of South Gessner Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Jason Barringer,** with South Texas Surveying Inc., on behalf of the developer, can be contacted at **281-556-6918.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 7, 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.**

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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
Controller: Chris Hollins

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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.

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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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- **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

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Shamrock Manor partial replat no 5

Applicant: New Era Development & Land Services



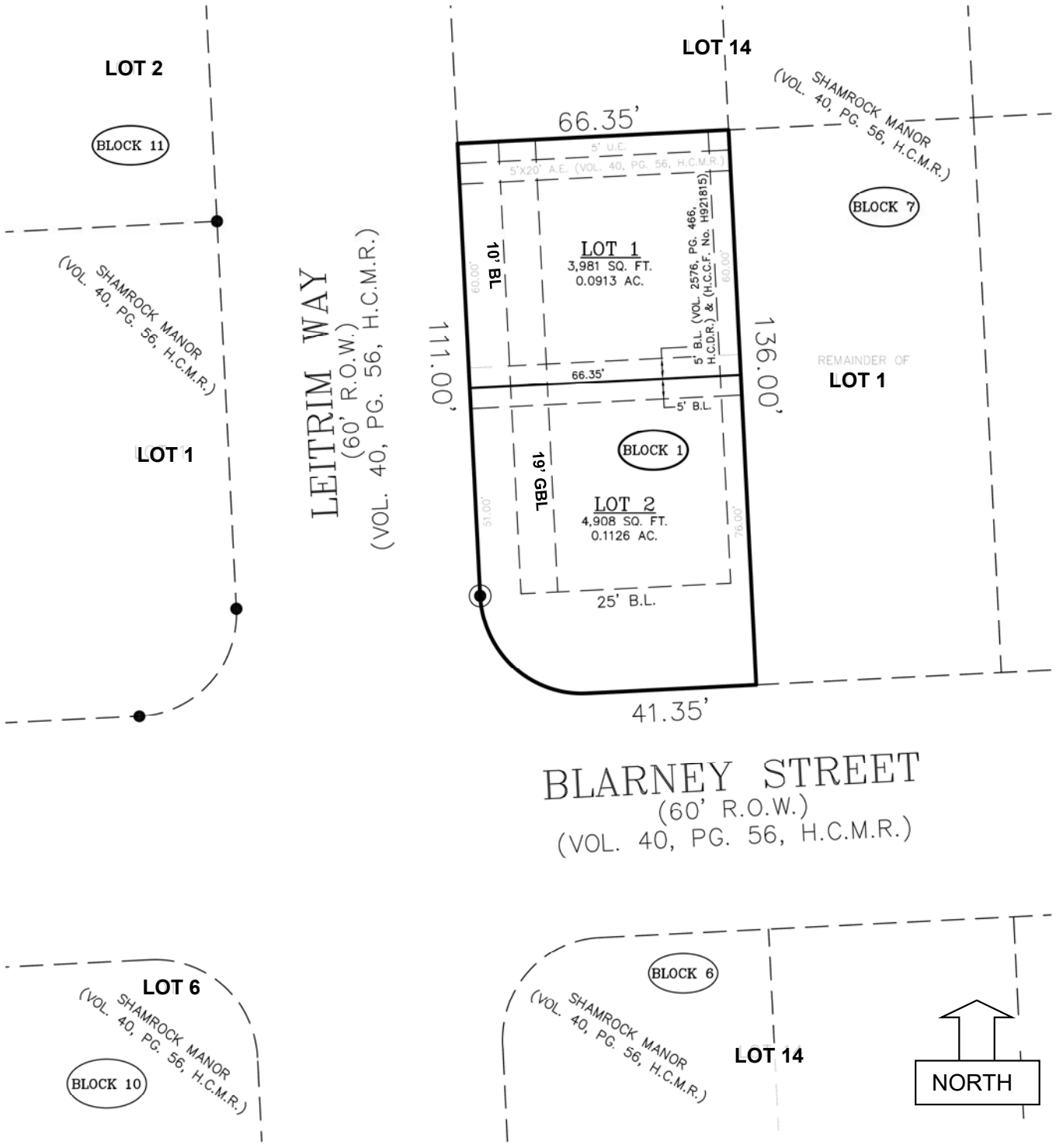
C – Public Hearings Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Shamrock Manor partial replat no 5

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Shamrock Manor partial replat no 5

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 16, 2023

Dear Property Owner:

Reference Number: 2024-0196, Shamrock Manor partial replat no 5, a partial replat of **Shamrock Manor,** being the west 66.35' of Lot 1, Block 7, as recorded in Volume 40, Page 56 of the Harris County Map Records.

The property is located at the northeast intersection of Leitrim Way and Blarney Drive. The purpose of the replat is to create two single-family residential lots. The applicant, **Nahom Tesfa,** with New Era Development., on behalf of the developer, can be contacted at **469-371-6780.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 7, 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
Controller: Chris Hollins

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

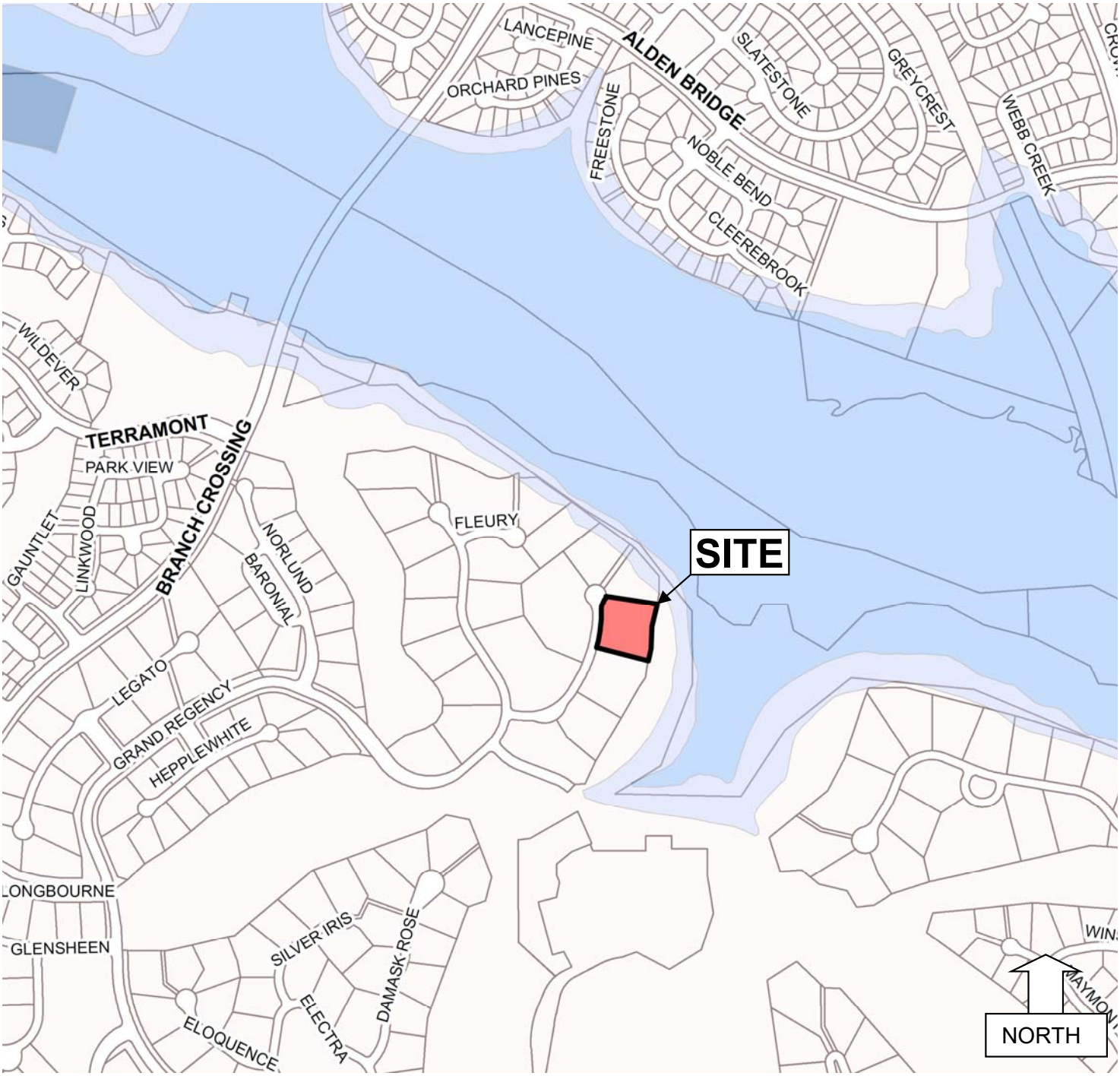
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Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1

Applicant: Texas Professional Surveying, LLC



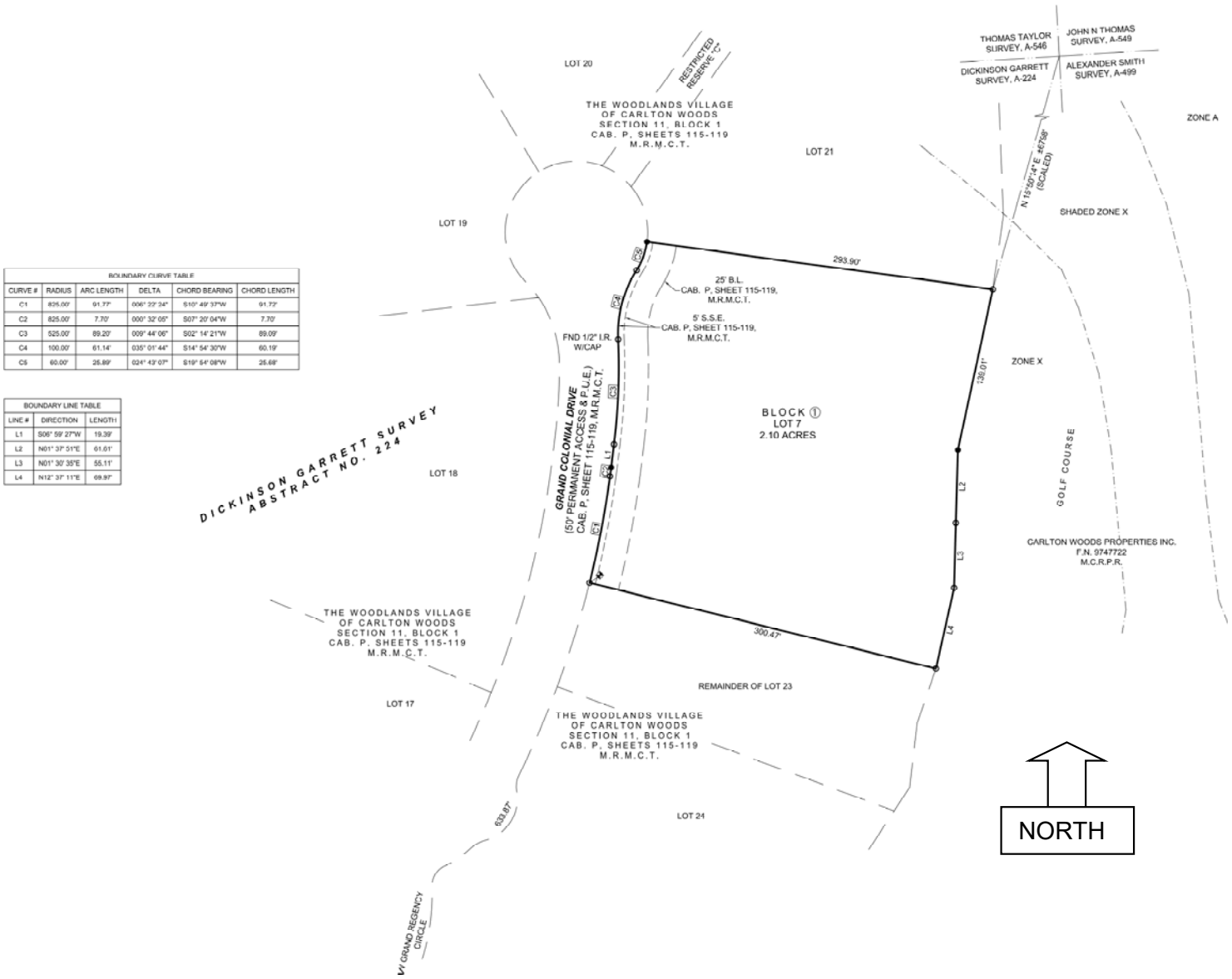
C – Public Hearings Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1

Applicant: Texas Professional Surveying, LLC



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	825.00'	91.77'	006° 22' 34"	S10° 49' 37"W	91.72'
C2	825.00'	7.70'	000° 32' 05"	S07° 20' 04"W	7.70'
C3	525.00'	89.20'	009° 44' 06"	S02° 14' 21"W	89.09'
C4	100.00'	61.14'	035° 01' 44"	S14° 54' 30"W	60.19'
C5	60.00'	25.89'	024° 43' 07"	S19° 54' 08"W	25.68'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S06° 59' 27"W	19.39'
L2	N01° 37' 51"E	61.01'
L3	N01° 30' 35"E	55.11'
L4	N12° 37' 11"E	69.97'

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1

Applicant: Texas Professional Surveying, 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 14, 2024

Dear Property Owner:

Reference Number: 2024-0126; of **Woodlands Village of Carlton Woods Sec 11 partial replat no 1,** a partial replat of a portion of Woodlands Village of Carlton Woods Sec 11**,** being Lot 22 and a portion of 23, Block 1 as recorded in sheets 115-119 of the Montgomery County Map Records.

The property is located east along Grand Colonial Drive and north of Woodlands Parkway. The purpose of the replat is to create one (1) single-family residential lots and one reserve along a shared driveway. The applicant, **Colten Dorow,** with Texas Professional Surveying, LLC, on behalf of the, can be contacted at **936-756-7447.**

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Briley Estates

Applicant: RP & Associates



D – Variances **Site Location**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Briley Estates

Applicant: RP & Associates



D – Variances Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/07/2024**

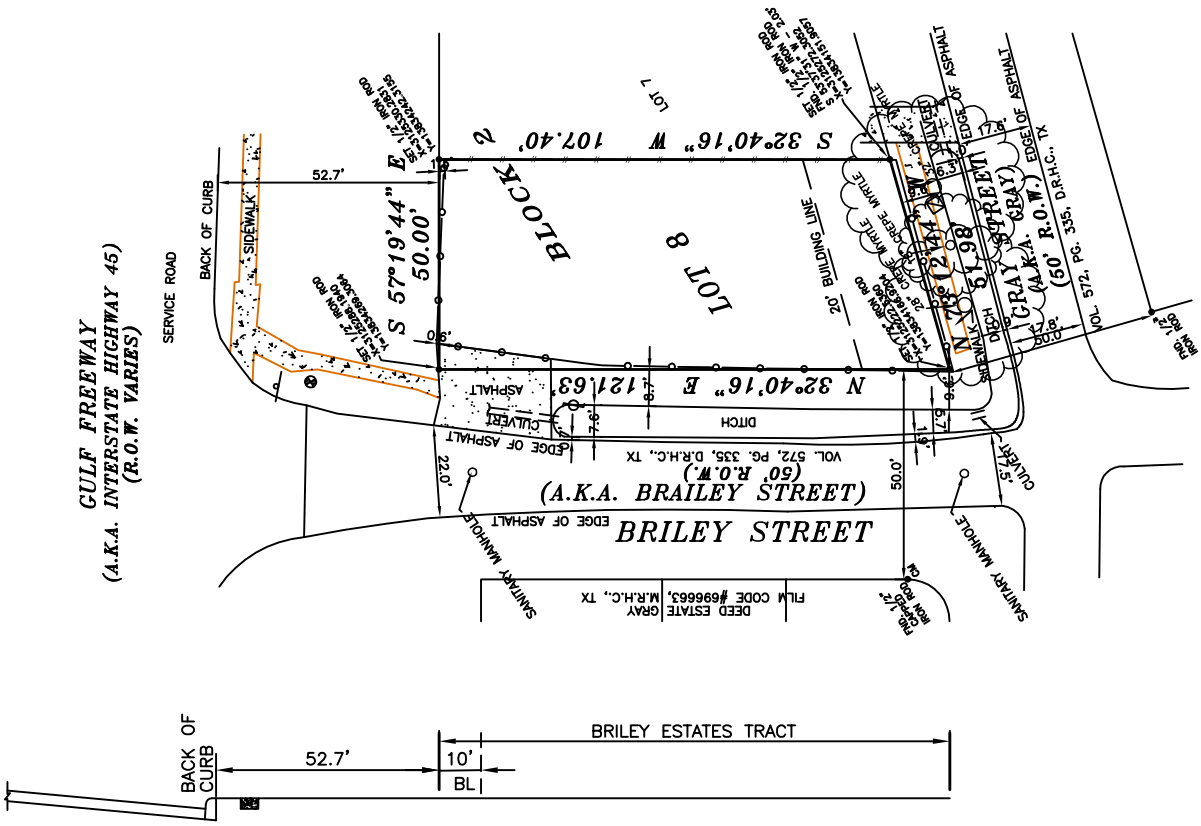
Subdivision Name: Briley Estates

Applicant: RP & Associates



D – Variances

Aerial



CROSS-SECTION

H H PROFESSIONAL LAND SERVICES
Firm No. 10052400

P. O. Box 1974
Mont Belvieu, TX 77580
(Office) 281 385-2087 (Fax) 281 385-5792

JOB NO. 224002

LOT:	BLOCK:	SECTION:	SUBDIVISION:	
8	2		PIERCE COURT	
RECORDATION:	**COUNTY:**	**STATE:**	**SURVEY:**	
VOL. 572, PG. 335, D.R.H.C.	HARRIS	TEXAS	HENRY THURWATCHER SURVEY ABSTRACT 75	
LENDER:	**TITLE CO.:**		**GF NO.:**	
	INTEGRITY TITLE		2442979A	

PURCHASER: SIMS OPPORTUNITY ZONE, SERIES LLC-SERIES H
ADDRESS: 3101 GRAY STREET, HOUSTON, TEXAS 77004

FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480296 0880M dated 01/06/2017.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE	
01/09/24-CW				
DRAFTED BY				
01/11/24-HH				
CHECKED BY				SUBMITTALS
01/11/24-MR				
KEY MAP NO.				
493V				

© Copyright 2024 H & H Professional Land Services, Inc.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0107
Plat Name: Briley Estates
Applicant: RP & Associates
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:
A variance is sought to allow a 10' BL in lieu of the required 25' BL. Chapter 42 Section: 42-150
Chapter 42 Section: 150

Chapter 42 Reference:
SECTION 42-150: MINIMUM BUILDING LINE REQUIREMENTS (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

The subject property is located in the city limits of the City of Houston. It is located near the intersection of Gray Street and Briley Streets along Gray Street. The property owner is proposing 3 (three) single-family residences. The applicant is requesting one variance, to allow a 10' BL in lieu of the required 25' BL along TxDot's surplus ROW along IH-45 south. The proposed single-family residences will complement the Third Ward Complete Community Plan to bring more housing options to this emerging super neighborhood. Strict application of the ordinance 25' BL along the northern plat boundary is an unusual physical characteristic that is affecting the property. As per the attached TxDOT ROW IH-45 Reconstruction Project, the adjacent land to the north, surplus ROW, as identified per the state will not be used for future IH-45 expansion. The wooded area will continue to act as a buffer between the residential area and the interstate. Per TxDOT's plan, a sound barrier is proposed there benefiting the existing neighborhood. The wooded buffer and proposed sound barrier will preserve the quality of life the spirit of Chapter 42 by preserving the 65' +/- from the proposed/existing paving section of IH-45 feeder road to the plat's property line. The 65' +/- distance will exceed the 25' BL requirement. As per the site plan, a total of 75' will be preserved between existing/proposed feeder road to the most northern single-family home in this replat.

(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 strip of land north of the plat boundary, owned by TxDOT, as surplus ROW is not a resul of a hardship created by the applicant. This neighborhood pre-dates the ordinance requirements. The surplus ROW was platted as single-family housing prior to the taking of the land. The applicant

wishes to rebuild given the circumstances and unusual physical and historical character's of Gray Street as it developed from a residential street to major inter-state feeder road.

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

The intent and general purposes of this chapter will be preserved and maintained. The area between IH-45 feeder road/Gray Street paving section to the northern most single-family home will be 75'+/-. Therefore, preserving wealth fare, health and safety of the property owners with a beautiful, wooded buffer and proposed sound barrier wall.

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

The grant of this variance will have no negative impact of future residents. Positively public safety, health and welfare will be preserved in exceeding the intent of Chapter 42.

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

Economic hardship is not the sole justification of the variance. The existing character and the unusual physical and historical characteristics of Gray Street as it developed from a residential street to an inter-state feeder road with surplus ROW is.

CITY OF HOUSTON
Planning & 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 16, 2024

NOTICE OF VARIANCE

PROJECT NAME: Briley Estates
REFERENCE NUMBER: 2024-0107

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of Gulf Freeway, east of Briley Street, and north of Gray 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.

RP & Associates, 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 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, March 7, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Ross Palacios with RP & Associates at 713-416-6894. You may also contact the Planning and Development Department regarding this notice via email at geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Cali Trucks Xpress (DEF 1)

Applicant: Owens Management Systems, LLC



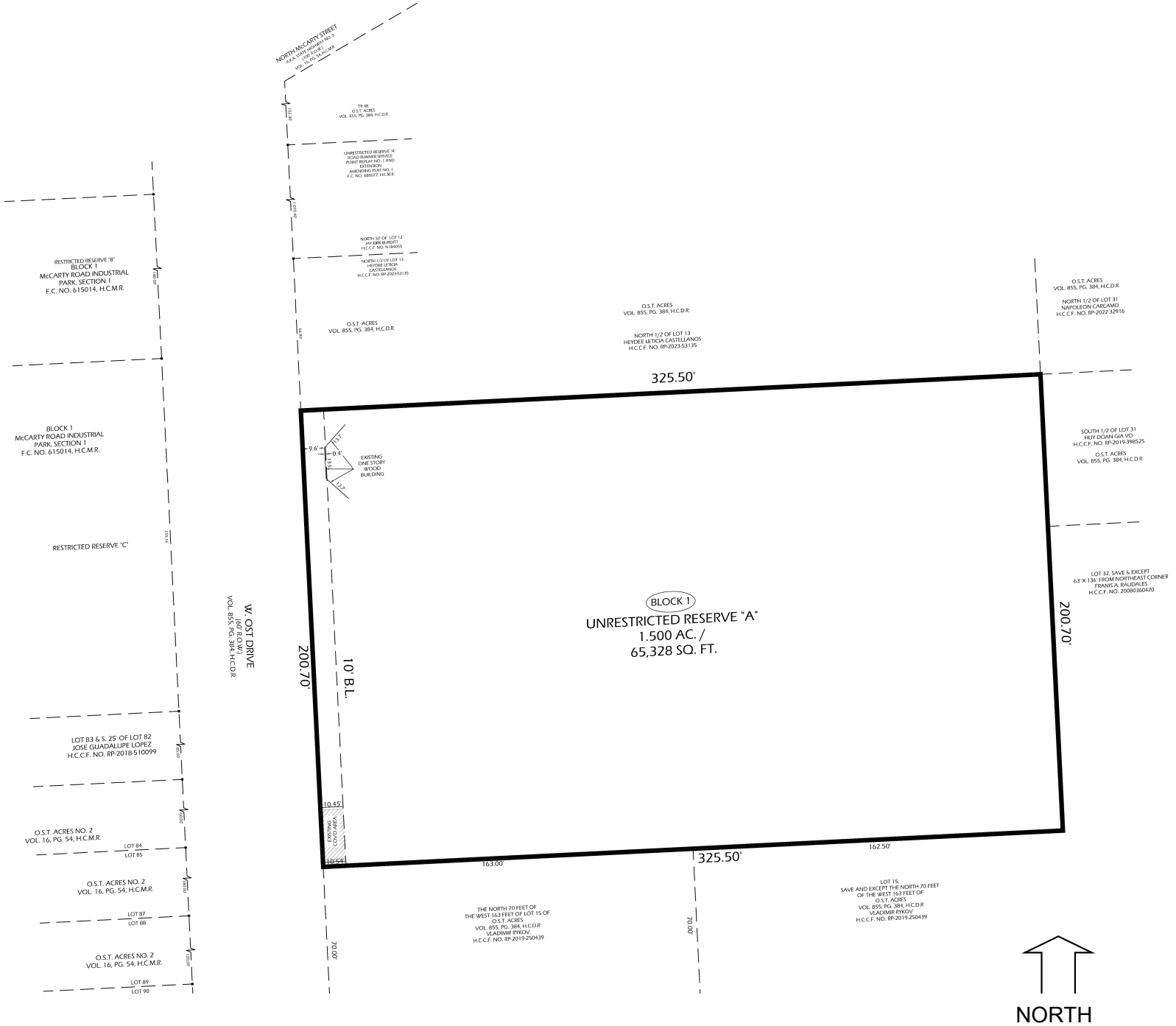
D – Variances **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Cali Trucks Xpress (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Cali Trucks Xpress (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances **Aerial**

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 3 reduced building lines along W. Ost Drive. A 9.6 feet building line for an existing office building, a 6 feet building line for a wood walkway and 0 foot building line for a covered area structure.

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, a wood walkway area surrounding the office building and a covered area structure on the south part of the site that encroached into the 10 feet building line required by the ordinance along W Ost. Dr. The existing office building encroaches approximately 4 inches into the 10 feet building line. The existing wood walk area encroaches approximately 4 feet into the 10 feet building line. The existing covered area structure encroaches approximately 9.6 feet into the 10 feet building line. The existing office building, wood walk area and covered area structure 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 walk area is not a habitable structure and it is use to elevate slightly the floor of the office building and walk around it. Only a small section of the wood walk area is encroaching into the building line. Approximately 25 feet. The covered area structure is not a habitable structure and it is use for parking and storage. 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 20 feet. The encroachments of the existing office building, wood walkway and covered area structure 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, to the wood walk area is approximately 27 feet and approximately 20 feet to the covered area structure. These dimensions represent two to three times the required set back from the ordinance measured from the edge of the pavement.

(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 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 walk area 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 walk area is approximately 27 feet. The covered area structure is not a habitable structure and its main use is for parking and repair parts storage. The distance from the edge of the pavement to the covered area structure is approximately 20 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. Currently, the existing office building, the wood walkway and covered area sit at 9.6 feet, 6 feet and 0.4 feet from the property line. 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 area the ordinance allows an encroachment into the building line up to 30 inches. In this case the wood walk area is encroaching an additional 18 inches. The distance of the wood walk area measured from the edge of pavement is approximately 27 feet. This distance maintains the intent and general purpose of this chapter for a non-habitable structure. The covered area structure is located approximately at 20.4 feet from the pavement edge. This distance represents two times the ordinance requirement for a building line setback, measured from the edge of the pavement, for a commercial property. This allows for an adequate pedestrian realm development. This maintains the intent and general purpose of this chapter by assuring an adequate setback and public area that can be developed in a safe way.

(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, wood walk area and covered area structure represent an adequate setback along a local street since it provides 2 to 3 times the required distance by the ordinance measured from the edge of the pavement. The office building has a setback of approximately 30.6 feet and a setback from the property line of 9.6 feet. The wood walk area has a setback of approximately 27 feet. The covered area structure has a setback of approximately 20 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 habitable and not habitable 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.
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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

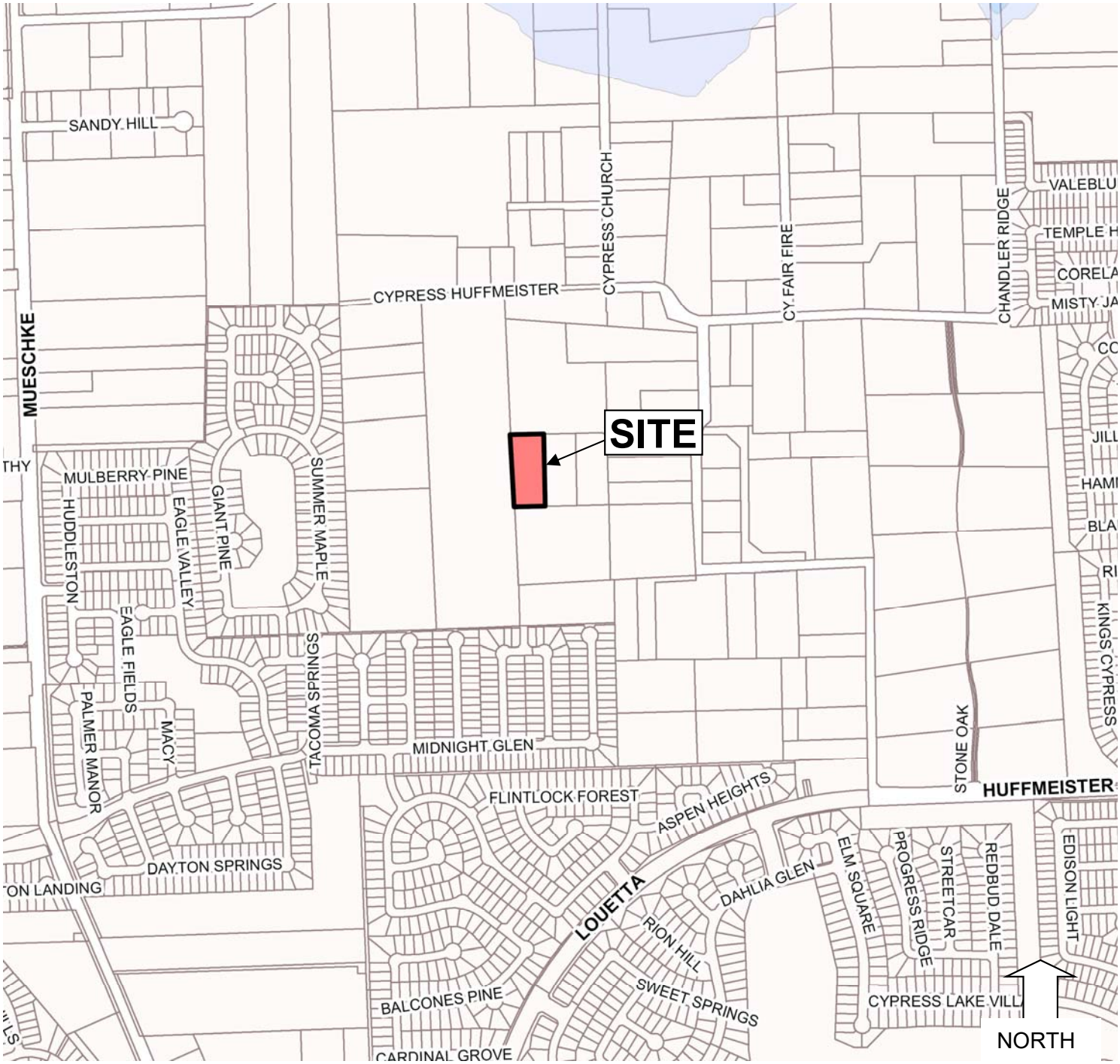
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Cypress Church Estates

Applicant: Owens Management Systems, LLC



D – Variances

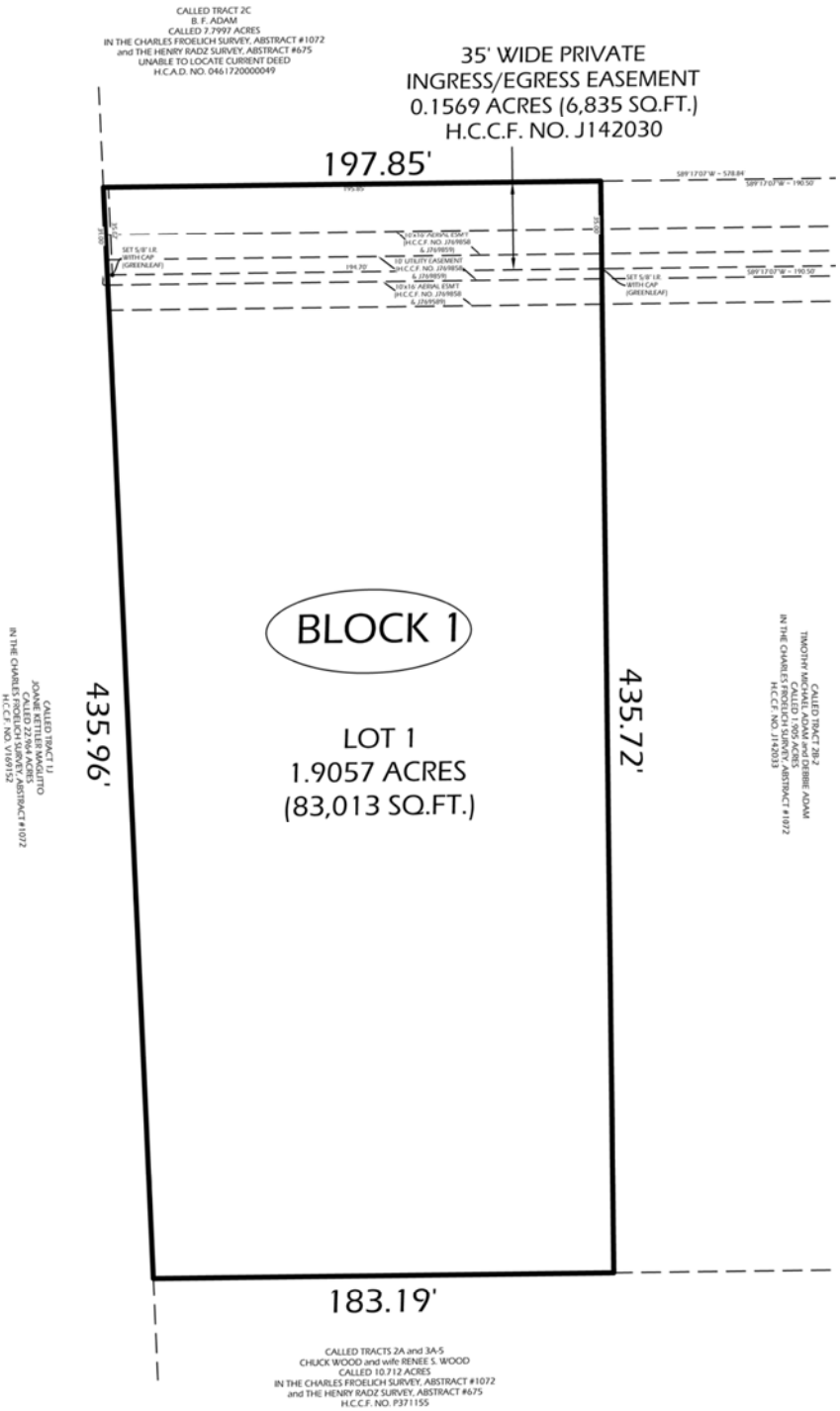
Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Cypress Church Estates

Applicant: Owens Management Systems, LLC



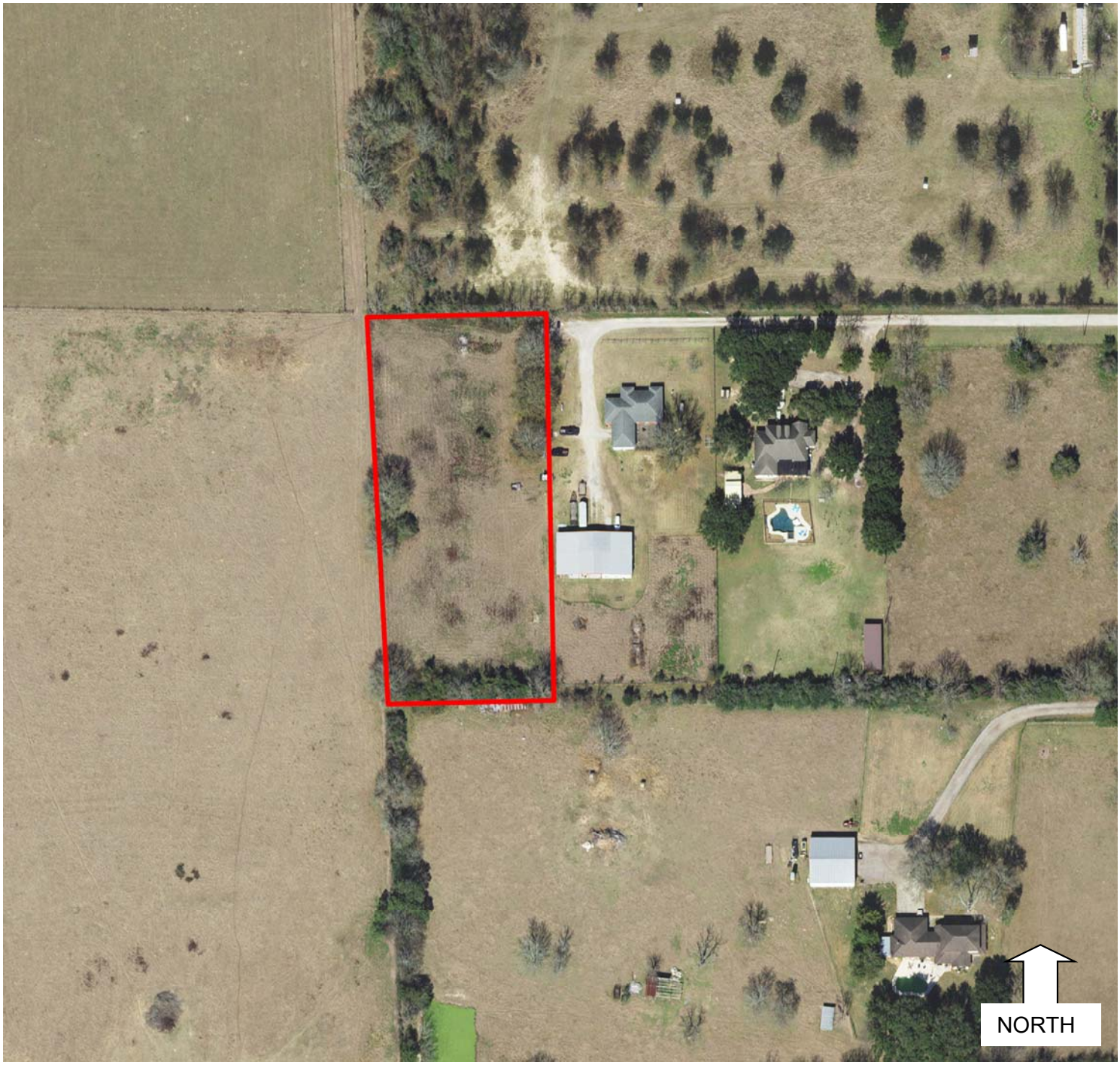
D – Variances Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/07/2024**

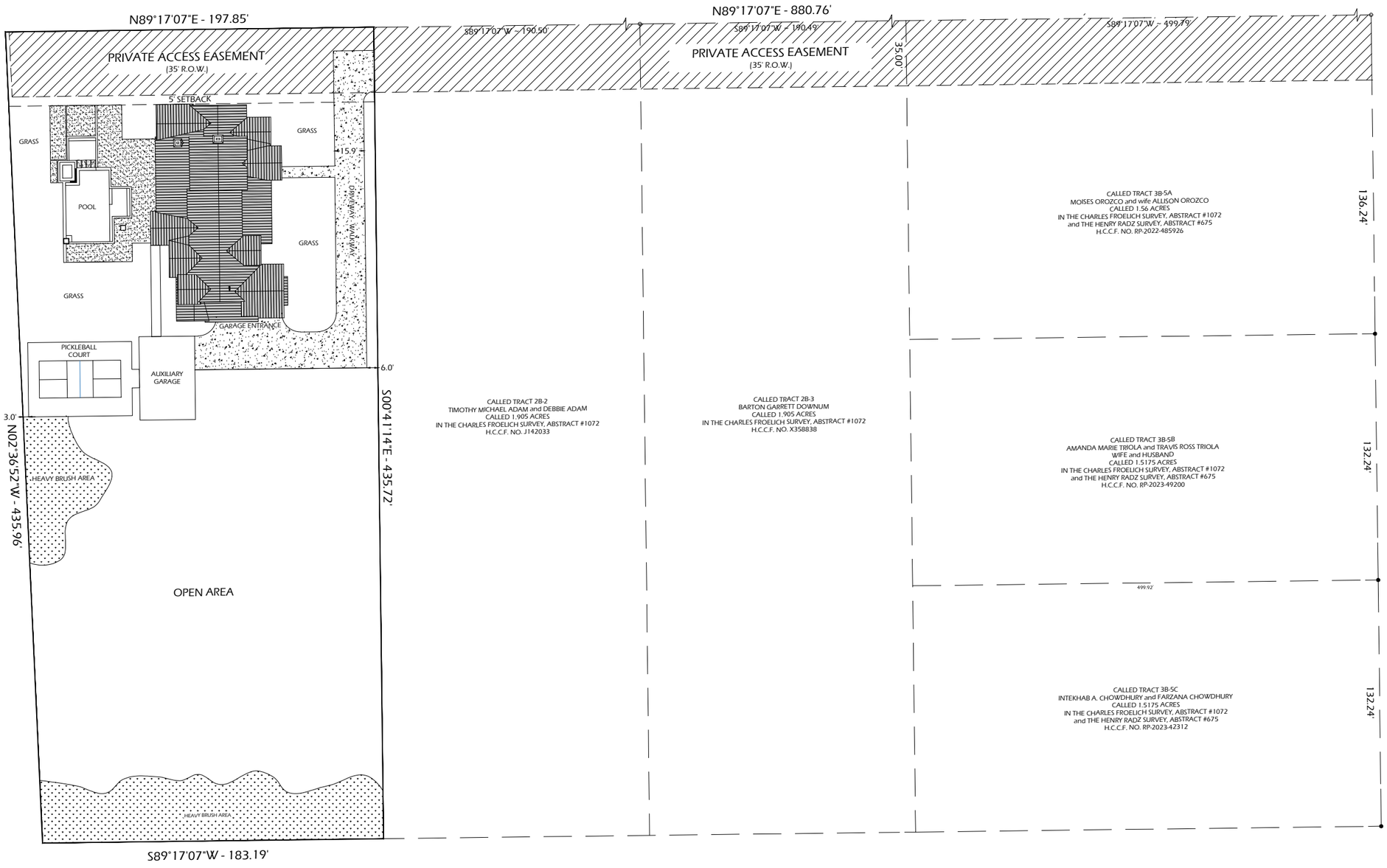
Subdivision Name: Cypress Church Estates

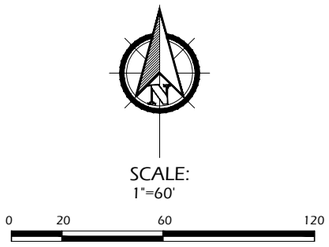
Applicant: Owens Management Systems, LLC



D – Variances

Aerial





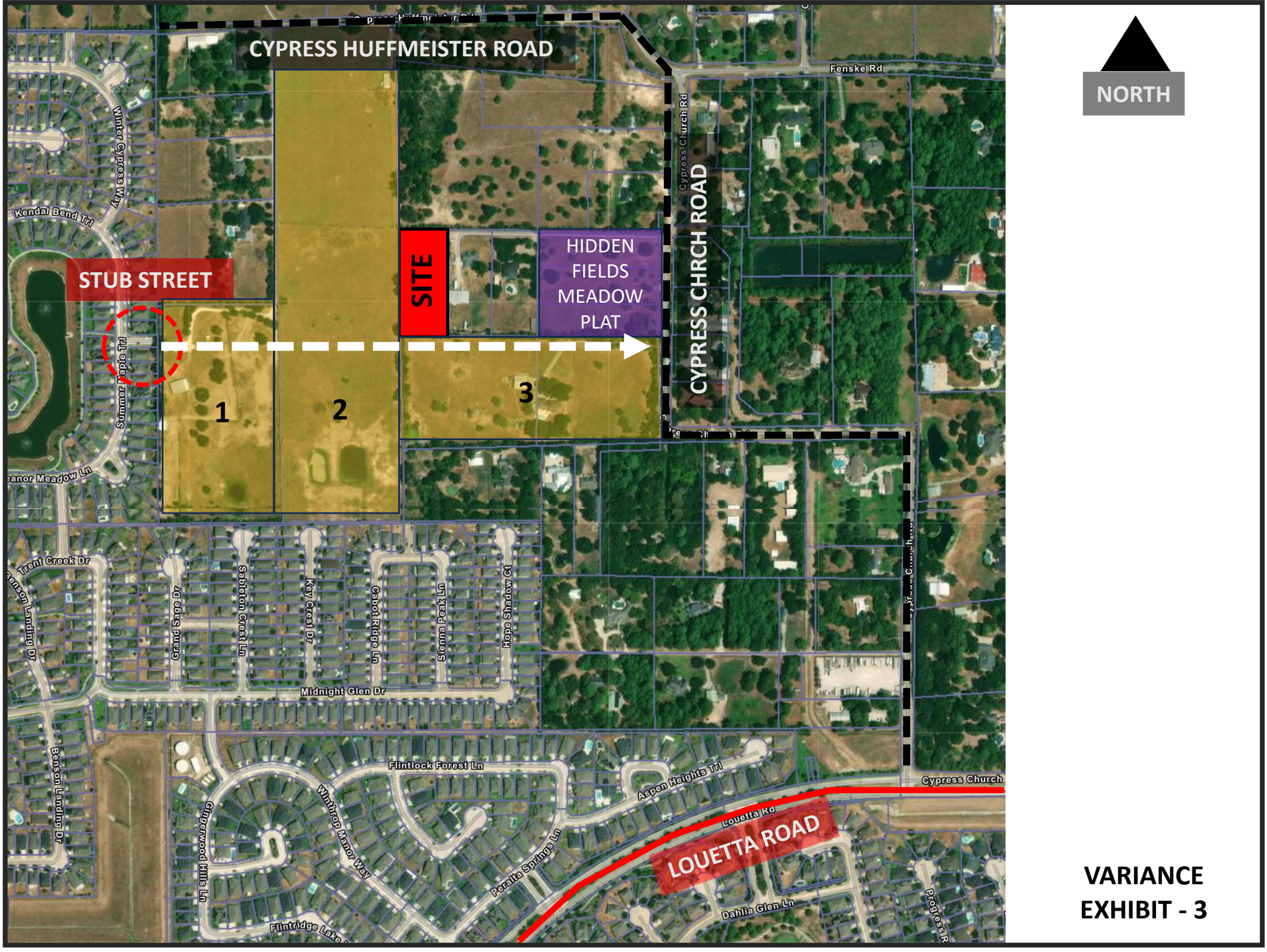
CYPRESS CHURCH
SITE PLAN

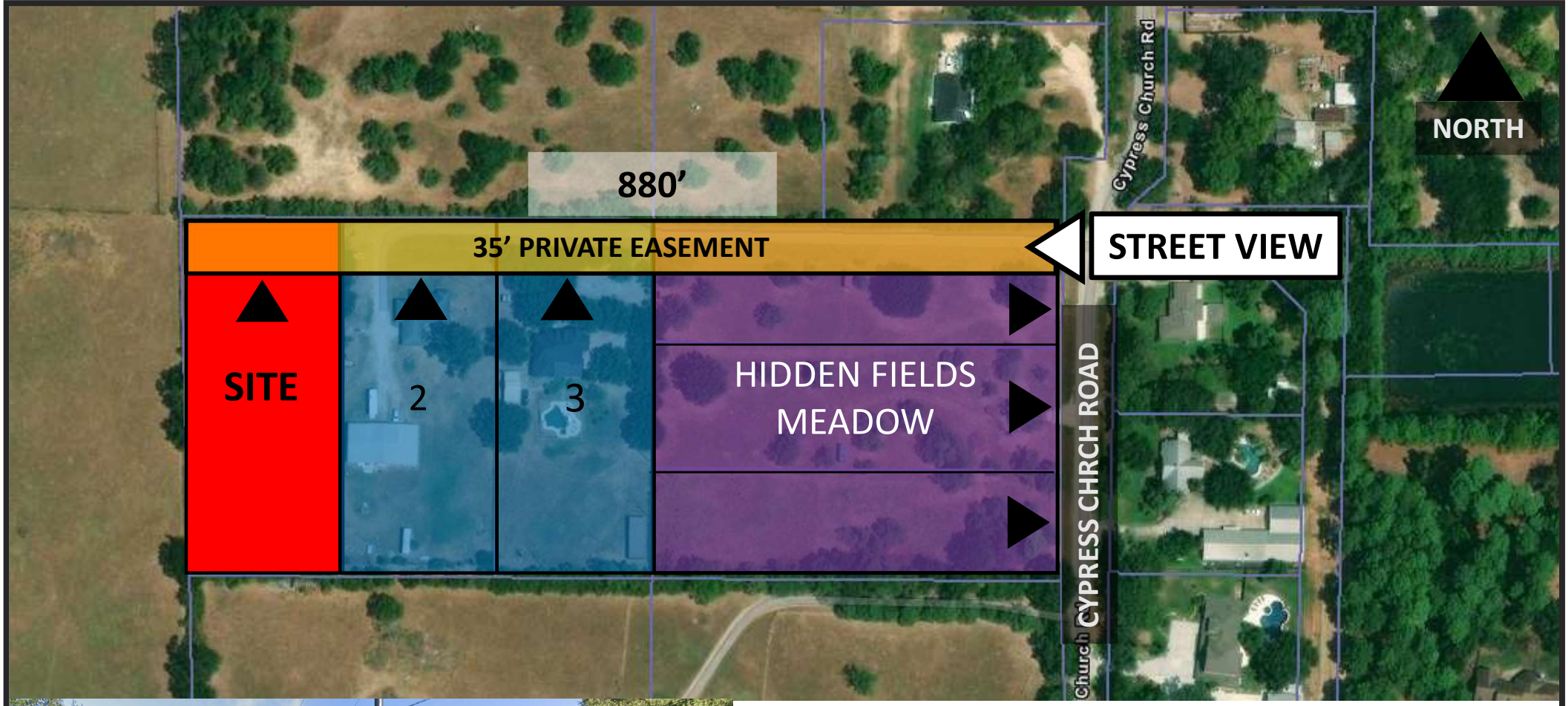
A TRACT OF LAND 1.905 ACRES OUT OF C. FROELICH SURVEY, ABSTRACT NO. 1072. HARRIS COUNTY, TEXAS

FEBRUARY 2024

SCALE: 1" = 60'


CYPRESS HUFFMEISTER ROAD
+/- 850'
SITE
+/- 3300'
+/- 2300'
CYPRESS CHRCH ROAD
Cypress Church Rd
Fenske Rd
NORTH
Winter Cypress Way
Kendal Bend Trl
Summer Maple Trl
Trent Crock Dr
Benson Landing Dr
Grand Sage Dr
Sableton Crest Ln
Key Crest Dr
Cabot Ridge Ln
Sienna Peak Ln
Hope Shadow Ct
Midnight Glen Dr
Flintlock Forest Ln
Winthrop Manor Way
Gingerwood Hills Ln
Flintridge Lake
Aspen Heights Trl
Louetta Rd
LOUETTA ROAD
Dahlia Glen Ln
Cypress Church
VARIANCE
EXHIBIT - 1


CYPRESS HUFFMEISTER ROAD
Fenske Rd
Cypress Church Rd
CYPRESS CHRCH ROAD
NORTH
Winter Cypress Way
Kendal Bend Trl
STUB STREET
SITE
HIDDEN
FIELDS
MEADOW
PLAT
Summer Maple Trl
1
2
3
Trent Crook Dr
Benson Landing Dr
Grand Sage Dr
Sableton Crest Ln
Key Crest Dr
Cabot Ridge Ln
Sienna Peak Ln
Hope Shadow Ct
Midnight Glen Dr
Flintlock Forest Ln
Aspen Heights Trl
Cypress Church
Louetta Rd
LOUETTA ROAD
Winthrop Manor Way
Gingerwood Hills Ln
Peralta Springs Ln
Dahlia Glen Ln
Flintridge Lake
VARIANCE
EXHIBIT - 3





VARIANCE
EXHIBIT - 2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0369
Plat Name: Cypress Church Estate
Applicant: Owens Management Systems, LLC
Date Submitted: 02/26/2024

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

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

Specific Variance is being sought and extent of variance: To allow the proposed site to exceed intersection spacing along the east and west boundary of the plat.

Chapter 42 Section: 2-128

Chapter 42 Reference:

Sec. 42-128. – intersection of local streets (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

Statement of Facts

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

(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 outside the city limits within the extraterritorial jurisdiction of the City of Houston in Harris County. The purpose of the plat is to create one lot. The distance from Cypress Huffmeister Road to Louetta Road is approximately 3300 feet. The distance from Huffmeister Road to the site is approximately 850 feet and the distance from the site to Louetta Road is approximately 2300 feet. Strict application of the ordinance requires a local street every 1400 feet along a street or plat boundary. Requiring an east - west street at this location will create an impractical development since the site is not adjacent to an existing public street to connect the required east – west street. In addition to this, the required street will need to cross two tracts and a recent platted property to connect east to Cypress Church Road. There are better options south of the site to create an east – west street on this area. West of the site there is an existing stub street out of Landing East Sec 12. This stub street aligns with the tract south of the proposed site and two other big tracts east of this tract. By using this path, a future east – west street at this location will only need to cross 3 properties on almost a straight line instead of 6 properties. The distance from Cypress Huffmeister Road to the stub street is approximately 1200 feet. This creates a better distribution of the future east – west streets at this location.

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

The proposed site and two other tracts take vehicular access from a private access easement created in 1984. The site is being platted to create one lot in order to meet the current ordinance requirements to develop the site. The tract is not changing its configuration nor it is increasing the

density on this area. The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant since the tract was created prior to the intersection spacing requirements. Requiring an east-west street at this location will not benefit traffic circulation on this area and will not extend the street east since there is a recent plat recorded in 2023 adjacent to Cypress Church Road.

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

The site has access to Cypress Church Road, a public street, that connects to Louetta Road to the south and Mueschke Road and Cypress Rosehill to the north. These three streets are classified as MTFs. This allows for a good street connectivity to major arterials and different points of access. Not providing an east-west street at this location will maintain the intent and general purpose of this chapter since good street connectivity to MTFs exists on the area and better opportunities for an east -west street dedication exist south of the proposed site.

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

Better opportunities for an east-west street exist south of the proposed site. The tract south of the proposed site aligns with another 2 tracts and the stub street out of Landing East Sec 12, west of the site, to create a future east-west street located approximately at 1200 feet from Huffmeister Road. Allowing for the site to exceed intersection spacing along the east and west boundary of the proposed plat will not be injurious to the public health, safety or welfare since there are better opportunities for an east-west street south of the site that aligns with the stub street, west of the site, that will require the crossing of only 3 properties instead of 6 if it was located where the site is. In addition to this, the propose site has good street connectivity to MTFs on the north and south.

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

The site is approximately 1.905 acres and it is being platted into 1 lot. An east-west street at this location will not connect east to Cypress Church Road since the tract adjacent to it has recently being platted. An east-west street south of the proposed site will align with the existing stub street to the west out of Landing East Sec 12 and will require to cross only 3 tracts to connect the stub street to Cypress Church Road.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0369
Plat Name: Cypress Church Estate
Applicant: Owens Management Systems, LLC
Date Submitted: 02/26/2024

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

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

Specific Variance is being sought and extent of variance: To allow vehicular access from a private access easement, for the proposed lot, instead of the required public street, private street or shared driveway.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Sec. 42-188. – Lot access to streets (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

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 outside the city limits within the extraterritorial jurisdiction of the City of Houston in Harris County. The purpose of the plat is to create one lot. The site is located in a low-density area and has vehicular access to Cypress Church Road, a public street, through an existing 35 feet private access easement created in 1984. The existing private access easement gives access to the proposed site and two other tracts. The tract adjacent to Cypress Church Road was platted in 2023 to create the subdivision Hidden Field Meadow. This subdivision has three lots that take vehicular access from Cypress church Road. Strict application of the ordinance requires for a lot to have vehicular access to a public street, private street or a shared driveway. Requiring the proposed site to have direct vehicular access to one of these options will create an impractical development since the only means of vehicular access to the proposed site is through an existing 35 feet private access easement. Requiring direct vehicular access to a public street, private street or shared driveway from the proposed site will not allow the site to be developed. The requested variance is to allow the proposed site to take vehicular access from the existing 35 feet private access easement instead of the ordinance requirements. The private access easement works as a type 2 private street. The width of the easement is more than the 28 feet required by the ordinance for a private street. Currently, only 3 tracts take access from the private access easement. The proposed site will maintain this condition by only creating 1 lot and not adding more density or vehicular traffic to this area. The private access easement is approximately 880 feet long. The private access easement connects to the public street Cypress Church Road which connects south to Louetta Road and north to Mueschke Road and Cypress Rosehill. The three of them Major Thoroughfares (MTFs).

This provides a good street connectivity from the private access easement to different major arterials.

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

The 35 feet private access easement was created in 1984 for vehicular access. It has been in use for this purpose since that year for the 4 original tracts. Currently, the proposed site is being redeveloped into one lot. In order to do that, the current ordinance requirements need to be met. Since the current ordinance requires direct access to a public street, private street or shared driveway a variance is being requested to allow direct vehicular access from a private access easement instead of the ordinance requirements. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since the 35 feet private access easement has been in use for approximately 40 years.

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

The existing private access easement has a width of 35 feet and connects to a public street with a right of way of approximately 60 feet. The private access easement works as a private street. Chapter 42 minimum width requirement for a private street is 28 feet. In this case, the private access easement is wider than the minimum requirement set by the ordinance. Allowing direct vehicular access to the private access easement instead of a public street, private street or shared driveway will preserve and maintain the intent and general purpose of this chapter since the existing 35 feet private access easement works as a private street and has a connection to a public street that has an approximate right of way width of 60 feet.

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

The existing 35 feet private access easement gives vehicular access to the proposed site and two other tracts. The proposed site will maintain this condition by platting the site into one lot. This will not increase the density of the area, nor it will increase vehicular traffic. The private access easement connects to the public street Cypress Church Road which connects to the south with MTF Louetta Road 3000 feet from the private access easement. To the north it connects to Mueschke Road and Cypress Rosehill, both MTFs. This allows for different points of access to the site and a quick connection to a major arterial for emergency services.

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

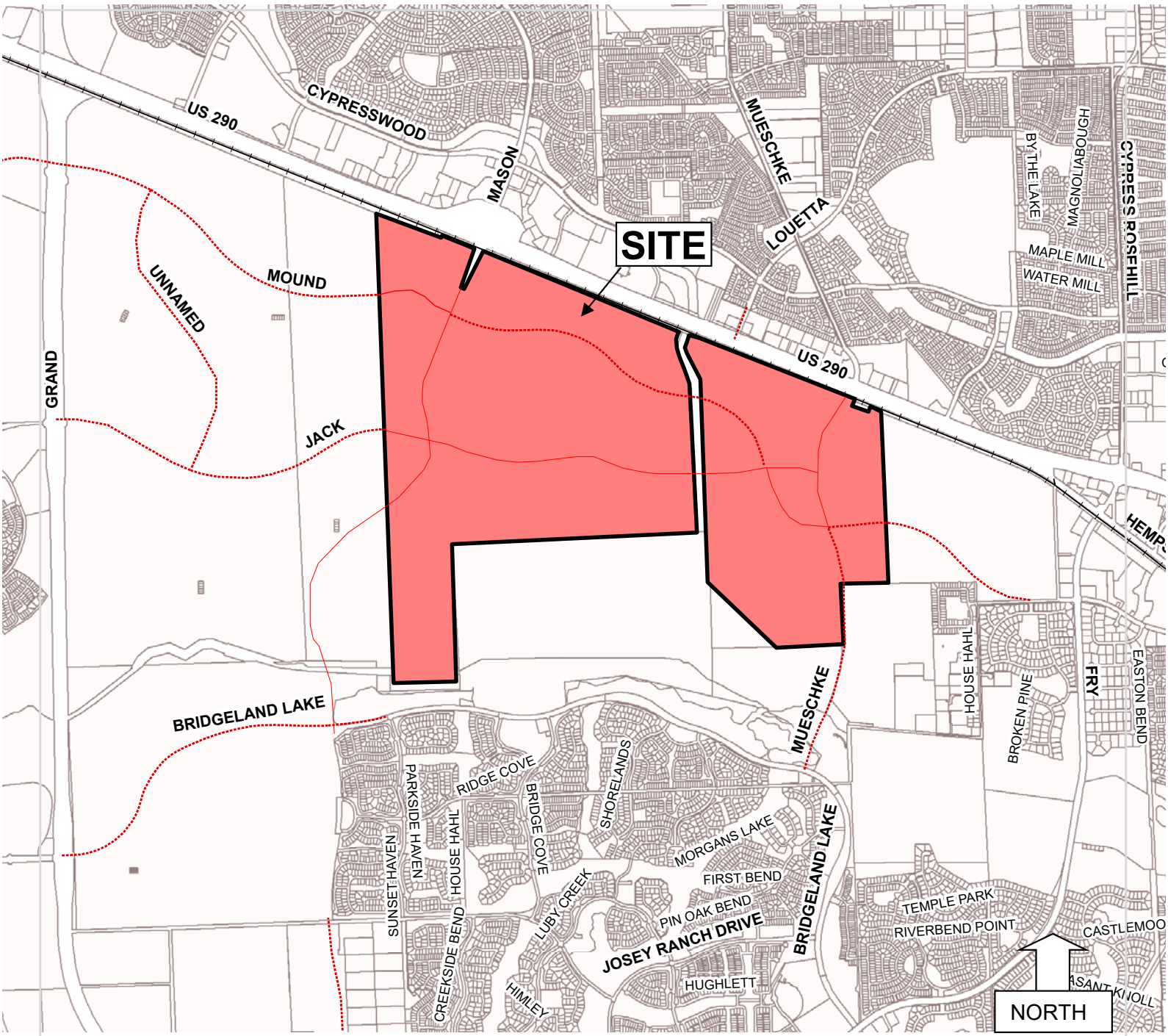
The site is approximately 1.905 acres, and it is being platted into 1 lot. The number of tracts taking access from the private access easement is not increasing nor the vehicular traffic. The existing density conditions of the area are staying the same. Access to the private access easement is being requested for one of the tracts that already has physical access to it.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Dunham Pointe GP

Applicant: BGE, Inc. - Land Planning



D – Variances

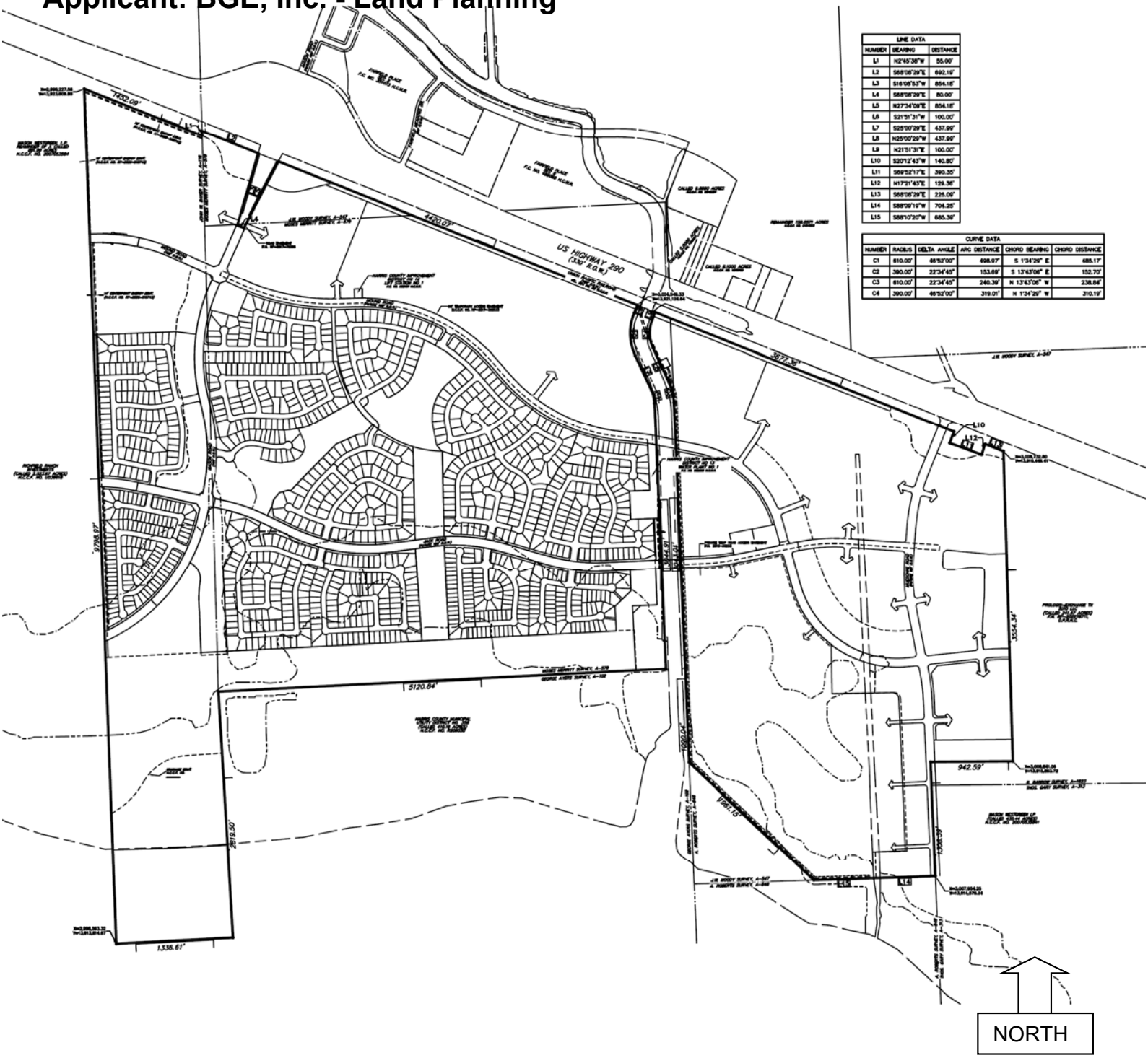
Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Dunham Pointe GP

Applicant: BGE, Inc. - Land Planning



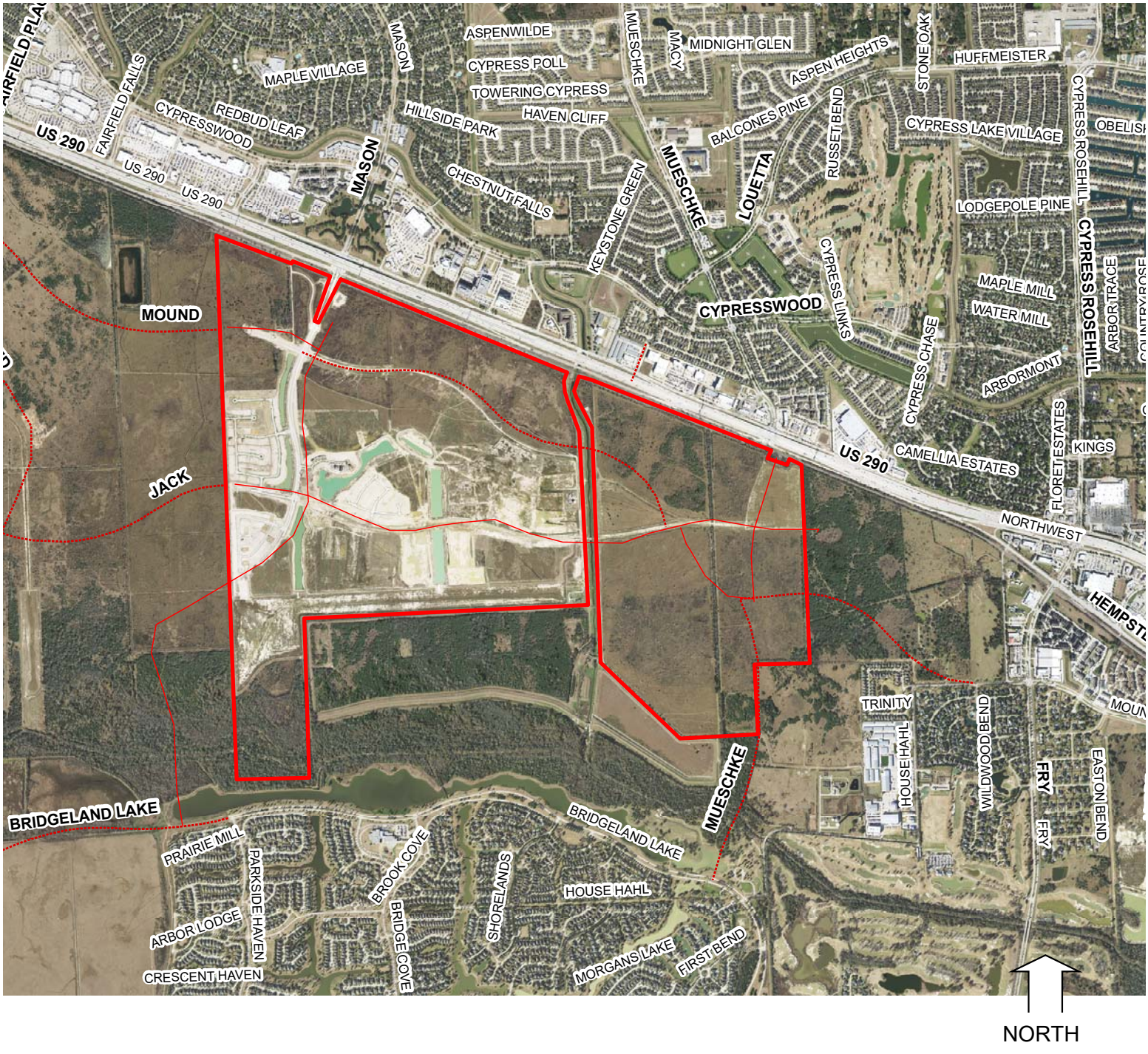
D – Variances Subdivision

Houston Planning Commission ITEM: 105

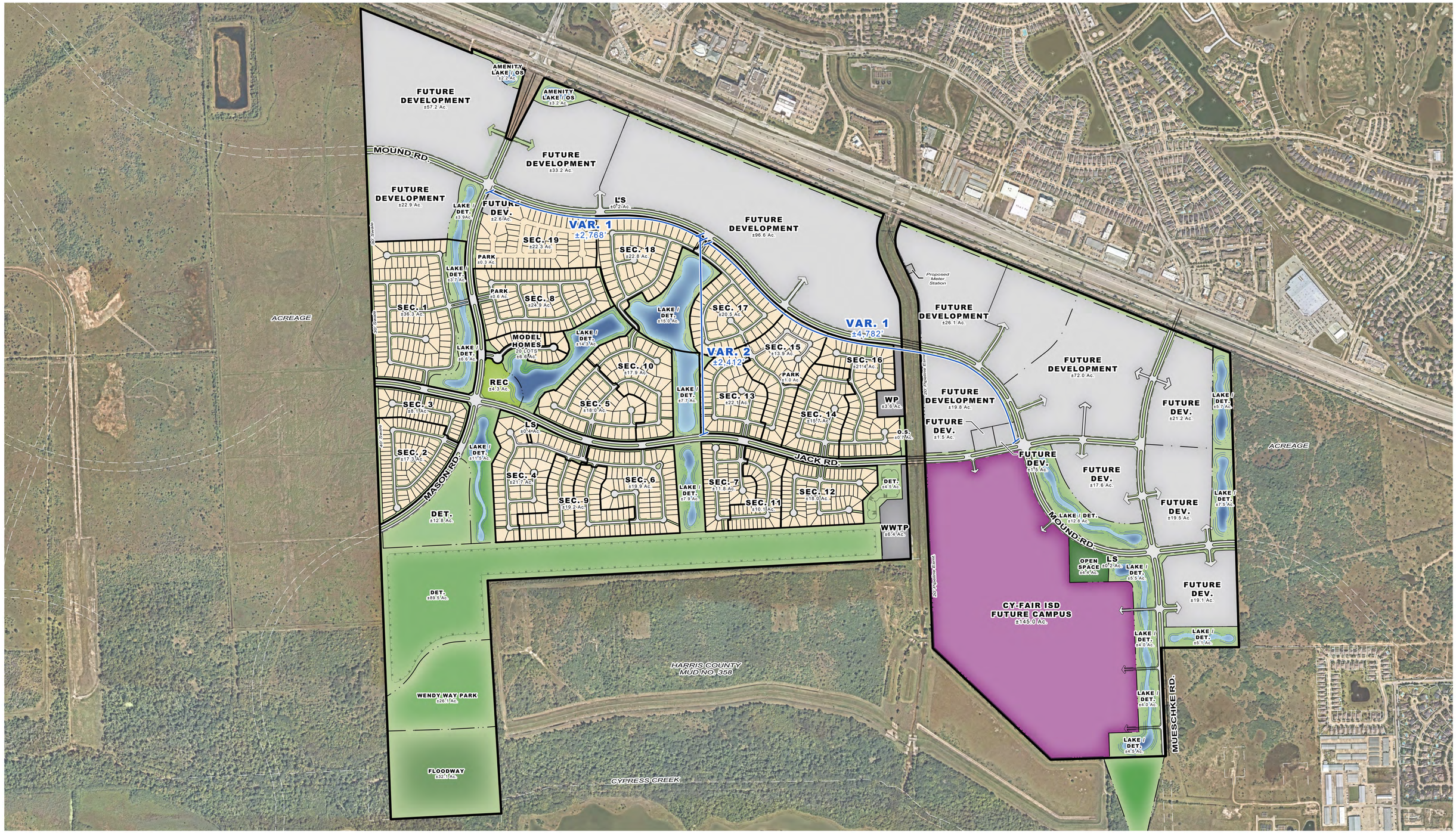
Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Dunham Pointe GP

Applicant: BGE, Inc. - Land Planning



D – Variances Aerial



VARIANCE EXHIBIT

DUNHAM POINTE

±1,329.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

FEBRUARY 23, 2024

BGE #7673

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

0 250 500 1000

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0332
Plat Name: Dunham Pointe GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 02/23/2024

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

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

To exceed the maximum intersection spacing measurement south of Mound Road for a distance of approximately 2,678 feet and 4,782 feet, in lieu of the required 2,600 feet.

Chapter 42 Section: 127

Chapter 42 Reference:

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

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;

Dunham Pointe is a ±1,329-acre master planned community in Harris County located south of U.S. Highway 290, north of Bridgeland Lake Parkway, and east of State Highway 99 (the Grand Parkway). The project is bifurcated by the Fairfield Channel, which allows for drainage from the properties north of Highway 290 to be conveyed into Cypress Creek. Additionally, there are four designated major thoroughfares that provide access and circulation within the tract, Mason Road, Mound Road, Jack Road, and Mueschke Road. The tract is separated from Highway 290 by a 100-foot Union Pacific Railroad right-of-way. A portion of the site is bounded to the south by Cypress Creek, as well as a Harris County Municipal Utility District Number 358 drainage and detention facility. In addition to major thoroughfares, the proposed development includes a network of local streets designed to provide vehicular circulation to all portions of the proposed master planned community. The proposed development is designed to support the system of major thoroughfares and allow for both vehicular and pedestrian circulation throughout the community. A significant portion of the designated major thoroughfares within the project have been constructed with half-boulevard paving sections. The majority of Jack Road has been constructed within the development, as well as the majority of Mason Road and around half of the total length of Mueschke Road. The proposed development will provide a local street system that runs north-south through the central portion of the proposed community. The local streets contained within Section 5, Section 10, and Section 18 will provide vehicular connectivity between Jack Road and Mound Road. Additionally, the local streets proposed within Section 13, Section 14, Section 15, and Section 17 will also provide north-south vehicular connectivity between Jack Road and Mound Road. Due to the barriers created by the 100-foot Union Pacific right-of-way and U.S. Highway 290 along the northern general plan boundary, the proposed alignments of Jack Road and Mound Road intersect just east of the

Fairfield drainage channel. This configuration of thoroughfares and streets create a physical condition where typical street layouts are infeasible. Furthermore, since the inception of the project, the Atlas-14 regulations established by the City of Houston and Harris County have required additional detention and drainage considerations within the boundaries of the general plan. This has resulted in a need for more efficient drainage and detention systems, which has resulted in a reconfiguration of the design for the single-family residential sections within the boundaries of the general plan. Many of the detention facilities within the project have already been constructed and some still need to be expanded to accommodate the requirements established by the revised drainage criteria. This creates further constraints on local street circulation between Jack Road and Mound Road.

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

The proposed alignment of Mound Road and its unique intersection with Jack Road, Fairfield drainage channel, and an abundance of needed drainage and detention within the general plan create physical constraints and are therefore not a hardship created or imposed by the applicant.

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

Overall vehicular circulation is upheld by U.S. Highway 290 and the planned and constructed major thoroughfares in the surrounding area. The internal circulation is provided in the form of the proposed local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed major thoroughfare and local street system within the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0332
Plat Name: Dunham Pointe GP
Applicant: BGE, Inc. - Land Planning
Date Submitted: 02/23/2024

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 only provide one east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 2,412 feet, in lieu of the required 1,400 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (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;

Dunham Pointe is a ±1,329-acre master planned community in Harris County located south of U.S. Highway 290, north of Bridgeland Lake Parkway, and east of State Highway 99 (the Grand Parkway). The project is bifurcated by the Fairfield Channel, which allows for drainage from the properties north of Highway 290 to be conveyed into Cypress Creek. Additionally, there are four designated major thoroughfares that provide access and circulation within the tract, Mason Road, Mound Road, Jack Road, and Mueschke Road. The tract is separated from Highway 290 by a 100-foot Union Pacific Railroad right-of-way. A portion of the site is bounded to the south by Cypress Creek, as well as a Harris County Municipal Utility District Number 358 drainage and detention facility. In addition to major thoroughfares, the proposed development includes a network of local streets designed to provide vehicular circulation to all portions of the proposed master planned community. The proposed development is designed to support the system of major thoroughfares and allow for both vehicular and pedestrian circulation throughout the community. A significant portion of the designated major thoroughfares within the project have been constructed with half-boulevard paving sections. The majority of Jack Road has been constructed within the development, as well as the majority of Mason Road and around half of the total length of Mueschke Road. The proposed development will provide a local street system that runs north-south through the central portion of the proposed community. The local streets contained within Section 5, Section 10, and Section 18 will provide vehicular connectivity between Jack Road and Mound Road. Additionally, the local streets proposed within Section 13, Section 14, Section 15, and Section 17 will also provide

north-south vehicular connectivity between Jack Road and Mound Road. Due to the barriers created by the 100-foot Union Pacific right-of-way and U.S. Highway 290 along the northern general plan boundary, the proposed alignments of Jack Road and Mound Road intersect just east of the Fairfield drainage channel. This configuration of thoroughfares and streets create a physical condition where typical street layouts are infeasible. Furthermore, since the inception of the project, the Atlas-14 regulations established by the City of Houston and Harris County have required additional detention and drainage considerations within the boundaries of the general plan. This has resulted in a need for more efficient drainage and detention systems, which has resulted in a reconfiguration of the design for the single-family residential sections within the boundaries of the general plan. Many of the detention facilities within the project have already been constructed and some still need to be expanded to accommodate the requirements established by the revised drainage criteria. This creates further constraints on local street circulation between Jack Road and Mound Road. The street patterns within the single-family residential portions of the project are designed to allow for sufficient vehicular access to each section of the development and to support the circulation between the proposed and existing designated major thoroughfares. However, the more demanding drainage criteria requires a more efficient approach to the detention ponds and street patterns, which necessitates the variance requests.

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

The proposed alignment of Mound Road and its unique intersection with Jack Road, Fairfield drainage channel, and an abundance of needed drainage and detention within the general plan create physical constraints and are therefore not a hardship created or imposed by the applicant.

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

Overall vehicular circulation is upheld by U.S. Highway 290 and the planned and constructed major thoroughfares in the surrounding area. The internal circulation is provided in the form of the proposed local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed major thoroughfare and local street system within the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

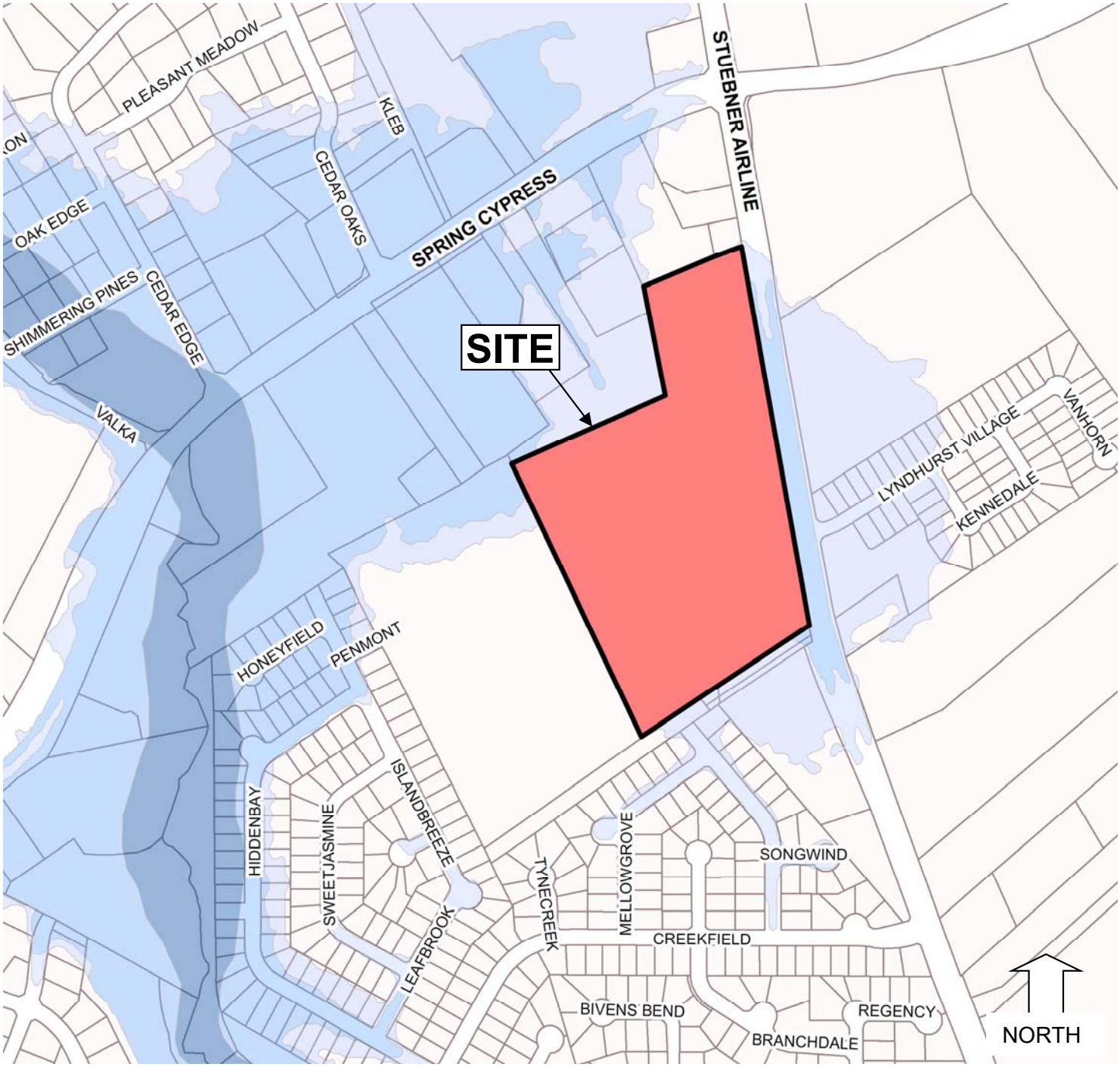
The existing constraints established surrounding the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Glen Loch Patio Homes GP

Applicant: Windrose



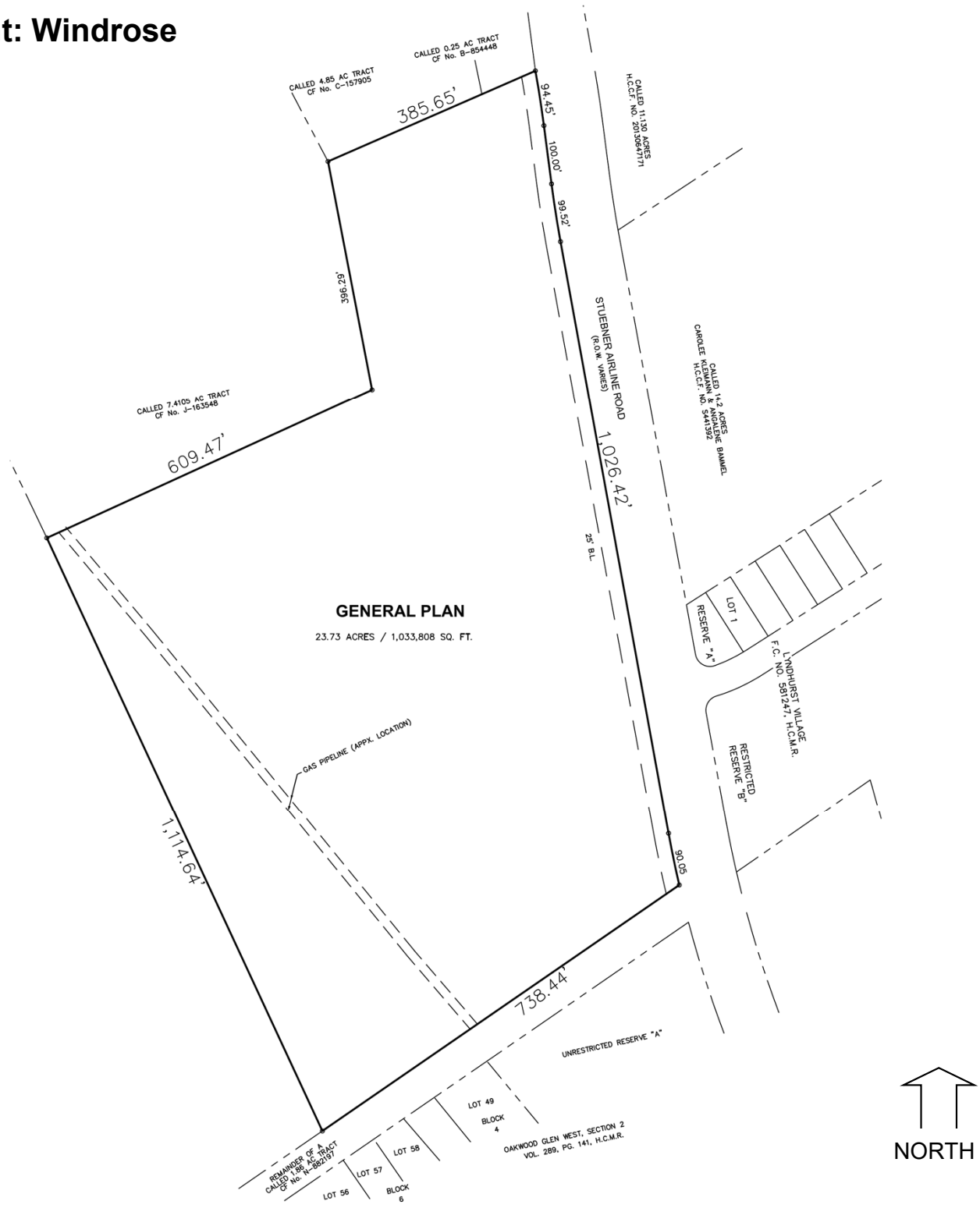
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Glen Loch Patio Homes GP

Applicant: Windrose



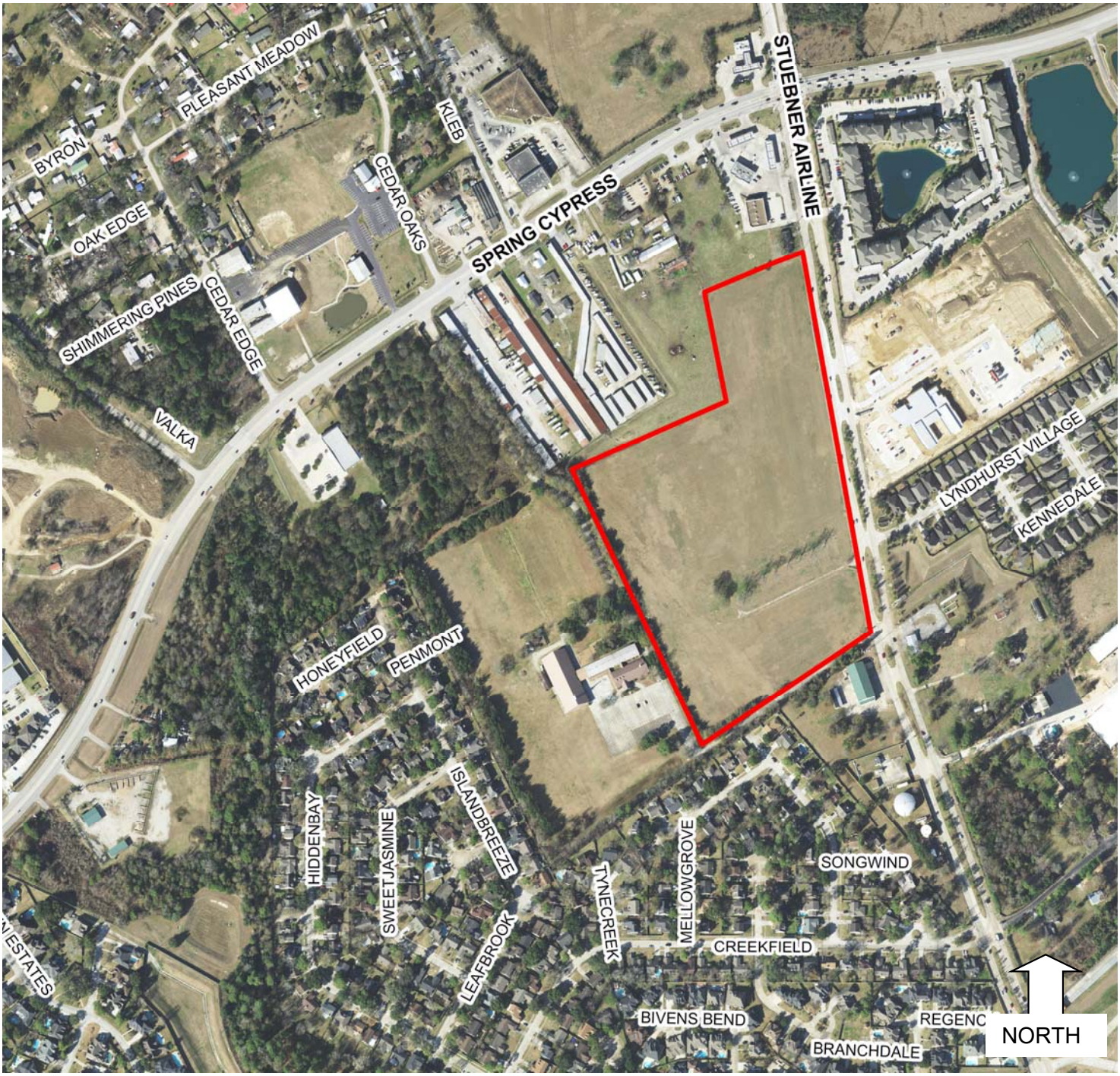
D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/07/2024**

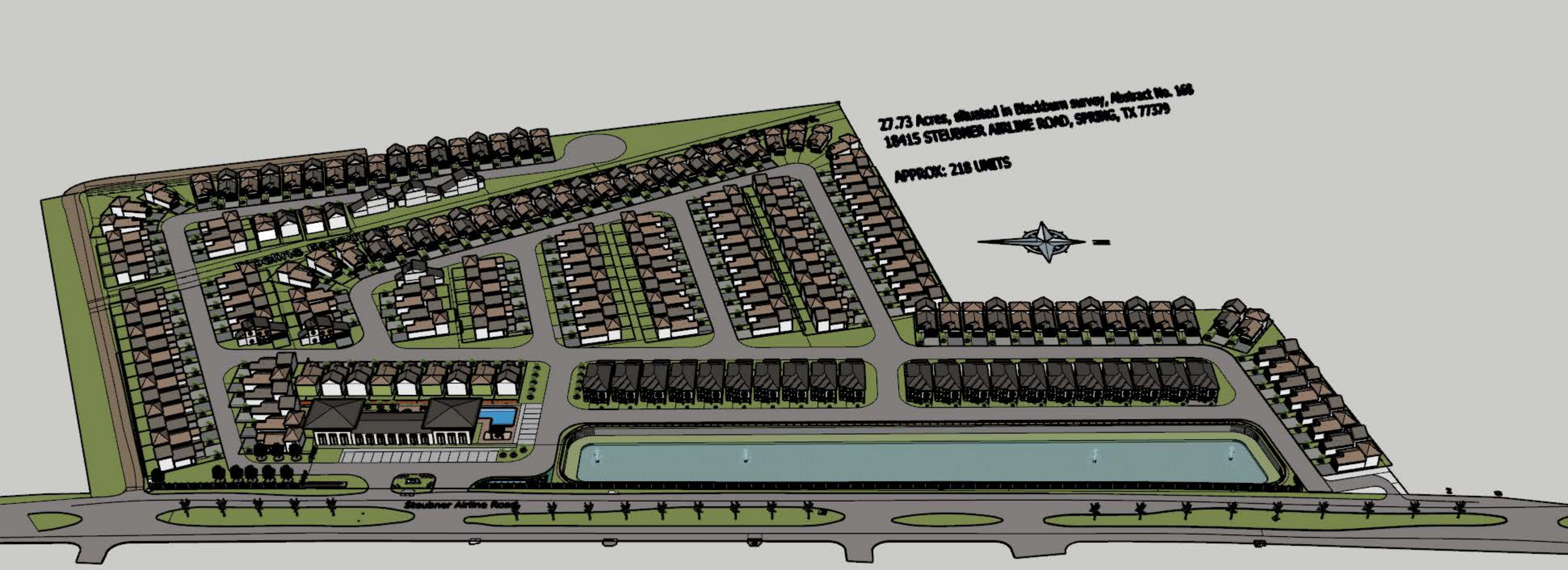
Subdivision Name: Glen Loch Patio Homes GP

Applicant: Windrose



D – Variances

Aerial


27.73 Acres, situated in Blackburn survey, Abstract No. 168
18415 STEUBNER AIRLINE ROAD, SPRING, TX 77379
APPROX: 218 UNITS
Steubner Airline Road


Skeuhner Airline Hall



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0388
Plat Name: Glen Loch Patio Homes GP
Applicant: Windrose
Date Submitted: 02/26/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend or terminate in a cul-de-sac Sweetmeadow Drive through the subject property;
Chapter 42 Section: 42-134

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is approximately 24 acres located on the Western boundary of Stuebner Airline Road, approximately 530 ft. south of the intersection with Spring Cypress Road. The property is bound on the West and South by North Oaks Baptist Church, to the North by private commercial developments and is bi-sected by a pipeline corridor containing a 10" Enterprise and 2-12" BP North America crude transmission pipelines. Applicant plans to develop a gated, build-to-rent community comprising of approximately 218 units, a clubhouse, and a detention pond as an alternative housing option to typical garden style multi-family developments located in the area. Sweetmeadow Drive is a platted and improved public right-of-way in Oakwood Glen West Sec 2, running north and stubbing onto a church-owned parcel currently being used as a private drive. This church parcel in turn is directly south of the subject property. Strict interpretation of the code would require a cul-de-sac to properly terminate the right-of-way, which would fall partly on the church parcel and partly on the subject property. This dedication would deprive the applicant of reasonable use of the land and forcing an undue hardship of dedicating a road to nowhere. The justification for this variance is that a dedication through the subject property deprives the applicant reasonable use of the land. Existing improvements for North Oaks Baptist Church prohibit a road extension beyond the subject

property creating an impractical hardship as well as an unnecessary and unsafe dead-end road condition. In addition, an extension would require crossing a pipeline corridor containing 3 operational pipelines and would be inconsistent with exceptions for intersection spacing outlined in Chapter 42-130b that allow for crossings of pipeline corridors by ½ mile

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

Hardship supporting this variance is the significant utility infrastructure and the location of the North Oaks Baptist Church that limit the reasonable ability to extend a local street beyond the subject property

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. An additional local street is not necessary to serve the proposed development which will provide adequate internal mobility via private drives and gated access points to Stuebner Airline Road. The church property to the west has well-marked and maintained entrances on both Spring Cypress and Stuebner Airline Road. The subdivisions of Oakwood Glen West and Willowick Forest have 3 points of access to Stuebner Airline Road through Creekfield Drive, Place Vendome, and Erinwood Drive providing sufficient mobility to the neighborhoods in the area

(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 network, comprised of Creekfield Drive, Place Vendome, and Erinwood Drive along with secondary internal streets provide sufficient vehicular and emergency access to the area.

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

Hardship supporting this variance is the significant utility infrastructure and the location of the North Oaks Baptist Church that limit the reasonable ability to extend a local street beyond the subject property creating an undue hardship and deprive reasonable use of the property.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0388
Plat Name: Glen Loch Patio Homes GP
Applicant: Windrose
Date Submitted: 02/26/2024

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

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

To exceed intersection spacing by not extending an east-west public right of way through the subject property

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject property is approximately 24 acres located on the Western boundary of Stuebner Airline Road, approximately 530 ft. south of the intersection with Spring Cypress Road. The property is bound on the West and South by North Oaks Baptist Church, to the North by private commercial developments and is bi-sected by a pipeline corridor containing a 10" Enterprise and 2-12" BP North America crude transmission pipelines. Applicant plans to develop a gated, build-to-rent community comprising of approximately 218 units, a clubhouse, and a detention pond as an alternative housing option to typical garden style multi-family developments located in the area. The nearest public ROW intersection on the west side of the Stuebner Airline is Creekfield Dr., located approximately 3,000 feet south of the intersection with Spring Cypress Road, exceeding maximum intersection along the major thoroughfare. Strict interpretation of the code would require a Westbound local street to bisect the property depriving the applicant with reasonable use of the land and forcing an undue hardship of dedicating a road to nowhere. The justification for this variance is that a dedication through the subject property deprives the applicant reasonable use of the land. Existing improvements for North Oaks Baptist Church prohibit a westerly road extension beyond the subject property creating an impractical hardship as well as an unnecessary and unsafe dead-end road condition. In addition, a Westerly extension would require crossing a pipeline corridor containing 3 operational pipelines and would be inconsistent with exceptions for intersection spacing outlined in Chapter 42-130b that allow for crossings of pipeline corridors by ½ mile.

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

Hardship supporting this variance is the significant utility infrastructure and the location of the North Oaks Baptist Church that limit the reasonable ability to extend a local street beyond the subject property.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for commuters and commercial transportation. An additional local street is not necessary to serve the proposed development which will provide adequate internal mobility via private drives and gated access points to Stuebner Airline Road. The church property to the west has well-marked and maintained entrances on both Spring Cypress and Stuebner Airline Road. The subdivisions of Oakwood Glen West and Willowick Forest have 3 points of access to Stuebner Airline Road through Creekfield Drive, Place Vendome, and Erinwood Drive providing sufficient mobility to the neighborhoods in the area.

(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 network, comprised of Creekfield Drive, Place Vendome, and Erinwood Drive along with secondary internal streets provide sufficient vehicular and emergency access to the area.

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

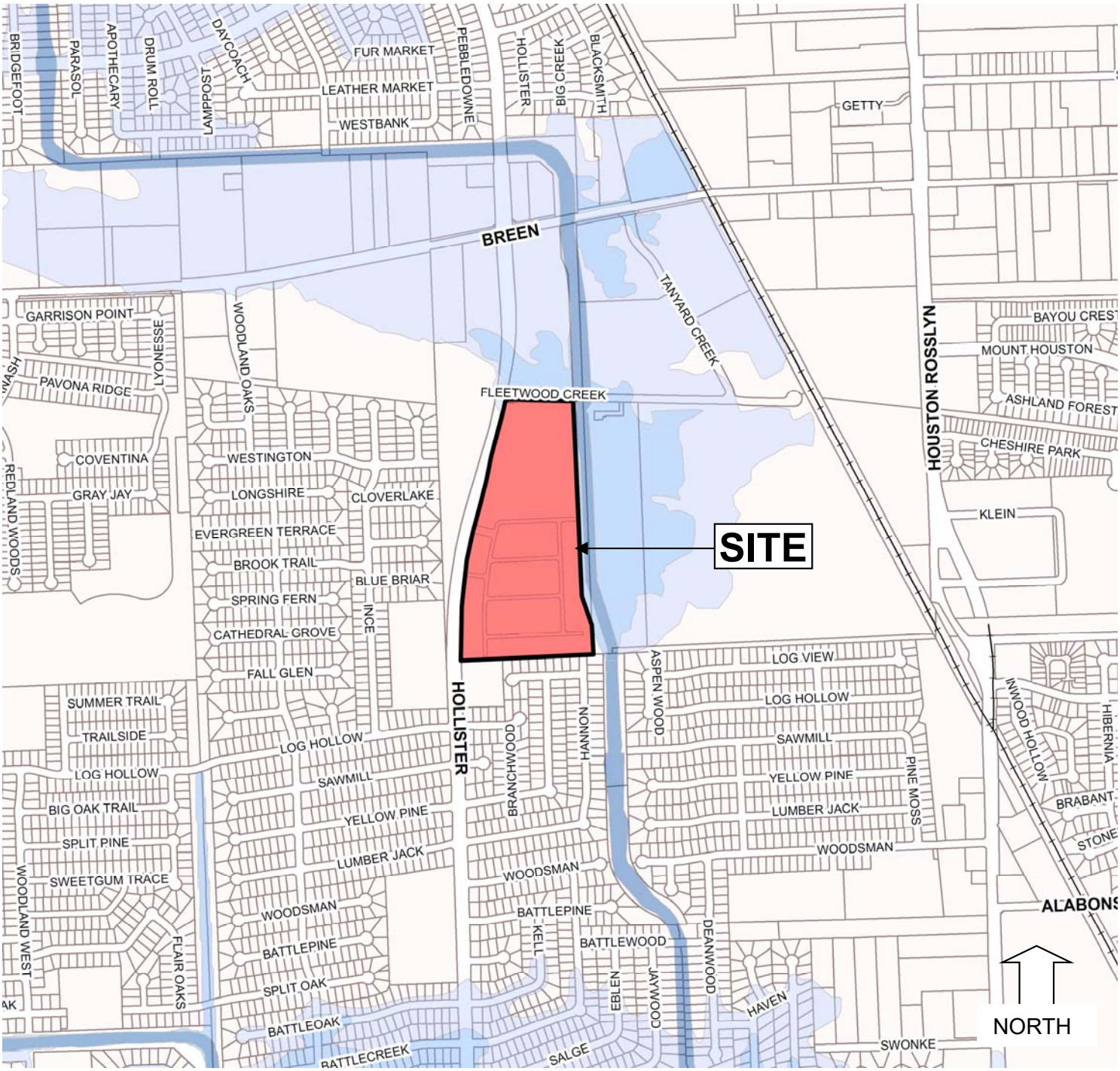
Hardship supporting this variance is the significant utility infrastructure and the location of the North Oaks Baptist Church that limit the reasonable ability to extend a local street beyond the subject property creating an undue hardship and deprive reasonable use of the property.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Hollister Breen GP

Applicant: Meta Planning + Design LLC



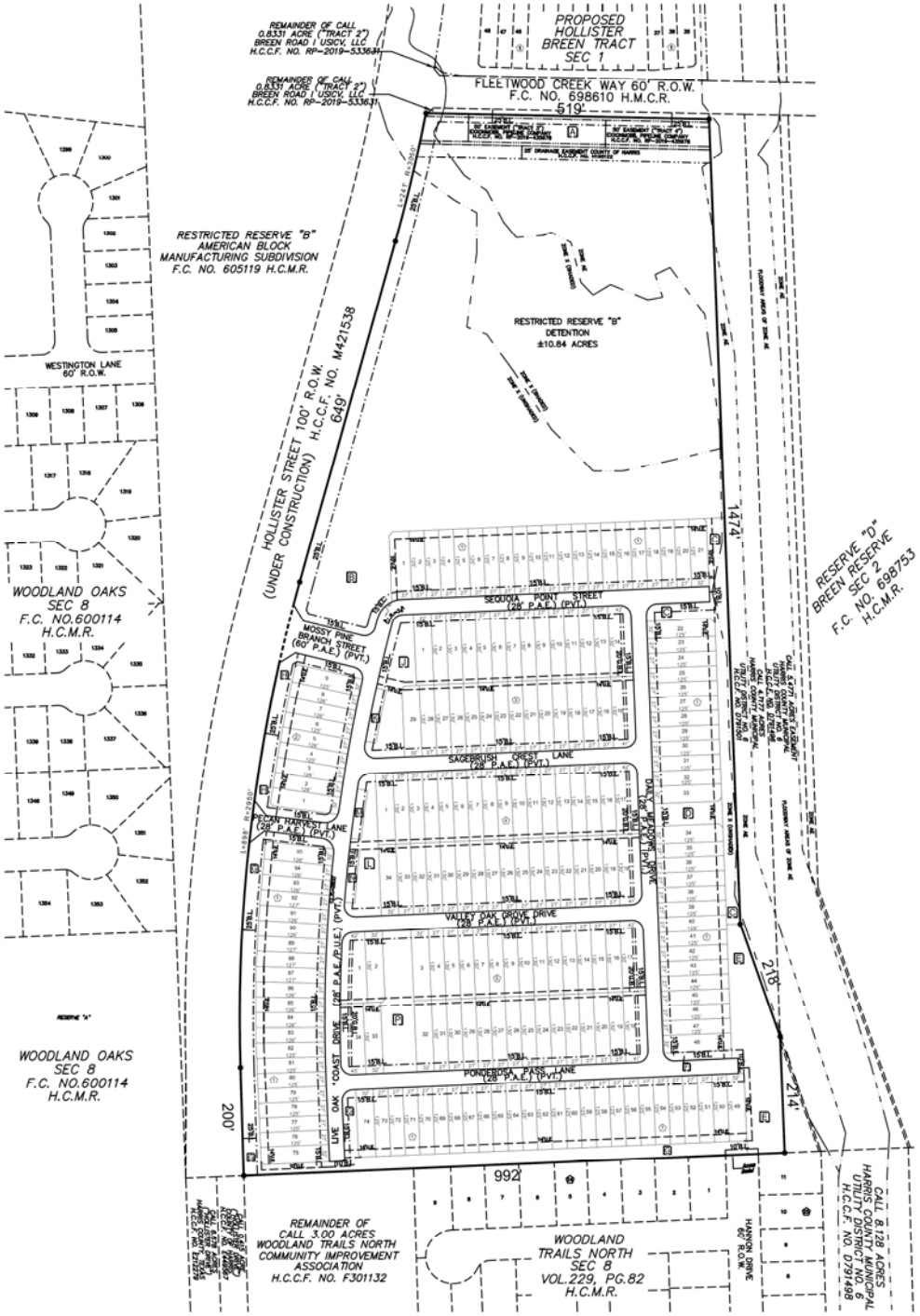
D – Variances **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Hollister Breen GP

Applicant: Meta Planning + Design LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Hollister Breen GP

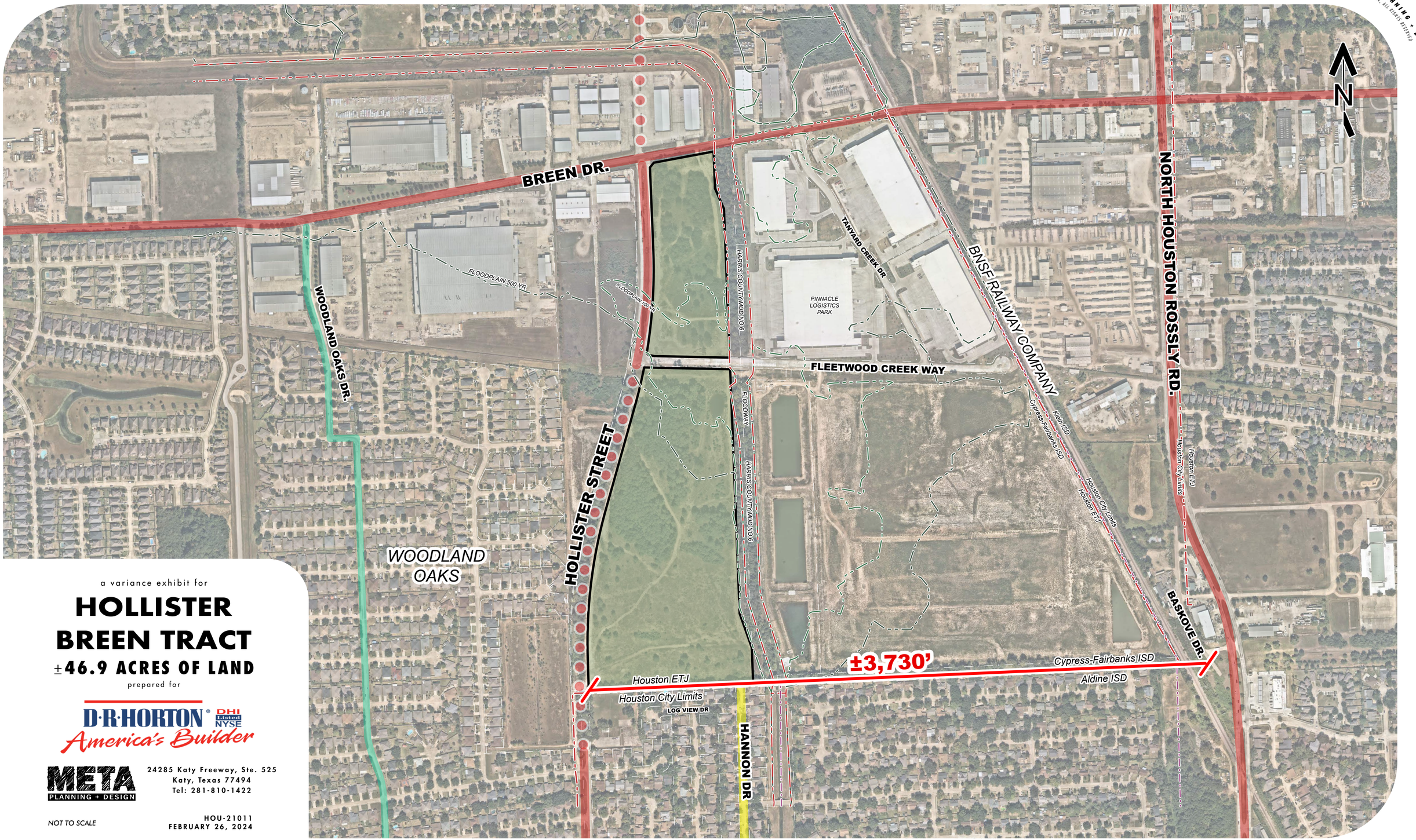
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED



a variance exhibit for

HOLLISTER BREEN TRACT

±46.9 ACRES OF LAND

prepared for

D·R·HORTON® DHI Listed NYSE
America's Builder

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

NOT TO SCALE

HOU-21011
FEBRUARY 26, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0398
Plat Name: Hollister Breen GP
Applicant: Meta Planning + Design LLC
Date Submitted: 02/26/2024

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

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

To not extend nor terminate with a cul-de-sac the existing stub street of Hannon Drive on the southern boundary of the subject tract, resulting in an intersection spacing of approximately ±3,730' between Hollister Street west of the site and Baskove Drive (adjacent to North Houston-Roslynn Road) to the east of the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or ...

Statement of Facts

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

(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 Hollister Breen Tract is a ±46.9-acre tract located in northwest Harris County, inside and a few miles south of Beltway 8 along the south side of major thoroughfare Breen Drive and the east side of major thoroughfare Hollister Street. The subject tract is in the Houston ETJ in Harris County, but the City Limit line is at the southern boundary of the tract and the adjoining neighbors are within Houston's City Limits. The subject site is surrounded to the north and east by an industrial park and to the south and west by existing single-family neighborhoods with public streets. The right-of-way for Hollister Street already exists to the north and south of the subject site, but only a portion of the street has been constructed to date. The recent non-residential development around Hollister Street and Breen Street has already blocked off several stub streets from being extended out of the existing neighborhoods, leaving few connections available for through-traffic to move north-south in the vicinity. While it is appropriate to prevent industrial traffic from cutting through the neighborhoods, that leaves the residents with few options to go directly south out of the area. If the subject site were to connect to Hannon Drive, it would create a strong draw for cut-through traffic heading southbound to utilize this connection and cut through the existing neighborhood. Despite the lack of other alternatives, this would be detrimental to the existing residential fabric of the community, which has voiced strong opposition to extending Hannon Drive in any fashion. Therefore, the subject request is to not extend nor connect to Hannon Drive at all, and not to terminate it with a cul-de-sac. The resulting gap between existing rights-of-way is about ±3,730'

between Hollister Street and Baskove Drive, a local street just west of North Houston-Roslynn Road on the east of the subject site. (The distance from Baskove Drive to North Houston-Roslynn Drive is roughly another 60 feet.) However, Hollister Street in this location has not been constructed yet, so the separation between actual paving connections is measured between Ince Lane and North Houston-Roslynn Road, for a total of roughly ±4,370' between existing through-streets. Although the separation is great, there are mitigating circumstances that make this condition allowable. First and foremost, Hollister Street is a designated major thoroughfare, and the right-of-way is already in place. A partnership between the City of Houston, Harris County, the local Management District, and other players in the community could see Hollister Street's paving extended from the subject tract down into the existing neighborhood, where the current pavement terminates a few hundred feet away from the subject project's boundary. The thoroughfare will provide the appropriate place for regional through-traffic, which is the intended function of a hierarchical street system, instead of encouraging through-traffic to cut through established residential streets. Hannon Drive is only about 885' away from this future thoroughfare connection, which is ordinarily well below the 1400' intersection spacing for local streets; once Hollister Street is connected as a through-route, it would be superfluous. Connecting Hannon Drive would be a short-term "fix" that would cause more problems than it would solve for the community. The existing neighborhood does have alternative means of circulation to depart the neighborhood southeast via West Gulf Bank Road or northwest via the minor collector street Woodland Oaks Drive within the existing neighborhood. The primary concern with connecting Hannon Drive is to avoid regional traffic that does not have its origin or destination within the community from using Hannon Drive as a regional cut-through route. The thoroughfare grid in the area does have other existing options to the east and west for regional traffic to utilize, as it has done up to this point, so regional traffic patterns will not be disrupted by preventing the connection to Hannon Drive. The southern boundary of the subject tract also happens to be the boundary between Cypress-Fairbanks ISD and Aldine ISD, meaning school traffic from the subject site is not traveling south – the nearest CFISD schools are north and east of this area. The nearby Aldine ISD students have schools nearby to the southeast and would not need to use Hannon Drive to circulate the neighborhood either. Ultimately, the connection of Hannon Drive would bring in unwanted regional cut-through traffic while providing only minimal use to the existing residents. Preventing this connection is in the best interests of the community and does not alter the existing regional traffic patterns. There is also a long-term solution available that will make a connection to Hannon Drive unnecessary.

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

The existing developments and street patterns surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community and the greater region, while the granting of the variance will prevent regional cut-through traffic from entering the neighborhood, which preserves and maintains the intent and general purposes of this chapter as explicitly stated in 42-120(a)(2).

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

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

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

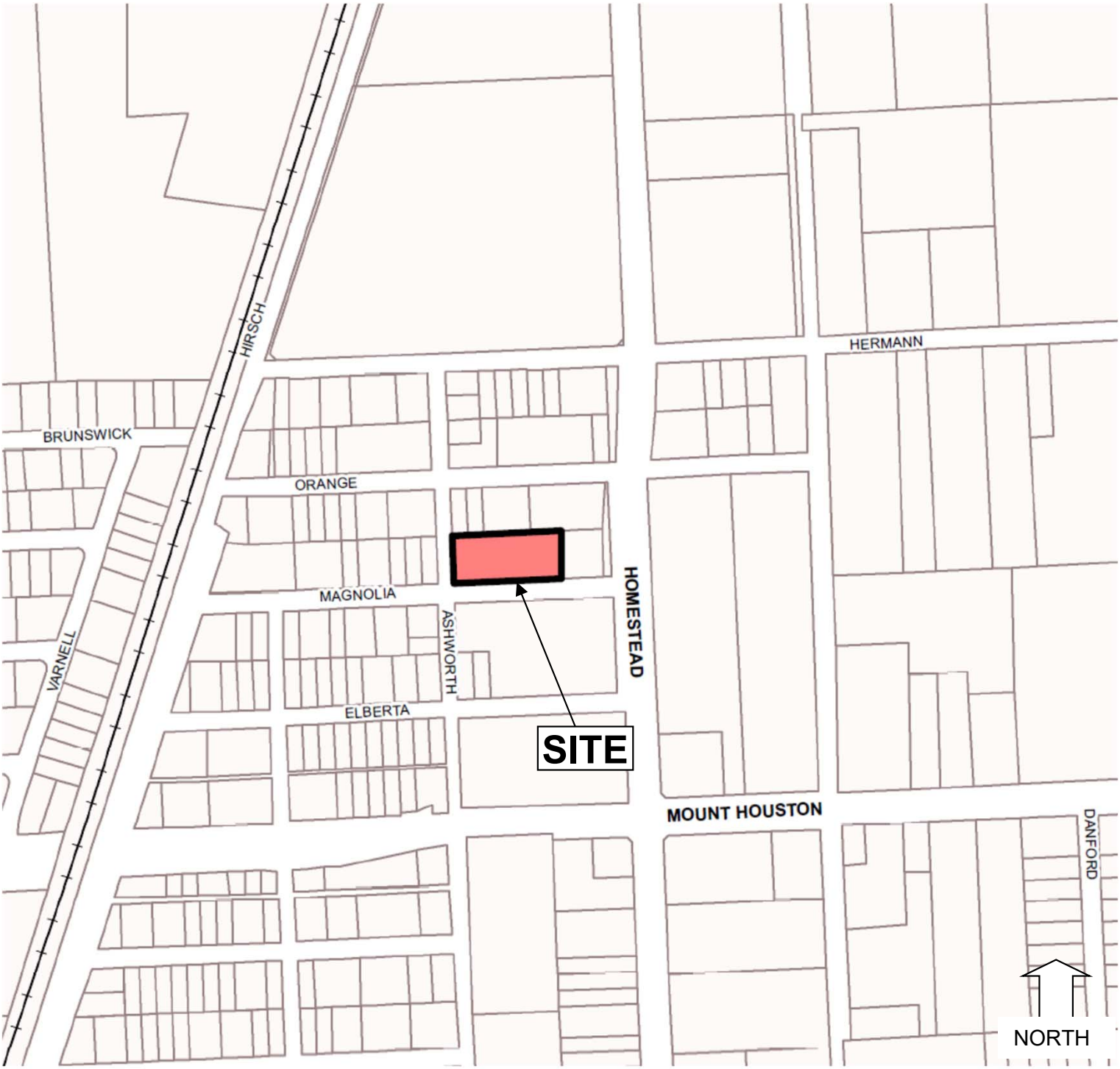
The existing developments surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant. The prevention of cut-through traffic is the justification for the variance.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Star Windows Business Center

Applicant: CE Engineers & Development Consultants, Inc.



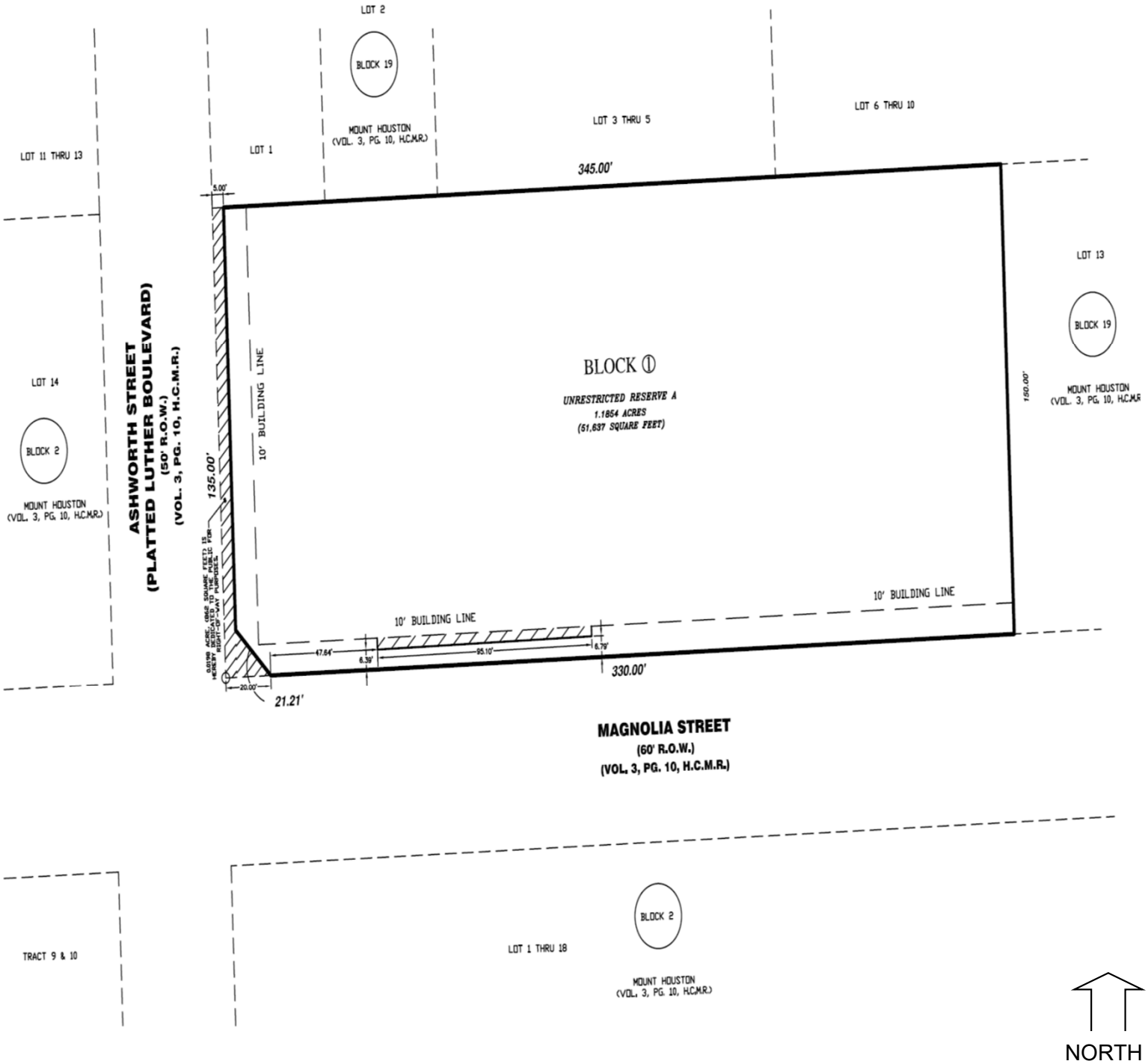
D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Star Windows Business Center (DEF 1)``

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/07/2024**

Subdivision Name: Star Windows Business Center

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0359
Plat Name: Star Windows Business Center
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 02/26/2024

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

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

To allow a dual building line variance of 6' along Magnolia Street.

Chapter 42 Section: 42-155

Chapter 42 Reference:

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

Statement of Facts

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

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

The property has two existing warehouses currently in the property. One of the buildings unfortunately was built without the prior consent of City of Houston and Harris County and is now completed with a 6' Building Line by Magnolia Street. Both buildings are already in operating businesses. The purpose of this plat is to adjoin 7 lots, lots 14-20, block 20, into one reserve and have a dual building line of 6' on Magnolia Street, which is an undeveloped street. Ultimately, we need to get permits from Harris County to make things right on behalf of the owner.

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

The plat application is just for the purpose of creating one subdivision. The property already has two operating warehouses that are very close to the property line. We need the approval from City of Houston on the replat so we can pull permits from Harris County. There are two existing warehouses which one is 6' away from Magnolia St, an undeveloped street which is currently an empty land. The street was unfortunately mixed up for a neighboring lot, which is the reason for the warehouse being close to Magnolia St.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. We understand that the commission is authorized to

impose any condition on this variance we are requesting, and we will follow all those conditions.

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

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. The development being proposed is just to add pavement and detention on the property and subdivide all lots into one reserve. Furthermore, we are proposing a sidewalk in front of the property line for a pedestrian friendly area.

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

The developer is promising that we are not requesting for a 6’ Reduced Building Line on Magnolia St only because of economical hardship. Magnolia Street is an undeveloped street which is currently an empty lot. We are trying to make things right with the city and county by getting the property permits from the county. To do this, we need an approval on the plat with a 6’ dual building line on Magnolia St.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/07/2024
ITEM: 121

Applicant: DOUGLAS EIBSEN
Contact Person: DOUGLAS EIBSEN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1730	77355	5671	286D	ETJ

WEST OF: DECKER PRAIRIE ROSEHILL RD **SOUTH OF:** COE LOOP

ADDRESS: 30805 GAFF ROAD

ACREAGE: 47.14

LEGAL DESCRIPTION:

BEING 47.14 ACRE TRACT OF LAND IN THE SOLOMON BROWN SURVEY, ABSTRACT NO. 5, IN MONTGOMERY COUNTY, TEXAS, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/07/2024
ITEM: 122

Applicant: RONNIE COOKE, JR
Contact Person: RONNIE COOKE, JR

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1731	77365	5672	295H	ETJ

WEST OF: SORTERS RD **NORTH OF:** OLD SORTERS RD

ADDRESS: 20751 OLD SORTERS RD

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 2.4922 ACRES, MORE OR LESS, SITUATED IN THE GREEN TAYLOR SURVEY, ABSTRACT NO. 673, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 03/07/24

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

ITEM: 123

Meeting Date: 03/07/24

Houston Planning Commission

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: 123

Meeting Date: 03/07/24

Location Map



DEVELOPMENT PLAT VARIANCE

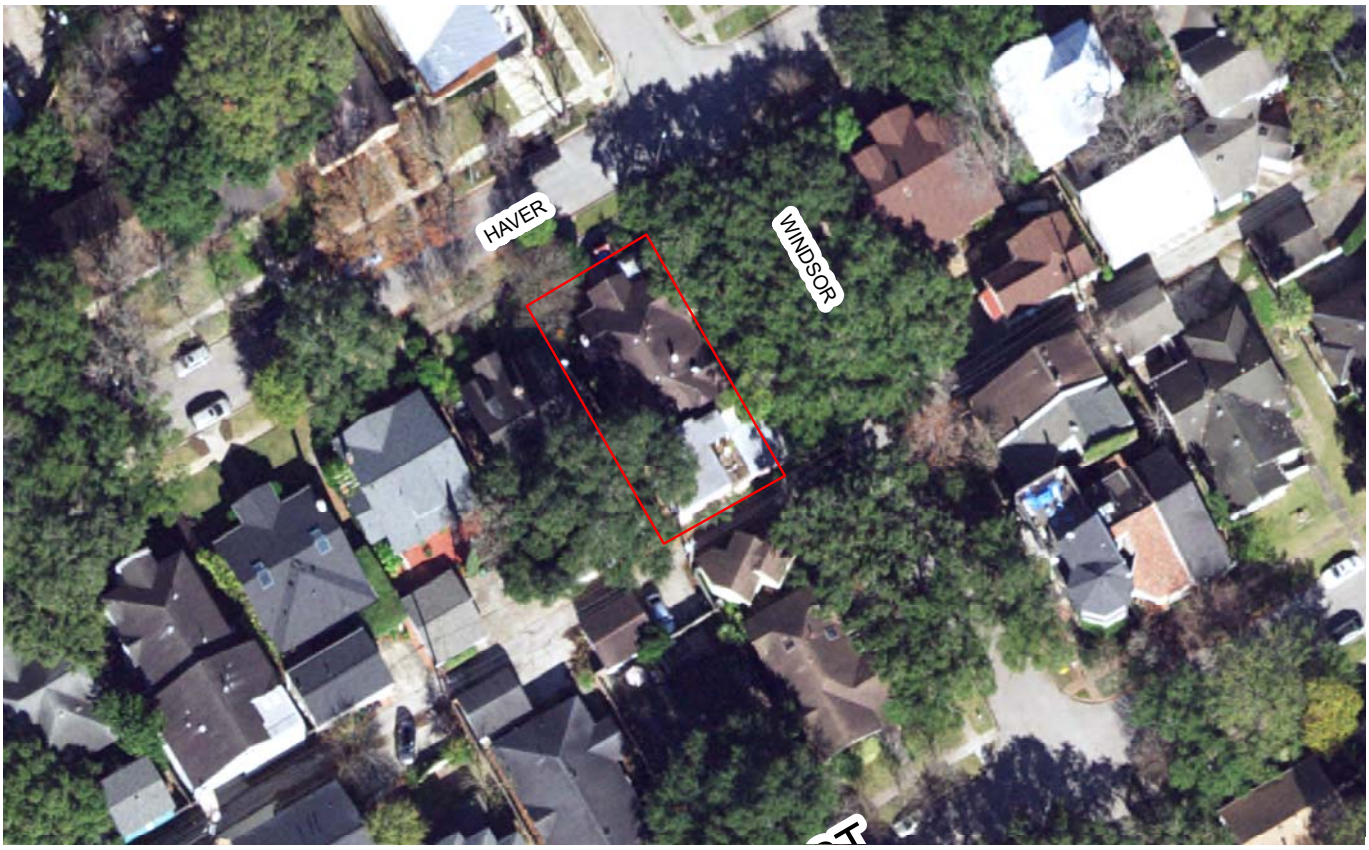
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 03/07/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

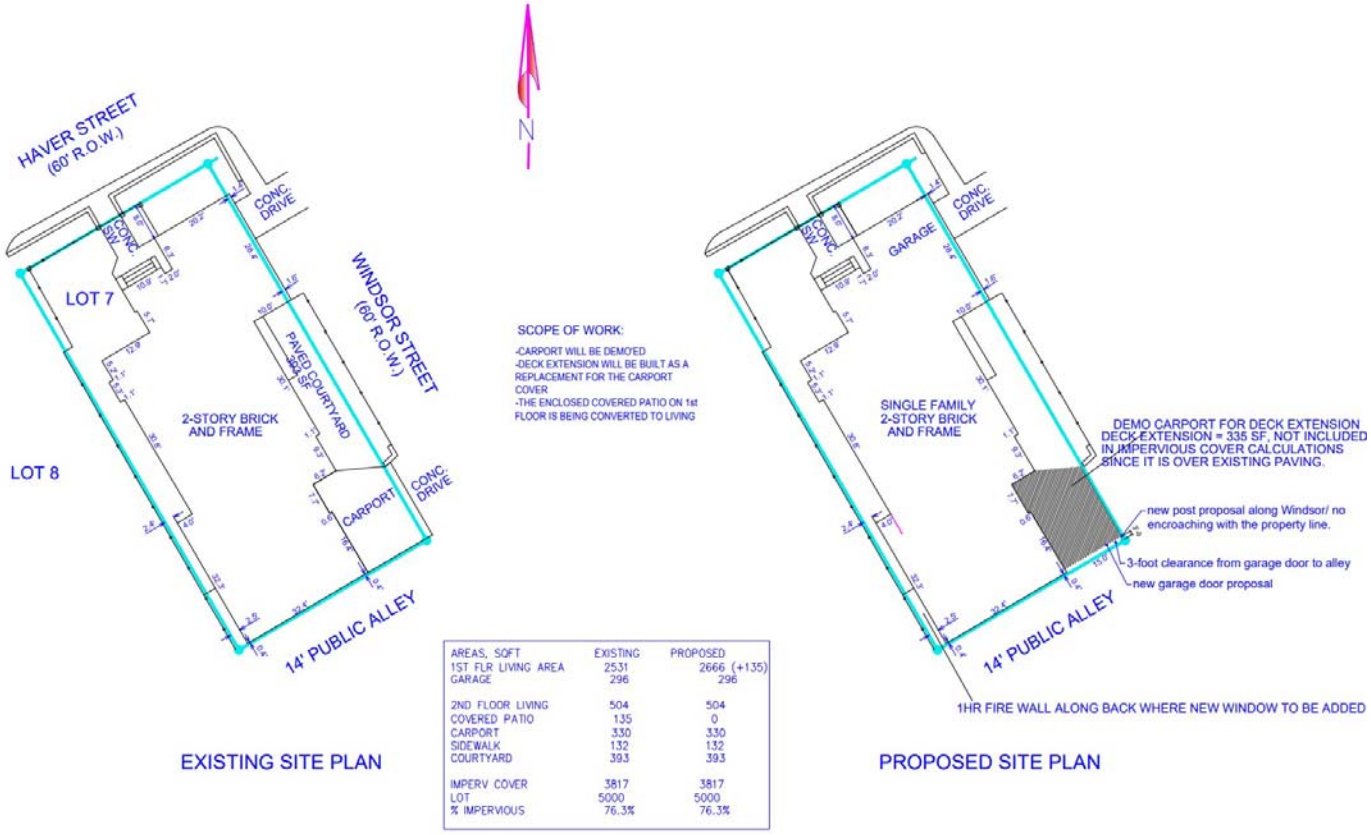
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 03/07/24

Site Plan



DEVELOPMENT PLAT VARIANCE

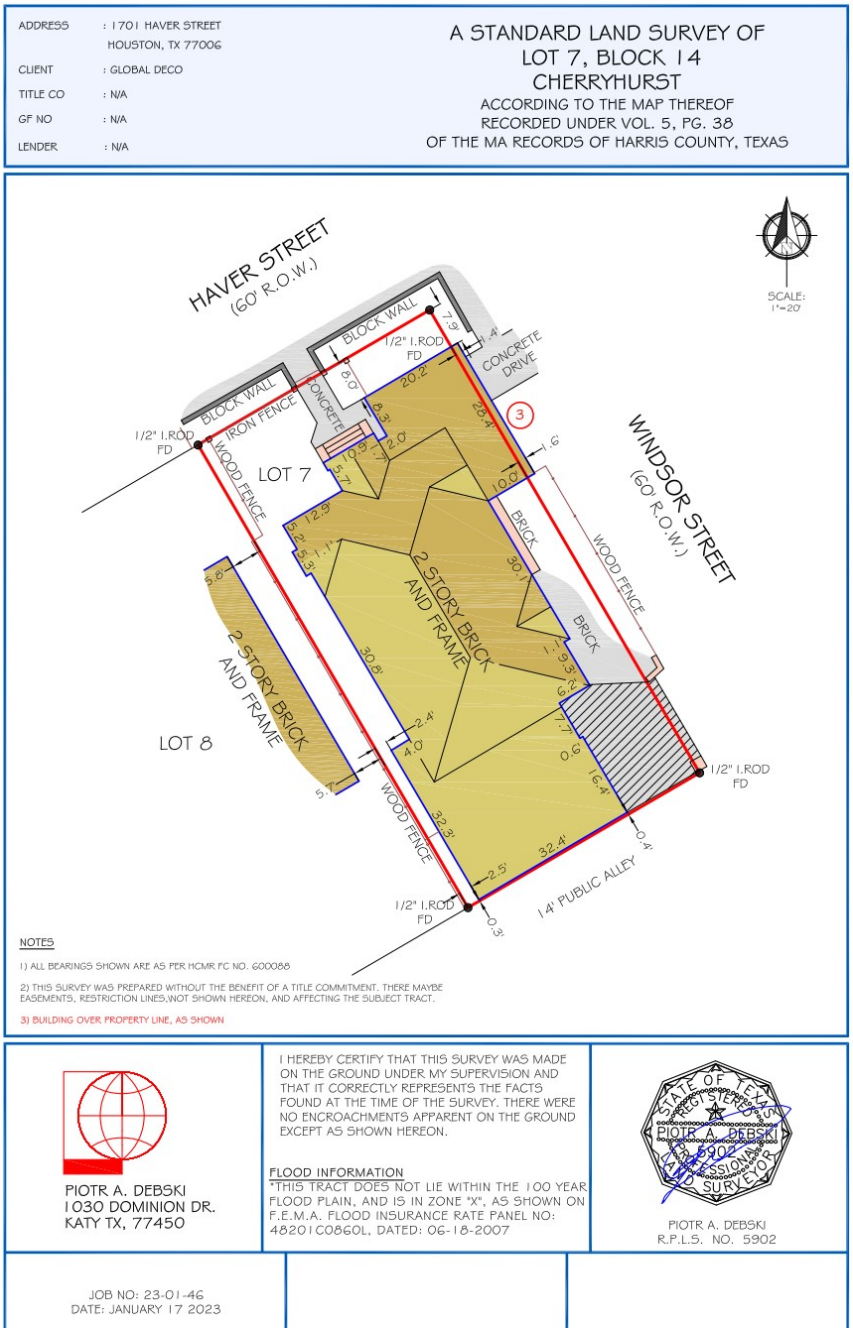
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 03/07/24

Survey



DEVELOPMENT PLAT VARIANCE

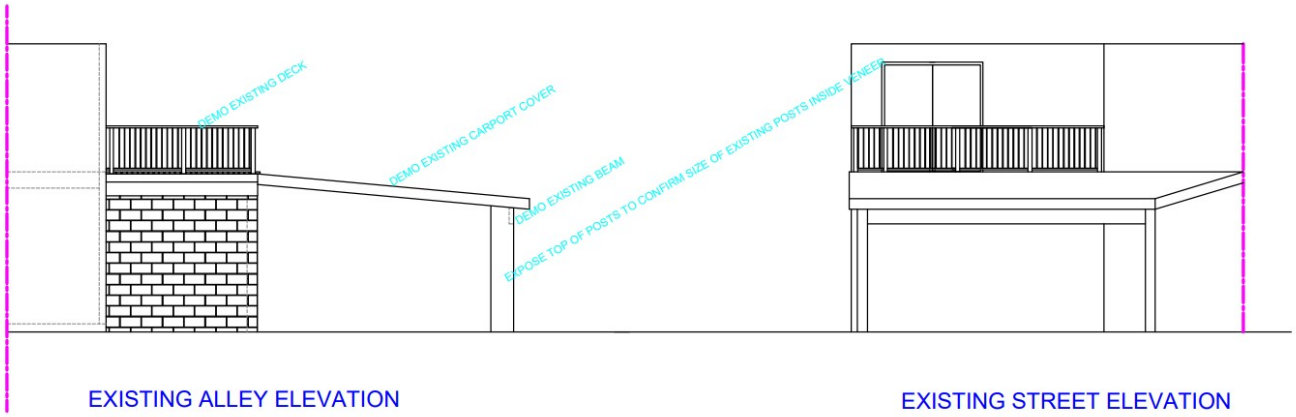
PLANNING & DEVELOPMENT DEPARTMENT

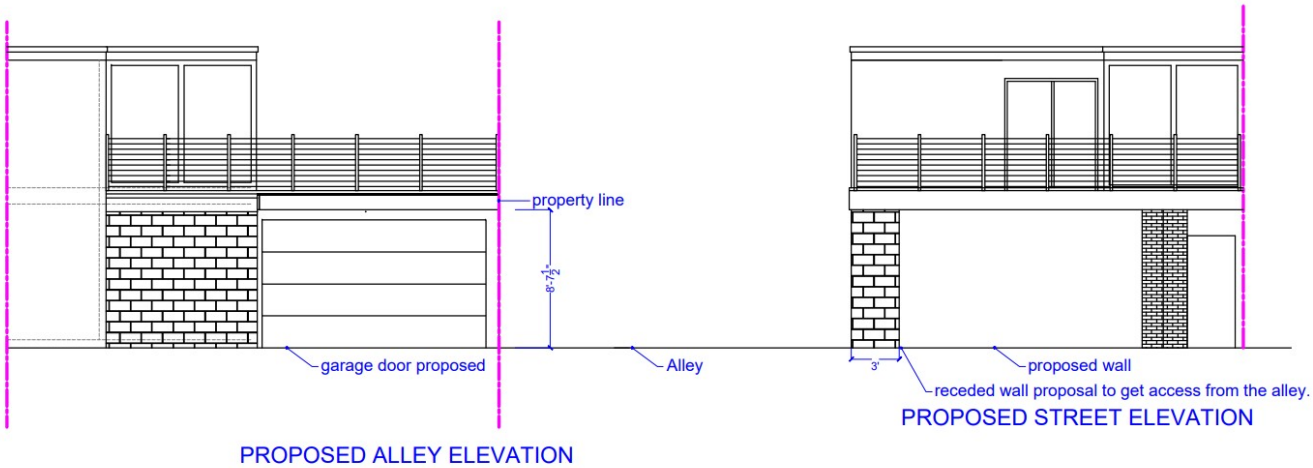
Houston Planning Commission

ITEM: 123

Meeting Date: 03/07/24

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/07/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor 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
Sun Collective Design Group	Luke Fry	832.689.8800	luke@suncollective.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
201 Eastwood Street	24010086	77011	5457D	494T	H

HCAD ACCOUNT NUMBER(S):	0280250000002
PROPERTY LEGAL DESCRIPTION:	TR 2 BLK 22, OAK LAWN
PROPERTY OWNER OF RECORD:	Sun Collective SRI, LLC
ACREAGE (SQUARE FEET):	4500 sf
WIDTH OF RIGHTS-OF-WAY:	Eastwood Street (60') & Sherman Street (60')
EXISTING PAVING SECTION(S):	Eastwood Street (22') & Sherman Street (25')
OFF-STREET PARKING REQUIREMENT:	14
OFF-STREET PARKING PROVIDED:	3
LANDSCAPING REQUIREMENTS:	n/a

EXISTING STRUCTURE(S) [SQ. FT.]:	4,856 sf
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,856 sf

PURPOSE OF VARIANCE REQUEST: Previous owner added 4 apartments on the second floor. Purpose of the variance is to provide 0 parking spaces in lieu of the 14 parking spaces required.

CHAPTER 26 REFERENCE(S): Sec 26-492: Class 2(a) Efficiency apartment – 1.25 spaces for each dwelling unit. One-Bedroom apartment – 1.33 spaces for each dwelling unit.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/07/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Our property has existing head-in parking and room for street parking. There is no acceptable off-street parking within 800 feet that we can lease. We would like to keep using this existing parking.
We would also like to point out that the Harrisburg rail line is within walking distance as well as numerous bus stops.

APPLICANT'S STATEMENT OF FACTS:

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

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

As mentioned, there is no room on the property for off street parking and there are no available and acceptable off-street parking that we can lease within 800' of the property

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant because they are existing conditions and, by granting the variance, the general purposes of the article are being observed and maintained by having functional parking for each tenant in the proposed multi-family structure.

(3) The intent of this article is preserved;

The existing parking still meets the functional requirements of the tenants and is normalized within the neighborhood.

OFF-STREET PARKING VARIANCE

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

The apartments on this property are very small and intended for tenants of limited means. We are going to advertise to potential tenants the proximity to bus lines and light rail. The plan is to actively encourage potential tenants to muse public transport.

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

Providing the variance gives adequate parking availability to the tenants without harm to the public. As these are primarily affordable efficiency units, 1.25 – 1.33 spaces for each unit may not be needed as tenants may utilize public transportation, which is within close proximity of the property.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/07/2024

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 03/07/2024

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/07/2024

Houston Planning Commission

Aerial Map



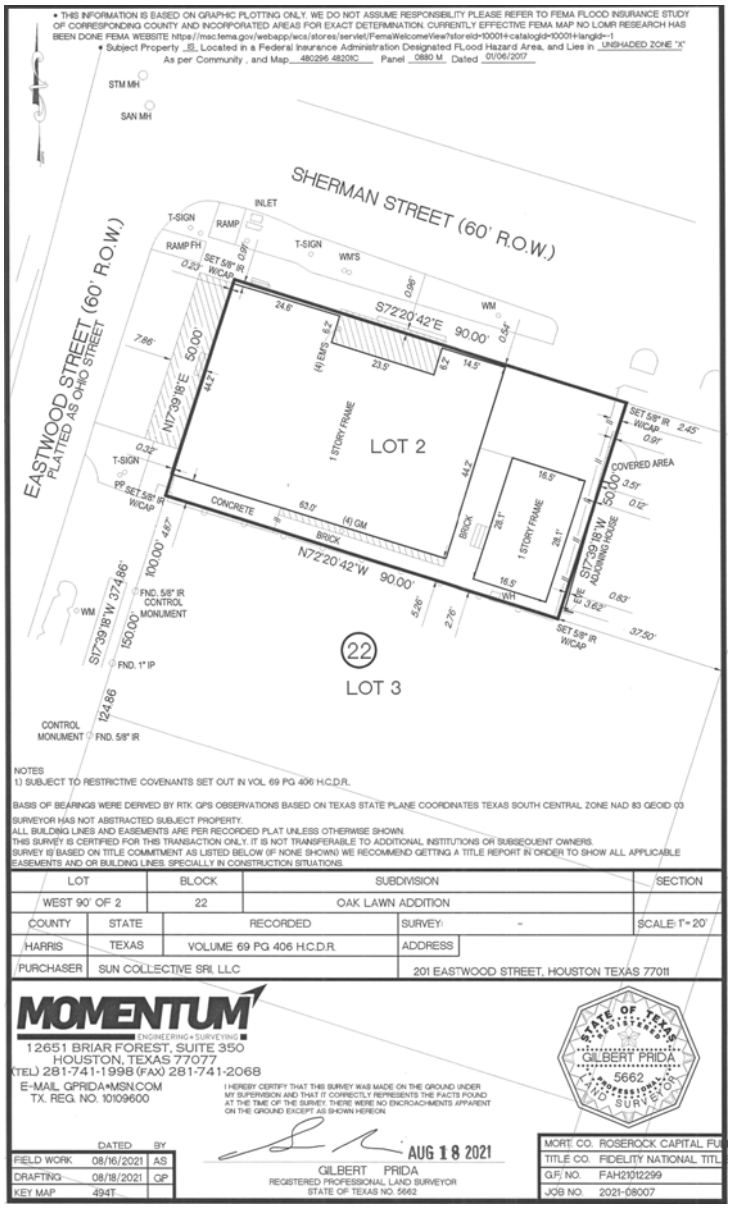
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 03/07/2024

Survey



• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE FEMA WEBSITE https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001+catalogId=10001+langId=-1

• Subject Property IS Located in a Federal Insurance Administration Designated FLood Hazard Area, and Lies in UNSHADED ZONE "X" As per Community , and Map 480296 4820lC Panel 0680 M Dated 01/06/2017

NOTES
1) SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN VOL 69 PG 406 H.C.D.R.

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN) WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT	BLOCK	SUBDIVISION	SECTION
WEST 90' OF 2	22	OAK LAWN ADDITION	

COUNTY	STATE	RECORDED	SURVEY: -	SCALE: 1" = 20'
HARRIS	TEXAS	VOLUME 69 PG 406 H.C.D.R.	ADDRESS	
PURCHASER	SUN COLLECTIVE SRI, LLC		201 EASTWOOD STREET, HOUSTON TEXAS 77011	

MOMENTUM ENGINEERING • SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
E-MAIL GPRIDA@MSN.COM
TX. REG. NO. 10109600

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

AUG 18 2021

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662

STATE OF TEXAS REGISTERED GILBERT PRIDA 5662 PROFESSIONAL LAND SURVEYOR

	DATED	BY
FIELD WORK	08/16/2021	AS
DRAFTING	08/18/2021	GP
KEY MAP	494T	

MORT. CO.	ROSEROCK CAPITAL FU
TITLE CO.	FIDELITY NATIONAL TITL
G.F. NO.	FAH21012299
JOB NO.	2021-08007

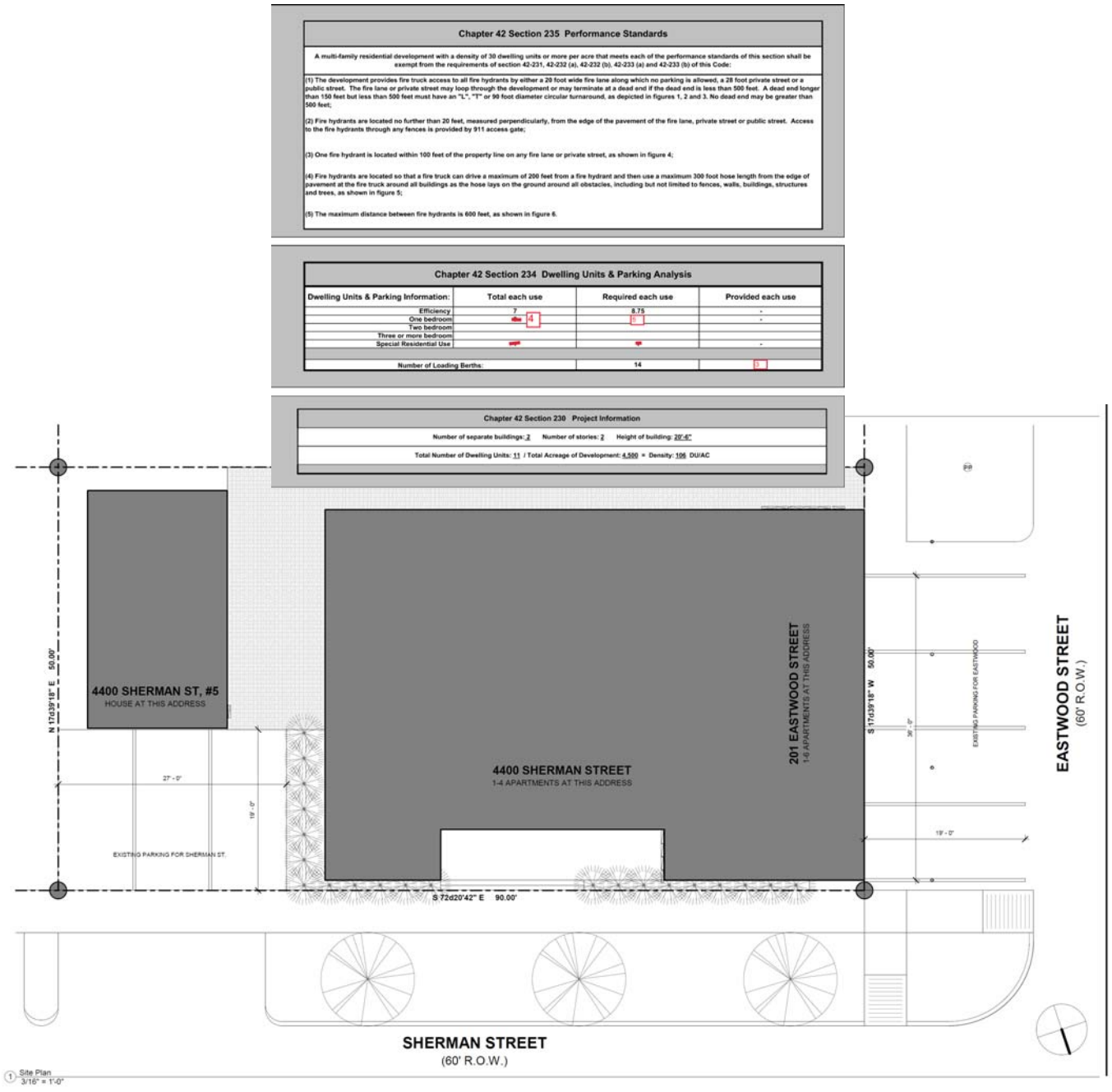
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 03/07/2024

Site Plan



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/07/2024

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE