HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 21, 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 21, 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 21, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the March 7, 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 (Geoff Butler
f. Reconsiderations of Requirement (Geoff Butler)
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 18, 2024

a. DSR Investment at Foster
b. Foster Village
c. Linda Vista Estates
d. Magnolia Lakefront
e. Oak Forest Sec 1 partial replat no 6
f. Plaza Estates at Almeda Genoa
g. Poundbury Sec 1 replat no 1

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 7 MARCH 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 **2:31 PM** by Martha L. Stein, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	**Absent**
Daimian S. Hines	Present at 2:37 after Approval of Minutes
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present Remote
Kevin Robins	Present
Ian Rosenberg	Present at 2:43 during Item 94
Megan R. Sigler	**Absent**
Zafar Tahir	Present at 3:17 during Item 123
Meera D. Victor	**Absent**
Libby Viera-Bland	Present at 3:00 during Item 103
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – None

DIRECTORS REPORT – Jennifer Ostlind, Interim Director

Approval of Minutes

Consideration of the February 22, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-50)
b. Replats (51-93)

78. Palacio Townhomes – Defer

Staff recommendation: Disapprove.
Commission action: Deferred for 30 days.
Speaker(s): Monica Fontenot, applicant – supportive

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

Staff recommendation: Approve **Item No's. 1 – 93**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for item removed for separate consideration.
Speaker(s): None

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

c. Replats requiring Public Hearings with Notification

94 Augusta Creek Sec 3 partial 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): None

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

95 Glenhaven Center – Approve

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

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

96 Heron Lakes Estates Wastewater Treatment Plant - 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): Matt Tucker, applicant – supportive

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

97 Hidden Villas – Disapprove

Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): None

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

98 Martinez Estates at Weldon – Defer

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

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

99 Sandalwood Sec 1 partial 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): None

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

100 Shamrock Manor partial replat no 5 – 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: Hines	Vote: Unanimous
Second: Garza	Abstaining: None

101 Woodlands Village of Carlton Woods Sec 11 partial replat no 1 – Withdrawn

d. Subdivision Plats with Variance Requests

102 Briley Estates – Defer

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

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

103 Cali Trucks Xpress – Defer

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

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

104 Cypress Church Estate - 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): Joyce Owens, signed up/did not speak

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

105 Dunham Pointe 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): Joyce Owens, signed up/did not speak

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

106 Glen Loch Patio Homes GP - Grant and Approve

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

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

107 Hollister Breen 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): District A, Council Member Amy Peck – supportive

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

108 Star Windows Business Center – Defer

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

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

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

109	Allison Park Sec 8	Approved
110	Bridgeland Waller ISD Reserve Sec 1	Approved
111	Diaz Plaza	Approved
112	Hardy Heights partial replat no 1	Approved
113	Home Run Eldridge	Approved
114	Iglesia Faro De Luz	Approved
115	Kickapoo Business Park	Approved
116	Lone Wolf Sec 1	Approved
117	Songwood Park	Approved
118	Sunterra Apartments	Approved
119	Trinity Lutheran Church replat no 1 and extension	Approved
109	Allison Park Sec 8	Approved
110	Bridgeland Waller ISD Reserve Sec 1	Approved
111	Diaz Plaza	Approved

h. Name Changes

120	Grand Meadows Office Condominiums at Grand Parkway (prev. Long Meadow Lofts)	Approved

i. Certificates of Compliance

121	30805 Gaff Road	Approved
122	20751 Old Sorters Rd	Approved

Staff recommendation: Approve staff recommendations for **Items 109 – 122**.
Commission Action: Approved **Items 109 – 122** per staff recommendations.
Speaker(s): None

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

j. Administrative – None

k. Development Plats with Variance Requests

123 1701 Haver Street – Approve

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Ameena Pervez, applicant, Diego Tano – supportive; Trevor Jefferies – opposed

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

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

Staff recommendation: Establish a public hearing date of April 4, 2024, for Item II, a-e.
Commission action: Established a public hearing date of April 4, 2024, for Item II, a-e.
Speaker(s): None

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

III. Consideration of an Off-Street Parking Variance at 201 Eastwood Street – Defer

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

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

IV. Public Comment – None

V. Adjournment

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:26 PM**.

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

Martha L. Stein, Chair	Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Anniston Sec 13	C3F	
2	Anniston Sec 14	C3F	
3	Baethe Road in Grand Prairie Street Dedication Sec 1	C3P	
4	Bleu Riviera Drive Street Dedication Sec 2	SP	DEF1
5	Brookfield Groundwater Plant	C2	DEF1
6	BW Interests	C3F	
7	Cadence Creek Cottages	C2	
8	Chateaux at Northwood	C3F	DEF1
9	Cullen Hotel Beltway 8 South Development	C2	
10	Cypress Trails at Bauer Landing Sec 2	C3F	DEF1
11	Dellrose Sec 20	C3F	
12	Eagle Landing Townhomes West Sec 2	C3P	DEF1
13	East River Sec 3	C3F	
14	Eastgate Center	C2	
15	Elmax GP	GP	
16	Elmax Sec 1	C2	DEF1
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	C3P	
18	Enclave at Newport	C3F	
19	Equilent Main	C2	
20	Estates at Polk Street	C2	DEF1
21	Expedia Towing	C2	
22	FL Tucker Long Drive	C3F	
23	Furay Development	C3F	
24	Generation Plaza	C2	
25	Gianake Estates at Adkins Road	C3F	
26	Glenhaven Center	C3F	
27	Grand Oaks South Sec 2	C3P	
28	Grand West Sec 3	C3F	
29	Greenville Estates	C3F	DEF1
30	Haro Business Park	C3F	
31	Hufsmith Kohrville Business Park	C2	
32	Huynh Estates partial replat no 6	C3F	
33	Kathy Lane Business Park	C2	
34	Katy Lakes Sec 6	C3F	
35	Kelly Lane Plaza	C2R	DEF1
36	Kinsman Grove	C3F	
37	Lawndale Commercial	C2	DEF2
38	Mansfield Oaks	C3F	
39	Marvida Gardens	C2	
40	Mission West Plaza	C2	DEF1
41	New Caney Pioneer Crossing	C2	
42	Providence Northeast	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Replat of Benignus Acres partial replat no 1 and extension	C3F	
44	Reserve at Mound Road	C2	
45	Riviera Pines Sec 1	C3P	
46	Robbins Estates at Riley Fuzzel Road	C2	
47	RRansom Complex	C2	
48	Santa Rosa	C3F	
49	Shamrock Manor partial replat no 5	C3F	
50	Shaw Road Office Condos	C2	DEF1
51	Sunterra Lift Station No 6	C2	
52	Sunterra South Development Commercial Development	C2	
53	Tenfold Properties	C2	

B-Replats

54	Bamboo Estates	C2R	
55	Beamer Business Park	C2R	
56	Ceballos Homes	C2R	DEF1
57	Cullen Villas	C2R	
58	Cypress Gardens partial replat no 2	C2R	DEF2
59	Dashford Heights	C2R	DEF1
60	De Soto Trails	C3R	
61	East Adventure at Amber	C2R	
62	Equilent Tuam	C2R	
63	Equilent West 23rd	C2R	
64	Estates at Paul Quinn Street	C3R	
65	Garden Oaks Storage	C2R	
66	Greystone Manor	C2R	
67	Hadley Street Townhomes	C2R	
68	Hardway Street Development	C2R	
69	Holman Annex	C2R	DEF1
70	Ion District Graduate Student Housing	C2R	
71	JMP Development replat no 1	C2R	
72	Lincoln City Sec 2 partial replat no 3	C2R	
73	Lincoln City Sec 4 partial replat no 3	C2R	
74	Mount Houston Plaza	C2R	
75	Nadan Farm	C2R	
76	New Commandment Missionary Baptist	C2R	
77	Orizzonte Estates	C2R	
78	Palacio Townhomes	C2R	DEF3
79	Plaza Estates at Cheswood	C2R	DEF2
80	Plaza Estates at Cork	C2R	
81	Plaza Estates at Simbrook	C2R	
82	Plaza Estates at Wayne	C2R	DEF1
83	Pollard Greens	C2R	DEF1
84	Providence Atascocita	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Residence at the Fairmont	C2R	
86	Sheffield Apartments	C2R	
87	Soltanian Properties	C2R	
88	Springbridge Residential	C3R	DEF1
89	Trinity Gardens Crossing	C2R	DEF2
90	Van Fleet Investment on Aldine Westfield	C2R	
91	Villas at Highland Heights	C3R	
92	Vincent Meadows	C3R	
93	Warwick Estate	C2R	
94	West Clay Homes	C2R	DEF1
95	West Road Commons	C2R	
96	Westbrook Skyline Homes	C2R	
97	Wilburforce Landing	C3R	
98	Winfield Park	C3R	DEF1

C-Public Hearings Requiring Notification

99	Martinez Estates at Weldon	C3N	DEF2
100	Oak Forest Sec 1 partial replat no 6	C3N	
101	Richland Drive Estates	C3N	
102	Riverside Grove	C3N	
103	Saint Augustine Landing	C3N	
104	Sundus and Fatima Enterprises	C3N	
105	Wycliffe Townhomes	C3N	

D-Variances

106	Briley Estates	C2R	DEF1
107	Cali Trucks Xpress	C2R	DEF2
108	Hockley Meadows GP	GP	
109	Hockley Meadows Street Dedication and Reserves	C3P	
110	Hockley Meadows Sec 1	C3P	
111	Hockley Meadows Sec 2	C3P	
112	Mansfield Terrace	C3R	
113	Solis Estate	C2	
114	St Johns United Methodist Church partial replat no 1	C2R	
115	Star Windows Business Center	C2R	DEF1
116	Stassen Views	C2R	
117	Sundance Cove East GP	GP	

E-Special Exceptions

118	Avalon at Cypress West Sec 4	C3P	
119	Trillium Sec 10	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
F-Reconsideration of Requirements			
120	Paloma Water Plant Site	C2R	
G-Extensions of Approval			
121	Broze Road Sec 1	EOA	
122	Crosby Farms Sec 2	EOA	
123	Elyson Reserves Sec 7	EOA	
124	Forestwood Sage Sec 3	EOA	
125	Grand Boudreaux Business Park	EOA	
126	Greenhouse Apartments	EOA	
127	Hill Country Dairies Center	EOA	
128	Lee Commercial replat no 1 and extension	EOA	
129	Self Road Place	EOA	
130	Union Park Place	EOA	
131	Williams Landing	EOA	
H-Name Changes			
132	Plaza Estates at Esparza (prev. Plaza Eatates at Esparza)	NC	
133	Rosewood Estates Sec 2 partial replat no 6 (prev. Rosewood Estates 2 partial replat no 6)	NC	
I-Certification of Compliance			
134	20260 Forest Dr W	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
135	1901 Lexington Street	DPV	
Off-Street Parking Variance			
III	201 Eastwood Street	PV	DEF1

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Anniston Sec 13	2024-0416	C3F	Harris	ETJ	404S	23.92	1.67	124	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
2	Anniston Sec 14	2024-0418	C3F	Harris	ETJ	404S	21.60	4.46	93	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
3	Baethe Road in Grand Prairie Street Dedication Sec 1	2024-0481	C3P	Harris	ETJ	323R	4.24	0.00	0	Ember Development	Meta Planning + Design LLC
4	Bleu Riviera Drive Street Dedication Sec 2 (DEF1)	2024-0375	SP	Harris	ETJ	259W	11.15	0.00	0	SAINT TROPEZ LAGUNA AZURE, LLC	Quiddity Engineering - Katy
5	Brookfield Groundwater Plant (DEF1)	2024-0204	C2	Harris	City	528R	0.51	0.00	0	City of Houston	IDS Engineering Group
6	BW Interests	2024-0434	C3F	Harris	ETJ	366N	5.00	4.55	0	Wander Interests	McKim and Creed
7	Cadence Creek Cottages	2024-0495	C2	Harris	ETJ	290M	14.64	14.64	0	ALJ Lindsey	Windrose
8	Chateaux at Northwood (DEF1)	2024-0385	C3F	Harris	City	453T	0.97	0.02	19	Survey Solutions of Texas	Survey Solutions of Texas
9	Cullen Hotel Beltway 8 South Development	2024-0446	C2	Harris	City	573Z	2.31	2.31	0	Cullen Hotel LLC	Doshi Engineering & Surveying Company
10	Cypress Trails at Bauer Landing Sec 2 (DEF1)	2024-0387	C3F	Harris	ETJ	285P	44.05	6.94	201	LGI Homes - Texas, LLC	Pape-Dawson Engineers
11	Dellrose Sec 20	2024-0473	C3F	Harris	City/ ETJ	325J	18.03	2.04	73	Cypress 600 Development Partners	Meta Planning + Design LLC
12	Eagle Landing Townhomes West Sec 2 (DEF1)	2024-0399	C3P	Harris	ETJ	372B	7.14	2.38	47	Odyssey Engineering Group	Miller Survey Group
13	East River Sec 3	2024-0435	C3F	Harris	City	494J	12.88	10.47	0	KBRN, LP	BGE, Inc.
14	Eastgate Center	2024-0428	C2	Harris	ETJ	340E	4.12	4.12	0	Enclave Park property LLC,	E.I.C. Surveying Company
15	Elmax GP	2024-0406	GP	Harris	ETJ	339N	39.83	0.00	0	Wattbridge	Gulf Interstate Engineering
16	Elmax Sec 1 (DEF1)	2024-0303	C2	Harris	ETJ	339N	29.90	29.90	0	Wattbridge	Gulf Interstate Engineering
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	2024-0410	C3P	Harris	ETJ	405Q	8.20	6.60	0	Nash FM 529, LLC	LJA Engineering, Inc.-(Houston Office)
18	Enclave at Newport	2024-0482	C3F	Harris	ETJ	419G	20.79	6.44	71	Davidson Homes, LLC	LJA Engineering, Inc.-(Houston Office)
19	Equilent Main	2024-0392	C2	Harris	City	493L	0.17	0.17	0	Morris & Associates	Gruller Surveying
20	Estates at Polk Street (DEF1)	2024-0290	C2	Harris	City	494X	0.51	0.00	8	J+Architecture	PLS CONSTRUCTION LAYOUT, INC
21	Expedia Towing	2024-0493	C2	Harris	ETJ	292G	2.00	1.75	0	KJD Business Solutions, LLC	Texas Land Maps
22	FL Tucker Long Drive	2024-0407	C3F	Harris	City	534Q	2.88	2.88	0	F.L. TUCKER, LLC, A TEXAS LIMITED LIABILITY COMPANY	Civil-Surv Land Surveying, L.C.
23	Furay Development	2024-0450	C3F	Harris	ETJ	415P	4.47	4.47	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
24	Generation Plaza	2024-0455	C2	Harris	City	570E	2.16	2.16	0	RSP GENERATIONS	Texas Field Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
25	Gianake Estates at Adkins Road	2024-0415	C3F	Harris	City	450Y	0.23	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
26	Glenhaven Center	2024-0496	C3F	Harris	City	491W	1.00	1.00	0	Interplan Architects. Inc	Century Engineering, Inc
27	Grand Oaks South Sec 2	2024-0424	C3P	Harris	City/ ETJ	446M	20.55	10.18	71	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)
28	Grand West Sec 3	2024-0436	C3F	Harris	City	573F	19.16	3.35	144	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
29	Greenville Estates (DEF1)	2024-0367	C3F	Harris	City	574U	2.50	0.28	38	Dunaway BEC	Windrose
30	Haro Business Park	2024-0309	C3F	Harris	ETJ	418N	2.24	1.51	0	Haro Office LLC	RP & Associates
31	Hufsmith Kohrville Business Park	2024-0501	C2	Harris	ETJ	329A	4.02	4.02	0	PLNS Developers LLC	Hovis Surveying Company Inc.
32	Huynh Estates partial replat no 6	2024-0333	C3F	Harris	City	449X	0.34	0.34	3	Ngheip David Huynh	Manley Engineering and Associates Inc
33	Kathy Lane Business Park	2024-0419	C2	Harris	ETJ	328U	7.16	7.16	0	PLNS Developers LLC	Hovis Surveying Company Inc.
34	Katy Lakes Sec 6	2024-0404	C3F	Harris	ETJ	404V	152.28	72.17	369	Mini-B, Inc.	LJA Engineering, Inc.- (Houston Office)
35	Kelly Lane Plaza (DEF1)	2024-0319	C2R	Harris	ETJ	371K	1.00	0.00	1	RR	South Texas Surveying Associates, Inc.
36	Kinsman Grove	2024-0477	C3F	Harris	City	412W	2.07	0.17	32	Giddin Project	Chesterfield Development Services
37	Lawndale Commercial (DEF2)	2024-0118	C2	Harris	City	535A	0.27	0.27	0	HZ Coffee Group	Weihe Engineers
38	Mansfield Oaks	2024-0509	C3F	Harris	City	452A	1.78	0.17	29	Onyx Land Partners, LLC.	ICMC GROUP INC
39	Marvida Gardens	2024-0438	C2	Harris	ETJ	406P	14.10	14.10	0	Kimley-Horn	Windrose
40	Mission West Plaza (DEF1)	2024-0381	C2	Fort Bend	ETJ	527J	2.58	2.58	0	M LANZA	Century Engineering, Inc
41	New Caney Pioneer Crossing	2024-0351	C2	Montgomery	ETJ	256L	14.62	14.62	0	AWC Engineering and Surveying	Arceneaux Wilson & Cole Engineering
42	Providence Northeast	2024-0409	C3F	Harris	City	494E	0.22	0.00	5	ORACLE PROVIDENCE ORANGE JV, LLC,	MOMENTUM EGINEERING
43	Replat of Benignus Acres partial replat no 1 and extension	2024-0425	C3F	Harris	City	489D	9.82	9.82	0	Lipex Properties, LP	BGE, Inc.
44	Reserve at Mound Road	2024-0505	C2	Harris	ETJ	326W	1.86	1.86	0	Checkout Food Stores	Century Engineering, Inc
45	Riviera Pines Sec 1	2024-0498	C3P	Harris	ETJ	299A	37.70	3.96	170	LH Ranch, LTD	Quiddity Engineering - Katy
46	Robbins Estates at Riley Fuzzel Road	2024-0414	C2	Harris	ETJ	292L	1.16	1.16	0	CAS Consultants, LLC	CAS Consultants, LLC
47	RRansom Complex	2024-0485	C2	Harris	ETJ	410L	7.00	6.67	0	Riteco Investments, LP	Owens Management Systems, LLC
48	Santa Rosa	2024-0377	C3F	Harris	City	415X	0.18	0.00	3	To be determined	SurVil LLC
49	Shamrock Manor partial replat no 5	2024-0451	C3F	Harris	City	573Q	0.20	0.00	2	New Era Development	New Era Development & Land Services
50	Shaw Road Office Condos (DEF1)	2024-0328	C2	Harris	ETJ	328E	4.99	4.88	0	EC Corporate Shaw Road LLC	Hovis Surveying Company Inc.
51	Sunterra Lift Station No 6	2024-0470	C2	Waller	ETJ	403V	0.16	0.16	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
52	Sunterra South Development Commercial Development	2024-0329	C2	Waller	ETJ	443D	1.97	1.97	0	ALJ Lindsey	Windrose

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
53	Tenfold Properties	2024-0502	C2	Fort Bend	ETJ	527J	1.49	1.49	0	Tenfold Properties, LLC	Owens Management Systems, LLC

B-Replats

54	Bamboo Estates	2024-0445	C2R	Harris	City	450A	0.32	0.02	4	Sauson Investment Corp	RP & Associates
55	Beamer Business Park	2024-0486	C2R	Harris	ETJ	617T	13.42	13.21	0	ALJ Lindsey	Windrose
56	Ceballos Homes (DEF1)	2024-0129	C2R	Harris	City	453A	0.30	0.00	4	INDIVIDUAL	Bowden Land Services & Consulting
57	Cullen Villas	2024-0238	C2R	Harris	City	533V	0.26	0.00	4	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
58	Cypress Gardens partial replat no 2 (DEF2)	2024-0216	C2R	Harris	ETJ	334P	4.75	0.00	1	N/A	E.I.C. Surveying Company
59	Dashford Heights (DEF1)	2024-0389	C2R	Harris	City	488R	0.55	0.04	9	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
60	De Soto Trails	2024-0489	C3R	Harris	City	451D	0.98	0.02	16	Oracle City Homes	Pioneer Engineering, LLC
61	East Adventure at Amber	2024-0452	C2R	Harris	City	453P	0.29	0.00	3	New Era Development	New Era Development & Land Services
62	Equilent Tuam	2024-0395	C2R	Harris	City	493P	0.29	0.29	0	Morris & Associates	Gruller Surveying
63	Equilent West 23rd	2024-0396	C2R	Harris	City	452U	0.23	0.23	0	Morris & Associates	Gruller Surveying
64	Estates at Paul Quinn Street	2024-0383	C3R	Harris	City	452C	0.50	0.01	7	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
65	Garden Oaks Storage	2024-0484	C2R	Harris	City	452P	0.70	0.70	0	D'Agostino Multifamily, LLC	Windrose
66	Greystone Manor	2024-0423	C2R	Harris	City	493Y	0.17	0.00	2	VN Investments, LLC	Dart Land Services LLC
67	Hadley Street Townhomes	2024-0448	C2R	Harris	City	493Z	0.18	0.00	4	Hadley Development Partners	RED CONSULTANTS
68	Hardway Street Development	2024-0447	C2R	Harris	City	451G	0.14	0.12	0	Hardwat Street Partners, llc	Doshi Engineering & Surveying Company
69	Holman Annex (DEF1)	2024-0346	C2R	Harris	City	493Z	0.20	0.00	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
70	Ion District Graduate Student Housing	2024-0430	C2R	Harris	City	493X	1.52	1.52	0	MICHAELS STUDENT LIVING	Windrose
71	JMP Development replat no 1	2024-0437	C2R	Harris	ETJ	405U	4.32	4.32	0	JMP Developmnt	Pedraza Surveying, LLC
72	Lincoln City Sec 2 partial replat no 3	2024-0433	C2R	Harris	City	412U	0.18	0.00	2	Oscar Grisales	Daram Engineers, Inc.
73	Lincoln City Sec 4 partial replat no 3	2024-0474	C2R	Harris	City	412U	0.96	0.96	0	Shoalwater Development, LLC	Miller Survey Group
74	Mount Houston Plaza	2024-0308	C2R	Harris	City	414M	0.28	0.28	0	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
75	Nadan Farm	2024-0426	C2R	Fort Bend	ETJ	611P	4.90	0.00	14	Nadan Farm, LLC	Pedraza Surveying, LLC
76	New Commandment Missionary Baptist	2024-0460	C2R	Harris	City	414Y	1.04	1.04	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
77	Orizzonte Estates	2024-0459	C2R	Harris	City	412Q	0.23	0.00	2	New Era Development	New Era Development & Land Services
78	Palacio Townhomes (DEF3)	2023-2794	C2R	Harris	City	494A	0.11	0.00	3	E.M.I. Investments & Construction	Chesterfield Development Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
79	Plaza Estates at Cheswood (DEF2)	2024-0287	C2R	Harris	City	534U	2.41	2.41	0	New Era Development	New Era Development & Land Services
80	Plaza Estates at Cork	2024-0453	C2R	Harris	City	573R	0.23	0.00	3	New Era Development	New Era Development & Land Services
81	Plaza Estates at Simbrook	2024-0462	C2R	Harris	City	571R	3.00	3.00	0	New Era Development	New Era Development & Land Services
82	Plaza Estates at Wayne (DEF1)	2024-0353	C2R	Harris	City	494B	0.32	0.00	4	New Era Development	New Era Development & Land Services
83	Pollard Greens (DEF1)	2024-0341	C2R	Harris	City	494F	0.13	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.
84	Providence Atascocita	2024-0480	C2R	Harris	ETJ	377A	3.24	3.24	0	Providence Atascocita	Windrose
85	Residence at the Fairmont	2024-0349	C2R	Harris	City	452A	5.05	5.05	0	Atkinson Engineers	Atkinson Engineers
86	Sheffield Apartments	2024-0461	C2R	Harris	City	496G	0.81	0.81	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
87	Soltanian Properties	2024-0302	C2R	Harris	City	533P	0.11	0.00	2	Soltanian properties llc	Soltanian properties llc
88	Springbridge Residential (DEF1)	2024-0168	C3R	Harris	ETJ	332M	4.99	1.58	25	Springbridge LLC	Hussam Ghuneim
89	Trinity Gardens Crossing (DEF2)	2024-0245	C2R	Harris	City	454L	0.36	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
90	Van Fleet Investment on Aldine Westfield	2024-0417	C2R	Harris	City	414W	0.62	0.62	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
91	Villas at Highland Heights	2024-0458	C3R	Harris	City	452B	0.96	0.12	12	Iberica Construction	Total Surveyors, Inc.
92	Vincent Meadows	2024-0491	C3R	Harris	City	453Y	0.23	0.00	6	Manco Associates, L.C.	EHRA
93	Warwick Estate	2024-0499	C2R	Harris	City	454C	0.12	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
94	West Clay Homes (DEF1)	2024-0131	C2R	Harris	City	493N	0.46	0.00	7	AIM STAR INVESTMENTS LLC	RSG Engineering
95	West Road Commons	2024-0442	C2R	Harris	ETJ	412B	4.20	4.20	0	DOAN & ASSOCIATES, LLC	Century Engineering, Inc
96	Westbrook Skyline Homes	2024-0443	C2R	Harris	City	494E	0.25	0.00	6	Arica Bailey	AAB Homes, LLC
97	Wilburforce Landing	2024-0457	C3R	Harris	City	412X	0.98	0.03	17	Iberica Construction	Total Surveyors, Inc.
98	Winfield Park (DEF1)	2024-0348	C3R	Harris	City	415J	9.60	0.96	109	Stoneworks, LLC	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

99	Martinez Estates at Weldon (DEF2)	2024-0002	C3N	Harris	ETJ	373C	1.02	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
100	Oak Forest Sec 1 partial replat no 6	2024-0274	C3N	Harris	City	452K	0.28	0.00	1	New Oak Homes, LLC	ICMC GROUP INC
101	Richland Drive Estates	2024-0152	C3N	Harris	City	455F	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
102	Riverside Grove	2024-0143	C3N	Harris	City	533C	0.12	0.00	2	Mass Homes	Total Surveyors, Inc.
103	Saint Augustine Landing	2024-0242	C3N	Harris	City	533Q	0.12	0.00	2	Nui Haus, LLC	Total Surveyors, Inc.
104	Sundus and Fatima Enterprises	2024-0138	C3N	Harris	ETJ	289R	2.20	2.20	0	Advance Surveying, Inc.	Advance Surveying, Inc.
105	Wycliffe Townhomes	2024-0288	C3N	Harris	City	449X	0.32	0.00	4	Nesmith Builders	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
D-Variances											
106	Briley Estates (DEF1)	2024-0107	C2R	Harris	City	493V	0.13	0.00	2	Sims Properties	RP & Associates
107	Cali Trucks Xpress (DEF2)	2024-0041	C2R	Harris	City	455Y	1.50	1.50	0	Derrick Vaughn	Owens Management Systems, LLC
108	Hockley Meadows GP	2024-0487	GP	Harris	ETJ	324J	165.71	0.00	0	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
109	Hockley Meadows Street Dedication and Reserves	2024-0476	C3P	Harris	ETJ	324J	36.20	32.20	0	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
110	Hockley Meadows Sec 1	2024-0431	C3P	Harris	ETJ	324J	17.10	1.10	89	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
111	Hockley Meadows Sec 2	2024-0427	C3P	Harris	ETJ	324J	13.30	10.33	4	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
112	Mansfield Terrace	2024-0100	C3R	Harris	City	452B	0.97	0.06	15	Survey Solutions of Texas	Survey Solutions of Texas
113	Solis Estate	2024-0483	C2	Harris	ETJ	413E	2.25	2.25	0	M LANZA	Century Engineering, Inc
114	St Johns United Methodist Church partial replat no 1	2024-0258	C2R	Harris	City	493U	0.51	0.51	0	BREAD OF LIFE, INC	Civil-Surv Land Surveying, L.C.
115	Star Windows Business Center (DEF1)	2024-0359	C2R	Harris	ETJ	414M	1.21	1.21	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
116	Stassen Views	2024-0394	C2R	Harris	City	533U	0.11	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
117	Sundance Cove East GP	2024-0508	GP	Harris	ETJ	378R	121.23	0.00	0	KPS Land Investments, L.P.	EHRA
E-Special Exceptions											
118	Avalon at Cypress West Sec 4	2024-0490	C3P	Harris	ETJ	405D	19.60	5.87	81	VPTM Avalon LB. LLC	Meta Planning + Design LLC
119	Trillium Sec 10	2024-0503	C3P	Fort Bend	ETJ	526V	14.40	0.46	71	TPHTM 1464 LLC	Meta Planning + Design LLC
F-Reconsideration of Requirements											
120	Paloma Water Plant Site	2024-0507	C2R	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
G-Extensions of Approval											
121	Broze Road Sec 1	2023-0854	EOA	Harris	ETJ	334N	32.50	30.80	0	A&S Engineering	Meta Planning + Design LLC
122	Crosby Farms Sec 2	2023-0541	EOA	Harris	ETJ	379Y	50.12	11.86	161	JNC Development, Inc. A Texas Corporation	EHRA
123	Elyson Reserves Sec 7	2023-0744	EOA	Harris	ETJ	404Q	26.40	25.78	0	Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
124	Forestwood Sage Sec 3	2023-0574	EOA	Harris	ETJ	457N	3.87	3.87	0	Sowell Equities-Forestwood L.P.	Hovis Surveying Company Inc.
125	Grand Boudreaux Business Park	2023-0676	EOA	Harris	ETJ	288Z	24.47	24.47	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
126	Greenhouse Apartments	2023-0739	EOA	Harris	ETJ	406V	2.04	2.04	0	316 Land Surveying	Texas Land Maps
127	Hill Country Dairies Center	2023-0705	EOA	Harris	City	454Q	2.38	2.38	0	HILL COUNTRY DAIRIES, INC.	Century Engineering, Inc
128	Lee Commercial replat no 1 and extension	2023-0701	EOA	Harris	City	451E	3.19	3.19	0	Panjwani Properties, LTD.	Century Engineering, Inc
129	Self Road Place	2023-0533	EOA	Harris	ETJ	287X	4.36	4.36	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
130	Union Park Place	2023-0561	EOA	Harris	ETJ	328B	3.35	3.35	0	ATR Engineering	The Pinnell Group, LLC
131	Williams Landing	2023-0523	EOA	Harris/ Waller	ETJ	322H	55.92	18.45	191	Odyssey Engineering Group	Miller Survey Group

H-Name Changes

132	Plaza Estates at Esparza (prev. Plaza Eatates at Esparza)	2024-0071	NC	Harris	City	574K	1.00	0.00	1	New Era Development	New Era Development & Land Services
133	Rosewood Estates Sec 2 partial replat no 6 (prev. Rosewood Estates 2 partial replat no 6)	2024-0354	NC	Harris	City	454H	0.18	0.00	2	New Era Development	New Era Development & Land Services

I-Certification of Compliance

134	20260 Forest Dr W	24-1732	COC	Montgor	ETJ	257M				Shawon Samdani	2022 Nexgen Properties LLC

J-Administrative

None

K-Development Plats with Variance Requests

135	1901 Lexington Street	23096114	DPV	Harris	city	492Z				Cathryn Horan	Cathryn Horan

Parking Variance

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

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Martinez Estates at Weldon (DEF2)

Applicant: CAS Consultants, LLC



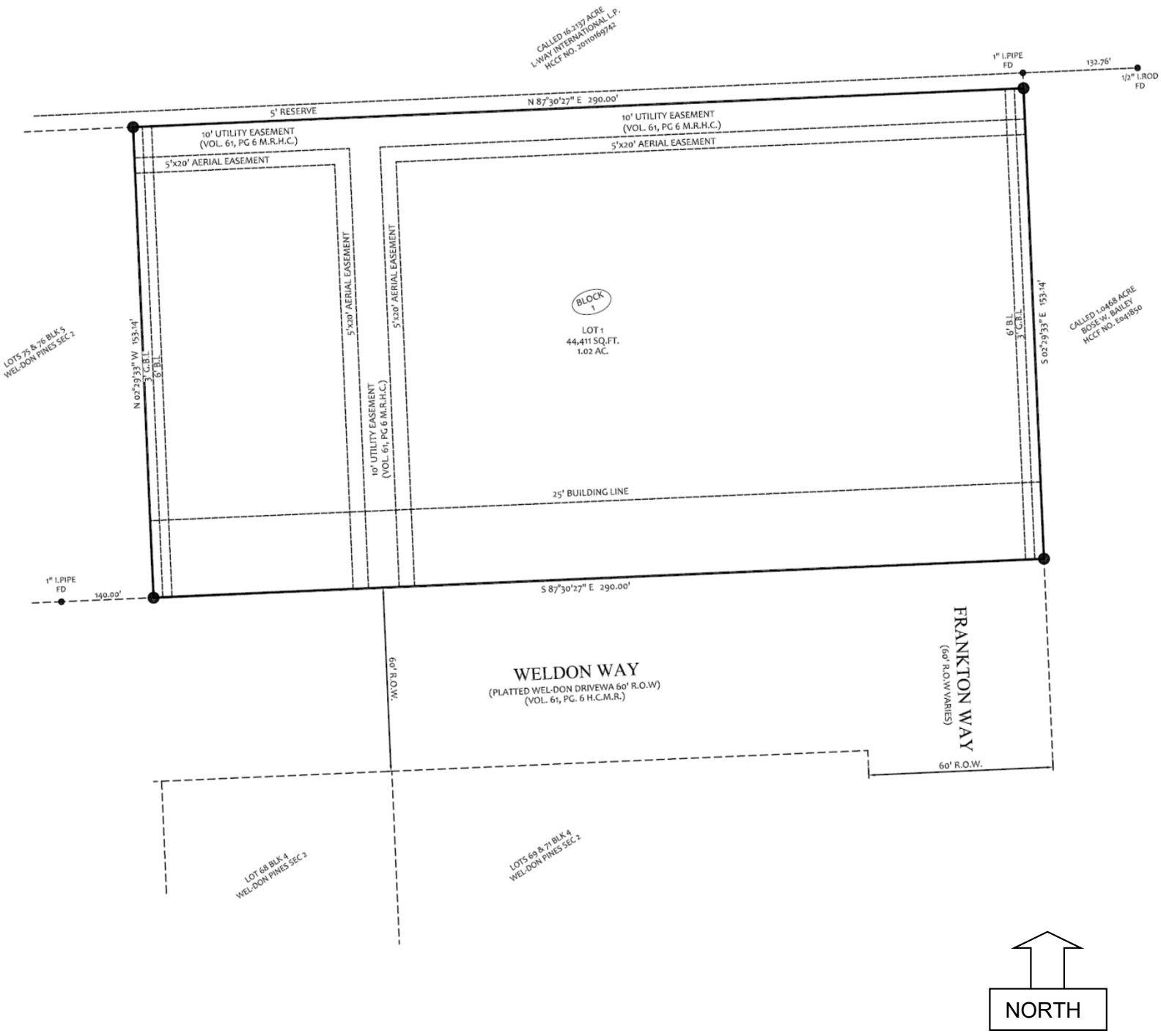
C – Public Hearings Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Martinez Estates at Weldon (DEF2)

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Martinez Estates at Weldon (DEF2)

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,

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

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

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 Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

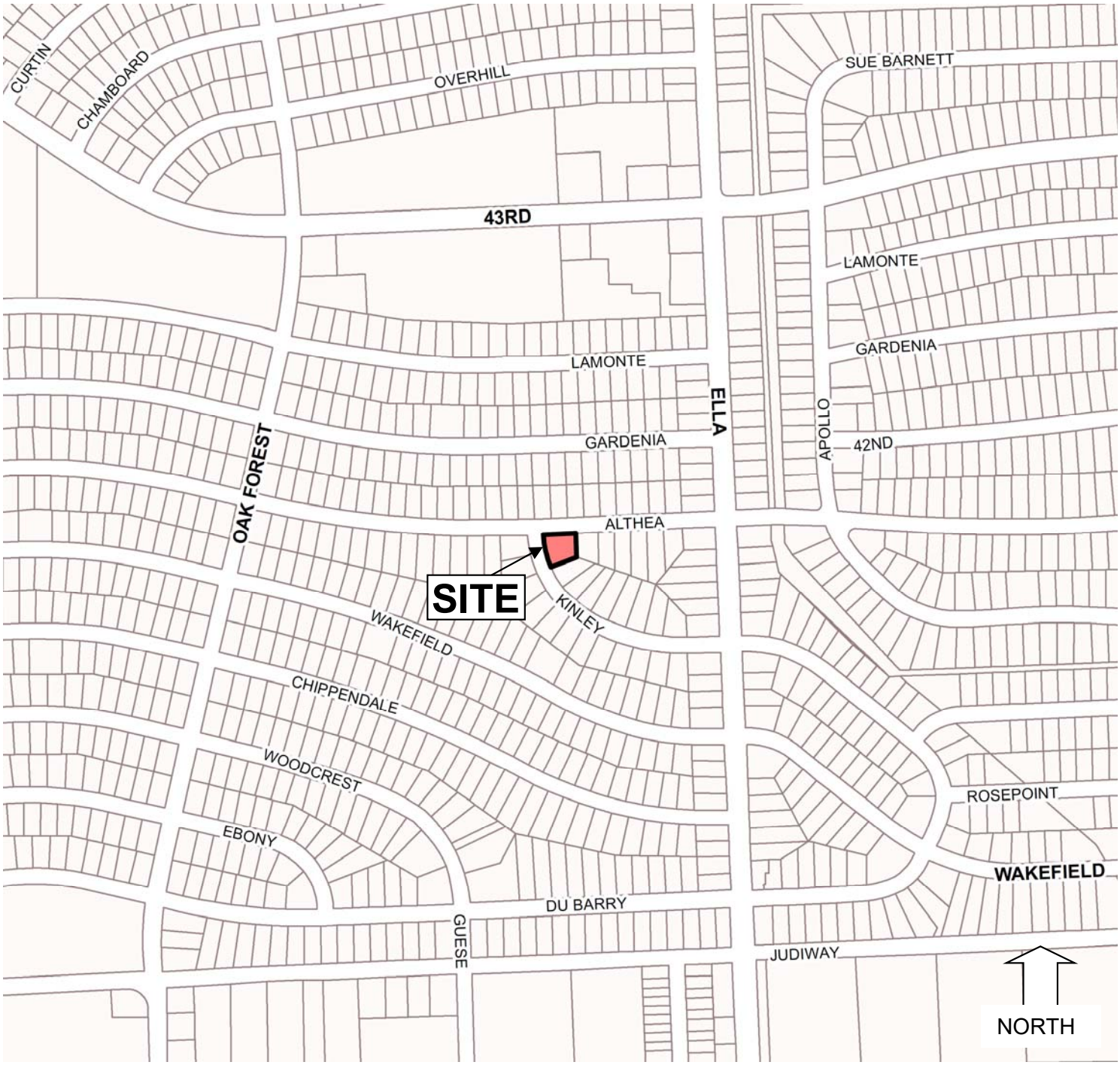
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Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Oak Forest Sec 1 partial replat no 6

Applicant: ICMC Group Inc



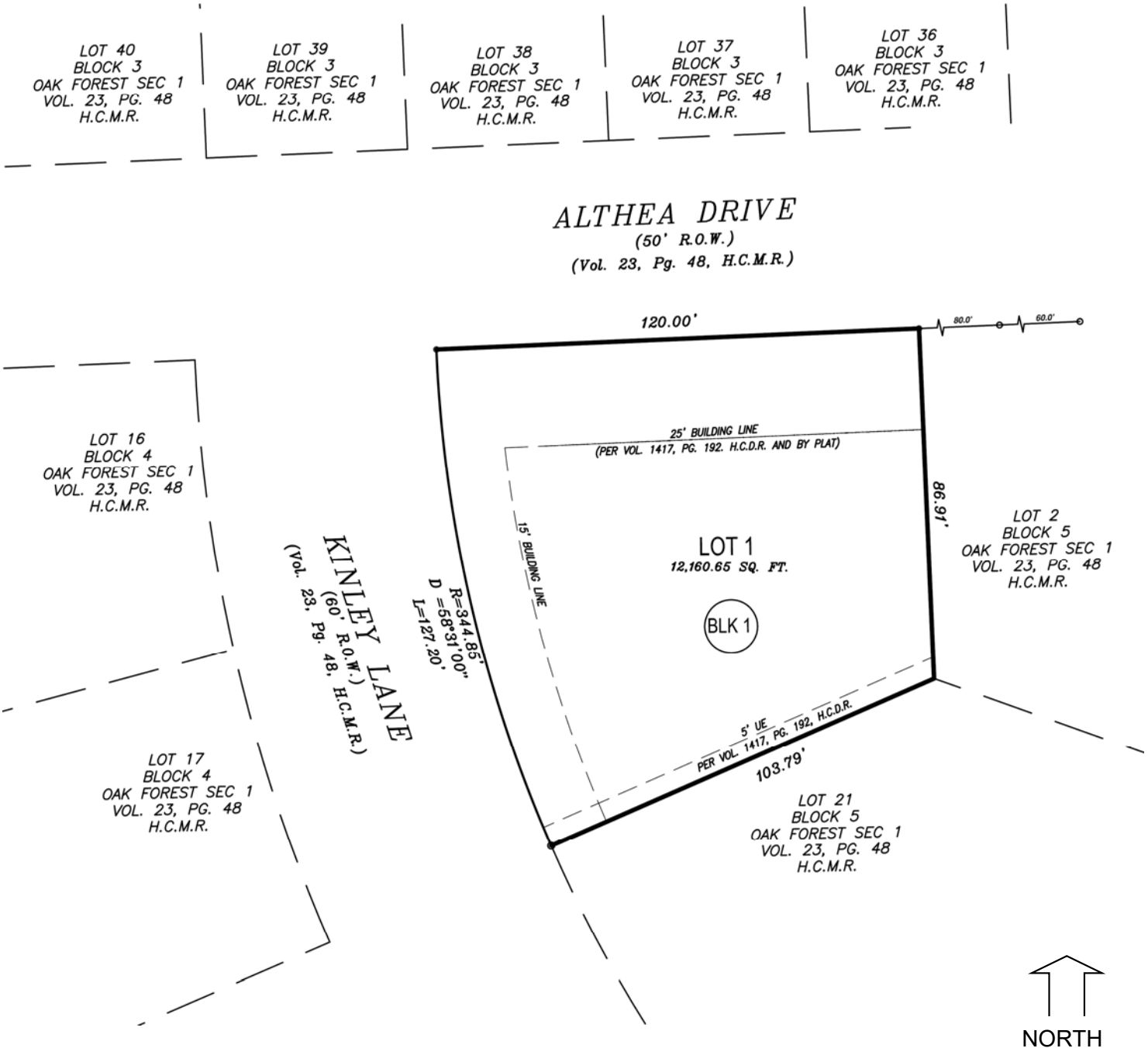
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Oak Forest Sec 1 partial replat no 6

Applicant: ICMC Group Inc



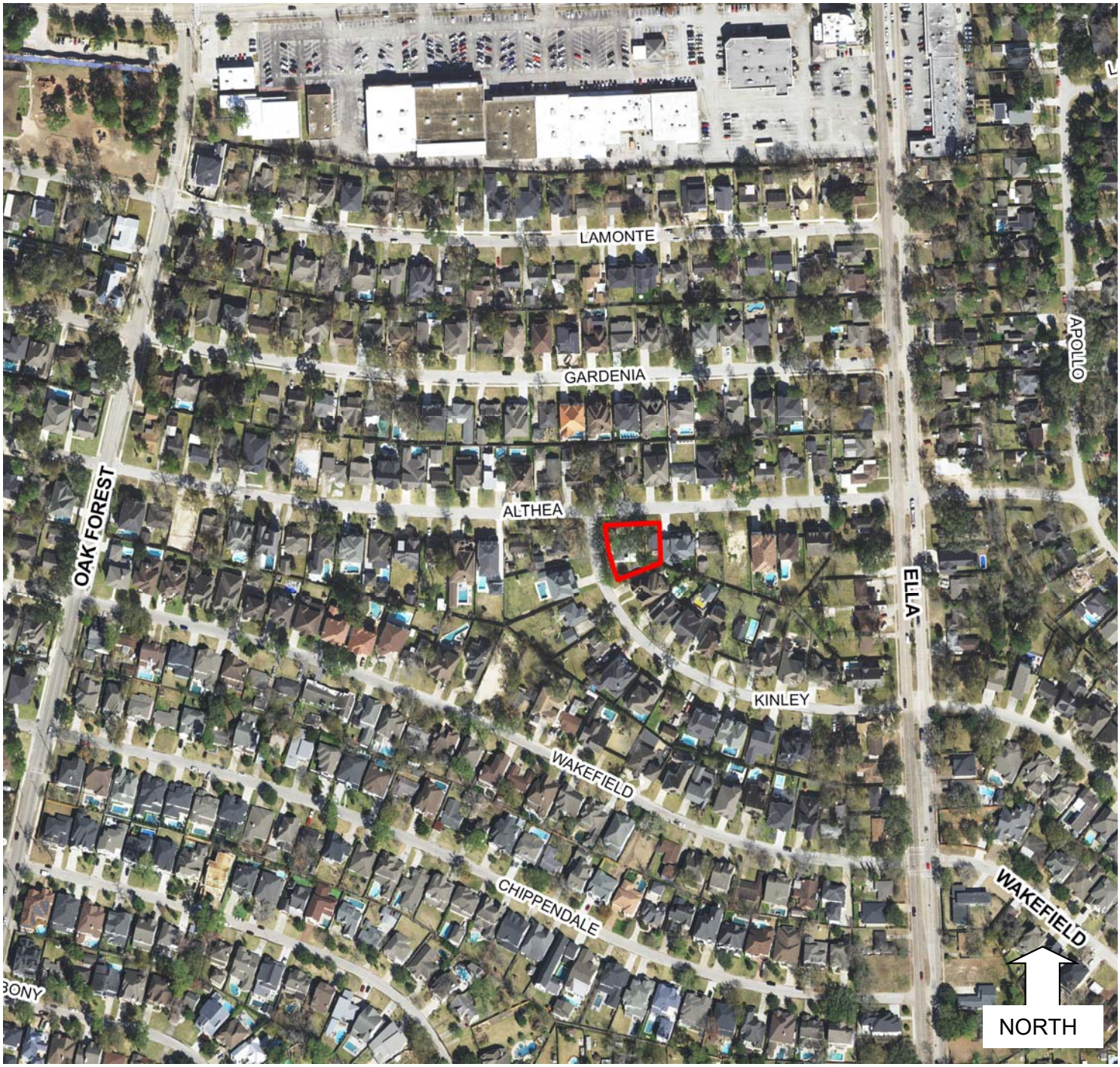
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Oak Forest Sec 1 partial replat no 6

Applicant: ICMC Group 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

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0274, Oak Forest Sec 1 partial replat no 6, a partial replat of **Oak Forest,** being Lot 1, Block 5, as recorded in Volume 23, Page 48 of the Harris County Map Records.

The property is located at the southeast intersection of Althea Drive and Kinley Lane. The purpose of the replat is to create one (1) single-family residential lot and modify the building line. The applicant, **Gina Poveda,** with ICMC GROUP INC, on behalf of the developer, New Homes LLC, can be contacted at **713-681-5757.**

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 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

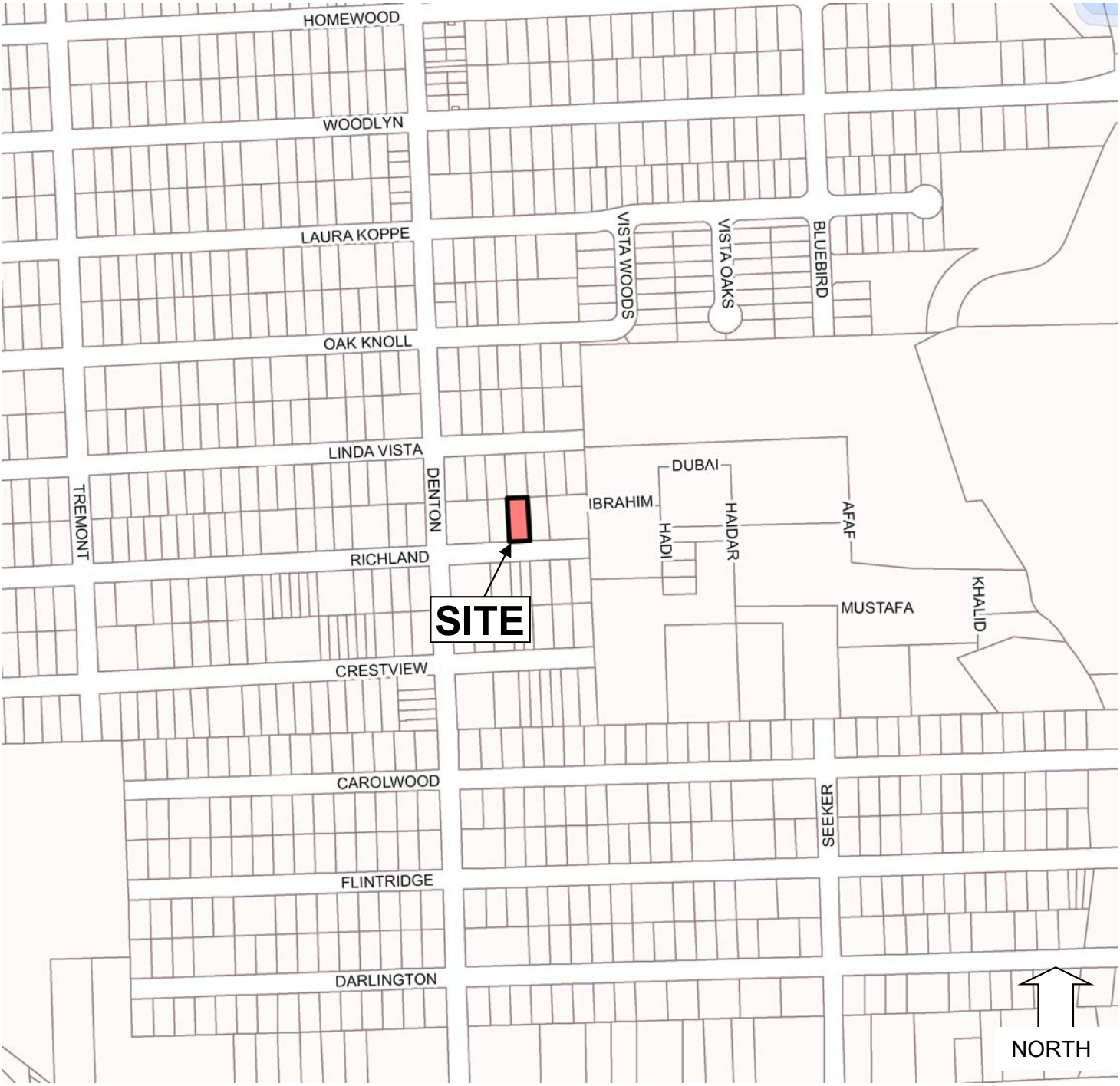
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Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Richland Drive Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



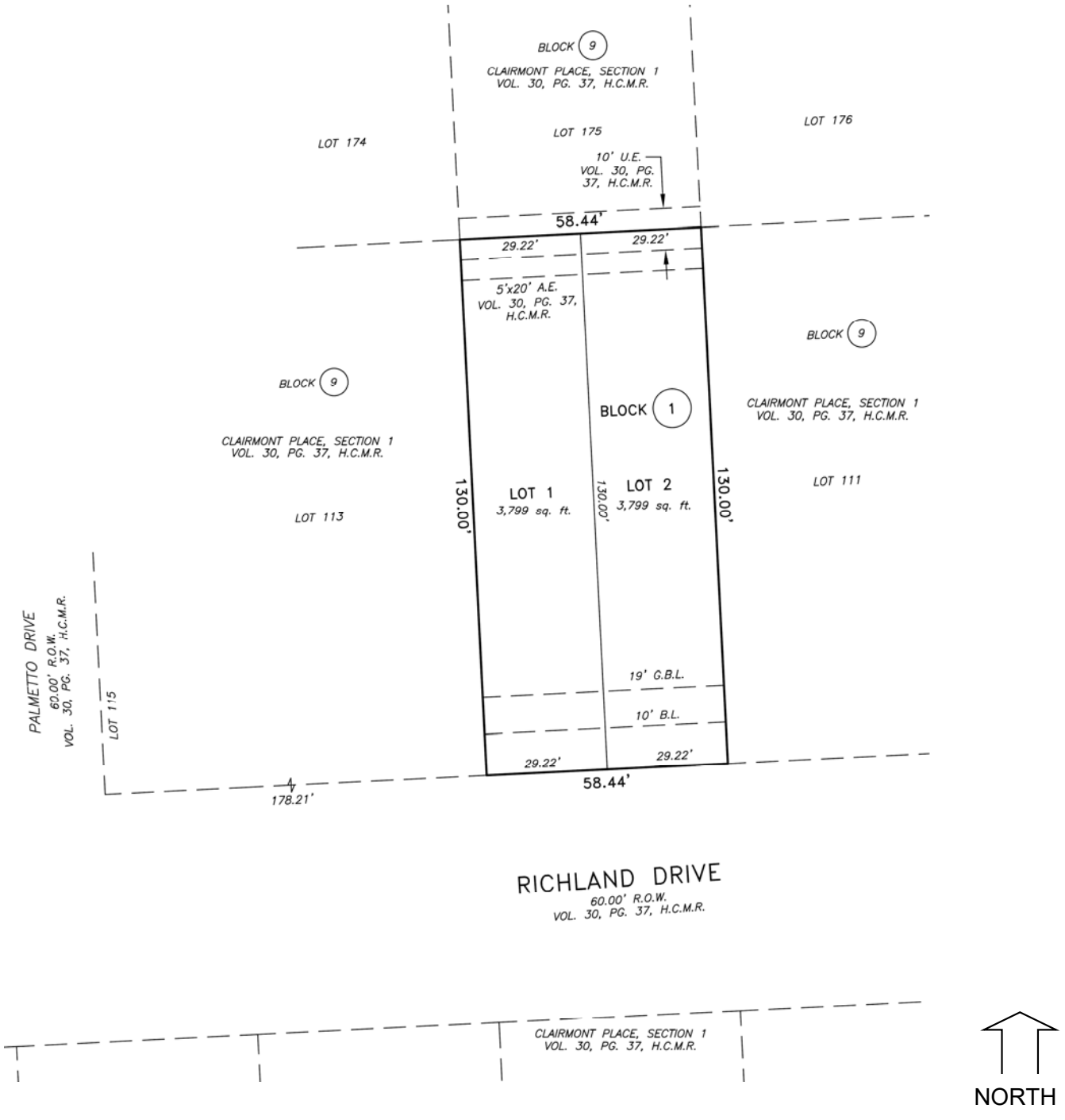
C – Public Hearings Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Richland Drive Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Richland Drive Estates

Applicant: PLS CONSTRUCTION LAYOUT, 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

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0152, Richland Drive Estates, a partial replat of **Clairmont Place,** being Lot 112, Block 9, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located north along Richland Drive and east of Palmetto Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa,** with PLS Construction Layout, Inc., on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at **713-480-4075.**

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

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

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Thursday, March 21, 2024, beginning at 2:30 p.m.
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Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Riverside Grove

Applicant: Total Surveyors, Inc.



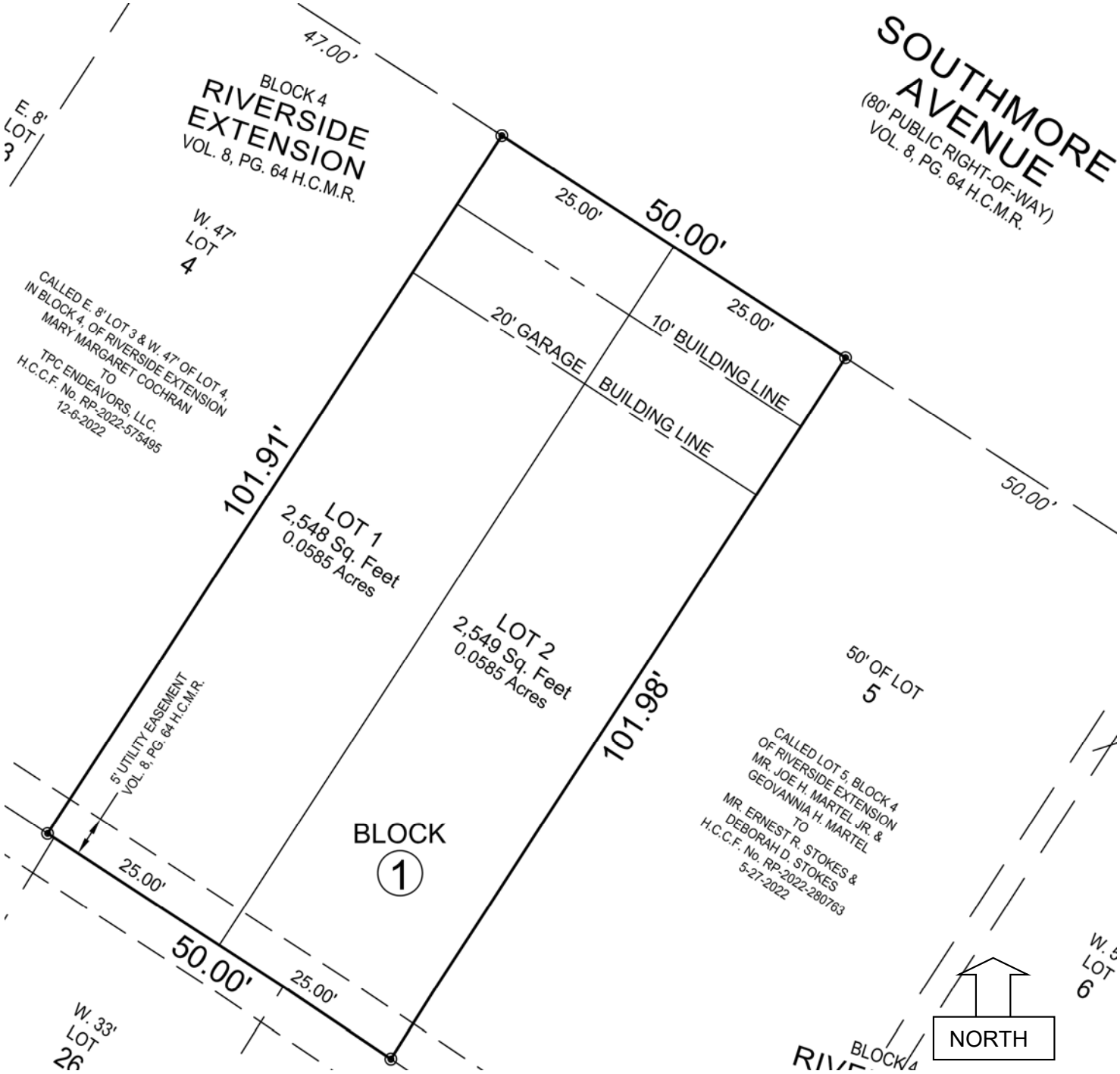
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: : Riverside Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: : Riverside Grove

Applicant: Total Surveyors, 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

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www.houstontx.gov

Public Hearing Notice

PH

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0143, Riverside Grove, a partial replat of **Riverside Extension,** being a portion of lots 4 & 5 of block 4, as recorded in Volume 8, Page 64 of the Harris County Map Records.

The property is located south along Southmore Avenue and east of Live Oak Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc, on behalf of the developer, Mass Homes, can be contacted at **281-479-8719.**

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

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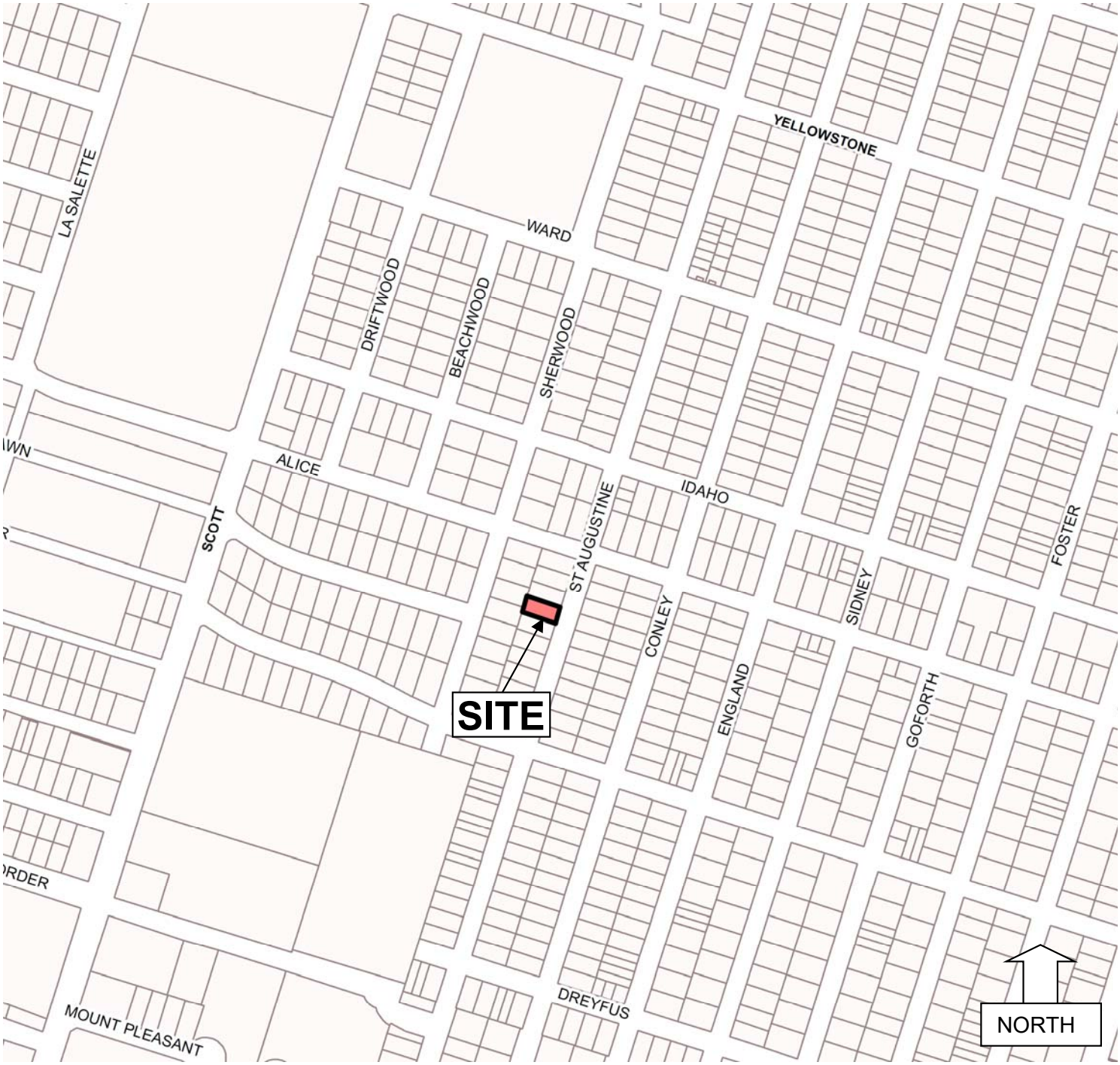
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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Saint Augustine Landing

Applicant: Total Surveyors, Inc.



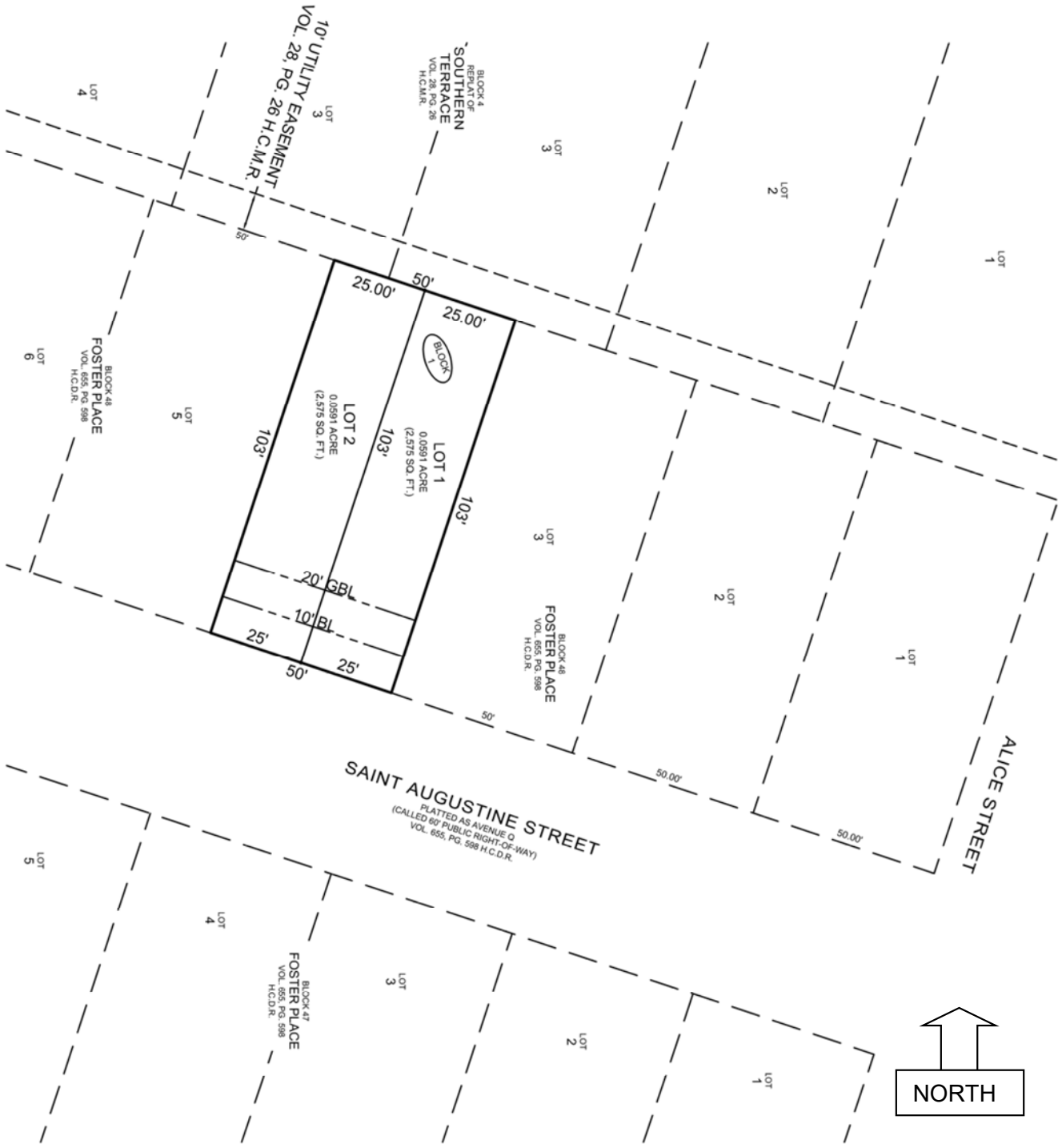
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Saint Augustine Landing

Applicant: Total Surveyors, Inc.



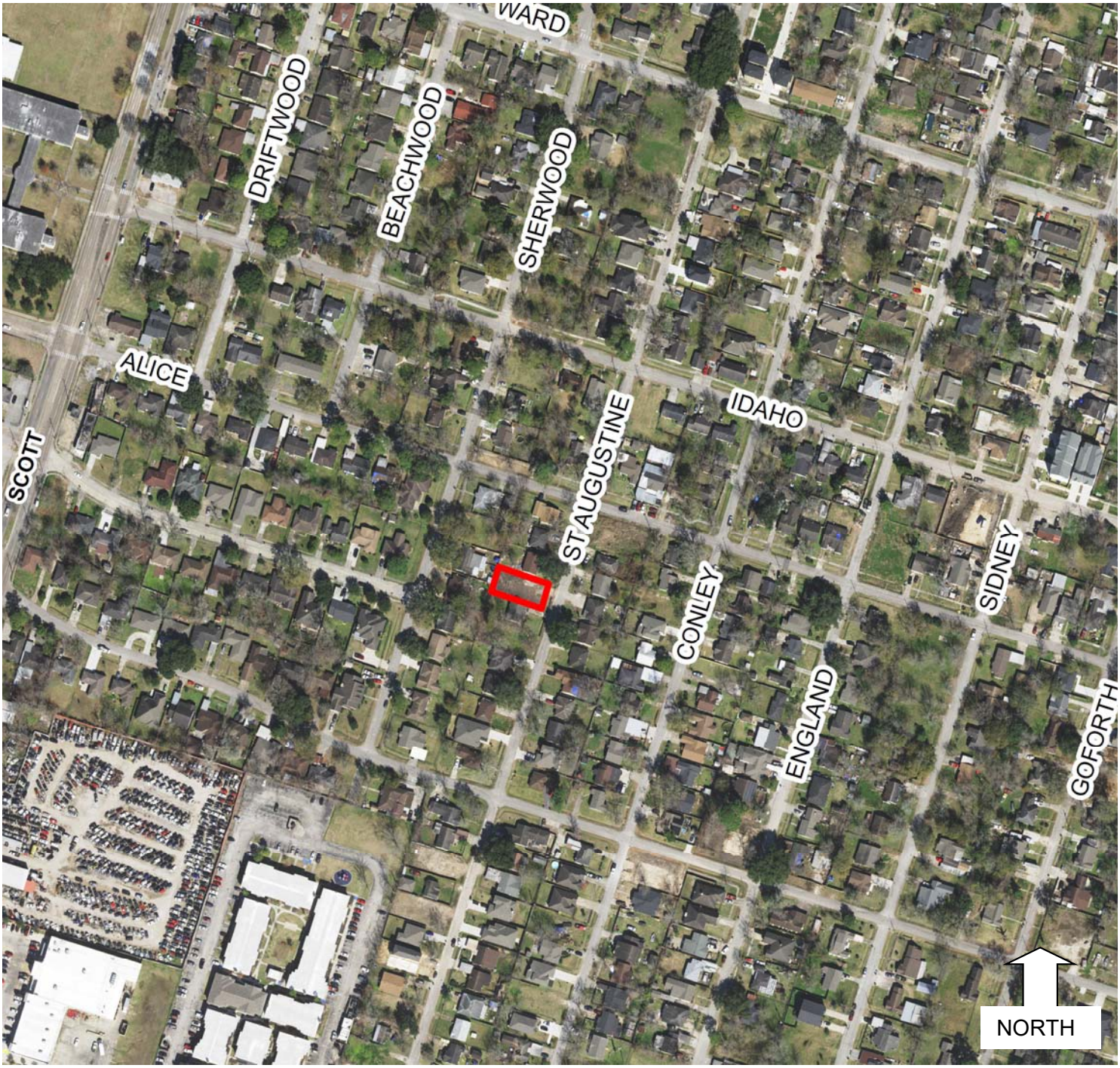
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Saint Augustine Landing

Applicant: Total Surveyors, 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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0242, Saint Augustine Landing, a partial replat of a portion of **Foster Place,** being Lot 4, Block 48 as recorded in Volume 655, Page 598 of the Harris County Map Records.

The property is located west along Saint Augustine Street, east of Scott Street, south Yellowstone Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc, on behalf of the developer, Nui Haas, LLC, can be contacted at **281-479-8719.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, Devin Crittle at 832-393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

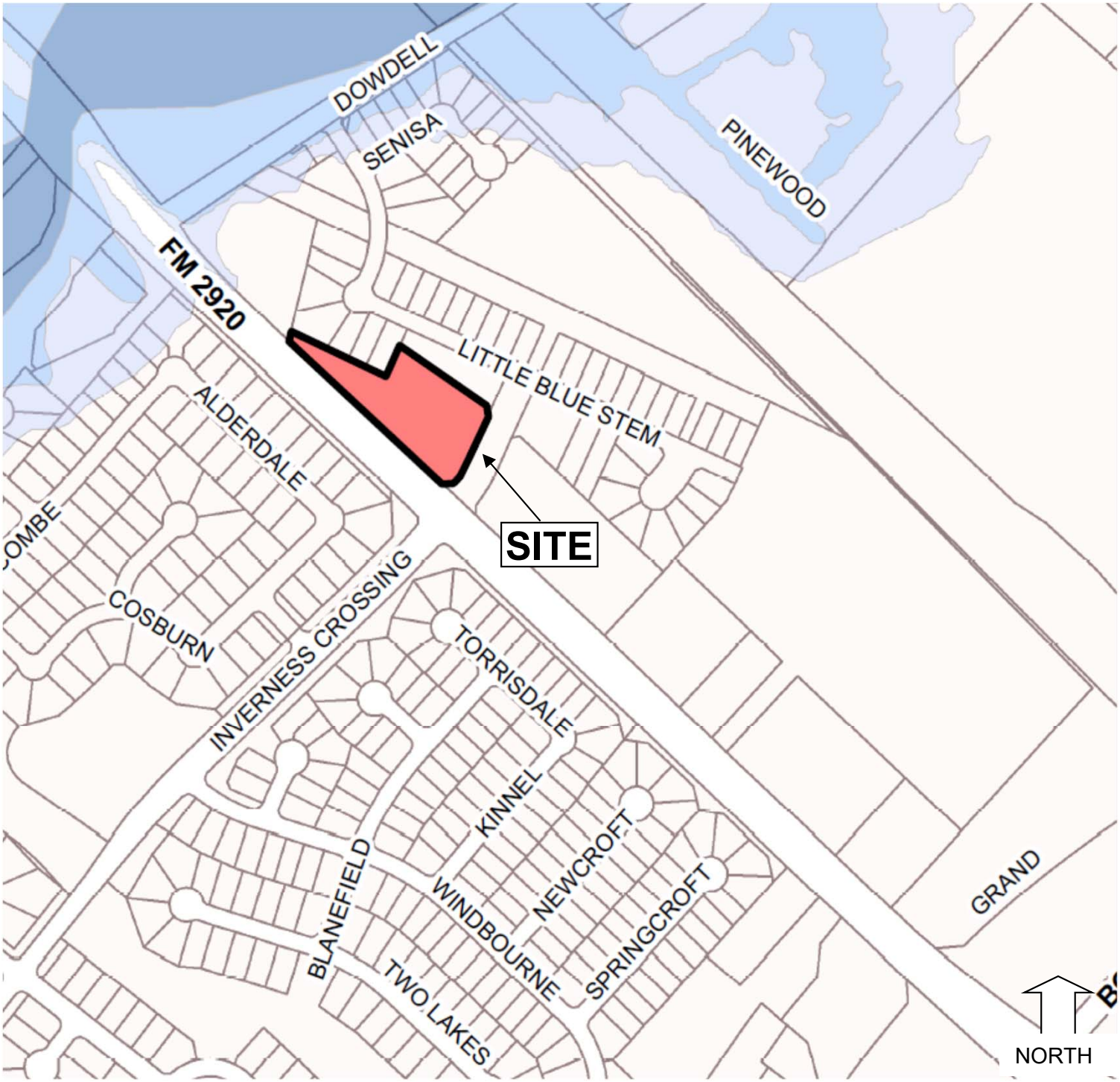
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Sundus and Fatima Enterprises

Applicant: Advance Surveying, Inc.



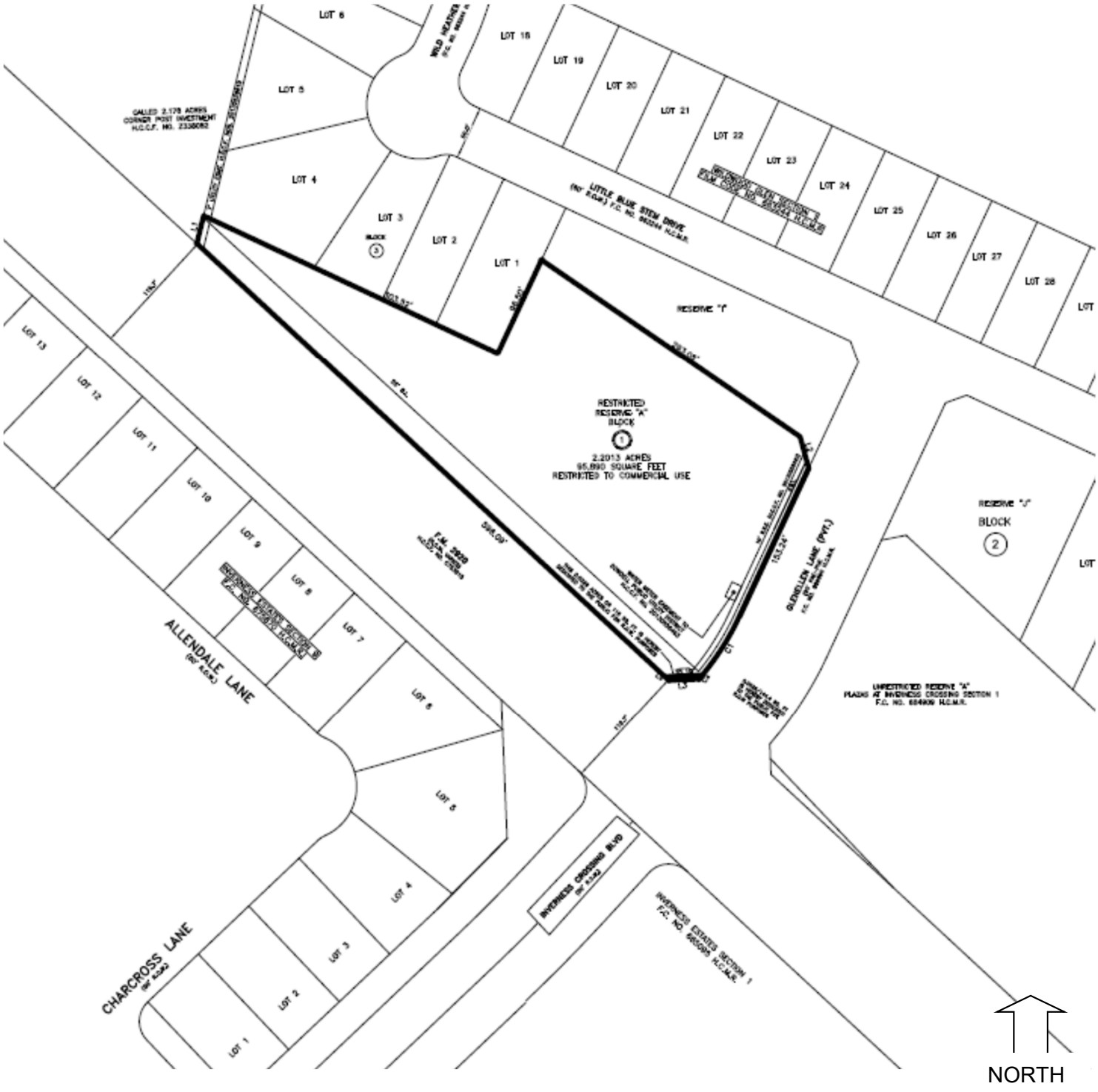
C – Public Hearings Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/21/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/21/2024**

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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

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0138, Sundus and Fatima Enterprises, a partial replat of a portion of **Wildwood Glen, Section 1,** being Reserve H, as recorded in Film Code 663244 of the Harris County Map Records.

The property is located at the northern corner of the intersection of FM 2920 and Inverness Crossing Blvd. Northwest of Grand Parkway. The purpose of the replat is to create one (1) reserve restricted to commercial use. The applicant, **Lisett Campos,** with Advanced Surveying, Inc, can be contacted at **281-530-2939.**

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

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

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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Wycliffe Townhomes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Wycliffe Townhomes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



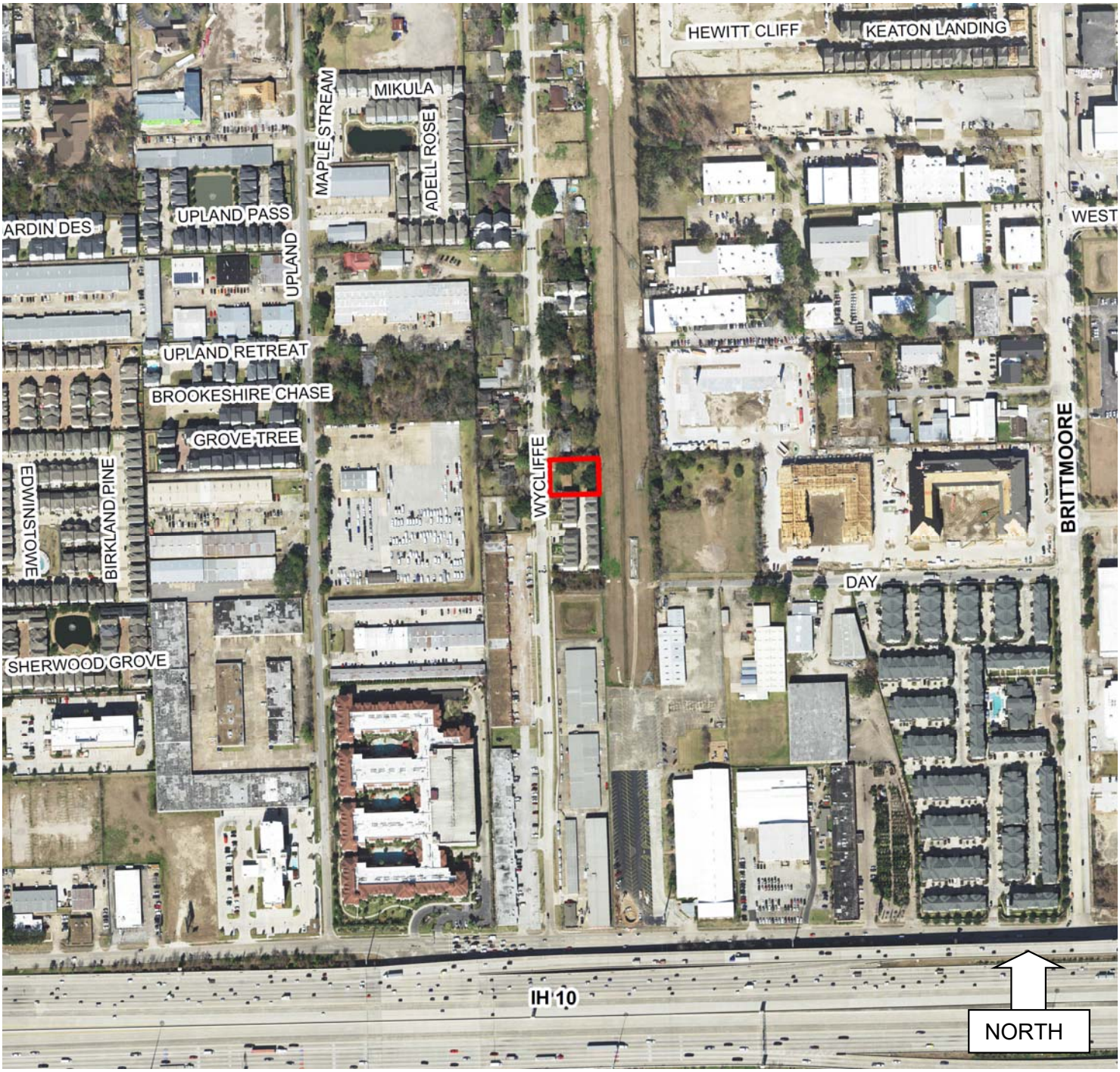
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Wycliffe Townhomes

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C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0288, Wycliffe Townhomes, a partial replat of a portion of **Wrenwood,** being Lot 1, Block A as recorded in Volume 43, Page 54 of the Harris County Map Records.

The property is located east along Wycliffe Drive, west of Brittmoore Street, north of I-10. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying, LLC, on behalf of the developer, Nesmith Builders, can be contacted at **281-213-2517.**

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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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Briley Estates (DEF 1)

Applicant: RP & Associates



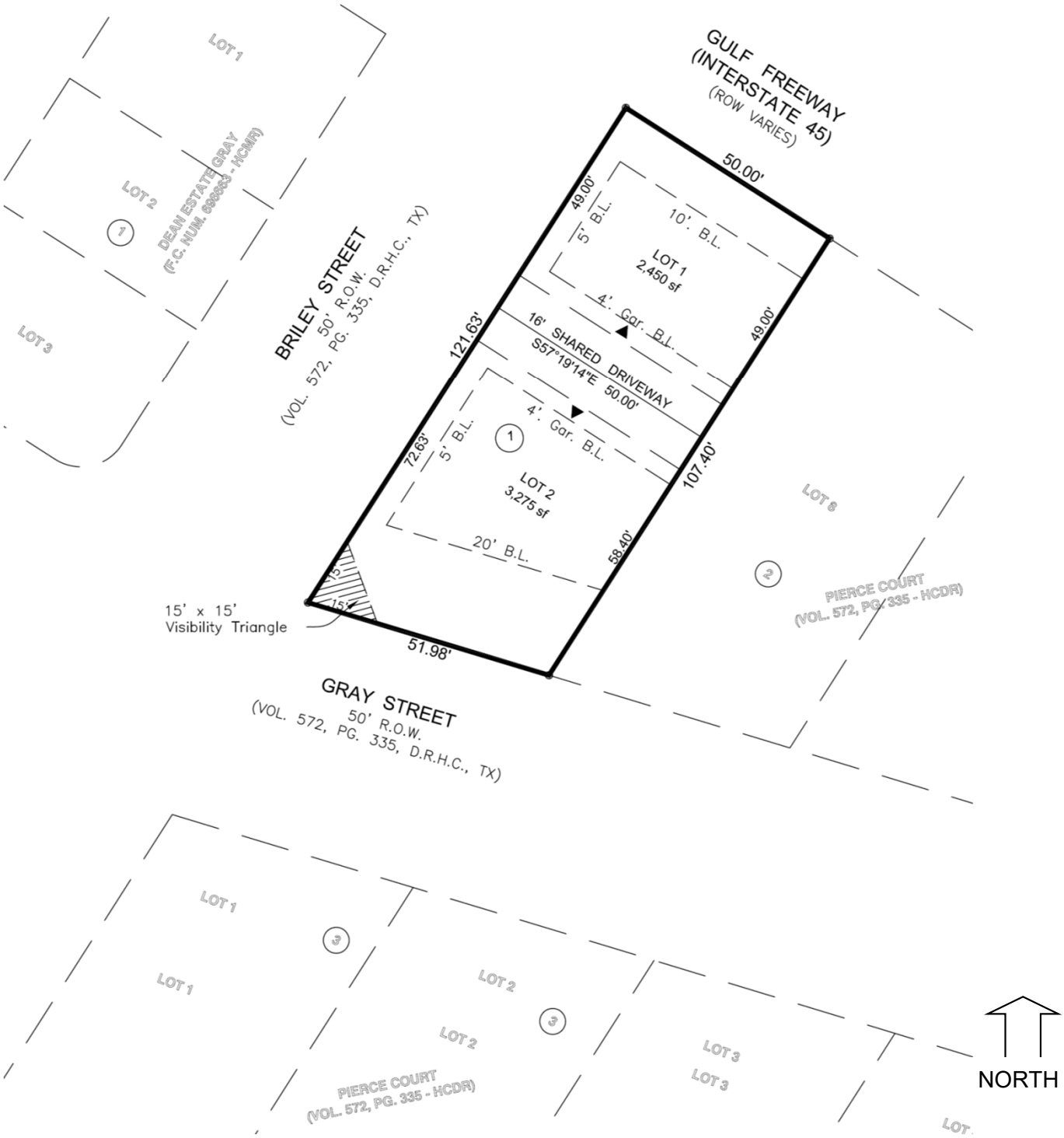
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Briley Estates (DEF 1)

Applicant: RP & Associates



D – Variances Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Briley Estates (DEF 1)

Applicant: RP & Associates



D – Variances

Aerial

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
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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.
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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.

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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: 107

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Cali Trucks Xpress (DEF 2)

Applicant: Owens Management Systems, LLC



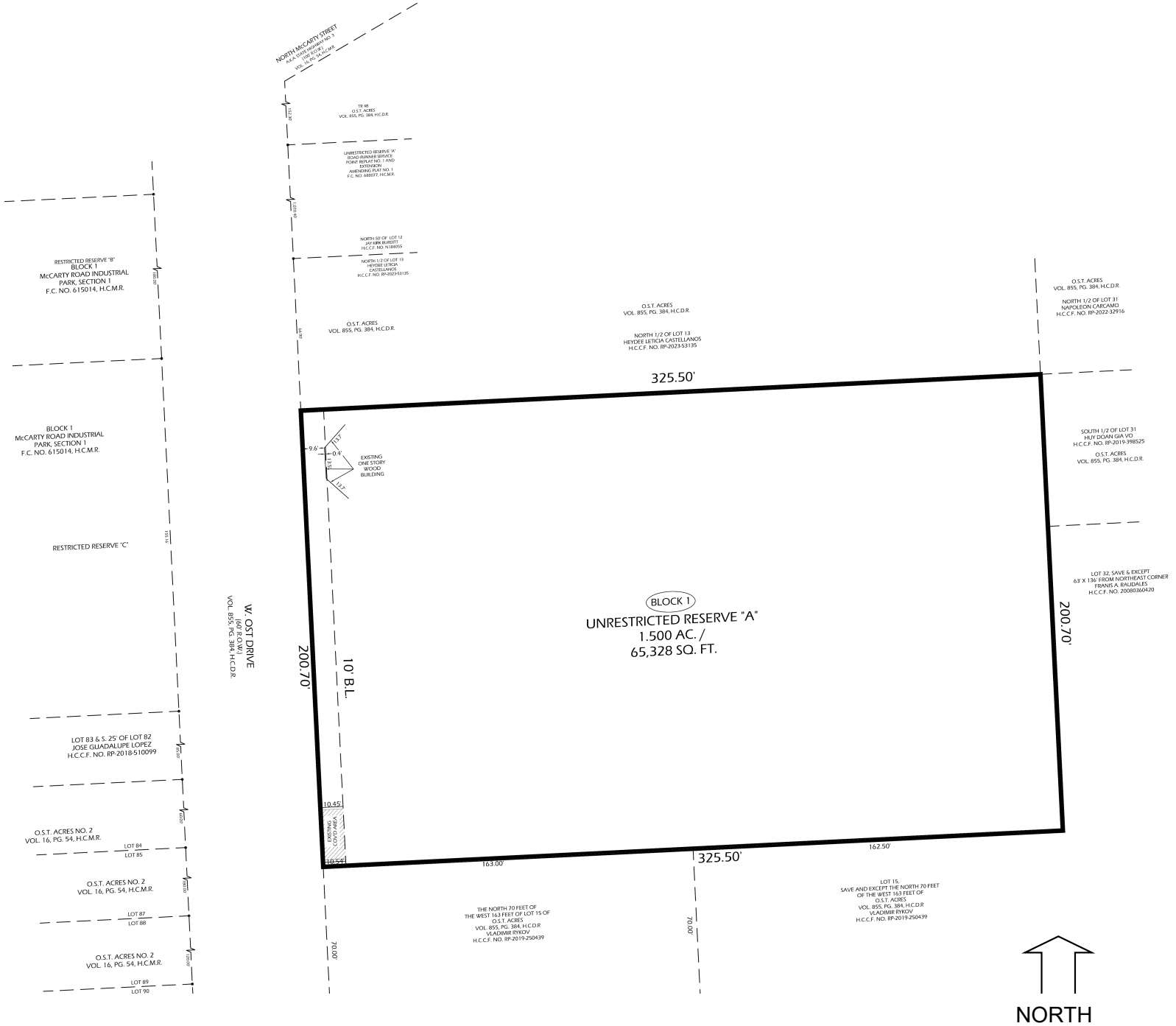
D – Variances **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Cali Trucks Xpress (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Cali Trucks Xpress (DEF 2)

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

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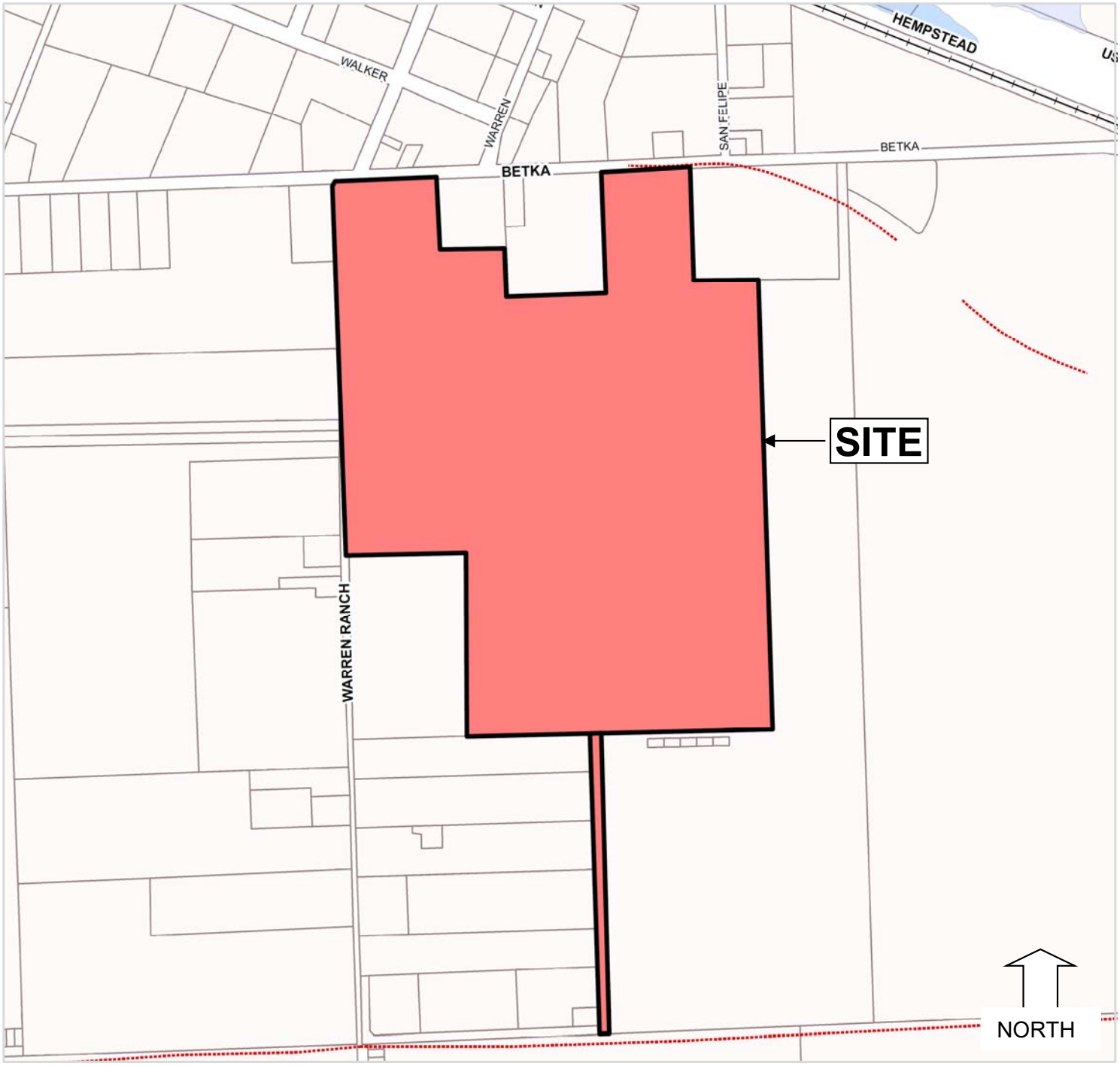
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Hockley Meadows GP

Applicant: LJA Engineering, Inc.- (Houston Office)



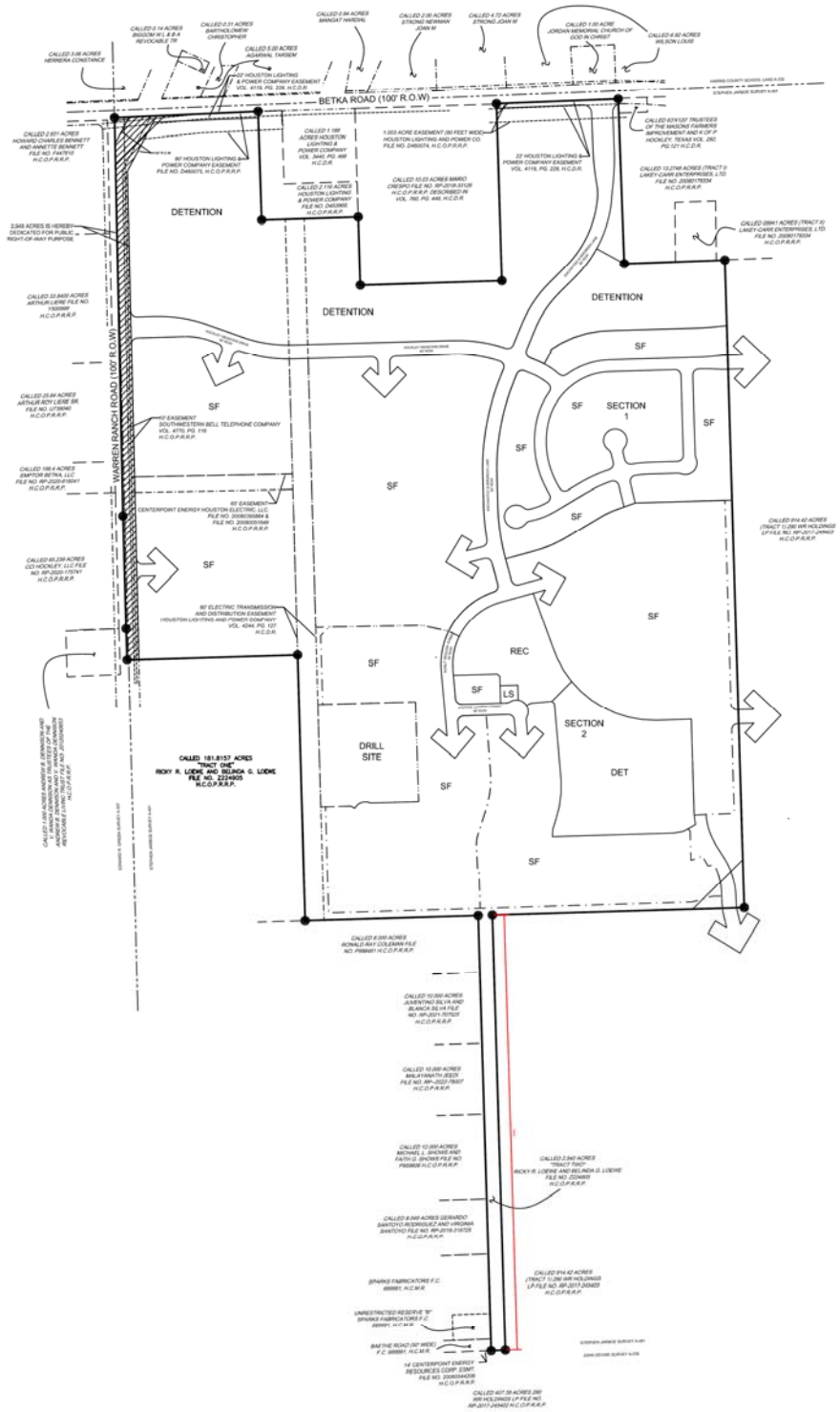
D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Hockley Meadows GP

Applicant: LJA Engineering, Inc.- (Houston Office)



NORTH

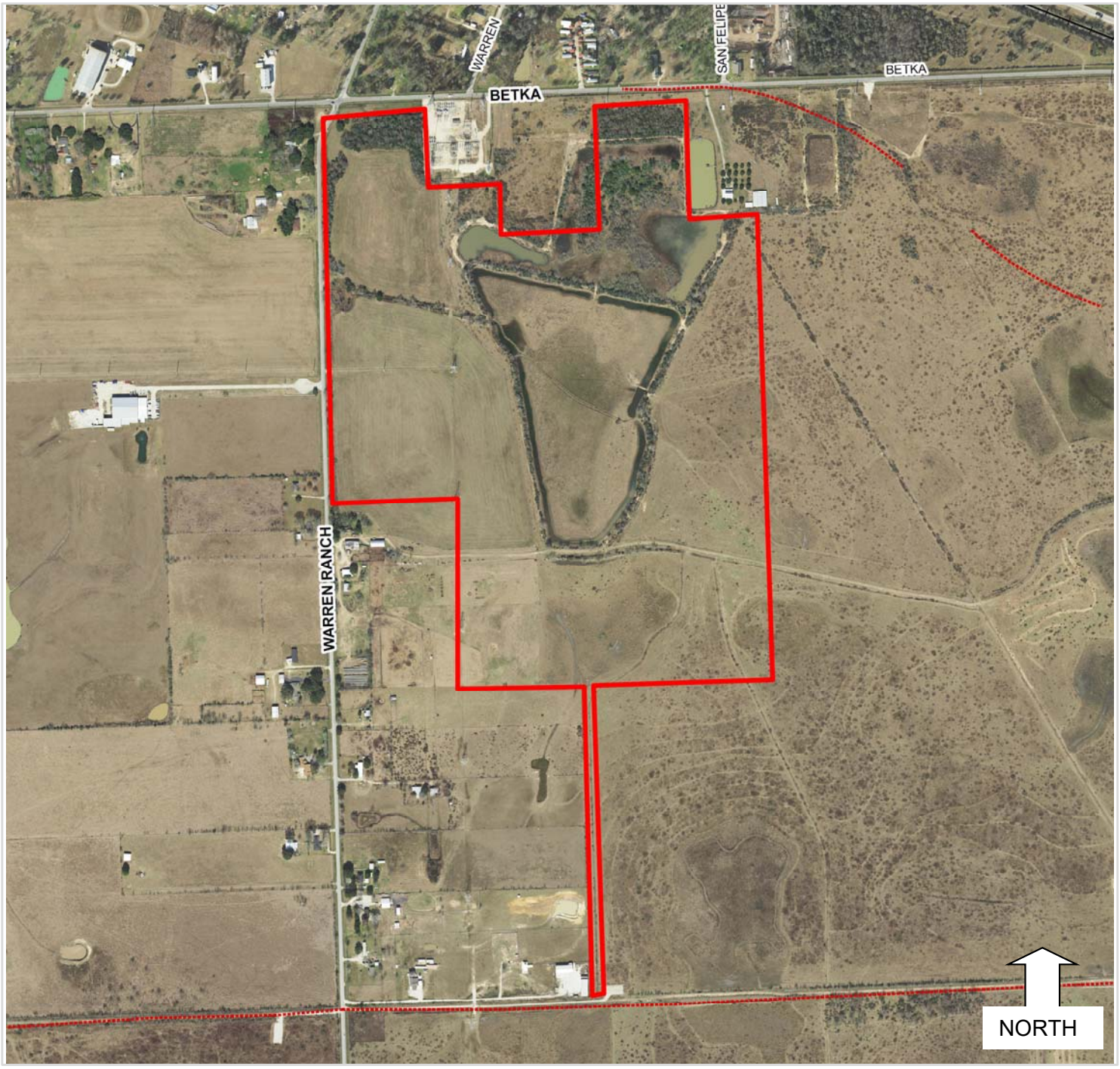
D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Hockley Meadows GP

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0487
Plat Name: Hockley Meadows GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 03/11/2024

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 local street minimum intersection spacing requirements by approximately 444' along the southeastern and southwestern boundaries of the Hockley Meadows development.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Hockley Meadows is an approximately 166 acre residential subdivision south of Betka Road, west of the Jubilee Haven Road, west of Warren Ranch Road, and north of the proposed Mound Road. The tract is surrounded by existing and proposed single-family development. To accommodate drainage of the site, a 60' strip of land was purchased at the southern end of the property so that a storm sewer system can be built and tied into the proposed Jubilee system to the south. Any east/west connections will be infeasible due to the proposed storm sewer and existing single-family tracts that line Warren Ranch Road. An 80' wide CenterPoint transmission easement crosses all the single-family tracts to the west and through Hockley Meadows, which will limit the ability to connect to Warren Ranch Road even further. There will be adequate traffic circulation through the Hockley Meadows and Jubilee developments, with the other three connections located within Jubilee (section 9, section 7, and off Joyful Life Drive) and the proximity to the proposed major thoroughfare, Baethe Road.

(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 storm sewer design and location proposed are critical to mitigating flooding in this area and the surrounding region, and the existing single-family residential tracts are not hardships created or imposed by the applicant.

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

The proposed street system within Hockley Meadows and Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

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

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

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

Economic hardship is not the justification for the variance, as the need for the proposed storm sewer design and location are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0487
Plat Name: Hockley Meadows GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 03/11/2024

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 dedicate twenty feet of the property along the southern right-of-way for Betka Road as it crosses the CenterPoint easement.

Chapter 42 Section: 121

Chapter 42 Reference:

Sec 42-121. Dedications of rights-of-way. a. The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. b. When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. c. When the commission finds that it is necessary for the proper subdivision of land and it is in the public interest to locate a new public street right-of-way centered on a property line, the commission shall approve the dedication of one-half of the land needed for the right-of-way. Any subdivision plat that provides for a partial street dedication pursuant to this subsection shall include a one-foot reserve along the proposed centerline with appropriate notations restricting access from any right-of-way so dedicated to adjacent property until the required additional adjacent right-of-way is dedicated.

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;

Hockley Meadows is an approximately 166 acre residential subdivision south of Betka Road, west of the Jubilee Haven Road, west of Warren Ranch Road, and north of the proposed Mound Road. The tract is surrounded by existing and proposed single-family development. Betka Road is currently a sixty-foot right-of-way located east of Warren Ranch Road and west of Jubilee Haven Boulevard, and is classified as a major thoroughfare in the City of Houston's Major Thoroughfare Plan.

Immediately adjacent to the Betka Road southern right-of-way line lies an existing 80-foot CenterPoint Easement with high-capacity transmission lines located within the easement. Based on other developments located along Betka Road in the surrounding areas, it is infeasible to provide ROW expansion into the CenterPoint easement for Betka Road, as CenterPoint Energy has refused to approve the dedication of the twenty-foot right-of-way for Betka Road within their eighty-foot easement and transmission corridor on all other projects in the area. This denial from CenterPoint will creat an undue hardship for the project to move forward. The requested variance to not provide the twenty feet of right-of-way expansion for Betka Road will relieve this constraint and allow development to progress. In addition to CenterPoint denying the ROW expansion, they will not allow any cutbacks for the ROW, so it is requested that no cutbacks be required for the connection points onto Betka Road for this project.

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

The eighty-foot CenterPoint easement is a hardship existing within the boundary of the tract and was not created by the property owner nor the applicant. The easement was recorded on March 13, 1970.

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

The project cannot provide the required ROW dedication due to CenterPoint Energy's refusal to allow the right-of-way to be dedicated within their eighty-foot easement. Based on a review of aerials and parcel data for this area, there appears to be no physical constraints and sufficient space to allow for forty feet of right-of-way widening along the northern side of Betka Road to bring the total right-of-way width to the required 100 feet, should that be necessary. With the potential for right-of-way dedication along the northern side of Betka Road, the right-of-way dedication along the southern side is unnecessary and will maintain this chapter's intent and general purposes.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will not be injurious to the public health, safety, or welfare. Dedicating right-of-way within an existing transmission energy corridor could be injurious to the public health, safety, or welfare due to potential physical hazards from placing paving too close to the existing transmission towers.

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

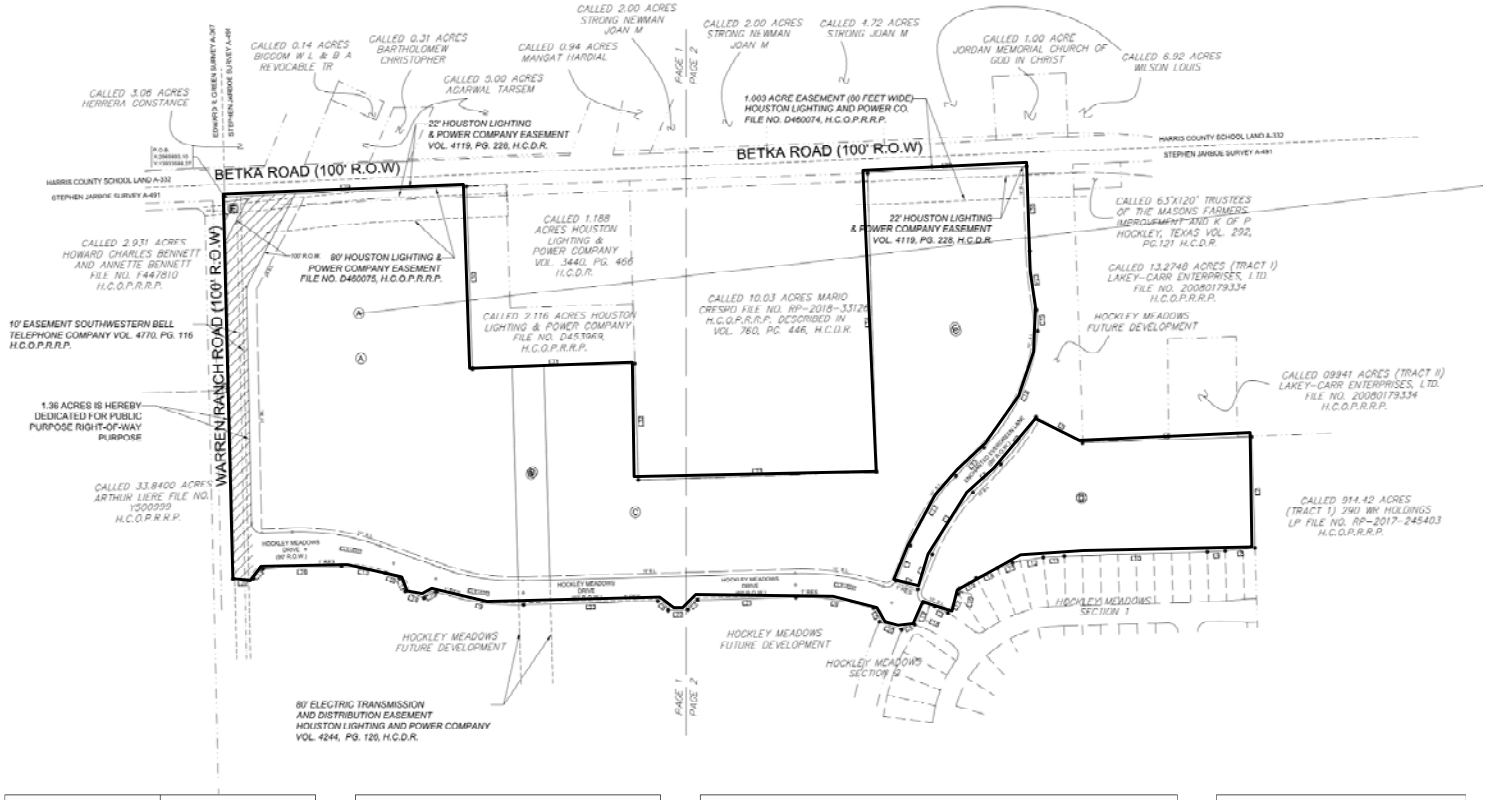
Economic hardship is not the sole justification for the variance, as the existing recordation and conditions of the CenterPoint Energy easement are the supporting circumstances for this request.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Hockley Meadows Street Dedication and Reserves

Applicant: LJA Engineering, Inc. – (Houston Office)



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 22°02'59" W	95.98'	L21	S 88°23'09" W	247.26'
L2	S 68°53'12" E	60.01'	L22	S 88°23'09" W	50.00'
L3	N 22°02'59" E	95.00'	L23	S 88°23'09" W	337.92'
L4	N 44°48'03" E	100.12'	L24	N 70°22'11" W	50.00'
L5	S 61°09'10" E	133.20'	L25	N 70°12'54" W	36.64'
L6	N 87°54'39" E	425.88'	L26	S 88°13'30" W	199.46'
L7	S 01°42'54" E	278.86'	L27	S 88°47'13" W	50.00'
L8	S 84°16'14" W	75.18'	L28	N 01°12'47" W	960.15'
L9	S 86°26'33" W	45.02'	L29	N 87°26'58" E	608.27'
L10	S 88°17'06" W	360.00'	L30	S 01°54'35" E	458.87'
L11	S 87°02'57" W	53.14'	L31	N 88°09'52" E	408.68'
L12	S 80°25'38" W	59.14'	L32	S 01°44'43" E	291.19'
L13	S 72°53'29" W	59.14'	L33	N 88°09'50" E	599.79'
L14	S 65°21'21" W	59.14'	L34	N 01°45'22" W	750.77'
L15	S 57°45'26" W	50.13'	L35	N 87°44'02" E	400.60'
L16	S 10°50'59" W	13.66'	L36	S 02°16'04" E	213.01'
L17	S 28°19'47" W	55.03'	L37	S 44°48'03" W	100.12'
L18	N 67°57'01" W	30.91'			
L19	S 22°02'59" W	60.00'			
L20	N 69°04'33" W	60.01'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	470.00'	22°45'04"	186.63'	N 33°25'31" E	185.41'
C2	530.00'	16°02'02"	148.32'	N 36°47'02" E	147.83'
C3	330.00'	6°16'48"	36.17'	N 64°48'37" W	36.15'
C4	25.00'	90°00'00"	39.27'	S 67°02'59" W	35.36'
C5	25.00'	93°46'09"	40.91'	N 24°50'06" W	36.50'
C6	570.00'	19°53'41"	197.92'	N 81°40'01" W	196.93'
C7	25.00'	90°00'00"	39.27'	S 43°23'09" W	35.36'
C8	25.00'	90°00'00"	39.27'	N 46°36'51" W	35.36'
C9	630.00'	20°14'08"	222.50'	N 81°29'47" W	221.35'
C10	25.00'	88°50'11"	38.76'	S 64°12'11" W	34.99'
C11	25.00'	90°00'00"	39.27'	N 25°12'54" W	35.36'
C12	300.00'	21°33'36"	112.89'	N 80°59'42" W	112.22'
C13	25.00'	89°26'18"	39.02'	S 43°30'22" W	35.18'
C14	1000.00'	8°26'16"	147.27'	S 06°29'13" E	147.14'
C15	200.00'	15°26'05"	53.88'	S 02°59'18" E	53.71'
C16	470.00'	40°04'19"	328.71'	S 24°45'54" W	322.05'
C17	530.00'	22°45'04"	210.45'	S 33°25'31" W	209.07'

RESTRICTED RESERVE TABLE		
RESTRICTED RESERVE	ACRES	TYPE
A	±12.44Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	±0.98Ac.	RESTRICTED TO TRANSMISSION EASEMENT
C	±13.54Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	±5.17Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
E	±0.06Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	±32.20Ac.	

BOUNDARY & ROW TABLE		
PARCEL #	AREA	
1 BOUNDARY	36.241 ACRES	1,578,642.023 SQ.FT.
2 ROW	4.038 ACRES	175,892.704 SQ.FT.

NORTH

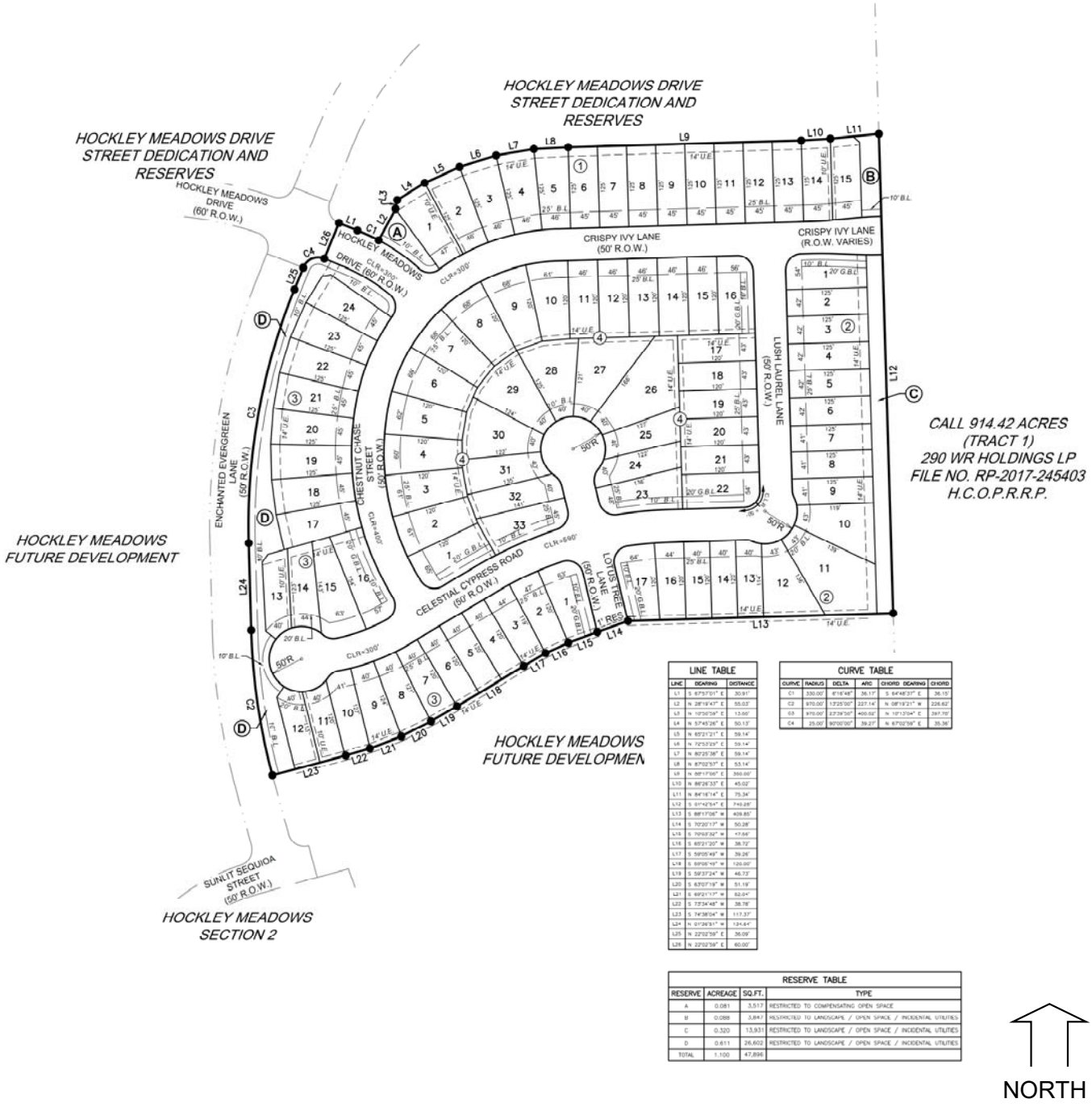
D – Variances **Subdivision**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Hockley Meadows Sec 1

Applicant: LJA Engineering, Inc. – (Houston Office)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°57'01" E	30.91'
L2	N 28°19'47" E	55.03'
L3	N 10°56'09" E	13.00'
L4	N 57°45'26" E	50.13'
L5	N 85°21'21" E	59.14'
L6	N 72°57'09" E	59.14'
L7	N 80°25'36" E	59.14'
L8	N 87°02'57" E	53.14'
L9	N 89°17'06" E	360.00'
L10	N 86°26'33" E	45.02'
L11	N 84°16'14" E	75.34'
L12	S 01°42'54" E	740.25'
L13	S 88°17'06" W	409.85'
L14	S 70°20'17" W	50.28'
L15	S 79°03'32" W	47.64'
L16	S 85°21'20" W	38.72'
L17	S 89°05'49" W	39.26'
L18	S 89°05'49" W	120.00'
L19	S 59°37'24" W	46.73'
L20	S 63°07'19" W	51.19'
L21	S 69°21'17" W	62.04'
L22	S 73°34'48" W	38.78'
L23	S 74°38'04" W	117.37'
L24	N 01°26'31" W	124.64'
L25	N 22°02'59" E	36.09'
L26	N 22°02'59" E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	330.00'	6°16'48"	36.17'	S 64°48'31" E	36.15'
C2	970.00'	13°25'00"	227.14'	N 08°19'21" W	226.62'
C3	970.00'	23°39'00"	400.55'	N 10°13'04" E	397.70'
C4	25.00'	90°00'00"	39.27'	N 67°02'59" E	35.36'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.081	3,517	RESTRICTED TO COMPENSATING OPEN SPACE
B	0.088	3,847	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES
C	0.320	13,931	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES
D	0.611	26,602	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES
TOTAL	1.100	47,896	

D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/21/2024**

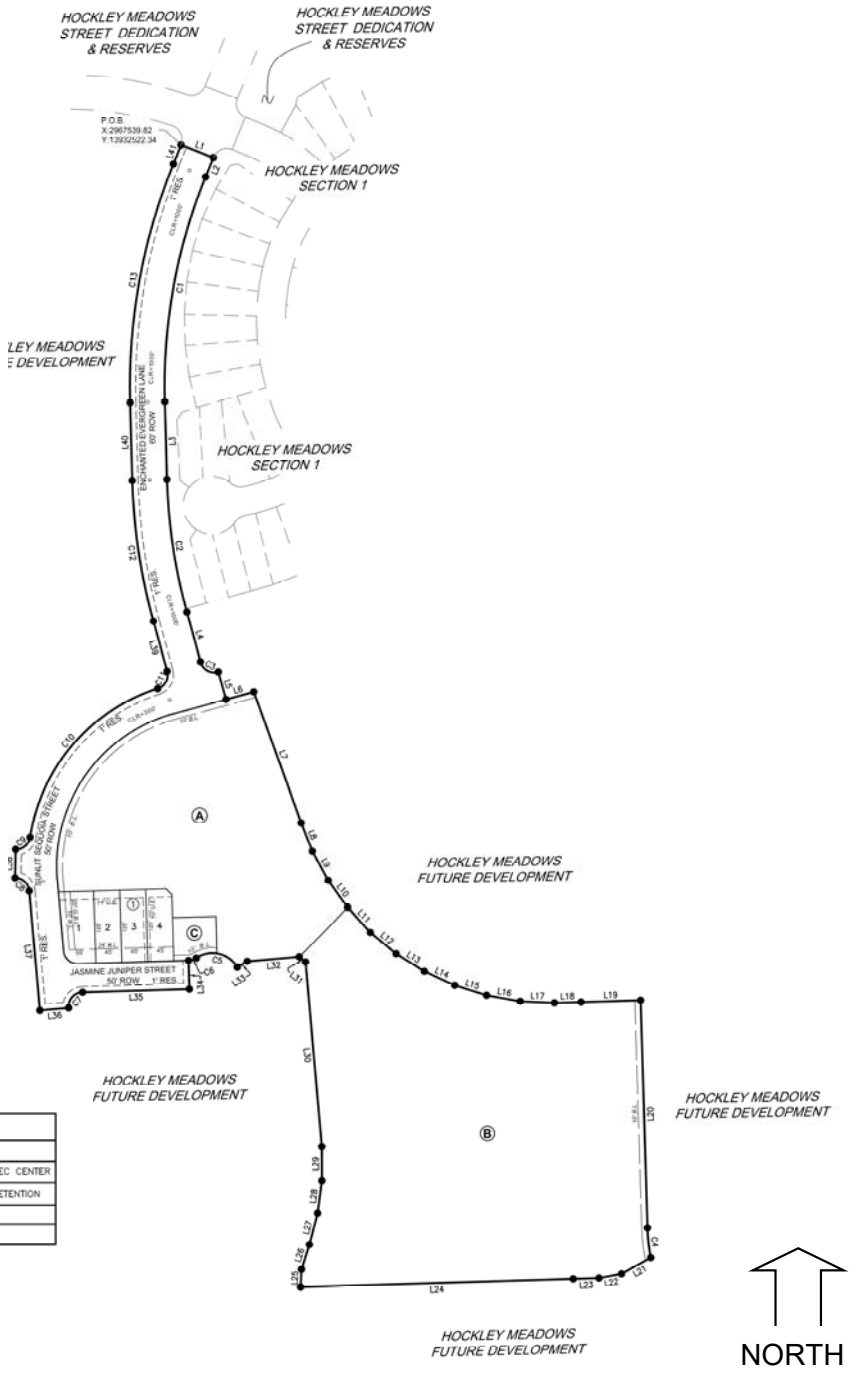
Subdivision Name: Hockley Meadows Sec 2

Applicant: LJA Engineering, Inc. – (Houston Office)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 69°04'33" E	60.01'	L22	S 79°18'18" W	39.70'
L2	S 22°02'59" W	36.09'	L23	S 88°14'00" W	44.52'
L3	S 01°36'51" E	134.64'	L24	S 88°17'22" W	471.67'
L4	S 15°23'54" E	88.78'	L25	N 02°34'23" E	30.92'
L5	S 15°23'54" E	50.00'	L26	N 17°37'40" E	45.30'
L6	N 74°36'06" E	49.85'	L27	N 14°33'23" E	56.56'
L7	S 19°48'23" E	241.82'	L28	N 07°20'24" E	57.86'
L8	S 21°25'00" E	53.15'	L29	N 00°03'50" W	57.86'
L9	S 28°09'42" E	57.86'	L30	N 05°02'04" W	322.29'
L10	S 35°32'00" E	57.86'	L31	N 50°03'25" W	14.14'
L11	S 42°54'18" E	57.86'	L32	S 84°56'35" W	90.28'
L12	S 50°16'36" E	57.86'	L33	S 59°15'11" W	20.00'
L13	S 57°38'54" E	57.86'	L34	S 01°42'38" E	50.00'
L14	S 65°01'12" E	57.86'	L35	S 88°17'22" W	184.75'
L15	S 72°23'30" E	57.86'	L36	S 84°56'35" W	50.00'
L16	S 79°50'43" E	59.14'	L37	N 05°03'25" W	208.09'
L17	S 87°22'52" E	59.14'	L38	N 01°07'53" E	50.00'
L18	N 88°18'44" E	46.00'	L39	N 15°23'54" W	89.14'
L19	N 88°17'06" E	103.08'	L40	N 01°36'51" W	134.64'
L20	S 01°42'54" E	394.99'	L41	N 22°02'59" E	34.91'
L21	S 60°33'42" W	57.96'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	970.00'	23°39'50"	400.62'	S 10°13'04" W	397.78'
C2	970.00'	13°47'03"	233.36'	S 08°30'23" E	232.80'
C3	25.00'	90°00'00"	39.27'	S 60°23'54" E	35.36'
C4	325.00'	9°14'05"	52.38'	S 06°19'57" E	52.33'
C5	50.00'	93°18'43"	81.43'	N 77°24'10" W	72.72'
C6	25.00'	32°20'54"	14.11'	S 72°06'55" W	13.93'
C7	25.00'	93°20'47"	40.73'	S 41°36'58" W	36.37'
C8	25.00'	84°09'24"	36.72'	N 47°08'07" W	33.51'
C9	25.00'	81°47'12"	35.69'	N 49°53'35" E	32.73'
C10	325.00'	62°59'50"	357.34'	N 40°29'54" E	339.61'
C11	25.00'	87°23'44"	38.13'	N 28°17'57" E	34.54'
C12	1030.00'	13°47'03"	247.80'	N 08°30'23" W	247.20'
C13	1030.00'	23°39'50"	425.40'	N 10°13'04" E	422.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	3.253	141,685	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES / REC CENTER
B	6.954	302,911	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES / DETENTION
C	0.121	5,258	RESTRICTED TO LIFT STATION
TOTAL	10.327	449,853	



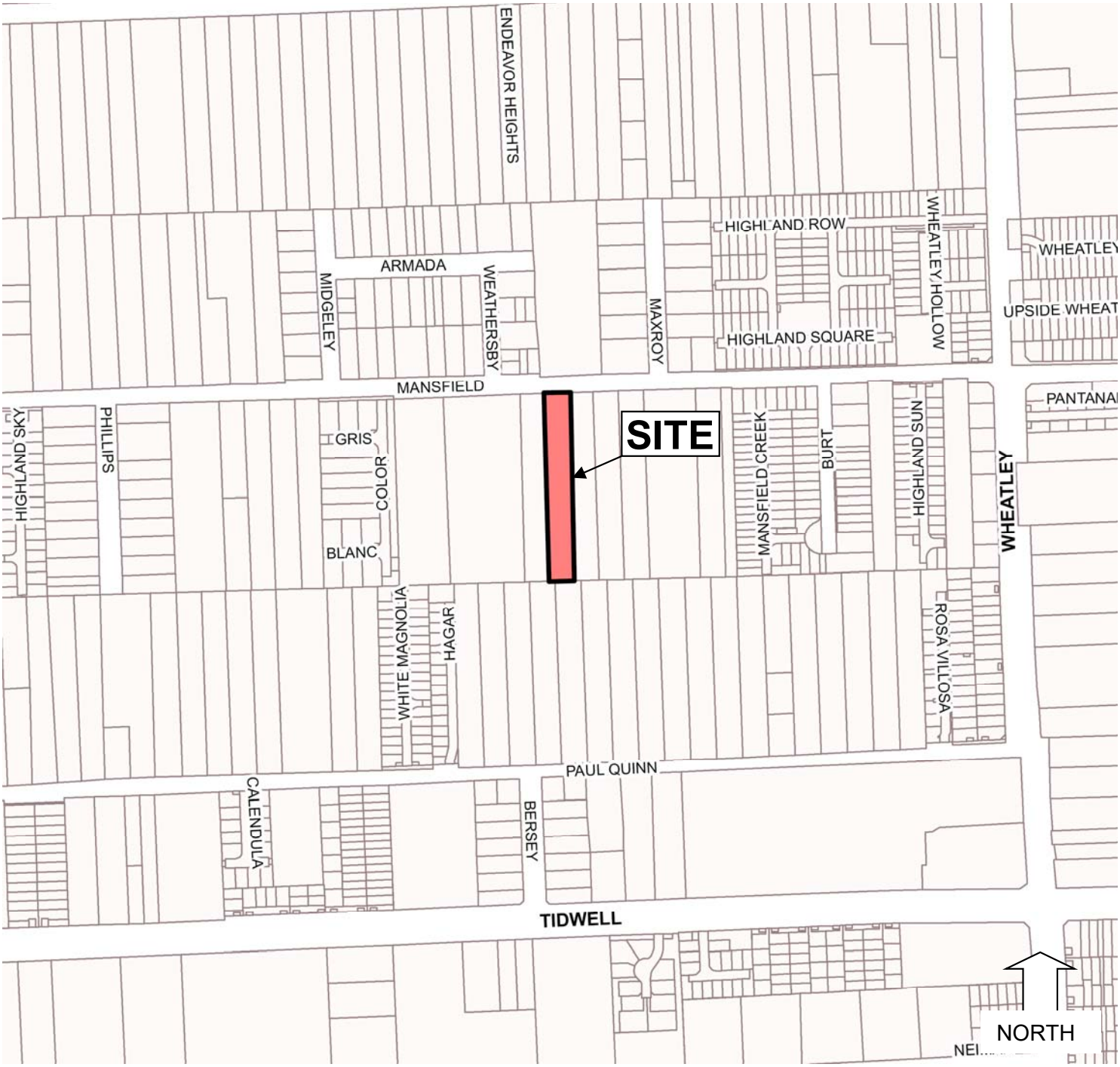
D – Variances Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Mansfield Terrace

Applicant: Survey Solutions of Texas



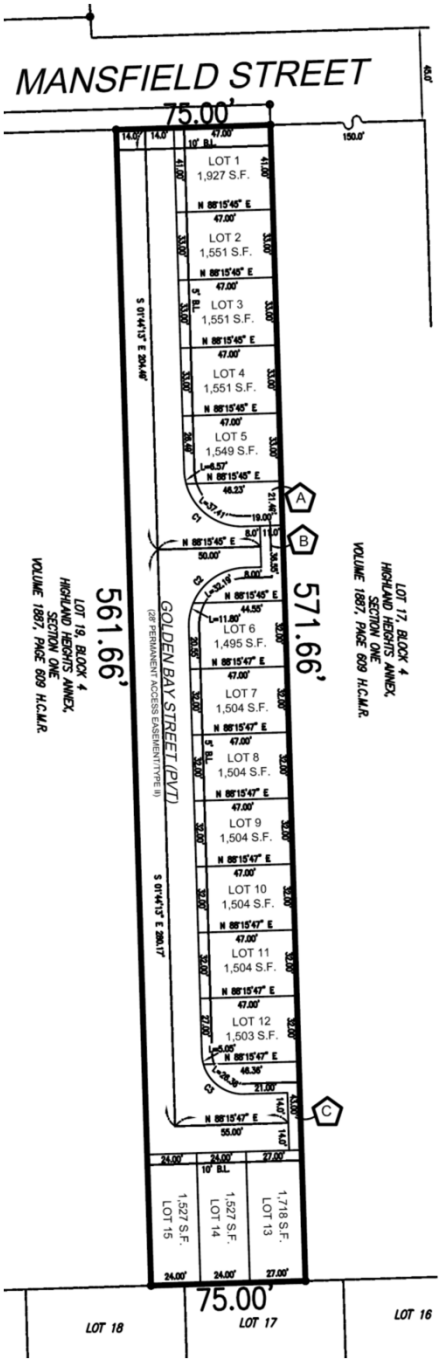
D – Variances **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Mansfield Terrace

Applicant: Survey Solutions of Texas



D – Variances Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Mansfield Terrace

Applicant: Survey Solutions of Texas



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0100
Plat Name: Mansfield Terrace
Applicant: Survey Solutions of Texas
Date Submitted: 01/16/2024

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

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

To exceed intersection spacing along Mansfield Road by not providing a north -south street through the subject site.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

N/A

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

The site is located within the city limits. The purpose of the replat is to create a type 2 PAE (Private Street) development with 15 lots and 2 reserves. The site is out of Highland Heights Annex Addition recorded in 1920. The area where the site is located is a low-density residential area with some new developments along Mansfield Street similar to the proposed plat. Most of the lots along Mansfield Street are narrow lots with 75 feet of frontage. The closest north-south streets to the site are Phillips Street to the west and Wheatley Street to the east. The distance from Phillips Street and Wheatley Street to the proposed site is approximately 1300 feet. Strict application of the ordinance requires a local street every 1400 feet along a local street. Dedicating a north-south street through the proposed site will deprive the owner of its reasonable use of the land by reducing considerably the area that could be developed to a 20 percent of its original size. The site is 75 feet wide. Requiring the dedication of a 50 feet public right of way will create an undue hardship for the applicant. The area where the site is located has a good street grid system and connectivity with major thoroughfares (MTF), Collector streets and local streets. This street grid is composed by the collector street De Soto Street north of the site. Two major thoroughfares, W Tidwell Road and Wheatley Street, east and south of the site and a major collector street, Cebra street, west of the site. In addition to this, there are sections of north-south local streets, like Phillips Street, that already have half of its right of way dedication to connect Mansfield Street with Paul Quinn Street. This will provide additional connections between the local streets with future developments. Providing a north-south street at this location will not enhance traffic circulation on this area.

Vehicle traffic along Mansfield Street goes either to Cebra Street or Wheatley Street. Vehicular traffic going from Mansfield Street to Paul Quinn with a future connection will end up in the same situation going either to Cebra street or Wheatley Street. In addition to this, a street dedication wouldn't be able to continue south of Paul Quinn Street since W Tidwell is a major thoroughfare with an intersection spacing requirement of 2600 feet instead of 1400 feet for local streets. Phillips Street is located at 2600 feet from Wheatley Street which meets the intersection spacing requirements for MTFs. This street could be extended south of Paul Quinn to connect with W Tidwell with future developments providing a through north-south connection. West and east of the site there are better opportunities for a north-south street dedication on bigger tracts that could align with existing north-south streets north of Mansfield Street (Weathersby Street and Maxroy Drive) and south of Paul Quinn Street (Bersey Road).

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

The area where the site is located has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments (Phillips Street, Burt Street and Bersey Road). The site is only 75 feet wide. Providing a public street through the site will represent more than half of the site's frontage and size. Not providing a north-south street at this location is 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;

Strict application of the ordinance requires a local street every 1400 feet. The site is located approximately at 1300 feet from Phillips Street, west of the site, and approximately at 1250 feet from Wheatley Street (MTF), east of the site. The distance between Phillips and Wheatley Street (MTF) is approximately 2550 feet. Dedicating a north-south street through the proposed site will not benefit traffic circulation on this area since the street wouldn't be able to extend south of Paul Quinn Street because W Tidwell is a MTF with a different intersection spacing requirement from a local street. However, Phillips Street can be extended south to connect with W Tidwell since it is located approximately at 2600 feet from Wheatley Street. This street could provide the north-south connection within the street grid of this area. This maintains the intent and general purpose of this chapter by assuring a good street connectivity.

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

Not providing a north-south street through the subject site will not be injurious to the public health, safety or welfare since the site has access to other north-south streets in the vicinity. A major thoroughfare to the east and a collector street to the west. In addition to this, the area has a good street grid system composed by W Tidwell Road, Wheatley Street, Cebra Street and Desoto Street. Mansfield Street and Paul Quinn Street provide east-west connections. This street grid allows for different points of access for emergency services and for people living on this area in case of an emergency.

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

The area where the site is located has a good street grid system with MTFs, Collector streets and local streets that provides different points of access. The site is 75 feet wide. Providing a public street through the site will represent more than half of the site's frontage and size. Not providing a north-south street through the site will not affect traffic circulation on this area since traffic along Mansfield can be directed to either a major collector to the west (Cebra Street) or a major thoroughfare to the east (Wheatley Street).

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 29, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Mansfield Terrace
REFERENCE NUMBER: 2024-0100

Dear Property Owner:

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

Survey Solutions of Texas, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide a north/south street through the property. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Richard Deleon with Blackline Engineering at (713) 834-2277. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at john.cedillo@houstontx.gov or call (832)-393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **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

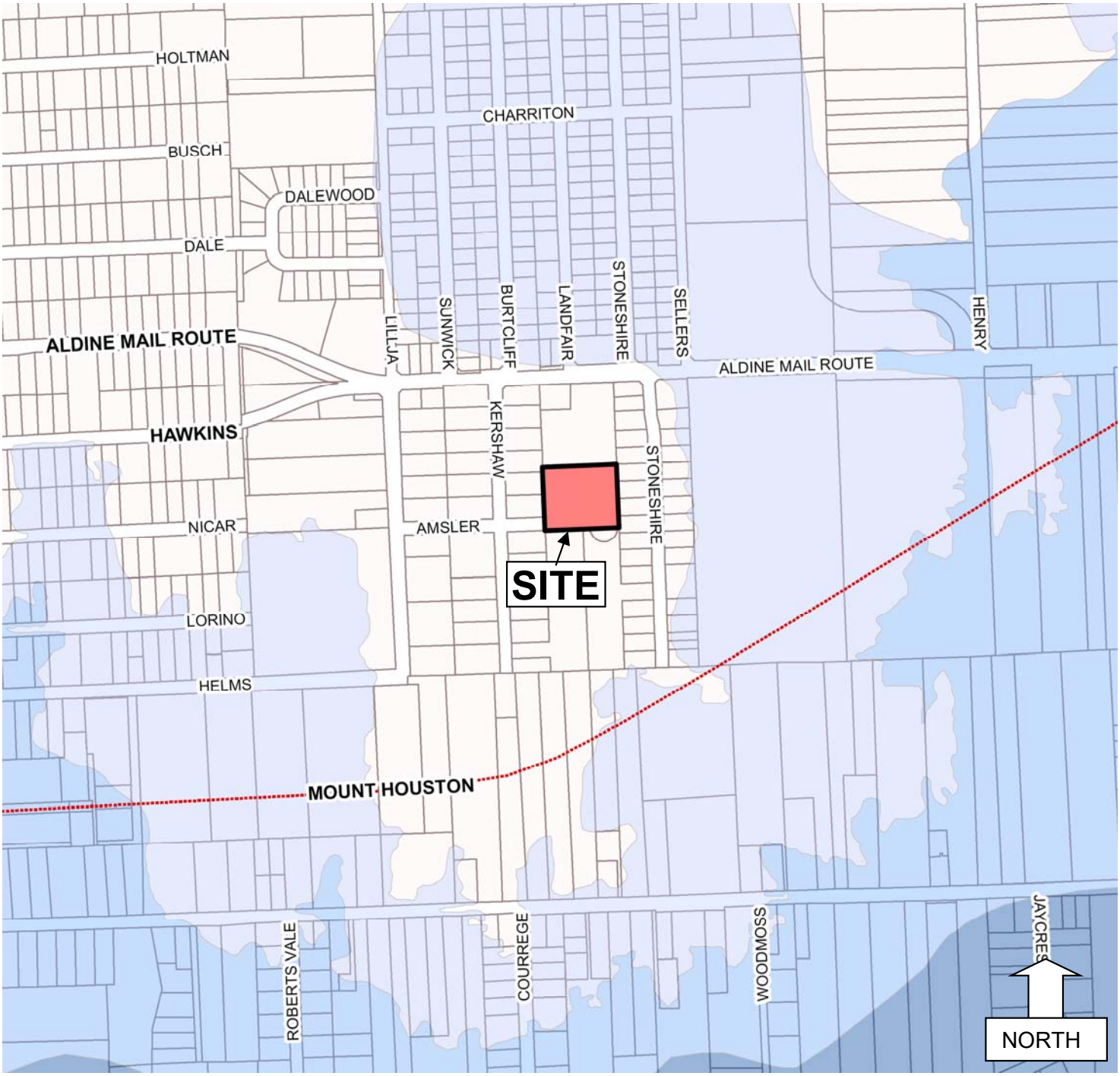
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Solis Estate

Applicant: Century Engineering, Inc



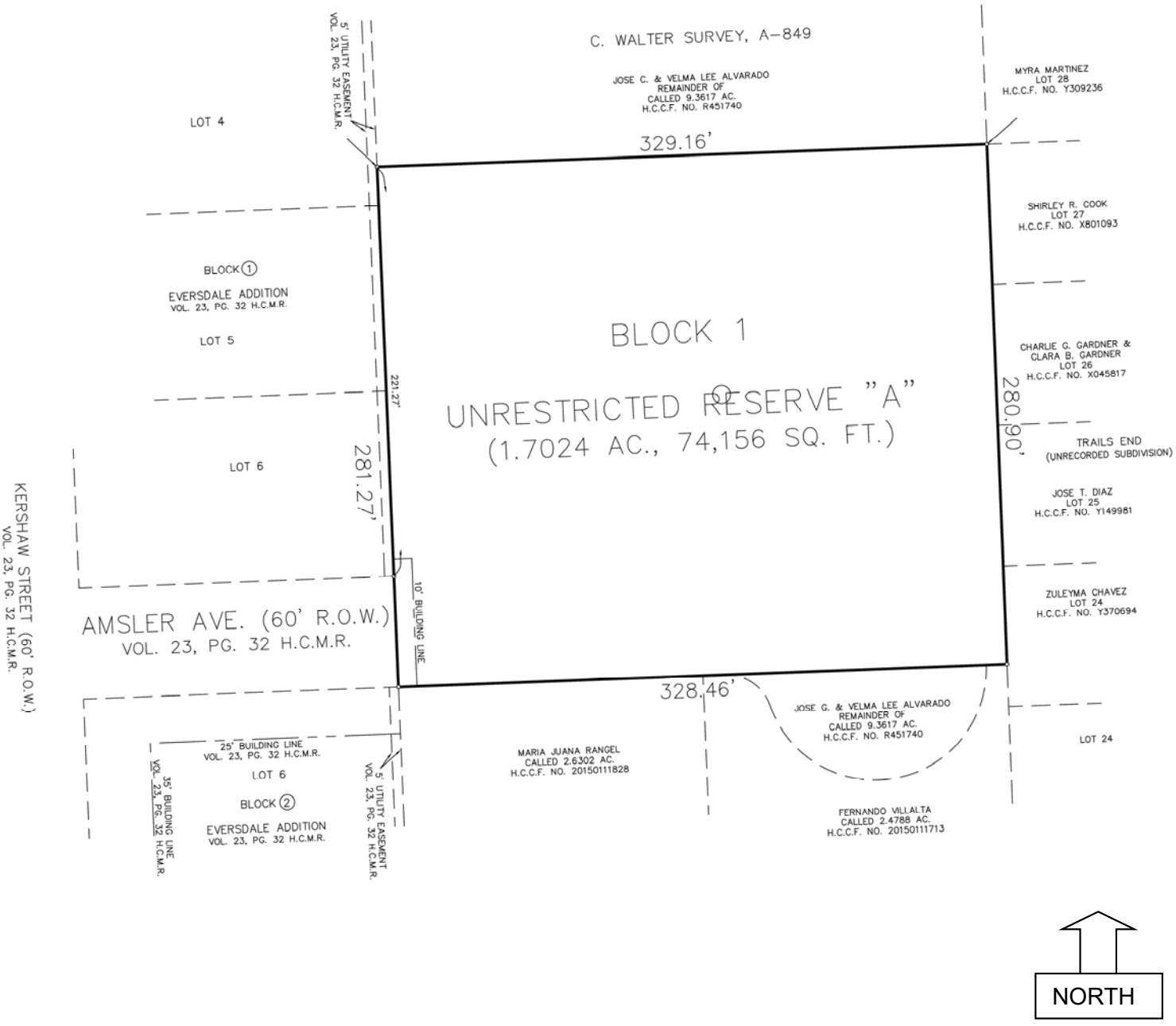
D – Variances **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Solis Estate

Applicant: Century Engineering, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/21/2024**

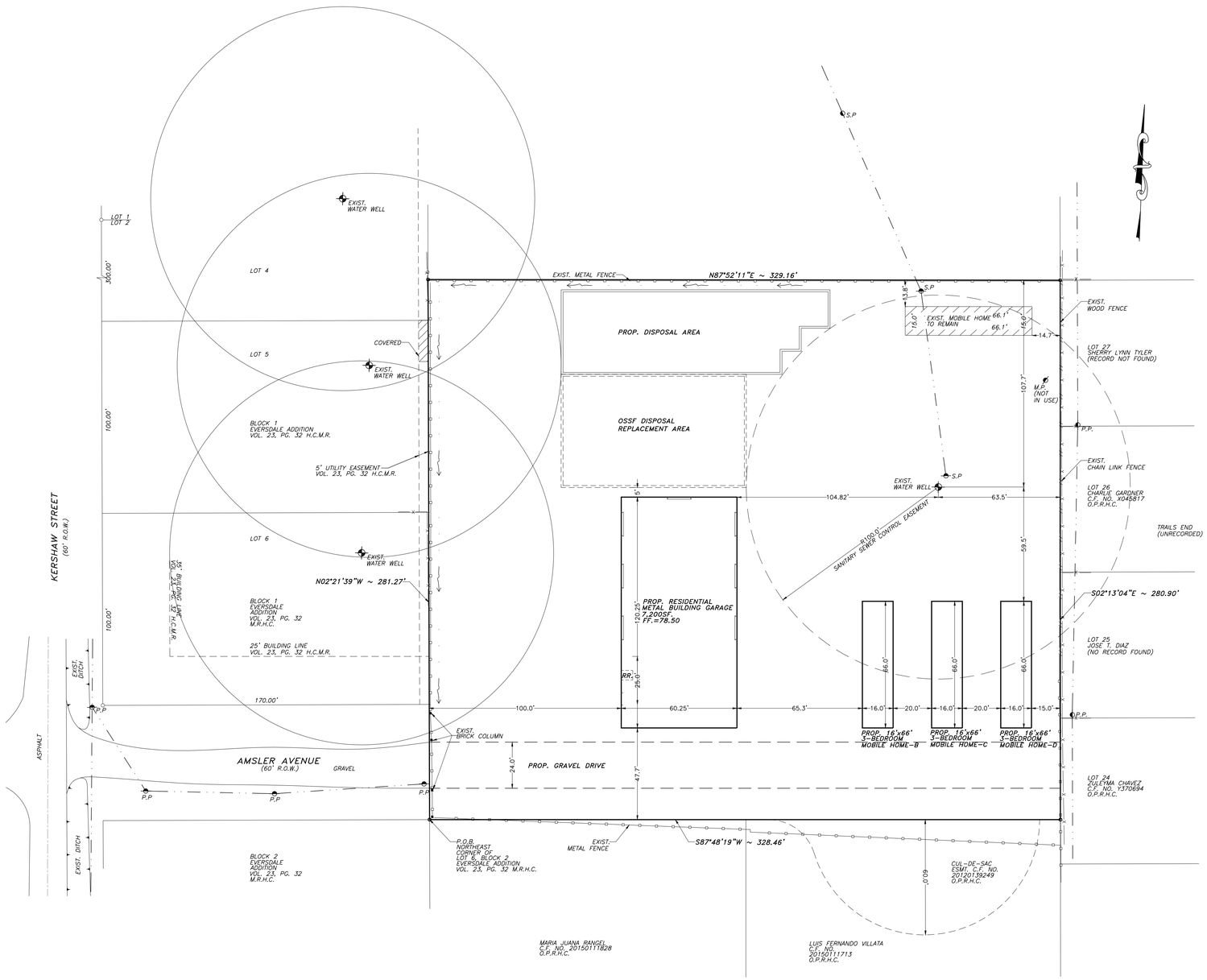
Subdivision Name: Solis Estate

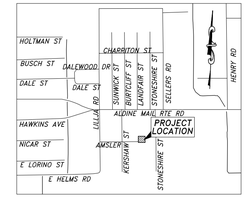
Applicant: Century Engineering, Inc



D – Variances

Aerial





VICINITY MAP
N.T.S
CITY OF HOUSTON/HARRIS COUNTY
KEY MAP # 492-Z

THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NUMBERS 48201C0470L DATED JUNE 18, 2007. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 150335 IS A BRASS DISC LOCATED FROM THE INTERSECTION OF HILL ROAD AND WOOD MOSS ROAD, TRAVEL SOUTH ON WOOD MOSS ROAD APPROXIMATELY 0.2 MILE TO END OF ASPHALT MONUMENT IS LOCATED IN PROJECTED CENTERLINE ROAD APPROXIMATELY 5 FEET FROM END OF ASPHALT.

ELEVATION = 70.66 FEET NAVD 1988, 2001 ADJUSTMENT

2.1218 ACRES (92,424 SQUARE FEET) SITUATED IN THE C. WALTER SURVEY, ABSTRACT 849, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS, ATTACHED.

SITE PLAN - DIMENSION CONTROL PLAN
SCALE: 1"=30'-0"

NO.	DATE	REVISIONS

DESIGNED BY:

IN THE CITY OF HOUSTON, TEXAS
HARRIS COUNTY

PROP. MANUFACTURED HOME W/RESIDENTIAL GARAGE
7044 KERSHAW ST.
HOUSTON, TX. 77037

LEGAL: 2.1218 ACRES (92,424 SQUARE FEET) SITUATED IN THE C. WALTER SURVEY, ABSTRACT 849, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS ATTACHED.

M LANZA ENGINEERING, P.L.L.C.
CIVIL - STRUCTURAL ENGINEERS & PLANNERS
FIRM NO.- F-13716
1603 SPRING CYPRESS RD., SUITE-B
TOMBALL, TEXAS 77377
O 832.559.3616
C 832.212.0963
F 832.559.3620
Manza@mlanzaengineering.com

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engineering

P.E. STAMP:

DESIGN BY:
Mario E. Lanza, P.E.

DRAWING BY:
Mario E. Lanza, P.E.

DATE:
December 23, 2022

SCALE:
1" = 30'-0"

FILE:ML/2022/ADAN SOLIS
SITE LAND PLAN

DRAWING:
C-1

SHEET:
1 / 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0483
Plat Name: Solis Estate
Applicant: Century Engineering, Inc
Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Not to extend Amsler to the East and not to terminate with a cul-de-sac
Chapter 42 Section: 42-135

Chapter 42 Reference:
Section 42-135 Street Extension

Statement of Facts

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

The property owner intends plat all of the property he owns, to create an Unrestricted Reserve, the property will be developed as used for a mobile home site, therefore allowing this street to be extended East and / or end in a cul-de-sac would create an undue hardship by depriving the applicant of the reasonable use of the land. The property served by the aforementioned street is residential subdivision (Eversdale Addition), which takes access from Kershaw Street.

(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;

Strict application would create an impractical development due to over improving Amsler Ave. from Kershaw Street to the site.

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

The intent and general purpose of this chapter will be preserved and maintained, because the existing properties to the West have adequate access to and from their property from primary paved Kershaw Street and secondary gravel road Amsler Ave.

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

Allowing this variance will not impact existing traffic flows and not impact the residential properties West of and adjacent to the subject property, which have access through existing paved road.

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

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding area.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: St Johns United Methodist Church partial replat no 1

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



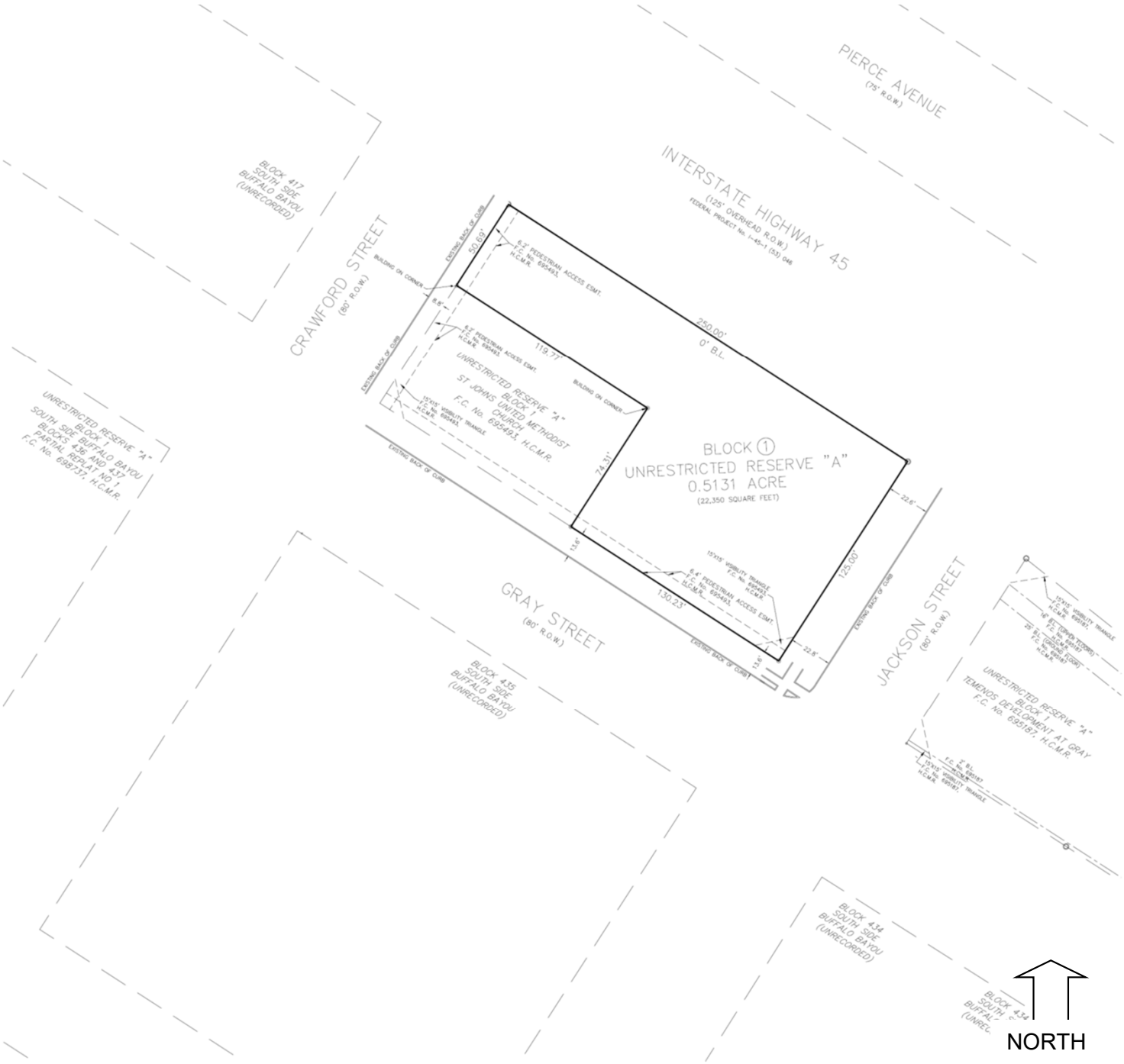
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: St Johns United Methodist Church partial replat no 1

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



D – Variances Subdivision

Houston Planning Commission ITEM: 114

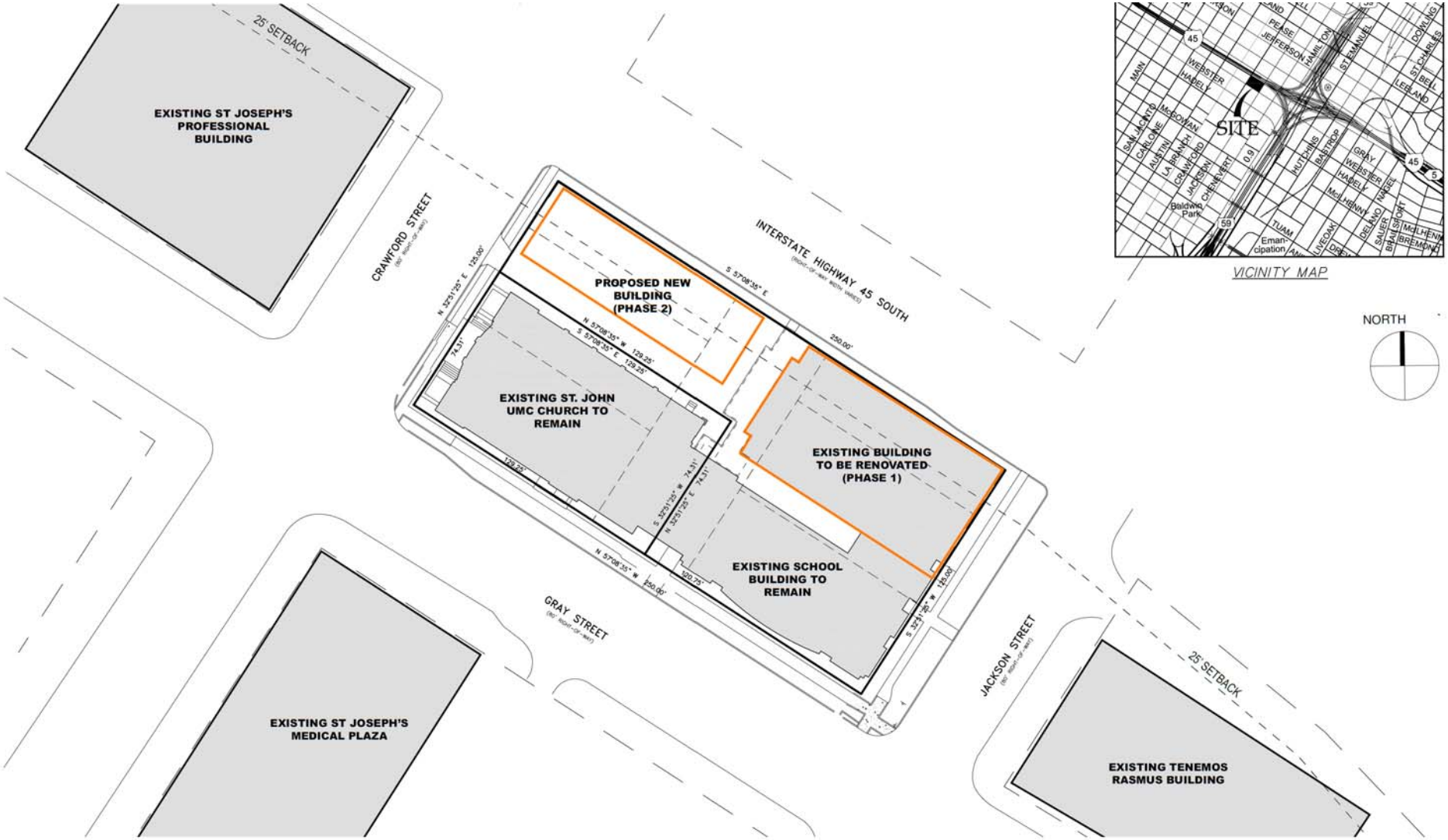
Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: St Johns United Methodist Church partial replat no 1

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



D – Variances Aerial

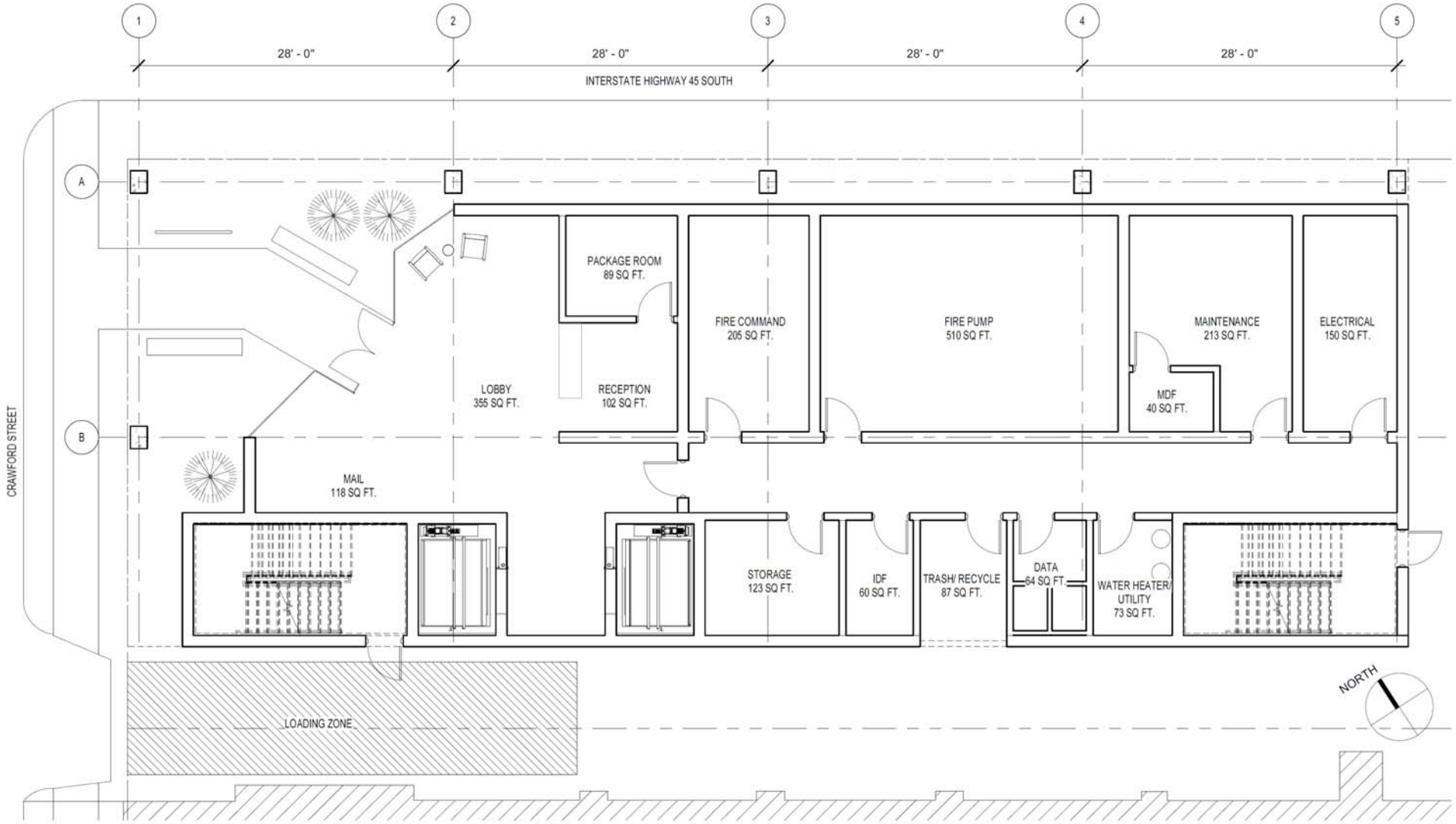


KNOWLES - ROWLAND HOUSE

02/23/24

SITE EXHIBIT

BRAVE

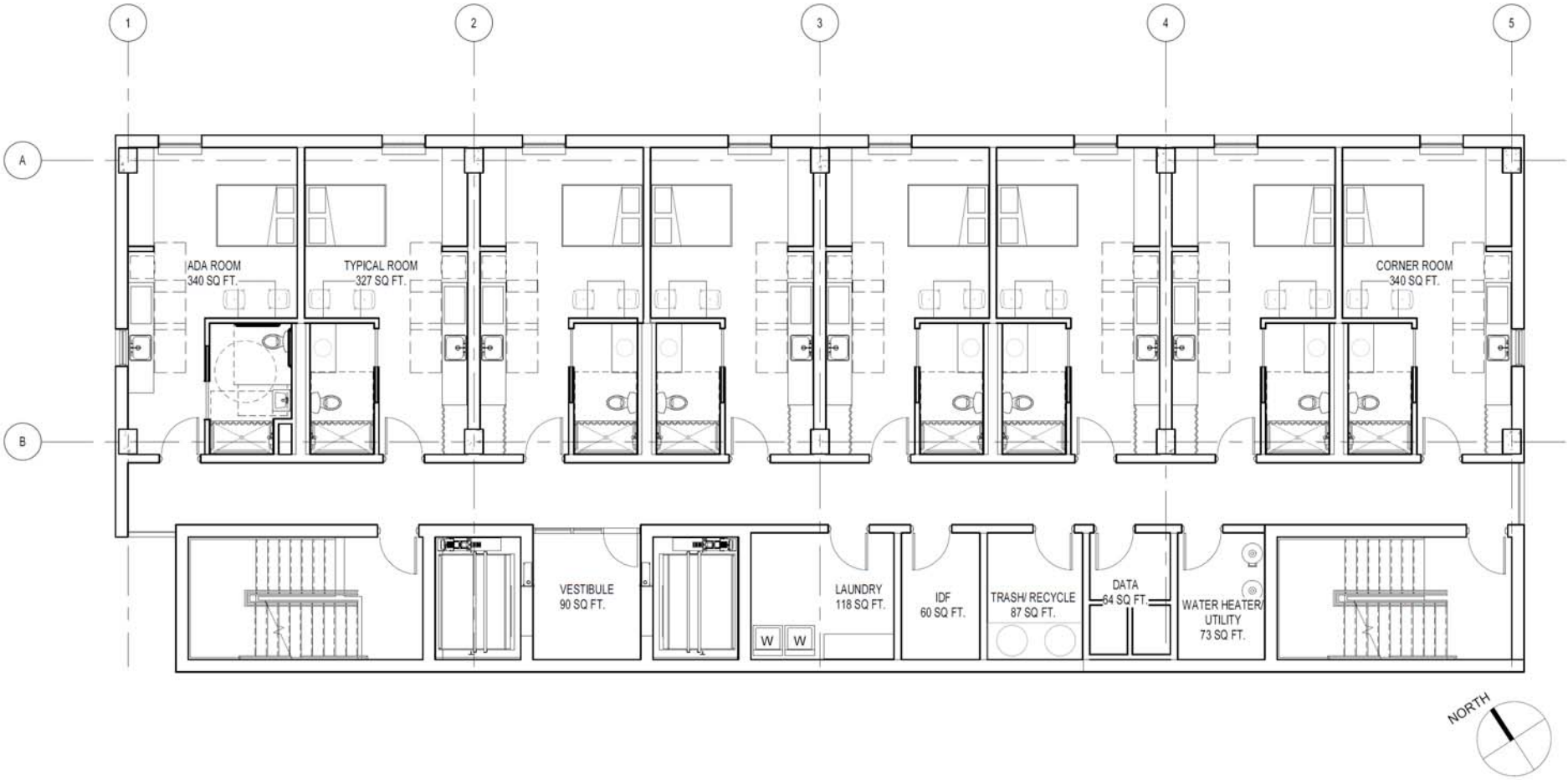


CRAWFORD VARIANCE

02/23/24

FIRST FLOOR PLAN

BRAVE

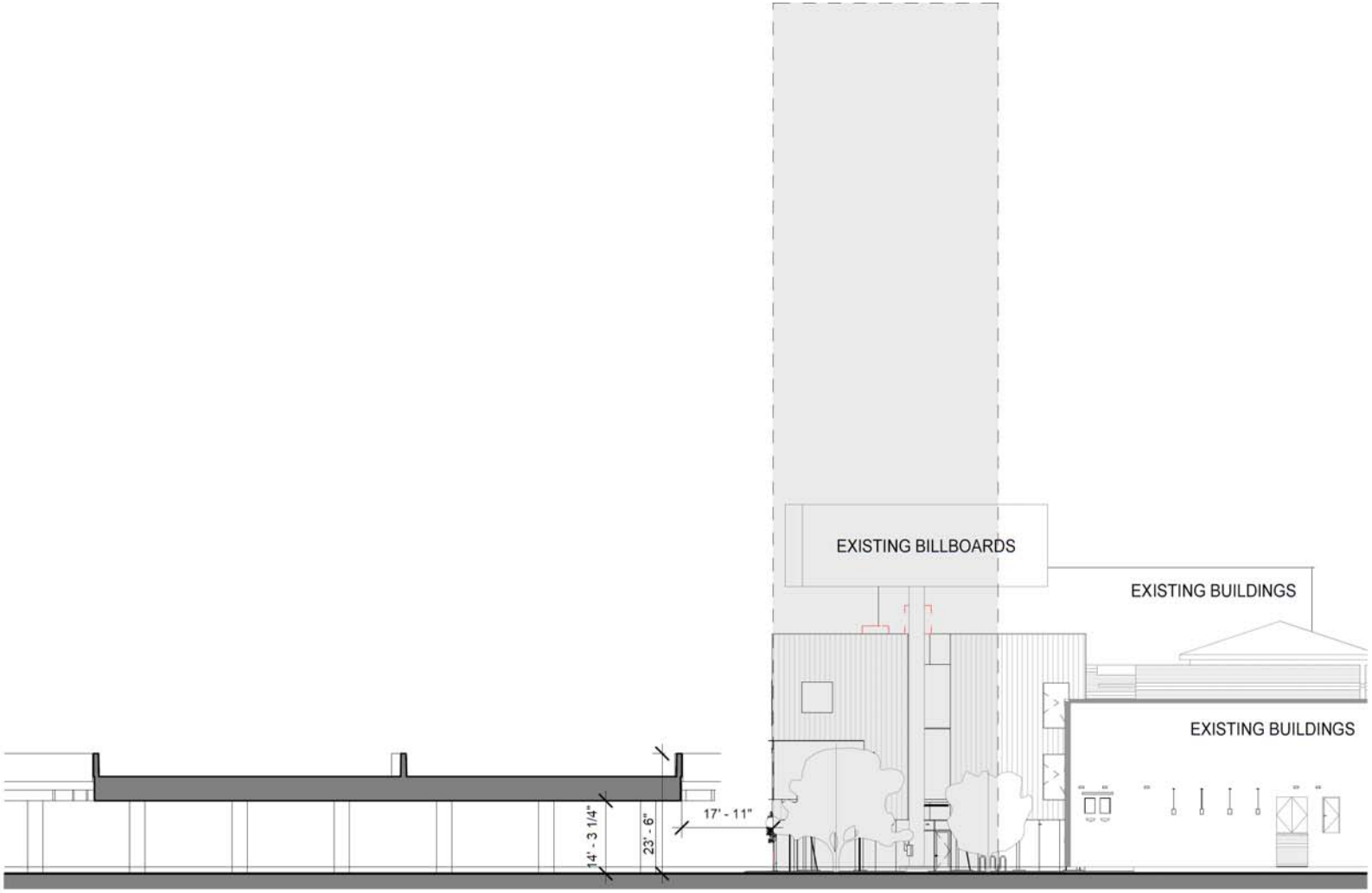


CRAWFORD VARIANCE

02/23/24

THIRD FLOOR PLAN

BRAVE

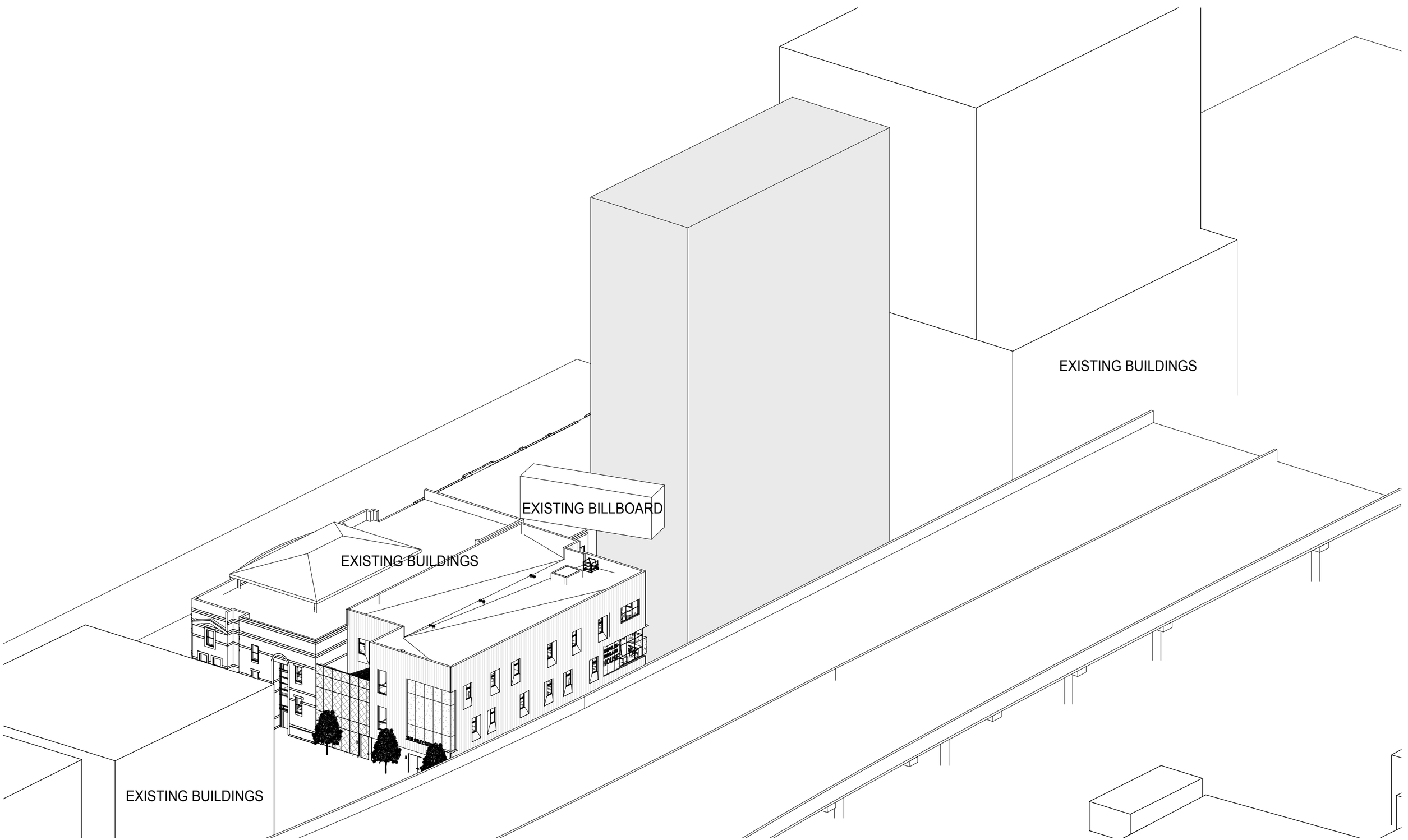


CRAWFORD VARIANCE

02/23/24 1" = 20'-0"

CRAWFORD SECTION 2

BRAVE



CRAWFORD VARIANCE

02/23/24

CRAWFORD 3D DIAGRAM

BRAVE



CRAWFORD VARIANCE

02/23/24

AERIAL FROM INTERSTATE

BRAVE/



CRAWFORD VARIANCE

02/23/24

VIEW AT FREEWAY

BRAVE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0258
Plat Name: St Johns United Methodist Church partial replat no 1
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 02/12/2024

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

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

A 0' building line variance is being sought along a portion of the property fronting I-45.

Chapter 42 Section: 152

Chapter 42 Reference:

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

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 existing condition of the 25' setback building line would make the project unfeasible due to the requirements to erect a multistory (15 story) building outside the 25' building line. It will also make the property not suitable for any type of development as what is left behind the existing setback is a very narrow strip of land. Other building and safety codes require buildings to be at least 10' off the existing building. The existing site is 50' deep by 119' long, and the proposed building is 43'-6" deep by 114' long. It is not feasible to build a 14 story building on a 20' base without column touchdowns and ground level infrastructure.

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

The existing conditions and history of the site are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship because the existing 25' building line condition prohibits erecting a building structure. Furthermore, the 25' setback was imposed years after the current owner purchased the land.

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

The intent and general purposes of this chapter will be preserved and maintained, as there will be no vehicular access from the major thoroughfare into the proposed building. A loading zone area will be accessed from Crawford Street, which does not conflict with the 25' building line.

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

All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The variance request is not generated by economic hardship, but by land use and project development feasibility. The existing condition of the 25’ setback building line would make the project infeasible due to the requirements to erect a multistory (15 story) building outside the 25’ building line. Other building and safety codes require us to be at least 10’ off the existing building. The existing site is 50’ deep by 119’ long, and the proposed building is 43’-6” deep by 114’ long. It is not feasible to erect a 14 story building on a 20’ base without structural support inside the 25’ setback. Also, a high-rise building requires room on the ground level for vertical circulation, pump room and electrical equipment.

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 28, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: St Johns United Methodist Church partial replat no 1
REFERENCE NUMBER: 2024-0258

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the block surrounded by IH 45, Crawford Street, Gray Street, and Jackson 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 request.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along IH-45 in lieu of the ordinance required 25'. Enclosed are copies of the variance request, the proposed subdivision plat, the site plan, and elevation drawings 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 21, 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 Chris Rhodes with Civil-Surv Land Surveying, L.C. at (713) 839-9181. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)-393-6623. 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

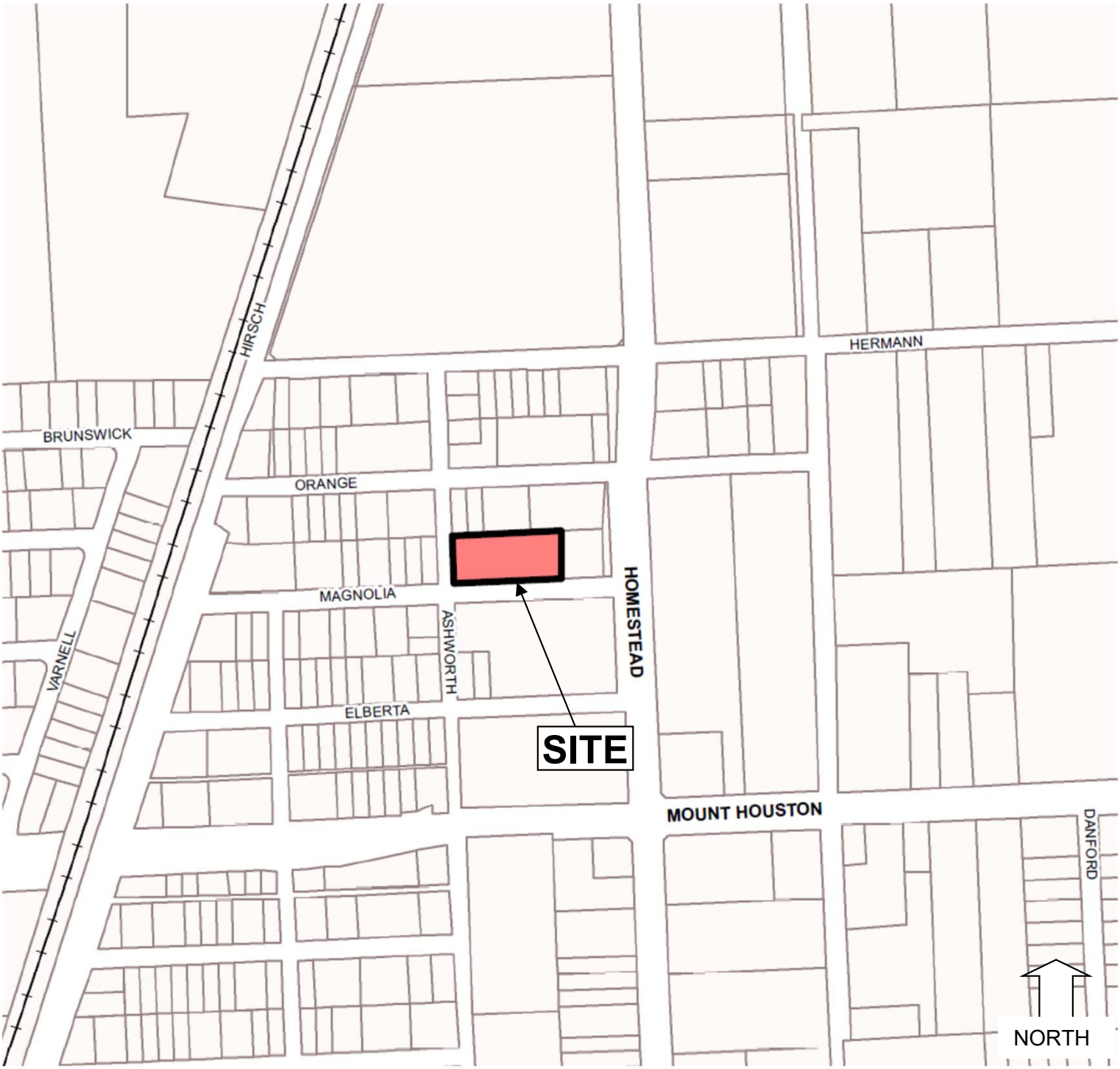
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



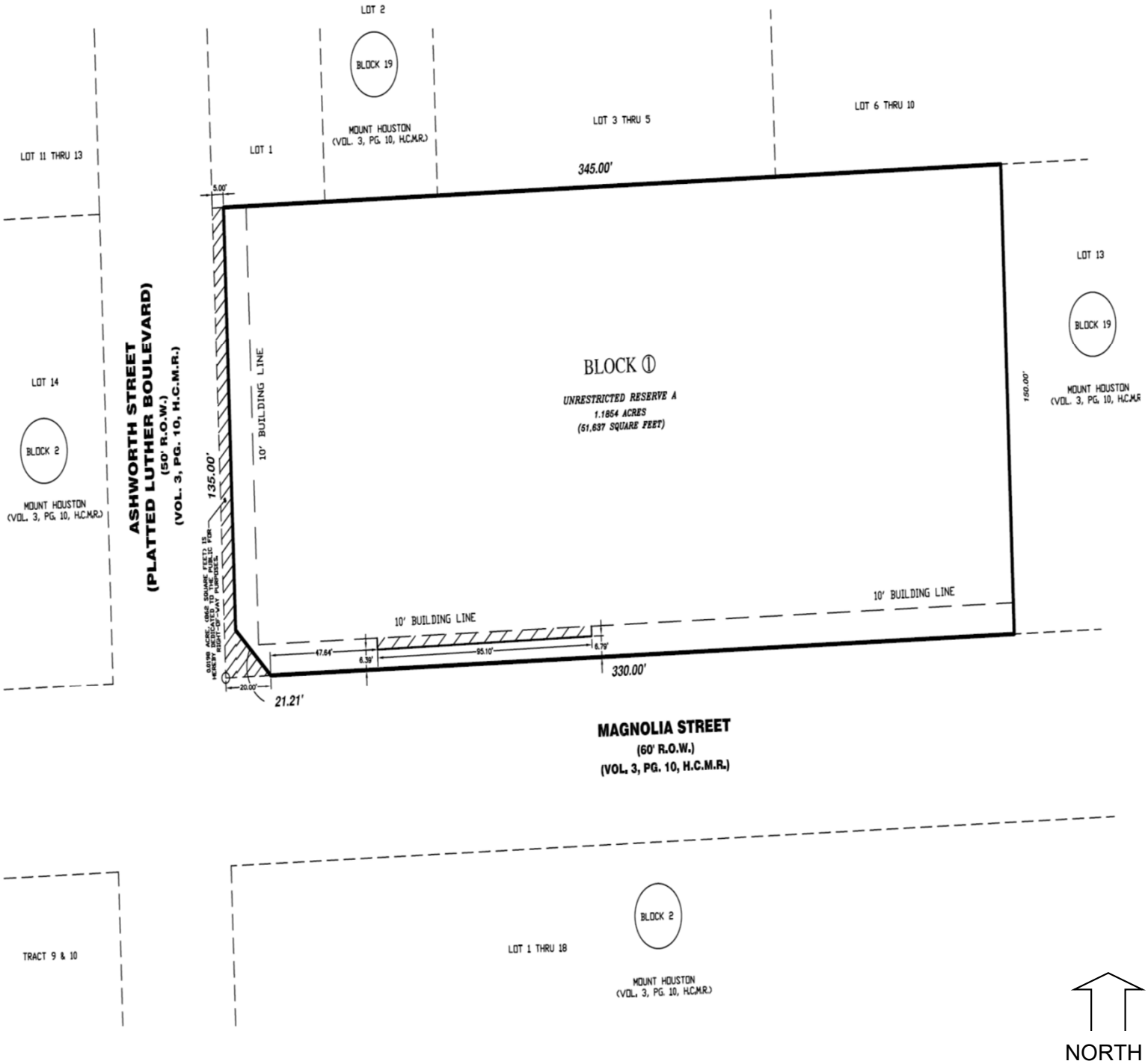
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 03/21/2024**

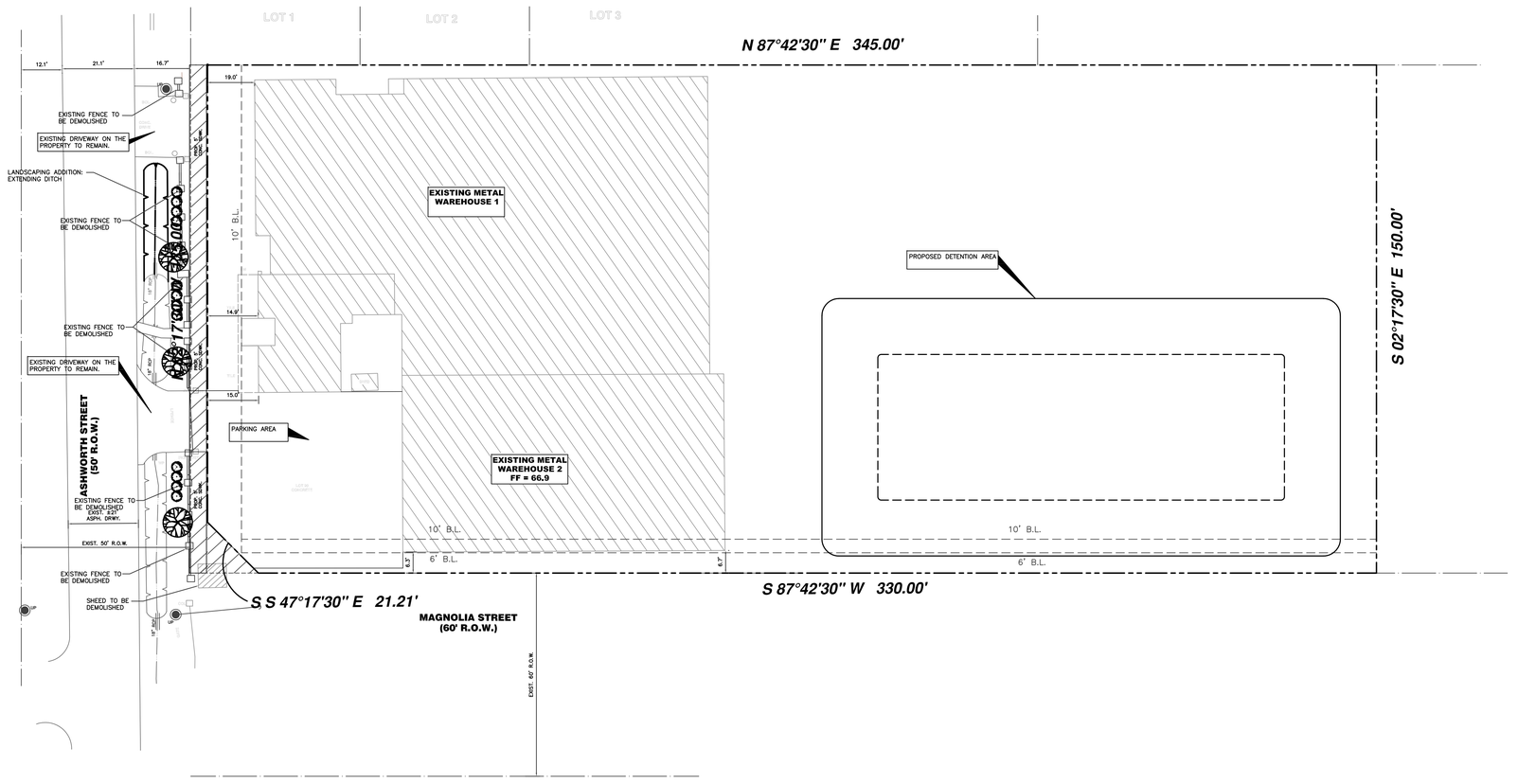
Subdivision Name: Star Windows Business Center (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Aerial



SCALE: 1"= 20'

0 20 40 80

LEGAL DESCRIPTION

A 0.5165 ACRE (22,500 SF) TRACT OF LAND BEING OUT OF LOT 18, 19, AND 20, BLOCK 19, PERTAINING TO MOUNT HOUSTON. A SUBDIVISION RECORDED UNDER VOL. 3, PG. 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY TEXAS.

BENCHMARK

ALL ELEVATIONS SHWON HEREON ARE IN NAVD 1988 DATUM, 2001 ADJ. AND ARE BASED ON HARRIS COUNTY TSARP RM150450, ELEVATION=63.73'

FLOOD PLAIN DATA

PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" UNSHADED, AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0495L, DATED JUNE 18 2007.

NOTE: PRIOR TO CONSTRUCTION

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

LEGEND

	PROPERTY LINE
	STORM SEWER PIPE
	HIGH POINT
	FLOW DIRECTION
	STORM GRATE INLET
	STORM JUNCTION BOX
	STORM/SANITARY SEWER MANHOLE
A1 / 0.123 / 0.155 / 0.256	DRAINAGE AREA DESIGNATION / DRAINAGE AREA (ACRES) / DRAINAGE AREA FLOW RATE (CFS) / ACCUM FLOW RATE (CFS)
100	100-YR SHEET FLOW
	OFF-SITE SHEET FLOW ARROWS
86.00	EXISTING GRADE ELEVATIONS
FFE 88.00	FINISH FLOOR ELEVATION
TG 88.00	PROPOSED TOP OF GRATE ELEVATION
FL 88.00	FLOW LINE ELEVATION
G 88.00	PROPOSED GUTTER ELEVATION
TP 88.00	PROPOSED TOP OF PAVEMENT ELEVATION
TC 88.00	PROPOSED TOP OF CURB ELEVATION
TW 88.00	PROPOSED TOP OF SIDEWALK ELEVATION
FG 88.00	PROPOSED FINISHED GRADE ELEVATION
ME 88.00	MATCH EXISTING ELEVATION
	NEW TREE IN ROW
	NEW SHRUBS IN ROW

CE
ENGINEERS & DEVELOPMENT CONSULTANTS

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

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WAREHOUSE ADDITION @ ASHWORTH STREET

11738 ASHWORTH STREET
HOUSTON, TEXAS 77050

03-13-2024

REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

Scale HOZRI: 1"=10' VERT: N/A	Issue Date 03-13-24
CEEDC Project Number 22-1065	CEEDC File Number 221065C17
Designed By CW	Date 03-13-24
Checked By CW	Date 03-13-24

CIVIL SITE PLAN

DRAWING: **C1.7**

SHEET: **5 / 11**

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.

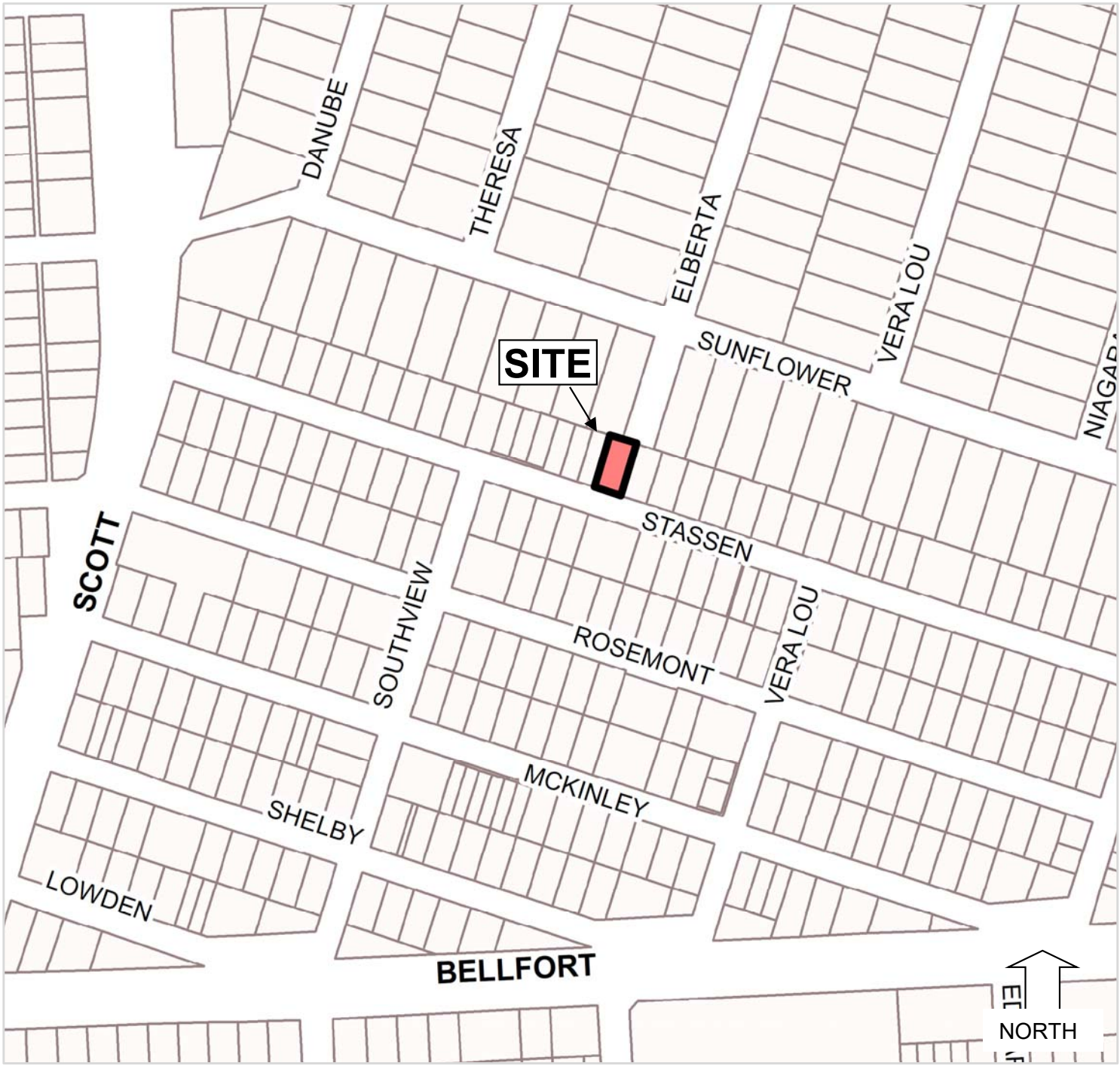
The developer is promising that we are not requesting for a 6’ Reduced Building Line on Magnolia St only because of economical hardship. Magnolia Street is an undeveloped street which is currently an empty lot. We are trying to make things right with the city and county by getting the property permits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

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Stassen Views

Applicant: CE Engineers & Development Consultants, INC



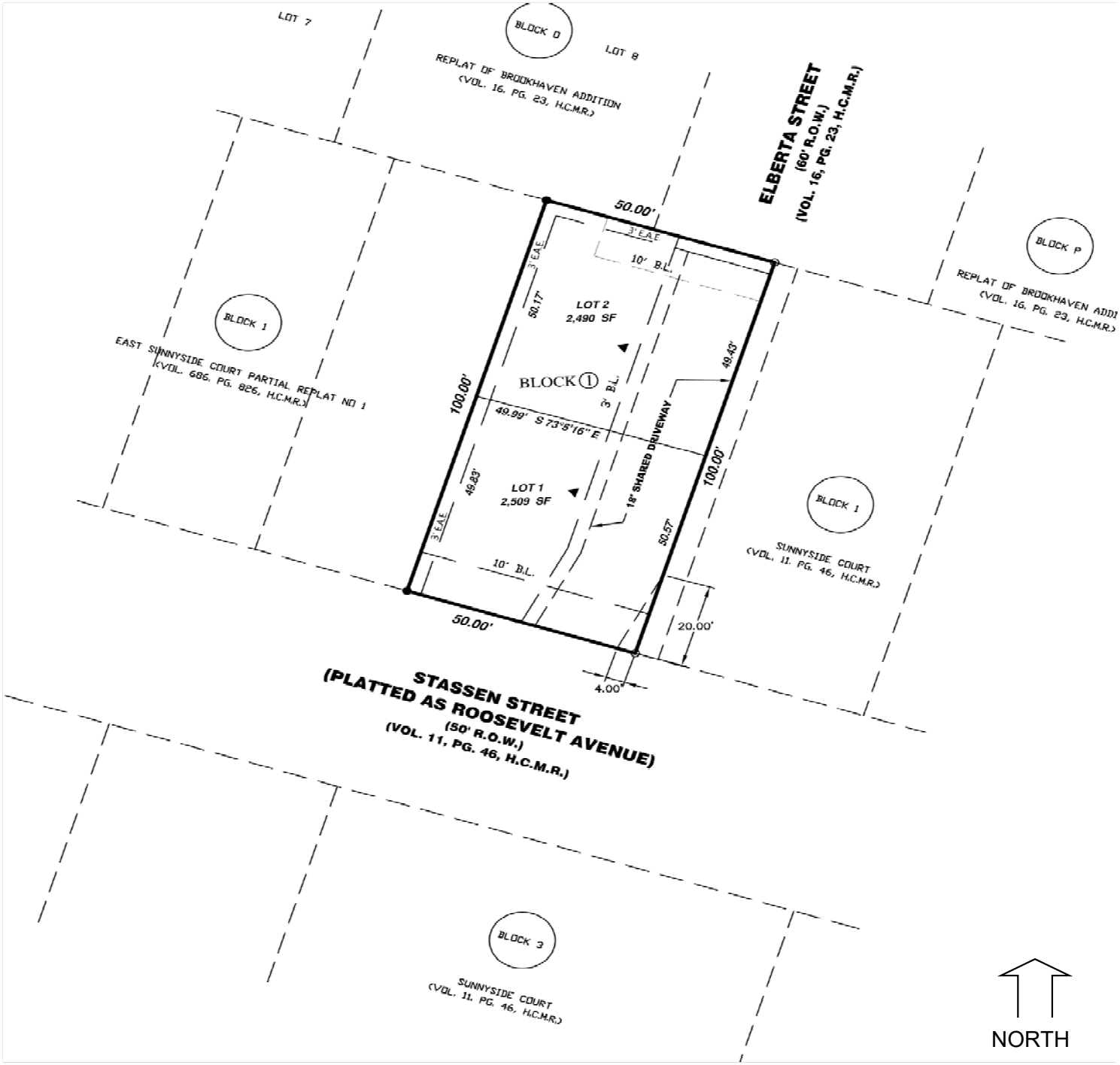
D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: : 03/21/2024**

Subdivision Name: Stassen Views

Applicant: CE Engineers & Development Consultants, INC



D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: : 03/21/2024**

Subdivision Name: Stassen Views

Applicant: CE Engineers & Development Consultants, INC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0394
Plat Name: Stassen Views
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:

Give exemption on the end of Elberta St (south side) on extending the stub street.

Chapter 42 Section: 134.a.4&5

Chapter 42 Reference:

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

(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;

Extending the street of Elberta St, behind the owner's lot, is not feasible as it would practically make the whole lot unable for replat. The property of 50'x100' was bought by the owner with the idea that he could replat it into 2 lots. At the time of the purchase, he did not note that behind most of his lot, was an undeveloped street, which is "Elberta St". It was during the platting side that it was noted that the believed "lot" behind the owner's lot, was "Elberta St", which was never developed as a street. Do also note that even if the whole lot was granted as an extension for "Elberta St", the street could not be extended as our client's lot falls behind Elberta St along with the eastern neighbor's lot (lot 19), due to the fact that our client's lot is in a separate subdivision than when "Elberta St" was created. A picture of the lots and Elberta St is attached as reference.

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

This variance request is not a situation created by the applicant. The creation of Stassen St, Elberta St and the creation of our client's lot, was not created by us. Both subdivisions were created back in the 1930s.

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

The developer is promising that they will not cause any injuries to the public health, safety and welfare because of this project. Note that even if Elberta St was intended to be extended through our client's property and the eastern neighbor's property, the street would extend up to a dead end and cause more traffic and chaos.

(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. Note that even if Elberta St was intended to be extended through our client's property and the eastern neighbor's property, the street would extend up to a dead end and cause more traffic and chaos.

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

Economic hardship is not the sole justification of the variance. For once, if the street were to be created, two-three owner's would have to sell their property and second, the extension of the street would create more chaos for vehicles as the Elberta St is not suitable to keep extending south due to the south's subdivision block layouts.

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

March 1, 2024

NOTICE OF VARIANCE

PROJECT NAME: Stassen Views
REFERENCE NUMBER: 2024-0394

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Stassen Street, east of Southview Street, and west of Vera Lou 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.

CE Engineers & Development Consultants, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend nor terminate the stub of Elberta Street in a cul-de-sac. 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 21, 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.**

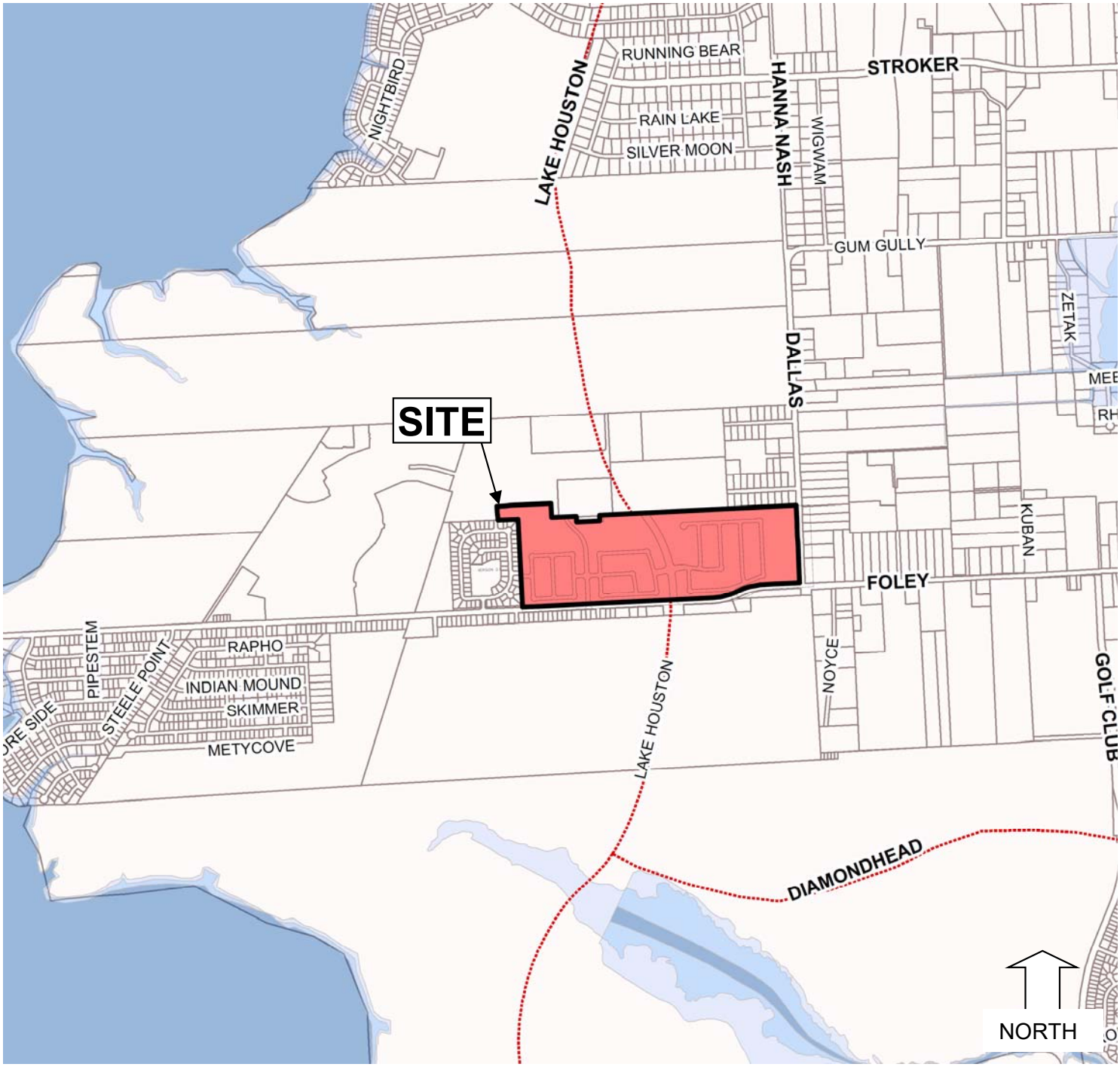
Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Fred Flickinger Tiffany D. Thomas Mary Nan Huffman
Mario Castillo Joquin Martinez Edward Pollard Martha Castex-Tatum Julian Ramirez Willie Davis Twila Carter Letitia Plummer Sallie Alcorn
Controller: Chris Hollins

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Sundance Cove East GP

Applicant: EHRA



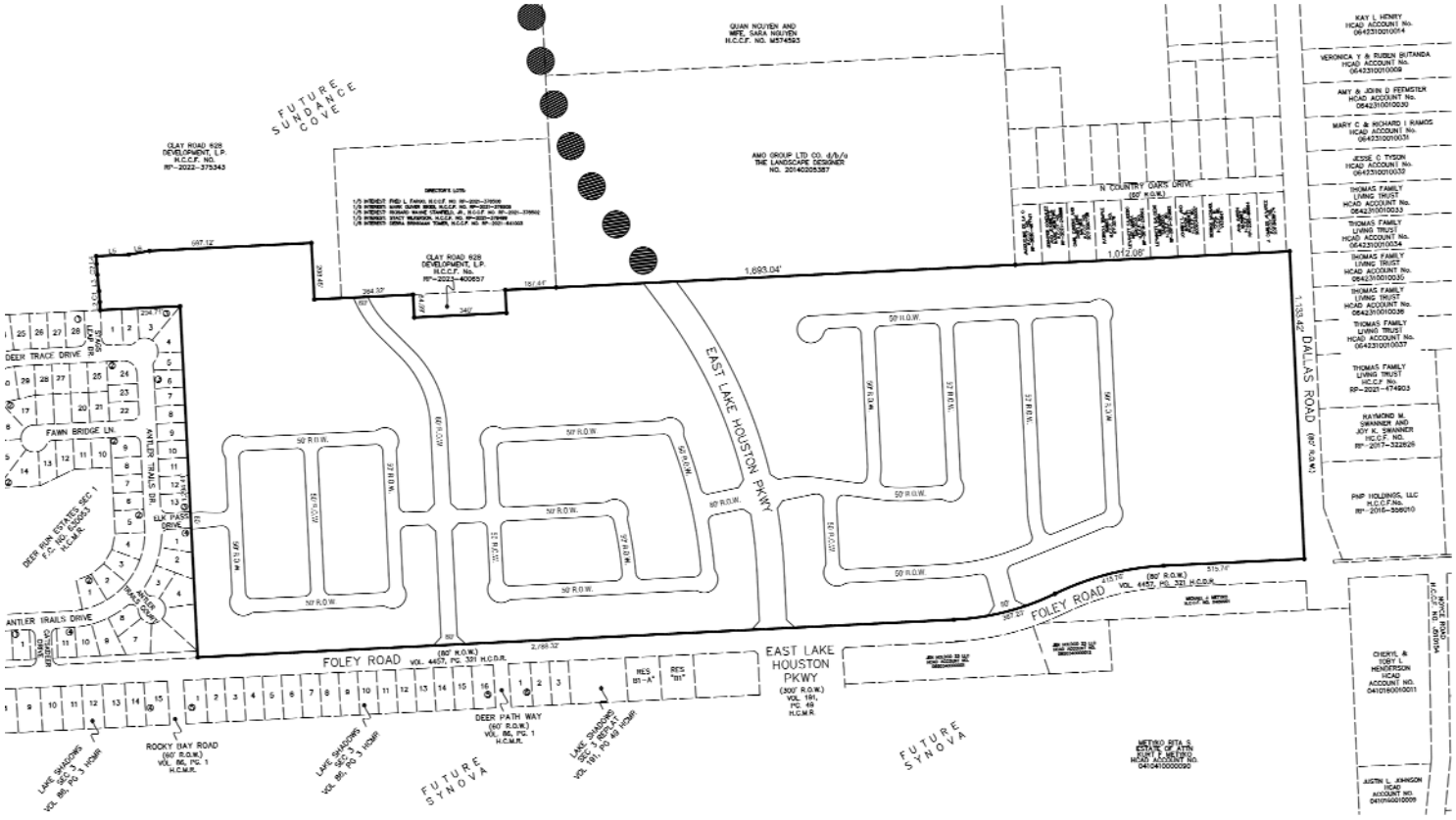
D – Variances Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Sundance Cove East GP

Applicant: EHRA



NORTH

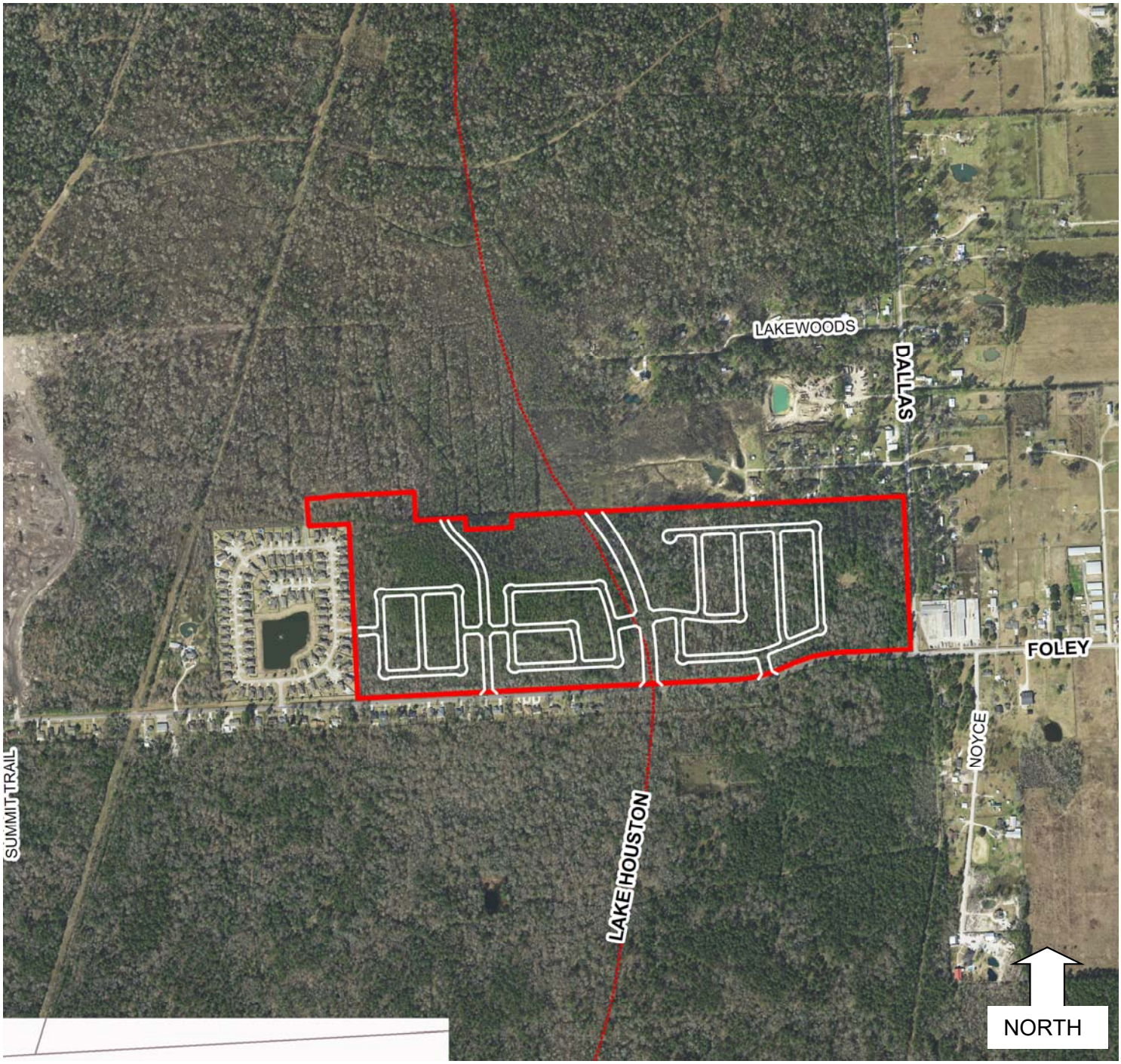
D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

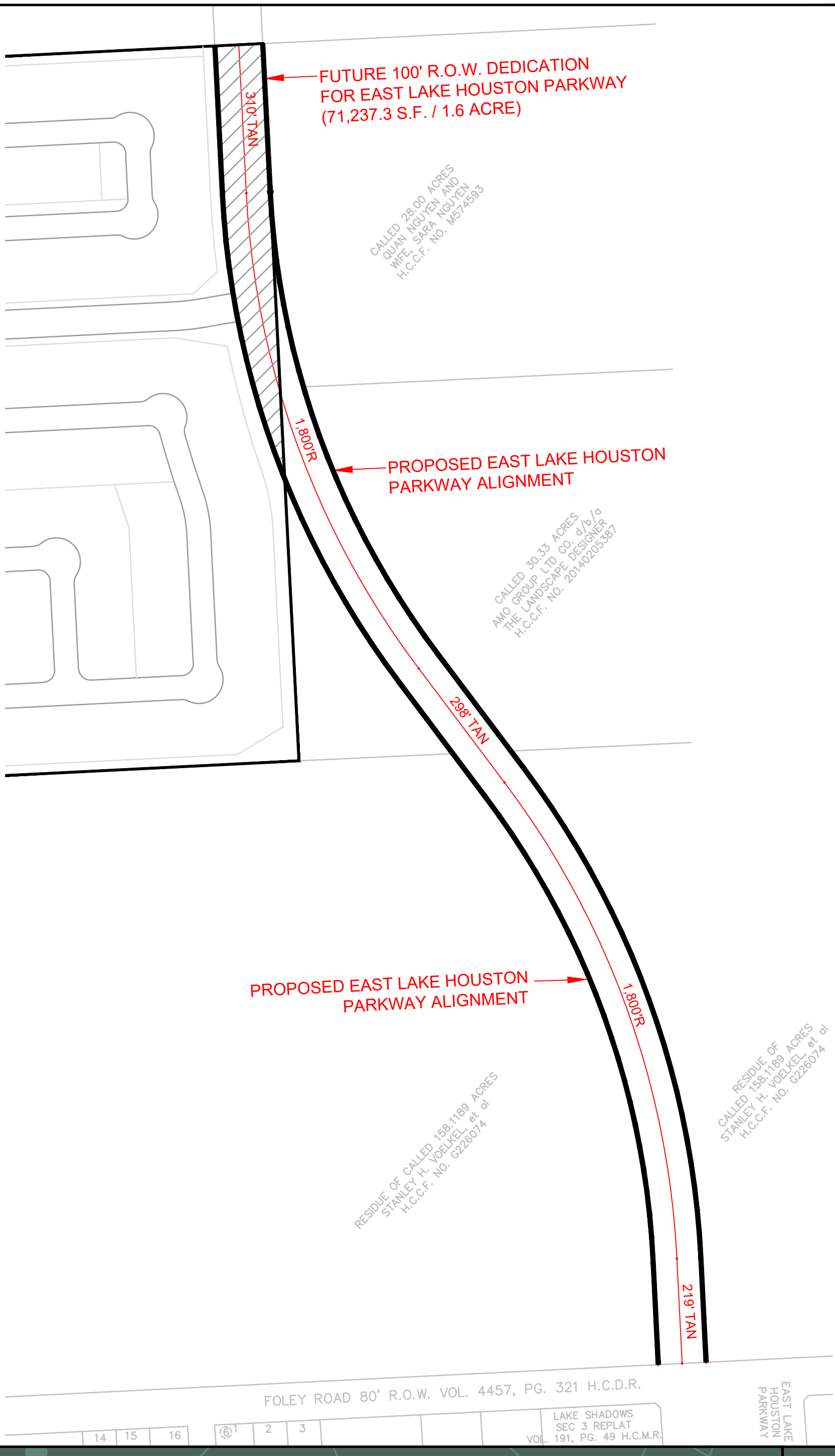
Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Sundance Cove East GP

Applicant: EHRA



D – Variances Aerial



East Lake Houston Parkway Alignment

Harris County, Texas

February 16, 2023

0 50' 100' 200'

SCALE: 1"=200'

NORTH

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

EHRA JOB NO. 201-095-00

P:\201-095-00\LandPlan\Exhibits\East Lake Houston Pkwy Alignment\East Lake Houston Pkwy Alignment20230216.dwg Feb 16, 2023-9:21am Edited by: anguyen

EHRA
Engineering the Future
Since 1955
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

Sundance Cove East: Conceptual Master Plan

A +/- 580 acre community located in Harris County, Texas.

March 11, 2024

0' 100' 200' 400'

SCALE: 1"=200'

NORTH

EHRA

ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 201-095-201

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\201-095-00\Land\Plan\Sundance Cove East Variance Exhibit_20240308.dwg Mar 11, 2024-8:39am Edited by: PLipetska

FUTURE SUNDANCE COVE

SEC. 3
149 Lots
+/- 26.3 AC.

SEC. 16
58 Lots
+/- 13.9 AC.

SEC. 17
90 Lots
+/- 17.1 AC.

SEC. 18
76 Lots
+/- 17.3 AC.

SEC. 19
94 Lots
+/- 13.9 AC.

SEC. 4
55 Lots
+/- 12.3 AC.

SEC. 6
41 Lots
+/- 8.5 AC.

SEC. 7
47 Lots
+/- 10.7 AC.

SEC. 1
88 Lots
+/- 19.9 AC.

SEC. 2
102 Lots
+/- 22.7 AC.

SEC. 3
119 Lots
+/- 20.3 AC.

SEC. 4
98 Lots
+/- 17.3 AC.

WWTP
+/- 13.5 AC.

DRILL SITE
+/- 2.7 AC.

DET. POND E
+/- 5.1 AC.

DET. POND F
+/- 10.1 AC.

DET. POND G
+/- 7.7 AC.

DET. POND H
+/- 5.2 AC.

PARK
+/- 1.3 AC.

PARK
+/- 0.4 AC.

+/- 0.5 AC.

+/- 0.1 AC.

+/- 0.2 AC.

+/- 0.6 AC.

50' R.O.W.

60' R.O.W.

LS

Sundance Bend Dr.

East Lake Houston Pkwy.
(100' R.O.W.)

AMO Group LTD Co.

N Country Oaks Dr

Lot 11 Lot 12 Lot 13 Lot 14 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19 Lot 20

Lot 10 Lot 9 Lot 8 Lot 7 Lot 6 Lot 5 Lot 4 Lot 3 Lot 2 Lot 1

2,263

Dallas Rd

Foley Rd

DEER RUN ESTATES

GENERAL NOTES:

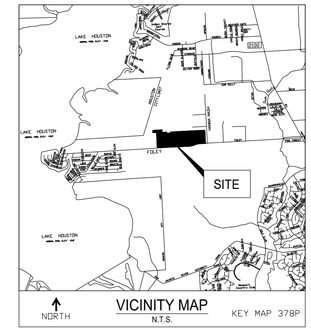
1. Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements (NAD 83).
2. All easements extend equidistant from either side of the property lines unless otherwise noted.
3. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. This General Plan (GP) has not been granted final approval from the City of Houston Planning Commission, and may be subject to change.
6. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.
7. Access easements as shown may be superceded by public right-of-way in future platting activity.

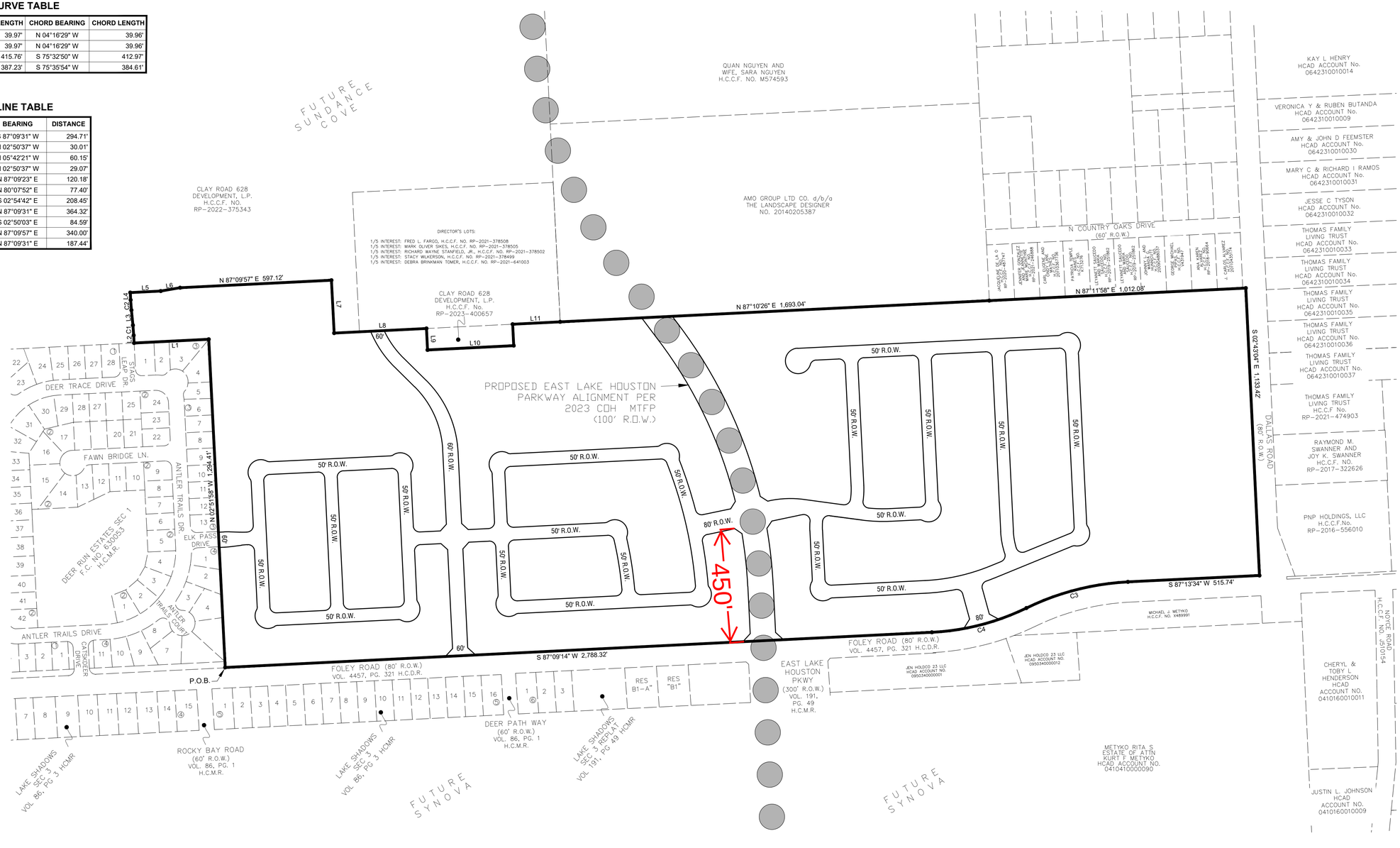
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	39.97'	N 04°16'29" W	39.96'
C2	800.00'	39.97'	N 04°16'29" W	39.96'
C3	1,035.32'	415.76'	S 75°32'50" W	412.97'
C4	960.00'	387.23'	S 75°35'54" W	384.61'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°09'31" W	294.71'
L2	N 02°50'37" W	30.01'
L3	N 05°42'21" W	60.15'
L4	N 02°50'37" W	29.07'
L5	N 87°09'23" E	120.18'
L6	N 80°07'52" E	77.40'
L7	S 02°54'42" E	208.45'
L8	N 87°09'31" E	364.32'
L9	S 02°50'03" E	84.59'
L10	N 87°09'57" E	340.00'
L11	N 87°09'31" E	187.44'





10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

ENGINEERING THE FUTURE SINCE 1986

No warranty or representation of accuracy or usage of produced improvements as shown hereon. As Plans for as-built or facilities are subject to change without notice.

EHRA JOB NO. 201-095-201

NORTH

SCALE: 1"=200'

0' 100' 200' 400'

March, 2024

Sundance Cove East GP

A general plan of 121.23 acres out of the William Whitlock Survey, A-85, Harris County, Texas.

Owner: KPS Land Investments, L.P.

P:\201-095-00\Plats\GP\Sundance Cove East GP.dwg Mar 08, 2024-2:23pm Edited by: BSwitzer

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0508
Plat Name: Sundance Cove East GP
Applicant: EHRA
Date Submitted: 03/11/2024

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 have a major thoroughfare in Sundance Cove East with centerline curve radii of 1,800'.

Chapter 42 Section: 42-132(a)

Chapter 42 Reference:

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

Statement of Facts

(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;

Sundance Cove East GP is a proposed 121.23-acre single family residential community located in northeast Harris County, east of Lake Houston, and at the northwestern intersection of Dallas Road and Foley Road. It is surrounded by existing single family residential subdivisions and undeveloped acreage. East Lake Houston Parkway, a proposed major thoroughfare on the City of Houston Major Thoroughfare and Freeway Plan, bisects the tract from north to south. We have previously coordinated with Harris County regarding the geometry and alignment of East Lake Houston Parkway. Based on East Lake Houston Parkway's alignment within the Synova development to the south and the Sundance Cove development to the north, Harris County agreed to 1,800' radius centerline curves in order to have the County's requested longer tangent at the intersection with Foley Road. Thus, the centerline curves are separated by longer tangents, at least 200' in length, including a longer tangent between the intersection with Foley Road and the first curve.

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

The circumstances supporting the granting of the variance are due to existing conditions and Harris County's requested geometry. The alignment of East Lake Houston Parkway within Synova to the south and within Sundance Cove to the north, as well as coordination with Harris County produced the proposed alignment.

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

The centerline geometry for East Lake Houston Parkway will maintain safe driving conditions. The tangents between the centerline curves are at least 200’ long, which is well over the minimum length. This provides drivers with ample distance between the reverse curves.

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

Public health, safety and welfare will be maintained by granting this variance. The longer tangents between reverse curves will maintain safe driving conditions.

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

The justification for this variance is Harris County direction regarding centerline geometry.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0508
Plat Name: Sundance Cove East GP
Applicant: EHRA
Date Submitted: 03/11/2024

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 along the northern boundary of the Sundance Cove East General Plan for a distance of 2,263'.

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

Chapter 42 Reference:

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

Statement of Facts

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

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

Sundance Cove East GP is a proposed 121.23-acre single family residential community located in northeast Harris County, east of Lake Houston, and at the northwestern intersection of Dallas Road and Foley Road. It is surrounded by existing single family residential subdivisions and undeveloped acreage. One existing street, Elk Pass Drive within the Deer Run Estates subdivision, stubs into the project on the western boundary and will be extended into the new development. East Lake Houston Parkway, a proposed major thoroughfare on the City of Houston Major Thoroughfare and Freeway Plan, bisects the tract from north to south. There are three entrances into the project from Foley Road, including East Lake Houston Parkway. The 2,263' long northern boundary between future East Lake Houston Parkway and Dallas Road is adjacent to an existing single family neighborhood, Country Oaks, and an undeveloped tract with existing bodies of water/potential wetlands, owned by AMO Group LTD Co. There are no existing stub streets north of the boundary that would require extension into Sundance Cove East. Existing single family residential areas further north also prevent north/south street connectivity without redeveloping existing homes. Therefore, a street connection along the northern project boundary is infeasible because it is unlikely that it would be extended in the future.

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

The circumstances supporting the granting of the variance are due to existing conditions. The existing Country Oaks neighborhood and the AMO Group LTD Co. tract with existing bodies of water/wetlands make a stub street to the north impractical.

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

Circulation for Sundance Cove East and the AMO Group LTD Co. tract will be maintained. East Lake Houston Parkway bisects the project from north to south and Foley Road runs east to west immediately south of the project. The AMO Group LTD Co. tract will also have more than adequate circulation. The extension of East Lake Houston Parkway will provide it with north/south circulation and the existing N Country Oaks Drive will provide east/west connectivity to Dallas Road.

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

Public health, safety and welfare will be maintained by granting this variance because the street network in the area will provide more than adequate vehicular and emergency access to the project and the AMO Group LTD Co. tract. Additional traffic circulation will be aided by the development of the proposed local streets within the Sundance Cove subdivision. Lastly, granting this variance would not force the AMO Group LTD Co. to address a stub street connection through a potentially environmentally sensitive area.

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

The justification for this variance is that the northern boundary of the tract is adjacent to an existing single family neighborhood and a tract with existing bodies of water/potential wetlands. Therefore, it is unlikely that any stub street to the north will be extended in the future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0508
Plat Name: Sundance Cove East GP
Applicant: EHRA
Date Submitted: 03/11/2024

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

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

Special Exception to allow intersection spacing of 450' along a major thoroughfare.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

"Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart."

Statement of Facts

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

Sundance Cove East GP is a proposed 121.23-acre single family residential community located in northeast Harris County, east of Lake Houston, and at the northwestern intersection of Dallas Road and Foley Road. It is surrounded by existing single family residential subdivisions and undeveloped acreage. East Lake Houston Parkway, a proposed major thoroughfare on the City of Houston Major Thoroughfare and Freeway Plan, bisects the tract from north to south. A local street is proposed to intersect with East Lake Houston Parkway 450' north of the intersection of East Lake Houston Parkway and Foley Road, a designated collector road on the City's MTFP. Placing the intersection at this location is necessary because of the internal street layout and the detention pond location. The single family section to the east of East Lake Houston Parkway has a street pattern in a grid configuration, which places the section entrance at this location and therefore creates the intersection with East Lake Houston Parkway. The area to the north of this intersection is proposed to be a detention pond due to topography and drainage layout. To shift the intersection of this local street to be 600' from the intersection with Foley Road would result in an awkward street pattern and reduced detention area.

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

The proposed street layout in the General Plan only includes one intersection along East Lake Houston Parkway, so the proposed special exception does not increase the number of intersections than what is currently possible per Chapter 42.

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

The request for a 450' intersection spacing is 150' shorter than is required by Chapter 42, which represents a 25% variation from the standard.

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

The intent and general purposes of this chapter will be preserved because the proposed intersection spacing is only 150’ shorter than what is allowed and an additional intersection along East Lake Houston Parkway is not proposed within this General Plan.

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

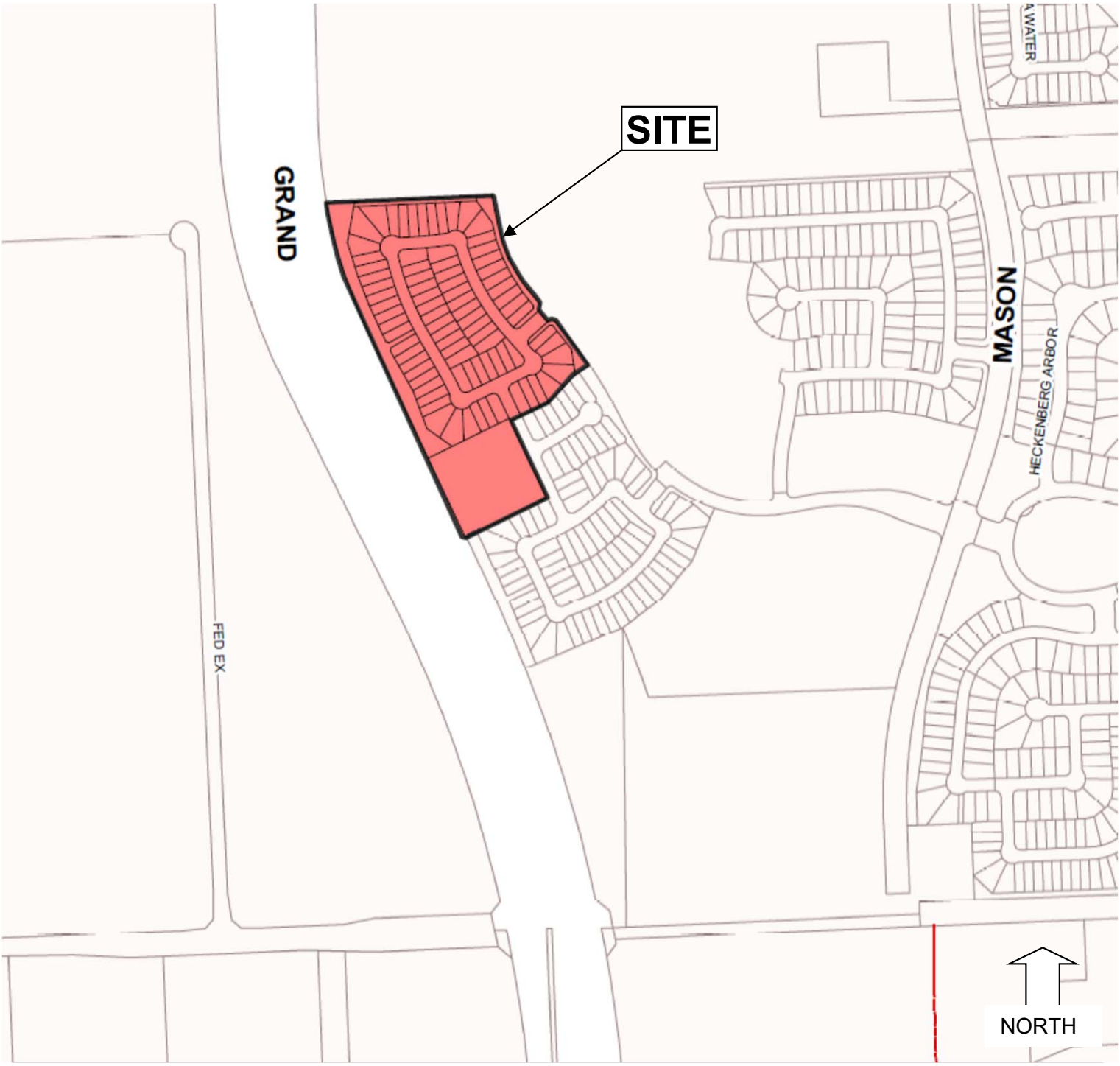
Granting this special exception maintains the public health, safety, and welfare because it does not exceed the number of intersections that is currently possible per Chapter 42 and it helps to increase the efficiency and effectiveness of the detention within Sundance Cove East.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Avalon at Cypress West Sec 4

Applicant: Meta Planning + Design LLC



E – Special Exceptions Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Avalon at Cypress West Sec 4

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Avalon at Cypress West Sec 4

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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Bridgeland

Langham Creek
Regional Drainage Channel

N

FUTURE
SF

FUTURE
SF

FUTURE R.O.W.

FUTURE
SF

HL&P Esmt.

SEC. 1
103 LOTS
RECORDED

SEC. 4
81 LOTS
PROPOSED

FUTURE
SECTION 3

AVALON LANDING LN.

MASON RD.

PARK
±3.1 Ac.

LAKE / DET
±6.0 Ac.

DS
±3.1 Ac.

AVALON AT
CYPRESS GP

SEC. 2
80 LOTS
RECORDED

FUTURE
DEVELOPMENT

GRAND PARKWAY

ACREAGE
(Retained by Seller)
±29.9 Ac.

COM
±2.0 Ac.

WEST RD.

a special exception exhibit for

AVALON AT CYPRESS WEST

±502.3 ACRES OF LAND

prepared for

TAYLOR MORRISON

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-8609D
MARCH 8, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0490
Plat Name: Avalon at Cypress West Sec 4
Applicant: Meta Planning + Design LLC
Date Submitted: 03/11/2024

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

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

To temporarily exceed the points of access requirement by allowing 161 lots to have a single point of access to a public right-of-way, until future sections extend the street pattern to provide a second point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

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

Statement of Facts

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

Avalon at Cypress West is a ±229-acre new single-family development located in the western portion of the City of Houston's ETJ. The Grand Parkway (TX-99) lies immediately west of the site, and major thoroughfare Mason Road forms the eastern boundary. The Langham Creek regional drainage channel runs along the northern boundary of the site. The site is north of major thoroughfare West Road but has no direct access there; all access to the site comes from Mason Rd. The site is also bisected by a large multi-easement corridor containing both overhead power and underground pipelines. The development is set to have over ten sections, two of which have already been recorded. Avalon at Cypress West proposes several single-family residential sections off a collector loop that connects to Mason Rd at two points within the GP, in keeping with Ch.42-128(a)(2). The inside dimensions of the loop are less than 2,640' in all directions and require no variances for intersection spacing. Around the outside of the loop, individual sections connect to the collector street at regular intervals. However, due to the site constraints these sections all loop back to the collector street and no stub streets are provided except to Mason Road. Currently, Avalon at Cypress West Sec 1, a recorded section, takes access from Mason Road and Avalon Landing Lane. Directly south of our proposed section is Avalon at Cypress West Sec 2, which takes direct access to Avalon Landing Lane (the loop previously mentioned) only. Avalon at Cypress West Sec 2 consists of 80 lots and also access Avalon Landing Lane only with the addition of Sec 4, which will also take access from Avalon Landing Lane only, the subject plat exceeds the 150-lot count, totaling 161 lots on Avalon Landing Lane, and would require a second point of access according to Chapter 42. Ultimately, Avalon at Cypress West Sec 4 will comply with the Chapter 42 points of access requirements. However, at the time being, there is only one public right-of-way (Avalon Landing Lane) that exists and can serve as a point of access for Sections 2 and 4 combined. As mentioned previously, this is temporary, and once Section 3 or Avalon Landing Lane comes online, it will provide proper vehicular circulation and points of access.

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

The proposed special exception will allow a minor 8% increase from the maximum number of lots off of one point of access, which is in keeping with the standards of this Chapter. The subject site is part of a block bounded on all sides by existing highways, thoroughfares, and drainage channels. The proposed collector loop will provide ample local traffic circulation within the community and out to the thoroughfare.

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

The proposed modifications is an 8% deviation from the standard and is not disproportionate. As previously mentioned, the modification is intended to be a temporary deviation that will be alleviated by future development.

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

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

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

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community. Additionally, future development will alleviate the need for the special exception and meet all requirements at that time.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Trillium Sec 10

Applicant: Meta Planning + Design LLC



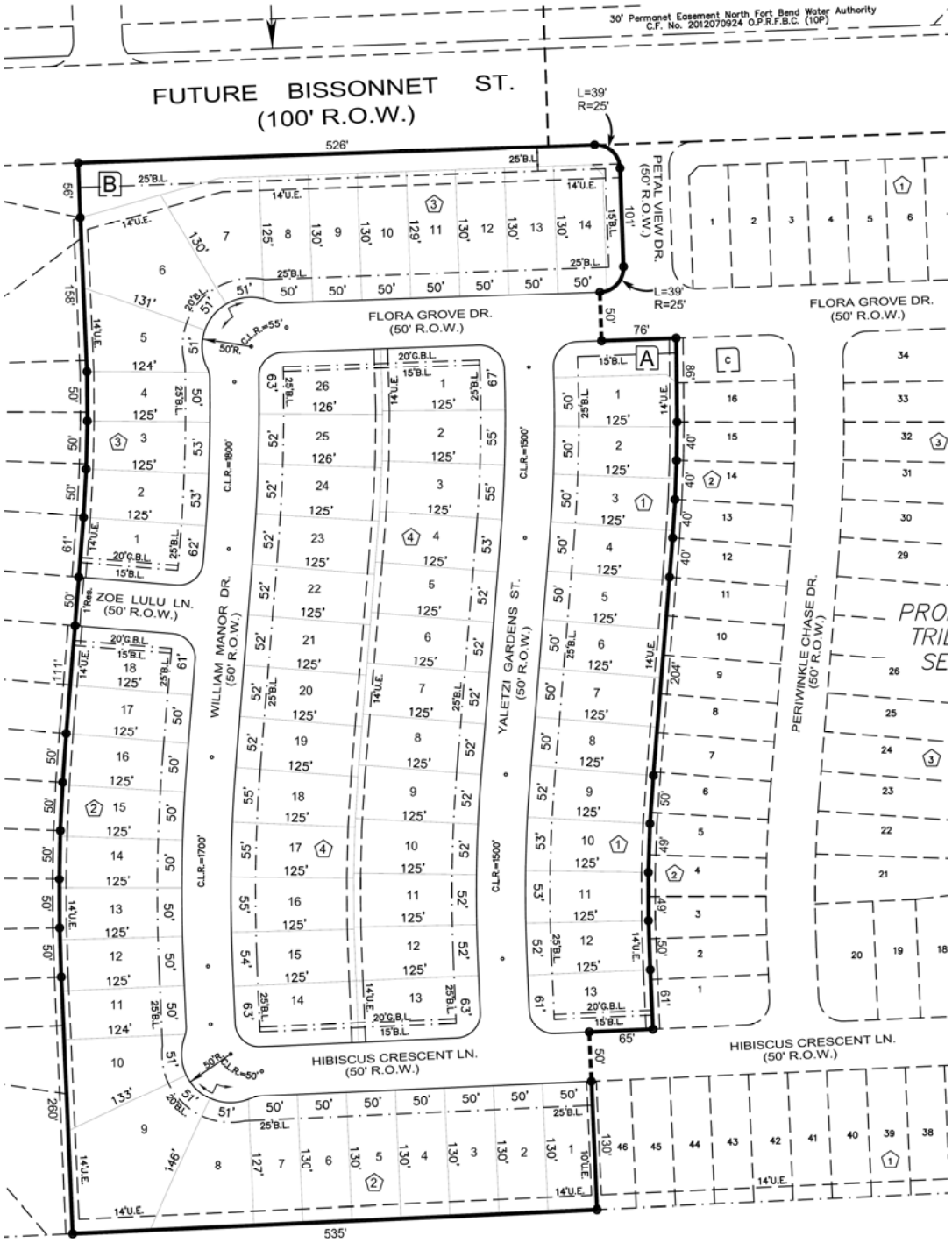
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Trillium Sec 10

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 03/21/2024**

Subdivision Name: Trillium Sec 10

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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BISSONNET ST.

N

LS

60' RESERVE

PROPOSED
SEC. 13

DET.
±12.7 Ac.

SEC. 10
71 LOTS

SEC. 9
96 LOTS

a variance exhibit for

TRILLIUM

±411.5 ACRES OF LAND

prepared for

TPHTM 1464 LLC

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

SCALE
0 50 100 200

MTA-54003
MARCH 11, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0503
Plat Name: Trillium Sec 10
Applicant: Meta Planning + Design LLC
Date Submitted: 03/11/2024

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

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

To allow for 167 lots to temporarily have one point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

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

Statement of Facts

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

Per the approved Trillium General Plan, Trillium is a single-family development consisting of approximately 410 acres of land. Trillium is located in the southwest portion of the City of Houston's ETJ, in Fort Bend County. Trillium is bounded by Harlem Road to the west, FM 1464 to the east, and is bisected by Westmoor Drive, which runs north-south through the tract, and Bissonnet Street, which runs east-west through the tract. Trillium Section 10 consists of 71 single-family lots and is directly adjacent to Trillium Section 9 and the proposed Trillium Section 13. Trillium Section 10 has two proposed points of access. The first point of access is through Petal View Drive in Trillium Section 9. Petal View Drive intersects with Flora Grove Drive and will provide the lots in Trillium Section 10 access to Bissonnet Street. The second point of access is through the proposed Trillium Section 13. Zoe Lulu Lane, which connects Trillium Section 10 and the proposed Trillium Section 13, will connect to Bissonnet Street farther west of Petal View Drive. The phasing of Trillium will have Trillium Section 9 recorded first, then Trillium Section 10, and Trillium Section 13 will follow behind. Because of the phased development, Trillium Section 10 will temporarily have one point of access, and this initial point of access will be through Trillium Section 9's Petal View Drive. Trillium Section 9 has 96 lots, and Trillium Section 10 has 71 lots. The two sections will temporarily have 167 lots with one point of access. Per Chapter 42, a maximum of 150 lots may be served by a single point of access. However, this is not a permanent configuration- as previously mentioned, the second point of access will come online in Trillium Section 13. Additionally, the temporary deviation from Chapter 42 is minimal- 167 lots being served by a single point of access is only approximately 10.7% greater than the 150-lot maximum established in Chapter 42.

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

The deviation from Chapter 42 is temporary. The overall design of the community will be in line with the standards of Chapter 42. Trillium Section 10 will have 2 points of access once Trillium Section

13 comes online. The nature of a phased development necessitates some sections to be developed sooner (or later) than others, and this is the case with Trillium Section 10 and the proposed Trillium Section 13. Additionally, the temporary deviation from Chapter 42 is only approximately 10.7%, which is a minor deviation.

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

As the proposed deviation is only a 10.7% increase, it is not disproportionate to the requirement of the standard.

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

The intent and general purpose of this chapter will be preserved, as the proposed deviation is minor, and once the proposed Trillium Section 13 comes online, 2 points of access will be available.

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

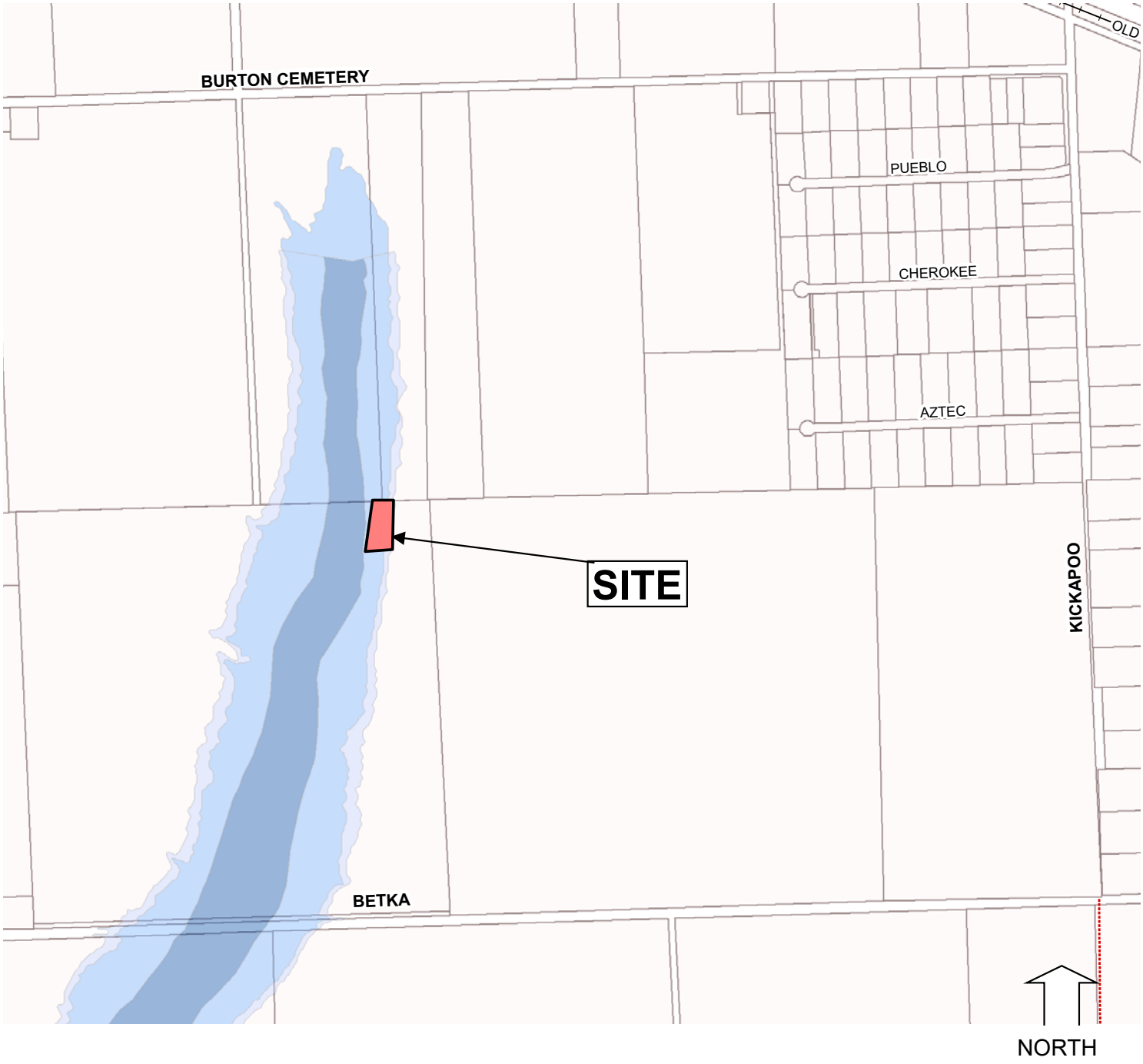
As the proposed deviation is only a 10.7% increase, the granting of the special exception will not be injurious to the public health, safety, and welfare. Additionally, once the neighboring Trillium Section 13 is developed, a 2nd point of access will be available.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 01/21/2024**

Subdivision Name: Paloma Water Plant Site

Applicant: Costello, Inc.



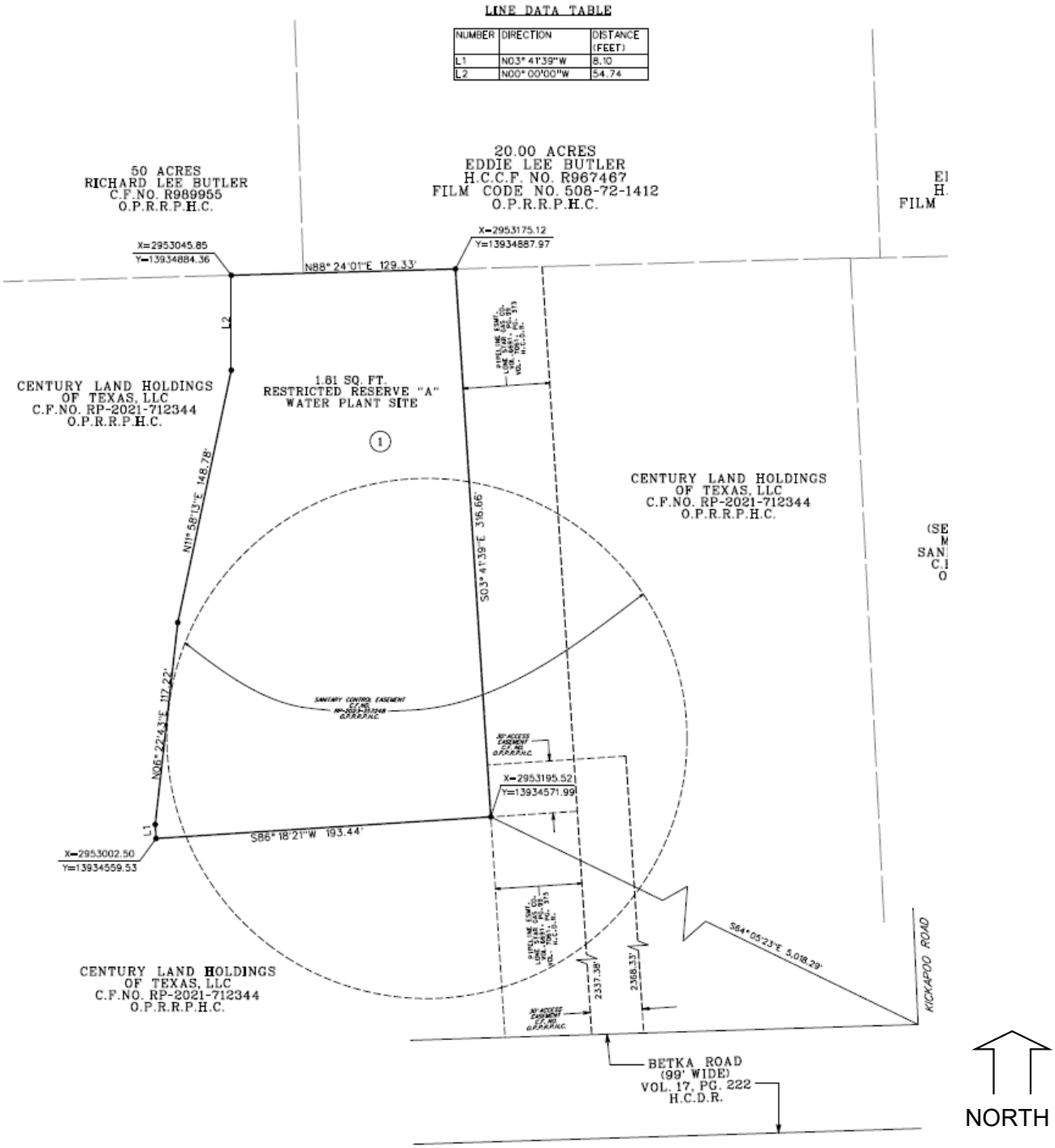
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 01/21/2024**

Subdivision Name: Paloma Water Plant Site

Applicant: Costello, Inc.



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 01/21/2024**

Subdivision Name: Paloma Water Plant Site

Applicant: Costello, Inc.



F- Reconsideration of Requirements

Aerial

N

BAR SCALE 1"=400'
0 100 200 400

94.6079 ACRES
LARRY JOSEPH PEIL
C.F.NO. 20080250291
O.P.R.R.P.H.C.

50 ACRES
RICHARD LEE BUTLER
C.F.NO. R989955
O.P.R.R.P.H.C.

20 ACRES
EDDIE LEE BUTLER
C.F.NO. R967467
O.P.R.R.P.H.C.

FUTURE
PALOMA SEC 3

FUTURE
PALOMA
WATER PLANT

N03°41'39"W
30.00

N86° 18'21"E
80.00

S86° 18'21"W
50.00

PROPOSED
30' ACCESS
EASEMENT

60 ACRES
JO BETH
CUBSTEAD RUSTIN
C.F.NO. V597862
O.P.R.R.P.H.C.

CENTURY LAND HOLDINGS
OF TEXAS, LLC
C.F.NO. RP-2021-712344
O.P.R.R.P.H.C.

FUTURE
PALOMA SEC 2

FUTURE
PALOMA SEC 1

N03°41'39"W 2337.38

S03°41'39"E 2368.33

80 ACRES
(SECOND TRACT)
MARY ALICE
SANFORD, TRUSTEE
C.F.NO. U831618
O.P.R.R.P.H.C.

19 ACRES
JENNIFER EISEMANN
C.F.NO. RP-2019-340403
O.P.R.R.P.H.C.

CENTURY LAND HOLDINGS
OF TEXAS, LLC
C.F.NO. RP-2021-712344
O.P.R.R.P.H.C.

S88° 06'26"W
30.01

BETKA ROAD
(99' WIDE)

VOL. 17, PG. 222
H.C.D.R.

REMAINDER OF
CALLED 646.727 ACRES
STORY-LINDSEY, FAMILY LIMITED
PARTNERSHIP
C.F. NO.S536017
O.P.R.R.P.H.C.

S:/NEW/Betka Road/2021072 Paloma Plats/601 Water Plant/Exhibits/Access Esmt Exhibit.DGN

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax

TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

PALOMA WATER PLANT
30' WIDE ACCESS EASEMENT

JOB NO. : 2021072-WP-601	DATE: 3/24/2024	EXHIBIT NO. :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0507
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.
Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
42-79 reconsideration of subdivision plat

Chapter 42 Section: 190

Chapter 42 Reference:
a restricted reserve to have 50' frontage

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

STATEMENT OF FACTS:
the subdivision section is not yet landplanned.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0507
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.
Date Submitted: 03/11/2024

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:
We are requesting a variance to provide a 30-foot access easement to the water plant site.
Chapter 42 Section: 190

Chapter 42 Reference:
The ordinance for a restricted reserve to have 50' of right-of-way frontage.

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
A subdivision section will be submitted which will provide a permanent 50' right-of-way road as access to this site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
At this time, the landplan is being updated to provide right-of-way access which will ultimately provide 50' frontage to this site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The 30' access easement will provide temporary access to the site until the subdivision section is platted to provide a permanent 50' right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The 30' access easement will provide temporary access to the site until the subdivision section is platted to provide a permanent 50' right-of-way.

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

(5) Economic hardship is not the sole justification of the variance.
Economic hardshiop is not the sole justification. This access is only temporary until the section is development with a permanent right-of-way as access

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/21/2024
ITEM: 134

Applicant: 2022 NEXGEN PROPERTIES LLC
Contact Person: SHAWON SAMDANI

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1732	77357	5874	257M	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 20260 FOREST DR W

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 4, 5, AND 6, RECORDED IN VOLUME 644, PAGE 726 OF DEED RECORDS OF MONTGOMERY COUNTY, SITUATED IN THE SEMORE GARSEE SURVEY, ABSTRACT NO. 229, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

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
Cathryn Horan	Cathryn Horan	832-498-5867	cathryneliz@msn.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1901 Lexington Street	23096114	77098	5356C	492Z	C

HCAD ACCOUNT NUMBER(S): 0571270000016

PROPERTY LEGAL DESCRIPTION: Lot 16, Block 7 Richmond Place

PROPERTY OWNER OF RECORD: Gregory F. Horan and Cathryn E. Horan

ACREAGE (SQUARE FEET): 6,375 square feet

WIDTH OF RIGHTS-OF-WAY: Lexington Street: 60 feet, Hazard Street: 60 feet, U.S. 59: Varies

EXISTING PAVING SECTION(S): Lexington Street: 30 feet, Hazard Street: 30 feet; U.S. 59: 215 feet

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: N/A

LANDSCAPING PROVIDED: N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: One-story residence 1,480 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Two-story garage and accessory dwelling, 896 conditioned square feet

PURPOSE OF VARIANCE REQUEST: To request a 5-foot building line in lieu of the city ordinance 25-foot building line along Southwest Freeway.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 135

Meeting Date: 03/21/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance request is for the purpose of building within the 25-foot setback required by the code of ordinances from the adjacent major thoroughfare. We are requesting to rebuild a new garage and accessory dwelling unit where a previous garage was demolished to use the existing curb cuts and avoid existing utilities on the subject property.

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

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

The setback of 25 feet makes the project impractical due to the existing site paving and utilities. There is an existing storm inlet, utility poles and utility boxes that cannot be relocated by the applicant. Furthermore, the applicant intends to use the existing curb cut and cannot move the existing curb cuts enough to make the 25 feet building setback practical. In addition, placing the proposed structure 25 feet from the property line would increase the amount of impervious square foot area on the lot.

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

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

The applicant has not created the existing site conditions and is following all other applicable codes and restrictions.

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

Applicant is complying with all other setbacks and requirements of the development ordinance.

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

The property is accessible only on Hazard Street through an existing curb cut. There is no access to Southwest Freeway via a feeder road or other means along Hazard Street and the property is separated from the freeway by the privacy barrier.

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

The hardship is based on existing site conditions that the applicant has no control over.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

Location Map



DEVELOPMENT PLAT VARIANCE

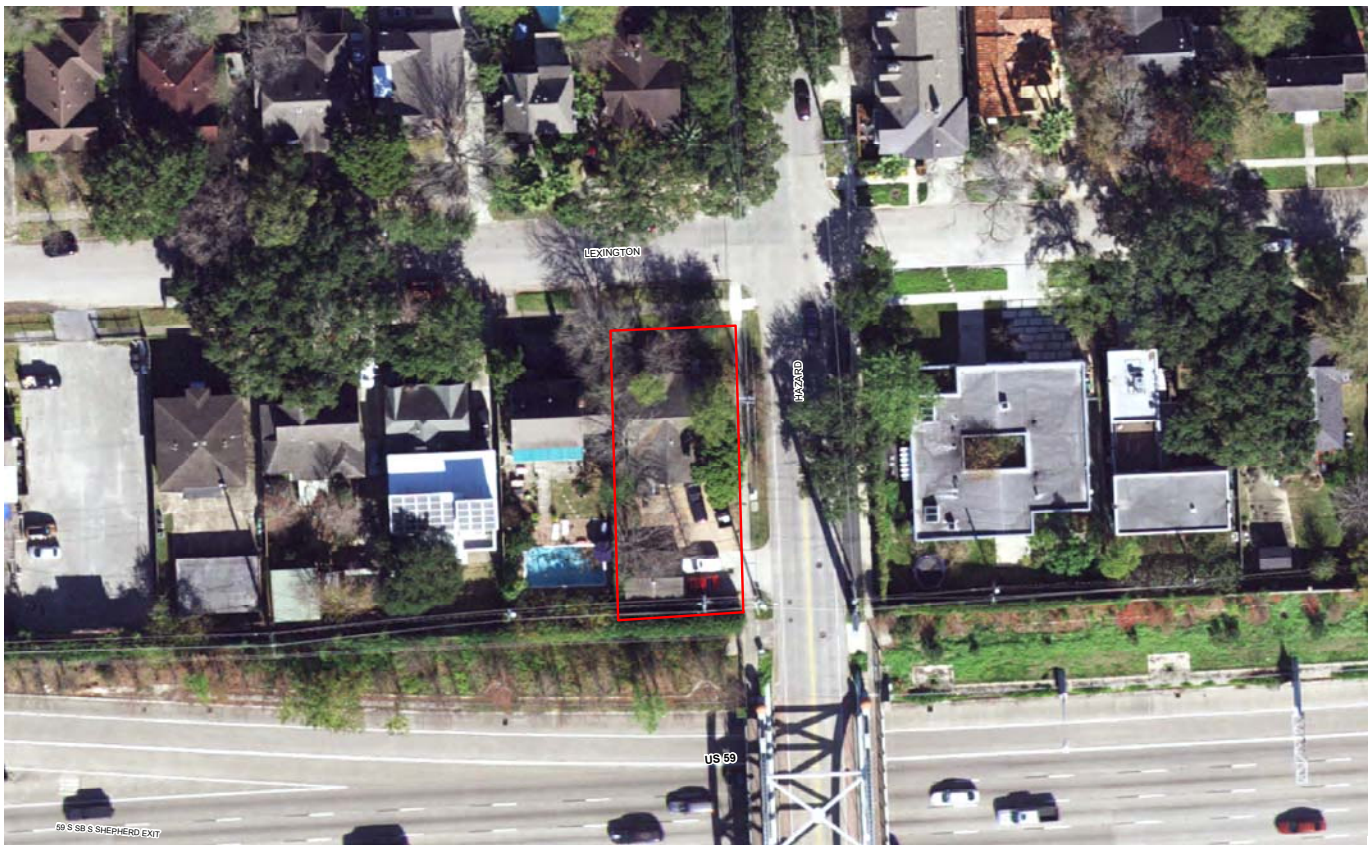
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

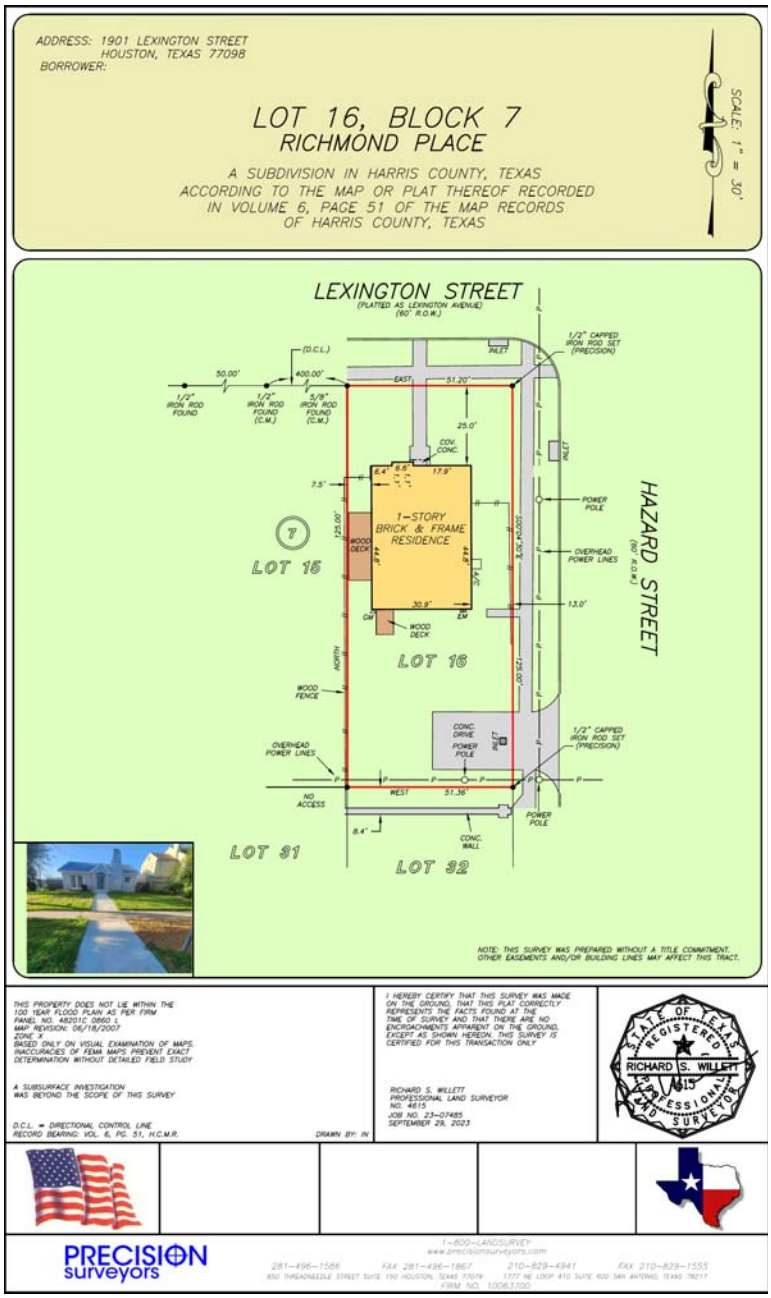
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

Survey



DEVELOPMENT PLAT VARIANCE

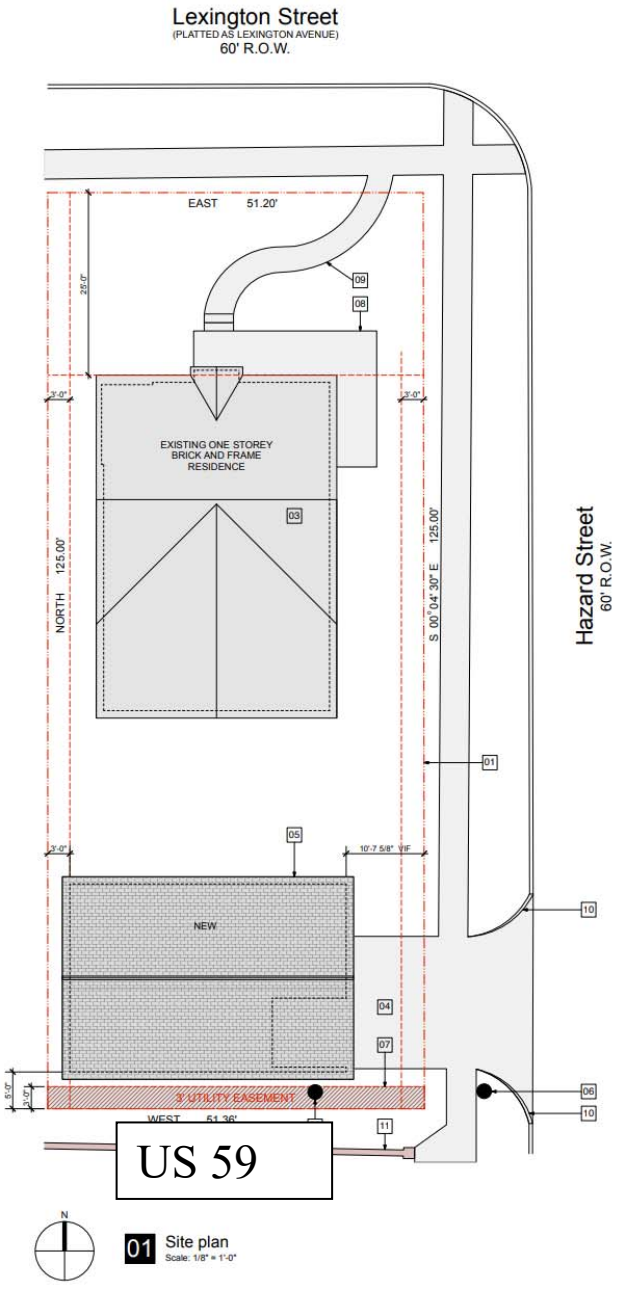
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

Site Plan



DEVELOPMENT PLAT VARIANCE

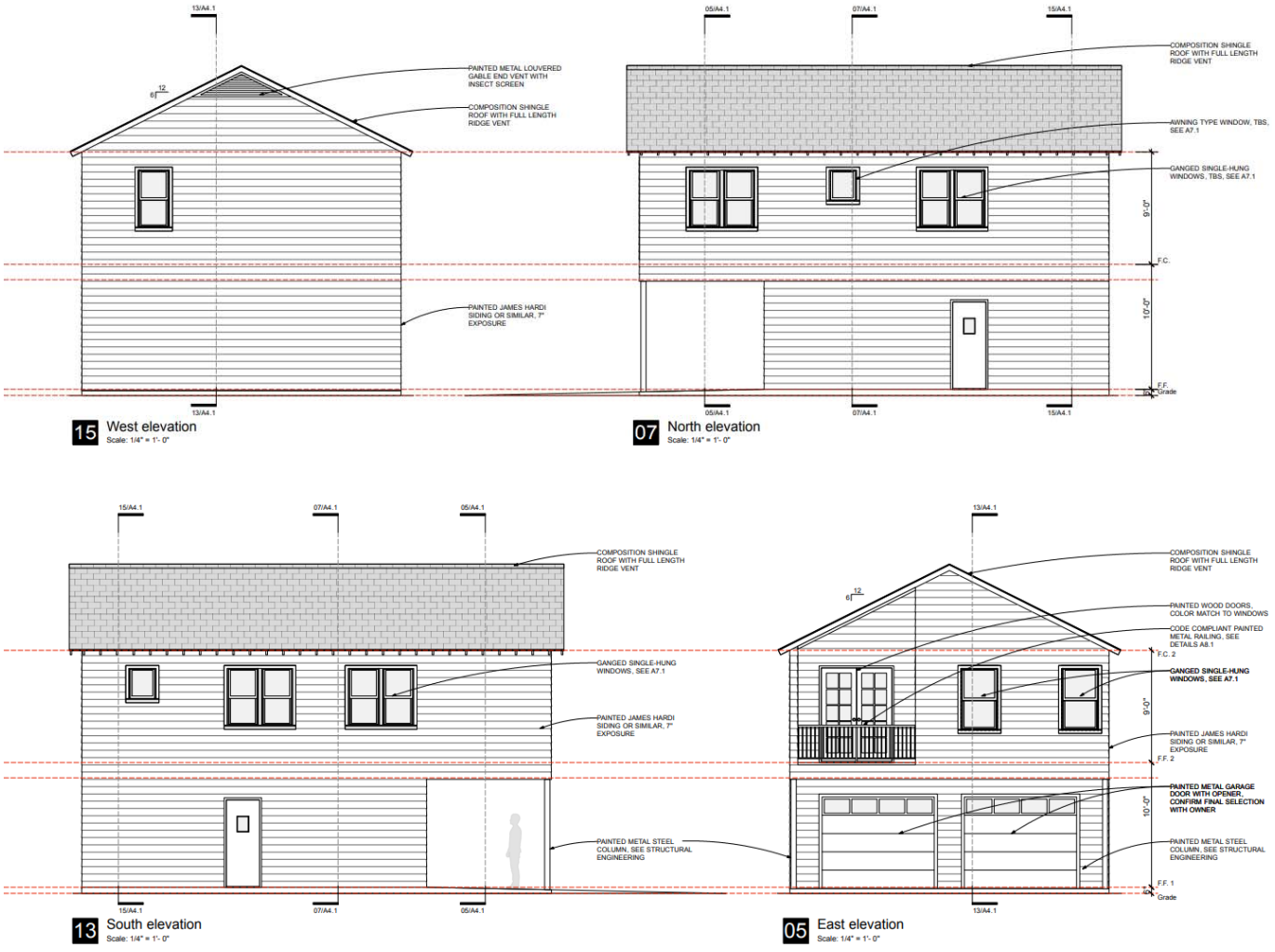
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 03/21/24

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/21/2024

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: 03/21/2024

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.

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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.

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Location Map



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Aerial Map



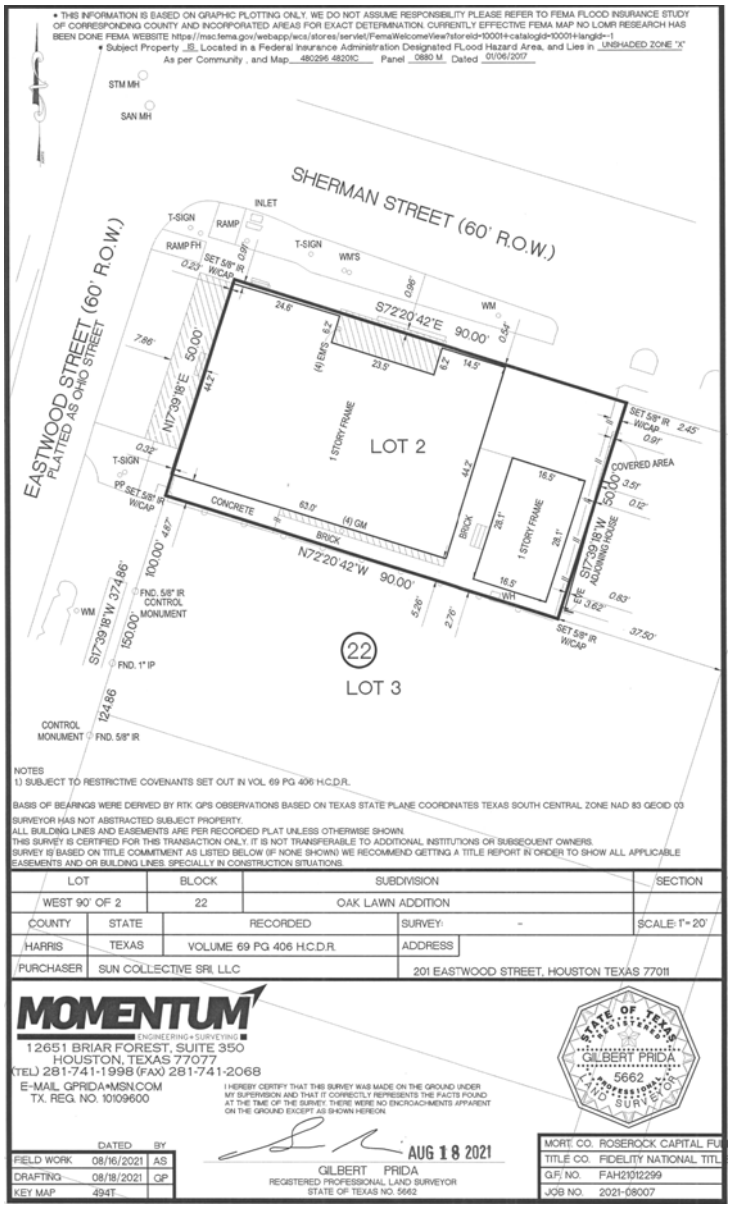
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Survey



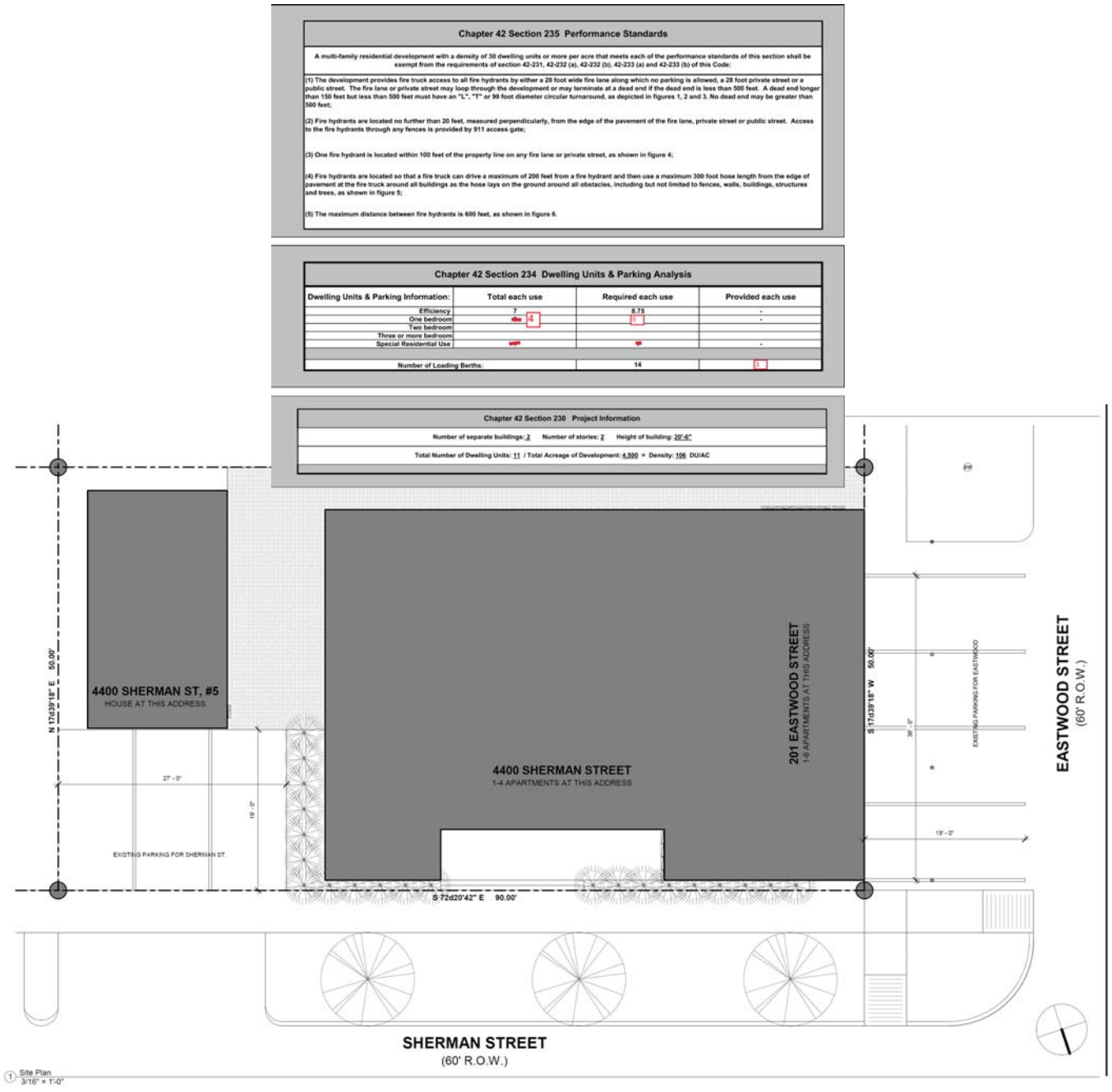
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Site Plan



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Elevations



OFF-STREET PARKING VARIANCE