HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MAY 2, 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

Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
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
Martha L. Stein
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 May 2, 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
May 2, 2024 2:30 p.m.

Call to Order
Director's Report
Consideration of the April 18, 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, Devin Crittle, John Cedillo and Wilson Calvert)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (John Cedillo, Tammi Williamson, and 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 (Ed Buckley, Geoff Butler, and Ramon Jaime-Leon)

II. Establish a public hearing date of May 30, 2024

a. Benders Landing Estates Sec 2 partial replat no 2
b. Estates at England
c. Foster Heights
d. Hank Gardens
e. Laboure Estates partial replat no 1
f. Lomcrest Place
g. Rosewood Crossing
h. Rosewood Views
i. Trillium Sec 6 partial replat no 1
j. Vera Lou Homes
k. West Lane Annex partial replat no 7
l. Woodlands Village of Carlton Woods Sec 11 partial replat no 1

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

IV. Public Hearing and Consideration for designation of a Special Parking Area at Park Eight (Jose Mendoza)

V. Public Hearing and Consideration for designation of a Walkable Places Area at Park Eight (Jose Mendoza)

VI. Public Comment

VII. 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, 18 APRIL 2024
CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT: HTTPS://BIT.LY/3O89PUM
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:31 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent / Remote**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	**Absent**
Bill Baldwin	Present
Martha L. Stein	**Absent**
Michelle Colvard	Present
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present at 2:35
Martha L. Stein	**Absent**
Meera D. Victor	Present Remote
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

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

Legal Department – Kim Mickelson – Yolanda Woods

Houston Public Works – Richard Smith – John Brown

CHAIR'S REPORT – Lisa Clark, Chair - None

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary announced, moving forward all commission meetings will be in-person, Teams will no longer be available.

APPROVAL OF MINUTES

Consideration of the April 4, 2024, Planning Commission Meeting Minutes
Action: Approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-61)
b. REPLATS (62-109)

Staff recommendation: Approve **Item No's. 1 – 109**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

110 DSR INVESTMENT AT FOSTER – 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: Sigler	Vote: Unanimous
Second: Jones	Abstaining: None

111 FOSTER VILLAGE – 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: Baldwin	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

112 LINDA VISTA ESTATES – APPROVE

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

Motion: Porras-Pirtle	Vote: Unanimous
Second: Robins	Abstaining: None

113 Magnolia Lakefront – 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): Christy Jones – opposed

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

114 Oak Forest Sec 1 partial replat no 6 – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Andrew Torrant, Gloria Garcia, Katie Chatterton, Leonard H. Simon, Mary Jane Simon, Michael Preng, Stacey Venamon, William Moss, JC Reed, Stella Tang – opposed

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

115 Plaza Estates at Almeda Genoa – 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: Porras-Pirtle Vote: Unanimous
Second: Jones Abstaining: None

116 Poundbury Sec 1 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: Khaleeq Vote: Unanimous
Second: Viera-Bland Abstaining: None

d. Subdivision Plats with Variance Requests

117 Build Development – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Carlos Espinoza; applicant

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

118 Campos at Sundown – Defer

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

Motion: Garza Vote: Unanimous

Second: Mandapaka Abstaining: None

119 Elyson Cy Fair Sec 1 – Grant and Approve

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

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

120 La Quinta Luna - Grant and Approve

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

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

121 Mansfield Terrace - Deferred

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Granted a 30-day deferral.
Speaker(s): Richard De Leon; applicant

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

122 Riviera Pines Sec 2 – Grant and Approve

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

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

123 Saint Jonah Orthodox Church – Grant and Approve

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

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

124 St Johns United Methodist Church partial replat no 1 – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Council Member Evans-Shabazz, Rudy Rasmus – applicant, Ally Smither, Stephany Valdez, Gabriela Barahona, Austin Lewellen, Fernando Brave – supportive; Daniel Edmunds – opposed

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

125 Wildhorse - 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): Jason Schlitz, David Laney, Brenda Foster, Cara Burrows – opposed

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

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

126 Heights Eats – Defer

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Ryan Buskin – opposed

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

127 Jasek Farms GP – Defer

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

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

128 Redbud Sec 4 – Grant and Approve

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

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

129 Wilburforce Landing – Grant and Approve

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

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

g. Extensions of Approval

130	Acostas at Waldon Place partial replat no 1	Approved
131	Checkout North Eldridge	Approved
132	Foster Place partial replat no 35	Approved
133	Nassar West Bellfort Center	Approved
134	Peek Land Friends	Approved

h. Name Changes

135	Midline GP (prev. Clearfield GP)	Approved

i. Certificates of Compliance

136	20990 S Sabine Drive	Approved

Staff recommendation: Approve staff recommendations for **items 130 – 136.**
Commission action: Approved **items 130 – 136** per staff recommendations.
Speaker(s): None

Motion: Porras-Pirtle Vote: Carried
Second: Garza Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 1207 BETHLEHEM STREET – APPROVE
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None

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

138 2210 SABINE STREET – DENY
Staff recommendation: Deny.
Commission action: Deferred the application for two weeks.
Speaker(s): Enrique Lopez, applicant – opposed

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

139 8303 VENUS STREET – APPROVE
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None

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

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 16, 2024

a. Baker Steel Properties
b. Belle Terre
c. Estates at Lynnfield Street
d. Park Street Vista
e. Rosewood Estates partial replat no 3
f. Uptown District partial replat no 1

Staff recommendation: Establish a public hearing date of May 16, 2024, for Item II, a-f.
Commission action: Established a public hearing date of May 16, 2024, for Item II, a-f.
Speaker(s): None

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 EASTWOOD STREET

Staff recommendation: Deny.
Commission action: Application deferred for two weeks.
Speaker(s): Luke Fry, applicant – opposed

Motion: Baldwin	Vote: Carried
Second: Robins	Opposed: Garza

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2003 UNION STREET

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Danni Sabota

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

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **5:00 PM**.

_____	_____
Lisa M. Clark, Chair	Jennifer Ostlind, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Basalt Rock Lane Street Dedication	SP	
2	Beamer Villas partial replat no 1	C3F	
3	Bridgeland Central Sec 2	C3P	
4	Bridgeland Central Sec 3	C3P	
5	Bridgeland Creekland Village Sec 12	C3F	DEF1
6	Bridgeland Mason Road Street Dedication Sec 8	SP	
7	CE King Self Storage	C2	
8	Century CC Holdings Place	C2	
9	Coastal Commerce Center	C2	DEF2
10	Cypress Rosehill Reserve	C2	
11	CyTex RV and Boat Storage	C2	
12	De Soto Landing	C3F	
13	District 184 Groundwater Plant	C2	
14	Foster Village	C3F	
15	Glen Loch Patio Homes Sec 1	C2	
16	Grand Mason Sec 7	C3F	DEF1
17	Grand Prairie Baethe Road Street Dedication Sec 1	SP	
18	Grand West Sec 4	C3F	
19	Home Plaza at Knox	C3F	
20	Kings River North	C3P	
21	KLN Properties Inc at Gulf Freeway	C2	DEF1
22	Lakes of Bella Terra Reserve Sec 11	C2	
23	Lauder Road Estates	C2	DEF1
24	Lee Commercial replat no 1 and extension	C3F	
25	Linda Vista Estates	C3F	
26	Mantra Business Park	C2	
27	Northpark South GP	GP	
28	Northwest 99 Business Park WWTP	C2	DEF1
29	Oak Forest Sec 1 partial replat no 6	C3F	
30	Paayal Reserve	C2	
31	Park at Greenbusch Commercial Park	C2	
32	Plaza Estates at Almeda Genoa	C3F	
33	Poundbury Sec 1 replat no 1	C3F	
34	Richland Drive Estates	C3F	
35	Sequoia ID Lift Station	C2	
36	Skyline Plaza	C2	
37	Sunterra Detention Reserve	C2	
38	Sunterra Remote Water Well and Reserve	C2	
39	Synova Drive Street Dedication and Reserves Sec 3	C3P	
40	Synova Sec 8	C3P	
41	Synova Sec 9	C3P	
42	Synova Sec 10	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Synova Sec 11	C3P	
44	Tidwell Lakes Sec 4	C3F	DEF1

B-Replats

45	Almeda Sports Complex replat no 1	C2R	
46	Carmen Homes	C2R	
47	Cheeves Estates	C2R	
48	Diego Estates at Harvard Street	C2R	
49	DSMTX at Cunningham Expansion	C2R	
50	Enclave at Federal Plaza Drive	C3R	
51	Estates On Bonaire Street	C2R	
52	Faith Gardens	C2R	
53	Faith Hope Garden	C2R	
54	Gitano Estates at Elkhart	C2R	
55	Harris County WCID No 36 Bandera Lift Station	C2R	
56	Hempstead Tire and Wheel	C2R	
57	Hope Estates	C2R	
58	Hub at Harvest Green replat no 1 and extension	C2R	
59	Ivyridge Springs	C2R	DEF1
60	Jasmine Estates	C2R	
61	Jose Palaces	C2R	
62	LBK Properties LLC	C2R	
63	LRE Reserve	C2R	
64	McGregors Garden Complex	C2R	
65	McIlhenny Estates	C2R	
66	Meadows Reserves	C2R	
67	Myacadia Estates	C2R	
68	Newport Cove	C3R	
69	Nexgen Properties At Allen Genoa	C2R	
70	Northampton MUD Water Plant No 3 replat no 1	C2R	
71	Orchid Square	C2R	
72	Park Place Apartments	C2R	DEF2
73	Pinemont Meadows	C2R	DEF1
74	Plaza Estates at Margaret	C2R	DEF1
75	Plaza Estates at Sidney	C2R	DEF2
76	Rachel Reserve	C2R	
77	Rebecca Landing	C2R	
78	Reserve on Wallisville	C2R	
79	Sunset Valley Lift Station	C2R	
80	Tierra Nueva Produce	C2R	DEF1
81	Tommys Express Aliana	C2R	
82	Trillium Westmoor Drive Reserve Sec 1	C2R	
83	Trinity Gardens Place	C2R	
84	Views on Delz	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Villas on Heaney	C2R	
86	York District	C2R	

C-Public Hearings Requiring Notification

87	Bataan Estates	C3N	
88	Bywood Oasis	C3N	
89	Estates At Bigwood Street	C3N	
90	Fellowship Estates	C3N	
91	Gallegordillo Estates at Sam Brookins	C3N	
92	Marvida Sec 18 partial replat no 1	C3N	
93	Ocean Estates partial replat no 1	C3N	
94	Orange Grove Sec 2 partial replat no 1	C3N	
95	STNL Hawksview	C3N	
96	Vazquez Estates on Alaska	C3N	
97	Views At Bigwood Street	C3N	
98	Villas At Bigwood Street	C3N	
99	Wycliffe Townhomes	C3N	

D-Variances

100	Build Development	C2R	DEF1
101	Campos at Sundown	C2	DEF2
102	E and E Aviation	C2	
103	Gruller	C2	
104	Lacey Estates	C2	
105	Mansfield Terrace	C3R	DEF3
106	Park 3A Development	C2	
107	San Jacinto River and Rail Power Facility	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

108	Elyson GP	GP	
109	Elyson Sec 59	C3F	DEF1
110	Gated Rentals Crosby	C2	
111	Heights Eats	C2R	DEF1
112	Jasek Farms GP	GP	DEF1

G-Extensions of Approval

113	Bauer Hockley Road Street Dedication Sec 1	EOA	
114	Bissonnet Street in Trillium Street Dedication and Reserves	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
115	Corner at Greens	EOA	
116	Cypress Green Mason Road Street Dedication Sec 2	EOA	
117	Gardens of Troy	EOA	
118	Greenhouse Road Street Dedication Sec 8	EOA	
119	Hermann Logistics	EOA	
120	Imperial Retreat Townhomes	EOA	
121	JER Properties	EOA	
122	Klein ISD Doerre Intermediate School Complex	EOA	
123	Palladium Houston Ella	EOA	
124	Safe Rescue	EOA	
125	Saint Tropez Lift Station no 1	EOA	
126	Saint Tropez WWTP no 1	EOA	
127	San Romero	EOA	
128	Schiel Road Tract	EOA	
129	Terminal Expansion Sec 3	EOA	

H-Name Changes

130	Phillips Estates at Fillmore Street (prev. Phillips Estates at Filmore Street)	NC	

I-Certification of Compliance

131	20030 Ravenwood Dr	COC	

J-Administrative

None

K-Development Plats with Variance Requests

132	1818 Holly Street	DPV	
133	3505 N. Main Street	DPV	
134	2210 Sabine Street	DPV	DEF1

Off-Street Parking Variance

III	201 Eastwood Street	PV	DEF4

Special Parking Area

IV	Park Eight		

Walkable Places Area

V Park Eight

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	Basalt Rock Lane Street Dedication	2024-0742	SP	Harris	ETJ	405H	0.62	0.00	0	Ally General Solutions, LLC	Owens Management Systems, LLC
2	Beamer Villas partial replat no 1	2024-0757	C3F	Harris	ETJ	617U	4.46	0.74	39	Brightland Homes, LTD	BGE, Inc.
3	Bridgeland Central Sec 2	2024-0776	C3P	Harris	ETJ	365M	14.79	2.62	78	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
4	Bridgeland Central Sec 3	2024-0777	C3P	Harris	ETJ	365R	22.24	3.44	108	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
5	Bridgeland Creekland Village Sec 12 (DEF1)	2024-0712	C3F	Harris	ETJ	365C	20.57	8.35	94	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Mason Road Street Dedication Sec 8	2024-0773	SP	Harris	ETJ	365M	4.16	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
7	CE King Self Storage	2024-0752	C2	Harris	ETJ	456C	12.98	12.98	0	Brightwork Development	Westwood Professional Services, Inc.
8	Century CC Holdings Place	2024-0539	C2	Montgomery	ETJ	295H	2.49	2.49	0	CENTURY CC HOLDINGS	Houston Platting
9	Coastal Commerce Center (DEF2)	2024-0527	C2	Harris	City	454F	1.48	1.48	0	M & M Coastal Manufacturing	Tetra Land Services
10	Cypress Rosehill Reserve	2024-0802	C2	Harris	ETJ	287N	16.63	16.39	0	ALJ Lindsey	Windrose
11	CyTex RV and Boat Storage	2024-0775	C2	Harris	ETJ	367E	7.78	7.78	0	Robinson Surveying, Inc.	Robinson Surveying Inc.
12	De Soto Landing	2024-0816	C3F	Harris	City	411Z	0.98	0.02	16	Oracle City Homes	Pioneer Engineering, LLC
13	District 184 Groundwater Plant	2024-0562	C2	Harris	City	529L	2.37	2.37	0	City of Houston	IDS Engineering Group
14	Foster Village	2024-0786	C3F	Harris	City	533R	0.16	0.00	3	DJOSOFT CONSULT LLC	replats.com
15	Glen Loch Patio Homes Sec 1	2024-0798	C2	Harris	ETJ	330B	23.73	23.73	0	Suncoast Building & Construction Inc.	Windrose
16	Grand Mason Sec 7 (DEF1)	2024-0659	C3F	Harris	ETJ	406J	19.56	0.09	94	TPHTM 529, LLC	BGE, Inc.
17	Grand Prairie Baethe Road Street Dedication Sec 1	2024-0778	SP	Harris	ETJ	324N	2.16	0.00	0	Emptor Hockley - LLC	Costello, Inc.
18	Grand West Sec 4	2024-0801	C3F	Harris	City	573E	12.52	1.24	111	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
19	Home Plaza at Knox	2024-0614	C3F	Harris	City	412Y	1.00	0.10	13	CONPLUS	RSG Engineering
20	Kings River North	2024-0825	C3P	Harris	ETJ	337Q	20.80	9.60	116	Meritage Homes	Meta Planning + Design LLC
21	KLN Properties Inc at Gulf Freeway (DEF1)	2024-0629	C2	Harris	City	534B	2.52	2.52	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
22	Lakes of Bella Terra Reserve Sec 11	2024-0822	C2	Fort Bend	ETJ	525J	2.03	2.03	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation

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
23	Lauder Road Estates (DEF1)	2024-0683	C2	Harris	ETJ	414A	1.51	1.51	0	Ivis Martinez	Doucet & Associates, Inc.
24	Lee Commercial replat no 1 and extension	2024-0769	C3F	Harris	City	451E	3.19	3.14	0	Panjwani Properties, LTD.	Century Engineering, Inc
25	Linda Vista Estates	2024-0799	C3F	Harris	City	455F	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
26	Mantra Business Park	2024-0751	C2	Harris	ETJ	408Z	4.50	4.50	0	Ayatt LLC	Ayatt LLC
27	Northpark South GP	2024-0764	GP	Montgomery	ETJ	295U	64.99	0.00	0	R.G. Miller Engineers	R.G. Miller Engineers
28	Northwest 99 Business Park WWTP (DEF1)	2024-0684	C2	Harris	ETJ	326B	1.84	1.84	0	Clay Partners- NW Parkway Land #1, LP	Meta Planning + Design LLC
29	Oak Forest Sec 1 partial replat no 6	2024-0827	C3F	Harris	City	452K	0.28	0.00	1	New Oak Homes, LLC	ICMC GROUP INC
30	Paayal Reserve	2024-0713	C2	Montgomery	ETJ	296F	4.81	4.81	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
31	Park at Greenbusch Commercial Park	2024-0820	C2	Fort Bend	ETJ	484R	6.50	6.29	0	3127 Greenbusch, L.P., a Texas limited partnership	Quiddity Engineering - Katy
32	Plaza Estates at Almeda Genoa	2024-0789	C3F	Harris	City	573Q	0.35	0.00	2	New Era Development	New Era Development & Land Services
33	Poundbury Sec 1 replat no 1	2024-0810	C3F	Harris	City	532Z	8.02	2.83	68	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
34	Richland Drive Estates	2024-0699	C3F	Harris	City	455F	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
35	Sequoia ID Lift Station	2024-0738	C2	Harris	ETJ	414D	2.54	2.51	0	Sequoia Improvements District	Fulcrum Land Surveying LLC
36	Skyline Plaza	2024-0770	C2	Harris	ETJ	327A	2.11	2.11	0	Lenert Investment, LLC,	E.I.C. Surveying Company
37	Sunterra Detention Reserve	2024-0814	C2	Waller	ETJ	403Z	41.45	41.45	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
38	Sunterra Remote Water Well and Reserve	2024-0809	C2	Waller	ETJ	443D	4.70	4.70	0	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
39	Synova Drive Street Dedication and Reserves Sec 3	2024-0811	C3P	Harris	ETJ	378U	20.40	18.55	0	Friendswood Development	Meta Planning + Design LLC
40	Synova Sec 8	2024-0569	C3P	Harris	City/ ETJ	378U	12.50	0.95	71	Friendswood Development	Meta Planning + Design LLC
41	Synova Sec 9	2024-0804	C3P	Harris	ETJ	378Q	22.70	2.62	108	Friendswood Development	Meta Planning + Design LLC
42	Synova Sec 10	2024-0806	C3P	Harris	ETJ	378U	26.90	3.95	140	Friendswood Development	Meta Planning + Design LLC
43	Synova Sec 11	2024-0808	C3P	Harris	ETJ	378U	25.70	2.52	138	Friendswood Development	Meta Planning + Design LLC
44	Tidwell Lakes Sec 4 (DEF1)	2024-0716	C3F	Harris	ETJ	457A	9.78	0.25	50	Far East Land,LP	Manley Engineering and Associates Inc

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
B-Replats											
45	Almeda Sports Complex replat no 1	2024-0830	C2R	Harris	City	574N	11.87	11.87	0	PRO-SURV	PROSURV
46	Carmen Homes	2024-0780	C2R	Harris	City	573D	0.28	0.03	2	Stillman LLC	RP & Associates
47	Cheeves Estates	2024-0466	C2R	Harris	City	412N	0.17	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
48	Diego Estates at Harvard Street	2024-0753	C2R	Harris	City	452D	0.34	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
49	DSMTX at Cunningham Expansion	2024-0768	C2R	Harris	ETJ	409X	4.91	4.84	0	Martinez, Guy & Maybik, Inc.	Martinez, Guy & Maybik, Inc.
50	Enclave at Federal Plaza Drive	2024-0737	C3R	Harris	City	451F	1.51	0.20	13	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
51	Estates On Bonaire Street	2024-0627	C2R	Harris	City	455T	0.15	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
52	Faith Gardens	2024-0823	C2R	Harris	City	575M	0.33	0.01	5	Green Valley Construction, LLC	The Interfield Group
53	Faith Hope Garden	2024-0828	C2R	Harris	City	575M	0.11	0.00	1	Green Valley Construction, LLC	The Interfield Group
54	Gitano Estates at Elkhart	2024-0774	C2R	Harris	City	452C	0.50	0.03	12	CAS Consultants, LLC	CAS Consultants, LLC
55	Harris County WCID No 36 Bandera Lift Station	2024-0763	C2R	Harris	ETJ	497F	0.25	0.25	0	Harris County Water Control and Improvement District No 36	Fulcrum Land Surveying LLC
56	Hempstead Tire and Wheel	2024-0761	C2R	Harris	City	451E	1.12	1.12	0	No Company	HRS and Associates, LLC
57	Hope Estates	2024-0739	C2R	Harris	City	575M	0.50	0.00	8	Green Valley Construction, LLC	The Interfield Group
58	Hub at Harvest Green replat no 1 and extension	2024-0720	C2R	Fort Bend	ETJ	566C	19.10	19.10	0	Morton Ranch Development, LLC	Gruller Surveying
59	Ivyridge Springs (DEF1)	2024-0619	C2R	Harris	City	449Y	0.22	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
60	Jasmine Estates	2024-0791	C2R	Harris	City	533V	0.16	0.00	2	New Era Development	New Era Development & Land Services
61	Jose Palaces	2024-0545	C2R	Harris	City	453M	0.25	0.00	6	CENTER POINT SURVEY	CENTER POINT SURVEY
62	LBK Properties LLC	2024-0796	C2R	Harris	City	494E	0.94	0.94	0	LBK PROPERTIES, LLC	Civil-Surv Land Surveying, L.C.
63	LRE Reserve	2024-0805	C2R	Harris	City	493T	2.58	2.58	0	Levan Real Estate, LP.	Windrose
64	McGregors Garden Complex	2024-0824	C2R	Harris	City	490Y	2.07	2.07	0	McGregors Garden Company	Owens Management Systems, LLC
65	McIlhenny Estates	2024-0795	C2R	Harris	City	493V	0.11	0.00	2	New Era Development	New Era Development & Land Services
66	Meadows Reserves	2024-0760	C2R	Harris	ETJ	413J	1.01	1.01	0	Nadija and Albert Sulyukmanov	Texas Professional Surveying, LLC
67	Myacadia Estates	2024-0794	C2R	Harris	City	574P	0.44	0.05	8	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
68	Newport Cove	2024-0821	C3R	Harris	City	575M	1.16	0.12	18	Green Valley Construction, LLC	The Interfield Group
69	Nexgen Properties At Allen Genoa	2024-0680	C2R	Harris	City	536T	2.28	2.28	0	Advance Surveying, Inc.	Advance Surveying, Inc.
70	Northampton MUD Water Plant No 3 replat no 1	2024-0759	C2R	Harris	ETJ	251W	3.70	3.70	0	Northampton M.U.D.	Texas Professional Surveying, LLC
71	Orchid Square	2024-0709	C2R	Harris	City	412T	0.17	0.00	3	Individual	RED CONSULTANTS
72	Park Place Apartments (DEF2)	2024-0596	C2R	Harris	City	535Q	0.57	0.57	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
73	Pinemont Meadows (DEF1)	2024-0636	C2R	Harris	City	452G	0.28	0.00	4	Acada, Inc	Windrose
74	Plaza Estates at Margaret (DEF1)	2024-0649	C2R	Harris	City	413Z	0.89	0.02	20	New Era Development	New Era Development & Land Services
75	Plaza Estates at Sidney (DEF2)	2024-0554	C2R	Harris	City	494P	0.11	0.00	2	New Era Development	New Era Development & Land Services
76	Rachel Reserve	2024-0807	C2R	Harris	City	452C	0.50	0.04	12	Urbatechture	Pioneer Engineering, LLC
77	Rebecca Landing	2024-0783	C2R	Harris	City	453L	0.50	0.01	12	Algebra Living, LLC	Total Surveyors, Inc.
78	Reserve on Wallisville	2024-0788	C2R	Harris	City	495B	26.29	26.29	0	McCorvey Real Estate Holdings Ltd	Hovis Surveying Company Inc.
79	Sunset Valley Lift Station	2024-0635	C2R	Harris	ETJ	325C	0.24	0.24	0	DR Horton	Meta Planning + Design LLC
80	Tierra Nueva Produce (DEF1)	2024-0740	C2R	Harris	City	453L	0.74	0.74	0	Tierra Nueva Produce	Humble Surveying Company
81	Tommys Express Aliana	2024-0755	C2R	Fort Bend	ETJ	566D	0.88	0.88	1	United Carwash Holdings, LLC	Terra Associates, Inc.
82	Trillium Westmoor Drive Reserve Sec 1	2024-0826	C2R				0.22	0.22	0	Taylor Morrison of Texas Inc.	Costello, Inc.
83	Trinity Gardens Place	2024-0631	C2R	Harris	City	454G	0.28	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
84	Views on Delz	2024-0564	C2R	Harris	City	452H	0.59	0.01	12	INDIVIDUAL	Bowden Land Services & Consulting
85	Villas on Heaney	2024-0784	C2R	Harris	City	453C	0.44	0.00	8	Mazu Capital LLC	Total Surveyors, Inc.
86	York District	2024-0835	C2R	Harris	City	492Y	0.41	0.41	0	Cisneros Design Studio	Windrose

C-Public Hearings Requiring Notification

87	Bataan Estates	2024-0318	C3N	Harris	City	534N	0.15	0.00	3	N/A	JT Architectural Designs LLC
88	Bywood Oasis	2024-0511	C3N	Harris	City	455E	0.23	0.00	3	Alpha Team	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
89	Estates At Bigwood Street	2024-0566	C3N	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
90	Fellowship Estates	2024-0316	C3N	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
91	Gallegordillo Estates at Sam Brookins	2024-0260	C3N	Fort Bend	ETJ	527U	1.84	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
92	Marvida Sec 18 partial replat no 1	2024-0563	C3N	Harris	ETJ	406K	1.20	0.00	4	Astro Marvida, L.P.	Quiddity Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
93	Ocean Estates partial replat no 1	2024-0514	C3N	Harris	City	452B	2.60	0.41	36	OCEAN GLOBAL INVESTMENT, LLC	MOMENTUM EGINEERING
94	Orange Grove Sec 2 partial replat no 1	2024-0296	C3N	Harris	ETJ	414K	1.58	0.42	15	Meridian Base	Owens Management Systems, LLC
95	STNL Hawksview	2024-0612	C3N	Harris	ETJ	377G	1.27	1.27	0	STNL Development	Windrose
96	Vazquez Estates on Alaska	2024-0488	C3N	Harris	City	535R	0.20	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
97	Views At Bigwood Street	2024-0568	C3N	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
98	Villas At Bigwood Street	2024-0576	C3N	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
99	Wycliffe Townhomes	2024-0516	C3N	Harris	City	449X	0.32	0.00	5	Nesmith Builders	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

D-Variances

100	Build Development (DEF1)	2024-0560	C2R	Harris	City	412T	0.14	0.00	4	Build Design & Development LLC	CGEA|Planning + Design
101	Campos at Sundown (DEF2)	2024-0463	C2	Harris	ETJ	379P	0.62	0.62	0	Manuel Campos	Carranza Outsource Drafting
102	E and E Aviation	2024-0597	C2	Harris	ETJ	290S	1.18	1.18	0	E & E AViATION	Conley Land Services, LLC
103	Gruller	2024-0601	C2	Harris	ETJ	327H	1.12	0.00	1	Gruller	Gruller Surveying
104	Lacey Estates	2024-0585	C2	Harris	ETJ	329F	4.32	1.43	22	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Mansfield Terrace (DEF3)	2024-0100	C3R	Harris	City	452B	0.97	0.06	15	Survey Solutions of Texas	Survey Solutions of Texas
106	Park 3A Development	2024-0767	C2	Harris	ETJ	376G	6.00	5.91	0	3A Development LLC	Fulcrum Land Surveying LLC
107	San Jacinto River and Rail Power Facility	2024-0577	C2	Harris	ETJ	418V	3.21	3.21	0	To be determined	SEM SERVICES

E-Special Exceptions

None

F-Reconsideration of Requirements

108	Elyson GP	2024-0818	GP	Harris	City/ ETJ	405N	3563.50	0.00	0	NASH FM 529, LLC	Meta Planning + Design LLC
109	Elyson Sec 59 (DEF1)	2024-0724	C3F	Harris	ETJ	404Q	28.25	3.09	87	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
110	Gated Rentals Crosby	2024-0797	C2	Harris	ETJ	419G	26.06	26.06	0	GRFIS1L, LLC	Civil-Surv Land Surveying, L.C.
111	Heights Eats (DEF1)	2024-0420	C2R	Harris	City	452V	0.30	0.30	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
112	Jasek Farms GP (DEF1)	2024-0638	GP	Harris/ Waller	ETJ	403L	611.90	0.00	0	DR Horton	Meta Planning + Design LLC

G-Extensions of Approval

113	Bauer Hockley Road Street Dedication Sec 1	2023-1150	EOA	Harris	ETJ	325C	3.50	0.00	0	VPTM BAUER HOCKLEY LB, LLC, a Delaware limited liability company	Quiddity Engineering - Katy
114	Bissonnet Street in Trillium Street Dedication and Reserves	2023-0987	EOA	Fort Bend	ETJ	526V	17.00	11.70	0	Taylor Morrison of Texas	Meta Planning + Design LLC
115	Corner at Greens	2023-0782	EOA	Harris	ETJ	373Q	23.32	20.66	0	N/A	Windrose
116	Cypress Green Mason Road Street Dedication Sec 2	2023-1118	EOA	Harris	ETJ	285V	2.70	0.00	0	Astro Cypress Green, LP	Quiddity Engineering
117	Gardens of Troy	2023-1008	EOA	Harris	ETJ	335S	8.22	3.26	44	County of Harris	EHRA
118	Greenhouse Road Street Dedication Sec 8	2023-1095	EOA	Harris	ETJ	367E	3.42	0.00	0	C.W. SCOA West, L.P., a Texas Limited Partnership	EHRA
119	Hermann Logistics	2023-0807	EOA	Harris	ETJ	497H	16.24	16.24	0	3520 ESAMHOU, LLC	PEA Group
120	Imperial Retreat Townhomes	2023-1147	EOA	Fort Bend	ETJ	567C	3.58	0.71	43	Owais Developments LLC.	Benchmark Engineering Corporation
121	JER Properties	2023-1023	EOA	Harris	ETJ	332X	3.84	3.84	0	Foldetta Commercial	The Pinnell Group, LLC
122	Klein ISD Doerre Intermediate School Complex	2023-1490	EOA	Harris	ETJ	330E	40.50	40.50	0	Klein ISD	American-Lupher Land Surveyors, Inc.
123	Palladium Houston Ella	2023-0921	EOA	Harris	City/ ETJ	372K	6.97	6.97	0	WGA CONSULTING ENGINEERS	Windrose
124	Safe Rescue	2023-1010	EOA	Harris	ETJ	419C	10.29	10.29	0	http://jmoralesinc.com/	J. Morales
125	Saint Tropez Lift Station no 1	2023-0959	EOA	Harris	ETJ	259W	0.29	0.29	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
126	Saint Tropez WWTP no 1	2023-0961	EOA	Harris	ETJ	299B	8.66	8.66	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
127	San Romero	2023-0809	EOA	Harris	ETJ	449B	1.69	1.69	0	Protestant Episcopal Church Council of the Diocese of Texas	PEA Group
128	Schiel Road Tract	2023-0740	EOA	Harris	ETJ	326P	44.51	16.54	238	AHV P3 Schiel Owner, LLC	LJA Engineering, Inc.- (Houston Office)
129	Terminal Expansion Sec 3	2023-0966	EOA	Harris	City	495S	21.81	21.81	0	Port of Houston Authority of Harris County Texas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

H-Name Changes

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
130	Phillips Estates at Fillmore Street (prev. Phillips Estates at Filmore Street)	2023-2565	NC	Harris	City	495R	0.34	0.00	5	runplans	RUN PLANS

I-Certification of Compliance

131	20030 Ravenwood Dr	24-1739	COC	Montgor	ETJ	256R				Joanna Lopez	Joanna Lopez

J-Administrative

None

K-Development Plats with Variance Requests

132	1818 Holly Street	23065694	DPV	Harris	City	493G				Yazan Badri	Arco 3D, LLC
133	3505 N. Main Street	24011503	DPV	Harris	City	493C				Miguel Alvarado	Alvarado Group, LLC
134	2210 Sabine Street	23091653	DPV	Harris	City	493f				Enrique Lopez	Lopez Engineered PLLC

Parking Variance

III	201 Eastwood Street	24010086	PV	Harris	City	494T				Sun Collective Desig	Luke Fry

Special Parking Area

IV	Park Eight			Harris	City					Strickland|Jamail	Matt Strickland

Walkable Places Area

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
V	Park Eight			Harris	City					Strickland|Jamail	Matt Strickland

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Bataan Estates

Applicant: Pioneer Engineering, LLC



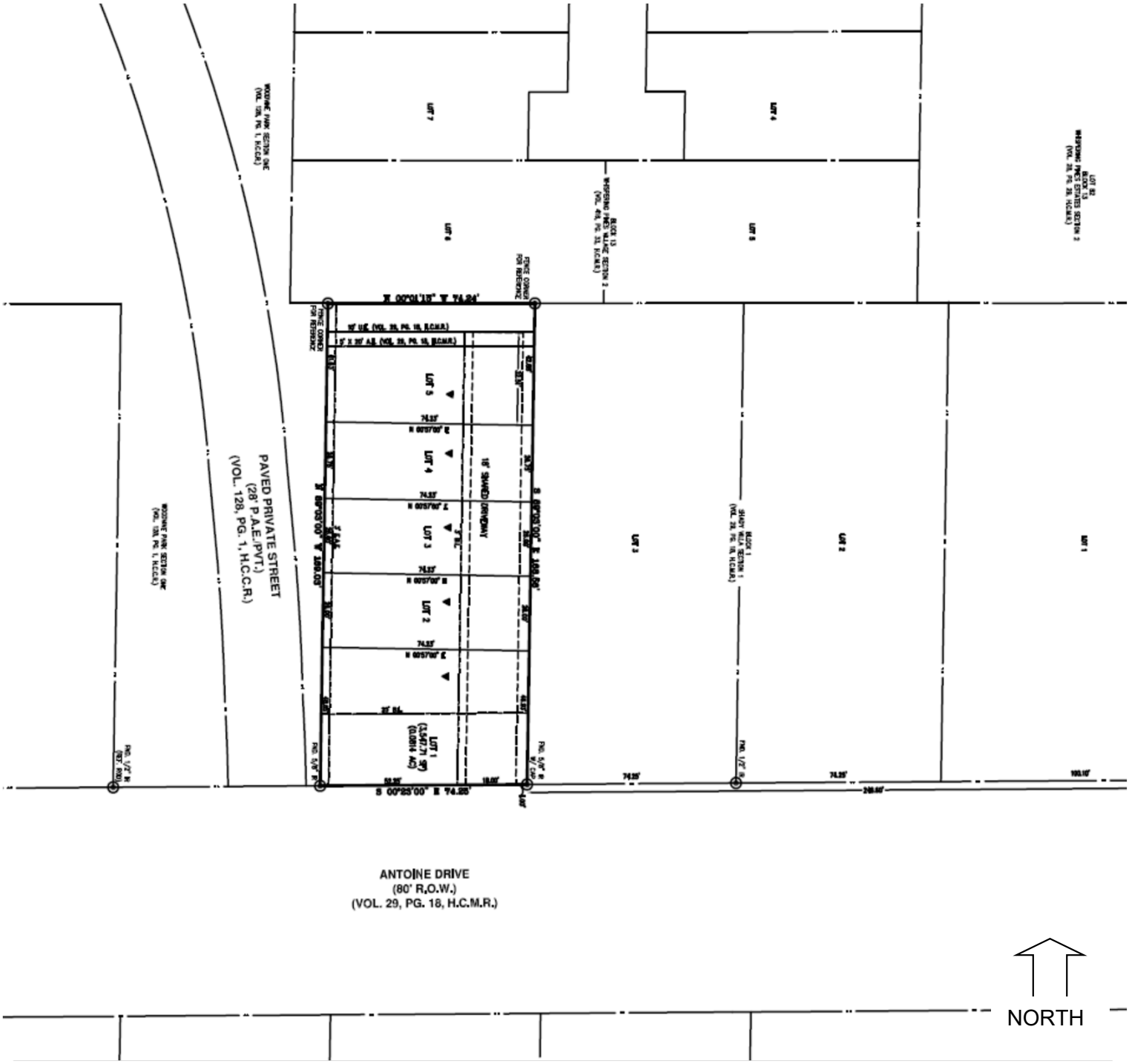
C – Public Hearings Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Bataan Estates

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Bataan Estates

Applicant: Pioneer Engineering, LLC



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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0318, Bataan Estates, a partial replat of **South Park Addition Section 2,** being all of Lot 19, in Block 12, as recorded in Volume 33, Page 41 of the Harris County Map Records.

The property is located at the southwest intersection of Bataan Road and Martin Luther King Boulevard. The purpose of the replat is to create 3 single-family residential lots. The applicant, **Juan Toriello,** with JT Architectural Designs LLC, on behalf of the developer, can be contacted at **936-788-4810.**

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, May 2, 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

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

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Terminology

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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

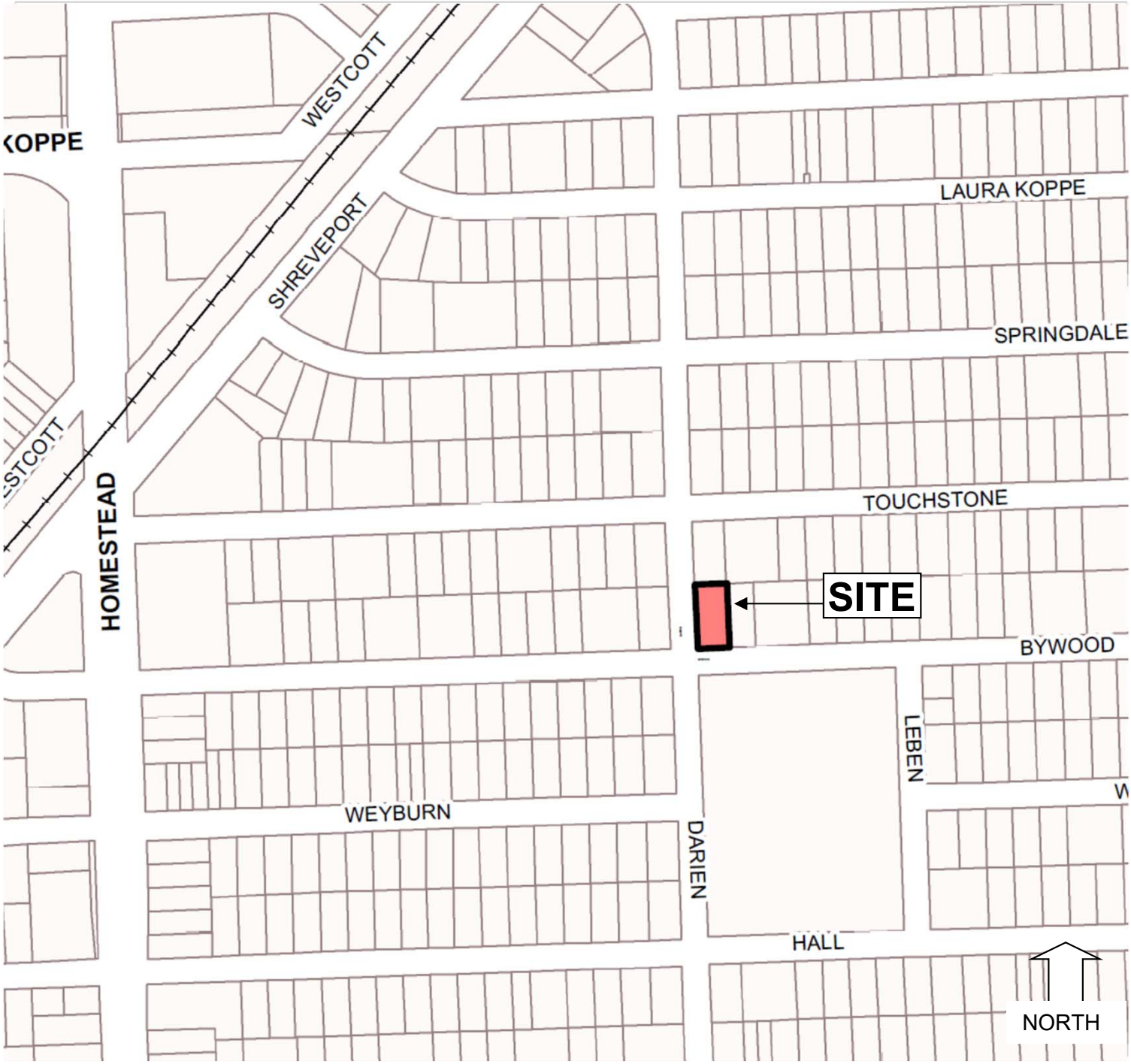
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Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Bywood Oasis

Applicant: DVG Civil Engineering and Land Surveying, LLC



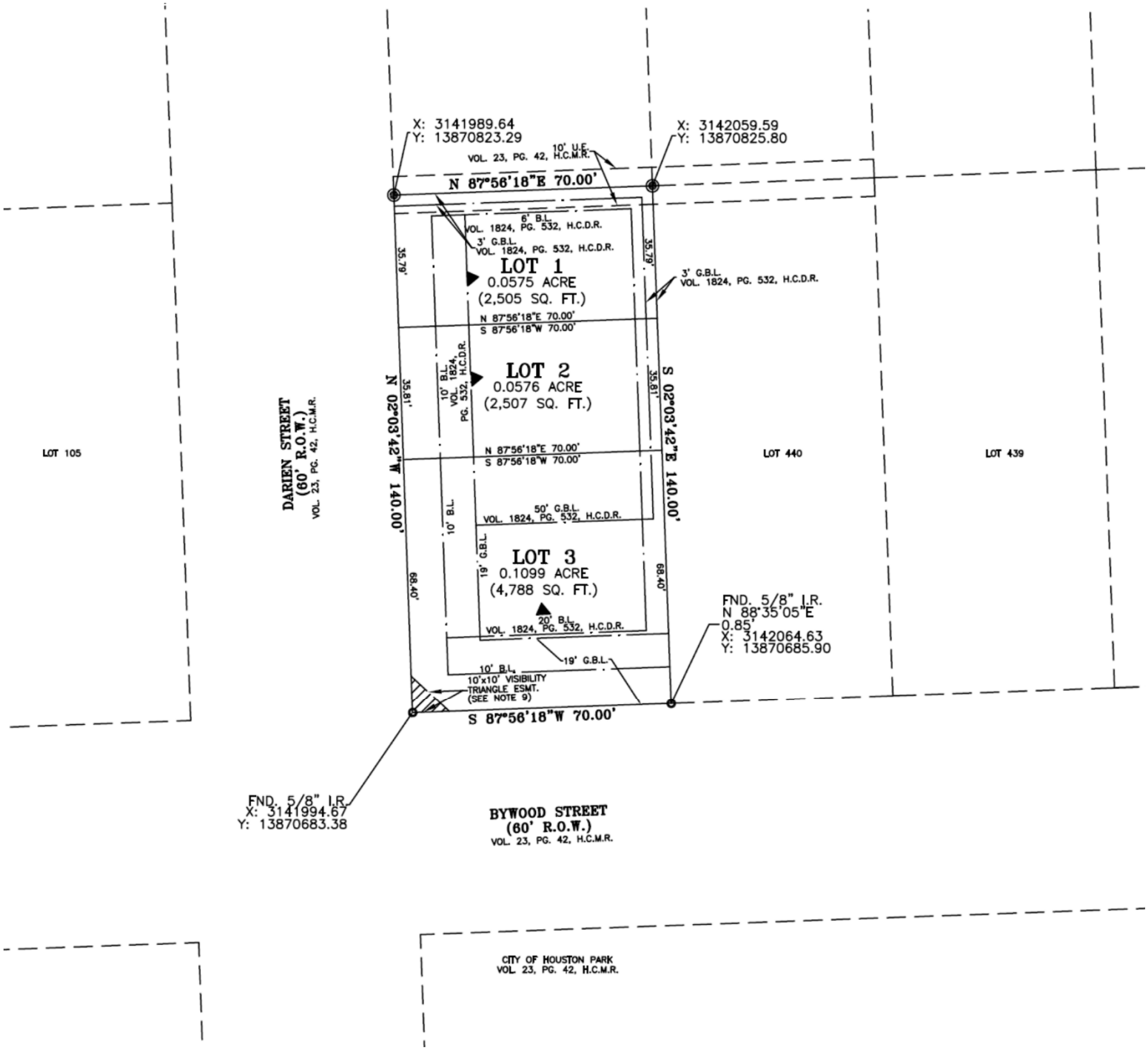
C – Public Hearings Site Location

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Bywood Oasis

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 05/02//2024**

Subdivision Name: Bywood Oasis

Applicant: : DVG Civil Engineering and Land Surveying, LLC



NORTH

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
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www.houstontx.gov

Public Hearing Notice

PH

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0511, Bywood Oasis, a partial replat of **Rosewood Estates,** being all of Lot 441 as recorded in Volume 23, Page 42 of the Harris County Map Records.

The property is located at the northeast intersection of Darien Street and Bywood Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying LLC, on behalf of the developer, can be contacted at **281-213-2517.**

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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Planning Department Staff Authority and Obligation

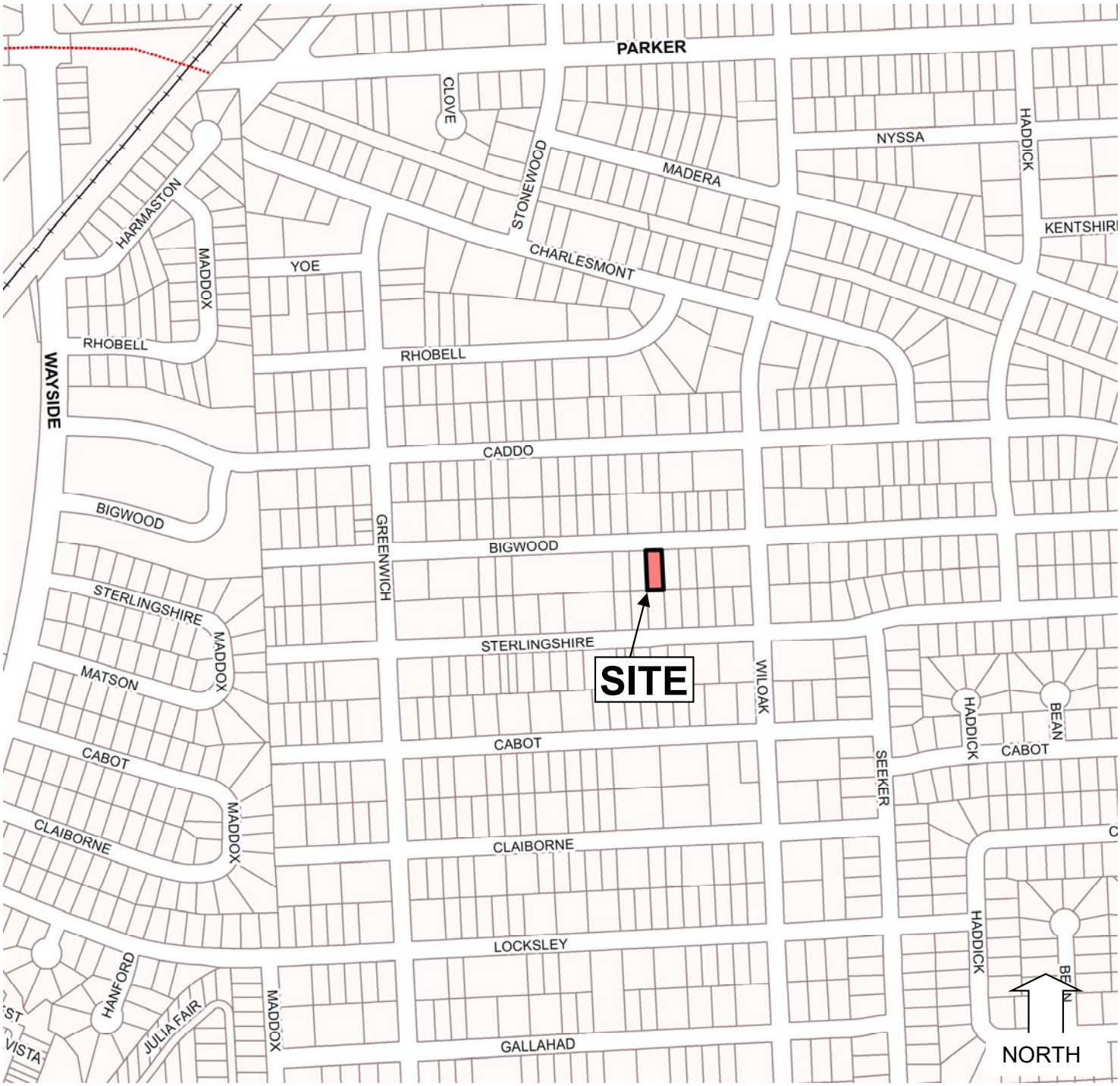
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Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Estates At Bigwood Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



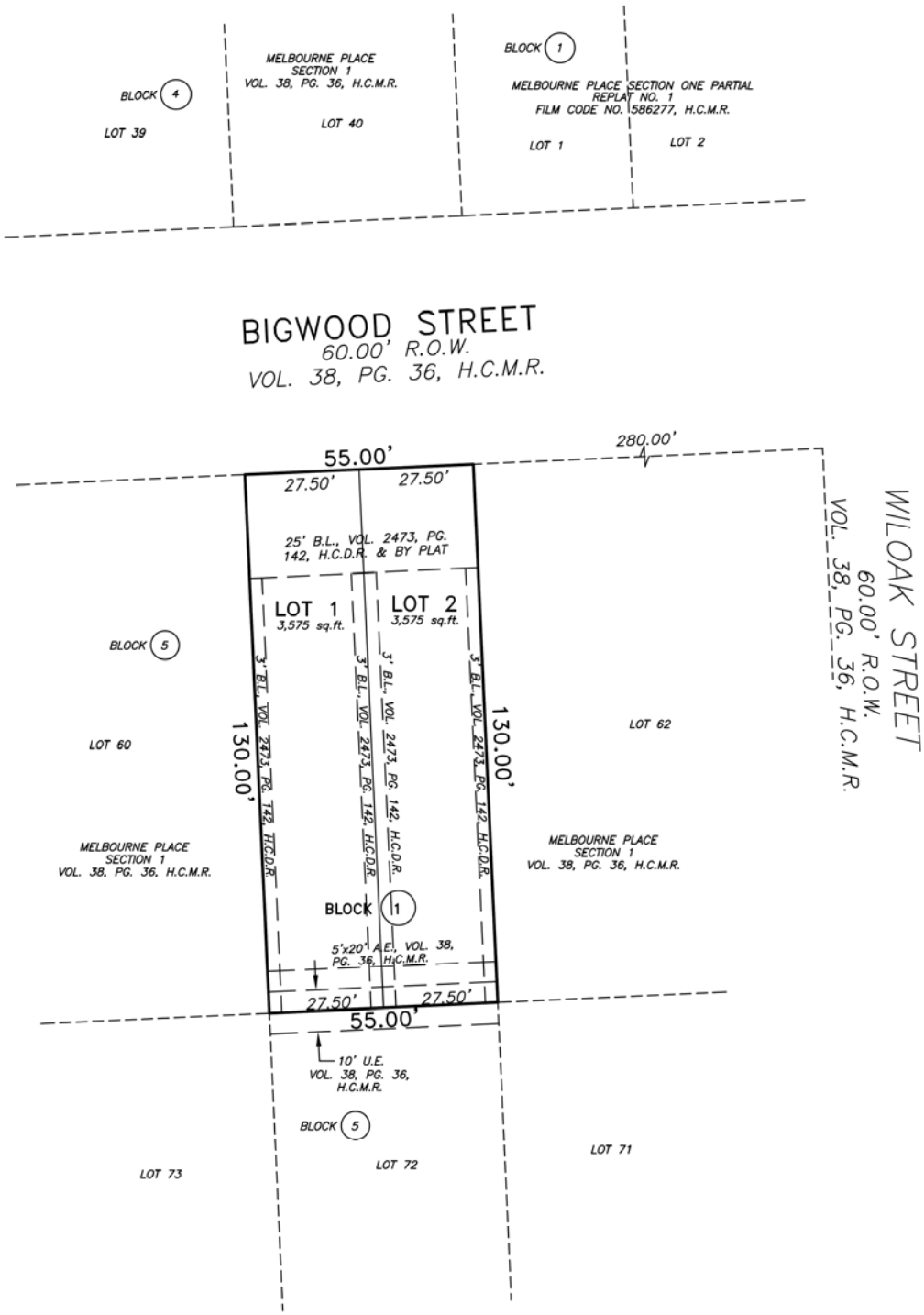
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

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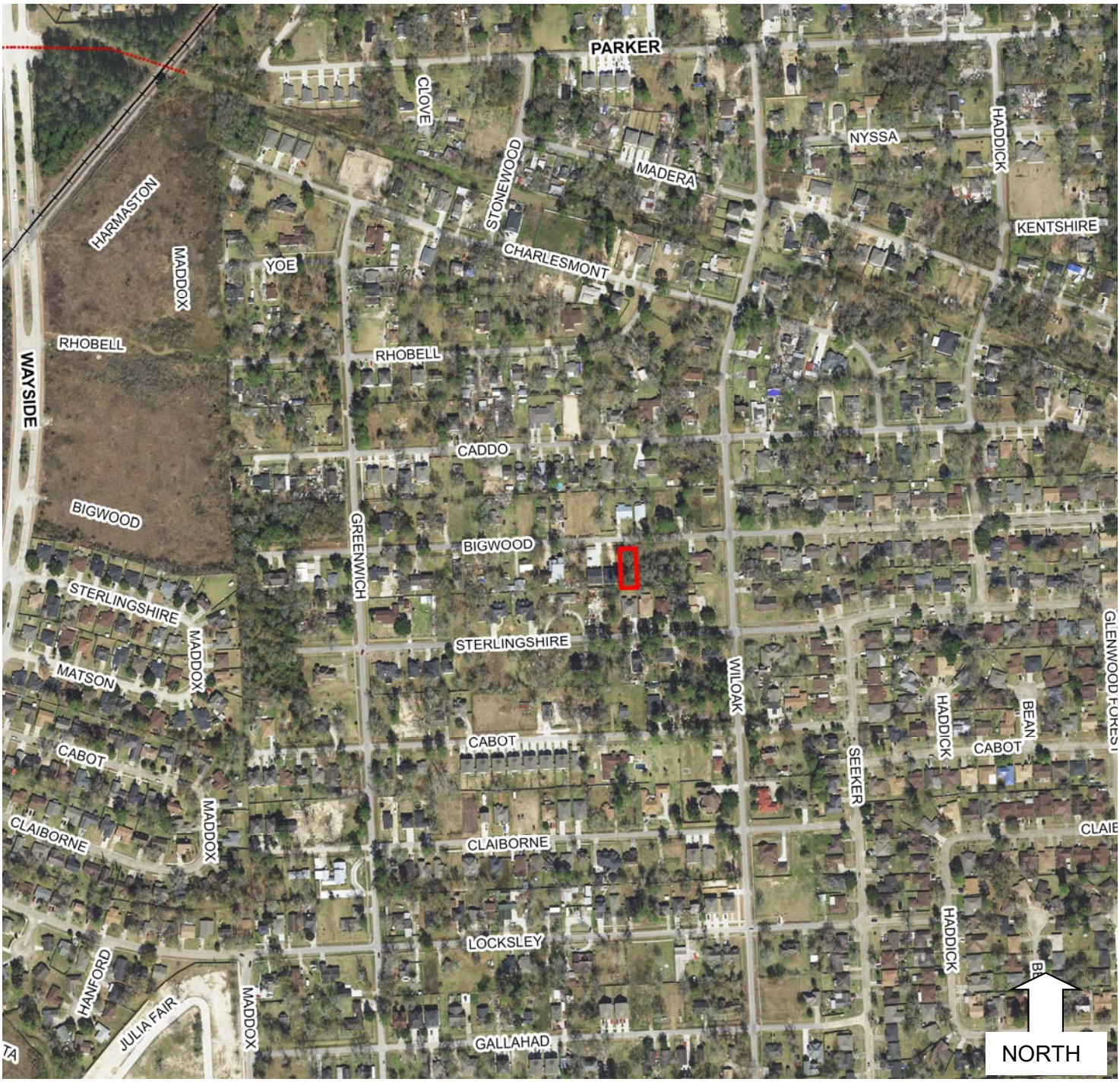
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Estates At Bigwood Street

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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0566, Estates at Bigwood Street, a partial replat of **Melborne Place Sec 1,** being all of Lot 61, in Block 5, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is south along Bigwood Street and west of Wiloak Street. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Uriel Figuroa,** with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, 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.

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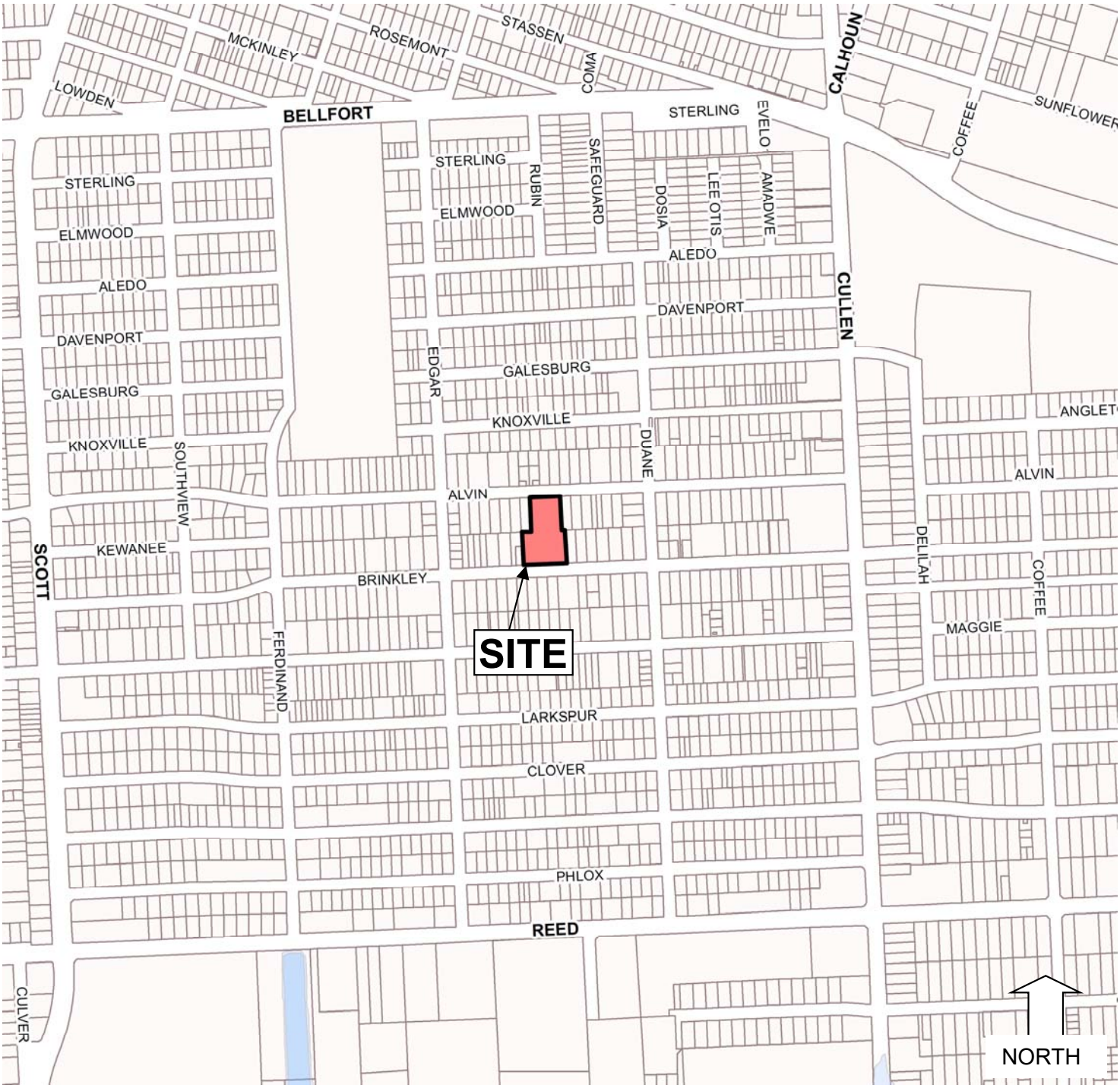
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Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Fellowship Estates

Applicant: The Porter Drafting Co.



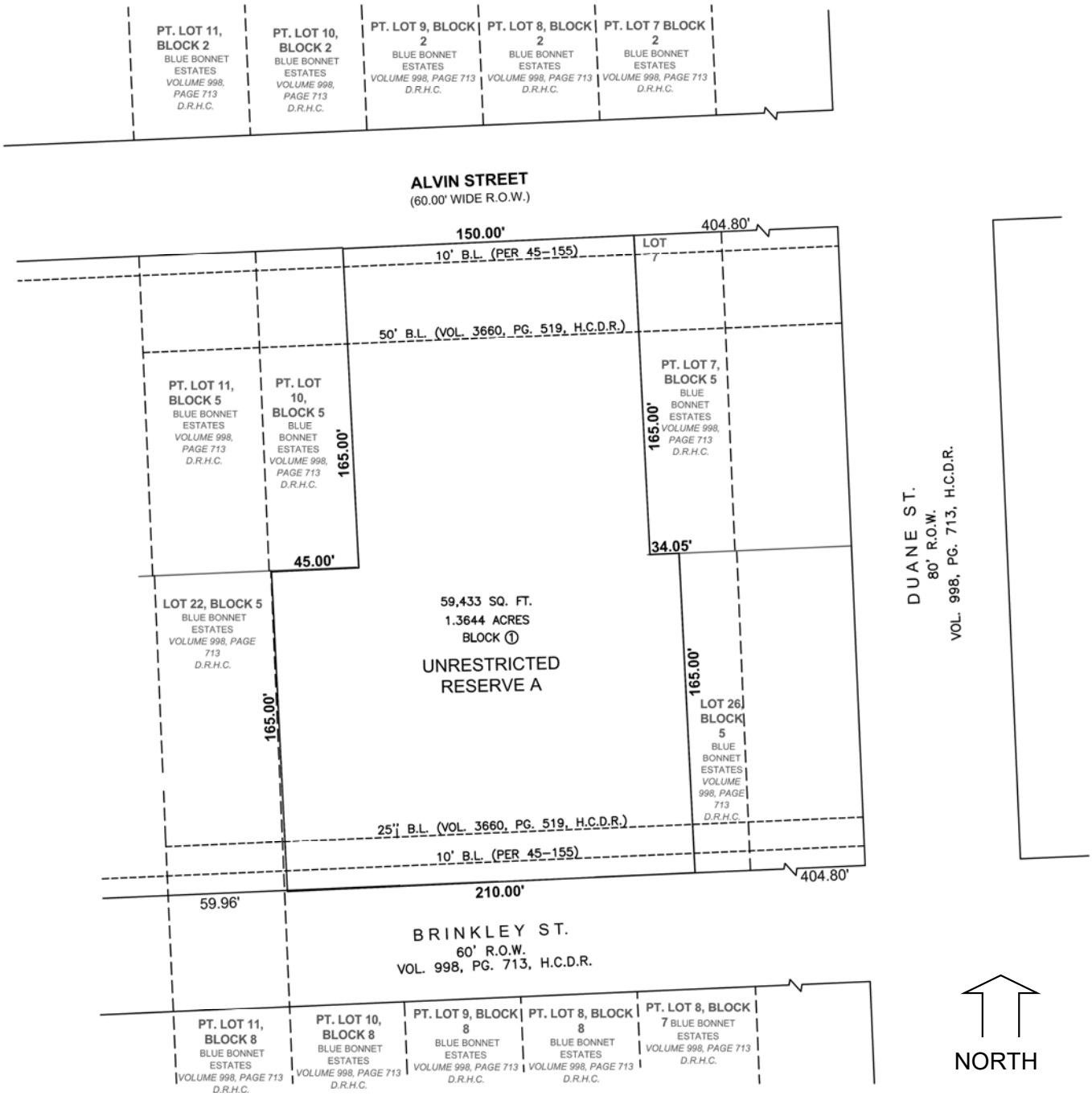
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 05/02/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Fellowship Estates

Applicant: The Porter Drafting Co.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

April 12, 20234

Dear Property Owner:

Reference Number: 2024-0316, Fellowship Estates, a partial replat of a portion of **Blue Bonnet Estates,** being all of Lots 8,9,23, 24 and 25; and portions of Lots 7, 10, and 26, in Block 5 as recorded in Volume 998, Page 713 of the Harris County Deed Records.

The property is located south along Alvin Street, north along Brinkley Street, West of Cullen Boulevard. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jesse Porter,** with The Porter Drafting Co, on behalf of the developer, Fellowship Missionary Baptist Church, can be contacted at **713-491-3629.**

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Planning Department Staff Authority and Obligation

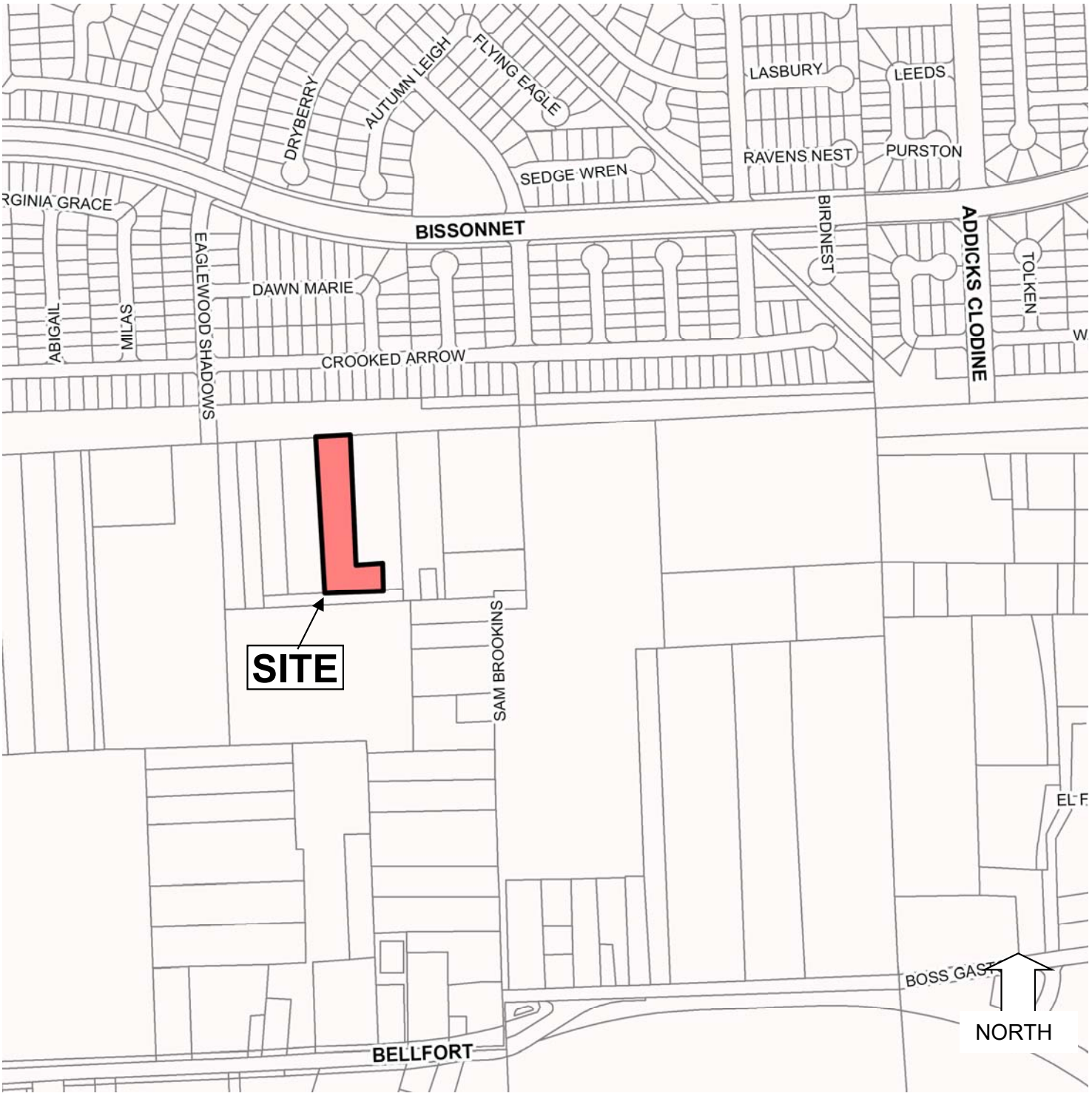
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Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gallegordillo Estates at Sam Brookins

Applicant: CAS Consultants, LLC



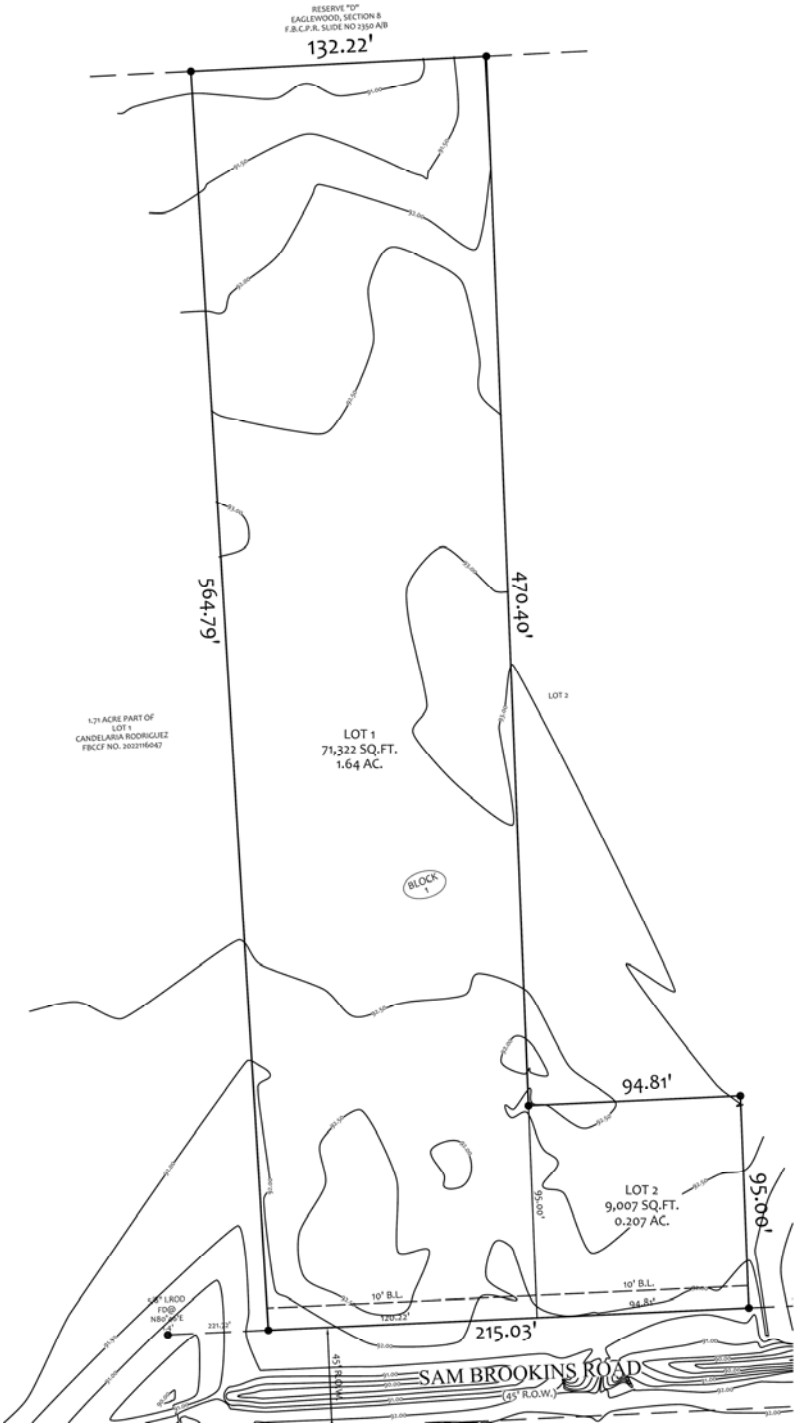
C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gallegordillo Estates at Sam Brookins

Applicant: CAS Consultants, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gallegordillo Estates at Sam Brookins

Applicant: CAS Consultants, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 12, 20234

Dear Property Owner:

Reference Number: 2024-0260, Gallegordillo Estates at Sam Brookins, a partial replat of a portion of **Ferguson Acres** being a portion of Lot 1, in Block 1 as recorded in Film Code No 20170058 of the Fort Bend County Map Records.

The property is located north along Sam Brookins Street, south of Bissonnet Street, east of Clodine Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Juan Castillo,** with CAS Consultants LLC, on behalf of the developer, can be contacted at **281-300-6874.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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Planning Department Staff Authority and Obligation

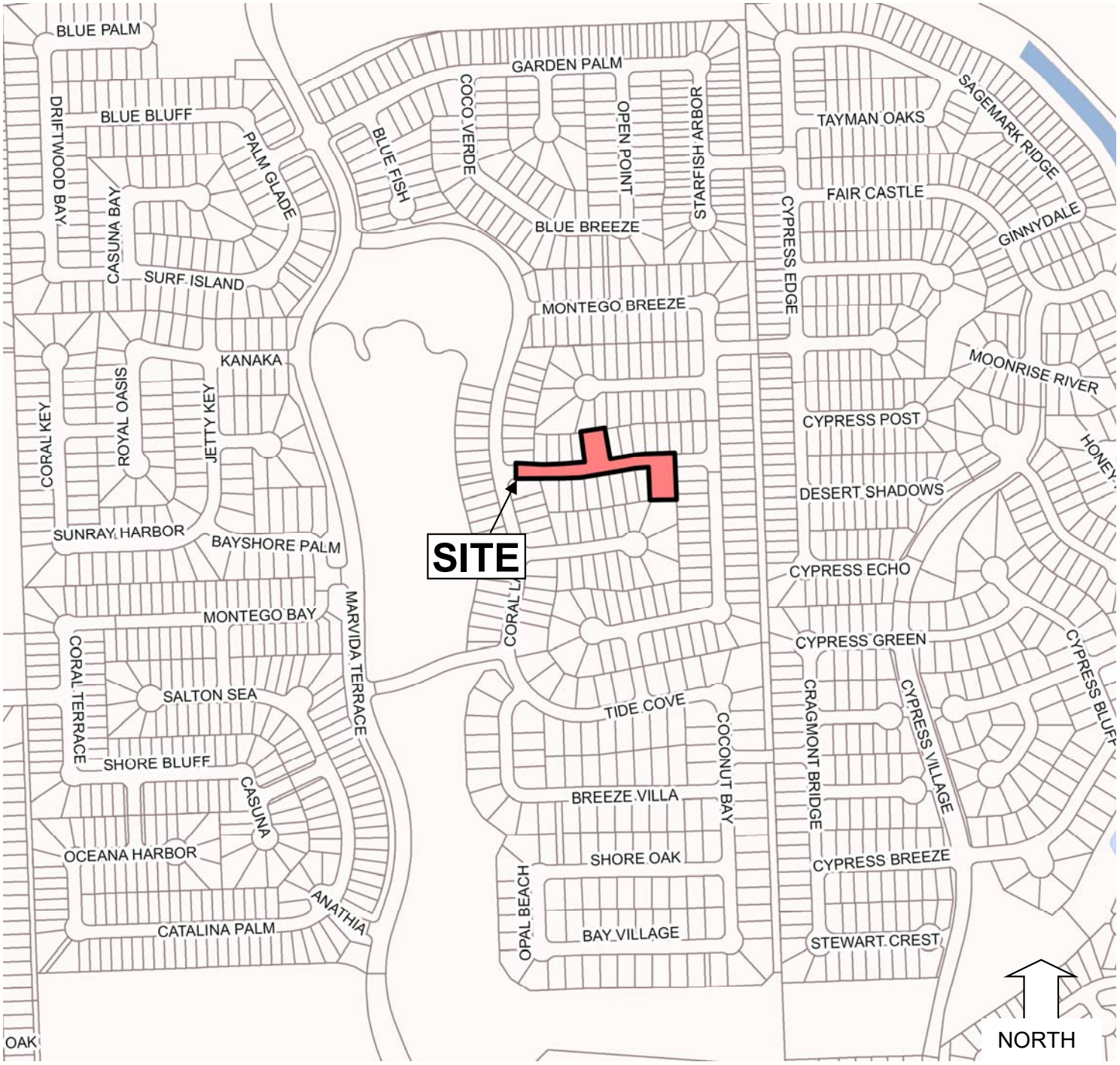
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Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Marvida Sec 18 partial replat no 1

Applicant: Quiddity Engineering



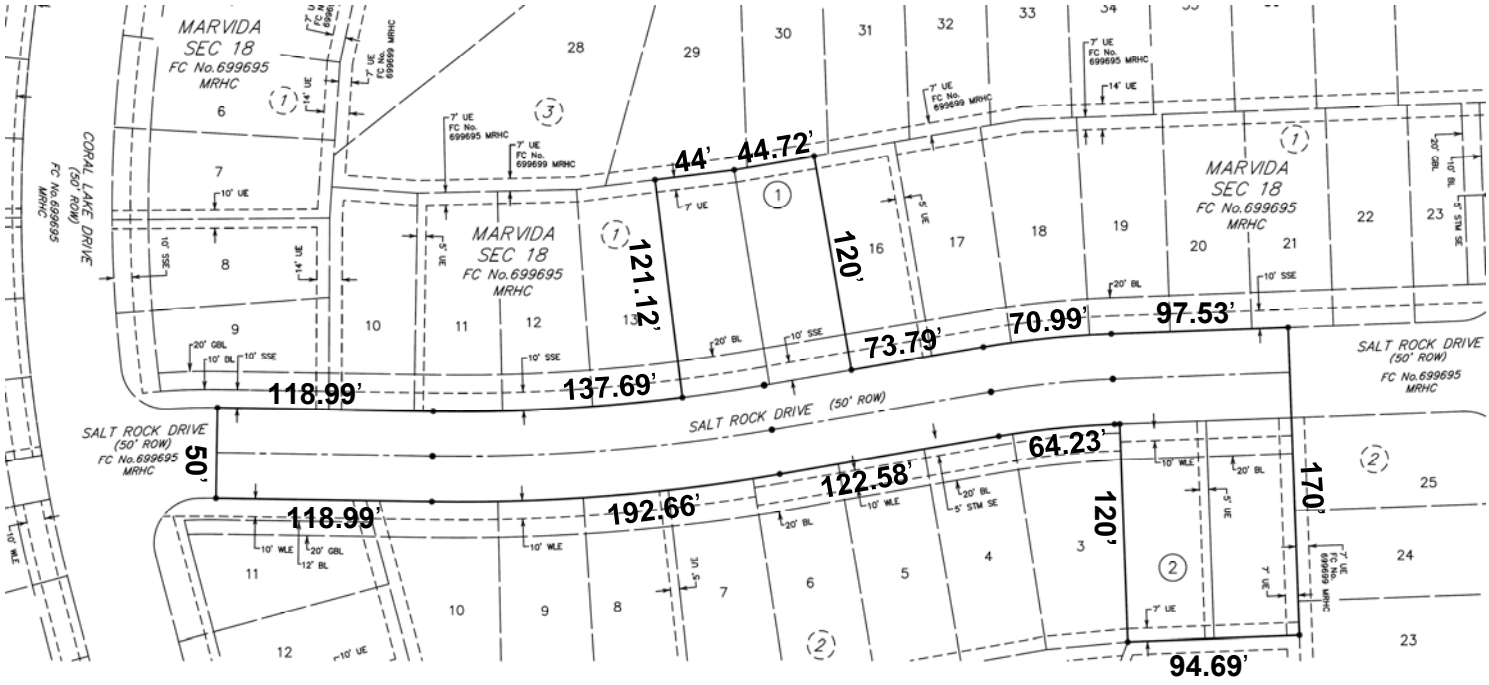
C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Marvida Sec 18 partial replat no 1

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NORTH

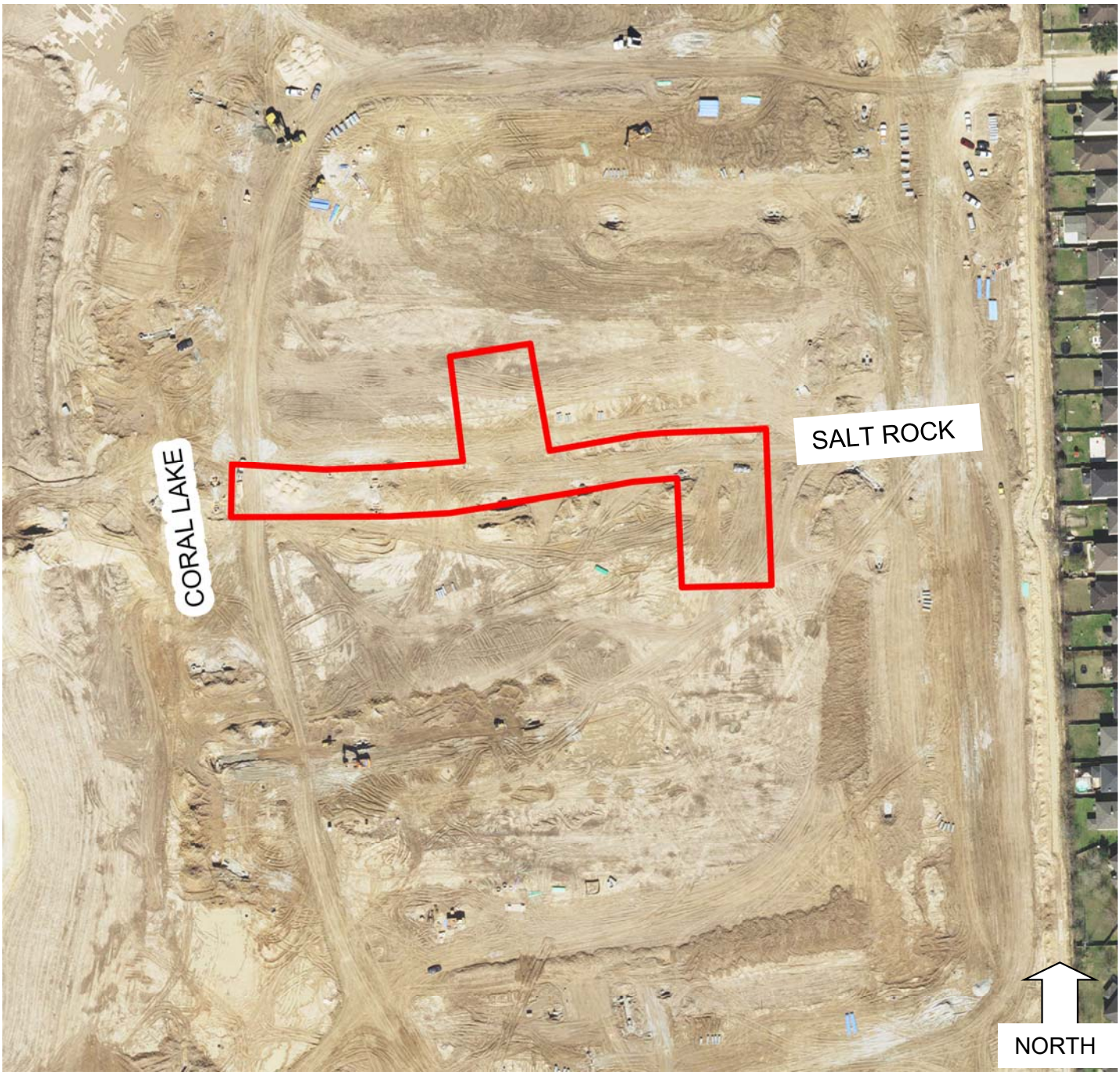
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Marvida Sec 18 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 12, 20234

Dear Property Owner:

Reference Number: 2024-0563, Marvida Sec 18 partial replat no 1, a partial replat of **Marvida Sec 18,** being Lots 14-15 in Block 1, Lots 1-2 in Block 2, and a portion of Salt Rock Drive as recorded in Film Code No 699695 of the Harris County Map Records.

The property is located along Salt Rock Drive, south of Longenbaugh Road, and east of Marvida Terrace Drive. The purpose of the replat is shift the lot lines between the single-family residential lots. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of the developer, Astro Marvida LP, can be contacted at **281-363-4039.**

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, May 2, 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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Planning Department Staff Authority and Obligation

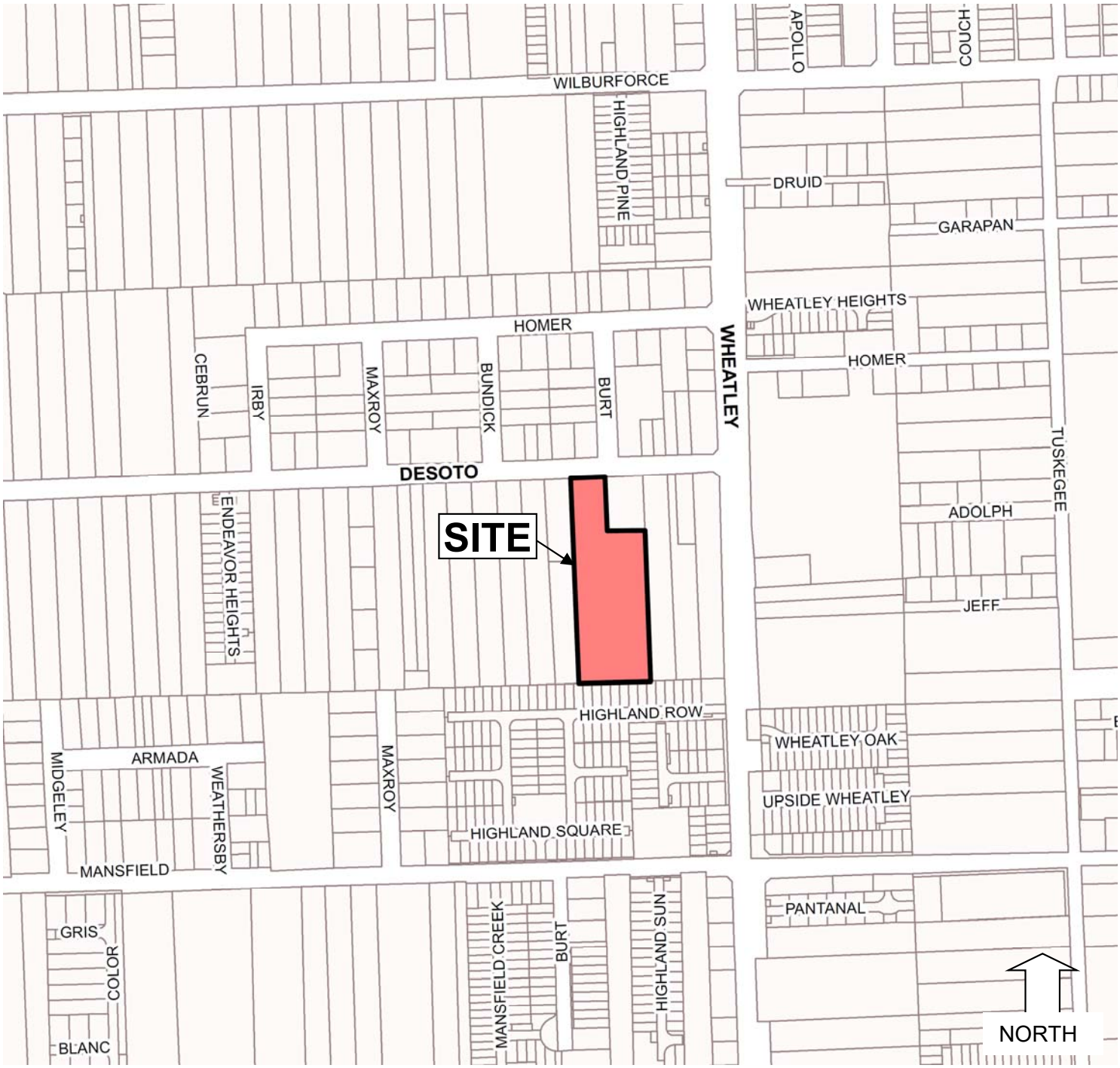
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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Ocean Estates partial replat no 1

Applicant: Momentum Engineering



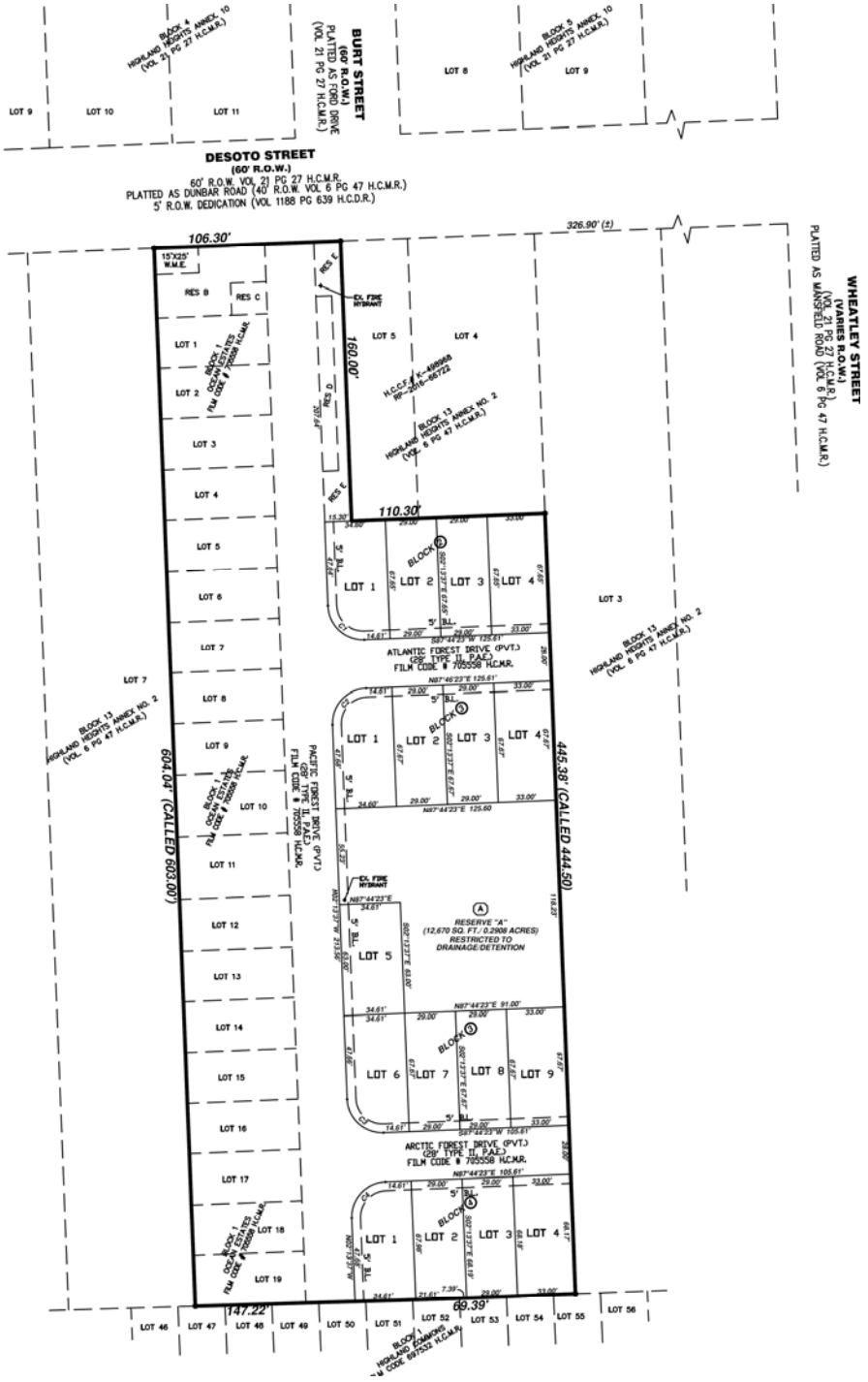
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 05/02/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

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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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0514, Ocean Estates partial replat no 1, a partial replat of **Ocean Estates,** being Lots 1-4, in Block 2, Lots 1-9 and Reserve A, in Block 3, and Lots 1-4, in Block 4 as recorded in Film code no. 705558 of the Harris County Map Records.

The property is located south along DeSoto Street west of Wheatley Street. The purpose of the replat is to modify lots and a reserve and create 17 single family residential lots and 1 reserve restricted to Drainage and Detention. The applicant, **Shahnawaz Ghanchi,** with Momentum Engineering, on behalf of the developer, can be contacted at **281-741-1998, ext. 109.**

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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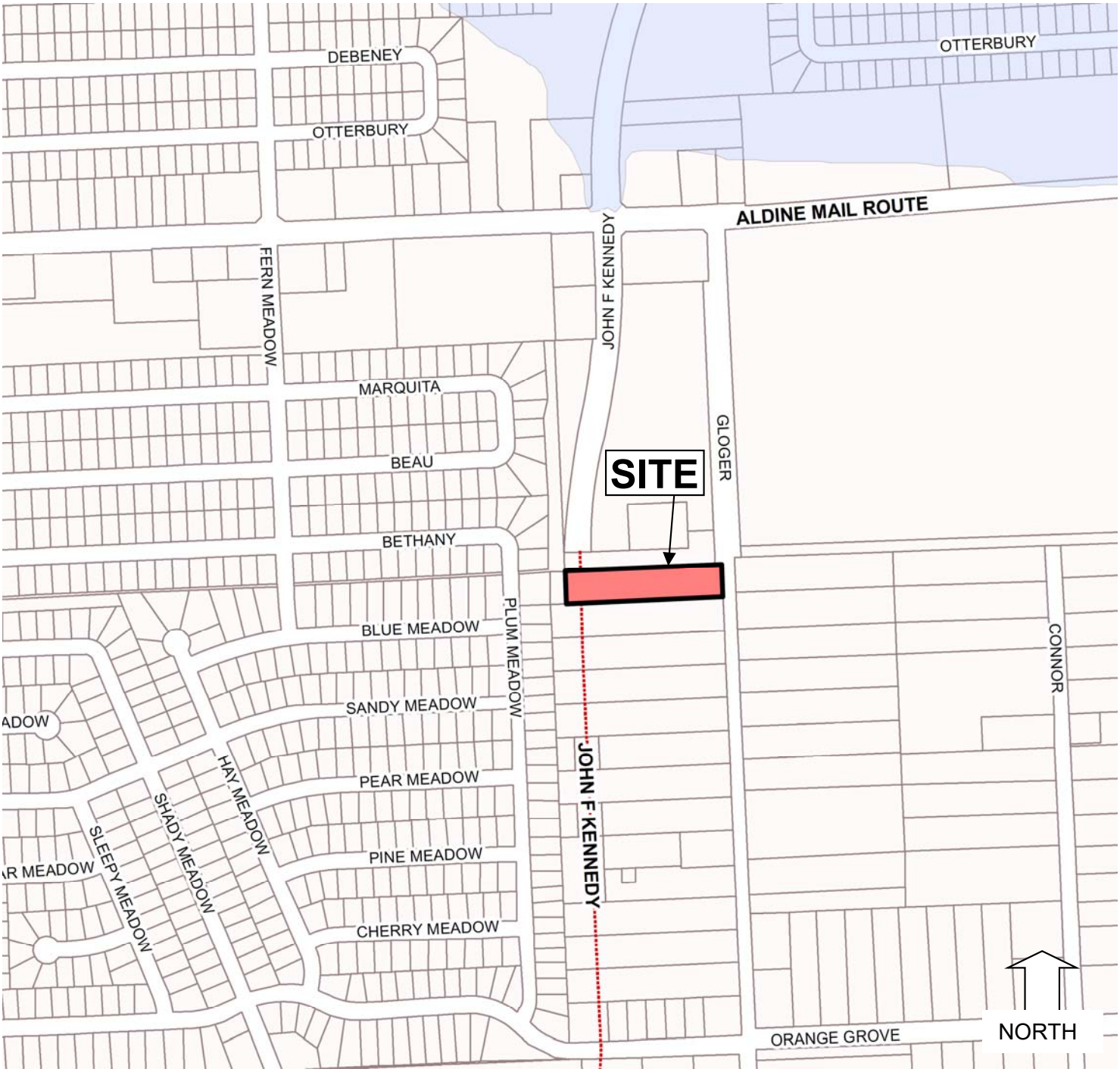
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1

Applicant: Owens Management Systems, LLC



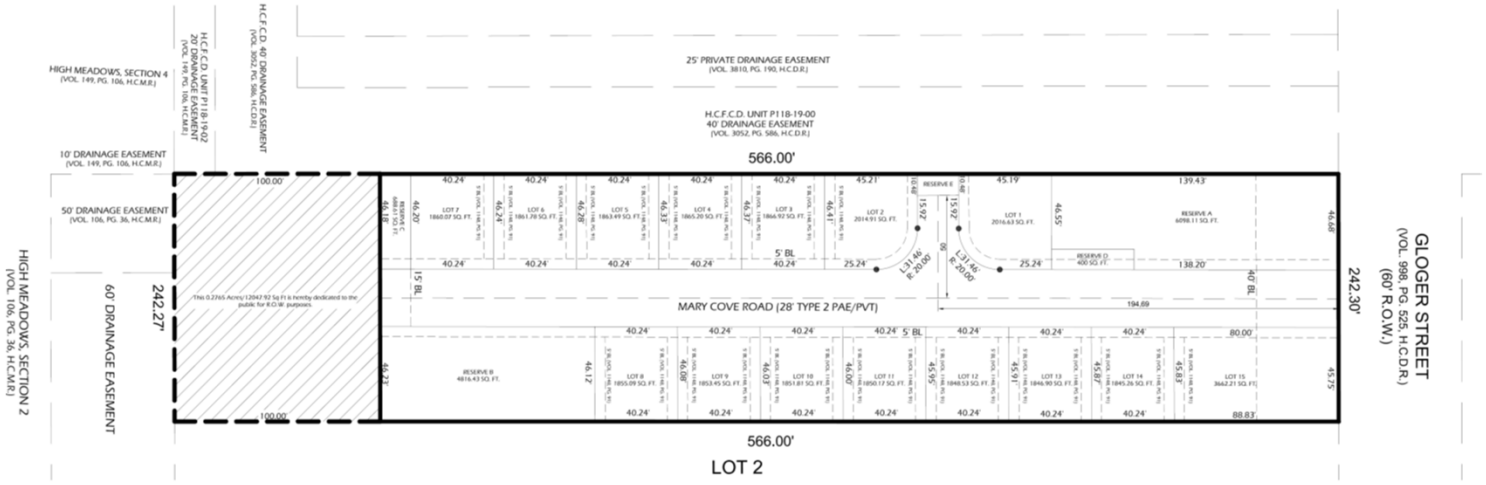
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

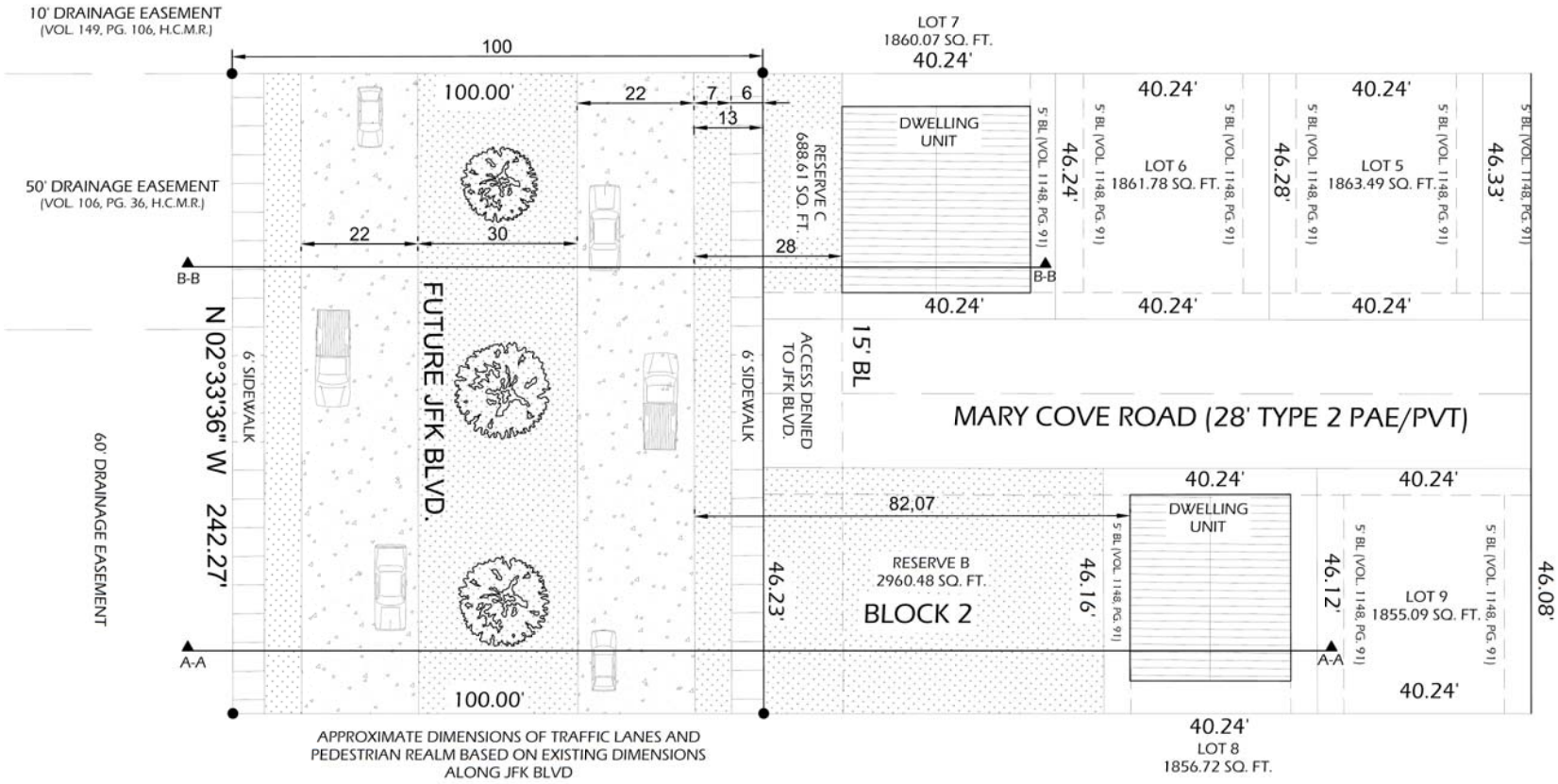
Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

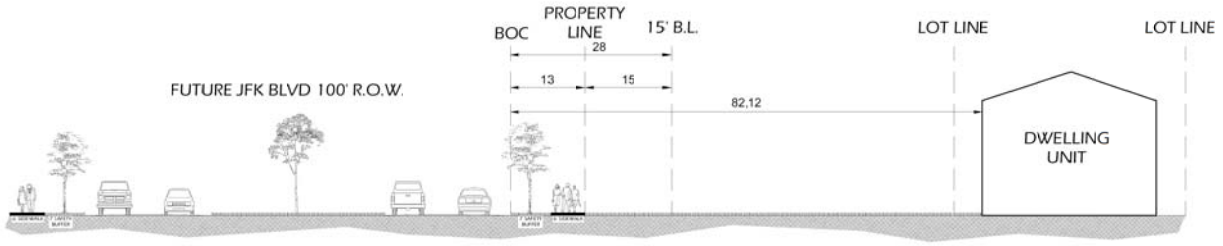


APPROXIMATE DIMENSIONS OF TRAFFIC LANES AND PEDESTRIAN REALM BASED ON EXISTING DIMENSIONS ALONG JFK BLVD

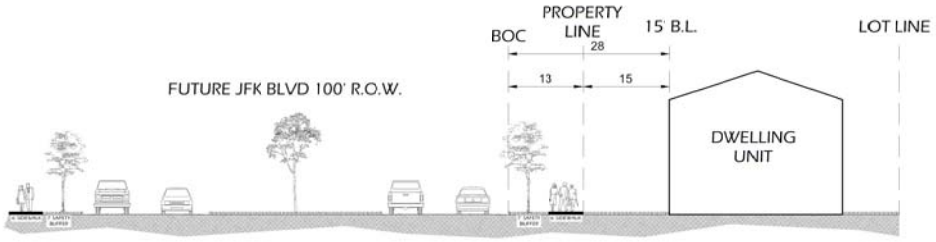
ORANGE GROVE SECTION 2 PARTIAL REPLAT NO 1

SITE PLAN EXHIBIT
DATE: MARCH, 2024

SCALE: 1" = 20'



CROSS SECTION A-A



CROSS SECTION B-B

LEGEND

BOC: BACK OF CURB

ORANGE GROVE SECTION 2 PARTIAL REPLAT NO 1

CROSS SECTION EXHIBIT
DATE: MARCH, 2024

SCALE: 1" = 20'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0296
Plat Name: Orange Grove Sec 2 partial replat no 1
Applicant: Owens Management Systems, LLC
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:

Specific Variance is being sought and extent of variance: To exceed intersection spacing along Gloger Street by not providing an east-west street through the subject site.

Chapter 42 Section: 40-128

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

The site is located outside the city limits within the extraterritorial jurisdiction of the City of Houston in Harris County. The purpose of the replat is to create a type 2 PAE (Private Street) development with residential lots and to dedicate 100 feet of right of way at the rear of the site for the future extension of the major thoroughfare (MTF) John F Kennedy (JFK) Blvd. The site is out of Orange Grove subdivision recorded in 1939. West of the site there is an existing drainage channel and a residential subdivision called Meadsows Sec 2. The drainage channel will be replaced with the future extension of the major thoroughfare JFK Blvd. Chapter 42 intersection spacing requirement along a local street is to have a street intersection every 1400 feet. In this case, providing an east-west street through the subject site will create an undue hardship by depriving the applicant of the reasonable use of its land since an east-west street at this location will not have a street to the west to connect to. Measows Sec 2, west of the site, doesn't have a stub street to connect an east-west street. In addition to this, once the extension of the MTF JFK Blvd is complete a street at this location will not be required since the intersection spacing requirement along a MTF is to have a street intersection every 2600 feet. The distance between Aldine Mail Road and Orange Grove Drive is approximately 2900 feet. The likelihood of an east-west street being dedicated between these two streets is low due to the lack of stub streets west of Gloger Street and the future extension of the MTF JFK Blvd.

(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;

West of the site there are no stub streets that could connect an east-west street from Gloger street to Plum Meadow Lane in Measows Sec 2. In addition to this, 100 feet of right of way is going to be dedicated at the rear of the site, where the drainage channel is located, for the future extension of the MTF JFK Blvd. The MTF will have a different intersection spacing requirement that will not require a street at this location. As a result, not providing an east-west 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;

100 feet of right of way is going to be dedicated at the rear of the site for the extension of the MTF JFK Blvd from Aldine Mail Road to Merianne Street. Chapter 42 intersection spacing requirement is to provide a street every 2600 feet along a MTF. The distance between Aldine Mail Road and Orange Grove is approximately 2900 feet. Since the distance between these two streets is close to the intersection spacing requirement for a MTF the intent and general purpose of this chapter will be maintain by providing an adequate street connectivity. Not providing an east-west street through the subject site will not affect traffic circulation nor will it decrease street connectivity on the area.

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

The site has vehicular access along Gloger street. Gloger street connects to the north with the MTF Aldine Mail Road and to the south with the local street Orenge Grove which connects to the east with US 59. In addition to this, 100 feet of right of way is going to be dedicated at the rear of the site for the future extension of the MTF JFK Blvd. The granting of the variance to not provide an east -west street through the site will not be injurious to the public health, safety or welfare since the site has multiple points of access connected to major arterials.

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

The site will dedicate 100 feet of right of way for the future extension of the MTF JFK Blvd. In addition to this, no stub street is located along the eastern boundary of Measows Sec 2 to allow a connection between Gloger Street and Plum Meadow Lane. Economic hardship is not the sole justification to not provide an east-west street at this location.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0296
Plat Name: Orange Grove Sec 2 partial replat no 1
Applicant: Owens Management Systems, LLC
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:

Specific Variance is being sought and extent of variance: To allow a reduce building line of 15 feet along the future extension of the major thoroughfare Jonh F Kennedy Blvd. instead of the required 25 feet.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

The site is located outside the city limits within the extraterritorial jurisdiction of the City of Houston in Harris County. The purpose of the replat is to create a type 2 PAE (Private Street) development with residential lots and to dedicate 100 feet of right of way at the rear of the site for the future extension of the major thoroughfare (MTF) John F Kennedy (JFK) Blvd. The site is out of Orange Grove subdivision recorded in 1939. Along Gloger street a 40 feet building line is required and 5 feet building lines along the side property lines as recorded in Vol 1148, Pg 91 of the deed records of Harris County. Texas Orange Grove was recorded without the proposed MTF extension. Chapter 42 requirement for a setback along a major thoroughfare with a planned right of way of 100 feet is 25 feet. This requirement was created by the proposed MTF and not by the original subdivision. Requiring a 25 feet building line setback along the future extension of the MTF JFK Blvd at the rear of the site would create an undue hardship by depriving the applicant of its reasonable use of the land since the entire right of way (100 feet) required for the MTF is going to be dedicated with this plat. In addition to this, a 40 feet building line is required along Gloger Street and 5 feet building lines along the side property lines. The requested variance is to allow a reduce building line of 15 feet along the future MTF instead of the required 25 feet by the ordinance. The lots adjacent to the future MTF will be separated by compensating open space reserves. Vehicular access will be along Gloger street and vehicular access along the future MTF will be denied and a fence will be built along the section that is going to be dedicated. The approximate distance from the future back of curb of the MTF to the property line will be approximately between 10 to 13 feet based on the existing distances along the constructed sections of the MTF. This will allow for an approximate setback from back of curb to the lot lines of lots 7 and 8 of 25 to 28 feet. This will allow for an adequate setback, measured fromm the back of curb, similar to the one required by the ordinance.

(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;

Orange Grove subdivision was created without a proposed MTF crossing through several of its lots and without a 25 feet building line requirement at the rear of the properties. All of the right of way (100 feet) required for the future MTF is going to be dedicated by this plat. In addition to the 25 feet building line required by the future MTF extension, the plat is also restricted to a 40 feet building line along Gloger Street and 5 feet building lines along the side property lines. As a result, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The requested variance is to allow a reduced building line of 15 feet instead of the required 25 feet along the future MTF extension. The approximate distance from back of curb to the property line will be approximately 10 to 13 feet based on the dimensions of the existing sections of the MTF. This will create an approximate setback from back of curb to the lot lines of lots 7 and 8 of 25 to 28 feet. In addition to this, compensating open space reserves will be placed between the lots and the MTF right of way. Vehicular access will be along Gloger Street and vehicular access along the MTF will be denied and a fence will be built along the section being dedicated. The proposed 15 feet setback in combination with the distance from the future back of curb to the property line and the COS reserves between the MTF ROW and the proposed lots will maintain and preserve the intent and general purpose of this chapter to create a buffer between the traffic lanes and residential lots

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

The site is dedicating 100 feet of right of way for the extension of the MTF JFK Blvd. The approximate distance from back of curb to the property line is 10-13 feet based on the existing sections of the MTF. This will create a setback measured from the back of curb to the lot lines of lots 7 and 8 of approximately 25 to 28 feet. To avoid having lots 7 and 8 adjacent to the MTF ROW, COS reserves are being proposed in between. The granting of the variance to allow a reduced building line of 15 feet will not be injurious to the public health, safety or welfare since the lots will not be adjacent to the MTF ROW, vehicular access to the MTF will be denied and the setback measured from back of curb will be similar to the one required by chapter 42.

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

The site will dedicate 100 feet of right of way for the future extension of the MTF JFK Blvd. In addition to this, the site is subject to a 40 feet building line along Gloger Street and 5 feet building lines along the side property lines. Allowing a reduced building line of 15 feet instead of the required 25 feet does not represent an economic hardship

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

PHV

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0296; Orange Grove Sec 2 partial replat no 1, is a partial replat of **Orange Grove Sec 2 Subdivision, Lot 1 of Block 7**, as recorded in Vol. 998, pg. 524 of the Harris County Deed Records.

The property is located west of Gloger Street south of Aldine Mail Route Rd and east along proposed John F. Kennedy Boulevard. The purpose of the replat is to create 15 single family residential lots and 5 reserves. The applicant**, Joyce Owens** with Owens Management Systems, LLC, on behalf of the developer, can be contacted at **713-643-6333.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached. You may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)-393-6600 or call the review Planner **Devin Crittle** at **832-393-6534**.

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

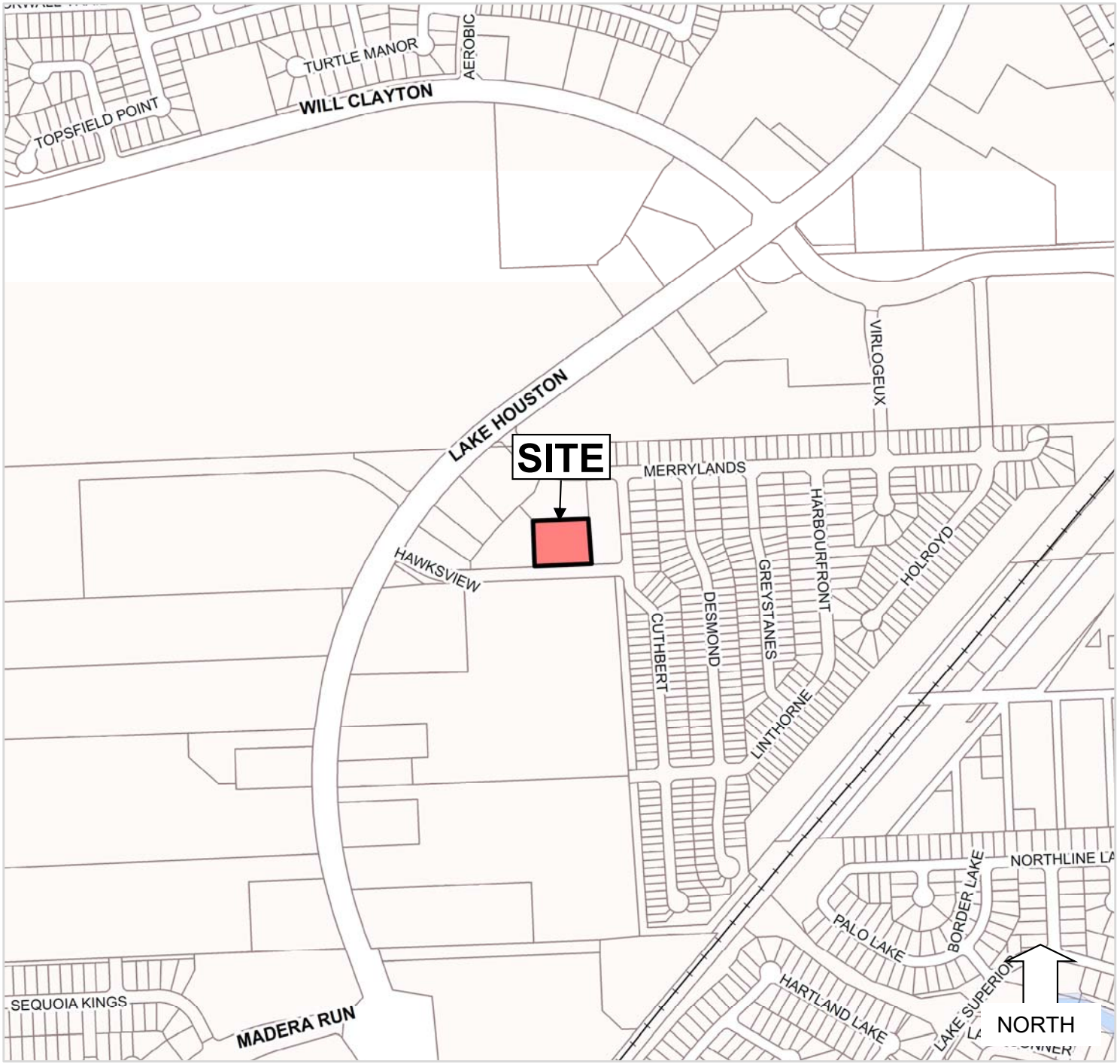
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: STNL Hawksview

Applicant: Windrose



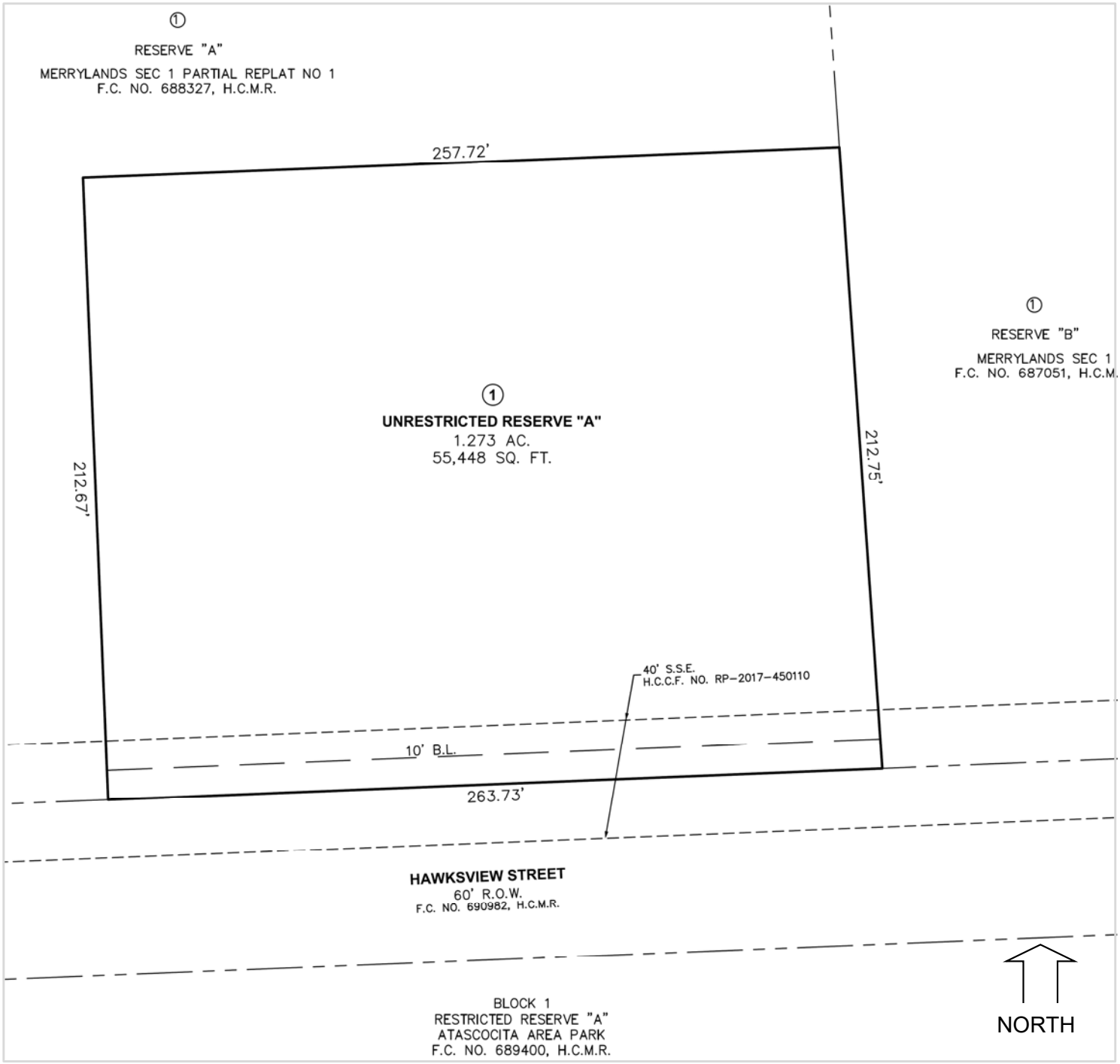
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: STNL Hawksview

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: STNL Hawksview

Applicant: Windrose



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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0612, STNL Hawksview, a partial replat of **Merrylands Sec 1 partial replat no 1,** being a portion of Restricted Reserve "A", in Block 1, as recorded at Film Code No. 688327 of the Harris County Map Records.

The property is located north along Hawksview Street, east of W Lake Houston Parkway. The purpose of the replat is to create one unrestricted reserve. The applicant, **Steven Henderson,** with Windrose, on behalf of the developer, can be contacted at **713-458-2281.**

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

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

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

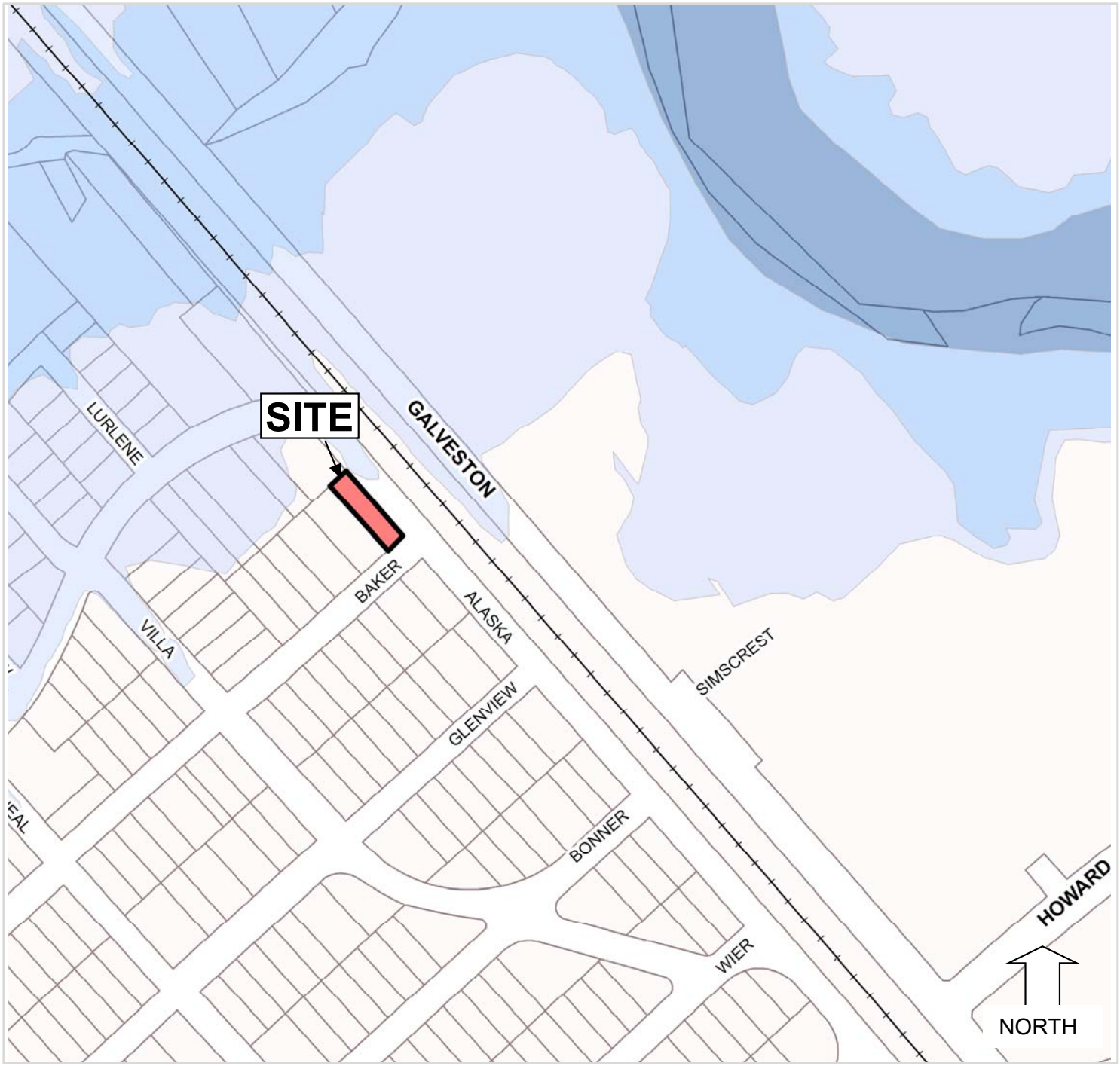
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Vazquez Estates on Alaska

Applicant: Advance Surveying, Inc



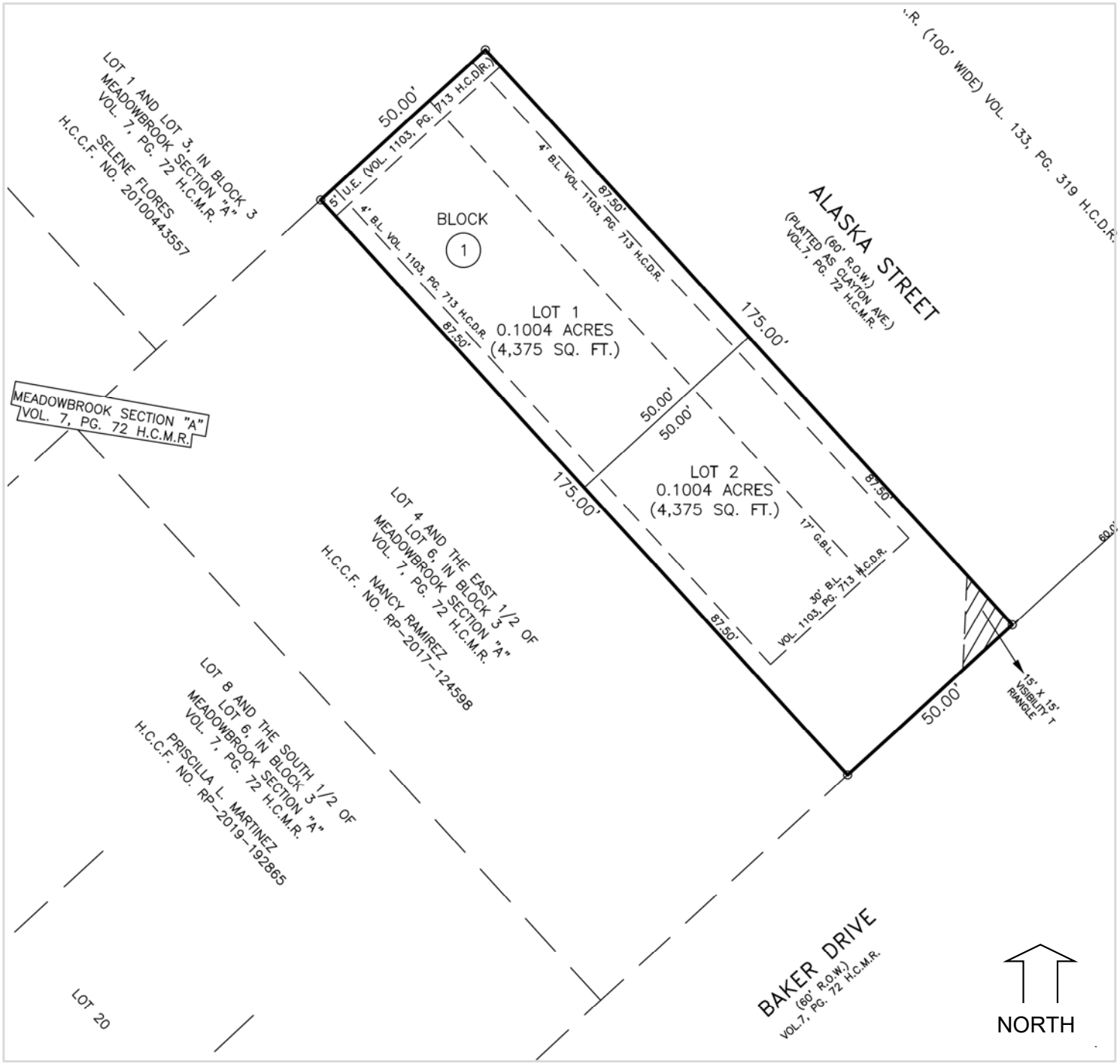
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Vazquez Estates on Alaska

Applicant: Advance Surveying, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Vazquez Estates on Alaska

Applicant: Advance Surveying, 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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0488, Vazquez Estates on Alaska, a partial replat of **Meadowbrook Sec A,** being Lot 2, in Block 3, as recorded in Vol. 7, pg. 72 of the Harris County Map Records.

The property is located west along Alaska Street north of Baker Drive. The purpose of the replat is to create 2 single family residential lots. The applicant, **Lisett Campos,** with Advance Surveying, Inc, on behalf of the developer, 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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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

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

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

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

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

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

Terminology

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Planning Department Staff Authority and Obligation

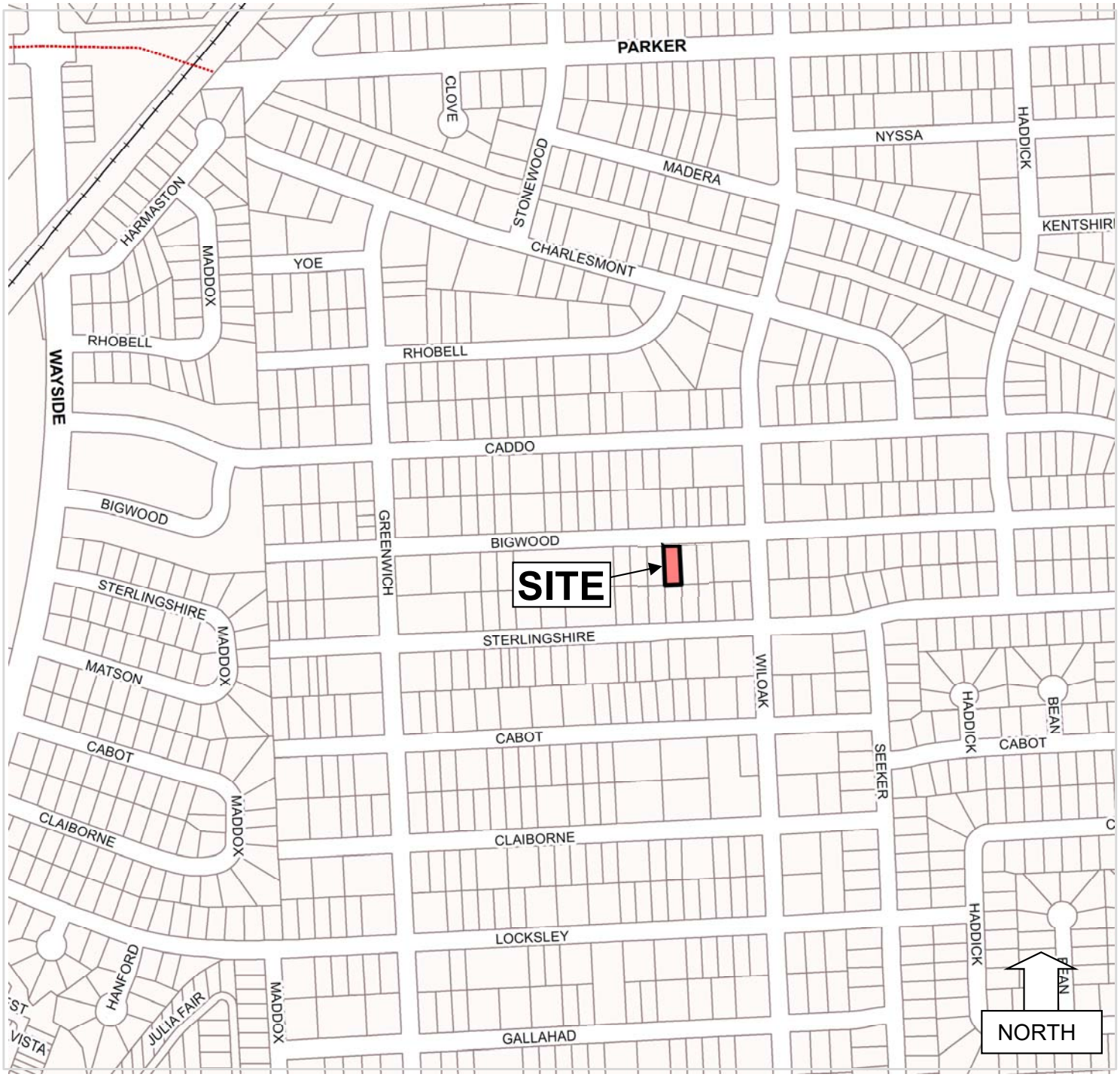
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Views at Bigwood Street

Applicant: PLS Construction Layout, Inc.



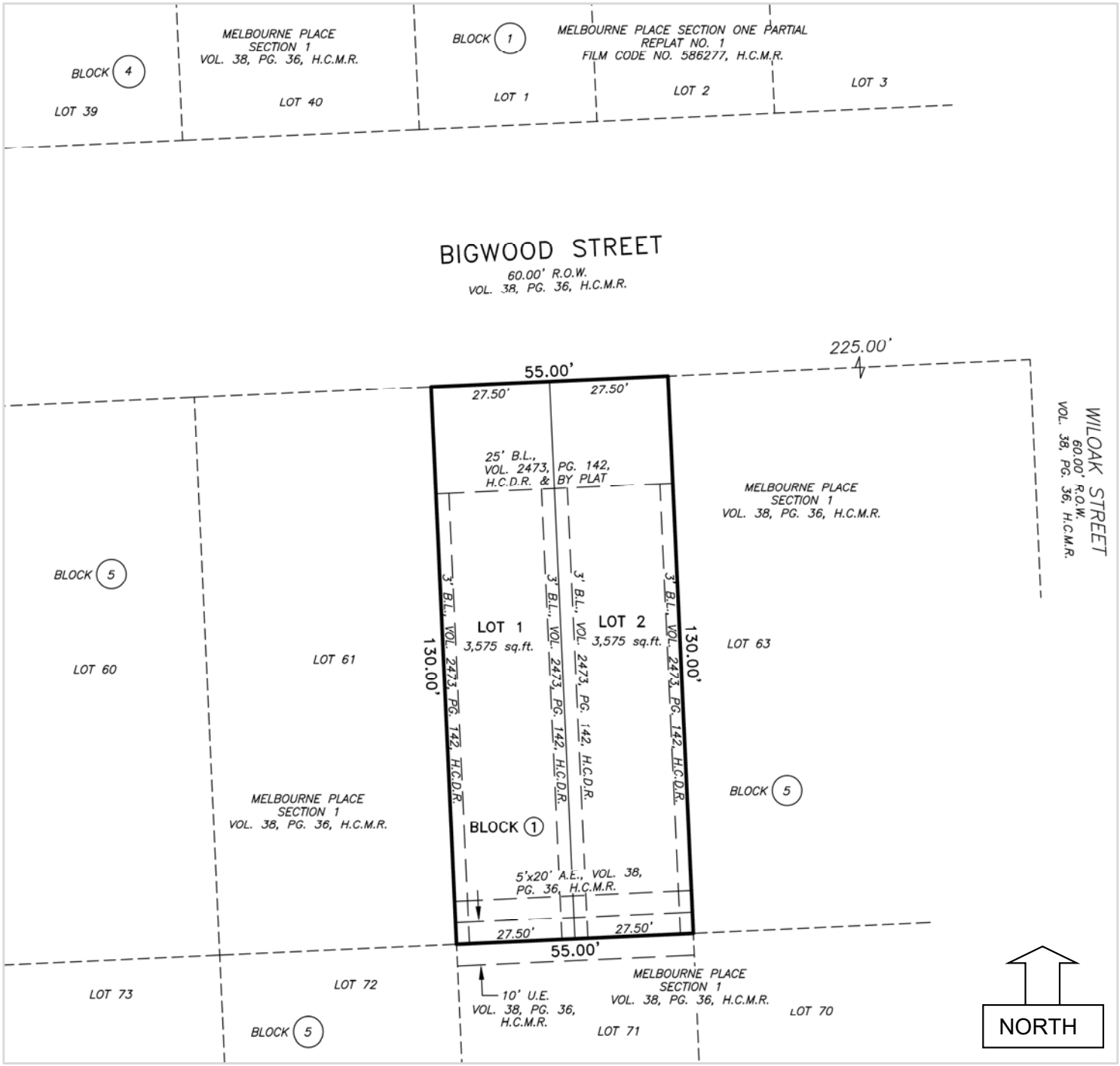
C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

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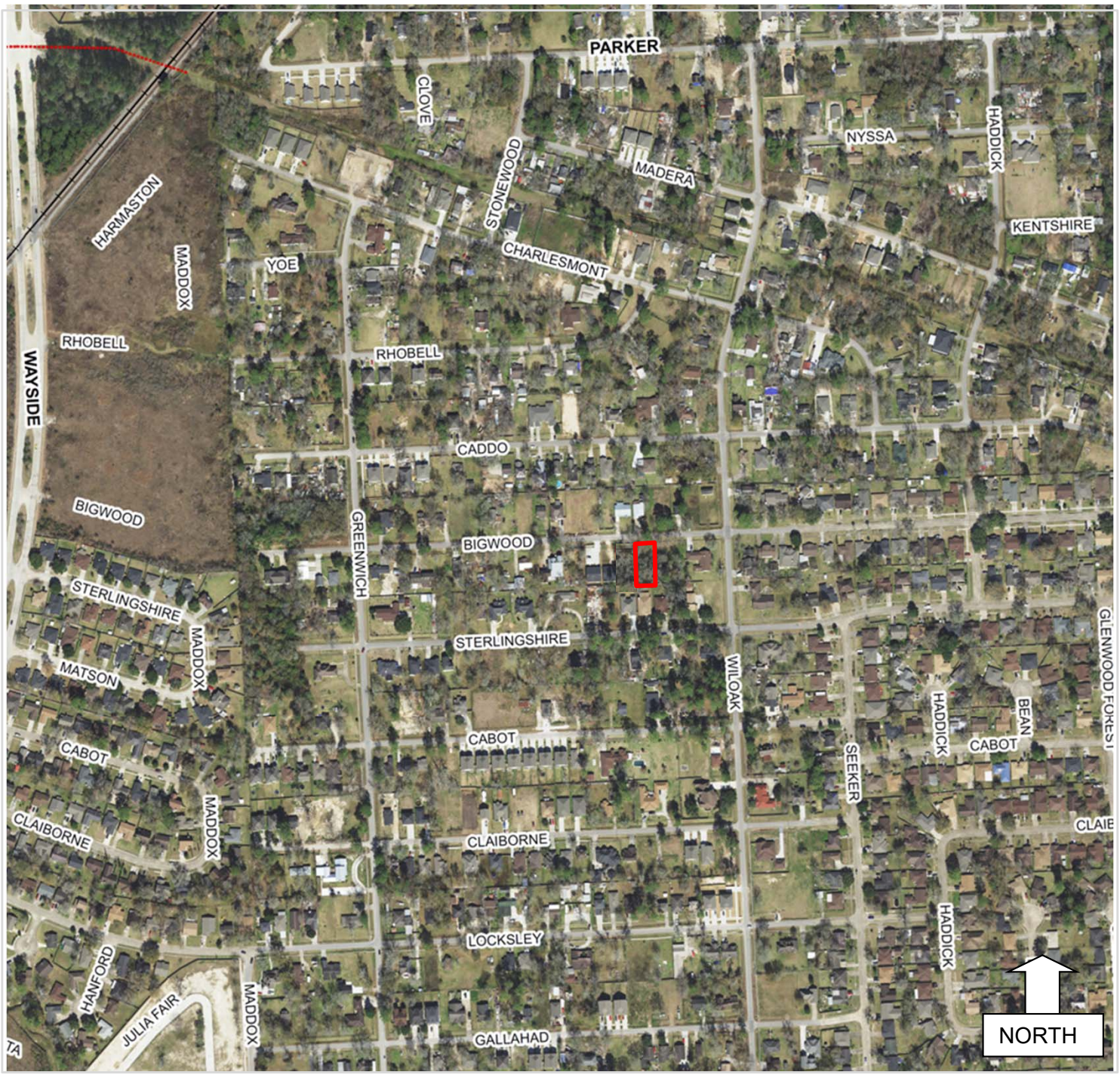
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Views at Bigwood Street

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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0568, Views at Bigwood Street, a partial replat of **Melborne Place Sec 1,** being all of Lot 62, in Block 5, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is south along Bigwood Street and west of Wiloak Street. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Uriel Figuroa,** with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, 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.

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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Planning Department Staff Authority and Obligation

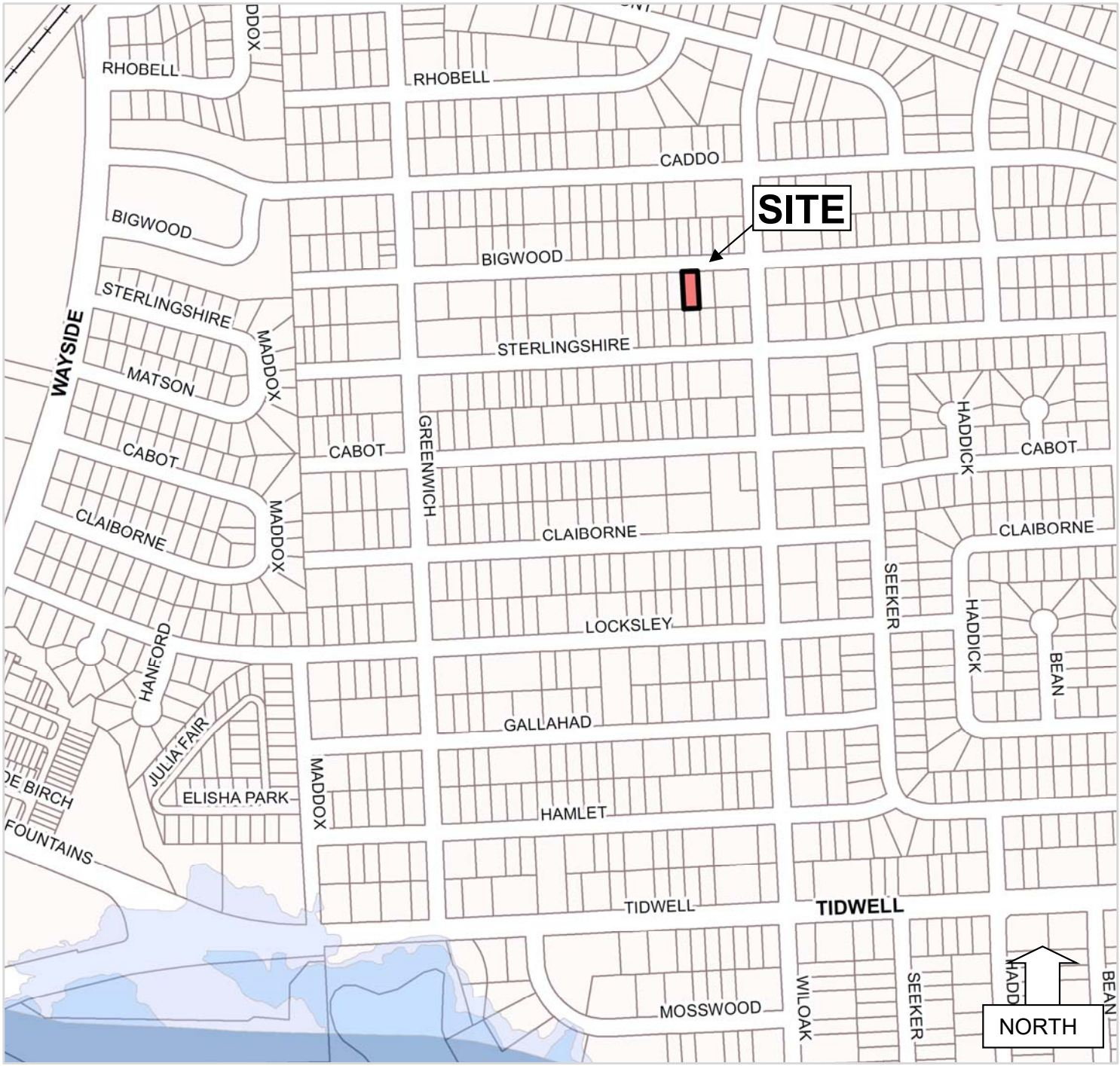
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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Villas at Bigwood Street

Applicant: PLS Construction Layout, Inc.



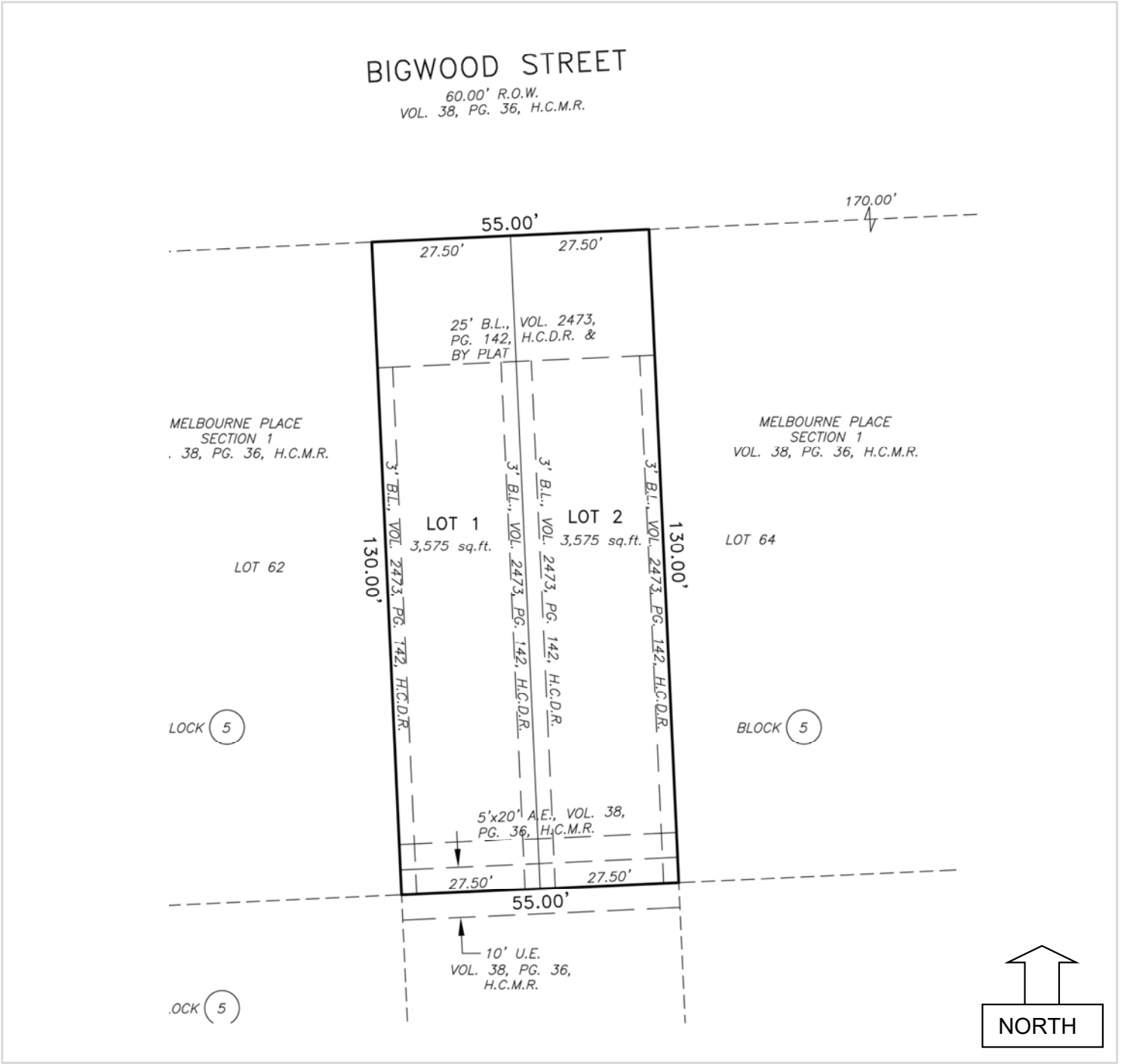
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Villas at Bigwood Street

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Villas at Bigwood Street

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 12, 20234

Dear Property Owner:

Reference Number: 2024-0576, Villas at Bigwood Street, a partial replat of **Melbourne Place Sec 1,** being Lot 63 in Block 5, as recorded in Volume 38, Page 36 of the Harris County Map Records

The property is located south along Bogwood Street, east of North Wayside Drive, and south of Parker Road. 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, SFCC Ventures LLC, 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.

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

PLANNING COMMISSION MEETING INFORMATION:

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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Wycliffe Townhomes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



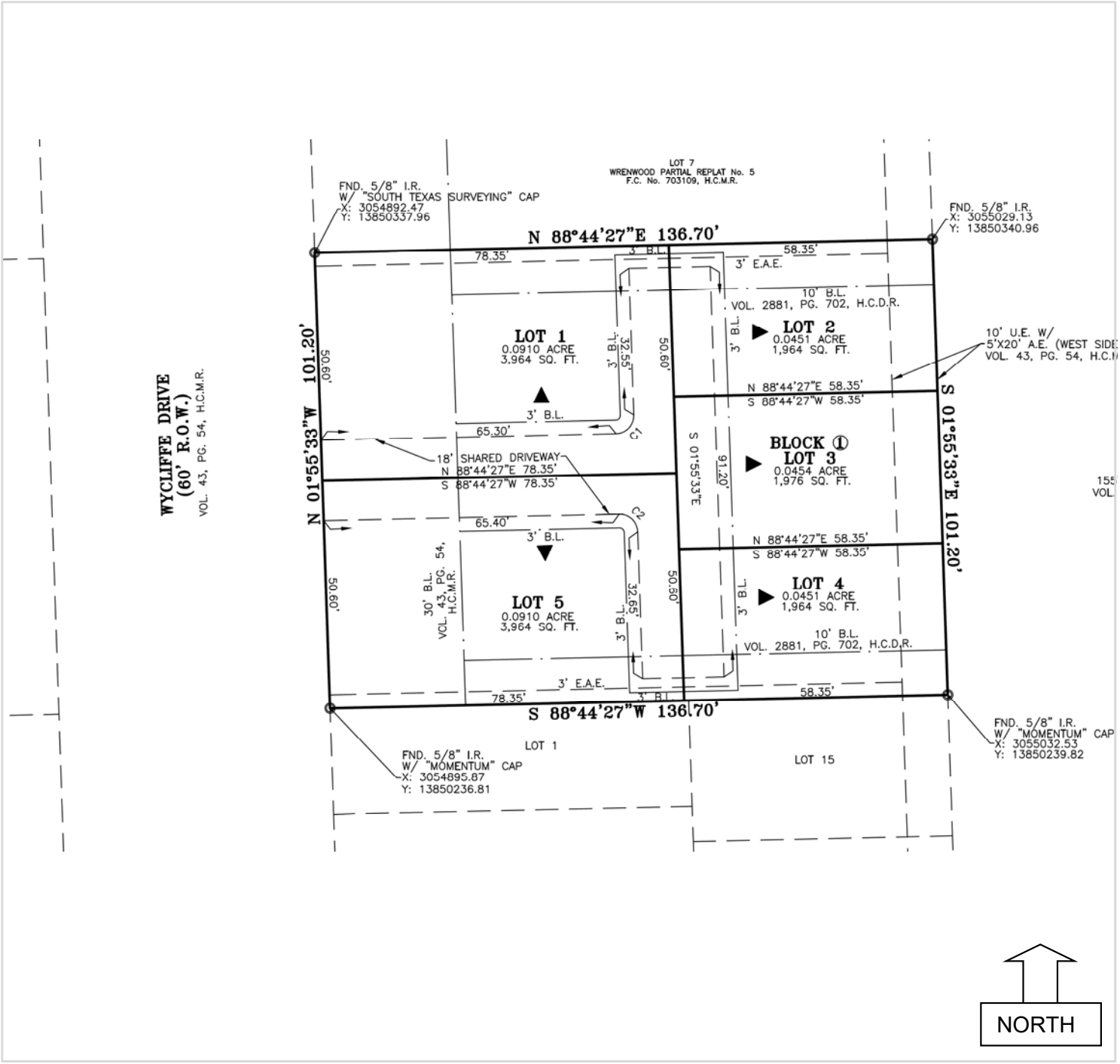
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Wycliffe Townhomes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Wycliffe Townhomes

Applicant: DVJ Civil Engineering and Land Surveying, LLC



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

April 12, 2024

Dear Property Owner:

Reference Number: 2024-0516, Wycliffe Townhomes, a partial replat of **Wrenwood,** being Lot 1, in Block A, as recorded in Vol. 43, pg. 54 of the Harris County Map Records.

The property is located east along Wycliffe Drive north of Interstate Highway 10. The purpose of the replat is to create 5 single family residential lots. The applicant, **Chris Garcia,** with DVJ Civil Engineering and Land Surveying, LLC., on behalf of the developer, can be contacted at **281-213-2517.**

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Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Build Development (DEF 1)

Applicant: CGEA|Planning + Design



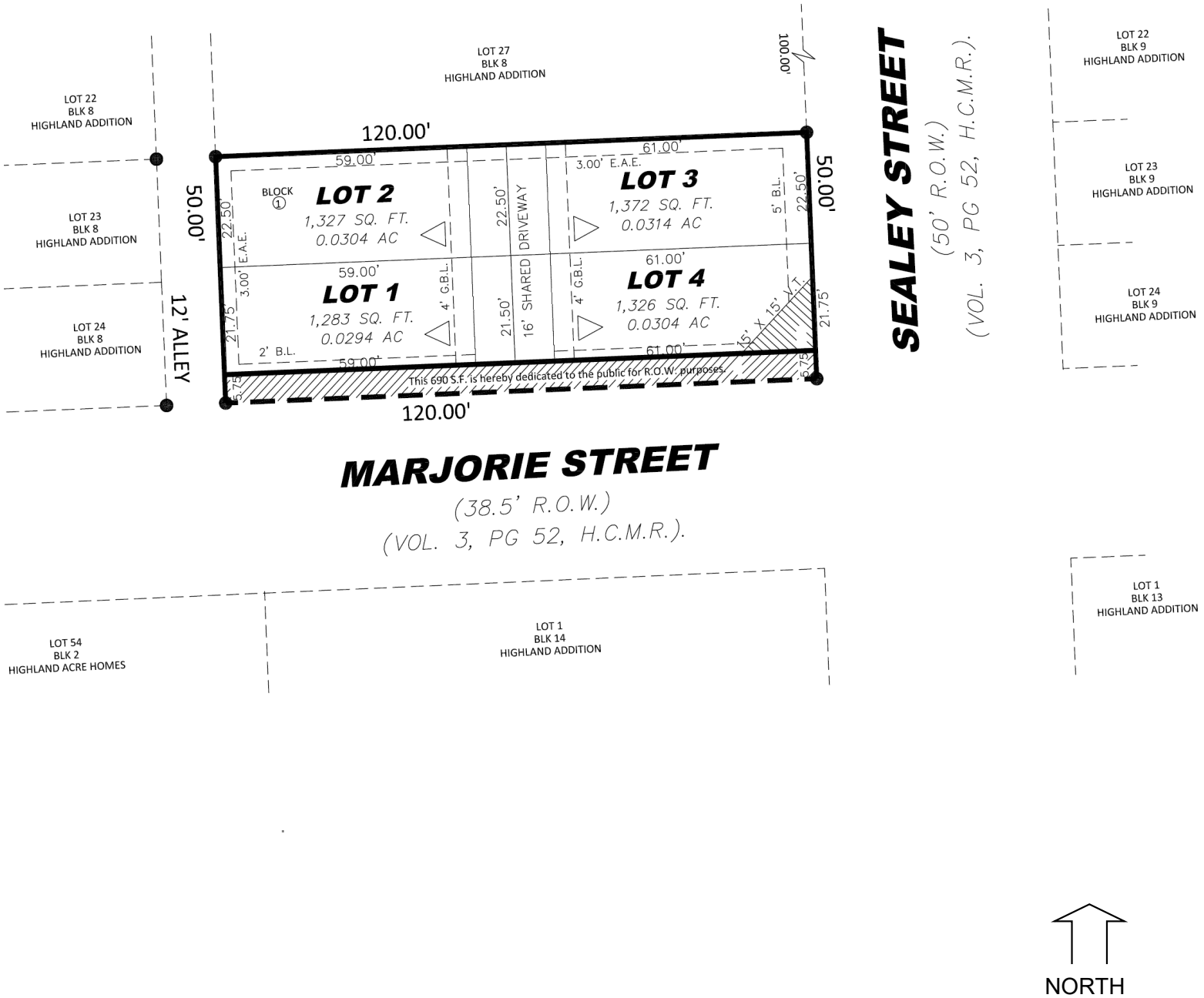
D – Variances **Site Location**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Build Development (DEF 1)

Applicant: CGEA|Planning + Design



D – Variances Subdivision

Houston Planning Commission ITEM: 100

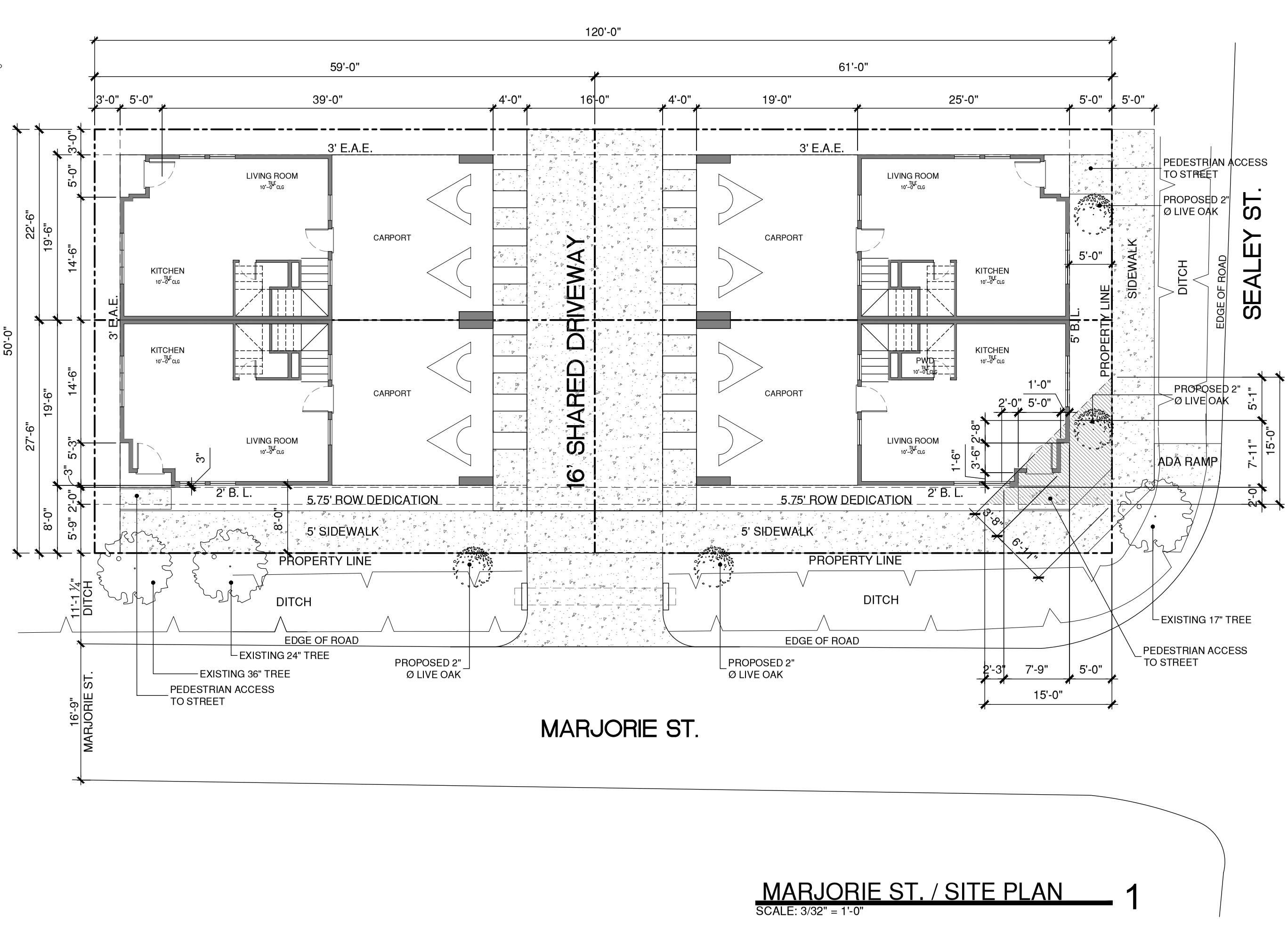
Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Build Development (DEF 1)

Applicant: CGEA|Planning + Design



D – Variances Aerial



MARJORIE ST. / SITE PLAN 1

SCALE: 3/32" = 1'-0"

NDStudio
Arquitectura

Juan M. Figueroa
2639 Cypressvine Dr. Houston, Texas 77084
Office: 346-454-1522 / Cell 713-614-3290
nelosdesignstudio@gmail.com
www.nelosdesignstudio.com

NELO'S DESIGN STUDIO LLC is a professional building design firm. it is not an engineering firm and we are not qualified to nor licensed to design structural framing or foundations. a licensed professional engineer should consulted regarding the framing and foundation. should an engineer's seal be present on these drawings, this "engineer of record" shall bear the responsibility for the structural design. NELO'S DESIGN STUDIO LLC will be held responsible for the structural design in any way/or any problems which which may arise.

These plans should be reviewed by a licensed builder/ engineer prior to construction. NELO'S DESIGN STUDIO LLC does not assume responsibility for any errors or omissions in these plans.

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NELO'S DESIGN STUDIO LLC

DUPLEX @ MARJORIE

1709 MARJORIE ST,
Houston, TX. 77088

Build Design and Develoment LLC

FOR PLANNING

Dated: April 22, 2024

Revisions:

Mark:	Description:	Date:
	FOR PLANNING REVIEW	3.12.2024
	FOR PLANNING REVIEW	3.24.2024
	FOR PLANNING REVIEW	3.26.2024
	FOR PLANNING REVIEW	4.19.2024
	CARLOS REVIEW	4.22.2024

Sheet Contents:
MASTER SITE PLAN

Designed By:	Nelo's Design Studio LLC
Drawn By:	Juan M. Figueroa
Checked:	
Date of Issue:	April 22, 2024
Project Number:	2418 ND5 - 1709 Marjorie
Sheet Number:	A-1.0



MARJORIE ST. CROSS SECTION 1

SCALE: 1/4" = 1'-0"

NDStudio
Arquitectura

Juan M. Figueroa
2639 Cypressvine Dr. Houston, Texas 77084
Office: 346-454-1522 / Cel 713-614-3290
nelosdesignstudio@gmail.com
www.nelosdesignstudio.com

NELO'S DESIGN STUDIO LLC is a professional building design firm. it is not an engineering firm and we are not qualified to nor licensed to design structural framing or foundations. a licensed professional engineer should consulted regarding the framing and foundation. should an engineer's seal be present on these drawings, the "engineer of record" shall bear the responsibility for the structural design. NELO'S DESIGN STUDIO LLC will be held responsible for the structural design in any way/or any problems which which may arise.

These plans should be reviewed by a licensed builder/ engineer prior to construction. NELO'S DESIGN STUDIO LLC does not assume responsibility for any errors or omissions in these plans.

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NELO'S DESIGN STUDIO LLC

DUPLEX @ MARJORIE

1709 MARJORIE ST,
Houston, TX. 77088

Build Design and Develoment LLC

FOR PLANNING

Dated: Apnl 22, 2024

Revisions:

Mark:	Description:	Date:
	FOR PLANNING REVIEW	3.12.2024
	FOR PLANNING REVIEW	3.24.2024
	FOR PLANNING REVIEW	3.26.2024
	FOR PLANNING REVIEW	4.19.2024
	CARLOS REVIEW	4.22.2024

Sheet Contents:
CROSS SECTION

Designed By: Nelo's Design Studio LLC
Drawn By: Juan M. Figueroa
Checked:
Date of Issue: April 22, 2024
Project Number: 2418 NDS - 1709 Marjorie
Sheet Number:

A-1.1









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These plans should be reviewed by a licensed builder/ engineer prior to construction. NELO'S DESIGN STUDIO LLC does not assume responsibility for any errors or omissions in these plans.

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NELO'S DESIGN STUDIO LLC

DUPLEX @ MARJORIE

1709 MARJORIE ST,
Houston, TX. 77088

Build Design and Develoment LLC

FOR PLANNING

Dated: Apnl 22, 2024

Revisions:		
Mark:	Description:	Date:
	FOR PLANNING REVIEW	3.12.2024
	FOR PLANNING REVIEW	3.24.2024
	FOR PLANNING REVIEW	3.26.2024
	FOR PLANNING REVIEW	4.19.2024
	CARLOS REVIEW	4.22.2024

Sheet Contents:

3D RENDERING VIEW

Designed By:	Nelo's Design Studio LLC
Drawn By:	Juan M. Figueroa
Checked:	
Date of Issue:	April 22, 2024
Project Number:	2418 ND5 - 1709 Marjorie
Sheet Number:	A-2.3

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0560
Plat Name: Build Development
Applicant: CGEA|Planning + Design
Date Submitted: 03/25/2024

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

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

The applicant is requesting one (1) variance: 1. To not dedicate public 10.75' R.O.W. to Marjorie Street.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: (Local Street) (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190.

Statement of Facts

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

NA

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

The site is located in the Acres Homes Complete Community at the intersection of Sealy Street & Marjorie Street. The applicant is requesting one (1) variance: 1. To not dedicate 10.75' R.O.W. to Marjorie Street. The subject tract is located in the emerging community of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored alley access and other Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works staff, the city does not maintain the alleys in the back, nor does an HOA. Therefore, other options were explored i.e. front loaders, flag lots and shared driveway designs. Once some schematic designs were drawn up, the planning team met with City of Houston Planning staff. Here we presented our shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. As part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards. Marjorie Street is a local east-west street that is platted throughout with less than 38.5' ROW more than 100 years ago. Due to the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor

the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements. Strict application of the ordinance to extend Marjorie Street would create an infeasible development. Dedicating more ROW to such streets will otherwise be against sound public policy. Marjorie Street will not extend further to the east due to existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future. Since Marjorie Street's traffic volume on the street is minimal, allowing it to remain as it is (a two block public street) would not be necessary to improve traffic circulation of the neighborhood.

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

The applicant is greatly improving the pedestrian realm and meeting new Livable Places standards. The circumstances supporting the granting of the variance are a result of the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements.

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

The intent and spirit of Chapter 42 will be preserved, as part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards.

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

Granting the variance to allow a 5.75' ROw dedication will improve the public health, safety and welfare of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". The presented shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan.

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

Economic hardship is not the sole justification of the variance. Dedicating more than 5.75' ROW to such streets will otherwise be against sound public policy. Marjorie Street will not extend further to the east due to existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0560
Plat Name: Build Development
Applicant: CGEA|Planning + Design
Date Submitted: 03/25/2024

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

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

The applicant is requesting one (1) variance: 1. To allow a portion of the single-family housing units to be partially within the visibility triangle AND within the 20 feet at the intersection of Marjorie Street & Sears Street

Chapter 42 Section: 161

Chapter 42 Reference:

Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. For lots and multi-unit residential sites located on collector or local streets that take rear or side access in accordance with section 42-188 and qualify for a reduced building line of 5 feet, an encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

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 in the Acres Homes Complete Community at the intersection of Sealy Street & Marjorie Street. The applicant is requesting one (1) variance: To allow a portion of the single-family housing units to be partially within the visibility triangle AND within the 20 feet at the intersection of Marjorie Street & Sears Street. The subject tract is located in the emerging community of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored alley access and other Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works staff, the city does not maintain the alleys in the back, nor does an HOA. Therefore, other options were explored i.e. front loaders, flag lots and shared driveway designs. Once some schematic designs were drawn up, the planning team met with City of Houston Planning staff. Here we presented our shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. As part of the proposal the pedestrian

realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards. Marjorie Street is a local east-west street that is platted throughout with less than 38.5' ROW more than 100 years ago. Due to the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements. Strict application of the ordinance to Marjorie Street would create an infeasible development. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy is to continue to allow pre-ordinance style development to continue to be developed. Since Marjorie Street's traffic volume on the street is minimal, allowing our development to be in the visibility triangle would fit the community character (a two block public street).

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

The applicant is greatly improving the pedestrian realm and meeting new Livable Places standards. The circumstances supporting the granting of the variance are a result of the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements.

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

The intent and spirit of Chapter 42 will be preserved, as part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards.

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

Granting the variance will improve the public health, safety and welfare of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". The presented shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan.

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

Economic hardship is not the sole justification of the variance. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy should continue to allow pre-ordinance style development to continue to be developed. Marjorie Street and Sears Streets are low traffic volume in existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0560
Plat Name: Build Development
Applicant: CGEA|Planning + Design
Date Submitted: 03/25/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant is requesting one (1) variance: 1. To allow a 2' building line along Marjorie Street
Chapter 42 Section: 156

Chapter 42 Reference:
Sec. 42-156. - Collector and local streets—Single-family residential. (a)Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (b)Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1)20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2)10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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 in the Acres Homes Complete Community at the intersection of Sealy Street & Marjorie Street. The applicant is requesting one (1) variance: To allow a 2' building line along Marjorie Street. The subject tract is located in the emerging community of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored alley access and other Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works staff, the city does not maintain the alleys in the back, nor does an HOA. Therefore, other options were explored i.e. front loaders, flag lots and shared driveway designs. Once some schematic designs were drawn up, the planning team met with City of Houston Planning staff. Here we presented our shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. As part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards. Marjorie Street is a local east-west street that is platted throughout with less than 38.5' ROW more

than 100 years ago. We are asking planning commission to allow a 2' building line in order for development to comply with ROW dedication to Marjorie Street. Due to the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements. Strict application of the ordinance to Marjorie Street would create an infeasible development. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy is to continue to allow pre-ordinance style development to continue to be developed. By allowing a 2' BL along Marjorie Street, the development will have great pedestrian activation along Majorie and Sears Street along with pedestrian amenities. Since Marjorie Street's traffic volume on the street is minimal, allowing our development to be closer to the street would fit the community character (a two block public street).

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

The applicant is greatly improving the pedestrian realm and meeting new Livable Places standards. The circumstances supporting the granting of the variance are a result of the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements.

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

The intent and spirit of Chapter 42 will be preserved, as part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards.

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

Granting the variance will improve the public health, safety and welfare of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". The presented shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan.

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

Economic hardship is not the sole justification of the variance. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy should continue to allow pre-ordinance style development to continue to be developed. Marjorie Street and Sears Streets are low traffic volume in existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0560
Plat Name: Build Development
Applicant: CGEA|Planning + Design
Date Submitted: 03/25/2024

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

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

The applicant is requesting one (1) variance: 1. To allow lots to be less than 3,500 square feet.

Chapter 42 Section: 181

Chapter 42 Reference:

Sec. 42-181. - Single-family residential lot size. (a)The minimum lot size for a single-family residential lot with wastewater collection service shall be as shown below, except for lots within courtyard style development meeting the requirements of section 42-194: (1)5,000 square feet for a lot within the extraterritorial jurisdiction; or (2)3,500 square feet for a lot within the city

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 in the Acres Homes Complete Community at the intersection of Sealy Street & Marjorie Street. The applicant is requesting one (1) variance: To allow lots to be less than 3,500 square feet. The subject tract is located in the emerging community of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored alley access and other Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works staff, the city does not maintain the alleys in the back, nor does an HOA. Therefore, other options were explored i.e. front loaders, flag lots and shared driveway designs. Once some schematic designs were drawn up, the planning team met with City of Houston Planning staff. Here we presented our shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. During the complete communities action plan, acres homes called for high density development to create affordability, walkability and more rooftops to attract more commercial opportunities. This development will bring more units of housing, where it is needed. As part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards. Marjorie Street is a local east-west street that is platted throughout with less than 38.5' ROW more than 100 years ago. We are asking the Planning Commission to allow lots to be smaller than the required 3,500 square foot lot requirement. As platted, the city allows 2 units per lot, currently two platted lots, therefore 4 units

would be allowed currently. But now, we are improving the access to the lots and safety by adding a shared-driveway for access. Due to the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements. Strict application of the ordinance to Marjorie Street would create an infeasible development. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy is to continue to allow pre-ordinance style development to continue to be developed. By allowing lots to be smaller, the requirements, the development will have great pedestrian activation along Majorie and Sears Street along with pedestrian amenities. Since Marjorie Street's traffic volume on the street is minimal, and our development is providing shared driveway access increasing pedestrian/car safety allowing our development to be built would fit the community character (a two block public street).

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

The applicant is greatly improving the pedestrian realm and meeting new Livable Places standards. The circumstances supporting the granting of the variance are a result of the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements.

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

The intent and spirit of Chapter 42 will be preserved, as part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards.

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

Granting the variance will improve the public health, safety and welfare of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". The presented shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan.

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

Economic hardship is not the sole justification of the variance. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy should continue to allow pre-ordinance style development to continue to be developed. Marjorie Street and Sears Streets are low traffic volume in existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future. Additional, Complete Communities Acres Home asked for more of this type of development per a 2 year long public engagement process.

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 29, 2024

NOTICE OF VARIANCE

PROJECT NAME: Build Development
REFERENCE NUMBER: 2024-0560

VAR

Dear Property Owner:

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

CGEA|Planning and Design, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the applicant to not dedicate 10.75' of right of way to Marjorie Street. 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, April 18, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

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

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

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

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

For additional information regarding this project, please call Carlos G Espinoza with CGEA|Planning and Design at 713-965-7385. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Campos at Sundown (DEF 2)

Applicant: Carranza Outsource Drafting



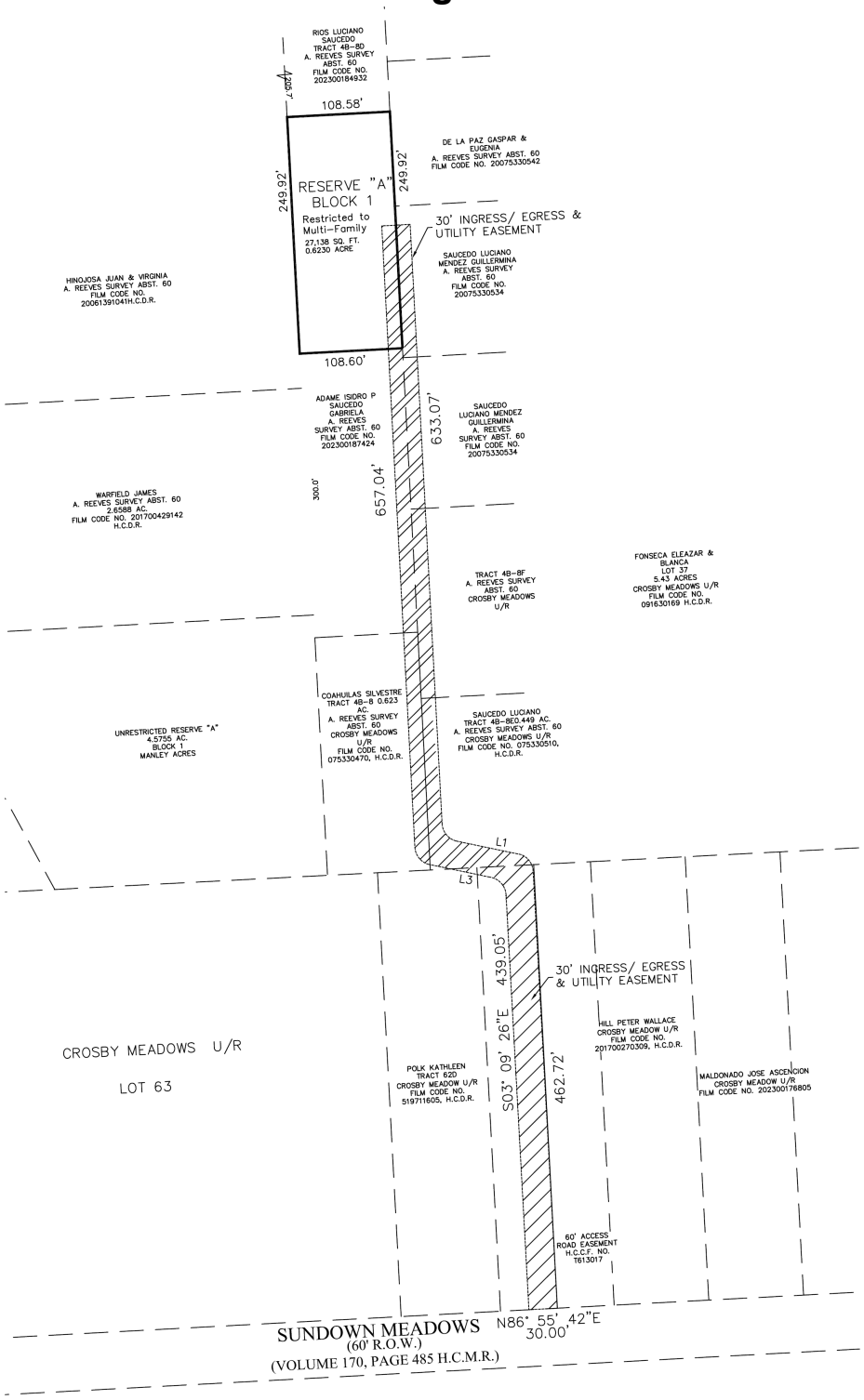
D – Variances **Site Location**

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Campos at Sundown (DEF 2)

Applicant: Carranza Outsource Drafting



D – Variances Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Campos at Sundown (DEF 2)

Applicant: Carranza Outsource Drafting



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0463
Plat Name: Campos at Sundown
Applicant: Carranza Outsource Drafting
Date Submitted: 03/10/2024

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 take access via an access easement in lieu of public street frontage.
Chapter 42 Section: 42-188

Chapter 42 Reference:
(a)Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The Owner of the property is landlocked and doesn't have access to the nearest rightof- way (Sundown Meadows) The subdivision is unrecorded. Per the CPL and a previously performed survey there is an existing 8.58' ingress/egress & utility easement on each side of the east boundary line of subject property. There is also a 60' foot access easement owned by the Shore Company that we would like to utilize being Tract 62a-1 and add an access easement connecting to the ingress/egress easement.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The Owner has owned the land since 2014 and there is no recorded plat map for this area. The original tract is 5.0164 acres with the 60' access easement but has since been split amongst family members excluding my client, Manuel Campos. The subject tract is landlocked as are the adjoining tracts.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The owner is seeking to properly record his piece of land and access easement by replat and City of Houston recordation.

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

The purpose of the variance is to follow Harris County and City of Houston guidelines to create a recorded tract and new tract.

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

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

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: E and E Aviation

Applicant: Conley Land Services, LLC



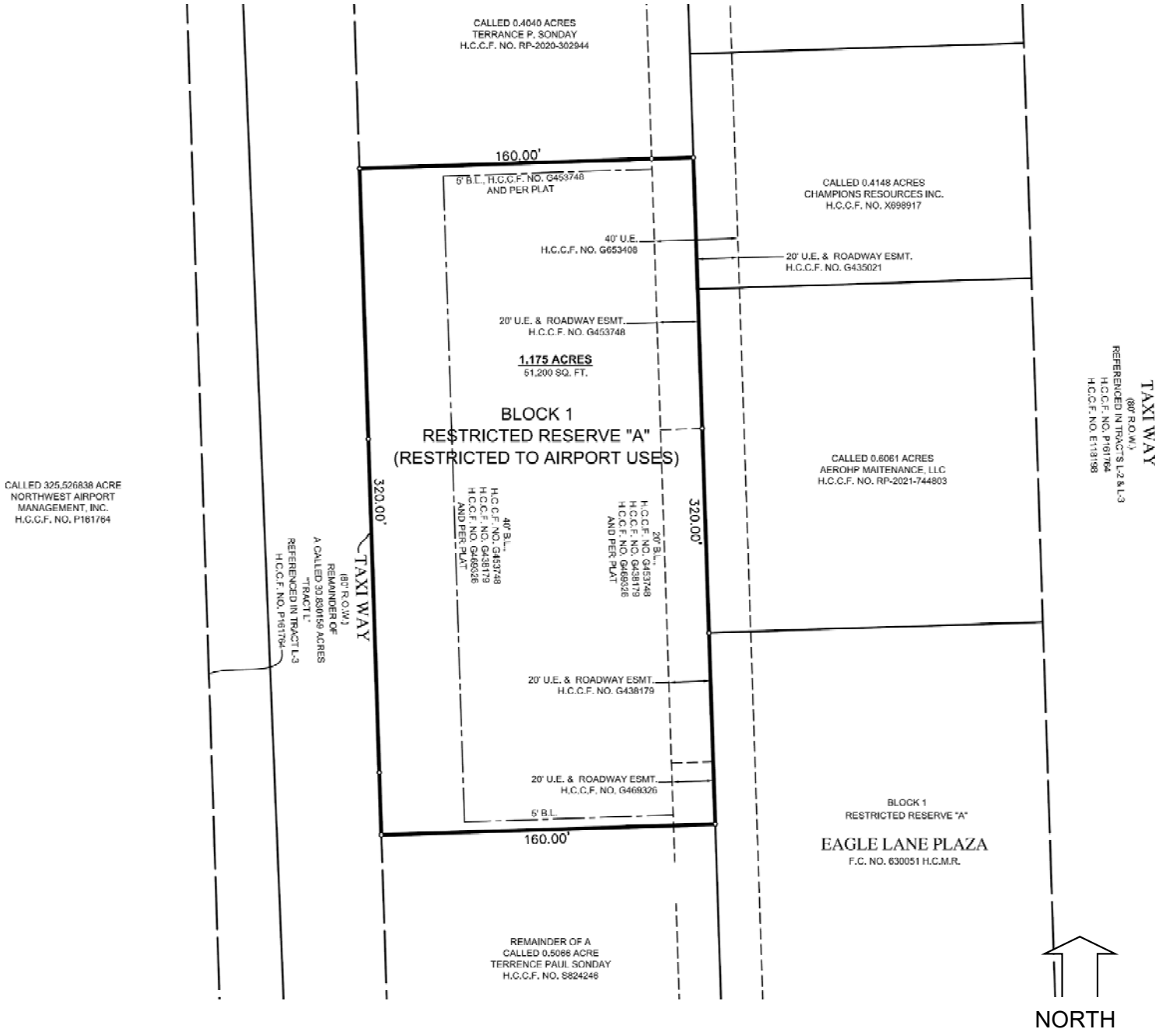
D – Variances **Site Location**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: E and E Aviation

Applicant: Conley Land Services, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 05/02/2024**

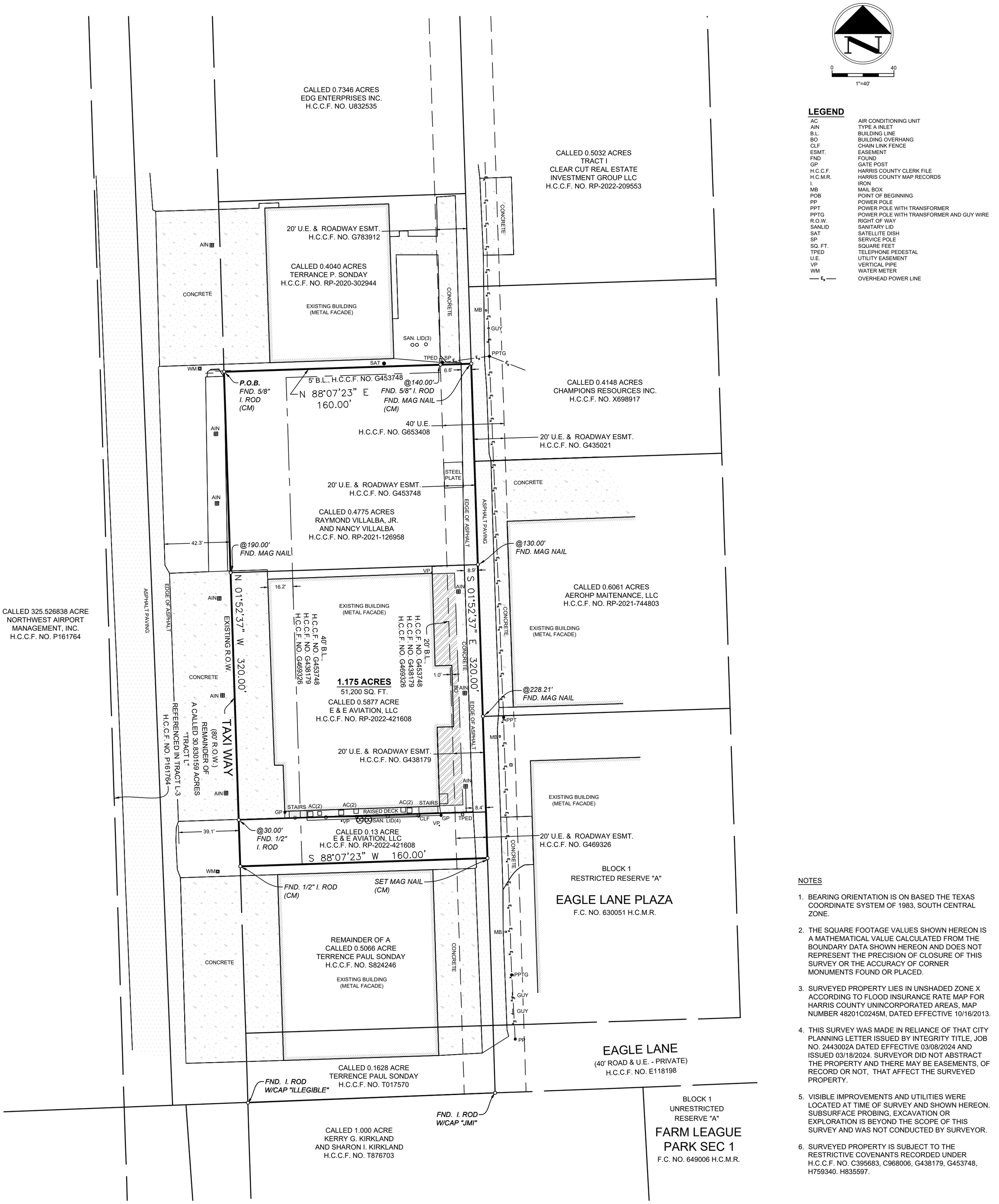
Subdivision Name: E and E Aviation

Applicant: Conley Land Services, LLC



D – Variances

Aerial



LEGEND

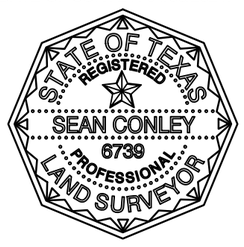
AC	AIR CONDITIONING UNIT
AIN	TYPE A INLET
B.L.	BUILDING LINE
BO	BUILDING OVERHANG
CLF	CHAIN LINK FENCE
ESMT.	EASEMENT
FND	FOUND
GP	GATE POST
H.C.C.F.	HARRIS COUNTY CLERK FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.	IRON
MB	MAIL BOX
POB	POINT OF BEGINNING
PP	POWER POLE
PPT	POWER POLE WITH TRANSFORMER
PPTG	POWER POLE WITH TRANSFORMER AND GUY WIRE
R.O.W.	RIGHT OF WAY
SANLID	SANITARY LID
SAT	SATELLITE DISH
SP	SERVICE POLE
SQ. FT.	SQUARE FEET
TPED	TELEPHONE PEDESTAL
U.E.	UTILITY EASEMENT
VP	VERTICAL PIPE
WM	WATER METER
—— E_x ——	OVERHEAD POWER LINE

NOTES

1. BEARING ORIENTATION IS ON BASED THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0245M, DATED EFFECTIVE 10/16/2013.
4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CITY PLANNING LETTER ISSUED BY INTEGRITY TITLE, JOB NO. 2443002A DATED EFFECTIVE 03/08/2024 AND ISSUED 03/18/2024. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER H.C.C.F. NO. C395683, C968006, G438179, G453748, H759340. H835597.

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II SURVEY.
FIELDWORK WAS COMPLETED ON JANUARY 9, 2024.

DATE OF SURVEY: 04/08/2024.



SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

7884 EAGLE LANE
SPRING TX 77379

STANDARD LAND SURVEY OF
1.175 ACRES OF LAND
SITUATED IN THE
THOMAS MARTIN SURVEY, ABSTRACT 552
HARRIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
11003 BUTTONWOOD CREEK TRAIL
TOMBALL, TX 77375
TEL. (832) 729-4997
CONLEYLAND.COM
TBPELS FIRM NO. 10194732

SCALE: 1"=40'	JOB NO. 23.0121	DATE: 04/08/2024

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0597
Plat Name: E and E Aviation
Applicant: Conley Land Services, LLC
Date Submitted: 03/25/2024

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:
Take access from an existing 40-wide access easement.
Chapter 42 Section: 42-122

Chapter 42 Reference:
Right-of-way widths of local streets to be 60 feet if adjacent to any other development.

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

an expansion of right-of-way would encroach on existing buildings, utilities, machinery, drainage structures and generally used travel areas by airport tract owners, some of which have buildings having been in continuous use dating back to the year 1980.

(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 area has already been developed and there are no plans for future development at this time. The existing conditions will show a widened access road would negatively impact all tracts in the area.

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

Correct, the access easement was created with the intention for private airport use. The variance has been granted to multiple applicants in immediate area, all using the same easement and existing road for access to airport use tracts.

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

Correct, the general purposes of this chapter will be preserved and maintained.

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

Correct, granting the variance will not be injurious to the public health, safety or welfare. There will be no changes to existing site or access from its historical and current use.

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

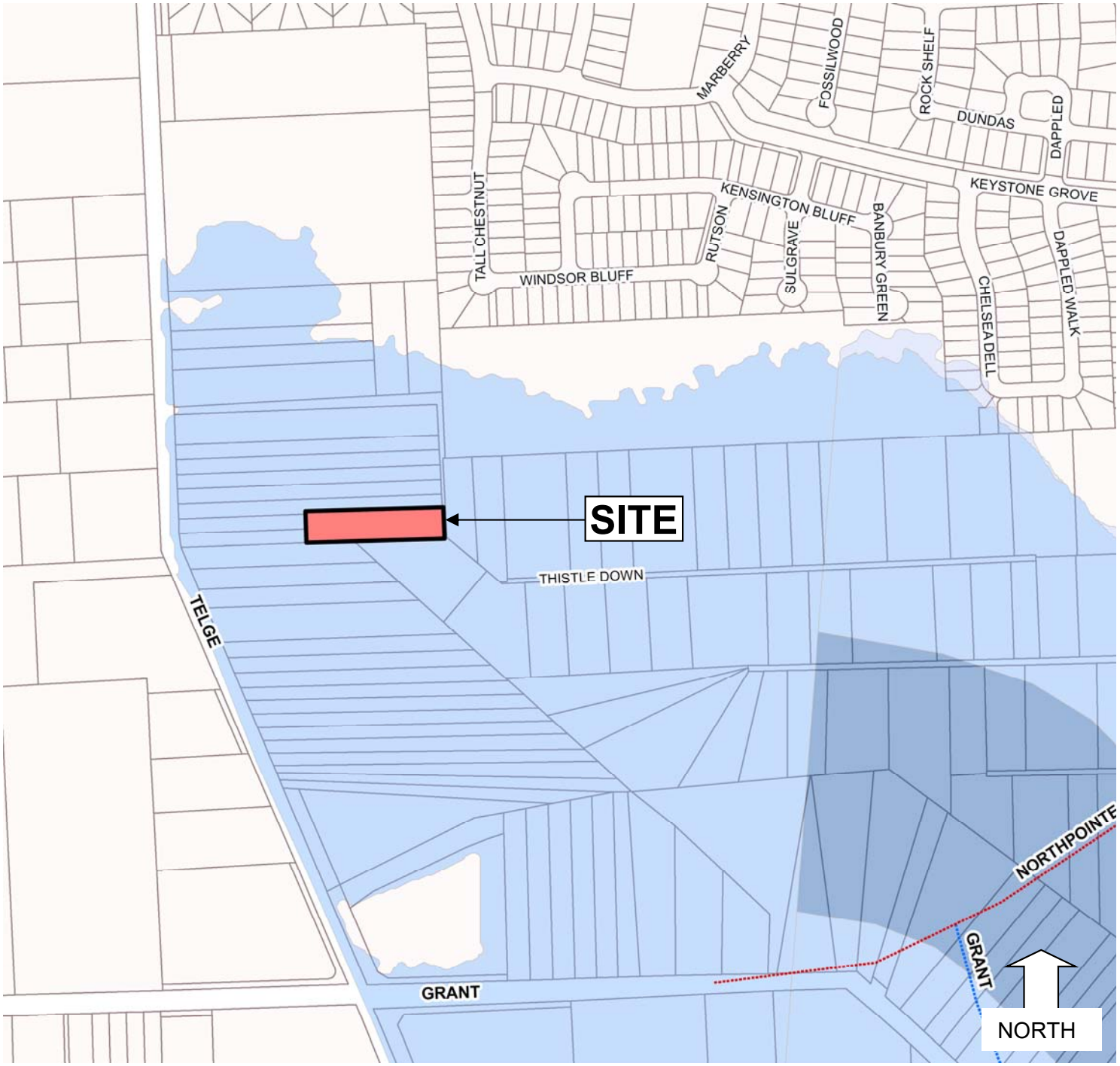
Correct, economic hardship is not the sole justification of the variance. The easement and existing road has been in continuous use by airport for decades.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gruller

Applicant: Gruller Surveying



D – Variances

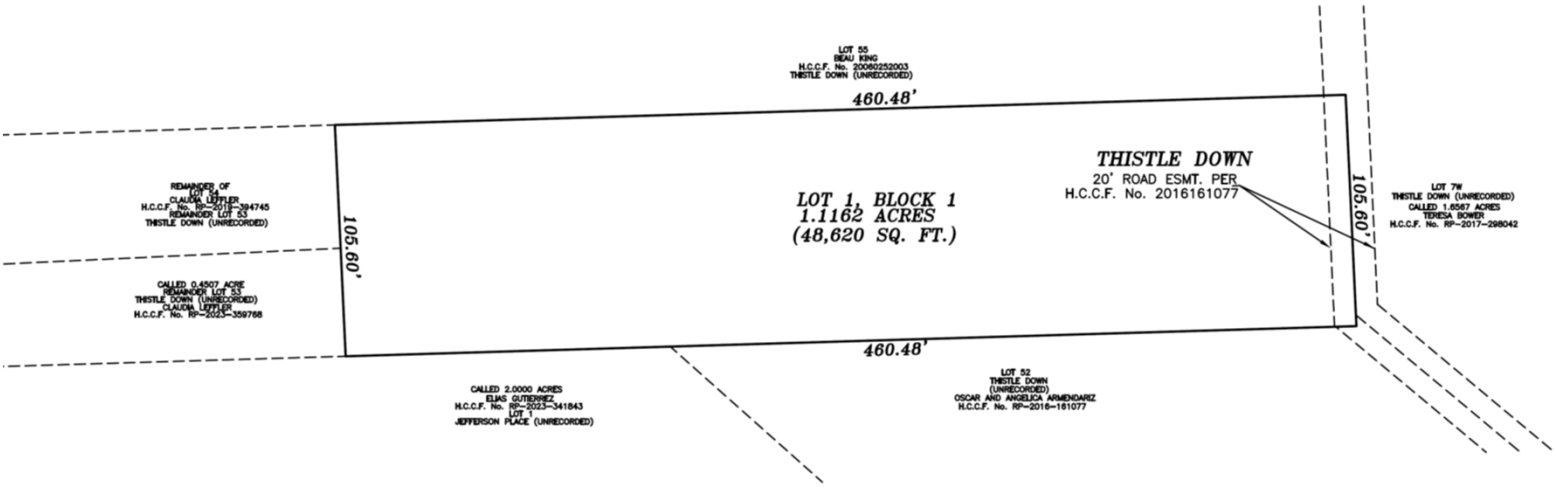
Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gruller

Applicant: Gruller Surveying



NORTH

D – Variances Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gruller

Applicant: Gruller Surveying



D – Variances

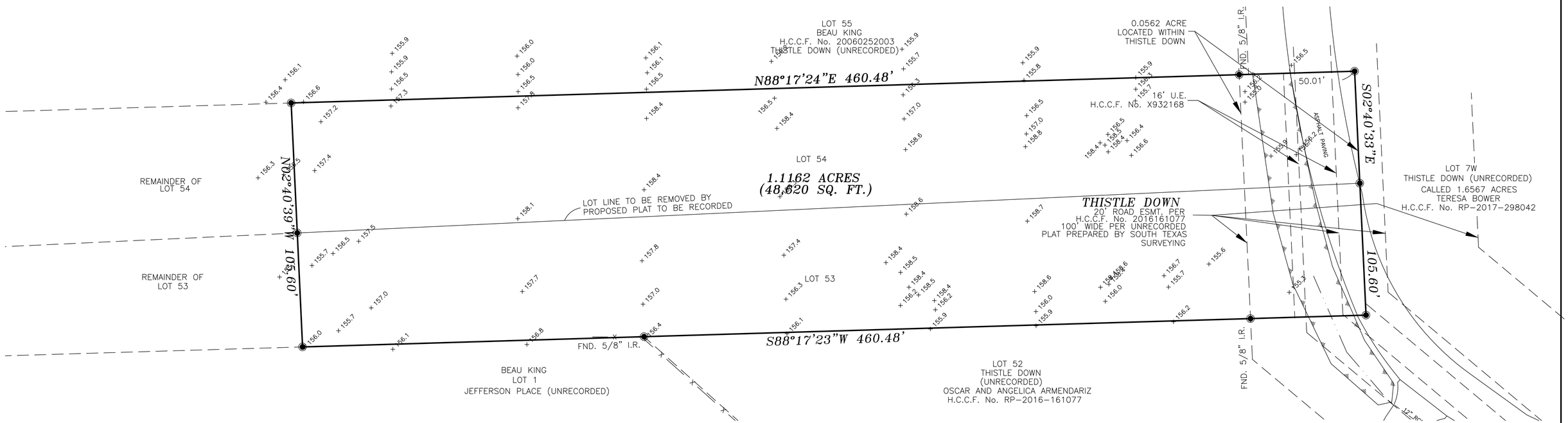
Aerial

30 15 0 30 60 90

SCALE: 1" = 30'

NOTES:

1. The surveyor has not abstracted the subject property.
2. This survey was created with the benefit of a title commitment prepared by First National Title Insurance Company under G.F. Number 22-707040-CY, dated October 4, 2022.(As to Tract I)
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, NAD 83, South Central Zone.
4. By graphic plotting only, the subject property lies in Zone "A", areas determine to be within of the 1% annual chance flood with no base flood elevations, as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0220L, dated 06-18-2007. Nearest B.F.E. is
5. Control Benchmark, H.C.F.R.M. 110645, Elev.=153.37', NAVD88, 2001 Adjustment.



LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MH MANHOLE
- MW MONITORING WELL
- CLEANOUT
- GATE VALVE & BOX
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- LS LIGHT STANDARD
- LIGHT
- TRAFFIC SIGN
- TREE
- PIPE BOLLARD
- F.O.C. FIBER OPTIC CABLE
- M.H. MANHOLE
- GD= GRATE DRAIN
- CURB LINE
- EDGE ASPHALT
- CURB INLET
- AREA INLET
- EDGE OF BUILDING
- 45.67 / 45.17 TOP OF CURB ELEVATION / GUTTER ELEVATION

STATE OF TEXAS REGISTERED KENNETH A. GRULLER 5476 PROFESSIONAL LAND SURVEYOR

I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY

BOUNDARY AND TOPOGRAPHY OF A 1.1162 ACRE TRACT BEING OUT OF AND APART OF LOTS 53 & 54 THISTLE DOWN (UNRECORDED) LOCATED IN THE WILLIAM KRUEGER SURVEY, A-721 HARRIS COUNTY, TEXAS

GRULLER
PROFESSIONAL LAND SURVEYING
1244 N POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
www.grullersurveying.com

SCALE: 1"= 30'	FIELD BOOK: 2023-TD	DATE: 06-15-2023
PHONE: (713) 333-1466 FAX: (713) 782-3755	D: P.T.	C: K.G.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0601
Plat Name: Gruller
Applicant: Gruller Surveying
Date Submitted: 03/25/2024

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 take access via an access easement in lieu of public street frontage.
Chapter 42 Section: 188

Chapter 42 Reference:
Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

(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 lot has access via an access easement that has been in place for 20+ years and supplies adequate access to all lots in the subdivision, there is no other feasible access point other than the easement. The entire neighborhood all takes access from this road, and there are many new homes being built that have been permitted and approved.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances were not created by the applicant as the lot has no other option but to take access from the dedicated easement. This neighborhood was designed and developed to take access via a private road.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent is to provide adequate access to lots, this lot has adequate access via the private road, the development was never designed or intended to have access via a public R.O.W..

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will keep the uniformity of the development and keep safety as it was designed to do when developed.

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

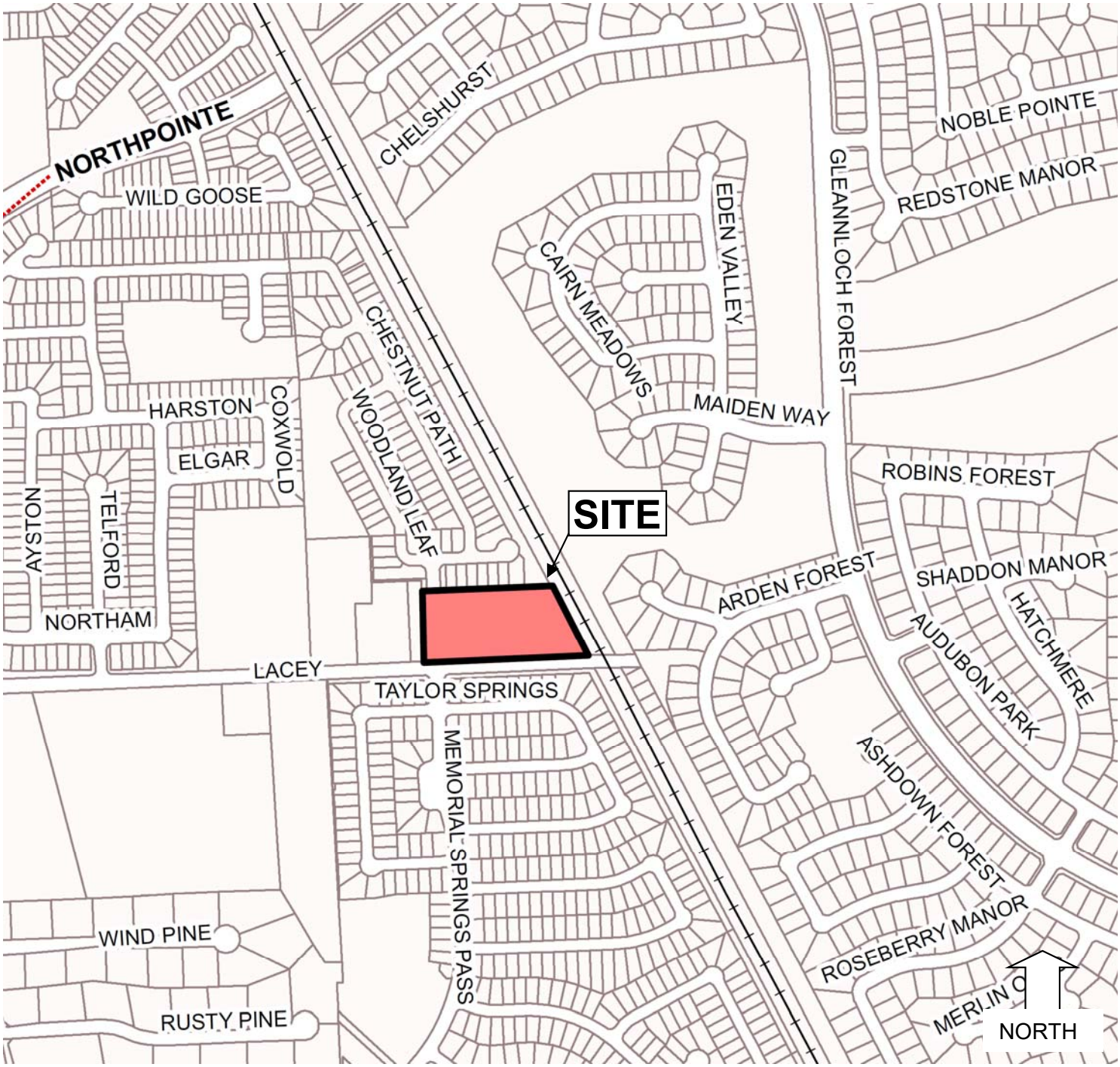
The lot has no other choice but to take access via the private road. Economic hardship is not the sole justification as the lot was intended to take access from the beginning of the development.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Lacey Estates

Applicant: PLS Construction Layout, Inc.



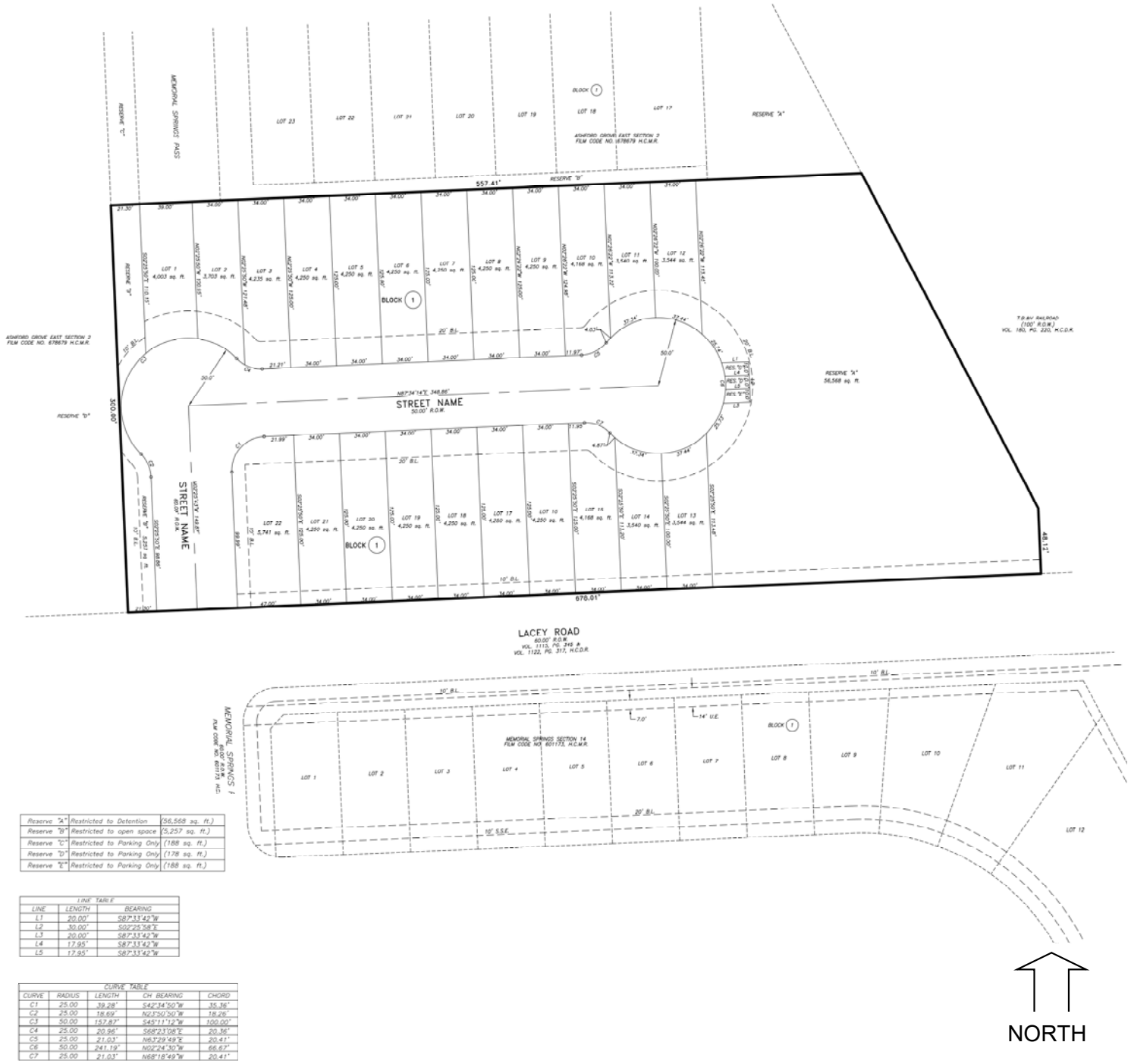
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Lacey Estates

Applicant: PLS Construction Layout, Inc.



Reserve "A"	Restricted to Detention	(56,568 sq. ft.)
Reserve "B"	Restricted to open space	(5,257 sq. ft.)
Reserve "C"	Restricted to Parking Only	(188 sq. ft.)
Reserve "D"	Restricted to Parking Only	(178 sq. ft.)
Reserve "E"	Restricted to Parking Only	(188 sq. ft.)

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	S87°33'42"W
L2	30.00'	S02°25'58"E
L3	20.00'	S87°33'42"W
L4	17.95'	S87°33'42"W
L5	17.95'	S87°33'42"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CH. BEARING	CHORD
C1	25.00	39.28'	S42°34'50"W	35.36'
C2	25.00	18.69'	N23°50'50"W	18.26'
C3	50.00	157.87'	S45°11'12"W	100.00'
C4	25.00	20.96'	S68°23'08"E	20.36'
C5	25.00	21.03'	N63°29'49"E	20.41'
C6	50.00	241.19'	N02°24'30"W	66.67'
C7	25.00	21.03'	N68°18'49"W	20.41'

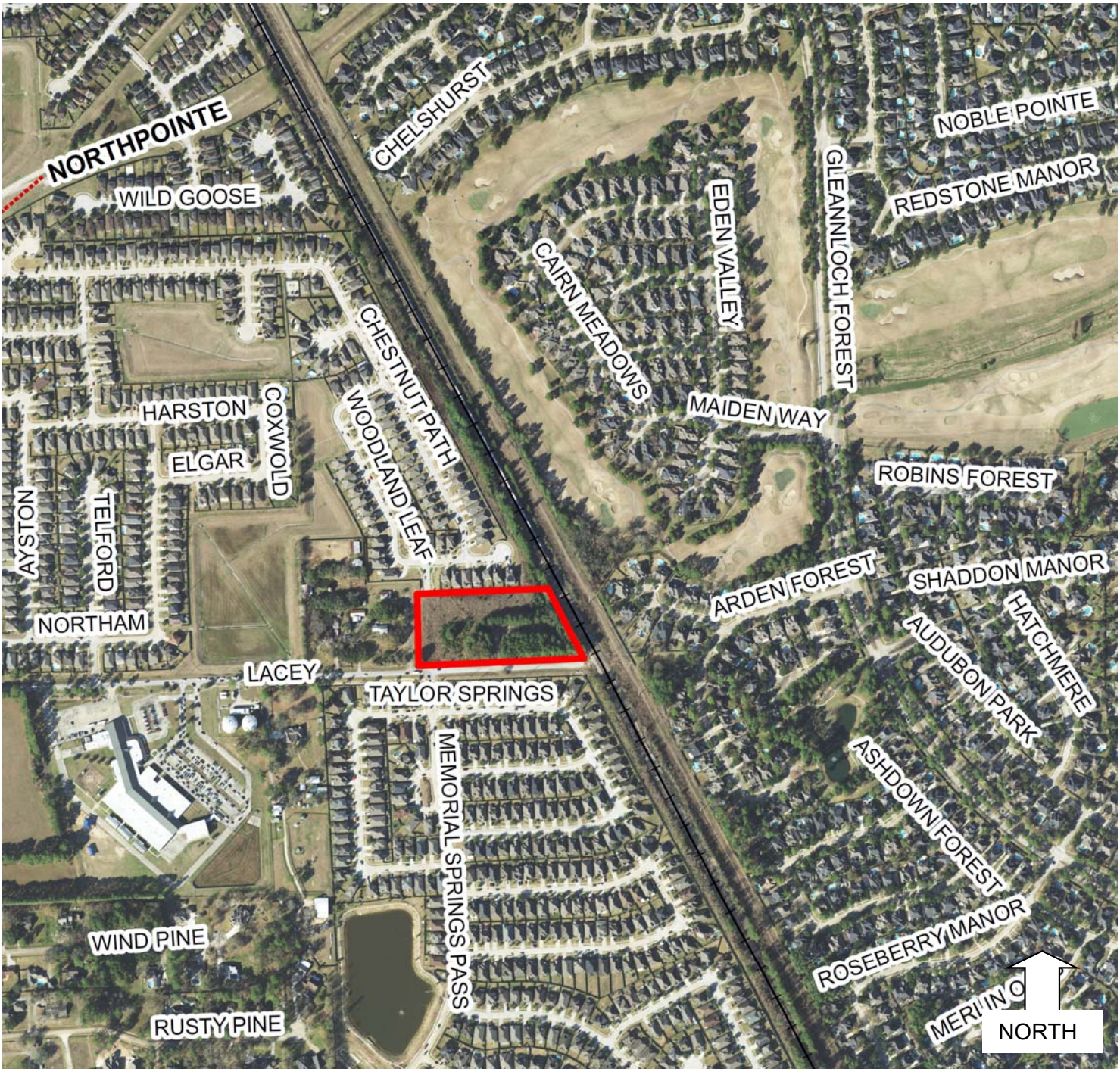
D – Variances Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/02/2024**

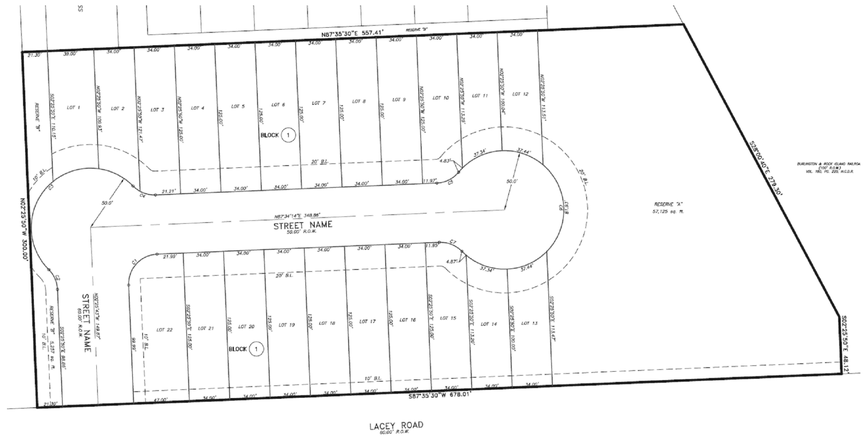
Subdivision Name: Lacey Estates

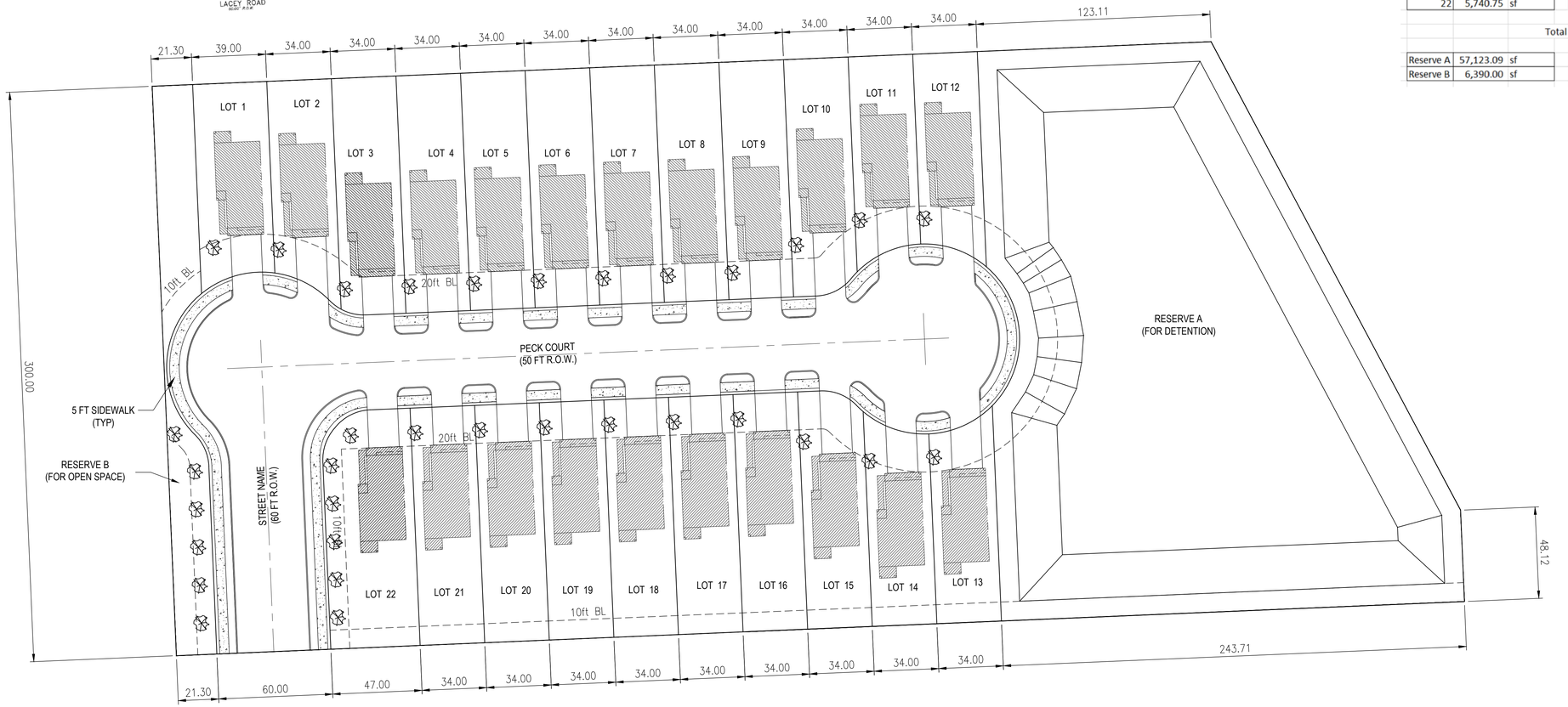
Applicant: PLS Construction Layout, Inc.



D – Variances

Aerial





Lot / Reser	Area	Compensating Area
1	3,703.25 sf	300 sf
2	4,003.70 sf	200 sf
3	5,740.75 sf	0 sf
4	4,250.00 sf	200 sf
5	4,250.00 sf	200 sf
6	4,250.00 sf	200 sf
7	4,250.00 sf	200 sf
8	4,250.00 sf	200 sf
9	4,250.00 sf	200 sf
10	4,167.68 sf	200 sf
11	3,550.00 sf	300 sf
12	3,544.01 sf	300 sf
13	3,544.01 sf	300 sf
14	3,550.00 sf	300 sf
15	4,167.68 sf	200 sf
16	4,250.00 sf	200 sf
17	4,250.00 sf	200 sf
18	4,250.00 sf	200 sf
19	4,250.00 sf	200 sf
20	4,250.00 sf	200 sf
21	4,250.00 sf	200 sf
22	5,740.75 sf	0 sf
	Total	4500 sf

Reserve A	57,123.09 sf
Reserve B	6,390.00 sf

ISSUED FOR COMMENTS
03/26/2024

NO	DATE	DESCRIPTION	BY	CHK	APPR
A	03/26/24	ISSUED FOR APPROVAL	J.R.	J.R.	J.R.

REVISIONS

Engineering & Construction, Inc
TBPE FIRM NO. F-18626
2010 N LOOP WEST, STE 280
HOUSTON, TEXAS 77018
info@3h.engineering
p. 281-819-3150

Qdro Capital
10830 Lacey Rd
Tomball, TX 77375

SCALE:	AS SHOWN	DATE	
DESIGNED BY:	J. ROCHA	01/2024	LACEY ESTATES SITE STUDY
DRAWN BY:	J. ROCHA	01/2024	–
CHECKED BY:	J. ROCHA	01/2024	PROJECT NO.: 240046-01
APPROVED BY:	J. ROCHA	01/2024	REVISION: A

C-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0585
Plat Name: Lacey Estates
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 03/25/2024

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

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

To not extend the existing stub street of Memorial Springs Pass on the northern boundary of the subject tract through to Lacey Rd., and in lieu of the extension, to provide a cul-de-sac connection to Lacey Rd. from the site, resulting in an intersection spacing of approximately ±1,349' between Telford Way west of the site and the proposed connection to Lacey Rd.

Chapter 42 Section: 135(a)

Chapter 42 Reference:

Sec. 42-135. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1)The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3)The existing stub street is only one lot in depth; (4)The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

The subject site is 4.3208 acres, approximately ±300' wide located within Harris County, lying at the intersection of Lacey Road (60' R.O.W.) and Memorial Springs Pass (60' R.O.W.). The subject site is surrounded to the east and west by two reserves and to the north and south by existing single-family neighborhoods with public streets. The right-of-way for Memorial Springs Pass already exists to the north and south of the subject site, but only a portion of the street has been constructed to date. The non-residential development and Klein ISD property around Lacey Rd. has already blocked off several stub streets from being extended out of the existing neighborhoods, leaving few connections available for through-traffic to move north-south in the vicinity. While it is appropriate to prevent industrial traffic from cutting through the neighborhoods, that leaves the residents with few options to go directly south out of the area. If the subject site were to connect to Memorial Springs Pass, it would create a strong draw for cut-through traffic heading southbound to utilize this connection and cut through the existing neighborhood. Despite the lack of other alternatives, this would be detrimental to the existing residential fabric of the community. Therefore, the subject request is to not extend nor connect to Memorial Springs Pass at all, and instead, to connect to Lacey Rd with a cul-de-sac. The resulting minor gap between existing rights-of-way is about ±1,349' between applicant's proposed connection and Telford Way, a local street on the west of the subject site which provides circulation to Ashford Place Sec 1. It is only a short ±777' to the next Lacey Rd.

north – south intersection known as Hufsmith Kohrville Rd. (100' R.O.W.) which has multiple entrances and exit connections to the surrounding neighborhoods. The properties adjacent to the subject site are reserves and/or neighborhoods, and have collector streets giving access to the properties, ensuring that no parcel is landlocked. There are mitigating circumstances that make this condition allowable. First and foremost, the railroad running along the eastern boundary of the subject site is already in place and runs along the easterly boundary of all the neighborhoods to the north and south of the subject site. Additionally, the Hufsmith Kohrville Rd is a designated major thoroughfare, and the Lacey Rd local street right-of-way is already in place. While the current stub street terminates approximately ±100' away from the subject's proposed cul-de-sac boundary, the Hufsmith Kohrville Rd. thoroughfare will provide the appropriate place for regional through-traffic, which is the intended function of a hierarchical street system, instead of encouraging through-traffic to cut through established residential streets. Telford Way is only about ±1,349' from the applicant's proposed connection to Lacey Rd., which is below the 1400' intersection spacing for local streets. Connecting Memorial Springs Pass through would be a short-term "fix" that would create more problems for the community than it would solve. The existing surrounding neighborhoods have alternative means of circulation to depart from their neighborhoods east or west via their minor collector streets and local streets that connect to Memorial Springs Pass to the north and south and feed into Lacey or Northpointe Blvd, which feeds into Hufsmith Kohrville Rd. The primary concern with connecting Memorial Springs Pass is to avoid regional traffic that does not have its origin or destination within the community from using it as a regional cut-through route. The thoroughfare grid in the area does have other existing options to the east and west for regional traffic to utilize, as it has done up to this point, so regional traffic patterns will not be disrupted by preventing the connection to the stub street as a cul-de-sac will be put in it's place and still provide a superfluous flow to residents of the neighborhood. School traffic from around the subject site is not traveling south – the nearest Klein schools are north and west of this area. The nearby Klein ISD students have schools would not need to use proposed cul-de-sac connection to circulate the neighborhood either. Ultimately, the connection of Memorial Springs Pass would bring in unwanted regional cut-through traffic while providing only minimal use to the existing residents. Preventing this connection is in the best interests of the community and does not alter the existing regional traffic patterns. Additionally, south of the subject site, along the southern right of way of Lacey Road and easterly right of way of Memorial Springs Pass is a one block length subdivision, known as Memorial Springs Section 14, that has access from three different R.O.W.'s, adding further making the requirement to run Memorial Springs Pass through the subject site redundant in an overall plan layout. It would create more issues by saturating the area with intersections and unnecessary southerly pass-through traffic. Applicants site plan provides for better circulation within the subdivision, decreasing pass through traffic by restricting access to the subdivision to only homeowners, while also providing for a turnaround that connects to Memorial Springs Pass and Lacey Road in the chance that a driver gets turned around or access is required. The cul-de-sac turnaround provides for better access and circulation to the subdivision for all parties, including emergency services. Strict application of the requirements of this section would deprive the owner of reasonable use of the land by bringing in unwanted regional cut-through traffic while providing only minimal use to the residents and substantially reducing the overall buildable footprint, creating an undue hardship on the applicant.

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

NA

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

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

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

The intent and general purpose of this chapter will be preserved and maintained by the existing local, collector and major thoroughfares that provide access to the surrounding subdivisions. Area traffic circulation for the surrounding properties will not be affected. The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community and the greater region, while the granting of the variance will prevent regional cut-through traffic from entering the neighborhood, which preserves and maintains the intent and general purposes of this chapter. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate areas on Lacey Road or Memorial Springs Pass.

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

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety, or welfare of this area. As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no negative impact to the public health, safety, or welfare through the granting of this variance.

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

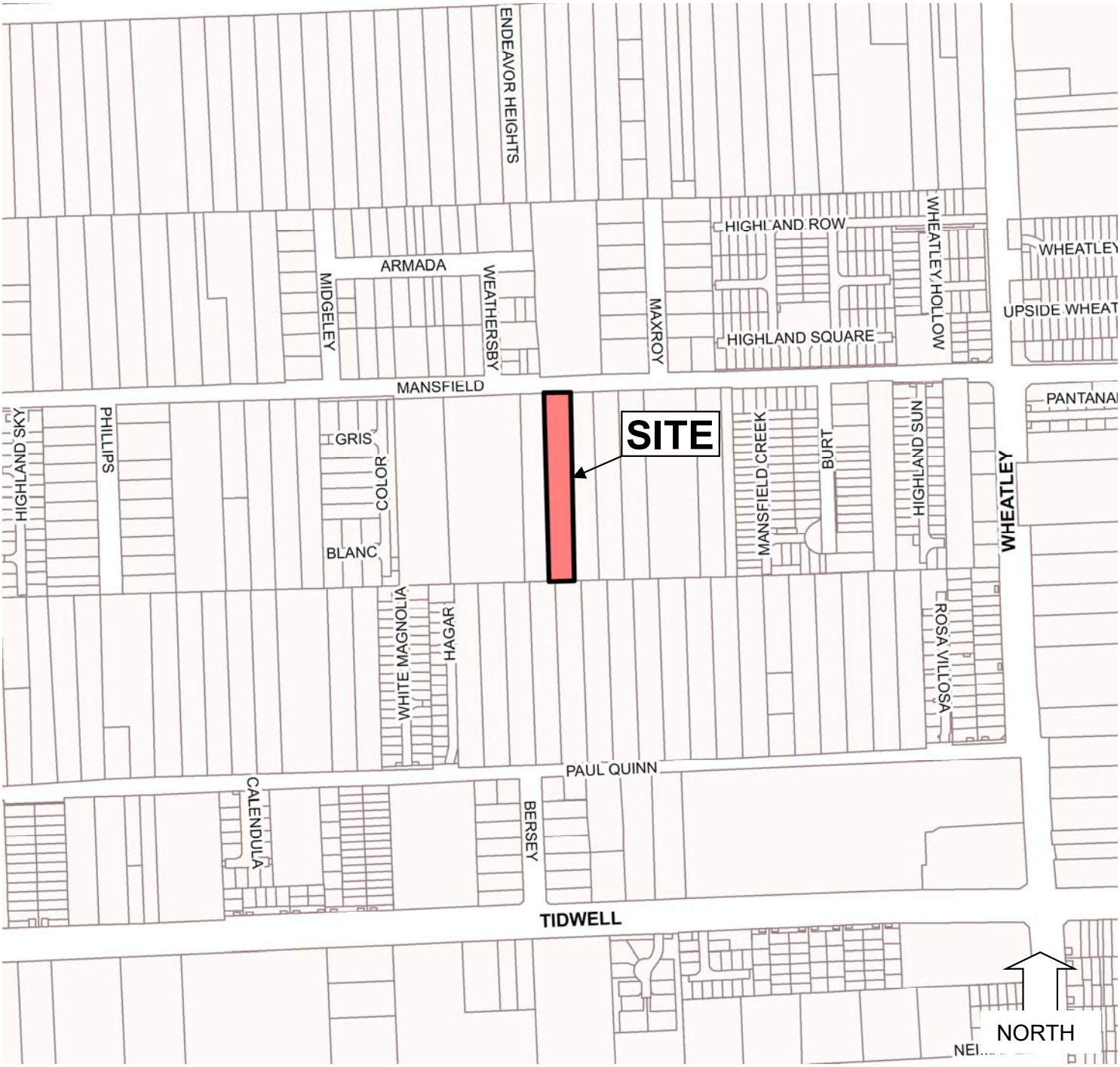
The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the land due to the existing developments surrounding the subject site that are existing conditions and are not the result of a hardship created or imposed by the applicant. The prevention of cut-through traffic is the justification for the variance. Strict application of this chapter also would result in unsound public policy as existing conditions led to the configuration of the property and the general intent and purpose of this chapter suggests that the requested variance should be granted.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Mansfield Terrace (DEF 3)

Applicant: Survey Solutions of Texas



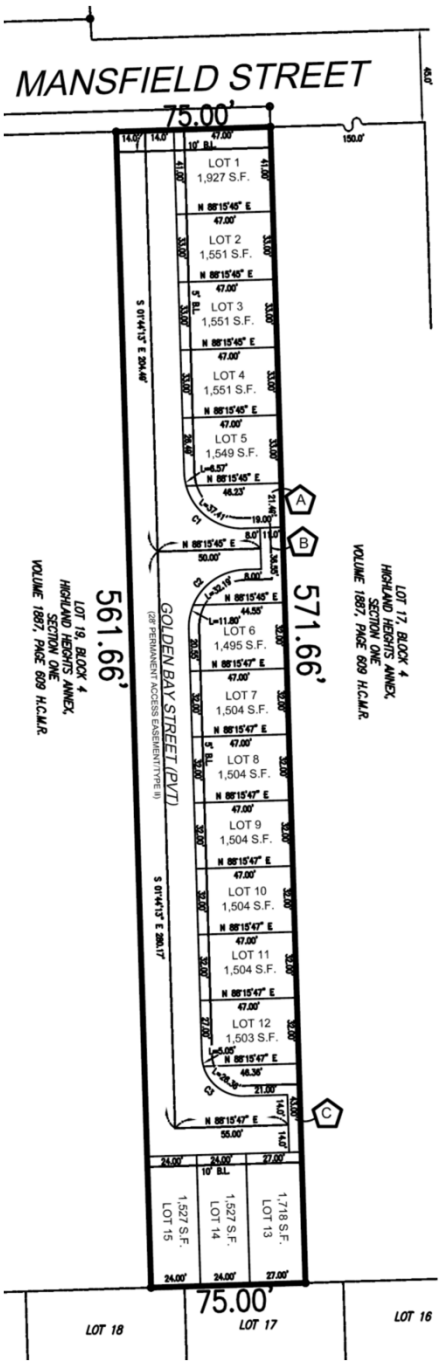
D – Variances **Site Location**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Mansfield Terrace (DEF 3)

Applicant: Survey Solutions of Texas



NORTH

D – Variances Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Mansfield Terrace (DEF 3)

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: 106

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Park 3A Development

Applicant: Fulcrum Land Surveying LLC



D – Variances

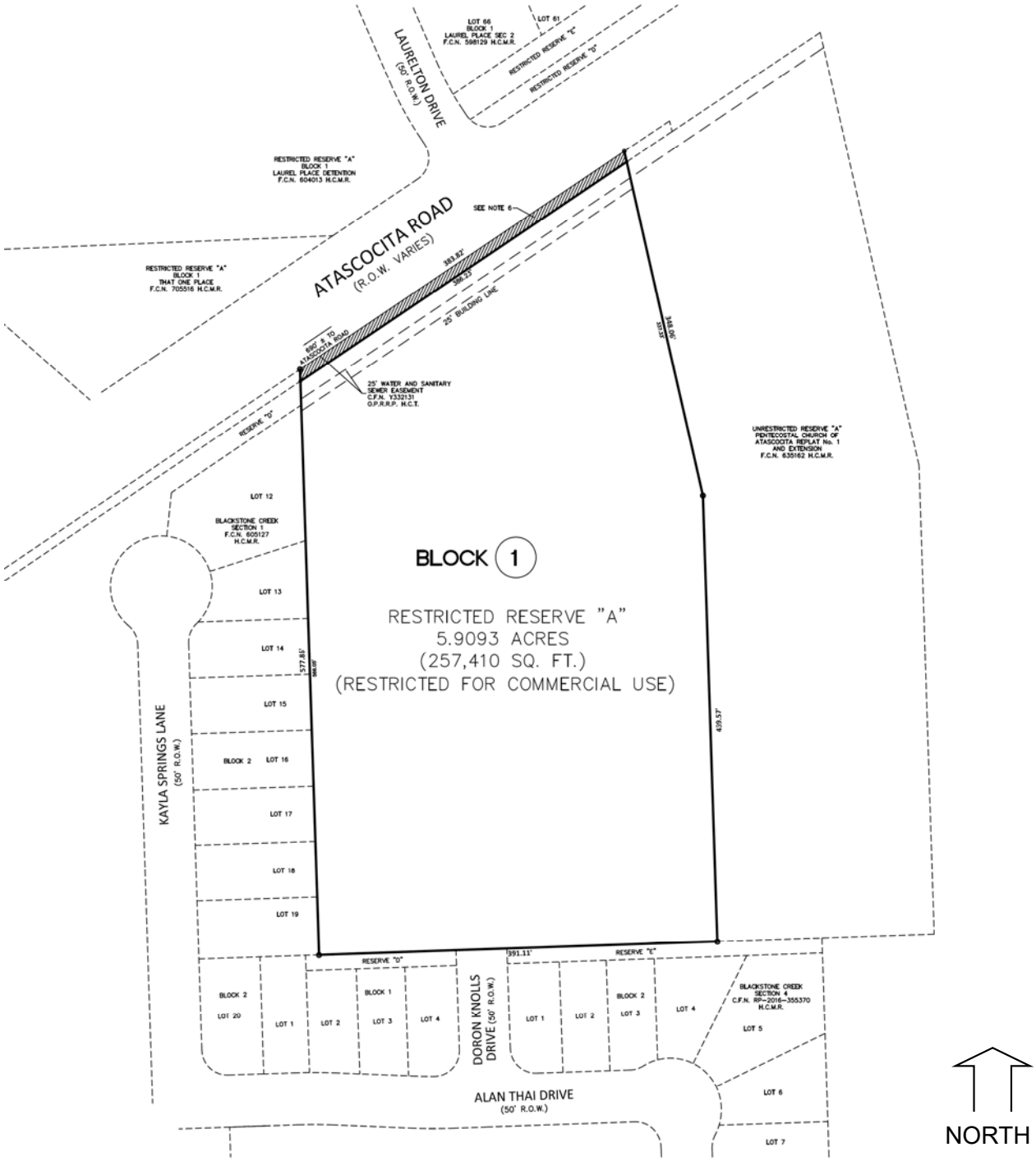
Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Park 3A Development

Applicant: Fulcrum Land Surveying LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Park 3A Development

Applicant: Fulcrum Land Surveying LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0767
Plat Name: Park 3A Development
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 04/19/2024

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

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

Specific variances being sought is not to extend Doron Knolls Drive (Local Street) creating a north-south collector street and to leave as a dead-end street.

Chapter 42 Section: 127, 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-134. - Street Extension. A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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;

Park 3A Development is a 5.99-acre commercial development located along the south side of Atascocita Road. Our southern and western ad joiners are made up of residential homes with existing narrow paved streets. Creating a north/south street connecting the residential neighborhood through our commercial property would increase traffic flow through existing subdivision that will impact public health, safety or welfare of the residential neighborhood. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial tract.

(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 based on the existing physical characteristics that affect this property.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending north

and south from the subject tract would have to go through existing residential lots creating compatibility issues.

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

Granting of the variance will not be injurious to the public health, safety, or welfare.

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

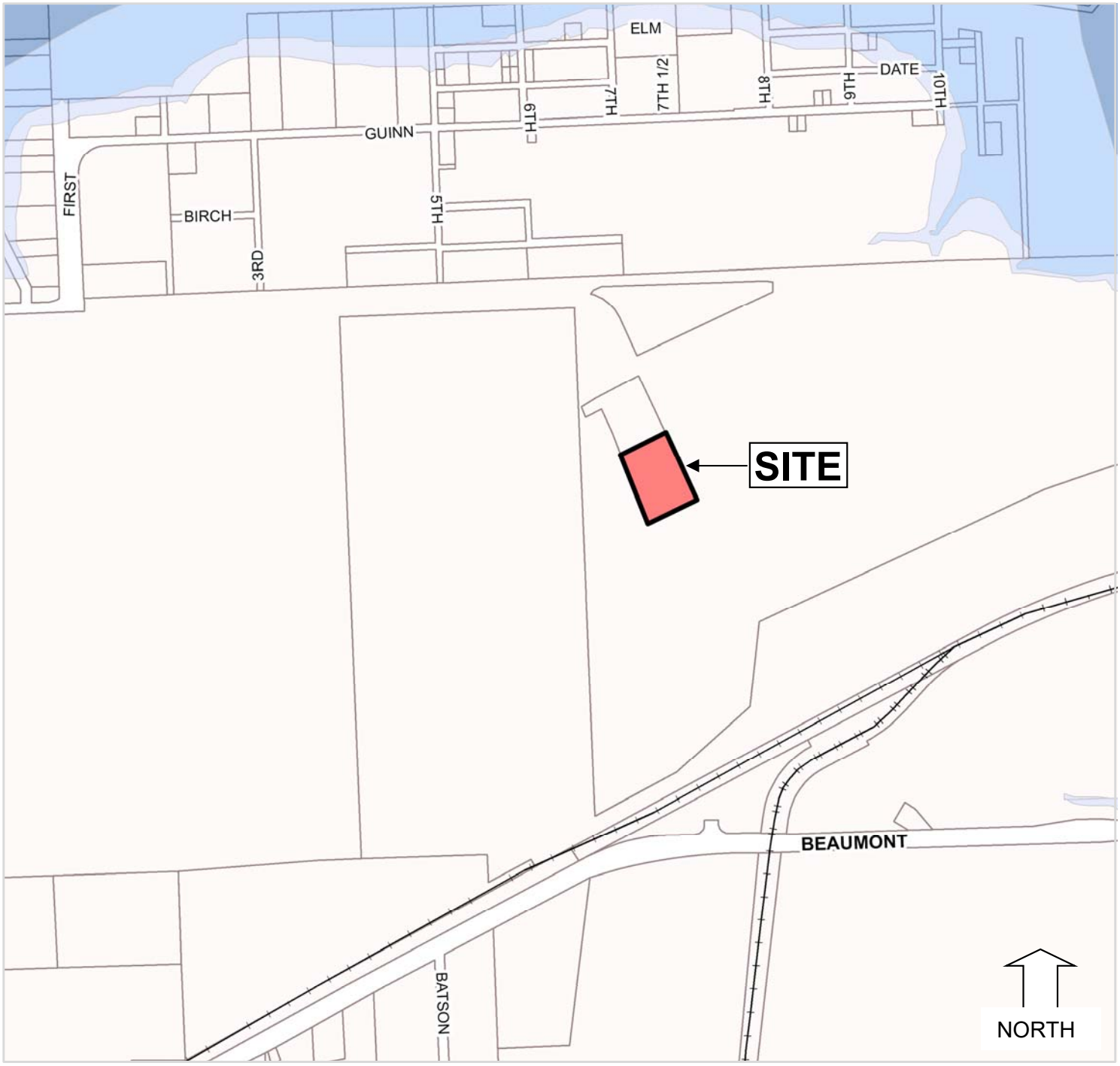
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: SEM Services



D – Variances

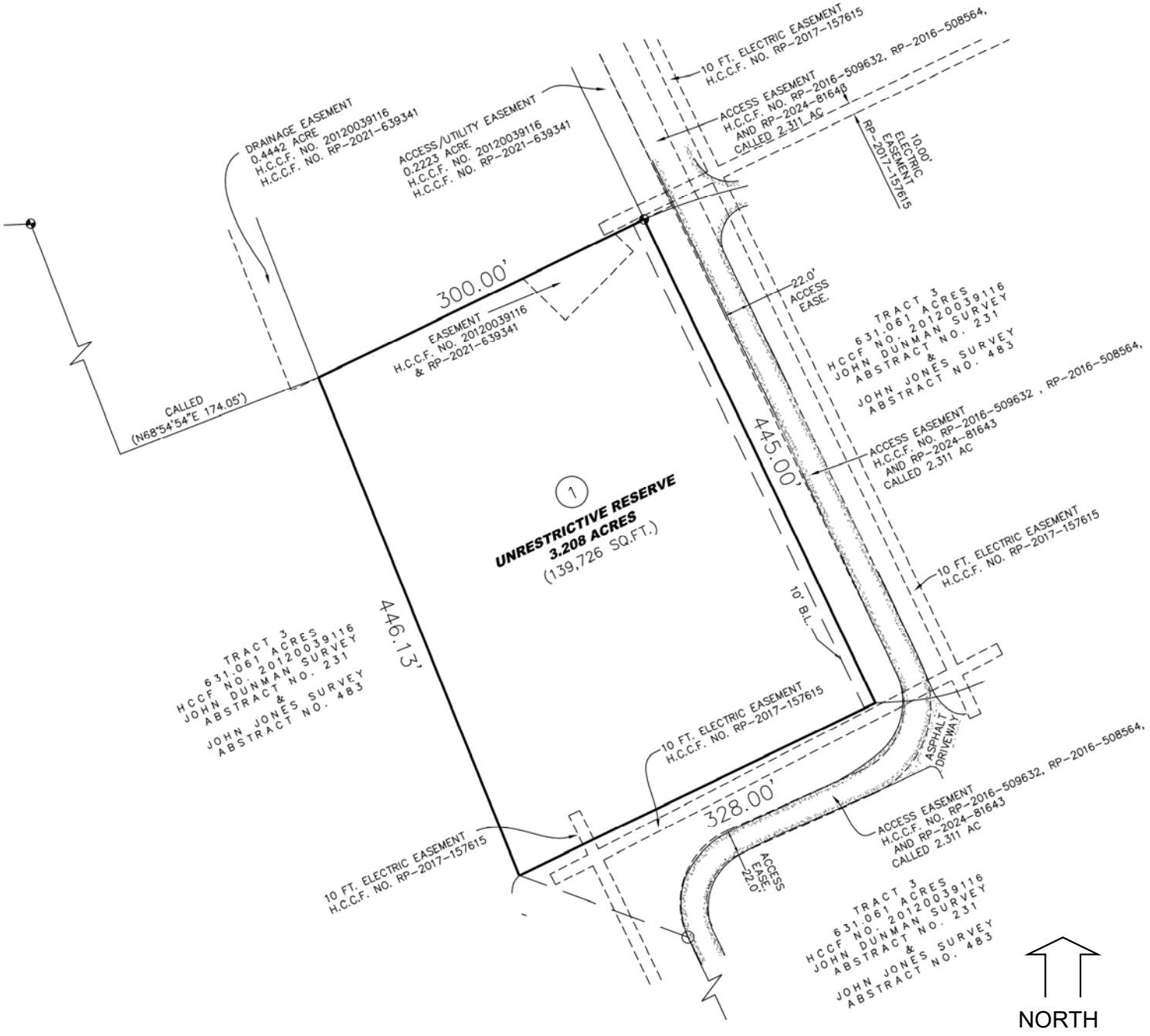
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: SEM Services



D – Variances

Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/02/2024**

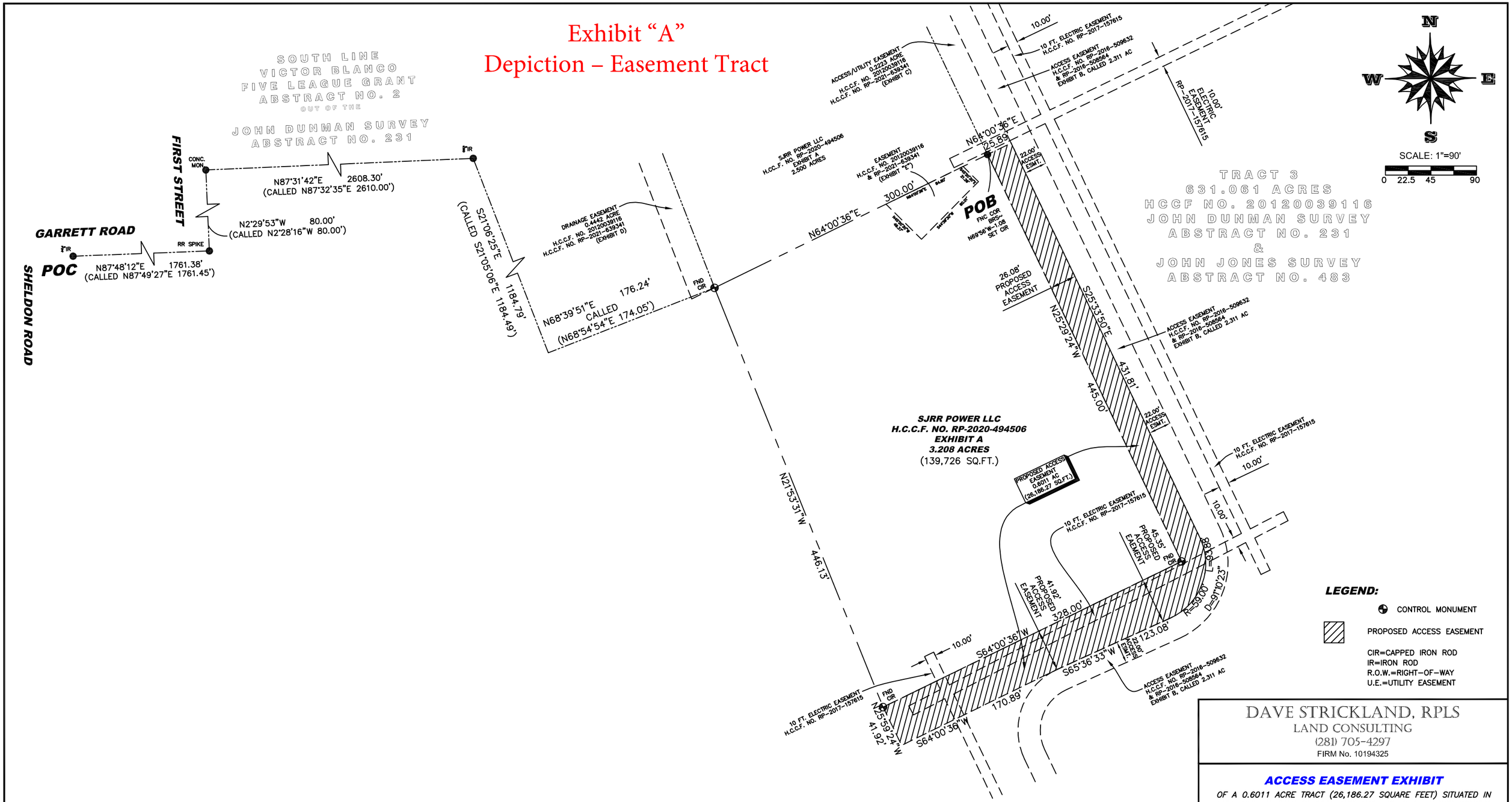
Subdivision Name: San Jacinto River and Rail Power Facility

Applicant: SEM Services



D – Variances **Aerial**

Exhibit "A"
Depiction – Easement Tract



NOTES:

1. BEARINGS SHOWN ARE BASED CONTROL MONUMENTS DEPICTED AND TIED TO TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES PER GPS OBSERVATIONS
2. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER (CPL) FOR PLATTING PURPOSES ISSUED BY INTEGRITY TITLE, JOB NO. 2240291A, DATED 9–21–2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS–OF–WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. ALL ABSTRACTING PERFORMED BY TITLE COMPANY

FLOOD PLAIN INFO:

THIS PROPERTY APPEARS TO BE OUT OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0540L
DATED: 06/18/2007
ZONE: "X"
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)
THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.

LEGEND:

- CONTROL MONUMENT
- PROPOSED ACCESS EASEMENT
- CIR=CAPPED IRON ROD
- IR=IRON ROD
- R.O.W.=RIGHT–OF–WAY
- U.E.=UTILITY EASEMENT

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

DATED THIS THE 22ND DAY OF APRIL 2024

DAVID R. STRICKLAND, RPLS
REGISTRATION NO. 5124

STATE OF TEXAS
REGISTERED
DAVID R. STRICKLAND
5124
PROFESSIONAL
LAND SURVEYOR

DAVE STRICKLAND, RPLS
LAND CONSULTING
(281) 705-4297
FIRM No. 10194325

ACCESS EASEMENT EXHIBIT

OF A 0.6011 ACRE TRACT (26,186.27 SQUARE FEET) SITUATED IN THE JOHN DUNMAN SURVEY, ABSTRACT NO. 231, HARRIS COUNTY, TEXAS, SAID 0.6011 ACRES BEING A PORTION OF A 631.061 ACRE TRACT OF LAND DESCRIBED AS "TRACT 3", CONVEYED FROM VNF, INC. TO W & P DEVELOPMENT CORPORATION BY DEED DATED JANUARY 27, 2012 AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20120039116 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

18511 BEAUMONT HWY., HOUSTON, HARRIS COUNTY, TX 77049

JOB NO.: DS24–0405
DATE: 04/22/2024
FOR: KINDRED INDUSTRIAL SERVICES

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0577
Plat Name: San Jacinto River and Rail Power Facility
Applicant: SEM SERVICES
Date Submitted: 03/25/2024

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 being requested to allow an unrestricted reserve to continue utilizing an access easement instead of a public R.O.W.
Chapter 42 Section: 42-160

Chapter 42 Reference:
The subject property is located in east Harris County, in Houston's ETJ; near Garrett Road & the San Jacinto River. The applicant is requesting a variance to allow an unrestricted reserve to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be an unrestricted reserve. The proposed reserve is a substation for a power plant that will serve our much needed city and county. The overall area is underdeveloped due to the existing power plant and industrial use of the area surrounding Chamon Power GP. The area is surrounded by railroad tracks, detention ponds and the San Jacinto River. The subject site has been in the same configuration and has been using access easements since 1987. The reason this property is coming to plat, is because the proposed substation is pulling permits at Harris County Engineering Department and staff requested a plat to comply with current regulations. This unrestricted reserve unplatted property is part of the proposed Chamon Power GP, which is being considered along this plat. This unrestricted reserve has been its only sole access since 1987. Applicant is requesting for this access to remain as extending Garrett Road will not improve traffic circulation this substation with little to no traffic. Based on the existing character of the neighborhood, we request the Planning Commission to allow this unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'.

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 imposition of the rules within Chapter 42 of an unrestricted reserve required Garrett Road to be extended as a public street near an industrial facility going against sound public policy of public safety. This unrestricted reserve is part of the unplatted property along rural Harris County ETJ, which has been continuously working for 40+ years in its current configuration prior to Chapter 42. No major additions are occurring with this new permitting therefore a new road extension is not granted with little to no development expansion.

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

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

(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. Proposed development of substation has had access to Garrett Road via an existing access easement. The access easement will provide public ROW access from the reserve to the public street network. All adjacent land has proper frontage as required by the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

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

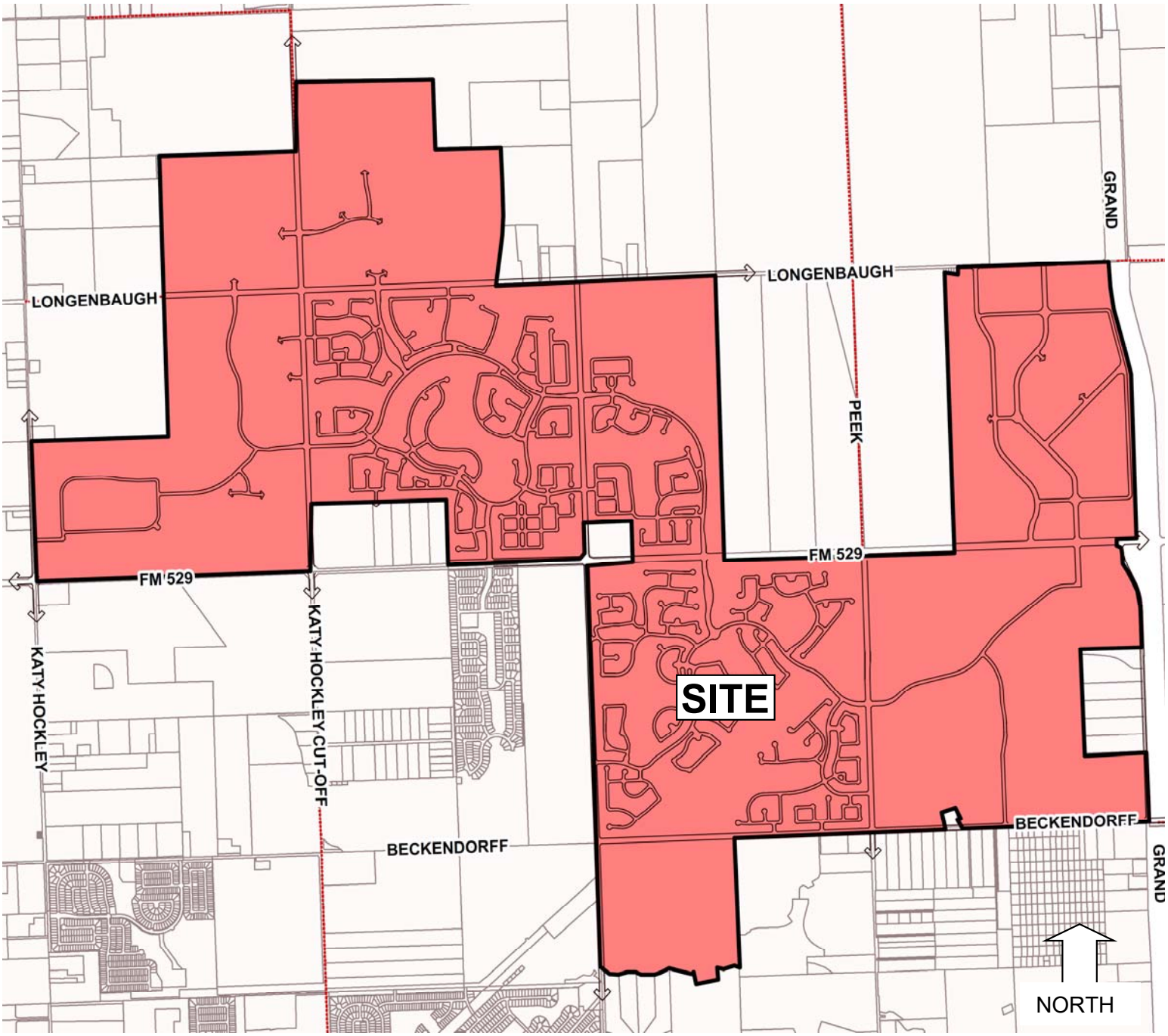
The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



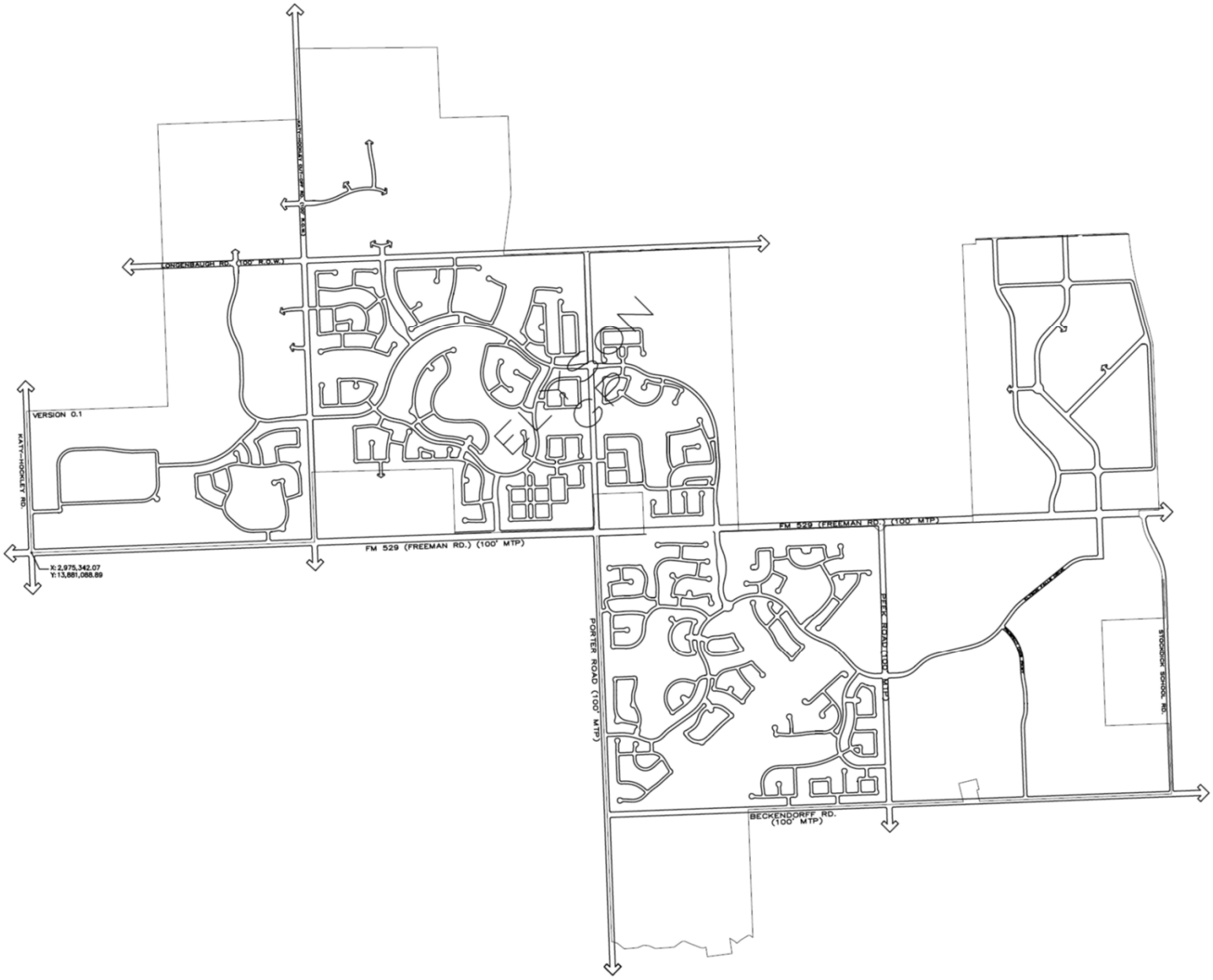
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date : 05/02/2024**

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



NORTH

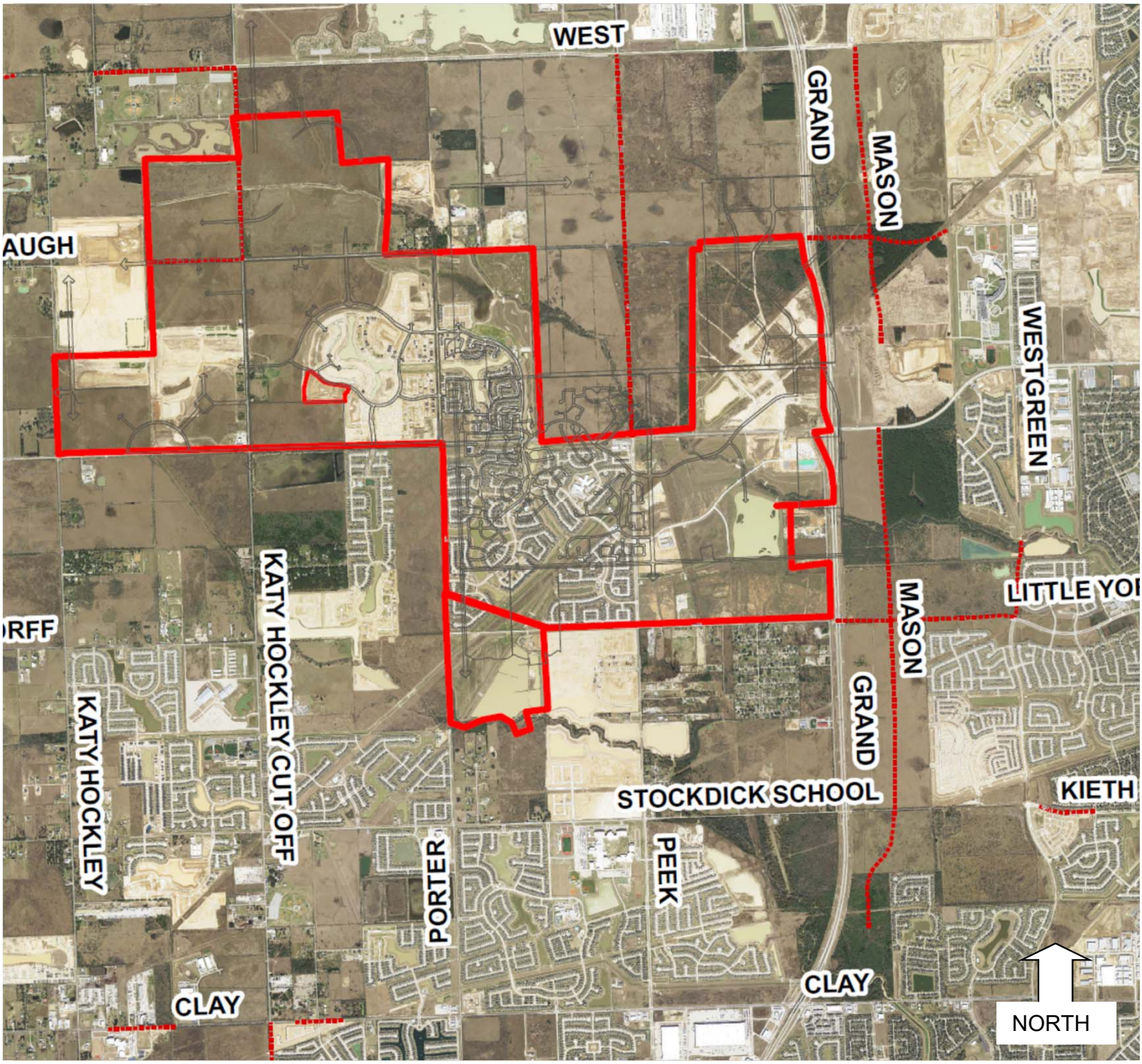
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 108

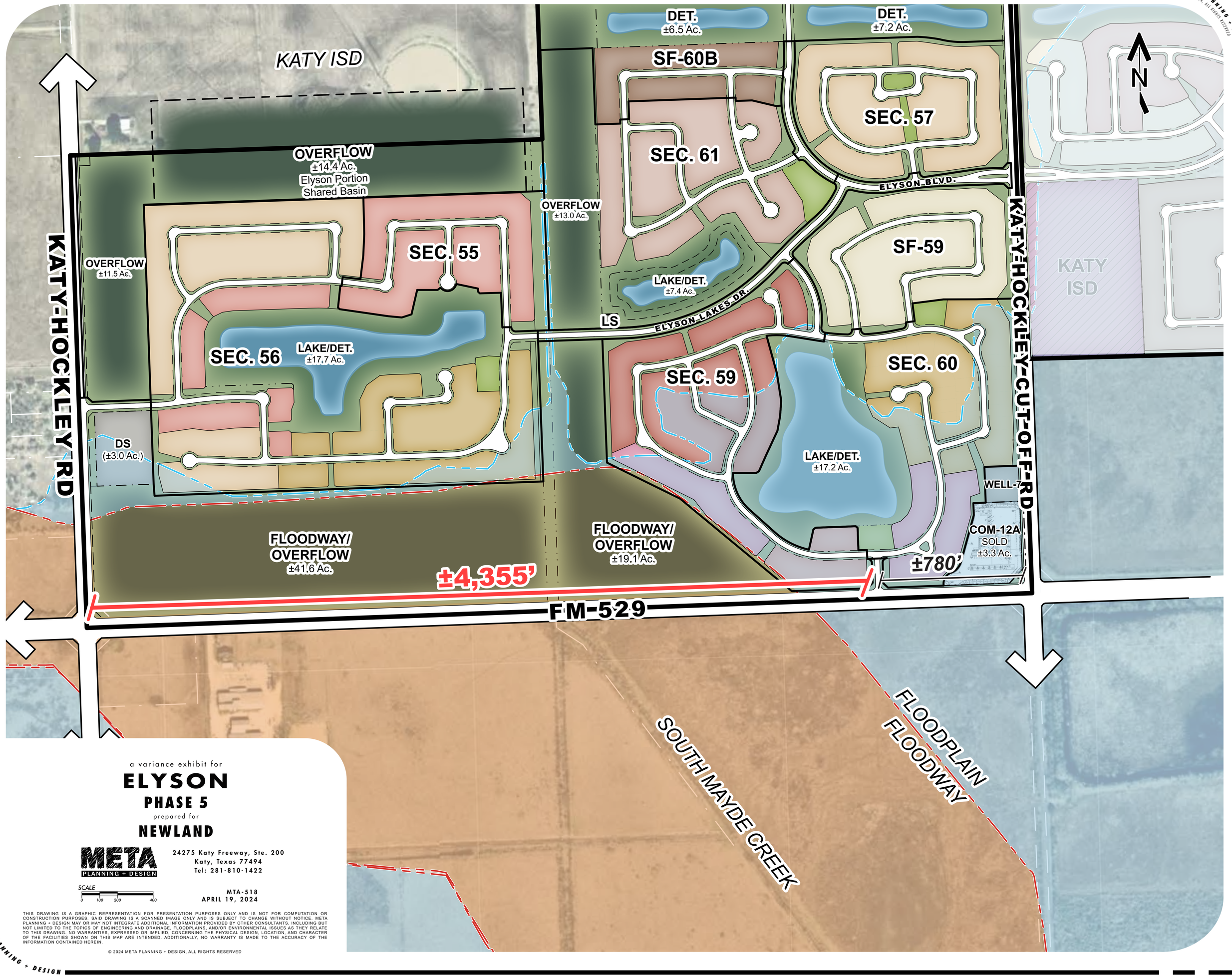
Planning and Development Department **Meeting Date: : 05/02/2024**

Subdivision Name: Elyson GP

Applicant: Meta Planning + Design LLC



F - Reconsideration of Requirements Aerial



a variance exhibit for

ELYSON

PHASE 5

prepared for

NEWLAND

META PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-518
APRIL 19, 2024

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0818
Plat Name: Elyson GP
Applicant: Meta Planning + Design LLC
Date Submitted: 04/22/2024

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

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

To exceed the maximum intersection spacing along FM 529 by allowing only one street connection on the north between Katy Hockley Rd and Katy Hockley Cut-Off Rd, said street connection being outside the floodway of South Mayde Creek and approx. 4,355' east of Katy Hockley Road. (See attached variance exhibit.)

Chapter 42 Section: 127

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

see variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0818
Plat Name: Elyson GP
Applicant: Meta Planning + Design LLC
Date Submitted: 04/22/2024

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

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

To exceed the maximum intersection spacing along FM 529 by allowing only one street connection on the north between Katy Hockley Rd and Katy Hockley Cut-Off Rd, said street connection being outside the floodway of South Mayde Creek and approx. 4,355' east of Katy Hockley Road. (See attached variance exhibit.)

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. and Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet. (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. And Sec. 42-130. Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile;

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;

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The site includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The development is encumbered by multiple pipelines, drill sites and well sites, a 220'-wide power line easement, and two creeks: Bear Creek and South Mayde Creek. The site is also inundated by the overflow storm water of Cypress Creek (located north of the subject site) during storm events. The drainage and detention impact on the site are far above and beyond the consideration of the typical development – approximately double the impact. Without the regional

drainage swale system, development cannot occur. This was previously acknowledged by the granting of several variances on the original Elyson GP for excessive block length along perimeter thoroughfares where the ultimate regional drainage swales will traverse. As development has progressed from the east to the west, models for the expected overflow have been refined for each phase. More recently, the drainage and detention models have been updated to incorporate the stricter requirements imposed after the major flooding events Houston has experienced. A previous variance request for intersection spacing along FM 529 between Katy-Hockley and Katy-Hockley Cut-Off was granted in 2022. The initial variance request was for no connection along FM 529 due to the large impact of South Mayde Creek floodway in the area. However, the applicant and staff coordinated and ultimately agreed to provide one connection to FM 529. At the time, the land plan along FM 529 was preliminary and no plats had been submitted yet along FM 529, so the proposed stub street to FM 529 was located in the best-known location, which was roughly 4,040' east of Katy Hockley Rd and 1,010' west of Katy Hockley Cut-Off Road along FM 529. Although longer than the ideal spacing prescribed by the ordinance, this intersection location imposes no impact on the floodway, which is beneficial to the region as a whole. This distance was approved in 2022. After the variance was approved, the land plan was refined with better knowledge of the final layout and end-users for this part of the general plan. The stub street was initially contemplated to wrap around the west side of anticipated commercial development at the corner of FM 529 and Katy-Hockley Cut-Off Road, providing good separation between residential and commercial uses. However, after the variance was granted, the commercial acreage was reduced, which provided more acreage for single-family development and allowed for flexibility in the location of the street connection. The smaller commercial site has since been platted and recorded and the subject street (Elyson View Drive) was shifted to the east by a distance of 315 feet, totaling a new distance of 4,355 feet to Katy Hockley Road. Since the introduction of the modified street location, the preliminary plats for Elyson Section 59 and Section 60 have both been submitted and approved by the Planning Commission. Currently, the developer has submitted the driveway permit request for the proposed entry street location to the Texas Department of Transportation (TxDOT), and the permit is under review. The new stub street location is in keeping with the intent with the variance that was granted in 2022, but the change in distance was never addressed, which leads to this request. Per Chapter 42, a major thoroughfare must intersect with a public local street, a collector street, or another major thoroughfare at least every 2,600 feet. This requirement was previously discussed and addressed when the general plan was presented to the Planning Commission in 2022. The ultimate configuration of the land plan and regional drainage swale system is shown in the revised general plan. Without the regional drainage swale system, development cannot occur. The subject street, Elyson View Drive, provides adequate access to the nearby major thoroughfare grid, ensuring that vehicular connectivity within the development is maintained while discouraging cut-through traffic from thoroughfares through the individual residential sections and minimizing impacts to the drainage system. The subject variance request is regarding this proposed connection, which lies roughly 4,355' east of Katy Hockley Rd along FM 529. Although longer than the ideal spacing prescribed by the ordinance, this intersection location imposes no impact on the floodway, which is beneficial to the region as a whole.

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

The overflow storm water from Cypress Creek and the floodway of South Mayde Creek are hardships that affect the entire region. The proposed regional drainage swales and floodway development boundaries are required in order to handle the overflow water and make the project developable without impacting properties downstream, and are therefore not a hardship created or imposed by the applicant.

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

The overall traffic circulation of the region is upheld by the major thoroughfare grid that overlays the subject site, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfares, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will preserve the floodway of the South Mayde Creek tributary on the site and will prevent overflow water from impacting adjacent downstream properties, which is beneficial to the health, safety, and welfare of the entire region.

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

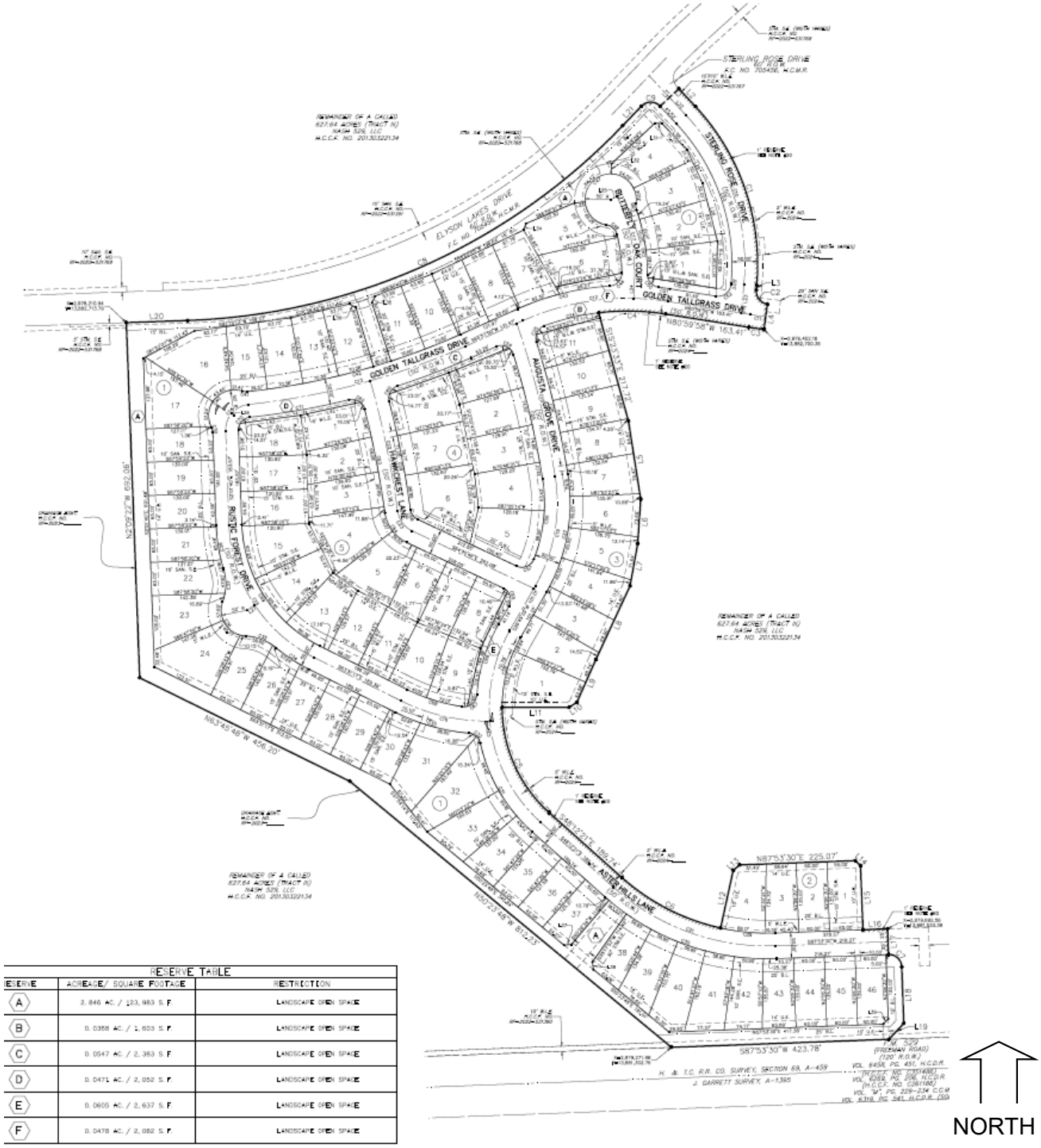
The overflow of Cypress Creek, the shallow floodway of South Mayde Creek, and the regional drainage swale system are the supporting circumstances for this request.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date : 05/02/2024**

Subdivision Name: Elyson Sec 59

Applicant: Meta Planning + Design LLC



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	3.846 AC. / 123,983 S.F.	LANDSCAPE OPEN SPACE
B	0.0358 AC. / 1,603 S.F.	LANDSCAPE OPEN SPACE
C	0.0547 AC. / 2,383 S.F.	LANDSCAPE OPEN SPACE
D	0.0471 AC. / 2,052 S.F.	LANDSCAPE OPEN SPACE
E	0.0605 AC. / 2,637 S.F.	LANDSCAPE OPEN SPACE
F	0.0478 AC. / 2,082 S.F.	LANDSCAPE OPEN SPACE

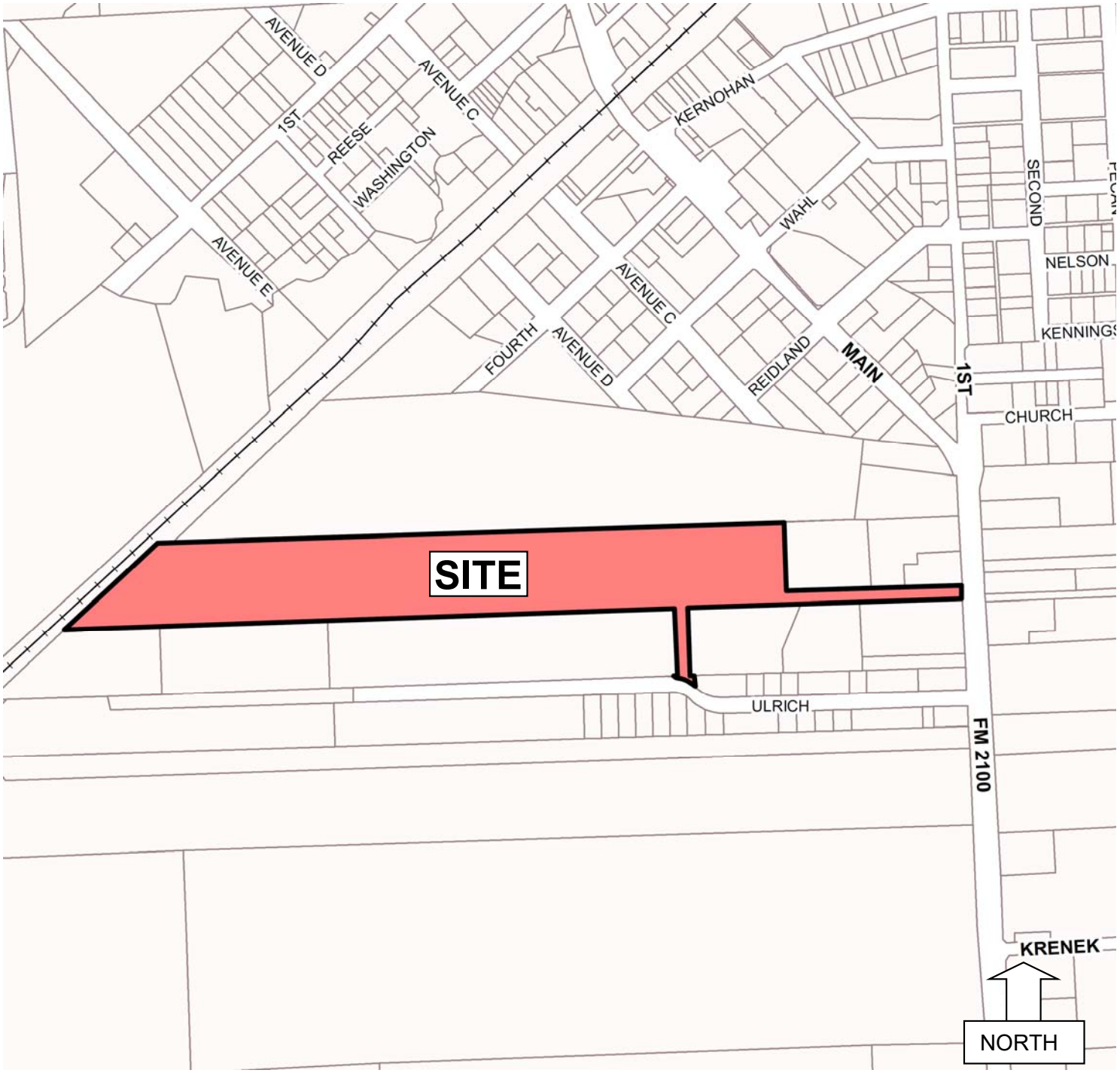
F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gated Rentals Crosby

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



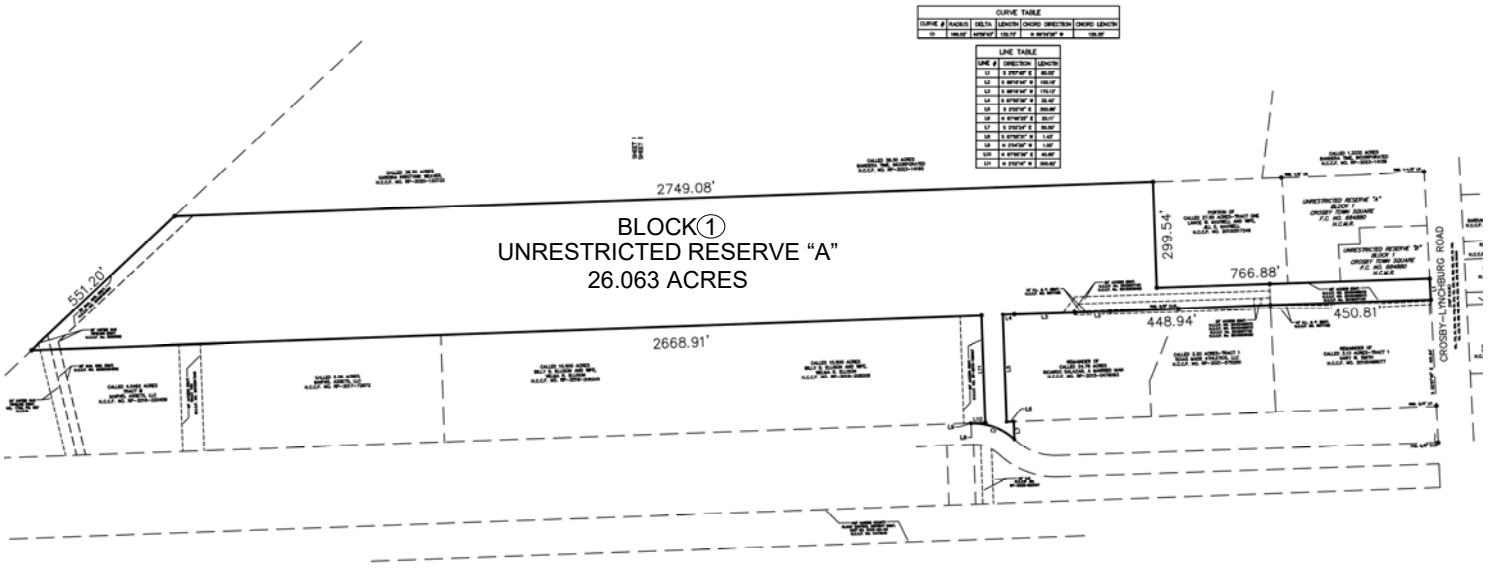
F- Reconsideration of Requirements Site Location

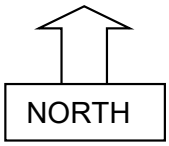
Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gated Rentals Crosby

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





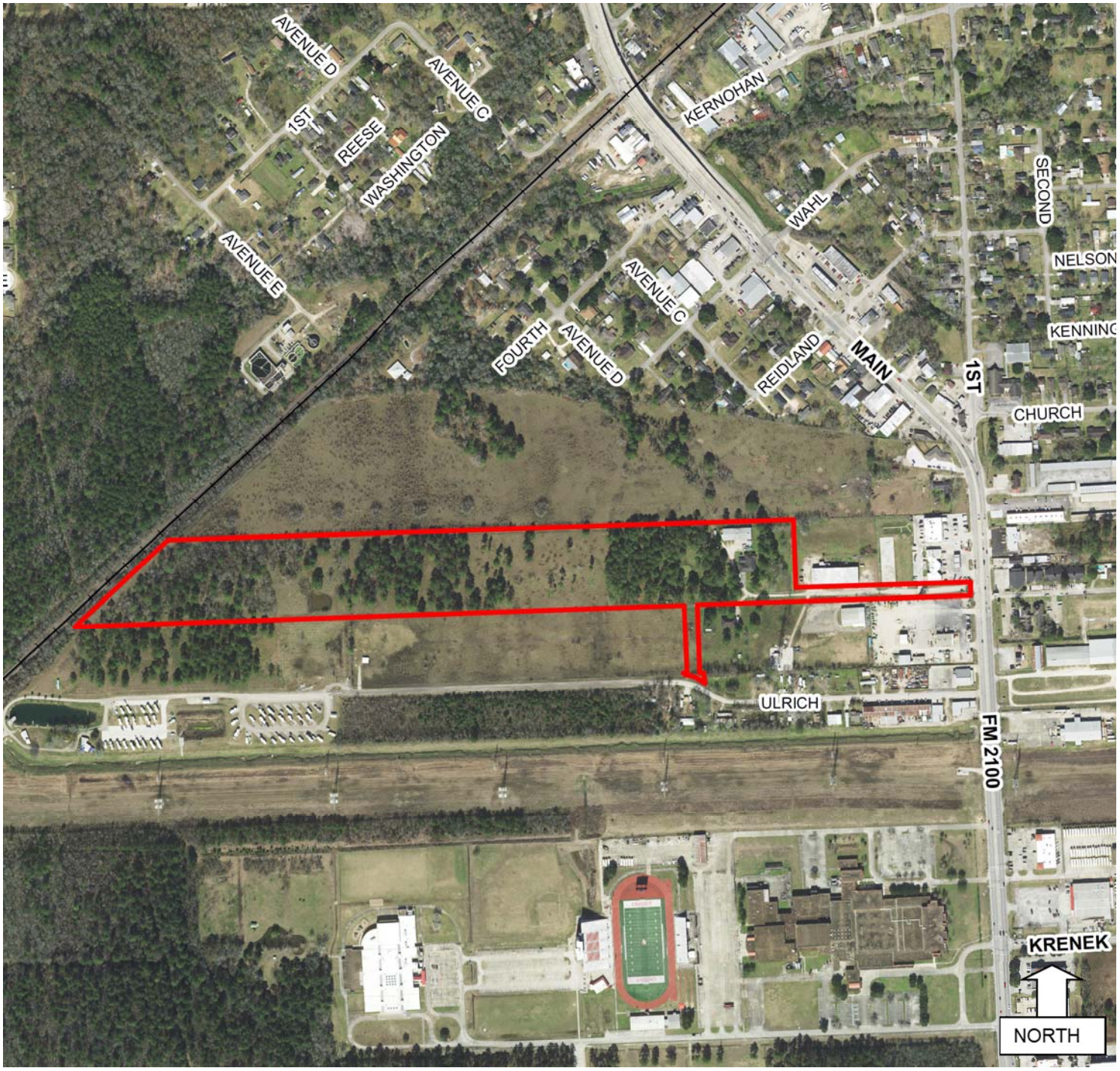
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 110

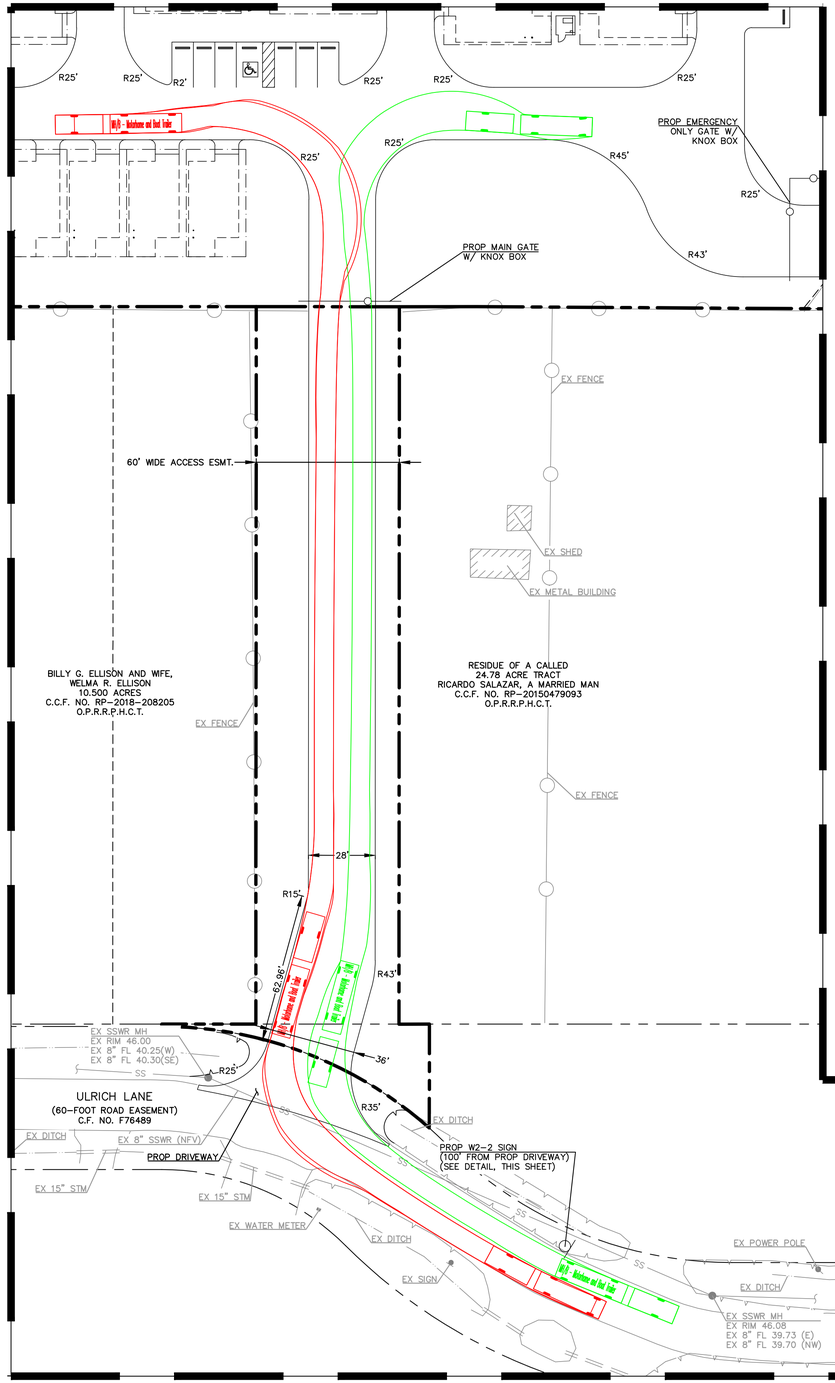
Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Gated Rentals Crosby

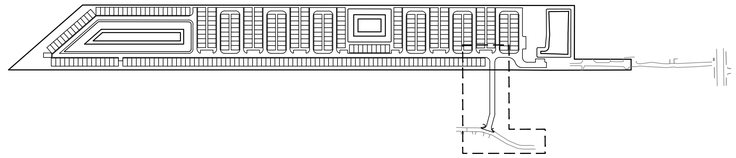
Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements **Site Location**



AUTO TURN EXHIBIT
(VEHICLE: TRUCK W/ RV TRAILER)

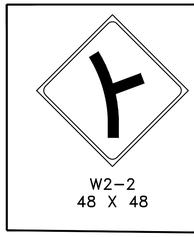


PROJECT BENCHMARK:
HCFCD REFERENCE MARK 170125. TOP OF HCFCD ALUMINUM DISC SET IN THE TOP AND AT THE CENTER OF CONCRETE HEADWALL ON THE EAST SIDE OF FM 2100 FOR HCFCD STREAM NO. R103-00-00. THE BENCHMARK IS LOCATED 1,300 FT NORTH OF THE INTERSECTION OF FM 2100 AND KRENEK ROAD.
ELEVATION = 46.11 FEET NAVD88, (2001 ADJUSTMENT)
TEMPORARY BENCHMARK 101:
TOP OF ⅝-INCH IRON ROD WITH ALLY CAP LOCATED ON THE 25 ACRE TRACT BEING 1,800 FEET WEST OF FM 2100 ALONG THE NORTH SIDE OF THE GRAVEL ACCESS ROAD. THE TBM IS LOCATED AT SURFACE COORDINATES N = 13,898,294.58 AND E = 3,214,800.
ELEVATION = 44.65 FEET NAVD88, (2001 ADJUSTMENT)
TEMPORARY BENCHMARK 103:
TOP OF ⅝-INCH IRON ROD WITH ALLY CAP LOCATED NEAR THE SOUTHWEST CORNER OF THE EASTERLY POND LOCATED ON THE 25 ACRE TRACT. THE TBM IS LOCATED AT SURFACE COORDINATES N = 13,898,359 AND E = 3,214,406.
ELEVATION = 44.43 FEET NAVD88, (2001 ADJUSTMENT)
TEMPORARY BENCHMARK 111:
TOP OF ⅝-INCH IRON ROD WITH ALLY CAP LOCATED ON THE SOUTH SIDE ON GRAVEL ROAD FOR ULRICH LANE. THE TBM IS LOCATED APPROXIMATELY 960 FEET WEST OF FM 2100. THE TBM IS LOCATED AT SURFACE COORDINATES N = 13,897,809 AND E = 3,214,744.
ELEVATION = 46.47 FEET NAVD88, (2001 ADJUSTMENT)

0 15 30 60
1 inch = 30 ft.
GRAPHIC SCALE

LEGEND

- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX MINOR. CONTOUR

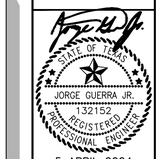


DEMPSEYGILL
DempseyGill
8904 Farm to Market 2920
Suite 1A
Spring, Texas 77379
www.dempseygill.com

PROJECT CONSULTANTS

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

GATED RENTALS CROSBY
242 ULRICH LN
CROSBY, TEXAS 77532



5 APRIL 2024

ALJ PROJECT NO. 930.22.CV.002	DATE: APRIL 2024	SCALE: 1:30	DRAWN BY: MR	CHECKED BY: JGJ

AUTO TURN EXHIBIT

No.	REVISIONS	DATE

SHEET
N/A

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0797
Plat Name: Gated Rentals Crosby
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 04/22/2024

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

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

To not dedicate a north/south local street across the subject property.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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:

After many conversations with the County Engineering and Traffic department on how the flow of traffic would actually work, we got approval on our traffic design that would preclude the dedication of the street and return this to a single reserve plat. We have attached the Autoturn Exhibit approved by the County, and the email with said approval. John Cedillo is familair with this plat and was involved in the discussion.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0797
Plat Name: Gated Rentals Crosby
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 04/22/2024

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 a north/south local street across the subject property.
Chapter 42 Section: 42-128

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Providing a ROW to our adjacent properties would be infeasible as the connection of each property do not connect to public areas or are blocked due to existing developments. The property owner to the south is an existing private commercial establishment and had adequate access to their business from current road access, the property to the north has access from easement to their northern adjacent property at 3 locations and providing access thru our property would not add improved access and has direct access to FM 2100 and the property adjacent to the north property is blocked by adjacent property for future development and backs up to residential that would not need access from this direction. The western boundary is an existing 100ft wide railroad blocking extension to the west.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstance support is that the surroundings are blocked (west, south and east) by existing ROW or commercial developments that are not in need of the access.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Extension north would not provide any improvement to circulation or traffic. The northern tract has 3 access points to the property for future development and those access points are directly connected to FM 2100.

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

The current property has access from Urlick Road and exit only to easement for the property directly to FM 2100 therefore a variance will not be injurious to the public health, safety or welfare. Our development also has an exit only access to FM 2100 to allow for secondary access that will reduce any impact to adjacent properties without granting a ROW.

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

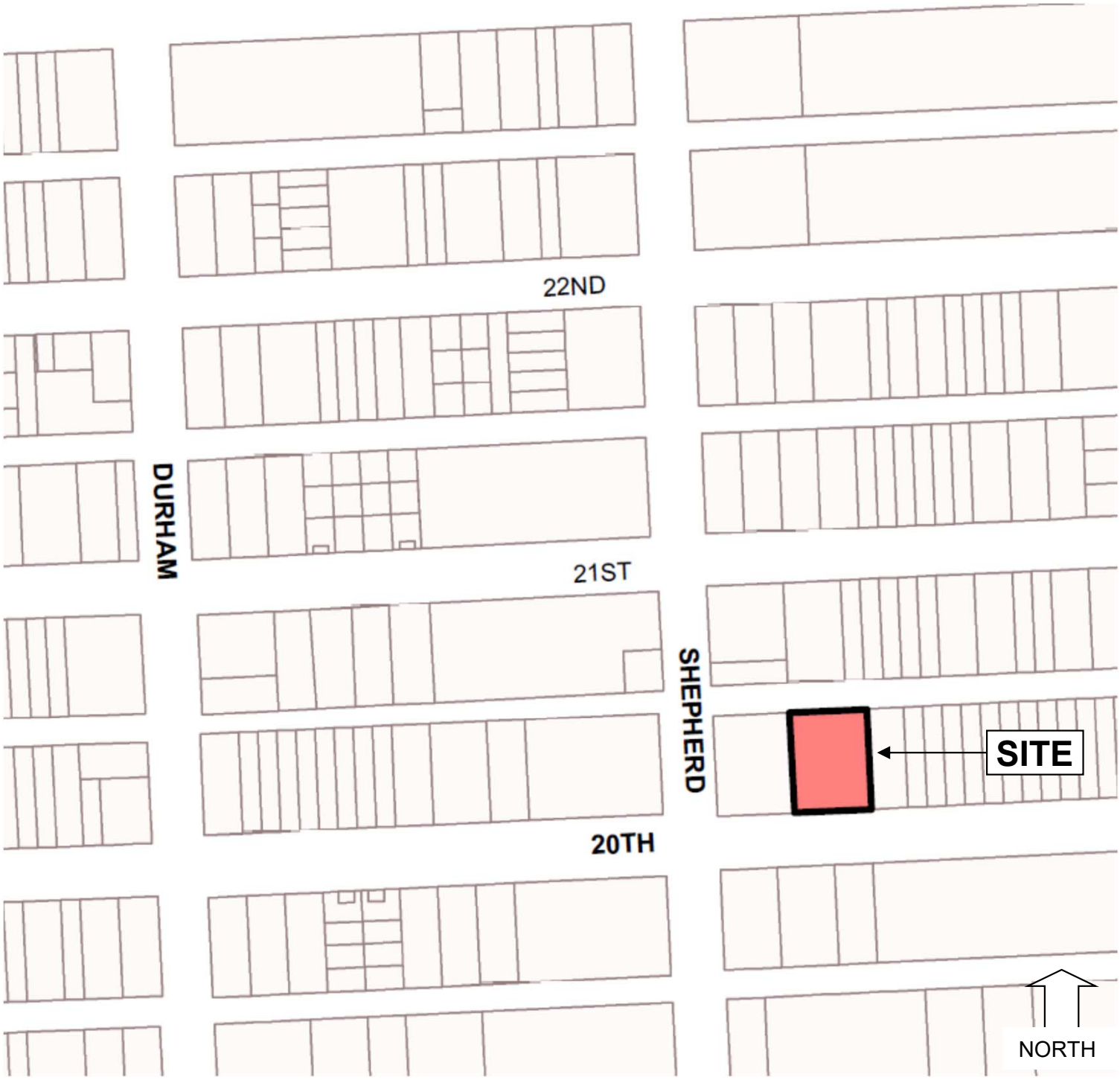
Purpose of variance is not associated with economic hardship for this property.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Heights Eats (DEF 1)

Applicant: DVJ Civil Engineering and Land Surveying LLC



D – Variances

Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Heights Eats (DEF 1)

Applicant: DVJ Civil Engineering and Land Surveying LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 05/02/2024**

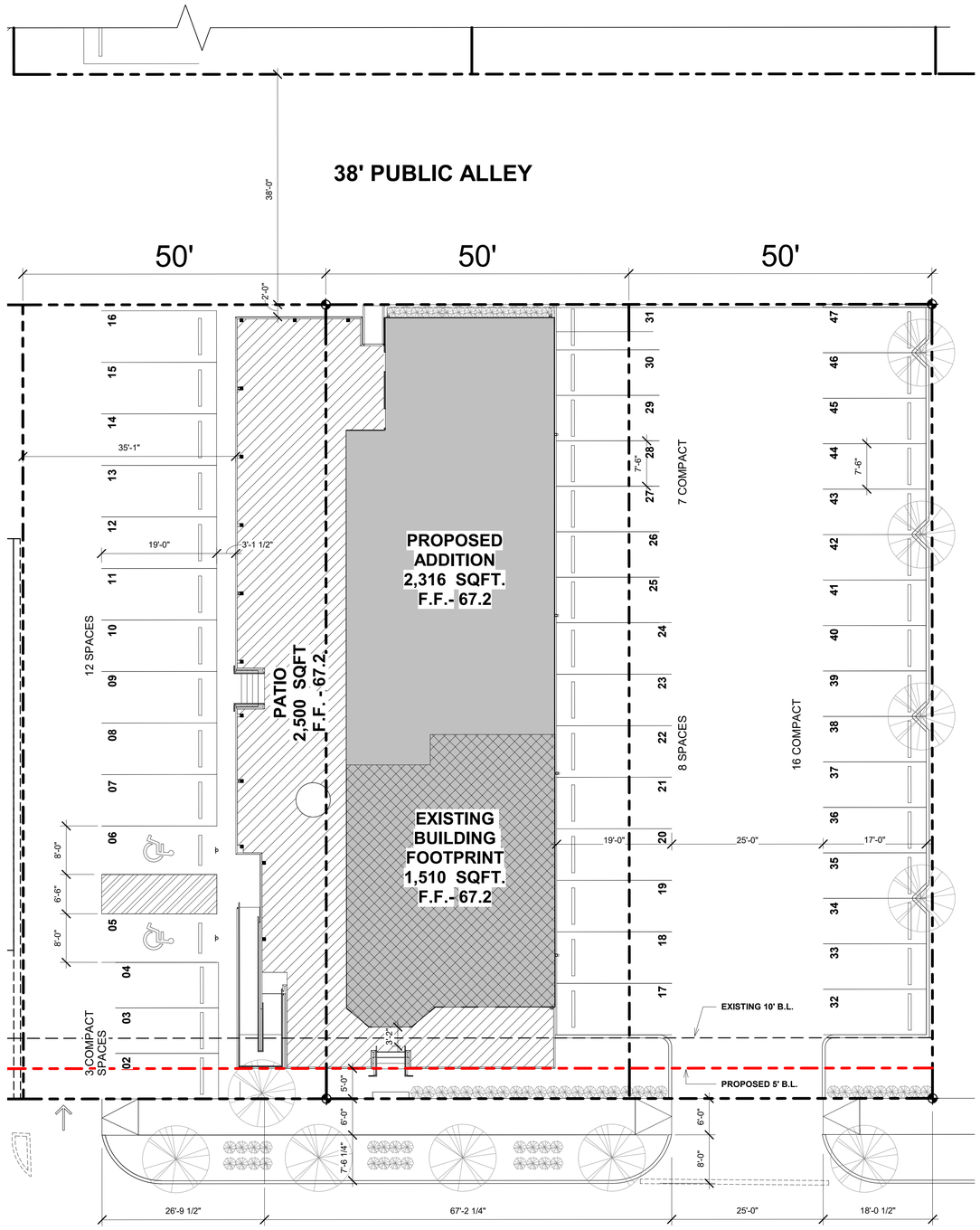
Subdivision Name: Heights Eats (DEF 1)

Applicant: DVJ Civil Engineering and Land Surveying LLC



D – Variances Aerial

REF. TO A.101 - OFFSITE PARKING PLAN



1 A.100 **SITE PLAN**
3/32" = 1'-0"

N

PLANTING CALCULATIONS:

STREET TREES
1.5" CALIPER, LIVE OAK : 1 PER 30FT OF FRONTAGE

FRONTAGE	REQUIRED	PROVIDED
150'	5	5

PARKING TREES
1.5" CALIPER, GREEN ASH : 1 PER 10 PARKING COUNT

PARKING COUNT	REQUIRED	PROVIDED
47	5	6

SHRUBS
DWARF GARDIENIA : 10 PER STREET TREES

STREET TREES	REQUIRED	PROVIDED
5	50	86

CISNEROS DESIGN STUDIO,
ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating all dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

THE EATERY

633 W 20TH STREET
HOUSTON, TX 77008

ARCHITECT Romulo Cisneros

02/06/2024 EXP. 9/30/2024

ENGINEER

REVISIONS

No.	Description	Date

DATE ISSUED: 02/06/2024

SHEET:

A.100

1 A.602 **20TH STREET - STREET SECTION**
3/8" = 1'-0"

THE EATERY

633 W 20TH STREET
HOUSTON, TX 77008

CISNEROS DESIGN STUDIO,
ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating all dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

ARCHITECT Romulo Cisneros

REGISTERED ARCHITECT ROMULO CISNEROS 15121 STATE OF TEXAS

02/06/2024 EXP. 9/30/2024

ENGINEER

REVISIONS

No.	Description	Date

DATE ISSUED: 02/06/2024

SHEET:

A.602

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0420
Plat Name: Heights Eats
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 03/08/2024

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:

We are requesting a variance to reduce the building line to 5 feet along public right-of-way West 20th Street respectively.

Chapter 42 Section: 152(a)

Chapter 42 Reference:

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

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:

We are requesting a reconsideration of requirements to allow a 5' building line along West 20th Street in lieu of a 25' building line along West 20th Street. The public pedestrian realm already exists and the road is at a sufficient width so no new dedication of right of way will be required. Also, majority of this road is single family residential and slow traffic so this would not cause any dangerous scenarios for pedestrians or the public.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0420
Plat Name: Heights Eats
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 03/08/2024

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 reduce the building line to 5 feet along public right-of-way West 20th, an MTF (sufficient width) respectively

Chapter 42 Section: 152(a)

Chapter 42 Reference:

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

Statement of Facts

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

We are requesting a variance to allow a building line reduction from 25 feet to 5 feet as required by Sec 42-152(a), the southern boundary of our proposed plat, Heights Eats .is directly adjacent to a major thoroughfare. If a 25 foot building line were to be implemented an undue hardship depriving the applicant of a more efficient land plan layout would be caused by forcing new construction to be placed 25 feet back from the current grandfathered buildings.

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

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

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

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

The intent and general purpose of the ordinance we are requesting a variance for would be preserved and maintained. A buffer between the right of way and proposed structures in which a walkable area already exists. Also, this portion of West 20th Street is a low speed area with residential housing that could allow a reduced setback while still preserving the safety intended by the ordinance.

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

The health, safety, and well-being of the public would be ensured by the granting of this variance. The reduced build line would not impact public safety as a walkable area along West 20th Street would be maintained due to the existing public pedestrian realm. Also, the current grandfathered structures sit along the property line but still supply a walkable buffer between the structures and street paving.

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

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

CITY OF HOUSTON
Planning & 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 29, 2024

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Heights Eats
REFERENCE NUMBER: 2024-0420

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along W 20th Street, east of N Shepherd Drive, and west of Lawrence 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.

DVJ Civil Engineering and Land Surveying, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for a reduced building line of 5' along the public right-of-way of W 20th Street, a major throughfare. Enclosed are copies of the variance request, site plan, cross section, 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, April 18, 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 Garcia with DVJ Civil Engineering and Land Surveying, LLC at 281-213-2517. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call 832-393-6627. 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

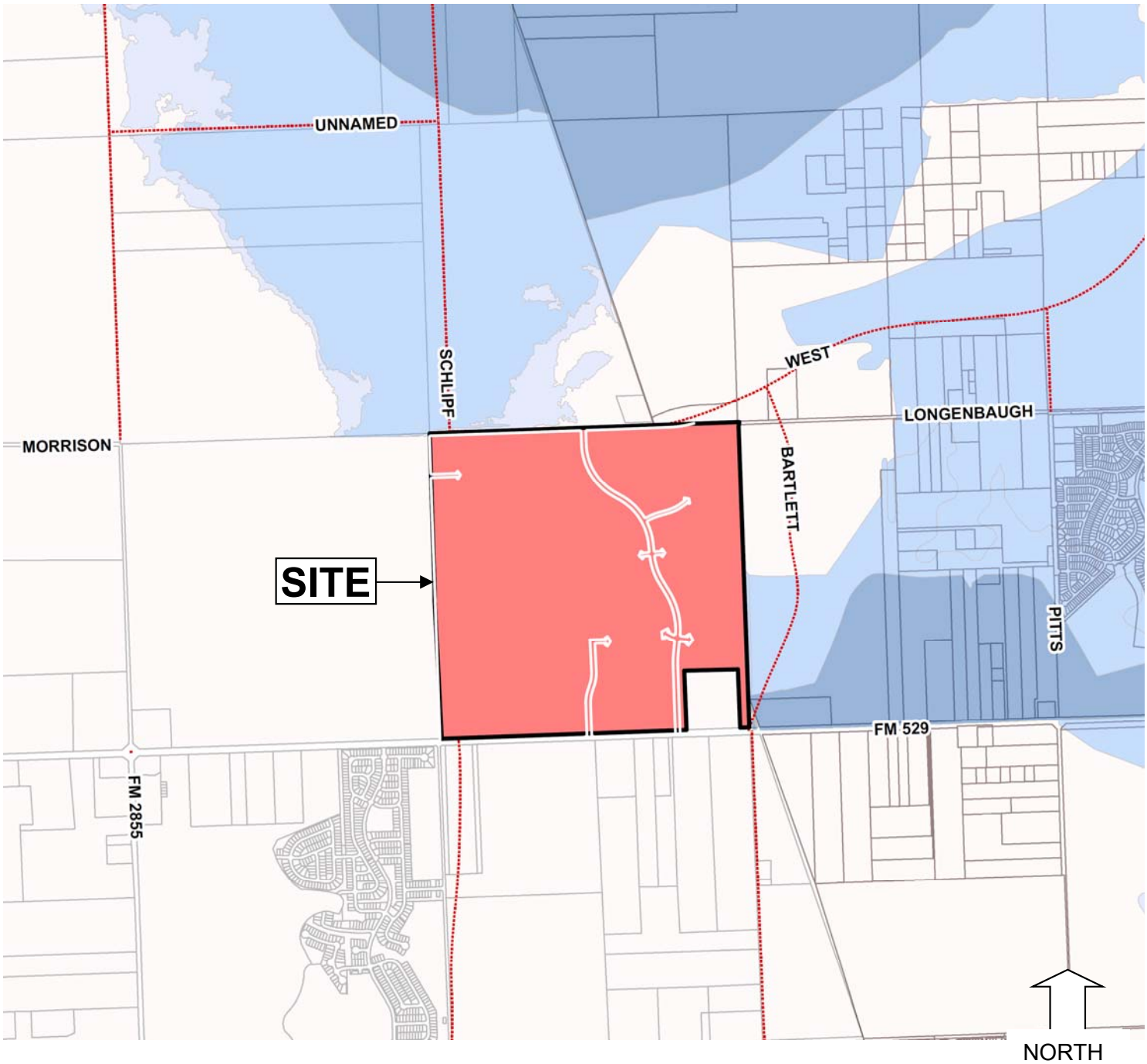
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Jasek Farms GP (DEF 1)

Applicant: Meta Planning + Design LLC



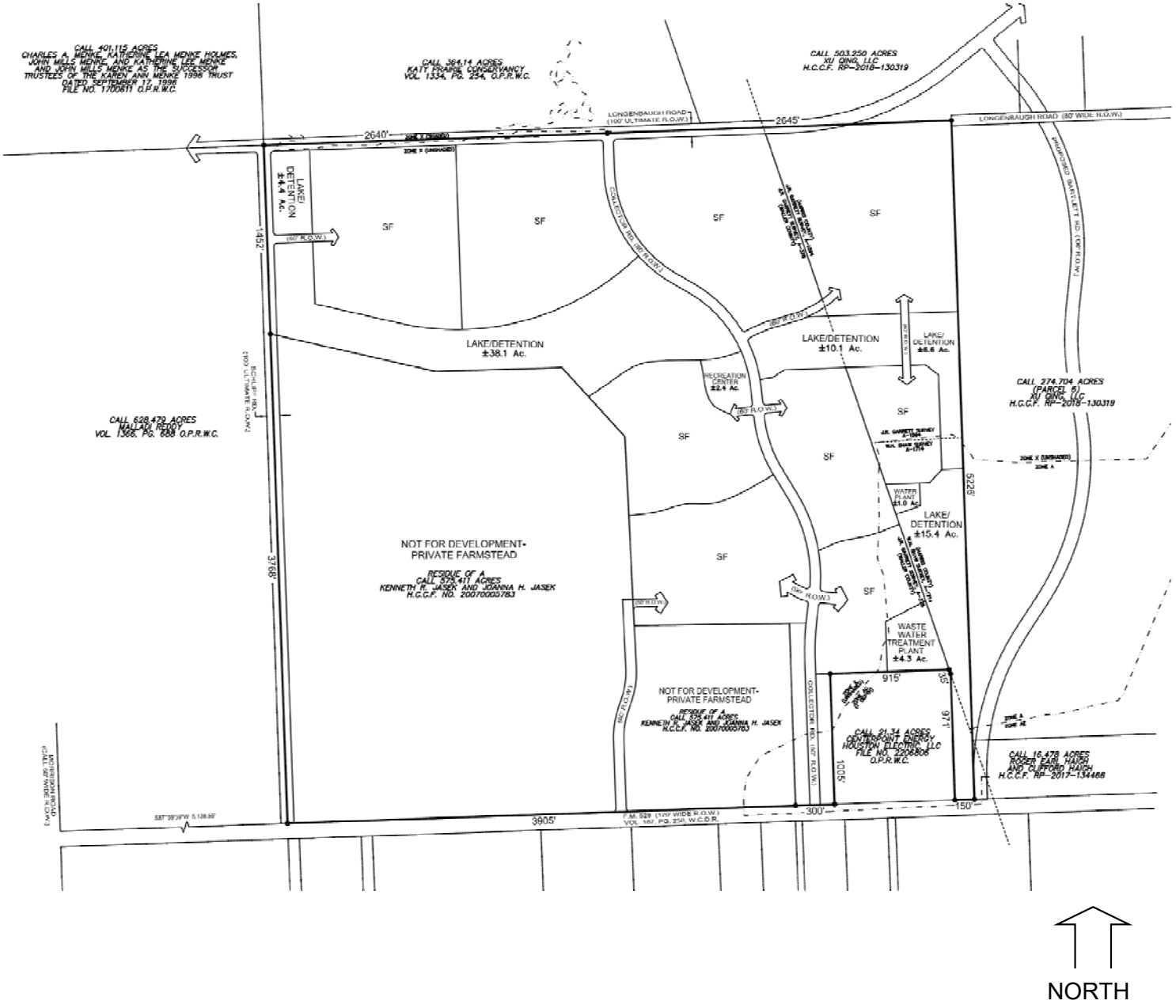
D – Variances **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Jasek Farms GP (DEF 1)

Applicant: Meta Planning + Design LLC



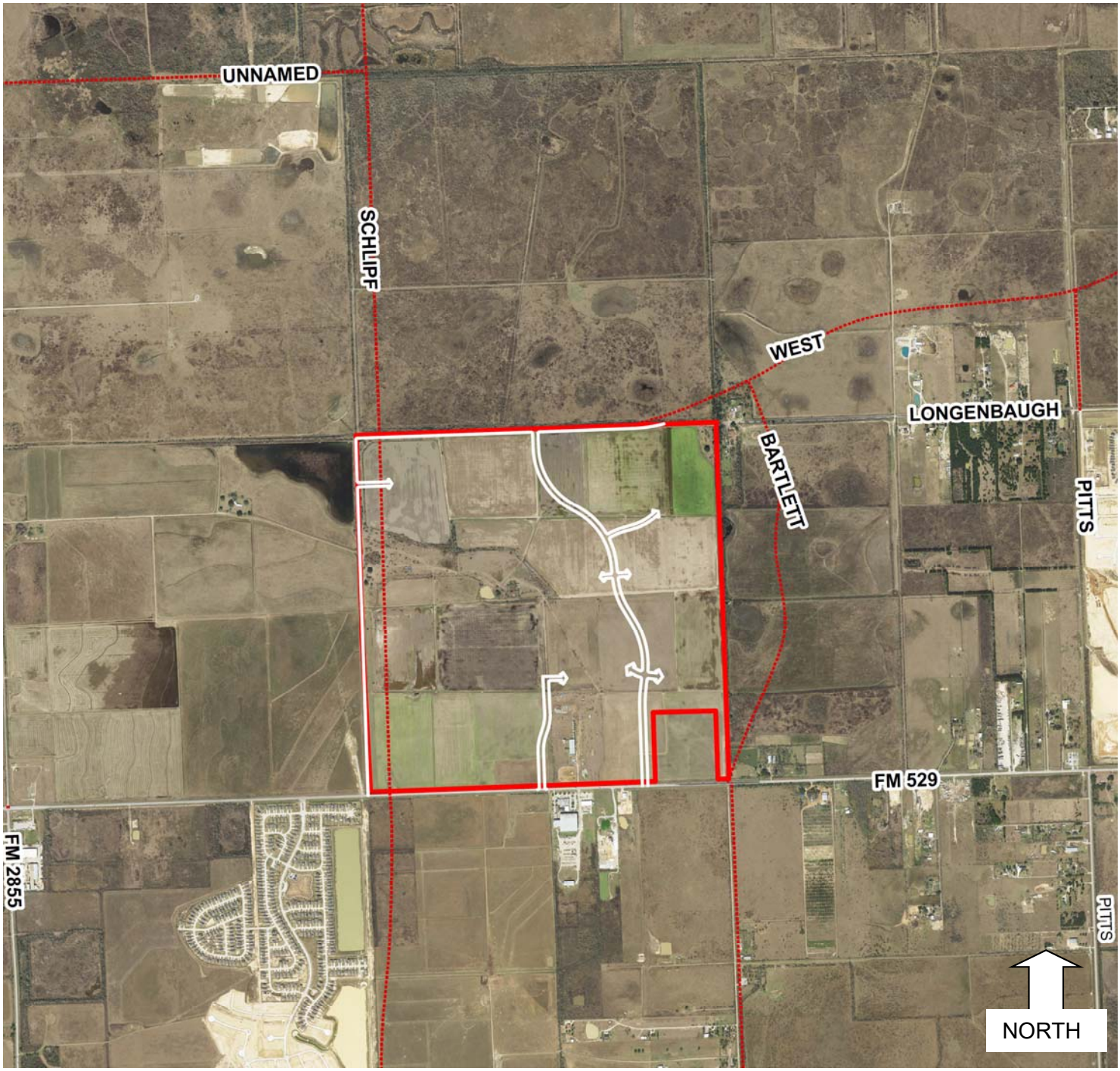
D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/02/2024**

Subdivision Name: Jasek Farms GP (DEF 1)

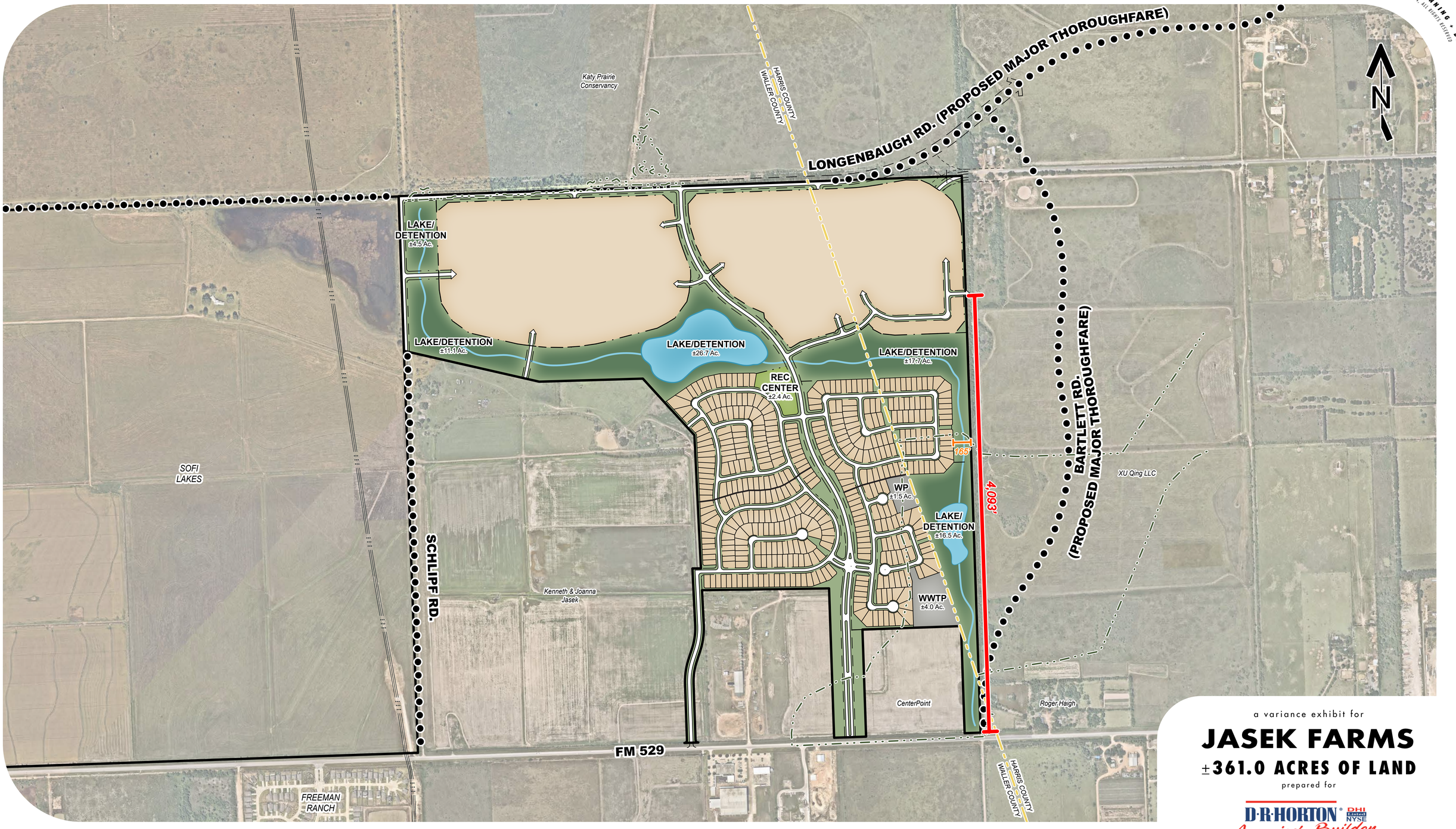
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
©2024, ALL RIGHTS RESERVED



a variance exhibit for

JASEK FARMS

±361.0 ACRES OF LAND

prepared for

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

META PLANNING + DESIGN

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

SCALE
0 200 400 800

MTA-21067
APRIL 1, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0638
Plat Name: Jasek Farms GP
Applicant: Meta Planning + Design LLC
Date Submitted: 04/07/2024

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

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

To allow an intersection spacing of ±4,100' along the eastern boundary of the project.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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

STATEMENT OF FACTS:

see VAR form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0638
Plat Name: Jasek Farms GP
Applicant: Meta Planning + Design LLC
Date Submitted: 04/07/2024

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

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

To allow an intersection spacing of ±4,100' along the eastern boundary of the project.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The Jasek Farms General Plan is a proposed residential development consisting of approximately 611-acres located in the western portion of the City of Houston's ETJ. The subject site is partially within Harris County (at the northeast corner of the tract) and partially within Waller County. To the south of the subject site is existing FM 529. The subject site touches existing FM 529 in two locations, although the bulk of the property is located further north away from FM 529. The proposed thoroughfare Schlipf Road is located along the western boundary of the tract and proposed thoroughfare Longenbaugh Road is located along the northern boundary of the tract. The proposed major thoroughfare Bartlett Road is projected to extend east of the subject tract, a few hundred feet offsite. The design of the subject tract that the detention required to serve the proposed is community is mostly concentrated along the eastern boundary of the tract. This portion of the tract was identified as the most efficient and most effective placement of detention facilities by the engineering team. The drainage and detention along the eastern boundary ranges in width, but it is approximately 165' wide adjacent to the residential pod. The configuration of the drainage and detention facilities has created an area of the development with an intersection spacing greater than the 1,400' required by Chapter 42. Along the easternmost boundary of Jasek Farms, there is a local street intersection spacing of approximately 4,100'. The detention and drainages areas along the eastern boundary of Jasek Farms makes the development of an eastern stub street infeasible. To ensure that the drainage and detention facilities are the most effective, it is best to leave these areas uninterrupted by additional infrastructure. Because of this, an eastern stub street is planned at the next feasible location- just north of the 17.7-acre lake/detention pond. The location of the proposed stub street will allow for an additional entry into the development and provide for future connectivity, but it is located outside of the drainage and detention areas.

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

The detention and drainages areas along the eastern boundary of Jasek Farms were determined to be the most efficient and effective by the engineering team. To ensure the safety of those within Jasek Farms and the greater community, these areas (and the volumes) were identified as portions of the tract that must be reserved for drainage and detention purposes.

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

As an eastern stub street is being provided, the intent and general purpose of this chapter will be preserved and maintained. The eastern stub street is planned to be farther north than required by this chapter, but placing the stub street at this location ensures that the detention areas are not impacted by additional infrastructure.

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

The granting of this variance will not be injurious to the public health, safety, or welfare of the community, as a stub street will be provided for future connectivity. Additionally, the increased intersection spacing allows for the stub street to be placed in an area that will not negatively impact the drainage and detention of this development.

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

The justification of this variance is the that the location of the drainage and detention facilities makes it impractical to place an eastern stub street within 1,400’ of FM 529.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/02/2024
ITEM: 131

Applicant: JOANNA LOPEZ
Contact Person: JOANNA LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1739	77365	5671	256R	ETJ

WEST OF: US 59 SOU**TH OF:** MILLS BRANCH DR

ADDRESS: 20030 RAVENWOOD DR

ACREAGE: .4591 acres

LEGAL DESCRIPTION:

BEING KNOWN AS LOT 127, RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residential house

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 05/02/24

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
ARCO 3D, LLC	Yazan Badri	832-420-6328	yazan@arco3d.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1818 Holly Street	23065694	77007	5385D	493G	H

HCAD ACCOUNT NUMBER(S): 0050700000014

PROPERTY LEGAL DESCRIPTION: Tracts 7A and 8A, Block 245, Baker NSBB

PROPERTY OWNER OF RECORD: Ramiro Garza

ACREAGE (SQUARE FEET): 4,750 sq ft

WIDTH OF RIGHTS-OF-WAY: Interstate 45: Varies, Shearn Street: 70 ft, Holly Street: 50 ft

EXISTING PAVING SECTION(S): Holly Street: 20 ft, Interstate 45: 500 ft

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: N/A

LANDSCAPING PROVIDED: N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,543 sq ft single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 340 sq ft carport

PURPOSE OF VARIANCE REQUEST: To request a 5-foot building line in lieu of the city ordinance required 25-foot building line along Interstate 45, a major thoroughfare.

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: 132

Meeting Date: 05/02/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Requesting a variance for a reduced building line setback on the back side of the property (along I-45 frontage). The request is for the building line to be reduced from 25 ft to 5 ft.

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 25-foot building setback on the back side takes away all buildable space from the property owner's backyard. The 25-foot setback takes away close to a third of the property's area from the back side, which hinders any improvements within the property owner's backyard. Because the house was constructed around 1900 without a car garage, the proposed carport would be the only covered parking possible.

(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;

At the time when the house was constructed, Interstate Highway 45 was not along the property boundary, and so the lot layout did not take into account the 25-foot building setback.

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

It is the intent of the applicant and owner to maintain a 5 ft setback by proposing a carport that allows for vehicles to park under the covered structure. A larger setback is not feasible since there's not enough space to shift the proposed carport away from the back lot boundary.

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

The back of the property will still have a barrier to separate the proposed carport from the public right-of-way. The portion of I-45 along the backside of the property is elevated and the edge of pavement barrier is 50 ft away from the property boundary, so there's abundance of spacing.

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

The property owner is looking to develop the lot to its full potential and provide features that are comparable to other similar lots, but the 25 ft building setback makes it difficult to do so.

DEVELOPMENT PLAT VARIANCE

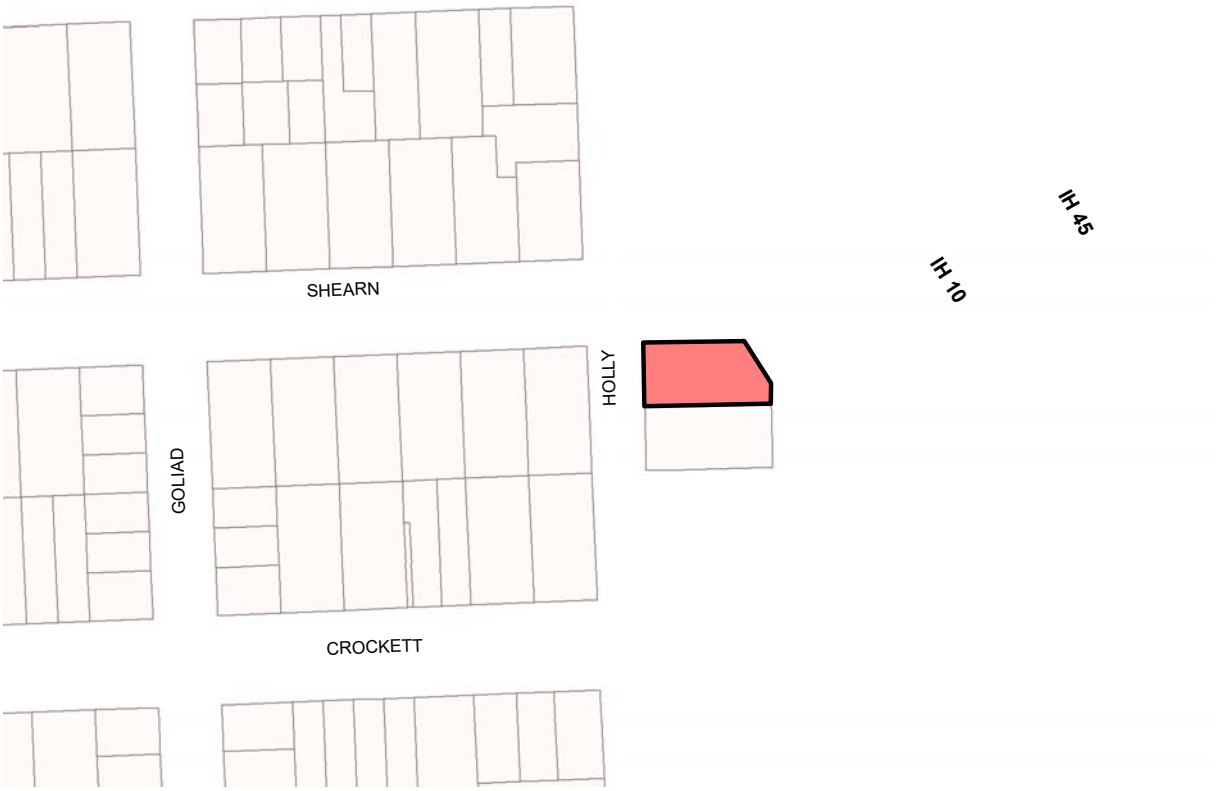
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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

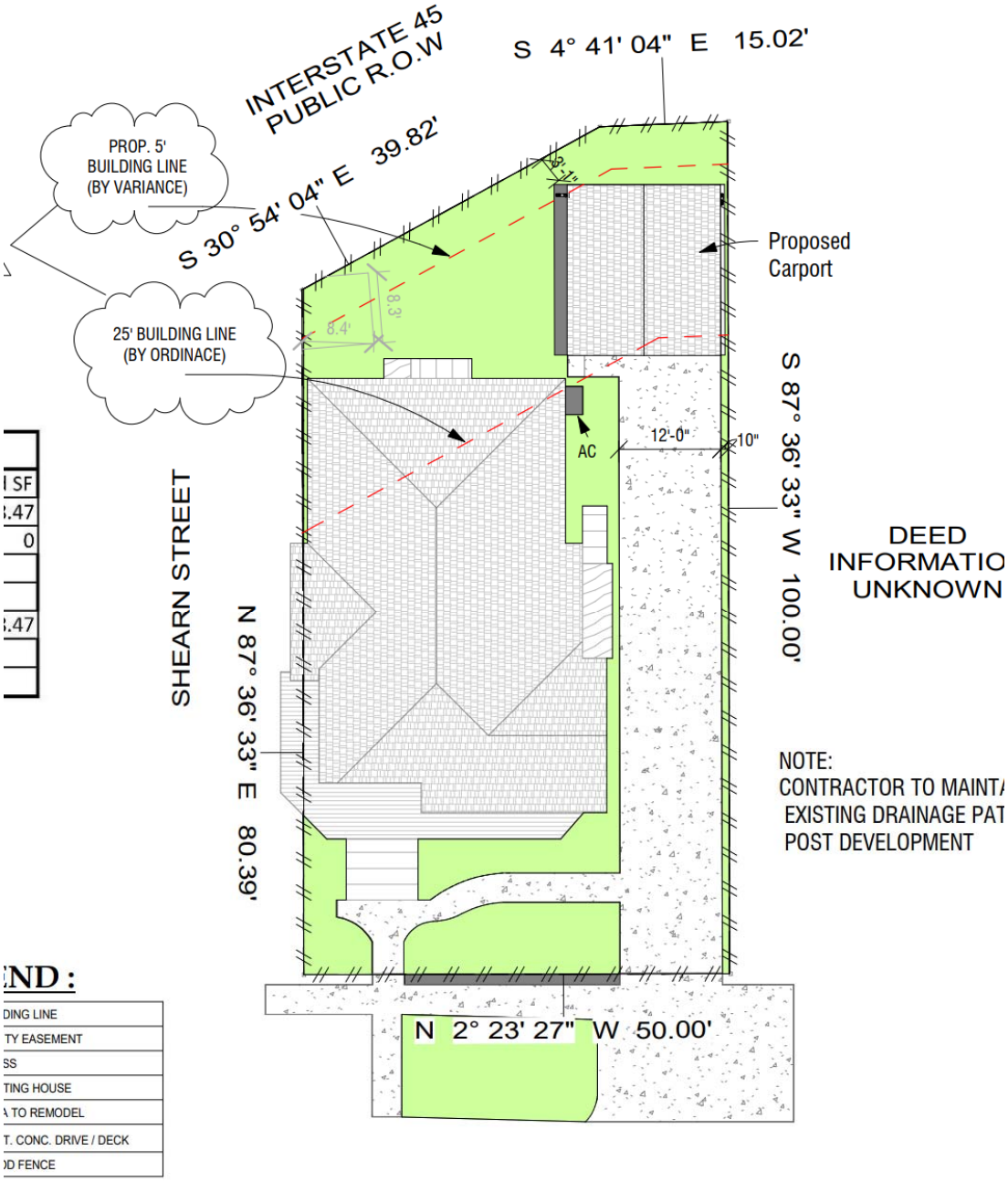
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Site Plan



DEVELOPMENT PLAT VARIANCE

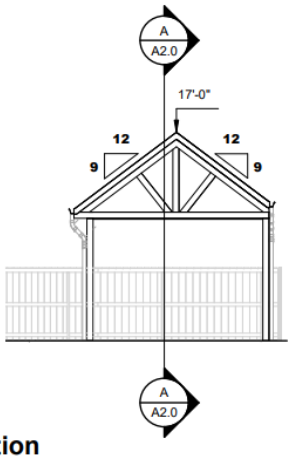
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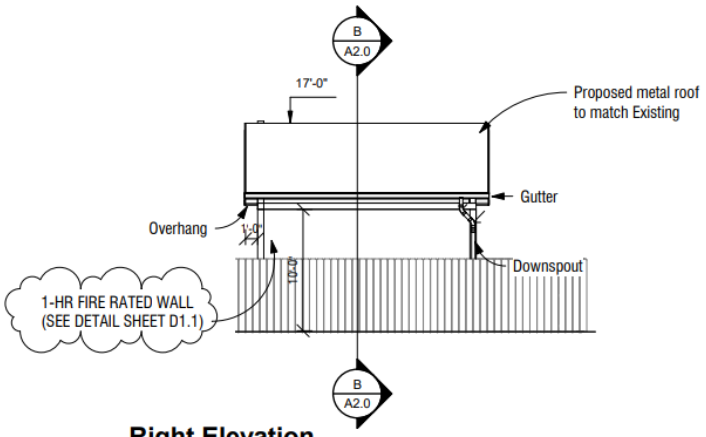
Meeting Date: 05/02/24

Elevations



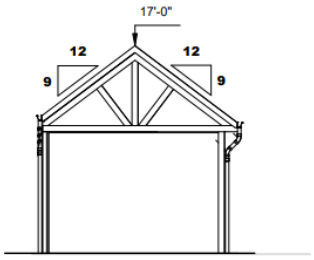
Front Elevation

1/8" = 1'-0" ON 11X17 SHEET



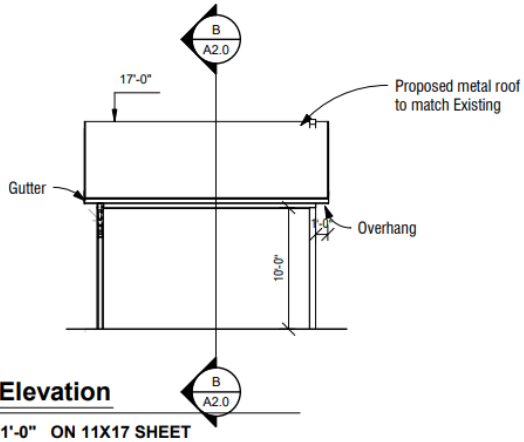
Right Elevation

1/8" = 1'-0" ON 11X17 SHEET



Rear Elevation

1/8" = 1'-0" ON 11X17 SHEET



Left Elevation

1/8" = 1'-0" ON 11X17 SHEET

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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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
Alvarado Group, LLC	Miguel Alvarado	832-466-3126	miguel.agllc@live.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3505 N. Main Street	24011503	77009	5358B	493C	H

HCAD ACCOUNT NUMBER(S):	0152150000054
PROPERTY LEGAL DESCRIPTION:	Tract 2, Block 26, Grota Home
PROPERTY OWNER OF RECORD:	Platinum City Developers LLC
ACREAGE (SQUARE FEET):	4,450 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Interstate 45: Variable, N. Main Street: 50 ft.
EXISTING PAVING SECTION(S):	Interstate 45: 25 ft. (off-ramp), 150 ft. (freeway), N. Main, 40 ft.
OFF-STREET PARKING REQUIREMENT:	Six spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Yes
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,046 sq. ft. two-story office building (demolished)
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,046 sq. ft. two-story office building

PURPOSE OF VARIANCE REQUEST: To request a 0-foot building line along Interstate 45 and a 0-foot building line along N. Main Street in lieu of the ordinance required 25-foot building line along major thoroughfares.

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

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APPLICANT'S STATEMENT OF FACTS

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

The original intent was to remodel an existing office building with no expanded footprint or change of use. A remodel permit was approved in October 2023. However, once work started, it became clear that portions of the walls would need to be replaced in order to repair damaged wood.

This required the permit scope of work to be revised to a new building. Because the property is surrounded by major thoroughfares, there are 25-foot building lines on both sides of the property. Using the existing building footprint requires encroaching into the building line."

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

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

The proposed of the variance will not affect the actual conditions of the property. The existing condition of the parking lot, sidewalk, driveways will remain as is. There will be no footprint addition to the building and without the variance the owner will have torn down about 20% of the building and he would be significantly limiting the buildable area on the site, as well as limiting the availability of parking.

(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 Support of the variance is not the result of hardship owner is trying to remodel, this building going vertical only. This will not affect the existing site. The existing building was encroaching the 25' building lines. This project is intended to be remodel and to improve the existing building in the same footprint and the building will remain the same occupancy.

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

The Purpose of this variance is to keep existing footprint of the existing building, keeping the same occupancy only to go vertical on the remodel.

DEVELOPMENT PLAT VARIANCE

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

There will be no danger to the public because the remodel is vertical and we are not adding any footprint to the existing building and this project will proposed a 6 feet sidewalk along N. Main Street which is a major Thoroughfare.

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

Economic hardship is not sole purpose of requesting the variance. The purpose of the variance is to make sure we keep the same footprint.

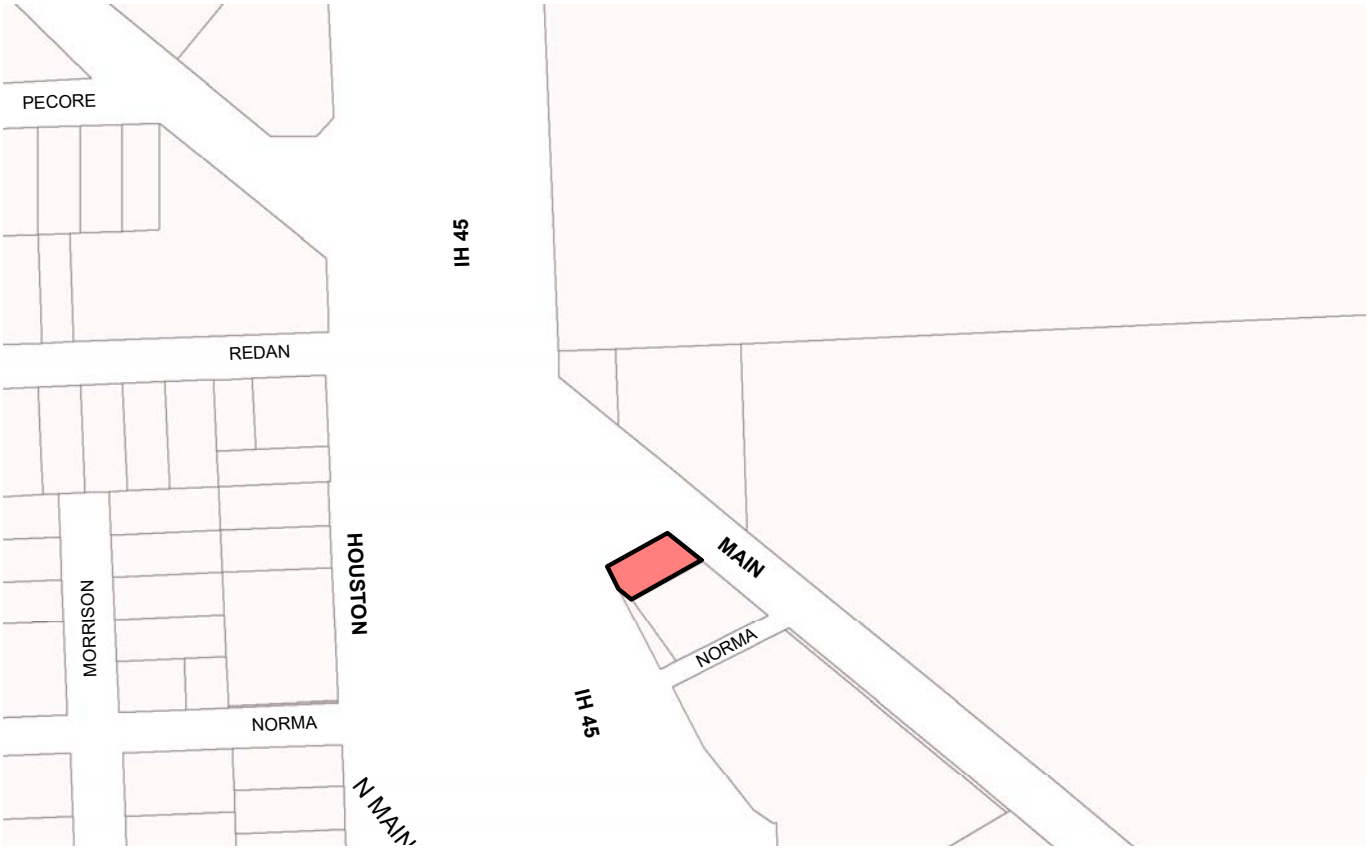
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

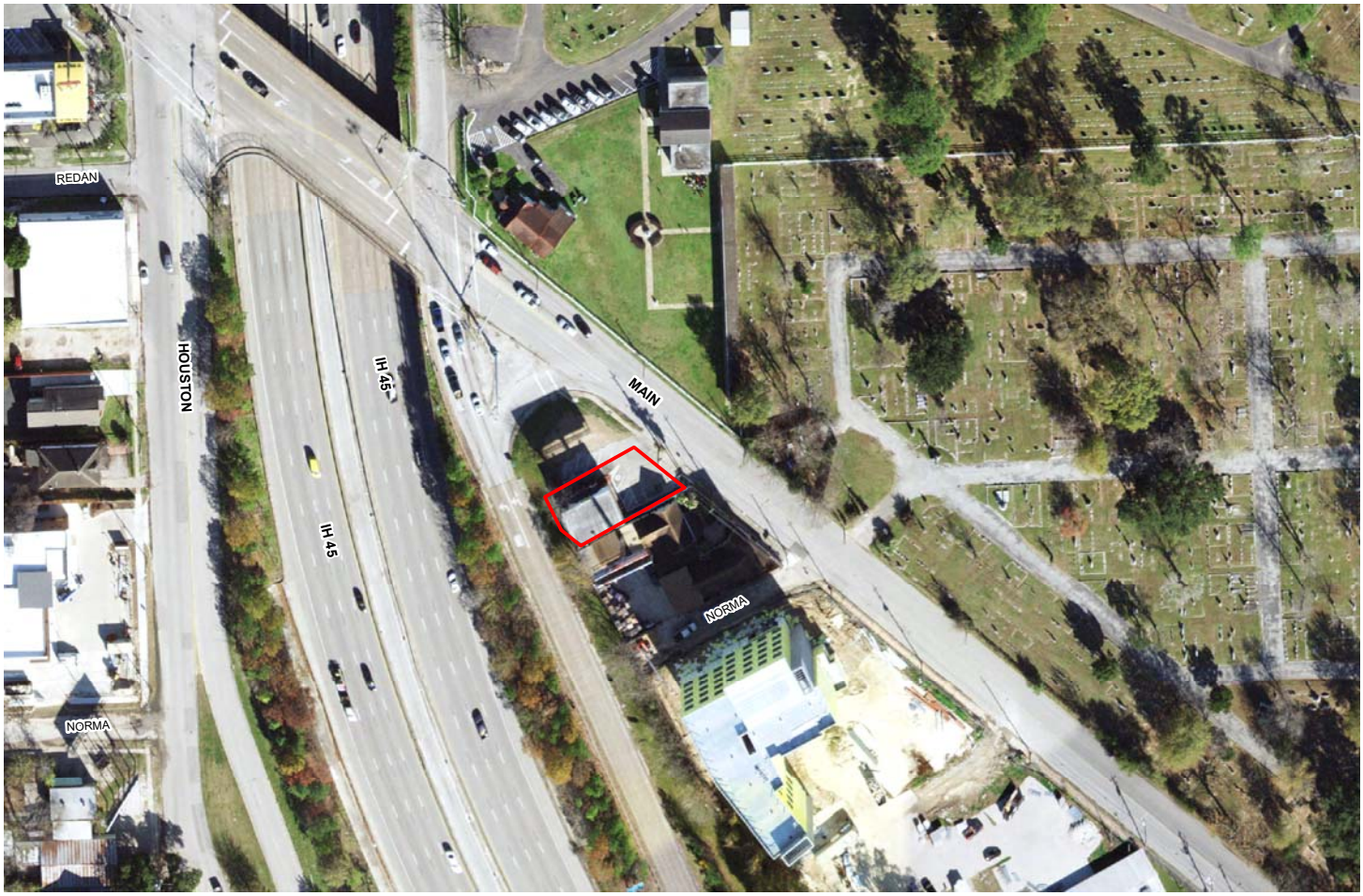
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Aerial Map



DEVELOPMENT PLAT VARIANCE

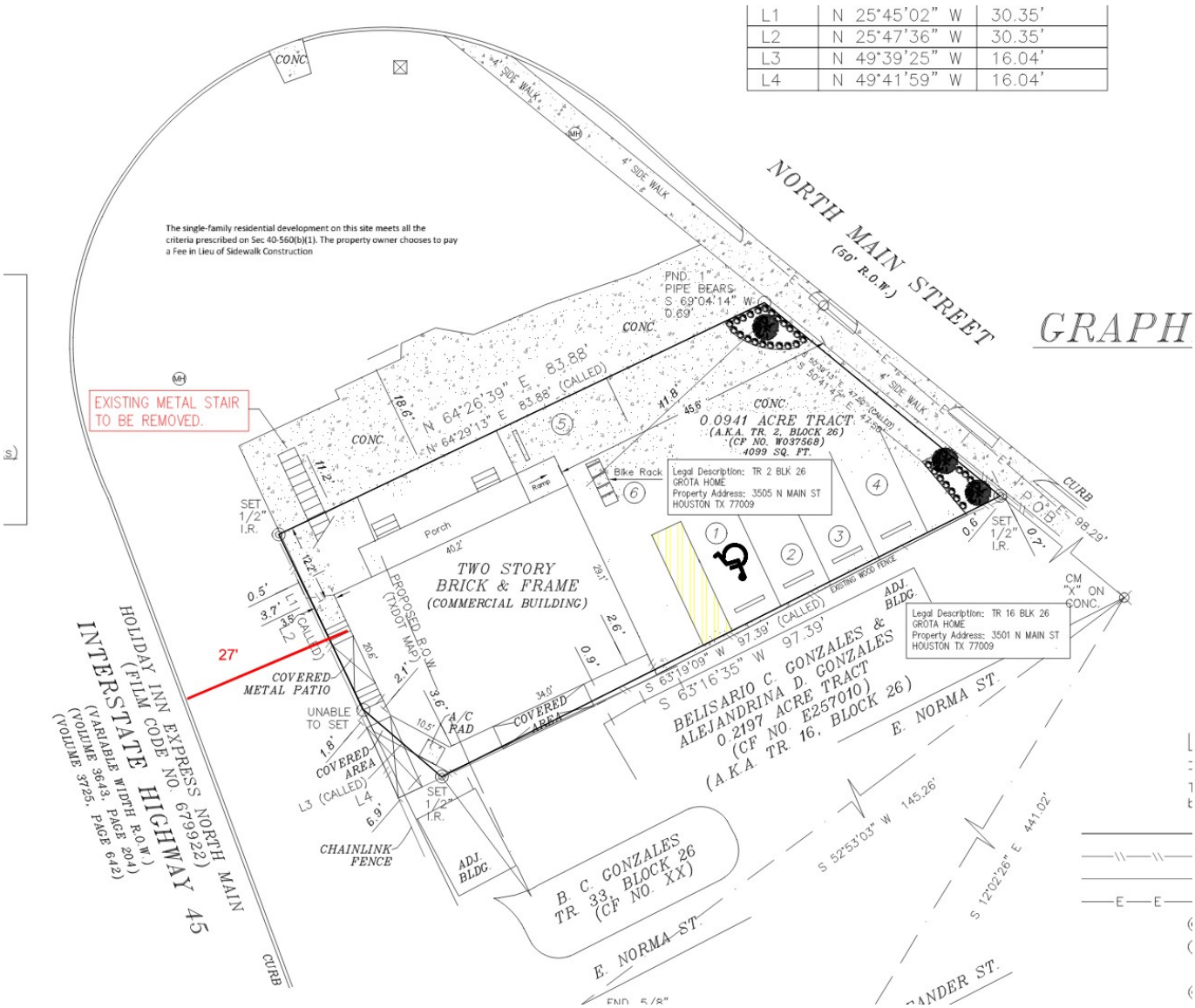
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 05/02/2024

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owner of Property	Enrique Lopez	832-423-5934	enrique.lopez_28@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2210 Sabine Street	23091653	77007	5358d	493f	H

HCAD ACCOUNT NUMBER(S):	0070290000012
PROPERTY LEGAL DESCRIPTION:	LT 12 BLK 24 BEAUCHAMP SPRINGS
PROPERTY OWNER OF RECORD:	Enrique Virgilio Lopez
ACREAGE (SQUARE FEET):	5,000 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY:	50 ft and 62.5 ft (corner lot)
EXISTING PAVING SECTION(S):	24 ft wide
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	n/a
LANDSCAPING PROVIDED:	n/a

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	SFR [1,090 sq ft], SFR [532 sq ft], Detached Garage [372 sq ft]
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Pavilion [384 sq ft]

PURPOSE OF VARIANCE REQUEST: Seeking a reduced building line for pavilion/carport 5'-8.5" from the front property line instead of the required 20' building line for a carport.

CHAPTER 42 REFERENCE(S): Sec. 42-156 (c). Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

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

This variance request seeks to build a covered pavilion at a front setback that matches the original/existing building setback. The original structure was built in 1910 at a distance of 5 ft from the ROW. This original structure continues to serve as the primary residence on the property. This variance would not create additional encroachment but would simply match the existing setback. It would not impede the ROW activity in any way, and it would not interfere with future development of ROW infrastructure.

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

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

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

This corner lot was created in the 1893 subdivision which gave all lots on the block equal width dimensions of 50 ft. The subdivision did not have setback requirements at the time of its creation. Thus, the narrow 50 ft wide lots were intended to be utilized in their entirety. It is not practical to enforce a 10 ft setback on both sides of this corner lot as it would restrict over 25 of the property from being used. This would create a useless lot that is not worth the amount in taxes that are paid each year. It is not fair that the intermediate lots have 3 ft side setbacks, and the corner lots, of the same dimensions, get penalized due to unforeseen building line updates. There should be a way to grandfather properties in these old historical neighborhoods. It seems someone at the city has already confronted this topic. In Section 5 of the Houston Heights Historic Districts Design Guidelines, pg 5-11, provisions are given to allow matching encroachment of an existing house.

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

The circumstances behind this variance are purely a result of historical subdivision geometry being incompatible with modern design/building guidelines. Response from (1b) describes the circumstances in more detail.

DEVELOPMENT PLAT VARIANCE

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

Although the proposed structure may deviate slightly from chapter 42, the end result will not create the circumstances which the chapter seeks to prevent. The original intent of the building line is satisfied. The sections listed below demonstrate the need for discretion and special consideration in unusual circumstances such as the one described in this variance application.
Sec. 42-157 subsection C.1 and D.5
Sec. 42-165 subsections 1 through 6

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

The side setback discussed in this variance is on the Sabine street side. Sabine St has a 62.5 ft ROW which is unusually large for a Local Street. Sabine St. was probably intended to be a Collector Street when the subdivision layout was first conceived. However, it became obsolete with the development of Houston Avenue and the creation of Interstate I-10 which forced Sabine to terminate abruptly with no outlet from the subdivision. Explicitly, Sabine St. is an oversized local street which will never experience operations that would utilize the entire ROW. There is plenty of space which presently accommodates power line poles and plenty of room for future development of sidewalks. Currently, there is 17 ft of distance between the property line and the paved road on Sabine St.

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

The topic of economics is irrelevant in this variance. The circumstances behind this variance are purely a result of historical subdivision geometry being incompatible with modern design/building guidelines.

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 05/02/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

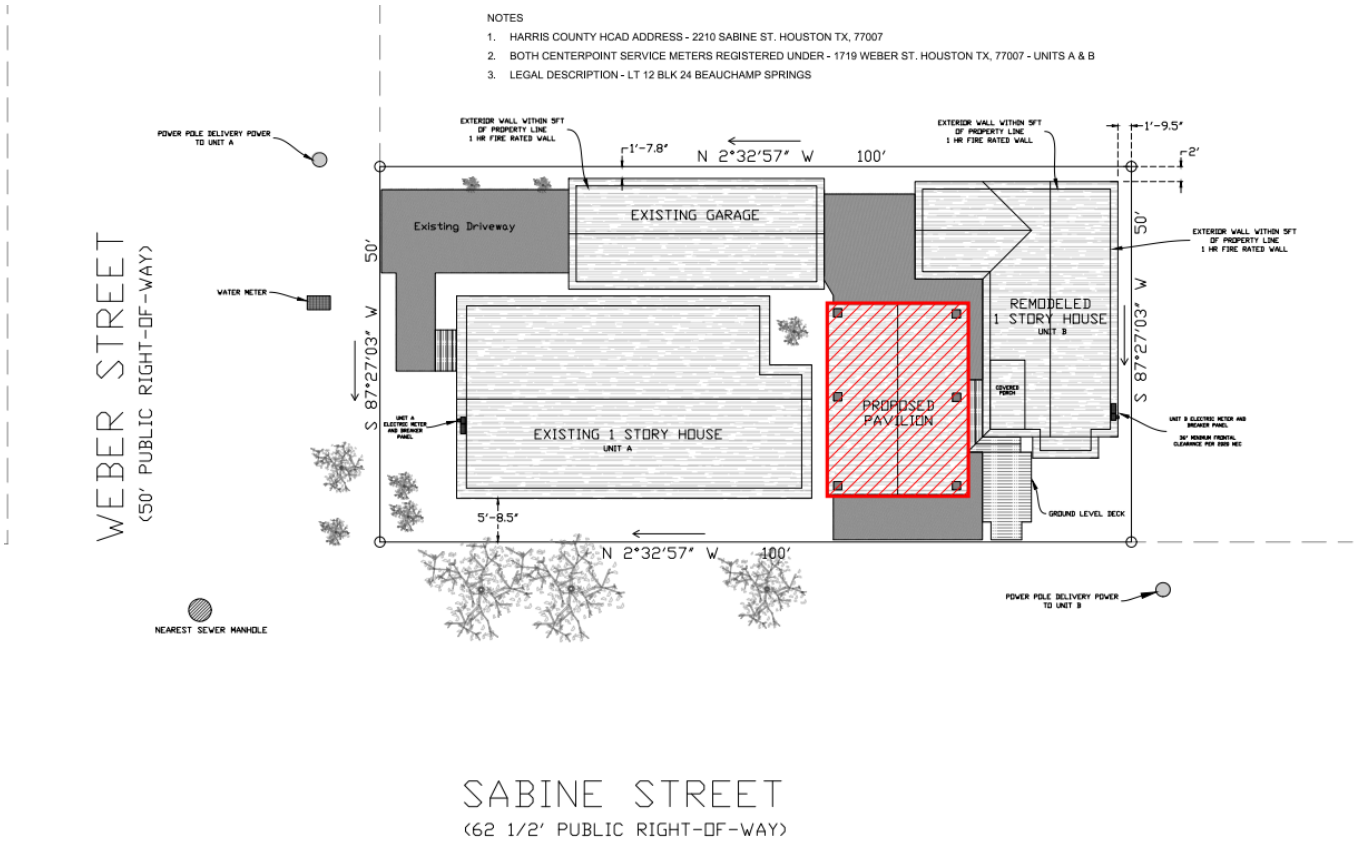
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

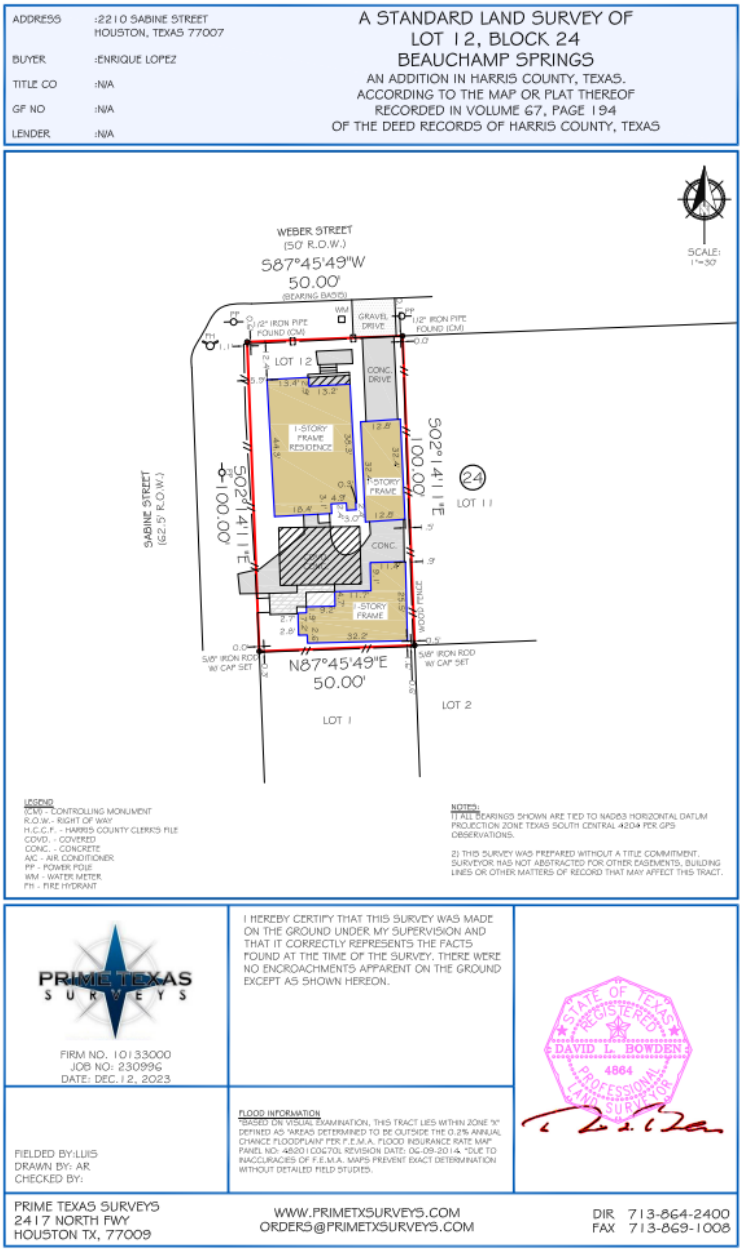
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

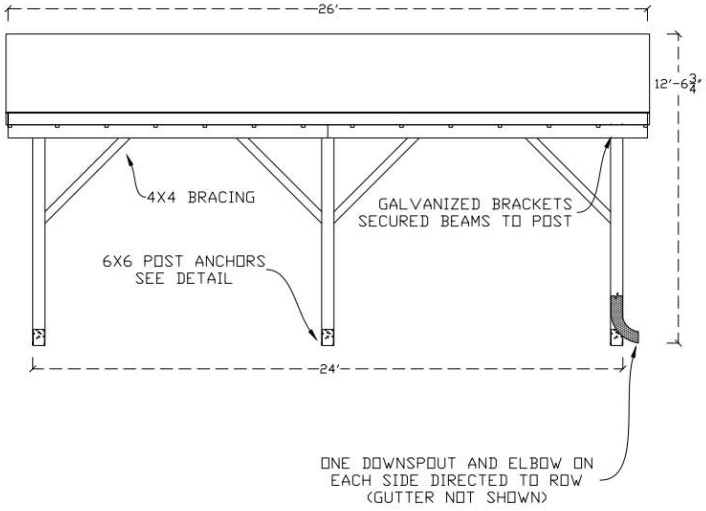
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

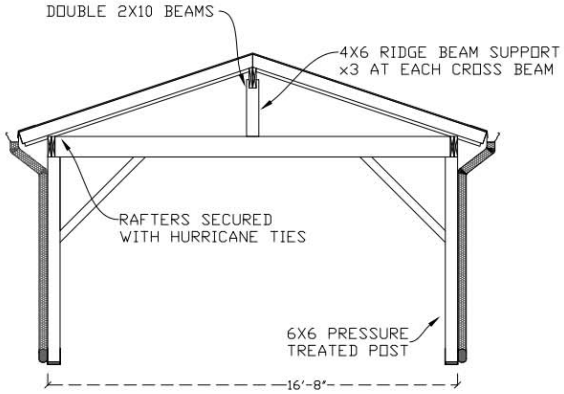
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Elevations



PAVILION NORTH ELEVATION
1/2"=1'-0"



PAVILION WEST ELEVATION
1/2"=1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 05/02/2024

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 2 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
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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

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

APPLICANT'S STATEMENT OF FACTS:

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

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

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

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

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

(3) The intent of this article is preserved;

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

OFF-STREET PARKING VARIANCE

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 05/02/2024

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 05/02/2024

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 05/02/2024

Aerial Map



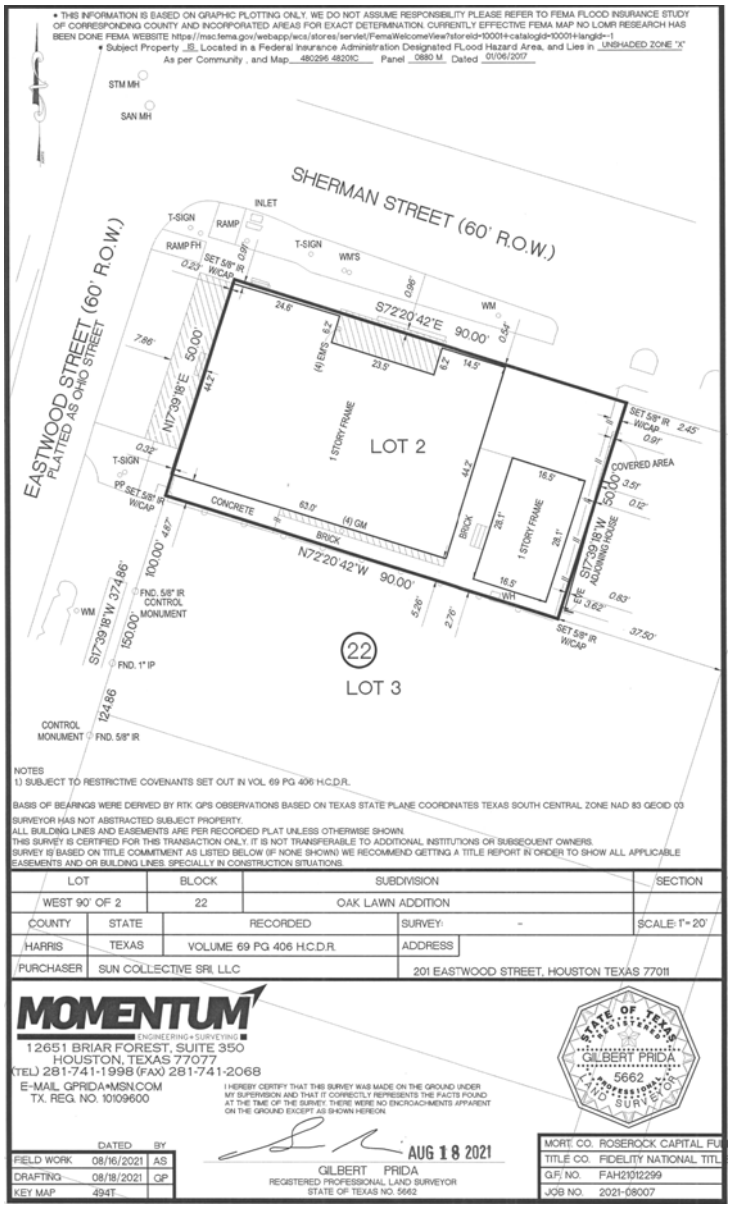
OFF-STREET PARKING VARIANCE

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Houston Planning Commission

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Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

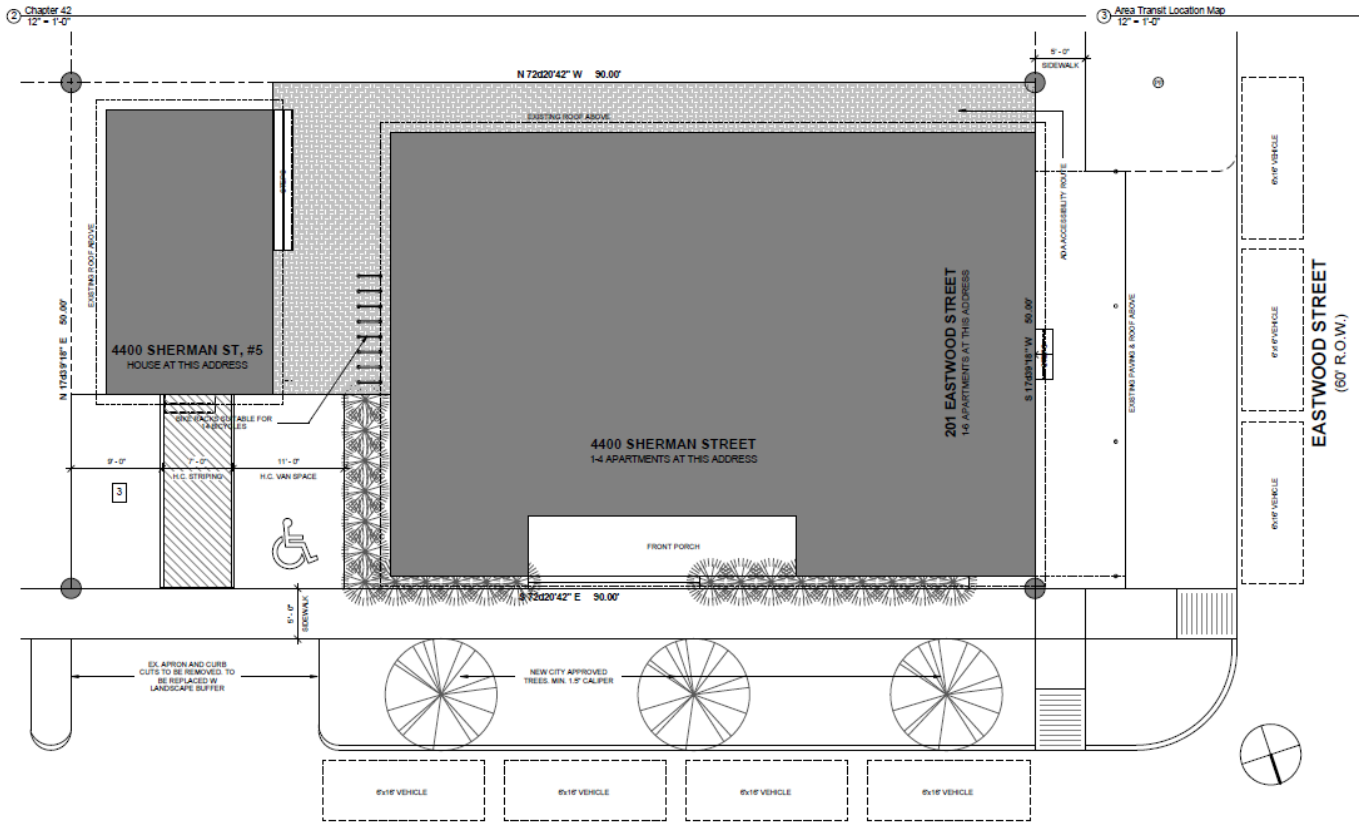
Houston Planning Commission

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Site Plan

Chapter 42 Section 234 Dwelling Units & Parking Analysis			
Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Efficiency	7	8.75	-
One bedroom	3	4	-
Two bedroom			
Three or more bedroom			
Special Residential Use	1	1	-
			2
Number of Loading Berths:		14	-

Chapter 42 Section 230 Project Information
Number of separate buildings: 2 Number of stories: 2 Height of building: 20'-6"
Total Number of Dwelling Units: 11 / Total Acreage of Development: 4,500 = Density: 106 DU/AC



OFF-STREET PARKING VARIANCE

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ITEM: III
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Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

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9600 GREAT HILLS TRAIL | SUITE 150W | AUSTIN | TEXAS 78759 | P 888 708 PARK

EXECUTIVE SUMMARY

To: Brad Arnold
Adelaide Real Estate

Date: February 8, 2024

From: Matt Strickland

Pages: 2

RE: Park Eight – Parking Demand Analysis

Introduction:
Park Eight is a Mixed-use project located in Houston, Texas that focuses on retail, hospitality, office, health and wellness, and residential uses that will create a vibrant walkable community. Due to a district wide parking management plan and various parking reduction factors, we expect a reduced demand throughout the district that justifies a special parking district designation and modification. The proposed parking analysis qualifies a demand reduction based on shared efficiencies within an integrated urban environment.

The analysis is based on methodologies established in the Urban Land Institute's latest Shared Parking publication and is intended to satisfy the City of Houston's requirements for designation of a Special Parking Area (SPA). Specifically, Sec. 26-512 (a)(1) and Sec. 26-512 (b)(4). As published in the ULI's report, "…*combinations of land uses require less parking than the same land uses in free-standing locations*". Shared parking analysis adjusts stand-alone parking generation rates (expressed as the number of spaces required per unit of land use) for four factors that influence accumulation patterns. These factors are defined below for reference.

1. ***Drive Ratio factors*** *adjust parking requirements to reflect various modes of transportation to/from the site, such as walk up, bus, rubber tire shuttle, and car-pooling. Also referred to as a drive ratio, a factor of 95% indicates 95 of 100 trips to the site occurred in a vehicle that will park on site.*
2. ***Captive Market factors*** *adjust gross parking requirements to recognize that patrons are frequently parked for more than one land use, and do not require a space. (i.e. the office worker who is going to lunch downstairs does not simultaneously require a space at his office and restaurant).*
3. ***Seasonal factors*** *adjust generation rates to reflect seasonal variation in land uses, and therefore parking patterns (i.e. retail patronage does not peak in the summertime, but movie attendance does).*
4. ***Hourly factors*** *adjust parking rates to reflect accumulation patterns throughout the day to recognize that land uses do not simultaneously generate demand for parking at the same time (i.e. hotel parking requirements peak at night when offices need very few, if any, spaces).*

ULI shared parking methodology multiplies the stand-alone parking generation rates by the previous adjustment factors to identify the number of spaces required at each hour of the day, for each month of the year on weekdays and weekends. Tables identifying weekday and weekend accumulation patterns for each month are provided at the end of this report. Given our experience with similar developments, the walkability of this specific development, the mix of uses, and density of the development we have adjusted the *Drive Ratio* or *Captive Market* factors for the Retail, Restaurant, Hotel and Office uses to what we consider to be appropriate reductions for this development. We have adjusted the *Drive Ratio* factor for the Residential due to recent trends around vehicle ownership, target demographics, and multimodal connectivity. Recent market studies completed by HWA Parking indicate residential projects located in dense, urban environments require approximately 20%-25% fewer parking spaces per unit on average. Car sharing options (e.g. ZipCar, Car2Go, Enterprise CarShare, Lyft Mobil, etc.) as well as on-demand transportation options (e.g. Uber, Lyft, etc.), are commonplace and will be provided through the district. The Park Eight vehicle sharing program will drive down parking demands throughout the walkable neighborhood and provide attainable options. We have also adjusted the *Occupancy* factor for the Residential use to match real estate data that indicates Residential buildings are never fully occupied due to tenants moving in and out as well as a few units are typically left vacant for use as model units. Therefore, we have used a typical .93 *Occupancy* adjustment for the Residential use.

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Using the city's code required parking ratios and the ULI shared parking methodology, parking for the anticipated mix of land uses in this analysis, is expected to peak at approximately 4,983 vehicles at 11:00 A.M. on weekdays in December. To adequately meet the parking demands, current planning proposes to provide approximately 5,316 parking spaces within the Special Parking Area, resulting in an anticipated surplus of 333 spaces (+/-7% surplus). Using the city's standard shared parking template results in a minimum requirement of 6,266 spaces. Compared to the ULI shared demand of 4,983, this would result in a surplus of 1,283 spaces (+/-25% surplus).

In the context of a parking supply & demand analysis, it is a generally accepted principle that a parking supply achieves optimum efficiency at approximately 90% occupancy for public parking. The +/-10% creates a "buffer" to allow for the dynamics of vehicles moving in and out of parking stalls and reduces the time required to search for the last remaining parking spaces. Other benefits provided by this buffer include allowance for mis-parked vehicles, maintenance, construction, and temporary restriction of lots to certain users. As occupancy levels near 100% of the actual physical supply, delays, and frustration in finding a parking space are typically observed. Thus, at levels of occupancy which exceed the effective parking supply, the parking system may be perceived to be inadequate even though an adequate amount of parking spaces are available. Therefore, a surplus of 333 spaces (+/-7%) is appropriate and recommended at this stage of the project planning.

The off-peak and weekend periods result in significant parking surpluses. The tables on the attached summary page identify the number of vehicles generated by each use that will be on-site at the peak time. The table also indicates the combined public parking demand has an average parking ratio of 2.13 spaces per 1,000 GFA and the combined private parking demand has an average parking ratio of 1.12 spaces per unit.

For reference, the City of Houston's code required shared parking calculations per Sec. 26-500 are included in the attached table. To account for the non-shared residential use, we have manually adjusted the time-of-day percentages accordingly.

This analysis supports the request as required by Sec. 26-512 for substituted parking requirements of Sec. 26-492 for the number of parking spaces required within the proposed SPA to be a minimum of 2.13 spaces per 1,000 square feet of GFA for non-residential uses and a minimum of 1.12 spaces per unit for residential uses.

Thank you for the opportunity to assist with parking specialties. Please let us know if we can answer any questions or provide any additional information.

cc: file

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Park 8 - Overall Development

ULI Based Shared Parking Demand Calculations (COH code minimum parking ratios) **February 8, 2024**

WEEKDAY DEMAND

Peak Weekday Demand Period **DECEMBER 11:00 AM**

Land Use	Units			COH Min. Required Parking Ratios		Drive Ratio		Captive Market		Occupancy Adjustment		Seasonal Factor		Hourly Factor		Shared Demand	Stand Alone Demand	% of Non-Shared
Retail	93.16	ksf	x	4.00	/ksf	x 0.70	x	0.65	x	1.00	x	100%	x	85%	=	144	373	39%
Small Restaurant	2.40	ksf	x	8.00	/ksf	x 0.70	x	0.65	x	1.00	x	100%	x	90%	=	8	19	0%
Restaurant	171.48	ksf	x	10.00	/ksf	x 0.70	x	0.65	x	1.00	x	100%	x	90%	=	702	1,715	41%
Hotel (0-250)	150	rooms	x	1.00	/room	x 0.50	x	1.00	x	1.00	x	67%	x	60%	=	30	150	20%
Hotel (251-500)	-	rooms	x	0.75	/room	x 0.50	x	1.00	x	1.00	x	67%	x	60%	=	-	-	0%
Office	842.69	ksf	x	2.50	/ksf	x 0.95	x	0.90	x	1.00	x	100%	x	100%	=	1,801	2,107	86%
Subottotal Public Parking	*1,259.74*	*ksf*		*2.13*	*/ksf*											*2,686*	*4,363*	62%
Efficiency/Studio	367	units	x	1.25	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	341	459	74%
1 BD	708	units	x	1.33	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	701	942	74%
2 BD	736	units	x	1.66	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	909	1,222	74%
3+ BD	233	units	x	2.00	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	347	466	74%
Subtotal Private Parking	*2,044*	*units*		*1.12*	*/unit*											*2,298*	*3,088*	*74%*
														TOTAL DEMAND		**4,983**	7,452	67%
														TOTAL PARKING PROVIDED		**5,316**		
														Overall Parking Surplus / (Deficit)		**333**		

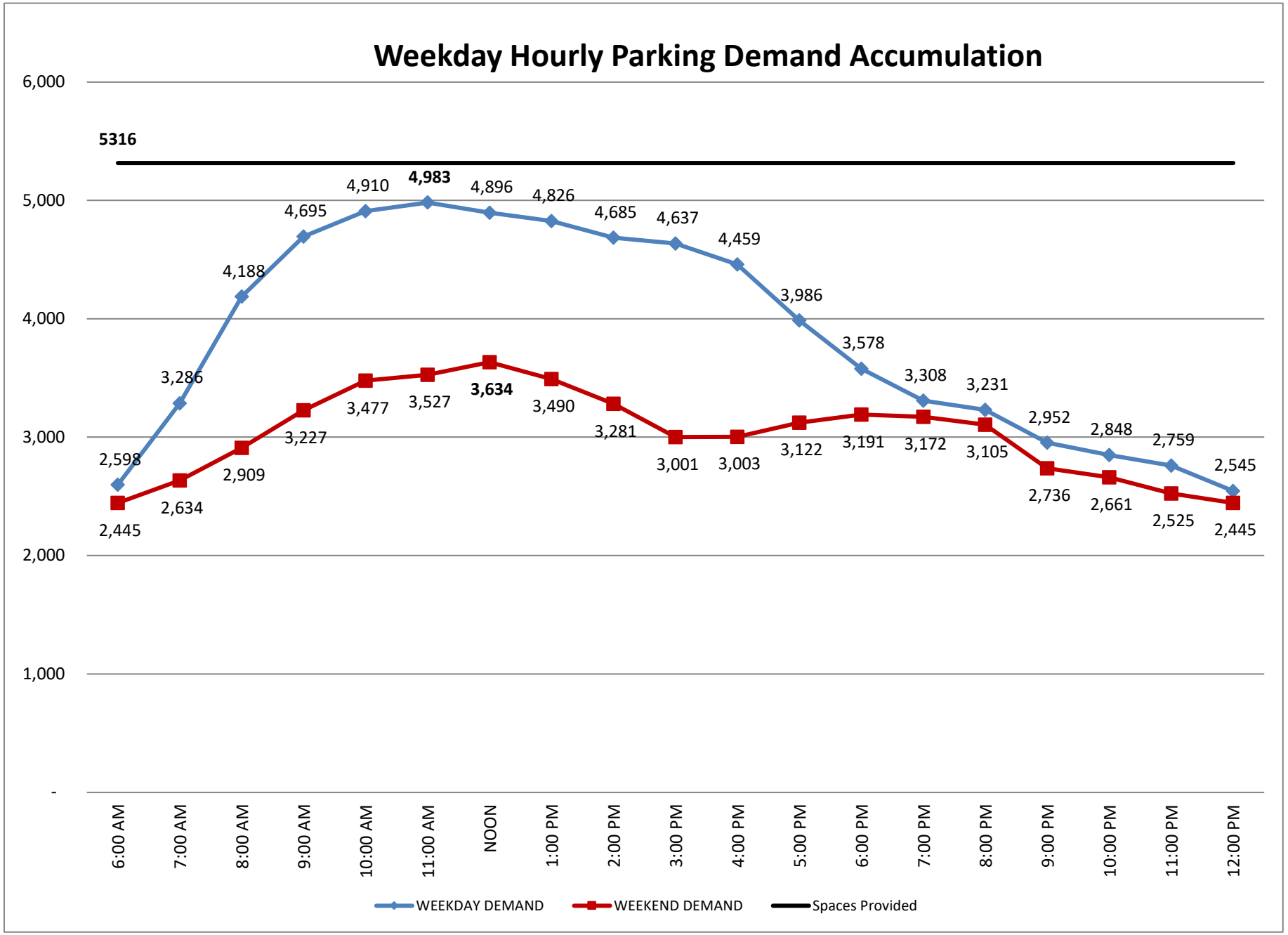
WEEKEND DEMAND

Peak Weekend Demand Period **DECEMBER NOON**

Land Use	Units			COH Min. Required Parking Ratios		Drive Ratio		Captive Market		Occupancy Adjustment		Seasonal Factor		Hourly Factor		Shared Demand	Stand Alone Demand	% of Non-Shared
Retail	93.16	ksf	x	4.00	/ksf	x 0.80	x	0.70	x	1.00	x	100%	x	80%	=	167	373	45%
Small Restaurant	2.40	ksf	x	8.00	/ksf	x 0.80	x	0.70	x	1.00	x	100%	x	100%	=	11	19	0%
Restaurant	171.48	ksf	x	10.00	/ksf	x 0.80	x	0.70	x	1.00	x	100%	x	100%	=	960	1,715	56%
Hotel (0-250)	150	rooms	x	1.00	/room	x 0.50	x	1.00	x	1.00	x	67%	x	55%	=	28	150	18%
Hotel (251-500)	-	rooms	x	0.75	/room	x 0.50	x	1.00	x	1.00	x	67%	x	55%	=	-	-	0%
Office	842.69	ksf	x	0.25	/ksf	x 1.00	x	0.90	x	1.00	x	100%	x	90%	=	171	211	81%
Subototal Public Parking	*1,259.74*	*ksf*		*1.06*	*/ksf*											*1,336*	*2,467*	54%
Efficiency/Studio	367	units	x	1.25	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	341	459	74%
1 BD	708	units	x	1.33	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	701	942	74%
2 BD	736	units	x	1.66	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	909	1,222	74%
3+ BD	233	units	x	2.00	/unit	x 0.80	x	1.00	x	0.93	x	100%	x	100%	=	347	466	74%
Subtotal Private Parking	*2,044*	*units*		*1.12*	*/unit*											*2,298*	*3,088*	*74%*
														TOTAL DEMAND		**3,634**	5,555	65%
														TOTAL PARKING PROVIDED		**5,316**		
														Overall Parking Surplus / (Deficit)		**1682**		

Overall Development Program

Phase	Block	Efficiency/Studio	1 BD	2 BD	3+ BD	Total Units	Hotel	Retail	Sm. Rest.	Restaurant	Office	Total SF (Non-Resi)
Future	A1	0	52	100	48	200	0	50000	0	17000	0	67,000
Future	A2	0	52	100	48	200	0	0	0	0	0	0
Future	B1	0	42	56	2	100	0	3000	0	12000	0	15,000
Future	B2	0	42	56	2	100	0	3000	0	12000	0	15,000
Future	C1	0	52	100	48	200	0	4000	0	16000	0	20,000
Future	C2	0	52	100	48	200	0	4000	0	16000	0	20,000
Future	E	0	0	0	0	0	150	15000	0	65000	150000	230,000
1	F	0	0	0	0	0	0	6371	0	25483	172694	204,548
1	G	367	8	11	0	386	0	5789	2400	0	0	8,189
Future	I	0	0	0	0	0	0	1000	0	4000	170000	175,000
Future	J	0	0	0	0	0	0	1000	0	4000	150000	155,000
1	K	0	0	0	0	0	0	0	0	0	0	0
Future	M	0	96	30	10	136	0	0	0	0	0	0
Future	N	0	90	48	12	150	0	0	0	0	0	0
1	O	0	222	135	15	372	0	0	0	0	0	0
Future	Q	0	0	0	0	0	0	0	0	0	200000	200,000
Totals		367	708	736	233	2,044	150	93,160	2,400	171,483	842,694	1,109,737


Weekday Hourly Parking Demand Accumulation
6,000
5,000
4,000
3,000
2,000
1,000
-
5316
2,598
3,286
4,188
4,695
4,910
4,983
4,896
4,826
4,685
4,637
4,459
3,986
3,578
3,308
3,231
2,952
2,848
2,759
2,545
2,445
2,634
2,909
3,227
3,477
3,527
3,634
3,490
3,281
3,001
3,003
3,122
3,191
3,172
3,105
2,736
2,661
2,525
2,445
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
NOON
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 PM
WEEKDAY DEMAND
WEEKEND DEMAND
Spaces Provided

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Park 8 - Overall Development

City of Houston Shared Parking Calculations (Sec .26-500) **February 8, 2024**
(Adopted March 6, 2013)

Class	Type of Use	Program	Units	Required Ratio	Stand-Alone Requirement	Typical Weekday								Typical Weekend							
						Midnight to		7AM to 5PM		5PM to 9PM		9PM to		Midnight to		7AM to 5PM		5PM to 9PM		9PM to	
Class 1. *Office*	Office Gross Floor Area	842,694	GFA	2.50	2,107	5%	105	100%	2,107	30%	632	5%	105	0%	-	10%	211	0%	-	0%	-
	Office Usable Floor Area	-	UFA	2.75	-	5%	-	100%	-	30%	-	5%	-	0%	-	10%	-	0%	-	0%	-
	Financial facility	-	GFA	4.00	-	0%	-	100%	-	10%	-	0%	-	0%	-	25%	-	0%	-	0%	-
Class 2. *Residential*	Apartment - Efficiency	367	Units	1.25	459	100%	459	100%	459	100%	459	100%	459	100%	459	100%	459	100%	459	100%	459
	Apartment - 1 bedroom	708	Units	1.33	942	100%	942	100%	942	100%	942	100%	942	100%	942	100%	942	100%	942	100%	942
	Apartment - 2 bedroom	736	Units	1.66	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222
	Apartment - 3+ bedroom	233	Units	2.00	466	100%	466	100%	466	100%	466	100%	466	100%	466	100%	466	100%	466	100%	466
	Hotel or motel - 0-250 rooms	150	rooms	1.00	150	100%	150	10%	15	50%	75	85%	128	100%	150	10%	15	50%	75	75%	113
	Hotel or motel - 251-500 rooms	-	rooms	0.75	-	100%	-	10%	-	50%	-	85%	-	100%	-	10%	-	50%	-	75%	-
	Hotel or motel - 500+ rooms	-	rooms	0.50	-	100%	-	10%	-	50%	-	85%	-	100%	-	10%	-	50%	-	75%	-
Class 3. *Health Care Facilities*	Clinic (medical complex)	-	GFA	2.70	-	5%	-	100%	-	50%	-	5%	-	0%	-	10%	-	0%	-	0%	-
	Clinic (medical or dental)	-	GFA	3.50	-	0%	-	100%	-	25%	-	0%	-	0%	-	25%	-	0%	-	0%	-
	Veterinary clinic	-	UFA	5.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	25%	-	0%	-	0%	-
Class 4. *Industrial, Commercial Manufacturing*	All	-	GFA	0.00	-	10%	-	100%	-	50%	-	10%	-	10%	-	25%	-	10%	-	0%	-
Class 5. *Religious and Educational*	Church	-	seats	5.00	-	0%	-	5%	-	25%	-	0%	-	10%	-	100%	-	40%	-	0%	-
	Nursery/day care - Employee	-	employees	1.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	5%	-	0%	-	0%	-
	Nursery/day care - children	-	child	10.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	5%	-	0%	-	0%	-
	School - Elementary	-	occupants	12.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	School - Junior High	-	occupants	7.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	School - Senior High	-	occupants	3.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	School - College, University EE	-	employees	3.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	School - College, University	-	resident	10.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	School - College, University	-	non-resident	5.00	-	0%	-	100%	-	5%	-	0%	-	0%	-	10%	-	0%	-	0%	-
	Library	-	GFA	1.20	-	0%	-	100%	-	10%	-	0%	-	0%	-	25%	-	0%	-	0%	-
	Ary gallery/museum	-	GFA	3.00	-	0%	-	75%	-	50%	-	0%	-	0%	-	100%	-	60%	-	0%	-
Class 6. *Recreation and Entertainment*	Movie theater	-	seats	0.30	-	0%	-	10%	-	50%	-	75%	-	0%	-	50%	-	80%	-	100%	-
	Bowling alley	-	lanes	5.00	-	0%	-	10%	-	50%	-	85%	-	0%	-	40%	-	75%	-	100%	-
	Theater, auditorium or arena	-	seats	3.00	-	n/a		n/a		n/a		n/a		n/a		n/a		n/a		n/a	
	Sports club or health spa	-	GFA	5.00	-	50%	-	25%	-	100%	-	10%	-	10%	-	50%	-	10%	-	5%	-
Class 7. *Food and Beverage*	Dessert shop	-	GFA	6.00	-	0%	-	25%	-	100%	-	75%	-	0%	-	25%	-	100%	-	85%	-
	Small restaurant	2,400	GFA	8.00	19	10%	2	50%	10	75%	14	40%	8	15%	3	75%	14	100%	19	50%	10
	Neighborhood restaurant	-	GFA	9.00	-	10%	-	50%	-	75%	-	40%	-	15%	-	75%	-	100%	-	50%	-
	Restaurant	171,483	GFA	10.00	1,715	10%	172	50%	858	75%	1,286	40%	686	15%	257	75%	1,286	100%	1,715	50%	858
	Tavern or pub	-	GFA	10.00	-	0%	-	0%	-	25%	-	75%	-	0%	-	10%	-	80%	-	100%	-
	Small bar	-	GFA	12.00	-	0%	-	0%	-	25%	-	75%	-	0%	-	10%	-	80%	-	100%	-
	Bar, club or lounge	-	GFA	14.00	-	0%	-	25%	-	75%	-	75%	-	0%	-	40%	-	80%	-	100%	-
Class 8. *Retail Services*	All (excluding shopping center)	93,160	GFA	4.00	373	5%	19	50%	187	75%	280	10%	37	5%	19	100%	373	75%	280	10%	37
Class 9. *Automobiles*	Auto parts and supply store	-	GFA	4.00	-	0%	-	50%	-	75%	-	0%	-	0%	-	100%	-	50%	-	0%	-
All Others		-	GFA	0.00	-	100%	-	100%	-	100%	-	100%	-	100%	-	100%	-	100%	-	100%	-
Totals					7,453		3,537		**6,266**		5,376		4,053		3,518		4,988		5,178		4,107

JANUARY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	56%		56%		56%		71%		71%		100%		100%		100%		100%		100%		86%		
Shared Parking	95	sp	5	sp	437	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,186	sp	70%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	109	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,514	sp
7:00 AM	5	sp	2	sp	218	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,112	sp
8:00 AM	14	sp	3	sp	262	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	3,970	sp
9:00 AM	33	sp	4	sp	328	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,411	sp
10:00 AM	62	sp	4	sp	371	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,568	sp
11:00 AM	81	sp	4	sp	393	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,609	sp
NOON	90	sp	5	sp	437	sp	29	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,480	sp
1:00 PM	95	sp	4	sp	393	sp	29	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,441	sp
2:00 PM	90	sp	2	sp	218	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,442	sp
3:00 PM	85	sp	2	sp	197	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,415	sp
4:00 PM	85	sp	2	sp	197	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,238	sp
5:00 PM	90	sp	4	sp	328	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,657	sp
6:00 PM	90	sp	4	sp	350	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,232	sp
7:00 PM	90	sp	4	sp	350	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	2,961	sp
8:00 PM	76	sp	4	sp	350	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,896	sp
9:00 PM	47	sp	3	sp	262	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,709	sp
10:00 PM	28	sp	3	sp	240	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,638	sp
11:00 PM	9	sp	2	sp	218	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,581	sp
12:00 PM	-	sp	1	sp	109	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,461	sp
																					4,609	

FEBRUARY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	57%		57%		57%		85%		85%		100%		100%		100%		100%		100%		87%		
Shared Parking	97	sp	5	sp	445	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,230	sp	70%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	111	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,526	sp
7:00 AM	5	sp	2	sp	222	sp	57	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,125	sp
8:00 AM	14	sp	3	sp	267	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	3,984	sp
9:00 AM	34	sp	4	sp	334	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,425	sp
10:00 AM	63	sp	4	sp	378	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,582	sp
11:00 AM	82	sp	4	sp	400	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,624	sp
NOON	92	sp	5	sp	445	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,495	sp
1:00 PM	97	sp	4	sp	400	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,455	sp
2:00 PM	92	sp	2	sp	222	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,454	sp
3:00 PM	87	sp	2	sp	200	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,426	sp
4:00 PM	87	sp	2	sp	200	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,250	sp
5:00 PM	92	sp	4	sp	334	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,672	sp
6:00 PM	92	sp	4	sp	356	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,247	sp
7:00 PM	92	sp	4	sp	356	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	2,977	sp
8:00 PM	77	sp	4	sp	356	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,912	sp
9:00 PM	48	sp	3	sp	267	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,724	sp
10:00 PM	29	sp	3	sp	245	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,652	sp
11:00 PM	10	sp	2	sp	222	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,596	sp
12:00 PM	-	sp	1	sp	111	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,474	sp
																					4,624	

MARCH

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	64%		64%		64%		91%		91%		100%		100%		100%		100%		100%		89%		
Shared Parking	109	sp	6	sp	499	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,344	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	125	sp	65	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,544	sp
7:00 AM	5	sp	3	sp	250	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,157	sp
8:00 AM	16	sp	3	sp	300	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,022	sp
9:00 AM	38	sp	4	sp	375	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,473	sp
10:00 AM	71	sp	5	sp	424	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,640	sp
11:00 AM	92	sp	5	sp	449	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,686	sp
NOON	103	sp	6	sp	499	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,564	sp
1:00 PM	109	sp	5	sp	449	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,519	sp
2:00 PM	103	sp	3	sp	250	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,495	sp
3:00 PM	98	sp	3	sp	225	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,465	sp
4:00 PM	98	sp	3	sp	225	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,288	sp
5:00 PM	103	sp	4	sp	375	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,728	sp
6:00 PM	103	sp	4	sp	399	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,306	sp
7:00 PM	103	sp	4	sp	399	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,036	sp
8:00 PM	87	sp	4	sp	399	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,969	sp
9:00 PM	54	sp	3	sp	300	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,767	sp
10:00 PM	33	sp	3	sp	275	sp	65	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,691	sp
11:00 PM	11	sp	3	sp	250	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,629	sp
12:00 PM	-	sp	1	sp	125	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,492	sp
																					4,686	

APRIL

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	63%		63%		63%		90%		90%		100%		100%		100%		100%		100%		88%		
Shared Parking	107	sp	6	sp	492	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,257	sp	71%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	123	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,541	sp
7:00 AM	5	sp	3	sp	246	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,153	sp
8:00 AM	16	sp	3	sp	295	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,017	sp
9:00 AM	37	sp	4	sp	369	sp	47	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,466	sp
10:00 AM	69	sp	5	sp	418	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,631	sp
11:00 AM	91	sp	5	sp	442	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,677	sp
NOON	101	sp	6	sp	492	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,554	sp
1:00 PM	107	sp	5	sp	442	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,510	sp
2:00 PM	101	sp	3	sp	246	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,489	sp
3:00 PM	96	sp	2	sp	221	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,459	sp
4:00 PM	96	sp	2	sp	221	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,282	sp
5:00 PM	101	sp	4	sp	369	sp	47	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,720	sp
6:00 PM	101	sp	4	sp	393	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,298	sp
7:00 PM	101	sp	4	sp	393	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,027	sp
8:00 PM	85	sp	4	sp	393	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,961	sp
9:00 PM	53	sp	3	sp	295	sp	57	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,761	sp
10:00 PM	32	sp	3	sp	270	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,685	sp
11:00 PM	11	sp	3	sp	246	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,624	sp
12:00 PM	-	sp	1	sp	123	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,489	sp
																					4,677	

MAY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	66%		66%		66%		92%		92%		100%		100%		100%		100%		100%		88%		
Shared Parking	112	sp	6	sp	515	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,302	sp	71%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	129	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,548	sp
7:00 AM	6	sp	3	sp	257	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,166	sp
8:00 AM	17	sp	3	sp	309	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,033	sp
9:00 AM	39	sp	4	sp	386	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,487	sp
10:00 AM	73	sp	5	sp	438	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,656	sp
11:00 AM	95	sp	5	sp	463	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,704	sp
NOON	106	sp	6	sp	515	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,584	sp
1:00 PM	112	sp	5	sp	463	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,537	sp
2:00 PM	106	sp	3	sp	257	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,507	sp
3:00 PM	101	sp	3	sp	232	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,475	sp
4:00 PM	101	sp	3	sp	232	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,299	sp
5:00 PM	106	sp	4	sp	386	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,743	sp
6:00 PM	106	sp	5	sp	412	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,323	sp
7:00 PM	106	sp	5	sp	412	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,052	sp
8:00 PM	90	sp	5	sp	412	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,985	sp
9:00 PM	56	sp	3	sp	309	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,779	sp
10:00 PM	34	sp	3	sp	283	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,701	sp
11:00 PM	11	sp	3	sp	257	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,638	sp
12:00 PM	-	sp	1	sp	129	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,497	sp
																					4,704	

JUNE

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	67%		67%		67%		100%		100%		100%		100%		100%		100%		100%		90%		
Shared Parking	114	sp	6	sp	523	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,408	sp	73%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	131	sp	71	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,556	sp
7:00 AM	6	sp	3	sp	261	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,175	sp
8:00 AM	17	sp	4	sp	314	sp	60	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,043	sp
9:00 AM	40	sp	4	sp	392	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,498	sp
10:00 AM	74	sp	5	sp	444	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,667	sp
11:00 AM	97	sp	5	sp	470	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,716	sp
NOON	108	sp	6	sp	523	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,597	sp
1:00 PM	114	sp	5	sp	470	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,549	sp
2:00 PM	108	sp	3	sp	261	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,516	sp
3:00 PM	102	sp	3	sp	235	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,484	sp
4:00 PM	102	sp	3	sp	235	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,308	sp
5:00 PM	108	sp	4	sp	392	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,755	sp
6:00 PM	108	sp	5	sp	418	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,335	sp
7:00 PM	108	sp	5	sp	418	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,065	sp
8:00 PM	91	sp	5	sp	418	sp	60	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,997	sp
9:00 PM	57	sp	4	sp	314	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,789	sp
10:00 PM	34	sp	3	sp	288	sp	71	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,712	sp
11:00 PM	11	sp	3	sp	261	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,648	sp
12:00 PM	-	sp	1	sp	131	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,505	sp
																					4,716	

JULY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf		
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k		
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90	
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89	
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00	
Seasonal Factor	64%		64%		64%		98%		98%		100%		100%		100%		100%		95%		89%	
Shared Parking	109	sp	6	sp	499	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	5,370	sp

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	125	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	51	sp	2,546	sp
7:00 AM	5	sp	3	sp	250	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	513	sp	3,135	sp
8:00 AM	16	sp	3	sp	300	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,283	sp	3,959	sp
9:00 AM	38	sp	4	sp	375	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,626	sp	4,391	sp
10:00 AM	71	sp	5	sp	424	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,553	sp
11:00 AM	92	sp	5	sp	449	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,600	sp
NOON	103	sp	6	sp	499	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,486	sp
1:00 PM	109	sp	5	sp	449	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,441	sp
2:00 PM	103	sp	3	sp	250	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,408	sp
3:00 PM	98	sp	3	sp	225	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,378	sp
4:00 PM	98	sp	3	sp	225	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,210	sp
5:00 PM	103	sp	4	sp	375	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	856	sp	3,686	sp
6:00 PM	103	sp	4	sp	399	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	428	sp	3,288	sp
7:00 PM	103	sp	4	sp	399	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,031	sp
8:00 PM	87	sp	4	sp	399	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	120	sp	2,967	sp
9:00 PM	54	sp	3	sp	300	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	51	sp	2,769	sp
10:00 PM	33	sp	3	sp	275	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	17	sp	2,695	sp
11:00 PM	11	sp	3	sp	250	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,634	sp
12:00 PM	-	sp	1	sp	125	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,497	sp

AUGUST

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	69%		69%		69%		92%		92%		100%		100%		100%		100%		95%		89%		
Shared Parking	117	sp	6	sp	538	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	5,372	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	2	sp	135	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	51	sp	2,552	sp
7:00 AM	6	sp	3	sp	269	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	513	sp	3,151	sp
8:00 AM	18	sp	4	sp	323	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,283	sp	3,980	sp
9:00 AM	41	sp	5	sp	404	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,626	sp	4,421	sp
10:00 AM	76	sp	5	sp	458	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,589	sp
11:00 AM	99	sp	5	sp	485	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,640	sp
NOON	111	sp	6	sp	538	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,531	sp
1:00 PM	117	sp	5	sp	485	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,483	sp
2:00 PM	111	sp	3	sp	269	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,434	sp
3:00 PM	105	sp	3	sp	242	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,400	sp
4:00 PM	105	sp	3	sp	242	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,540	sp	4,233	sp
5:00 PM	111	sp	5	sp	404	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	856	sp	3,721	sp
6:00 PM	111	sp	5	sp	431	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	428	sp	3,324	sp
7:00 PM	111	sp	5	sp	431	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,067	sp
8:00 PM	94	sp	5	sp	431	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	120	sp	3,002	sp
9:00 PM	58	sp	4	sp	323	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	51	sp	2,793	sp
10:00 PM	35	sp	3	sp	296	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	17	sp	2,715	sp
11:00 PM	12	sp	3	sp	269	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,650	sp
12:00 PM	-	sp	2	sp	135	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,503	sp
																					4,640	

SEPTEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	64%		64%		64%		93%		93%		100%		100%		100%		100%		100%		88%		
Shared Parking	109	sp	6	sp	499	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,300	sp	71%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	125	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,545	sp
7:00 AM	5	sp	3	sp	250	sp	63	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,159	sp
8:00 AM	16	sp	3	sp	300	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,024	sp
9:00 AM	38	sp	4	sp	375	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,474	sp
10:00 AM	71	sp	5	sp	424	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,640	sp
11:00 AM	92	sp	5	sp	449	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,687	sp
NOON	103	sp	6	sp	499	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,565	sp
1:00 PM	109	sp	5	sp	449	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,520	sp
2:00 PM	103	sp	3	sp	250	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,496	sp
3:00 PM	98	sp	3	sp	225	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,466	sp
4:00 PM	98	sp	3	sp	225	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,289	sp
5:00 PM	103	sp	4	sp	375	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,729	sp
6:00 PM	103	sp	4	sp	399	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,307	sp
7:00 PM	103	sp	4	sp	399	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,037	sp
8:00 PM	87	sp	4	sp	399	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,970	sp
9:00 PM	54	sp	3	sp	300	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,768	sp
10:00 PM	33	sp	3	sp	275	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,692	sp
11:00 PM	11	sp	3	sp	250	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,631	sp
12:00 PM	-	sp	1	sp	125	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,494	sp
																					4,687	

OCTOBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	66%		66%		66%		93%		93%		100%		100%		100%		100%		100%		89%		
Shared Parking	112	sp	6	sp	515	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,360	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	129	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,549	sp
7:00 AM	6	sp	3	sp	257	sp	63	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,167	sp
8:00 AM	17	sp	3	sp	309	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,034	sp
9:00 AM	39	sp	4	sp	386	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,487	sp
10:00 AM	73	sp	5	sp	438	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,656	sp
11:00 AM	95	sp	5	sp	463	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,704	sp
NOON	106	sp	6	sp	515	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,584	sp
1:00 PM	112	sp	5	sp	463	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,538	sp
2:00 PM	106	sp	3	sp	257	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,507	sp
3:00 PM	101	sp	3	sp	232	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,476	sp
4:00 PM	101	sp	3	sp	232	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,299	sp
5:00 PM	106	sp	4	sp	386	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,744	sp
6:00 PM	106	sp	5	sp	412	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,323	sp
7:00 PM	106	sp	5	sp	412	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,053	sp
8:00 PM	90	sp	5	sp	412	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	2,986	sp
9:00 PM	56	sp	3	sp	309	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,779	sp
10:00 PM	34	sp	3	sp	283	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,702	sp
11:00 PM	11	sp	3	sp	257	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,639	sp
12:00 PM	-	sp	1	sp	129	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,498	sp
																					4,704	

NOVEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	72%		72%		72%		81%		81%		100%		100%		100%		100%		100%		90%		
Shared Parking	122	sp	6	sp	562	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,389	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	2	sp	140	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,553	sp
7:00 AM	6	sp	3	sp	281	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,183	sp
8:00 AM	18	sp	4	sp	337	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,056	sp
9:00 AM	43	sp	5	sp	421	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,520	sp
10:00 AM	79	sp	5	sp	478	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,697	sp
11:00 AM	104	sp	6	sp	506	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,750	sp
NOON	116	sp	6	sp	562	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,636	sp
1:00 PM	122	sp	6	sp	506	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,585	sp
2:00 PM	116	sp	3	sp	281	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,535	sp
3:00 PM	110	sp	3	sp	253	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,501	sp
4:00 PM	110	sp	3	sp	253	sp	39	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,324	sp
5:00 PM	116	sp	5	sp	421	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,783	sp
6:00 PM	116	sp	5	sp	449	sp	46	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,364	sp
7:00 PM	116	sp	5	sp	449	sp	46	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,094	sp
8:00 PM	98	sp	5	sp	449	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	3,024	sp
9:00 PM	61	sp	4	sp	337	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,805	sp
10:00 PM	37	sp	3	sp	309	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,722	sp
11:00 PM	12	sp	3	sp	281	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,655	sp
12:00 PM	-	sp	2	sp	140	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,500	sp
																					4,750	

DECEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	0	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	2.50	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	2,107	sp	7,452	sp	100%
Captive Market Factor	0.65		0.65		0.65		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.90		
Mode Split Factor	0.70		0.70		0.70		0.50		0.50		0.80		0.80		0.80		0.80		0.95		0.89		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	100%		100%		100%		67%		67%		100%		100%		100%		100%		100%		93%		
Shared Parking	170	sp	9	sp	780	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	5,612	sp	75%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	2	sp	2	sp	195	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,598	sp
7:00 AM	8	sp	4	sp	390	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	540	sp	3,286	sp
8:00 AM	25	sp	5	sp	468	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,351	sp	4,188	sp
9:00 AM	59	sp	7	sp	585	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,711	sp	4,695	sp
10:00 AM	110	sp	7	sp	663	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,910	sp
11:00 AM	144	sp	8	sp	702	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,983	sp
NOON	161	sp	9	sp	780	sp	28	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,896	sp
1:00 PM	170	sp	8	sp	702	sp	28	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,826	sp
2:00 PM	161	sp	4	sp	390	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,685	sp
3:00 PM	153	sp	4	sp	351	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,801	sp	4,637	sp
4:00 PM	153	sp	4	sp	351	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	1,621	sp	4,459	sp
5:00 PM	161	sp	7	sp	585	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	901	sp	3,986	sp
6:00 PM	161	sp	7	sp	624	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	450	sp	3,578	sp
7:00 PM	161	sp	7	sp	624	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,308	sp
8:00 PM	136	sp	7	sp	624	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	126	sp	3,231	sp
9:00 PM	85	sp	5	sp	468	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	54	sp	2,952	sp
10:00 PM	51	sp	5	sp	429	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,848	sp
11:00 PM	17	sp	4	sp	390	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,759	sp
12:00 PM	-	sp	2	sp	195	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,545	sp
																					4,983	

Weekday Accumulation Patterns

SUMMARY

Gross 7,452

MONTH	TIME	Retail	Small Restaurant	Restaurant	Hotel (0-250)	Hotel (251-500)	Efficiency/Studio	1 BD	2 BD	3+ BD	Office	TOTAL	% of Total
JANUARY	**11:00 AM**	81	4	393	32	0	341	701	909	347	1801	**4609**	61.9%
FEBRUARY	**11:00 AM**	82	4	400	38	0	341	701	909	347	1801	**4624**	62.1%
MARCH	**11:00 AM**	92	5	449	41	0	341	701	909	347	1801	**4686**	62.9%
APRIL	**11:00 AM**	91	5	442	41	0	341	701	909	347	1801	**4677**	62.8%
MAY	**11:00 AM**	95	5	463	41	0	341	701	909	347	1801	**4704**	63.1%
JUNE	**11:00 AM**	97	5	470	45	0	341	701	909	347	1801	**4716**	63.3%
JULY	**11:00 AM**	92	5	449	44	0	341	701	909	347	1711	**4600**	61.7%
AUGUST	**11:00 AM**	99	5	485	41	0	341	701	909	347	1711	**4640**	62.3%
SEPTEMBER	**11:00 AM**	92	5	449	42	0	341	701	909	347	1801	**4687**	62.9%
OCTOBER	**11:00 AM**	95	5	463	42	0	341	701	909	347	1801	**4704**	63.1%
NOVEMBER	**11:00 AM**	104	6	506	36	0	341	701	909	347	1801	**4750**	63.7%
DECEMBER	**11:00 AM**	144	8	702	30	0	341	701	909	347	1801	**4983**	66.9%

JANUARY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	56%		56%		56%		71%		71%		100%		100%		100%		100%		100%		78%		
Shared Parking	117	sp	6	sp	538	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,636	sp	65%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	54	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,404	sp
7:00 AM	6	sp	2	sp	134	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,525	sp
8:00 AM	12	sp	3	sp	242	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,710	sp
9:00 AM	35	sp	4	sp	376	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,902	sp
10:00 AM	58	sp	5	sp	484	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,048	sp
11:00 AM	76	sp	5	sp	484	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,085	sp
NOON	93	sp	6	sp	538	sp	29	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,135	sp
1:00 PM	105	sp	5	sp	457	sp	29	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,046	sp
2:00 PM	117	sp	4	sp	350	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,914	sp
3:00 PM	117	sp	2	sp	215	sp	32	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,740	sp
4:00 PM	111	sp	3	sp	242	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,726	sp
5:00 PM	105	sp	4	sp	323	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,785	sp
6:00 PM	93	sp	4	sp	376	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,821	sp
7:00 PM	88	sp	4	sp	376	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,806	sp
8:00 PM	76	sp	4	sp	350	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,770	sp
9:00 PM	58	sp	2	sp	161	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,564	sp
10:00 PM	41	sp	2	sp	134	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,525	sp
11:00 PM	18	sp	1	sp	81	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,450	sp
12:00 PM	-	sp	1	sp	54	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,405	sp
																					3,135	

FEBRUARY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	57%		57%		57%		85%		85%		100%		100%		100%		100%		100%		77%		
Shared Parking	119	sp	6	sp	547	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,606	sp	65%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	55	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,415	sp
7:00 AM	6	sp	2	sp	137	sp	57	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,537	sp
8:00 AM	12	sp	3	sp	246	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,723	sp
9:00 AM	36	sp	4	sp	383	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,917	sp
10:00 AM	59	sp	6	sp	493	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,064	sp
11:00 AM	77	sp	6	sp	493	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,101	sp
NOON	95	sp	6	sp	547	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,152	sp
1:00 PM	107	sp	5	sp	465	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,062	sp
2:00 PM	119	sp	4	sp	356	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,928	sp
3:00 PM	119	sp	2	sp	219	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,752	sp
4:00 PM	113	sp	3	sp	246	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,739	sp
5:00 PM	107	sp	4	sp	328	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,800	sp
6:00 PM	95	sp	4	sp	383	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,837	sp
7:00 PM	89	sp	4	sp	383	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,822	sp
8:00 PM	77	sp	4	sp	356	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,786	sp
9:00 PM	59	sp	2	sp	164	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,577	sp
10:00 PM	42	sp	2	sp	137	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,538	sp
11:00 PM	18	sp	1	sp	82	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,462	sp
12:00 PM	-	sp	1	sp	55	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,417	sp
																					3,152	

MARCH

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	64%		64%		64%		91%		91%		100%		100%		100%		100%		100%		83%		
Shared Parking	134	sp	7	sp	615	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,870	sp	70%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	61	sp	65	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,426	sp
7:00 AM	7	sp	2	sp	154	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,559	sp
8:00 AM	13	sp	3	sp	277	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,759	sp
9:00 AM	40	sp	5	sp	430	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,972	sp
10:00 AM	67	sp	6	sp	553	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,135	sp
11:00 AM	87	sp	6	sp	553	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,174	sp
NOON	107	sp	7	sp	615	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,234	sp
1:00 PM	120	sp	6	sp	522	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,135	sp
2:00 PM	134	sp	4	sp	399	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,990	sp
3:00 PM	134	sp	3	sp	246	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,797	sp
4:00 PM	127	sp	3	sp	277	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,786	sp
5:00 PM	120	sp	4	sp	369	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,857	sp
6:00 PM	107	sp	5	sp	430	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,900	sp
7:00 PM	100	sp	5	sp	430	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,884	sp
8:00 PM	87	sp	4	sp	399	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,843	sp
9:00 PM	67	sp	2	sp	184	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,609	sp
10:00 PM	47	sp	2	sp	154	sp	65	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,565	sp
11:00 PM	20	sp	1	sp	92	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,479	sp
12:00 PM	-	sp	1	sp	61	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,428	sp
																					3,234	

APRIL

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	63%		63%		63%		90%		90%		100%		100%		100%		100%		100%		81%		
Shared Parking	131	sp	7	sp	605	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,794	sp	68%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	60	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,424	sp
7:00 AM	7	sp	2	sp	151	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,556	sp
8:00 AM	13	sp	3	sp	272	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,754	sp
9:00 AM	39	sp	5	sp	423	sp	47	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,964	sp
10:00 AM	66	sp	6	sp	544	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,125	sp
11:00 AM	85	sp	6	sp	544	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,164	sp
NOON	105	sp	7	sp	605	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,222	sp
1:00 PM	118	sp	6	sp	514	sp	37	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,125	sp
2:00 PM	131	sp	4	sp	393	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,981	sp
3:00 PM	131	sp	3	sp	242	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,790	sp
4:00 PM	125	sp	3	sp	272	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,780	sp
5:00 PM	118	sp	4	sp	363	sp	47	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,849	sp
6:00 PM	105	sp	5	sp	423	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,891	sp
7:00 PM	99	sp	5	sp	423	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,875	sp
8:00 PM	85	sp	4	sp	393	sp	54	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,835	sp
9:00 PM	66	sp	2	sp	181	sp	57	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,604	sp
10:00 PM	46	sp	2	sp	151	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,561	sp
11:00 PM	20	sp	1	sp	91	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,477	sp
12:00 PM	-	sp	1	sp	60	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,426	sp
																					3,222	

MAY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	66%		66%		66%		92%		92%		100%		100%		100%		100%		100%		84%		
Shared Parking	138	sp	7	sp	634	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,921	sp	71%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	63	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,429	sp
7:00 AM	7	sp	2	sp	158	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,565	sp
8:00 AM	14	sp	3	sp	285	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,769	sp
9:00 AM	41	sp	5	sp	444	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,988	sp
10:00 AM	69	sp	6	sp	570	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,155	sp
11:00 AM	90	sp	6	sp	570	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,195	sp
NOON	110	sp	7	sp	634	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,257	sp
1:00 PM	124	sp	6	sp	539	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,156	sp
2:00 PM	138	sp	5	sp	412	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	3,007	sp
3:00 PM	138	sp	3	sp	254	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,809	sp
4:00 PM	131	sp	3	sp	285	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,800	sp
5:00 PM	124	sp	4	sp	380	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,873	sp
6:00 PM	110	sp	5	sp	444	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,918	sp
7:00 PM	103	sp	5	sp	444	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,901	sp
8:00 PM	90	sp	5	sp	412	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,859	sp
9:00 PM	69	sp	2	sp	190	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,617	sp
10:00 PM	48	sp	2	sp	158	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,572	sp
11:00 PM	21	sp	1	sp	95	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,483	sp
12:00 PM	-	sp	1	sp	63	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,431	sp
																					3,257	

JUNE

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	67%		67%		67%		100%		100%		100%		100%		100%		100%		100%		85%		
Shared Parking	140	sp	7	sp	643	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,973	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	64	sp	71	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,435	sp
7:00 AM	7	sp	2	sp	161	sp	68	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,573	sp
8:00 AM	14	sp	3	sp	290	sp	60	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,778	sp
9:00 AM	42	sp	5	sp	450	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,999	sp
10:00 AM	70	sp	6	sp	579	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,169	sp
11:00 AM	91	sp	6	sp	579	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,209	sp
NOON	112	sp	7	sp	643	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,272	sp
1:00 PM	126	sp	6	sp	547	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,169	sp
2:00 PM	140	sp	5	sp	418	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	3,019	sp
3:00 PM	140	sp	3	sp	257	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,818	sp
4:00 PM	133	sp	3	sp	290	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,810	sp
5:00 PM	126	sp	4	sp	386	sp	53	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,885	sp
6:00 PM	112	sp	5	sp	450	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,931	sp
7:00 PM	105	sp	5	sp	450	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,914	sp
8:00 PM	91	sp	5	sp	418	sp	60	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,871	sp
9:00 PM	70	sp	2	sp	193	sp	64	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,626	sp
10:00 PM	49	sp	2	sp	161	sp	71	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,580	sp
11:00 PM	21	sp	1	sp	97	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,491	sp
12:00 PM	-	sp	1	sp	64	sp	75	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,438	sp
																					3,272	

JULY

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	64%		64%		64%		98%		98%		100%		100%		100%		100%		95%		85%		
Shared Parking	134	sp	7	sp	615	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	4,002	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	61	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,431	sp
7:00 AM	7	sp	2	sp	154	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	36	sp	2,562	sp
8:00 AM	13	sp	3	sp	277	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	108	sp	2,757	sp
9:00 AM	40	sp	5	sp	430	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	144	sp	2,968	sp
10:00 AM	67	sp	6	sp	553	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	162	sp	3,130	sp
11:00 AM	87	sp	6	sp	553	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,168	sp
NOON	107	sp	7	sp	615	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	162	sp	3,228	sp
1:00 PM	120	sp	6	sp	522	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	144	sp	3,131	sp
2:00 PM	134	sp	4	sp	399	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	108	sp	2,987	sp
3:00 PM	134	sp	3	sp	246	sp	44	sp	-	sp	341	sp	701	sp	909	sp	347	sp	72	sp	2,796	sp
4:00 PM	127	sp	3	sp	277	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	36	sp	2,788	sp
5:00 PM	120	sp	4	sp	369	sp	51	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,860	sp
6:00 PM	107	sp	5	sp	430	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,904	sp
7:00 PM	100	sp	5	sp	430	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,888	sp
8:00 PM	87	sp	4	sp	399	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,847	sp
9:00 PM	67	sp	2	sp	184	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,613	sp
10:00 PM	47	sp	2	sp	154	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,570	sp
11:00 PM	20	sp	1	sp	92	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,484	sp
12:00 PM	-	sp	1	sp	61	sp	74	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,433	sp

AUGUST

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	69%		69%		69%		92%		92%		100%		100%		100%		100%		95%		85%		
Shared Parking	144	sp	7	sp	663	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	4,002	sp	72%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	66	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,432	sp
7:00 AM	7	sp	2	sp	166	sp	62	sp	-	sp	341	sp	701	sp	909	sp	347	sp	36	sp	2,570	sp
8:00 AM	14	sp	3	sp	298	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	108	sp	2,777	sp
9:00 AM	43	sp	5	sp	464	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	144	sp	3,002	sp
10:00 AM	72	sp	7	sp	596	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	162	sp	3,176	sp
11:00 AM	94	sp	7	sp	596	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	180	sp	3,216	sp
NOON	115	sp	7	sp	663	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	162	sp	3,283	sp
1:00 PM	130	sp	6	sp	563	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	144	sp	3,179	sp
2:00 PM	144	sp	5	sp	431	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	108	sp	3,027	sp
3:00 PM	144	sp	3	sp	265	sp	41	sp	-	sp	341	sp	701	sp	909	sp	347	sp	72	sp	2,823	sp
4:00 PM	137	sp	3	sp	298	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	36	sp	2,817	sp
5:00 PM	130	sp	4	sp	398	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	18	sp	2,896	sp
6:00 PM	115	sp	5	sp	464	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,943	sp
7:00 PM	108	sp	5	sp	464	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,926	sp
8:00 PM	94	sp	5	sp	431	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,882	sp
9:00 PM	72	sp	2	sp	199	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,629	sp
10:00 PM	50	sp	2	sp	166	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,581	sp
11:00 PM	22	sp	1	sp	99	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,489	sp
12:00 PM	-	sp	1	sp	66	sp	69	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,434	sp
																					3,283	

SEPTEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	64%		64%		64%		93%		93%		100%		100%		100%		100%		100%		80%		
Shared Parking	134	sp	7	sp	615	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,768	sp	68%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	61	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,427	sp
7:00 AM	7	sp	2	sp	154	sp	63	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,560	sp
8:00 AM	13	sp	3	sp	277	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,760	sp
9:00 AM	40	sp	5	sp	430	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,973	sp
10:00 AM	67	sp	6	sp	553	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,136	sp
11:00 AM	87	sp	6	sp	553	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,175	sp
NOON	107	sp	7	sp	615	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,235	sp
1:00 PM	120	sp	6	sp	522	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,136	sp
2:00 PM	134	sp	4	sp	399	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,991	sp
3:00 PM	134	sp	3	sp	246	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,797	sp
4:00 PM	127	sp	3	sp	277	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,787	sp
5:00 PM	120	sp	4	sp	369	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,858	sp
6:00 PM	107	sp	5	sp	430	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,901	sp
7:00 PM	100	sp	5	sp	430	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,885	sp
8:00 PM	87	sp	4	sp	399	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,844	sp
9:00 PM	67	sp	2	sp	184	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,610	sp
10:00 PM	47	sp	2	sp	154	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,566	sp
11:00 PM	20	sp	1	sp	92	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,481	sp
12:00 PM	-	sp	1	sp	61	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,429	sp
																					3,235	

OCTOBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	66%		66%		66%		93%		93%		100%		100%		100%		100%		100%		83%		
Shared Parking	138	sp	7	sp	634	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,883	sp	70%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	1	sp	1	sp	63	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,429	sp
7:00 AM	7	sp	2	sp	158	sp	63	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,565	sp
8:00 AM	14	sp	3	sp	285	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,769	sp
9:00 AM	41	sp	5	sp	444	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	2,988	sp
10:00 AM	69	sp	6	sp	570	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,156	sp
11:00 AM	90	sp	6	sp	570	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,195	sp
NOON	110	sp	7	sp	634	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,258	sp
1:00 PM	124	sp	6	sp	539	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,156	sp
2:00 PM	138	sp	5	sp	412	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	3,008	sp
3:00 PM	138	sp	3	sp	254	sp	42	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,809	sp
4:00 PM	131	sp	3	sp	285	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,800	sp
5:00 PM	124	sp	4	sp	380	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,874	sp
6:00 PM	110	sp	5	sp	444	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,918	sp
7:00 PM	103	sp	5	sp	444	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,902	sp
8:00 PM	90	sp	5	sp	412	sp	56	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,859	sp
9:00 PM	69	sp	2	sp	190	sp	59	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,618	sp
10:00 PM	48	sp	2	sp	158	sp	66	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,572	sp
11:00 PM	21	sp	1	sp	95	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,484	sp
12:00 PM	-	sp	1	sp	63	sp	70	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,431	sp
																					3,258	

NOVEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	sp/k	8.00	sp/k	10.00	sp/k	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	sp/k			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	72%		72%		72%		81%		81%		100%		100%		100%		100%		100%		87%		
Shared Parking	150	sp	8	sp	691	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	4,088	sp	74%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	2	sp	1	sp	69	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,427	sp
7:00 AM	8	sp	2	sp	173	sp	55	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,572	sp
8:00 AM	15	sp	3	sp	311	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,790	sp
9:00 AM	45	sp	5	sp	484	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,026	sp
10:00 AM	75	sp	7	sp	622	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,209	sp
11:00 AM	98	sp	7	sp	622	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,251	sp
NOON	120	sp	8	sp	691	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,321	sp
1:00 PM	135	sp	7	sp	588	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,212	sp
2:00 PM	150	sp	5	sp	449	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	3,053	sp
3:00 PM	150	sp	3	sp	277	sp	36	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	2,840	sp
4:00 PM	143	sp	3	sp	311	sp	39	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,832	sp
5:00 PM	135	sp	5	sp	415	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	2,914	sp
6:00 PM	120	sp	5	sp	484	sp	46	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	2,962	sp
7:00 PM	113	sp	5	sp	484	sp	46	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,945	sp
8:00 PM	98	sp	5	sp	449	sp	49	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,898	sp
9:00 PM	75	sp	2	sp	207	sp	52	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,634	sp
10:00 PM	53	sp	2	sp	173	sp	58	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,583	sp
11:00 PM	23	sp	1	sp	104	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,486	sp
12:00 PM	-	sp	1	sp	69	sp	61	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,428	sp
																					3,321	

DECEMBER

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units	% of TOTAL
Gross Lease Area (SF)	93.16	ksf	2.40	ksf	171.48	ksf	150	rooms	-	rooms	367	units	708	units	736	units	233	units	842.69	ksf			
Genration Rate (SP/1000 GLA)	4.00	-	8.00	-	10.00	-	1.00	sp/rm	0.75	sp/rm	1.25	sp/unit	1.33	sp/unit	1.66	sp/unit	2.00	sp/unit	0.25	-			
Stand Alone Requirement	373	sp	19	sp	1,715	sp	150	sp	-	sp	459	sp	942	sp	1,222	sp	466	sp	211	sp	5,555	sp	100%
Captive Market Factor	0.70		0.70		0.70		1.00		1.00		1.00		1.00		1.00		1.00		0.90		0.92		
Mode Split Factor	0.80		0.80		0.80		0.50		0.50		0.80		0.80		0.80		0.80		1.00		0.92		
Occupancy Adjustment	1.00		1.00		1.00		1.00		1.00		0.93		0.93		0.93		0.93		1.00		1.00		
Seasonal Factor	100%		100%		100%		67%		67%		100%		100%		100%		100%		100%		97%		
Shared Parking	209	sp	11	sp	960	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	4,543	sp	82%

	Retail	units	Small Restaurant	units	Restaurant	units	Hotel (0-250)	units	Hotel (251-500)	units	Efficiency/Studio	units	1 BD	units	2 BD	units	3+ BD	units	Office	units	TOTAL	units
6:00 AM	2	sp	1	sp	96	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,445	sp
7:00 AM	10	sp	3	sp	240	sp	45	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	2,634	sp
8:00 AM	21	sp	5	sp	432	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	2,909	sp
9:00 AM	63	sp	8	sp	672	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,227	sp
10:00 AM	104	sp	10	sp	864	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,477	sp
11:00 AM	136	sp	10	sp	864	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	190	sp	3,527	sp
NOON	167	sp	11	sp	960	sp	28	sp	-	sp	341	sp	701	sp	909	sp	347	sp	171	sp	3,634	sp
1:00 PM	188	sp	9	sp	816	sp	28	sp	-	sp	341	sp	701	sp	909	sp	347	sp	152	sp	3,490	sp
2:00 PM	209	sp	7	sp	624	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	114	sp	3,281	sp
3:00 PM	209	sp	4	sp	384	sp	30	sp	-	sp	341	sp	701	sp	909	sp	347	sp	76	sp	3,001	sp
4:00 PM	198	sp	5	sp	432	sp	33	sp	-	sp	341	sp	701	sp	909	sp	347	sp	38	sp	3,003	sp
5:00 PM	188	sp	6	sp	576	sp	35	sp	-	sp	341	sp	701	sp	909	sp	347	sp	19	sp	3,122	sp
6:00 PM	167	sp	8	sp	672	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	9	sp	3,191	sp
7:00 PM	157	sp	8	sp	672	sp	38	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	3,172	sp
8:00 PM	136	sp	7	sp	624	sp	40	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	3,105	sp
9:00 PM	104	sp	3	sp	288	sp	43	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,736	sp
10:00 PM	73	sp	3	sp	240	sp	48	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,661	sp
11:00 PM	31	sp	2	sp	144	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,525	sp
12:00 PM	-	sp	1	sp	96	sp	50	sp	-	sp	341	sp	701	sp	909	sp	347	sp	-	sp	2,445	sp
																					3,634	

Weekend Accumulation Patterns

SUMMARY

Gross 5,555

MONTH	TIME	Retail	Small Restaurant	Restaurant	Hotel (0-250)	Hotel (251-500)	Efficiency/Studio	1 BD	2 BD	3+ BD	Office	TOTAL	% of Total
JANUARY	NOON	93	6	538	29	0	341	701	909	347	171	3135	56.4%
FEBRUARY	NOON	95	6	547	35	0	341	701	909	347	171	3152	56.7%
MARCH	NOON	107	7	615	38	0	341	701	909	347	171	3234	58.2%
APRIL	NOON	105	7	605	37	0	341	701	909	347	171	3222	58.0%
MAY	NOON	110	7	634	38	0	341	701	909	347	171	3257	58.6%
JUNE	NOON	112	7	643	41	0	341	701	909	347	171	3272	58.9%
JULY	NOON	107	7	615	40	0	341	701	909	347	162	3228	58.1%
AUGUST	NOON	115	7	663	38	0	341	701	909	347	162	3283	59.1%
SEPTEMBER	NOON	107	7	615	38	0	341	701	909	347	171	3235	58.2%
OCTOBER	NOON	110	7	634	38	0	341	701	909	347	171	3258	58.6%
NOVEMBER	NOON	120	8	691	33	0	341	701	909	347	171	3321	59.8%
DECEMBER	NOON	167	11	960	28	0	341	701	909	347	171	3634	65.4%

park eight

PARK EIGHT - SPECIAL PARKING AREA
APPLICATION AND SUPPORTING DOCUMENTS

Houston, TX

02/08/2024

Gensler TBG BGE HWA PARKING strickland | iamail

Application for Designation/ Revision of a Special Parking Area (SPA)

Sec 26-511, 512, 513 & 517 of the Code of Ordinances

PLANNING & DEVELOPMENT DEPARTMENT

A Special Parking Area (SPA) is an area designated by City Council that is approved to have alternative parking requirements to those required by Chapter 26 Article VIII. A management entity may file an application for designation or revision of an SPA with the Planning and Development Department in accordance with Sec 26-511, 512, 513, & 517 of the Code of Ordinances.

Project Information

Date: 2/2/2024

Application Type (Check One): ☑ SPA Designation ☐ SPA Modification

Proposed/ Existing SPA Name: _____

Existing SPA boundaries (if applicable):

N/A

Proposed SPA boundaries: Reference proposed boundary map within the attached application.

Is the SPA in conjunction with an existing/ proposed Walkable Place? ☑ Yes ☐ No

If yes, specify the Walkable Place name and boundaries:

Walkable Place name: Park Eight Place

Boundaries: south to Bellaire, approximately 1,200 feet north from Bellaire, east to Rogerdale and Beltway 8, west to Brays Bayou

Contact Information

Contact Person's Name: TBG for Garden Capital Partners Phone Number: 713-439-0027

Management Entity's Name: Garden Capital Partners c/o Lee Wong

Email Address: lauren.patel@tbgpartners.com or blake.coleman@tbgpartners.com for Garden Capital Partners

About the SPA

Specify the reasons and justification for the proposed SPA designation/modification.

Park Eight is Mixed-use Project located in Houston, Texas that focuses on retail, hospitality, office, and residential uses that will create a vibrant walkable community. With the integration of a district-wide parking management plan and various parking reduction factors, we expect a reduced demand throughout the district that justifies a special parking district designation and modification. The proposed parking demand reduction is based on shared efficiencies within an integrated urban environment.

Have you obtained support for the proposed SPA designation/ modification? If so, please specify and provide supporting document(s) if applicable. Supporting documentation can be supporting letters from key stakeholders, analysis/evidence supporting the proposed SPA designation/ modification will meet the intent of the ordinance.

See attached Evidence of Support Letter from Property Owner in Walkable Places application package

Submittal Requirements

- ☑ Completed Application Form
- ☑ Proposed Parking Management Plan per Sec 26-512
- ☑ Proposed Special Parking Area Boundary Map
- ☑ Documentation that supports the proposed SPA will meet the intent of the ordinance
- ☑ Pay the non-refundable application fee pursuant to the current city fee schedule

Walkable Place Designation Application Evidence of Support

PLANNING & DEVELOPMENT DEPARTMENT

EVIDENCE OF SUPPORT FOR A PROPOSED WALKABLE PLACE

My property (approximately 50-acre site at Bellaire and Rogerdale)

is located within the proposed Park Eight **Walkable Place boundary.**

I hereby confirm that I am the property owner or the legal representative of the property owner(s) of the listed property.

By signing the Evidence of Support,

- ■ I support the proposed Park Eight Walkable Place Designation Application.
- ☐ I oppose the proposed _____ Walkable Place Designation Application.

Property Owner (Please Print Name):	Address:	
68B LLC	1707 Post Oak Blvd., Unit 200, Houston, TX 77056	
Signature:	**Date:**	**Telephone:**
X By 68B Manager LLC, its Manager, by L. Lee Wong	4/20/2023	713-904-1950

For any questions on Walkable Places, call the Planning and Development Department at (832)393-6600, or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al numéro 832-393-6659.

TBG

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application form &
evidence of support

Houston, Texas
02/08/2024

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The information shown is based on the best information available and is subject to change without notice.

PARK EIGHT - ALTERNATIVE TRANSIT FACILITIES

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Less Driving Reduces Parking Demand

Drive Ratio factors adjust parking requirements to reflect various modes of transportation to/ from the site, such as walk up, bus, rubber tire shuttle, and car-pooling. By holistically analyzing the mix of residential, office, hospitality, and retail uses, we anticipate an overall reduction of parking demand (compared to current city guidelines) supported by the planned residential units within the project, improved multi-modal links, and industry benchmarks for mixed-use projects.

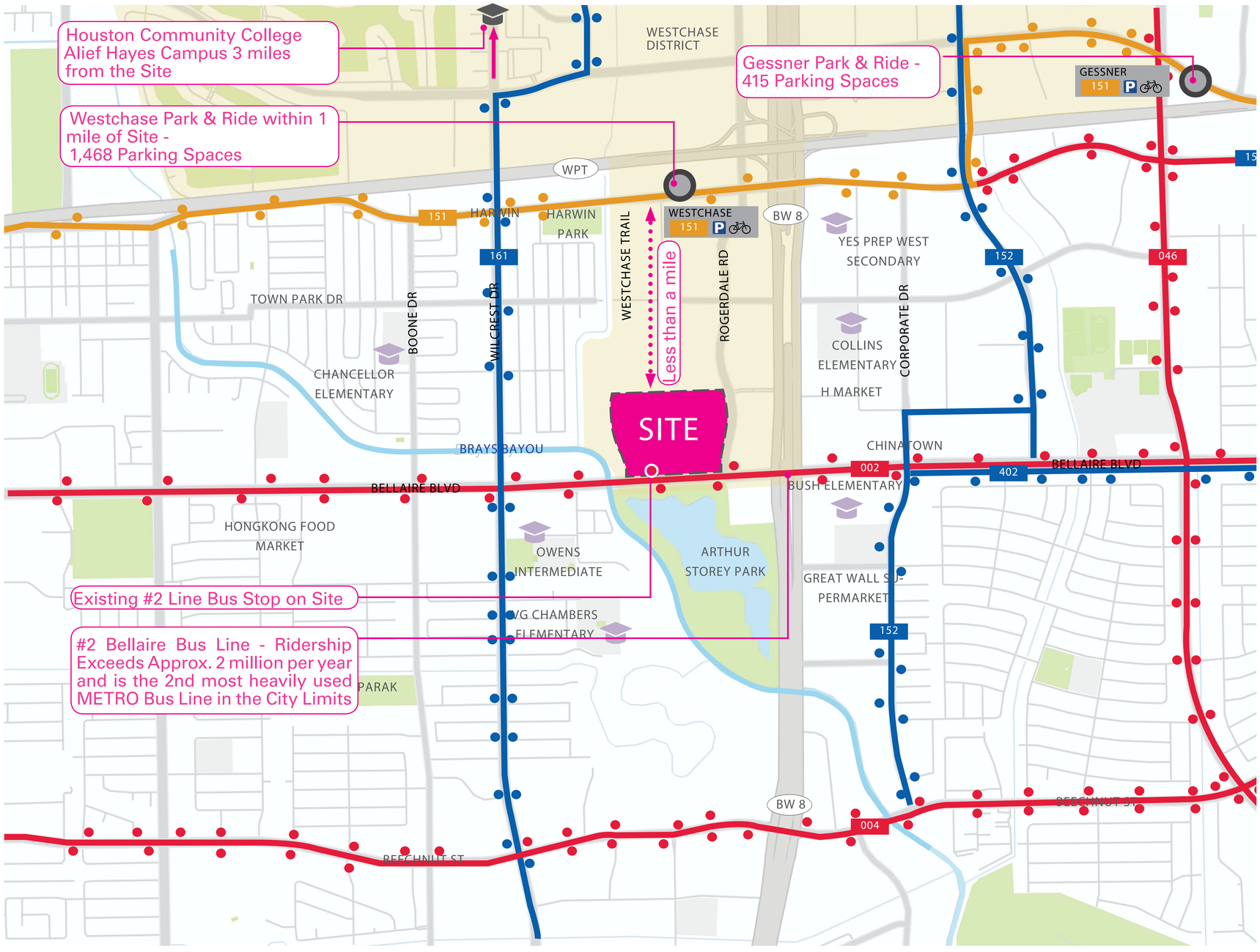
TRANSIT RIDERSHIP DATA FY2023

	FY2023
METRO LINES	TOTAL RIDERSHIP
2 Bellaire	1,937,131
4 Beechnut	2,105,502
46 Gessner	2,023,344
151 Westpark Express	109,914
152 Harwin Express	494,040
161 Wilcrest Express	845,406
402 Bellaire Quikline	118,281

METRO PARK AND RIDE ID	TOTAL PARKING SPACES
Westchase Park & Ride	1,468
Gessner	415

source: https://metro.resourcespace.com/pages/collections_featured.php?parent=16661

EXISTING METRO TRANSIT RIDERSHIP SUMMARY



source: https://www.ridemetro.org/riding-metro/system-map

legend

- Ex. Bus Line: Every 15 min
- Ex. Bus Line: Every 16-30 min
- Ex. Bus Line: Express
- Ex. Bus Stop
- 002 Ex. Bus Line ID
- Ex. Park & Ride
- Vechicle Parking & Bike Parking Available
- Westchase District
- College / University
- School

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alternative transit facilities
existing transit ridership
summary

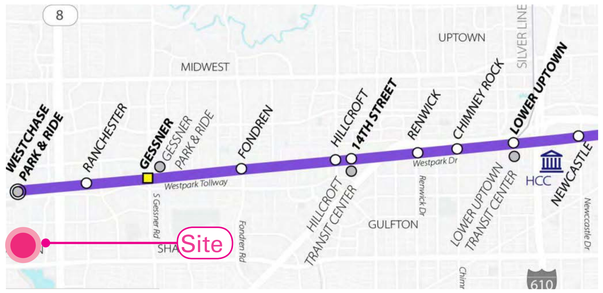
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Future METRO University Corridor Connection Segment 1

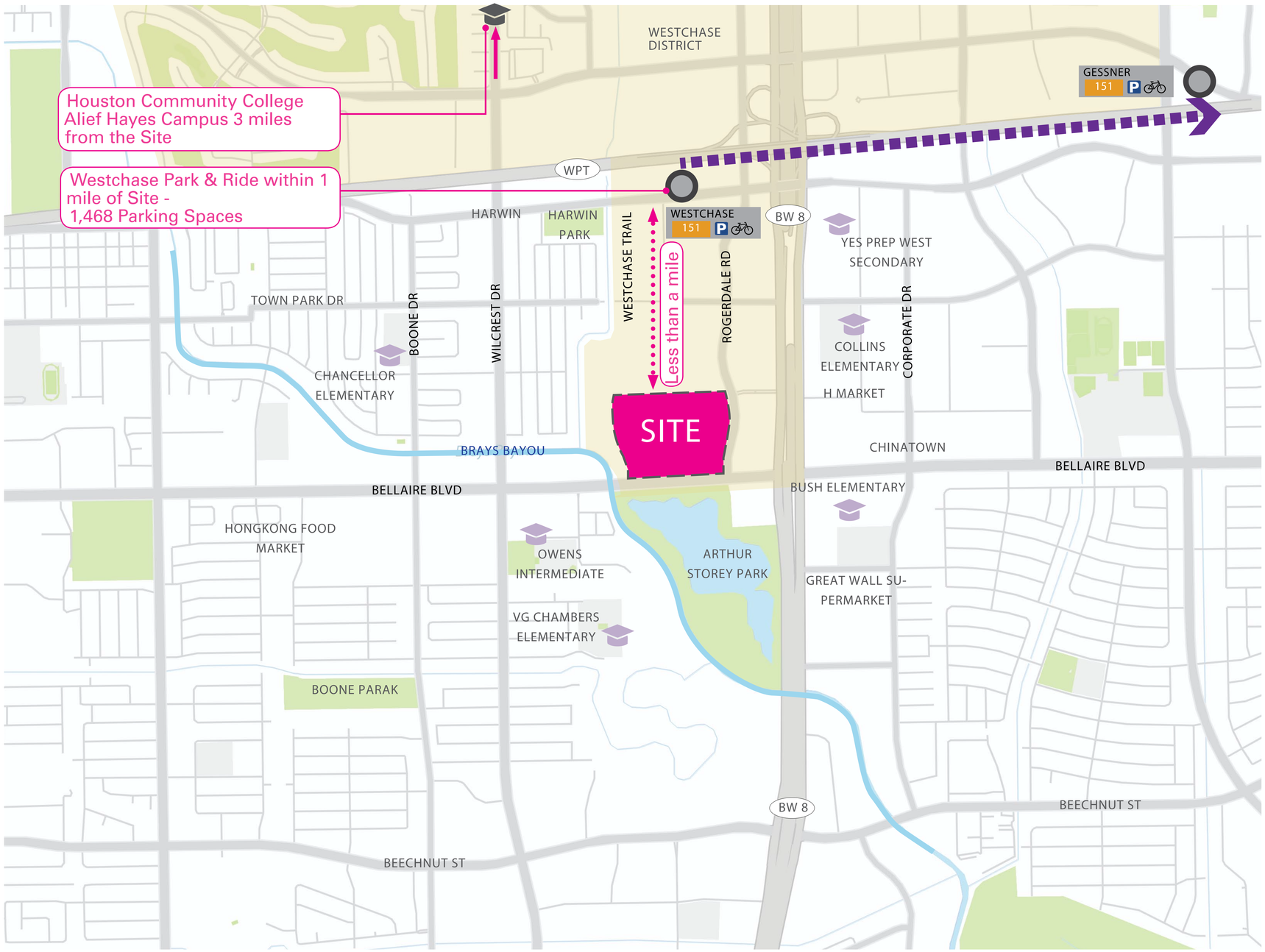


source: https://www.ridemetro.org/about/metronext/metrorapid/metrorapid-university-corridor-project

METRO University Corridor Connection

- METRO anticipates completion of environmental review process by May 2023, receipt of Full Funding Grant Agreement by November 2024, and opening for revenue service in October 2030.

FUTURE BUS RAPID TRANSIT



source: https://www.ridemetro.org/riding-metro/system-map

legend

- Ex. Park & Ride
- Vehicle Parking & Bicycle Parking Available
- Proposed METRORapid University Corridor Project
- Westchase District
- College / University
- School

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alternative transit facilities
future bus rapid transit

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02/08/2024

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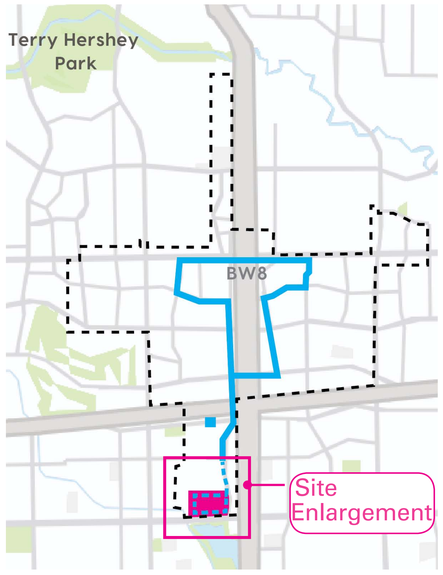
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PROPOSED FUTURE SHUTTLE ROUTE

Proposed Shuttle Connection

- We are proposing to implement a future shuttle extension that would connect people from the Westchase Park & Ride to our site.

Shuttle Route as proposed in the Westchase Long-Range Plan



source: https://www.westchasedistrict.com/long-range-plan/



legend

- Proposed Shuttle Loop extension
- Open / Park Space
- Proposed Shuttle Stop

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park eight special parking area

alternative transit facilities
proposed westchase district shuttle extension

Houston, Texas
02/08/2024

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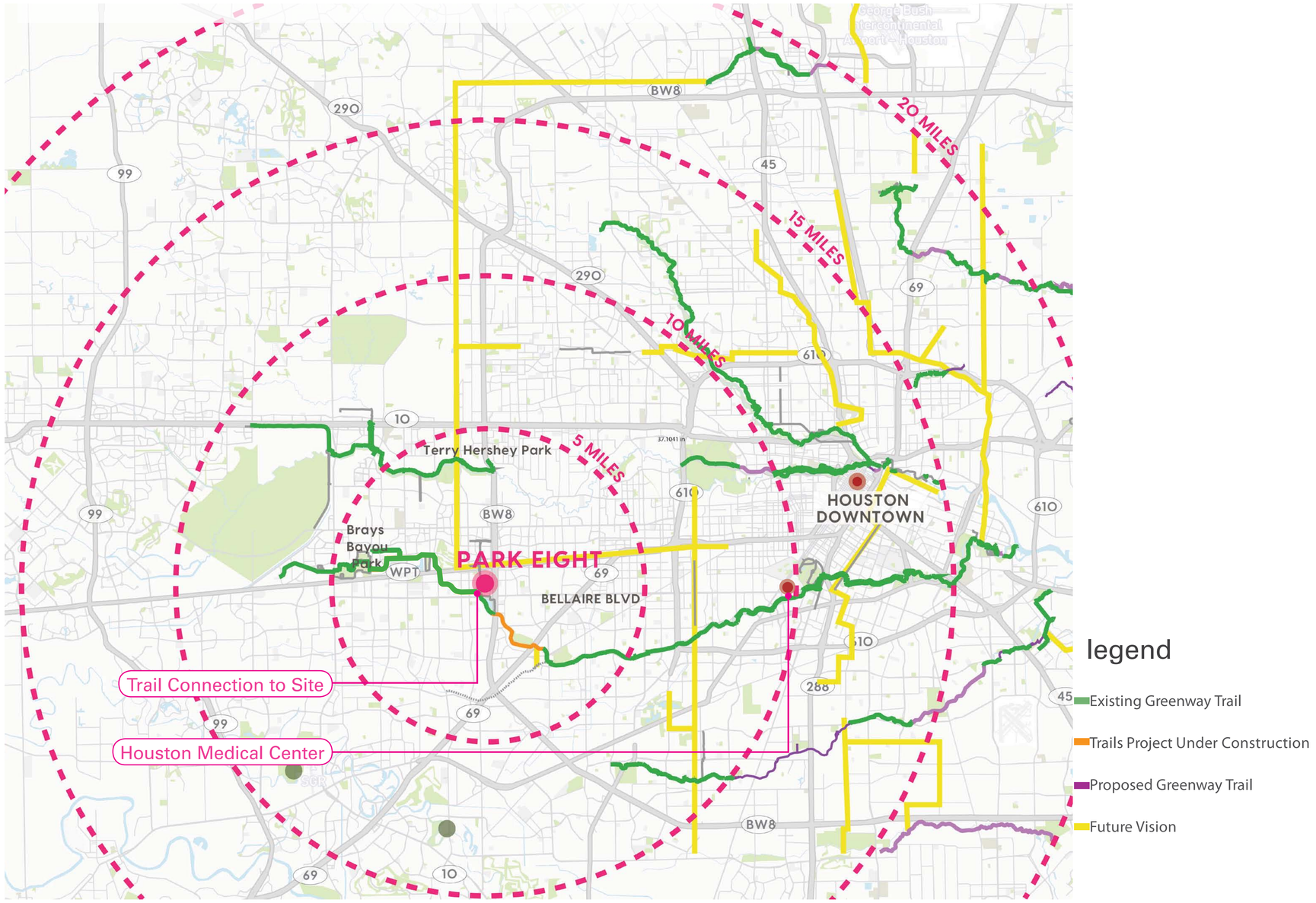
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Seasonal Factors Reduce Parking Demand
Seasonal factors adjust generation rates to reflect seasonal variation in land uses, and therefore parking patterns (i.e. retail patronage does not peak in the summertime, but movie attendance does).

Bayou Greenway Trails Plan

- By the time of build-out, 1.5 million residents will live within 1.5 miles of a bayou greenway. Of the 6 major Houston Bayou Greenways, Brays Bayou will be the longest with over 39 miles of trail.
- The Brays Bayou Greenway Plan has pedestrian and bike trails along our site, connecting to Arthur Storey Park and the Westchase Trail. There is also an eastward extension of the Brays Bayou Trail adjacent to our site currently under construction.

BAYOU GREENWAY HIKE AND BIKE TRAILS PLAN



source: https://houstonparksboard.org/initiatives/bayou-greenways/

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special parking
area

alternative transit facilities
trails and bikeways long range plan

Houston, Texas
02/08/2024

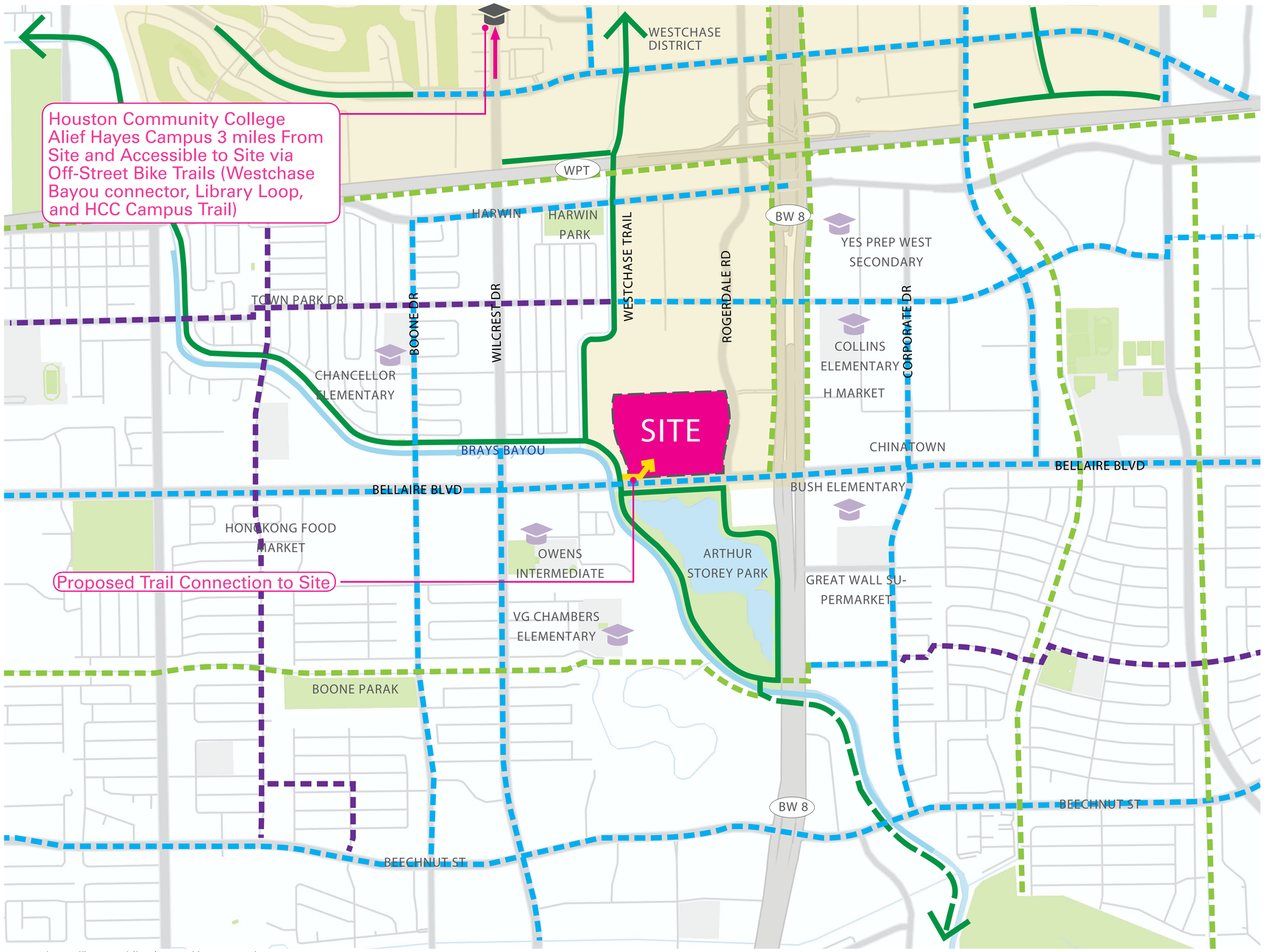
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Improved Connections Reduce Parking Demand
Park Eight will provide an improved trail connection to the site along Bellaire Blvd. and provide private bike rentals and other mobility devices to encourage alternative transportation, health and wellness.

EXISTING TRAILS AND PROPOSED BIKE NETWORK LONG RANGE PLAN



source: https://houstonbikeplan.org/documents/

legend

- Existing Off-Street Bike Lane
- Under Construction Off-Street Bike Lane
- Proposed Off-Street Bike Lane
- Proposed Dedicated On-Street Bike Lane
- Proposed Shared On-Street Bike Lane
- Proposed 10FT Sidewalk on Bellaire to Park Eight
- Existing Park and Ride
- College / University
- School

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bike network long
range plan

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PARK EIGHT - PARKING MANAGEMENT PLAN

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EXISTING AND PROPOSED USE CLASSIFICATION

Use Classifications

The use classifications for Park Eight focus on retail, hospitality, office, health and wellness, and residential uses. The use classifications and square footages for the proposed parcels are based on currently planned projects, market data, and growth modeling consistent with the community development vision. Retail uses along the along the street will create a world class market district and provide needed services to support a 5-minute neighborhood. The live work play environment and high density will encourage walkability and reduce parking demand.

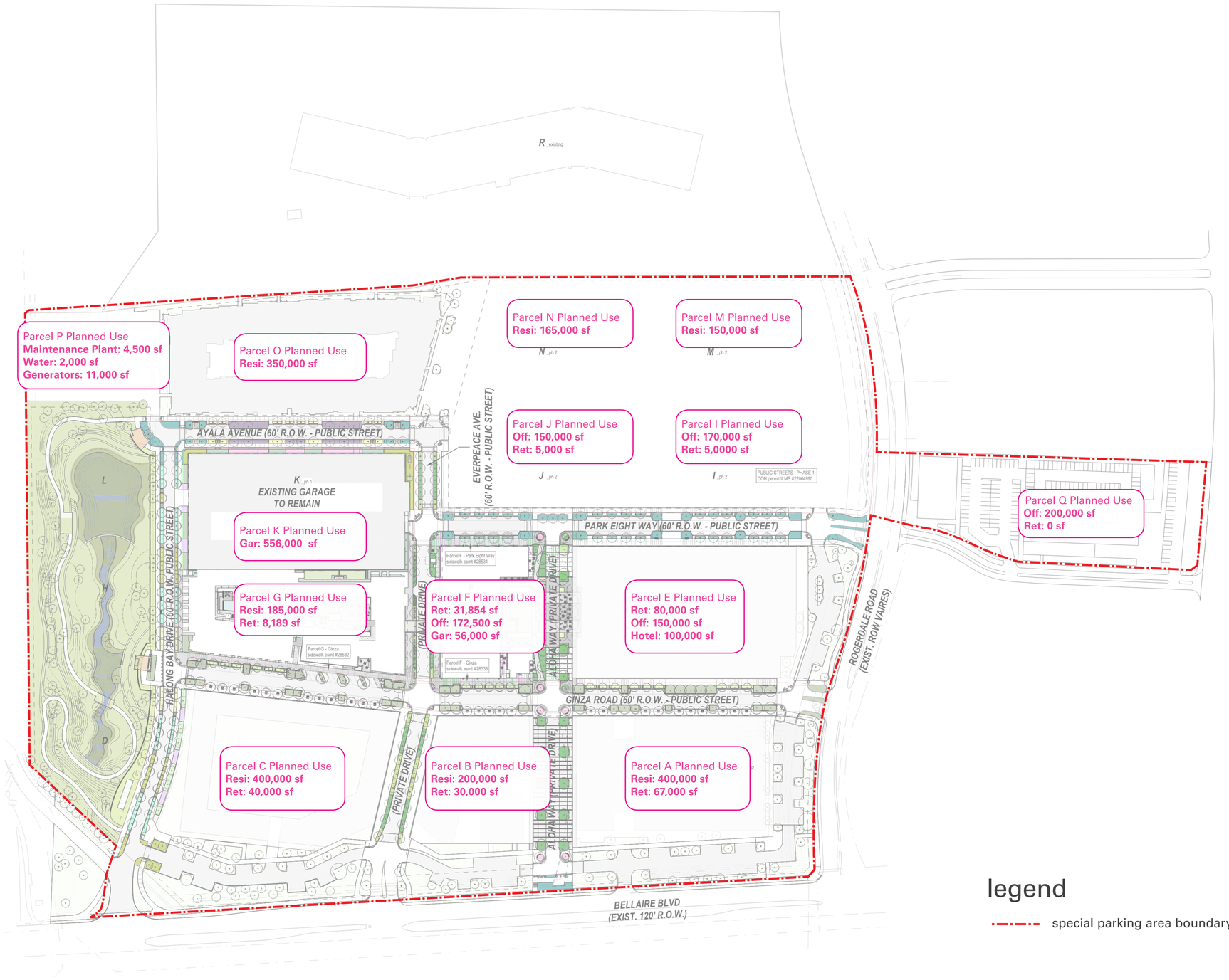
Shared Use Reduces Hourly Demand

Hourly factors adjust parking rates to reflect accumulation patterns throughout the day to recognize that land uses do not simultaneously generate demand for parking at the same time (i.e. hotel parking requirements peak at night when offices need very few, if any, spaces).

Program by Parcel

Park Eight - Existing and Proposed Use Classifications

PHASE	BLOCK / PARCEL	Efficiency / Studio	1 BD	2 BD	3+ BD	Total Units	Hotel Keys	Retail & Services	Restaurant	Groccery	Office	Total SF (Non-Resi)	Total SF (Resi)
2	A1		52	100	48	200		5,000	17,000	45,000		67,000	220,000
2	A2		52	100	48	200							180,000
2	B1		42	56	2	100		3,000	12,000			15,000	120,000
2	B2		42	56	2	100		3,000	12,000			15,000	80,000
2	C1		52	100	48	200		4,000	16,000			20,000	220,000
2	C2		52	100	48	200		4,000	16,000			20,000	180,000
2	E					-	150	15,000	65,000		150,000	230,000	100,000
1	F					-		6,371	25,483		172,694	204,548	
1	G	367	8	11	-	386		5,789	2,400			8,189	185,000
2	I					-		1,000	4,000		170,000	175,000	
2	J					-		1,000	4,000		150,000	155,000	
1	K					-						-	
2	M		96	30	10	136							150,000
2	N		90	48	12	150							165,000
1	O	-	222	135	15	372						-	350,000
2	Q	-				-					200,000	200,000	
	TOTALS	367	708	736	233	2,044	150	48,160	173,883	45,000	842,694	1,109,737	1,950,000



legend

special parking area boundary

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park eight
special parking
area

existing and proposed
use classification

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02/08/2024

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0 40' 80' 160'

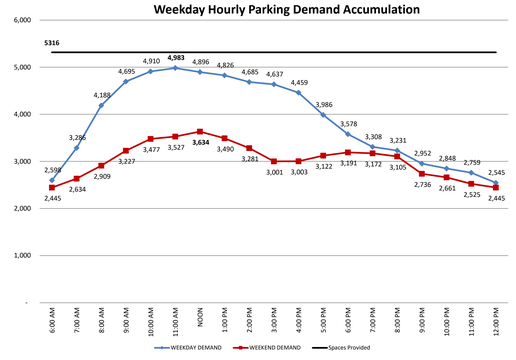
District Parking Demand

ULI based Shared Parking Demand

WEEKDAY DEMAND														
Peak Weekday Demand Period	DECEMBER	11:00 AM												
Land Use	Units		COH Min. Required Parking Ratios		Drive Ratio	Captive Market	Occupancy Adjustment	Seasonal Factor	Hourly Factor		Shared Demand	Stand Alone Demand	% of Non-Shared	
Retail	93.16	ksf	x	4.00 /ksf	x	0.70 x	0.65 x	1.00 x	100% x	85% =	144	373	39%	
Small Restaurant	2.40	ksf	x	8.00 /ksf	x	0.70 x	0.65 x	1.00 x	100% x	90% =	8	19	0%	
Restaurant	171.48	ksf	x	10.00 /ksf	x	0.70 x	0.65 x	1.00 x	100% x	90% =	702	1,715	41%	
Hotel (0-250)	150	rooms	x	1.00 /room	x	0.50 x	1.00 x	1.00 x	67% x	60% =	30	150	20%	
Hotel (251-500)	-	rooms	x	0.75 /room	x	0.50 x	1.00 x	1.00 x	67% x	60% =	-	-	0%	
Office	842.69	ksf	x	2.50 /ksf	x	0.95 x	0.90 x	1.00 x	100% x	100% =	1,801	2,107	86%	
Subototal Public Parking	*1,259.74*	*ksf*		*2.13 /ksf*							*2,686*	*4,363*	*62%*	
Efficiency/Studio	367	units	x	1.25 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	341	459	74%	
1 BD	708	units	x	1.33 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	701	942	74%	
2 BD	736	units	x	1.66 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	909	1,222	74%	
3+ BD	233	units	x	2.00 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	347	466	74%	
Subototal Private Parking	*2,044*	*units*		*3.12 /unit*							*2,298*	*3,088*	*74%*	
										TOTAL DEMAND	**4,983**	7,452	67%	
										TOTAL PARKING PROVIDED	**5,316**			
										Overall Parking Surplus / (Deficit)	**333**			

WEEKEND DEMAND														
Peak Weekend Demand Period	DECEMBER	NOON												
Land Use	Units		COH Min. Required Parking Ratios		Drive Ratio	Captive Market	Occupancy Adjustment	Seasonal Factor	Hourly Factor		Shared Demand	Stand Alone Demand	% of Non-Shared	
Retail	93.16	ksf	x	4.00 /ksf	x	0.80 x	0.70 x	1.00 x	100% x	80% =	187	373	45%	
Small Restaurant	2.40	ksf	x	8.00 /ksf	x	0.80 x	0.70 x	1.00 x	100% x	100% =	11	19	0%	
Restaurant	171.48	ksf	x	10.00 /ksf	x	0.80 x	0.70 x	1.00 x	100% x	100% =	960	1,715	56%	
Hotel (0-250)	150	rooms	x	1.00 /room	x	0.50 x	1.00 x	1.00 x	67% x	55% =	28	150	18%	
Hotel (251-500)	-	rooms	x	0.75 /room	x	0.50 x	1.00 x	1.00 x	67% x	55% =	-	-	0%	
Office	842.69	ksf	x	0.25 /ksf	x	1.00 x	0.90 x	1.00 x	100% x	90% =	171	211	81%	
Subototal Public Parking	*1,259.74*	*ksf*		*1.06 /ksf*							*1,336*	*2,467*	*54%*	
Efficiency/Studio	367	units	x	1.25 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	341	459	74%	
1 BD	708	units	x	1.33 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	701	942	74%	
2 BD	736	units	x	1.66 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	909	1,222	74%	
3+ BD	233	units	x	2.00 /unit	x	0.80 x	1.00 x	0.93 x	100% x	100% =	347	466	74%	
Subototal Private Parking	*2,044*	*units*		*3.12 /unit*							*2,298*	*3,088*	*74%*	
										TOTAL DEMAND	**3,634**	5,555	65%	
										TOTAL PARKING PROVIDED	**5,316**			
										Overall Parking Surplus / (Deficit)	**1682**			

Hourly Parking Demand



Shared Demand

City of Houston Shared Parking Calculations (Sec. 26-500)

Class	Type of Use	Program	Units	Required Ratio	Stand-Alone Requirement	Typical Weekday				Typical Weekend			
						Midnight to 7	7AM to 5PM	5PM to MNT	5PM to	Midnight to 7	7AM to 5PM	5PM to MNT	5PM to
Class 1. Office	Office Gross Floor Area	842,694	GFA	2.70	-	5%	100%	5%	-	5%	10%	0%	0%
	Office Usable Floor Area	-	UFA	2.75	-	5%	100%	10%	-	0%	10%	0%	0%
	Financial facility	-	GFA	4.00	-	10%	100%	10%	0%	0%	10%	0%	0%
Class 2. Residential	Apartment - 1 Bedroom	367	Units	1.25	459	100%	459	100%	459	100%	459	100%	459
	Apartment - 2 Bedroom	708	Units	1.33	942	100%	942	100%	942	100%	942	100%	942
	Apartment - 2 bedroom	736	Units	1.66	1,222	100%	1,222	100%	1,222	100%	1,222	100%	1,222
	Apartment - 3+ bedroom	233	Units	2.00	466	100%	466	100%	466	100%	466	100%	466
	Hotel or motel - 0-250 rooms	150	rooms	1.00	150	100%	150	10%	0%	85%	100%	10%	0%
	Hotel or motel - 251-500 rooms	-	rooms	0.75	-	100%	-	10%	-	85%	100%	10%	0%
	Hotel or motel - 500+ rooms	-	rooms	0.50	-	100%	-	10%	-	85%	100%	10%	0%
Class 3. Health Care Facilities	Clinic (medical or dental)	-	GFA	3.50	-	0%	-	100%	-	0%	25%	0%	0%
	Clinic (medical or dental)	-	GFA	3.50	-	0%	-	100%	-	0%	25%	0%	0%
	Veterinary clinic	-	GFA	5.00	-	0%	-	100%	-	0%	25%	0%	0%
Class 4. Industrial/ Commercial Manufacturing	All	-	GFA	0.00	-	10%	-	100%	-	10%	10%	25%	10%
Class 5. Religious and Educational	Church	-	seats	0.50	-	0%	-	75%	25%	-	0%	100%	60%
	Nursery/day care - Employee	-	employees	1.00	-	0%	-	100%	5%	-	0%	5%	0%
	Nursery/day care - children	-	child	10.00	-	0%	-	100%	5%	-	0%	5%	0%
	School - Elementary	-	occupants	12.00	-	0%	-	100%	1%	-	0%	10%	0%
	School - Junior High	-	occupants	7.00	-	0%	-	100%	5%	-	0%	10%	0%
	School - Senior High	-	occupants	3.00	-	0%	-	100%	5%	-	0%	10%	0%
	School - College, University FT	-	student	1.00	-	0%	-	100%	1%	-	0%	10%	0%
	School - College, University	-	resident	10.00	-	0%	-	100%	5%	-	0%	10%	0%
	School - College, University	-	non-resident	5.00	-	0%	-	100%	1%	-	0%	10%	0%
	Library	-	GFA	1.20	-	0%	-	100%	10%	-	0%	25%	0%
	Art gallery/museum	-	GFA	1.00	-	0%	-	75%	50%	-	0%	100%	80%
Class 6. Recreation and Entertainment	Movie theater	-	seats	0.30	-	0%	-	50%	50%	-	75%	0%	50%
	Bowling alley	-	lanes	1.00	-	0%	-	50%	50%	-	75%	0%	80%
	Theater, auditorium or arena	-	seats	0.30	-	n/a	-	n/a	n/a	-	n/a	n/a	n/a
	Sports club or health spa	-	GFA	5.00	-	50%	-	75%	100%	-	10%	50%	10%
Class 7. Food and Beverage	Concert shop	-	GFA	6.00	-	0%	-	75%	100%	-	5%	25%	100%
	Small restaurant	2,400	GFA	8.00	19	10%	2	50%	10	75%	14	40%	8
	Neighborhood restaurant		GFA	9.00	-	10%	-	50%	-	75%	-	40%	-
	Restaurant	171,483	GFA	10.00	1,715	10%	172	50%	858	75%	1,286	40%	686
	Cocktail / pub		GFA	12.00	-	0%	-	0%	-	75%	-	40%	-
	Small bar		GFA	12.00	-	0%	-	0%	-	75%	-	40%	-
	Bar, club or lounge		GFA	14.00	-	0%	-	0%	-	75%	-	40%	-
Class 8. Retail Services	All (excluding shopping center)	93,160	GFA	4.00	373	5%	19	50%	187	75%	280	10%	37
Class 9. Automobiles	Auto parts and supply store	-	GFA	4.00	-	0%	-	50%	-	75%	-	0%	-
All Others		-	GFA	4.00	-	100%	-	100%	-	100%	-	100%	-
Totals					7,453		9,537		6,266		9,378		4,253

Typical Weekday				Typical Weekend			
Midnight to 7	7AM to 5PM	5PM to MNT	5PM to	Midnight to 7	7AM to 5PM	5PM to MNT	5PM to
5%	100%	100%	5,237	80%	633	5%	105
5%	-	100%	-	80%	-	5%	-
10%	-	100%	-	100%	-	0%	-
100%	442	100%	442	100%	442	100%	442
100%	942	100%	942	100%	942	100%	942
100%	1,222	100%	1,222	100%	1,222	100%	1,222
100%	466	100%	466	100%	466	100%	466
100%	150	10%	15	50%	75	85%	128
100%	-	10%	-	50%	-	85%	-
100%	-	10%	-	50%	-	85%	-
100%	-	50%	-	100%	-	10%	-
100%	-	100%	-	0%	-	25%	-
100%	-	100%	-	0%	-	25%	-
100%	-	50%	-	10%	-	10%	-
100%	-	100%	25%	-	0%	-	10%
100%	-	100%	5%	-	0%	-	0%
100%	-	100%	5%	-	0%	-	0%
100%	-	100%	5%	-	0%	-	0%
100%	-	100%	5%	-	0%	-	0%
100%	-	100%	1%	-	0%	-	0%
100%	-	100%	5%	-	0%	-	0%
100%	-	100%	1%	-	0%	-	0%
100%	-	100%	10%	-	0%	-	0%
100%	-	75%	50%	-	0%	-	0%
100%	-	50%	-	75%	-	50%	-
100%	-	50%	-	75%	-	80%	-
n/a	-	n/a	n/a	n/a	-	n/a	n/a
100%	-	50%	10%	50%	-	10%	5%
100%	-	100%	100%	75%	-	100%	100%
100%	19	75%	14	40%	8	15%	3
100%	-	75%	-	40%	-	15%	-
100%	172	75%	1,286	40%	686	15%	257
100%	-	75%	-	40%	-	15%	-
100%	-	75%	-	40%	-	15%	-
100%	-	75%	-	40%	-	15%	-
100%	19	75%	280	10%	37	5%	19
100%	-	75%	-	0%	-	0%	-
100%	-	100%	-	100%	-	100%	-
	6,266		5,378		4,253		3,518

Typical Weekend			
Midnight to 7	7AM to 5PM	5PM to MNT	5PM to
0%	-	10%	211
0%	-	10%	-
0%	-	10%	-
100%	442	100%	442
100%	942	100%	942
100%	1,222	100%	1,222
100%	466	100%	466
100%	150	10%	15
100%	-	10%	-
100%	-	10%	-
100%	-	50%	-
100%	-	0%	-
100%	-	25%	-
100%	-	10%	-
100%	-	0%	-
100%	-	100%	60%
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	0%	-
100%	-	50%	-
100%	-	50%	-
100%	-	50%	-
100%	-	10%	5%
100%	-	100%	100%
100%	18	50%	10
100%	-	50%	-
100%	1,715	50%	858
100%	-	50%	-
100%	-	50%	-
100%	-	50%	-
100%	373	50%	280
100%	-	0%	-
100%	-	100%	-
	4,988		5,178

Parking Reduction Summary

Summary

Park Eight - Overall Parking Summary		
Parking Calculation	Requied (SP)	% Reduction
COH Stand-alone Requirement	7,453	n/a
COH Shared Requirement	6,266	16%
ULI Shared Requirement	4,983	33%

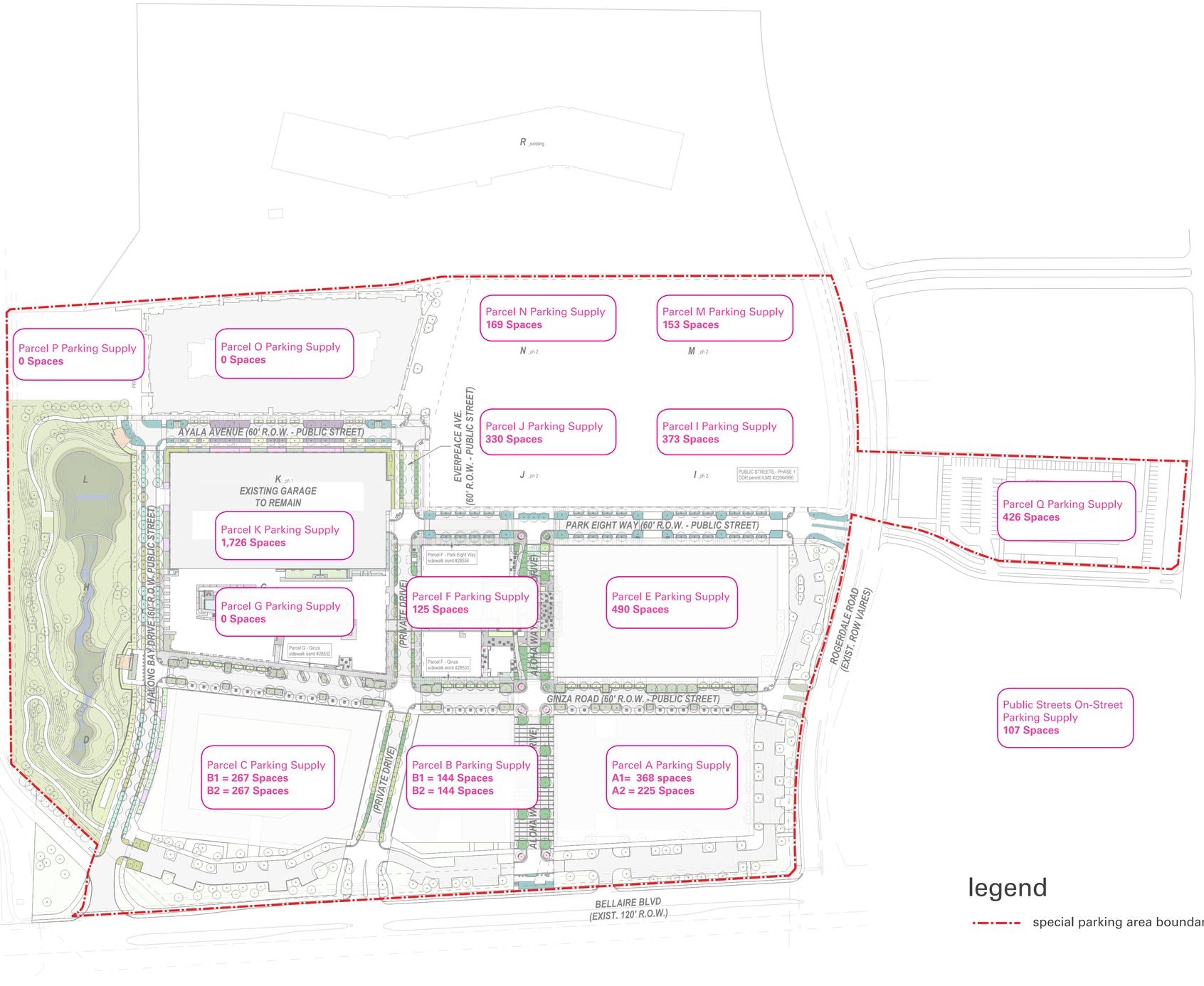
Special Parking District Reduction	1,283 Spaces

Parking Supply by Parcel (with Reduction Applied)

Park Eight - Overall Parking Supply				
Phase	Block	Shared/Public	Reserved/Private	Subtotals
Future	A1	143	225	368
Future	A2	0	225	225
Future	B1	32	112	144
Future	B2	32	112	144
Future	C1	43	225	267
Future	C2	43	225	267
Future	E	490	0	490
1	F	125	0	125
1	G	0	0	0
Future	I	373	0	373
Future	J	330	0	330
1	K	715	1,011	1,726
Future	M	0	153	153
Future	N	0	169	169
1	O	0	0	0
Future	Q	426	0	426
1	On-Street	107	0	107
	TOTALS	**2,859**	**2,457**	**5,316**

Note: Individual parcel developers may supply additional on-site parking to meet market demand.

PARKING SUPPLY AND DEMAND



legend

special parking area boundary

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park eight
special parking
area

parking supply
and demand

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02/08/2024

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0 40' 80' 160'

Improved Parking Management Reduces Demand and Spill Over

The following section summarizes operational strategies that will be integrated across the development to effectively manage a district-wide shared parking program to discourage spillover into adjacent properties. The Park Eight Association will partner with the Westchase Parking District and the City of Houston to integrate technology that will empower business owners and create a seamless experience for the users.

Effective On-Street Management

On-street parking intended for use by transient parkers will be managed via a multi-space parking solution. Parking zones will be monitored from 7:00 a.m. and 6:00 p.m. Short-term 30-minute parking, special areas and valet zones will be identified with approved signage and markings. The Park Eight community will partner with the City of Houston, The West Chase Parking District and individual retail operators to monitor street parking and uphold Chapter 26 regulations, insurance requirements, and special events. Park Eight management will be responsible for notifying parking officials and providing an updated parking management plan based on retail needs per section 26-451.

Parking Structure Management

Structured parking intended for use by contract parkers, residential tenant parkers, and transient parkers will be managed via a Parking Access and Revenue Control System (PARCS). Shared facilities allow for better utilization by opening up areas within the facility that are reserved during daytime for after-hours transient parkers.

Parking Access and Revenue Control System (PARCS)

Contract & Residential Tenant Parking

- Access control for contract parkers will primarily be via an Automated Vehicle Identification (AVI) system. Using the same technology as the EZ-Tag toll tag systems, the EZ Tag or AVI tag located on user's vehicle will send a signal to an AVI reader at the access lane. If the user is authorized within the parking management system, the gate arm will raise and allow the vehicle access.

Office Visitor Parking

- Upon entry to the facility, office visitors will be required to pull a ticket from a ticket dispenser at the entry lane at which time the gate arm will raise allowing access to the facility. Upon exiting the facility, visitors will be directed to the appropriate exit lanes via signage. At the exit lane they will insert a validated ticket into an automated machine to raise the gate arm. In-ground arming and closing loops in the lane will inform the equipment of the vehicle location.

Transient Parking

- Upon entry to the facility, patrons will be required to pull a ticket from a ticket dispenser at the entry lane, at which time the gate arm will raise allowing access to the facility. Upon exiting the facility, they will be directed to the appropriate exit lanes via signage. At the exit lane they will insert a ticket into an exit terminal to raise the exit gate. The exit terminal has the ability to calculate the variable fee based on length of stay and accept payment. If applicable, tickets can be validated by retail tenants who wish to provide free or reduced parking to their patrons. In-ground arming and closing loops in the lane will inform the equipment of the vehicle location.

Utilization Analysis

Ongoing Parking Data Collection

- Park Eight Management District will provide a report that provides data on parking supply usage throughout the special parking area every two years once the district is operational. The utilization report will focus on improving the parking management plan to better serve the ongoing needs of the walkable community.

PARKING MANAGEMENT AND ACCESS



T2SYSTEMS



legend

- special parking area boundary
- raised parking garage entrance
- below grade parking garage entrance
- loading zone
- public entry to pedestrian realm

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park eight special parking area

parking management and access

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PARK EIGHT - WALKABLE PLACES
APPLICATION AND SUPPORTING DOCUMENTS

Houston, TX

04/19/2024

park eight

Gensler TBG BGE

Walkable Place Designation Application Form

PLANNING & DEVELOPMENT DEPARTMENT

Applicant Name: TBG for Garden Capital Partners **Contact Person:** Blake Coleman / TBG Partners

Phone Number: 713-439-0027 **Email Address:** 1333 W. Loop South, Suite 1450, Houston, TX 77027

Council District (please label your council district from A-K): F

Tax Increment Reinvestment Zone (TIRZ): Southwest Houston **Management District:** Westchase

Civic Club: N/A **Super Neighborhood:** N/A

Are you also applying for a Special Parking Area (SPA) with this application? If yes, please fill out the Special Parking Area Applicaion. Yes ☐ No ☒

Summary of the Proposed Walkable Place:

Park Eight features a grid design and multi-modal accessibility by foot, by bike and by transit from Bellaire Blvd and the Brays Bayou trail. Wide sidewalks, comfortable planting buffers, and permeability to the street are central to the design and promote safe and walkable access throughout. Park Eight streets will feature a mix of uses including: office, retail, residential multi-family, and public park spaces that encourage pedestrian interaction. Park Eight discreetly provides vehicular parking internal to the site. In addition to the goals set by Walkable Places, Park Eight's streets also align and meet goals of the Westchase District Long-Range plan.

Description of the Proposed Walkable Places Boundaries:

The proposed Walkable Places boundary extends:
south to Bellaire, approximately 2,000 feet north from Bellaire,
east to Rogerdale and Beltway 8, and west to Brays Bayou

Provide a summary detailing how the proposed Walkable Place designation would preserve and enhance the pedestrian-friendly design and development along the streets within the petition boundaries.

The site boundary is currently fenced at the ROW and the closest destination is 1/4 mile away, thus there is limited to no pedestrian traffic. The combination of adjacency to the 200-acre Arthur Storey Park, the Brays Bayou Greenway Trail, and a soon to be developed walkable mixed-use destination would encourage the community to experience the place with their own two feet. The master plan proposes internal streets with block sizes of around 300 feet (similar to downtown Houston) that will transform the current 1,200 foot mega block into something more manageable and accessible.

Retail, multi-family, and other mixed-use will front on Bellaire and Rogerdale as well as internal streets, creating a vibrant street scene that encourages pedestrian interaction and 'eyes on the street'. Wide sidewalks with comfortable planting buffers will also encourage that walkability and aid in making Park Eight a destination for people to live, work, and play. Park Eight's adjacency to the 200-acre Arthur Storey Park and the Brays Bayou Greenway Trail will enhance the usage of those community parks and trails.

Additional Documentation:

Please submit the following documents with the application:

√ **1. The signed Evidence of Support form(s) representing at least fifty percent of the total linear frontage with this application**

√ **2. The Proposed Street Segment Classification Form with this petition. The link to the sheet is provided below.**

- **A. https://houstontx.gov/planning/docs_pdfs/Walkable_Places_Street_Designation_Table-07-6-2021.xlsx**

3. Any other supporting documentation (maps, photos, etc).

For any questions on Walkable Places, call the Planning and Development Department at (832)393-6600, or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al numéro 832-393-6659.

Walkable Place Designation Application Evidence of Support

PLANNING & DEVELOPMENT DEPARTMENT

EVIDENCE OF SUPPORT FOR A PROPOSED WALKABLE PLACE

My property (approximately 50-acre site at Bellaire and Rogerdale)
is located within the proposed Park Eight **Walkable Place boundary.**

I hereby confirm that I am the property owner or the legal representative of the property owner(s) of the listed property.

By signing the Evidence of Support,

☒ I support the proposed Park Eight Walkable Place Designation Application.

☐ I oppose the proposed _____ Walkable Place Designation Application.

Property Owner (Please Print Name):	Address:	
68B LLC	1707 Post Oak Blvd., Unit 200, Houston, TX 77056	
Signature:	**Date:**	**Telephone:**
X By 68B Manager LLC, its Manager, by L. Lee Wong	4/20/2023	713-904-1950

For any questions on Walkable Places, call the Planning and Development Department at (832)393-6600, or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al numéro 832-393-6659.

TBG

park eight
walkable places

application form &
evidence of support

Houston, Texas
04/19/2024

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Tiffany D. Thomas
Houston City Council Member, District F

March 8, 2024

Jennifer Ostlind
Interim Planning Director
City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Ostlind,

I am writing to express our enthusiastic support for the proposed Walkable Places designation for the Park Eight Place project located at the intersection of Bellaire Boulevard and Rogerdale Road.

The Park Eight Place project falls within the boundaries of District F, which I proudly represent. I am pleased to note that this project will provide connectivity to the existing Westchase District's Trail System, offering pedestrians and cyclists enhanced accessibility to various destinations within our community, such as Arthur Storey Park, Harwin Park, and the HCC-Alief Campus.

I believe that designating Park Eight Place as a Walkable Place would mark a significant milestone for the District F area and serve as a catalyst for future efforts to promote walkability and pedestrian-friendly initiatives within our community. I wholeheartedly endorse this designation and believe it aligns with our vision for a more vibrant, accessible, and sustainable District F.

I would be grateful for your consideration of this request and eagerly anticipate the positive impact that this designation would have on our community. If you have any questions or require further information, please do not hesitate to contact my office at 832-393-3002 or via email at TiffanyD.Thomas@houstontx.gov.

Thank you for your attention to this matter.

Sincerely,

Houston City Councilmember, District F

Housing & Community Affairs, Chair | Budget & Fiscal Affairs | Ethics, Elections & Council Governance

February 8, 2024

Ms. Jennifer Ostlind, Interim Director
Planning Director, City of Houston
611 Walker, 6th Floor
Houston, TX 77002

RE: ***Park Eight Place - Walkable Places Designation***

Dear Ms. Ostlind:

On behalf of TIRZ#20 Southwest Houston Redevelopment Authority, we would like to express our support for the proposed Walkable Places designation for the Park Eight Place project, located at the corner of Bellaire Blvd. and Rogerdale Rd.

The Park Eight Place project is a proposed mixed-use, pedestrian friendly development located within the TIRZ#20 boundary. The project's scale, design and public spaces are intended to provide for a more human scaled environment and would benefit from a Walkable Places designation. Additionally, the project provides pedestrian and cyclist friendly connections to destinations throughout the area including Arthur Storey Park, HCC-Alief Campus, Camden Park, Harwin Park, numerous transit routes, and residential and employment destinations. Destinations as far as the Houston Ship Channel will also connect to Park Eight Place via the Brays Bayou Trail.

We encourage you to consider designating the Park Eight Place project as a Walkable Place. This project is important to continued redevelopment in southwest Houston and the designation will contribute to creating a true mixed use, walkable destination in this part of town.

Sincerely,

Welcome Wilson, Jr.
Chairman
TIRZ#20 Southwest Houston Redevelopment Authority

TIRZ #20 Southwest Houston Redevelopment Authority
c/o Hawes Hill & Associates, LLP
P.O. Box 22167
Houston, Texas 77227-2167
713-595-1200

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walkable places

additional letters
of support

Houston, Texas
04/19/2024

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WESTCHASE DISTRICT

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EHRA Engineering

Laura Smith
Pattinely Group

Lee Wong
Gawdon Capital Partners

January 29, 2024

Ms. Margaret Wallace Brown
Planning Director, City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Wallace:

On behalf of the Westchase District, we would like to express our support for the Proposed Walkable Places designation for the Park Eight Place project, located at the corner of Bellaire Blvd and Rogerdale Rd.

Park Eight Place project is located within the Westchase District boundaries and connects directly to the Westchase District Trail System. The Trail System provides pedestrian and cyclist-friendly connections to destinations throughout the area including Art Storey Park, HCC- Alief Campus, Camden Park, Harwin Park, numerous transit routes, and residential and employment destinations. Furthermore, destinations as far as the Houston Ship Channel will connect to Park Eight Place via the Brays Bayou Trail.

We strongly encourage you to consider designating Park Eight Place as a Walkable Place. This designation will contribute to our overall goal of making Westchase District a walkable, pedestrian and cyclist accessible community. We believe that this designation could be a catalyst for other developers to pursue walkable projects.

Should you have any questions, please contact me at 713-780-9434 or at isanchez@westchasdistrict.com.

Sincerely,

Irma H. Sanchez
President & CEO, Westchase District

10370 RICHMOND› SUITE 1350› HOUSTON, TEXAS 77042› VOICE: 713.780.9434› FAX: 713.780.8025› WWW.WESTCHASEDISTRICT.COM

ASNC
Alief Super Neighborhood Council

PO Box 1098
Alief, TX 77411-1098
www.aliefsuperneighborhood.org

February 12, 2024

Jennifer Ostlind
Interim Planning Director
City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Ostlind:

The Alief Super Neighborhood Council #25 (ASNC) gladly supports the proposed Walkable Places designation for the Park Eight Place project located at the intersection of Bellaire Boulevard and Rogerdale Road.

The Park Eight Place project is located within the ASNC's boundaries and will connect to the existing Westchase District's Trail System. Several of the current destinations within the Westchase Trail System are also within the ASNC's boundaries (e.g., Art Storey Park, Harwin Park, HCC-Alief Campus) and we welcome this expanded pedestrian and cyclist-friendly connectivity.

We would sincerely appreciate your designating Park Eight Place as a Walkable Place. This designation would be a first for the Alief area and would, hopefully, encourage further efforts to create walkable projects within our community.

Should you have any questions, please contact me at 281-787-8827 or via email, bquattro@sbcglobal.net.

Sincerely,

Barbara Quattro
Chair

TBG

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walkable places

additional letters
of support

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04/19/2024

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PARK EIGHT PROJECT SUPPORT TIMELINE

2018

- Oct 2018 Held two Community Visioning Sessions for Park Eight (at the time not yet named)
- Nov 2018 Reached out to all owners in Westchase Community Association Section III to present vision and solicit feedback on what else they would like to see (Nov 2018-Feb 2020)

2019

- Feb 2019 Participated in the Livable Centers visioning forum sponsored by Houston-Galveston Area Council and International Management District
- Mar 2019 Met with various politicians regarding mixed-use development (Senator Borris Miles, Representative Hubert Vo, Representative Jim Murphy, Councilperson Stephen Le, Councilperson
- Apr 2019 Presented vision to Greater Houston Partnership
- Jul 2019 Traveled with Mayor Turner to New York to present project site as a potential for expansion by large multinational company in Houston
- Aug 2019 Livable Centers (IMD) Community Meeting

2020

- Feb 2020 Received votes necessary to change deed restrictions from office-only use to one that would allow mixed-use development including a mix of retail, residential, hospitality, entertainment and office.
- Aug 2020 Recorded deed restriction changes in plat documents
- Dec 2020 Presented project to Councilperson David Robinson
- 2020-2023 Attended various Alief Super Neighborhood Council monthly meetings

2022

- Apr 2022 Presented project to Councilperson Tiffany Thomas
- Aug 2022 Presented project to Margaret Wallace-Brown
- Sep 2022 Presented project to Andy Icken

2023

- Jun 2023 Presented project to Commissioner Leslie Briones (Precinct 4)

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project support
timeline

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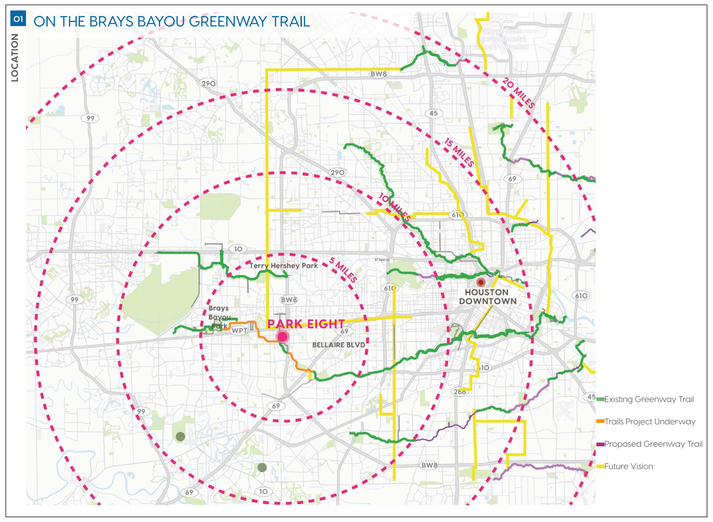
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ASIATOWN DRAWS OVER TWO MILLION RETAIL VISITS PER MONTH

01 ON THE BRAYS BAYOU GREENWAY TRAIL

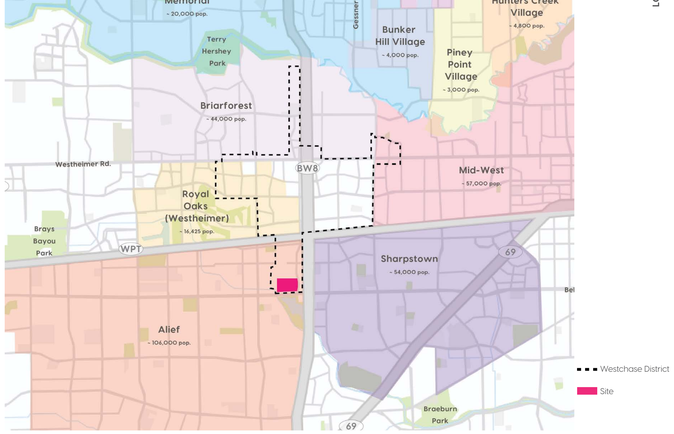
LOCATION

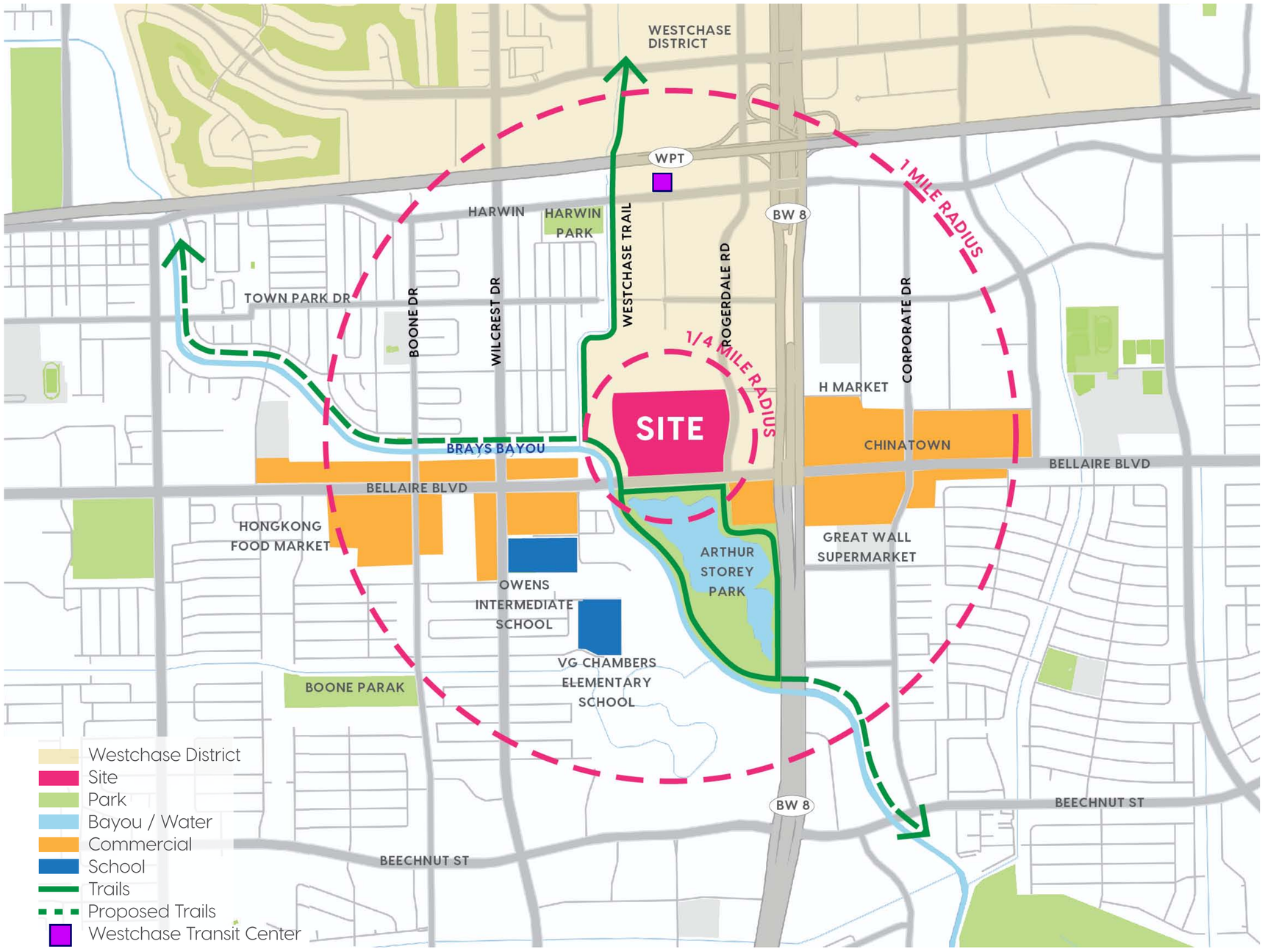


DIVERSE NEIGHBORHOODS WITHIN 5 MILES HAVE 300,000 RESIDENTS

02

LOCATION





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walkable places

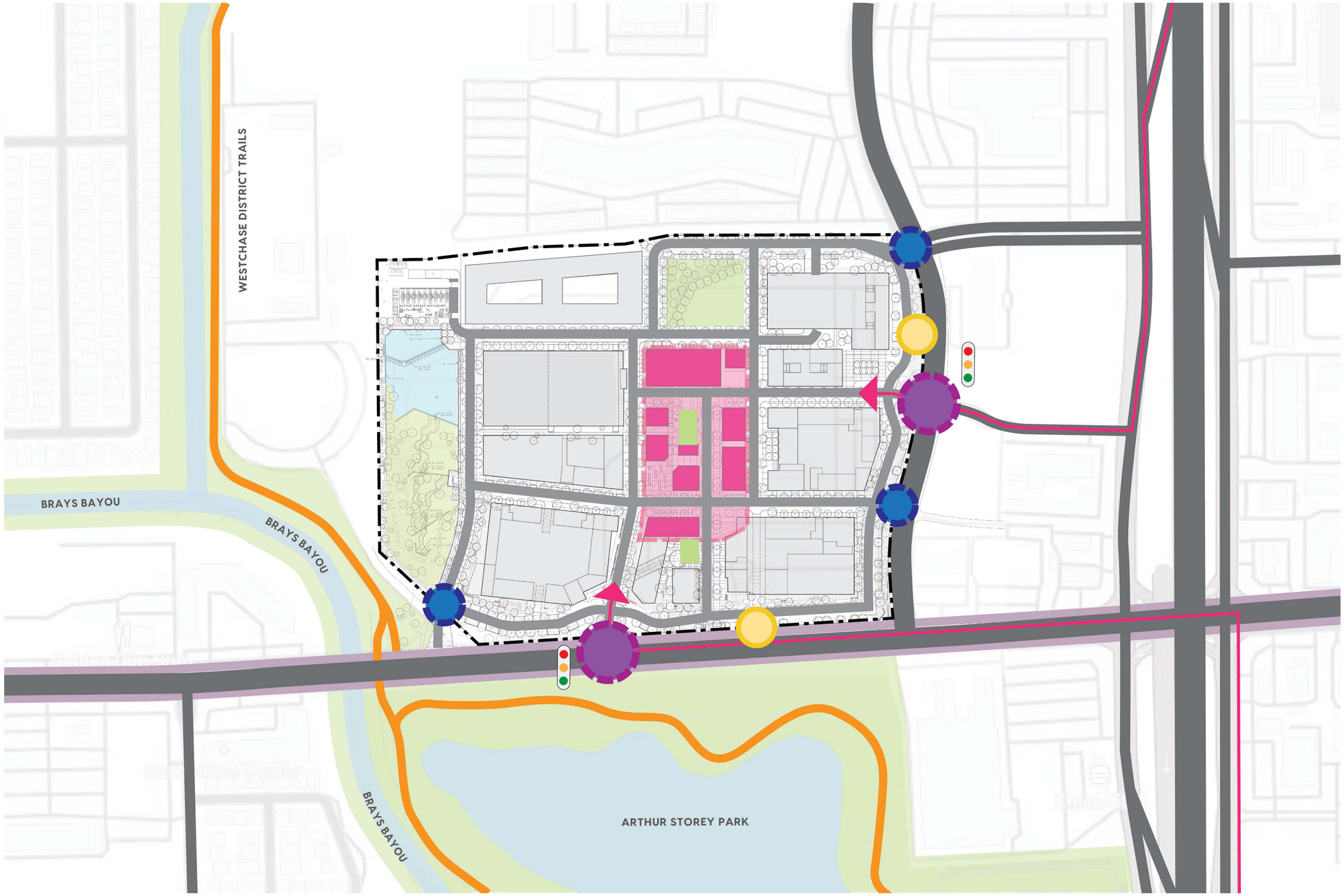
site context

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LEGEND

- Street Network
- Off-site Main Street
- Trails
- Sidewalk
- Water / Bayou
- Green Space
- Primary Vehicular Entry
- Secondary Vehicular Entry
- Tertiary Vehicular Entry
- Proposed Signalized Intersection
- Primary arrival sequence from Beltway 8
- Site
- Heart of the Project

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walkable places

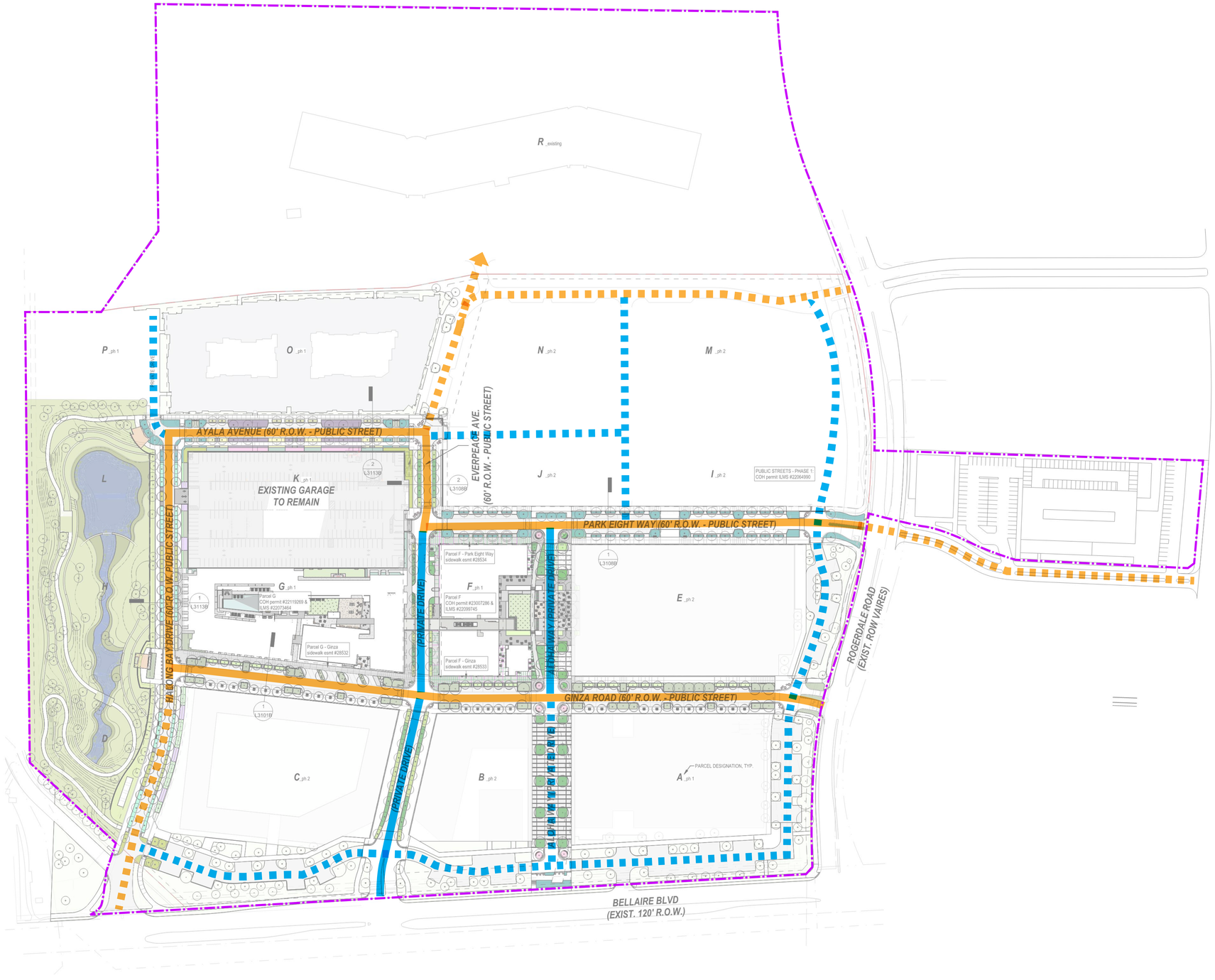
site arrival

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legend

- public street phase 1
- public street phase 2
- private drive phase 1
- private drive phase 2
- street r.o.w
- building setback
- walkable places boundary

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street network and phasing

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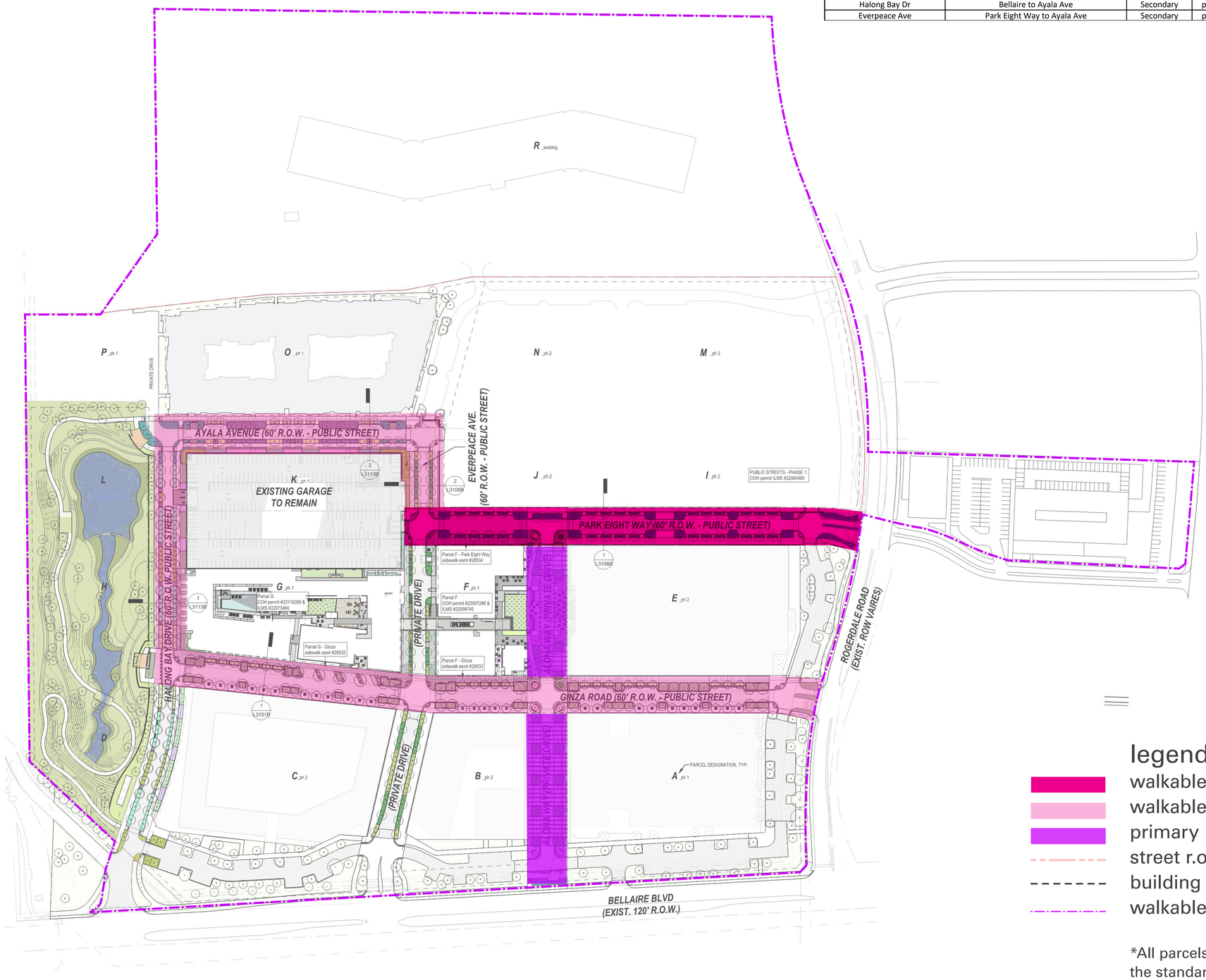
The information shown is based on the best information available and is subject to change without notice.

0 40′ 80′ 160′

PLANNING & DEVELOPMENT DEPARTMENT

Proposed Walkable Places Street Segment Classification Table

Street Name	Segement Description	Designation	Pedestrian Realm Standards	Minimum Unobstructed Sidewalk Width	Minimum Right-of-Way Width
Park Eight Way	Everpeace Ave to Rogerdale	Primary	pedestrian realm width: 16' min. - 26' max.	8 feet	60 feet
Ayala Ave	Halong Bay Dr to Everpeace Ave	Secondary	pedestrian realm width: 17' min. - 29' max.	6 feet	60 feet
Ginza Road	Halong Bay Dr to Rogerdale	Secondary	pedestrian realm width: 10' min. - 25' max.	8 feet	60 feet
Halong Bay Dr	Bellaire to Ayala Ave	Secondary	pedestrian realm width: 19' min. - 29' max.	6 feet	60 feet
Everpeace Ave	Park Eight Way to Ayala Ave	Secondary	pedestrian realm width: 16' min. - 32' max.	8 feet	60 feet



legend

- walkable places - primary public pedestrian street*
- walkable places - secondary public pedestrian street*
- primary private pedestrian street**
- street r.o.w
- building setback
- walkable places boundary

*All parcels adjacent to a Primary or Secondary WP street shall opt-in to the standards set forth in the WP Guidelines. Those that intend to opt-out will be subject to the review process noted at the end of this document.

**Reference primary private pedestrian street programming on the following page.

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street classification

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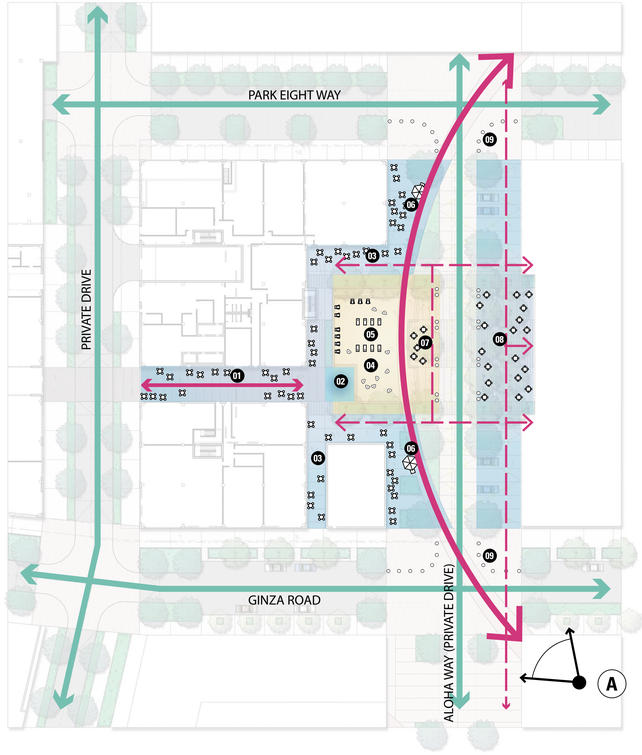
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daily function - pedestrian / vehicular street circulation





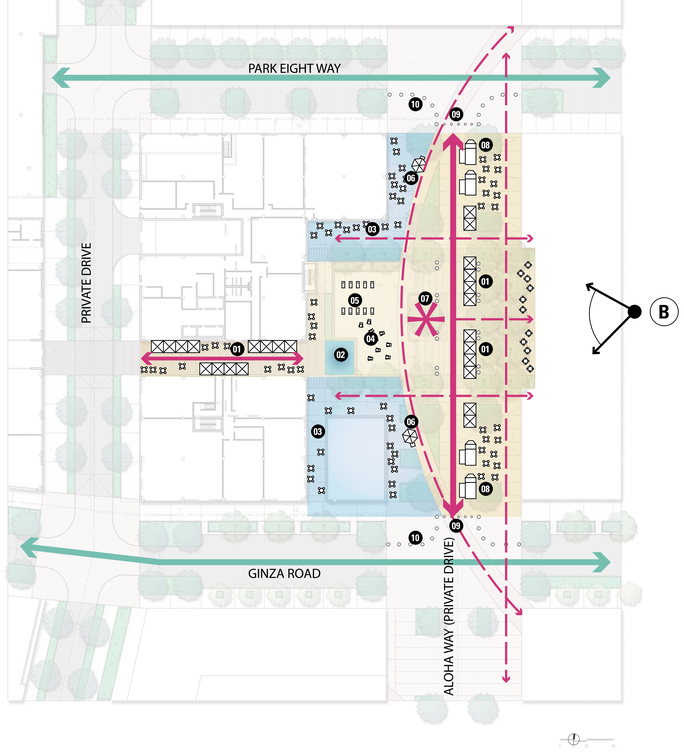
legend

- major pedestrian connection
- major pedestrian connection
- minor pedestrian circulation
- vehicle circulation
- passive activities
- dynamic activities

01 shade seating
02 plaza
03 outdoor dining
04 bean bags/ lawn chairs
05 lawn games
06 coffee cart
07 overlook seating
08 coffee tables and chairs
09 planters

programmed event - vehicular street closure





legend

- major festive pedestrian connection
- secondary festive pedestrian connection
- pass through pedestrian circulation
- vehicle circulation
- passive activities
- dynamic activities

01 artisan market tents
02 plaza
03 outdoor dining
04 lawn chairs
05 lawn games (corn hole)
06 coffee cart
07 performance
08 food truck with seating
09 removeable bollards at crosswalk
10 planters

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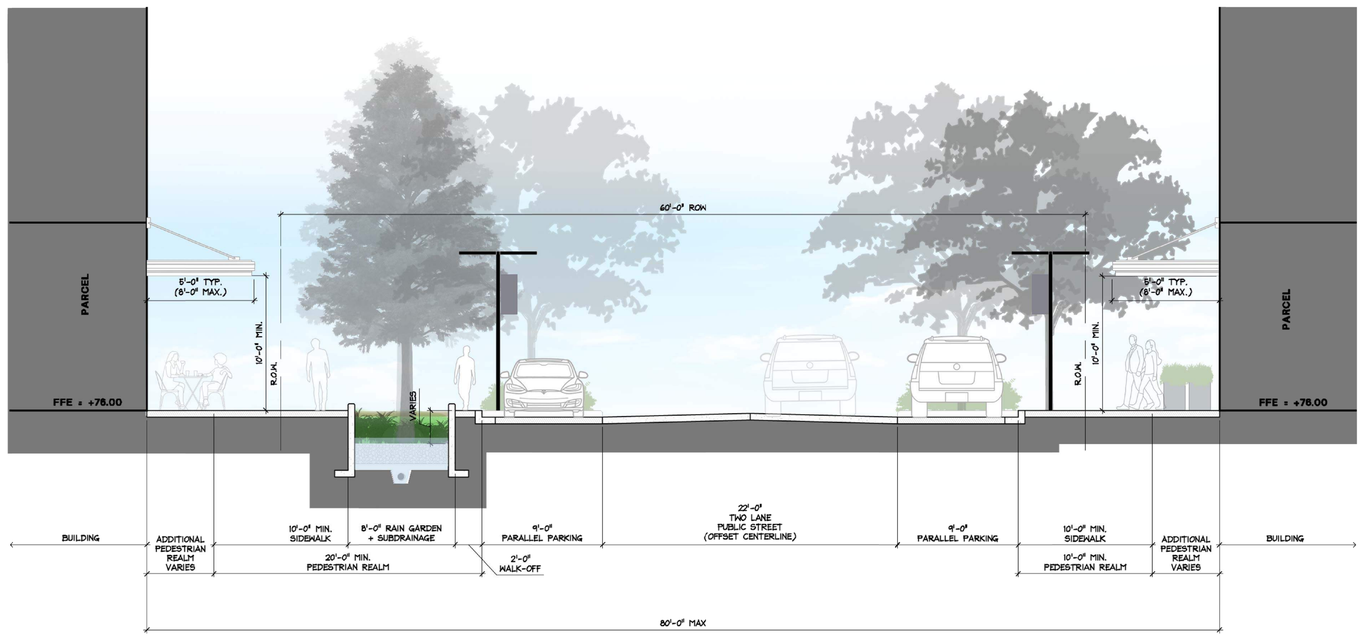
primary private pedestrian street programming

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1 GINZA - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://4 - Park Eight/TBG-H2209-P8-R23-SITE.rvt

sheet title

STREET SECTIONS - EXPERIENTIAL STREETS

sheet

L3101B

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walkable places

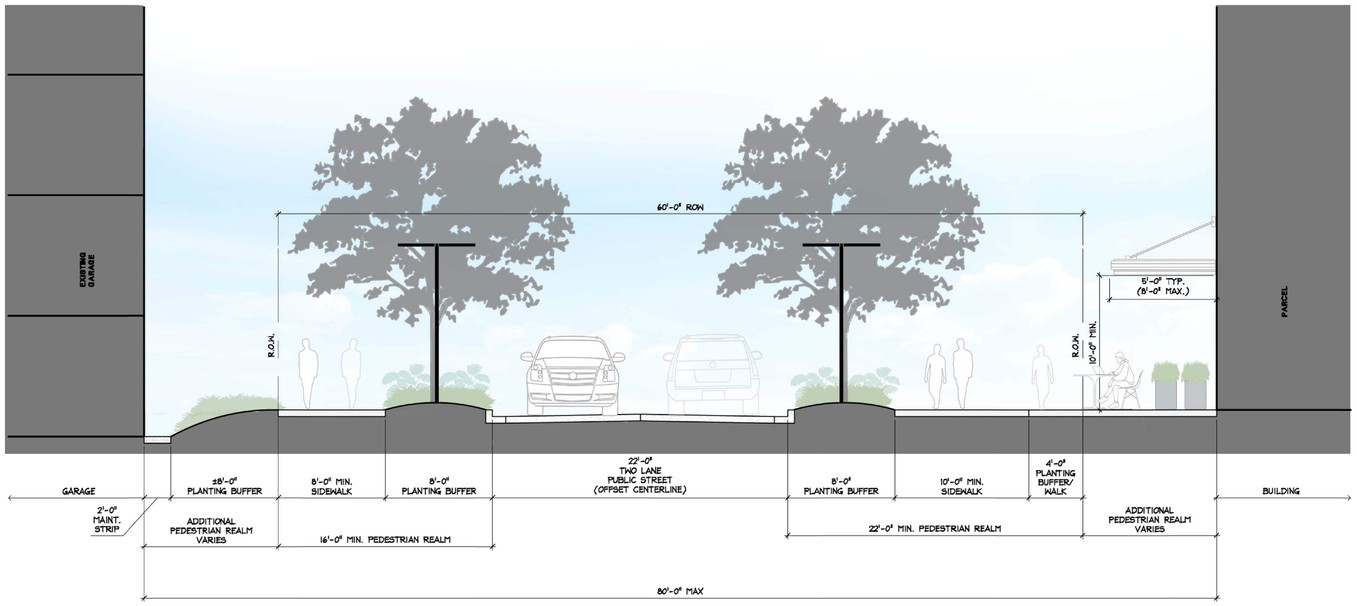
street sections

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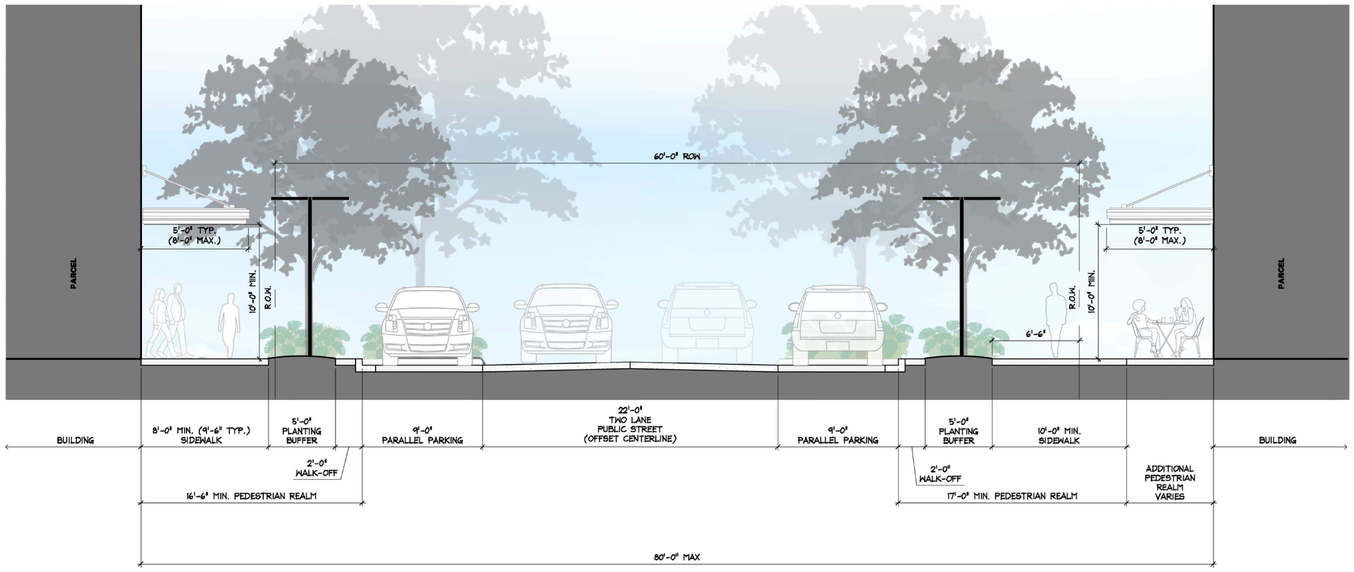
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2 EVERPEACE - TYP. STREET SECTION

1/4" = 1'-0"



1 PARK EIGHT WAY - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://I - Park Eight/TBG-422009-PR-R23-SITE.rvt

sheet title

STREET SECTIONS - PRIMARY URBAN

sheet

L3108B

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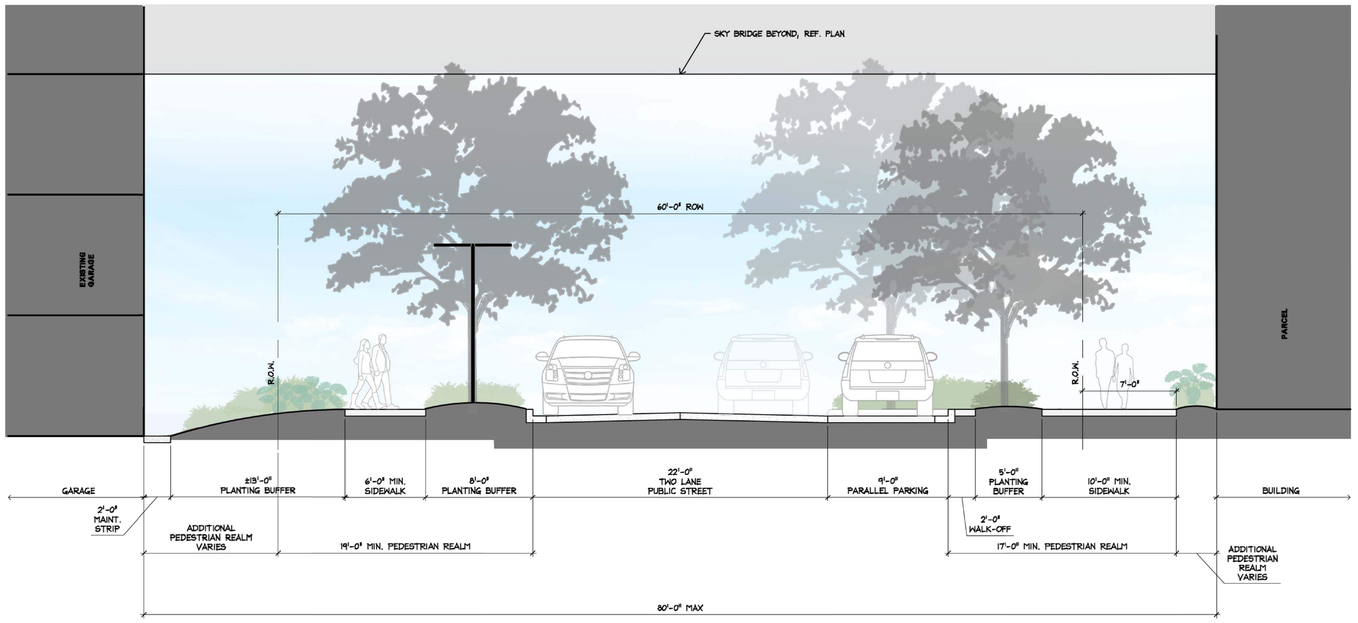
street sections

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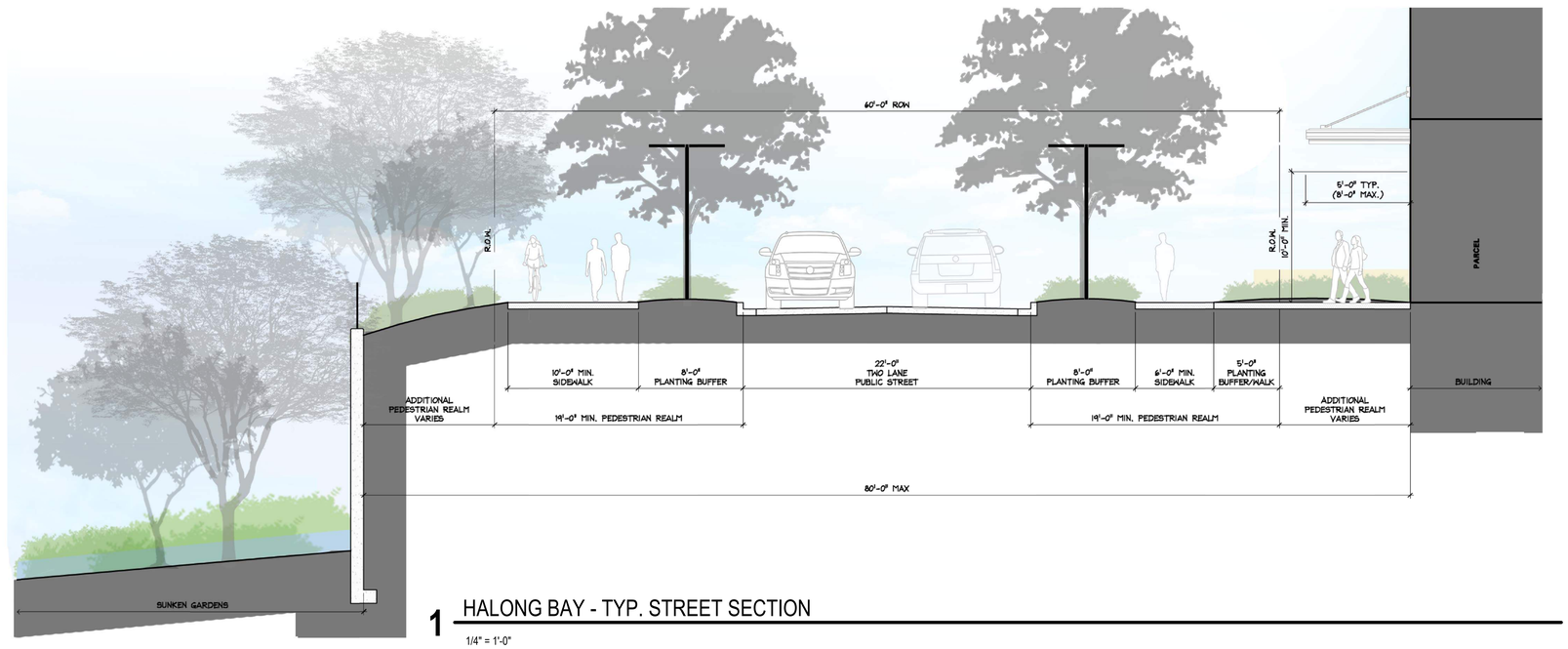
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2 AYALA - TYP. STREET SECTION

1/4" = 1'-0"



1 HALONG BAY - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://1 - Park Eight/TBG-H2000-PA-R23-SITE.rvt

sheet title

STREET SECTIONS - SECONDARY URBAN

sheet

L3113B

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Estimated project schedule: Phase 1 Parcels F, G, O, K A, P

- January 2024 – February 2027
- Road completion: Spring 2025
- F & G completion: Summer 2025
- Parcel 0 Completion: Winter 2025/26
- Parcel A completion Winter 2026/27

Proposed Building Program and Use SF

PARCEL (REF. PLAN)	PROPOSED USE (SF)[2]					
	RESIDENTIAL	HOTEL	RETAIL	OFFICE	GARAGE	CENTRAL PLANT
A	227,596		76,000		201,802	
B		100,000	15,000			
C	336,000		40,000			
D						
E		100,000	82,000	171,000		
F[1]			28,315	152,975	53,350	
G[1]	184,551		7,842			
H						
I				250,000		
J		100,000	5,000	195,000		
K					557,185	
L						
M				73,160	200,000	
N		150,000	12,000			
O	373,001					
P						30,000
TOTAL SF	1,121,148	450,000	266,157	842,135	1,012,337	30,000

[1]Parcel currently under permit review, ref. COH permit # on Parcel plan.
[2]Proposed use for unpermitted parcels subject to change in response to market demand.

WP Bicycle parking requirements:
866,00 SF of ground floor > 177 bicycle parking required

Bicycle parking proposed:
- Parcel F - 19 spaces proposed
- Parcel G - 68 spaces proposed
- Remaining parcels - 10 spaces min. per parcel to be provided by parcel developer

Street Tree Planting proposed:
All street trees to be 3" caliper minimum, species to be provided in subsequent permit submittal(s).

legend
- walkable places boundary
- raised parking garage entrance
- below grade parking garage entrance
- loading zone
- public entry to pedestrian realm

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proposed pedestrian
& vehicular entries /
site design standards

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PARK EIGHT DEVELOPMENT REVIEW PROCESS

Each parcel developer will be responsible for following standards outlined by the governing agencies below. No improvements visible from the exterior may be erected or placed on any portion of the property without written approval by the following entities.

- Park Eight Design Guidelines* - governed by the Park Eight Architectural Control Committee (ACC) established through the Declaration of Covenants, Conditions and Restrictions (CCR) recorded under Harris County under File No. RP-2024-27278
- Design Guidelines and Development Standards for Oak Park at Westchase - governed by Westchase Section III Community Association - Oak Park Protective Covenants Review & Architectural Review Board (ARB)
- COH Planning, Public Works, and Engineering

*The Park Eight Design Guidelines will provide requirements for streetscape standards that prioritize the comfort and safety of the pedestrian, and building standards that ensure an integrated and upgraded architectural expression. Parcels adjacent to Secondary WP streets must submit an application to the ACC if they intend to opt-out of these guidelines. Parcels adjacent to Primary WP streets do not include an opt-out option.

- Building
- Streets and Laneways
- Sidewalk and Pedestrian Realm standards
- Lighting
- Wayfinding and Signage
- Parking

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development review
process

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