HOUSTON PLANNING COMMISSION

AGENDA

Thursday, May 16, 2024
2:30 p.m.

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.
Richard Smith, 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:

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

2. Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the chamber.

3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

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

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.

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

8. Speakers will be allowed **one** minute each for all consent agenda items.

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

10. 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.

11. Time limits will not apply to elected officials.

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

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

14. 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.

15. 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 832-393-6624 or 832-393-6600.

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 Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act 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.

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.

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. 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 in stations at departure.

Beginning May 16, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

COMMISSION OR GROUP: Planning Commission

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**

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
AGENDA

Thursday, May 16, 2024 at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston TX

CALL TO ORDER

Director's Report
Consideration of the May 2, 2024 Planning Commission Meeting Minutes
Consideration of Speaker's Procedures and Guidelines

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Suvidha Bandi)
b. Replats (Suvidha Bandi)
c. Replats requiring Public Hearings with Notification (Devin Crittle, John Cedillo, Dorianne Powe-Phlegm, and Wilson Calvert)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, and Tammi Williamson)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Tammi Williamson)
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 (Ramon Jaime-Leon and Geoff Butler)

II. Establish a public hearing date of June 13, 2024

a. Amherst Springs
b. Blanco Estates
c. Fellowship Estate
d. FL Tucker Long Drive
e. Green Oaks on Beckley replat no 1
f. Kerala Hindu Society at Minetta Street
g. Newhaven Estates
h. Rice Sterlingshire Avenue Development
i. Southland Villas
j. Sunny Mallow replat no 1
k. Synova Sec 5
l. Temple Terrace Addition partial replat no 3

III. Consideration of a Landscape Variance for 1905 Brittmore Road (Ed Buckley)

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

V. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street (Geoff Butler)

VI. Consideration of an Off-Street Parking Variance at 1201 Westheimer Road (Geoff Butler)

VII. Public Comment

VIII. 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, 2 MAY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: HTTPS://BIT.LY/3O89PUM
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:32 PM** by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent / Remote
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present at 2:48 during Item 89
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:39 after Item I
Randall L. Jones	Present Remote
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present Remote
Meera D. Victor	Present
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, reported on the Major Thoroughfare and Freeway Plan (MTFP) and the public comments period is May 13-July 5th. All Commission meetings will be held "In-Person" beginning on May 16th.

Approval of Minutes

Consideration of the April 18, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-44)

b. Replats (45-86)

Staff recommendation: Approve Item No's. 1 – 86, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, on items 1, 15, and 17 – 86.
Speaker(s): None

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

Staff recommendation: Approve staff's recommendations for **Item No.'s 2, 3, 4, 5, 6,** and **16** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Porras-Pirtle	Vote: Carried
Second: Stein	Abstaining: Heisch

c. Replats requiring Public Hearings with Notification

87 Bataan Estates – Withdraw

88 Bywood Oasis – Defer

Staff Recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Chris Garcia, applicant

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

89 Estates At Bigwood Street – 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: Garza	Vote: Unanimous
Second: Heisch	Abstaining: None

90 Fellowship Estates – Withdraw

91 Gallegordillo Estates at Sam Brookins – 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: Victor	Vote: Unanimous
Second: Tahir	Abstaining: None

92 Marvida Sec 18 partial replat no 1 - Approve

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

Motion: Khaleeq	Vote: Carried
Second: Viera-Bland	Abstaining: Heisch

93 Ocean Estates partial replat no 1 – Approve

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

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

94 Orange Grove Sec 2 partial replat no 1 – Defer

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

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

95 STNL Hawksview – Defer

Staff Recommendation: Defer Additional information required.
Commission action: Deferred the application for further information.
Speaker(s): Steven Henderson, applicant

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

96 Vazquez Estates on Alaska – Deferral

Staff Recommendation: Defer
Commission action: Deferred the application.
Speaker(s): None

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

97 VIEWS AT BIGWOOD STREET – 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: Garza	Vote: Unanimous
Second: Stein	Abstaining: None

98 VILLAS AT BIGWOOD STREET – APPROVE

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

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

99 WYCLIFFE TOWNHOMES – 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: Mares	Vote: Unanimous
Second: Tahir	Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

100 BUILD DEVELOPMENT - GRANT AND APPROVE

Staff Recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Carlos Espinoza, applicant

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

101 CAMPOS AT SUNDOWN - 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: Heisch	Abstaining: None

102 E AND E AVIATION - 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: Porras-Pirtle	Abstaining: None

103 GRULLER – 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: Heisch	Abstaining: None

104 LACEY ESTATES – DEFER

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

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

105 MANSFIELD TERRACE – DEFER, WAS EXTENDED

Staff Recommendation: Defer.
Commission Action: Deferred, was extended.
Speaker(s): None

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

106 PARK 3A DEVELOPMENT – DEFER

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

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

107 San Jacinto River and Rail Power Facility - 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: Mares	Abstaining: None

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

Items 108 and 109 were taken together at this time.

108 Elyson GP – Grant and Approve
109 Elyson Sec 59 – Approve

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

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

110 Gated Rentals Crosby – 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: Mares	Abstaining: None

111 Heights Eats – Defer

Staff Recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): James Walker – opposed

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

112 JASEK FARMS GP – DEFER

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

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

g. EXTENSIONS OF APPROVAL

113	Bauer Hockley Road Street Dedication Sec 1	Approve
114	Bissonnet Street in Trillium Street Dedication and Reserves	Approve
115	Corner at Greens	Approve
116	Cypress Green Mason Road Street Dedication Sec 2	Approve
117	Gardens of Troy	Approve
118	Greenhouse Road Street Dedication Sec 8	Approve
119	Hermann Logistics	Approve
120	Imperial Retreat Townhomes	Approve
121	JER Properties	Approve
122	Klein ISD Doerre Intermediate School Complex	Approve
123	Palladium Houston Ella	Approve
124	Safe Rescue	Approve
125	Saint Tropez Lift Station no 1	Approve
126	Saint Tropez WWTP no 1	Approve
127	San Romero	Approve
128	Schiel Road Tract	Approve
129	Terminal Expansion Sec 3	Approve

h. NAME CHANGES

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

i. CERTIFICATES OF COMPLIANCE

131	20030 Ravenwood Dr.	Approve

Staff recommendation: Approve staff recommendations for Items 113 – 131.
Commission action: Approved Items 113 – 131 per staff recommendations.
Speaker(s): None

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

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 1818 HOLLY STREET – APPROVE
Staff recommendation: Approve.
Commission action: Approved per staff recommendation.
Speaker(s): Ramiro Garza, applicant

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

133 3505 N. MAIN STREET – DEFER
Staff recommendation: Defer.
Commission action: Deferred per staff recommendation.
Speaker(s): None

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

134 2210 SABINE STREET – APPROVED
Staff recommendation: Deny.
Commission action: Approved with the conditions to remove driveway and add sidewalk on Webber Street.
Speaker(s): Enrique Lopez, applicant – opposed

Motion: Garza	Vote: Carried
Second: Rosenberg	Opposed: Khaleeq, Baldwin, Alleman, Hines, Victor, Mares, Porras-Pirtle, Viera-Bland

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

Staff recommendation: Establish a public hearing date of May 30, 2024, for Item II, a-l.
Commission action: Established a public hearing date of May 30, 2024, for Item II, a-l.
Speaker(s): None

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

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

Staff recommendation: Approve.
Commission action: Deferred for further review.
Speaker(s): None

Motion: Robins	Vote: Carried
Second: Hines	Abstaining: Baldwin, Heisch, Hines, Mares, Porras-Purtle, Robins, Stein, and Victor

Items IV and V were taken together at this time.

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

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

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

Motion: Baldwin	Vote: Unanimous
Second: Khaleeq	Abstaining: Heisch

VI. Public Comment

Commissioner Mares asked staff to ensure the applicant for Item No. 134 understood the recommendation.

VII. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at 4:19 PM.

Lisa M. Clark, Chair	Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Barker Cypress MUD Water Plant no 2	C2	
2	Bergamo Sec 1	C3F	
3	Bonner Enclave partial replat no 1 and extension	C3F	
4	Bridgeland Central Sec 2	C3F	
5	Bridgeland Central Sec 3	C3F	
6	Cheerful Trail Street Dedication Sec 1	SP	
7	Creekwood Crossing Sec 2	C3P	
8	CyTex RV and Boat Storage	C2	DEF1
9	Dayco Heights	GP	
10	District 184 Groundwater Plant	C2	DEF1
11	DSR Investment at Foster	C3F	
12	East River Views	C2	
13	Elyson Sec 62	C3P	
14	Estates At Bigwood Street	C3F	
15	Exploring Minds Learning Center	C2	
16	Grand Mason Crossing Sec 1	C3F	
17	Grand Mason Crossing Sec 2	C3F	
18	Grand Prairie Baethe Road Street Dedication Sec 1	SP	DEF1
19	HCMUD no 200 WWTP	C2	
20	Heron Lakes Estates Wastewater Treatment Plant	C3F	
21	Hill Country Dairies Center	C3F	
22	IJMDB Investments LLC	C2	
23	JDS Hopfe Road Sec 4	C3P	
24	JDS Hopfe Road Sec 5	C3P	
25	Jubilee GP	GP	
26	Jubilee Recreation Center Sec 1	C2	
27	Katy Wellness Plaza	C3F	
28	Krystal Landing	C3P	
29	Magnolia Lakefront	C3F	
30	Mantra Business Park	C2	DEF1
31	Marvida Sec 18 partial replat no 1	C3F	
32	Newport Cove	C3F	
33	Oakwood Sec 3	C3P	
34	Pelota Padel Club	C2	
35	Plaza 290 Boulevard Place	C3F	
36	Plaza Estates at Simsbrook	C3F	
37	Poundbury Sec 1 replat no 1	C3F	DEF1
38	Redbud Sec 4	C3F	
39	Remi Houston at Generation Park	C2	
40	Reserve at Woodland Hills	C2	
41	Safstor Bammel	C2	
42	Schier Holdings LLC	C2	
43	Sequoia ID Lift Station	C3P	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
44	Springwoods Village Parkway Street Dedication Sec 5	SP	
45	Star Stop Mercury Center	C3F	
46	Sundance Cove Sec 10	C3P	
47	Sundance Prairie Drive Street Dedication Sec 1	SP	
48	Sunset Valley Sec 1	C3F	
49	Theiss Mail Townhomes	C2	
50	Tidwell Lakes Sec 4	C3F	DEF2
51	Trinity Gardens partial replat no 4	C3F	
52	Vibe at Cutler	C3P	
53	Views At Bigwood Street	C3F	
54	Villas At Bigwood Street	C3F	
55	Wilburforce Landing	C3F	
56	Winfield Lakes Sec 19	C3P	
57	Wycliffe Townhomes	C3F	

Consent from May 2 Agenda

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	

B-Replats

58	Abe Fry Reserves	C2R	
59	Ashland Commercial	C2R	
60	Creekmont Landing	C2R	
61	Daimler Terrace	C2R	
62	Dennis Landing	C2R	
63	Diego Estates at Harvard Street	C2R	DEF1
64	Dreyfus Crossing	C2R	
65	Duff Place	C2R	
66	East 14th Street Living	C2R	
67	Enclave at Federal Plaza Drive	C3R	DEF1
68	Esplanade On Live Oak	C2R	
69	Estates at Bacher	C2R	
70	Estates at Knoll Street	C3R	
71	Eve Homes at Lydia	C2R	
72	Feagan Estate	C2R	
73	Gomez Estates at Clarence Street	C2R	
74	Gomez Estates at Curry	C2R	
75	Gomez Estates at Riner	C2R	
76	Jose Palaces	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
77	Katy Fort Bend Business Park Sec 1 Replat and Extension	C2R	
78	Keel Villas	C2R	
79	Khan Plaza	C2R	
80	Knox Street Crossing	C2R	
81	Knox Street Development	C2R	
82	Legacy Park on Nanes Road Sec 4	C3R	
83	LRE Reserve	C2R	DEF1
84	Milby Skyline View Villas	C2R	
85	Millan Court	C2R	
86	Milwaukee Place	C2R	
87	Naousa LP	C2R	
88	Nexgen Properties At Allen Genoa	C2R	DEF1
89	Noble Berry Estates at King Street	C2R	
90	Peden Street Living	C2R	
91	Pinemont Meadows	C2R	DEF2
92	Plaza Estates at Cora	C2R	
93	Rebecca Landing	C2R	DEF1
94	Southland Crossing	C2R	
95	Southwood Landing	C2R	
96	Stein Estates	C2R	
97	Stem Cell Reserve replat no 1	C3R	
98	Tierra Nueva Produce	C2R	DEF2
99	Townhomes on West Lake	C3R	
100	Uptown Heights	C2R	
101	Views on Delz	C2R	DEF1
102	Witte Forest Estates	C2R	
103	York District	C2R	DEF1

C-Public Hearings Requiring Notification

104	Baker Steel Properties	C3N	
105	Belle Terre	C3N	
106	Bywood Oasis	C3N	DEF1
107	Estates at Lynnfield Street	C3N	
108	Orange Grove Sec 2 partial replat no 1	C3N	DEF1
109	Park Street Vista	C3N	
110	Rosewood Estates partial replat no 3	C3N	
111	STNL Hawksview	C3N	DEF1
112	Uptown District partial replat no 1	C3N	
113	Vazquez Estates on Alaska	C3N	DEF1

D-Variances

114	Bridgeland Central Sec 7	C3P	
115	Bridgeland Central Sec 9	C3P	
116	Lacey Estates	C2	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
117	Mansfield Terrace	C3R	DEF4
118	Park 3A Development	C2	DEF1
119	Retreat at Gummert	C3P	

E-Special Exceptions

None

F-Reconsideration of Requirements

120	Heights Eats	C2R	DEF2
121	Holman Annex	C2R	
122	Jasek Farms GP	GP	DEF2

G-Extensions of Approval

123	Bourgeois Warehouses	EOA	
124	Crosby Farms Sec 4	EOA	
125	Dellrose Sec 19	EOA	
126	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	EOA	
127	Garden Trails	EOA	
128	Greensbrook Sec 1 partial replat no 1	EOA	
129	Hemmat Kuykendahl Road Development	EOA	
130	Hidayah Properties LLC	EOA	
131	Mills Branch Drive Street Dedication and Reserves	EOA	
132	Pastelitos Cafe	EOA	
133	Polk Park	EOA	
134	Precision Glass Industries Campus	EOA	
135	Reserves at Ella	EOA	
136	Territory at Spring Stuebner	EOA	
137	Views at Abernathy Street	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

138	3505 N. Main Street	DPV	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
139	8127 Venus Street	DPV	

Landscape Variance

III	1905 Brittmoore Road	LV	

Off-Street Parking Variance

IV	201 Eastwood Street	PV	DEF5
V	1414 Rosalie Avenue	PV	
VI	1201 Westheimer Road	PV	

Platting Summary **Houston Planning Commission** **PC Date: May 16, 2024**

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	Barker Cypress MUD Water Plant no 2	2024-0851	C2	Harris	ETJ	407Y	4.42	4.42	0	Barker Cypress MUD	Quiddity Engineering
2	Bergamo Sec 1	2024-0900	C3F	Harris	ETJ	445B	34.60	7.45	132	Wilbow-Bergamo Vista, LLC	BGE, Inc.
3	Bonner Enclave partial replat no 1 and extension	2024-0904	C3F	Harris	City	492H	0.31	0.02	7	Barney Van Huss and Gran Van Interest, LLC	EHRA
4	Bridgeland Central Sec 2	2024-0863	C3F	Harris	ETJ	365M	14.79	2.62	78	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
5	Bridgeland Central Sec 3	2024-0864	C3F	Harris	ETJ	365R	22.24	3.44	108	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
6	Cheerful Trail Street Dedication Sec 1	2024-0840	SP	Harris	ETJ	324P	0.81	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
7	Creekwood Crossing Sec 2	2024-0836	C3P	Harris	ETJ	293T	11.62	0.00	69	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
8	CyTex RV and Boat Storage (DEF1)	2024-0775	C2	Harris	ETJ	367E	7.78	7.78	0	Robinson Surveying, Inc.	Robinson Surveying Inc.
9	Dayco Heights	2024-0936	GP	Harris	City	451E	1.45	0.00	0	Quest Trust Company FBO Chethan Das IRA #44379-11	Patrick Planning Services, LLC
10	District 184 Groundwater Plant (DEF1)	2024-0562	C2	Harris	City	529L	2.37	2.37	0	City of Houston	IDS Engineering Group
11	DSR Investment at Foster	2024-0854	C3F	Harris	City	533R	0.18	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
12	East River Views	2024-0948	C2	Harris	City	494F	0.34	0.00	9	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
13	Elyson Sec 62	2024-0911	C3P	Harris	ETJ	404R	17.90	2.10	68	NASH FM 529 LLC	Meta Planning + Design LLC
14	Estates At Bigwood Street	2024-0876	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	Exploring Minds Learning Center	2024-0847	C2	Harris	ETJ	407X	1.38	1.38	0	N/A	E.I.C. Surveying Company
16	Grand Mason Crossing Sec 1	2024-0902	C3F	Harris	ETJ	405Z	34.80	17.84	83	Woodmere Development Co	R.G. Miller Engineers
17	Grand Mason Crossing Sec 2	2024-0938	C3F	Harris	ETJ	405Z	23.31	9.21	60	Woodmere Development Co	R.G. Miller Engineers
18	Grand Prairie Baethe Road Street Dedication Sec 1 (DEF1)	2024-0778	SP	Harris	ETJ	324N	2.16	0.00	0	Emptor Hockley - LLC	Costello, Inc.
19	HCMUD no 200 WWTP	2024-0848	C2	Harris	ETJ	372F	6.14	6.14	0	Harris County Municipal Utility District No 200	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
20	Heron Lakes Estates Wastewater Treatment Plant	2024-0857	C3F	Harris	ETJ	370S	0.94	0.94	0	Aqua Texas, Inc.	Texas Professional Surveying, LLC
21	Hill Country Dairies Center	2024-0772	C3F	Harris	City	454Q	2.37	2.37	0	HILL COUNTRY DAIRIES, INC.	Century Engineering, Inc
22	IJMDB Investments LLC	2024-0895	C2	Harris	ETJ	377A	1.09	1.07	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
23	JDS Hopfe Road Sec 4	2024-0913	C3P	Harris	ETJ	325C	26.10	3.65	114	JDS Hopfe Road LLC	Meta Planning + Design LLC
24	JDS Hopfe Road Sec 5	2024-0912	C3P	Harris	ETJ	285Z	37.00	7.30	136	JDS Hopfe Road LLC	Meta Planning + Design LLC
25	Jubilee GP	2024-0924	GP	Harris	ETJ	324P	1622.10	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
26	Jubilee Recreation Center Sec 1	2024-0843	C2	Harris	ETJ	324P	4.57	4.57	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
27	Katy Wellness Plaza	2024-0779	C3F	Fort Bend	ETJ	525E	1.15	1.15	0	SHOPS AT KATY GASTON LLC	RSG Engineering
28	Krystal Landing	2024-0920	C3P	Harris	City	574K	1.00	0.06	10	New Era Development	New Era Development & Land Services
29	Magnolia Lakefront	2024-0870	C3F	Harris	City	298X	0.46	0.00	4	Snap Investment Properties LLC	Texas Land Maps
30	Mantra Business Park (DEF1)	2024-0751	C2	Harris	ETJ	408Z	4.50	4.50	0	Ayatt LLC	Ayatt LLC
31	Marvida Sec 18 partial replat no 1	2024-0839	C3F	Harris	ETJ	406K	1.20	0.00	4	Astro Marvida, L.P.	Quiddity Engineering
32	Newport Cove	2024-0908	C3F	Harris	City	575M	1.16	0.07	18	Green Valley Construction, LLC	The Interfield Group
33	Oakwood Sec 3	2024-0914	C3P	Harris	ETJ	286M	20.50	2.10	110	KB Home Lone Star Inc.	Meta Planning + Design LLC
34	Pelota Padel Club	2024-0874	C2	Montgomery	ETJ	249N	5.18	5.18	0	Sport Clubs Investment Group Lp	Fulcrum Land Surveying LLC
35	Plaza 290 Boulevard Place	2024-0747	C3F	Harris	ETJ	286W	3.00	0.00	2	jesus fajardo	Houston Platting
36	Plaza Estates at Simsbrook	2024-0929	C3F	Harris	City	571R	3.00	2.77	0	New Era Development	New Era Development & Land Services
37	Poundbury Sec 1 replat no 1 (DEF1)	2024-0810	C3F	Harris	City	532Z	8.02	2.83	68	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
38	Redbud Sec 4	2024-0915	C3F	Harris	ETJ	325C	22.89	4.44	108	VPTM Baur Hockley LB, LLC a Delaware Limited Liability Company	Quiddity Engineering - Katy
39	Remi Houston at Generation Park	2024-0930	C2	Harris	ETJ	416M	10.60	10.60	0	Atkinson Engineers	Atkinson Engineers
40	Reserve at Woodland Hills	2024-0849	C2	Harris	ETJ	376R	5.03	5.03	0	Green Hills Development, LLC	Quiddity Engineering
41	Safstor Bammel	2024-0945	C2	Harris	ETJ	371W	3.82	3.82	0	Kimley-Horn	Bowman Consulting Group
42	Schier Holdings LLC	2024-0890	C2	Harris	ETJ	287L	10.14	10.14	0	Schier Holdings LLC	Hovis Surveying Company 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
43	Sequoia ID Lift Station (DEF1)	2024-0738	C3P	Harris	ETJ	414D	2.54	2.51	0	Sequoia Improvements District	Fulcrum Land Surveying LLC
44	Springwoods Village Parkway Street Dedication Sec 5	2024-0866	SP	Harris	ETJ	291M	6.97	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
45	Star Stop Mercury Center	2024-0861	C3F	Harris	City	496E	0.46	0.46	0	Panjwani Properties, LTD.	Century Engineering, Inc
46	Sundance Cove Sec 10	2024-0940	C3P	Harris	ETJ	378P	26.32	7.37	82	Clay Road 628 Development, LP	EHRA
47	Sundance Prairie Drive Street Dedication Sec 1	2024-0928	SP	Harris	ETJ	378P	6.50	0.00	0	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
48	Sunset Valley Sec 1	2024-0932	C3F	Harris	ETJ	285Y	29.35	6.79	123	D.R. Horton	Meta Planning + Design LLC
49	Theiss Mail Townhomes	2024-0803	C2	Harris	ETJ	330K	1.70	0.49	16	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
50	Tidwell Lakes Sec 4 (DEF2)	2024-0716	C3F	Harris	ETJ	457A	9.25	0.25	46	Far East Land,LP	Manley Engineering and Associates Inc
51	Trinity Gardens partial replat no 4	2024-0937	C3F	Harris	City	454Q	0.76	0.10	9	KSDA TX Properties II, LLC.	ICMC GROUP INC
52	Vibe at Cutler	2024-0941	C3P	Montgomery	ETJ	256U	10.05	9.91	0	OCTA Homes	Tetra Land Services
53	Views At Bigwood Street	2024-0877	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
54	Villas At Bigwood Street	2024-0878	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
55	Wilburforce Landing	2024-0782	C3F	Harris	City	412X	0.98	0.03	17	Iberica Construction	Total Surveyors, Inc.
56	Winfield Lakes Sec 19	2024-0872	C3P	Fort Bend	ETJ	611W	5.48	0.44	27	LJA	LJA Engineering, Inc.-(Houston Office)
57	Wycliffe Townhomes	2024-0899	C3F	Harris	City	449X	0.32	0.00	5	Nesmith Builders	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Consent from May 2 Agenda

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

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
14	Foster Village	2024-0786	C3F	Harris	City	533R	0.16	0.00	3	DJOSOFT CONSULT LLC	replats.com

B-Replats

58	Abe Fry Reserves	2024-0942	C2R	Harris	ETJ	406Q	2.22	2.22	0	Identity Architects	Windrose
59	Ashland Commercial	2024-0855	C2R	Harris	City	452Z	2.01	2.01	0	1045 Ashland LLC	Tetra Land Services
60	Creekmont Landing	2024-0831	C2R	Harris	City	451H	0.21	0.00	3	DME Marketing, Inc.	Owens Management Systems, LLC
61	Daimler Terrace	2024-0717	C2R	Harris	City	493B	0.11	0.00	1	1965	Overland (Surveyors) Consortium, Inc
62	Dennis Landing	2024-0944	C2R	Harris	City	493Z	0.12	0.00	2	Clemente Moran	Apex Group
63	Diego Estates at Harvard Street (DEF1)	2024-0753	C2R	Harris	City	452D	0.34	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
64	Dreyfus Crossing	2024-0893	C2R	Harris	City	533Q	0.12	0.00	3	TMC ELITE HOMES, INC	STUPA INTERNATIONAL LLC
65	Duff Place	2024-0886	C2R	Harris	City	453H	0.37	0.37	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
66	East 14th Street Living	2024-0906	C2R	Harris	City	453W	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
67	Enclave at Federal Plaza Drive (DEF1)	2024-0737	C3R	Harris	City	451F	1.51	0.20	13	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
68	Esplanade On Live Oak	2024-0946	C2R	Harris	City	494N	0.12	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
69	Estates at Bacher	2024-0858	C2R	Harris	City	455K	0.26	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
70	Estates at Knoll Street	2024-0781	C3R	Harris	City	450V	1.40	0.01	20	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
71	Eve Homes at Lydia	2024-0845	C2R	Harris	City	533Q	0.21	0.00	5	EVE LUXURY HOMES INC.	MOMENTUM EGINEERING
72	Feagan Estate	2024-0879	C2R	Harris	City	492M	0.13	0.00	2	Apala, LLC	The Interfield Group
73	Gomez Estates at Clarence Street	2024-0917	C2R	Harris	City	454J	0.43	0.43	0	CAS Consultants, LLC	CAS Consultants, LLC
74	Gomez Estates at Curry	2024-0918	C2R	Harris	City	454J	0.55	0.55	0	CAS Consultants, LLC	CAS Consultants, LLC
75	Gomez Estates at Riner	2024-0919	C2R	Harris	City	454K	0.90	0.90	0	CAS Consultants, LLC	CAS Consultants, LLC
76	Jose Palaces (DEF1)	2024-0545	C2R	Harris	City	453M	0.25	0.00	6	CENTER POINT SURVEY	CENTER POINT SURVEY
77	Katy Fort Bend Business Park Sec 1 Replat and Extension	2024-0853	C2R	Harris	ETJ	444R	7.03	7.03	0	TNRG	The Pinnell Group, LLC
78	Keel Villas	2024-0921	C2R	Harris	City	453B	0.18	0.00	2	Clemente Moran	Apex Group
79	Khan Plaza	2024-0676	C2R	Harris	City	531A	1.27	1.27	0	Geoarch	South Texas Surveying Associates, Inc.

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
80	Knox Street Crossing	2024-0792	C2R	Harris	City	412T	0.34	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
81	Knox Street Development	2024-0793	C2R	Harris	City	412T	0.14	0.14	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	Legacy Park on Nanes Road Sec 4	2024-0838	C3R	Harris	ETJ	332N	15.62	5.51	143	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
83	LRE Reserve (DEF1)	2024-0805	C2R	Harris	City	493T	2.58	2.58	0	Levan Real Estate, LP.	Windrose
84	Milby Skyline View Villas	2024-0894	C2R	Harris	City	494W	0.55	0.01	15	1738 Clio LLC	STUPA INTERNATIONAL LLC
85	Millan Court	2024-0905	C2R	Harris	City	493Z	0.28	0.00	7	Megatendencies llc	Core
86	Milwaukee Place	2024-0589	C2R	Harris	City	453U	0.24	0.24	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
87	Naousa LP	2024-0887	C2R	Harris	City	534U	1.00	0.98	0	NAOUSA LIMITED PARTNERSHIP	Texas Land Maps
88	Nexgen Properties At Allen Genoa (DEF1)	2024-0680	C2R	Harris	City	536T	2.28	2.28	0	Advance Surveying, Inc.	Advance Surveying, Inc.
89	Noble Berry Estates at King Street	2024-0859	C2R	Harris	City	453Q	0.33	0.33	0	CAS Consultants, LLC	CAS Consultants, LLC
90	Peden Street Living	2024-0885	C2R	Harris	City	493N	0.15	0.00	3	Ghandour Enterprises, LLC	Total Surveyors, Inc.
91	Pinemont Meadows (DEF2)	2024-0636	C2R	Harris	City	452G	0.28	0.00	4	Acada, Inc	Windrose
92	Plaza Estates at Cora	2024-0881	C2R	Harris	City	412S	0.17	0.00	2	New Era Development	New Era Development & Land Services
93	Rebecca Landing (DEF1)	2024-0783	C2R	Harris	City	453L	0.50	0.01	12	Algebra Living, LLC	Total Surveyors, Inc.
94	Southland Crossing	2024-0883	C2R	Harris	City	533K	0.47	0.01	14	Disama Development	Total Surveyors, Inc.
95	Southwood Landing	2024-0882	C2R	Harris	City	533C	0.14	0.00	2	Mass Homes	Total Surveyors, Inc.
96	Stein Estates	2024-0692	C2R	Harris	City	450W	0.26	0.26	0	1965	Overland (Surveyors) Consortium, Inc
97	Stem Cell Reserve replat no 1	2024-0935	C3R	Harris	City	532M	0.30	0.30	0	Stem Cell Reserve, LP	Century Engineering, Inc
98	Tierra Nueva Produce (DEF2)	2024-0740	C2R	Harris	City	453L	0.74	0.74	0	Tierra Nueva Produce	Humble Surveying Company
99	Townhomes on West Lake	2024-0896	C3R	Harris	ETJ	377L	0.75	0.19	11	Shopping Center Interests LLC	Beacon Land Services
100	Uptown Heights	2024-0875	C2R	Harris	City	453Z	0.11	0.00	2	Dream Builder Design & Construction LLC	The Interfield Group
101	Views on Delz (DEF1)	2024-0564	C2R	Harris	City	452H	0.59	0.01	12	INDIVIDUAL	Bowden Land Services & Consulting
102	Witte Forest Estates	2024-0897	C2R	Harris	City	450W	0.27	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
103	York District (DEF1)	2024-0835	C2R	Harris	City	492Y	0.41	0.41	0	Cisneros Design Studio	Windrose

C-Public Hearings Requiring Notification

104	Baker Steel Properties	2024-0718	C3N	Harris	ETJ	414K	2.20	2.20	0	W. Baker Steel, LLC	Owens Management Systems, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
105	Belle Terre	2024-0583	C3N	Harris	ETJ	249Z	0.21	0.00	1	Belle Terre Properties LLC,	C & C Surveying, Inc
106	Bywood Oasis (DEF1)	2024-0511	C3N	Harris	City	455E	0.23	0.00	3	Alpha Team	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
107	Estates at Lynnfield Street	2024-0551	C3N	Harris	City	454P	0.33	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
108	Orange Grove Sec 2 partial replat no 1 (DEF1)	2024-0296	C3N	Harris	ETJ	414K	1.58	0.42	15	Meridian Base	Owens Management Systems, LLC
109	Park Street Vista	2024-0615	C3N	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
110	Rosewood Estates partial replat no 3	2024-0515	C3N	Harris	City	454H	0.51	0.00	4	JM	South Texas Surveying Associates, Inc.
111	STNL Hawksview (DEF1)	2024-0612	C3N	Harris	ETJ	377G	1.27	1.27	0	STNL Development	Windrose
112	Uptown District partial replat no 1	2024-0621	C3N	Harris	City	490X	0.12	0.12	0	Cityside Homes, LLC	Total Surveyors, Inc.
113	Vazquez Estates on Alaska (DEF1)	2024-0488	C3N	Harris	City	535R	0.20	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

D-Variances

114	Bridgeland Central Sec 7	2024-0925	C3P	Harris	ETJ	365R	13.70	2.10	95	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
115	Bridgeland Central Sec 9	2024-0812	C3P	Harris	ETJ	365R	5.90	2.60	27	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
116	Lacey Estates (DEF1)	2024-0585	C2	Harris	ETJ	329F	4.32	1.43	22	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
117	Mansfield Terrace (DEF4)	2024-0100	C3R	Harris	City	452B	0.97	0.06	15	Survey Solutions of Texas	Survey Solutions of Texas
118	Park 3A Development (DEF1)	2024-0767	C2	Harris	ETJ	376G	6.00	5.91	0	3A Development LLC	Fulcrum Land Surveying LLC
119	Retreat at Gummert	2024-0871	C3P	Harris	ETJ	407X	4.12	1.93	29	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

120	Heights Eats (DEF2)	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	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
121	Holman Annex	2024-0626	C2R	Harris	City	493Z	0.20	0.00	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
122	Jasek Farms GP (DEF2)	2024-0638	GP	MULTI PLE	ETJ	403L	611.90	0.00	0	DR Horton	Meta Planning + Design LLC

G-Extensions of Approval

123	Bourgeois Warehouses	2023-1048	EOA	Harris	ETJ	370M	3.84	3.73	0	No Company	HRS and Associates, LLC
124	Crosby Farms Sec 4	2023-1090	EOA	Harris	ETJ	379Y	14.58	1.11	84	Pulte Homes of Texas, L.P., A Texas Limited Partnership	EHRA
125	Dellrose Sec 19	2023-1105	EOA	Harris	ETJ	325J	47.07	19.12	112	Cypress 600 Development Partners LP	Meta Planning + Design LLC
126	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	2023-1038	EOA	Harris	ETJ	291P	41.84	41.55	0	Champion Forest Baptist Church	PEA Group
127	Garden Trails	2023-1067	EOA	Harris	ETJ	487Z	5.49	1.99	42	Sullivan Brothers	LJA Engineering, Inc.-(Houston Office)
128	Greensbrook Sec 1 partial replat no 1	2023-1311	EOA	Harris	ETJ	416K	2.00	2.00	0	Ralston Real Estate LLC	Hovis Surveying Company Inc.
129	Hemmat Kuykendahl Road Development	2023-1339	EOA	Harris	ETJ	291W	1.73	1.73	0	AMIR AHMAD HEMMET	Doshi Engineering & Surveying Company
130	Hidayah Properties LLC	2023-1516	EOA	Harris	ETJ	330K	3.33	3.33	0	Midstream and Terminal Services LLC	Hovis Surveying Company Inc.
131	Mills Branch Drive Street Dedication and Reserves	2023-1314	EOA	Montgo mery	ETJ	296P	15.50	11.30	0	A&S Engineering	Meta Planning + Design LLC
132	Pastelitos Cafe	2023-1119	EOA	Harris	ETJ	485A	0.75	0.75	0	Resurrection Renovation & Investments LLC	RED CONSULTANTS
133	Polk Park	2023-0969	EOA	Harris	City	493V	0.72	0.00	19	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
134	Precision Glass Industries Campus	2023-1194	EOA	Harris	City	373R	8.09	8.09	0	Precision Glass Industries	Windrose
135	Reserves at Ella	2023-1057	EOA	Harris	City	372K	47.76	47.76	0	STOA Group I, LLC	LJA Engineering, Inc.-(Houston Office)
136	Territory at Spring Stuebner	2023-1183	EOA	Harris	ETJ	292N	27.73	27.73	0	DPEG	Bowman Consulting Group
137	Views at Abernathy Street	2023-1229	EOA	Harris	City	494B	0.62	0.20	14	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

H-Name Changes

None

I-Certification of Compliance

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

None

J-Administrative

None

K-Development Plats with Variance Requests

138	3505 N. Main Street (DEF1)	24011503	DPV	Harris	City	493C				Miguel Alvarado	Alvarado Group, LLC
139	8127 Venus Street	23082724	DPV	Harris	City	411V				Miguel Talamantes	Talamantes Design

Landscape Variance

III	1905 Brittmoore Road	23101286	LV	Harris	City	499Q				Stantec Architects Inc.	Danielle Dunn

Parking Variance

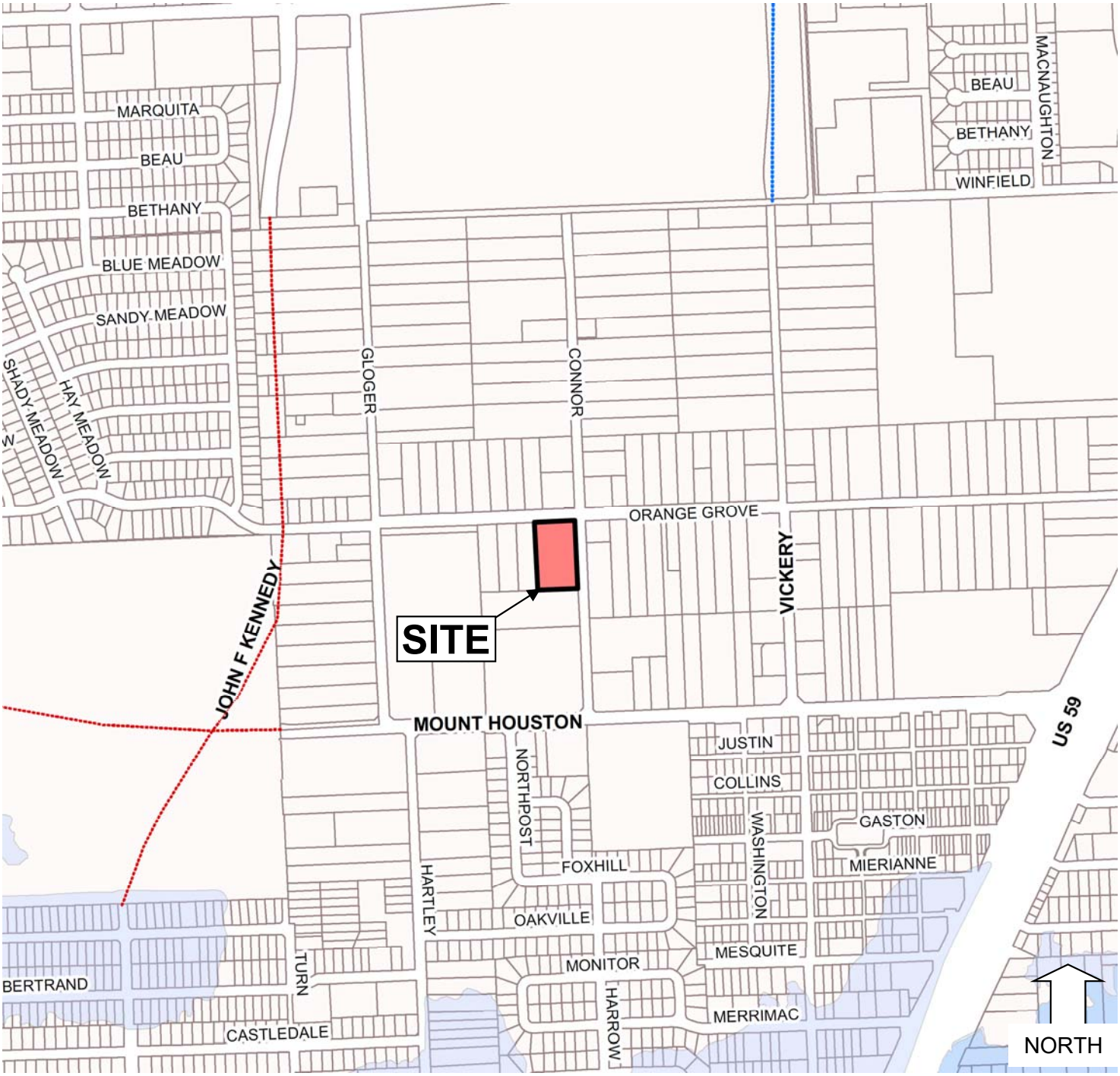
IV	201 Eastwood Street (DEF5)	24010086	PV	Harris	City	494T				Sun Collective Design Group	Luke Fry
V	1414 Rosalie Avenue	22110990	PV	Harris	City	493T				Reberto	The Interfield Group
VI	1201 Westheimer Road	22119834	PV	Harris	City	493S				Lisa Brown	City Code Girl Consulting

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC



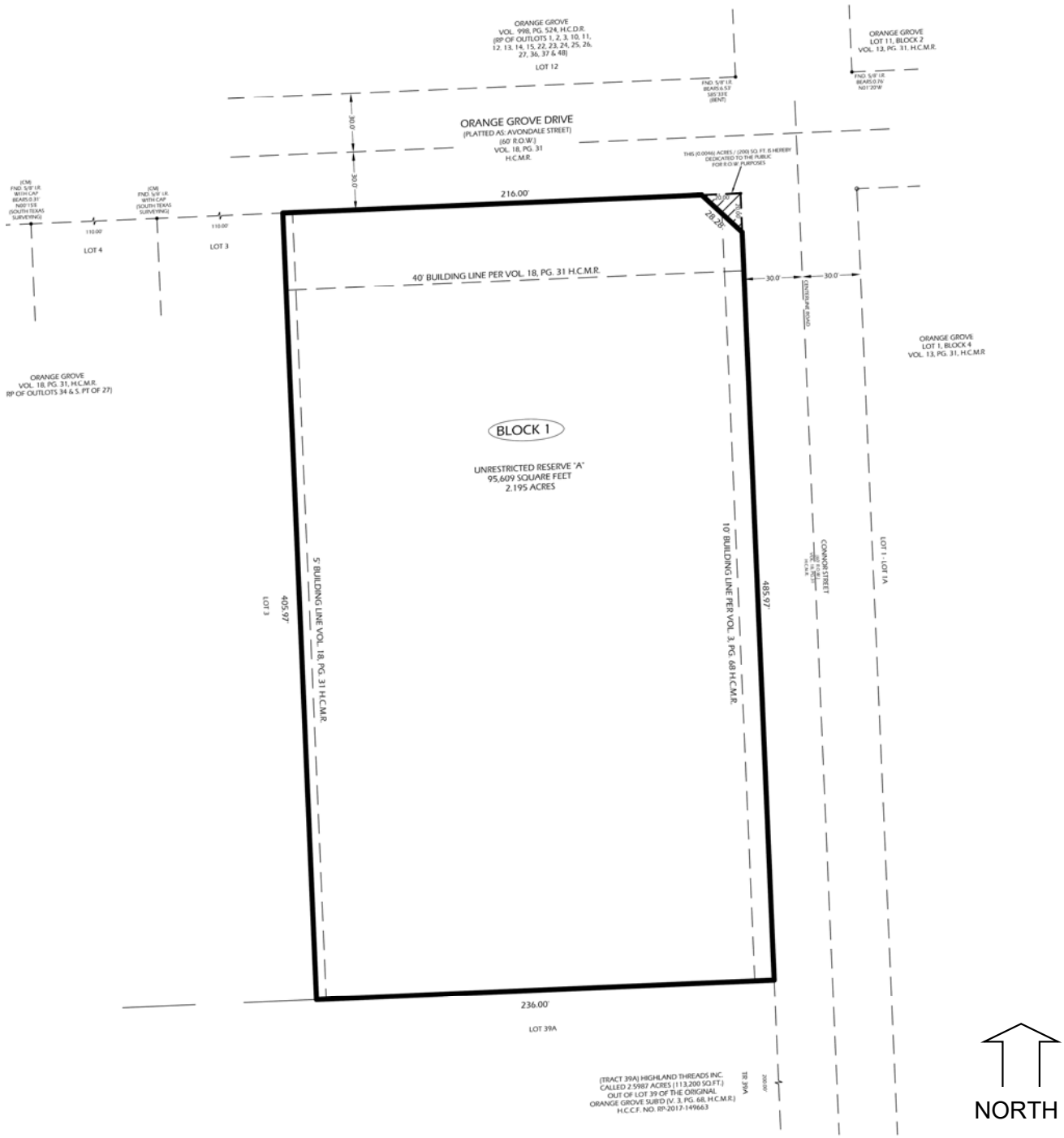
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Baker Steel Properties

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 104

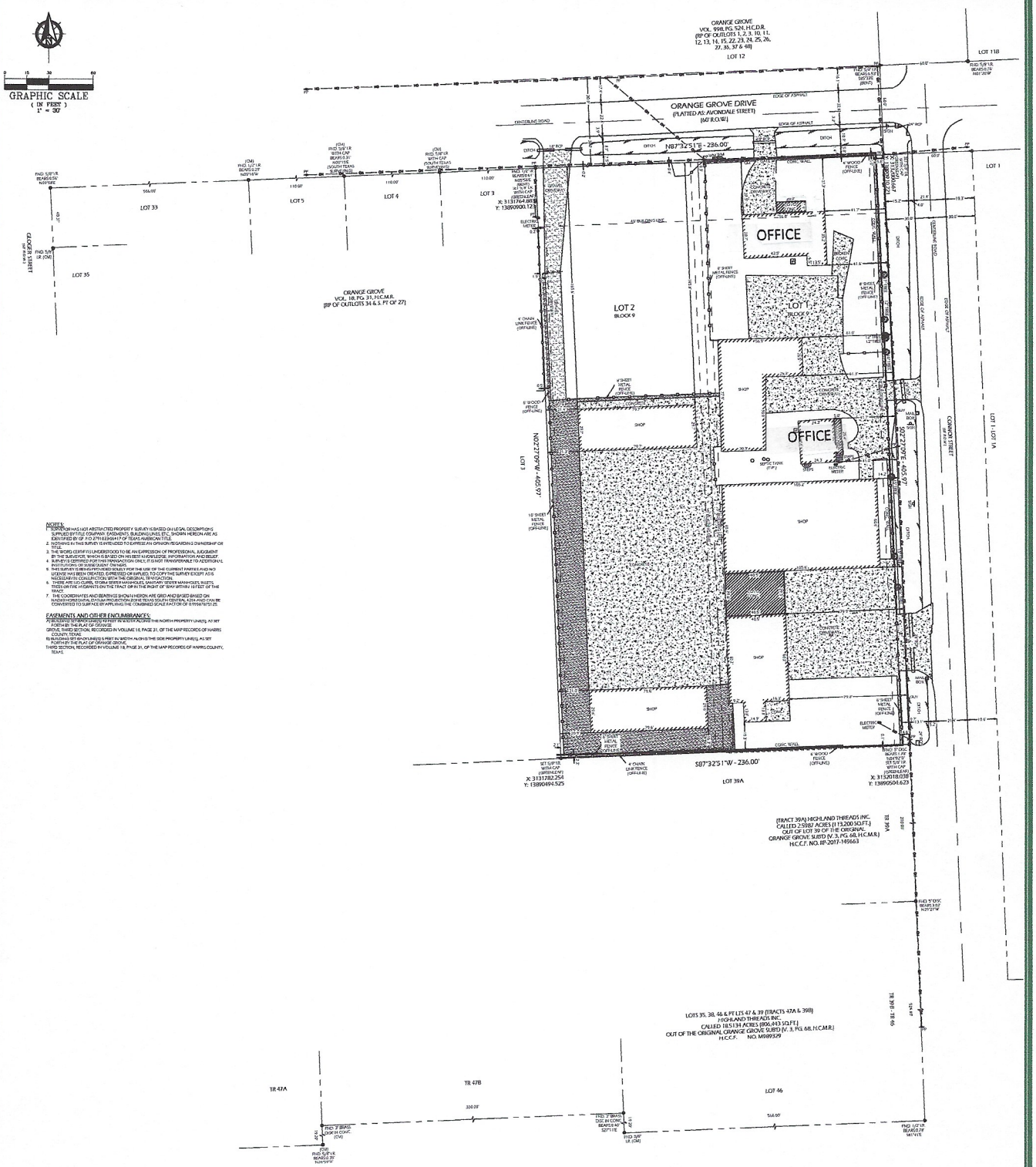
Planning and Development Department **Meeting Date: 05/16/2024**

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C – Public Hearings with Variance Aerial



NOTES:

1. SURVEYOR WAS NOT ABSTRACTED PROPERTY SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF # G-779 FEB/MAR/17 OF TEXAS AMERICAN TITLE.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF AT THE TIME OF SURVEY. IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS BEING PREPARED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY FOR THE CURRENT PARTIES TO USE IN THEIR TRANSACTION.
5. THERE ARE NO VISIBLE STORM SEWER MANHOLES, SANITARY SEWER MANHOLES, INLETS, TREES OR FIRE HYDRANTS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.
7. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND BASED BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.99987872.25

EASEMENTS AND OTHER ENCUMBRANCES:

AN 80 FOOT RIGHT-OF-WAY (60 FEET IN WIDTH ACROSS THE NORTH PROPERTY LINES), AS SET FORTH IN THE PLAT OF ORANGE GROVE, THIRD SECTION, RECORDED IN VOLUME 18, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

AN 80 FOOT RIGHT-OF-WAY (60 FEET IN WIDTH ALONG THE SOUTH PROPERTY LINES), AS SET FORTH IN THE PLAT OF ORANGE GROVE, THIRD SECTION, RECORDED IN VOLUME 18, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD INFORMATION

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0690L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/ IRON PIPE
P.K.P. - PINCHED TOP PIPE
R.C.P. - REINFORCED CONCRETE PIPE
T.B.M. - TEMPORARY BENCHMARK
P.P. - POWER POLE
W.M. - WATER METER
O.H. - OVERHEAD UTILITY LINE

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

DANIEL W. GOODALE, R.P.L.S. NO. 4919

AN EXISTING CONDITION SURVEY OF

LOTS ONE (1) AND TWO (2), IN BLOCK NINE (9), OF ORANGE GROVE, THIRD SECTION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS AND GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION)

DATE: 10-13-2023	CLIENT: OWENS MANAGEMENT SYSTEMS, LLC JOYCE OWENS, 12101 S. POST OAK RD, SUITE H, HOUSTON, TX 77045
REVISION:	OWNER: W. BAKER STEEL, LLC & LORIE MAY ORTIZ and WILMER ALBERTO ORTIZ CARRASCO
DRAWN BY: GST	
APPROVED BY: DWG	LENDER: N/A
PROJECT NO: GL-11872	

11763 CONNOR DRIVE &
4430 1/2 ORANGE GROVE DRIVE
HOUSTON, TEXAS 77039

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com
GREENLEAF NATIONAL SURVEYING

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0718
Plat Name: Baker Steel Properties
Applicant: Owens Management Systems, LLC
Date Submitted: 04/08/2024

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:

(Sec. 42-47 and Sec. 42-81) Specific Variance is being sought and extent of variance: A variance is being sought to allow existing lots to change to a commercial reserve.

Chapter 42 Section: 42.193

Chapter 42 Reference:

Sec. 42-193. – Reserves (a)A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (b) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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;

Baker Steel Properties was originally submitted under 2023-2457, Octobe 2023. It was withdrawn due to Legal's determintation that the replat violated single-family restrictions file under B338532. Upon title compnay further independent legal review, it is determinted that there are several subdivisions named Orange Grove, all being replats of the original Orange Grove. Texas American Title Company indexes show all restrictions together, but they actually affect each replat separately. B338532 is appliable to Block 6 - 8. The proposed replat is out of Block 9. B338532 is invalid. The restriction references Vol 524, Page 998 HCDR, but that is incorrect. Upon title company research, the HCDR Volume 524 does not go up to Page 998, and there is no record of such document. Further review of the B338532 and plat map for Block 6 - 8,there are 56 lots. However, B338532 includes 95 property owner signatures, but only 81 wiht notary. Some signatures are for properties outside of lots 6-8. The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Orange Grove and Conner Street, Orange Grove Brittan subdivision recorded in 1941 consisting of 5 lots on the south side of Orange

Grove. Three of the five lots are currently used for commercial development. There is a single-family restriction on the face of plat and no separately filed deed restrictions. Orange Grove and Conner Street are 60' ROW's with open ditches. W. Baker Steel is a fabrication and installation company with Houston headquarters established in 2016. They acquired lot 1 in 2017 with existing structures and Lot 2 in 2023. An office building and paint shop, along with fabricated buildings have been added to the development.

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

Orange Grove Britton (Block 9) was replatted in 1941 creating 5 lots with a single-family resticion on the face of plat. The restriction expired in 1961. There are no further restrcions filed for Block 9. Per HCAD, the property was converted from residential to commercial use in 2008, along with the addition of a warehouse. The land use was commercial when acquired by W. Baker Steel Properties in 2017. We are replatting to come into compliance with Chapter 42 and HC Regulations.

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

The proposed development is consistent with commercial use along the south side of Orange Grove. The replat includes a 40-foot building line on Orange Grove and the 10' building line on Conner Street. Only 1 lot in Blockk 9 used for residential purposes. The other properties, from Orange Grove, south to Mount Houston Road, and from Glover Street east to Conner Street are commercial developments.

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

Allowing the land use to change to commercial reserve will not be injurious to the public health, safety, or welfare. Water and wastewater service is being provided by Orange Grove Water Supply.

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

Economic hardship is not the sole justification. The owner is bringing the property into compliance with Chapter 42 and Harris County Regulations.

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 with Special Request

PHS

April 26, 2024

Dear Property Owner:

Reference Number: 2024-0718; Baker Steel Properties, a partial replatting of Orange Grove Britton, being Lots 1 and 2, in Block 9, as recorded in Volume 18, Page 31, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Orange Grove Drive and Connor Street. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Joyce Owens,** with **Owens Management Systems, LLC**, on behalf of the developer, can be contacted at **713-643-6333** for additional information regarding this project**.**

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 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle,** with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov** or call **832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, **May 16, 2024,** at 2:30 PM
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 attending the meeting at City Council Chamber listed above.

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 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. You may sign up to speak in advance, but it is not required to be allowed to make 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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST 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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

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: 105

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Belle Terre

Applicant: C & C Surveying, Inc



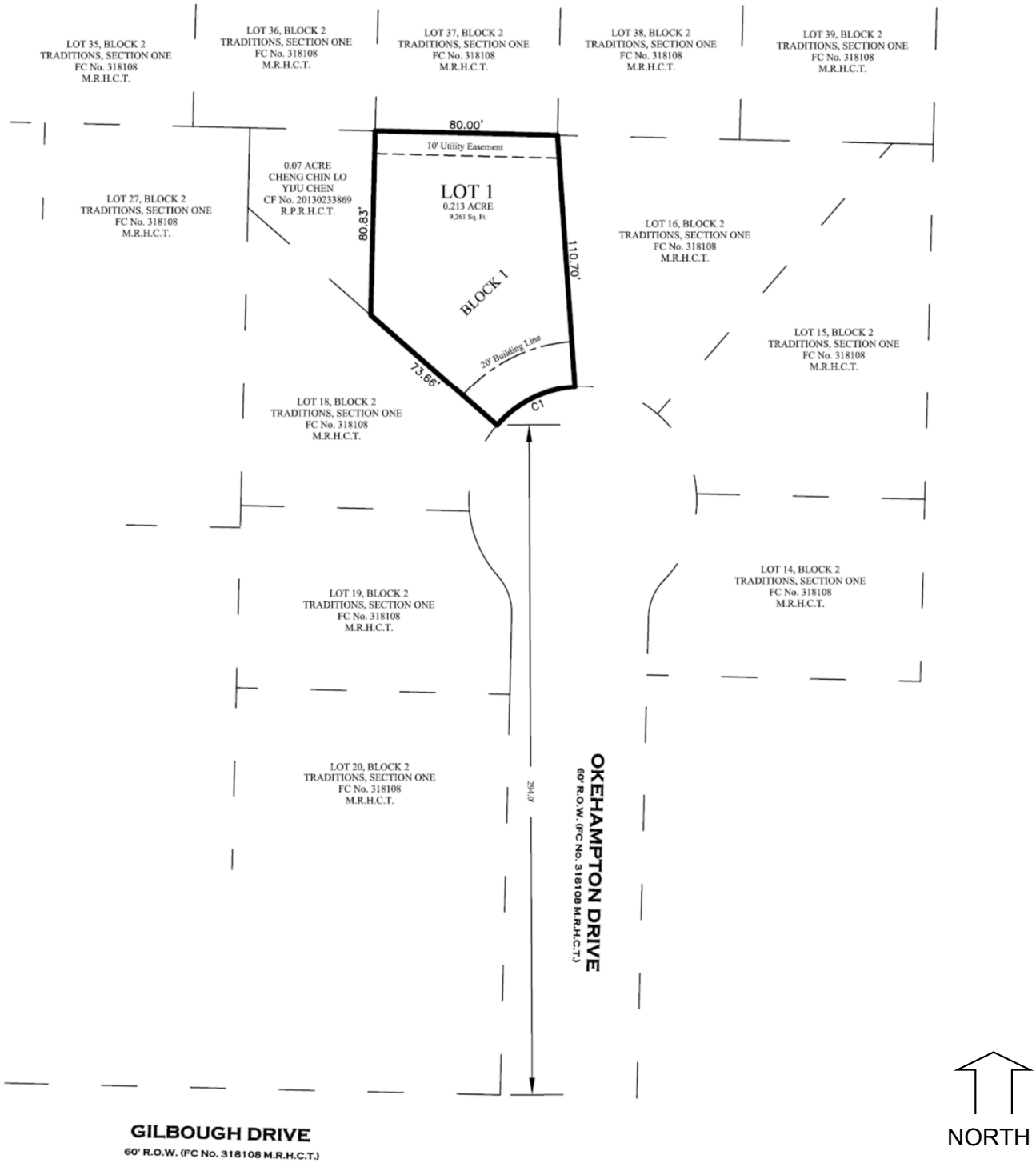
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Belle Terre

Applicant: C & C Surveying, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date 05/16/2024**

Subdivision Name: Belle Terre

Applicant: C & C 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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 26, 2024

Dear Property Owner:

Reference Number: 2024-0583 Belle Terre, a partial replat of Traditions Sec 1, a portion of Lot 17 in Block 2, as recorded in Film Code 318108.

The Planning and Development Department has received a subdivision plat application for a property located north along Okehampton Drive west of Kuykendahl Road. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Steve Crews** with C & C Surveying, Inc. on behalf of the developer, can be contacted at **281-356-5172** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **John Cedillo**, with the Planning and Development Department via email at **John.Cedillo@houstontx.gov** or call **832-393-6633**.
The Houston Planning Commission will hold a public meeting to consider this application.

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Thursday, May 16, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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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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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

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Planning Department Staff Authority and Obligation

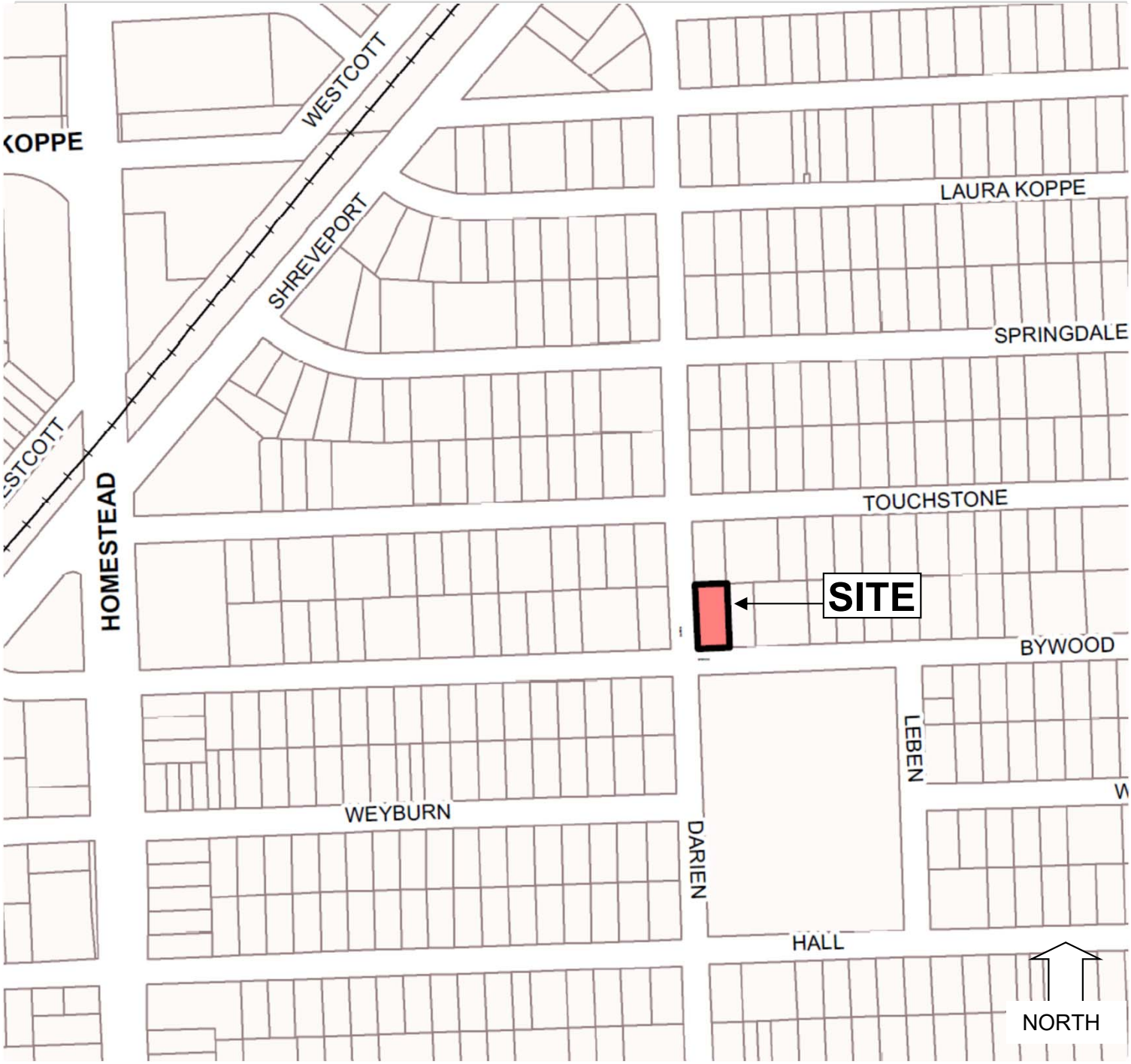
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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bywood Oasis (DEF1)

Applicant: DVG Civil Engineering and Land Surveying, LLC



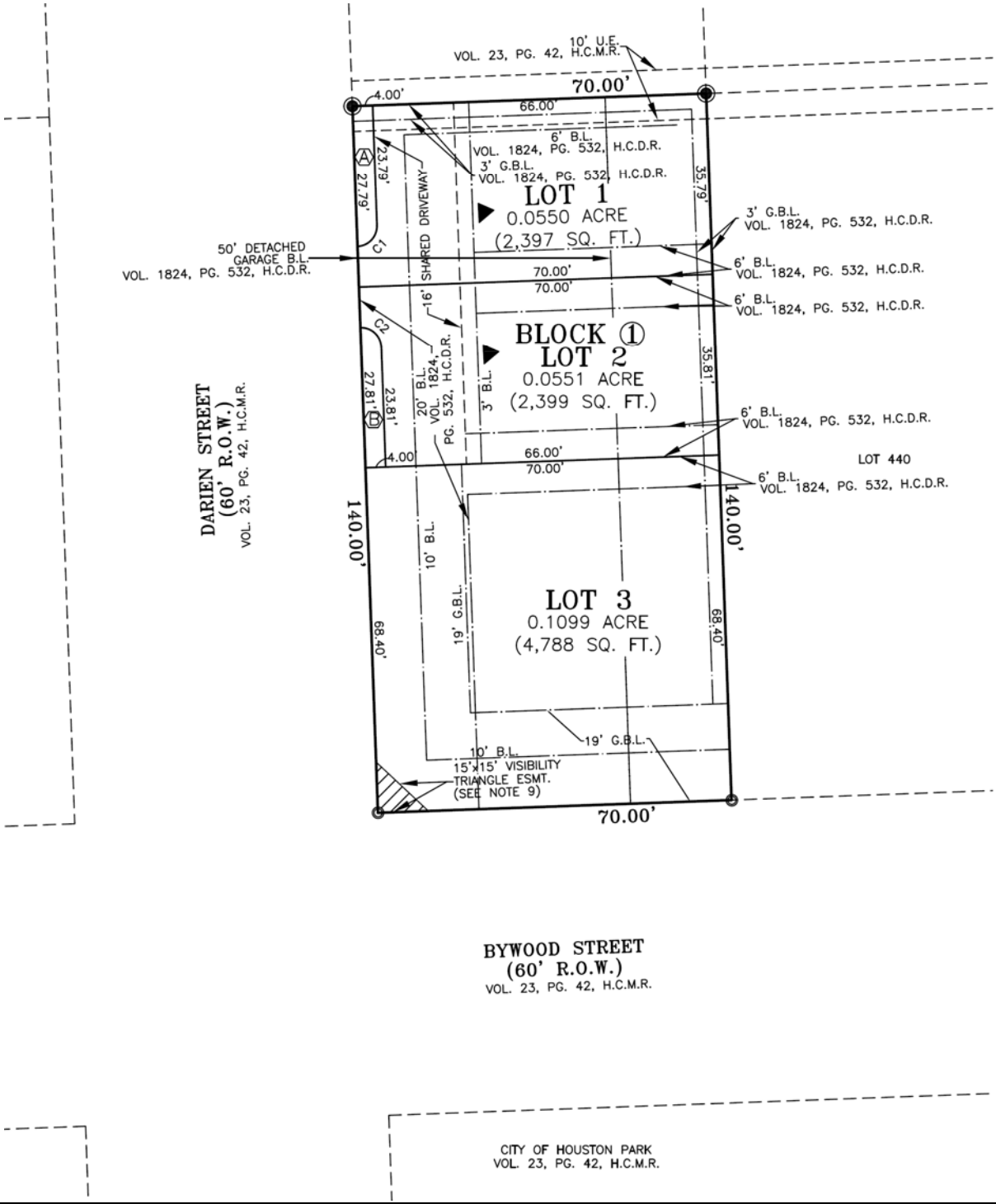
C – Public Hearings Site Location

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bywood Oasis (DEF1)

Applicant: : DVG Civil Engineering and Land Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bywod Oasis (DEF1)

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
F. 832.393.6661
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.**

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

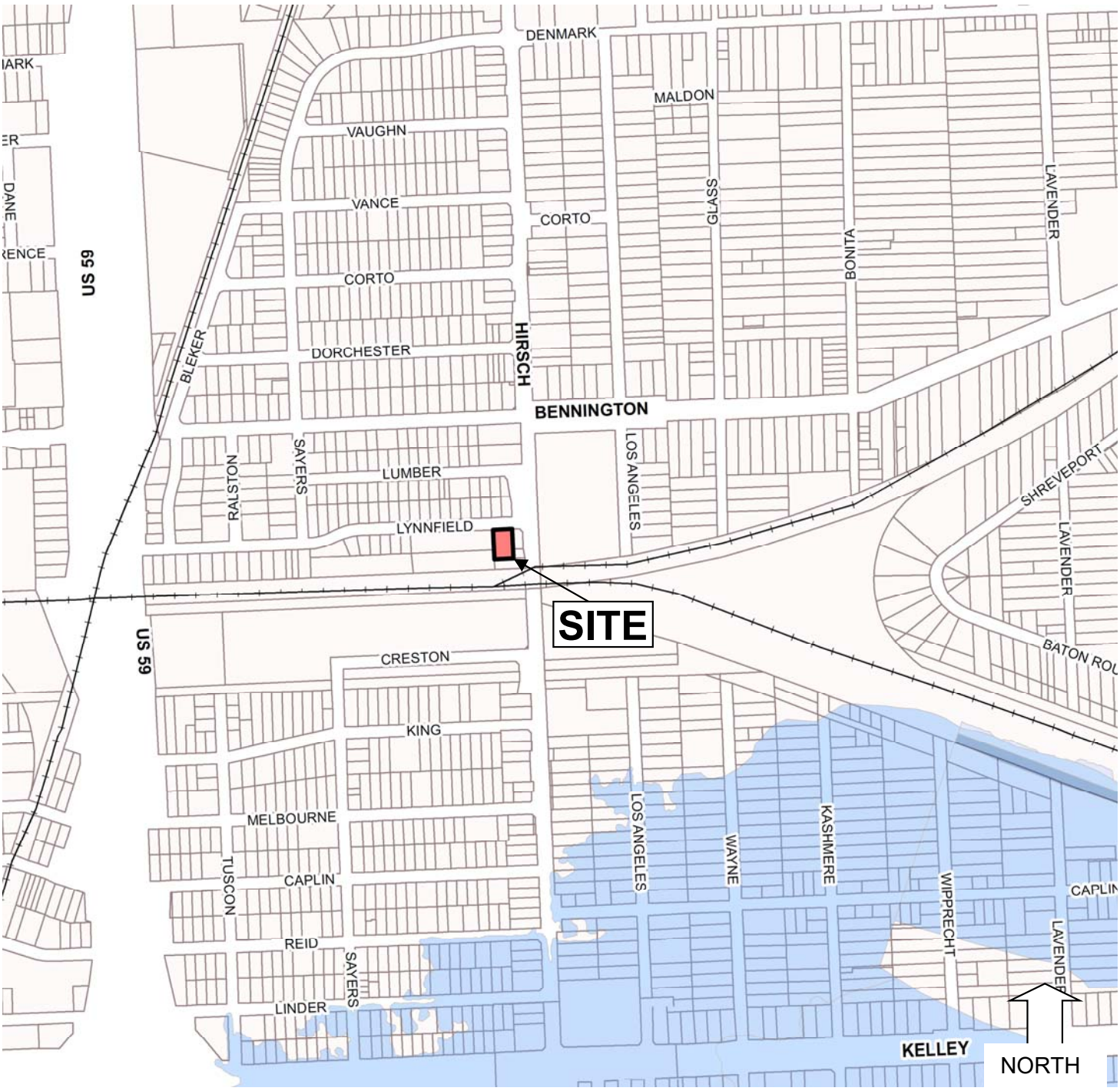
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 107

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Estates at Lynnfield Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



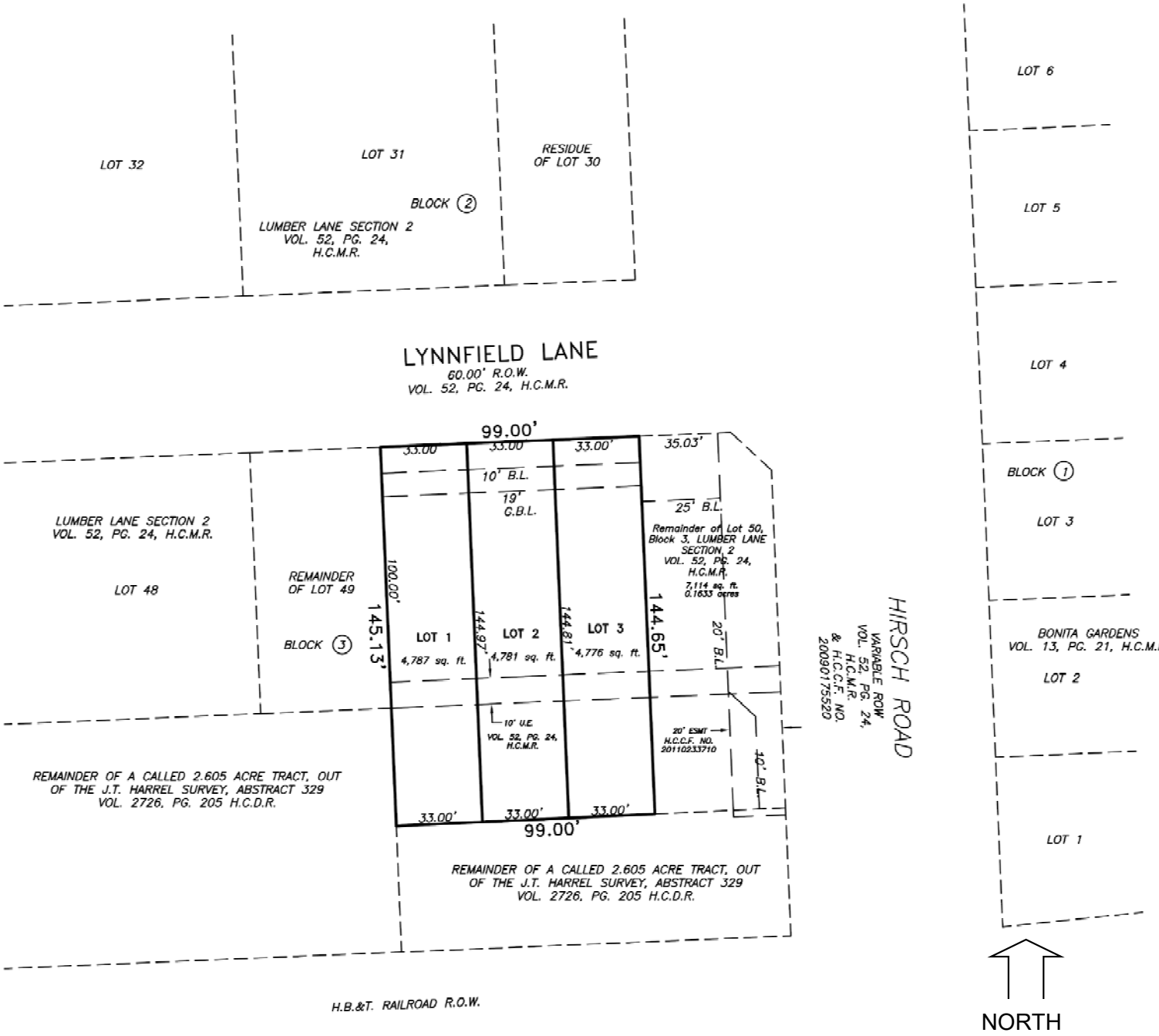
C – Public Hearings Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Estates at Lynnfield Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Estates at Lynnfield 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
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www.houstontx.gov

Public Hearing Notice

PH

April 26th, 2024

Dear Property Owner:

Reference Number: 2024-0551; Estates at Lynnfield Street, a partial replatting of Lumber Lane Sec 2, being Lots 49 & 50 of block 3, as recorded in Volume 52, Page 24, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Lynnfield Street, west of Hirsch Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Uriel Figueroa**, with **PLS CONSTRUCTED LAYOUT, INC**, on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832-393-6534**. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 16, 2024, 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 attending the meeting at City Council Chamber listed above.

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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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

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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

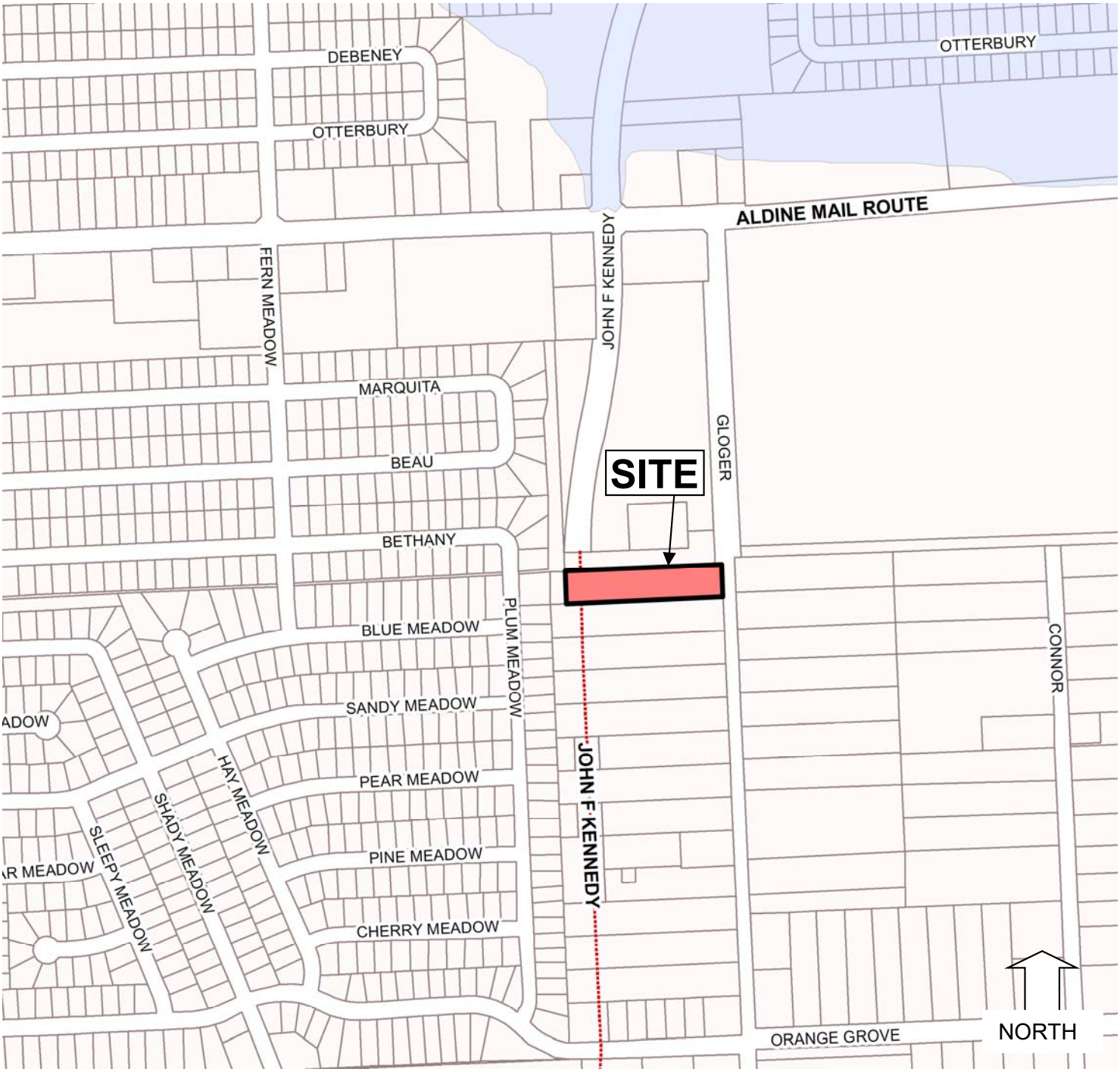
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



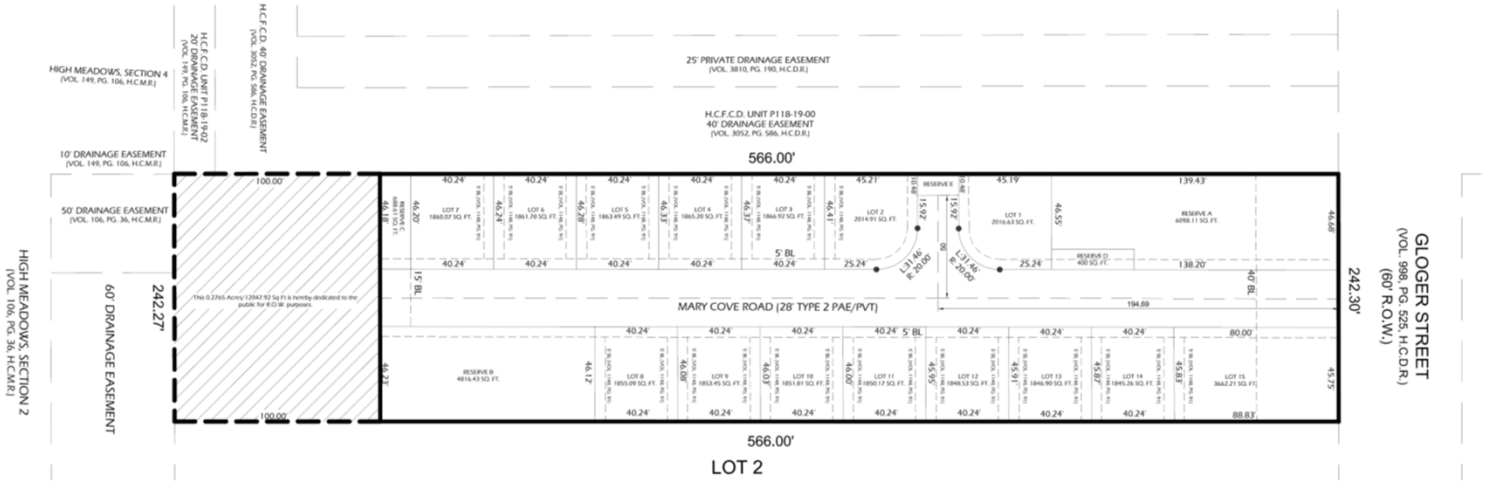
C – Public Hearings Site Location

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM:108

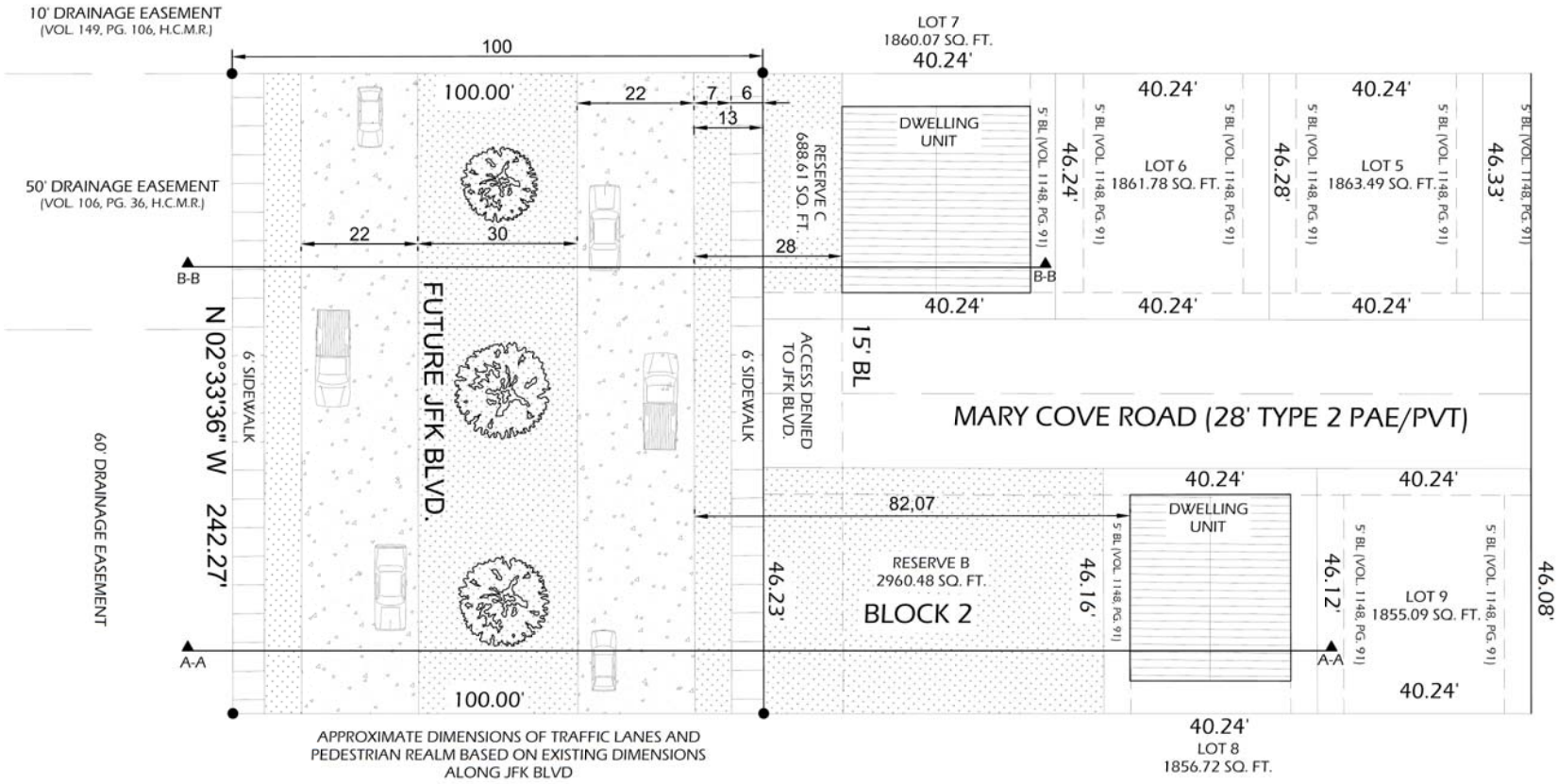
Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1 (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

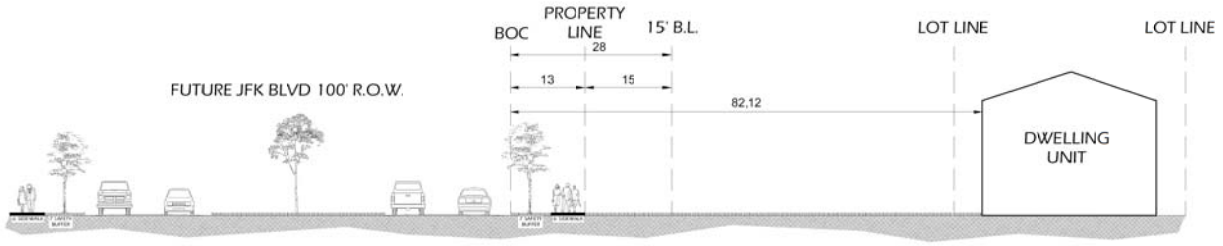


APPROXIMATE DIMENSIONS OF TRAFFIC LANES AND PEDESTRIAN REALM BASED ON EXISTING DIMENSIONS ALONG JFK BLVD

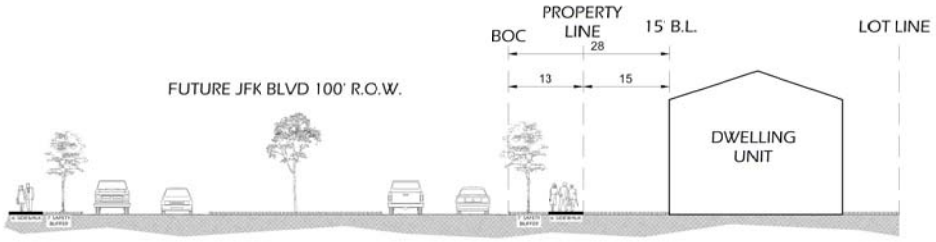
ORANGE GROVE SECTION 2 PARTIAL REPLAT NO 1

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

T. 832.393.6600
F. 832.393.6661
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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- 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:109

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Park Street Vista

Applicant: Total Surveyors, Inc.



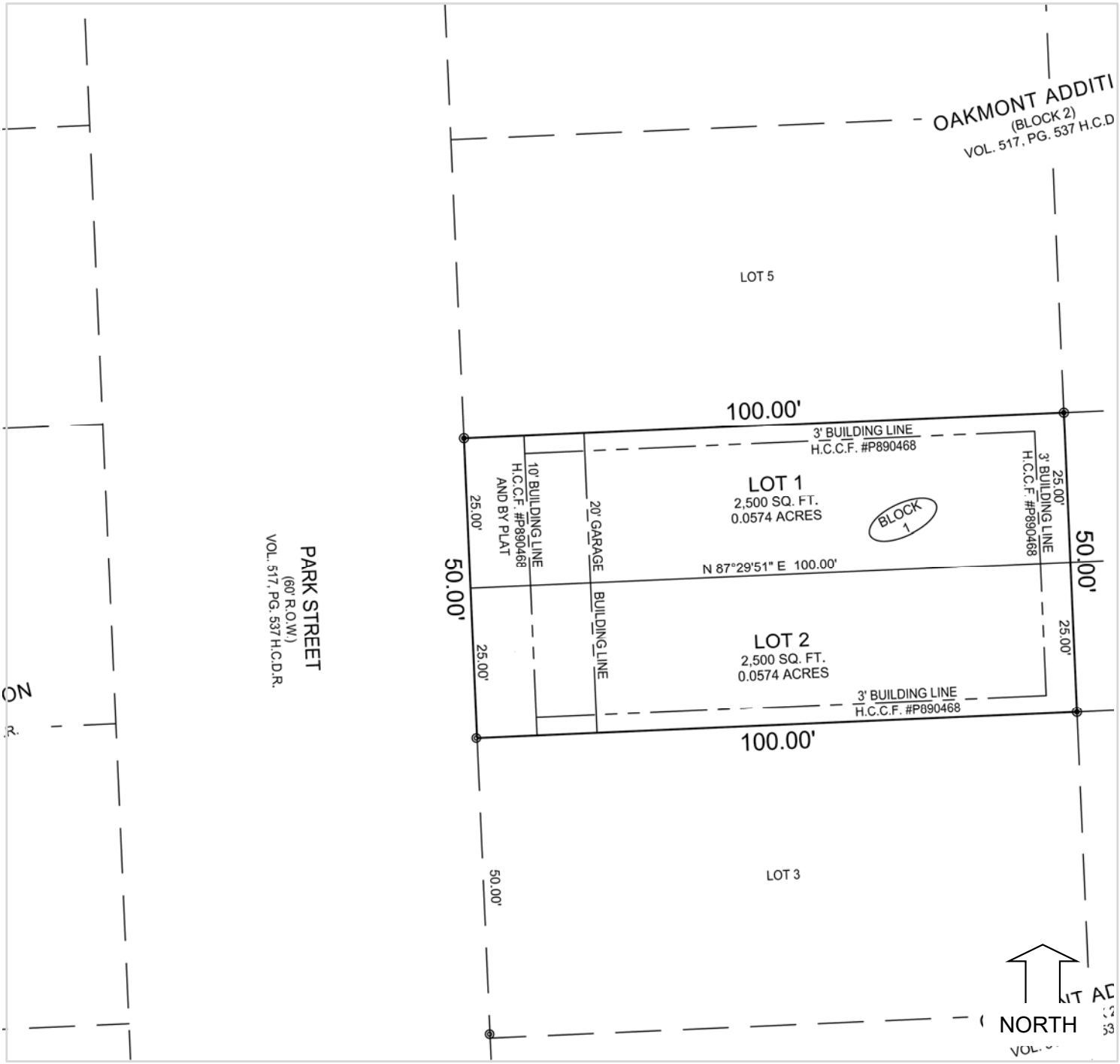
C – Public Hearings Site Location

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Park Street Vista

Applicant: Total Surveyors, Inc.



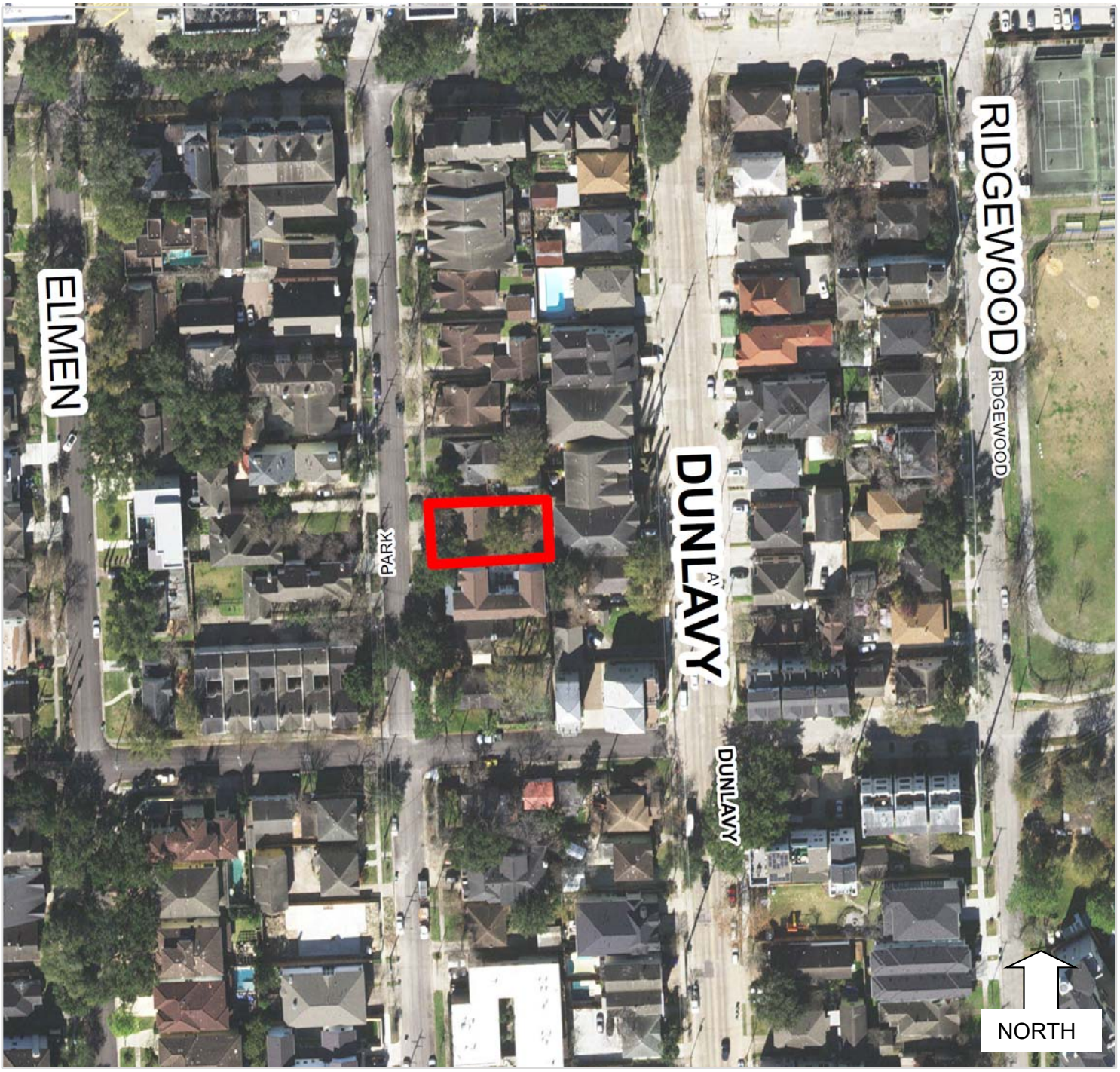
C – Public Hearings Subdivision

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Park Street Vista

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 26th, 2024

Dear Property Owner:

Reference Number: 2024-0615; Park Street Vista, a partial replatting of Oakmont Addition, being Lot 4 of block 2, as recorded in Volume 517, Page 537, Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Park Street, north of Haddon Avenue. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc**, on behalf of the developer, can be contacted at **281-479-8719** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Wilson Calvert**, with the Planning and Development Department via email at W**ilson.Calvert@houstontx.gov** or call **832-393-6629**. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 16, 2024, 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 attending the meeting at City Council Chamber listed above.

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

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

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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

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

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Terminology

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

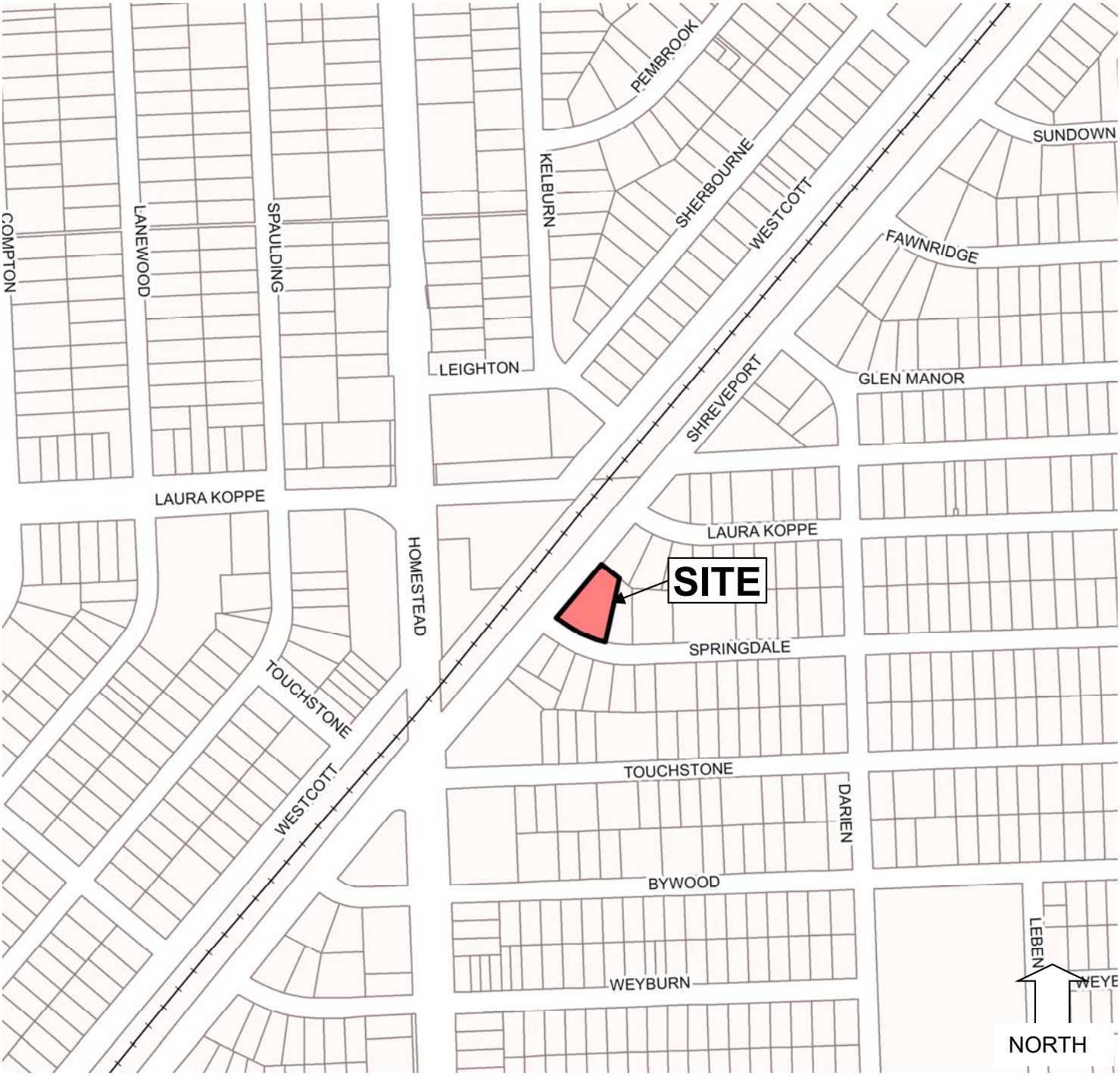
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Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Rosewood Estates partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



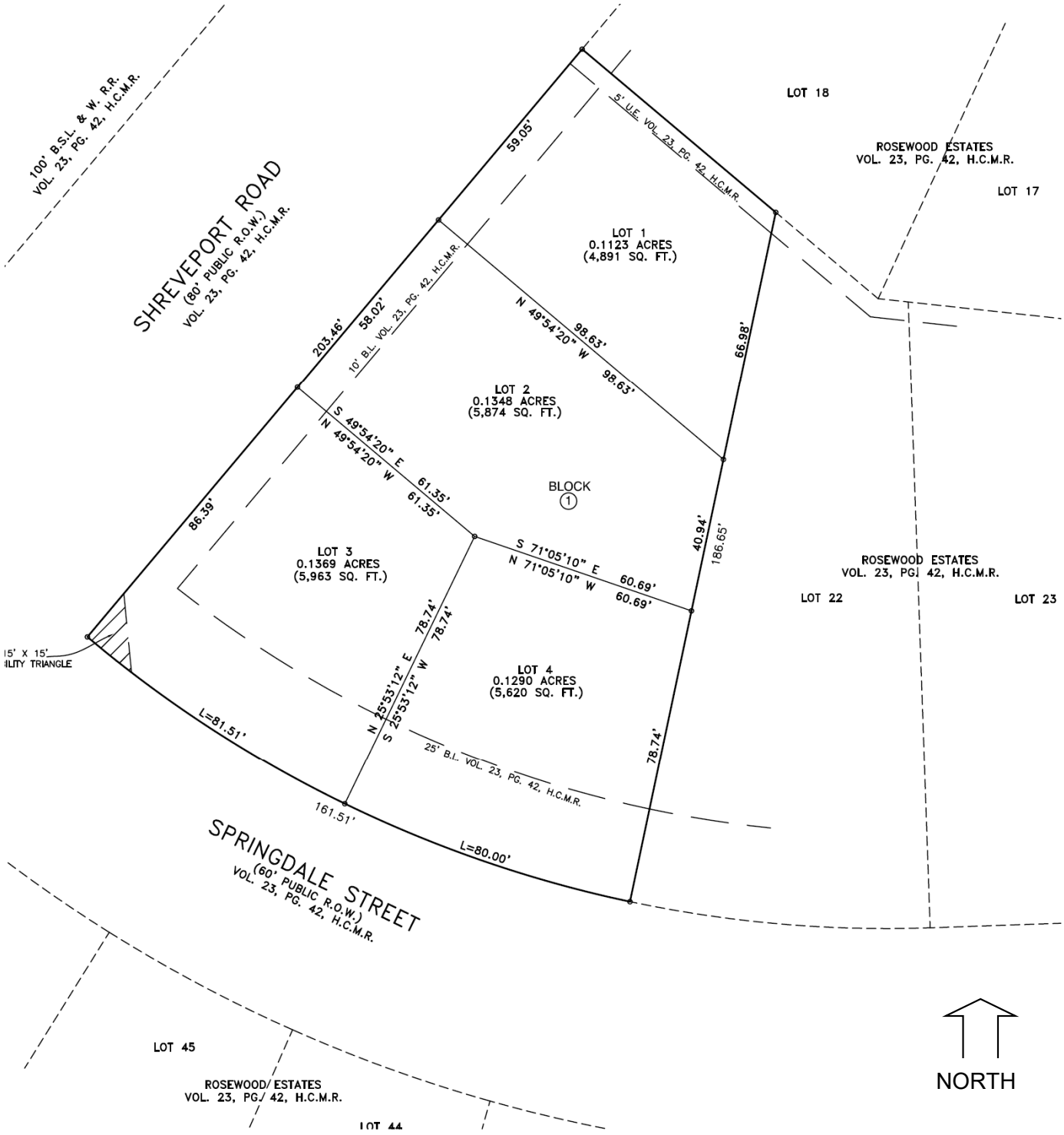
C – Public Hearings Site Location

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: : Rosewood Estates partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: : Rosewood Estates partial replat no 3

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

April 26th, 2024

Dear Property Owner:

Reference Number: 2024-0515; Rosewood Estates partial replat no 3, a partial replatting of Rosewood Estates, being Lots 19 & 20, as recorded in Volume 23, Page 42, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Shreveport Blvd and Springdale Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Brianna Hamilton**, with **South Texas Surveying Association, Inc**, on behalf of the developer, can be contacted at **281-556-6918** for additional information regarding this project**.**

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 and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov** or call **832-393-6570**. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 16, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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

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

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

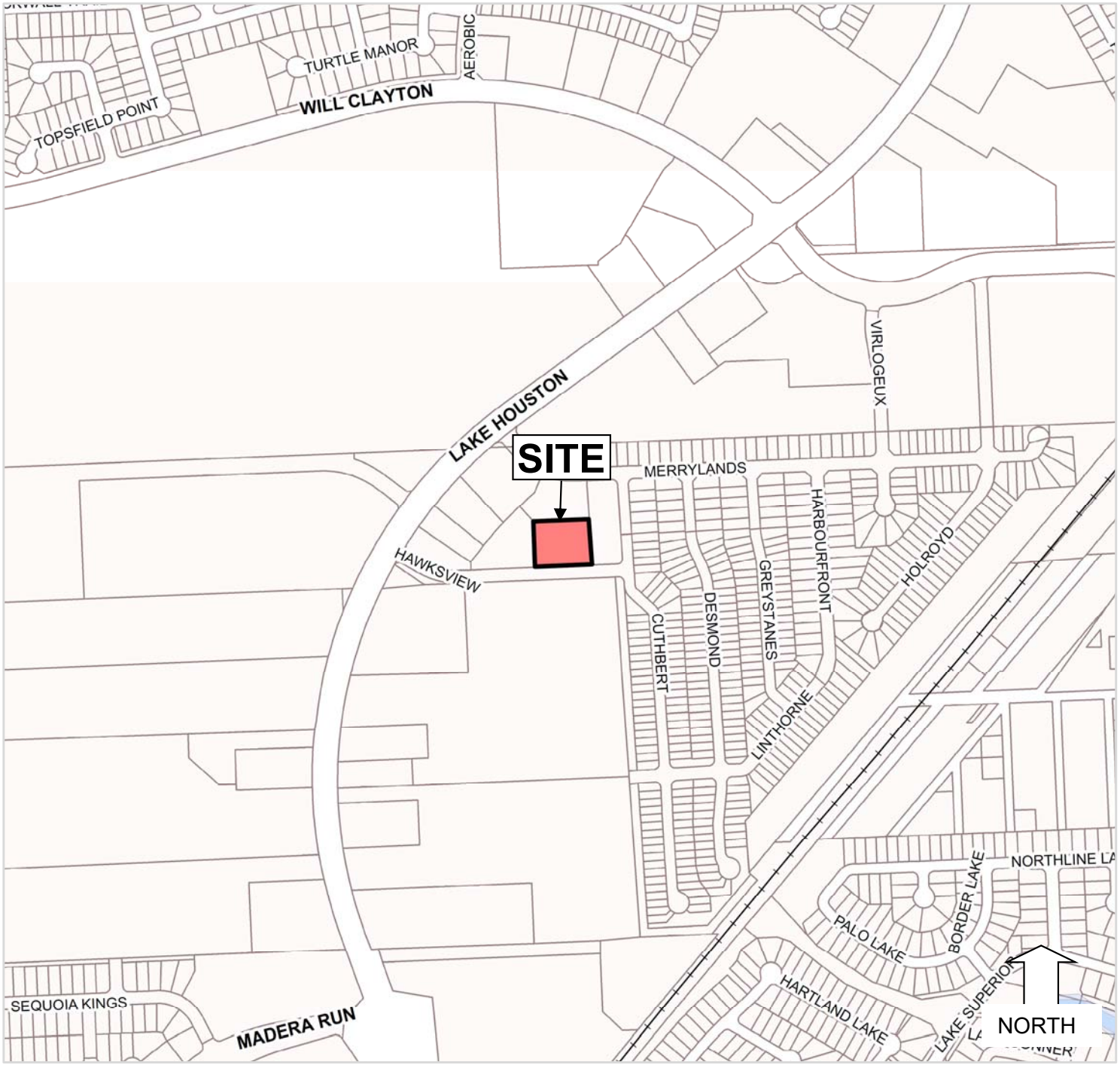
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Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: STNL Hawksview (DEF1)

Applicant: Windrose



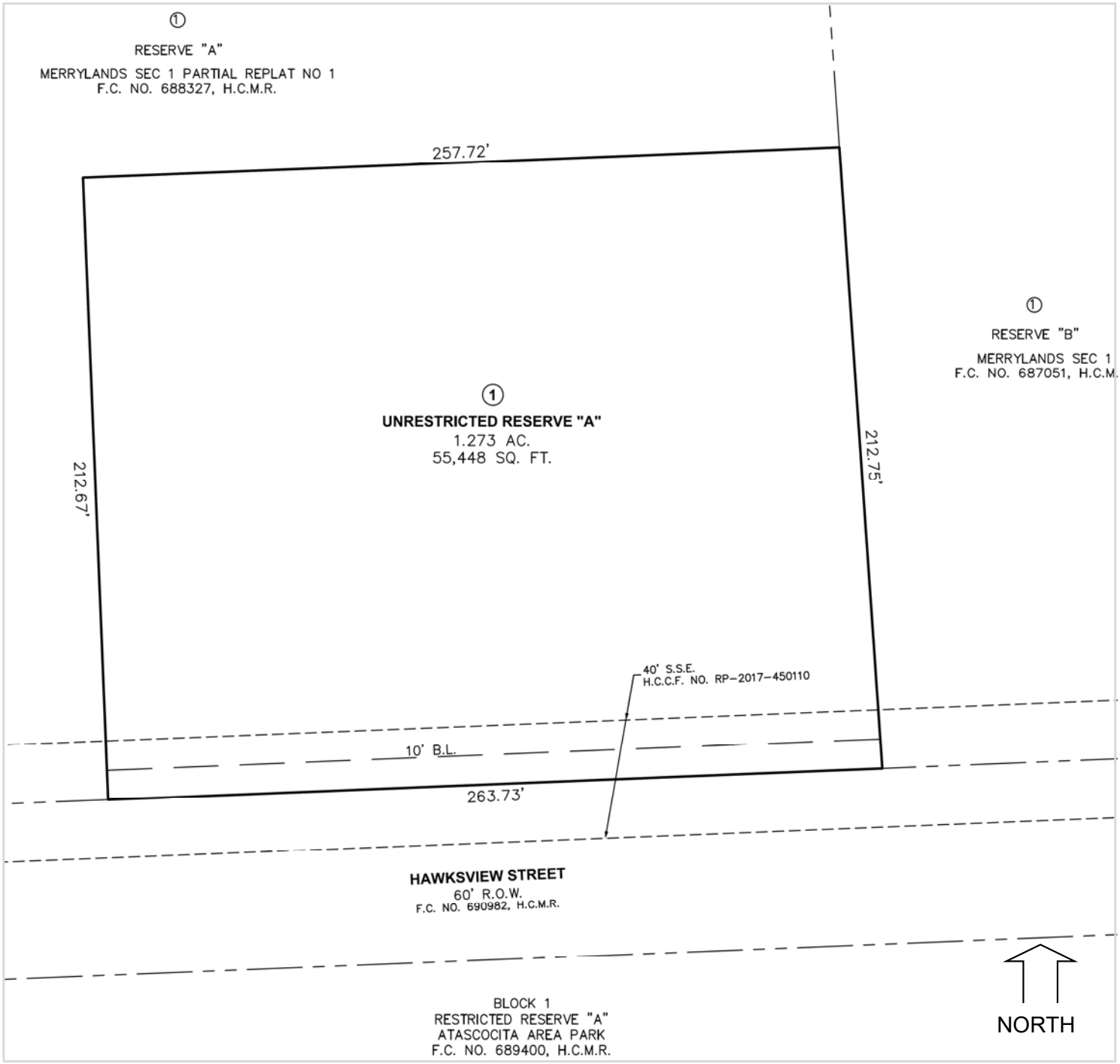
C – Public Hearings Site Location

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: STNL Hawksview (DEF1)

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: STNL Hawksview (DEF1)

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.

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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

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

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Planning Department Staff Authority and Obligation

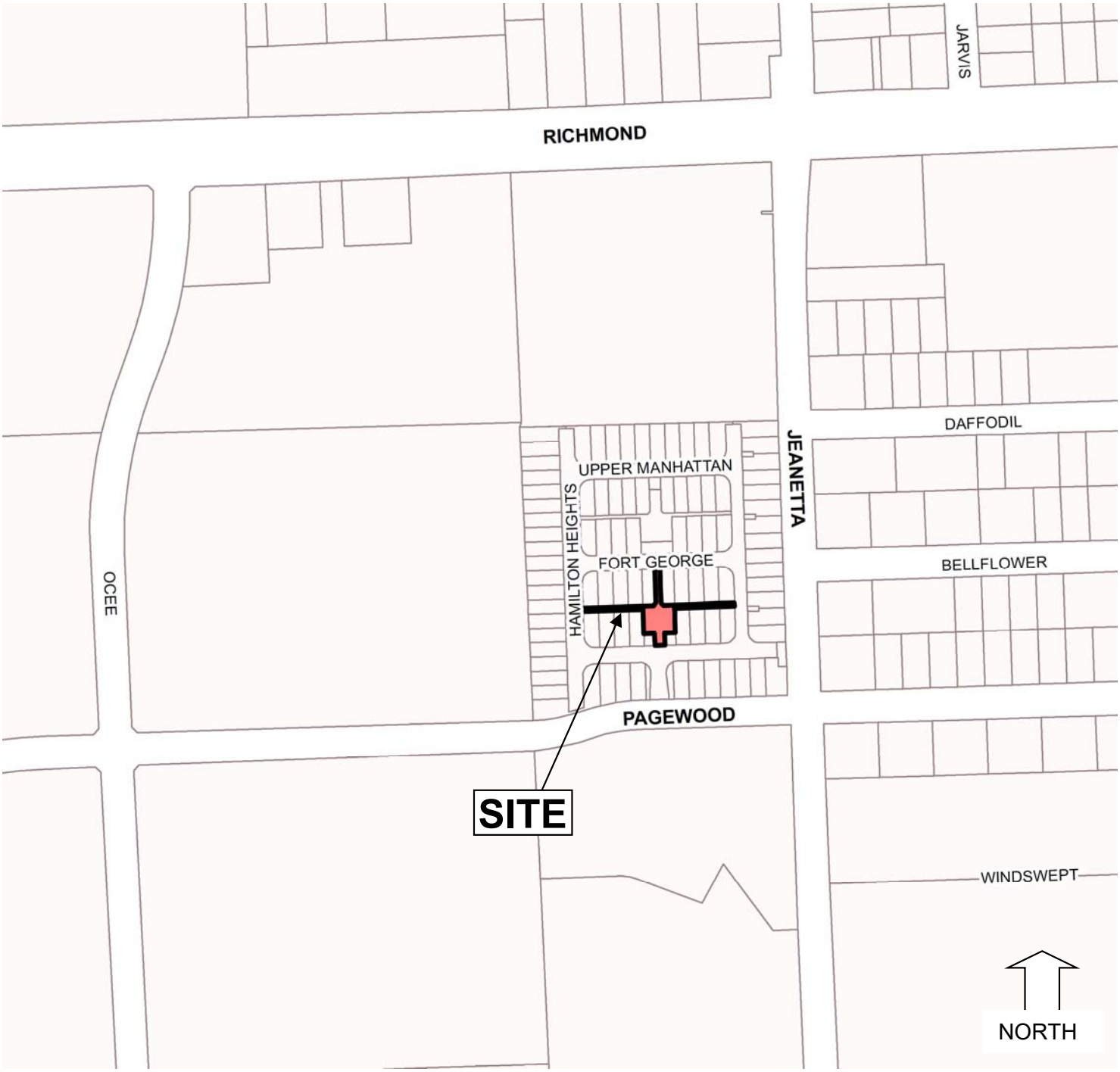
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Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Uptown District partial replat no 1

Applicant: Total Surveyors, Inc.



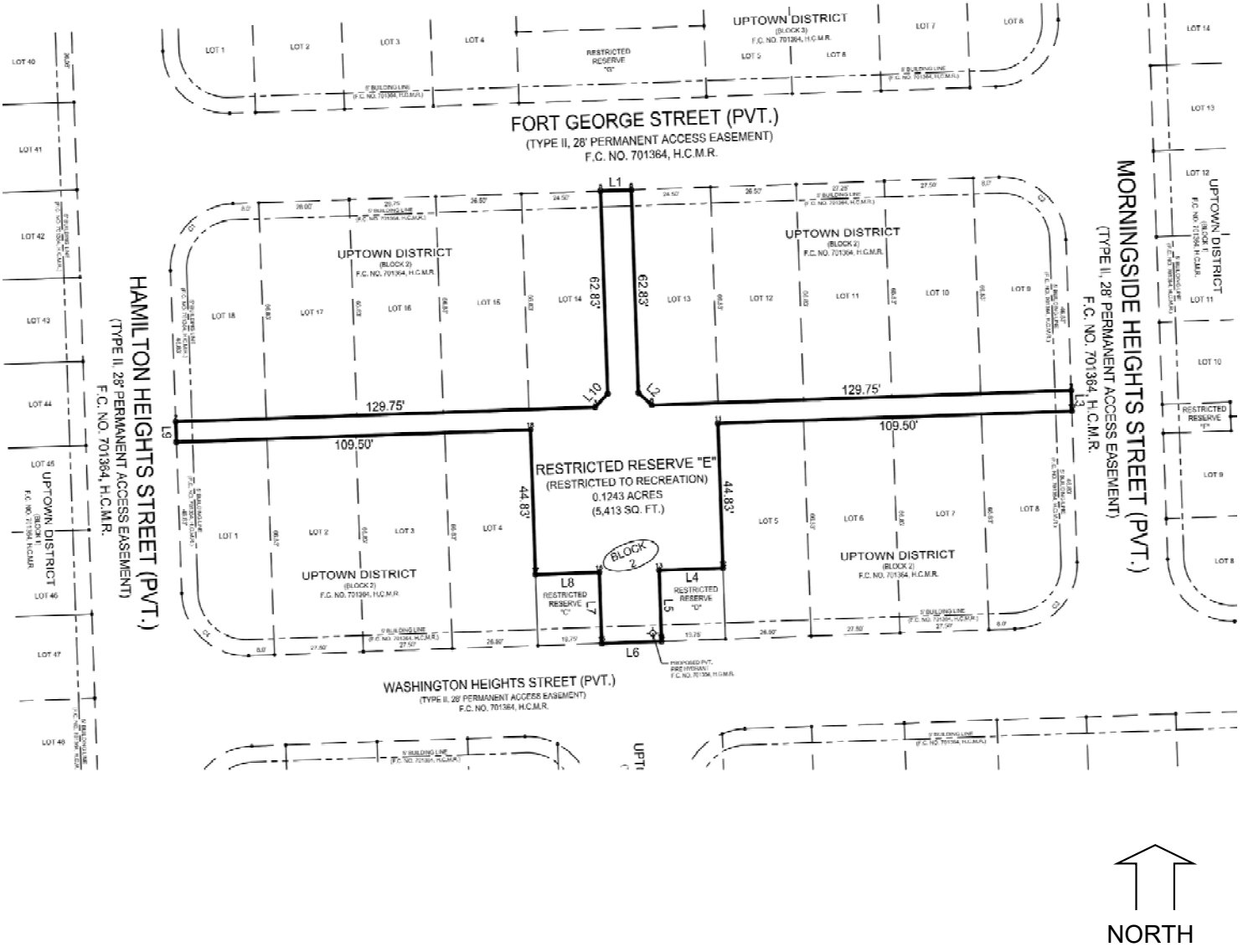
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Uptown District partial replat no 1

Applicant: Total Surveyors, Inc.



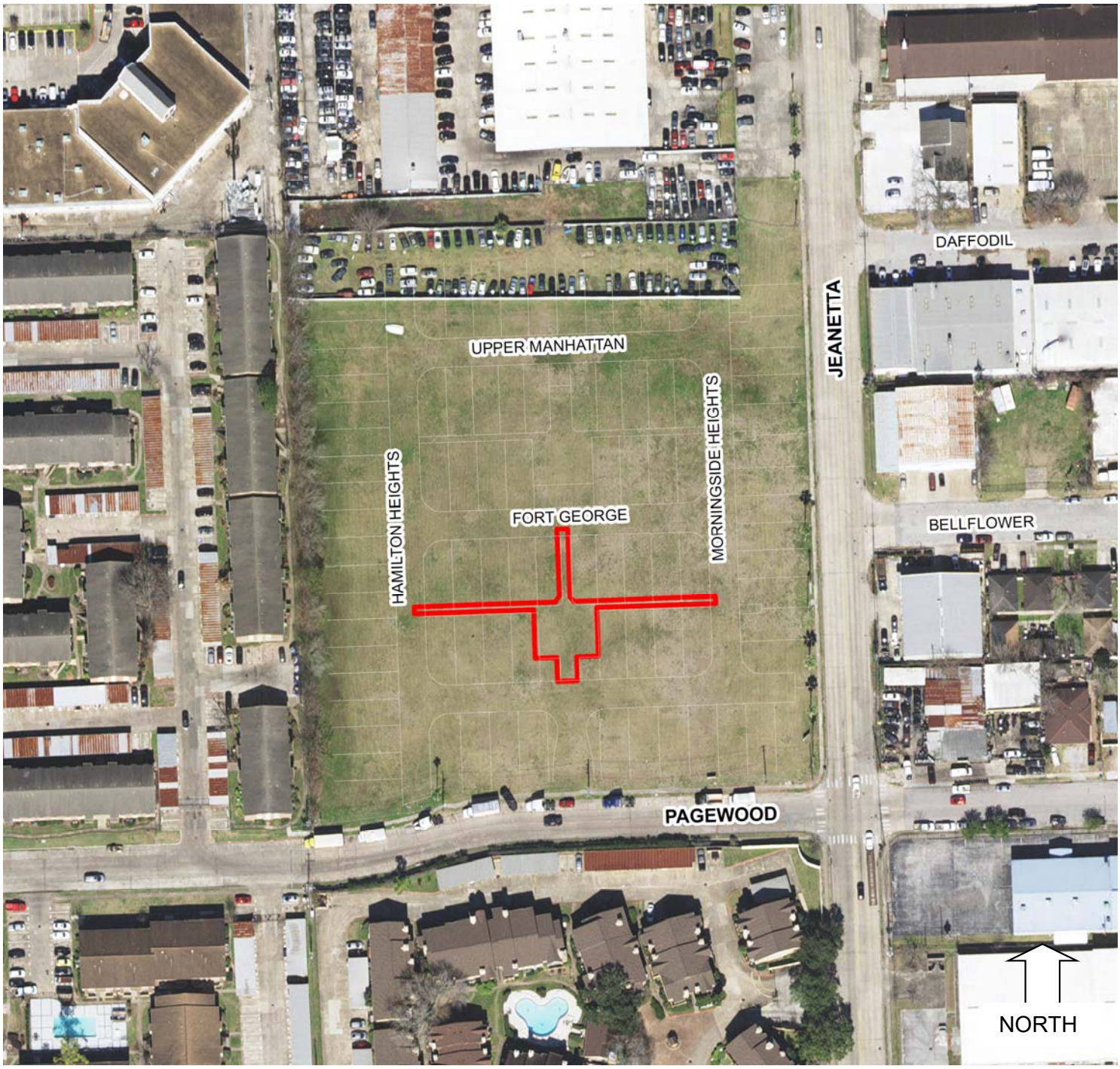
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 05/16/2024**

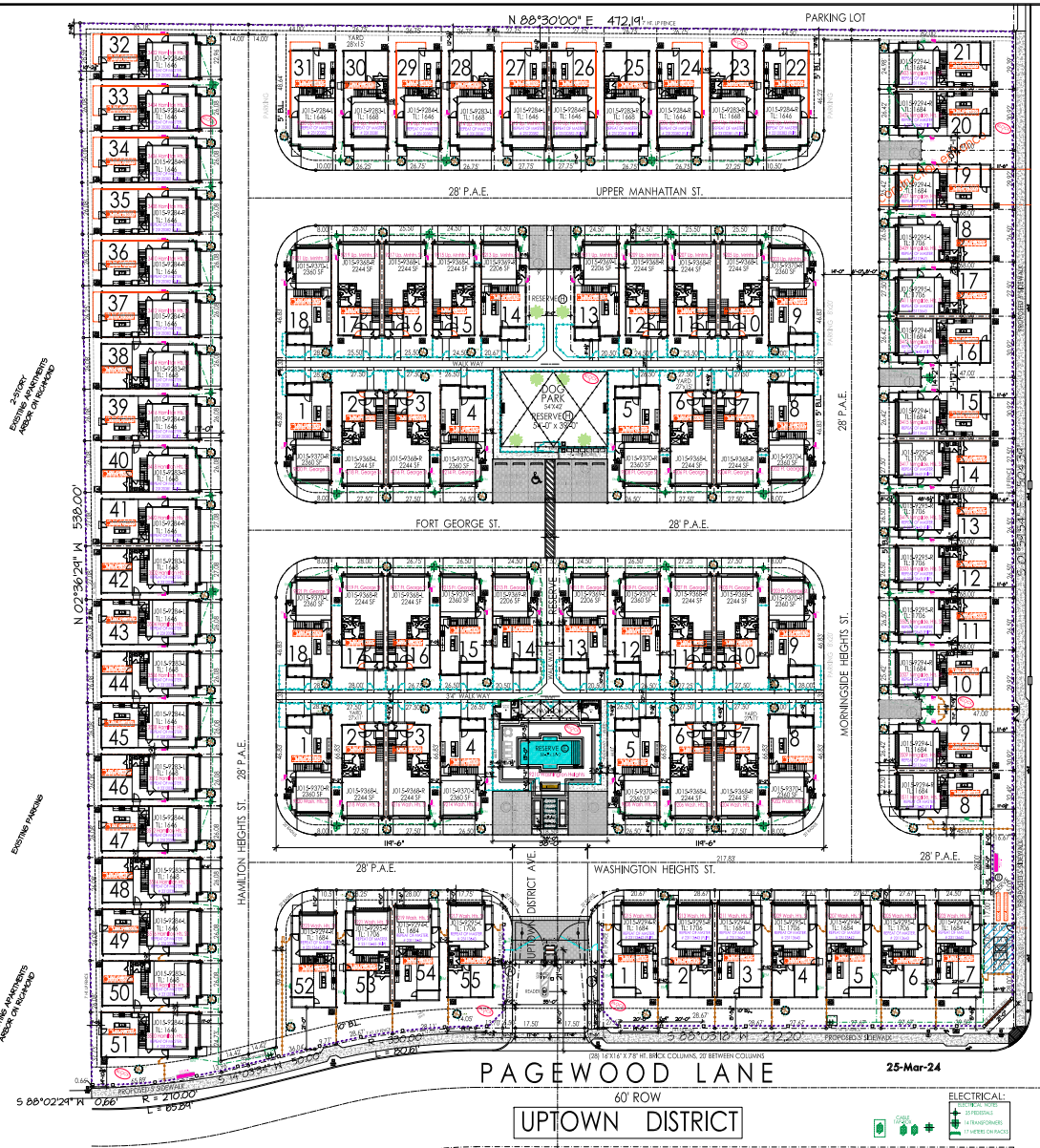
Subdivision Name: Uptown District partial replat no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Aerial

COPYRIGHT 2021 CITYDESIGN



91 UNITS

DWELLING UNIT DENSITY

LOT SIZE: - 5.530 ACRES
240,451 S.F.
91 DWELLING UNITS: -
DENSITY 16.5/ACRE

DAFFODIL STREET



BELLFLOWER STREET



PERMIT SUBMITTED

PERMIT APPROVED

PERMIT STAMP

REFERENCE CIVIL ENGINEER DRAWINGS FOR DRAINAGE AND GRADING PLANS, IF REQUIRED.

91 UNITS

DWELLING UNIT DENSITY

LOT SIZE: - 5.530 ACRES
240,451 S.F.
89 DWELLING UNITS: -
DENSITY 15.3/ACRE

15 Required parking reserves
15 parking spaces provided.
23 parallel spaces provided
38 Total Spaces

5' & 3' MIN. BETWEEN HOUSES
STREET PAVING: 54,500 s.f.

2-STORY UNITS
3-STORY UNITS
9 POSSIBLE PLANS

FIRE ACCESS GATE NOTES

Fire access gates shall be installed where required by the Houston Fire Code Chapter 5 and Amended sections 503.5, 503.6, 504.1.1, Appendix D 103.5 and LSB #4 & LSB #5 referenced standards.

Where fire access gates are required, electronically submit a complete set of fire access gate drawings into the Fire Marshal "FR Access Gate (153)" subfolder for review. Label sheets FR.

INFORMATION FOR FIRE ALARM PLAN REVIEW:

GATE:1

1. Gate type: Automatic swing gate combination, automatic swing & manual gate combination, automatic slide gate combination or manual slide gate combination.
   UL listing for electric each gate operator:
2. Gate location in reference to the property: North
3. Width of swing or slide gate: 18'
4. Distance from the gate to the reader: 5'
5. Location of the reader: Left of gate, right or middle
6. Keybox mount. Height: Location: Left of reader
7. Distance Access ROW to gate/barrier: 35'
8. Vertical clearance at gate: Unlimited
9. Show & label the fat-safe (cable pull or pin lock)
   GATE 2 (if needed)

SITE LEGEND

- PROPERTY LINE
- SETBACK OR BUILDING LINE
- PREVIOUS DRIVEWAY/SIDEWALK
- 4" DRAINAGE LINE
- 6" DRAINAGE LINE
- 4" PERFORATED
- WATER LINE
- SEWER LINE
- SWALE SLOPE DIRECTION
- POROUS PAVEMENT (PERVIOUS PAVERS)
- NONPOROUS PAVEMENT (CONCRETE PAVING)
- BLACK STAR GRAVEL (ADA ALTERNATIVE)
- 3' E.A.E.
- INDICATES BOW EXPANSION
- INDICATES WATER METER VAULT
- INDICATES LANDSCAPE RESERVE
- BALCONY LOCATION
- ROOF DECK LOCATION

FENCE SYMBOLS

- LP-BOARD FENCE 7 FT. HEIGHT
- 6 FT. WOOD FENCE
- 5 FT. W.I. FENCE
- BRICK WALL 7'-6" HEIGHT

N

SITE PLAN

SCALE: 1" = 30'-0"

25-Mar-24

STATUS:		
START	3/22/24	RGP
SCHEMATIC		
PRODUCTION		
REVISION		
CHECKING		
CORRECTIONS		

DEED RESTICTIONS: (Y/N)

HEIGHT	FRONT	REAR	SIDES
X	X		

REVISIONS:

X	XXX

ENGINEER:

NAME	
SUBMITTED	XX-XX-XX
REVIEWED	
FINAL	

PERMIT:

NUMBER: XX	
SUBMITTED	XX-XX-XX
APPROVED	

REDRAW OF:

CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
WEBSITE: DWELLDESIGNED.com

UPTOWN DISTRICT
JEANETTA AT PAGEWOOD
HOUSTON, TX 77006
PROJECT FILE: R:\ACAD DWG FILES\2022+\ DRAWING FILES\J015-CS 4836 JEANETTA\J015-CS JEANETTA

J015

PLOT DATE:
25-Mar-24
SAVE DATE
22-Mar-24
PLAN #
J015-CS JEANETTA ST

A2.1
2 OF 12

R:\Acad Dwg Files\2022+\ Drawing Files\J015-CS 4836 Jeanetta St.dwg, 3/25/2024 11:27:33 AM, RPetit, 1:720, copyright 2019

UPTOWN DISTRICT

SITE PLAN



R:\Acad Dwg Files\2022-J Drawing Files\J015-CS 4836 Jeanetta\J015-CS Jeanetta St.dwg, 3/25/2024 12:07:28 PM, RPetit, 1:720, copyright 2019

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0621
Plat Name: Uptown District partial replat no 1
Applicant: Total Surveyors, Inc.
Date Submitted: 04/06/2024

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

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

To allow a reserve restricted to landscaping and open space to be replatted into a reserve restricted to recreation.

Chapter 42 Section: Sec. 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replated to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to 'nonresidential': a.May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

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 within the City of Houston, and within a newly platted 91 lot single family subdivision. During the replat, Restricted Reserve "E" was created to be landscaping/open space for the enjoyment of the property owners with the subdivision of Uptown District. The developer of the subdivision has now decided to construct a swimming pool, along with a pool house with bathrooms. This change necessitates the need for a change in restricted use. This change in use will greatly benefit the future owners of the single family homes by allowing the developer to create a beneficial amenity to the community.

(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 supporting the granting the variance are not the result of a hardship created or imposed by the applicant. This site was originally platted to create a reserve restricted to landscaping and open space for the use of the community. The size of the reserve will not change. The developer is proposing to build a swimming facility for the community, which will create a beneficial amenity for the future home owners.

(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, by granting the variance. By allowing the restricted use to change to recreation, the developer will be able to create a beneficial amenity to the future home owners. The existing ordinance currently allows land restricted to single family use to be replated into a recreational reserve, but apparently a variance is needed to replat a landscape reserve into a recreational reserve.

(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 by granting the variance. The general use of the existing reserve will not change, this reserve will continue to used for the general enjoyment of the future home owners. This recreation reserve will allow the community to have place to exercise and enjoy the outdoors.

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

Economic hardship is not the sole justification for the variance. The granting of the variance will allow the develop to make a significant investment into the community to benefit the future home owners.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0621
Plat Name: Uptown District partial replat no 1
Applicant: Total Surveyors, Inc.
Date Submitted: 04/06/2024

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

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

To allow a reserve restricted to recreation to have a frontage width of 18.5' along a Type II PAE, instead of the required 50'.

Chapter 42 Section: Sec. 42-190

Chapter 42 Reference:

a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: EXPAND TYPE OF RESERVE MINIMUM SIZE TYPE OF STREET OR SHARED DRIVEWAY MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE Restricted reserve—Recreation 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 feet Type 2 permanent access easement 28 feet 50 feet Shared driveway 16 feet 50 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 within the City of Houston, and within a recently platted 91 lot single family subdivision. During the replat, Restricted Reserve "E" was created to be landscaping/open space for the enjoyment of the property owners with the subdivision of Uptown District, which did not have a minimum width required for the creation of the restricted reserve. The developer of the subdivision has now wishes to construct a swimming pool, along with a pool house with bathrooms, within the restricted reserve in question. This change necessitates the need for a change in restricted use. This change in use will greatly benefit the future owners of the single family homes by allowing the developer to create a beneficial amenity to the community. The restricted reserve was created with an irregular shape to promote walkability within the development, as well as, provide residential guest parking to service the home owners. At the location of the swimming pool the site is approximately 58' wide by 51' deep, which does meet the requirements of Chapter 42. Along the frontage of Washington Heights Street, a type II PAE, the are 3 restricted reserves, that create a total frontage of 58'. Two of the restricted reserves are restricted to residential guest parking and total 39.5'. This leaves a frontage of 18.5' for Restricted Reserve "E". The two parking reserves are each 22' deep. At the rear of the two parking reserves, Restricted Reserve "E" does widen out to 58', around the area of the p[proposed swimming pool. This development has been designed to

promote walkability within the site to create a sense of community. As shown on the supplied site plan, Restricted Reserve “E” has multiple pathways to allow pedestrian connectivity within the development. This site does allow walkability throughout the entire development. This will be a private gated subdivision, with multiple restricted reserves creating green space, dog parks, walking paths and potentially a swimming pool, which will provide tremendous amenities to the future home owners and will create a true sense of community.

(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 supporting the granting the variance are not the result of a hardship created or imposed by the applicant. This site was originally platted to create a reserve restricted to landscaping and open space for the use of the community. The size of the reserve will not change. The developer is proposing to build a swimming facility for the community, which will create a beneficial amenity for the future home owners. Both Restricted Reserve “E” and Restricted Reserve “H” are very similar in size and both create green space and recreational opportunities for the future home owners. The subdivision is currently under construction and all of the utilities are installed and the streets are in the process of being poured.

(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, by granting the variance. By allowing the restricted use to change to recreation, the developer will be able to create a beneficial amenity to the future home owners. The existing ordinance currently requires a recreational reserve to have 50’ of frontage on a type II PAE. The design of this subdivision created 2 guest parking reserves that are required and creates a situation that we cannot achieve a total width of 58’.

(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 by granting the variance. The general use of the existing reserve will not change, this reserve will continue to used for the general enjoyment of the future home owners. This recreation reserve will allow the community to have place to exercise and enjoy the outdoors.

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

Economic hardship is not the sole justification for the variance. The granting of the variance will allow the develop to make a significant investment into the community to benefit the future home owners.

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 with Special Request

PHS

April 26, 2024

Dear Property Owner:

Reference Number: 2024-0621; Uptown District partial replat no 1, a partial replat of **Uptown District**, being Restricted Reserve "E", in Block 2, as recorded in Film Code no. 701364, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east of Jeanetta Street north of Pagewood Lane The purpose of the replat is to change a landscape open space reserve to recreation. The applicant, **Kevin Kolb**, with Total Surveyors, Inc. on behalf of the developer, can be contacted at **281-479-8719** for additional information regarding this project**.**

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 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6570**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, May 16th, 2024, at 2:30 PM
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 attending the meeting at City Council Chamber listed above.

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 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. You may sign up to speak in advance, but it is not required to be allowed to make 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.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST 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, 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.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **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. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

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

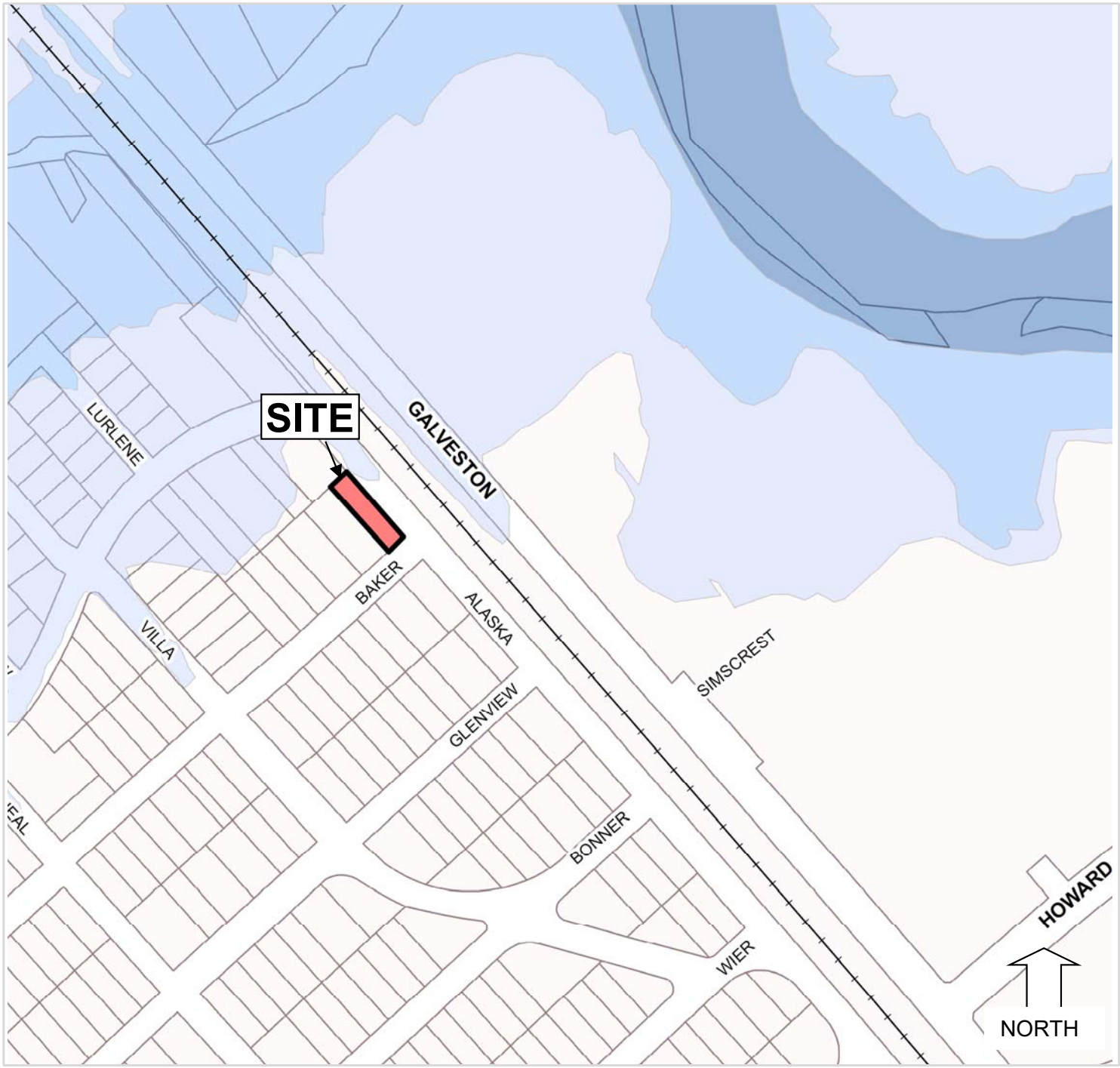
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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:113

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Vazquez Estates on Alaska (DEF1)

Applicant: Advance Surveying, Inc



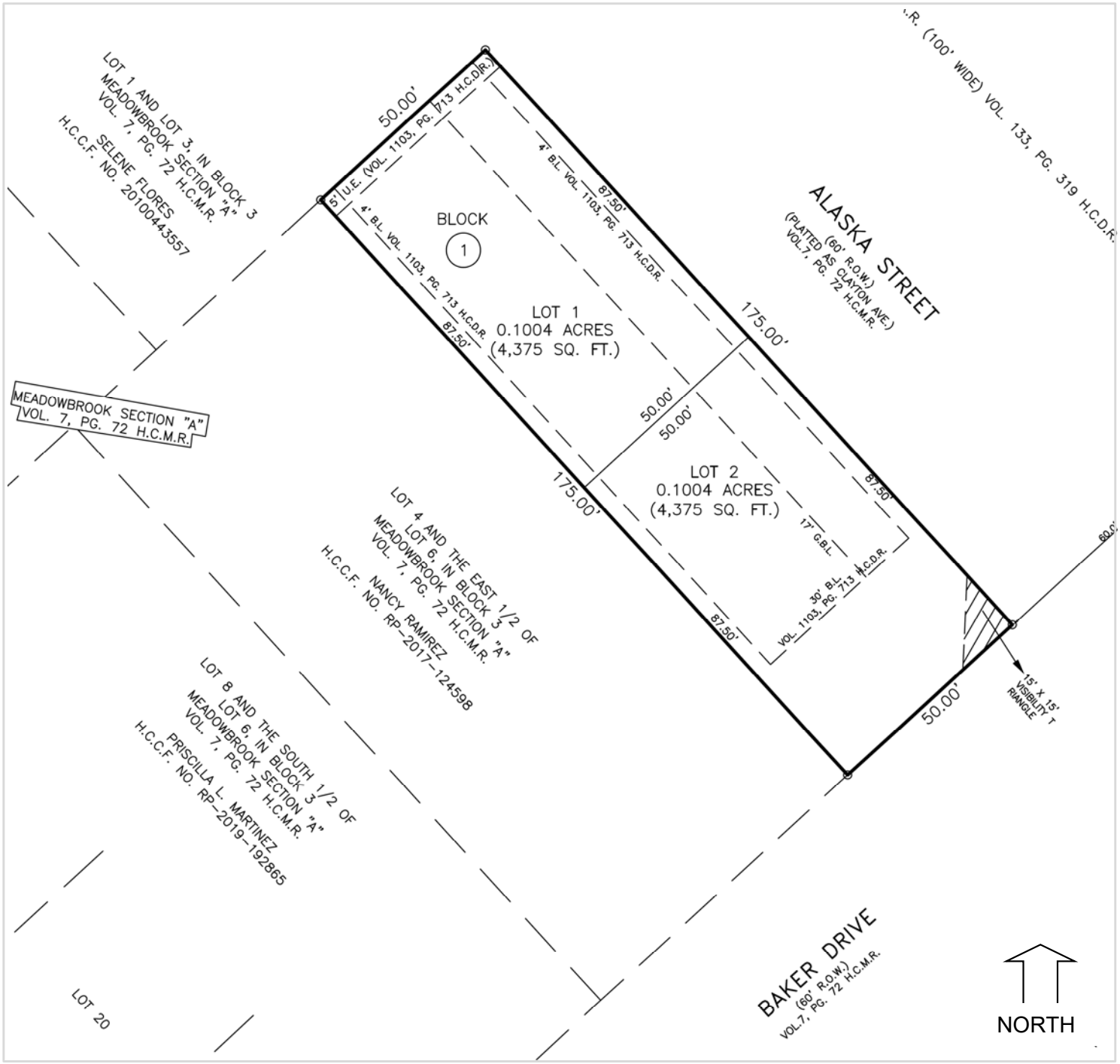
C – Public Hearings Site Location

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Vazquez Estates on Alaska (DEF1)

Applicant: Advance Surveying, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Vazquez Estates on Alaska (DEF1)

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

T. 832.393.6600
F. 832.393.6661
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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bridgeland Central Sec 7

Applicant: LJA Engineering, Inc. – Houston Office



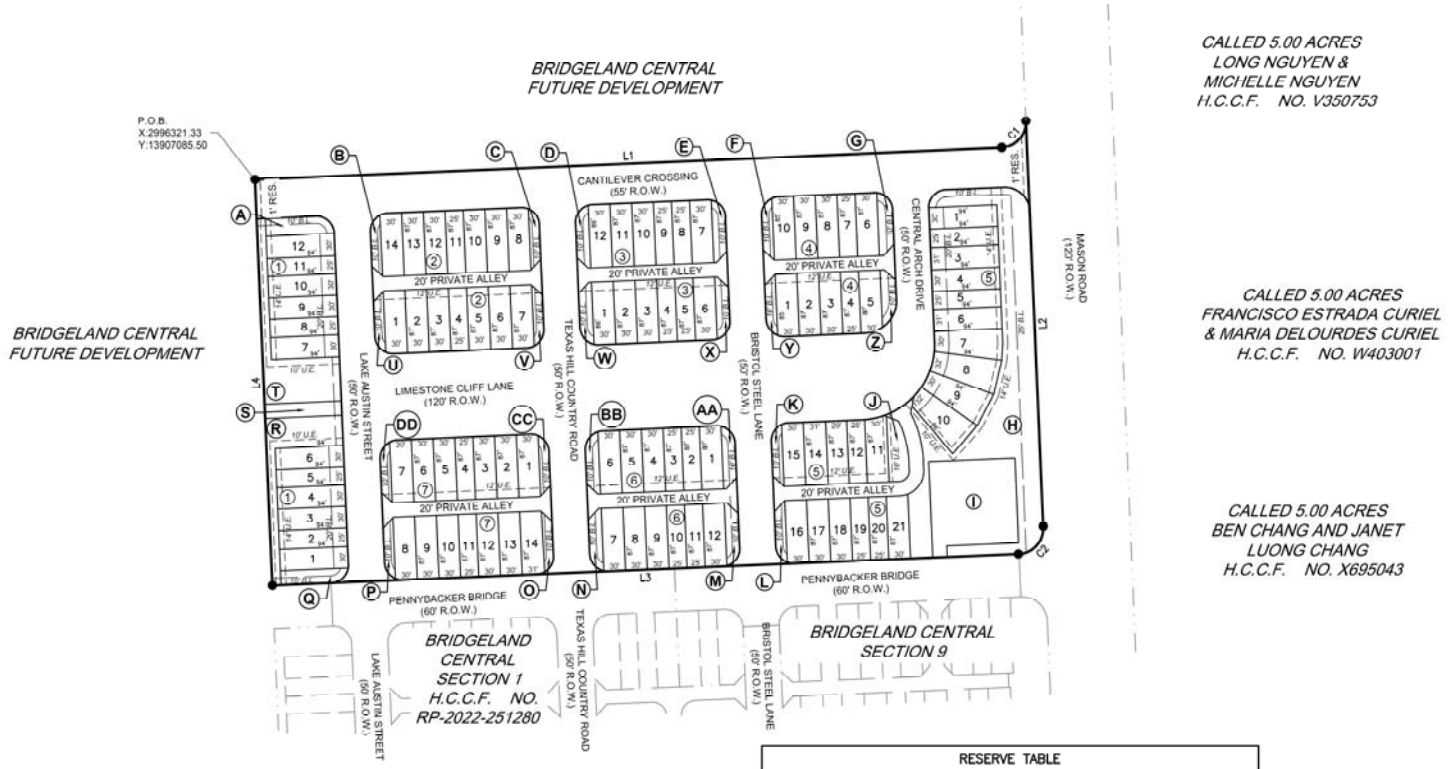
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bridgeland Central Sec 7

Applicant: LJA Engineering, Inc. – Houston Office



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°33'20" E	1030.98'
L2	S 02°26'40" E	562.00'
L3	S 87°33'20" W	1029.98'
L4	N 02°26'40" W	563.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	35.00'	90°00'00"	54.98'	N 42°33'20" E	49.50'
C2	36.00'	90°00'00"	56.55'	S 42°33'20" W	50.91'

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA		
A. TOTAL NO. OF LOTS < 5,000 SF:	95	LOTS
B. TOTAL AREA OF LOTS < 5,000 SF:	245,130	SQ. FT.
C. AVERAGE LOT SIZE < 5,000 SF:	2,580	SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	300 - 600	SQ. FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	49,200	SQ. FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	54,233	SQ. FT.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.051	2,222	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.019	834	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.021	898	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.030	1,304	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.029	1,253	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.024	1,065	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.032	1,388	RESTRICTED TO COMPENSATING OPEN SPACE
H	0.781	34,004	RESTRICTED TO COMPENSATING OPEN SPACE
I	0.328	14,309	RESTRICTED TO LANDSCAPE / OPEN SPACE / LIFT STATION
J	0.045	1,967	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.024	1,065	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.024	1,065	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.029	1,253	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.030	1,304	RESTRICTED TO COMPENSATING OPEN SPACE
O	0.021	898	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.019	834	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.042	1,825	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.146	6,367	RESTRICTED TO COMPENSATING OPEN SPACE
S	0.049	2,120	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
T	0.200	8,710	RESTRICTED TO COMPENSATING OPEN SPACE
U	0.019	834	RESTRICTED TO LANDSCAPE / OPEN SPACE
V	0.021	898	RESTRICTED TO LANDSCAPE / OPEN SPACE
W	0.030	1,304	RESTRICTED TO LANDSCAPE / OPEN SPACE
X	0.029	1,253	RESTRICTED TO LANDSCAPE / OPEN SPACE
Y	0.024	1,065	RESTRICTED TO LANDSCAPE / OPEN SPACE
Z	0.027	1,156	RESTRICTED TO COMPENSATING OPEN SPACE
AA	0.029	1,253	RESTRICTED TO LANDSCAPE / OPEN SPACE
BB	0.030	1,304	RESTRICTED TO COMPENSATING OPEN SPACE
CC	0.021	898	RESTRICTED TO LANDSCAPE / OPEN SPACE
DD	0.019	834	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	2.099	91,441	

NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/16/2024**

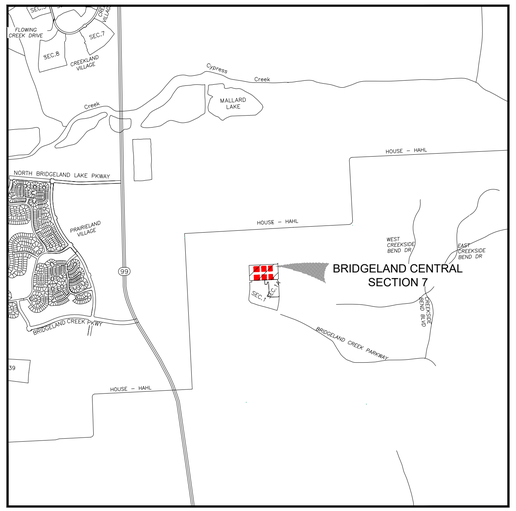
Subdivision Name: Bridgeland Central Sec 7

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

Aerial



Vicinity Map
1 inch = 1/2 mile

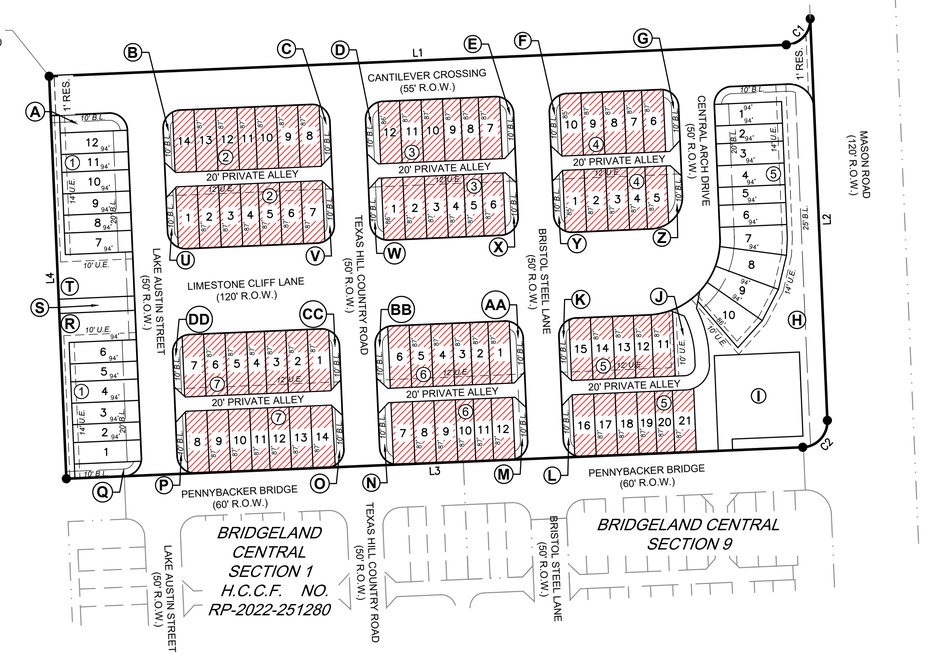
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RESERVE TABLE			
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Y	0.024	1,065	RESTRICTED TO LANDSCAPE / OPEN SPACE
Z	0.027	1,156	RESTRICTED TO LANDSCAPE / OPEN SPACE / COMPENSATING OPEN SPACE
AA	0.029	1,253	RESTRICTED TO LANDSCAPE / OPEN SPACE
BB	0.030	1,304	RESTRICTED TO LANDSCAPE / OPEN SPACE / COMPENSATING OPEN SPACE
CC	0.021	898	RESTRICTED TO LANDSCAPE / OPEN SPACE
DD	0.019	834	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	2.099	91,441	

BRIDGELAND CENTRAL FUTURE DEVELOPMENT

BRIDGELAND CENTRAL FUTURE DEVELOPMENT



CALLED 5.00 ACRES
LONG NGUYEN &
MICHELLE NGUYEN
H.C.C.F. NO. V350753

CALLED 5.00 ACRES
FRANCISCO ESTRADA CURIEL
& MARIA DELOURDES CURIEL
H.C.C.F. NO. W403001

CALLED 5.00 ACRES
BEN CHANG AND JANET
LUONG CHANG
H.C.C.F. NO. X695043

GENERAL NOTE:

1.) **"1' RES." INDICATES ONE FOOT RESERVE.**
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

2.) **ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.**

3.) **ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.**

4.) **UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.**

5.) **SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.**

6.) **EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.**

7.) **ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.**

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE

A FRONT BUILDING LINE VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL
SECTION 7

±13.7 ACRES
95 LOTS (25' x 60' TYP.) AND
30 RESTRICTED RESERVES IN 7 BLOCKS

OUT OF THE
H. & T.C.R.R. CO. SURVEY, A-432
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 50 100 200

LJA# 1104-1140 **05.03.2024**

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0925
Plat Name: Bridgeland Central Sec 7
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 05/06/2024

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 0' front building lines for private alley served lots: Block 2, Lots 1-14; Block 3, Lots 1-12; Block 4, Lots 1-10; Block 5, Lots 11-21; Block 6, Lots 1-12; Block 7, Lots 1-14

Chapter 42 Section: 156

Chapter 42 Reference:

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

Statement of Facts

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

The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 7 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 7 neighborhood. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 2, 3, 4, 5, 6, and 7.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-

imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health,safety, or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bridgeland Central Sec 9

Applicant: LJA Engineering Inc.



D – Variances

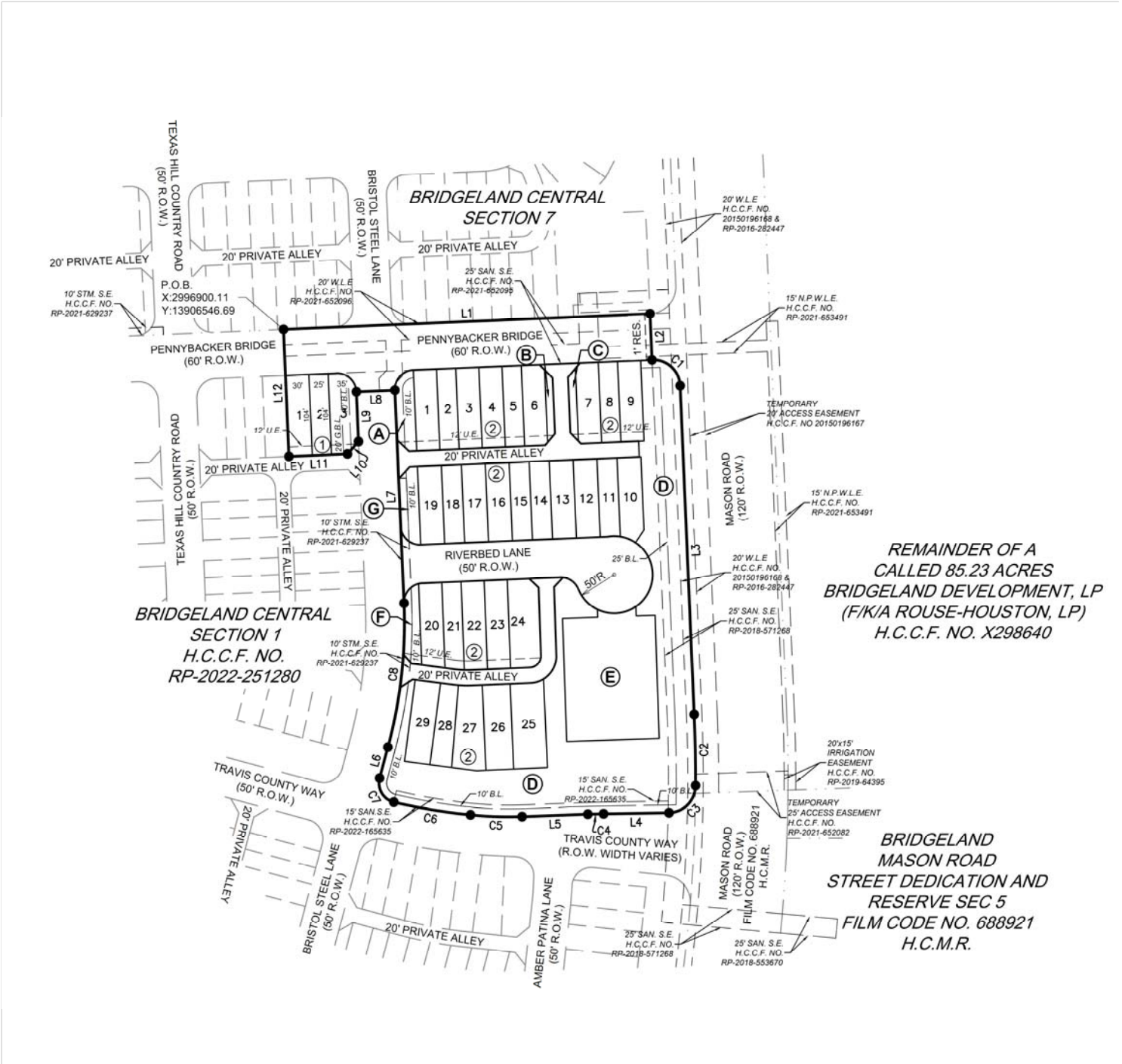
Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bridgeland Central Sec 9

Applicant: LJA Engineering Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

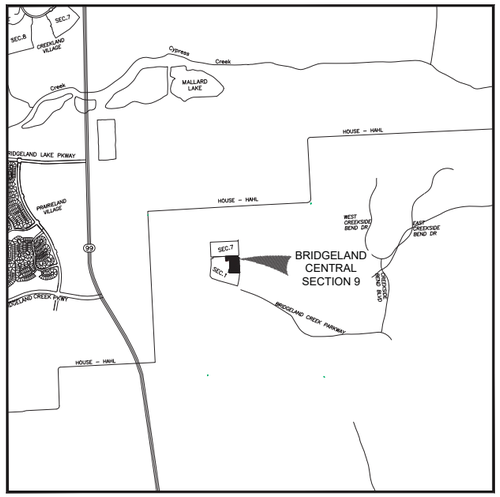
Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Bridgeland Central Sec 9

Applicant: LJA Engineering Inc.



D – Variances Aerial



Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°33'20" E	475.71'
L2	S 02°26'40" E	60.00'
L3	S 02°26'40" E	426.27'
L4	S 89°07'52" W	84.76'
L5	S 87°57'38" W	85.31'
L6	N 15°01'27" E	41.56'
L7	N 02°26'40" W	274.31'
L8	S 87°33'20" W	50.00'
L9	S 02°26'40" E	64.39'
L10	S 42°33'20" W	21.21'
L11	S 87°33'20" W	75.94'
L12	N 02°26'40" W	164.39'

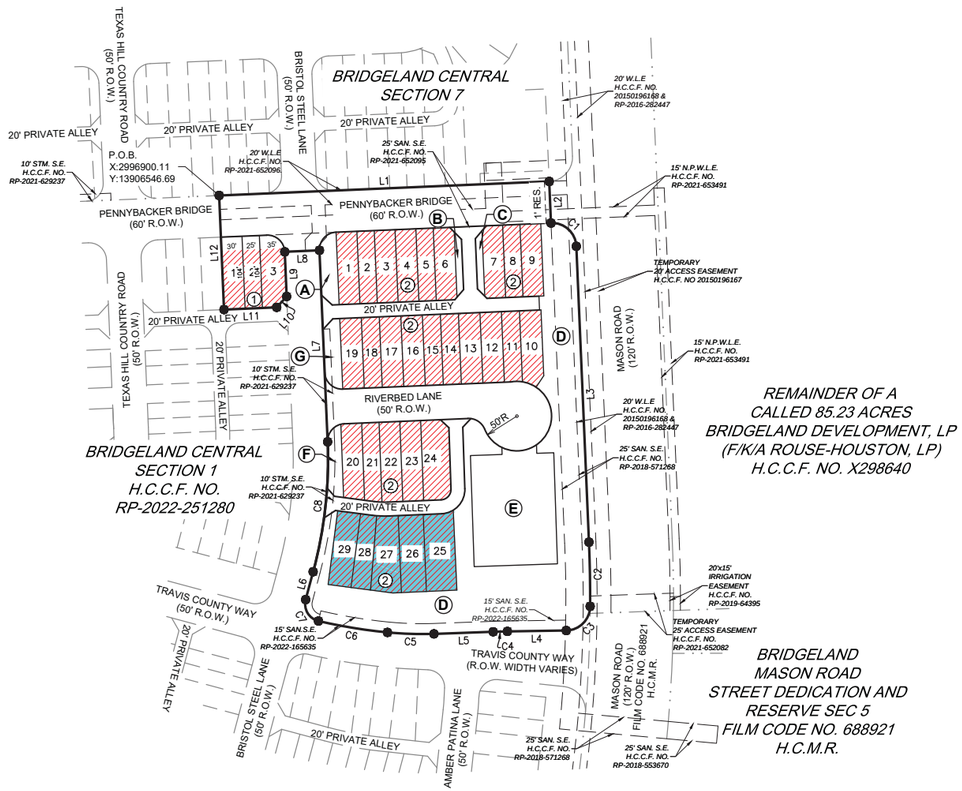
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C2	1940.00'	2°43'50"	92.45'	S 01°04'45" E	92.45'
C3	35.00'	88°50'42"	54.27'	S 44°42'31" W	49.00'
C4	1000.00'	1°10'14"	20.43'	S 88°32'45" W	20.43'
C5	500.00'	7°40'49"	67.02'	N 88°11'57" W	66.97'
C6	775.00'	7°26'51"	100.74'	N 80°38'07" W	100.66'
C7	25.00'	91°56'09"	40.11'	N 30°56'37" W	35.95'
C8	625.00'	17°28'07"	190.55'	N 06°17'23" E	189.82'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.054	2,364	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.019	832	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.019	833	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	1.439	62,667	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.448	19,532	RESTRICTED TO WELL BATTERY
F	0.046	2,007	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.053	2,294	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	2.078	90,529	

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA		
A. TOTAL NO. OF LOTS < 5,000 SF:	32	LOTS
B. TOTAL AREA OF LOTS < 5,000 SF:	102,221	SQ. FT.
C. AVERAGE LOT SIZE < 5,000 SF:	3,194	SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT:	100 - 500	SQ. FT.
E. TOTAL COMPENSATING OPEN SPACE REQUIRED:	7,700	SQ. FT.
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED:	62,667	SQ. FT.

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GENERAL NOTE:

1.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

2.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

3.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

4.) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

5.) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

6.) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

7.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

LEGEND

RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
G.B.L.	INDICATES GARAGE BUILDING LINE
W.L.E.	INDICATES WATER LINE EASEMENT
N.P.W.L.E.	INDICATES NON POTABLE WATER LINE EASEMENT
STM. S.E.	INDICATES STORM SEWER EASEMENT
SAN. S.E.	INDICATES SANITARY SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILES
R.O.W.	INDICATES RIGHT-OF-WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
	INDICATES STREETNAME CHANGE
	INDICATES LOTS REQUESTING VARIANCE FOR 0' FRONT BL
	INDICATES LOTS REQUESTING VARIANCE FOR NO ACCESS TO PUBLIC STREET

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL
SECTION 9

±5.9 ACRES
32 LOTS (25' x 100' TYP.) AND
7 RESTRICTED RESERVES IN 2 BLOCKS

OUT OF THE
H. & T.C.R.R. CO. SURVEY, A-432
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH
0 50 100 200

LJA# 1104-1140 05.08.2024

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0812
Plat Name: Bridgeland Central Sec 9
Applicant: LJA Engineering, Inc.- (Houston Office)
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 allow 0' front building lines for private alley served lots: Block 1, Lots 1-3; Block 2, Lots 1-29.
Chapter 42 Section: 156(d)

Chapter 42 Reference:
(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 9 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 9 neighborhood. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 1 and 2.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-

imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health, safety, or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0812
Plat Name: Bridgeland Central Sec 9
Applicant: LJA Engineering, Inc.- (Houston Office)
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:

Lot access to streets. Applicable to Block 2, Lots 25-29.

Chapter 42 Section: 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 subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 9 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 9 neighborhood. Pedestrian circulation is the main focus in this urban area, which will be provided via linear open spaces. Reserve C will continue the linear pedestrian connection to the overall pedestrian network that leads into the Bridgeland town center and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 5 alley-served lots be allowed to front on Reserve D, creating a generous streetscape and a linear park within the neighborhood. This applies to Block 2 Lots 25 through 29.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 40' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape

treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access will be taken from the rear via the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

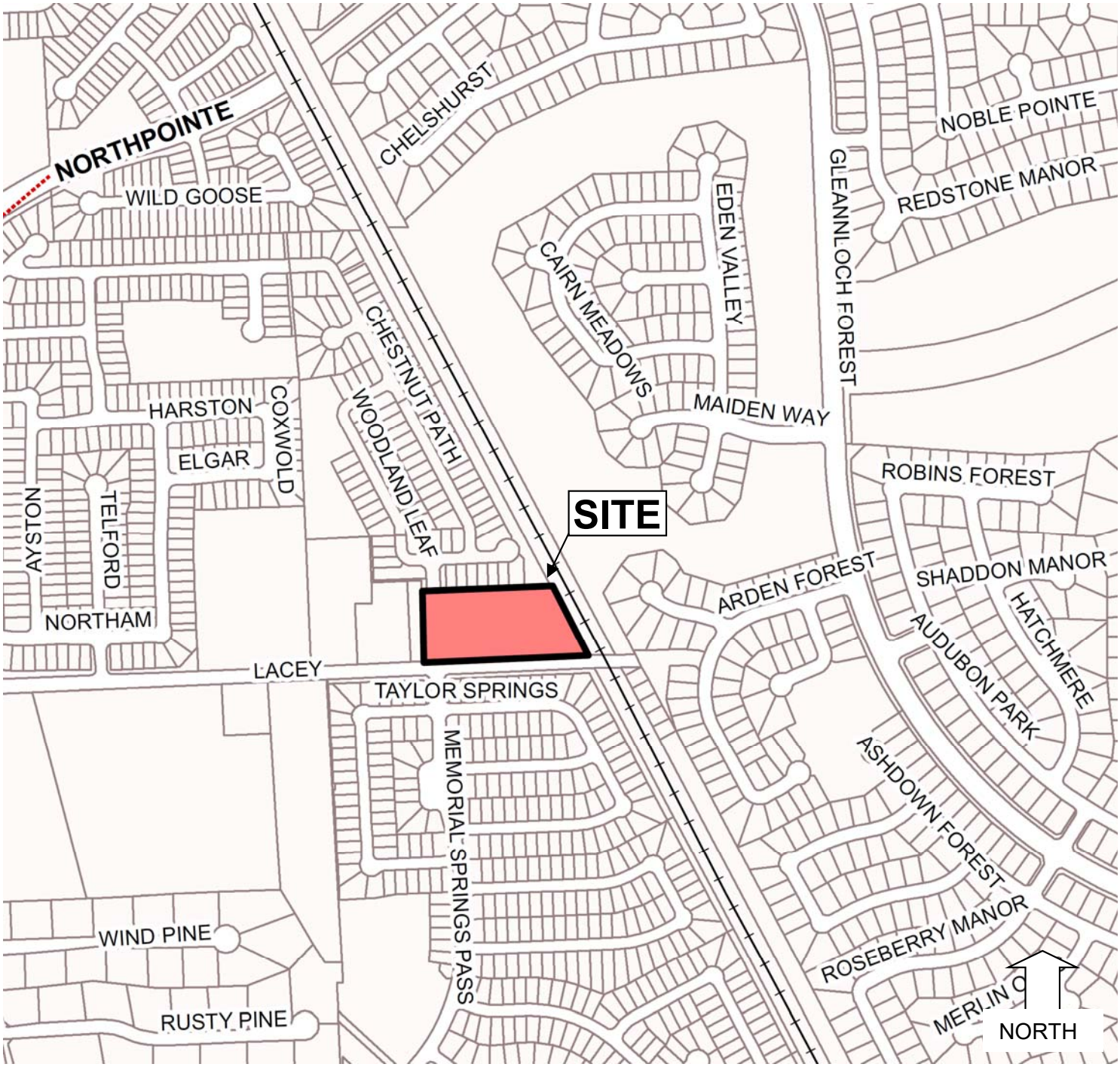
Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Lacey Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



D – Variances **Site Location**

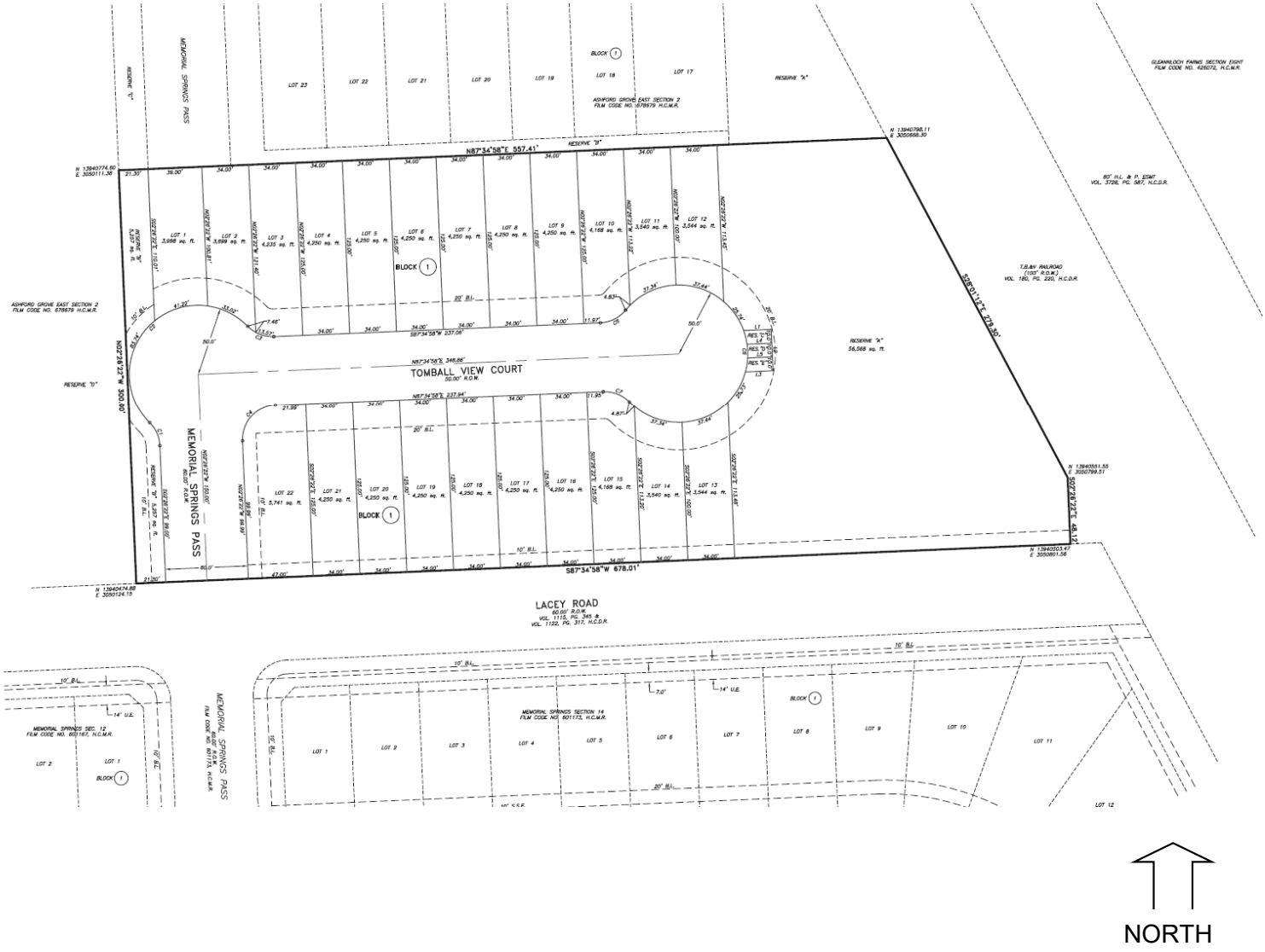
Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Lacey Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.

Reserve "A"	Restricted to Detention	(56,568 sq. ft.)
Reserve "B"	Compensating 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.)



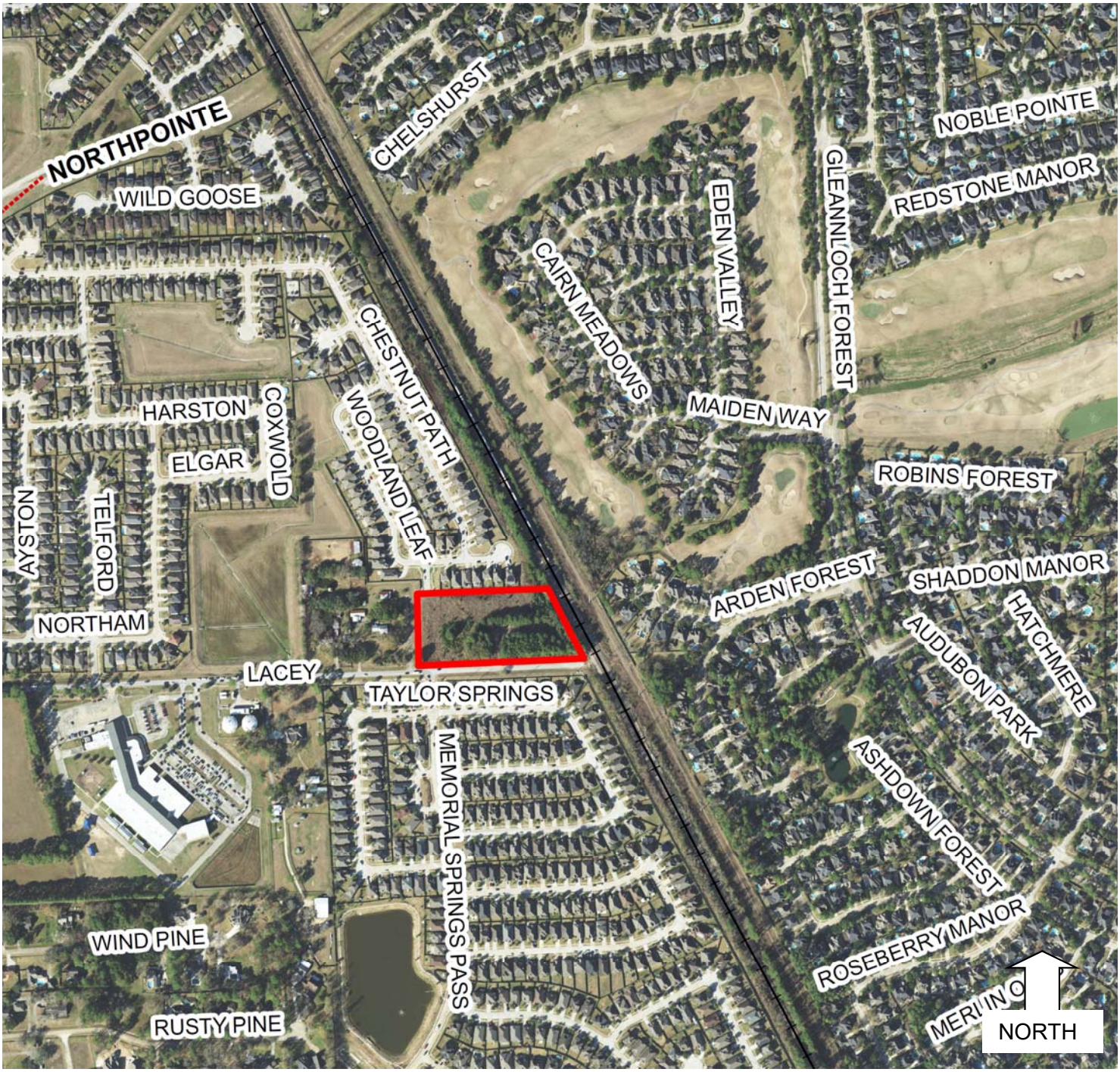
D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/16/2024**

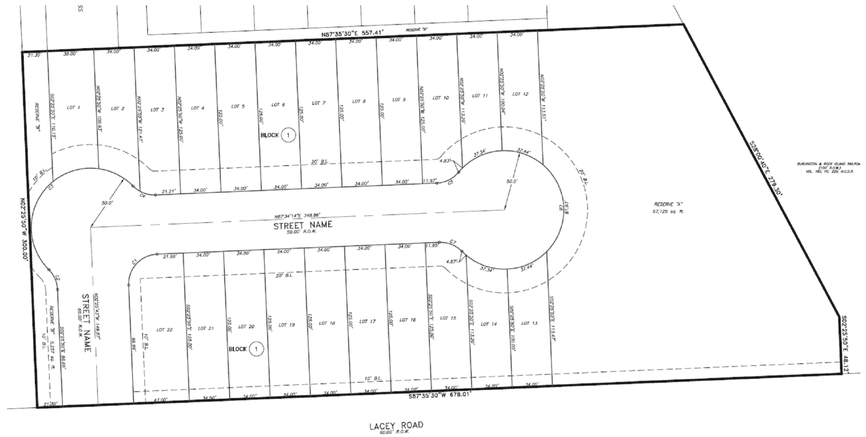
Subdivision Name: Lacey Estates (DEF 1)

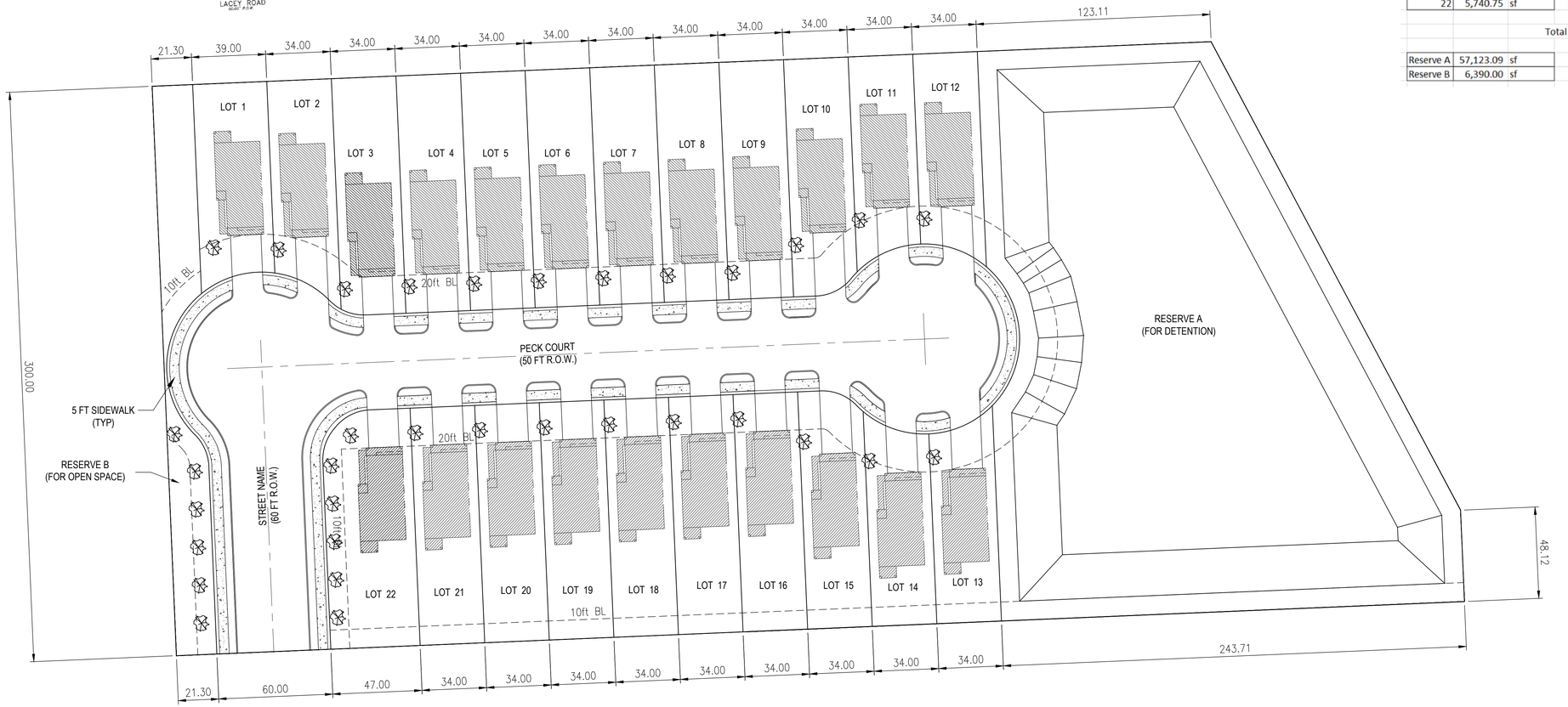
Applicant: PLS Construction Layout, Inc.



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.

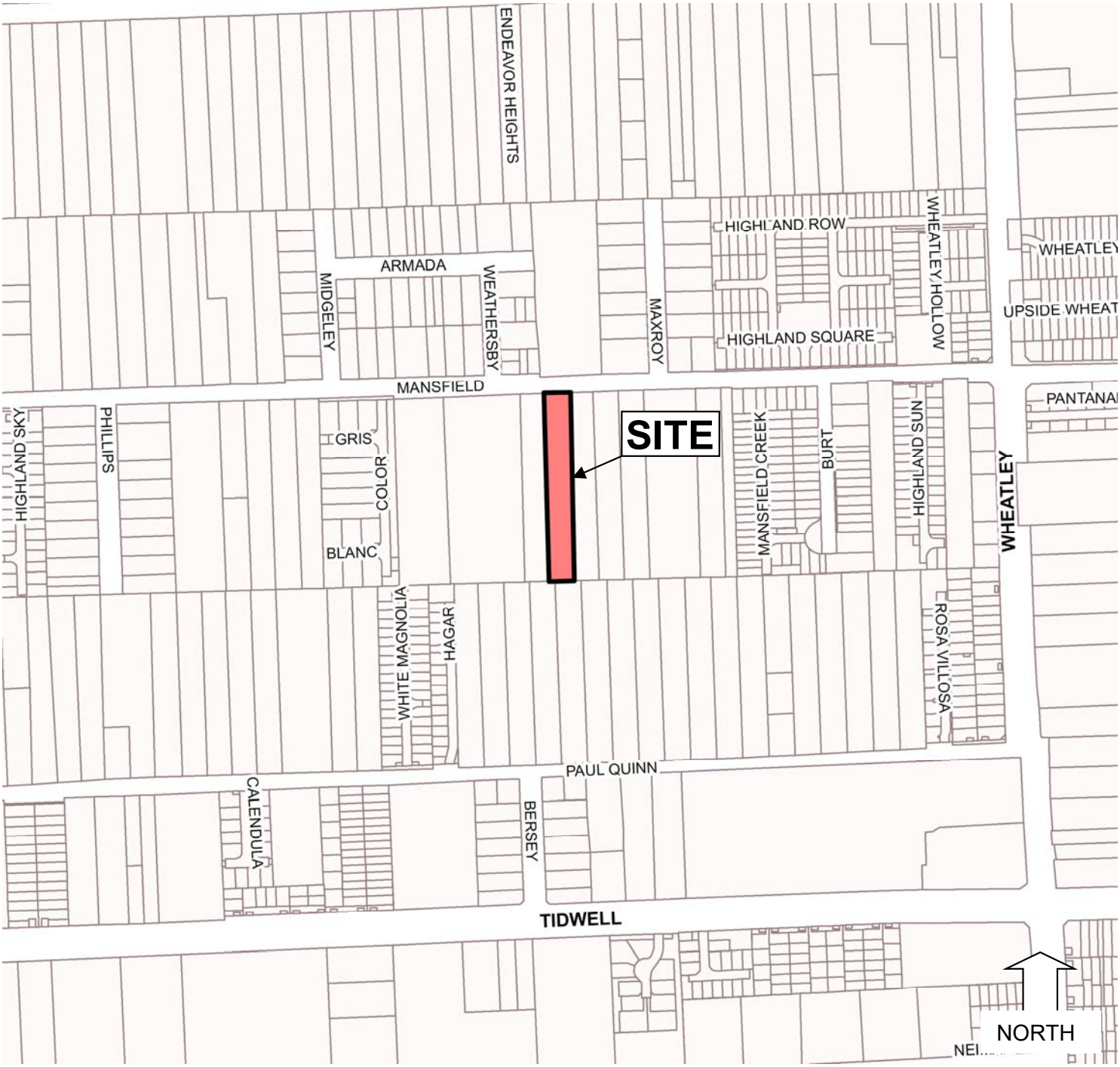
The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the 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: 117

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Mansfield Terrace (DEF 4)

Applicant: Survey Solutions of Texas



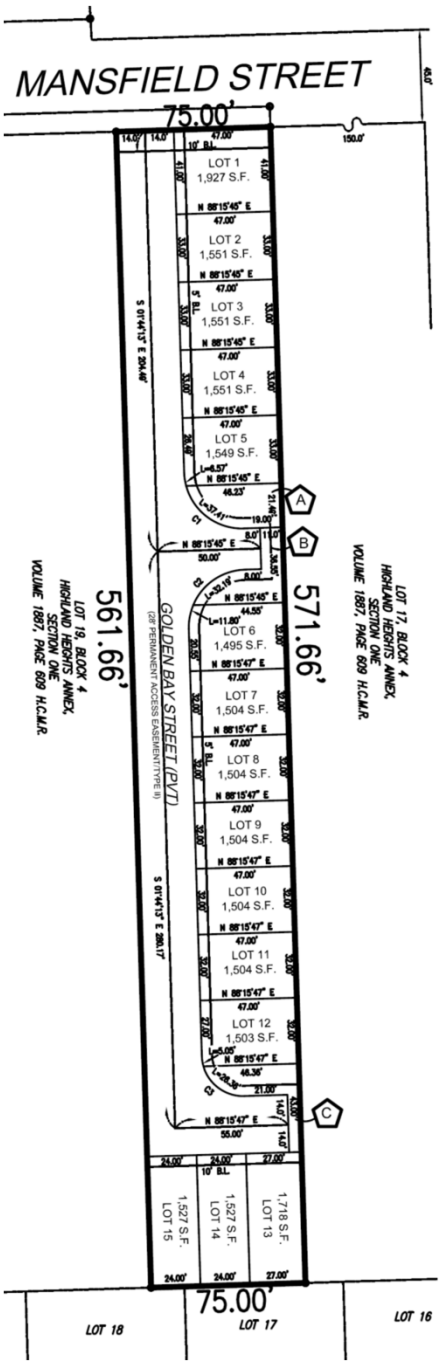
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Mansfield Terrace (DEF 4)

Applicant: Survey Solutions of Texas



D – Variances Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Mansfield Terrace (DEF 4)

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: 118

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Park 3A Development (DEF 1)

Applicant: Fulcrum Land Surveying LLC



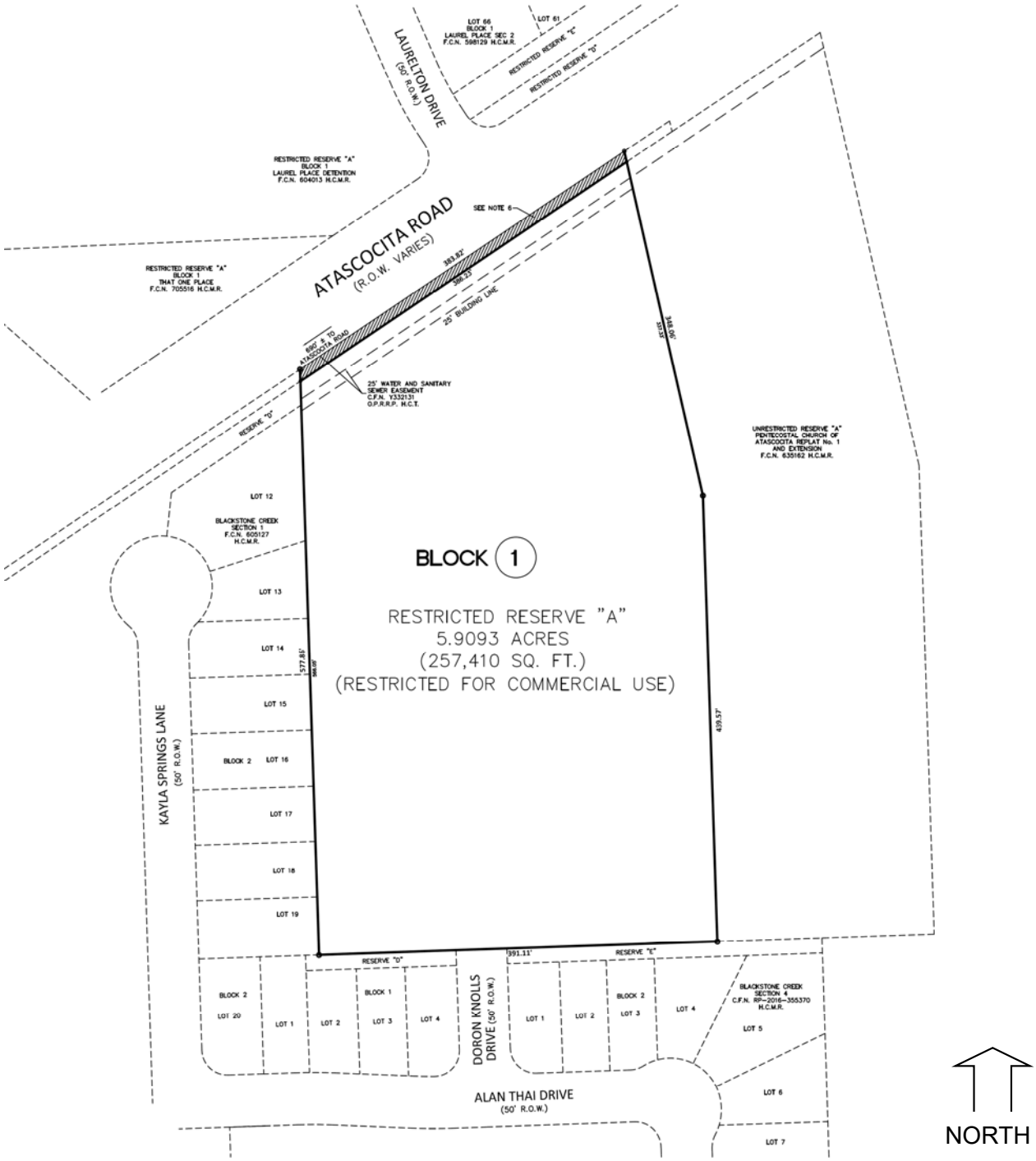
D – Variances **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Park 3A Development (DEF 1)

Applicant: Fulcrum Land Surveying LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 05/16/2024**

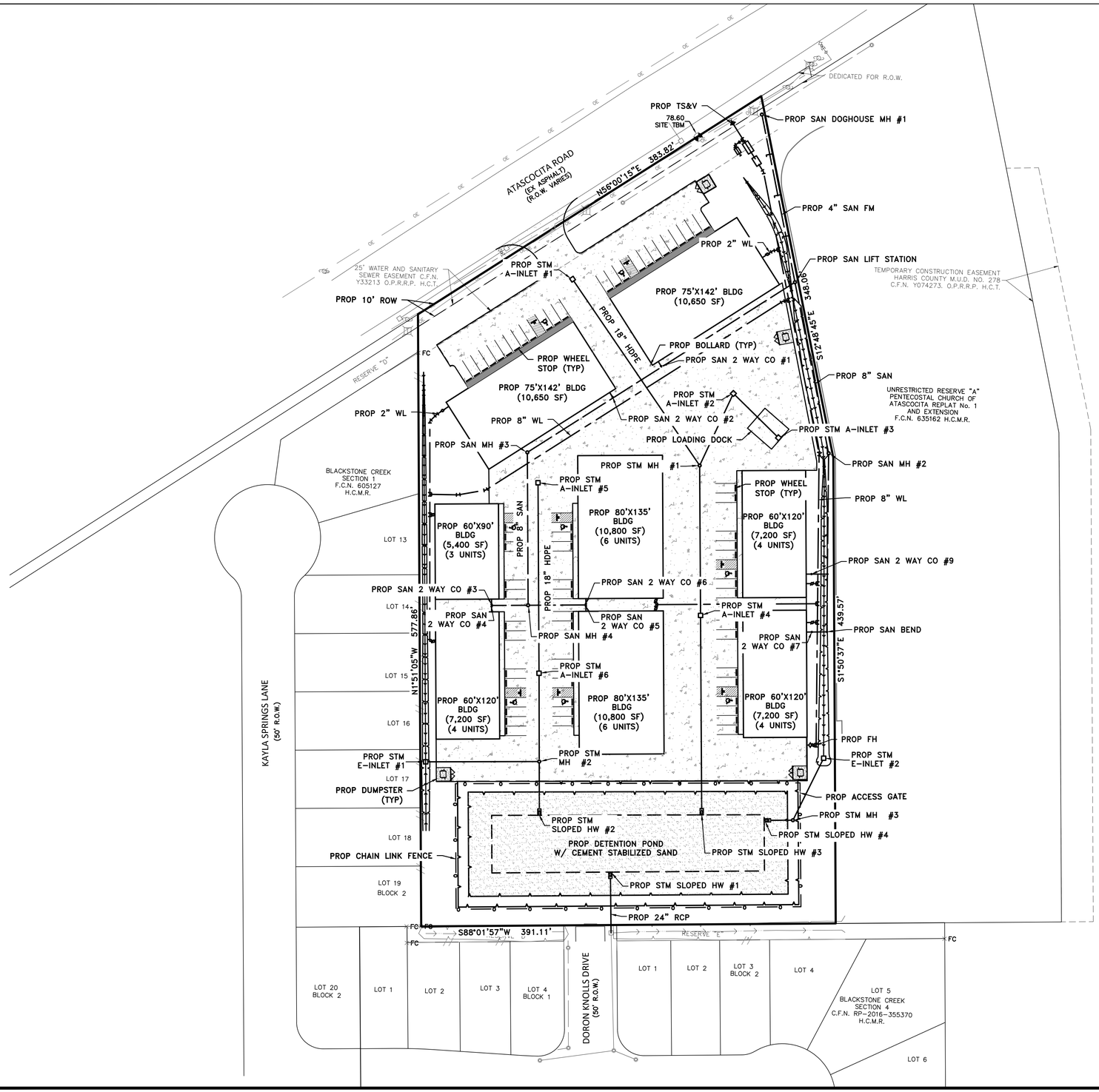
Subdivision Name: Park 3A Development (DEF 1)

Applicant: Fulcrum Land Surveying LLC



D – Variances

Aerial



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22220
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
VLADIMIR KAMYSHIN
30523 ALDINE WESTFIELD ROAD
SPRING, TX 77386

PROJECT ADDRESS
3440 ATASCOCITA RD
HUMBLE, TX 77396

ATASCOCITA ROAD WAREHOUSES

OVERALL SITE PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	04/24/24	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10949	TDLR	**
DRAWN	LMJ	CHECKED	LR
SCALE	1" = 50' (24x36) 1" = 100' (11x17)	SHEET	04

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

04/24/2024

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10949-ATASCOCITA ROAD WAREHOUSES\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Apr. 24, 2024 - 3:44 PM LAURYN JOHNSON

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.

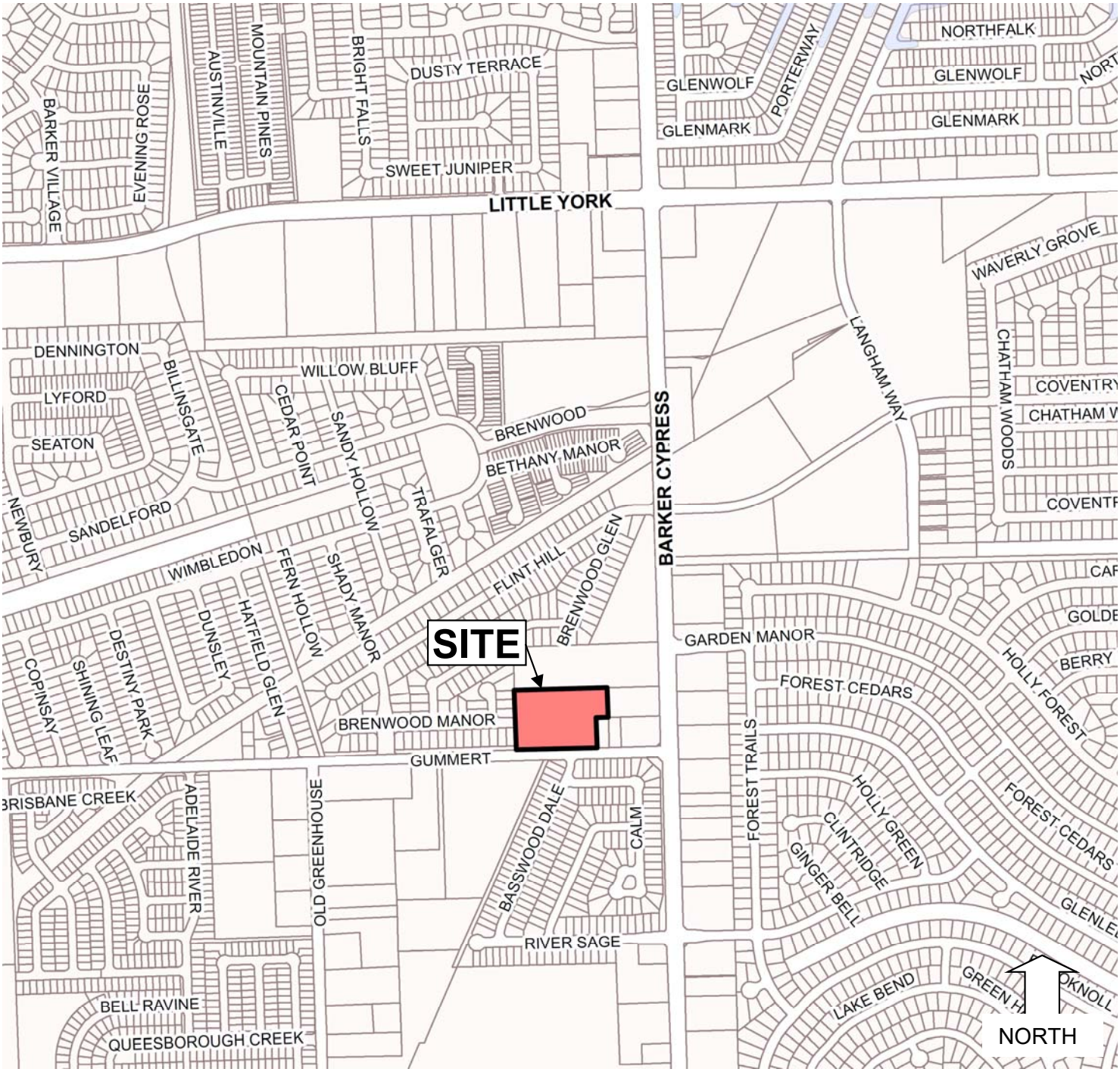
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Retreat at Gummert

Applicant: DVJ Civil Engineering and Land Surveying, LLC



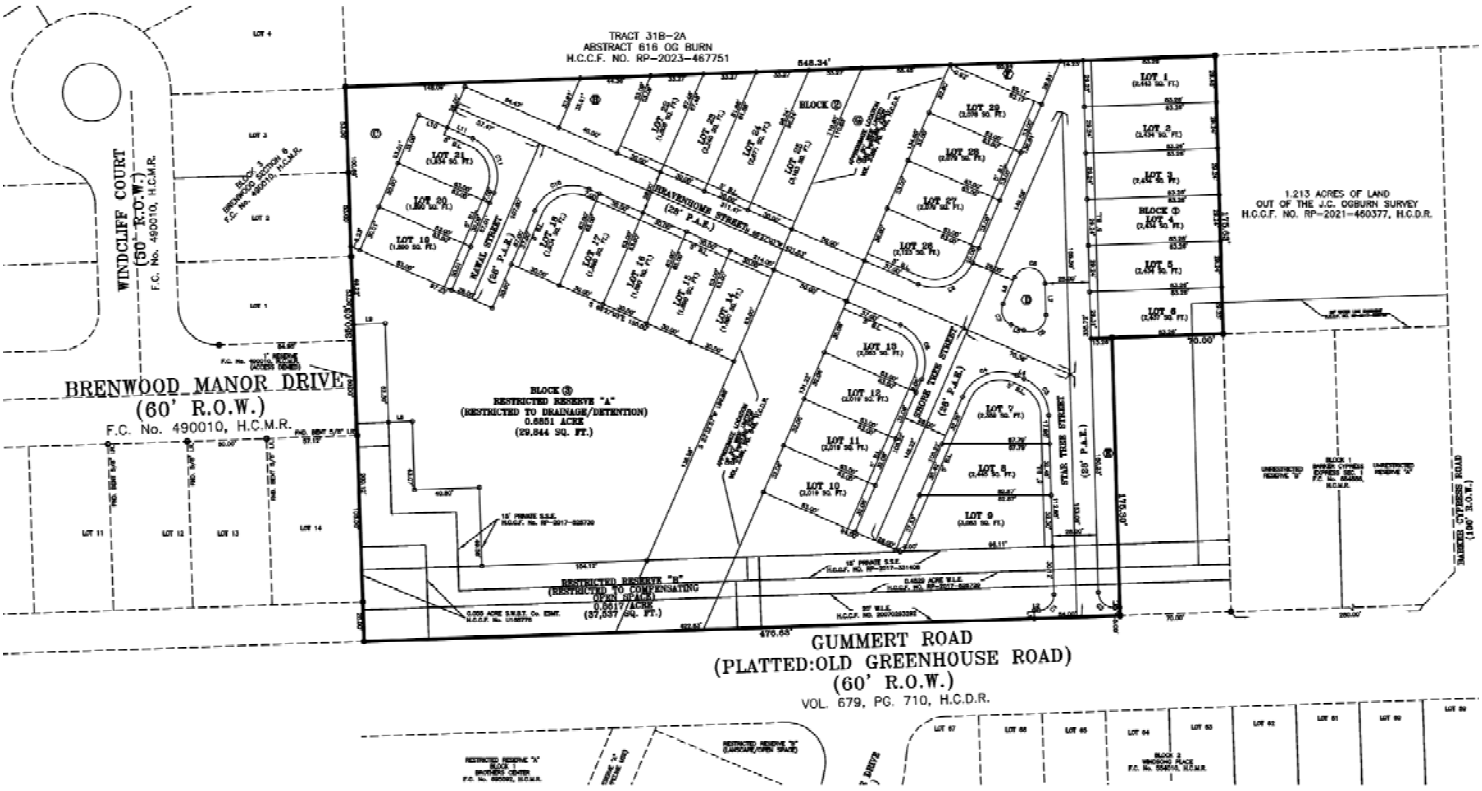
D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Retreat at Gummert

Applicant: DVJ Civil Engineering and Land Surveying, LLC



NORTH

D – Variances

Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/16/2024**

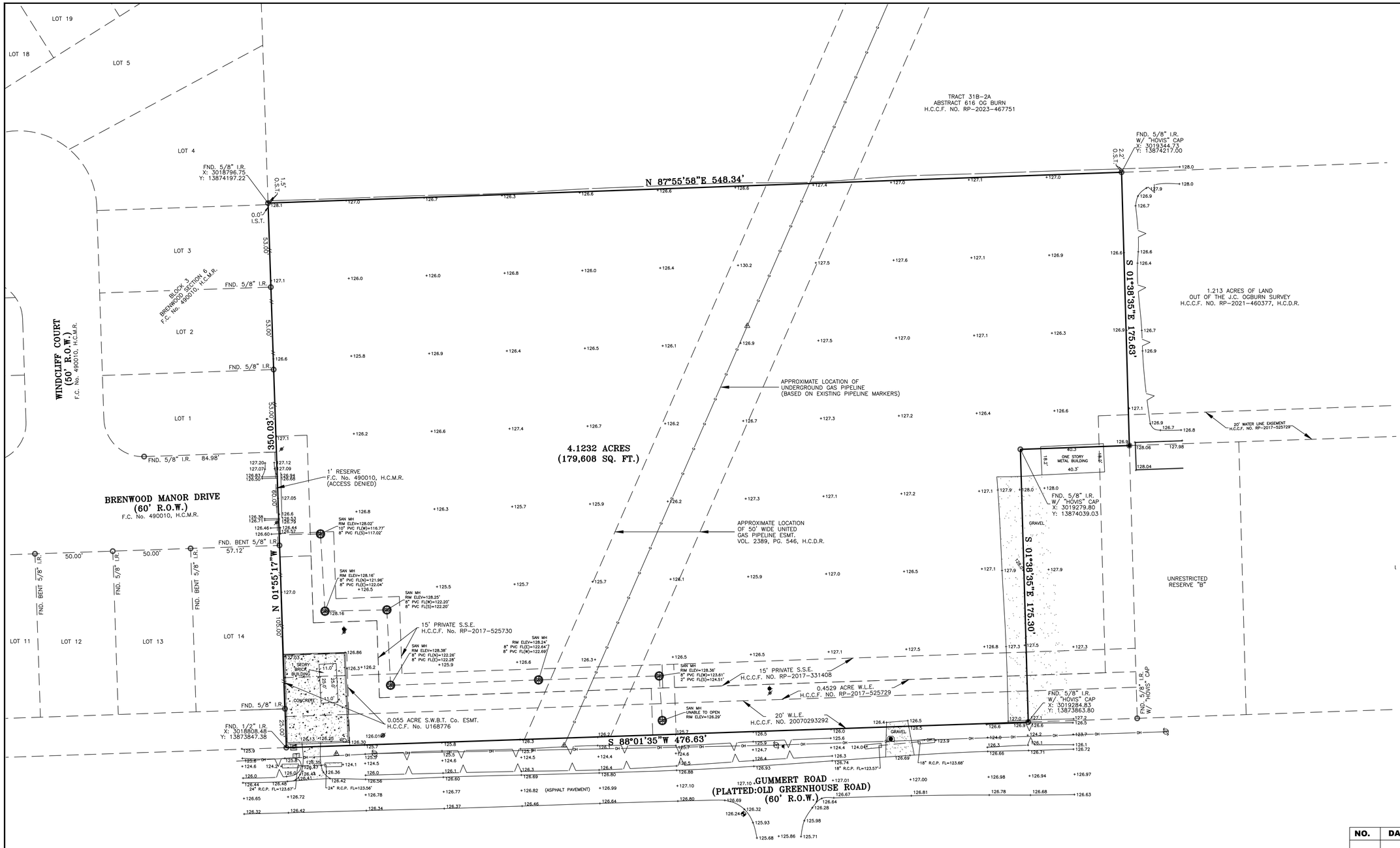
Subdivision Name: Retreat at Gummert

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances

Aerial



GRAPHIC SCALE

30 0 15 30

1 inch = 30 ft.

NOTES:

1. This survey was prepared without the benefit of a title commitment; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.

2. This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0605M, effective date: November 15, 2019.

3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone NAD83.

4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.

5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

6. At the time of this survey all visible improvements and utilities were located and shown hereon.

7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

BENCHMARK:

RM 200178 A brass disc stamped "200178". From intersection of I-10 (Katy Freeway) with Barker Cypress Road, travel north on Barker Cypress Road a distance of 1.1 miles, turn left on Saums Road and travel west a distance of 0.9 miles, turn right on Greenhouse Road and travel north a distance of 1.3 miles to a brass disk set in downstream sidewalk of north bound lanes on north end bridge abutment and being the northeast corner of bridge. ELEVATION=124.88 FEET (NAVD 1988, 2001 ADJUSTED)

TBM
A Mag. nail set on the south edge of Gummert Road, an asphalt road, as shown hereon. Elev.=126.24'

ABBREVIATIONS LEGEND

A	ABSTRACT
BLDG.	BUILDING
B.L.	BUILDING LINE
I.S.T.	INSIDE SUBJECT TRACT
O.S.T.	OUTSIDE SUBJECT TRACT
ELEC.	ELECTRIC
ESMT.	EASEMENT
FND	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT OF WAY
PAV.	PAVING
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" I.R. W/ "VILLA 6751" CAP SET
- POWER POLE
- SERVICE POLE
- GUY ANCHOR
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE & BOX
- FIRE HYDRANT
- PIPELINE MARKER
- TELEPHONE PEDESTAL
- TRAFFIC SIGN
- TEMPORARY BENCHMARK
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC — OHE —
- WATERLINE — WL —
- GAS LINE — GAS —
- TOP OF BANK

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 6, Condition II Land Title Survey.

Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751

NO.	DATE	DESCRIPTION

TOPOGRAPHY SURVEY OF 4.1232 ACRES BEING THE REMAINDER OF A 6.8266 ACRE TRACT H.C.C.F. No. RP-2018-506513 LOCATED IN THE JOHN C. OGBURN SURVEY, A-616, HARRIS COUNTY, TEXAS

DVJ
CIVIL ENGINEERING & LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

SCALE: 1"=30'	PROJECT No. 24-0140	DRAWN BY: IP
DATE: 02-13-2024	KEY MAP: 407X	CHECKED BY: DVJ

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0871
Plat Name: Retreat at Gummert
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 05/03/2024

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 Brenwood Manor Drive into the subject property or provide a cul-de-sac turnaround.

Chapter 42 Section: 134

Chapter 42 Reference:

Street extension - Per conversations with the County there are not future plans to extend Brenwood Manor Drive as it was intended to dead-end at our subject tract (evidenced by the 1' buffer reserve that was included on the plat that dedicated Brenwood Manor Drive). This R.O.W. was acquired to provide access to the residents of Brenwood Section 6.

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

Brenwood Manor Drive is not planned to be continued by Harris County or the City of Houston in the future. This variance meets that intent.

(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;

Brenwood Manor Drive is a 60' local street that was dedicated by the Brenwood Section 6 subdivision in Film Code 490010, H.C.M.R. If a cul-de-sac was provided at the end of Brenwood Manor Drive stub street, it would not be used byt he vast majority of the residents of the single-family neighborhood and would create additional paving for Harris County to Maintain. The stub portion of Brenwood Manor Drive is very short and any drive can easily see it's a dead end currently and not turn down the street. It is for these reasons that providing a cul-de-sac at this stub street would not be 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;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject property.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead end street and increase traffic circulation. In this case, there is little traffic traveling eastbound at this

point on Brenwood Manor Drive as it is the length of just two residential lots. Providing a cul-de-sac would generate more street parking which would congest any traffic more than the stub street currently does. In addition, a turn around is provided at nearby Windcliff Court which is 190' north of the stub street.

(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's health, safety, or welfare. Not providing the cul-de-sac does not impede traffic or comprise the public's health, safety, or welfare.

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

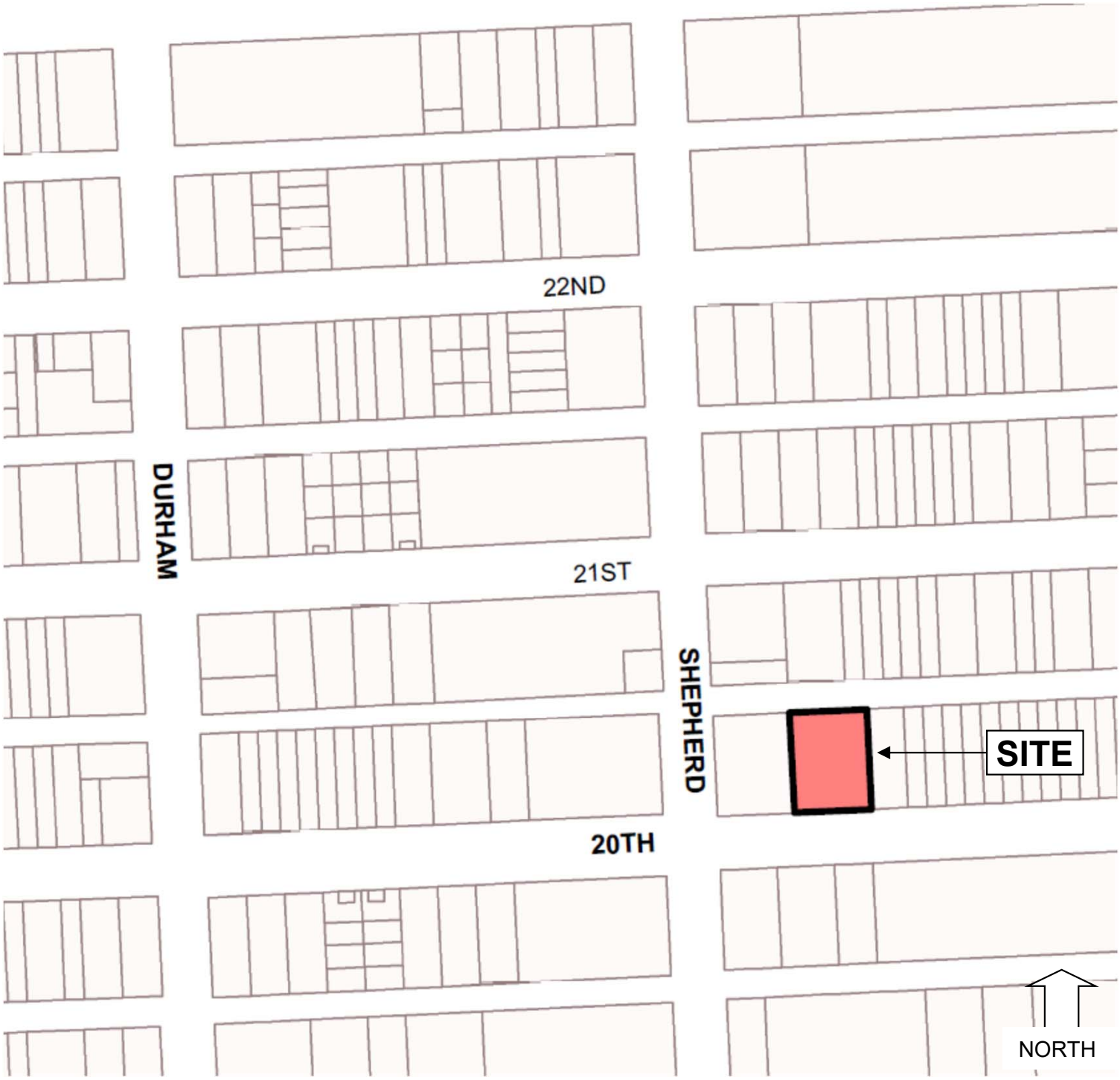
Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall to the County. There is also no financial benefit to the applicant.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Heights Eats (DEF 2)

Applicant: DVJ Civil Engineering and Land Surveying LLC



F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Heights Eats (DEF 2)

Applicant: DVJ Civil Engineering and Land Surveying LLC



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/16/2024**

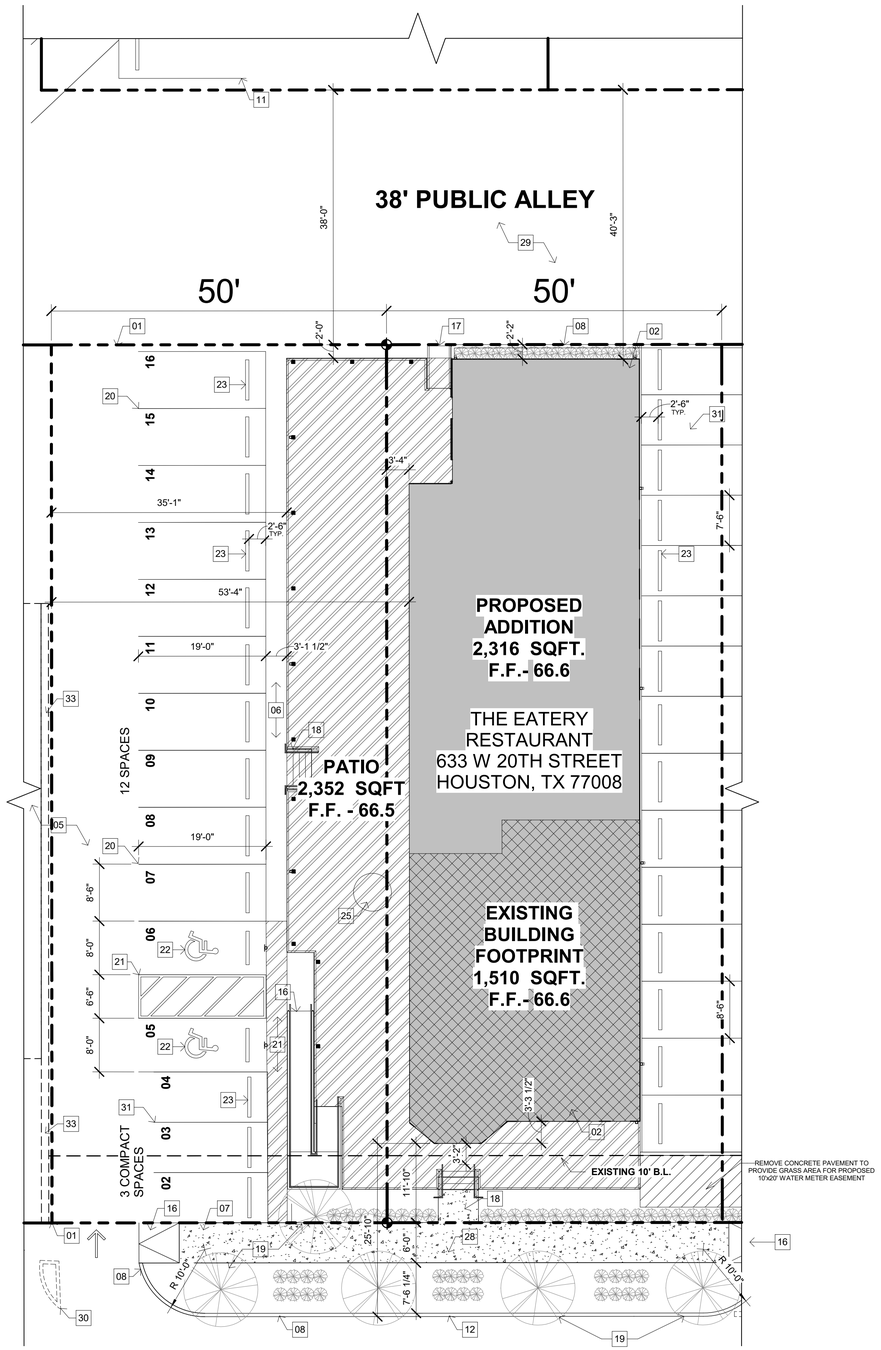
Subdivision Name: Heights Eats (DEF 2)

Applicant: DVJ Civil Engineering and Land Surveying LLC



F - Reconsideration of Requirements 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

SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT; U.N.O.
3. REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
5. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
7. TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES SEC. 33-126 (STREET TREES), SEC. 33-127 (PARKING LOT PLANTING OF TREES AND SHRUBS) AND SEC. 33-129 (GENERAL PLANTING STANDARDS) TREES MUST BE LARGE SPECIES AS LISTED IN CHAPTER 33 APPENDIX A-1 (LARGE TREES FOR HOUSTON) WITH 1.5" MIN. CALIPER. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITIES, ROADWAYS, SIDEWALKS OR STREETLIGHTS

SITE PLAN KEYED NOTES:

NOT ALL KEY NOTES WILL BE USED ON THIS SHEET

01 PROPERTY LINE
02 PROPOSED BUILDING FOOTPRINT
03 BUILDING OUTLINE OVERHEAD
04 NEW CONCRETE WALKWAY
05 NEW CONCRETE DRIVEWAY
06 NEW 3' SIDEWALK
07 NEW 6' CONCRETE WALKWAY
08 NEW CONC. CURB REF. TO CIVIL
09 NEW POLE MOUNTED SITE LIGHTING, RE: MEP FOR SCHEDULES
10 EXISTING DRIVE TO BE REPAIRED
11 EXISTING PARKING
12 EXISTING CONC. CURB
13 EXISTING UTILITY POLE
14 EXISTING LIGHT POLE
15 EXISTING CONCRETE SIDEWALK
16 NEW WHEELCHAIR RAMP
17 NEW DELIVERY RAMP
18 NEW STAIRS
19 NEW LANDSCAPING/ SHRUBS / TREE
20 NEW 8.5' X 19' PARKING; W/ PTD WHITE STRIPPING, TYP.
21 NEW ADA ACCESSIBLE ROUTE AND AISLE STRIPPING; PAINT ADA WHITE TYP.
22 NEW ADA ACCESSIBLE SYMBOL; PAINT ADA WHITE, TYP.
23 NEW CONC. WHEEL STOP; 2'-6" FROM END, TYP.; REF. A.103
24 EXISTING BIKE RACK
25 EXISTING LANDSCAPING/ SHRUBS / TREE
26 EXITSTING TRASH ENCLOSURE
27 EXISTING CONC. WHEEL STOP
28 EXISTING 6' SIDEWALK
29 EXISTING CONC. DRIVE
30 EXISTING CONC. CURB TO BE DEMOLISHED
31 NEW 7.5' X 17' PARKING; W/ PTD WHITE STRIPPING, TYP.
32 EXISTING ROOF TO BE DEMOLISHED
33 EXISTING WALL TO BE DEMOLISHED

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

REGISTERED ARCHITECT ROMULO CISNEROS 15121 STATE OF TEXAS

05/06/2024 EXP. 9/30/2024

ENGINEER

REVISIONS

No.	Description	Date

DATE ISSUED: 05/06/2024

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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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: 121

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Holman Annex

Applicant: Stupa International LLC



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Holman Annex

Applicant: Stupa International LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Holman Annex

Applicant: Stupa International LLC



F- Reconsideration of Requirements **Aerial**

LANDSCAPING NOTES	SYMBOL
SUMMARY LOT SIZES LESS THAN 5000 SF = 1 TREE/LOT 1 TREE MIN. IN R.O.W.	
TREES MUST BE MINIMUM 1 1/2" CALIPER CH. 33-110 AND SELECTED FROM CITY OF HOUSTON ORDINANCES, CH. 33, APPENDIX-A, APPROVED TREE LIST TREES OVER 4+ CALIPER = 2 TREE CREDIT	
1 LOT = 1 REQUIRED TREES	1.5" CALIPER LIVE OAK

LOT PERCENTAGE IMPERVIOUS				
	LOT 1	LOT 2	LOT 3	LOT 4
HOUSE TOTAL SLAB	929.47	932	932	929.47
DETACHED GARAGE	N/A	N/A	N/A	N/A
ACCESORY STRUCTURES	N/A	N/A	N/A	N/A
DRIVES AND WALKS	462.94	587.16	570.37	461.31
POOL DECK AREA	N/A	N/A	N/A	N/A
OTHER FLAT WORK	76.6	76.6	76.6	76.6
A/C PAD	N/A	N/A	N/A	N/A
TOTAL IMPERVIOUS (SQFT)	1470.40	1537.87	1529.42	1469.87
LOT AREA (SQFT)	2802.04	2129.05	1991.64	2127.37
% IMPERVIOUS (SQFT)	52.58%	72.13%	76.69%	69%

GRADING NOTES:

R401 FOUNDATION DRAINAGE - COH
R401.3 DRAINAGE - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION: WHERE A LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE/ IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

R401.5 FOUNDATION ELEVATION -- ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OR WHERE NO SEWER IS AVAILABLE, THE THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.

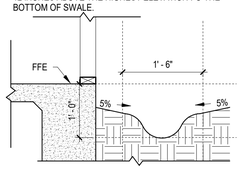
NOTE: WHEN A GREATER ELEVATION IS REQUIRED BY CHAPTER 19 OF THE CITY CODE, THEN CHAPTER 19 SHALL GOVERN.

SWALE PROFILE & NOTES

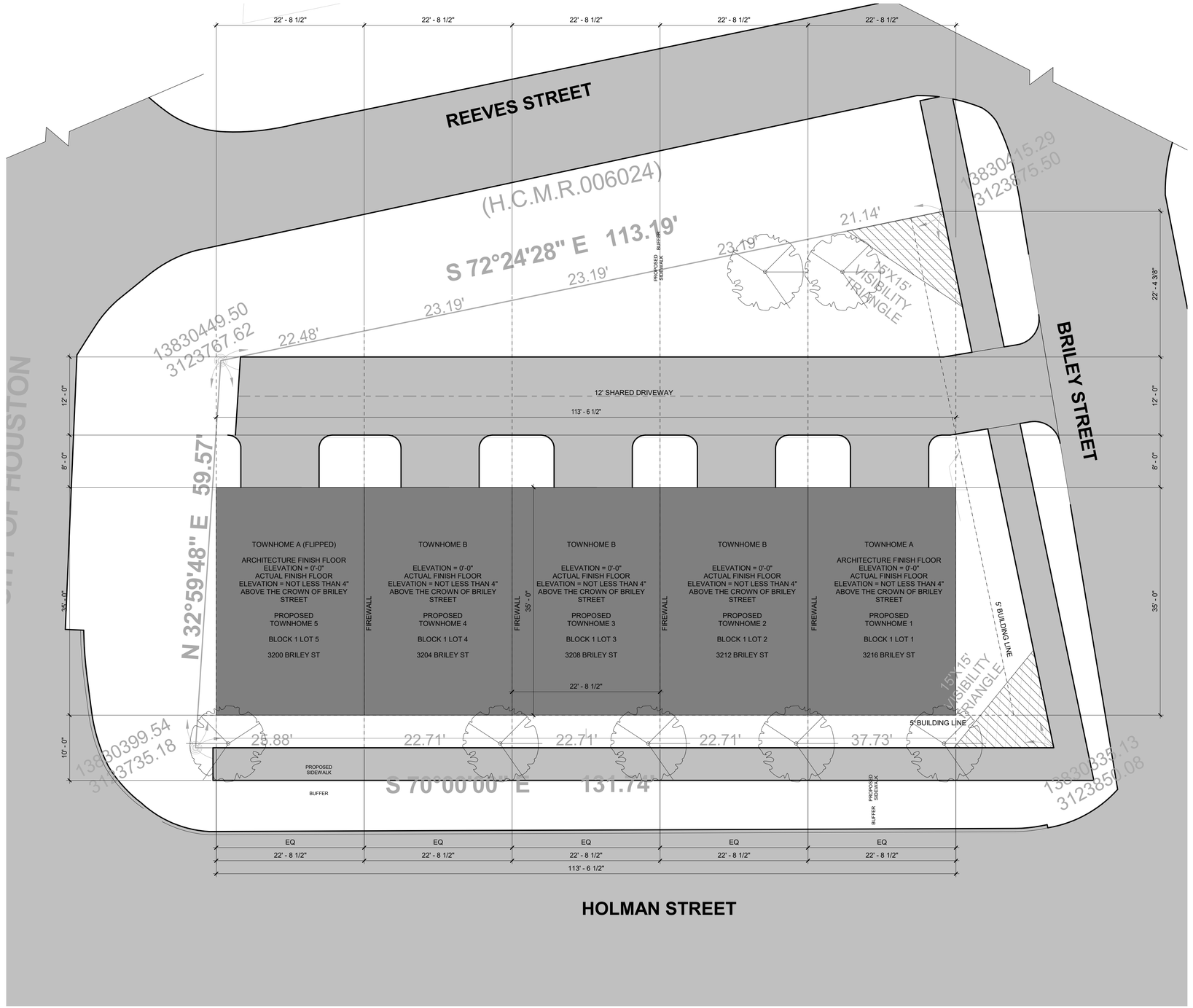
-A 2% SLOPE HAS A VERTICAL RISE OF 1/4" PER FOOT
-A 5% SLOPE HAS A VERTICAL RISE OF 5/8" PER FOOT
-FENCING, AC PAD AND DOWNSPOUTS SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE
-WALKS (IMPERVIOUS SURFACES) MAY BE A PART OF THE SWALE PROVIDED THE WALK HAS A SLOPE AWAY FROM THE FOUNDATION WALL OF AT LEAST 2% AND DOES NOT INTERFERE WITH THE FLOW OF THE SWALE (NO STEPS)
-WHERE THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SWALE, PROVIDE A 5% SLOPE ON BOTH SIDES OF THE SWALE, PROVIDE A 5% SLOPE ON BOTH SIDES OF THE SWALE WITH CENTERLINE LOCATED AT THE MIDPOINT.
-WHEN SWALE WIDTH IS LESS THAN 48 INCHES, LOCATE THE SWALE CENTERLINE AT MIDPOINT.
-WHEN THE SWALE WIDTH IS GREATER THAN 48 INCHES, LOCATE THE SWALE CENTERLINE 2/3 (0.667) THE SWALE WIDTH AWAY FROM THE FOUNDATION WALL OR 24 INCHES (MINIMUM) FROM THE PROPERTY LINE

WHERE LOT LINES INTO A SWALE THAT IS SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

THE FINISHED FLOOR ELEVATION SHALL BE AT LEAST 12 INCHES ABOVE THE HIGHEST ELEVATION FO THE BOTTOM OF SWALE.



2 SWALE DETAIL
3/4" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"



M8 DESIGN

Stupa International
A premium general contracting company

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE DESIGN CONSULTANT & IS NOT TO BE USED IN WHOLE OR IN PART, WHITHOUT THE AUTHORIZATION OF M8 DESIGN

PRELIMINARY SET

TERRA VISTA AT HOLMAN

HOLMAN ANNEX LOT 1 3216 BRILEY, LOT 2 3212 BRILEY, LOT 3 3208 BRILEY, & LOT 4 3204 BRILEY, & LOT 5 3200 BRILEY, Houston, TX 77004

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 2023.112
DRAWN BY: JM
CHECKED BY: Checker
SHEET NO.:

Site Plan

A1.1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0626
Plat Name: Holman Annex
Applicant: STUPA INTERNATIONAL 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:

5' ROW dedication along Briley Street

Chapter 42 Section: 122

Chapter 42 Reference:

42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows Local streets - (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;

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:

Briley Street is a 40' ROW but it is short street that only exists along the length of the property line on the East of the subject property at 3209 Holman Street, Houston, TX 77004. Removing the requirement for the 5' dedication for future ROW purposes would allow us to plan for the development of the future homes in the property in a much more comfortable manner. Since Briley Street serves as a point of entry for only our proposed development at 3209 Holman, the lack of a 5' dedication would also not affect any other properties in the area.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0626
Plat Name: Holman Annex
Applicant: STUPA INTERNATIONAL 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:

Section 42-122 dictates that the ROW width in a local street needs to be 50-ft. In the proposed plat of Holman Annex, since Briley Street is a 40-ft ROW which would require a 5-ft dedication on our part along Briley Street. Requesting the variance as Briley Street is a very short street that acts as an access point to only Holman Annex.

Chapter 42 Section: 122

Chapter 42 Reference:

Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or (2) 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

(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;

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 on otherwise contrary to sound public policy. This is because the lot is surrounded by public ROWs on 3 sides and has an unusual trapezoidal shape. Building line dedications on three sides make it difficult to create plans that would provide comfortable living accommodations to future buyers while being in accordance with requirements for sustainable and sound living.

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

The proposed replat maintains all other requirements of the planning department while maintaining the integrity of the original boundaries of the property in question. We, as the applicant, have not sought to change or alter the original property layout in any manner which created difficulties in creating a sound and sustainable living development. The requirement for seeking the variance is a result of existing conditions on site.

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

The intent and general purposes of this chapter will be maintained. The intent of this chapter, as mentioned in 42-121(b) is to provide sufficient ROW width to support traffic in the ROW. Since Briley Street exists in front of and would serve only Holman Street, any traffic in Briley Street would be result of any residents living in Holman Annex only and would not affect the general public in any way.

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

Foregoing the requirement for the 5' dedication does not have any environmental impact in the area. And while we are requesting a reconsideration of the 5' dedication requirement, all applicable traffic requirements would still be complied with as demonstrated in the proposed site plan provided.

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

The variance is being requested to be able to better comply with the standards the living places initiative is seeking to maintain to provide a more sustainable, sound and safe living environment for residents in the City of Houston.

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

May 26, 2024

ROR

NOTICE OF VARIANCE

PROJECT NAME: Holman Annex
REFERENCE NUMBER: 2024-0626

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located north along Holman Street, west along Briley Street, and south along Reeves 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.

Stupa International LLC, 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 5' right-of-way dedication along Briley Street, a local public 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, May 16th, 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 attending the meeting at City Council Chamber listed above.

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.

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

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

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

For additional information regarding this project, please call Anup Pande with Stupa International LLC at 832-260-3619. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574. 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

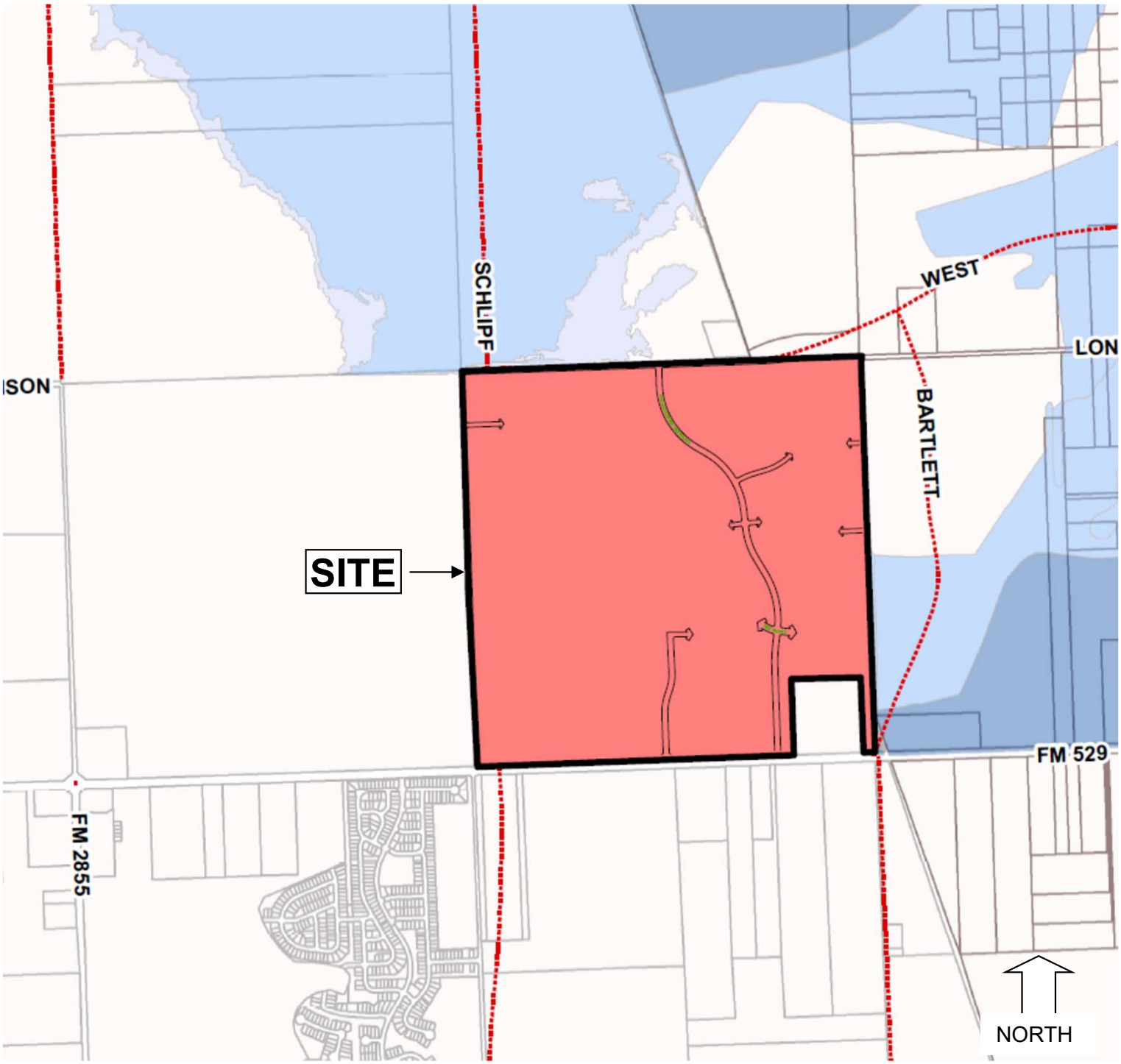
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Jasek Farms GP (DEF 2)

Applicant: Meta Planning + Design LLC



F - Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/16/2024**

Subdivision Name: Jasek Farms GP (DEF 2)

Applicant: Meta Planning + Design LLC



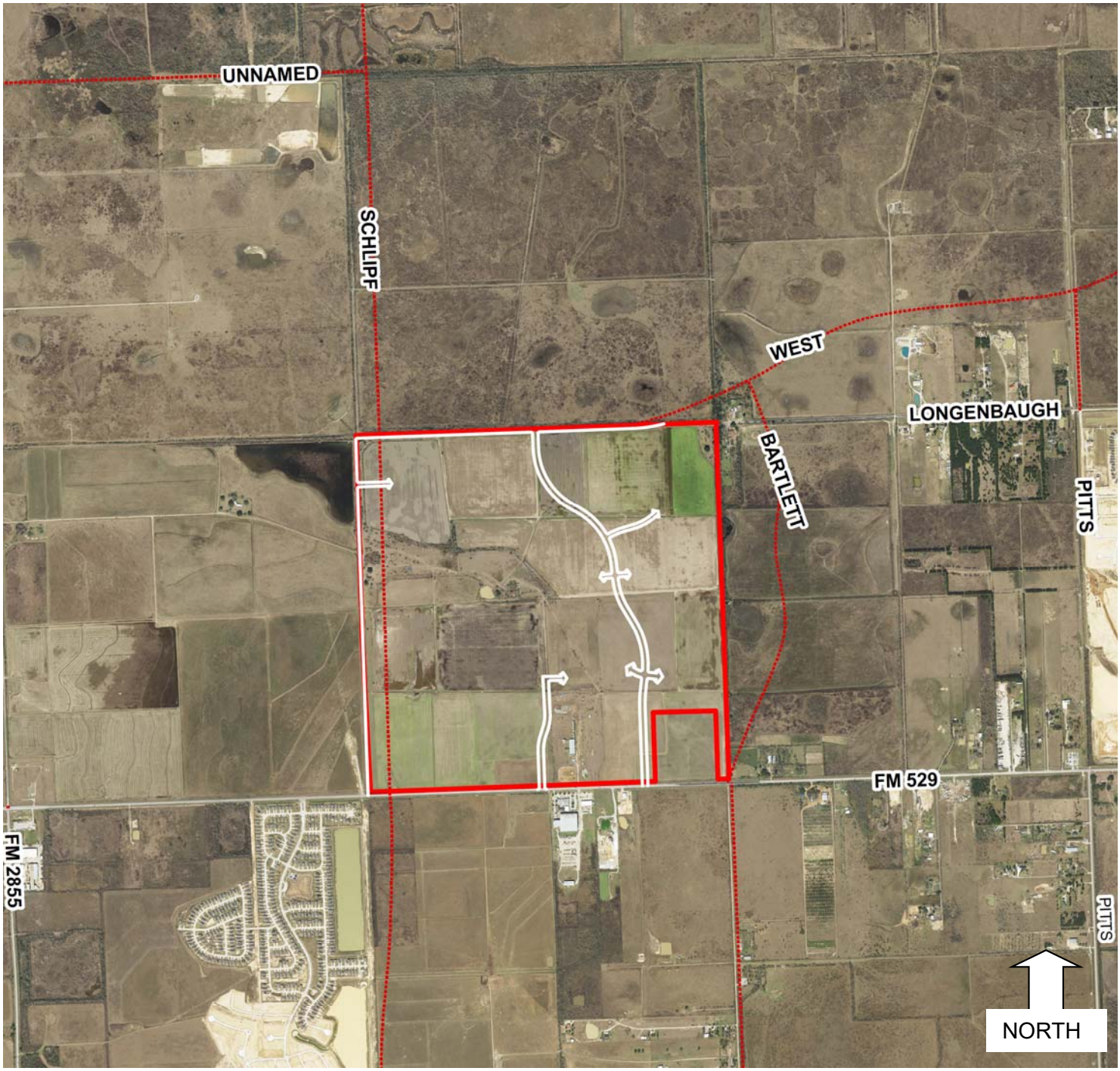
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/16/2024**

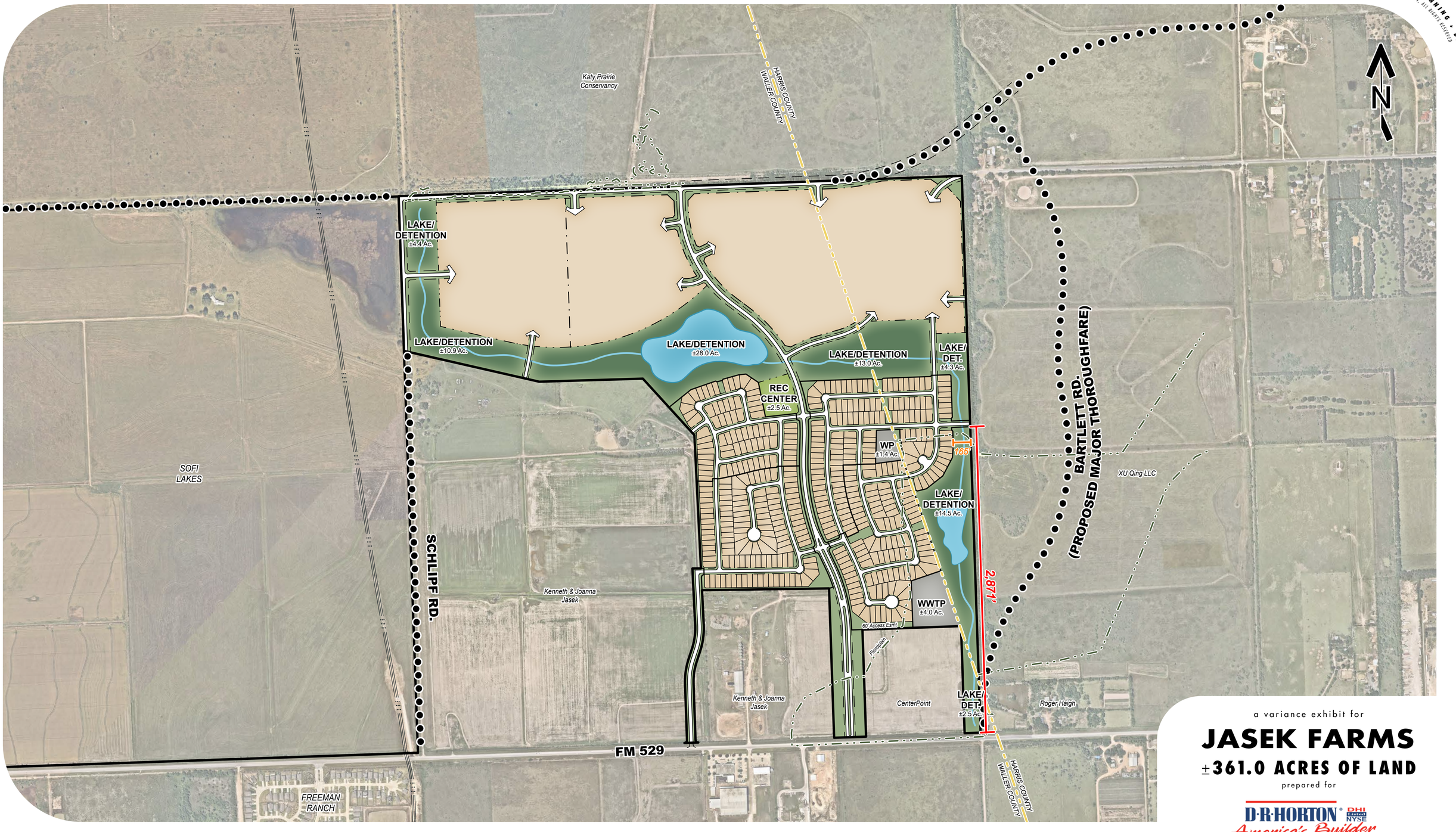
Subdivision Name: Jasek Farms GP (DEF 2)

Applicant: Meta Planning + Design LLC



F - Reconsideration of Requirements Aerial

META PLANNING + DESIGN
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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
MAY 6, 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 ±2,900' 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 2,900'. 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.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 138

Meeting Date: 05/16/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 05/16/24

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.

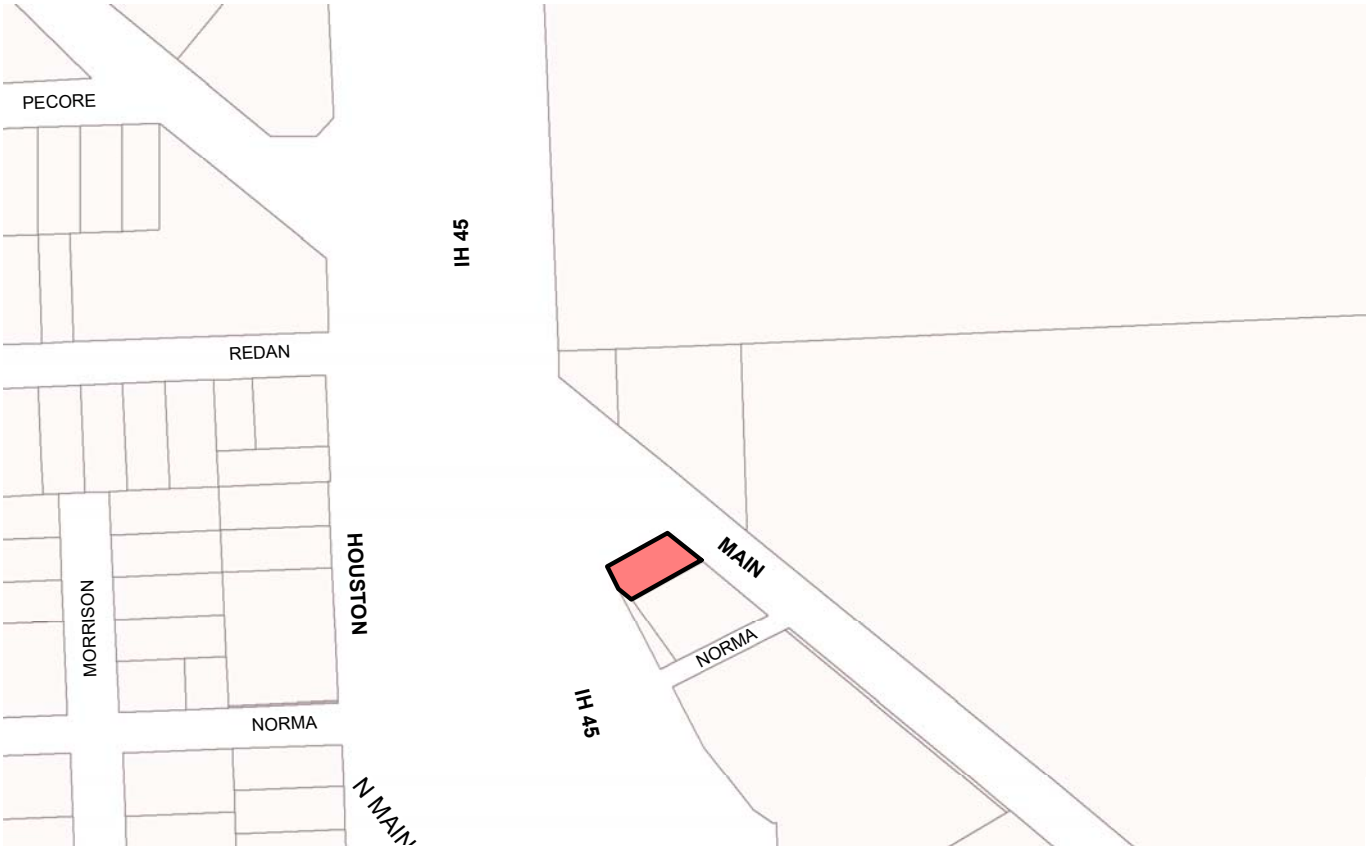
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 05/16/24

Location Map



DEVELOPMENT PLAT VARIANCE

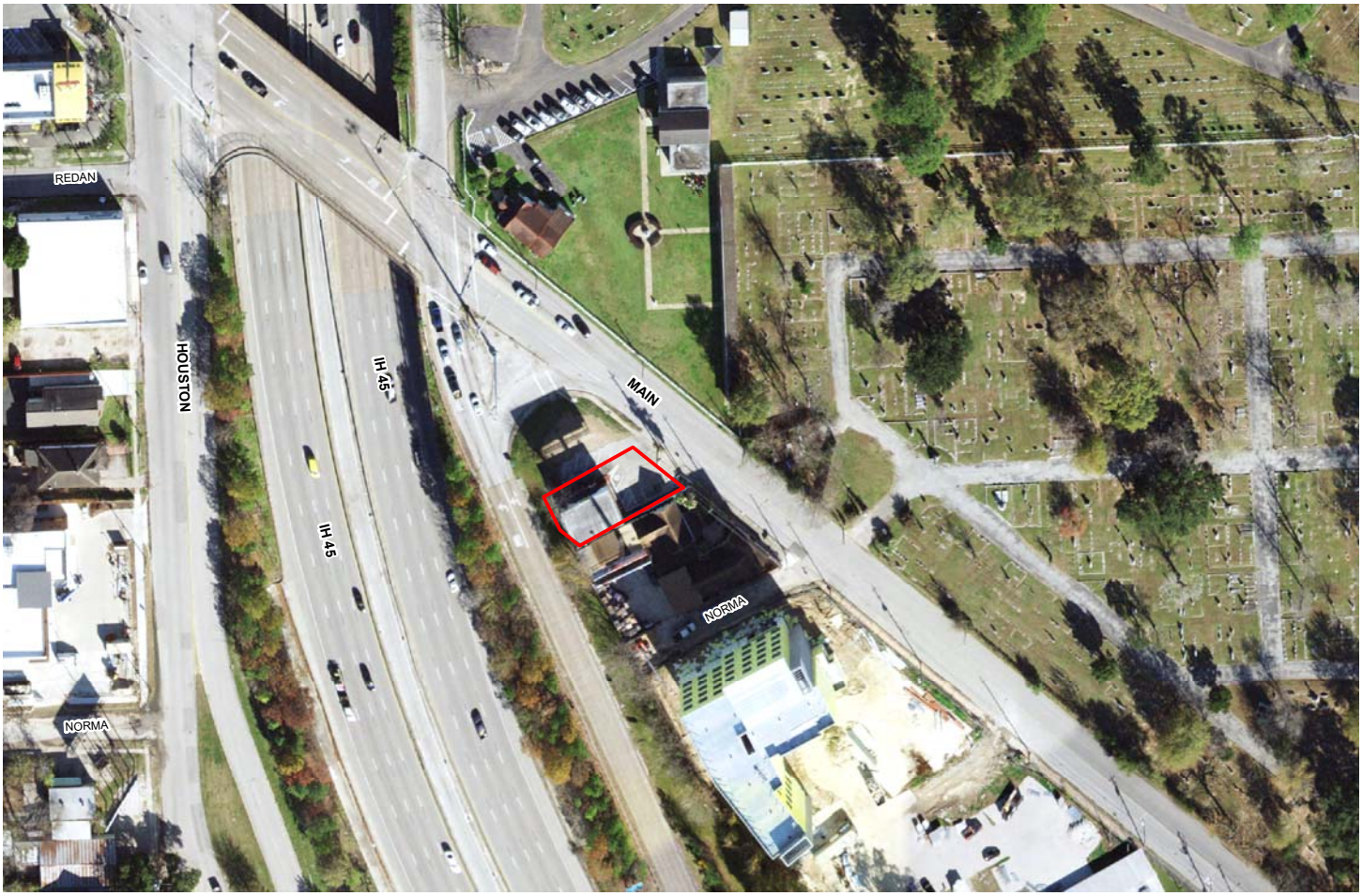
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 05/16/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

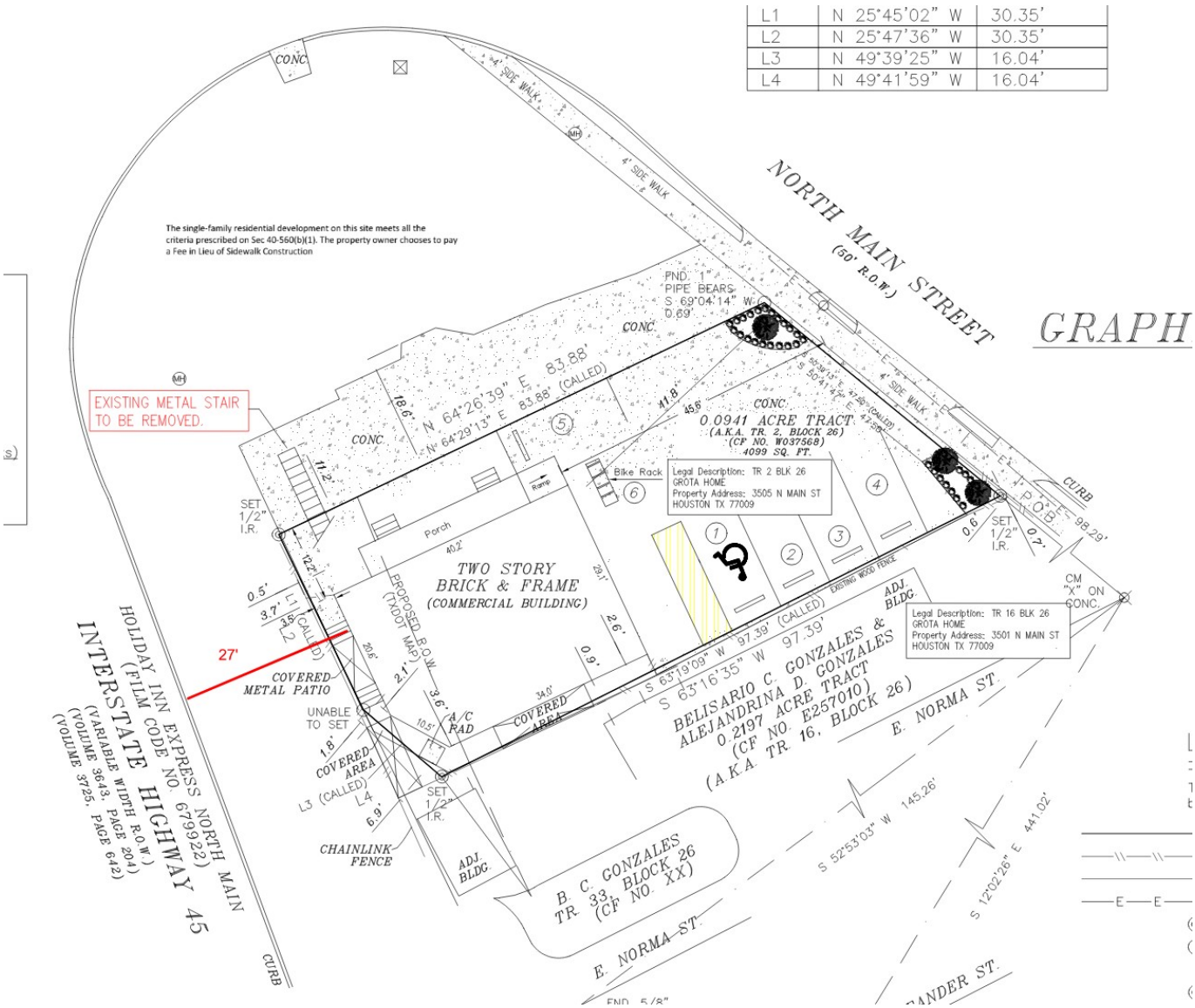
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 05/16/24

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 138

Meeting Date: 05/16/24

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

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
Talamantes Design	Miguel Talamantes	832-885-2629	talamantes.design@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8127 Venus Street	23082724	77088	5162D	411V	B

HCAD ACCOUNT NUMBER(S):	0361190070015
PROPERTY LEGAL DESCRIPTION:	Lt 15 BLK 7 Washington Heights Annex Sec 2
PROPERTY OWNER OF RECORD:	Jose Sanchez & Genaro Rivera
ACREAGE (SQUARE FEET):	2,750 sq.ft;
WIDTH OF RIGHTS-OF-WAY:	Venus St (60') & Taft Ave.(undeveloped)
EXISTING PAVING SECTION(S):	Venus St (18') & Taft Ave. (undeveloped)
OFF-STREET PARKING REQUIREMENT:	2 Parking
OFF-STREET PARKING PROVIDED:	2 Parking
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant Lot; 0 sq.ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Two Story House; 2,422.5 sq.ft

PURPOSE OF VARIANCE REQUEST: To allow a 3' building line instead of the required 10' building line along Taft Avenue an unimproved r.o.w. per the City of Houston Code of Ordinance.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 139

Meeting Date: 05/16/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The HCAD identifies this property as Lt15 BLK 7 Washington Heights Annex Sec 2. This corner lot, situated on Venus St & Taft Ave., has been sitting vacant for an extended amount of time. Venus St., a paved street, has new homes being built; while Taft Ave. is currently undeveloped and forested. If we respect the 10' Taft Ave building line, the allowable house width will be 12', thus preventing any new construction.

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

By complying with the requested 10' Taft building line, the max allowable width of the house will be 12'. The 10' building line along Taft Ave. will deprive the owner of the reasonable use of the land. Therefore, we request the Taft Ave. building line be reduced to 3', in order to allow the house width to be at a reasonable 19'.

(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 property owner's variance request will take into consideration a 3' building line, which will allow a reasonable house width of 19'. The 10' Taft building line per Sec. 42-150, is an additional burden created by the ordinance not the actions of the property owner.

DEVELOPMENT PLAT VARIANCE

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

The intent and general purpose of Chapter 42 is to provide sensible development, not prohibit development. This lot is an existing property that does not allow any options for development other than a single family home. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses that are already in the neighborhood.

(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.

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

The request to not provide a 10’ building along Taft Ave. will allow the property to be useable. The economic impact is not necessarily a consideration of the variance request. This variance will allow the full and reasonable use of the property; to build a family home.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

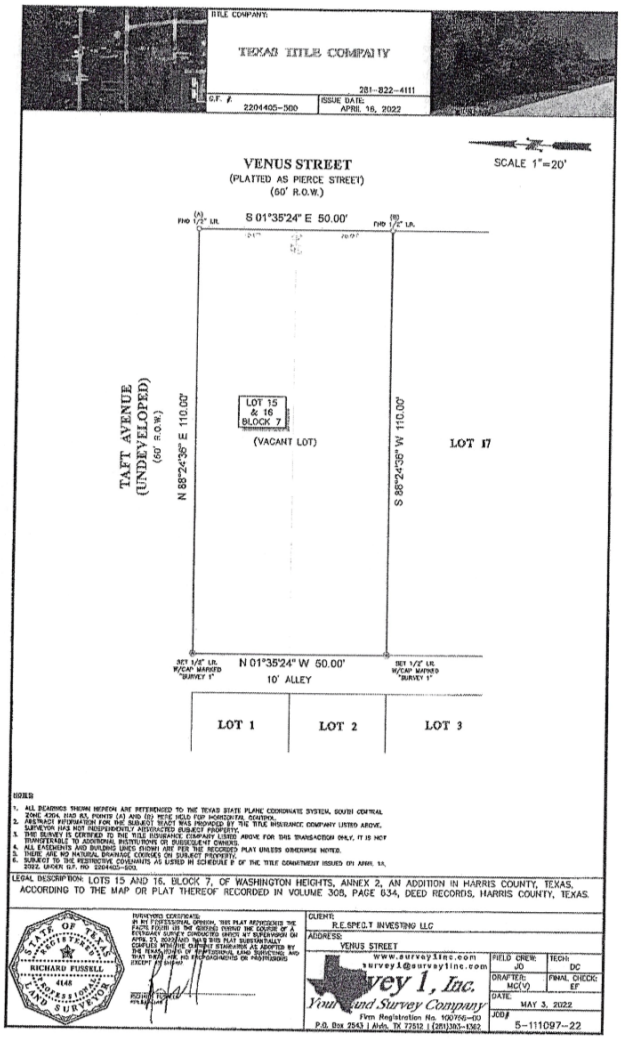
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

Survey



DEVELOPMENT PLAT VARIANCE

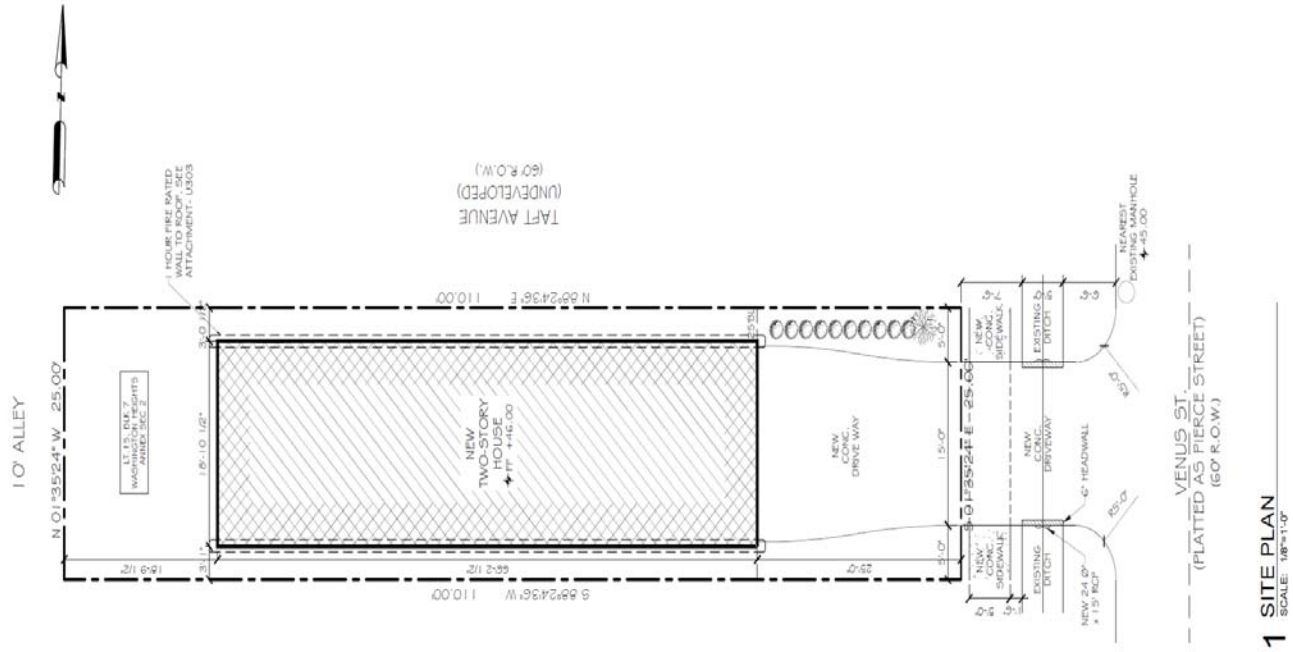
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 05/16/2024

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 05/16/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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
Stantec Architecture Inc	Danielle Dunn	713-548-5750	danielle.dunn@stantec.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1905 Brittmoore Rd	23101286	77043	4959A	449Q	A

PROJECT NAME:	Spring Branch ISD Agricultural Science Center addition & renovations
HCAD ACCOUNT NUMBER(S):	12157300100001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Spring Branch ISD Ag Farm
PROPERTY OWNER OF RECORD:	Spring Branch ISD
ACREAGE (SQUARE FEET):	18.08 acres
WIDTH OF RIGHTS-OF-WAY:	Brittmoore Road: 80 ft.
EXISTING PAVING SECTION(S):	Brittmoore Road: 60 ft.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	37,558 square feet of existing buildings to remain.
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,757 square feet of new building to be constructed.

PURPOSE OF VARIANCE REQUEST: We are requesting a variance for the opaque screening requirement along the southern edge of the property that is adjacent to residential properties not to be provided.

CHAPTER 33 REFERENCE(S): Sec. 33-128. - Landscape buffer required. The owner of a building site included under **section 33-121** and which is to be developed or expanded for a nonresidential or a multifamily residential use adjacent to any existing single-family residential property shall provide a landscape buffer adhering to at least one of the following two buffer types: 1. Except as may otherwise be provided in **chapter 19** of this Code, either a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the entire property line or entire artificial lot line, if any, adjacent to the single-family residential property.

2. Evergreen screening on the property line or artificial lot line.

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 05/16/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Currently the residents to the south of the Spring Branch ISD Property are allowed to broach onto the property about 11' past the SBISD Agricultural Farm property line. It is a symbiotic and carefully balanced relationship between the residents to the south and the agricultural facility to the north. Additionally, the existing fence works for the intended use of the property as an agricultural facility where other screening options would be subject to the harsh conditions of a working agricultural facility with live animals and agricultural equipment and may not withstand them. Complying with Section 33 for a publicly funded educational agricultural facility would not be the best use of bond funds, may disturb the goodwill built up with the existing residential neighbors who currently use the southern portion of the land, and is not necessary to preserve the spirit of the ordinance considering the unique pastoral and bucolic nature of the site.

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 division would deprive the owner or applicant of the property of reasonable use of the land or building;

The requirement of a screening fence along the southern edge of the property would create contention between the individual single-family residents who are currently using up to 11' of the property line for their own purposes.

District believes it is in the best interest of sound public policy to maintain good will between themselves and the residential properties to the south by not reclaiming this land.

The agricultural facility has existed prior to the single-family residences and to date no complaints about the existence of the agricultural facility has been raised

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;

The conditions presenting this challenge are not the result of the district.

LANDSCAPE PLAN VARIANCE

(3) The intent of this article is preserved;

We recognize that the spirit of the ordinance will be maintained since the intent is to prevent the visual pollution from industrial, and commercial activity from disturbing single-family residences. The agricultural nature of the site has served to attract residents and is a desired visual not a detraction from the neighborhood.

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

The granting of the variance will serve to maintain status quo.

(5) 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 of chapter 33 of this Code.

The reason for requesting this variance is not financial in nature.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 05/16/2024

Houston Planning Commission

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

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

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and

(3) The intent of this article is preserved;

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

(5) 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 of chapter 33 of this Code.

Sec. 33-137. Applicability of variance.

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. 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.

LANDSCAPE PLAN VARIANCE

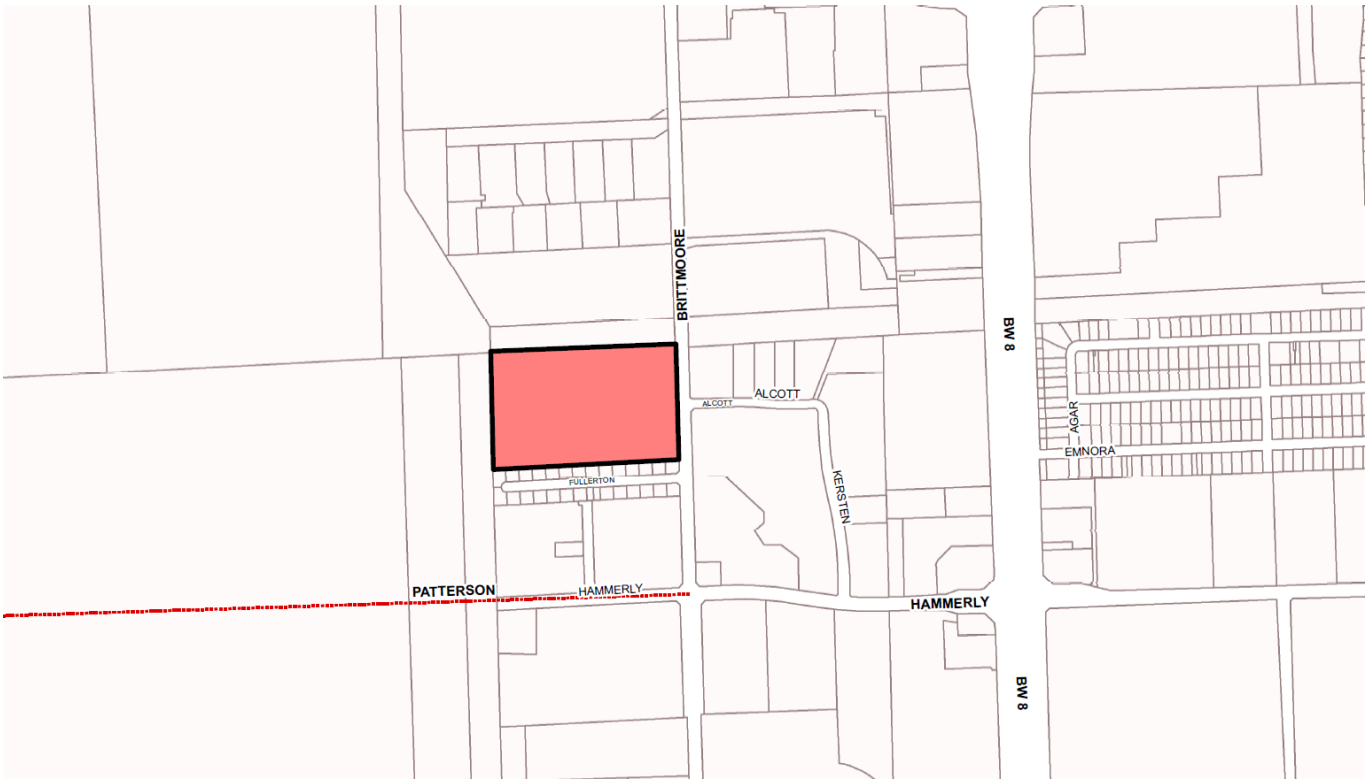
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/16/2024

LOCATION MAP



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/16/2024

AERIAL MAP



LANDSCAPE PLAN VARIANCE

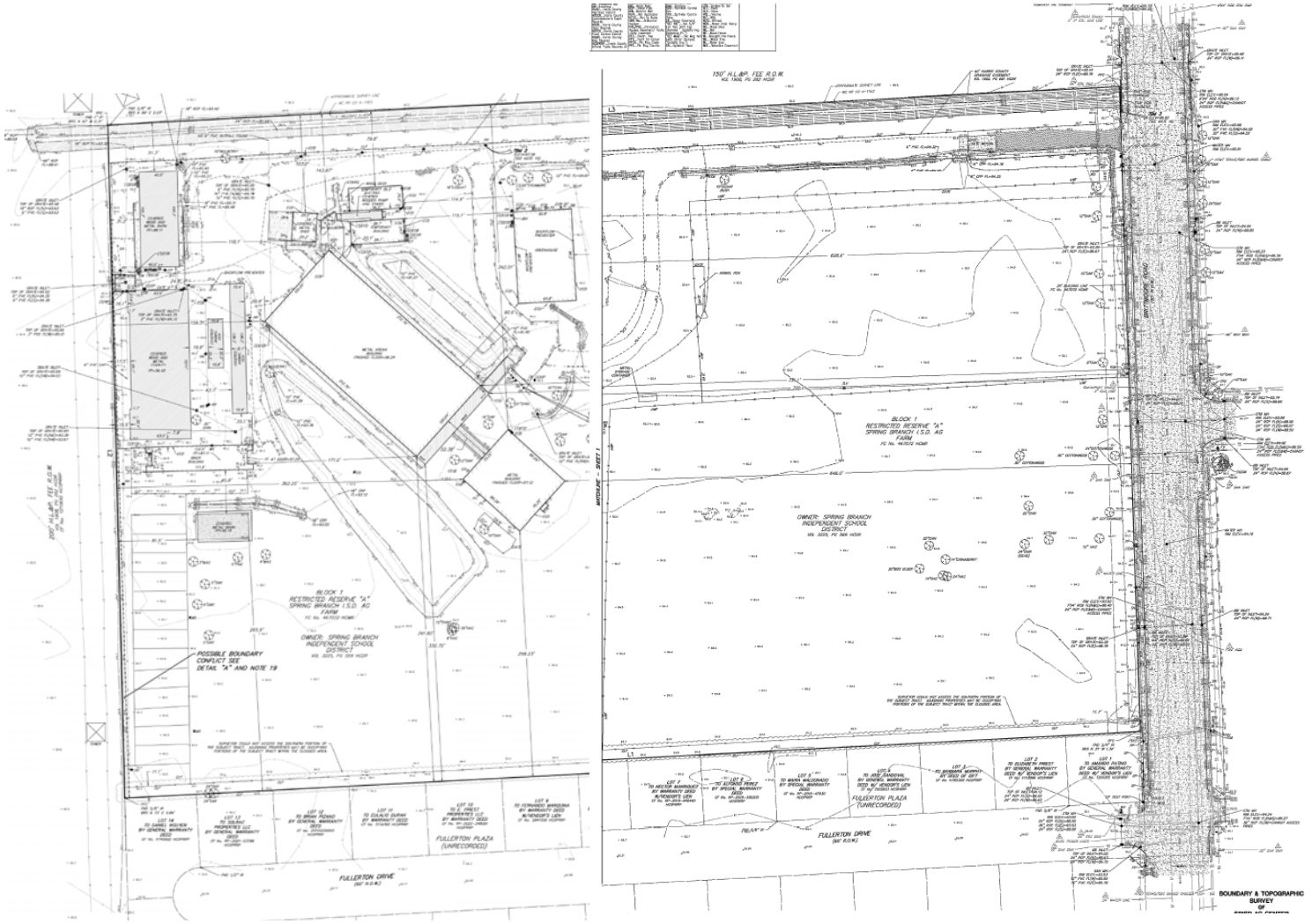
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/16/2024

SURVEY



LANDSCAPE PLAN VARIANCE

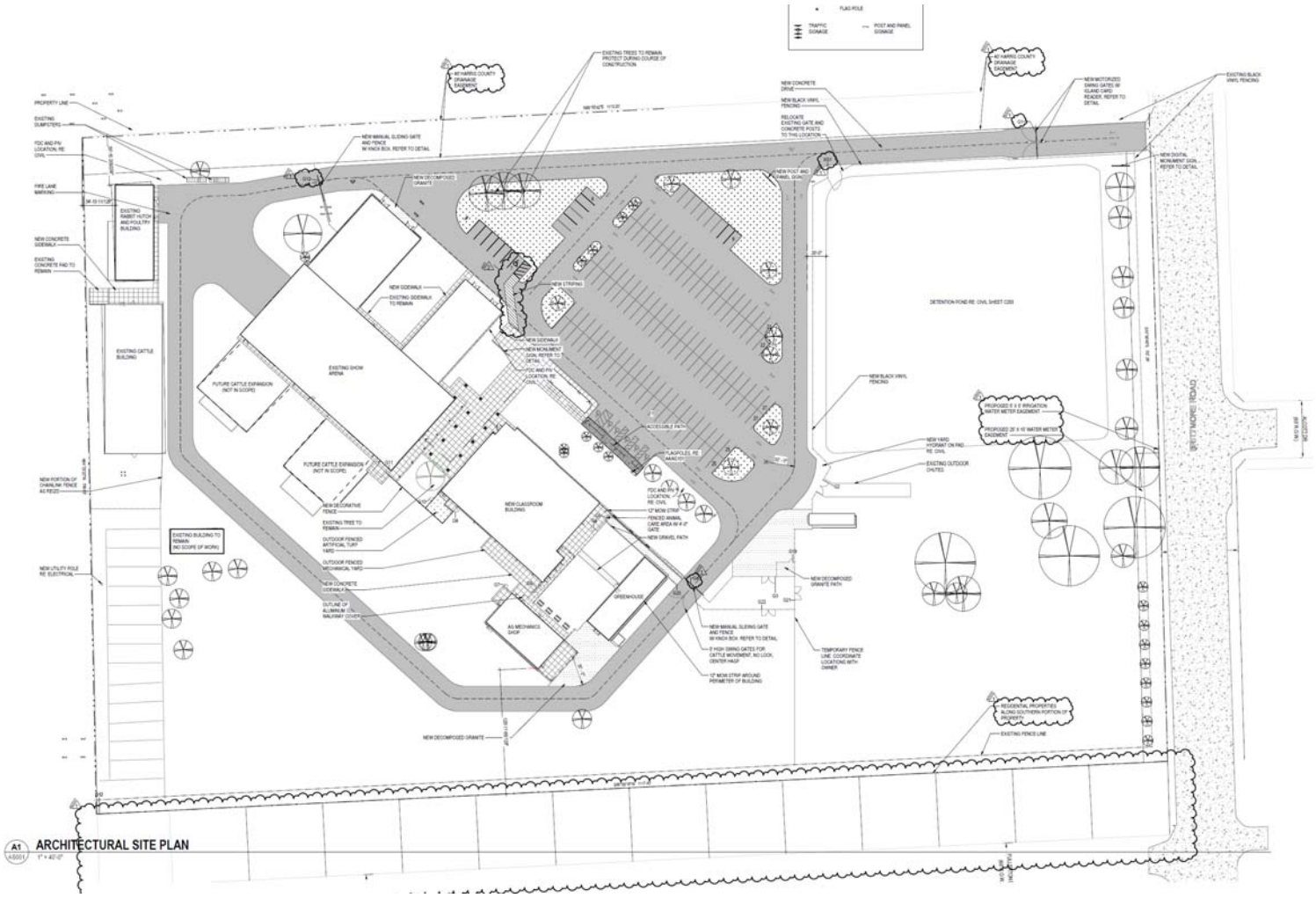
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/16/2024

SITE PLAN



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
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: IV
Meeting Date: 05/02/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

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

APPLICANT'S STATEMENT OF FACTS:

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

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

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

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

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

(3) The intent of this article is preserved;

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

OFF-STREET PARKING VARIANCE

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
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

ITEM: IV
Meeting Date: 05/02/2024

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 05/02/2024

Aerial Map



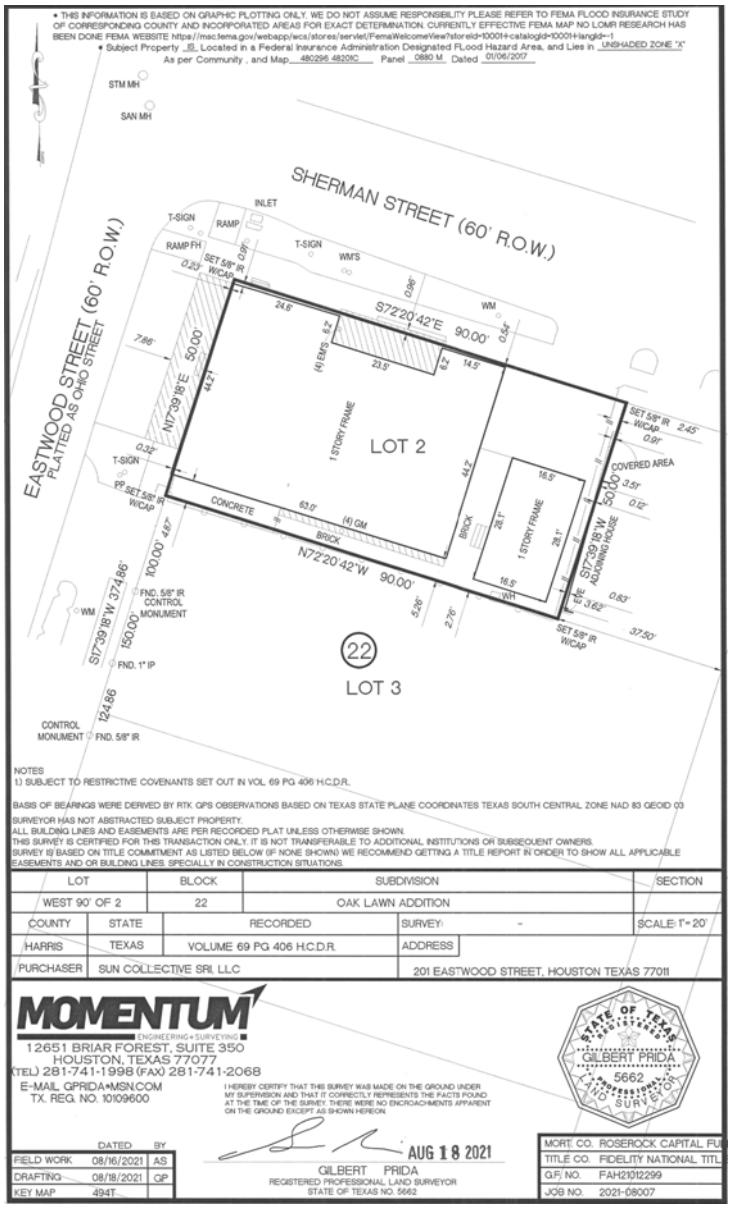
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 05/02/2024

Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

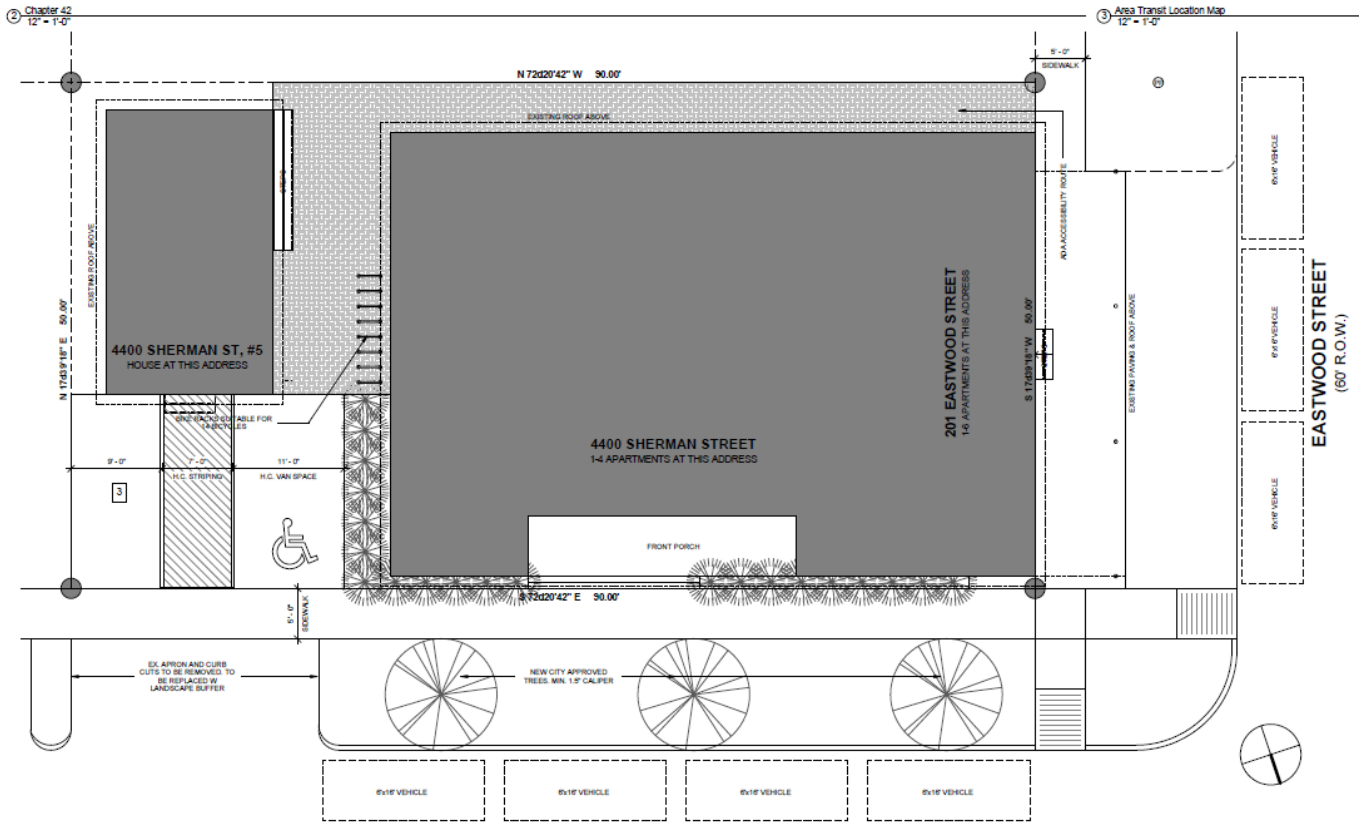
Houston Planning Commission

ITEM: IV
Meeting Date: 05/02/2024

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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/02/2024

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: 05/16/2024

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
The Interfield Group	Roberto Alas	713-780-0909 (x351)	ralas@interfield.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1414 Rosalie Ave	22110990	77004	5356	493T	D

HCAD ACCOUNT NUMBER(S):	1301780010001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Rosalie Avenue Flats
PROPERTY OWNER OF RECORD:	Elgin St Investments LP
ACREAGE (SQUARE FEET):	17,465 sq ft
WIDTH OF RIGHTS-OF-WAY:	Rosalie Ave: 50 ft, La Branch St: 80 ft
EXISTING PAVING SECTION(S):	Rosalie Ave: 25 ft, La Branch St: 35 ft
OFF-STREET PARKING REQUIREMENT:	53 spaces
OFF-STREET PARKING PROVIDED:	43 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	38,194 sq ft

PURPOSE OF VARIANCE REQUEST: To provide 43 parking spaces in lieu of the ordinance required 53 parking spaces for a new multi-family residential building.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 2 – Residential. 1.25 parking spaces for each efficiency dwelling unit; 1.333 spaces for each one-bedroom dwelling unit; 1.666 parking spaces for each two-bedroom dwelling unit; 2.0 parking spaces for each dwelling unit with 3 or more bedrooms

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: 05/16/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This request is to reduce the parking requirement for one-bedroom apartments and efficiency apartments from 1.33 and 1.25 parking spaces per unit to 1 space per unit. The project comprises a four-story multifamily apartment, thirty-two regular one-(32) bed apartments, and eight efficiencies (8) one-bed apartments. At total forty (40) units on a podium over ground-level parking.

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;

If the land can support or accommodate this minimum number of dwelling units, the owner may deem it suitable for development. This threshold is based on various factors, such as parking count. Finally, space not dedicated to parking gives the minimum distance required for the off-street parking space design.

(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 property is in a walkable area of Midtown. The location on a corner lot limits the design solutions. The parking reduction would accommodate the minimum standards expected from the project's location.

(3) The intent of this article is preserved;

The intent is to provide at least one parking space for the tenant of each dwelling along a Walkable Places street. We are providing a 3-foot safety buffer and 6-foot wide sidewalks and space to rest between driveways or head-in parking.

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

At least one car park for dwellings is provided in the design.

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

Reducing the parking requirement would motivate residents to use the existing walkable areas or bicycles.

(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.

N/A

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: 05/16/2024

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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/16/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: 05/16/2024

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

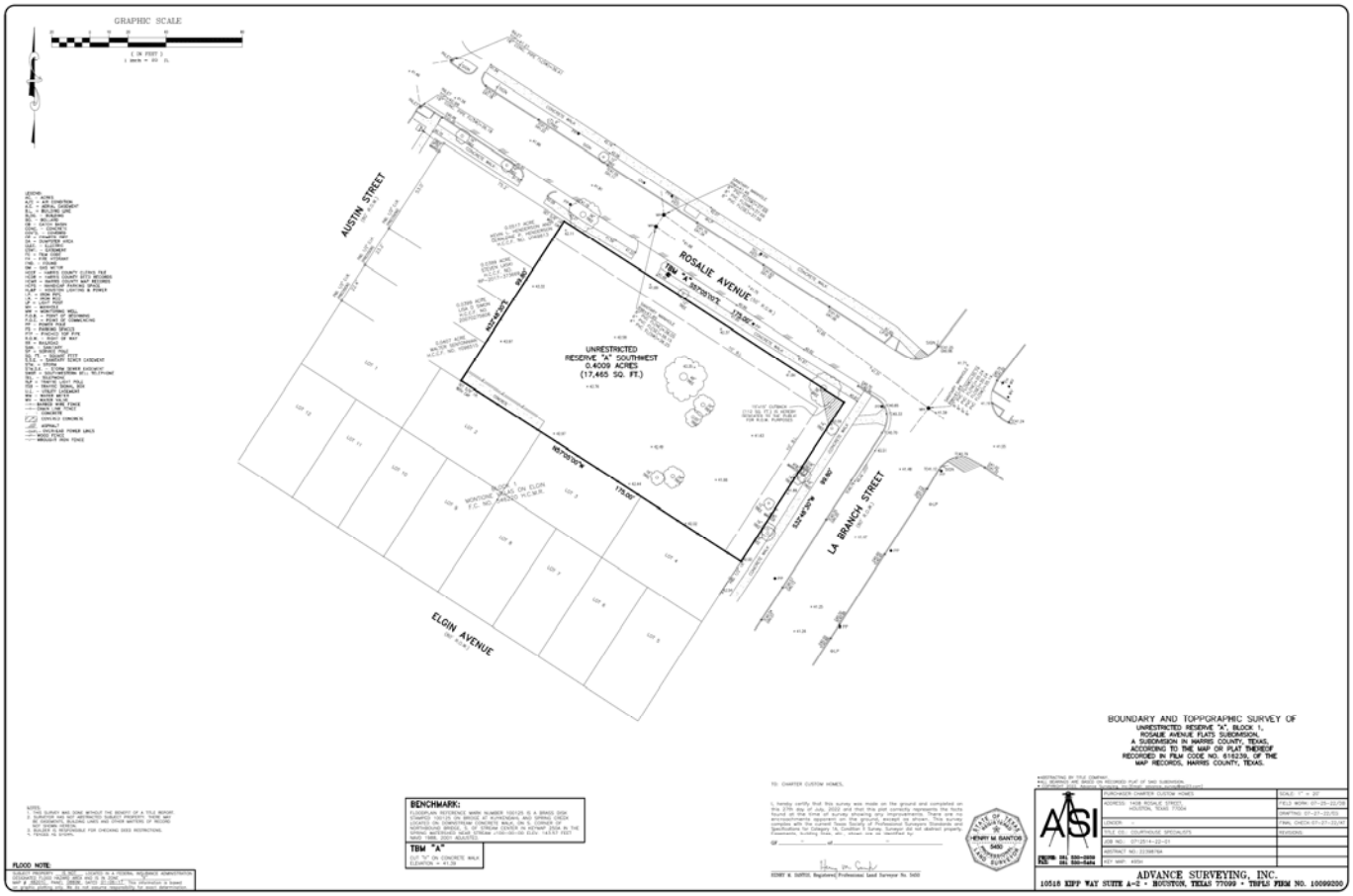
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/16/2024

Survey



DEVELOPMENT PLAT VARIANCE

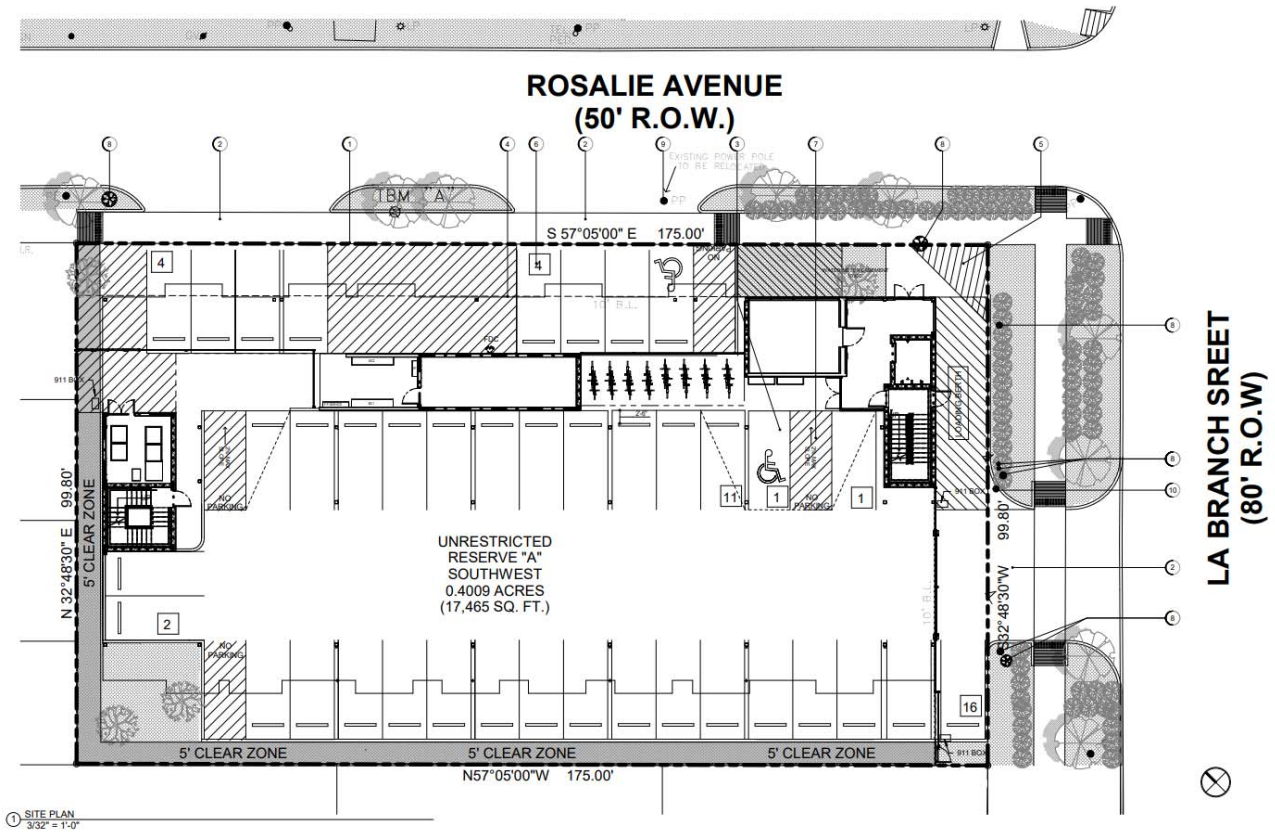
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/16/2024

Site Plan



PARKING SYNOPSIS			
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
RENTAL UNITS "R-1"	1.33 PER 1 ONE BEDROOM DU	1.33X32 = 42.56	
RENTAL UNITS "R-1"	1.25 PER 1 EFFICIENCY DU	1.25X8 = 10	
TOTAL REQUIRED		53	
ACCESSIBLE PARKING	1 PER 25 PARKING SPOTS	2 INCLUDED IN TOTAL COUNT	2
STANDARD PARKING PROVIDED ON-SITE		51	37
-10% PKNG. REDUC W/ ADD'D BICYCLE		47X0.10%=4 ALLOWABLE REDUCTION	
BIKE RACKS PROVIDED ON-SITE		1 BIKE RACK= 2 BIKE SPACES	8 BIKE RACKS= 4 PARKING SPC
TOTAL PARKING			43

DEVELOPMENT PLAT VARIANCE

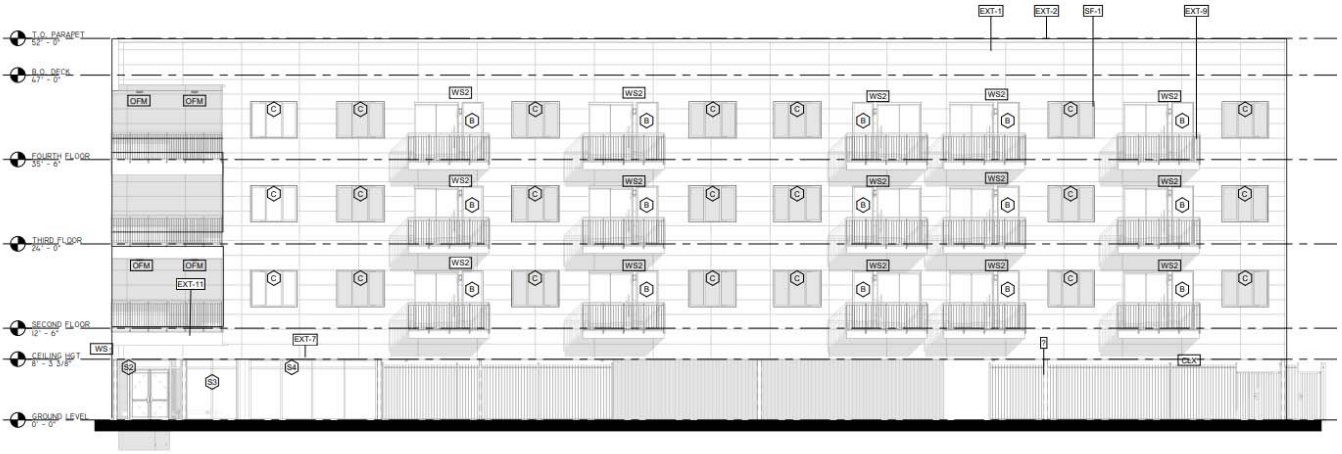
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/16/2024

Elevations



1 EXTERIOR NORTH ELEVATION
1/8" = 1'-0"



2 EXTERIOR EAST ELEVATION
1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

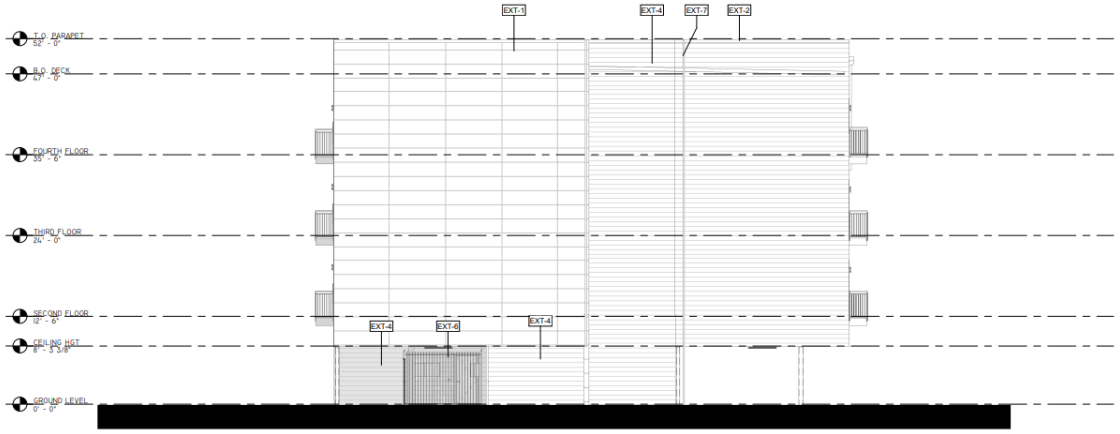
ITEM: V

Meeting Date: 05/16/2024

Elevations



1 EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"



2 EXTERIOR WEST ELEVATION
1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 05/16/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
City Code Girl Consulting	Lisa Brown	713-842-7227	lisa@citycodegirl.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1201 Westheimer Road	22119834	77006	5356A	493S	C

HCAD ACCOUNT NUMBER(S):	0261740000006
PROPERTY LEGAL DESCRIPTION:	Lt 6 & TR 7A, Montrose
PROPERTY OWNER OF RECORD:	RC 1111 LP
ACREAGE (SQUARE FEET):	36,394 sq ft
WIDTH OF RIGHTS-OF-WAY:	Westheimer: 70 ft, Lovett: 110 ft, Yoakum: 90 ft, Mount Vernon: 60 ft
EXISTING PAVING SECTION(S):	Westheimer: 45 ft, Lovett: 35 ft, Yoakum: 50 ft, Mt Vernon: 30 ft
OFF-STREET PARKING REQUIREMENT:	203
OFF-STREET PARKING PROVIDED:	101
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	30,327 sq ft
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement for a multi-tenant shopping center from the ordinance required 226 spaces to 101 parking spaces.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 6: Recreation and Entertainment, Class 7: Food and Beverage

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 05/16/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The development sponsor and current owner, Radom Capital, is a locally distinguished developer renowned for their transformative projects. Radom Capital has a proven track record of revitalizing spaces and enhancing communities, as evidenced by their neighboring developments such as Montrose Collective a few blocks away.

Originally constructed in the 1930s, 1201 Westheimer has a rich history, notably hosting the historic Tower Theater, boasting over 1,000 seats (see Exhibit "C" Photos showing the high occupancy use). Current ownership plans renovate the property to restore this location to its former glory.

The project's future tenancy strategy involves leasing to tenants whose peak usage aligns with different parts of the day. This includes seeking a morning food and beverage tenant, a lunch-focused tenant, and an evening-focused food and beverage tenant. Across all Radom Capital projects, the goal is to establish an 18-hour destination that fosters vibrancy and community activation.

The requested parking variance considers the area's demographics, walkability, and its proximity to public transportation. This revitalization initiative for the 1201 Westheimer shopping center aligns with Houston's objective of cultivating pedestrian-friendly environments.

The shopping center is not in need of additional parking. The property's parking areas to the south are typically vacant throughout the week. Despite having a slightly reduced parking footprint compared to current standards, it effectively serves its current tenants and today is underutilized.

The owner plans to add additional bicycle racks and bike support facilities to support multimodal transportation. A valet parking program will be included in the management program of the center to help manage peak demand. The owner will be leasing additional parking in the neighboring food truck park known as Montrose Marketplace at the corner of Yoakum and Westheimer.

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.

a. The existing shopping center predates the implementation of parking ordinances. Roughly 55% of the center will remain unaltered, while the rest will be repurposed for a more intensive use, fitting

for the area's high concentration of similar establishments. The unaltered portion of the center does not meet the current code requirements. Land acquisition isn't financially viable. Moreover, the property is surrounded by public streets or developed properties.

(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 existing conditions along with the non-conforming spaces the challenge arises from the property's location and limited options for expansion. The layout of this property predates current building and parking regulations. The owner seeks to enhance and revitalize the property to repurpose this historic structure and encourage walkability.

(3) **The intent of this article is preserved;** The existing parking will remain and support the uses in the existing location. The accessibility to other modes of transportation will support the remaining need in the area. The existing parking area will continue to meet proper driveway distance of ingress and egress along corridors and provide and update for all ADA needs/access and minor improvement to the current and active sidewalk system surrounding the establishment where needed. Bicycle racks will be added to support and reduce the number of needed parking spots on site. Additionally, the project will meet all other requirements of Chapter 42 and other city codes.

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

The current parking provided meets the needs of the current tenants. As shown by our support letters, parking is ample and does not burden our neighbors. We will continue to maintain communication as trends and markets fluctuate to ensure compatible uses and parking uses. In actuality, the current tenant's occupancy would have a 171-parking requirement under today's ordinance.

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

As previously stated all needed amendments to meet ADA compliance on site will be maintained or added, current parking stall dimensions will not change

(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.**

N/A

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 05/16/2024

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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

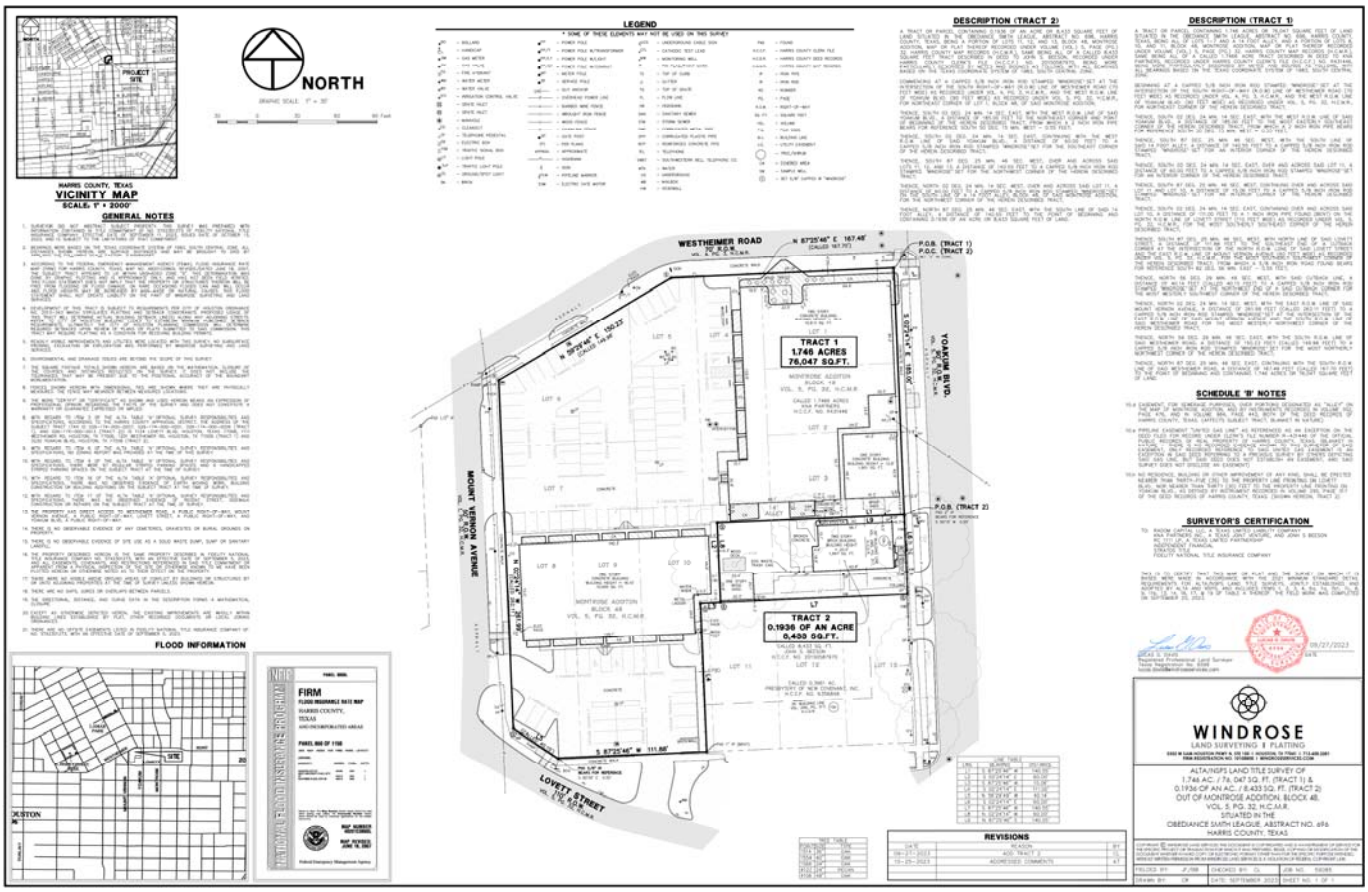
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

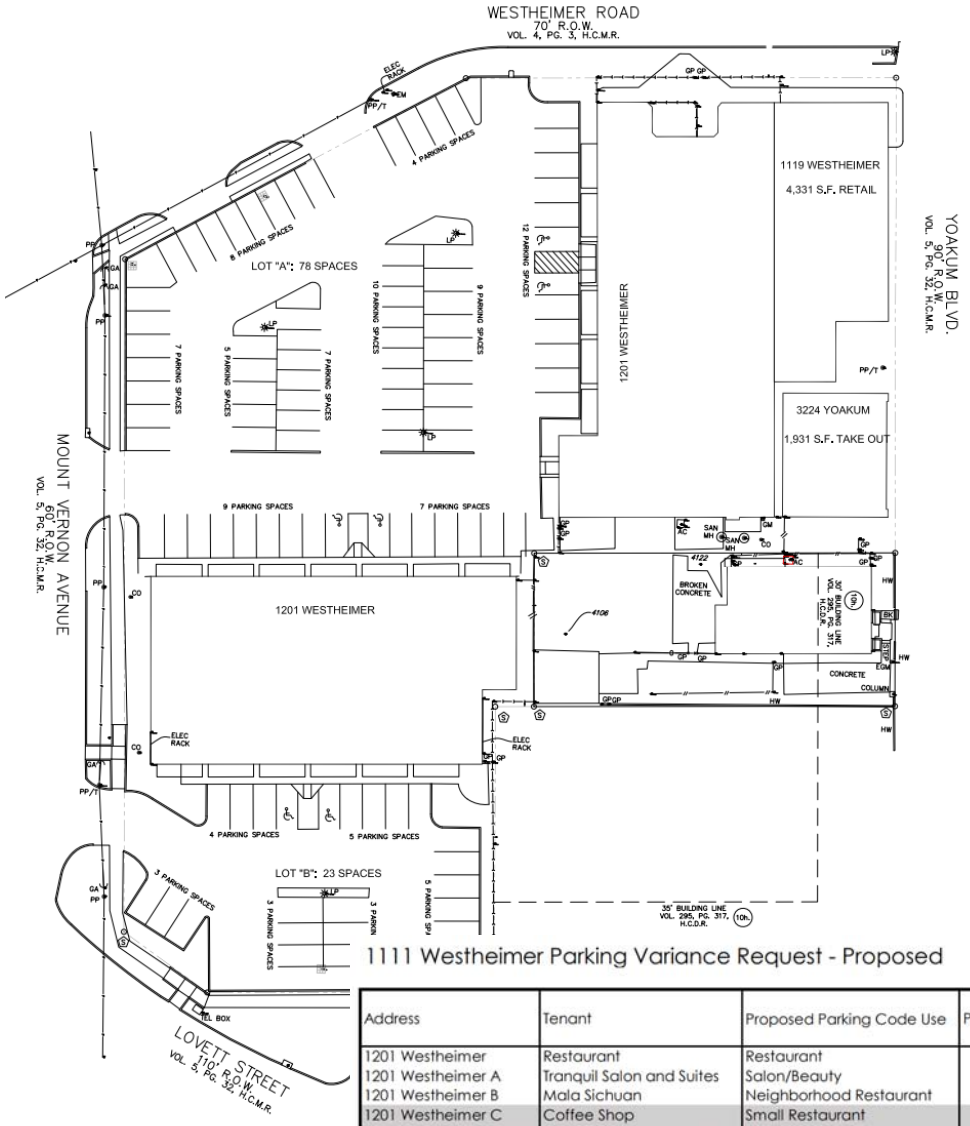
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Houston Planning Commission

Site Plan



1111 Westheimer Parking Variance Request - Proposed

Address	Tenant	Proposed Parking Code Use	Parking GFA	Patio SF	Parking Patio SF (less the 15% reduction)	Proposed Parking Required
1201 Westheimer	Restaurant	Restaurant	9,623	1000	None	59.84
1201 Westheimer A	Tranquil Salon and Suites	Salon/Beauty	1,869			7.48
1201 Westheimer B	Mala Sichuan	Neighborhood Restaurant	3,329			29.96
1201 Westheimer C	Coffee Shop	Small Restaurant	1,244	400	213.40	11.66
1201 Westheimer D	Pilates Studio	Fitness	1,207			6.04
1201 Westheimer E	Yoga Studio	Fitness	2,472			12.36
1201 Westheimer F	Restaurant	Restaurant	4,744	700	None	47.44
1111 Westheimer	Restaurant	Neighborhood Restaurant	4,087	500	None	36.78
3224 Yoakum	Kung Fu Tea	Small Restaurant	1,752			14.02
		Total Square Foo	**30,327**		Spaces Required	226
		20% of shopping center	6,065.40		10% Bike Reduction	23
					Total Spaces Required	**203**
					Parking Space Provided	101
					Variance Request	**55**

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations





DEVELOPMENT PLAT VARIANCE