HOUSTON PLANNING COMMISSION

AGENDA

Thursday, May 30, 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 30, 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 16, 2024 MTFP Workshop and Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (James Tichy)
b. Replats (James Tichy)
c. Replats requiring Public Hearings with Notification (John Cedillo, Devin Crittle, and Dorianne Powe-Phlegm)
d. Subdivision Plats with Variance Requests (Devin Crittle, Aracely Rodriguez, Geoff Butler, and John Cedillo)
e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
f. Reconsiderations of Requirement (Geoff Butler and John Cedillo)
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

II. Establish a public hearing date of June 27, 2024

a. Chong Manor
b. Estates at Carey Street
c. Express Mart 59
d. Maldonado Properties
e. Marvida Sec 19 partial replat no 1
f. Northwood Crossing
g. Northwood Views
h. Southampton Place partial replat no 5

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

IV. Consideration of an Off-Street Parking Variance at 4360 Almeda Genoa Road (Ed Buckley)

V. Consideration of an Off-Street Parking Variance at 3401 Canal Street (Ramon Jaime-Leon)

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

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

VIII. Public Comment

IX. Excuse the absence of Commissioner Lydia Mares

X. 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
MAJOR THOROUGHFARE AND FREEWAY PLAN
AMENDMENT REQUESTS WORKSHOP
MINUTES
THURSDAY, 16 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to Order at **1:01 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present at 1:04 during Director's Report
Bill Baldwin	Present
Michelle Colvard	**Absent**
Rodney Heisch	Present
Daimian S. Hines	**Absent**
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	**Absent**
Linda Porras-Pirtle	Present at 1:32 after Item III
Kevin Robins	**Absent**
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present at 1:16 p.m. after Item B
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, Interim Director; John Brown

CHAIR'S REPORT – Lisa M. Clark proposed a motion to accept in-person speakers' guidelines and procedures.

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

DIRECTOR'S REPORT – Jennifer Ostlind announced speakers timing for this MTFP meeting.

I. TIMELINE – (BRANDON MOSLEY, STAFF)

II. MAJOR THOROUGHFARE AMENDMENT REQUESTS – PRIVATE SECTOR

***NO COMMISSION ACTION WAS REQUIRED FOR THIS MEETING.**

A. TUCKERTON ROAD / UNNAMED MINOR COLLECTOR – KATY HARRIS, LJA ENGINEERING

A1. TUCKERTON ROAD

Applicant request: Realign proposed Major Throughfare Tuckerton Road/ Unnamed from Sharp Road to Grand Parkway (SH 99).

A2. UNNAMED MINOR COLLECTOR

Applicant request: Delete proposed Minor Collector Unnamed Road from Tuckerton Road to Katy Hockley Road.

B. WALNUT DRIVE – VATSAL MONPARA, M LANZA ENGINEERING, PLLC

Applicant request: Request a segment of proposed Principal Thoroughfare Walnut Drive from FM 1314 Road to Azalea District Boulevard/Baldwin Lane.

C. BISSONNET STREET – JENNIFER CURTIS, META PLANNING + DESIGN, LLC

Applicant request: Reclassify section of proposed Major Throughfare Bissonnet Street to a Major Collector from Harlem Road to Farm to Market 1464.

D. BIRNHAM WOODS BOULEVARD – CHAD PRICE, COMMUNITY ASSOCIATION OF HARMONY

Applicant request: Delete Major Throughfare Birnham Woods Boulevard from Birnham Woods Boulevard to Rayford Road.

E. JUERGEN ROAD – JACOB GUERRERO, META PLANNING + DESIGN, LLC

Applicant request: Realign Major Thoroughfare Juergen Road from Mueschke Road to Grand Parkway (SH 99).

F. Kermier Road – Jennifer Curtis, Meta Planning + Design, LLC

F1. Kermier Road

Applicant request: Realign proposed Major Collector Kermier Road from Baethe Road to Mound Road.

F2. EW Minor Collector

Applicant request: Realign proposed EW Minor Collector from proposed Kermier Road to Warren Ranch Road.

G. White Oak Drive – Lisa Cochran

Applicant request: Reclassify Major Collector White Oak Drive to a Minor Collector from Studewood Street to Usener Road.

III. Next Steps

Property Owner Notification: 4th Week in May
Public Open House: Wednesday, June 12th
Planning Commission Public Hearing: Thursday, July 25th
Planning Commission MTFP Application Update: Thursday, August 22nd
Planning Commission Action Meeting: Thursday, September 19th

IV. Public Comment -None

Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **1:32 PM**.

_____ _____

Lisa M. Clark, Chair Jennifer Ostlind, Secretary

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 16 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to Order at **2:33 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
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	**Absent**
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present
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, Interim Director – John Brown

CHAIR'S REPORT – Lisa Clark, Chair - None

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary, notified public, Plat Tracker payments will be unavailable from May24 - May30 due to the new payment provider system. Reminder, May is bike month. On Wednesday June 5 city is holding a Livable Places Workshop in Spanish remote only.

APPROVAL OF MINUTES

Consideration of the May 2, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

CONSIDERATION OF SPEAKER'S PROCEDURES AND GUIDELINES

Consideration of the Speaker's Procedures and Guidelines.
Action: Approved.

Motion:	Vote: Unanimous
Second:	Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-57)
   CONSENT SUBDIVISION PLATS, FROM MAY 2ND AGENDA (7-14)
b. REPLATS (58-103)

Staff recommendation: Approve Item No's. 1 – 57 from current Agenda and Item No.'s 7 – 14 from May 2nd Agenda, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

Staff recommendation: Approve staff recommendations for Section A, Item No.'s 2, 4, 5, and 13, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

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

Staff recommendation: Approve Section B, Item No's. 58-103 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.
Speaker(s): None

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

24 JDS HOPFE TRACT SEC 5

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Jennifer Curtis, applicant

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

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

104 BAKER STEEL PROPERTIES

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: Hines	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

105 BELLE TERRE

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: Mandapaka	Vote: Unanimous
Second: Jones	Abstaining: None

106 BYWOOD OASIS

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: Alleman	Abstaining: None

107 ESTATES AT LYNNFIELD STREET – WITHDRAWN

108 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 1

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Joyce Owens, applicant

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

109 PARK STREET VISTA

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Robert Arnett, Len Walker – position not stated

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

110 Rosewood Estates partial replat no 3

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

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

111 STNL Hawksview

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

112 Uptown District partial replat no 1

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

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

113 Vazquez Estates on Alaska

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

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

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

114 Bridgeland Central Sec 7

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): Katy Harris, applicant

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

115 Bridgeland Central Sec 9

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): Katy Harris, applicant

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

116 Lacey Estates

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

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

117 Mansfield Terrace

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

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

118 Park 3A Development

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

119 Retreat at Gummert

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: Hines	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

120 HEIGHTS EATS

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): Lisa Cari, James Walker – opposed

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

121 HOLMAN ANNEX

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

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

122 JASEK FARMS GP

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: Alleman	Vote: Unanimous
Second: Mandapaka	Abstaining: None

g. EXTENSIONS OF APPROVAL

123	Bourgeois Warehouses	Approve
124	Crosby Farms Sec 4	Approve
125	Dellrose Sec 19	Approve
126	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	Approve
127	Garden Trails	Approve
128	Greensbrook Sec 1 partial replat no 1	Approve
129	Hemmat Kuykendahl Road Development	Approve
130	Hidayah Properties LLC	Approve
131	Mills Branch Drive Street Dedication and Reserves	Approve
132	Pastelitos Cafe	Approve

133	Polk Park	Approve
137	Precision Glass Industries Campus	Approve
135	Reserves at Ella	Approve
136	Territory at Spring Stuebner	Approve
137	Views at Abernathy Street	Approve

h. NAME CHANGES – NONE

i. CERTIFICATES OF COMPLIANCE – NONE

Staff recommendation: Approve staff recommendations for Items 123 – 137.
Commission action: Approved Items 123 – 137 per staff recommendations.
Speaker(s): None

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

j. ADMINISTRATIVE – NONE

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138 3505 N. MAIN STREET

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

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

139 8127 VENUS STREET

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

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

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

Staff recommendation: Establish a public hearing date of June 13, 2024, for Item II, a-l.
Commission action: Established a public hearing date of June 13, 2024, for Item II, a-l.
Speaker(s): None

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

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD

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

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

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

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Luke Fry, applicant

Motion: Robins	Vote: Carried
Second: Khaleeq	Opposed: Hines

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1414 ROSALIE STREET

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Mary Villareal, applicant, Roberto Alas, Architect; Shantaine Mann, Kelly Renolds, Timothy Aramburo, Kevin Henderson, Marylin Chan, Josh Alviar – opposed

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1201 WESTHEIMER ROAD

Staff recommendation: Defer per Council Member's request.
Commission action: Deferred.
Speaker(s): Krista Comer, Jose Aranda – opposed

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

VII. PUBLIC COMMENT

Speaker(s): Even Peterson, talk about the company development on Tower Theater and mention parking on Montrose area, they are working with the neighbors on parting issues.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:44 PM**.

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

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Atascocita Community Church at West Lake	C3P	
2	Avalon at Cypress Sec 10	C3F	
3	Azcri Investment Park	C2	
4	Baker Steel Properties	C3F	
5	Beamer Road Street Dedication and Reserve	C3F	
6	Bergamo Reserve	C2	
7	Botkins Road Street Dedication Sec 1	C3F	
8	Bywood Oasis	C3F	
9	Covenant Kingwood	C2	
10	Crosby Farms Sec 4	C3F	
11	Davidson Place	C3F	
12	East River Views	C2	DEF1
13	Elyson Center Drive Street Dedication	SP	
14	Estates at Bigwood Street	C3F	DEF1
15	Estates at Paul Quinn Street	C3F	
16	Fife Lane Street Dedication Sec 1 and Reserve	C3F	
17	Flagstone Sec 3	C3F	
18	Gallegordillo Estates at Sam Brookins	C3F	
19	Grand Mason Sec 9	C3P	
20	Grand Mason Sec 10	C3P	
21	Harvest Green GP	GP	
22	Harvest Green Sec 52	C3P	
23	Harvest Green Sec 53	C3P	
24	Jasmine Heights South GP	GP	
25	Krystal Landing	C3F	
26	Lively Acres	C2	
27	NTN West Gosling	C2	
28	Ocean Estates partial replat no 1	C3F	
29	Olympic Harbor Drive Street Dedication	SP	
30	Park Street Vista	C3F	
31	Rashids Auto Plaza	C2	
32	Ready Mix on Peachtree	C2	
33	Reserve on Jensen	C2	
34	Retreat at Gummert	C3F	
35	Royal Pines Sec 4	C3F	
36	SAI SKC Louetta	C2	
37	Settegast Ranch GP	GP	
38	Settegast Ranch Road Street Dedication Sec 1	SP	
39	Shops at Bauer Landing	C2	
40	Sila Sec 5	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Sila Sec 8	C3F	
42	Sorella Sec 9	C3F	
43	Springbridge Residential	C3F	
44	Starboard Logistics Park	C2	
45	Sunset Valley Sec 2	C3F	
46	Sunset Valley Sec 3	C3F	
47	Theiss Mail Townhomes	C2	DEF1
48	Tidwell Lakes Sec 7	C3P	
49	Trinity Gardens partial replat no 4	C3F	DEF1
50	Trinity Grove	C3P	
51	Uptown District partial replat no 1	C3F	
52	Vales at Rhodes Road	C2	
53	Vibe at Cuttler	C2	
54	Views at Bigwood Street	C3F	DEF1
55	Wisteria Sec 3	C3P	
56	Wisteria Sec 4	C3P	
57	Youngspire Business Park	C2	

B-Replats

58	Bauer Crosssing	C2R	
59	Bella Reed	C2R	
60	Bleu Riviera Drive Street Dedication Sec 1 replat no 1	C2R	
61	Bremond Estates	C2R	
62	Bridgepoint Manor	C2R	
63	Ceballos Warehouse	C2R	
64	Chabad Jewish Student Center of Houston	C2R	
65	Coffee Plant House	C2R	
66	Creekmont Landing	C2R	DEF1
67	Daimler Terrace	C2R	DEF1
68	Diego Estates at Harvard Street	C2R	DEF2
69	Duff Place	C2R	DEF1
70	Enclave at Federal Plaza Drive	C3R	DEF2
71	Esplanade on Live Oak	C2R	DEF1
72	Estates at Bacher	C2R	DEF1
73	Estates at Sandra	C2R	
74	Feagan Estate	C2R	DEF1
75	Fuel Depot MLK replat no 1	C2R	
76	Galway Estates	C2R	
77	Hazel Cove	C3R	
78	Home Owned Estates Sec 1 partial replat no 5	C2R	
79	Houston Distribution Extension	C2R	
80	Jose Palaces	C2R	DEF2

Item No.	Subdivision Plat Name	App Type	Deferral
81	Knox Street Crossing	C2R	DEF1
82	La Casita Development	C2R	
83	Las Fuentes Reserve	C2R	
84	Lexington Corner	C2R	
85	Louise Street Villas	C2R	
86	LRE Reserve	C2R	DEF2
87	Mancour at McGowen	C2R	
88	Mangat and Atarwal Estates partial replat no 1	C2R	
89	Milam Retail	C2R	
90	Milby Retail	C2R	
91	Milby Skyline View Villas	C2R	DEF1
92	Millan Court	C2R	DEF1
93	Misa	C2R	
94	Nest at Emancipation Park	C2R	
95	P and N Machine Company Annex	C2R	
96	Paloma Sec 1	C3R	
97	Peden Street Living	C2R	DEF1
98	Pineland Yard	C2R	
99	Plaza Estates at Bricker	C2R	
100	Plaza Estates at Kewanee	C2R	
101	Rebecca Landing	C2R	DEF2
102	Reserve at Redbud	C2R	
103	Settegast Ranch Sec 2	C2R	
104	Sheltering Harbour	C2R	
105	Summit Energy Houston	C2R	
106	Summit Energy Houston Old Richmond	C2R	
107	Sunnyside Gardens partial replat no 5	C2R	
108	Townhomes on West Lake	C3R	DEF1
109	Velazquez Estates at N Victory	C2R	
110	Views on Delz	C2R	DEF2
111	Woodlands Car Care replat and extension no 2	C2R	

C-Public Hearings Requiring Notification

112	Benders Landing Estates Sec 2 partial replat no 2	C3N	
113	Estates at England	C3N	
114	Foster Heights	C3N	
115	Hank Gardens	C3N	
116	Laboure Estates partial replat no 1	C3N	
117	Lomcrest Place	C3N	
118	Orange Grove Sec 2 partial replat no 1	C3N	DEF2
119	Rosewood Crossing	C3N	
120	Rosewood Estates partial replat no 3	C3N	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
121	Rosewood Views	C3N	
122	Trillium Sec 6 partial replat no 1	C3N	
123	Vera Lou Homes	C3N	
124	West Lane Annex partial replat no 7	C3N	
125	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3N	

D-Variances

126	City Center Capital LLC at Cypress North Houston	C2	
127	Fairbanks Park	C2R	
128	Garrett Complex	C2R	
129	Lacey Estates	C2	DEF2

E-Special Exceptions

130	Dunham Pointe Sec 19	C3P	

F-Reconsideration of Requirements

131	Downtown Eastwood District	C2R	
132	Holman Annex	C2R	DEF1

G-Extensions of Approval

133	Anniston Sec 7	EOA	
134	Anniston Sec 8	EOA	
135	Clara Road Industrial Park	EOA	
136	IMS Pro Reserve	EOA	
137	Inwood North Self Storage	EOA	
138	Katy Freeman Business Park	EOA	
139	Khans Plaza	EOA	
140	La Heritage Commons	EOA	
141	McHue Place	EOA	
142	Prince Pat	EOA	
143	Redbud Sec 1	EOA	
144	Westpark Valley Estate	EOA	

H-Name Changes

None

I-Certification of Compliance

145	24254 Jane Avenue	COC	

Item No.	Subdivision Plat Name	App Type	Deferral

J-Administrative

None

K-Development Plats with Variance Requests

None

Landscape Variance

III	1905 Brittmoore Road	LV	DEF1

Off-Street Parking Variances

IV	4360 Almeda Geona Road	PV	
V	3401 Canal Street	PV	
VI	1414 Rosalie Avenue	PV	DEF1
VII	1201 Westheimer Road	PV	DEF1

A-Consent

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
1	Atascocita Community Church at West Lake	2024-1043	C3P	Harris	ETJ	377G	40.15	39.32	0	Atascocita Community Church	Windrose
2	Avalon at Cypress Sec 10	2024-0975	C3F	Harris	ETJ	406A	14.94	4.07	34	Taylor Morrison of Texas, Inc.	BGE, Inc.
3	Azcri Investment Park	2024-1016	C2	Harris	ETJ	444G	24.14	23.12	0	Comex Environmental, LLC	Windrose
4	Baker Steel Properties	2024-1028	C3F	Harris	ETJ	414K	2.20	2.20	0	W. Baker Steel, LLC	Owens Management Systems, LLC
5	Beamer Road Street Dedication and Reserve	2024-0977	C3F	Harris	ETJ	657D	7.74	0.79	0	BC-SB Baybrook JV LLC	LJA Engineering, Inc.-(Houston Office)
6	Bergamo Reserve	2024-1006	C2	Harris	ETJ	405X	20.48	20.48	0	Wilbow-Bergamo Vista, LLC	BGE, Inc.
7	Botkins Road Street Dedication Sec 1	2024-1039	C3F	Harris	ETJ	285Y	2.99	0.00	0	D.R. Horton	Meta Planning + Design LLC
8	Bywood Oasis	2024-1011	C3F	Harris	City	455E	0.23	0.00	3	Alpha Team	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
9	Covenant Kingwood	2024-1048	C2	Harris	City	336K	3.68	3.68	0	PRD Land Development Services, LLC	Windrose
10	Crosby Farms Sec 4	2024-1019	C3F	Harris	ETJ	379Y	14.26	1.13	84	Pulte Homes of Texas, L.P.	EHRA
11	Davidson Place	2024-1044	C3F	Harris	City	452C	0.50	0.01	7	Iberica Construction	Total Surveyors, Inc.
12	East River Views (DEF1)	2024-0948	C2	Harris	City	494F	0.34	0.00	9	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
13	Elyson Center Drive Street Dedication	2024-0985	SP	Harris	ETJ	405R	1.03	0.00	0	Nash FM 529, LLC	BGE, Inc.
14	Estates at Bigwood Street (DEF1)	2024-0876	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	Estates at Paul Quinn Street	2024-0689	C3F	Harris	City	452C	0.50	0.01	7	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
16	Fife Lane Street Dedication Sec 1 and Reserve	2024-0978	C3F	Harris	ETJ	657D	3.23	0.43	0	BC-SB Baybrook JV LLC	LJA Engineering, Inc.-(Houston Office)
17	Flagstone Sec 3	2024-1031	C3F	Harris	ETJ	334K	33.36	16.56	111	Humble Joint Venture 1 LLC	Meta Planning + Design LLC
18	Gallegordillo Estates at Sam Brookins	2024-0950	C3F	Fort Bend	ETJ	527U	1.84	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
19	Grand Mason Sec 9	2024-1034	C3P	Harris	ETJ	406E	28.16	3.39	120	TPHTM 529, LLC	BGE, Inc.
20	Grand Mason Sec 10	2024-1038	C3P	Harris	ETJ	406E	27.35	1.07	143	TPHTM 529, LLC	BGE, Inc.
21	Harvest Green GP	2024-1009	GP	Fort Bend	ETJ	566G	1041.90	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
22	Harvest Green Sec 52	2024-1010	C3P	Fort Bend	ETJ	566G	15.60	1.76	55	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
23	Harvest Green Sec 53	2024-1023	C3P	Fort Bend	ETJ	566G	36.00	24.65	59	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
24	Jasmine Heights South GP	2024-1001	GP	Harris	ETJ	446A	191.53	0.00	0	D.R. Horton-Texas, LTD.	DHI Engineering, LLC

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25	Krystal Landing	2024-0989	C3F	Harris	City	574K	1.00	0.06	10	New Era Development	New Era Development & Land Services
26	Lively Acres	2024-1008	C2	Harris	ETJ	327P	4.33	0.00	2	N/A	E.I.C. Surveying Company
27	NTN West Gosling	2024-0954	C2	Harris	ETJ	250Z	6.35	6.09	0	NTN WEST GOSLING	Texas Professional Surveying, LLC
28	Ocean Estates partial replat no 1	2024-0951	C3F	Harris	City	452B	2.60	0.29	17	OCEAN GLOBAL INVESTMENT, LLC	MOMENTUM EGINEERING
29	Olympic Harbor Drive Street Dedication	2024-1020	SP	Harris	ETJ	379Y	0.33	0.00	0	Headway Estates, LTD.	EHRA
30	Park Street Vista	2024-1017	C3F	Harris	City	492R	0.12	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
31	Rashids Auto Plaza	2024-0956	C2	Harris	ETJ	407Q	1.91	1.91	0	No Company	HRS and Associates, LLC
32	Ready Mix on Peachtree	2024-1014	C2	Harris	City	454C	3.21	3.21	0	BMW LAW	Windrose
33	Reserve on Jensen	2024-0988	C2	Harris	City	494J	1.59	1.37	0	Jensen #30 Ltd.	Hovis Surveying Company Inc.
34	Retreat at Gummert	2024-1007	C3F	Harris	ETJ	407X	4.12	1.93	29	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
35	Royal Pines Sec 4	2024-0922	C3F	Montgomery	ETJ	297F	23.76	0.82	109	Ashton Woods	Meta Planning + Design LLC
36	SAI SKC Louetta	2024-0964	C2	Harris	ETJ	291Z	6.03	6.03	0	SAI SKC, LLC - Series I	McKim and Creed
37	Settegast Ranch GP	2024-0972	GP	Fort Bend	ETJ	524X	112.01	0.00	0	SCI Texas Funeral Services, LLC	BGE, Inc.
38	Settegast Ranch Road Street Dedication Sec 1	2024-0973	SP	Fort Bend	ETJ	524W	1.32	0.00	0	SCI Texas Funeral Services, LLC	BGE, Inc.
39	Shops at Bauer Landing	2024-0971	C2	Harris	ETJ	285Q	2.29	2.29	0	Shops at Bauer Landing LLC	Tetra Land Services
40	Sila Sec 5	2024-0983	C3F	Harris	ETJ	258Y	27.55	0.97	134	Lennar Homes of Texas Land and Construction, LTD.,	BGE, Inc.
41	Sila Sec 8	2024-0984	C3F	Harris	ETJ	258Y	14.19	0.75	78	Lennar Homes of Texas Land and Construction	BGE, Inc.
42	Sorella Sec 9	2024-0996	C3F	Harris	ETJ	286N	7.23	0.00	43	M/I Homes of Houston, LLC	LJA Engineering, Inc.-(Houston Office)
43	Springbridge Residential	2024-0869	C3F	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim
44	Starboard Logistics Park	2024-1005	C2	Harris	ETJ	498K	55.23	55.23	0	Hines	Windrose
45	Sunset Valley Sec 2	2024-1041	C3F	Harris	ETJ	285X	31.35	14.23	98	D.R. Horton	Meta Planning + Design LLC
46	Sunset Valley Sec 3	2024-1027	C3F	Harris	ETJ	285X	16.85	5.83	66	D.R. Horton	Meta Planning + Design LLC
47	Theiss Mail Townhomes (DEF1)	2024-0803	C2	Harris	ETJ	330K	1.70	0.49	16	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
48	Tidwell Lakes Sec 7	2024-0901	C3P	Harris	ETJ	417W	9.24	0.00	49	Far East Land,LP	Manley Engineering and Associates Inc
49	Trinity Gardens partial replat no 4 (DEF1)	2024-0937	C3F	Harris	City	454Q	0.76	0.10	9	KSDA TX Properties II, LLC.	ICMC GROUP 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
50	Trinity Grove	2024-0955	C3P	Harris	ETJ	331A	19.79	5.61	60	HMH SPRING CREEK LAND, LLC	R.G. Miller Engineers
51	Uptown District partial replat no 1	2024-0999	C3F	Harris	City	490X	0.12	0.12	0	Cityside Homes, LLC	Total Surveyors, Inc.
52	Vales at Rhodes Road	2024-1046	C2	Harris	ETJ	291S	30.42	30.42	0	Ward, Getz & Associates, LLP	Windrose
53	Vibe at Cuttler	2024-1049	C2	Montgomery	ETJ	256U	10.05	9.91	0	OCTA Homes	Tetra Land Services
54	Views at Bigwood Street (DEF1)	2024-0877	C3F	Harris	City	455B	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
55	Wisteria Sec 3	2024-0860	C3P	Harris	ETJ	405L	15.06	0.52	110	Wisteria Interests, LLC	LJA Engineering, Inc.-(Houston Office)
56	Wisteria Sec 4	2024-0868	C3P	Harris	ETJ	405F	16.32	1.16	110	Wisteria Interests, LLC	LJA Engineering, Inc.-(Houston Office)
57	Youngspire Business Park	2024-0959	C2	Harris	ETJ	412V	0.33	0.33	0	Youngspire, LLC	HRS and Associates, LLC

B-Replats

58	Bauer Crosssing	2024-1045	C2R	Harris	City	450U	0.53	0.01	13	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
59	Bella Reed	2024-0987	C2R	Harris	City	573D	0.29	0.00	2	SLIC Property Investmen LLC	Richard Grothues Designs
60	Bleu Riviera Drive Street Dedication Sec 1 replat no 1	2024-0997	C2R	Harris	ETJ	258Z	4.71	0.00	0	Saint- Tropez Laguna Azure	Quiddity Engineering
61	Bremond Estates	2024-0958	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
62	Bridgepoint Manor	2024-0968	C2R	Harris	City	574A	0.29	0.00	6	BRIDGEPOINT REALTY LLC	Dart Land Services LLC
63	Ceballos Warehouse	2024-1037	C2R	Harris	City	454C	1.13	1.13	0	BMW LAW	Windrose
64	Chabad Jewish Student Center of Houston	2024-1013	C2R	Harris	City	532H	0.29	0.29	0	Chabad Jewish Student Center at Rice University	Windrose
65	Coffee Plant House	2024-0998	C2R	Harris	City	494S	13.76	13.72	0	Kimley Horn	Windrose
66	Creekmont Landing (DEF1)	2024-0831	C2R	Harris	City	451H	0.21	0.00	3	DME Marketing, Inc.	Owens Management Systems, LLC
67	Daimler Terrace (DEF1)	2024-0717	C2R	Harris	City	493B	0.11	0.00	1	1965	Overland (Surveyors) Consortium, Inc
68	Diego Estates at Harvard Street (DEF2)	2024-0753	C2R	Harris	City	452D	0.34	0.00	7	CAS Consultants, LLC	CAS Consultants, LLC
69	Duff Place (DEF1)	2024-0886	C2R	Harris	City	453H	0.37	0.37	4	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
70	Enclave at Federal Plaza Drive (DEF2)	2024-0737	C3R	Harris	City	451F	1.51	0.20	13	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
71	Esplanade on Live Oak (DEF1)	2024-0946	C2R	Harris	City	494N	0.12	0.00	3	Haus Houston - Real Estate Development Co.	Cobalt Engineering & Inspections LLC
72	Estates at Bacher (DEF1)	2024-0858	C2R	Harris	City	455K	0.26	0.00	2	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
73	Estates at Sandra	2024-1018	C2R	Harris	City	454Q	0.47	0.08	4	New Era Development	New Era Development & Land Services

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
74	Feagan Estate (DEF1)	2024-0879	C2R	Harris	City	492M	0.13	0.00	2	Apala, LLC	The Interfield Group
75	Fuel Depot MLK replat no 1	2024-1003	C2R	Harris	City	574J	1.92	1.92	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
76	Galway Estates	2024-0961	C2R	Harris	City	493Z	0.12	0.00	2	Homebound	MOMENTUM EGINEERING
77	Hazel Cove	2024-0943	C3R	Harris	City	572Y	2.41	0.16	37	Green Valley Construction, LLC	The Interfield Group
78	Home Owned Estates Sec 1 partial replat no 5	2024-0841	C2R	Harris	City	497E	0.61	0.61	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
79	Houston Distribution Extension	2024-1051	C2R	Harris	City	374R	5.72	5.72	0	Kimley Horn	Windrose
80	Jose Palaces (DEF2)	2024-0545	C2R	Harris	City	453M	0.25	0.00	6	CENTER POINT SURVEY	CENTER POINT SURVEY
81	Knox Street Crossing (DEF1)	2024-0792	C2R	Harris	City	412T	0.34	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
82	La Casita Development	2024-0982	C2R	Harris	ETJ	419G	1.13	1.13	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
83	Las Fuentes Reserve	2024-0813	C2R	Harris	City	375N	0.66	0.66	0	n/a	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
84	Lexington Corner	2024-0993	C2R	Harris	City	492Y	0.89	0.89	0	Civil-Surv Land Surveying LLC	Civil-Surv Land Surveying, L.C.
85	Louise Street Villas	2024-1002	C2R	Harris	City	453S	0.16	0.00	2	Alliance DesignWorks	Owens Management Systems, LLC
86	LRE Reserve (DEF2)	2024-0805	C2R	Harris	City	493T	2.58	2.58	0	Levan Real Estate, LP.	Windrose
87	Mancour at McGowen	2024-0889	C2R	Harris	City	493Z	0.12	0.00	2	MANCOR, LLC	Carranza Outsource Drafting
88	Mangat and Atarwal Estates partial replat no 1	2024-1012	C2R	Harris	ETJ	325B	1.00	0.00	1	Strawberry Enterprises, LLC	Morales Engineering Associates, LLC
89	Milam Retail	2024-1042	C2R	Harris	City	493Q	0.73	0.73	0	Williamsburg Enterprises	Windrose
90	Milby Retail	2024-1032	C2R	Harris	City	494S	6.12	6.05	0	Williamsburg Enterprises	Windrose
91	Milby Skyline View Villas (DEF1)	2024-0894	C2R	Harris	City	494W	0.55	0.01	15	1738 Clio LLC	STUPA INTERNATIONAL LLC
92	Millan Court (DEF1)	2024-0905	C2R	Harris	City	493Z	0.28	0.00	7	Megatendencies llc	Core
93	Misa	2024-0852	C2R	Harris	City	453S	0.28	0.00	2	THE IZAGUIRRE LAW FIRM, PLLC	JT Architectural Designs LLC
94	Nest at Emancipation Park	2024-0979	C2R	Harris	City	493U	0.30	0.00	1	2102 Tuam Development	STUPA INTERNATIONAL LLC
95	P and N Machine Company Annex	2024-0952	C2R	Harris	ETJ	369V	10.25	10.25	0	ATR Engineering	The Pinnell Group, LLC
96	Paloma Sec 1	2024-0867	C3R	Harris	ETJ	323E	51.97	37.21	82	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
97	Peden Street Living (DEF1)	2024-0885	C2R	Harris	City	493N	0.15	0.00	3	Ghandour Enterprises, LLC	Total Surveyors, Inc.
98	Pineland Yard	2024-0526	C2R	Harris	ETJ	417X	8.03	8.03	0	Ramirez Investments	Stewart Engineering
99	Plaza Estates at Bricker	2024-1024	C2R	Harris	City	533V	0.12	0.12	0	New Era Development	New Era Development & Land Services
100	Plaza Estates at Kewanee	2024-1022	C2R	Harris	City	533Y	0.14	0.13	0	New Era Development	New Era Development & Land Services

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
101	Rebecca Landing (DEF2)	2024-0783	C2R	Harris	City	453L	0.50	0.01	12	Algebra Living, LLC	Total Surveyors, Inc.
102	Reserve at Redbud	2024-0965	C2R	Harris	City	533V	0.29	0.29	0	ERI ROOTS	RSG Engineering
103	Settegast Ranch Sec 2	2024-0974	C2R	Fort Bend	ETJ	524W	7.81	7.81	0	SCI Texas Funeral Services, LLC	BGE, Inc.
104	Sheltering Harbour	2024-0992	C2R	Harris	ETJ	331A	3.27	3.27	0	SHELTERING HARBOUR, INC.	Civil-Surv Land Surveying, L.C.
105	Summit Energy Houston	2024-1035	C2R	Harris	ETJ	413G	6.42	6.42	0	Civil-Surv Land Surveying LLC	Civil-Surv Land Surveying, L.C.
106	Summit Energy Houston Old Richmond	2024-0995	C2R	Harris	ETJ	528U	8.74	8.74	0	MJ CUNNINGHAM INVESTMENTS LTD	Civil-Surv Land Surveying, L.C.
107	Sunnyside Gardens partial replat no 5	2024-0986	C2R	Harris	City	573D	0.29	0.01	3	Zillan Estate Holdings LLC	Richard Grothues Designs
108	Townhomes on West Lake (DEF1)	2024-0896	C3R	Harris	City/ ETJ	377L	0.75	0.19	11	Shopping Center Interests LLC	Beacon Land Services
109	Velazquez Estates at N Victory	2024-0963	C2R	Harris	City	412U	0.25	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
110	Views on Delz (DEF2)	2024-0564	C2R	Harris	City	452H	0.59	0.01	12	INDIVIDUAL	Bowden Land Services & Consulting
111	Woodlands Car Care replat and extension no 2	2024-0957	C2R	Montgomery	ETJ	252W	5.17	5.12	0	Feroze Bashir and Saadia Bashir	Texas Professional Surveying, LLC

C-Public Hearings Requiring Notification

112	Benders Landing Estates Sec 2 partial replat no 2	2024-0405	C3N	Montgomery	ETJ	294N	2.24	0.00	1	Helena Dumont Capital Group, LLC	Jeffrey Moon & Associates
113	Estates at England	2024-0800	C3N	Harris	City	533R	0.12	0.00	2	AAB HOMES, LLC	AAB Homes, LLC
114	Foster Heights	2024-0832	C3N	Harris	City	533R	0.12	0.00	2	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
115	Hank Gardens	2024-0829	C3N	Harris	City	450Q	0.78	0.14	10	Rosemary Custom Homes, LLC	Pioneer Engineering, LLC
116	Laboure Estates partial replat no 1	2024-0504	C3N	Harris	City	533F	0.38	0.38	0	Albert Woods	Owens Management Systems, LLC
117	Lomcrest Place	2024-0725	C3N	Harris	City	570M	0.46	0.46	0	Main Plaza Investment, LLC	Chesterfield Development Services
118	Orange Grove Sec 2 partial replat no 1 (DEF2)	2024-0296	C3N	Harris	ETJ	414K	1.58	0.42	15	Meridian Base	Owens Management Systems, LLC
119	Rosewood Crossing	2024-0640	C3N	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
120	Rosewood Estates partial replat no 3 (DEF1)	2024-0515	C3N	Harris	City	454H	0.51	0.00	4	JM	South Texas Surveying Associates, Inc.
121	Rosewood Views	2024-0642	C3N	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
122	Trillium Sec 6 partial replat no 1	2024-0815	C3N	Fort Bend	ETJ	527S	1.52	0.52	6	Taylor Morrison of Texas Inc.	Costello, Inc.
123	Vera Lou Homes	2024-0672	C3N	Harris	City	533U	0.27	0.00	3	Wida Investments LLC	Pioneer Engineering, LLC
124	West Lane Annex partial replat no 7	2024-0758	C3N	Harris	City	491V	0.22	0.00	2	CASPIAN Development	MOMENTUM EGINEERING

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
125	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	2024-0762	C3N	Montgomery	ETJ	216S	2.10	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC
D-Variances											
126	City Center Capital LLC at Cypress North Houston	2024-0766	C2	Harris	ETJ	368M	0.81	0.00	1	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
127	Fairbanks Park	2024-1021	C2R	Harris	ETJ	410F	29.18	29.18	0	Junction Commercial Real Estate	Weisser Engineering Company
128	Garrett Complex	2024-1026	C2R	Harris	ETJ	416P	10.00	6.28	1	Lone Star Grease and Lubricant	Owens Management Systems, LLC
129	Lacey Estates (DEF2)	2024-0585	C2	Harris	ETJ	329F	4.32	1.43	22	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
E-Special Exceptions											
130	Dunham Pointe Sec 19	2024-0966	C3P	Harris	ETJ	326W	23.00	1.60	65	Dunham Pointe Development LLC	BGE, Inc.
F-Reconsideration of Requirements											
131	Downtown Eastwood District	2024-0833	C2R	Harris	City	494S	0.33	0.33	0	Cisneros Design Studio	Windrose
132	Holman Annex (DEF1)	2024-0626	C2R	Harris	City	493Z	0.20	0.00	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
G-Extensions of Approval											
133	Anniston Sec 7	2023-1154	EOA	Harris	ETJ	404T	25.43	0.40	116	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
134	Anniston Sec 8	2023-1155	EOA	Harris	ETJ	404T	21.12	0.95	114	FR Beeson, LLC	LJA Engineering, Inc.-(Houston Office)
135	Clara Road Industrial Park	2023-1348	EOA	Harris	ETJ	449D	4.61	4.61	0	Clay Development	Gruller Surveying
136	IMS Pro Reserve	2023-1122	EOA	Harris	ETJ	410Q	2.26	2.26	0	PRO-SURV	PROSURV
137	Inwood North Self Storage	2023-1113	EOA	Harris	ETJ	411K	5.91	5.91	0	Brightwork Development	Westwood Professional Services, Inc.
138	Katy Freeman Business Park	2023-0930	EOA	Harris	ETJ	404R	30.10	30.10	0	OWNERCOMPANY	RSG Engineering
139	Khans Plaza	2023-1308	EOA	Harris	ETJ	407U	1.09	1.09	0	Jaymark Engineering Corporation	Jaymark Engineering Corporation
140	La Heritage Commons	2023-1315	EOA	Harris	ETJ	416M	10.00	10.00	0	Arrant Construction Inc.	South Texas Surveying Associates, Inc.
141	McHue Place	2023-0951	EOA	Harris	ETJ	327M	3.00	3.00	0	McHue Holdings, LLC	Owens Management Systems, LLC
142	Prince Pat	2023-0933	EOA	Harris	City	452M	0.23	0.04	5	Aspen Grey Homes	Windrose
143	Redbud Sec 1	2023-1240	EOA	Harris	ETJ	325C	37.34	10.71	144	VPTM BAUER HOCKLEY LB, LLC	Quiddity Engineering - Katy

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
144	Westpark Valley Estate	2023-1012	EOA	Harris	ETJ	527D	1.75	1.75	0	CAS Consultants, LLC	CAS Consultants, LLC

H-Name Changes

None

I-Certification of Compliance

145	24254 Jane Avenue	24-1740	COC	Montgomery	ETJ	297J				Gary Hay	Gary Hay

J-Administrative

None

K-Development Plats with Variance Requests

None

Landscape Variance

III	1905 Brittmoore Road (DEF1)	23101286	LV	Harris	City	499Q				Stantec Architects Inc.	Danielle Dunn

Off-Street Parking Variances

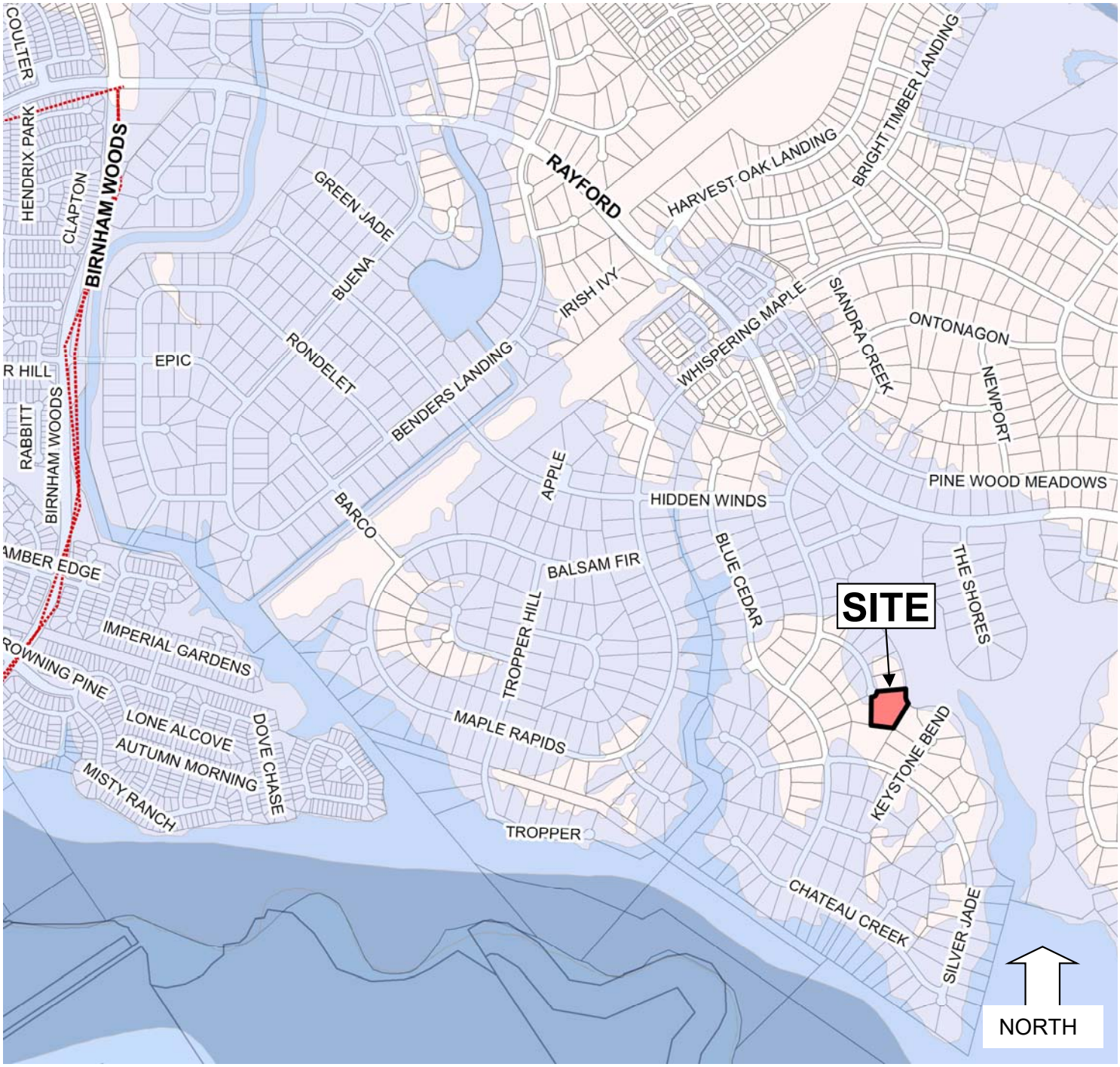
IV	4360 Almeda Geona Road	22114647	PV	Harris	City	573R				Luke Fry	Sun Collective Design Group
V	3401 Canal Street	24037142	PV	Harris	City	5457D				Andrew Allemand	Beacon Land Services
VI	1414 Rosalie Avenue (DEF1)	22110990	PV	Harris	City	493T				Reberto	The Interfield Group
VII	1201 Westheimer Road (DEF1)	22119834	PV	Harris	City	493S				Lisa Brown	City Code Girl Consulting

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2

Applicant: Jeffrey Moon & Associates



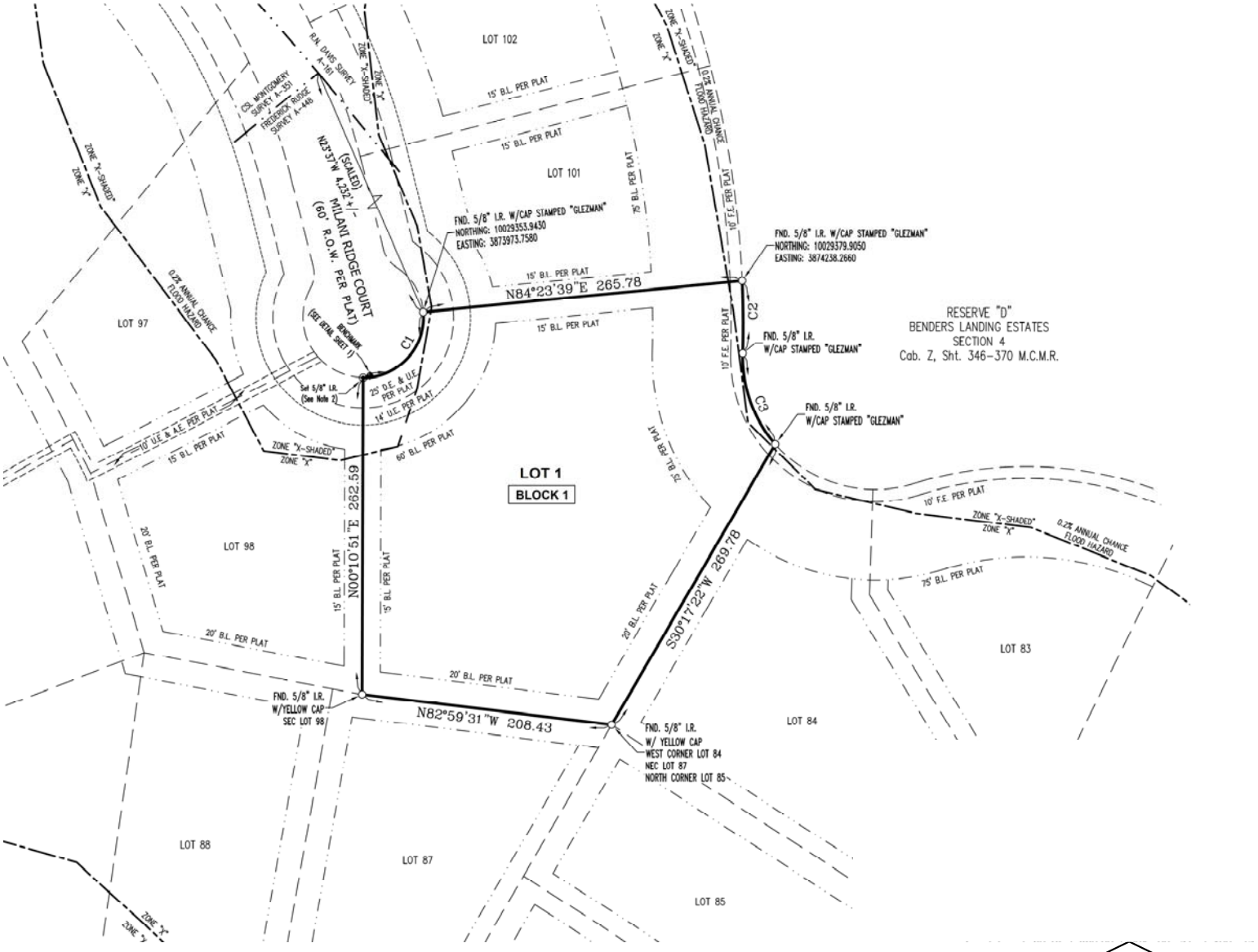
C – Public Hearings Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2

Applicant: Jeffrey Moon & Associates



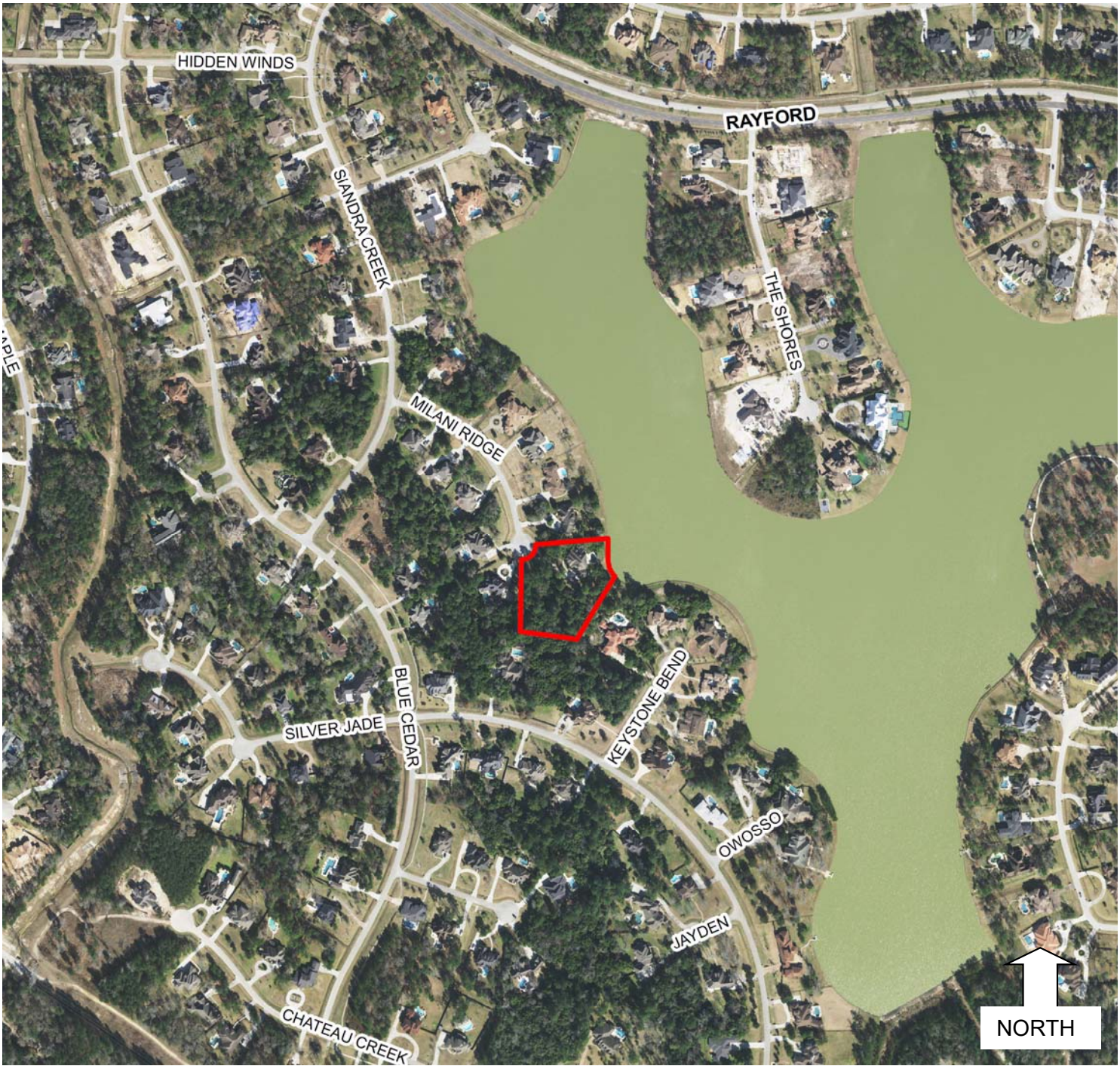
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Benders Landing Estates Sec 2 partial replat no 2

Applicant: Jeffrey Moon & Associates



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

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0405, Benders Landing Estates Sec 2 partial replat no 2, a partial replat of **Benders Landing Estates Sec 2**, being a replat of Lots 99 and 100 in Block 4, as recorded in Cabinet Y, Sheet 86 of the Montgomery County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southeat along Milani Ridge Court, south of Rayford Road, and east of Birnham Woods Drive. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Aaron Collins of Jeffrey Moon & Associates**, on behalf of the developer Helena Dumont Capital Group LLC, can be contacted at **936-521-3594** 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.

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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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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.
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- **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.
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Planning Commission Body, Authority and Obligation

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- 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

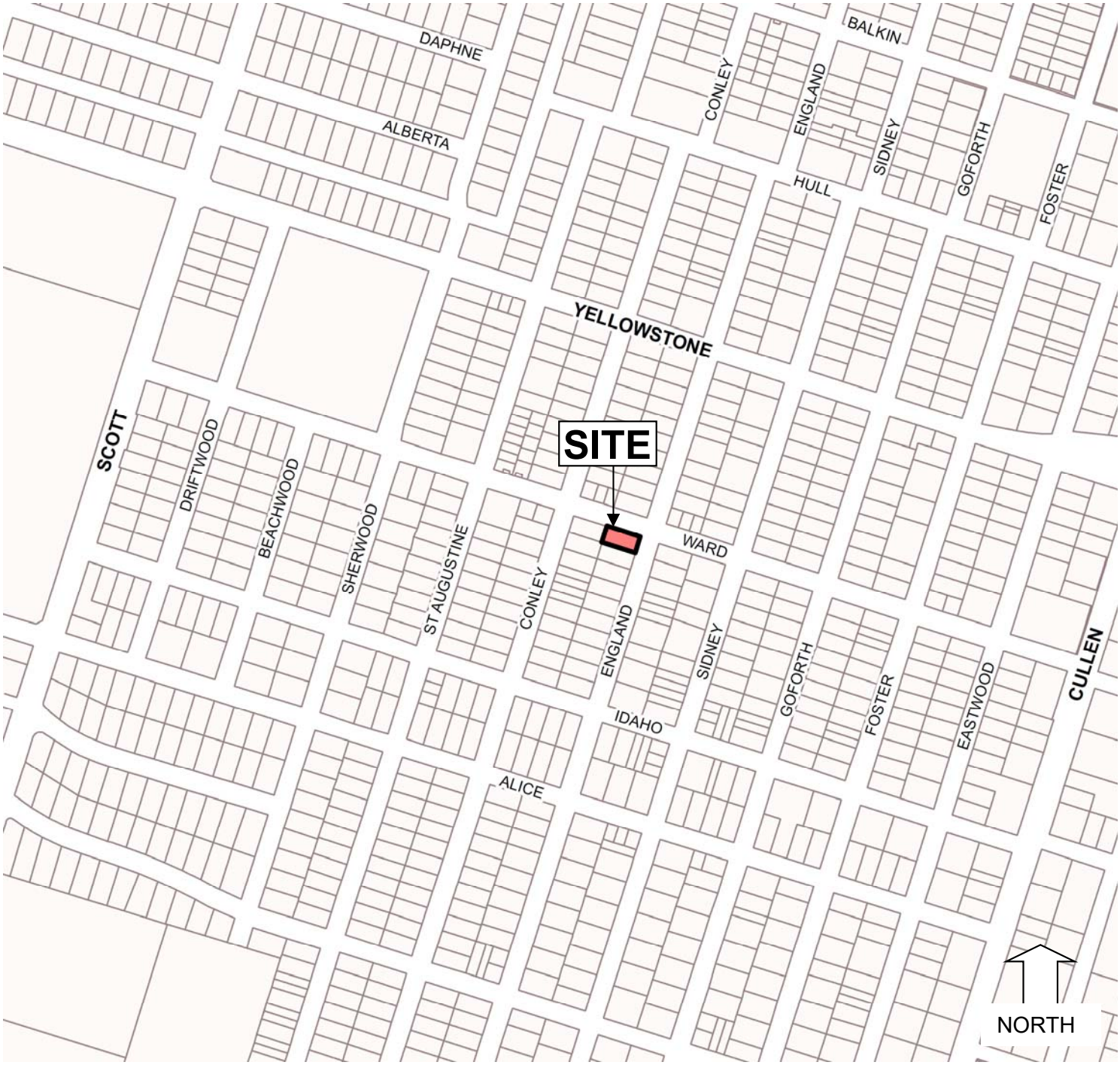
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Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Estates at England

Applicant: AAB Homes, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 05/30/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Estates at England

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0800; Estates at England, a partial replatting of Foster Place, being Lot 20 of block 30, as recorded in Volume 655, Page 599, Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Ward Street and England Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Arica Bailey,** with **AAB Homes, LLC**, on behalf of the developer, can be contacted at **832-606-7202.**

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

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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Foster Heights

Applicant: CE Engineers & Development Consultant, INC



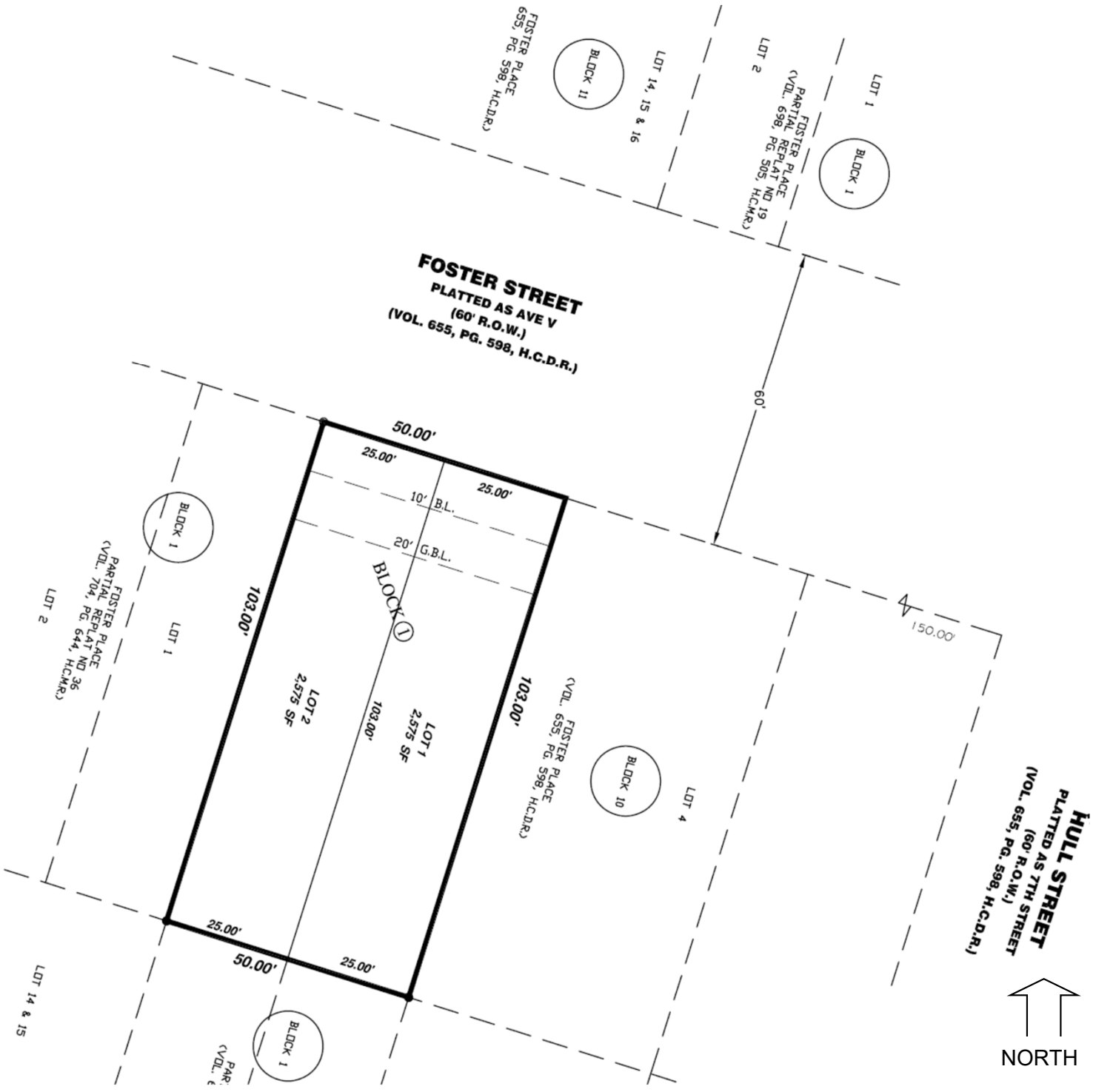
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/30/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 05/30/2024**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0832; Foster Heights, a partial replatting of Foster Place, being Lot 5 of block 10, as recorded in Volume 655, Page 599, Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Foster Street and south Hull Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Melissa Lopez,** with **CE Engineering & Development Consultants**, on behalf of the developer, can be contacted at **726-437-3840**

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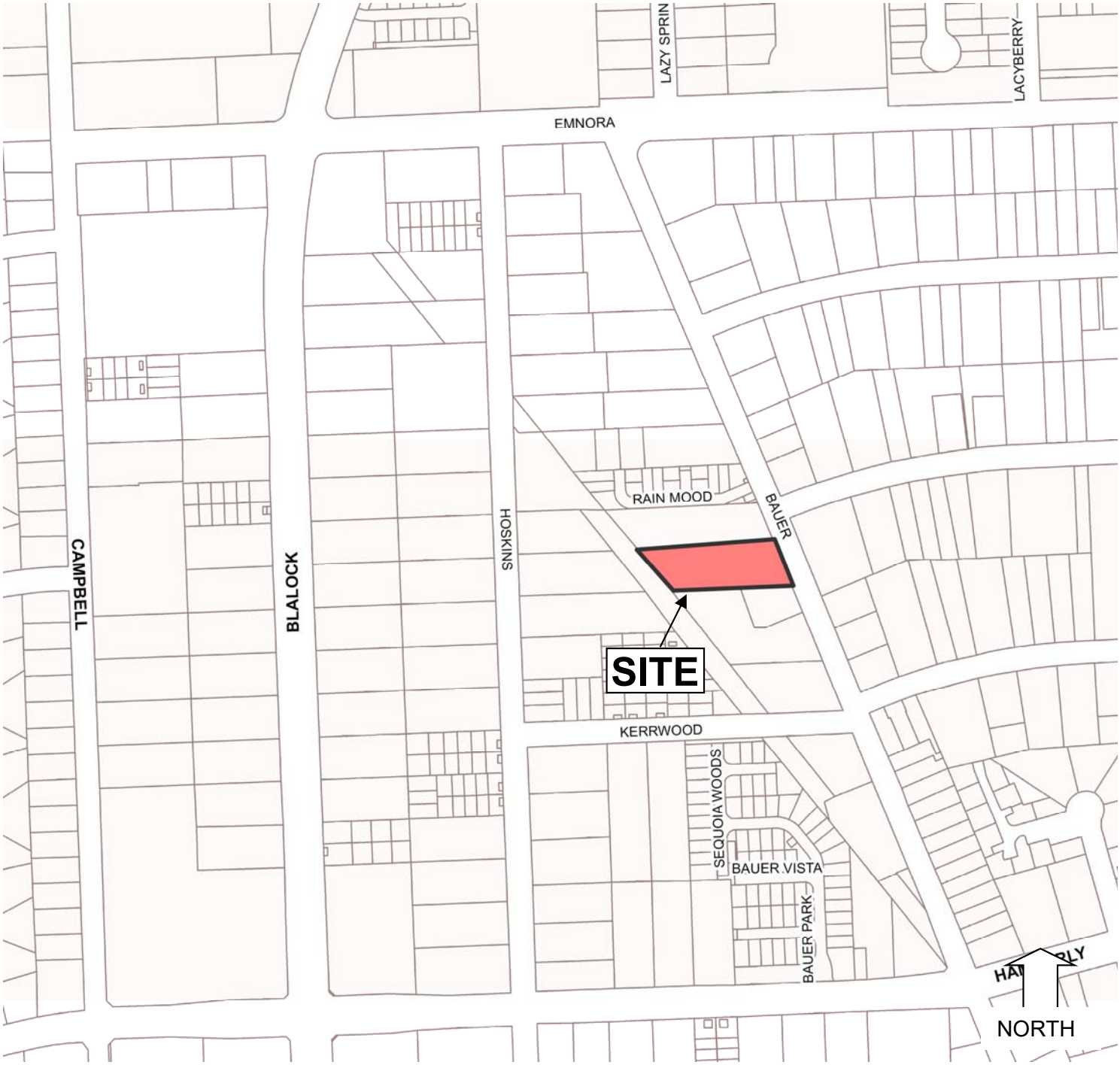
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Hank Gardens

Applicant: Pioneer Engineering, LLC



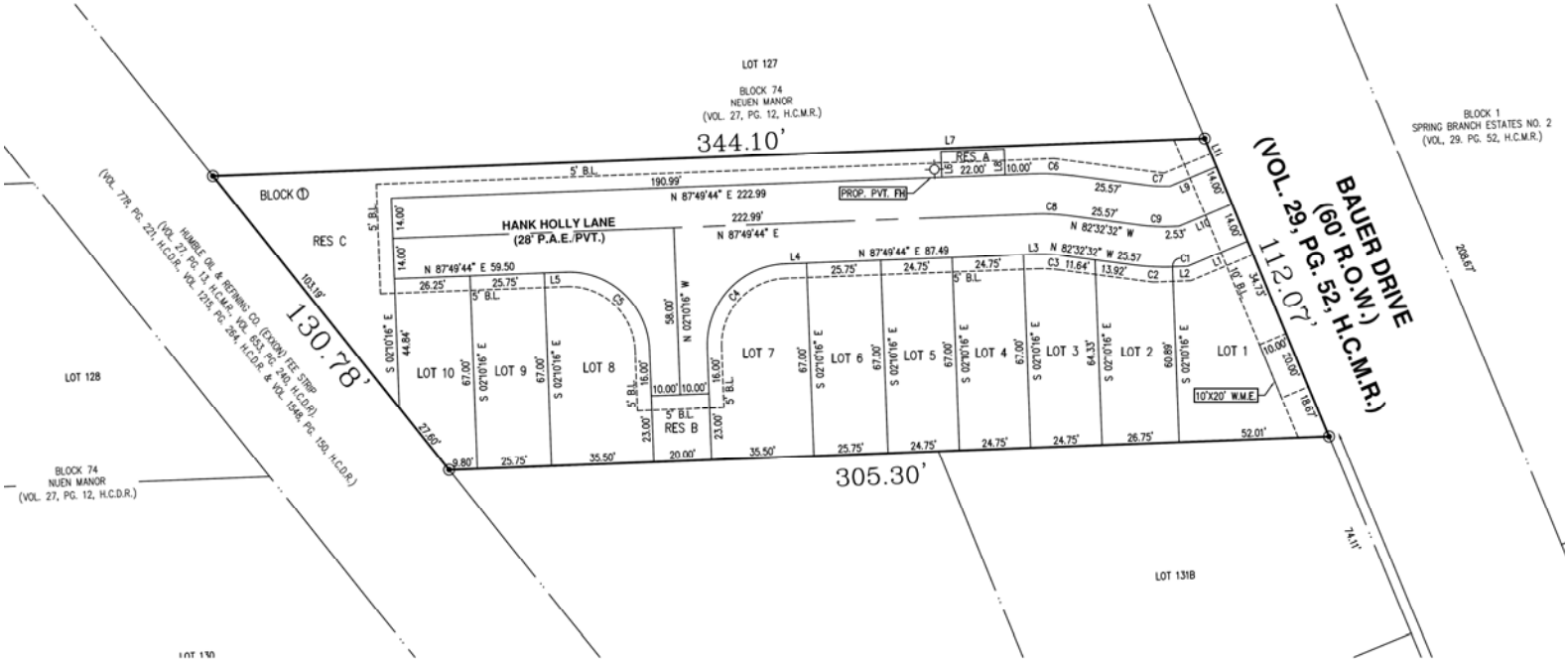
C – Public Hearings Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Hank Gardens

Applicant: Pioneer Engineering, LLC



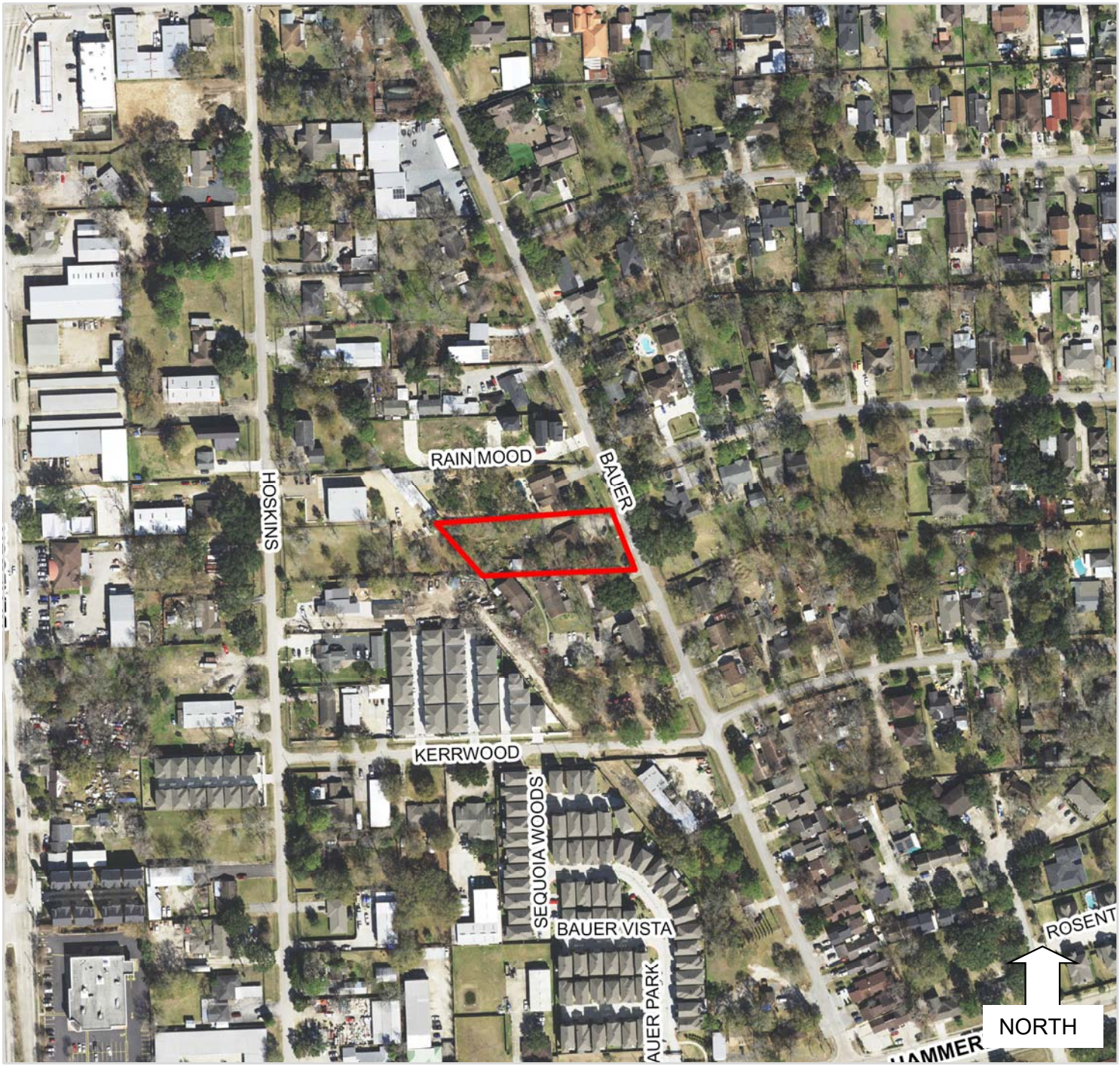
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Hank Gardens

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0829; Hank Gardens, a partial replatting of Neuen Manor, being Lot 129, as recorded in Volume 27, Page 12, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Bauer Drive between Emnora Lane and Kerrwood Lane. The purpose of the replat is to create ten (10) single-family residential lots and three (3) restricted reserves. The applicant, **Jessica Romero,** with **Pioneer Engineering, LLC**, on behalf of the developer, can be contacted at **832-307-0010 Ext 122.**

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 30, 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: 116

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Laboure Estates partial replat no 1

Applicant: Owens Management Systems, LLC



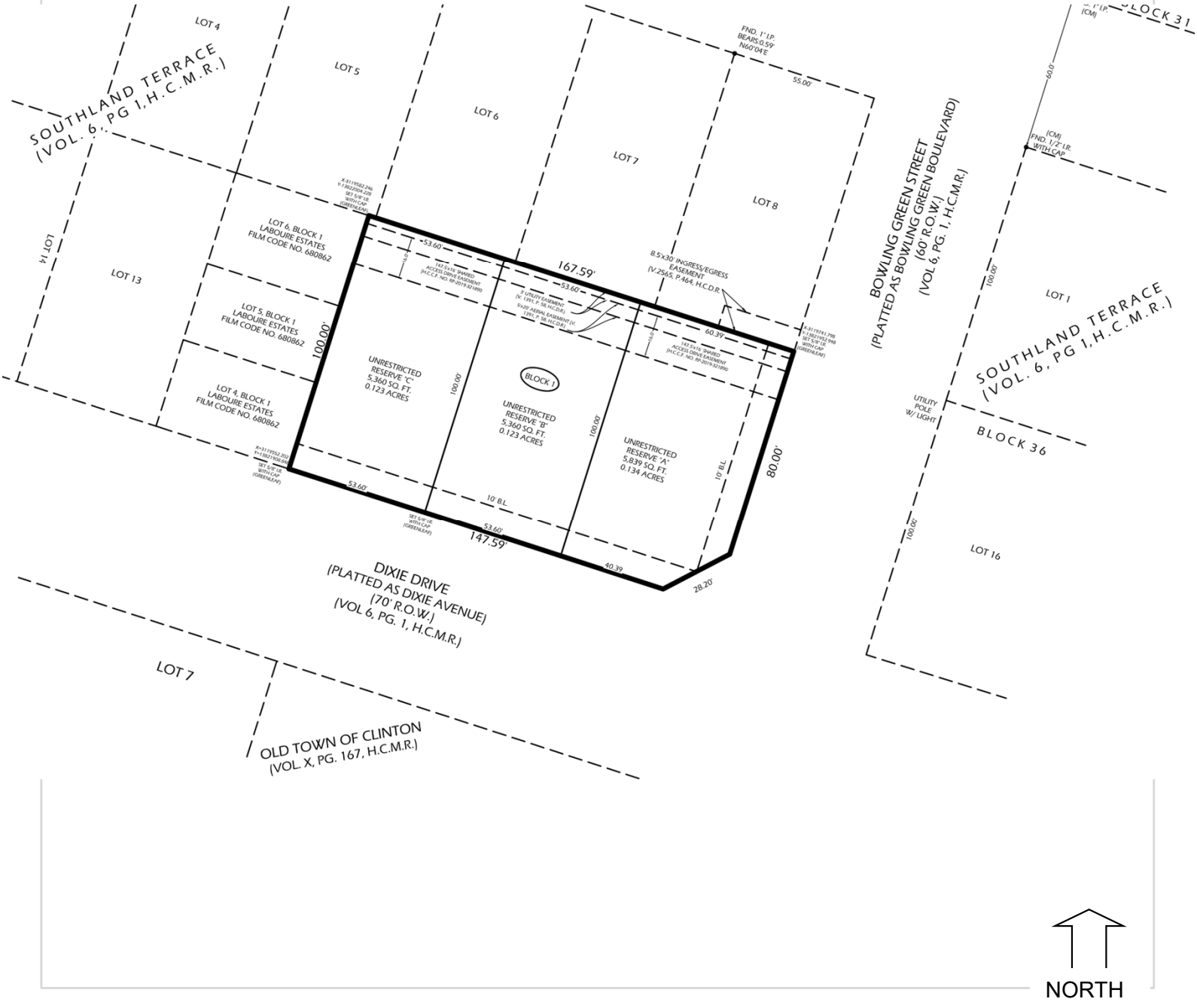
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Laboure Estates partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 116

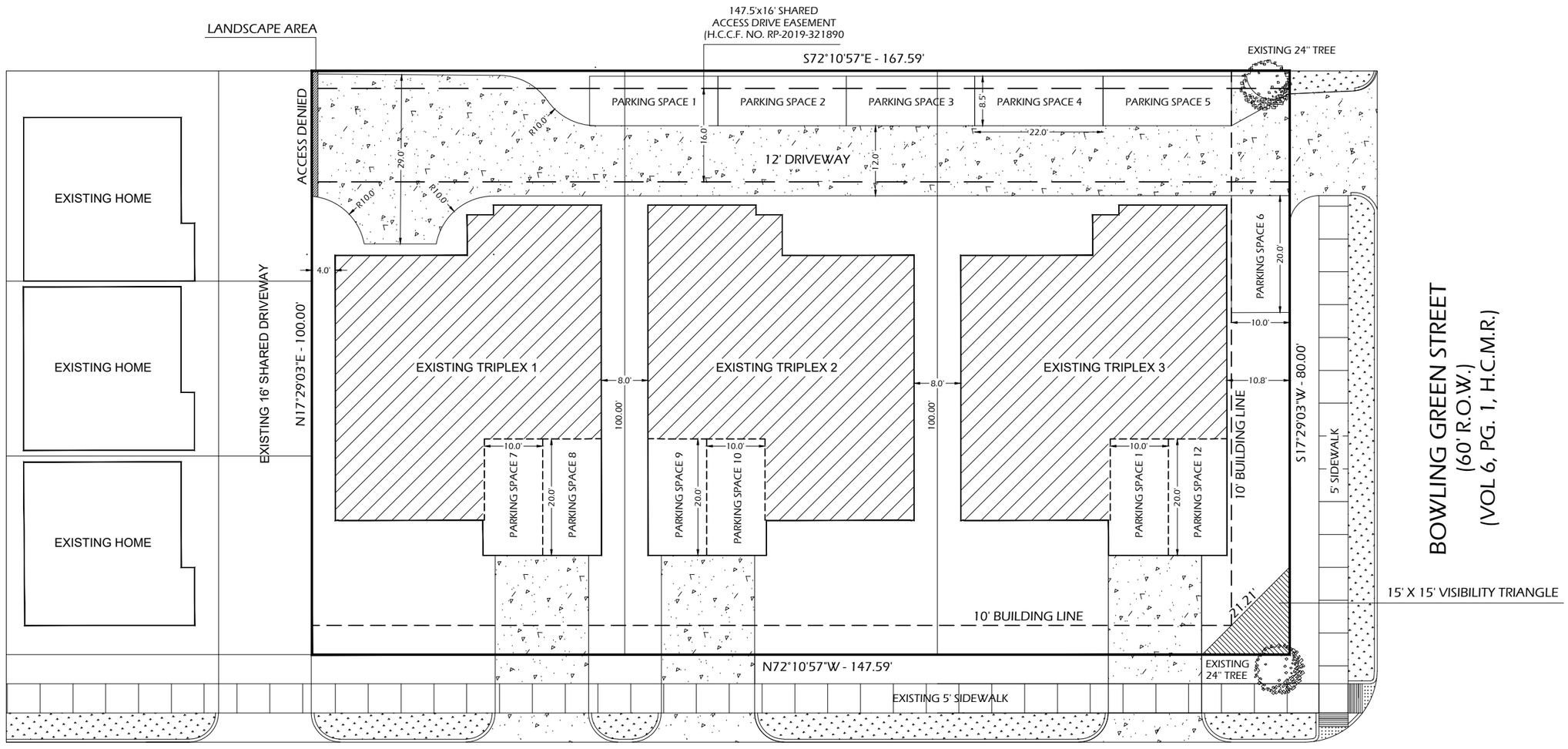
Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Laboure Estates partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial



SITE PLAN

DIXIE DRIVE
(70' R.O.W.)
(VOL 6, PG. 1, H.C.M.R.)

ELEVATION A

BOWLING GREEN STREET
(60' R.O.W.)
(VOL 6, PG. 1, H.C.M.R.)

ELEVATION B

LABOURE ESTATES
PARTIAL REPLAT NO 1

SITE PLAN - ELEVATION

DATE: APRIL, 2024 SCALE: 1" = 20'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

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

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

To allow 3 unrestricted reserves for tri-pplex development, to have less than 60 feet of frontage.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use - Reserves. (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. Unrestricted reserve – 60 feet of frontage

Statement of Facts

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

(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 at the corner of Dixie Drive and Bowling Green Street. Dixie Drive is a 70" ROW & Bowlwing Green is a 60' ROW platted in the Southland Terrace plat in 1921. Dixie Drive and Bowling Green are curb & gutter.The purpose of the replat is to create 3 unrestricted reserves for multi-family use/existing tri-plex development. The replat is out of Laboure Estates recorded in 2017. Laboure Estates plat has 6 lots. 3 lots taking direct access from Dixie Drive and 3 lots taking access from a shared driveway. The replat will include lots 1 2 and 3 that take direct access from Dixie Drive. The lots were platted for duplex development. However, the developer created a triplex on each lot that takes direct access from Dixie Drive and sold the develpment as triplexes to different owners. Strict application of the ordinance only allows a maximum of 2 units per lot restricted to single-family. The new owners were made aware this restriction after the purchase was done when they applied for the utilities contracts and couldn't get them. The 3 lots are being replatted to unrestricted reserves to allow 3 units on each reserve and bring into compliance the existing triplexes. Strict application of the ordinance, for the creation of an unrestricted reserve, requires a minimum frontage of 60 feet, a minimum area of 5000 square feet and access to a public right of way with a minimum width of 60 feet. Lot 1 would meet the 3 requirements for an unrestricted reserve, but COH ROW dedication HCCFN X908073 HCDR took 20' from the lot. Lots 2 and 3 meet the size and the right of way width requirements. However, the frontage dimension for each lot is less than 60 feet (53.60 feet). The difference, 6.4 feet, represents a 10 percent deviation from the ordinance. Strict application of the ordinance will create an impractical development since utilities cannot be provided to make the units habitable. A variance is being requested to allow a frontage of less than 60 feet for the proposed unrestricted reserves that

will replace lots 1, 2 and 3 to bring into compliance the existing units. The proposed reserves also meet the size and frontage requirements for MUR reserves that allow for higher densities than single family lots. However, this option couldn't be use since the existing triplexes already have parking garages built that take direct access from the local street Dixie Drive. An existing 16 feet access easement is located at the rear of the triplexes that provides parking space for the existing units and rear access.

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

The existing triplexes were built and sold to different owners. The new owners discovered only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves. This will allow to have 3 units per reserve to meet the ordinance requirement.

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

Lots 1, 2 and 3 are out of Laboure Estates are being replatted to unrestricted reserves to preserve and maintain the intent and general purpose of this chapter by bringing into compliance the existing triplexes. The lots meet the size and right of way width requirements. However, a variance is required for the frontage requirement since it is less than 60 feet. Allowing the granting of this variance will maintain the intent and general purpose of this chapter since it will allow for the existing units to be in compliance with the ordinance. The 3 existing lots could have been replatted to MUR reserves since they meet the frontage, size and right of way width requirements. However, this option couldn't be used since the existing units are already built with parking garages facing Dixie Drive. The existing structures meet the setback requirements for an unrestricted reserve.

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

Lots 1 to 3 out of Laboure Estates are being replatted to unrestricted reserves to bring into compliance the existing triplexes that were built on each lot. Lots 2 and 3 will need a variance in order to be replatted to unrestricted reserves to meet the frontage requirement. The ordinance frontage requirement for an unrestricted reserve is 60 feet. Lots 2 and 3 have 53.60 feet of frontage. The difference is a 10 percent deviation from the ordinance. Allowing a frontage dimension of less than 60 feet for an unrestricted reserve will not be injurious to the public health, safety or welfare since the proposed unrestricted reserves will meet the size and right of way width requirement. The existing structures meet the building line requirement for an unrestricted reserve and the site already provided the cut back at the intersection of Dixie Drive and Bowling Green Street to ensure traffic safety.

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

The existing lots 1 to 3 out of Laboure Estates are being replatted to bring into compliance the existing triplexes on the site. A variance is being requested to allow a frontage dimension of less than 60 feet for the proposed reserves. Economic hardship is not the sole justification of the variance since the hardship was inherited to the new owners from the original owner and a replat with a variance is being proposed to meet the ordinance requirements for the existing structures on this site.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

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

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

To allow a partial replat of a subdivision with lots restricted to single family use to unrestricted reserves for multi-family/tri-plexes.

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" 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 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.

Statement of Facts

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

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

The site is located within the city limits at the corner of Dixie Drive and Bowling Green Street. The purpose of the replat is to create 3 unrestricted reserves for tri-plex develpment. The replat is out of Laboure Estates recorded in 2017. Laboure Estates plat has 6 lots. 3 lots taking direct access from Dixie Drive and 3 lots taking access from a shared driveway. The replat will include lots 1,2 and 3 that take direct access from Dixie Drive. Triplexes were built on lots 1, 2 & 3 and sold to different owners. Strict application of the ordinance only allows a maximum of 2 units per lot restricted to single-family use. The new owners realize about this restriction after the purchase was done when they applied for the utilities contracts and couldn't get them. The 3 lots are being replatted to unrestricted reserves to allow 3 units on each reserve and bring into compliance the existing triplexes. Strict application of the ordinance doesn't allow partial replats of subdivisions with lots restricted to single family use to unrestricted reserves for multi-family residential use purposes. The lots changing to unrestricted reserves already have a 3-unit structure (triplex). The variance is to bring into compliance the existing structures and be able to get the utilities services to make them

habitable. No more units will be added to the site. Not allowing the granting of the variance will create an impractical development since utilities cannot be provided to make the units habitable

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

The existing triplexes were built and sold to different owners. The new owners find out that only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves. This will allow to have 3 units per reserve to meet the ordinance requirement.

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

Lots 1, 2 and 3 out of Laboure Estates are being replatted to unrestricted reserves to bring into compliance the existing structures with 3 units. To preserve and maintain the intent and general purpose of this chapter , the existing triplexes need to be bring up to compliance, a variance is being requested to allow the partial replat of Laboure Estates from lots to unrestricted reserves for multi-family use. The existing number of units that exist right now will remain the same and no more units will be added in the future.

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

Lots 1 to 3 out of Laboure Estates are being replatted to unrestricted reserves for multi-family use to bring into compliance the existing triplexes that were built on each lot. The granting of the variance will not be injurious to the public health, safety or welfare since the existing number of units will remain the same and no future units will be added to the site. In addition to this, enough parking space is being provided by the existing parking garages and the existing 16 feet access easement located at the rear of the property. A new 5' sidewalk has been constructed along Bowling Green.

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

The existing lots 1, 2 and out of Laboure Estates are being replatted to unrestricted reserves for tri-plex to bring into compliance the existing triplexes on the site. A variance is being requested to allow lots 1 to 3, restricted to single family use, to be replatted to an unrestricted reserve for multi-family purposes. Economic hardship is not the sole justification of the variance since the hardship was inherited to the new owners from the original owner and a replat with a variance is being proposed to meet the ordinance requirements for the existing structures on this site. In addition to this, the existing number of units will remain the same and no new units will be added to the site in the future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0504
Plat Name: Laboure Estates partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 03/11/2024

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

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

To allow a Private Street to have a width of 16 feet instead of the required 28 feet.

Chapter 42 Section: 231

Chapter 42 Reference:

Sec. 42-231. - Private streets—General standards. (b) Width:(1)The minimum right-of-way width for a private street shall be 28 feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement.

Statement of Facts

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

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

The site is located within the city limits at the corner of Dixie Drive and Bowling Green Street. The purpose of the replat is to create 3 unrestricted reserves for multi-family use. Along the north boundary of the plat there is a recorded 16 feet private street. Strict application of the requirements doesn't allow a private street that is less than 28 feet wide. A variance is being requested to allow a 16 feet private street instead of the required 28 feet. The site was originally platted (Laboure Estates) with lots for duplexes. The original owner build triplexes and sold them to different owners. At the time of getting utilities services the new owners were made aware that they needed to change the use of the lots from single family to multifamily development in order to allow three units per tract. The new owners are in the process of replatting the property from lots to unrestricted reserves. This variance is a complement of the replat application. The 16 feet private street was recorded after the plat Laboure Estates was recorded. The 16 feet private street is needed to provide vehicular and pedestrian access to the units on the second floor of the existing triplexes along the rear of the site. The private street also provides access to the parking spaces located along the 16 feet private street. Denying the requested variance will create an impractical development since vehicular access along the rear of the site will be denied for the 6 dwelling units located on the second floor of the existing triplexes. Also, allocating off street parking spaces for the 6 dwelling units will not be possible. As a result, the off-street parking requirements will not be met rendering the existing units unhabitable. This could increase on street parking on this area if parking needs to be provided along the public street. West of the site there is an existing shared driveway development that is part of Laboure Estates plat. Since the existing 16 feet shared driveway and the existing 16 feet private street are connected, vehicular access will be denied from the 16 feet private street to the existing 16 feet shared driveway. This will avoid safety issues and

will maintain the two subdivisions separate since the proposed unrestricted reserves will not be responsible for the maintenance of the 16 feet shared driveway and the shared driveway development will not be responsible of the maintenance of the 16 feet private street. Along Dixie Drive there is a new 5 feet sidewalk and along Bowling Street a new 5 feet sidewalk will be proposed for the section that is missing.

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

The existing triplexes were built and sold to different owners unaware of the land use requirements. The new owners find out that only 2 units are allowed in a single-family lot after the purchase was done when they requested the utilities connections and were denied. The 16 feet private street is currently use for vehicular access and parking for the units on the second floor of each triplex. The hardship was inherited by the previous owner. In order to bring into compliance the development, the owners have decided to replat part of the previous plat (Laboure Estates) to change the existing lots 1 to 3 that take direct access from Dixie Drive to unrestricted reserves and request a variance to allow a private street that is less than 28 feet in width along the rear of the site. This will allow vehicular access and off street parking for the dwelling units located on the second floor of each triplex.

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

The recorded 16 feet private street is working as a shared driveway to provide vehicular access. Currently, 12 feet shared driveway are allowed by the ordinance. No garage doors are facing the private street. Allowing a 16 feet private street will maintain the intent and general purpose of this chapter since it provides a similar function as a shared driveway meeting the minimum required standards of chapter 42. Six units will utilize the existing private street.

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

The existing 16 feet private street will provide vehicular access and parking spaces to 6 dwelling units. This will help decrease on street parking on this area. In addition to this, the private street will provide a turnaround at the end of the driveway to avoid backing out into the public street. This will provide a safer vehicular connection between the site and the public street. The private street will not be less than 12 feet wide. This will meet the minimum width required by chapter 42 for a shared driveway. The granting of the variance will not be injurious to the public health, safety or welfare since it will meet the minimum requirements of chapter 42.

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

The triplexes are already built and owned by different people. No more units will be added to the development. A 16 feet private street is required to provide vehicular access and access to the parking spaces. The 16 feet private street is already built and a turn around will be provided at the endo of the private street. There will be a landscape area at the end of the private street to separate it from the existing 16 feet shared driveway since access will be denied. There is an existing 5 feet sidewalk along Dixie Drive and a new 5 feet sidewalk along Bowling Green Street for the section that is missing. Economic hardship is not the sole justification of this variance since no more units are going to be added to the existing ones and improvements will be provided to make the existing units habitable in order to bring the development into compliance with the city requirements.

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

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0504; Laboure Estates partial replat no 1, a partial replatting of Laboure Estates, being Lots 1 through 3, in Block 1, as recorded at Film Code No. 680862, Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Dixie Street and Bowling Green Street. The purpose of the replat is to create three (3) unrestricted reserves. 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 30th, 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: 117

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Lomcrest Place

Applicant: Chesterfield Development Services



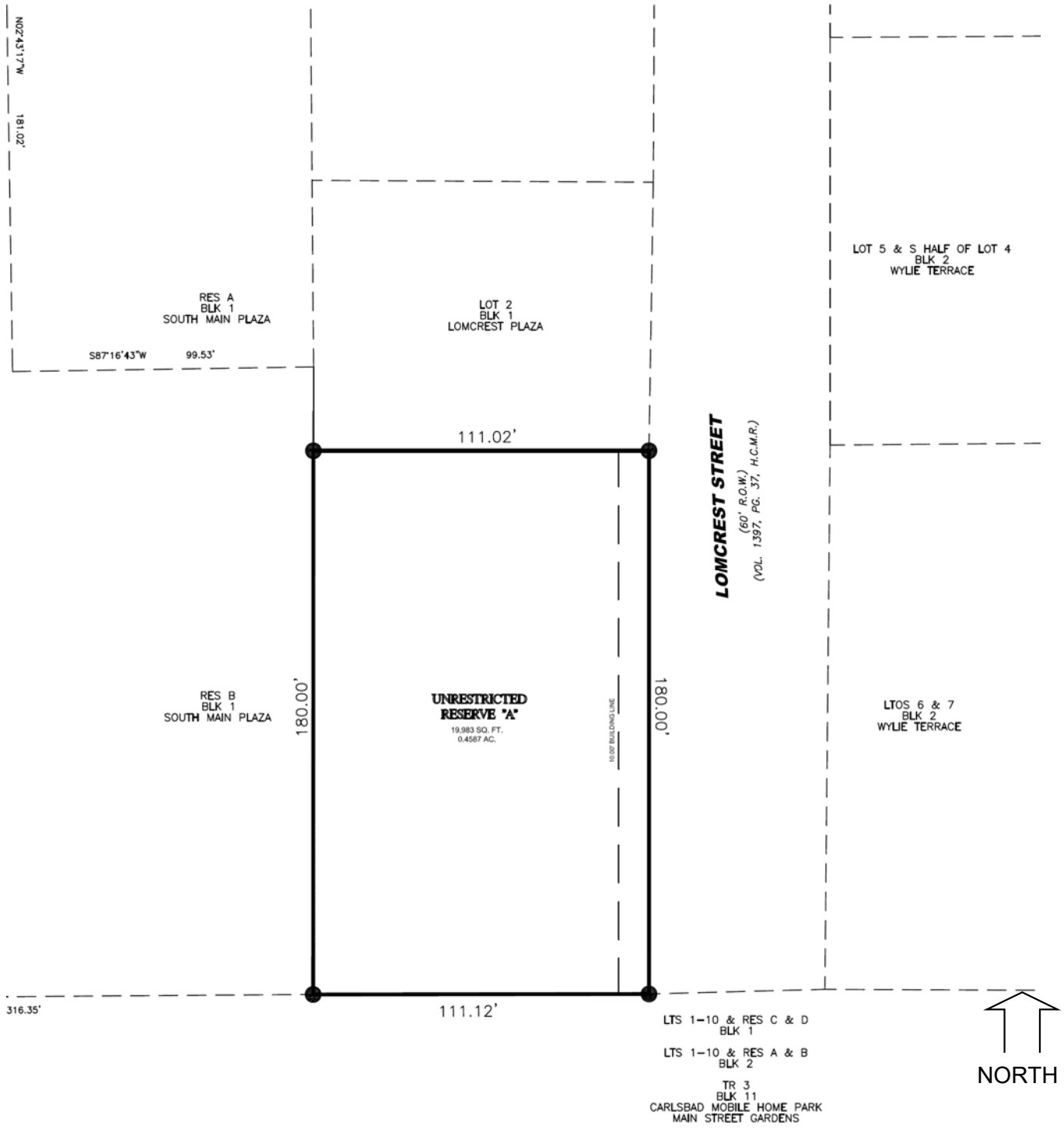
C – Public Hearings Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Lomcrest Place

Applicant: Chesterfield Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Lomcrest Place

Applicant: Chesterfield Development Services



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

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0725 Lomcrest Place, a partial replat of Wylie Terrace, being Lots 6 and 7 in Block 1, as recorded in Volume 1397, Page 37 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Lomcrest Street, south of Main Street and west of Hillcroft Avenue. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Monica Fontenot of Chesterfield Developments Service**s, on behalf of the developer Main Plaza Investment, LLC can be contacted at **713-538-5364** 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 30, 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
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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.
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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

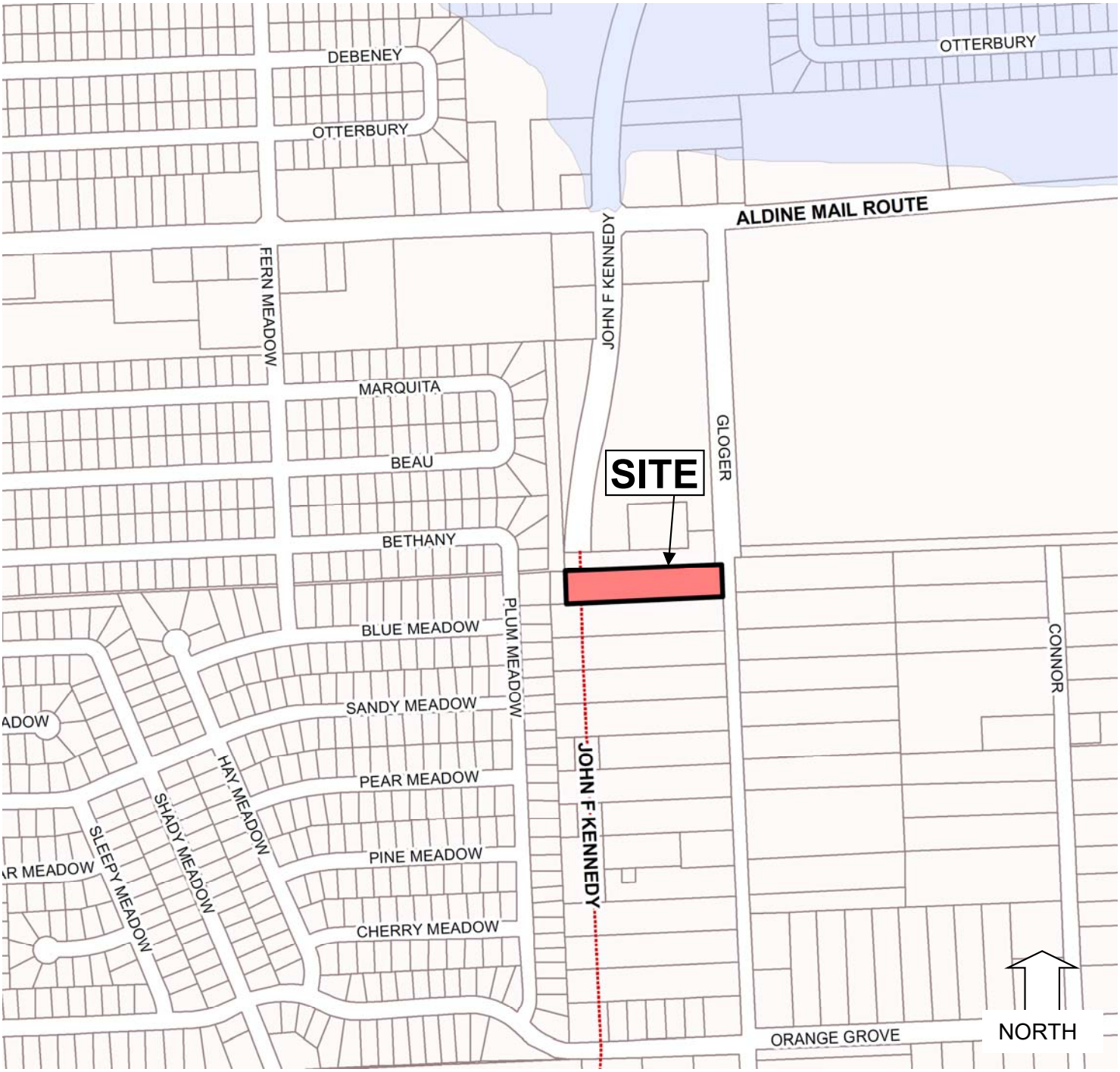
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Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



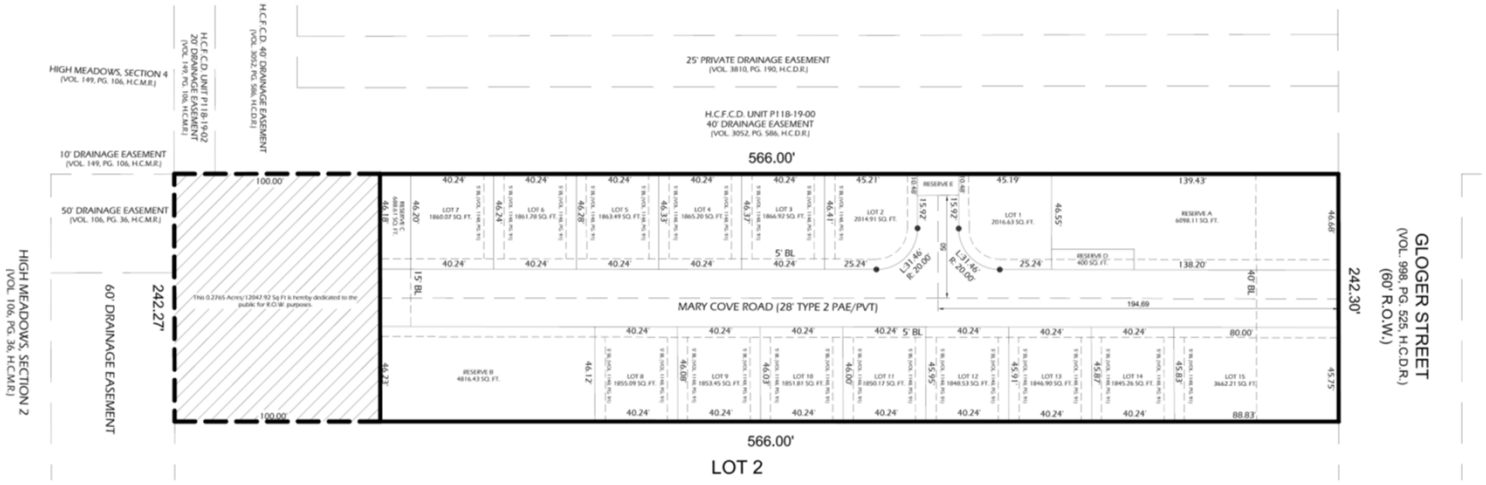
C – Public Hearings Site Location

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Orange Grove Sec 2 partial replat no 1 (DEF2)

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM:118

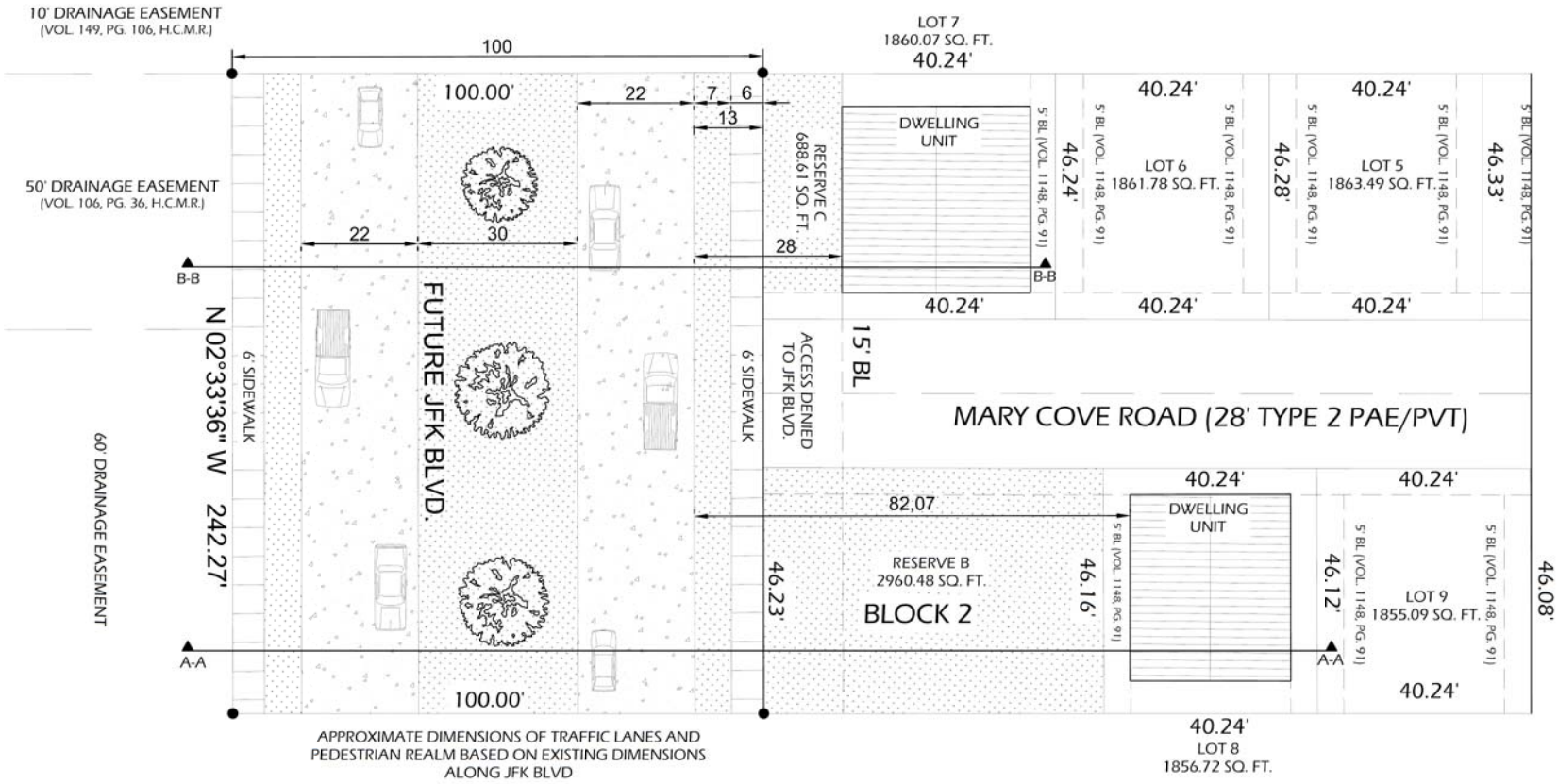
Planning and Development Department **Meeting Date: 05/30/2024**

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Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

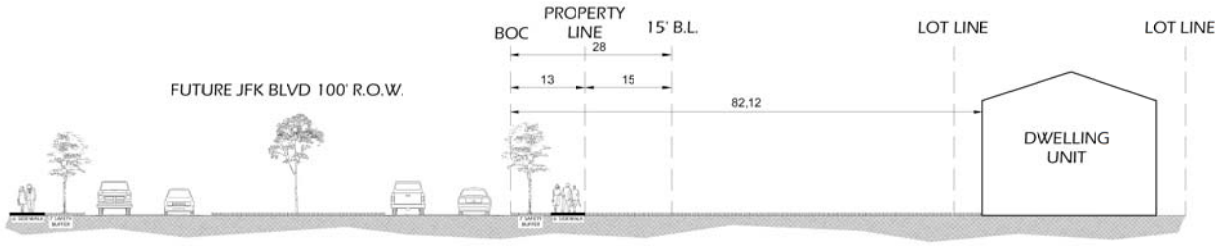


APPROXIMATE DIMENSIONS OF TRAFFIC LANES AND PEDESTRIAN REALM BASED ON EXISTING DIMENSIONS ALONG JFK BLVD

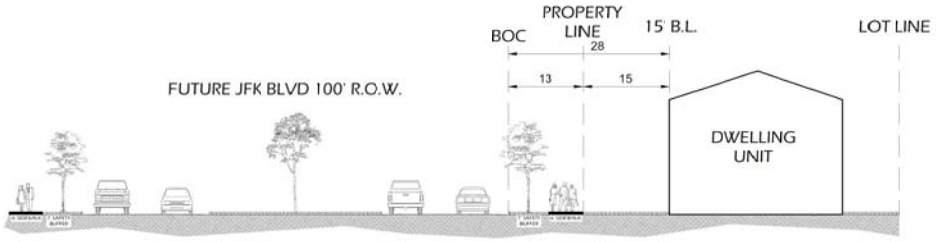
ORANGE GROVE SECTION 2 PARTIAL REPLAT NO 1

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.

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

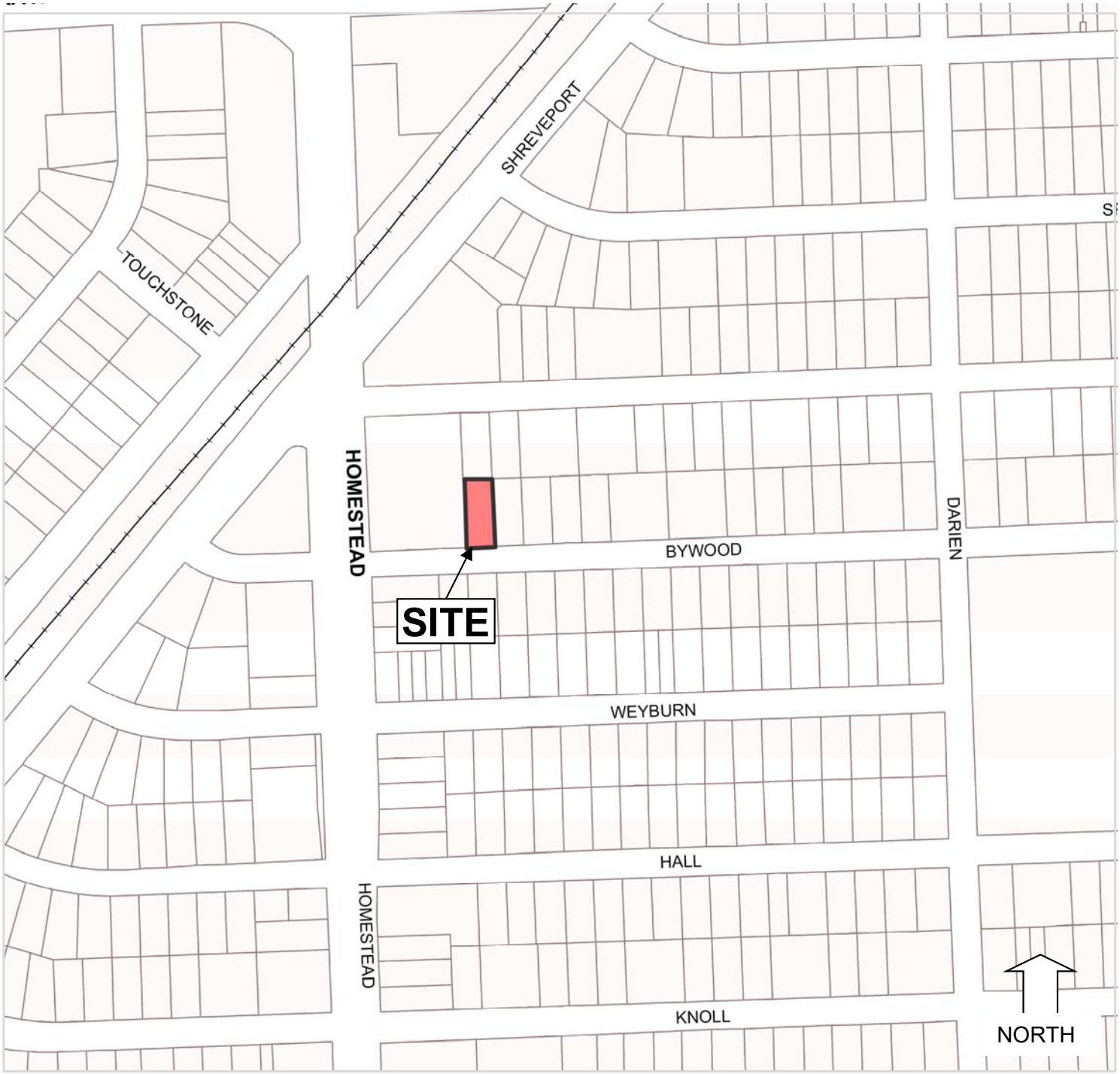
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 119

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



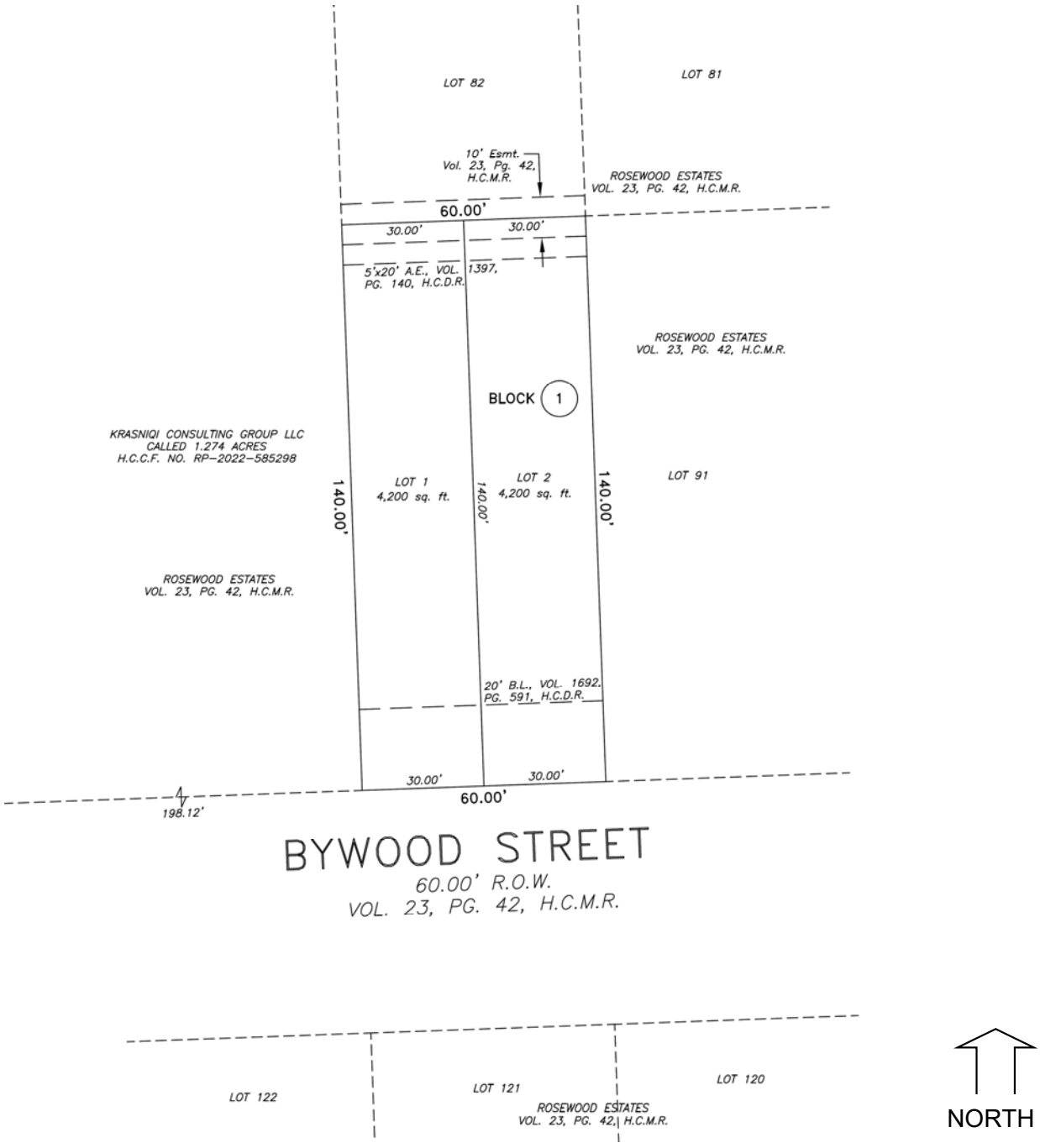
C – Public Hearings Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0640; Rosewood Crossing, a partial replatting of Rosewood Estates, being Lot 90, 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 north along Bywood St between Homestead Road and Darien St. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa,** with **PLS Construction Layout, Inc**, on behalf of the developer, can be contacted at **713-480-4075.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests 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 30, 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

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- **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

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Planning Department Staff Authority and Obligation

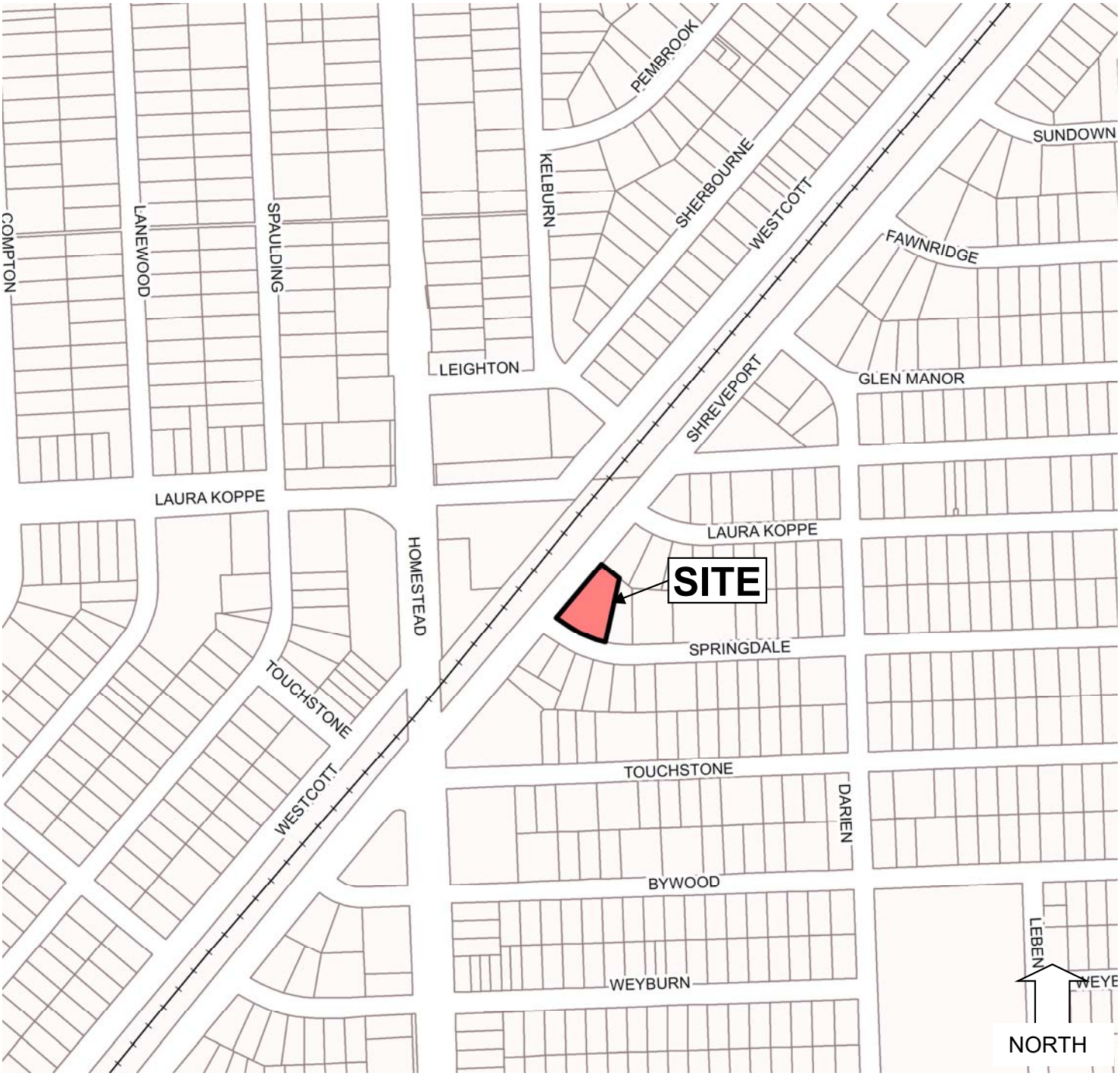
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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Estates partial replat no 3 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: : Rosewood Estates partial replat no 3 (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: : Rosewood Estates partial replat no 3 (DEF1)

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

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

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Terminology

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Planning Department Staff Authority and Obligation

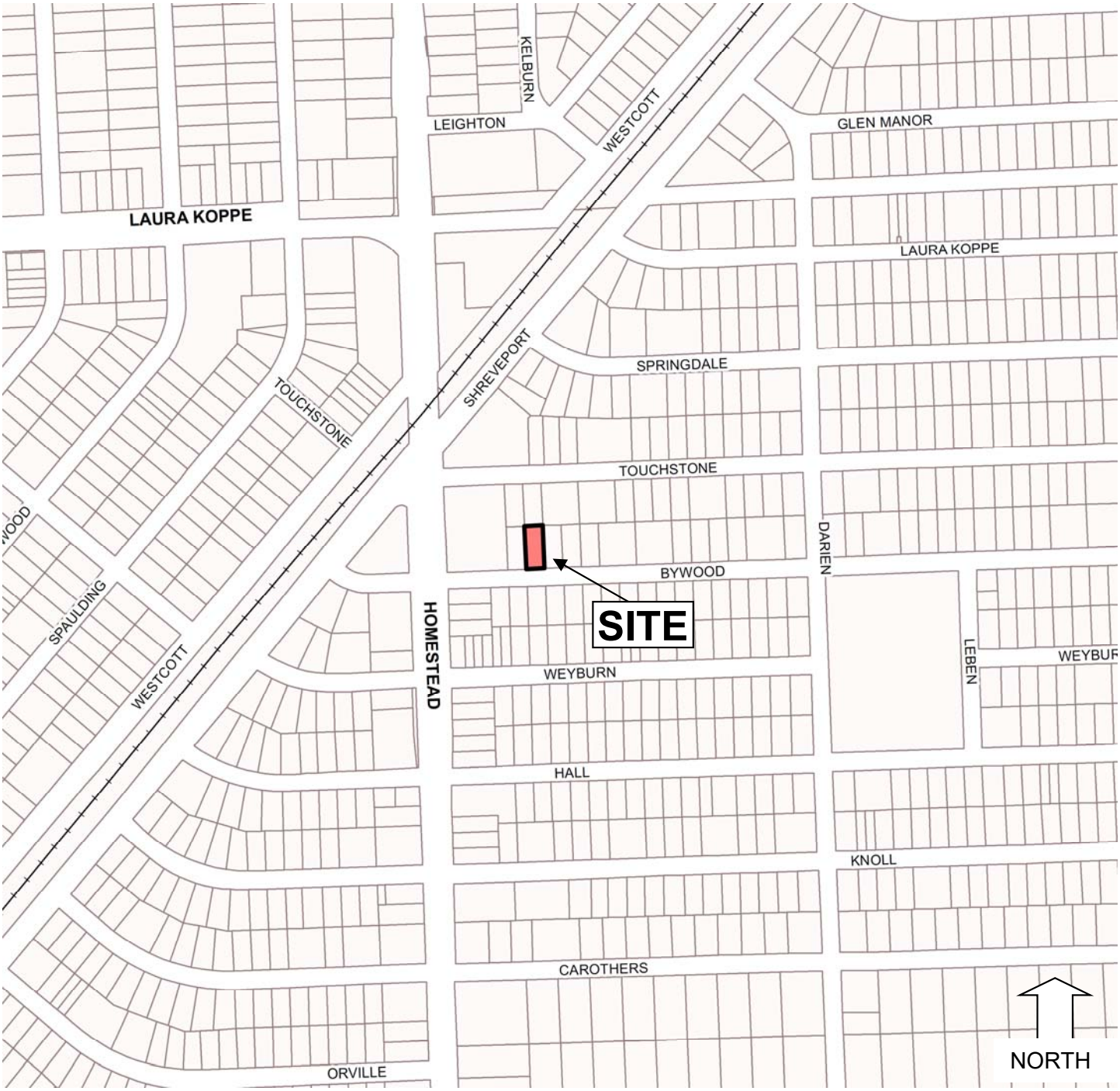
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Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



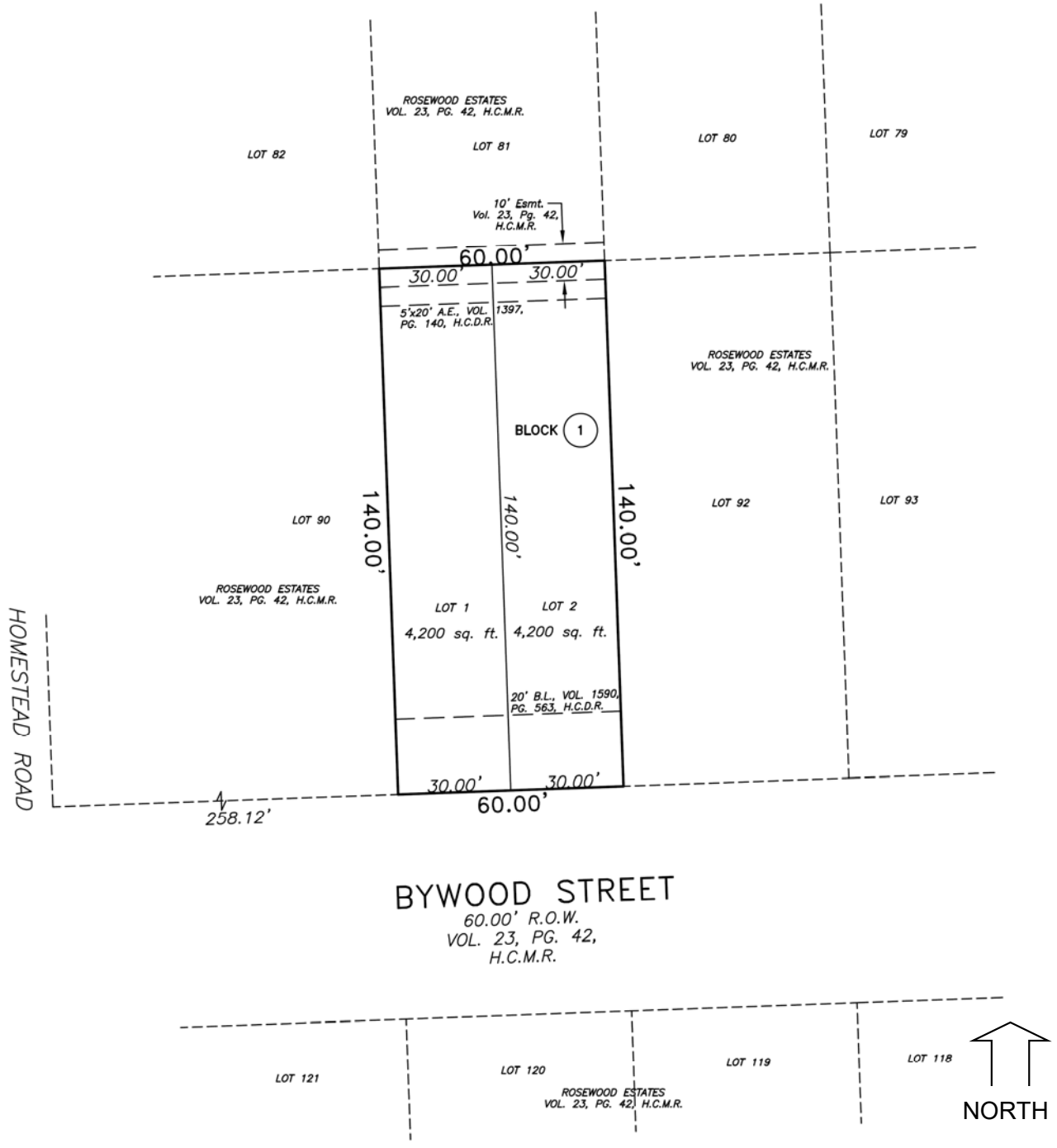
C – Public Hearings Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



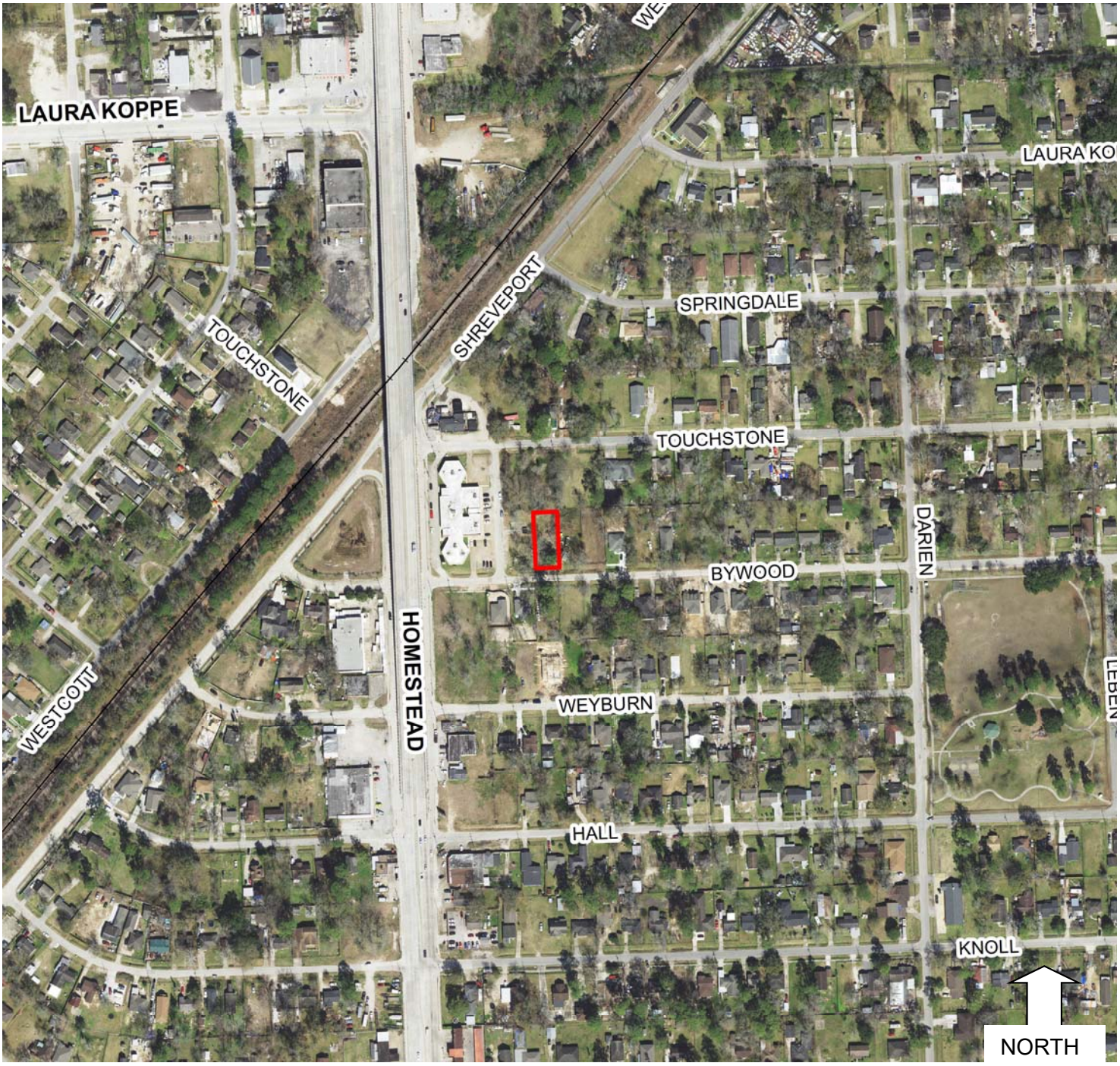
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Rosewood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0642; Rosewood Views, a partial replatting of Rosewood Estates, being Lot 91, 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 8300 Homestead Road, east of Homestead Road, north along Bywood Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa**, with **PLS Construction Layout, INC**, on behalf of the developer, 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 **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 30, 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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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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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Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1

Applicant: Costello, Inc.



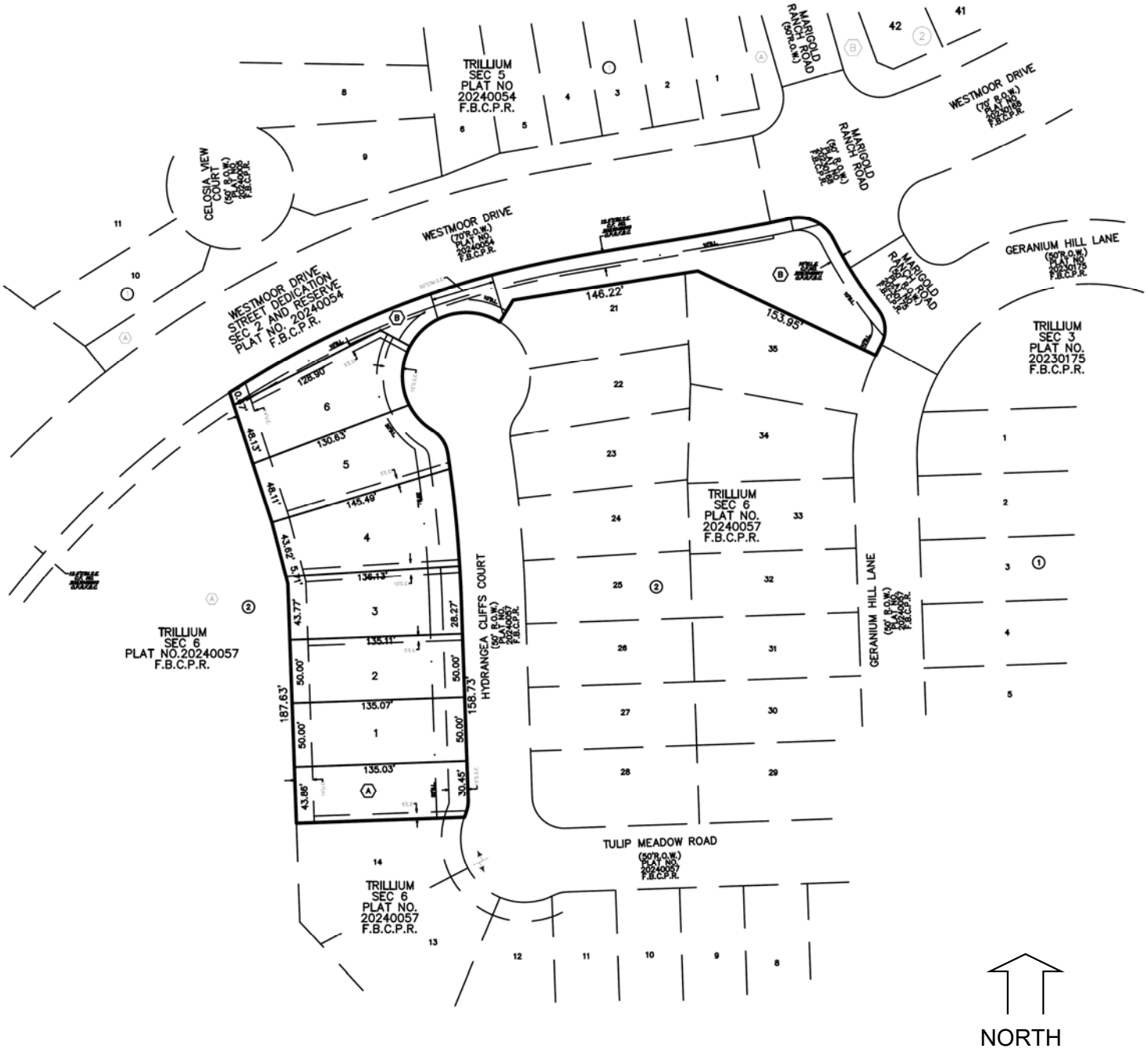
C – Public Hearings Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Trillium Sec 6 partial replat no 1

Applicant: Costello, 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

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0815; Trillium Sec 6 partial replat no 1, a partial replatting of Trillium Sec 6, being Lots 15-20 and Reserves B & C, as recorded in plat 20240057 Fort Bend County Plat Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Hydrangea Cliffs Court north of Madden Road. The purpose of the replat is to create six (6) single-family residential lots and two reserves. The applicant, **Jorge De La Rosa,** with Costello, Inc., on behalf of the developer, Taylor Morrison of Texas Inc., can be contacted at **713-783-7788 Ext 3838.**

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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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 30, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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.
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Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 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

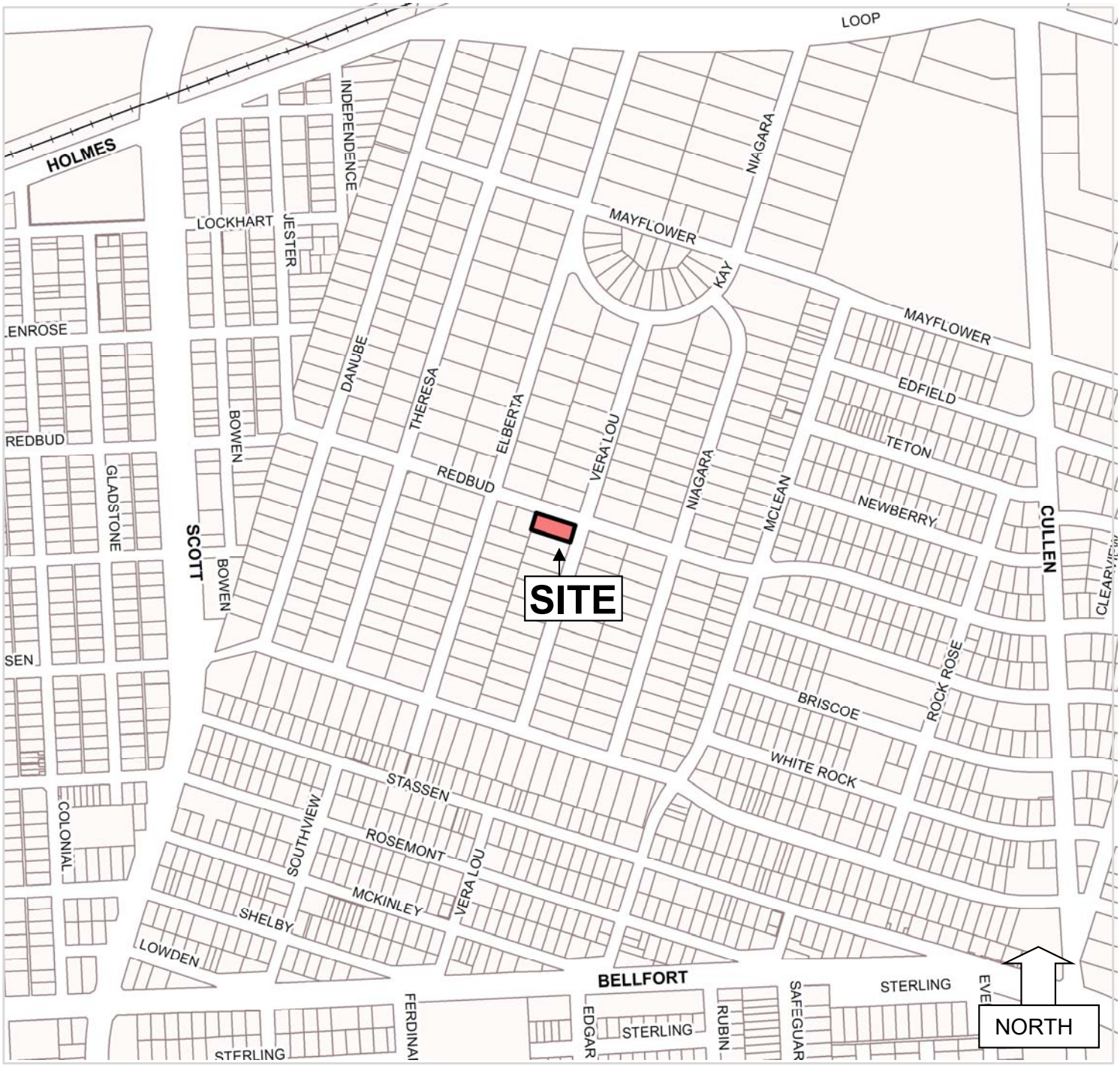
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Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Vera Lou Homes

Applicant: Pioneer Engineering, LLC



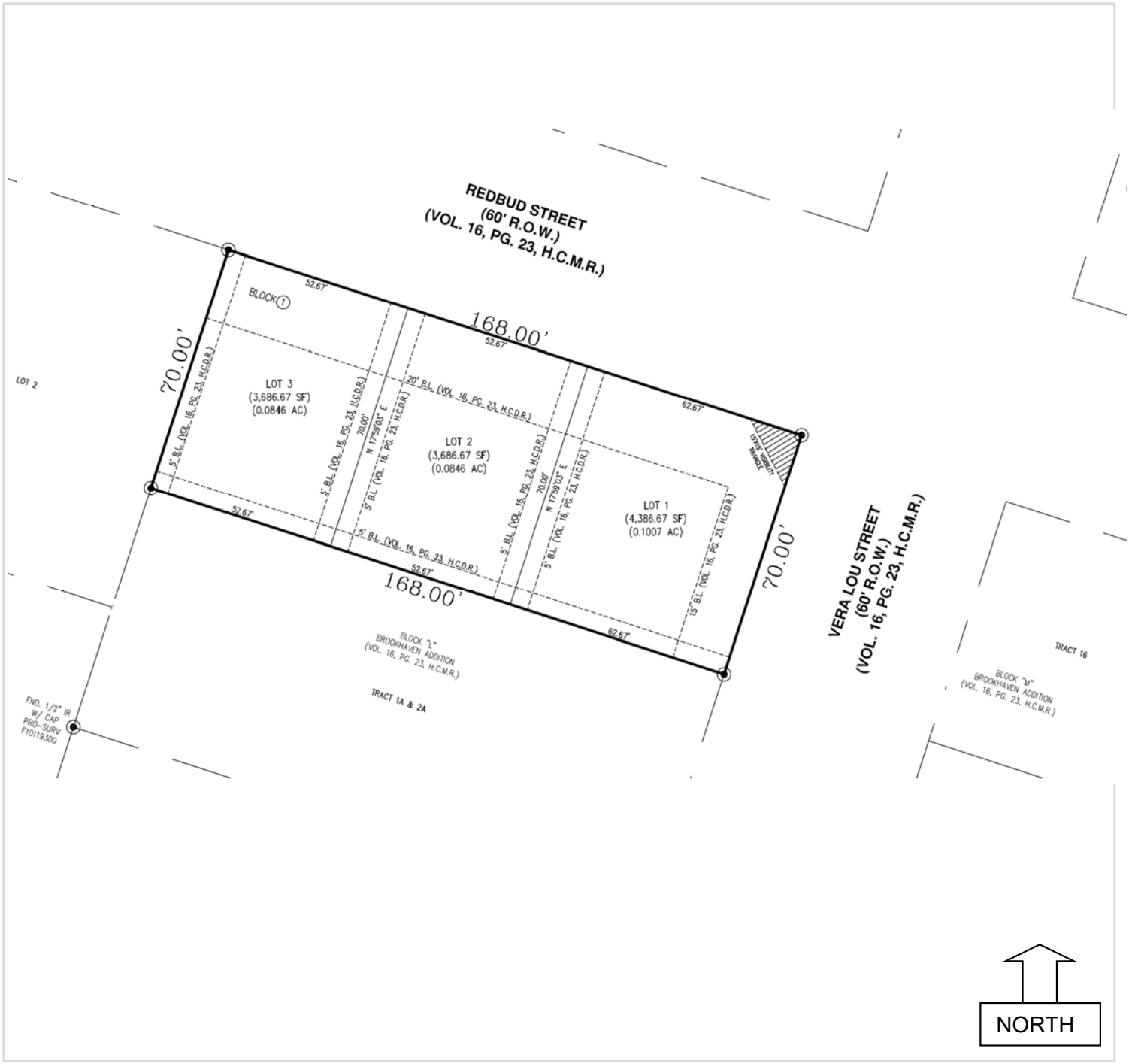
C – Public Hearings Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Vera Lou Homes

Applicant: Pioneer Engineering, LLC



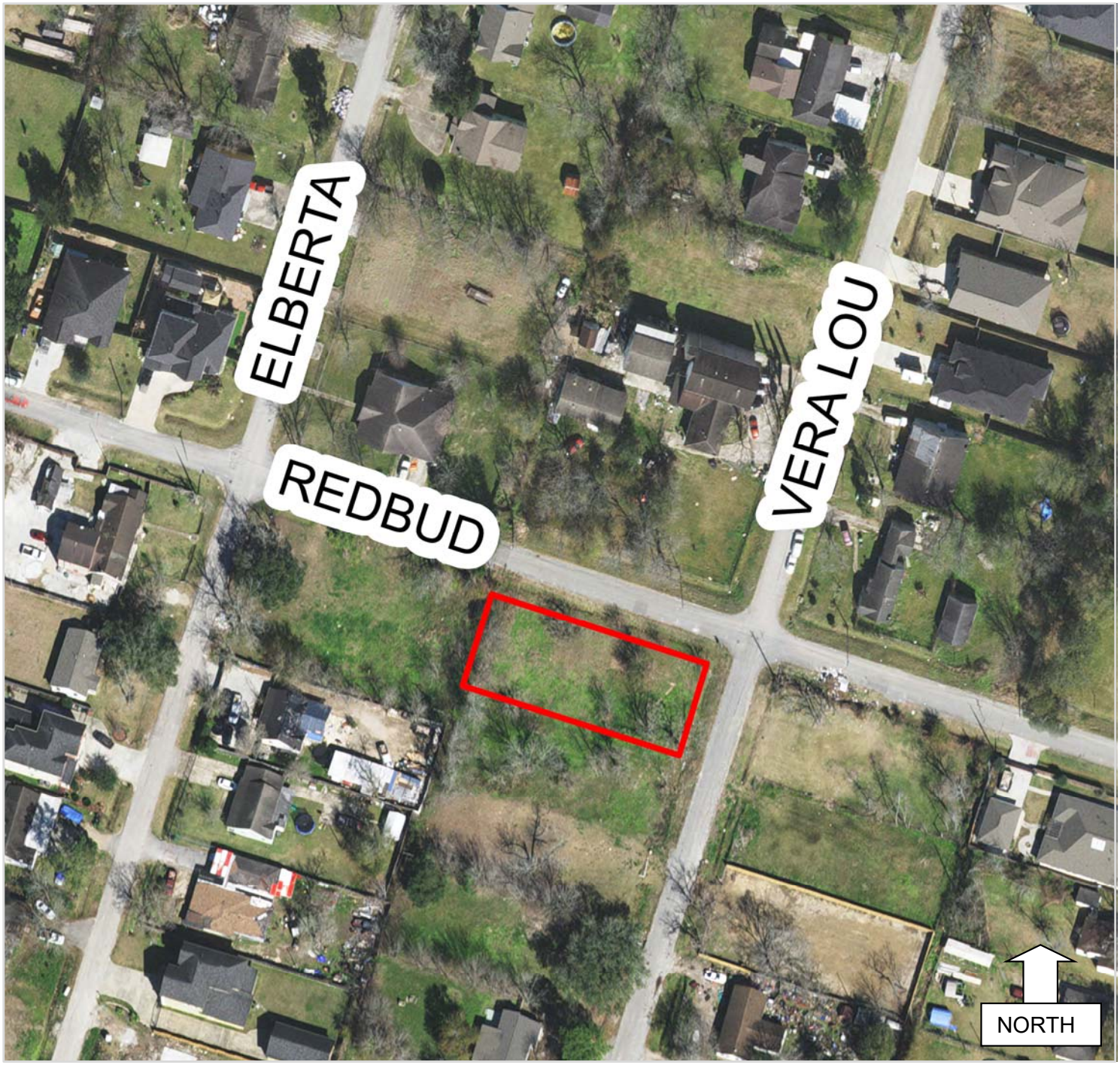
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Vera Lou Homes

Applicant: Pioneer Engineering, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0672, Vera Lou Homes, a partial replat of Brookhaven Addition, being a portion of Lot 1 in Block L, as recorded in Volume 16, Page 23 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Vera Lou Street and Redbud Street, east of Scott Street and north of Bellfort Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Jessica Romero of Pioneer Engineering, LLC**, on behalf of the developer Wida Investment, LLC, can be contacted at **832-307-0010** 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 30, 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,

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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.

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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- **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

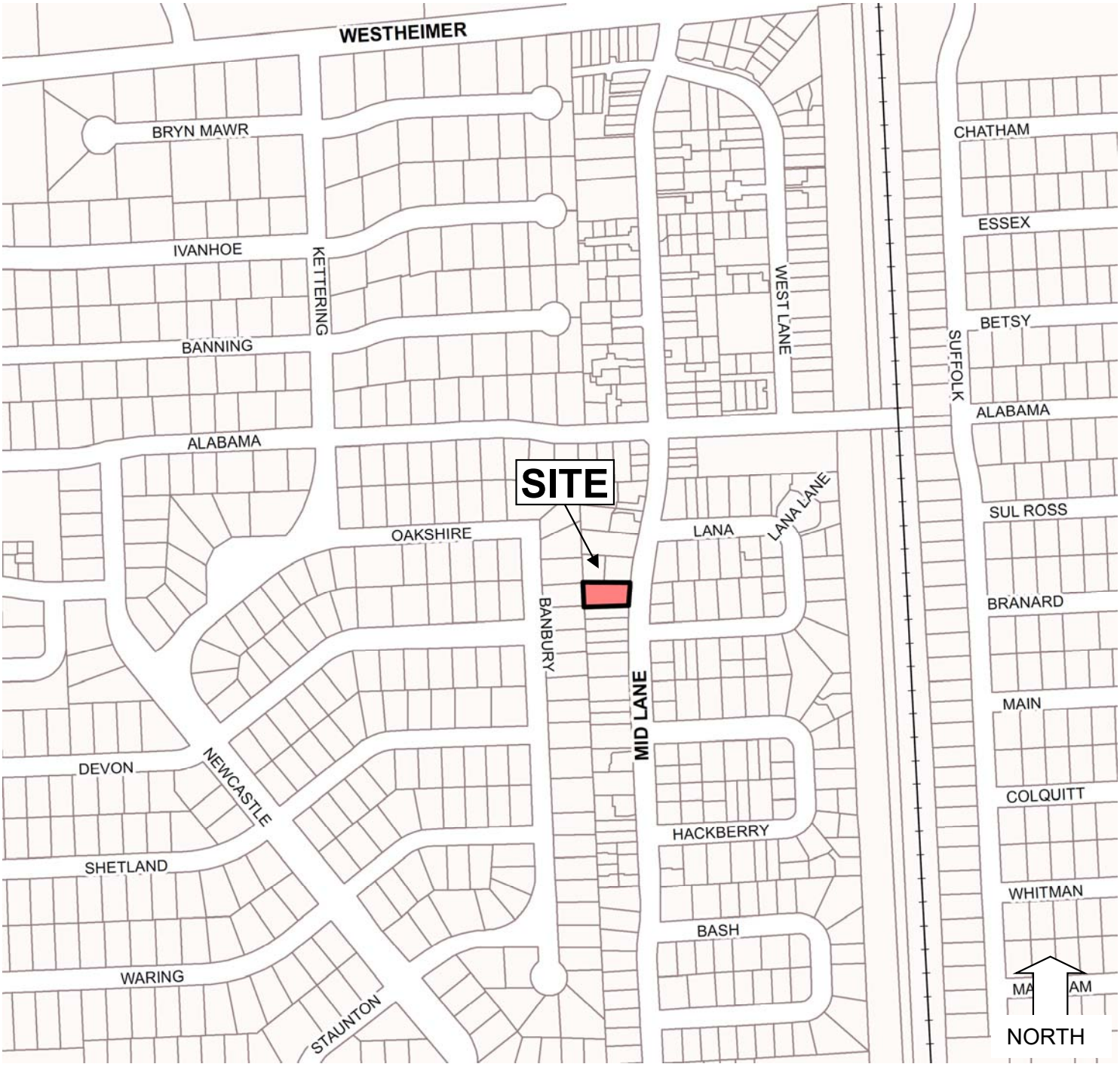
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 124

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: West Lane Annex partial replat no 7

Applicant: Momentum Engineering



C – Public Hearings Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: West Lane Annex partial replat no 7

Applicant: Momentum Engineering



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1,419.05'	01°24'56"	35.05'	17.53'	S 05°07'23" E	35.05'
C2	1,419.05'	01°24'39"	34.94'	17.47'	S 03°42'36" E	34.94'

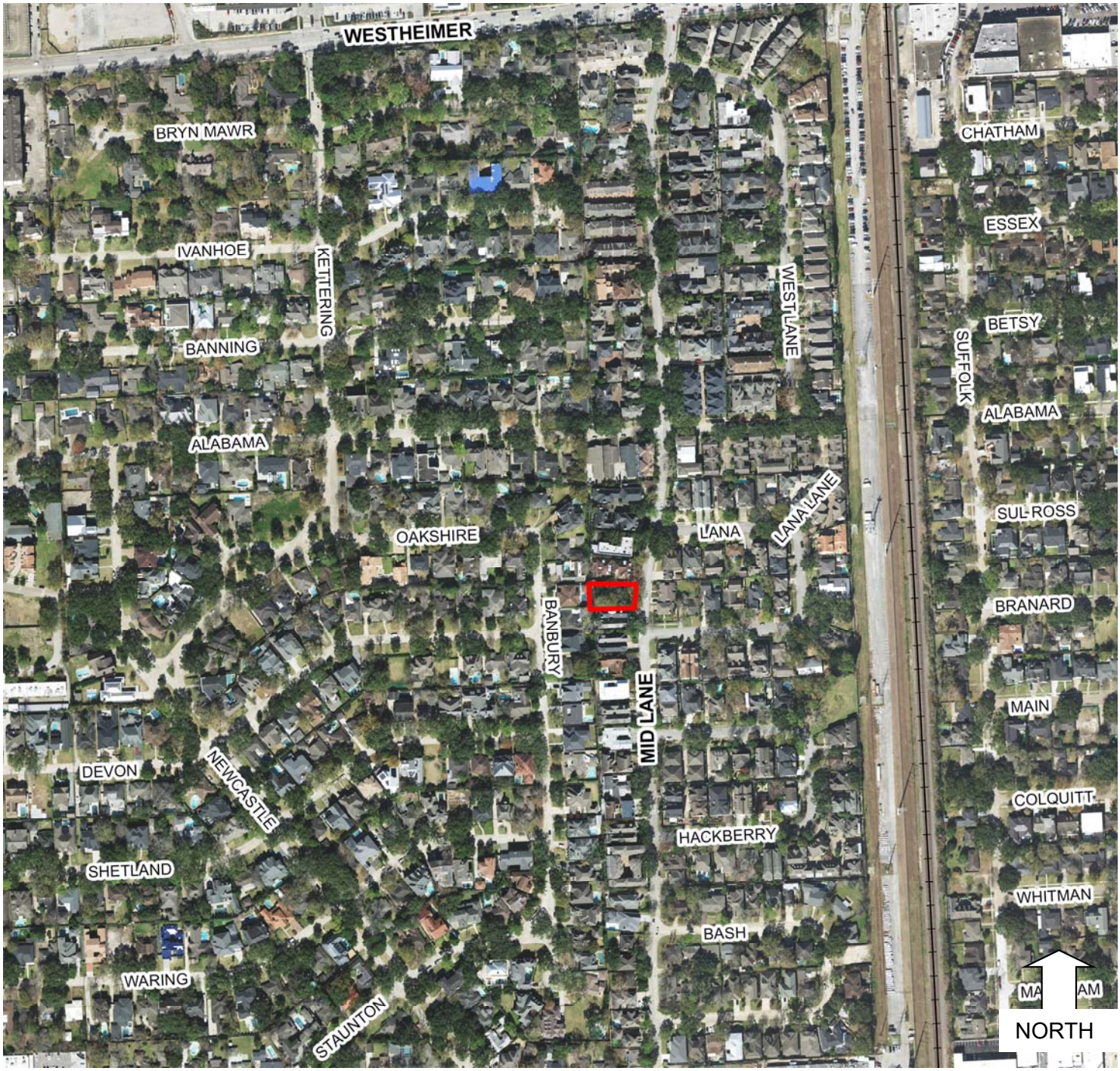
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: West Lane Annex partial replat no 7

Applicant: Momentum Engineering



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

May, 10, 2024

Dear Property Owner:

Reference Number: 2024-0758; West Lane Annex partial replat no 7, a partial replatting of West Lane Annex.

The Planning and Development Department has received a subdivision plat application for a property located south of Westheimer Road and West Alabama Street west along Mid Lane. The purpose of the replat is to create two single family residential lots. The applicant, **Shahnawaz Ghanchi**, with **Momentum Engineering**, on behalf of the developer, can be contacted at **Kevin Batchelor 281-741-1998 Ext 109** 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 30, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **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.
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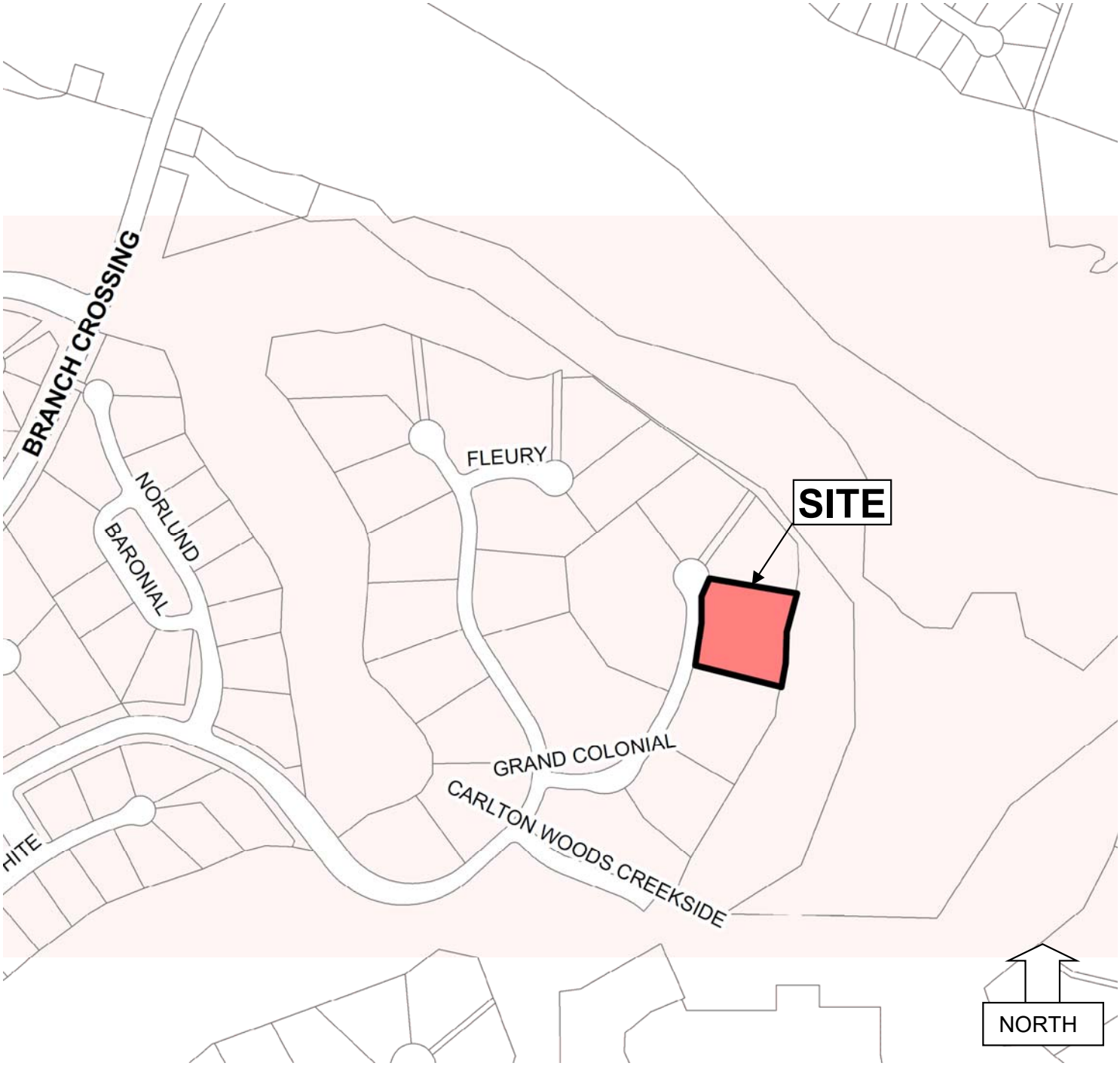
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Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/30/2024**

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

Applicant: Texas Professional Surveying, LLC



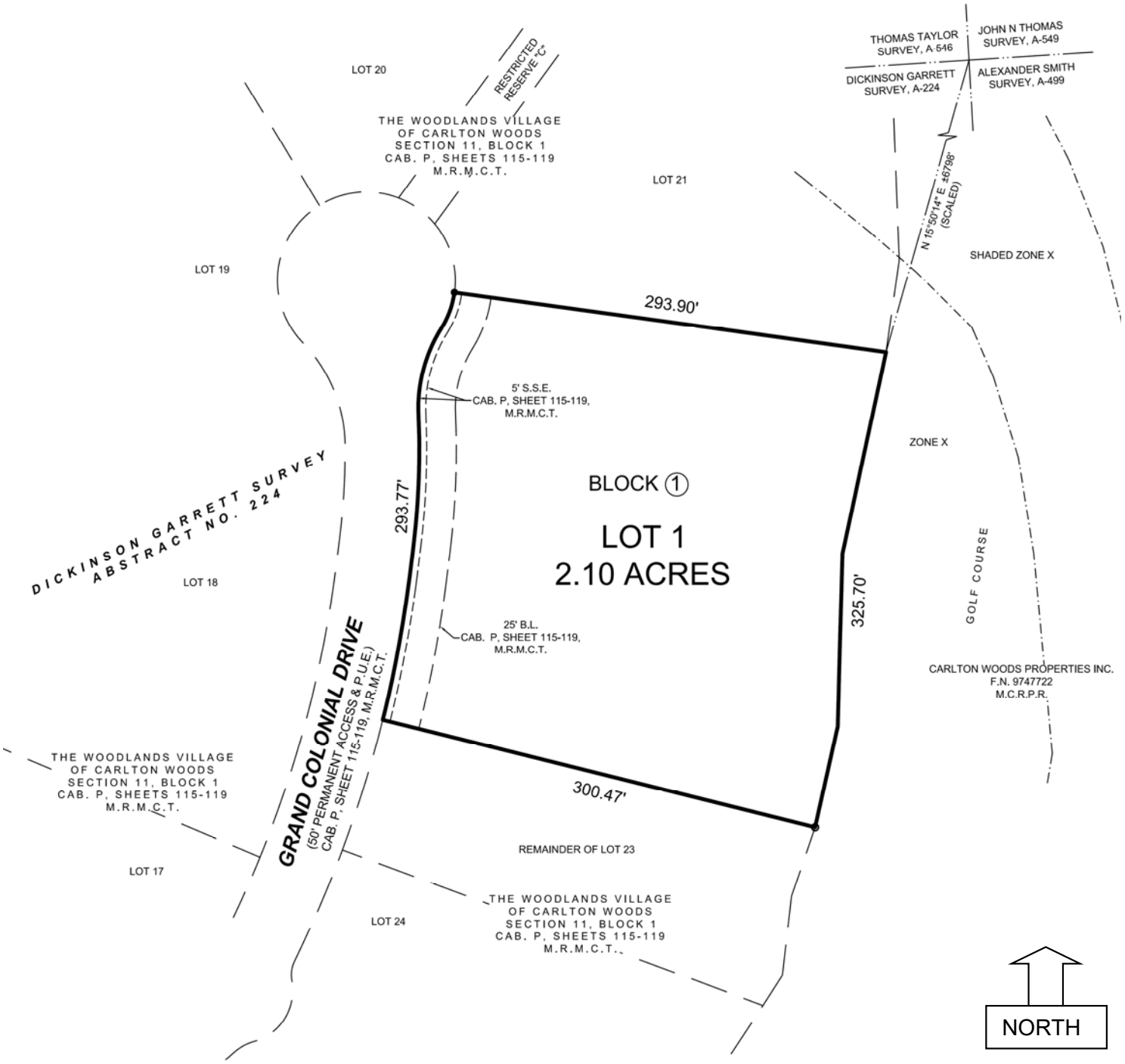
C – Public Hearings Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/30/2024**

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

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 05/30/2024**

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

Applicant: Texas Professional Surveying, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

May 10, 2024

Dear Property Owner:

Reference Number: 2024-0762; Woodlands Village of Carlton Woods Sec 11 partial replat no 1, a partial replatting of Woodlands Village of Carlton Woods Sec 11 partial replat no 1.

The Planning and Development Department has received a subdivision plat application for a property located east along Grand Colonial Drive east of Branch Crossing north of Woodlands Parkway. The purpose of the replat is to create one single family residential lot. The applicant, **Matthew Tucker**, with Texas Professional Surveying, LLC, on behalf of the developer, can be contacted at **936-756-7447** 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.

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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 **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 30, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

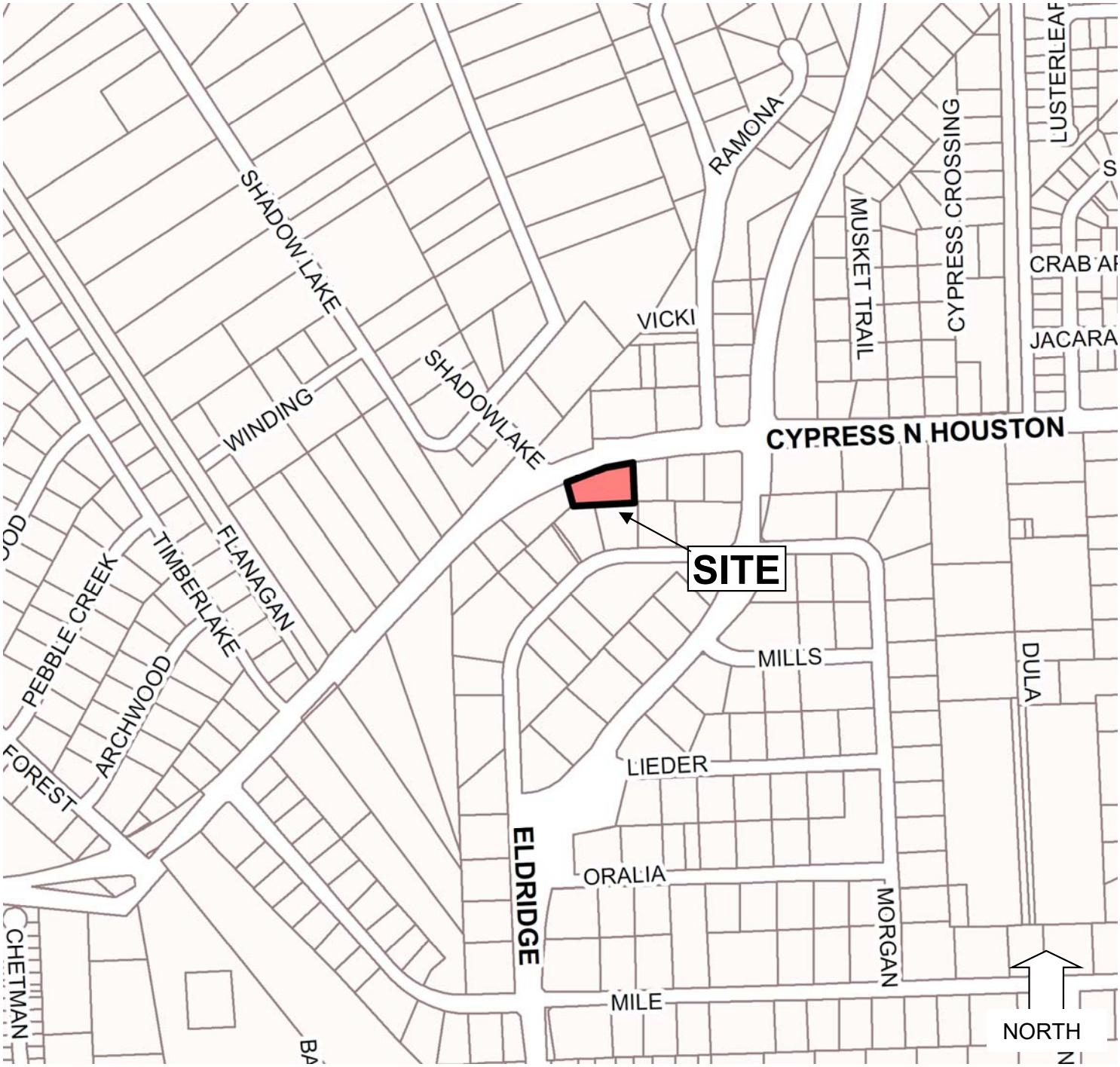
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Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston

Applicant: MD LAND DEVELOPMENT SERVICES



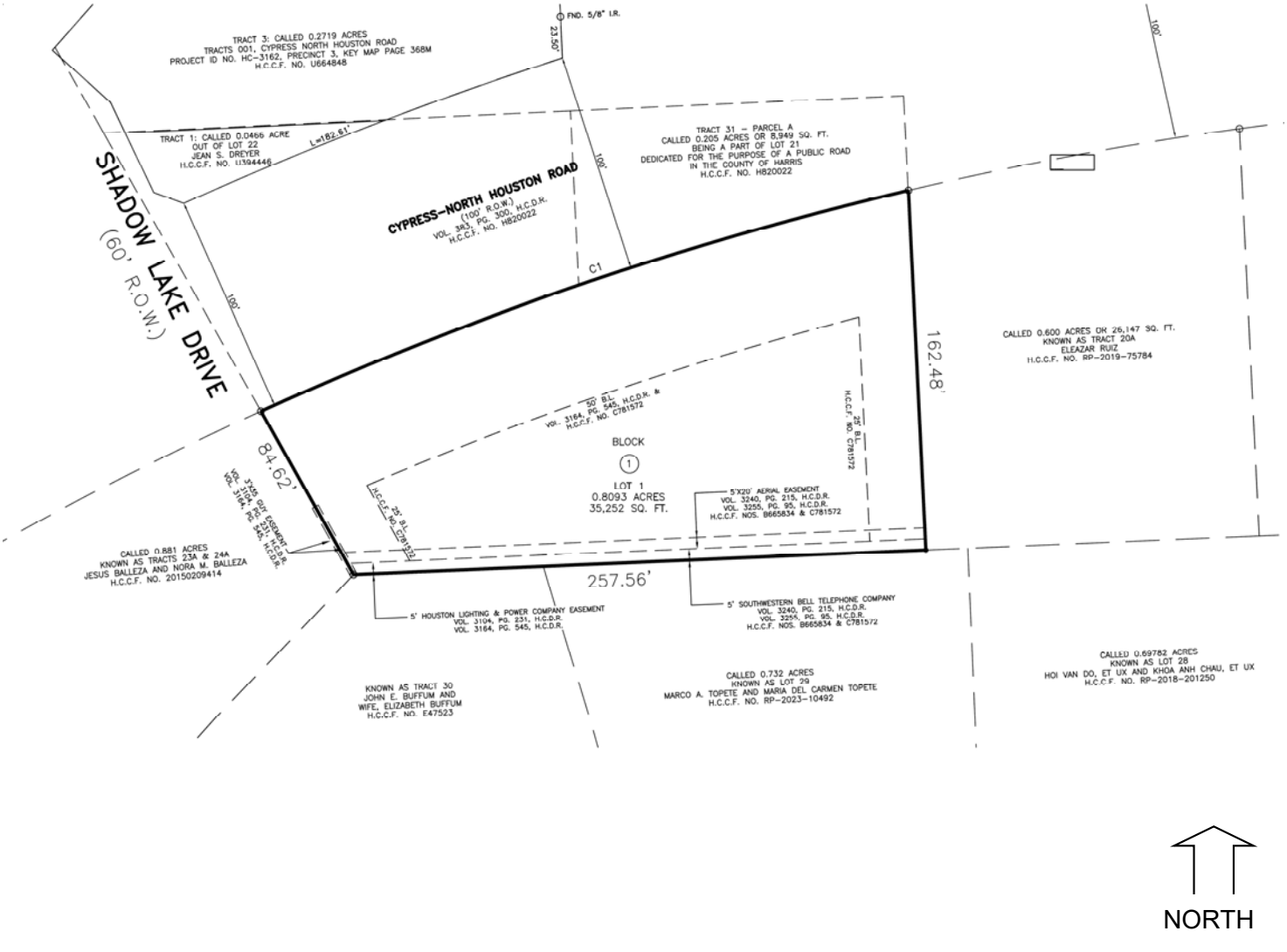
D – Variances **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston

Applicant: MD LAND DEVELOPMENT SERVICES



D – Variances **Subdivision**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 05/30/2024**

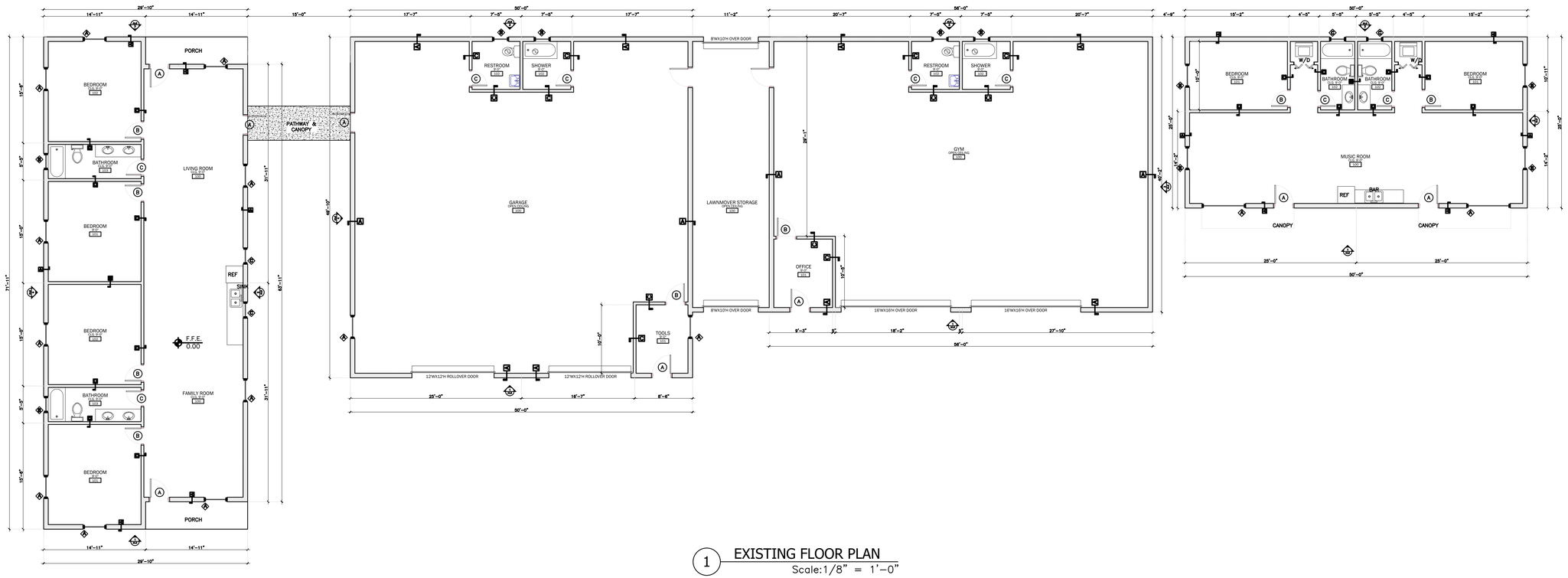
Subdivision Name: City Center Capital LLC at Cypress North Houston

Applicant: MD LAND DEVELOPMENT SERVICES



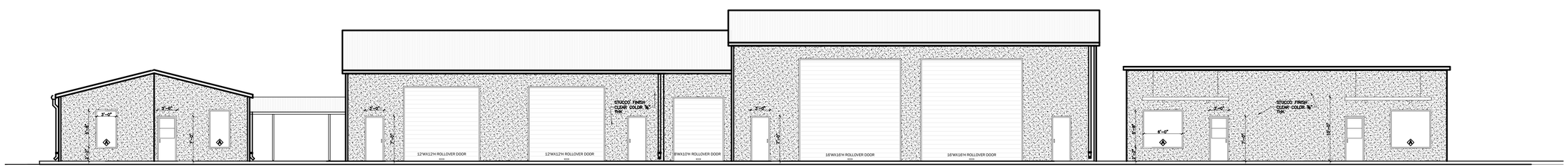
D – Variances **Aerial**

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1 EXISTING FLOOR PLAN
Scale:1/8" = 1'-0"

RESIDENCE GARAGE GYM MUSIC ROOM



1 RESIDENCE FRONT ELEVATION
Scale:1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

OVERALL FLOOR PLAN

EXISTING FLOOR PLAN
12315 Cypress North Houston Rd
Houston TX 77429

Project No:	A0310
Drawn By:	GGF
Designed By:	GGF
Checked By:	GGF

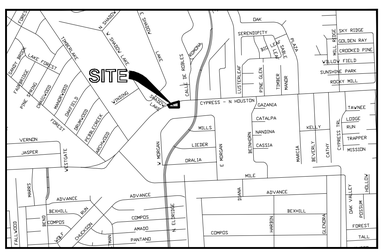
DATE
05/01/2024

SHEET NUMBER
A1.0

3 OF 6



LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
–c– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–P– OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
METER POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK



VICINITY MAP SCALE: 1"=2000'

DESCRIPTION

A 0.8093 ACRES OR 35,252 SQ. FT. TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 21 AND 22, IN BLOCK 2 OF TOWER OAKS, SECTION III, AN UNRECORDED SUBDIVISION OF THAT CERTAIN 88.76 ACRE TRACT DESCRIBED IN DEED DATED NOVEMBER 26, 1955, FROM FRED L. LIEBER, ET AL, TO LOUIS D. CHACHERE, ET AL., RECORDED IN VOLUME 3069, PAGE 443, DEED RECORDS, HARRIS COUNTY (H.C.D.R.), TEXAS; SAID 0.8093 ACRE COMPRISING OF TRACT I CONTAINING 0.5016 ACRES OR 21,850 SQ. FT. KNOWN AS TRACT 21 AND TRACT II CONTAINING 0.3077 ACRES OR 13,403 SQ. FT. KNOWN AS TRACT 22 CONVEYED TO CITY CENTER CAPITAL, LLC, A LIMITED LIABILITY COMPANY FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2021-368888 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND GRID COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT)

COMMENCING AT THE ORIGINAL NORTHWESTERLY CORNER OF SAID LOT 22 COMMON WITH THE NORTHEASTERLY CORNER OF LOT 23, IN SAID BLOCK 2 OF TOWER OAKS, SECTION III, SAME BEING THE NORTHWEST CORNER OF TRACT 31 – PARCEL B, CONTAINING A CALLED 0.438 ACRES OR 19,060 SQ. FT. BEING THE SAVE AND EXCEPT PORTION OF LOT 22 DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD IN THE COUNTY OF HARRIS FILED FOR RECORD UNDER H.C.C.F. NO. H820022;

THENCE, SOUTH 29 DEGREES 28 MINUTES 50 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 22 AND 23, A DISTANCE OF 140.08 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ADVANCE SURVEY" FOUND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CYPRESS-NORTH HOUSTON ROAD (VARYING WIDTH) FOR THE SOUTHWEST CORNER OF SAID TRACT 31 – PARCEL "B", THE NORTHEAST CORNER OF A CALLED 0.881 ACRES KNOWN AS TRACTS 23A AND 24A CONVEYED TO JESUS BALLEZA AND NORA M. BALLEZA FILED FOR RECORD UNDER H.C.C.F. NO. 20150209414, SAME BEING THE NORTHWESTERLY CORNER OF TRACT II OR TRACT 22 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION OF A CURVE TO THE RIGHT WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID CYPRESS-NORTH HOUSTON ROAD, AT 153.79 FEET PASSING NORTHEAST CORNER OF TRACT 31 – PARCEL "B" COMMON WITH THE SOUTHWEST CORNER OF TRACT 31 – PARCEL "A" CONTAINING A CALLED 0.205 ACRES OR 8,949 SQ. FT. BEING THE SAVE AND EXCEPT PORTION OF LOT 21 DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD IN THE COUNTY OF HARRIS FILED FOR RECORD UNDER H.C.C.F. NO. H820022; THE NORTHEAST CORNER OF SAID TRACT II OR TRACT 22 COMMON WITH THE NORTHWEST CORNER OF SAID TRACT I OR TRACT 21 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 308.15 HAVING A RADIUS OF 1587.02 FEET AND SUBTENDING A CENTRAL ANGLE OF 11 DEGREES 07 MINUTES 31 SECONDS WITH A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 07 MINUTES 28 SECONDS EAST, 307.67 TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 0.600 ACRES OR 26,147 SQ. FT. KNOWN AS TRACT 20A CONVEYED TO ELEAZAR RUIZ FILED FOR RECORD UNDER H.C.C.F. NO. RP-2019-75784, SAME BEING THE COMMON NORTHEAST CORNER OF SAID TRACT I OR TRACT 21 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 46 MINUTES 11 SECONDS EAST, DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID CYPRESS-NORTH HOUSTON ROAD WITH THE EASTERLY LINE OF TRACT I OR TRACT 21 COMMON WITH THE WESTERLY LINE OF SAID TRACT 20A, A DISTANCE OF 162.48 FEET TO A NAIL SET ON POWER POLE ON THE NORTHERLY LINE OF A CALLED 0.732 ACRES KNOWN AS LOT 29 CONVEYED TO MARCO A. TOPETE AND MARIA DEL CARMEN TOPETE FILED FOR RECORD UNDER H.C.C.F. NO. RP-2023-10492 FOR THE SOUTHWEST CORNER OF SAID TRACT 20A, SAME BEING THE COMMON SOUTHEAST CORNER OF SAID TRACT I OR TRACT 21 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 34 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 29 COMMON WITH THE SOUTHERLY LINE OF SAID TRACT I OR TRACT 21, AT 150.14 FEET PASSING THE SOUTHWEST CORNER OF SAID TRACT I OR TRACT 21 AND THE SOUTHEAST CORNER OF TRACT II OR TRACT 22 AND CONTINUING AT 172.17 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 29 AND A CERTAIN TRACT OF LAND KNOWN AS TRACT 30 CONVEYED TO JOHN E. BUFFUM AND WIFE, ELIZABETH BUFFUM FILED FOR RECORD UNDER H.C.C.F. NO. E417523 AND CONTINUING IN ALL FOR A TOTAL DISTANCE OF 257.56 TO A 5/8 INCH IRON ROD SET FOR AN ANGLE CORNER OF SAID TRACT 30; THE SOUTHEAST CORNER OF AFORESAID TRACT 23A AND 24A, SAME BEING THE COMMON SOUTHWEST CORNER OF SAID TRACT II OR TRACT 22 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29 DEGREES 28 MINUTES 50 SECONDS WEST, A DISTANCE OF 84.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8093 ACRES OR 35,252 SQUARE FEET OR LAND.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	308.15'	1587.02'	11°07'31"	N71°07'28"E	307.67'

NOTES:

1. SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 3164, PAGE 545 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND IN HARRIS COUNTY CLERK'S FILE NOS. C781572, J945517, K101026, K101027 AND V548297.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 3104, PAGE 231, AND VOLUME 3164, PAGE 545 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (PLOTTED AS SHOWN)
4. SOUTHWESTERN BELL TELEPHONE COMPANY AND HOUSTON LIGHTING & POWER COMPANY EASEMENT AS RECORDED IN VOLUME 3240, PAGE 215 AND VOLUME 3255, PAGE 95 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND HARRIS COUNTY CLERK'S FILE NO. B665834. (PLOTTED AS SHOWN)
5. UTILITY EASEMENT AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO. C781572. (PLOTTED AS SHOWN)
6. ONE STORY METAL BUILDING LOCATED ON THE WESTERLY PORTION OF SUBJECT TRACT OVER THE FRONT 50' BUILDING LINE AND SIDE 25' BUILDING LINE AS SHOWN.
7. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

CPL JOB NO. 2342710A of INTEGRITY TITLE COMPANY LLC

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

STATE OF TEXAS
REGISTERED
GEORG R. LARDIZABAL
6051
PROFESSIONAL
LAND SURVEYOR

EXISTING CONDITION SURVEY OF

A 0.8093 ACRES OR 35,252 SQ. FT. TRACT OF LAND SITUATED IN THE JAMES MORGAN SURVEY, ABSTRACT NO. 788, HARRIS COUNTY, TEXAS.

SURVEYED FOR:	CITY CENTER CAPITAL, LLC, a limited liability company		
ADDRESS:	12319 CYPRESS NORTH HOUSTON, HOUSTON, TEXAS 77429		
TITLE COMPANY:	INTEGRITY TITLE COMPANY LLC	LENDER: N/A	
CPL JOB NO.	2342710A	CPL EFFECTIVE DATE:	NOVEMBER 8, 2023
DATE OF FIELD	11-12-2023	FIELD BY: DB	DRAWN BY: MD / CHECKED BY: GL

JOB NO.:	110223-23-01
SCALE:	1" = 30'
REVISIONS:	–
F.I.R.M. NO.	48201C
PANEL	0430M
ZONE	UNSHADED X
REVISED DATE	10/16/2013
BFE	N/A

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GGC SURVEY, PLLC
Professional Land Surveying
FIRM NO. 10146000
8114 Golden Harbor,
Missouri City, Texas 77459
Tel. No. (832)729-7256
Email: ggcsurvey@gmail.com

PREPARED BY
MD Land Development Services
3643 John Hancock Ln.
Missouri City, Texas 77459
Tel No. 832-660-1042
Email: mdlandevelopmentsvcs@gmail.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0766
Plat Name: City Center Capital LLC at Cypress North Houston
Applicant: MD LAND DEVELOPMENT SERVICES
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:

To allow a single-family residential lot to have direct vehicular access to a major thoroughfare for a lot less than one (1) acre

Chapter 42 Section: 188(b)(3)

Chapter 42 Reference:

Sec. 42-188. - Lot access. This section sets forth requirements for lot access. Subsections (b)(2) and (d) through (h) apply only in the city boundary. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

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

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

This property is a 0.8093-acre tract located in the James Morgan Survey known as Tract 21A and 22A of Tower Oaks, Section III, an unrecorded subdivision of that certain 88.76 acre tract described in deed dated November 26, 1955, from Fred L. Lieber, et al, to Louis D. Chachere, et al, recorded in volume 3069, page 443, Deed Records, Harris County (H.C.D.R.), Texas; said 0.8093 acre comprising of Tract I containing 0.5016 acres or 21,850 sq. ft. known as Tract 21 and Tract II containing 0.3077 acres or 13,403 sq. ft. known as Tract 22 conveyed to City Center Capital, LLC, a limited liability company filed for record under Harris County Clerk's File (H.C.C.F.) No. RP-2021-368888. The intent of the developer is to combine these Two (2) lots into One (1) Single-Family Residential property. These properties are subdivided into a single-family residential unrecorded subdivision as described in a deed recorded November 26, 1955. Portions of Lots 21 and 22 called Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but by the right-of-way dedication for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre. They want to be able to utilize the property to its fullest capacity.

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

Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A. With this right-of-way dedication, the properties owned by City Center Capital, LLC are now less than One (1) acre. The proposed plat will still be preserved and maintain the intent and general purposes of this chapter by providing an asphalt paving on the front portion of Tracts 21 and 22 and will not be backing on Cypress-North Houston Road, a Major Thoroughfare and also observing the 50’ building line per deed restrictions.

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

Granting this variance would likely aid in the safety of the public, as the owner, City Center Capital, LLC, has provided and developed asphalt pavement almost the whole frontage of Tracts 21 and 22 to prevent vehicles backing on Cypress-North Houston Road, a Major Thoroughfare.

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

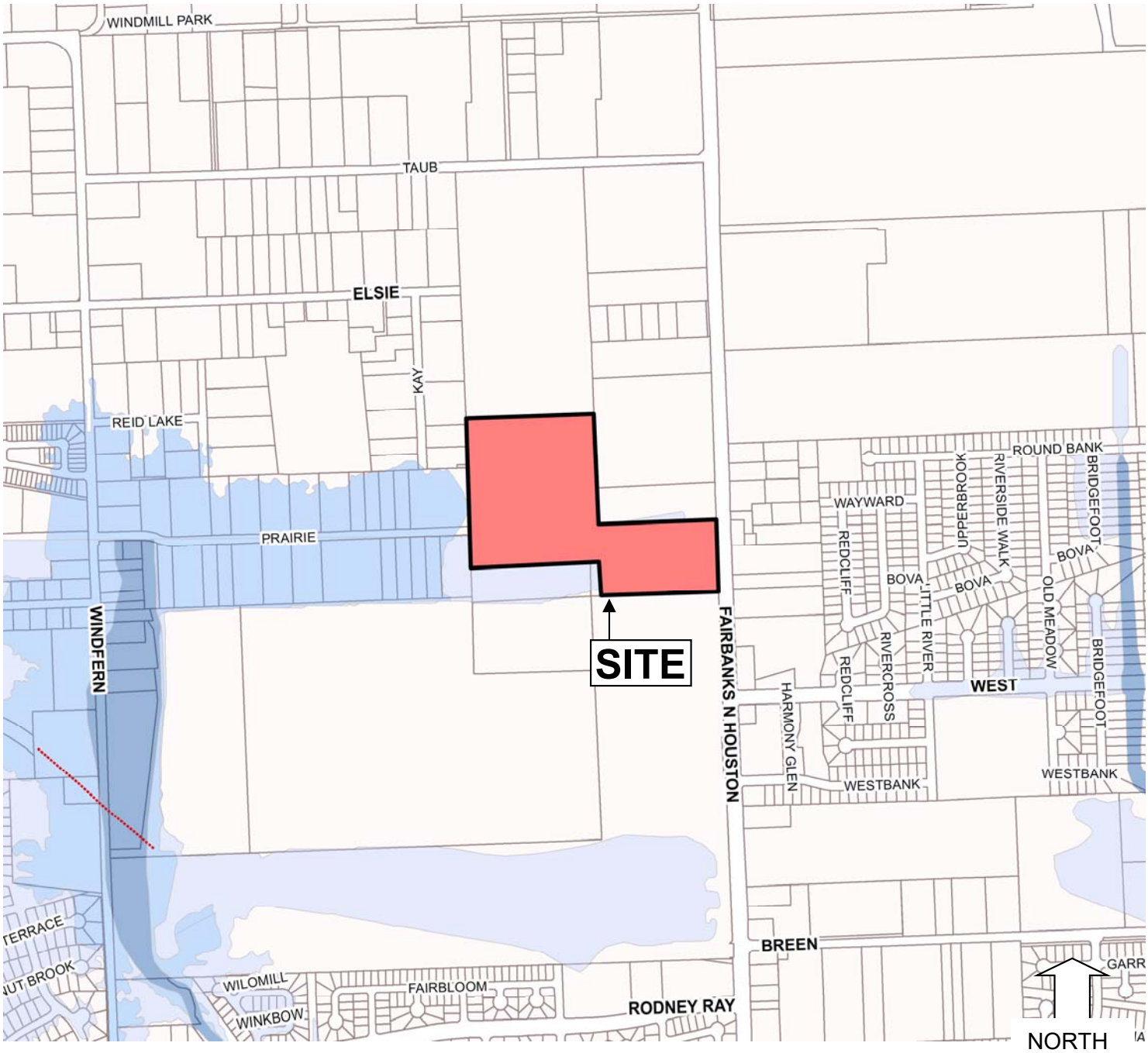
Economic hardship is not the sole justification for the variance. The owner, City Center Capital, LLC, wants to maximize the use of the land to its fullest capacity given circumstances that he did not create when he bought these properties not meeting the One (1) acre requirement fronting a Major Thoroughfare.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Fairbanks Park

Applicant: Weisser Engineering Company



D – Variances

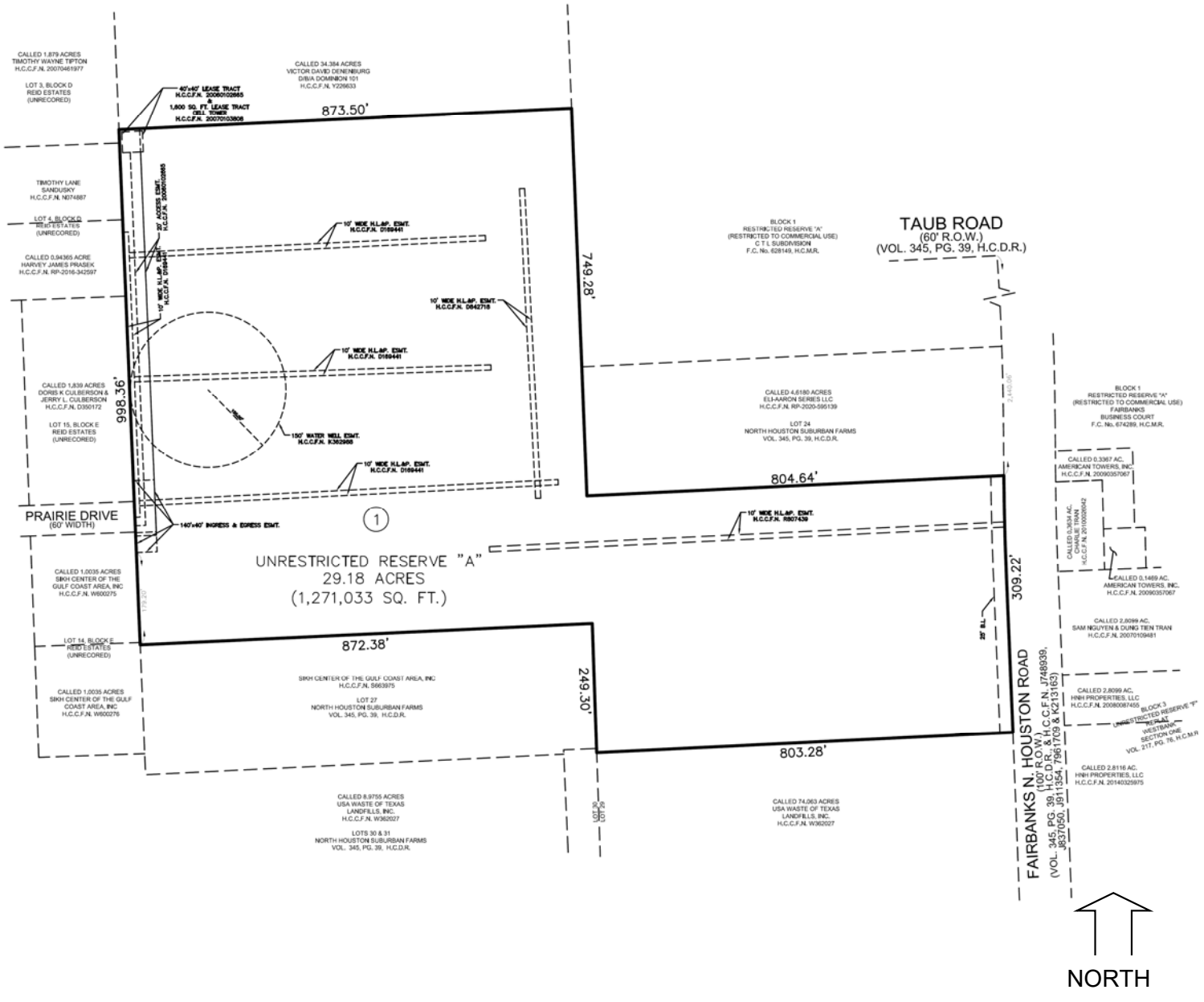
Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Fairbanks Park

Applicant: Weisser Engineering Company



D – Variances

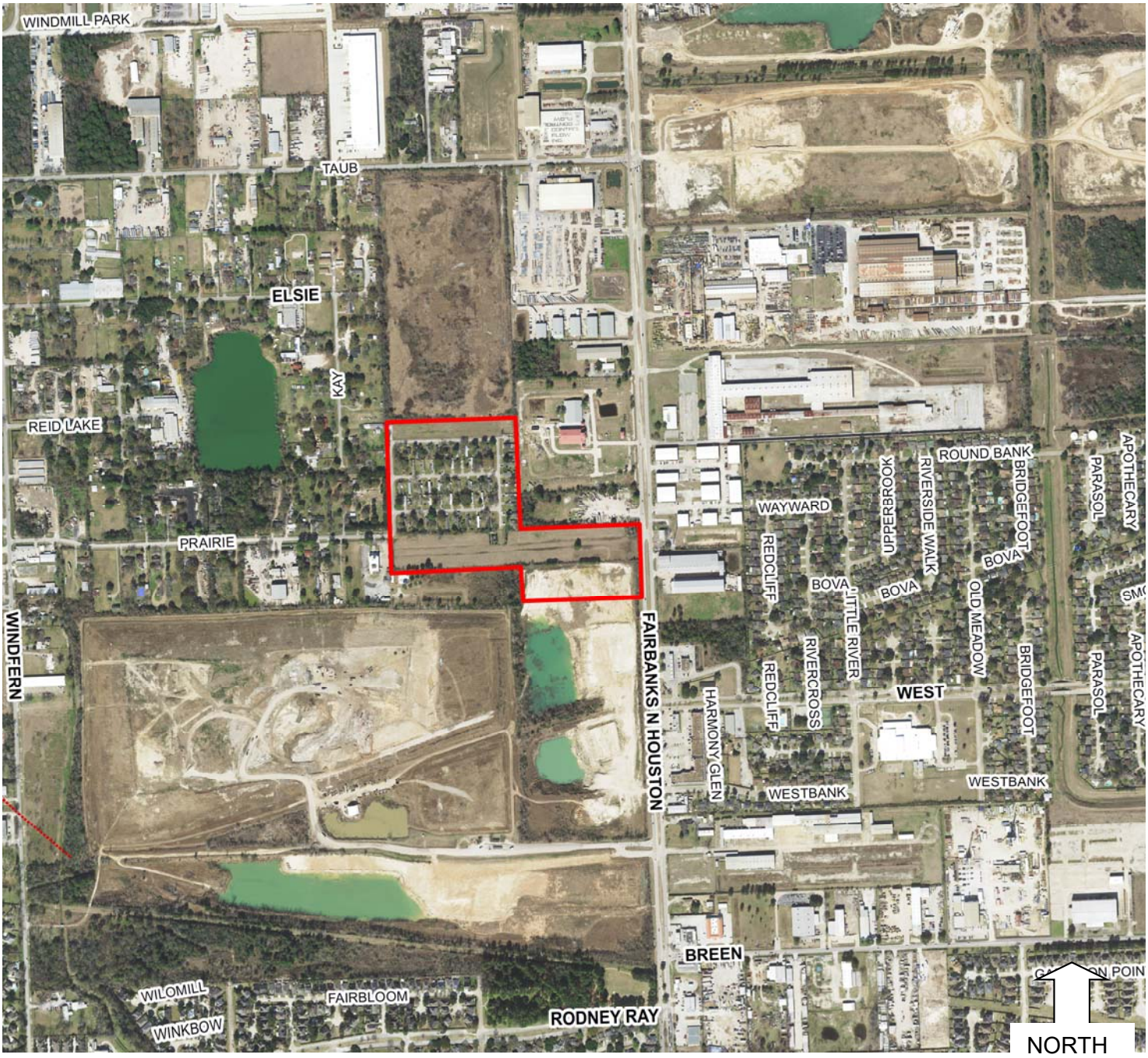
Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Fairbanks Park

Applicant: Weisser Engineering Company



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1021
Plat Name: Fairbanks Park
Applicant: Weisser Engineering Company
Date Submitted: 05/20/2024

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 stub local street "Prairie Drive" through the subject site and exceed intersection spacing.

Chapter 42 Section: 127 & 134

Chapter 42 Reference:

42-127.a – A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-134(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

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 – see below (1b)

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

This variance request seeks relief from the intersection spacing requirement, based on the following points: 1. Future Elsie Rd Extension: The extension of Elsie Rd, a minor collector, is planned to intersect with Fairbanks N Houston, reducing the distance between intersections, thus satisfying the ordinance's requirements. This extension is reflected in the City's current Major Thoroughfare and Freeway Plan (MTFP) – see Exhibit A "Future Intersection Spacing". In contrast, Prairie Drive is not designated as a collector or major thoroughfare and would not improve traffic network connectivity, reducing the precedent for its extension. 2. Safety Concerns: The extension of Prairie Drive would create significant safety concerns and undue hardship for the residents of Reid Estates. Heavy truck traffic would increase through the neighborhood, posing risks to residents and children, while providing little value to the traffic network in the area. This variance request aims to maintain a buffer between the residential neighborhood and the business park, preserving the community's welfare and aligning with the chapter's goals. See Exhibit B "Resident Letters" for letters from residents along Prairie Drive who support this variance request and oppose the extension to Fairbanks. 3. Prairie Drive Infrastructure & Maintenance: Prairie Drive features a 22-foot cross-section, consisting of two 11-foot travel lanes, which are not suitable for heavy vehicles. If Prairie Drive is extended to connect with Fairbanks N Houston, it will become a shortcut for heavy vehicles from industrial sites, increasing traffic in the neighborhood. The increase in heavy traffic would accelerate wear and tear on the road, leading to increased maintenance and repair needs. Prairie Drive dead-ends into Windfern Road, and the tight turn at the intersection, with deep drop-off

ditches on both sides, could cause 18-wheelers to block oncoming traffic or even fall into the ditches, creating further congestion and safety hazards – see Exhibit C “Truck Turn Analysis”. 4. Change of Property Use: The extension of Prairie Drive into the Property is neither viable nor beneficial to the area, as the use of the property is transitioning from residential to commercial/industrial. This change of use aligns with the development goals for the site and provides a better fit for the surrounding area. According to Ordinance Sec 42-134, a street extension into an adjacent property is not required if residential development is not being extended, which applies to this case. 5. Impractical Development: Requiring the Prairie Drive extension would lead to impractical development due to the unusual physical characteristics of the site. The poor soil conditions on the southeastern corner prevent shifting an industrial building further south, making it necessary to position the building in its current location. The extension of Prairie Drive would greatly reduce the size of one building and run directly through the other building, eliminating its viability, and making the entire development financially impractical. See Exhibit D “Site Plan with Prairie Drive”, which shows the area of poor soil and how extension of Prairie Drive would impact both buildings. 6. Sound Public Policy: Granting this variance would allow the development of new industrial buildings, adding taxable value to the City and County. Additionally, it would require MUD utility extensions, providing water and sanitary services to the property, thereby creating additional utility infrastructure. This infrastructure could also benefit neighboring properties, supporting sound public policy by fostering economic development and infrastructure improvements. See Exhibit D “Site Plan w/ Prairie Drive” The 60-foot-wide right of way for extending Prairie Drive would reduce the size of both industrial buildings, rendering it non-viable for any tenant. The northern building cannot be moved further north due to property boundaries. The southern building cannot be moved further south because the southeastern portion of the property was previously a sand pit and geotechnical data indicates poor soil quality to depths of at least 50 feet, making it unsuitable for a building foundation. If the southern building is further reduced in size, it would eliminate development on the southeastern corner entirely, reducing the overall building square footage from 547,250 SF to 312,075 SF. This significant reduction makes the project financially impractical. Also, the decrease in square footage diminishes the property's taxable value to the City and County, thereby reducing potential tax revenue. This outcome also makes it less likely for a MUD to annex the property and extend water and sanitary service, potentially preventing the site's development altogether. Utility extensions from a MUD would not only benefit our property but also create utility infrastructure that could support neighboring properties. This outcome is contrary to public policy, as it hinders economic development and infrastructure improvements. This variance is thus necessary to avoid an impractical development and to maintain sound public policy, ensuring both the site's viability and potential benefits to the surrounding area.

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

The circumstances necessitating this variance request stem from the practical development of this specific property and the desire to support the surrounding area in alignment with sound public policy. While extending Prairie Drive to connect with Fairbanks N Houston would result in increased 18-wheeler truck traffic through the Reid Estates neighborhood, this hardship is not solely created by our development. Several other industrial businesses along Fairbanks N Houston would contribute to this traffic, including Boyer Equipment, Big Boy Haulers, KNJ Manufacturing, Landstar Transportation Logistics, ROMCO Parts, Contractors Metal Works, Bee-Line Delivery Service, and McDermott, all within 0.5 mile of the Prairie/Fairbanks intersection point – see Exhibit E “Fairbanks Industrial Route Map”. This variance request aims to balance the development of our property with mitigating the impacts of truck traffic on the Reid Estates community.

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

The City's latest MTFP Map (2023) includes a planned extension of Elsie Rd, a minor collector, which will intersect Fairbanks N Houston just 855 feet north of our site. This extension will reduce the spacing between intersections on Fairbanks N Houston to satisfy the 2,600-foot requirement and maintain the chapter’s intent and general purposes – see Exhibit A “Future Intersection Spacing”. The extension of Elsie Rd should be prioritized over Prairie Drive for several reasons. First, Elsie Rd has future plans to connect Fairbanks N Houston directly to Beltway 8, enhancing connectivity and offering a significant contribution to the road network – see Exhibit F “Major Thoroughfare & Freeway Plan”. In contrast, extending Prairie Drive would lead to a dead-end at Windfern, providing little value to the network. Therefore, the extension of Elsie Rd serves the broader goals of this chapter by promoting efficient road infrastructure, reducing traffic congestion, and supporting connectivity throughout the City's transportation network. Granting this variance also maintains the intent and general purposes of Sec. 42-134 Street Extension in the following ways: 1. Our project will be adding a 120-foot hammerhead turnaround at the end of Prairie Drive for the benefit of residents – see Exhibit G “Site Plan” 2. Prairie Drive is designated as a local street and is not classified as a collector or major thoroughfare on the City of Houston Major

Thoroughfare and Freeway Plan (MTFP) – see Exhibit F “Major Thoroughfare & Freeway Plan 3. Our project does not extend residential development.

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

Granting this variance will not only prevent harm to public health, safety, and welfare, but will also actively protect the residents of the Reid Estates neighborhood. The variance request seeks to avoid subjecting the homeowners along Prairie Drive to increased 18-wheeler truck traffic from Fairbanks N Houston, which would create a significant safety concern for the residents. If Prairie Drive is extended as proposed, it would provide an optional route for heavy traffic to pass directly through the neighborhood. The residents of Reid Estates would understandably be outraged by such truck traffic, which poses dangers to both residents and their property. The presence of these large trucks within residential streets could lead to harmful, potentially life-threatening incidents, diminishing the safety and welfare of the community. See Exhibit B “Resident Letters” for letters from residents along Prairie Drive who support the granting of this variance. Granting this variance provides a significant buffer between the residential homeowners and the business park, preserving the privacy, peacefulness, and safety standards of the neighborhood. This aligns with the goals of both the City and County, ensuring that residents' welfare is protected while balancing development needs. This buffer would also meet the ordinance requirements in Sec 42-134.b.2, which states, "Construct a wood, concrete, or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street."

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

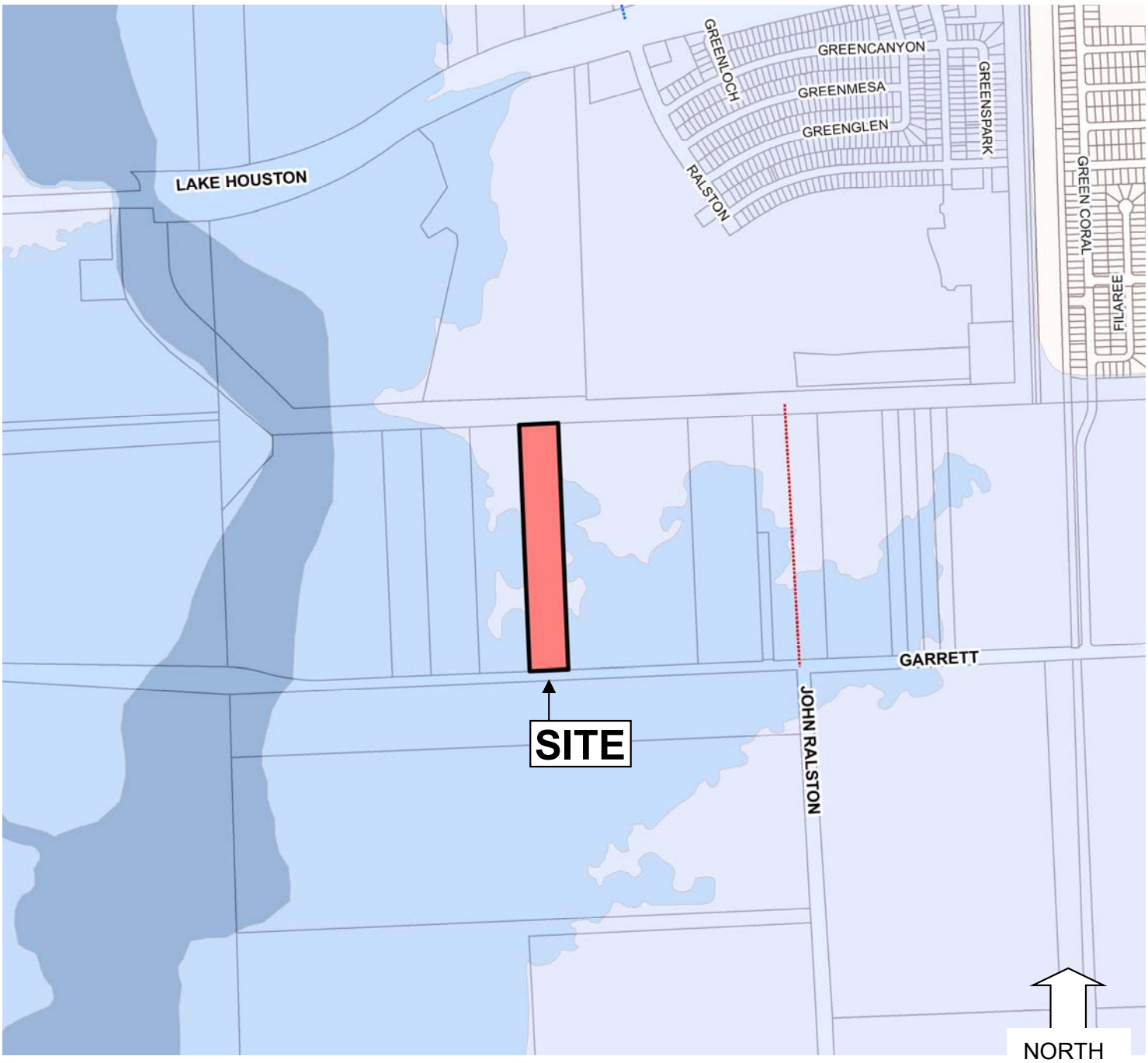
Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to prevent major safety concerns for neighboring residents, as detailed above.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



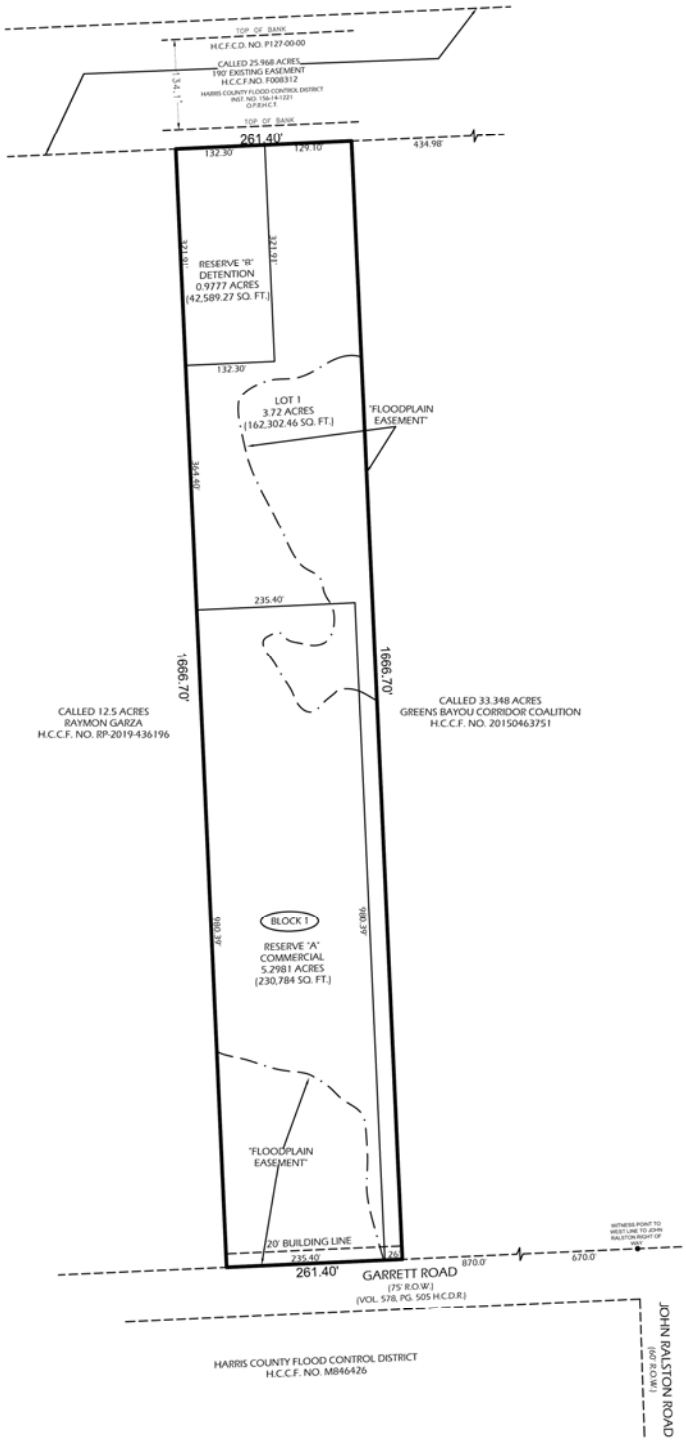
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1026
Plat Name: Garrett Complex
Applicant: Owens Management Systems, LLC
Date Submitted: 05/20/2024

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 Reserve B, restricted to detention, to not have the required 20 feet of frontage along Garrett Road a public street.

Chapter 42 Section: 190C

Chapter 42 Reference:

Sec. 42-190. – Tracts for non-single-family use. (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: Restricted reserve-drainage or detention – 20 feet of frontage along a public street

Statement of Facts

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

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

The site is located outside the city limits within the extraterritorial jurisdiction of the City of Houston in Harris County. The purpose of the replat is to create 1 lot, 1 reserve restricted to commercial use and 1 reserve restricted to detention. The site has frontage along Garrett Road a 75 feet wide public right of way. At the rear of the site there is a Harris County Flood Control District (HCFCD) easement. The Proposed plat was previously approved, but not recorded, as 1 commercial reserve and 1 lot. After further analysis in the proposed development, it was determined that a detention area is required. The detention area has been proposed to be located at the rear of the site, adjacent to the HCFCD easement since the detention area will drain the water into the drainage easement. Strict application of the ordinance requires for a reserve restricted to detention use to have 20 feet of frontage along a public street. This variance request is to allow the proposed reserve restricted to detention to not have frontage along the public street Garrett Road. Requiring the proposed detention reserve to have frontage along Garrett Road would create an impractical development due to the length that the property has from where the reserve is located to the public street. In addition to this, it will interfere with the proposed development depriving the applicant of the reasonable use of the land since a 20 feet strip from the rear to the front will be render unusable. There is a Chapter 42 exception to the frontage requirement when the proposed reserve is adjacent to an existing reserve restricted to drainage or detention. In this case, the proposed reserve restricted to detention will be adjacent to the HCFCD easement which works similar to a drainage reserve. This will maintain the intent of the ordinance if the proposed reserve is allowed to not have frontage along a public street.

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

Due to the future development on the site, it was determined that a detention area will be required. This plat is being resubmitted to add a detention reserve in addition to the proposed commercial reserve and residential lot. The detention reserve is going to be located at the rear of the property adjacent to the HCFCD easement. The detention reserve will be connected to the drainage easement to drain the water into it as needed. Allowing the proposed detention reserve to not have frontage along Garrett Road is not a result of a hardship created or imposed by the applicant. Chapter 42 ordinance allows an exception, for a detention reserve, to not provide 20 feet of frontage along a public street if the proposed reserve is adjacent to an existing reserve restricted to drainage or detention. In this case, the proposed detention reserve will be adjacent to a drainage easement which is similar to a drainage reserve.

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

The proposed detention reserve will be adjacent to the HCFCD easement. Chapter 42 ordinance allows an exception for a detention reserve to not provide 20 feet of frontage along a public street if the proposed detention reserve is adjacent to an existing reserve restricted to drainage or detention. In this case, the proposed detention reserve will be adjacent to a drainage easement which is similar to a drainage reserve. This will maintain the intent and general purpose of this chapter.

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

The proposed Detention reserve will be located at the rear of the property connected to the HCFCD easement which will allow the detention reserve to drain as needed. Vehicular access to the reserve will be allowed thru the proposed residential lot for maintenance and other services. Granting the requested variance to allow the proposed detention reserve to not have frontage along Garrett Road will not be injurious to the public health, safety or welfare since access to the reserve and drainage will be provided on the site.

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

After further analysis in the proposed development of the site, it was determined that a detention area is required. The detention area has been proposed to be located at the rear of the site, adjacent to the HCFCD easement since the detention area will drain the water into the drainage easement as needed. Economic hardship is not the sole justification of the variance since the addition of the detention reserve to the site is a requirement for the development.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1026
Plat Name: Garrett Complex
Applicant: Owens Management Systems, LLC
Date Submitted: 05/20/2024

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 Garret Road by not providing a north -south street and along the western and eastern boundary of the plat to not provide an east-west street.

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

The site is located in the Extra Territorial Jurisdiction (ETJ) of the City of Houston, Harris County. The purpose of the replat is to create a development with 1 flag lot and 1 Commercial reserve. The site is out of Lincoln Park Farms recorded in 1928. The site has access to Garret Road a local street. Garret Road connects to Lockwood Drive (major thoroughfare (MTF)) to the east and N Lake Houston Pkwy (MTF) to the north. Garret Road becomes a MTF east of John Ralston Road. The area where the site is located is a low-density commercial and residential area. Garret road, at this location, gives vehicular access to 15 properties. A variance to not provide a north-south and east-west street through the subject site is being requested. Strict application of the ordinance requires a local street every 1400 feet. The closest north-south street, east of the site, along Garret Road is Green Coral Drive at an approximate distance of 3500 feet and to the west is Mesa Drive (MTF) at an approximate distance of 8200 feet. The closest east-west street north of the site is N Lake Houston Pkwy at an approximate distance of 4000 feet measured from Garret Road. Providing a north-south street at this location will create an impractical development since north of the site there is a Harris County Flood control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. Providing an east-west street through the subject site will create an impractical development as it will bisect the property in two pieces and the required street wouldn't be able to connect east or west to another public street. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended east. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive. These two elements create physical barriers that will make it difficult for a street to be extended west. East of the site Ralston Road is being proposed as a MTF to be extended south

from N Lake Houston Pkwy, across the flood control corridor, to connect with Garret Road and aligned with John Ralston Road to create a street connection from N Lake Houston Pkwy to Tidwell Road. This connection will give a second point of access for properties along Garret Road. Not providing a north-south and east-west street through the subject site will not affect traffic circulation or street connectivity on this area. Currently, there is a proposed and existing street grid composed of MTFs (Lockwood Road, Garret Road, Ralston Road and N Lake Houston Pkwy) and local streets close to Garret Road that provides adequate traffic circulation and street connectivity in this area for the current and future development.

(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;

North of the site there is a Harris County Flood Control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended further east. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive. These two elements create physical barriers that will make it difficult for a street to be extended further west. As a result, the circumstances supporting the granting of the variance are not a 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 area where the site is located is low density residential and commercial. Garret Road gives vehicular access to 15 properties at this location. This area has a street grid composed of three existing MTFs (Lockwood Road, Garret Road and N Lake Houston Pkwy) and a proposed one (Ralston Road). The site has access to this street grid that is approximately at 1500 feet from it. This street grid provides adequate traffic circulation on this area. Since no streets can be extended north, east or west from the site, having this street grid will preserve the intent and general purpose of this chapter to provide adequate street connectivity

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

Not providing a north-south and east-west street through the subject site will not be injurious to the public health, safety or welfare since the site is located in a low-density area and it has access to different MTFs that can provide more than one point of access for emergency services and people living and working on this area

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

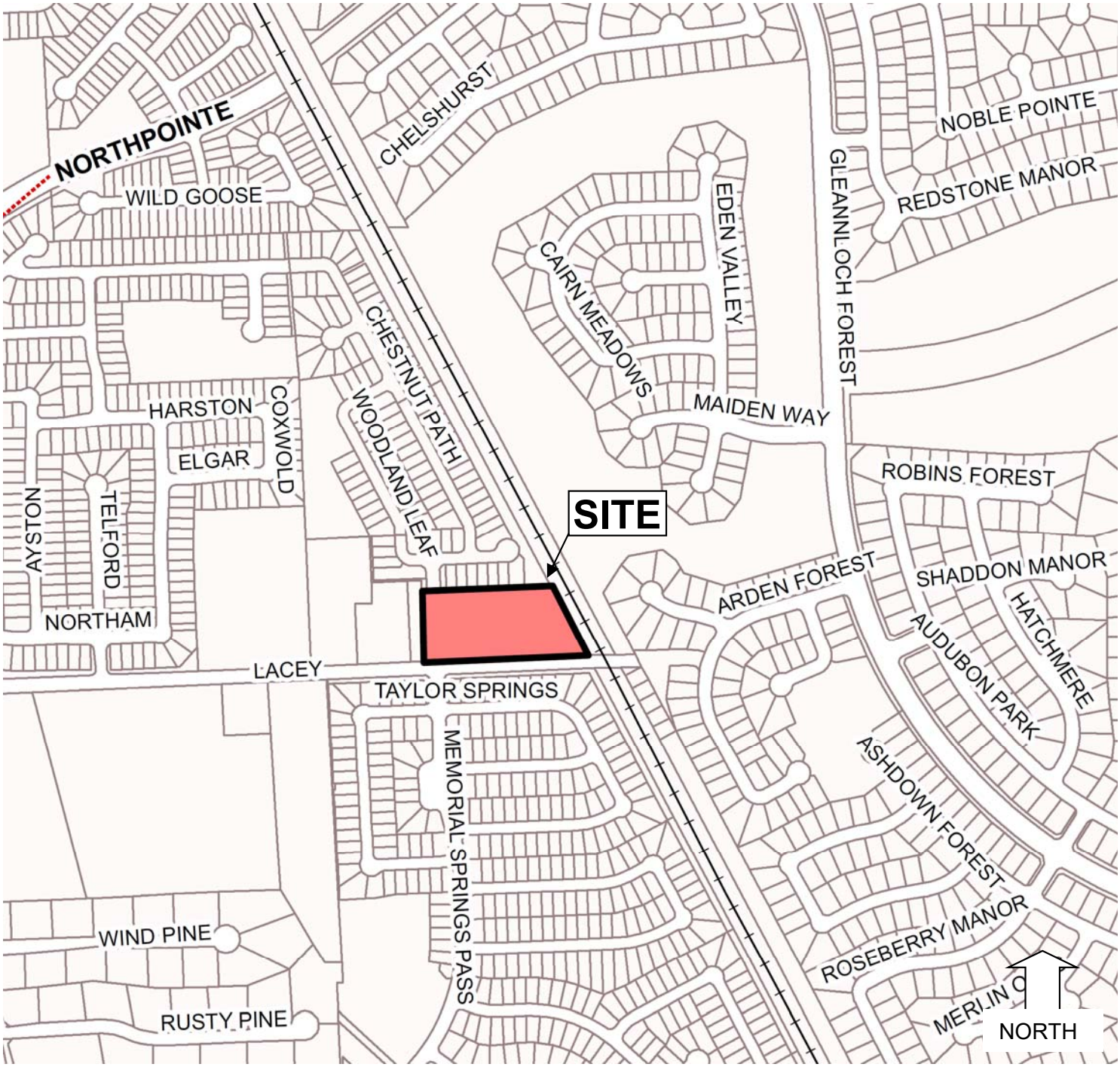
Providing a north-south street at this location will create an impractical development since north of the site there is a Harris County Flood control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. Providing an east-west street through the subject site will create an impractical development as it will bisect the property in two pieces and the required street wouldn't be able to connect east or west to another public street. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive that create physical barriers that will make it difficult for a street to be extended further west.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Lacey Estates (DEF 2)

Applicant: PLS Construction Layout, Inc.



D – Variances **Site Location**

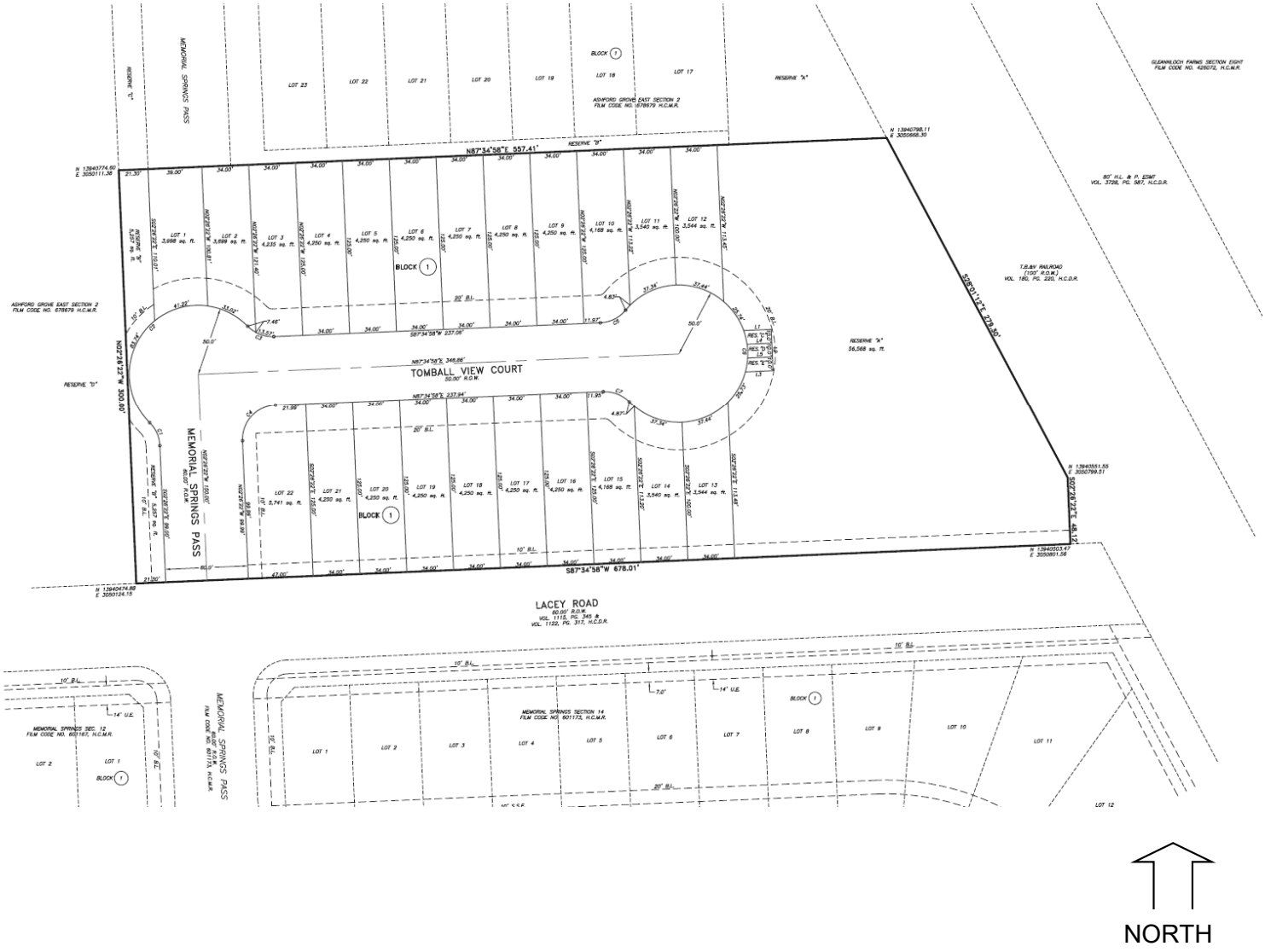
Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Lacey Estates (DEF 2)

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.)



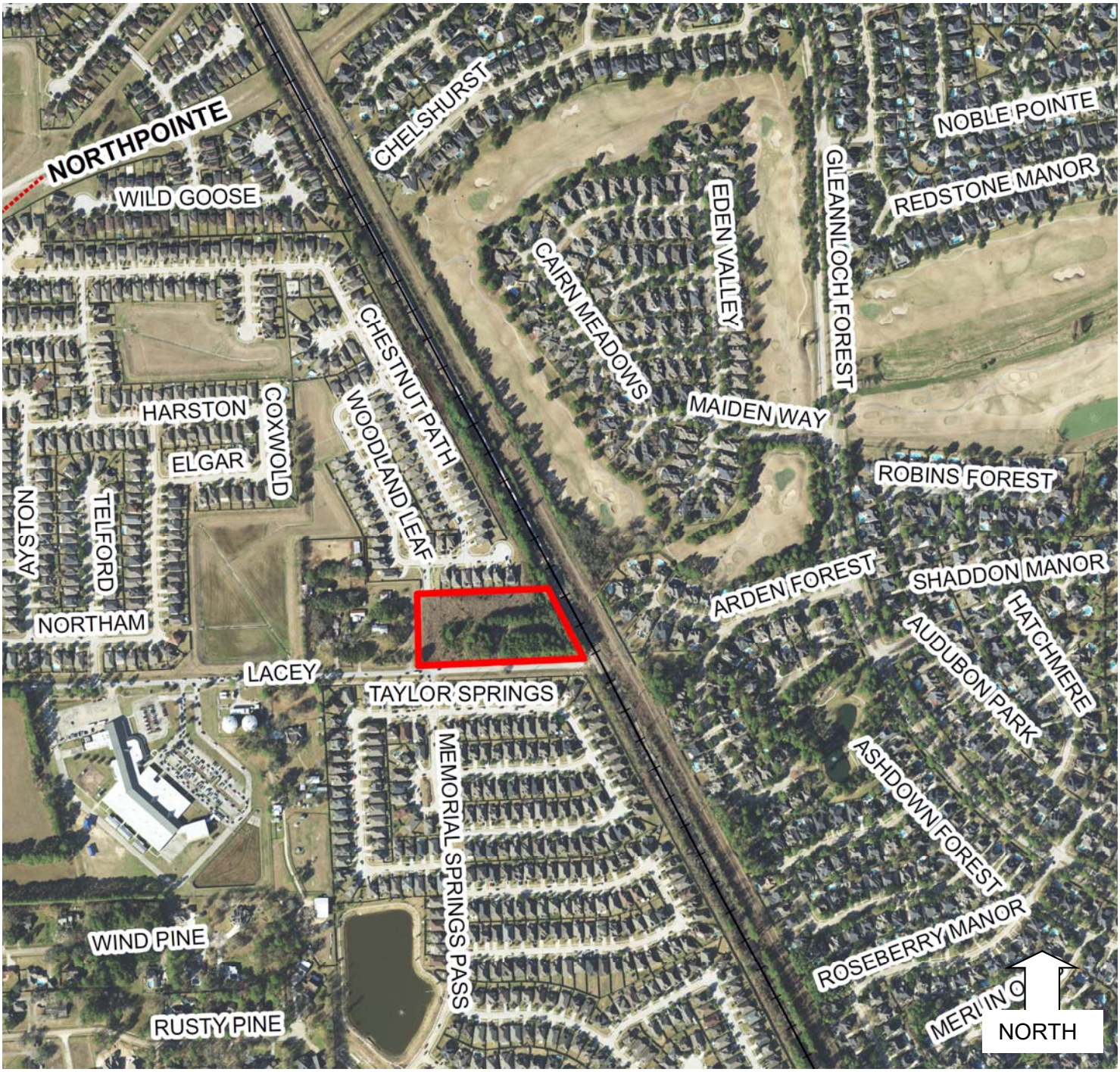
D – Variances Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 05/30/2024**

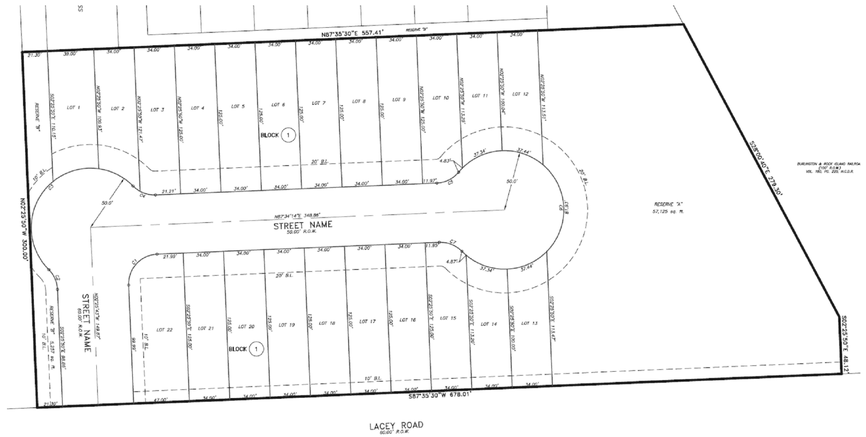
Subdivision Name: Lacey Estates (DEF 2)

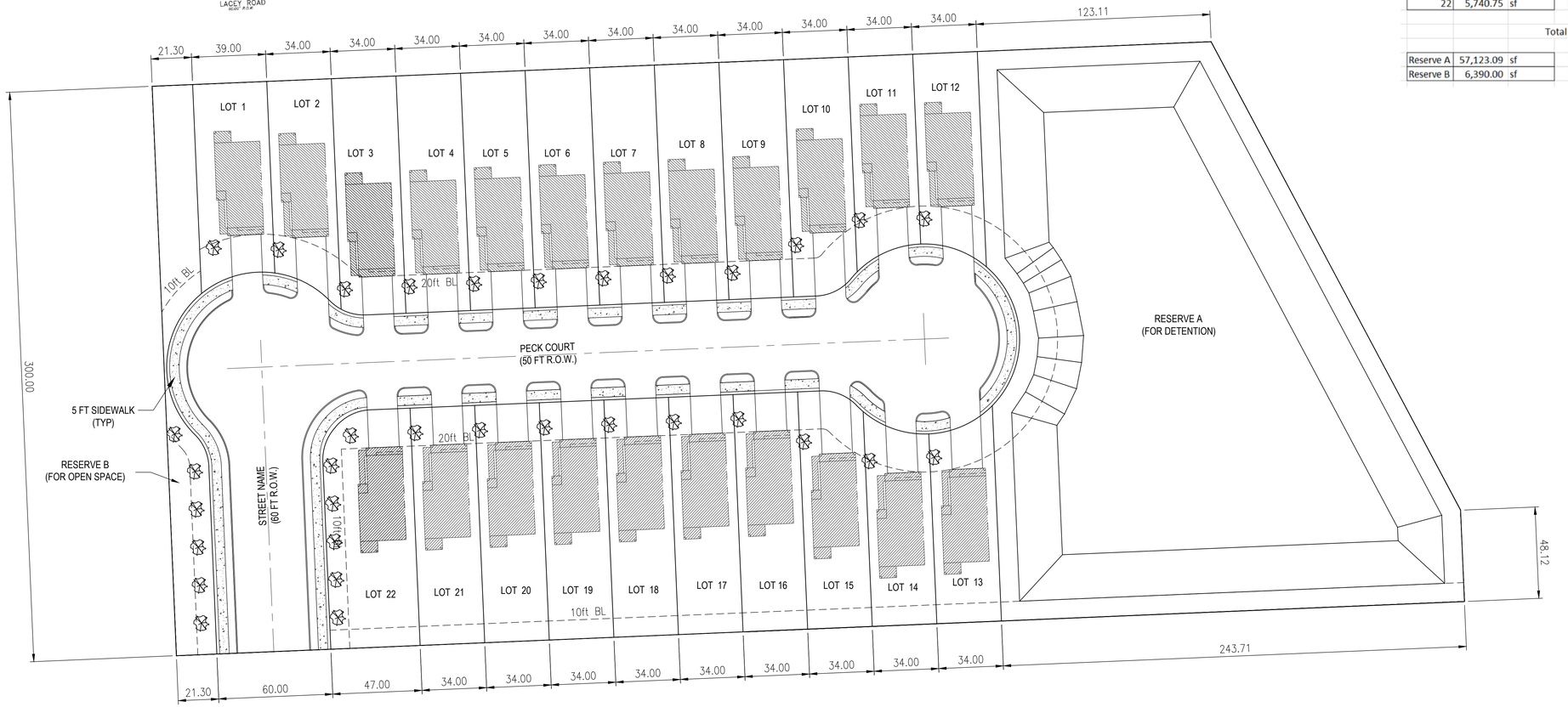
Applicant: PLS Construction Layout, Inc.



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.

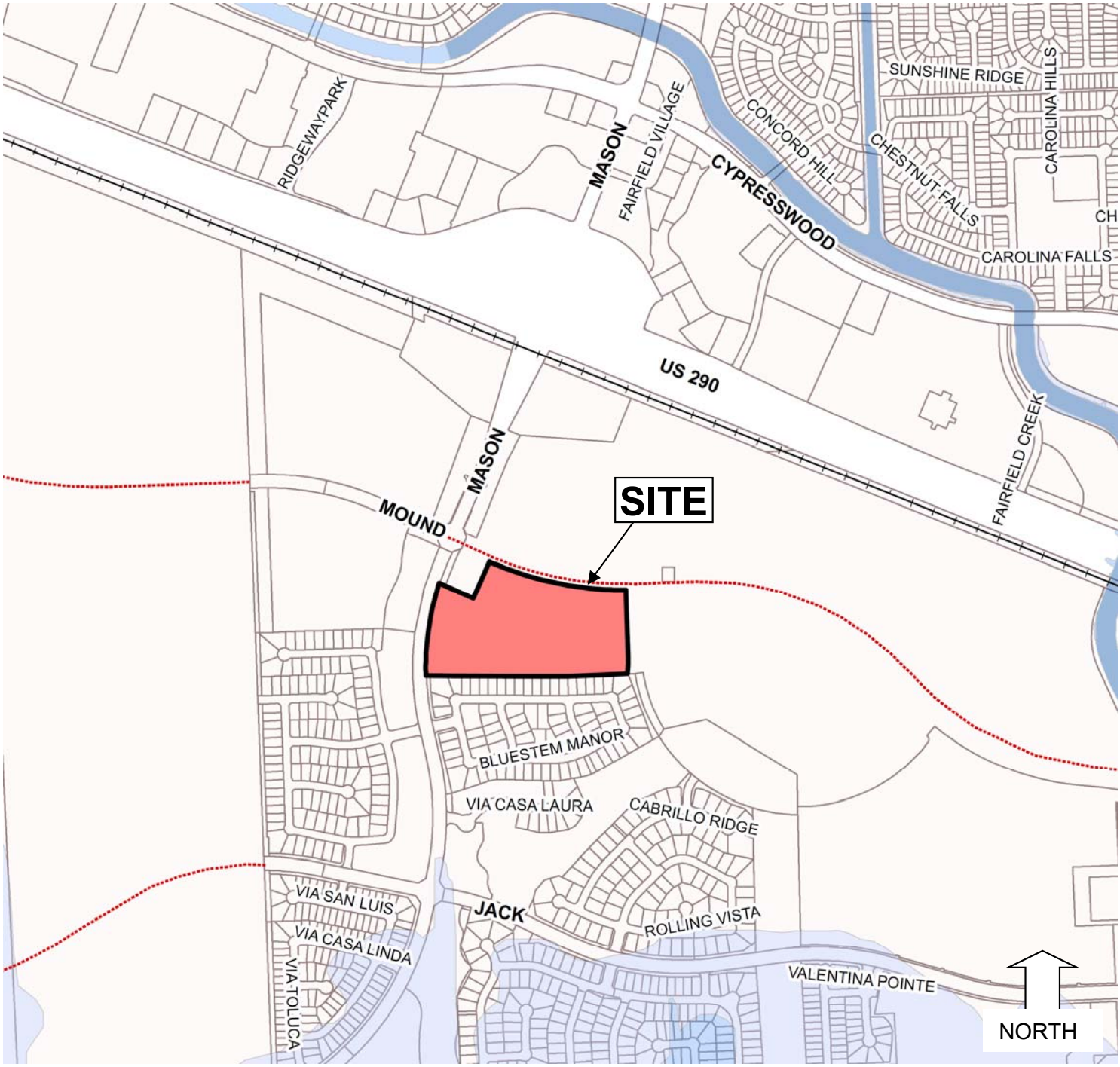
The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the 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: 130

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Dunham Point Sec 19

Applicant: BGE, Inc.



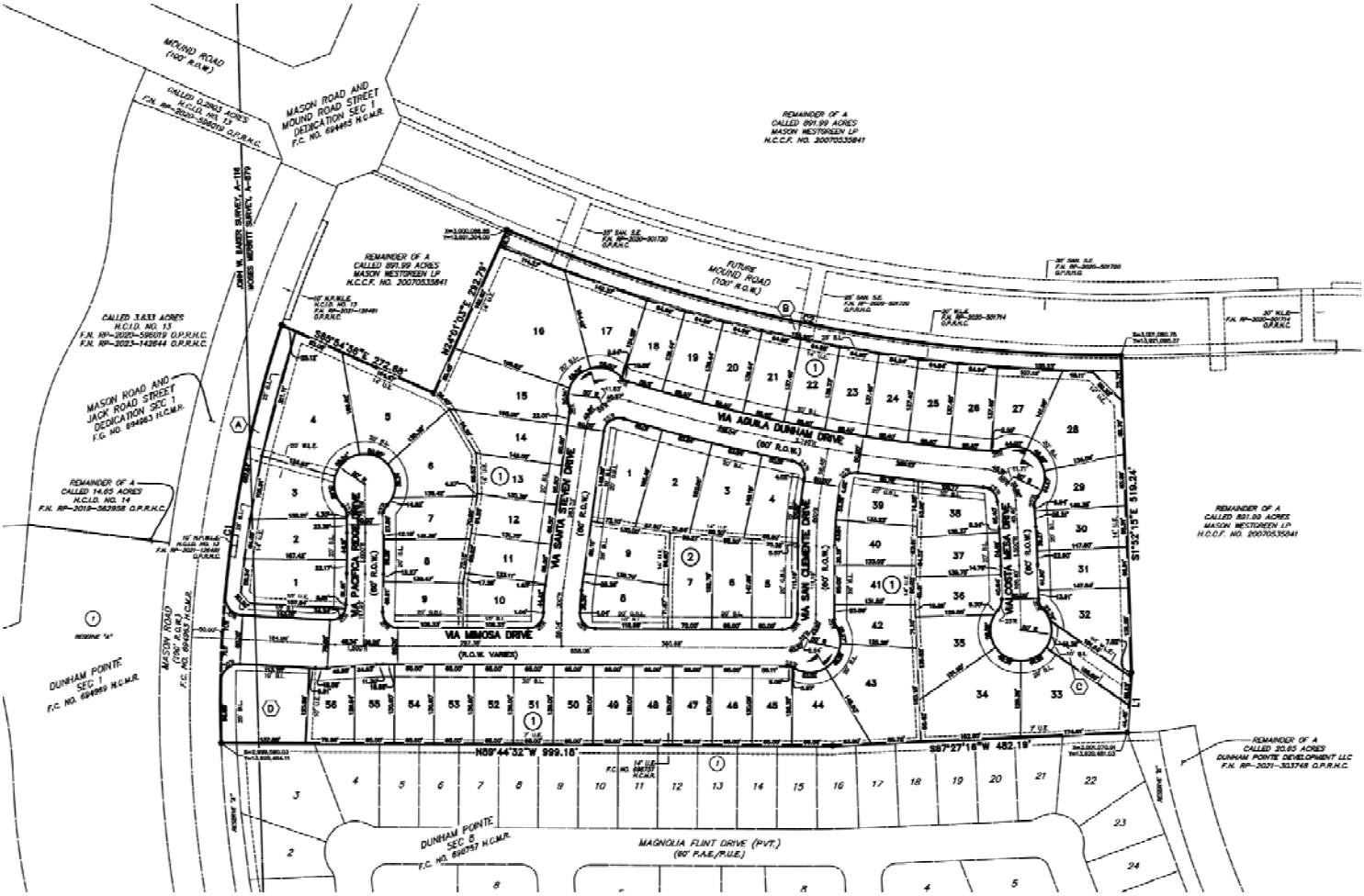
E– Special Exceptions Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Dunham Point Sec 19

Applicant: BGE, Inc.



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Dunham Point Sec 19

Applicant: BGE, Inc.



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-0966
Plat Name: Dunham Pointe Sec 19
Applicant: BGE, Inc.
Date Submitted: 05/17/2024

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

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

To allow an intersection spacing of approximately 479 feet along a major thoroughfare in lieu of the required 600 feet.

Chapter 42 Section: Sec. 42-127. - Intersections of major thoroughfare

Chapter 42 Reference:

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

Dunham Pointe is a ±1,329-acre master planned community in Harris County located south of U.S. Highway 290, north of Bridgeland Lake Parkway, and east of State Highway 99 (the Grand Parkway). The project is bifurcated by the Fairfield Channel, which allows for drainage from the properties north of Highway 290 to be conveyed into Cypress Creek. Additionally, there are four designated major thoroughfares that provide access and circulation within the tract: Mason Road, Mound Road, Jack Road, and Mueschke Road. The tract is separated from Highway 290 by a 100-foot Union Pacific Railroad right-of-way. A portion of the site is bounded to the south by Cypress Creek, as well as a Harris County Municipal Utility District Number 358 drainage and detention facility. In addition to major thoroughfares, the proposed development includes a network of local streets designed to provide vehicular circulation to all portions of the proposed master planned community. The proposed development is designed to support the major thoroughfares and allow for both vehicular and pedestrian circulation throughout the community. The majority of Jack Road has been constructed within the development, as well as the majority of Mason Road and around half of the total length of Mueschke Road. The proposed development provides a local street system that connects to the existing and proposed thoroughfares within the subject site. The local street system runs north-south through the central portion of the proposed community. In particular, the existing local streets in Section 1 and Section 8 and the proposed local streets in Section 19 provide adequate vehicular connectivity between Jack Road and Mound Road along Mason Road. The barriers created by the 100-foot Union Pacific right-of-way and U.S. Highway 290 along the northern general plan boundary determined the location of the existing and proposed alignments of Mason Road and Mueschke Road. This configuration of thoroughfares and local streets create a physical condition where typical street layouts are infeasible. The existing Section 1 and Section 8 local street connections as well as the alignment of Mound Road create a circumstance where meeting minimum intersection spacing with an additional local street connection for Section 19 accessibility is infeasible. However, the overall circulation of the area will be upheld by the existing and proposed thoroughfares and local street systems within the project and surrounding area. The

additional local street connection Section 19 will provide to Mason Road will contribute to the overall vehicular connectivity within the proposed development.

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

The special exception will achieve a result contemplated by Chapter 42 by supporting sufficient vehicular circulation through the planned and constructed major thoroughfares, as well as local street connections.

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

The modification is a 20.3% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing and planned major thoroughfares and local street connections in the surrounding area, thereby preserving and maintaining the intent and general purposes of this chapter.

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

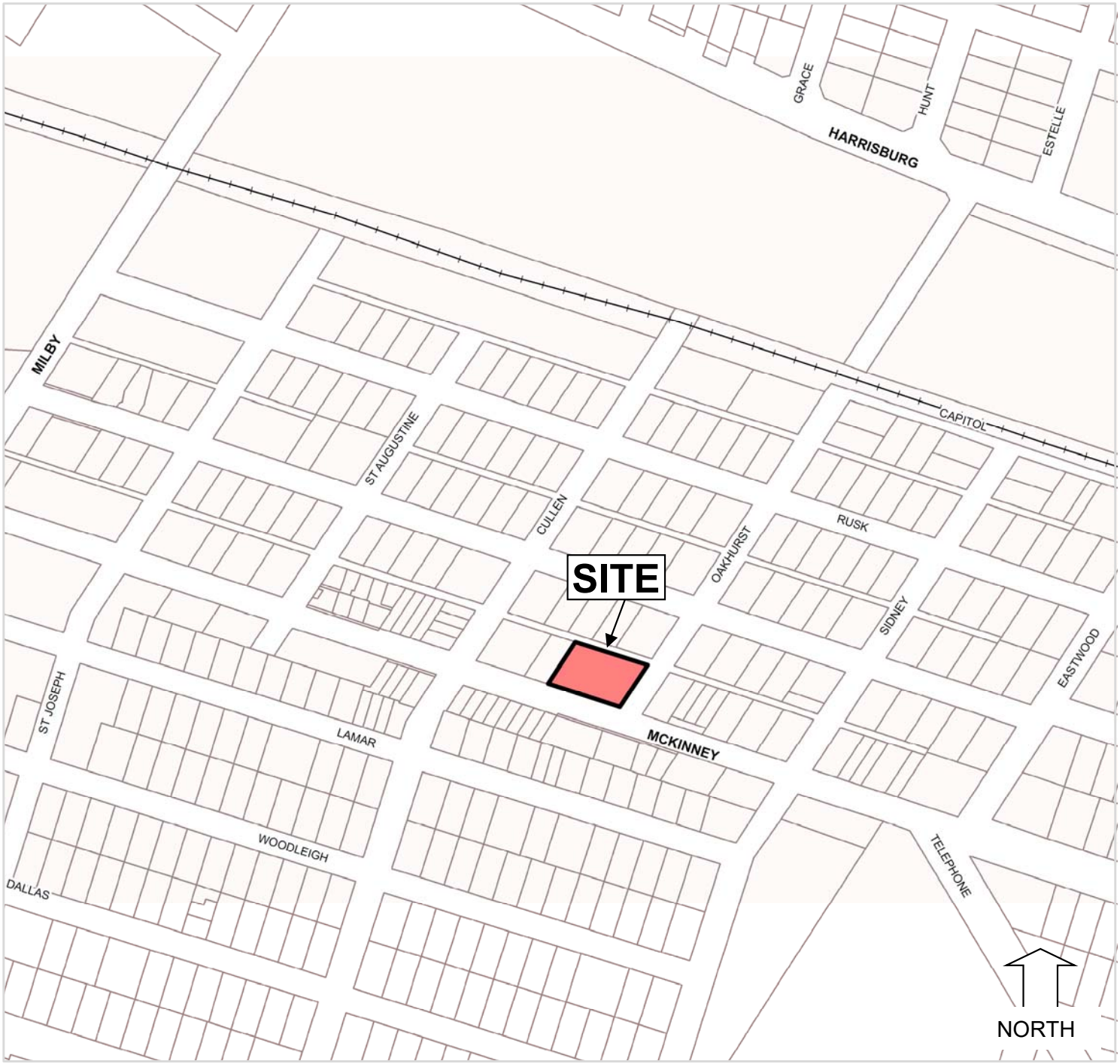
The proposed street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Downtown Eastwood District

Applicant: Windrose



D – Variances

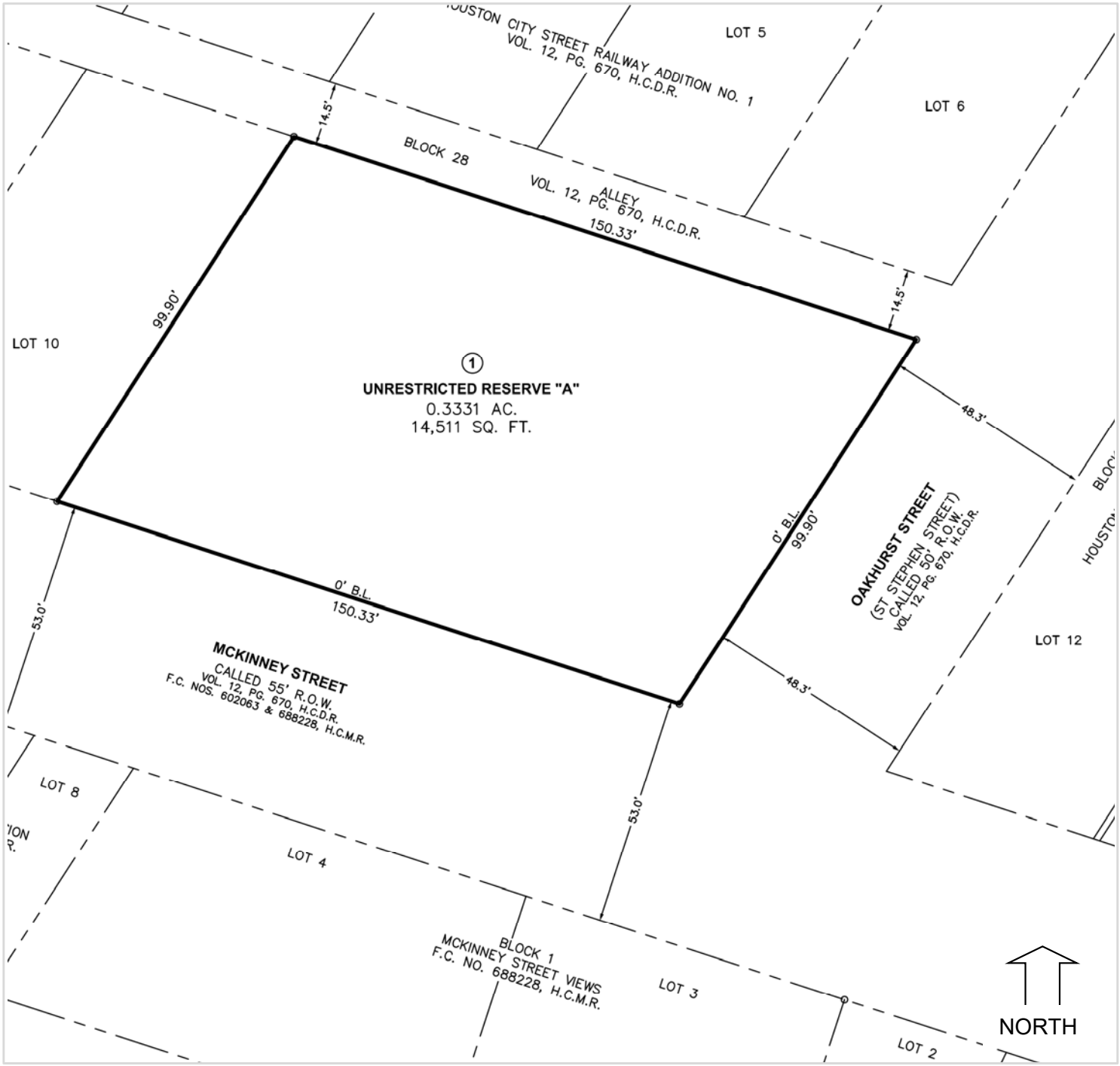
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Downtown Eastwood District

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Downtown Eastwood District

Applicant: Windrose



D – Variances Aerial

ADDRESS: 4105, 4107 & 4109 MCKINNEY STREET
HOUSTON, TEXAS 77023
ORDERED BY: TIM CISNEROS

TOPOGRAPHIC SURVEY
LOTS 7, 8 AND 9, BLOCK 28
HOUSTON CITY RAILWAY ADDITION NO. 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 670 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'

1" IRON PIPE FOUND
WALKER STREET (PLATTED AS ST. AGNES STREET) (50' R.O.W.) (VOL. 12, PG. 670 H.C.D.R.)
(D.C.L.) N 73°51'37" W 731.87'
107.50'
1" IRON PIPE FOUND
CULLEN STREET (PLATTED AS ST. STEPHEN STREET) (50' R.O.W.) (VOL. 12, PG. 670 H.C.D.R.)
115.53'
LOT 12
150.00'
N: 13835718.2421
E: 3130698.8851
MANHOLE RIM ELEV.=39.23 Ⓜ N.W. 10" PVC FL.=35.33
1/2" IRON ROD FOUND "PRECISION" CAP
WOOD FENCE
S 71°58'10" E
15' ALLEY (VOL. 12, PG. 670 H.C.D.R.)
SAMPLE WELL
1/2" IRON ROD FOUND "PRECISION" CAP
1/2" IRON ROD FOUND "PRECISION" CAP
150.00'
50.00'
FENCE POST FOUND AT S 05°53'09" W 0.44'
N: 13835671.8132
E: 3130841.5187
GRAVEL DRIVE
CENTERLINE OF WALKER STREET
CITY OF HOUSTON REFERENCE ROD #664 5/8" IRON ROD (C.M.)
N 89°49'40" E 432.90'
CENTERLINE OF SIDNEY STREET
LOT 10
LOT 9
LOT 8
LOT 7
28
100.00'
N 33°01'50" E
1.6'
N: 13835634.4042
E: 3130644.3763
1" IRON PIPE FOUND
CUT "X" FOUND (C.M.)
NO PARKING SIGN
RAILROAD CABOOSE
CONC. DRIVE (ACCESS)
N 71°58'10" W
50.00'
31.0'
9.2'
8.1'
44.3'
36.1'
2-STORY STUCCO BUILDING
F.F.=38.56'
1.1'
9.5'
3.0'
6.0'
3.0'
5.2'
ASPHALT
STOP SIGN
13.4'
0.0'
8.5'
27.7'
MCKINNEY STREET (PLATTED AS ST. AGATHA STREET) (50' R.O.W.) (VOL. 12, PG. 670 H.C.D.R.)
CONC. DRIVE
CUT "X" FOUND (C.M.)
N: 13835587.9753
E: 3130787.0099
31.4'
8.7'
INLET GUT. ELEV.=36.54 N.E. 18" RCP FL.=33.54
INLET GUT. ELEV.=36.61 N.E. 18" RCP FL.=33.51
OAKHURST STREET (PLATTED AS ST. STEPHEN STREET) (48' R.O.W.) (VOL. 12, PG. 670 H.C.D.R.)
NO THRU TRUCK SIGN
8.5'
10.9'
12.8'
24.7'
T.B.M. MAG. NAIL ELEV.=38.85
MANHOLE RIM ELEV.=37.31 W. 18" RCP FL.=32.41 S.E. 18" RCP FL.=32.71 N.E. 18" RCP FL.=31.41
MANHOLE RIM ELEV.=37.25 N.W. 12" PVC FL.=20.95 S.E. 12" PVC FL.=20.95 N.E. 6" PVC FL.=32.75

LEGEND	
T.B.M.	TEMPORARY BENCH MARK
E.R.	EDGE OF ROAD
C.R.	CENTERLINE OF ROAD
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
N.G.	NATURAL GROUND
T.C.	TOP OF CONCRETE
T.G.	TOP OF GRAVEL
GUT.	GUTTER
B.C.	BACK OF CURB
FL.	FLOW LINE
F.F.	FINISH FLOOR
	BENCH MARK
	PROPERTY CORNER
EM	ELECTRIC METER
Ⓜ	MANHOLE
Ⓢ	SAMPLE WELL
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
	CURB INLET
—//—	WOOD FENCE
— P —	OVERHEAD POWER LINES
— S —	SERVICE LINE
	POWER POLE
	SIGN

NOTE: THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999888437.

NOTE: ELEVATIONS BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK 210025
ELEVATION: 40.68' NAVD 1988, 2001 ADJUSTMENT

NOTE: ALL ELEVATIONS ARE IN FEET (').

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48201C 0880 M
MAP REVISION: 01/06/2017
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83)

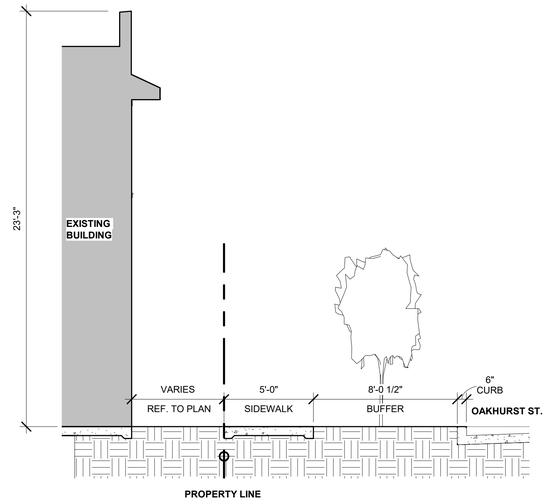
DRAWN BY: BR/MM/RC/RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

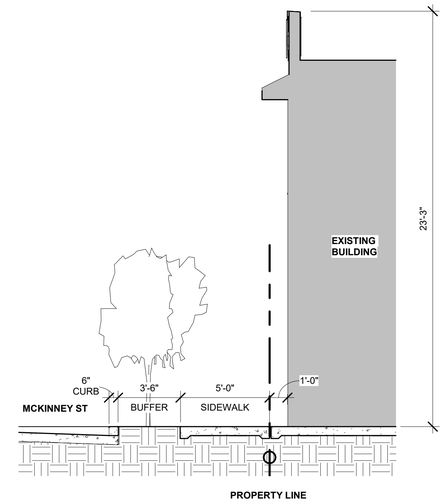
RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. 24-00196
JANUARY 15, 2024

STATE OF TEXAS REGISTERED RICHARD S. WILLETT 4615 PROFESSIONAL LAND SURVEYOR

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700



2 A.600 **OAKHURST ST. - STREET SECTION**
1/4" = 1'-0"



1 A.600 **MCKINNEY ST. - STREET SECTION**
1/4" = 1'-0"

MCKINNEY HISTORIC RENOVATION - SITEWORK

4109 McKinney St,
Houston, TX 77023

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

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

ARCHITECT Romulo Cisneros

REGISTERED ARCHITECT ROMULO CISNEROS 15121 STATE OF TEXAS

04/24/2024 EXP. 9/30/2024

ENGINEER

REVISIONS

No.	Description	Date

DATE ISSUED: 04/24/2024

SHEET:

A.600



Father-son duo Tim and David Cisneros have formed Romulus Development Partners and are rehabilitating a 100-year-old former grocery store in Eastwood for a mixed-use development.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-0833
Plat Name: Downtown Eastwood District
Applicant: Windrose
Date Submitted: 04/22/2024

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

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

To not dedicate right-of-way along McKinney and Oakhurst and to not to adhere to building line requirements along McKinney and Oakhurst.

Chapter 42 Section: 121,150,161

Chapter 42 Reference:

Sec. 42-121 (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. Sec. 42-150. (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d)The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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

STATEMENT OF FACTS:

See variance form This subdivision is located at 4107 & 4109 McKinney St at the Northwest corner of McKinney and Oakhurst Street. The property currently contains a 3,224 SF building and a trolley car. The Developer will be rehabilitating this 100-year-old former grocery store and caboose for Mixed Use. The MTFP is calling for the right-of-way on McKinney to be widened to 80', currently being at 55'; and Oakhurst being called to 60', currently at 48.3'. It is not an unreasonable request to keep the ROW as it is along McKinney and Oakhurst due to McKinney closing to all car traffic a few blocks west of as part of a Federal Railroad Crossing Elimination Grant. The road closure will cause less traffic flow which does not create the need for a wider road. In addition, if any dedication at all is given to the right-of-way on both McKinney and Oakhurst, the 100-year-old historic building

will then encroach into the new right-of-way. The developer does not want to demolish the structure, they want to renovate it. Due to the unique constraints on this property and the goal of preservation, it would be particularly detrimental to the public welfare to construct infrastructure improvements that are more impactful than necessary to provide safe and reasonable access to the proposed project. The property would still provide an appropriate pedestrian realm, both along the frontage and side, resulting in increased pedestrian accessibility, that is safer for use by residents and neighbors. Currently, there is no building line on this property. This reconsideration request also asks that the building line be placed at (zero) 0' along McKinney and Oakhurst with no visibility triangle. If a new building line other than (zero) 0' is established, this also would cause the building to encroach. The enforcement of dedication and new building lines would result in an unnecessary impact on this project. The combination of sustaining the right of way and building lines as they currently are can maintain the historical structure's integrity.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0833
Plat Name: Downtown Eastwood District
Applicant: Windrose
Date Submitted: 04/22/2024

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

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

To not dedicate right-of-way along McKinney and Oakhurst and to not to adhere to building line requirements along McKinney and Oakhurst.

Chapter 42 Section: 121,150,161

Chapter 42 Reference:

Sec. 42-121 (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. Sec. 42-150 (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d)The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

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

This subdivision is located at 4107 & 4109 McKinney St at the Northwest corner of McKinney and Oakhurst Street. The property currently contains a 3,224 SF building and a trolley car. The Developer will be rehabilitating this 100-year-old former grocery store and caboose for Mixed Use. The MTFP is calling for the right-of-way on McKinney to be widened to 80', currently being at 55'; and Oakhurst being called to 60', currently at 48.3'. It is not an unreasonable request to keep the ROW as it is along McKinney and Oakhurst due to McKinney closing to all car traffic a few blocks west of as part of a Federal Railroad Crossing Elimination Grant. This reconsideration request also asks that the building line be placed at (zero) 0' along McKinney and Oakhurst with no visibility triangle. Currently, there is no building line on this property. If a new building line other than (zero) 0' is established, this also would cause the building to encroach. The existing building was constructed according to the requirements which were in effect when the building was constructed, and the developer does not want to demolish the structure, they want to renovate it.

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

N/A

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

The road closure on McKinney will cause less traffic flow which does not create the need for a wider road. In addition, if any dedication at all is given to the right-of-way on both McKinney and Oakhurst, the 100-year-old historic building will then encroach into the new right-of-way. Again, the developer does not want to demolish the structure, they want to renovate it. Also, the existing building was constructed according to the building line requirement which was in effect at that time. The enforcement of dedication and new building lines would result in an unnecessary impact on this project. The combination of sustaining the right of way and building lines as they currently are can maintain the historical structure's integrity.

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

The property would still provide an appropriate pedestrian realm, both along the front and side, resulting in increased pedestrian accessibility, that is safer for use by residents and neighbors.

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

Due to the unique constraints on this property and the goal of preservation, it would be particularly detrimental to the public welfare to construct infrastructure improvements that are more impactful than necessary to provide safe and reasonable access to the proposed project.

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

The existing building was constructed according to the requirements which were in effect when the building was constructed. The Developer will be rehabilitating this 100-year-old former grocery store and caboose for Mixed Use.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Holman Annex (DEF 1)

Applicant: Stupa International LLC



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Holman Annex (DEF 1)

Applicant: Stupa International LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 05/30/2024**

Subdivision Name: Holman Annex (DEF 1)

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.

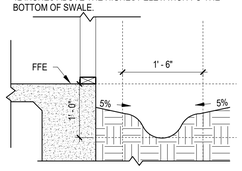
NOTE: WHEN A GREATER ELEVATION IS REQUIRED BY CHAPTER 19 OF THE CITY CODE, THEN CHAPTER 19 SHALL GOVERN.

SWALE PROFILE & NOTES

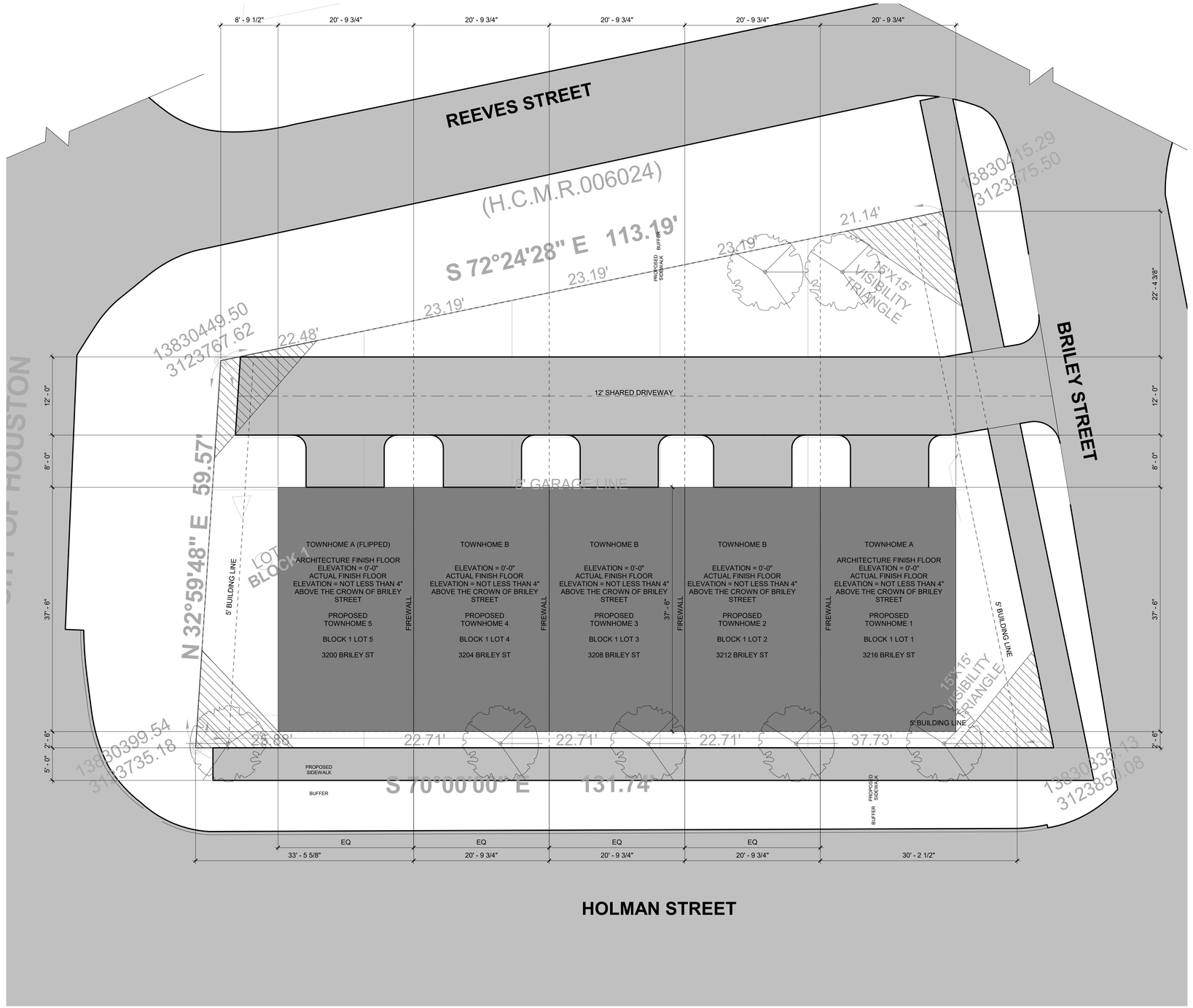
-A 2% SLOPE HAS A VERTICAL RISE OF 1/4" PER FOOT
-A 5% SLOPE HAS A VERTICAL RISE OF 5/8" PER FOOT
-FENCING, AC PAD AND DOWNSPOUTS SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE
-WALKS (IMPERVIOUS SURFACES) MAY BE A PART OF THE SWALE PROVIDED THE WALK HAS A SLOPE AWAY FROM THE FOUNDATION WALL OF AT 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"

TRUE

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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/30/2024
ITEM: 145

Applicant: GARY HAY
Contact Person: GARY HAY

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1740	77365	5771	297J	ETJ

WEST OF: FM 1485 **SOUTH OF:** FORD RD

ADDRESS: 24254 JANE AVE

ACREAGE:

LEGAL DESCRIPTION:

LOTS 8 AND 9, SECTION I, HOLLY TERRACE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 5, PAGE 479, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: For water meter connection for an existing house.

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 05/30/2024

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: 05/30/2024

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: 05/30/2024

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

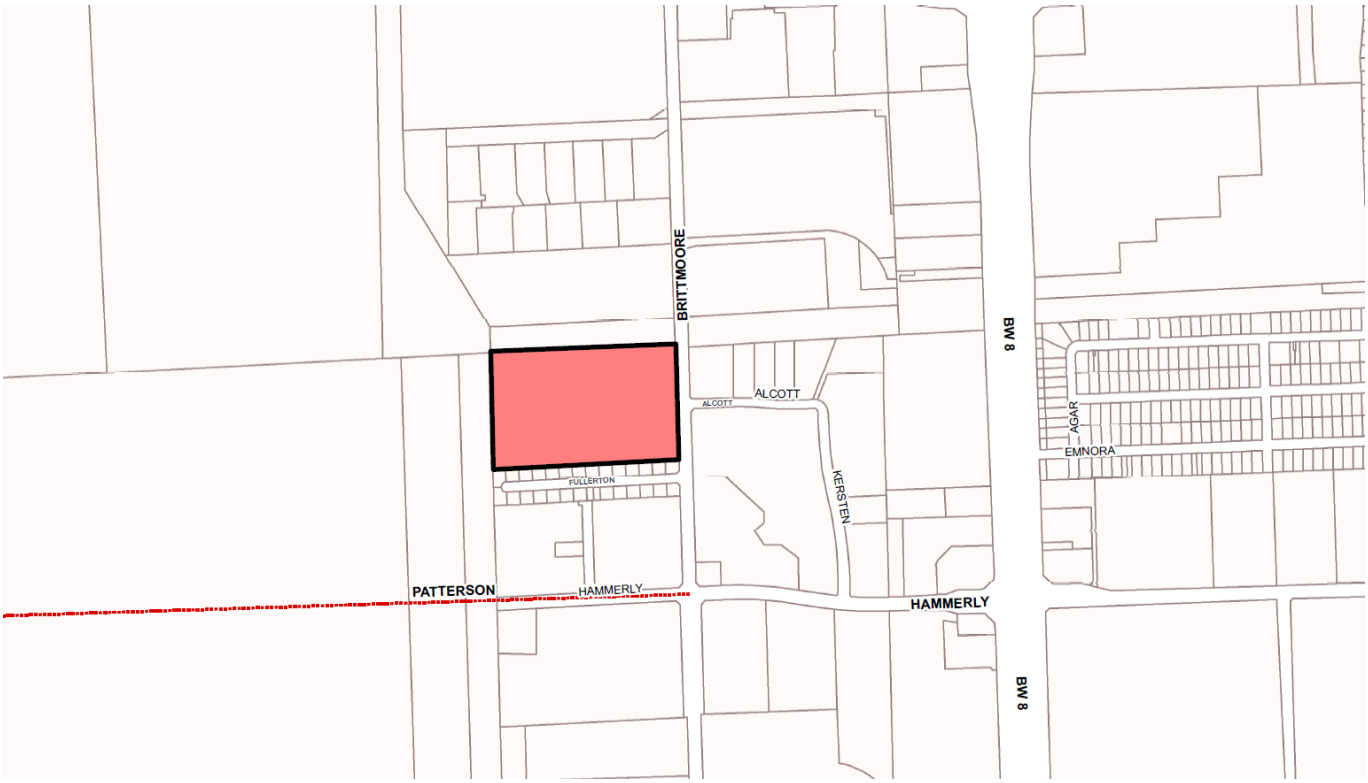
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/30/2024

LOCATION MAP



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/30/2024

AERIAL MAP



LANDSCAPE PLAN VARIANCE

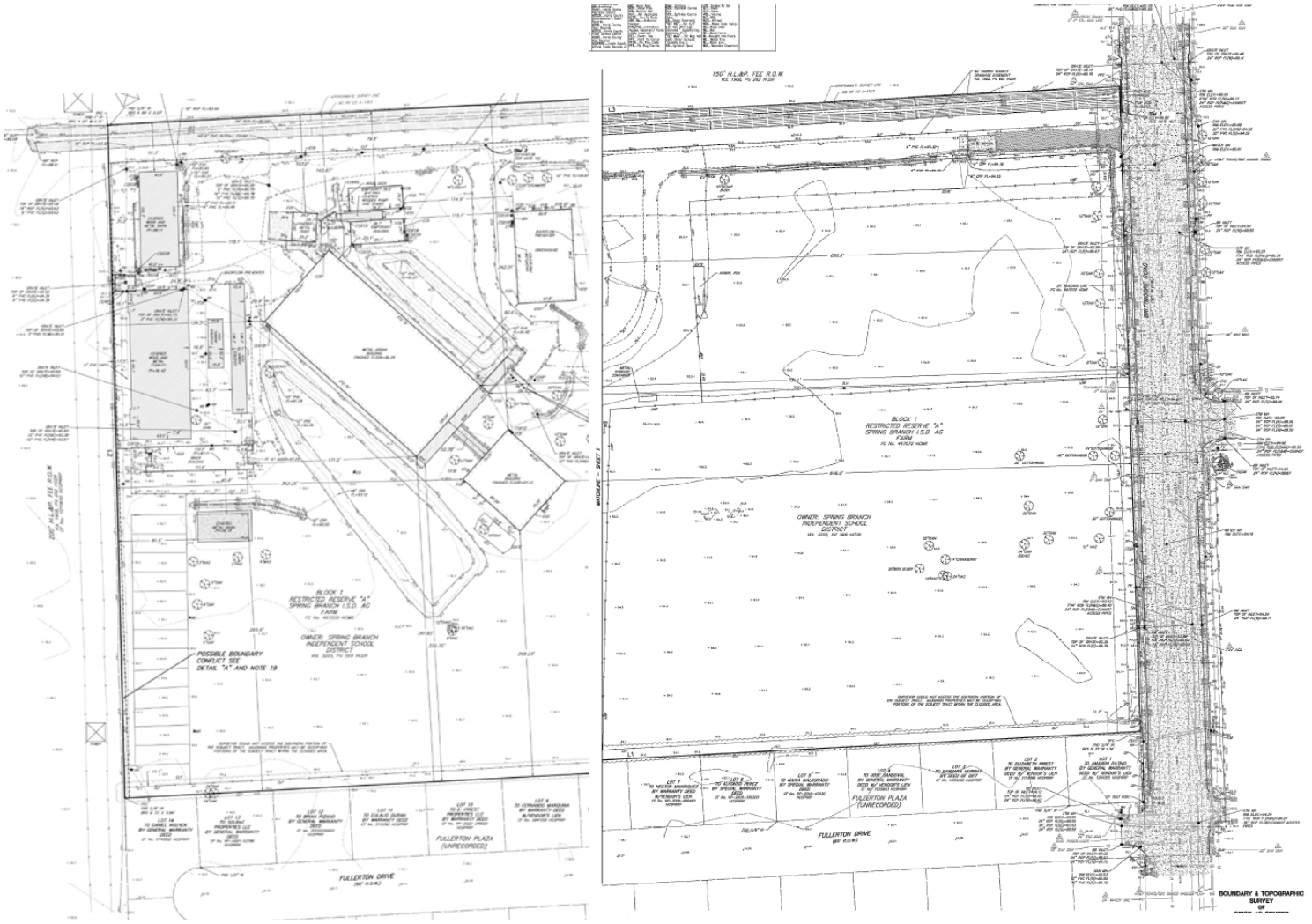
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/30/2024

SURVEY



LANDSCAPE PLAN VARIANCE

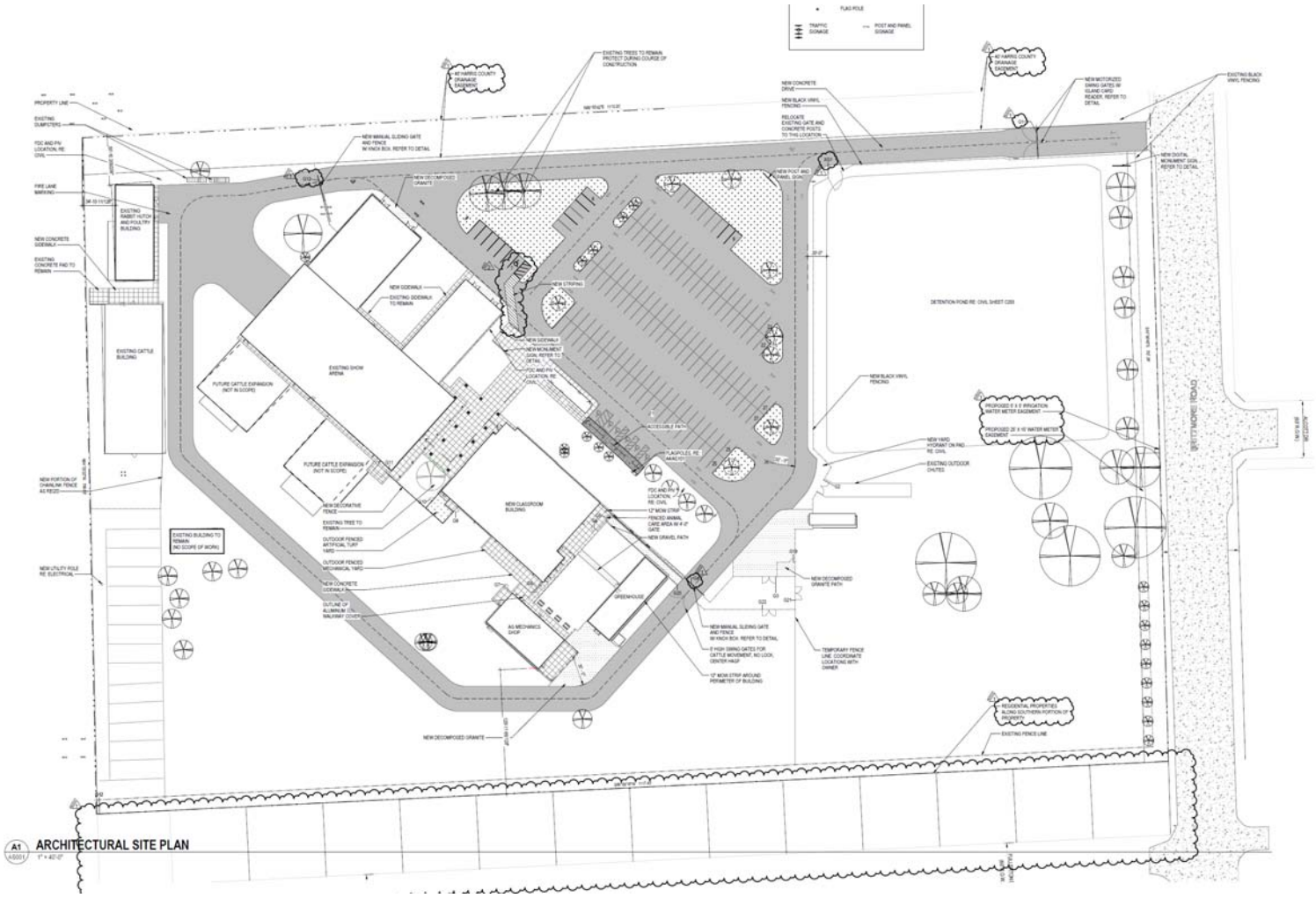
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 05/30/2024

SITE PLAN



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/30/2024

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
4360 Almeda Genoa Road	22114647	77048	5451B	573R	D

HCAD ACCOUNT NUMBER(S):	0430050000138
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve A, Block 1, Almedaella Living
PROPERTY OWNER OF RECORD:	Ruixin MF Corporation
ACREAGE (SQUARE FEET):	122,863 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Almeda Genoa Road: 80 feet, Pembroke Street: 60 feet
EXISTING PAVING SECTION(S):	Almeda Genoa Road: 25 feet, Pembroke Street: 20 feet
OFF-STREET PARKING REQUIREMENT:	154 spaces
OFF-STREET PARKING PROVIDED:	131 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	93,260 sq. ft.

PURPOSE OF VARIANCE REQUEST: To provide 131 parking spaces in lieu of the ordinance-required 154 parking spaces for a new multi-family residential complex consisting of 27 one-bedroom and 81 two-bedroom apartments.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/30/2024

Houston Planning Commission

CHAPTER 26 REFERENCE(S): Sec 26-492: Class 2(a) One-Bedroom Apartment – 1.33 spaces for each dwelling unit; Two-Bedroom Apartment – 1.66 spaces for each dwelling unit

APPLICANT STATEMENT OF FACTS

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

This project was intended to facilitate work from home tenants whose income is below 80 percent Average Median Income. According to the U.S. Census Bureau, the number of work-from-home individuals tripled from 2019-2021. One of the main benefits of work from home is the lack of a daily commute to work. We're targeting rents of $1,100 for 1 bed and $1,400 for the larger 1bed+1 unit, which has income requirements that are below 80 percent AMI in the Houston area.

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;

There is no room on the property for additional off-street parking and there are no available and acceptable off-street parking locations that we can lease within 800 feet 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 as the project was intended for less vehicle-heavy tenants.

(3) The intent of this article is preserved;

The supplied parking still meets the functional requirements of the tenants.

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

Units were intended for work from home households and those below 80 percent AMI.

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/30/2024

Houston Planning Commission

The applied for variance will accommodate this project intended for work from home.

(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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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.

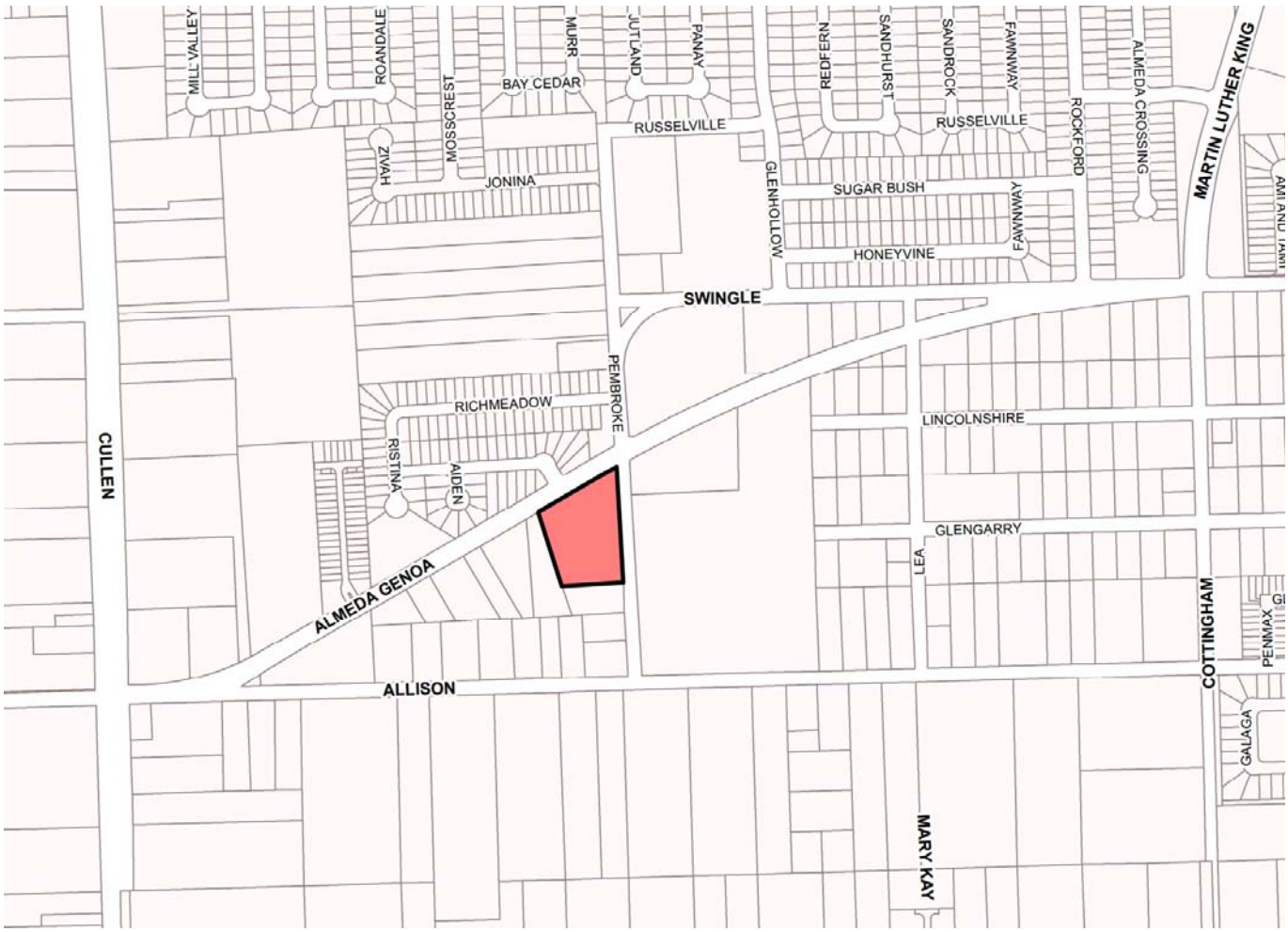
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/30/2024

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 05/30/2024

Houston Planning Commission

Aerial Map



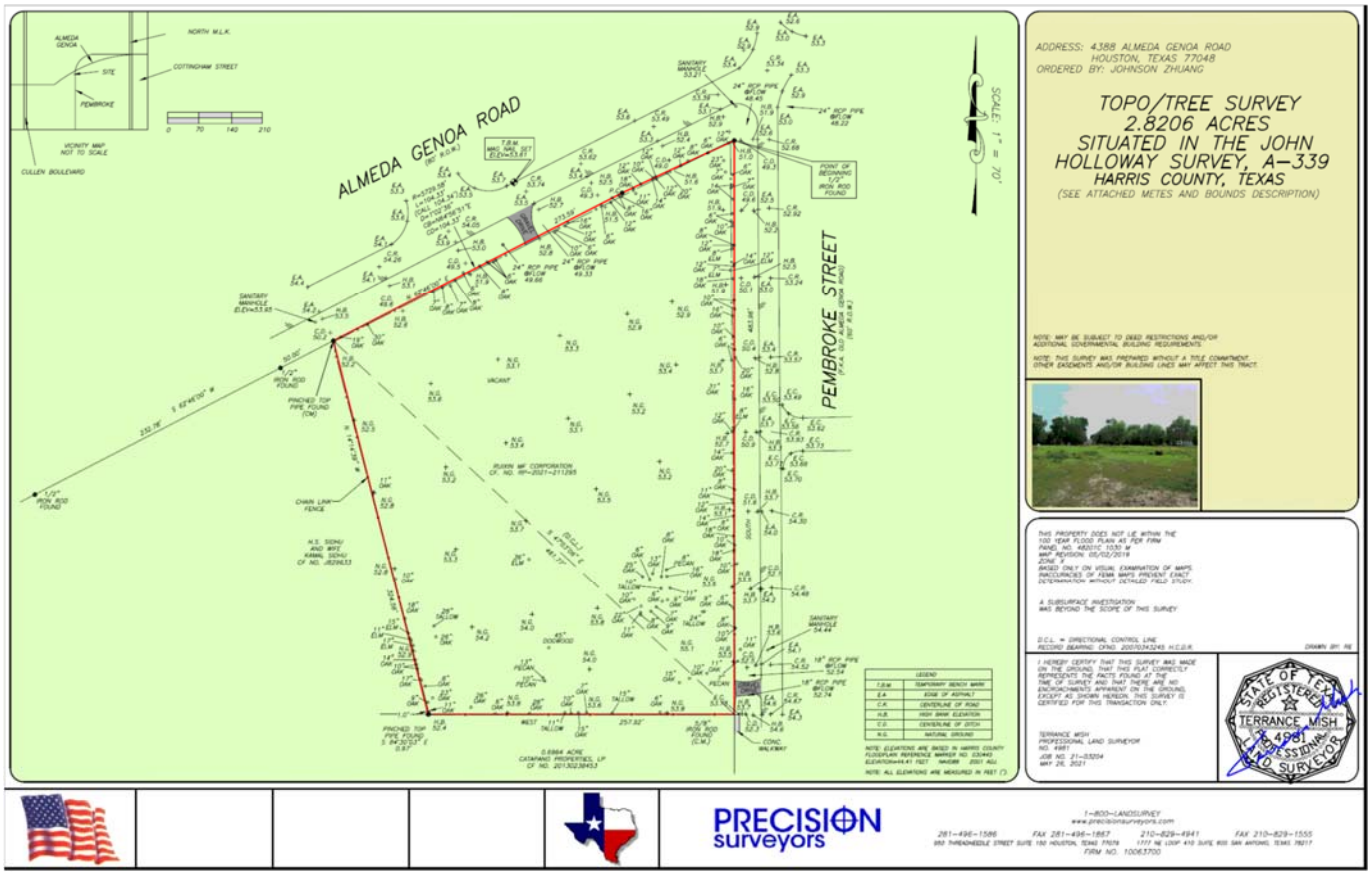
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
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Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 05/30/2024

Houston Planning Commission

Site Plan/Parking Analysis

Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Efficiency	xx	xx	xx
One bedroom	108	144	131
Two bedroom	xx	xx	xx
Three or more bedroom	xx	xx	xx
Special Residential Use	xx	xx	xx
Retirement Community with kitchen(s) :	xx	xx	xx
Retirement Community w/out kitchen(s) :	xx	xx	xx
Bicycle Spaces / Reduced Parking Spaces :	14	xx	14
Total Parking:	xx	144	145
Total ADA :	xx	2	4
Number of Loading Berths:		1	1



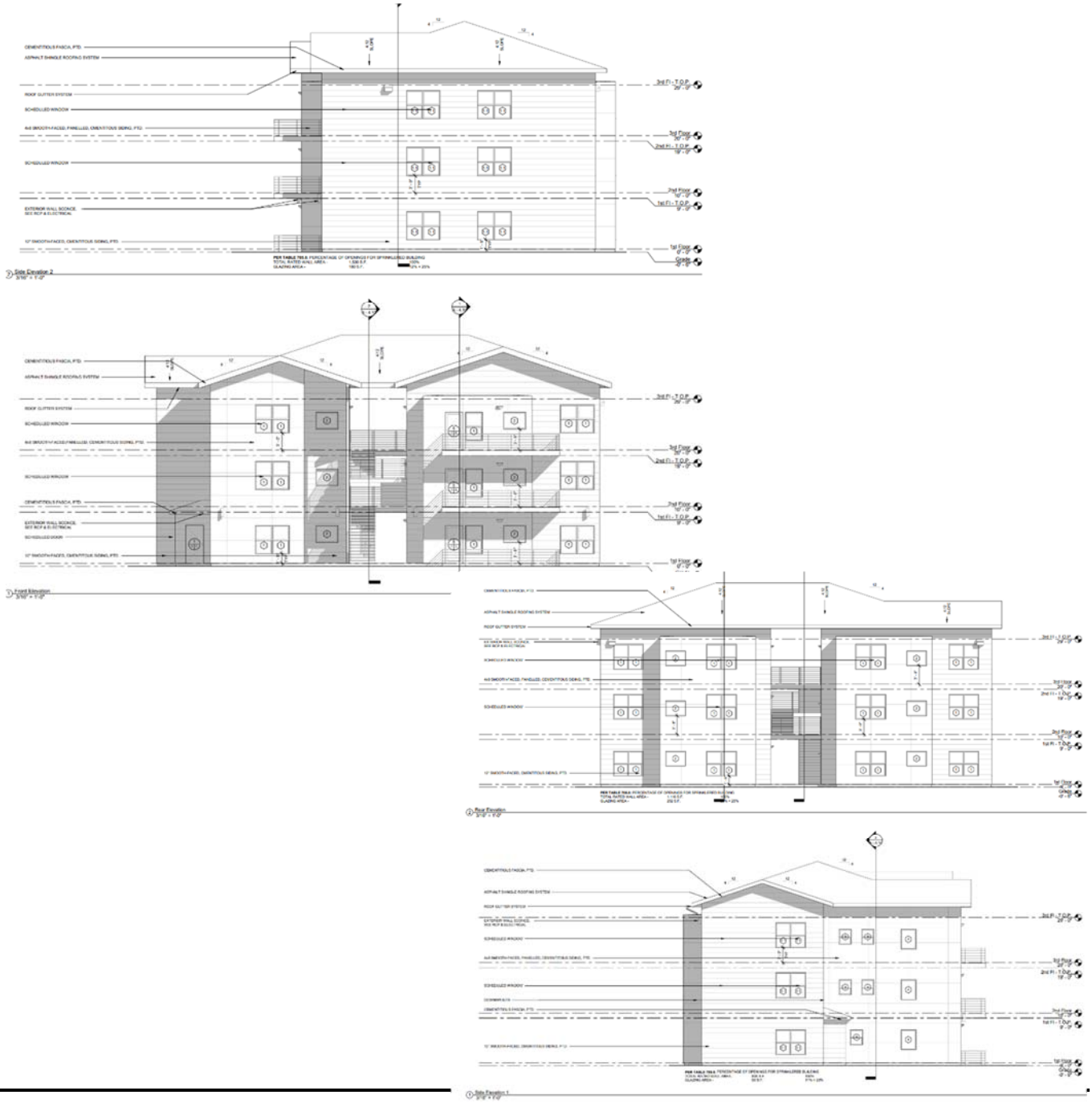
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

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ITEM: V
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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
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3401 Canal Street	24037142	77003	5457D	494N	H

HCAD ACCOUNT NUMBER(S):	0162160000005, 0162160000005, & 0162160000013
PROPERTY LEGAL DESCRIPTION:	Lot 5 and portion of Lot 6, Block 10, Herman & League
PROPERTY OWNER OF RECORD:	3401 Canal, LLC, a Texas limited liability corporation
ACREAGE (SQUARE FEET):	0.2560 (11,150 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Sampson Street – 80'; Canal Street – 60'
WIDTH OF EXISTING ROW PAVING SECTION(S):	Sampson Street – 41.2'; Canal Street – 38.5'
OFF-STREET PARKING REQUIREMENT:	19
OFF-STREET PARKING PROVIDED:	8

EXISTING STRUCTURE(S) [SQ. FT.]:	existing 5,000sf
PROPOSED STRUCTURE(S) [SQ. FT.]:	Restaurant buildout 3,400sf

PURPOSE OF VARIANCE REQUEST: Is to reduce the parking requirement amount from 18 parking spaces to 16 parking spaces for a restaurant remodel

CHAPTER 26 REFERENCE(S): 26-492 Class 1 - Office, Class 5 - Religious and Educational, Class 6 - Recreation and Entertainment, Class 7 – Food and Beverage, & Class 8 – Retail Services.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Given the movement of the EADO/Canal Street region to a more pedestrian focused model, the applicant desires to opt-in to the City's TOD regulations but cannot meet the technical requirements because of their building's placement. The applicant is requesting a variance to allow a reduction in the number of off-street parking spaces similar to the TOD regulations while preserving their existing building footprint.

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.

(1a) Strict application of the requirements of this article 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 policy;
The applicant is proposing to redevelop an existing tire shop at the northeast corner of N Sampson Street and Canal Street into a Slowpokes Coffee Shop. The subject site is adjacent to two TOD secondary streets and is just blocks east of the newly applied market-based parking exemption area. The Canal and N Sampson corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants that can't meet the strict technical requirements of the City's regulations – such as the massing requirement that this applicant cannot fully address. To preserve the existing building footprint, the applicant is requesting a symbolic opt-in to the Transit Oriented Development and Walkable Places regulations that allow for a fifty-percent parking space reduction. The applicant is providing an ample pedestrian realm, new bicycle parking, and is reconfiguring the existing open curb-cuts and driveways into more restrictive and safer driveways for better on-site circulation.

(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 East End District has seen numerous developers secure subdivision and parking variances to facilitate the adaptive reuse of existing buildings. This applicant is looking for the same consideration, which would enable them to change the existing tire shop to a coffee shop. Without the variance, the applicant will have to tear down the building to develop from scratch or they will have to forgo development altogether.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;
The City has been incredibly supportive of adaptive reuse projects in the East End District that further the community's movement towards a pedestrian-focused future. The applicant seeks to take a relatively unremarkable building – originally built as a fueling station and now occupied as a tire shop with mostly open curb cuts and driveway aprons – and transform it into a coffee shop with bicycle parking, an enhanced pedestrian realm, and safer interface with the adjacent street networks. While the adjacent TOD-designated streets support the requested reduction in parking, the applicant cannot address the associated massing requirement without abandoning the reuse component of their plan.

(4) The parking provided will be sufficient to serve the use for which it is intended;
Shifting to a pedestrian-focused development pattern that focuses on adaptive reuse and neighborhood service over unnecessary parking fields leads to a lessened demand for on-site parking spaces. With the 10-percent bicycle reduction, the applicant is required to provide 19 off-street spaces. Instead of keeping the open curb cuts and cramming in as many spaces as possible, the applicant is choosing to align their concept with other market-based developments in the area. They are reducing the open curb cuts and driveway aprons to transform the site into a more pedestrian and bicycle-focused neighborhood coffee shop. The 8 spaces proposed on-site will be more than adequate to service the vehicular demand for the use, with the rest of their patrons coming from the dozens of walkable traffic generators in the immediate area such as townhome subdivisions, commercial centers (HQ, Trail Village), the adjacent METRO bus stop, and forthcoming mass transit situated a block to the west.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and The existing tire shop has a completely open curb cut system that allows for uncontrolled and relatively unsafe access to Canal Street and N Sampson Street. Currently, there are two driveway aprons along N Sampson – a 37-foot opening along the northwest boundary and a 30.5-foot opening only 25 feet from the intersection with Canal Street. This layout, while indicative of the pre-existing developments in the region, leaves pedestrians exposed and vulnerable to the uncontrolled vehicles turning into the site. The applicant proposes to replace this unsafe configuration with a 24-foot driveway and enhancements to the pedestrian realm. On Canal there is an existing 54-foot driveway, which the applicant proposes to replace with a 24-foot driveway, bicycle racks, and pedestrian realm enhancements. If the Commission approves the variance, the resulting development will be dramatically safer and more aesthetically pleasing than the current tire shop

(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

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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

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Location Map



OFF-STREET PARKING VARIANCE

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Houston Planning Commission

Aerial Map



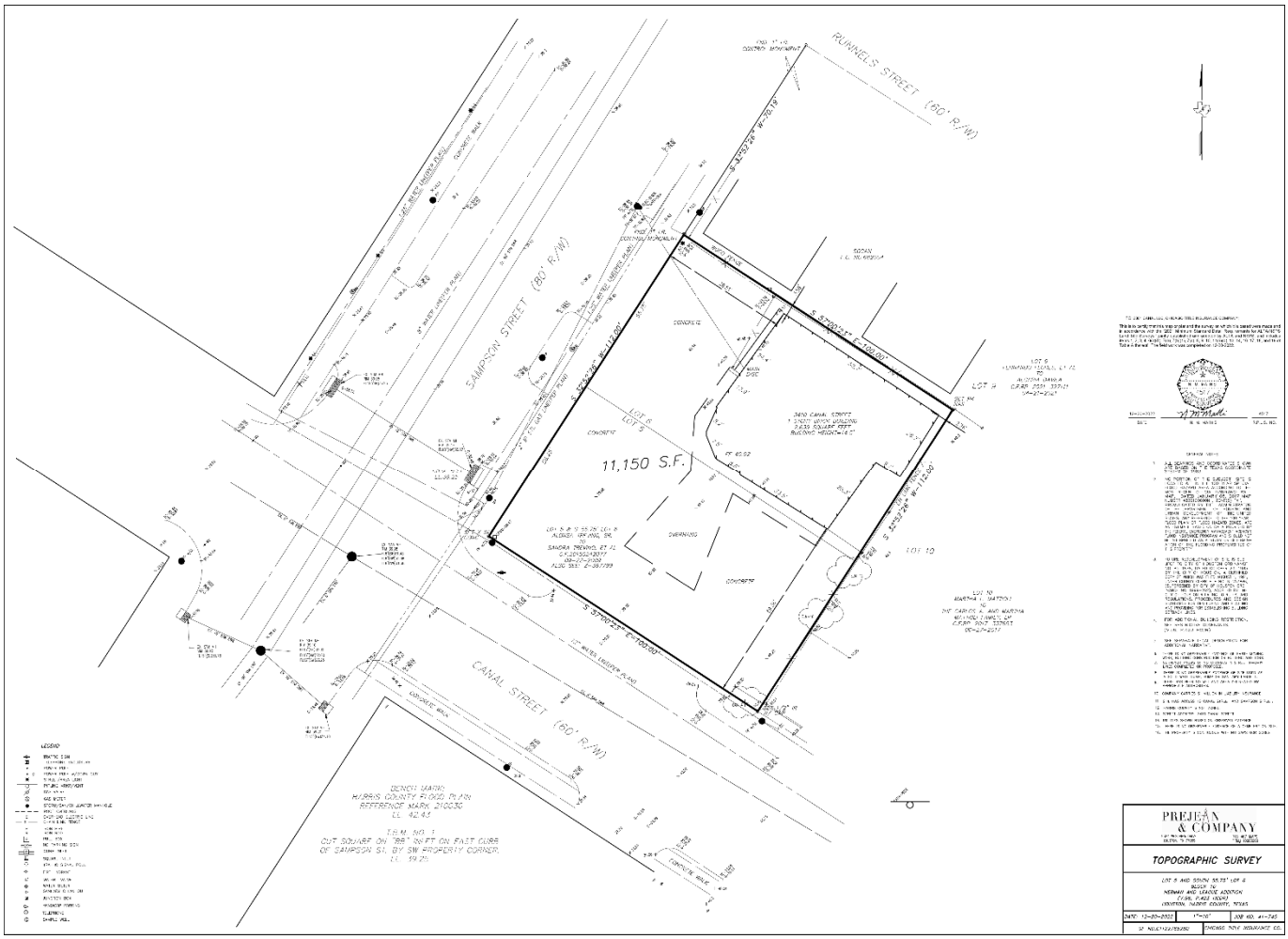
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



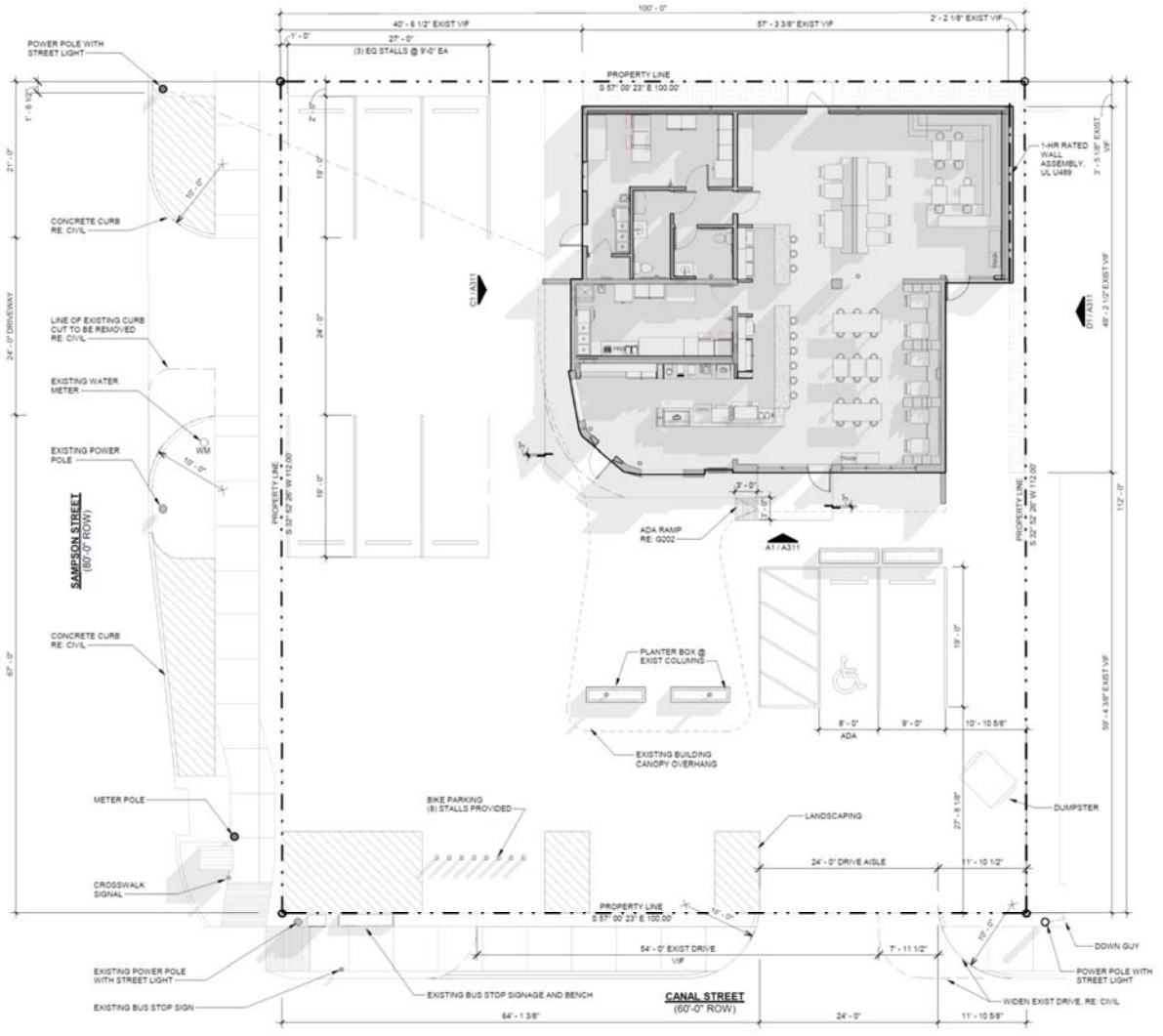
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



REQUIRED PARKING (PER C.O.H. CODE OF ORDINANCES, CHAPTER 26, ARTICLE VIII)				
BUSINESS NAME	AREA	CLASSIFICATION	RATIO	NO. STALLS
SLOWPOKES COFFEE	2,686 SF	SMALL RESTAURANT	8 : 1000	21
BICYCLE PARKING REDUCTION (PER SECTION 26-497)			10%	2
TOTAL PARKING REQUIRED				19
ON-SITE PARKING PROVIDED				8

SITE PLAN A1

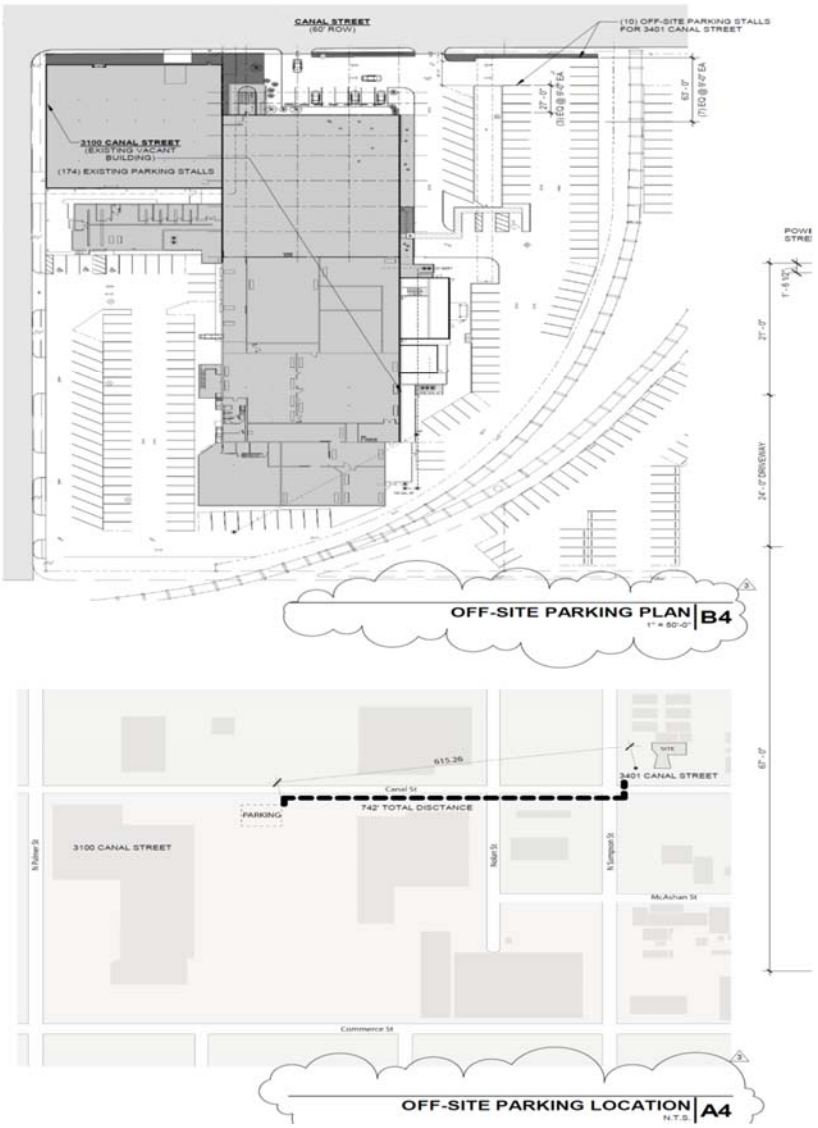
OFF-STREET PARKING VARIANCE

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Leased Parking Site



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI

Meeting Date: 05/30/2024

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:	48 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 48 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: VI

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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:

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(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

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Houston Planning Commission

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(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.

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DEVELOPMENT PLAT VARIANCE

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

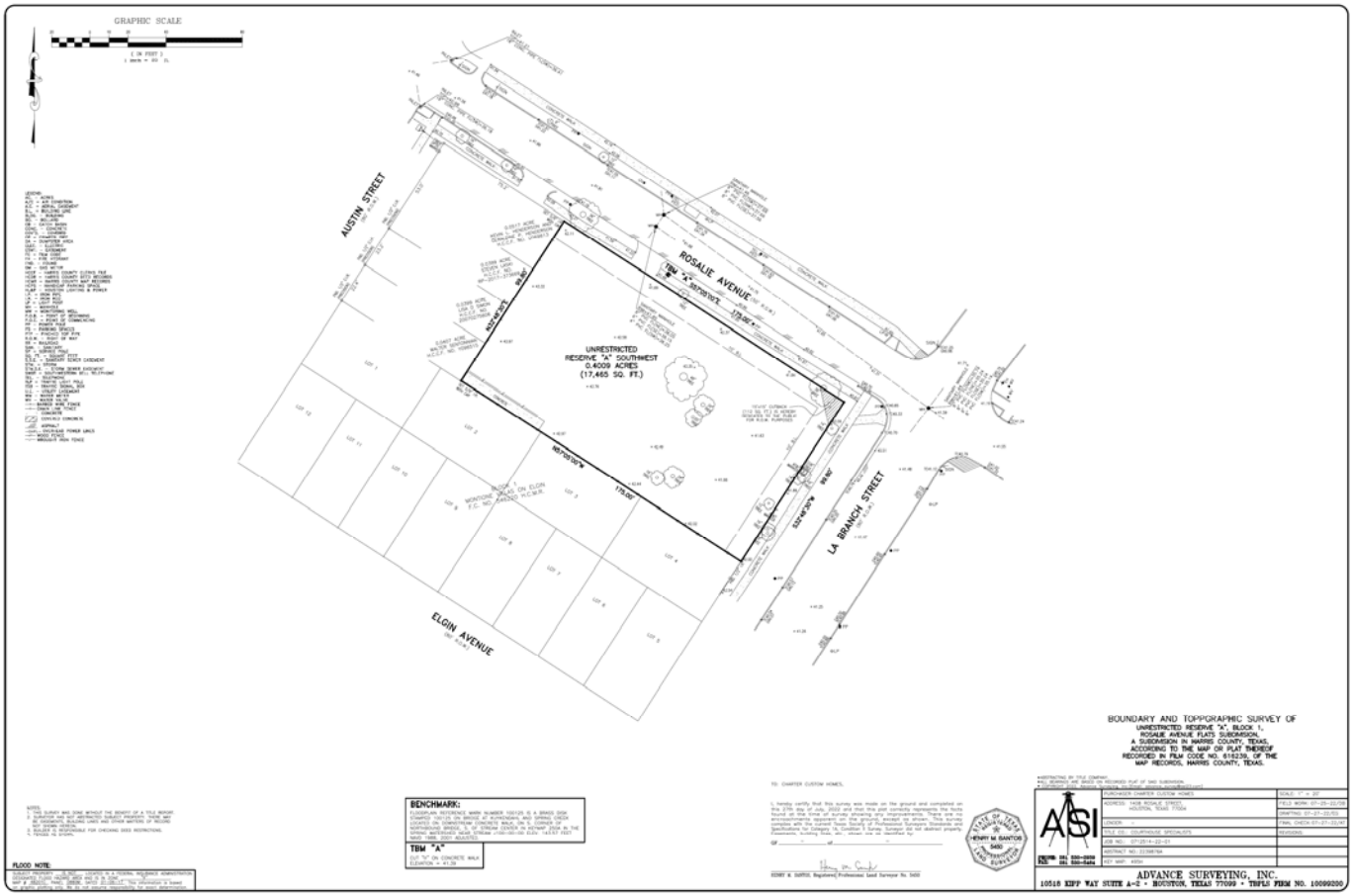
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

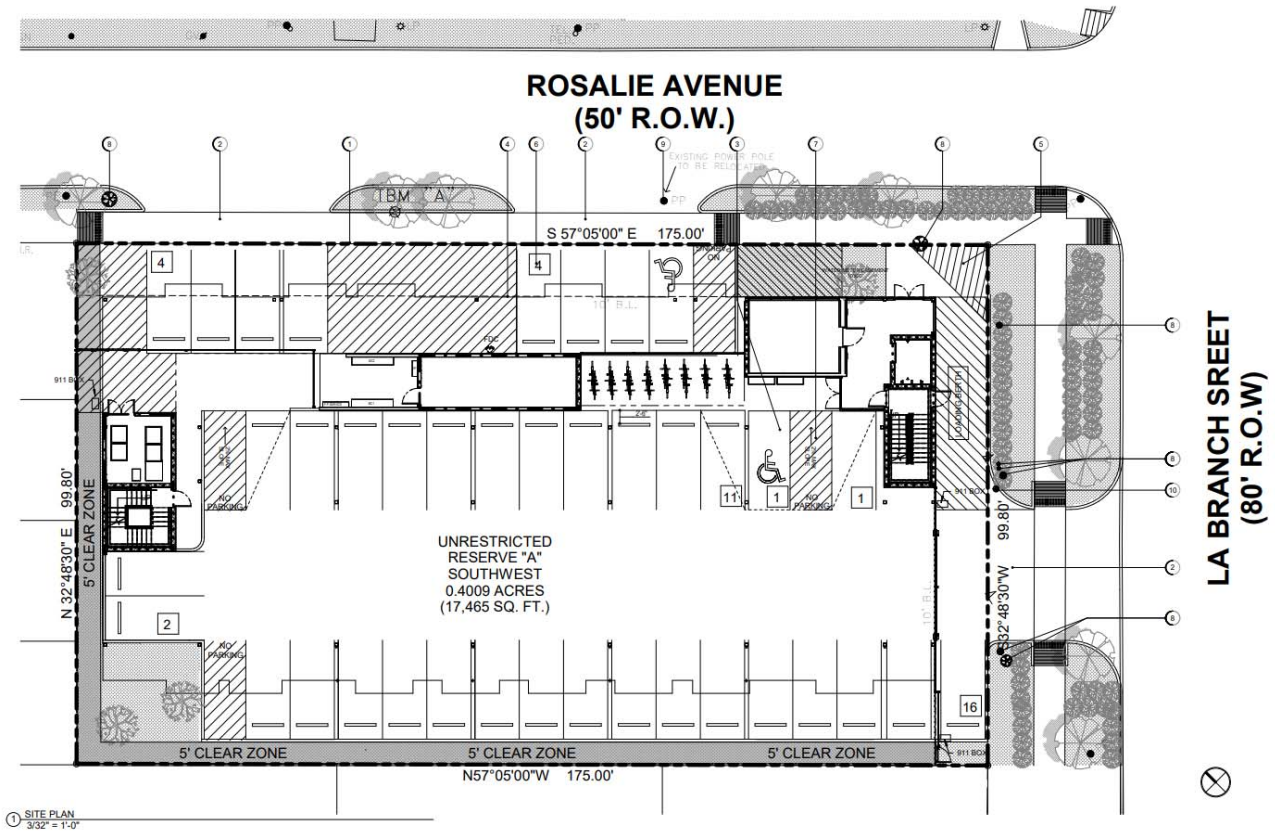
PLANNING & DEVELOPMENT DEPARTMENT

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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

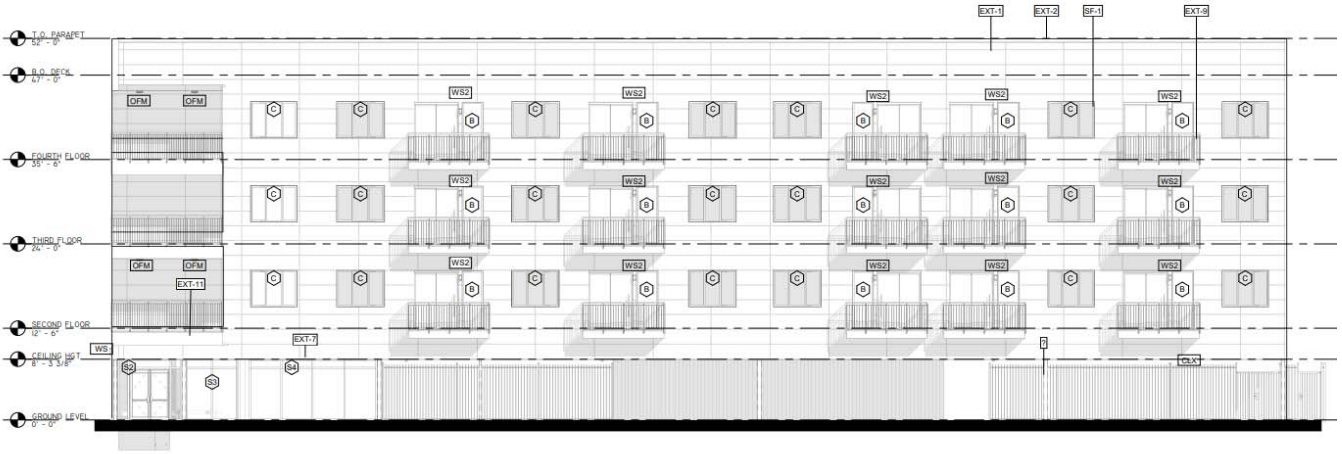
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI

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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

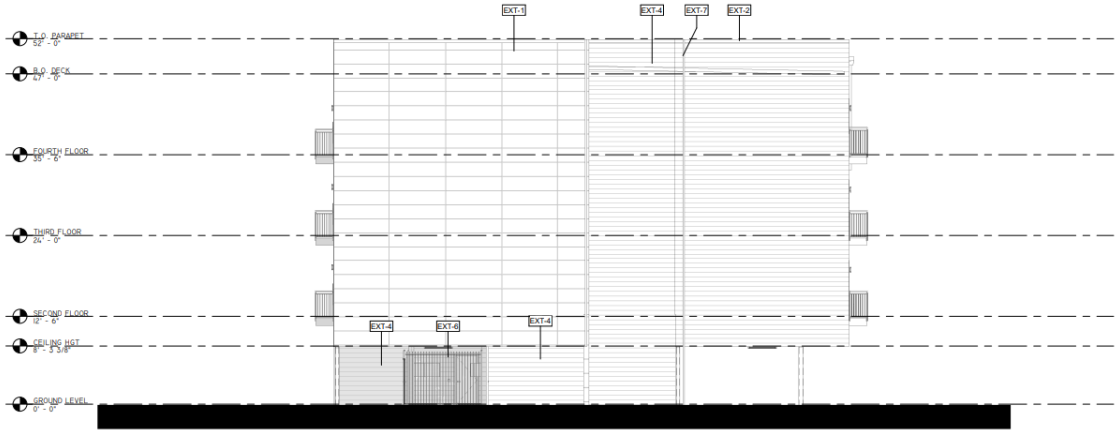
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Elevations



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



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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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 203 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

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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: VII

Meeting Date: 05/30/2024

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: VII

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Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

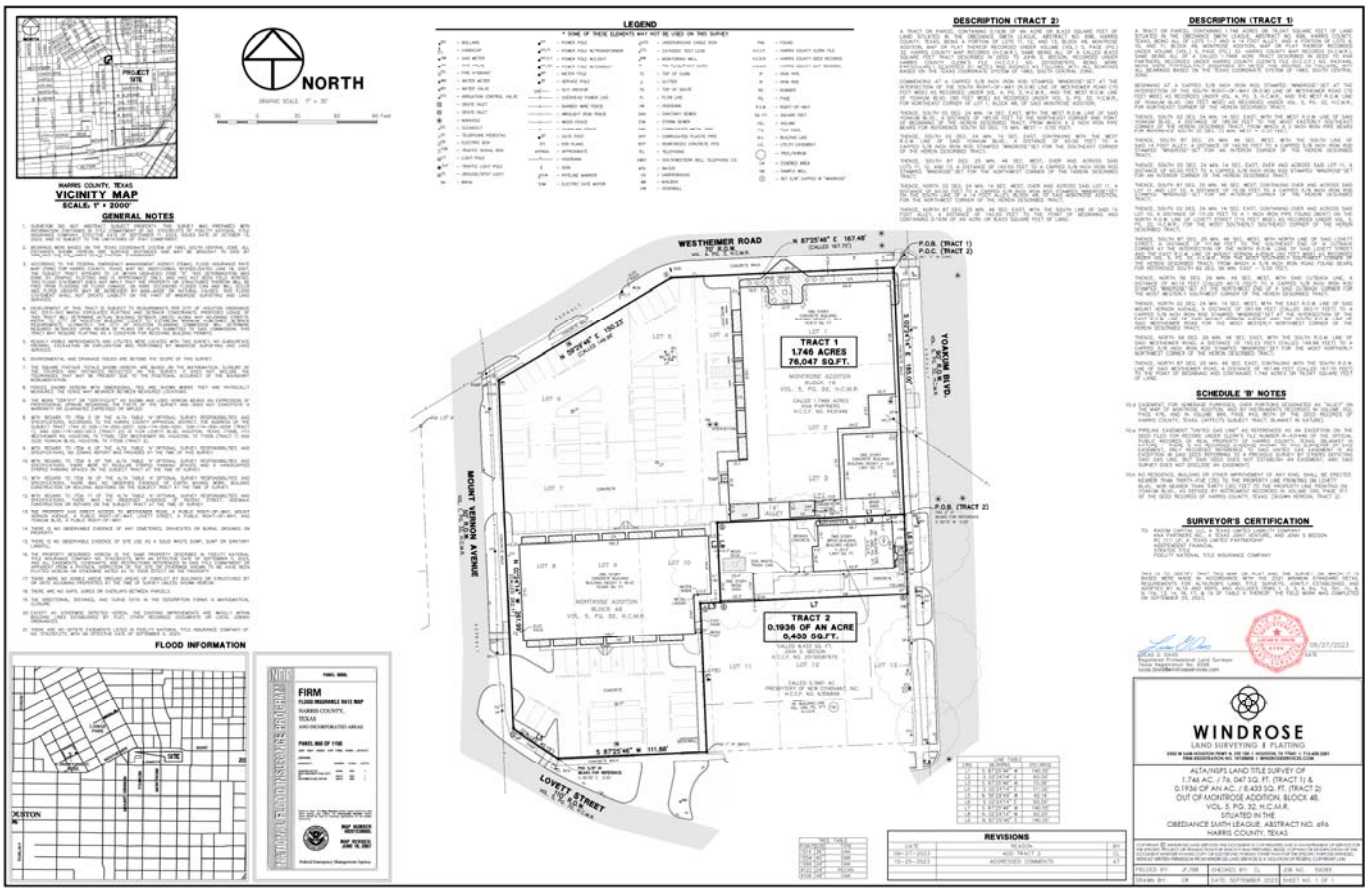
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

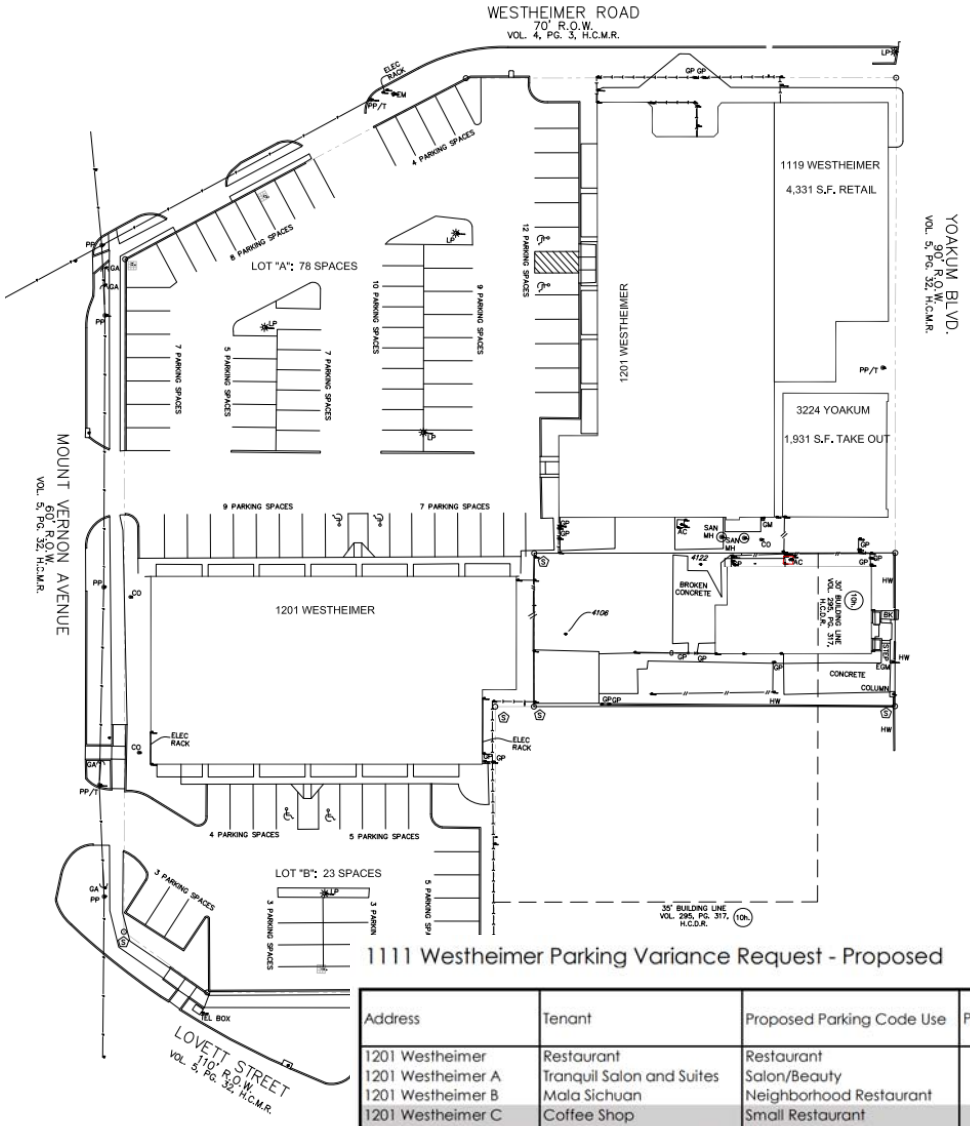
PLANNING & DEVELOPMENT DEPARTMENT

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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

Houston Planning Commission

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Elevations





DEVELOPMENT PLAT VARIANCE