HOUSTON PLANNING COMMISSION

AGENDA

Thursday, June 27, 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, June 27, 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 June 13, 2024 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Aracely Rodriguez, and Geoff Butler)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, and Tammi Williamson)
e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
f. Reconsiderations of Requirement
g. Extensions of Approval (Antwanysha Johnson)
h. Name Changes (Antwanysha Johnson)
i. Certificates of Compliance (Antwanysha Johnson)
j. Administrative (Antwanysha Johnson)
k. Development Plats with Variance Requests (Ed Buckley and Tammi Williamson)

II. Establish a public hearing date of July 25, 2024

a. Adila Gardens replat no 1
b. Balmoral Sec 27 partial replat no 1
c. Houston Gardens Estates
d. Maldonado Properties
e. Residences at Amber
f. Richmond Road Estates partial replat no 3
g. Sidney Landing
h. Telge Ranch North Sec 1 partial replat no 1
i. Woodlake Manor

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of Woodland Terrace & Woodland Heights Subdivisions – MLS 841 (Bennie E. Chambers III)

V. Public Comment

VI. Excuse the absence of Commissioner Lydia Mares

VII. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, JUNE 13, 2024, AT 2:30 P.M.
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to order at **2:32 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
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	**Absent**
Sami Khaleeq	Present
Lydia Mares	**Absent**
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present at 2:37 during Item I
Zafar "Zaf" Tahir	Present at 2:46 after Item 101
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, Director • John Brown

CHAIR'S REPORT – Lisa M. Clark, Chair, reported on final agenda and speakers' guidelines.

APPROVAL OF MINUTES

Consideration of the May 30, 2024 MTFP Workshop and Planning Commission Meeting Minutes

Action: Approved as presented.

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

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary, reported on the summer interns.

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-63)

b. REPLATS (64-100)

Staff recommendation: Approve **Item No's. 1 – 100**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s**, **2, 3, 8, 19, 20, 69, and 70** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

Motion: Garza	Vote: Carried
Second: Stein	Abstaining: Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

101 AMHERST SPRINGS

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Carolyn Horner, applicant; Ronald S. Roberts – opposed

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

102 BENDERS LANDING ESTATES SEC 2 PARTIAL REPLAT NO 2

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

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

103 BLANCO ESTATES

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

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

104 FELLOWSHIP ESTATE

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

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

105 FL TUCKER LONG DRIVE

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

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

106 GREEN OAKS ON BECKLEY REPLAT NO 1

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

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

107 HANK GARDENS

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: Alleman	Vote: Unanimous
Second: Tahir	Abstaining: None

108 KERALA HINDU SOCIETY AT MINETTA STREET

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Ashoke Munnara, applicant, Ajith Hair – supportive

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

109 LABOURE ESTATES PARTIAL REPLAT NO 1

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

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

110 LOMCREST PLACE

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Barry Barns, applicant

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

111 NEWHAVEN ESTATES

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

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

112 RICE STERLINGSHIRE AVENUE DEVELOPMENT

Staff recommendation: Defer additional information requested.
Commission action: Deferred for additional information.
Speaker(s): None

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

113 ROSEWOOD VIEWS

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

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

114 SOUTHLAND VILLAS

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

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

115 SUNNY MALLOW REPLAT NO 1

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: Stein	Vote: Unanimous
Second: Garza	Abstaining: None

116 SYNOVA SEC 5

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Toby Lee Henderson, Cheryl Ann Henderson – position not stated

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

117 TEMPLE TERRACE ADDITION PARTIAL REPLAT NO 3

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): Chuck Davis, applicant; Ly Mayer, Judith Snively – opposed

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

118 TRILLIUM SEC 6 PARTIAL REPLAT NO 1

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

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

119 VERA LOU HOMES

Staff recommendation: Defer further deed rests review requested.
Commission action: Deferred the application for further study and review.
Speaker(s): Ronald Roberts – opposed

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

120 WEST LANE ANNEX PARTIAL REPLAT NO 7

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None

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

121 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 PARTIAL REPLAT NO 1

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None

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

d. Subdivision Plats with Variance Requests

122 Atascocita Road Campus Reserve
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): None

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

123 City Center Capital LLC at Cypress North Houston
Staff recommendation: Defer Applicant request
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

124 Cullen Acres
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Olen R. Lewis – opposed

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

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

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

126 LeNguyen Estates
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: Tahir	Abstaining: None

127 MANTRA BUSINESS PARK

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: Mandapaka	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

128 DUNHAM POINTE SEC 19

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

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

f. RECONSIDERATIONS OF REQUIREMENT

129 HIGHLAND CROSSING

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): Sherrell Conway, Arthur McCardell – supportive; James Rasmus – opposed

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

130 MANSFIELD PROPER

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: Robins	Abstaining: None

g. Extensions of Approval

131	Beagle Acres	Approve
132	Briarcraft Meadows	Approve
133	Clodine Road Tract	Approve
134	Cordoba Estates	Approve
135	Development at Mitchell Road	Approve
136	Diamond SM 21 LLC	Approve
137	Katy ISD Elementary no 47	Approve
138	Labrada Distribution Center	Approve
139	Oak Forest Villas	Approve
140	Reserves at Harvest Green	Approve
141	Sunterra Commercial Development Sec 1	Approve

h. Name Changes – None

i. Certificates of Compliance – None

j. Administrative – None

Staff recommendation: Approve staff recommendations for Items 131 – 141.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

Motion: Heisch — Vote: Unanimous
Second: Stein — Abstaining: None

k. Development Plats with Variance Requests

142 2405 Ralph Street
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): None

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

Item 101 was reconsidered and voted on at this time.

101 Amherst Springs
Staff recommendation: Reconsider.
Commission action: Reconsidered vote.
Speaker(s): None

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

101 AMHERST SPRINGS

Staff recommendation: Defer per Chapter 42 standards.
Commission action: Deferred.
Speaker(s): None

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

143 910 YALE STREET

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2024

~~a. Castlewood MUD Administrative Center~~ - OMIT
b. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
c. Harris County Municipal Utility District No 6 Wastewater Treatment Plant
d. Kentshire Estates

Staff recommendation: Establish a public hearing date of July 11, 2024, for Item II, b-d.
Commission action: Established a public hearing date of July 11, 2024, for Item II, b-d.
Speaker(s): None

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

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD

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

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4360 ALMEDA GENOA ROAD

Staff recommendation: Deny.
Commission action: Denied.
Speaker(s): Luke Fry, applicant

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3401 CANAL STREET

Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): Andrew Allemand – applicant; Mazan Bachaal, Emmanual Lewis – supportive

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

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

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Marylene Chan – opposed

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

VII. PUBLIC COMMENT

Carlos Espinoza made comments regarding Livable Places Workshop in Spanish.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:27 PM**.

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Blanco Estates	C3F	
2	Bridgeland Creekland Village Sec 13	C3P	
3	Bridgeland Creekland Village Sec 21	C3P	
4	Bridgeland Jack Road Street Dedication Sec 4	C3P	
5	Bridgeland Mason Road Street Dedication Sec 7	SP	
6	Bridgeland Pollinator Drive Street Dedication Sec 3	C3P	
7	Bridgeland Prairieland Village Sec 51	C3P	
8	Cohn Jones South	C2	DEF1
9	Covenant Kingwood	C2	DEF2
10	Creekwood Crossing Sec 2	C3F	
11	Cypress Grant Plaza	C3P	
12	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	C3P	
13	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	C3P	
14	Cypress Green Sec 12	C3P	
15	Cypress Green Sec 15	C3P	
16	Cypress Green Sec 16	C3P	
17	Cypress North Houston Nursery	C2	
18	Davis Square	C2	DEF1
19	Development at Telge Road	C2	
20	Dunham Pointe Mound Road Street Dedication and Reserve	C3P	
21	Grand Mason Detention Reserve E	C2	
22	Grand Mason Mason Road Street Dedication Sec 5	SP	
23	Grand Mason Mason Woods Road Street Dedication	SP	
24	Grand Oaks Village Sec 2	C3F	
25	Grand Park West Estate	C2	
26	Green Field Plaza	C2	
27	Green Oaks on Beckley replat no 1	C3F	
28	Hank Gardens	C3F	
29	Harvest Green Sec 53	C3F	
30	Hazel Cove	C3F	
31	Isabelle Estates	C2	
32	Jasek Farms Sec 1	C3P	
33	Jasek Farms Sec 2	C3P	
34	Jasmine Heights South Sec 1	C3P	
35	Jubilee Sec 10	C3P	
36	Jubilee Sec 11	C3P	
37	Jubilee Sec 12	C3P	
38	Jubilee Sec 13	C3P	
39	Katy Hockley Center	C2	
40	Kerala Hindu Society at Minetta Street	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Lacey Estates	C2	
42	Midline Sec 3	C3P	
43	Midline Sec 4	C3P	
44	Native Meadow Drive Street Dedication	SP	
45	Newhaven Estates	C3F	
46	Northpointe East Sec 5	C3P	
47	Orange Grove Sec 2 partial replat no 1	C3F	
48	Pinehaven GP	GP	
49	Pinehaven Sec 2	C3P	
50	Pribyl Revocable Trust	C2	
51	Prose Peek	C2	
52	Ralston Lakes Sec 3	C3P	DEF1
53	Redbud Sec 2	C3F	
54	Reserve at Morton Creek Ranch	C2	
55	Reserve on Jensen	C2	DEF2
56	Richmond Med Center	C2	
57	Rosewood Crossing	C3F	
58	Rosewood Views	C3F	
59	Royal Manors at Almeda	C3F	
60	Sheldon ISD High School Sec 2	C3P	DEF1
61	Southland Villas	C3F	
62	Springbridge Residential	C3F	DEF2
63	Stockdick Iglesia Monte Hermon	C2	
64	Sundance Cove Detention Pond A	C2	
65	Sundance Cove Detention Pond E	C2	DEF1
66	Teamriddle Way Street Dedication Sec 1	SP	
67	Thornton Estates	C3F	
68	Trillium Sec 6 partial replat no 1	C3F	
69	Trinity Grove	C3F	
70	Veterans Memorial Business Park	C3F	
71	Vibe at Cuttler	C3F	DEF2
72	Vibe at McCleskey	C3P	

B-Replats

73	Alveranga Estates	C2R	
74	Anita Development	C2R	
75	Anita Estates	C2R	DEF1
76	Bluebonnet Homes	C2R	
77	Brae Acres Park	C2R	
78	Brandon Heights	C2R	
79	Bridgeland Central Sec 7	C3R	DEF1
80	Bridgeland Prairieland Village Sec 47	C3R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Chabad Jewish Student Center of Houston	C2R	DEF2
82	Chapman Estate	C2R	
83	Commons at Cypress Lakes replat no 1	C2R	
84	Creekmont at Garden Oaks	C3R	
85	Cullen Hotel Beltway 8 South Development replat no 1	C2R	
86	Delafield Villas	C2R	DEF1
87	Dreamtigers	C2R	
88	Drew Estates	C2R	DEF1
89	DVB Development Estates at Channing Way	C2R	
90	East 43rd Villas	C2R	
91	East Hardy Reserve	C2R	
92	Elmwood Place	C2R	
93	Epsom Place	C2R	DEF1
94	Estates at Sandra	C2R	DEF2
95	GT Construction Estates at Angus Street	C2R	
96	Homies Little Acres	C2R	
97	Independence Heights partial replat no 1	C2R	
98	Jeffersonian at Betty Boop	C2R	DEF1
99	Junell Villas	C2R	
100	Kelly Addition	C2R	DEF1
101	Khan Estates at Hailey	C2R	
102	Kingdom Plaza	C2R	
103	Larios Rubio Estates	C2R	
104	Mansfield Landing	C3R	
105	Marcos Manor	C2R	
106	McDaniel Ventures Buschong	C2R	
107	Midline Sec 5	C3R	
108	Morales Plazita	C2R	
109	North Victory Villas	C2R	
110	Oaks Acres partial replat no 1	C2R	
111	Plaza Estates at Burkett	C2R	
112	Plaza Estates at Jewett	C2R	
113	Plaza Estates at Newberry	C2R	
114	Plaza Estates at Ringold	C2R	
115	Post Oak Central	C2R	DEF1
116	Reserve at Redbud	C2R	DEF2
117	Retail at Aldine	C2R	
118	Riverway on Thornton	C2R	
119	Scott Street Landing	C2R	
120	Settegast States at Birmingham	C2R	
121	Settegast States at Penrod	C2R	
122	Swift at Parker and Aldine	C2R	
123	Thibodeaux Square at Ritz	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
124	Tremper Court	C2R	
125	Valero Houston Refinery replat no 1	C2R	
126	Villas at Eastwood	C2R	
127	Villas on West Bell	C2R	

C-Public Hearings Requiring Notification

128	Amherst Springs	C3N	DEF1
129	Chong Manor	C3N	
130	Estates at Carey Street	C3N	
131	Express Mart 59	C3N	
132	Laboure Estates partial replat no 1	C3N	DEF2
133	Lomcrest Place	C3N	DEF2
134	Maldonado Properties	C3N	
135	Marvida Sec 19 partial replat no 1	C3N	
136	Northwood Crossing	C3N	
137	Northwood Views	C3N	
138	Rice Sterlingshire Avenue Development	C3N	DEF1
139	Southampton Place partial replat no 5	C3N	
140	Synova Sec 5	C3N	DEF1
141	Temple Terrace Addition partial replat no 3	C3N	DEF1
142	Vera Lou Homes	C3N	DEF2
143	West Lane Annex partial replat no 7	C3N	DEF2
144	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3N	DEF2

D-Variances

145	Atascocita Road Campus Reserve	C2	DEF1
146	City Center Capital LLC at Cypress North Houston	C2	DEF2
147	Cullen Acres	C3P	DEF1
148	Cypress Green GP	GP	
149	Fairbanks Park	C3F	DEF2
150	LBK Properties LLC	C2R	
151	Yoakum Enclave replat no 1	C2R	

E-Special Exceptions

152	Pinehaven Sec 1	C3P	

F-Reconsideration of Requirements

None

Item No.	Subdivision Plat Name	App Type	Deferral
G-Extensions of Approval			
153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	EOA	
154	Cypress Green Commercial Reserves Sec 3	EOA	
155	Davis World	EOA	
156	East Aldine Estates	EOA	
157	East Side Development	EOA	
158	Generation Shopping Plaza	EOA	
159	Holly Lockwood Properties LLC	EOA	
160	MBI LTD Properties	EOA	
161	Power Business Center	EOA	
162	Providence Place	EOA	
163	Saint Tropez Remote Water Well	EOA	
164	Saint Tropez Sec 2	EOA	
165	Southwest Wholesale Complex	EOA	
166	West Side Development	EOA	
H-Name Changes			
167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	NC	
I-Certification of Compliance			
168	19645 Live Oak North	COC	
169	18558 Indigo Way	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
170	10726 Russett Drive	DPV	
171	910 Yale Stree	DPV	DEF1
Off-Street Parking Variance Requests			
III	1414 Rosalie Avenue	PV	DEF3

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Blanco Estates	2024-1238	C3F	Harris	City	575Q	0.45	0.00	2	Blanco	Tetra Land Services
2	Bridgeland Creekland Village Sec 13	2024-1196	C3P	Harris	ETJ	365E	11.60	2.34	47	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
3	Bridgeland Creekland Village Sec 21	2024-1197	C3P	Harris	ETJ	365E	10.20	1.25	40	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
4	Bridgeland Jack Road Street Dedication Sec 4	2024-1198	C3P	Harris	ETJ	365F	20.00	11.14	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
5	Bridgeland Mason Road Street Dedication Sec 7	2024-1244	SP	Harris	ETJ	365R	8.43	0.00	0	Bridgeland Development, LP	BGE, Inc.
6	Bridgeland Pollinator Drive Street Dedication Sec 3	2024-1195	C3P	Harris	ETJ	365N	1.80	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Prairieland Village Sec 51	2024-1194	C3P	Harris	ETJ	365N	10.90	0.75	33	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
8	Cohn Jones South (DEF1)	2024-1052	C2	Fort Bend	ETJ	567D	3.96	3.96	0	Samuel A. Jones	Pape-Dawson Engineers
9	Covenant Kingwood (DEF2)	2024-1048	C2	Harris	City	336K	3.68	3.68	0	PRD Land Development Services, LLC	Windrose
10	Creekwood Crossing Sec 2	2024-1143	C3F	Harris	ETJ	293T	11.84	0.00	69	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
11	Cypress Grant Plaza	2024-1167	C3P	Harris	ETJ	327J	3.12	2.54	0	Horkus Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
12	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	2024-1223	C3P	Harris	ETJ	285V	3.74	0.79	0	Astro Cypress Green, L.P.	Quiddity Engineering
13	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	2024-1222	C3P	Harris	ETJ	285V	15.93	12.07	0	Astro Cypress Green, L.P.	Quiddity Engineering
14	Cypress Green Sec 12	2024-1252	C3P	Harris	ETJ	285V	16.54	0.21	78	Astro Cypress Green, L.P.	Quiddity Engineering
15	Cypress Green Sec 15	2024-1225	C3P	Harris	ETJ	285V	13.39	0.80	68	Astro Cypress Green, L.P.	Quiddity Engineering
16	Cypress Green Sec 16	2024-1241	C3P	Harris	ETJ	285V	22.00	0.07	139	Astro Cypress Green, L.P.	Quiddity Engineering
17	Cypress North Houston Nursery	2024-1168	C2	Harris	ETJ	367R	2.85	2.85	0	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
18	Davis Square (DEF1)	2024-1075	C2	Harris	City	494A	0.16	0.00	4	Amal Homes	Total Surveyors, Inc.
19	Development at Telge Road	2024-1239	C2	Harris	ETJ	327H	2.00	2.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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20	Dunham Pointe Mound Road Street Dedication and Reserve	2024-1161	C3P	Harris	ETJ	366B	21.78	15.00	0	Dunham Pointe Development LLC	BGE, Inc.
21	Grand Mason Detention Reserve E	2024-1249	C2	Harris	ETJ	406J	19.03	19.03	0	Landmark Industries, LLC	BGE, Inc.
22	Grand Mason Mason Road Street Dedication Sec 5	2024-1247	SP	Harris	ETJ	405H	11.23	0.00	0	Landmark Industries Development, LLC	BGE, Inc.
23	Grand Mason Mason Woods Road Street Dedication	2024-1248	SP	Harris	ETJ	405H	1.04	0.00	0	Landmark Industries, LLC	BGE, Inc.
24	Grand Oaks Village Sec 2	2024-1260	C3F	Harris	City/ ETJ	446M	20.55	10.18	71	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
25	Grand Park West Estate	2024-1156	C2	Fort Bend	ETJ	525H	6.06	6.06	0	Bobcat Land & Development LLC	South Texas Surveying Associates, Inc.
26	Green Field Plaza	2024-1172	C2	Harris	ETJ	368R	1.89	1.89	0	Mohammad Shahidullah	Century Engineering, Inc
27	Green Oaks on Beckley replat no 1	2024-1279	C3F	Harris	City	412N	0.97	0.02	16	Green Valley Construction, LLC	The Interfield Group
28	Hank Gardens	2024-1251	C3F	Harris	City	450Q	0.78	0.14	10	Rosemary Custom Homes, LLC	Pioneer Engineering, LLC
29	Harvest Green Sec 53	2024-1066	C3F	Fort Bend	ETJ	566G	13.03	1.65	58	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
30	Hazel Cove	2024-1273	C3F	Harris	City	572Y	2.41	0.25	34	Green Valley Construction, LLC	The Interfield Group
31	Isabelle Estates	2024-1191	C2	Harris	ETJ	408P	3.51	3.51	0	AAA Storage	Stewart Engineering
32	Jasek Farms Sec 1	2024-1243	C3P	Waller	ETJ	403Q	44.90	10.18	119	DR Horton	Meta Planning + Design LLC
33	Jasek Farms Sec 2	2024-1230	C3P	Waller	ETJ	403L	18.28	0.76	80	D.R. Horton	Meta Planning + Design LLC
34	Jasmine Heights South Sec 1	2024-1148	C3P	Harris	ETJ	446A	33.83	2.51	149	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
35	Jubilee Sec 10	2024-1185	C3P	Harris	ETJ	324P	33.50	9.03	98	Johnson Development	LJA Engineering, Inc.-(Houston Office)
36	Jubilee Sec 11	2024-1186	C3P	Harris	ETJ	324P	21.10	0.67	67	Johnson Development	LJA Engineering, Inc.-(Houston Office)
37	Jubilee Sec 12	2024-1187	C3P	Harris	ETJ	324N	12.30	4.11	71	Johnson Development	LJA Engineering, Inc.-(Houston Office)
38	Jubilee Sec 13	2024-1188	C3P	Harris	ETJ	324N	15.50	1.16	86	Johnson Development	LJA Engineering, Inc.-(Houston Office)
39	Katy Hockley Center	2024-1145	C2	Harris	ETJ	404U	10.21	9.60	0	Broadstone Property LLC	E.I.C. Surveying Company
40	Kerala Hindu Society at Minetta Street	2024-1218	C3F	Harris	City	570H	5.45	5.45	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
41	Lacey Estates	2024-1199	C2	Harris	ETJ	329F	4.32	1.39	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
42	Midline Sec 3	2024-1226	C3P	Harris	ETJ	657D	16.70	2.07	84	Brookfield Properties	LJA Engineering, Inc.-(Houston Office)
43	Midline Sec 4	2024-1224	C3P	Harris	ETJ	657D	2.50	0.22	9	Brookfield Properties	LJA Engineering, Inc.-(Houston Office)
44	Native Meadow Drive Street Dedication	2024-1180	SP	Fort Bend	ETJ	566F	0.52	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
45	Newhaven Estates	2024-1254	C3F	Harris	City	455G	0.17	0.00	2	Rezcom	PLS CONSTRUCTION LAYOUT, INC
46	Northpointe East Sec 5	2024-1235	C3P	Harris	ETJ	329A	31.99	27.29	0	KEI Partners	IDS Engineering Group

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47	Orange Grove Sec 2 partial replat no 1	2024-1265	C3F	Harris	ETJ	414K	1.58	0.22	15	Meridian Base	Owens Management Systems, LLC
48	Pinehaven GP	2024-1228	GP	Harris	ETJ	410M	46.90	0.00	0	DR Horton	Meta Planning + Design LLC
49	Pinehaven Sec 2	2024-1229	C3P	Harris	ETJ	410M	34.90	15.41	201	DR Horton	Meta Planning + Design LLC
50	Pribyl Revocable Trust	2024-0994	C2				14.27	14.27	0	MP Technologies	Halff Associates, Inc.
51	Prose Peek	2024-1169	C2	Harris	ETJ	445B	18.79	18.79	0	Prose Peek Alliance, LLC	Terra Associates, Inc.
52	Ralston Lakes Sec 3 (DEF1)	2024-1058	C3P	Harris	ETJ	416Q	19.96	2.11	115	Ralston Lakes, LTD	LJA Engineering, Inc.-(Houston Office)
53	Redbud Sec 2	2024-1233	C3F	Harris	ETJ	325D	14.64	0.73	61	VPTM Bauer Hockley LB, LLC	Quiddity Engineering
54	Reserve at Morton Creek Ranch	2024-1182	C2	Harris	ETJ	445P	1.98	1.88	0	Checkout Food Stores	Century Engineering, Inc
55	Reserve on Jensen (DEF2)	2024-0988	C2	Harris	City	494J	1.59	1.37	0	Jensen #30 Ltd.	Hovis Surveying Company Inc.
56	Richmond Med Center	2024-1263	C2	Fort Bend	ETJ	566G	2.06	2.06	0	Richmond Med Center, LLC	Owens Management Systems, LLC
57	Rosewood Crossing	2024-1258	C3F	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
58	Rosewood Views	2024-1259	C3F	Harris	City	454H	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Royal Manors at Almeda	2024-1163	C3F	Harris	City	572G	2.13	0.45	23	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
60	Sheldon ISD High School Sec 2 (DEF1)	2024-0939	C3P	Harris	ETJ	416V	42.07	42.07	0	Sheldon ISD	Westwood Professional Services, Inc.
61	Southland Villas	2024-1200	C3F	Harris	City	533L	0.16	0.00	3	Spencer Huck	Total Surveyors, Inc.
62	Springbridge Residential (DEF2)	2024-0869	C3F	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim
63	Stockdick Iglesia Monte Hermon	2024-1157	C2	Harris	ETJ	445C	2.00	1.74	0	Iglesia Monte Hermon, Inc.	South Texas Surveying Associates, Inc.
64	Sundance Cove Detention Pond A	2024-1266	C2	Harris	ETJ	378P	10.84	10.84	0	Clay Road 628 Development, LP	EHRA
65	Sundance Cove Detention Pond E (DEF1)	2024-1141	C2	Harris	ETJ	378Q	5.55	5.55	0	KPS Land Investments, L.P.	EHRA
66	Teamriddle Way Street Dedication Sec 1	2024-1183	SP	Fort Bend	ETJ	566L	2.94	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
67	Thornton Estates	2024-1149	C3F	Harris	City	452L	2.26	0.15	31	CAS Consultants, LLC	CAS Consultants, LLC
68	Trillium Sec 6 partial replat no 1	2024-1253	C3F	Fort Bend	ETJ	527S	1.52	0.52	6	TAYLOR MORRISON OF TEXAS INC.	Costello, Inc.
69	Trinity Grove	2024-1154	C3F	Harris	ETJ	331A	19.80	5.59	60	HMH SPRING CREEK LAND, LLC	R.G. Miller Engineers
70	Veterans Memorial Business Park	2024-1221	C3F	Harris	ETJ	372W	34.50	34.50	0	IDV Development Services	Windrose
71	Vibe at Cuttler (DEF2)	2024-1049	C3F	Montgomery	ETJ	256U	10.05	9.91	0	OCTA Homes	Tetra Land Services
72	Vibe at McCleskey	2024-1127	C3P	Montgomery	ETJ	256P	19.66	17.08	0	OCTA Homes	Tetra 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
B-Replats											
73	Alveranga Estates	2024-1067	C2R	Fort Bend	ETJ	651C	2.36	2.07	0	South Point Surveying	South Point Surveying, PLLC
74	Anita Development	2024-1159	C2R	Harris	City	493Z	0.63	0.07	7	LEMA Properties, LP	Pioneer Engineering, LLC
75	Anita Estates (DEF1)	2024-0962	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
76	Bluebonnet Homes	2024-1158	C2R	Harris	City	493P	0.11	0.00	3	Jayming Fang	Pioneer Engineering, LLC
77	Brae Acres Park	2024-1205	C2R	Harris	City	530Q	1.62	0.19	16	Stoneworks, LLC	Total Surveyors, Inc.
78	Brandon Heights	2024-1184	C2R	Harris	City	533Y	0.35	0.01	8	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
79	Bridgeland Central Sec 7 (DEF1)	2024-1136	C3R	Harris	ETJ	365R	13.70	2.13	95	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
80	Bridgeland Prairieland Village Sec 47	2024-1193	C3R	Harris	ETJ	365N	12.20	1.65	41	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
81	Chabad Jewish Student Center of Houston (DEF2)	2024-1013	C2R	Harris	City	532H	0.29	0.29	0	Chabad Jewish Student Center at Rice University	Windrose
82	Chapman Estate	2024-1211	C2R	Harris	City	453R	0.19	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
83	Commons at Cypress Lakes replat no 1	2024-1245	C2R	Harris	ETJ	366Y	4.58	4.58	0	Hunnington	Tetra Land Services
84	Creekmont at Garden Oaks	2024-1181	C3R	Harris	City	452E	0.94	0.01	19	FMF 3 , LLC	Probstfeld & Associates, Inc.
85	Cullen Hotel Beltway 8 South Development replat no 1	2024-1227	C2R	Harris	City	573Z	2.31	2.31	0	Cullen Hotel LLC	Doshi Engineering & Surveying Company
86	Delafield Villas (DEF1)	2024-1060	C2R	Harris	City	534B	0.13	0.00	2	Toledanos Concrete, LLC	HRS and Associates, LLC
87	Dreamtigers	2024-1212	C2R	Harris	City	412P	0.27	0.00	3	New Era Development	New Era Development & Land Services
88	Drew Estates (DEF1)	2024-1062	C2R	Harris	City	493Z	0.12	0.00	2	Homebound	MOMENTUM EGINEERING
89	DVB Development Estates at Channing Way	2024-1147	C2R	Harris	ETJ	367L	2.47	2.47	0	CAS Consultants, LLC	CAS Consultants, LLC
90	East 43rd Villas	2024-1201	C2R	Harris	City	453J	0.14	0.00	2	NOP Holdings, LLC	Total Surveyors, Inc.
91	East Hardy Reserve	2024-1171	C2R	Harris	ETJ	373A	1.50	1.50	0	SHREE SAIRANG ESTATE, LLC	Century Engineering, Inc
92	Elmwood Place	2024-1219	C2R	Harris	City	533Y	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
93	Epsom Place (DEF1)	2024-1140	C2R	Harris	ETJ	414T	0.85	0.34	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
94	Estates at Sandra (DEF2)	2024-1018	C2R	Harris	City	454Q	0.47	0.16	4	New Era Development	New Era Development & Land Services
95	GT Construction Estates at Angus Street	2024-1146	C2R	Harris	City	455P	0.14	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC

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96	Homies Little Acres	2024-1150	C2R	Harris	ETJ	410L	1.74	1.74	0	KHR Properties LLC	The Pinnell Group, LLC
97	Independence Heights partial replat no 1	2024-1155	C2R	Harris	City	453N	0.28	0.00	3	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
98	Jeffersonian at Betty Boop (DEF1)	2024-1084	C2R	Harris	City	455P	0.26	0.01	3	New Era Development	New Era Development & Land Services
99	Junell Villas	2024-1236	C2R	Harris	City	412U	0.16	0.00	2	Greenstone Builders, LLC	Owens Management Systems, LLC
100	Kelly Addition (DEF1)	2024-1137	C2R	Harris	City	494E	0.06	0.00	1	RM Quality Construction	Cobalt Engineering & Inspections LLC
101	Khan Estates at Hailey	2024-1213	C2R	Harris	City	494E	0.12	0.12	0	New Era Development	New Era Development & Land Services
102	Kingdom Plaza	2024-0850	C2R	Harris	ETJ	406V	2.93	2.93	0	Kingdom Management, LLC	The Pinnell Group, LLC
103	Larios Rubio Estates	2024-1173	C2R	Harris	City	335W	0.20	0.00	2	LARIOS RUBIO DEVELOPMENT, INC.	Dart Land Services LLC
104	Mansfield Landing	2024-1202	C3R	Harris	City	451D	1.99	0.02	33	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
105	Marcos Manor	2024-1256	C2R	Harris	City	454G	0.51	0.00	5	New Era Development	New Era Development & Land Services
106	McDaniel Ventures Buschong	2024-1162	C2R	Harris	ETJ	373Y	5.42	5.42	0	Quarter Note Properties	South Texas Surveying Associates, Inc.
107	Midline Sec 5	2024-1234	C3R	Harris	ETJ	657D	23.60	21.03	8	Brookfield Properties	LJA Engineering, Inc.-(Houston Office)
108	Morales Plazita	2024-1277	C2R	Harris	City	535F	0.34	0.34	0	PermitUsNow	Cobalt Engineering & Inspections LLC
109	North Victory Villas	2024-1237	C2R	Harris	City	412U	0.17	0.00	2	Greenstone Builders, LLC	Owens Management Systems, LLC
110	Oaks Acres partial replat no 1	2024-1174	C2R	Harris	City	534M	0.34	0.00	2	Third Coast Investment Holdings, LLC.	E.I.C. Surveying Company
111	Plaza Estates at Burkett	2024-1179	C2R	Harris	City	533L	0.19	0.00	4	New Era Development	New Era Development & Land Services
112	Plaza Estates at Jewett	2024-1208	C2R	Harris	City	453Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
113	Plaza Estates at Newberry	2024-1175	C2R	Harris	City	533V	0.12	0.12	0	New Era Development	New Era Development & Land Services
114	Plaza Estates at Ringold	2024-1209	C2R	Harris	City	412U	0.34	0.00	3	New Era Development	New Era Development & Land Services
115	Post Oak Central (DEF1)	2024-0910	C2R	Harris	City	491U	17.44	17.44	0	POC Partners 1 LLC	M2L Associates, Inc.
116	Reserve at Redbud (DEF2)	2024-0965	C2R	Harris	City	533V	0.29	0.29	0	ERI ROOTS	RSG Engineering
117	Retail at Aldine	2024-1165	C2R	Harris	City	413Z	0.44	0.44	0	SKI 2 PRO, LLC,	MOMENTUM EGINEERING
118	Riverway on Thornton	2024-1166	C2R	Harris	City	452L	1.00	0.03	24	RIVERWAY BUILDERS, LLC	MOMENTUM EGINEERING
119	Scott Street Landing	2024-1203	C2R	Harris	City	493Z	0.25	0.00	4	713 Development, LLC	Total Surveyors, Inc.
120	Settegast States at Birmingham	2024-1215	C2R	Harris	City	455K	0.33	0.00	5	CGEA|Planning + Design	CGEA|Planning + Design
121	Settegast States at Penrod	2024-1214	C2R	Harris	City	455K	0.25	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
122	Swift at Parker and Aldine	2024-1164	C2R	Harris	City	413Z	0.86	0.86	0	SKI 2 PRO, LLC,	MOMENTUM EGINEERING
123	Thibodeaux Square at Ritz	2024-1216	C2R	Harris	City	455K	0.23	0.00	3	New Era Development	New Era Development & Land Services

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124	Tremper Court	2024-1240	C2R	Harris	City	495E	0.23	0.11	4	To be determined	SEM SERVICES
125	Valero Houston Refinery replat no 1	2024-1232	C2R	Harris	City/ ETJ	535D	16.40	16.40	0	Blackline Engineering	Blackline Engineering
126	Villas at Eastwood	2024-1177	C2R	Harris	City	494T	0.31	0.00	2	Madison Homes	Probstfeld & Associates, Inc.
127	Villas on West Bell	2024-1204	C2R	Harris	City	493N	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

128	Amherst Springs (DEF1)	2024-0432	C3N	Harris	City	533U	0.41	0.00	2	Masterplan	Masterplan
129	Chong Manor	2024-0865	C3N	Harris	City	450P	0.72	0.72	0	Y &J Properties, LTD	E.I.C. Surveying Company
130	Estates at Carey Street	2024-1029	C3N	Harris	City	454R	0.60	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
131	Express Mart 59	2024-0682	C3N	Montgomery	ETJ	297J	1.69	1.69	0	Black Eye Properties, LLC	Doucet & Associates, Inc.
132	Laboure Estates partial replat no 1 (DEF2)	2024-0504	C3N	Harris	City	533F	0.38	0.38	0	Albert Woods	Owens Management Systems, LLC
133	Lomcrest Place (DEF2)	2024-0725	C3N	Harris	City	570M	0.46	0.46	0	Main Plaza Investment, LLC	Chesterfield Development Services
134	Maldonado Properties	2024-0892	C3N	Harris	ETJ	411P	0.24	0.00	2	APOLONIA M GARZA	360 Degrees Design and Construction, LLC
135	Marvida Sec 19 partial replat no 1	2024-1004	C3N	Harris	ETJ	406K	0.11	0.11	0	Astro Marvida, L.P.	Quiddity Engineering
136	Northwood Crossing	2024-0700	C3N	Harris	City	415N	0.30	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
137	Northwood Views	2024-0639	C3N	Harris	City	415N	0.27	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
138	Rice Sterlingshire Avenue Development (DEF1)	2024-0787	C3N	Harris	City	455B	0.20	0.00	2	George Rice Realty	Doshi Engineering & Surveying Company
139	Southampton Place partial replat no 5	2024-0976	C3N	Harris	City	532D	0.49	0.00	3	Altitude AAA, LLC	Probstfeld & Associates, Inc.
140	Synova Sec 5 (DEF1)	2024-0605	C3N	Harris	ETJ	378R	19.12	2.05	120	Jen Holdco 23 LLC	EHRA
141	Temple Terrace Addition partial replat no 3 (DEF1)	2024-0873	C3N	Harris	City	493J	7.48	7.47	0	SCI Capital Holdings, Inc	C.L. Davis & Company
142	Vera Lou Homes (DEF2)	2024-0672	C3N	Harris	City	533U	0.27	0.00	3	Wida Investments LLC	Pioneer Engineering, LLC
143	West Lane Annex partial replat no 7 (DEF2)	2024-0758	C3N	Harris	City	491V	0.22	0.00	2	CASPIAN Development	MOMENTUM EGINEERING
144	Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF2)	2024-0762	C3N	Montgomery	ETJ	216S	2.10	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC

D-Variances

145	Atascocita Road Campus Reserve (DEF1)	2024-1138	C2	Harris	ETJ	376F	51.68	51.68	0	WASTE MANAGEMENT OF TEXAS, INC	EHRA

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
146	City Center Capital LLC at Cypress North Houston (DEF2)	2024-0766	C2	Harris	ETJ	368M	0.81	0.00	1	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
147	Cullen Acres (DEF1)	2024-0934	C3P	Harris	City	573R	6.81	1.55	41	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
148	Cypress Green GP	2024-1269	GP	Harris	ETJ	285V	634.87	0.00	0	Astro Cypress Green, L.P.	Quiddity Engineering
149	Fairbanks Park (DEF2)	2024-1021	C3F	Harris	ETJ	410F	29.18	29.18	0	Junction Commercial Real Estate	Weisser Engineering Company
150	LBK Properties LLC	2024-1000	C2R	Harris	City	494E	0.94	0.94	0	LBK PROPERTIES, LLC	Civil-Surv Land Surveying, L.C.
151	Yoakum Enclave replat no 1	2024-1139	C2R	Harris	City	493W	0.41	0.01	12	Saga Land, LP	City Choice Group, LLC

E-Special Exceptions

152	Pinehaven Sec 1	2024-1267	C3P	Harris	ETJ	410M	12.10	2.89	86	DR Horton	Meta Planning + Design LLC

F-Reconsideration of Requirements

None

G-Extensions of Approval

153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	2023-1423	EOA	Fort Bend	ETJ	526V	17.09	11.75	0	TPHTM 1464, LLC	Costello, Inc.
154	Cypress Green Commercial Reserves Sec 3	2023-1544	EOA	Harris	ETJ	285R	14.19	14.19	0	Astro Cypress Green, L.P.	Quiddity Engineering
155	Davis World	2023-1500	EOA	Harris	City	452M	0.29	0.28	0	422 West Crosstimbers LLC	CGEA|Planning + Design
156	East Aldine Estates	2023-1471	EOA	Harris	ETJ	414E	10.04	3.91	47	County of Harris	EHRA
157	East Side Development	2023-1329	EOA	Harris	ETJ	413P	2.49	2.45	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
158	Generation Shopping Plaza	2023-1472	EOA	Harris	ETJ	416M	1.98	1.98	0	Holly Lockwood Properties LLC	The Interfield Group
159	Holly Lockwood Properties LLC	2023-1450	EOA	Harris	ETJ	416M	1.06	1.06	0	Holly Lockwood Properties LLC	The Interfield Group
160	MBI LTD Properties	2023-1511	EOA	Harris	City/ ETJ	373Z	27.24	26.59	0	MBI LTD	Jeffrey Moon & Associates
161	Power Business Center	2023-1228	EOA	Harris	ETJ	327E	8.78	8.78	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
162	Providence Place	2023-1462	EOA	Harris	ETJ	332N	10.57	3.59	60	R.G. Miller Engineers	R.G. Miller Engineers
163	Saint Tropez Remote Water Well	2023-1878	EOA	Harris	ETJ	259S	0.30	0.30	0	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
164	Saint Tropez Sec 2	2023-1637	EOA	Harris	ETJ	259W	24.21	1.60	103	Saint- Tropez Laguna Azure, LLC	Quiddity Engineering
165	Southwest Wholesale Complex	2023-1652	EOA	Harris	City	573T	4.84	4.84	0	Southwest Wholesale	The Interfield Group
166	West Side Development	2023-1328	EOA	Harris	ETJ	413P	2.49	2.45	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC

H-Name Changes

167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	2023-2821	NC	Harris	ETJ	410E	1.06	1.06	0	RS	South Texas Surveying Associates, Inc.

I-Certification of Compliance

168	19645 Live Oak North	24-1741	COC	Montgomery	ETJ	257M				Manuel Antonio Alcantar	Manuel Antonio Alcantar
169	18558 Indigo Way	24-1742	COC	Montgomery	ETJ	295K				Antonio Serna Carmona	Antonio Serna Carmona

J-Administrative

None

K-Development Plats with Variance Requests

170	10726 Russett Drive	24025546	DPV	Harris	City	489L				Sassafras Construction Co. LLC	Maria Galindo
171	910 Yale Street (DEF1)	23119896	DPV	Harris	City	492D				Creole Design, LLC	Sam Gianukos

Off-Street Parking Variance Requests

III	1414 Rosalie Avenue (DEF3)	22110990	PV	Harris	City	493T				Reberto	The Interfield Group

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Amherst Springs (DEF 1)

Applicant: Masterplan



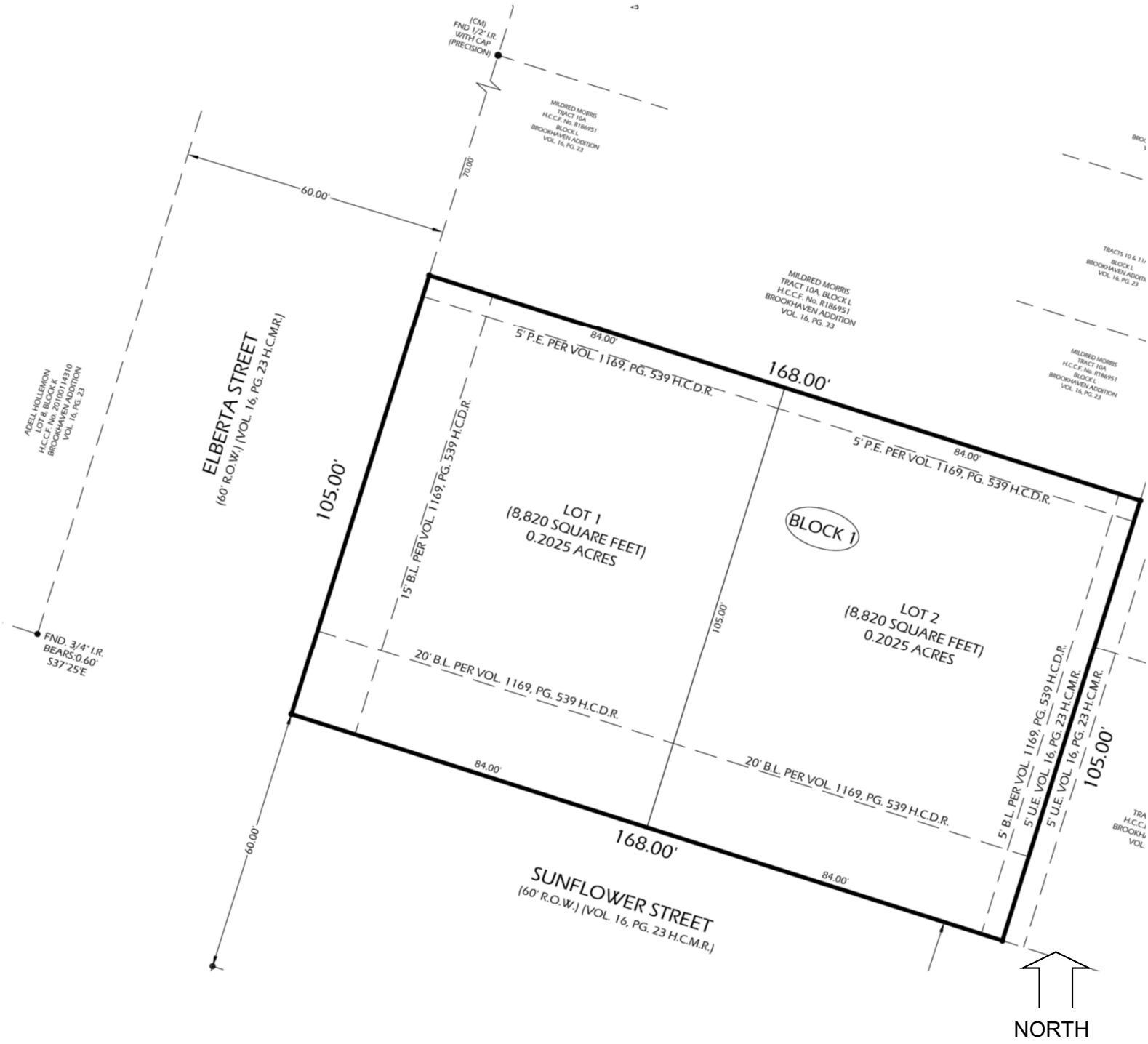
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Amherst Springs (DEF 1)

Applicant: Masterplan



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Amherst Springs (DEF 1)

Applicant: Masterplan



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 25th, 2024

Dear Property Owner:

Reference Number: 2024-0432; Amherst Springs, a partial replatting of Brookhaven Addition, being Lot 9 of Block L, as recorded in Volume 16, Page 23, Harris County Map Records. The new subdivision name is Amherst Springs.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Sunflower Street and Elberta Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Karen Wunsch** with **Masterplan**, on behalf of the developer, can be contacted 214-389-2279 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, June 13th, 2024, 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

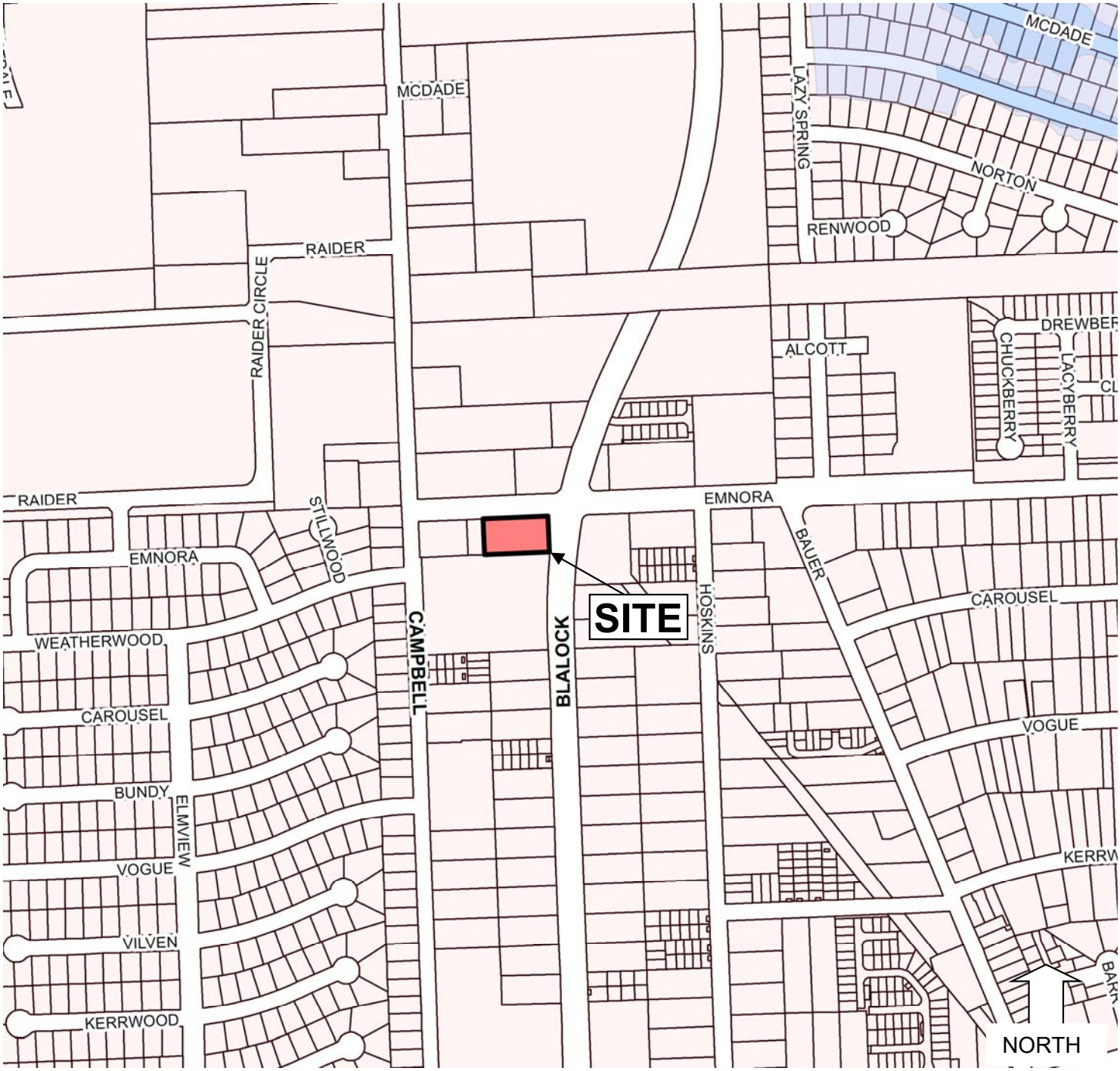
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 129

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Chong Manor

Applicant: E.I.C. Surveying Company



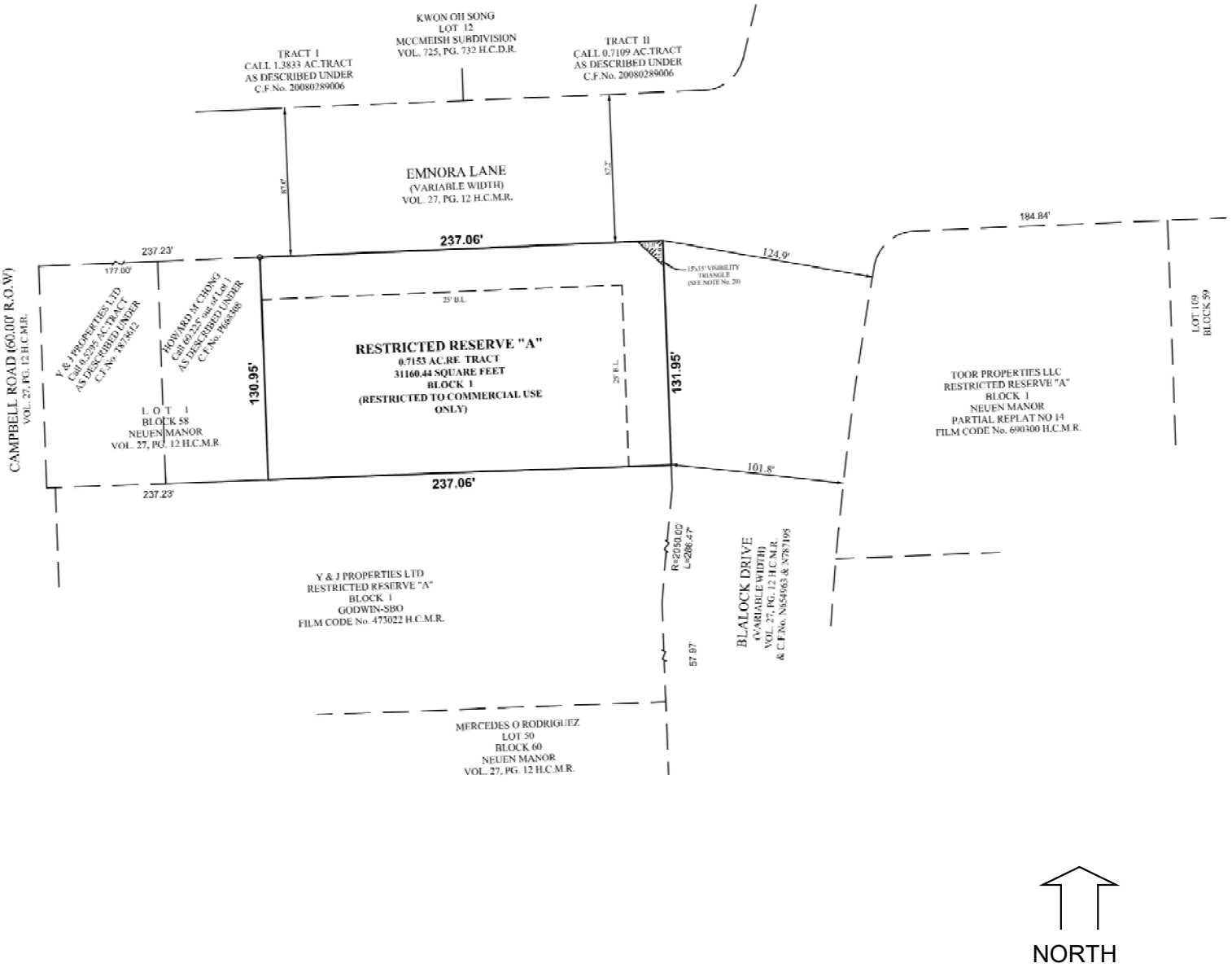
C – Public Hearings Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Chong Manor

Applicant: E.I.C. Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Chong Manor

Applicant: E.I.C. Surveying Company



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

June 7, 2024

Dear Property Owner:

Reference Number: 2024-0865; Chong Manor, a partial replat of Neuen Manor, being Lot 54 in Block 58 as recorded in Volume 27, page 12 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 Emnora Lane and Blalock Drive. The purpose of the replat is to create one reserve. The applicant, **Email Haddad with E.I.C Surveying Company,** on behalf of the developer can be contacted at **281-955-2772** 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 **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha Johnson@houstontx.gov** or call **832-393-6547**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 27, 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.

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

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

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Estates at Carey Street

Applicant: PLS Construction Layout, Inc



C – Public Hearings Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Estates at Carey Street

Applicant: PLS Construction Layout, Inc



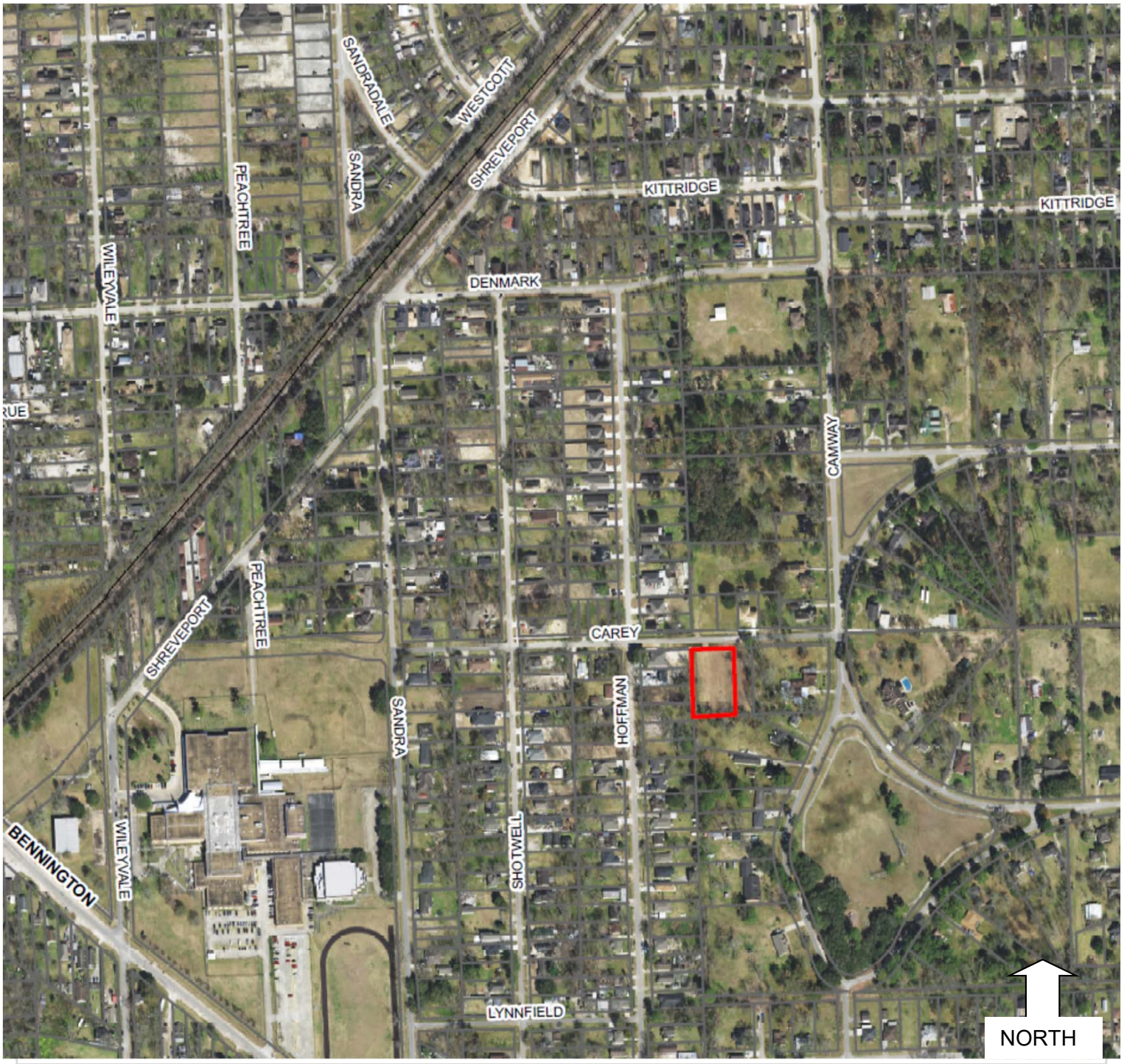
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Estates at Carey Street

Applicant: PLS Construction Layout, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 7, 2024

Dear Property Owner:

Reference Number: 2024-1029; Estates at Carey Street, a partial replat, being Lot 4 in Block 1 as recorded in Volume 13, page 51 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Carey Street, west of Homestead Road, and south of East Crosstimbers Street. The purpose of the replat is to create five (5) single-family residential lots and one (1) reserve along a shared driveway. The applicant, **Uriel Figueroa of 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.

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If you have any questions regarding this notice, you may contact Aracely Rodriguez, with the Planning and Development Department via email at Aracely.Rodriguez@houstontx.gov or call 832-393-6547.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 27, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

- **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: 131

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & Associates, Inc.



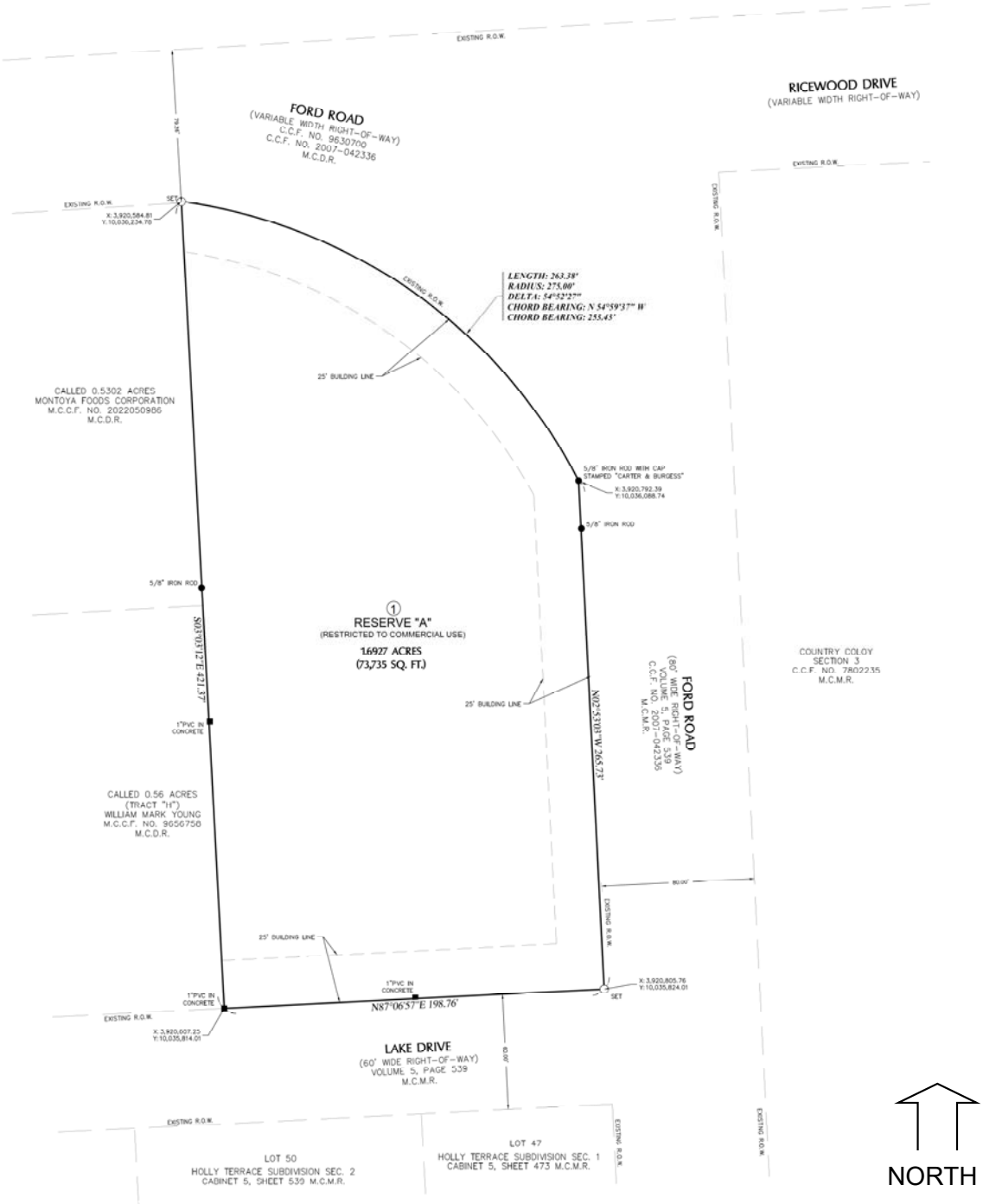
C – Public Hearings Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & Associates, Inc.



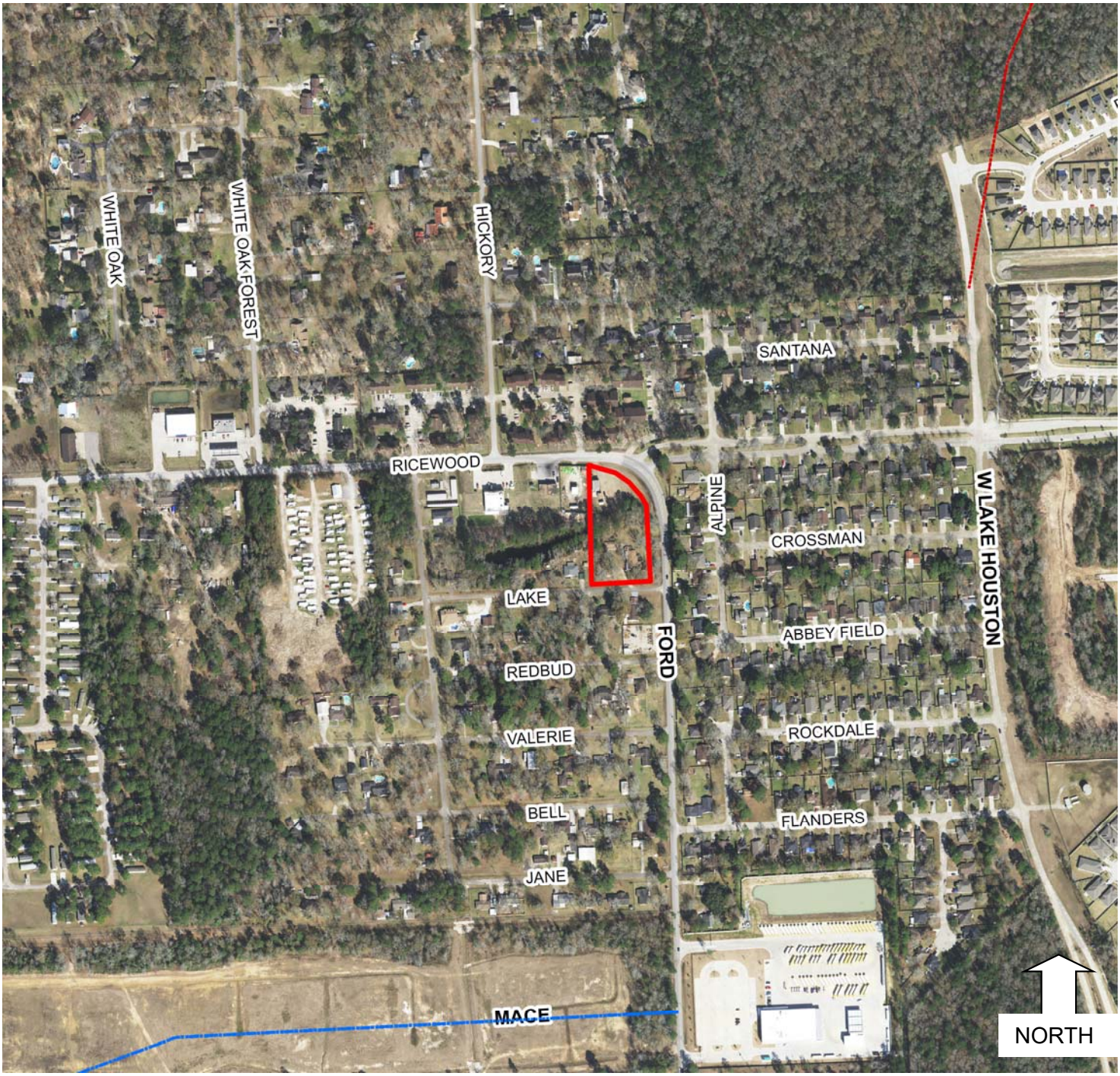
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Express Mart 59

Applicant: Doucet & 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

June 7, 2024

Dear Property Owner:

Reference Number: 2024-0682, Express Mart 59; a partial replat of Holly Terrace Subdivision Section 2, being Lots 48 and 49, as recorded in Vol 5, Pg 539 of MCMR.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest corner of Ford Road and Ricewood Drive. The purpose of the replat is to create one single family reserve. The applicant, **Jesus Sordia,** with Doucet & Associates, Inc., on behalf of Black Eye Properties, LLC, the developer, can be contacted at **346-320-1487.**

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, June 27, 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.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 2)

Applicant: Owens Management Systems, LLC



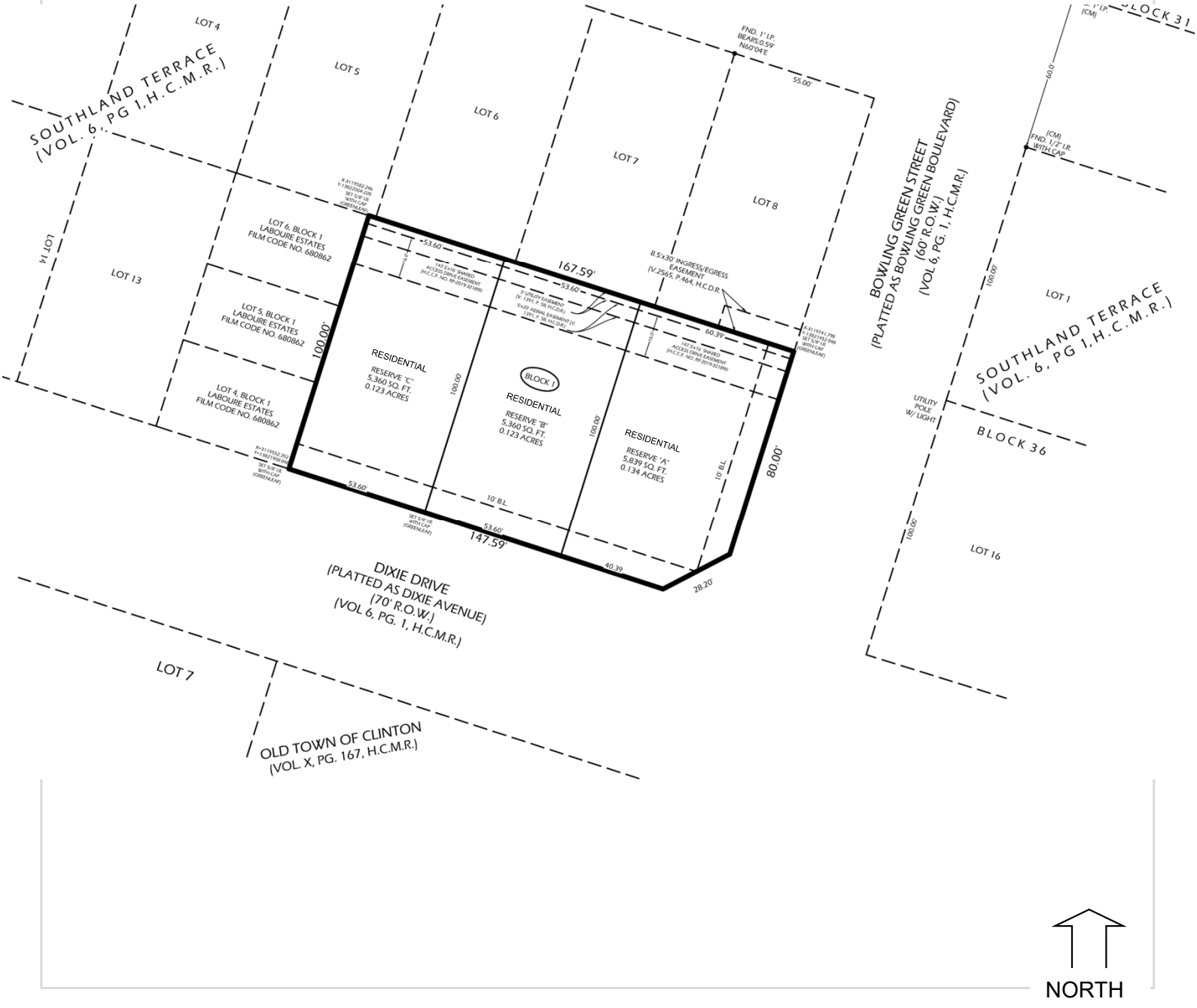
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 2)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 132

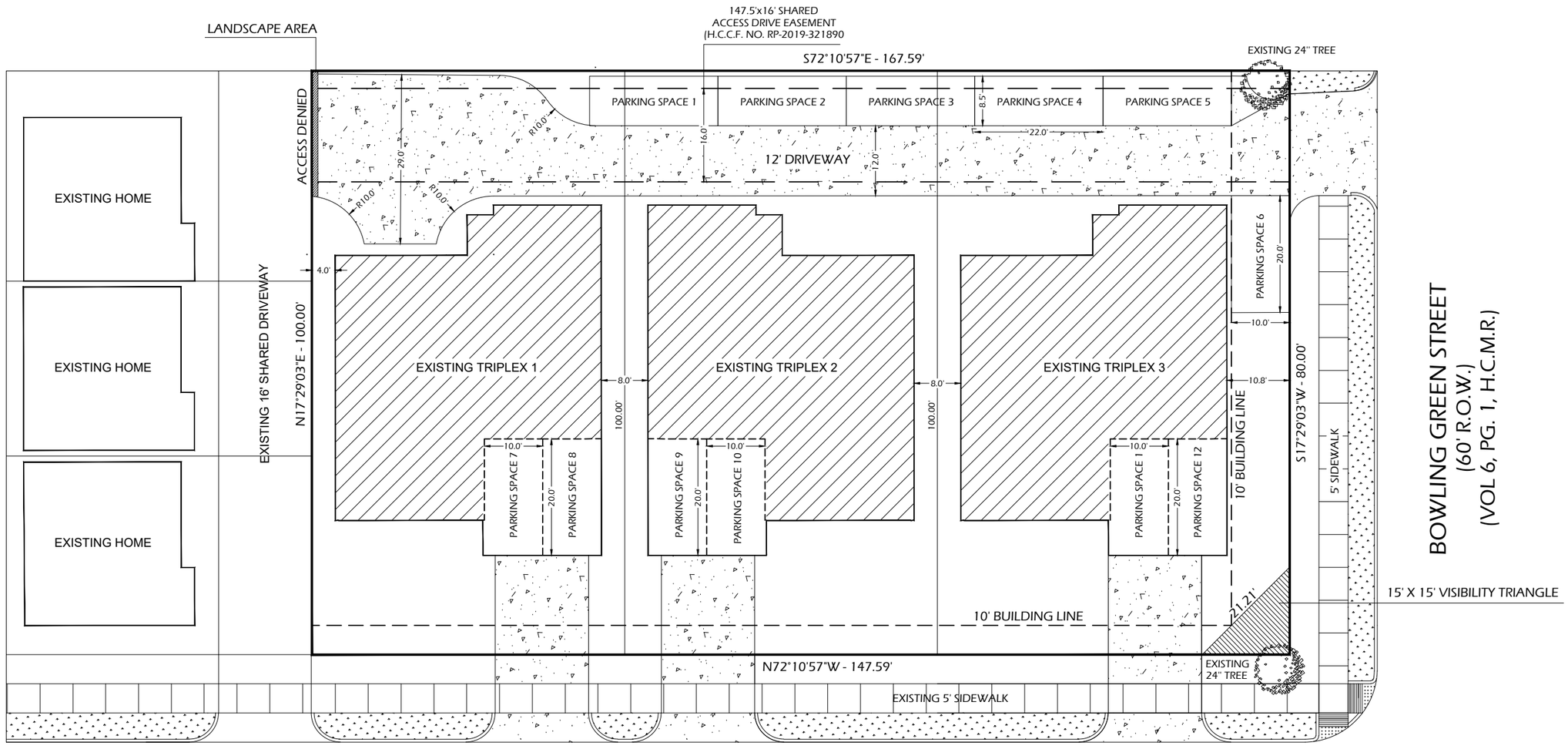
Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 2)

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

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(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide a 28' private street
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: 133

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Lomcrest Place (DEF 2)

Applicant: Chesterfield Development Services



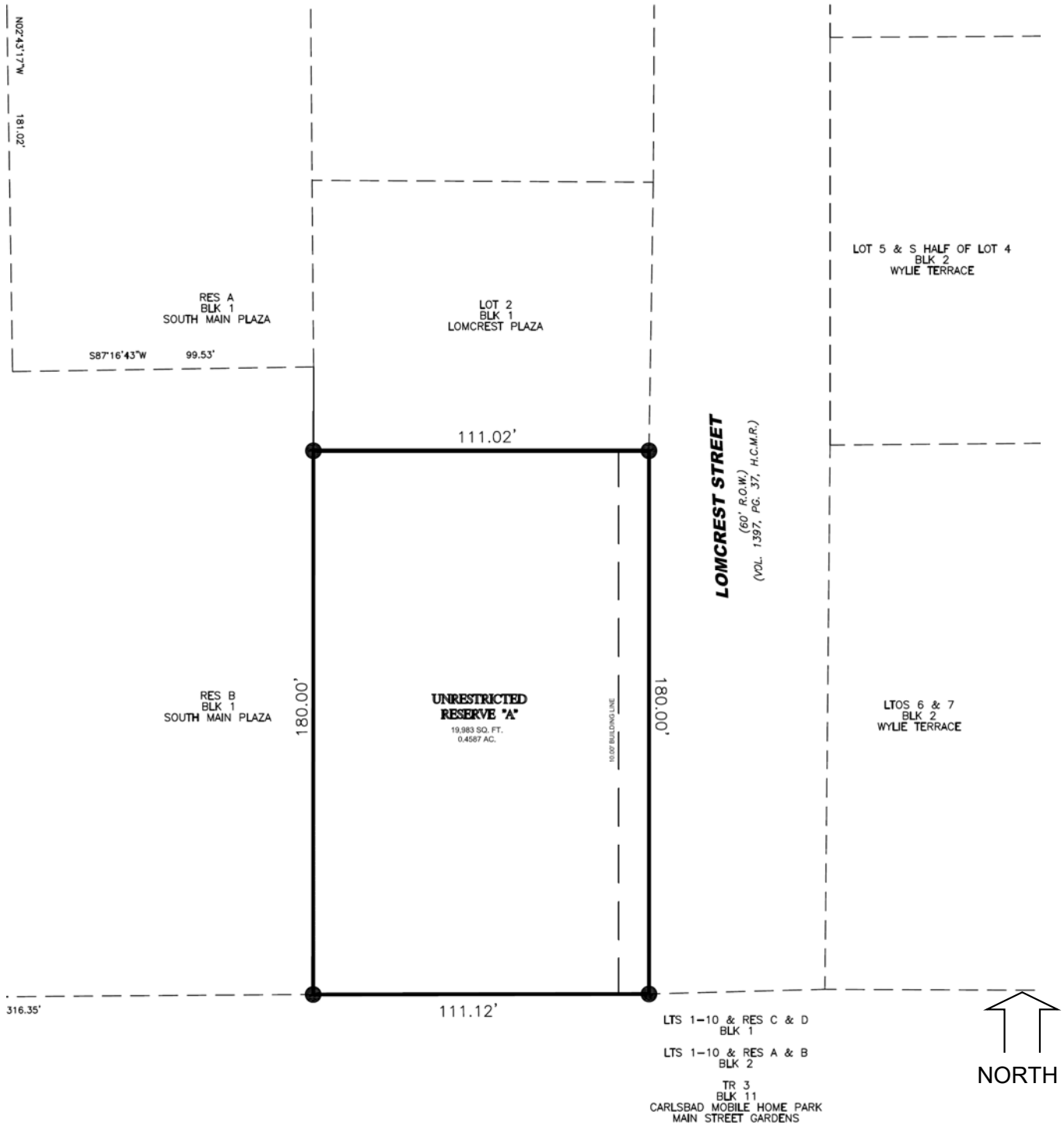
C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Lomcrest Place (DEF 2)

Applicant: Chesterfield Development Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Lomcrest Place (DEF 2)

Applicant: Chesterfield Development Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
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Houston, Texas 77251-1562

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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
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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- **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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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

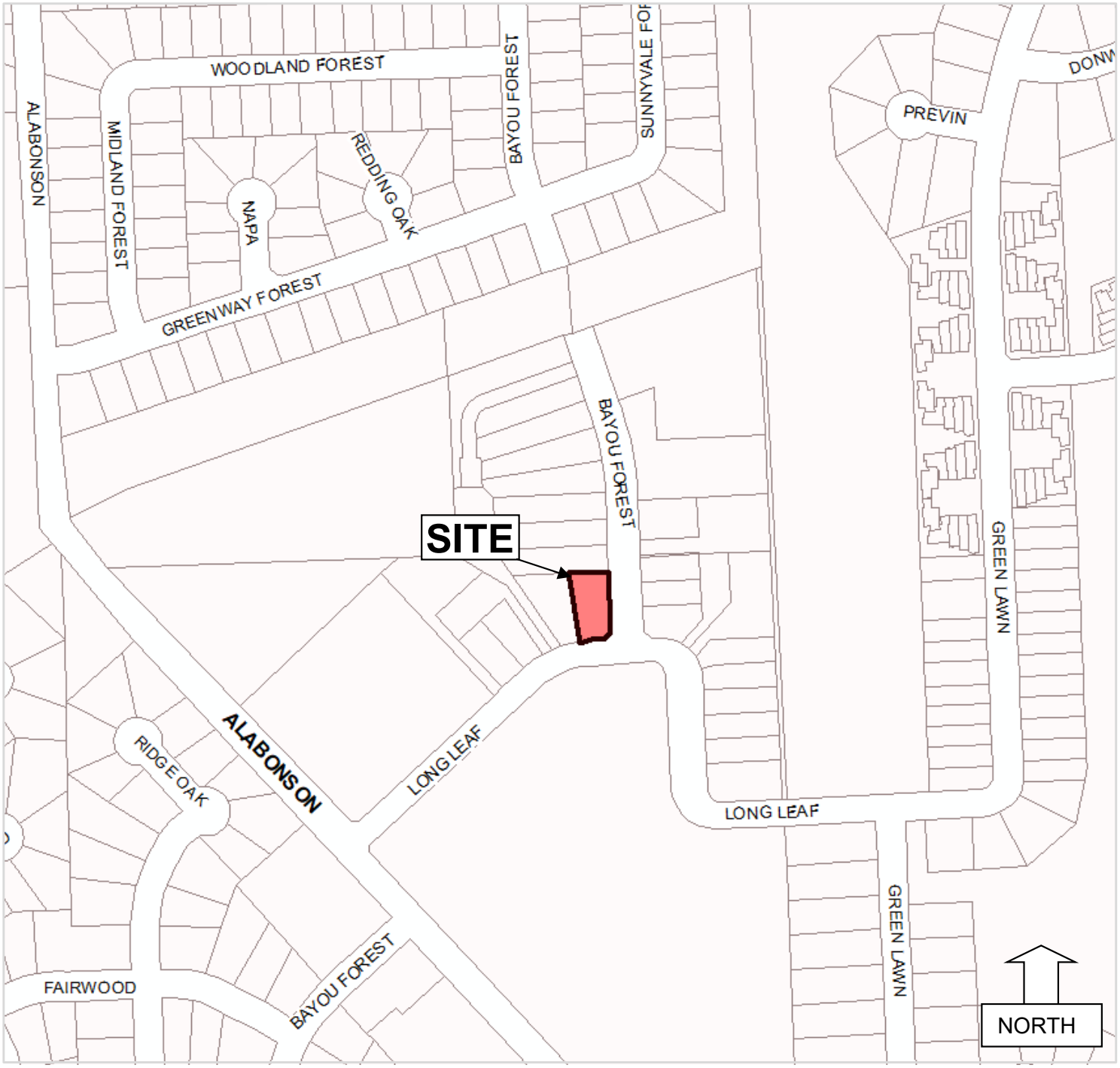
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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- For 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: 134

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Maldonado Properties

Applicant: 360 Degrees Design and Construction, LLC



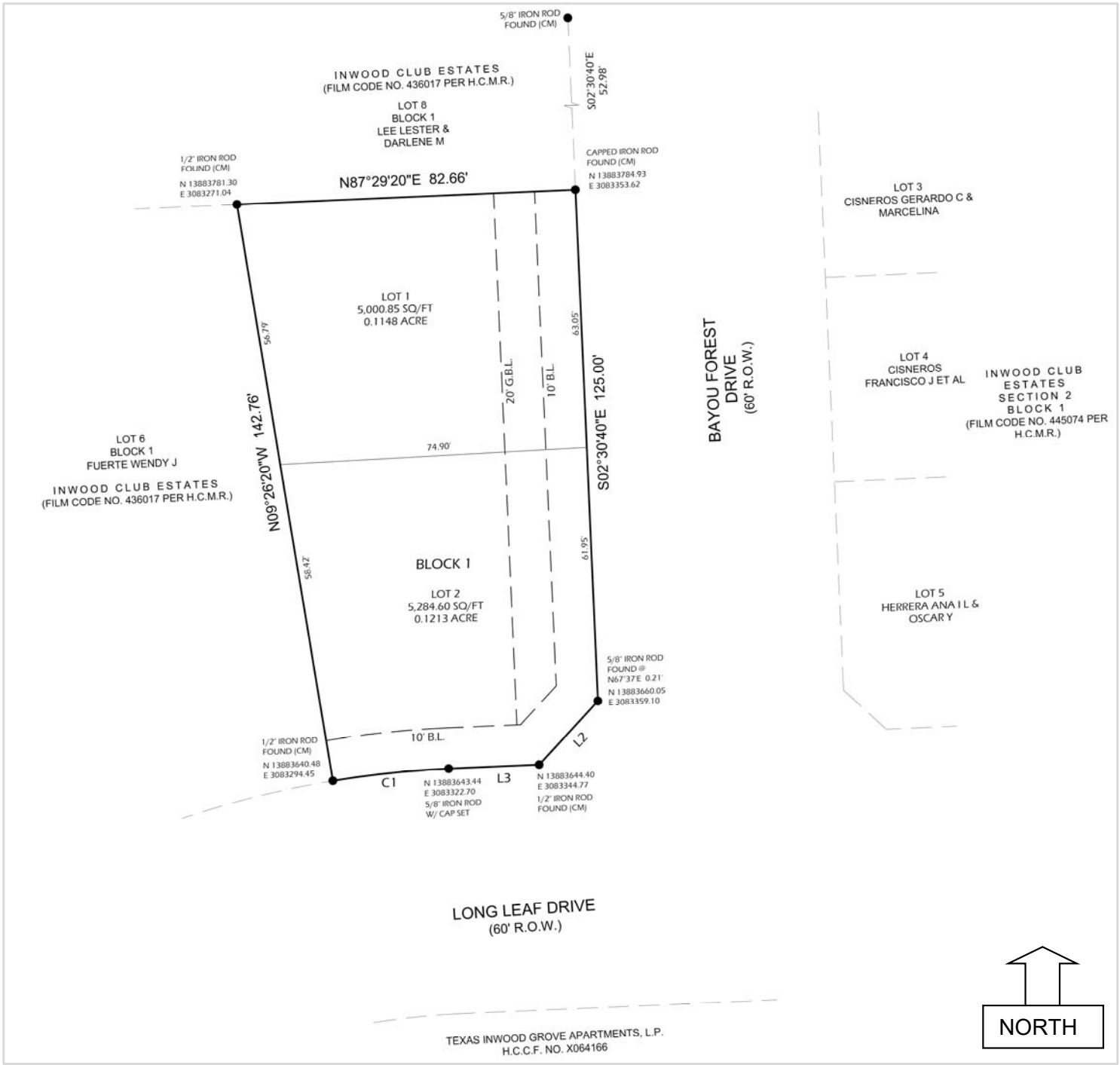
C – Public Hearings Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Maldonado Properties

Applicant: 360 Degrees Design and Construction, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Maldonado Properties

Applicant: 360 Degrees Design and Construction, 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



June 7, 2024

Dear Property Owner:

Reference Number: 2024-0892, Maldonado Properties, a partial replat of Inwood Club Estates, being Lot 7; in Block 1, as recorded at Film Code No. 436017 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Long Leaf Drive and Bayou Forest Drive, West of Antoine Drive and south of West Gulf Bank Road. The purpose of the replat is to create two (2) single-family residential Lots. The applicant, **David Meza, with 360 Degrees Design and Construction**, **LLC,** on behalf of the developer, can be contacted at **832-731-1907** 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 **Aracely Rodriguez**, with the Planning and Development Department via email at **Aracely.Rodriguez@houstontx.gov** or call **832-393-6574**.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 27, 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.

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

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

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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

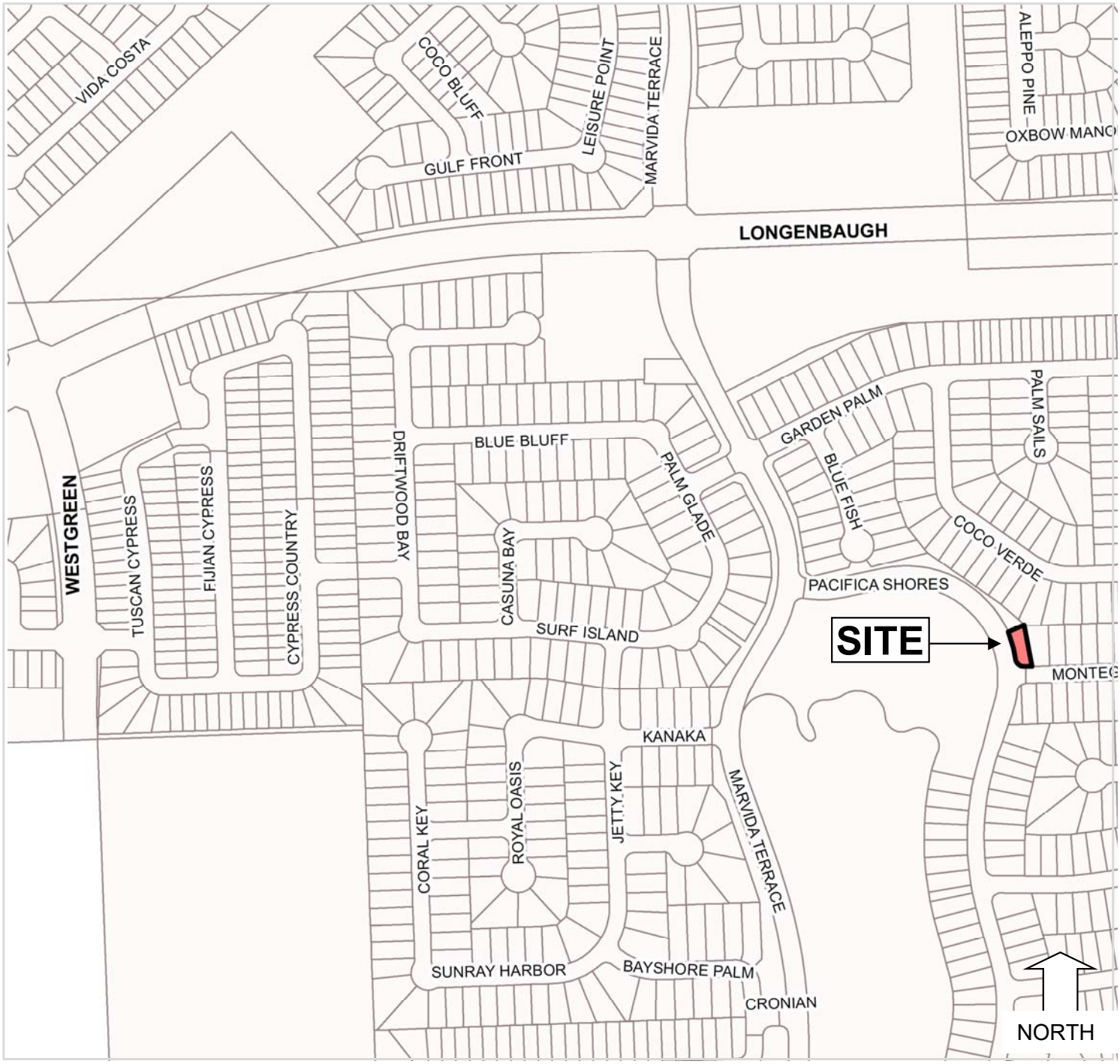
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 135

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1

Applicant: Quiddity Engineering



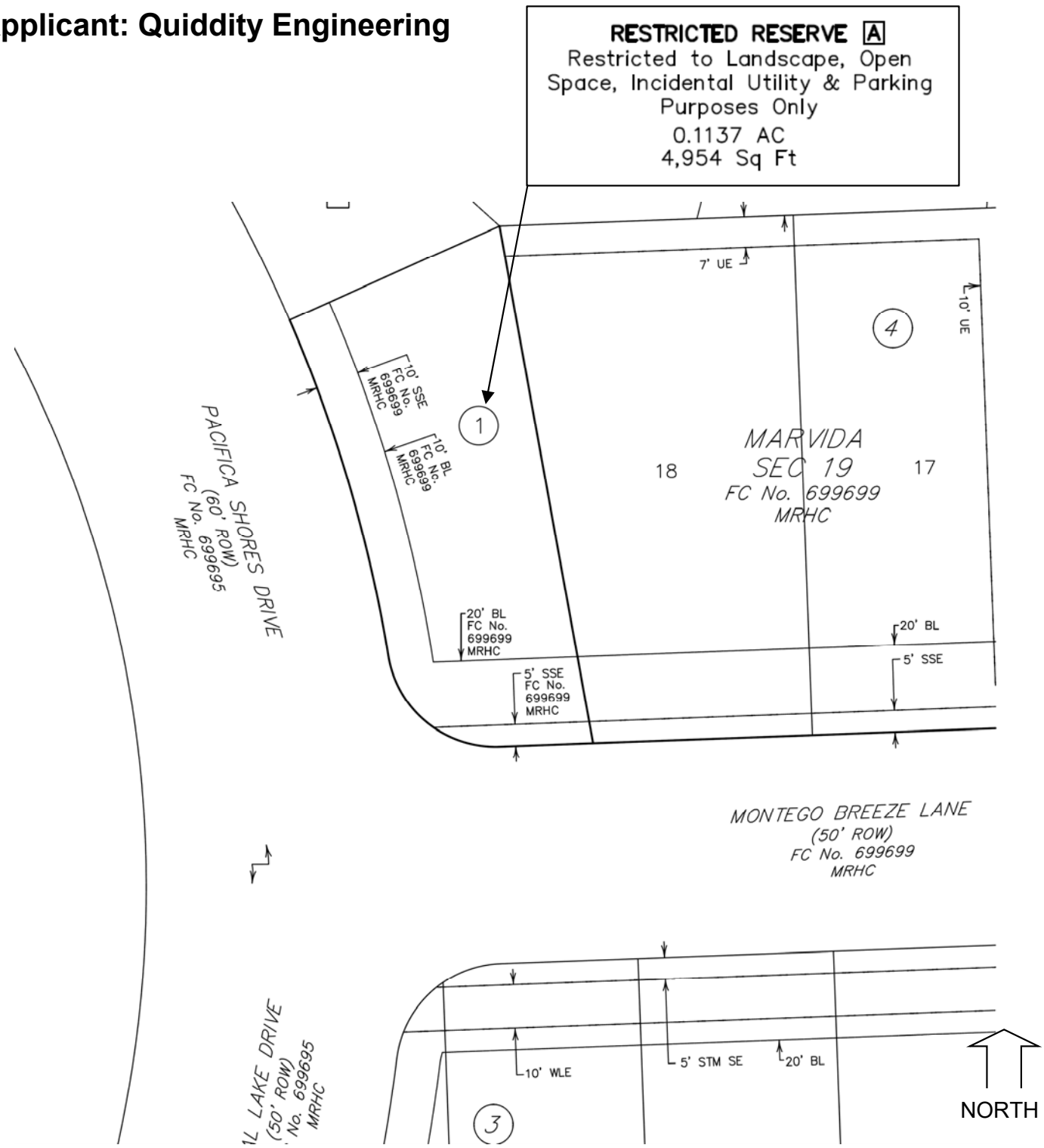
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1004
Plat Name: Marvida Sec 19 partial replat no 1
Applicant: Quiddity Engineering
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 change the reserve designation to allow "Parking" . the proposed reserve will be designated "Landscape, Open Space, Incidental Utility Purposes and Parking" as a designation for the

Chapter 42 Section: 42-193

Chapter 42 Reference:

Sec. 42-193. - Rules governing partial replats of certain property. (b)Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat.

Statement of Facts

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

The Ordinance is silent on the replatting to a Landscape and open Space reserve to allow for "Parking" as a n additional use/ designation. the change in designation is to allow for surface parking on the site for residents utilizing the adjacent amenities.

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

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

The developer is trying to provide additional parking for residents wishing to access the adjacent amenities.

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

the Ordinance is silent on the replatting to a Landscape and open Space reserve to allow for "Parking" as a n additional use/ designation. the change in designation is to allow for surface parking on the site for residents utilizing the adjacent amenities.

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

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

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

Economic hardship is not the sole justification of the variance. The Ordinance is silent on the replatting to a Landscape and open Space reserve to allow for "Parking" as a n additional use/ designation. the change in designation is to allow for surface parking on the site for residents utilizing the adjacent amenities.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice with Special Request

PHS

June 7, 2024

Dear Property Owner:

Reference Number: 2024-1004; Marvida Sec 19 partial replat no 1, a partial replatting of **Marvida Sec 19**; being all of Reserve of D, Block 4, as recorded at Film Code No. 699699 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property at the northeast intersection Montego Breeze Lane and Pacifica Shores Drive. The purpose of the replat is to create one reserve restricted to landscape, open space, incidental utility purposes and parking. The applicant, **Mikalla Hodges,** with **Quiddity Engineering**, on behalf of the developer, can be contacted at **281-363-4039** 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 **Aracely Rodriguez** with the Planning and Development Department via email at **Aracely.Rodriguez@houstontx.gov** or call **832-393-6574.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 27, 2024, at 2:30 PM
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City Council Chamber, Public Level, Houston, Texas

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

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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **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

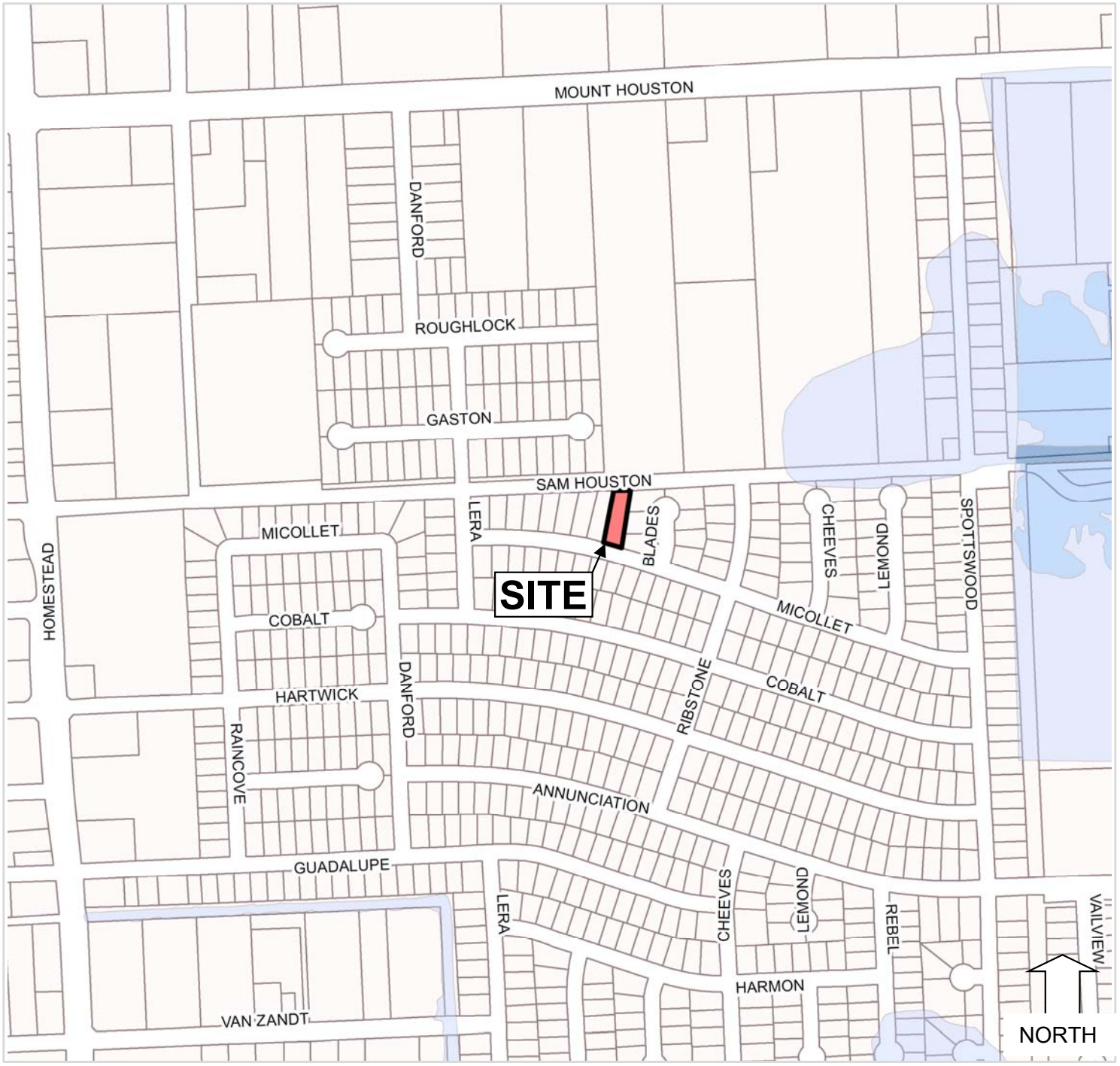
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, Inc.



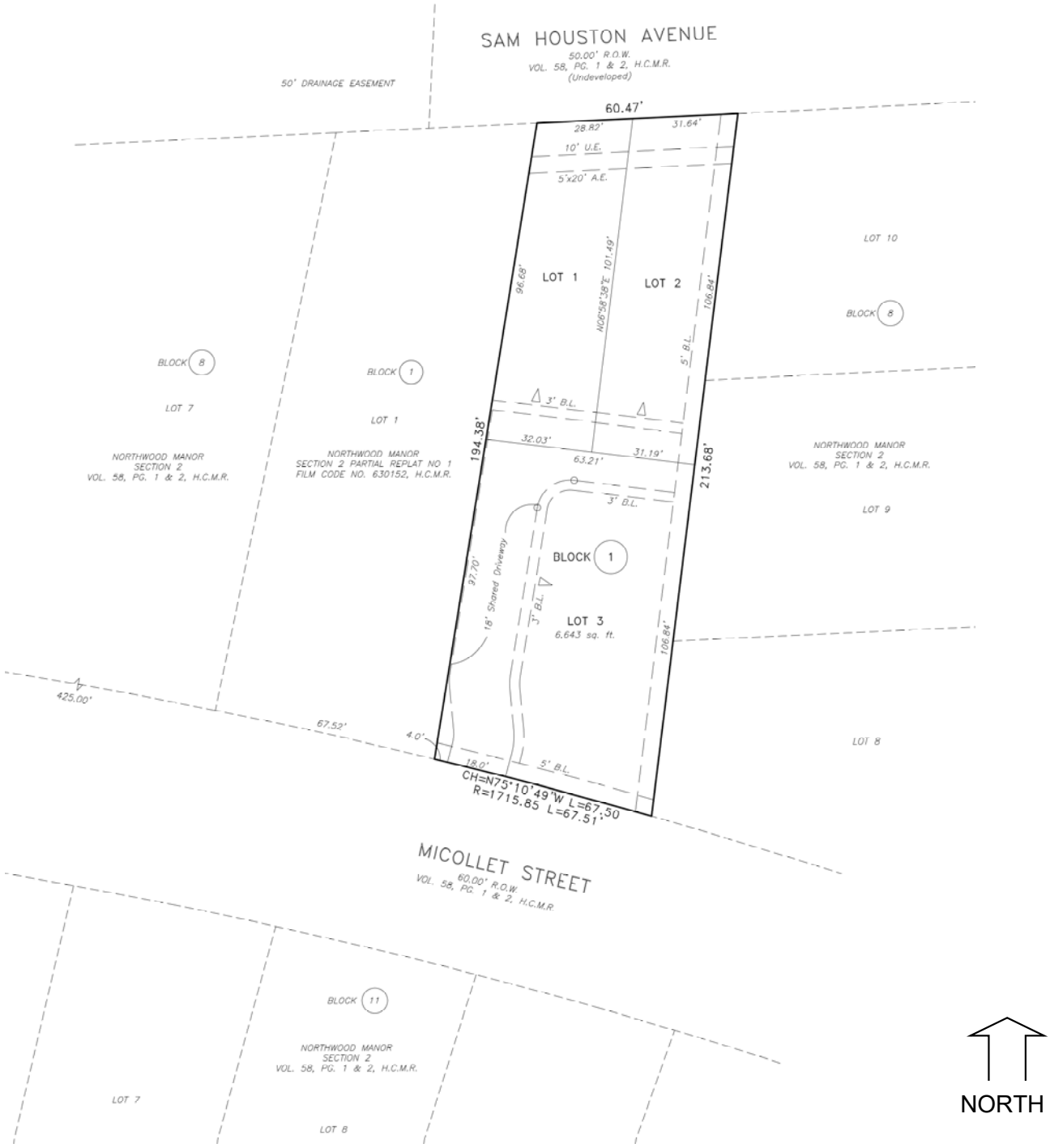
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, Inc.



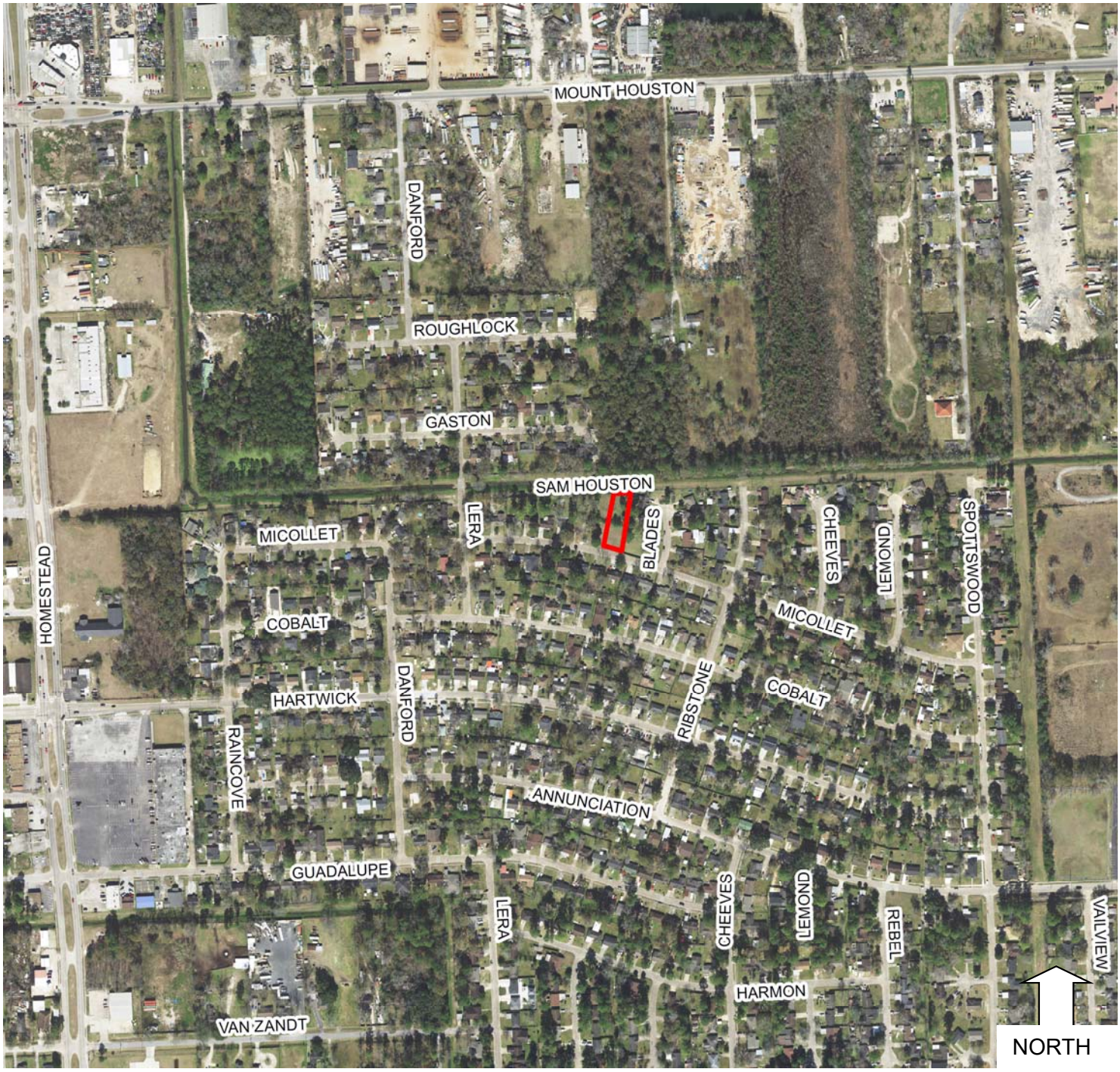
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0700
Plat Name: Northwood Crossing
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 04/08/2024

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

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

Applicant is requesting a less than typical lot size from the preceding plat.

Chapter 42 Section: 193(4)(b)

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

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

The subject site is 0.5653 acres, approximately ±60' wide located within Harris County, lying in the block between Sam Houston Avenue (50' R.O.W.) and Micollet Street (60' R.O.W.). The subject site is surrounded to the east and west by existing single-family homes, all with direct access and frontage to Micollet Street and Blades Street. The location of the lot, formerly a reserve, on a curve and its narrow parallelogram shape combined with the current imposed building line requirements limit the redevelopment opportunities and hinders any viable design solutions without a variance. The Northwood Manor Section Two plat, recorded in Vol. 58, Pg. 1 & 2, was an expansive, fully laid out development leaving little to no alternatives for development that would fit within community standards. Additionally, the existing surrounding streets are not expecting any future improvements and already allow for reasonable flow of pedestrian and vehicular traffic. Strict application of the requirements of this section would make this project infeasible as it won't allow for development and creates an undue hardship on the applicant.

(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, but rather by ordinances that were implemented subsequent to the calendar year when the site in question was designated for use.

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

The granting of the variance will not be injurious to the public, health, safety or welfare. The intent of the Chapter will still be upheld in the event the variance request is granted; given the applicant's site was one of the few reserves in Northwood Manor, and there are no plans for improvement of the existing streets.

(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. 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.

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

June 7, 2024

Dear Property Owner:

Reference Number: 2024-0700; Northwood Crossing, a partial replatting of Northwood Manor Sec 2 partial replat no 1; being all of Lot 2, in Block 1, as recorded at Film Code No. 630152 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Micollet Street between Lera Street and Blades Street. The purpose of the replat is to create three 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 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 27, 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, at least 24 hours in advance of the meeting. 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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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.
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Terminology

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Planning Department Staff Authority and Obligation

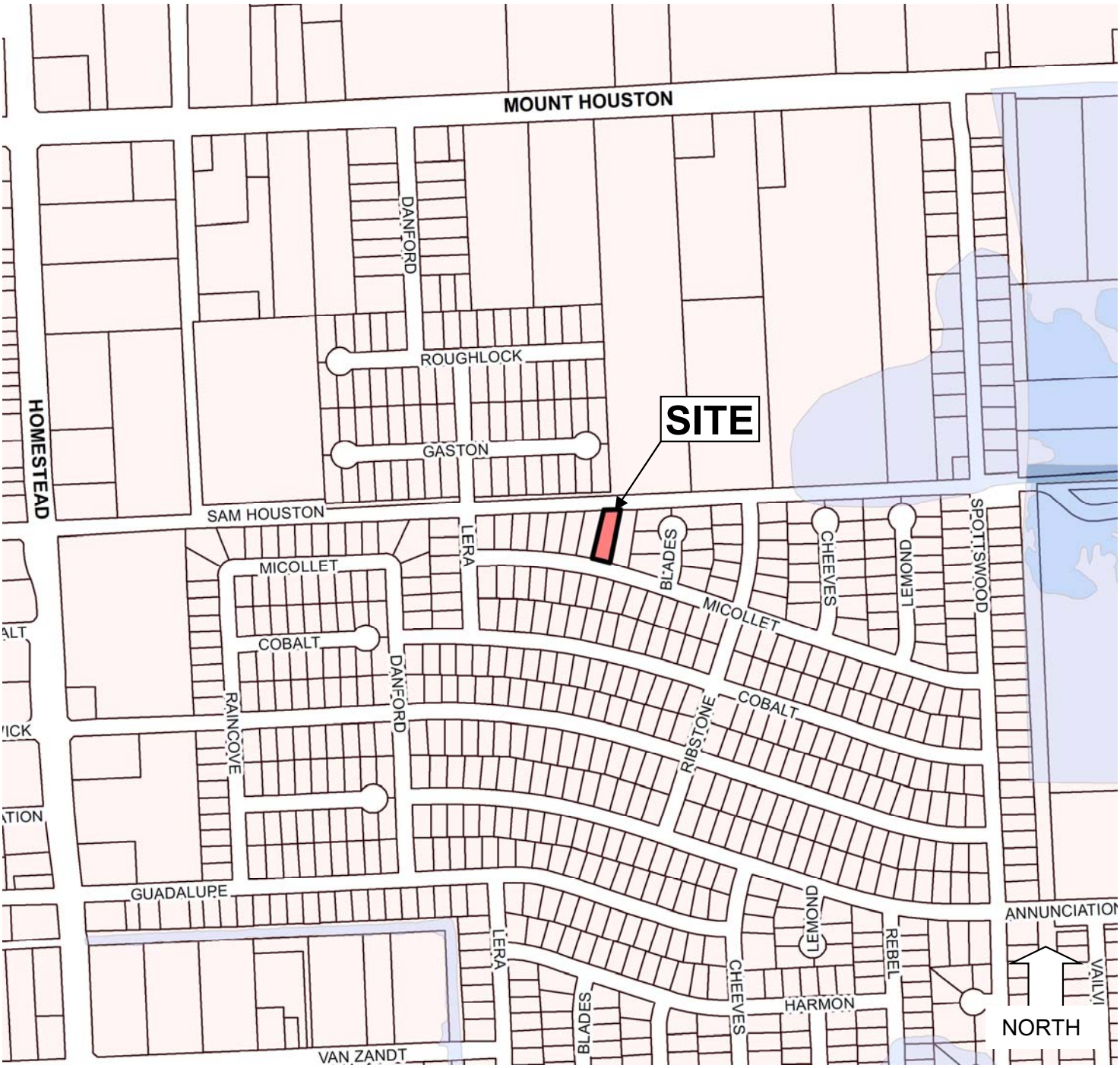
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Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



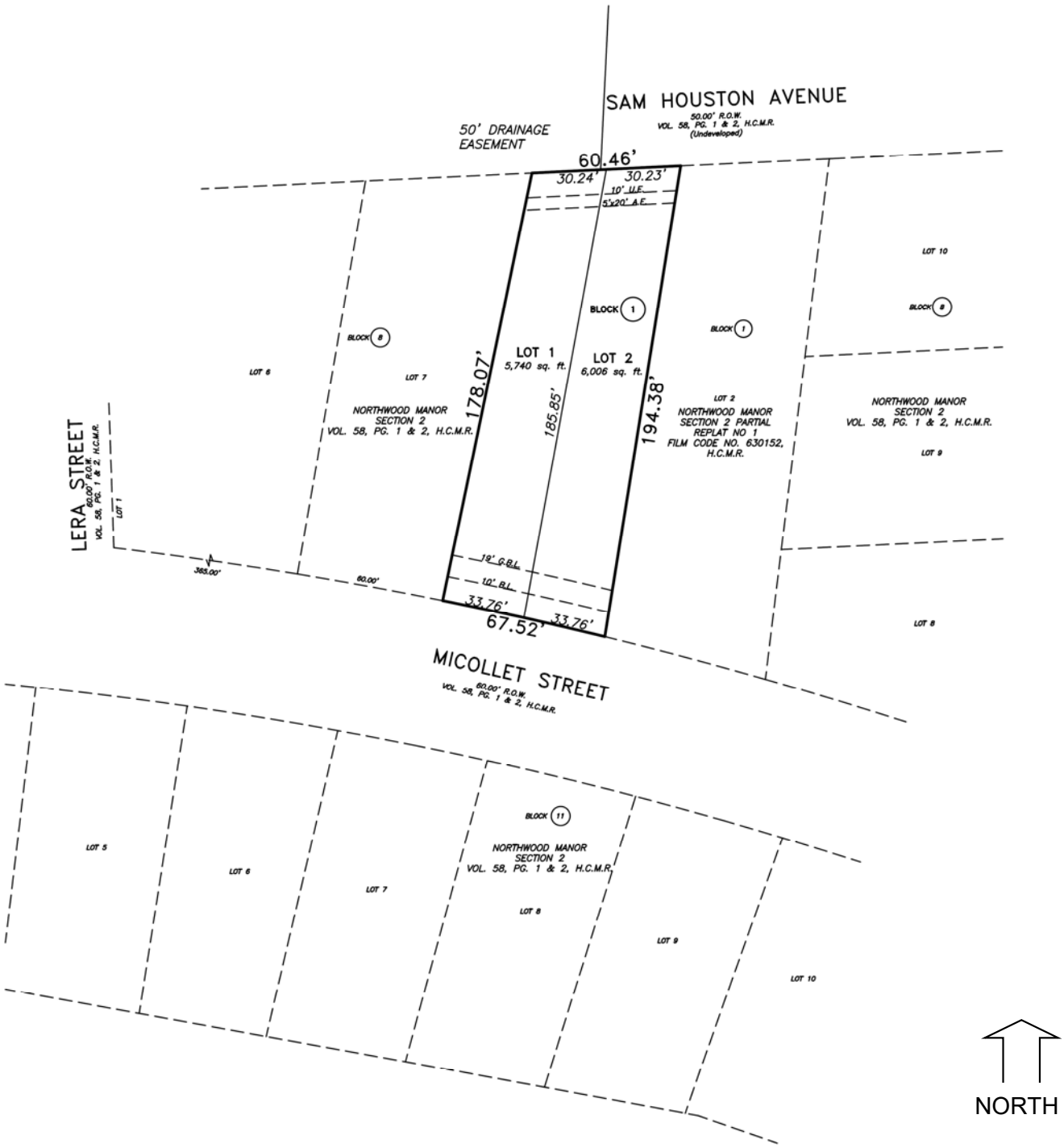
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



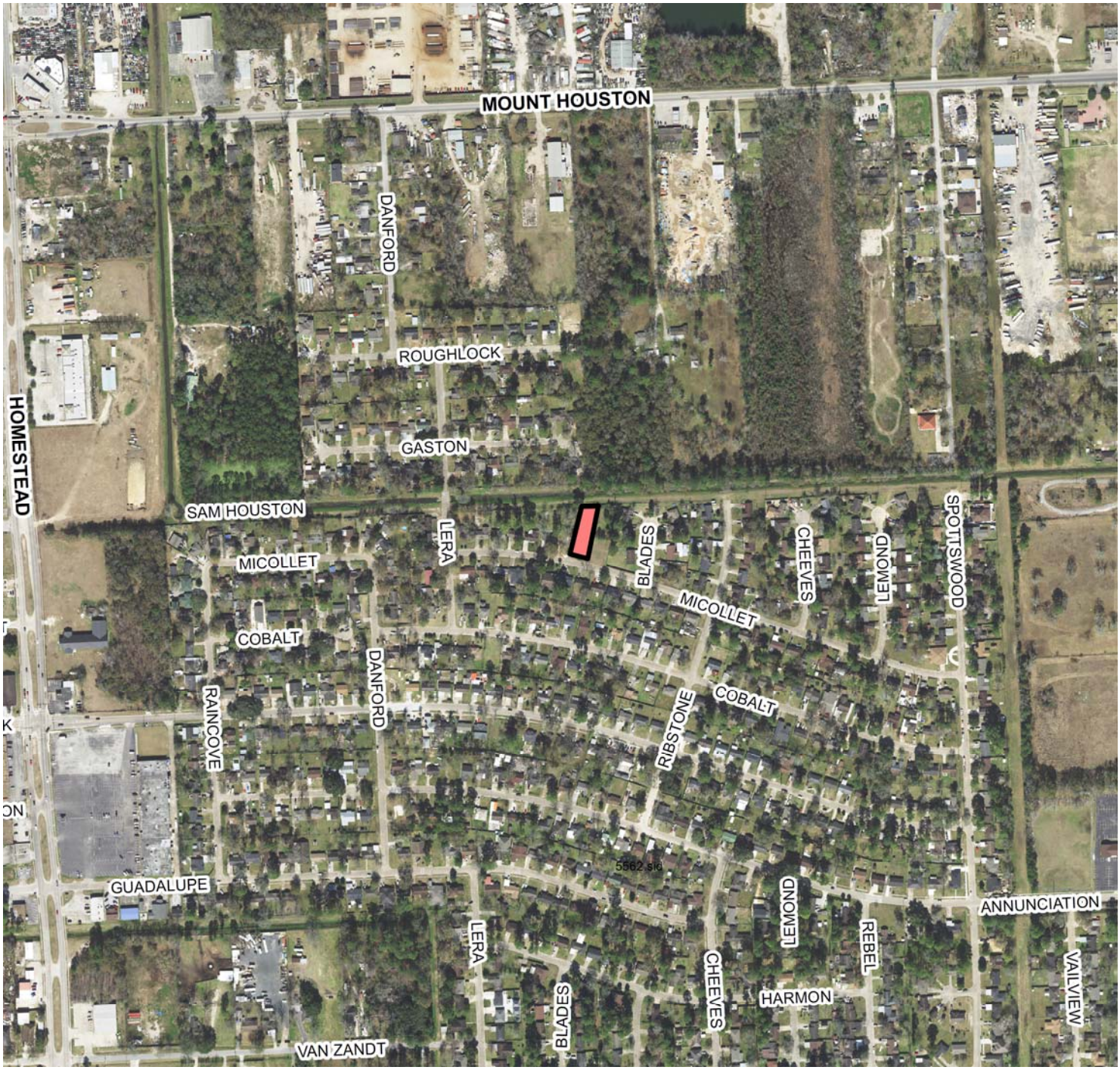
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Northwood Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0639
Plat Name: Northwood Views
Applicant: PLS CONSTRUCTION LAYOUT, INC
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:
Applicant is requesting a less than typical lot size from the preceding plat
Chapter 42 Section: 193(4)(b)

Chapter 42 Reference:
Sec. 42-193. Rules governing partial replats of certain property. (b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. b. May be amended to permit single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site is 0.5653 acres, approximately ±60' wide located within Harris County, lying in the block between Sam Houston Avenue (50' R.O.W.) and Micollet Street (60' R.O.W.). The subject site is surrounded to the east and west by existing single-family homes, all with direct access and frontage to Micollet Street and Blades Street. The location of the lot, formerly a reserve, on a curve and its narrow parallelogram shape combined with the current imposed building line requirements limit the redevelopment opportunities and hinders any viable design solutions without a variance. The Northwood Manor Section Two plat, recorded in Vol. 58, Pg. 1 & 2, was an expansive, fully laid out development leaving little to no alternatives for development that would fit within community standards. Additionally, the existing surrounding streets are not expecting any future improvements and already allow for reasonable flow of pedestrian and vehicular traffic. Strict application of the requirements of this section would make this project infeasible as it won't allow for development and creates an undue hardship on the applicant.

(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, but rather by ordinances that were implemented subsequent to the calendar year when the site in question was designated for use.

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

The granting of the variance will not be injurious to the public, health, safety or welfare. The intent of the Chapter will still be upheld in the event the variance request is granted; given the applicant's site was one of the few reserves in Northwood Manor, and there are no plans for improvement of the existing streets.

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CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice with Special Request

PHS

June 7, 2024

Dear Property Owner:

Reference Number: 2024-0639; Northwood Views, a partial replatting of Northwood Manor Sec 2 partial replat no 1; being all of Lot 1, in Block 1, as recorded at Film Code No. 630152 of the Harris County Map Records.

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Planning Department Staff Authority and Obligation

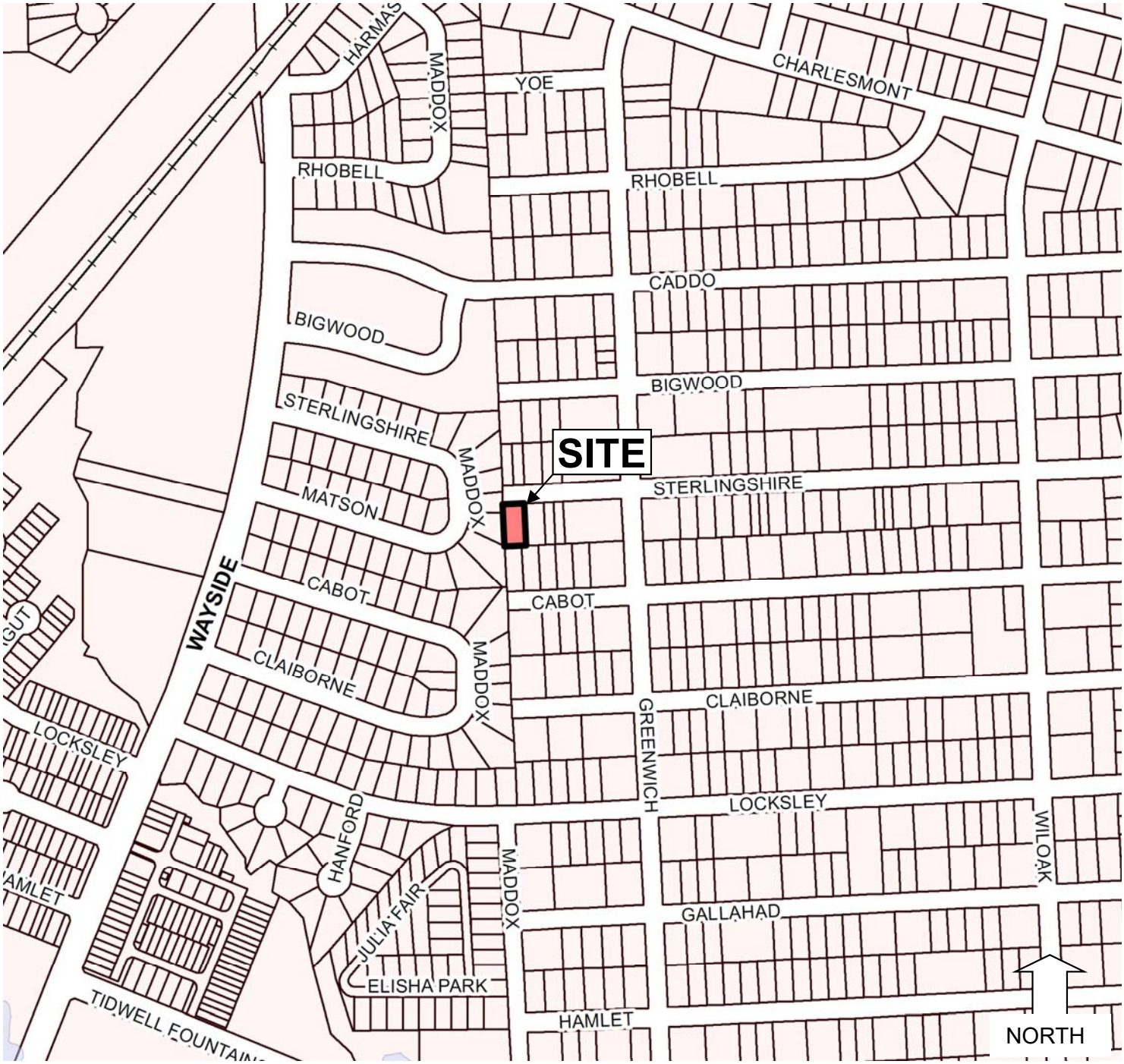
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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:138

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Rice Sterlingshire Avenue Development (DEF 1)

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings Site Location

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Rice Sterlingshire Avenue Development (DEF 1)

Applicant: Doshi Engineering & Surveying Company



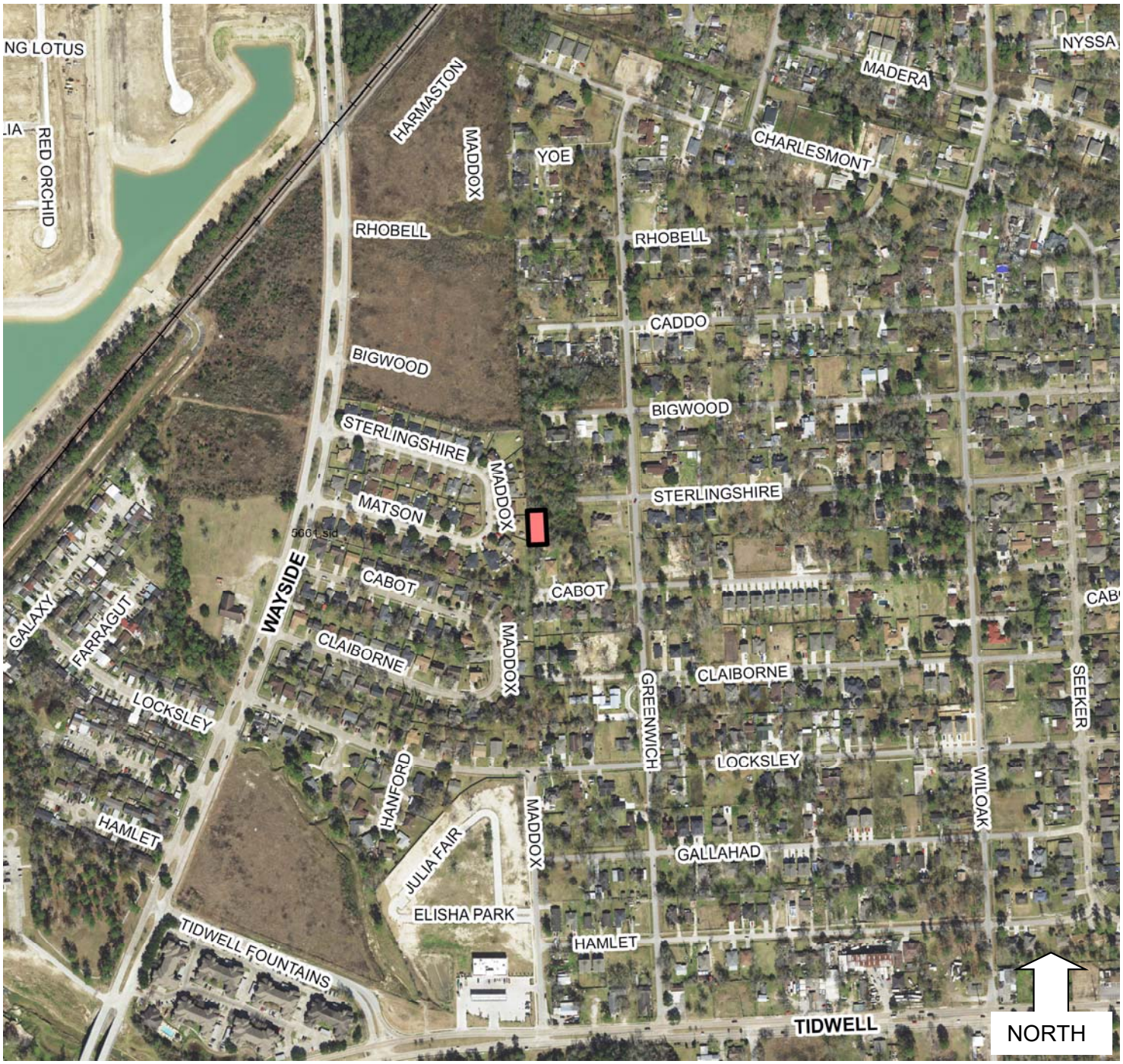
C – Public Hearings Subdivision

Houston Planning Commission ITEM:138

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Rice Sterlingshire Avenue Development (DEF 1)

Applicant: Doshi Engineering & Surveying Company



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 24, 2024

Dear Property Owner:

Reference Number: 2024-0787, Rice Sterlingshire Avenue Development; a partial replat of **Melbourne Place Sec 1, being Lot 1, Block 1 as recorded in Vol 38, pg 36 of HCMR.**

The Planning and Development Department has received a subdivision plat application for a property located south along Sterlingshire Street west of Greenwich Street east of N. Wayside Drive. The purpose of the replat is to create 2 single family residential lots. The applicant, **Hasmukh Doshi** with Doshi Engineering and Surveying Company, on behalf of George Rice Realty, the developer, can be contacted at **281-395-9906.**

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, June 13, 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

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Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Southampton Place partial replat no 5

Applicant: Probstfeld & Associated, Inc



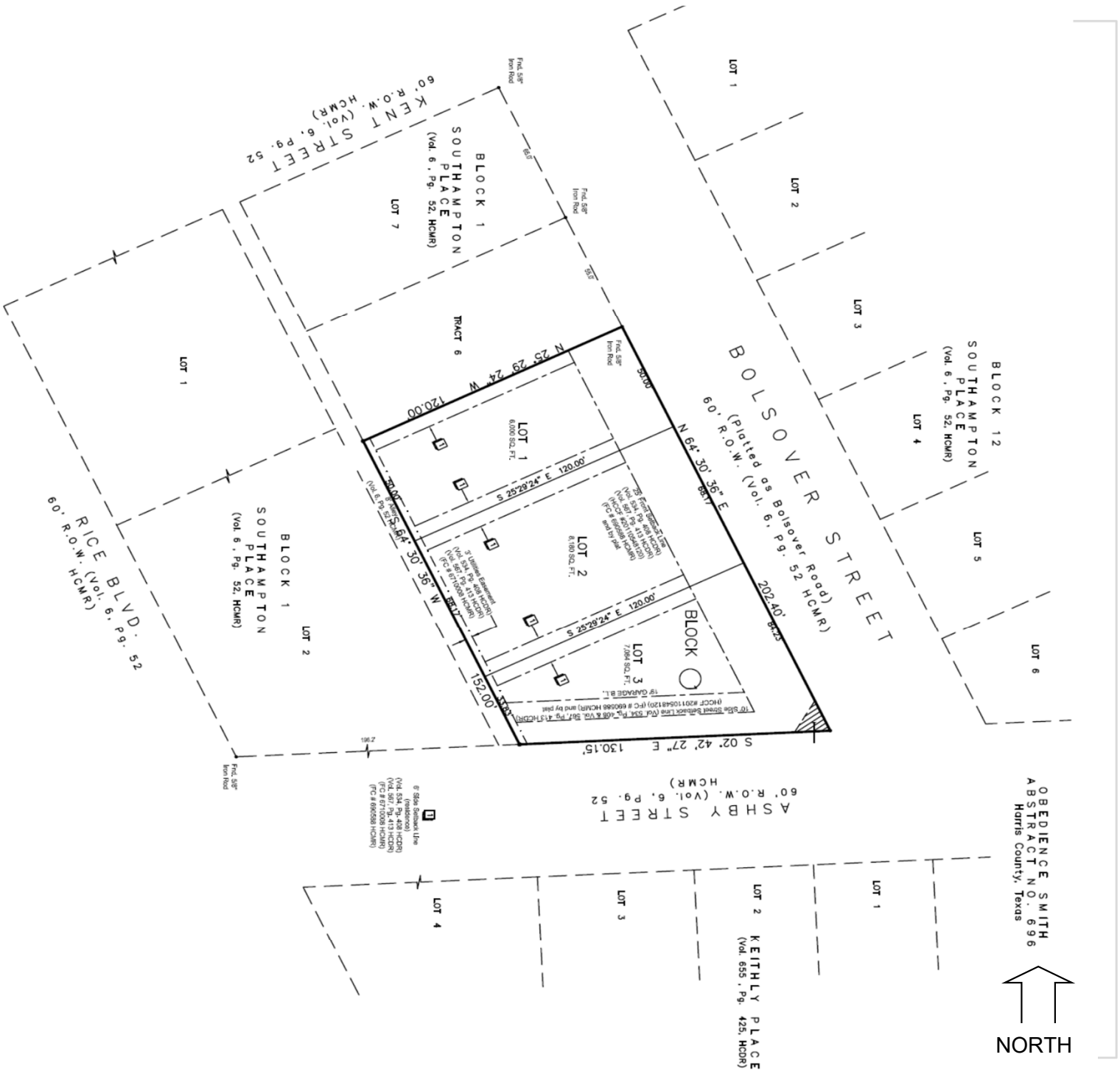
C – Public Hearings Site Location

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Southampton Place partial replat no 5

Applicant: Probstfeld & Associated, Inc



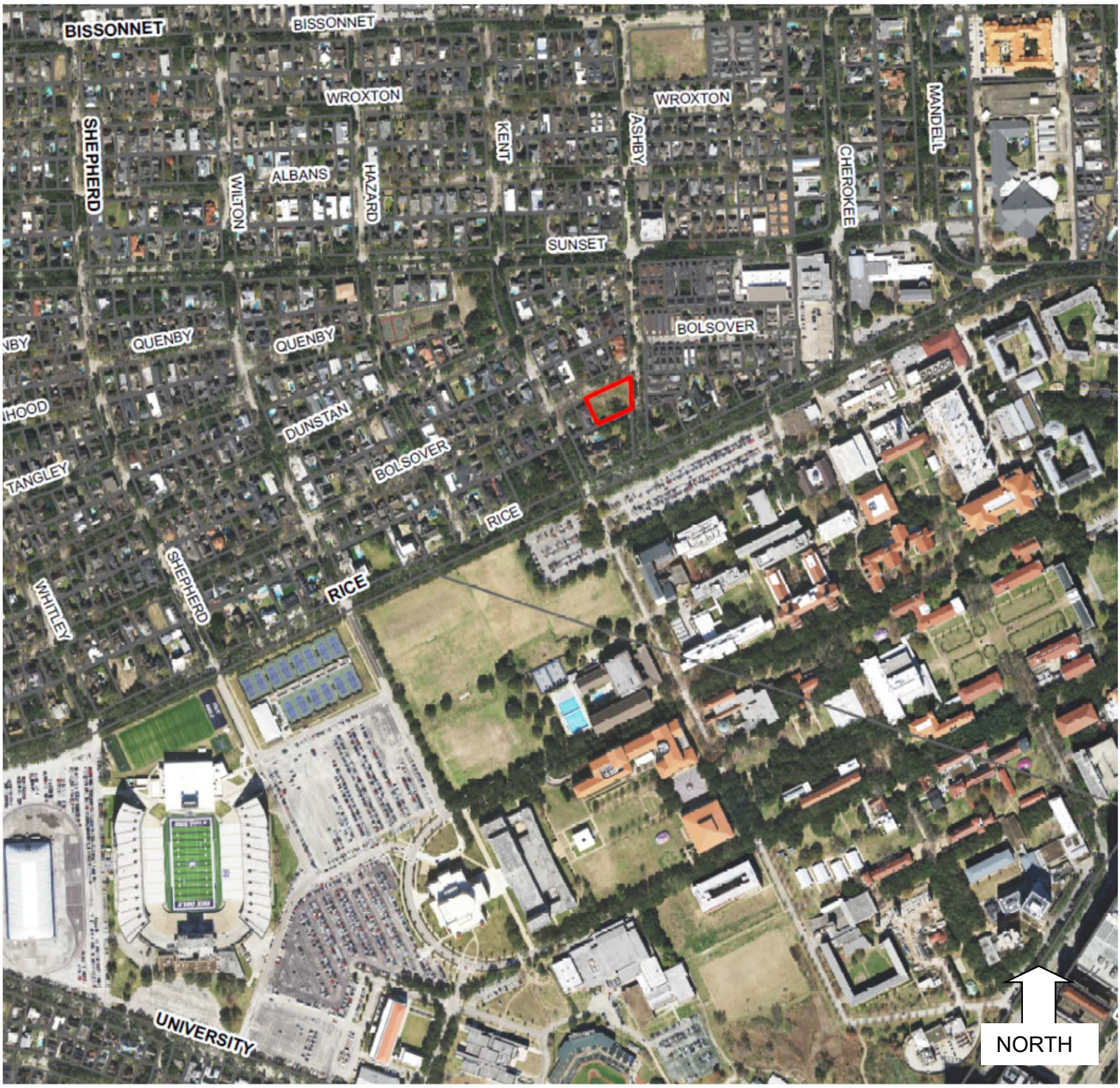
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Southampton Place partial replat no 5

Applicant: Probstfeld & Associated, 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



June 7, 2024

Dear Property Owner:

Reference Number: 2024-0976, Southampton Place partial replat no 5; a replat of Southampton Place partial replat no 3, being Lot 1, Block 1 as recorded in Vol 690, Pg 588 of HCMR.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest corner of Bolsover St and Ashby St. The purpose of the replat is to create 3 (three) single family residential lots. The applicant, **Mario Colina,** with Probstfeld & Associates, Inc., on behalf of Altitude AAA, LLC, the developer, can be contacted at **281-829-0034 ext 102.**

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, June 27, 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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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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- **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.
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Planning Department Staff Authority and Obligation

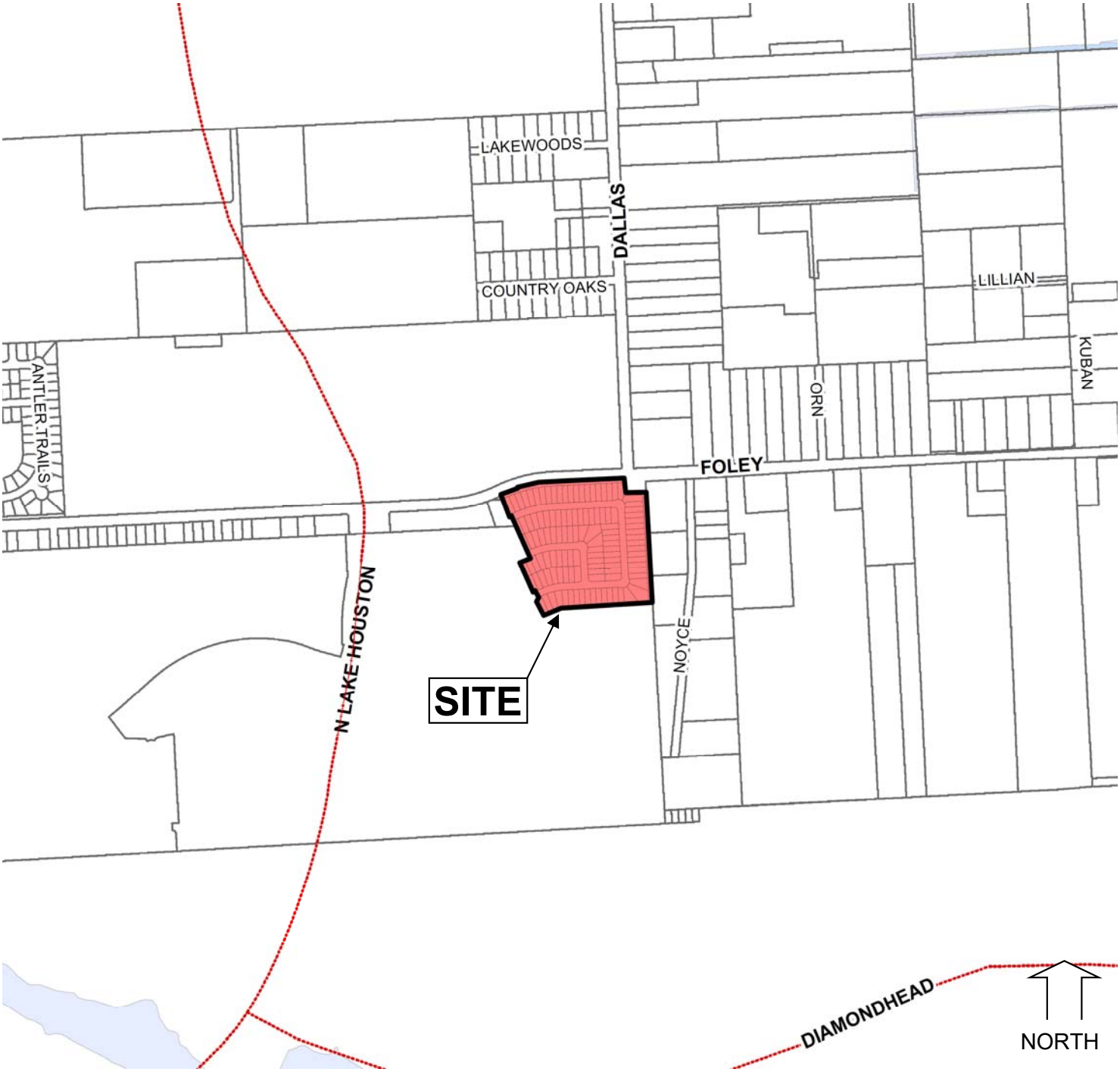
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Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Synova Sec 5 (DEF 1)

Applicant: EHRA



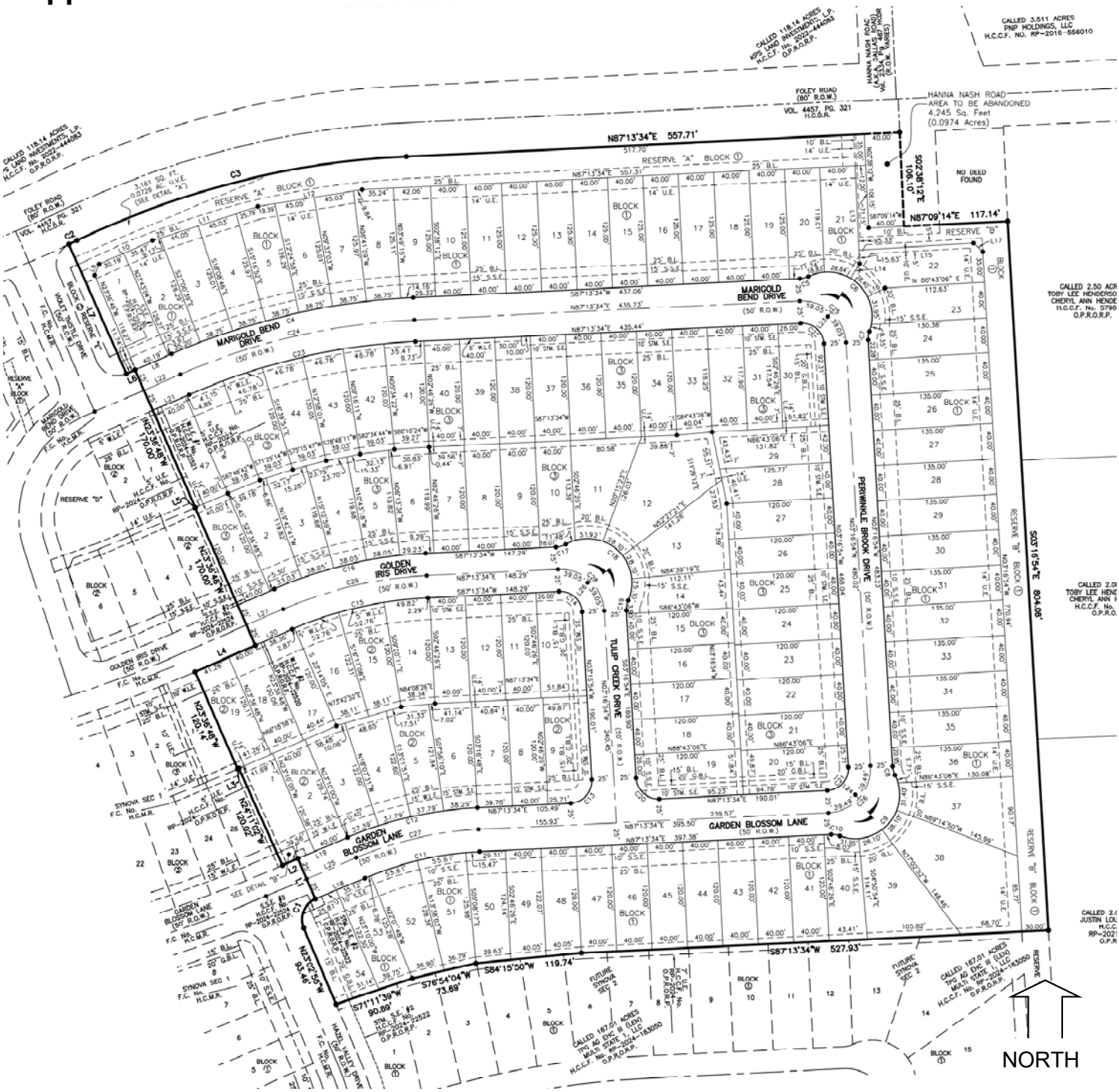
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Synova Sec 5 (DEF 1)

Applicant: EHRA



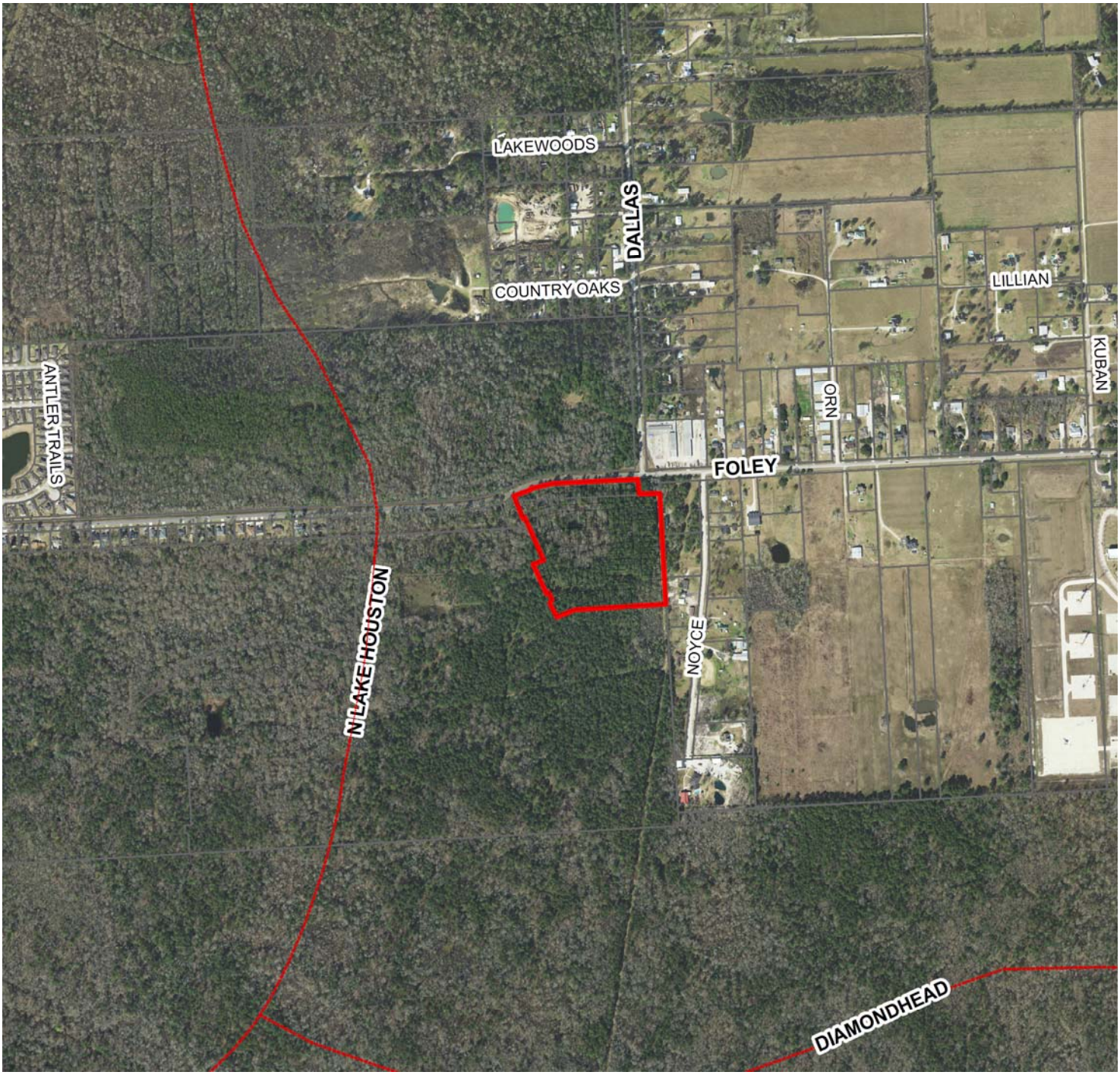
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Synova Sec 5 (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0605
Plat Name: Synova Sec 5
Applicant: EHRA
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 exceed intersection spacing by not extending, nor terminating in a cul-de-sac, Hanna Nash Road (Dallas Road).

Chapter 42 Section: Sec 42-134

Chapter 42 Reference:

Street Exception (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

(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;

Synova Sec 5 is within the approved Synova General Plan (GP) and is a partial replat of Reserve D of the Lake Shadows Sec 3 replat as recorded in Volume 191, Page 49 of the Harris County Map Records. Synova 5 was previously approved as a preliminary plat (2023-2366) with a markup to abandon the right-of-way (ROW) of Hanna Nash Road prior to the submittal of a final plat. This markup took the place of a previously requested and then withdrawn variance not to extend Hanna Nash Road. The process of abandoning and replatting ROW is not conducive to the schedule for approving road and infrastructure plans for Synova 5 through Harris County, thus this new preliminary plat application is re-requesting a variance. Hanna Nash Road is a dedicated, yet unconstructed ROW located south of Foley Road, abutting Section 5 of the Synova GP in Houston's extraterritorial jurisdiction (ETJ). The requested variance is to not extend Hanna Nash Road through Synova Sec 5 nor terminate the ROW with a cul-de-sac. Per Sec 42-134, five criteria must be met in order to not be required to extend a street. This plat application request meets three of those conditions as follows. The ROW for Hanna Nash Road was dedicated by deed and is recorded in Volume 2334, Page 467 of Harris County Deed Records. Hanna Nash Road (also Dallas Road) is on the City of Houston Major Thoroughfare and Freeway Plan north of Foley Road as a major thoroughfare to be widened. However, no alignment for Hanna Nash Road exists on the MTFP south of Foley Road. An extension of Hanna Nash Road is not shown within

the approved Synova GP since other internal local streets circulate vehicular traffic through the development. The ROW measures 106.12-feet deep off Foley Road and 157.12-feet wide. Although an odd shape for ROW, it represents a platted one lot in depth. The remaining two conditions of 42-134 are not being met which results in the following variance request. The fourth condition to meet requires that the proposed subdivision will not continue residential development. Although Synova Sec 5 is a residential subdivision, the Synova GP has shown a new internal street pattern that does not use Hanna Nash Road as a connection to Foley Road. The fifth condition is a requirement to meet intersection spacing requirements. Without Hanna Nash Road intersecting Foley Road, the resulting intersection spacing along the southern ROW of Foley Road is measured from the eastern ROW of Violet Thistle Drive in Synova Sec 1 to the western ROW of Golf Club Drive, a major collector. This distance measures 5,311-feet. Noyce Road is a private street 1,389-feet from Violet Thistle Drive which serves only residential estate lots and is not able to be extended south. It is important to note that the Synova GP is approximately 3,740-feet long adjacent to and along Foley Road. In that distance, the GP provides for two local street connections to Foley Road as well as the dedication of East Lake Houston Parkway, a major thoroughfare. Those street intersections meet Chapter 42 requirements along the property boundaries within our control. Extension of Hanna Nash Road would not contribute to the intersection spacing under Synova's control nor provide significant additional local circulation. This makes the resulting intersection spacing measured from Violet Thistle Drive moot since Hanna Nash Drive would not meet intersection spacing requirements measured to Golf Club Drive either.

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

Hanna Nash Road, along with multiple other stub streets, were platted south of Foley Road as part of the Lake Shadows sections 1-3 many decades prior to the Synova GP. In fact, all lots in these sections were platted to take access from Foley Road with no additional platting having taken place past the single lot depth off the southern ROW of Foley Road. Thus, no future extension of Hanna Nash Road south of Foley Road has ever been planned.

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

The Synova GP includes the extension of East Lake Houston Parkway south of Foley Road per the City of Houston Major Thoroughfare and Freeway Plan which will provide appropriate regional circulation. The extension of Hanna Nash as a local street is not necessary since the lots being replatted out of Lake Shadows Sec 3 will now have internal access on new local streets within Synova Sec 5 and adjacent Synova sections. Not extending Hanna Nash Road does not affect any other adjacent properties.

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

Public health, safety and welfare are not negatively impacted by granting this variance. Hanna Nash Road was never constructed south of Foley Road, thus no change will be present to vehicular traffic on Foley Road. Currently platted and future local streets will provide the necessary public connectivity within Synova GP.

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

Justification for this variance request rests with the fact that Hanna Nash Road was never constructed, does not provide access to any tracts, and access to replatted lots within Synova Sec 5 are provided by other appropriate local streets. It is reasonable to assume that Hanna Nash Road might have served future development south of Foley Road. However, since Synova GP is planning and platting new street patterns that conform to Chapter 42 and extending East Lake Houston Parkway, local and regional circulation issues are being addressed and an extension of Hanna Nash Road is no longer necessary.

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 24, 2024

Dear Property Owner:

Reference Number: 2024-0605, Synova Sec 5, a partial replat of "Lake Shadows Sec 3 Replat of Block1 & Block 7 & Parts of Blocks 2 & 6", being a portion of Reserve D in Block 7 as recorded in Volume 191, Page 49 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Foley Road, at the end of Dallas Road. The purpose of the replat is to create One-Hundred and twenty (120) Lots and two (2) reserves as part of a single-family subdivision. The applicant, **Christopher Browne**, with **EHRA,** on behalf of the developer, Jen Holdco 23 LLC, can be contacted at **713-337-7447** 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 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, June 13, 2024 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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

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

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

- **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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- **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.

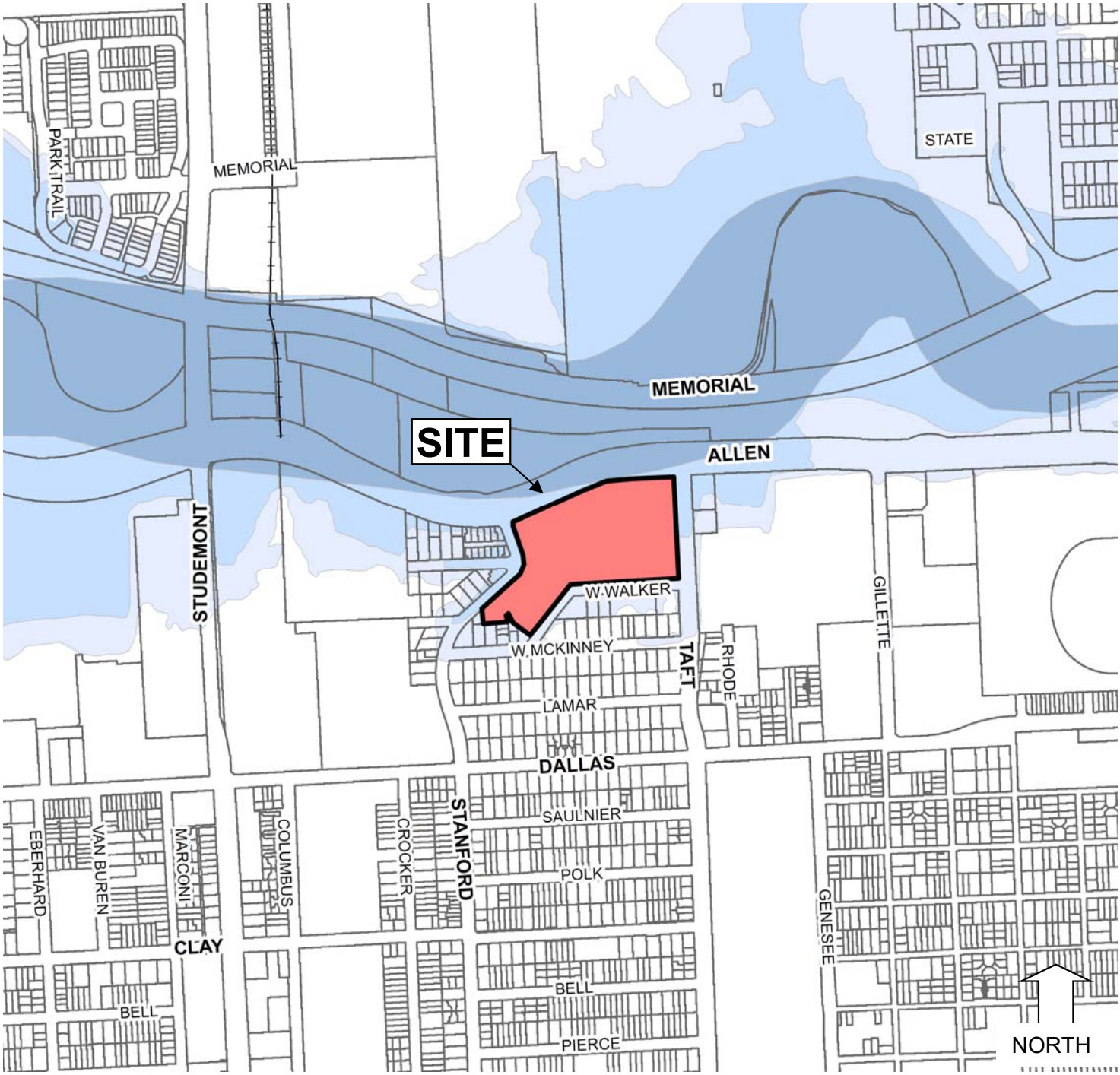
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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: 141

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3 (DEF 1)

Applicant: C.L. Davis & Company



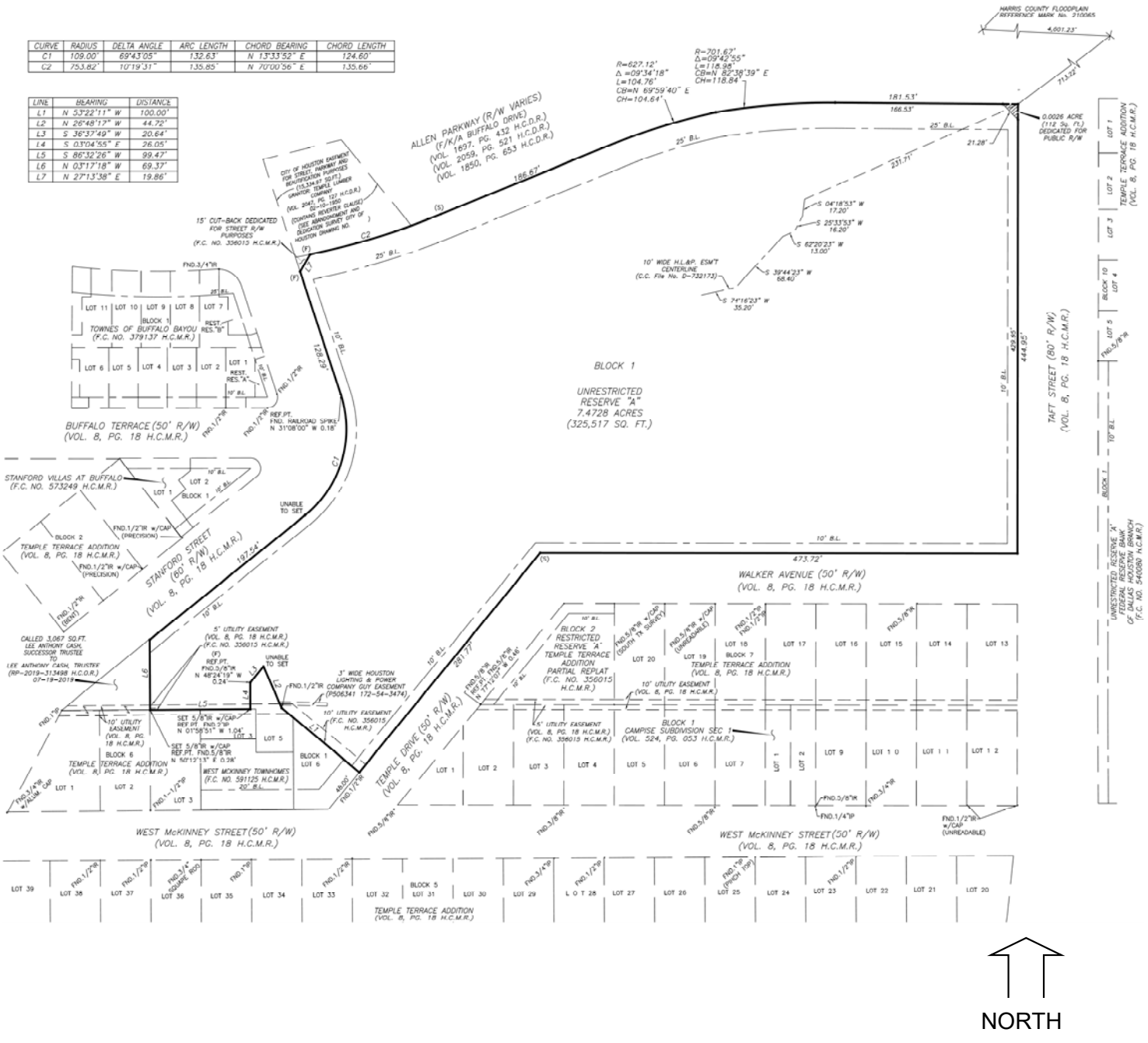
C – Public Hearings Site Location

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3 (DEF 1)

Applicant: C.L. Davis & Company



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	109.00'	69°43'05"	132.63'	N 13°33'52" E	124.60'
C2	753.82'	10°19'31"	135.85'	N 70°00'56" E	135.66'

LINE	BEARING	DISTANCE
L1	N 53°22'11" W	100.00'
L2	N 26°48'17" W	44.72'
L3	S 36°37'49" W	20.64'
L4	S 03°04'55" E	26.05'
L5	S 86°32'26" W	99.47'
L6	N 03°17'18" W	69.37'
L7	N 27°13'38" E	19.86'

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Temple Terrace Addition partial replat no 3 (DEF 1)

Applicant: C.L. Davis & Company



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 24th, 2024

Dear Property Owner:

Reference Number: 2024-0873; Temple Terrace Addition partial replat no 3, a partial replatting of Temple Terrace Addition Partial Replat, Unrestricted Reserve "A", Block 1, as recorded in Volume 356, Page 015, Harris County Map Records and Temple Terrace Addition, Lots 3 - 18, Block 9 and Lots 1 - 16, Block 8 as recorded in Volume 08, Page 18, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south of Allen Parkway, west of Taft Street and east of Stanford Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Chuck Davis,** with **C.L. Davis & Company**, on behalf of the developer, can be contacted at **281-482-9490** 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, June 13, 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.

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

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.

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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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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

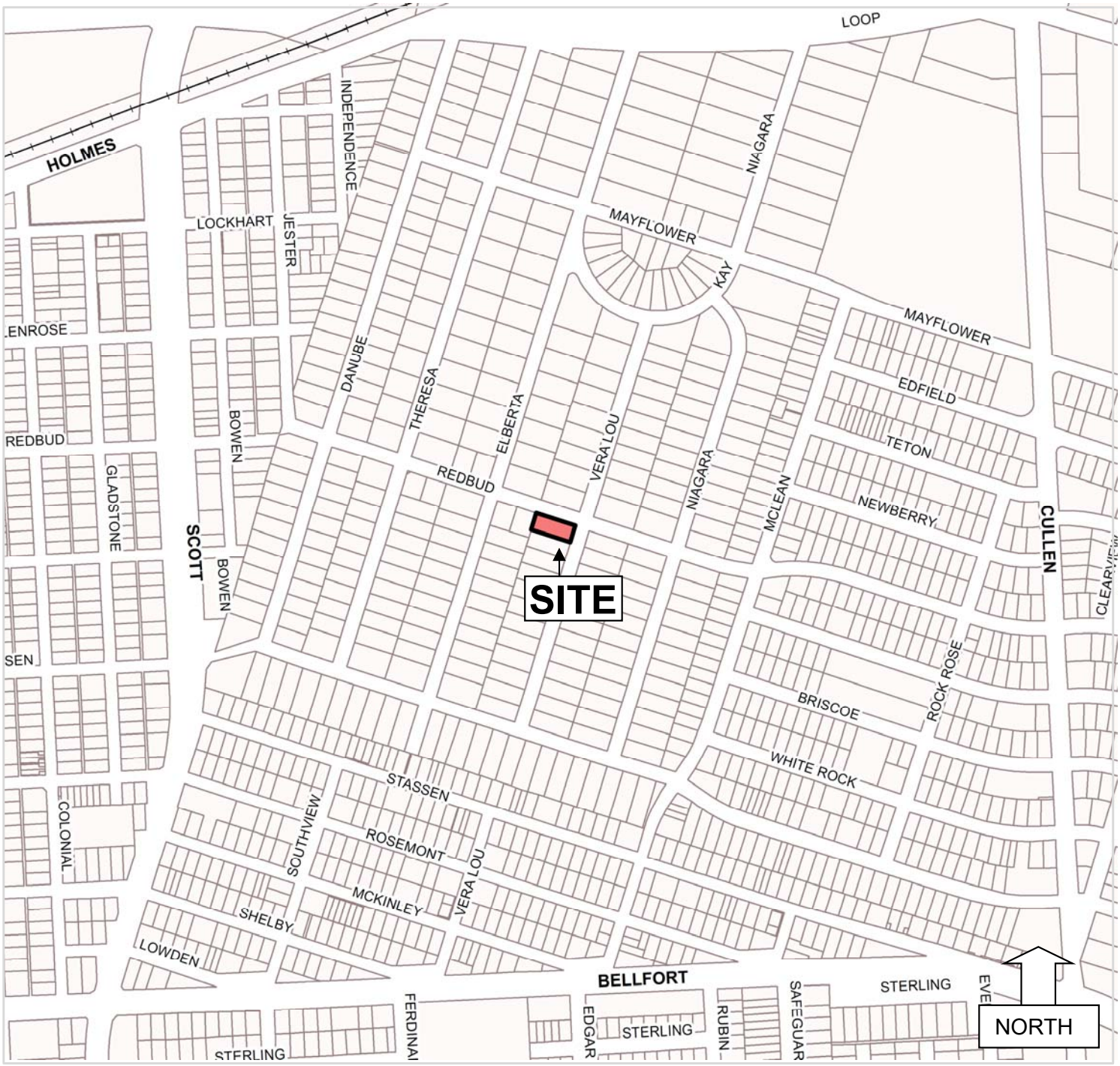
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 142

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Vera Lou Homes (DEF 2)

Applicant: Pioneer Engineering, LLC



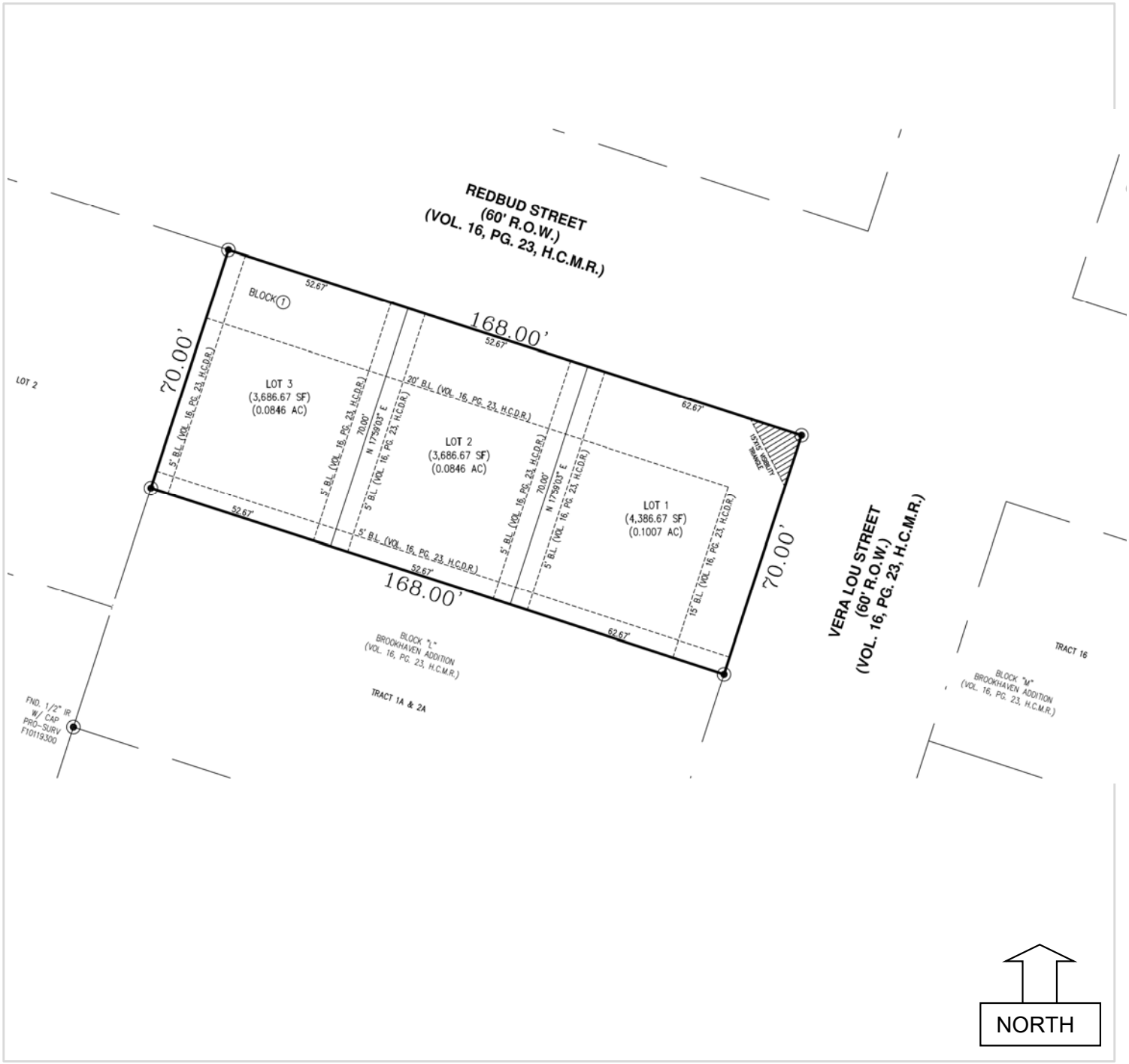
C – Public Hearings Site Location

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Vera Lou Homes (DEF 2)

Applicant: Pioneer Engineering, LLC



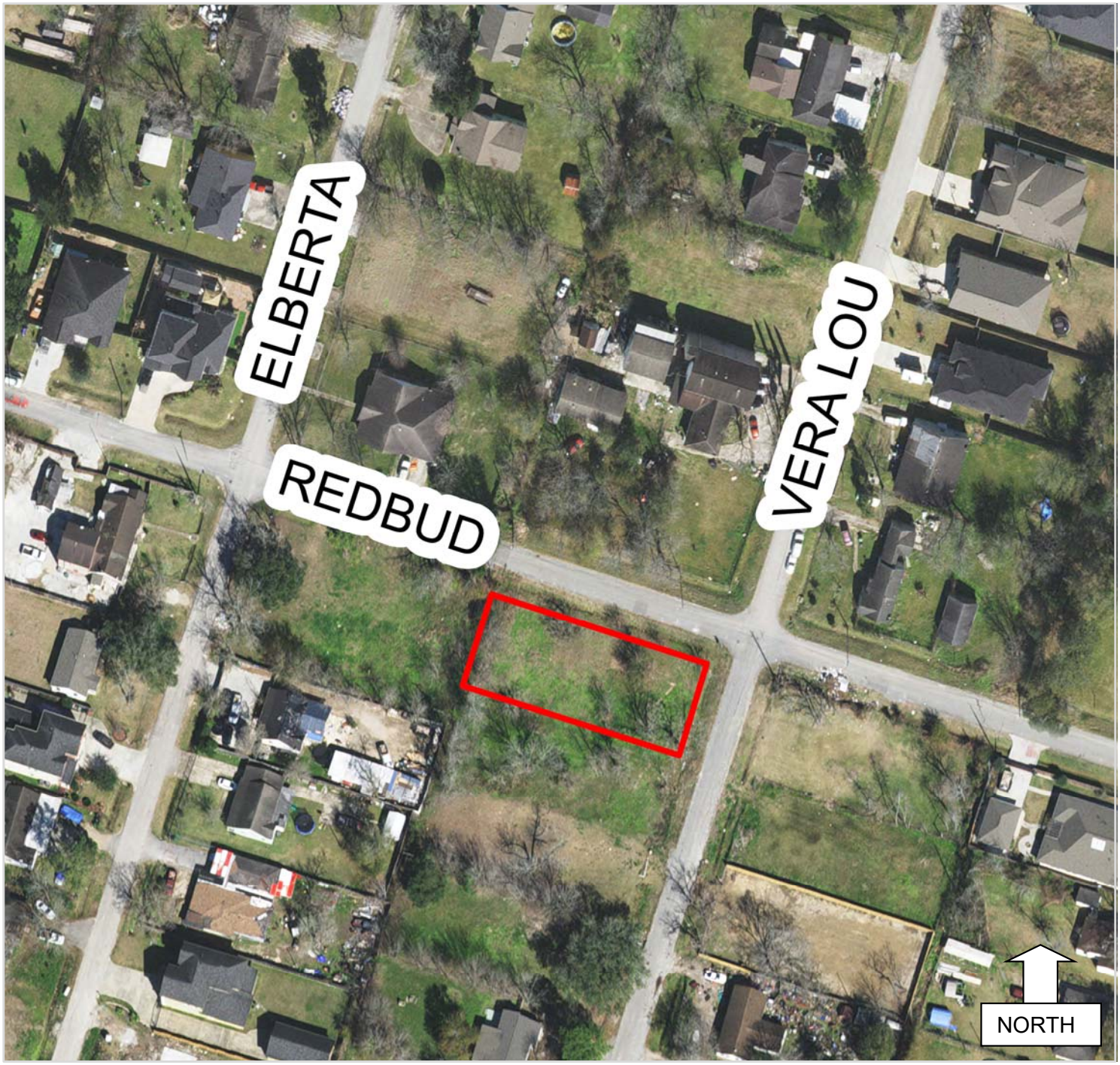
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 142

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Vera Lou Homes (DEF 2)

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

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.

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

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.

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.
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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

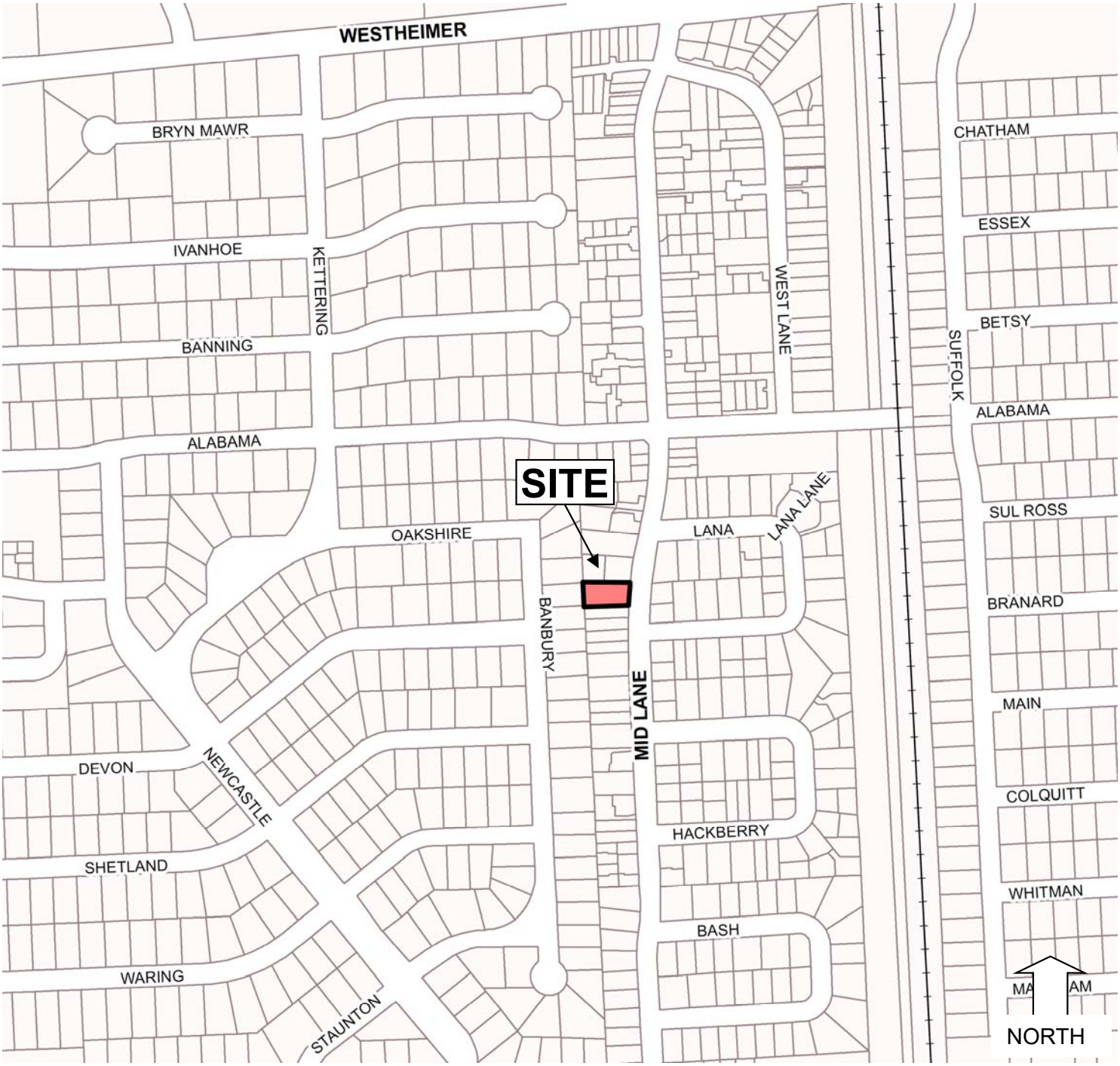
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 143

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF 2)

Applicant: Momentum Engineering



C – Public Hearings Site Location

Houston Planning Commission ITEM:143

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF 2)

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'

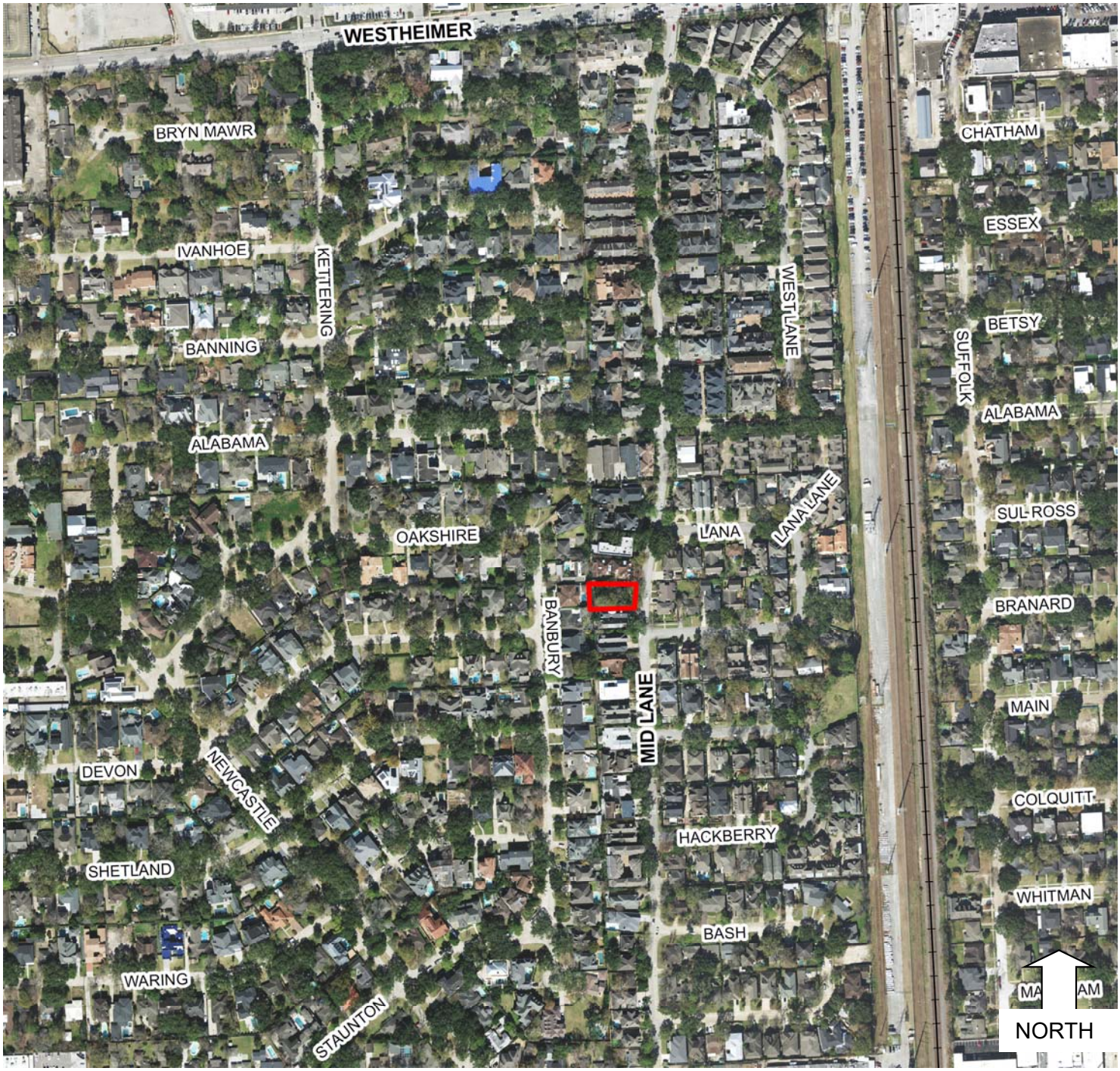
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: West Lane Annex partial replat no 7 (DEF 2)

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

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, at least 24 hours in advance of the meeting. 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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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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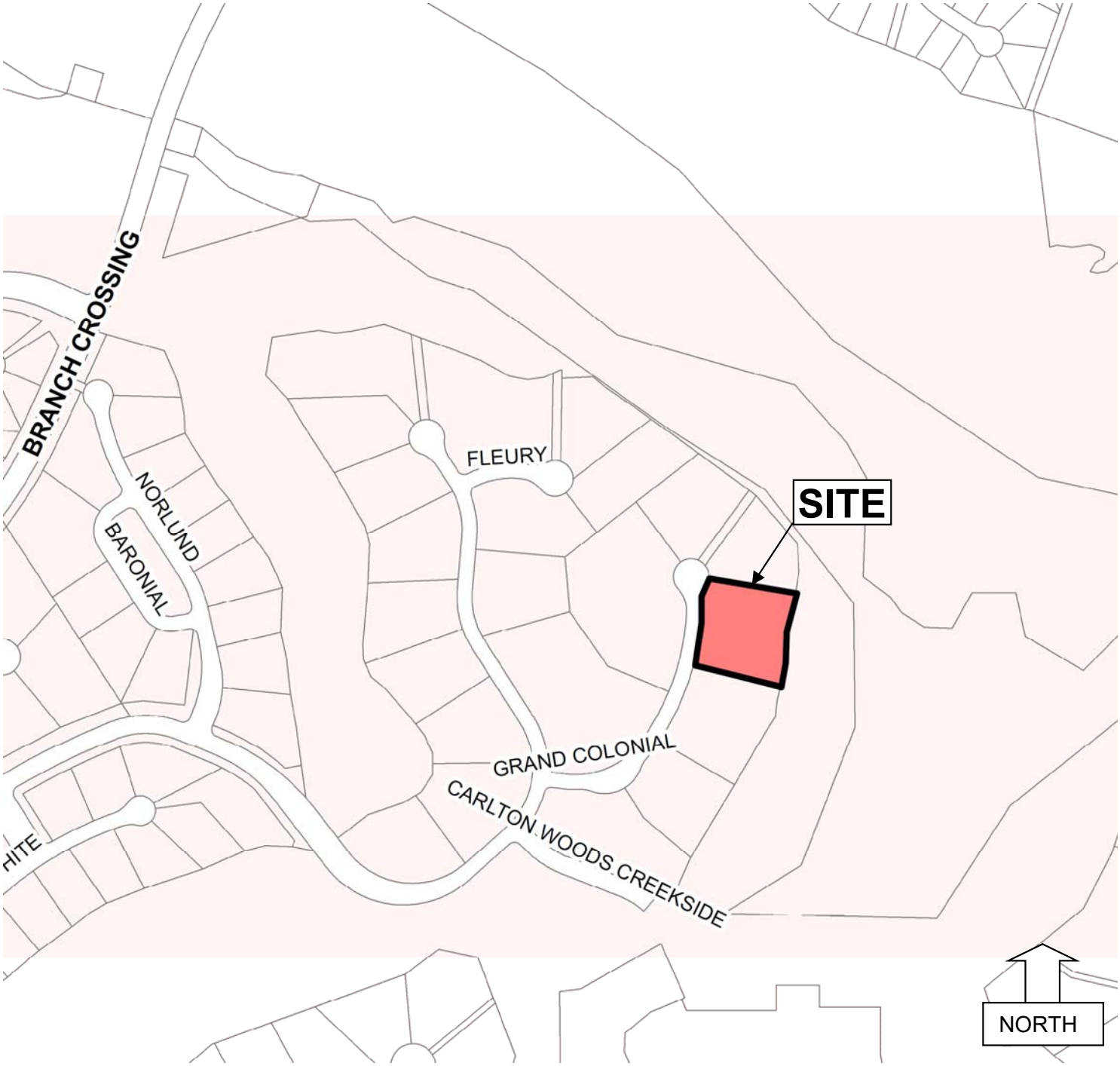
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Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF2)

Applicant: Texas Professional Surveying, LLC



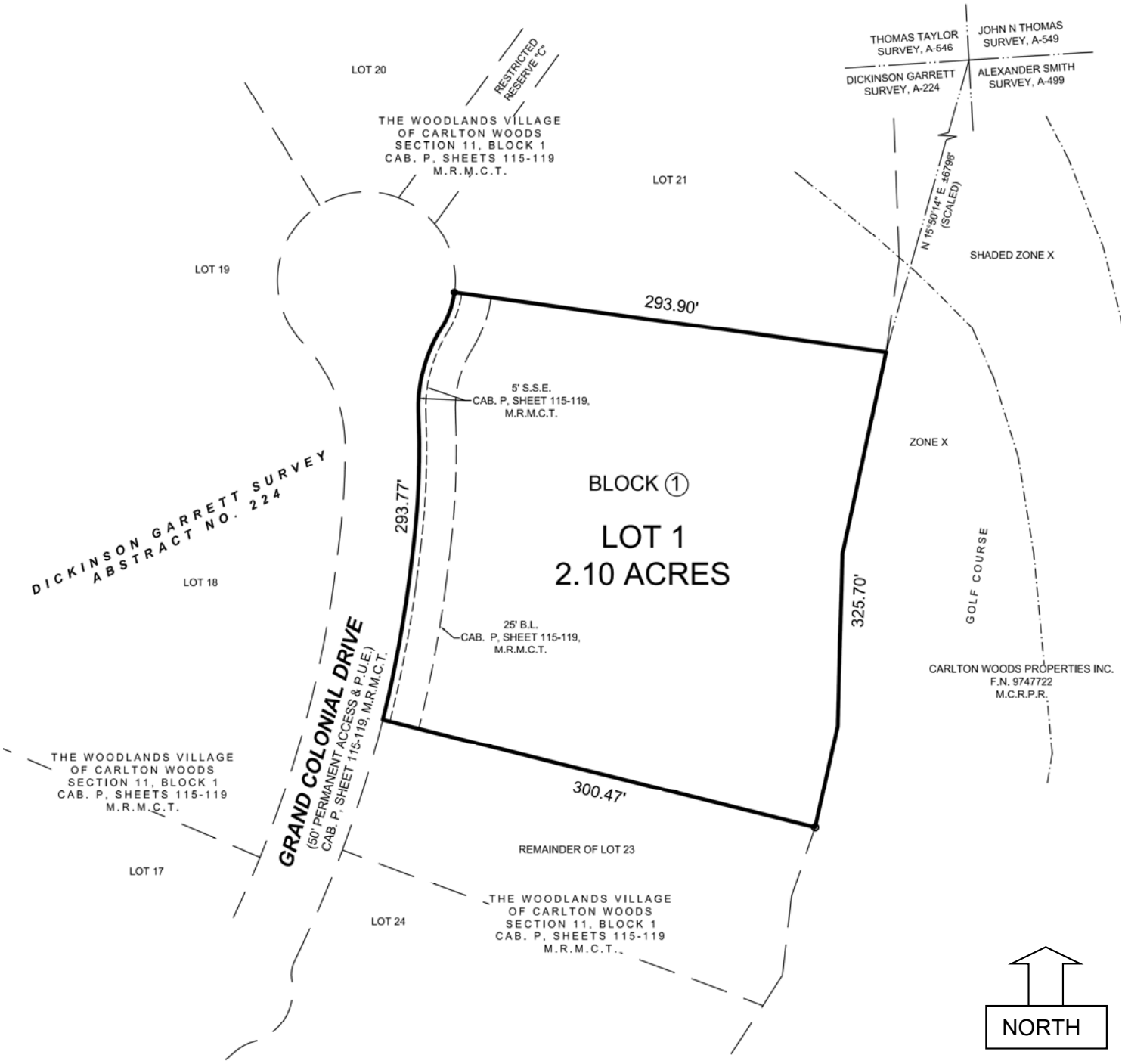
C – Public Hearings Site Location

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF2)

Applicant: Texas Professional Surveying, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Woodlands Village of Carlton Woods Sec 11 partial replat no 1 (DEF2)

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.

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 **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

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, at least 24 hours in advance of the meeting. 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

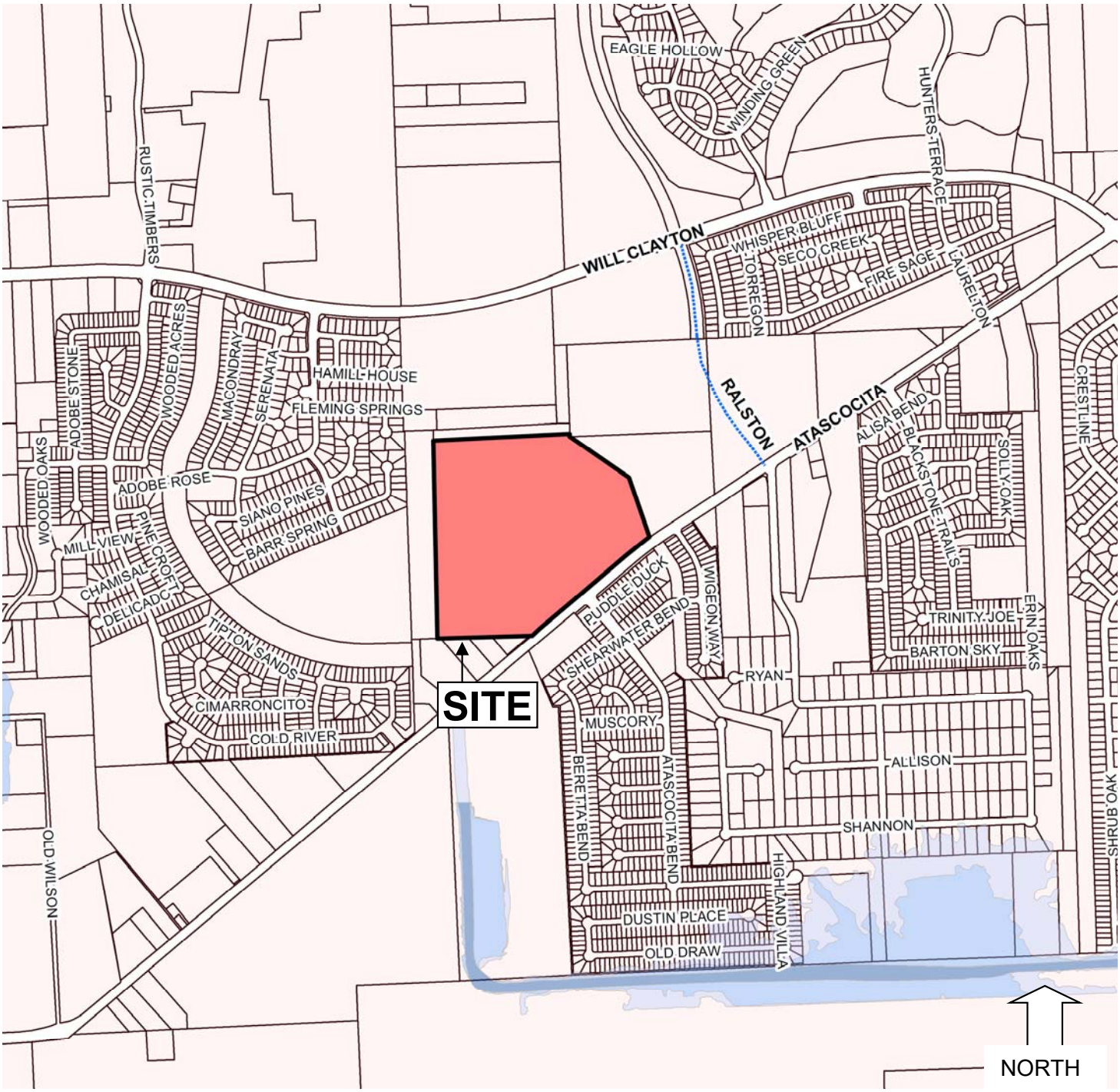
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 145

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Atascocita Road Campus Reserve (DEF 1)

Applicant: EHRA



D – Variances

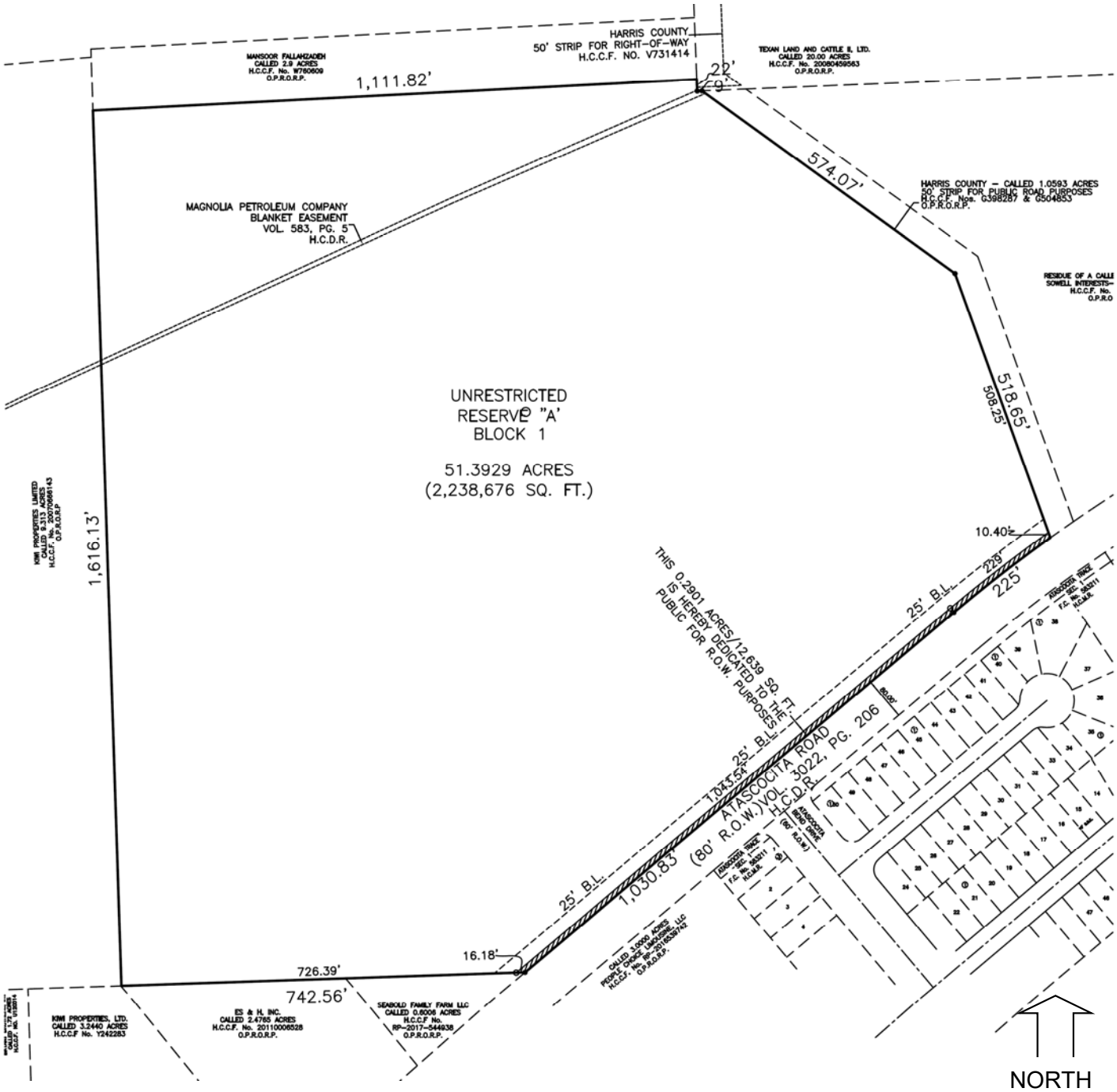
Site Location

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Atascocita Road Campus Reserve (DEF 1)

Applicant: EHRA



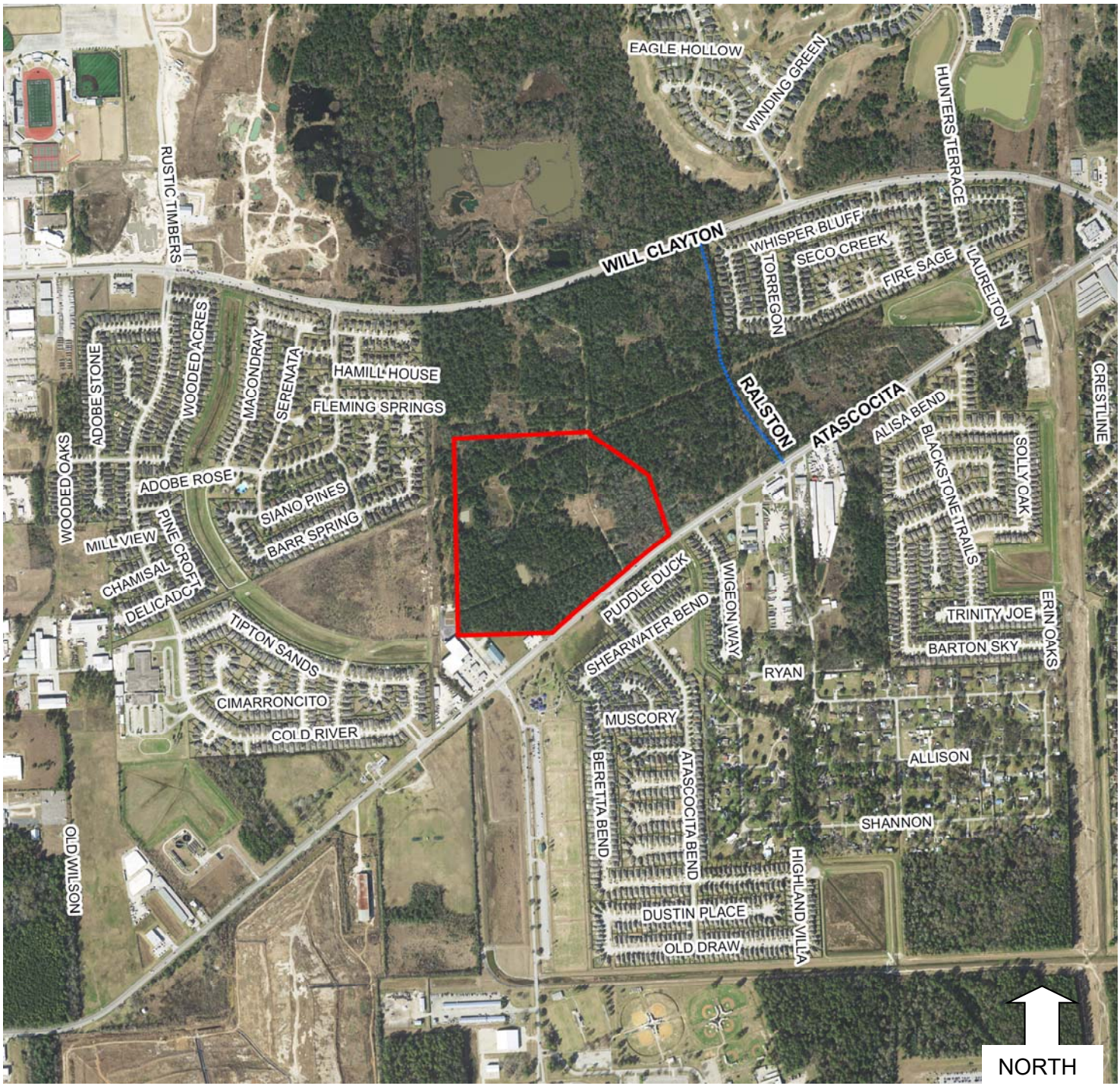
D – Variances Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 06/27/2024**

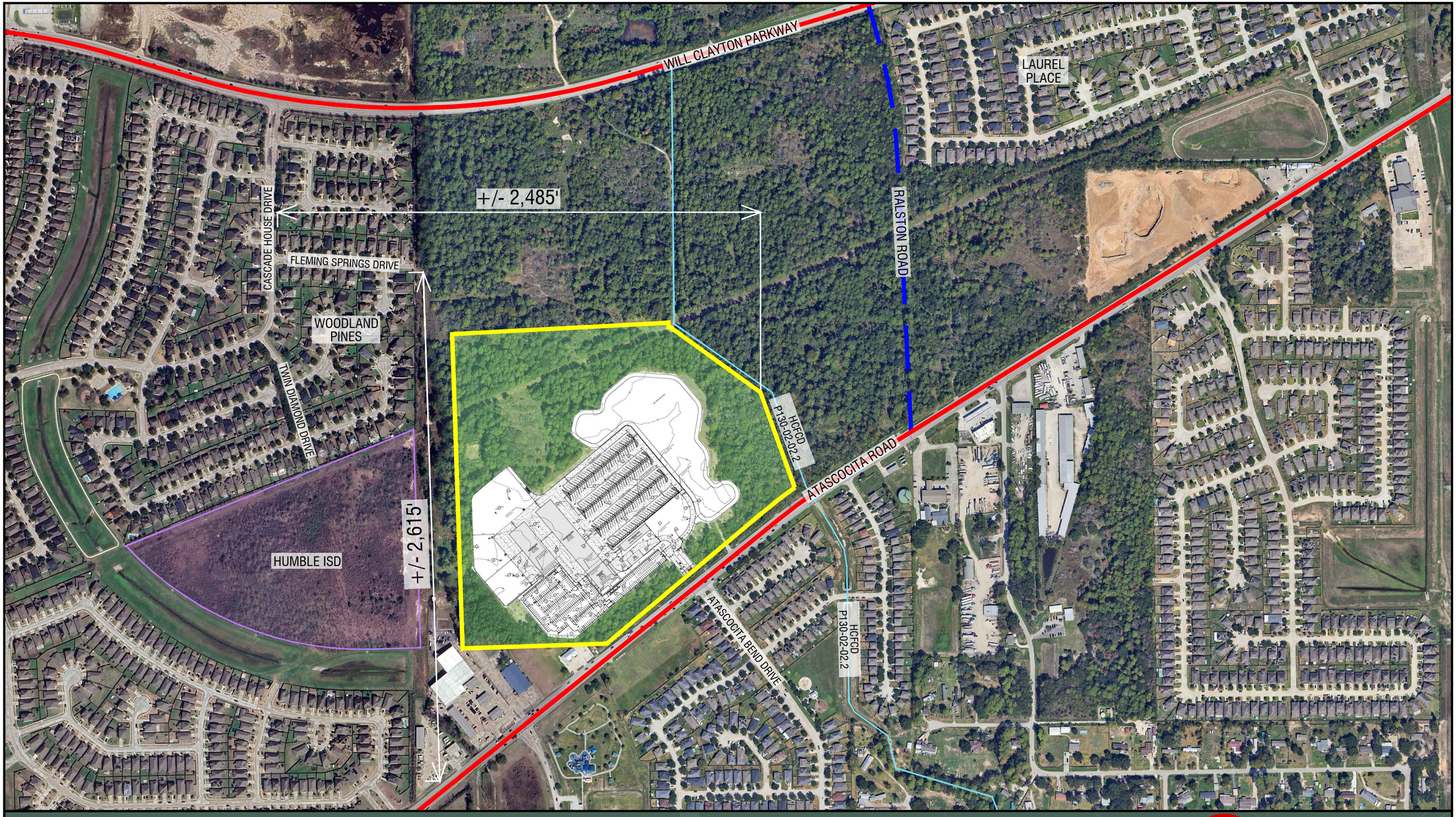
Subdivision Name: Atascocita Road Campus Reserve (DEF 1)

Applicant: EHRA



D – Variances

Aerial



Atascocita Road Campus: Variance Exhibit

Harris County, Texas

June 3, 2024

0 225' 450'

SCALE: 1"=450'
TRUE SCALE AT 11" x 17"

NORTH

EHRA JOB NO.
241-046-00

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

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

P:\241-046-00\Plat\FPLAT\Atascocita Road Campus_Variance Exhibit.dwg May 31, 2024-12:15pm Edited by: PLipetska

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1138
Plat Name: Atascocita Road Campus Reserve
Applicant: EHRA
Date Submitted: 06/03/2024

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

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

Variance to not provide an east/west or north/south public street through the subject tract.

Chapter 42 Section: : 42-128 (a)

Chapter 42 Reference:

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

Statement of Facts

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

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

Atascocita Road Campus Reserve is located north of Atascocita Road (a major thoroughfare) and south of Will Clayton Parkway (a major thoroughfare), in the City's extraterritorial jurisdiction. The 51.683-acre site is a proposed Waste Management industrial campus. The campus will include office space for fleet and route managers, a 6-acre wet detention pond, landscape and open space, parking for garbage trucks not in use, and a large maintenance, repair, and welding area for garbage trucks and garbage dumpsters. Meeting the 1,400' block length requirement is impractical due to existing development and incompatible surrounding land uses.

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

The existing neighborhood to the west (Woodland Pines Section 8) is developed and blocks a portion of area where an east/west connection can be made. Fleming Springs Drive is an existing stub street which can provide future east/west connectivity but is located north of the subject site. Furthermore, the undeveloped area to the west is owned by Humble ISD and will likely be a future school site. Connectivity to the school property can be achieved through existing residential streets. Providing an additional east/west public street will not significantly improve mobility in this area since a roadway cannot be extended further west beyond the Humble ISD property due to existing development. Future Ralston Road is aligned approximately 700-feet to the east and will provide north/south connectivity between Will Clayton Parkway to the north and Atascocita Road. This alignment is on the Major Thoroughfare and Freeway Plan and negates the need for a north/south public street through the subject tract.

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

The primary land use for this site is an industrial campus for truck and equipment maintenance. This use requires a large tract because of the number of trucks to be serviced, which equates to the need for large square footage buildings, large parking areas, repair facilities, and required on-site detention. The 1,400' block length requirement for local streets interferes with contiguous operation of the proposed land use. However, existing major thoroughfares Will Clayton Parkway and Atascocita Road, as well as future major collector Ralston Road provide adequate mobility in the area for future development of land to the north and east. The existing road network within the Woodland Pines subdivision provides adequate circulation to the west and connectivity of an industrial site to a potential school site is obviously undesirable.

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

Public health, safety and welfare are not negatively impacted by granting this variance since heavy industrial vehicles and light residential traffic will be kept separated.

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

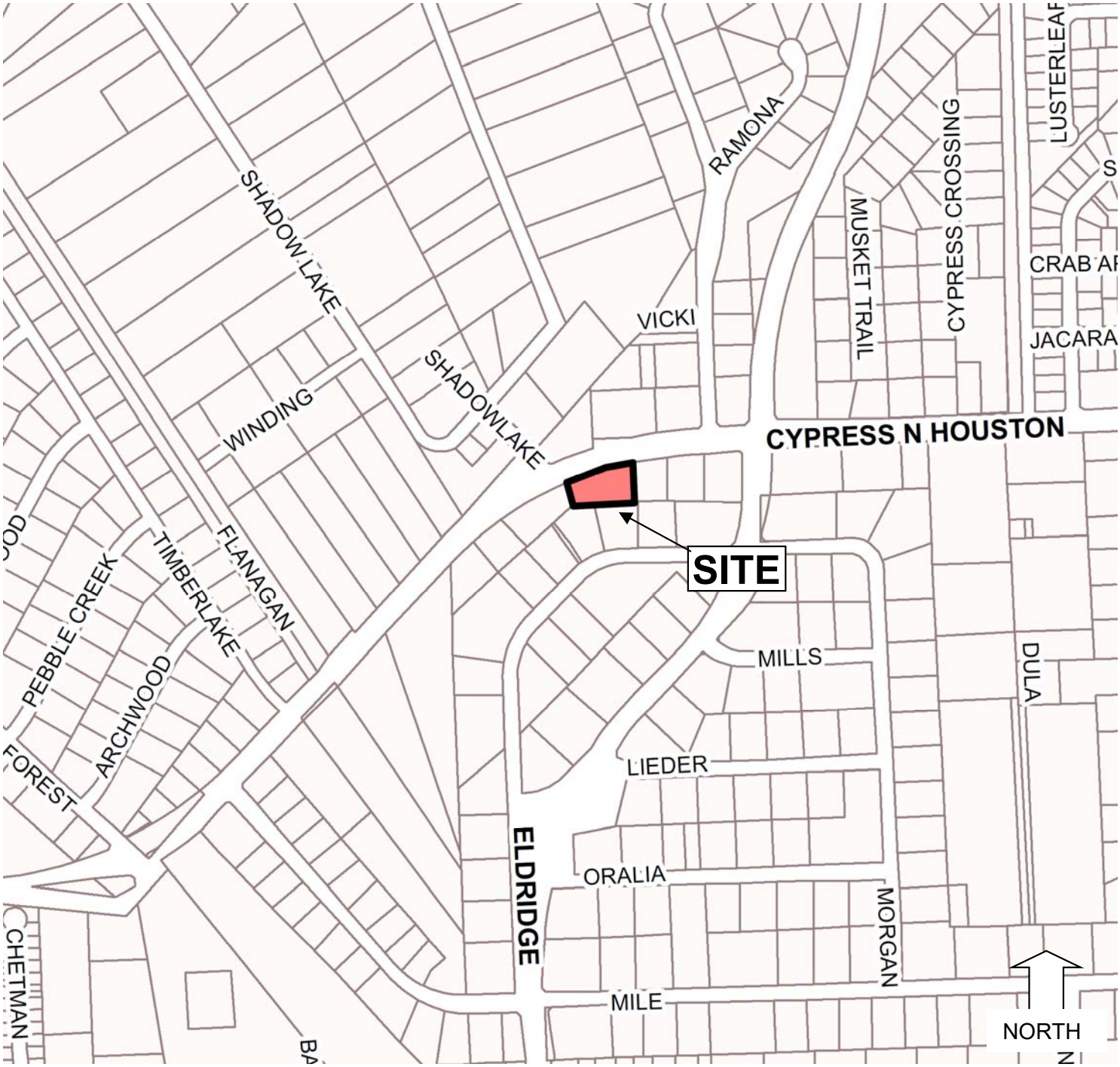
Justification for this variance rests with incompatible land use proposed by the heavy industrial site and surrounding existing single family residential development.

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston (DEF 2)

Applicant: MD LAND DEVELOPMENT SERVICES



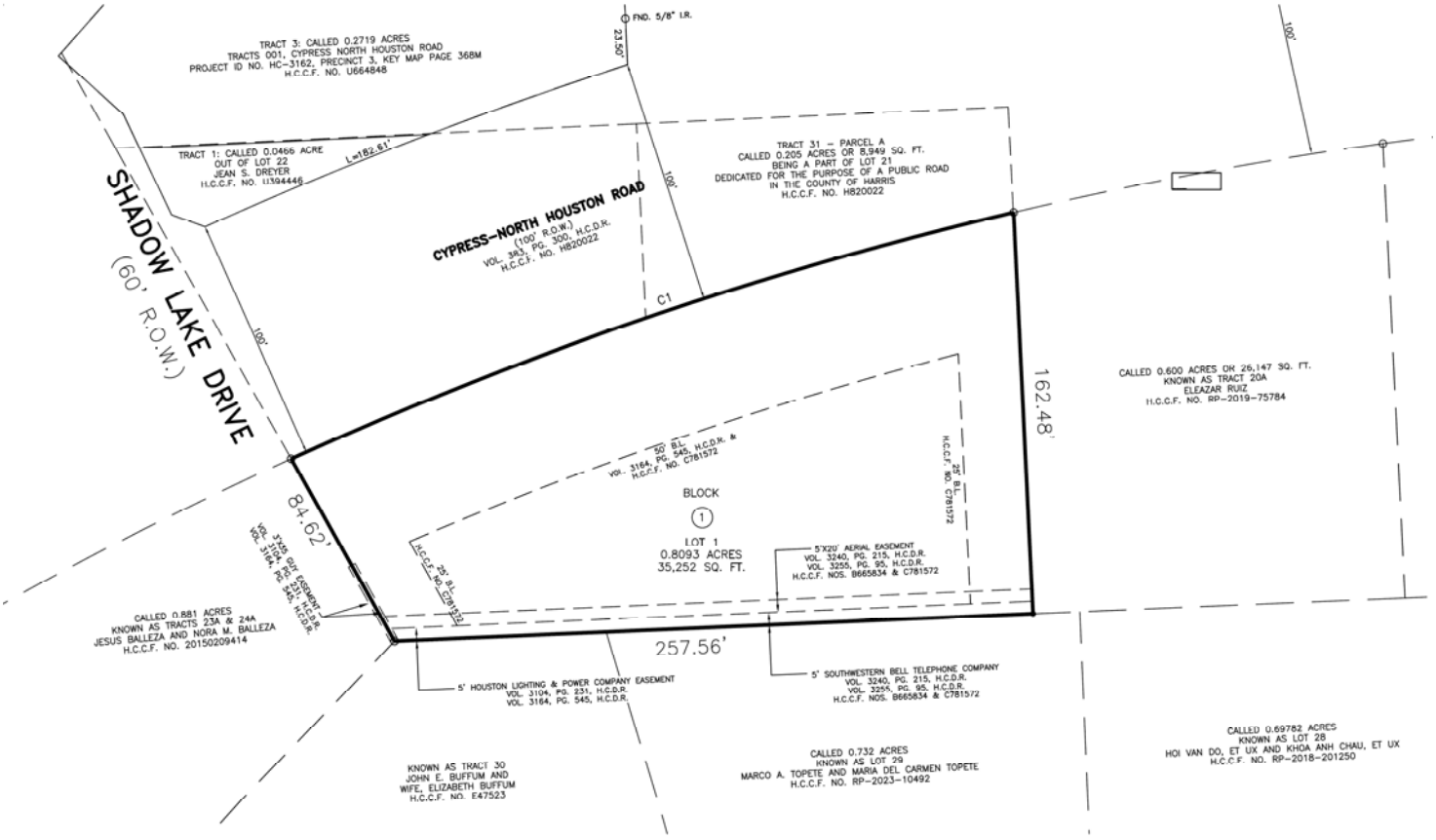
D – Variances **Site Location**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston (DEF 2)

Applicant: MD LAND DEVELOPMENT SERVICES



D – Variances **Subdivision**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: City Center Capital LLC at Cypress North Houston (DEF 2)

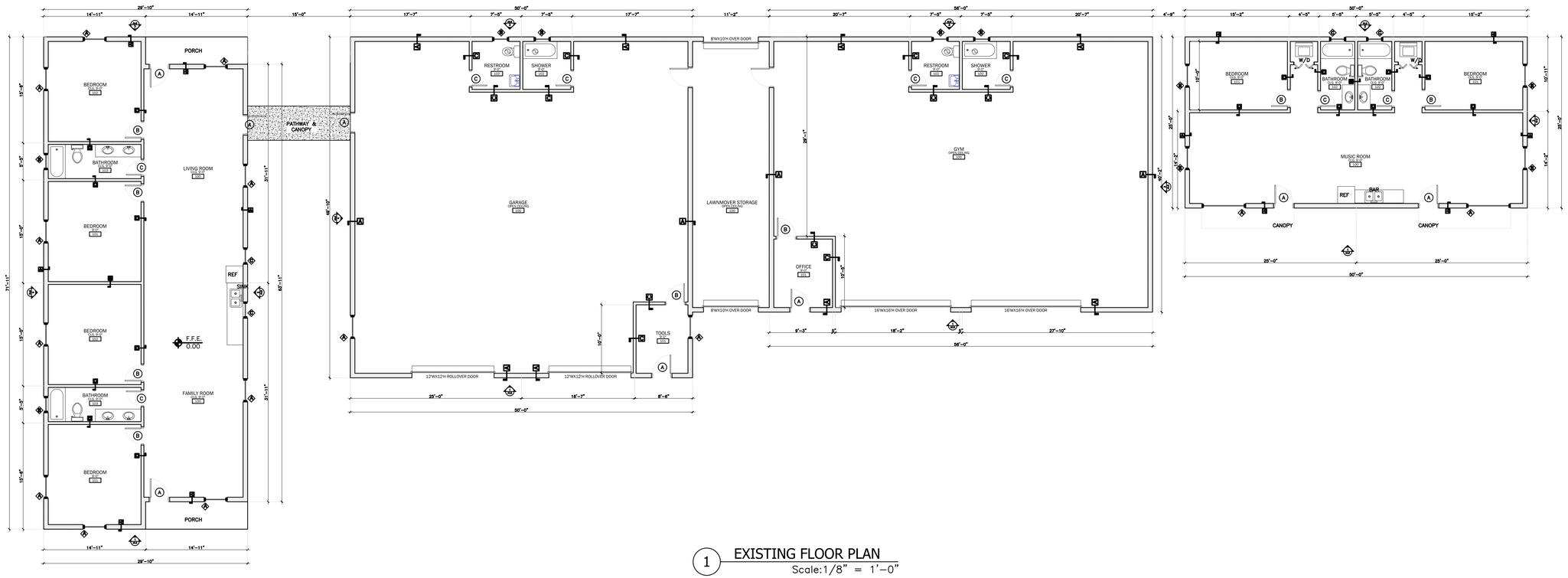
Applicant: MD LAND DEVELOPMENT SERVICES



D – Variances

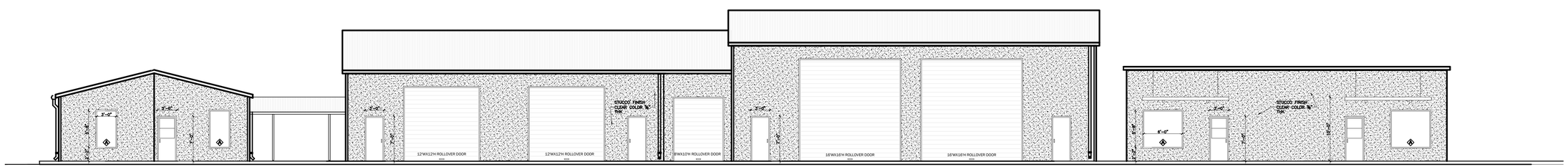
Aerial

PROPRIETARY NOTICE: CTmore Inc. Reserves all rights to the content of this document. Any use of the contents of this documents or reproduction thereof in any form shall not be made without prior written authorization. Acceptance of this documents shall be acknowledged agreement of the Proprietary Notice.



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

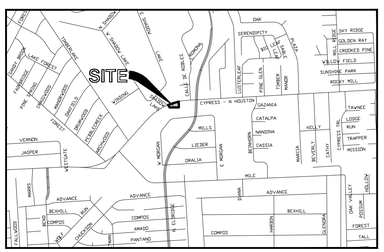
DATE
05/01/2024

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.

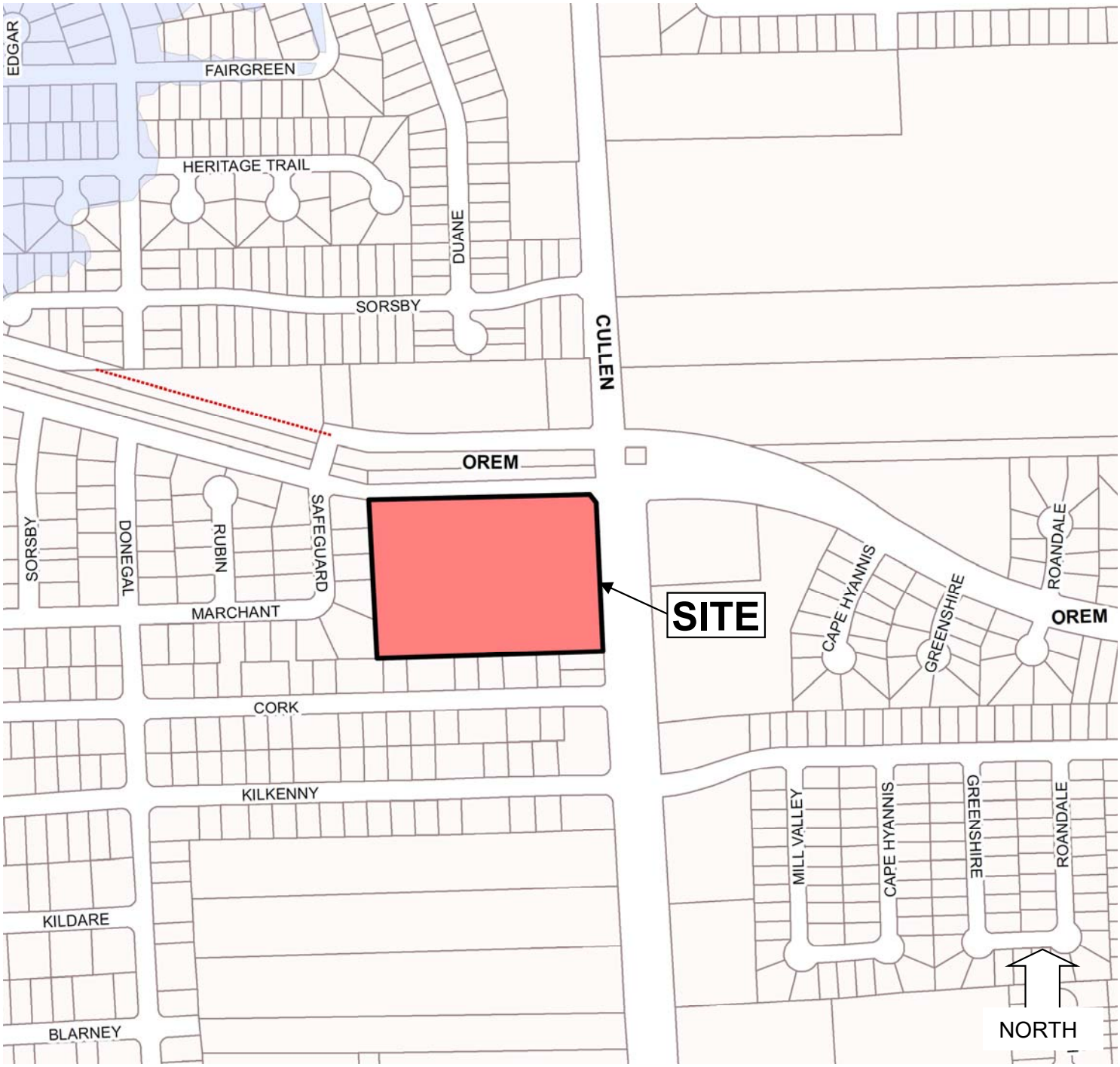
Economic hardship is not the sole justification for the variance. The owner, City Center Capital, LLC, wants to maximize the use of the land to its fullest capacity given circumstances that he did not create when he bought these properties not meeting the One (1) acre requirement fronting a Major Thoroughfare.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cullen Acres (DEF 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

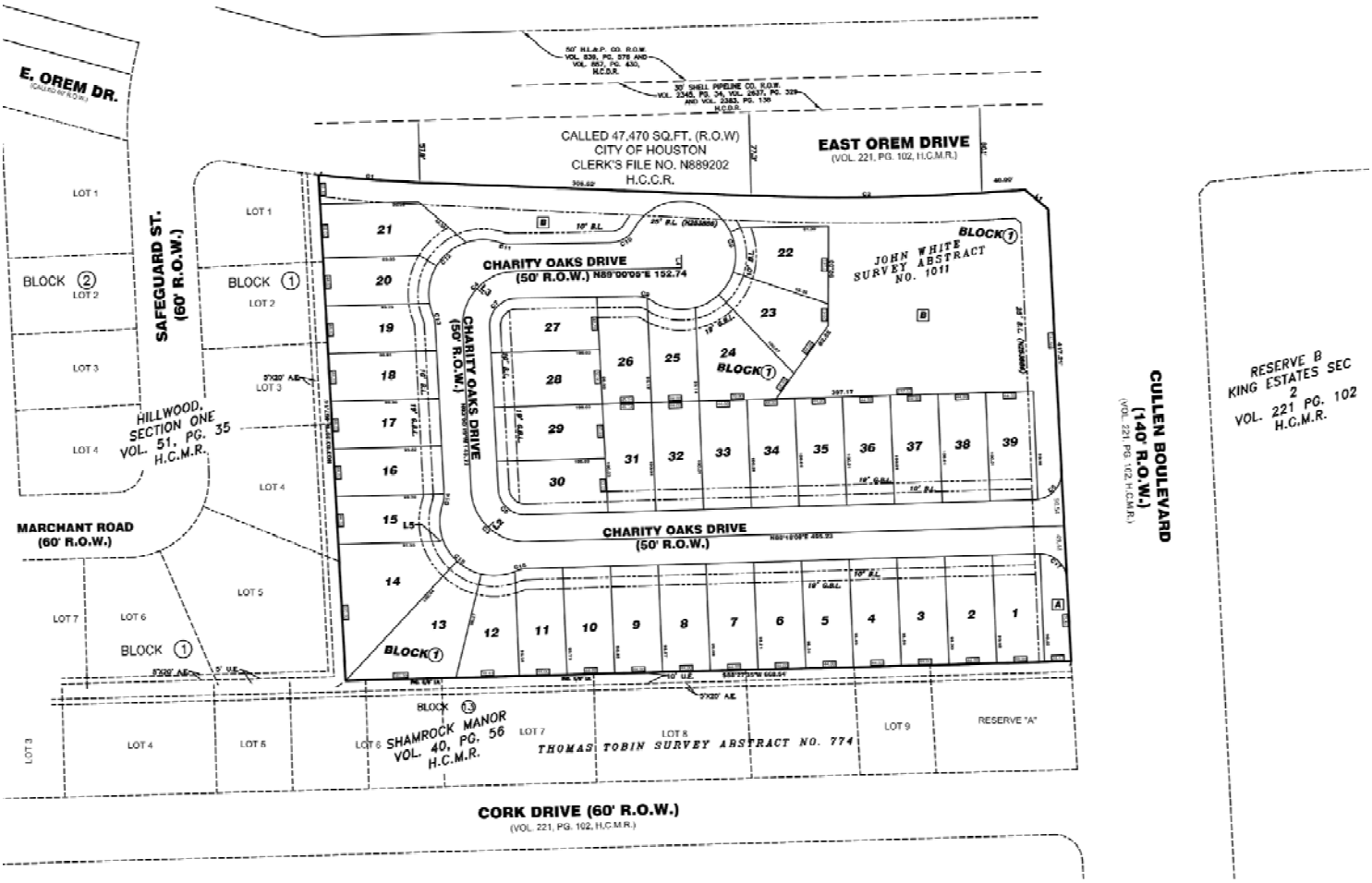
Site Location

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cullen Acres (DEF 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances **Subdivision**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cullen Acres (DEF 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Aerial

GRATE INLET | LIGHT STANDARD | CONCRETE | IRON FENCE | ELECTRIC BOX | CONTROLLING MONUMENT (10-31-23)
Δ DSN | WATER VALVE | COVERED | WOOD FENCE | POWER POLE
MH MANHOLE | CLEAN OUT | CALL | POWER LINE | GUY ANCHOR | CHAIN LINK FENCE
ST STORM MANHOLE | S SANITARY MANHOLE | BOLLARD | EDGE OF ASPHALT | WATER METER | FIRE HYDRANT

LEGEND

AE = AERIAL EASEMENT
BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
MH = MANHOLE
OHU = OVERHEAD UTILITIES
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = BOUNDARY LINE
PP = POWER POLE
R.C.P. = REINFORCED CONCRETE PIPE
SAN MH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE
UE = UTILITY EASEMENT
WLE = WATERLINE EASEMENT

COMMON ABBREVIATIONS

CALLED 2.4063 ACRES
JULIAN GARCIA
H.C.C.F NO. RP-2016-563187

RESERVE "A"
OREM PLAZA, SEC. 1
VOL. 167, PG. 105,
H.C.M.R.

UNRESTRICTED
RESERVE "B"

OREM CENTER
VOL. 264, PG. 1
H.C.M.R.

UNRESTRICTED
RESERVE "A"

50' H.L.&P. CO. R.O.W.
VOL. 839, PG. 576 AND
VOL. 857, PG. 430,
H.C.D.R.

30' SHELL PIPELINE CO. R.O.W.
VOL. 2345, PG. 34,
VOL. 2637, PG. 329 AND
VOL. 2383, PG. 138
H.C.D.R.

EAST OREM DRIVE
(CALLED 60' R.O.W.)

E. OREM DR.
(CALLED 60' R.O.W.)

HILLWOOD, SECTION ONE
VOL. 51, PG. 35
H.C.M.R.

FND. RAILROAD SPIKE

N: 13793609.08
E: 3125408.74

P.O.B.
SET 5/8" I.R.
W/TRI-TECH CAP

N03°15'W 0.97'

FND. 1" I.P.

FNC. 2.0' OUTSIDE P.L.

FND. 1/2" I.R.
BEARS N 31°27' E 0.7'

R.O.W. LINE OREM

S87°42'39"E 305.52'

R.O.W. LINE

UNIMPROVED

CALLED 47,470 SQ.FT. (R.O.W)
CITY OF HOUSTON
CLERK'S FILE NO. N889202
H.C.C.R.

FND. 1/2" I.R.
W/CAP "RPLS 2063"
BEARS N 08°46' E 0.6'

FND. 1/2" I.R.

N86°12'01"E 40.00'

FND. 1/2" I.R.

EAST OREM DRIVE
(VOL. 8546 PG. 185 H.C.D.R.)

25' B.L. (N253886)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

BLOCK 2

BLOCK 1

BLOCK 13

SAFEGUARD ST. (60' R.O.W.)

MARCHANT ROAD (60' R.O.W.)

CORK DRIVE (60' R.O.W.)

CULLEN BOULEVARD (140' R.O.W.)
(VOL. 221, PG. 102, H.C.M.R.)

N01°15'W 467.88' M.&B.

S02°54'20"E 417.21'

S88°27'35"W 668.54'

FNC. 2.9' OUTSIDE P.L.
FND. 1" I.P.

FNC. 2.7' OUTSIDE P.L.

FNC. 3.1' OUTSIDE P.L.
FND. 1" I.P. BEARS WEST 0.5'

FNC. 3.0' OUTSIDE P.L.
FND. 5/8" I.R.

SET 5/8" I.R.
W/TRI-TECH CAP
N: 13793142.62
E: 3125433.68

SET 5/8" I.R.
W/TRI-TECH CAP
N: 13793160.58
E: 3126101.95

FND. 1/2" I.R.
W/CAP

N: 13793577.28
E: 3126080.83

5'X20' A.E.

5' U.E.

10' U.E.

SHED ON PROPERTY LINE

SHED

APPROXIMATE SURVEY LINE

6.814 ACRES
(296,838 SQ.FT.)
CALLED 6.8267 ACRES
OREM CULLEN, L.P., A TEXAS
LIMITED PARTNERSHIP
CLERK'S FILE NO. X653907
H.C.C.R.

JOHN WHITE SURVEY ABSTRACT NO. 1011

THOMAS TOBIN SURVEY ABSTRACT NO. 774

SHAMROCK MANOR
VOL. 40, PG. 56
H.C.M.R.

RESERVE "A"

RESERVE B
KING ESTATES, SECTION 2
VOL. 221 PG. 102
H.C.M.R.

SANITARY MANHOLE 1
SANITARY MANHOLE 2
SANITARY MANHOLE 3
SANITARY MANHOLE 4
STORM MANHOLE 1
STORM MANHOLE 2
STORM MANHOLE 3
STORM MANHOLE 4
STORM MANHOLE 5
STORM INLET 1
CLUSTER
DRIVEWAY APPROACH
4' SIDEWALK
T.B.M.: CUT "D" ON STORM INLET ELEV.=44.15'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	93.58'	1316.00'	S85°42'46"E	93.56'
C2	212.55'	2000.00'	N89°14'41"E	212.45'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.85'	S49°29'28"E

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJUSTMENT

BM:
H.C.F.C.D. RM. NO. 030385
ELEV = 40.32' N.A.V.D. 1988, 2001 ADJ.)

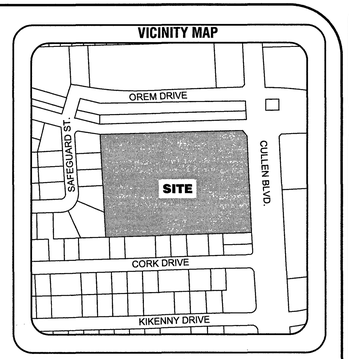
TBM:
SET CUT BOX ON NE CORNER OF CONC. STORM INLET, APPROX. 161' SOUTH FROM THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST SIDE OF CULLEN BLVD.
ELEV= 44.15' N.A.V.D. 1988, 2001 ADJUSTMENT

STORM MANHOLES
1. RIM=43.41 FL=66"RCP 31.16 (N) =66"RCP 39.06 (W) =66"RCP 31.16 (S)
2. RIM=43.20 FL=18"RCP 39.10 (E)
3. RIM=44.01 FL=18"RCP 39.81 (E)
4. RIM=43.91 FL=18"RCP 39.71 (E)
5. RIM (NO LID)=43.75 FL=18"RCP 40.15 (W)

STORM GRATE INLET
1. TG=43.56 FL=66"RCP 31.61 (N) =18"RCP 39.71 (E) =66"RCP 31.61 (S) =18"RCP 39.71 (W)

SANITARY MANHOLES
1. RIM=43.13 FL=18"CP 34.03 (N) =8"CP 36.38 (W) =18"CP 34.03 (S)
2. RIM=43.93 FL=8"CP 38.83 (E)
3. RIM=44.17 FL=8"CP 37.37 (E)
4. RIM=44.20 FL=18"CP 34.80 (N) =8"CP 36.70 (W) =18"CP 34.80 (S)

VICINITY MAP



N.T.S.



LEGAL DESCRIPTION:

A 6.814 ACRE (296,837 SQ.FT.) TRACT OF LAND OUT OF THE JOHN WHITE SURVEY ABSTRACT NO. 1011, BEING THAT SAME CALLED 6.8267 ACRE TRACT OF LAND CONVEYED TO OREM CULLEN, L.P., A TEXAS LIMITED PARTNERSHIP IN HARRIS COUNTY CLERK'S FILE NO. X553907. SEE SEPARATE LEGAL DESCRIPTION.

NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOLUME 631, PAGE 507, VOLUME 857, PAGE 430, VOLUME 2345, PAGE 34, VOLUME 2637, PAGE 329, H.C.D.R., AND H.C.C.F. NO. N253886 AND N556388, H.C.O.P.R.

4.ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.

5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. A REQUEST TO 811 HAS BEEN ORDERED TO LOCATE BURIED UTILITIES PER TICKET NUMBER 2379857614. ANY AND ALL MARKINGS FOUND ON THE PROPERTY AT THE TIME OF SURVEY ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

11. BEARINGS SHOWN HEREON ARE BASED OFF NORTH AMERICAN DATUM 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE SOUTH CENTRAL (4204). COORDINATES AND DISTANCES SHOWN HEREON ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999878.

TREE SURVEY KEY:
H HARDWOOD
S SOFTWOOD

FLOOD INFORMATION

F.I.R.M. NO. 48201C PANEL: 0850M
REVISED DATE: 01-02-2019 ZONE: "X"

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.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2023, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
DANIEL S. SULLIVAN
5828
PROFESSIONAL
LAND SURVEYOR
12-11-23

SURVEYOR REGISTRATION

SHEET 1 OF 1

BOUNDARY SURVEY & CATEGORY 6 TOPOGRAPHIC SURVEY

DRAWING INFORMATION
JOB NO. – 1A0723
CALCULATIONS BY – J.LEBLANC
DRAWN BY – J.LEBLANC
REVIEWED BY – D.SULLIVAN
BEARING DATUM – NAD83 (4204) TEXAS SOUTH CENTRAL ZONE
TABLE – 2D DATA
PEN TABLE – CTB 3.0
COGO VER. – REVISED 04-2019

PROPERTY INFORMATION
LOT – SEE LEGAL DESCRIPTION
BLOCK – N/A
SURVEY – SEE LEGAL DESCRIPTION
RESTRICTIONS – SCHEDULE B PER X553907
BORROWER – HOUSTON HABITAT FOR HUMANITY, INC
TITLE COMPANY – TEXAS NATIONAL TITLE, LLC
GF NO. – 2328CCAW
EFFECTIVE DATE – OCTOBER 13, 2023
SURVEYED FOR – JOVANA MARRAS

NO.	DATE	REASON	BY
1	12-06-23	BOUNDARY	CDB

REVISIONS

12602 CULLEN BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS 77047

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com
TBPLS #10115900

Dec 11,2023-11:08am\A:\1A0723\MISC (DWG\#4273-2D\TxDOT\BOUNDARY.dwg

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0934
Plat Name: Cullen Acres
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 05/06/2024

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

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

Sec. 42-127 requires intersections along a major thoroughfare shall be placed a minimum of 600 feet apart. This subdivision proposes an intersection to enter the subdivision approximately 175 feet from the nearest intersection at Cork Drive and approximately 270 feet from East Orem Drive.

Chapter 42 Section: 42-127(b)

Chapter 42 Reference:

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

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

By not allowing an intersection along Cullen Boulevard within 600 feet from the nearest intersection the property would not have enough space to create an entryway. Without being able to provide ROW access an undo hardship would be created that would deprive the applicant of being able to develop the property.

(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;

This subdivision does not have enough space to create an intersection at least 600 feet from Cork Drive. The applicant has not created or imposed the hardship, rather it is due to the unique characteristics of the property.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision would create a single intersection into the development with adequate space between the nearest intersection along a major thoroughfare.

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

Similar intersection spacing is used nearby to the South along Cullen Blvd. at Cork and Kilkenny Drive. The additional intersection would not be injurious to public health, safety or welfare and a

right hand turn lane could be installed if required.

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

The character of this subdivision will be one in which the community is enhanced by the affordable housing options provided.

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 22, 2024

NOTICE OF VARIANCE

PROJECT NAME: Cullen Acres
REFERENCE NUMBER: 2024-0934

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest corner of E Orem Drive and Cullen Boulevard. 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.

Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an intersection along Cullen Boulevard to be located less than 600 feet from Cork Drive. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 13, 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, at least 24 hours in advance of the meeting. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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 Tom Duecker with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP at 713-667-0800. You may also contact James Tichy with the Planning and Development Department regarding this notice via email at james.tichy@houstontx.gov or call 832-393-6549. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on 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.

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.
- **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 and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

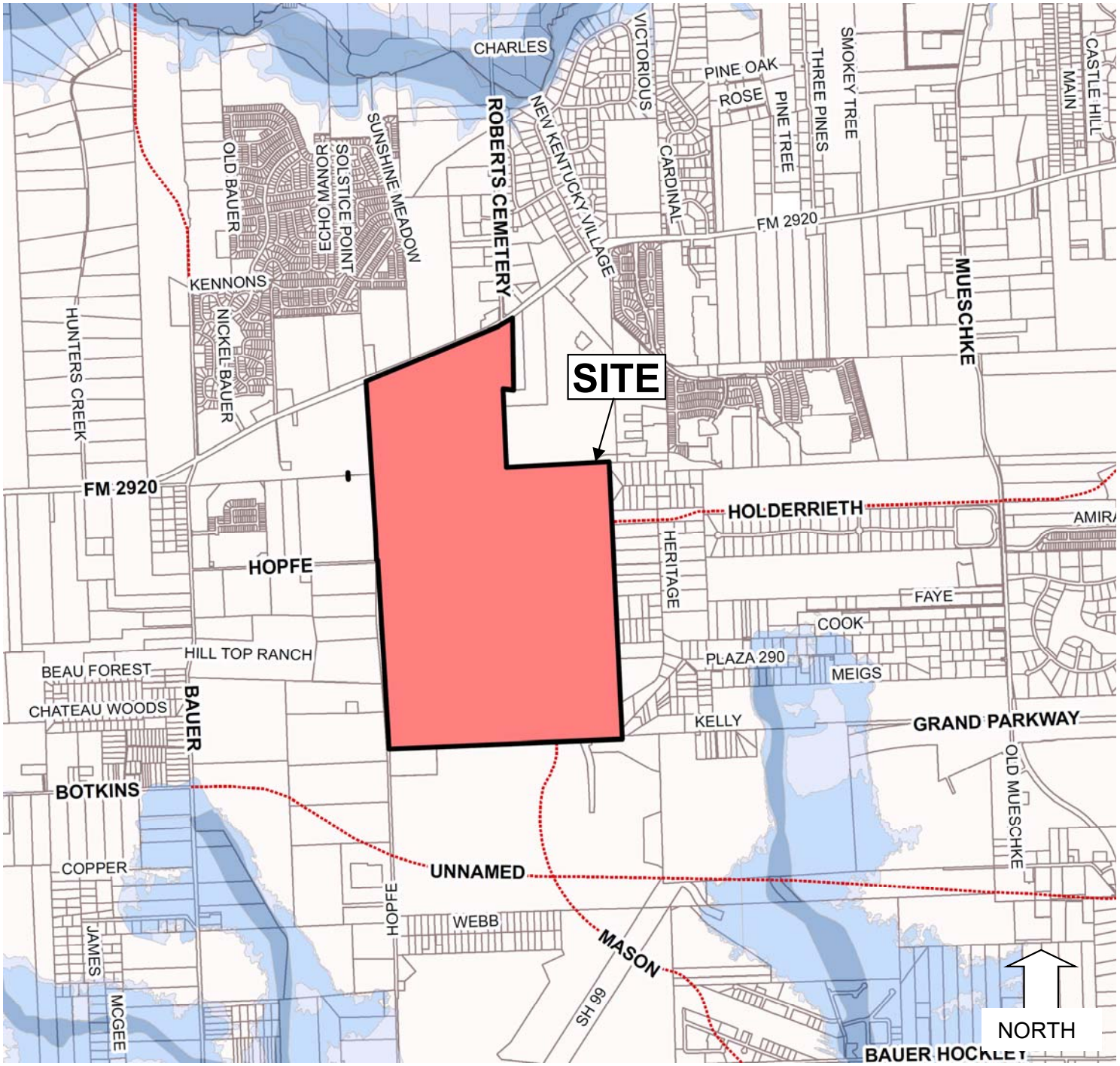
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cypress Green GP

Applicant: Quiddity Engineering



D – Variances

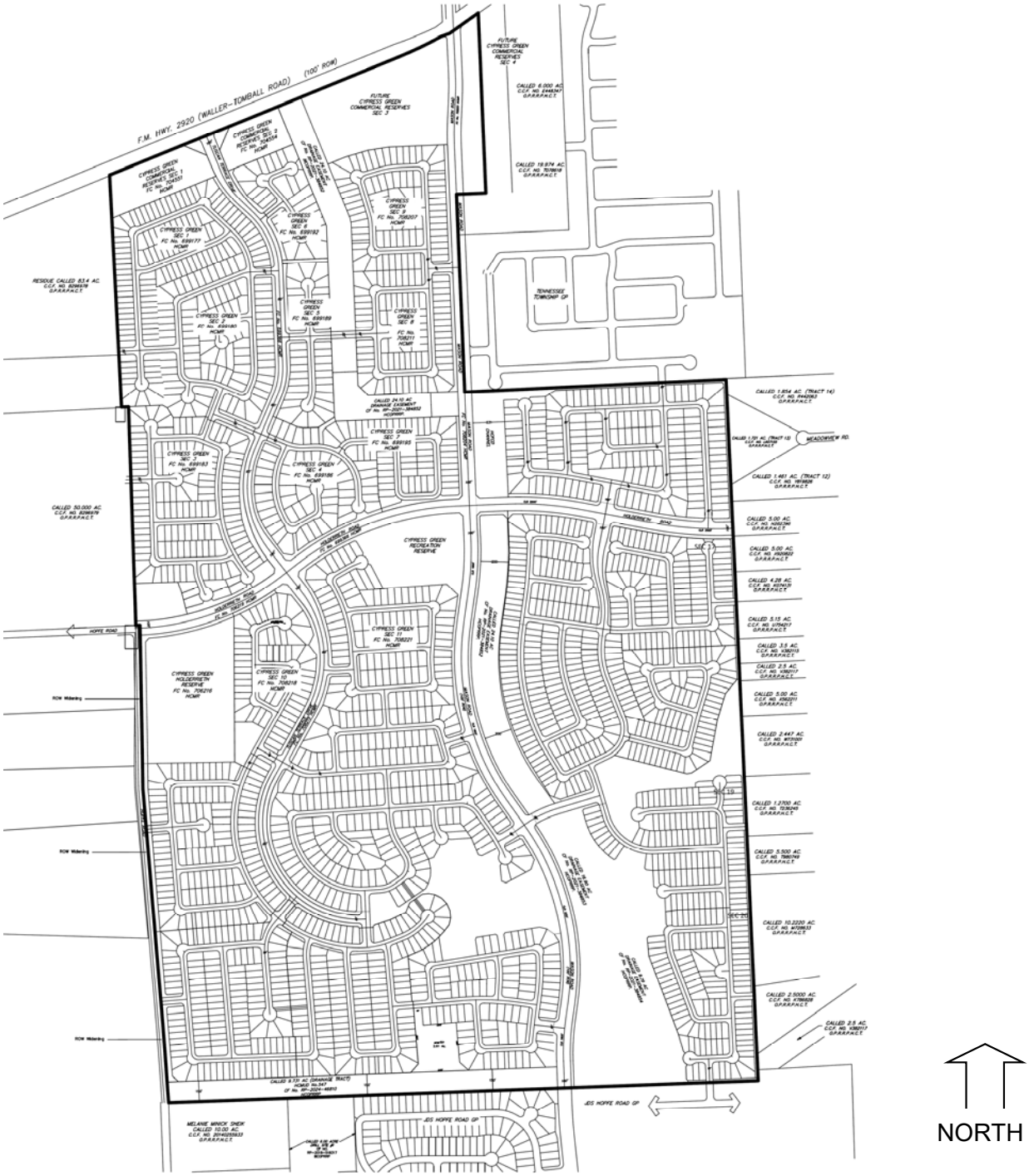
Site Location

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cypress Green GP

Applicant: Quiddity Engineering



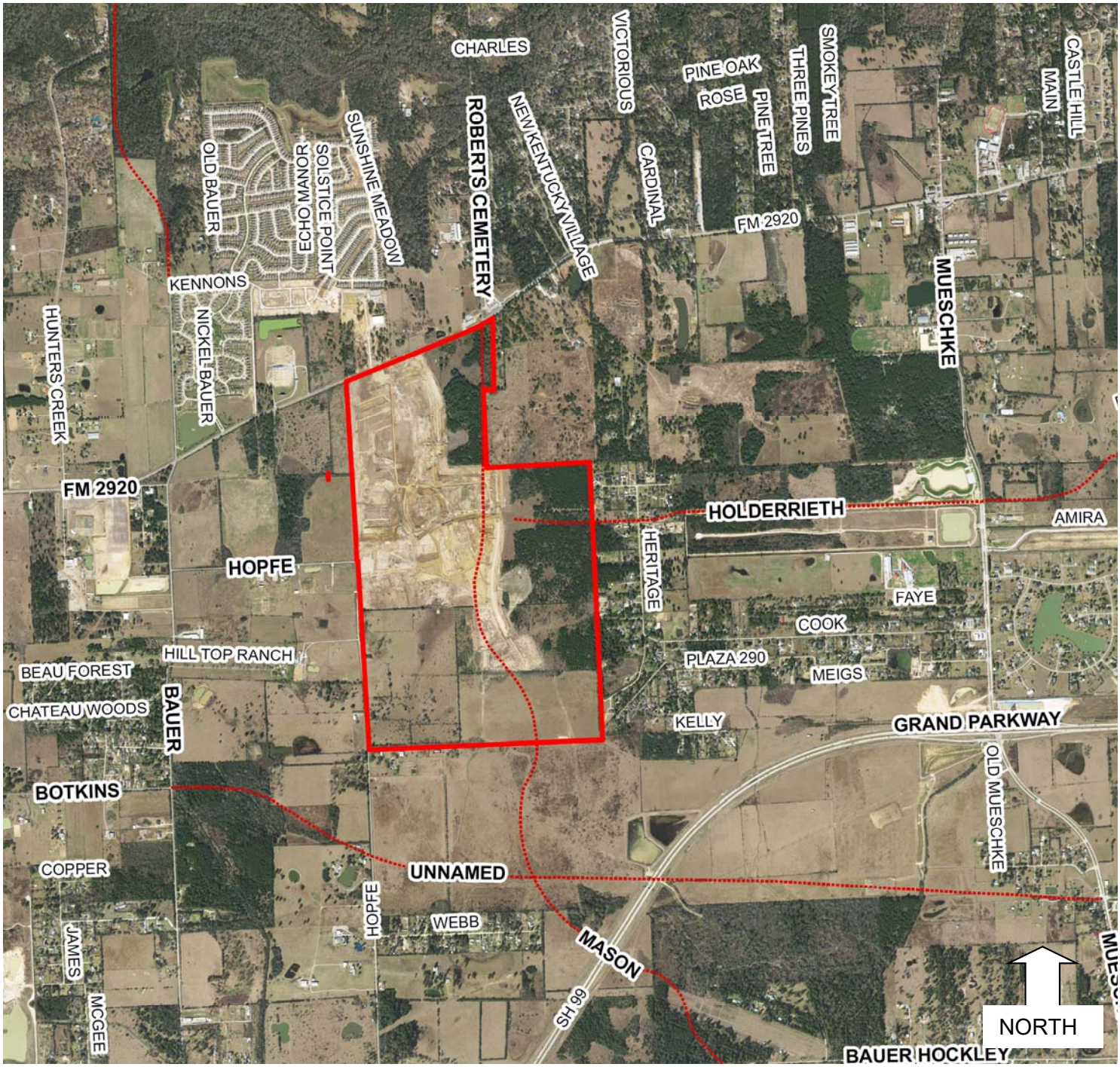
D – Variances Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Cypress Green GP

Applicant: Quiddity Engineering



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1269
Plat Name: Cypress Green GP
Applicant: Quiddity Engineering
Date Submitted: 06/17/2024

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

To exceed 1,400' intersection spacing along 1) the GP's southern boundary between Hopfe Road and Mason Road, and 2) east of Mason Road along the north and east side of future Sec 19.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County within the proposed Cypress Green master planned residential development. Prior GP submittals have always shown drainage areas than run parallel to Mason Road as well as along the southern boundary of the GP. The confirmation by the EPA that wetlands to the east of Mason Road (near sec 19) are jurisdictional, warranted a revision in the proposed street pattern for this segment of the development. Sections to the south-east corner of the GP will provide for public street connections to the east and will be connected to Mason Road via a local and collector street system. Additionally, these drainage easements have been recorded and deeded to the MUD District. The proposed street pattern of local street, internal collectors and major throughfares will adequately address traffic circulation between sections and throughout the overall development.

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

Granting of the variance is not the result of a hardship created by the applicant. Prior GP submittals have always shown drainage areas than run parallel to Mason Road as well as along the southern boundary of the GP. The confirmation by the EPA that wetlands to the east of Mason Road (near sec 19) are jurisdictional and therefore must remain has warranted a revision in the proposed street pattern for this segment of the development.

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

The general purpose of the chapter will be maintained as traffic circulation and distribution within the GP is addressed by internal collector and local street patterns as well as the major thoroughfares.

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

Granting of the variance will not be injurious to the public health, safety or welfare since the proposed street pattern of local street, internal collectors and major throughfares will adequately address traffic circulation between sections and throughout the overall development.

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

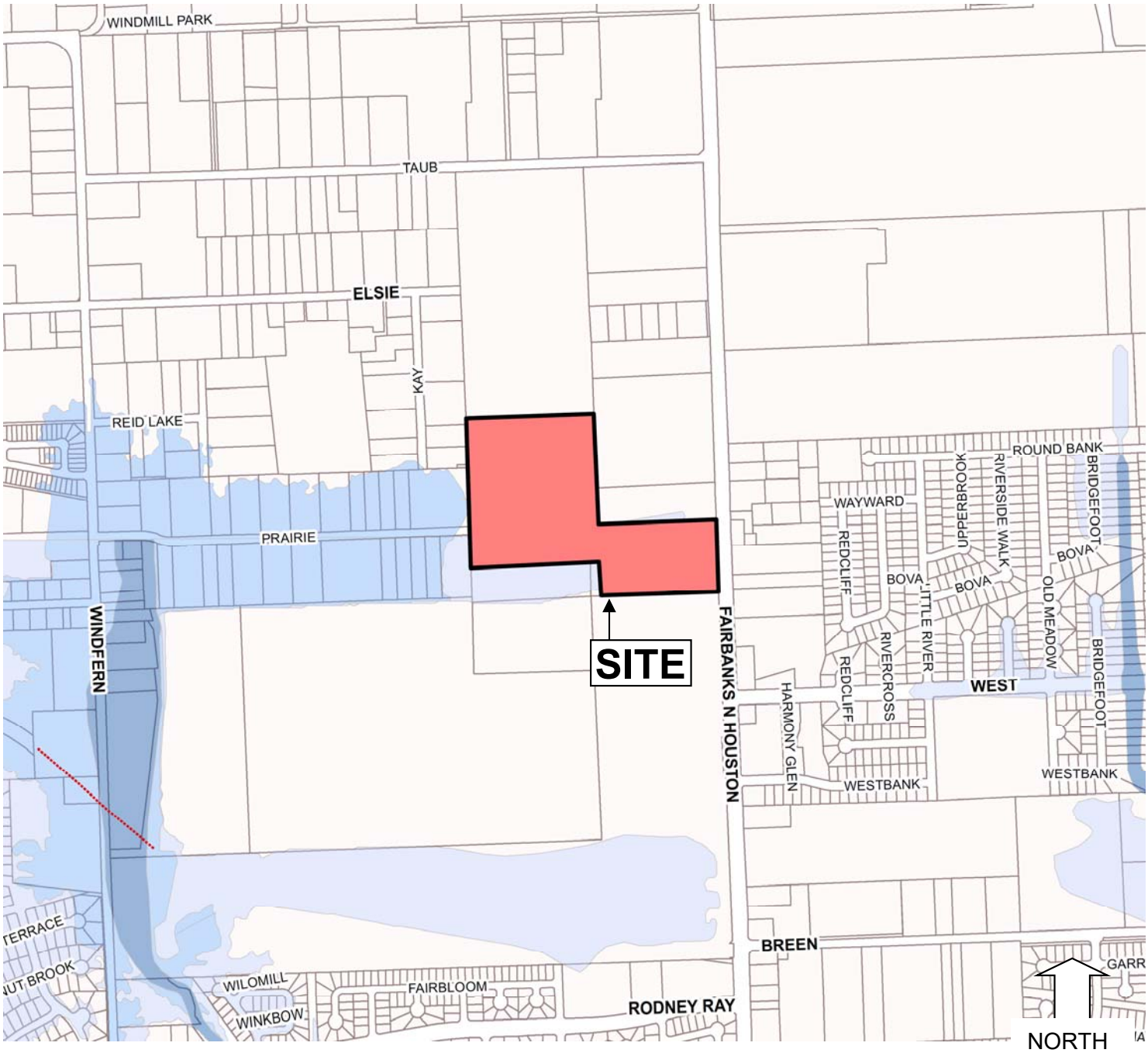
Granting of the special exception will not be injurious to the public health, safety and welfare as traffic circulation and distribution within the GP is addressed by internal collector and local street patterns as well as the major thoroughfares.

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Fairbanks Park (DEF 2)

Applicant: Weisser Engineering Company



D – Variances

Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department Meeting Date: 06/27/2024

Subdivision Name: Fairbanks Park (DEF 2)

Applicant: Weisser Engineering Company



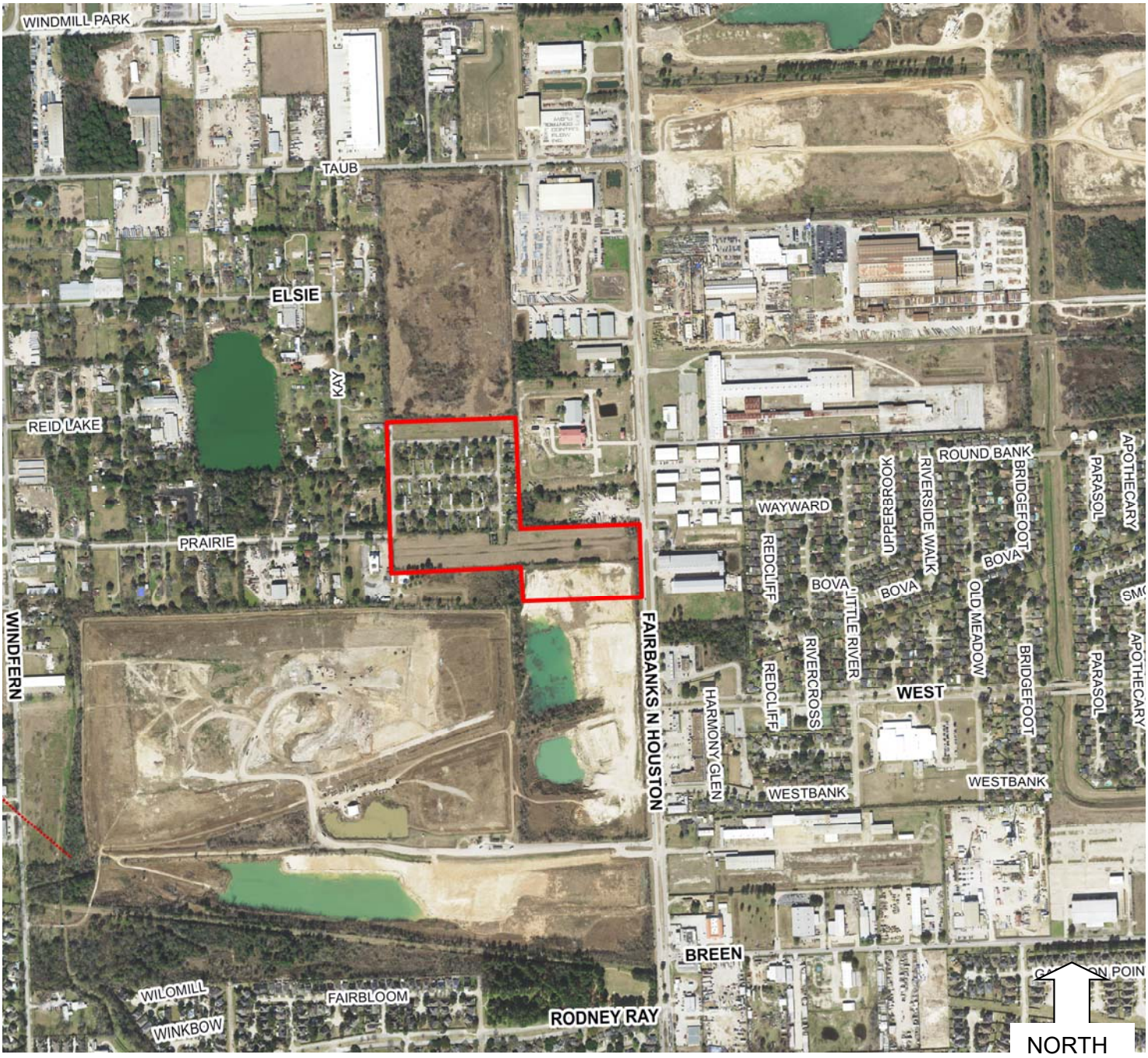
D – Variances Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Fairbanks Park (DEF 2)

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.

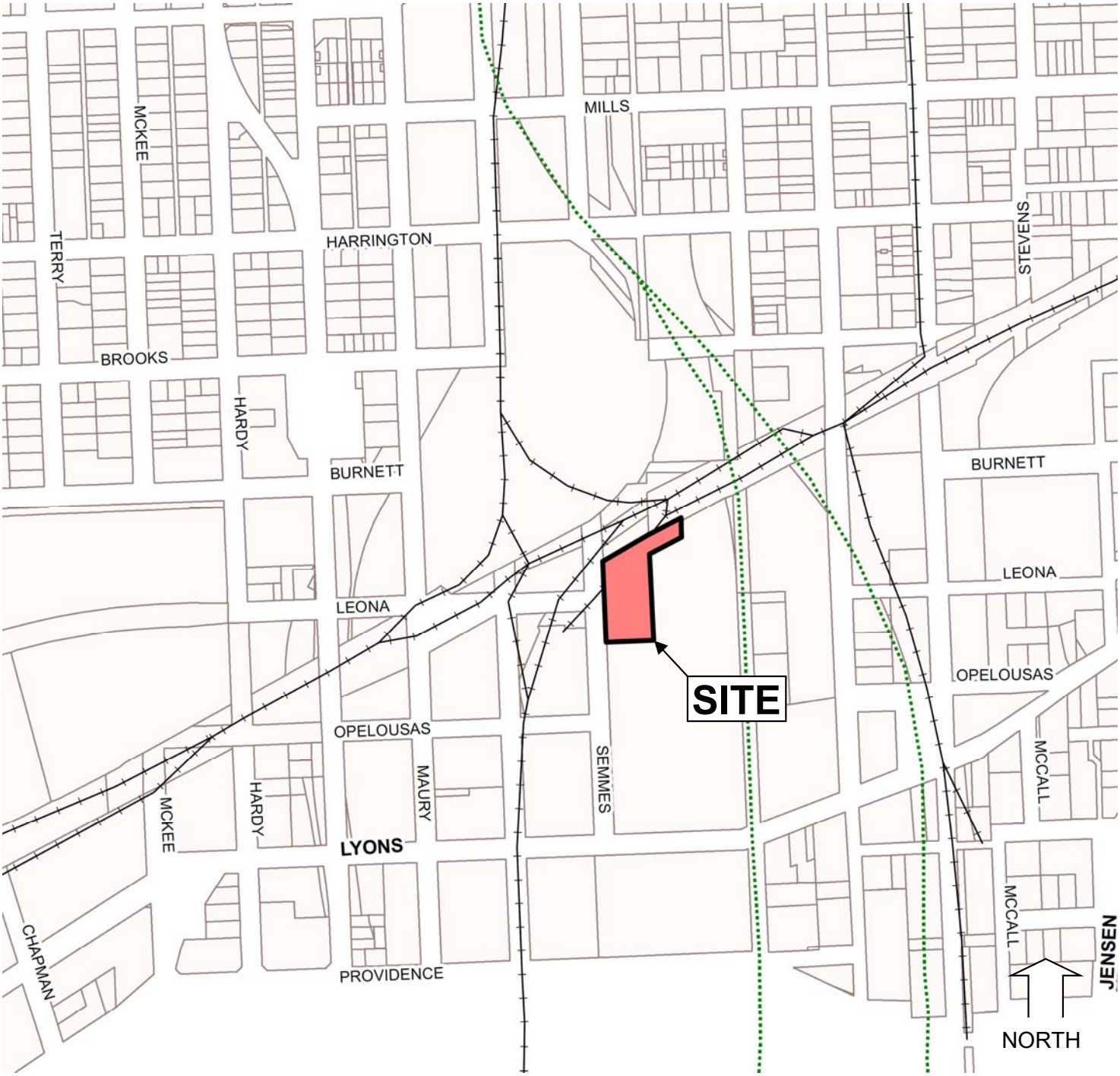
Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to prevent major safety concerns for neighboring residents, as detailed above.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: LBK Properties LLC

Applicant: Civil-Surv Land Surveying LC



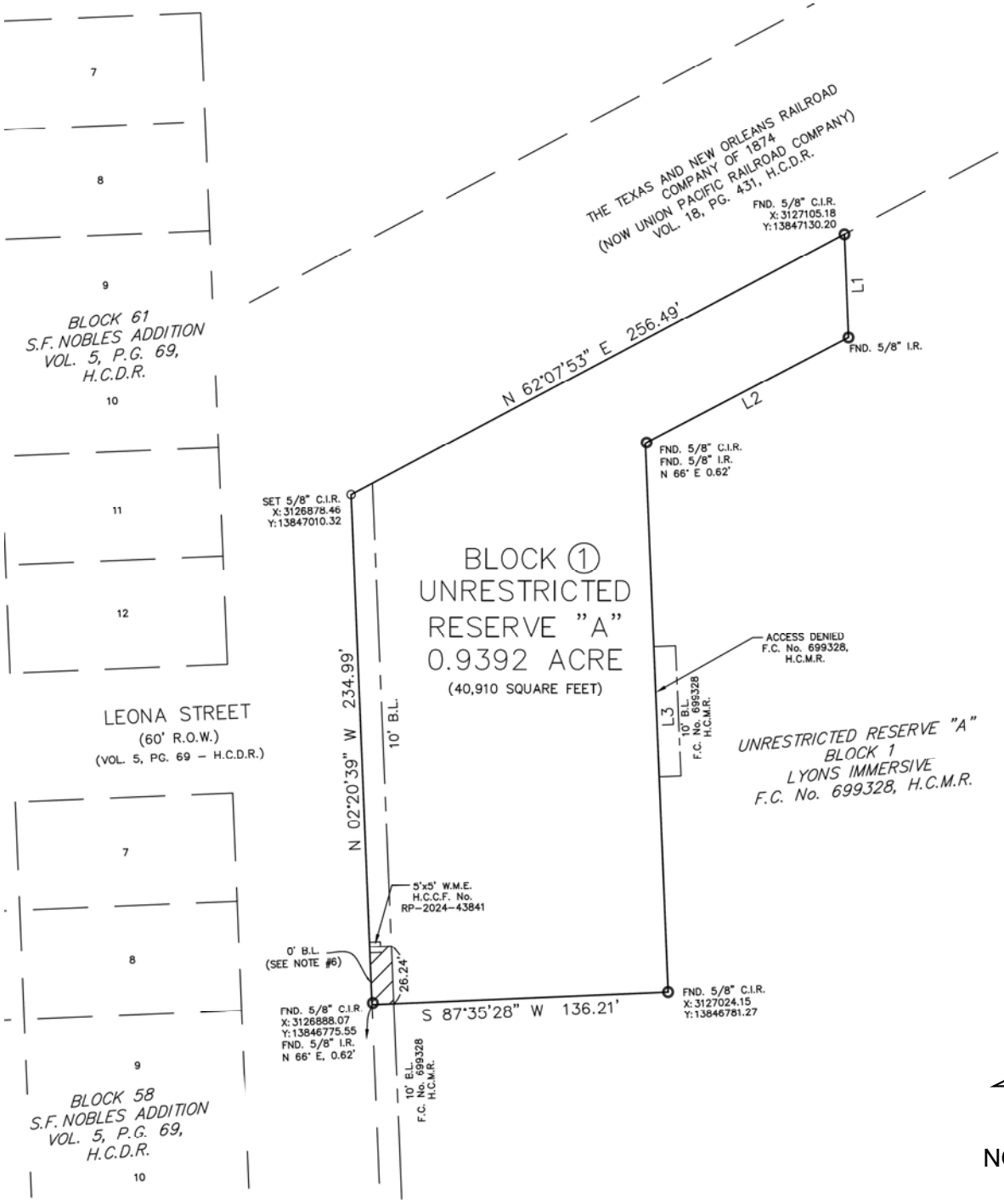
D – Variances **Site Location**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: LBK Properties LLC

Applicant: Civil-Surv Land Surveying LC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: LBK Properties LLC

Applicant: Civil-Surv Land Surveying LC



D – Variances Aerial

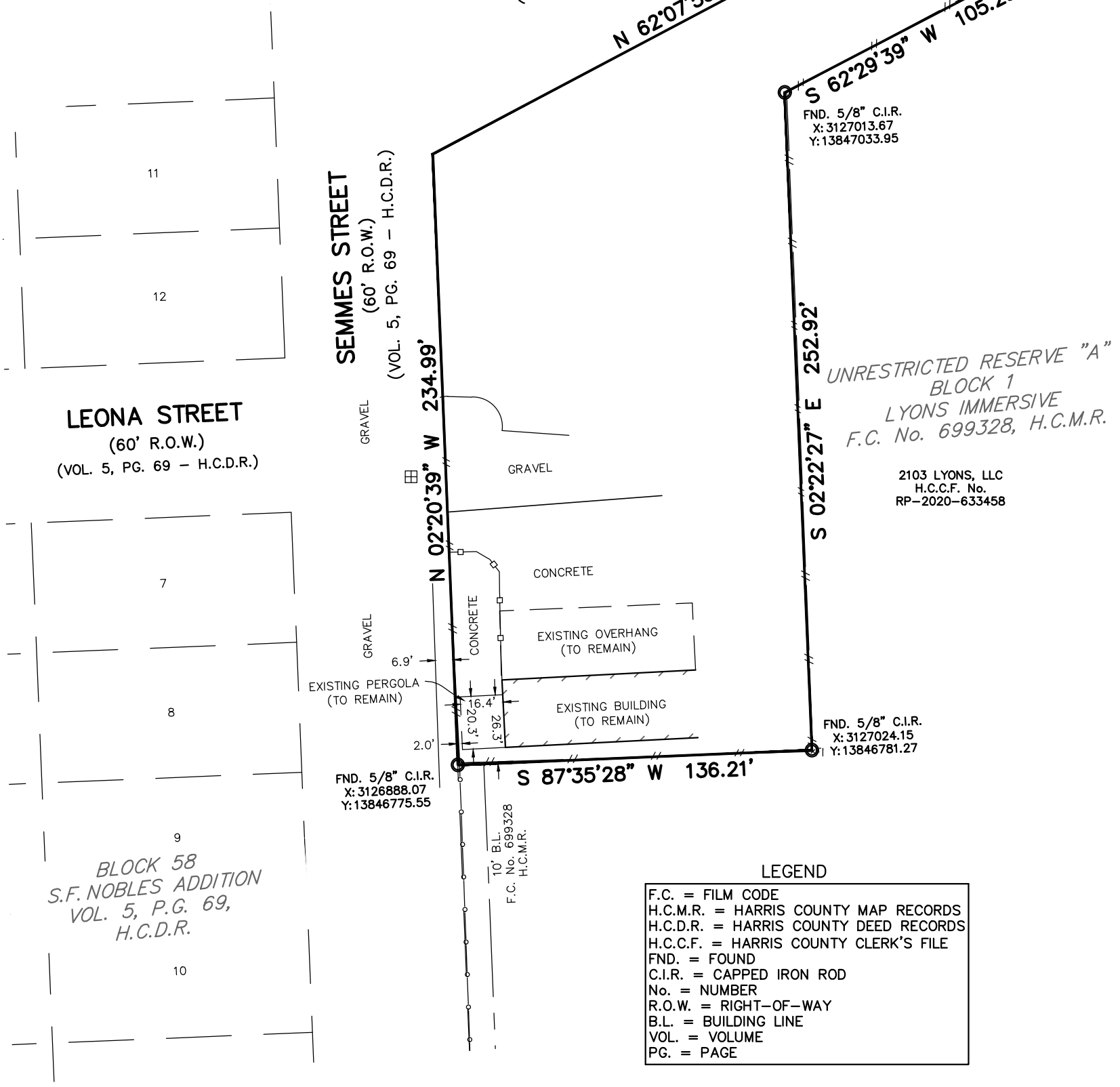
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS THE ACTUAL CONDITIONS FOUND AT THE TIME OF THE SURVEY.

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532

50 25 0 50 100 150

SCALE IN FEET
1" = 50'



LEGEND

F.C. = FILM CODE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
FND. = FOUND
C.I.R. = CAPPED IRON ROD
No. = NUMBER
R.O.W. = RIGHT-OF-WAY
B.L. = BUILDING LINE
VOL. = VOLUME
PG. = PAGE

SYMBOLS

⊞	AREA INLET
——0——0——0——	CHAIN LINK FENCE
——□——□——□——	WROUGHT IRON FENCE
——//——//——//——	WOOD FENCE

NOTES:

1. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SITE, AND NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE, ALL ENCUMBRANCES ON THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83) HAVING A COMBINED SCALE FACTOR OF 0.9998944339. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

Civil-Surv
Land Surveying,LLC

TBPELS No. 10143800
Email: michael@civil-surv.net

EXISTING CONDITIONS SURVEY

A SUBDIVISION OF 0.9392 ACRE OF LAND, BEING A REPLAT OF LOTS 5 THROUGH 8, BLOCK 59, AND LOTS 9 THROUGH 12, BLOCK 60, OF S.F. NOBLE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 69, OF THE H.C.D.R., AND ALL OF LEONA STREET, A RIGHT-OF-WAY 60 FEET IN WIDTH AS ABANDONED IN H.C.C.F. No. RP-2024-43840, LOCATED IN THE SAMUEL M. HARRIS SURVEY, ABSTRACT-327,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
JOB #22056 MAY 30, 2024

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1000
Plat Name: LBK Properties LLC
Applicant: Civil-Surv Land Surveying, L.C.
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:

A 0' reduced building line is being sought at 1314 Semmes Street for an existing structure fronting Semmes Street.

Chapter 42 Section: 150

Chapter 42 Reference:

An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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

There exists an 8' tall wooden pergola within a high fenced area adjacent to Semmes Street, originally built within a subdivision lot with no platted street setbacks. The pergola extends into a proposed 10' setback line by 10', creating the need of a variance to have a 0' setback line extending 26.24 feet north of the south property line of the proposed plat. A reasonable use would be to allow the structure to remain, and if ever removed due to natural aging, weather event, etc. to be replaced with a structure that does abide by the 10' setback line.

(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 pergola was initially built on platted property with no setback lines. The hardship is being created by the replatting process.

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

The intent and general purposes of this chapter will be preserved and maintained, as there will be no additional structures built and the pergola is high fenced and will have little visible impact on the

street frontage.

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

At no time would be injurious to the public health, safety or welfare. It is securely fenced and locked within an industrial area and not within a public domain.

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

There is no planned addition or construction to the pergola, economic issues are not under consideration.

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

June 7, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: LBK Properties LLC
REFERENCE NUMBER: 2024-1000

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of Lyons Avenue and east along Semmes 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.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line of 0' for an existing structure along Semmes 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, June 27, 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, at least 24 hours in advance of the meeting. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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 Chris Rhodes with Civil-Surv Land Surveying, L.C. at 713-839-9181. You may also contact Petra Hsia with the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call 832-393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on 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.

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.
- **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 and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

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

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Yoakum Enclave replat no 1

Applicant: City Choice Group, LLC



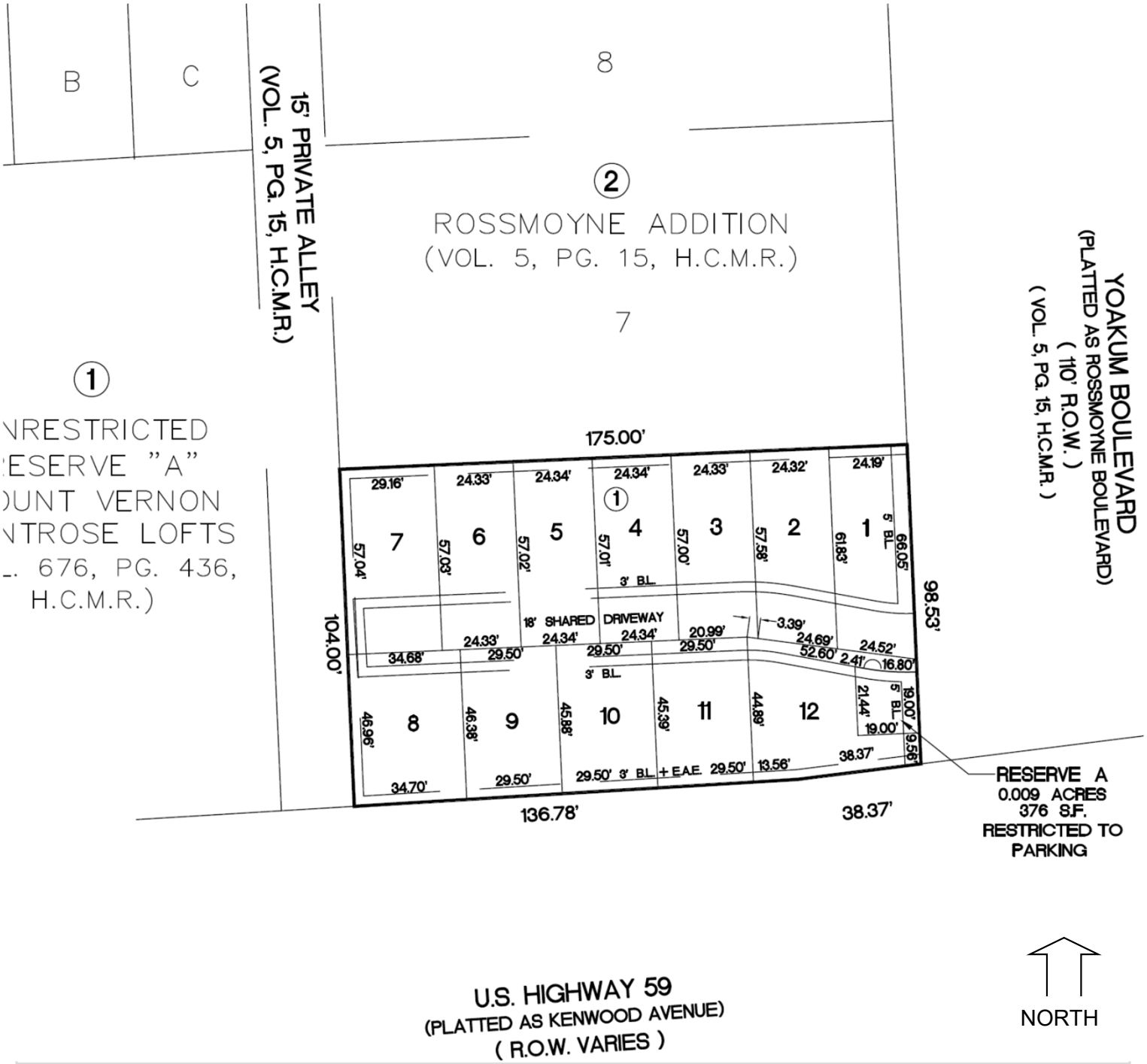
D – Variances **Site Location**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Yoakum Enclave replat no 1

Applicant: City Choice Group, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 151

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Yoakum Enclave replat no 1

Applicant: City Choice Group, LLC



D – Variances **Aerial**



30" OAK TREE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1139
Plat Name: Yoakum Enclave replat no 1
Applicant: City Choice Group, LLC
Date Submitted: 06/03/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow reduced building line against the grade-separated portion of US Highway 59
Chapter 42 Section: 42-150

Chapter 42 Reference:
42-150

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 is a site in Central Houston south of the intersection of Yoakum Boulevard and Richmond. This property has an irregular shape due to the acquisition of right-of-way for the freeway back in the 1960s. The site narrows form west to east as the freeway gradually curves. In this section, the freeway is depressed below grade and there are no at-grade service roads. The vertical retaining wall of the freeway is not on the right-of-way line; it is 7.5' from the southeast corner of the subject site to the wall and gradually moves further way from the property line as one goes west. The wall is 15.6' from the southwest corner of the site. While we are asking for a 3' building line on the south side of the property, it will be much greater than that with respect to the wall. In addition, the existing tree creates the need for a reverse curve in the shared driveway in the interest of tree preservation. This reverse curve creates a pinch point along the south property line.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
When the Southwest Freeway was routed through the existing neighborhood in the early 1960's, the result of the curve needed for the route to go from north/south to east/west created irregular block sizes like this one.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Because the freeway is depressed below grade in this location, the perception of drivers' light, air and open space is limited to the area within the freeway walls. Therefore, light, air and open space will be maintained by the request.

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

Granting the variance will not be injurious to public health in any way as light, air and open space is preserved along the rights of way where it matters.

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

The justification for the variance is the irregular shape of the block and the depressed section of the freeway.

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

Castle Court Neighborhood Assoc.
1518 Castle Court Blvd.
Houston, TX 77254
c/o Joellen Brayshaw

June 7, 2024

VAR

NOTICE OF VARIANCE
PROJECT NAME: Yoakum Enclave replat no 1
REFERENCE NUMBER: 2024-1139

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwest intersection of Yoakum Boulevard and US 59, south of Richmond Avenue. 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.

City Choice Group, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line of 3' in-lieu of the required 25' along US 59. 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, June 27, 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, at least 24 hours in advance of the meeting. 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.

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.

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 Jake Patrick with City Choice Group, LLC at 832-428-6021. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at John.Cedillo@HoustonTX.gov or call 832-393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on 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.

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.
- **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 and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

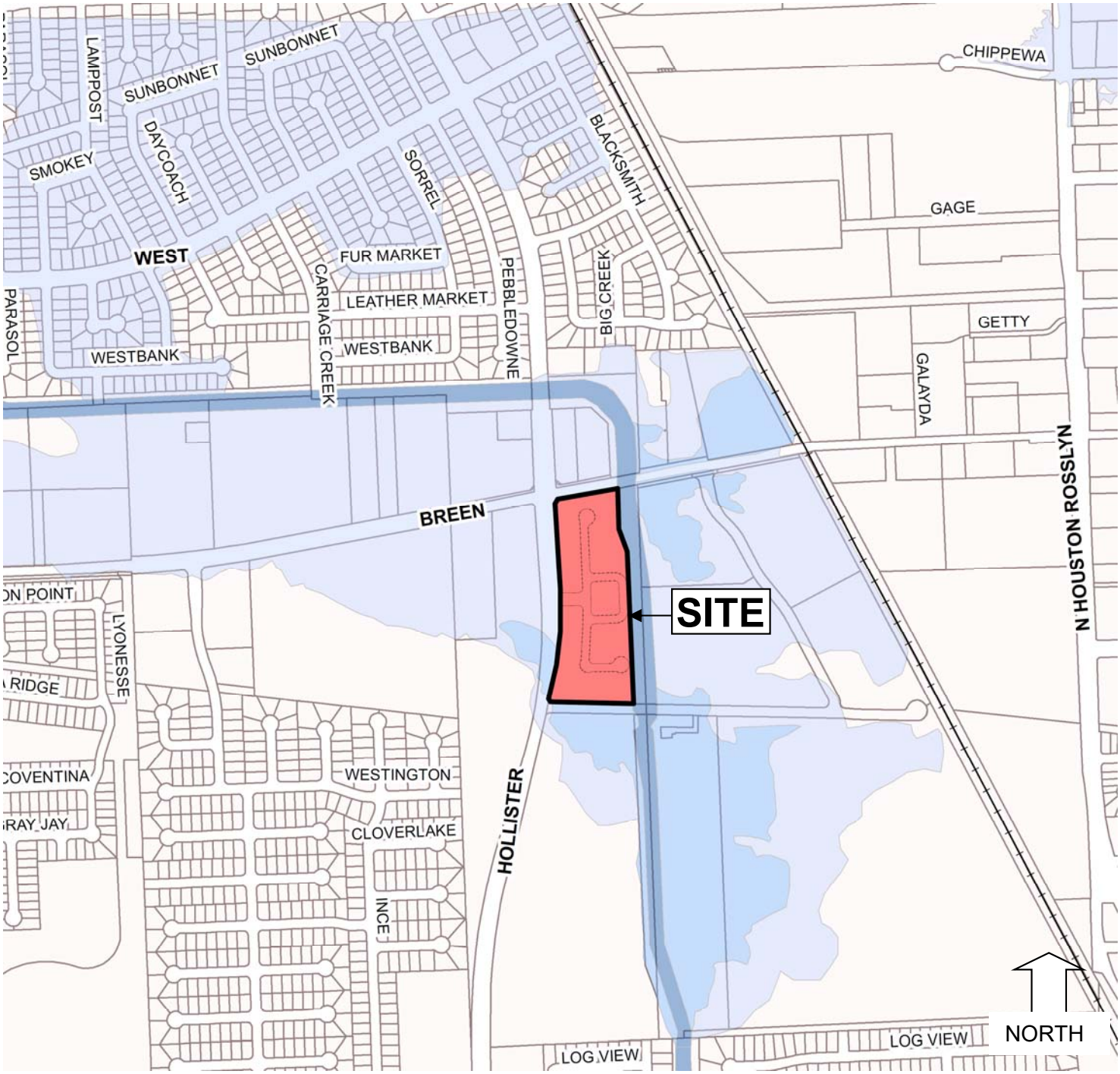
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Pinehaven Sec 1

Applicant: Meta Planning + Design LLC



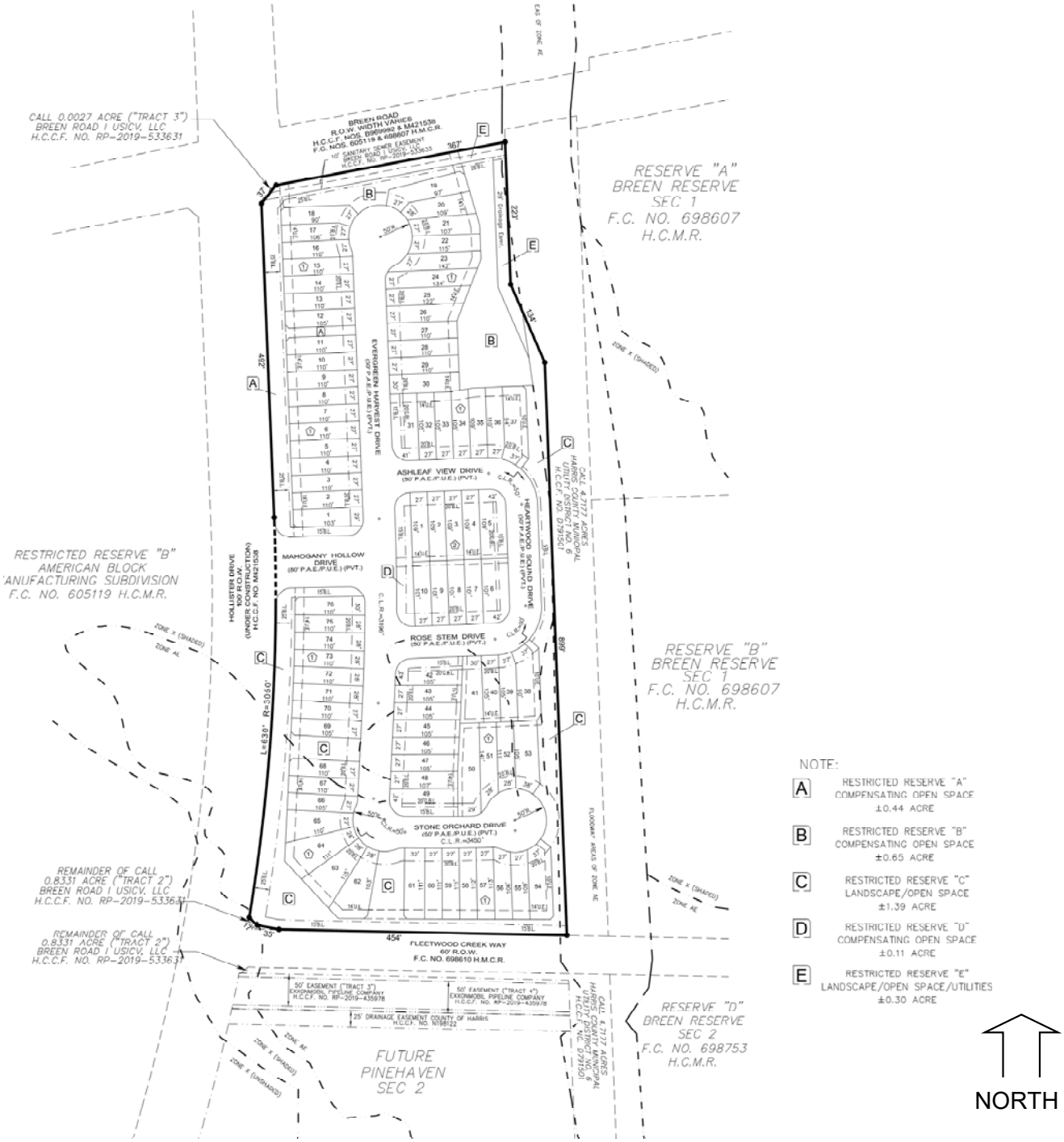
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Pinehaven Sec 1

Applicant: Meta Planning + Design LLC



E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 152

Planning and Development Department **Meeting Date: 06/27/2024**

Subdivision Name: Pinehaven Sec 1

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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LOT SUMMARY

	27'x105'	287 LOTS	100%

TOTAL 287 LOTS



a schematic development plan for

PINEHAVEN

±46.9 ACRES OF LAND

prepared for

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

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

SCALE
0 100 200 400

HOU-21011
MAY 30, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-1267
Plat Name: Pinehaven Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 06/17/2024

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 for a 64-foot intersection spacing between two type 1 PAE as opposed to the minimum 75' on local streets.

Chapter 42 Section: 128

Chapter 42 Reference:

[...] Intersections along local streets shall be spaced a minimum of 75 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;

Pinehaven Section 1 is a ±12.1-acre section located in northwest Harris County, inside and a few miles south of Beltway 8 along the south side of major thoroughfare Breen Drive and the east side of major thoroughfare Hollister Street. The subject tract is in the Houston ETJ in Harris County, but the City Limit line is at the southern boundary of the tract and the adjoining neighbors are within Houston's City Limits. The subject site is surrounded to the north and east by an industrial park and to the south and west by existing single-family neighborhoods with public streets. The proposed plat for Pinehaven Section 1 envisions a modern, urban neighborhood designed to prioritize pedestrian-friendly environments. It includes a mixture of single-family housing units with vehicular access from both public streets (Hollister Road) and Type 1 PAEs. To enhance the streetscape and foster a sense of community, the plat proposes a Type 1 PAE system for vehicular access within the community. Chapter 42-128 allows for intersections along local streets to be spaced at a minimum of 75 feet apart; however, in this case, the plat proposes a special exception for a 64-foot intersection spacing between two Type 1 PAEs, as opposed to the minimum 75 feet required for public local streets. Entry into the subdivision is directed from an East-West type 1 PAE - Mahogany Hollow Drive. This street intersects with the North-South PAE Evergreen Harvest Drive. From Evergreen Harvest the next intersection to the north is Ashleaf View Drive, a East-West type 1 PAE located 65' (65.03') north of the intersection of Mahogany Hollow Drive and Evergreen Harvest Drive. The intersection to the south with Rose Stem Drive is 64' (64.95') from Mahogany Hollow. A 64' offset is a 8 percent deviation from 75-feet. Type 1 easements, often expected to follow local street standards, lack a consistent standard of their own. The uniform 65-foot spacing for Type 2 easements offers a predictable and manageable traffic pattern for private streets, facilitating smooth vehicular movement and reducing the likelihood of accidents. However, since Chapter-42 does not specify a standard for type 1 PAEs they go by the public street standard of 75'. The reduced intersection spacing along Evergreen Harvest Drive will not negatively impact driver safety or hinder traffic circulation in the region. The land adjacent to Evergreen Harvest Drive between Ashleaf View Drive and Rose Stem Drive will be restricted to landscaping and open space only. This will maintain visibility along Evergreen Harvest Drive, ensuring that drivers turning onto it from

Ashleaf View Drive can see any oncoming traffic before proceeding. Additionally, the slight deviation from the intersection spacing requirements will not impact traffic circulation within the community.

(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 allow a deviation of just ±8%, which is a slight deviation and will not negatively impact the vehicular safety or circulation of the area, which is a result contemplated by the standards of this Chapter.

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

The proposed modification is a ±8% deviation from the standard for the reduction of intersection spacing of ±64', which is not disproportionate to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the insignificant nature of the proposed special exception.

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

The granting of this special exception will not be injurious to the public health, safety, and welfare, as the deviation from the rule is slight (±8%). Additionally, the visibility along Evergreen Harvest Drive will be maintained, as landscape and open space reserves will frame Evergreen Harvest Drive.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/27/2024
ITEM: 168

Applicant: MANUEL ANTONIO ALCANTAR
Contact Person: PERLA D. PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1741	77357	5874	257M	ETJ

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

ADDRESS: 19645 LIVE OAK NORTH

ACREAGE:

LEGAL DESCRIPTION:

LOT 257, OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence.

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 06/27/2024
ITEM: 169

Applicant: ANTONIO SERNA CARMONA
Contact Person: ANTONIO SERNA CARMONA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1742	77365	5571	295K	ETJ

WEST OF: SORTERS RD **NORTH OF:** FUTURE MILLS BRANCH DR

ADDRESS: 18558 INDIGO WAY

ACREAGE:

LEGAL DESCRIPTION:

LOT 163, OF SUMMER HILLS CORP, SECTION ONE (1), AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SUMMER HILL SUBDIVISION OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home.

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 170

Meeting Date: 06/27/2024

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sassafras Construction Co LLC	Maria Galindo	832-795-6961	maria@sassafrasconstruction.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10726 Russett Drive	24025546	77042	4957C	489L	G

HCAD ACCOUNT NUMBER(S): 0982910000001

PROPERTY LEGAL DESCRIPTION: Lot 1, Block 33, Walnut Bend, Section 8

PROPERTY OWNER OF RECORD: Zachariah H. Witt and Kemble Witt

ACREAGE (SQUARE FEET): 9,840 sq ft

WIDTH OF RIGHTS-OF-WAY: Russett Drive: 60 feet, Walnut Bend Lane: 60 feet

EXISTING PAVING SECTION(S): Russett Drive: 25 feet, Walnut Bend Lane: 25 feet

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,911 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,746 square feet

PURPOSE OF VARIANCE REQUEST: To request a 10-foot garage building line in lieu of the city ordinance 20-foot garage building line to allow the construction of a new garage to replace the existing one.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 170

Meeting Date: 06/27/2024

APPLICANT'S STATEMENT OF FACTS

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

The owner of this property is proposing to replace the garage building on the spot where it currently is. The reason for doing this is so that the new foundation of the proposed garage is engineered and built to support additional living space on top. The existing garage is built at the 10-foot platted building line along Walnut Bend Lane.

Once the new garage is completed, there will still be plenty of space to fit in two cars in the driveway as there will at least be 17 feet of space between the garage door and the sidewalk, leaving the sidewalks clear for pedestrians.

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

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

(1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
The property owner wants to build additional living space on top of their existing garage, however the existing garage built around the 1960s does not have a strong foundation to support the proposed new building. Without the approval of a new garage, this project in its entirety is not feasible due to current structural deficiencies.

(2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The owner of this property would like to rebuild the garage on the same spot where it currently is, so that it is a stronger structure that will support the additional living space.

(3) **The intent and general purposes of this chapter will be preserved and maintained;**
Yes, this proposed construction will not interfere with the intent and general purposes of this chapter as the owner will still fit two cars in the proposed driveway, and the sidewalk will still be clear for pedestrian.

(4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
Correct, this project will not be injurious to the public health, safety or welfare, as we will just be additional living space in a residential area.

(5) **Economic hardship is not the sole justification of the variance.**
Correct, economic hardship is not a justification of the variance as a new building is being proposed.

DEVELOPMENT PLAT VARIANCE

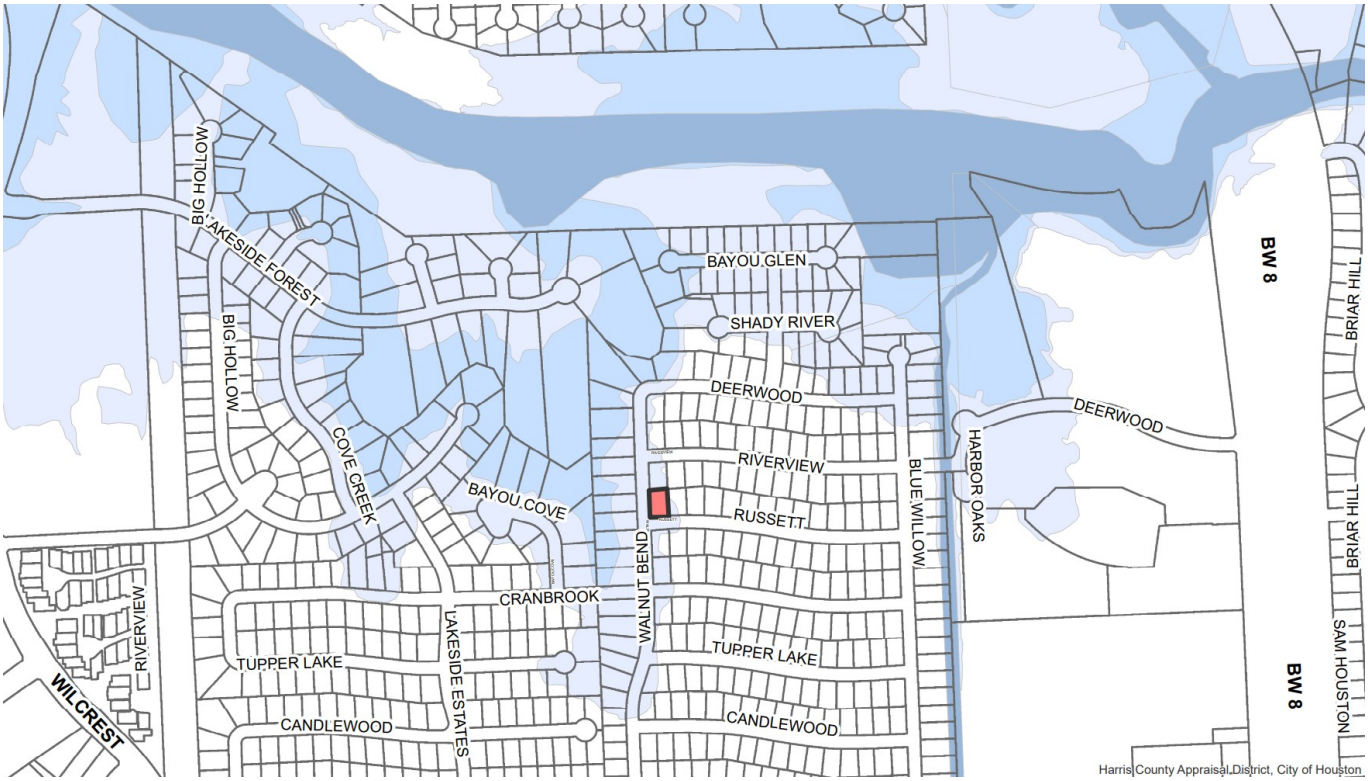
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 170

Meeting Date: 06/27/2024

Location Map



DEVELOPMENT PLAT VARIANCE

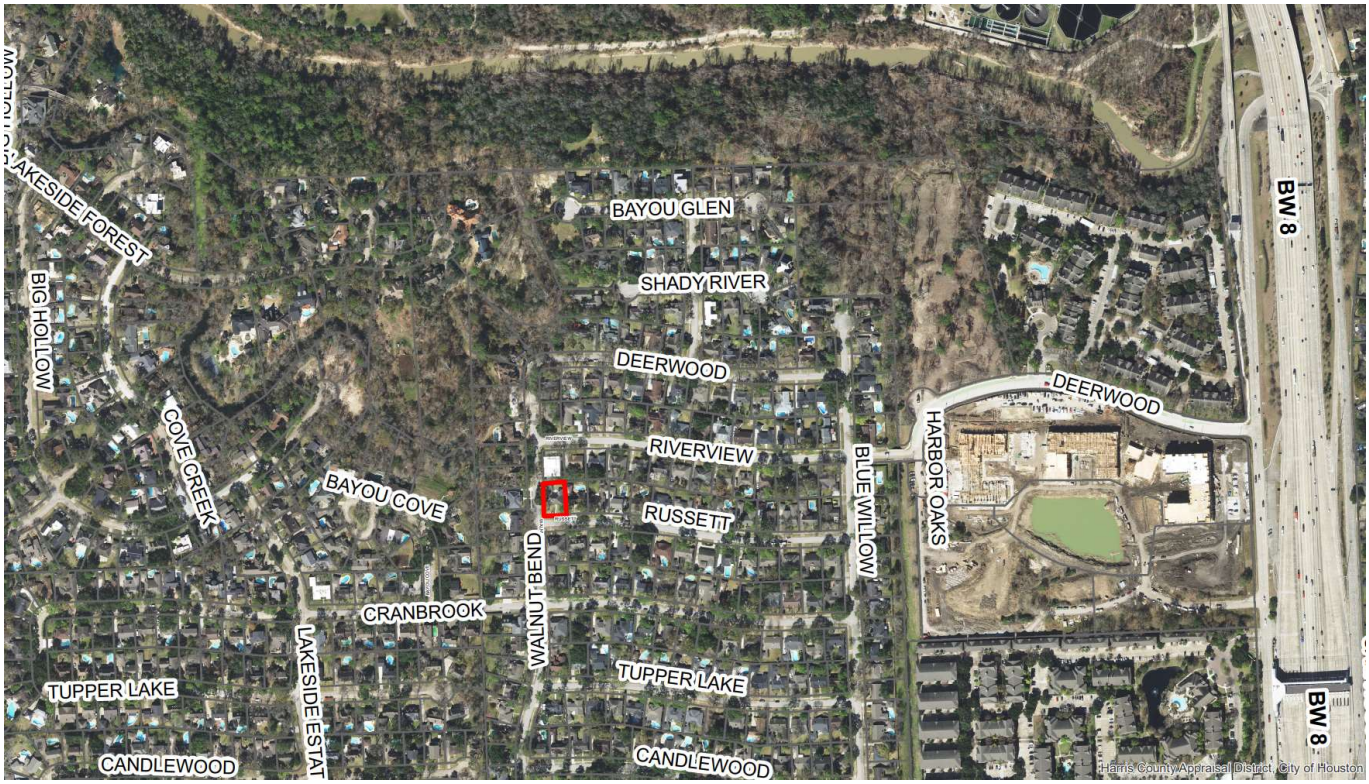
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 170

Meeting Date: 06/27/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

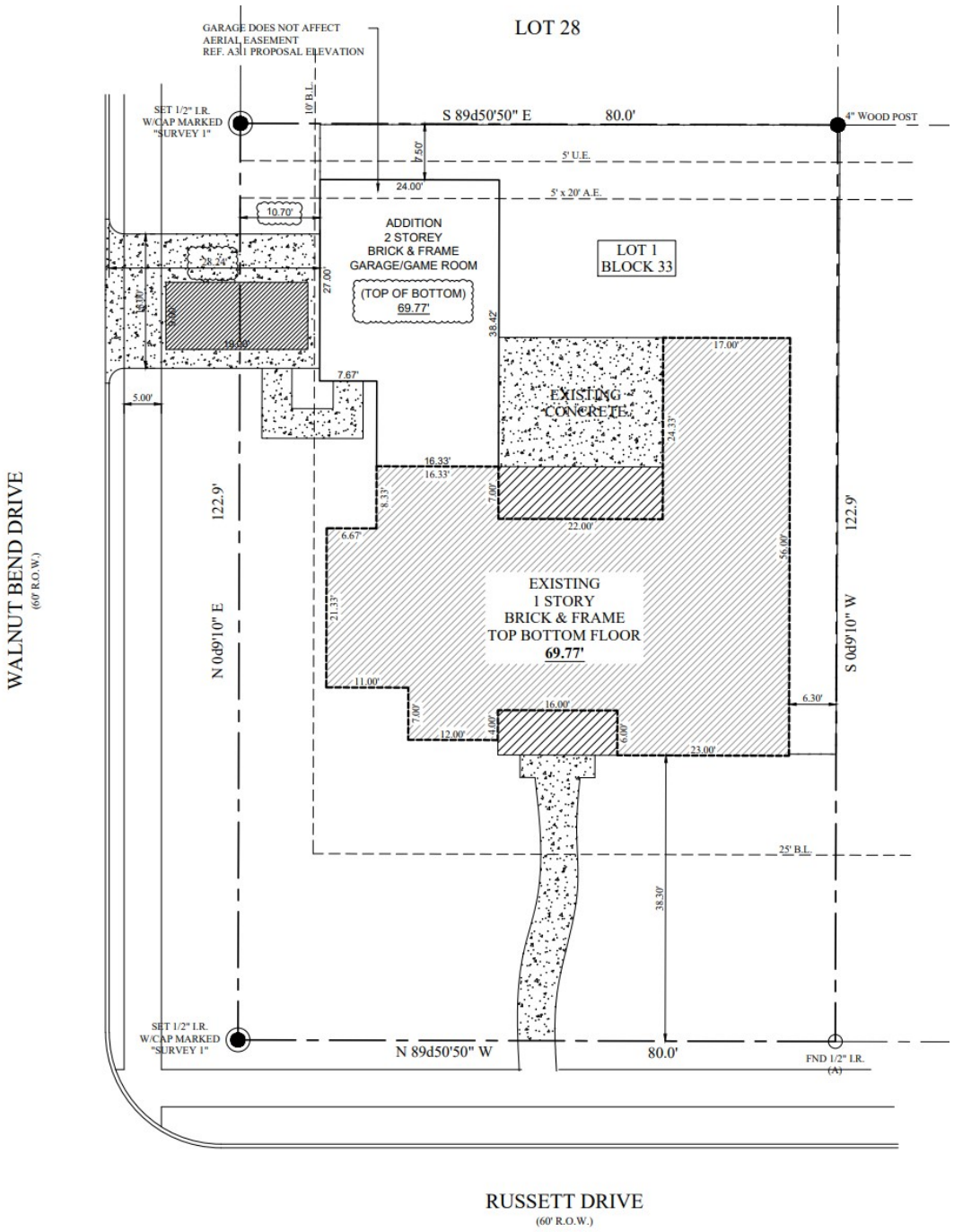
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 170

Meeting Date: 06/27/2024

Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

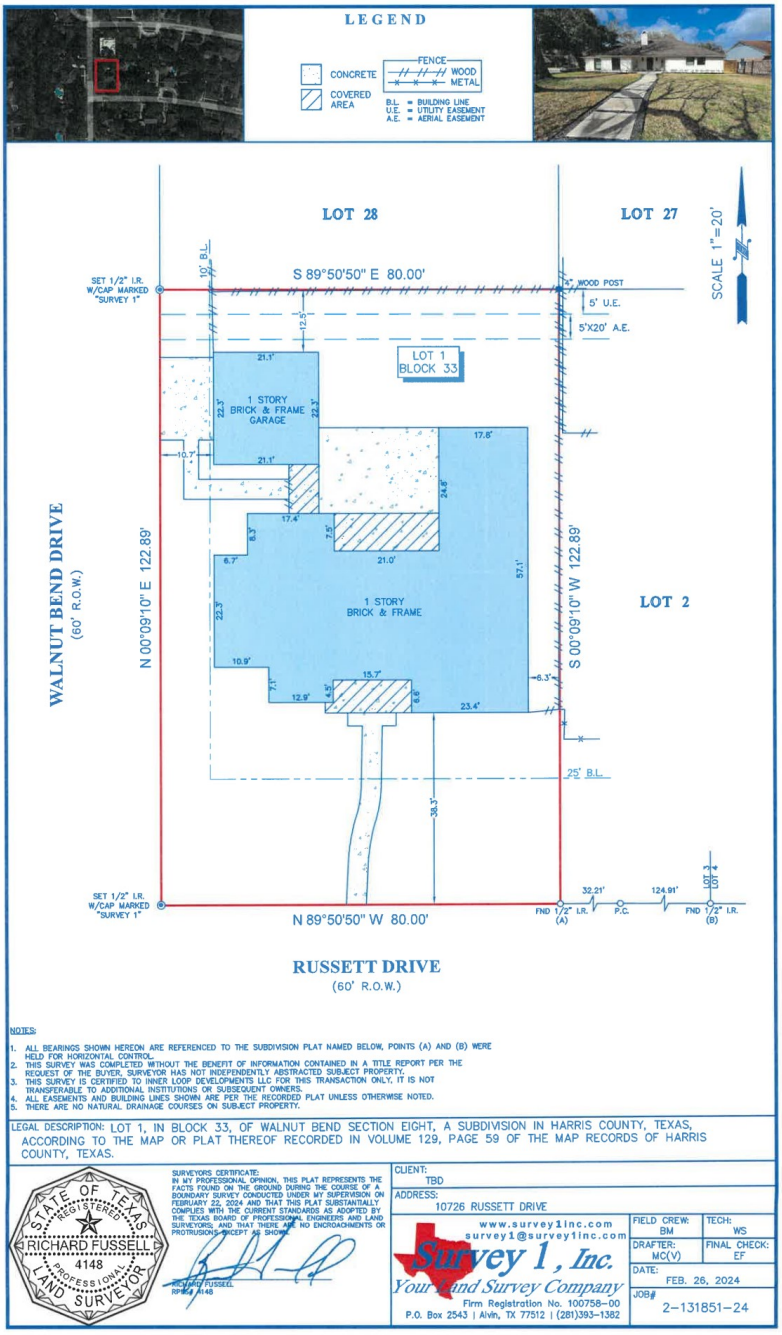
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 170

Meeting Date: 06/27/2024

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

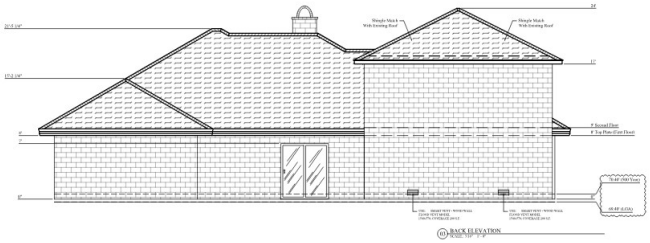
ITEM: 170

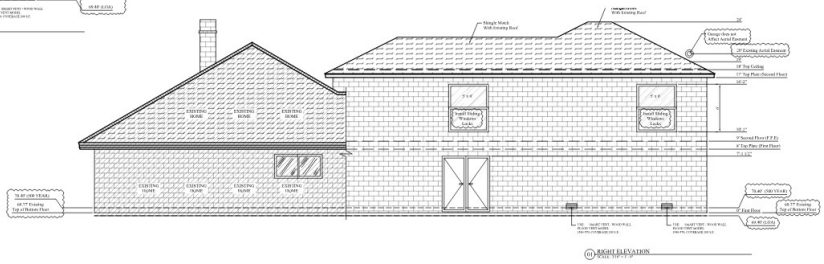
Meeting Date: 06/27/2024

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 171

Meeting Date: 06/27/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Creole Design, LLC	Sam Gianukos	713-880-3158	sam@creoledesign.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
910 Yale Street	23119896	77008	5358A	492D	C

HCAD ACCOUNT NUMBER(S): 0202270000017

PROPERTY LEGAL DESCRIPTION: Lot 17, Block 231, Houston Heights

PROPERTY OWNER OF RECORD: Thyssen Petroleum USA Corporation

ACREAGE (SQUARE FEET): 6,600 square feet

WIDTH OF RIGHTS-OF-WAY: Yale Street: 70 feet

EXISTING PAVING SECTION(S): 40 feet

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,630 square foot single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 6,326 square foot single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line in lieu of the ordinance required 25-foot building line along Yale Street, a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 171

Meeting Date: 06/27/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing single-family structure is built at the property line, and we are requesting a 10-foot building line for the new second floor addition. The original structure was built over 70 years ago in its current location. We propose to open up what was an original porch and to add a second floor. There are many examples of new construction and other structures along Yale Street that have been granted a 10-foot set back line variance. Demolishing the building and slab would be cost prohibitive for the owner. It is not built on a crawl space, so it is not possible to move it.

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

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or
The existing structure was built on a substantial slab. It would be extremely costly to remove it. There are many structures on Yale Street (both commercial and residential) with 0-foot setback lines. A 25-foot build line would require a very costly demolition of the existing slab. It would also make the buildable footprint of this lot too small for the client's needs and would create a very impractical development.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing structure has been there for over 60 years.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This property has been neglected for years, and the owner is investing money in a house that needs repair. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the uses already existing in the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will allow the full and reasonable use of this residential property.

(5) Economic hardship is not the sole justification of the variance.
The request to provide 0-foot setback for the existing building and 10-foot building line for the second-floor addition will allow the property to be useable and will improve the property that is currently in a very poor condition. The economic impact is not a consideration of the variance request.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 171

Meeting Date: 06/27/24

Location Map



DEVELOPMENT PLAT VARIANCE

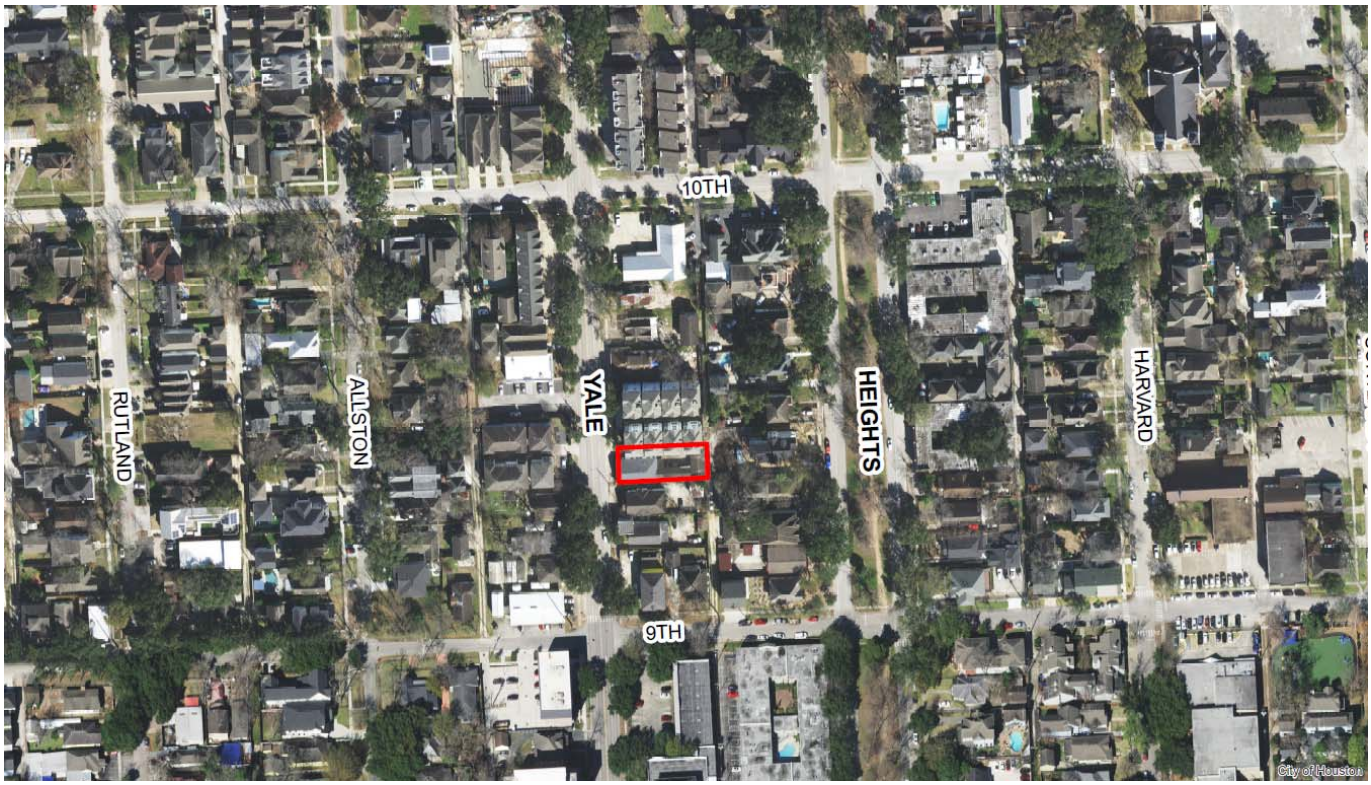
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 171

Meeting Date: 06/27/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

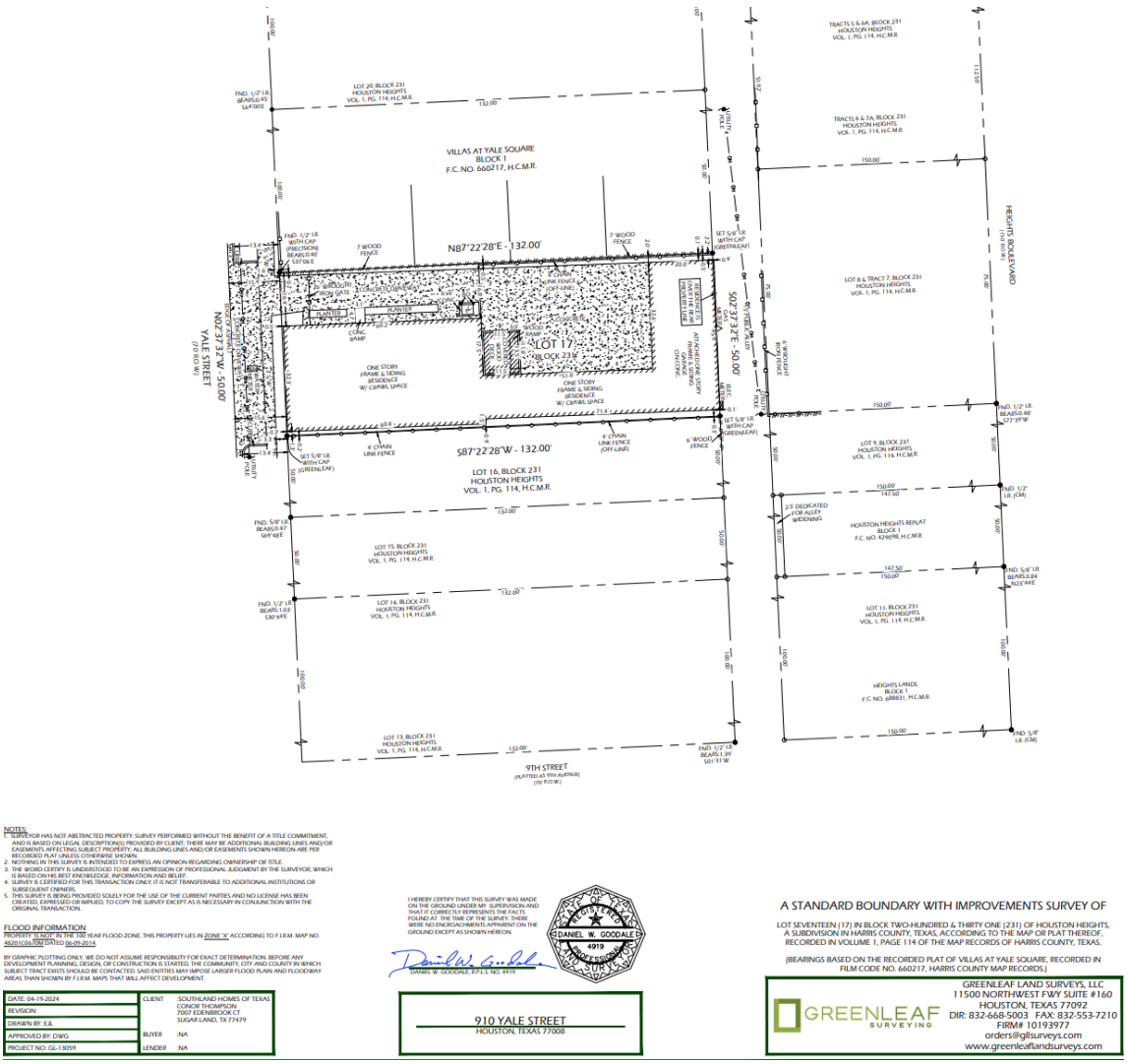
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 171

Meeting Date: 06/27/24

Survey



NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT; THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY; ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0670 DATED 06-09-2015.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

DATE: 04-19-2024	CLIENT:	SOUTHLAND HOMES OF TEXAS CONOR THOMPSON 7007 EDENBROOK CT SUGAR LAND, TX 77479
REVISION:		
DRAWN BY: E.E.		
APPROVED BY: D.W.G	BUYER:	N/A
PROJECT NO: GL-13059	LENDER:	N/A

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

DANIEL W. GOODALE, RPLS NO. 4913

STATE OF TEXAS · DANIEL W. GOODALE · 4913 · REGISTERED PROFESSIONAL LAND SURVEYOR

910 YALE STREET
HOUSTON, TEXAS 77008

A STANDARD BOUNDARY WITH IMPROVEMENTS SURVEY OF

LOT SEVENTEEN (17) IN BLOCK TWO-HUNDRED & THIRTY ONE (231) OF HOUSTON HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 114 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON THE RECORDED PLAT OF VILLAS AT YALE SQUARE, RECORDED IN FILM CODE NO. 660217, HARRIS COUNTY MAP RECORDS.)

GREENLEAF SURVEYING
GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com

DEVELOPMENT PLAT VARIANCE

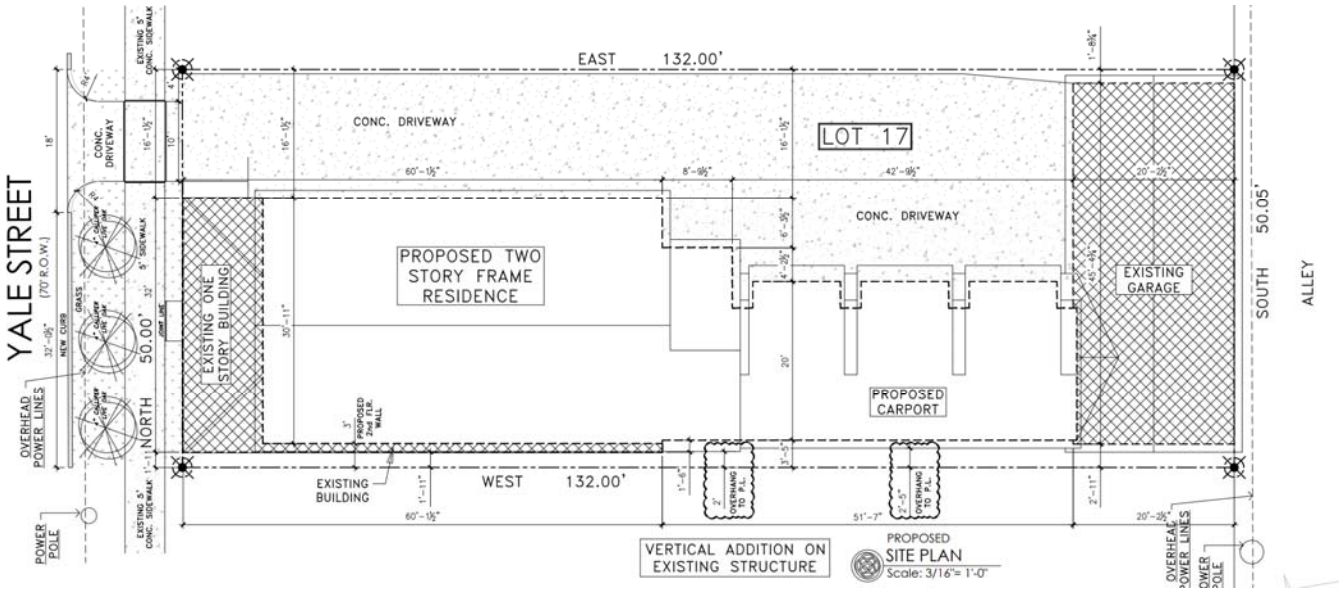
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 06/27/24

Site Plan



DEVELOPMENT PLAT VARIANCE

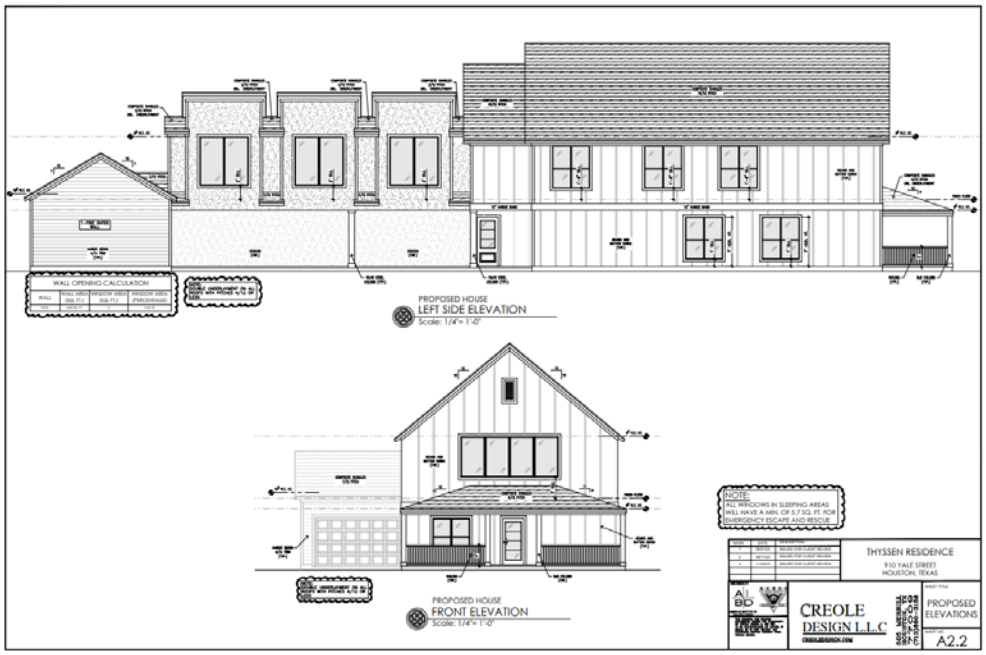
PLANNING & DEVELOPMENT DEPARTMENT

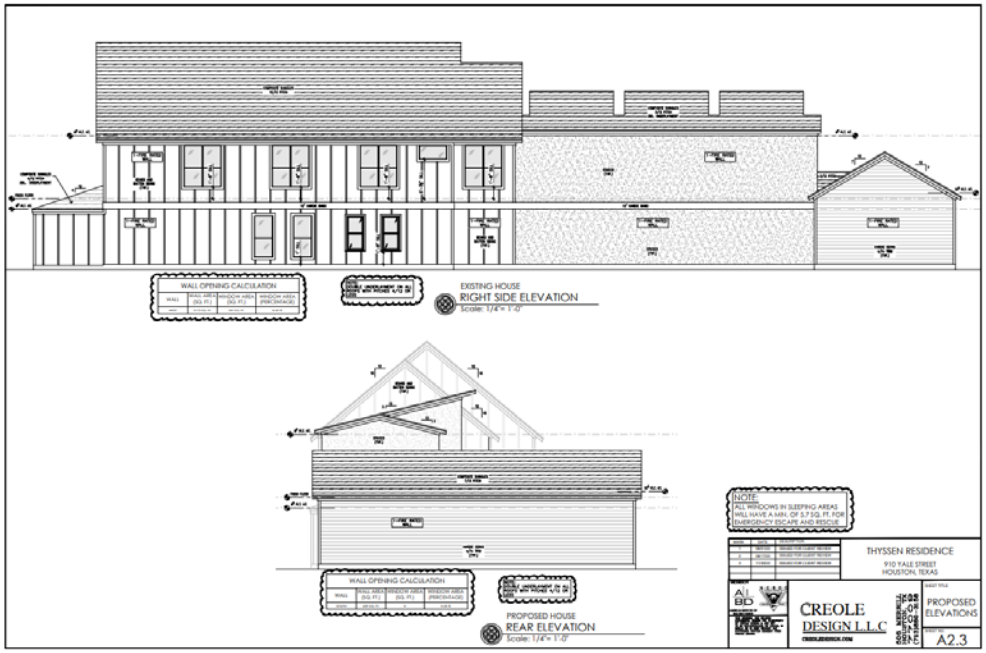
Houston Planning Commission

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Meeting Date: 06/27/24

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 06/27/2024

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

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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 1.07 spaces per unit. The project comprises a four-story multifamily apartment, thirty-two regular one-(32) bed apartments, and eight efficiencies (8) one-bed apartments. At total forty (40) units on a podium over ground-level parking.

APPLICANT'S STATEMENT OF FACTS:

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

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

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

N/A

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 06/27/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 06/27/2024

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

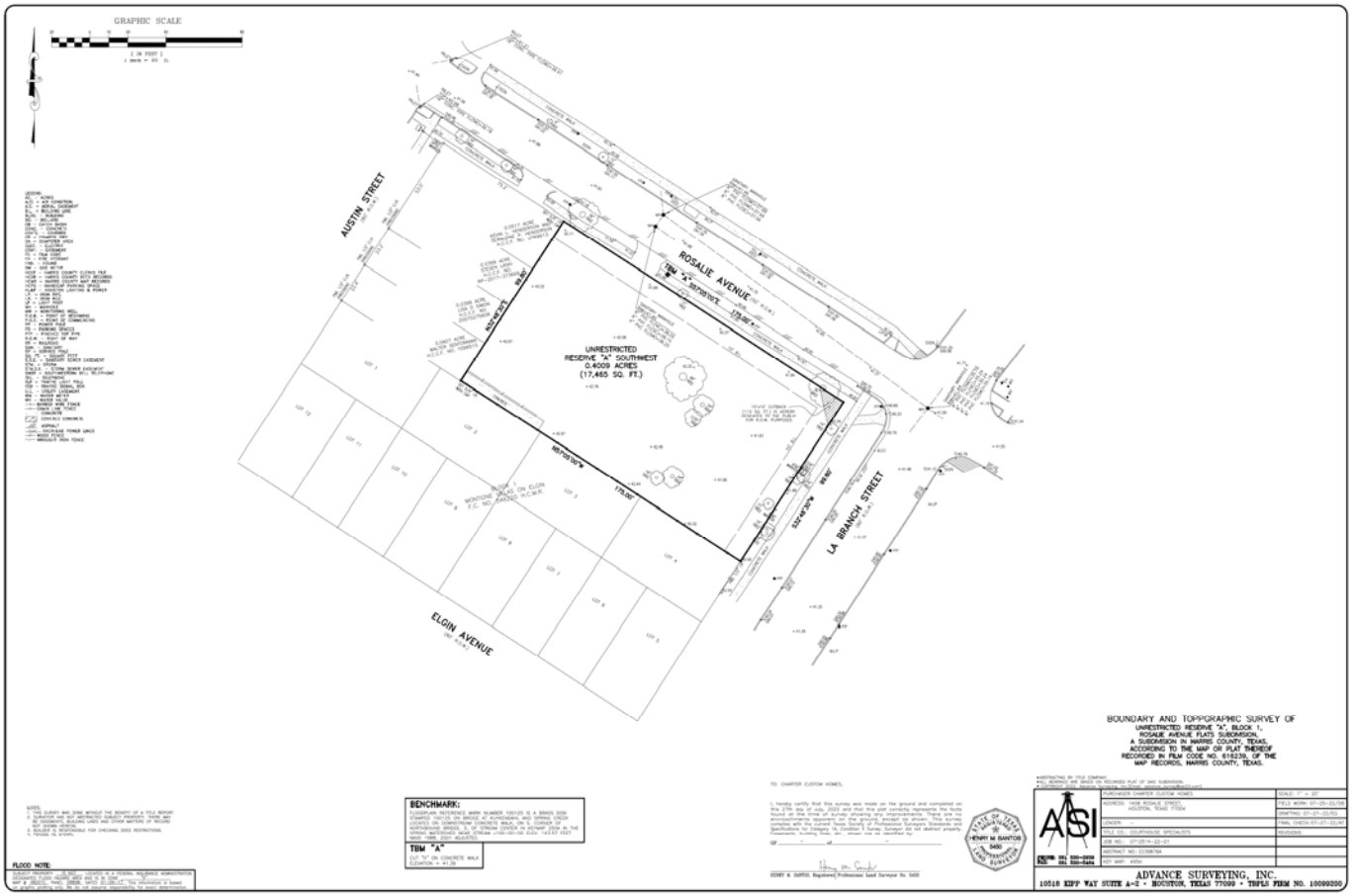
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

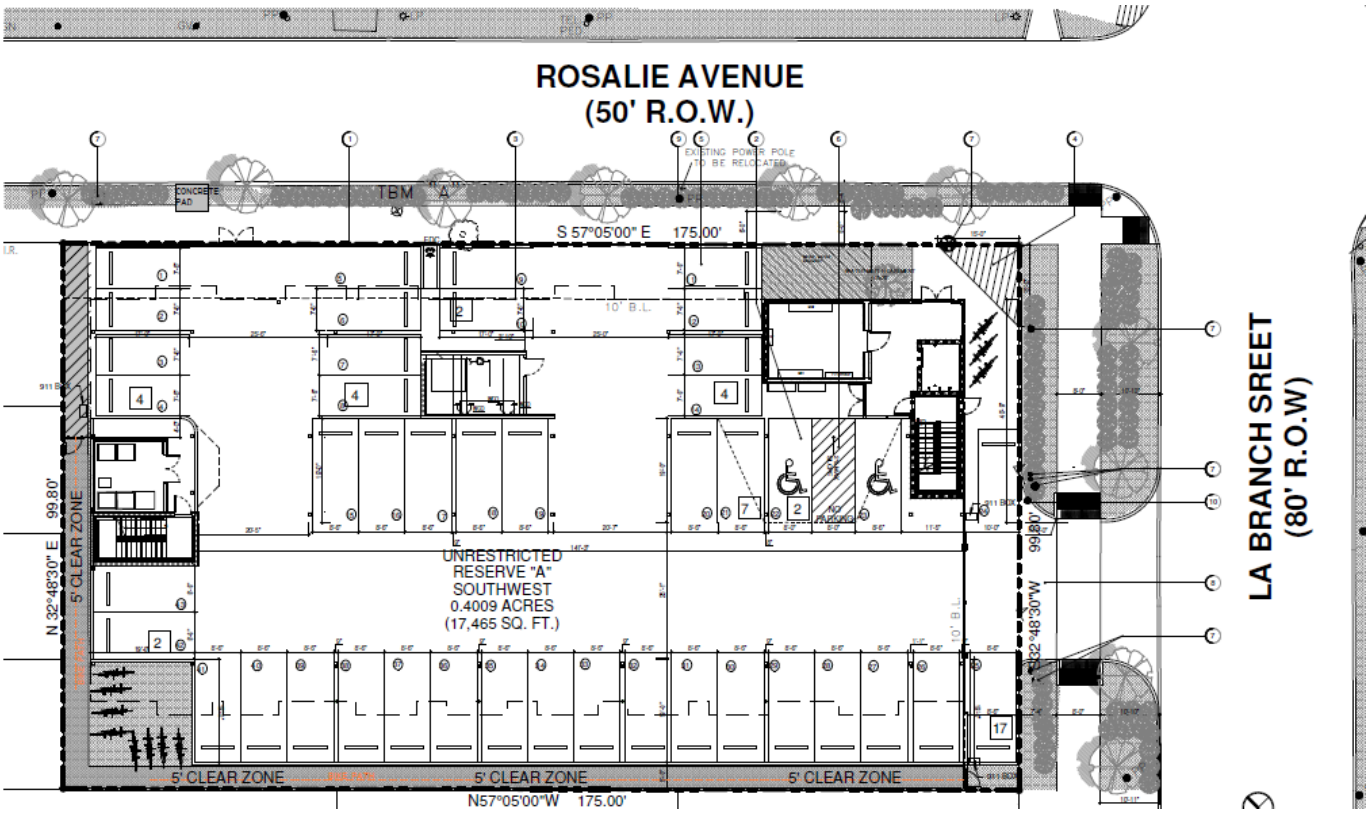
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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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 PARKING REQUIRED		53	
ACCESSIBLE PARKING	1 PER 25 PARKING SPOTS	2 INCLUDED IN TOTAL COUNT	2
TOTAL STANDARD PARKING PROVIDED ON-SITE			43
-10% PKNG. REDUC W/ ADD'D BICYCLE		53X0.10%=5 ALLOWABLE REDUCTION	
BICYCLE PARKING DISCOUNT		1 BIKE RACK= 2 BIKE SPACES	11 BIKE RACKS= -5 PARKING SPC
TOTAL NET PARKING REQUIRED		**48**	
TOTAL PROPOSED PARKING PROVIDED			**43**

DEVELOPMENT PLAT VARIANCE

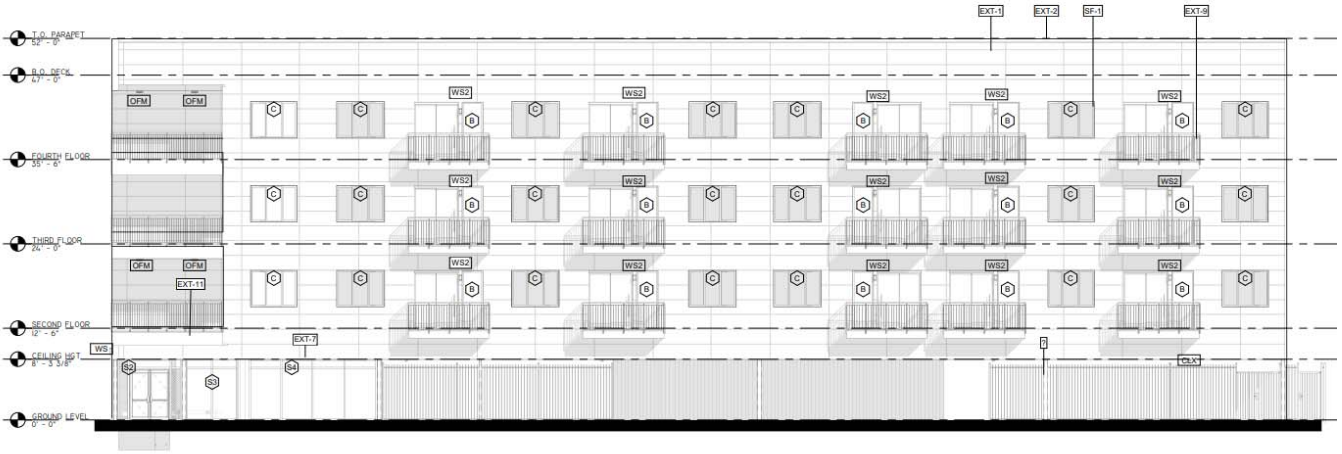
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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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

ITEM: III

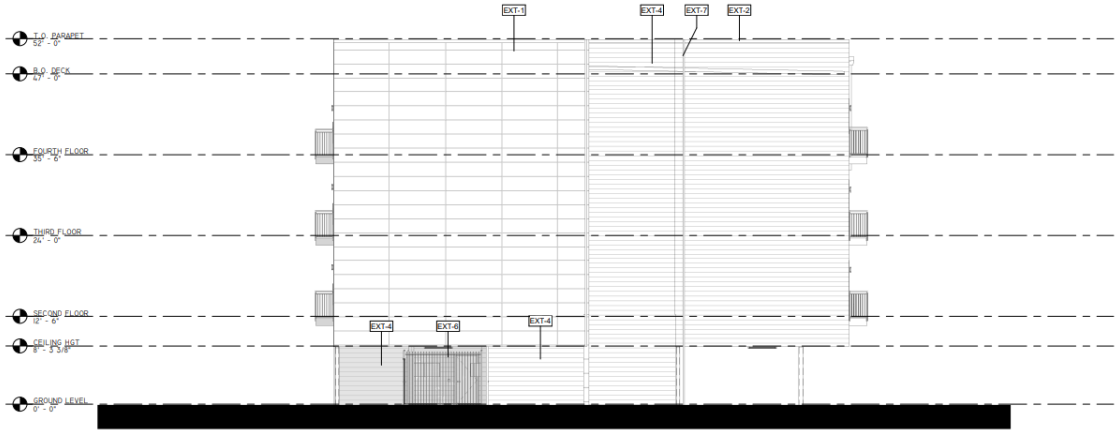
Meeting Date: 06/27/2024

Houston Planning Commission

Elevations



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



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

DEVELOPMENT PLAT VARIANCE

AGENDA: IV.

SMLSA Application No. 841: Portions of Woodland Terrace & Woodland Heights Subdivisions, 500-600 blocks of Ridge and Teetshorn Streets, north and south sides, between Reagan, N Sabine, and Helen Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Portions of Woodland Terrace & Woodland Heights Subdivisions. Analysis shows that a minimum lot size of 5,000 sq. ft. exists for the area. The owners signed a petition of 20% of the property within the proposed SMLSA. An application was filed, and the Director referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to the Planning Commission for public hearing and consideration upon finding that the application complies with all the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After the close of a public hearing, the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single-family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to the City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:
This application includes fifty-one (51) properties in Portions of Woodland Terrace & Woodland Heights Subdivisions

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
  The application contains six (6) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land use of the properties consists of forty-six (46) single-family residential properties representing 82% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 61% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,000 sq. ft. exists on thirty-nine (39) of fifty-one (51) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The Woodland Heights Subdivision was platted in 1907 and the Woodland Terrace Subdivision was platted in 1920, and some of the houses were constructed in the 1910s and 1920s. The establishment of a 5,000 sq. ft. minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Thirty-nine (39) out of fifty-one (51) lots representing 80% of the application area is at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

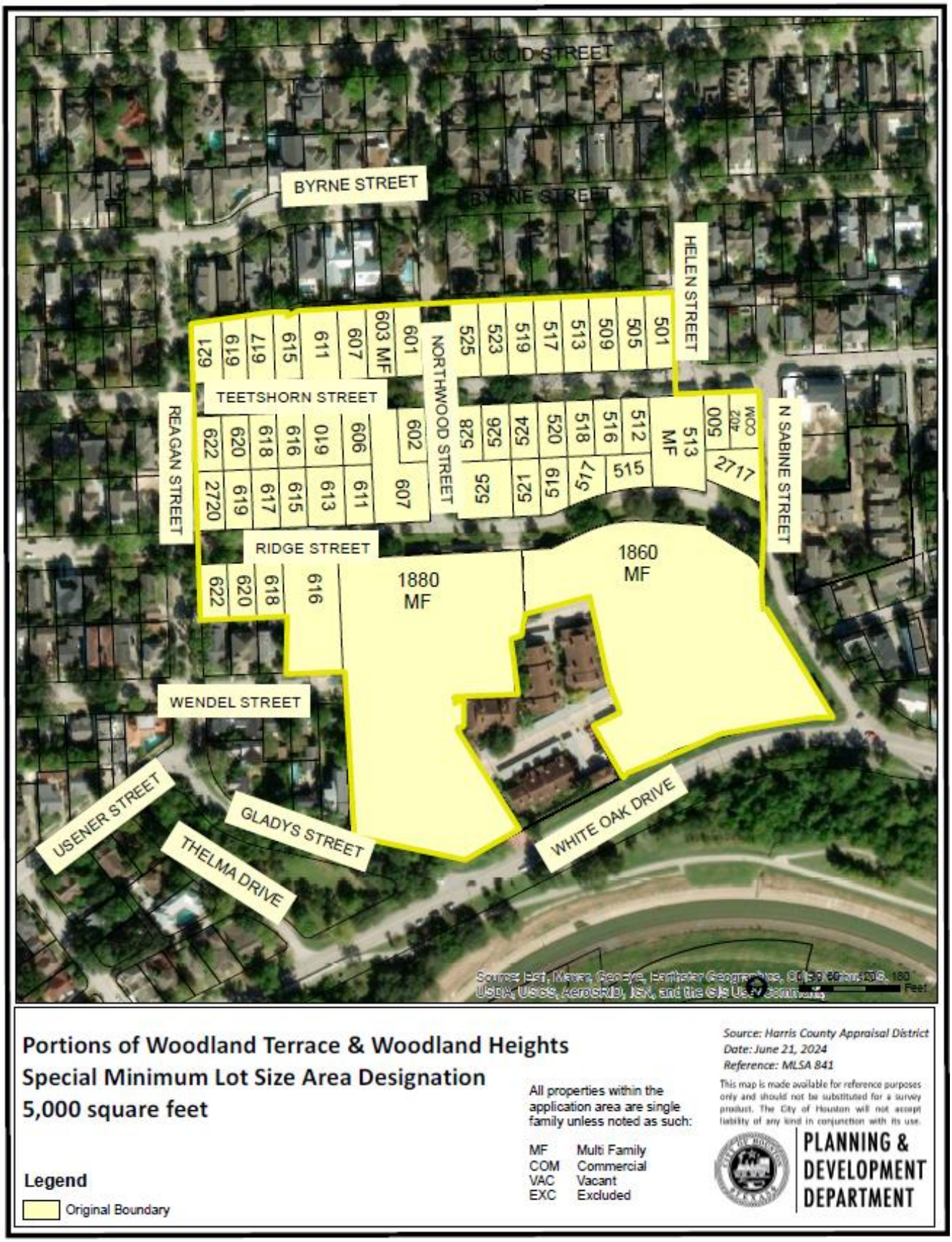
ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Original Boundary
3. Map of Modified Boundary
4. Map of Support
5. Map of Lots that meet SMLSA
6. Land Use Map
7. Aerial Map
8. Application
9. HCAD Map

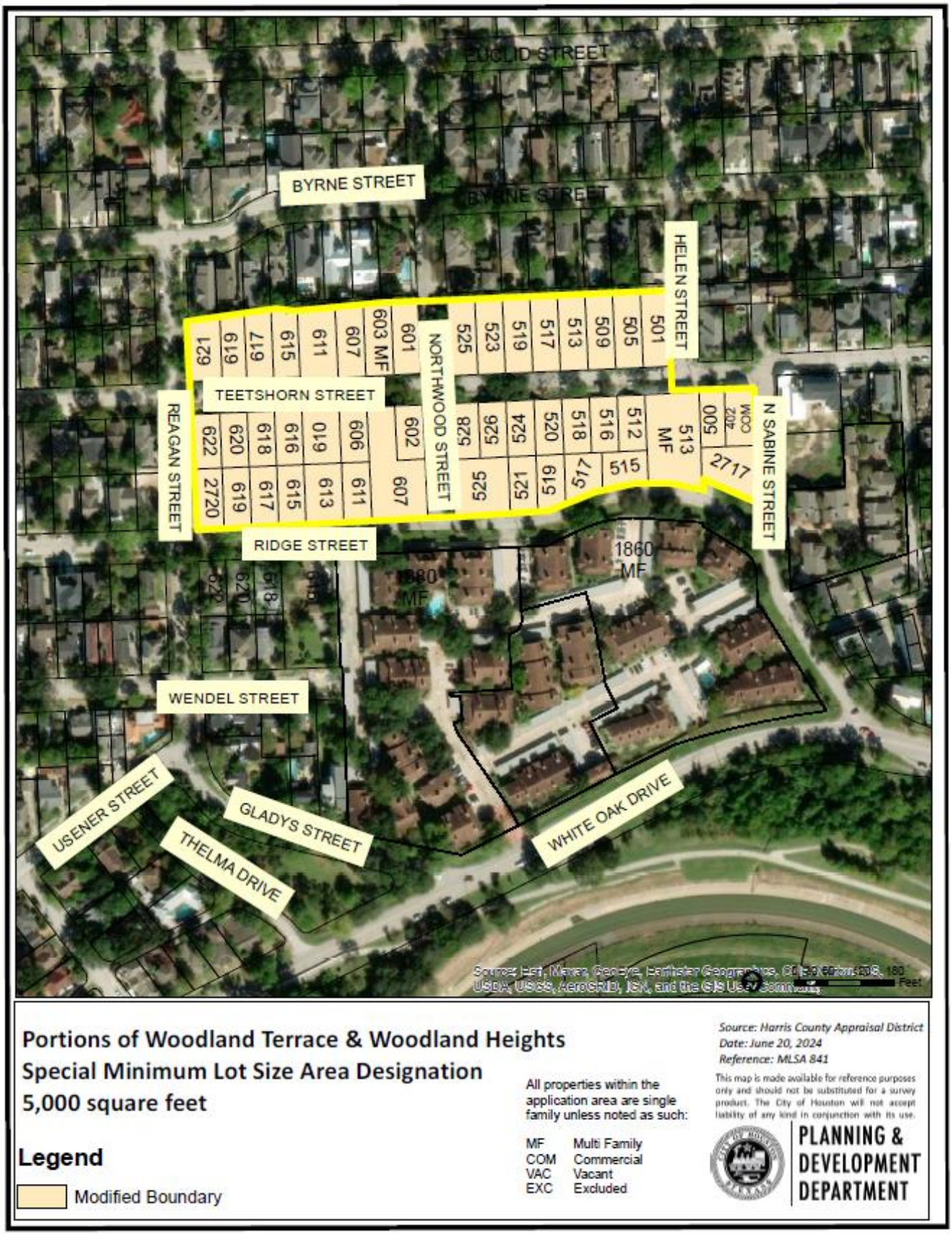
SPECIAL MINIMUM LOT SIZE AREA

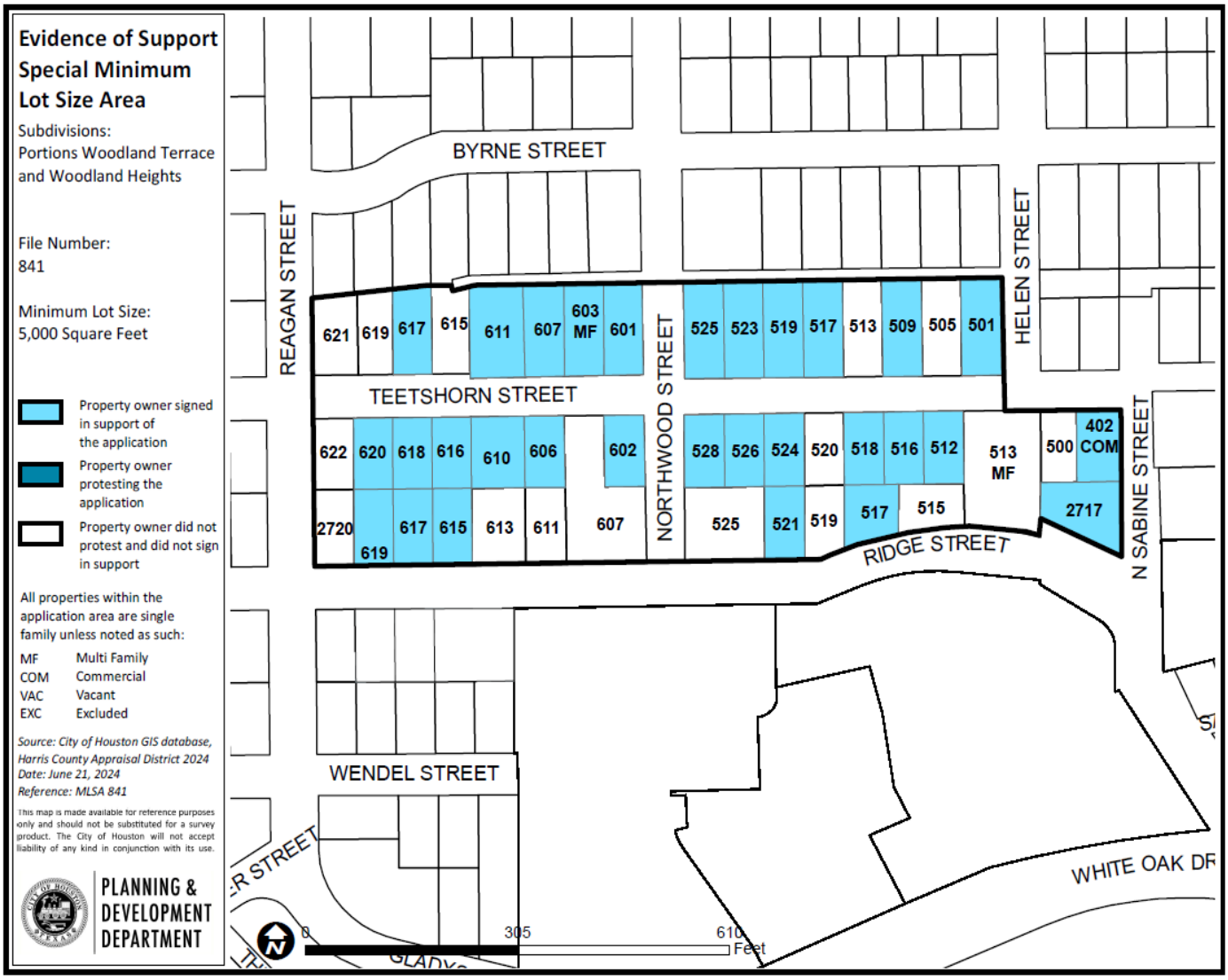
WOODLAND TERRACE & WOODLAND HEIGHTS SUBDIVISIONS

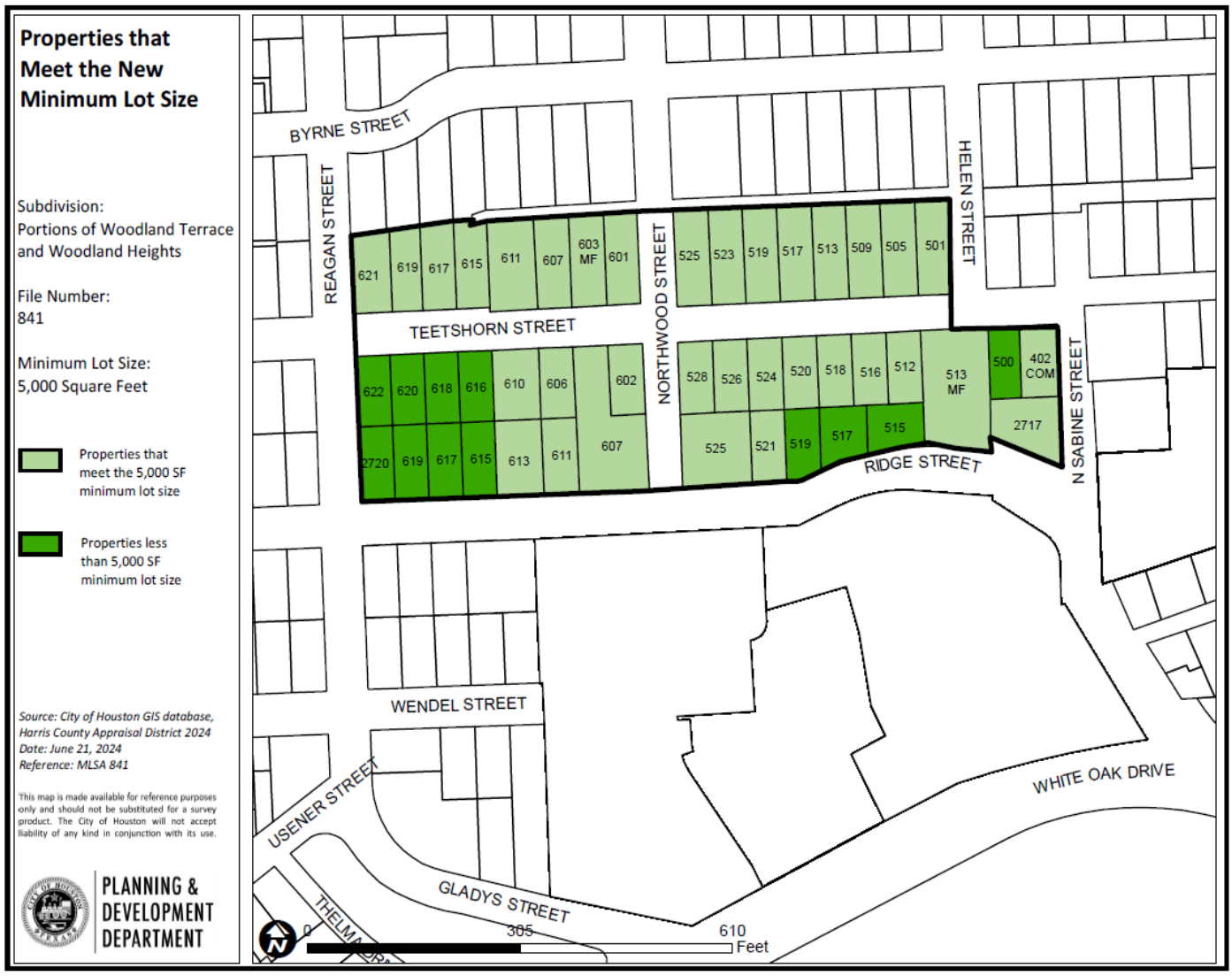
SITE ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Petition	Response Form	Support Area	LEGAL DESCRIPTION	SUBDIVISION	LAND DESCRIPTION
611 TEETSHORN ST	8,636	3.08%	3.1%		Y	8,636	LT 6 BLK 25	WOODLAND HEIGHTS	SFR
2717 N SABINE ST	8,000	2.85%	5.9%		Y	8,000	LT 22 & TR 23	YOEMAN	SFR
610 TEETSHORN ST	6,800	2.43%	8.4%	Y	Y	6,800	LT 4 BLK 44	WOODLAND HEIGHTS	SFR
613 RIDGE ST	6,800	2.43%	10.8%				LT 5 BLK 44	WOODLAND HEIGHTS	SFR
525 TEETSHORN ST	6,350	2.27%	13.1%		Y	6,350	LT 9 BLK 24	WOODLAND HEIGHTS	SFR
523 TEETSHORN ST	6,350	2.27%	15.3%		Y	6,350	LT 10 BLK 24	WOODLAND HEIGHTS	SFR
519 TEETSHORN ST	6,350	2.27%	17.6%		Y	6,350	LT 11 BLK 24	WOODLAND HEIGHTS	SFR
517 TEETSHORN ST	6,350	2.27%	19.8%		Y	6,350	LT 12 BLK 24	WOODLAND HEIGHTS	SFR
513 TEETSHORN ST	6,350	2.27%	22.1%				LT 13 BLK 24	WOODLAND HEIGHTS	SFR
509 TEETSHORN ST	6,350	2.27%	24.4%		Y	6,350	LT 14 BLK 24	WOODLAND HEIGHTS	SFR
505 TEETSHORN ST	6,350	2.27%	26.6%				LT 15 BLK 24	WOODLAND HEIGHTS	SFR
501 TEETSHORN ST	6,350	2.27%	28.9%		Y	6,350	LT 16 BLK 24	WOODLAND HEIGHTS	SFR
607 TEETSHORN ST	6,350	2.27%	31.2%		Y	6,350	LT 7 BLK 25	WOODLAND HEIGHTS	SFR
603 TEETSHORN ST 5	6,350	2.27%	33.4%		Y	6,350	LT 8 BLK 25	WOODLAND HEIGHTS	MF
601 TEETSHORN ST	6,350	2.27%	35.7%	Y	Y	6,350	LT 9 BLK 25	WOODLAND HEIGHTS	SFR
513 RIDGE ST 22	5,950	2.12%	37.8%				LT 15 BLK 45	WOODLAND HEIGHTS	MF
617 TEETSHORN ST	5,784	2.06%	39.9%		Y	5,784	LT 7 BLK 3	WOODLAND TERRACE	SFR
621 TEETSHORN ST	5,590	1.99%	41.9%				LT 5 & TR 6A BLK 3	WOODLAND TERRACE	SFR
402 TEETSHORN ST	5,500	1.96%	43.8%		Y	5,500	RES A BLK 1	CROUCH TEETSHORN	COM
615 TEETSHORN ST	5,293	1.89%	45.7%				LT 8 BLK 3	WOODLAND TERRACE	SFR
619 TEETSHORN ST	5,188	1.85%	47.6%				TR 6 BLK 3	WOODLAND TERRACE	SFR
607 RIDGE ST	5,026	1.79%	49.4%				LT 7 BLK 44	WOOFLAND HEIGHTS	SFR
607 RIDGE ST	5,025	1.79%	51.2%				LT 2 BLK 44	WOODLAND HEIGHTS	SFR
607 RIDGE ST	5,025	1.79%	53.0%				LT 8 BLK 44	WOODLAND HEIGHTS	SFR
602 TEETSHORN ST	5,025	1.79%	54.8%		Y	5,025	LT 1 BLK 44	WOODLAND HEIGHTS	SFR
513 RIDGE ST 22	5,025	1.79%	56.5%				LT 1 BLK 45	WOODLAND HEIGHTS	MF
513 RIDGE ST 22	5,025	1.79%	58.3%				LT 2 BLK45	WOODLAND HEIGHTS	MF
606 TEETSHORN ST	5,000	1.78%	60.1%		Y	5,000	LT 3 BLK 44	WOODLAND HEIGHTS	SFR
611 RIDGE ST	5,000	1.78%	61.9%				LT 6 BLK 44	WOODLAND HEIGHTS	SFR
512 TEETSHORN ST	5,000	1.78%	63.7%	Y	Y	5,000	LT 3 BLK 45	WOODLAND HEIGHTS	SFR
516 TEETSHORN ST	5,000	1.78%	65.5%	Y	Y	5,000	LT 4 BLK 45	WOODLAND HEIGHTS	SFR
518 TEETSHORN ST	5,000	1.78%	67.3%		Y	5,000	LT 5 BLK 45	WOODLAND HEIGHTS	SFR
520 TEETSHORN ST	5,000	1.78%	69.0%				LT 6 BLK 45	WOODLAND HEIGHTS	SFR
524 TEETSHORN ST	5,000	1.78%	70.8%		Y	5,000	LT 7 BLK 45	WOODLAND HEIGHTS	SFR
526 TEETSHORN ST	5,000	1.78%	72.6%		Y	5,000	LT 8 BLK 45	WOODLAND HEIGHTS	SFR
528 TEETSHORN ST	5,000	1.78%	74.4%		Y	5,000	LT 9 BLK 45	WOODLAND HEIGHTS	SFR
525 RIDGE ST	5,000	1.78%	76.2%	Y			LT 10 BLK 45	WOODLAND HEIGHTS	SFR
525 RIDGE ST	5,000	1.78%	78.0%	Y			LT 11 BLK 45	WOODLAND HEIGHTS	SFR
521 RIDGE ST	5,000	1.78%	79.7%		Y	5,000	LT 12 BLK 45	WOODLAND HEIGHTS	SFR
517 RIDGE ST	4,896	1.75%	81.5%		Y	4,896	TRS 13 & 14A BLK 45	WOODLAND HEIGHTS	SFR
616 TEETSHORN ST	4,800	1.71%	83.2%		Y	4,800	LT 1 BLK 5	WOODLAND TERRACE	SFR
618 TEETSHORN ST	4,800	1.71%	84.9%		Y	4,800	LT 2 BLK 5	WOODLAND TERRACE	SFR
620 TEETSHORN ST	4,800	1.71%	86.6%		Y	4,800	LT 3 BLK 5	WOODLAND TERRACE	SFR
622 TEETSHORN ST	4,800	1.71%	88.3%	Y			LT 4 BLK 5	WOODLAND TERRACE	SFR
2720 REAGAN ST	4,800	1.71%	90.0%	Y			LT 5 BLK 5	WOODLAND TERRACE	SFR
619 RIDGE ST	4,800	1.71%	91.8%	Y	Y	4,800	LT 6 BLK 5	WOODLAND TERRACE	SFR
617 RIDGE ST	4,800	1.71%	93.5%	Y	Y	4,800	LT 7 BLK 5	WOODLAND TERRACE	SFR
615 RIDGE ST	4,800	1.71%	95.2%	Y	Y	4,800	LT 8 BLK 5	WOODLAND TERRACE	SFR
515 RIDGE ST	4,510	1.61%	96.8%				TR 14 BLK 45	WOODLAND HEIGHTS	SFR
519 RIDGE ST	4,500	1.61%	98.4%				TR 13A BLK 45	WOODLAND HEIGHTS	SFR
500 TEETSHORN ST	4,500	1.61%	100.0%				LT 1 BLK 1	CROUCH TEETSHORN	SFR

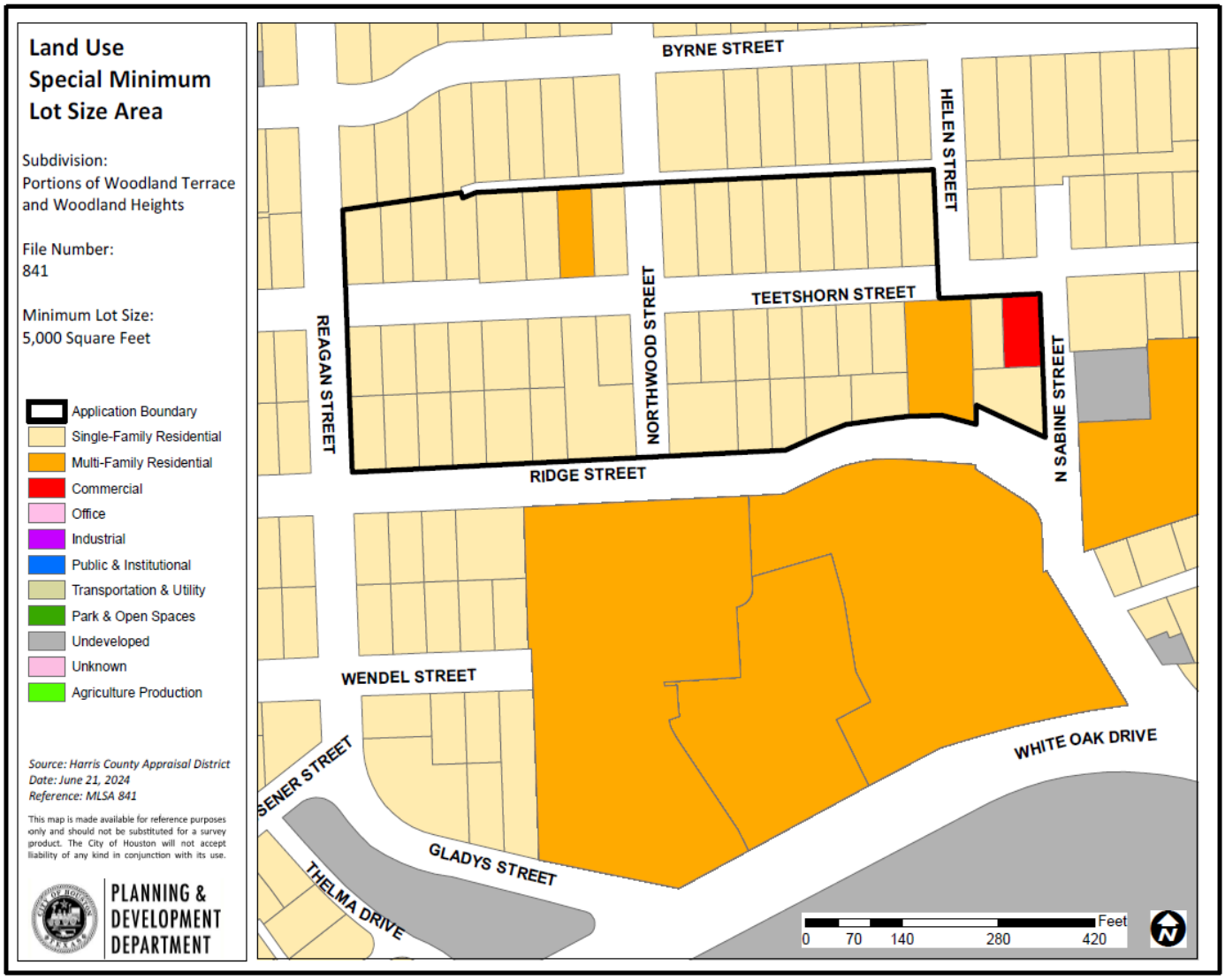
This application qualifies for a Special Minimum Lot Size of:	**5,000**
Response forms received in opposition of SMLSA:	**30**
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	**60.8**
Percentage of property owners that signed the petition for the SMLSA application: (must be at least 10%)	**20%**
# of lots developed or restricted to no more than two SFR units	**46**
# of multi-family residential lots	**4**
# of commercial lots	**1**
# of vacant lots	**0**
# of excluded lots	**0**
TOTAL NUMBER OF LOTS	**51**
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	**82%**

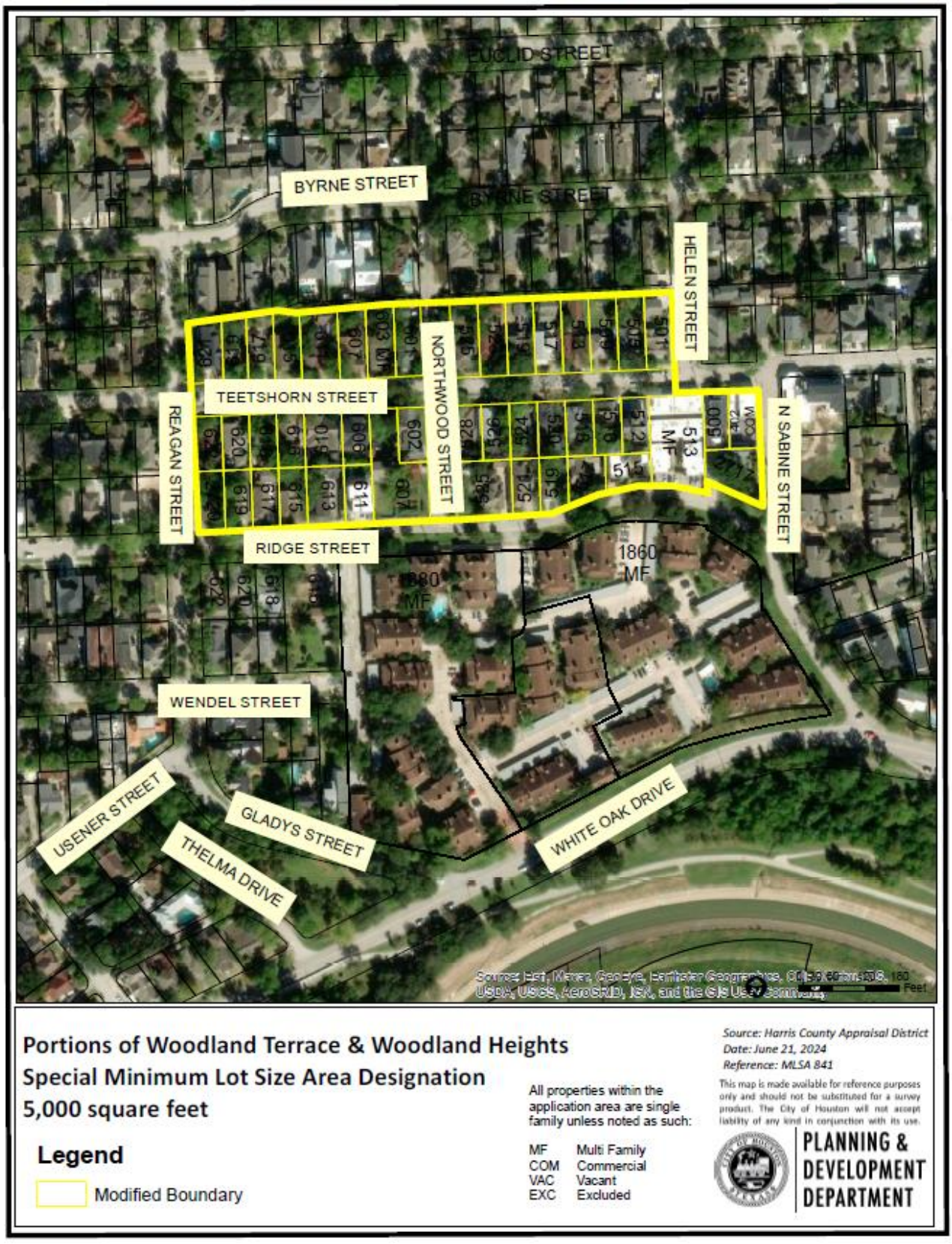

EUCLID STREET
BYRNE STREET
BYRNE STREET
HELEN STREET
NORTHWOOD STREET
TEETSHORN STREET
REAGAN STREET
N SABINE STREET
RIDGE STREET
WENDEL STREET
USENER STREET
GLADYS STREET
THELMA DRIVE
WHITE OAK DRIVE
1880 MF
1860 MF
513 MF
COM
VAC
Source: Esri, Maxar, Geoeye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Feet
Portions of Woodland Terrace & Woodland Heights
Special Minimum Lot Size Area Designation
5,000 square feet
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Legend
Original Boundary
Source: Harris County Appraisal District
Date: June 21, 2024
Reference: MLSA 841
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


EUCLID STREET
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BYRNE STREET
HELEN STREET
NORTHWOOD STREET
TEETSHORN STREET
REAGAN STREET
N SABINE STREET
RIDGE STREET
WENDEL STREET
USENER STREET
GLADYS STREET
THELMA DRIVE
WHITE OAK DRIVE
1860 MF
1860 MF
Portions of Woodland Terrace & Woodland Heights
Special Minimum Lot Size Area Designation
5,000 square feet
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Legend
Modified Boundary
Source: Harris County Appraisal District
Date: June 20, 2024
Reference: MLSA 841
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT


Evidence of Support
Special Minimum
Lot Size Area
Subdivisions:
Portions Woodland Terrace
and Woodland Heights
File Number:
841
Minimum Lot Size:
5,000 Square Feet
Property owner signed in support of the application
Property owner protesting the application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: June 21, 2024
Reference: MLSA 841
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
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REAGAN STREET
HELEN STREET
TEETSHORN STREET
NORTHWOOD STREET
RIDGE STREET
N SABINE STREET
WENDEL STREET
WHITE OAK DR
621 619 617 615 611 607 603 MF 601
525 523 519 517 513 509 505 501
622 620 618 616 610 606 602
528 526 524 520 518 516 512 513 MF
500 402 COM
2720 619 617 615 613 611 607
525 521 519 517 515 2717
0 305 610 Feet


Properties that Meet the New Minimum Lot Size
Subdivision:
Portions of Woodland Terrace and Woodland Heights
File Number:
841
Minimum Lot Size:
5,000 Square Feet
Properties that meet the 5,000 SF minimum lot size
Properties less than 5,000 SF minimum lot size
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: June 21, 2024
Reference: MLSA 841
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GLADYS STREET
WHITE OAK DRIVE
621 619 617 615 611 607 603 MF 601
525 523 519 517 513 509 505 501
622 620 618 616 610 606 602
2720 619 617 615 613 611 607
528 526 524 520 518 516 512
525 521 519 517 515
513 MF
500 402 COM
2717
0 305 610 Feet


Land Use
Special Minimum
Lot Size Area
Subdivision:
Portions of Woodland Terrace and Woodland Heights
File Number:
841
Minimum Lot Size:
5,000 Square Feet
Application Boundary
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Unknown
Agriculture Production
Source: Harris County Appraisal District
Date: June 21, 2024
Reference: MLSA 841
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NORTHWOOD STREET
N SABINE STREET
RIDGE STREET
WENDEL STREET
WHITE OAK DRIVE
GLADYS STREET
THELMA DRIVE
Feet
0 70 140 280 420


EUCLID STREET
BYRNE STREET
HELEN STREET
NORTHWOOD STREET
TEETSHORN STREET
REAGAN STREET
N SABINE STREET
RIDGE STREET
WENDEL STREET
USENER STREET
GLADYS STREET
THELMA DRIVE
WHITE OAK DRIVE
1860 MF
880 MF
513 MF
Portions of Woodland Terrace & Woodland Heights
Special Minimum Lot Size Area Designation
5,000 square feet
Legend
Modified Boundary
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: Harris County Appraisal District
Date: June 21, 2024
Reference: MLSA 841
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PLANNING & DEVELOPMENT DEPARTMENT

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Area (SMLSA) Application

RECEIVED
By: Abraham Zarilla
AUG 30 2023

Main Applicant Information (required)

Full Name: LORI BIGLER Date: 8/29/23

Address: 618 Ridge St
Street Address Apartment/Unit #

Houston TX 77009
City State ZIP Code

Phone: [redacted] Email [redacted]

Are you a property owner within the application boundary? YES [X] NO [ ] If no, what is your relation to the area?

Did you have a preliminary meeting with the Planning and Development Department? YES [X] NO [ ] If yes, what was the date of the meeting? 8/29/23

Does the application boundary have deed restrictions? YES [X] NO [ ] If yes, do they address a Minimum Lot Size? No

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

Signature of applicant:

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address Apartment/Unit #

City State ZIP Code

Phone: Email

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 841
City Council District: H
Super Neighborhood: Greater Heights
Planner Assigned: Bennie Chambers III

5


RIDGE AVENUE
TEETSHORN AVENUE
BYRNE AVENUE
GLADYS STREET
HELEN AVENUE
SABINE STREET
FLORENCE STREET
FLORENCE AVENUE
SAGE STREET
BEAUCHAMP STREET
MORRISON AVENUE
WHITE OAK BOULEVARD
BYRNE STREET
5358B7
5358B12
FACET
5358B117
MAP LOCATION
Harris Central Appraisal District
PUBLICATION DATE: 12/30/2023