HOUSTON PLANNING COMMISSION

AGENDA

Thursday, July 11, 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, July 11, 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 27, 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, Devin Crittle, and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, 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 (Ramon Jaime-Leon and Tammi Williamson)

II. Establish a public hearing date of August 8, 2024

a. Caris Villa
b. Castlewood MUD Administrative Center
a. Champion Heavens partial replat no 1
b. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3
c. Foster Glen
d. Fry Road MUD Park D
e. Harris Health System Lyndon B Johnson Hospital
f. Kaedence Estates replat no 1
g. North Drennan Manor replat no 1 and extension
h. West Shady Lane Estates
i. Westheimer Estates Views

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

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

V. Excuse the Absence of Commissioners Linda Porras Pirtle and Randall L. Jones

VI. Public Comment

VII. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 27 JUNE 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to order at **2:33 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	**Absent**
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	**Absent**
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	**Absent**
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	**Absent**
Ian Rosenberg	Present at 2:44 during Item 129
Megan R. Sigler	**Absent**
Martha L. Stein	Present
Zafar "Zaf" Tahir	**Absent**
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

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

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith, Interim Director • John Brown

CHAIR'S REPORT – Lisa M. Clark, Chair, reported on final agenda and speakers' guidelines, and announced withdrawn items not being considered today.

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary, Interim Director of Planning Development, reminded the next MTFP meeting will be on July 25 at 1pm.

APPROVAL OF MINUTES

Consideration of the June 13, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-72)
b. REPLATS (73-127)

Staff recommendation: Approve **Item No's. 1 – 127**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 79,** and **80** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

Motion: Stein	Vote: Carried
Second: Baldwin	Abstaining: Heisch, Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

128 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): None

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

129 CHONG MANOR

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: Viera-Bland	Abstaining: None

130 ESTATES AT CAREY STREET
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

131 EXPRESS MART 59 – Withdrawn

132 LABOURE ESTATES PARTIAL REPLAT NO 1
Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Defer the application for 30-Days.
Speaker(s): Joyce Owens, applicant, Mary Scott – position not stated

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

133 LOMCREST PLACE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Monica Fontenot-Poindexter, applicant

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

134 MALDONADO PROPERTIES – Withdrawn

135 MARVIDA SEC 19 PARTIAL REPLAT NO 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

136 NORTHWOOD CROSSING
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): S. Thompson, Fred Woods, Martha Harrison-Johnson – opposed

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

137 Northwood Views

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Fred Woods – opposed

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

138 Rice Sterlingshire Avenue Development

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

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

139 Southampton Place partial replat no 5

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

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

140 Synova Sec 5

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

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

141 Temple Terrace Addition partial replat no 3

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Charles Penland, Chuck Davis, applicant, Ashley Watt, Judith Snivley – position not stated

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

142 Vera Lou Homes – Withdrawn

143 West Lane Annex partial replat no 7

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: Alleman	Abstaining: None

144 Woodlands Village of Carlton Woods Sec 11 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: Mares	Vote: Unanimous
Second: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

145 Atascocita Road Campus Reserve

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

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

146 City Center Capital LLC at Cypress North Houston

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

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

147 Cullen Acres

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

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

148 CYPRESS GREEN GP

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

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

149 FAIRBANKS PARK

Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Defer the application for 30 days.
Speaker(s): Marshall Clapp

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

150 LBK PROPERTIES LLC

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: Heisch	Abstaining: None

151 YOAKUM ENCLAVE REPLAT NO 1

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Nancy Bradford

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

e. Subdivision Plats with Special Exception Requests

152 Pinehaven Sec 1

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: Unanimous
Second: Viera-Bland	Abstaining: None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	Approved
154	Cypress Green Commercial Reserves Sec 3	Approved
155	Davis World	Approved
156	East Aldine Estates	Approved
157	East Side Development	Approved
158	Generation Shopping Plaza	Approved
159	Holly Lockwood Properties LLC	Approved
160	MBI LTD Properties	Approved
161	Power Business Center	Approved
162	Providence Place	Approved
163	Saint Tropez Remote Water Well	Approved
164	Saint Tropez Sec 2	Approved
165	Southwest Wholesale Complex	Approved
166	West Side Development	Approved

h. Name Changes

167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	Approved

i. Certificates of Compliance

168	19645 Live Oak North	Approved
169	18558 Indigo Way	Approved

j. Administrative – None

Staff recommendation: Approve staff recommendations for **Items 153 – 169**.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

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

k. Development Plats with Variance Requests

170 10726 Russett Drive

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

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

171 910 Yale Street

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

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

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

Staff recommendation: Establish a public hearing date of July 25, 2024, for Items a-i.
Commission action: Established a public hearing date of July 25, 2024, for Items a-i.
Speaker(s): None

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

III. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street

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

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of Woodland Terrace & Woodland Heights Subdivisions – MLS 841

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Ashlee Stepp, Lydia Faqua, Lauri Bicker

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

V. Public Comment – None

VI. Excuse the absence of Commissioner Lydia Mares

Commissioner Mares was in attendance; therefore no action was required.

VII. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:07 PM**.

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

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Bauer Meadows Sec 3	C3P	
2	Blue River Petcare Fairbanks Animal Clinic	C2	
3	Candela Flewellen Creek Reserves	C3F	
4	CANDELA Sec 18	C3F	
5	Chong Manor	C3F	
6	Clark Pines Estates	C2	
7	Cypress Grant Plaza	C3F	
8	Cypress Green Sec 17	C3P	
9	Cypress Green Sec 18	C3P	
10	Cypress Green Sec 19	C3P	
11	Cypress Green Sec 20	C3P	
12	Cypress Rosehill Waste Water Treatment Plant	C2	
13	Davis Square	C2	DEF2
14	Development at Telge Road	C2	DEF1
15	FL Tucker Long Drive	C3F	
16	Goedecke Business Park	C2	
17	Gomez Estates at Eastex	C2	
18	Grand Prairie Highlands Sec 11	C3F	
19	Groves Landing	C3F	
20	Harvest Green GP	GP	
21	Harvest Green Sec 53	C3F	DEF1
22	Harvest Green Sec 55	C3F	
23	Harvest Green Sec 56	C3F	
24	Harvest Green Sec 57	C3F	
25	Hazel Cove	C3F	DEF1
26	Hockley Meadows Sec 1	C3F	
27	Hockley Meadows Sec 2	C3F	
28	HPD Westside Command Station	C2	
29	Isabelle Estates	C2	DEF1
30	Lacey Estates	C3P	DEF1
31	LaReserva Back Ranch GP	GP	
32	Lomcrest Place	C3F	
33	Mansfield Landing	C3F	
34	McCauley Barndominium	C2	
35	Orange Grove Sec 2 partial replat no 1	C3F	DEF1
36	Plaza Estates at Doverside	C2	
37	Preserve at Newport Sec 3	C3P	
38	Pribyl Revocable Trust	C2	DEF1
39	Reserve at Anderson	C3F	
40	Rice Sterlingshire Avenue Development	C3F	
41	Riviera Pines Sec 1	C3F	
42	Riviera Pines Sec 2	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Schier Holdings LLC	C2	
44	Solid Rock Village Sec 1	C3F	
45	Solid Rock Village Sec 2	C3F	
46	Southampton Place partial replat no 5	C3F	
47	Springwoods Village District Sec 5	C3P	
48	Sundance Cove East Detention Pond H	C2	
49	Sundance Cove Sec 11	C3P	
50	Sunterra Sec 70	C3P	
51	TC Jester Acres	C2	
52	Teamriddle Way Street Dedication Sec 1	SP	DEF1
53	Temple Terrace Addition partial replat no 3	C3F	
54	Thornton Estates	C3F	DEF1
55	Veterans Memorial Business Park	C3F	DEF1
56	Woodforest Shopping Center	C2	
57	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3F	

B-Replats

58	Aledo Street Homes	C2R	
59	Anita Development	C2R	DEF1
60	Bardwell Estates	C2R	
61	Baylor Street Crossing	C2R	
62	Binford Creek Sec 3	C3R	
63	Bluebonnet Homes	C2R	DEF1
64	Brandon Crossing	C2R	
65	Bridgeland Prairieland Village Sec 43	C3R	
66	Central Transport Houston	C2R	
67	Chapter at De Soto	C3R	
68	Columbia Crossing	C2R	
69	Concrete Reinforcements Inc	C2R	
70	Cornish Homes	C2R	
71	Danfield Creek	C3R	
72	Davacol	C2R	
73	Dewalt Landing	C2R	
74	DVB Development Estates at Channing Way	C2R	DEF1
75	East Hardy Reserve	C2R	DEF1
76	Enclave at Cypresswood	C3R	
77	Epsom Place	C2R	DEF2
78	Estates at Harrisburg	C2R	
79	Estates of Genoveva	C2R	
80	Foreman Villas	C2R	
81	Garden Heights Landing	C2R	
82	Garza Estates on McNair	C2R	
83	Grand Park Estate	C2R	
84	Green Oaks on Anderson	C3R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Harris County ESD 17 Airline Drive replat no 1 and extension	C2R	
86	Houston Heights partial replat no 32	C2R	
87	Independence Heights partial replat no 1	C2R	DEF1
88	Lakeside Park Estates Sec 1 partial replat no 5	C2R	
89	Liberty Terrace Estates	C2R	
90	Liberty Terrace Gardens	C2R	
91	McDonalds at Meadows of Clear Creek	C2R	
92	McKee Townhomes	C2R	
93	Plaag Estates	C2R	
94	Plaza Estates at Jewett	C2R	DEF1
95	Plaza Estates at Ringold	C2R	DEF1
96	Post Oak Central	C2R	DEF2
97	Quenby Landing	C2R	
98	Rosedale Homes	C2R	
99	Rosewood Heights	C2R	
100	Roslyn Heights Reserve	C2R	
101	Round Mountain Oaks	C2R	
102	Sade Lemon	C2R	
103	SEFL Tidwell	C2R	
104	Settegast States at Birmingham	C2R	DEF1
105	Settegast States at Penrod	C2R	DEF1
106	Sherwood Hamlet	C2R	
107	Skinner Road Plaza	C2R	
108	Thibodeaux Square at Ritz	C2R	DEF1
109	Tremper Court	C2R	DEF1
110	TSG Business Park	C2R	
111	Valero Houston Refinery replat no 1	C2R	DEF1
112	Vellas Estates	C3R	
113	View of Almeda Genoa	C2R	
114	Villas at Eastwood	C2R	DEF1
115	Westway Park Sec 4 partial replat no 2	C2R	
116	Windfern Estate	C2R	
117	Woodlands Fire Station No 5	C2R	

C-Public Hearings Requiring Notification

118	Estates at Carey Street	C3N	DEF1
119	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	C3N	
120	Harris County Municipal Utility District No 6 Wastewater Treatment Plant	C3N	
121	Kentshire Estates	C3N	
122	Laboure Estates partial replat no 1	C3N	DEF3
123	Marvida Sec 19 partial replat no 1	C3N	DEF1
124	Northwood Crossing	C3N	DEF1
125	Northwood Views	C3N	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
D-Variances			
126	Cullen Acres	C3P	DEF2
127	Edgewood Village East Sec 1	C3P	
128	Fairbanks Park	C3F	DEF3
129	Hockley Meadows Drive Street Dedication and Reserves	C3P	
130	Jones Creek Reserve at McCrary Meadows Sec 2	C3P	
131	Rancho De Los Lomas	C1	
132	South Lawn Vista	C2R	
E-Special Exceptions			
None			
F-Reconsideration of Requirements			
133	Crosby Farms Sec 4	C3F	
134	McKinney Development replat no 1	C2R	
G-Extensions of Approval			
135	Bar Acre replat no 1	EOA	
136	Grand Mason Mason Road Street Dedication Sec 3	EOA	
137	Harris County MUD No 506 Wastewater Treatment Plant no 1	EOA	
138	HCMUD 583 Wastewater Treatment Plant	EOA	
139	QuikTrip Store No 7951	EOA	
H-Name Changes			
140	Belle Terre Acre (prev. Belle Terre)	NC	
I-Certification of Compliance			
141	27211 Peach Creek Drive	COC	
142	26940 Lantern Lane	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
143	10726 Russett Drive	DPV	
144	910 Yale Street	DPV	DEF2
Landscape Variance			

Item No.	Subdivision Plat Name	App Type	Deferral
III	1905 Brittmoore Road	LV	DEF5
Off-Street Parking Variance			
IV	1414 Rosalie Avenue	PV	DEF4

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	Bauer Meadows Sec 3	2024-1365	C3P	Harris	ETJ	285T	9.40	0.70	54	Tejas Engineering Management	Meta Planning + Design LLC
2	Blue River Petcare Fairbanks Animal Clinic	2024-1144	C2	Harris	ETJ	410T	1.00	1.00	0	FAIRBANKS ANIMAL CLINIC, INC. & REM HVCNW,LLC, A TEXAS LIMITED LIABILITY COMPANY	Civil-Surv Land Surveying, L.C.
3	Candela Flewellen Creek Reserves	2024-1385	C3F	Fort Bend	ETJ	524N	16.52	15.80	0	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
4	CANDELA Sec 18	2024-1386	C3F	Fort Bend	ETJ	523R	36.70	20.55	58	JDS Nursery Tract LLC	Quiddity Engineering - Katy
5	Chong Manor	2024-1342	C3F	Harris	City	450P	0.72	0.72	0	Y &J Properties, LTD	E.I.C. Surveying Company
6	Clark Pines Estates	2024-1351	C2	Harris	City	452Y	0.40	0.00	2	1217 W 20th Incorporated	Pioneer Engineering, LLC
7	Cypress Grant Plaza	2024-1338	C3F	Harris	ETJ	327J	3.12	2.54	0	Horkus Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
8	Cypress Green Sec 17	2024-1343	C3P	Harris	ETJ	285V	17.04	0.37	102	Astro Cypress Green, L.P.	Quiddity Engineering
9	Cypress Green Sec 18	2024-1347	C3P	Harris	ETJ	285V	13.79	0.20	81	Astro Cypress Green, L.P.	Quiddity Engineering
10	Cypress Green Sec 19	2024-1352	C3P	Harris	ETJ	285V	17.25	0.52	107	Astro Cypress Green, L.P.	Quiddity Engineering
11	Cypress Green Sec 20	2024-1354	C3P	Harris	ETJ	285Z	18.14	0.75	105	Astro Cypress Green, L.P.	Quiddity Engineering
12	Cypress Rosehill Waste Water Treatment Plant	2024-1303	C2	Harris	ETJ	367A	5.07	5.07	0	Cypress Rosehill MUD #1	Meta Planning + Design LLC
13	Davis Square (DEF2)	2024-1075	C2	Harris	City	494A	0.16	0.00	4	Amal Homes	Total Surveyors, Inc.
14	Development at Telge Road (DEF1)	2024-1239	C2	Harris	ETJ	327H	2.00	2.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	FL Tucker Long Drive	2024-1340	C3F	Harris	City	534Q	2.88	2.88	0	F.L. TUCKER LLC	Civil-Surv Land Surveying, L.C.
16	Goedecke Business Park	2024-1318	C2	Harris	ETJ	292L	0.87	0.81	0	Many Investments, LLC	Hovis Surveying Company Inc.
17	Gomez Estates at Eastex	2024-1337	C2	Harris	City	454P	1.16	1.16	0	CAS Consultants, LLC	CAS Consultants, LLC
18	Grand Prairie Highlands Sec 11	2024-1299	C3F	Harris	ETJ	323Q	32.10	1.85	173	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
19	Groves Landing	2024-1390	C3F	Harris	City	494J	0.23	0.00	6	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
20	Harvest Green GP	2024-1357	GP	Fort Bend	ETJ	566G	1061.50	0.00	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
21	Harvest Green Sec 53 (DEF1)	2024-1066	C3F	Fort Bend	ETJ	566G	36.01	24.63	58	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
22	Harvest Green Sec 55	2024-1296	C3F	Fort Bend	ETJ	566G	11.20	0.00	40	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
23	Harvest Green Sec 56	2024-1297	C3F	Fort Bend	ETJ	566G	23.22	3.46	58	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
24	Harvest Green Sec 57	2024-1298	C3F	Fort Bend	ETJ	566G	9.81	0.52	35	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
25	Hazel Cove (DEF1)	2024-1273	C3F	Harris	City	572Y	2.41	0.25	34	Green Valley Construction, LLC	The Interfield Group
26	Hockley Meadows Sec 1	2024-1333	C3F	Harris	ETJ	324J	17.07	1.20	89	Taylor Morrison of Texas, Inc.	LJA Engineering, Inc.-(Houston Office)
27	Hockley Meadows Sec 2	2024-1335	C3F	Harris	ETJ	324J	13.44	10.31	4	Taylor Morrison of Texas, Inc.	LJA Engineering, Inc.-(Houston Office)
28	HPD Westside Command Station	2024-0980	C2	Harris	City	488Z	12.00	12.00	0	CSF Consulting LP	CSF Consulting LP
29	Isabelle Estates (DEF1)	2024-1191	C2	Harris	ETJ	408P	3.51	3.51	0	AAA Storage	Stewart Engineering
30	Lacey Estates (DEF1)	2024-1199	C3P	Harris	ETJ	329F	4.32	1.39	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
31	LaReserva Back Ranch GP	2024-1294	GP	MULTI PLE	ETJ	248V	89.68	0.00	0	Texas Professional Surveying	Texas Professional Surveying, LLC
32	Lomcrest Place	2024-1373	C3F	Harris	City	570M	0.46	0.46	0	Main Plaza Investment, LLC	Chesterfield Development Services
33	Mansfield Landing	2024-1327	C3F	Harris	City	451D	1.99	0.23	33	Innerloop Meadow Development, LLC	Total Surveyors, Inc.
34	McCauley Barndominium	2024-1317	C2	Harris	ETJ	298D	2.50	0.00	1	SB Mccauley LLC	RP & Associates
35	Orange Grove Sec 2 partial replat no 1 (DEF1)	2024-1265	C3F	Harris	ETJ	414K	1.58	0.22	15	Meridian Base	Owens Management Systems, LLC
36	Plaza Estates at Doverside	2024-1322	C2	Harris	City	453G	0.33	0.00	2	New Era Development	New Era Development & Land Services
37	Preserve at Newport Sec 3	2024-1387	C3P	Harris	ETJ	419E	26.30	6.99	124	Rochester Development, LLC	Master Plan Consulting, LLC
38	Pribyl Revocable Trust (DEF1)	2024-0994	C2	Harris	ETJ	368P	14.27	14.27	0	MP Technologies	Halff Associates, Inc.
39	Reserve at Anderson	2024-1378	C3F	Harris	City	572U	3.89	0.93	29	565 E Anderson Rd Development, LLC	Morales Engineering Associates, LLC
40	Rice Sterlingshire Avenue Development	2024-1312	C3F	Harris	City	455B	0.20	0.00	2	George Rice Realty	Doshi Engineering & Surveying Company
41	Riviera Pines Sec 1	2024-1355	C3F	Harris	ETJ	259W	37.70	3.96	170	Meritage Homes of Texas, LLC	Quiddity Engineering
42	Riviera Pines Sec 2	2024-1360	C3F	Harris	ETJ	299A	60.26	21.08	203	Meritage Homes of Texas, LLC	Quiddity Engineering
43	Schier Holdings LLC	2024-1315	C2	Harris	ETJ	287L	10.14	10.14	0	Schier Holdings LLC	Hovis Surveying Company Inc.
44	Solid Rock Village Sec 1	2024-1349	C3F	Harris	City	455A	1.05	0.11	0	BURGHLI HOME DEVELOPMENT LLC	Survey 1, Inc.
45	Solid Rock Village Sec 2	2024-1359	C3F	Harris	City	455A	14.50	2.52	86	BURGHLI HOME DEVELOPMENT LLC	Survey 1, Inc.
46	Southampton Place partial replat no 5	2024-1304	C3F	Harris	City	532D	0.49	0.00	3	Altitude AAA, LLC	Probstfeld & Associates, Inc.
47	Springwoods Village District Sec 5	2024-1310	C3P	Harris	ETJ	291M	47.61	47.32	0	Springwoods Realty Company	C.L. Davis & Company

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
48	Sundance Cove East Detention Pond H	2024-1382	C2	Harris	ETJ	378R	5.20	5.20	0	KPS Land Investment LP., A Texas Limited Partnership	EHRA
49	Sundance Cove Sec 11	2024-1366	C3P	Harris	ETJ	378P	28.74	9.51	72	Clay Road 628 Development	EHRA
50	Sunterra Sec 70	2024-1350	C3P	Waller	ETJ	443C	27.02	9.60	89	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
51	TC Jester Acres	2024-1364	C2	Harris	ETJ	331X	3.81	3.81	0	Texas Professional Surveying	Texas Professional Surveying, LLC
52	Teamriddle Way Street Dedication Sec 1 (DEF1)	2024-1183	SP	Fort Bend	ETJ	566L	7.10	4.16	0	Grand Parkway HG 2 LP	LJA Engineering, Inc.- (Houston Office)
53	Temple Terrace Addition partial replat no 3	2024-1284	C3F	Harris	City	493J	7.48	7.47	0	SCI Capital Holdings, Inc	C.L. Davis & Company
54	Thornton Estates (DEF1)	2024-1149	C3F	Harris	City	452L	2.26	0.15	31	CAS Consultants, LLC	CAS Consultants, LLC
55	Veterans Memorial Business Park (DEF1)	2024-1221	C3F	Harris	ETJ	372W	34.50	34.50	0	IDV Development Services	Windrose
56	Woodforest Shopping Center	2024-1274	C2	Harris	City	496F	18.47	18.47	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
57	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	2024-1370	C3F	Montgomery	ETJ	216S	2.10	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC

B-Replats

58	Aledo Street Homes	2024-1220	C2R	Harris	City	533Y	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Anita Development (DEF1)	2024-1159	C2R	Harris	City	493Z	0.63	0.07	7	LEMA Properties, LP	Pioneer Engineering, LLC
60	Bardwell Estates	2024-1287	C2R	Harris	City	452T	0.21	0.00	5	Artcons, LLC	MOMENTUM EGINEERING
61	Baylor Street Crossing	2024-1319	C2R	Harris	City	453T	0.14	0.00	3	TOMO Development, LLC	Total Surveyors, Inc.
62	Binford Creek Sec 3	2024-1264	C3R	Harris	ETJ	283F	20.33	2.91	109	Rausch Coleman Homes	7gen Planning
63	Bluebonnet Homes (DEF1)	2024-1158	C2R	Harris	City	493P	0.11	0.00	3	Jayming Fang	Pioneer Engineering, LLC
64	Brandon Crossing	2024-1295	C2R	Harris	City	533Y	0.23	0.00	2	Integrity Rock Construction	South Texas Surveying Associates, Inc.
65	Bridgeland Prairieland Village Sec 43	2024-1192	C3R	Harris	ETJ	365N	12.80	0.58	44	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
66	Central Transport Houston	2024-0967	C2R	Harris	City	412Z	22.93	22.93	0	Navajo Ventures, LLC	Atkinson Engineers
67	Chapter at De Soto	2024-1090	C3R	Harris	City	412X	0.99	0.05	19	CAS Consultants, LLC	CAS Consultants, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
68	Columbia Crossing	2024-1320	C2R	Harris	City	493E	0.30	0.00	2	TOMO Development, LLC	Total Surveyors, Inc.
69	Concrete Reinforcements Inc	2024-1293	C2R	Harris	City	572M	9.91	9.87	0	Concrete Reinforcements, Inc.	The Pinnell Group, LLC
70	Cornish Homes	2024-0990	C2R	Harris	City	492F	0.44	0.00	1	ELHOT DUVAL RODDY	360 Degrees Design and Construction, LLC
71	Danfield Creek	2024-1362	C3R	Harris	City	572Y	5.57	0.75	65	Green Valley Construction, LLC	The Interfield Group
72	Davacol	2024-1302	C2R	Harris	City	452Y	0.17	0.17	0	Cisneros Design Studio	Windrose
73	Dewalt Landing	2024-1326	C2R	Harris	City	412N	0.48	0.00	7	Zoom Houses, LLC	Total Surveyors, Inc.
74	DVB Development Estates at Channing Way (DEF1)	2024-1147	C2R	Harris	ETJ	367L	2.47	2.47	0	CAS Consultants, LLC	CAS Consultants, LLC
75	East Hardy Reserve (DEF1)	2024-1171	C2R	Harris	ETJ	373A	1.50	1.50	0	SHREE SAIRANG ESTATE, LLC	Century Engineering, Inc
76	Enclave at Cypresswood	2024-1160	C3R	Harris	ETJ	293U	5.41	0.55	48	Blue Slate Development	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
77	Epsom Place (DEF2)	2024-1140	C2R	Harris	ETJ	414T	0.85	0.34	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
78	Estates at Harrisburg	2024-1210	C2R	Harris	City	494V	0.43	0.01	8	New Era Development	New Era Development & Land Services
79	Estates of Genoveva	2024-1289	C2R	Harris	City	494F	0.23	0.00	3	Plan Express	PlanExpress
80	Foreman Villas	2024-1250	C2R	Harris	ETJ	414S	0.63	0.00	4	DM Contractor	Owens Management Systems, LLC
81	Garden Heights Landing	2024-1321	C2R	Harris	City	452U	0.15	0.00	3	Urban Arc Development	Total Surveyors, Inc.
82	Garza Estates on McNair	2024-1282	C2R	Harris	City	496H	0.37	0.07	4	Survil, LLC	SurVil LLC
83	Grand Park Estate	2024-1206	C2R	Harris	City	533R	0.08	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
84	Green Oaks on Anderson	2024-1368	C3R	Harris	City	572V	2.82	0.19	48	Green Valley Construction, LLC	The Interfield Group
85	Harris County ESD 17 Airline Drive replat no 1 and extension	2024-1285	C2R	Harris	ETJ	413E	15.37	15.37	0	Slattery Tackett Architects	REKHA ENGINEERING, INC.
86	Houston Heights partial replat no 32	2024-1153	C2R	Harris	City	452V	0.25	0.25	0	Thakkar dev	South Texas Surveying Associates, Inc.
87	Independence Heights partial replat no 1 (DEF1)	2024-1155	C2R	Harris	City	453N	0.28	0.00	3	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
88	Lakeside Park Estates Sec 1 partial replat no 5	2024-1190	C2R	Harris	ETJ	498M	3.89	3.89	0	Ksolv Properties	Stewart Engineering
89	Liberty Terrace Estates	2024-1329	C2R	Harris	City	455P	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
90	Liberty Terrace Gardens	2024-1331	C2R	Harris	City	455P	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
91	McDonalds at Meadows of Clear Creek	2024-1313	C2R	Harris	ETJ	616G	0.98	0.98	0	Blackline Engineering LLC	Blackline Engineering
92	McKee Townhomes	2024-1344	C2R	Harris	City	493H	0.11	0.00	3	Sumer Builds Inc.	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
93	Plaag Estates	2024-1332	C2R	Harris	City	454K	0.18	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
94	Plaza Estates at Jewett (DEF1)	2024-1208	C2R	Harris	City	453Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
95	Plaza Estates at Ringold (DEF1)	2024-1209	C2R	Harris	City	412U	0.34	0.00	3	New Era Development	New Era Development & Land Services
96	Post Oak Central (DEF2)	2024-0910	C2R	Harris	City	491U	17.44	17.44	0	POC Partners 1 LLC	M2L Associates, Inc.
97	Quenby Landing	2024-1325	C2R	Harris	City	532C	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
98	Rosedale Homes	2024-1291	C2R	Harris	City	493X	0.16	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
99	Rosewood Heights	2024-1301	C2R	Harris	City	452C	0.28	0.28	0	New Era Development	New Era Development & Land Services
100	Roslyn Heights Reserve	2024-1305	C2R	Harris	City	452F	2.21	2.21	0	Aztec Rental Service	Windrose
101	Round Mountain Oaks	2024-1286	C2R	Harris	City	533S	1.43	1.37	0	Victor George Real Estate Holding, LLC	The Pinnell Group, LLC
102	Sade Lemon	2024-1309	C2R	Harris	City	492F	0.12	0.00	2	Sade	Tetra Land Services
103	SEFL Tidwell	2024-1346	C2R	Harris	City	453D	1.13	1.13	0	Southeastern Freight Lines, Inc.	GBI Partners
104	Settegast States at Birmingham (DEF1)	2024-1215	C2R	Harris	City	455K	0.33	0.00	5	CGEA|Planning + Design	CGEA|Planning + Design
105	Settegast States at Penrod (DEF1)	2024-1214	C2R	Harris	City	455K	0.25	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
106	Sherwood Hamlet	2024-1178	C2R	Harris	City	451R	0.34	0.00	5	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
107	Skinner Road Plaza	2024-1281	C2R	Harris	City	413V	4.24	4.23	0	Ma Donuts LLC	Hovis Surveying Company Inc.
108	Thibodeaux Square at Ritz (DEF1)	2024-1216	C2R	Harris	City	455K	0.23	0.00	3	New Era Development	New Era Development & Land Services
109	Tremper Court (DEF1)	2024-1240	C2R	Harris	City	495E	0.23	0.11	4	To be determined	SEM SERVICES
110	TSG Business Park	2024-1292	C2R	Fort Bend	City	570Q	2.97	2.97	0	TSG Sam Houston, LLC	MOMENTUM EGINEERING
111	Valero Houston Refinery replat no 1 (DEF1)	2024-1232	C2R	Harris	City/ ETJ	535D	16.40	16.40	0	Blackline Engineering	Blackline Engineering
112	Vellas Estates	2024-1334	C3R	Harris	City	452B	1.91	0.17	35	WGA Consulting Engineers	Windrose
113	View of Almeda Genoa	2024-1316	C2R	Harris	City	575R	6.01	6.01	0	THE METRIK, INC.	THE METRIK, INC.
114	Villas at Eastwood (DEF1)	2024-1177	C2R	Harris	City	494T	0.31	0.00	2	Madison Homes	Probstfeld & Associates, Inc.
115	Westway Park Sec 4 partial replat no 2	2024-1280	C2R	Harris	City	449H	14.96	14.96	0	Capital Commercial Investments Inc.	Fulcrum Land Surveying LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
116	Windfern Estate	2024-1339	C2R	Harris	ETJ	369V	0.44	0.00	1	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
117	Woodlands Fire Station No 5	2024-1384	C2R	Montgomery	ETJ	215Z	1.05	1.05	0	S&G Engineering Consultants, LLC.	West Belt Surveying, Inc.

C-Public Hearings Requiring Notification

118	Estates at Carey Street (DEF1)	2024-1029	C3N	Harris	City	454R	0.60	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
119	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	2024-0949	C3N	Fort Bend	ETJ	484P	1.31	1.31	0	Fort Bend County MUD 58	Costello, Inc.
120	Harris County Municipal Utility District No 6 Wastewater Treatment Plant	2024-0771	C3N	Harris	ETJ	410H	1.97	1.97	0	Harris County Municipal District No 6	Fulcrum Land Surveying LLC
121	Kentshire Estates	2024-1134	C3N	Harris	City	415Z	0.12	0.00	2	Europa Homes	PLS CONSTRUCTION LAYOUT, INC
122	Laboure Estates partial replat no 1 (DEF3)	2024-0504	C3N	Harris	City	533F	0.38	0.38	0	Albert Woods	Owens Management Systems, LLC
123	Marvida Sec 19 partial replat no 1 (DEF1)	2024-1004	C3N	Harris	ETJ	406K	0.11	0.11	0	Astro Marvida, L.P.	Quiddity Engineering
124	Northwood Crossing (DEF1)	2024-0700	C3N	Harris	City	415N	0.30	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
125	Northwood Views (DEF1)	2024-0639	C3N	Harris	City	415N	0.27	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

D-Variances

126	Cullen Acres (DEF2)	2024-0934	C3P	Harris	City	573R	6.81	1.55	41	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
127	Edgewood Village East Sec 1	2024-1361	C3P	Harris	ETJ	457G	15.88	2.62	67	Woodmere Development Co., LTD.	IDS Engineering Group
128	Fairbanks Park (DEF3)	2024-1021	C3F	Harris	ETJ	410F	29.18	29.18	0	Junction Commercial Real Estate	Weisser Engineering Company
129	Hockley Meadows Drive Street Dedication and Reserves	2024-1372	C3P	Harris	ETJ	324J	36.20	32.10	0	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
130	Jones Creek Reserve at McCrary Meadows Sec 2	2024-1388	C3P	Fort Bend	ETJ	565L	21.01	7.59	80	Ventana Precinct Line LLC	Quiddity Engineering - Katy
131	Rancho De Los Lomas	2024-1065	C1	Harris	ETJ	404J	2.98	0.00	2	n/a	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
132	South Lawn Vista	2024-1170	C2R	Harris	City	533Q	0.67	0.01	14	DEL CIELO DEVELOPMENT	replats.com

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
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
133	Crosby Farms Sec 4	2024-1376	C3F	Harris	ETJ	379Y	14.26	1.13	84	Pulte Homes of Texas, L.P., A Texas Limited Partnership	EHRA
134	McKinney Development replat no 1	2024-1278	C2R	Harris	City	493R	0.23	0.23	0	GOLD KING REALTY	Windrose
G-Extensions of Approval											
135	Bar Acre replat no 1	2023-1487	EOA	Harris	ETJ	328B	0.80	0.80	0	CDA Arcitects	McKim and Creed
136	Grand Mason Mason Road Street Dedication Sec 3	2023-1532	EOA	Harris	ETJ	405M	2.37	0.00	0	Landmark Industries Development, LLC	BGE, Inc.
137	Harris County MUD No 506 Wastewater Treatment Plant no 1	2023-1293	EOA	Harris	ETJ	339C	1.78	1.78	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
138	HCMUD 583 Wastewater Treatment Plant	2023-1455	EOA	Harris	ETJ	327L	4.63	4.63	0	Woodmere Development Co., LTD.	IDS Engineering Group
139	QuikTrip Store No 7951	2023-1612	EOA	Harris	ETJ	498E	6.97	6.90	0	QuikTrip Corporation	Matkin Hoover Engineering
H-Name Changes											
140	Belle Terre Acre (prev. Belle Terre)	2024-1100	NC	Harris	ETJ	249Z	0.21	0.00	1	Belle Terre Properties LLC,	C & C Surveying, Inc
I-Certification of Compliance											
141	27211 Peach Creek Dri	24-1743	COC	Montgor	ETJ	258J				Cayetano Molina	Perla D. Parra
142	26940 Lantern Lane	24-1744	COC	Montgor	ETJ	258J				Gurmecindo Lopez (	Gurmecindo Lopez Garcia
K-Development Plats with Variance Requests											
143	10726 Russett Drive	24025546	DPV	Harris	City	489L				Sassafras Construct	Maria Galindo
144	910 Yale Street	23119896	DPV	Harris	City	492D				Creole Design, LLC	Sam Gianukos
Landscape Variance											
III	1905 Brittmoore Road	23101286	LV	Harris	City	499Q				Stantec Architects Ir	Danielle Dunn

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
Parking Variance											
IV	1414 Rosalie Avenue	22110990	PV	Harris	City	493T				Roberto Alas	The Interfield Group

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Estates at Carey Street (DEF1)

Applicant: PLS Construction Layout, Inc



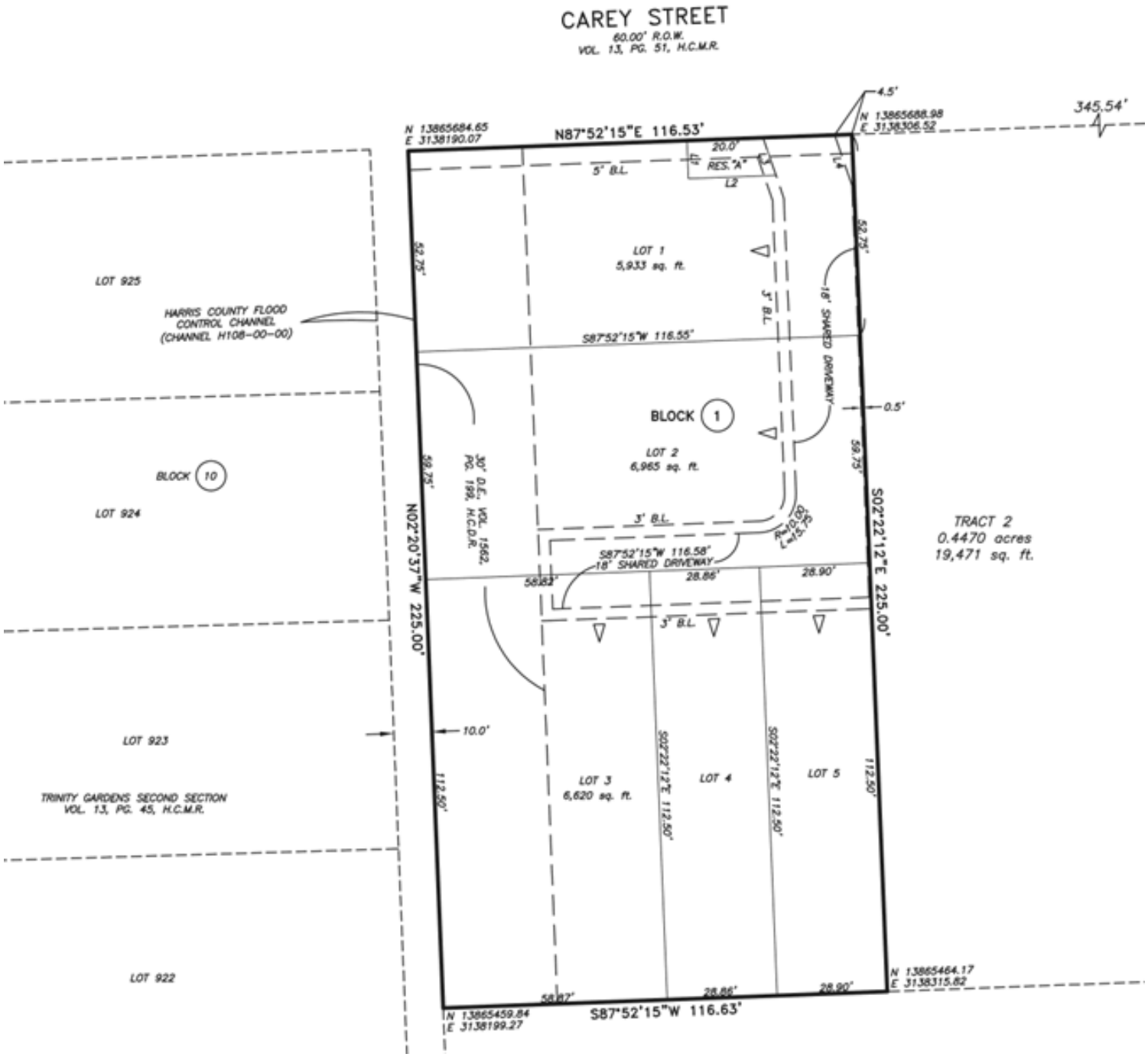
C – Public Hearings Site Location

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Estates at Carey Street (DEF1)

Applicant: PLS Construction Layout, Inc



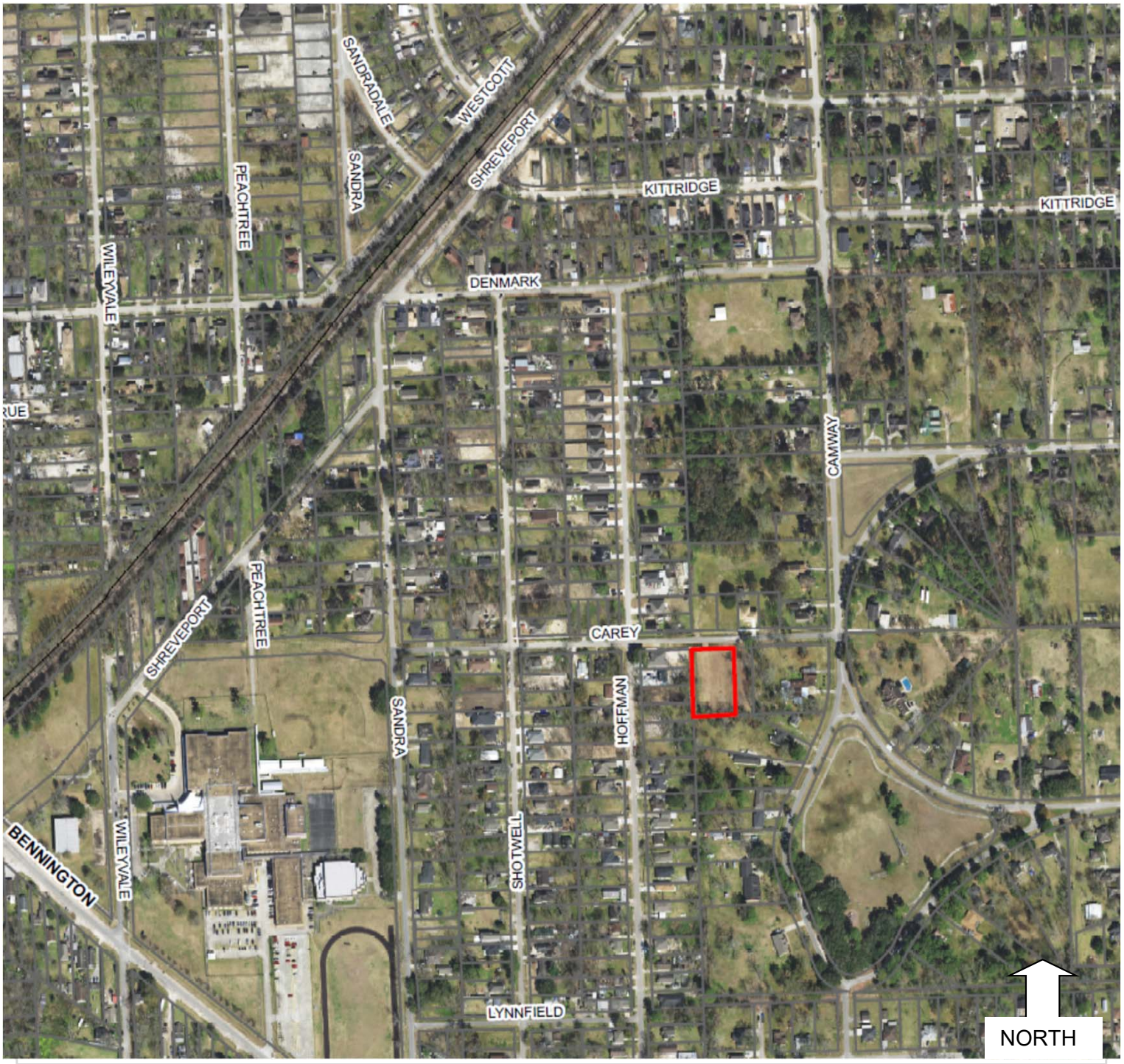
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Estates at Carey Street (DEF1)

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.

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 832-393-6547.

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.

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.
- **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:119

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



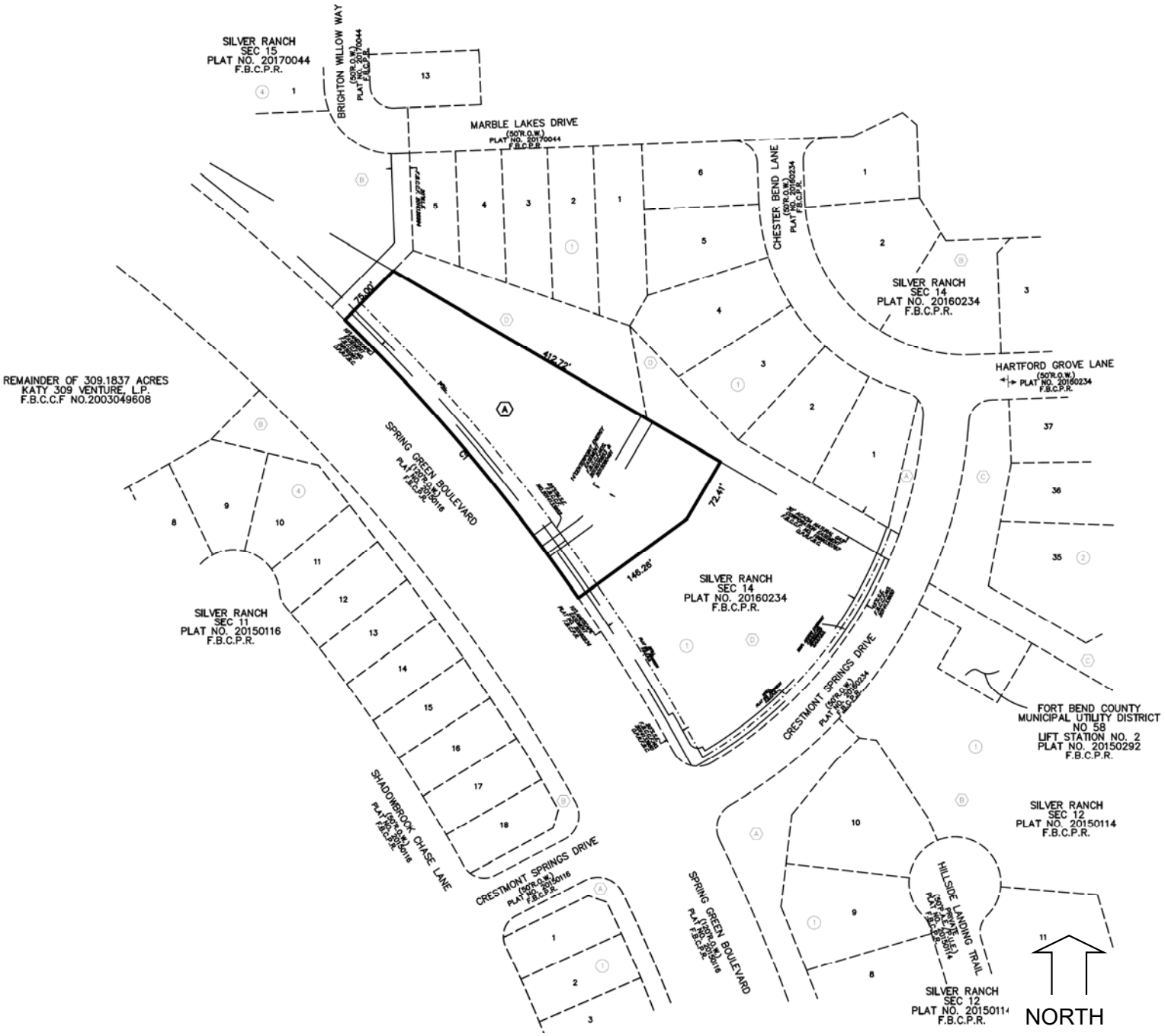
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:119

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-0949
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Applicant: Costello, Inc.
Date Submitted: 05/17/2024

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

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

To allow the replat of a portion of a recreational reserve into a water plant to facilitate the development and expansion of an existing water plat site.

Chapter 42 Section: 42-193

Chapter 42 Reference:

(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. 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

Statement of Facts

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

This site is located within the City of Houston's ETJ limits within Fort Bend County along Spring Green Boulevard and serves the Silver Ranch subdivision. The purpose of the replat is to allow the expansion of the water plant site that services this area. The water plant consists of all of Reserve "A" of the Fort Bend County Municipal Utility District No 58 Water Plant No. 2 as recorded by File No. 20150287, Plat Records of Fort Bend County, Texas. In 2019, under file no. 2019089737, Fort Bend County MUD No. 58 assumed ownership of Reserves "A", "B", "C", & "D" of the Silver Ranch Sec 14 subdivision. The expansion of the water plant will be located on the east side of the current water plant site which will utilize a portion of Reserve "D" of the Silver Ranch Sec 14 subdivision

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

na

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

The variance request is the result of the need for the expansion of the water plant facility. Due to the increasing demand for water during the peak hours, Fort Bend County MUD No 58 is required to expand the water plant. The expansion will permit Fort Bend County MUD No 58's Water Plant No 2

the additional acreage required for the expansion and enhancements that are necessary for the water plant.

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

The intent of Fort Bend County MUD No. 58 and this variance request is to maintain the general purpose of this chapter. The proposed improvements at Fort Bend County MUD No. 58's Water Plant No. 2 include expanding the water plant to accommodate a ground storage tank and pressure tanks. These improvements are necessary to optimize the water plant's ability to provide water and maintain adequate pressure during peak demands. The general purposes of this chapter will be maintained.

(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 the public health, safety, or welfare. On the contrary, it will allow the necessities that are crucial for the safety and welfare of the public. Complications could arise for the area without the expansion of the water plant site.

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

Fort Bend County MUD No 58's Water Plant No 2 provides utilities to the Silver Ranch subdivision. Allowing the variance will permit Fort Bend County MUD No 58 to expand the water plant to better serve the Silver Ranch subdivision during the peak demands.

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 21, 2024

Dear Property Owner:

Reference Number:2024-0949; Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension, a full replat of "Fort Bend County Municipal Utility District no 58 Water Plant no 2, Reserve A as recorded at Film Code no 2015122152 of the Plat Records of Fort Bend County, Texas and a partial replat of Silver Ranch Sec 14, being a portion of Reserve D as recorded in Plat no 20160234 of the Plat Records of Fort Bend County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located east along Spring Green Blvd north of Crestmont Springs Drive. The purpose of the replat is to create a Water Plant reserve. The applicant, **Cathy Fontenot**, with **Castello, Inc.**, on behalf of Fort Bend County MUD no 58, can be contacted at **713-428-2400** 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, July 11, 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.

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

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

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

- **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.
- **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.
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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.
- 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:120

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Harris County Municipal Utility District No 6 Wastewater Treatment Plant

Applicant: Fulcrum Land Surveying LLC



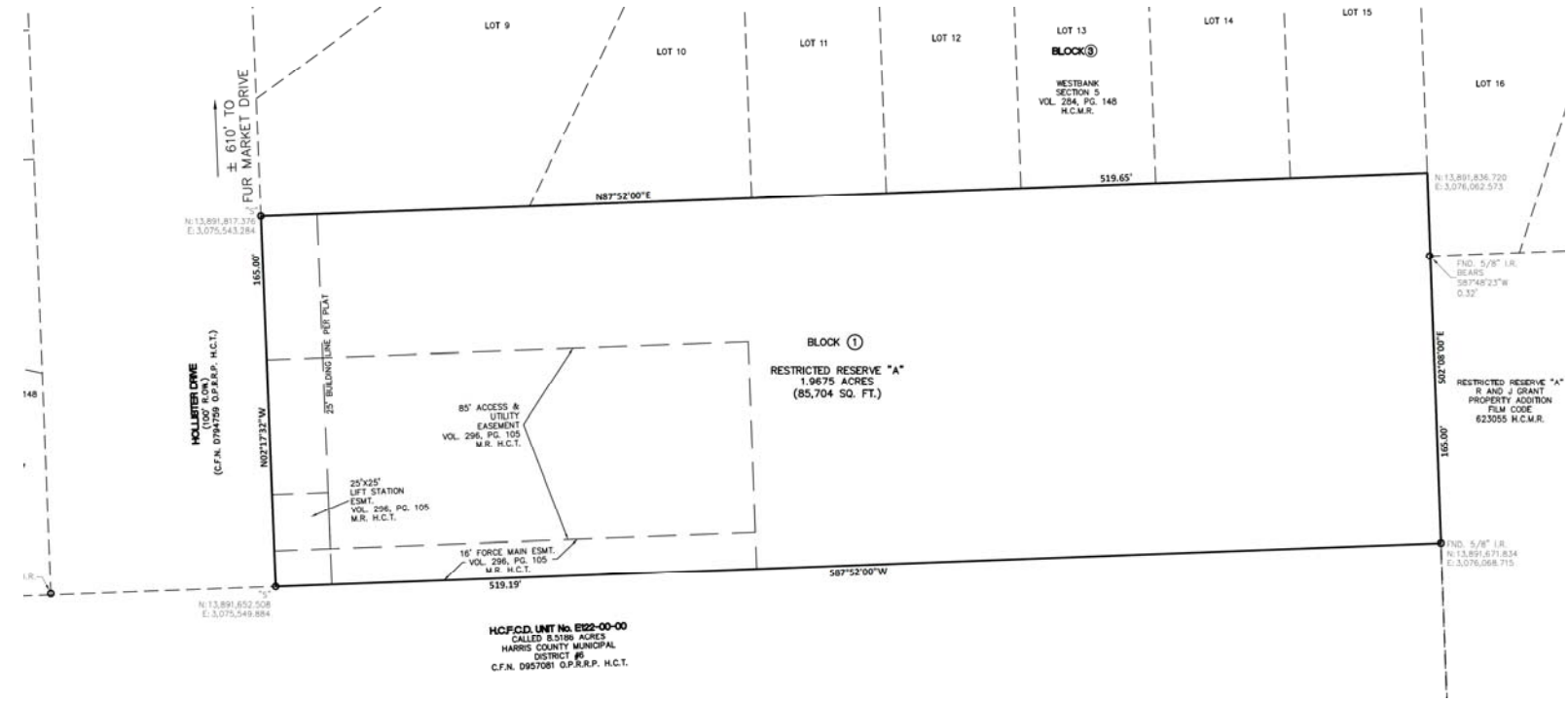
C – Public Hearings Site Location

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 03/21/2023**

Subdivision Name: Subdivision Sec 1 partial replat no 1

Applicant: ABC Company, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM:120

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Harris County Municipal Utility District No 6 Wastewater Treatment Plant

Applicant: Fulcrum Land Surveying LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 21, 2024

Dear Property Owner:

Reference Number: 2024-0771; Harris County Municipal Utility District No 6 Wastewater Treatment Plant, a partial replat of the Replat of Westbank, Sec 5, being all Unrestricted Reserve "C" in Block 3 as recorded in Volume 296, page 105 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Hollister Drive, north of Breen Road. The purpose of the replat is to create one wastewater treatment plant reserve. The applicant, **Clemente Turrubiartes of Fulcrum Land Surveying, LLC., on** behalf of the developer Harris County Municipal District No 6, can be contacted at **405-706-9947** 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, July 11, 2024, at 2:30 P.M.
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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

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Terminology

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Planning Department Staff Authority and Obligation

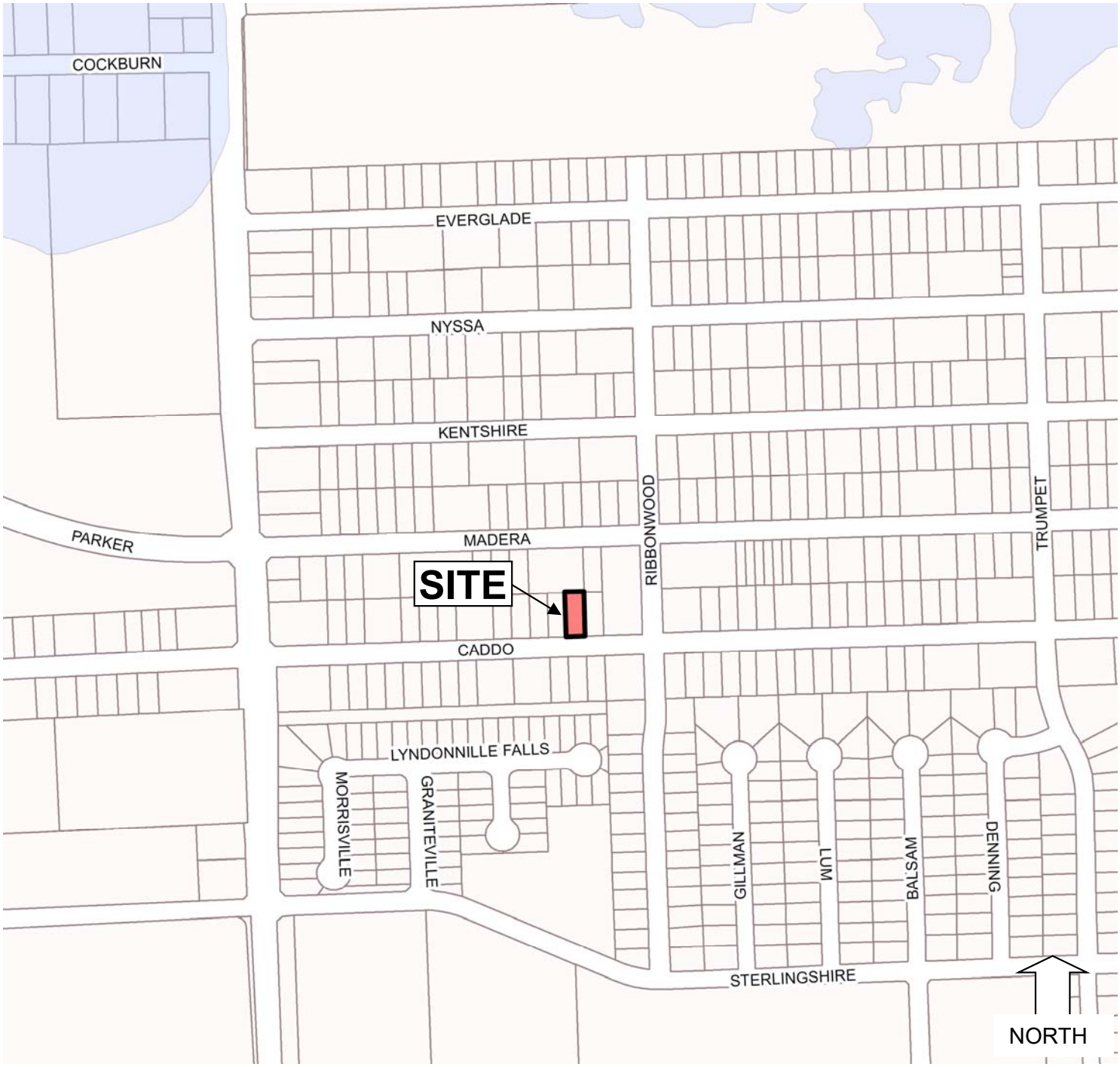
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Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Kentshire Estates

Applicant: PLS Construction Layout, Inc.



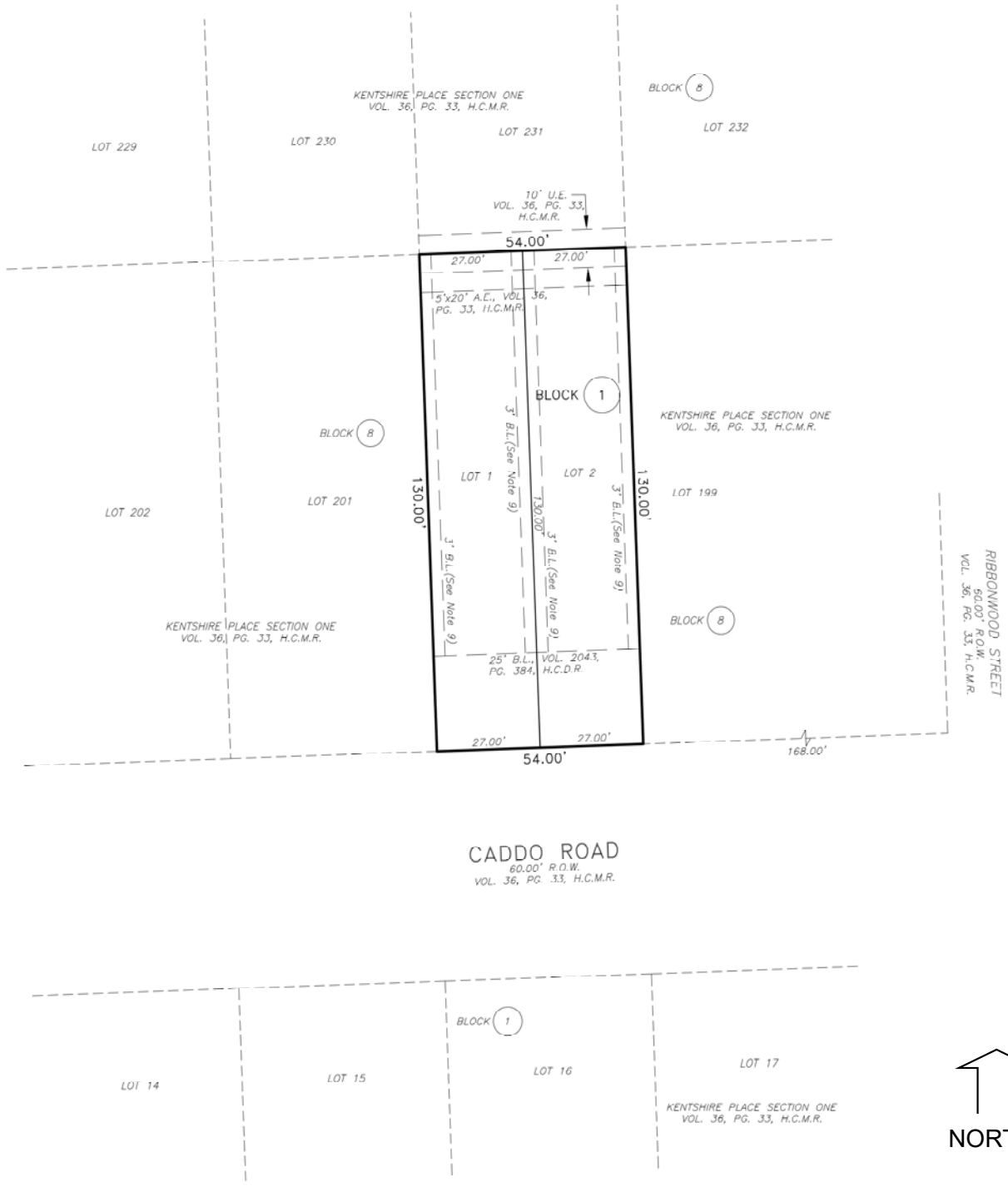
C – Public Hearings Site Location

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Kentshire Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Kentshire Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 21, 2024

Dear Property Owner:

Reference Number: 2024-1134; Kentshire Estates, a partial replat of Kentshire Place Sec 1, being Lot 200 in Block 8 as recorded in Volume 36, page 33 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caddo Road, east of Mesa Drive, north of Tidwell Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa of PLS Construction Layout Inc.,** on behalf of the developer Europa Homes can be contacted at **713-480-4075** for additional information regarding this project**.**

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwahysha 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, July 11, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 3)

Applicant: Owens Management Systems, LLC



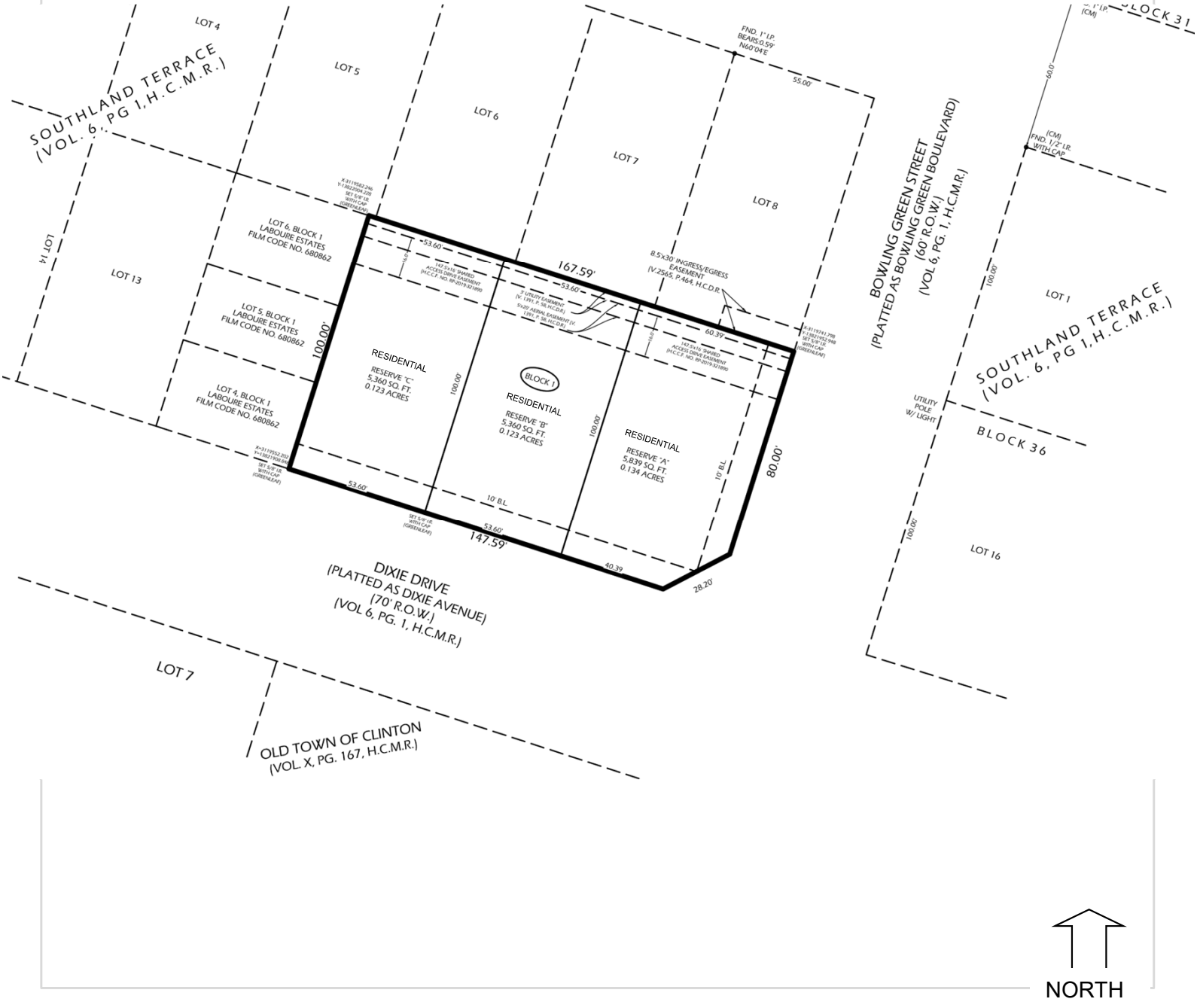
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 3)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:122

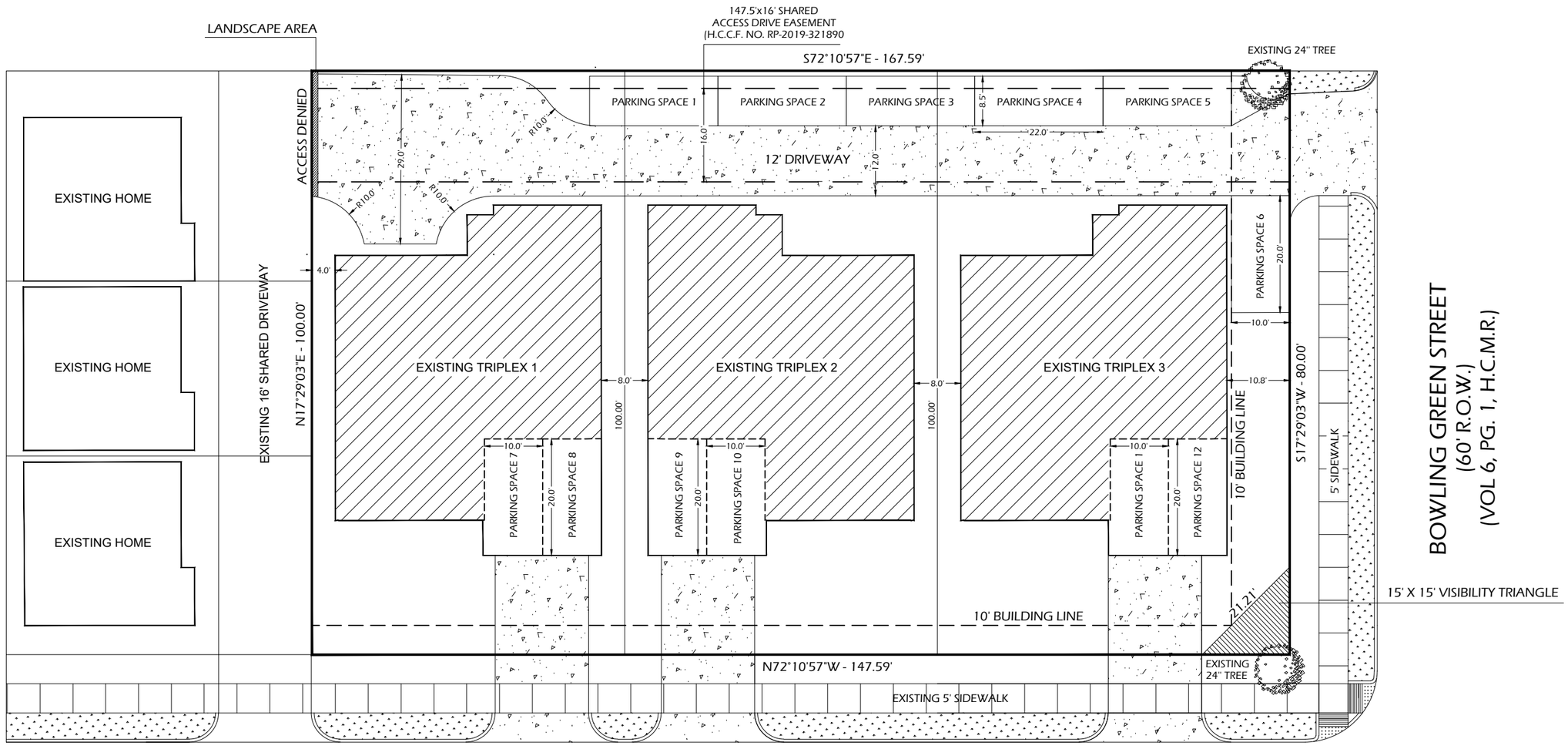
Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Laboure Estates partial replat no 1 (DEF 3)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial



SITE PLAN

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

ELEVATION A

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

ELEVATION B

LABOURE ESTATES
PARTIAL REPLAT NO 1

SITE PLAN - ELEVATION

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

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

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use - Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Unrestricted reserve – 60 feet of frontage

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

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

Chapter 42 Section: 193

Chapter 42 Reference:

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

Statement of Facts

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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

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

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

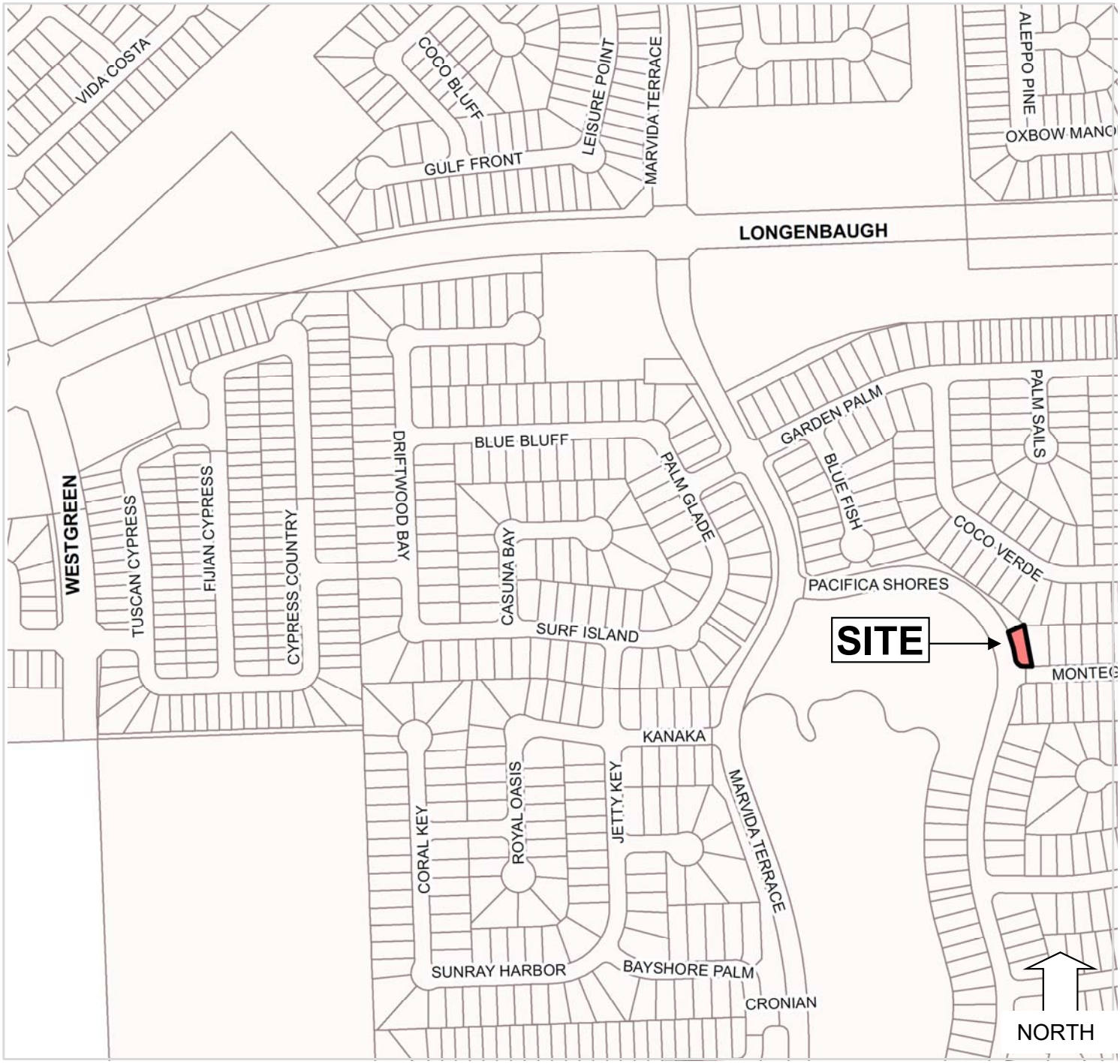
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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:123

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1 (DEF1)

Applicant: Quiddity Engineering



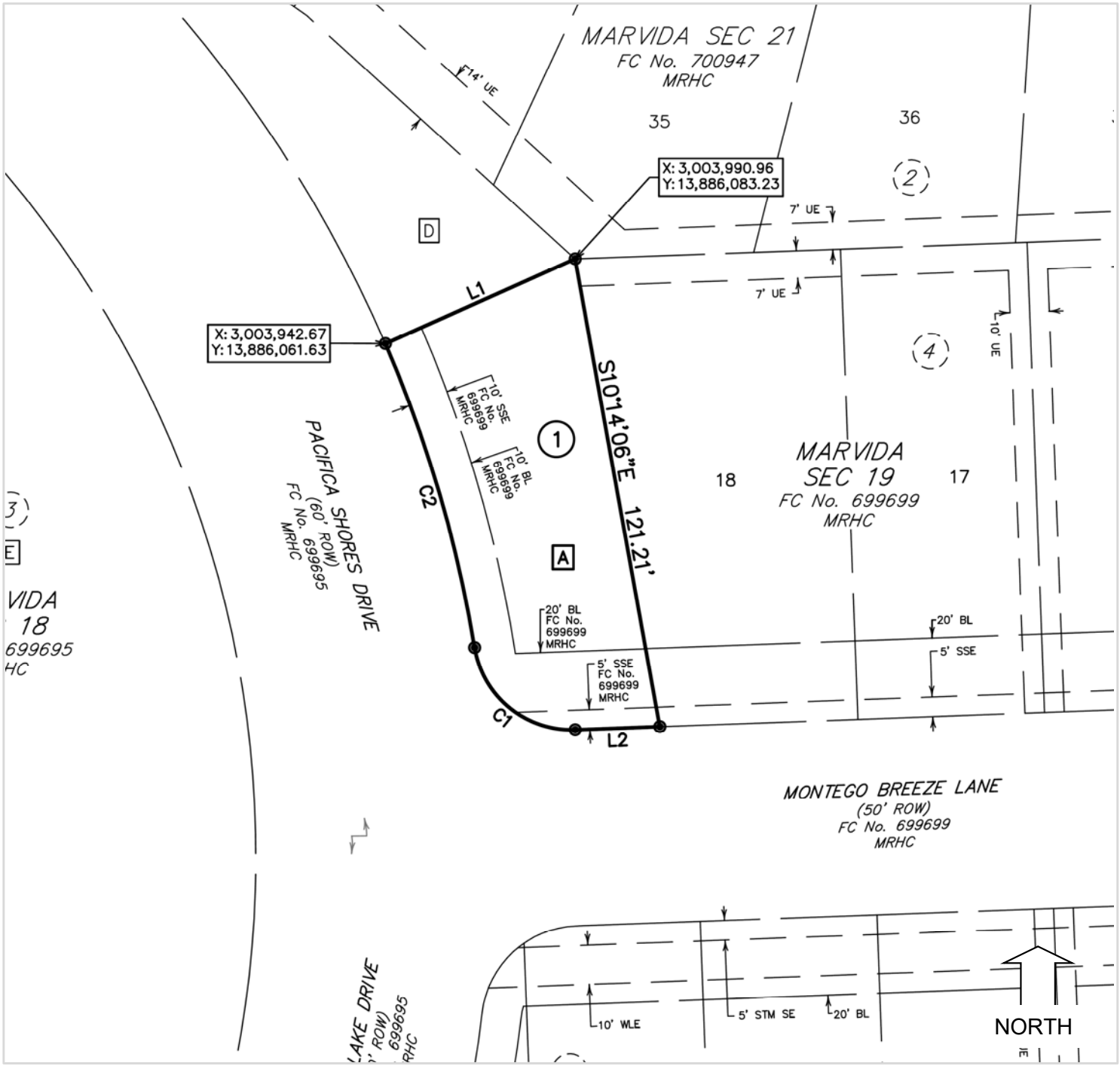
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1 (DEF1)

Applicant: Quiddity Engineering



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Marvida Sec 19 partial replat no 1 (DEF1)

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
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: 2024-1004; 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
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

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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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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- **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

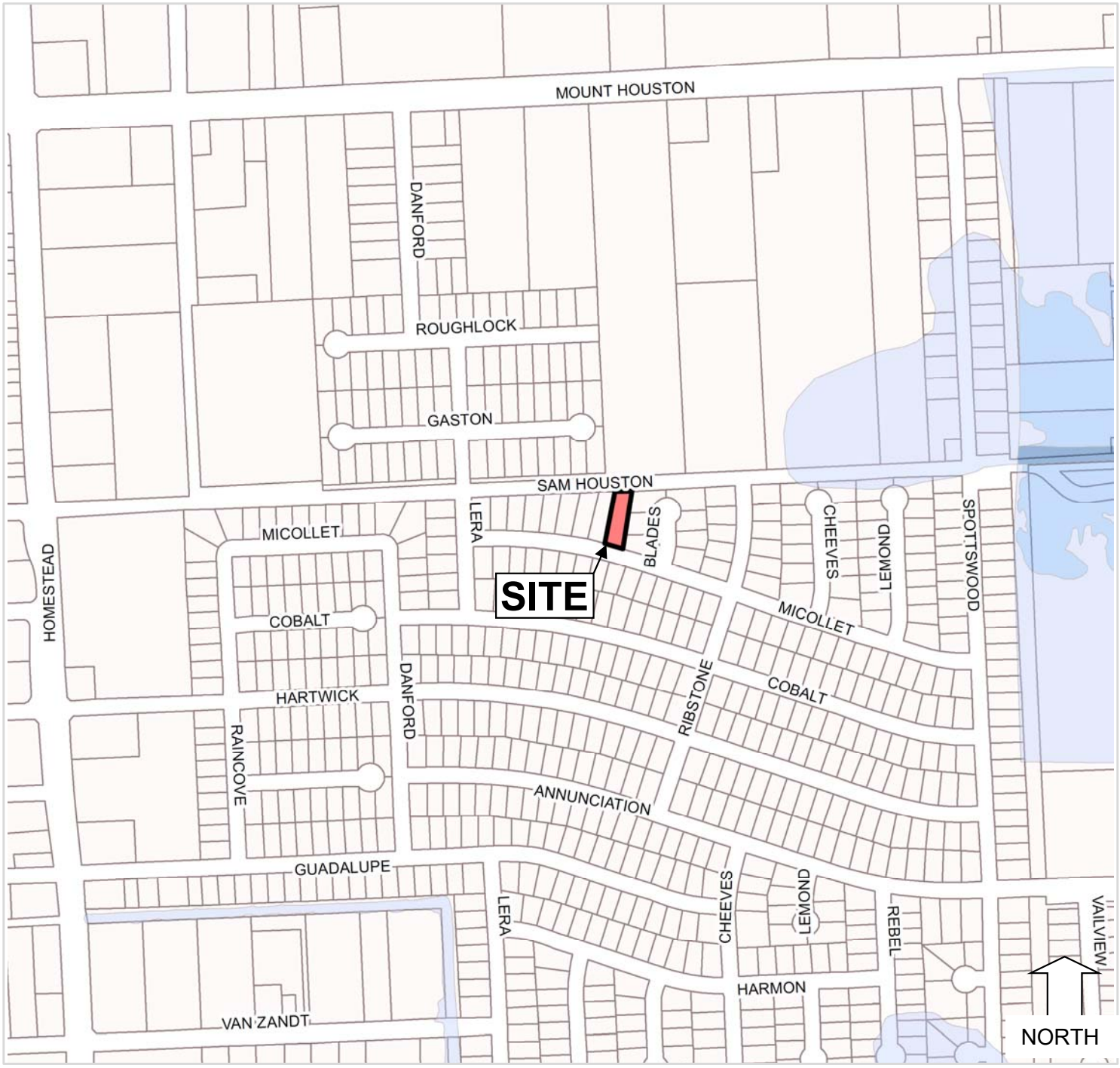
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Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood Crossing (DEF1)

Applicant: PLS Construction Layout, Inc.



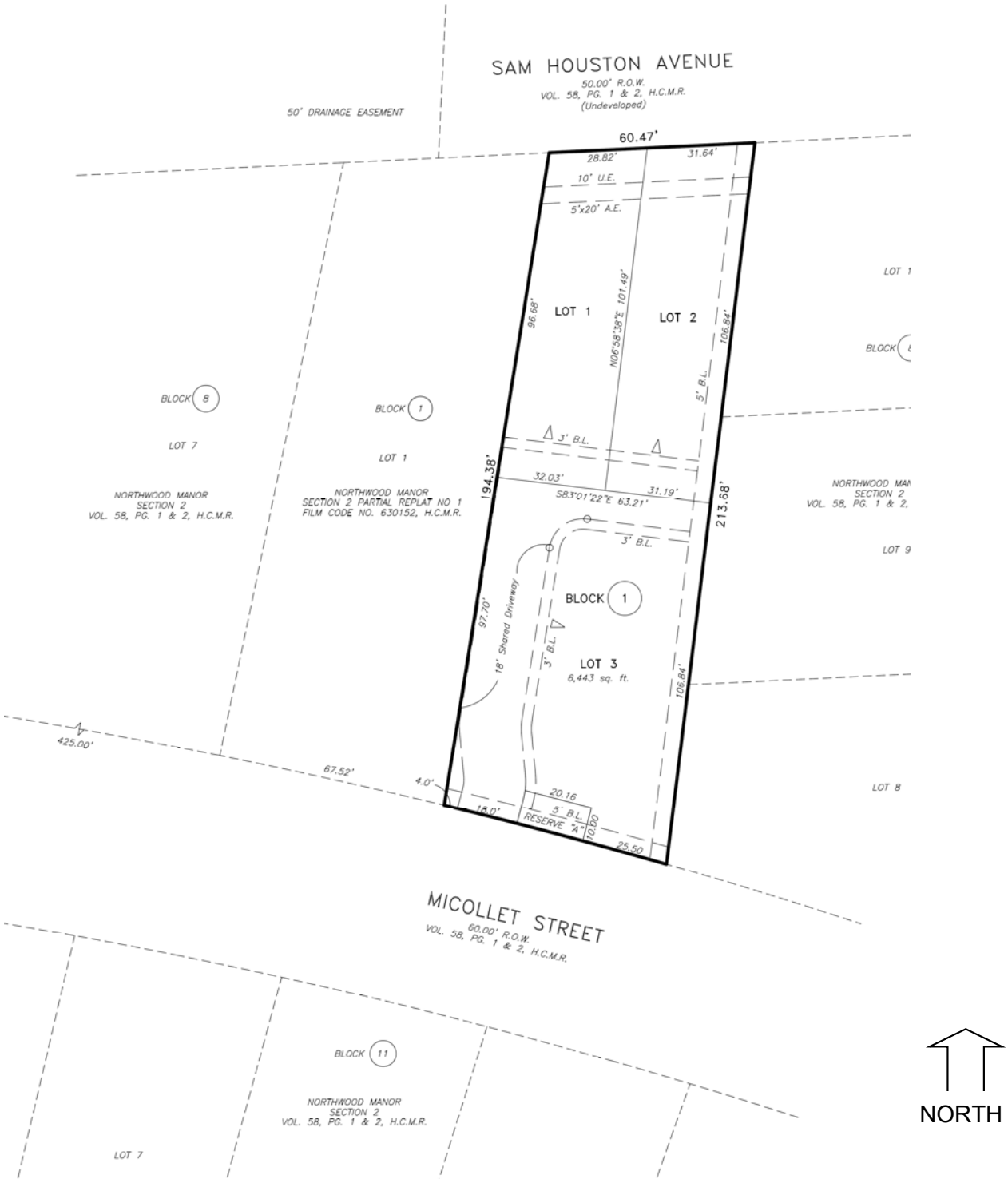
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood Crossing (DEF1)

Applicant: PLS Construction Layout, Inc.



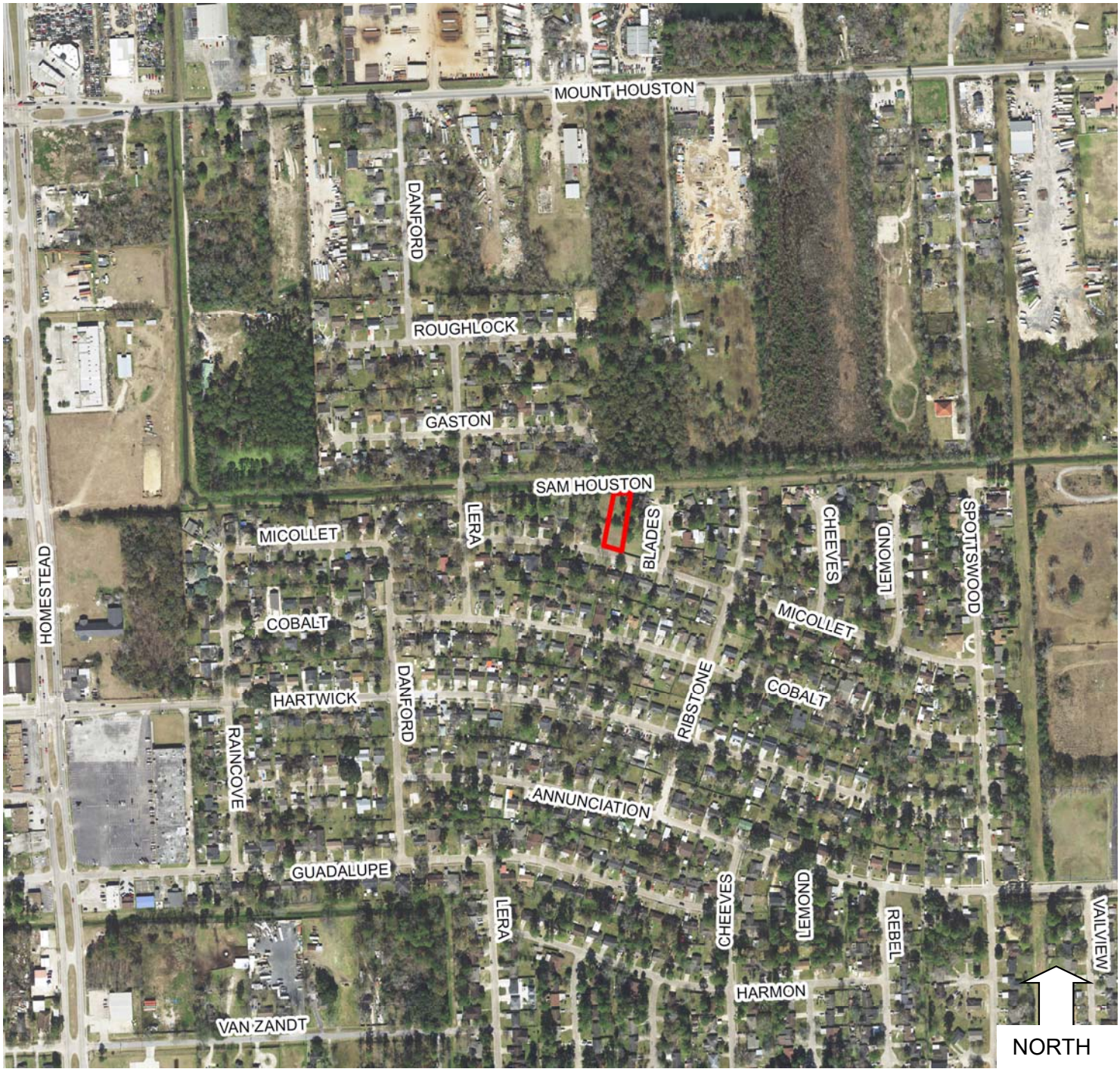
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood Crossing (DEF1)

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
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.

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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

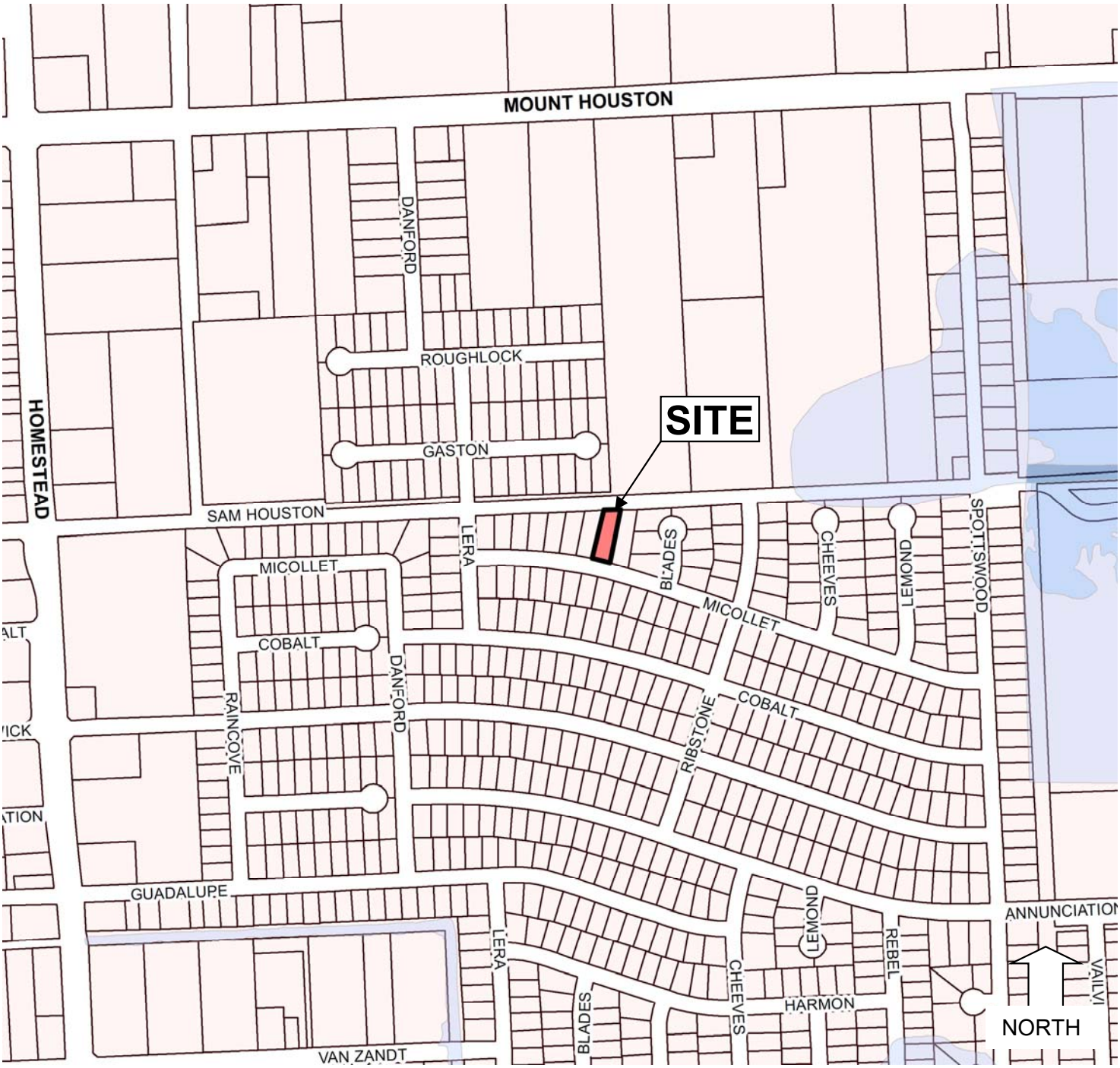
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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:125

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood Views (DEF1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



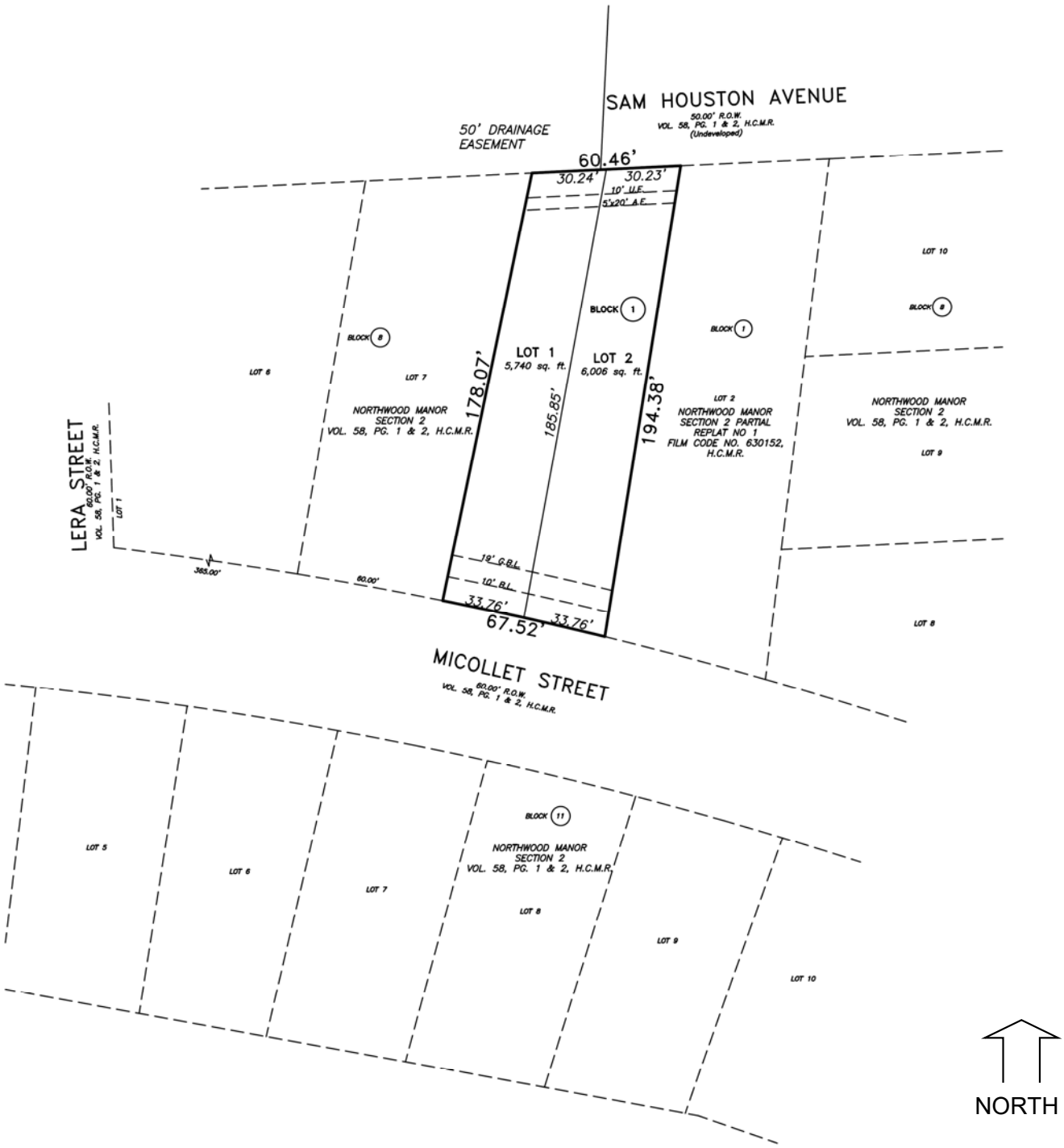
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood Views (DEF1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



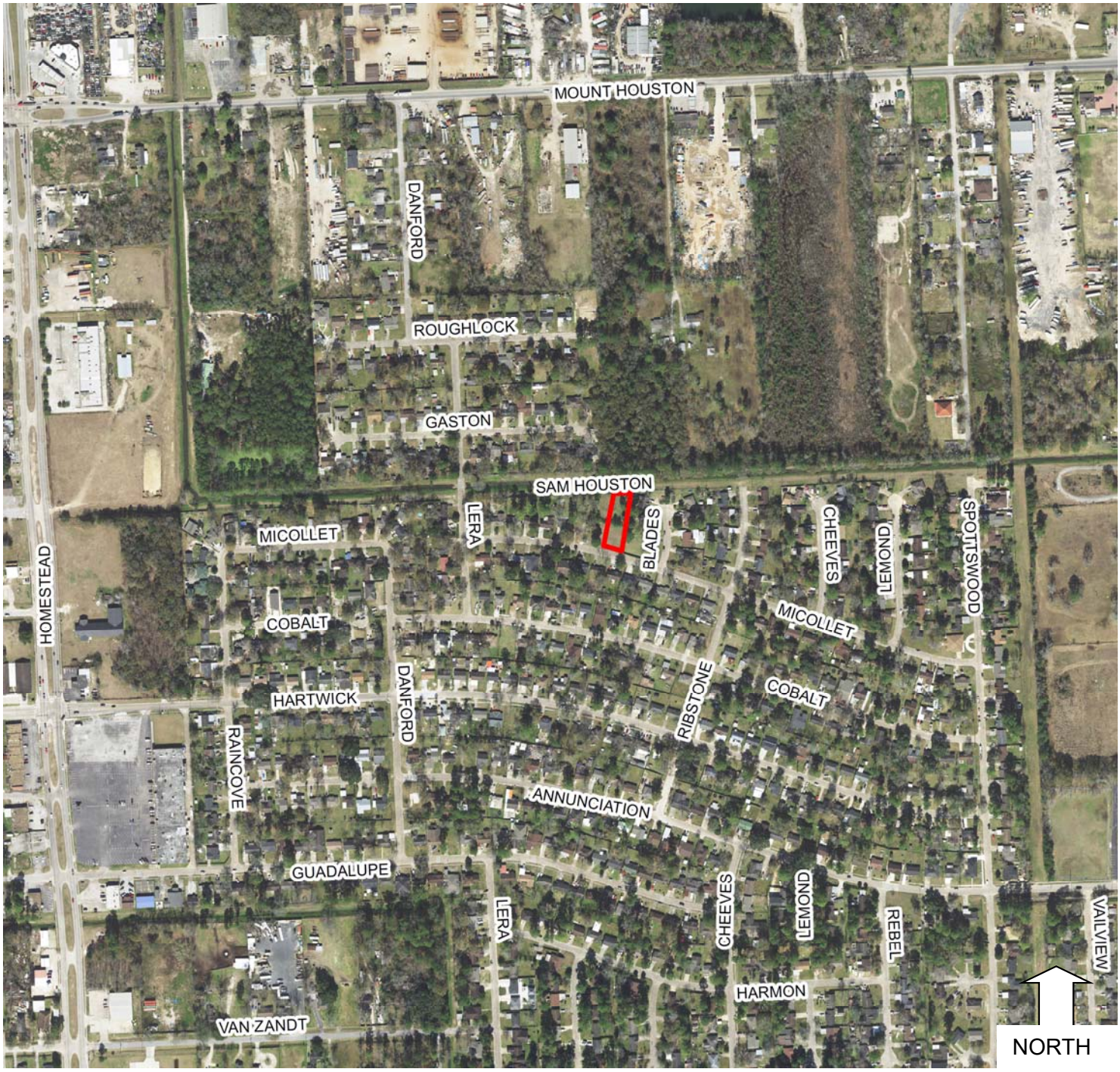
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Northwood View (DEF1)

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.

(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: 2024-0639; 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.

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
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

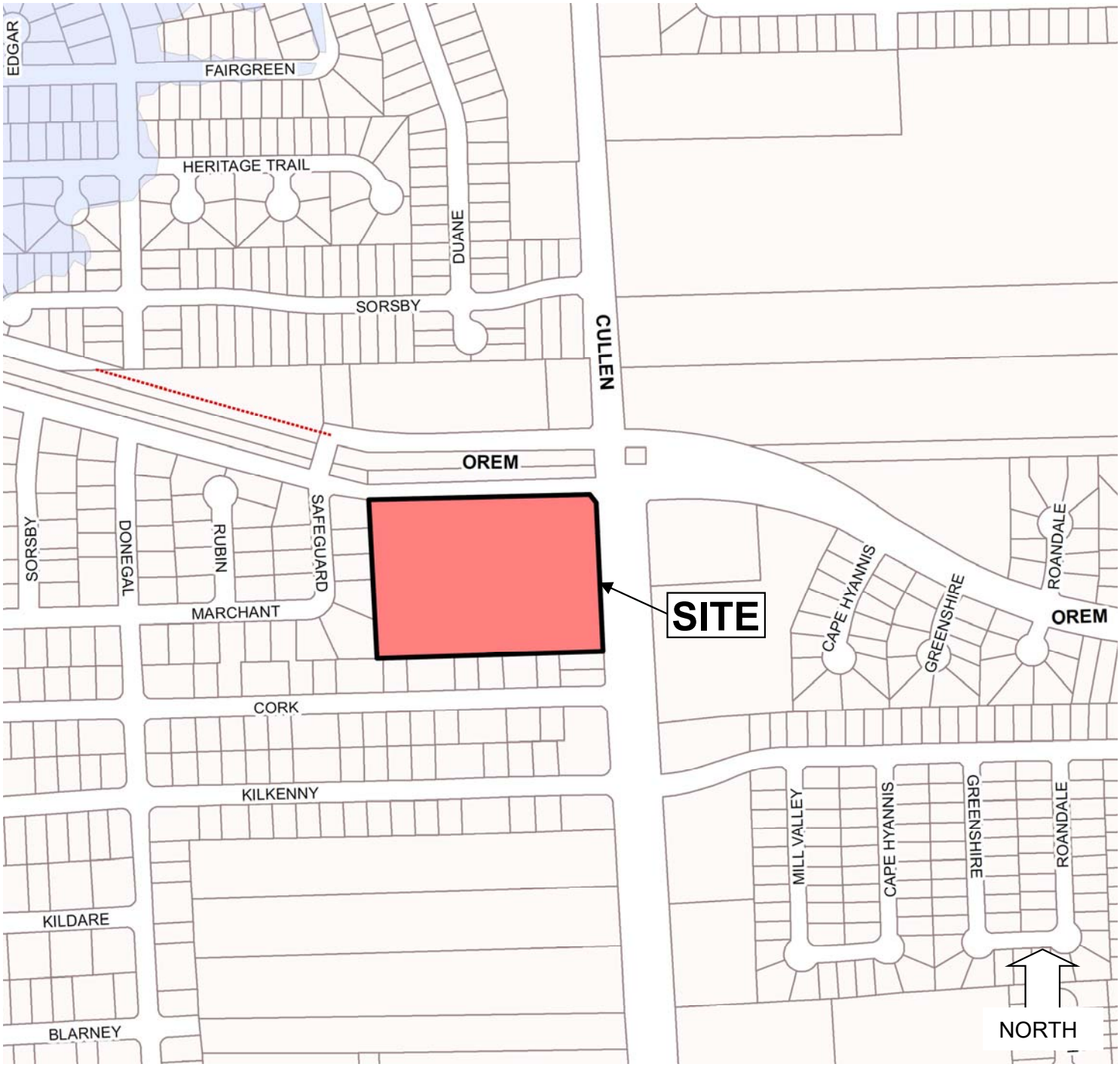
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 126

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Cullen Acres (DEF 2)

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



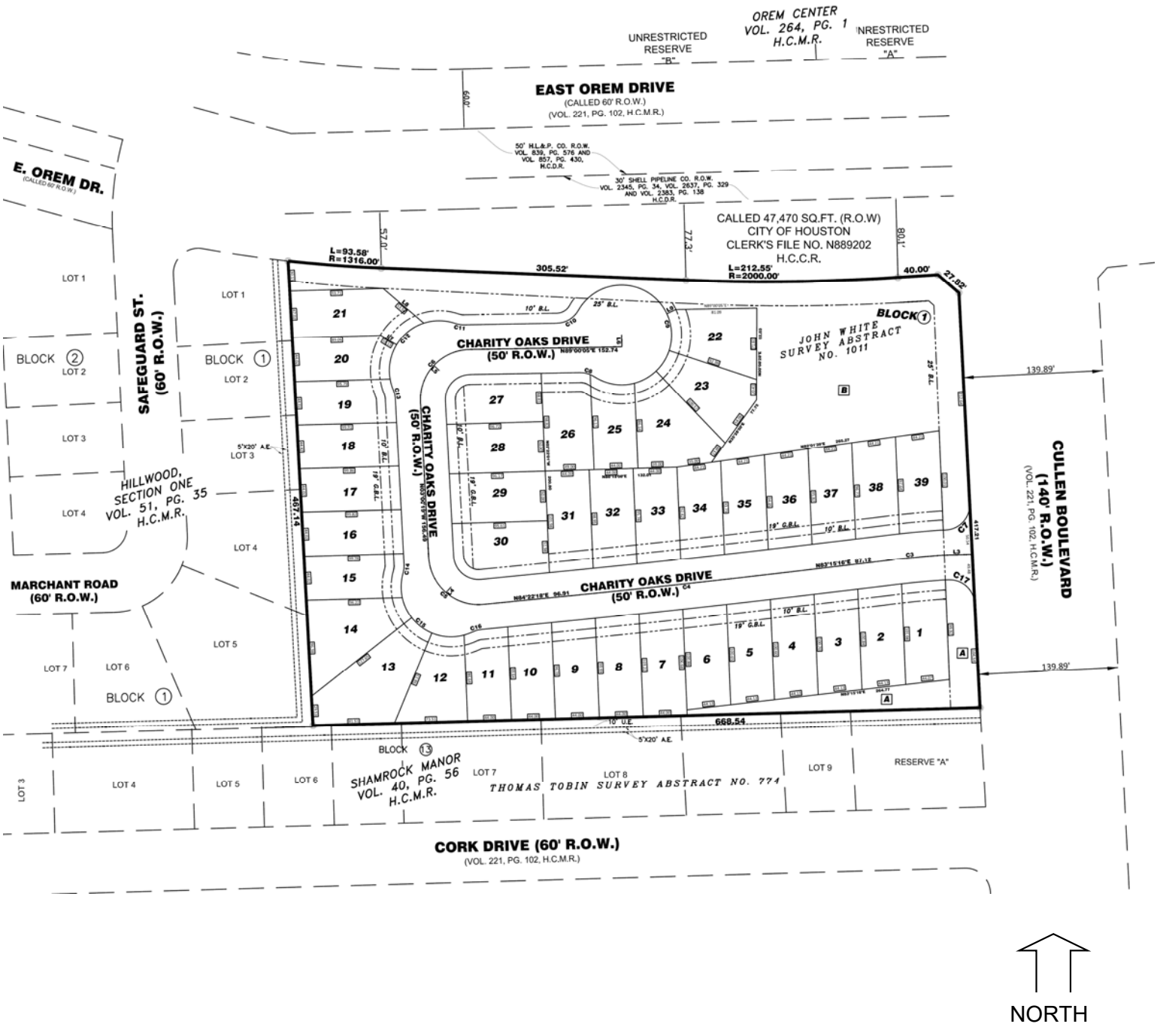
D – Variances **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Cullen Acres (DEF 2)

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



D – Variances Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Cullen Acres (DEF 2)

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.)

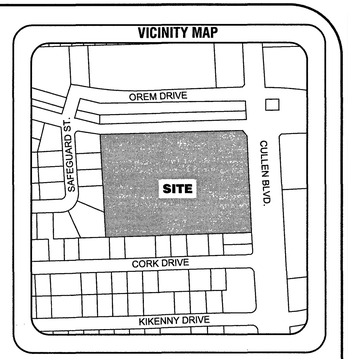
TBM:
SET CUT BOX ON NE CORNER OF CONC. STORM INLET, APPROX. 161' SOUTH FROM THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST SIDE OF CULLEN BLVD.
ELEV= 44.15' N.A.V.D. 1988, 2001 ADJUSTMENT

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 104 feet from the nearest intersection at Cork Drive and approximately 212 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 or East Orem 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

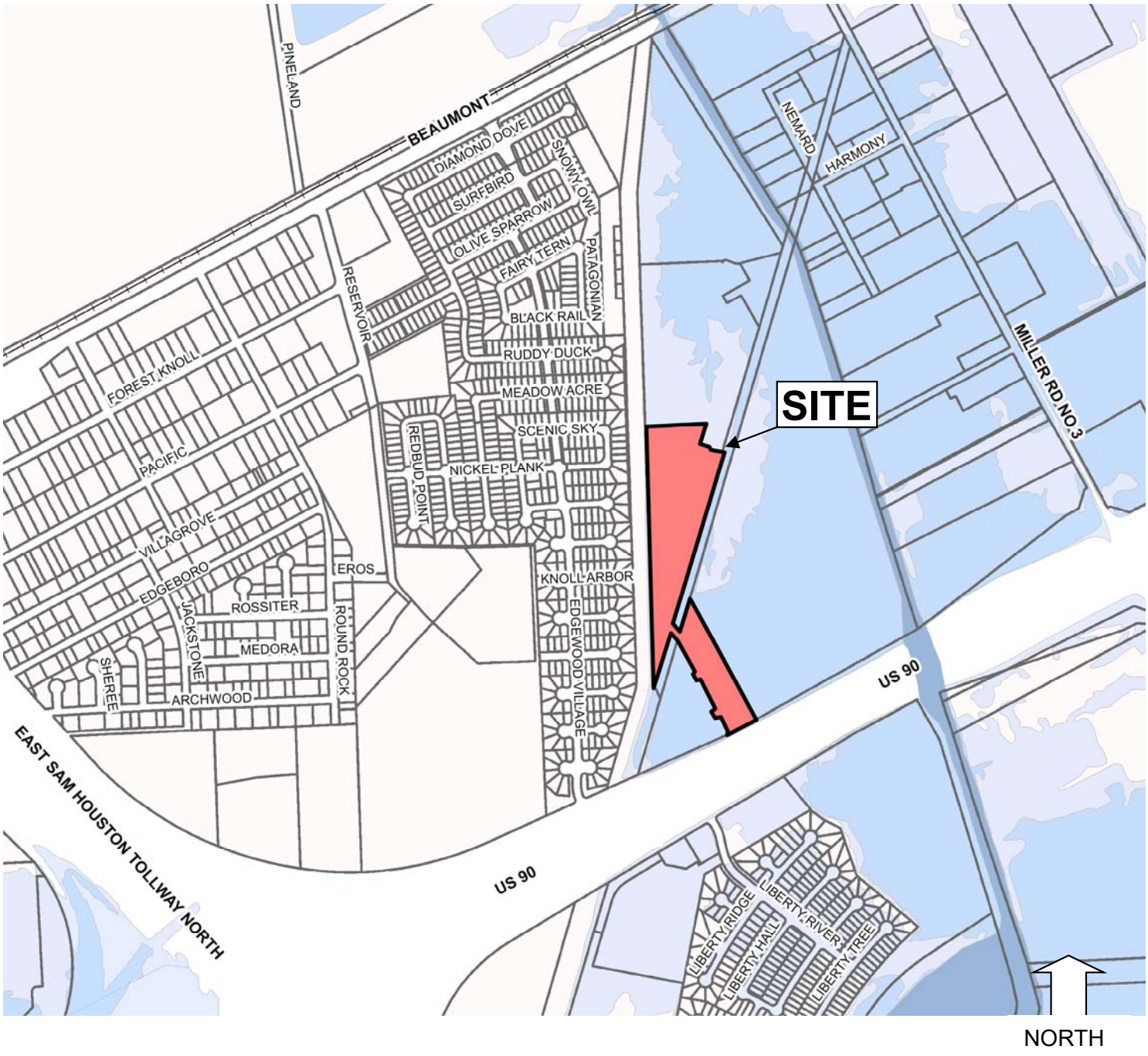
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Edgewood Village East Sec 1

Applicant: IDS Engineering Group



D – Variances

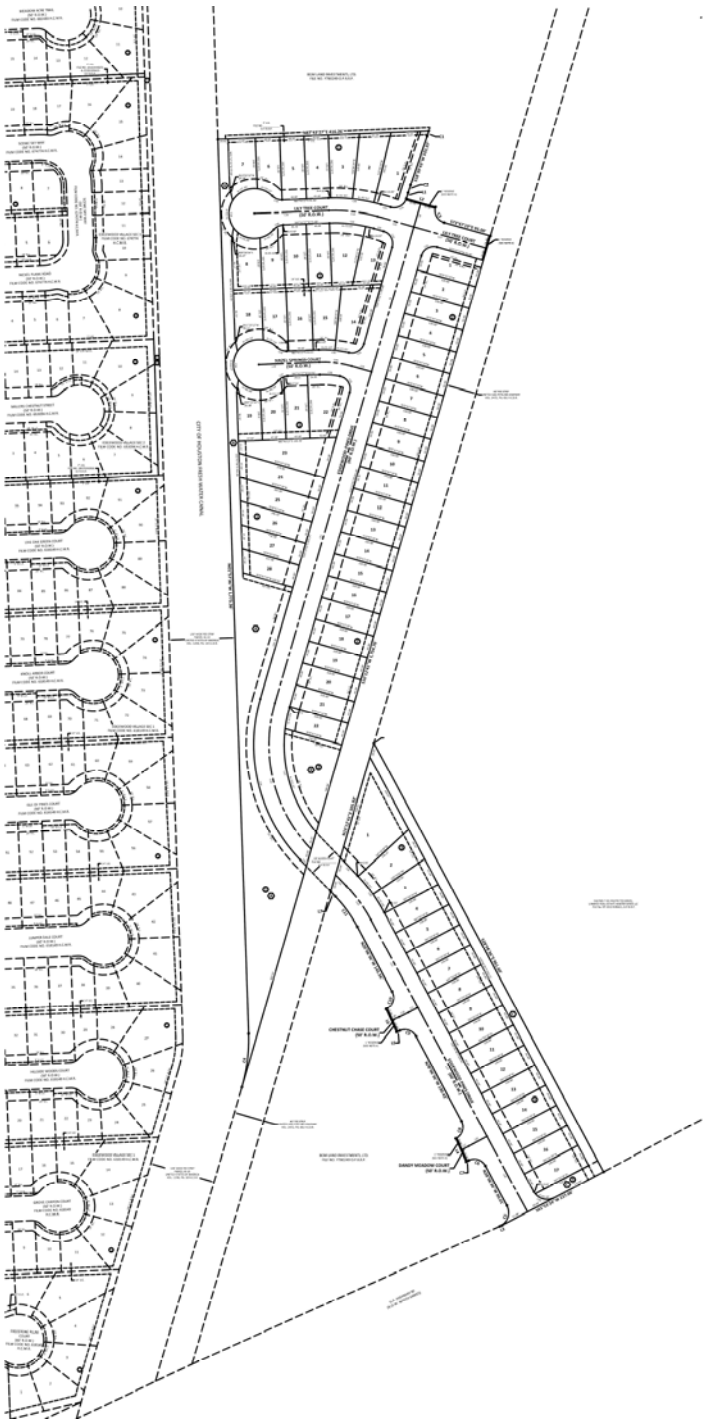
Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Edgewood Village East Sec 1

Applicant: IDS Engineering Group



NORTH

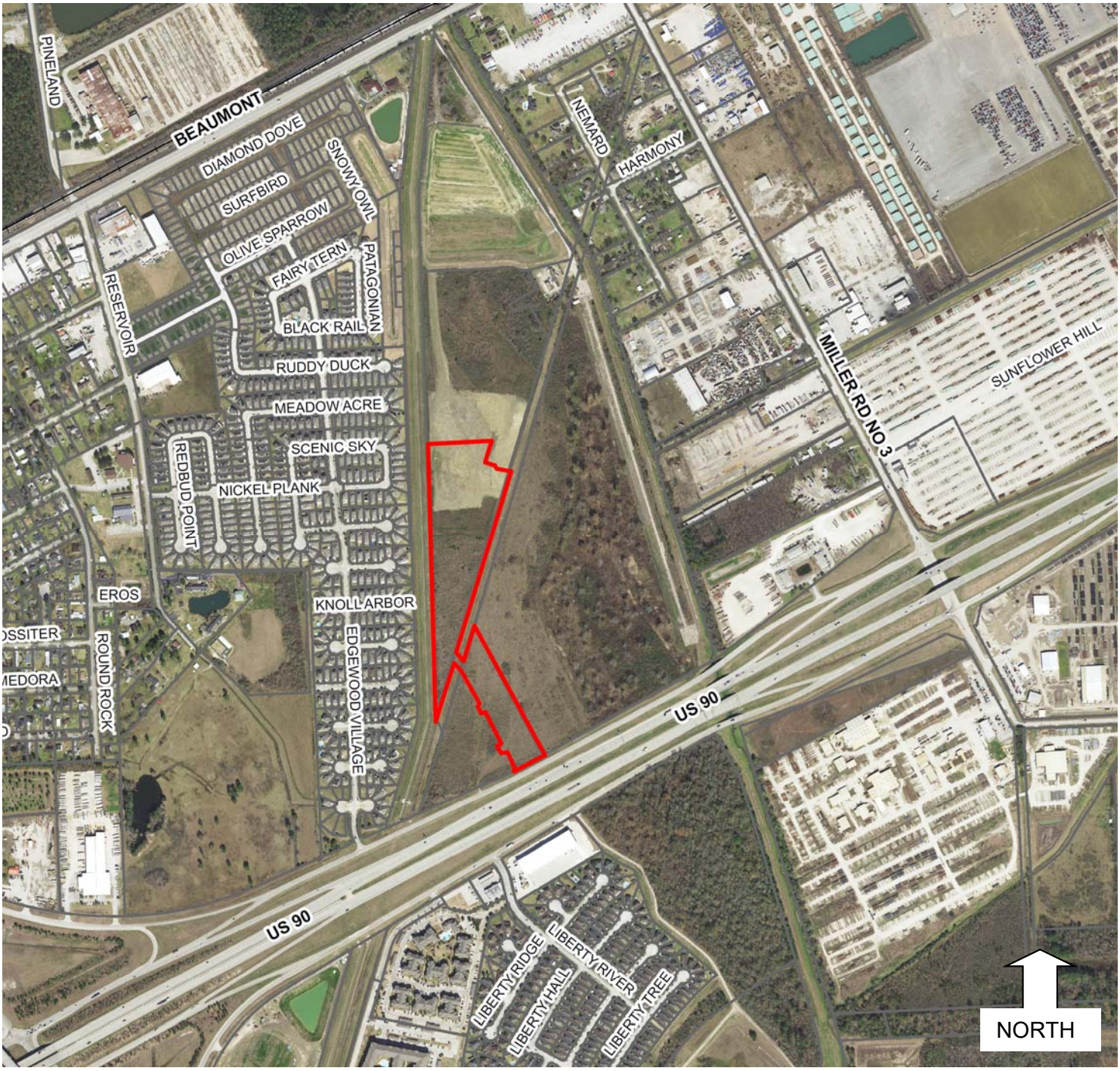
D – Variances Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Edgewood Village East Sec 1

Applicant: IDS Engineering Group



D – Variances

Aerial

N
W E
S

100' 0' 100'
SCALE
1"=100'

DETENTION POND

WASTEWATER TREATMENT PLANT

EDGEWOOD VILLAGE TRAIL (60' R.O.W.) FILM CODE NO. 685902 H.C.M.R.

EDGEWOOD VILLAGE SEC 6 FILM CODE NO. 685902 H.C.M.R.

RUDDY DUCK LANE (50' R.O.W.) FILM CODE NO. 685902 H.C.M.R.

EDGEWOOD VILLAGE SEC 5 FILM CODE NO. 682483 H.C.M.R.

MEADOW ACRE TRAIL (50' R.O.W.) FILM CODE NO. 682483 H.C.M.R.

BGM LAND INVESTMENTS, LTD. FILE NO. Y780249 O.P.R.R.P.

PLAT BOUNDARY

SCENIC SKY WAY (50' R.O.W.) FILM CODE NO. 674774 H.C.M.R.

130' WIDE FEE STRIP PARCEL W-10 UNITED STATES OF AMERICA VOL. 1298, PG. 10 H.C.D.R.

SCENIC SKY WAY (50' R.O.W.) FILM CODE NO. 674774 H.C.M.R.

NICKEL PLANK ROAD (50' R.O.W.) FILM CODE NO. 653094 H.C.M.R.

NICKEL PLANK ROAD (50' R.O.W.) FILM CODE NO. 674774 H.C.M.R.

EDGEWOOD VILLAGE SEC 3 FILM CODE NO. 674774 H.C.M.R.

EDGEWOOD VILLAGE TRAIL (60' R.O.W.) FILM CODE NO. 653094 H.C.M.R.

MILLERS CHESTNUT STREET (50' R.O.W.) FILM CODE NO. 653094 H.C.M.R.

EDGEWOOD VILLAGE SEC 2 FILM CODE NO. 653094 H.C.M.R.

CITY OF HOUSTON FRESH WATER CANAL

LIVE OAK GREEN COURT (50' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

EDGEWOOD VILLAGE TRAIL (60' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

KNOLL ARBOR COURT (50' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

EDGEWOOD VILLAGE SEC 1 FILM CODE NO. 618149 H.C.M.R.

ISLE OF PINES COURT (50' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

JUNIPER DALE COURT (60' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

HILLSIDE WOODS COURT (50' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

EDGEWOOD VILLAGE TRAIL (60' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

EDGEWOOD VILLAGE SEC 1 FILM CODE NO. 618149 H.C.M.R.

GROVE CANYON COURT (50' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

FREESTONE PLUM COURT (60' R.O.W.) FILM CODE NO. 618149 H.C.M.R.

60' FEE STRIP
UNITED GAS PIPELINE COMPANY
VOL. 2472, PG. 651 H.C.D.R.

EDGEWOOD VILLAGE EAST SEC 1

EDGEWOOD PINES DRIVE (60' ROW)

60' ACCESS EASEMENT

PLAT BOUNDARY

EDGEWOOD PINES DRIVE (60' ROW)

EDGEWOOD VILLAGE EAST SEC 1

PLAT BOUNDARY

60' FEE STRIP
UNITED GAS PIPELINE COMPANY
VOL. 2472, PG. 651 H.C.D.R.

BGM LAND INVESTMENTS, LTD.
FILE NO. Y780249 O.P.R.R.P.

130' WIDE FEE STRIP
PARCEL W-10
UNITED STATES OF AMERICA
VOL. 1298, PG. 10 H.C.D.R.

EASTBELT RD PROTECTED SERIES,
LINARES REAL ESTATE MASTER SERIES LLC
FILE No. RP-2022-576521, O.P.R.R.P.

U.S. HIGHWAY 90
(R.O.W. WIDTH VARIES)

EDGEWOOD VILLAGE EAST

EDGEWOOD VILLAGE EAST SEC 1

IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

SCALE: 1" = 100'
DATE: JULY 2024
PROJECT No 0909-170-00

\\Ideg.com\IAS\Projects\0900\09091700\0 Edgewood Village 11 PW\CAD\Exhibits\2024-07-01 Access Exhibit\C-EHI-ACCESS.dwg [Layout1] Plotted Jul 01, 2024 at 9:39am by agonzalez [Last Saved by: agonzalez]

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1361
Plat Name: Edgewood Village East Sec 1
Applicant: IDS Engineering Group
Date Submitted: 07/01/2024

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

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

We would like to request a variance allowing us to connect two 60' right-of-ways separated by a 60' fee strip which is owned by a pipeline company with a 60' Access Easement. The purpose for connecting the two right-of-ways is to ensure the northern tract provides internal circulation required by Chapter 42 Sec 128 (a). Failure to establish connection between the two right-of-ways will make the northern tract undevelopable since it is landlocked. The northern tract has a detention pond and wastewater treatment plant to the north, a City of Houston Water Canal to the west and a 60' fee strip owned by a pipeline company to the east. Therefore, leaving us with the only option of connecting these two right-of-ways with a 60' Access Easement. The 60' Access Easement will run across the 60' fee strip connecting the 2 tracts at the right-of -way of Proposed "Edgewood Pines Drive" (see attached Exhibit) and provide the same level of access as a 60' right-of-way. The easement shall be recorded prior to the recordation of Edgewood Village East Sec 1 in order to comply with Chapter 42 Sec 128(a).

Chapter 42 Section: 128(a)

Chapter 42 Reference:

(A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

We are wanting to connect two 60' Right-of-ways with a 60' Access Easement in place of platting right-of way since they are separated by a 60' fee strip. Inability to gain access through a 60' access easement will deem the northern tract undevelopable. An Encroachment agreement for the pavement and utilities going across the 60' access easement has already been approved (see attached email) and should be received any day now. The 60' Access Easement will provide Edgewood Village East with internal circulation required by Chapter 42 Section 128.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship

created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant since the northern tract is landlocked and can only gain access by crossing the 60' fee strip with a 60' Access Easement. Applicant cannot force owner of the 60' fee strip to plat right-of-way therefore leaving this out of the applicant's control.

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

The intent and general purpose of this chapter will be preserved and maintained since the 60' Access Easement will provide the subdivision with necessary internal circulation by connecting the two 60' right-of-ways therefore making Edgewood Village East Sec 1 compliant with Chapter 42 Sec 128 (a).

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

Connecting the two 60' right-of-ways with a 60' Access Easement will provide required internal circulation for ingress and egress at same level as if it was a 60' Right-of-Way connecting the two tracts.

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

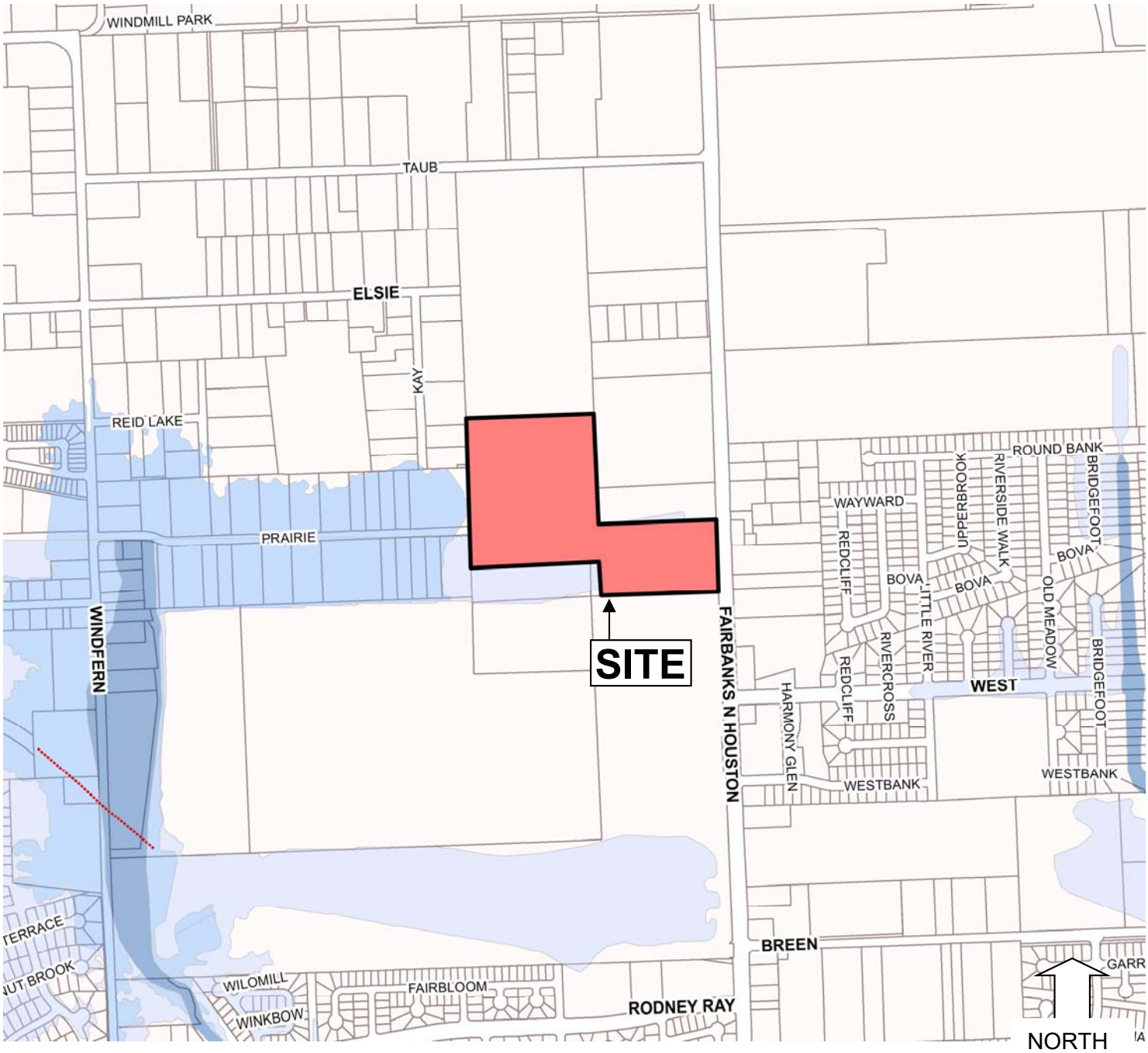
The northern tract is landlocked and needs access to a public street in order to provide internal circulation. Access can be granted to a public street with a 60' Access Easement across the 60' fee strip owned by the pipeline company, platting Right-of-way to connect the two tracts is not an option since they don't own the land and the pipeline company is not willing to let us plat it.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Fairbanks Park (DEF 3)

Applicant: Weisser Engineering Company



D – Variances

Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department Meeting Date: 07/11/2024

Subdivision Name: Fairbanks Park (DEF 3)

Applicant: Weisser Engineering Company



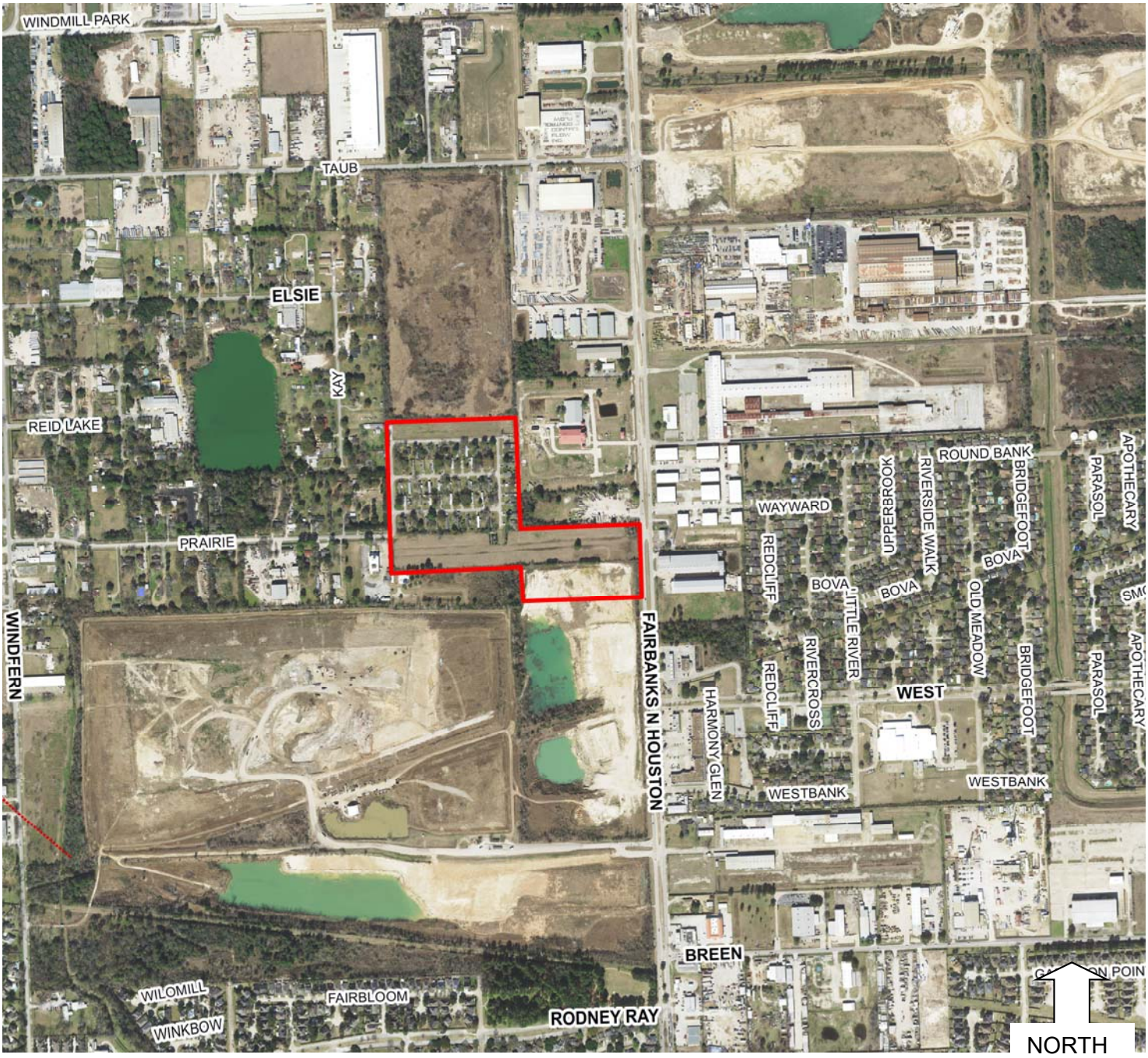
D – Variances Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Fairbanks Park (DEF 3)

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.

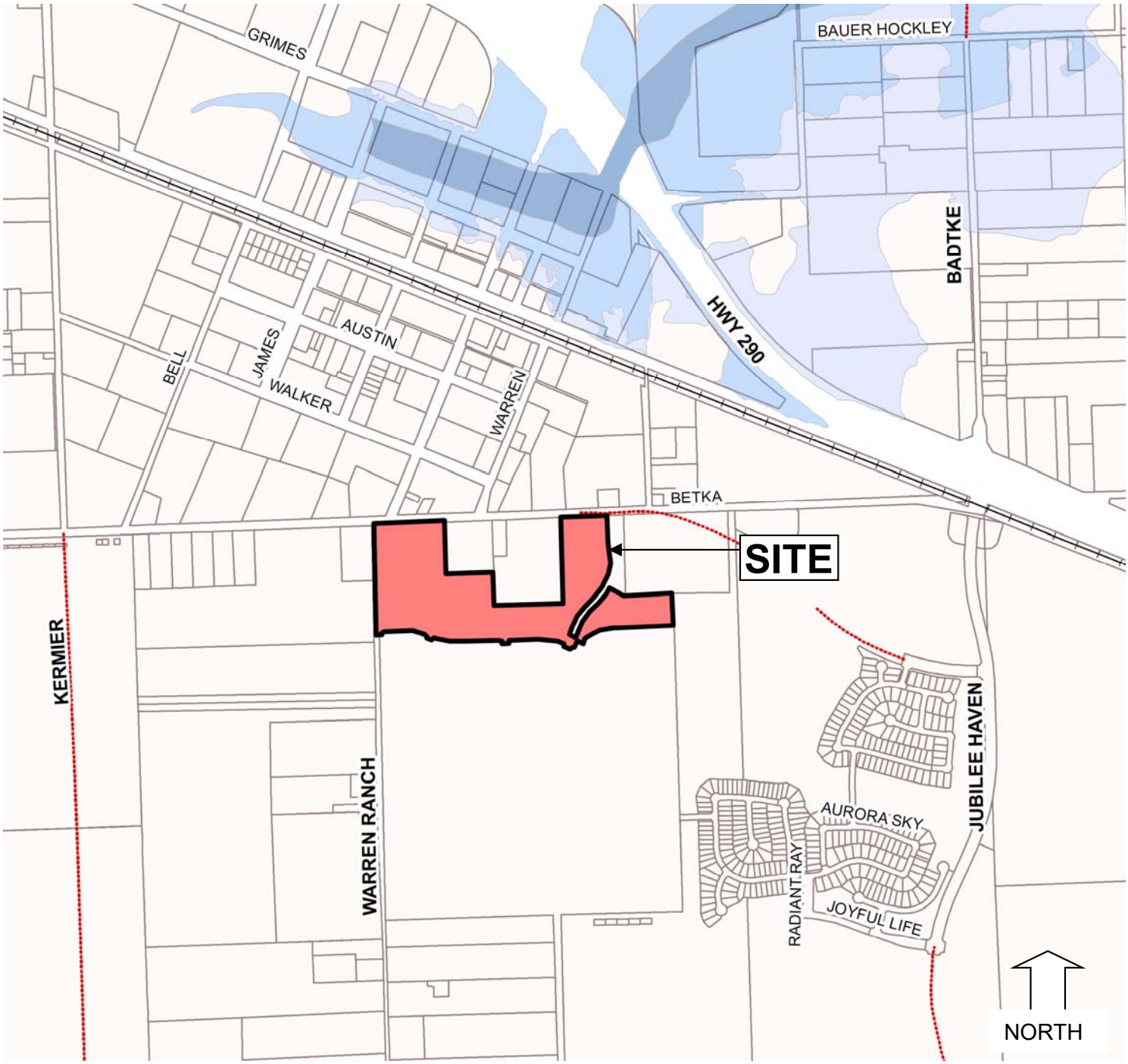
Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to prevent major safety concerns for neighboring residents, as detailed above.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Hockley Meadows Drive Street Dedication and Reserves

Applicant: LJA Engineering, Inc. (Houston Office)



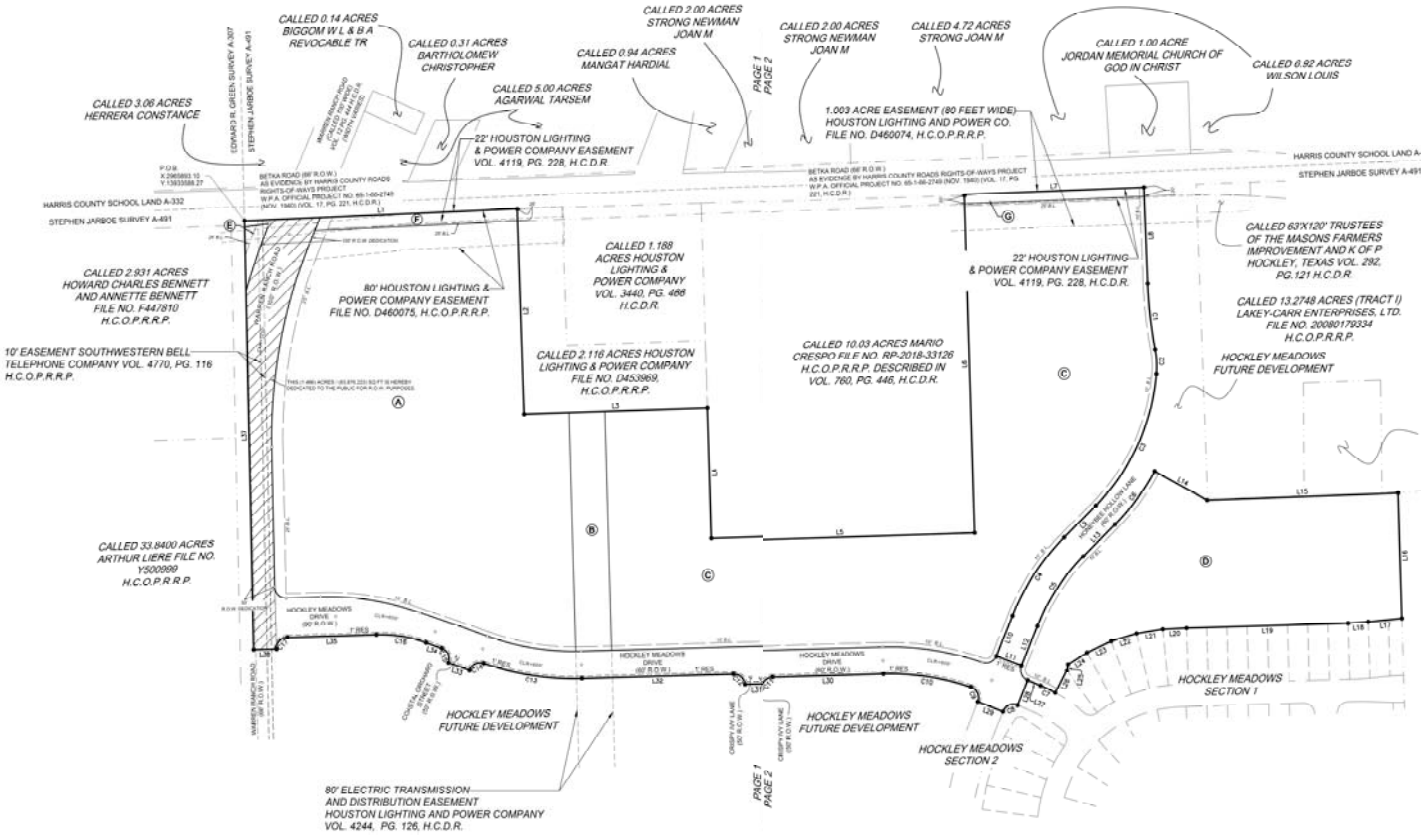
D – Variances **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Hockley Meadows Drive Street Dedication and Reserves

Applicant: LJA Engineering, Inc. (Houston Office)



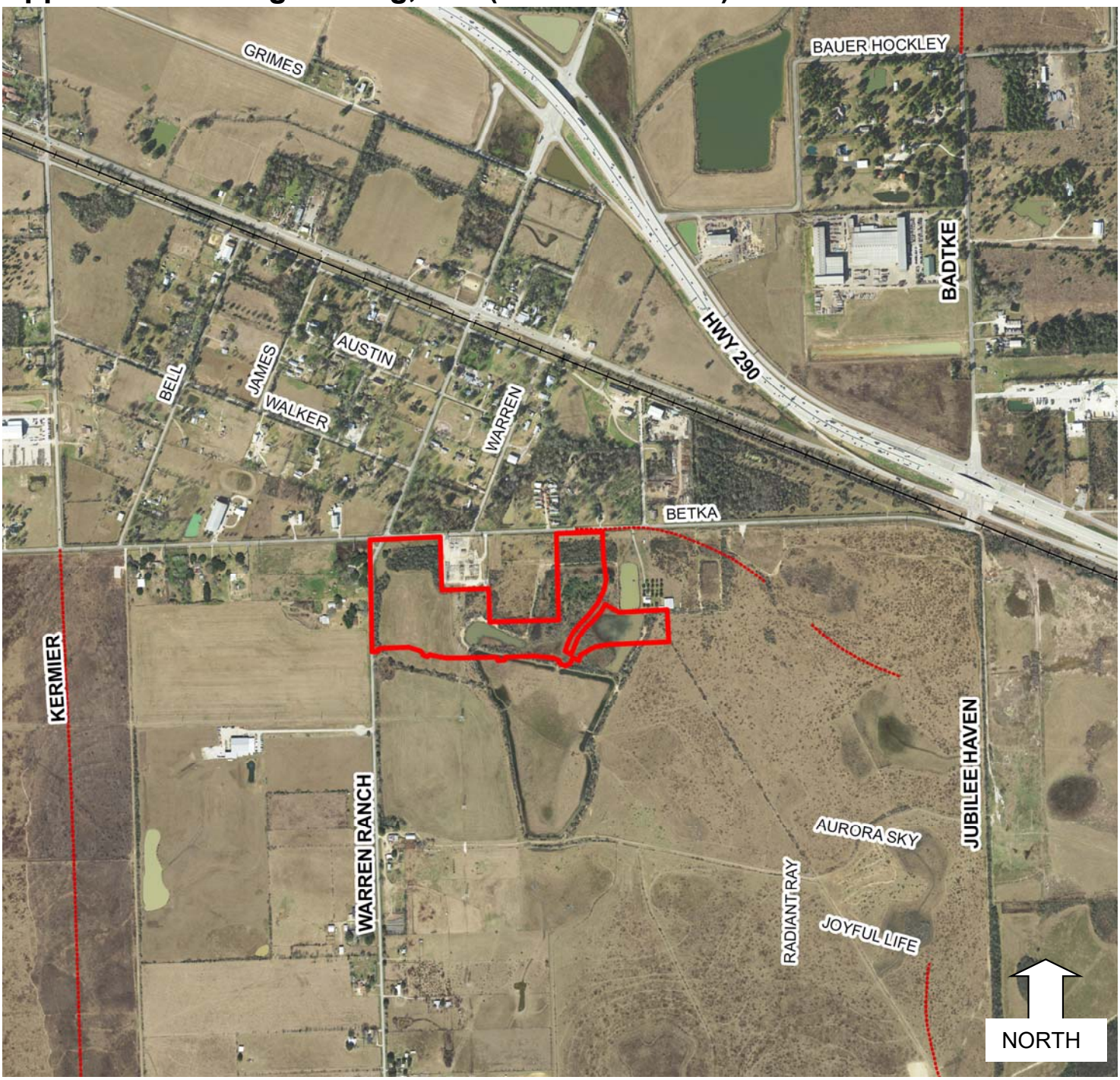
D – Variances **Subdivision**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Hockley Meadows Drive Street Dedication and Reserves

Applicant: LJA Engineering, Inc. (Houston Office)



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1372
Plat Name: Hockley Meadows Drive Street Dedication and Reserves
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/01/2024

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 1,200' centerline radius along the existing right-of-way Warren Ranch Road.
Chapter 42 Section: 132

Chapter 42 Reference:
(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts

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

The subject property is located in the master-planned community of Hockley Meadows in Harris County, within the City of Houston's ETJ. Hockley Meadows is approximately 166 acres and is located east of Warren Ranch Road and south of Betka Road. Warren Ranch Road is an existing roadway and is classified as a major thoroughfare on Houston's Major Thoroughfare and Freeway Plan. Per Chapter 42-132, major thoroughfares require a minimum centerline radius of 2,000 feet. However, the existing Warren Ranch Road does not meet the minimum centerline radius requirements and has a built centerline of approximately 325 feet. With Hockley Meadows planning to develop the land directly adjacent to Warren Ranch Road, street dedication is necessary for the major thoroughfare. If Warren Ranch Road were to be adjusted and forced to have a 2,000' centerline radius, it would drastically change its current configuration and also not align with Warren Ranch Road across from Betka Road. The variance to reduce the centerline radius to 1,200' will allow for the appropriate connectivity given the existing conditions and alignment of adjacent roads, allow the required right-of-way dedication, and allow the development to move forward reasonably and not deprive the property owner of the appropriate use of the land. The 1,200' centerline radius was recommended by Harris County Engineering after weeks of coordination and is based on AASHTO standards for a 45-mile-per-hour design speed for a major thoroughfare.

(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;

Warren Ranch Road is currently constructed which is a pre-existing condition of the property. The current angle of the roadway does not meet the centerline radius requirements as set forth by

Chapter 42. Therefore, the supporting circumstances of the proposed variance are the result of an existing hardship and not created or imposed by the applicant.

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

While the minimum centerline radius requirement cannot be met, the right-of-way width of the major thoroughfare will still be provided and dedicated. The intent and general purposes of the major thoroughfare street standards will be preserved and maintained.

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

Granting of the herein requested variance will not be injurious to the public health, safety, or welfare. Warren Ranch Road already exists, so the street dedication will be following what is currently built on the ground.

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

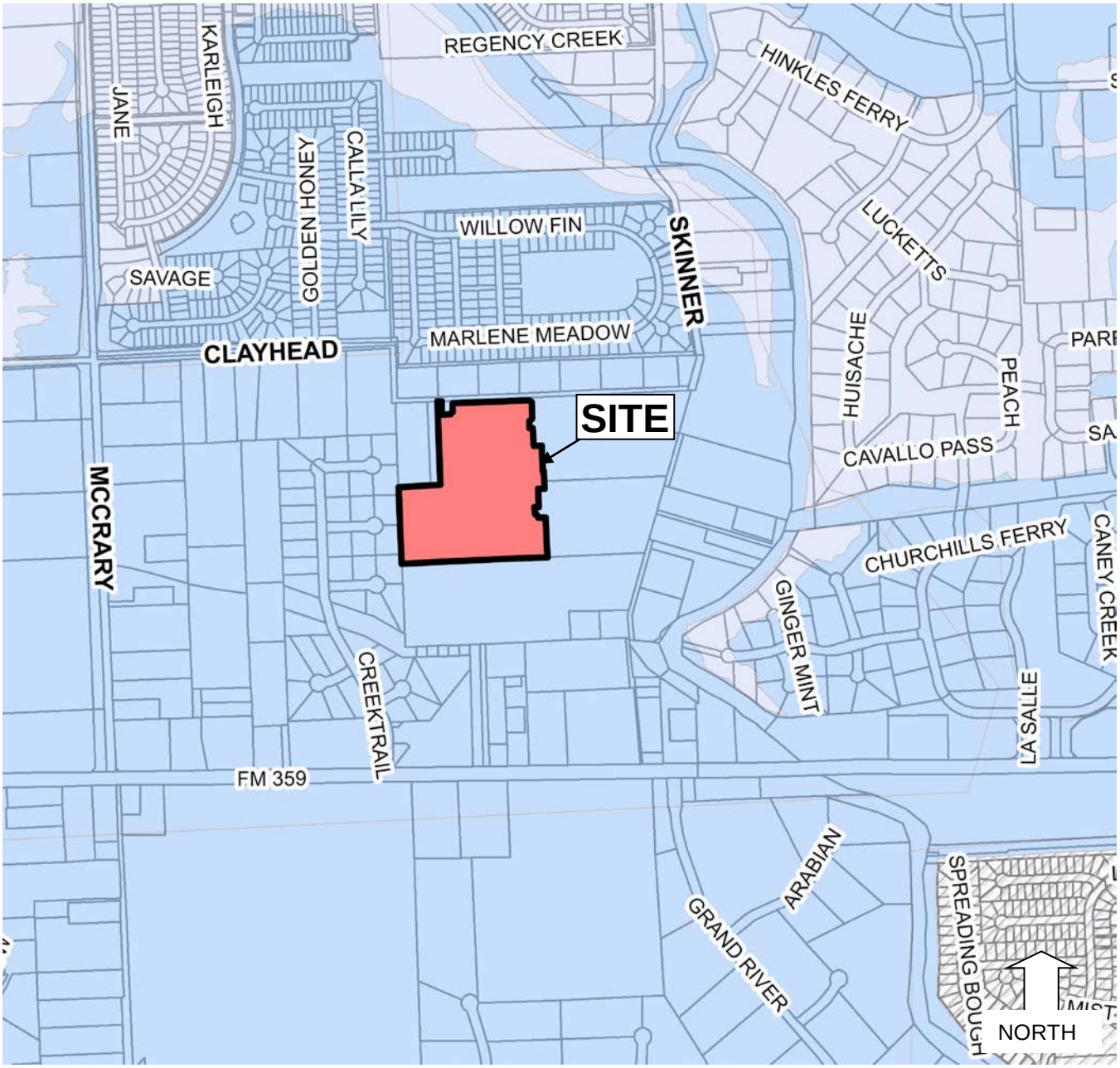
Economic hardship is not the justification for this variance. The hardship is due to the pre-existing condition of Warren Ranch Road.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering - Katy



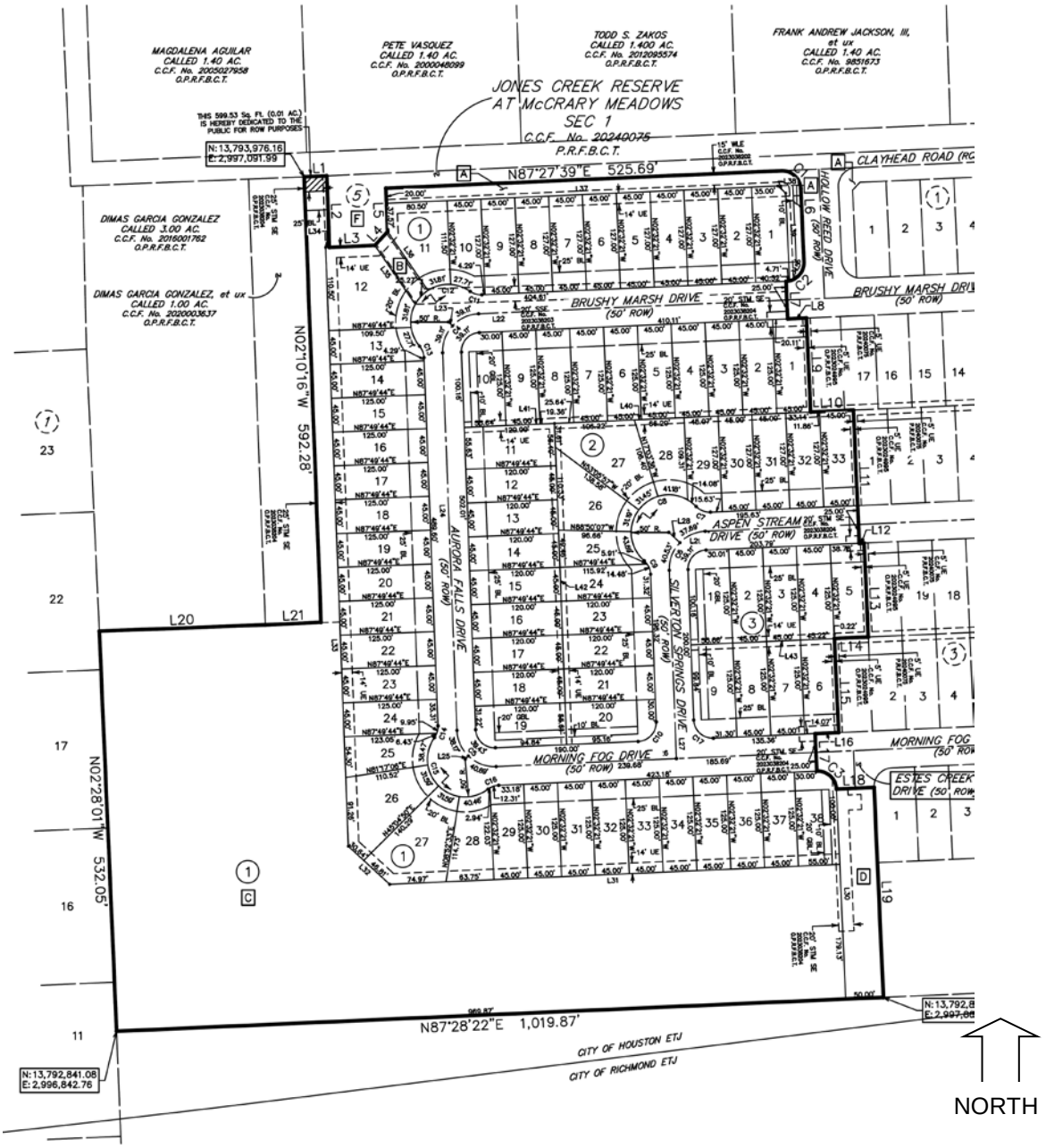
D – Variances **Site Location**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering - Katy



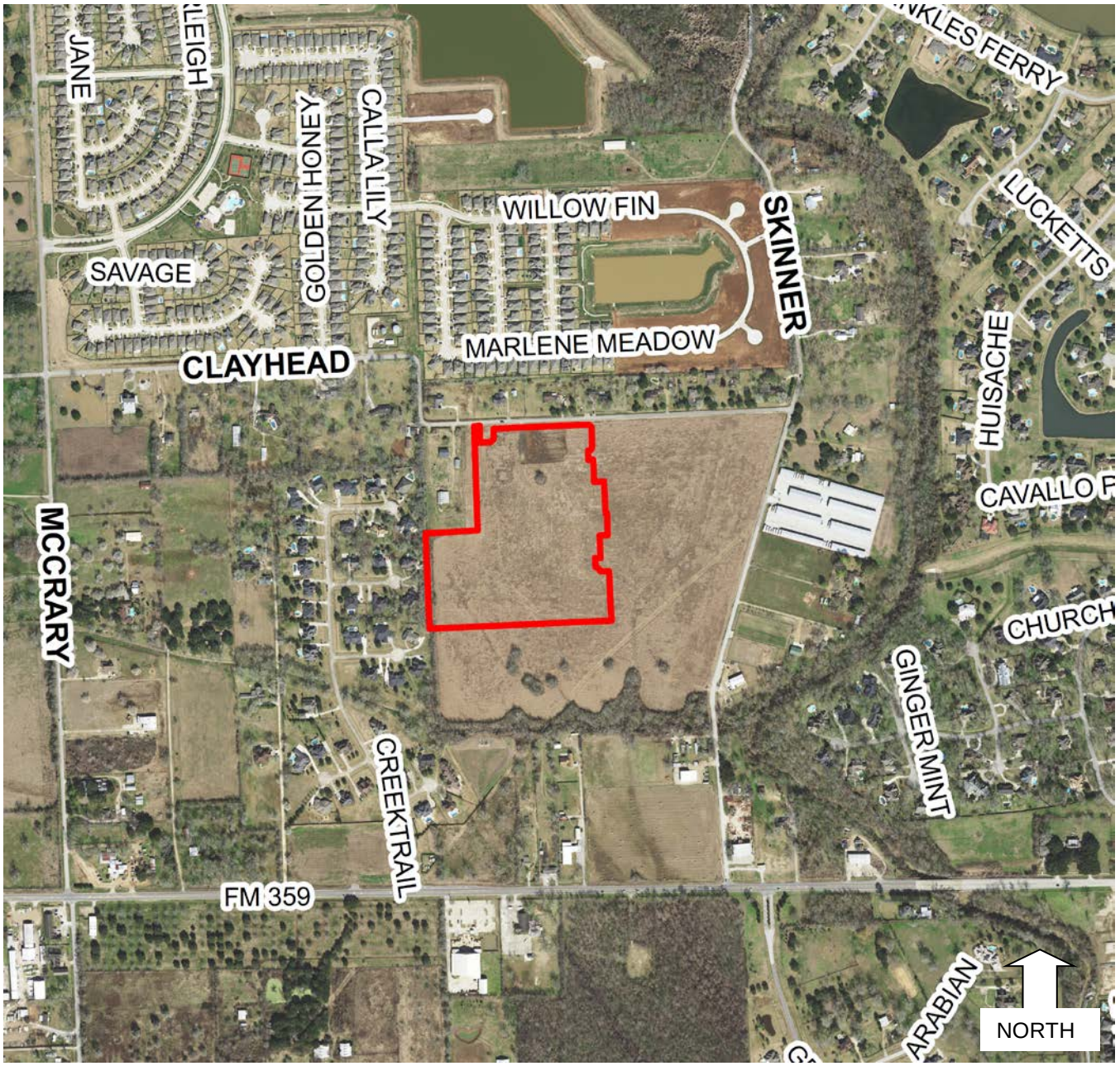
D – Variances Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering - Katy



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1388
Plat Name: Jones Creek Reserve at McCrary Meadows Sec 2
Applicant: Quiddity Engineering - Katy
Date Submitted: 07/01/2024

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 nor terminate with a cul-de-sac Estes Creek Drive
Chapter 42 Section: 135

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

Statement of Facts

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

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

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

Strict application 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 site is located within the City of Houston's ETJ, Harris County within the proposed Jones Creek Reserve at McCrary Meadows master planned residential development. The GP as submitted and approved in February 2023 indicated the proposed drainage and detention areas adjacent to the south. While Sec 1 of this development platted the stub portion of Estes Creek Drive and the ROW was envisioned to be extended with Sec 2, due the large amount of fill required for this development, property to the south is located approximately 4' in the floodplain and any required extension will result in a difference in elevation by at least 3.6' from the top of curb to natural ground. Grading will be a significant obstacle due to the potential stub ending at the plat boundary and having to grade down onto the adjacent property that is under separate ownership. Currently, the layout of Sec 1 provides positive drainage to the detention pond via the internal storm system and sheet flow in the streets

to the extreme event swale. Granting of the variance is not the result of a hardship created by the applicant. Further, there are no platted lots taking access from Estes Creek Drive therefore termination of the ROW with a cul-de-sac for vehicular turnaround movements is not needed. The proposed street pattern of local street and adjacent collectors 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;

Sec 1 of this development platted the stub portion of Estes Creek Drive and the ROW was envisioned to be extended with Sec 2, due the large amount of fill required for this development property to the south is lower and any required extension will result in a difference in elevation by at least 3.6' from the top of curb to natural ground.

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

The intent and general purposes of this chapter will be preserved and maintained; The general purpose of the chapter will be maintained as traffic circulation and distribution within the development is addressed by local street patterns and adjacent collectors.

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

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

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

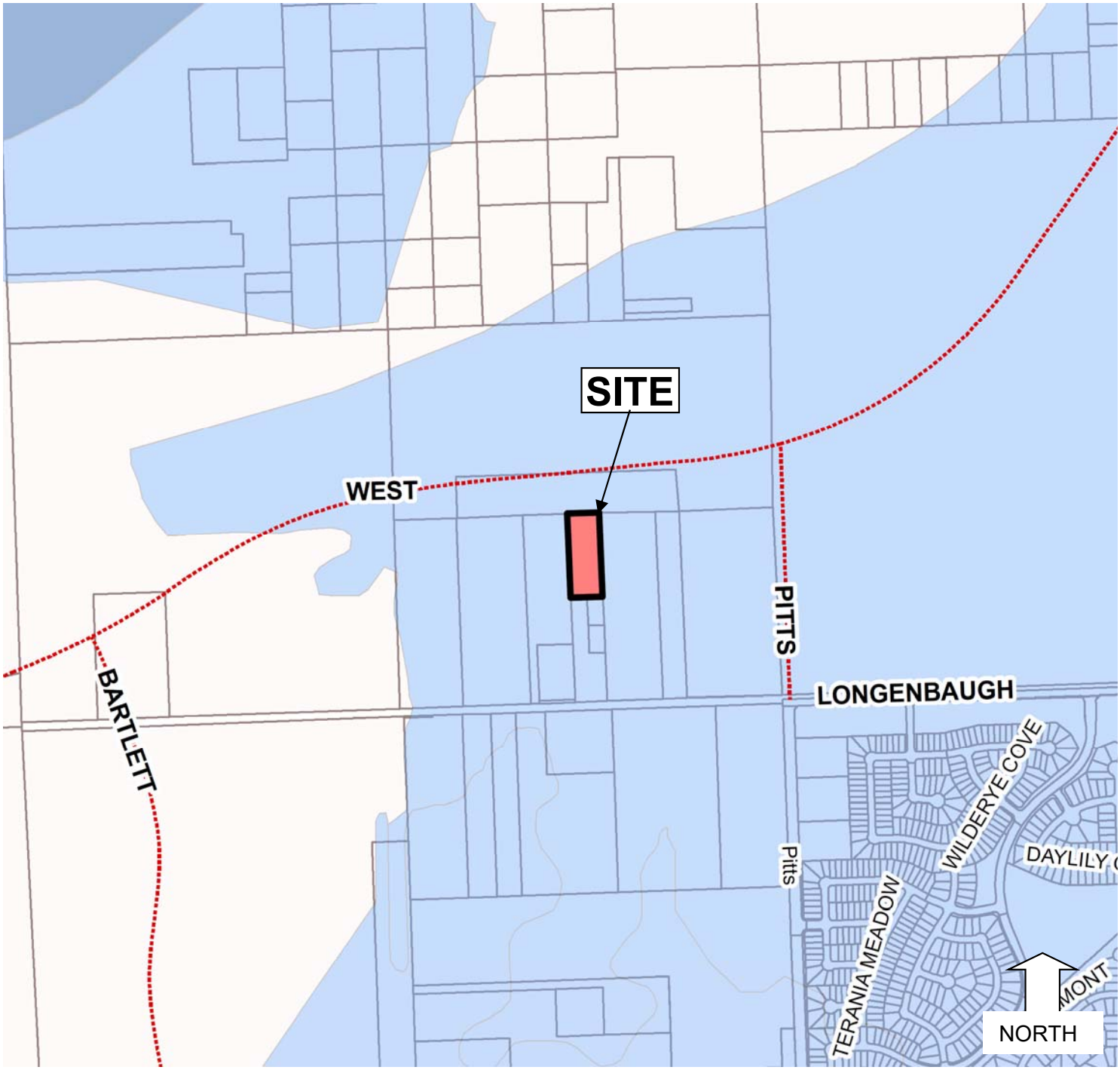
Economic hardship is not the sole justification of the variance. Granting of the special exception will not be injurious to the public health, safety and welfare as traffic circulation and distribution within the development is addressed by adjacent collector and local street patterns.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Rancho De Los Lomas

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances

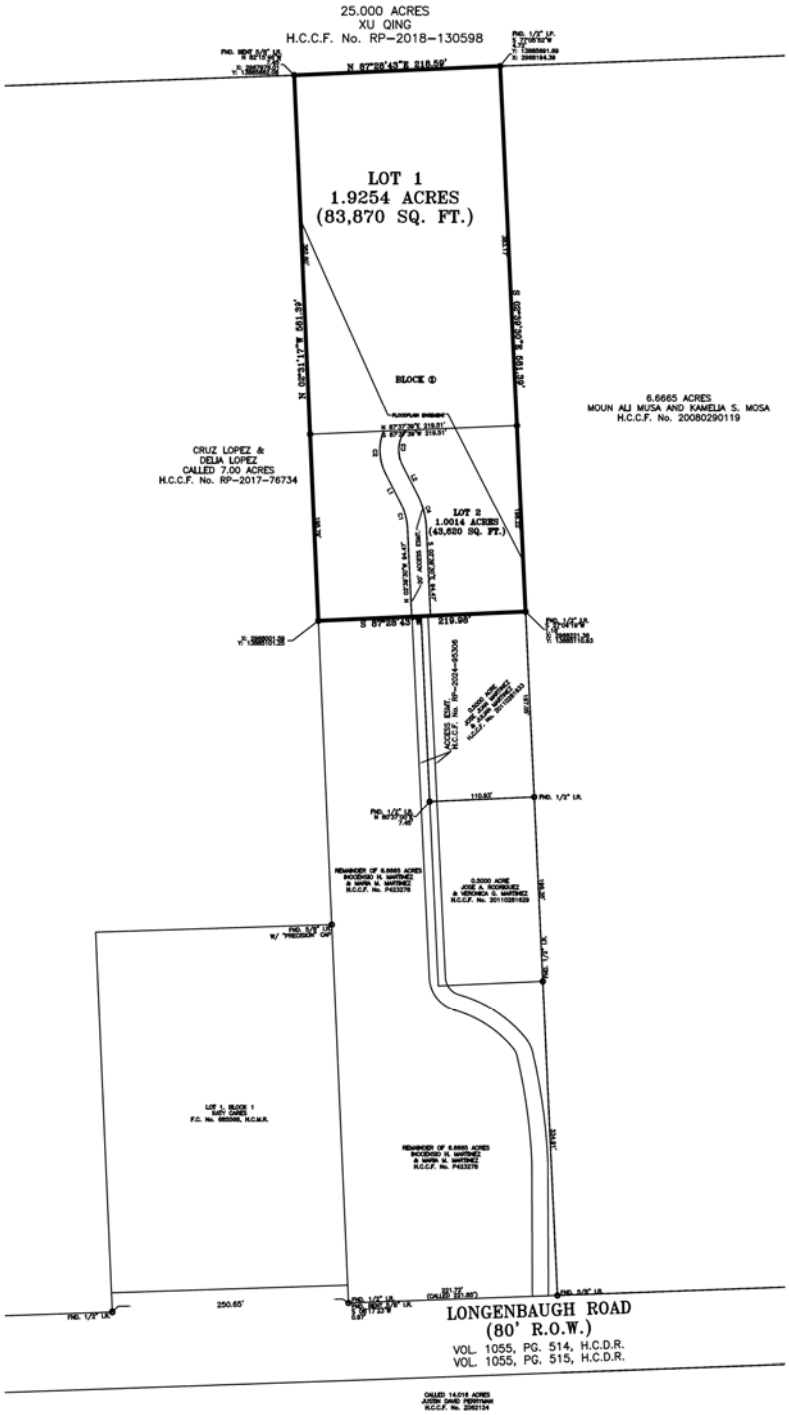
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Rancho De Los Lomas

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Rancho De Los Lomas

Applicant: DVJ Civil Engineering and Land Surveying, LLC



D – Variances

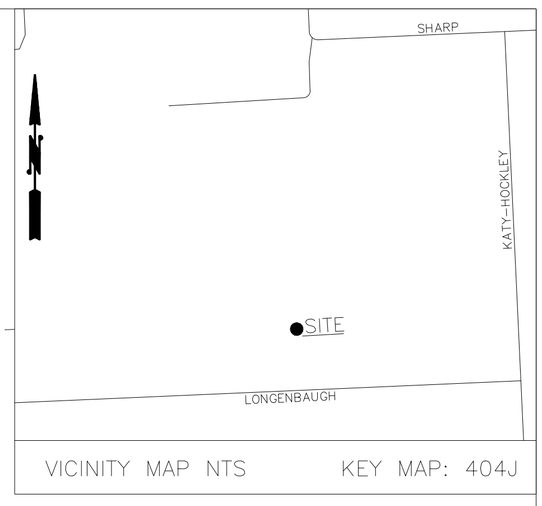
Aerial

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 27°09'52" E	35.36'
L2	N 27°09'52" W	35.36'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	27.80'	27.59'	N 14°54'41" W	24°30'22"
C2	55.00'	46.43'	45.07'	S 02°58'42" E	48°22'19"
C3	35.00'	38.94'	36.96'	N 04°42'21" E	63°44'24"
C4	85.00'	36.36'	36.08'	N 14°54'41" W	24°30'22"



VICINITY MAP NTS KEY MAP: 404J

25.000 ACRES
XU QING
H.C.C.F. No. RP-2018-130598

FND. BENT 5/8" I.R.
N 82°15'46"W
7.45'
X: 2967976.01
Y: 13885682.08

N 87°28'43"E 218.59'

FND. 1/2" I.P.
S 77°05'52"W
4.72'
Y: 13885691.69
X: 2968194.39

SEPTIC SYSTEM AREA AEROBIC SYSTEM

BLOCK ①

PROPOSED LOT 1
1.9254 ACRES
(83,870 SQ. FT.)

382.60'

N 02°31'17"W 581.39'

383.17'

S 02°39'30"E 581.39'

16.00'
50.00'
MOBILE HOME
50.00'
43.6
16.00'

WATER WELL

CRUZ LOPEZ &
DELIA LOPEZ
CALLED 7.00 ACRES
H.C.C.F. No. RP-2017-76734

20.0

N 87°37'39"E 219.51'
S 87°37'39"W 219.51'

C2 C3 L2 L1 C1 C4

PROPOSED LOT 2
1.0014 ACRES
(43,620 SQ. FT.)

PROPOSED FENCE

PROPOSED 20' ACCESS ESMT.

198.79'

N 02°39'30"W 94.47'

S 02°39'30"E 94.47'

198.22'

S 87°28'43"W 219.98'

X: 2968001.59
Y: 13885101.25

FND. 1/2" I.R.
S 27°04'19"W
1.16'
X: 2968221.36
Y: 13885110.93

6.6665 ACRES
MOUN ALI MUSA AND KAMELIA S. MOSA
H.C.C.F. No. 20080290119

ACCESS ESMT.
H.C.C.F. No. RP-2024-95306

0.5000 ACRE
JOSE JUAN MARTINEZ
& JULIAN MARTINEZ
H.C.C.F. No. 20110281633

197.05'

110.93'

FND. 1/2" I.R.

FND. 1/2" I.R.
N 80°37'00"E
7.45'

REMAINDER OF 6.6665 ACRES
INOCENSIO H. MARTINEZ
& MARIA M. MARTINEZ
H.C.C.F. No. P423278

0.5000 ACRE
JOSE A. RODRIGUEZ
& VERONICA G. MARTINEZ
H.C.C.F. No. 20110281629

196.35'

FND. 1/2" I.R.

FND. 5/8" I.R.
W/ "PRECISION" CAP

LOT 1, BLOCK 1
KATY CARES
F.C. No. 685568, H.C.M.R.

REMAINDER OF 6.6665 ACRES
INOCENSIO H. MARTINEZ
& MARIA M. MARTINEZ
H.C.C.F. No. P423278

334.91'

250.65'

FND. 1/2" I.R.

FND. 1/2" I.R.
FND. BENT 5/8" I.R.
S 06°17'23"W
0.97'

221.72'
(CALLED 221.85')

FND. 5/8" I.R.

LONGENBAUGH ROAD
(80' R.O.W.)
VOL. 1055, PG. 514, H.C.D.R.
VOL. 1055, PG. 515, H.C.D.R.

CALLED 14.016 ACRES
JUSTIN DAVID PERRYMAN
H.C.C.F. No. Z062124

GRAPHIC SCALE
50 0 25 50
1 inch = 50 ft.

ABBREVIATIONS LEGEND

A	ABSTRACT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
FND	FOUND
H.C.C.F. No.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
U.T.S.	UNABLE TO SET

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" I.R. W/ "DVJ 10194609" CAP SET
- PROPOSED FENCING

SITE PLAN FOR PROPOSED RANCHO DE LOS LOMAS

A SUBDIVISION OF 2.980 ACRES OF LAND,
LOCATED IN THE
H. & T.C. R.R. Co. SURVEY, A-455
& IN THE J.P. & F.P. SURVEY, A-1539,
HARRIS COUNTY, TEXAS

SCALE: 1"=50' JUNE 2024

1 BLOCK 2 LOTS 0 RESERVES

OWNER:
ARACELI MARTINEZ LOMAS
26206 LONGENBAUGH ROAD
KATY, TEXAS 77493

DVJ
CIVIL ENGINEERING & LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0204

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1065
Plat Name: Rancho De Los Lomas
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 05/31/2024

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 take access from an existing 17' wide access easement
Chapter 42 Section: 188

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

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
the original 2.980 acre parcel, along with the surrounding parcels, all take access from this existing 17' wide access easement that acts as a minor street for the surrounding area and neighbors.

(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 a variance are not the result of a hardship created by the applicant. it is an existing access easement that all tracts in this area are to take access to and from.

(3) The intent and general purposes of this chapter will be preserved and maintained;
the intent and general purpose of this chapter will be preserved because the new lots will still have access to Longenbaugh Drive via the existing access easement

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The site is located within an extremely low-density area with large tracts of land and has been in use for decades as prescriptive rights and was recently made "official" via the recording instrument.

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

Economic hardship is not the sole justification. It is an existing access easement that allowed the tracts that touch the easement take access to and from.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: South Lawn Vista

Applicant: replats.com



D – Variances

Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: South Lawn Vista

Applicant: replats.com



D – Variances

Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/11/2024**

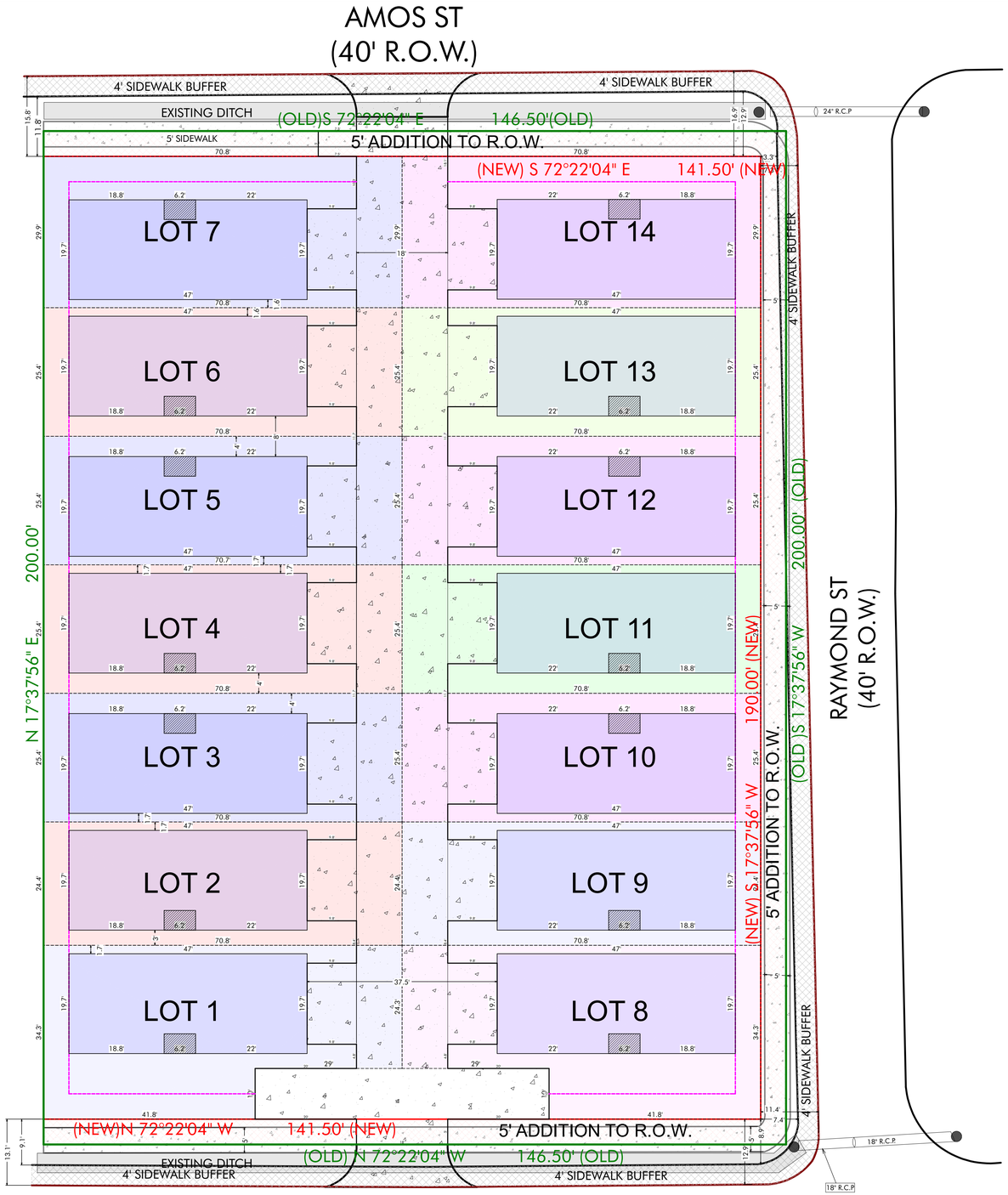
Subdivision Name: South Lawn Vista

Applicant: replats.com



D – Variances

Aerial



SITE - 1" = 12'

3D HOME DESIGNS

DATE: 12-29-2023

DRAWINGS PROVIDED BY:
AARON LYTAL
CONTACT: 713-302-4456
AARON@3DHomeDesigns.com
WWW.3DHomeDesigns.com

PRELIMINARY CONCEPT

PAGE TITLE: SITE PLAN

DRAWINGS PROVIDED FOR:
16 Home Developement
7110 Raymond
Houston , Tx , 77021

SCALE: 1" = 12'

SHEET: SP-1.01

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1170
Plat Name: South Lawn Vista
Applicant: replats.com
Date Submitted: 06/14/2024

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

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

Specific Variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81) The applicant is requesting one (1) variance: 1. To dedicate 5ft of ROW in lieu of the required 10ft along Amos, Raymond, & Dreyfus Streets.

Chapter 42 Section: Specific Variance is being sought and extent of va

Chapter 42 Reference:

Specific Variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81) The applicant is requesting one (1) variance: 1. To dedicate 5ft of ROW in lieu of the required 10ft along Amos, Raymond, & Dreyfus Streets.

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 in the Sunnyside Area at the intersection of Amos Street & Ramond Street. The applicant is requesting one (1) variance: 1. To dedicate 5ft of ROW in lieu of the required 10ft The subject tract is located in the emerging community of Sunnyside Houston. The developer is meeting the Plan Houston action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored the Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works & Planning Department staff, we agreed and concur that shared driveway development is best for the site. Therefore, other options were explored i.e. front loaders, and flag lots. Due to the historical build of Houston streets and subdivisions, Amos, Raymond or Dreyfus Streets are 99% residential by nature. Requiring to meet 60' ROW dedication of a street will not improve circulation nor the quality of efficient transportation or walkability. We believe dedicating 5ft of ROW in lieu of the 10ft is sufficient for the already established Sunnyside area. Strict application of the ordinance to dedicate would create an infeasible development. As the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but a result of the commercial development fronting tierwester, amos, and Dreyfus street. There are no current or future CIP projects for Amos, Raymond, & Dreyfus Streets., nor the desire to construct it per the latest Mobility Study as of 2024. All redevelopment along Amos, Dreyfus and Raymond street has been single family , therefore, the probability of the street changing to a 60 feet ROW is low Dedicating more ROW to such streets will otherwise be against sound public policy. Especially when developer is meeting livable places purpose to create less driveways.

(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 a result of the commercial development fronting tierwester, amos, and Dreyfus street. There are no current or future CIP projects for Amos, Raymond, & Dreyfus Streets., nor the desire to construct it per the latest Mobility Study as of 2024.All redevelopment along Amos, Dreyfus and Raymond street has been single family , therefore, the probability of the street changing to a 60 feet ROW is low

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

The intent and spirit of Chapter 42 will be preserved as the pedestrian realm will be improved to meet city of Houston current standards. Amos, Dreyfus and Raymond street have a current ROW of 40ft, dedicating only 5ft of ROW along all 3 streets will therefore meet the 50ft ROW requirement for local streets with residential developments. By not dedicating / providing an additional 5ft to meet the 60ft ROW due to the commercial development on the corner of Tierwester, Amos, and Dreyfus this application will maintain the intent and general purpose of this chapter to provide adequate right of way for residential developments.

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

Granting the variance to allow a reduced ROW dedication from 10ft to 5ft will not negatively impact the public's health, safety or welfare as surrounding recorded plats have a similar 5ft ROW dedication and the pedestrian realm will be improved per the city of Houston current standards.

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

Economic hardship is not the sole justification of the above referenced variance. The request sought has good merit based on it's existing conditions surrounding the current lot.

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 20, 2024

NOTICE OF VARIANCE

PROJECT NAME: South Lawn Vista
REFERENCE NUMBER: 2024-1170

VAR

Dear Property Owner:

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

Replats.com, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow 5' of right-of-way dedication to Raymond, Amos and Dreyfus Streets rather than the required 10'. 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, July 11, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

For additional information regarding this project, please call Dave Strickland with Replats.com at 281-705-4297. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

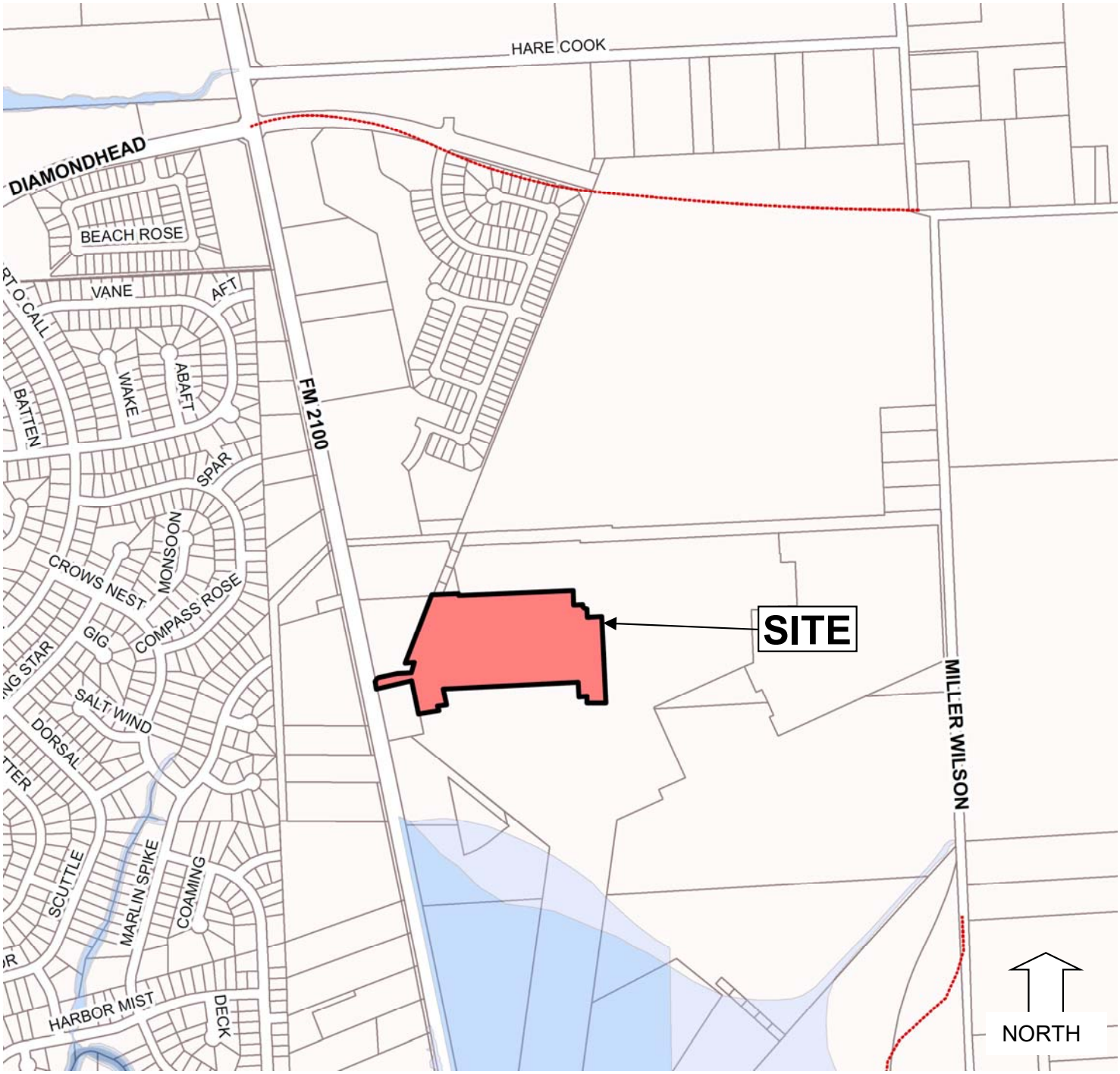
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Crosby Farms Sec 4

Applicant: EHRA



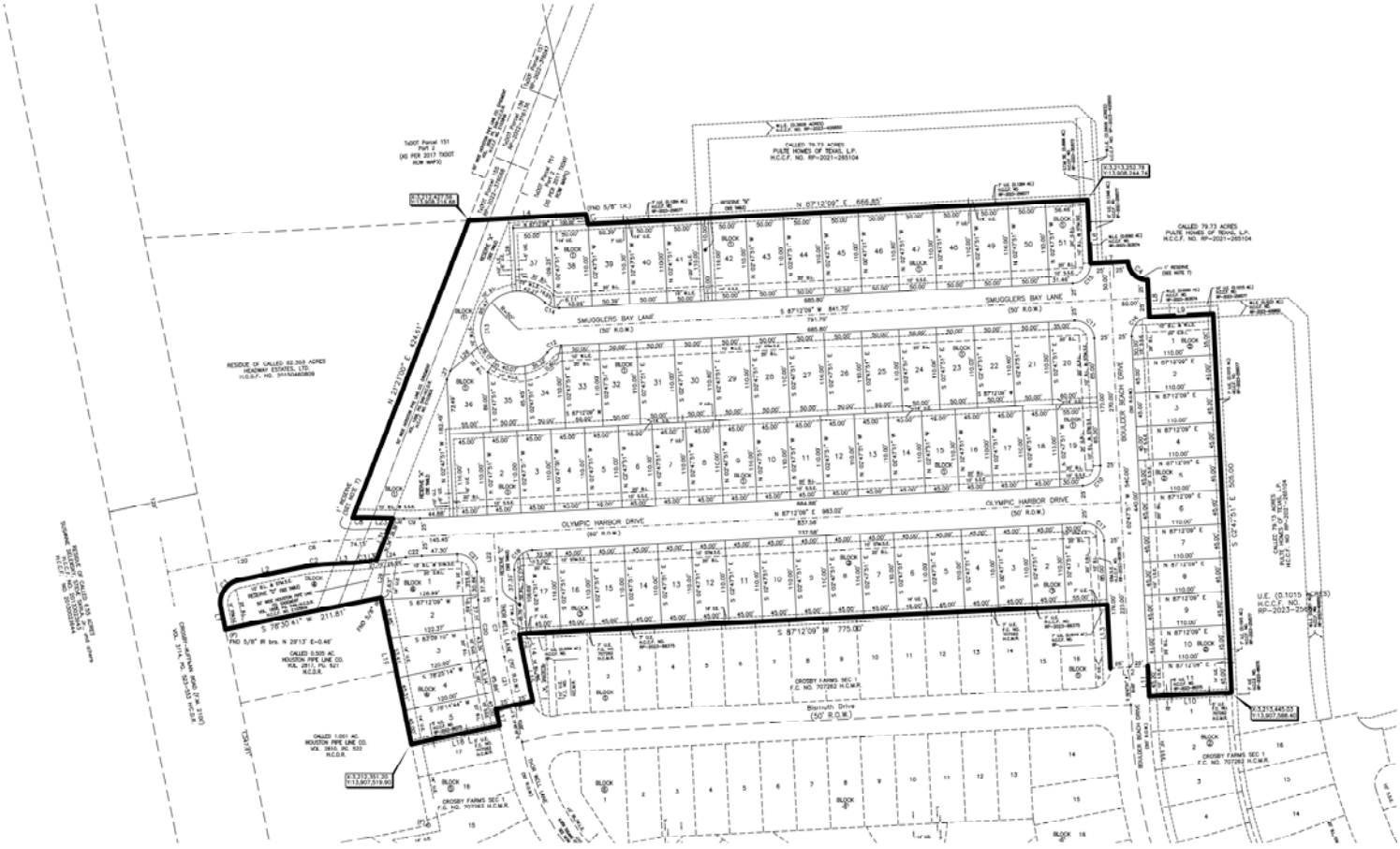
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Crosby Farms Sec 4

Applicant: EHRA



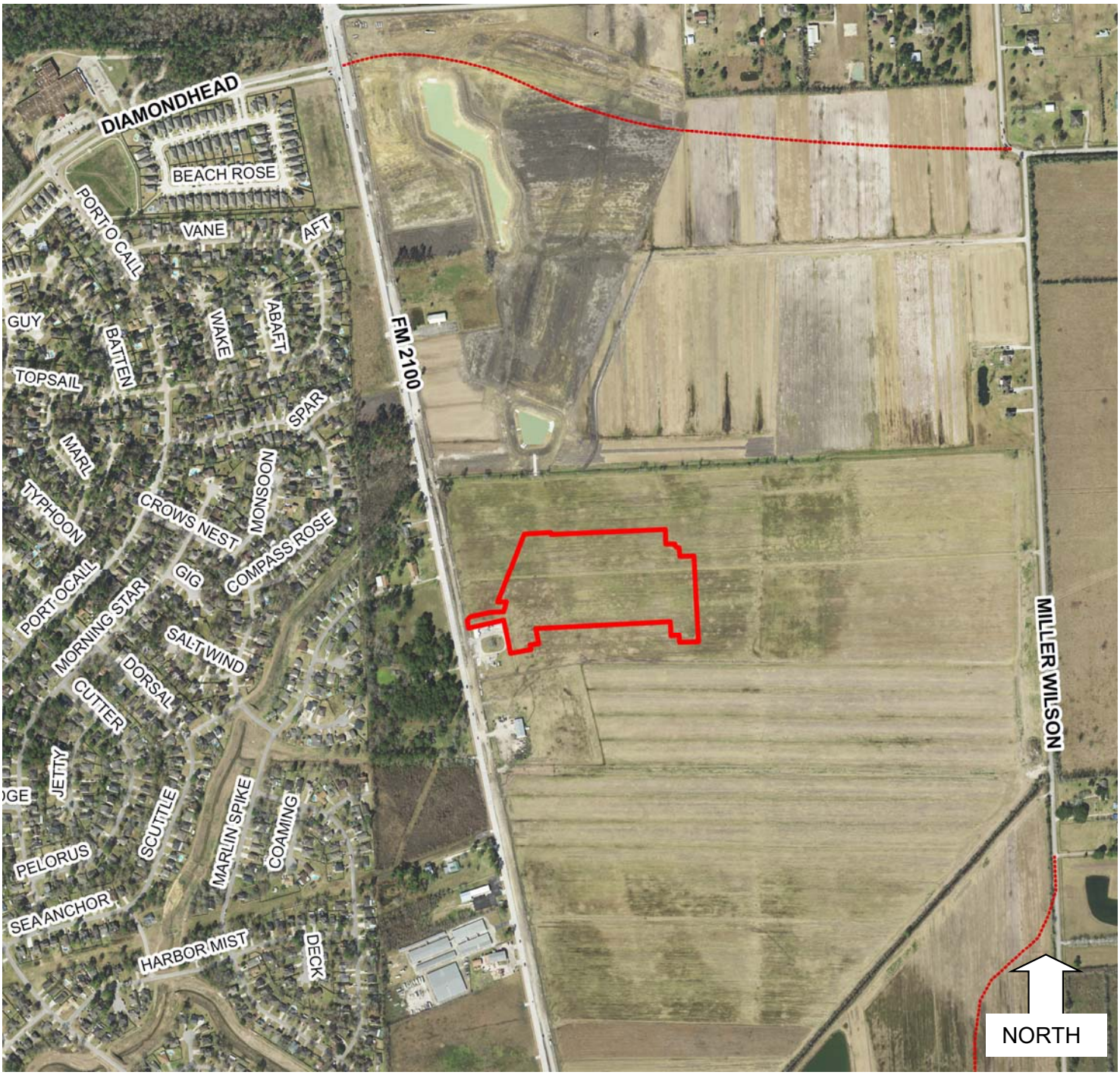
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: Crosby Farms Sec 4

Applicant: EHRA



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1376
Plat Name: Crosby Farms Sec 4
Applicant: EHRA
Date Submitted: 07/01/2024

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

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

Per CPC101 markup of Crosby Farms Sec 4 (2024-1019), City of Houston Planning Staff provided a requirement to record the extension of Olympic Harbor Drive to intersect with F.M. 2100 prior to or simultaneous with Section 4. This Reconsideration of Requirement seeks to remove this CPC101 requirement.

Chapter 42 Section: 42-120(a)(2)

Chapter 42 Reference:

42-120. General layout and arrangement of street systems. (a) The street system proposed within any subdivision plat or general plan shall comply with the design standards of this section and shall provide: (2) A system serving properties to be developed for residential purposes that discourages through traffic while maintaining adequate access and traffic movement for convenient circulation within the subdivision and access for fire, police and other emergency services.

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

STATEMENT OF FACTS:

Crosby Farms is a 264.79-acre master planned community with primarily single-family residential lots, detention reserves, and several commercial reserves on F.M. 2100. In total, approximately 875 lots are expected in 7 sections upon completion of the project. Currently, Sections 1 and 2 have been recorded, providing right-of-way connections to F.M. 2100 and Miller Wilson Road. Section 7 is in process of plat recordation and expected to be completed in late August 2024. Section 7 provides a second connection to Miller Wilson Road and connects to Section 1. Thus, in late August of this year there will be 3 platted street connections to adjacent major thoroughfares for Crosby Farms GP. The fourth and final connection, and the second to F.M. 2100 for Crosby Farms GP, is via Olympic Harbor Drive in Section 4. Coordination with TxDOT regarding the intersection of Olympic Harbor Drive and F.M. 2100 is ongoing and requires additional time to work out details of the connection. Crosby Farms Sec 4 Final Plat was originally approved in September 2023 (2023-1994), however the coordination with TxDOT has proved lengthy and is threatening to throw off the construction schedule for Section 4. Thus, a second final plat was submitted (2024-1019) which removed a portion of the Olympic Harbor Drive from the section plat. Olympic Harbor Drive Street Dedication (2024-1220) was submitted simultaneously so that the future intersection can be provided, and recordation of Section 4 could proceed. Olympic Harbor Drive Street Dedication will be recorded once intersection details with TxDOT have been completed. This scenario should have allowed the developer to continue with street and lot construction with three project access connections. The intent was that Sections 1, 2, and 7 would obviously meet the requirement for

more than one point of access for projects over 150 lots. Section 4 has 84 lots and would connect only to Section 1 until such time as the Olympic Harbor Drive Street Dedication was recorded. Chapter 42 requirements for connectivity are being met since 3 platted access points exist. However, COH Planning Staff has tied recordation of Section 4 to recordation of Olympic Harbor Drive Street Dedication which defeats the intent of decoupling the street connection. The applicant believes that multiple access point requirements per Chapter 42 are being met since three public street connections have been platted, the third of which will be recorded in August 2024. No attempt to prevent the second connection to F.M. 2100 per the approved General Plan is being made. In fact, the applicant has already submitted the street dedication plat and is in negotiations with TxDOT at this time. The fourth connection point for Crosby Farms is simply a project phasing issue and will be completed to provide the necessary community circulation as intended. Removing the requirement to simultaneously record Olympic Harbor Drive Street Dedication simply allows the Section 4 plat to continue in a timely manner while retaining the future street connection.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: McKinney Development replat no 1

Applicant: Windrose



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: McKinney Development replat no 1

Applicant: Windrose



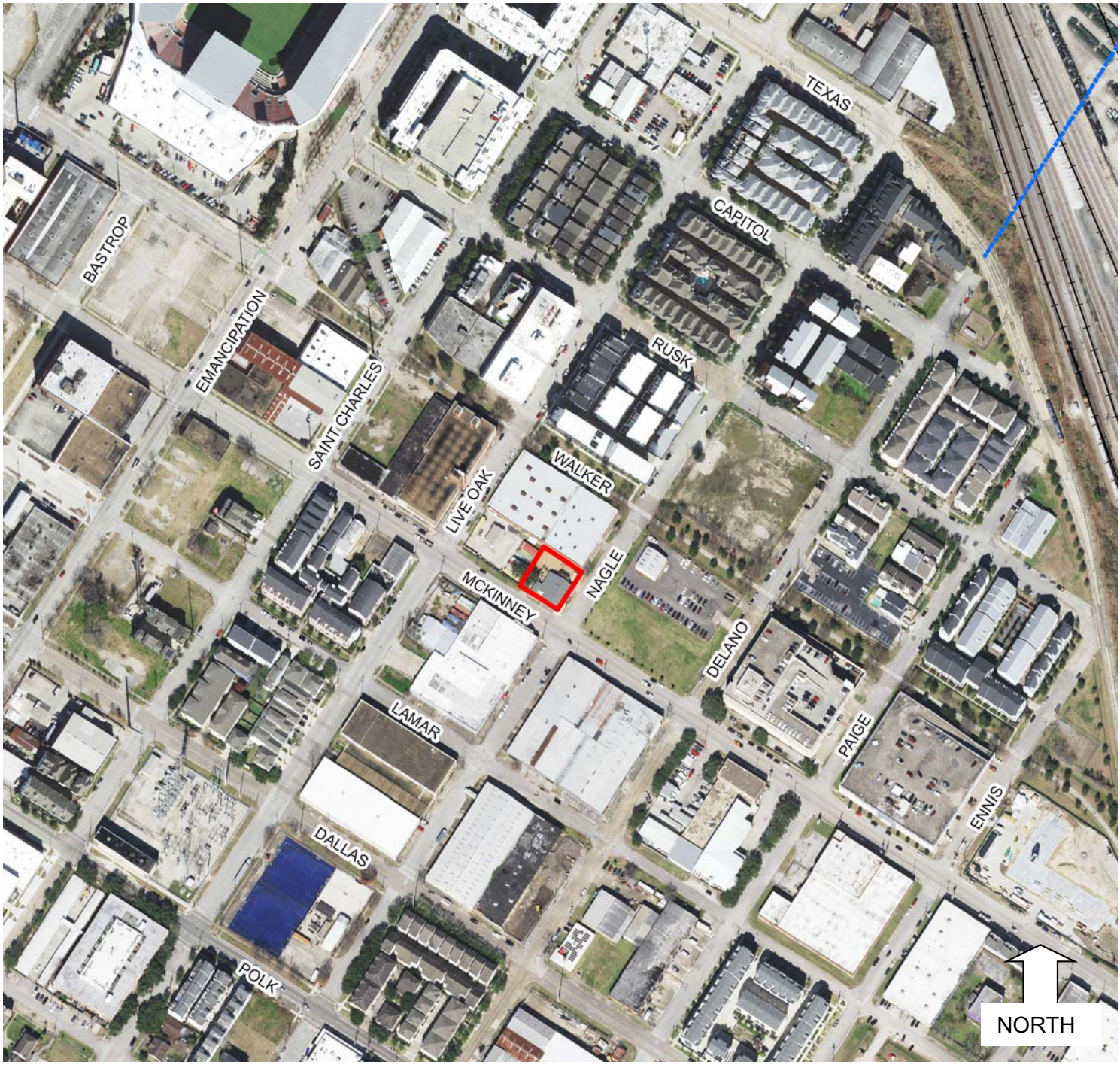
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/11/2024**

Subdivision Name: McKinney Development replat no 1

Applicant: Windrose



F- Reconsideration of Requirements

Aerial

Floor Plans - Level 1
SCALE: 1/8" = 1'-0"

TINY CHAMPIONS CAMP FOR GIRLS
11.01.2023

LAB|BRATE

LEVEL 2 FFL
LEVEL 1 FFL
LEVEL 2 FFL
LEVEL 1 FFL
LEVEL 2 FFL
LEVEL 1 FFL

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1278
Plat Name: McKinney Development replat no 1
Applicant: Windrose
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 requirement or condition being sought:

To reduce the required building line along McKinney Street from 10' to a building line of 0'

Chapter 42 Section: 150

Chapter 42 Reference:

(d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Local Street; in general; 10 feet

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

STATEMENT OF FACTS:

See variance form. Subject property is 0.2296 acres located at 2617 McKinney Street, at its intersection with Nagle St, East of McKinney Street. It is currently the site of Tiny Champions, built in 1930 and modified in 2020 according to the Harris Central Appraisal District. The City of Houston subdivision regulations require a 10' building line along McKinney requiring a variance. Developers are proposing to remove an existing building with an encroachment, and aligning the new structure with the adjacent building if a zero-building is approved. This removal will enhance pedestrian access by improving the sidewalk. Aligning the building with the adjacent structures will create continuity along the block face. The new structure would be a two-story Wine Bar on the first floor and second floor would be an office. The existing structure would remain Tiny Champions. Allowing a 0' building line along the length of the building on McKinney Street, would allow the applicant to make the best use of this site. 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." Reduced building setback allow for greater engagement between residents and businesses. They "make productive use of scarce land" in an urban environment and "frame the street" in a pleasing way that encourages residents to engage and explore their neighborhoods. It is not an unreasonable request to grant the 0' building line along McKinney Street due to adjacent properties not having a 15' pedestrian realm. The proposed building configuration is consistent with development in the neighborhood and will provide more of a constant sidewalk along McKinney. Also, the encroaching structure could be a liability in regard to safety for pedestrian's due traffic. There will be more traffic flow because the business will be expanding to mixed business use. The Applicant has also agreed to place any additional landscaping need it along McKinney to follow guidelines of the code and assist with any safety measures. The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback

will not impede the City's ability to access or maintain any of the surrounding rights-of-way. The justification of the variance is the surrounding development characteristics support the variance as numerous structures throughout the neighborhood have reduced/variable building setbacks and other pedestrian-friendly elements. The 0' building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community. Granting this variance would allow him to use the property to fully have the best use of the site.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1278
Plat Name: McKinney Development replat no 1
Applicant: Windrose
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 reduce the required building line along McKinney Street from 10' to a variable building line of 0'
Chapter 42 Section: 150

Chapter 42 Reference:
(d)Local Streets; in general; 10 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

Subject property is 0.2296 acres located at 2617 McKinney Street, at its intersection with Nagle St, East of McKinney Street. It is currently the site of Tiny Champions, built in 1930 and modified in 2020 according to the Harris Central Appraisal District. The City of Houston subdivision regulations require a 10' building line along McKinney requiring a variance. Developers are proposing to remove an existing building with an encroachment, and aligning the new structure with the adjacent building if a zero-building is approved. This removal will enhance pedestrian access by improving the sidewalk. Aligning the building with the adjacent structures will create continuity along the block face. The new structure would be a two-story Wine Bar on the first floor and second floor would be an office. The existing structure would remain Tiny Champions. Allowing a 0' building line along the length of the building on McKinney Street, would allow the applicant to make the best use of this site.

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

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

The request for a 0' building line is justified by the variable building line given by the previous variance approved back in 2018, Film Code 691060 H.C.M.R. The proposed building will increase the number of businesses on the site. It will accommodate a wine bar, office space and its current restaurant. The 0' building line variance will allow the applicant to preserve the existing structures and create a unified building footprint that will be viable in the market and compatible with the surrounding neighborhood. It is not an unreasonable request to grant the 0' building line along McKinney Street due to adjacent properties not having a 15' pedestrian realm. The proposed building configuration is consistent with development in the neighborhood and will provide more of a constant sidewalk along McKinney. Also, the encroaching structure could be a liability in regard to

safety for pedestrian's due traffic. There will be more traffic flow because the business will be expanding to mixed business use.

(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." Reduced building setback allow for greater engagement between residents and businesses. They "make productive use of scarce land" in an urban environment and "frame the street" in a pleasing way that encourages residents to engage and explore their neighborhoods.

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

It is not an unreasonable request to grant the 0' building line along McKinney Street due to adjacent properties not having a 15' pedestrian realm. The proposed building configuration is consistent with development in the neighborhood and will provide more of a constant sidewalk along McKinney. Also, the encroaching structure could be a liability in regard to safety for pedestrian's due traffic. There will be more traffic flow because the business will be expanding to mixed business use. The Applicant has also agreed to place any additional landscaping need it along McKinney to follow guidelines of the code and assist with any safety measures. The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way.

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

The justification of the variance is the surrounding development characteristics support the variance as numerous structures throughout the neighborhood have reduced/variable building setbacks and other pedestrian-friendly elements. The 0' building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community. Granting this variance would allow him to use the property to fully have the best use of the site.

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 21, 2024

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: McKinney Development replat no 1
REFERENCE NUMBER: 2024-1278

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located at the corner of McKinney Street and Nagle 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration request with a variance for a reduced building line of 0' along McKinney 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.

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Thursday, July 11, 2024, beginning at 2:30 p.m.
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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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

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 Lucy Magana with Windrose at 713-458-2281. 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.
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CITY OF HOUSTON SEC. 42-82 AND 42-83

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

PROPERTY OWNERSHIP INFORMATION

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/2024
ITEM: 141

Applicant: CAYETANO MOLINA
Contact Person: PERLA PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1743	77357	5974	258J	ETJ

EAST OF: DEER RUN LN **NORTH OF:** GRAND PARKWAY

ADDRESS: 27211 PEACH CREEK DRIVE

ACREAGE:

LEGAL DESCRIPTION:

LOT 1466 AND EAST ½ OF LOT 1467, OF PEACH CREEK FOREST, SECTION SIX (6), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/2024
ITEM: 142

Applicant: GURMECINDO LOPEZ GARCIA
Contact Person: GURMECINDO LOPEZ GARCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1744	77357	5874	258J	ETJ

EAST OF: DEER RUN LN **NORTH OF:** GRAND PARKWAY

ADDRESS: 26940 LANTERN LANE

ACREAGE:

LEGAL DESCRIPTION:

LOT 990, OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence/Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 143

Meeting Date: 07/11/24

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
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

ITEM: 143

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Houston Planning Commission

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

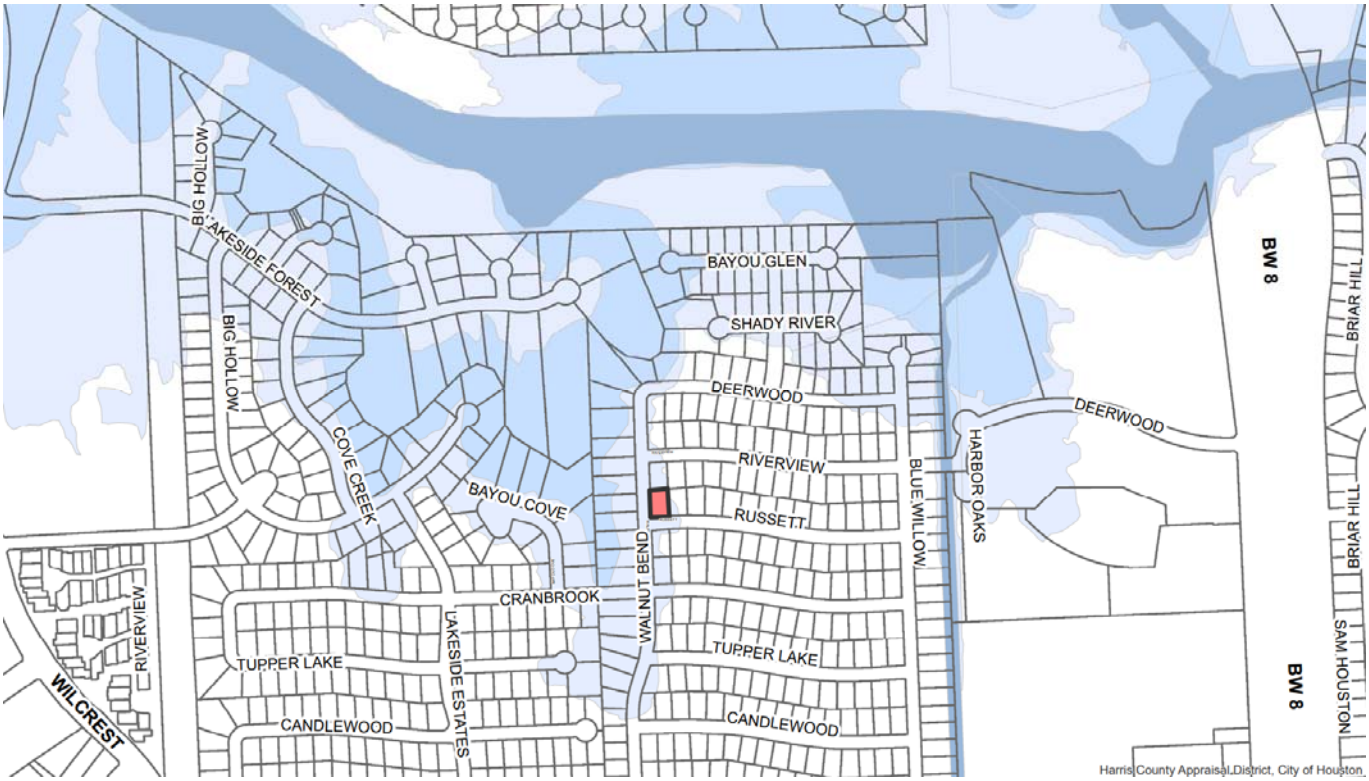
PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



DEVELOPMENT PLAT VARIANCE

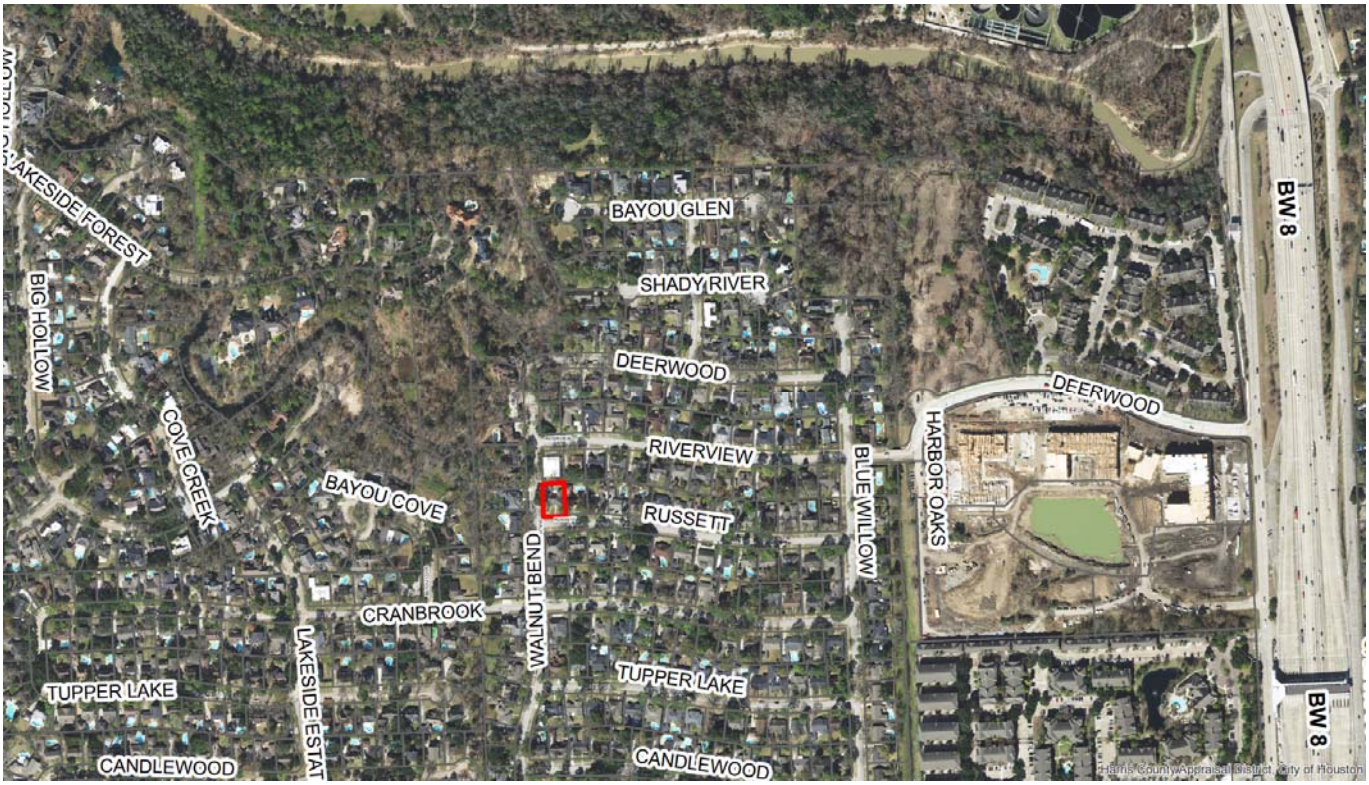
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Aerial Map



DEVELOPMENT PLAT VARIANCE

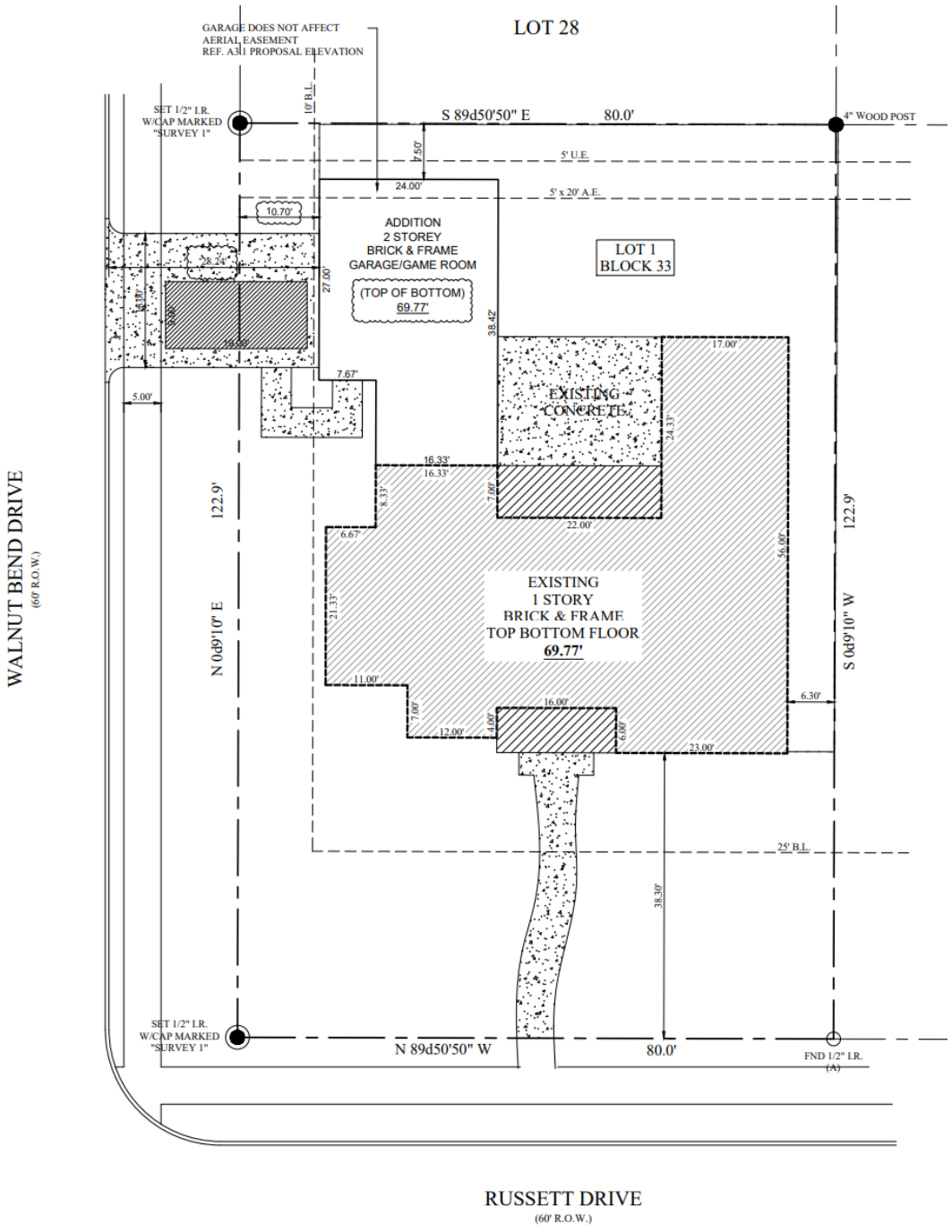
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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

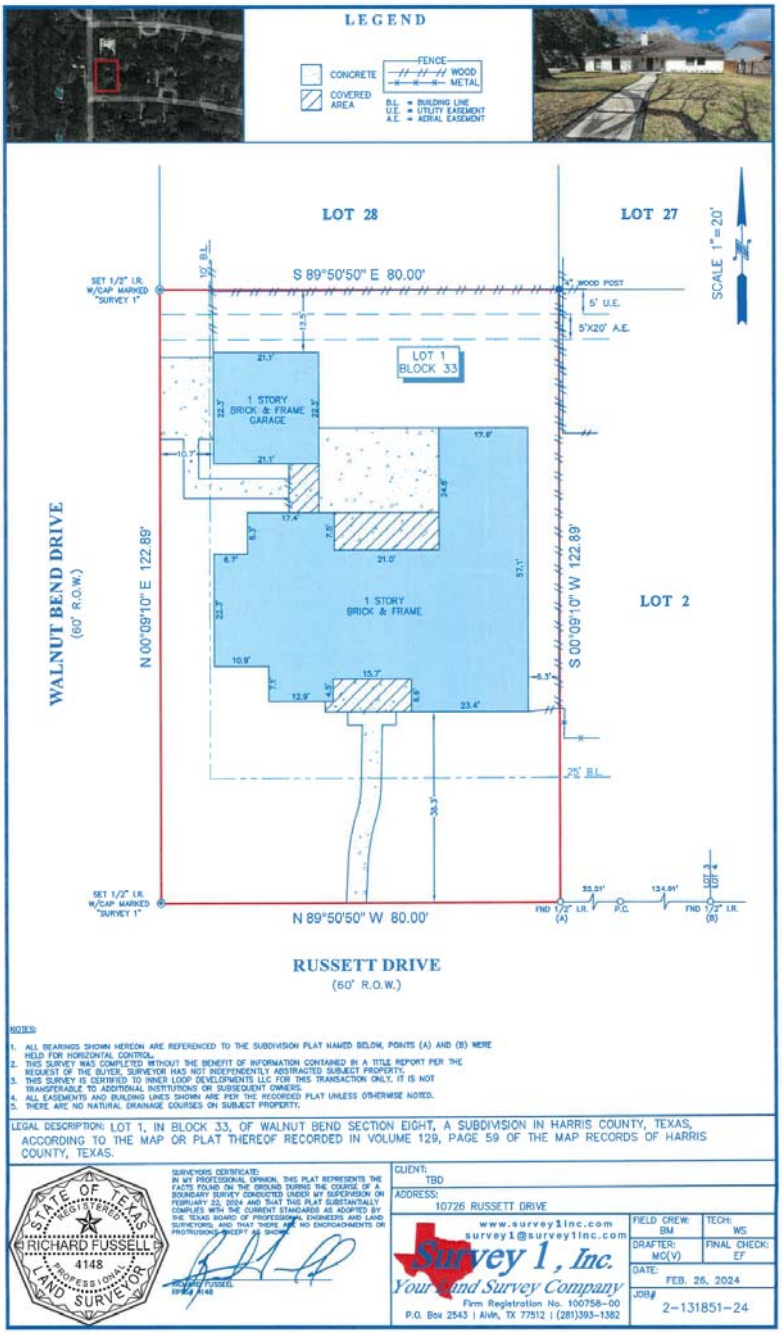
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

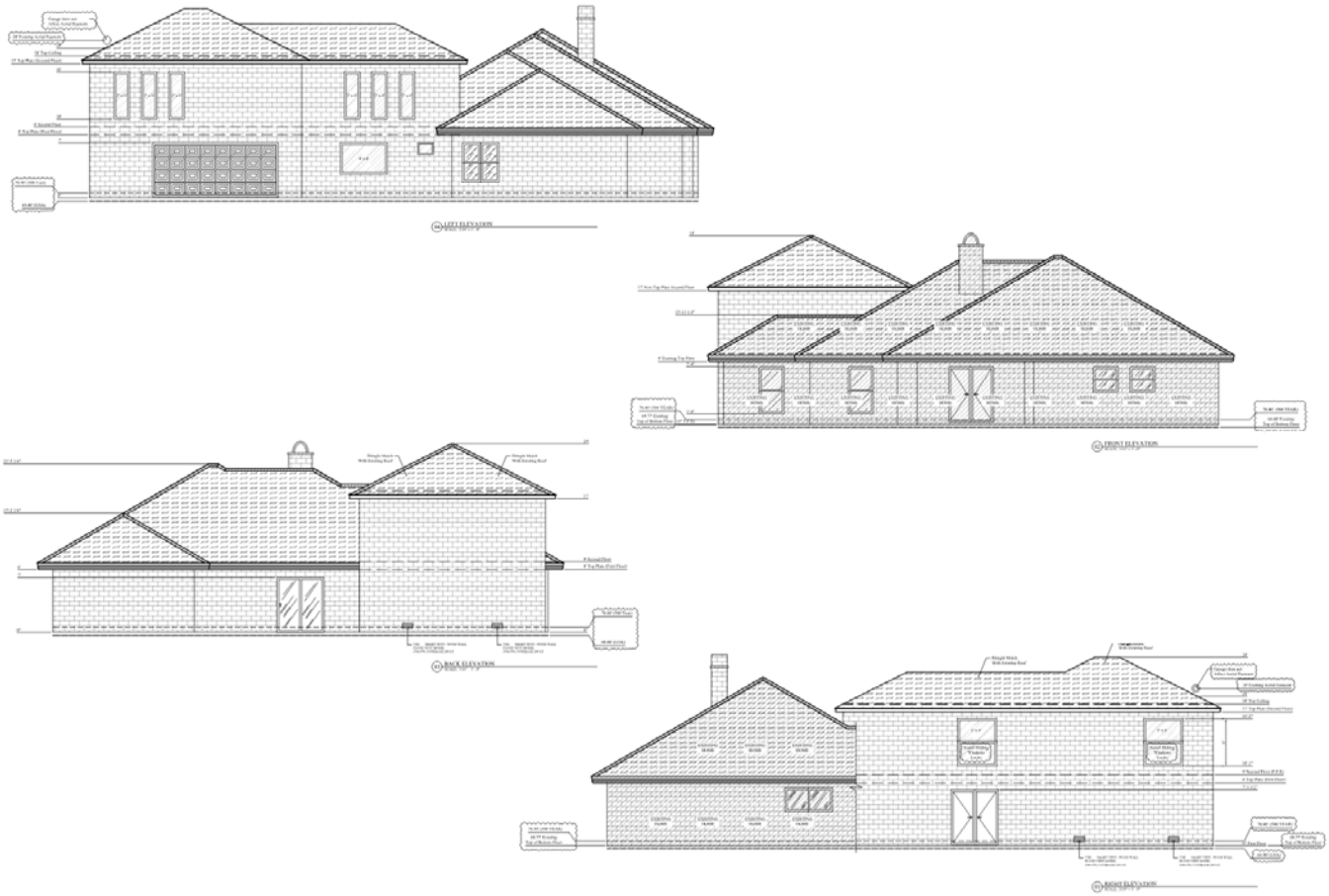
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 07/11/24

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 144

Meeting Date: 07/11/24

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
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

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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

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Meeting Date: 07/11/24

Location Map



DEVELOPMENT PLAT VARIANCE

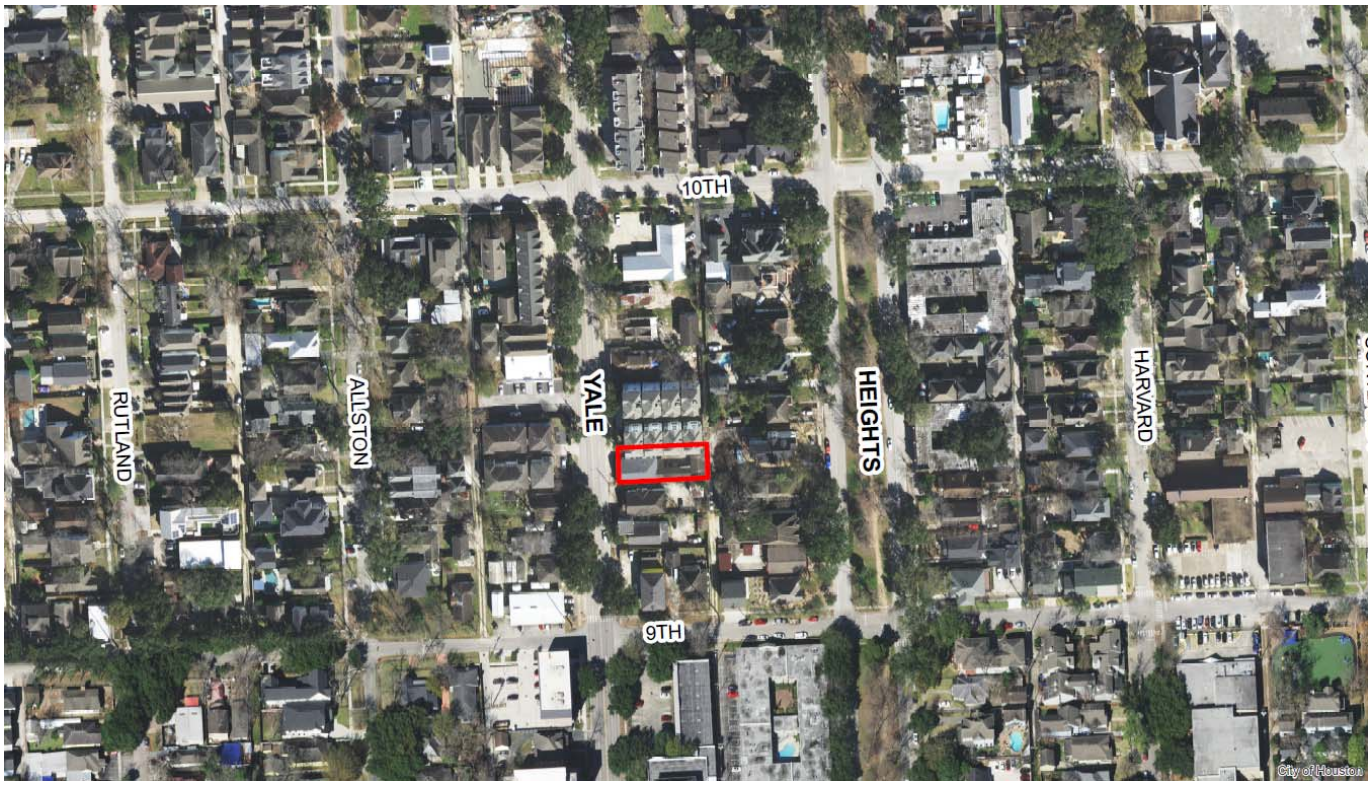
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

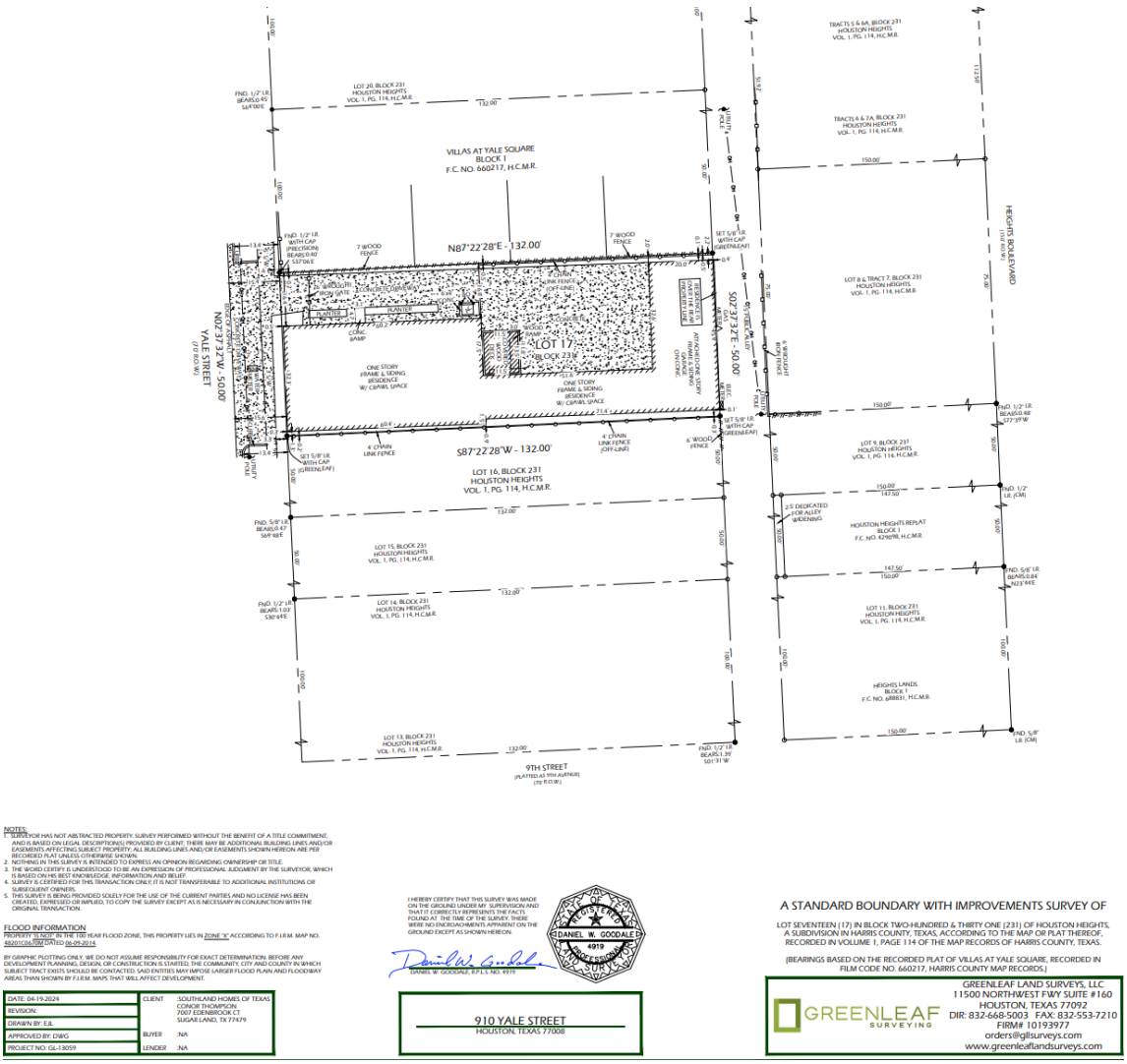
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

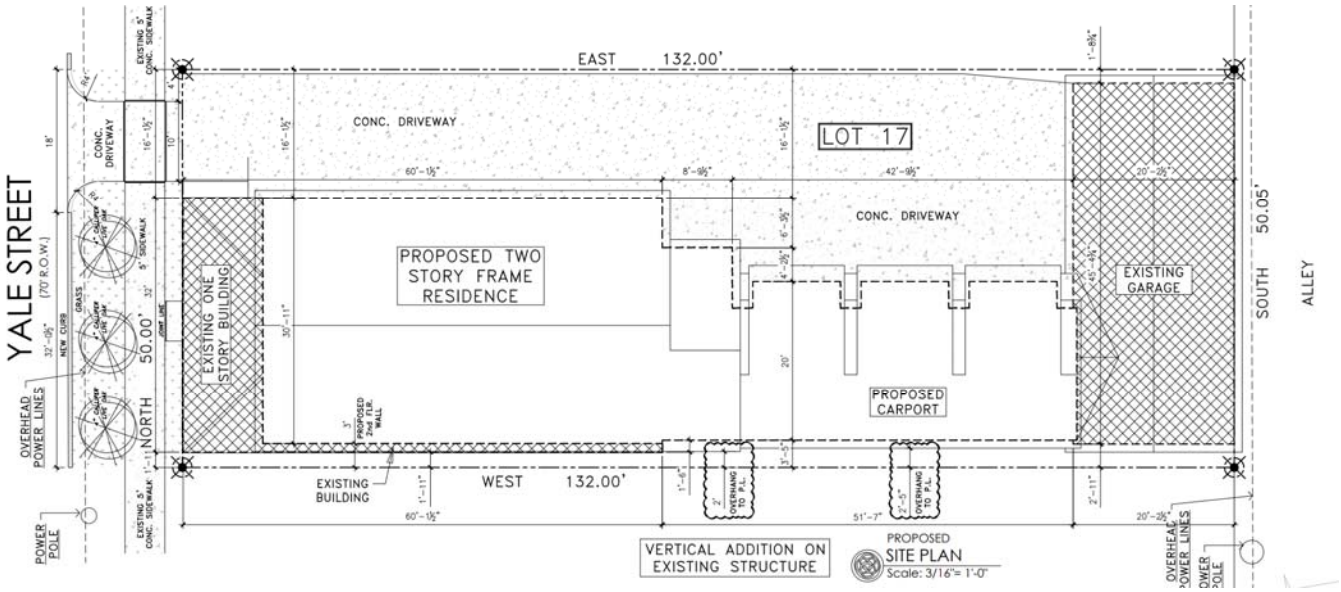
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 07/11/24

Site Plan



DEVELOPMENT PLAT VARIANCE

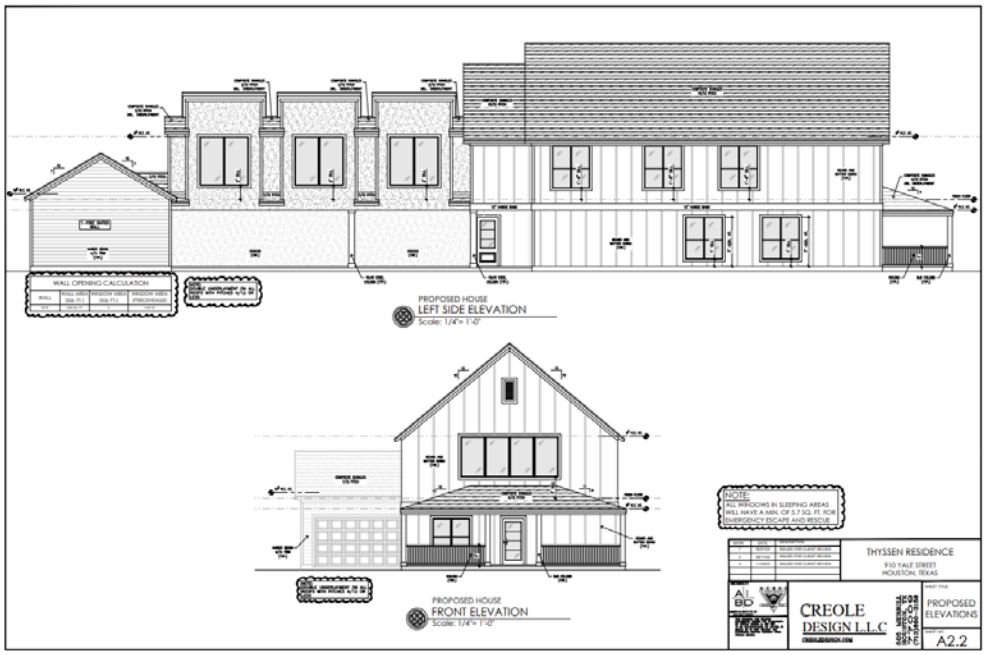
PLANNING & DEVELOPMENT DEPARTMENT

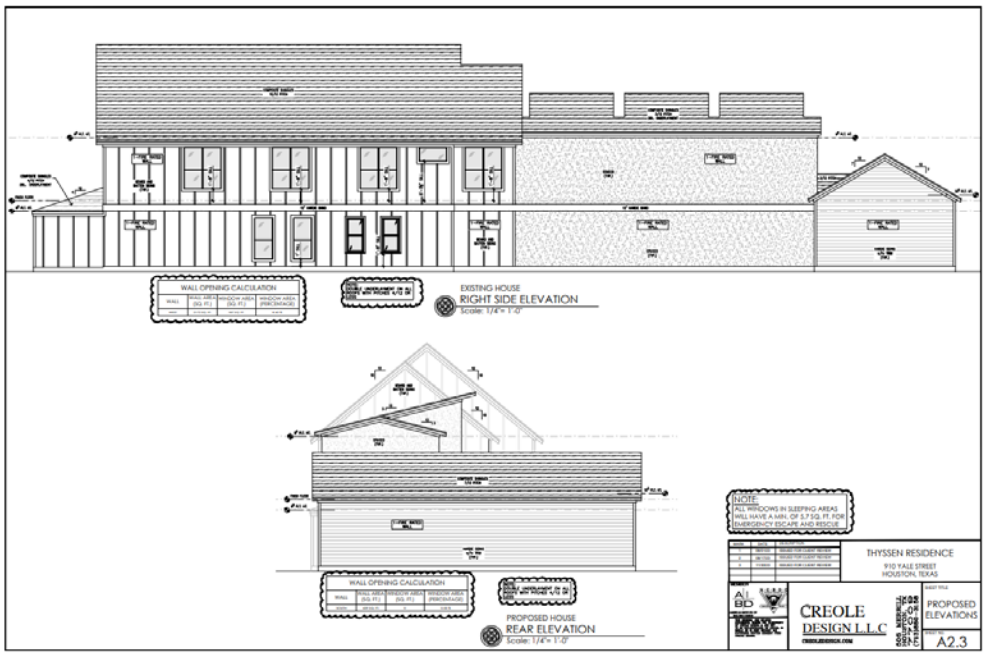
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Houston Planning Commission

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 07/11/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Stantec Architecture Inc	Danielle Dunn	713-548-5750	danielle.dunn@stantec.com

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

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

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

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

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

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 07/11/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

APPLICANT'S STATEMENT OF FACTS:

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

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

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

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

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

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

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

LANDSCAPE PLAN VARIANCE

(3) The intent of this article is preserved;

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 07/11/2024

STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

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

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

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

(3) The intent of this article is preserved;

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

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

Sec. 33-137. Applicability of variance.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant. All variances as granted shall be in writing, shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

LANDSCAPE PLAN VARIANCE

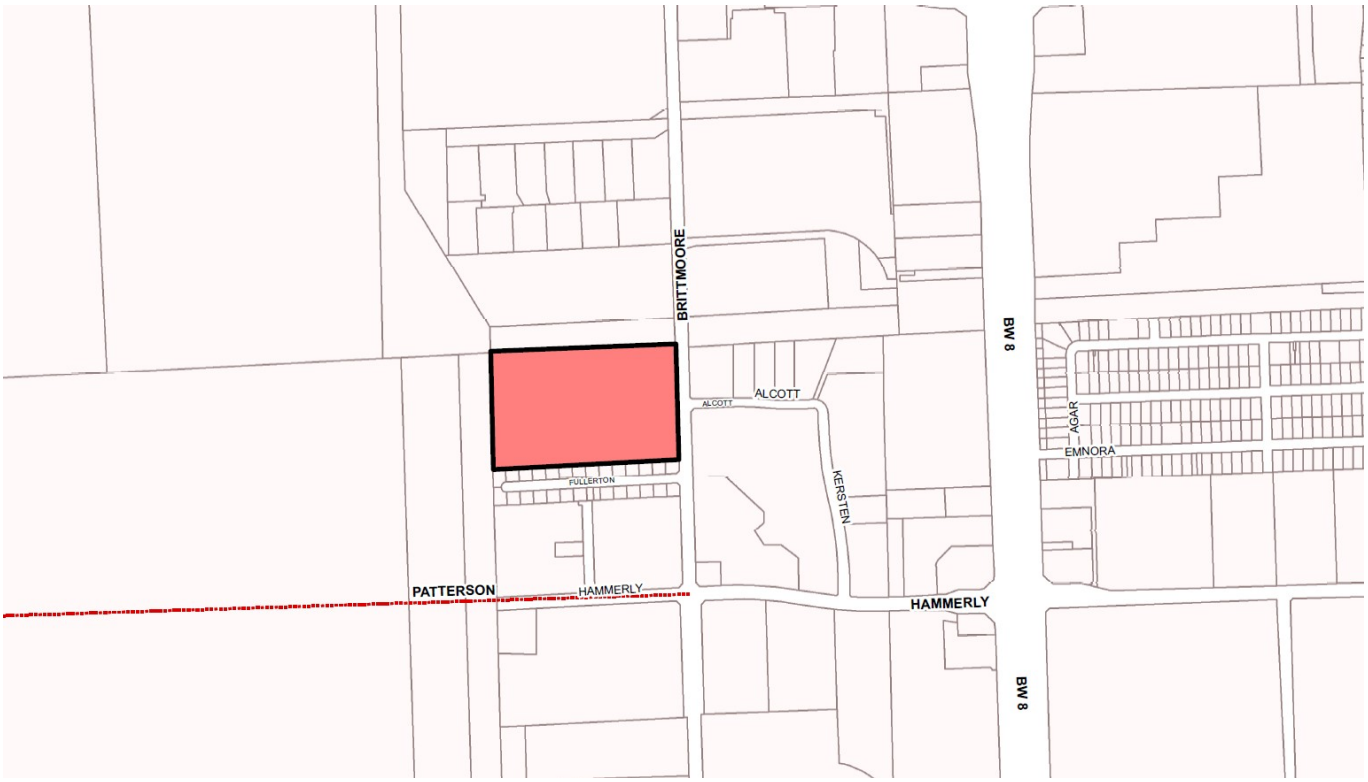
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 07/11/2024

LOCATION MAP



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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AERIAL MAP



LANDSCAPE PLAN VARIANCE

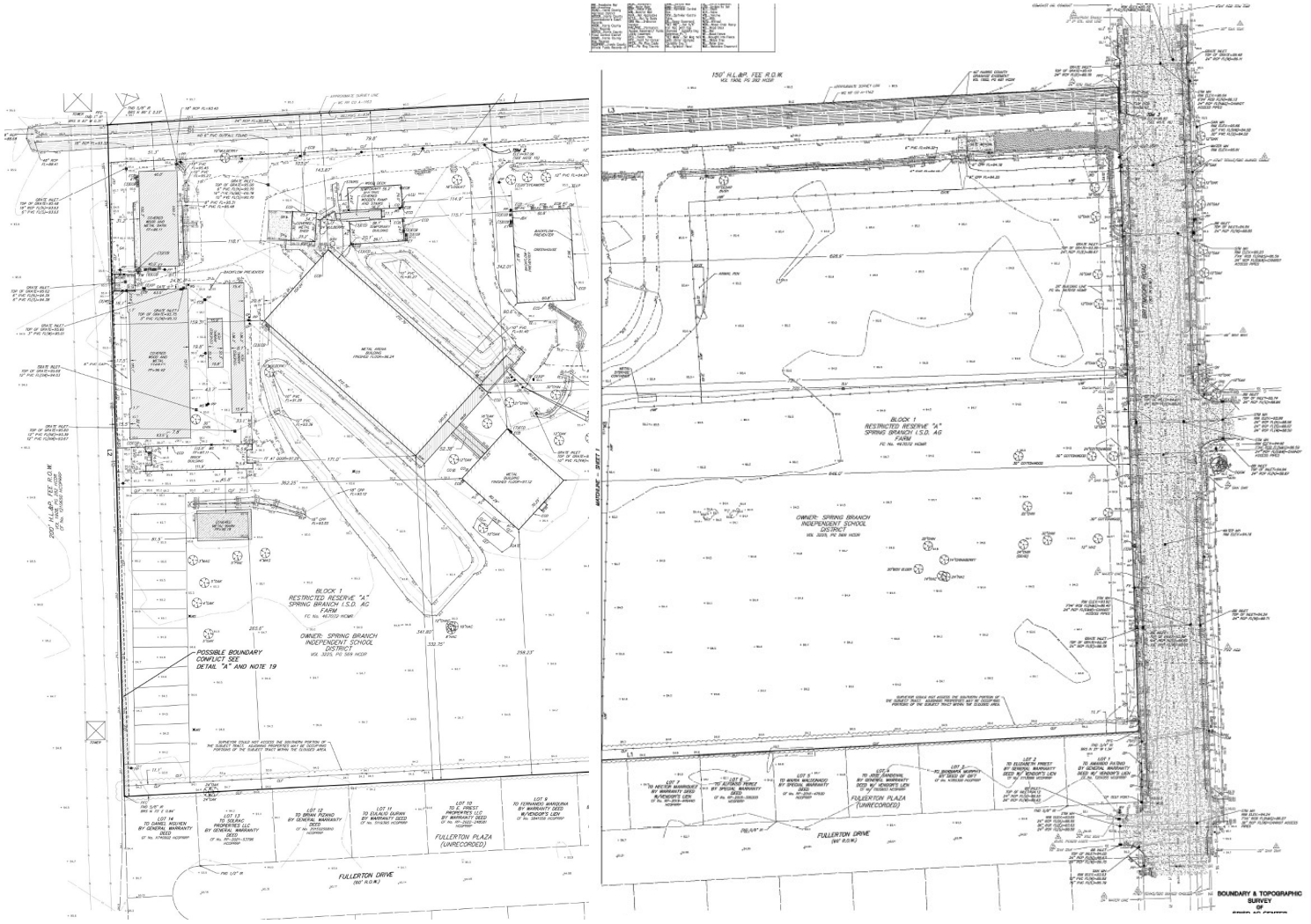
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Houston Planning Commission

ITEM: III

Meeting Date: 07/11/2024

SURVEY



LANDSCAPE PLAN VARIANCE

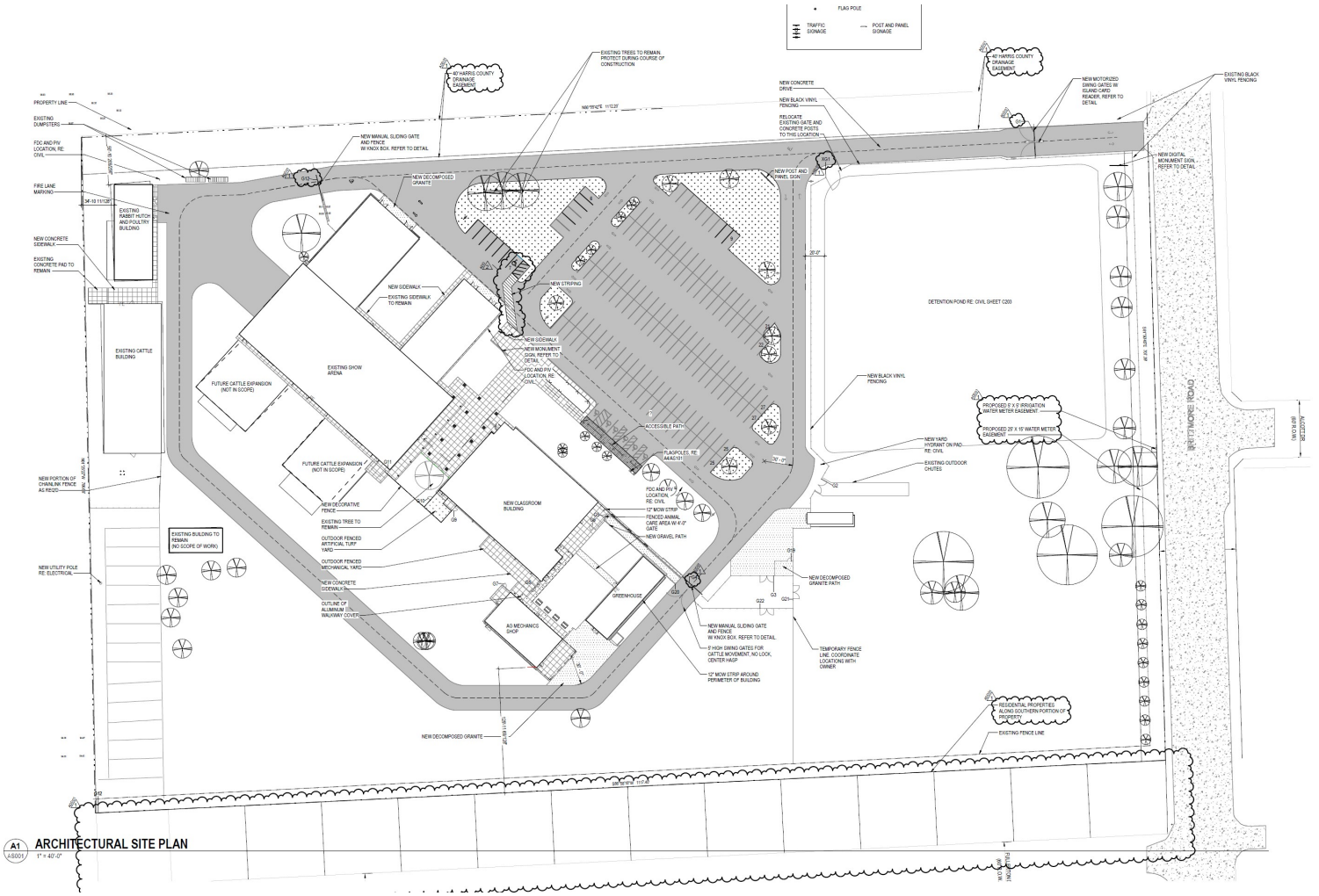
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 07/11/2024

SITE PLAN



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 07/11/2024

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located on Brittmoore Road north of Fullerton Drive. The applicant is proposing an expansion of an existing agricultural school site and is requesting a variance to not provide a 6-foot wood, masonry, or concrete fence or 15-foot evergreen landscaping buffer along the property line adjacent to the single-family residences to the south.

Staff recommendation is to defer to allow the applicant to arrange a meeting between the school district and affected neighbors.

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 07/11/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
The Interfield Group	Roberto Alas	713-780-0909 (x351)	ralas@interfield.net

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

HCAD ACCOUNT NUMBER(S):	1301780010001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Rosalie Avenue Flats
PROPERTY OWNER OF RECORD:	Elgin St Investments LP
ACREAGE (SQUARE FEET):	17,465 sq ft
WIDTH OF RIGHTS-OF-WAY:	Rosalie Ave: 50 ft, La Branch St: 80 ft
EXISTING PAVING SECTION(S):	Rosalie Ave: 25 ft, La Branch St: 35 ft
OFF-STREET PARKING REQUIREMENT:	48 spaces
OFF-STREET PARKING PROVIDED:	43 spaces
LANDSCAPING REQUIREMENTS:	Complies

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

PURPOSE OF VARIANCE REQUEST: To provide 43 parking spaces in lieu of the ordinance required 48 parking spaces for a new multi-family residential building.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 07/11/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

This request is to reduce the parking requirement for one-bedroom apartments and efficiency apartments from 1.33 and 1.25 parking spaces per unit to 1.07 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

ITEM: IV

Meeting Date: 07/11/2024

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 07/11/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 07/11/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

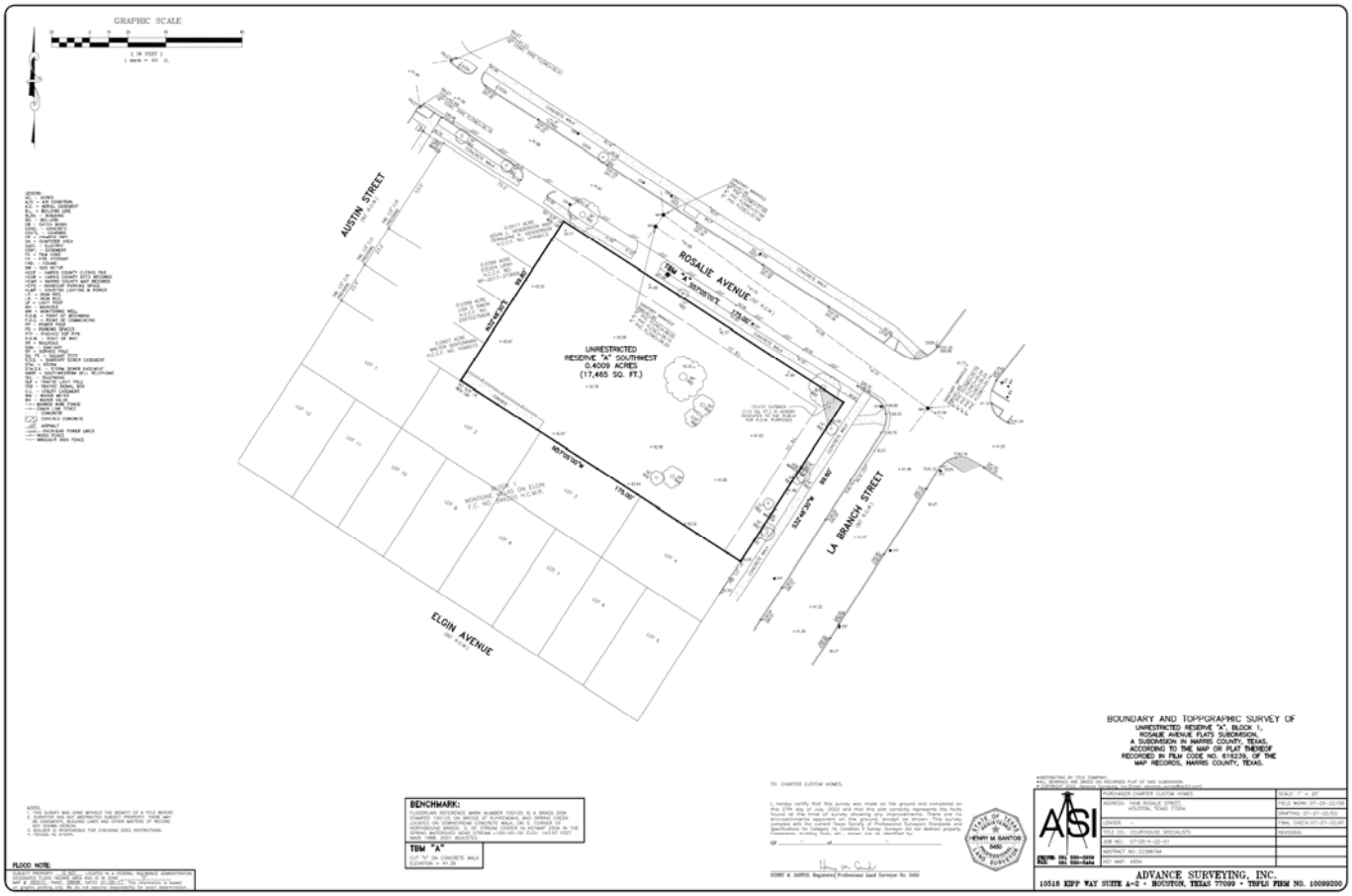
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

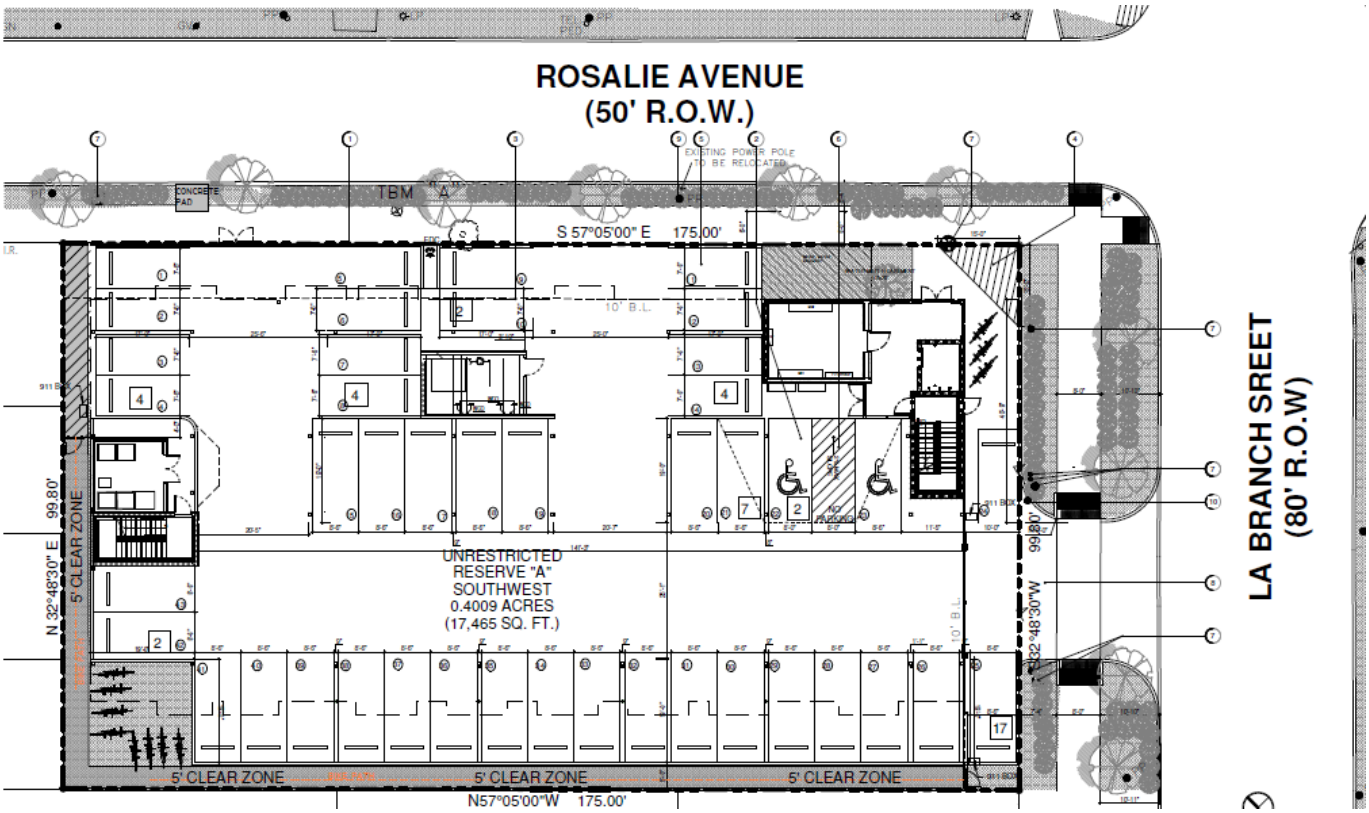
PLANNING & DEVELOPMENT DEPARTMENT

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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

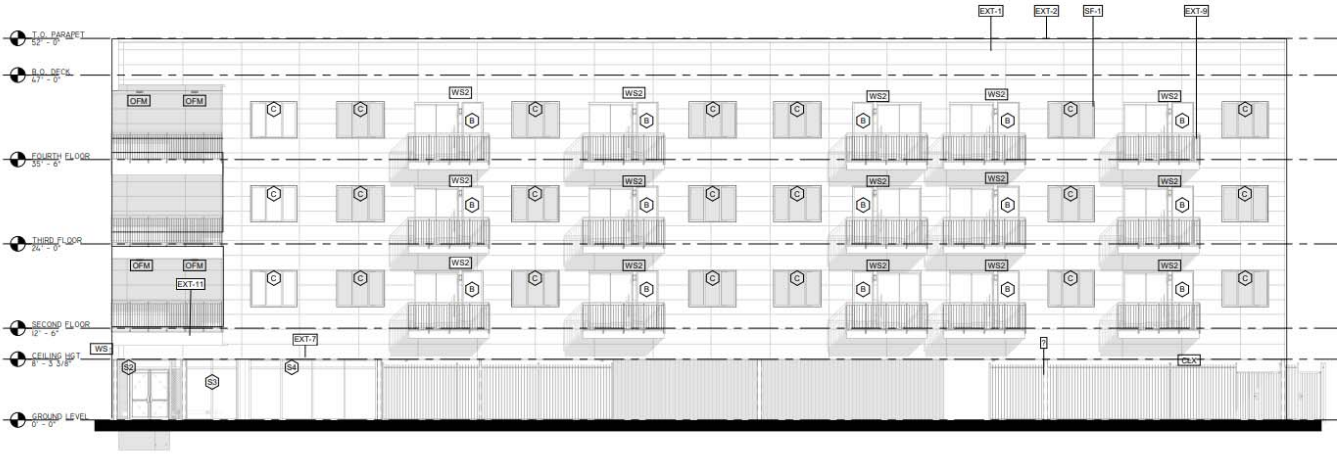
PLANNING & DEVELOPMENT DEPARTMENT

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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

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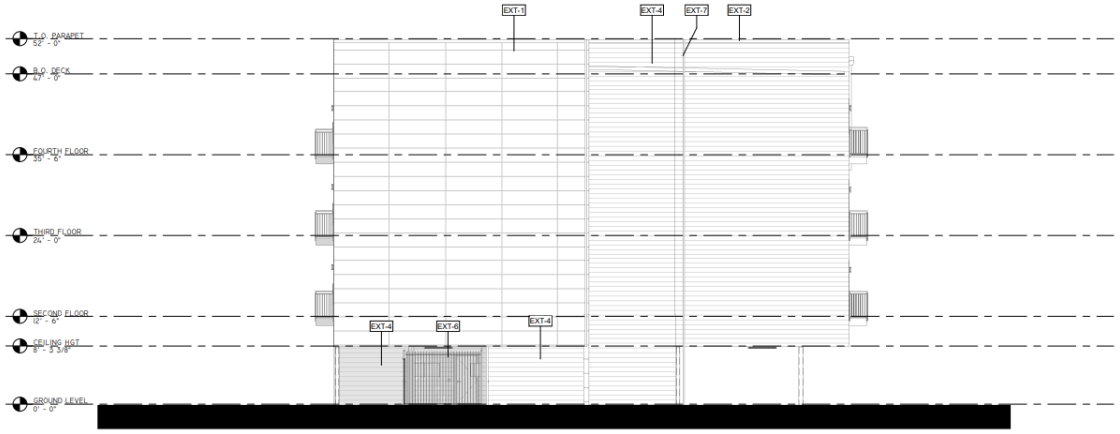
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Houston Planning Commission

Elevations



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



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

DEVELOPMENT PLAT VARIANCE