HOUSTON PLANNING COMMISSION

AGENDA

Thursday, August 8, 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
Vonn Tran

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 must sign up using 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 in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance 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, August 8, 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 July 25, 2024 Planning Commission MTFP Public Hearing and 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, John Cedillo, Devin Crittle, Aracely Rodriguez, and Antwanysha Johnson)
d. Subdivision Plats with Variance Requests (James Tichy, Petra Hsia, Devin Crittle, Aracely Rodriguez, Tammi Williamson, and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Geoff Butler and John Cedillo)
g. Extensions of Approval (Antwanysha Johnson)
h. Name Changes (Antwanysha Johnson)
i. Certificates of Compliance (Antwanysha Johnson)
j. Administrative (Antwanysha Johnson)
k. Development Plats with Variance Requests (Ed Buckley, Tammi Williamson, and Geoff Butler)

II. Establish a public hearing date of September 5, 2024

a. Caywood Place
b. Fellowship Estate
c. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1
d. Hogan Gardens Square
e. Houston Electric Vehicle Montrose partial replat no 1
f. Prince Views

III. Consideration of a Residence Inn by Marriott Hotel/Motel located at 1200 Givens Street (Devin Crittle)

IV. Public Hearing and Consideration of a Special Minimum Lot Size for the 200 Block of Munford Street in the Milroy Place Subdivision – MLS 858 (Jacqueline Brown)

V. Excuse the Absence of Commissioners Michelle Colvard, Rodney Heisch, Lydia Mares, Ian Rosenberg, Martha L. Stein, Meera D. Victor, and Libby Viera-Bland

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 (MTFP)
MAJOR THOROUGHFARE AND FREEWAY PLAN
PUBLIC HEARING MINUTES
THURSDAY, 25 JULY 2024, 1PM
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **1:25 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	**Absent**
Rodney Heisch	**Absent**
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	**Absent**
Linda Porras-Pirtle	Present at 1:35 after Item A
Kevin Robins	Present
Ian Rosenberg	**Absent**
Megan R. Sigler	Present
Martha L. Stein	**Absent**
Zafar "Zaf" Tahir	Present
Meera D. Victor	**Absent**
Libby Viera-Bland	**Absent**
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Jennifer Ostlind, Secretary	Present

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

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith • John Brown

DIRECTOR'S REPORT – None

I. TIMELINE – BRANDON MOSLEY

CHAIR'S REPORT – Lisa Clark announced Jennifer Ostlind' s retirement.

II. MAJOR THOROUGHFARE AMENDMENT REQUESTS – PRIVATE SECTOR

*NO COMMISSION ACTION WAS REQUIRED FOR THIS MEETING.

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

A1. TUCKERTON ROAD

Speaker(s): Alisa Donovan, Eve Blackmore – opposed

A2. UNNAMED MINOR COLLECTOR

Speaker(s): None

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

Speaker(s): Tonya Perdue, Jarrad Mears read letter on behalf of Terry Perkins, Ana Pena – opposed

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

Speaker(s): None

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

Speaker(s): None

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

Speaker(s): Jagmeet S. Mann – opposed

F. KERMIER ROAD – RIPLEY WOODARD IV, META PLANNING + DESIGN, LLC

F1. KERMIER ROAD

Speaker(s): Jennifer Curtis, applicant; Mrs. Warren, Alisa Donovan – opposed

F2. EW MINOR COLLECTOR

G. White Oak Drive – Lisa Cochran

Speaker(s): Jared Gregory – supportive

III. Next Steps –

See https://www.houstontx.gov/planning/transportation/MTFP.html

MTFP Application Update is on Thursday 22 August at 1 PM.

Recommendation (Action) Meeting is on Thursday 19 September at 1 PM.

Request for Council Action (RCA) – forward to City Council around Monday 30 September .

IV. Public Comment – Chris Millson commented on item B.

Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **2:30 PM**.

_____ _____

Lisa M. Clark, Chair Jennifer Ostlind, Secretary

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 25 JULY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **2:41 PM** by Lisa M. Clark, Chair

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

DIRECTOR'S REPORT – Jennifer Ostlind welcomed the Planning Director, Vonn Tran.

Approval of Minutes

Consideration of the July 11, 2024, Planning Commission Meeting Minutes
Action: Approved.

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

I. July 2024 Draft Semi-Annual Report on the Capital Improvements Advisory Committee on Water/Wastewater Impact Fees

Commission action: Approved.

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

II. July 2024 Draft Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees

Commission action: Approved.

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

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-40)
b. Replats (41-83)

Staff recommendation: Approve **Item No's. 1 – 83**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

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

c. Replats requiring Public Hearings with Notification

84 Adila Gardens 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): Craig Taylor – position not stated

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

85 Balmoral Sec 27 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: Alleman	Vote: Unanimous
Second: Garza	Abstaining: None

86 Estates at Carey Street

Staff recommendation: Disapprove.
Commission action: Deferred for 30 days.
Speaker(s): Mrs. Figueroa, applicant – opposed

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

87 Houston Gardens Estates

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Mrs. Figueroa, applicant – supportive

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

88 Laboure Estates partial replat no 1 - Withdrawn

89 Maldonado Properties

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

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

90 Northwood Crossing

Staff recommendation: Disapprove.
Commission action: Denied and disapproved the plat.
Speaker(s): Fred Woods, Caroline Crow – opposed; Mrs. Figueroa, applicant

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

91 Northwood Views

Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): Fred Woods, Caroline Crow – opposed

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

92 Residences at Amber

Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): Michael Flores – opposed

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

93 RICHMOND ROAD ESTATES 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): None

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

94 SIDNEY LANDING

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

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

95 TELGE RANCH NORTH SEC 1 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: Jones	Vote: Unanimous
Second: Tahir	Abstaining: None

96 WOODLAKE 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: Alleman	Vote: Unanimous
Second: Tahir	Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

97 ALDINE WESTFIELD SELF STORAGE SEC 2 PARTIAL REPLAT NO 1

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

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

98 CHAMPIONS OAK EAST 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: Sigler	Vote: Unanimous
Second: Alleman	Abstaining: None

ITEMS 99 AND 100 WERE TAKEN TOGETHER WITH ONE VOTE AT THIS TIME.

99 DANE AT CLARENCE RESERVE
100 DANE AT EASTEX RESERVE
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Cecilia Cruz spoke on behalf of Mrs. Mildred, Gerald Blackshire, Craig Allen – opposed

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

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

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

102 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

103 RESERVE AT TUAM
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Amin Sabzebahi – supportive

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

104 RIVIANA SEC 2
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred per Legal.
Speaker(s): Kayla Leon, applicant

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

ITEMS 105 AND 106 WERE TAKEN TOGETHER AT THIS TIME.

105 SUNDANCE COVE EAST DETENTION POND F
106 SUNDANCE COVE EAST DETENTION POND G

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: Sigler	Vote: Unanimous
Second: Robins	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

107 MILBY SKYLINE VIEW VILLAS

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: Tahir	Vote: Unanimous
Second: Garza	Abstaining: None

g. EXTENSIONS OF APPROVAL

108	Archer Meadows	Approve
109	Baraqah Business Park LLC	Approve
110	Cardenas Storage	Approve
111	Cypress Trails at Bauer Landing Sec 1	Approve
112	Harris Group	Approve
113	Hero Business Park	Approve
114	Huffman Storage	Approve
115	Irvington Center	Approve
116	Jones Road Boutique Apartments	Approve
117	Katy ISD Elementary No 48	Approve
118	Kickapoo Estates	Approve
119	Kuykendahl Business Center	Approve
120	Little Ricefield Village	Approve
121	New Caney 1485 Addition	Approve
122	Porter Road Investments at US 59	Approve
123	Van Zandt Place	Approve
124	Vela Partners LLC	Approve
125	Woodland Lakes Sec 8	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

126 23244 Andrew Lane Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for **Section G, and I; Items 108 – 126**.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

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

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127 401 GOLDENROD STREET
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

Motion: Khaleeq Vote: Carried
Second: Garza Abstaining: Baldwin

128 1103 W CAVALCADE STREET
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2024

a. Briscoe Falls Sec 6
b. Clyburn Landing
c. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
d. Greenville Estates replat no 1
e. Idaho Park
f. Mansfield Living replat no 1
g. Misson of Yahweh Reserve
h. Sundus and Fatima Enterprises
i. Touchstone Estates

Staff recommendation: Establish a public hearing date of August 22, 2024, for Items a-i.
Commission action: Established a public hearing date of August 22, 2024, for Items a-i.
Speaker(s): None

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

V. Consideration of a Landscape Variance at 1905 Brittmore Road – Withdrawn

^Chair Clark announced Abraham Zorilla's departure from the planning and development department.

VI. Public Hearing and Consideration of a Special Minimum Lot Size Renewal - MLS 85REN

Staff recommendation: Forward application to City Council for approval.
Commission action: Approved.
Speaker(s): None

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

VII. Excuse the Absences of Commissioner Michelle Colvard.

Staff recommendation: Excuse the absences of Commissioner Colvard.
Commission action: Approved.
Speaker(s): None

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

VIII. Public Comment - None

IX. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:23 PM**.

Lisa M. Clark, Chair	Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Aldine Westfield Plaza	C2	
2	Anniston Sec 19	C3P	
3	Anniston Sec 20	C3P	
4	Ayatt Hidden Village	C3F	
5	Blue River Petcare Fairbanks Animal Clinic	C2	DEF2
6	Bridgeland Prairieland Village Reserve Sec 6	C2	
7	Cam Business Park	C2	
8	Chapter at De Soto	C3F	
9	Cohn Jones North	C1	
10	Cole Creek Crossing	C3F	DEF1
11	Crosby Farms Sec 3	C3F	
12	Cypress Green Lift Station and Reserve	C3P	
13	Cypress Green Recreation Reserve	C2	
14	Cypress Green Sec 21	C3P	
15	Cypress Green Sec 22	C3P	
16	Cypress Green Sec 23	C3P	
17	Cypress Green Sec 24	C3P	
18	Cypress Green Sec 25	C3P	
19	Cypress Green WWTP and Reserve	C3P	
20	Davis Square	C2	DEF4
21	De Soto Heights	C3F	
22	Dennis Estates	C2	
23	Development on Piney Wood	C3F	
24	Dunham Pointe Mound Road Street Dedication and Reserve	C3F	
25	Edgewood Village East Sec 1	C3P	
26	Elyson Sec 56	C3F	
27	Elyson Sec 60	C3F	
28	Elyson Sec 61	C3F	
29	Five R Ranch	C3F	
30	Flex Business Park	C2	
31	Gant Industrial	C2	
32	Grand Prairie Sec 7	C3F	
33	Grand Prairie Sec 8	C3F	
34	Green Oaks on Anderson	C3F	
35	Greenbusch Business Park	C2	
36	Harris County Municipal Utility District no 6 Wastewater Treatment Plant	C3F	
37	Highland Heights Trails	C3F	
38	HL Jones Road	C2	
39	Indian Springs Sec 2	C3F	
40	Jasek Farms Lift Station	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Jasek Farms Waste Water Treatment Plant	C3P	
42	Jasek Farms Water Plant	C3P	
43	Katy Grand Village GP	GP	
44	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	C3F	
45	LaReserva Back Ranch Sec 1	C2	
46	Legacy Park on Nanes Road Sec 4	C3F	
47	Mansfield Proper	C3F	DEF1
48	Newport Pointe Sec 6	C3P	
49	North Bridgeland Lake Parkway Street Dedication Sec 6	SP	
50	Pecan Estates Sec 4	C3F	
51	Pecan Estates Sec 5	C3F	
52	Porter MUD Lift Station B	C2	
53	Reserve at Broze Road	C2	
54	Reserves at Morton Ranch	C3F	
55	Richmond Townhomes	C2	
56	Riviana GP	GP	DEF1
57	Riviana Boulevard Street Dedication Sec 1	SP	
58	Riviana Sec 1	C3P	DEF1
59	Riviana Sec 3	C3P	DEF1
60	Riviana Water Treatment Plant no 1	C3P	DEF1
61	Royal Pines Detention Reserve East	C3F	
62	Sheldon Ridge Sec 13	C3P	
63	Shepherd Heights Oak	C3P	
64	Spring Cypress Business Park	C2	DEF1
65	Sunterra Sec 70	C3F	
66	Telephone Ventures	C2	
67	Telge Ranch North Sec 1 partial replat no 1	C3F	
68	Tuscan Terrace Drive Street Dedication and Reserves Sec 2	C3P	

B-Replats

69	Anita Cove	C2R	
70	Camila Estates	C2R	
71	Capital Transportation	C2R	
72	Caplin Duo	C2R	DEF1
73	Collection at Fair	C2R	
74	Columbia Manor	C2R	
75	Cove at Weston	C2R	
76	Danfield Creek	C3R	DEF2
77	Davacol	C2R	DEF2
78	Dillard Estates	C2R	
79	Duru Estates	C2R	
80	Enclave at Cypresswood	C3R	DEF2

Item No.	Subdivision Plat Name		App Type	Deferral
81	Estates at Harrisburg		C2R	DEF2
82	Estates at Lanewood Street		C2R	DEF1
83	Flagstone Sec 3		C3R	
84	Garza Estates on McNair		C2R	DEF2
85	Hazels Place		C2R	
86	Iglesia Cristiana Rey de Gloria of Houston		C2R	
87	Kelley Estates at Wall Street		C2R	
88	Lakemont Sec 1 partial replat no 1		C2R	
89	Lakeside Park Estates Sec 1 partial replat no 4		C2R	DEF2
90	Lone Oak Villas		C2R	DEF2
91	McAllister Plaza		C2R	DEF1
92	Naomi Crossing		C2R	DEF1
93	Oak Forest Court		C2R	
94	Park Vista at El Tesoro Sec 4		C3R	
95	Pitstop at Tidwell		C2R	DEF1
96	Reyna Industries		C2R	
97	Rosedale Townhomes		C2R	
98	Taller West Alabama		C2R	
99	Tierwester Estates		C2R	
100	Tyne Townhomes		C2R	

C-Public Hearings Requiring Notification

101	Caris Villa		C3N	
102	Castlewood MUD Administrative Center		C3N	
103	Champion Heavens partial replat no 1		C3N	
104	Estates at Carey Street	(No action needed)	C3N	DEF3
105	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3		C3N	
106	Foster Glen		C3N	
107	Fry Road MUD Park D		C3N	
108	Harris Health System Lyndon B Johnson Hospital		C3N	
109	Houston Gardens Estates		C3N	DEF1
110	Kaedence Estates replat no 1		C3N	
111	Maldonado Properties		C3N	DEF1
112	North Drennan Manor Replat No 1 and Extension		C3N	
113	Residences at Amber		C3N	DEF1
114	West Shady Lane Estates		C3N	
115	Westheimer Estates Views		C3N	

D-Variances

116	Aldine Westfield Self Storage Sec 2 partial replat no 1		C2R	DEF1
117	Bridgeland Central GP		GP	

Item No.	Subdivision Plat Name	App Type	Deferral
118	Bridgeland Central Sec 5	C3P	
119	Bridgeland Central Sec 8	C3P	
120	Carpenters Landing East	C2R	
121	Cossey Road Manor	C2	
122	Dane at Clarence Reserve	C2R	DEF1
123	Dane at Eastex Reserve	C2R	DEF1
124	Jones Creek Reserve at McCrary Meadows Sec 2	C3P	DEF2
125	Kippers Yard	C2	
126	Reserve at Tuam	C2R	DEF1
127	Riviana Sec 2	C3P	DEF1
128	Sheldon Ridge Sec 15	C3P	

E-Special Exceptions

None

F-Reconsideration of Requirements

129	Enclave on Louetta	C2	
130	Rods Campus on the Pond	C2R	
131	Shops at Bauer Landing	C2	

G-Extensions of Approval

132	Amira Sec 26	EOA	
133	Bauer Villas	EOA	
134	Beckendorff Place	EOA	
135	Cunningham Estate	EOA	
136	East Lake Houston Parkway and Reserves	EOA	
137	Harris County MUD No 171 Water Well no 9	EOA	
138	Holderrieth Road Street Dedication Sec 5	EOA	
139	Kaiser at Riley Fuzzel Estates	EOA	
140	Miramesa Commercial Reserve Sec 1 partial replat no 1	EOA	
141	Sheldon Ridge Community Park	EOA	
142	Singh Estate	EOA	
143	Synova Drive Street Dedication and Detention Reserve	EOA	
144	Telge Ranch West Sec 1	EOA	
145	Texas Toy Box Storage Bridgeland Sec 1	EOA	
146	White Oak at Studewood Reserve	EOA	

H-Name Changes

None

Item No.	Subdivision Plat Name	App Type	Deferral

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

147	401 Goldenrod Street	DPV	DEF1
148	8839 Humble Westfield Road	DPV	
149	1103 W Cavalcade Street	DPV	DEF1
150	5607 W Montgomery Road	DPV	
151	3539 Woodvalley Drive #B	DPV	

Hotel/Motel with Variance Requests

III	1200 Givens Street	HMV	

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	Aldine Westfield Plaza	2024-1460	C2	Harris	ETJ	333B	2.56	2.52	0	KJD Business Solutions, LLC	Texas Land Maps
2	Anniston Sec 19	2024-1483	C3P	Harris	ETJ	404T	19.55	1.13	64	Friendswood Development Company	BGE, Inc.
3	Anniston Sec 20	2024-1484	C3P	Harris	ETJ	404T	19.27	0.58	70	Friendswood Development Company	BGE, Inc.
4	Ayatt Hidden Village	2024-1514	C3F	Harris	ETJ	289G	9.00	4.40	28	Ayatt LLC	Ayatt LLC
5	Blue River Petcare Fairbanks Animal Clinic (DEF2)	2024-1144	C2	Harris	ETJ	410T	1.00	1.00	0	Fairbanks Animal Clinic Inc & REM HVCNW LLC	Civil-Surv Land Surveying, L.C.
6	Bridgeland Prairieland Village Reserve Sec 6	2024-1477	C2	Harris	ETJ	365J	276.50	276.09	0	Bridgeland Development, LP	BGE, Inc.
7	Cam Business Park	2024-1482	C2	Waller	ETJ	403N	11.80	11.80	0	Crosby Freeway, LP	Hovis Surveying Company Inc.
8	Chapter at De Soto	2024-1476	C3F	Harris	City	412X	0.99	0.05	17	CAS Consultants, LLC	CAS Consultants, LLC
9	Cohn Jones North	2024-1536	C1	Fort Bend	ETJ	567D	5.70	5.70	0	Samuel A. Jones	Pape-Dawson Engineers
10	Cole Creek Crossing (DEF1)	2024-1429	C3F	Harris	City	451B	7.50	1.51	92	Meritage Homes	Quiddity Engineering
11	Crosby Farms Sec 3	2024-1524	C3F	Harris	ETJ	379Y	11.72	3.05	52	Houston LD, LLC	EHRA
12	Cypress Green Lift Station and Reserve	2024-1527	C3P	Harris	ETJ	285V	7.64	7.64	0	Astro Cypress Green, L.P.	Quiddity Engineering
13	Cypress Green Recreation Reserve	2024-1548	C2	Harris	ETJ	285V	7.81	7.81	0	Astro Cypress Green, L.P.	Quiddity Engineering
14	Cypress Green Sec 21	2024-1537	C3P	Harris	ETJ	285Y	24.49	1.35	130	Astro Cypress Green, L.P.	Quiddity Engineering
15	Cypress Green Sec 22	2024-1521	C3P	Harris	ETJ	285U	23.62	1.48	119	Astro Cypress Green, L.P.	Quiddity Engineering
16	Cypress Green Sec 23	2024-1554	C3P	Harris	ETJ	285Y	25.17	0.53	136	Astro Cypress Green, L.P.	Quiddity Engineering
17	Cypress Green Sec 24	2024-1533	C3P	Harris	ETJ	285V	26.99	0.19	124	Astro Cypress Green, L.P.	Quiddity Engineering
18	Cypress Green Sec 25	2024-1535	C3P	Harris	ETJ	285Z	32.06	12.75	89	Astro Cypress Green, L.P.	Quiddity Engineering
19	Cypress Green WWTP and Reserve	2024-1526	C3P	Harris	ETJ	285Z	12.40	12.40	0	Astro Cypress Green, L.P.	Quiddity Engineering
20	Davis Square (DEF4)	2024-1075	C2	Harris	City	494A	0.16	0.00	4	Amal Homes	Total Surveyors, Inc.
21	De Soto Heights	2024-1528	C3F	Harris	City	452A	0.98	0.05	12	Builder10 Construction	Tetra Land Services
22	Dennis Estates	2024-1363	C2	Harris	City	454J	0.62	0.00	6	Survey Solutions of Texas	Survey Solutions of Texas
23	Development on Piney Wood	2024-1479	C3F	Harris	City	452N	0.48	0.48	0	MOHSIN MOMIN	Century Engineering, Inc
24	Dunham Pointe Mound Road Street Dedication and Reserve	2024-1481	C3F	Harris	ETJ	366B	21.78	15.00	0	Dunham Pointe Development LLC	BGE, Inc.
25	Edgewood Village East Sec 1	2024-1557	C3P	Harris	ETJ	457G	16.47	2.62	70	Woodmere Development Co., LTD.	IDS Engineering Group

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
26	Elyson Sec 56	2024-1518	C3F	Harris	ETJ	404Q	68.26	23.39	183	Nash FM 529, LLC	BGE, Inc.
27	Elyson Sec 60	2024-1523	C3F	Harris	ETJ	404R	32.93	18.54	40	Nash FM 529, LLC	BGE, Inc.
28	Elyson Sec 61	2024-1541	C3F	Harris	ETJ	404Q	40.77	22.40	88	Nash FM 529, LLC	BGE, Inc.
29	Five R Ranch	2024-1508	C3F	Harris	ETJ	379J	5.84	0.00	5	RENE PENA AND ALMA DELIA PENA	Civil-Surv Land Surveying, L.C.
30	Flex Business Park	2024-1515	C2	Harris	City	575X	9.98	9.98	0	CAS Consultants, LLC	CAS Consultants, LLC
31	Gant Industrial	2024-1383	C2	Harris	ETJ	370L	2.74	2.74	0	Everwood Gant LLC	M2L Associates, Inc.
32	Grand Prairie Sec 7	2024-1467	C3F	Harris	ETJ	323R	19.27	0.86	67	Grand Prairie Development, LLC	Costello, Inc.
33	Grand Prairie Sec 8	2024-1468	C3F	Harris	ETJ	323R	15.12	1.44	61	Grand Prairie Development, LLC	Costello, Inc.
34	Green Oaks on Anderson	2024-1564	C3F	Harris	City	572V	2.82	0.07	48	Green Valley Construction, LLC	The Interfield Group
35	Greenbusch Business Park	2024-1456	C2	Fort Bend	ETJ	484R	4.99	4.99	0	ERON, LLC	HRS and Associates, LLC
36	Harris County Municipal Utility District no 6 Wastewater Treatment Plant	2024-1555	C3F	Harris	ETJ	410H	1.97	1.97	0	Harris County Municipal District No 6	Fulcrum Land Surveying LLC
37	Highland Heights Trails	2024-1558	C3F	Harris	City	412Y	0.93	0.03	15	L&F Real Estate, Inc.	Pioneer Engineering, LLC
38	HL Jones Road	2024-1471	C2	Harris	ETJ	369T	22.96	22.96	0	Holt Lunsford Commercial Investments	Langan Engineering & Environmental Services
39	Indian Springs Sec 2	2024-1509	C3F	Harris	City/ ETJ	378G	33.46	7.99	145	Blackline Engineering LLC	Blackline Engineering
40	Jasek Farms Lift Station	2024-1464	C3P	Waller	ETJ	403M	0.22	0.22	0	DR Horton	Meta Planning + Design LLC
41	Jasek Farms Waste Water Treatment Plant	2024-1463	C3P	Harris/ Waller	ETJ	403R	4.08	4.08	0	DR Horton	Meta Planning + Design LLC
42	Jasek Farms Water Plant	2024-1461	C3P	Harris/ Waller	ETJ	403M	1.38	1.38	0	DR Horton	Meta Planning + Design LLC
43	Katy Grand Village GP	2024-1531	GP	Harris	ETJ	445Y	28.27	0.00	0	DWPW Grand Parkway, L.L.C.	EHRA
44	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	2024-1486	C3F	Harris	ETJ	323R	43.61	34.43	0	Grand Prairie Development, LLC	Costello, Inc.
45	LaReserva Back Ranch Sec 1	2024-1443	C2	Harris	ETJ	248V	30.22	0.00	3	Texas Professional Surveying	Texas Professional Surveying, LLC
46	Legacy Park on Nanes Road Sec 4	2024-1462	C3F	Harris	ETJ	332N	15.62	5.51	143	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
47	Mansfield Proper (DEF1)	2024-1430	C3F	Harris	City	452B	2.24	0.26	32	Terra Holdings Group, Inc.	ICMC GROUP INC
48	Newport Pointe Sec 6	2024-1400	C3P	Harris	ETJ	379U	21.59	8.56	52	Newport Pointe, LTD.	LJA Engineering, Inc.- (Houston Office)
49	North Bridgeland Lake Parkway Street Dedication Sec 6	2024-1478	SP	Harris	ETJ	365M	21.14	0.00	0	Bridgeland Development, LP	BGE, Inc.
50	Pecan Estates Sec 4	2024-1511	C3F	Harris	ETJ	419K	14.83	0.83	68	Castlerock Communities	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
51	Pecan Estates Sec 5	2024-1513	C3F	Harris	ETJ	419K	74.51	55.97	96	Castlerock Communities	LJA Engineering, Inc.-(Houston Office)
52	Porter MUD Lift Station B	2024-1547	C2	Montgomery	ETJ	296P	0.15	0.15	0	Randal A. Hendricks, Trustee	Meta Planning + Design LLC
53	Reserve at Broze Road	2024-1519	C2	Harris	ETJ	334J	12.55	12.53	0	Humble Joint Ventur1, LLC	A & S Engineers
54	Reserves at Morton Ranch	2024-1546	C3F	Harris	ETJ	444M	25.65	25.65	0	Morton Ranch Development, LLC	Gruller Surveying
55	Richmond Townhomes	2024-1488	C2	Fort Bend	ETJ	526J	8.61	8.54	0	W Land Development	Costello, Inc.
56	Riviana GP (DEF1)	2024-1428	GP	Harris	ETJ	339Y	2125.45	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
57	Riviana Boulevard Street Dedication Sec 1	2024-1512	SP	Harris	ETJ	339X	11.14	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
58	Riviana Sec 1 (DEF1)	2024-1435	C3P	Harris	ETJ	339X	24.40	5.16	79	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
59	Riviana Sec 3 (DEF1)	2024-1439	C3P	Harris	ETJ	339Y	18.10	3.13	59	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
60	Riviana Water Treatment Plant no 1 (DEF1)	2024-1433	C3P	Harris	ETJ	339T	4.40	3.88	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
61	Royal Pines Detention Reserve East	2024-1543	C3F	Montgomery	ETJ	297F	37.62	37.62	0	TC LB Royal Pines, LB	Meta Planning + Design LLC
62	Sheldon Ridge Sec 13	2024-1505	C3P	Harris	ETJ	418S	9.75	0.15	53	Woodmere Development Co., LTD.	IDS Engineering Group
63	Shepherd Heights Oak	2024-1495	C3P	Harris	City	452D	5.51	0.45	100	Cityside Homes, LLC	Total Surveyors, Inc.
64	Spring Cypress Business Park (DEF1)	2024-1377	C2	Harris	ETJ	328R	3.88	3.88	0	Spring Cypress Flex Holdings. LLC	Survey 1, Inc.
65	Sunterra Sec 70	2024-1520	C3F	Waller	ETJ	443C	27.02	9.60	89	ASTRO SUNTERRA, L.P.	Quiddity Engineering - Katy
66	Telephone Ventures	2024-1466	C2	Harris	City	575N	1.71	1.71	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
67	Telge Ranch North Sec 1 partial replat no 1	2024-1525	C3F	Harris	ETJ	327M	1.23	0.00	8	Woodmere Development Co., LTD.	IDS Engineering Group
68	Tuscan Terrace Drive Street Dedication and Reserves Sec 2	2024-1510	C3P	Harris	ETJ	285U	4.03	1.73	0	Astro Cypress Green, L.P.	Quiddity Engineering

B-Replats

69	Anita Cove	2024-1473	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
70	Camila Estates	2024-1446	C2R	Harris	City	495R	0.34	0.00	5	Survey Solutions of Texas	Survey Solutions of Texas
71	Capital Transportation	2024-1459	C2R	Harris	ETJ	411E	4.08	4.03	0	Greg & Dawn Dvorachek Family LP	The Pinnell Group, LLC
72	Caplin Duo (DEF1)	2024-1356	C2R	Harris	City	453Q	0.29	0.00	2	Garcia Builders	Paksima Group1

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
73	Collection at Fair	2024-1489	C2R	Harris	City	412U	0.37	0.00	4	JJames Construction Company	AAB Homes, LLC
74	Columbia Manor	2024-1491	C2R	Harris	City	493E	0.15	0.00	1	Spencer Huck	Total Surveyors, Inc.
75	Cove at Weston	2024-1500	C2R	Harris	City	533R	0.11	0.00	2	New Era Development	New Era Development & Land Services
76	Danfield Creek (DEF2)	2024-1362	C3R	Harris	City	572Y	5.57	0.75	65	Green Valley Construction, LLC	The Interfield Group
77	Davacol (DEF2)	2024-1302	C2R	Harris	City	452Y	0.17	0.17	0	Cisneros Design Studio	Windrose
78	Dillard Estates	2024-1455	C2R	Harris	City	412Y	0.35	0.00	4	Diamond Investors, LLC	HRS and Associates, LLC
79	Duru Estates	2024-1506	C2R	Harris	ETJ	409Y	0.19	0.01	2	CGEA|Planning + Design	CGEA|Planning + Design
80	Enclave at Cypresswood (DEF2)	2024-1160	C3R	Harris	ETJ	293U	5.41	0.55	48	Blue Slate Development	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
81	Estates at Harrisburg (DEF2)	2024-1210	C2R	Harris	City	494V	0.43	0.01	8	New Era Development	New Era Development & Land Services
82	Estates at Lanewood Street (DEF1)	2024-1411	C2R	Harris	City	454H	0.68	0.06	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
83	Flagstone Sec 3	2024-1538	C3R	Harris	ETJ	334K	33.36	16.56	111	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
84	Garza Estates on McNair (DEF2)	2024-1282	C2R	Harris	City	496H	0.37	0.07	4	Survil, LLC	SurVil LLC
85	Hazels Place	2024-1498	C2R	Harris	City	412N	0.96	0.01	8	New Era Development	New Era Development & Land Services
86	Iglesia Cristiana Rey de Gloria of Houston	2024-0862	C2R	Harris	City	570H	1.78	1.78	0	Melendez Consulting	South Texas Surveying Associates, Inc.
87	Kelley Estates at Wall Street	2024-1501	C2R	Harris	City	412T	0.36	0.00	3	New Era Development	New Era Development & Land Services
88	Lakemont Sec 1 partial replat no 1	2024-1487	C2R	Fort Bend	ETJ	526E	12.24	12.24	0	Ann Arundel Farms. Ltd.	LJA Engineering, Inc.-(Houston Office)
89	Lakeside Park Estates Sec 1 partial replat no 4 (DEF2)	2024-1190	C2R	Harris	ETJ	498M	3.89	3.89	0	Ksolv Properties	Stewart Engineering
90	Lone Oak Villas (DEF2)	2024-1250	C2R	Harris	ETJ	414S	0.63	0.62	0	DM Contractor	Owens Management Systems, LLC
91	McAllister Plaza (DEF1)	2024-1412	C2R	Harris	City	494F	0.12	0.00	2	New Era Development	New Era Development & Land Services
92	Naomi Crossing (DEF1)	2024-1431	C2R	Harris	City	532R	0.24	0.00	6	Studio 58	Total Surveyors, Inc.
93	Oak Forest Court	2024-1539	C2R	Harris	City	451G	0.28	0.00	6	A3S DEVELOPMENT, LLC	WADHWA AND ASSOCIATES INC.
94	Park Vista at El Tesoro Sec 4	2024-1552	C3R	Harris	City	574G	17.58	2.96	103	LGI Homes - Texas, LLC	Pape-Dawson Engineers
95	Pitstop at Tidwell (DEF1)	2024-1425	C2R	Harris	City	452B	1.68	1.59	0	Encore Capital, LLC	MOMENTUM EGINEERING
96	Reyna Industries	2024-1381	C2R	Harris	ETJ	413H	4.63	4.63	0	N/A	SEM SERVICES
97	Rosedale Townhomes	2024-1469	C2R	Harris	City	493X	0.16	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
98	Taller West Alabama	2024-1438	C2R	Harris	City	492V	0.32	0.29	0	E & E Automotive Services	Windrose
99	Tierwester Estates	2024-1474	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
100	Tyne Townhomes	2024-1472	C2R	Harris	City	492F	0.11	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
C-Public Hearings Requiring Notification											
101	Caris Villa	2024-1353	C3N	Harris	City	451C	0.21	0.00	1	Geraldine Phouangsavanh	Owens Management Systems, LLC
102	Castlewood MUD Administrative Center	2024-1126	C3N	Harris	ETJ	446S	0.17	0.17	0	Castlewood Municipal Utility District	Quiddity Engineering
103	Champion Heavens partial replat no 1	2024-1371	C3N	Harris	ETJ	329R	3.60	0.00	16	Champion Heavens Builders, LLC	Owens Management Systems, LLC
104	Estates at Carey Street (DEF3)	2024-1029	C3N	Harris	City	454R	0.60	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	2024-1311	C3N	Harris	City	570C	0.39	0.39	0	Northfield DH, LLC	Century Engineering, Inc
106	Foster Glen	2024-1314	C3N	Harris	City	533R	0.12	0.00	3	DJOSOFT CONSULT LLC	replats.com
107	Fry Road MUD Park D	2024-1348	C3N	Harris	ETJ	446T	0.33	0.33	0	Sander Engineering	Windrose
108	Harris Health System Lyndon B Johnson Hospital	2024-1308	C3N	Harris	City	454U	57.92	57.92	0	Harris Health System	C.L. Davis & Company
109	Houston Gardens Estates (DEF1)	2024-1246	C3N	Harris	City	454R	0.45	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
110	Kaedence Estates replat no 1	2024-1151	C3N	Harris	City	298Y	0.80	0.00	3	BFITCH	South Texas Surveying Associates, Inc.
111	Maldonado Properties (DEF1)	2024-1207	C3N	Harris	ETJ	411P	0.24	0.00	2	APOLONIA M GARZA	360 Degrees Design and Construction, LLC
112	North Drennan Manor Replat No 1 and Extension	2024-1328	C3N	Harris	City	494P	0.24	0.00	1	Legion Builders, LLC	Total Surveyors, Inc.
113	Residences at Amber (DEF1)	2024-1262	C3N	Harris	City	453L	0.25	0.11	5	To be determined	SEM SERVICES
114	West Shady Lane Estates	2024-1288	C3N	Harris	City	490T	1.04	0.00	2	Noir Investments	AAB Homes, LLC
115	Westheimer Estates Views	2024-1101	C3N	Harris	City	491X	0.16	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
D-Variances											
116	Aldine Westfield Self Storage Sec 2 partial replat no 1 (DEF1)	2024-1448	C2R	Montgomery	ETJ	253S	3.66	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC
117	Bridgeland Central GP	2024-1540	GP	Harris	ETJ	365L	1701.70	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
118	Bridgeland Central Sec 5	2024-1553	C3P	Harris	ETJ	365M	42.50	5.04	183	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
119	Bridgeland Central Sec 8	2024-1560	C3P	Harris	ETJ	365M	35.00	2.41	167	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
120	Carpenters Landing East	2024-1457	C2R	Harris	ETJ	457V	26.91	26.91	0	LWD Industrial Retail Partners, LLC	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
121	Cossey Road Manor	2024-1416	C2	Harris	ETJ	329P	13.56	13.25	0	PEDCOR INVESTMENTS	Civil-Surv Land Surveying, L.C.
122	Dane at Clarence Reserve (DEF1)	2024-1082	C2R	Harris	City	454J	1.22	1.22	0	R GOMEZ INVESTMENTS	RSG Engineering
123	Dane at Eastex Reserve (DEF1)	2024-1081	C2R	Harris	City	454K	2.04	2.04	0	R GOMEZ INVESTMENTS	RSG Engineering
124	Jones Creek Reserve at McCrary Meadows Sec 2 (DEF2)	2024-1388	C3P	Fort Bend	ETJ	565L	21.01	7.59	80	Ventana Precinct Line LLC	Quiddity Engineering - Katy
125	Kippers Yard	2024-1534	C2	Harris	ETJ	331U	10.13	10.13	0	Kimley Horn	Windrose
126	Reserve at Tuam (DEF1)	2024-1189	C2R	Harris	City	493P	0.14	0.14	0	RSG ENGINEERING	RSG Engineering
127	Riviana Sec 2 (DEF1)	2024-1437	C3P	Harris	ETJ	339X	22.90	12.28	54	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
128	Sheldon Ridge Sec 15	2024-1532	C3P	Harris	ETJ	418S	12.85	1.67	62	Woodmere Development Co., LTD.	IDS Engineering Group

E-Special Exceptions

None

F-Reconsideration of Requirements

129	Enclave on Louetta	2024-1497	C2	Harris	ETJ	291V	19.71	19.71	0	Centro Cristian el Alfa y La Omega	Fulcrum Land Surveying LLC
130	Rods Campus on the Pond	2024-1283	C2R	Harris	ETJ	290Q	7.33	7.33	0	RODS SURVEYING	RODS Surveying, Inc.
131	Shops at Bauer Landing	2024-1398	C2	Harris	ETJ	285Q	2.29	2.29	0	Hunnington	Tetra Land Services

G-Extensions of Approval

132	Amira Sec 26	2023-1943	EOA	Harris	ETJ	286T	17.37	4.45	60	Beazer Homes Texas, L.P.	Costello, Inc.
133	Bauer Villas	2023-2106	EOA	Harris	ETJ	285X	10.35	2.55	6	Darcey Gonzalez	Owens Management Systems, LLC
134	Beckendorff Place	2023-1488	EOA	Harris	ETJ	405Y	6.19	0.12	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
135	Cunningham Estate	2023-1776	EOA	Harris	ETJ	409X	4.99	4.99	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
136	East Lake Houston Parkway and Reserves	2023-1914	EOA	Harris	ETJ	378R	13.93	11.62	0	Friendswood Development Company	EHRA
137	Harris County MUD No 171 Water Well no 9	2023-1805	EOA	Harris	ETJ	404L	0.78	0.78	0	Nash FM 529, LLC	BGE, Inc.
138	Holderrieth Road Street Dedication Sec 5	2023-1953	EOA	Harris	ETJ	286T	3.05	0.00	0	Beazer Homes Texas, L.P.	Costello, Inc.
139	Kaiser at Riley Fuzzel Estates	2023-1932	EOA	Harris	ETJ	292M	5.21	5.21	0	Vogel Metals	South Texas Surveying Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
140	Miramesa Commercial Reserve Sec 1 partial replat no 1	2023-1894	EOA	Harris	ETJ	406B	21.18	21.18	0	Kimley-Horn	Windrose
141	Sheldon Ridge Community Park	2023-1845	EOA	Harris	ETJ	418S	1.75	1.75	0	Woodmere Development Co., LTD.	IDS Engineering Group
142	Singh Estate	2023-1454	EOA	Harris	ETJ	326M	5.00	5.00	0	SEM SERVICES	SEM SERVICES
143	Synova Drive Street Dedication and Detention Reserve	2023-1905	EOA	Harris	ETJ	378V	28.50	26.43	0	Friendswood Development Company	EHRA
144	Telge Ranch West Sec 1	2023-2332	EOA	Harris	ETJ	327R	12.13	2.16	53	Woodmere Development Co., LTD.	IDS Engineering Group
145	Texas Toy Box Storage Bridgeland Sec 1	2023-1890	EOA	Harris	ETJ	364D	14.86	14.86	0	Texas Toy Box Storage	Windrose
146	White Oak at Studewood Reserve	2023-2041	EOA	Harris	City	493A	1.33	1.33	0	Heights Studemont Purchase Company LLC	BGE, Inc.

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

147	401 Goldenrod Street (DEF1)	21018515	DPV	Harris	City	493C				A & M Services	Arwen McMillan
148	8839 Humble Westfield Road	23066583	DPV	Harris	City	335S				Create C.H. Solutions	Angel Facio
149	1103 W Cavalcade Street (DEF1)	22025922	DPV	Harris	City	453S				Diienna Properties	Vito Diienna
150	5607 W Montgomery Road	23081234	DPV	Harris	City	452D				Alvarado Group LLC	Miguel Alvarado
151	3539 Woodvalley Drive #B	24027544	DPV	Harris	City	532S				Out of Line Studio LLC	Aziz Alshayeb

Hotel/Motel with Variance Requests

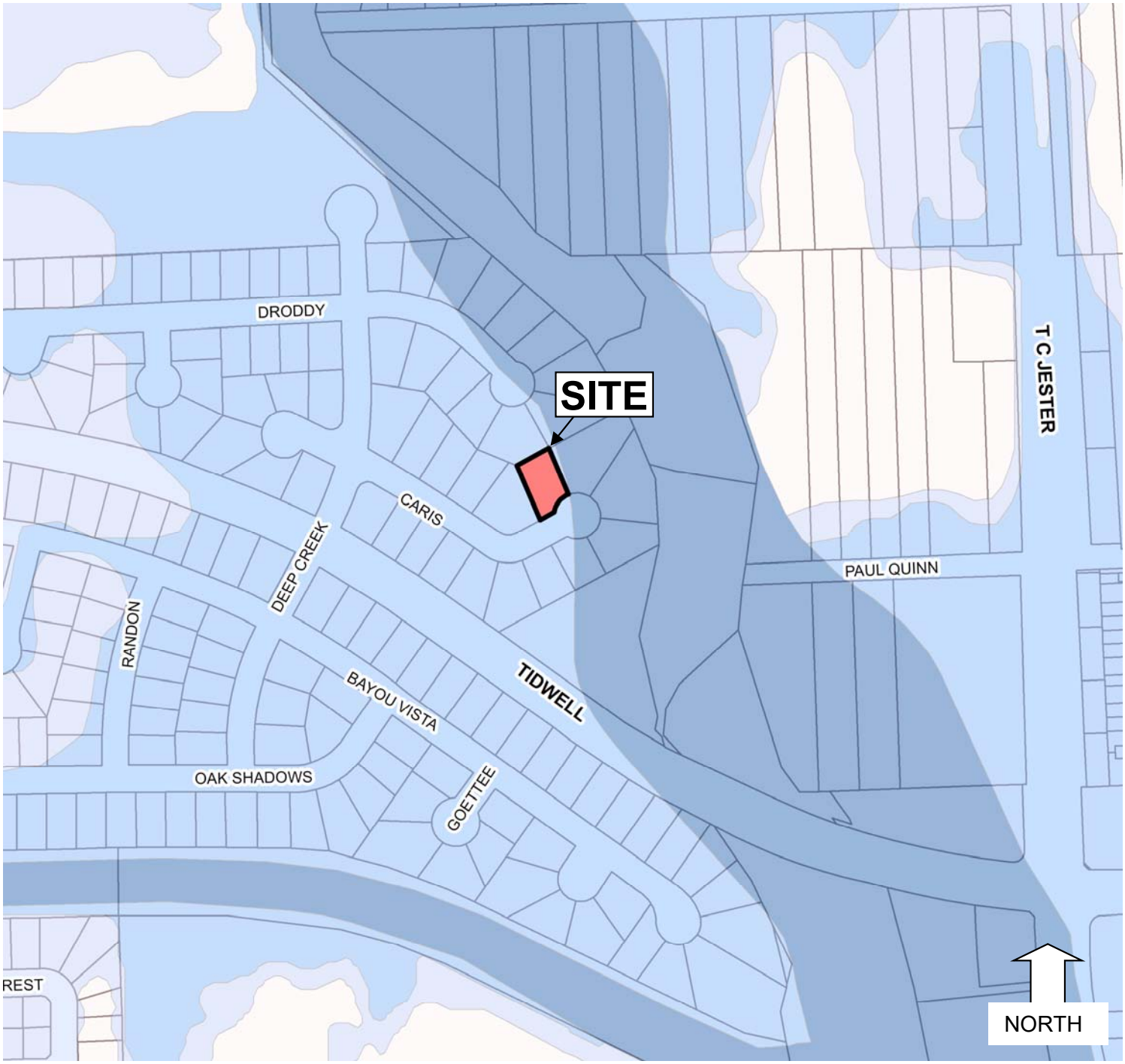
III	Residence Inn by Marriott (1200 Givens Street)	23073491	HMV	Harris	City	493E				Century Engineering, Inc.	Century Engineering, Inc.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Caris Villa

Applicant: Owens Management Systems, LLC



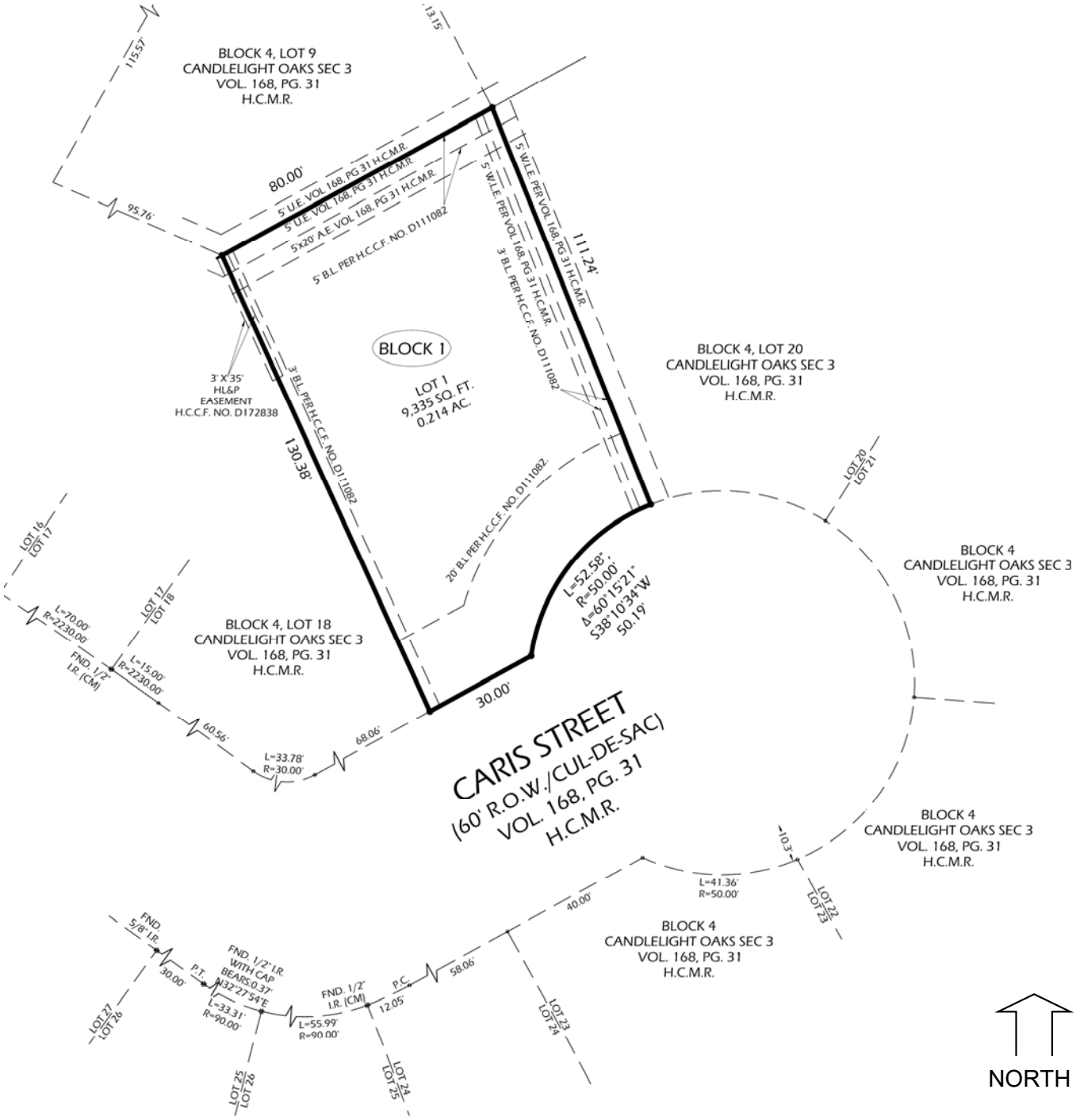
C – Public Hearings Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Caris Villa

Applicant: Owens Management Systems, LLC



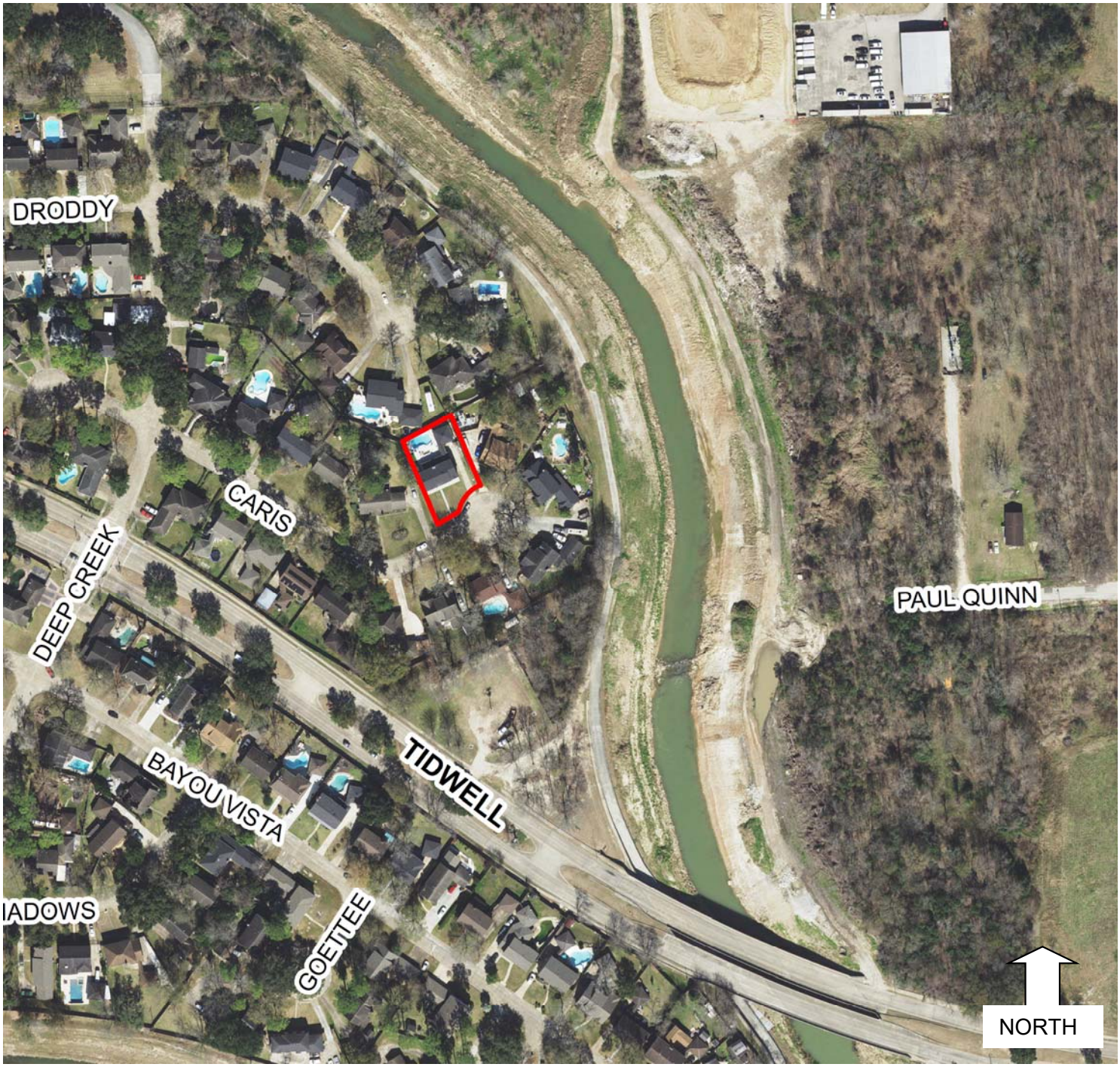
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Caris Villa

Applicant: Owens Management Systems, 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

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1353; Caris Villa, a partial replat of Candlelight Oaks Section 3, being Lot 19 in Block 4 as recorded in Volume 168, Page 31 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caris Street, east of Deepcreek Lane. The purpose of the replat is to create one single-family residential lot and to revise the building line. 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 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, August 8, 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 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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

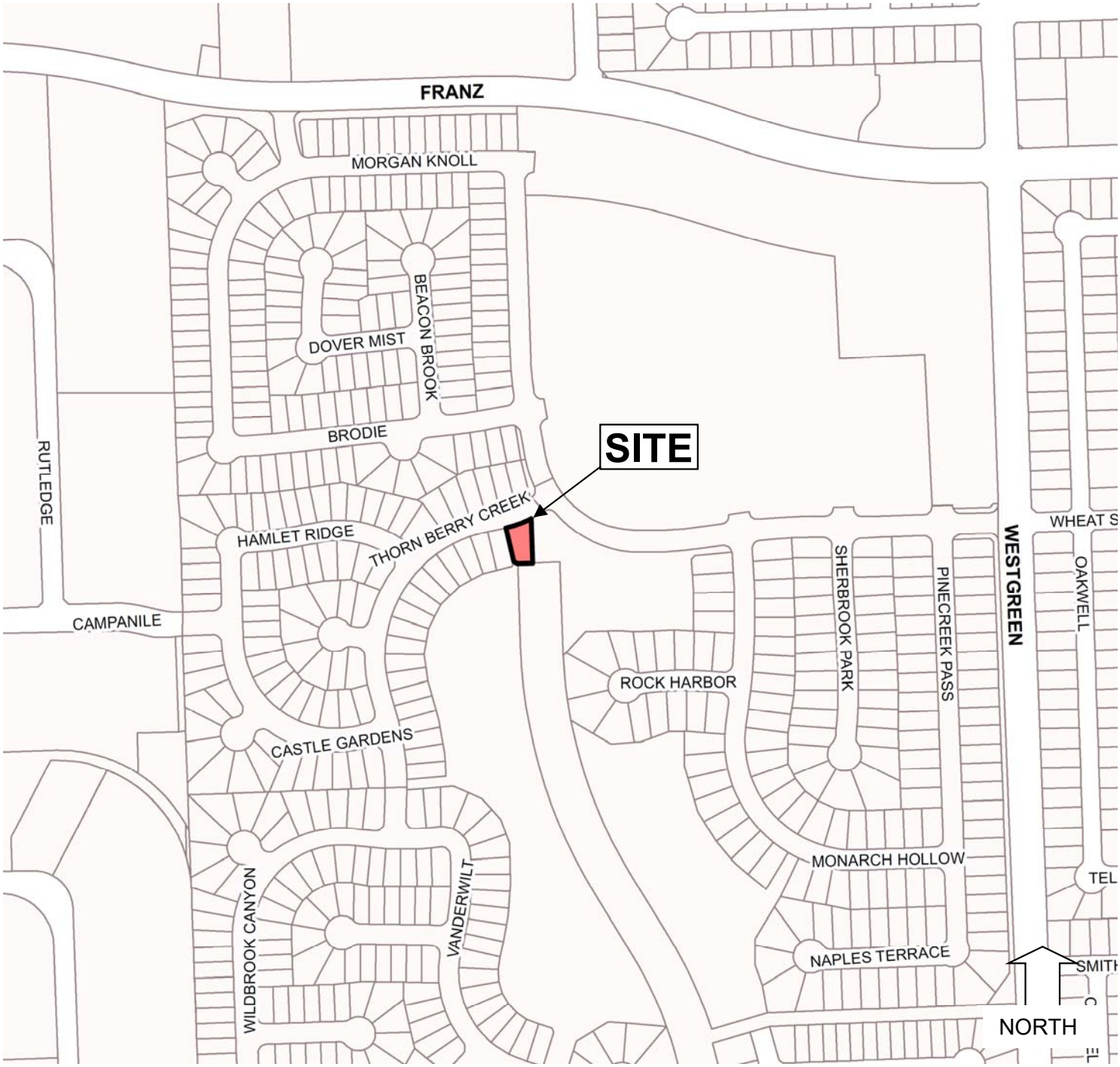
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 102

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Castlewood MUD Administrative Center

Applicant: Quiddity Engineering



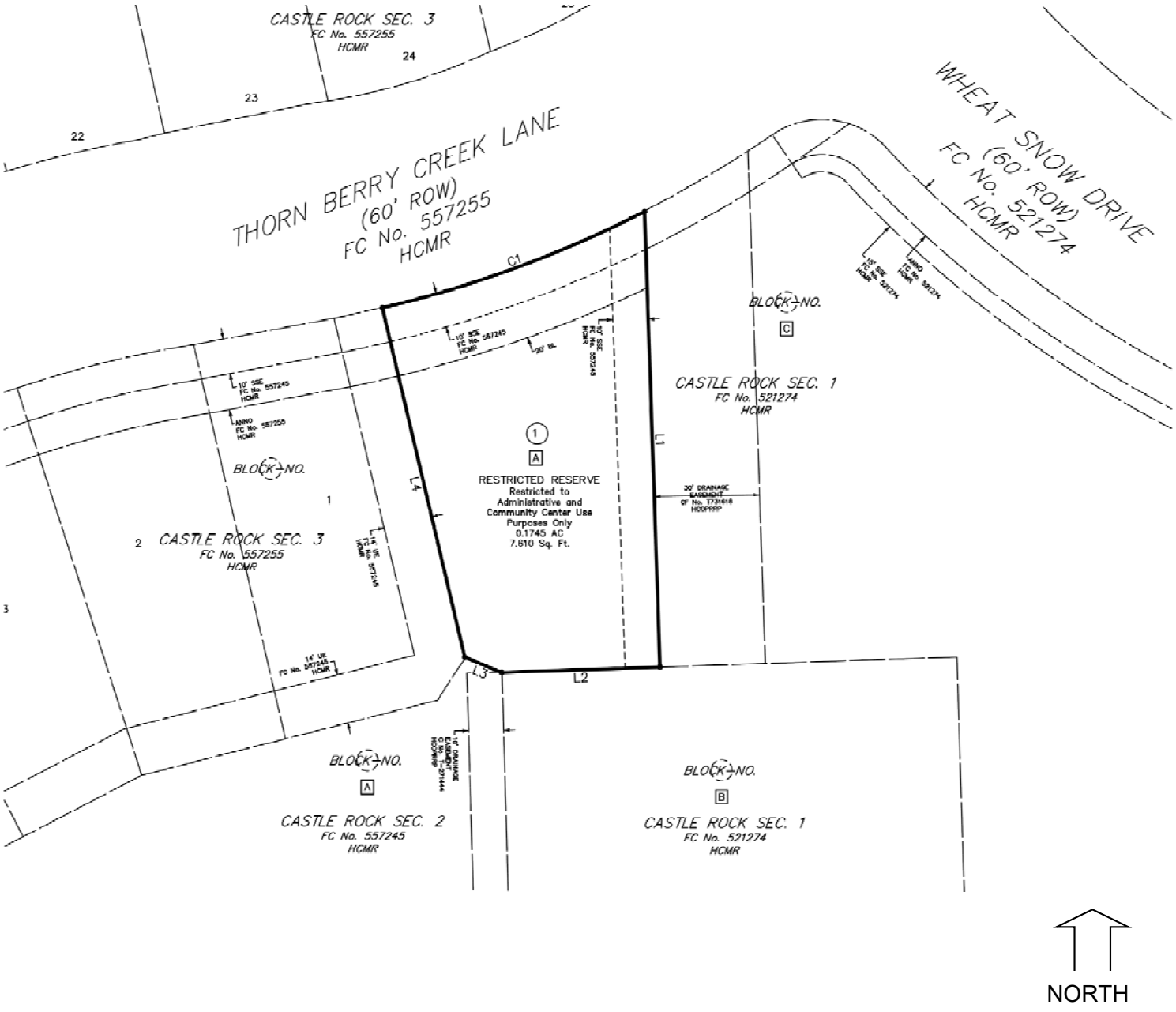
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Castlewood MUD Administrative Center

Applicant: Quiddity Engineering



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Castlewood MUD Administrative Center

Applicant: Quiddity Engineering



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1126
Plat Name: Castlewood MUD Administrative Center
Applicant: Quiddity Engineering
Date Submitted: 06/03/2024

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

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

To allow the replatting of a portion of a recorded detention/ drainage reserve to create a restricted reserve for administrative and Community center use.

Chapter 42 Section: 42-193 c 4

Chapter 42 Reference:

Sec. 42-193 (c) (4). - 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

The site is located within the City of Houston's ETJ, Harris County within the Castle Rock Sec 2 residential development. The recorded drainage and detention – Restricted Reserve "A", Block 1 is owned by Castlewood MUD and is contains an existing detention pons with walking trail. The MUD would like to replat a portion of the reserve, that is outside the existing pond and trails, to create a restricted reserve for the construction of an administrative center for MUD meetings. The center would also be accessible to residents for small community events. The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family open space. The intended development of the proposed reserve is not referenced in the ordinance language; hence the submittal of the requested variance. The proposed reserve will not impact the structural or functional integrity of the existing drainage pond and is not less than the typical lot size of lots in the preceding plat – Castle Rock Sec 2.

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

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

The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family, open space etc. The intended development of the proposed reserve- an administrative

center for MUD meetings that will also be accessible to residents for small community events – is not referenced in the ordinance language; hence the submittal of the requested variance.

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

The general purpose of the chapter will be maintained. The proposed administrative center to be developed on the site will be used for MUD meetings and will also be available to residents for small community events. The proposed reserve will not impact the structural or functional integrity of the existing drainage pond and is not less than the typical lot size of lots in the preceding plat – Castle Rock Sec 2.

(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. The proposed site does not impact the structure nor function of the existing detention pond.

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

Sole justification for the variance is not solely based on economic hardship. The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family open space. The intended development of the proposed reserve- an administrative center for MUD meetings that will also be accessible to residents for small community events – is not referenced in the ordinance language; hence the submittal of the requested variance.

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

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1126; Castlewood MUD Administrative Center, a partial replatting of Castle Rock Sec 2, being a portion of restricted Reserve A as recorded in FC 557245 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Thorn Berry Creek Lane west of Wheat Snow Drive east of N. Westgreen Blvd. The purpose of the replat is to create one restricted reserve restricted to Administrative and Community Center Use Purposes only. The applicant, **Mikalla Hodges**, with Quiddity Engineerting, 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 **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, August 8, 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

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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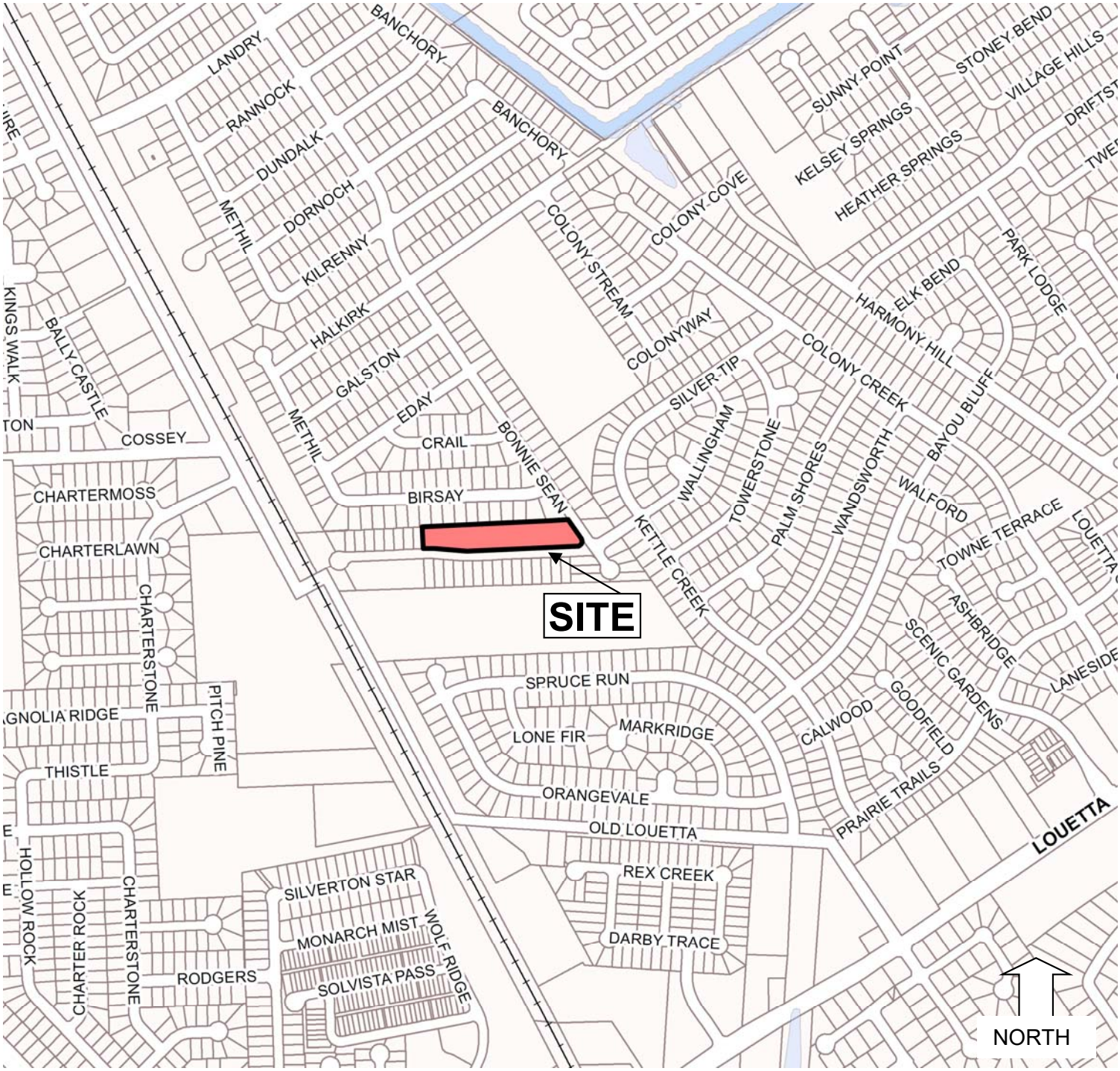
- ***Planning Department Staff Authority and Obligation***
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Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Champion Heavens partial replat no 1

Applicant: Owens Management Systems, LLC



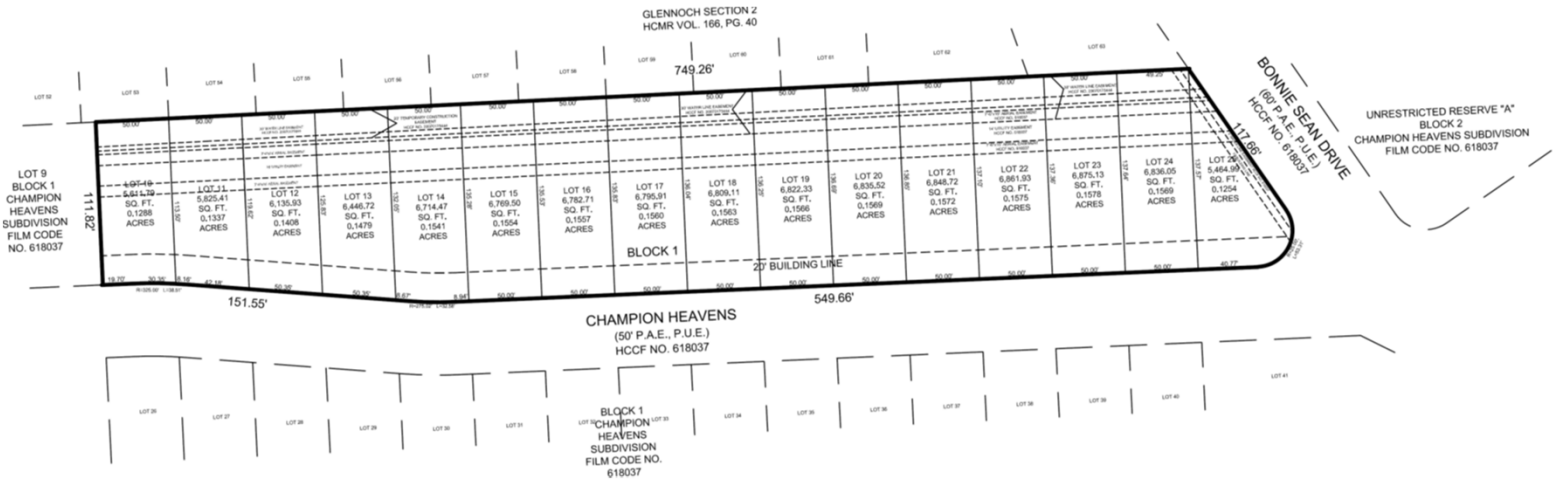
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Champion Heavens partial replat no 1

Applicant: Owens Management Systems, LLC



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Champion Heavens partial replat no 1

Applicant: Owens Management Systems, 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

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1371; Champion Heavens partial replat no 1, a partial replat of Champion Heavens, being Lots 10-25 in Block 1 as recorded in Film code 618037 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property at the northwest intersection of Bonnie Sean Drive and Champion Heavens Drive. The purpose of the replat is to create 16 lots and reduce the building line. 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 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, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Estates at Carey Street (DEF 3)

Applicant: PLS Construction Layout, Inc



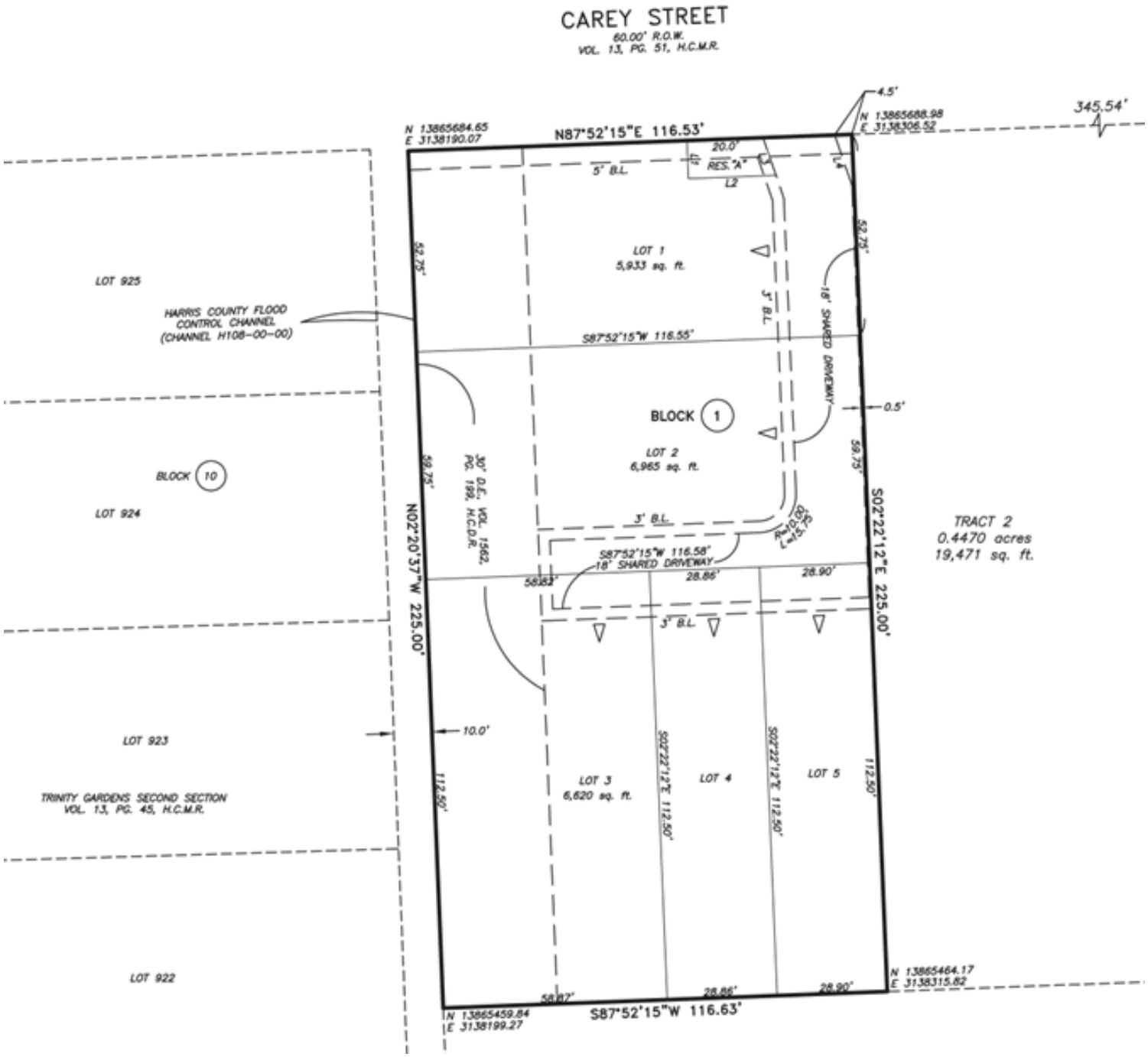
C – Public Hearings Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Estates at Carey Street (DEF 3)

Applicant: PLS Construction Layout, Inc



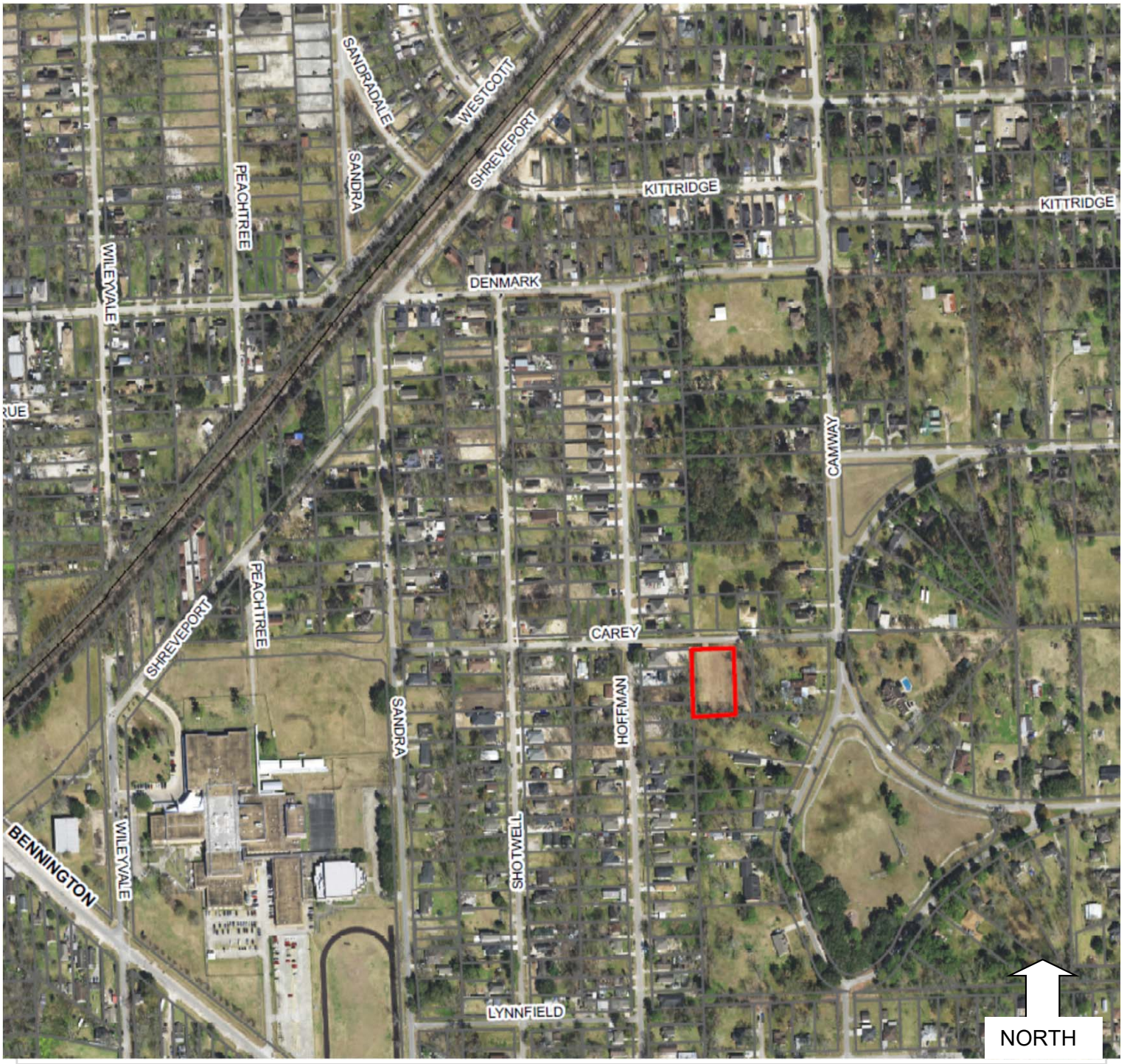
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Estates at Carey Street (DEF 3)

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.

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Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3

Applicant: Century Engineering, Inc



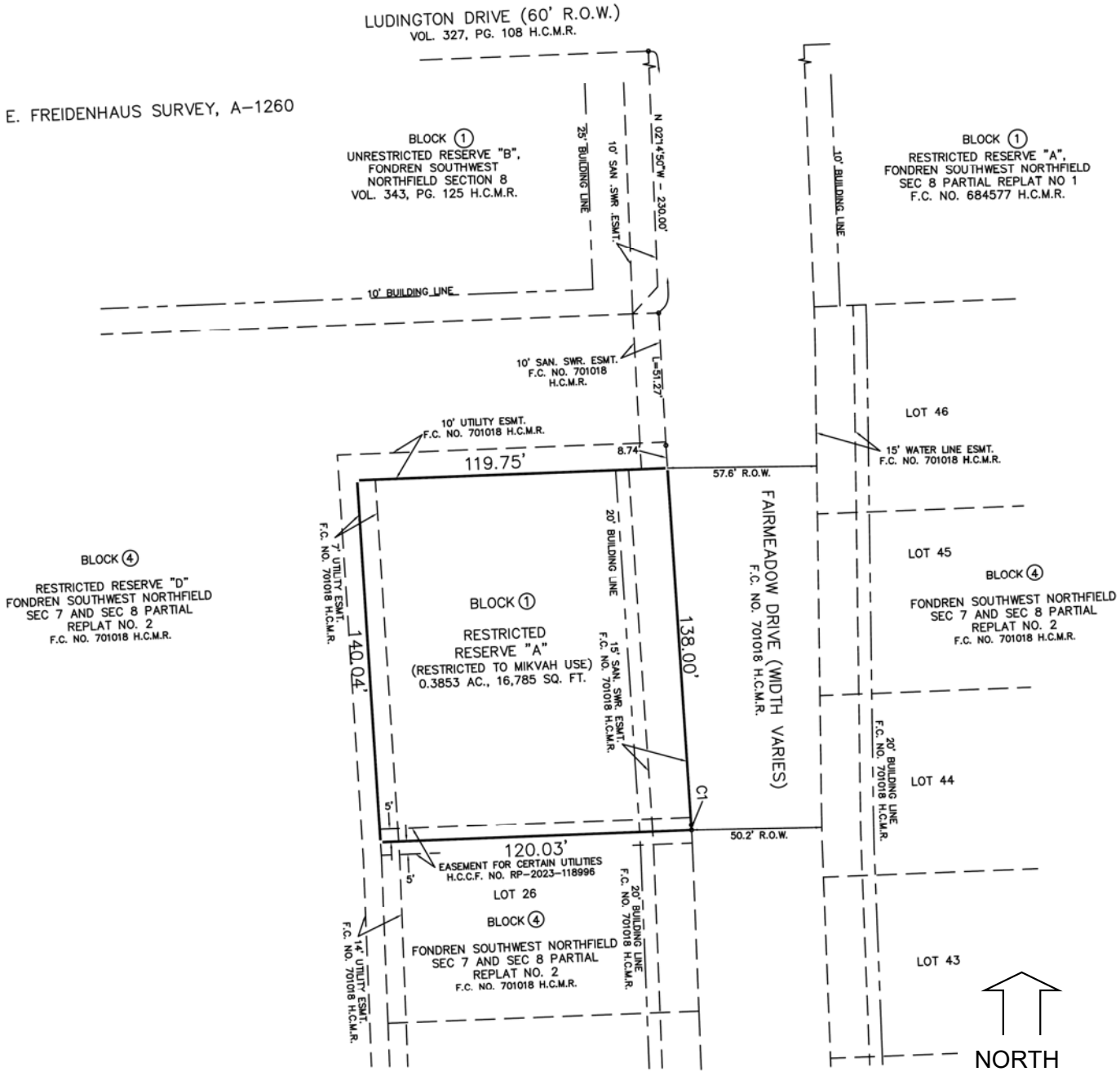
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3

Applicant: Century Engineering, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3

Applicant: Century Engineering, 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

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1311; Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3, a partial replatting of Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2, being Lots 24 and 25, Block 4 as recorded in Film Code no. 701018.

The Planning and Development Department has received a subdivision plat application for a property located 11910 and 11914 Fairmeadow Drive Houston, TX, 77071 at the southwest intersection of Moondance Lane and Fairmeadow Drive west of Fondren Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Daniel Massiatte**, with **Century Engineering, Inc**, on behalf of the developer, can be contacted at **713-780-8871 Ext 237** 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 **832-393-6270**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

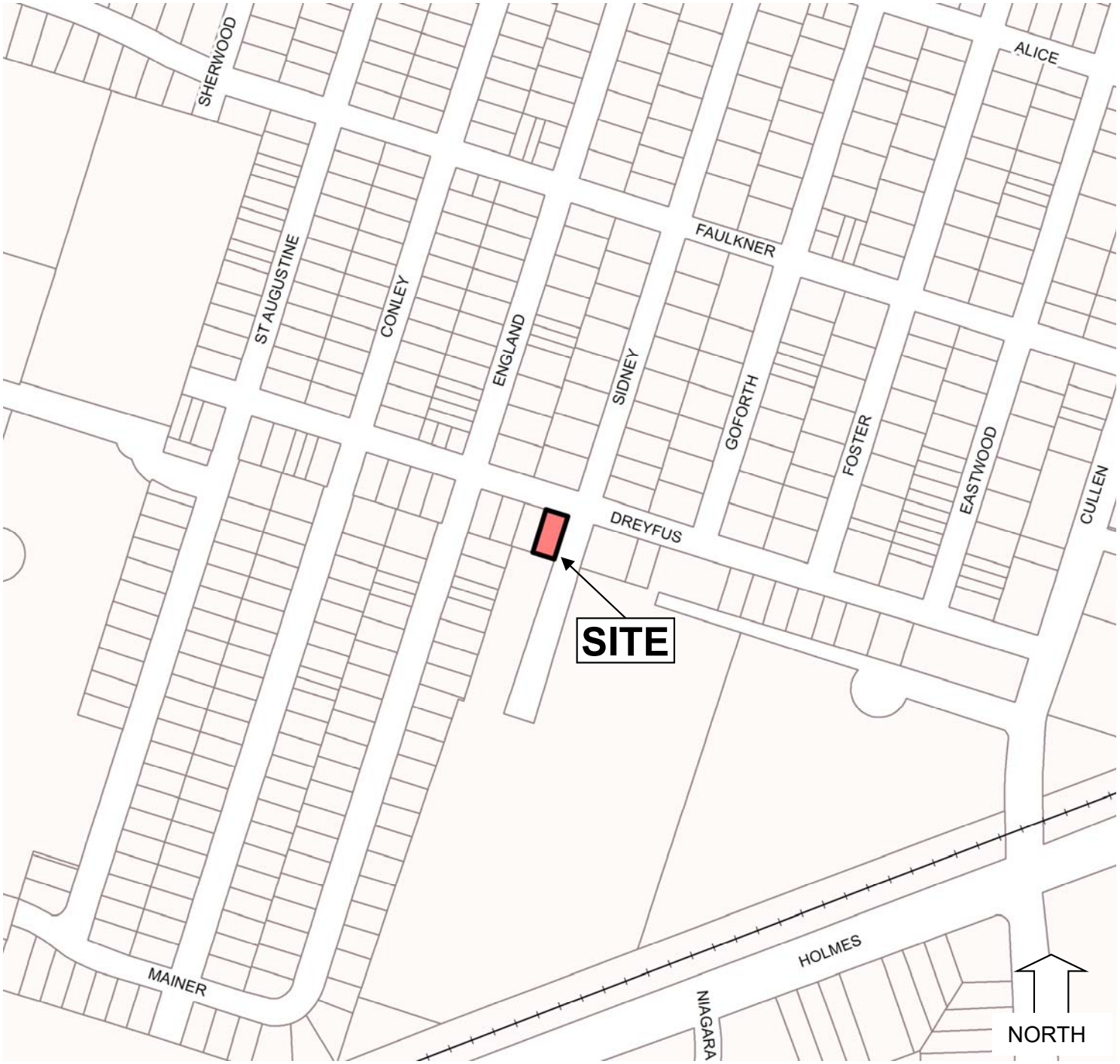
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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Foster Glen

Applicant: replats.com



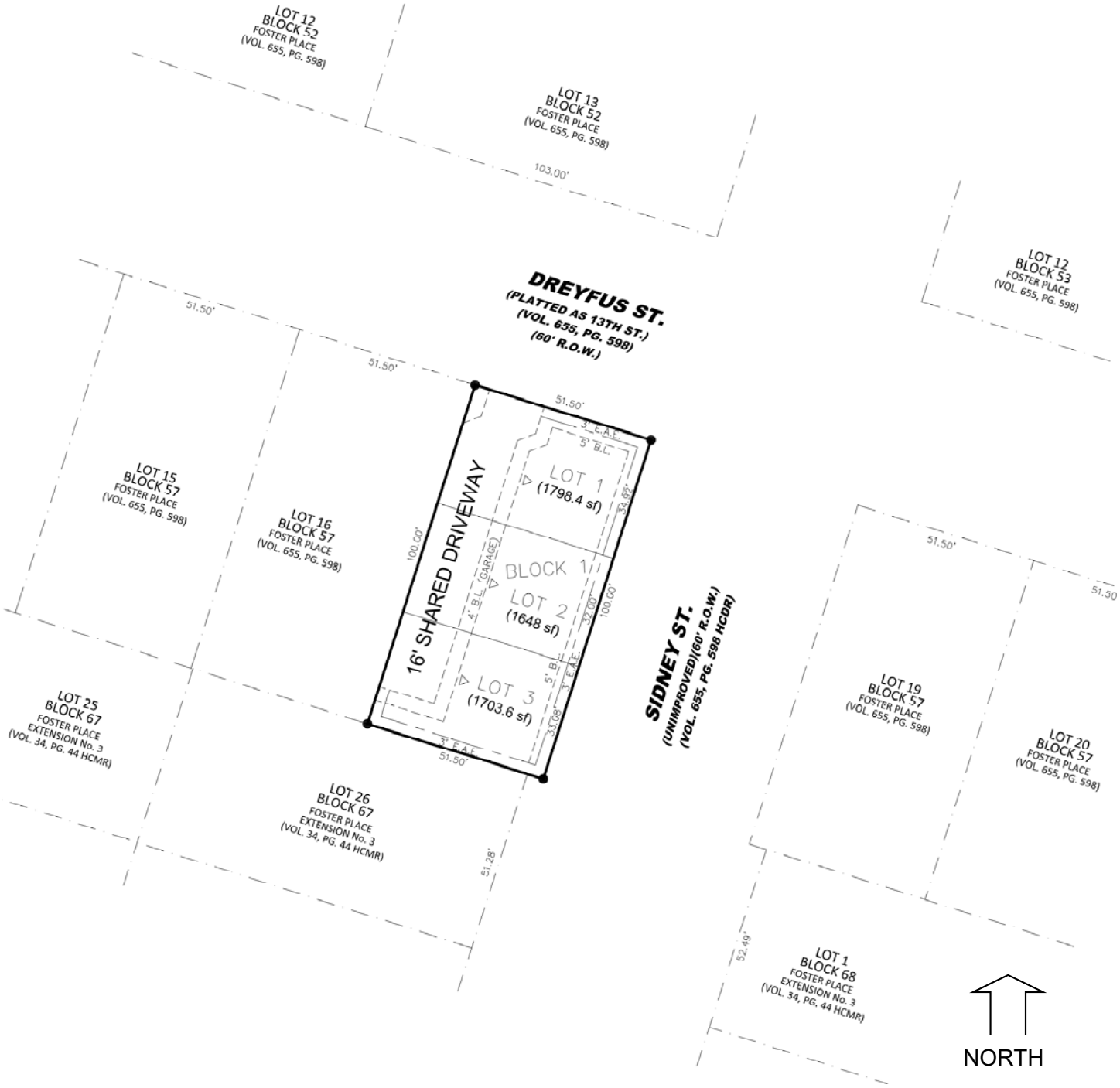
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 08/08/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Foster Glen

Applicant: replats.com



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

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1314; Foster Glen, a partial replat of Foster Place, being Lot 17, block 57 as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 4214 Dreyfus Street at the southwest intersection of Dreyfus and Sidney Streets. The purpose of the replat is to create three single-family residential lots. The applicant, **Dave Strickland, with replats.com,** on behalf of the developer DJOSOFT Consult LLC, can be contacted at **281-705-4297** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **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, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
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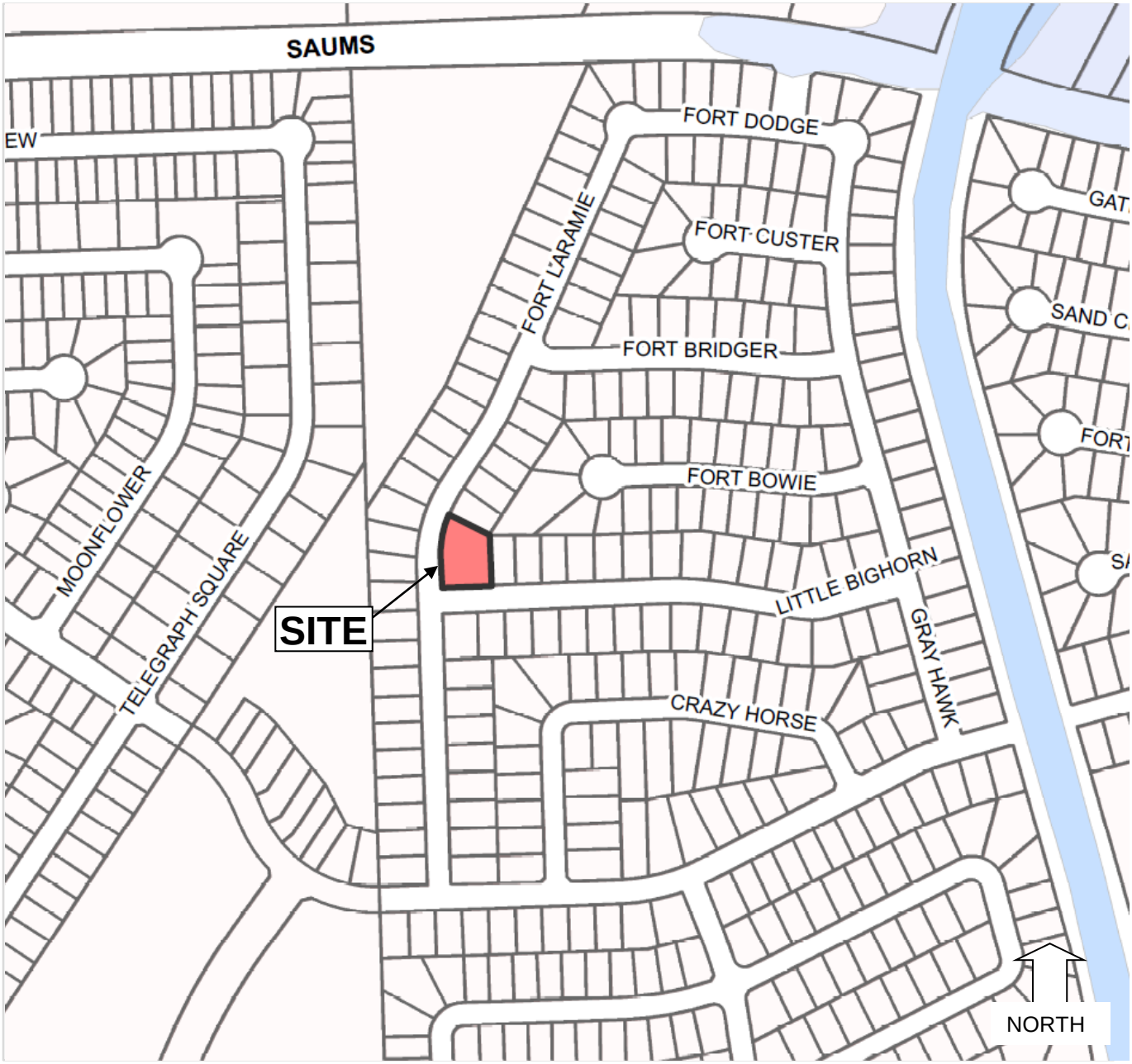
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fry Road MUD Park D

Applicant: Windrose



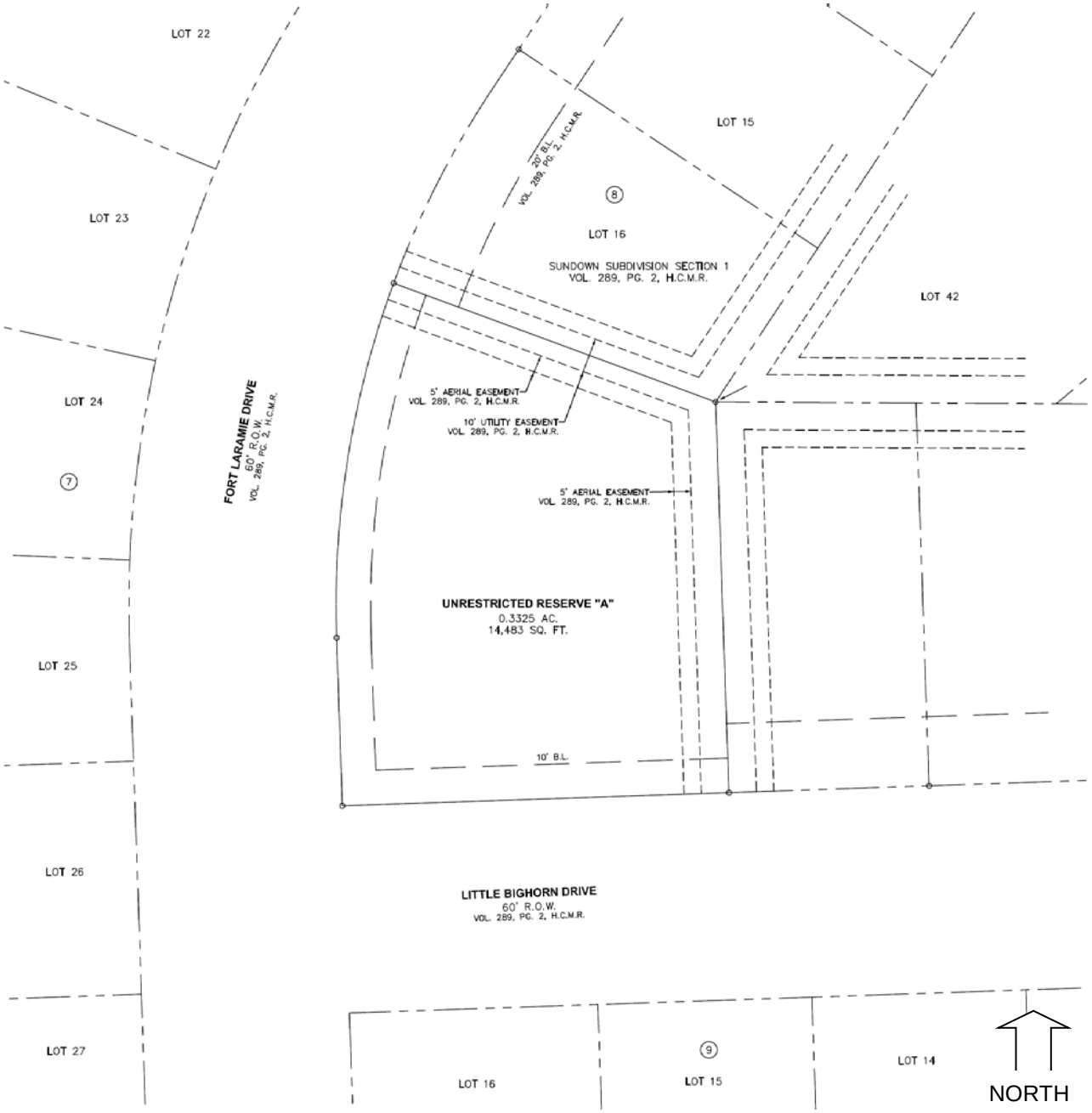
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fry Road MUD Park D

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Fry Road MUD Park D

Applicant: Windrose



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1348; Fry Road MUD Park D, a partial replat of Sundown Subdivision Section One, being all of Unrestricted Reserve "M", in Block 8, as recorded in Volume 289, Page 2 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Fort Laramie Drive and Little Big Horn Drive. The purpose of the replat is to create one unrestricted reserve. The applicant, **Steven Henderson, with Windrose,** on behalf of the developer, can be contacted at **713-458-2281** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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

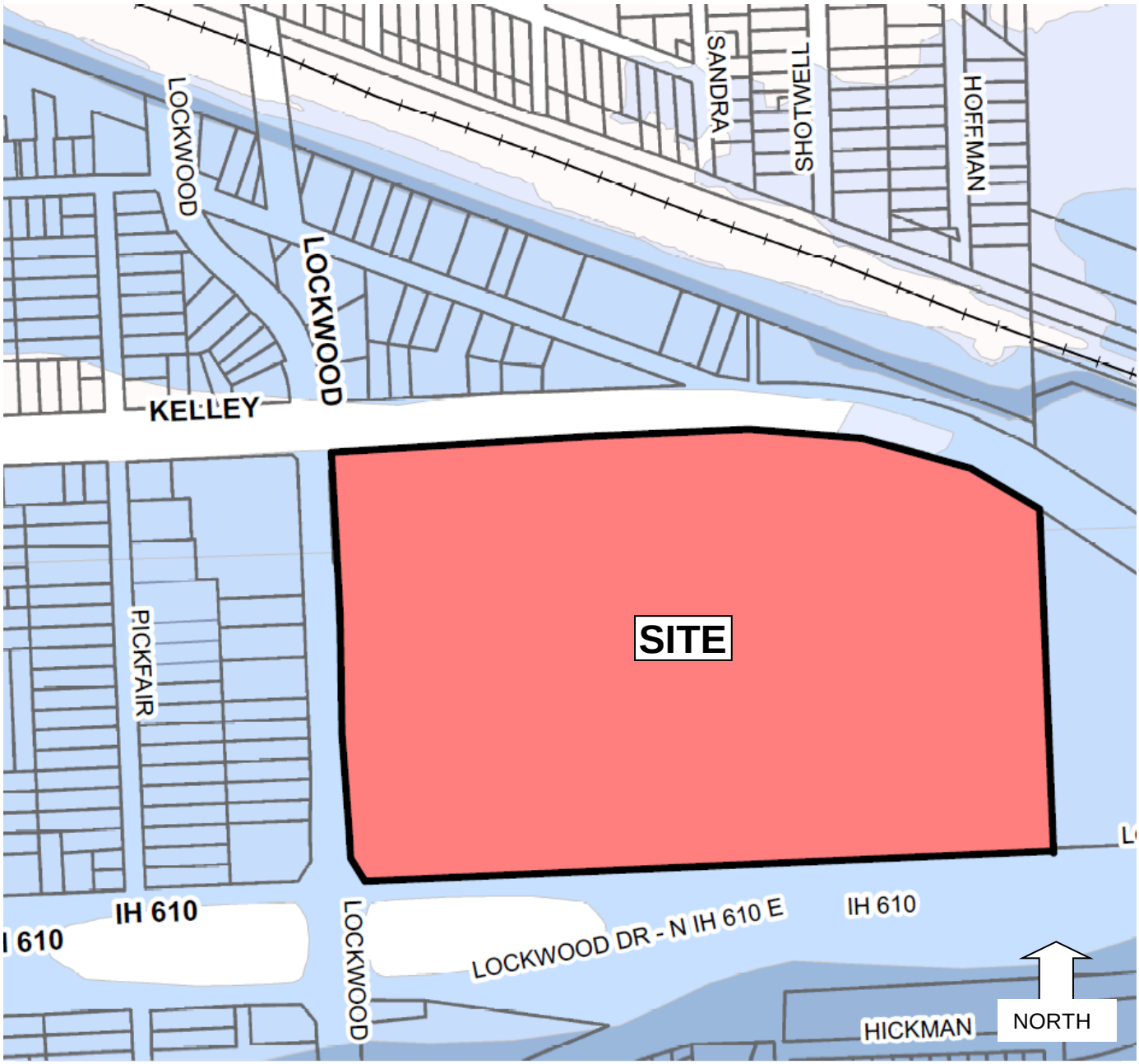
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Harris Health System Lyndon B Johnson Hospital

Applicant: C.L. Davis & Company



C – Public Hearings

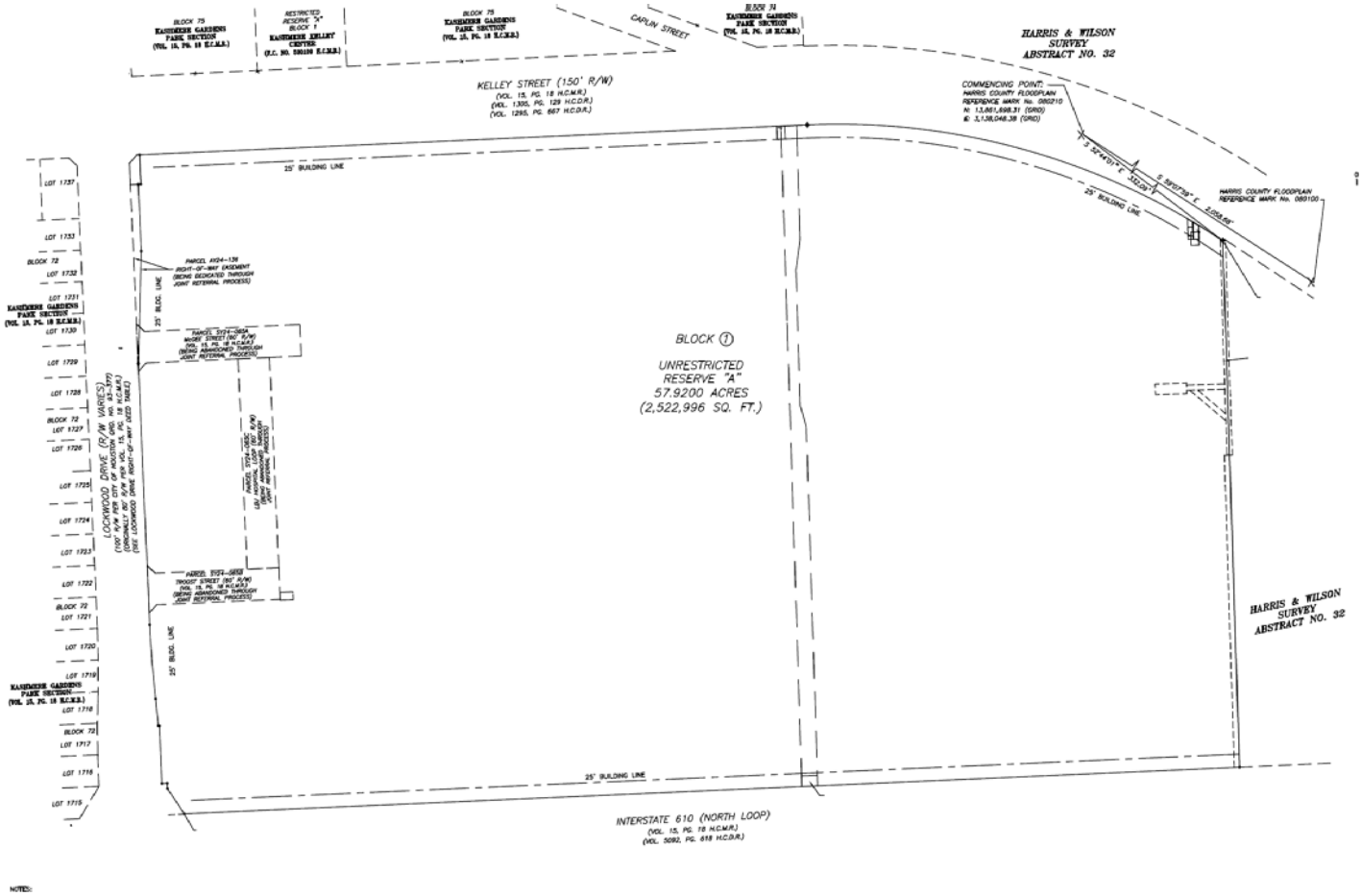
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Harris Health System Lyndon B Johnson Hospital

Applicant: C.L. Davis & Company



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Harris Health System Lyndon B Johnson Hospital

Applicant: C.L. Davis & Company



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1308; Harris Health System Lyndon B Johnson Hospital, a replat of reserve "A" of "Kashmere Gardens Park partial replat no 2 and extension", recorded in Filmcode 652012 of the Harris County Map Records. Also being a replat of reserve "A" of "Kashmere Gardens Park replat no 3" recorded in Filmcode 666028 of the Harris County Map records, a replat of lots 1807, 1809-1816, block 76 and lots 1849-1855 block 77 of "Kashmere Gardens Park Section" recorded in Vol 15 Page 18 of the Harris County Map Records and reserve "A" of Fortune Plaza, recorded in Filmcode 509066 of the Harris County Map Records and a portion of McGee Street, Troost Street and LBJ Hospital Loop.

The Planning and Development Department has received a subdivision plat application for a property at the southeast intersection of Lockwood Drive and Kelley Street. The purpose of the replat is to create one unrestricted reserve and abandon R.O. W's. The applicant, **Chuck Davis, with C.L Davis & Company.,** on behalf of the developer, can be contacted at **281-482-9490** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **XXXX XXXX**, with the Planning and Development Department via email at **XXXX@houstontx.gov** or call **832-393-65XX.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

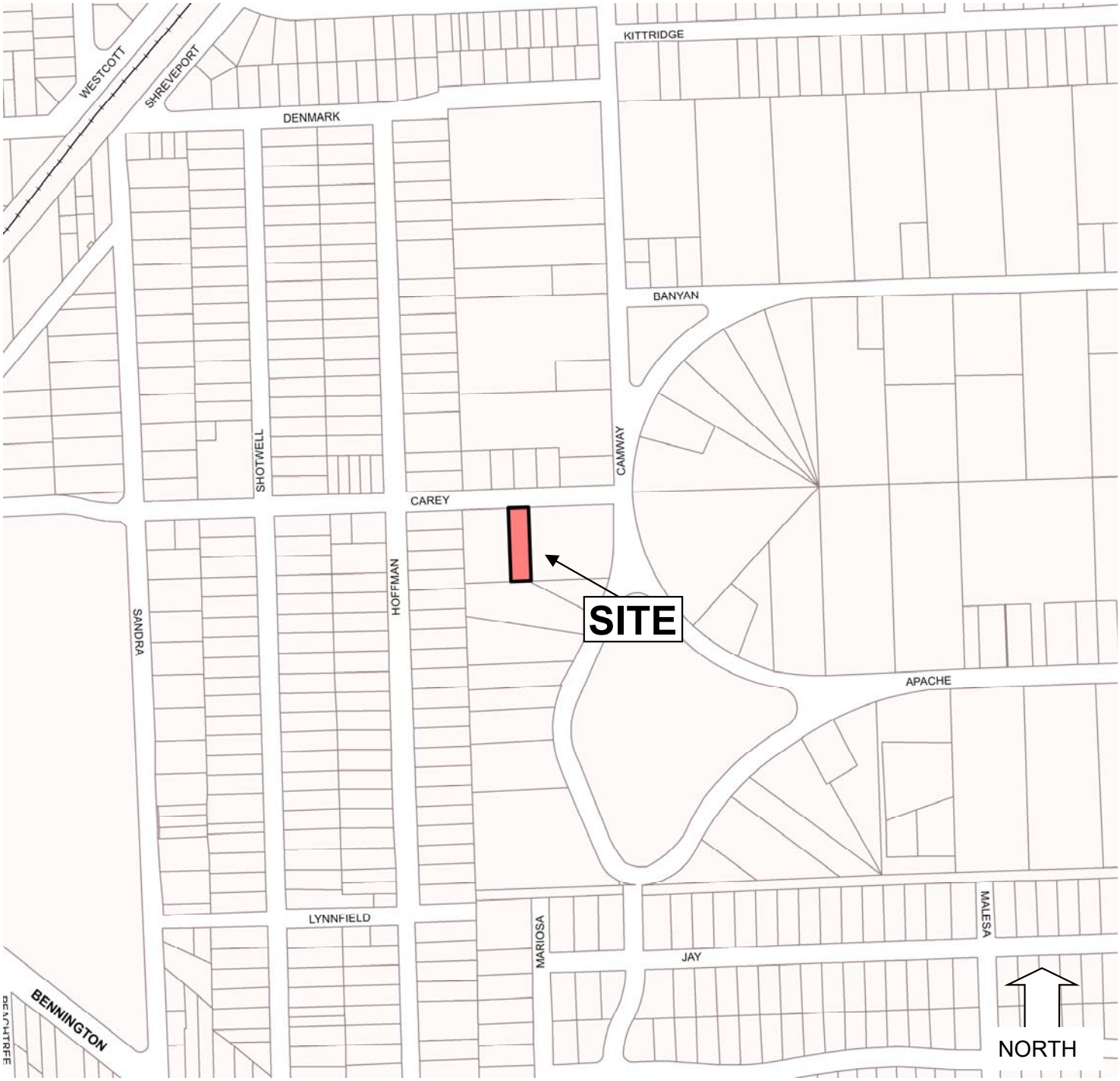
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Houston Gardens Estates (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



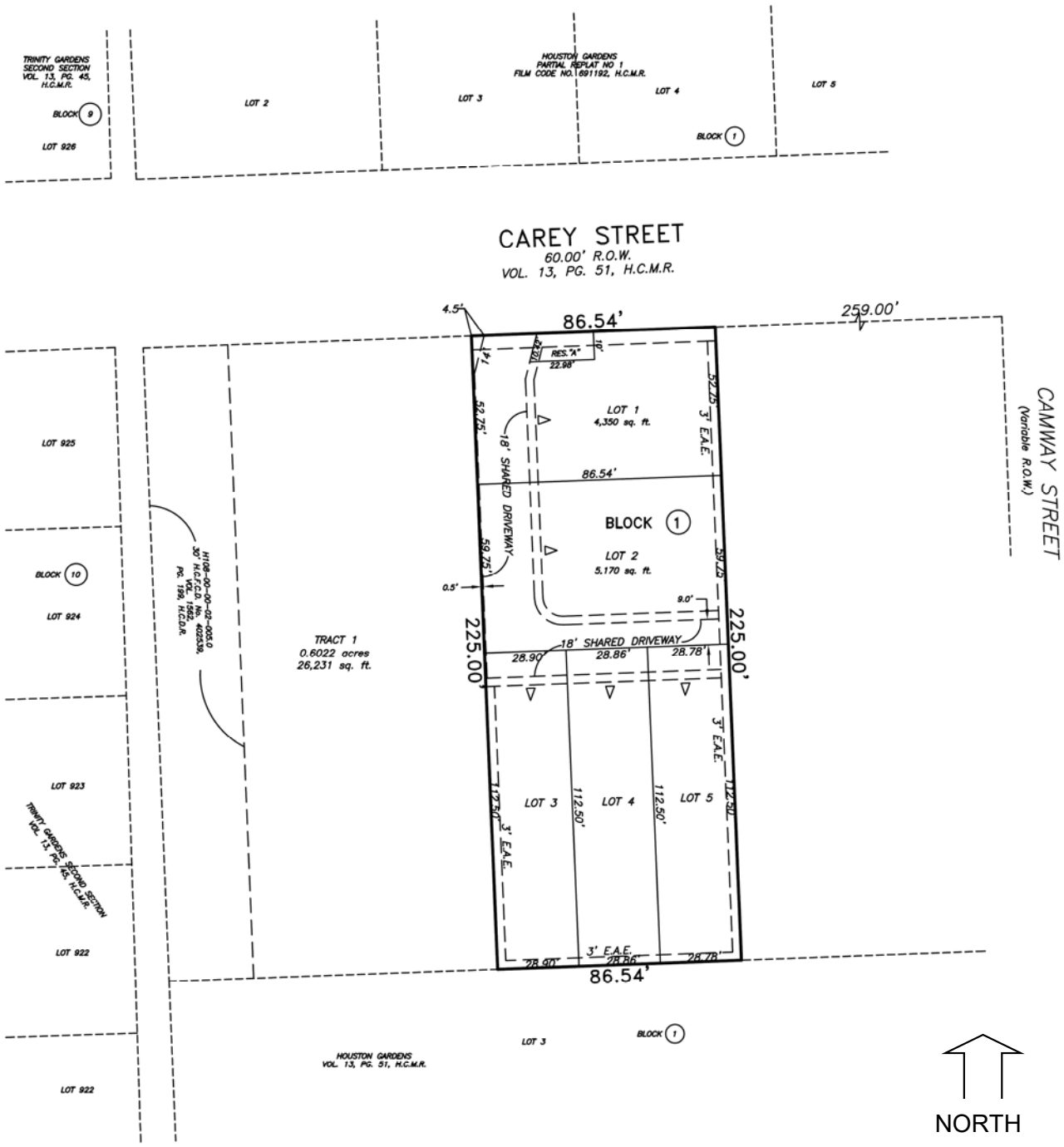
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Houston Gardens Estates (DEF 1)

Applicant: PLS CONSTRUCTION LAYOUT, INC



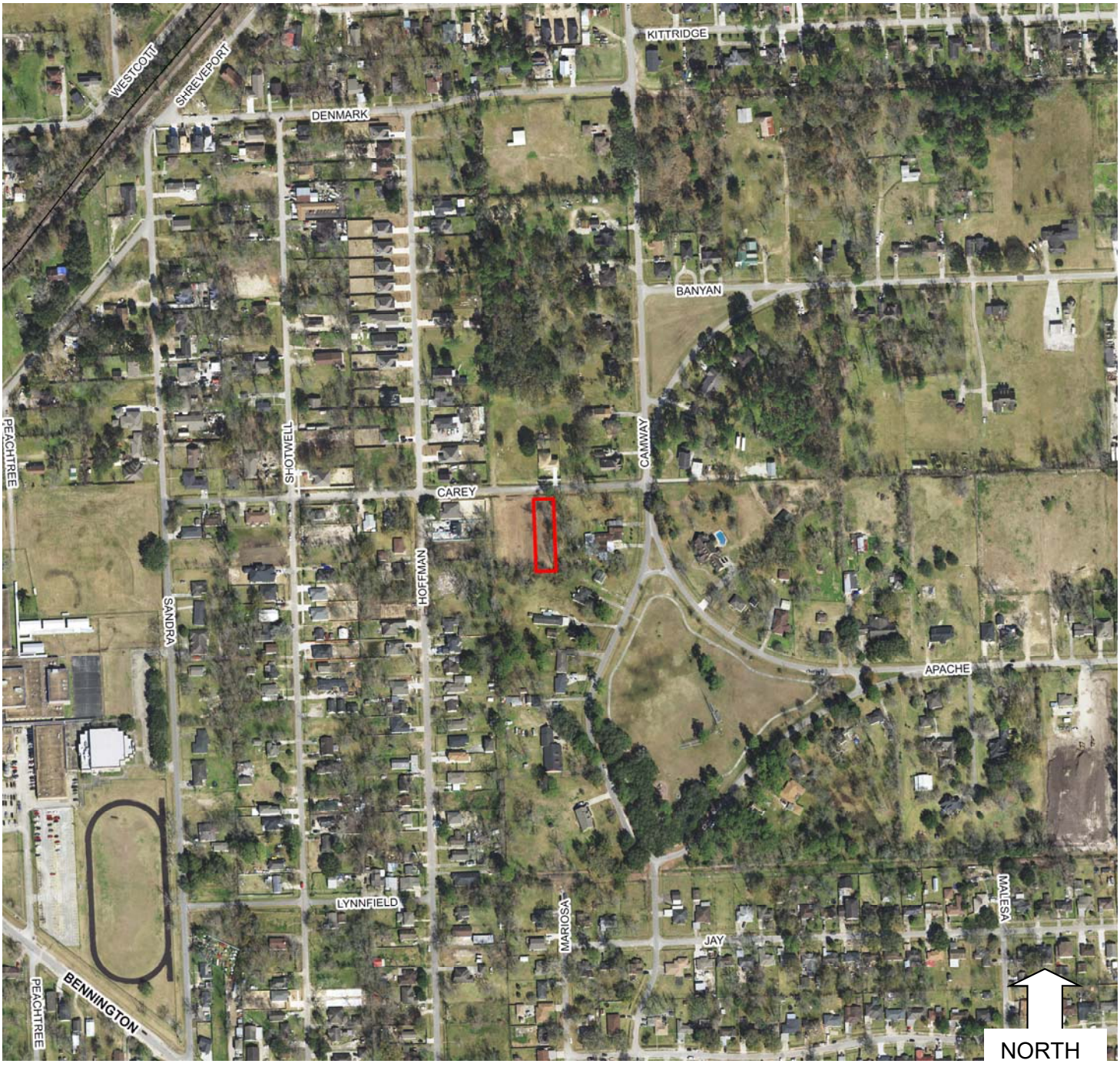
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Houston Gardens Estates (DEF 1)

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

July 5th, 2024

Dear Property Owner:

Reference Number: 2024-1246; Houston Gardens Estates, a partial replatting of Houston Gardens, being a portion of 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 between Camway Street and Hoffman Street. The purpose of the replat is to create five (5) single-family lots and one (1) reserve. The applicant, **Uriel Figueroa**, with PSL 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 832.393.6574.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 25th 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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

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

- **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.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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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.
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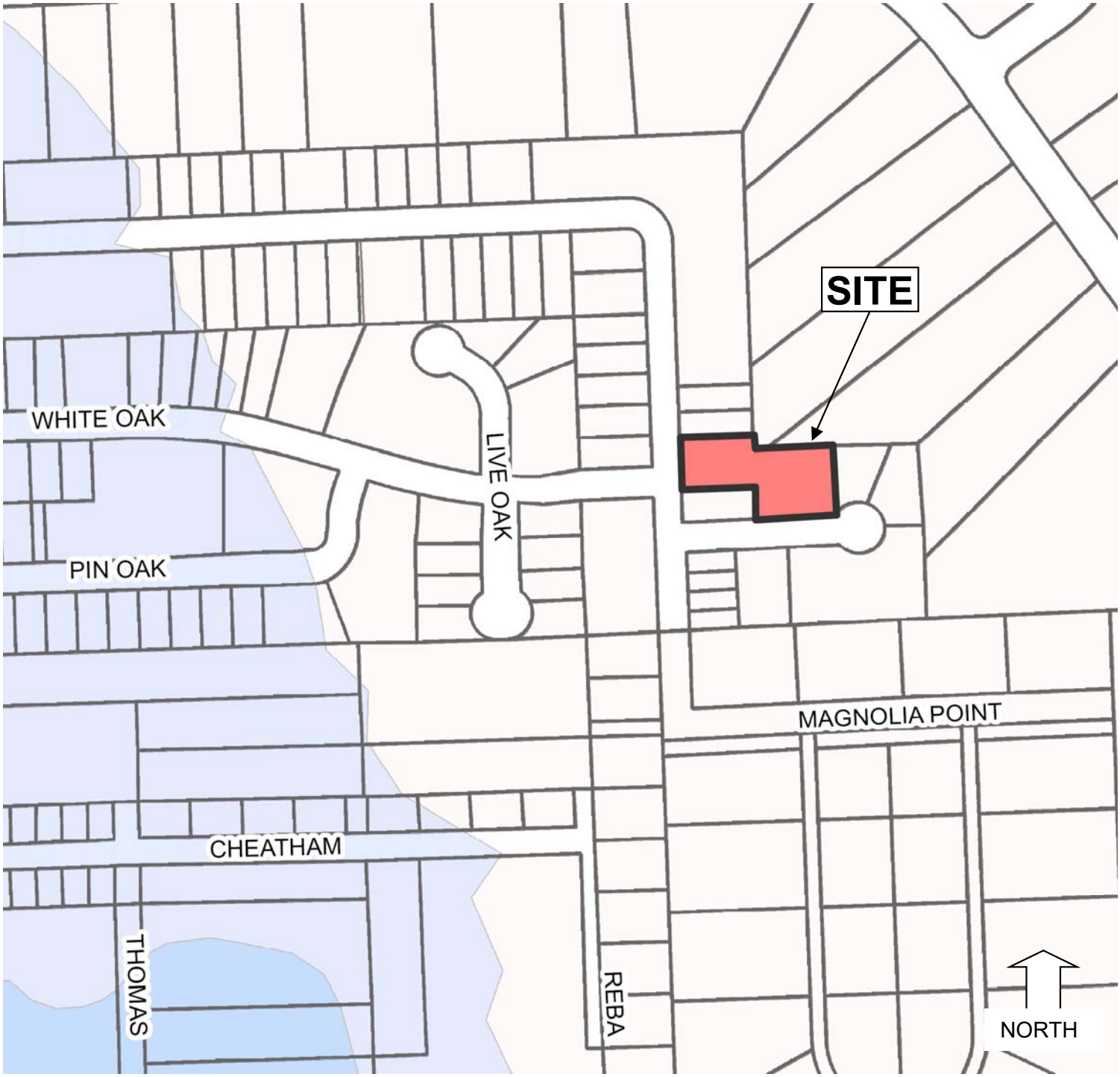
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Kaedence Estates replat no 1

Applicant: South Texas Surveying Associates



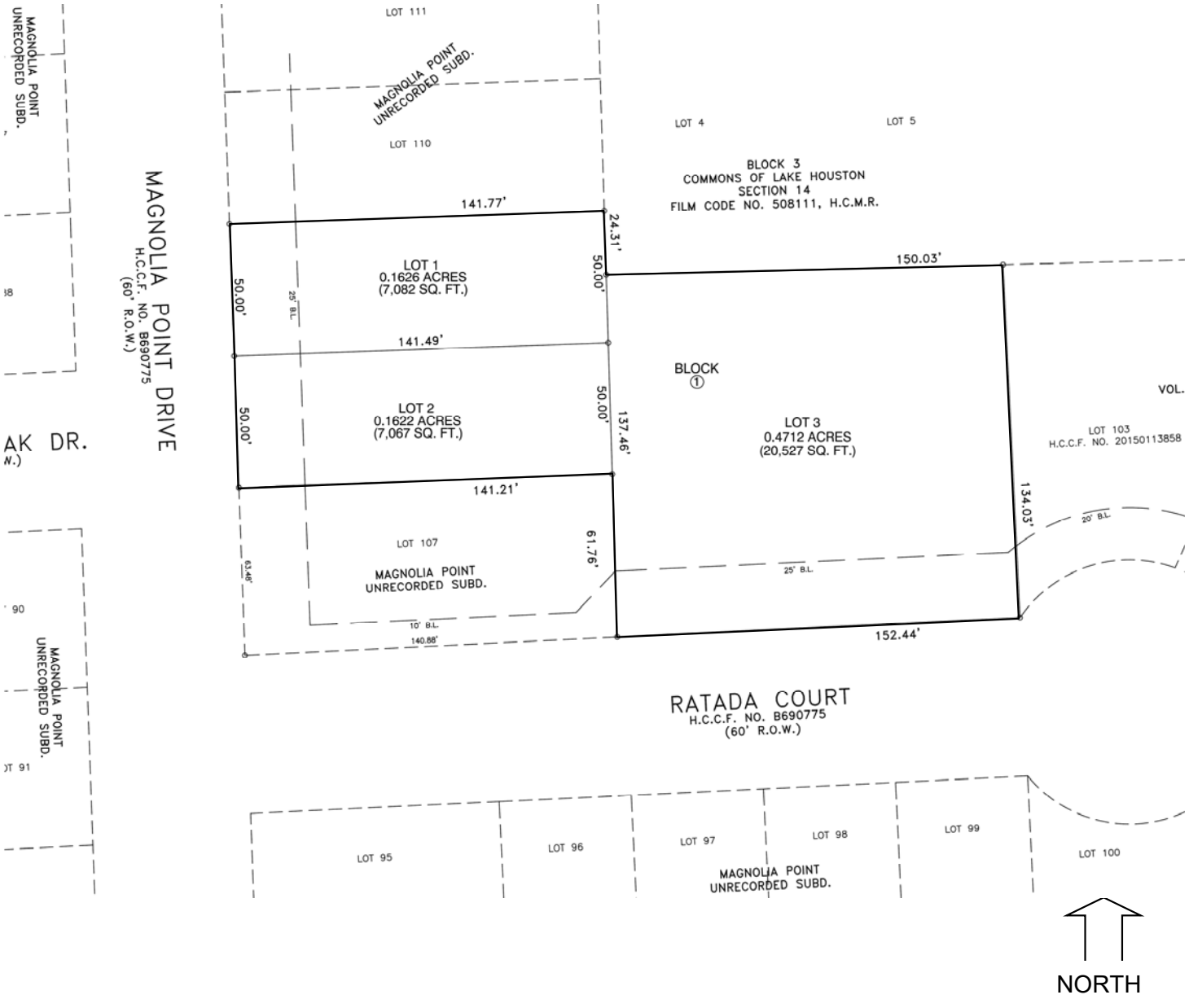
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Kaedence Estates replat no 1

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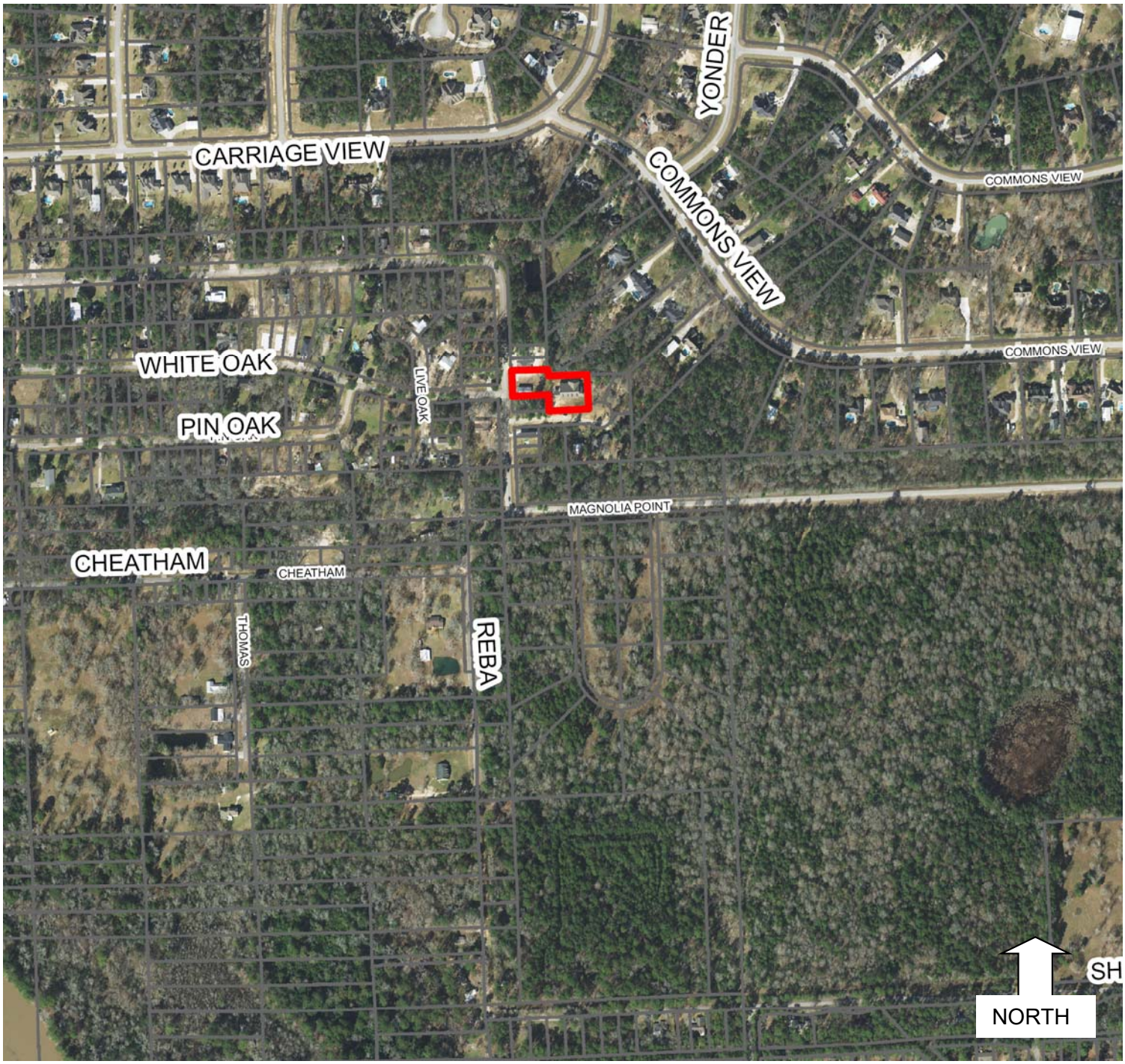
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Kaedence Estates replat no 1

Applicant: South Texas Surveying Associates



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1151; Kaedence Estates replat no 1, a replat of "Kaedence Estates", being all of Lot 1, as recorded in Filmcode 685280 of the Harris County Map Records

The Planning and Development Department has received a subdivision plat application for a property located east along Magnolia Point Drive and north along Ratada Court. The purpose of the replat is to create three single family lots. The applicant, **Adriana Govea, with South Texas Surveying Associates, Inc.,** on behalf of the developer, can be contacted at **281-556-6918** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.critte@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, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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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Planning Department Staff Authority and Obligation

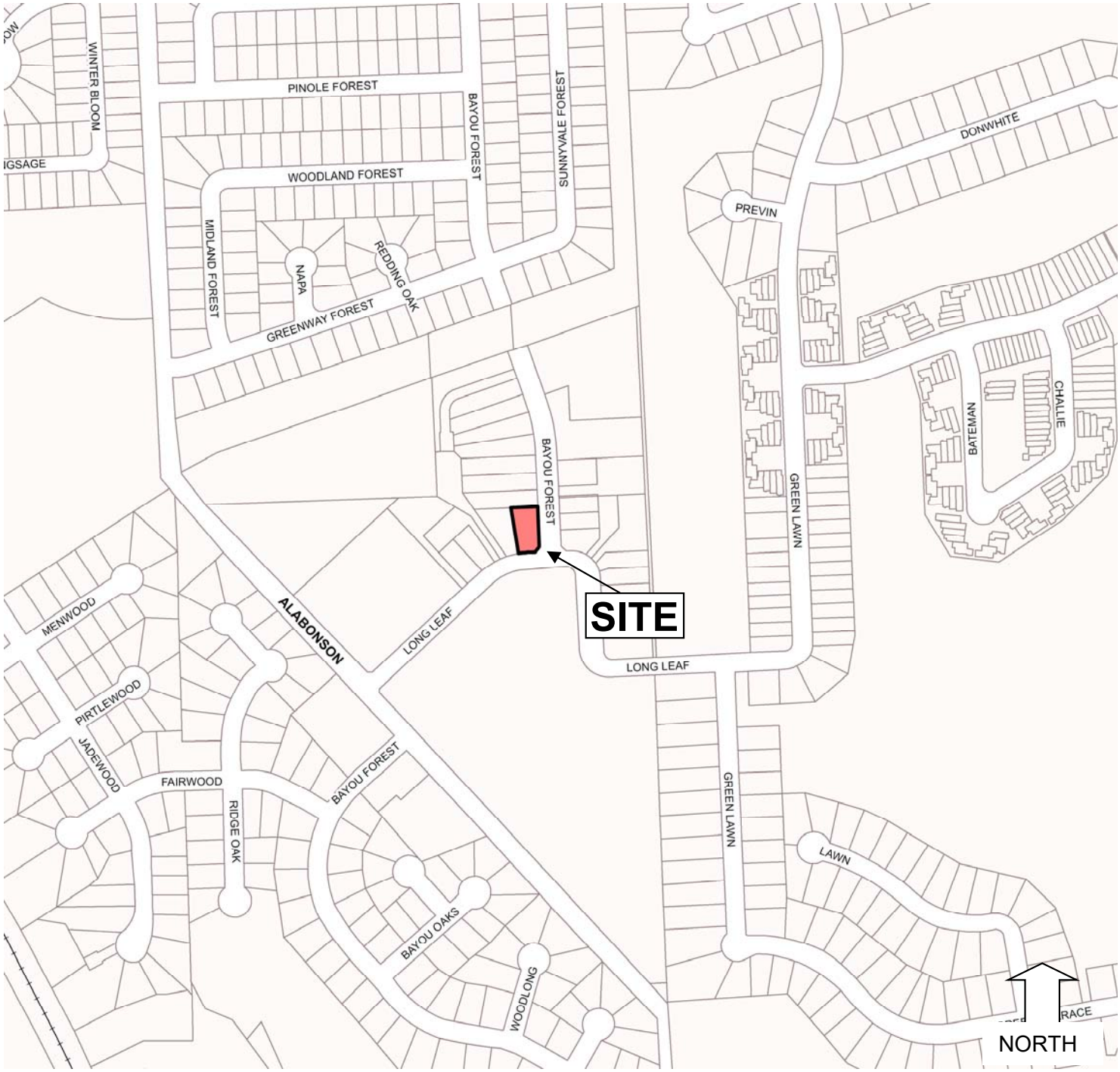
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Maldonado Properties (DEF 1)

Applicant: 360 Degrees Design and Construction, LLC



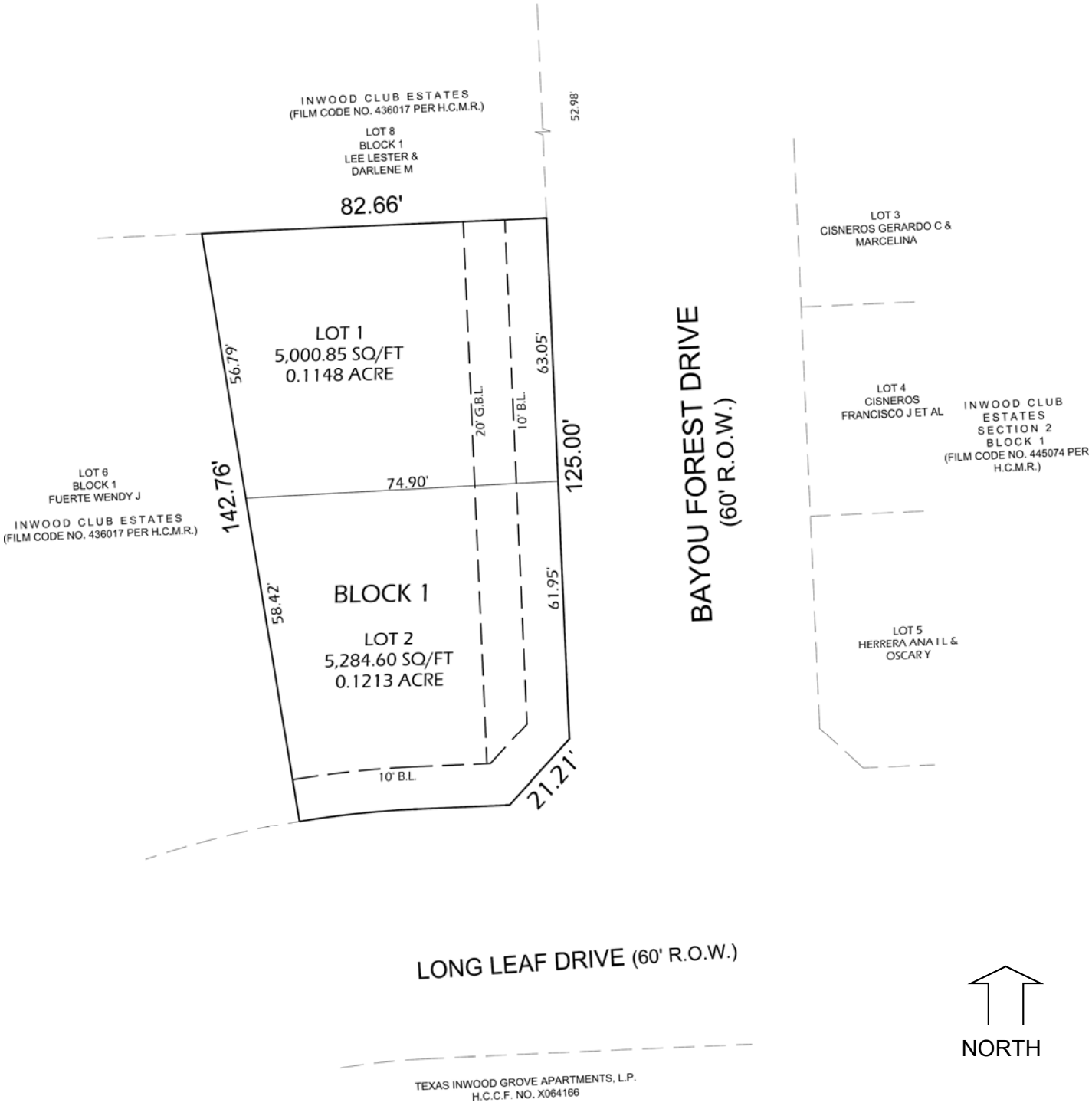
C – Public Hearings Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Maldonado Properties (DEF 1)

Applicant: 360 Degrees Design and Construction, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Maldonado Properties (DEF 1)

Applicant: 360 Degrees Design and Construction, LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 5, 2024

Dear Property Owner:

Reference Number: 2024-1207, Maldonado Properties, a partial replatting of Inwood Club Estates, being Lot 7, in Block 1, as recorded at Film Code No. 436017 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Long Leaf Drive and Bayou Forest Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **David Meza, with 360 Degrees Design and Construction**, **LLC** on behalf of the developer, can be contacted at **832-731-1907** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **Aracely Rodriguez**, with the Planning and Development Department via email at **Aracely.Rodriguez@houstontx.gov** or call **832-393-6574**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 25, 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.
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Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: North Drennan Manor replat no 1 and extension

Applicant: Total Surveyors, Inc.



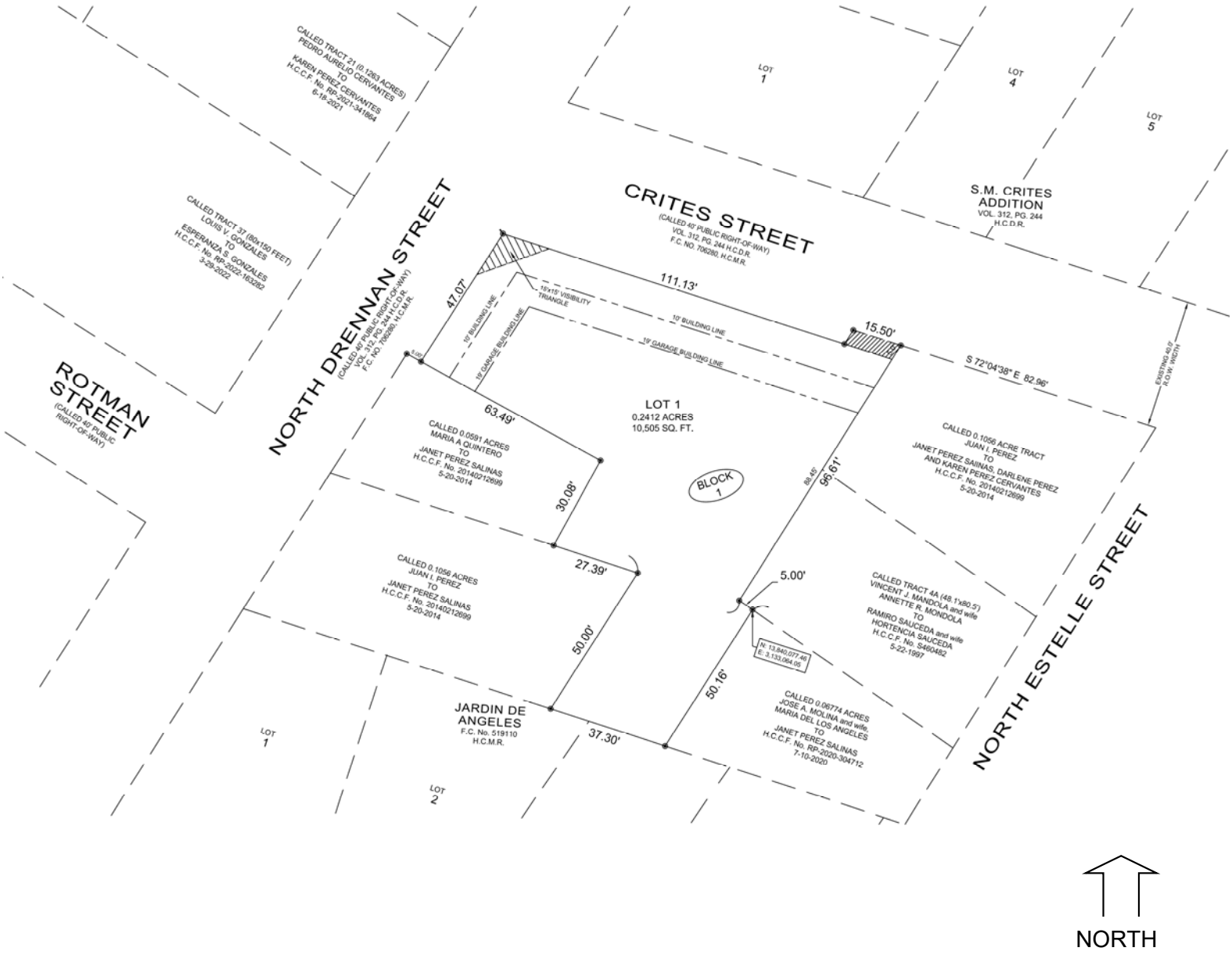
C – Public Hearings Site Location

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: North Drennan Manor replat no 1 and extension

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: North Drennan Manor replat no 1 and extension

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1328: North Drennan Manor replat no 1 and extension; a partial replat of **"North Drennan Manor,"** being all of Lot 1 of Block 1, as recorded in Film Code No 706280 Harris County Map Records.

The property is located at the southeast intersection of North Drennan Street and Crites Street, north of Navigation Boulevard and east of North Everton Street. The purpose of the replat is to create one (1) single-family residential lot. The applicant, Kevin Kolb with Total Surveyors, Inc, on behalf of the developer, Legion Builders, LLC, can be contacted at 281-479-8719.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 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.

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

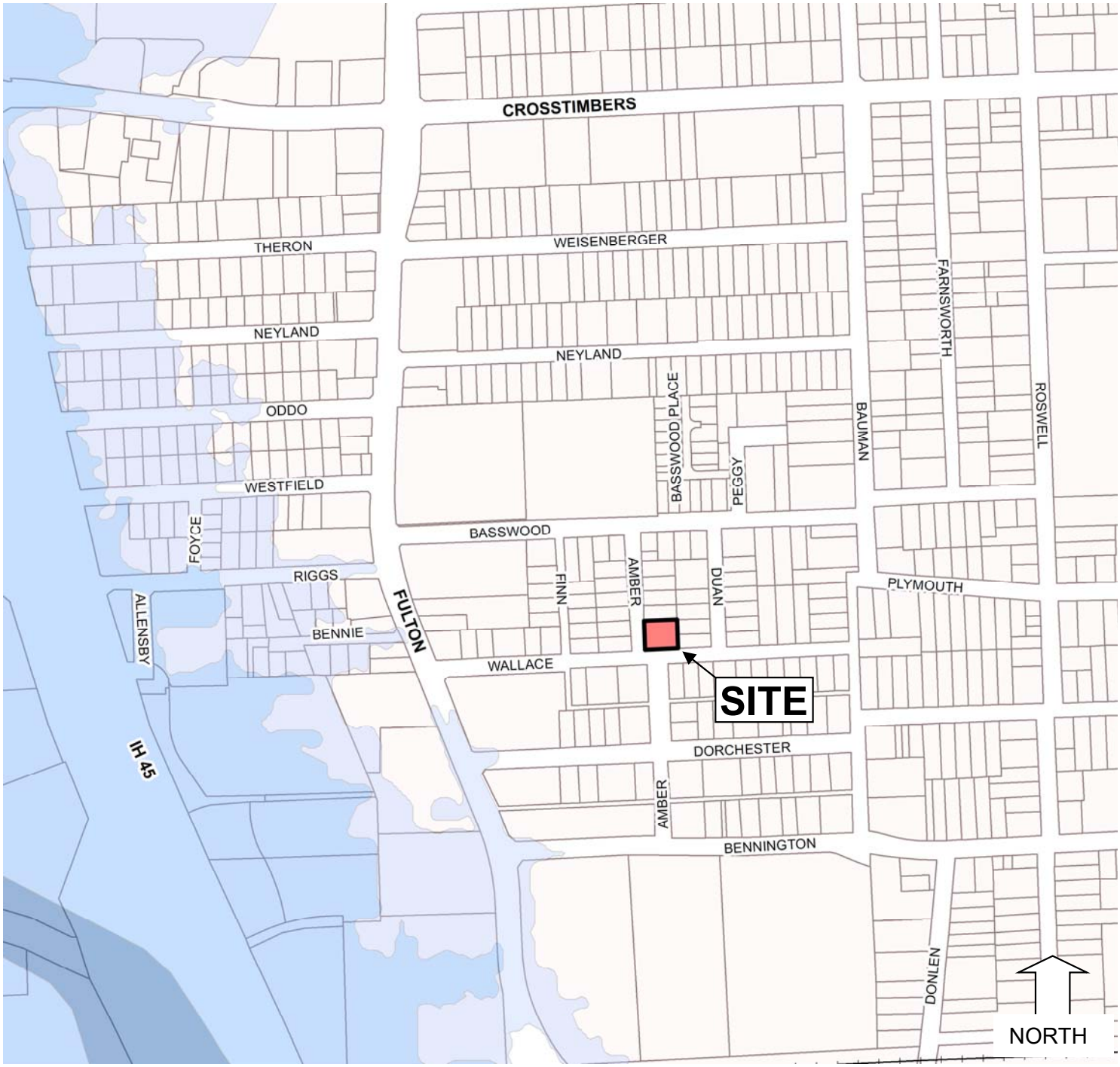
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Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Residences at Amber (DEF 1)

Applicant: SEM Services



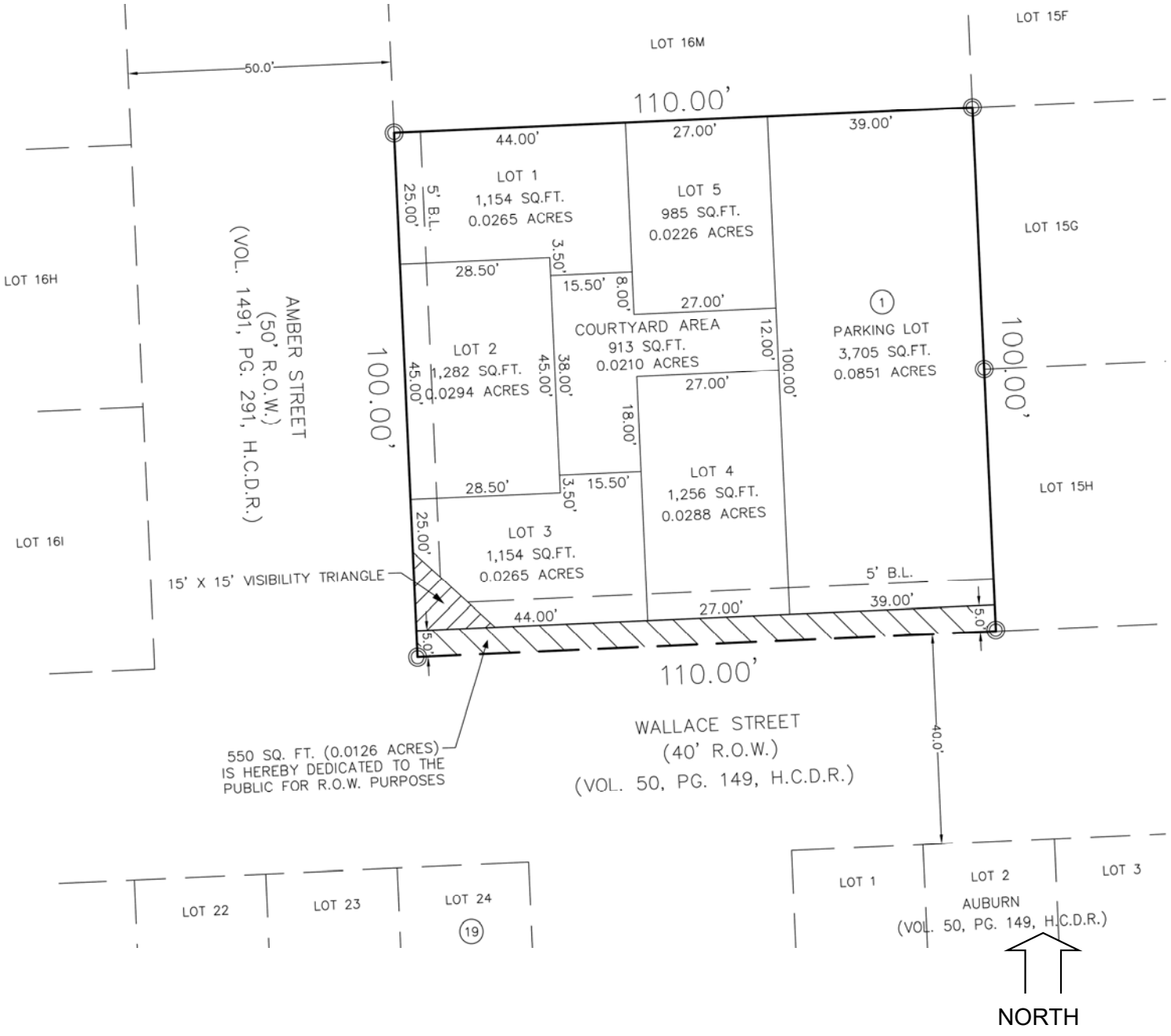
C – Public Hearings Site Location

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Residences at Amber (DEF 1)

Applicant: SEM Services



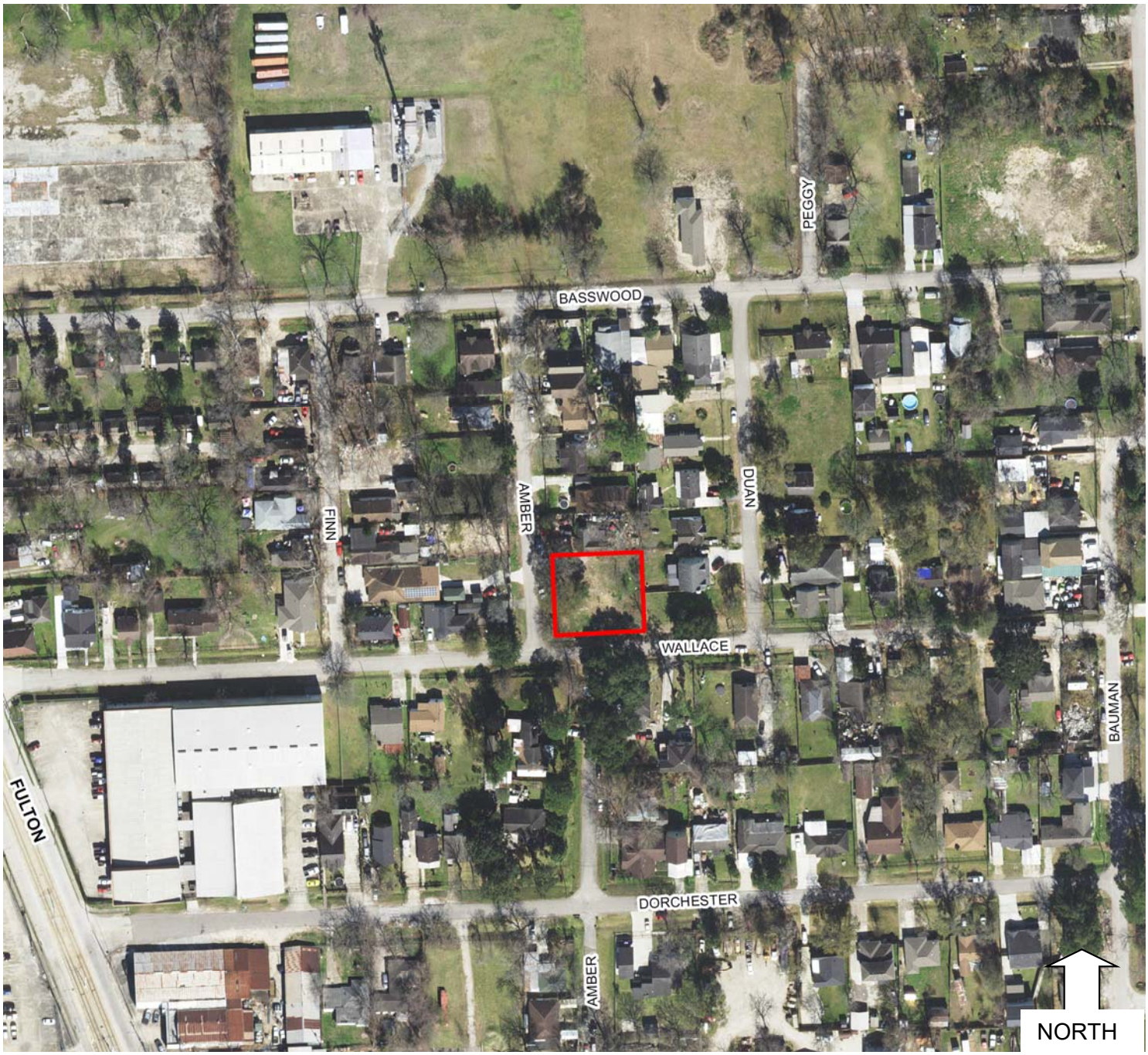
C – Public Hearings Subdivision

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Residences at Amber (DEF 1)

Applicant: SEM Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 5, 2024

Dear Property Owner:

Reference Number: 2024-1262; Residences at Amber, a partial replat of "P.M. Granberry Subdivision", being Lots 16(N) and 16(O) as recorded in Volume 303, Page 391 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at northeast intersection of Amber Street and Wallace Street. The purpose of the replat is to create five (5) single-family residential lots and two (2) reserves as a courtyard-style residential development. The applicant, **Stephanie Mendoza of SEM Services,** on behalf of the developer DMCJ Construction, LLC can be contacted at **713-480-4075** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha.Johnson@houstontx.gov** or call **832-393-6547.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 25, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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Terminology

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Planning Department Staff Authority and Obligation

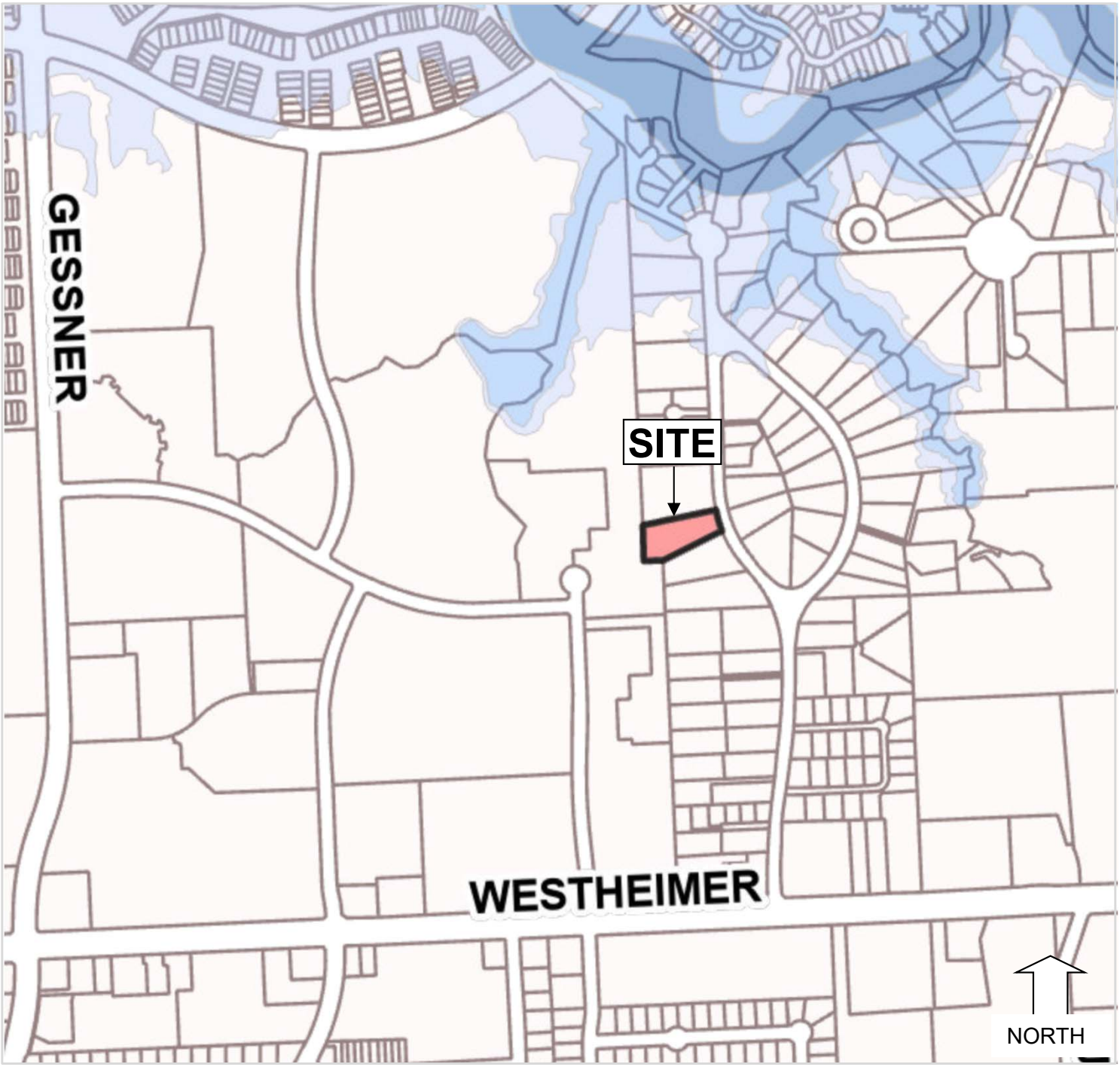
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Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: West Shady Lane Estates

Applicant: AAB Homes, LLC



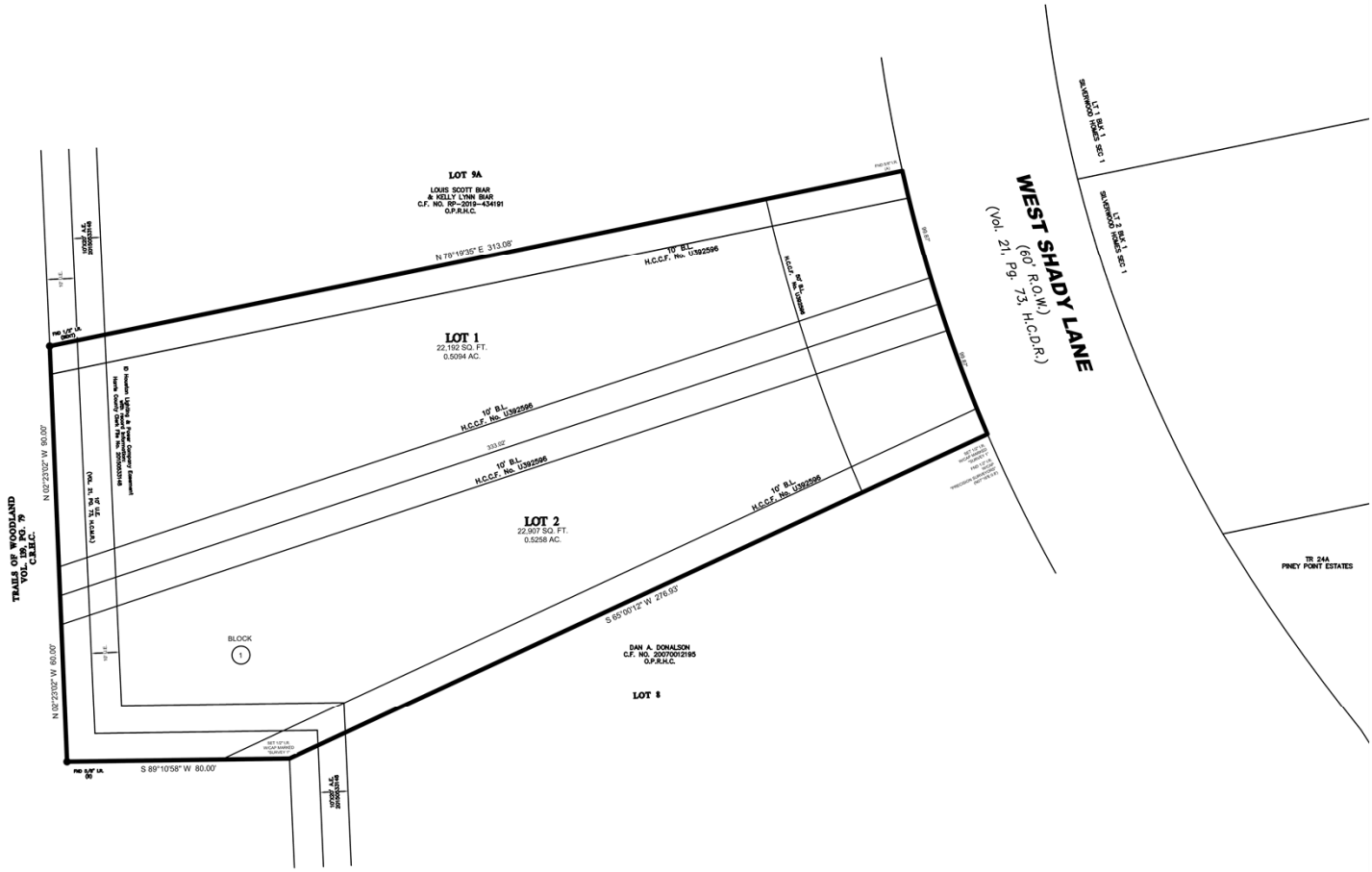
C – Public Hearings Site Location

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: West Shady Lane Estates

Applicant: AAB Homes, LLC



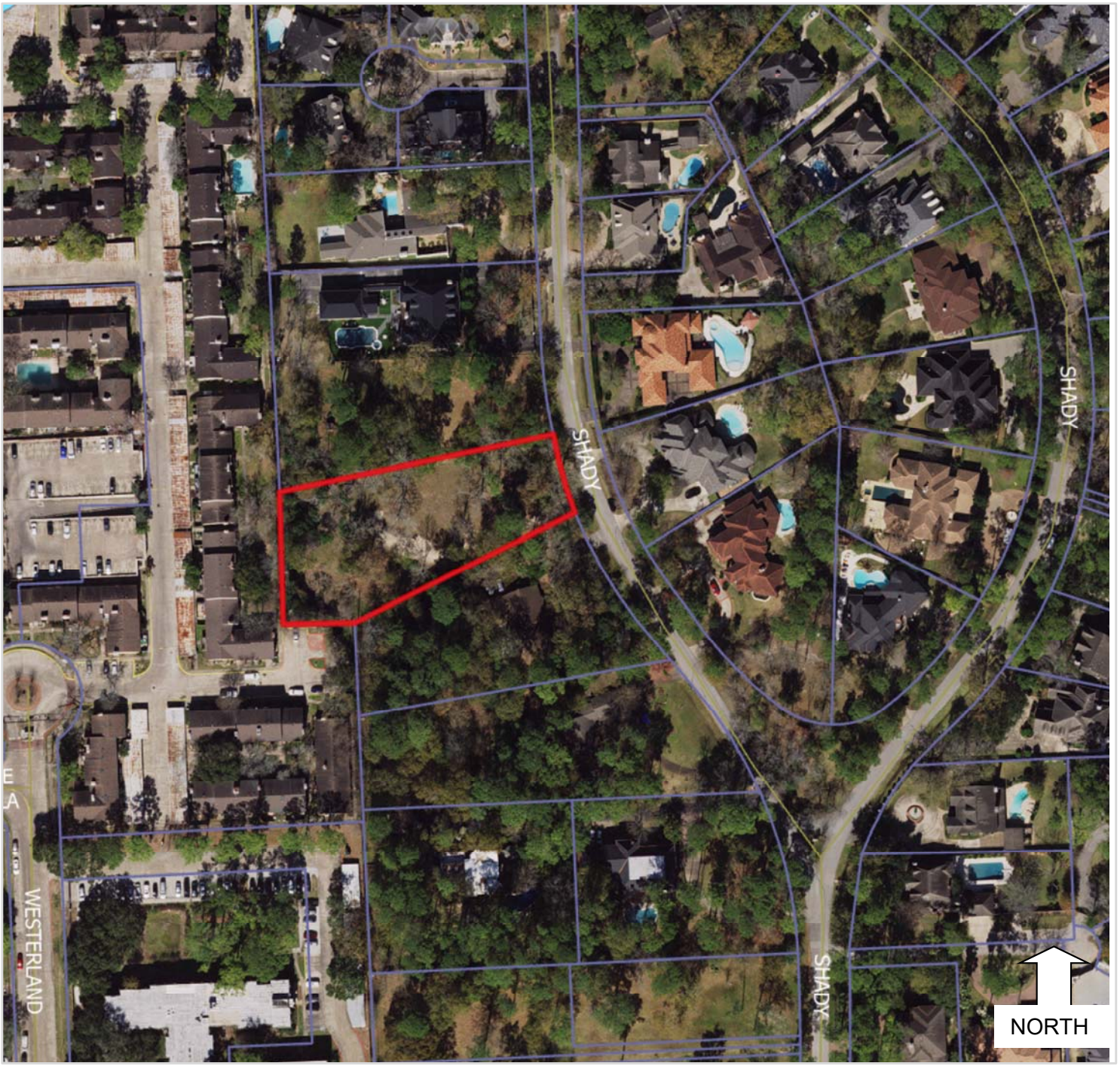
C – Public Hearings Subdivision

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: West Shady Lane Estates

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1288; West Shady Lane Estates, a partial replat of Piney Point Estates, being south part of Lot 9 as recorded in Volume 21, Page 73 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along West Shady Lan, north of Westheimer/FM 1093 and east of South Gessner Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Arica Bailey, with AAB Homes, LLC.,** on behalf of the developer Noir Investments, can be contacted at **832-606-7202** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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

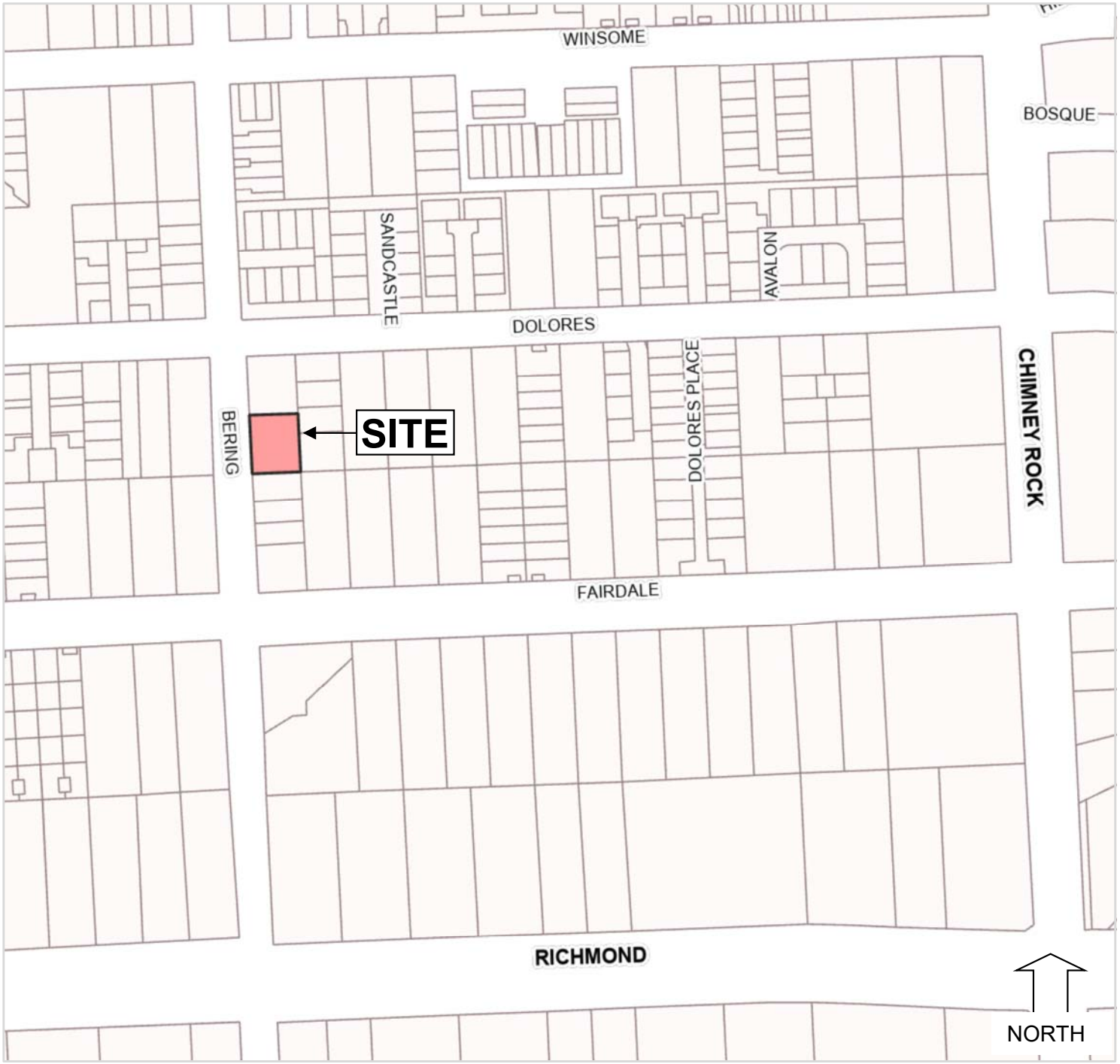
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Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Westheimer Estates Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Site Location

Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Westheimer Estates Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Westheimer Estates Views

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1101: Westheimer Estates Views; a partial replat of **"Westheimer Estates,"** being the southern 91.1 feet of Lot 96, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located east along Bering Drive, north of Richmond Avenue and east of Fountain Valley Drive. The purpose of the replat is to create four (4) single-family residential lots on a shared driveway. The applicant, Uriel Figueroa with PLS Construction Layout Inc, on behalf of the developer, 3h Engineering & Construction, Inc, can be contacted at 713-480-4075.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 8, 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 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.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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

Terminology

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Planning Department Staff Authority and Obligation

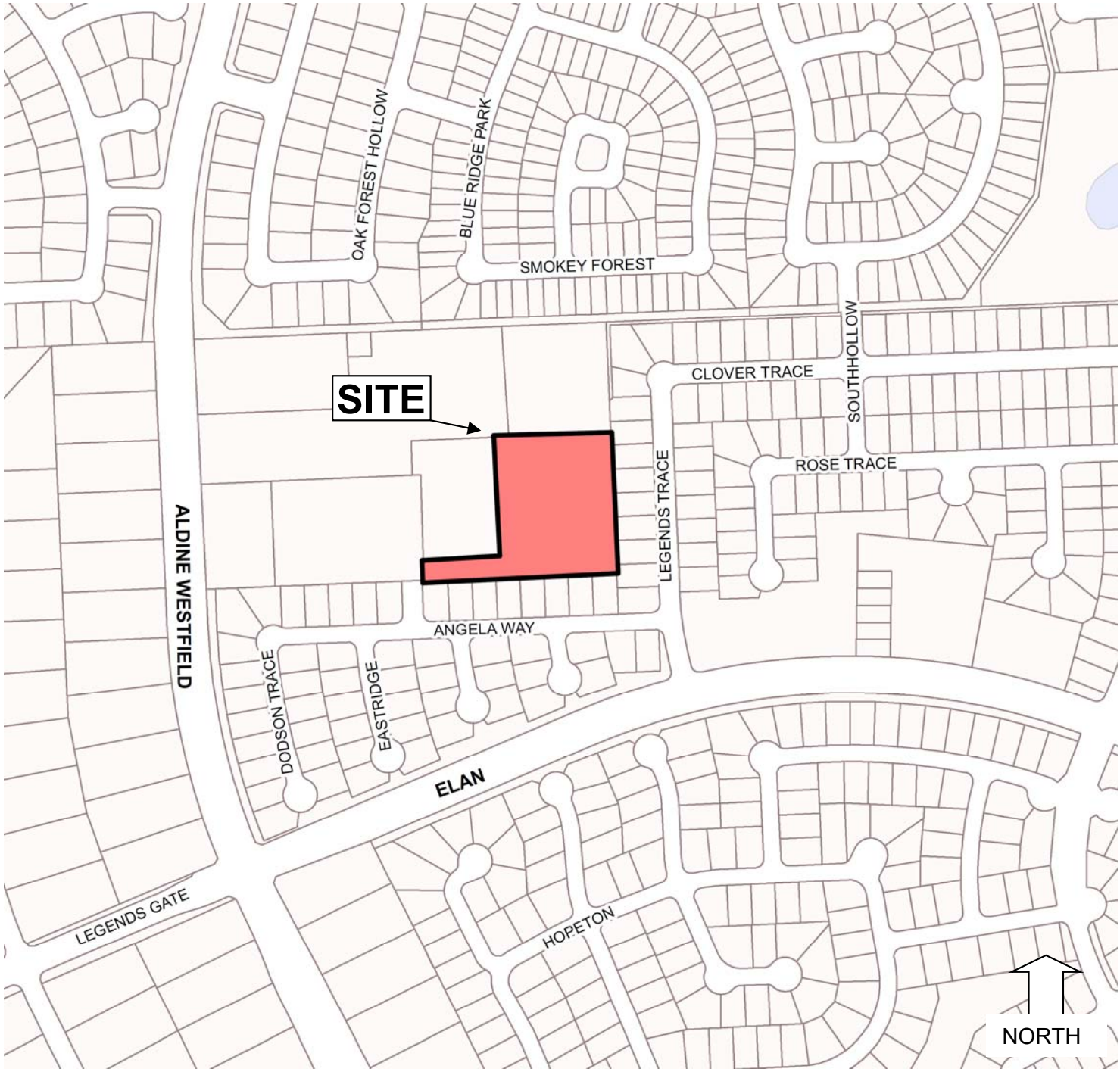
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



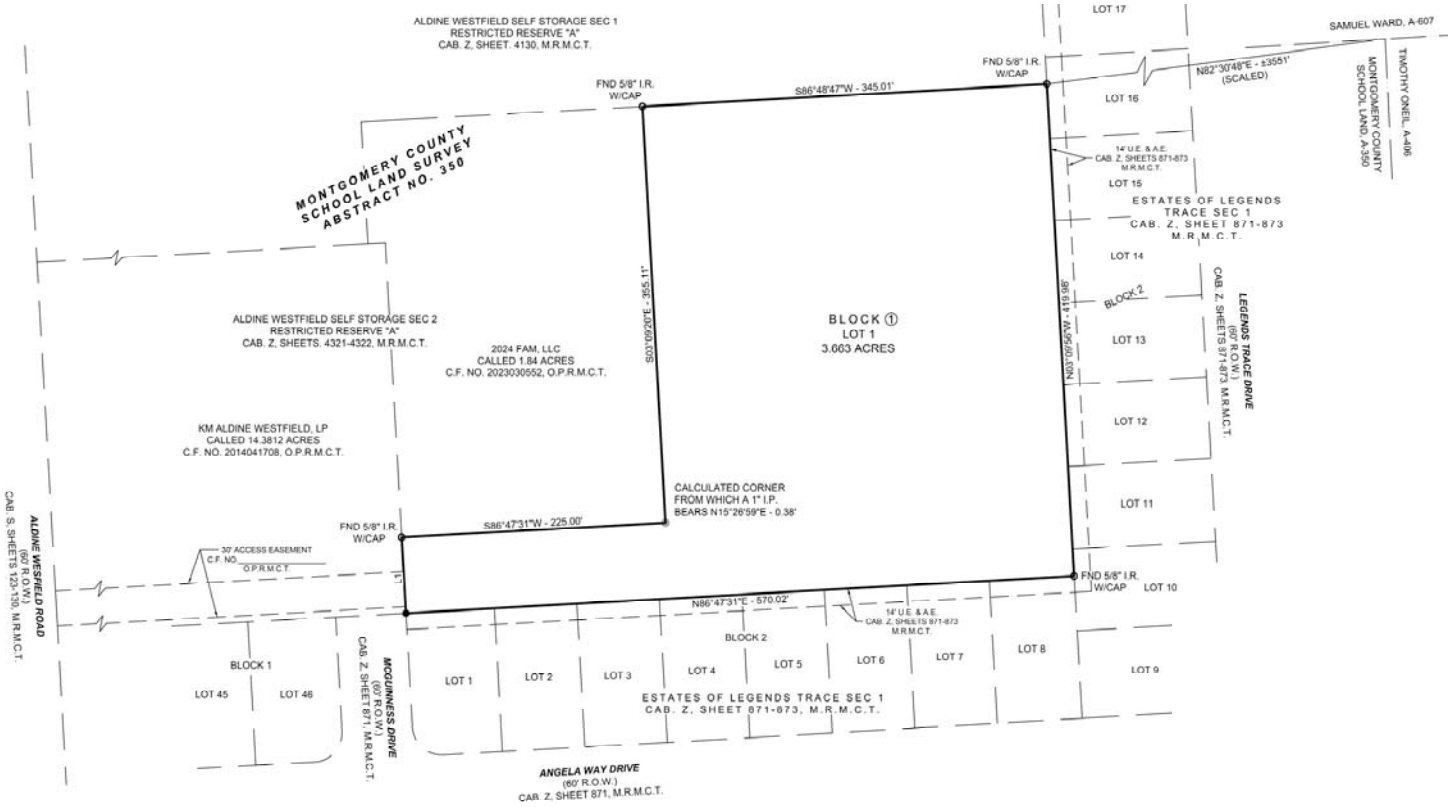
D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



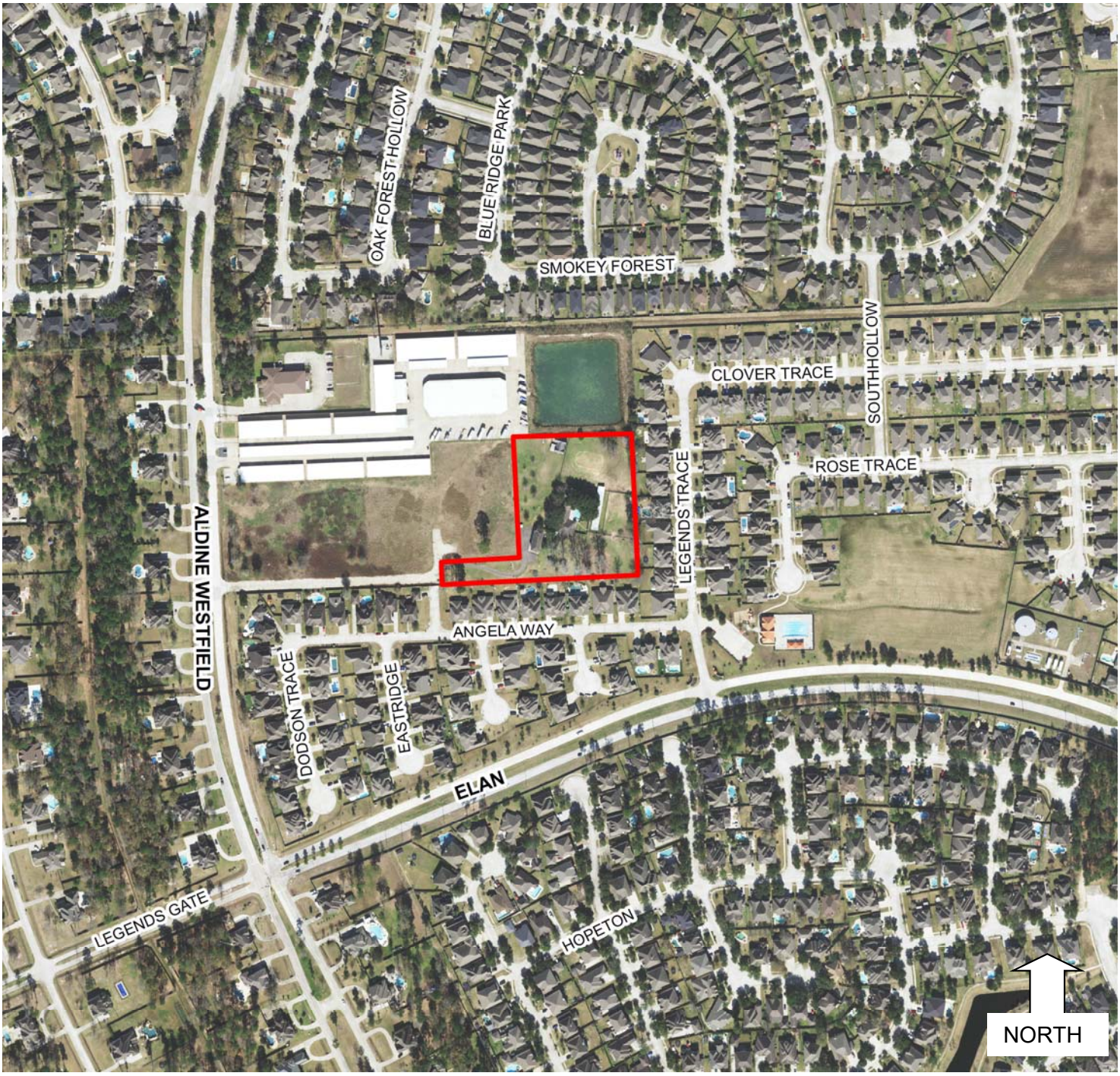
D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1 (DEF 1)

Applicant: Texas Professional Surveying, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1448
Plat Name: Aldine Westfield Self Storage Sec 2 partial replat no 1
Applicant: Texas Professional Surveying, LLC
Date Submitted: 07/15/2024

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:

For a Single-Family Residential Lot without Public Street Frontage to take sole access via an Access Easement

Chapter 42 Section: 42-188(a)

Chapter 42 Reference:

42-188(a): Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts

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

The applicant would be denied reasonable use of their land and/or would have to purchase land that isn't available if the standards of this chapter were imposed. The applicant has coordinated with the adjacent land owners and has obtained an Access Easement running from the Plat Boundary to the nearest Public Right-of-Way, Aldine Westfield.

(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 applicant did not create the hardship necessitating the Variance request, those who allowed the hardship to come about are working with the applicant to resolve the situation as amicably and quickly as possible.

(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 through the granting of this Variance.

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

The granting of the Variance will help to preserve the public health, safety and welfare.

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

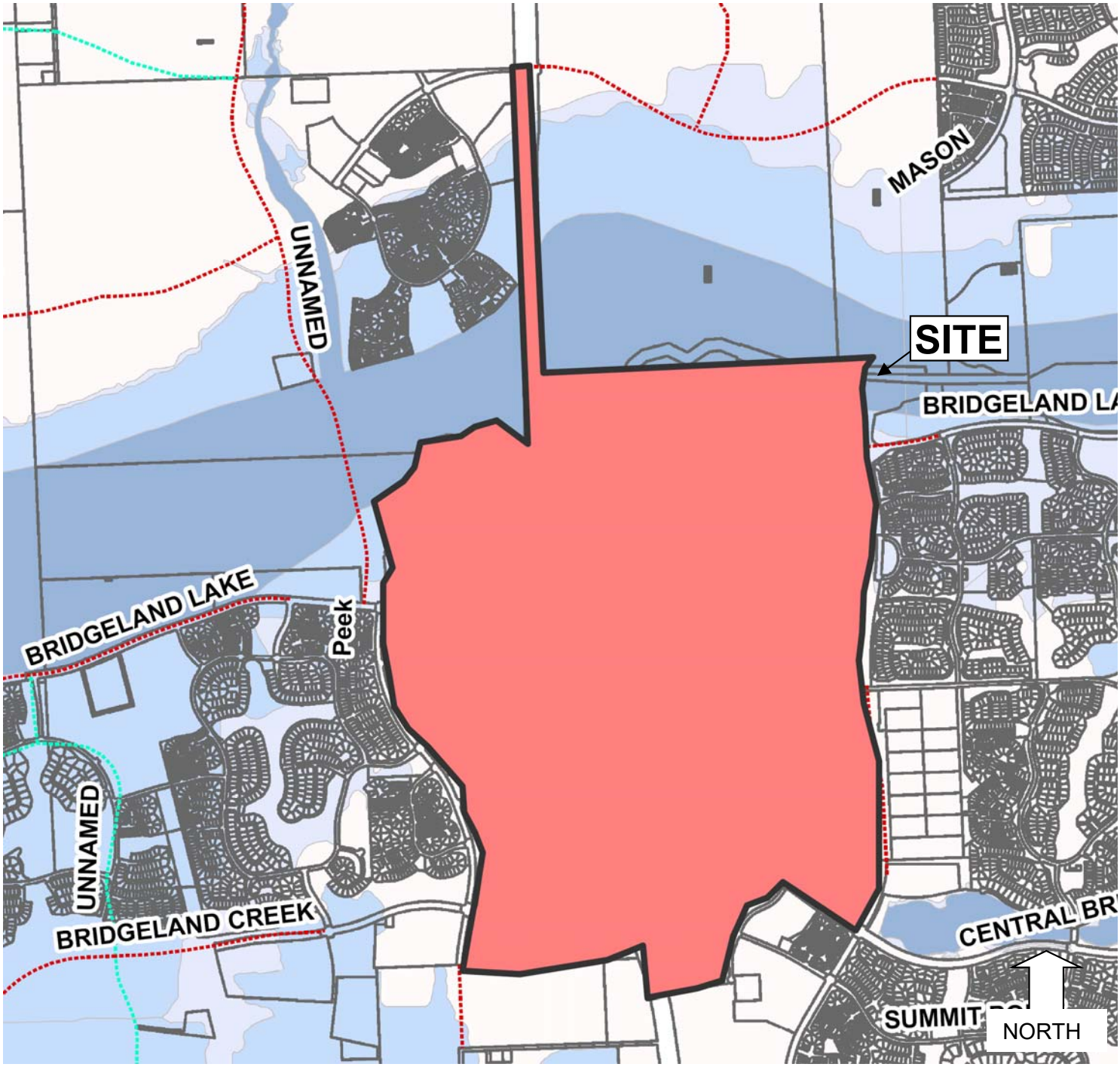
The sole justification for this Variance is not Economic hardship.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central GP

Applicant: LJA Engineering, Inc.



D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central GP

Applicant: LJA Engineering, Inc.



NORTH

D – Variances

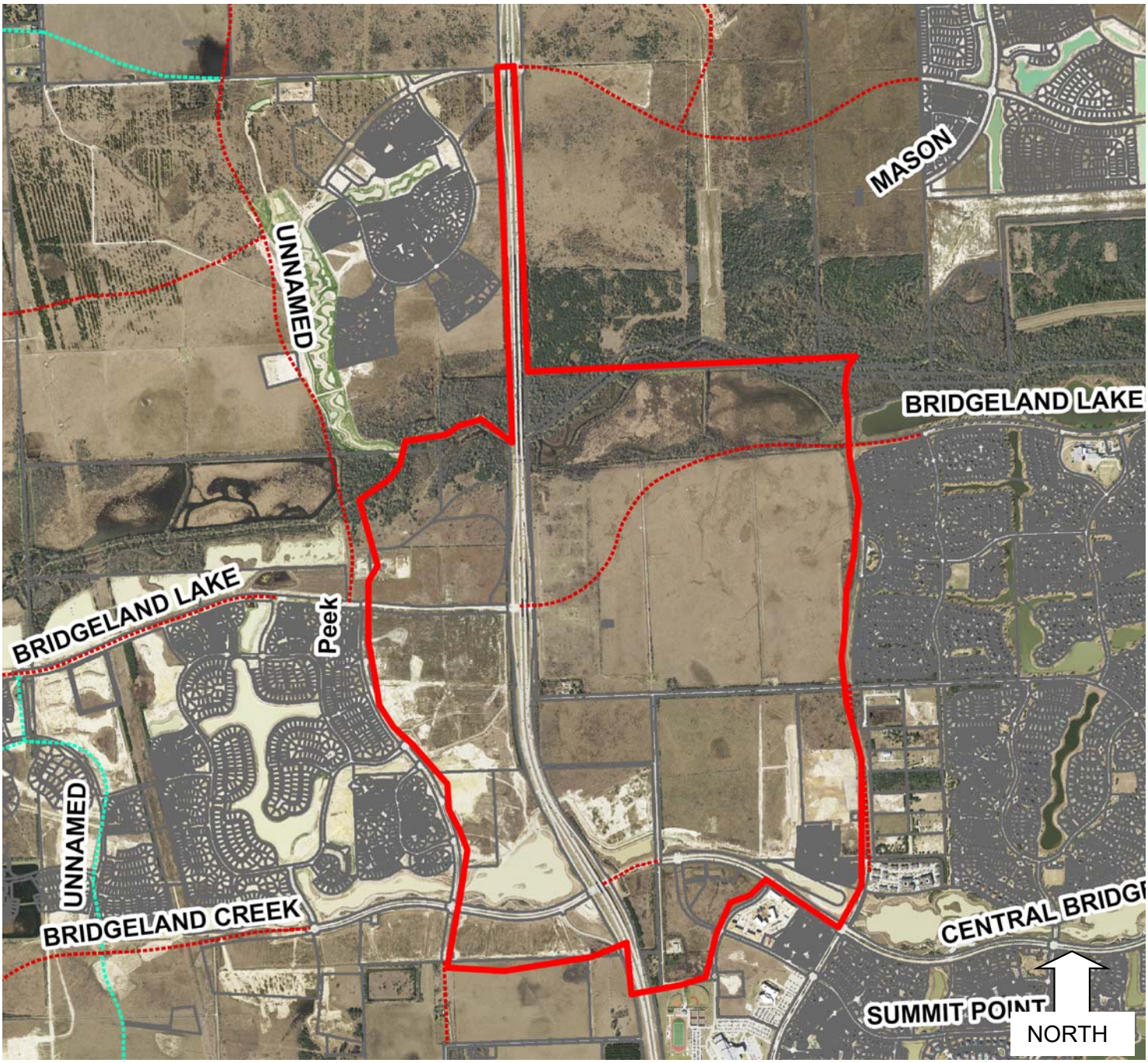
Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central GP

Applicant: LJA Engineering, Inc.



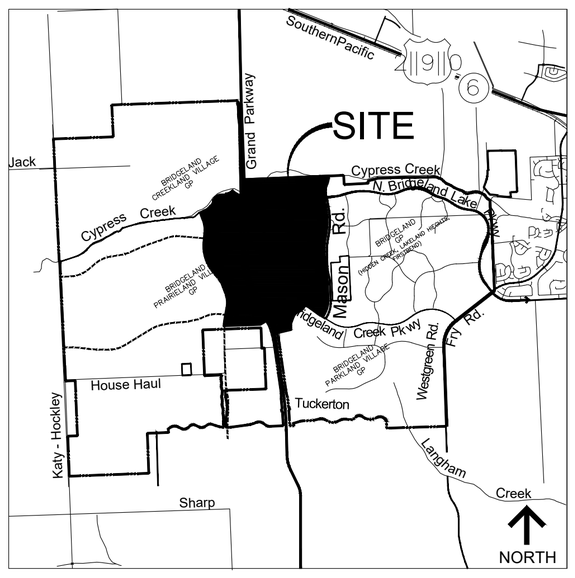
D – Variances

Aerial

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°51'03" E	97'
L2	N 60°52'04" E	221'
L3	N 70°19'25" E	156'
L4	N 53°56'44" E	216'
L5	N 37°17'13" E	160'
L6	N 69°06'06" E	54'
L7	N 43°05'13" E	132'
L8	N 22°49'01" E	91'
L9	N 07°55'44" E	170'
L10	N 33°59'25" E	100'
L11	N 27°03'53" E	132'
L12	N 54°13'53" E	205'
L13	N 70°55'31" E	139'
L14	N 82°46'47" E	180'
L15	S 84°24'18" E	88'
L16	N 82°39'51" E	131'
L17	N 36°19'41" E	69'
L18	N 78°17'18" E	217'
L19	N 59°37'20" E	112'
L20	N 53°13'06" E	175'
L21	S 51°42'54" E	227'
L22	S 59°17'52" E	302'
L23	S 71°28'14" E	125'
L24	N 01°14'59" W	4786'
L25	N 07°14'59" W	478'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L26	N 01°14'59" W	845'
L27	N 46°39'47" W	70'
L28	N 01°14'59" W	83'
L29	N 88°01'33" E	297'
L30	S 02°14'16" E	5148'
L31	N 87°32'12" E	4999'
L32	N 87°27'24" E	726'
L33	S 20°30'06" W	155'
L34	S 80°23'45" W	16'
L35	S 09°36'15" E	100'
L36	S 11°39'55" E	167'
L37	S 10°49'12" W	141'
L38	S 02°17'52" E	713'
L39	S 12°23'29" E	392'
L40	S 02°26'40" E	1117'
L41	S 31°19'06" W	118'
L42	N 58°40'40" W	470'
L43	N 54°09'10" W	789'
L44	S 35°50'50" W	315'
L45	S 66°02'50" W	109'
L46	S 21°41'46" W	342'
L47	S 02°10'35" E	297'
L48	S 76°56'17" W	1348'
L49	N 30°41'08" W	152'
L50	S 59°18'52" W	532'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L51	S 87°56'50" W	2479'
L52	N 09°46'36" E	544'
L53	N 09°45'55" E	190'
L54	N 09°45'29" E	227'
L55	N 12°55'15" W	163'
L56	N 20°27'11" W	522'
L57	N 39°45'21" W	255'
L58	N 39°45'13" W	170'
L59	N 04°58'54" E	675'
L60	N 20°40'02" W	537'



Vicinity Map
NTS

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2657'	46°16'35"	2146'	N 18°11'13" W	2088'
C2	1950'	25°38'56"	873'	N 07°50'34" W	866'
C3	1930'	16°53'57"	569'	S 11°43'13" W	567'
C4	2070'	21°23'44"	773'	S 09°28'19" W	769'
C5	35'	90°00'00"	55'	S 35°23'45" W	49'
C6	32'	87°38'27"	49'	S 49°03'25" E	45'
C7	2070'	8°34'11"	310'	S 07°22'49" E	309'
C8	4930'	22°29'00"	1935'	S 00°25'25" E	1922'
C9	4408'	15°08'49"	1165'	S 03°45'22" W	1162'
C10	2060'	10°07'08"	364'	S 07°21'38" E	363'
C11	2105'	11°55'49"	438'	S 06°41'50" E	437'
C12	1940'	33°48'04"	1145'	S 14°25'02" W	1128'
C13	1920'	4°31'44"	152'	N 56°25'02" W	152'
C14	570'	30°12'00"	300'	S 50°56'50" W	297'
C15	630'	44°21'04"	488'	S 43°52'18" W	476'
C16	630'	23°52'21"	262'	S 09°45'35" W	261'
C17	5580'	8°30'56"	829'	N 17°20'02" W	828'
C18	2050'	8°29'47"	304'	N 05°31'14" E	304'
C19	1950'	20°17'05"	690'	N 00°23'03" W	687'
C20	1950'	5°08'16"	175'	N 17°53'03" W	175'
C21	1950'	15°35'53"	531'	N 28°15'07" W	529'
C22	2056'	4°26'32"	159'	N 38°19'57" W	159'

DISCLAIMER AND LIMITED WARRANTY

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

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL

±1701.7 ACRES

OUT OF THE

J.W. BAKER SURVEY, A-116,
H & T.C. R.R. CO. SURVEY, SECTION 26, BLK. 2 A-1217,
H & T.C. R.R. CO. SURVEY, SECTION 25, BLK. 2, A-432,
H & T.C. R.R. CO. SURVEY, SECTION 53, A-467,
N. MIXON SURVEY, A-584
J.H. RUBY SURVEY, A-1217

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

CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

NORTH
0 250 500 1000

LJA# 1104-1141 **07.26.2024**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1540
Plat Name: Bridgeland Central GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

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

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

To exceed the local street minimum intersection spacing requirements of the Bridgeland Central GP by approximately 132 feet across the detention south of Bridgeland Central Section 8 and north of Bridgeland Central Section 4.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

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

Bridgeland Central is an approximately 1,701.7-acre residential extension of the Bridgeland Development located along the Grand Parkway south of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. Bridgeland Central is located east ofeast of the Grand Parkway and west of Mason Road. Additionally, North Bridgeland Lake Parkway and Bridgeland Creek Parkway run through the properties east and west bounds. A detention pond is being placed along Mason Road in the northeastern corner of the Bridgeland Central subdivision, which runs east of Section 5, south of Section 8, and north of Section 4. Strict adherence to the 1,400' local street intersection requirements would require one north-south connection between Sections 8 and 4 of Bridgeland Central. This detention pond prevents the ability to place a north-south connecting local street.

(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 a created or imposed by the applicant. The detention easement has been recorded and granted unto the Harris County Water Control and Improvement District..

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

Bridgeland Central utilizes a hierarchical street system which includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The overall circulation of the area is upheld by the proposed hierarchical street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

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

Economic hardship is not the sole justification of the variance, as the conditions of required detention are required and support the circumstances for this request.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering (Houston Office)



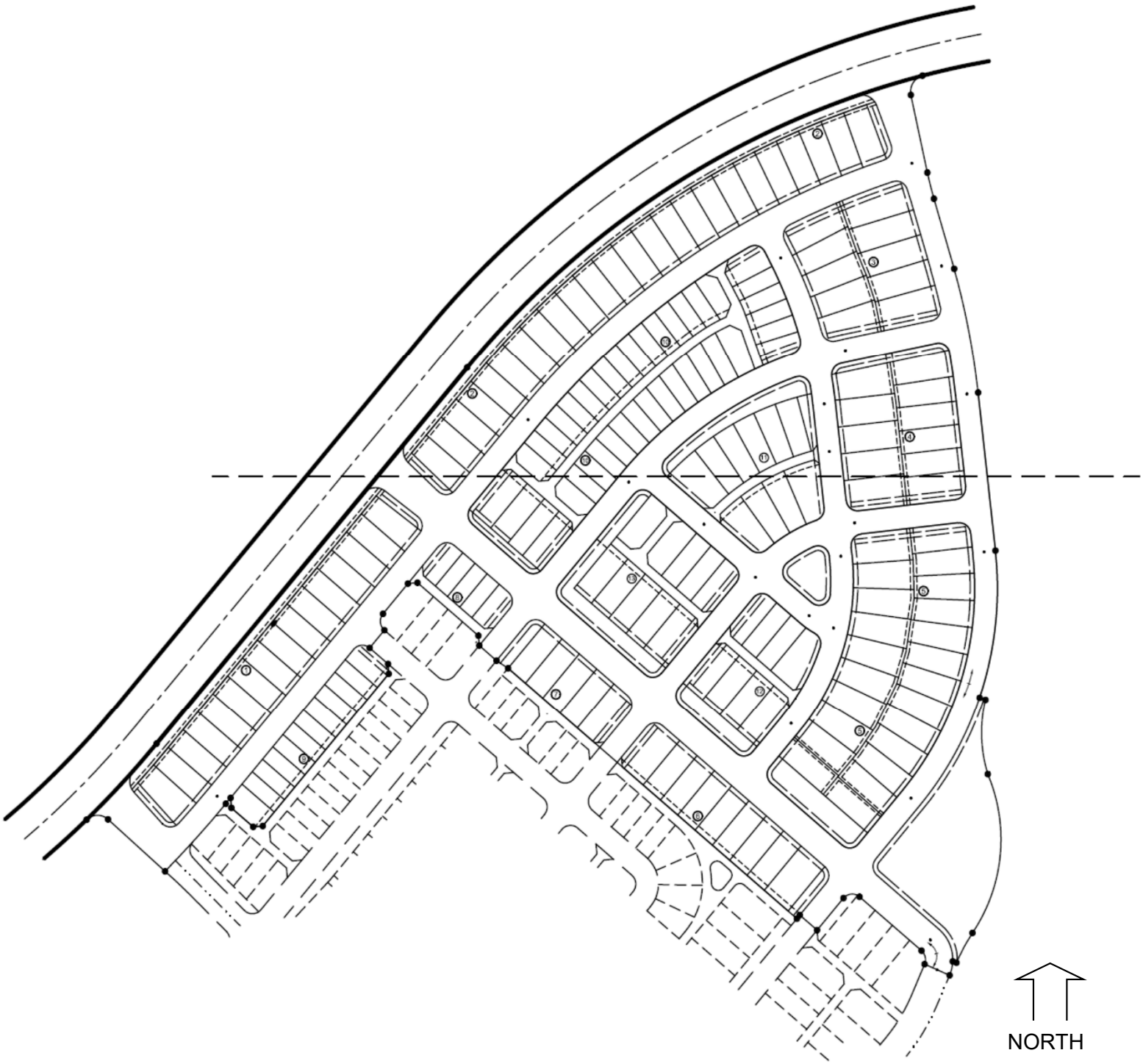
D – Variances **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering (Houston Office)



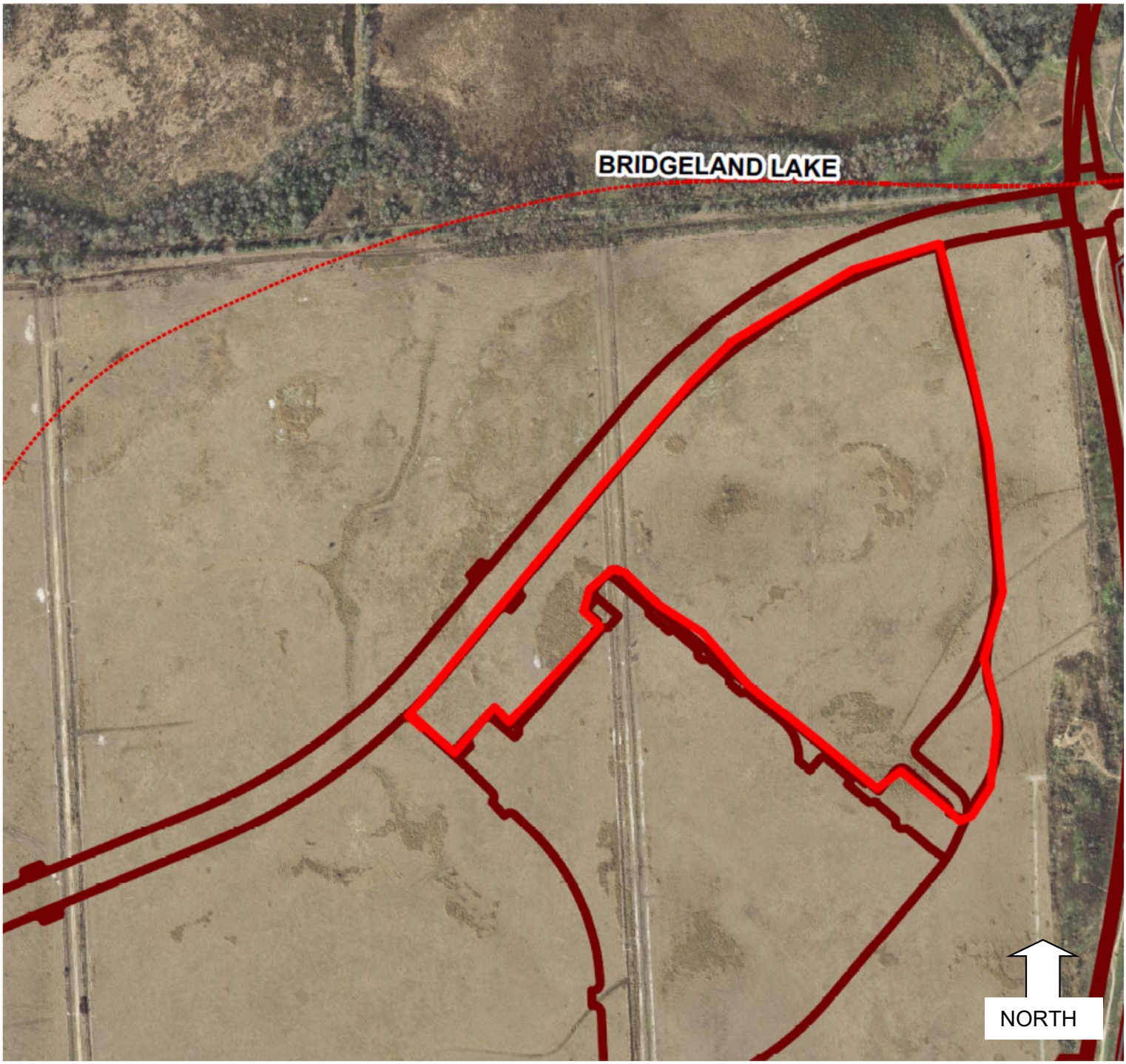
D – Variances **Subdivision**

Houston Planning Commission ITEM: 118

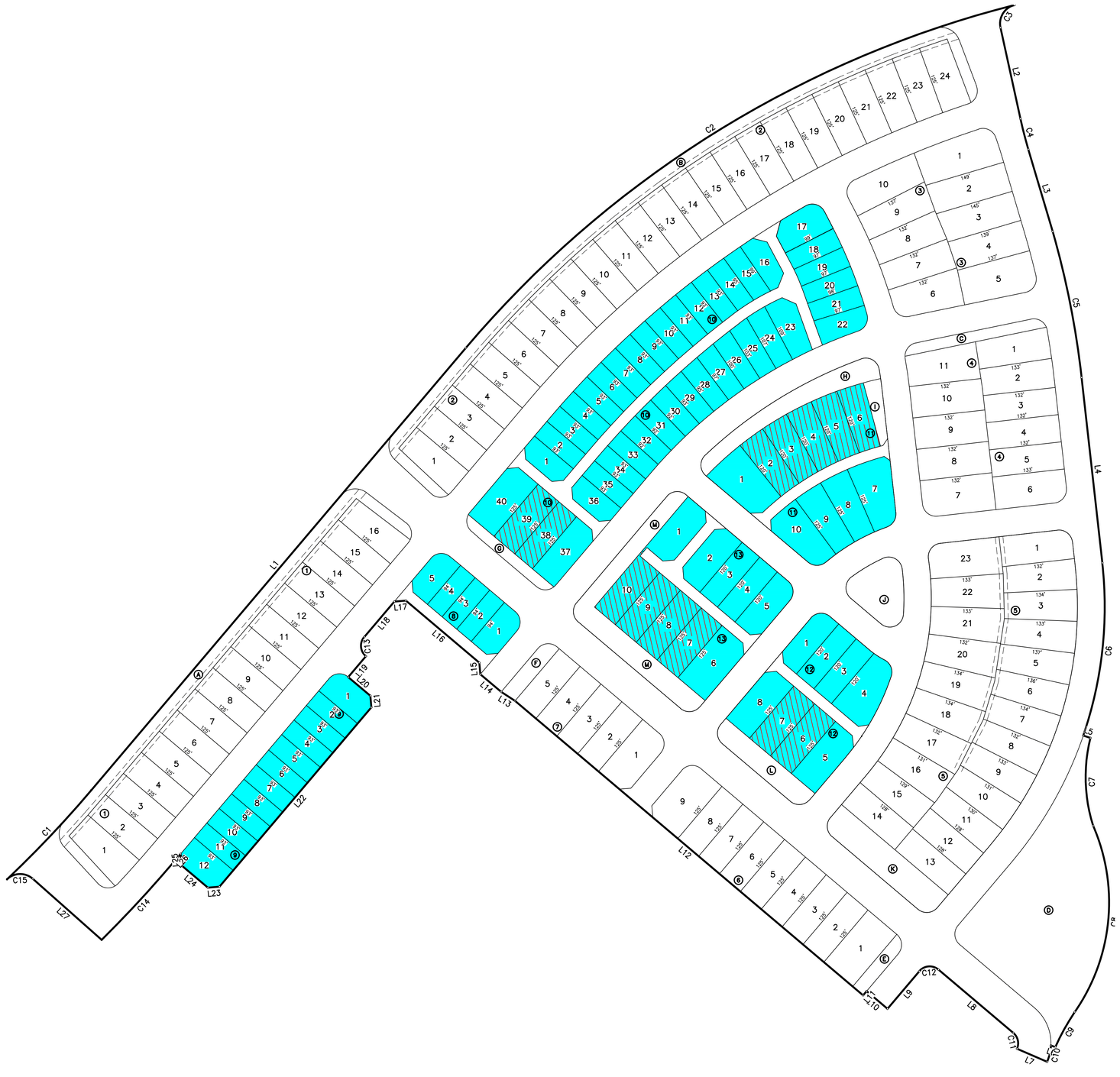
Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 5

Applicant: LJA Engineering (Houston Office)



D – Variances Aerial



N

100 50 0 100

SCALE: 1"=100'

LEGEND

INDICATES LOTS REQUESTING VARIANCE FOR NO ACCESS TO PUBLIC STREET

INDICATES LOTS REQUESTING VARIANCE FOR REDUCED FRONT BUILDING LINE

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL
SECTION 5

±42.5 ACRES
183 LOTS (XX' x XXX' TYP.) AND
13 RESTRICTED RESERVES IN 13 BLOCKS

OUT OF THE
NAME OF THE SURVEY, X-XX
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
HOWARD HUGHES

PLANNER:

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

NORTH

0 50 100 200

LJA# 1104-1240 07.29.2024

Date/Time : Mon, 29 Jul 2024 - 10:04am
Path\Name : F:\01 Planning\104-Bridgeland\04-Bridgeland Central\06-Plat\Section 5\Variance\Bridgeland Central_Calculations_Exhibit_07-25-2024.dwg

Legend

5′ Concrete Sidewalk

NORTH BRIDGELAND LAKE PARKWAY

N. Park
1.6 AC

Lake
43.6 AC

a Site Plan Exhibit for

BRIDGELAND CENTRAL
SECTION 5 & 8

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH

0 50 100 200

07.29.2024

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1553
Plat Name: Bridgeland Central Sec 5
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

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 reduced 0' front building line for private alley served lots.
Chapter 42 Section: 156

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 5 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 5 neighborhood. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 8-13.

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1553
Plat Name: Bridgeland Central Sec 5
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

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

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

Lot access to streets. Applicable to Block 10, Lots 38-39; Block 11, Lots 2-6; Block 12, Lots 6-7; Block 13, 7-10.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 5 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 5 neighborhood. Pedestrian circulation is the main focus in this urban area, which will be provided via linear open spaces. Reserves G, H, I, M, and L will continue the linear pedestrian connection to the overall pedestrian network that leads into the Bridgeland town center and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 13 alley-served lots be allowed to front on Reserve G, H, I, M, and L creating a generous streetscape and a park within the neighborhood. This applies to Block 10, Lots 38-39; Block 11, Lots 2-6; Block 12, Lots 6-7; Block 13, 7-10.

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

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

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Front porches are planned to front onto the linear

open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity.

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

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

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

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

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

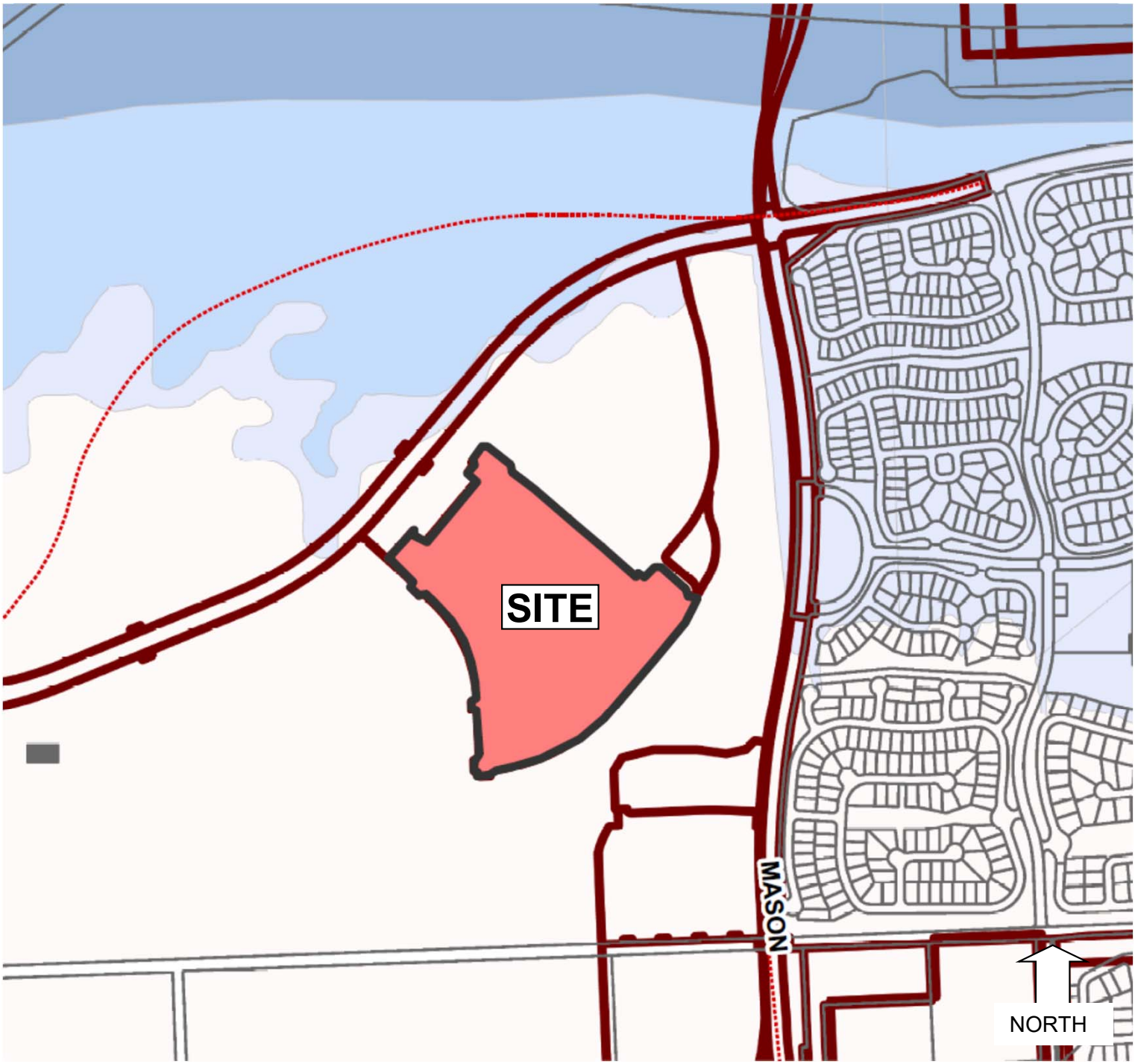
Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 8

Applicant: LJA Engineering (Houston Office)



D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 8

Applicant: LJA Engineering (Houston Office)



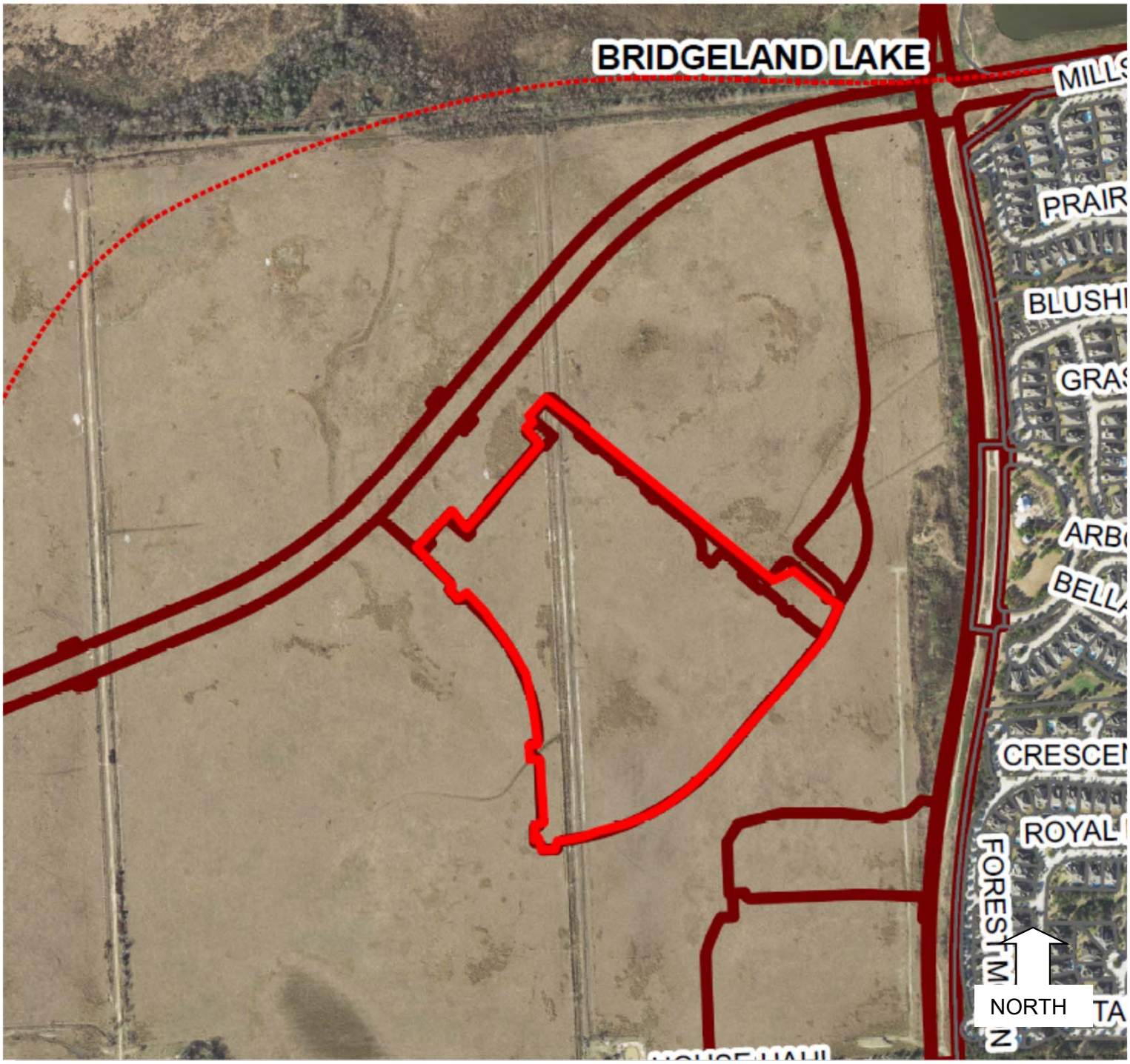
D – Variances Subdivision

Houston Planning Commission ITEM: 119

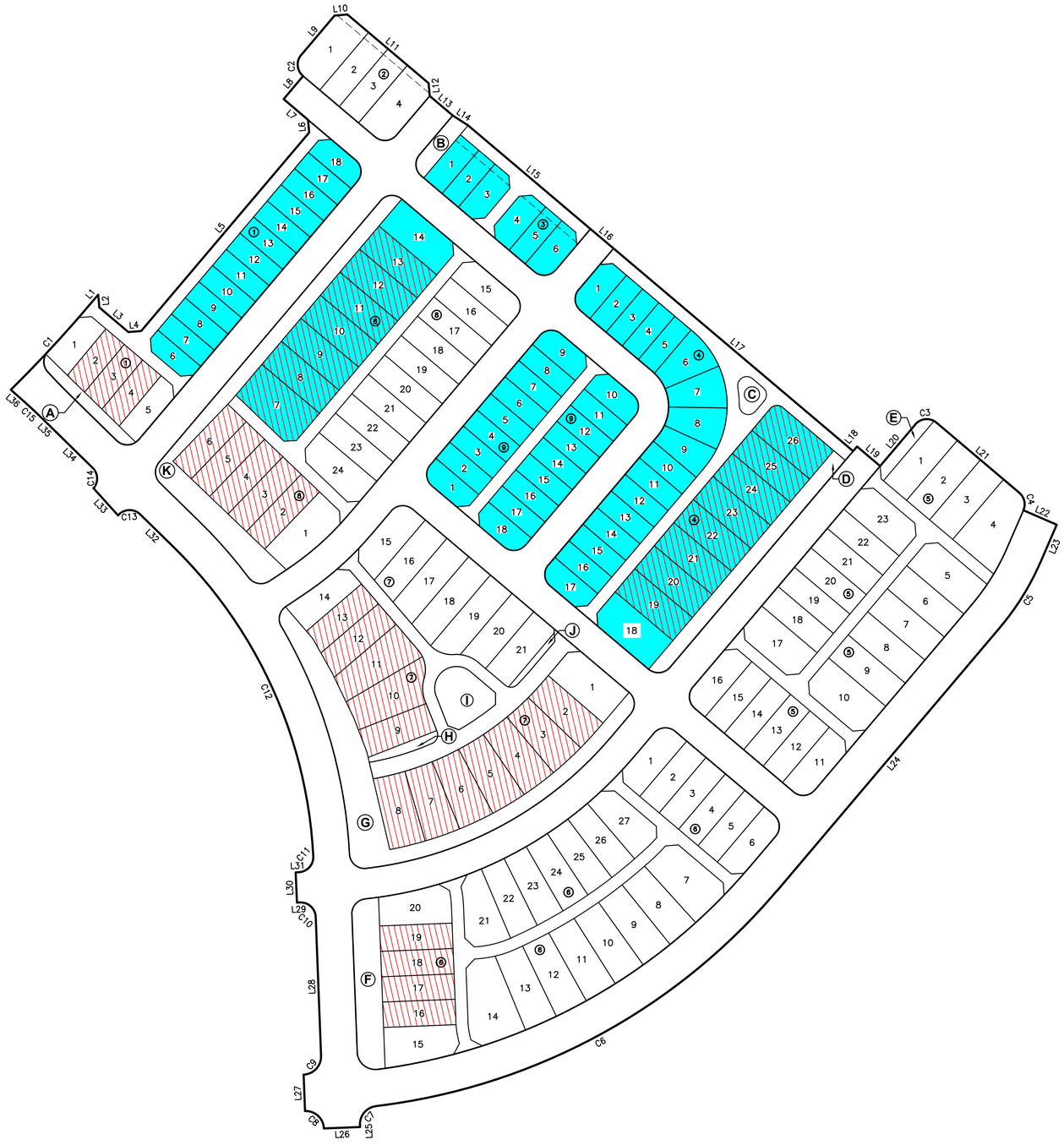
Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Bridgeland Central Sec 8

Applicant: LJA Engineering (Houston Office)



D – Variances **Aerial**



N

100 50 0 100

SCALE: 1"=100'

LEGEND

INDICATES LOTS REQUESTING VARIANCE FOR NO ACCESS TO PUBLIC STREET

INDICATES LOTS REQUESTING VARIANCE FOR REDUCED FRONT BUILDING LINE

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL

SECTION 8

±35.0 ACRES
167 LOTS (50' x 125' / 42' x 120' / 35' x 93' TYP.) AND
11 RESTRICTED RESERVES IN 9 BLOCKS

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

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:

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

NORTH 0 50 100 200

LJA# 1104-1141 07.29.2024

Date\Time : Mon, 29 Jul 2024 - 10:13am
Plot\Name : P:\01 Planning\104-Bridgeland\04-Bridgeland Central\06-Plat\Section 8\Variance\Bridgeland Central_Colin_Section 8_Variance_Exhibit_07-26-2024.dwg

Legend

5′ Concrete Sidewalk

NORTH BRIDGELAND LAKE PARKWAY

N. Park
1.6 AC

Lake
43.6 AC

a Site Plan Exhibit for

BRIDGELAND CENTRAL
SECTION 5 & 8

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH

0 50 100 200

07.29.2024

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1560
Plat Name: Bridgeland Central Sec 8
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

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 reduced 0' front building lines for private alley served lots.
Chapter 42 Section: 42-156

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

Statement of Facts

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

The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 8 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 8 neighborhood. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a reduced front building line of 10' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 1, 3, 4, 8, and 9.

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

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

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

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1560
Plat Name: Bridgeland Central Sec 8
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

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

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

Lot access to streets. Applicable to Block 1, Lots 2-4; Block 4, Lots 19-26; Block 6, Lots 16-19; Block 7, Lots 2-13; Block 8, Lots 2-13.

Chapter 42 Section: 188

Chapter 42 Reference:

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

Statement of Facts

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

The subject property is located in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 8 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 8 neighborhood. Pedestrian circulation is the main focus in this urban area, which will be provided via linear open spaces. Reserve K serves as compensating open space and Reserves A, , I, K and provide connectivity throughout Bridgeland Central and Bridgeland as a whole. Reserves A, D, F, G, K, and F will continue the linear pedestrian connection to the overall pedestrian network that leads to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 42 alley-served lots be allowed to front on Reserve F,G, L, and K creating a generous streetscape.

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

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

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity.

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

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

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

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

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

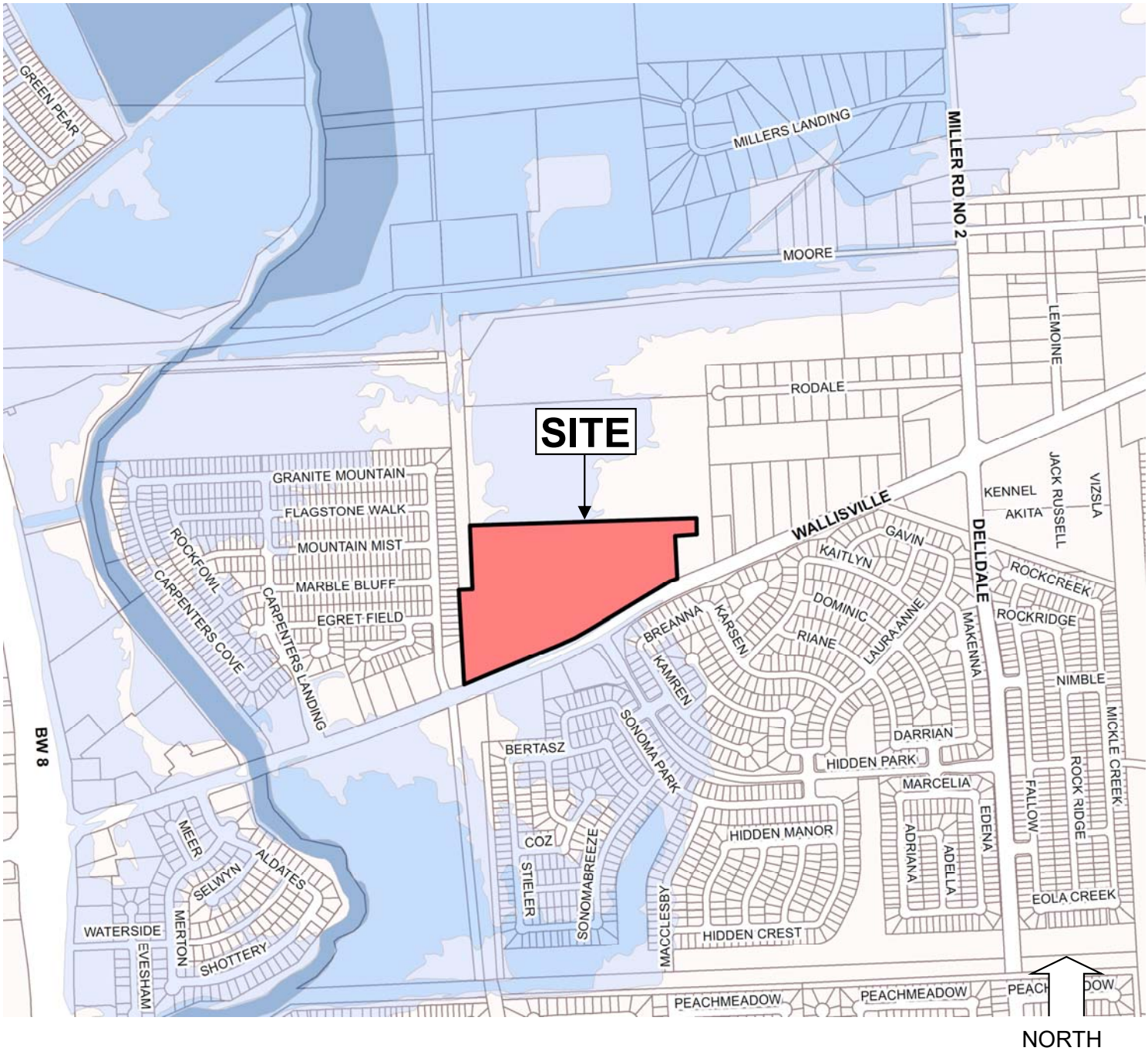
Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Carpenters Landing East

Applicant: LJA Engineering, Inc.- (Houston Office)



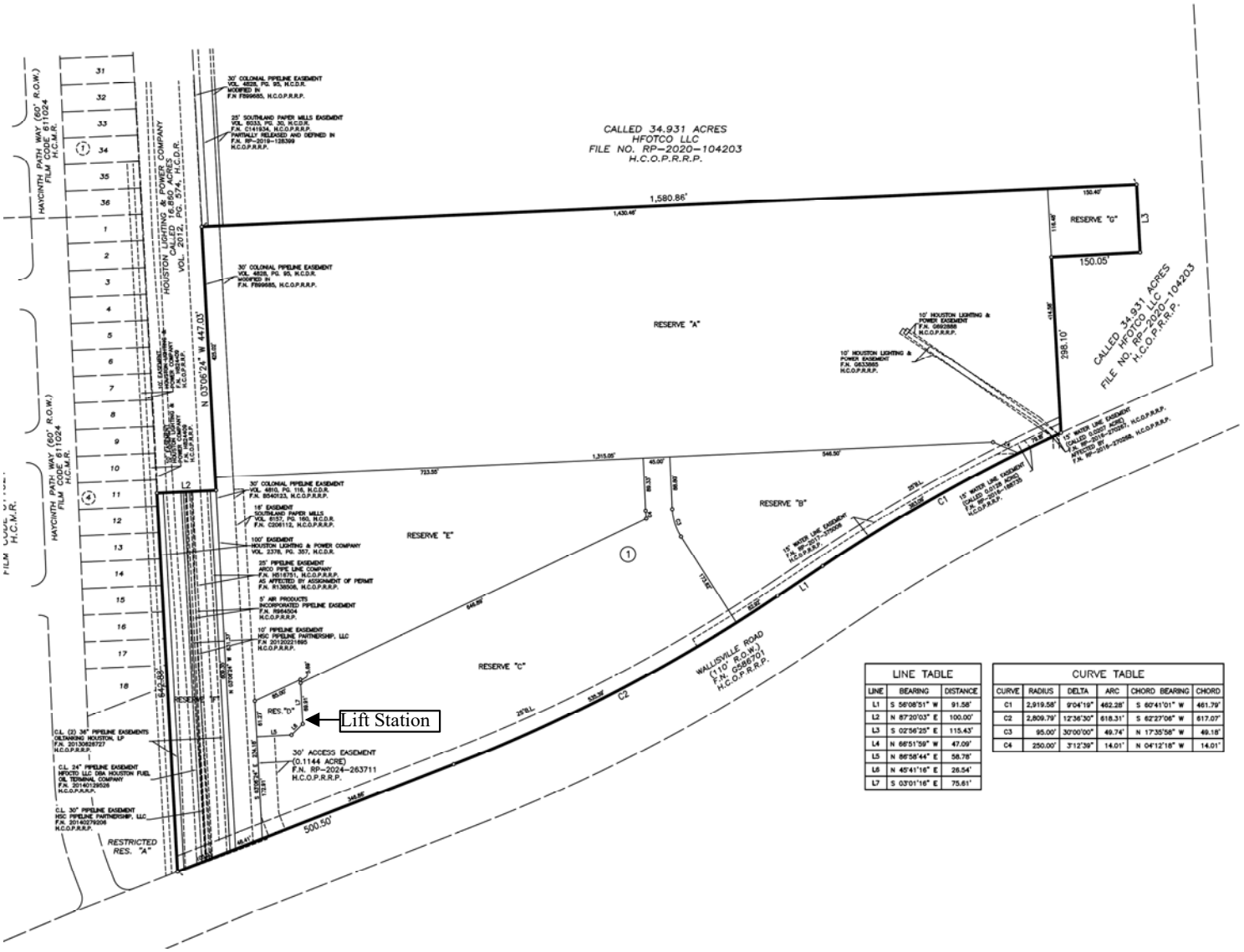
D – Variances Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Carpenters Landing East

Applicant: LJA Engineering, Inc.- (Houston Office)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°08'51" W	91.58'
L2	N 87°20'03" E	100.00'
L3	S 02°56'25" E	115.43'
L4	N 66°51'59" W	47.09'
L5	N 86°58'44" E	58.78'
L6	N 45°41'16" E	28.54'
L7	S 03°01'16" E	75.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,919.58'	9°04'19"	462.28'	S 60°41'01" W	461.79'
C2	2,809.79'	12°36'30"	618.31'	S 62°27'06" W	617.07'
C3	95.00'	30°00'00"	49.74'	N 17°35'56" W	49.18'
C4	250.00'	3°12'39"	14.01'	N 04°12'16" W	14.01'

NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Carpenters Landing East

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1457
Plat Name: Carpenters Landing East
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/26/2024

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 wastewater lift station reserve to have access through a recorded 30-foot-wide permanent access easement instead of a public street or type 1 permanent access easement.

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:

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 proposed Carpenters Landing East tract is located approximately 2,878 feet east of the Sam Houston Tollway and approximately 2,294 feet west of Dell Dale Street. The proposed plat immediately adjoins Carpenters Landing Sec 2 and a 16.80-acre tract owned by Houston Lighting & Power Company to the east. The subject tract is then surrounded by a 34.931-acre tract owned by HFOTCO, LLC, to the north and west boundaries, while immediately to the south is the major thoroughfare Wallisville Road. The proposed development tract naturally drains southwest into the roadside ditch along Wallisville Road, which ultimately flows into Carpenters Bayou, located approximately 1,488 feet southwest of the proposed site. The subject tract is also located within the 100-year floodplain inside of Zone "X" which ultimately covers the western half of the proposed tract. Due to these pre-existing conditions the proposed sanitary sewer lift station and storm water pump station reserve located in the northwest corner of Reserve "C" is in the best suited position to service the detention needs of Reserves "E" and "B", located directly to the north and northeast of said lift station. This location allows for a shorter connection to existing water and sanitary sewer lines, which is vital for the efficient operation of the proposed lift station. Due to the natural grade of the site flowing towards Carpenters Bayou and the floodplain location of Zone "X" being on the westerly half of the proposed tract, the larger detention capacity of Reserve "E" needs to have the lift station in close proximity, being nearly double that of the easterly detention site Reserve "B". With the proposed detention improvements, the discharge released from the site will be maintained at or below the pre-developed flows, ultimately having no adverse impact on the neighboring development up to and including the 100-year storm event. Proposing multiple right-of-way's through the site would cause hardship with access points to keep the stability of previously

discussed floodplain mitigation and detention services, thus potentially having an adverse effect on the surrounding developments. Therefore, the access easement provides immediate ingress, egress from Wallisville Road to the lift station site while not disturbing drainage of the tract, proposed detention operations efficiency within the floodplain, and any future development to the south that is not already restricted by the pre-existing conditions.

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

The applicant is creating a facility that will feasibly address future capacity needs and at the same time, it will not impede existing requirements. The location and access to the facility has been established to best achieve the desired result and is not a hardship created or imposed by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained since minimal traffic will be made to the lift station for District related work. This will also allow any future development(s) in the area, to maintain reasonable use of the land.

(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 because it will provide necessary access to the site from the existing right-of-way for personnel to use for the maintenance of the lift station.

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

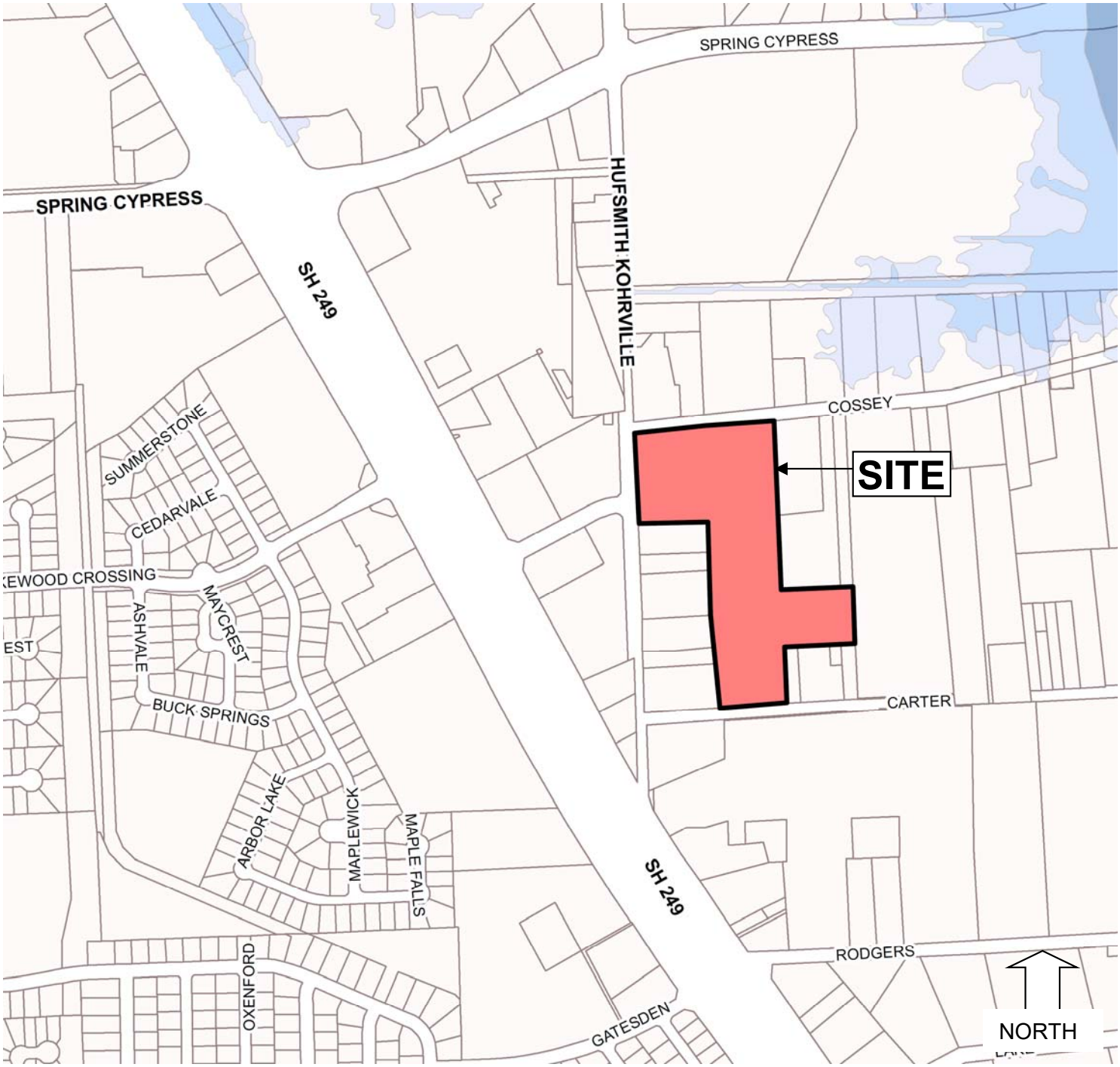
Economic hardship is not the sole justification of the variance, it is the basis of a reasonable assessment of existing conditions, and future development for the best location of the needed utility site.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Cossey Road Manor

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



D – Variances

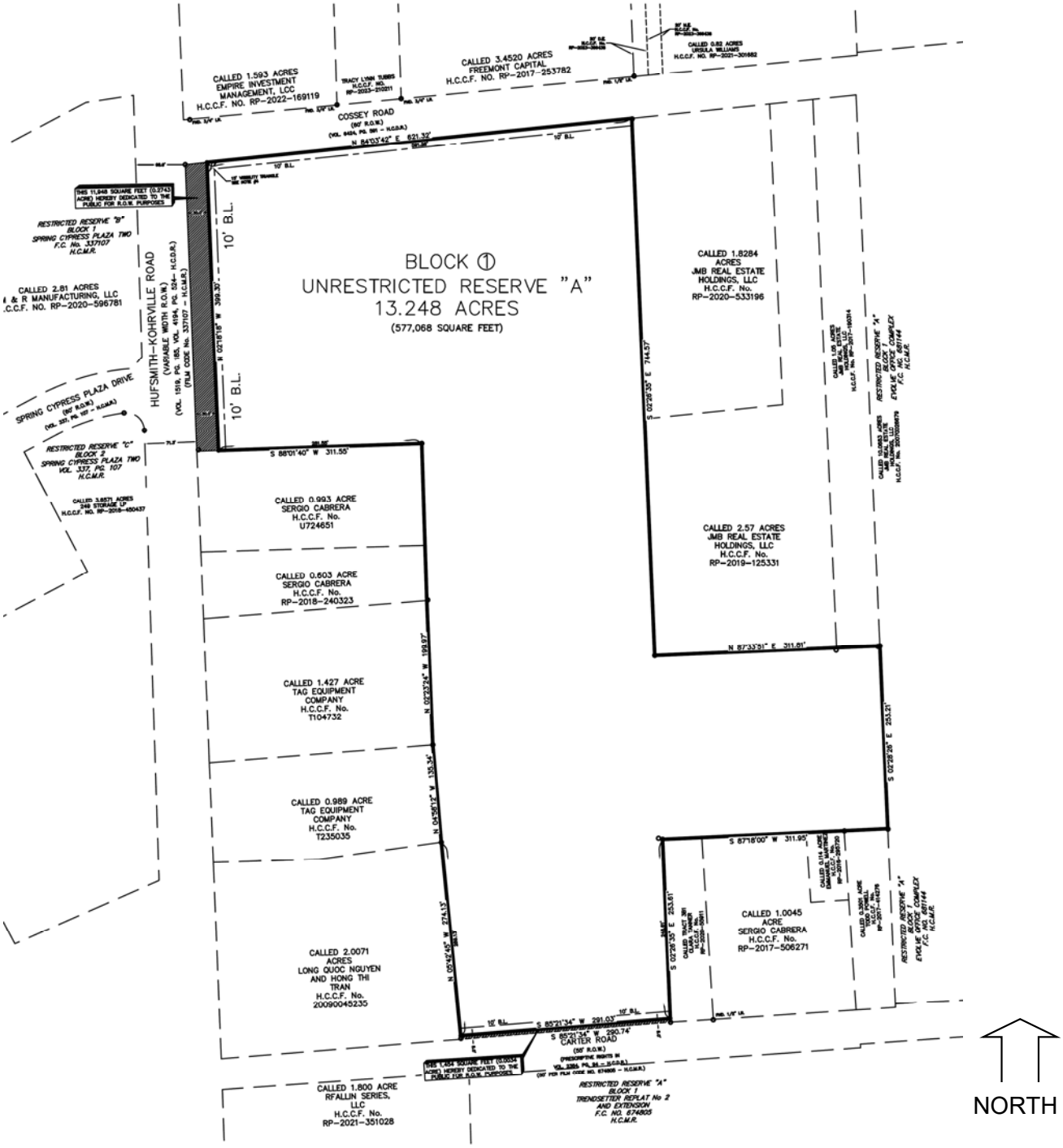
Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Cossey Road Manor

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



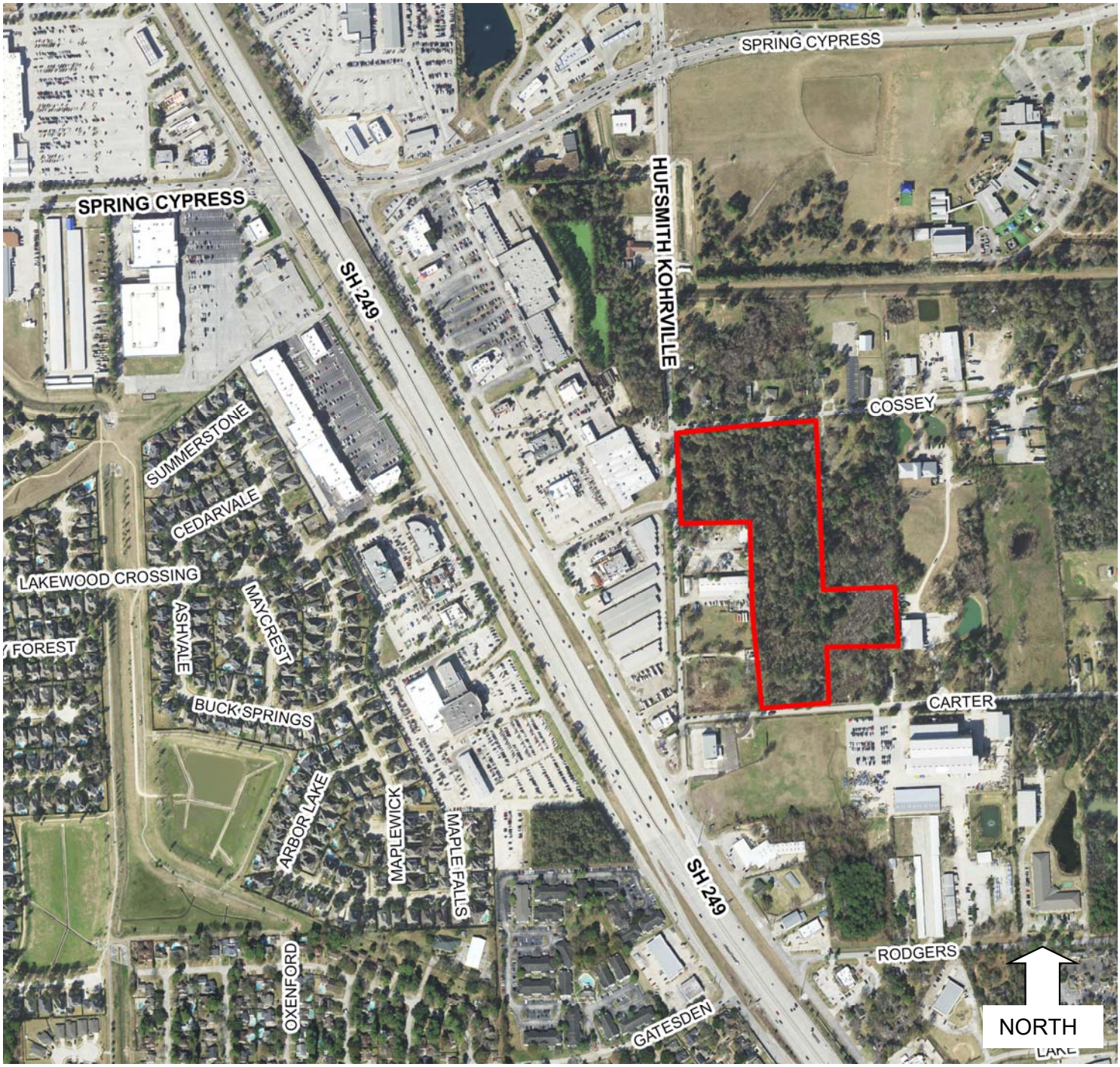
D – Variances Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/08/2024**

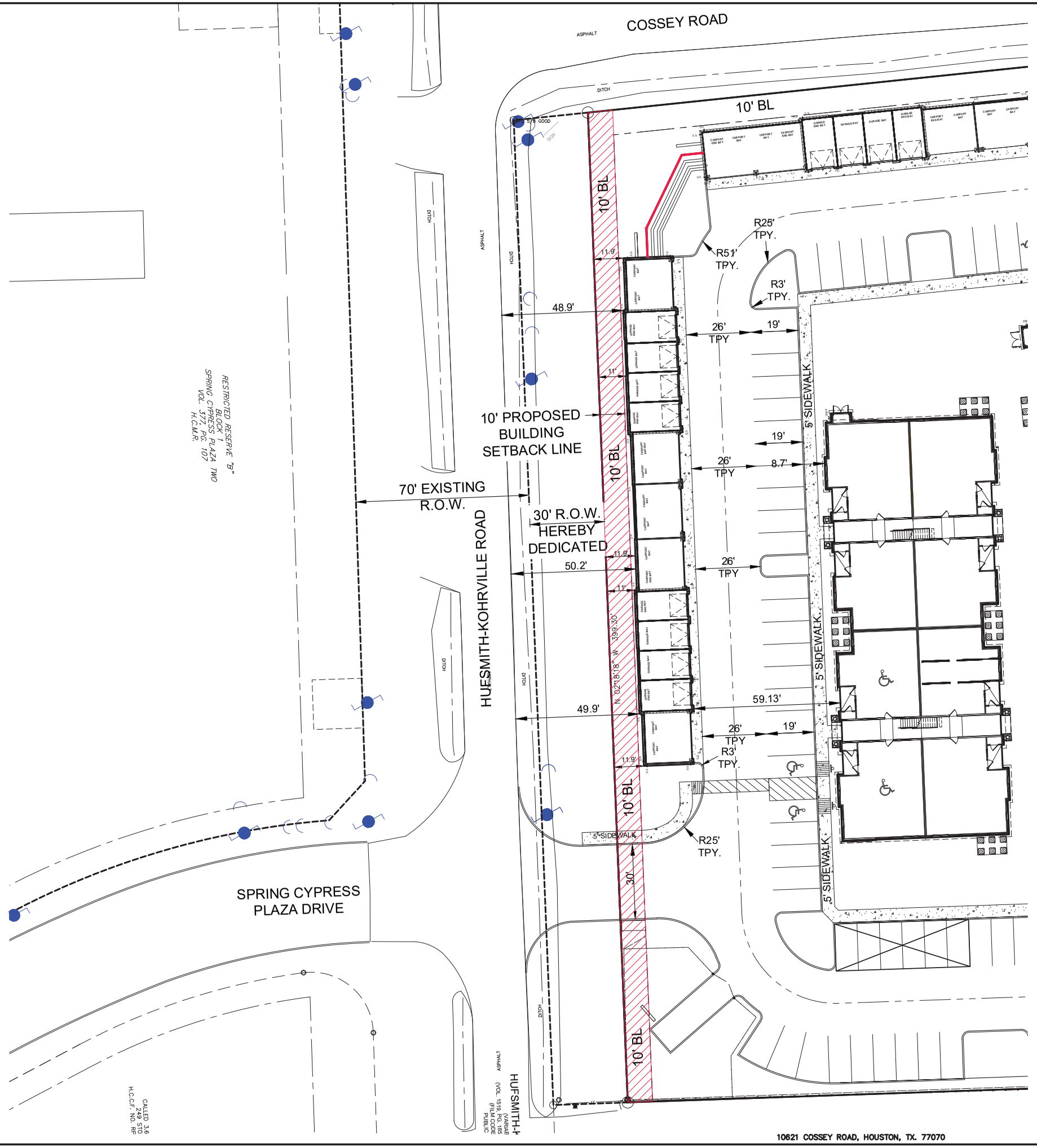
Subdivision Name: Cossey Road Manor

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



D – Variances

Aerial



LEGEND

10' BL — PROPOSED 10' BUILDING SETBACK

CASE #2024-1416

10621 COSSEY ROAD, HOUSTON, TX. 77070

Entellus™
Austin, Texas
Tel (512) 614-4466
www.entellus.com
Texas Registered Firm No. F-26513
Civil Group

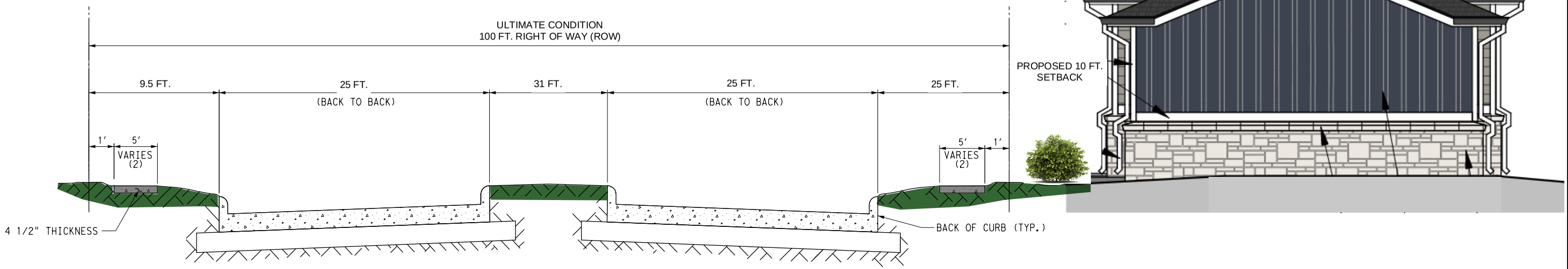
(PLAT NAME HERE)

EXHIBIT: HUFSMITH-KOHRVILLE ROAD BUILDING SETBACK

PEDCOR INVESTMENTS
One Pedcor Square
770 3rd Ave. S.W.
Carmel, Indiana 46032
(317) 587-0320
FAX:(317) 587-0340

Project No.: 12510.01

SHEET 1



ROADWAY CLASSIFICATION	ROW(1)	4 LANES	4 LANES	4 LANES	6 LANES	
		80 FT.	90 FT.	100 FT.	100 FT.	>100 FT.
COLLECTOR OR MAJOR THOROUGHFARE	W	25 FT. (B-B)	25 FT. (B-B)	25 FT. (B-B)	34 FT. (B-B)	SEE COUNTY ENGINEER
	M	13 FT.	21 FT.	31 FT.	12 FT.	
	S	8.5 FT.	9.5 FT.	9.5 FT.	9.5 FT.	

NOTES:

1. ANY RIGHT OF WAY (ROW) DIMENSIONS DIFFERENT FROM THOSE SHOWN SHALL REQUIRE SPECIAL GEOMETRIC DESIGN AS DETERMINED BY COUNTY ENGINEER.
2. 4 FT. MINIMUM WIDTH IS STANDARD FOR NON-TRANSIT CORRIDOR STREETS WITH 5 FT. X 5 FT. LANDING SPACE AT INTERVALS OF 200 FT. MINIMUM WIDTH FOR TRANSIT CORRIDOR STREETS IS 6 FT.
3. ALL SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO THE LATEST REVISION OF THE "REGULATIONS OF HARRIS COUNTY FOR THE CONSTRUCTION OF DRIVEWAYS AND CULVERTS ON COUNTY EASEMENTS AND RIGHT-OF-WAY" AND ON ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR).

NO.	REVISIONS	DATE	APP

HARRIS COUNTY ENGINEERING DEPARTMENT

PROJECT TITLE: HUFSMITH-KOHRVILLE RD POTENTIAL CROSS SECTION AT WILLOW CREEK MANOR

DRAWN BY:

CK'D BY:

SCALE: NTS

DATE:

SHEET DESCRIPTION: ADAPTED DIVIDED STREET TYPICAL CROSS SECTION

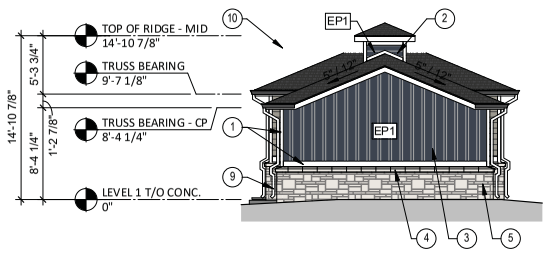
APPROVED BY:

HCED STANDARD GG-03

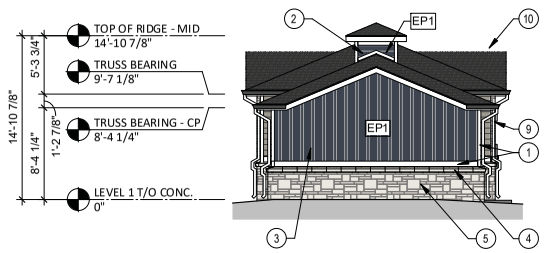
SHEET NO:

5/22/2019
...\Geometric Design Guidelines_03.dgn

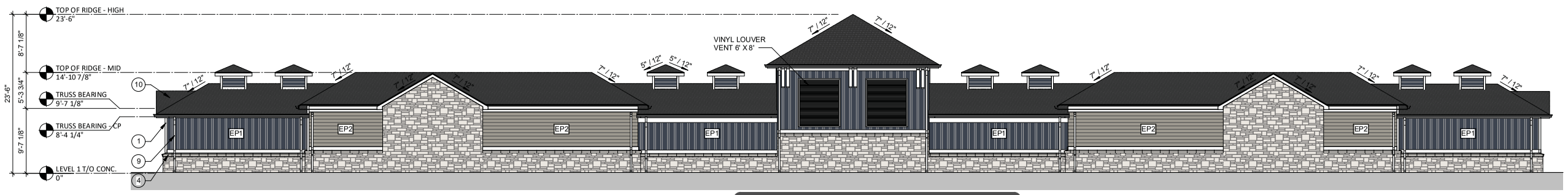
COPYRIGHT 2024 - FIFTH DIMENSION ARCHITECTURE & INTERIORS, LLC



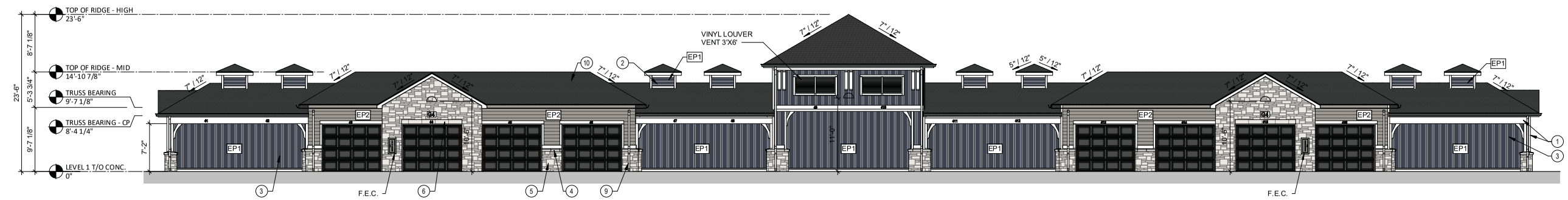
4 EXT. ELEV. - DETACHED GARAGE TYPE 4 - RIGHT
SCALE: 1/8" = 1'-0"



3 EXT. ELEV. - DETACHED GARAGE TYPE 4 - LEFT
SCALE: 1/8" = 1'-0"



2 EXT. ELEV. - DETACHED GARAGE TYPE 4 - REAR
SCALE: 1/8" = 1'-0"



1 EXT. ELEV. - DETACHED GARAGE TYPE 4 - FRONT
SCALE: 1/8" = 1'-0"

GENERAL ELEVATION KEYNOTES

1. SYNTHETIC WOOD TRIM
2. FIBER CEMENT SIDING - LAP
3. FIBER CEMENT SIDING - BOARD & BATTEN @ 1'-0"
4. NATURAL STONE SILL
5. STONE - VENEER
6. NATURAL STONE LINTEL @ HEADER
7. NATURAL STONE CORNICE
8. METAL RAIL, SEE RAILING DETAILS ON "MISC DETAILS" SHEETS.
9. DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 48" SPACING, MAX.
10. ROOFING SHINGLES, FIBERGLASS, SEE SPECIFICATIONS
11. SYNTHETIC WOOD FASCIA
12. WOOD SHUTTER, SEE 10/A900 AND SPECIFICATIONS FOR DETAILS
13. METER CENTER, SEE AS102 AND AS103 FOR LOCATIONS
14. BRACKET FEATURE - SEE 1/A1190 FOR DETAILS
15. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, REFER TO ELECTRICAL
16. WALL PACK, REFER TO ELECTRICAL
17. VINYL LOUVER VENT (18X36), SEE 6/A900 FOR DETAIL
18. VARIABLE STONE HEIGHTS
19. WRAPPED COLUMN - STAINED FINISH, CEDAR TRIM OR SIM.
20. MECHANICAL PENETRATIONS. SEE MECHANICAL FOR DETAILS AND LOCATIONS.

EXTERIOR MATERIAL LEGEND

- COMPOSITION ROOF
- STANDING SEAM METAL ROOF
- STONE VENEER
- VERTICAL FIBER CEMENT SIDING
- HORIZONTAL FIBER CEMENT SIDING

NOTES - ELEVATIONS

GENERAL

1. FOUNDATION AND GRADES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL AND CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
3. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
4. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
5. PROVIDE QUICKFLASH BOOTS AT ALL EXTERIOR WALL PENETRATIONS.
6. SEE GENERAL NOTES DIVISION 9 FOR CONTROL JOINT REQUIREMENTS.
7. WHERE A COLOR IS NOT PROVIDED BY THE ARCHITECT, ALL EXPOSED FLASHING, PENETRATING ELEMENTS, DRYER VENTS AND PLUMBING VENTS AND OTHER MISCELLANEOUS EXPOSED EXTERIOR ITEMS SHALL MATCH OR BE PAINTED TO MATCH THE ADJACENT EXTERIOR SURFACES U.N.O. CONTACT ARCHITECT WITH ANY QUESTIONS OR CONCERNS.
8. PROVIDE SUBMITTAL SHOWING ALL CONTROL, EXPANSION AND DECORATIVE JOINT LOCATIONS REQUIRED BY DRAWINGS, CODE, MANUFACTURER'S RECOMMENDATIONS, SPECIFIC SPECIFICATIONS AND STANDARDS PRIOR TO PROCEEDING WITH WORK.
9. AT BUILDING EXPANSION JOINTS, ALL MATERIALS MUST HAVE A START AND STOP AND A FINISHED WATERPROOF CONTROL JOINT MATERIAL IS TO BE PROVIDED.
10. ALL EXPOSED FLASHING TO BE STAINLESS STEEL OR PREFINISHED.
11. SEE TRIM SCHEDULE ON **"AX.XX"** FOR MORE INFORMATION.
12. SEE BUILDING COMPONENT SCHEDULE ON **"AX.XX"** FOR MORE INFORMATION.

FIBER CEMENT SIDING

1. ALL FIBER CEMENT SIDING AND TRIM TO BE INSTALLED PER JAMES HARDIE INSTALLATION INSTRUCTIONS.
2. TOUCH UP PAINT AND PRIMER AT ALL FIELD CUTS.
3. REFER TO TRIM SCHEDULE FOR ALL TRIM PROFILES, MATERIALS AND SIZES.
4. PROVIDE SMOOTH PANEL SIDING BEHIND ALL DISCONNECTS AND ELECTRICAL EQUIPMENT.
5. PROVIDE PLINTH BLOCKS AT ALL PLUMBING, HVAC AND ELECTRICAL PENETRATIONS OTHER THAN METERS.

EXTERIOR FINISH LEGEND

EP1	EXT. PAINT FIBER CEMENT SIDING COLOR 1: SW 2739 CHARCOAL BLUE
EP2	EXT. PAINT FIBER CEMENT SIDING COLOR 2: SW 9170 ACIER
EP3	EXT. PAINT FIBER CEMENT SIDING COLOR 3: SW 7050 USEFUL GRAY
EP4	EXT. PAINT FIBER CEMENT SIDING COLOR 4: SW 6203 PURE WHITE

NOTE:

1. ALL TRIM TO BE EP4
2. ALL EXTERIOR GYP. CEILINGS TO MATCH ADJACENT TRIM
3. ALL BREEZEWAY WALLS TO BE EP3
4. ALL UNIT ENTRY DOORS TO BE EP1
5. ALL UNIT PATIO DOORS TO BE EP3
6. REFERENCE SHEET A603 FOR EXTERIOR FINISHES

REGISTERED ARCHITECT
WALTER D. FIFTH
24499
STATE OF TEXAS

5 FIFTH DIMENSION
ARCHITECTURE & INTERIORS, LLC
BIRMINGHAM, AL AUSTIN, TX ATLANTA, GA
www.5dsi-l.com

ISSUED FOR PERMIT

WILLOW CREEK MANOR APARTMENT HOMES

PEDCOR INVESTMENTS
10621 COSSEY RD. HOUSTON, TEXAS 77070

REVISIONS

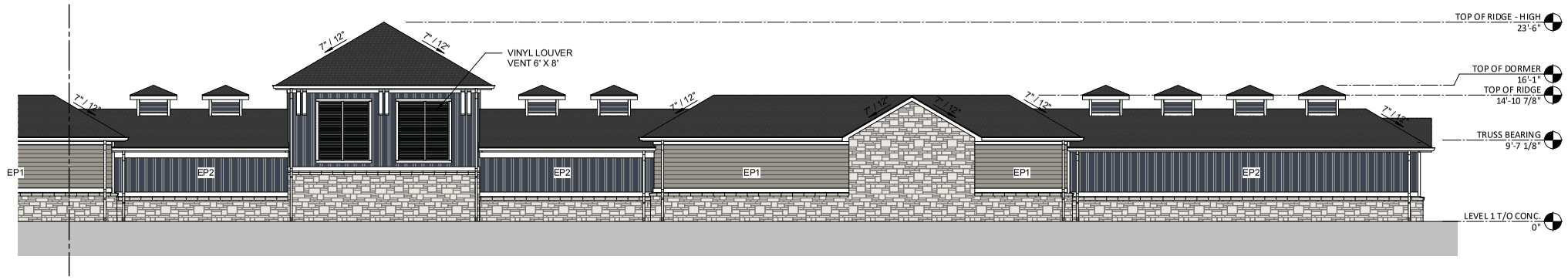
Δ	DATE	DESCRIPTION
1	07/03/2024	ADD 001

PROJ. NO.	ISSUE DATE
22088	05/01/2024

SHEET NAME:
EXT. ELEVATIONS - DETACHED GARAGE TYPES 3 & 4

SHEET NO:
A462

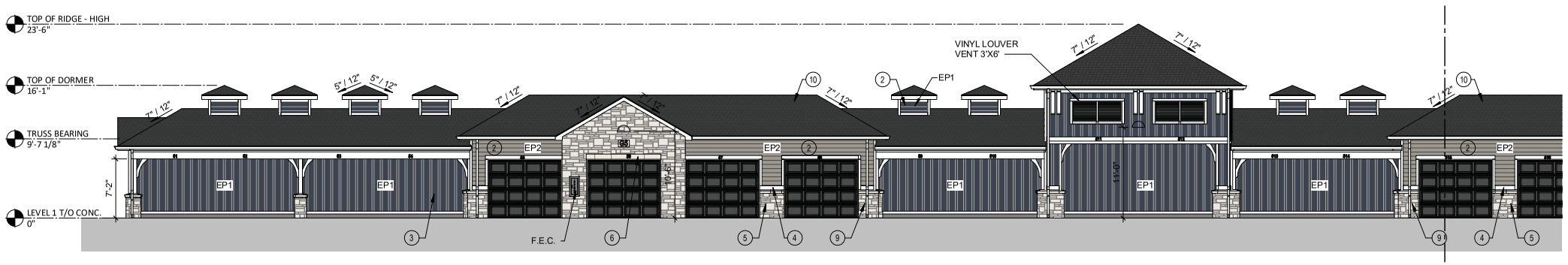
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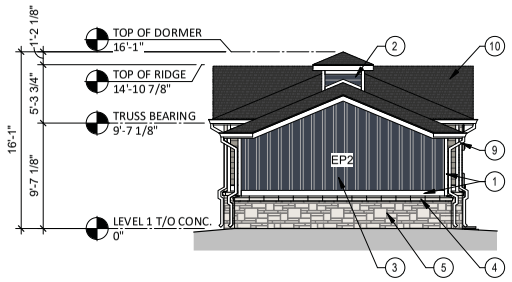
6 EXT. ELEV. - DETACHED GARAGE TYPE 5 - NORTH
SCALE: 1/8" = 1'-0"



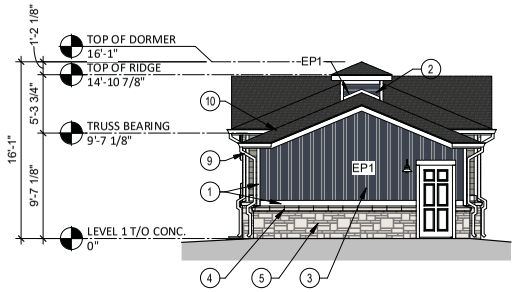
5 EXT. ELEV. - DETACHED GARAGE TYPE 5 - NORTH
SCALE: 1/8" = 1'-0"



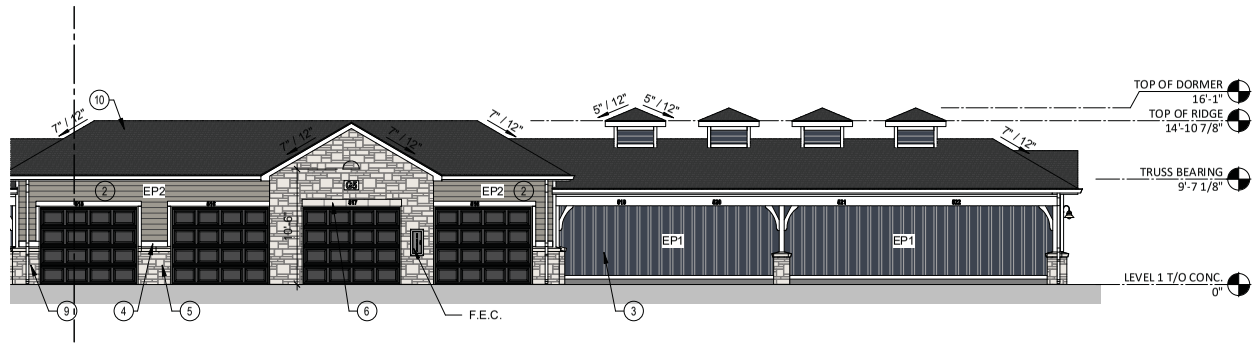
4 EXT. ELEV. - DETACHED GARAGE TYPE 5 - SOUTH
SCALE: 1/8" = 1'-0"



3 EXT. ELEV. - DETAACHED GARAGE TYPE 5 - WEST
SCALE: 1/8" = 1'-0"



2 EXT. ELEV. - DETACHED GARAGE TYPE 5 - EAST
SCALE: 1/8" = 1'-0"



1 EXT. ELEV. - DETACHED GARAGE TYPE 5 - SOUTH
SCALE: 1/8" = 1'-0"

NOTES - ELEVATIONS

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11. SEE TRIM SCHEDULE ON **"AXXX"** FOR MORE INFORMATION.
12. SEE BUILDING COMPONENT SCHEDULE ON **"AXXX"** FOR MORE INFORMATION.

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GENERAL ELEVATION KEYNOTES

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5. STONE - VENEER
6. NATURAL STONE LINTEL @ HEADER
7. NATURAL STONE CORNICE
8. METAL RAIL, SEE RAILING DETAILS ON "MISC DETAILS" SHEETS.
9. DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 48" SPACING, MAX.
10. ROOFING SHINGLES, FIBERGLASS, SEE SPECIFICATIONS
11. SYNTHETIC WOOD FASCIA
12. WOOD SHUTTER, SEE 10/A900 AND SPECIFICATIONS FOR DETAILS
13. METER CENTER, SEE AS102 AND AS103 FOR LOCATIONS
14. BRACKET FEATURE - SEE 1/A1190 FOR DETAILS
15. BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, REFER TO ELECTRICAL
16. WALL PACK, REFER TO ELECTRICAL
17. VINYL LOUVER VENT (18X36), SEE 6/A900 FOR DETAIL
18. VARIABLE STONE HEIGHTS
19. WRAPPED COLUMN - STAINED FINISH, CEDAR TRIM OR SIM.
20. MECHANICAL PENETRATIONS. SEE MECHANICAL FOR DETAILS AND LOCATIONS.

EXTERIOR MATERIAL LEGEND

- COMPOSITION ROOF
- STANDING SEAM METAL ROOF
- STONE VENEER
- VERTICAL FIBER CEMENT SIDING
- HORIZONTAL FIBER CEMENT SIDING

EXTERIOR FINISH LEGEND

EP1	EXT. PAINT FIBER CEMENT SIDING COLOR 1: SW 2739 CHARCOAL BLUE
EP2	EXT. PAINT FIBER CEMENT SIDING COLOR 2: SW 9170 ACIER
EP3	EXT. PAINT FIBER CEMENT SIDING COLOR 3: SW 7050 USEFUL GRAY
EP4	EXT. PAINT FIBER CEMENT SIDING COLOR 4: SW 6203 PURE WHITE

NOTE:

1. ALL TRIM TO BE EP4
2. ALL EXTERIOR GYP. CEILINGS TO MATCH ADJACENT TRIM
3. ALL BREEZEWAY WALLS TO BE EP3
4. ALL UNIT ENTRY DOORS TO BE EP1
5. ALL UNIT PATIO DOORS TO BE EP3
6. REFERENCE SHEET A603 FOR EXTERIOR FINISHES

REGISTERED ARCHITECT
WALTER D. FIFTH
24499
STATE OF TEXAS

FIFTH DIMENSION
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www.5di-I.com

ISSUED FOR PERMIT

WILLOW CREEK MANOR APARTMENT HOMES

PEDCOR INVESTMENTS
10621 COSSEY RD. HOUSTON, TEXAS 77070

REVISIONS

Δ	DATE	DESCRIPTION
1	07/03/2024	ADD 001

PROJ. NO. 22088 | ISSUE DATE 05/01/2024

SHEET NAME:
EXT. ELEVATIONS - DETACHED GARAGE TYPE 5

SHEET NO:
A463 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1416
Plat Name: Cossey Road Manor
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 07/15/2024

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

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

We are requesting the City of Houston's support for the reduction of the street frontage Building Line (B.L.) along Hufsmith-Kohrville Road from 25-feet, to 10-feet.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

Pedcor Investments, A Limited Liability Company ("Applicant") intends to construct Cossey Road Manor, being a multi-family low-income housing tax credit community located at 10621 Cossey Road, Houston, TX, consisting of 264 units (the "Project"). The Project will be financed, in part, by the use of the U.S. Department of Housing & Urban Development ("HUD") 221(D)(4) program. As such, Section 9.6.19 of the HUD MAP Guide requires the Project to undergo an analysis of any and all buried and above ground pressurized pipelines within a one (1) mile radius of the property that exceed 200 PSI operating pressure. Despite all structures within the Project being located at least 1,000 ft from any underground pipeline, compliance with the HUD MAP Guide requires the location of 3-walled garages and/or barrier walls to be located within the Project. As such, the Applicant is unduly burdened by the street frontage requirement located along each of Hufsmith-Kohrville Road and Cossey Road.

(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 existence of certain underground pressurized pipelines located approximately 1,000+ feet from the Project result in certain development requirements on the site which otherwise overly complicate the site layout of the proposed Project and result in undue hardship for the Applicant when devising, implementing and constructing a viable low-income multi-family development. By approval of the specific variance request herein detailed, the Applicant will otherwise be able to create a mutually beneficial residential development which provides much needed affordable housing for the local community and also allows for a functional design which meets the requirements of the HUD MAP Guide.

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

The resulting hardship is the direct result of the existence of underground pressurized pipelines within the vicinity of the Project. Applicant, at its cost, has agreed to install and construct 3-walled garages and barrier walls, as required by the HUD MAP Guide, which will be provided for use to residents of the Project, at no additional cost to the residents. As such, the existence of the garage spaces will not be an income generator to the Applicant, and the inclusion of such on-site features were agreed to by Applicant in order to make the Project viable.

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

The Project will still incorporate street frontage building line setbacks, just at a reduced impact to the overall site. The site plan for the Project, which includes architecturally enhanced garage structures (see attached renderings) bordering the area where the variance is sought, will still allow for the development of the Project in a manner that otherwise incorporates well with the adjacent developments and land uses.

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

The granting of the reduction in street frontage building setbacks for the Project will not negatively impact the health, safety or welfare of the public. To the contrary, the approval of such variance request will allow for the development of much needed affordable housing within the community, in order to serve and provide housing for low income households.

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

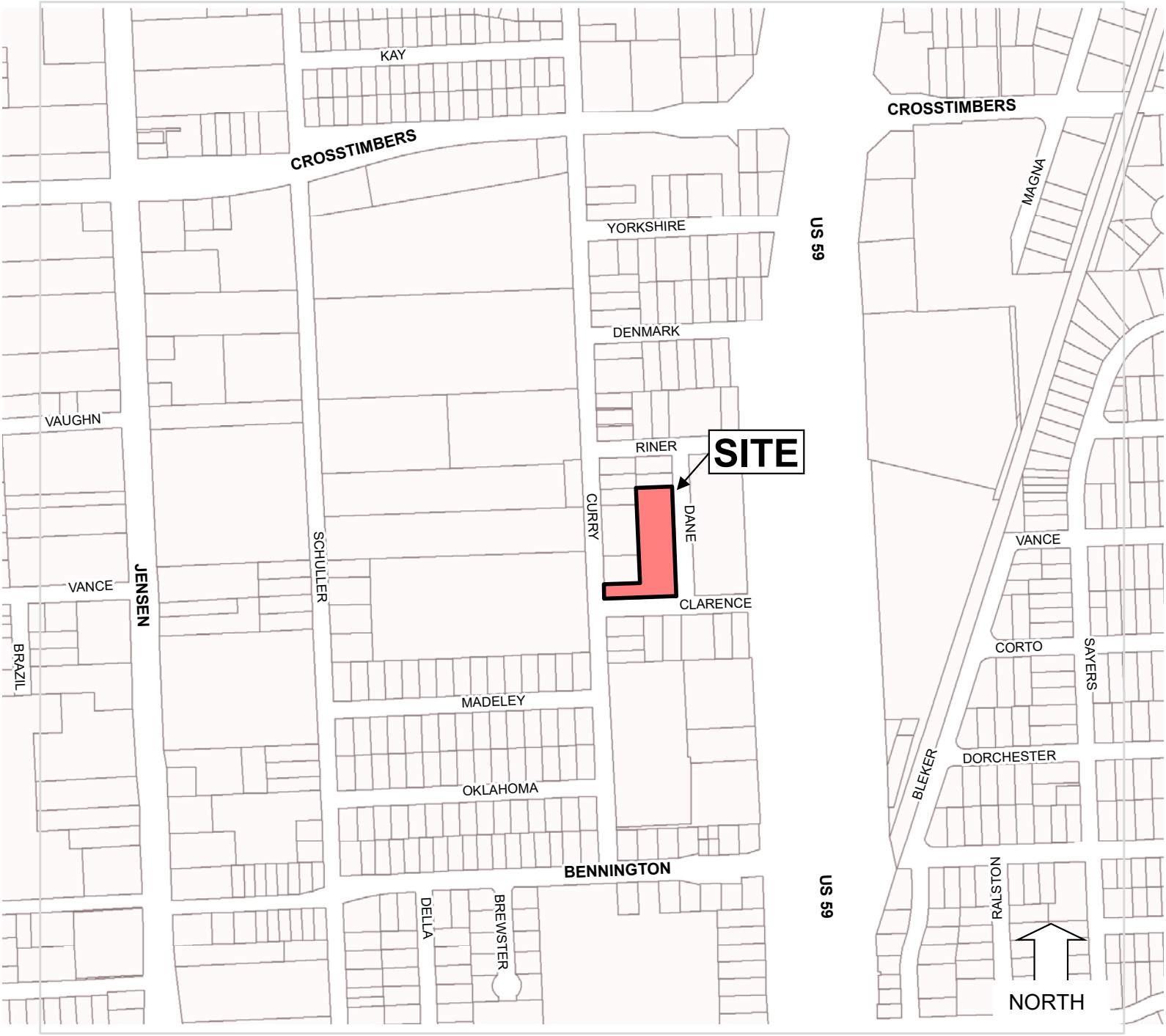
As stated above, the approval of the variance request will not otherwise result in added income to the Applicant. The barrier walls and garages will be provided to the residents at no additional cost to such residents and will not be an income producing improvement. Applicant will cover all costs associated therewith in order to make the Project viable.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Dane at Clarence Reserve (DEF 1)

Applicant: RSG Engineering



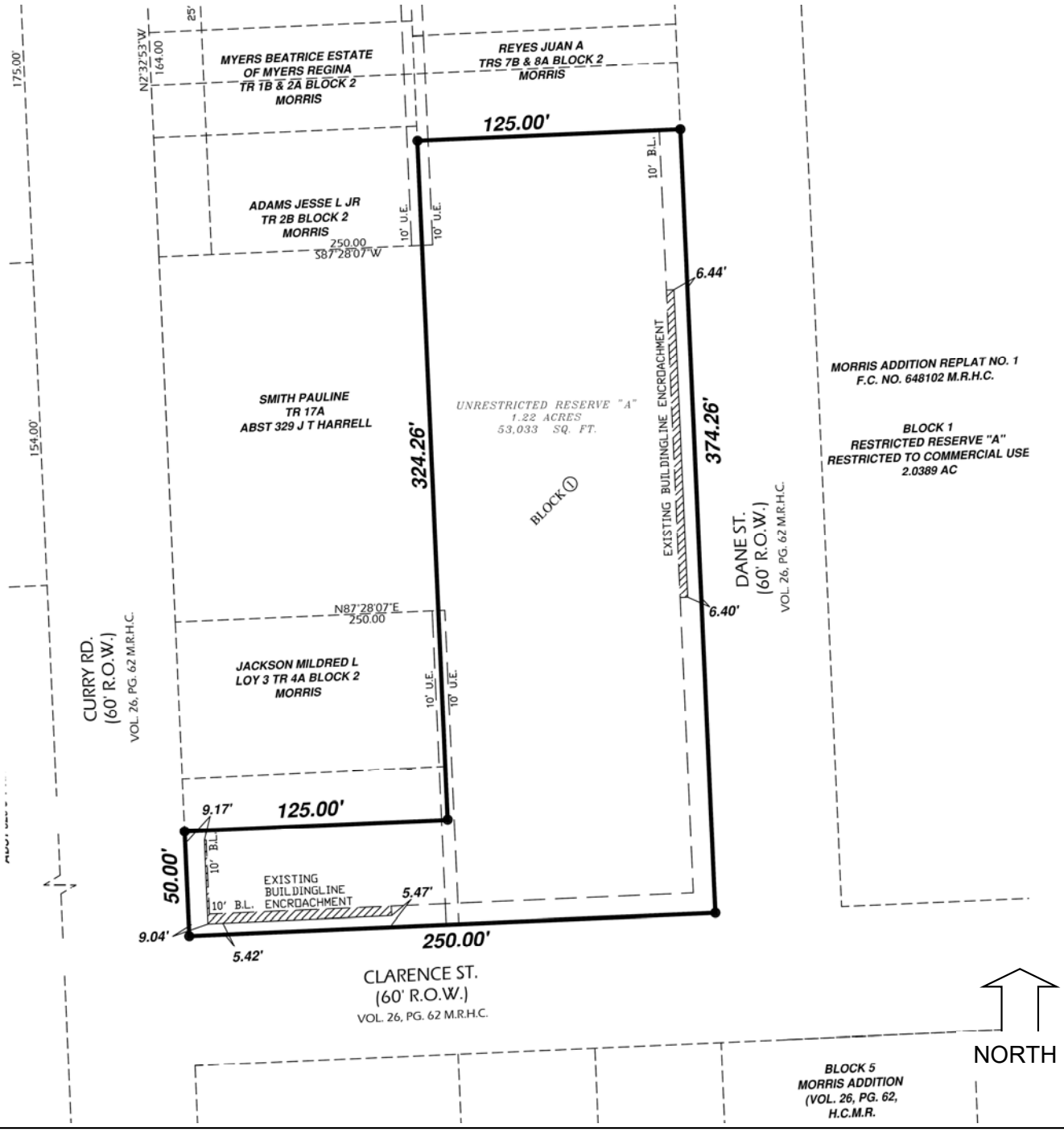
D – Variances **Site Location**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Dane at Clarence Reserve (DEF 1)

Applicant: RSG Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 122

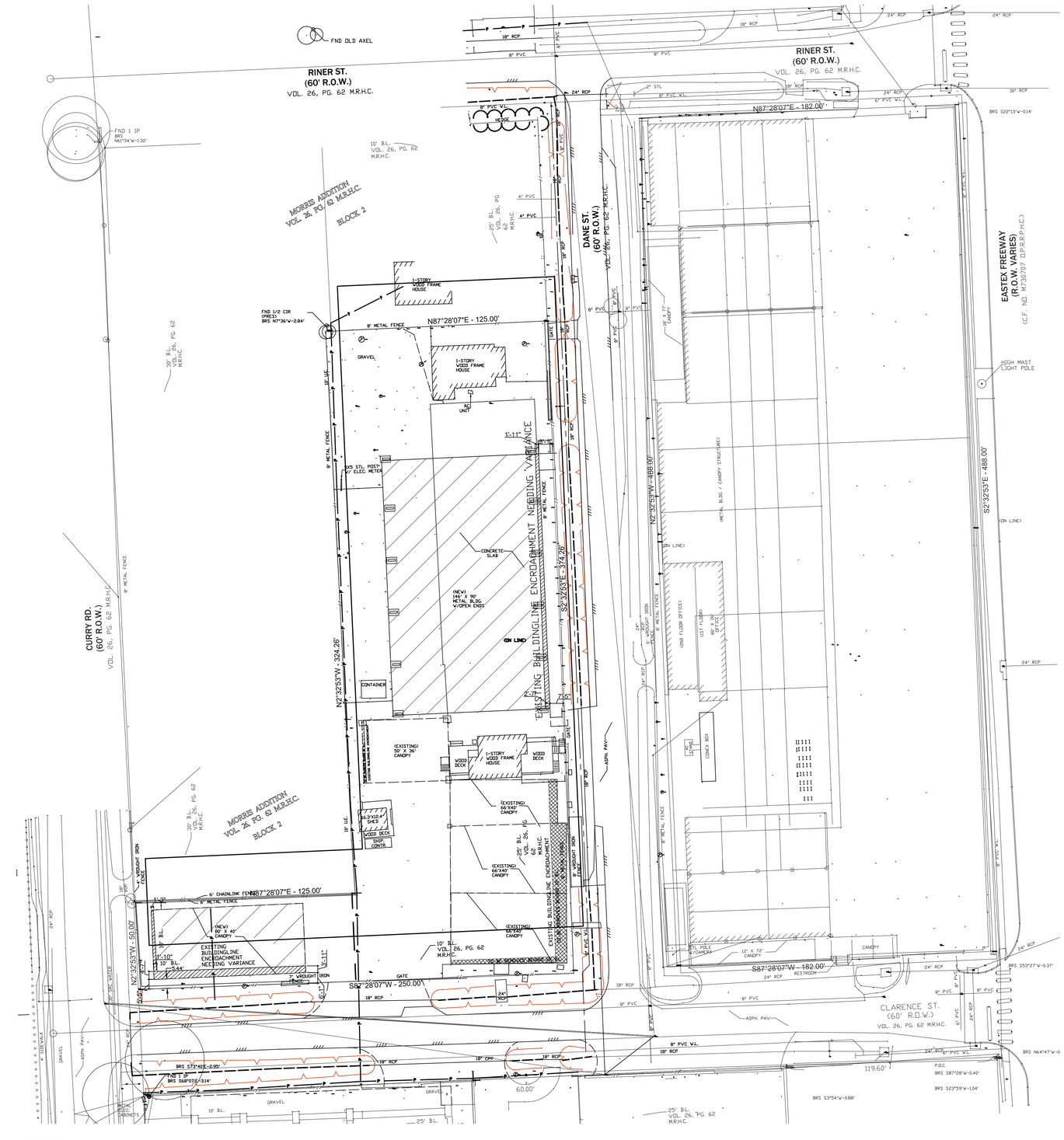
Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Dane at Clarence Reserve (DEF 1)

Applicant: RSG Engineering



D – Variances **Aerial**



01 SITE PLAN
Scale 1/32" = 1' - 0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES(FEDERAL, STATE OR GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
6. ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
8. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES(IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
11. GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
12. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REFER TO CIVIL DRAWING FOR SITE WORK.
15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
18. FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS.

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777
TBPE FIRM #: 15498

project
STEEL SURPLUS INC.
at
7215 DANE STREET
HOUSTON, TX 77093

REVISIONS

ISSUE DATE:06/24/24

SITE PLAN

DRAWN BY:	CHECKED:
PROJECT No: 24608.02	SHEET No: A0.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1082
Plat Name: Dane at Clarence Reserve
Applicant: RSG Engineering
Date Submitted: 06/02/2024

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:
ENCROACHEMENT OF TWO EXISTING STRUCTURE ONTO REQUIRED BUILDING LINES.
Chapter 42 Section: 150

Chapter 42 Reference:
10' BUILDING LINE REQUIRED FOR NON RESIDENCIAL STRUCTURE ON DANE STREET AND RINER STREET.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
THE OWNER OF THIS PROPERTY IS REQUESTING A VARIANCE TO ALLOW FOR A DUAL BUILDING LINE FOR TWO EXISTING STRUCTURES ENCROACHING INTO THE 10' BUILDING LINE 4.58' ENCROACHEMENT OF THE SOUTH STRUCTURE TO THE CLARENCE BUILDING LINE AND 0.96' ENCROACHEMENT ON CURRY ROAD BUILDING LINE. 3.6' ENCROACHEMTN OF THE STRUCTURE ON DANE IN THE MIDLE OF 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;
THE STRUCTURES ARE IN PLACE, EXISTING, THE STRICT APPLICATION OF THE REQUIREMENT WILL REQUIRE THE DEMOLITION OF THE STRUCTURES. WE ARE REQUESTING A DUAL BUILDING LINE TO ALLOW THE ENCROACHEMENT FOR THE REMAINING LIFE OF THE TWO STRUCTURES.

(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

(3) The intent and general purposes of this chapter will be preserved and maintained;
THIS PLAT PROPOSES A 10' BUILDING LINE AND A DUAL BUILDING LINE FOR THE PORTION OF THE BUILDING THAT ENCROAKCHES IN ITS CURRENT STATE. THE 10' BUILDING LINE WILL BE THE GOVERNING SETBACK AFTER THE CURRENT BUILDING ENCROACHEMENT IS REMOVED WHEN THE CURRENT STRUCTURES ARE REMOVED IN THE FUTURE.

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

THE ENCROACHING STRUCTURES ARE ON A SMALL STREET WITH 60' ROW, THEREBY NOT EFFECTING THE PUBLIC.

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

Economic hardship is not the sole justification of the variance.

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

July 3, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Dane at Eastex Reserve & Dane at Clarence Reserve
REFERENCE NUMBER: 2024-1081 & 2024-1082

Dear Property Owner:

The Planning and Development Department has received two subdivision plat applications with variance requests for two properties located 1) on the block bounded by US 59, Riner Street, Dane Street, and Clarence Street, and 2) at the northwest intersection of Dane Street and Clarence 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.

RSG Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow encroachments into the building lines for structures. For Dane at Eastex Reserve, reduced building lines for two structures: 1) of approximately 2.5' for approximately 72' in length along Dane Street; and 2) approximately 4.5' for 58.6' in length along Dane Street and approximately 4' for 121.7' in length along Riner Street. For Dane at Clarence Reserve, reduced building lines for two structures: 1) of approximately 6.4' for 146.8' in length along Dane Street; and 2) of approximately 5.4' for approximately 87' in length along Clarence Street and approximately 9' for 40' in length along Curry Road. Enclosed are copies of the variance requests, site plans and the proposed subdivision plats for both projects 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. Signs with this information has also been posted on the project sites. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 25, 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.

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 Salim Obeid with RSG Engineering at 713-783-7777. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call 832-393-6623. 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

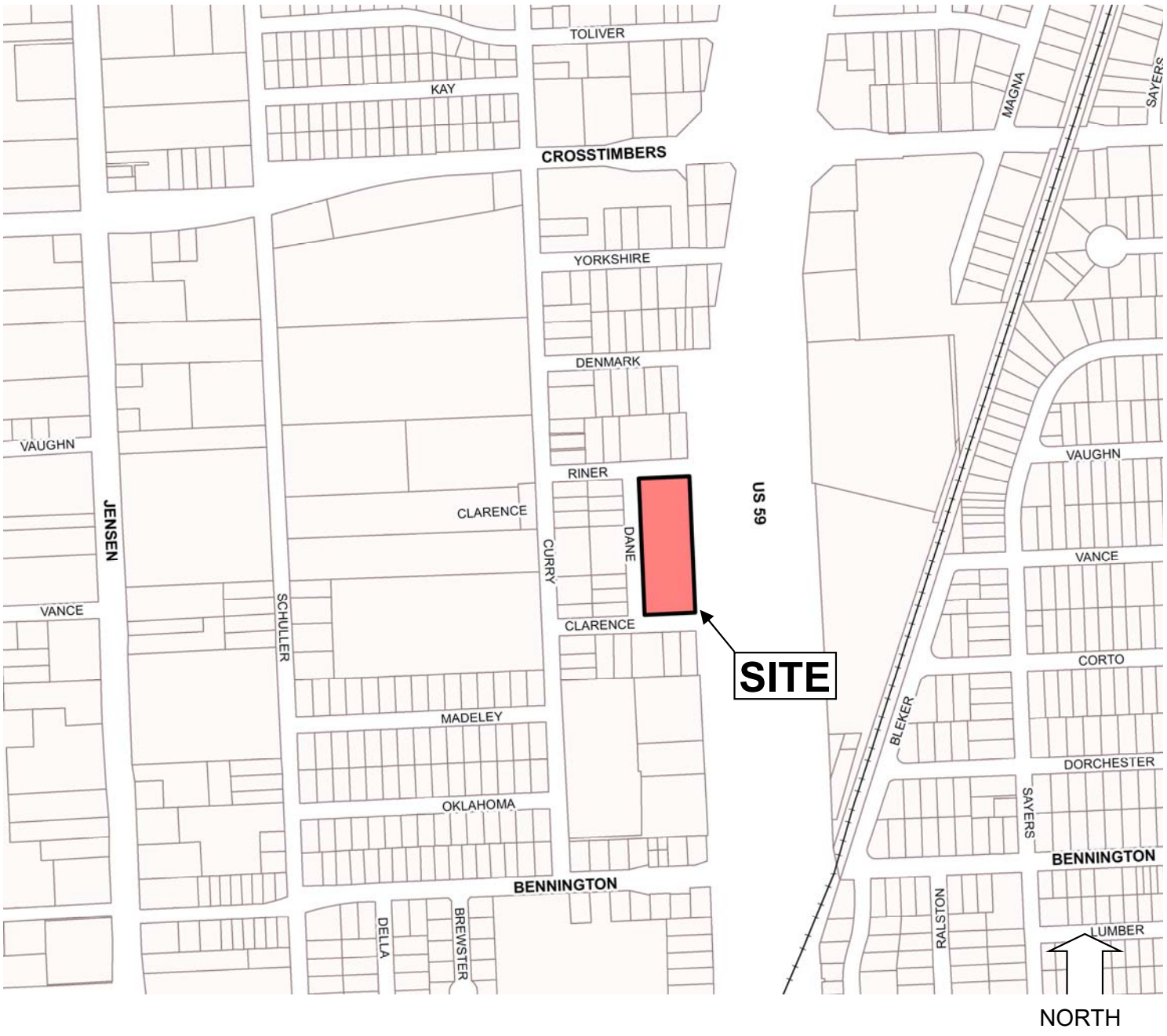
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Dane at Eastex Reserve (DEF 1)

Applicant: RSG Engineering



D – Variances

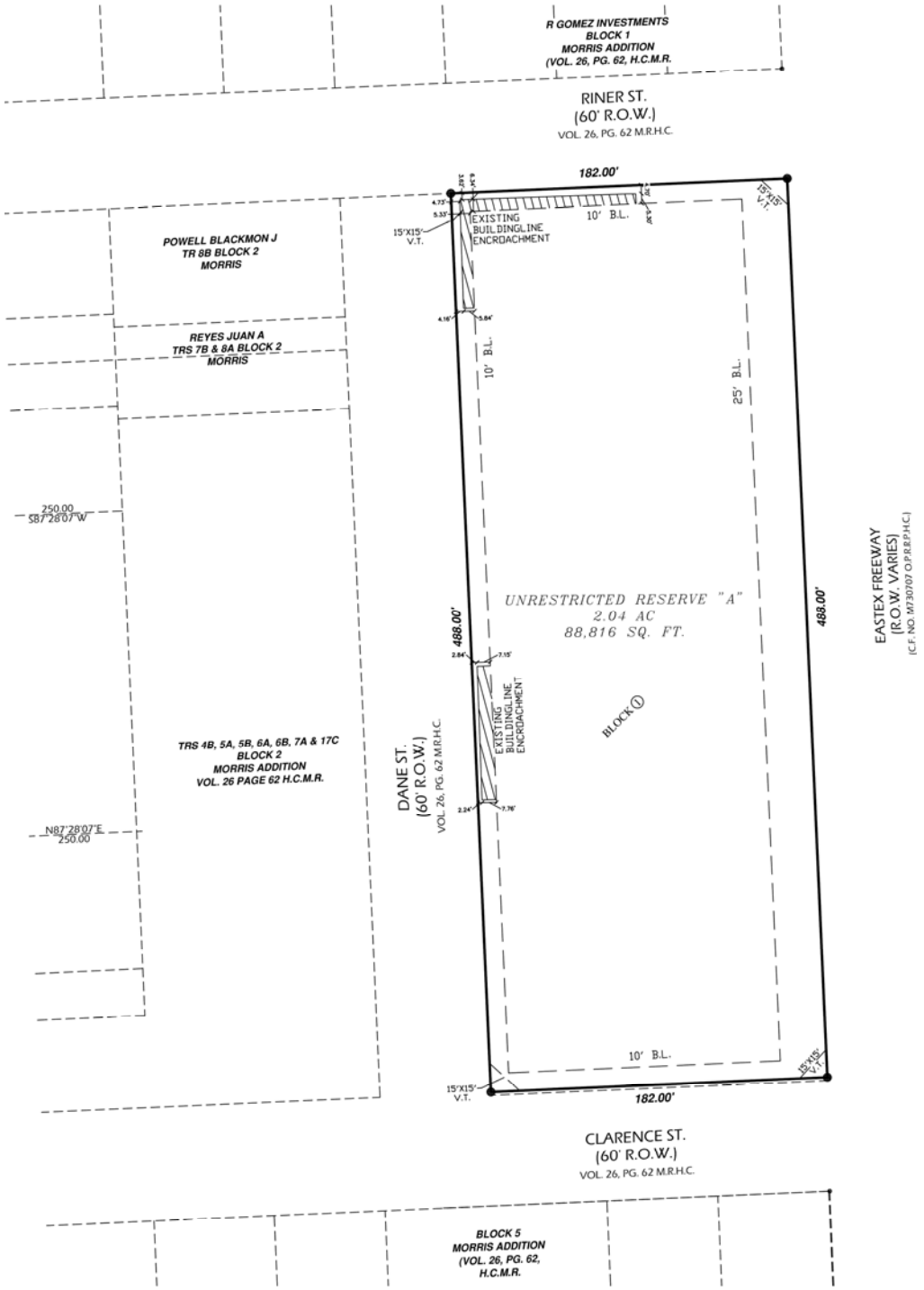
Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 08/08/2024**

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D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

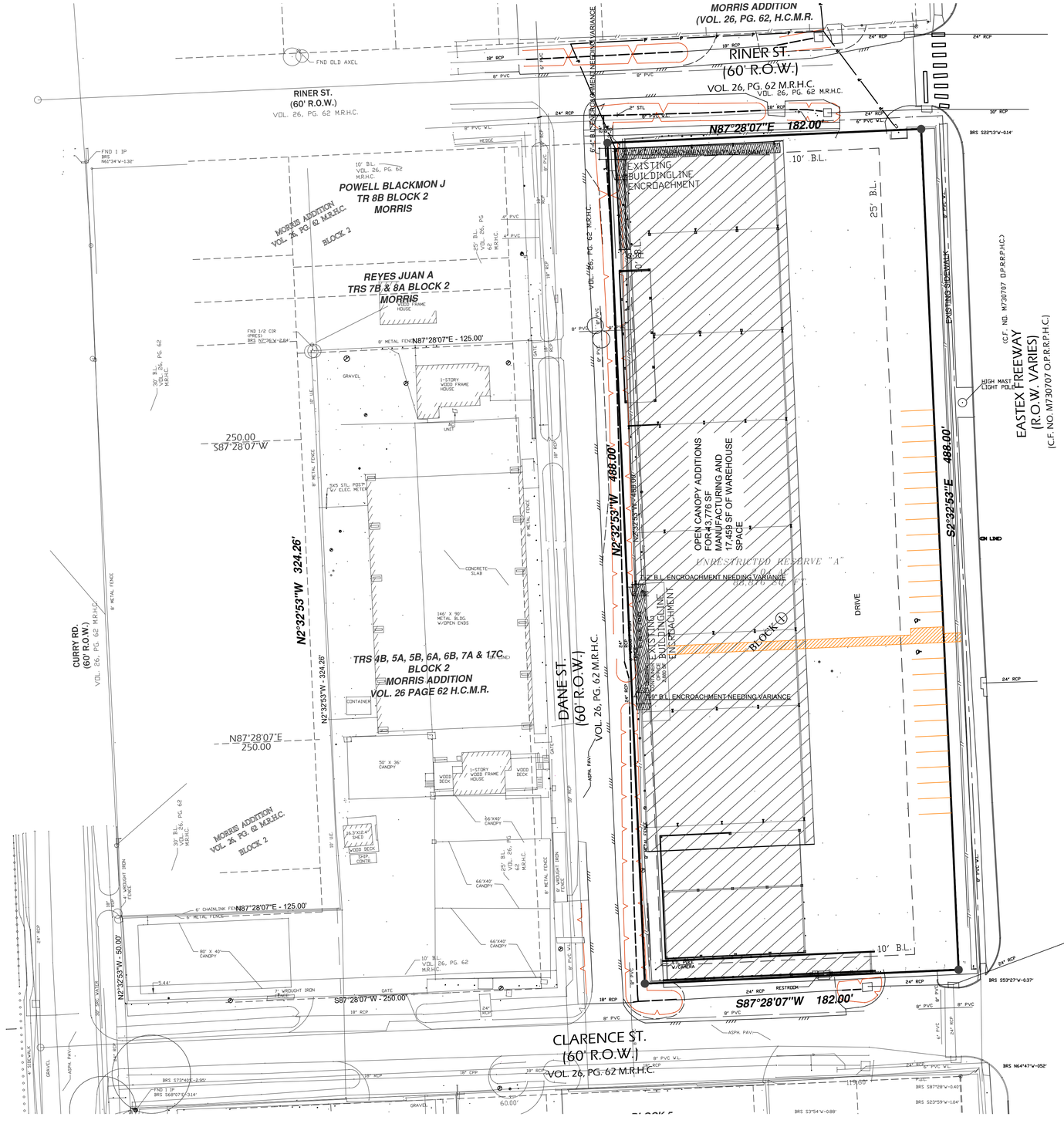
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D – Variances Aerial



01 SITE PLAN
Scale 1/32" = 1' - 0"

ADA & TAS

FOR ADA AND TAS REQUIREMENTS SEE THE SHEETS NUMBER G 2.1, G 2.2, G 2.3 & G 2.4.

FOR GRADING AND ACCESSIBLE ROUTE RE: CIVIL

FIRE LANE NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVEDTOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.

FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND O HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.

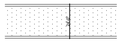
- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH

WHITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE -TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY

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FIRE LANE



FIRE LANE

PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

NOTE PARKING

NOTE 1:
ACCESSIBLE PARKING SPACES AND ACCESS AISLES MUST BE LEVEL-NOT EXCEEDING 1:48 CROSS SLOPES IN ANY DIRECTION. THE WALKWAY TO THE ACCESSIBLE ENTRANCES DOES NOT HAVE CROSS SLOPES.
402.2 COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.
403.3 SLOPE: THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
502.4 FLOOR OR GROUND SURFACES: PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY LIFTS. CHANGES IN LEVEL ARE NOT PERMITTED.
NOTE 2:
THE AREA REQUIRED FOR MANEUVERING CLEARANCE AT ACCESSIBLE EXTERIOR ENTRY DOORS MUST BE LEVEL(DOES NOT EXCEED 1:48 SLOPE IN ANY DIRECTION).
404.2.4 MANEUVERING CLEARANCES: MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTHOF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
404.2.4.4 FLOOR OR GROUND SURFACE: FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTIONS: 1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 404.2.5 SHALL BE PERMITTED.

PARKING REQUIREMENT

2.5 SPACES PER 1,000 SF OF OFFICE SPACE. = 31,235 SF / 2,000 SF - 16 SPACES
1 SPACE PER 2,000 SF OF WAREHOUSE SPACE. = 2,880 SF / 1,000 SF - 8 SPACES

TOTAL REQUIRED:	24
TOTAL PROVIDED	27
INCLUDES 2 HANDICAP	

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PH. 713-783-7777
TBPE FIRM #: 15498

project
STEEL SURPLUS INC.
at
7351 EASTEX FREEWAY
HOUSTON, TX 77093

REVISIONS

ISSUE DATE:07/16/24

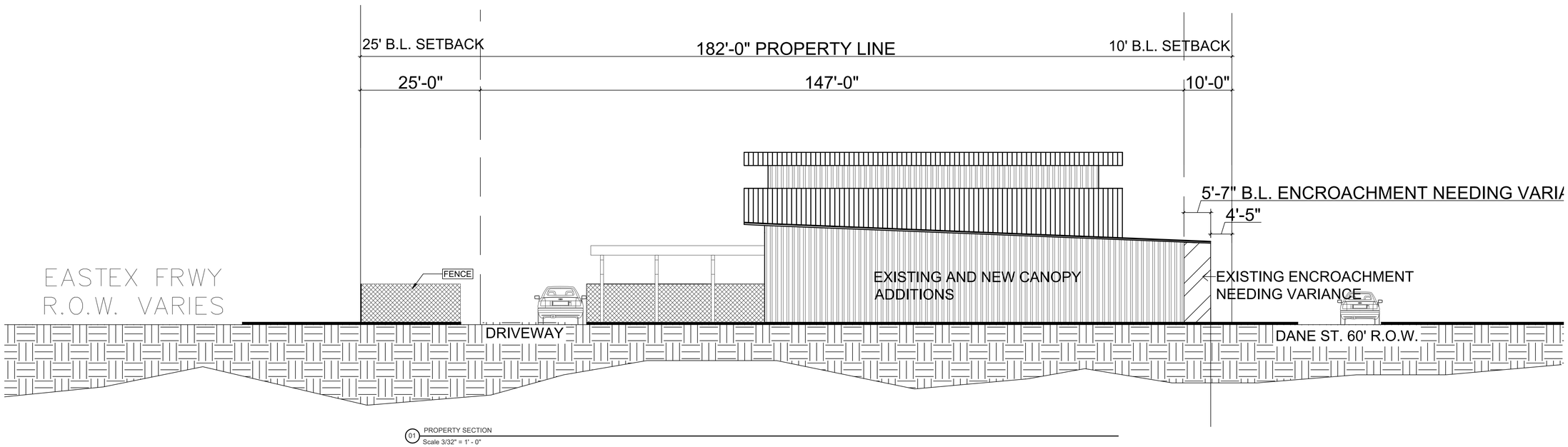
STATE OF TEXAS
SALIM NAZIH OBEID
119969
LICENSED
PROFESSIONAL ENGINEER
07.16.2024

SITE PLAN

DRAWN BY:	CHECKED:
PROJECT No: 24608.01	SHEET No: A0.1

GENERAL NOTES

THE INTENT OF THESE ARCHITECTURAL SECTIONS ARE TO CONVEY THE IDEA OF BUILDING DESIGN. GENERAL CONTRACTOR TO FOLLOW METAL BUILDING MANUFACTURER'S DRAWINGS FOR ANY STRUCTURAL DESIGN. NOTIFY DESIGNER AND ENGINEER OF RECORD IF THERE ARE ANY DISCREPANCIES.



01 PROPERTY SECTION
Scale 3/32" = 1' - 0"

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project
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REVISIONS

ISSUE DATE:07/16/24

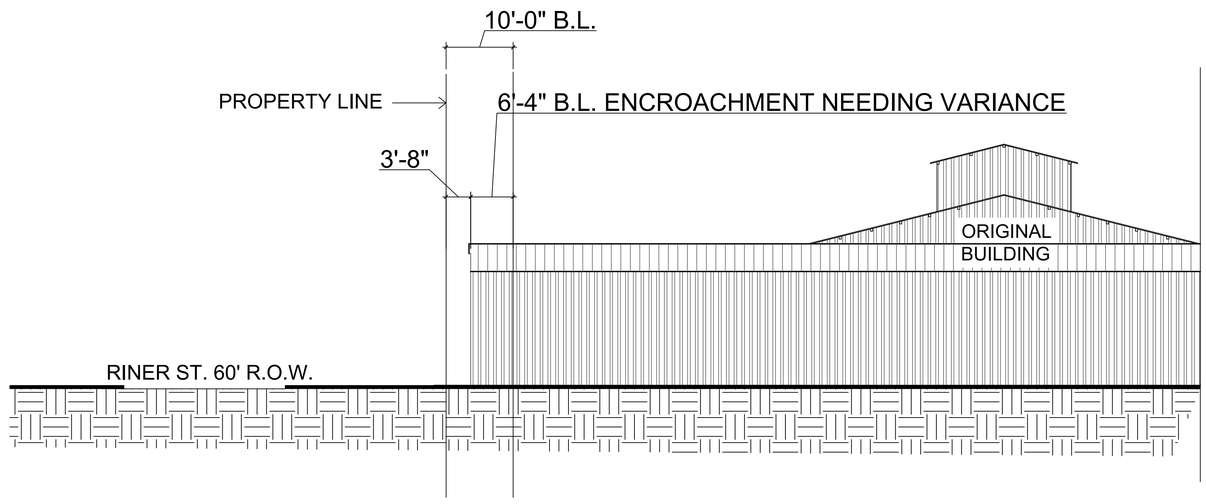
STATE OF TEXAS
SALIM NAZIH OBEID
115889
LICENSED
PROFESSIONAL ENGINEER
07.16.2024

PROPERTY SECTION @ DANE ST.

DRAWN BY:	CHECKED:
PROJECT No: 24608.01	SHEET No: A3.0

GENERAL NOTES

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REVISIONS

ISSUE DATE:07/16/24

STATE OF TEXAS
SALIM NAZIH OBEID
116989
LICENSED
PROFESSIONAL ENGINEER
07.16.2024

PROPERTY SECTION @ RINER ST.

DRAWN BY:
CHECKED:

PROJECT No:
24608.01

SHEET No:
A3.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1081
Plat Name: Dane at Eastex Reserve
Applicant: RSG Engineering
Date Submitted: 06/02/2024

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:
ENCROACHEMENT OF TWO EXISTING STRUCTURE ONTO REQUIRED BUILDING LINES.
Chapter 42 Section: 150

Chapter 42 Reference:
10' BUILDING LINE REQUIRED FOR NON RESIDENCIAL STRUCTURE ON DANE STREET AND RINER STREET.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
THE OWNER OF THIS PROPERTY IS REQUESTING A VARIANCE TO ALLOW FOR A DUAL BUILDING LINE FOR TWO EXISTING STRUCTURES ENCROACHING INTO THE 10' BUILDING LINE 6.34' ENCROACHEMENT OF THE NORTH STRUCTURE TO THE RINER BUILDING LINE AND 5.84' EBCROACHEMENT ON DANE STREET. 7.76' ENCROACHEMTN OF THE STRUCTURE ON DANE IN THE MIDLE OF 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;
THE STRUCTURES ARE IN PLACE, EXISTING, THE STRICT APPLICATION OF THE REQUIREMENT WILL REQUIRE THE DEMOLITION OF THE STRUCTURES. WE ARE REQUESTING A DUAL BUILDING LINE TO ALLOW THE ENCROACHEMENT FOR THE REMAINING LIFE OF THE TWO STRUCTURES.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
THE REASON FOR APPROVING THE VARIANCE DOES NOT STEM FROM ANY HARDSHIPS CAUSED OR IMPOSED BY THE CLIENT. THE CONTRACTOR HIRED CONSTRUCTED THE BUILDING WITHOUT OBTAINING THE PROPER PERMITS.

(3) The intent and general purposes of this chapter will be preserved and maintained;
THIS PLAT PROPOSES A 10' BUILDING LINE AND A DUAL BUILDING LINE FOR THE PORTION OF THE BUILDING THAT ENCROACHES IN ITS CURRENT STATE. THE 10' BUILDING LINE WILL BE THE GOVERNING SETBACK AFTER THE CURRENT BUILDING ENCROACHEMENT IS REMOVED WHEN THE CURRENT STRUCTURES ARE REMOVED IN THE FUTURE.

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

THE ENCROACHING STRUCTURES ARE ON A SMALL STREET WITH 60' ROW, THEREBY NOT EFFECTING THE PUBLIC.

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

THERE ARE NUMEROUS FACTORS CONTRIBUTING TO THE VARIANCE, BUT THE CLIENT IS FEVERENTLY WORKING TO FINDING A SOLUTION WITHOUT RESORTING TO DEMOLISHING THE EXISTING STRUCTURES. THE LAYOUT OF THE PROPERTY SIMPLY DOES NOT ALLOW FOR ENOUGH SPACE TO ACCOMMODATE ADEQUATE ADA COMPLIANT PARKING AND PROPER AREAS FOR TRUCKS TO MANEUVER SAFELY WHILE MAINTAINING APPROPRIATE DISTANCES. THE CLIENT FULLY GRASPS THAT OBTAINING THIS VARIANCE WILL ONLY SERVE TO PROLONG THE LIFESPAN OF THE CURRENT STRUCTURES.

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

July 3, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Dane at Eastex Reserve & Dane at Clarence Reserve
REFERENCE NUMBER: 2024-1081 & 2024-1082

Dear Property Owner:

The Planning and Development Department has received two subdivision plat applications with variance requests for two properties located 1) on the block bounded by US 59, Riner Street, Dane Street, and Clarence Street, and 2) at the northwest intersection of Dane Street and Clarence 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.

RSG Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow encroachments into the building lines for structures. For Dane at Eastex Reserve, reduced building lines for two structures: 1) of approximately 2.5' for approximately 72' in length along Dane Street; and 2) approximately 4.5' for 58.6' in length along Dane Street and approximately 4' for 121.7' in length along Riner Street. For Dane at Clarence Reserve, reduced building lines for two structures: 1) of approximately 6.4' for 146.8' in length along Dane Street; and 2) of approximately 5.4' for approximately 87' in length along Clarence Street and approximately 9' for 40' in length along Curry Road. Enclosed are copies of the variance requests, site plans and the proposed subdivision plats for both projects 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. Signs with this information has also been posted on the project sites. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 25, 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.

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 Salim Obeid with RSG Engineering at 713-783-7777. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call 832-393-6623. 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

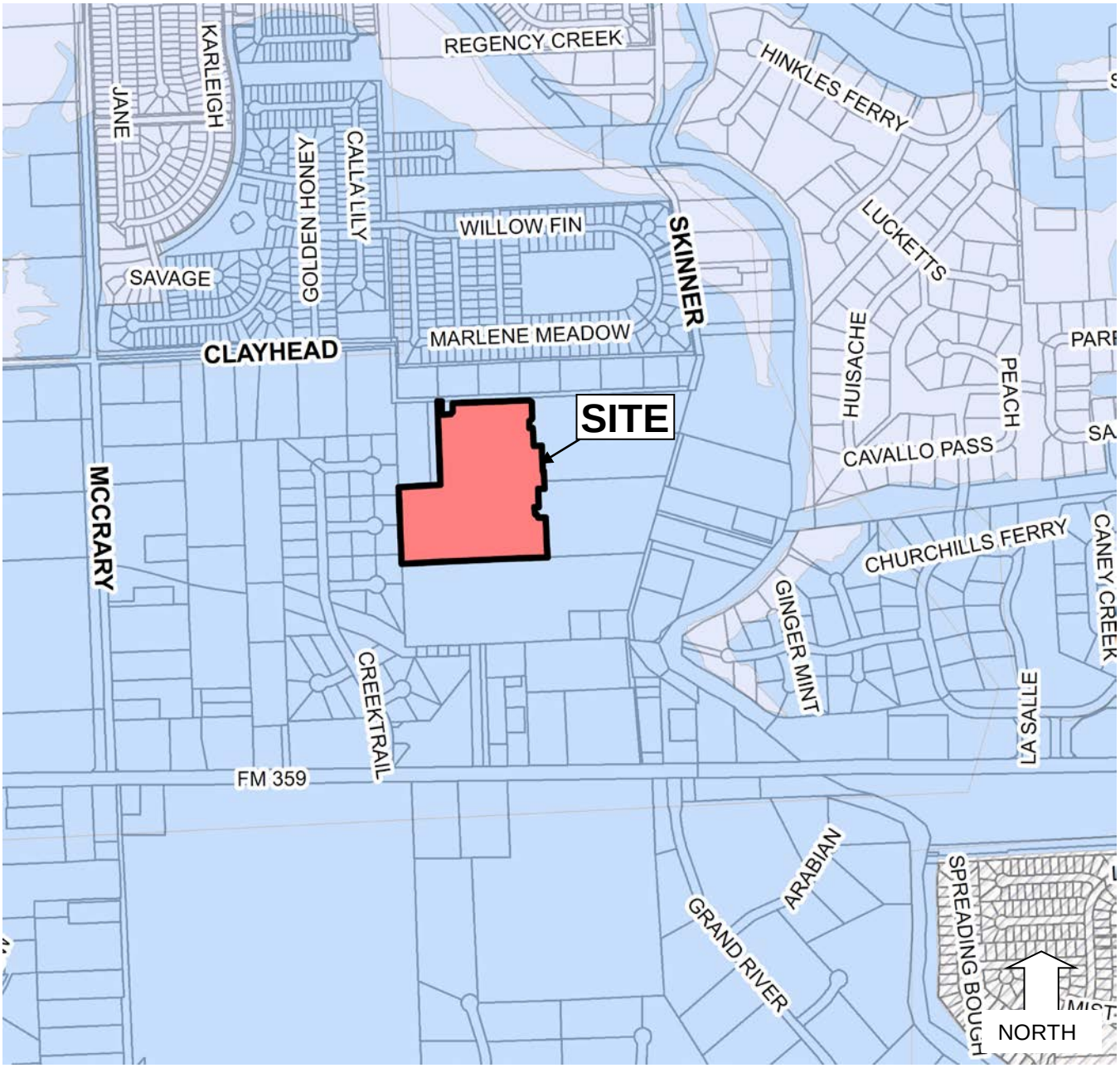
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2 (DEF 2)

Applicant: Quiddity Engineering - Katy



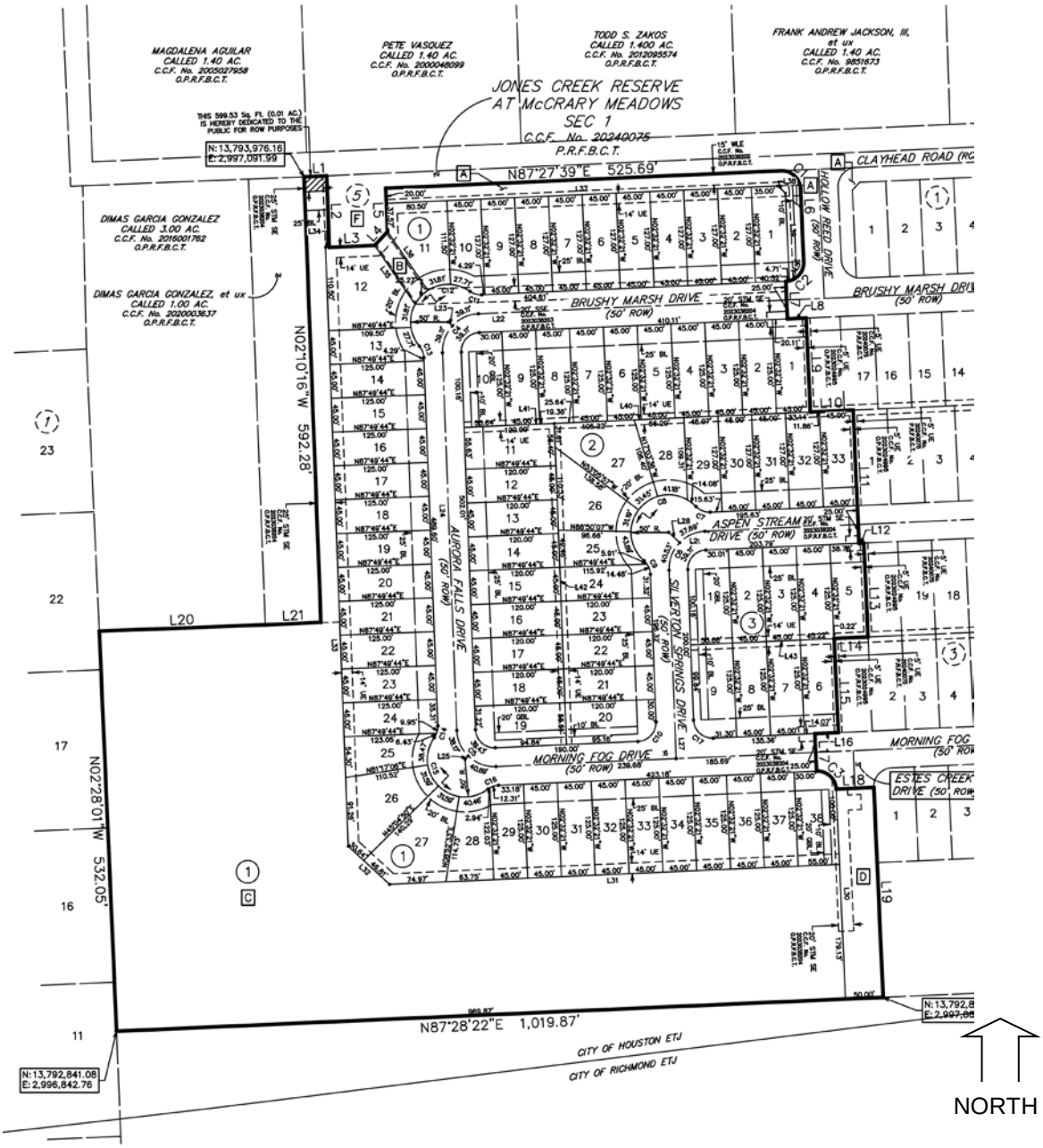
D – Variances **Site Location**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2 (DEF 2)

Applicant: Quiddity Engineering - Katy



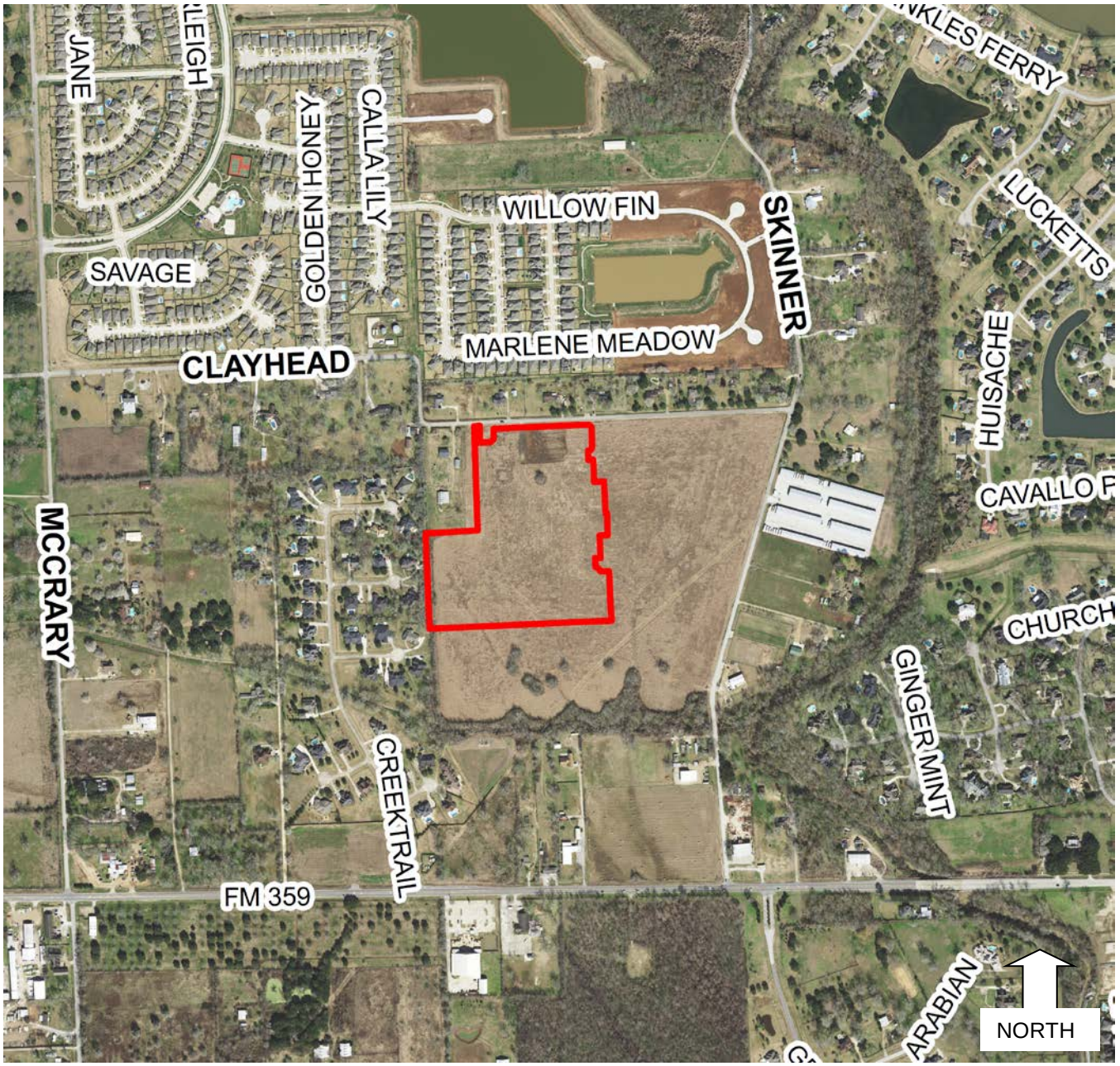
D – Variances Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2 (DEF 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.

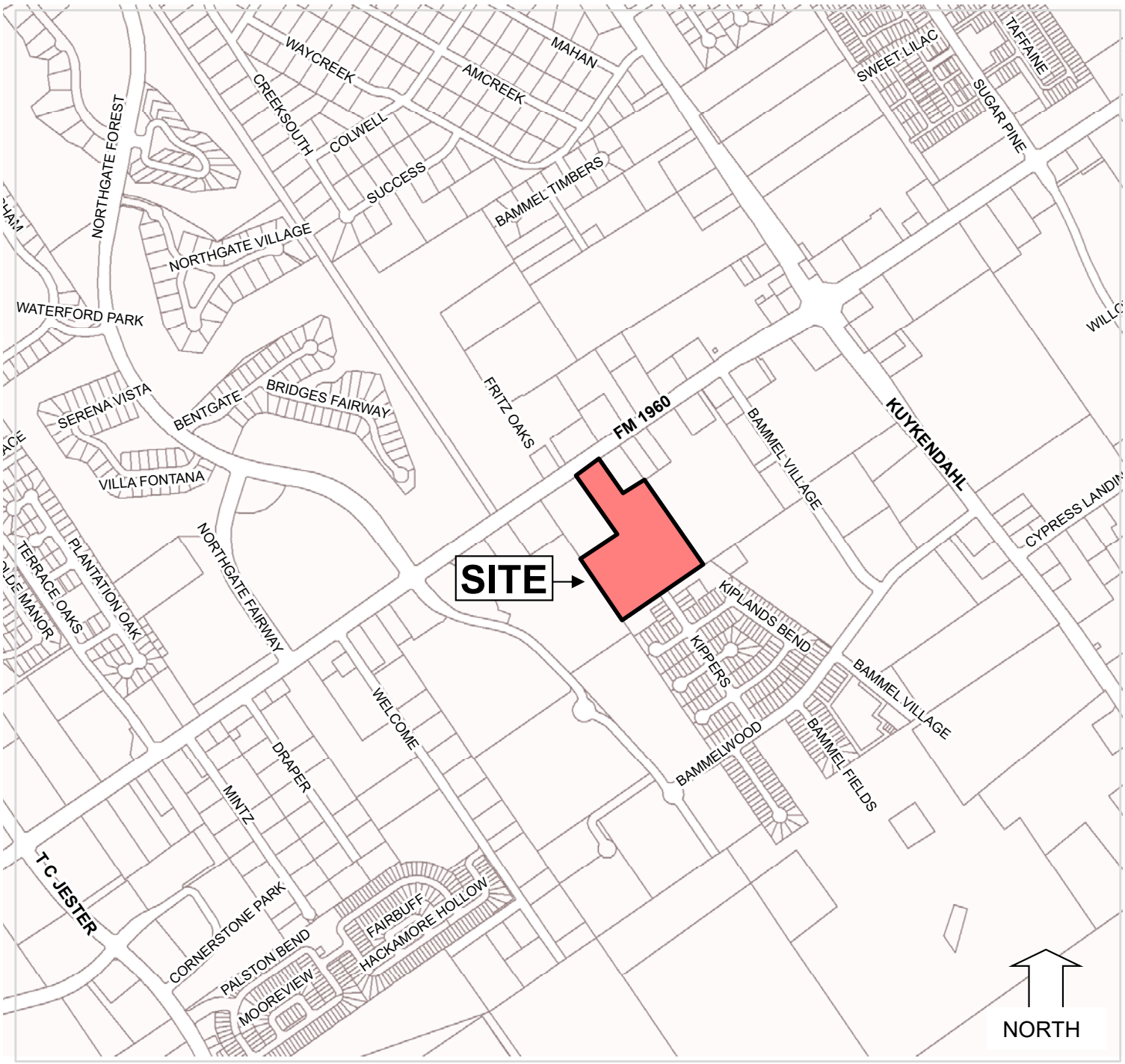
Economic hardship is not the sole justification of the variance. Granting of the special exception will not be injurious to the public health, safety and welfare as traffic circulation and distribution within the development is addressed by adjacent collector and local street patterns.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Kippers Yard

Applicant: Windrose



D – Variances

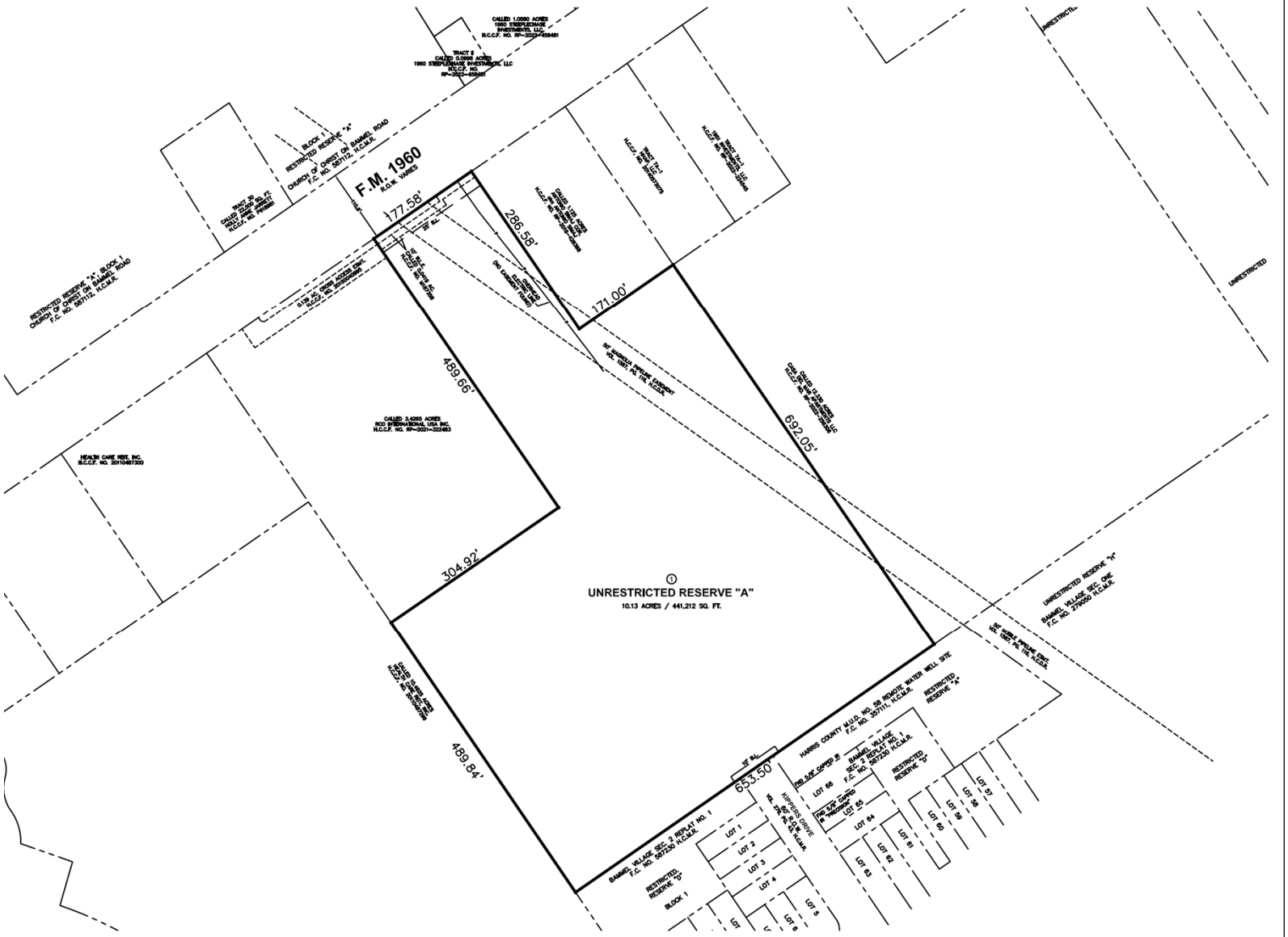
Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Kippers Yard

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 08/08/2024**

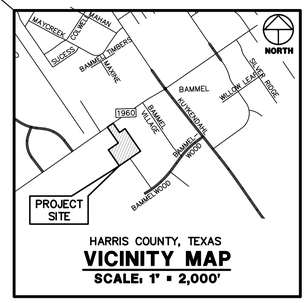
Subdivision Name: Kippers Yard

Applicant: Windrose



D – Variances

Aerial



HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

RESTRICTED RESERVE "A", BLOCK 1
CHURCH OF CHRIST ON BAMMEL ROAD
F.C. No. 587112, H.C.M.R.

TRACT 30
24,500 SQ. FT.
CALLED 24,500 SQ. FT.
HOLLY ANNE JARRETT
H.C.C.F. NO. P918991

F.M. 1960

N 55°28'57" E 177.58'

P.O.B.
FND 5/8" IR

CORNER AT POWER POLE (UNABLE TO SET)

CALLED 1.125 ACRES
ANTONIO SIMAJ COR,
aka ANTONIO SIMAJ
H.C.C.F. No. RP-2016-428368

S 34°23'56" E 286.58'

ONE STORY BUILDING

SET 5/8" CAPPED IR "WINDROSE"

N 55°28'56" E 171.00'

GAS PLM "ENERGY TRANSFER"

SET 5/8" CAPPED IR "WINDROSE"

PROPOSED POND

PROPOSED PARKING

PROPOSED WAREHOUSE BLDG

PROPOSED TRUCK DOCK

PROPOSED WAREHOUSE BLDG

PROPOSED PARKING

10.13 ACRES
441,212 SQ.FT.

TRACT 7A-1
HHAP, LLC
H.C.C.F. No. 20140573075

1951 INVESTMENTS, LLC
H.C.C.F. No. RP-2022-224545

CALLED 3.4265 ACRES
RCO INTERNATIONAL USA INC.
H.C.C.F. No. RP-2021-322483

CALLED 12.330 ACRES
CASA DEL MAR APARTMENTS LLC
H.C.C.F. No. RP-2022-256306

HEALTH CARE REIT, INC.
H.C.C.F. No. 20110487300

CALLED 10.1357 ACRES
NARSI MANAGEMENT
H.C.C.F. No. RP-2022-61731

S 34°27'05" E 692.05'

BAMMEL VILLAGE
SECTION ONE
VOL. 279, PG. 50,
H.C.M.R.

50' MOBILE PIPELINE EASEMENT VOL. 1587, PG. 118, H.C.D.R.

N 34°28'21" W 489.86'
(CALLED 489.50')

N 55°30'48" E 304.92'

N 34°24'00" W 489.84'
(CALLED 489.50')

S 55°24'42" W 653.50'

TRACT I
CALLED 10.4925 ACRES
HEALTH CARE REIT, INC.
H.C.C.F. No. 20110487299

RESTRICTED RESERVE "A"

HARRIS COUNTY M.U.D. No. 58
REMOTE WATER WELL SITE
F.C. No. 357111, H.C.M.R.

RESTRICTED RESERVE "D"

KIPPERS DRIVE
60' R.O.W.
VOL. 279, PG. 43, H.C.M.R.

LOT 66
LOT 65
LOT 64
LOT 1
LOT 2
LOT 3
LOT 4

BLOCK 1
BAMMEL VILLAGE SEC. 2
REPLAT No. 1
F.C. No. 587230 H.C.M.R.

ORDIC ACCESS EASEMENT
CALLED 0.139 AC.
H.C.C.F. NO. 20100049995

GAS PLM "SUNOCO"

CHURCH SIGN EASEMENT
CALLED 0.001 AC.
H.C.C.F. NO. M021258

CORNER FND 3/4" CAPPED IR BEARS FOR REF. S 08°11' E, 0.36'

FND 1" IRON PIPE

SET 5/8" CAPPED IR "WINDROSE"

FND 5/8" CAPPED IR "WINDROSE"

FND 5/8" IR BEARS FOR REF. N 08°11' E, 11.20'

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999935251.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0265M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. A PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 10.13 ACRES OR 441,212 SQUARE FEET OF LAND, SITUATED IN THE DAVID EHRHARDT SURVEY, ABSTRACT NO. 255, HARRIS COUNTY, TEXAS, BEING THE SAME CALLED 10.1357 ACRE TRACT DESCRIBED IN DEED TO NARSI MANAGEMENT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.). RP-2022-61731, WITH SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1960, FOR THE COMMON NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND A CALLED 3.4265 ACRE TRACT DESCRIBED IN DEED TO RCO INTERNATIONAL USA INC., RECORDED UNDER H.C.C.F. NO. RP-2021-322483 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 55 DEG. 28 MIN. 57 SEC. EAST, WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID F.M. 1960, A DISTANCE OF 177.58 FEET TO A POINT (UNABLE TO SET CORNER) FOR THE COMMON NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND A CALLED 1.125 ACRE TRACT DESCRIBED IN DEED TO ANTONIO SIMAJ COR, AKA ANTONIO SIMAJ, RECORDED UNDER H.C.C.F. NO. RP-2016-428368 FOR THE MOST NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 34 DEG. 23 MIN. 58 SEC. EAST, A DISTANCE OF 286.58 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 1.125 ACRE TRACT, AN INTERIOR CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 55 DEG. 26 MIN. 56 SEC. EAST, A DISTANCE OF 171.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON SOUTHERLY CORNER OF SAID 1.125 ACRE TRACT AND A TRACT OF LAND (CALLED HHAP 7A-1) DESCRIBED IN DEED TO HHAP, LLC, RECORDED UNDER H.C.C.F. NO. 20140573075, THE NORTHWESTERLY CORNER OF A CALLED 12.330 ACRE TRACT DESCRIBED IN DEED TO CASA DEL MAR APARTMENTS LLC, RECORDED UNDER H.C.C.F. NO. RP-2022-256306 AND THE MOST EASTERLY NORTHEAST CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 34 DEG. 27 MIN. 05 SEC. EAST, ALONG THE COMMON LINE OF SAID 12.330 ACRE TRACT AND SAID 10.1357 ACRE TRACT, A DISTANCE OF 692.05 FEET (CALLED 692.42 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWESTERLY LINE OF RESTRICTED RESERVE "A", HARRIS COUNTY M.U.D. NO. 58 REMOTE WATER WELL SITE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 357111, H.C.M.R., FOR THE COMMON SOUTH CORNER OF SAID 12.330 ACRE TRACT AND SAID 10.1357 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 32 DEG. 12 MIN. EAST, A DISTANCE OF 11.20 FEET;

THENCE, SOUTH 55 DEG. 24 MIN. 42 SEC. WEST, ALONG THE NORTHWESTERLY LINE OF SAID RESTRICTED RESERVE "A" AND ALONG THE NORTHWESTERLY LINE OF SAID RESTRICTED RESERVE "A", THE NORTHWESTERLY R.O.W. LINE OF KIPPERS DRIVE (60 FOOT R.O.W. PER VOL. 279, PG. 43, H.C.M.R.), AND THE NORTHWESTERLY LINE OF RESTRICTED RESERVE "D", BLOCK 1, BAMMEL VILLAGE SEC. 2 REPLAT NO. 1, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 587230, H.C.M.R., A DISTANCE OF 653.50 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE NORTHEASTERLY LINE OF A CALLED 10.4925 ACRE TRACT (TRACT I) DESCRIBED IN DEED TO HEALTH CARE REIT, INC., RECORDED UNDER H.C.C.F. NO. 20110487299, FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" OF SAID BAMMEL VILLAGE SEC. 2, THE SOUTHWEST CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 34 DEG. 24 MIN. 00 SEC. WEST, ALONG THE COMMON LINE OF SAID 10.1357 ACRE TRACT AND SAID 10.4925 ACRE TRACT, A DISTANCE OF 489.84 FEET (CALLED 489.50) TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWESTERY CORNER OF SAID CALLED 3.4265 ACRE TRACT, THE MOST WESTERLY CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

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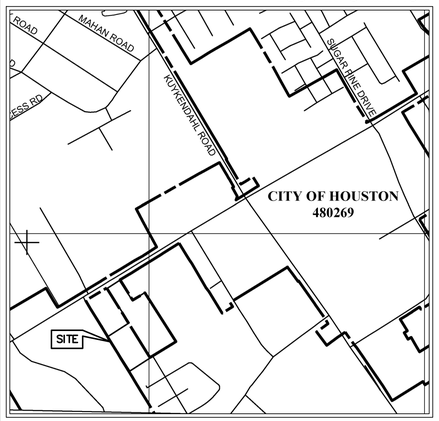
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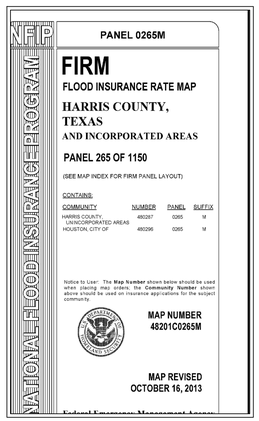
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	PLM	– PIPELINE MARKER
	– HANDICAP	UCS	– UNDERGROUND CABLE SIGN
GM	– GAS METER	CTL	– CATHODIC TEST LEAD
GV	– GAS VALVE	MW	– MONITORING WELL
FH	– FIRE HYDRANT	P	– PIN FLAG/PAINT MARK
WM	– WATER METER	TC	– TOP OF CURB
WV	– WATER VALVE	G	– GUTTER
ICV	– IRRIGATION CONTROL VALVE	TG	– TOP OF GRATE
	– GRATE INLET	FL	– FLOW LINE
	– GRATE INLET	HB	– HIGHBANK
	– MANHOLE	SAN	– SANITARY SEWER
CO	– CLEANOUT	STM	– STORM SEWER
TP	– TELEPHONE PEDESTAL	CMP	– CORRUGATED METAL PIPE
EB	– ELECTRIC BOX	CPP	– CORRUGATED PLASTIC PIPE
TSB	– TRAFFIC SIGNAL BOX	RCP	– REINFORCED CONCRETE PIPE
LP	– LIGHT POLE	TEL	– TELEPHONE
TLP	– TRAFFIC LIGHT POLE	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
GL	– GROUND/SPOT LIGHT	WTR	– WATER
PP	– POWER POLE	UG	– UNDERGROUND
PP/T	– POWER POLE W/TRANSFORMER	FND	– FOUND
PP/LT	– POWER POLE W/LIGHT	H.C.C.F.	– HARRIS COUNTY CLERK FILE
PP/CT	– POWER POLE W/CONDUIT	H.C.D.R.	– HARRIS COUNTY DEED RECORDS
MP	– METER POLE	H.C.M.R.	– HARRIS COUNTY MAP RECORDS
SP	– SERVICE POLE	IP	– IRON PIPE
GAC	– GUY ANCHOR	IR	– IRON ROD
	– OVERHEAD POWER LINE	NO.	– NUMBER
	– BARBED WIRE FENCE	PG.	– PAGE
	– WROUGHT IRON FENCE	R.O.W.	– RIGHT-OF-WAY
	– WOOD FENCE	SQ. FT.	– SQUARE FEET
	– CHAINLINK FENCE	VOL.	– VOLUME
GP	– GATE POST	F.C.	– FILM CODE
(P)	– PER PLANS	B.L.	– BUILDING LINE
APPROX.	– APPROXIMATE	U.E.	– UTILITY EASEMENT
	– HIGHBANK		– TREE/SHRUB
	– SIGN		

FLOOD INFORMATION





REVISIONS

DATE	REASON	BY

SURVEYOR'S CERTIFICATION

TO: NARSI MANAGEMENT, L.P.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
REGISTERED
LUCAS G. DAVIS
6599
PROFESSIONAL
LAND SURVEYOR

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

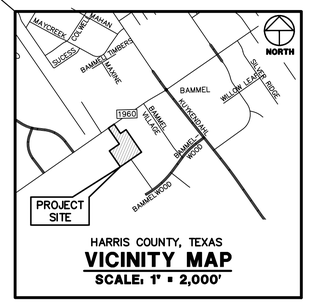
07-25-2024
DATE

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
10.13 AC./ 441,212 SQ. FT.
OF LAND
SITUATED IN THE
DAVID EHRHARDT SURVEY
ABSTRACT NO. 255
HARRIS COUNTY, TEXAS

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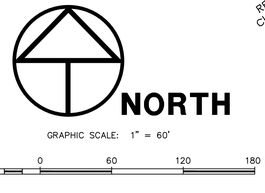
FIELDED BY: DW	CHECKED BY: GA	JOB NO. 59825-Cat 1B	
DRAWN BY: DG	DATE: JULY 2024	SHEET NO. 1 OF 1	



HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 60'

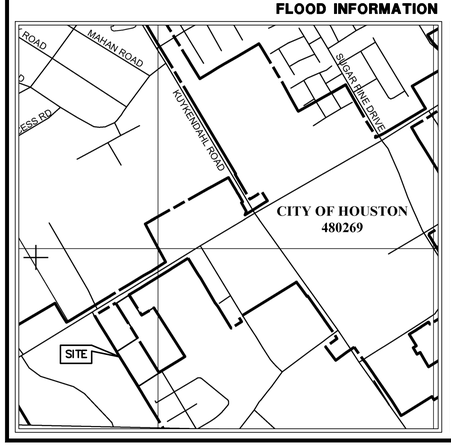
60 0 60 120 180 Feet

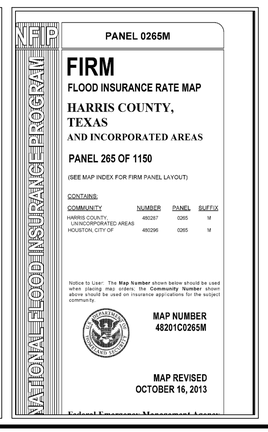
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

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GM	– GAS METER	CTL	– CATHODIC TEST LEAD
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APPROX.	– APPROXIMATE	U.E.	– UTILITY EASEMENT
	– HIGHBANK		– TREE/SHRUB
	– SIGN		

FLOOD INFORMATION





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0265M

FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 265 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

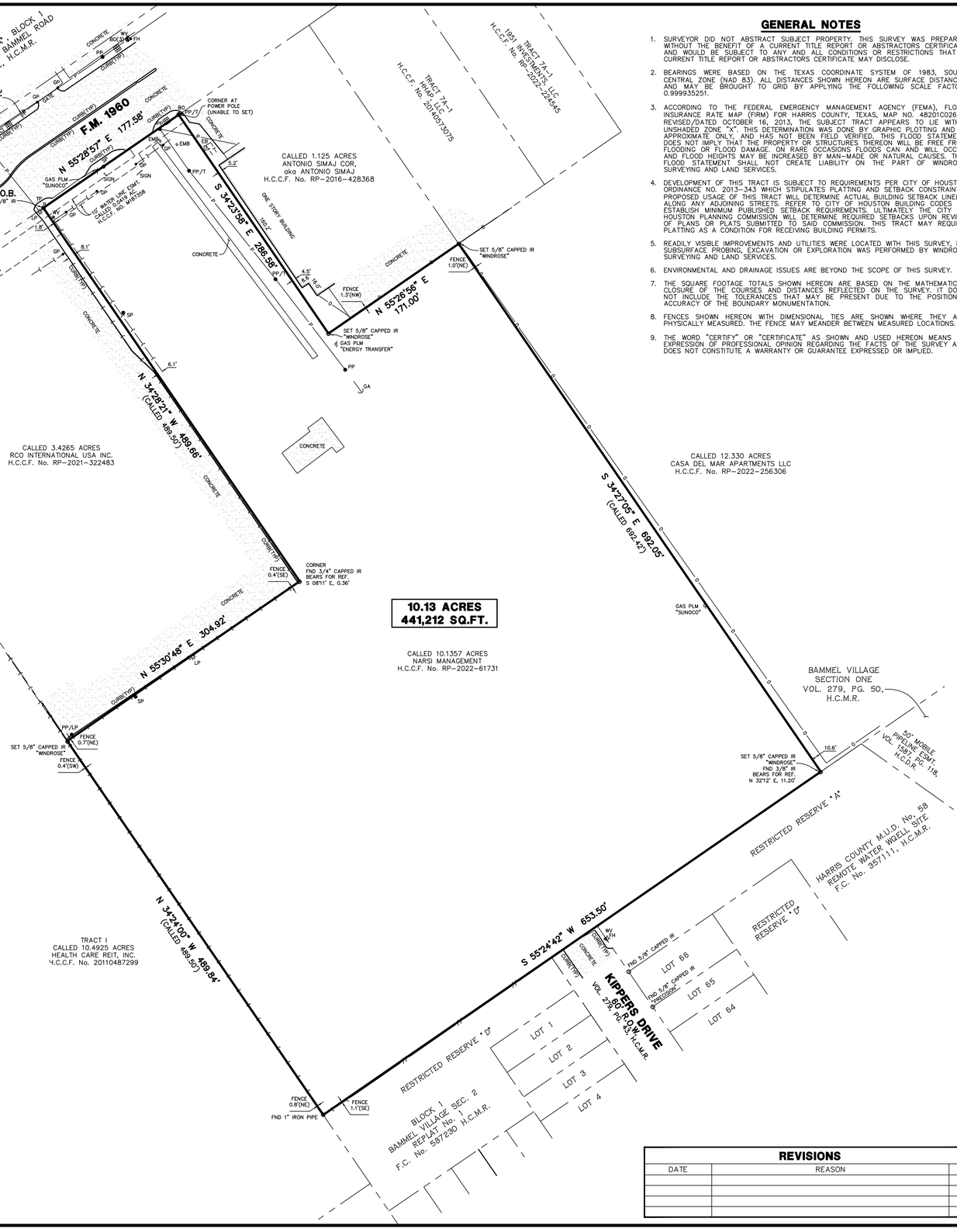
COMMUNITY	NUMBER	PANEL	SUFFIX
HARRIS COUNTY, UNINCORPORATED AREAS	480287	0265	M
HOUSTON, CITY OF	480296	0265	M

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 48201C0265M

MAP REVISED OCTOBER 16, 2013

Federal Emergency Management Agency



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999935251.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0265M REVISED/DATED OCTOBER 16, 2013, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013–343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. A PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 10.13 ACRES OR 441,212 SQUARE FEET OF LAND, SITUATED IN THE DAVID EHRHARDT SURVEY, ABSTRACT NO. 255, HARRIS COUNTY, TEXAS, BEING THE SAME CALLED 10.1357 ACRE TRACT DESCRIBED IN DEED TO NARSI MANAGEMENT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.). RP–2022–61731, WITH SAID 10.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT–OF–WAY (R.O.W.) LINE OF F.M. 1960, FOR THE COMMON NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND A CALLED 3.4265 ACRE TRACT DESCRIBED IN DEED TO RCO INTERNATIONAL USA INC., RECORDED UNDER H.C.C.F. NO. RP–2021–322483 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 55 DEG. 28 MIN. 57 SEC. EAST, WITH THE SOUTHEASTERLY R.O.W. LINE OF SAID F.M. 1960, A DISTANCE OF 177.58 FEET TO A POINT (UNABLE TO SET CORNER) FOR THE COMMON NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND A CALLED 1.125 ACRE TRACT DESCRIBED IN DEED TO ANTONIO SIMAJ COR, AKA ANTONIO SIMAJ, RECORDED UNDER H.C.C.F. NO. RP–2016–428368 FOR THE MOST NORTHERLY CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 34 DEG. 23 MIN. 58 SEC. EAST, A DISTANCE OF 286.58 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 1.125 ACRE TRACT, AN INTERIOR CORNER OF SAID 10.1357 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

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SURVEYOR'S CERTIFICATION

TO: NARSI MANAGEMENT, L.P.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY, TO THE BEST OF MY KNOWLEDGE.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

07–25–2024
DATE

STATE OF TEXAS · REGISTERED · LUCAS G. DAVIS · 6599 · PROFESSIONAL LAND SURVEYOR

REVISIONS

DATE	REASON	BY

WINDROSE

LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281

FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
10.13 AC./ 441,212 SQ. FT.
OF LAND
SITUATED IN THE
DAVID EHRHARDT SURVEY
ABSTRACT NO. 255
HARRIS COUNTY, TEXAS

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FIELDED BY: DW	CHECKED BY: GA	JOB NO.	59825–Cat 1B
DRAWN BY: DG	DATE: JULY 2024	SHEET NO.	1 OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1534
Plat Name: Kippers Yard
Applicant: Windrose
Date Submitted: 07/29/2024

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 or provide a cul-de-sac turnaround on the subject site at the current terminus of Kippers Drive

Chapter 42 Section: 134

Chapter 42 Reference:

Section 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 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

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 property is 10.171 acres located on the south side of FM 1960 approximately 3,650 feet west of the intersection with Kuykendahl. The site is located in Harris County, City of Houston ETJ. The applicant is proposing to develop a industrial warehouse facility on the subject site. Because the closest north-south street (Northgate Forrest Drive and Kuykendahl Road) are more than 1,400 feet east and west of Kipper road, the applicant must submit local street intersection spacing variances. Extending Kippers Drive into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. There is a 50-foot pipeline corridor that encompass much of the subject site's northern land area. Extending Kippers Drive to the north would bisect the best portion of the subject site and discharge traffic only 450 ft from the nearest signal at Firtz Oaks Pl. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Traffic to the south and east can easily access FM 1960 and Kuykendahl Road via Bammelwood Drive and Bammel Village Drive- which are all signalized, high-volume, and safe access points. If Kippers Drive were somehow extended, it would only save a few minutes for high-speed motorists cutting right through long-standing single-family residential neighborhoods as a way to avoid the preferential Bammelwood and Bammel Village Dive

options. Terminating Kippers Drive in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in Ch.42-134 to not provide a cul-de-sac – the exceptions being the one-lot depth and intersection spacing requirements. Extending or providing a cul-de-sac at the end of the Kippers Drive stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; 2) it would create additional paving for Harris County to maintain; and, 3) it would create an isolated haven for illegal dumping and criminal activity. The stub portion of Kippers Drive beyond 15614 Kippers Drive is very short and any driver can easily see that it's a dead end currently and not turn down the street. Without the variances, the applicant would be forced to construct an unnecessary cul-de-sac or disruptive north-south street that provides little benefit to traffic mobility while posing a definite threat to the public's welfare.

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

The subject property is 10.171 acres located on the south side of FM 1960 approximately 3,650 feet west of the intersection with Kuykendahl. The site is located in Harris County, City of Houston ETJ. The applicant is proposing to develop a industrial warehouse facility on the subject site. Because the closest north-south street (Northgate Forrest Drive and Kuykendahl Road) are more than 1,400 feet east and west of Kipper road, the applicant must submit local street intersection spacing variances. Extending Kippers Drive into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. There is a 50-foot pipeline corridor that encompass much of the subject site's northern land area. Extending Kippers Drive to the north would bisect the best portion of the subject site and discharge traffic only 450 ft from the nearest signal at Firtz Oaks Pl. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Traffic to the south and east can easily access FM 1960 and Kuykendahl Road via Bammelwood Drive and Bammel Village Drive- which are all signalized, high-volume, and safe access points. If Kippers Drive were somehow extended, it would only save a few minutes for high-speed motorists cutting right through long-standing single-family residential neighborhoods as a way to avoid the preferential Bammelwood and Bammel Village Dive options. Terminating Kippers Drive in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in Ch.42-134 to not provide a cul-de-sac – the exceptions being the one-lot depth and intersection spacing requirements. Extending or providing a cul-de-sac at the end of the Kippers Drive stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; 2) it would create additional paving for Harris County to maintain; and, 3) it would create an isolated haven for illegal dumping and criminal activity. The stub portion of Kippers Drive beyond 15614 Kippers Drive is very short and any driver can easily see that it's a dead end currently and not turn down the street. Without the variances, the applicant would be forced to construct an unnecessary cul-de-sac or disruptive north-south street that provides little benefit to traffic mobility while posing a definite threat to the public's welfare.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little traffic traveling near the end of Kippers Dive, with circulation provided via Kipland's Bend Drive and Kipland's Way Drive. Providing a cul-de-sac would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. In addition, the subdivision has two points of access to Kuykendahl and FM 1960, outside the boundaries of this subdivision per the requirements of Section 42-189. Extending Kippers Drive is also against the intent of the City's development regulations as an effective and safe street network already exists. Connecting the residential areas east and south of the site would put countless pedestrians at risk only to save a few minutes for fastest of vehicles compared to using the numerous signalized intersections that currently facilitate movement in the vicinity.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare as a safe and effective street network services the surrounding single-family areas. Providing cul-de-sacs would be injurious to the public's health, safety and welfare as they would be over parked and used for illegal dumping in short order. Further, isolated cul-de-sacs of this nature are perfect staging points for criminal activity that will negatively impact surrounding residents and burden the County's law enforcement personnel. Extending Kippers Drive would pose a threat to the public's safety as it would place the numerous pedestrians in direct conflict with high-speed cut-through traffic. This situation will only worsen over time as the only vehicles realizing a savings in travel time from the

cut-through will be extremely high-speed vehicles that are trying to beat out the average driver that will realize a safer and more efficient route by taking the signalized paths to Kuykendahl and FM 1960.

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

Economic hardship has no bearing on these variance requests. Were a cul-de-sac to be provided or new streets to be constructed, the responsibility of maintaining the paving and policing the illegal activity and accidents would fall unto the County in the near term and ultimately on the City if/when this area is annexed. Extending Kippers Drive to FM 1960is not viable given the existence of nearby signalized intersections and the presence of a left turn lane within the median. Without the variances, the surrounding residential areas will be subjected to a dangerous new traffic pattern and the applicant will be forced to construct streets across a pipeline – destroying any hope of a reasonable development.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Reserve at Tuam (DEF 1)

Applicant: RSG Engineering



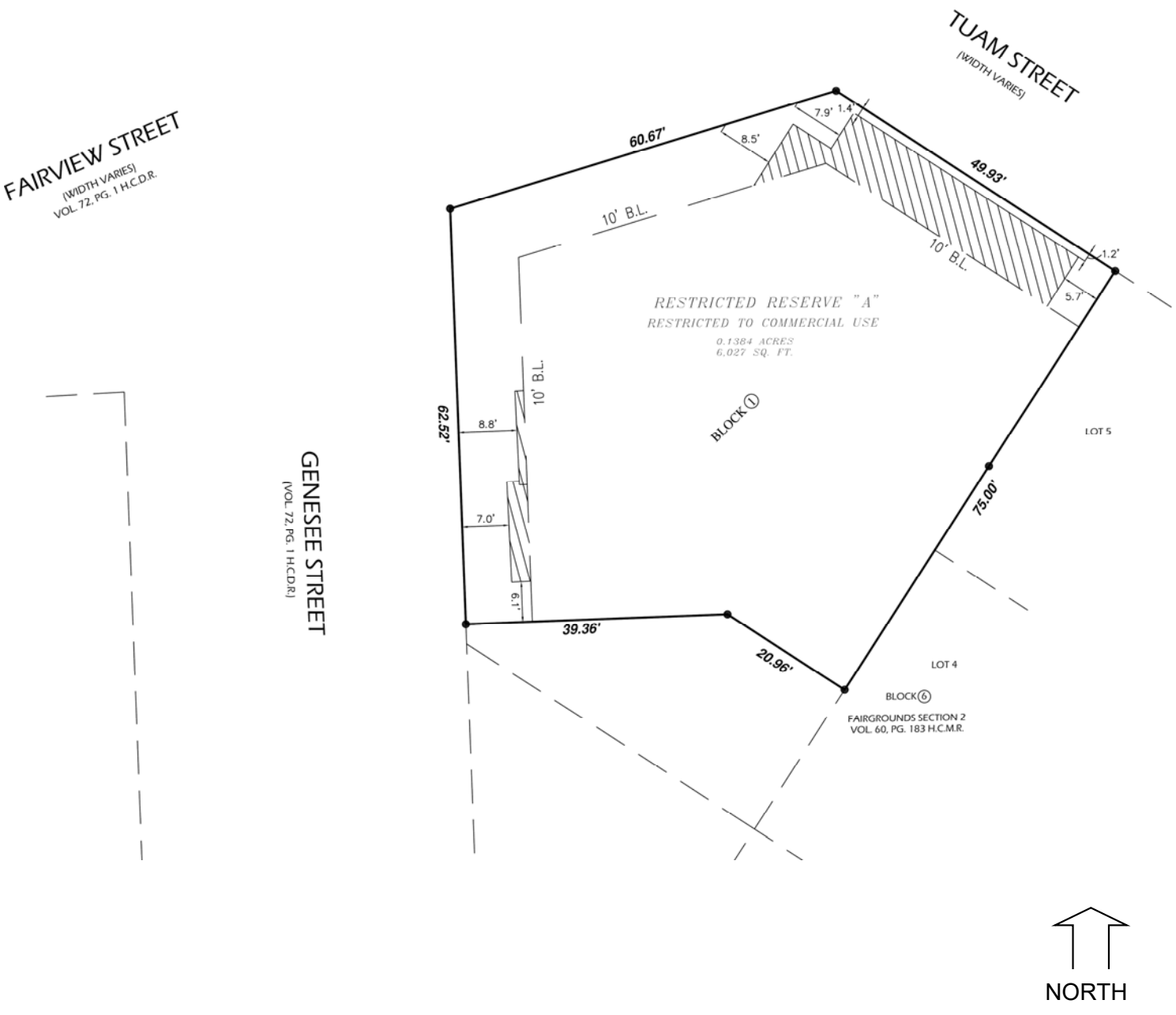
D – Variances Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Reserve at Tuam (DEF 1)

Applicant: RSG Engineering



D – Variances Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Reserve at Tuam (DEF 1)

Applicant: RSG Engineering



D – Variances Aerial


Untitled Map
Write a description for your map.
Legend
90 Tuam St
LOCATION OF EXISTING STRUCTURE CREATES
CONFLICT WITH SIDEWALK STANDARDS
City of Houston Texas
22028147
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations. 11/15/22
90
EXISTING DRIVEWAY
TO BE REPLACED WITH 6" CURB AND GUTTER
APPLICABLE TO CITY OF HOUSTON STANDARD INFRASTRUCTURE DETAILS
PROPOSED SITE DEVELOPMENT WOULD NOT HAVE VEHICULAR ACCESS
CREATING A MORE PEDESTRIAN FRIENDLY CORRRIDOR.
Google Earth
© 2022 Google
4.12 ft

City of Houston
22028147
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
11/15/22

FARGO AVENUE (50' R.O.W.)
VOL. 72, PG. 1 H.C.D.R.
ASPHALT PAVEMENT

15'x15' VISIBLY TRIANGLE (SEE NOTE #7)

TRAFFIC SIGN

FND. 3/4" I.R.

N 86°43'41" E – 100.00'

CONCRETE WALK

GAS METER

50.16

12.5'

1.1'

COVERED PORCH

CONC

COVERED PORCH

CONC

FINISH FLOOR 51.62

10' B.L. & PEDESTRIAN ACCESS EASEMENT

86.8'

2– STORY BRICK & STUCCO

30.1'

30.1'

46.4'

62.9'

51.4'

3.1'

50.00'

50.00'

7.4'

FENCE CORNER N., 0.27'

FND. SPIKE

2– STORY FRAME

CONCRETE

1– STORY WOOD GARAGE

16.8'

26.1'

0.2'

17.5'

9.8'

24.1'

CONCRETE

GAS SERVICE (NO METER)

80.1'

0.5'

5' B.L. & PEDESTRIAN ACCESS EASEMENT

3.1'

4 SPACES

150.00'

1– STORY FRAME GARAGE

UNABLE TO SET

5.1'

FND. PK NAIL W/SHINER

18" OAK

N 86°43'41" E – 100.00'

CONCRETE PAVEMENT OVER ASPHALT

FINISH FLOOR 49.82

90.1'

90.1'

N 02°16'19" W – 195.00'

S 02°16'19" E – 95.00'

2 SPACES

11 SPACES

10 SPACES

10 SPACES

PARKING

ASPHALT PARKING

FND. "X" CUT IN CONC.

S 86°43'41" W – 100.00'
(S 89°00'00" W)

(N 89°00'00" E – 100.00')

0.5'

80.1'

2.2'

FND. 1/2" I.P.

0.21

4 SPACES

DUMPSTER SITE

19.2'

19.3'

19.2'

30.1'

1– STORY METAL BLDG.

35.3'

35.3'

1– STORY METAL BLDG.

CONCRETE RAMP

3.9'

CONC RAMP

30.1'

6' B.L. & PEDESTRIAN ACCESS EASEMENT

L1

SET "X" CUT IN CONC.

TRAFFIC SIGN

15'x15' VISIBLY TRIANGLE

CONCRETE DRIVE

SET 5/8" I.R. W/CAP

SET 5/8" I.R. W/CAP

ASPHALT

6' B.L. & PEDESTRIAN ACCESS EASEMENT

S 86°43'41" W – 100.00'

L2

R=163.00'
Δ =15°38'57"
L=44.52'
CHD=S 64°40'31" W
44.38'

1068

0.0031 AC., 134 SQ.FT. 5' DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

0.0115 AC., 500 SQ.FT. 5' DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

15'x15' VISIBILITY TRIANGLE

FND. PK NAIL W/SHINER

FND. PK NAIL W/SHINER

35.5' B-B

DOUBLE YELLOW PAINT LINE

FAIRVIEW STREET (WIDTH VARIES)
VOL. 72, PG. 1 H.C.D.R.

ASPHALT PAVEMENT W/CONCRETE CURB & GUTTER

ASPHALT PAVEMENT W/CONCRETE CURB & GUTTER

MASON STREET (60' R.O.W.)
VOL. 72, PG. 1 H.C.D.R.

CONCRETE WALK

CONCRETE WALK

FENCE CORNER S., 1.2, E., 3.6'

CONCRETE WALK

CONCRETE DRIVE

'EY, A–696

CONCRETE WALK

FND. 1" I.P. E., 0.82'

FENCE CORNER S., 2.2'

– 100.00'

CONCRETE WALK

DUMPSTER SITE

CONCRETE PARKING & DRIVE

CONCRETE DRIVE

S 02°16'19" E – 100.00'

SPACES

GRASS

CONCRETE WALK

CONCRETE DRIVE

UNDER GROUND SERVICE

CONCRETE WALK

ASPHALT PAVEMENT

CONCRETE WALK

48.81

CONC

100.00'

FND. 1/2" I.P. N 78°27'W, 0.63'

N STREET (50' R.O.W.)
VOL. 72, PG. 1 H.C.D.R.

FND. PK NAIL W/SHINER

PAVEMENT

FND. 5/8" I.R. N 75°53' W, 0.64'

TRAFFIC SIGN

AT&T UNDG. CABLE LINE

CONCRETE WALK

49.47 NG

FND. R.R. SPIKE N 75°45' W, 0.48'

1075

SET 5/8" I.R. W/CAP

15'x15' VISIBILITY TRIANGLE (SEE NOTE #7)

5' B.L. & PEDESTRIAN ACCESS EASEMENT

AT&T UNDG. CABLE LINE

CONCRETE WALK

S 02°16'19"

49.72

FND. "X" CUT IN CONC.

48.68

CONCRETE WALK

GRASS

BRICK WALL

GRASS

BRICK

CONCRETE WALK

GRASS

CONCRETE DRIVE

CONCRETE WALK

BOSTON STREET
ASPHALT PAVEMENT

48.99

48.71

CONCRETE DRIVE

CONCRETE

CONCRETE

GRASS

CONCRETE

CONCRETE

GRASS

TUAM AVENUE (80' R..O.W.)
ASPHALT PAVEMENT W/CONCRETE CURB & GUTTER

49.66

GENESEE STREET
VOL. 72, PG. 1 H.C.D.R.

ASPHALT PAVEMENT W/CONCRETE CURB & GUTTER

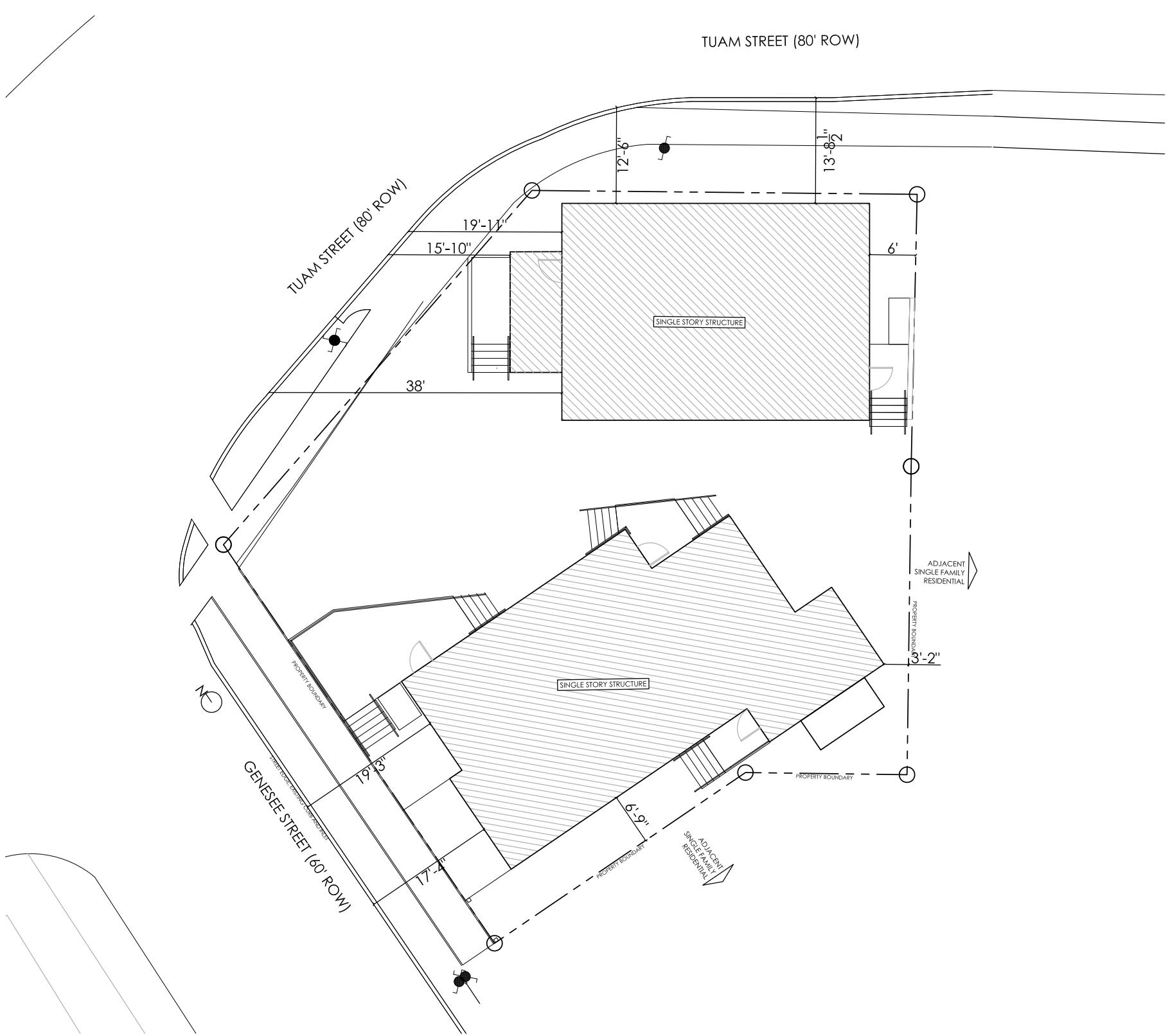
SITE

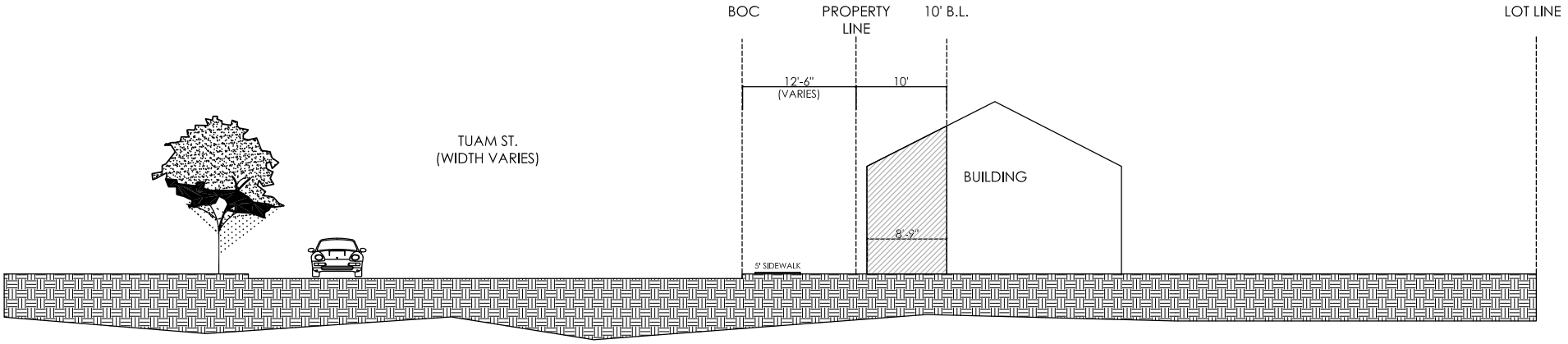
LEGEND

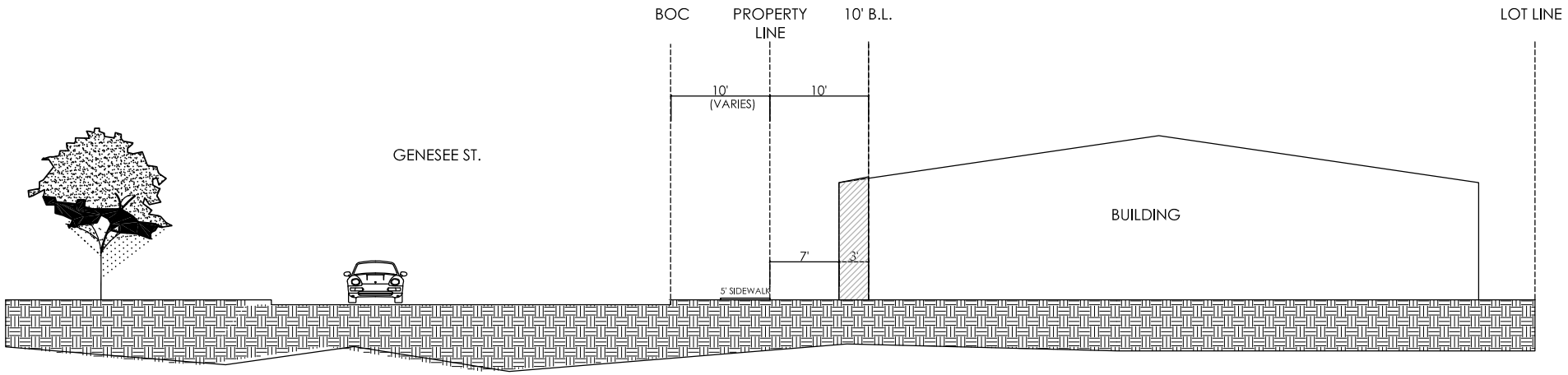
- SANITARY SEWER MANHOLE (SAN. M.H.)
- STORM SEWER MANHOLE (STM. M.H.)
- STORM SEWER INLET
- FIRE HYDRANT (F.H.)
- WATER VALVE (W.V.)
- WATER METER (W.M.)

UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.


TUAM STREET (80' ROW)
TUAM STREET (80' ROW)
12'-6"
13'-8 1/2"
19'-11"
15'-10"
6'
SINGLE STORY STRUCTURE
38'
ADJACENT SINGLE FAMILY RESIDENTIAL
PROPERTY BOUNDARY
3'-2"
SINGLE STORY STRUCTURE
PROPERTY BOUNDARY
PROPERTY BOUNDARY
19'-3"
6'-9"
17'-4"
PROPERTY BOUNDARY
ADJACENT SINGLE FAMILY RESIDENTIAL
N
GENESEE STREET (60' ROW)


BOC
PROPERTY LINE
10' B.L.
LOT LINE
12'-6" (VARIES)
10'
TUAM ST.
(WIDTH VARIES)
BUILDING
8'-9"
5' SIDEWALK


BOC
PROPERTY LINE
10' B.L.
LOT LINE
10'
(VARIES)
10'
GENESEE ST.
BUILDING
7'
3'
5' SIDEWALK

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1189
Plat Name: Reserve at Tuam
Applicant: RSG Engineering
Date Submitted: 06/15/2024

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:
ENCROACHEMENT OF TWO EXISTING STRUCTURE ONTO REQUIRED BUILDING LINES.
Chapter 42 Section: 150

Chapter 42 Reference:
10' BUILDING LINE REQUIRED FOR NON RESIDENCIAL STRUCTURE

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
THE OWNER OF THIS PROPERTY IS REQUESTING A VARIANCE TO ALLOW FOR A DUAL BUILDING LINE FOR TWO EXISTING STRUCTURES ENCROACHING INTO THE 10' BUILDING LINE 8.8' ENCROACHEMENT OF THE NORTH STRUCTURE TO THE TUAM BUILDING LINE AND 7.1' ENCROACHEMENT ON FAIRVEIW ROAD BUILDING LINE. 3' ENCROACHEMTN OF THE STRUCTURE ON GENESEE AT THE WEST PROPERTY LINE.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
THE STRUCTURES ARE IN PLACE, EXISTING, THE STRICT APPLICATION OF THE REQUIREMENT WILL REQUIRE THE DEMOLITION OF THE STRUCTURES. WE ARE REQUESTING A DUAL BUILDING LINE TO ALLOW THE ENCROACHEMENT FOR THE REMAINING LIFE OF THE TWO STRUCTURES.

(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

(3) The intent and general purposes of this chapter will be preserved and maintained;
THIS PLAT PROPOSES A 10' BUILDING LINE AND A DUAL BUILDING LINE FOR THE PORTION OF THE BUILDING THAT ENCROAKCHES IN ITS CURRENT STATE. THE 10' BUILDING LINE WILL BE THE GOVERNING SETBACK AFTER THE CURRENT BUILDING ENCROACHEMENT IS REMOVED WHEN THE CURRENT STRUCTURES ARE REMOVED IN THE FUTURE.

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

THE ENCROACHING STRUCTURES ARE WITHIN THE SITE BOUNDARY, MATCHING THE EXISTING STRUCTURES THAT HAVE BEEN ON THE SITE FOR SEVERAL YEARS.

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

Economic hardship is not the sole justification of the variance.

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

July 2, 2024

NOTICE OF VARIANCE

PROJECT NAME: Reserve at Tuam
REFERENCE NUMBER: 2024-1189

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 southeast intersection of Tuam Street and Genesee 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.

RSG Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line of 7'-8.8' for an existing structure along Genesee Street and a reduced building line of 1.2' along Tuam Street and 8.5' along Fairview Avenue for a second structure. 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 25, 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 Salim Obeid with RSG Engineering at 713-783-7777. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call 832-393-6623. 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

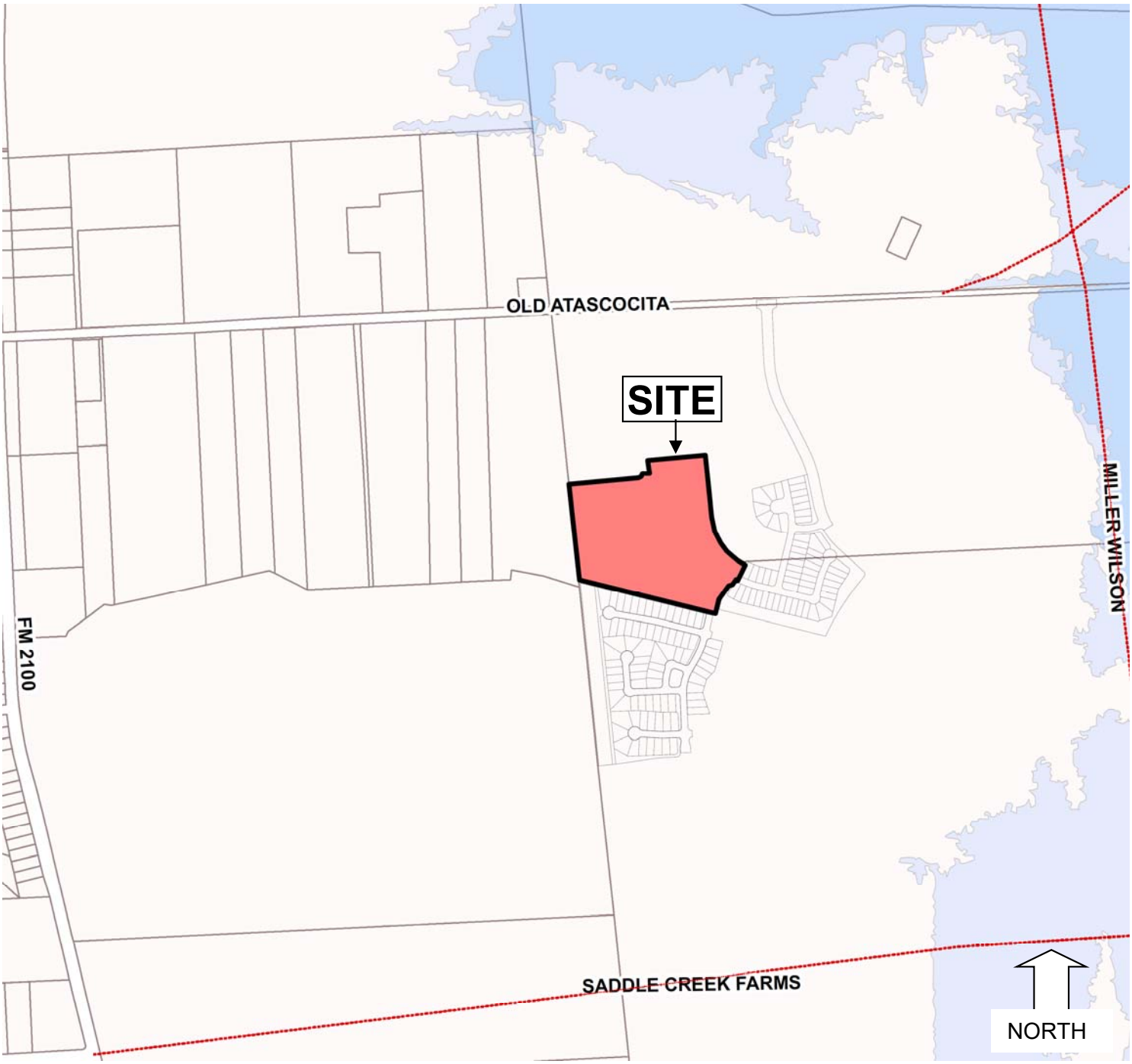
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Riviana Sec 2 (DEF 1)

Applicant: LJA Engineering, Inc. – Houston Office



D - Variances

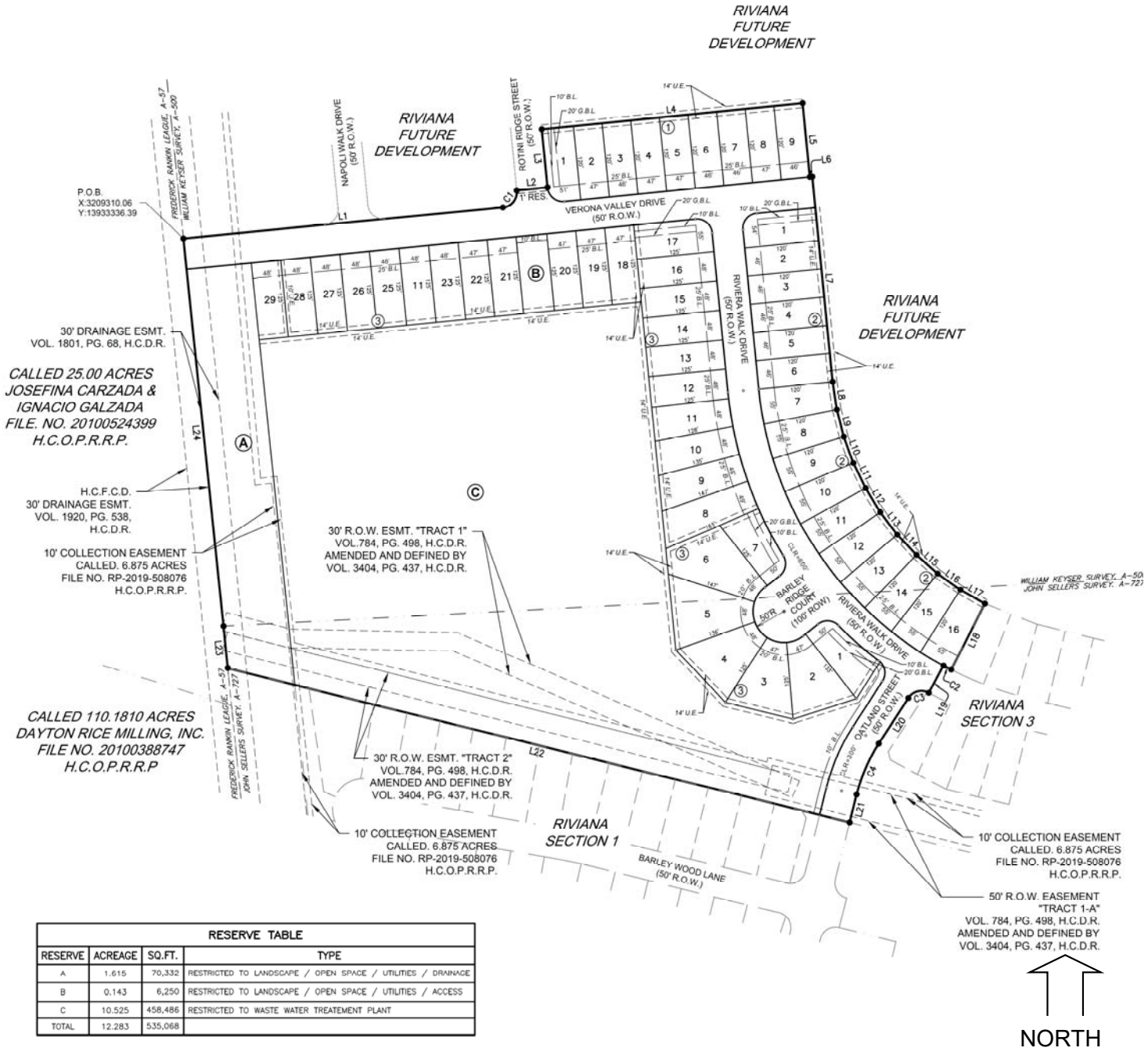
Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Riviana Sec 2 (DEF 1)

Applicant: LJA Engineering, Inc. – Houston Office



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.615	70,332	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE
B	0.143	6,250	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES / ACCESS
C	10.525	458,486	RESTRICTED TO WASTE WATER TREATEMENT PLANT
TOTAL	12.283	535,068	

D - Variances **Subdivision**

Houston Planning Commission ITEM: 127

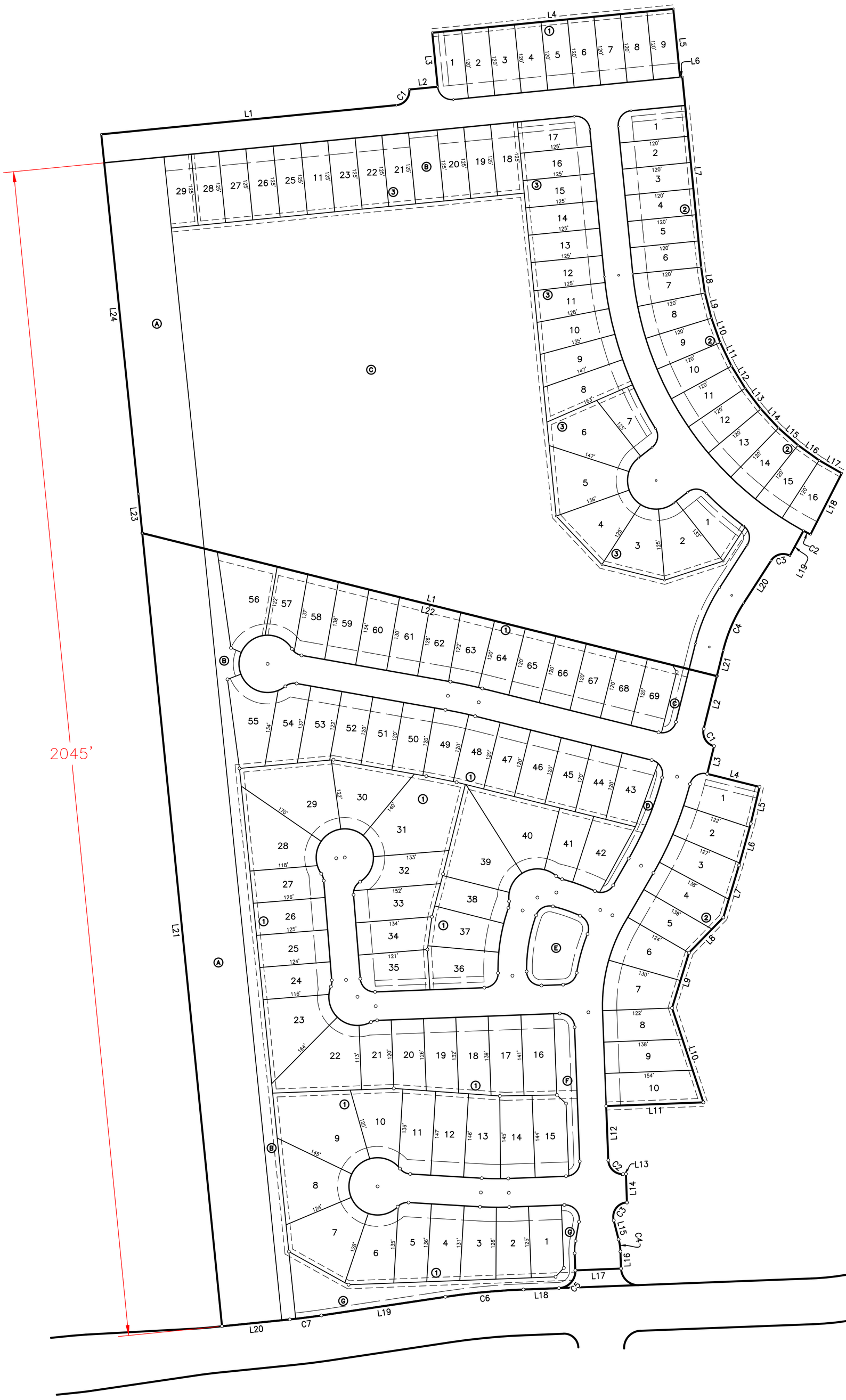
Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Riviana Sec 2

Applicant: LJA Engineering, Inc. – Houston Office



D - Variances Aerial



A SPECIAL EXCEPTIONS EXHIBIT FOR

RIVIANA

prepared for

WOODMERE

PLANNER:

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

NORTH 0 50 100 200

LJA# 1037-10029 **0712.2024**

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Date\Time : Fri, 12 Jul 2024 - 12:31pm
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1437
Plat Name: Riviana Sec 2
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/15/2024

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

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

To exceed the 1,400-foot maximum intersection requirement along the western boundary of Riviana Section 2.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

Statement of Facts

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

The subject property is located in the master-planned community of Riviana in Harris County, within the City of Houston's ETJ. Riviana is approximately 2,125 acres and is located east of F.M. 2100 and south of Old Atascosita Road. There is an existing recorded 60-foot-wide drainage easement along the western boundary of project site. The Harris County Flood Control District confirmed that this drainage easement will need to be widened to a full width of 210 feet. Due to the location of the drainage easement, crossings of the easement need to be minimized. The intersection spacing will exceed the 1,400-foot requirement by approximately 645 feet.

(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 proposed variance to the intersection spacing requirement is not a result of a hardship created or imposed by the applicant. The drainage easement is required by the Harris County Flood Control District.

(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 because the project will maintain adequate traffic flow and a means of ingress and egress throughout the site.

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

The granting of the requested variance will not be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided with two means of ingress and egress via the proposed roadways in the development.

(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 drainage easement required by the Harris County Flood Control District.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Sheldon Ridge Sec 15

Applicant: IDS Engineering Group



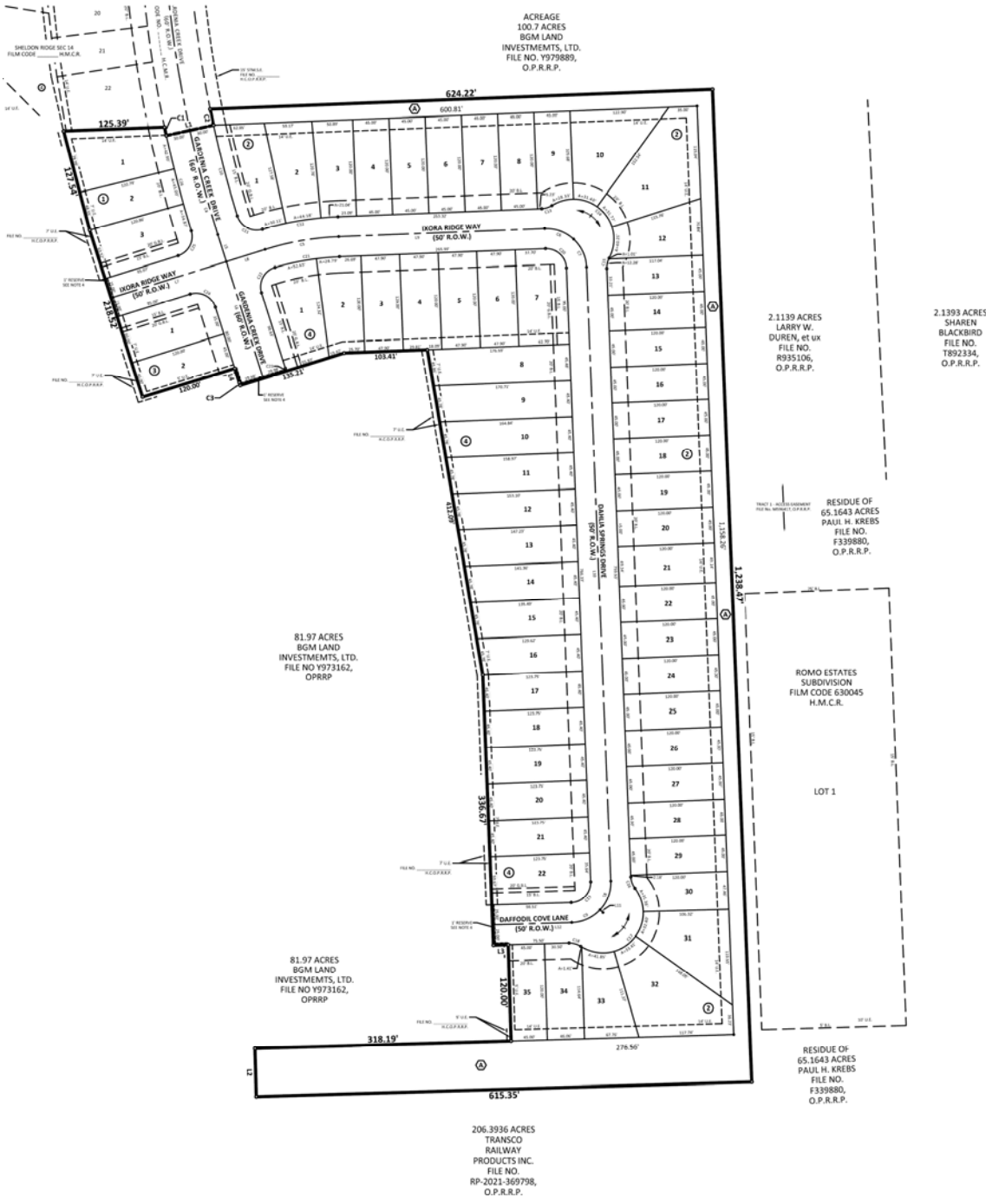
D – Variances **Site Location**

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Sheldon Ridge Sec 15

Applicant: IDS Engineering Group



D – Variances Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Sheldon Ridge Sec 15

Applicant: IDS Engineering Group



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1532
Plat Name: Sheldon Ridge Sec 15
Applicant: IDS Engineering Group
Date Submitted: 07/29/2024

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

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

To exceed intersection spacing along the eastern boundary of the section by not providing any east-west street stub out to adjacent tracts to the east.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

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

Statement of Facts

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

The section is located south of Garrett Rd., west of Sheldon Rd., east of Sheldon Reservoir and north of Hwy 90. Per Chapter 42 Section 128 (a)(1) the eastern boundary of the section will require 1 east-west street to extend into the adjoining tracts. The required eastern stub street will align with a private road access easement. This access easement is for use of the landowners of the original 65 acre tract and not for public use. Connecting this development to the private access easement will send traffic into the private development and onto single lane gravel roads. The private access easement has been in place since 1990 and Harris County has not made any attempt in converting it into a public right of way, and probably never will since it does not connect to any major thoroughfare or collector street.

(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 tracts east of the section are existing homes with ingress/egress access through a private right of way easement.

(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 proposed section provides adequate traffic circulation and adequate access to adjacent right-of-ways.

(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 since the section will have multiple access points for ingress and egress and provides adequate traffic circulation within the development.

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

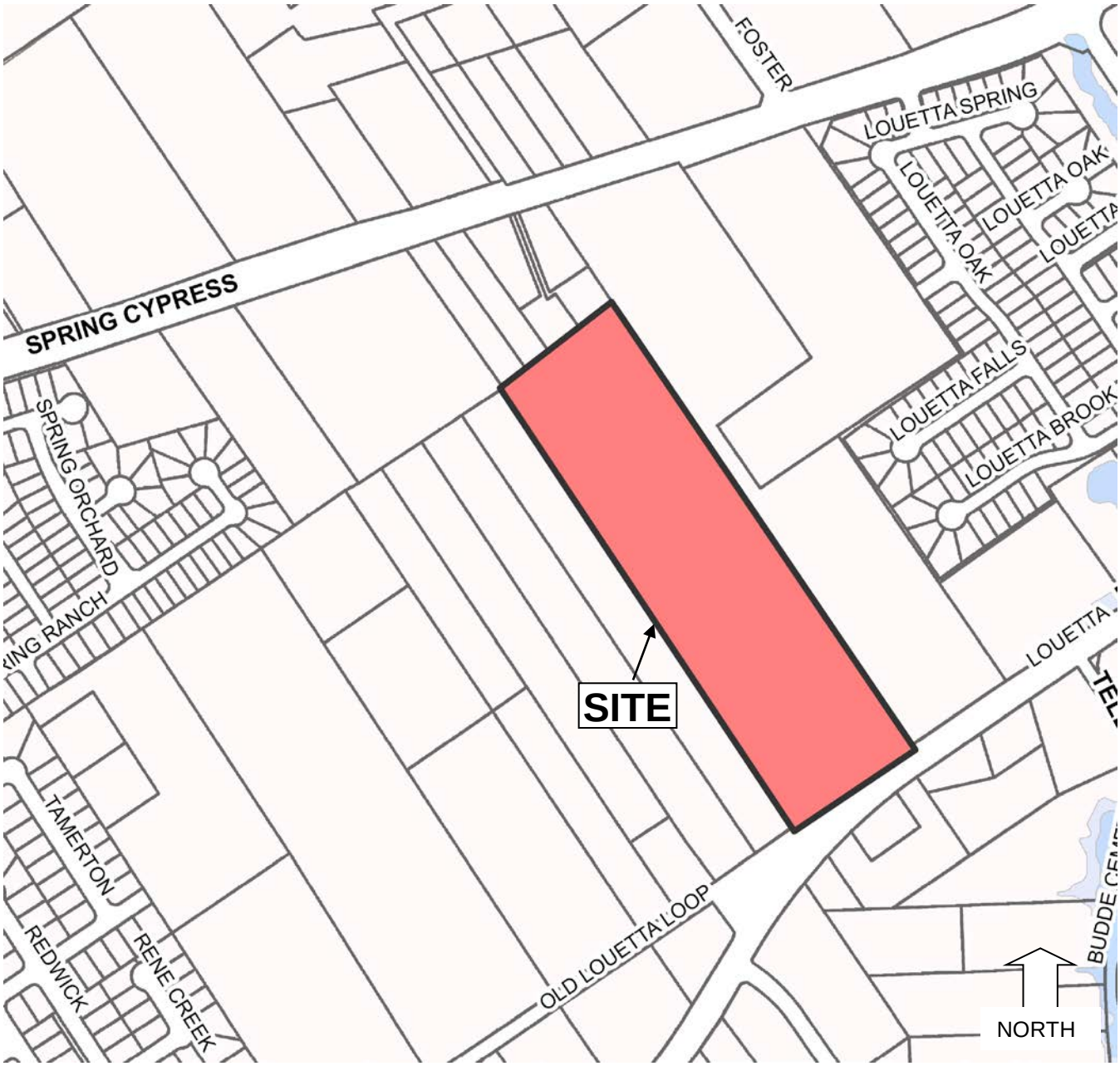
Economic hardship is not the sole justification of the variance since providing an east-west street at this location will create a dead end street that has a low probability of being extended. It will create a nuisance for the adjacent community by sending public traffic through private streets.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Enclave at Louetta

Applicant: Fulcrum Land Surveying LLC



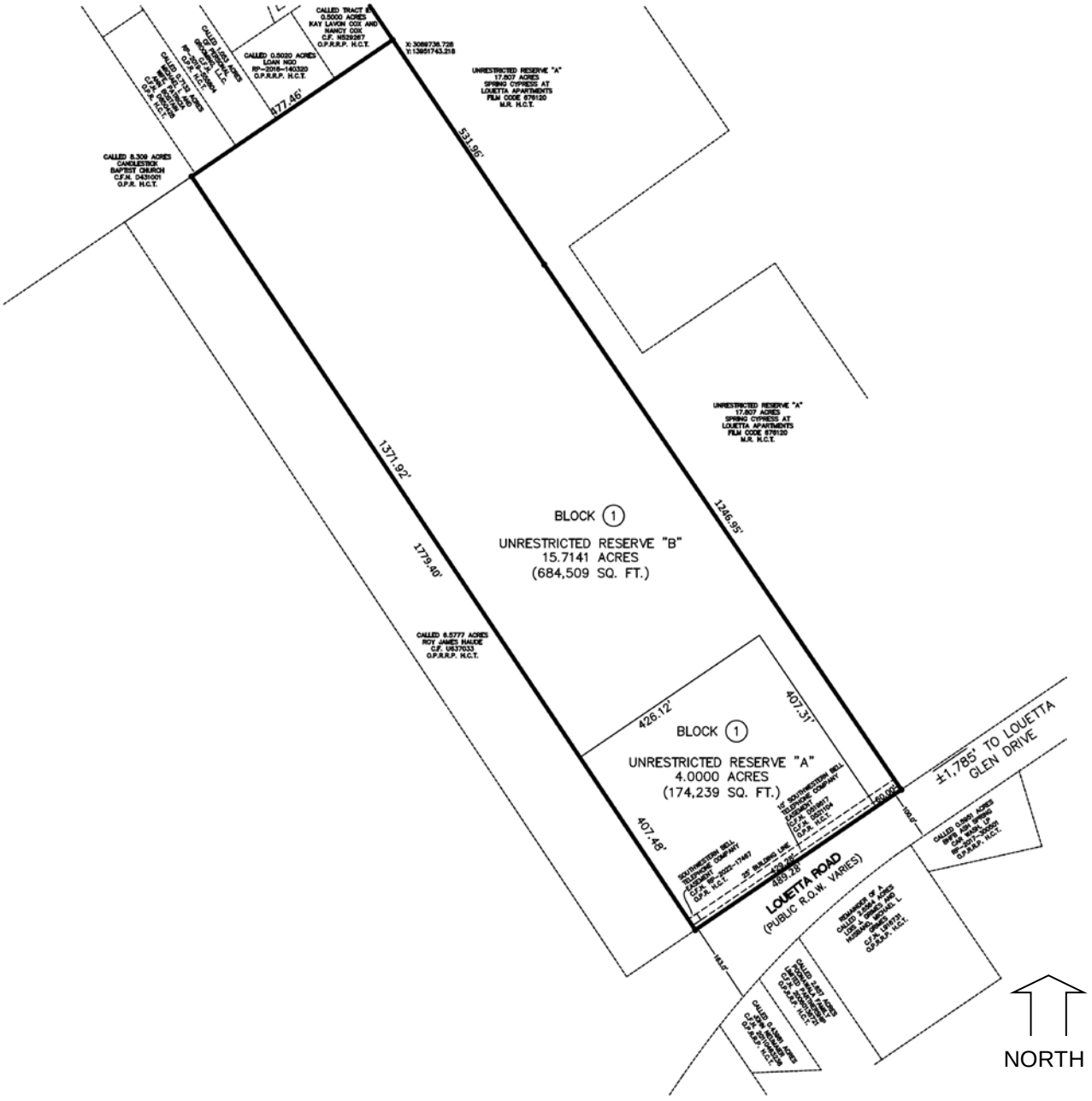
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Enclave at Louetta

Applicant: Fulcrum Land Surveying LLC



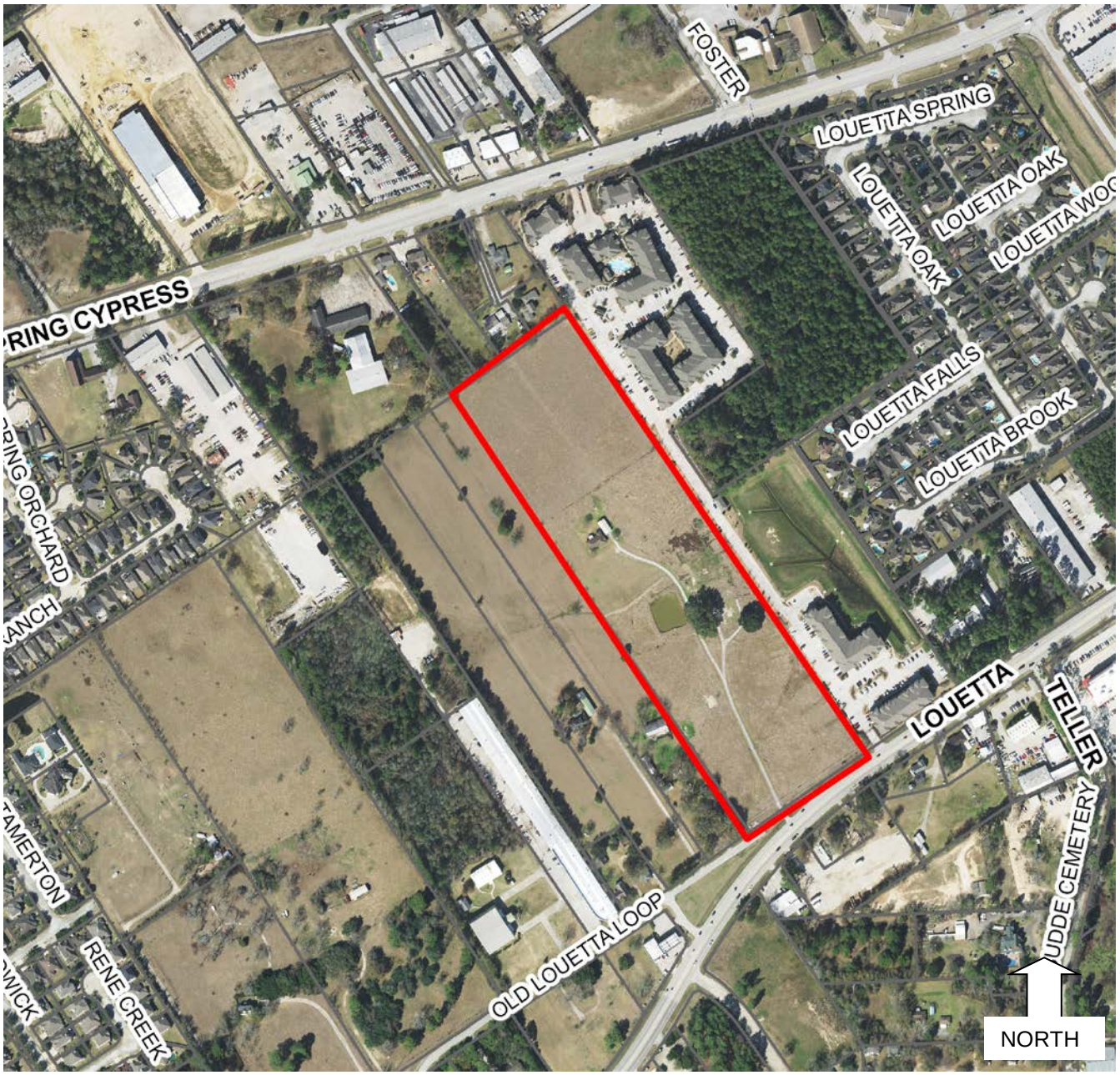
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Enclave at Louetta

Applicant: Fulcrum Land Surveying LLC



F- Reconsideration of Requirements **Site Location**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1497
Plat Name: Enclave on Louetta
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 07/28/2024

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:
Sec. 42-47. - Applications requesting variance.
Chapter 42 Section: 47

Chapter 42 Reference:
Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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:
Reason for Reconsideration of Requirement is to request a variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1497
Plat Name: Enclave on Louetta
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 07/28/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Sec. 42-47. - Applications requesting variance.
Chapter 42 Section: 127

Chapter 42 Reference:
Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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;
Enclave on Louetta is a 19.7141-acre development with the proposed use being both multifamily and commercial. It sits along the north side of Louetta Road. Our north adjoiner is made up of several developed residential homes. Creating a north/south street connecting the residential neighborhood through our commercial/multi family property would increase traffic flow through existing subdivision that will impact public health, safety or welfare of the residential neighborhood. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial tract.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending north and south from the subject tract would have to go through existing residential lots creating compatibility issues.

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

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

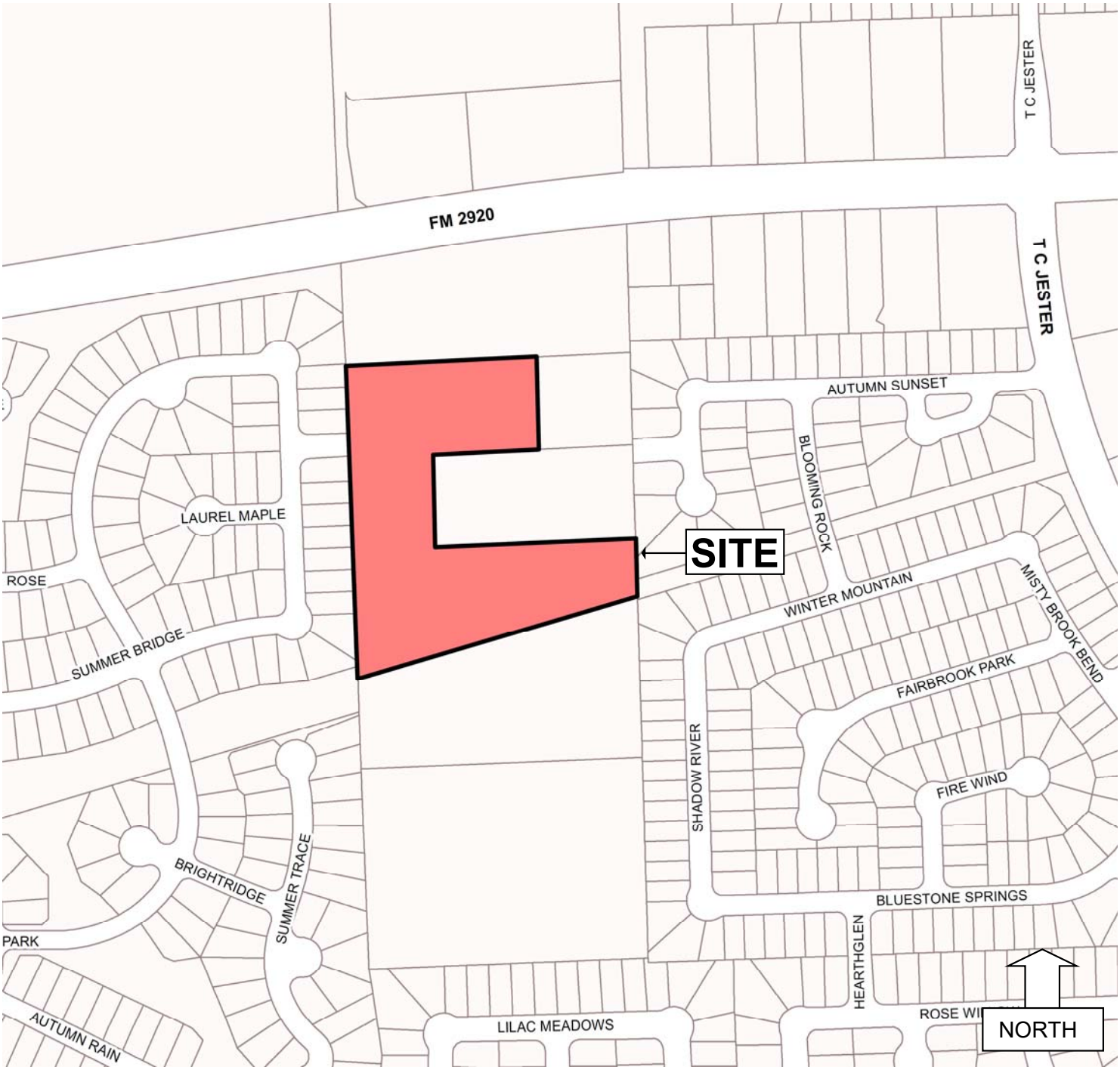
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Rods Campus on the Pond

Applicant: Rods Surveying, Inc.



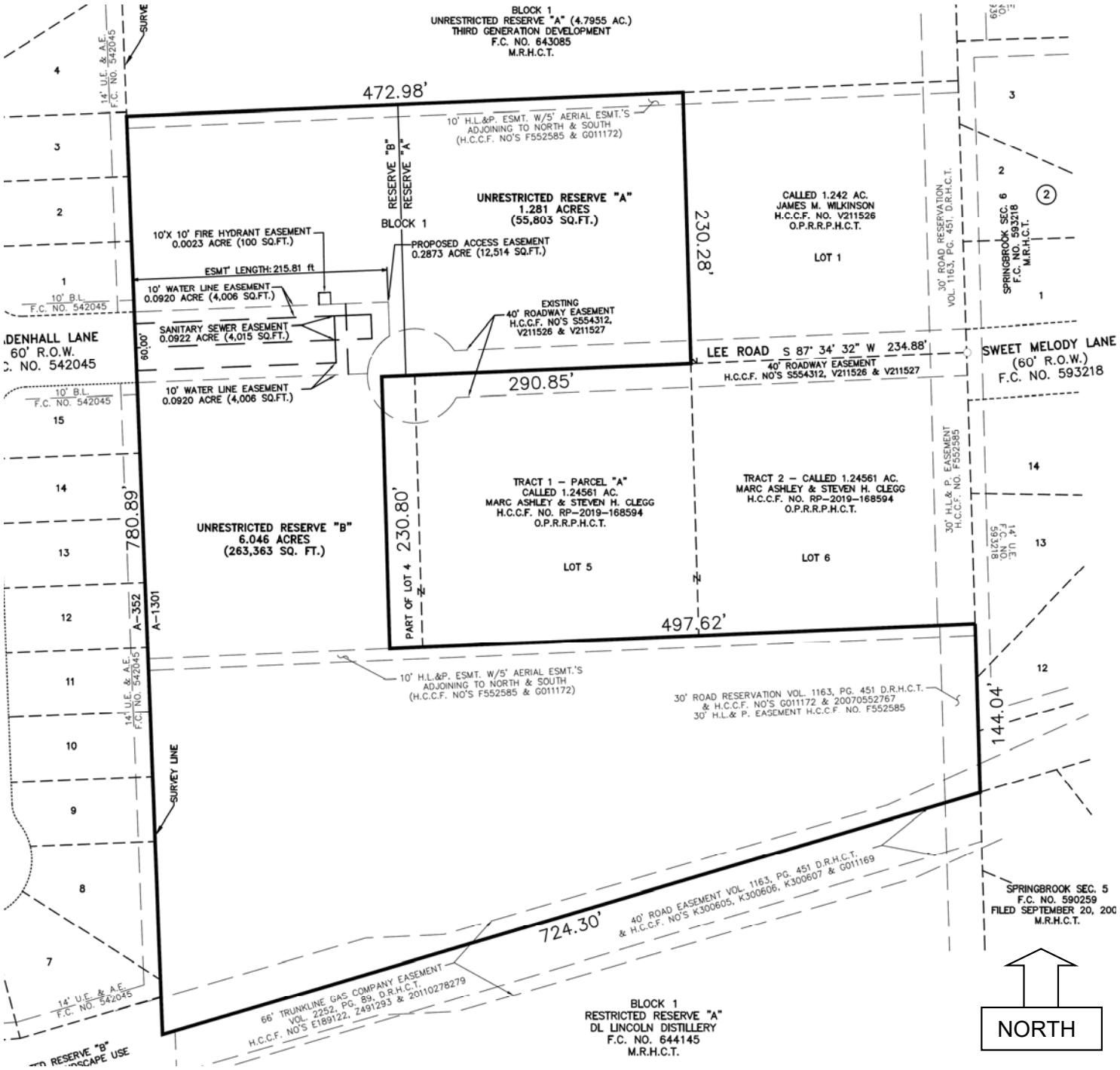
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Rods Campus on the Pond

Applicant: Rods Surveying, Inc.



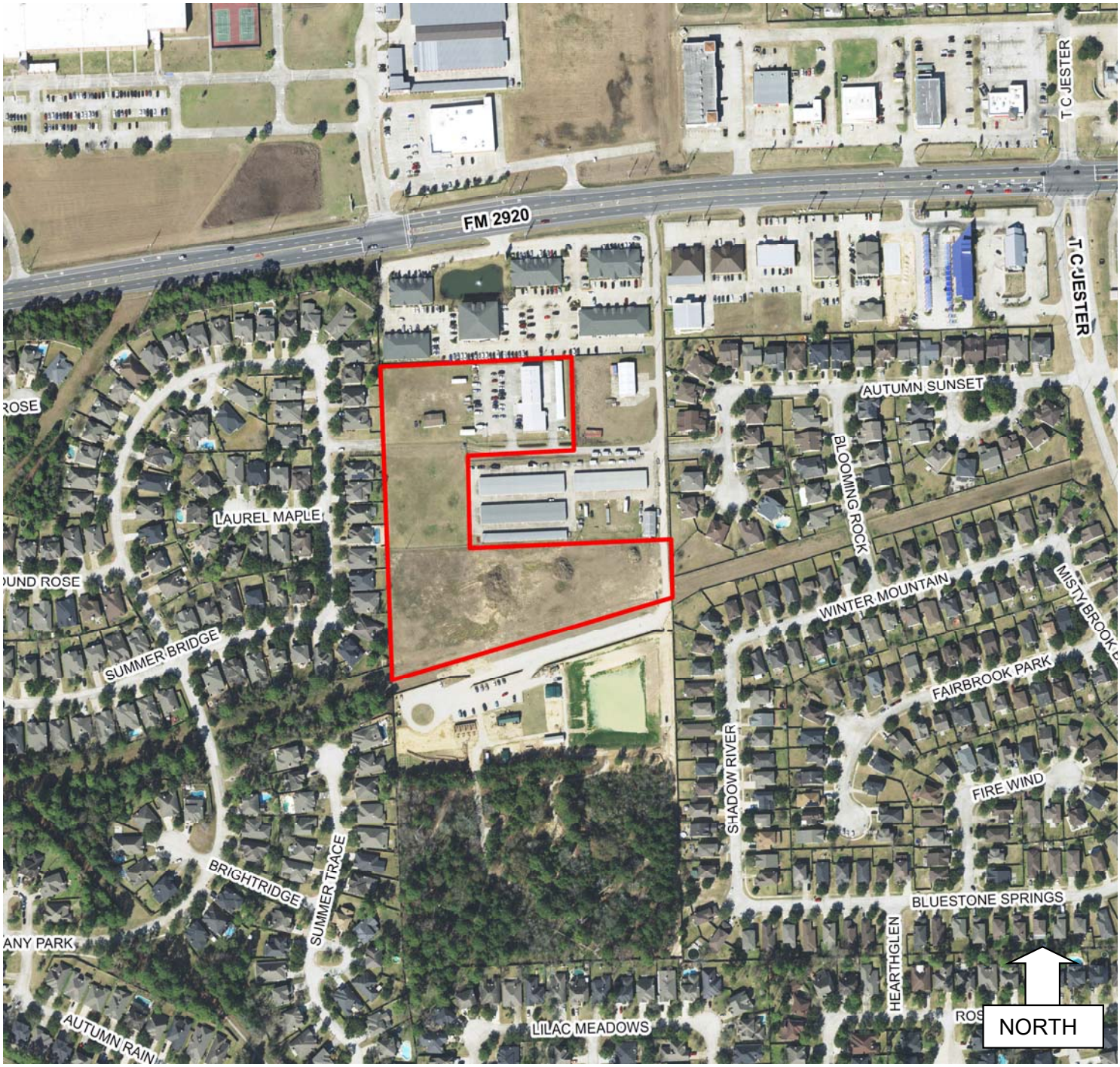
F- Reconsideration of Requirements **Subdivision**

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Rods Campus on the Pond

Applicant: Rods Surveying, Inc.



F- Reconsideration of Requirements

Aerial



0 40 80

1"=40' FULL SIZE
1"=80' HALF SIZE

NO.	DATE	REVISION	APP.
	MM/DD/YY	BRIEF DESCRIPTION	XXX
	MM/DD/YY	BRIEF DESCRIPTION	XXX
	MM/DD/YY	BRIEF DESCRIPTION	XXX

NOTICE:

FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.

Signature valid for six months.

Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This signature verifies existing underground facilities -- not to be used for conflict verification)

Signature valid for six months.

Date

Approved for AT&T underground conduit facilities only. Signature valid for one year.

OMEGA ENGINEERS, INC.
16360 PARK TEN PLACE, Ste. #325
HOUSTON TEXAS, 77084
OMEGAENGINEERS.COM
TX PE Firm Reg. No. F-2147
P:281 647 9182 F:281 647 9184

NORTHWEST HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT No 32

RODS CAMPUS ON THE POND
HOUSTON, TEXAS

SITE SURVEY

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

DRAWING SCALE: AS NOTED

SHEET NO. 4 OF 10

FOR CITY OF HOUSTON USE ONLY

C.004

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2024-1283
Plat Name: Rods Campus on the Pond
Applicant: RODS Surveying, Inc.
Date Submitted: 06/28/2024

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:

42-189 A variance is requested to not extend Bradenhall Land (60 ft ROW – FC. NO. 542045) into the proposed subdivision.

Chapter 42 Section: 189

Chapter 42 Reference:

42-189 - POINTS OF ACCESS

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:

A variance is requested to not extend Bradenhall Lane (60 ft ROW – FC. NO. 542045) into the proposed subdivision. Access from Bradenhall Lane to the proposed subdivision's private road will be restricted to Northwest Harris County Municipal Utility District No. 32 for utility maintenance and emergency service vehicles. (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 Extending Bradenhall Lane into the proposed subdivision would permit uncontrolled access to a private street. (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 extension of Bradenhall Lane into the proposed subdivision would be contrary to sound public policy. The extension of Bradenhall Lane would permit commercial traffic from the proposed subdivision to access WINDROSE WEST SEC 9. Windrose West Sec 9, which is a residential subdivision. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The variance requested is not a result of a hardship created by the applicant. (3) The intent and general purposes of this chapter will be preserved and maintained; All intent and general purposes of this chapter will be preserved and maintained as requested. (4) The granting of the variance will not be injurious to the public health, safety or welfare; Public Health, Safety and Welfare will be maintained. We will meet all criteria set by the Northwest Harris County Municipal Utility District No. 32, City of Houston, and all Public Health Agencies. (5) Economic hardship is not the sole justification of the variance. The variance is requested to allow the development to obtain potable water and sanitary sewer service from the Northwest Harris County Municipal Utility District No. 32 without impacting traffic within WINDROSE WEST SEC 9.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1283
Plat Name: Rods Campus on the Pond
Applicant: RODS Surveying, Inc.
Date Submitted: 06/28/2024

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

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

A variance is requested to not extend Bradenhall Lane (60 ft ROW – FC. NO. 542045) into the proposed subdivision. The reserve "B" has been in use by the owners before Windrose West Sec. 9 subdivision was created (F.C. NO. 542045). In Windrose West Sec. 9 plat, Bradenhall Lane (60-foot ROW) was created with a 1-foot reservation. The purpose of this variance is to create a platted subdivision that prevents public access from Bradenhall Lane to the proposed subdivision's private road (the proposed 0.2879-acre access easement), and will be restricted to Northwest Harris County Municipal Utility District No. 32 for utility maintenance and emergency service vehicles. Ingress/egress to the reserve will be from the 40-foot Roadway Easement (Lee Road – H.C.C.F. NO. S554312, V211526 & V211527).

Chapter 42 Section: 134

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

Extending Bradenhall Lane into the proposed subdivision would permit uncontrolled access to a private street.

(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 extension of Bradenhall Lane into the proposed subdivision would be contrary to sound public policy. The extension of Bradenhall Lane would permit commercial traffic from the proposed subdivision to access WINDROSE WEST SEC 9. Windrose West Sec 9, which is a residential subdivision. Applicant proposes to create a 60 ft access easement to allow emergency vehicles and utility district operators to access the subdivision. A gate with a 911 box will be installed to allow

access and restrict commercial vehicles from entering the residential subdivision (WINDROSE WEST SEC 9).

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

The variance requested is not a result of a hardship created by the applicant. Restrictions have been requested by the utility district and residential subdivision.

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

All intent and general purposes of this chapter will be preserved and maintained as requested.

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

Public Health, Safety and Welfare will be maintained. We will meet all criteria set by the Northwest Harris County Municipal Utility District No. 32, City of Houston, and all Public Health Agencies.

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

The variance is requested to allow the development to obtain potable water and sanitary sewer service from the Northwest Harris County Municipal Utility District No. 32 without impacting traffic within WINDROSE WEST SEC 9. The 60 ft access easement will allow emergency vehicles and utility district operators to access the subdivision, which will allow access to the unrestricted reserves in case of emergency and utility maintenance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1283
Plat Name: Rods Campus on the Pond
Applicant: RODS Surveying, Inc.
Date Submitted: 06/28/2024

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

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

A variance is requested to allow the proposed unrestricted reserves to not have frontage on a public street. Both unrestricted reserves "A" and "B" are in compliance with Chapter 42 minimum requirement of 60-foot frontage for unrestricted reserves, as all frontage are longer than 100 ft and are NOT abutting a public street. The road section of "Lee Road" abutting the unrestricted reserves is a private road easement, and not a public street, as shown on documents S554312, V211526, and V211527. The private road easement is currently maintained by the owners and not by the City.

Chapter 42 Section: 190

Chapter 42 Reference:

Tract for non-single-family use – Reserves

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

Extending Bradenhall Lane, a public street, into the proposed subdivision would permit uncontrolled access to a private street.

(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 strict application of the requirement will make the development infeasible. A private road easement is the only way to provide access and frontage to the proposed reserves. The extension of Bradenhall Lane into the proposed subdivision would be contrary to sound public policy. The extension of Bradenhall Lane would permit commercial traffic from the proposed subdivision to access WINDROSE WEST SEC 9. Windrose West Sec 9, which is a residential subdivision.

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

The variance requested is not a result of a hardship created by the applicant.

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

All intent and general purposes of this chapter will be preserved and maintained.

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

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

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

The 60’ private road easement is required to provide access and frontage to the proposed reserves.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Shops at Bauer Landing

Applicant: Tetra Land Services



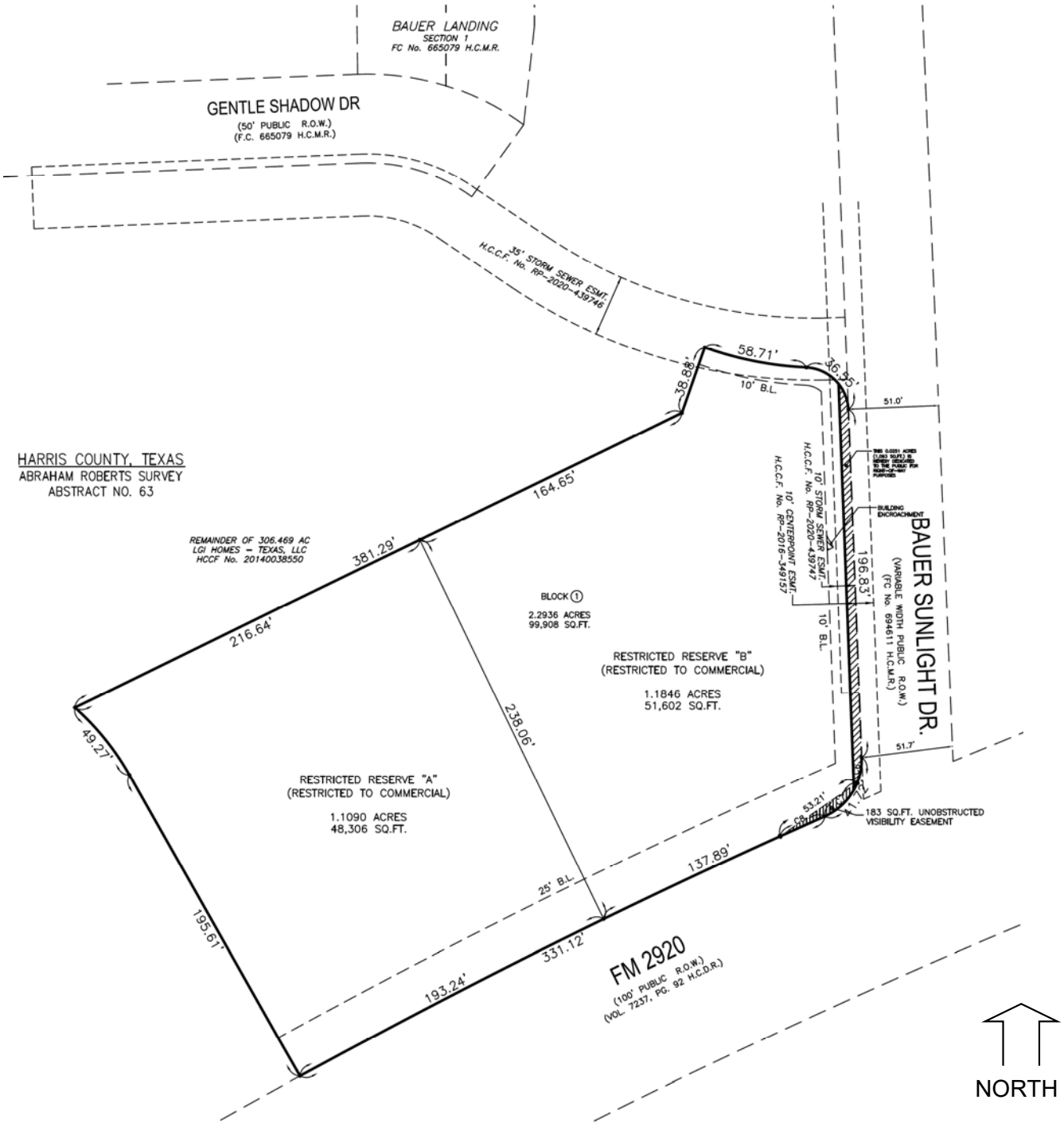
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Shops at Bauer Landing

Applicant: Tetra Land Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 08/08/2024**

Subdivision Name: Shops at Bauer Landing

Applicant: Tetra Land Services



F- Reconsideration of Requirements

Aerial

HARRIS COUNTY, TEXAS
ABRAHAM ROBERTS SURVEY, ABSTRACT NO. 63

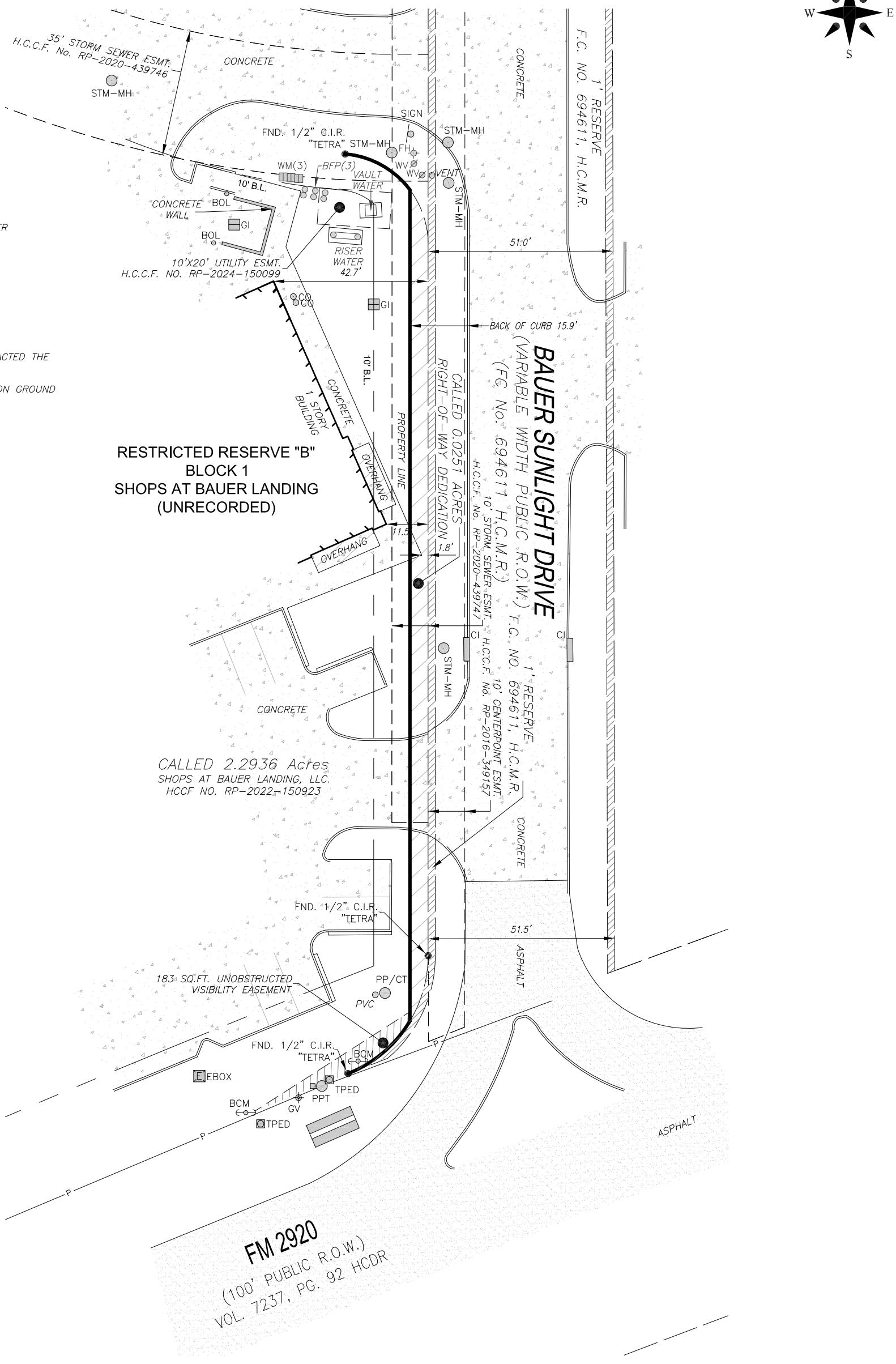
LEGEND:

AE	–	AERIAL EASEMENT
BCM	–	BURIED CABLE MARKER
BL	–	BUILDING LINE
BFP	–	BACK FLOW PREVENTION
CI	–	CURB INLET
CIR	–	CAPPED IRON ROD
CO	–	CLEAN OUT
CT	–	CONDUIT
F.C.	–	FILM CODE
FH	–	FIRE HYDRANT
FND	–	FOUND
GI	–	GRATE INLET
GM	–	GAS METER
GV	–	GAS VALVE
HCMR	–	HARRIS COUNTY MAP RECORDS
HCCF	–	HARRIS COUNTY CLERKS FILE
HCDR	–	HARRIS COUNTY DEED RECORDS
I.P.	–	IRON PIPE
I.R.	–	IRON ROD
MH	–	MANHOLE
PP	–	POWER POLE
PPT	–	POWER POLE/TRANSFORMER
SAN	–	SANITARY
STM	–	STORM
TPED	–	TELEPHONE PEDESTAL
UE	–	UTILITY EASEMENT
WM	–	WATER METER
WV	–	WATER VALVE

NOTE:

1. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. SITE CONDITIONS TAKEN FROM ON GROUND SURVEY OF 06/05/2024.



TETRA
LAND SERVICES
Engineers • Surveyors • Planners • Appraisers
www.TLSTX.com
survey@TLSTX.com
Texas Registered Surveying Firm No. F-10127500
5304 Ashbrook Houston, TX 77081

CLIENT:	HUNINGTON PROPERTIES
ADDRESS:	22168 FM 2920 HOCKLEY, TX 77447

SCALE:	DATE:	DRAWN:
1"=30'	06/14/2024	RO

G.F. NUMBER:	JOB NO.
N/A	21-0164
EFFECTIVE:	

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0185L DATED 06/18/2007, THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

EXHIBIT OF PART OF BAUR SUNLIGHT DRIVE (RIGHT-OF-WAY VARIES), AS RECORDED UNDER FILM CODE NO. 694611, HARRIS COUNTY MAP RECORDS AND PART OF A CALLED 2.2936 ACRE TRACT CONVEYED TO SHOPS AT BAUER LANDING, LLC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-150923.

CITY	COUNTY	STATE
HOCKLEY	HARRIS	TEXAS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1398
Plat Name: Shops at Bauer Landing
Applicant: Tetra Land Services
Date Submitted: 07/12/2024

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

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

Sec. 42-150. - Building line requirement. The applicant is requesting a 5' BL along Bauer Sunlight Drive.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement for local streets requiring a 10' building line.

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:

The hardship was not caused by the applicant. Shops at Bauer plat was originally approved by the City of Houston Planning Commission on January 20, 2022. At the time a ROW dedication along Bauer Sunlight Drive was not requested by the City of Houston or Harris County. The City of Houston approved and signed the Mylar for the plat and sent it to Harris County Engineering. Harris County issued permits for construction for a site plan based on the plat as approved by the City of Houston and Harris County. TXDOT held up the platting process as it debated which entrances along FM 2920 would be allowed for developers. During that period the deadline for plat recordation elapsed. The plat was resubmitted to the City of Houston and the city requested a 5' ROW dedication and the typical 10' building line. The construction of the buildings approved by Harris County is already completed and a 10' building line would now cause encroachments. The developer therefore is requesting a reduced 5' building line.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1398
Plat Name: Shops at Bauer Landing
Applicant: Tetra Land Services
Date Submitted: 07/12/2024

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

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

We are seeking reduced building lines along Bauer Sunlight Drive. We are requesting a dual building line along Bauer Sunlight Drive including a 5' building line for a 34-foot portion of Bauer Sunlight Drive per the submitted site plan.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

(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;

Shops at Bauer Landing is located at the intersection of Sunlight Bauer Drive and FM 2920. Site construction was completed before the City of Houston requested a 5' dedication thus placing part of the current structure within the 10' building line.

(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. Shops at Bauer plat was originally approved by the City of Houston Planning Commission on January 20, 2022. At the time a ROW dedication along Bauer Sunlight Drive was not requested by the City of Houston or Harris County. The City of Houston approved and signed the Mylar for the plat and sent it to Harris County Engineering. Harris County issued permits for construction for a site plan based on the plat as approved by the City of Houston and Harris County. The completion of the platting process was held up at the county as TXDOT debated which entrances along FM 2920 would be allowed for developers. During that period the deadline for plat recordation elapsed. The plat was resubmitted to the City of Houston and the city requested a 5' ROW dedication and the typical 10' building line. The construction of the buildings approved by Harris County is already completed and a 10' building line would now cause encroachments.

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

The intent and general purpose of Chapter 42 will be preserved and maintained. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, pedestrian access and maintaining the integrity and character of the neighborhood. We feel this development will maintain the intent of the ordinance and adhere to sound public policy.

(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. A reduced building line at this location of the development does not interfere with auto or pedestrian traffic as the building sits behind landscaping. And the landscaping at this location is over 13 feet from the back of curb of Sunlight Bauer Drive.

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

Economic hardship is not the sole justification of the variance. Changes to the current structure would not align with similar construction in the community.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
A & M Services	Arwen McMillan	713-818-4979	txamcmillan@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
401 Goldenrod Street	24001122	77009	5458A	493C	H

HCAD ACCOUNT NUMBER(S):	0151430000001
PROPERTY LEGAL DESCRIPTION:	LOT 1 & TR 8 BLK 12 Glen Park
PROPERTY OWNER OF RECORD:	TERRANCE HILL/KIMBERLY MEYER
ACREAGE (SQUARE FEET):	6,750
WIDTH OF RIGHTS-OF-WAY:	Goldenrod Street (60')
EXISTING PAVING SECTION(S):	Goldenrod Street (15')
OFF-STREET PARKING REQUIREMENT:	Two-spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 SQ FT Vacant lot
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1800 SQ FT NEW HOME

PURPOSE OF VARIANCE REQUEST: To adopt a 1' front building line on Goldenrod Street, in lieu of the required 10' for the principal structure and 20' garage building line per city ordinance.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 147

Meeting Date: 8/8/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

To have a 1" 7 ¾" set back in the front of the property on Goldenrod as to not have to extend further into the Floodway at the back of the property as we are already planning on building on high piers (stilts).

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.

The owner would simply like to use the land as favorably as possible for their family. The requirement of this set back would make it almost impractical to build a nice, beautiful home on the lot due to the Floodway in the back of the property.

(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;

No, the circumstances are not the result of a hardship imposed on the applicant except for the fact of disrupting that floodway further than need be.

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

Yes, the granting of this variance will preserve and maintain the intent and general purpose of the chapter , a house was previously at that set back at 1.3'

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

No, it will not be injurious in any way to the public health, safety, or welfare. Does not /will not affect any other property.

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

No economic hardship is not the sole justification it is not to disrupt further floodway conditions.

DEVELOPMENT PLAT VARIANCE

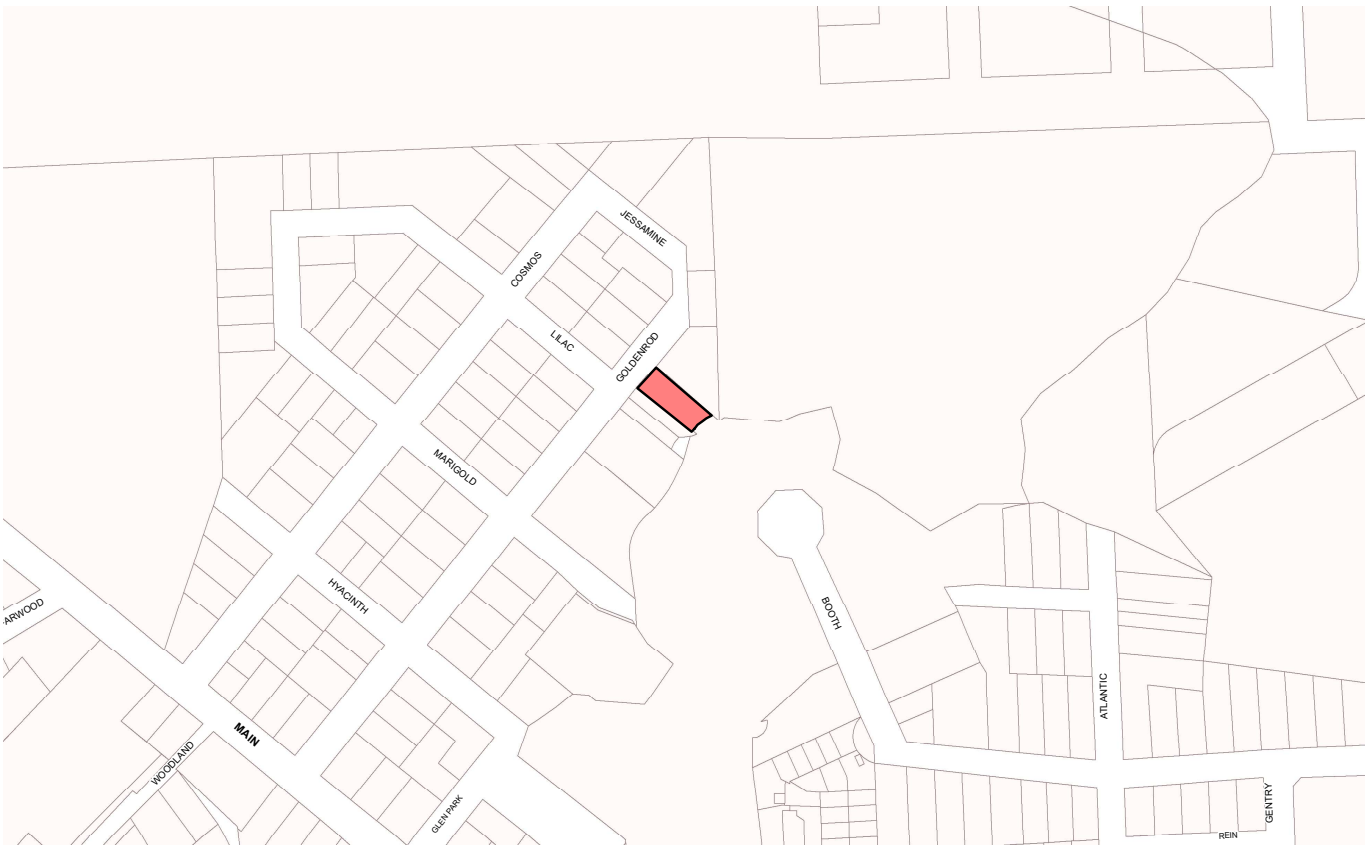
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

Location Map



DEVELOPMENT PLAT VARIANCE

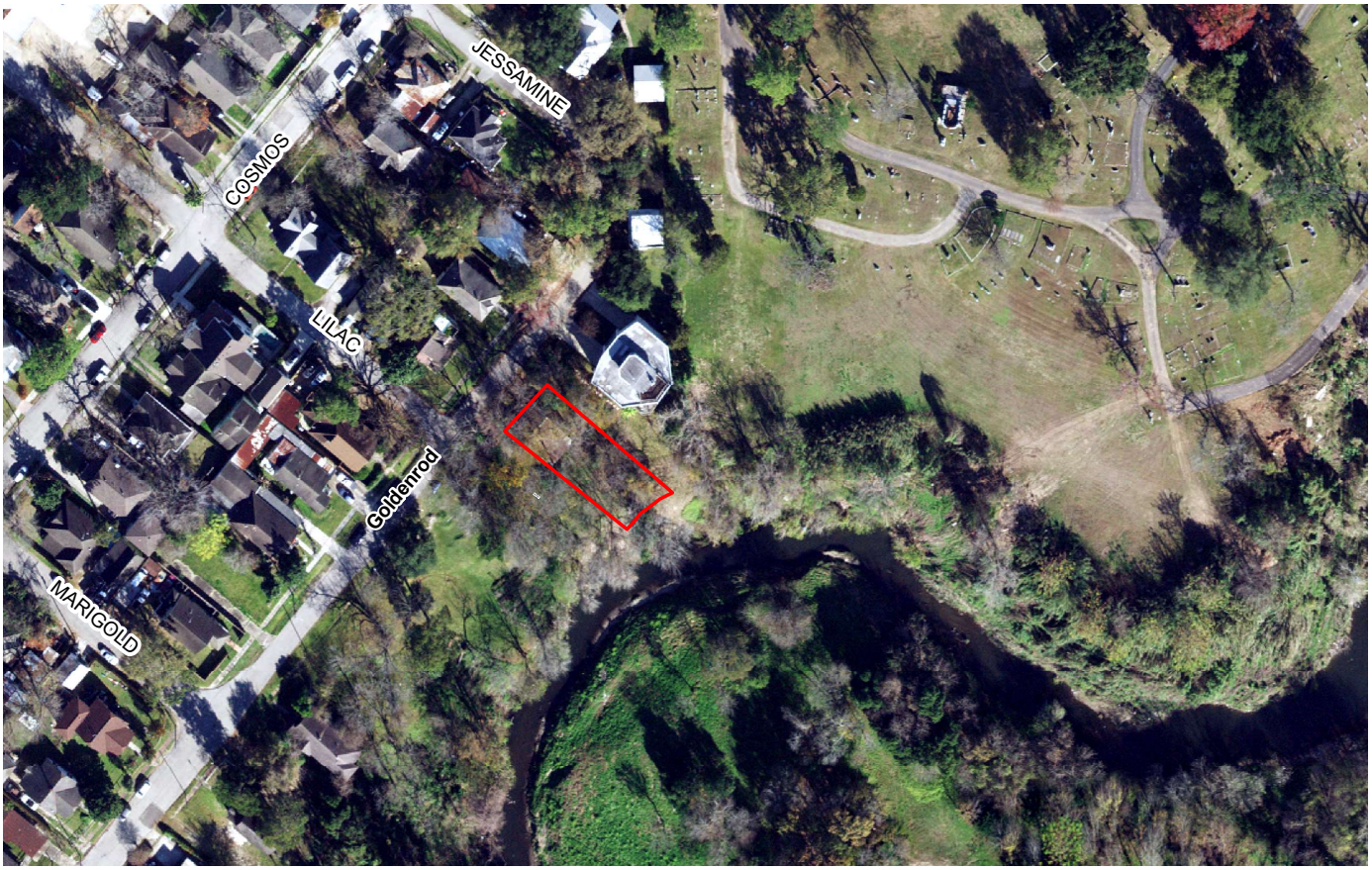
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

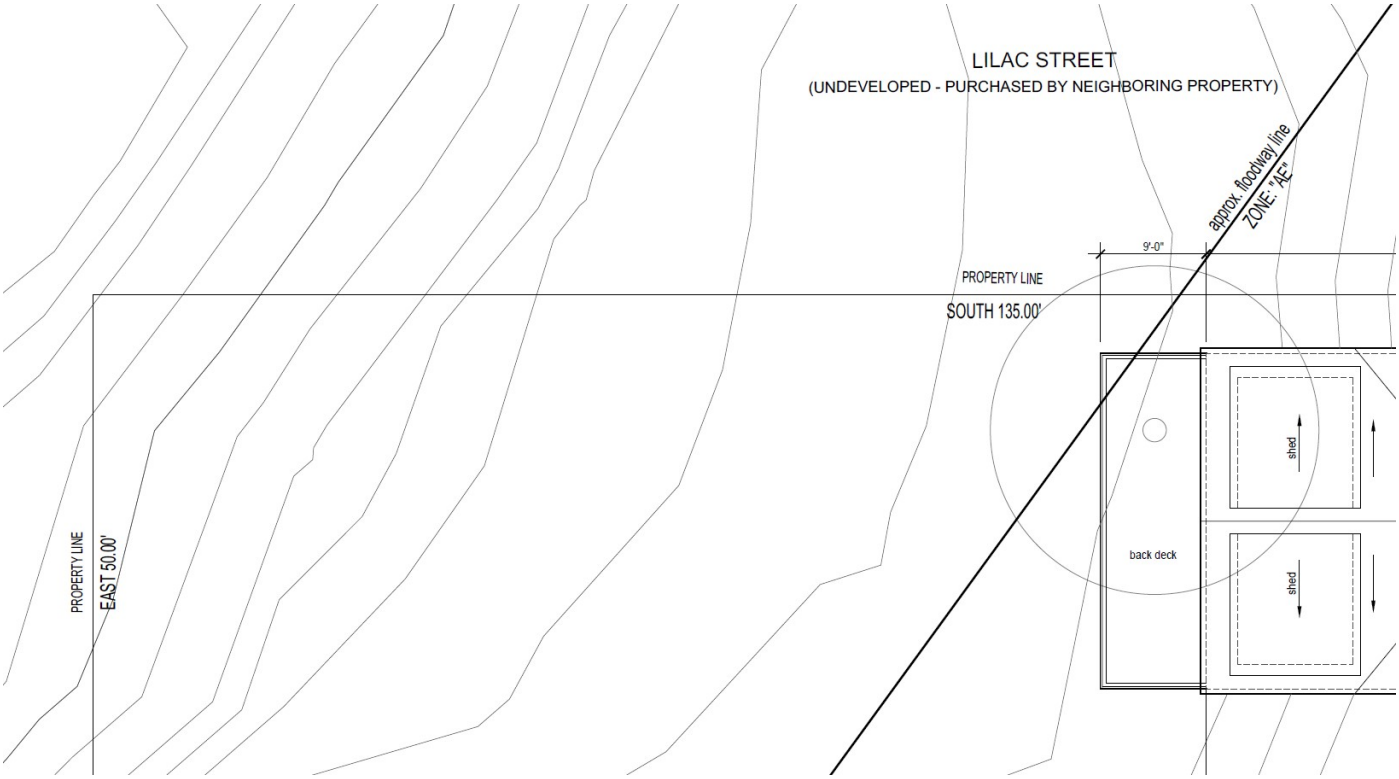
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

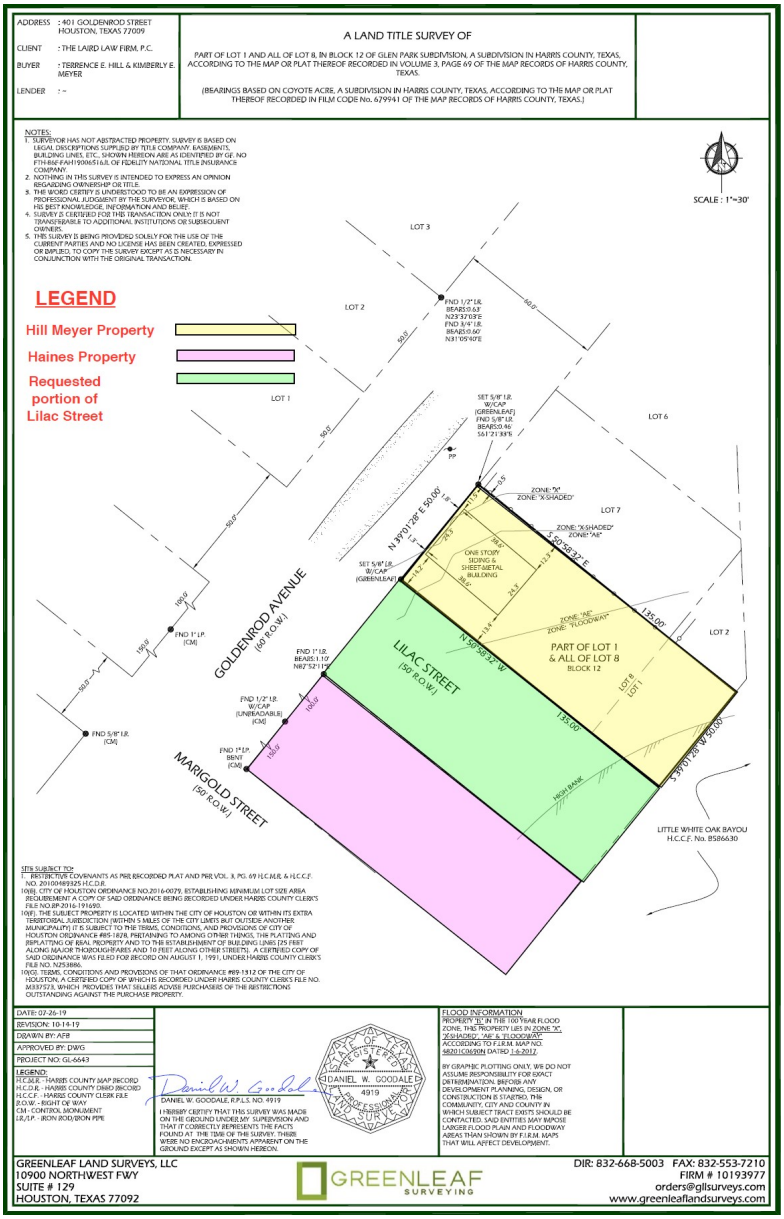
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 147

Meeting Date: 8/8/2024

Elevation





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 148

Meeting Date: 8/8/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Create C.H. Solutions	Angel Facio	832-928-1199	info@createchsolution.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8839 Humble Westfield Road	23066583	77338	5567B	335S	B

HCAD ACCOUNT NUMBER(S): 0441550010007

PROPERTY LEGAL DESCRIPTION: Tract 7 Dannenbaum & Pollak Abstract 693 C.C. Shelby

PROPERTY OWNER OF RECORD: Elsa M. Gress

ACREAGE (SQUARE FEET): 2,221 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Varies

EXISTING PAVING SECTION(S): Humble Westfield Road: 30 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant lot

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Two-story single-family residence 2,278 s

PURPOSE OF VARIANCE REQUEST: : 1) To request a 16' building line in lieu of the ordinance required 25' building line along a major thoroughfare 2) Not to provide the required 20-foot of dedication along Humble Westfield Road for Right-of-way purpose.

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. Sec. 42-121 - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

APPLICANT'S STATEMENT OF FACTS

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

A variance is requested to allow for the building of a single-family residence following a 16-foot building line. The owner's intention is to build her primary residence in the location. The owner purchased the property with a survey which contained no building lines and designed the home based on that information. The property doesn't have enough building space to shift the home behind the 25-foot building line. The subdivision for the property was done before Chapter 42 came into existence. Humble Westfield Road was a local street, not considered a major thoroughfare at the time.

Regarding the second variance, the existing property is 39.69 feet by 55.13 feet, and a dedication of 20 feet to the R.O.W will create an undue hardship by depriving the applicant of reasonable use of the land.

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 subdivision for this location was created in the 1950's, prior to Chapter 42 which has the 25ft setback requirements. These requirements make it infeasible for the owner to build her home. The proposed home is following a 16-foot building line, which still give ample space for a buffer. If dedicating the required 20 feet, it will reduce the buildable area which will deprive the owner of the reasonable use of the land.

(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 25-foot building line requirement is making a hardship for the property owner. The property was subdivided in the 1950's and at the time it was not considered a major thoroughfare. If required to follow the current rule, it would mean that the building would be reduced an additional 8 feet, which is about a third of the residence size, taking away a highly considerable amount of the property's livable space.

Due to the most current major thoroughfare plan it is determined that the R.O.W Humble Westfield Rd will be widened to 100', meaning that the property in question will have to give up an additional 20' to the already reduced property making it unfeasible to build an adequate residence.

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

The proposed 16-foot building line will give ample space for cars and pedestrians to move safely from incoming traffic. The actual distance from the street to the building is 25 feet. The current R.O.W width complies with the requirements for a Single-family residence. The current R.O.W width is around 60'

DEVELOPMENT PLAT VARIANCE

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

The proposed development of the home is following a 16-foot building line, which still gives ample space for a buffer. The actual distance from the street to the building is 25 feet. The granting of the variance will not be injurious to the public health, safety or welfare. The current R.O.W width complies with the requirements for a Single-family residence. The current R.O.W width is around 60 feet.

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

Correct, economic hardship is no the sole justification of the variance, a new home is required. If adhering to the new requirements of Chapter 42 the structure will be too small for any residence to fit.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

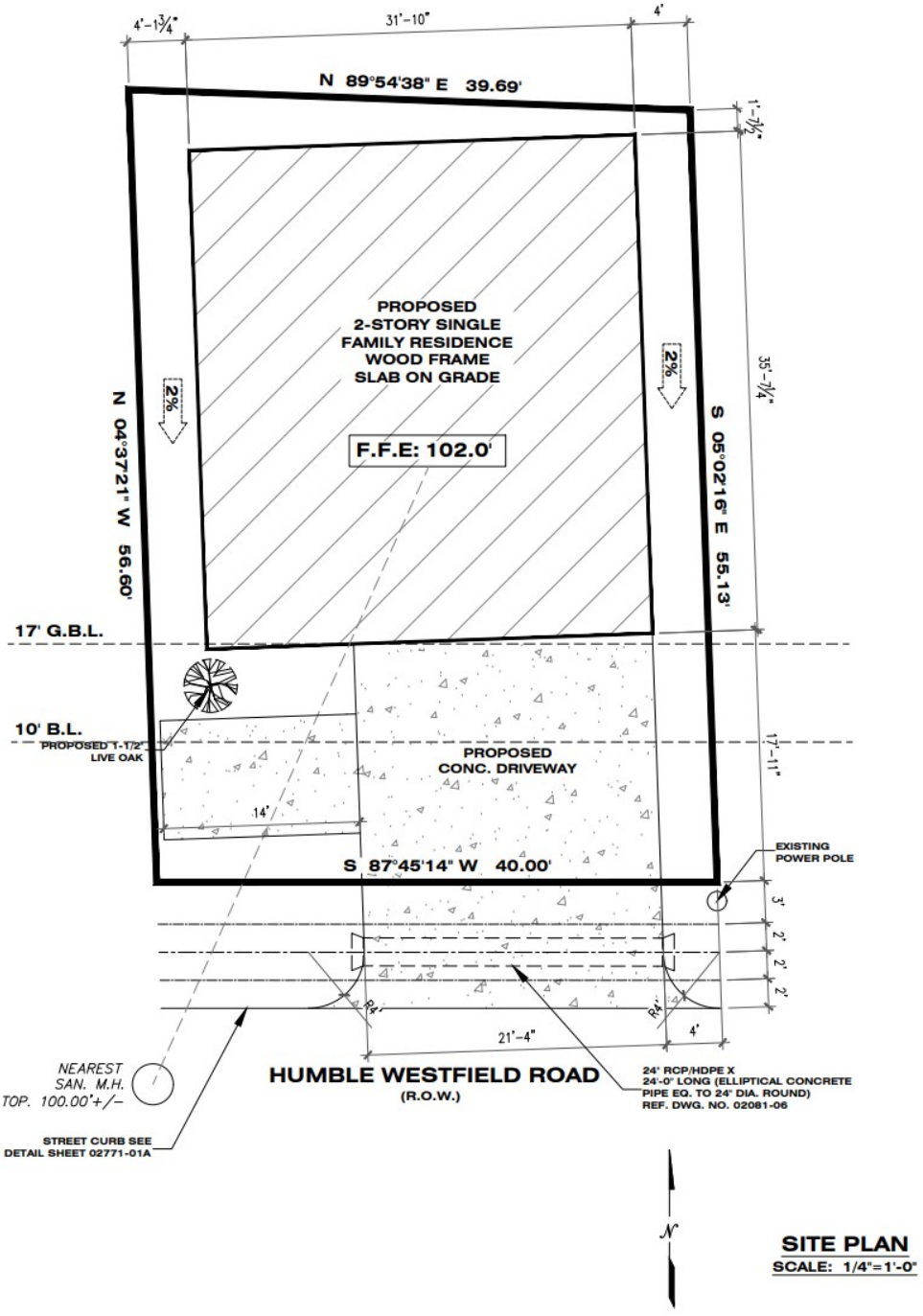
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

Site Plan



DEVELOPMENT PLAT VARIANCE

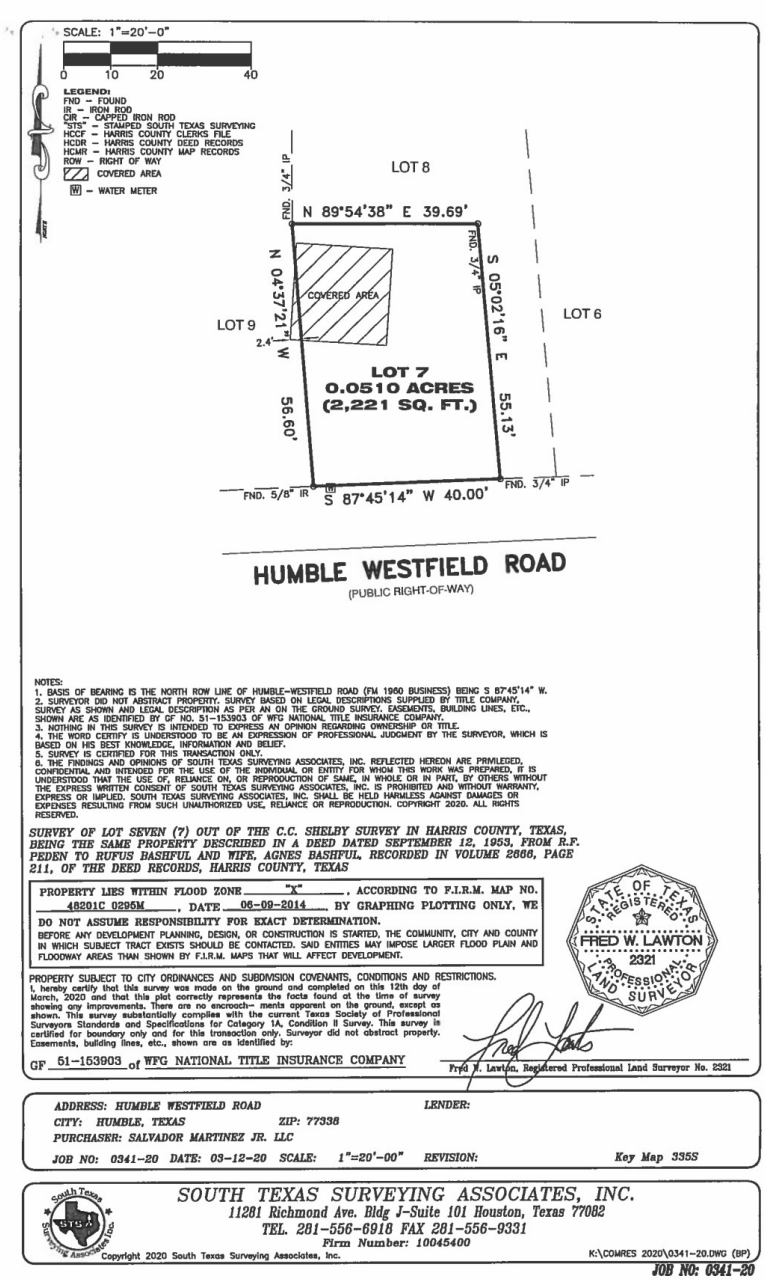
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

Survey



DEVELOPMENT PLAT VARIANCE

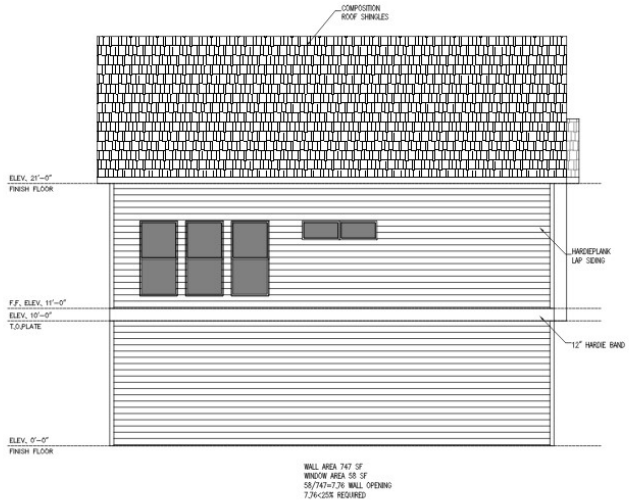
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 148

Meeting Date: 8/8/24

Elevations



LEFT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 149

Meeting Date: 08/08/2024

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
Diienna Properties	Vito Diienna	713-542-6533	diiennaproperties@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1103 W. Cavalcade Street	22025922	77009	5359D	453S	H

HCAD ACCOUNT NUMBER(S): 0350130120009

PROPERTY LEGAL DESCRIPTION: Lot 9, Block 12, Studes Sec. 1

PROPERTY OWNER OF RECORD: Mark J. Garcia

ACREAGE (SQUARE FEET): 5,000 square feet

WIDTH OF RIGHTS-OF-WAY: W. Cavalcade Street: 90 feet

EXISTING PAVING SECTION(S): W. Cavalcade Street: 65 feet

OFF-STREET PARKING REQUIREMENT: 1 space

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 530 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,100 square feet

PURPOSE OF VARIANCE REQUEST: To request a 6'10" building line in lieu of the city ordinance required 25-foot building line along a major thoroughfare, for a new warehouse on an existing building footprint.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 149

Meeting Date: 08/08/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This request is for an existing building that was built in 1936 that doesn't have a certificate of occupancy to be able to remain at the current location and not adhere to the 25-foot building setback imposed by the city for new construction. The existing building sits within the 25-foot setback for new construction, and we are requesting that the existing building to be brought up to code and be remodeled and receive a certificate of occupancy.

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;
Our site has an existing building that was constructed in 1936. The building that is currently on site and we are wanting to keep does not have a certificate of occupancy. The city permit reviewers are requesting that the building be considered new. If we consider it new, we have to adhere to setback requirements. The setback requirements for our property would make the existing building completely obsolete. We are requesting that our building stay in the current location/foundation and be within the setback requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
We have not created this hardship on our property. The building is existing since 1936 and the new requirements would make our building and project completely obsolete.

(3) The intent and general purposes of this chapter will be preserved and maintained;
We have all intentions of preserving the existing historic structure. Bring up to code compliance while still preserving the original structure and layout.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Leaving our building in its current location and layout will not create any concern to the public health safety or welfare.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship isn't the sole reason for the variance. The existing structure is a useful structure and completes the site and makes it a viable option for the project. Without the existing structure the space becomes no longer viable or susceptible to becoming just a parking lot or unused space.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 149

Meeting Date: 08/08/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 149

Meeting Date: 08/08/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

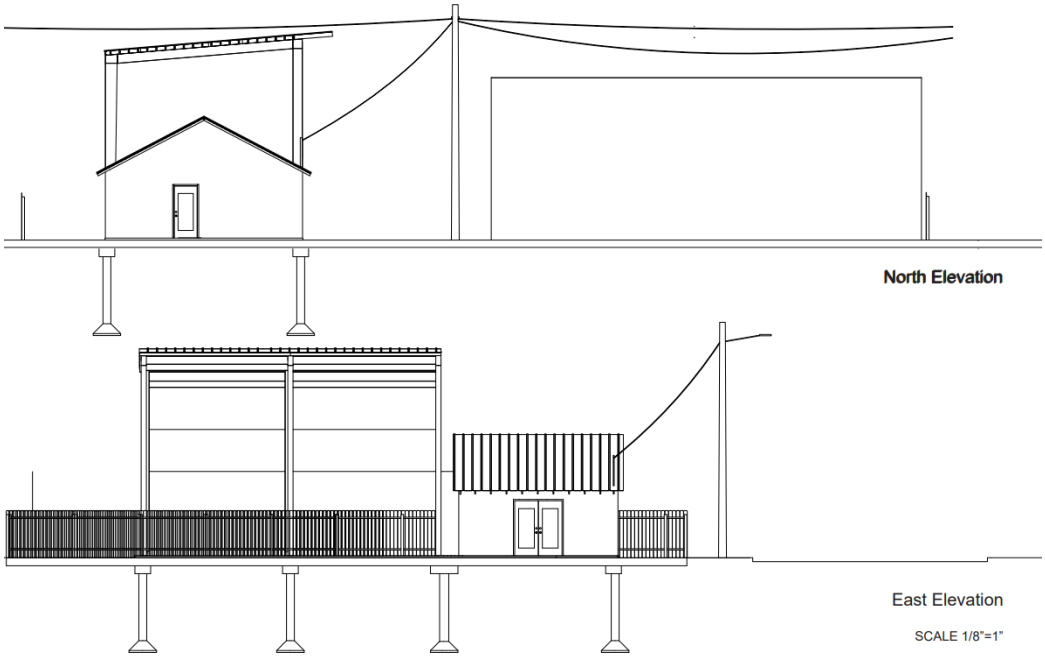
PLANNING & DEVELOPMENT DEPARTMENT

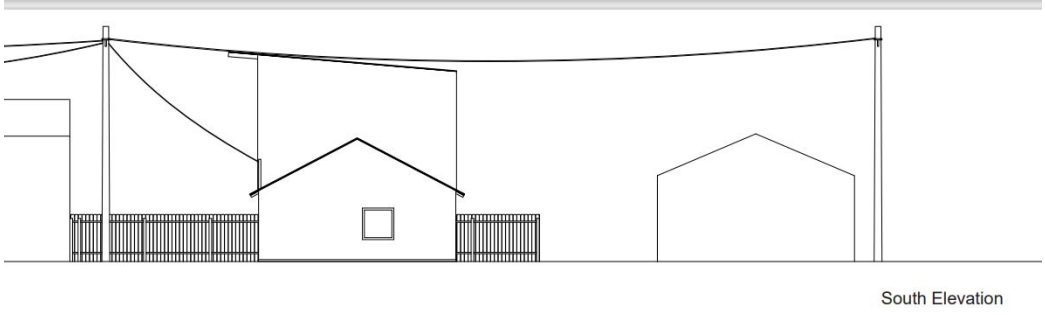
ITEM: 149

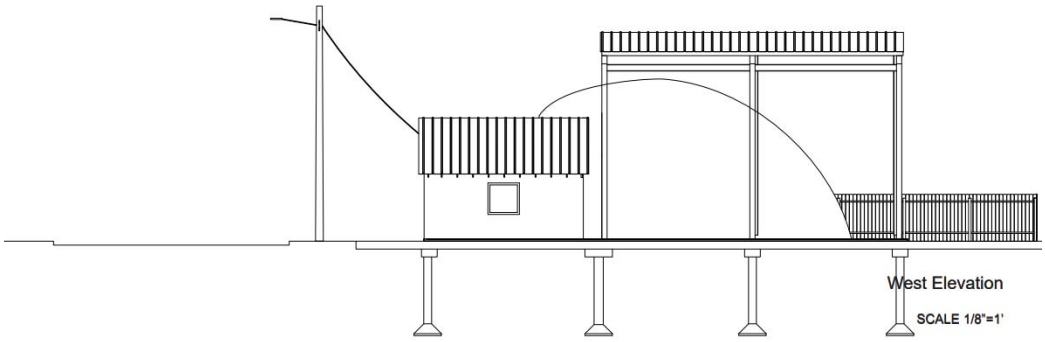
Meeting Date: 08/08/2024

Houston Planning Commission

Elevations







DEVELOPMENT PLAT VARIANCE

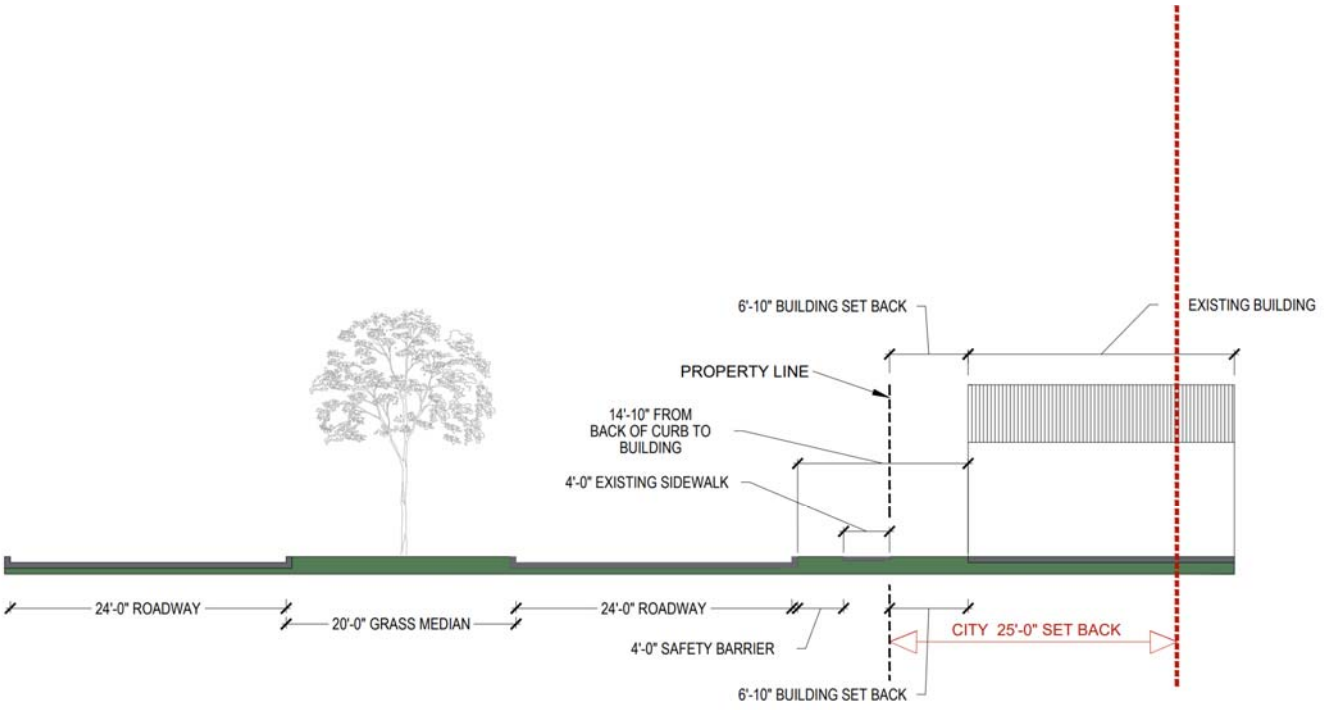
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 149

Meeting Date: 08/08/2024

Cross-section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5607 W. Montgomery Road	23081234	77091	5261D	452D	H

HCAD ACCOUNT NUMBER(S):	0222460230009
PROPERTY LEGAL DESCRIPTION:	Tract 213, Little York Annex
PROPERTY OWNER OF RECORD:	ZMatrix Automotive Group
ACREAGE (SQUARE FEET):	5,136 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	W. Montgomery Road: 80 feet, W. Tidwell Road: 80 feet
EXISTING PAVING SECTION(S):	W. Montgomery Road: 30 feet, W. Tidwell Road: 65 feet
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,276 sq. ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,276 sq. ft.

PURPOSE OF VARIANCE REQUEST: To request a 0-foot building line along W. Tidwell Road in lieu of the ordinance-required 25-foot building line and to request not to dedicate the 10' of right-of-way to W. Tidwell Road.

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. Sec. 42-121 - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

APPLICANT'S STATEMENT OF FACTS

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

The original intent was to remodel an existing warehouse building with no expanded footprint or change of use. The actual remodel was vertical only, and because the building is only couple of inches from the property line and encroaching the 25-foot building line we are requesting the variance. The request not to dedicate the 10 feet of right-of-way to widen W. Tidwell Road to 100 feet is because the building is already on the property line.

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

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

The proposed variance will not affect the actual conditions of the property. The existing condition of the parking lot, sidewalk, and driveway will remain, with the exception of the driveway on the 25-foot building line. There will be no footprint addition to the building. Without the variance the owner will have to tear down 25% of the building, and he would be significantly limiting the buildable area on the site.

(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 owner is trying to remodel; this building is going vertical only. This will not affect the existing site. The existing building is encroaching the 25' building line. This project is intended to be remodel and to improve the existing building in the same footprint, and the building will remain the same occupancy.

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

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

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

There will be no danger to the public because we are not adding any footprint to the existing building and this project will propose a 6 feet sidewalk along Tidwell Road, which is a major thoroughfare.

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

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

DEVELOPMENT PLAT VARIANCE

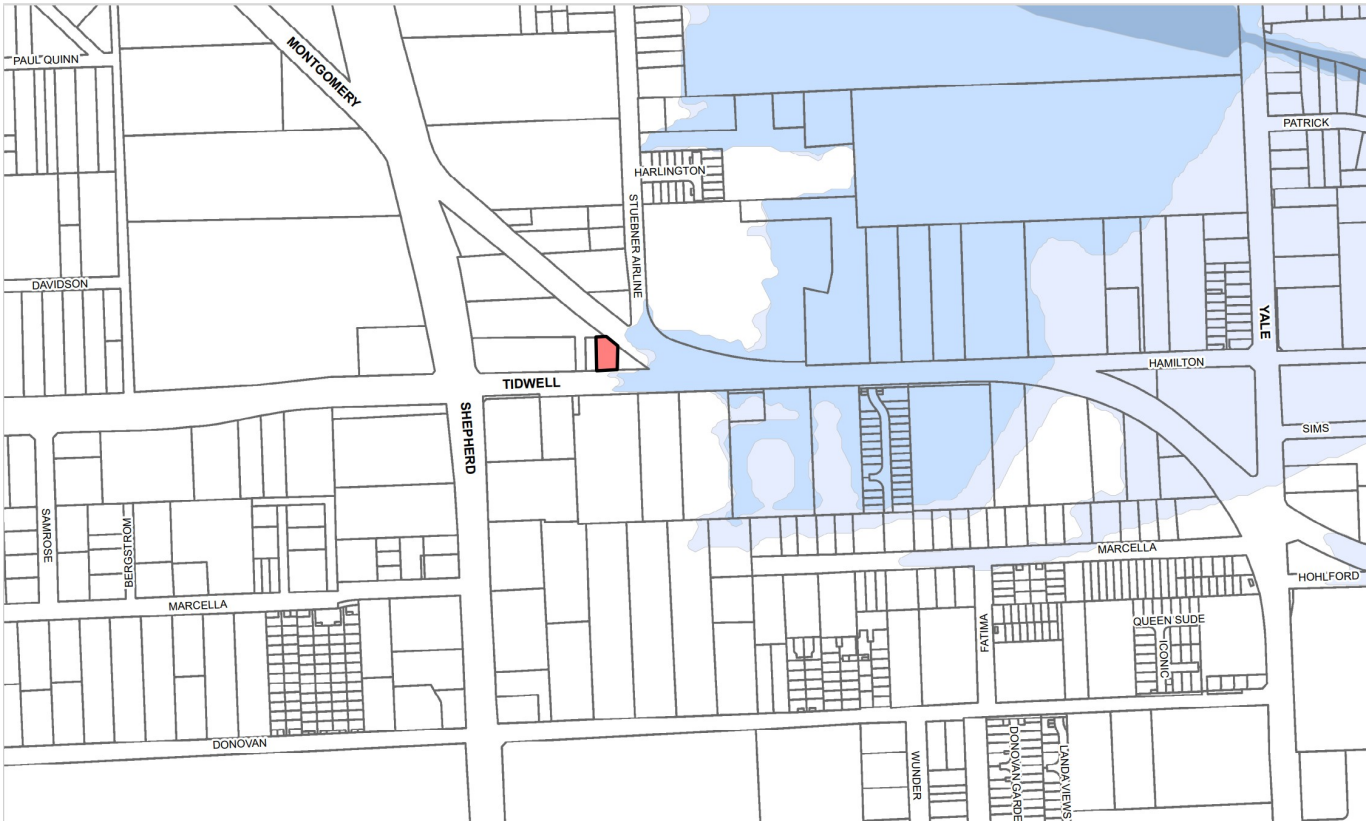
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

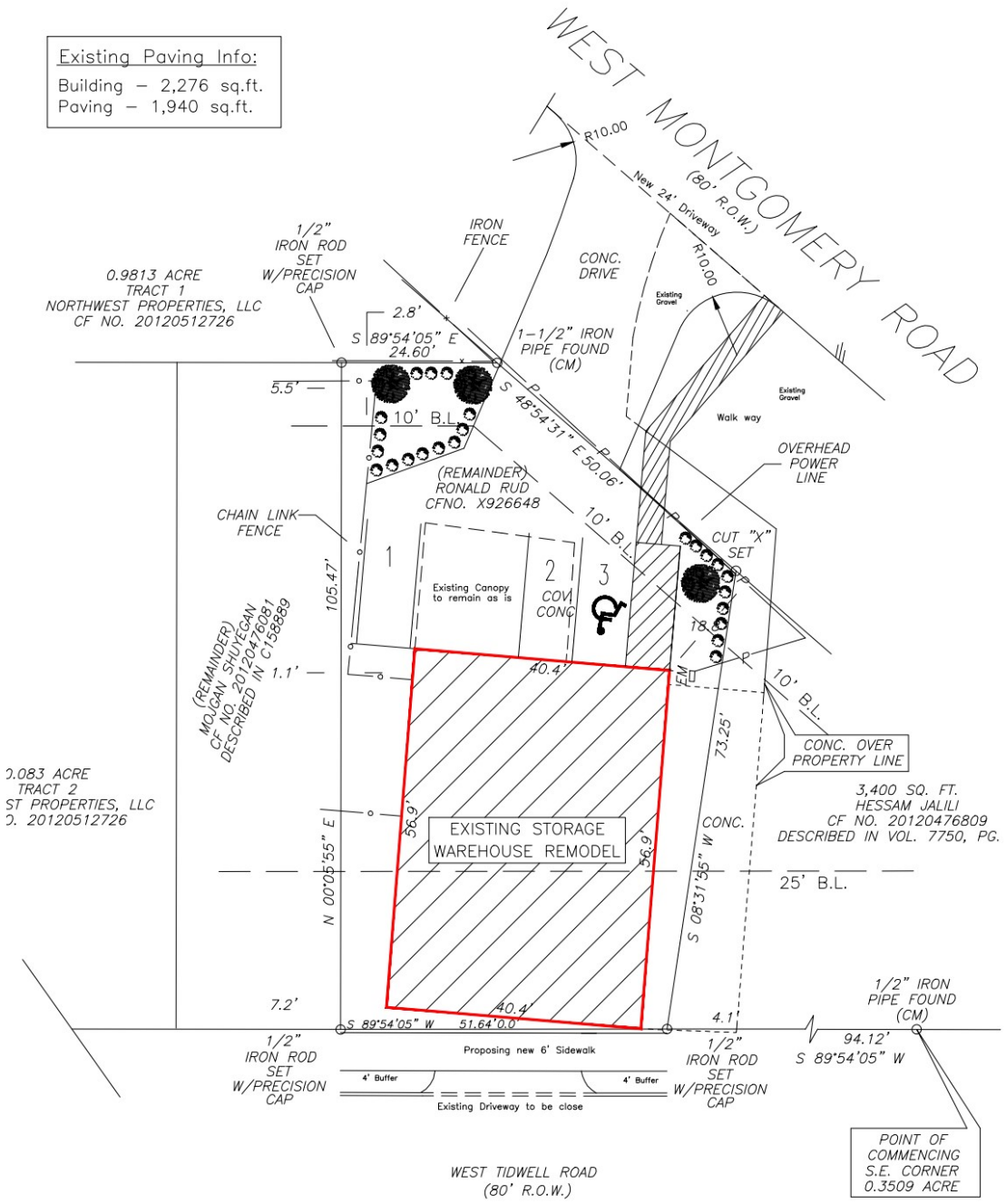
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

Site Plan



DEVELOPMENT PLAT VARIANCE

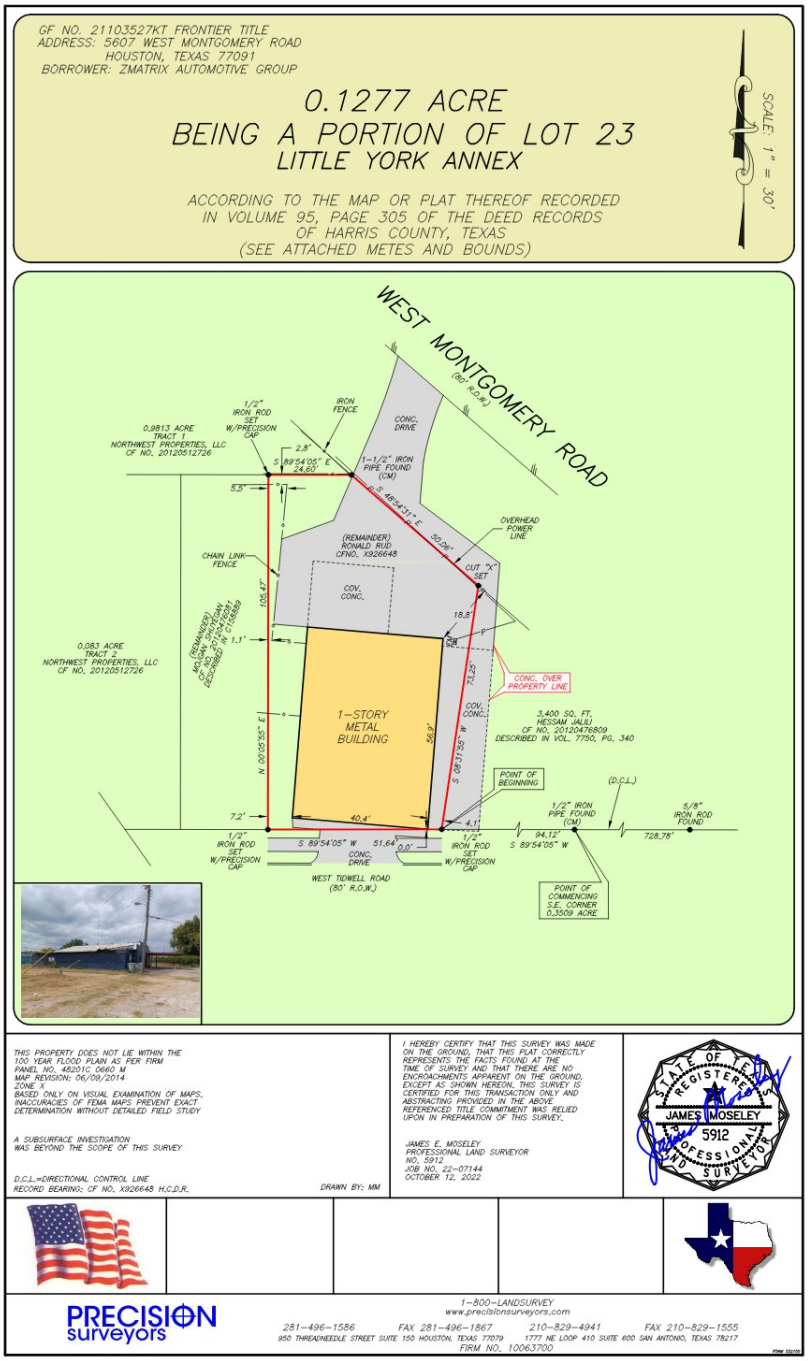
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 150

Meeting Date: 8/8/24

Survey



DEVELOPMENT PLAT VARIANCE

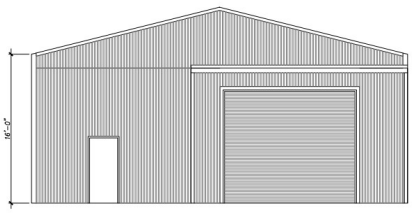
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

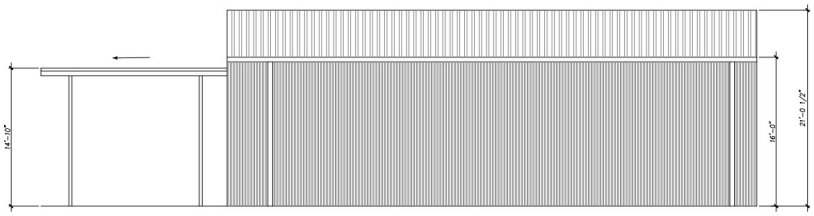
ITEM: 150

Meeting Date: 8/8/24

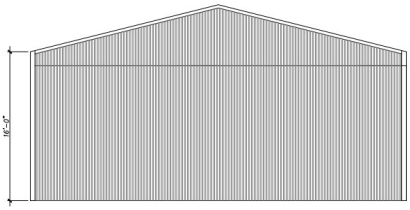
Elevations and Street Section



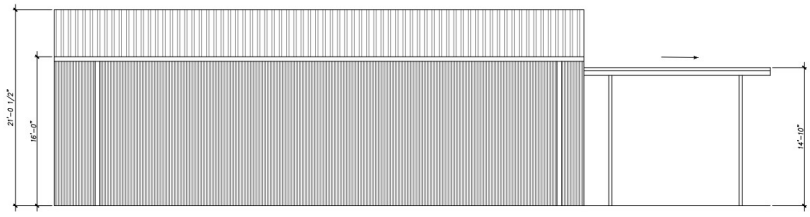
FRONT ELEVATION
(WEST MONTGOMERY DR.)



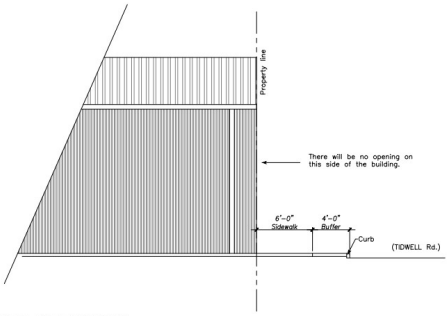
RIGHT ELEVATION



REAR ELEVATION
(TIDWELL Rd.)



LEFT ELEVATION



RIGHT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 151

Meeting Date: 8/8/24

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
Out of Line Studio LLC	Aziz Alshayeb	713-504-3119	aziz@lineleader.co

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3539 Woodvalley Drive #B	24027544	77025	5254C	532S	K

HCAD ACCOUNT NUMBER(S):	0860920000007
PROPERTY LEGAL DESCRIPTION:	Lot 7, Block 25, Woodside Sec. 3
PROPERTY OWNER OF RECORD:	HDL Properties LLC
ACREAGE (SQUARE FEET):	9,360 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Woodvalley Drive: 60 feet; Interstate 610: Varies
EXISTING PAVING SECTION(S):	Woodvalley Drive: 28 feet; Interstate 610: 325 feet
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,230 sq. ft. single-family dwelling, 436 sq. ft. garage
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	436 sq. ft. second-level addition to garage

PURPOSE OF VARIANCE REQUEST: Requesting a 20-foot building line to build a second level on an existing garage in lieu of the ordinance required 25-foot building line along 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

Houston Planning Commission

ITEM: 151

Meeting Date: 8/8/24

APPLICANT'S STATEMENT OF FACTS

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

The proposed addition is a second-floor single-family apartment located directly above an existing detached garage. The existing garage is encroaching a 25-foot setback line due to the proximity of an interstate highway to the south of the property. Consequently, the second-floor addition will also be built within this setback. The requested variance and approval are necessary to utilize the existing structure and foundation of the garage for the addition. Additionally, there is a concrete wall separating the property from the interstate highway, which helps ensure public health and safety.

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 25-foot setback line causes an impractical development to this project, due to the highway located adjacent to the property on the south, and the existing garage that is already built on the setback line.

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

The ultimate goal is to use the existing structure and foundation of the garage to build a second-floor addition. Due to this condition, the second-floor addition will also be located on the 25-foot setback line.

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

The approval of the variance request will help reduce the amount of demolition and construction to the project in order to build the addition.

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

Separating the property and the interstate is an existing concrete wall that serves as a sufficient barrier and separation.

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

The sole justification of the variance is to build the addition with a more sustainable mindset, reducing our carbon footprint from demolition to construction.

DEVELOPMENT PLAT VARIANCE

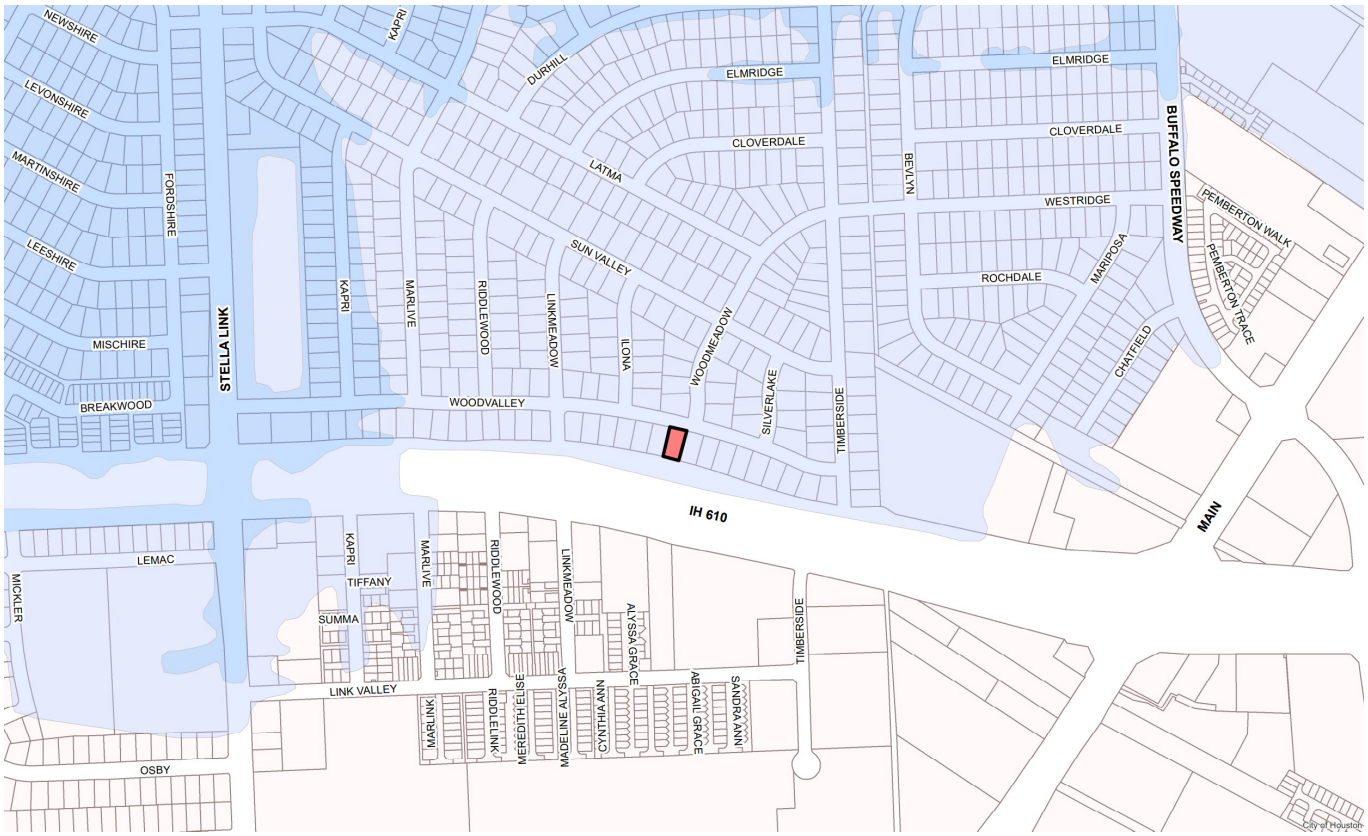
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 8/8/24

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 8/8/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

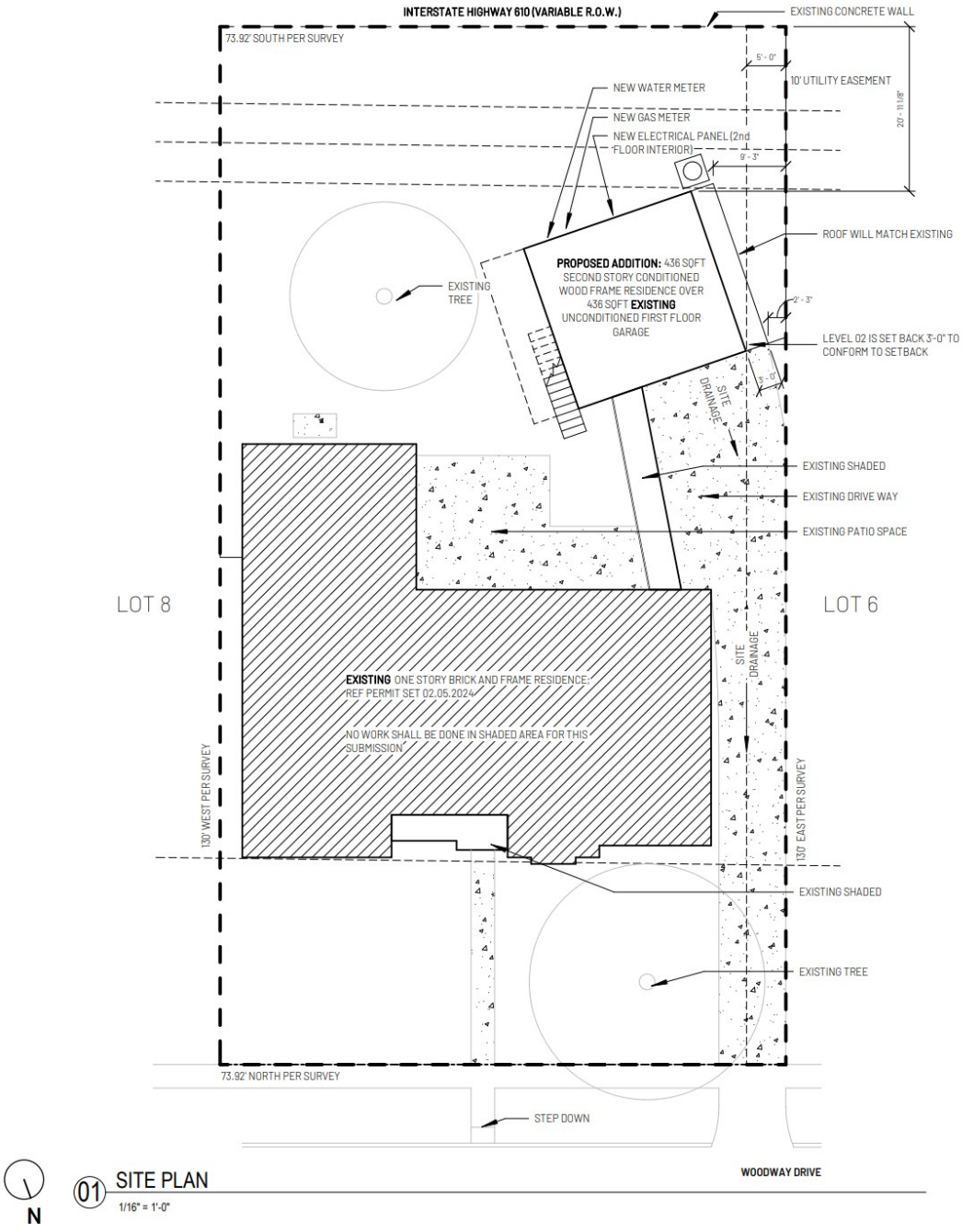
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 8/8/24

Site Plan



DEVELOPMENT PLAT VARIANCE

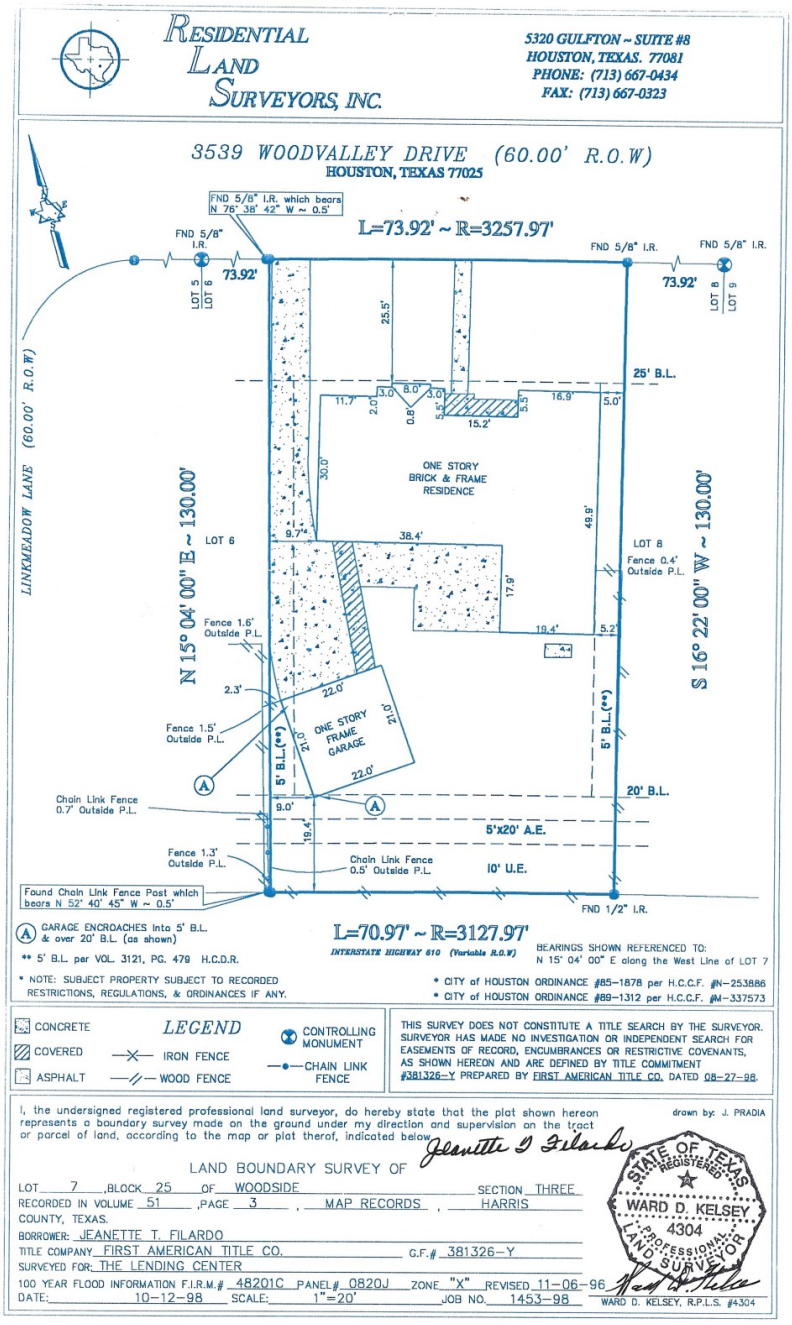
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

Meeting Date: 8/8/24

Survey



DEVELOPMENT PLAT VARIANCE

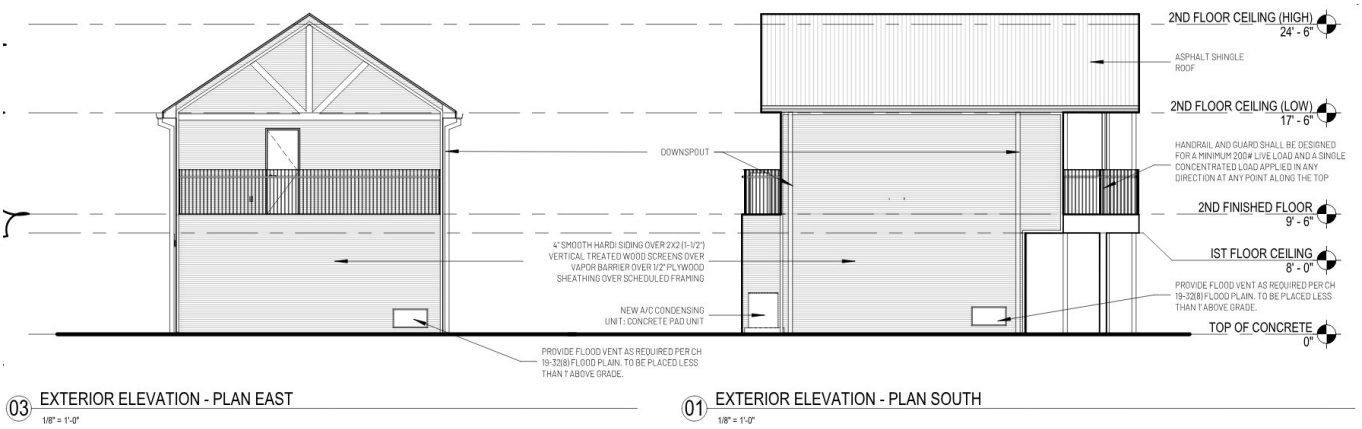
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 151

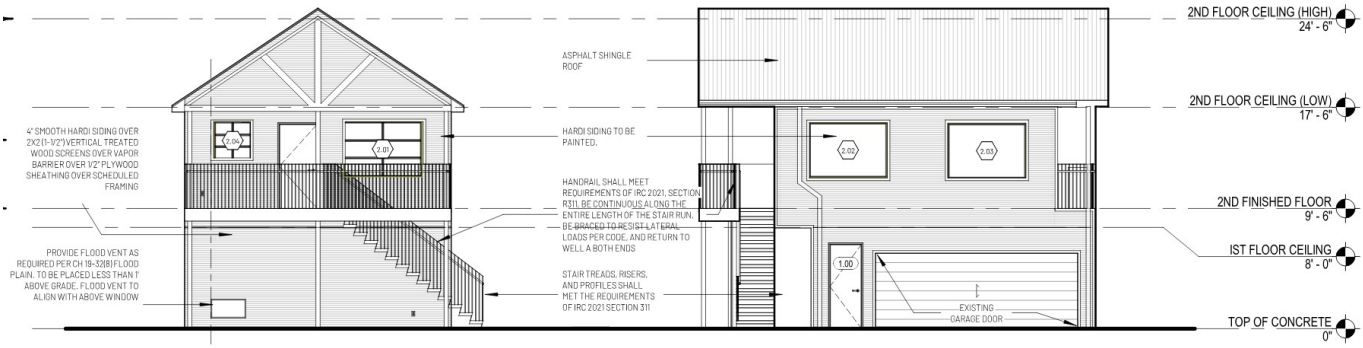
Meeting Date: 8/8/24

Elevations



03 EXTERIOR ELEVATION - PLAN EAST
1/8" = 1'-0"

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



04 EXTERIOR ELEVATION - PLAN WEST
1/8" = 1'-0"

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 08/08/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@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
CENTURY ENGINEERING, INC.	BARRY HUNSWORTH	281-703-5910	BHUNSWORTH@CENTURYENGINEERING.COM

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	"C"	77007	5358C	493E	WASHINGTON AVE. COALITION/MEMORIAL PARK

HOTEL/MOTEL NAME: RESIDENCE INN

HOTEL/MOTEL ADDRESS: 1200 GIVENS, HOUSTON, TEXAS 77007

PROPERTY OWNER OF RECORD: ANADI HOTELS, INC.

OWNER ADDRESS: 1811 RAVENEL LANE, SUAR LAND, TEXAS 77479

PROJECT PERMIT NUMBER: 23073491

TOTAL ACREAGE: 0.7772 ACRES

TOTAL NUMBER OF ROOMS: 181

PARKING SPACES PROVIDED: 186

SURVEY/ABSTRACT NO: JOHN AUSTIN SURVEY - ABSTRACT No. 1

SCHOOL DISTRICT: HISD

NORTH OF: WASHINGTON AVENUE

EAST OF: STUDEMONT STREET

SOUTH OF: IH-10

WEST OF: SAWYER STREET

PURPOSE OF VARIANCE REQUEST: TO ALLOW A PRIMARY (TWO-WAY DRIVE) ON DIESEL STREET

CHAPTER 28 REFERENCE(S): 28-202 (a) (1)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 08/08/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land; The ordinance is requiring the drive on Diesel Street to be one way in OR one way out. This tract is linear in shape and hence the garage drive and parking is also linear conforming with the shape of the property. This forces a two way drive into one way traffic.

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;
The Chapter 28 ordinance has created this issue. Making the Diesel Drive one will create three additional turns on a two drive inside a parking garage for either exiting or entering traffic. Diesel being two way will allow for better flow up and down the three story parking garage.

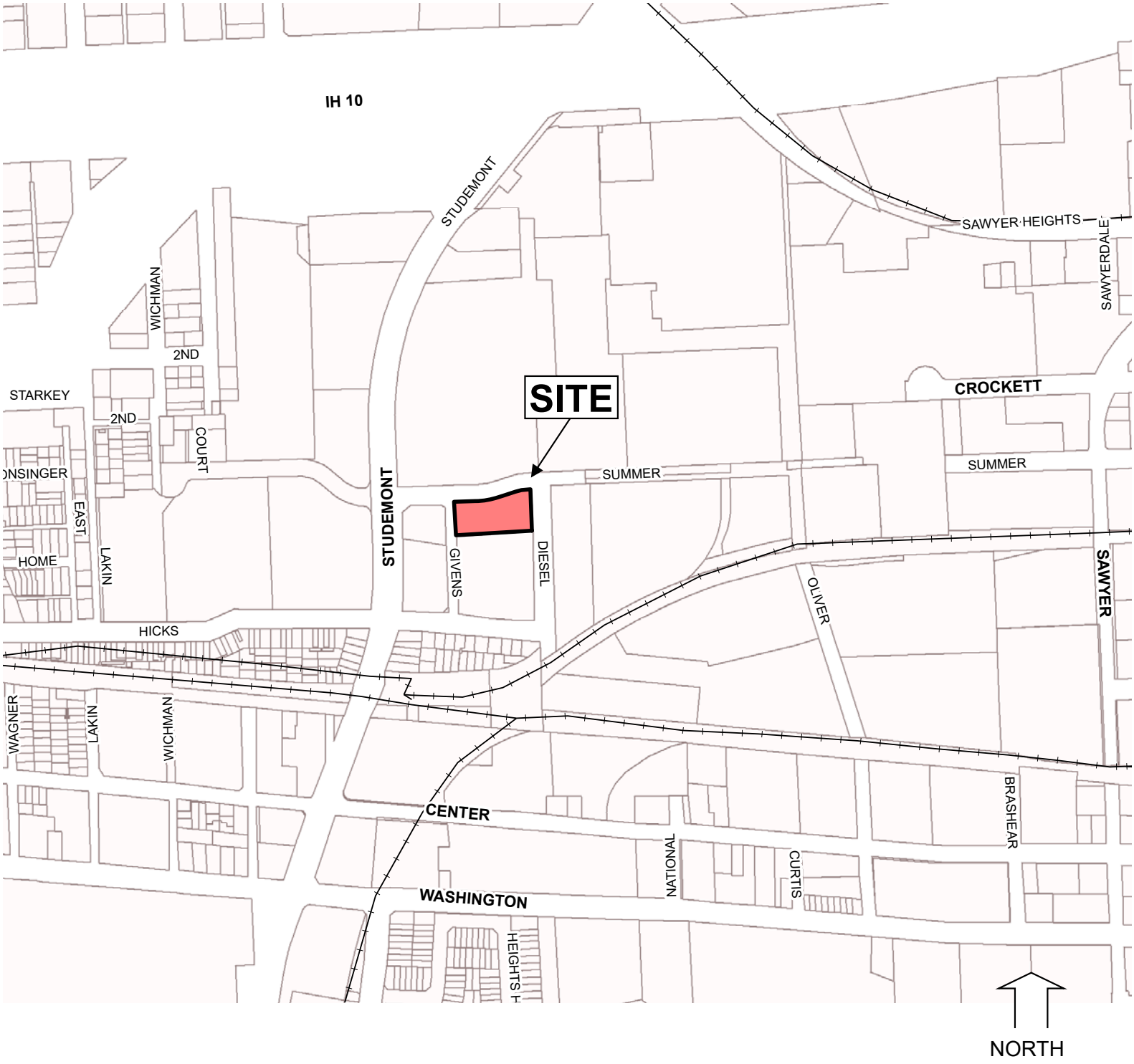
(3) The intent and general purposes of this article will be preserved and maintained; and
The proposed hotel is in conformance with Chapter 28. This one way secondary street is only enforced on hotels. Any other land use allows for a two way with no variance required.

(4) The granting of the variance will not be injurious to the public health, safety or welfare.
The granting of this variance will create better traffic flow for the overall project. This should advantageous for the public health, safety and welfare to public and to the patrons of the hotel.

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 08/08/2024**

Hotel Name: Residence Inn by Marriott



C – Public Hearings Site Location

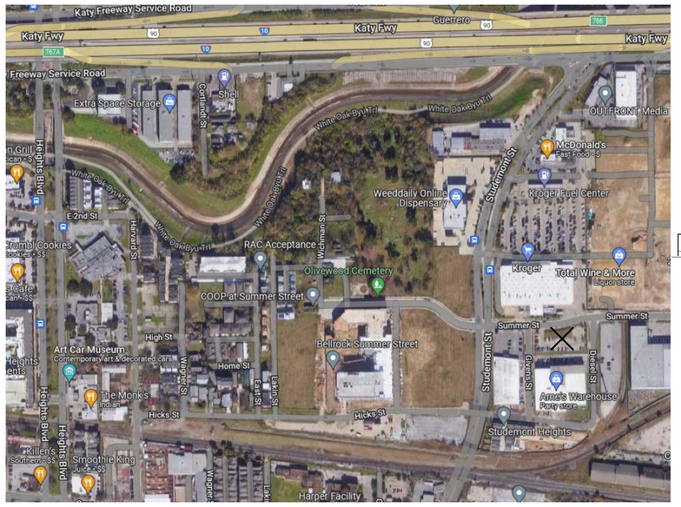
Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 08/08/2024**

Hotel Name: Residence Inn by Marriott

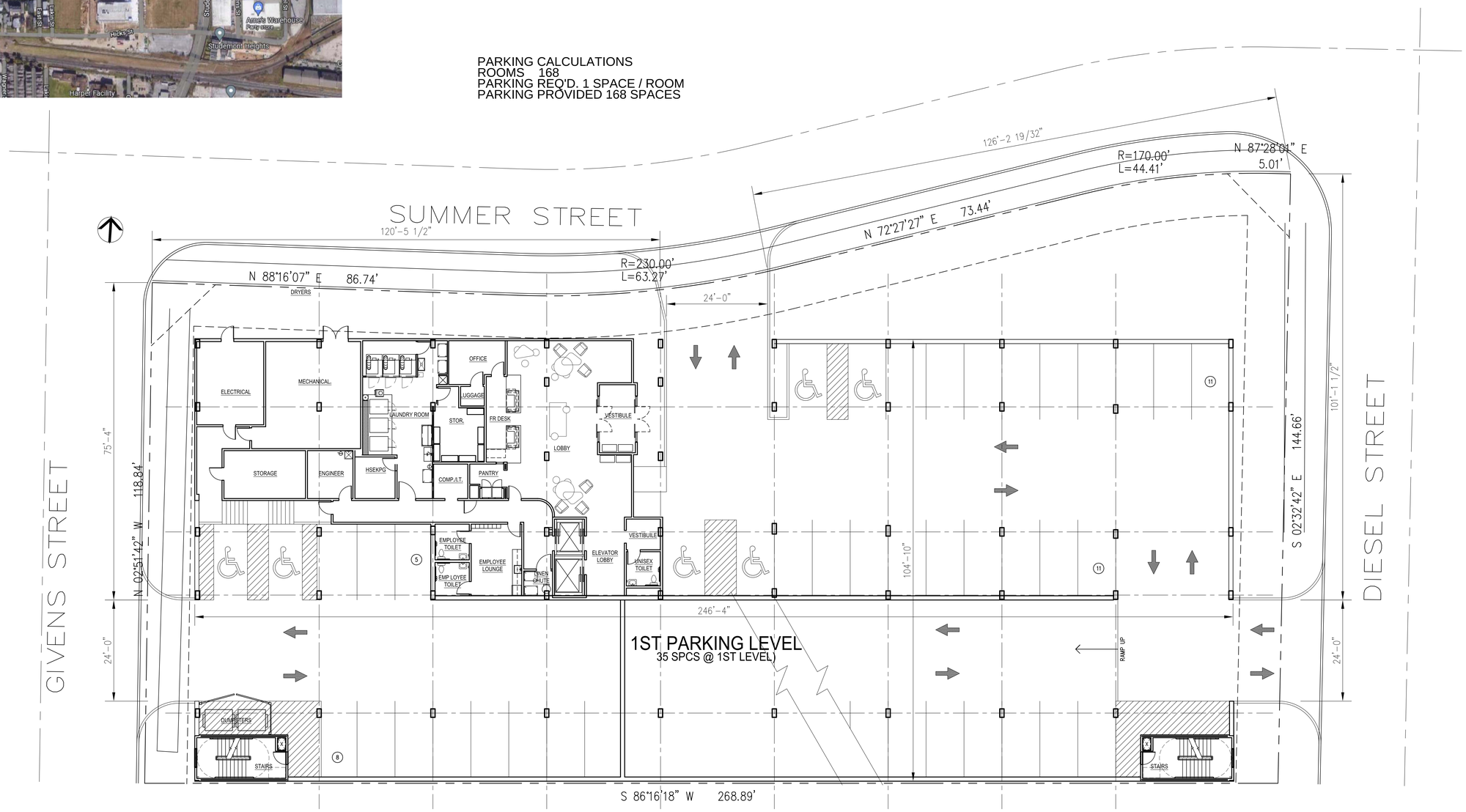


Aerial



AERIAL VIEW

PARKING CALCULATIONS
ROOMS 168
PARKING REQ'D. 1 SPACE / ROOM
PARKING PROVIDED 168 SPACES

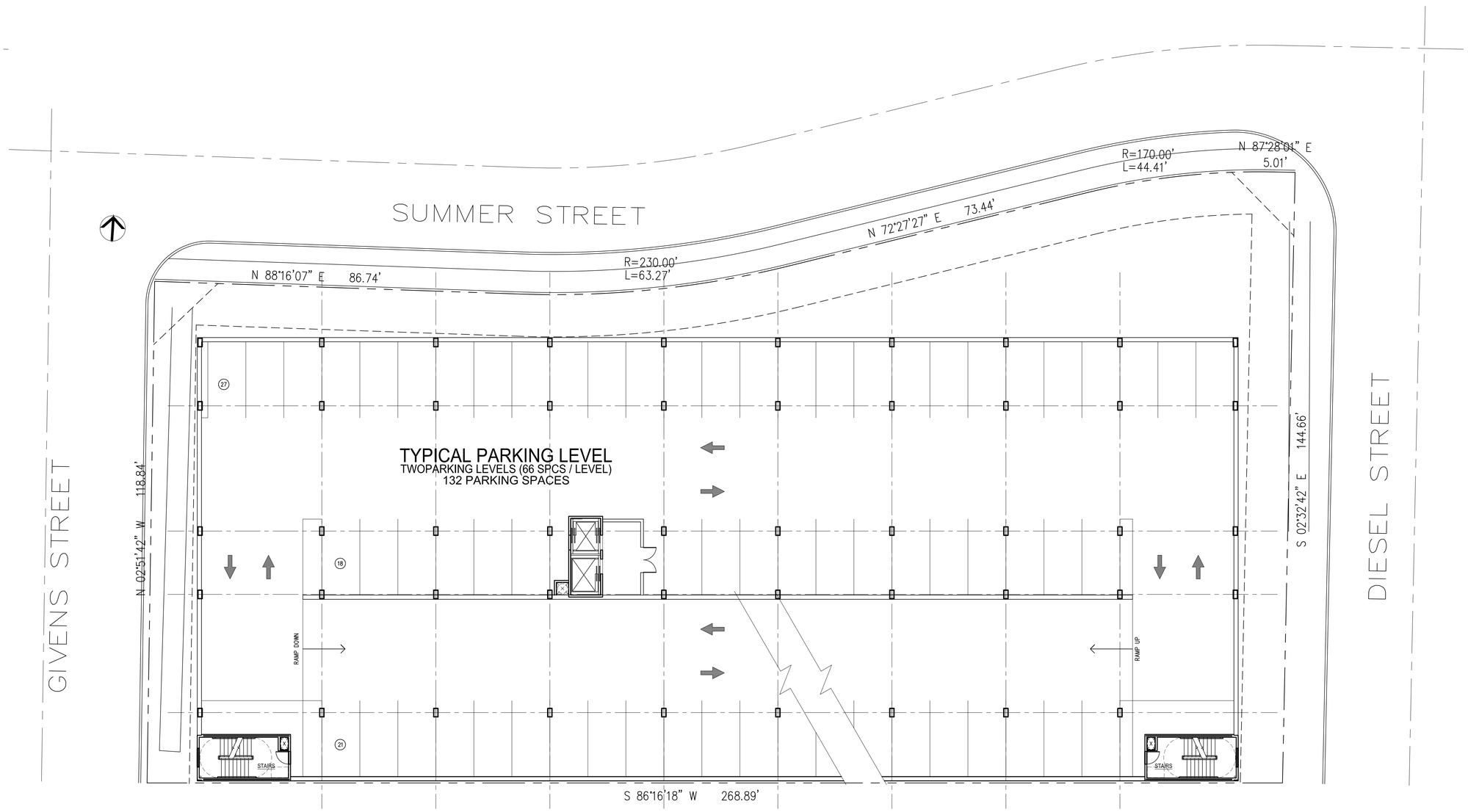


RESIDENCE INN by MARRIOTT

Houston, Texas

FIRST FLOOR PLAN / SITE PLAN
SCALE: 3/32" = 1'-0" 05/18/2022

MCS
MITCHELL CARLSON STONE,INC.



RESIDENCE INN by MARRIOTT

Houston, Texas

TYPICAL GARAGE FLOOR PLAN

SCALE: 3/32" = 1'-

05/18/2022

MCS
MITCHELL
CARLSON
STONE,INC.



NORTH ELEVATION 1

SCALE: 1/8"=1'-0"

KEYED NOTES

1. PREFINISHED ALUMINUM PARAPET CAP OVER WRAPPED SELF ADHERING MEMBRANE SUB FLASHING ON TREATED 2x WOOD CAP, EXTEND MINIMUM 3" DOWN FACE
2. 2" THICK EXPANDED POLYSTYRENE FOAM w/DRAINABLE E.I.F.S FINISH OVER FLUID APPLIED WEATHER BARRIER OVER 5/8" DENS-GLASS GOLD EXTERIOR SHEATHING
3. EXPANDED POLYSTYRENE FOAM w/ E.I.F.S FINISH AT DECORATIVE BANDING (RE: DETAILS)
4. 3/8" THICK, 24" X 48" PORCELAIN TILE ON 1/2" CEMENT BOARD
5. 3 CM THICK GRANITE ON METAL CLIP SYSTEM
6. 5 CM THICK GRANITE ON METAL CLIP SYSTEM
7. ALTERNATE OPTION - METAL PANELS w/ KYNAR FINISH ON HONEYCOMB BACKING OVER LIQUID APPLIED WEATHER BARRIER OVER DENS-GLASS GOLD EXTERIOR SHEATHING
8. PAINTED CMU WALL BEYOND
9. ARRISCRAFT CAST CAPS AT PILASTERS AND LOW WALLS, SET w/ STAINLESS STEEL PINS AND ANCHORS
10. HORIZONTAL E.I.F.S. EXPANSION JOINT w/ WEEP AT EACH FLOOR LINE (RE: DETAILS)
11. HORIZONTAL E.I.F.S. BEVELED GROOVE REVEALS WHERE SHOWN (RE: DETAILS)
12. VERTICAL OR HORIZONTAL E.I.F.S. EXPANSION JOINT WHERE SHOWN (RE: DETAILS)
13. SCHEDULED WINDOW, PROVIDE CONTINUOUS BEAD SEALANT AND BACKER ROD AT ALL INTERSECTIONS (TYPICAL)
14. PROVIDE TINTED GLASS AT ALL PUBLIC WINDOWS FACING WEST
15. SCHEDULED DOOR, PROVIDE CONTINUOUS BEAD SEALANT AND BACKER ROD AT ALL INTERSECTIONS (TYPICAL)
16. ALUMINUM SLAB EDGE COVER, PRE-FINISHED TO MATCH WINDOW-WALL SYSTEM
17. ALUMINUM VERTICAL FIN, PRE-FINISHED TO MATCH WINDOW-WALL SYSTEM
18. ALUMINUM CLAD CANOPY SYSTEM OVER STEEL FRAMING
19. ALUMINUM CANOPY SYSTEM BY OTHERS
20. LAMINATED GLASS GUARDRAIL SYSTEM AT UPPER AMENITY DECK (RE: DETAILS)
21. ALUMINUM COMPOSITE PANEL
22. SIGNAGE BY OWNER, PROVIDE ADEQUATE SUPPORT BLOCKING AND ELECTRICAL
23. PREFINISHED ALUMINUM GRILLE. VERIFY TYPE AND SIZE w/ MECHANICAL DWGS
24. LINEAR LED LIGHTING AT EDGE OF EIFS TRIM WHERE SHOWN ON ELEVATION
25. DECORATIVE FRAMELESS GLASS WINDSCREEN
26. SCHEDULED EXT. LIGHTING
27. RETAINING WALL BY OTHERS
28. GRADE LINE
29. EXT. STEEL EGRESS STAIR
30. STAINLESS STEEL COLUMN COVER

GLAZING LEGEND

- SPANDREL GLAZING
- VISION GLAZING (CLEAR UNLESS NOTED OTHERWISE)

FINISHES LEGEND

- 2" THICK EXPANDED POLYSTYRENE w/ DRAINABLE E.I.F.S. FINISH
- EXPANDED POLYSTYRENE w/ DRAINABLE E.I.F.S. DECORATIVE BANDING (RE: DETAILS)
- STONE VENEER
- PORCELAIN WALL TILE

MCS ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
3221A West Alabama Street Houston, Texas 77098 (713) 522-1054

OWNER:
V K Development
Rise Management
(979)257 9625

INTERIOR DESIGN:
MCS Architects, LLC
3221 West Alabama St
Houston, Texas 77098
(713) 522-1054

CIVIL ENGINEER:
Century Engineering, Inc.
3030 S Gessner Road
Houston, TX 77063
(713)780-8871

MEP ENGINEER:
TGK+Associates
2541 Breaux Trace
Seabrook, Texas 77586
(832) 541-9682

STRUCTURAL ENGINEER:
IMEG
3700 West Sam Houston Parkway
Suite 100
Houston, TX 77042
(713) 458-7602

ISSUE
04-xx-2024 100% Schematic Design

REVISION

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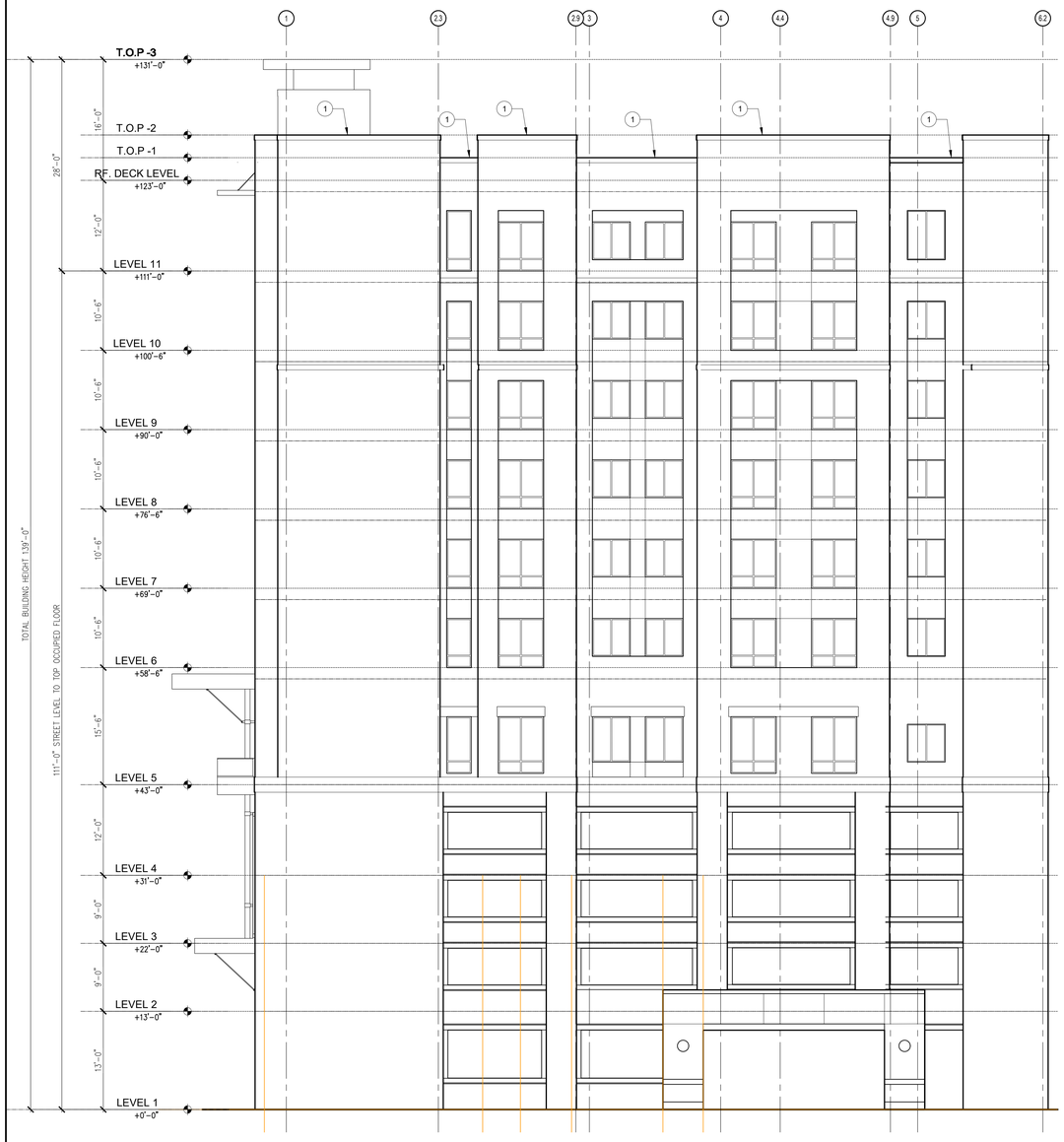
1282 Summer Street
Houston, Texas

SHEET CONTENTS
NORTH ELEVATION

MCS PROJECT NUMBER
2214

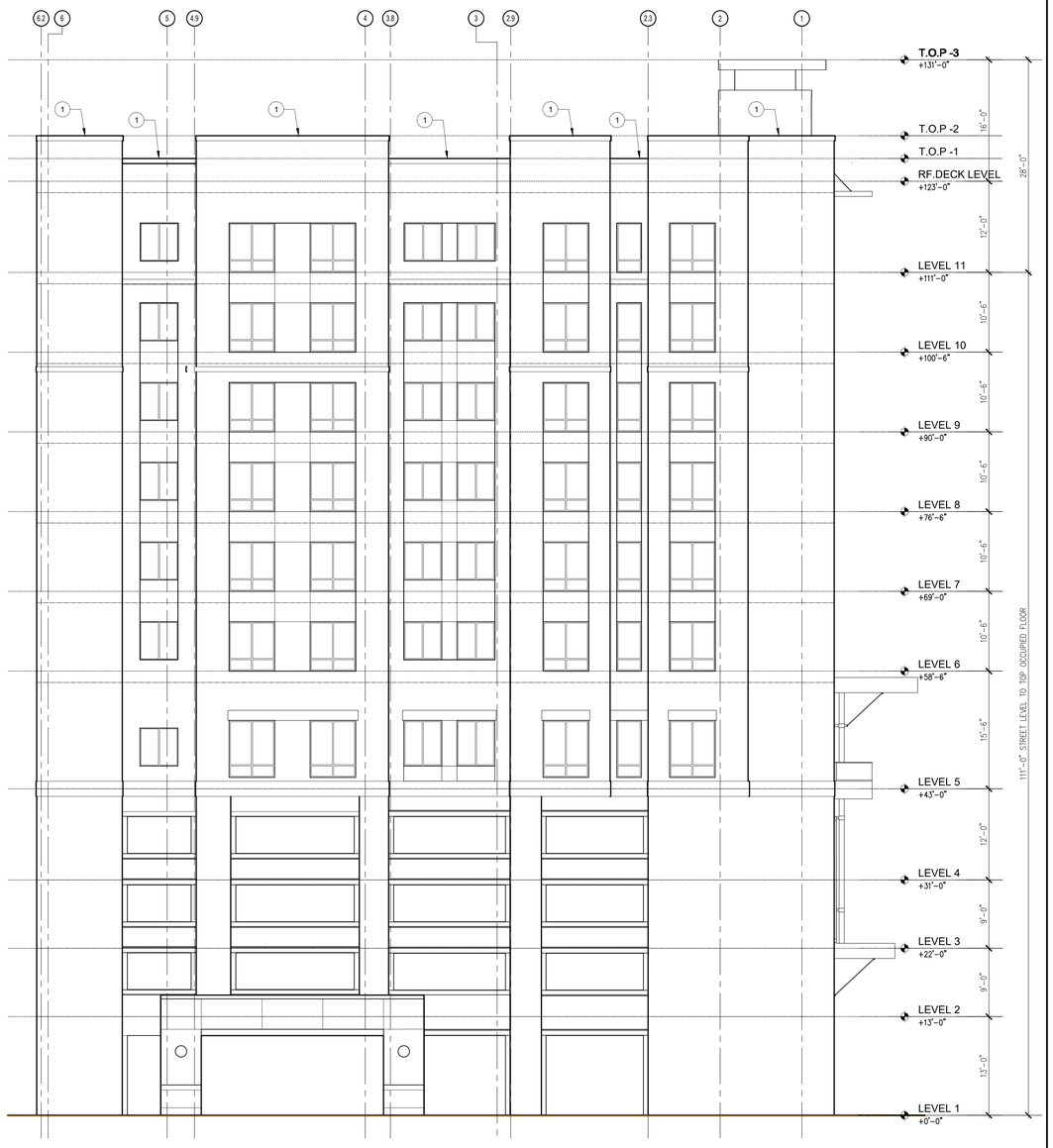
SHEET NUMBER:
A7-01

6/5/2024 12:01:26 PM



WEST ELEVATION 2

SCALE: 1/8"=1'-0"



EAST ELEVATION 1

SCALE: 1/8"=1'-0"

1. PREFINISHED ALUMINUM PARAPET CAP OVER WRAPPED SELF ADHERING MEMBRANE SUB FLASHING ON TREATED 2x WOOD CAP, EXTEND MINIMUM 3" DOWN FACE
2. 2" THICK EXPANDED POLYSTYRENE FOAM w/DRAINABLE E.I.F.S FINISH OVER FLUID APPLIED WEATHER BARRIER OVER 5/8" DENS-GLASS GOLD EXTERIOR SHEATHING
3. EXPANDED POLYSTYRENE FOAM w/ E.I.F.S FINISH AT DECORATIVE BANDING (RE: DETAILS)
4. 3/8" THICK, 24" X 48" PORCELAIN TILE ON 1/2" CEMENT BOARD
5. 3 CM THICK GRANITE ON METAL CLIP SYSTEM
6. 5 CM THICK GRANITE ON METAL CLIP SYSTEM
7. ALTERNATE OPTION - METAL PANELS w/ KYNAR FINISH ON HONEYCOMB BACKING OVER LIQUID APPLIED WEATHER BARRIER OVER DENS-GLASS GOLD EXTERIOR SHEATHING
8. PAINTED CMU WALL BEYOND
9. ARRISCRAFT CAST CAPS AT PILASTERS AND LOW WALLS, SET w/ STAINLESS STEEL PINS AND ANCHORS
10. HORIZONTAL E.I.F.S. EXPANSION JOINT w/ WEEP AT EACH FLOOR LINE (RE: DETAILS)
11. HORIZONTAL E.I.F.S. BEVELED GROOVE REVEALS WHERE SHOWN (RE: DETAILS)
12. VERTICAL OR HORIZONTAL E.I.F.S. EXPANSION JOINT WHERE SHOWN (RE: DETAILS)
13. SCHEDULED WINDOW, PROVIDE CONTINUOUS BEAD SEALANT AND BACKER ROD AT ALL INTERSECTIONS (TYPICAL)
14. PROVIDE TINTED GLASS AT ALL PUBLIC WINDOWS FACING WEST
15. SCHEDULED DOOR, PROVIDE CONTINUOUS BEAD SEALANT AND BACKER ROD AT ALL INTERSECTIONS (TYPICAL)
16. ALUMINUM SLAB EDGE COVER, PRE-FINISHED TO MATCH WINDOW-WALL SYSTEM
17. ALUMINUM VERTICAL FIN, PRE-FINISHED TO MATCH WINDOW-WALL SYSTEM
18. ALUMINUM CLAD CANOPY SYSTEM OVER STEEL FRAMING
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KEYED NOTES

- SPANDREL GLAZING
- VISION GLAZING (CLEAR UNLESS NOTED OTHERWISE)

GLAZING LEGEND

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FINISHES LEGEND

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SHEET CONTENTS

EAST AND WEST ELEVATIONS

MCS PROJECT NUMBER
2214

SHEET NUMBER:
A7-02

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Block AGENDA: IV

SMLSB Application No. 858: 200 block of Munford Street, north and south sides, between Harvard and Cortlandt Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 200 block of Munford Street, north and south sides, between Harvard and Cortlandt Streets. Analysis shows that a minimum lot size of 5,300 sf exists for the blockfaces. A petition was signed by the owners of 56% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

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

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 200 block of Munford Street, north and south sides, between Harvard and Cortlandt Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
  The application comprises two blockfaces, the north and south sides of Munford Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of fourteen (14) of sixteen (16) single-family residential properties (representing 88% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained nine (9) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 56% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,300 sf exists on sixteen (16) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1923. The houses originate from the 1940s. The establishment of a 5,300 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Fourteen (14) out of sixteen (16) lots (representing 100% of the application area) are at least 5,300 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:
1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	**858**		
Date Received:	**3/4/2024**	Date Complete:	**4/11/2024**
Street(s) Name:	**Munford Street**	Lot(s)	**200 Block of Munford Street**
Cross Streets:	**Harvard Street**	and	**Cortlandt Street**
Side of street:	**North & South**		

SPECIAL MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
201 (LT 1 BLK 6)	SFR	Y	5,400
202 (LT 16 BLK 3)	SFR	Y	5,400
203 (LT 2 BLK 6)	SFR		5,300
204 (LT 15 BLK 3)	SFR		5,300
205 (LT 3 BLK 6)	SFR	Y	5,300
206 (LT 14 BLK 3)	SFR	Y	5,300
207 (LT 4 BLK 6)	SFR	Y	5,300
208 (LT 13 BLK 3)	SFR	Y	5,300
209 (LT 5 BLK 6)	SFR		5,300
210 (LT 12 BLK 3)	VAC	Y	5,300
211 (LT 6 BLK 6)	SFR	Y	5,300
212 (LT 11 BLK 3)	SFR	Y	5,300
213 (LT 7 BLK 6)	SFR		5,300
214 (LT 10 BLK 3)	MF		5,300
215 (LT 8 BLK 6)	SFR		5,300
216 (LT 9 BLK 3)	SFR		5,300

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of	**85,000**	Square Feet in the Proposed Application Area	**47,900**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**56%**	

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

14	# developed or restricted to no more than two SFR Units	Of	**14**	Total number of SFR lots in the Proposed Application Area	**16**	Total number of lots in the Proposed Application Area	**88%**
1	# of Multifamily lots						
0	# of Commercial lots						
1	# of Vacant Lots						
16	Total						

Minimum Lot Size Calculations:

Total # of lots **16** Total sq. ft. = **85,000** / # of lots = **5,313** average sq. ft.
5,300 median sq. ft.

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,400	6.4%	6.4%
2	5,400	6.4%	12.7%
3	5,300	6.2%	18.9%
4	5,300	6.2%	25.2%
5	5,300	6.2%	31.4%
6	5,300	6.2%	37.6%
7	5,300	6.2%	43.9%
8	5,300	6.2%	50.1%
9	5,300	6.2%	56.4%
10	5,300	6.2%	62.6%
11	5,300	6.2%	68.8%
12	**5,300**	6.2%	**75.1%**
13	5,300	6.2%	81.3%
14	5,300	6.2%	87.5%
15	5,300	6.2%	93.8%
16	5,300	6.2%	100.0%
Total	85,000	100.0%	

This application qualifies for a **5,300** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes ___
No ___

If yes, number of lots not included within deed restrictions per blockface: ___

Evidence of Support Special Minimum Lot Size Area

Subdivisions:
Milroy Place

File Number:
858

Minimum Lot Size:
5,300 Square Feet

- Property owner signed in support of the application
- Property owner protesting the application
- Property owner did not protest and did not sign in support

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: August 1, 2024
Reference: MLSA 610



Properties that Meet the Minimum Lot Size Block

Subdivision:
Milroy Place

File Number:
MLS 858

Minimum Lot Size:
5,300 Square Feet

Properties that meet the 5,300 SF minimum lot size

Properties less than the 5,300 SF minimum lot size

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District: 2024
Date: August 1, 2024
Reference: MLS 837

[redacted]

[redacted]



Surrounding Land Use
Special Minimum Lot Size
Block

Subdivisions:
Milroy Place

File Number:
MLS 858

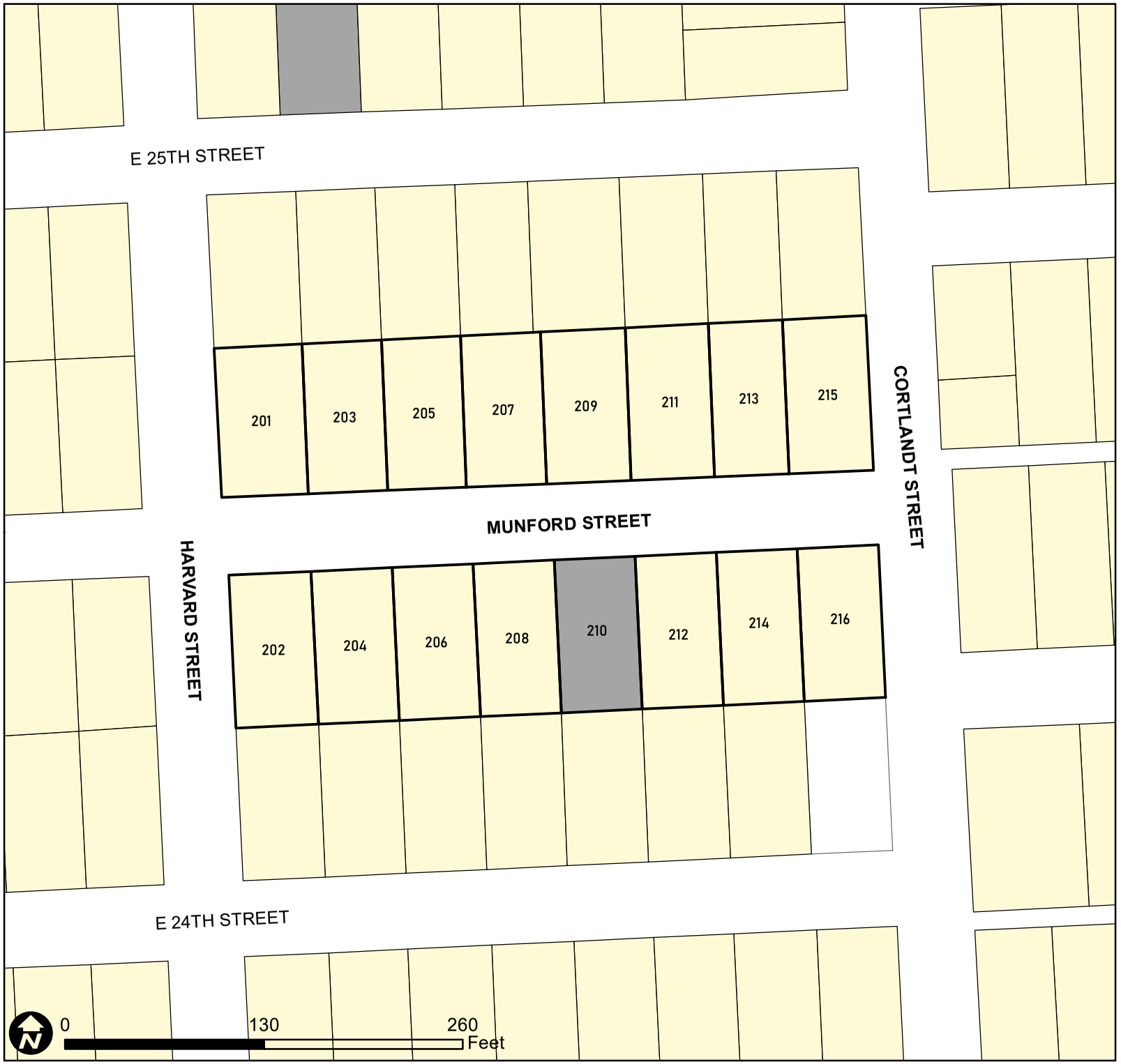
Minimum Lot Size:
5,300 square feet

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Public & Institutional
- Transportation & Utility
- Park & Open Spaces
- Undeveloped
- Agriculture Production
- Proposed Application Area

Source: City of Houston GIS database,
Harris County Appraisal District 2024
Date: August 2, 2024
Reference: MLS 837

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT



Aerial View
Special Minimum Lot Size Block

Subdivision:
Milroy Place

File Number:
MLS 858

Minimum Lot Size:
5,300 Square Feet

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: August 1, 2024
Reference: MLS 850

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PLANNING & DEVELOPMENT DEPARTMENT



Application #858 objection

BN

Bradley Nuse <bnuse13@gmail.com>
To Brown, Jacqueline - PD

You replied to this message on 5/16/2024 11:10 AM.

Reply | Reply All | Forward

Wed 5/15/2024 4:19 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Hi Jacqueline,

My name is Bradley Nuse. I'm the owner of 213 Munford St, Houston, TX 77008.

I recently found out about the rendering minimum lot size restriction for the 16 homes adjacent to my property under application #858.

I want to object to this minimum lot size restriction because I want to protect the value of my property for a future sale. I'm aware that the notification period ends today at 5pm, and want to make sure my objection is secured.

Thanks!

Bradley Nuse
Sent from my iPhone

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application

RECEIVED BY
MAR 04 2024

Main Applicant Information (required)

Full Name: ERIC BERGERSEN Date: 2/15/24

Address: 202 MUNFORD ST
Street Address *Apartment/Unit #*

HOUSTON TX 77008
City *State* *ZIP Code*

Phone: [redacted] Email [redacted]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? _____

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

North + South side E/2 of 200 Munford St, => Harvard to Cortlandt

Signature of applicant: [signature]

Alternate Applicant Information (optional)

Full Name: _____ Date: _____

Address: _____
Street Address *Apartment/Unit #*

_____
City *State* *ZIP Code*

Phone: _____ Email _____

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 858
City Council District: C

Super Neighborhood: Greater Heights
Planner Assigned: Jacqueline Brown


5359A7
5359A10
5359A12
5359C3
EAST 25TH STREET
EAST 25TH STREET
EAST 24T
EAST 23RD STREET
COLUMBIA STREE
HARVARD STREET
COURTLANDT STREET
ARLINGTON STREET
MILROY PLACE
056-275
SUNSET HEIGHTS
035-072
020-056-000-0009
1.2059 AC
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Texas
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PUBLICATION DATE: 5/6/2024
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