HOUSTON PLANNING COMMISSION

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

AGENDA

Thursday, September 5, 2024
2:30 p.m.

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, September 5, 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 August 22, 2024, MTFP Workshop 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 Berry)
d. Subdivision Plats with Variance Requests (James Tichy, Petra Hsia, Aracely Rodriguez, Devin Crittle John Cedillo and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Tammi Williamson)
g. Extensions of Approval (Antwanysha Berry)
h. Name Changes (Antwanysha Berry)
i. Certificates of Compliance (Antwanysha Berry)
j. Administrative (Antwanysha Berry)
k. Development Plats with Variance Requests (Ed Buckley, Geoff Butler, Ramon Jaime-Leon)

II. **Establish a public hearing date of October 3, 2024**

a. Archer Estates
b. Burkett Views
c. Columbia Crossing partial replat no 1
d. Dice Duplexes partial replat no 1
e. Estates at West 43rd
f. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
g. Hackberry Landing
h. Harvest Green Sec 51 partial replat no 1
i. Kentshire Place Views
j. Lockwood Commercial Plaza
k. Riverside Terrace Sec 6 partial replat no 3
l. Murdock Manor partial replat no 1
m. Sunterra Sec 58 partial replat no 1
n. Trinity Garden Views

III. Consideration of a Landscape Variance at 208 Main Street (Petra Hsia)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Application for the 100 Block of East 24th Street – MLS 865 (Bennie Chambers III)

V. Excuse the Absence of Commissioners Megan R. Sigler and Zafar "Zaf" Tahir

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)
2024 MAJOR THOROUGHFARE AND FREEWAY PLAN UPDATES
MINUTES
THURSDAY, 22 AUGUST 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at **1:00 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 1:10 after Item B
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Martha L. Stein	Present
Zafar "Zaf" Tahir	**Absent**
Meera D. Victor	Present at 1:10 after Item B
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Vonn Tran, 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 – Vonn Tran

I. **TIMELINE –** Brandon Mosley

II. **MAJOR THOROUGHFARE APPLICATION UPDATES –** Brandon Mosley

A. TUCKERTON ROAD / UNNAMED & UNNAMED MINOR COLLECTOR – Update presented

Speaker(s): None

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

D. BIRNHAM WOODS BOULEVARD – CHAD PRICE, COMMUNITY ASSOCIATION OF HARMONY – No Updates

F. KERMIER ROAD – META PLANNING + DESIGN, LLC – Update Presented

Speaker(s): Jeff Kolby, applicant

III. **NEXT STEPS –** September 19, is the recommendation meeting, for Planning Commission action.

IV. **PUBLIC COMMENT –** None

ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **1:16 PM**.

_____ _____

Lisa M. Clark, Chair Vonn Tran, Secretary

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 22 AUGUST 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

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

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	**Absent**
Martha L. Stein	Present
Zafar "Zaf" Tahir	**Absent**
Meera D. Victor	Present, left at 4:39 during Item 110
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	**Absent**
Vonn Tran, 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 – Vonn Tran, Secretary and Director of Planning and Development Department

CHAIR'S REPORT – Lisa M. Clark, Chair.

CONSIDERATION OF THE AUGUST 8, 2024, PLANNING COMMISSION MEETING MINUTES AND THE AMENDED MINUTES OF JUNE 27, 2024

Commission action: Minutes approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-88)

Staff recommendation: Approve **Item No's. 1 – 88**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s, 13, 16, 17, 18, 19**, and **32** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

Motion: Porras-Pirtle	Vote: Carried
Second: Jones	Abstaining: Heisch, Viera – Bland

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

89 BRISCOE FALLS SEC 6

Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): Mikalla Hodges, available for questions

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

90 CARIS VILLA

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

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

91 Castlewood MUD Administrative Center

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Denied the requested variance(s) and disapproved the plat.
Speaker(s): Cary Wagner, Alan Huddleston, Mikalla Hodges, Marline Cesare, David Cooper, Carlos Espinoza, Fabian Richter, Kika Brooks

Motion: Stein	Vote: Carried
Second: Victor	Abstaining: Rosenburg, Porris-Pirtle, Hines, Robins

92 Clyburn Landing

Staff recommendation: Defer applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Carlos Espinoza, available for questions

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

93 Estates at Carey Street – Withdrawn

94 Fondren Southwest Northfield Sec 7 and Sec 8 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: Garza	Vote: Unanimous
Second: Heisch	Abstaining: None

95 Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension – Withdrawn

96 Greenville Estates replat no 1

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mary Villareal, available for questions

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

97 Idaho Park

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

98 MANSFIELD LIVING 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: Viera-Bland	Vote: Unanimous
Second: Mares	Abstaining: None

99 MISSION OF YAHWEH RESERVE

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

Motion: Hines	Vote: Unanimous
Second: Porris-Pirtle	Abstaining: None

100 RESIDENCES AT AMBER

Staff recommendation: Disapprove.
Commission action: 30-Day extension granted and deferred until September 19, 2024.
Speaker(s): Stephanie Mendoza, applicant

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

101 SUNDUS AND FATIMA ENTERPRISES

Staff recommendation: Grant the reconsideration of requirement to remove the note and approve the plat subject to CPC 101 Form conditions.
Commission action: Approved the plat and to deny the request to remove the note.
Speaker(s): Shandy Curran, Carrie Walkup

Motion: Mares	Vote: Carried
Second: Garza	Opposed: Rosenberg, Porras-Pirtle, Jones, Robins, Alleman, Heisch, Khaleeq

102 TOUCHSTONE ESTATES

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Defer.
Speaker(s): Andre Hargrove

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

d. Subdivision Plats with Variance Requests

103 Aldine Westfield Self Storage Sec 2 partial replat no 1

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

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

104 Blake Vista Reserves

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

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

Items 105 and 106 were taken together at this time.

105 Bridgeland Central Sec 5

106 Bridgeland Central Sec 8

Staff recommendation: Grant the requested variance(s) and approve the plats subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, available for questions

Motion: Victor	Vote: Carried
Second: Baldwin	Abstaining: Heisch

107 Cossey Road 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: Jones	Vote: Unanimous
Second: Alleman	Abstaining: None

108 Curtis Steel Commerce Park

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

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

109 Fulton Station Apartments

Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Vida Pollard, Stephanie Reiter, Mary Villareal, applicant

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

Items 110, 111, and 112 were taken together at this time.

110 Pecan Estates 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.

111 Pecan Estates Sec 4

112 Pecan Estates Sec 5

Staff recommendation: Approve the plats subject to the conditions listed.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, applicant, available for questions.

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

113 Salazar Partition

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

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

114 Sheldon Ridge Sec 15

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

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

115 SILA 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: Jones	Vote: Carried
Second: Porras-Pirtle	Abstaining: Heisch

116 WHITE OAK COMMERCIAL

Staff recommendation: Defer per Councilmember's request.
Commission action: Deferred.
Speaker(s): Jeff Tervino, Aaron Rodriguez, Lion Matamoes, Randall Baxley, Chris Yuko, applicant, available for question

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

117	Anniston Sec 9	Approved
118	Augusta Woods Self Storage	Approved
119	Day Residence	Approved
120	Grand Mason Mason Road Street Dedication Sec 4	Approved
121	Olympia Fields Sec 1	Approved
122	Redbud Wastewater Treatment Plant	Approved
123	Redbud Water Plant	Approved
124	Stuebner Multifamily Development	Approved
125	Tanner Flex Space Park	Approved
126	Village at Lincoln City	Approved
127	Wayside Village Sec 10	Approved
117	Anniston Sec 9	Approved

h. NAME CHANGES – None

i. Certificates of Compliance

128 25939 Peach Creek Drive Approved

Staff recommendation: Approve staff recommendations for **Items G. 117 – 127, H** and **I**.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

Motion: Mares Vote: Carried
Second: Alleman Abstaining: Heisch 117 and 120

j. Administrative – None

k. Development Plats with Variance Requests

129 401 Goldenrod Street

Staff recommendation: Deny.
Commission action: Approve, with the findings of a hardship.
Speaker(s): Terrance Hill

Motion: Robins Vote: Carried
Second: Khaleeq Opposed: Garza
Abstaining: Colvard

130 1907 Holcombe Boulevard

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

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

131 8839 Humble Westfield Road

Staff recommendation: Deny.
Commission action: Denied.
Speaker(s): None

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

132 3436 Meadow Lake Lane

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

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

133 5607 W. Montgomery Road

Staff recommendation: Deny.
Commission action: Denied.
Speaker(s): None

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

134 3539 Woodvalley Drive #B

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

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

II. Establish a public hearing date of September 19, 2024

a. Baggett Green
b. Cougar Estates
c. Express Mart 59
d. Fairwoods at Furman
e. Hunter Creek Landing
f. Isaac Estates at Nordling
g. Lynnfield Development
h. McDonalds at Meadows of Clear Creek

Staff recommendation: Establish a public hearing date for Item II, a-h.
Commission action: Established a public hearing date for Item II, a-h.
Speaker(s): None

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

III. Public Comment – Hines, amounted groundbreaking celebration,

at Bates M. Allen Park.

IV. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **5:14 PM**.

_____ _____

Lisa M. Clark, Chair Vonn Tran, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Amherst Springs	C3F	
2	Avalon at Cypress West Sec 3	C3P	
3	Ayatt Hidden Village	C3F	DEF2
4	Benders Creek GP	GP	
5	Benders Creek Sec 1	C3P	
6	Benders Creek Sec 2	C3P	
7	Benders Landing Estates Sec 2 partial replat no 2	C3F	
8	Bergamo Reserve	C2	
9	Bergamo Sec 2	C3P	
10	Bridgeland Central Sec 9	C3F	
11	Brinkman Heights	C2	
12	Colonial Green	C3F	
13	Crossroads 99 North	C2	
14	Crossroads 99 South	C2	
15	Cypress Telge Business Park	C2	
16	Danfield Creek	C3F	DEF1
17	De Soto Heights	C3F	
18	Dowdell Park	C3P	
19	Dunham Pointe Sec 15	C3F	
20	East 13th Street Grove partial replat no 1 and extension	C3F	
21	Eastland Manor	C2	
22	Elyson Exchange View	C2	
23	FL Tucker LLC	C2	
24	Foster Glen	C3F	
25	Gant Industrial	C2	DEF2
26	Grand Prairie Highlands Sec 13	C3P	
27	Grand Prairie Highlands Sec 14	C3P	
28	Highland Heights Oaks	C3P	
29	Hockley Retail Center	C2	
30	Hunters Terrace Reserve	C2	
31	Inwood Heights	C3F	
32	Jubilee Haven Boulevard Street Dedication Sec 2	SP	
33	Kaedence Estates replat no 1	C3F	
34	Koenig Street Transfer	C2	DEF1
35	Lamar Consolidated ISD Elementary School no 37	C3P	DEF1
36	Marigold Meadows Estates	C2	DEF1
37	Maz Villas	C3F	
38	Oakberry Trails Sec 2	C3F	
39	Oakberry Trails Sec 4	C3F	
40	Redbud Sec 5	C3F	DEF1
41	Rusty Buckle Project	C2	
42	Sabine Estates	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Sabo Plaza	C2	
44	SJS Reserve	C2	
45	Spring Creek RV Resort	C3P	
46	Sundance Cove Boat Storage Reserve	C2	
47	Synova Drive Street Dedication and Reserves Sec 2	C3F	DEF1
48	Synova Sec 7	C3F	
49	Synova Sec 8	C3F	
50	Tidwell Road CCSS	C2	
51	Trillium Sec 10	C3F	
52	Vellas Estates	C3F	DEF1
53	Villas Del Leon	C2	
54	Westheimer Estates Views	C3F	

B-Replats

55	Andrade Landholdings Estates at Fair Street	C2R	DEF1
56	Andrade Landholdings Estates at Luthe Road East	C2R	
57	Andrade Landholdings Estates at Luthe Road West	C2R	
58	Aurora Place replat no 1	C2R	
59	Bonaire Park	C2R	
60	Canal Street Residences	C2R	
61	Capital Transportation	C2R	DEF2
62	Castone Estates	C2R	DEF1
63	Duru Estates	C2R	DEF2
64	Esco Plaza	C2R	DEF1
65	Estates On Jackson	C2R	
66	Fannin Foundation	C2R	
67	Highland Homes Place partial replat no 2	C2R	
68	Home Investments at Wooding	C2R	
69	Homes on Tampico	C2R	DEF1
70	Iglesia Cristiana Rey de Gloria of Houston	C2R	DEF2
71	Janisch Plaza	C2R	
72	Jesselton Square at Creekmont	C3R	
73	Katy Grand Village Sec 1	C3R	DEF1
74	Kinghurst Homes	C3R	
75	Leon Places	C2R	
76	Lozano Square replat no 2	C2R	
77	Main Course	C2R	
78	Merry Homes Estates	C2R	
79	Mission of Yahweh Reserve	C2R	DEF1
80	New Hope Housing Wheatley	C2R	
81	Newport Grove Sec 2	C3R	
82	Nguyen Highland Place	C3R	DEF1
83	Oak Lawn Vista	C2R	
84	Oakberry Trails Sec 3	C3R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Palmi	C3R	
86	Park Vista at El Tesoro Sec 4	C3R	DEF2
87	Pinemont Meadows	C2R	
88	Plaza Estates at Retta	C2R	DEF1
89	Project Shaver	C2R	
90	Retreat at Esther	C2R	
91	Rodrigo Court	C2R	
92	Roma One	C2R	
93	Round Mountain Pecan	C2R	
94	Schilder Estates	C3R	
95	Scott Street Plaza	C3R	
96	Sheldon Woods Sec 1 partial replat no 2	C2R	DEF1
97	Sunny Flea Market Airline Development	C2R	
98	Tampico Homes	C2R	DEF1
99	Thornton Oaks	C2R	
100	Tidwell Business LLC	C2R	DEF1
101	Townhomes on Colquitt	C2R	
102	Zambrano Estates at Brenda Street	C2R	

C-Public Hearings Requiring Notification

103	Briscoe Falls Sec 6	C3N	DEF1
104	Caris Villa	C3N	DEF2
105	Caywood Place	C3N	
106	Clyburn Landing	C3N	DEF1
107	Fellowship Estate	C3N	
108	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1	C3N	
109	Hogan Gardens Square	C3N	
110	Houston Electric Vehicle Montrose partial replat no 1	C3N	
111	Prince Views	C3N	
112	Residences at Amber	C3N	DEF3
113	Touchstone Estates	C3N	DEF1

D-Variances

114	Fulton Station Apartments	C2R	DEF1
115	Kuykendahl Village GP	GP	
116	Meadow Edge Commerce Park	C2	
117	Olympia Fields GP	GP	
118	Riverway on Lehman	C3P	
119	Salazar Partition	C2	DEF1
120	Sheldon Ridge Sec 15	C3P	DEF2
121	Westray GP	GP	
122	White Oak Commercial	C2	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
E-Special Exceptions			
None			
F-Reconsideration of Requirements			
123	Reserve at Broze Road	C2	
G-Extensions of Approval			
124	Capital United Partners LLC	EOA	
125	Highland Meadows Mobile Home Park Sec 1	EOA	
126	Huffman Estates	EOA	
127	Humble ISD Middle School No 11	EOA	
128	Lamar Consolidated ISD Campus Complex Sec 1	EOA	
129	Legacy Ranch Business Park Sec 2	EOA	
130	Majestic at Harvest Green	EOA	
131	Spring Park West	EOA	
132	Woodland Lakes Detention Smith North	EOA	
H-Name Changes			
None			
I-Certification of Compliance			
133	19891 Ravenwood Drive	COC	
134	25939 Peach Creek Drive	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
135	601 Fairview Street	DPV	
136	3436 Meadow Lake Lane	DPV	DEF 1
137	5005 Richmond Avenue	DPV	
138	3539 Woodvalley Drive #B	DPV	DEF1
Landscape Variance			
III	208 Main Street	LV	

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	Amherst Springs	2024-1668	C3F	Harris	City	533U	0.41	0.00	2	Masterplan	Masterplan
2	Avalon at Cypress West Sec 3	2024-1753	C3P	Harris	ETJ	405D	21.20	4.72	73	VPTM Avalon LB. LLC	Meta Planning + Design LLC
3	Ayatt Hidden Village (DEF2)	2024-1514	C3F	Harris	ETJ	289G	9.00	5.08	30	Ayatt LLC	Ayatt LLC
4	Benders Creek GP	2024-1743	GP	Harris	City	574B	144.30	0.00	0	Academy Development	LJA Engineering, Inc.-(Houston Office)
5	Benders Creek Sec 1	2024-1744	C3P	Harris	City	574B	12.20	1.26	77	Academy Development	LJA Engineering, Inc.-(Houston Office)
6	Benders Creek Sec 2	2024-1745	C3P	Harris	City	574B	23.10	5.07	148	Academy Development	LJA Engineering, Inc.-(Houston Office)
7	Benders Landing Estates Sec 2 partial replat no 2	2024-1677	C3F	Montgomery	ETJ	294N	2.24	0.00	1	Helena Dumont Capital Group, LLC	Jeffrey Moon & Associates
8	Bergamo Reserve	2024-1724	C2	Harris	ETJ	405X	23.56	23.55	0	Wilbow-Bergamo Vista, LLC	BGE, Inc.
9	Bergamo Sec 2	2024-1692	C3P	Harris	ETJ	405X	26.45	6.90	127	Wilbow-Bergamo Vista, LLC	BGE, Inc.
10	Bridgeland Central Sec 9	2024-1686	C3F	Harris	ETJ	365R	5.96	2.13	32	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
11	Brinkman Heights	2024-1688	C2	Harris	City	452G	0.74	0.74	0	MICHAEL W BOUNDS AND BARBARA A DICKENS	Civil-Surv Land Surveying, L.C.
12	Colonial Green	2024-1734	C3F	Harris	ETJ	445W	9.37	1.84	132	Heights Colonial, LP	City Choice Group, LLC
13	Crossroads 99 North	2024-1678	C2	Harris	ETJ	290N	0.80	0.80	0	Atkinson Engineers	Atkinson Engineers
14	Crossroads 99 South	2024-1679	C2	Harris	ETJ	290N	3.73	3.73	0	Atkinson Engineers	Atkinson Engineers
15	Cypress Telge Business Park	2024-1672	C2	Harris	ETJ	327M	3.04	3.04	1	TBD	K. Chen Engineering
16	Danfield Creek (DEF1)	2024-1643	C3F	Harris	City	572Y	5.57	0.76	65	Green Valley Construction, LLC	The Interfield Group
17	De Soto Heights	2024-1735	C3F	Harris	City	452A	0.98	0.05	12	Builder10 Construction	Tetra Land Services
18	Dowdell Park	2024-1409	C3P	Harris	ETJ	290F	10.12	8.70	0	G2I One, LLC	XPA, LLC
19	Dunham Pointe Sec 15	2024-1722	C3F	Harris	ETJ	366B	18.57	1.12	50	Dunham Pointe Development LLC	BGE, Inc.
20	East 13th Street Grove partial replat no 1 and extension	2024-1562	C3F	Harris	City	453W	0.31	0.00	1	Reis Associates, LLC	Windrose
21	Eastland Manor	2024-1629	C2	Harris	City	455P	0.20	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
22	Elyson Exchange View	2024-1691	C2	Harris	ETJ	405Q	15.03	15.03	0	Cypress Residential Partners, Ltd.	BGE, Inc.
23	FL Tucker LLC	2024-1670	C2	Harris	ETJ	498F	8.20	8.20	0	DempseyGill, LLC	South Texas Surveying Associates, Inc.
24	Foster Glen	2024-1704	C3F	Harris	City	533R	0.12	0.00	3	DJOSOFT CONSULT LLC	replats.com

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
25	Gant Industrial (DEF2)	2024-1383	C2	Harris	ETJ	370L	2.74	2.74	0	Everwood Gant LLC	M2L Associates, Inc.
26	Grand Prairie Highlands Sec 13	2024-1728	C3P	Harris	ETJ	323Q	34.89	7.07	57	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
27	Grand Prairie Highlands Sec 14	2024-1729	C3P	Harris	ETJ	323Q	31.40	11.30	101	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
28	Highland Heights Oaks	2024-1712	C3P	Harris	City	412W	0.98	0.14	15	Iberica Construction	Total Surveyors, Inc.
29	Hockley Retail Center	2024-1581	C2	Harris	ETJ	404L	3.00	2.68	0	PRO-SURV	PROSURV
30	Hunters Terrace Reserve	2024-1676	C2	Harris	ETJ	376C	10.68	10.68	0	THE PARK AT TOUR 18, LLC	Quiddity Engineering - Katy
31	Inwood Heights	2024-1747	C3F	Harris	City	411N	0.96	0.68	18	Inwood Heights Development, LLC	Chesterfield Development Services
32	Jubilee Haven Boulevard Street Dedication Sec 2	2024-1684	SP	Harris	ETJ	324P	5.53	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
33	Kaedence Estates replat no 1	2024-1669	C3F	Harris	City	298Y	0.80	0.00	3	BFITCH	South Texas Surveying Associates, Inc.
34	Koenig Street Transfer (DEF1)	2024-1615	C2	Harris	City	577N	10.53	10.53	0	Diversified Engineering, Inc.	Windrose
35	Lamar Consolidated ISD Elementary School no 37 (DEF1)	2024-1635	C3P	Fort Bend	ETJ	525R	30.52	26.15	0	Lamar CISD	McKim and Creed
36	Marigold Meadows Estates (DEF1)	2024-1649	C2	Harris	City	452H	0.55	0.01	12	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
37	Maz Villas	2024-1687	C3F	Harris	ETJ	330K	1.70	0.50	14	TESLA HOME GROUP LLC	Texas Land Maps
38	Oakberry Trails Sec 2	2024-1752	C3F	Harris	ETJ	283F	2.43	0.00	13	LOB West, Inc	Benchmark Engineering Corporation
39	Oakberry Trails Sec 4	2024-1754	C3F	Harris	ETJ	283F	6.41	0.19	37	LOB West, Inc	Benchmark Engineering Corporation
40	Redbud Sec 5 (DEF1)	2024-1570	C3F	Harris	ETJ	325C	17.61	5.13	53	VPTM BAUER HOCKLEY LB, LLC	Quiddity Engineering - Katy
41	Rusty Buckle Project	2024-1664	C2	Montgomery	ETJ	256Y	1.00	1.00	0	Rusty Buckle BBQ	Humble Surveying Company
42	Sabine Estates	2024-1718	C2	Harris	City	493F	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
43	Sabo Plaza	2024-1666	C2	Harris	City	576T	2.13	2.13	0	ADILA CONSTRUCTION	South Texas Surveying Associates, Inc.
44	SJS Reserve	2024-1731	C2	Harris	ETJ	408R	0.95	0.95	0	SJS Group	Windrose
45	Spring Creek RV Resort	2024-1671	C3P	Harris	ETJ	293P	29.13	26.93	0	ALJ Lindsey	Windrose
46	Sundance Cove Boat Storage Reserve	2024-1740	C2	Harris	ETJ	378N	6.52	6.52	0	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA

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
47	Synova Drive Street Dedication and Reserves Sec 2 (DEF1)	2024-1650	C3F	Harris	ETJ	378V	19.61	16.43	0	TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company	EHRA
48	Synova Sec 7	2024-1736	C3F	Harris	ETJ	378Q	27.71	2.79	121	Jen Holco 24 LLC, A Delaware Limited Liability Company	EHRA
49	Synova Sec 8	2024-1739	C3F	Harris	City/ ETJ	378U	12.55	0.98	71	Jen Holco 24 LLC, A Delaware Limited Liability Company	EHRA
50	Tidwell Road CCSS	2024-1695	C2	Harris	City	452D	2.70	2.70	0	Miller Valentine Construction	Pape-Dawson Engineers
51	Trillium Sec 10	2024-1698	C3F	Fort Bend	ETJ	526V	14.50	0.47	71	Taylor Morrison of Texas Inc.	Costello, Inc.
52	Vellas Estates (DEF1)	2024-1656	C3F	Harris	City	452B	1.91	0.15	35	WGA Consulting Engineers	Windrose
53	Villas Del Leon	2024-1647	C2	Harris	City	452H	0.27	0.00	5	PRIME TEXAS SURVEYS LLC	SEM SERVICES
54	Westheimer Estates Views	2024-1622	C3F	Harris	City	491X	0.16	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

B-Replats

55	Andrade Landholdings Estates at Fair Street (DEF1)	2024-1571	C2R	Harris	City	412U	0.17	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
56	Andrade Landholdings Estates at Luthe Road East	2024-1680	C2R	Harris	ETJ	413C	3.64	3.64	0	CAS Consultants, LLC	CAS Consultants, LLC
57	Andrade Landholdings Estates at Luthe Road West	2024-1681	C2R	Harris	ETJ	413C	9.16	9.16	0	CAS Consultants, LLC	CAS Consultants, LLC
58	Aurora Place replat no 1	2024-1551	C2R	Harris	City	576Q	0.17	0.00	2	arturo olvera	Houston Platting
59	Bonaire Park	2024-1714	C2R	Harris	City	455T	0.98	0.06	13	New Era Development	New Era Development & Land Services
60	Canal Street Residences	2024-1713	C2R	Harris	City	494T	0.31	0.13	6	New Era Development	New Era Development & Land Services
61	Capital Transportation (DEF2)	2024-1459	C2R	Harris	ETJ	411E	4.08	4.03	0	Greg & Dawn Dvorachek Family Limited Partnership	The Pinnell Group, LLC
62	Castone Estates (DEF1)	2024-1392	C2R	Harris	City	453T	0.71	0.01	8	CASTONE HOMES INC	South Texas Surveying Associates, Inc.
63	Duru Estates (DEF2)	2024-1506	C2R	Harris	ETJ	409Y	0.19	0.01	2	CGEA|Planning + Design	CGEA|Planning + Design
64	Esco Plaza (DEF1)	2024-1633	C2R	Harris	City	533Q	0.31	0.31	0	Jose Escobar	Owens Management Systems, LLC
65	Estates On Jackson	2024-1702	C2R	Harris	City	493X	0.18	0.00	3	Auctus Wichita Homes LLC	RP & Associates
66	Fannin Foundation	2024-1662	C2R	Harris	City	493U	0.72	0.72	0	2300Fannin LTD	PEA Group

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
67	Highland Homes Place partial replat no 2	2024-1707	C2R	Harris	ETJ	411C	1.00	0.94	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
68	Home Investments at Wooding	2024-1738	C2R	Harris	City	494V	0.23	0.14	4	To be determined	SEM SERVICES
69	Homes on Tampico (DEF1)	2024-1599	C2R	Harris	City	454K	0.28	0.00	5	Survey Solutions of Texas	Survey Solutions of Texas
70	Iglesia Cristiana Rey de Gloria of Houston (DEF2)	2024-0862	C2R	Harris	City	570H	1.78	1.78	0	Melendez Consulting	South Texas Surveying Associates, Inc.
71	Janisch Plaza	2024-1693	C2R	Harris	City	452H	1.00	1.00	0	Azim Maredia	Century Engineering, Inc
72	Jesselton Square at Creekmont	2024-1730	C3R	Harris	City	451H	2.29	0.21	40	To be determined	SEM SERVICES
73	Katy Grand Village Sec 1 (DEF1)	2024-1625	C3R	Harris	ETJ	445Y	18.76	5.55	149	DWPW Grand Parkway, L.L.C.	EHRA
74	Kinghurst Homes	2024-1700	C3R	Harris	City	529X	1.17	0.24	14	KING BUILDERS	RSG Engineering
75	Leon Places	2024-1542	C2R	Harris	City	452V	0.09	0.00	1	ramon leon	Houston Platting
76	Lozano Square replat no 2	2024-1663	C2R	Harris	City	297P	2.19	0.00	1	GT Power	Lentz Engineering, LLC.
77	Main Course	2024-1648	C2R	Harris	City	532T	3.63	3.63	0	Kaylite Management, LP	Owens Management Systems, LLC
78	Merry Homes Estates	2024-1717	C2R	Harris	City	493G	0.45	0.00	4	New Era Development	New Era Development & Land Services
79	Mission of Yahweh Reserve (DEF1)	2024-1341	C2R	Harris	City	450A	0.32	0.32	0	The Mission of Yahweh, Inc	LJA Engineering, Inc.-(Houston Office)
80	New Hope Housing Wheatley	2024-1660	C2R	Harris	City	412X	2.93	2.93	0	New Hope Housing, Inc.	Windrose
81	Newport Grove Sec 2	2024-1690	C3R	Harris	ETJ	379P	18.40	0.27	87	Rochester Development, LLC	Meta Planning + Design LLC
82	Nguyen Highland Place (DEF1)	2024-1444	C3R	Harris	City	412Y	0.50	0.02	8	CENTER POINT SURVEY	CENTER POINT SURVEY
83	Oak Lawn Vista	2024-1708	C2R	Harris	City	494T	0.34	0.34	0	OCEAN LAKE LLC	replats.com
84	Oakberry Trails Sec 3	2024-1751	C3R	Harris	ETJ	283F	21.19	0.22	120	LOB West, Inc	Benchmark Engineering Corporation
85	Palmi	2024-1761	C3R	Harris	City/ ETJ	572Y	9.33	1.42	92	CONTEMPO BUILDER	Windrose
86	Park Vista at El Tesoro Sec 4 (DEF2)	2024-1552	C3R	Harris	City	574G	17.58	2.96	103	LGI Homes - Texas, LLC	Pape-Dawson Engineers
87	Pinemont Meadows	2024-1675	C2R	Harris	City	452G	0.46	0.00	2	Acada, Inc	Windrose
88	Plaza Estates at Retta (DEF1)	2024-1496	C2R	Harris	City	494A	0.11	0.10	0	New Era Development	New Era Development & Land Services
89	Project Shaver	2024-1673	C2R	Harris	City	576L	10.12	10.12	0	Halff Associates, Inc.	Windrose
90	Retreat at Esther	2024-1757	C2R	Harris	City	412T	4.43	4.43	0	Ward, Getz & Associates, LLP	Windrose
91	Rodrigo Court	2024-1737	C2R	Harris	City	492F	0.12	0.00	2	Eppers & Wakefield LLC	The Interfield Group
92	Roma One	2024-1697	C2R	Harris	City	455P	0.21	0.00	2	Innova Construction Developments, LLC	Dart Land Services LLC
93	Round Mountain Pecan	2024-1665	C2R	Harris	City	533S	1.44	1.40	0	Victor George Real Estate Holding, LLC	The Pinnell Group, LLC

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
94	Schilder Estates	2024-1755	C3R	Harris	City	453D	1.16	0.00	10	Plan Express	PlanExpress
95	Scott Street Plaza	2024-1490	C3R	Harris	City	533H	0.72	0.72	0	King Fuels, Inc.	Century Engineering, Inc
96	Sheldon Woods Sec 1 partial replat no 2 (DEF1)	2024-1583	C2R	Harris	ETJ	418X	0.86	0.86	0	Sheldon Road Municipal Utility District	Ellis Surveying Services, LLC
97	Sunny Flea Market Airline Development	2024-1715	C2R	Harris	ETJ	413N	7.10	7.00	0	Sunny Flea Market, Inc.	Doshi Engineering & Surveying Company
98	Tampico Homes (DEF1)	2024-1598	C2R	Harris	City	454K	0.28	0.00	5	Survey Solutions of Texas	Survey Solutions of Texas
99	Thornton Oaks	2024-1705	C2R	Harris	City	452L	1.00	0.00	26	Cityside Homes, LLC	Total Surveyors, Inc.
100	Tidwell Business LLC (DEF1)	2024-1579	C2R	Harris	ETJ	413E	1.59	1.59	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
101	Townhomes on Colquitt	2024-1674	C2R	Harris	City	492Z	0.14	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
102	Zambrano Estates at Brenda Street	2024-1683	C2R	Harris	City	413W	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC

C-Public Hearings Requiring Notification

103	Briscoe Falls Sec 6 (DEF1)	2024-1427	C3N	Fort Bend	ETJ	524Q	23.68	7.80	83	KB Home Lone Star, Inc.,	Quiddity Engineering
104	Caris Villa (DEF2)	2024-1353	C3N	Harris	City	451C	0.21	0.00	1	Geraldine Phouangsavanh	Owens Management Systems, LLC
105	Caywood Place	2024-1423	C3N	Harris	City	451X	0.53	0.01	8	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
106	Clyburn Landing (DEF1)	2024-1453	C3N	Harris	City	494C	0.15	0.02	2	CGEA|Planning + Design	CGEA|Planning + Design
107	Fellowship Estate	2024-1290	C3N	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
108	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1	2024-1485	C3N	Harris	City	570C	1.43	0.00	5	Northfield DH, LLC	BGE, Inc.
109	Hogan Gardens Square	2024-1559	C3N	Harris	City	493G	0.08	0.00	1	New Era Development	New Era Development & Land Services
110	Houston Electric Vehicle Montrose partial replat no 1	2024-1152	C3N	Harris	City	492R	0.65	0.65	0	AH-Fouts	South Texas Surveying Associates, Inc.
111	Prince Views	2024-1492	C3N	Harris	City	452Y	0.14	0.00	2	Prebish Homes	Total Surveyors, Inc.
112	Residences at Amber (DEF3)	2024-1262	C3N	Harris	City	453L	0.25	0.11	5	To be determined	SEM SERVICES
113	Touchstone Estates (DEF1)	2024-1403	C3N	Harris	City	455E	0.22	0.00	3	Innova Construction Developments, LLC	Dart Land Services LLC

D-Variances

114	Fulton Station Apartments (DEF1)	2024-1544	C2R	Harris	City	453Y	1.59	1.59	0	Sigi Assets 1 LLC	The Interfield Group
115	Kuykendahl Village GP	2024-1694	GP	Harris	ETJ	290F	42.01	0.00	0	Meritage Homes	BGE, Inc.
116	Meadow Edge Commerce Park	2024-1667	C2	Harris	ETJ	292W	18.40	18.40	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
117	Olympia Fields GP	2024-1624	GP	Fort Bend	ETJ	611P	107.70	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
118	Riverway on Lehman	2024-1608	C3P	Harris	City	452G	1.95	0.04	42	Riverway Homes	Total Surveyors, Inc.
119	Salazar Partition (DEF1)	2024-1494	C2	Harris	ETJ	419G	5.61	2.43	1	Ricardo Salazar	Humble Surveying Company
120	Sheldon Ridge Sec 15 (DEF2)	2024-1532	C3P	Harris	ETJ	418S	12.85	1.67	62	Woodmere Development Co., LTD.	IDS Engineering Group
121	Westray GP	2024-1567	GP	Harris	City	577W	82.09	0.00	0	Lovett Commercial	Windrose
122	White Oak Commercial (DEF1)	2024-1432	C2	Harris	City	493C	0.80	0.80	0	Identity Architects	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

123	Reserve at Broze Road	2024-1588	C2	Harris	ETJ	334J	12.55	12.53	0	Humble Joint Ventur1, LLC	A & S Engineers

G-Extensions of Approval

124	Capital United Partners LLC	2023-2237	EOA	Fort Bend	ETJ	527N	33.42	33.42	0	Capital United Partners LLC	The Interfield Group
125	Highland Meadows Mobile Home Park Sec 1	2023-2051	EOA	Harris	ETJ	414E	1.71	1.50	0	WGA	McKim and Creed
126	Huffman Estates	2023-2138	EOA	Harris	ETJ	339H	10.64	0.00	10	Beacon Land Services	Beacon Land Services
127	Humble ISD Middle School No 11	2023-1933	EOA	Harris	City/ ETJ	377T	61.33	58.21	0	Humble Independent School District	Miller Survey Group
128	Lamar Consolidated ISD Campus Complex Sec 1	2023-2050	EOA	Fort Bend	ETJ	524R	173.00	160.05	0	Lamar CISD	McKim and Creed
129	Legacy Ranch Business Park Sec 2	2023-2336	EOA	Harris	ETJ	366G	108.79	104.54	0	Kimley-Horn	Windrose
130	Majestic at Harvest Green	2023-2144	EOA	Fort Bend	ETJ	566C	11.76	11.76	0	Majestic Developers	GBI Partners
131	Spring Park West	2023-2007	EOA	Harris	ETJ	292S	4.69	4.69	0	SANBERG INVESTMENTS, LTD.	Atkinson Engineers
132	Woodland Lakes Detention Smith North	2023-1892	EOA	Harris	City	338M	18.52	17.68	0	WL Woodland Lakes LLC	Meta Planning + Design LLC

H-Name Changes

None

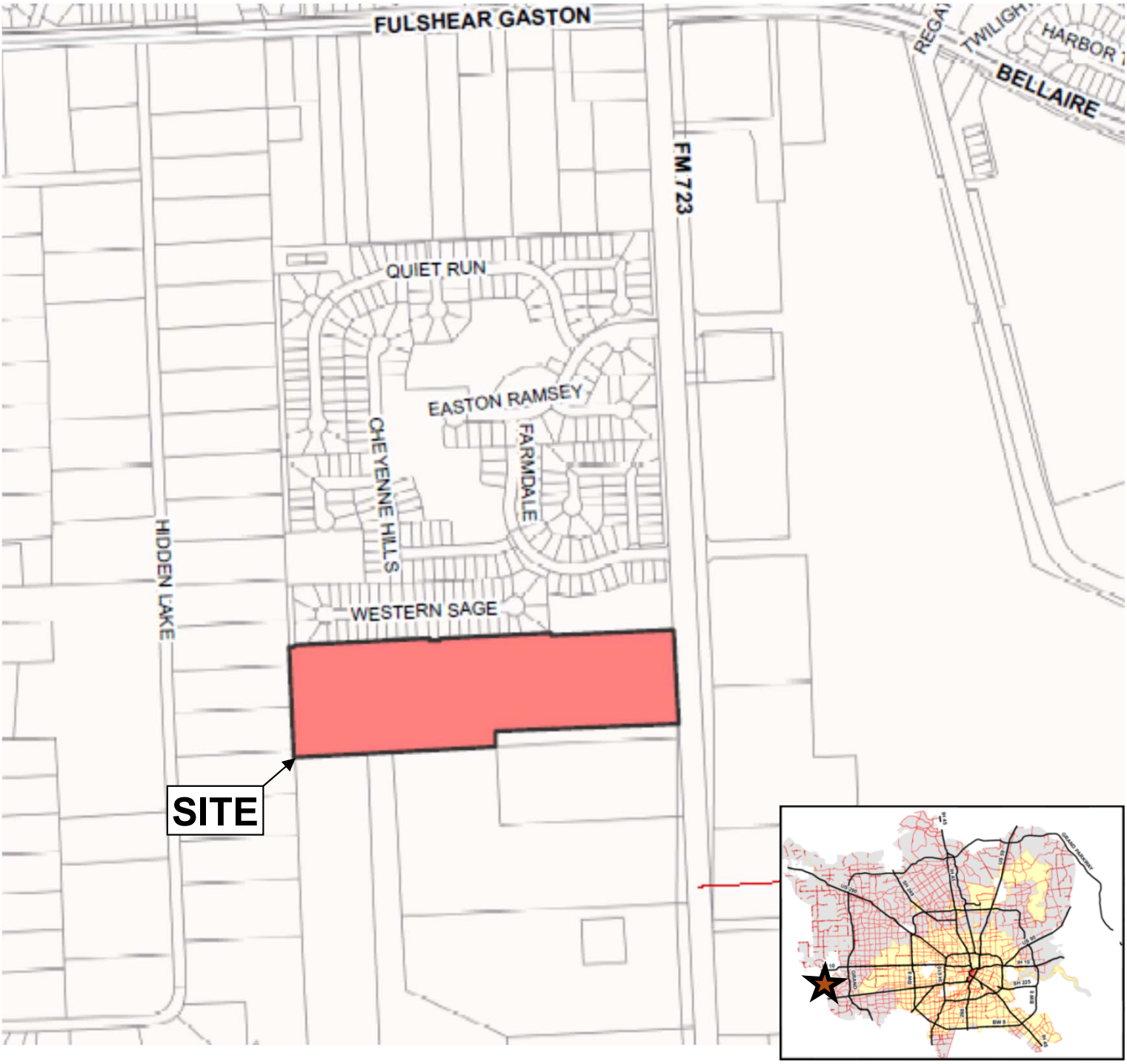
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
I-Certification of Compliance											
133	19891 Ravenwood Driv	24-1747	COC	Montgor	ETJ	295Q				Maria C Maldonado	Maria C Maldonado
134	25939 Peach Creek Dri	24-1748	COC	Montgor	ETJ	297M				Maria de la Paz	Carlos Parra
J-Administrative											
None											
K-Development Plats with Variance Requests											
135	601 Fairview Street	24049517	DPV	Harris	City	493N				Matthew Wheeler	Blue Kite Building
136	3436 Meadow Lake Lane (DEF 1)	24068758	DPV	Harris	City	492P				JRP Company	Jenifer Pool
137	5005 Richmond Avenue	2350390	DPV	Harris	City	491Y				Stephanie Ramirez	Rogue Architects
138	3539 Woodvalley Drive #B (DEF 1)	24027544	DPV	Harris	City	532S				Out of Line Studio LI	Aziz Alshayeb
Landscape Variance											
III	208 Main Street	24054169	LV	Harris	City	493L				Equilon Enterprises	Kayla Kramer

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Briscoe Falls Sec 6 (DEF 1)

Applicant: Quiditty Engineering



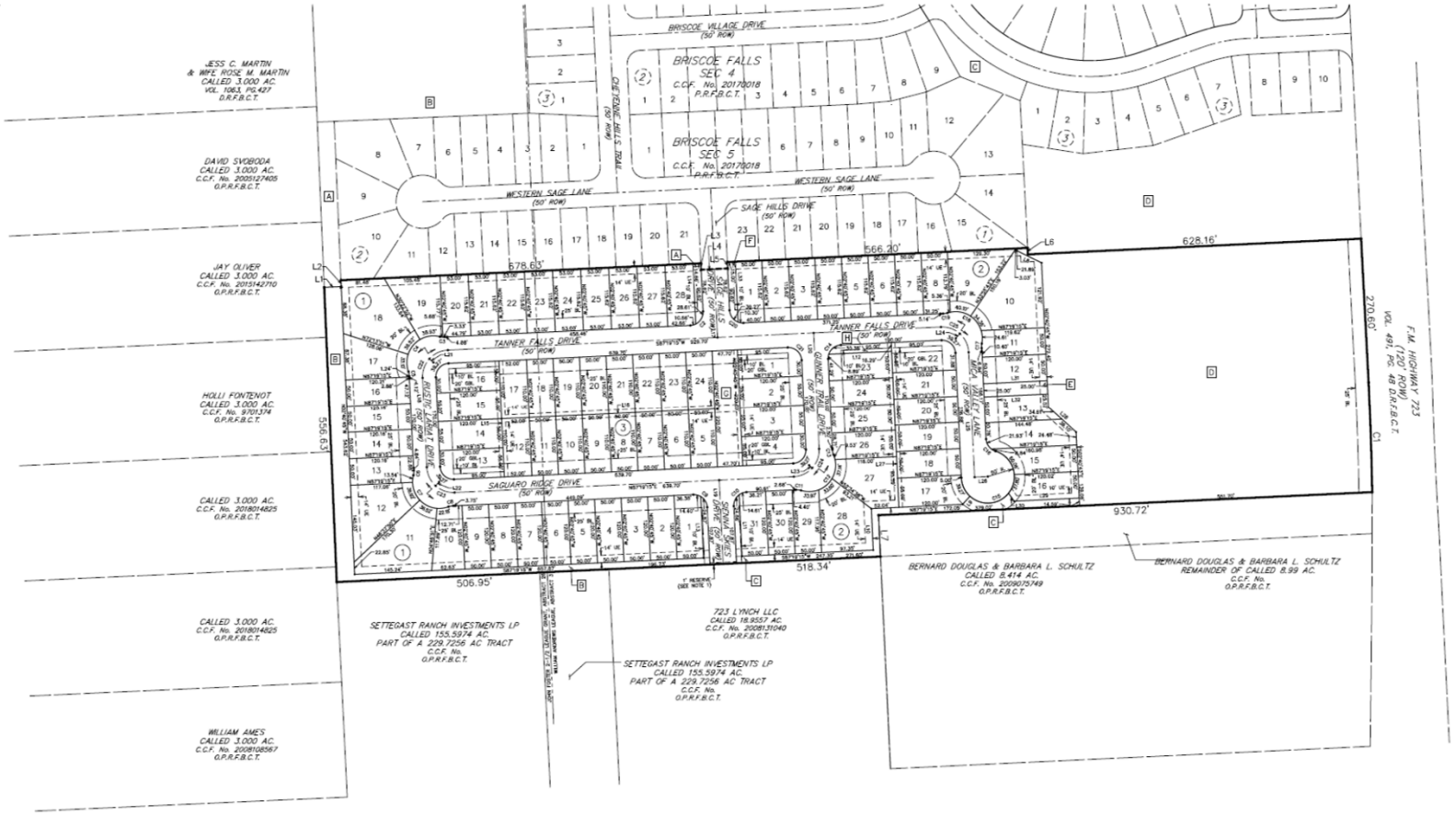
C – Public Hearing with Variance Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date 09/05/2024**

Subdivision Name: Briscoe Falls Sec 6 (DEF 1)

Applicant: Quiditty Engineering



NORTH

C – Public Hearing with Variance Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Briscoe Falls Sec 6 (DEF 1)

Applicant: Quiditty Engineering



C – Public Hearing with Variance Aerial

RE: Briscoe Falls HOA Re-plat of Restricted Reserves in Sec 5 to Sec 6

City of Houston Planning Commission,

As President of the Briscoe Falls HOA Board of Directors, this letter is to provide the Planning Commission the involvement of the HOA on the proposed KB Home Residential Development and, more specifically, the re-platting of the plats in question.

On July 5, 2024 the HOA initiated an ”Affidavit of Owner” of Briscoe Falls Sec 5 Restricted Reserve “A” and Restricted Reserve “B” to establish Briscoe Falls Section 6.

Background:
-On December 20, 2023 the HOA Board was informed by Romel Fernandez, Land Acquisition Manager with KB Home, of their plans to acquire and develop the property immediately south of our community for residential purposes and sought to have this new development incorporated into the Briscoe Falls HOA.

-Through the Briscoe Falls website, Facebook page, and by email, the HOB Board informed homeowners of this development. All information regarding KB Home’s development plans, including an aerial rendering which showed the location of streets and home sites with no common areas, details about the type of homes to be constructed, and traffic flow were posted on the community website and links were included in all other communications.

-On January 31, 2024 the HOA Board hosted a “Town Hall” virtual meeting that included the HOA Board, Mr. Fernandez, Harris Pratke - Sr. Director of Land Acquisition at KB Home, and all Briscoe Falls homeowners interested in attending and asking questions. Homeowners who could not attend had the opportunity to send questions to the Board in advance.

-The annexation of the new development required an Amendment to the DCC&Rs to include the new property as part of the HOA. KB Home had given the Board a deadline of March 11 to pass the Annexation Amendment.

-The HOA Board and KB Home also negotiated an Annexation Agreement that included stipulations for each party should the Annexation Amendment pass. Part of that agreement states that “the Association and KB will cooperate in order for the existing reserves within Section 5 of the Briscoe Falls community….be conveyed to KB and to be included as part of the Additional Property.” This agreement was posted to the community website and links were included in all communications for homeowners to review.

-On March 9, 2024 the HOA Board was able to certify that the Annexation Amendment of the KB Home development passed with 193 ‘yes’ votes, exceeding the 67% requirement.

Sincerely,



Rick Rivers
President
Briscoe Falls HOA

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1427
Plat Name: Briscoe Falls Sec 6
Applicant: Quiddity Engineering
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To allow the replatting of recorded landscape and open space reserves to create single family residential lots.

Chapter 42 Section: 42-193

Chapter 42 Reference:

(a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses

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, Fort Bend County south of Fulshear Gaston Road and west of FM 723. The submitted plat- Briscoe Falls Sec 6 proposes to extend the existing single family residential development – Briscoe Falls to the south by creating 83 lots and 8 reserves. The existing recorded plat to the north – Sec 5- represents what is the original southern boundary of the overall development per the 2013 approved GP for Brisco Falls. The developer is intending to extend the residential development to the south with the submitted Sec 6 plat. The ordinance is silent on the replatting of landscaping reserves in Sec 5 - a portion of Restricted Reserve "A", Block 2 and all of Restricted Reserve "B", Block 1, therefore the submitted variance. The lot sizes being proposed with the submitted Sec 6 are typical of that of the preceding sections and is thereby in keeping with the intent and general purpose of the ordinance

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

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

The ordinance is silent on specific uses that recorded landscape reserves can or cannot be replatted to create ; hence the submittal of this variance. The proposed Briscoe Falls Sec 6 plat

extends the residential subdivision to the south and is proposing lot sizes that are typical of the preceding recorded sections.

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

The general purpose of the chapter will be maintained. The reserves are being replatted to extend the residential development to the south. Lot sizes being proposed with Sec 6 are typical of lot sizes in the previous recorded section.

(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 Sec 6 plat extends the existing single family residential development and proposed lots sizes that are consistent with the preceding section.

(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 is silent on the replatting of restricted reserves- restricted to Landscape and open space uses; hence the submitted variance request. The proposed Sec 6 plat is extending the existing residential development and is proposing lot sizes typical of lots in the preceding plat.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
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

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1427; Briscoe Falls Sec 6, a partial replat of "**Briscoe Falls Sec 5**", being a portion of reserve A of block 2 and reserve B of block 1, as recorded at County Clerk file no 20170018 of the Fort Bend County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south of Sage Hills Drive and west of F.M. 723. The purpose of the replat is to create 83 single-family residential lots and 8 reserves. The applicant, **Mikalla Hodges, with Quiddity Engineering**, on behalf of the developer, can be contacted at **281-363 4039** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **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 22, 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.
- **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.

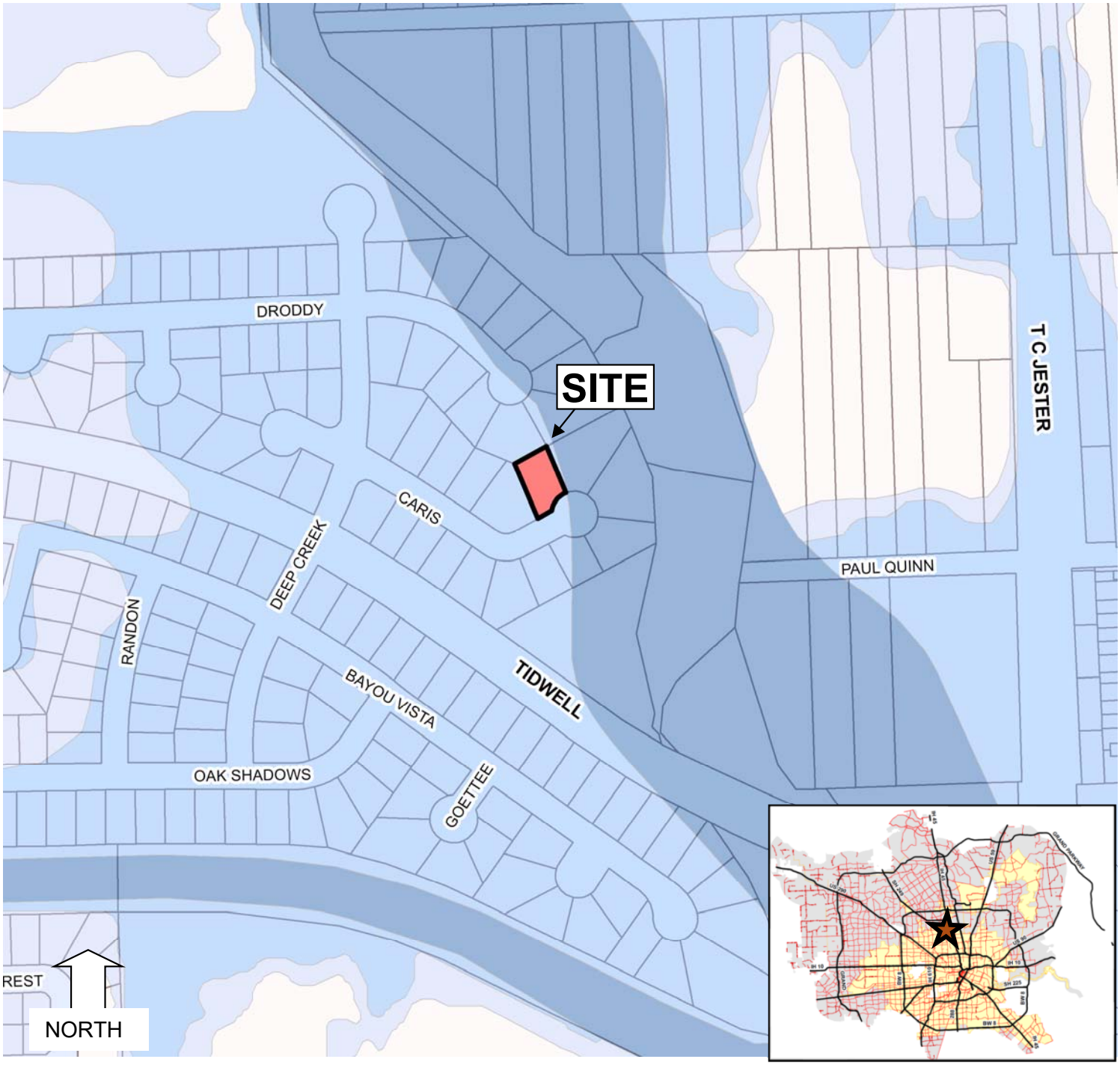
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.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

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caris Villa (DEF 2)

Applicant: Owens Management Systems, LLC



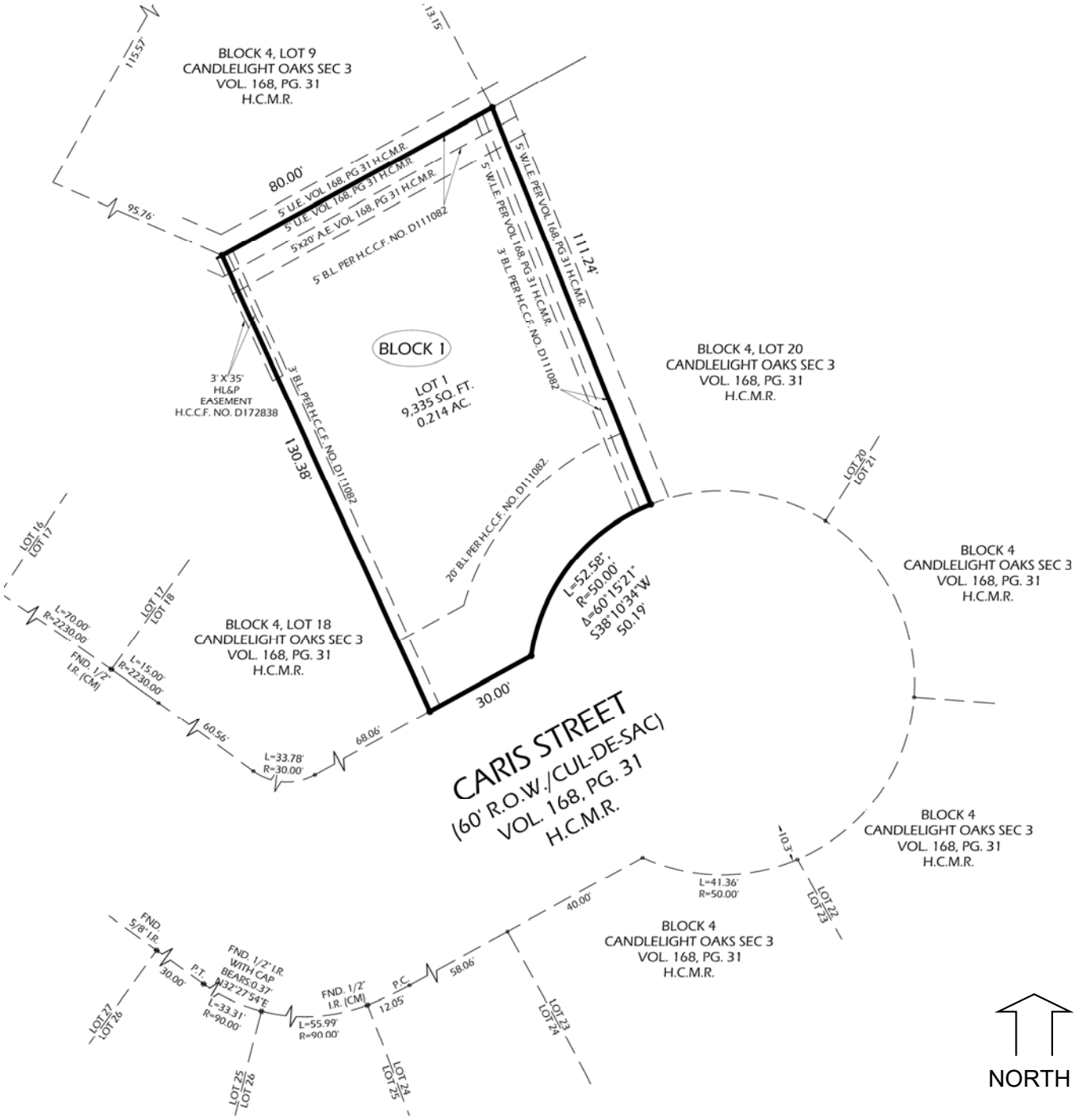
C – Public Hearings Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caris Villa (DEF 2)

Applicant: Owens Management Systems, LLC



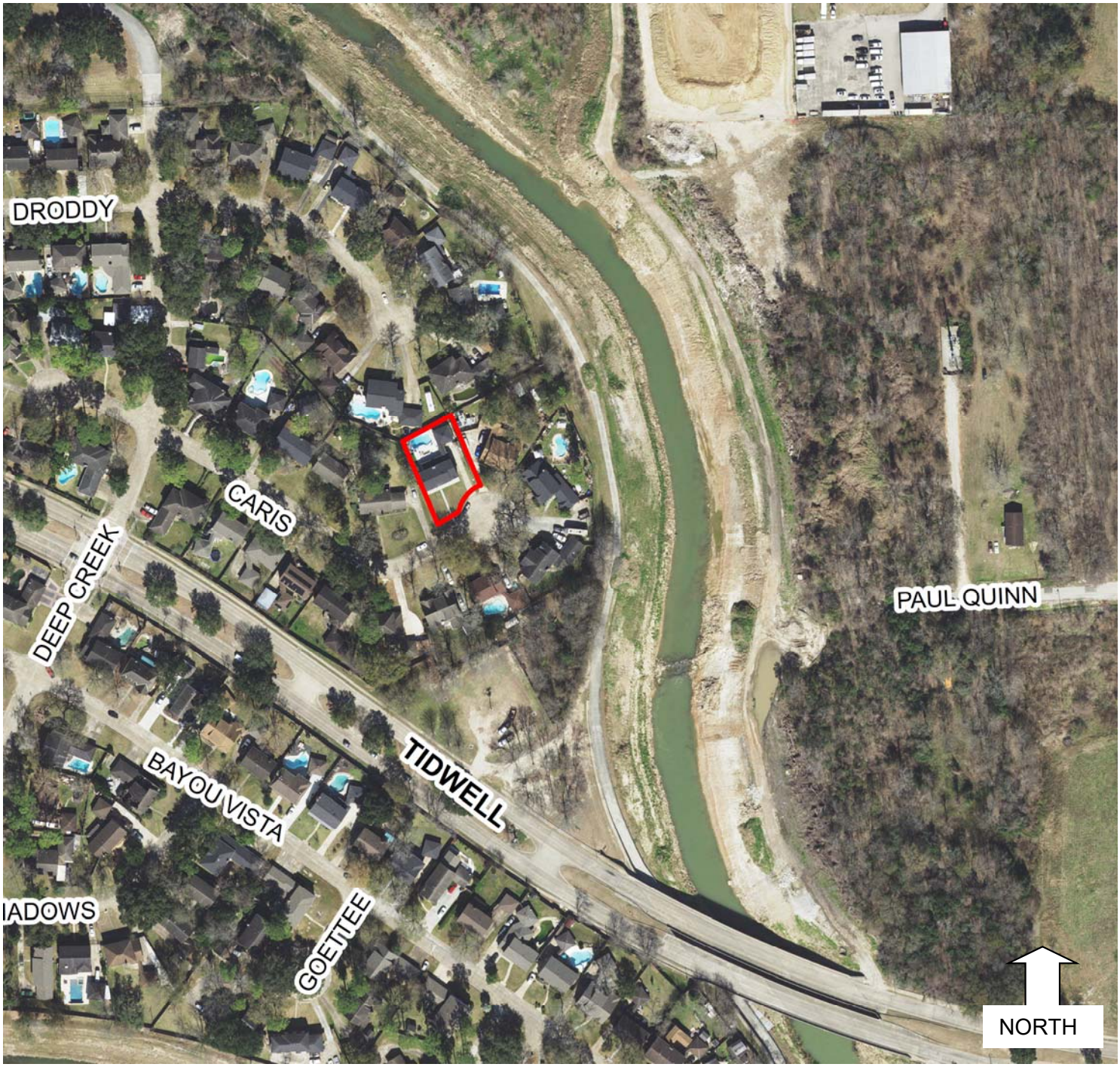
C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caris Villa (DEF 2)

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.**

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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.
- **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.
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Planning Department Staff Authority and Obligation

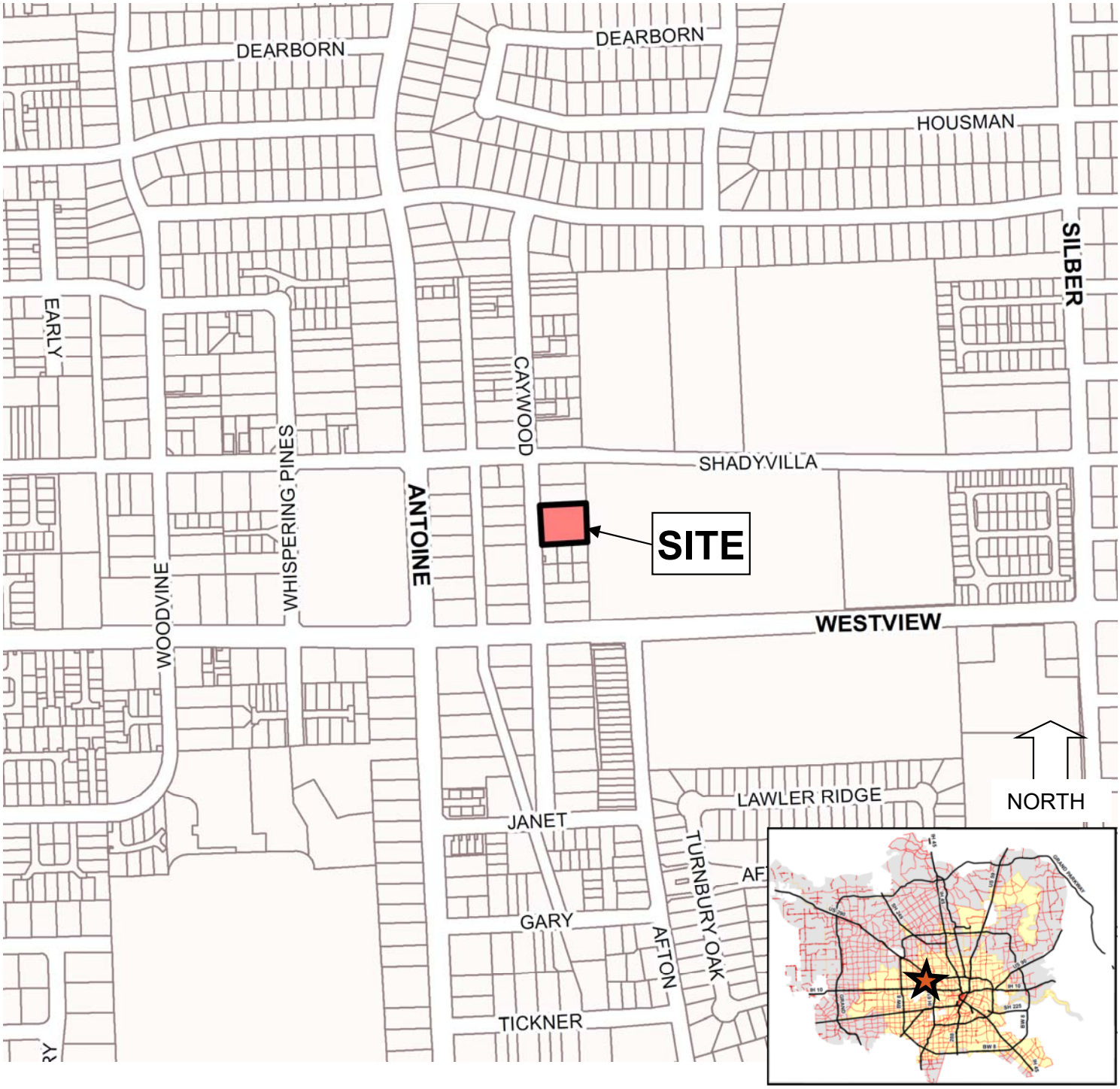
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 105

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caywood Place

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



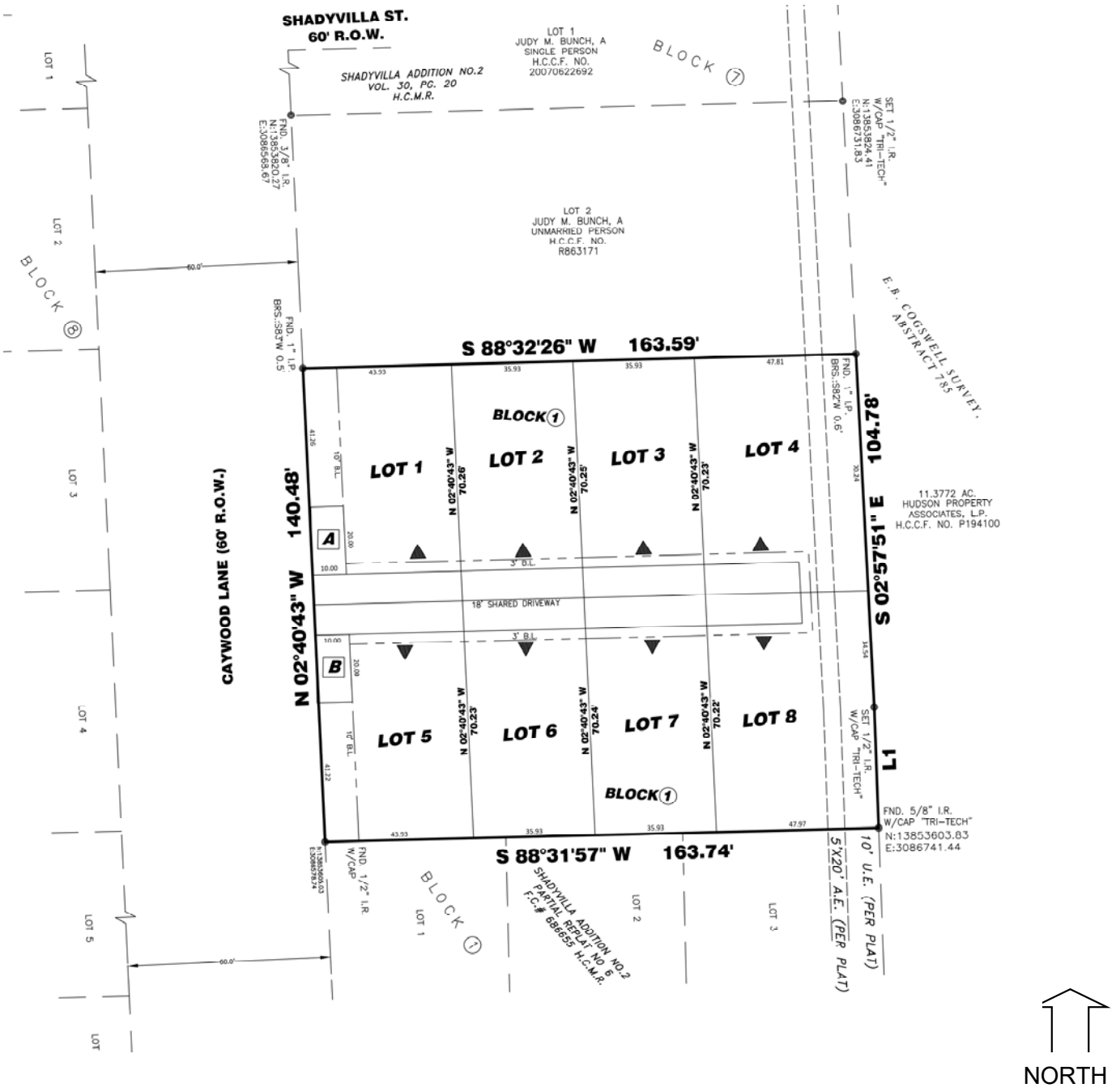
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caywood Place

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



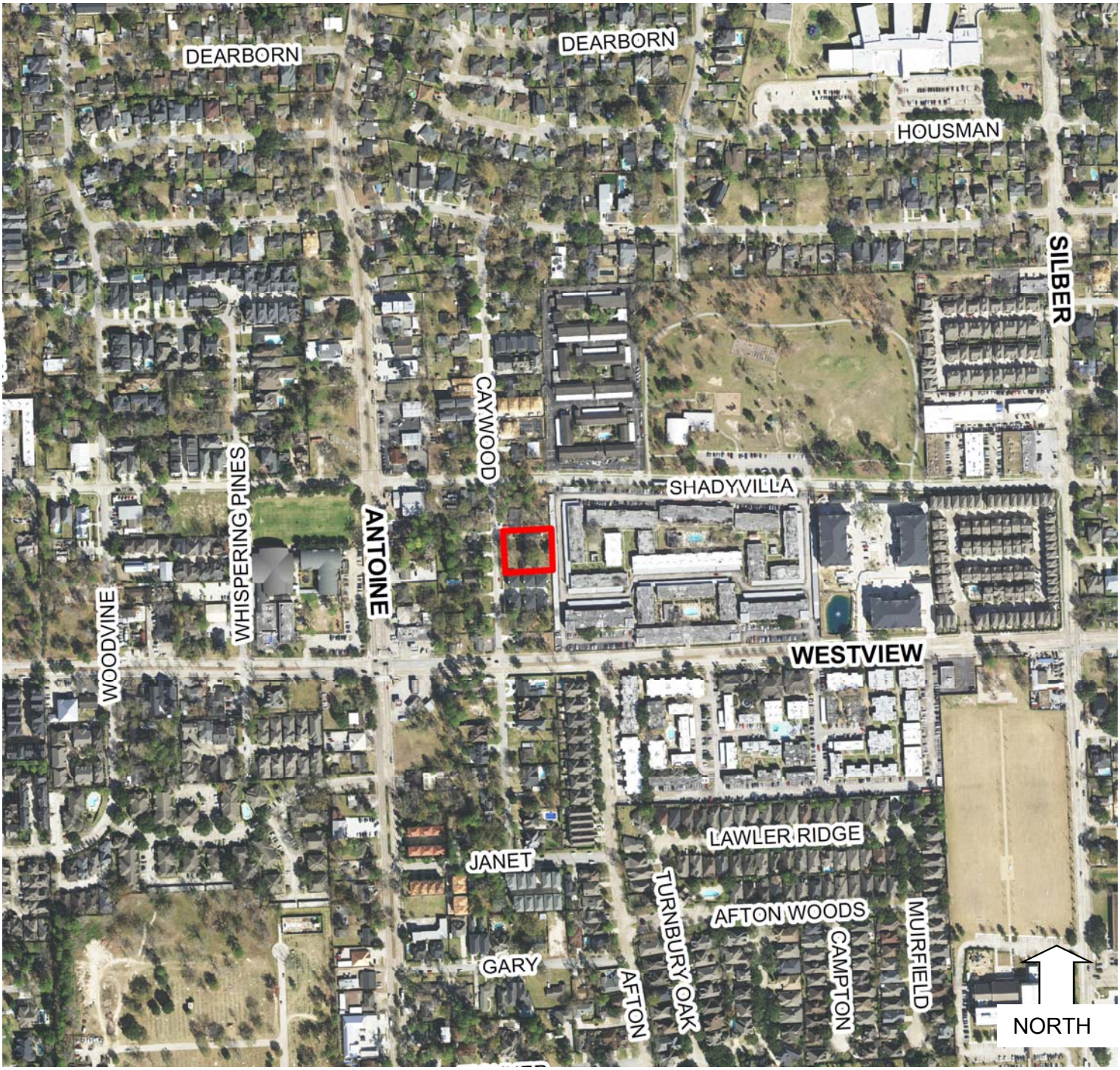
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Caywood Place

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



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1423, Caywood Place, a partial replat of Shaydvilla Addition no 2**,** being all of lots 3 and 4, in Block 7 as recorded in Volume 30, Page 20 of the Harris County Map Records.

The property is located east along Caywood Lane, north of Westview Drive. The purpose of the replat is to create eight (8) lots, 2 reserves and a shared driveway. The applicant, **Tom Duecker,** with Tri-Tech Surveying Co.,LP/Tri-Tech Engineering, LP, on behalf of the developer, can be contacted at **713-667-0800.**

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, September 5, 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:

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.**

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

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

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

- **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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- **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

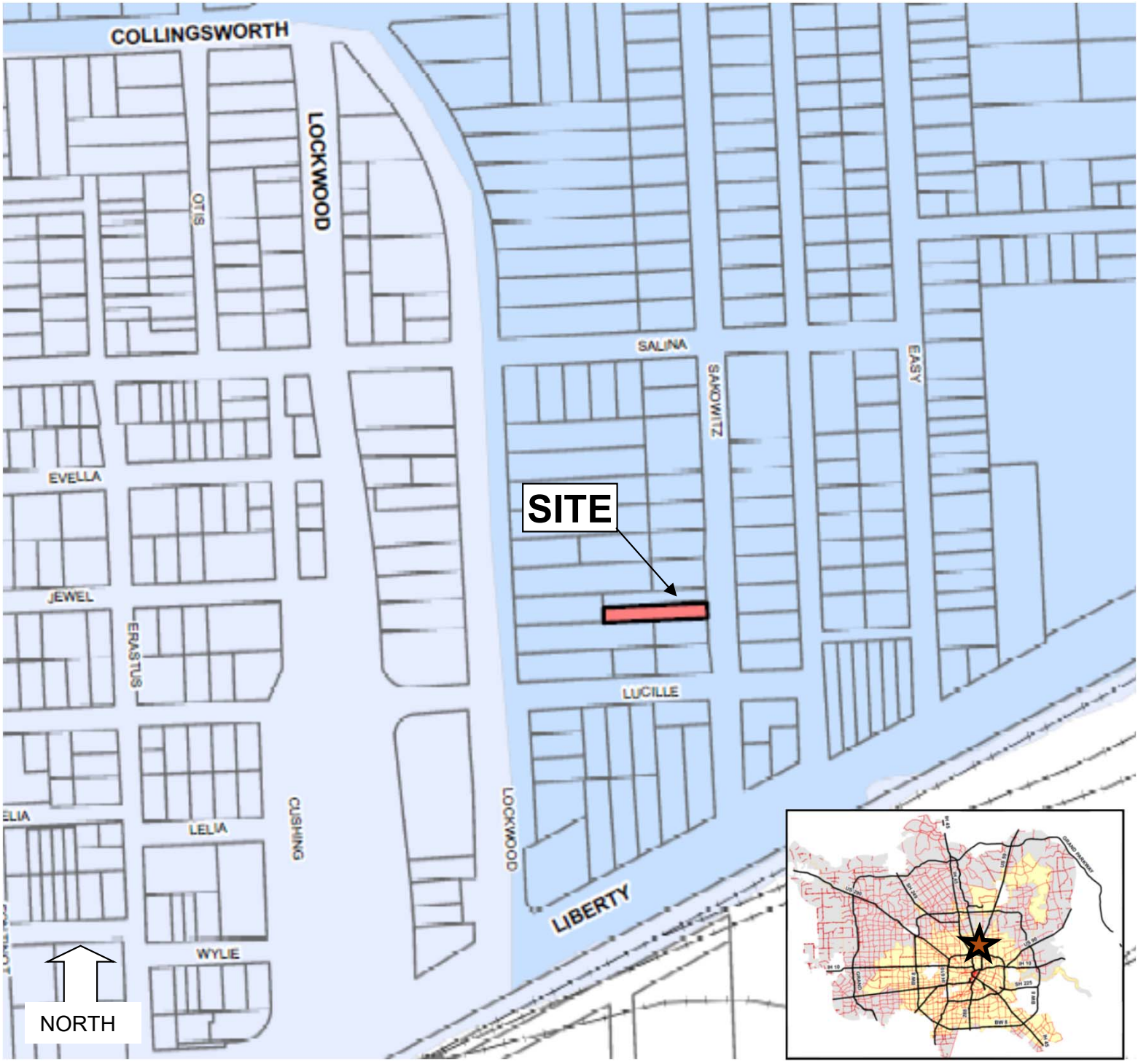
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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:106

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Clyburn Landing (DEF 1)

Applicant: CGEA Planning



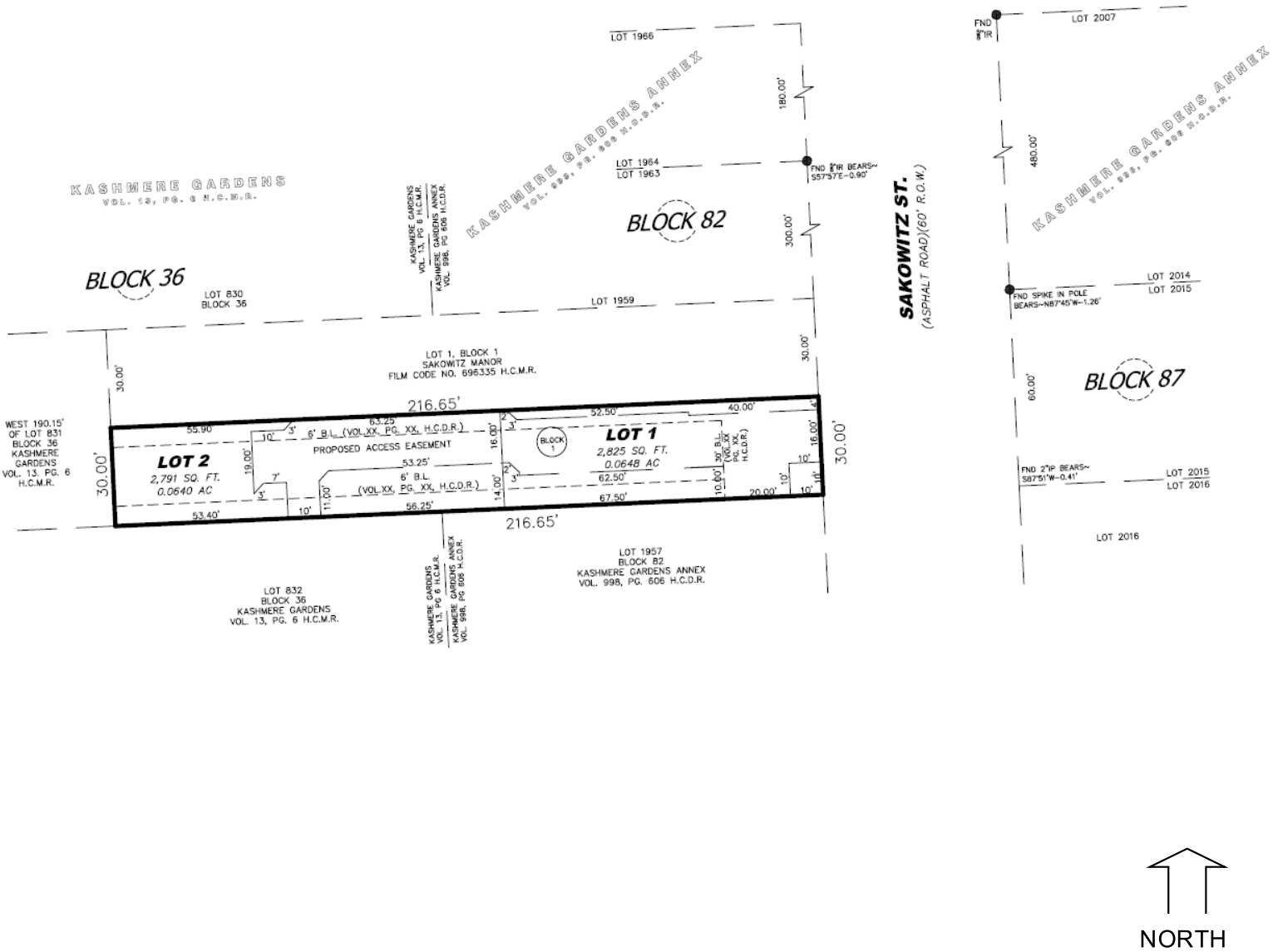
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date 09/05/2024**

Subdivision Name: Clyburn Landing (DEF 1)

Applicant: CGEQ Planning



NORTH

C –Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Clyburn Landing (DEF 1)

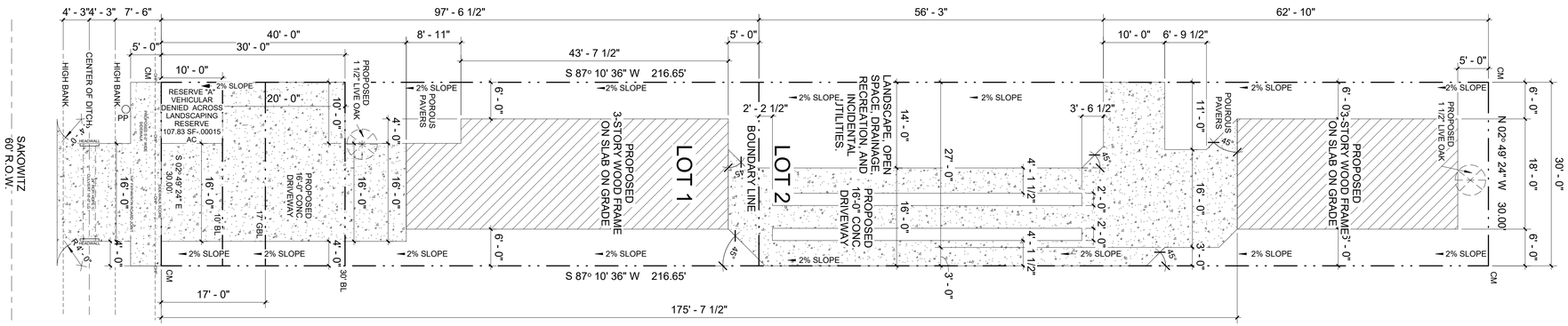
Applicant: CGEA Planning



C – Public Hearings with Variance Aerial



LT 2 BLK 1
SAKOWITZ MANOR



1" = 10'-0"
SITE PLAN

GENERAL NOTES

1. Type M copper tubing and pipe shall not be used.
2. Water riser must be metal above ground schedule 40 pvc may only be used on the exterior of the building below grade.
3. Entire project shall be constructed in accordance with 2021 I.R.C. and the 2023 NEC.
4. Refer to structural for compliance with wind load design criteria.
5. Aluminum wiring shall not wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed.
6. All drainage and runoff shall be collected on-site or directed on surface to sheet. Drainage and runoff is not allowed to be directed on to adjacent properties.
7. All mechanical equipment exhaust must terminate on the exterior of the structure.
8. Fences require a separate permit.
9. General contractor must verify all dimensions for the set backs, utility easments, and bldg. lines.

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2021 IRC LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM IF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2021 IRC AMENDMENTS IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARBER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE
F.F. ELEVATIONS ARE FOR REFERNCE USE ONLY

NOTE
F.F. ELEVATIONS NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF THE STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

IMPERVIOUS AREA PERCENTAGE CALCULATION

	FINAL SQ. FT.
1. BUILDINGS	2089 SF
2. PAVING	2093 SF
TOTAL	4182 SF

TOTAL AREA OF LOT: **6500 SF**

(4182 SF/ 6500 SF) X 100 = **64.3%**

MAZE RESIDENTIAL DESIGN

www.MAZEHOUSTON.com

STATE OF TEXAS
LARRY BEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER
PROJECT #D0415244
FIRM# F-16777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	Date

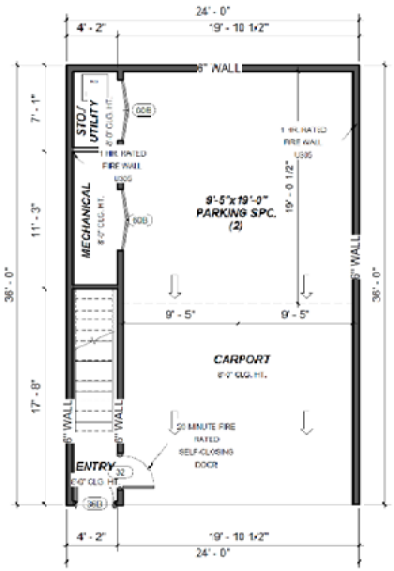
MAZE RESIDENTIAL DESIGN
HOUSTON, TX
832-785-4911

Site Plan

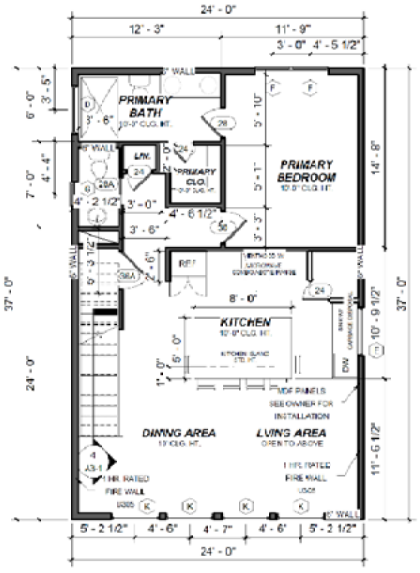
Project Number
Issue Date
Author
Checker

A2

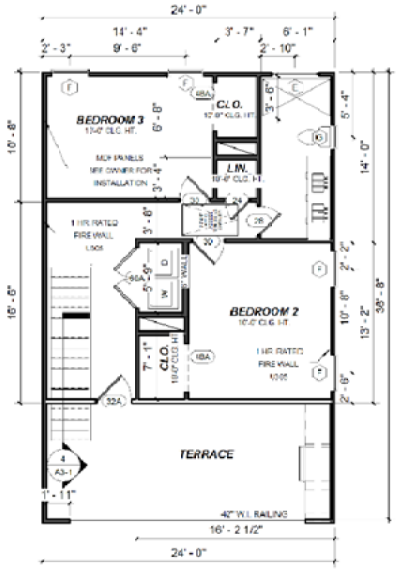
1" = 10'-0"



1 FIRST LEVEL ADU
3/16" = 1'-0"

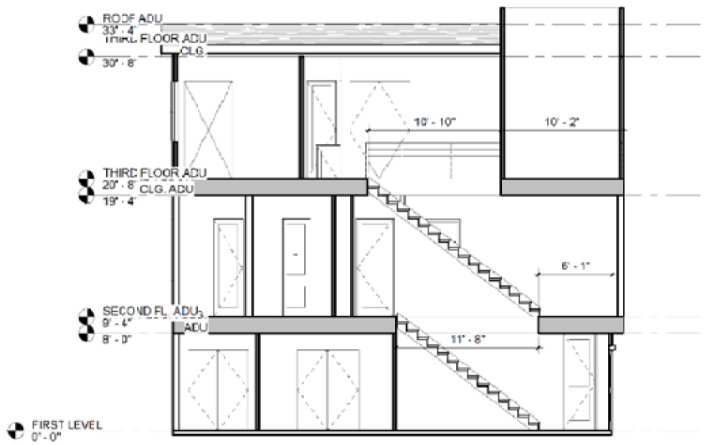


2 SECOND LEVEL ADU
3/16" = 1'-0"



3 THIRD LEVEL ADU
3/16" = 1'-0"

NOTE: ALL FRAMING MATERIAL BENEATH THE FLOOD PLAIN TO BE PRESSURE TREATED



4 Section 2
3/16" = 1'-0"

SEE SHEET S-5 FOR ADDITIONAL DETAILS

IRC R309.2: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GATAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING

NOTE:

GARAGE ATTIC-ACCESS-R302.6: PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDENT PANEL OR 26 GAUGE SHEET METAL.

GENERAL NOTES:

1. ALL WORK TO BE DONE AS PER CODE AND REGULATIONS
2. WATER RESIST GYP. BOARD (FULL HGT.) AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH
3. TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET
4. GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED)
5. PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
6. FOR INSTALLATION OF AHU SEE CONTRACTOR.
7. ALL EXHALST FANS MUST BE VENTED TO THE OUTSIDE.
8. PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL, ELECTRICAL CODE
9. GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
10. FIRE BOX IS TO BE INSTALLED AS PER 2012 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE
11. ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES

1. FIRST FLOOR CEILINGS TO BE 10'-0", SECOND FLOOR CEILINGS TO BE 9'-0".
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQUIRED ELECT. MECH & PLUMB.

NOTES

ALL WALLS TO BE 2x4 (U.N.O.) WOOD STUDS @ 16" O.C. PROVICE FIRE STOPS AS REQUIRED. INTERIOR WALLS TO HAVE 5/8" GYPSUM BOARD PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WE AREAS.

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH OWNER/ GENERAL CONTRACTOR.

ESCAPE/ RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7. S.F. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30x54 AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS.

PROJECT INFORMATION

FLOOR PLAN NOTES

AREA CALCULATION (PER UNIT)	SQUARE FOOTAGE
SECOND FLOOR LIVING	846
THIRD FLOOR LIVING	610
TOTAL LIVING	1456
CARPORT	864
TOTAL COVERED	2320
TERRACE	240

MRD
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www.MAZEHOUSTON.com

STATE OF TEXAS
LARRY BEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
PROJECT MANAGER
FIRM# F-16777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	D

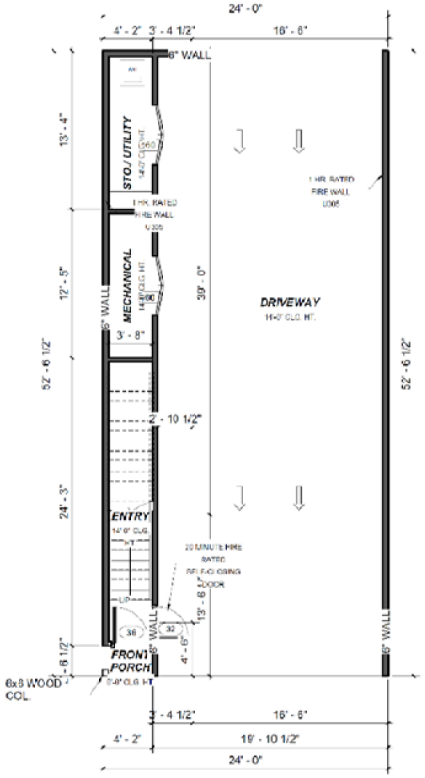
MAZE RESIDENTIAL DESI
HOUSTON, TX
832-785-4911

Floor Plan ADU

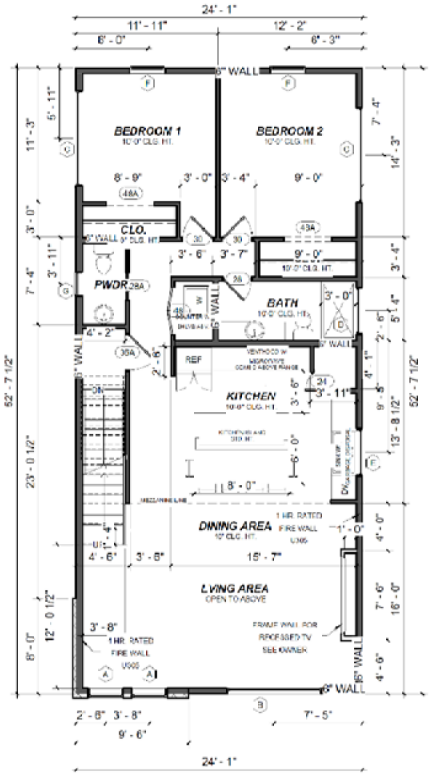
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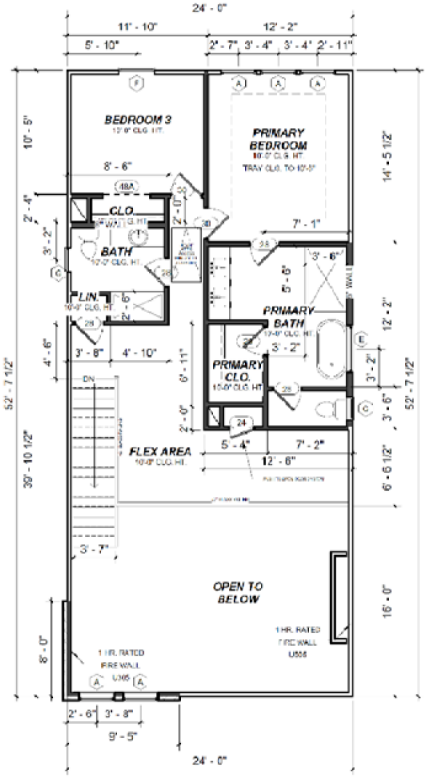
3/16" =



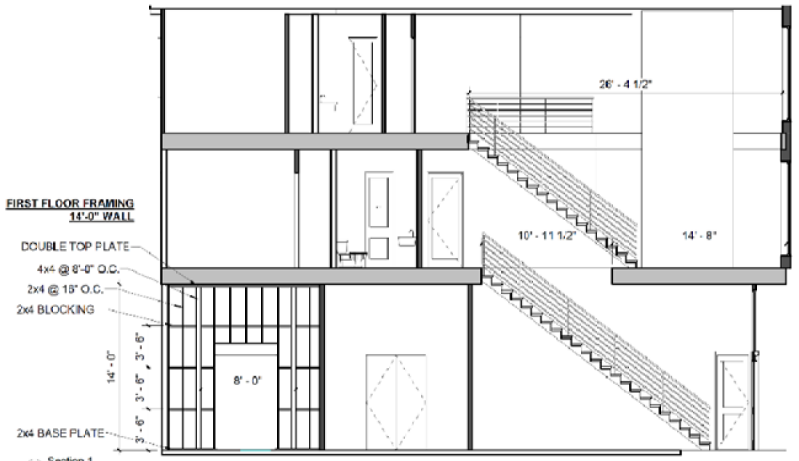
1 FIRST LEVEL
3/16" = 1'-0"



2 SECOND LEVEL
3/16" = 1'-0"



3 THIRD LEVEL
3/16" = 1'-0"



4 Section 1
3/16" = 1'-0"

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NOTE:

GARAGE ATTIC-ACCESS-R302.8. PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDENT PANEL OR 18 GAUGE SHEEL METAL.

GENERAL NOTES:

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4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQUIRED ELECT. MECH & PLUMB.

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VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH OWNER/ GENERAL CONTRACTOR.

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THE ATTIC ROUGH OPENING SHALL BE 30x54 AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS.

NOTE: ALL FRAMING MATERIAL BENEATH THE FLOOD PLAIN TO BE PRESSURE TREATED

PROJECT INFORMATION

FLOOR PLAN NOTES

AREA CALCULATION (PER UNIT)	SQUARE FOOTAGE
SECOND FLOOR LIVING	1220
THIRD FLOOR LIVING	900
TOTAL LIVING	2120
CARPORT	1225
COVERED PORCH	36
TOTAL COVERED	3381

MRD
MAZE RESIDENTIAL DESIGN

www.MAZEHOUSTON.com

LARRY BEAVERS 74428 LICENSED PROFESSIONAL ENGINEER
PROJECT PERMIT/SEAL
FIRM # F-14777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	Date

MAZE RESIDENTIAL DESIGN
HOUSTON, TX
832-785-4911

Floor Plan Primary

Project Number
Issue Date
Author
Checker

A3

3/16" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1453
Plat Name: Clyburn Landing
Applicant: CGEA|Planning + Design
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To allow a single-family residential lot to have frontage on an access easement in lieu of the required public street frontage.

Chapter 42 Section: 185

Chapter 42 Reference:

(a)The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance. (b) The minimum width of any lot in a subdivision within the city may be 15 feet if all lots within the subdivision plat take vehicular access from the shared driveway or permanent access easement and the subdivision plat conforms to the following performance standards: (1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection; (2) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways. (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and (4) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

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

Imposition of the rules and deed restrictions restricted reasonable use of the land. This property is considered to be a narrow platted lots by Chapter 42 standards. Created prior to the Livable Places ordinance to have unique design alternatives than those allowed by this ordinance. This property was platted in 2021 as a narrow lot, the new property owner would like to provide more housing alternatives to Houstonians. By allowing two housing units to have a unique development approach, allows for safety to be created, with one driveway and limited access to the property allows for a better design to provide more housing in limited land. Next door a similar lot was built with a 20' driveway, creating safety hazards, visually unappealing development, and concrete covering the front lot. Our approach is to provide an alternative to narrow low and two homes design as allowed per ordinance. As discussed, single-family deed restricted building lines add a burden to what can be built.

(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 circumstance supporting the granting of the variance, is that this proposed access easement allows for a shared driveway approach to provide access to the back lot. This ordinance does not allow this design alternative as presented by the developer. The circumstances made the architectural team design this unique narrow lot development to have a very unique approach to single-family housing in Houston. The circumstances supporting the variance are not a result imposed by the developer but rather existing platted 20' boundaries and deed restricted building lines restrict land use of the lots.

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

The intent and purpose of this chapter will be preserved and maintained. Both lots will have access to the public street via the access easement. This is allowed by the ordinance in the form of shared driveways throughout the city since the 2000's. We have seen this approach work in Houston. Applicant discussed with staff several alternatives i.e. flag lots, 16' or 12' shared driveways, these alternatives do not fit in this narrow lot design because they deprive usable use of the land.

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

Allowing lots to have proper frontage in alternative ways, maintain public health, safety and welfare. We want to provide beautiful homes without huge driveways and concrete facing front yards as built next door.

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

Economic hardship is not the sole justification of the variance, but rather a unique narrow lot design is our main justification to create an alternative design. The Livable Places initiatives of less driveways and increasing pedestrian safety are.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
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

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1453; Clyburn Landing, a partial replat of "**Sakowitz Manor**", being Lot 2 of Block 1, as recorded at Film code 696335 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Sakowitz street and north of Lucille Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Carlos G Espinoza**, on behalf of the developer, can be contacted at **713-965 7385** 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 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing

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

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

body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

Terminology

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

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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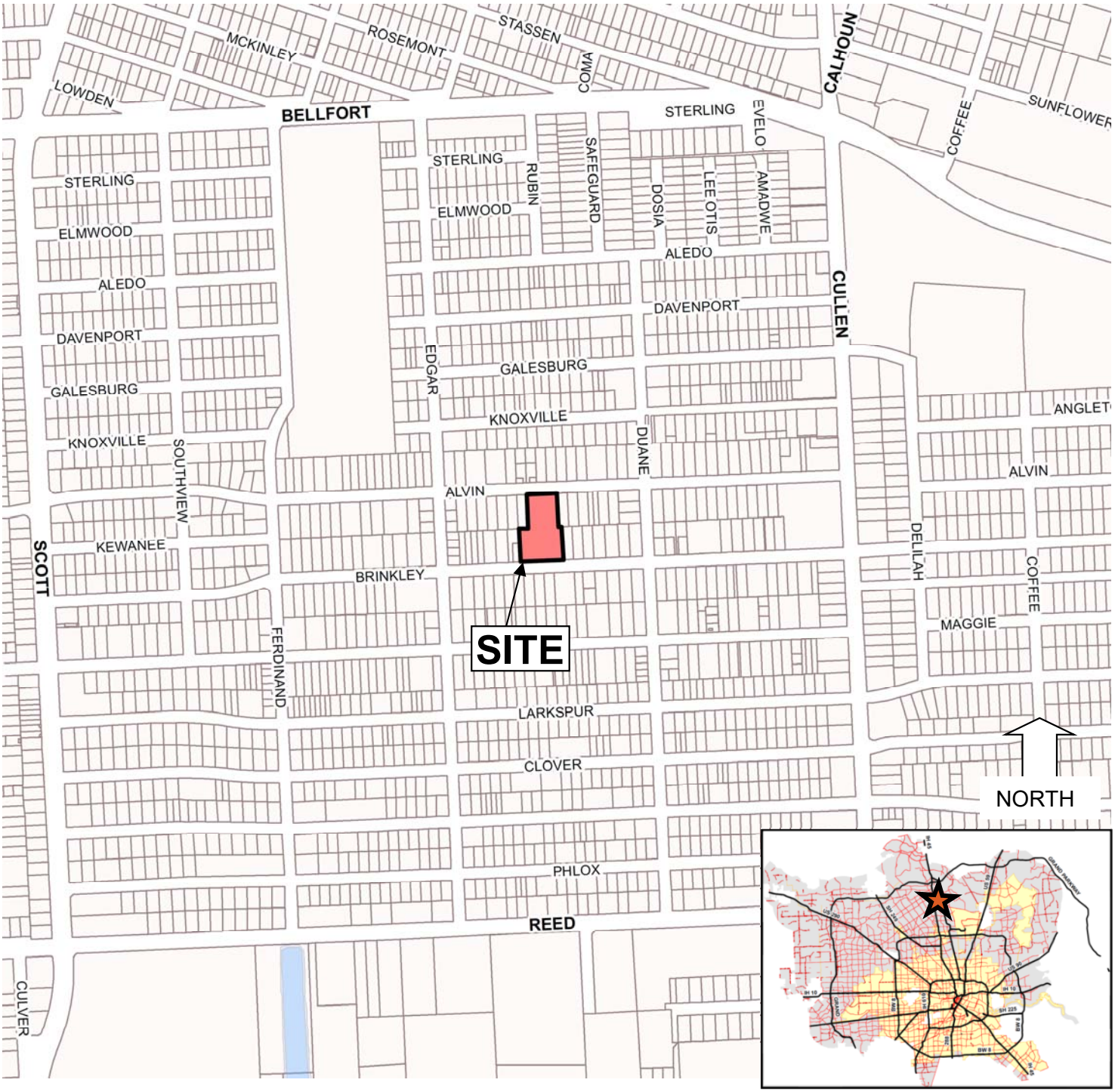
- ***Planning Department Staff Authority and Obligation***
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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fellowship Estates

Applicant: The Porter Drafting Co.



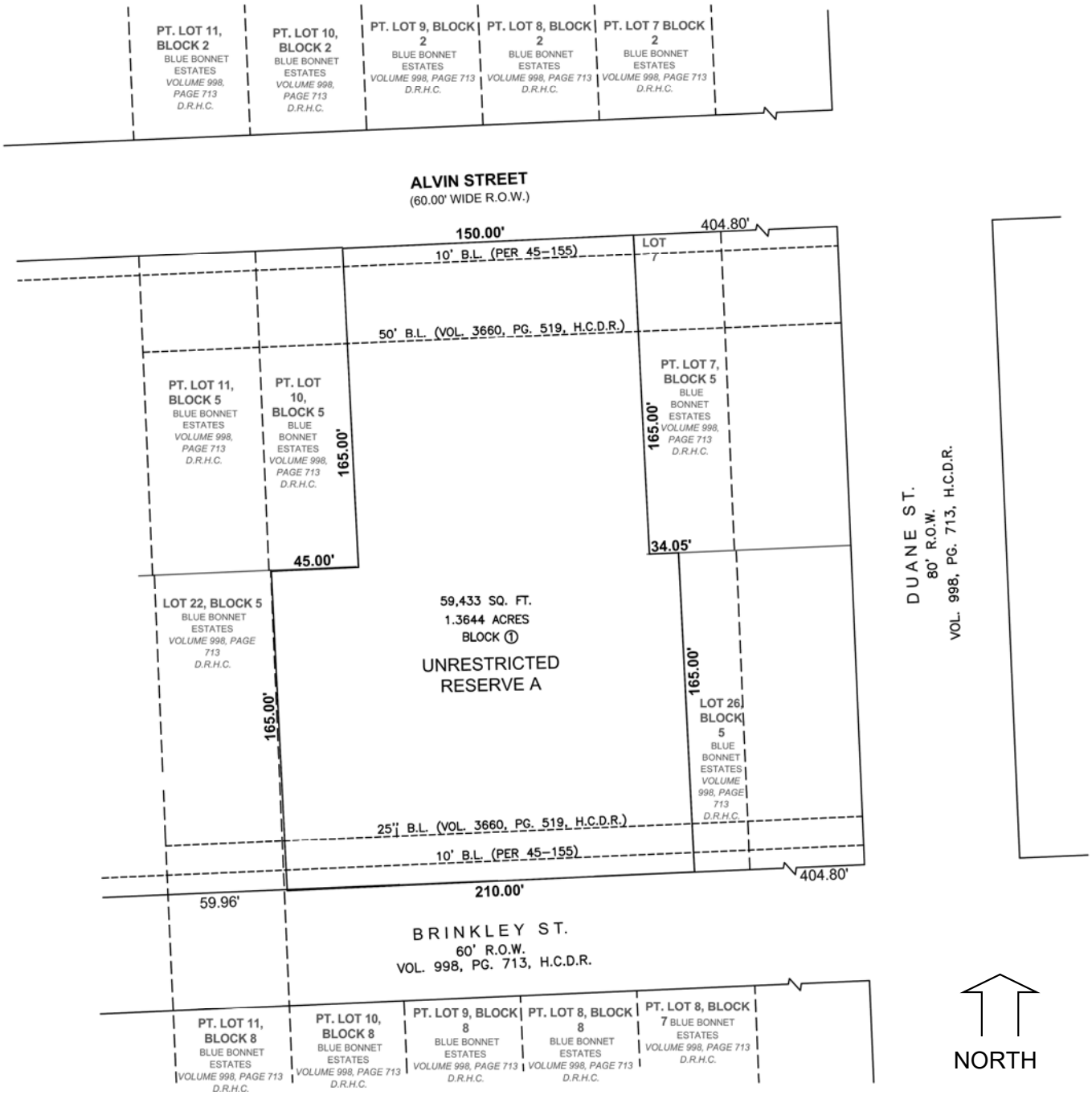
C – Public Hearings Site Location

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fellowship Estates

Applicant: The Porter Drafting Co.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fellowship Estates

Applicant: The Porter Drafting Co.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1290, Fellowship Estate, a partial replat of **Blue Bonnet Estates,** being all of Lots 8,9,23, 24 and 25; and portions of Lots 7, 10, and 26, in Block 5 as recorded in Volume 998, Page 713 of the Harris County Deed Records.

The property is located south along Alvin Street, north along Brinkley Street, West of Cullen Boulevard and north of Reed Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Jesse Porter,** with The Porter Drafting Co, on behalf of the developer, Fellowship Missionary Baptist Church, can be contacted at **713-491-3629.**

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, September 5, 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:

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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.
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.**

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

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

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

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

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Planning Department Staff Authority and Obligation

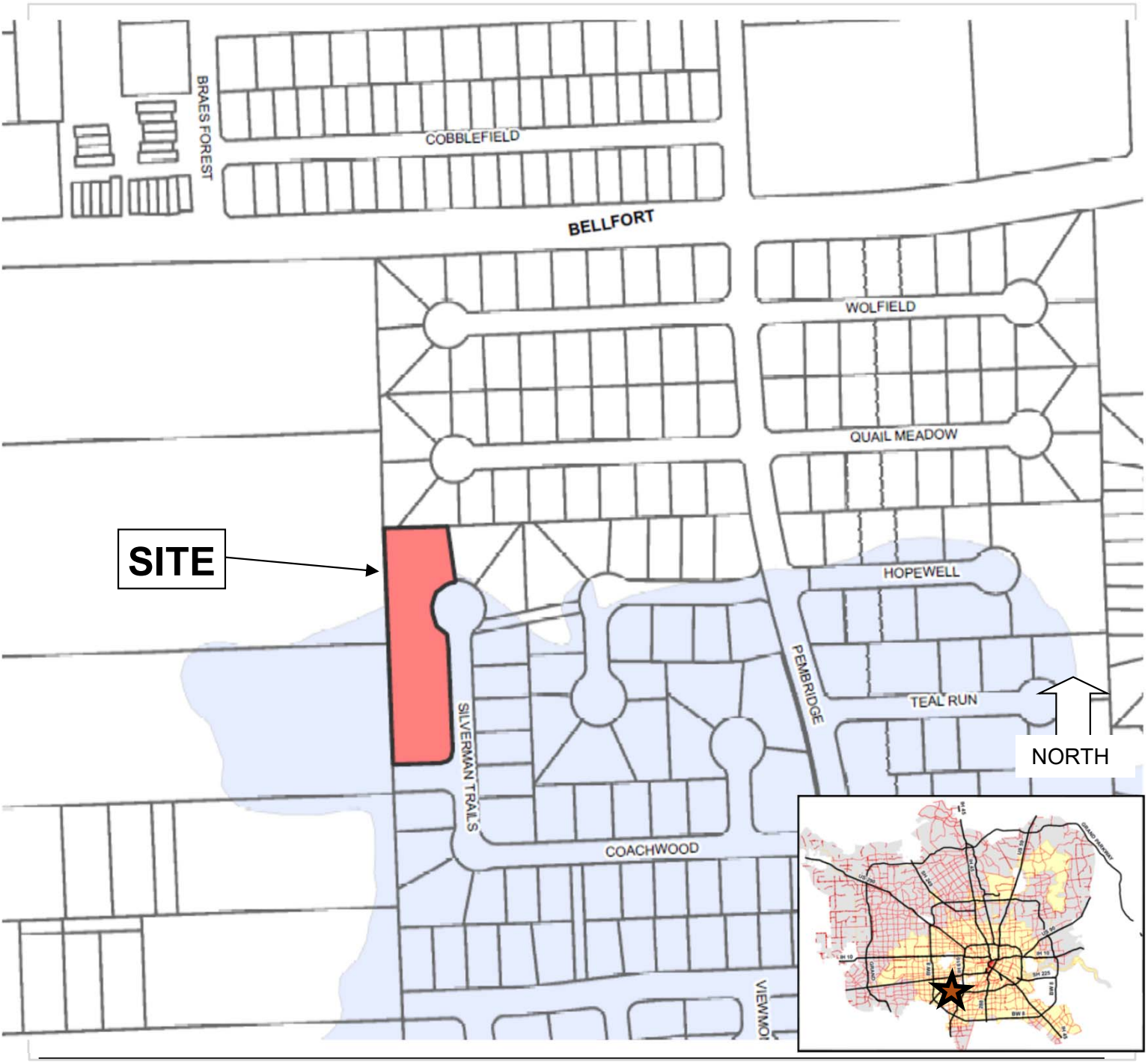
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1

Applicant: BGE, Inc



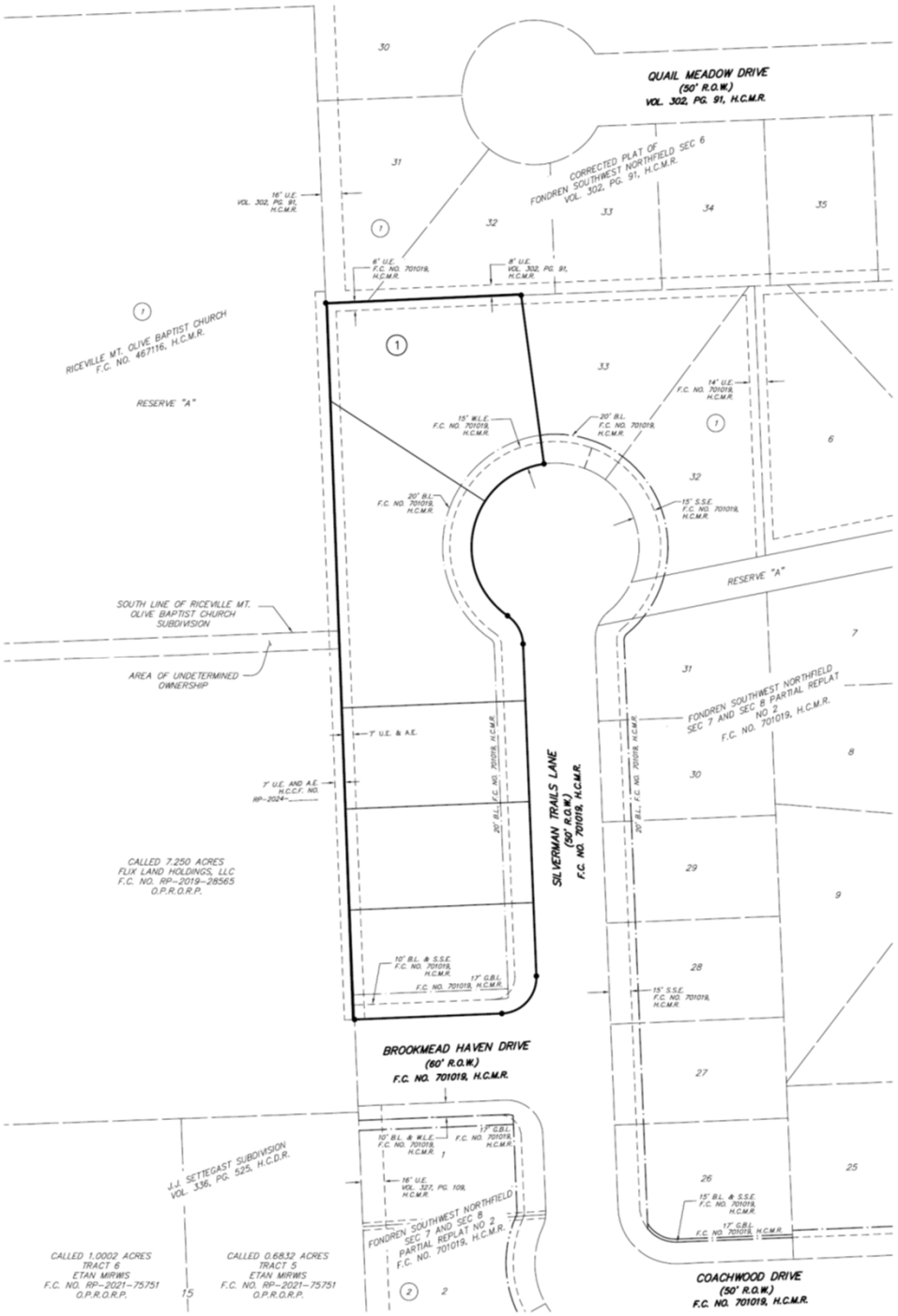
C – Public Hearing **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date 09/05/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1

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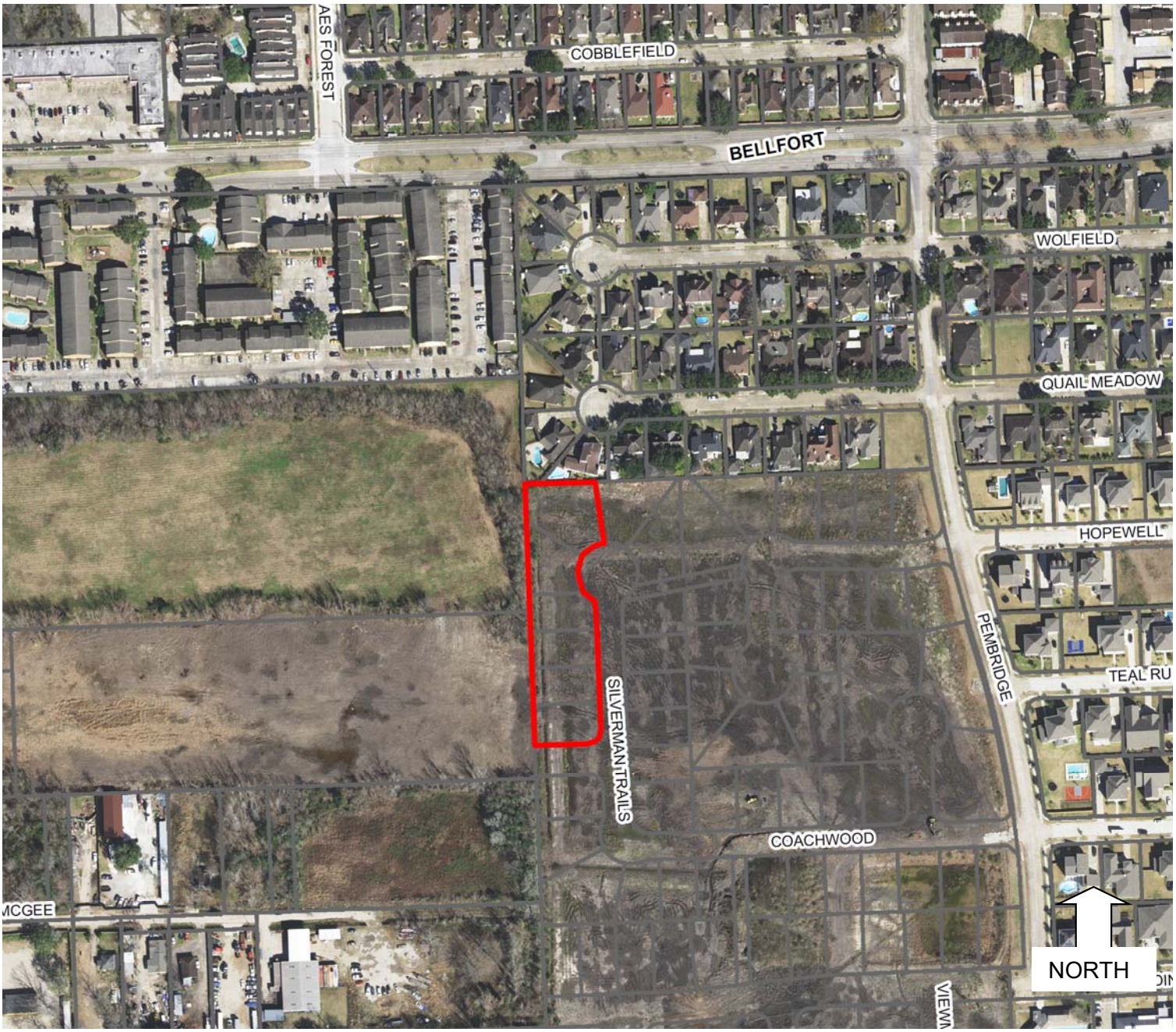
C – Public Hearing Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1

Applicant: BGE, Inc



C – Public Hearing **Aerial**

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1485, Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1, a partial replat of Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2**,** being all of lots 34-39, in Block 1 as recorded in Film code no. 701018 of the Harris County Map Records.

The property is located east along Silverman Trails Lane, south of W. Belfort Avenue. The purpose of the replat is to remove a common lot line between lots 35 and 36 and abandon a 16ft U.E. and create a 7ft U.E. and create five (5) single family residential lots. The applicant, **Ralph Lopez,** with BGE, Inc, on behalf of the developer, can be contacted at **281-558-8700.**

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, September 5, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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

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.
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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: 09/05/2024**

Subdivision Name: Hogan Gardens Square

Applicant: New Era Development & Land Services



C – Public Hearing **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date 09/05/2024**

Subdivision Name: Hogan Gardens Square

Applicant: New Era Development & Land Services



C – Public Hearing Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Hogan Gardens Square

Applicant: New Era Development & Land Services



C – Public Hearing

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1559; Hogan Gardens Square, a full replat of Omotayo Court, being Lots 1 and 2 in Block 1 as recorded in Film Code no. 704329 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Hogan Steet west of Fletcher and N. Main Streets, east of Interstate Highway 45 North. The purpose of the replat is to create one single-family residential lot and change the garage building line. The applicant, **Nahom Tesfa with New Era Development and Land Services,** on behalf of the developer, can be contacted at **469-371-6780** 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 **832-393-6533.**
The Houston Planning Commission will hold a public meeting to consider this application.

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Thursday, September 5, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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Planning Department Staff Authority and Obligation

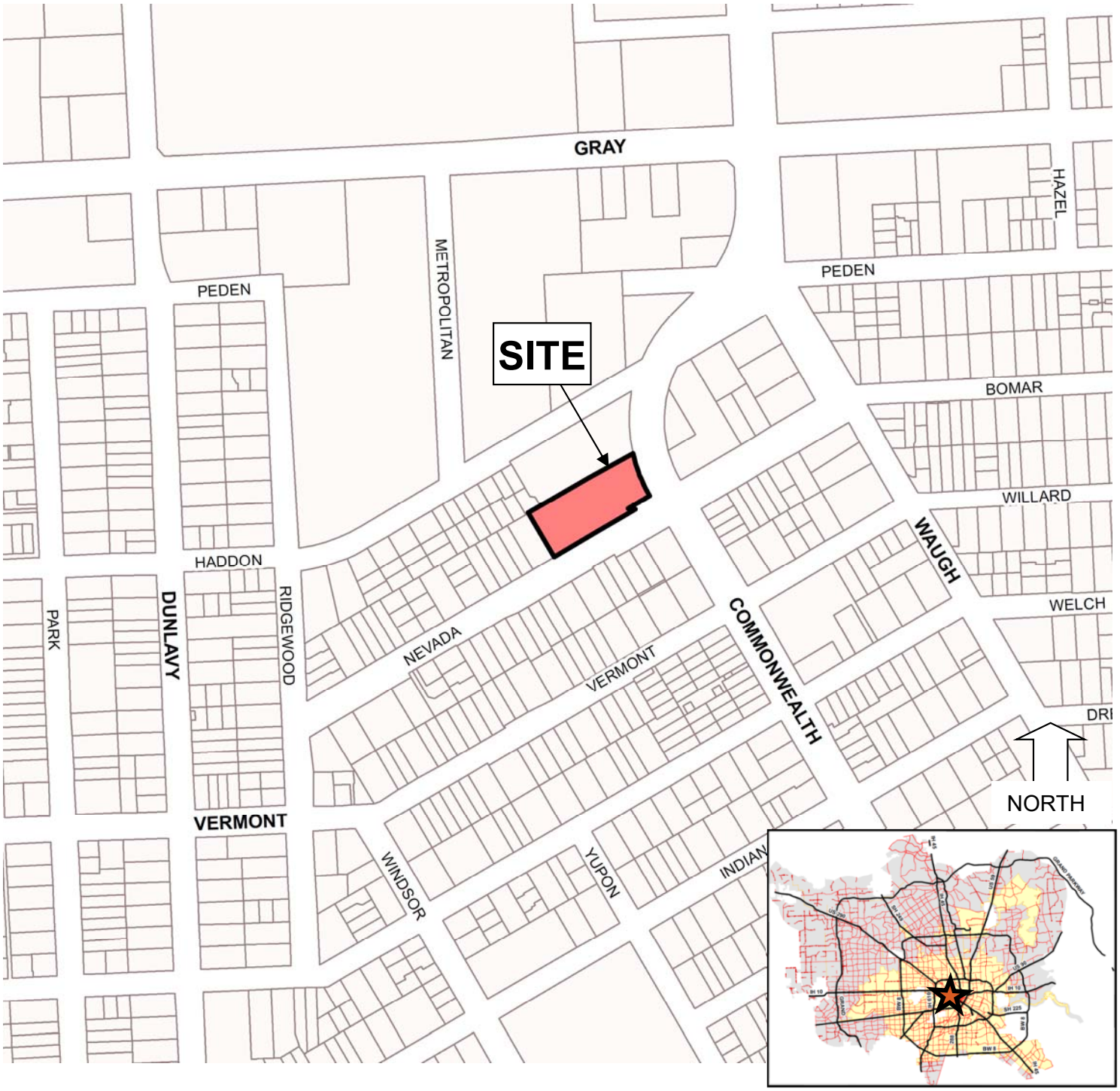
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Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

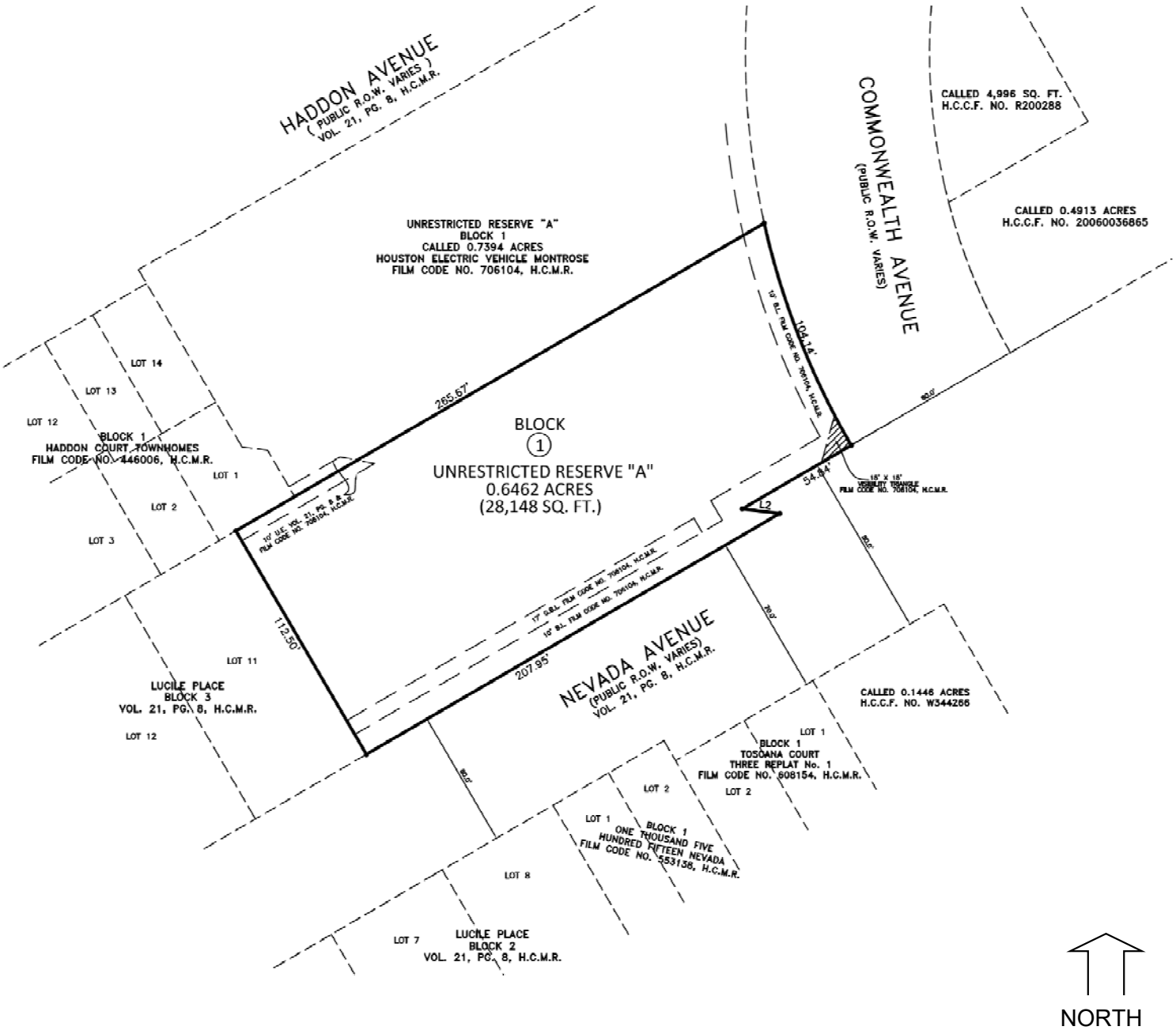
Site Location

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Houston Electric Vehicle Montrose partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1152; Houston Electric Vehicle Montrose partial replat no 1, a partial replat of a portion of **Houston Electric Vehicle Montrose,** being all of Lots 1-3, and Reserve B in Block 1 as recorded in Film Code Number 706104 of the Harris County Map Records.

The property is located at the northwest intersection of Nevada Street and Commonwealth Street, south of West gray Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Adriana Govea,** with South Texas Surveying Associates, Inc., on behalf of the developer, AH Fouts, can be contacted at **281-556-6918.**

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 P. Cedillo**, with the Planning and Development Department via email at John.Cedillo@houstontx.gov **or call 832-393-6633.**

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

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City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

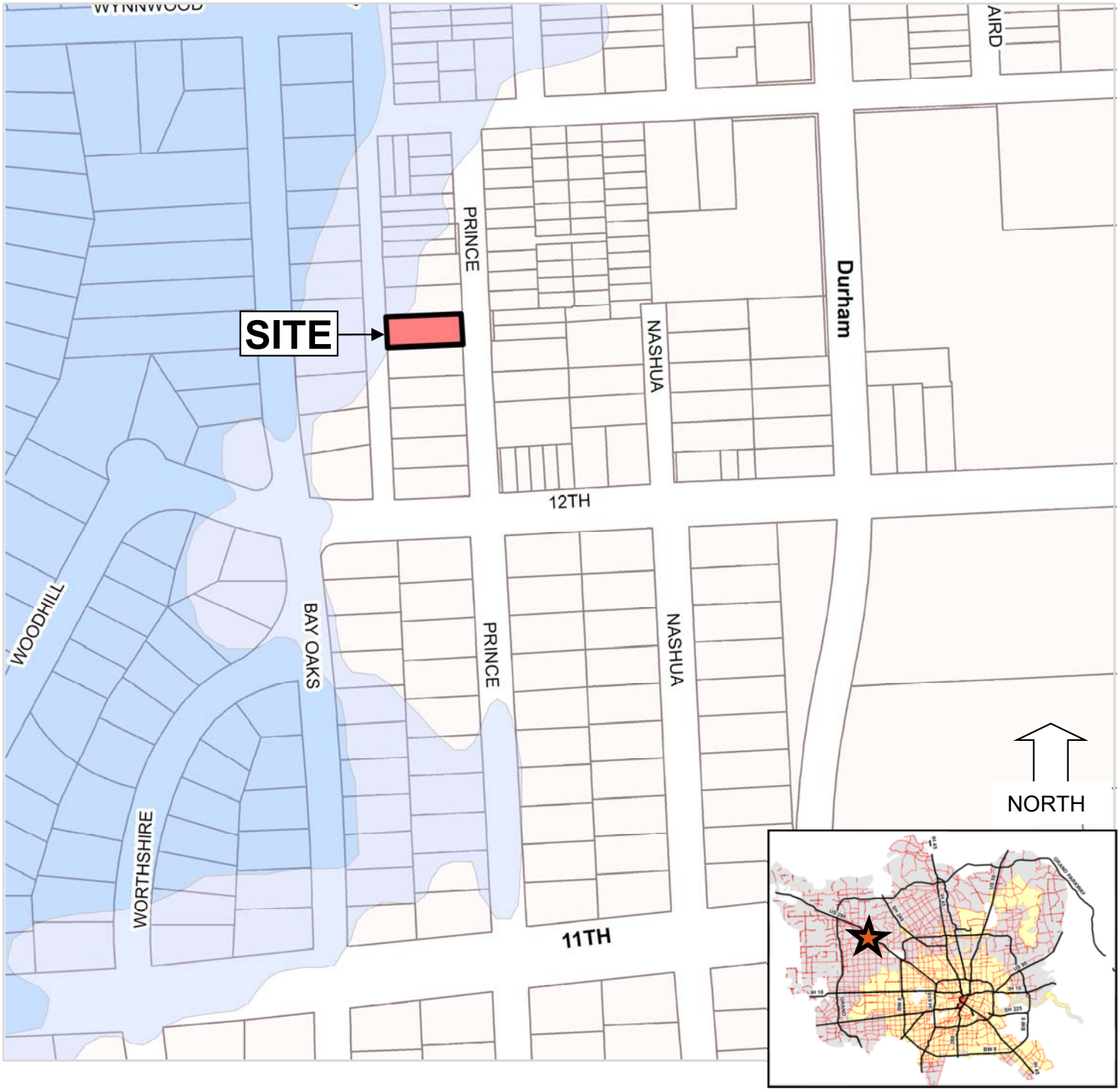
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Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Prince Views

Applicant: Total Surveyors, Inc.



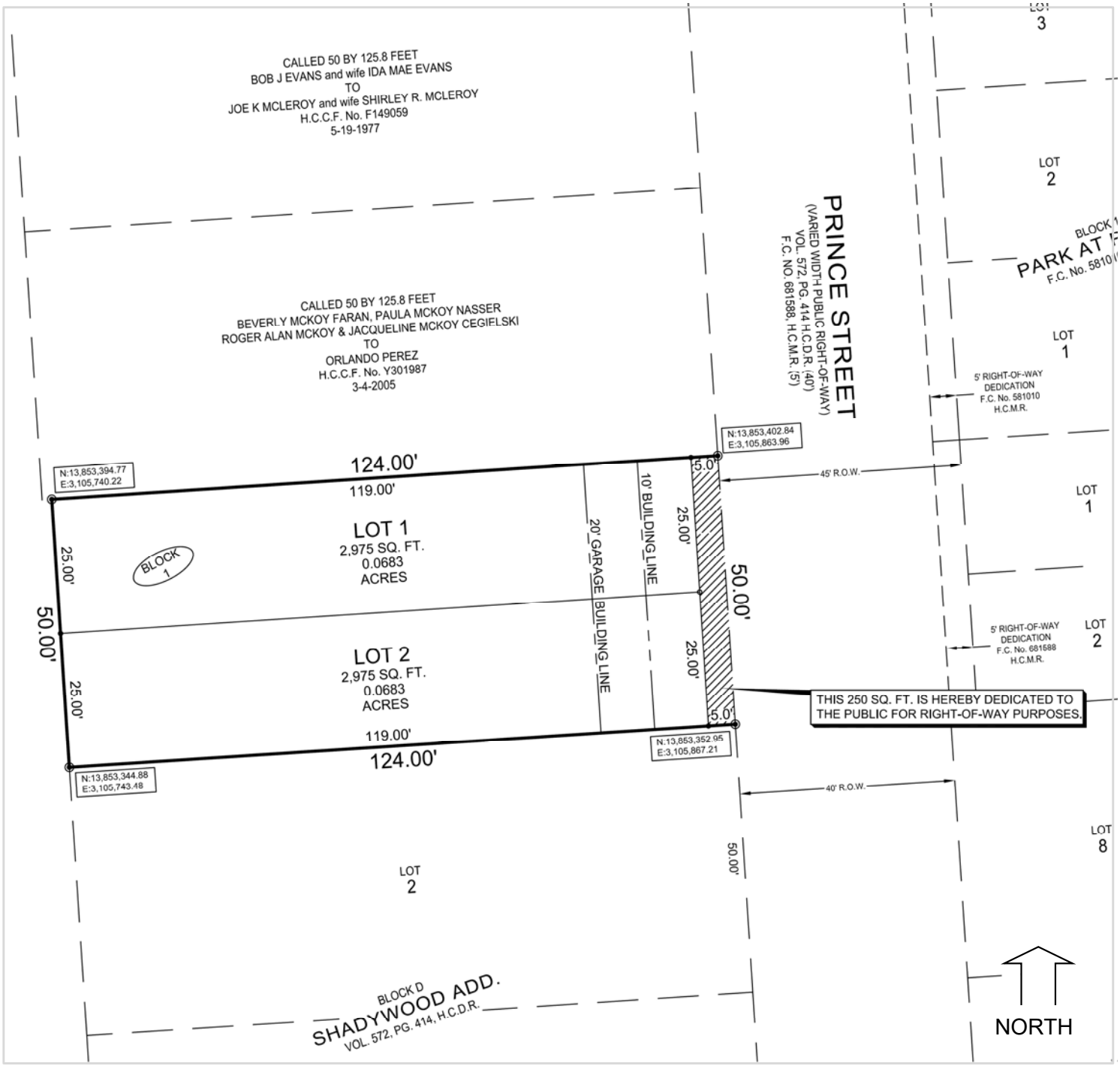
C – Public Hearings Site Location

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Prince Views

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Prince Views

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

August 16, 2024

Dear Property Owner:

Reference Number: 2024-1492; Prince Views, a partial replatting of Shadywood, being Lot 1 in Block D, as recorded in Volume 572, Page 414, Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located along Prince Street, west of N. Durham Drive and north of W. 11th Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of the developer, can be contacted at **281-479-8719** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **Antwanysha Berry**, with the Planning and Development Department via email at **Antwanysha.Berry@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, **September 5, 2024**, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

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Terminology

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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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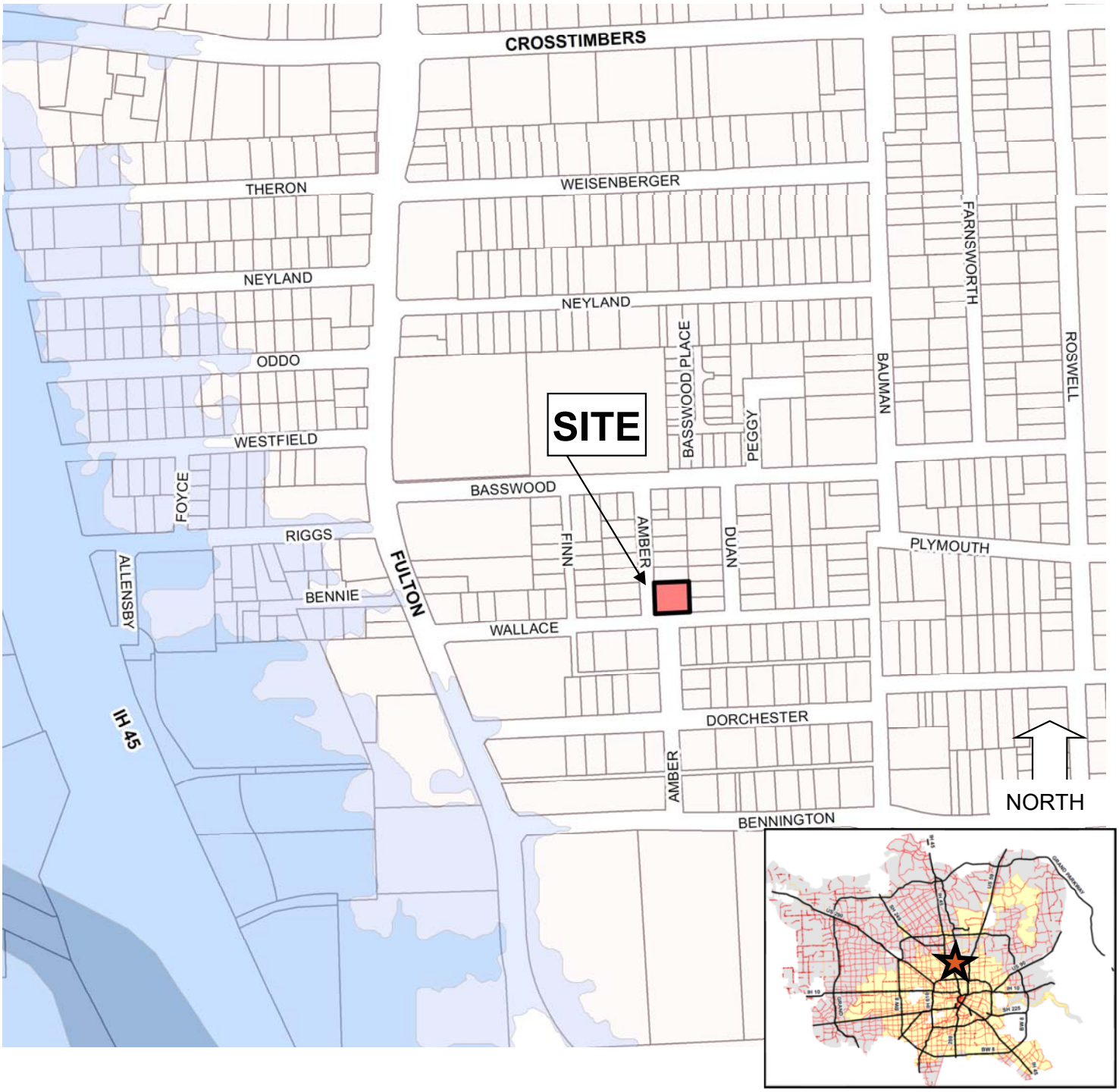
Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Residences at Amber (DEF 3)

(No action needed until 09/19/2024)

Applicant: SEM Services



C – Public Hearings

Site Location

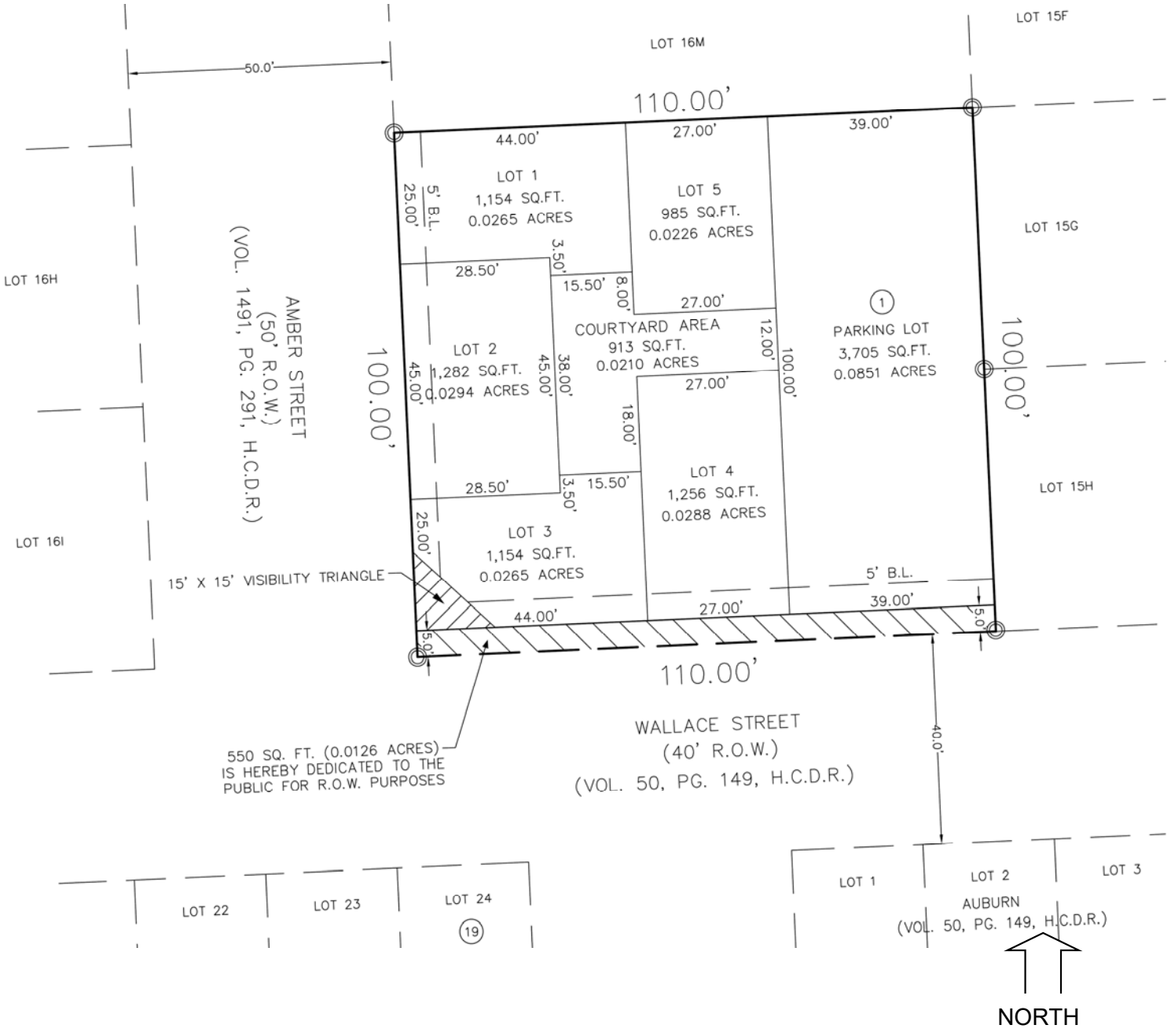
Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/05/2024**

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C – Public Hearings Subdivision

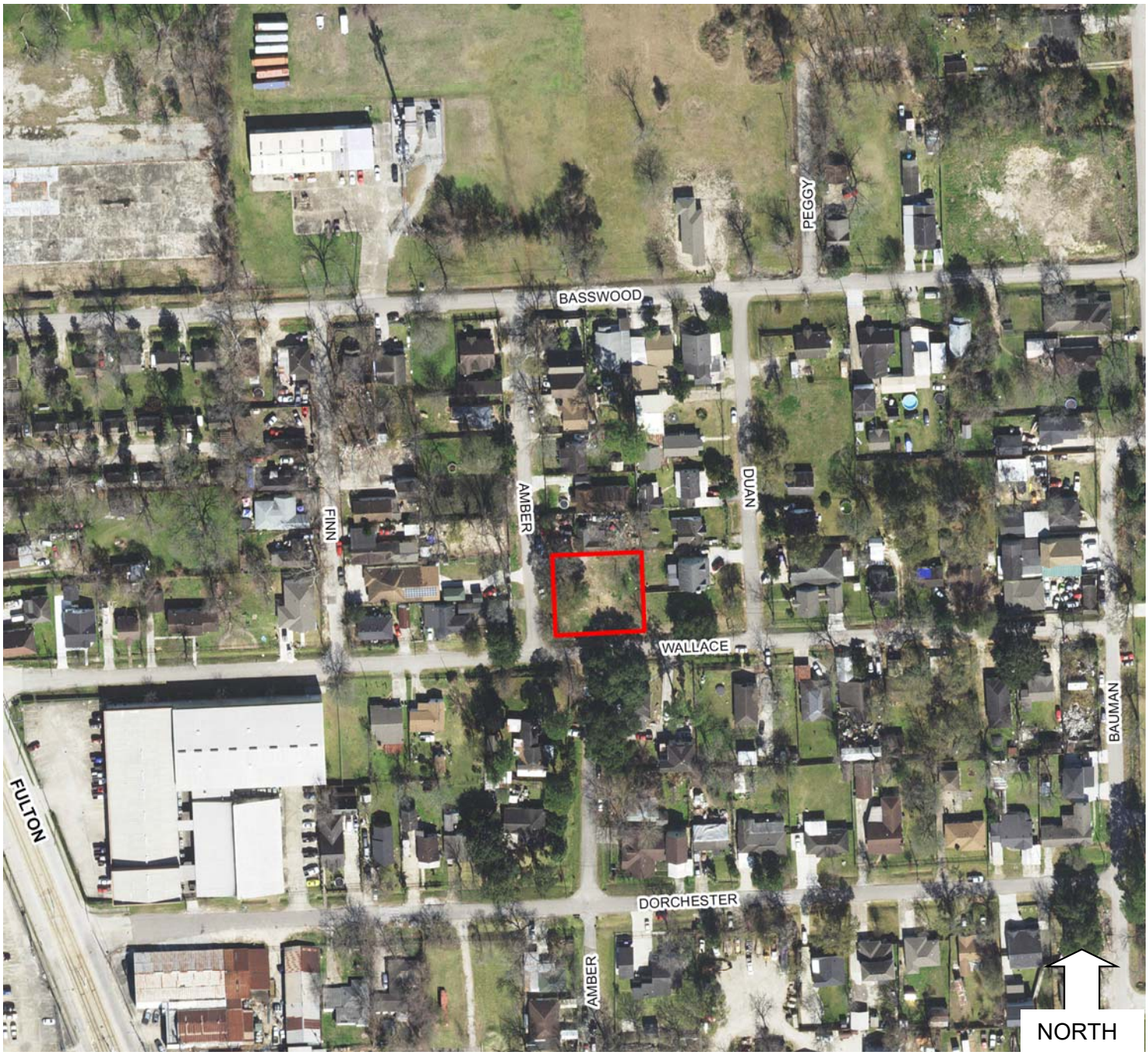
Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Residences at Amber (DEF 3)

(No action needed until 09/19/2024)

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.

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

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

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Terminology

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Planning Department Staff Authority and Obligation

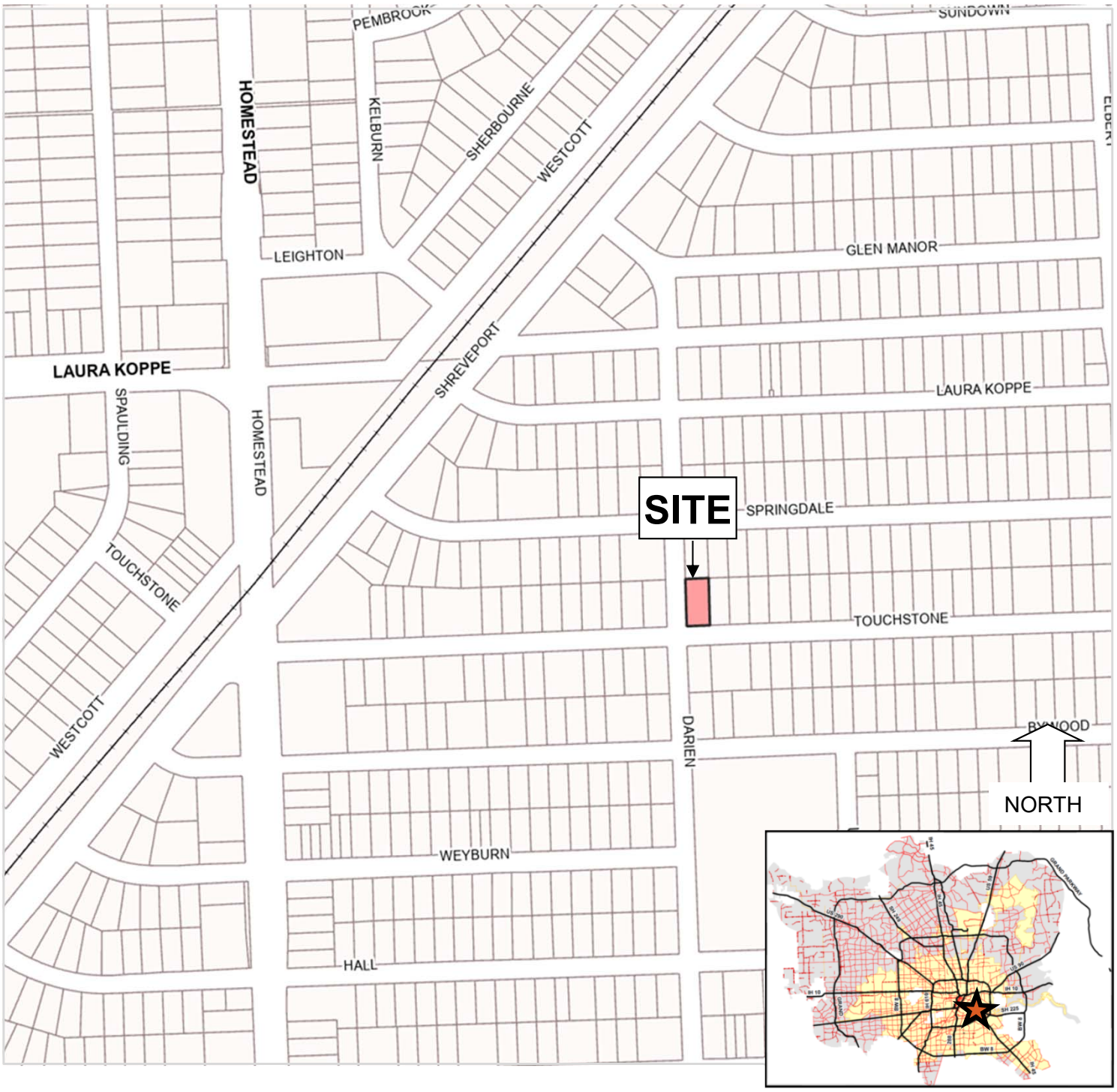
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Touchstone Estates (DEF 1)

Applicant: Dart Land Services LLC



C – Public Hearings

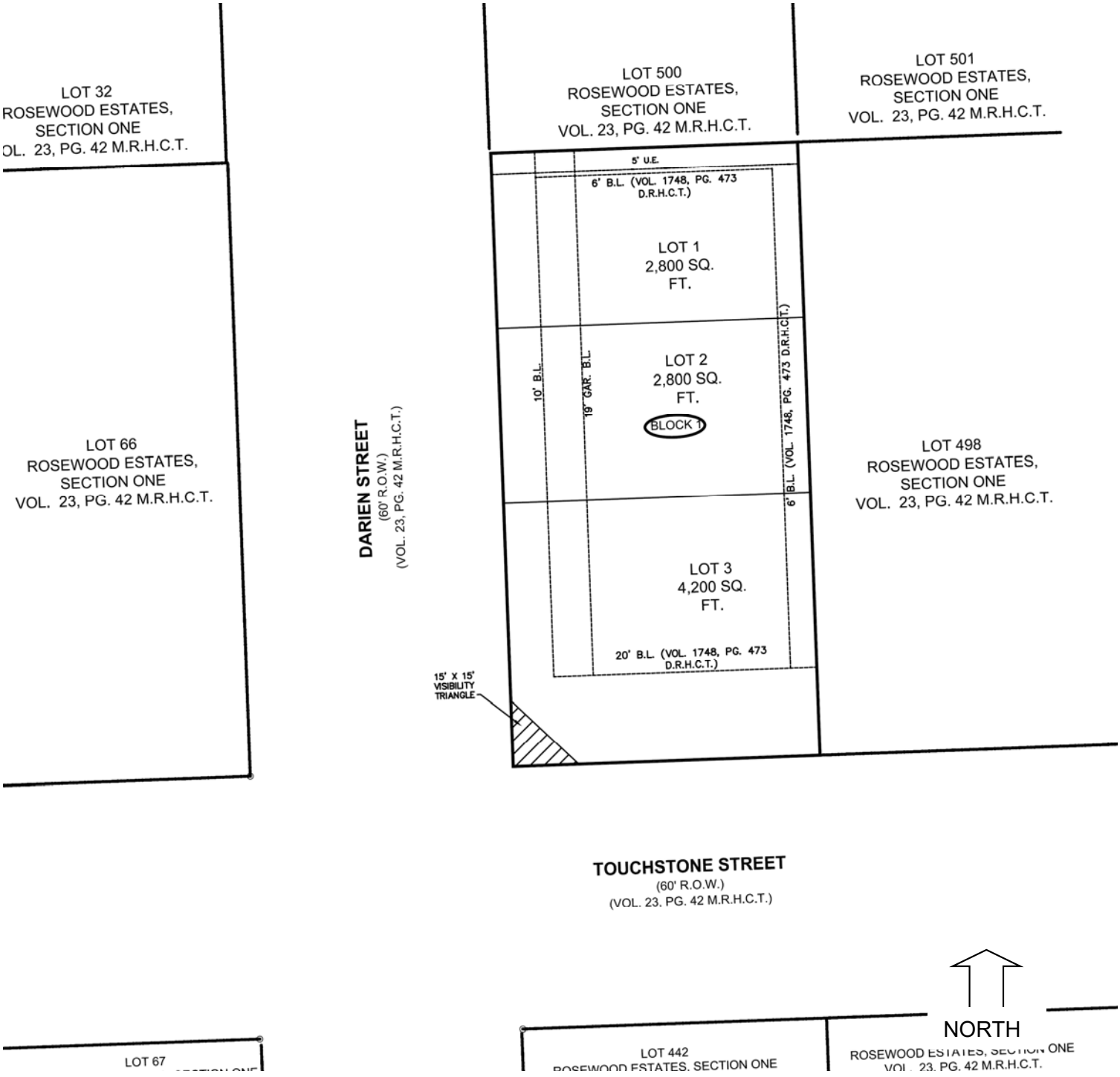
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: : Touchstone Estates (DEF 1)

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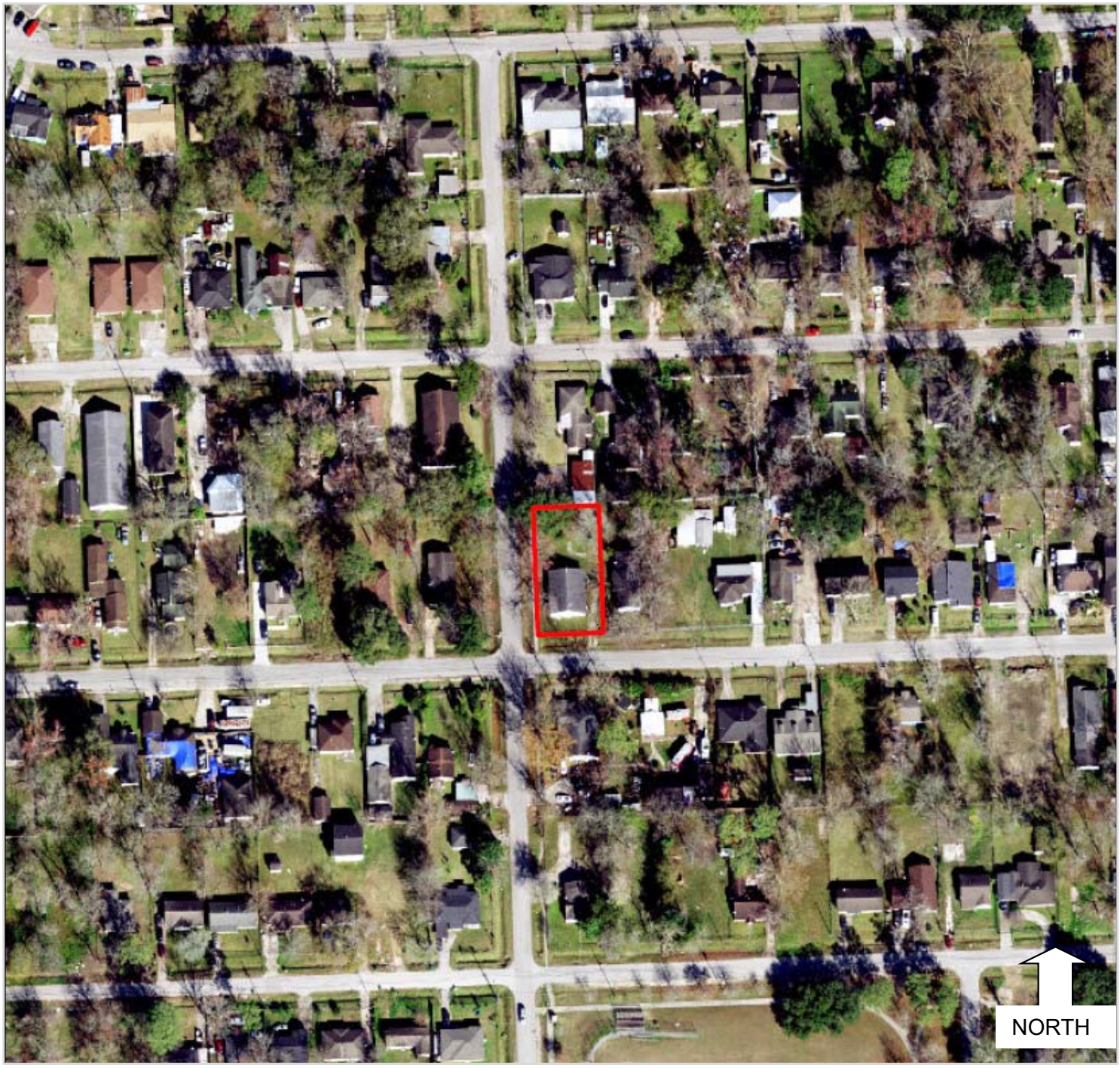
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: : Touchstone Estates (DEF 1)

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 2, 2024

Dear Property Owner:

Reference Number: 2023-1403: Touchstone Estates; a partial replat of **"Rosewood Estates,"** being all of Lot 499 as recorded in Volume 23, Page 42 of the Harris County Map Records.

The property is located at the northeast intersection of Darien Street and Touchstone Street, east of Homestead Road, and north of Ley Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Roy Rodela with Dart Land Services LLC, on behalf of the developer, Innova Construction Developers LLC, can be contacted at 281-584-6688

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, August 22, 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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Terminology

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Planning Department Staff Authority and Obligation

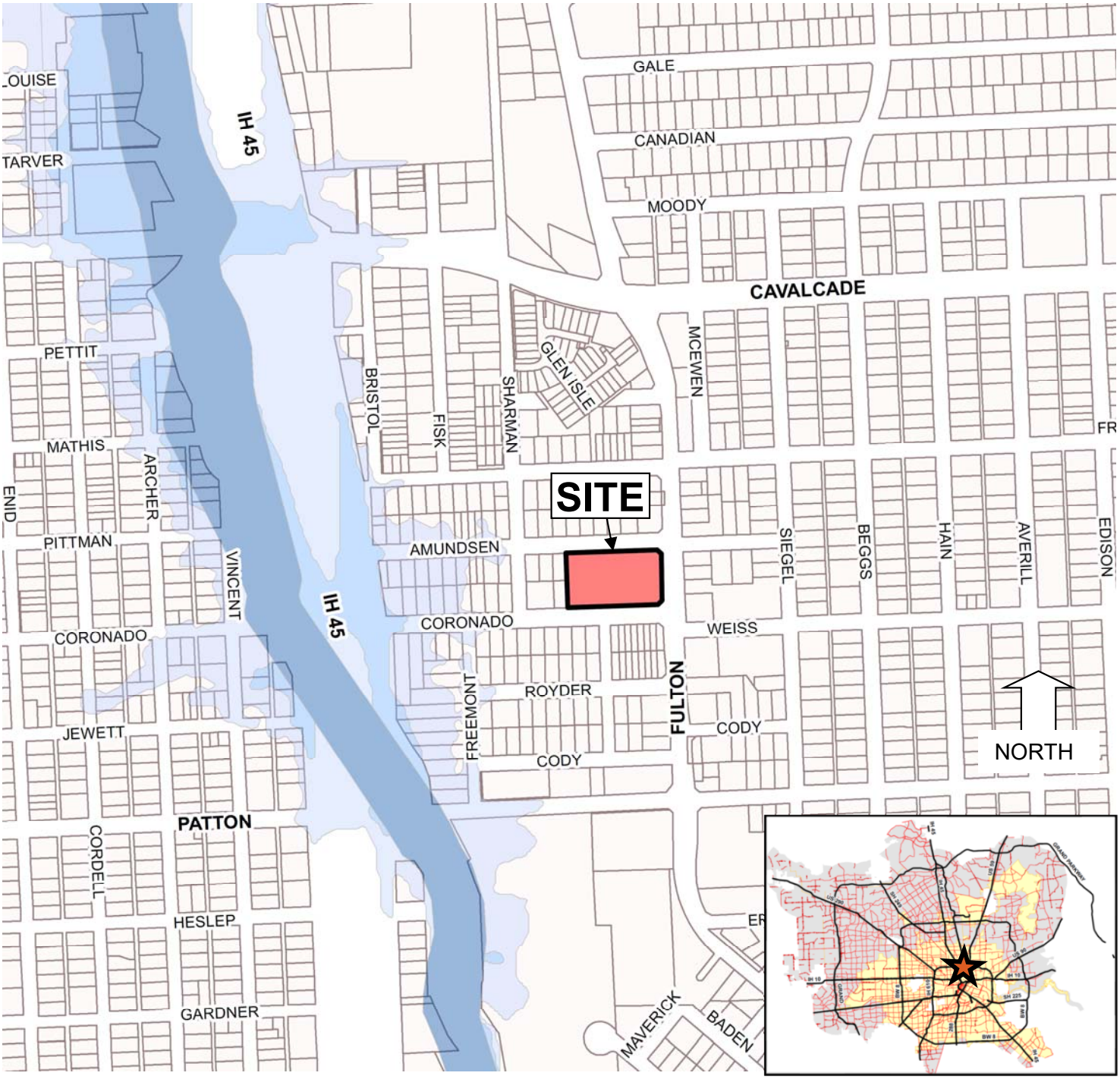
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fulton Station Apartments (DEF 1)

Applicant: The Interfield Group



D – Variances

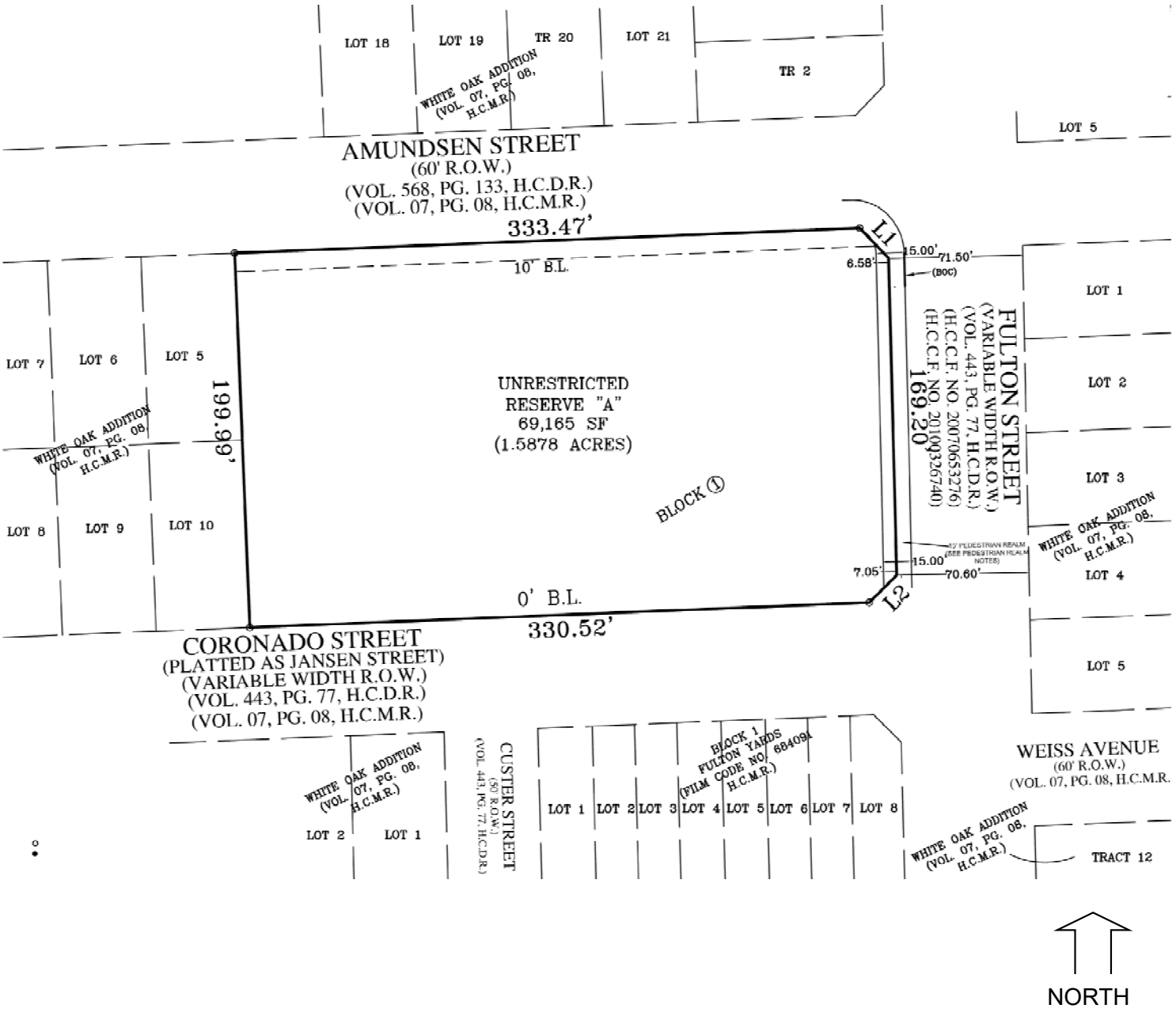
Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fulton Station Apartments (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission ITEM: 114

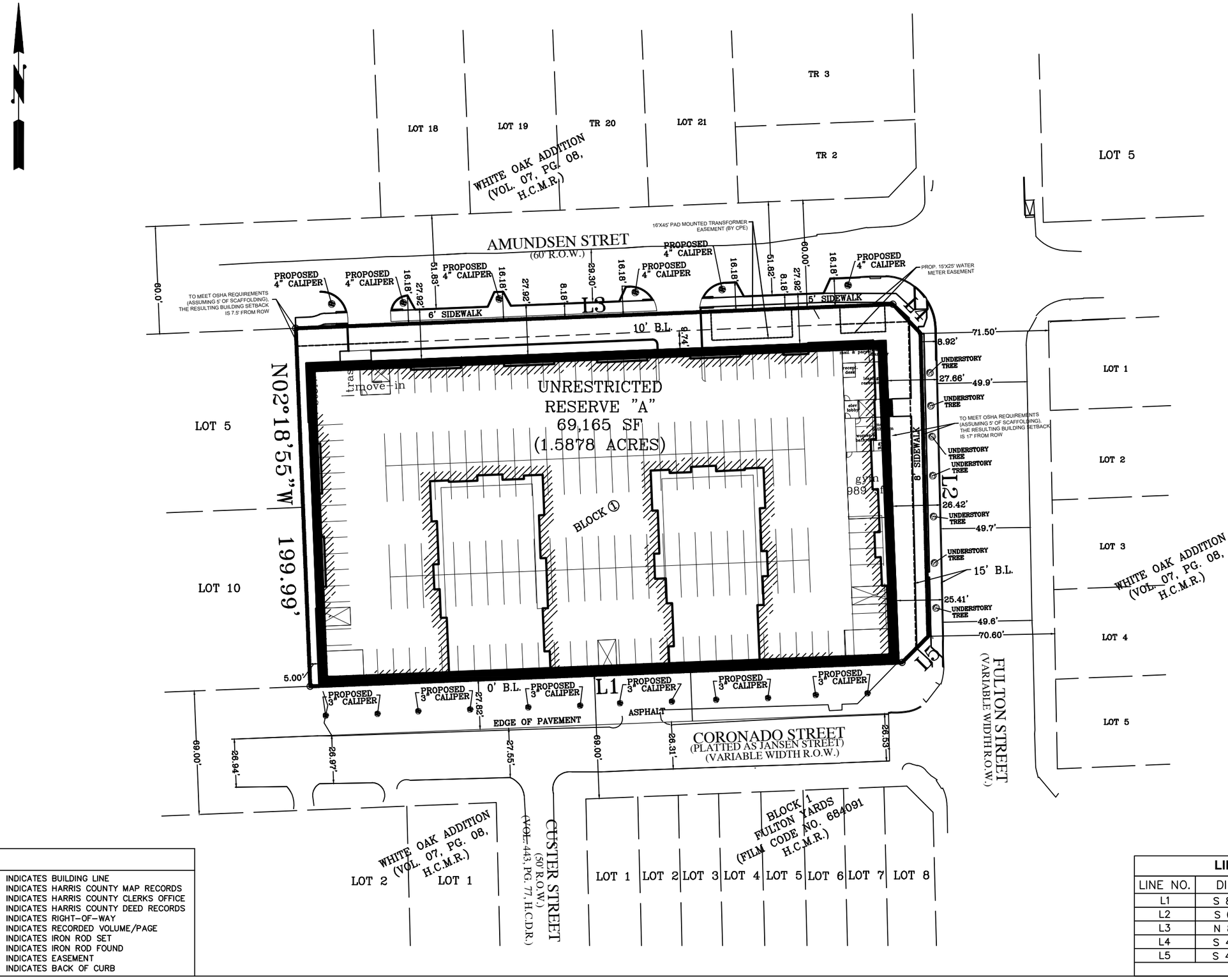
Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Fulton Station Apartments (DEF 1)

Applicant: The Interfield Group



D – Variances **Aerial**



LEGEND:

1.	"B.L."	INDICATES BUILDING LINE
2.	"H.C.M.R"	INDICATES HARRIS COUNTY MAP RECORDS
3.	"H.C.C.F."	INDICATES HARRIS COUNTY CLERKS OFFICE
4.	"H.C.D.R"	INDICATES HARRIS COUNTY DEED RECORDS
5.	"R.O.W."	INDICATES RIGHT-OF-WAY
6.	"(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE
7.	" o "	INDICATES IRON ROD SET
8.	" ● "	INDICATES IRON ROD FOUND
9.	"ESMT."	INDICATES EASEMENT
10.	"B.O.C."	INDICATES BACK OF CURB

LINE CHART

LINE NO.	DIRECTION	LENGTH
L1	S 87°41'51" W	330.52'
L2	S 01°28'16" E	169.20'
L3	N 87°41'51" E	333.47'
L4	S 43°40'29" E	22.33'
L5	S 44°56'51" W	20.71'

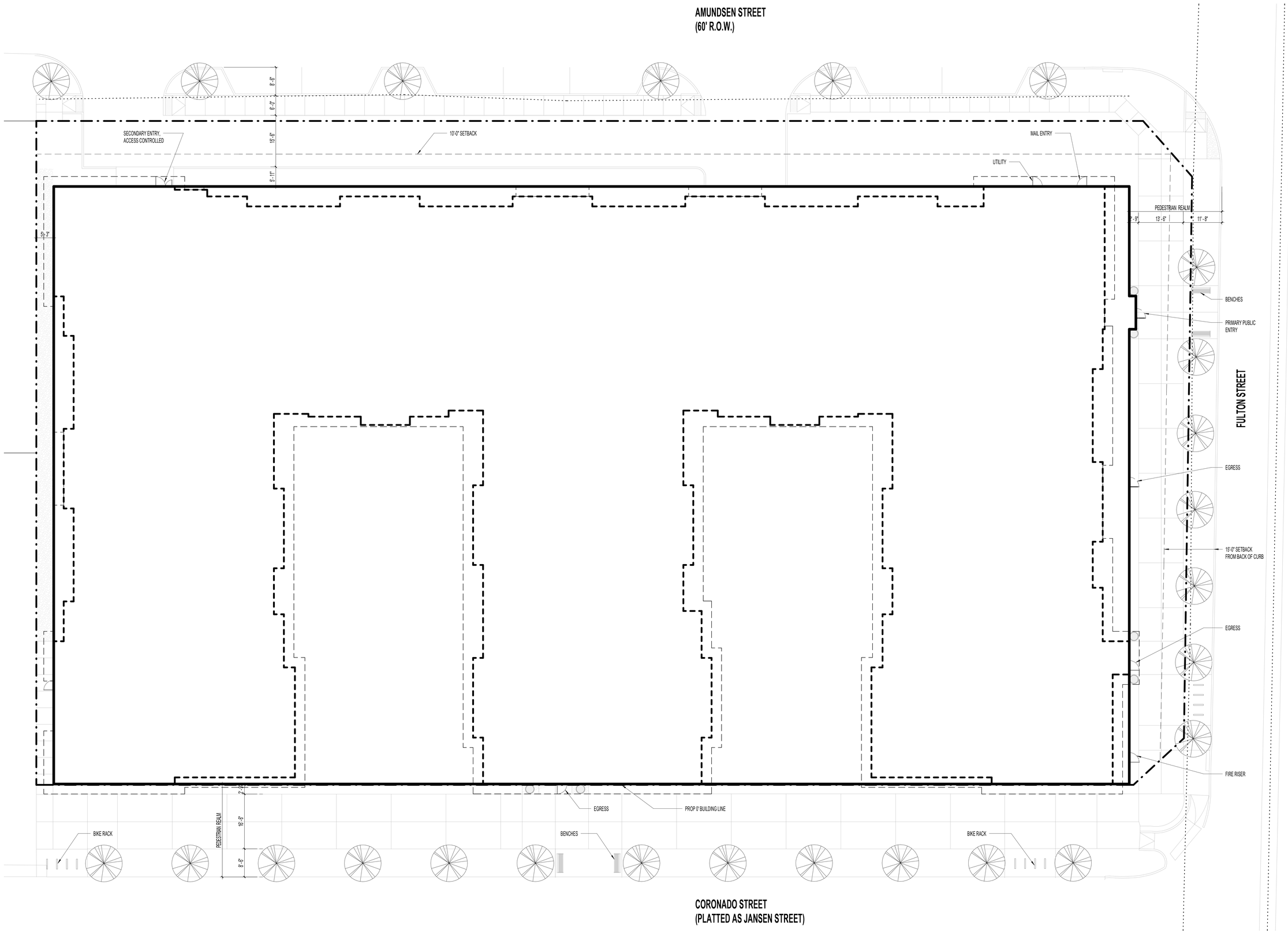
TITLE
FULTON STATION APARTMENTS

PROJECT
4411 FULTON ST

DATE: 07.29.24
PROJ #: 23143.00
DRAWN BY: RA
CHECKED BY: MLV
SCALE: NTS

SHEET NO.
SK1
OF 1

The **INTERFIELD GROUP**
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET



1 **SITE PLAN**
3/32" = 1'-0"

NORTH

7/24/2024 2:47:41 PM

STATION APARTMENTS REDEVELOPMENT

4411 FULTON STREET
HOUSTON, TEXAS

gsr | andrade
ARCHITECTS
2001 N. Lamar St. Suite 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

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INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 17868 on 07-23-2024.

Revisions:

REV.	DATE	TITLE

Date:
Replat Exhibit
07-23-2024

Project No.
3131

Drawn By:
-

Checked By:
-

Sheet Title:
SITE PLAN

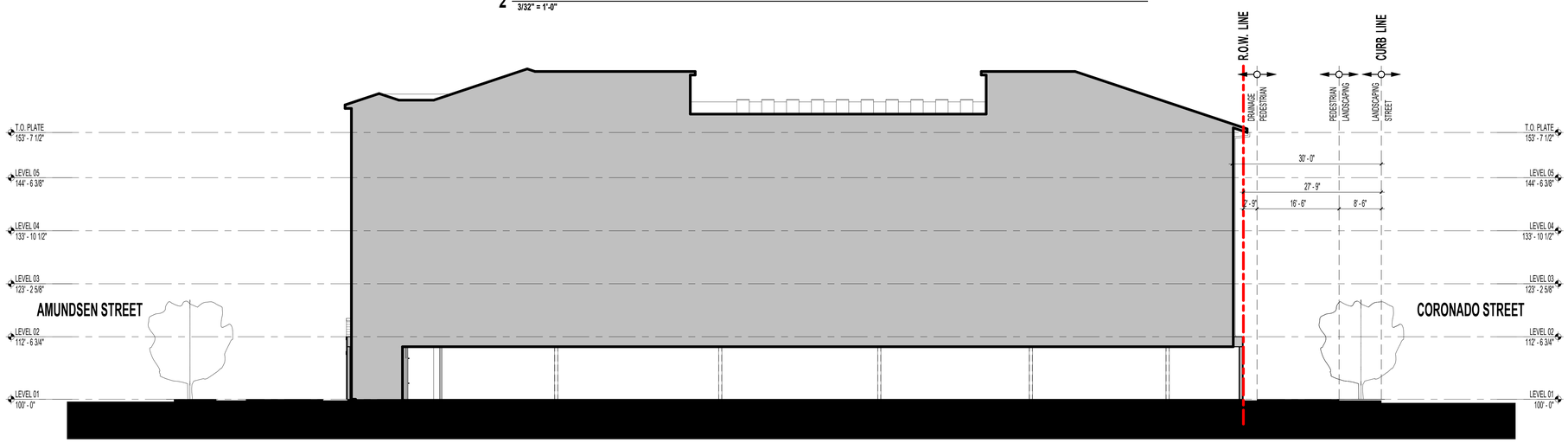
Drawing No.
SD-1



3 **BUILDING ELEVATION - SOUTH**
3/32" = 1'-0"



2 **BUILDING SECTION**
3/32" = 1'-0"



1 **BUILDING SECTION - PEDESTRIAN REALM**
3/32" = 1'-0"

7/24/2024 2:42:34 PM

STATION APARTMENTS REDEVELOPMENT

4411 FULTON STREET
HOUSTON, TEXAS

gsr | andrade ARCHITECTS
2001 N. Lamar St. Suite 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

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INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 17868 on 07-23-2024.

Revisions:

REV.	DATE	TITLE

Date:
Replat Exhibit
07-23-2024

Project No.
3131

Drawn By:
-

Checked By:
-

Sheet Title:
BUILDING SECTIONS & ELEVATION

Drawing No.
SD-2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1544
Plat Name: Fulton Station Apartments
Applicant: The Interfield Group
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 0' building line along Coronado Street, a local street
Chapter 42 Section: 150

Chapter 42 Reference:
42-150 (d) – Building line requirement – Local street - Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more - Lesser of 25 feet or the greatest platted building line on the single-family residential

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;
Fulton Station Apartments is located north of Coronado Street, west of Fulton Street, south of Amundsen Street and east of Sharman Street. The project consists of an apartment complex having five-floors of upscale rental suites over ground level podium parking. The driving factor for requesting a variance is to comply with the City's Fire Code, which requires aerial apparatus access be provided along one side of the building at a distance of 15-30 feet from the building. The requested variance would allow the upper floors to be 30-feet and ground floor 28-feet from the north edge of pavement of Coronado Street, satisfying the City's Fire Code for aerial apparatus access. Overhead power liens esist along Amundsen Street and Fulton Street, and light rail exist along Fulton Street – both becoming challenges to provide aerial apparatus access from those streets. In addition, the requirement for a pad mounted transformer easement and 15'x25' water meter easement along Amundsen Street, denies owner of approximately 9.74' of buildable area on the north side of the building. FultonStation Apartments is replacing several multi-unit residential buildings constructed in 1951. The proposed development abuts Fulton Street, which is designated as both a transit corridor and primary TOD street. Weiss Street is an east-west street that abuts development across Stations Apartments, to the south, and is a designated secondary TOD street. There is a Light rail station at the intersection of Cavalcade and Fulton Street, approximately 4 minutes (0.2 miles) from subject property. Therefore, it is likely that Coronado Street may qualify as secondary TOD street now, or in the near future. The requirement that allows a building to be 15' from back of curb, the current distance of the edge of pavement along Coronado would have proposed structure approximately 12.82' beyond the 15'. The current pavement of Coronado is approximately 26'. Please also consider the following: 1. There will be an 8' sidewalk along Fulton 2. Pedestrian realm along Coronado is approximately 28.9' 3. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees. 4. There are no curb cuts along Coronado. The building will be approximately 27.82' from the back of curb.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract and requirement to comply with the City's Fire Code.

(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, due to the following considerations: a. Proposed development has constructed an 8-foot sidewalk along Fulton Street b. Yards between right-of-way line and development will be landscaped, and will preserve and enhance the general character of the block face c. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees.

(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. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, granting the variance will allow proposed development to comply with City's Fire Code.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 1, 2024

NOTICE OF VARIANCE

PROJECT NAME: Fulton Station Apartments
REFERENCE NUMBER: 2024-1544

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 eastern portion of the block bounded by Fulton Street to the east, Amundsen Street to the north and Coronado Street to the south. 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Coronado Street, in lieu of the ordinance required 10'. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 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,

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

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

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

For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909 ext 312. You may also contact 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 the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

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

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

PROPERTY OWNERSHIP INFORMATION

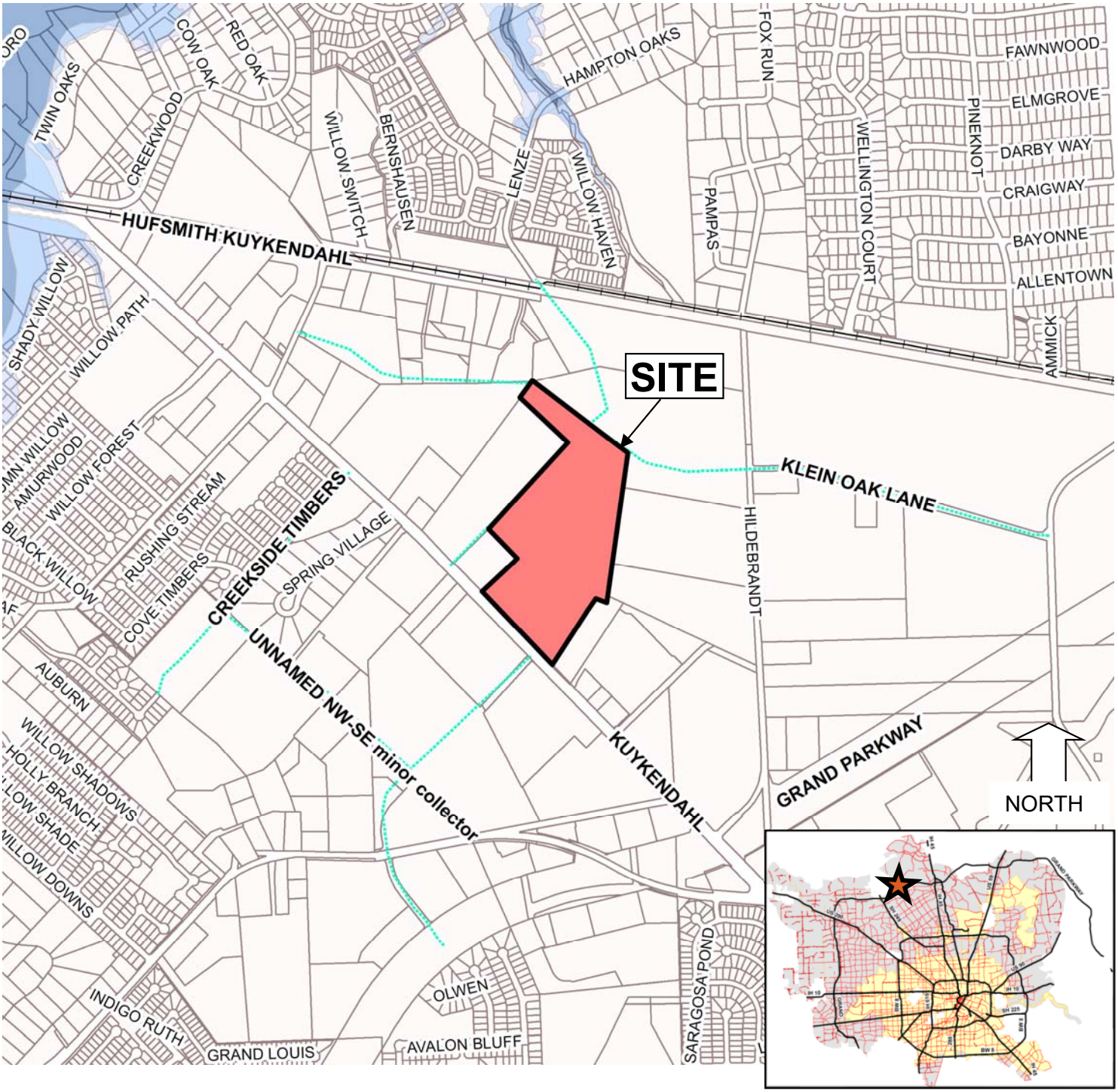
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



D – Variances

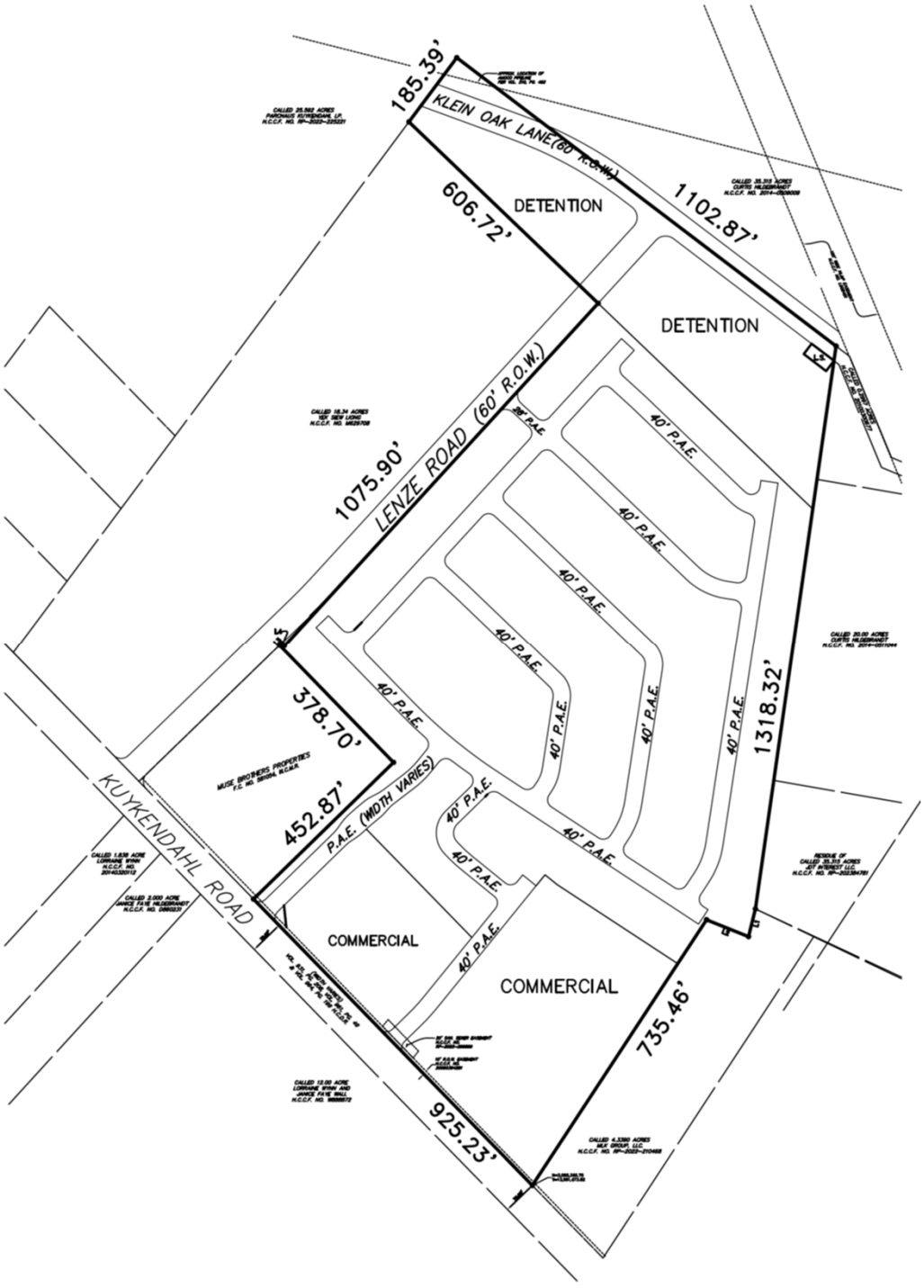
Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



D – Variances

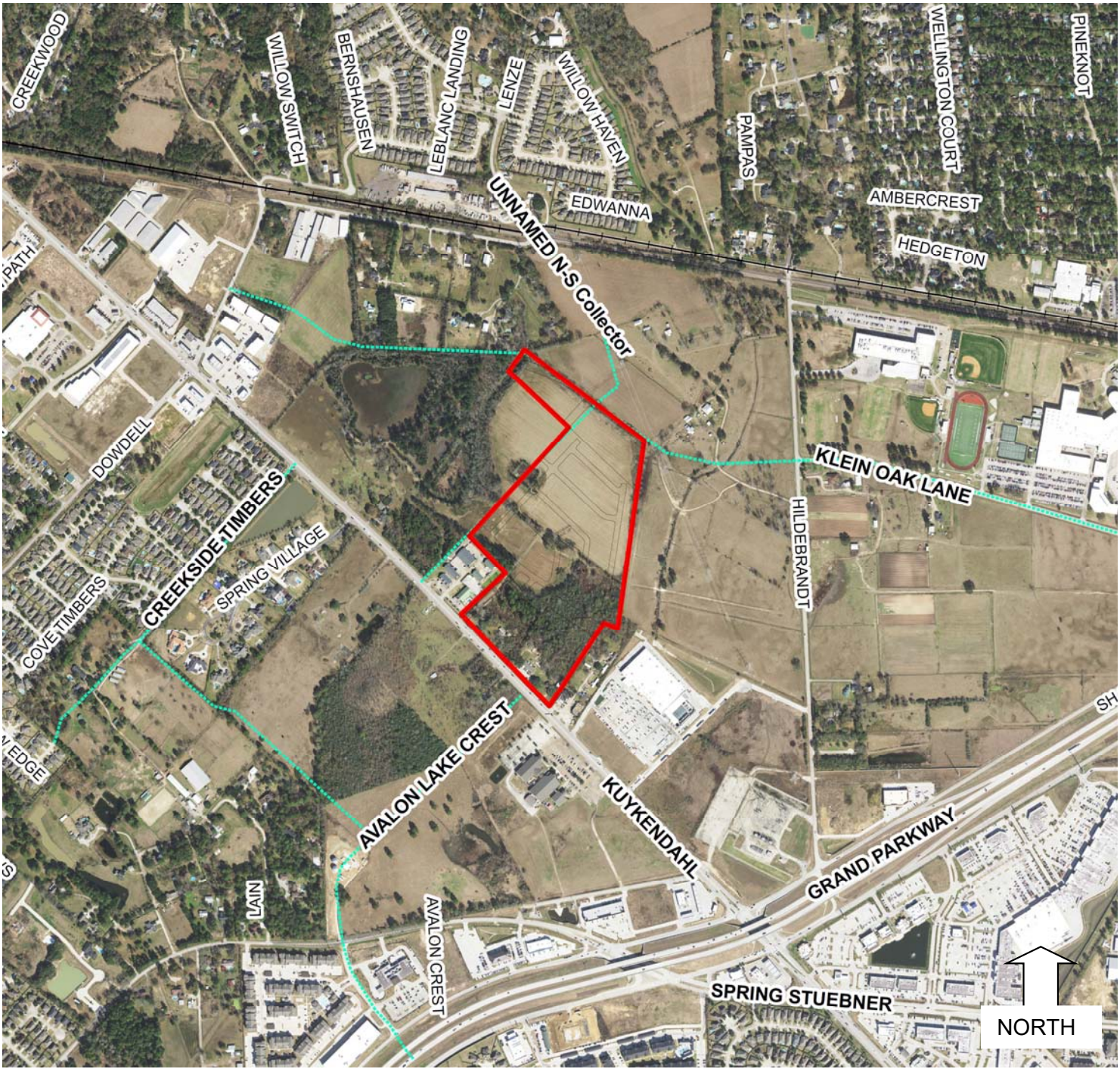
Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 09/05/2024**

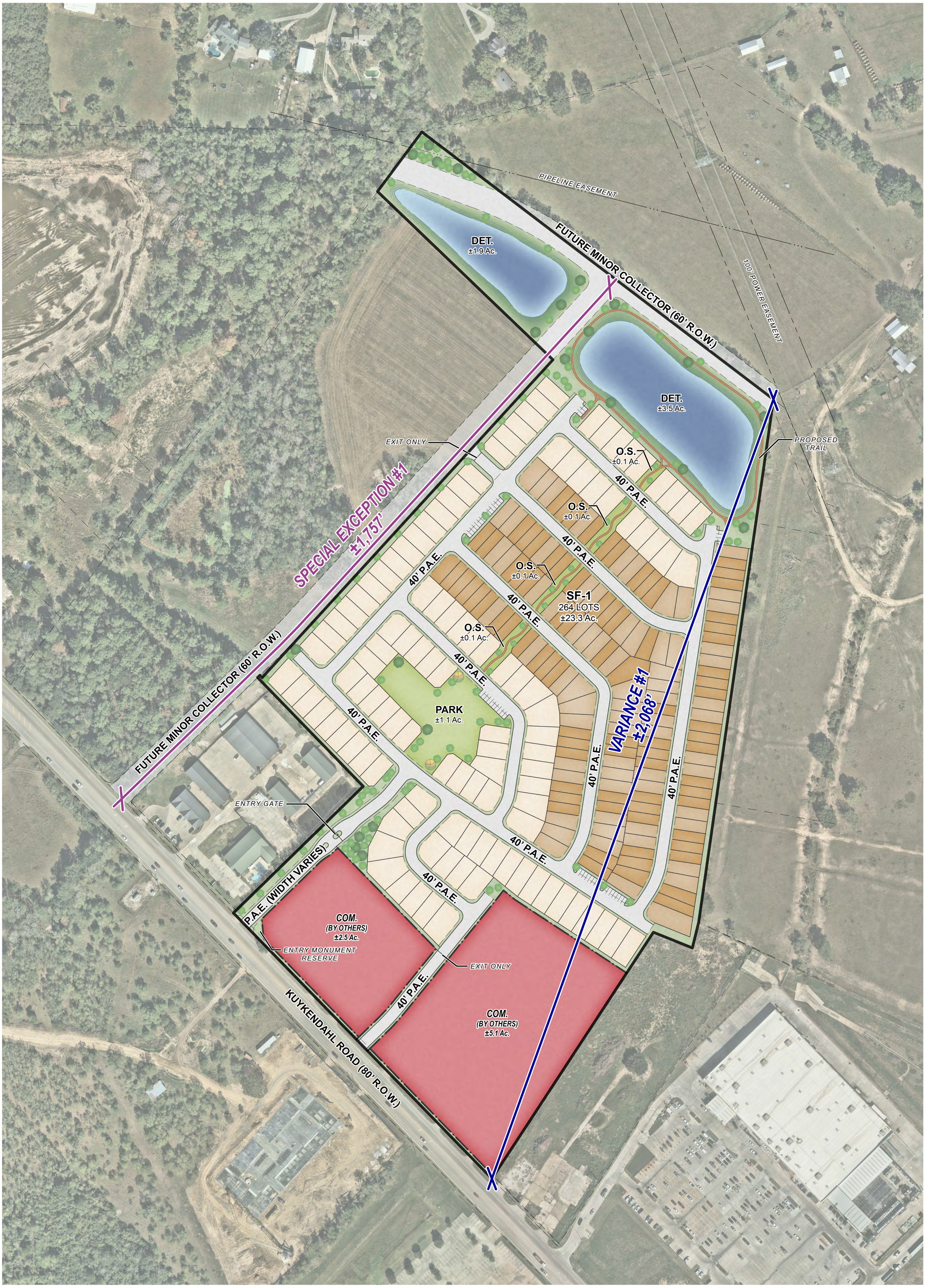
Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



D – Variances

Aerial



VARIANCE EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

AUGUST 23, 2024

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1694
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 08/23/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To not provide an east-west public street and to exceed the maximum intersection spacing for a distance of approximately 2,068 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

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

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

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by mostly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be serviced by an internal street system consisting of Type 2 PAEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network throughout the site. Two commercial tracts are also proposed within the subject site along Kuykendahl Road. The proposed internal street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. These connections will be used by residents of the proposed development to access the surrounding roadway network. The eastern boundary of the project is bounded by a CenterPoint transmission corridor and a creek, making it impractical to provide an east-west street within the required intersection spacing distance. Proposed minor collector Klein Oak Lane runs along the northern boundary of the general plan, providing an east-west connection to existing Hildebrandt Road and proposed minor collector Lenze Road, which will connect to existing major thoroughfare Kuykendahl Road. The proposed and

existing alignments of these streets in addition to the proposed internal private street system will uphold connectivity for residents of the proposed development.

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

The existing CenterPoint transmission corridor and creek to the east of the general plan create physical constraints and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the surrounding area is provided by proposed minor collectors, existing streets, and the Grand Parkway, and internal circulation is provided by the proposed private street system with three external connections, 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 proposed private street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on the east side of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-1694
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 08/23/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To not provide an east-west public street and to exceed the maximum intersection spacing for a distance of approximately 1,757 feet along the western boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (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

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

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by mostly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be serviced by an internal street system consisting of Type 2 PAEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The proposed development will provide a connection to the future minor collector Lenze Road. This connection will be used by residents of the proposed development to access the surrounding roadway network. Therefore, the circulation of the subject site and the surrounding area will be upheld with the approval of a special exception.

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

The special exception will achieve a result contemplated by Chapter 42 by conforming to the minor collector alignment proposed on the City of Houston MTFP for Klein Oak Lane and Lenze Road. The

future minor collectors will achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation within and outside the development.

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

The modification is a 25.5% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed private street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

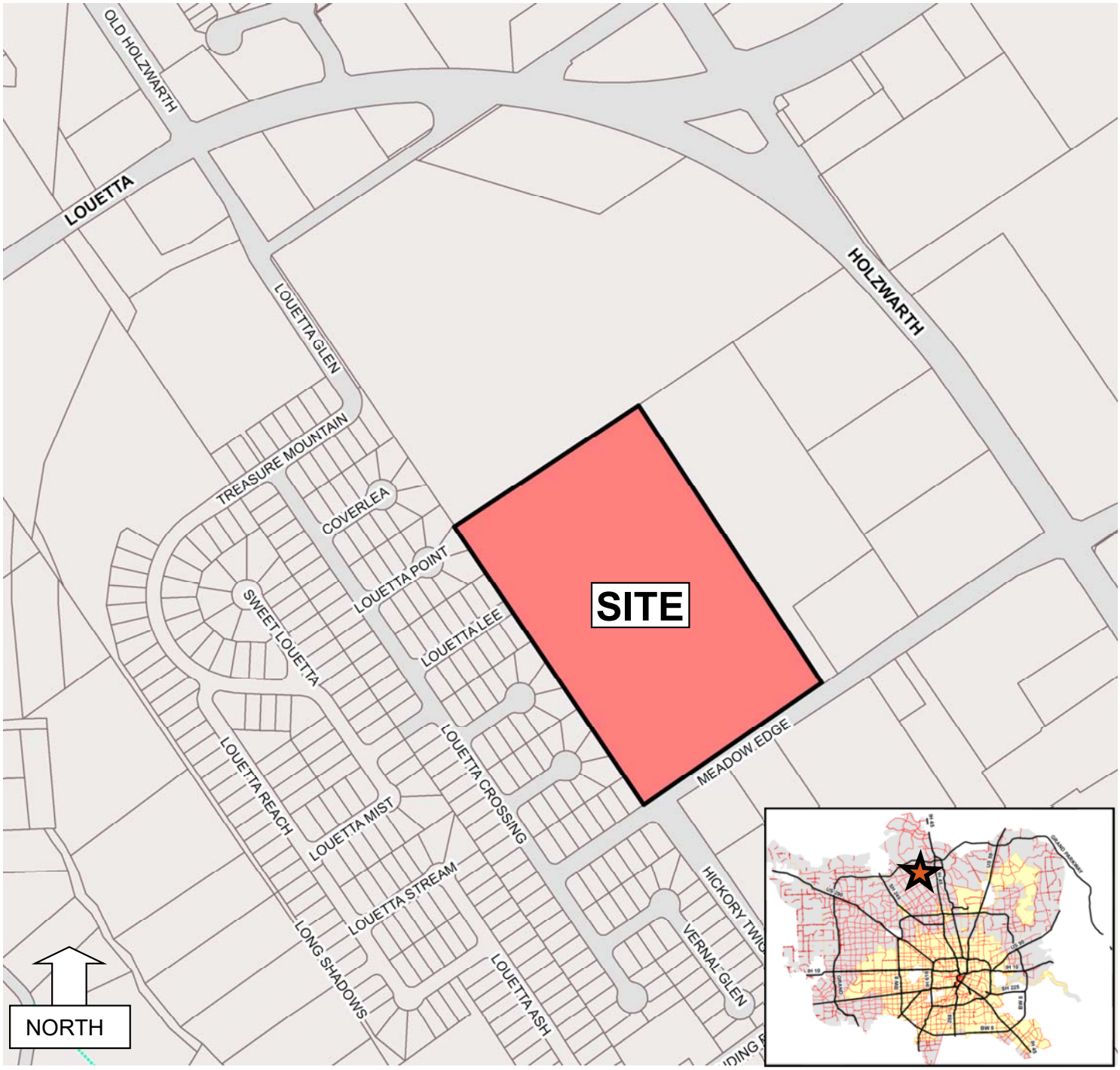
The proposed private street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Meadow Edge Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

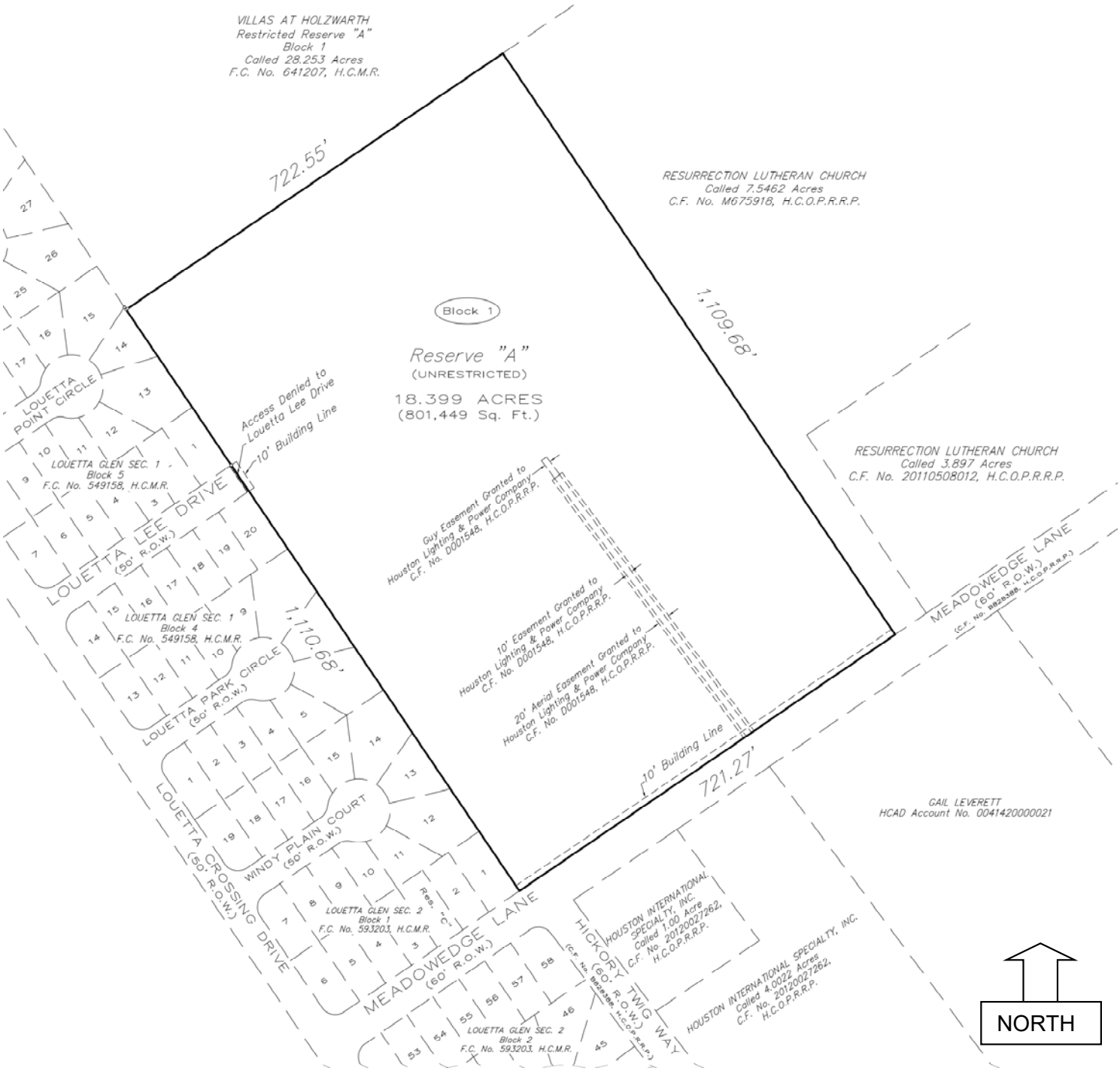
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Meadow Edge Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 09/05/2024**

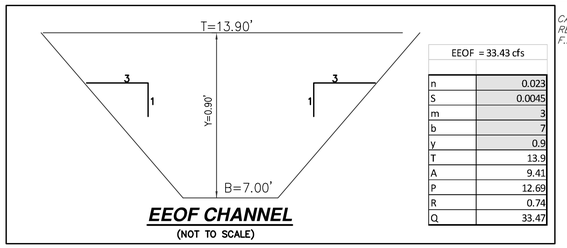
Subdivision Name: Meadow Edge Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



EEOF = 33.43 cfs	
n	0.023
S	0.0045
m	3
b	7
y	0.9
T	13.9
A	9.41
P	12.69
R	0.74
Q	33.47

CALLED 7.5462 ACRES
RESURRECTION LUTHERAN CHURCH
F.N. M675918 O.P.R.H.C.

FASHION OUTLET MALL
INTERSTATE 45 NORTH
SECTION TWO
VOL. 331, PG. 101 H.C.M.R.

NOTE:

THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO CIVIL SITE WORK AND INFRASTRUCTURE DESIGN. COMPLIANCE WITH CODES AND REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS INSIDE THE BUILDING ENVELOPE ARE NOT WITHIN THE SCOPE OF RSG ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

NOTE:

THESE PLANS ARE BASED ON RECEIVED SITE SURVEY INFORMATION THAT HAS NOT BEEN FIELD VERIFIED BY RSG ENGINEERING. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF KEY UTILITIES AND KEY SITE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND SITE CONDITIONS SHALL BE PROMPTLY COMMUNICATED WITH PROJECT ENGINEER.

LEGAL DESCRIPTION

BEING A 18.40 ACRE (801,453 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABRAHAM SCALES SURVEY, ABSTRACT NO. 687 OF HARRIS COUNTY, TEXAS AND BEING ALL OF A CALLED 18.378 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO LAKEVIEW METHODIST ASSEMBLY RECORDED UNDER FILE NUMBER 20150533611 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY (O.P.R.H.C.)

CALLED 5.000 ACRES
GAIL LEVERETT
F.N. E991385

CALLED 4.0022 ACRES
HOUSTON INTERNATIONAL SPECIALTY, INC.
F.N. 20120027262

CALLED 1.00 ACRES
HOUSTON INTERNATIONAL SPECIALTY, INC.
F.N. 20120027262

EX. DRIVEWAY
SHALL BE REMOVED
RESTORE DITCH TO
DRAIN PER HARRIS COUNTY
STANDARDS. SOD AREA
BETWEEN EDGE OF PAVEMENT
AND ROW LINE

"A" INLET TOP 114.58
24" NE RCP FL 111.12
24" NE RCP FL 110.98
HICKORY TWIG WAY
(60' R.O.W.)
F.N. 8828388

PROP. BUILDING 6
AREA = 31,200 SF
FF = 116.90

PROP. BUILDING 7
AREA = 49,920 SF
FF = 116.90

PROP. BUILDING 5
AREA = 21,000 SF
FF = 116.90

PROP. BUILDING 4
AREA = 29,120 SF
FF = 116.90

PROP. BUILDING 3
AREA = 36,400 SF
FF = 116.90

PROP. BUILDING 2
AREA = 21,000 SF
FF = 116.90

PROP. BUILDING 1
AREA = 36,400 SF
FF = 116.90

PROP. BUILDING 8
AREA = 7,000 SF
FF = 116.90

PROP. BUILDING 9
AREA = 5,250 SF
FF = 116.90

PROP. BUILDING 10
AREA = 6,650 SF
FF = 116.90

PROP. BUILDING 11
AREA = 4,900 SF
FF = 116.90

PROP. BUILDING 12
AREA = 7,700 SF
FF = 116.90

PROP. 5.20' DEEP
DETENTION POND
3H:1V SIDE SLOPE

PROP. 2' DEEP DITCH 4H:1V SIDE SLOPE

PROP. EXTREME
EVENT OVERFLOW
EARTHEN CHANNEL
RE: DETAIL AND CALCS
ON THIS SHEET

PROP. 6.0' CONC. SIDEWALK

PROP. 7.0' CONC. SIDEWALK

PROP. 40.0' CONC. PAVED DITCH

20.0' MAINTENANCE BERM

26.0' FIRE LANE

5.0' CURB OPENING

MWSE 114.40

TOE 109.20

(CALLED S 31°32'21" E 1,107.83')

(CALLED N 59°12'32" E 922.85')

(CALLED N 31°57'13" W 1,109.79')

GUY EASEMENT
F.N. D001548 O.P.R.H.C.

10' WIDE H.L.&P. ESMT. W/AERIAL ESMT.
F.N. D001548 O.P.R.H.C.

1' RESERVE
F.C. 549158
H.C.M.R.

LOUETTA GLEN
SEC. 1
F.C. 549158 H.C.M.R.

LOUETTA GLEN
SEC. 2
F.C. 593203 H.C.M.R.

LOUETTA LEE DRIVE
(60' R.O.W.)
549158 H.C.M.R.

MEADOWEDGE LANE
(60' R.O.W.)
F.C. 593203 H.C.M.R.

PLAIN COURT
(50' R.O.W.)
593203 H.C.M.R.

BLOCK 1
BLOCK 2
BLOCK 4
BLOCK 5

LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 18
LOT 19
LOT 20
LOT 56
LOT 57
LOT 58

18" RCP FL 111.91
18" RCP FL 111.88
18" RCP FL 112.18
18" RCP FL 112.15
24" RCP FL 111.94
24" RCP FL 112.09
18" RCP FL 112.43
18" RCP FL 112.14
18" RCP FL 112.22
18" RCP FL 111.96
24" RCP FL 111.52
24" RCP FL 110.93

SCALE: 1" = 50'

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 5100
HOUSTON, TEXAS 77079
TEL. 713-783-7777
TBPE FIRM #: 15498

project
MEADOWEDGE BUSINESS PARK
at
1800 MEADOW EDGE LN SPRING, TEXAS 77388

REVISIONS

STATE OF TEXAS
SALIM NAZIH OBEID
118980
LICENSED
PROFESSIONAL ENGINEER
07.11.2024

SITE PLAN

DRAWN BY:	CHECKED:
CM	SNO
PROJECT No:	SHEET No:
2418.114	C3.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1667
Plat Name: Meadow Edge Commerce Park
Applicant: The Pinnell Group, LLC
Date Submitted: 08/23/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Section Number (42-134 Street Extension); We are seeking a variance to prohibit the right-of-way extension of Louetta Lee Drive through the subject property and prohibit the dedication of a cul-de-sac bulb into the property at the dead end of Louetta Lee Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (Street Extension)

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 owners of this 18.399 acres of land are platting the subject property into a single Block and single Reserve to create a commercial and light industrial development. Most of the 18.399 acres will be made up of buildings, paving and a detention pond. Louetta Lee Drive is an existing 50 feet wide dedicated residential street that terminates at the southwest boundary line of the proposed subdivision. The developer of Louetta Glen Sec. 1 likely anticipated continued residential development to the east where Louetta Lee Drive would access future residential housing. Access to Louetta Lee Drive will not benefit this new commercial and light industrial development, nor will it improve local traffic circulation inside Louetta Glen. Moreover, the residents of Louetta Glen Sec. 1 would not appreciate the additional commercial, or light industrial, traffic commuting in and out of their residential community.

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

The developer of Louetta Glen Sec. 1 dedicated Louetta Lee Drive in anticipation of a future residential Section to be built where the subject property lies; However, the owner of the subject property plans on building a commercial, light industrial development and Louetta Lee Drive will impede the layout of proposed improvements and serve no purpose if extended into or through the property. The circumstances supporting the granting of the variance are logical. The residents of Louetta Glen Sec. 1 will not want to mix residential traffic with commercial traffic, and the owner of the subject property does not need access to Louetta Lee Drive. If the subject property was created as a residential development, then the extension of Louetta Lee Drive would be logical and would benefit the property and the public.

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

The granting of this variance will not devalue this Chapter. If the owner was developing a residential subdivision, they would extend the Louetta Lee Drive as another ingress/egress point for traffic circulation; However, mixing commercial traffic with a residential community is never a good idea.

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

Currently, there is nothing injurious to the public health, safety and welfare at the end of Louetta Lee Drive, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if Louetta Lee Drive is extended and open to commercial traffic, that could create public health and safety hazard, and potentially damage the infrastructure within Louetta Glen Sec. 1.

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

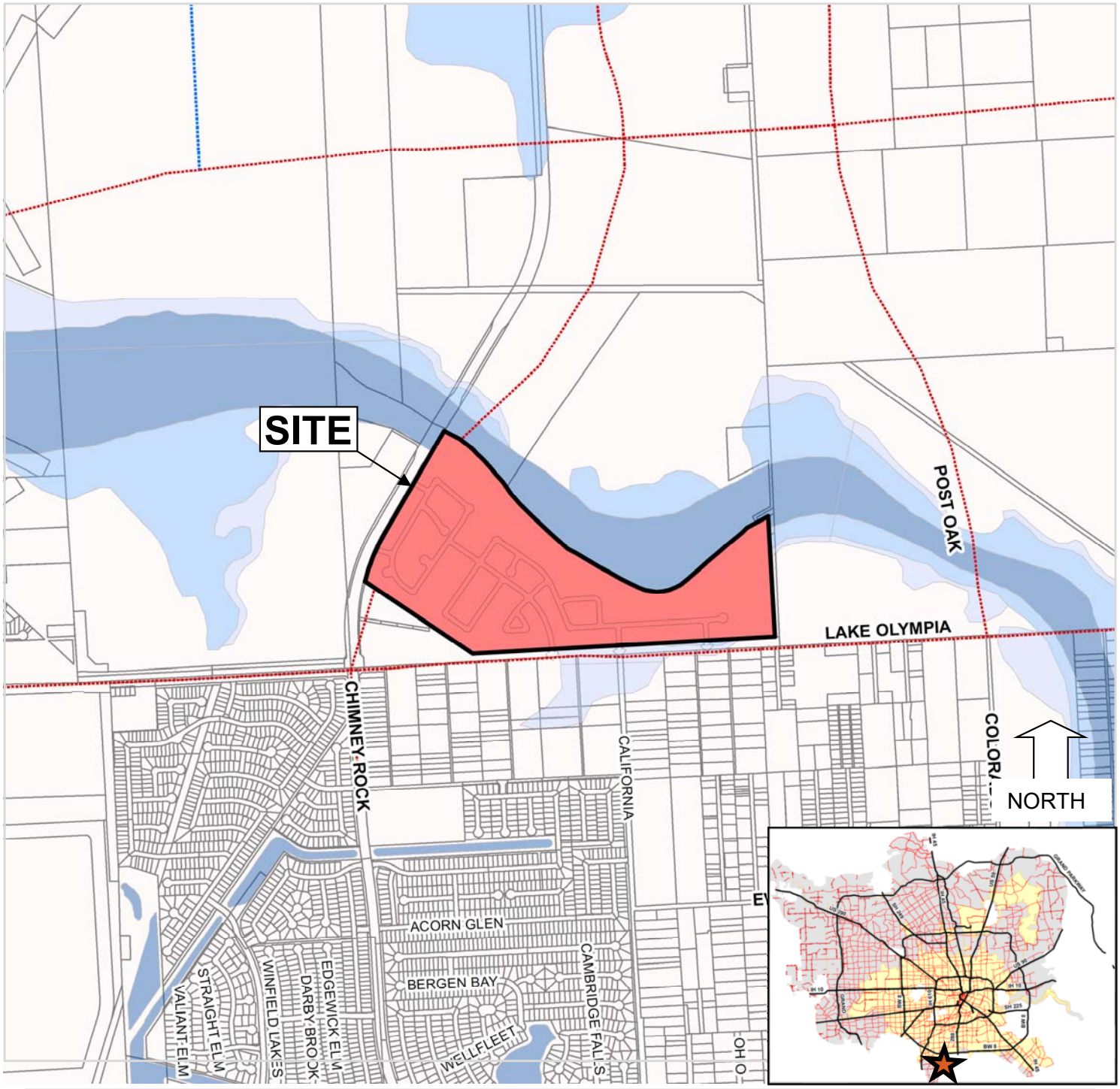
This request is not based on economic reasons. It is a matter of a logistical solution not to extend Louetta Lee Drive.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc



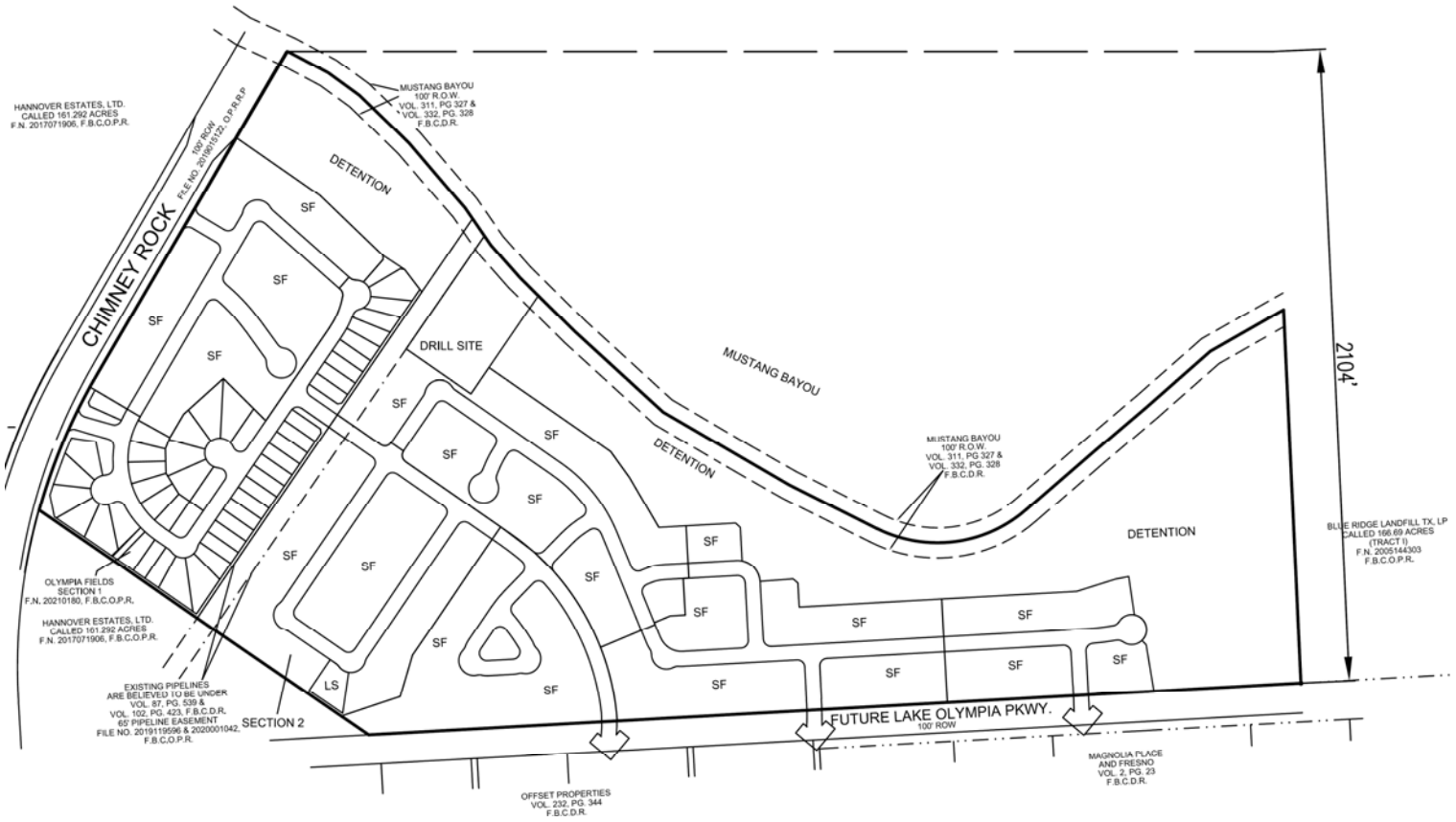
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc



NORTH

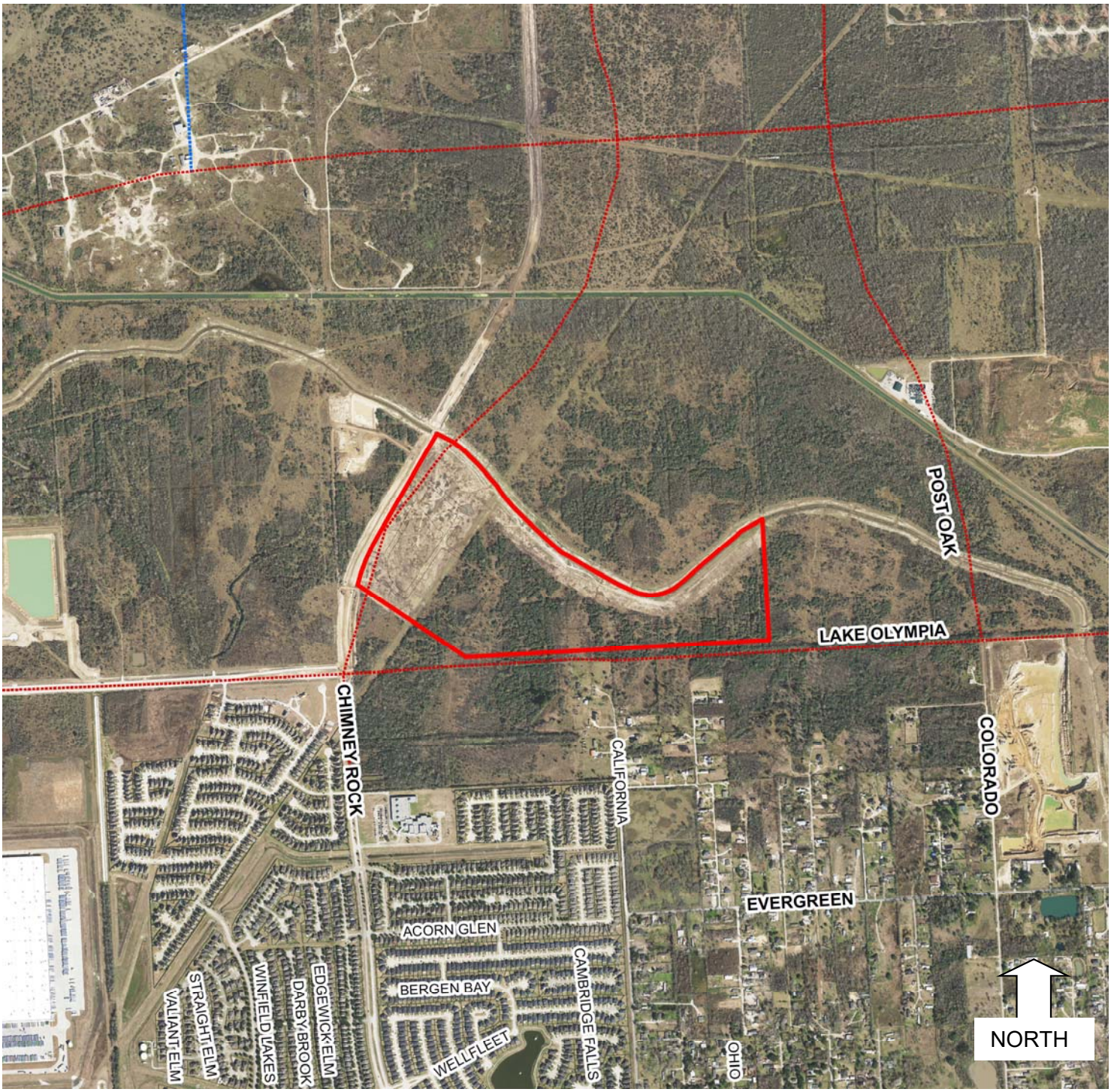
D – Variances Subdivision

Houston Planning Commission ITEM: 117

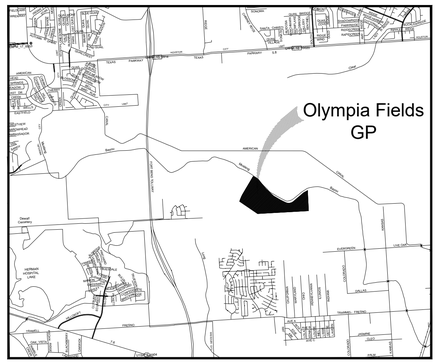
Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Olympia Fields GP

Applicant: LJA Engineering, Inc



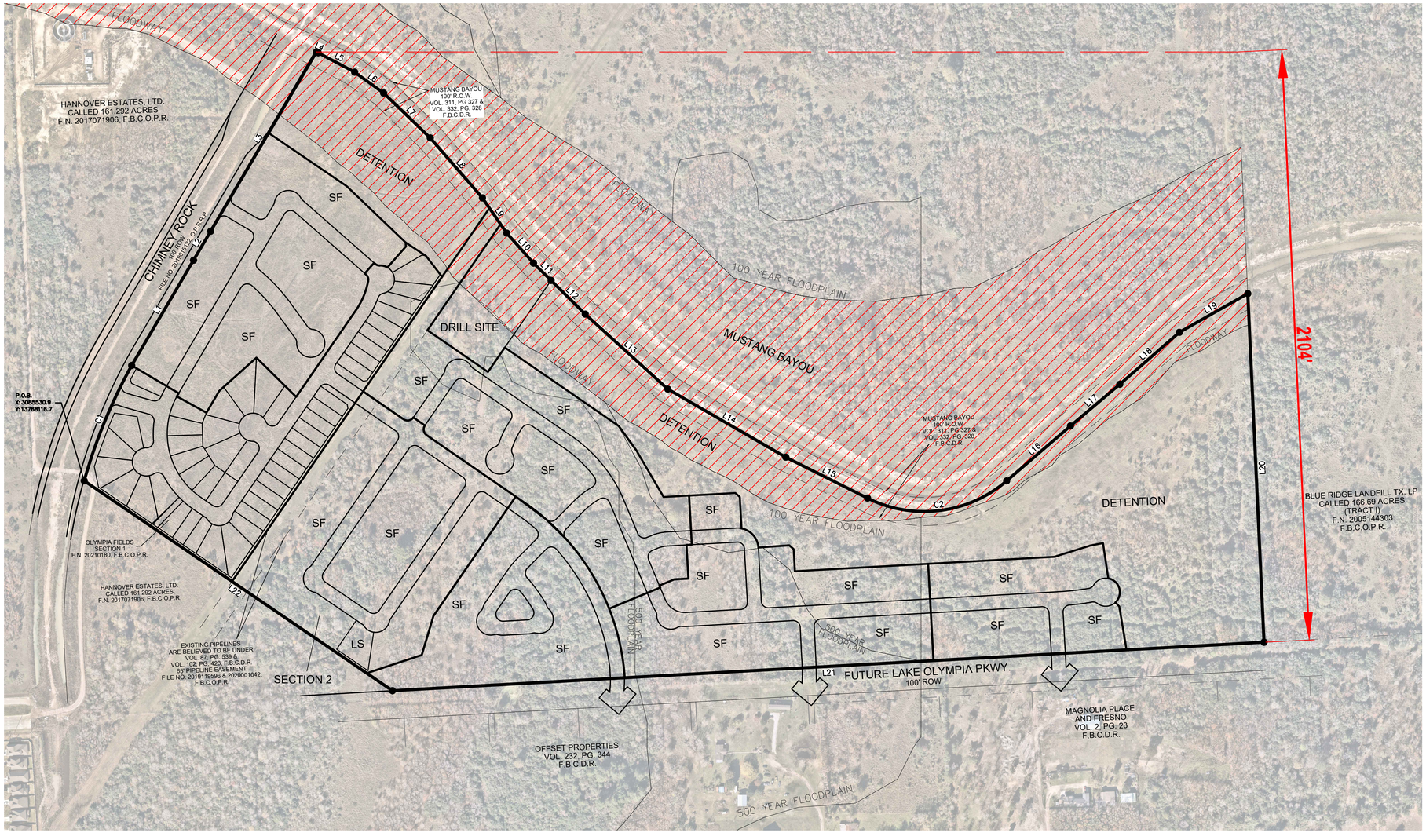
D – Variances Aerial



Vicinity Map
(Not to scale)

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1924'	13°15'04"	445'	N 22°21'52" E	444'
C2	450'	67°17'39"	529'	N 82°56'26" E	499'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°25'55" E	435'
L2	N 30°31'22" E	120'
L3	N 30°31'27" E	741'
L4	S 65°35'19" E	7'
L5	S 62°02'36" E	147'
L6	S 54°05'00" E	127'
L7	S 46°04'32" E	230'
L8	S 41°02'08" E	283'
L9	S 34°37'32" E	152'
L10	S 41°39'44" E	143'
L11	S 45°24'04" E	88'
L12	S 45°24'04" E	171'
L13	S 47°46'32" E	397'
L14	S 59°57'54" E	485'
L15	S 63°24'45" E	325'
L16	N 49°16'04" E	300'
L17	N 49°50'20" E	230'
L18	N 48°52'26" E	281'
L19	N 60°30'51" E	280'
L20	S 02°40'11" E	1243'
L21	S 86°48'49" W	3107'
L22	N 55°43'53" W	1328'



LEGEND

FLOODWAY

A VARIANCE EXHIBIT OF

OLYMPIA FIELDS GP

±107.7 ACRES

OUT OF THE
THOS HABERMAKER SURVEY, A-191
CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

OWNER:
WOODMERE DEVELOPMENT CO.

PLANNER:

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

NORTH 0 100 200 400

LJA# 1037-10007 08.19.2024

DISCLAIMER AND LIMITED WARRANTY

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1624
Plat Name: Olympia Fields GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 08/12/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To exceed intersection spacing by not providing a stub street through the eastern boundary of the Olympia Fields General Plan.

Chapter 42 Section: 42-128

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

(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;

Olympia Fields is an approximately 107-acre residential subdivision located east of Fort Bend Parkway along the southern border of Mustang Bayou. The community contains internal streets that traverse the development to serve the residential lots. Mustang Bayou is a tributary of Chocolate Bay and flows southeast from Fort Bend County into Harris and Brazoria County. The Bayou also serves as a natural northern border for the Olympia Fields development. With the development located along the Bayou, there are several hinderances to development such as floodplain, floodway, and wetlands. Due to the associated physical constraints of developing within the floodway, the development has access to Chimney Rock Road which contains a north/south crossing of Mustang Bayou and the American Canal to comply with the City of Houston Major Thoroughfare and Freeway Plan. Strict adherence to the 1,400' local street intersection requirements would mean an additional roadway crossing floodway, floodplain, and wetlands. These unusual physical characteristics affect the property in question. This area should be limited to serve as floodway, floodplain, and wetland mitigation space, and constructing a road would be contrary to sound public policy.

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

The existing conditions of Mustang Bayou is not a hardship created or imposed by the applicant, as the established floodplain and floodway were imposed by the Federal Emergency Management Agency (FEMA).

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

The Olympia Fields development is proposing a network of street connections that will provide adequate circulation to the residents of the community. Access to Future Lake Olympia Parkway will be provided which provides east-west connectivity, so the intent of the chapter is preserved and maintained.

(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.

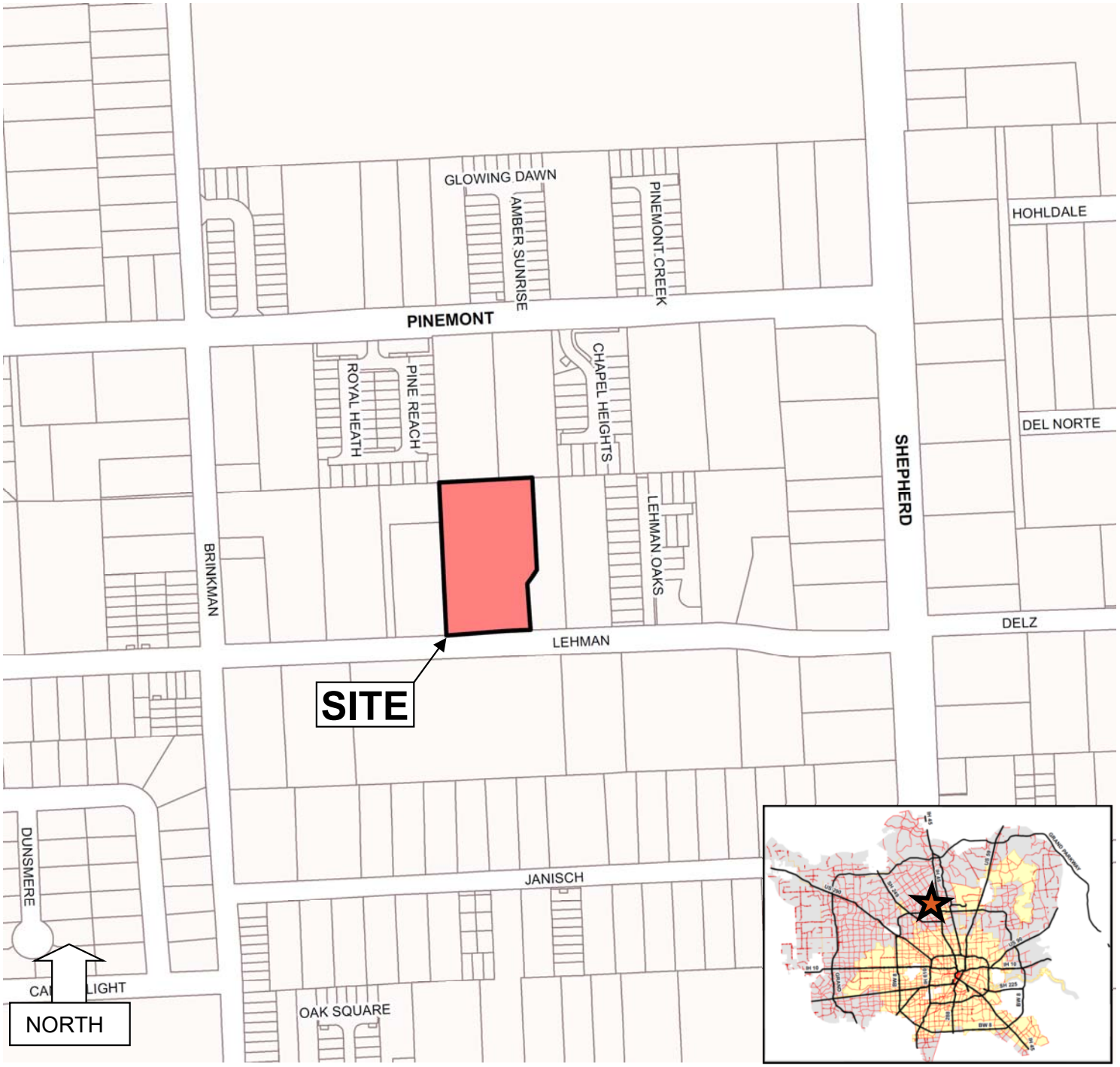
Economic hardship is not the sole justification of the variance, as the existing conditions of Mustang Bayou and its surrounding floodplain, floodway, and wetlands are the supporting circumstances for this request.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Riverway on Lehman

Applicant: Total Surveyors, Inc.



D – Variances

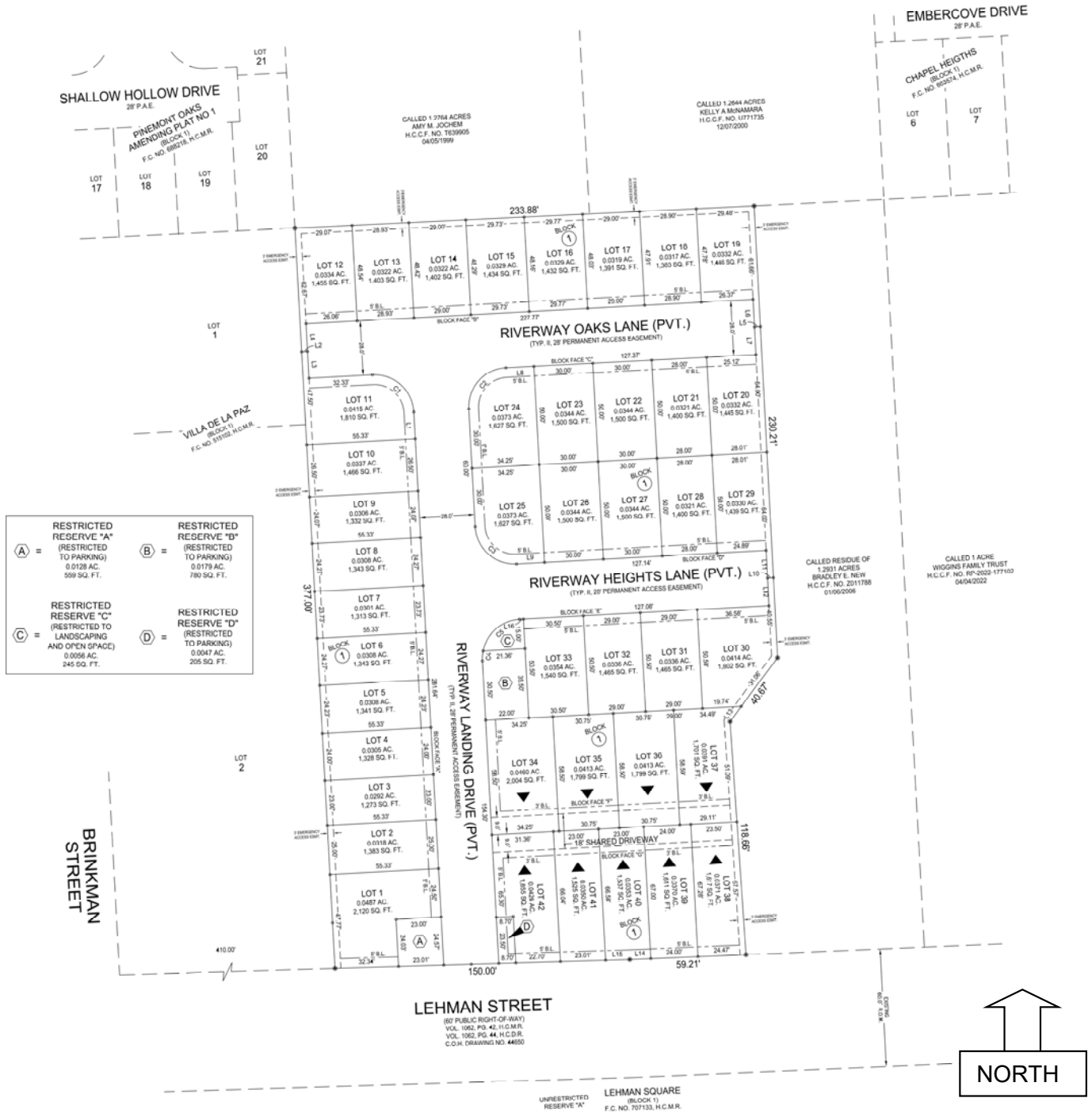
Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Riverway on Lehman

Applicant: Total Surveyors, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Riverway on Lehman

Applicant: Total Surveyors, Inc.



D – Variances

Aerial

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4

3

2

1

28' P.A.E.

34

35

36

37

18' SHARED DRIVEWAY

42

41

40

39

38

WOOD FENCE

FRONT DOOR

WROUGHT-IRON FENCE

EXIT

ENTRY

WROUGHT-IRON GATES

W.I. GATE

PARKING
10'X22'

READER

FRONT DOOR

FRONT

SIDEWALK

W.I. FENCE

5' CONC. SIDEWALK

806 LEHMAN STREET

SITE PLAN VARIANCE

SCALE: 1/8" = 1'-0"

0 2 5 10 20

STATUS:			
START	8/16/24	RSP	
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			

DEED RESTICTIONS

YES			NO
HEIGHT	FRONT	REAR	SIDES
X	X	X	X

REVISIONS:

X	XXX

ENGINEER:

NAME		
SUBMITTED	XX-XX-XX	XXX
REVIEWED		
FINAL		

PERMIT:

NUMBER: XX		
SUBMITTED	XX-XX-XX	XXX
APPROVED		

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850

CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN
RON PETTIT - PRINCIPAL

RIVERWAY DEVELOPMENT

806 LEHMAN STREET
HOUSTON, TX 77006

PROJECT FILE: R:\ACAD DWG FILES\2023-K DRAWING FILES\K037-RW 806 LEHMAN\K037-RW 80 LEHMAN-ST

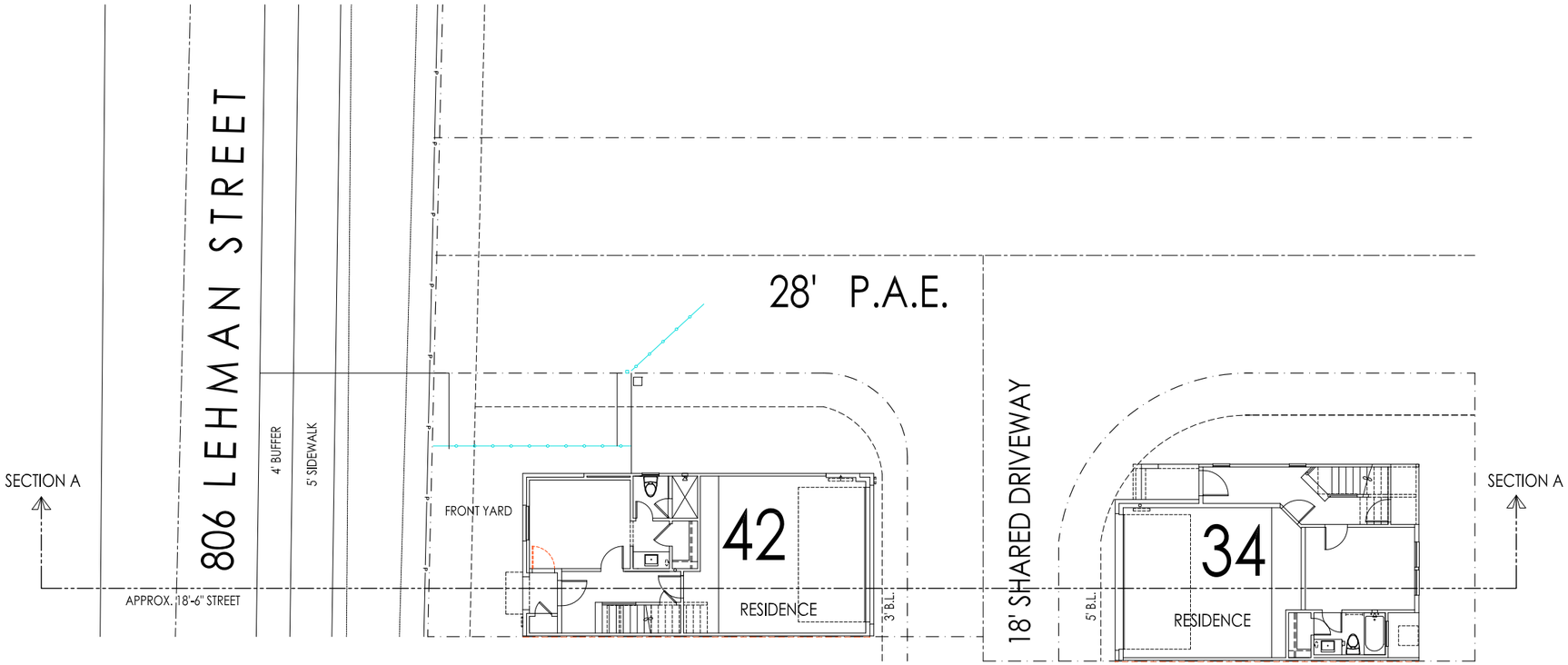
K037

PLOT DATE:
16-Aug-24
SAVE DATE
16-Aug-24
PLAN #
K037-RW 80 LEHMAN-ST

A2.2
1 OF 1

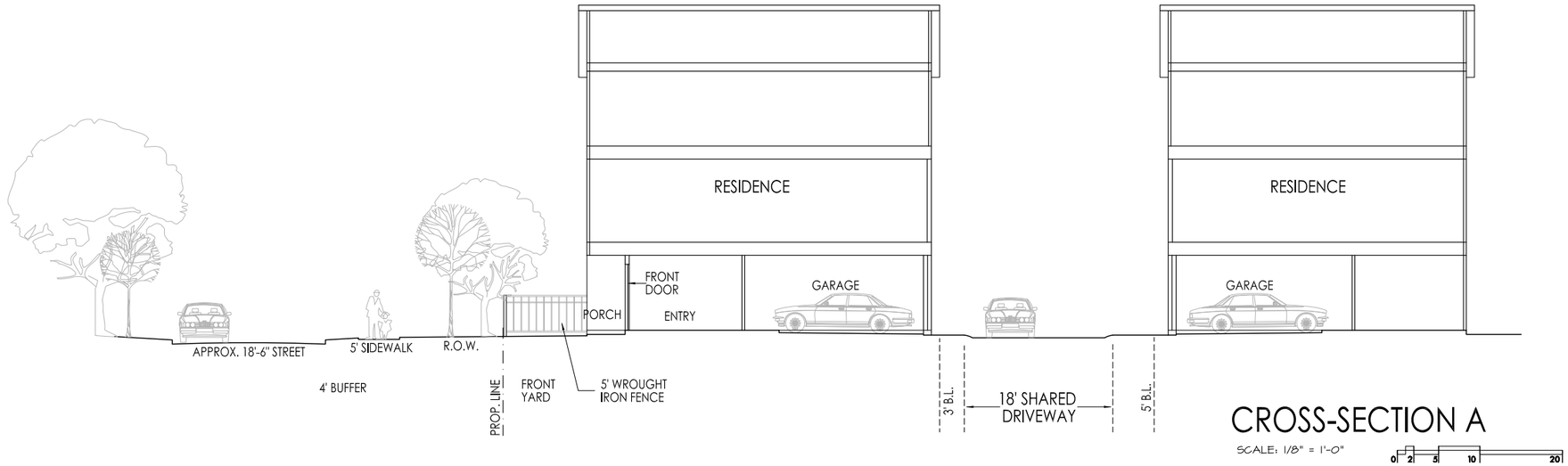
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SITE PLAN VIEW

SCALE: 1/8" = 1'-0"



CROSS-SECTION A

SCALE: 1/8" = 1'-0"

VARIANCE

STATUS:			
START	8/16/24	RGP	
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			

DEED RESTICTIONS			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X

REVISIONS:	
X	XXX

ENGINEER:		
NAME		
SUBMITTED	XX-XX-XX	XXX
REVIEWED		
FINAL		

PERMIT:		
NUMBER: XX		
SUBMITTED	XX-XX-XX	XXX
APPROVED		

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
LAND PLANNING RESIDENTIAL DESIGN
RON PETTIT - PRINCIPAL

PERMIT STATUS:
SUBMITTAL: -
PASSED: -

RIVERWAY DEVELOPMENT

806 LEHMAN STREET
HOUSTON, TX 77006

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K037

PLOT DATE:
16-Aug-24
SAVE DATE
16-Aug-24
PLAN #
K037-RW 80 LEHMAN-ST

A2.3
1 OF 1









VIEW FROM FRONT YARD



FRONT YARD

STATUS:			
START	8/16/24	RGP	
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			

DEED RESTICTIONS			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X

REVISIONS:	
X	XXX

ENGINEER:		
NAME		
SUBMITTED	XX-XX-XX	XXX
REVIEWED		
FINAL		

PERMIT:		
NUMBER: XX		
SUBMITTED	XX-XX-XX	XXX
APPROVED		

REDRAW OF:

CITYDESIGN
18FIFTEEN SHEARN SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850

CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN
RON PETTIT - PRINCIPAL

RIVERWAY DEVELOPMENT

806 LEHMAN STREET
HOUSTON, TX 77006

PROJECT FILE: R:\ACAD DWG FILES\2023-K DRAWING FILES\K037-RW 806 LEHMAN\K037-RW 80 LEHMAN-ST

K037

PLOT DATE:
16-Aug-24
SAVE DATE
16-Aug-24
PLAN #
K037-RW 80 LEHMAN-ST

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1 OF 1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1608
Plat Name: Riverway on Lehman
Applicant: Total Surveyors, Inc.
Date Submitted: 08/11/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an 18' shared driveway to take access from a type 2 permanent access easement.
Chapter 42 Section: Sec. 42-145. - General layout and arrangement for

Chapter 42 Reference:
Sec. 42-145. - General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements:

Statement of Facts

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

This site is located within the City of Houston, in an area that has experienced a tremendous amount of growth and redevelopment. The site is located on Lehman Street, a local street, which ties to North Shepherd on the west and to Brinkman Street on the east. The proposed development will sit on 1.95 acres of land and will create 42 lots, along with 7 parking spaces and some green space area. The plan for this development is to create a project that will be connected to the neighborhood with front doors facing Lehman Street with pedestrian access directly to Lehman Street. This will allow the developer to create an enhanced pedestrian realm along Lehman Street, creating the connectivity and walkability to the neighboring area. To achieve these valuable characteristics for the project a variance is needed for 1 18' shared driveway to connect to a 28' wide permanent access easement. The development is proposing 3 separate type 2 permanent access easements (28' wide) and 1 18' shared driveway to service the lots. The 18' shared driveway will act as an alley way that will serve a total of 9 lots. The use of the shared driveway will allow for 5 of the lots to have front door access to Lehman Street. This is extremely favorable for both the City and the Development by creating pedestrian connectivity to Lehman Street and an enhanced street scape. Without the use of the shared driveway the development site plan would change, and the neighborhood would get the backs of houses and wood fences. This would internalize the subdivision, thus not improving the walkability of the neighborhood.

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The dimensions of the site are the main reason for variance request. By allowing the 18' shared driveway to connect to a type 2 permanent access easement, a preferable development for both the developer and City of Houston.

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

The intent and general purposes of this chapter will be preserved and maintained, by granting the variance. Chapter 42 allows a shared driveway to be 200' in length. The total length of the shared driveway from Lehman Street to the end is less than 200'. The shared driveway is intersecting a type 2 permanent access easement, which has a 28' wide paving section just as a public right-of-way or type 1 permanent access easement would have.

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

The granting of the variance will not be injurious to the public health, safety or welfare by granting the variance. By granting the variance, the pedestrian realm will be enhanced and improved with the proposed homes having the front doors facing Lehman Street. The pedestrian realm will be enhanced with sidewalks, iron fencing, and better lighting along Lehman Street, creating a safer environment for the neighborhood.

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

Economic hardship is not the sole justification for the variance. The granting of the variance will allow the developer to make a significant investment into the neighborhood to benefit the City of Houston as well as the future home owners.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 15, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Riverway on Lehman
REFERENCE NUMBER: 2024-1608

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Lehman Street between Brinkman Street and North Shepherd Drive 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.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an 18' shared driveway to take access from a 28' access easement instead of a public street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, September 5, 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber**

You may also submit written comments by 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 will be made part of the meeting record.

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

For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

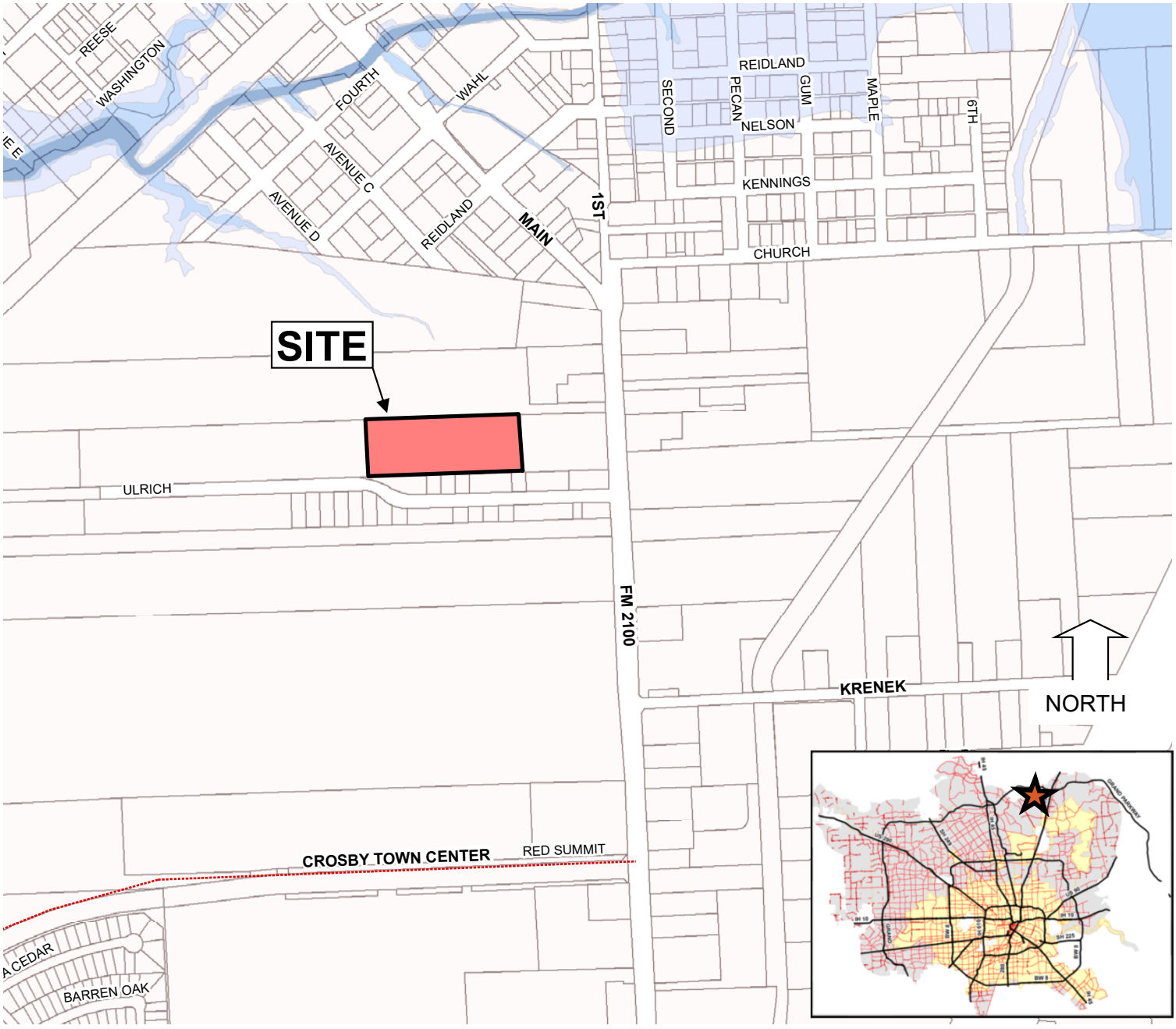
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Salazar Partition (DEF 1)

Applicant: Humble Surveying Company



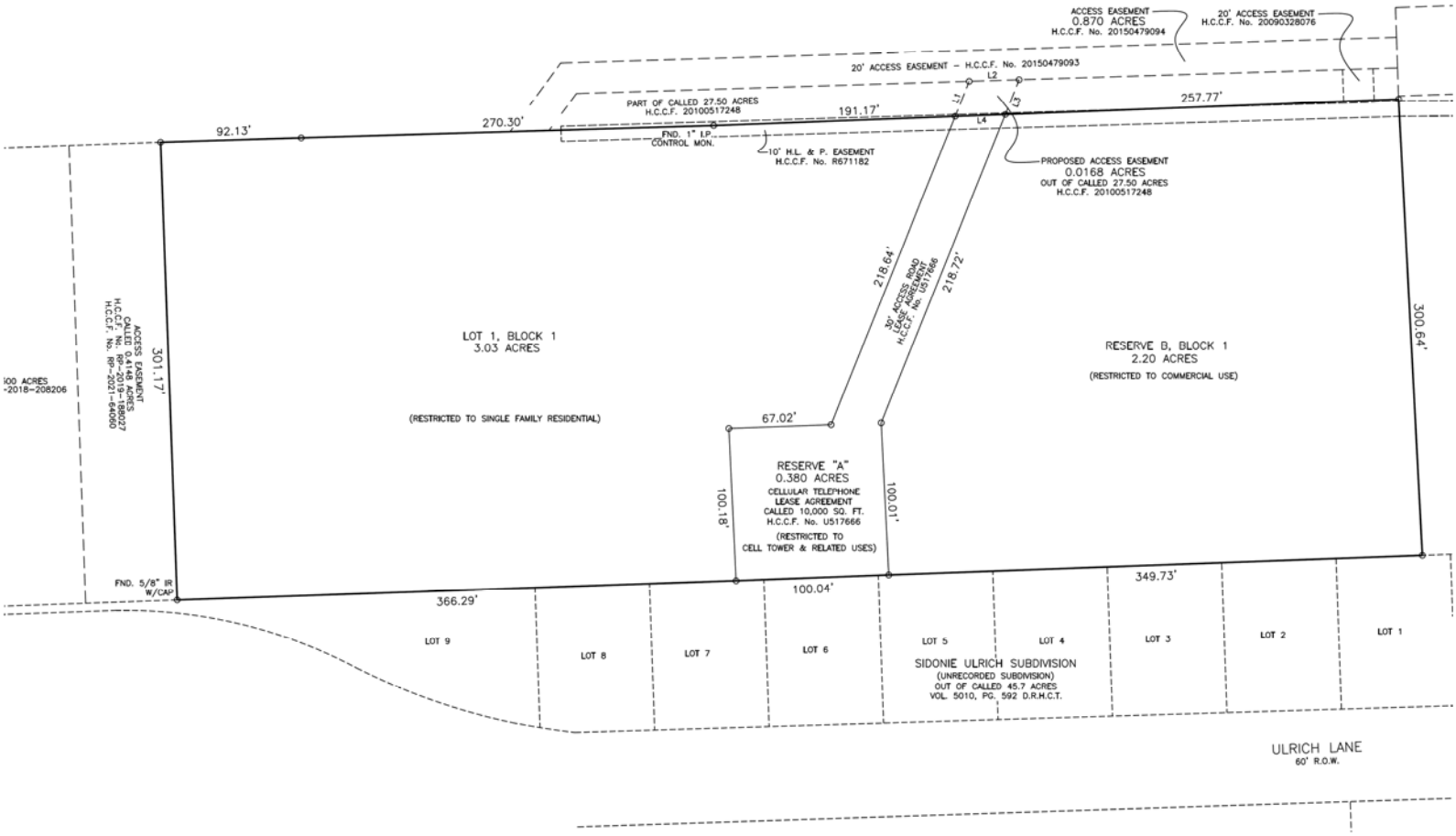
D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Salazar Partition (DEF 1)

Applicant: Humble Surveying Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Salazar Partition (DEF 1)

Applicant: Humble Surveying Company



D – Variances **Aerial**

HUMPHREY JACKSON SURVEY
ABSTRACT No. 37

CALLED 38.3 ACRES
VOL. 2590, PG. 414 D.R.H.C.T.

CROSBY TOWN SQUARE
FILM CODE No. 684680 M.R.H.C.T.

UNRESTRICTED RESERVE "A"
CALLED 1.9721 ACRES

BLOCK 1

UNRESTRICTED RESERVE "B"
CALLED 0.7911 ACRES

CALLED 27.50 ACRES
H.C.C.F. 20100517248

F.M. ROAD No. 2100
100' R.O.W.

EDGE OF ROAD

ACCESS EASEMENT
0.870 ACRES
H.C.C.F. No. 20150479094

20' EASEMENT
H.C.C.F. No. 20090328076

20' ACCESS EASEMENT – H.C.C.F. No. 20150479093

58' ACCESS EASEMENT H.C.C.F. No. 20150479093

ROCK DRIVEWAY

FND. 5/8" I.R. W/CAP
CONTROL MON.

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

92.13'
N 88°13'05" E
(CALLED N 89°57'30" E)

FND. 3/4" I.R.

(CALLED N 89°57'30" E)
N 88°16'45" E 270.30'

FND. 1" I.P.
CONTROL MON.

(CALLED N 89°49'06" E)
N 87°47'16" E 191.17'

PART OF CALLED 27.50 ACRES
H.C.C.F. 20100517248
SET 5/8" I.R.

(CALLED N 89°49'06" E)
N 87°47'16" E 257.77'

FND. 5/8" I.R.
CONTROL MON.
FND. 5/8" I.R.
S 82°15'E – 1.3'

10' H.L. & P. EASEMENT
H.C.C.F. No. R571182

TRACT I
CALLED 0.4702 ACRES
H.C.C.F. No. 20150479093

COVERED
1-STORY BRICK RESIDENCE

METAL SHED

METAL SHED

METAL BUILDING

ROCK DRIVEWAY

S 21°48'34" E 218.72'

N 21°48'34" W 218.72'

CALLED 10.500 ACRES
H.C.C.F. No. RP-2018-208206

CALLED 0.148 ACRES
H.C.C.F. No. RP-2021-656080

(CALLED N 20°04'37" W 301.17')
N 20°04'11" W 301.17'

3.41 ACRES
ALL OF TRACT I
CALLED 0.4702 ACRES
H.C.C.F. No. 20150479093
& PART OF TRACT II
CALLED 24.78 ACRES
H.C.C.F. No. 20150479093

2.20 ACRES
OUT OF TRACT II
CALLED 24.78 ACRES
H.C.C.F. No. 20150479093

(CALLED S 00°16'00" E)
S 02°57'52" E 300.84'

CALLED 3.13 ACRES
H.C.C.F. No. 20100498077

N 02°57'18" W (CALLED N 00°53'38" W) 301.57'

5.4'
FND. 5/8" IR W/CAP

CELLULAR TELEPHONE LEASE AGREEMENT
CALLED 10,000 SQ. FT.
H.C.C.F. NO. U517666

S 02°56'20" E 100.01'
(CALLED S 00°16'00" E 100.00')

2.5'

1' WIDE STRIP BETWEEN THE SOUTH LINE OF CALLED 55.2059 ACRES AND THE NORTH LINE OF ULRICH LANE, 1' STRIP BEING OUT OF CALLED 45.7 ACRES PER VOL. 5010, PG. 592 D.R.H.C.T.

FND. 5/8" IR W/CAP

S 88°01'40" W 366.29'
(CALLED S 89°57'30" W)

FND. 1" I.P.

S 87°49'34" W
100.04'
(CALLED S 89°57'30" W)

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

S 87°55'40" W 349.73'
(CALLED S 89°57'30" W)

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

(CALLED S 89°57'30" W)
S 87°55'40" W 450.92'

N 02°57'18" W (CALLED N 00°53'38" W) 102.14'

P.O.C.
FND. 5/8" I.R. W/CAP

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

SIDONIE ULRICH SUBDIVISION
(UNRECORDED SUBDIVISION)
OUT OF CALLED 45.7 ACRES
VOL. 5010, PG. 592 D.R.H.C.T.

TRACT TWO
H.C.C.F. No. Z519173

CALLED 0.48 ACRES
H.C.C.F. No. 20080547936

ULRICH LANE
60' R.O.W.

SIDONIE ULRICH SUBDIVISION
(UNRECORDED SUBDIVISION)
OUT OF CALLED 45.7 ACRES
VOL. 5010, PG. 592 D.R.H.C.T.

TRACT ONE
CALLED 0.8409 ACRES
H.C.C.F. No. Z519173

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.

3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

4) RESEARCH PROVIDED BY: FIRST NATIONAL TITLE COMPANY G.F. No. 21-559247-EH.

5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.

6) PROPERTY MAY BE SUBJECT TO PENNZOIL PIPELINE EASEMENT PER VOL. 1708, PG. 687 D.R.H.C.T. (BLANKET EASEMENT, UNABLE TO DETERMINE LOCATION).

7) PROPERTY DOES NOT APPEAR TO BE SUBJECT TO PENNZOIL PIPELINE EASEMENT PER H.C.C.F. No. D580982.

8) PROPERTY MAY BE SUBJECT TO GTE SOUTHWEST EASEMENT PER VOL. H.C.C.F. No. R735832. (BLANKET EASEMENT, UNABLE TO DETERMINE LOCATION).

9) PROPERTY APPEARS TO BE SUBJECT TO H.L.&P. EASEMENT PER H.C.C.F. No. R571182 (AS SHOWN HEREON).

10) PROPERTY APPEARS TO BE SUBJECT TO ACCESS EASEMENT PER VOL. H.C.C.F. No. 20090138814, No. 20090139817, No. 20090328076, No. 20100488072 & No. 20100488073.

11) PROPERTY DOES NOT APPEAR TO BE SUBJECT TO CROSBY MUD PER VOL. H.C.C.F. No. 20090464591.

12) PROPERTY APPEARS TO BE SUBJECT TO SPECTRA SITE COMMUNICATION EASEMENT PER H.C.C.F. No. 20120071151.

13) PROPERTY APPEARS TO BE SUBJECT TO HOUSTON CELLULAR TELEPHONE LEASE AGREEMENT PER H.C.C.F. No. U517666 (AS SHOWN HEREON).

14) PROPERTY APPEARS TO BE SUBJECT TO SECOND FAMILY SETTLEMENT AGREEMENT PER H.C.C.F. No. 20090328074.

15) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.

16) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

17) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.

18) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.

19) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48201C0540L, DATED 6-18-2007.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

- ⊕ = POWER POLE
- ⊛ = WATER METER
- ✕ = LIGHT POLE
- ⊞ = GRATE INLET
- ◧ = ELECTRIC BOX
- ◻ = TELEPHONE BOX
- –C– = OVERHEAD ELECTRIC
- –X– = FENCE

30 0 30 60 90 120 150 180
SCALE: 1" = 60 FEET

SURVEY PREPARED FOR: RICARDO SALAZAR

DESCRIPTION OF PROPERTY: 14929 F.M. 2100, CROSBY, TX 77532
3.41 ACRES, BEING ALL OF A CALLED 0.4702 ACRE TRACT, CALLED TRACT I AND PART OF A CALLED 24.78 ACRE TRACT, CALLED TRACT II AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20150479093 & 2.20 ACRES OUT OF SAID 24.78 ACRE TRACT & BEING SITUATED IN THE HUMPHREY JACKSON SURVEY, A-37, HARRIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN IV
5815
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, MAY 11, 2021.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 446-0118 Fax (281) 592-7136
TBPELS Firm No. 10114600

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File Name:	20-269.dwg
Scale:	1" = 60'
Date:	5-17-2021
Drawn by:	GH
Surveyed by:	EE-JP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1494
Plat Name: Salazar Partition
Applicant: Humble Surveying Company
Date Submitted: 07/28/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

No street frontage. Variance request to take access from an access easement. Plat two lots and a reserve restricted to cell tower use taking access with an access easement instead of direct frontage).

Chapter 42 Section: 42-188a/190c

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194. 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: 60' frontage on a 60' public street.

Statement of Facts

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

The frontage requirement creates an undue and unreasonable hardship in meeting the general purpose of the land use ordinance. Property owner acquired the property which included the existing access easements and the lack of frontage was not a result of a situation created by him. Creating direct access to a public street is not feasible.

(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;

Property owner acquired the property which included the existing access easements and the lack of frontage was not a result of a situation created by him.

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

The intent and general purpose of this chapter is preserved and maintained by having the ability to retain the development pattern of the area.

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

The variance allows for development of a property surrounded by a mix of uses. The proposed lot is consistent with the residential and commercial development within the area. The development of this property will not add a large amount of traffic to the area and the 20’ width of the existing access easement will accommodate the two-way traffic flow required to the public street. The access easement is already being used to accommodate both residential and commercial uses. Granting this variance will not substantially affect the area, or the general plan and will not be contrary to the public interest.

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

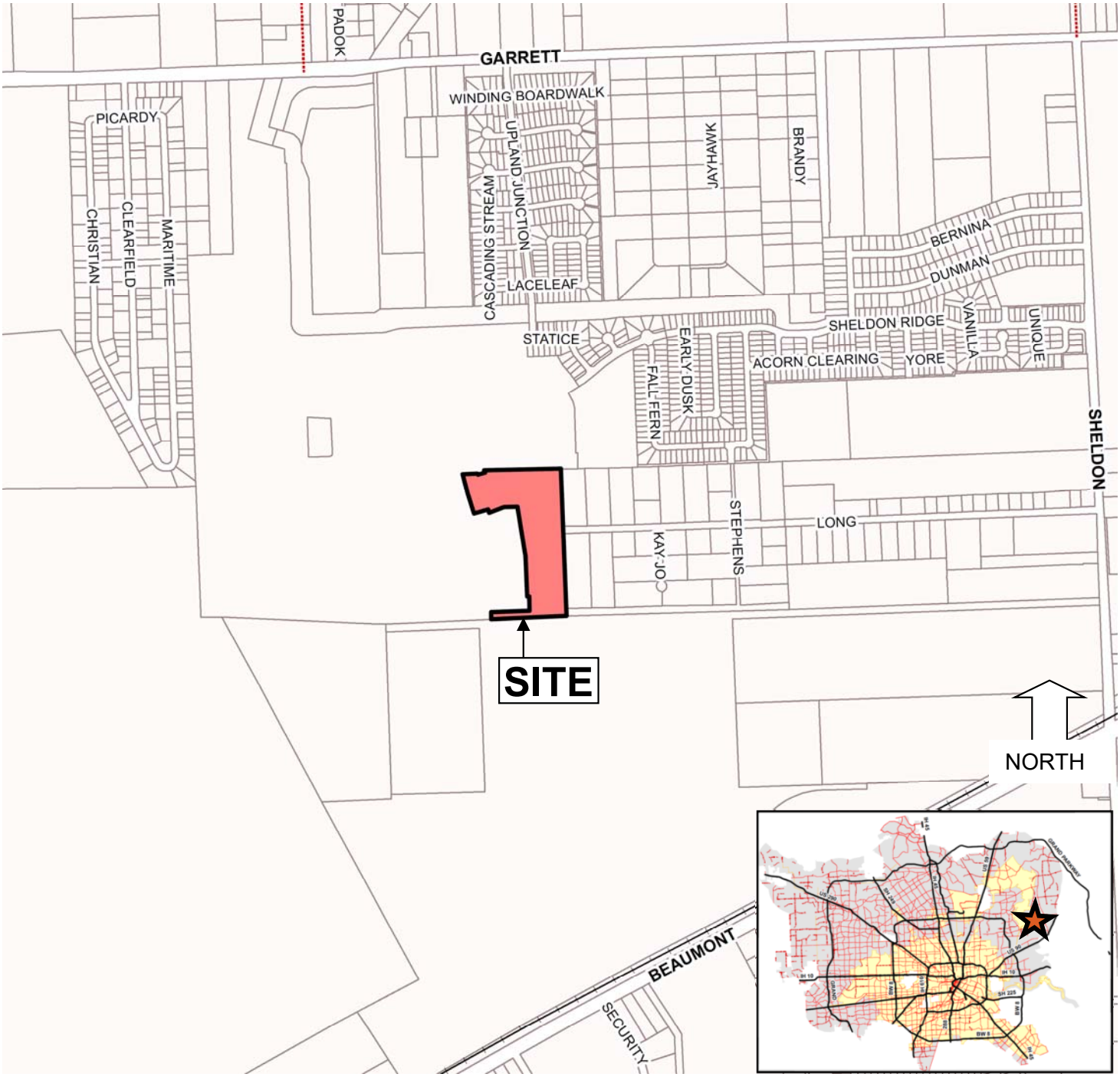
As mentioned, there are family and commercial developments that do not have frontage on a public street and use the existing 20’ and 58’ right of way as access to a public street. Therefore, it is a substantial property right possessed by other property in the area.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 2)

Applicant: IDS Engineering Group



D – Variances

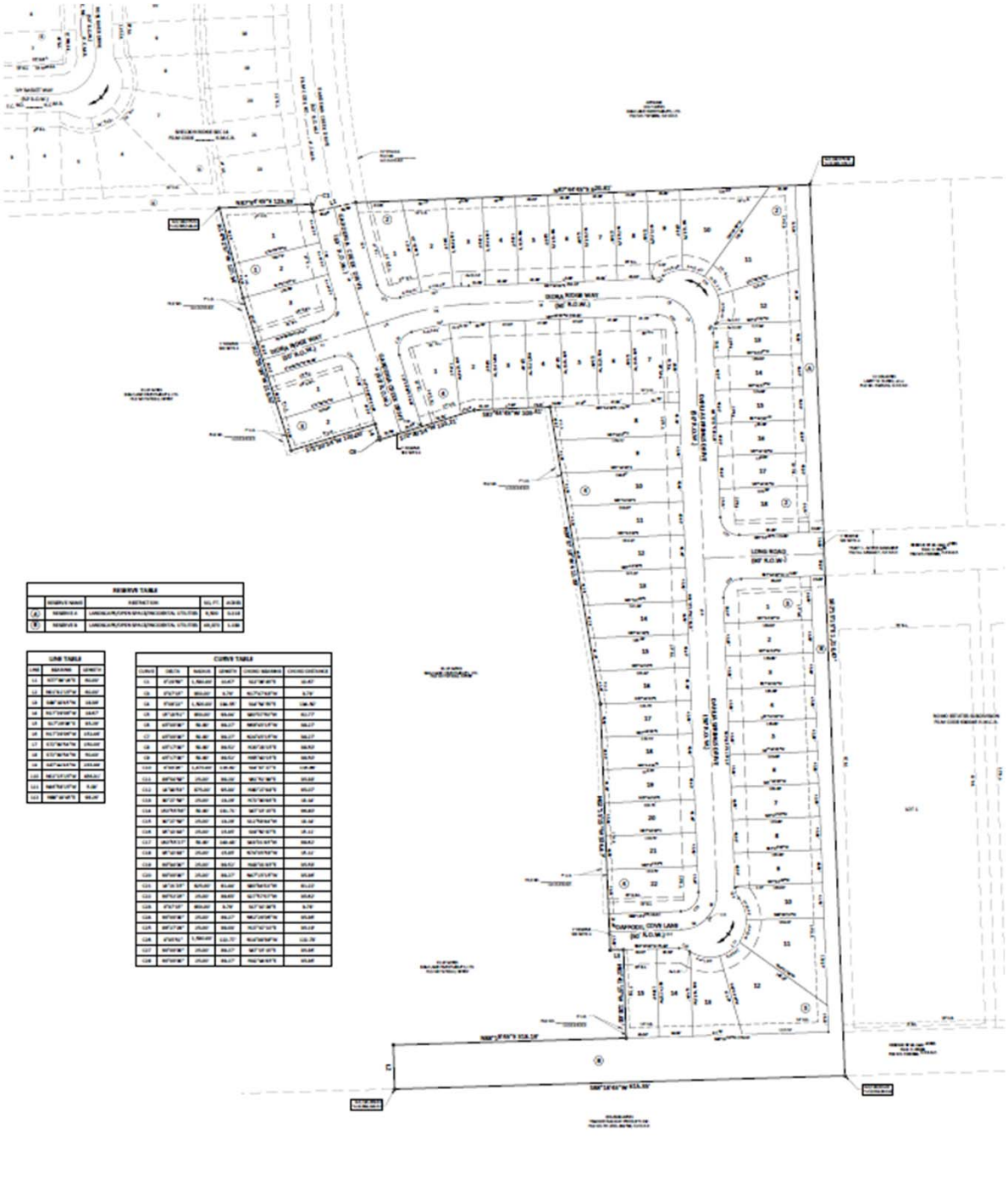
Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 2)

Applicant: IDS Engineering Group



D – Variances

Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 2)

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

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(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.

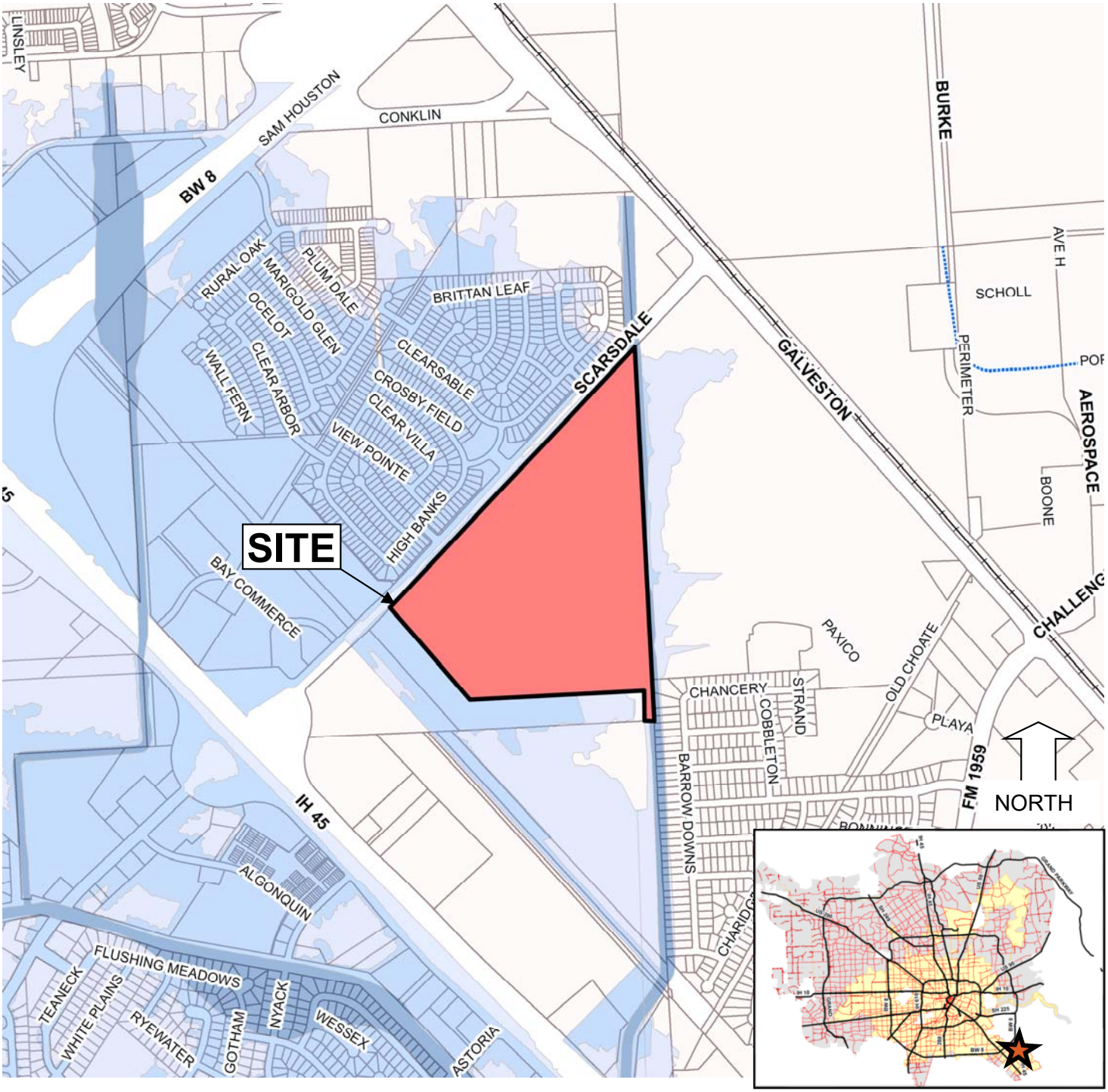
Economic hardship is not the sole justification of the variance since providing an east-west street at this location will create a dead end street that has a low probability of being extended. It will create a nuisance for the adjacent community by sending public traffic through private streets.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Westray GP

Applicant: Windrose



D – Variances

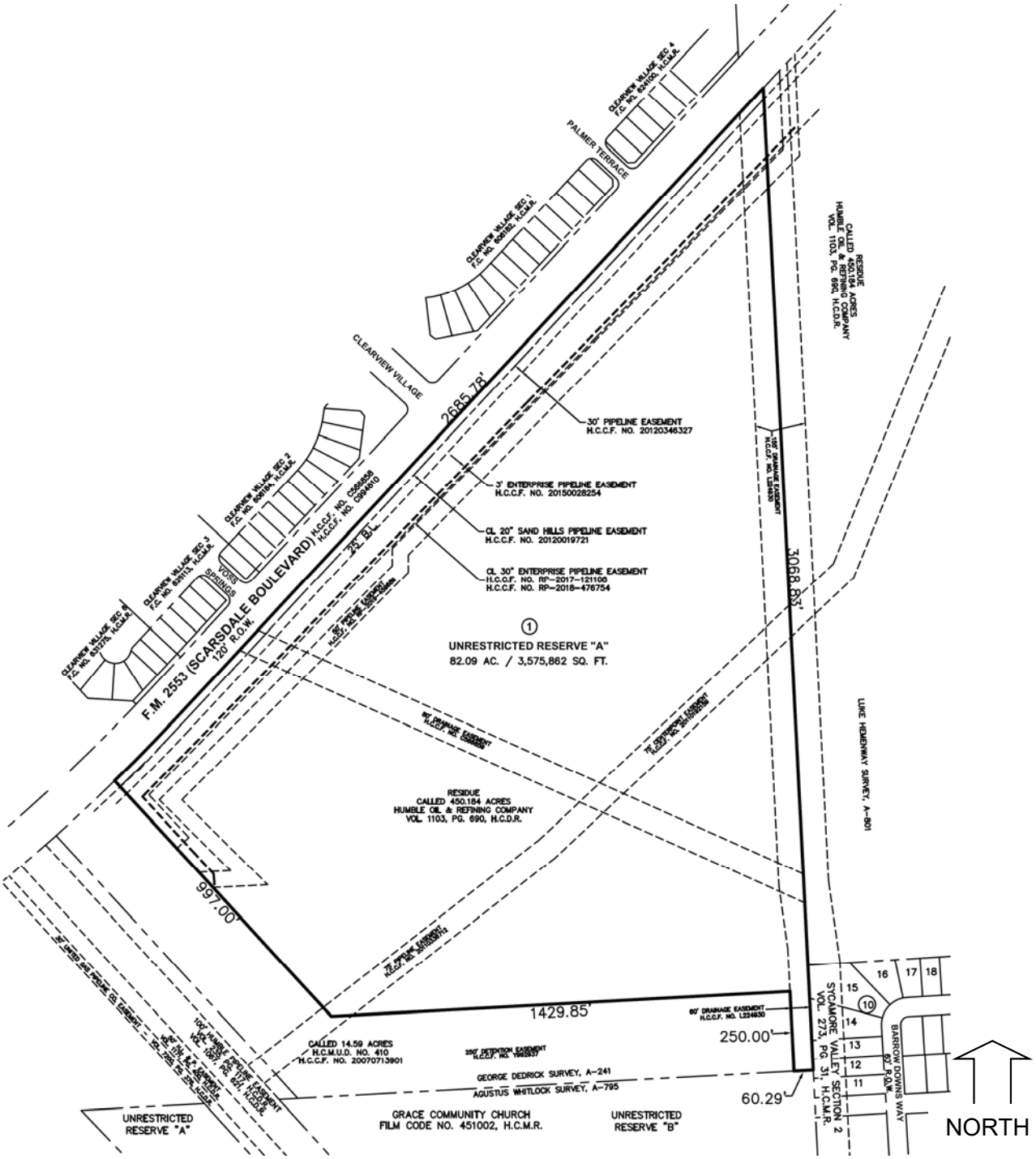
Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Westray GP

Applicant: Windrose



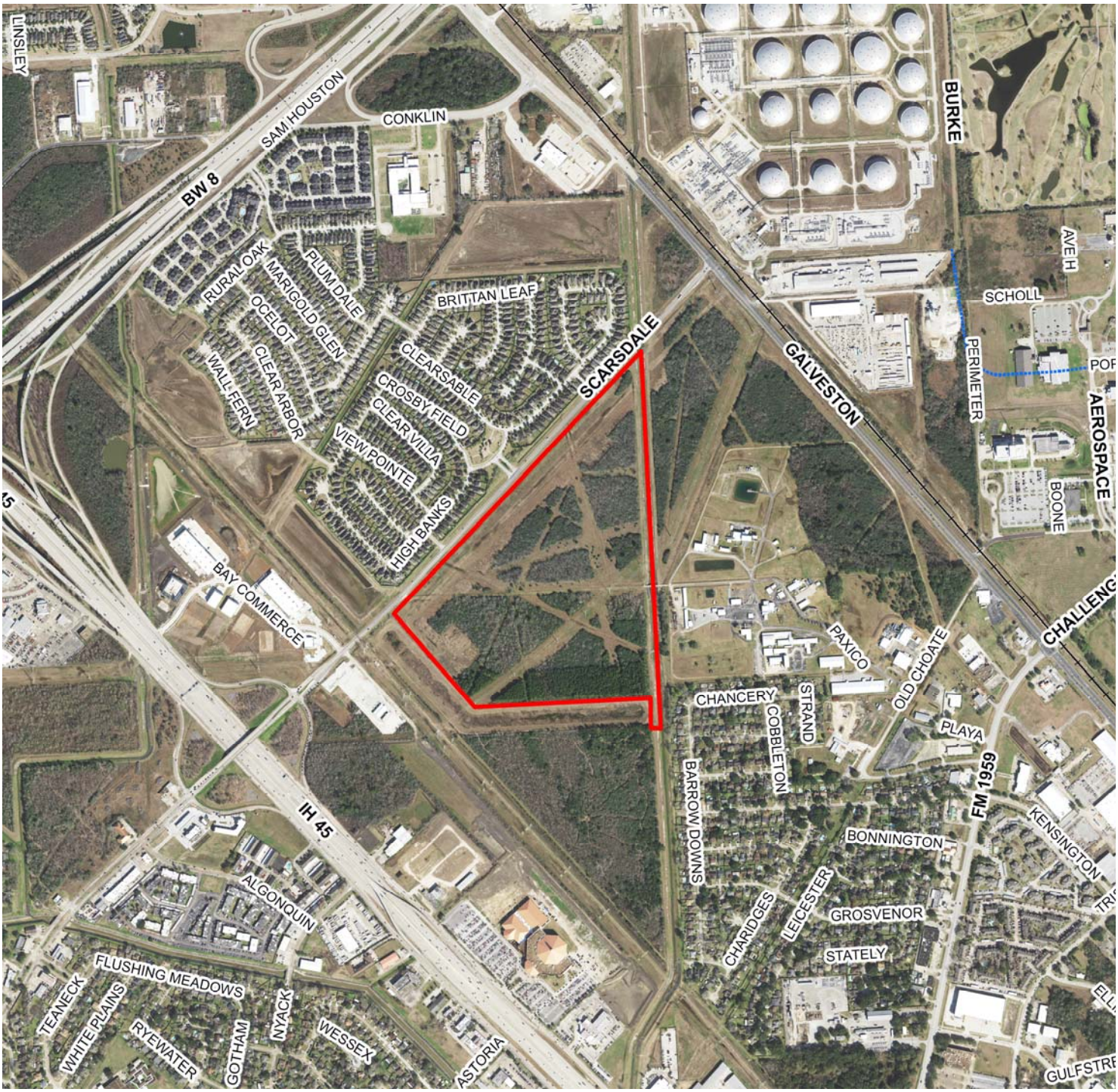
D – Variances **Subdivision**

Houston Planning Commission ITEM: 121

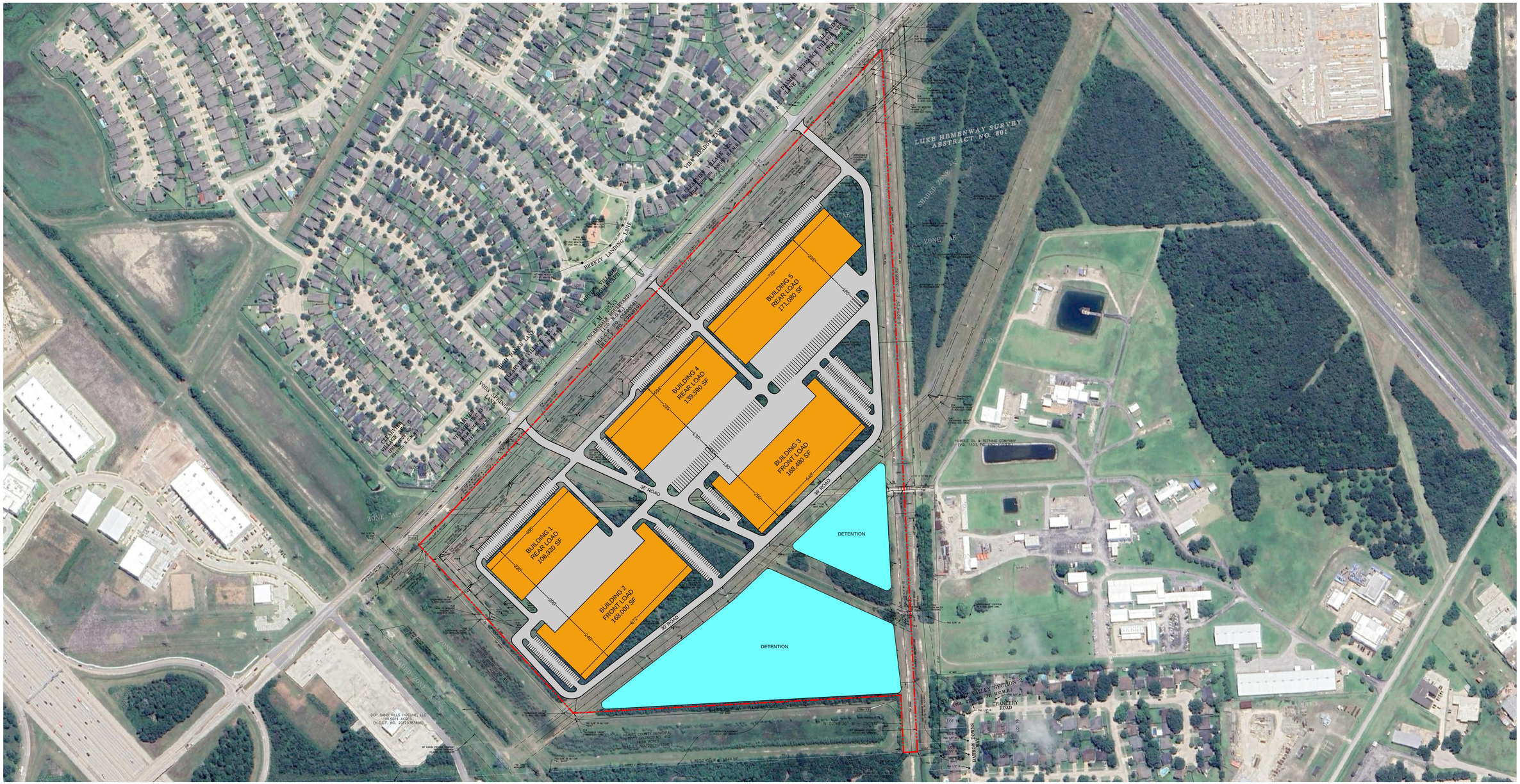
Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Westray GP

Applicant: Windrose



D – Variances Aerial



OPTION 2B

SITE AREA : 82.09 ACRES
BUILDING AREA : 754,070 SF
DETENTION AREA : 13.51 ACRES (16.46%)

SITE PLAN

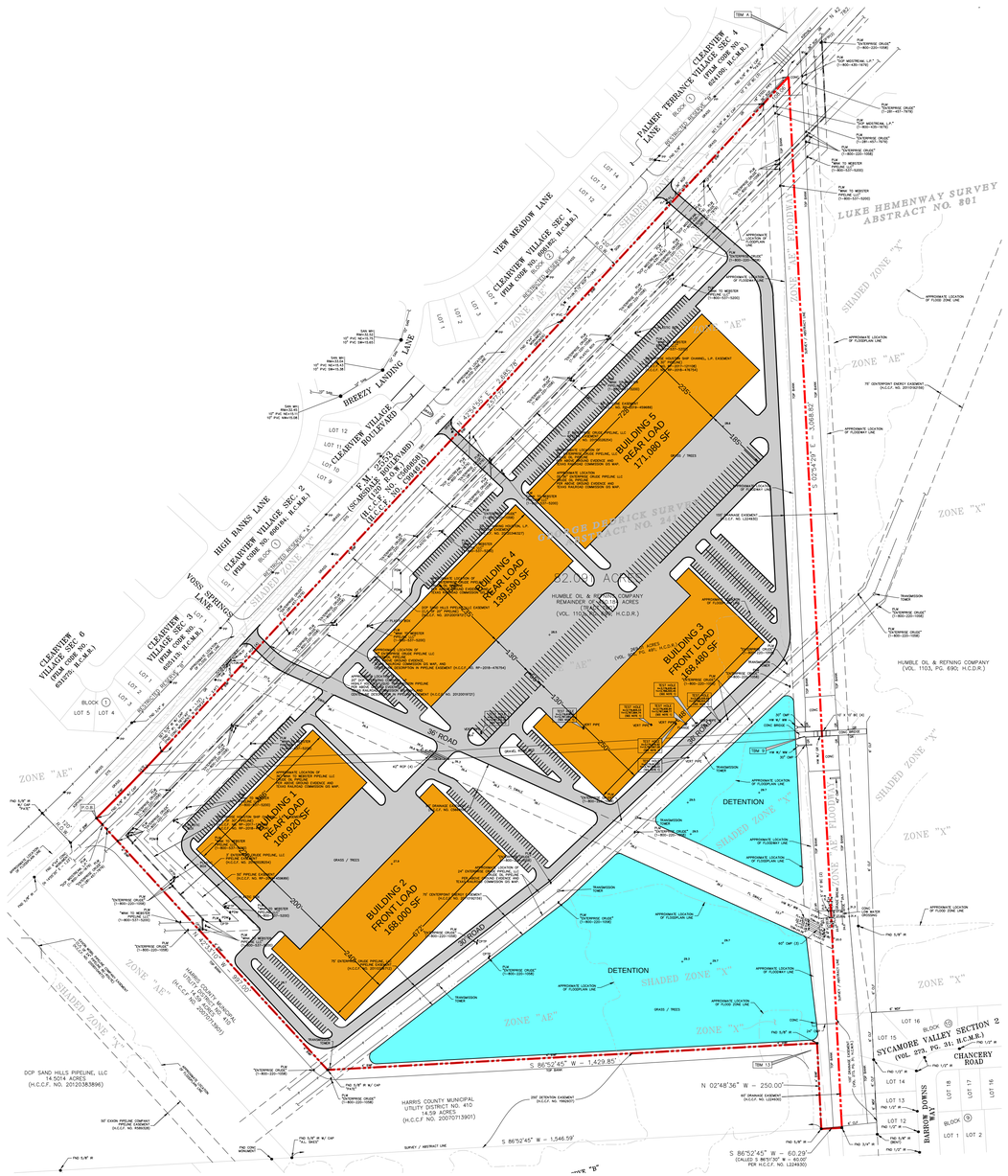
06 / 14 / 2024

NORTH

1" = 200'

0 100 200 400 800

LOVETT
INDUSTRIAL



OPTION 2B

SITE AREA : 82.09 ACRES
BUILDING AREA : 754,070 SF
DETENTION AREA : 13.51 ACRES (16.46%)

SITE PLAN

06 / 14 / 2024

NORTH

1" = 200'

0 100 200 400 800

LOVETT
INDUSTRIAL

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1567
Plat Name: Westray GP
Applicant: Windrose
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to exceed maximum intersection spacing requirements by not extending a public ROW through the subject property
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
The subject site is approximately 82 acres, situated NE of the intersection of Scarsdale and Interstate Highway 45. Applicant proposes a complex consisting of five 100,000-plus sq ft warehouses and two detention ponds. Because I45 and Galveston Road are over a mile apart, the city planning code requires an additional public street intersection along the Scarsdale Blvd major thoroughfare. The justification for the variance is the existence of multiple drainage (H.C.C.F. Nos. C566859 & L224930) and pipeline easements (H.C.C.F. Nos. RP-2019-459689 & 20110336712), and the existing development in the area that does not provide a reasonable route for a public right of way. The land directly east is occupied by an Exxon industrial site. The land to the south is occupied by a MUD-owned greenbelt and a Church. Further, the residential neighborhood to the southwest lacks a direct connection along any path of extension through the subject property. A public right of way through the subject property would not enhance overall mobility, while it would burden operations of the proposed facility and maintenance of the existing easements.

(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;
There is no feasible way to route a public right of way through the subject site that would serve the public interest. Such a route would harm public safety, would be unnecessary for the circulation of residential traffic, and would place an added burden on the maintaining of public utilities in and around the site.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for the city. The Clearview Village subdivision to the northwest has three street access points on Scarsdale Blvd and an outlet onto the E Sam Houston Parkway access road. The Sycamore Valley subdivision to the southeast has several access points on Dixie Farm Road thoroughfare. The marginal increase in mobility from an additional route through the subject site is outweighed by the difficulties of constructing one.

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

Dedicating a public right of way through this industrial site is not in the best interest of public health and safety. It will encourage traffic from both the northwest and southeast residential neighborhoods to route through the planned industrial site. Mixing heavy and light vehicles will create hazards to employees and trucking, as well as to the residents traveling through to the nearest major road.

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

The variance is justified because the location of the parcel and the mixed residential and industrial character of the surrounding development, together with the responsibility of protecting and maintaining multiple easements for public benefit, both in and adjacent to the property, make the extension of a roadway impractical and infeasible.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 14, 2024

NOTICE OF VARIANCE

PROJECT NAME: Westray GP
REFERENCE NUMBER: 2024-1567

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the southeast side of Scarsdale Boulevard, between IH 45 freeway and Galveston Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow excessive intersection spacing along Scarsdale Boulevard, a major thoroughfare. Enclosed are copies of the variance request, site plan exhibit 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, September 5, 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 Steven Henderson with Windrose at 713-458-2281. 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.
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- 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.

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

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

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

PROPERTY OWNERSHIP INFORMATION

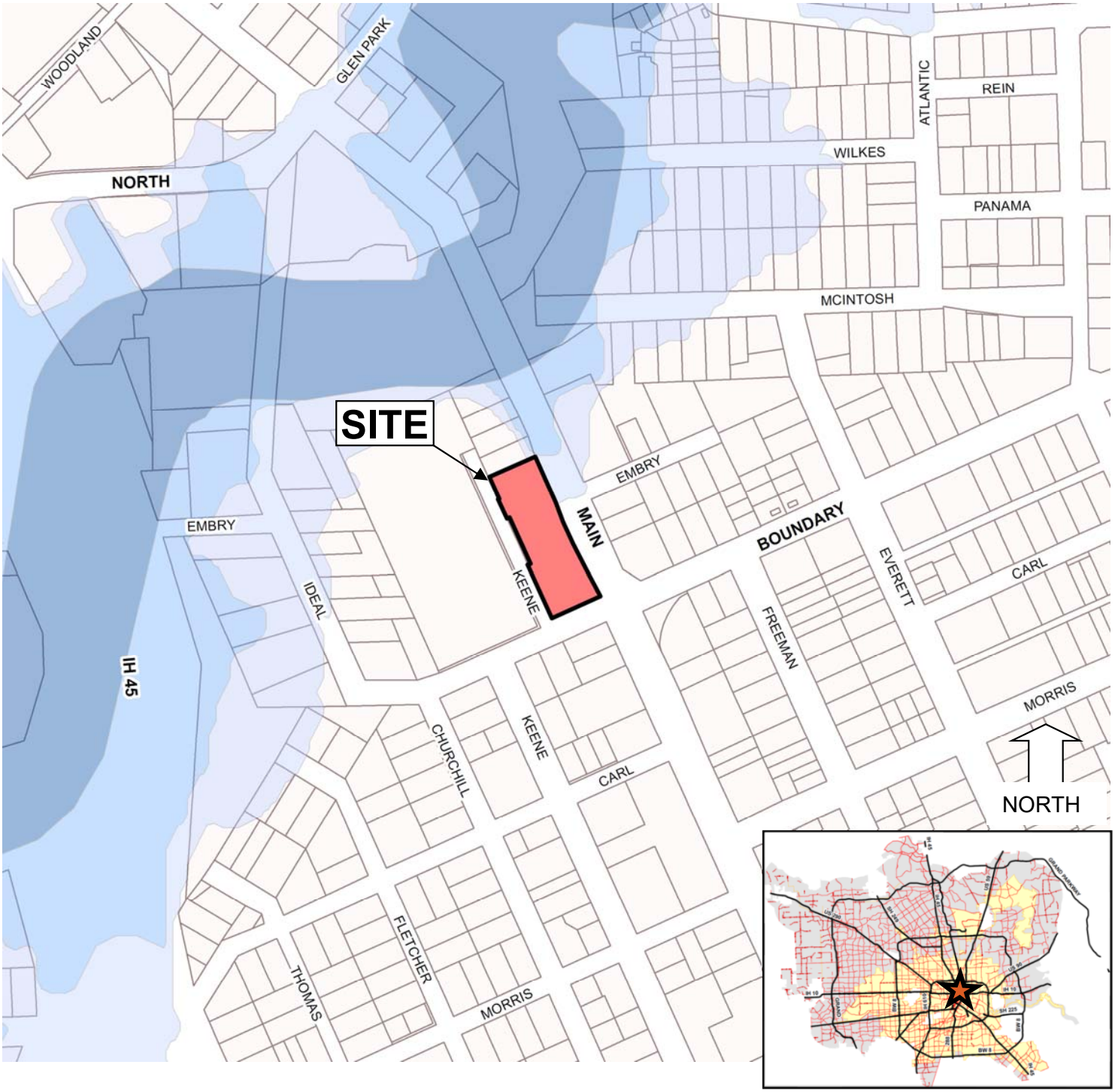
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: White Oak Commercial (DEF 1)

Applicant: Windrose



D – Variances **Site Location**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: White Oak Commercial (DEF 1)

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: White Oak Commercial (DEF 1)

Applicant: Windrose



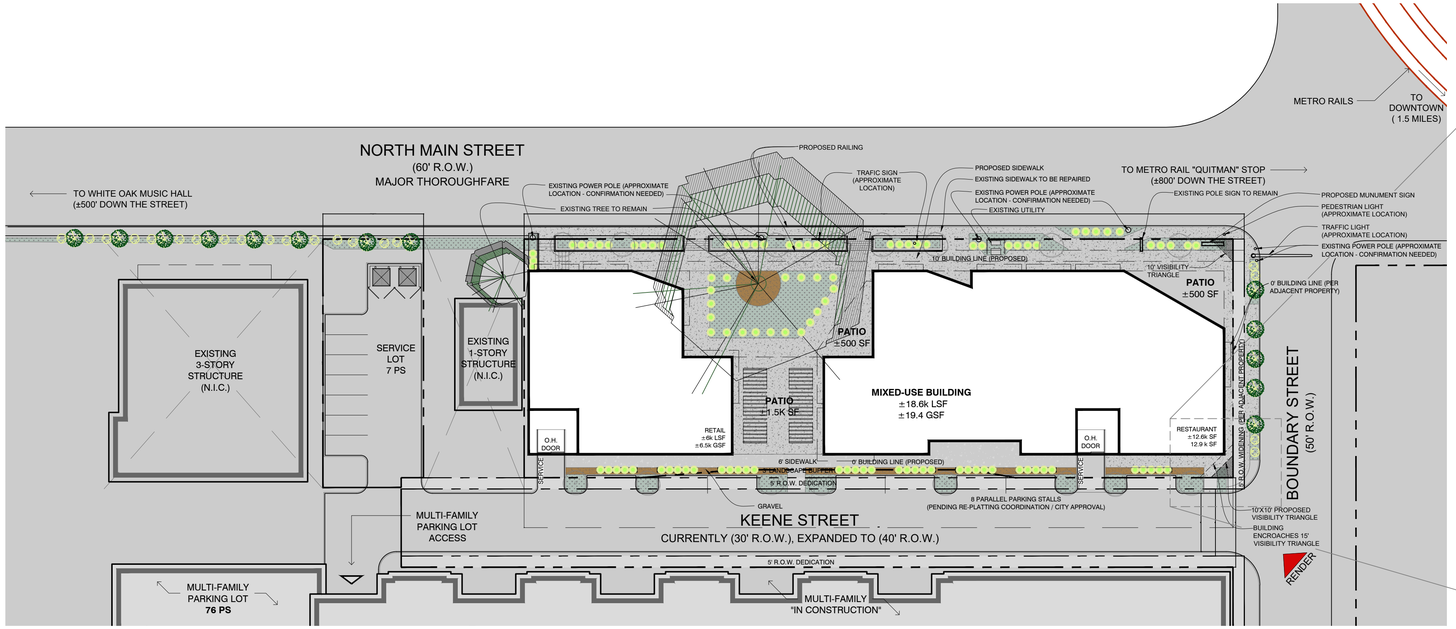
D – Variances

Aerial



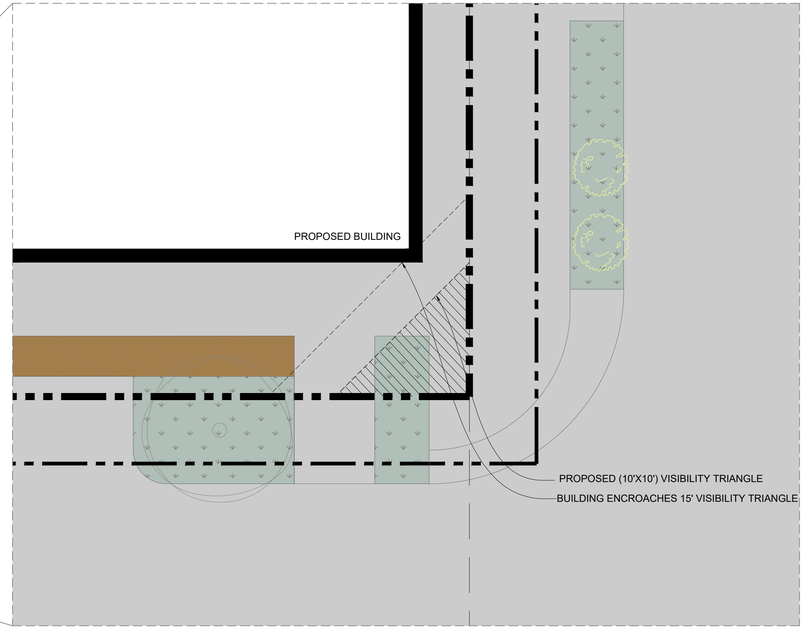
03 RENDER - KEENE STREET & BOUNDARY STREET

Scale: N.T.S



01 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"



02 VISIBILITY TRINGLE - ENLARGE

Scale: 3/16" = 1'-0"

identity ARCHITECTURE
111 TRAVIS STREET
HOUSTON TX 77002
713.595.2150
www.identityarchitects.com

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VISIBILITY TRIANGLE - ENLARGE

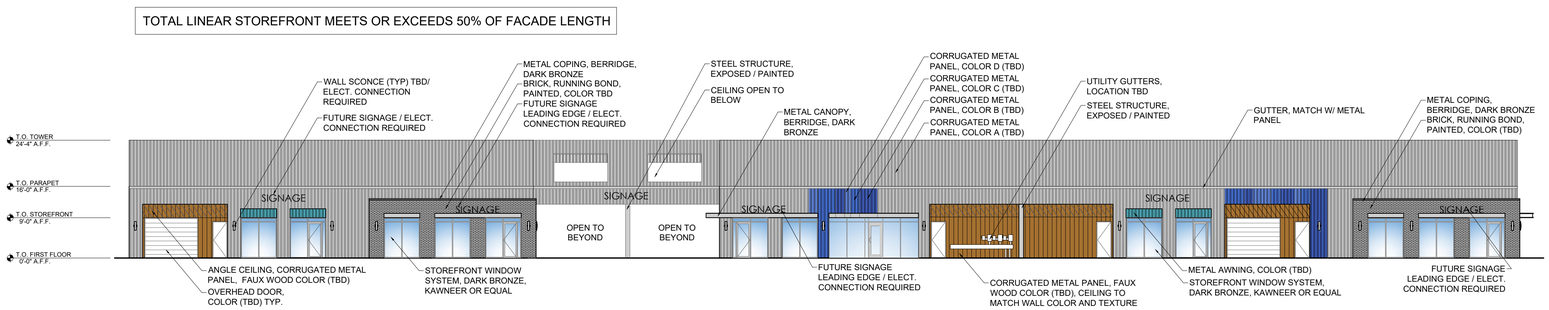
July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

N:\JOA\23014-00_Keene Street N Main\23014-01_Keene Street N Main SD\200 SD\250 ELEVATIONS\23014 -01_STREET SECTIONS.dwg plotted by Nelson Dieguez-Suarez on 2024-07-24 at 9:35 AM



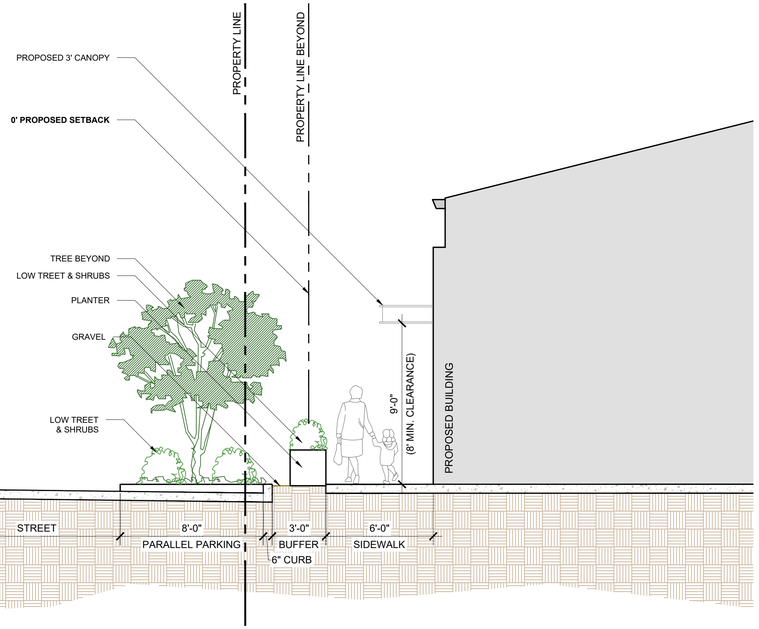
03 RENDER - KEENE STREET & BOUNDARY STREET

Scale: N.T.S



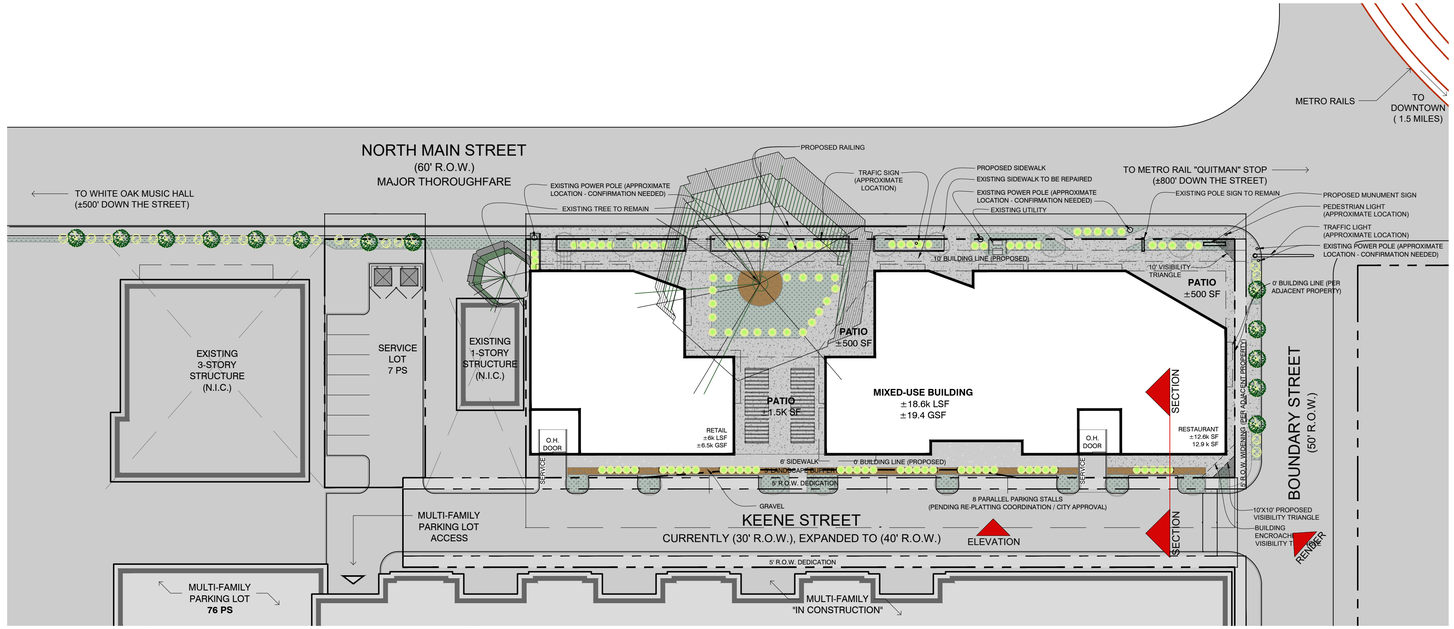
04 ELEVATION - KEENE STREET

Scale: 1/16" = 1'-0"



01 STREET SECTION - KEENE ST

Scale: 1/4" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION D - KEENE STREET

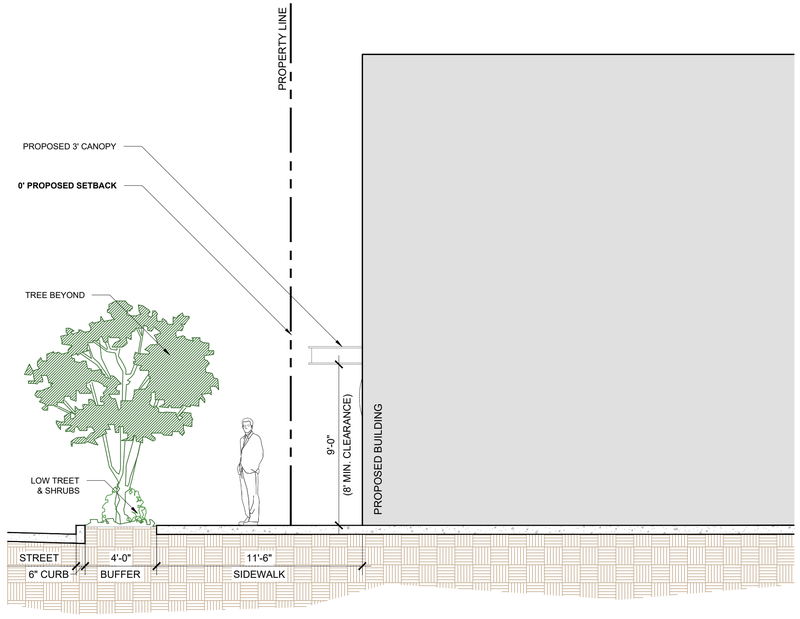
July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

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03 RENDER - NORTH MAIN ST & BOUNDARY STREET

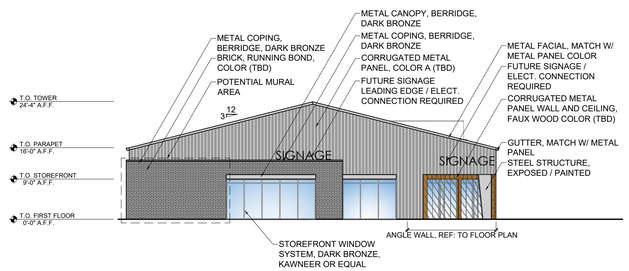
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01 STREET SECTION - BOUNDARY STREET

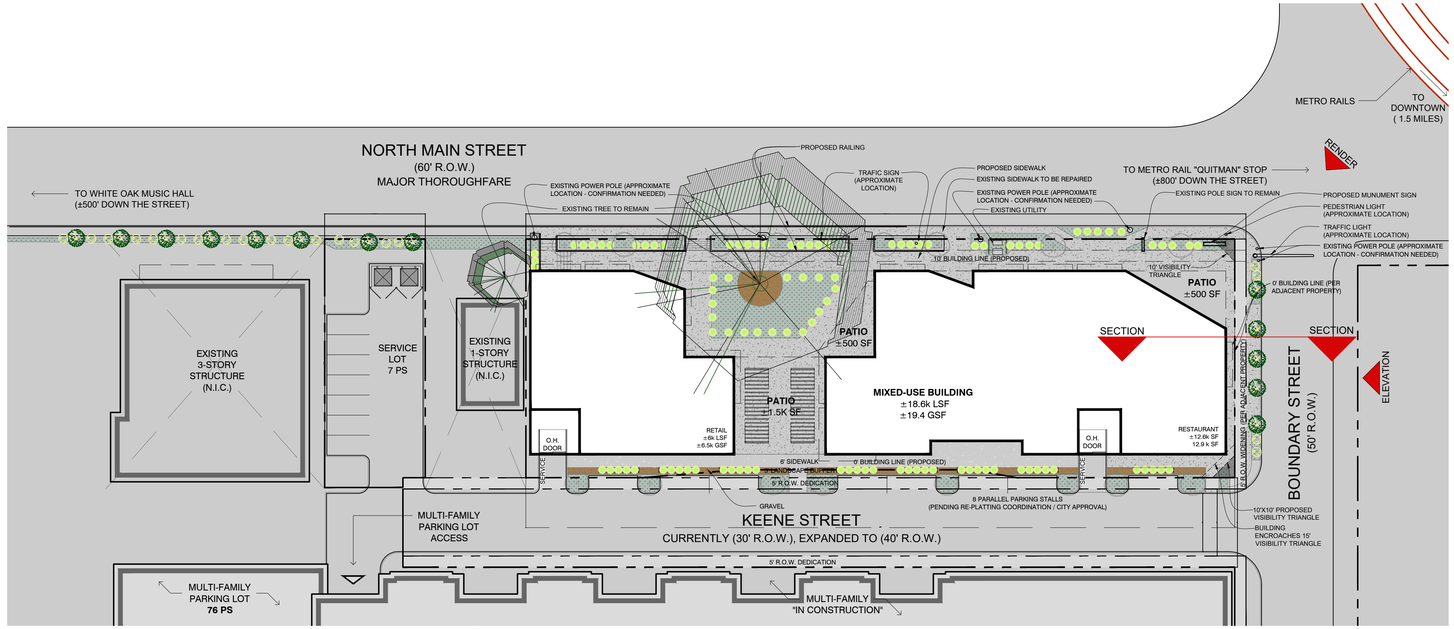
Scale: 1/4" = 1'-0"

-TOTAL LINEAR STOREFRONT MEETS OR EXCEEDS 50% OF FACADE LENGTH
-BOUNDARY STREET PEDESTRIAN REALM MEETS TOD DESIGN GUIDELINES



04 ELEVATION - BOUNDARY STREET

Scale: 1/16" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION C - BOUNDARY STREET

July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

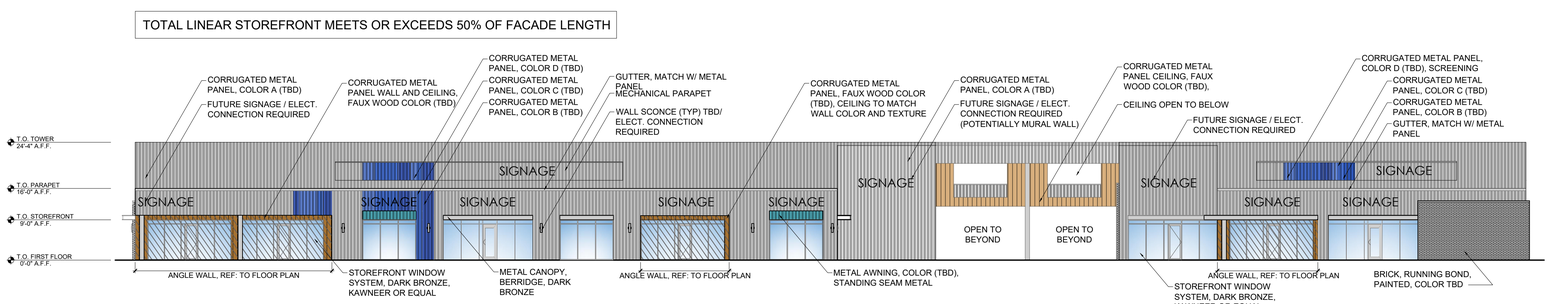
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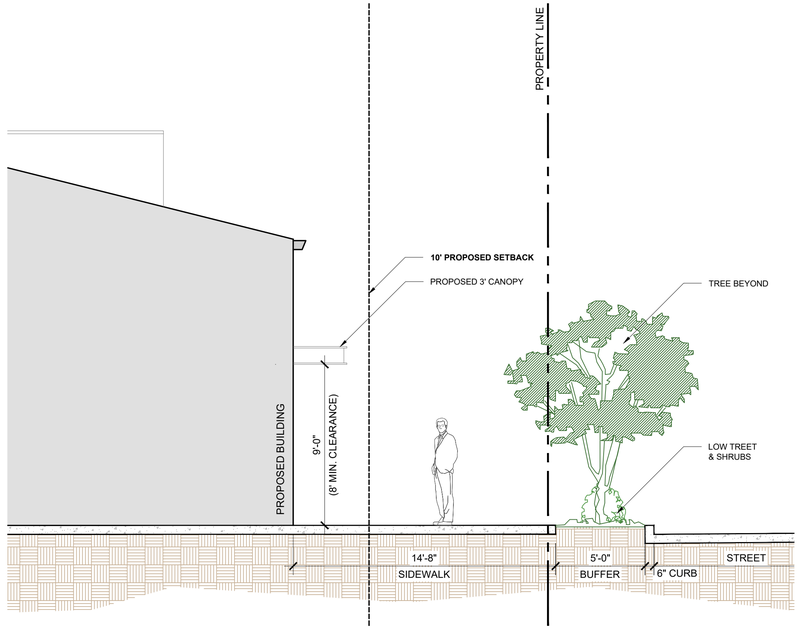
03 RENDER - NORTH MAIN STREET

Scale: N.T.S



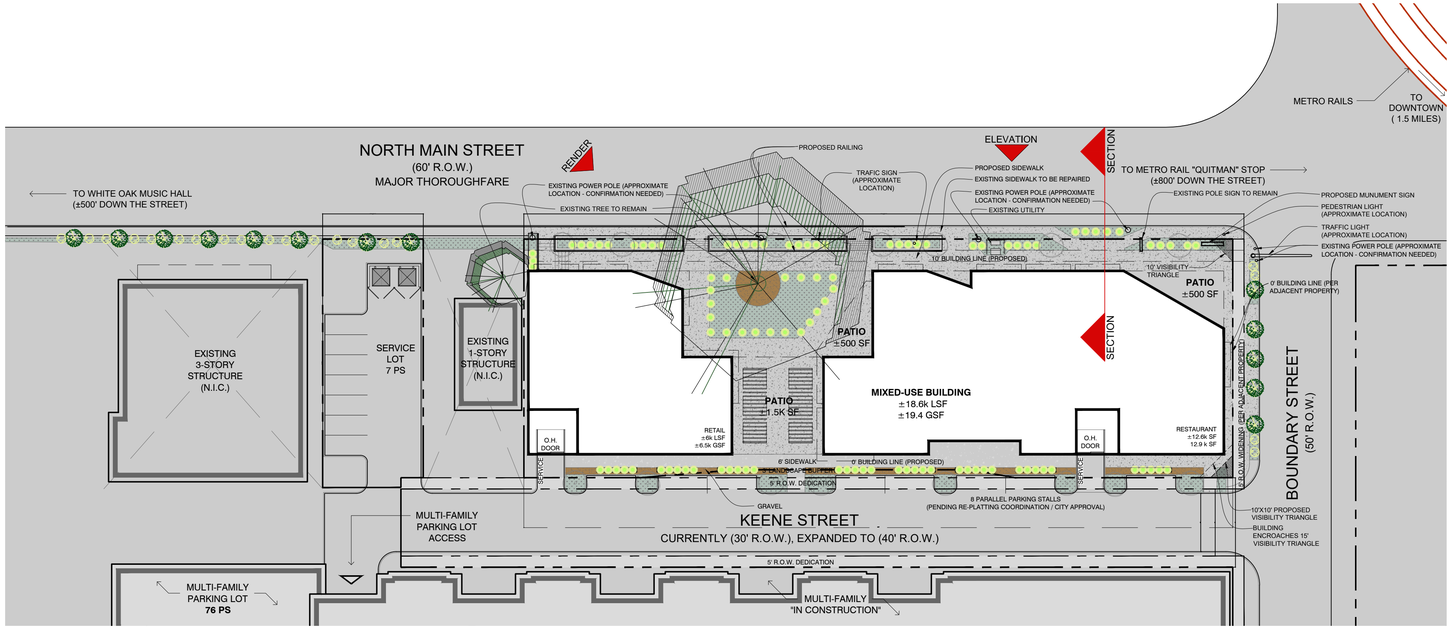
04 ELEVATION - NORTH MAIN STREET

Scale: 1/16" = 1'-0"



01 STREET SECTION - NORTH MAIN STREET

Scale: 1/4" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION B - NORTH MAIN STREET (SECTION 2)

July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1432
Plat Name: White Oak Commercial
Applicant: Windrose
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

In order to provide both a reasonable use of land for a proposed mixed-use development, as well as providing a pedestrian realm aligned with denser design standards (and specifically Houston TOD standards, (3) requests are being made: 1) A 10' building line along Main Street, 2) a 0' building line along Keene Street, and 3) an encroachment allowance into the 15' visibility triangle at the corner of Keene Street & Boundary Street.

Chapter 42 Section: 150, 152, 161

Chapter 42 Reference:

Sec. 42-150 (Building Line Requirement) Sec. 42-152 (Building Line Requirement along major thoroughfare) Sec 42-161 (Visibility Triangles)

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

An undue hardship would be created, due to the unusual site condition of (3) surrounding/immediately adjacent ROWs, with 25' BL (along Main Street), 10' BL (along Boundary Street, pre-TOD opt-in), & 10' BL (along Keene Street). The resulting developable area creates an impractical condition for reasonable utilization of the property, particularly for an urban / TOD-oriented development. Additionally, the intended preservation of a mature 30"+ caliper Oak tree, centrally located on the site, further deprives the property of a maximized developable footprint.

(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 hardship is not created/imposed by the applicant; the existing lot depths and atypical ROW adjacencies are conditions original to the site. The proximity to the METRO rail & Quitman/Near North Station are similarly not self-imposed & the result of improved local multimodal public transportation provided for the local community.

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

Reduced building lines & general adherence to Transport-Oriented-Development (TOD) standards align with the general intent/purposes of Chapter 42. Specifically, the proposed mixed-use design will be in compliance with pedestrian realm standards established in Sec. 42- 621. Further, the proposed mixed-use design complies with Article IV as it relates to opting-in to secondary TOD

standards along Boundary Street, and will effectively provide similar design features, where possible, along both Keene Street & Main Street.

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

By adopting TOD-standards in the project (except where infeasible), wider sidewalks & improved buffering will only improve general public health/safety and therefore not be injurious to the general public. There will be no compromises to public health with the granting of the variance.

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

The granting of this variance would primarily benefit the local community by creating an enhanced and significantly safer pedestrian condition along (3) ROWs. Further, the ROW improvements along Main Street in particular will further provide a safer conduit between METRO's Quitman station and nearby entertainment establishments that currently draw increased foot traffic – namely White Oak Music Hall & adjacent businesses. Adhering to TOD standards along Boundary Street, as well as meeting the spirit of the TOD guidelines along both Main Street & Keene Street, all of which promotes reduced building lines, enhanced pedestrian safety & improved vehicular buffering, are the driving factor for justification of this variance.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 2, 2024

NOTICE OF VARIANCE

PROJECT NAME: White Oak Commercial
REFERENCE NUMBER: 2024-1432

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 intersection of North Main and Boundary Streets east of Keene Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Keene Street, a 10' building line along North Main Street and a reduced visibility triangle at Keene and Boundary Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

For additional information regarding this project, please call Amanda Rabius with Windrose at 713-458-1340. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

TERMINOLOGY

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

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

PROPERTY OWNERSHIP INFORMATION

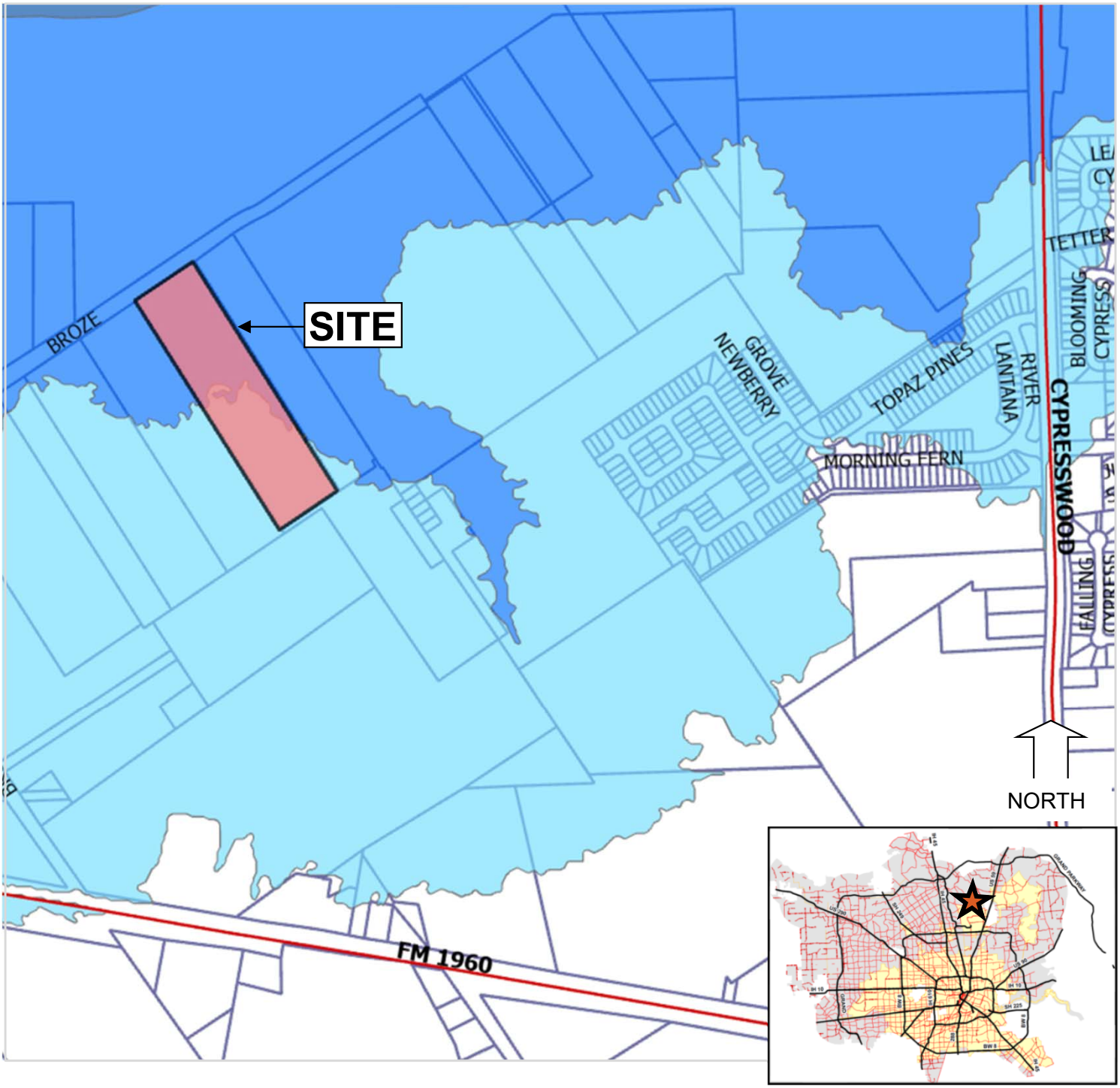
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Reserve at Broze Road

Applicant: A & S Engineers



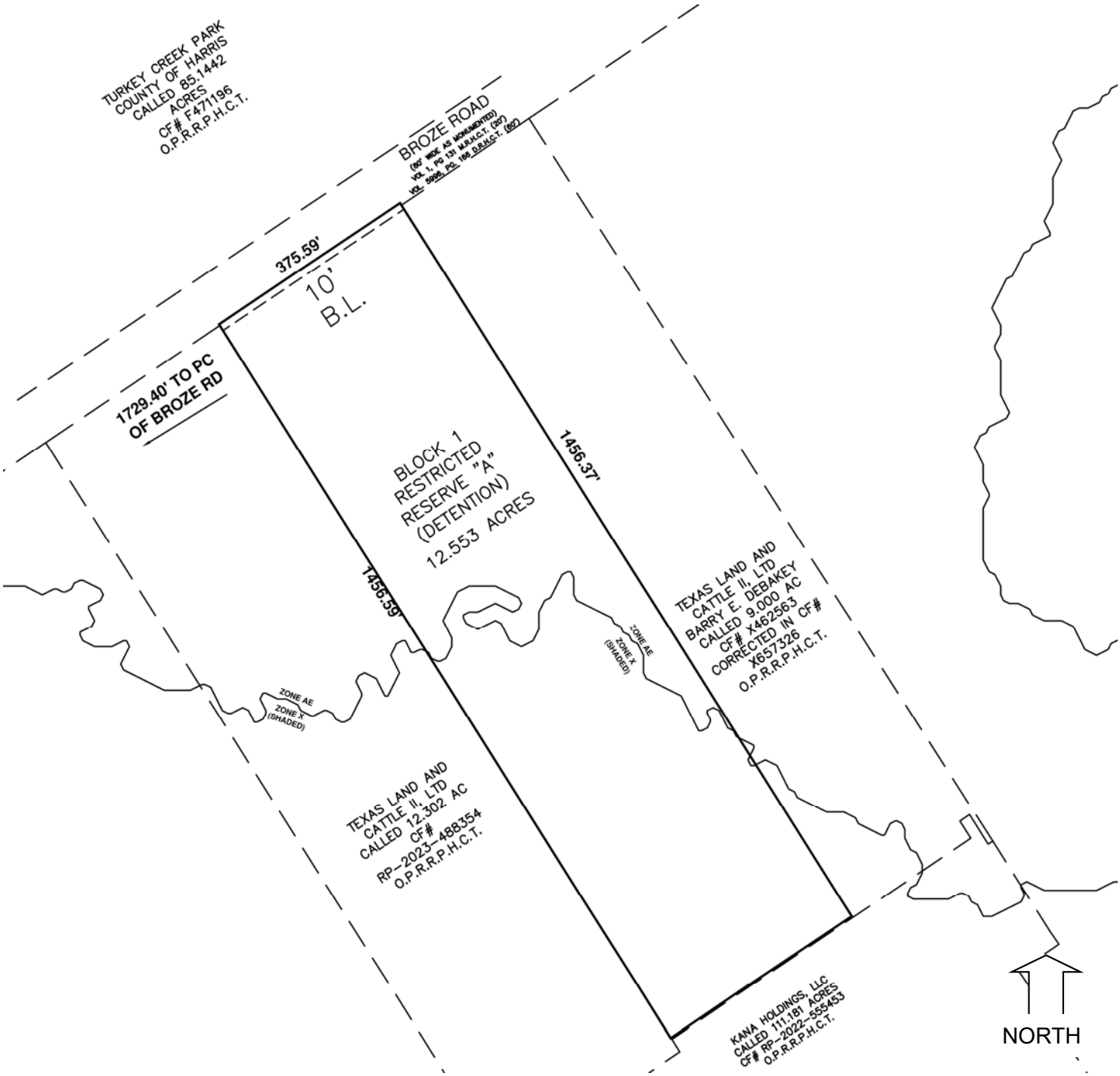
D – Variances **Site Location**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Reserve at Broze Road

Applicant: A & S Engineers



D – Variances Subdivision

Houston Planning Commission ITEM: 123

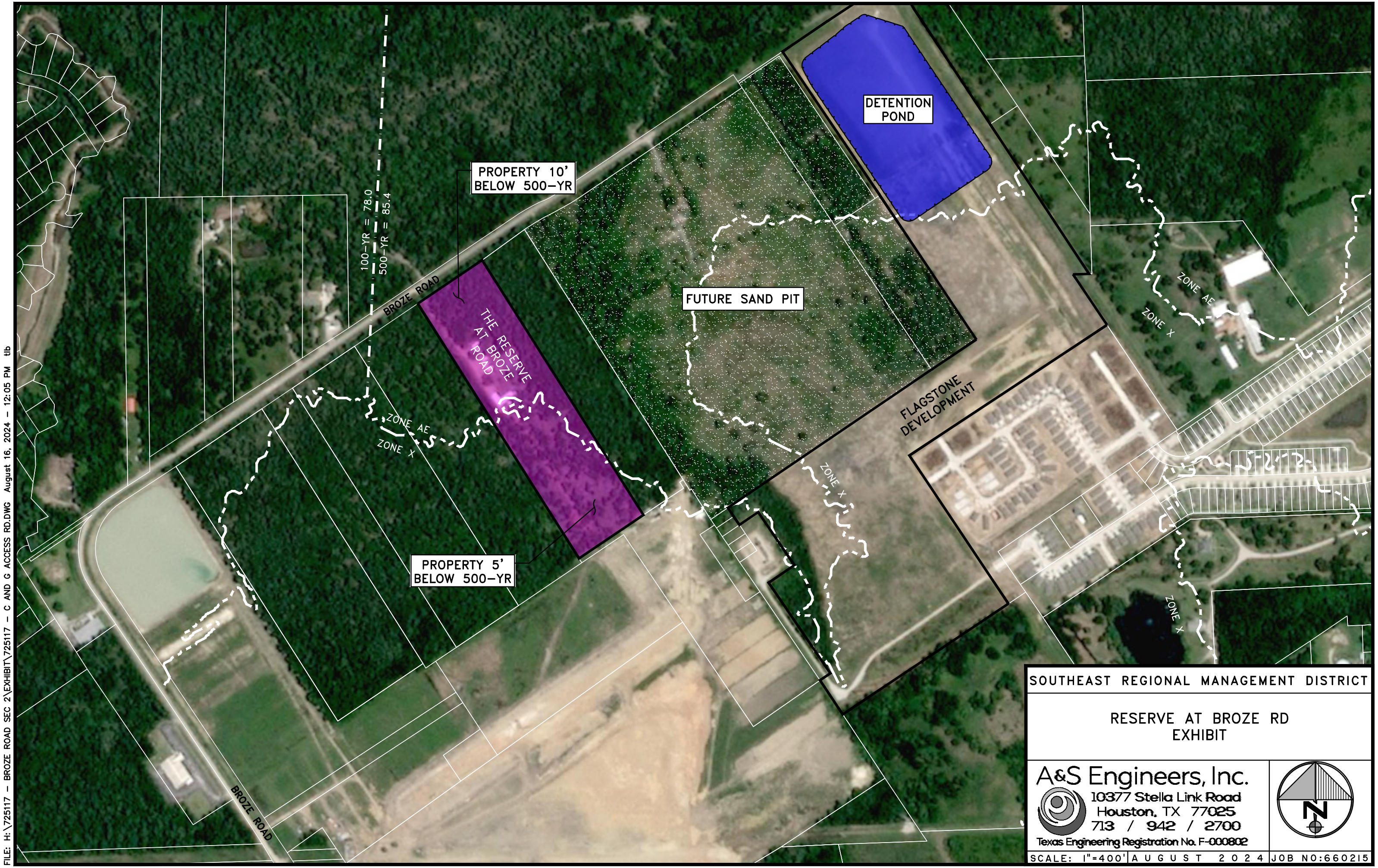
Planning and Development Department **Meeting Date: 09/05/2024**

Subdivision Name: Reserve at Broze Road

Applicant: A & S Engineers



D – Variances Aerial



SOUTHEAST REGIONAL MANAGEMENT DISTRICT

RESERVE AT BROZE RD
EXHIBIT

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

SCALE: 1"=400' | AUGUST 2024 | JOB NO:660215

FILE: H:\725117 - BROZE ROAD SEC 2\EXHIBIT\725117 - C AND G ACCESS RD.DWG August 16, 2024 - 12:05 PM tlb

A&S Engineers, Inc.

25TH ANNIVERSARY

August 16, 2024

City of Houston Planning & Development Department
611 Walker, 6th Floor
Houston, TX 77002

Re: Reserve at Broze Road
Application No: 2024-1588
Engineer Supporting Letter

To Whom It May Concern:

The tract is designated for use as a detention and floodplain mitigation pond serving the Flagstone subdivision to the southeast. The entire tract lies below the 500-year FEMA floodplain elevation for Cypress Creek, with elevation deficits ranging from 6 feet at the southern edge to 10 feet at Broze Road on the northern side. Harris County's development criteria for the 500-year FEMA floodplain require any structure to be elevated 2 feet above this floodplain, resulting in a total elevation of up to 12 feet above the existing natural ground. This requirement makes development on the tract impractical. Additionally, constructing a roadway through this area would negatively impact the 100-year and 500-year FEMA floodplain for Cypress Creek, necessitating extensive mitigation and detention measures.

In contrast, the proposed use of the tract as a detention and floodplain mitigation pond offers a significant benefit to the Cypress Creek floodplain. By providing floodplain storage at a lower elevation relative to Cypress Creek, this plan enhances flood protection not only for 100-year and 500-year storm events but also for more frequent storms.

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

Neil A. Williams, P.E.
Project Manager

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1588
Plat Name: Reserve at Broze Road
Applicant: A & S Engineers
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Request exemption of the requirement to have a road right-of-way every 1400 feet.
Chapter 42 Section: 128

Chapter 42 Reference:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

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

STATEMENT OF FACTS:
See variance request form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1588
Plat Name: Reserve at Broze Road
Applicant: A & S Engineers
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Variance request to exceed local street intersection spacing.
Chapter 42 Section: 128

Chapter 42 Reference:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet;

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The tracts planned used of the property is a pond. The property is half covered by 100-year floodplain while the other half is completely within the 500-year. The elevations within the tract vary between 6' – 10' lower than the base flood elevation make development of this tract into anything else unfeasible. Additionally, the tract is 1,456' long, only 56' longer than the requirement to add a street. The application of this requirement would be impractical for its planned and best use.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The property is located within the 100-and 500-year floodplain and adjacent to Broze Road which dead ends within 1,800' east of this tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this requirement is to provide connectivity to future developments. The property locations within the floodplain suggests the best use is for a pond. Additionally, the property being on 56' longer than the requirement is within a reasonable range to preserve the intent of the requirement we are requesting a variance from.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The property best use with its floodplain is to serve as a pond. Including a road through the middle of it would create a bridge with limited future connectivity or use.

(5) Economic hardship is not the sole justification of the variance.
The variance request would deprive us from the reasonable use of the land with the property being so deep and completely covered by floodplain. The best use of this property is for it to be a pond. A

road thorough the property would reduce the effective use of the land.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/05/2024
ITEM: 133

Applicant: MARIA C MALDONADO
Contact Person: MARIA C MALDONADO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1747	77365	5671	295Q	ETJ

EAST OF: SORTERS RD **SOUTH OF:** MILLS BRANCH DR

ADDRESS: 19891 RAVENWOOD DRIVE, PORTER, TX
ACREAGE:

LEGAL DESCRIPTION:

LOT 3, OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION, OUT OF THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/05/2024
ITEM: 134

Applicant: MARIA DE LA PAZ
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1748	77357	5874	297M	ETJ

WEST OF: GALAXY BLVD **NORTH OF:** GRAND PKWY

ADDRESS: 25939 PEACH CREEK DRIVE, NEW CANEY, TX

ACREAGE:

LEGAL DESCRIPTION:

LOT 343, PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION, OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 135

Meeting Date: 9/5/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Blue Kite Building	Matthew Wheeler	281-236-6128	wheeler@bluekitebuilding.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
601 Fairview St.	24049517	77006	5357D	493N	C

HCAD ACCOUNT NUMBER(S):	0140720000004
PROPERTY LEGAL DESCRIPTION:	Lot 4, Block 20, Fairview
PROPERTY OWNER OF RECORD:	Fairview Property Company LLC
ACREAGE (SQUARE FEET):	5,000 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Fairview St.: 50 ft., Hopkins St.: 50 ft.
EXISTING PAVING SECTION(S):	Fairview St.: 25 ft., Hopkins St.: 25 ft.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,724 sq. ft. multi-family building
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	22 sq. ft. fire room

PURPOSE OF VARIANCE REQUEST: To request a 2-foot building line in lieu of the city ordinance required 10-foot building line along a local street, as well as to not dedicate 5 feet to the right-of-way on Fairview Street, for a new fire riser room installation and steps.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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: 135

Meeting Date: 9/5/24

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The location of a proposed riser room for a fire sprinkler system has been rejected by the Planning Dept as it encroaches a 10-feet build line. I want to note, due to its age, the whole building encroaches the build line. The sprinkler system is connected to a newly installed 2" water meter on the Hopkins St. side of the property. The water tap has been there for years, but the meter was upgraded earlier to comply with the plans.

Currently, the sprinkler system has passed its rough inspection and requires a code compliant riser room accessible to the Fire Department. The location chosen for the riser room and where the riser is currently plumbed in (approved rough inspection) was selected due to several site conditions:

- Location of existing water meter and tap (water meter recently upgraded [2024] to be fire sprinkler compliant)
- The entire building encroaches the city ordinance 10-foot building line. Building lines were enacted ex post facto as the building was constructed in 1930
- Location of existing gas lines and meter
- Location and visibility for Fire Department to easily see and access "FDC" connection
    - Proposed location is on the corner of Fairview and Hopkins
- Consideration of other requirements such as:
    - Traffic/parking requirement
        - Riser room cannot be blocked by traffic
        - Existing and proposed sidewalks/flatwork
    - Existing structural members
        - Framing
        - Egress/exterior stairs allowing for second floor egress
    - Existing plumbing (fire sprinkler shares meter with domestic water)

Working with the design team and fire sprinkler company, it was determined that the proposed location was the only feasible location for the riser room considering the above bullet points. Also, all fire rating and fire wall requirements reviewed by the applicable department(s) will be followed and constructed. Complete compliance is obviously the goal.

As this is a commercial project, a 60 feet minimum right-of-way is required along Fairview street. I am requesting to not dedicate 5 feet right-of-way. There are existing stairs on this side of the building that are encroaching due to the ex post facto adoption of build lines, right-of-ways, etc.

I also want to highlight that per the initial project, # 20071441, that this revision project, # 24049517, is associated with, a stairs and landing was approved outside of Apartment 6 that faces Hopkins St. You can see in the proposed site plan that this stairs/landing is directly next to the proposed riser room and encroaches further. This stair/landing structure was approved in Project #20071441 and provides for a safe entry into apartment 6.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

APPLICANT'S STATEMENT OF FACTS

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.

(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;

Due to current water meter/tap location, traffic plan requirements (existing and proposed), FDC accessibility, building's proximity to other setbacks and build lines on the other sides, existing structural members and conditions, location of existing gas line and meter, and other existing conditions, this is the dictated location.

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

The whole building is over the building line as the ordinance establishing the building line was enacted after the construction of the existing structure. The applicant/owner did not establish or construct the existing building. It should be stressed that the requested variance is to install a critical part of a fire sprinkler system that will serve a 7-unit apartment building, be compliant with the City of Houston, and deliver a safe building.

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

This variance is requested only to be able to make a fire sprinkler system functional and serves no other purpose. There is no aesthetic or recreational purpose for the proposed riser room.

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

The purpose of this variance is to install a functional sprinkler system with the potential to save lives and property.

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

The owner of the property is committed to this remodel monetarily and has greatly beautified this property and will continue to spend money until the project is finalized and occupancy is granted, so it's not a question of money. Per the opinion of the multiple trades (licensed and permitted) and construction and design professionals involved in the decision process this location is essentially the only location that will work. Multiple on-site meetings between trades and stakeholders were conducted to determine this location.

DEVELOPMENT PLAT VARIANCE

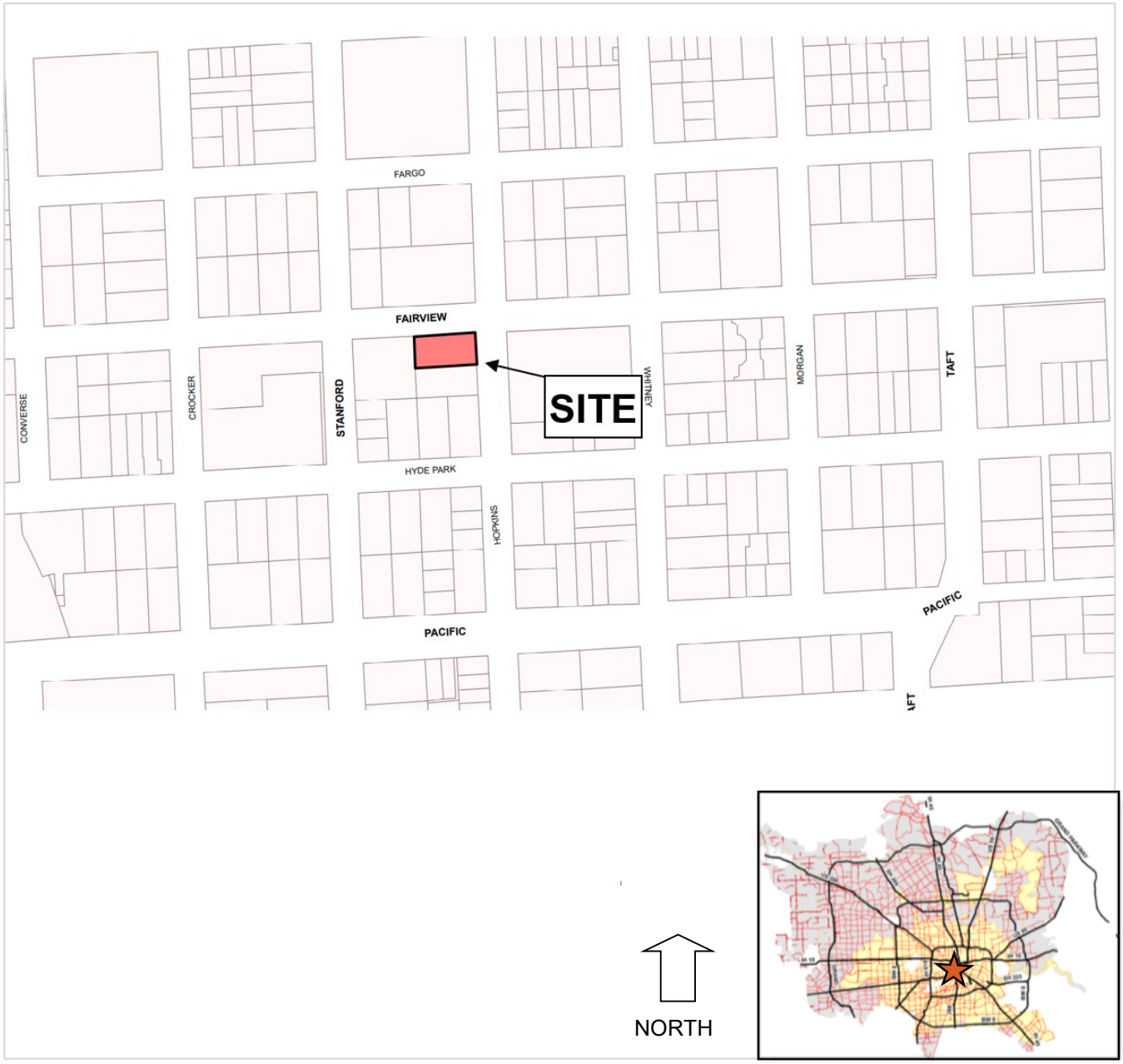
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

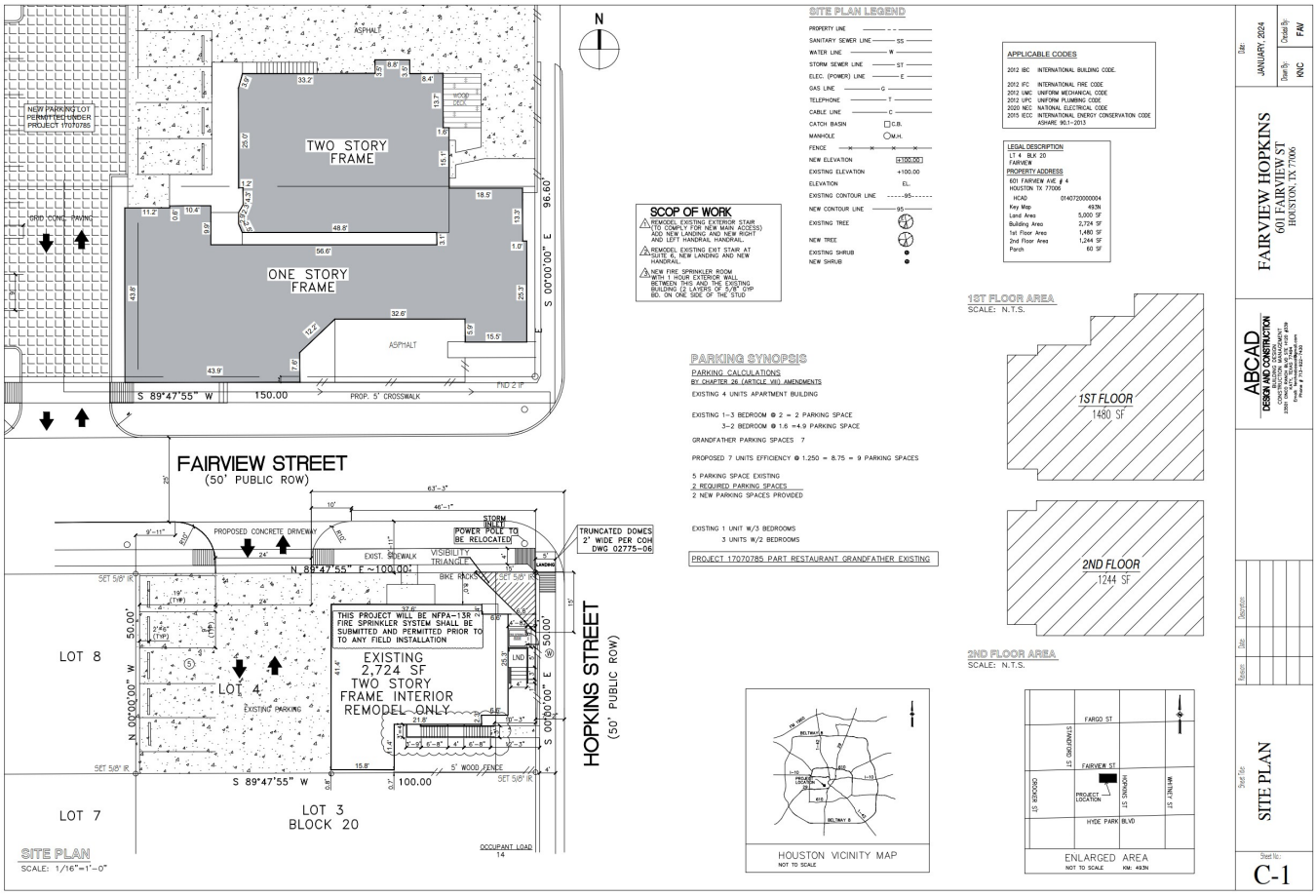
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Site Plan



DEVELOPMENT PLAT VARIANCE

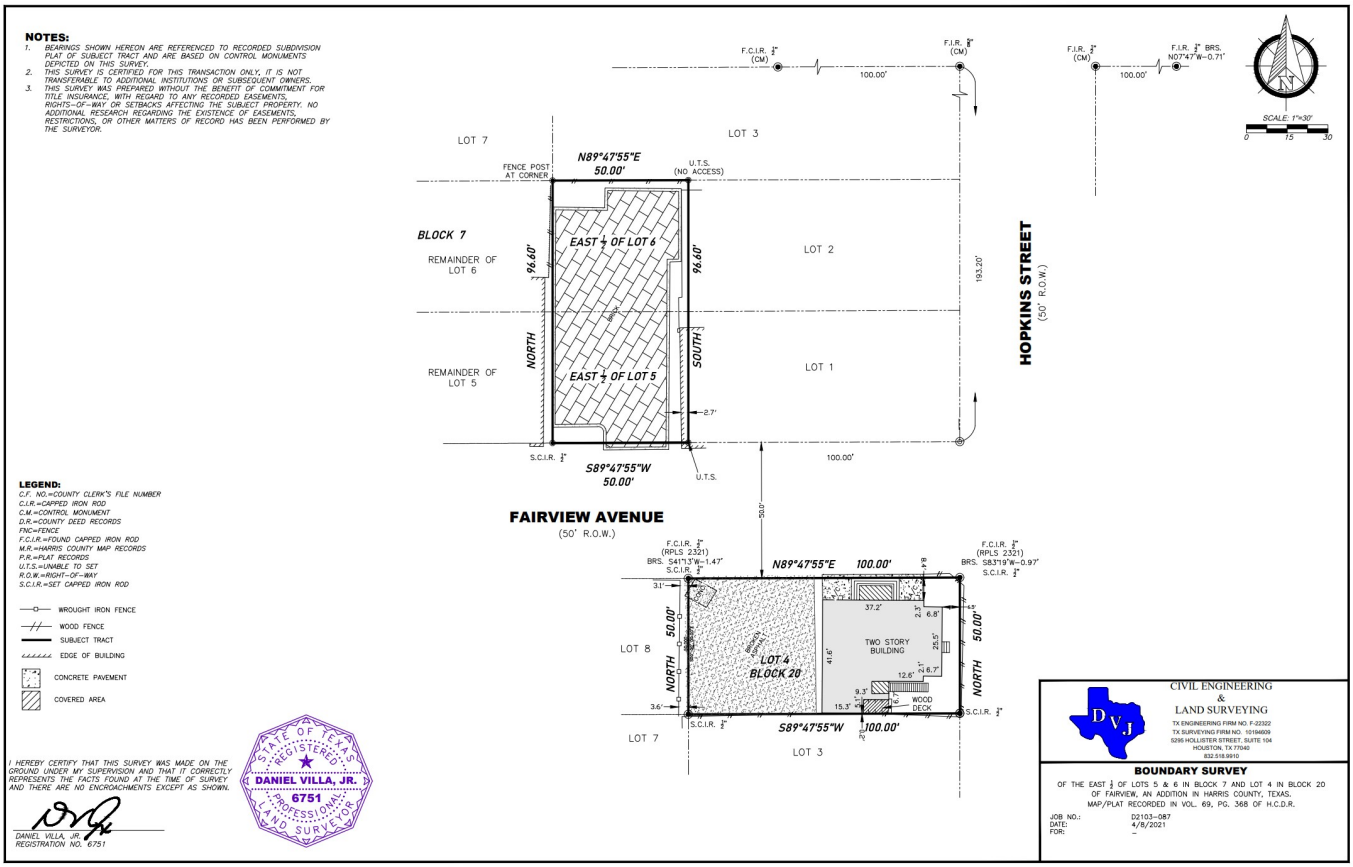
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Survey



DEVELOPMENT PLAT VARIANCE

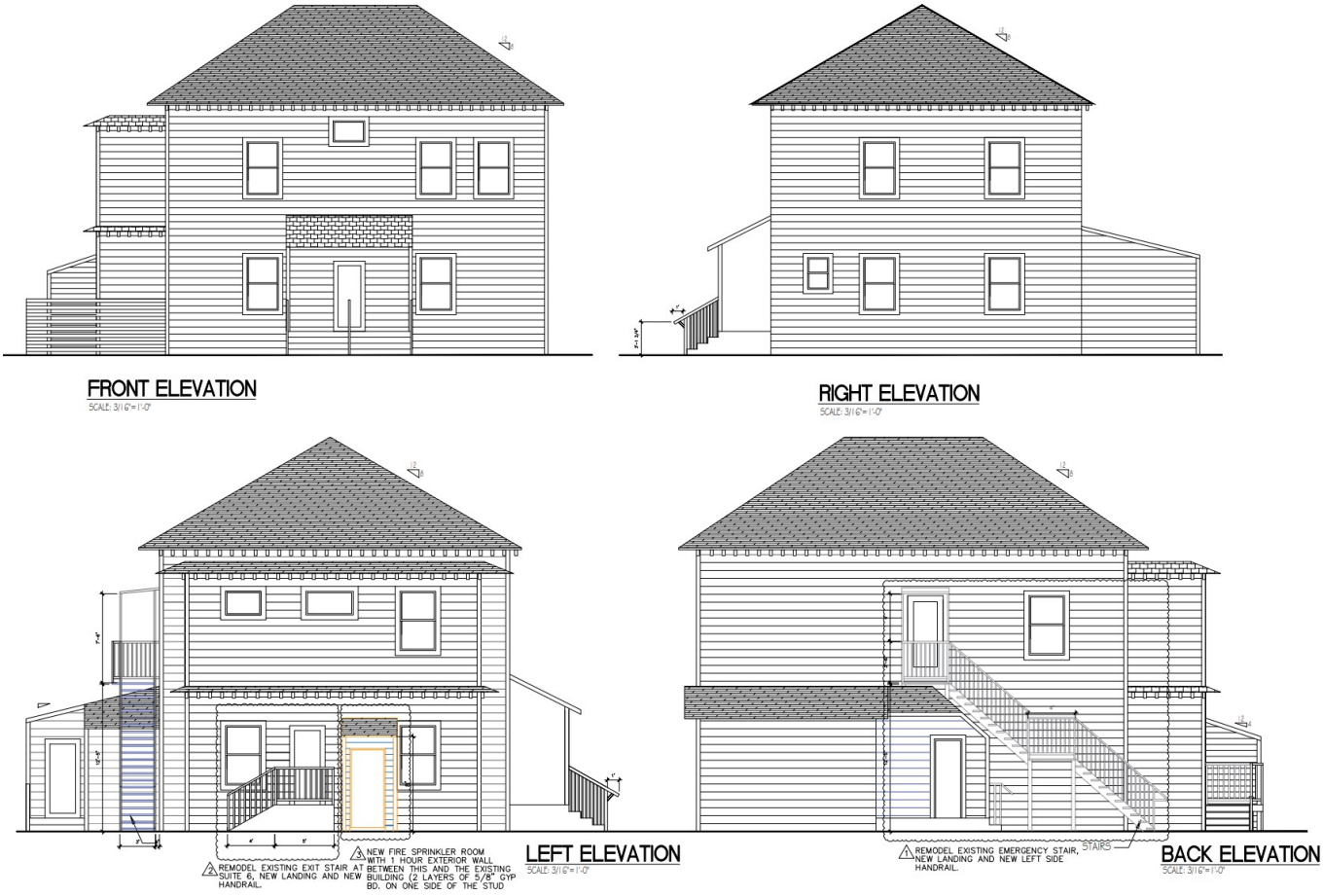
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Elevations



DEVELOPMENT PLAT VARIANCE

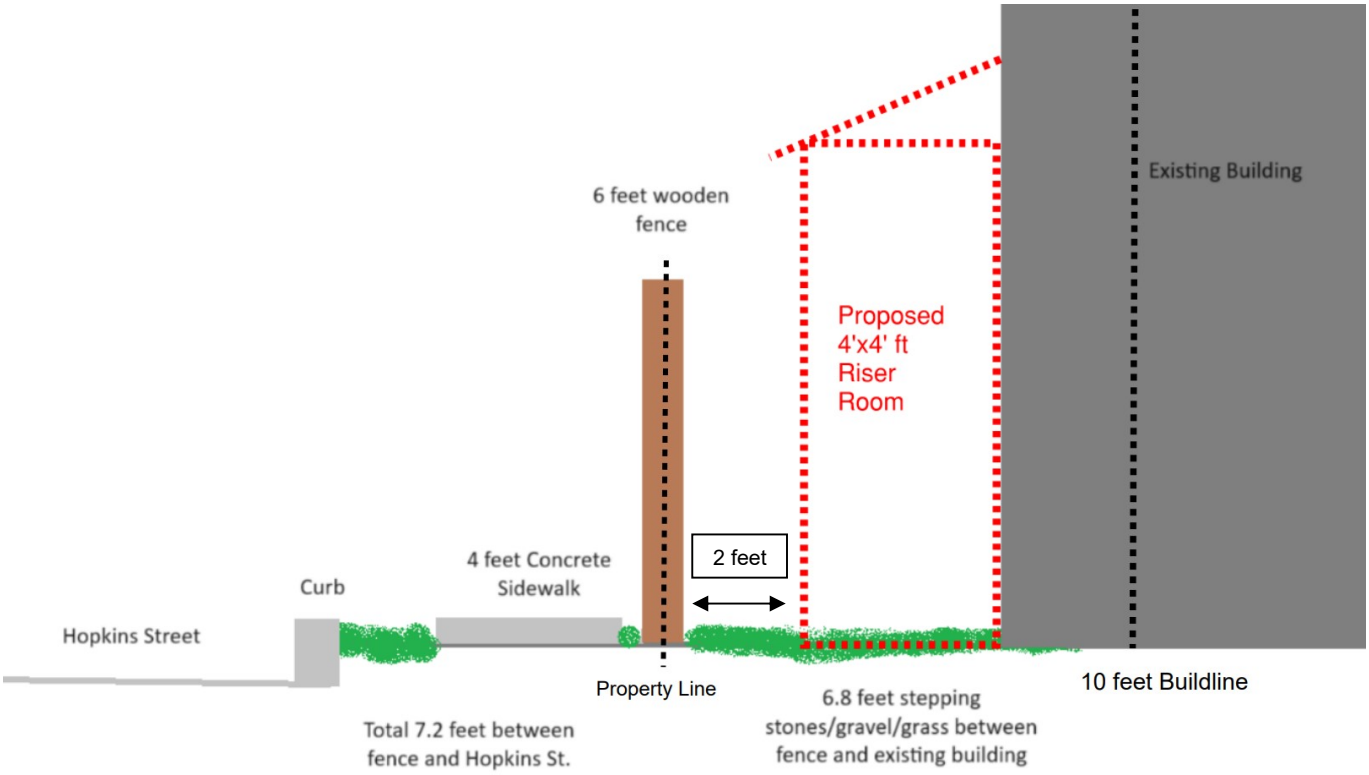
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 9/5/24

Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3436 Meadow Lake Lane	24068758	77027	5257C	492P	G

HCAD ACCOUNT NUMBER(S): 0601590580005

PROPERTY LEGAL DESCRIPTION: Lot 5, Block 58, River Oaks Sec. 7

PROPERTY OWNER OF RECORD: Zaid Kazzaz

ACREAGE (SQUARE FEET): 13,824 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Meadow Lake Lane 60 ft.; San Felipe Street 60 ft.

EXISTING PAVING SECTION(S): Meadow Lake Lane 25 ft.; San Felipe Street 45 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.]: 2,834 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 8,785 sq. ft.

PURPOSE OF VARIANCE REQUEST:

To allow a 10 ft. building setback line, per the River Oaks Sec. 7 plat of June 1937, in lieu of a 25 ft. city ordinance building setback line along San Felipe Street, a major thoroughfare.

CHAPTER 42 REFERENCE (S):

Sec. 42-152. (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: 136 (DEF 1)

Meeting Date: 9/5/24

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Lot 5, Block 58, River Oaks Sec. 7 located at 3436 Meadow Lake Lane. The property is currently vacant, however it had a house on a 25 ft. front building line along Meadow Lake Lane and 10 ft. building Line along San Felipe Street per original River Oaks Sec 7 plat of June 1937. This is a well-developed area and most of the houses that abut San Felipe Street are built using the 10 ft. building line or less. The new home will have driveway access from Meadow Lake Lane in lieu of the existing curb cut into San Felipe Street. The existing 8 ft. brick fence is to remain. The new house design has been approved by the HOA.

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.

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

This is a tract that has functioned as a single-family home for many years. This lot is currently vacant but had a single-family home that had been there since 1940. Requiring a 25' building line for the San Felipe Street portion of the property would create an undue hardship in that there is a 25' building line on Meadow Lake Lane, and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

(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;

Requiring the strict application of the 25' building line per Sec. 42-152 (a) along San Felipe Road which has a 10' building line per subdivision plat of June 1937, the property would create an impractical hardship in conjunction with the 25' building line per on Meadow Lake Lane.

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

The property was originally sized and platted in June 1937 with a 10' building setback line along San Felipe Road. The imposition of a 25' building setback along San Felipe Road is an unreasonable hardship imposed on this property by the Development Ordinance. The 10' building line is consistent with most houses that back up to San Felipe Road.Therefore, the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. The property at Lot 5, Block 58 River Oaks Sec 7 is an existing lot that does not allow any options for development other that single family. The intent and general purposes of this chapter will be

preserved by allowing the 10' building line along San Felipe Road, per the plat of June 1937. A sensible development will encourage the uses that are already present in this neighborhood.
(42-152) Our structure honors the prevailing 10' setback conditions along San Felipe Road.

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

Meadow Lake Lane is a local street that serves no major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that are generally the same size and use the 10' or less building line.
(42-152) The new structure's location using the 10' building line and NOT using the San Felipe Road curb cut itself poses no jeopardy to public safety but improves public safety.

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

The hardship is that Lot 5, Block 58 River Oaks Sec 7 is an existing lot platted for single family homes in June 1937. The request, to not provide a 25' building line along San Felipe Road, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses with similar lot conditions along Meadow Lake Lane with their north boundary facing San Felipe Road. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

PLANNING & DEVELOPMENT DEPARTMENT

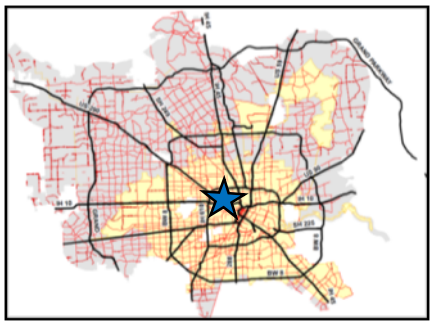
Houston Planning Commission

ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

Location Map





DEVELOPMENT PLAT VARIANCE

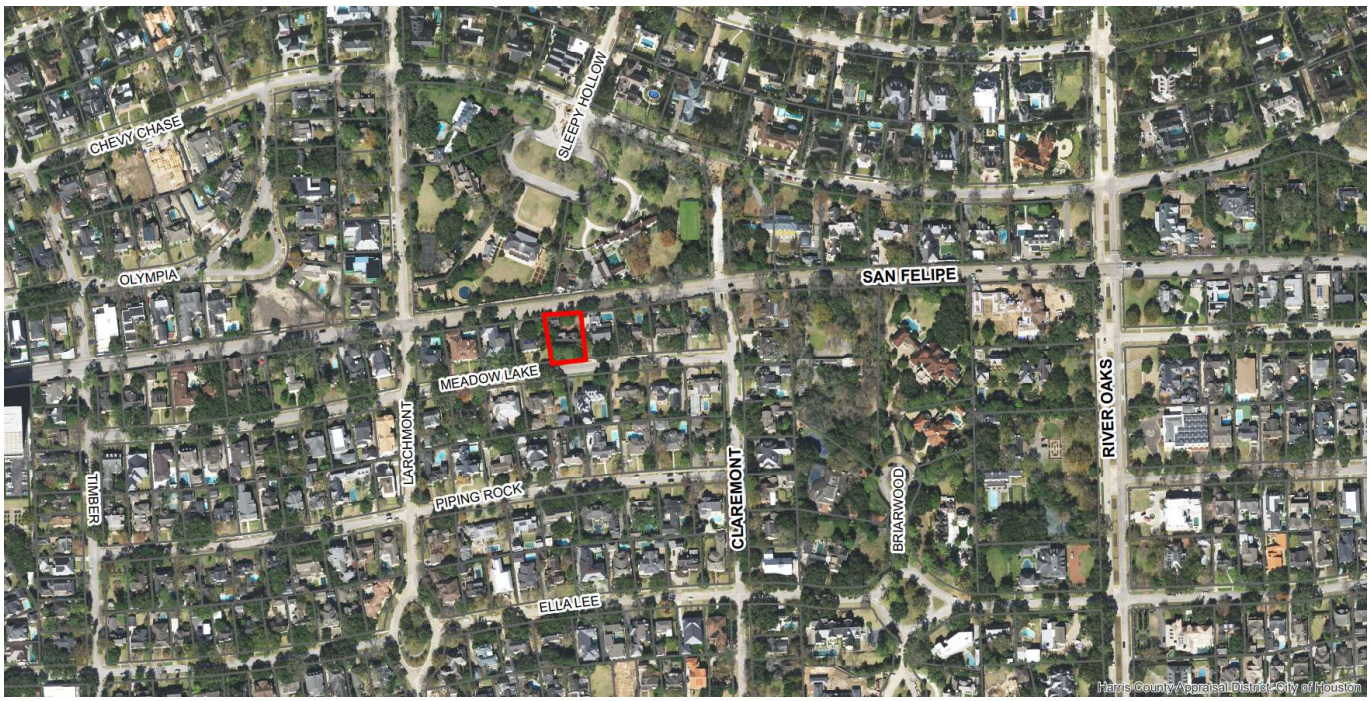
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

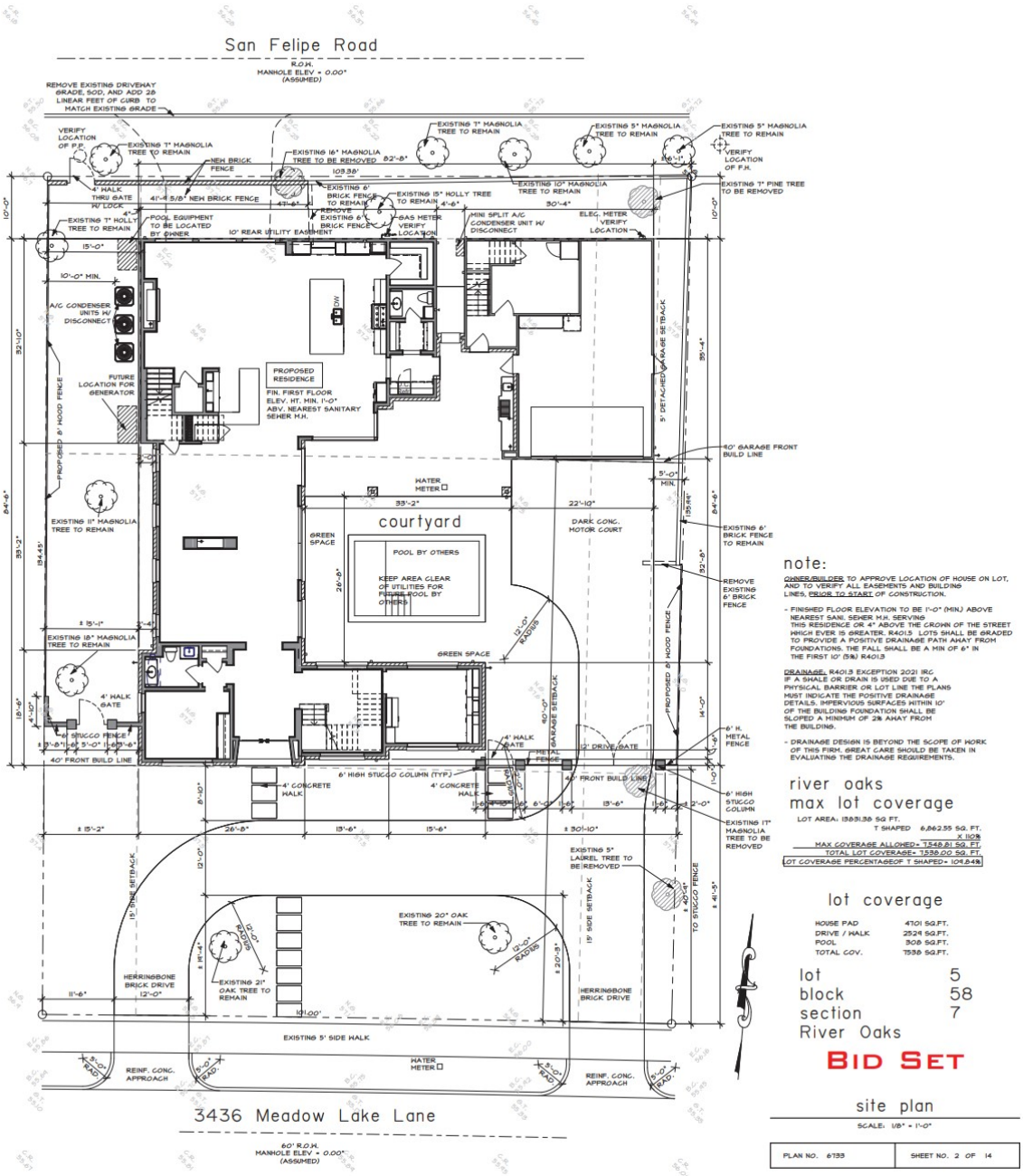
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

Site Plan



DEVELOPMENT PLAT VARIANCE

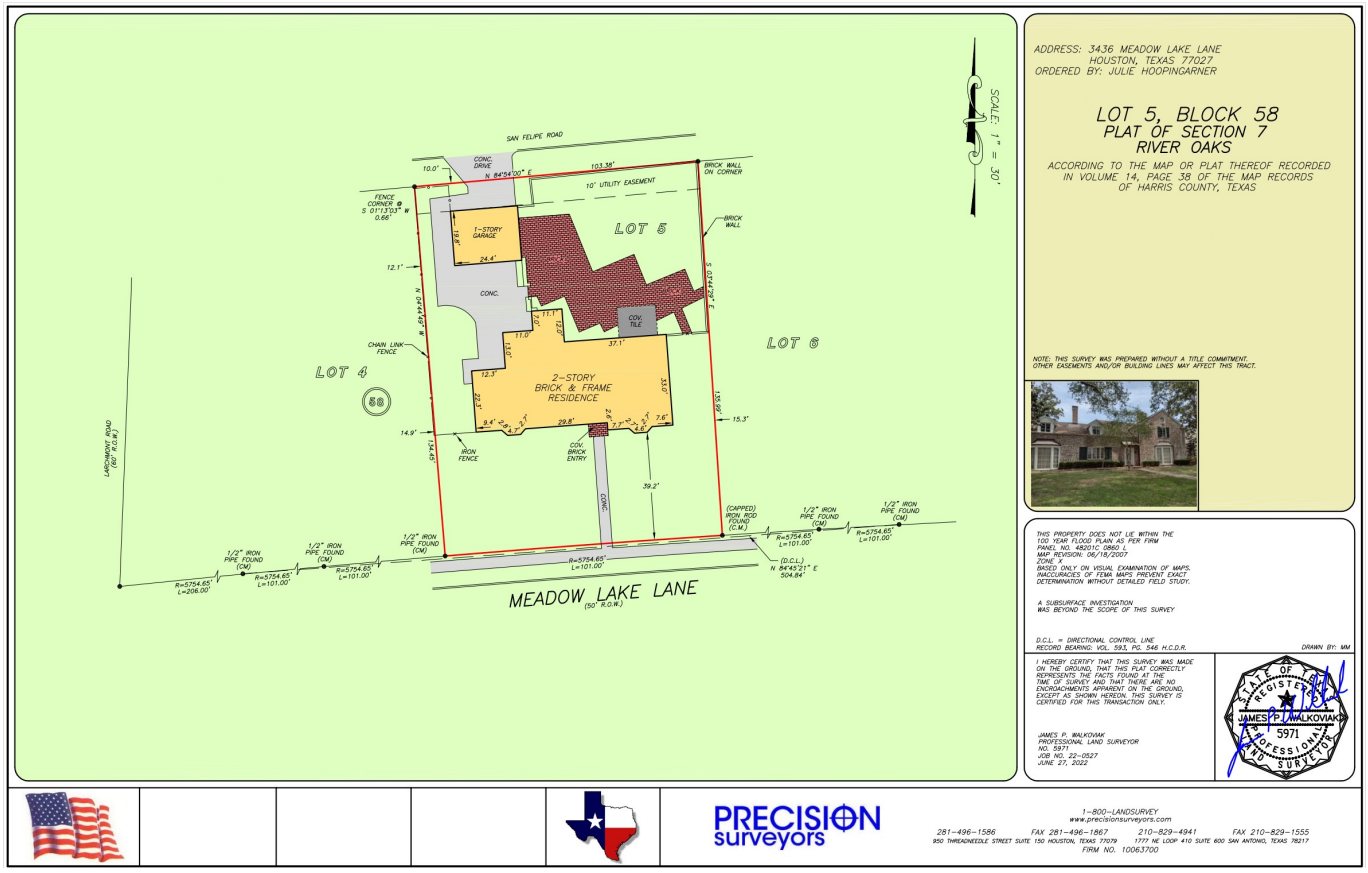
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

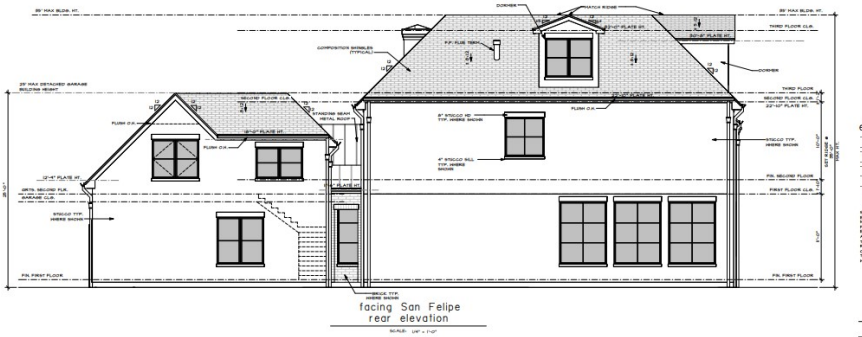
Houston Planning Commission

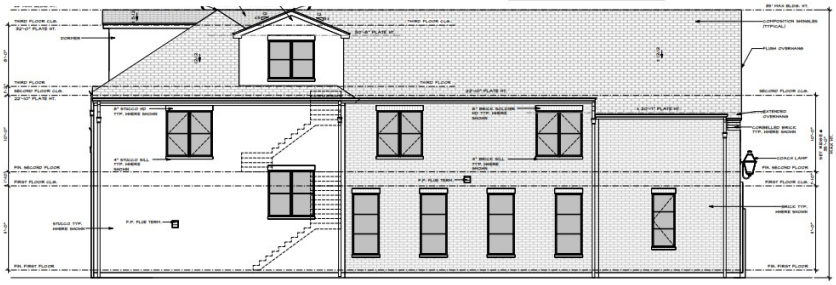
ITEM: 136 (DEF 1)

Meeting Date: 9/5/24

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 137

Meeting Date: 9/5/24

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Rogue Architects	Stephanie Ramirez	817-529-6861	stephanie@roguearchitects.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5005 Richmond Ave	23050390	77056	5156D	491Y	G

HCAD ACCOUNT NUMBER(S): 1181340010006

PROPERTY LEGAL DESCRIPTION: Reserve A1-A, Block 1, Post Oak Quarters

PROPERTY OWNER OF RECORD: Weingarten Nostat Inc.

ACREAGE (SQUARE FEET): 22,840 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Richmond Ave.: 120 ft., I-610: 650 ft.

EXISTING PAVING SECTION(S): Richmond Ave.: 105 ft., I-610: 615 ft.

OFF-STREET PARKING REQUIREMENT: 23 spaces

OFF-STREET PARKING PROVIDED: 28 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 0 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,293 sq. ft. commercial building

PURPOSE OF VARIANCE REQUEST: To request to not comply with transit-oriented development (TOD) standards along Richmond Ave., a primary TOD street.

CHAPTER 42 REFERENCE(S): Sec. 42-164. - Transit-oriented development streets and walkable places streets (b)

The portion of a lot or development that is adjacent to a primary street shall have a building line requirement of zero feet and the lot or development must comply with the requirements of article IV of this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

This project is a proposed restaurant with drive-through that is to be situated on the property at the corner of Richmond Ave and Loop 610. Due to the shape of the property, and building setback requirements, the drive-through lane is proposed to run along both Loop 610 & Richmond Ave near the Pedestrian Realm. Our request is to allow vehicle activity on the Pedestrian Realm instead of the requirements per Chapter 42 Article III Section 42-164 Transit Corridor Development (b.). We have made efforts, such as Pedestrian Access, elevated landscape, and additional building fenestration, to enhance the experience of the Pedestrian Realm between the ROW and the building along Richmond Ave.

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.

(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;**
Due to the required 25-foot building setbacks from both Loop 610 and Richmond Ave, along with the shape and edited size of the property, the position of the building and drive-through lane is limited to the location shown. The length of the drive-through lane is necessary so as not to cause implications on other areas outside of the immediate site or along the ROW.

(2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**
The present hardship is due to part of the property being taken away for right-of-way during TxDOT improvements at the intersection, as well as limitations created by the 25-foot building setbacks that are required from each street.

(3) **The intent and general purposes of this chapter will be preserved and maintained;**
The intent is to allow access and connection to the pedestrian realm per the provided protected accessible route and an elevated landscape experience. This project will still maintain the pedestrian realm while providing enhancements where feasible.

(4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
This project will provide a protected accessible pedestrian route from the Pedestrian Realm to the building entrance. This will create direct and safe access for pedestrians traveling along the Pedestrian Realm or from the nearby bus stop.

(5) **Economic hardship is not the sole justification of the variance.**
Justifications are the limitations of the site shape/size and building setback restrictions.

DEVELOPMENT PLAT VARIANCE

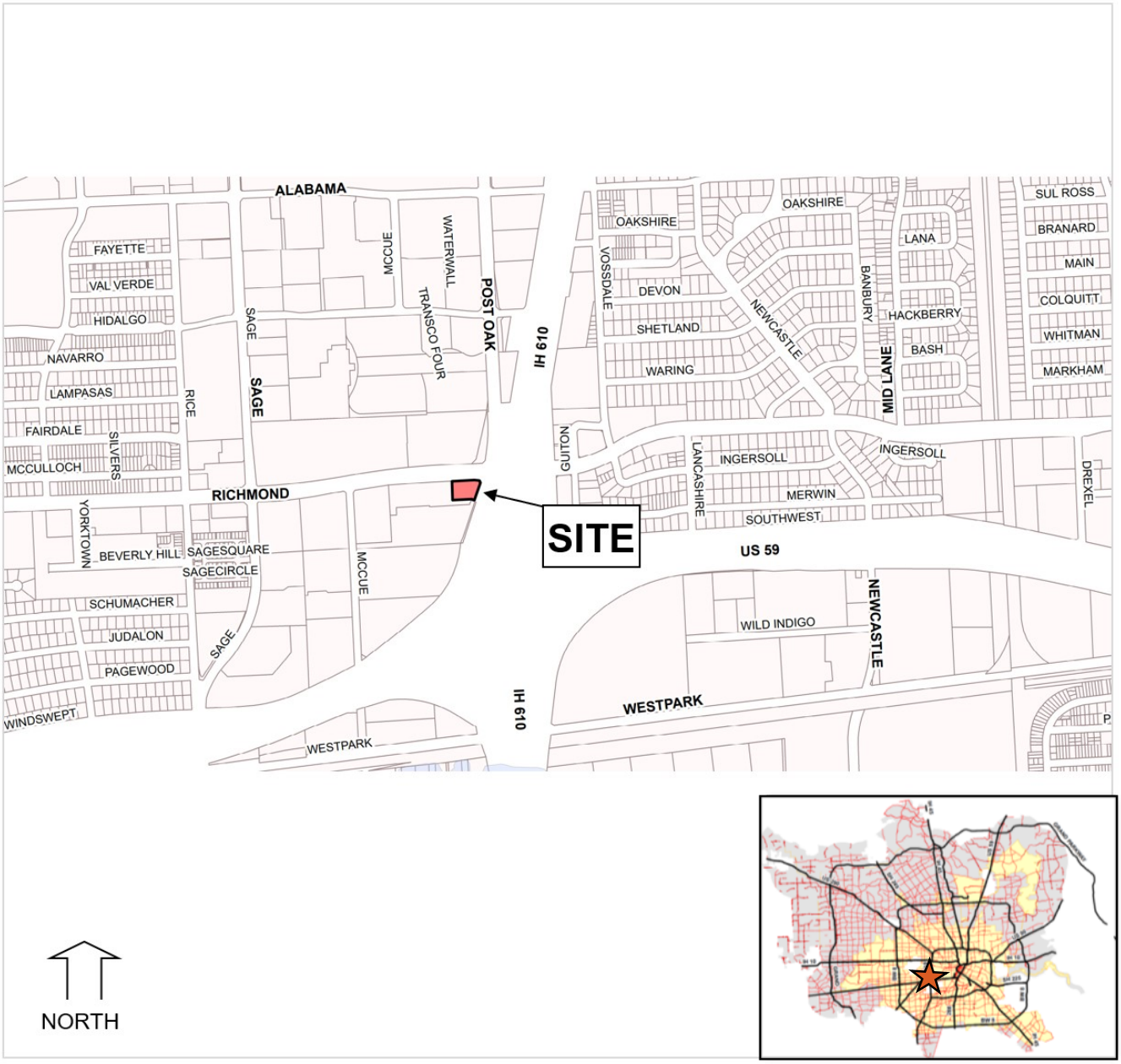
PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



DEVELOPMENT PLAT VARIANCE

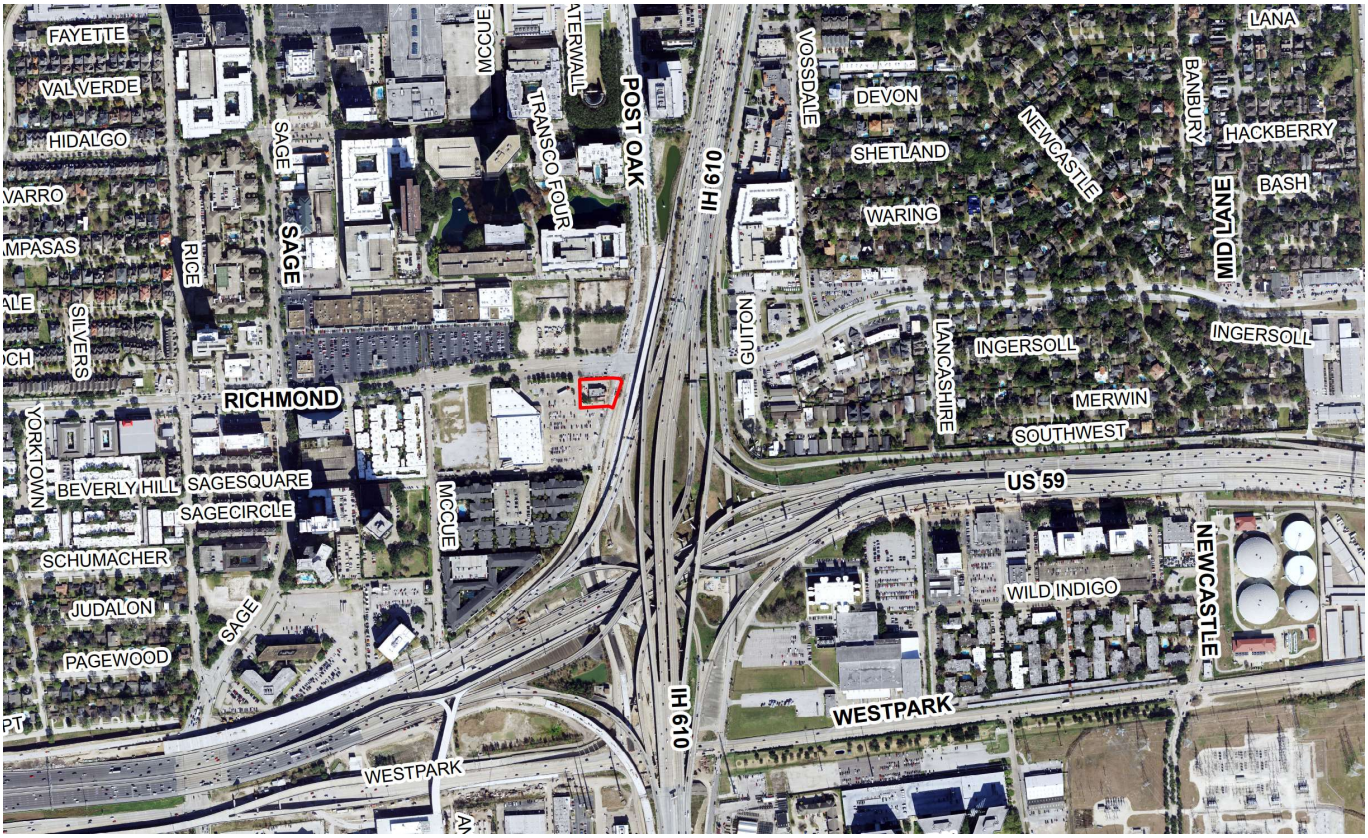
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Aerial Map



DEVELOPMENT PLAT VARIANCE

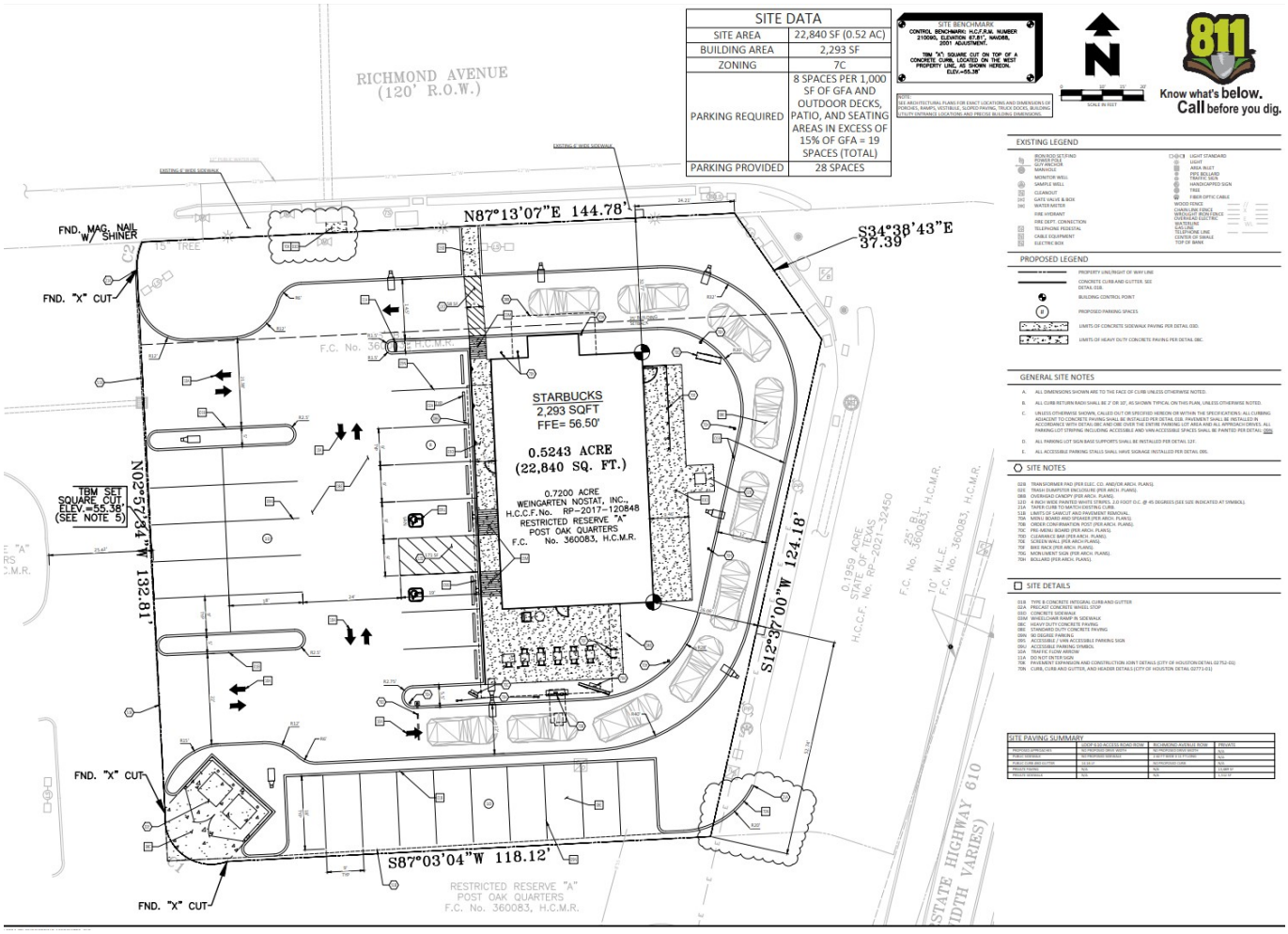
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Site Map



DEVELOPMENT PLAT VARIANCE

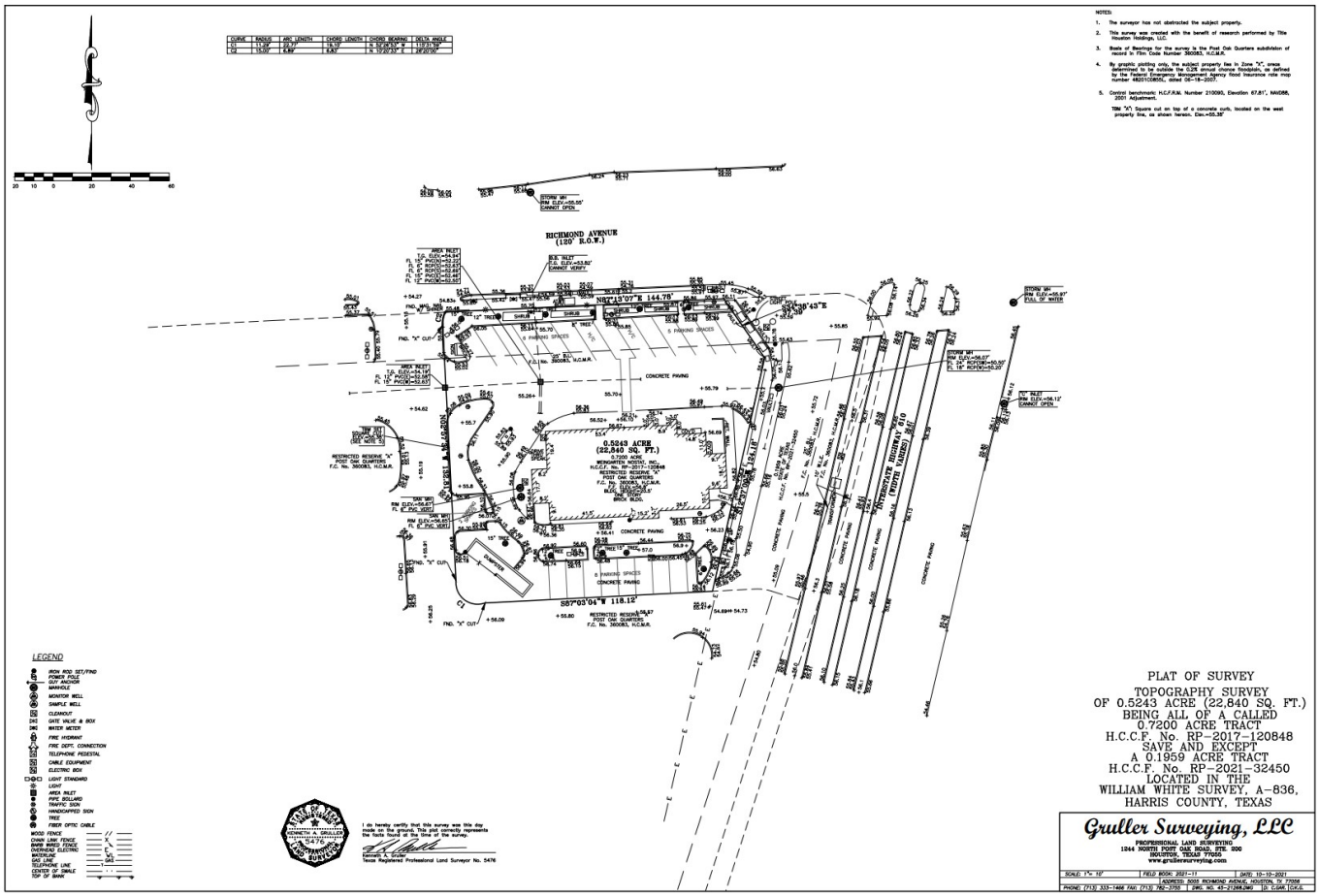
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Survey



DEVELOPMENT PLAT VARIANCE

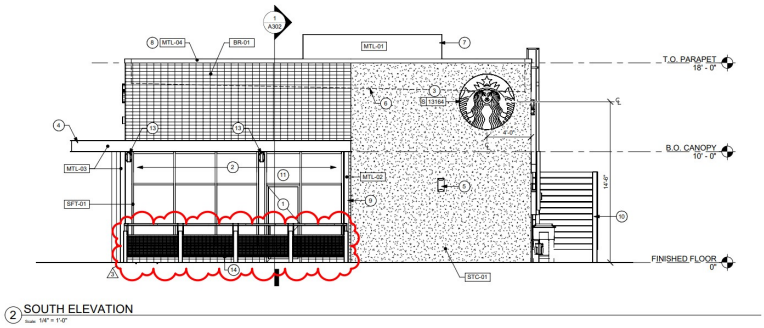
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Houston Planning Commission

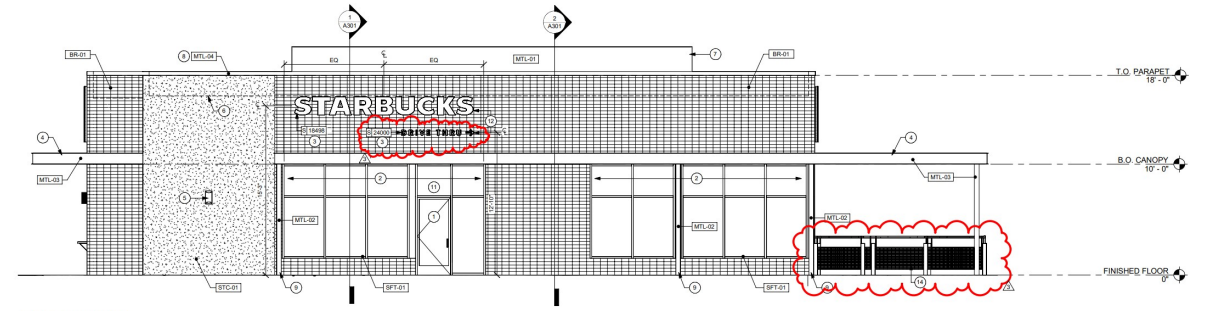
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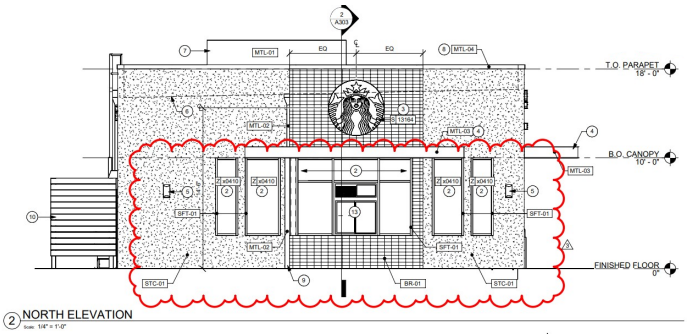
Elevations



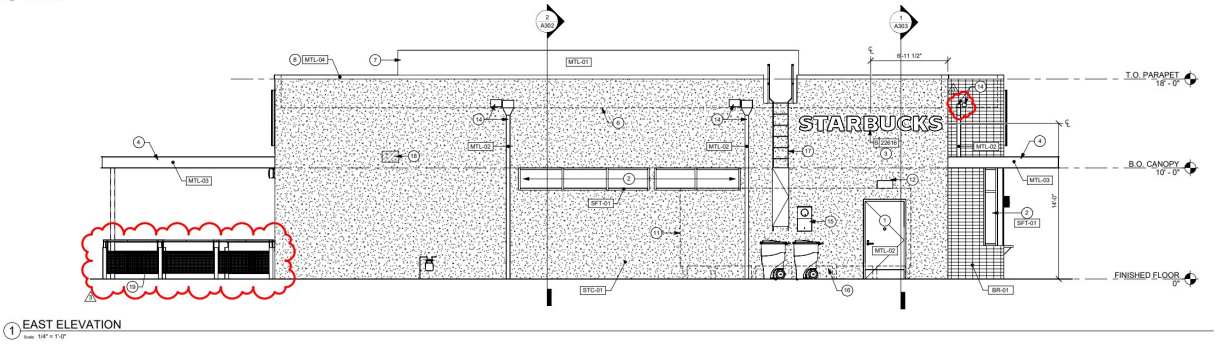
2 SOUTH ELEVATION



1 WEST ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION

DEVELOPMENT PLAT VARIANCE

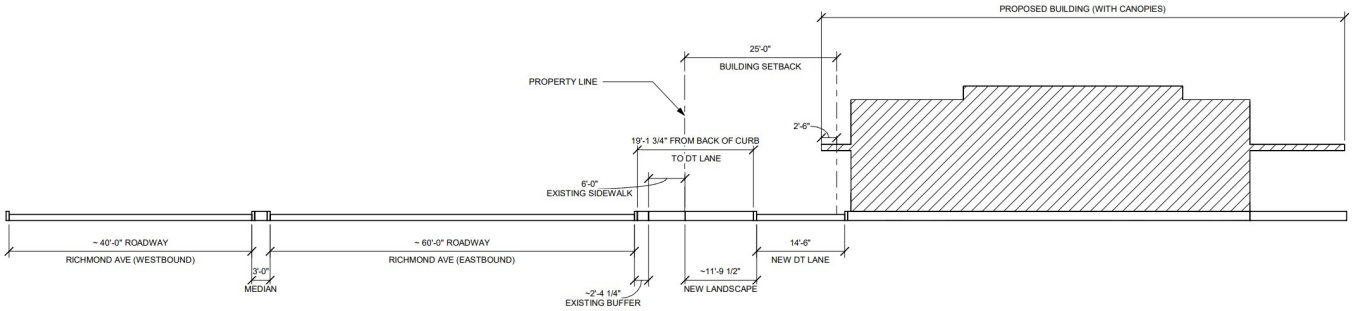
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Street Section



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

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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.

(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

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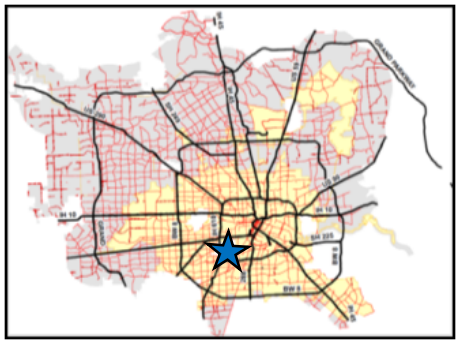
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

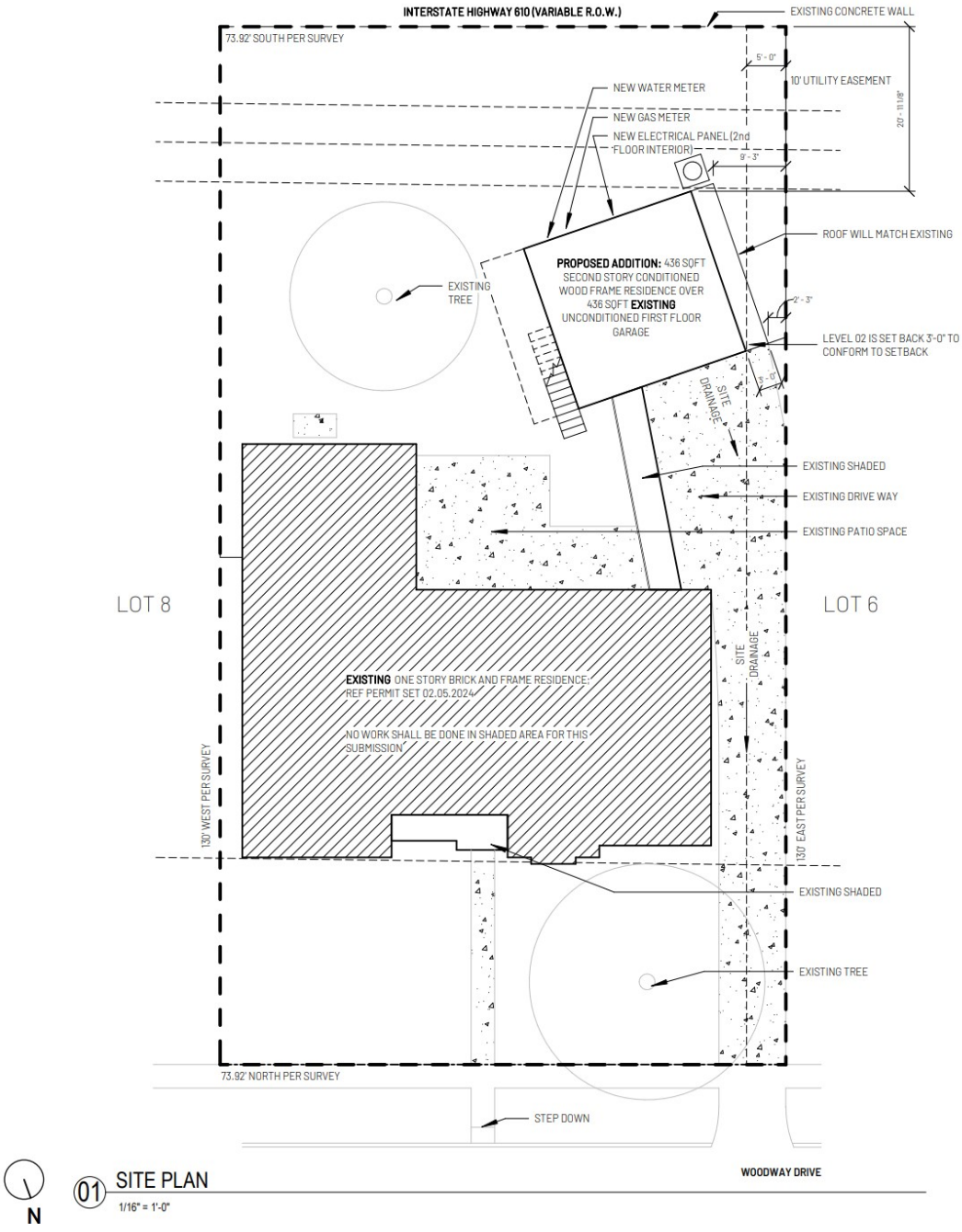
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Site Plan



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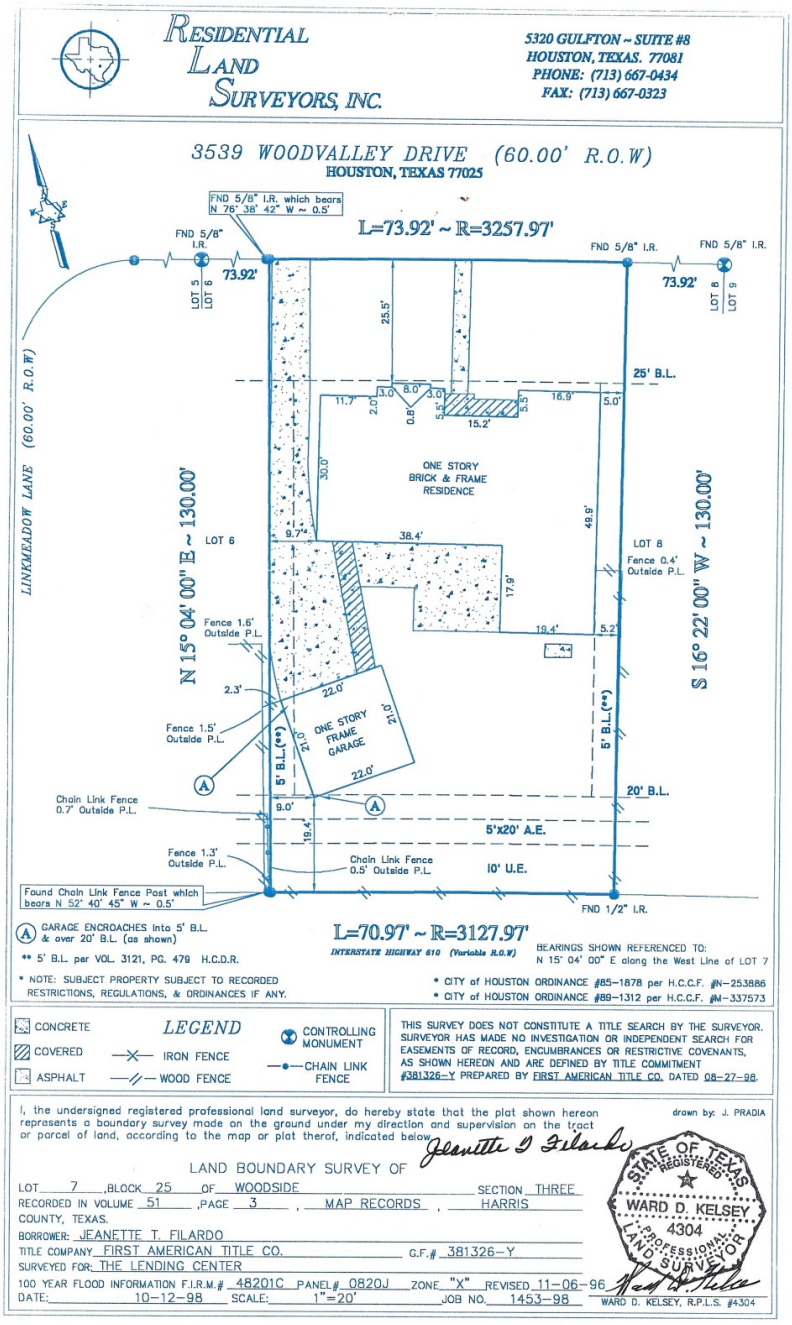
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Survey



DEVELOPMENT PLAT VARIANCE

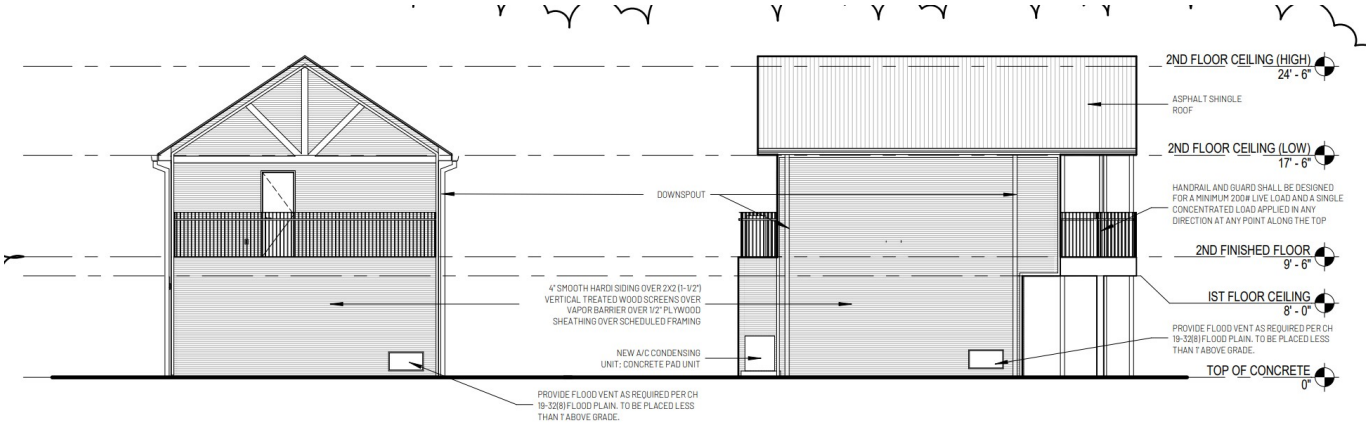
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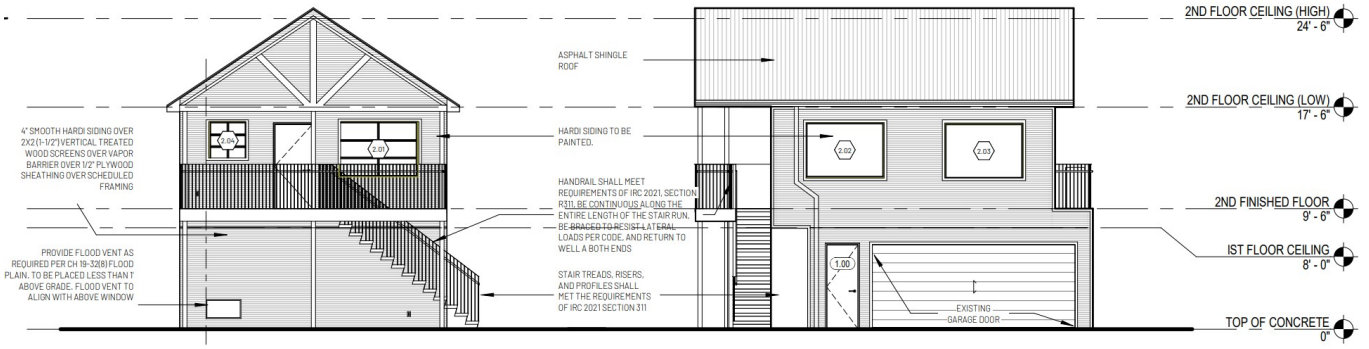
Meeting Date: 9/5/24

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

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Equilon Enterprises LLC	Kayla Kramer	614-588-8979	gpdchargepermits@gpdgroup.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
208 Main Street	24054169	77002	5457A	493L	H

PROJECT NAME:	Shell EV Hub – 208 Main Street
HCAD ACCOUNT NUMBER(S):	0010200000003
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve A, Block 1, Equilent Main
PROPERTY OWNER OF RECORD:	Equilon Enterprises, LLC
ACREAGE (SQUARE FEET):	7,592 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Main Street: 90 ft.
EXISTING PAVING SECTION(S):	Main Street: 75 ft.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	None
PROPOSED STRUCTURE(S) [SQ. FT.]:	None

PURPOSE OF VARIANCE REQUEST: To provide landscaping in planters in lieu of ordinance required street trees for a new electric vehicle charging parking lot.

CHAPTER 33 REFERENCE(S): Sec. 33-126. - Street trees required.

(a)Street trees shall be planted within the public street rights-of-way, or on private property within ten feet parallel and adjacent to a local street right-of-way, or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare, or in the esplanade pursuant to the requirements of section 33-129(b) (see figure E). When the building site abuts a designated state or federal highway or road or any designated county road and street trees are not otherwise required by law, street trees shall be planted on private property in accordance with this section. The number of street trees planted shall equal the total number of trees (T) required under the following formula:

T = (X/30), where X shall represent the length in linear feet measured along each side of the property line on the public street(s). (See figure B.).

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Proposing to install two landscape planters in the right-of-way (ROW) rather than street trees because existing facilities and sight line considerations would reduce the number of street trees that could be installed safely to 1 tree. The utility relocation efforts required to propose 1 street tree would be cost prohibitive for the client.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Providing street trees in the ROW would require the installation of tree wells, the depth of which would require utility locating in the ROW to verify exact depth and extents to determine which utilities would need to be relocated. Utility location and coordination for relocation would be costly and time intensive, to the extent where such efforts would limit client ability to pursue the site.

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

Tree Planting within the ROW:
Providing street trees in the public ROW would require the installation of tree wells, the depth of which would require utility locate in the ROW to verify exact depth and extents to determine which utilities would need to be relocated. Utility location and coordination for relocation would be costly and time intensive, to the extent where such efforts would limit client ability to pursue the site.

Moreover, due to site line consideration and the presence of existing facilities (light pole, on-street parking, and electrical pull box) to the south of the proposed driveway, there would not be ample space to propose a street tree to the south of the driveway. As such, this site would have extensive utility relocation and design for 1 street tree to the north of the proposed driveway. Such design and coordination costs for 1 street tree would be cost prohibitive.

Providing planter boxes with landscape elements maintains the general purpose of providing natural elements in the ROW.

Tree Plantings on Private Property (Subject Property):
In the absence of being able to provide street trees in the ROW, the team has considered proposing the required street trees on the subject property, as listed in Sec 33-126(a). Please see below for details as to how our team determined that it is not feasible to provide tree plantings on the subject property.

LANDSCAPE PLAN VARIANCE

- Soil Conditions: Due to the presence of the adjacent building foundations and high plasticity soils, any plantings must be above ground or use an impermeable membrane for in-ground plantings to ensure that water does not compromise the adjacent foundations.

In-Ground Planting on Private Property: Not feasible

- Adjacent Building Foundations: Trees must not be planted closer than the height of the mature tree to the building, as the roots may compromise the adjacent building foundation.

- Tree Size: Per City of Houston Street tree planting list, the smallest allowable tree species, *Ilex opaca* (American Holly) has a mature canopy crown spread of 15' dia, which would have an estimated mature height between 15' and 30'.

- Pedestrian Visibility and Safety Buffer: Per Sec 40.32.b.1 – tree plantings cannot be placed within 14' of the driveway, as they are a visual obstruction to pedestrians.

Conclusion: Planting Street Trees on the subject property in-ground (not in an above ground planter) is not feasible because there is less than 15' from adjacent buildings to the edge of the pedestrian visibility and safety buffer. Trees would have to be planted in the visibility/safety buffer in order to not interfere with existing adjacent foundations. Please see snip below to demonstrate.

Above Ground Planting on Private Property: Not feasible

- Pedestrian Visibility and Safety Buffer: Per Sec 40.32.a. – above ground planters taller than 24" cannot be placed within 14' of the driveway.

- Required Soil Volume and Depth for Tree Planters: Industry standards for the installation of urban tree plantings provide information on the recommended soil volume as it relates to the mature size a tree will achieve during its usable life span, citing the James Urban study, ISA Press, 2008. A depth of 3' is recommended as the standard soil depth as a majority of tree roots occur in this area. Approximately 200 cu ft of soil volume is specified for the *Ilex opaca* (American Holly).

- Transformer and Utility Equipment Clear Space: Plantings, either above or below ground, are not allowed within utility equipment clear space.

- Historic Contributing Buildings: Both adjacent buildings to the north and south of the subject property are historic contributing buildings in the Main Street Market Square Historic District.

Conclusion: Above ground planters for street trees on private property are not feasible because above ground planters with a minimum depth of 3' cannot be placed in the pedestrian visibility and safety buffer, as they are a vertical obstruction.

Moreover, the recommended soil volume cannot be met with the allowable space for planters. On the north side, there is 30 square feet available for an above ground planter, which would require a planter depth of 6' in order to meet the recommended soil volume. On the south side, there is 42 sq feet available for an above ground planter,

which would require a planter depth of approximately 4.75' feet to meet the recommended soil volume. Even if depth was provided, tree roots would likely not extend that deep so tree health would be limited. Additionally, if the planters were placed as shown, the smallest allowable tree with a 15' diameter canopy would interfere with the adjacent buildings, which are both historically contributing structures.

(3) The intent of this article is preserved;

The intent of this article to provide natural elements in the ROW is preserved by providing above ground landscape planters for foliage. Providing said planters in the ROW provides greenery for the streetscape.

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

Proposed planters would not be injurious to the public heath, safety, or welfare.

Site is proposing landscape planters to match the existing planters to the north and south on Main Street. Planters would match the existing aesthetic of the surrounding streetscape and historic district along Main Street.

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

N/A

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STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

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

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

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

(3) The intent of this article is preserved;

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

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

Sec. 33-137. Applicability of variance.

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

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 9/5/24

Location Map



NORTH



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 9/5/24

Aerial Map



LANDSCAPE PLAN VARIANCE

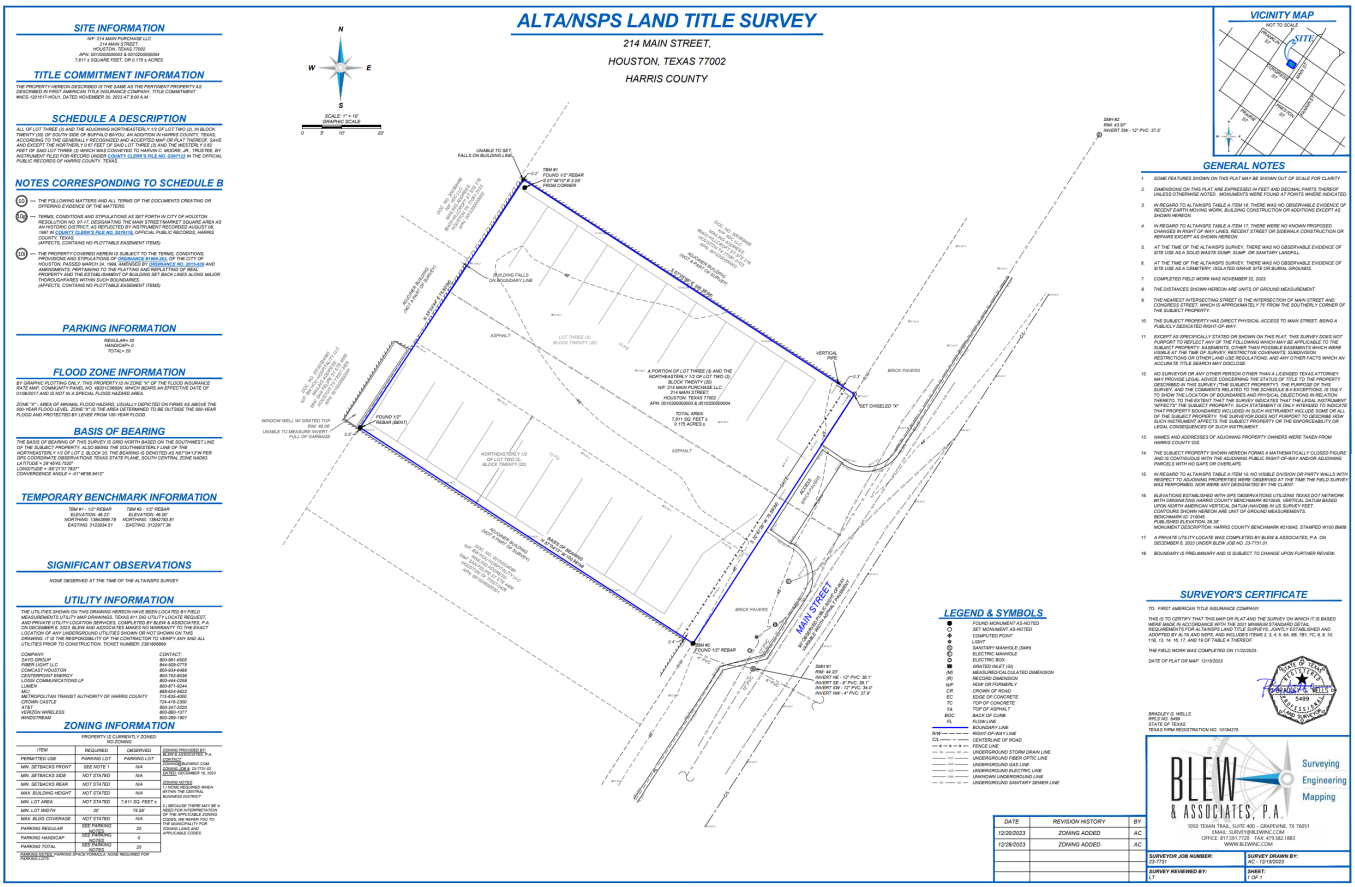
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Survey



LANDSCAPE PLAN VARIANCE

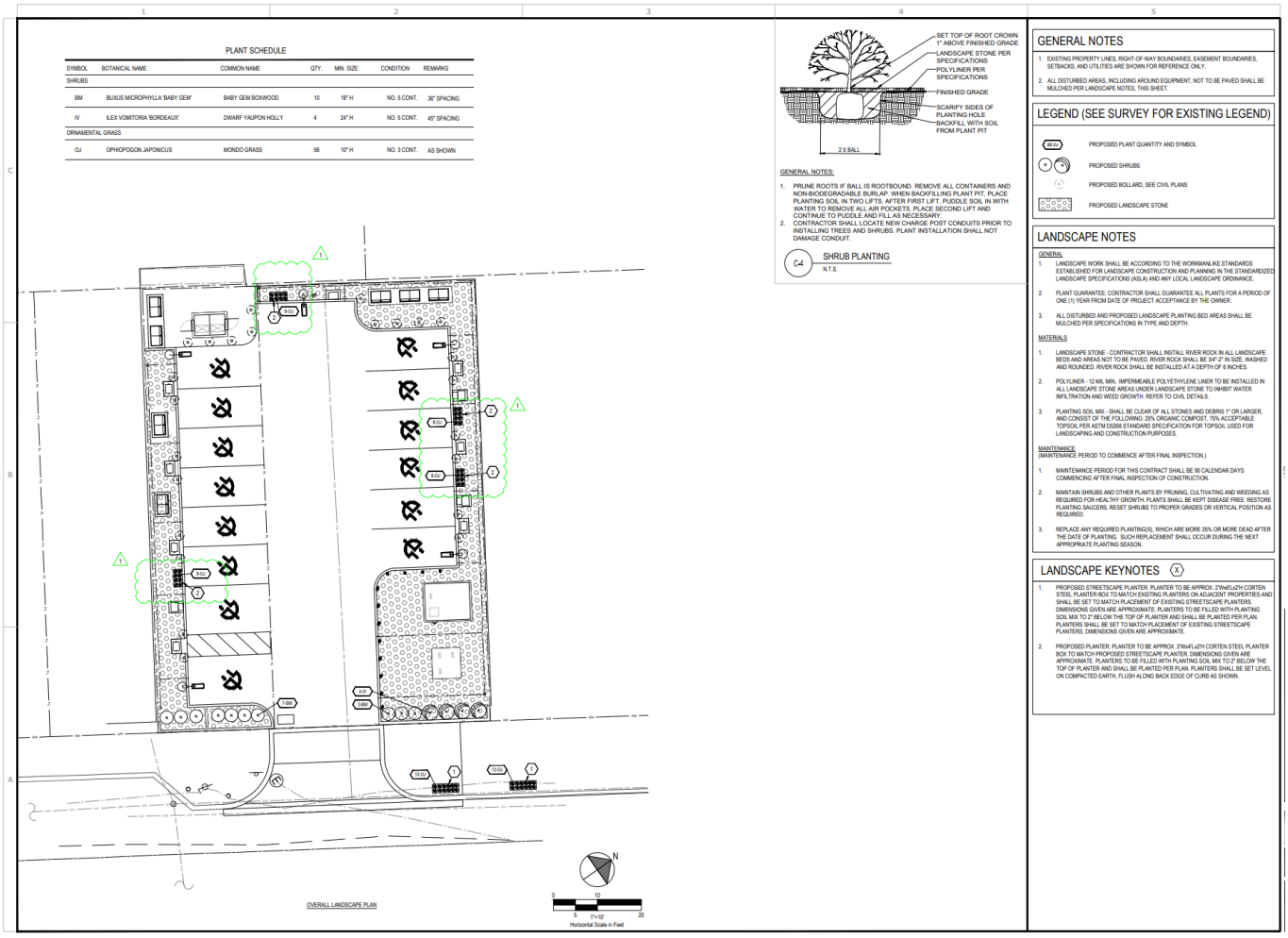
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 9/5/24

Site Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS
SHRUBS						
BM	BUXUS MICROPHYLLA 'BABY GEM'	BABY GEM BOXWOOD	10	18" H	NO. 5 CONT.	36" SPACING
IV	ILEX VOMITORIA 'BORDEAUX'	DWARF YAUPON HOLLY	4	24" H	NO. 5 CONT.	48" SPACING
ORNAMENTAL GRASS						
OJ	OPHIOPOGON JAPONICUS	MONDO GRASS	56	10" H	NO. 3 CONT.	AS SHOWN

SET TOP OF ROOT CROWN 1" ABOVE FINISHED GRADE
LANDSCAPE STONE PER SPECIFICATIONS
POLYLINER PER SPECIFICATIONS
FINISHED GRADE
SCARIFY SIDES OF PLANTING HOLE
BACKFILL WITH SOIL FROM PLANT PIT
2 X BALL

GENERAL NOTES:

1. PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
2. CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

C4 SHRUB PLANTING
N.T.S.

GENERAL NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. ALL DISTURBED AREAS, INCLUDING AROUND EQUIPMENT, NOT TO BE PAVED SHALL BE MULCHED PER LANDSCAPE NOTES, THIS SHEET.

LEGEND (SEE SURVEY FOR EXISTING LEGEND)

- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED SHRUBS
- PROPOSED BOLLARD, SEE CIVIL PLANS
- PROPOSED LANDSCAPE STONE

LANDSCAPE NOTES

GENERAL

1. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANNING IN THE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCE.
2. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
3. ALL DISTURBED AND PROPOSED LANDSCAPE PLANTING BED AREAS SHALL BE MULCHED PER SPECIFICATIONS IN TYPE AND DEPTH.

MATERIALS

1. LANDSCAPE STONE - CONTRACTOR SHALL INSTALL RIVER ROCK IN ALL LANDSCAPE BEDS AND AREAS NOT TO BE PAVED. RIVER ROCK SHALL BE 3/4"-2" IN SIZE, WASHED AND ROUNDED. RIVER ROCK SHALL BE INSTALLED AT A DEPTH OF 6 INCHES.
2. POLYLINER - 12 MIL MIN. IMPERMEABLE POLYETHYLENE LINER TO BE INSTALLED IN ALL LANDSCAPE STONE AREAS UNDER LANDSCAPE STONE TO INHIBIT WATER INFILTRATION AND WEED GROWTH. REFER TO CIVIL DETAILS.
3. PLANTING SOIL MIX - SHALL BE CLEAR OF ALL STONES AND DEBRIS 1" OR LARGER, AND CONSIST OF THE FOLLOWING: 25% ORGANIC COMPOST, 75% ACCEPTABLE TOPSOIL PER ASTM D5268 STANDARD SPECIFICATION FOR TOPSOIL USED FOR LANDSCAPING AND CONSTRUCTION PURPOSES.

MAINTENANCE
(MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

1. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
2. MAINTAIN SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. PLANTS SHALL BE KEPT DISEASE FREE. RESTORE PLANTING SAUCERS. RESET SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
3. REPLACE ANY REQUIRED PLANTING(S), WHICH ARE MORE 25% OR MORE DEAD AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

LANDSCAPE KEYNOTES (X)

1. PROPOSED STREETSCAPE PLANTER. PLANTER TO BE APPROX. 2'Wx6'Lx2'H CORTEN STEEL PLANTER BOX TO MATCH EXISTING PLANTERS ON ADJACENT PROPERTIES AND SHALL BE SET TO MATCH PLACEMENT OF EXISTING STREETSCAPE PLANTERS. DIMENSIONS GIVEN ARE APPROXIMATE. PLANTERS TO BE FILLED WITH PLANTING SOIL MIX TO 2" BELOW THE TOP OF PLANTER AND SHALL BE PLANTED PER PLAN. PLANTERS SHALL BE SET TO MATCH PLACEMENT OF EXISTING STREETSCAPE PLANTERS. DIMENSIONS GIVEN ARE APPROXIMATE.
2. PROPOSED PLANTER. PLANTER TO BE APPROX. 2'Wx6'Lx2'H CORTEN STEEL PLANTER BOX TO MATCH PROPOSED STREETSCAPE PLANTER. DIMENSIONS GIVEN ARE APPROXIMATE. PLANTERS TO BE FILLED WITH PLANTING SOIL MIX TO 2" BELOW THE TOP OF PLANTER AND SHALL BE PLANTED PER PLAN. PLANTERS SHALL BE SET LEVEL ON COMPACTED EARTH, FLUSH ALONG BACK EDGE OF CURB AS SHOWN.

OVERALL LANDSCAPE PLAN

N

0 10
5 1"=10' 20
Horizontal Scale in Feet

LANDSCAPE PLAN VARIANCE

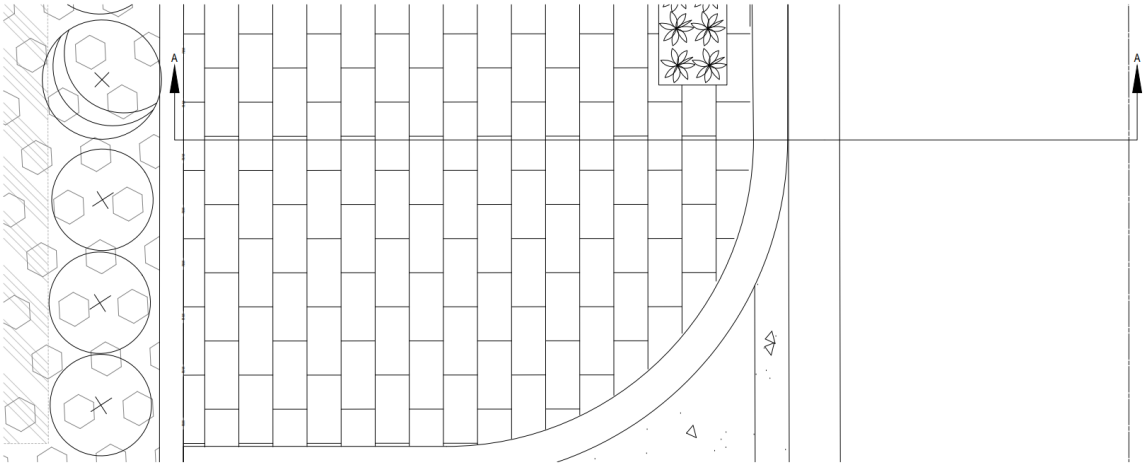
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

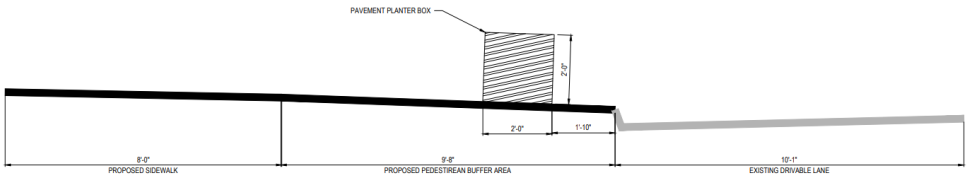
ITEM: III

Meeting Date: 9/5/24

Street Section



B-1 PEDESTIAN AREA PLAN VIEW
N.T.S.



A-1 SECTION A-A
N.T.S.



LANDSCAPE PLAN VARIANCE

AGENDA: IV

SMLSB Application No. 865: 100 block of E. 24th Street, north and south sides, between Yale and Havard Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 100 block of E. 24th Street, north and south sides, between Yale and Havard Streets. Analysis shows that a minimum lot size of 5,200 sf exists for the blockfaces. A petition was signed by the owners of 52% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director 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 minimum lot size block creation 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 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 the 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, considering the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission, or city council, respectively as appropriate, may determine relevant to the area.

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

STAFF ANALYSIS:

The application includes eighteen (18) lots along the 100 block of E. 24th Street, on the north and south sides, between Yale and Harvard 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 on E. 24th Street north and south sides.
- *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 fifteen (15) single-family residential properties (representing 83% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained ten (10) of eighteen (18) signatures of support from property owners in the proposed SMLSB (owning 52% 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 5,200 sf exists on fifteen (15) 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 5,200-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.*
  Fifteen (15) out of eighteen (18) lots (representing 85% of the application area) are at least 5,200 square feet in size.
  .

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	**865**		
Date Received:	**6/5/2024**	Date Complete:	**6/20/2024**
Street(s) Name:	**E. 24th Street**	Lot(s)	**100 block of E. 24th Street**
Cross Streets:	**Yale Street**	and	**Harvard Street**
Side of street:	**North and South**		

SPECIAL MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
2402 Yale LT- 1 BLK 4	COM		5,420
2310 Yale RES A BLK 1	COM		10,900
105 LT - 3 BLK 4	VAC		5,200
106 LT- 18 BLK 1	SFR		5,200
107 LT- 4 BLK 4	SFR		5,200
108 LT 17 BLK 1	SFR	Y	5,000
109 LT-5 BLK 4	SFR	Y	5,200
110 TR-16 BLK 1	SFR		4,900
111 TR-6 BLK 4	SFR	Y	5,112
112 LT 15 & TR 16A BLK 1	SFR	Y	5,500
113 LT-7 & TR 6A BLK 4	SFR		5,428
114 LT-14 BLK 1	SFR	Y	5,200
115 LT-8 BLK 4	SFR	Y	5,200
116 LT-13 BLK 1	SFR	Y	5,200
118 LT - 12 BLK 1	SFR	Y	5,200
119 LT - 9 BLK 4	SFR		5,200
120 LT-11 BLK 1	SFR	Y	5,200
121 LT-10 BLK 4	SFR	Y	5,200

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of	**99,460**	Square Feet in the Proposed Application Area	**52,012**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**52%**		

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

15	# developed or restricted to no more than two SFR Units	Of	**15**	Total number of SFR lots in the Proposed Application Area	**18**	Total number of lots in the Proposed Application Area	**83%**

0	# of Multifamily lots
2	# of Commercial lots
1	# of Vacant Lots
18	Total

Minimum Lot Size Calculations:

Total # of lots **18** Total sq. ft. = **99,460** / # of lots = **5,526** average sq. ft.
5,200 median sq. ft.

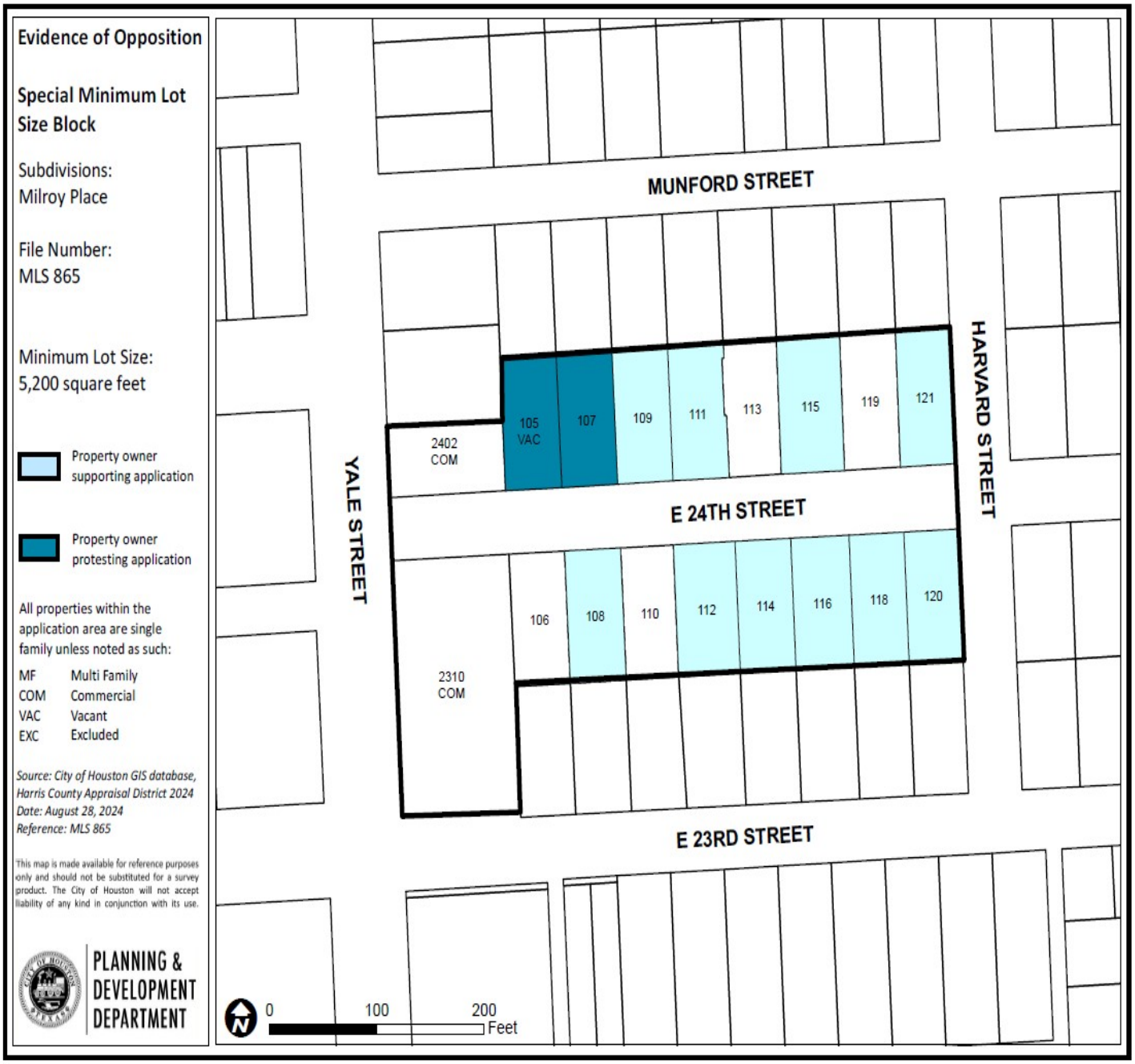
70 %

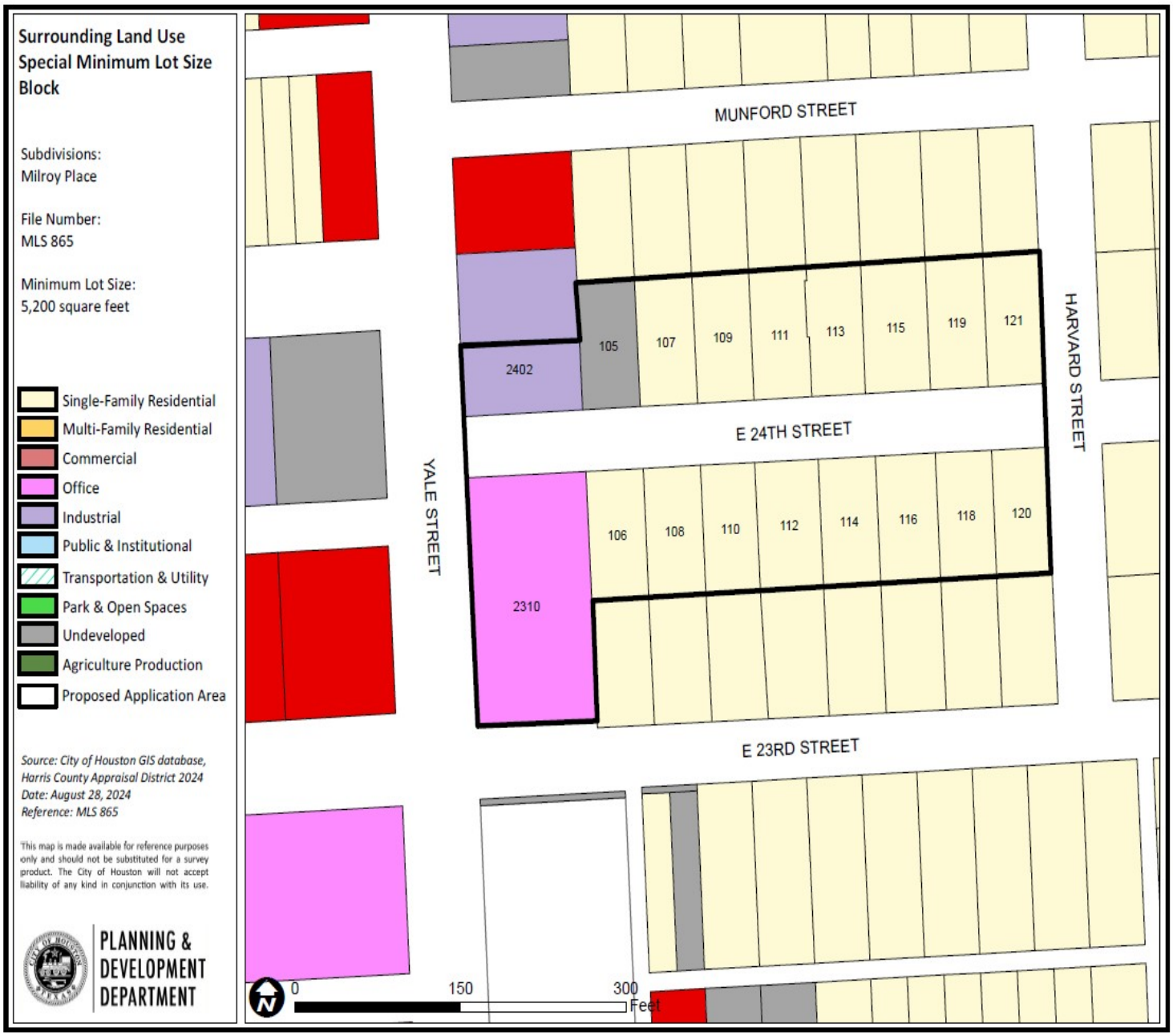
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	10,900	11.0%	11.0%
2	5,500	5.5%	16.5%
3	5,428	5.5%	21.9%
4	5,420	5.4%	27.4%
5	5,200	5.2%	32.6%
6	5,200	5.2%	37.9%
7	5,200	5.2%	43.1%
8	5,200	5.2%	48.3%
9	5,200	5.2%	53.5%
10	5,200	5.2%	58.8%
11	5,200	5.2%	64.0%
12	5,200	5.2%	69.2%
13	**5,200**	5.2%	**74.5%**
14	5,200	5.2%	79.7%
15	5,200	5.2%	84.9%
16	5,112	5.1%	90.0%
17	5,000	5.0%	95.1%
18	4,900	4.9%	100.0%
Total	99,460	100.0%	

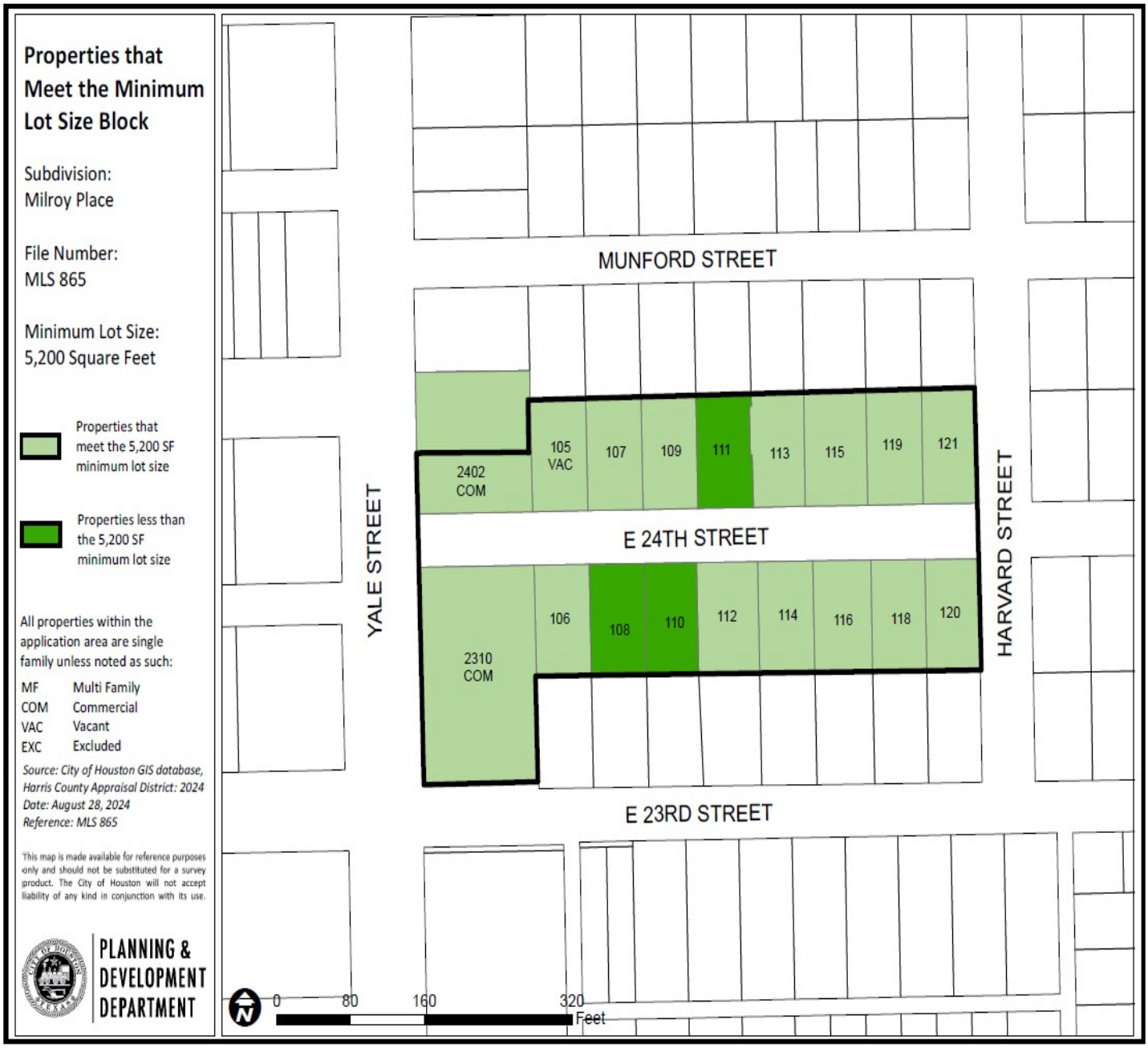
This application qualifies for a **5,200** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes ____
No ____

If yes, number of lots not included within deed restrictions per blockface: ____


Evidence of Opposition
Special Minimum Lot Size Block
Subdivisions:
Milroy Place
File Number:
MLS 865
Minimum Lot Size:
5,200 square feet
Property owner supporting application
Property owner protesting application
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 28, 2024
Reference: MLS 865
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
MUNFORD STREET
HARVARD STREET
YALE STREET
E 24TH STREET
E 23RD STREET
2402 COM
105 VAC
107
109
111
113
115
119
121
106
108
110
112
114
116
118
120
2310 COM
0
100
200
Feet


Surrounding Land Use
Special Minimum Lot Size Block
Subdivisions:
Milroy Place
File Number:
MLS 865
Minimum Lot Size:
5,200 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 28, 2024
Reference: MLS 865
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
MUNFORD STREET
E 24TH STREET
E 23RD STREET
YALE STREET
HARVARD STREET
2402
2310
105
107
109
111
113
115
119
121
106
108
110
112
114
116
118
120
0
150
300
Feet


Properties that Meet the Minimum Lot Size Block
Subdivision:
Milroy Place
File Number:
MLS 865
Minimum Lot Size:
5,200 Square Feet
Properties that meet the 5,200 SF minimum lot size
Properties less than the 5,200 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 28, 2024
Reference: MLS 865
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
MUNFORD STREET
E 24TH STREET
E 23RD STREET
YALE STREET
HARVARD STREET
2402 COM
105 VAC
107
109
111
113
115
119
121
2310 COM
106
108
110
112
114
116
118
120
0
80
160
320
Feet



Gerrit Van Someren
To Davis, Jacinta - PD
Cc

Cc: oizfi
Subject: Formal Protest of Special Minimum Lot Size Block Application for 100 Block of E 24th

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Jacinta -

I am writing to you to file my formal protest of the Special Minimum Lot Size Block Application for the 100 block of E 24th , north and south sides, between Yale and Harvard Streets. My reasons for doing so are below.

I purchased the parcel I currently own at 107 E 24th St on May 28, 2024. During my diligence on the property, I confirmed that there were no restrictions against the subdivision of the lot into two separate single family parcels and closed solely because the flexibility to do so existed. Upon close, I worked quickly and diligently to have the property surveyed to the standards required by the City to submit a replat application. This submission was received by the City on June 17, 2024. It was not until June 21, 2024 that a notice of the Special Minimum Lot Size Block Application was sent out and I did not receive it personally until July 5, 2024. During both the initial due diligence and during my efforts to replat the property, I spent a substantial amount of time and money on ensuring that our plans would meet the requirements of the City of Houston both from a land use and architectural point of view. I do not feel like it is fair that I should be caused irreparable financial harm, which is what would occur if this application is approved, when I was operating in good faith to meet all standards set by the City throughout the purchase of the lot and the replat and design of our homes.

Furthermore, my goal upon purchasing this lot was to create and build two homes that echoed the context of the surrounding neighborhood architecturally while serving as a natural buffer from the pure commercial nature of the development along Yale for the more suburban single family homes that exist in the neighborhood as you move further east. This is a natural and often desired progression for a neighborhood in most cities. In addition, there is precedent for this that has already occurred successfully in Milroy Place which is the development at 110 E 23rd Street, one block south of us. I would be attempting to replicate a similar feel.

In addition to the above, the intent of the Special Minimum Lot Size designation is to preserve the single family character of a block. I do not believe that the area that is proposed for the Special Minimum Lot Size Block is even very residential to begin with. Of the 18 lots that are a part of the application area, 5 of them (27.8%) are not single family in nature. These lots are the following:

- 2310 Yale Street - commercial use as Prosperity Bank
- 2402 Yale Street - commercial use as parking lot for Prosperity Bank
- 105 E 24th Street - non single family residential use as a vacant lot
- 111 E 24th Street - commercial use as Inhorn Band Instrument Repair
- 113 E 24th Street #A - commercial use as Thorn and Moon Apothecary

This leaves 13 of the 18 lots as single family, or 72.2% of the lots within the application block, which does not feel overwhelmingly residential as one would think when attempting to preserve the character of the area.

Even with all of the above, I would be willing to support the application if a variance for my lot was simultaneously granted that allowed me to subdivide it and build the homes that I am proposing to build.

Thank you for your time and allowing me to express my concerns. I look forward to your response.

Best,

Gerrit Van Someren

Special Minimum Lot Size Block (SMLSB) Application

RECEIVED BY:
JUN 04 2024

PLANNING & DEVELOPMENT DEPARTMENT

Main Applicant Information (required)

Full Name: Crawford LeBouef Date: 5/31/2024

Address: 121 E 24th St.
Street Address *Apartment/Unit #*

Houston TX 77008
City *State* *ZIP Code*

Phone: Email

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 of E 24th Street between Yale & Harvard Streets

Signature of applicant:

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address *Apartment/Unit #*

City *State* *ZIP Code*

Phone: Email

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 865 Super Neighborhood: Greater Heights
City Council District: C Planner Assigned: Jacqueline Davis

5


Harris Central Appraisal District
FACET 5359A11
MAP LOCATION
PUBLICATION DATE: 5/6/2024
EAST 24TH STREET
EAST 23RD STREET
EAST 25TH STREET
MUNFORD STREET
YALE STREET
EAST 22ND STREET
COURTLAND STREET
HARVARD STREET
ARLINGTON STREET
020-056-000-0009
1.2059 AC