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.
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, October 17, 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, October 17, 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 October 3, 2024, Planning Commission Meeting Minutes

I. Presentation and consideration of the 2025 Planning Commission meeting dates (Aracely Rodriguez)

II. Presentation and consideration of the 2025 Chapter 26 submittal dates (Aracely Rodriguez)

III. Planning & Development Department Presentation of the Draft Amendment to Article XXII of the Chapter 40 Sidewalk Network Ordinance (Hector Rodriquez)

IV. Planning Commission Call for a Hearing of the Amendment to Article XXII of the Chapter 40 Sidewalk Network Ordinance on November 14th

V. 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, and Antwanysha Berry)
d. Subdivision Plats with Variance Requests (Petra Hsia, Aracely Rodriguez, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (John Cedillo and Devin Crittle)
g. Extensions of Approval (Antwanysha Berry)
h. Name Changes (Antwanysha Berry)
i. Certificates of Compliance (Antwanysha Berry)
j. Administrative
k. Development Plats with Variance Requests(Ed Buckley)

VI. Establish a public hearing date of November 14, 2024

a. Bridgeland Prairieland Village Sec 35 partial replat no 1
b. Harvest Green Sec 51 partial replat no 1
c. Masonry at Dreyfus
d. Memorial Green Sec 2 replat and extension partial replat no 4
e. New Covenant Christian Ministry at Clay
f. Plaza Estates at Cleburne
g. Plaza Estates at White Rock
h. Shoby Jehan Estates
i. White Oak Terrace

VII. Consideration of an Off-Street Parking Variance at 3200 S. Shepherd Drive (Ed Buckley)

VIII. Public Comment

IX. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 3 OCTOBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call 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	*Absent*
Bill Baldwin	Present
Michelle Colvard	*Absent*
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present at 2:38 during Directors Report
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	*Absent*
Kevin Robins	*Absent*
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	*Absent*
Zafar "Zaf" Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	*Absent*
Scott Cain for Commissioner James Noack	*Absent*
Maggie Dalton for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	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 by Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced Planning department revising the Sidewalk Ordnance, information will be available later this year. Annual Platting workshop (PSEFI), all day training, spaces are still available. Taking place on Wednesday October 9th at the United Way.

Approval of Minutes

Commission approved the September 19, 2024, Major Thoroughfare and Freeway Plan Minutes as well as the Planning Commission Meeting Minutes.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-72)

b. Replats (73-117)

Staff recommendation: Approve Item No's. 1 – 117, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, Item(s) 29 and 30 were removed for separate consideration.

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

Staff recommendation: Approve recommendation for Item No. 5, 6, 7, 8, 9, 10, 11, 12, 13, 25, 26, 36, 57, 68, 74, 75, and 133 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Sigler Vote: Carried
Second: Khaleeq Abstaining: Heisch, Mares

Item(s) 29 and 30 will be considered together with Item 133, D-Variances.

c. Replats requiring Public Hearings with Notification

118 Archer Estates

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Carlos G. Espinoza, applicant available for questions

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

119 Burkett Views

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

Motion: Heisch Second: Mares Vote: Unanimous Opposed: None

120 Caris Villa – Withdraw

121 Columbia Crossing partial replat no 1

Steff 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 Second: Sigler Vote: Unanimous Opposed: None

122 DICE DUPLEXES PARTIAL REPLAT NO 1
Steff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Victor Second: Robins Vote: Unanimous Opposed: None

123 ESTATES AT WEST 43RD
Steff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Merium Gonzalez; Norma Savala; Teresa Alvarado
Motion: Baldwin Second: Hines Vote: Unanimous Opposed: None

124 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION
Steff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Jones Vote: Unanimous Opposed: None

125 HACKBERRY LANDING
Steff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Victor Second: Heisch Vote: Unanimous Opposed: None

126 HARVEST GREEN SEC 51 PARTIAL REPLAT NO 1 – Withdraw

127 KENTSHIRE PLACE VIEWS
Steff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Baldwin Second: Mares Vote: Unanimous Opposed: None

128 LOCKWOOD COMMERCIAL PLAZA
Steff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Baldwin Second: Jones Vote: Unanimous Opposed: None

129 Murdock Manor partial replat no 1

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

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

130 Riverside Terrace Sec 6 partial replat no 3

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

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

131 Sunterra Sec 58 partial replat no 1

Steff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None

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

132 Trinity Gardens Views

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

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

d. Subdivision Plats with Variance Requests

A-Consent Item(s) 29 and 30 were voted on together with Item 133

29 Everly Fields Boulevard Street Dedication Sec 2
30 Everly Fields Boulevard Street Dedication Sec 3

Steff recommendation: Approve.
Commission action: Approved.

133 Darvesh Tract GP

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

Motion: Tahir Second: Mandapaka Vote: Unanimous Abstaining: Heisch

134 Falcon Ranch Preserve GP

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

Motion: Mandapaka Second: Jones Vote: Unanimous Opposed: None

135 Longenbaugh Estate – Withdraw

136 Quail Cove Commons

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

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

137 Sheldon ISD High School GP

Steff 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: Khaleeq Second: Mandapaka Vote: Unanimous Opposed: None

138 Wakeforest Water Plant

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

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

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

139 Springbridge Residential

Steff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None

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

g. Extensions of Approval

140	Bolan Heights	Approve
141	District 71 Ground Water Facility	Approve
142	E4Real Business Complex	Approve
143	Forest Cove Ground Water Facility	Approve
144	Fort Bend ISD Harvest Green Sec 1	Approve
145	Hertegas Property	Approve
146	Luxelocker Cypress	Approve
147	Plaza Estates at Willow	Approve

h. Name Changes – None

i. Certificates of Compliance

148	22763 Ford Road	Approve
149	23718 Brushy Trails Street	Approve
150	25840 FM 1485	Approve

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, and I, Item(s) 140–150.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Baldwin Second: Garza Vote: Unanimous Abstaining: None

k. Development Plats with Variance Requests – None

II. Establish a public hearing date of October 31, 2024

a. Camila Estates replat no 1
b. Carothers Manor
c. Duru Estates
d. Harold Street Views
e. Northwood Crossing
f. Plaza Estates at Shelby
g. Reed Terrace partial replat no 3
h. West Drew Views
i. Willowcreek Ranch Sec 4 partial replat no 2

Commission action: Established the October 31, 2024, public hearing date for Item(s) II, a-i.
Speaker(s): None
Motion: Khaleeq Vote: Unanimous
Second: Hines Abstaining: None

III. EXCUSE THE ABSENCE OF COMMISSIONER(S) ALLEMAN AND HEISCH

No action needed for Commissioner Heisch, Commission Alleman absents were excused.

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

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at 3:22 PM.

_____	_____
Lisa M. Clark, Chair	Vonn Tran, Secretary

2025 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES	PLANNING COMMISSION DATES
1	Monday, December 23, 2024	Thursday, January 9, 2025 (3-week cycle)
2	Tuesday, January 13, 2025	Thursday, January 23, 2025
3	Monday, January 27, 2025	Thursday, February 6, 2025
4	Monday, February 10, 2025	Thursday, February 20, 2025
5	Monday, February 24, 2025	Thursday, March 6, 2025
6	Monday, March 10, 2025	Thursday, March 20, 2025
7	Monday, March 24, 2025	Thursday, April 3, 2025
8	Monday, April 7, 2025	Thursday, April 17, 2025
9	Monday, April 15, 2025	Thursday, May 1, 2025
*A 10	Monday, May 5, 2025	Thursday, May 15, 2025 (1 p.m. MTFP Workshop)
11	Monday, May 19, 2025	Thursday, May 29, 2025
*B		Wednesday, June 11, 2025 (6 p.m. MTFP OH virtual)
12	Monday, June 2, 2025	Thursday, June 12, 2025
13	Monday, June 16, 2025	Thursday, June 26, 2025
14	Monday, June 30, 2025	Thursday, July 10, 2025
*C 15	Monday, July 14, 2025	Thursday, July 24, 2025 (1 p.m. MTFP Hearing)
16	Monday, July 28, 2025	Thursday, August 7, 2025
*D 17	Monday, August 11, 2025	Thursday, August 21, 2025 (1 p.m. MTFP Updates)
18	Monday, August 25, 2025	Thursday, September 4, 2025
*E 19	Monday, September 8, 2025	Thursday, September 18, 2025 (1 p.m. MTFP Action)
20	Monday, September 22, 2025	Thursday, October 2, 2025
21	Monday, October 6, 2025	Thursday, October 16, 2025
22	Monday, October 20, 2025	Thursday, October 30, 2025
23	Monday, November 3, 2025	Thursday, November 13, 2025
24	Monday, November 17, 2025	Thursday, December 4, 2025 (3-week cycle)
25	Monday, December 8, 2025	Thursday, December 18, 2025
1	Monday, December 22, 2025	Thursday, January 8, 2026 (3-week cycle)

Location and Time: See posted agenda for details. Meetings are held in City Hall Annex, Public Level, 900 Bagby St., Houston, TX 77002. Regular Planning Commission meetings start at 2:30 p.m., and MTFP meetings start at 1 p.m., except as noted.
Frequency: Regular Commission meetings are Thursdays, typically following a bi-weekly schedule. Major Thoroughfare and Freeway Plan Amendment meetings (*) are held at least four weeks apart, as noted.
Submittals and Holidays: Regular Commission plat submittal periods open at 6:00 a.m. on Fridays, following Commission meetings, and close at 11 :00 am. on Mondays. For City holidays on Mondays, the submittal period is extended for an additional day, to Tuesday. Three-week cycles can occur around the City's adopted holiday schedule, such 4th of July, Thanksgiving, and/or Christmas/New Year. Monitor the Department's media outlets for any updates.

Date of document: 09-20-24. Adopted by Planning Commission: 10-17-24

2025 Chapter 26 Submittal Dates

		SUBMITTAL DATES	
Meeting Number	**Planning Commission Dates**	**for Parking Variance** Sec. 26-561	**for Special Parking Area** Sec. 26-512
1	Thursday, January 09, 2025 (3-week cycle)	Monday, December 9, 2024	Monday November 18, 2024
2	Thursday, January 23, 2025	Monday, December 23, 2024	Monday, December 09, 2024
3	Thursday, February 6, 2025	Monday, January 13, 2025	Wednesday, December 23, 2024
4	Thursday, February 20, 2025	Monday, January 27, 2025	Tuesday, January 13, 2025
5	Thursday, March 6, 2025	Monday, February 10, 2025	Monday, January 27, 2025
6	Thursday, March 20, 2025	Monday, February 24, 2025	Monday, February 10, 2025
7	Thursday, April 3, 2025	Monday, March 10, 2025	Monday, February 24, 2025
8	Thursday, April 17, 2025	Monday, March 24, 2025	Monday, March 10, 2025
9	Thursday, May 1, 2025	Monday, April 7, 2025	Monday, March 24, 2025
10*	Thursday, May 15, 2025 (1 p.m. MTFP Workshop)	Monday, April 21, 2025	Monday, April 7, 2025
11	Thursday, May 29, 2025	Monday, May 5, 2025	Monday, April 21, 2025
12	Thursday, June 12, 2025	Monday, May 19, 2025	Monday, May 5, 2025
13	Thursday, June 26, 2025	Monday, June 2, 2025	Monday, May 19, 2025
14	Thursday, July 10, 2025	Monday, June 16, 2025	Monday, June 2, 2025
15	Thursday, July 24, 2025 (1 p.m. MTFP Hearing)	Monday, July 30, 2025	Monday, June 16, 2025
16	Thursday, August 7, 2025	Monday, July 14, 2025	Monday, June 30, 2025
17	Thursday, August 21, 2025 (1 p.m. MTFP Updates)	Monday, July 28, 2025	Monday, July 14, 2025
18	Thursday, September 4, 2025	Monday, August 11, 2025	Monday, July 28, 2025
19	Thursday, September 18, 2025 (MTFP Reccs/Action)	Monday, August 25, 2025	Monday, August 11, 2025
20	Thursday, October 2, 2025	Monday, September 8, 2025	Monday, August 25, 2025
21	Thursday, October 16, 2025	Monday, September 22, 2025	Monday, September 8, 2025
22	Thursday, October 30, 2025 (Halloween)	Monday, October 6, 2025	Monday, September 22, 2025
23	Thursday, November 13, 2025	Monday, October 20, 2025	Monday, October 6, 2025
24	Thursday, December 4, 2025 (3-week cycle)	Monday, November 3, 2025	Monday, October 20, 2025
25	Thursday, December 18, 2025	Monday, November 17, 2025	Monday, November 3, 2025
1	Thursday, January 8, 2026 (3-week cycle)	Monday, December 8, 2025	Monday, November 17, 2025

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department by the submittal date.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMs unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Archer Estates	C3F	
2	Baggett Green	C3F	
3	Blue Ridge Commerce Center Fondren Reserve	C3F	
4	Bridgeland Central Sec 7	C3F	DEF1
5	Bridgeland Creekbend View Crossing Street Dedication	SP	
6	Bridgeland Creekland Village Sec 14	C3P	
7	Bridgeland Creekland Village Sec 16	C3P	
8	Bridgeland Creekland Village Sec 19	C3P	
9	Bridgeland Prairieland Village Sec 45	C3P	
10	Bridgeland Stargazing Trail Street Dedication Sec 1	SP	
11	Briscoe Falls GP	GP	
12	Burkett Views	C3F	
13	Cedars Industrial Park	C2	
14	Clodine Residences	C3F	DEF2
15	Clyburn Landing	C3F	
16	Columbia Crossing partial replat no 1	C3F	
17	Cougar Estates	C3F	
18	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	C3F	
19	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	C3F	
20	East Lake Houston Parkway North Street Dedication Sec 2	SP	DEF1
21	Eden GP	GP	
22	Esperanza at Barker Cypress GP	GP	DEF1
23	Flagstone Sec 4	C3F	DEF1
24	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	C3F	
25	Hackberry Landing	C3F	
26	Hunters Creek Landing	C3F	
27	International Life Change Ministries	C3F	
28	Jensen Center	C2	
29	Jesselton Square at Creekmont	C3F	DEF2
30	Jubilee Sec 16	C3P	
31	Katy Gap Reserve	C3F	
32	Kentshire Place Views	C3F	
33	Kinghurst Homes	C3F	DEF1
34	Kings River North	C3F	
35	Kinman Estates	C1	DEF1
36	Lakeview Haven	C3P	
37	Masjidul Azeez Umah	C2	
38	Mill Ridge Village GP	GP	DEF1
39	Murdock Manor partial replat no 1	C3F	
40	Murray Villa	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
41	New Caney Real Estate	C2	DEF2
42	Oakwood GP	GP	
43	Olympia Fields Sec 3	C3P	DEF1
44	Petro Tech at Dogwood	C2	DEF1
45	Rayford Park	C2	
46	Red Oak Center	C2	
47	Reserve at Bridge Creek Terrace	C2	
48	Rockwell Telephone Places	C2	
49	Sampson Heights	C2	
50	Sanford Farms Drive Street Dedication Sec 1 and Reserves	C3F	
51	Sanford Farms Drive Street Dedication Sec 2 and Reserves	C3F	
52	Sheldon Ridge GP	GP	
53	Sundance Cove Sec 11	C3F	
54	Sunterra Sec 58 partial replat no 1	C3F	
55	Touchstone Estates	C3F	
56	Zyra Telge Development	C2	

B-Replats

57	Allyn Song Enclave	C2R	DEF2
58	Barclay Place Crossing	C2R	
59	Barclay Place Homes	C2R	
60	Bridgeland Prairieland Village Sec 42	C3R	DEF1
61	Coronado Oaks	C2R	DEF1
62	DeZavala Properties	C2R	
63	Discovery Center Reserve	C2R	
64	Dorchester Terrace	C2R	DEF2
65	Eastex Fire Department Maintenance and Logistics Building	C2R	
66	Effie on Hughes	C2R	
67	Elysian Junction	C2R	
68	Elysian Place	C2R	
69	Estates at Mable Grove	C3R	
70	Estates at Seabrook	C2R	
71	Farrington Place Village	C2R	DEF1
72	Fins at the Woodlands	C2R	DEF1
73	Green Estates	C2R	DEF1
74	Harlow District West Clay	C2R	
75	JL Landco	C2R	
76	Kern Village	C2R	
77	Latitudinal Quarter	C2R	DEF1
78	Lenore Homes	C2R	
79	Lorraine West Park	C2R	DEF1
80	Oaks Development in the Heights	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Oasis on Denmark	C2R	
82	Olympia Place	C2R	DEF1
83	Parkhurst Cove	C2R	
84	Peden Gardens	C2R	
85	Pederson Estates	C2R	
86	Pine Hill Place	C3R	
87	Ramos Estates	C2R	DEF1
88	Residence on Emancipation	C2R	DEF1
89	Rosalie Corner	C2R	DEF1
90	Rosedale Plaza	C2R	
91	Sunnyside Crossing	C2R	
92	Swift Fairbanks	C2R	DEF1
93	Thornton Living	C2R	
94	Triangle Gardens Estates	C2R	
95	Views at Baton Rouge Street	C2R	
96	Village at East Maxroy	C2R	
97	Vinson Heights	C2R	DEF1
98	Voight Street Views	C2R	DEF1
99	West 21st Residences	C2R	DEF1
100	West Chase Plaza	C2R	DEF2
101	Wycliffe Reserve	C2R	

C-Public Hearings Requiring Notification

102	Caywood Place	C3N	
103	Dice Duplexes partial replat no 1	C3N	DEF1
104	Estates at West 43rd	C3N	DEF1
105	Evergreen Cottages	C3N	
106	Jones Creek Reserve at McCrary Meadows Sec 2	C3N	
107	Lockwood Commercial Plaza	C3N	DEF1
108	Mangum Square	C3N	
109	Park Street Views	C3N	
110	Plaza Estates at England	C3N	
111	Sunset Place partial replat no 2	C3N	
112	Villas on Sunbeam Sec 1 partial replat no 1	C3N	

D-Variances

113	Bridgeland Creekland Village GP	GP	
114	New Caney Municipal Utility District Water Plant no 4 GP	GP	
115	New Caney Municipal Utility District Water Plant no 4	C3P	
116	Quail Cove Commons	C2R	DEF2
117	Vibe at Rankin	C2R	
118	Wormhole East	C2	

Item No.	Subdivision Plat Name	App Type	Deferral

E-Special Exceptions

None

F-Reconsideration of Requirements

119	Peden Street Living	C2R	
120	Springbridge Residential	C3R	DEF1

G-Extensions of Approval

121	Endecott Acres	EOA	
122	Four Seasons Business Park Tomball	EOA	
123	Garfam Industries Industrial Park	EOA	
124	Global Football Innovations Academy	EOA	
125	Grand Northwest MUD Water Plant	EOA	
126	Turnkey Business Park Sec 1 partial replat no 1 and extension	EOA	
127	Woodland Lakes Sec 10	EOA	

H-Name Changes

128	Gosling Office Parks (prev. Gosling Office Park)	NC	

I-Certification of Compliance

129	25927 Pine Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

130	5157 Airport Boulevard	DPV	

Off-Street Parking Variance

VII.	3200 S. Shepherd Drive	PV	

Platting Summary **Houston Planning Commission** **PC Date: October 17, 2024**

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	Archer Estates	2024-2054	C3F	Harris	City	453H	0.68	0.14	7	CGEA|Planning + Design	CGEA|Planning + Design
2	Baggett Green	2024-1988	C3F	Harris	City	451X	0.28	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
3	Blue Ridge Commerce Center Fondren Reserve	2024-1971	C3F	Fort Bend	City	610D	32.79	30.30	0	Rice Interests, Ltd.	BGE, Inc.
4	Bridgeland Central Sec 7 (DEF1)	2024-1919	C3F	Harris	ETJ	365R	13.55	2.25	95	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
5	Bridgeland Creekbend View Crossing Street Dedication	2024-2047	SP	Harris	ETJ	365A	8.25	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Creekland Village Sec 14	2024-2012	C3P	Harris	ETJ	365B	32.20	12.47	83	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Creekland Village Sec 16	2024-2014	C3P	Harris	ETJ	365B	20.50	0.65	68	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
8	Bridgeland Creekland Village Sec 19	2024-2016	C3P	Harris	ETJ	365E	15.30	2.55	74	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
9	Bridgeland Prairieland Village Sec 45	2024-2009	C3P	Harris	ETJ	364R	40.00	2.40	147	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
10	Bridgeland Stargazing Trail Street Dedication Sec 1	2024-2029	SP	Harris	ETJ	365E	2.43	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
11	Briscoe Falls GP	2024-2022	GP	Fort Bend	ETJ	524Q	114.16	0.00	0	KB Home Lone Star, Inc.,	Quiddity Engineering
12	Burkett Views	2024-1987	C3F	Harris	City	533L	0.15	0.00	2	Spencer Huck	Total Surveyors, Inc.
13	Cedars Industrial Park	2024-2036	C2	Harris/ Fort Bend	City	570Q	4.76	4.76	0	Axis EPC, Inc.	Chesterfield Development Services
14	Clodine Residences (DEF2)	2024-1701	C3F	Fort Bend	ETJ	527T	9.08	2.74	76	ZAE CLODINE RD	RSG Engineering
15	Clyburn Landing	2024-2051	C3F	Harris	City	494C	0.15	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
16	Columbia Crossing partial replat no 1	2024-1986	C3F	Harris	City	493E	0.15	0.00	1	TOMO Development, LLC	Total Surveyors, Inc.
17	Cougar Estates	2024-1930	C3F	Harris	City	493Y	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
18	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	2024-2005	C3F	Harris	ETJ	285V	3.74	0.79	0	Astro Cypress Green, L.P.	Quiddity Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
19	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	2024-2003	C3F	Harris	ETJ	285V	15.93	12.07	0	Astro Cypress Green, L.P.	Quiddity Engineering
20	East Lake Houston Parkway North Street Dedication Sec 2 (DEF1)	2024-1952	SP	Harris	ETJ	378R	1.85	0.00	0	DFC Sundance, LLC, A Florida Limited Liability Company	EHRA
21	Eden GP	2024-2021	GP	Harris/ Waller	ETJ	283D	196.40	0.00	0	KB Homes	Meta Planning + Design LLC
22	Esperanza at Barker Cypress GP (DEF1)	2024-1902	GP	Harris	ETJ	447P	33.88	0.00	0	SRG DEVELOPMENT HOLDINGS LLC,	Atkinson Engineers
23	Flagstone Sec 4 (DEF1)	2024-1957	C3F	Harris	ETJ	334K	22.92	6.44	108	Humble Joint Venture 1, LLC	Meta Planning + Design LLC
24	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	2024-1974	C3F	Fort Bend	ETJ	484P	1.31	1.31	0	Fort Bend County MUD 58	Costello, Inc.
25	Hackberry Landing	2024-1985	C3F	Harris	City	491V	0.17	0.00	2	Graywood Homes	Total Surveyors, Inc.
26	Hunters Creek Landing	2024-2035	C3F	Harris	ETJ	285K	10.18	0.00	1	JEG-ZER LLC	JEG-ZER LLC
27	International Life Change Ministries	2024-2008	C3F	Harris	ETJ	371E	8.07	7.61	0	Kingdom Structures	Windrose
28	Jensen Center	2024-1978	C2	Harris	City	454W	0.66	0.66	0	Heights Engineering, LLC	Century Engineering, Inc
29	Jesselton Square at Creekmont (DEF2)	2024-1813	C3F	Harris	City	451H	2.29	0.21	40	To be determined	SEM SERVICES
30	Jubilee Sec 16	2024-1966	C3P	Harris	ETJ	324P	11.50	1.51	61	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
31	Katy Gap Reserve	2024-2010	C3F	Harris	ETJ	485E	14.20	12.96	0	OHT Partners	Windrose
32	Kentshire Place Views	2024-2018	C3F	Harris	City	415Z	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
33	Kinghurst Homes (DEF1)	2024-1880	C3F	Harris	City	529X	1.17	0.24	14	SIDDIQUI VENTURES LLC	RSG Engineering
34	Kings River North	2024-1925	C3F	Harris	ETJ	337Q	20.87	9.63	116	Meritage Homes of Texas, LLC	R.G. Miller Engineers
35	Kinman Estates (DEF1)	2024-1849	C1	Harris	ETJ	298V	2.99	0.00	1	Texas Professional Surveying	Texas Professional Surveying, LLC
36	Lakeview Haven	2024-2038	C3P	Harris	ETJ	408S	9.97	1.06	80	Empire Continental Land	Meta Planning + Design LLC
37	Masjidul Azeez Umah	2024-1964	C2	Harris	City	571V	0.63	0.63	0	Form2life Design	REKHA ENGINEERING, INC.
38	Mill Ridge Village GP (DEF1)	2024-1927	GP	Harris	ETJ	369J	31.64	0.00	0	Meritage Homes	McKim & Creed, Inc.
39	Murdock Manor partial replat no 1	2024-1977	C3F	Harris	City	573U	0.16	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
40	Murray Villa	2024-2004	C2	Harris	City	450W	0.23	0.00	3	Oc Plans & Permits	Oc Plans & Permits
41	New Caney Real Estate (DEF2)	2024-1835	C2	Montgomery	ETJ	256U	3.94	3.84	0	New Caney Real Estate LL	Fulcrum Land Surveying LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
42	Oakwood GP	2024-2019	GP	Harris	ETJ	286M	110.60	0.00	0	KB Home Lone Star Inc.	Meta Planning + Design LLC
43	Olympia Fields Sec 3 (DEF1)	2024-1911	C3P	Fort Bend	ETJ	611N	11.90	2.20	50	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
44	Petro Tech at Dogwood (DEF1)	2024-1874	C2	Montgomery	ETJ	256P	0.65	0.00	2	Jerry Petrovich	Fulcrum Land Surveying LLC
45	Rayford Park	2024-1910	C2	Montgomery	ETJ	252Y	8.05	8.05	1	Loretta Sonnier Brown	CobbFendley
46	Red Oak Center	2024-1779	C2	Harris	ETJ	332J	2.67	2.67	0	UPF GROUP II, LLC	Texas Land Maps
47	Reserve at Bridge Creek Terrace	2024-2024	C2	Harris	ETJ	366X	8.38	8.38	0	HS BRIDGE CREEK, LLC	Quiddity Engineering - Katy
48	Rockwell Telephone Places	2024-2037	C2	Harris	City	534M	2.48	2.48	0	rockwell realty	Houston Platting
49	Sampson Heights	2024-1962	C2	Harris	City	494S	0.11	0.00	2	EAI Ventures LLC	Pioneer Engineering, LLC
50	Sanford Farms Drive Street Dedication Sec 1 and Reserves	2024-1967	C3F	Harris	ETJ	323F	22.01	20.06	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
51	Sanford Farms Drive Street Dedication Sec 2 and Reserves	2024-1969	C3F	Harris	ETJ	323G	12.72	11.89	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
52	Sheldon Ridge GP	2024-2007	GP	Harris	ETJ	418S	246.52	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
53	Sundance Cove Sec 11	2024-2043	C3F	Harris	ETJ	378P	28.74	9.56	72	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
54	Sunterra Sec 58 partial replat no 1	2024-2031	C3F	Harris	ETJ	404S	0.28	0.00	2	ASTRO SUNTERRA, L.P., a Delaware limited partnership	Quiddity Engineering - Katy
55	Touchstone Estates	2024-1883	C3F	Harris	City	455E	0.22	0.00	3	Innova Construction Developments, LLC	Dart Land Services LLC
56	Zyra Telge Development	2024-1873	C2	Harris	ETJ	287V	1.01	1.01	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

B-Replats

57	Allyn Song Enclave (DEF2)	2024-1823	C2R	Harris	City	494G	0.11	0.00	2	JAACS Construction & Services, LLC	Owens Management Systems, LLC
58	Barclay Place Crossing	2024-2041	C2R	Harris	City	455A	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Barclay Place Homes	2024-2045	C2R	Harris	City	455A	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
60	Bridgeland Prairieland Village Sec 42 (DEF1)	2024-1915	C3R	Harris	ETJ	365N	10.90	2.55	30	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
61	Coronado Oaks (DEF1)	2024-1893	C2R	Harris	City	453Y	0.11	0.00	3	New Era Development	New Era Development & Land Services
62	DeZavala Properties	2024-1931	C2R	Harris	ETJ	498L	2.81	2.81	0	Valtex Construction Company	Owens Management Systems, LLC
63	Discovery Center Reserve	2024-2053	C2R	Harris	City	451F	6.67	6.67	0	Gauge Real Estate Partners	Windrose
64	Dorchester Terrace (DEF2)	2024-1568	C2R	Harris	City	454P	0.26	0.03	6	Juan Manuel Najera	Carranza Outsource Drafting
65	Eastex Fire Department Maintenance and Logistics Building	2024-1980	C2R	Harris	ETJ	375Q	12.36	12.36	0	Harris County ESD No. 10	Weisser Engineering Company
66	Effie on Hughes	2024-2034	C2R	Harris	City	494Y	0.50	0.50	1	Credit River, LLC.	ICMC GROUP INC
67	Elysian Junction	2024-1887	C2R	Harris	City	493D	0.12	0.00	3	Restead Properties, LLC	STUPA INTERNATIONAL LLC
68	Elysian Place	2024-1972	C2R	Harris	City	453V	0.17	0.17	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
69	Estates at Mable Grove	2024-2049	C3R	Harris	City	454Q	0.66	0.02	9	New Era Development	New Era Development & Land Services
70	Estates at Seabrook	2024-1993	C2R	Harris	City	533Q	0.11	0.00	2	New Era Development	New Era Development & Land Services
71	Farrington Place Village (DEF1)	2024-1953	C2R	Harris	City	414Y	0.46	0.00	4	Oc Plans & Permits	Oc Plans & Permits
72	Fins at the Woodlands (DEF1)	2024-1812	C2R	Montgomery	ETJ	215X	5.24	5.24	0	Benchmark Group of Texas	Benchmark Group of Texas, Inc.
73	Green Estates (DEF1)	2024-1875	C2R	Harris	City	533K	0.23	0.00	6	New Era Development	New Era Development & Land Services
74	Harlow District West Clay	2024-2025	C2R	Harris	City	493N	0.71	0.71	0	Harlow District, L.L.C.	Windrose
75	JL Landco	2024-2013	C2R	Harris	City	449Z	7.22	7.10	0	Dunaway I PRD	Windrose
76	Kern Village	2024-1973	C2R	Harris	City	453T	0.23	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
77	Latitudinal Quarter (DEF1)	2024-1859	C2R	Harris	City	492Y	0.22	0.22	0	LATITUDINAL PROPERTIES, LLC	Civil-Surv Land Surveying, L.C.
78	Lenore Homes	2024-1806	C2R	Harris	City	535U	0.17	0.00	2	Glenda Marissa Huerta	Carranza Outsource Drafting
79	Lorraine West Park (DEF1)	2024-1876	C2R	Harris	City	494E	0.42	0.00	6	New Era Development	New Era Development & Land Services
80	Oaks Development in the Heights	2024-1782	C2R	Harris	City	493E	0.19	0.00	3	Centred Development LLC	Building and Infrastructure Solutions
81	Oasis on Denmark	2024-1847	C2R	Harris	City	454K	0.42	0.11	4	Adeo Homes LLC	Adeo Homes LLC
82	Olympia Place (DEF1)	2024-1750	C2R	Harris	City	412Q	0.35	0.00	5	New Era Development	New Era Development & Land Services
83	Parkhurst Cove	2024-1785	C2R	Harris	City	455E	0.29	0.00	2	None	Texas Land Maps
84	Peden Gardens	2024-1989	C2R	Harris	City	493N	0.29	0.00	3	Mazzarino Construction	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
85	Pederson Estates	2024-1992	C2R	Harris	City	573D	0.22	0.00	2	New Era Development	New Era Development & Land Services
86	Pine Hill Place	2024-1832	C3R	Montgomery	ETJ	296P	3.12	0.91	23	AEGIS Real Estate Development, LLC	CHS Land Surveying
87	Ramos Estates (DEF1)	2024-1884	C2R	Harris	City	535K	0.62	0.00	2	Survey Solutions of Texas	Survey Solutions of Texas
88	Residence on Emancipation (DEF1)	2024-1840	C2R	Harris	City	493Y	0.13	0.00	3	Razada Investments LLC	Surv-Tex surveying Inc.
89	Rosalie Corner (DEF1)	2024-1885	C2R	Harris	City	493Z	0.11	0.00	2	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
90	Rosedale Plaza	2024-1979	C2R	Harris	City	493X	0.96	0.96	0	Interplan Architects. Inc	Century Engineering, Inc
91	Sunnyside Crossing	2024-2027	C2R	Harris	City	533Y	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
92	Swift Fairbanks (DEF1)	2024-1937	C2R	Harris	ETJ	370Y	4.26	4.26	0	Hundred Ventures LLC	The Interfield Group
93	Thornton Living	2024-1991	C2R	Harris	City	452L	0.25	0.00	6	Stoneworks, LLC	Total Surveyors, Inc.
94	Triangle Gardens Estates	2024-1983	C2R	Harris	City	454L	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
95	Views at Baton Rouge Street	2024-1981	C2R	Harris	City	454Q	0.24	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
96	Village at East Maxroy	2024-2026	C2R	Harris	City	412T	0.12	0.00	2	Oc Plans & Permits	Oc Plans & Permits
97	Vinson Heights (DEF1)	2024-1881	C2R	Harris	City	412S	0.43	0.01	8	SINERGY TEAM LLC	RSG Engineering
98	Voight Street Views (DEF1)	2024-1888	C2R	Harris	City	493A	0.11	0.00	2	Micah Uwabor	Total Surveyors, Inc.
99	West 21st Residences (DEF1)	2024-1948	C2R	Harris	City	452T	0.30	0.00	7	Aspen Grey Homes	Windrose
100	West Chase Plaza (DEF2)	2024-1727	C2R	Harris	City	529C	3.38	3.38	0	Survtech Corporation	Survtech Corporation
101	Wycliffe Reserve	2024-1975	C2R	Harris	City	449X	1.35	1.35	0	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

C-Public Hearings Requiring Notification

102	Caywood Place	2024-1829	C3N	Harris	City	451X	0.53	0.01	8	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
103	Dice Duplexes partial replat no 1 (DEF1)	2024-1725	C3N	Harris	City	494B	0.78	0.04	6	CAS Consultants, LLC	CAS Consultants, LLC
104	Estates at West 43rd (DEF1)	2024-1503	C3N	Harris	City	451E	0.33	0.00	4	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Evergreen Cottages	2024-1778	C3N	Harris	City	450T	1.50	1.50	0	Amzim Global Investments, LP	Texas Land Maps
106	Jones Creek Reserve at McCrary Meadows Sec 2	2024-1815	C3N	Fort Bend	ETJ	565L	21.08	7.65	80	Ventana Precinct line LLC	Quiddity Engineering
107	Lockwood Commercial Plaza (DEF1)	2024-1759	C3N	Harris	City	454U	0.66	0.66	0	Dangs Enterprises	Texas Land Maps

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
108	Mangum Square	2024-1797	C3N	Harris	City	451R	4.24	4.24	0	North Houston Medical LLC	Richard Grothues Designs
109	Park Street Views	2024-1793	C3N	Harris	City	492R	0.11	0.00	2	Ghandour Enterprises, LLC	Total Surveyors, Inc.
110	Plaza Estates at England	2024-1836	C3N	Harris	City	533R	0.12	0.00	2	New Era Development	New Era Development & Land Services
111	Sunset Place partial replat no 2	2024-1774	C3N	Harris	City	532D	0.18	0.18	0	5327 Ashby St, LLC	Patrick Planning Services, LLC
112	Villas on Sunbeam Sec 1 partial replat no 1	2024-1808	C3N	Harris	City	574A	0.28	0.05	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

D-Variances

113	Bridgeland Creekland Village GP	2024-2040	GP	Harris	ETJ	365E	2036.96	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
114	New Caney Municipal Utility District Water Plant no 4 GP	2024-1853	GP	Montgomery	ETJ	296D	10.01	0.00	0	New Caney Municipal Utility District	LJA Engineering, Inc.-(Houston Office)
115	New Caney Municipal Utility District Water Plant no 4	2024-1858	C3P	Montgomery	ETJ	296D	5.45	4.79	0	New Caney Municipal Utility District	LJA Engineering, Inc.-(Houston Office)
116	Quail Cove Commons (DEF2)	2024-1721	C2R	Fort Bend	City	611B	0.29	0.00	5	Norwood Builders,, Inc	Owens Management Systems, LLC
117	Vibe at Rankin	2024-1923	C2R	Harris	City	372K	24.16	24.16	0	Pro E Consulting	Bowman Consulting Group
118	Wormhole East	2024-1741	C2	Harris	City	493R	0.23	0.23	0	eStudio Group	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

119	Peden Street Living	2024-1891	C2R	Harris	City	493N	0.15	0.00	3	Ghandour Enterprises, LLC	Total Surveyors, Inc.
120	Springbridge Residential (DEF1)	2024-1592	C3R	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim

G-Extensions of Approval

121	Endecott Acres	2023-2523	EOA	Harris	ETJ	333H	8.74	8.74	0	Karrie Lee Endecott	The Pinnell Group, LLC
122	Four Seasons Business Park Tomball	2023-2458	EOA	Harris	ETJ	329J	25.59	25.59	0	Four Seasons Development	Gruller Surveying
123	Garfam Industries Industrial Park	2023-2371	EOA	Harris	ETJ	373X	2.26	1.96	0	Garfam Industries	The Pinnell Group, LLC

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124	Global Football Innovations Academy	2023-2266	EOA	Harris	ETJ	290B	20.11	20.11	0	iFootball Properties, LLC	Texas Professional Surveying, LLC
125	Grand Northwest MUD Water Plant	2023-2651	EOA	Harris	ETJ	325P	1.87	1.87	0	Giro Realty, LTD	Meta Planning + Design LLC
126	Turnkey Business Park Sec 1 partial replat no 1 and extension	2023-2563	EOA	Harris	ETJ	447Q	17.75	17.70	0	Secor	REKHA ENGINEERING, INC.
127	Woodland Lakes Sec 10	2023-2501	EOA	Harris	City	338M	19.40	0.54	125	OU Land Acquisition, LP	Meta Planning + Design LLC

H-Name Changes

128	Gosling Office Parks (prev. Gosling Office Park)	2024-1116	NC	Harris	ETJ	290D	3.70	3.70	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES

I-Certification of Compliance

129	25927 Pine Drive	24-1752	COC	Montgomery	ETJ	2957Q				Lucia Pantoja	RnM Rio Septic LLC

J-Administrative

None

K-Development Plats with Variance Requests

130	5157 Airport Boulevard	24061638	DPV	Harris	City	573H				Terry Alleyne	Terry Alleyne

Off-Street Parking Variance

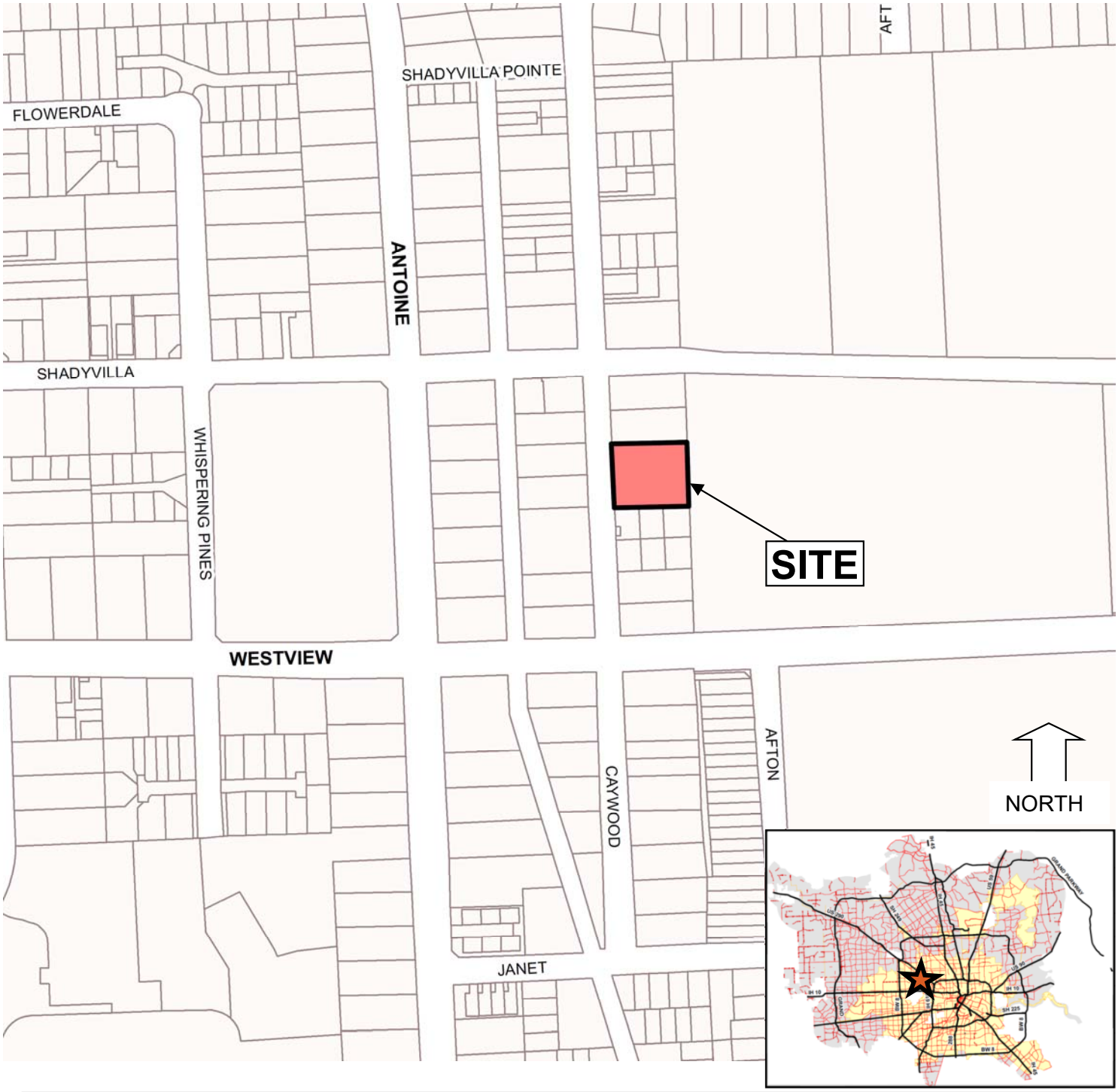
VII.	3200 S. Shepherd Drive	24018811	PV	Harris	City	492U				Romulo Cisneros	Cisneros Design Studio Architects LLC

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Caywood Place

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



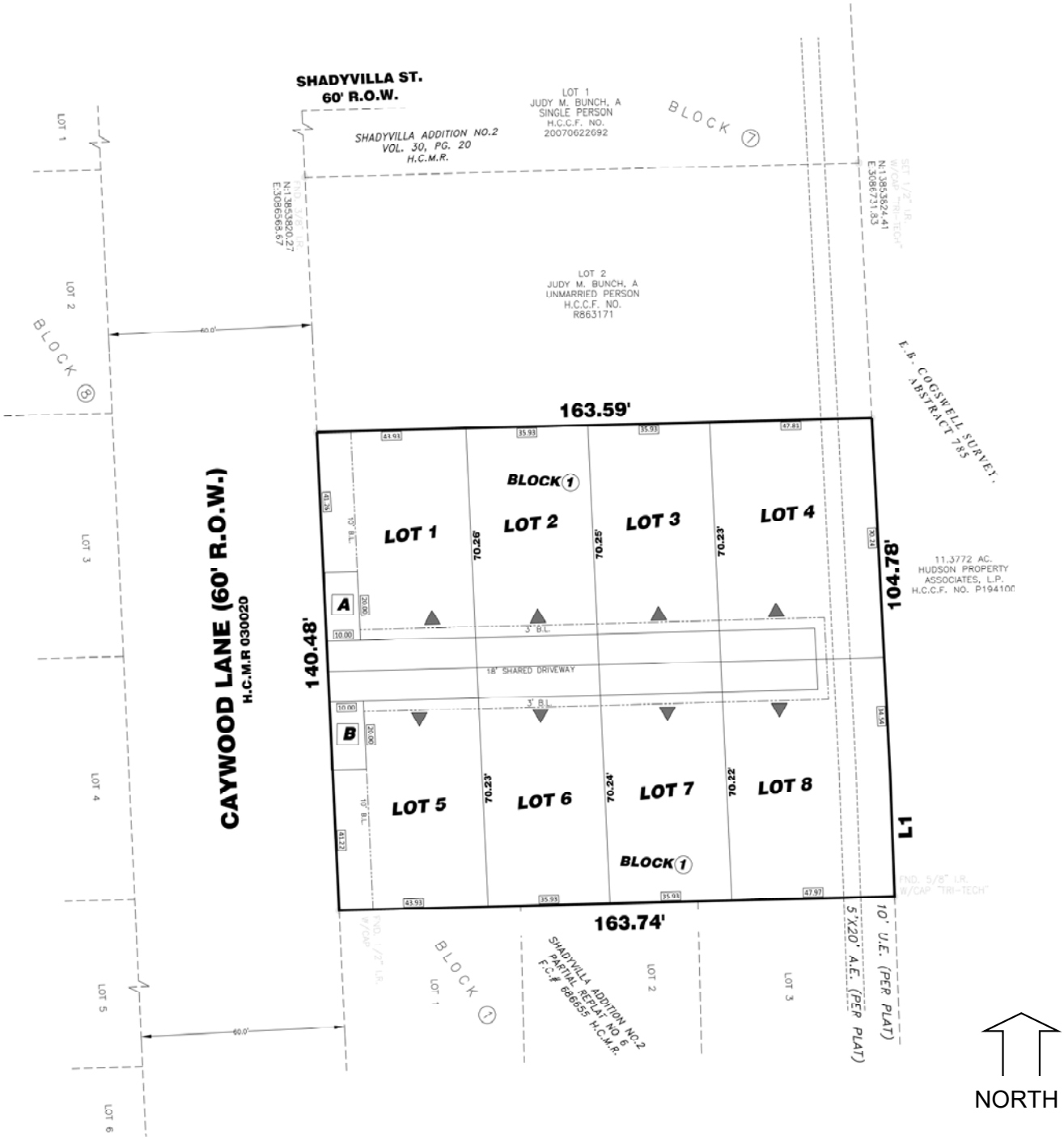
C – Public Hearings Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Caywood Place

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



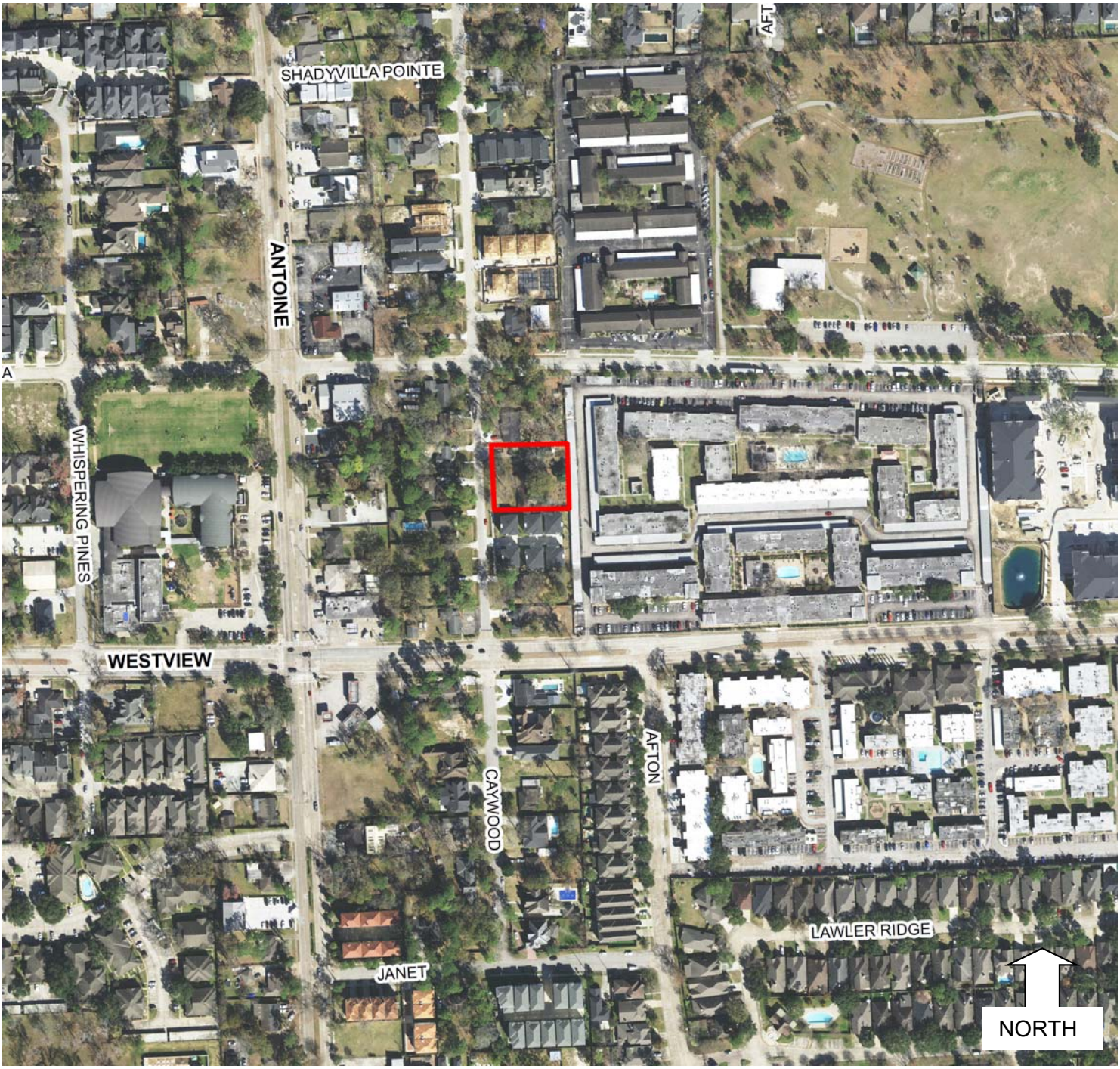
C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/17/2024**

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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1829, "**Caywood Place**", a partial replat of "**Shadyvilla Addition No 2**", being all of Lot 3 & 4, Block 7, as recorded in Volume 30, Page 20 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Caywood Lane, south of Shadyvilla Lane and north of Westview Drive. The purpose of the replat is to create eight (8) Lots and two (2) reserves. The applicant, **Tom Duecker , with Tri-Tech Surveying Co., LP/ Tri-Tech** can be contacted at **713-667-0800** 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 _____ with the Planning and Development Department via email at **_____@houstontx.gov or call 832-393-____.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 17, 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.**

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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

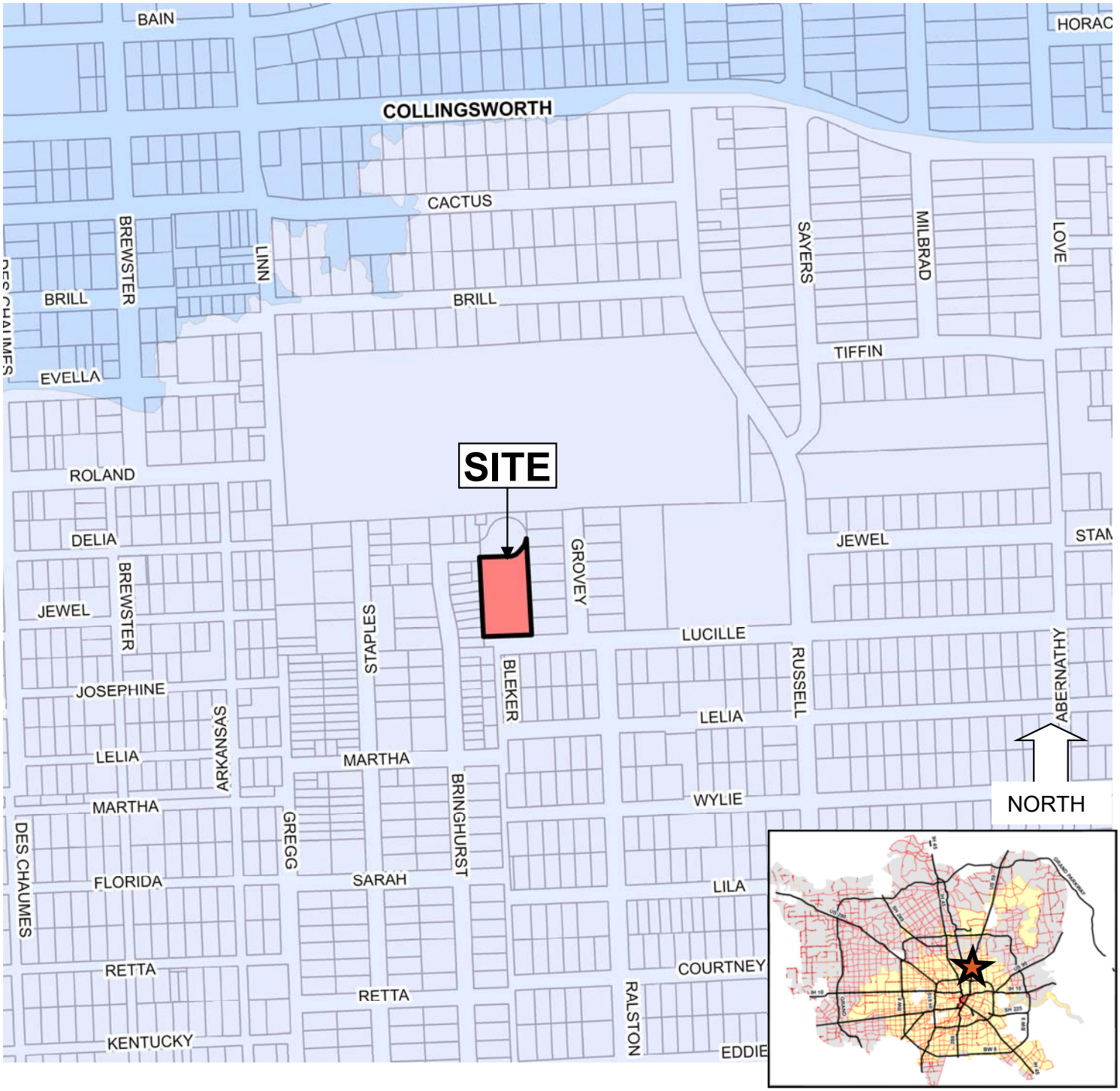
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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For 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:103

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Dice Duplexes partial replat no 1 (DEF1)

Applicant: CAS Consultants, LLC



C – Public Hearings

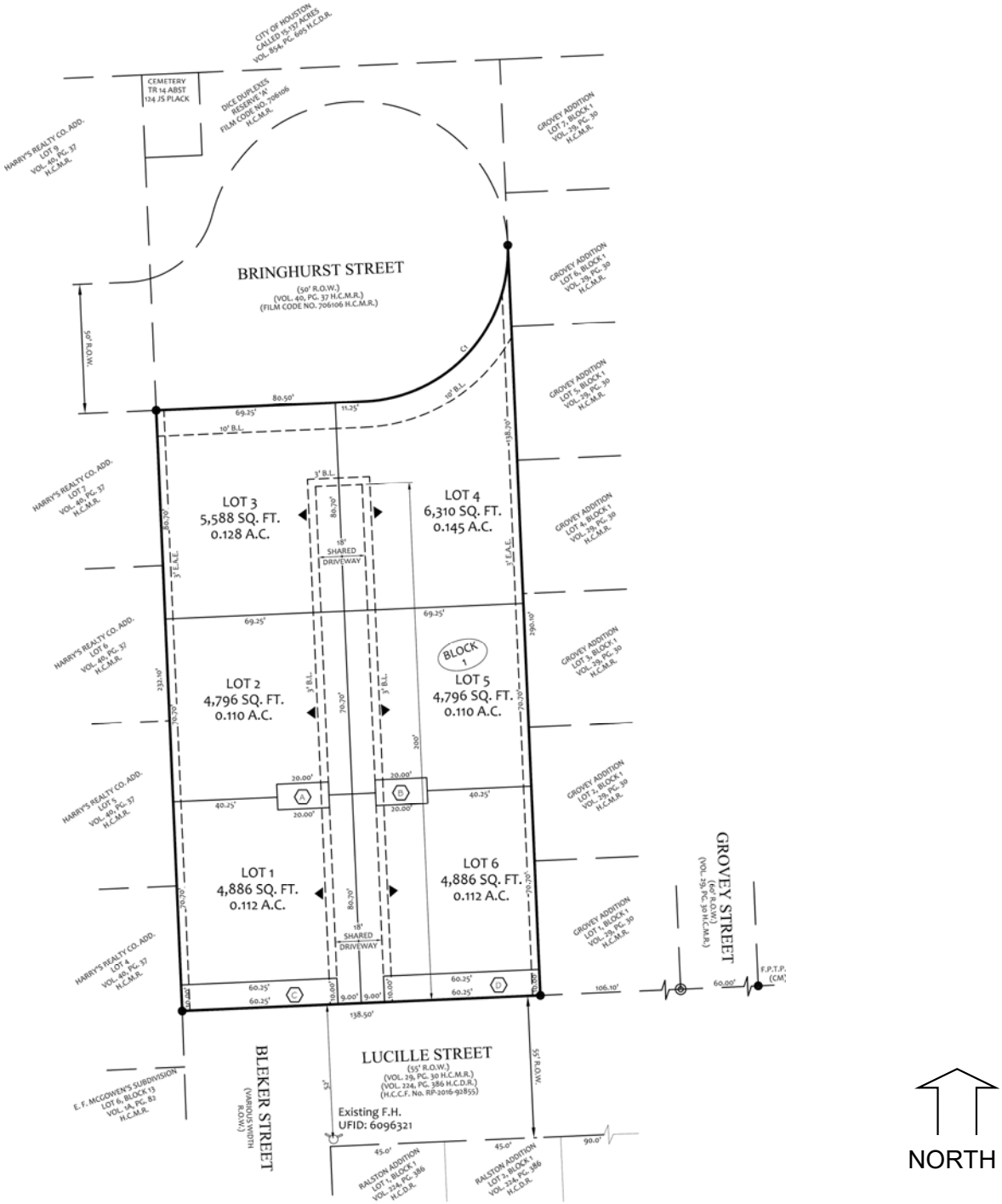
Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/03/2024**

Subdivision Name: Dice Duplexes partial replat no 1 (DEF1)

Applicant: CAS Consultants, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Dice Duplexes partial replat no 1 (DEF1)

Applicant: CAS Consultants, LLC



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

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1725; Dice Duplexes partial replat no 1, a partial replatting of **"Dice Duplexes"** being Lots 1-3, Block 1, Lots 1-3 Block 2, Reserves 'B', 'C', 'D' and 'E' and private Street "Stackhouse Drive" as recorded in Film Code no 706106 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Lucille Street north of Bleker Street west of Grovey Street and Altoona Street. The purpose of the replat is to create 6 lots and 4 reserves. The applicant, **Juan Castillo**, with **CAS Consultants, LLC**, on behalf of the developer, can be contacted at **281-300-6874** 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 Dorianne Powe-Phlegm at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 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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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

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
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Terminology

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

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

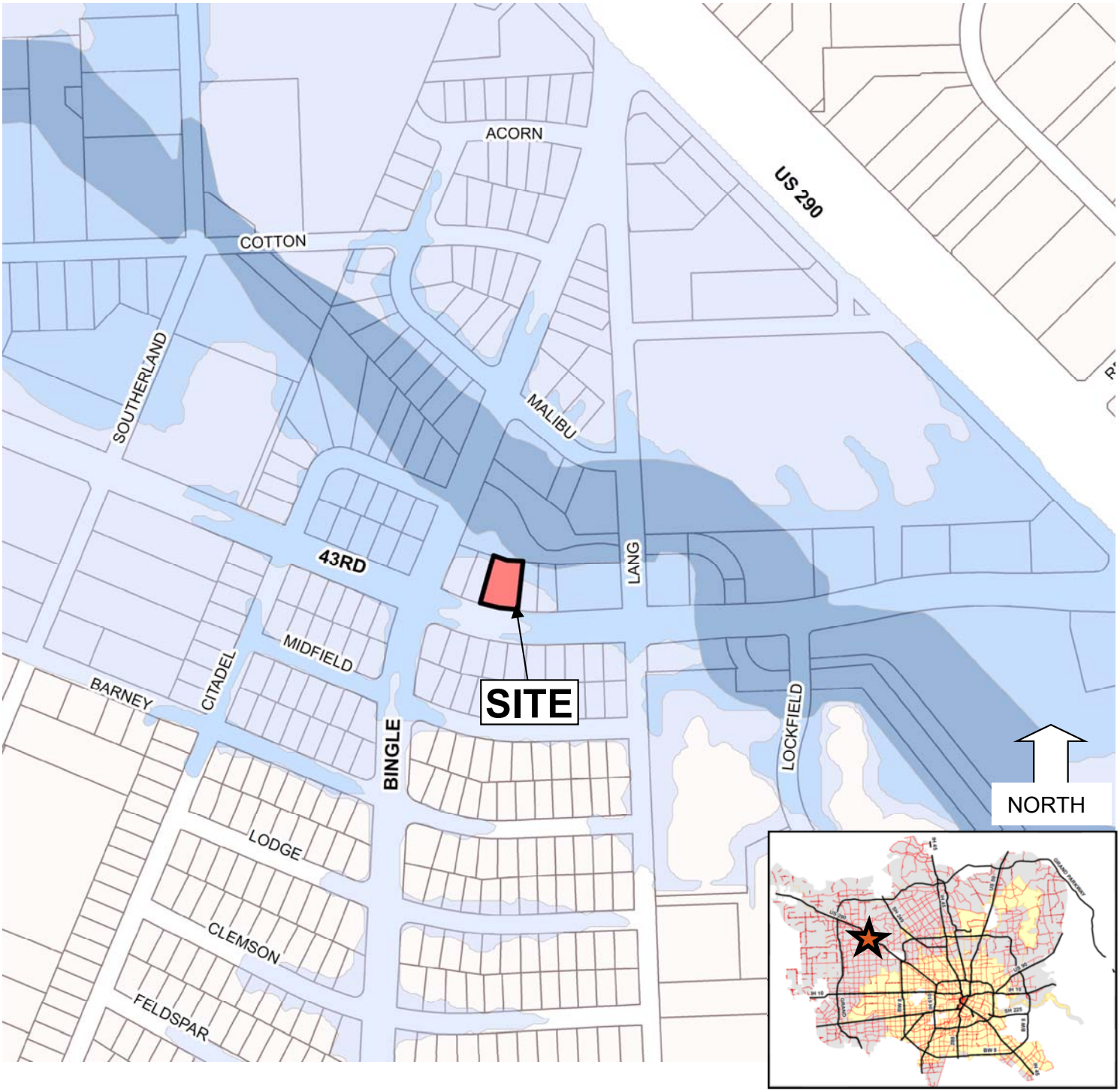
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 10/17/2024**

Subdivision Name: Estates at West 43rd (DEF1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Estates at West 43rd (DEF1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Estates at West 43rd (DEF1)

Applicant: PLS Construction Layout, 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

September 11, 2024

Dear Property Owner:

Reference Number: 2024-1503; Estates at West 43rd, a partial replatting of "**Langwood**", being Lots 11 and 12, in Block 8 as recorded in Volume 41 Page 50 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located 6622 W 43RD Street east of Bingle Road, north of West 43rd Street]. The purpose of the replat is to create [four (4) single-family residential lots]. The applicant, **Uriel Figueroa**, with **PLS Construction Layout, Inc.**, on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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Terminology

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Planning Department Staff Authority and Obligation

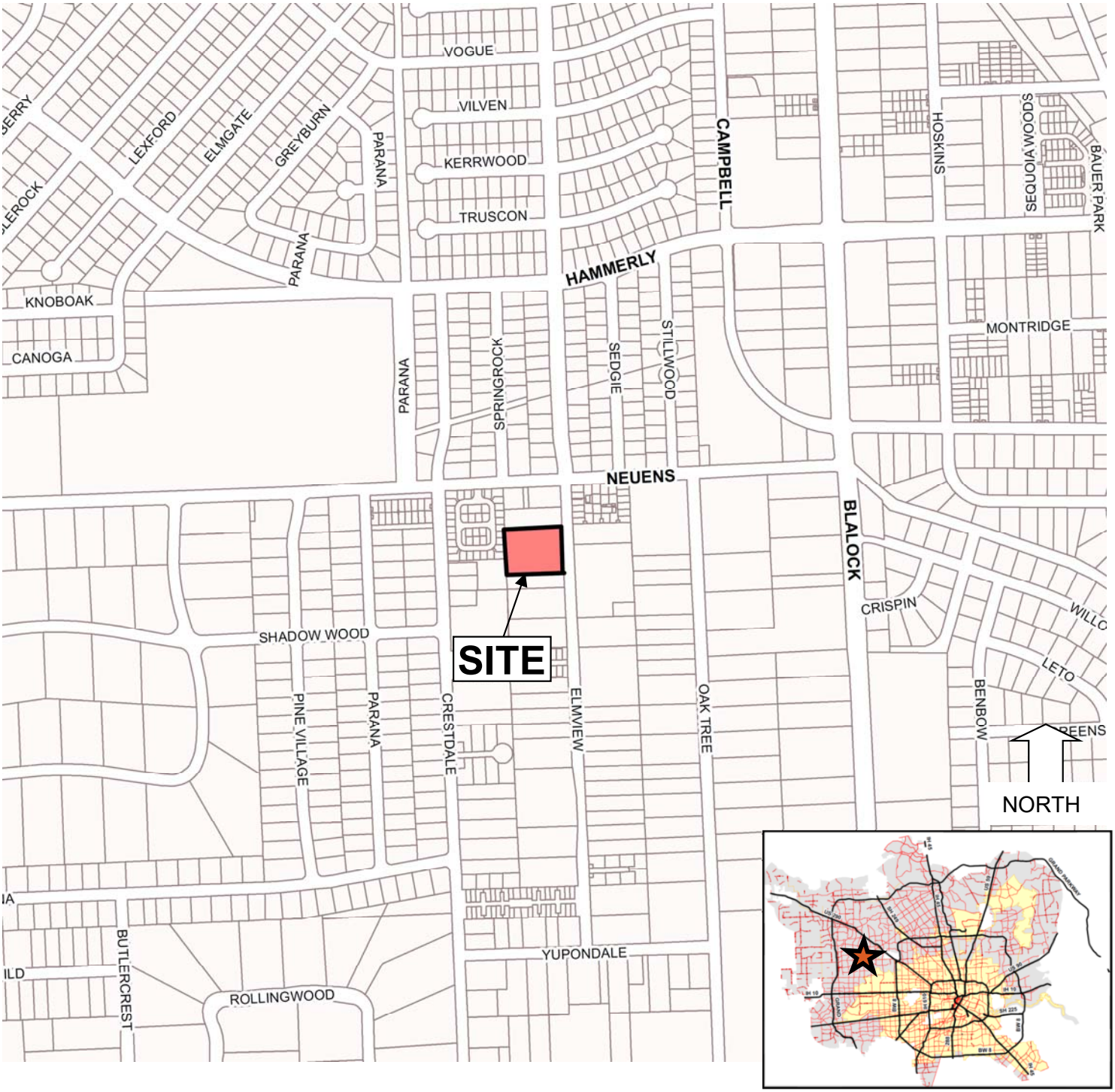
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Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Evergreen Cottages

Applicant: Texas Land Maps



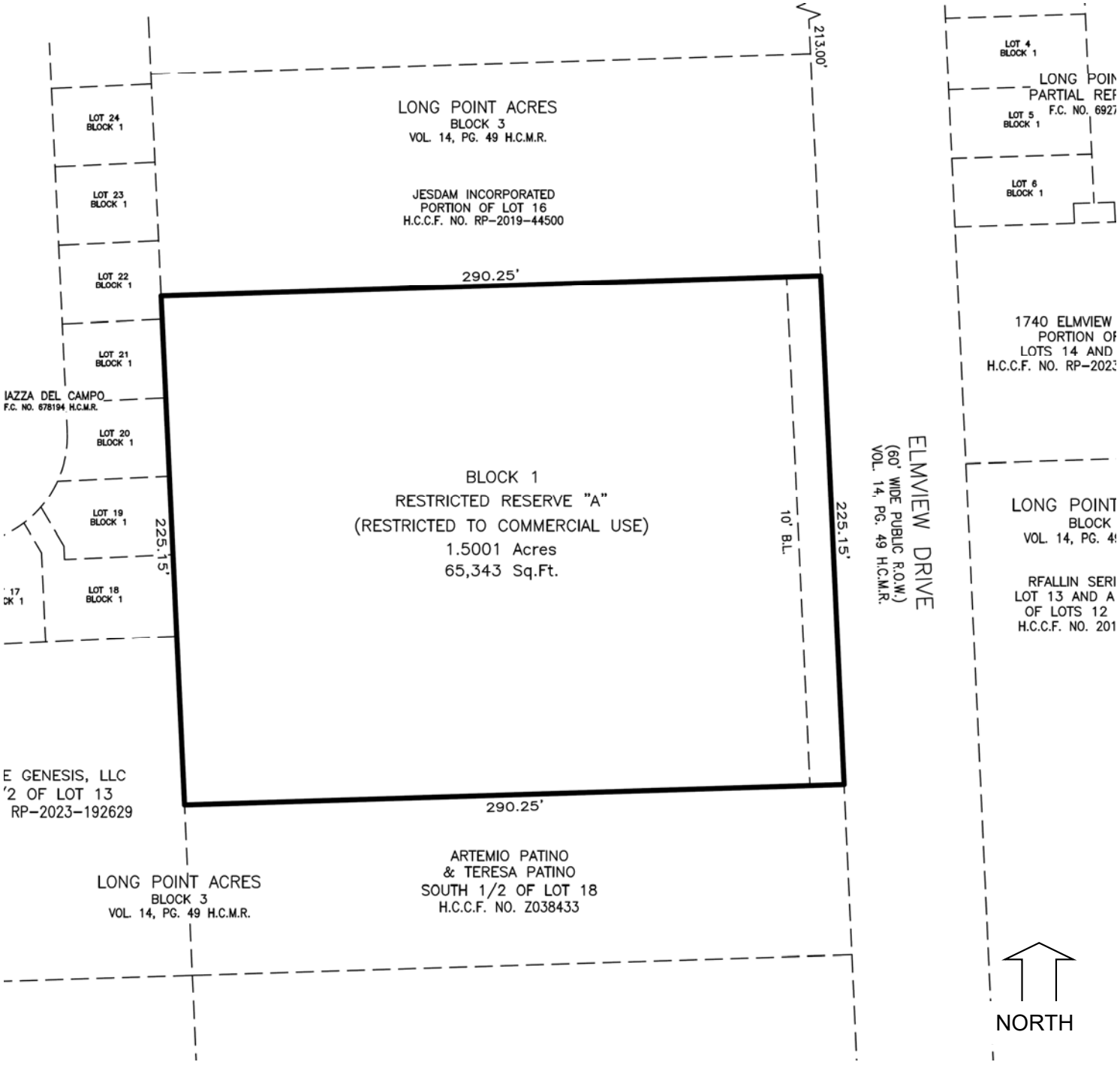
C – Public Hearings Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Evergreen Cottages

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Evergreen Cottages

Applicant: Texas Land Maps



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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1778, "**Evergreen Cottages**", a partial replat of "**Long Point Acres**", being all of Lot 17 and a portion of Lot 18, Block 3, as recorded in Volume 14, Page 49 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 1733-1739 Elmview Drive, west along Elmview Drive, south of Neuens Road, west of Blalock Road. The purpose of the replat is to create one (1) Reserve restricted to Commercial Use. The applicant, **Matthew Sigmon, with Texas Land Maps**, can be contacted at **713-298-9987** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 17, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

Terminology

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

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Planning Department Staff Authority and Obligation

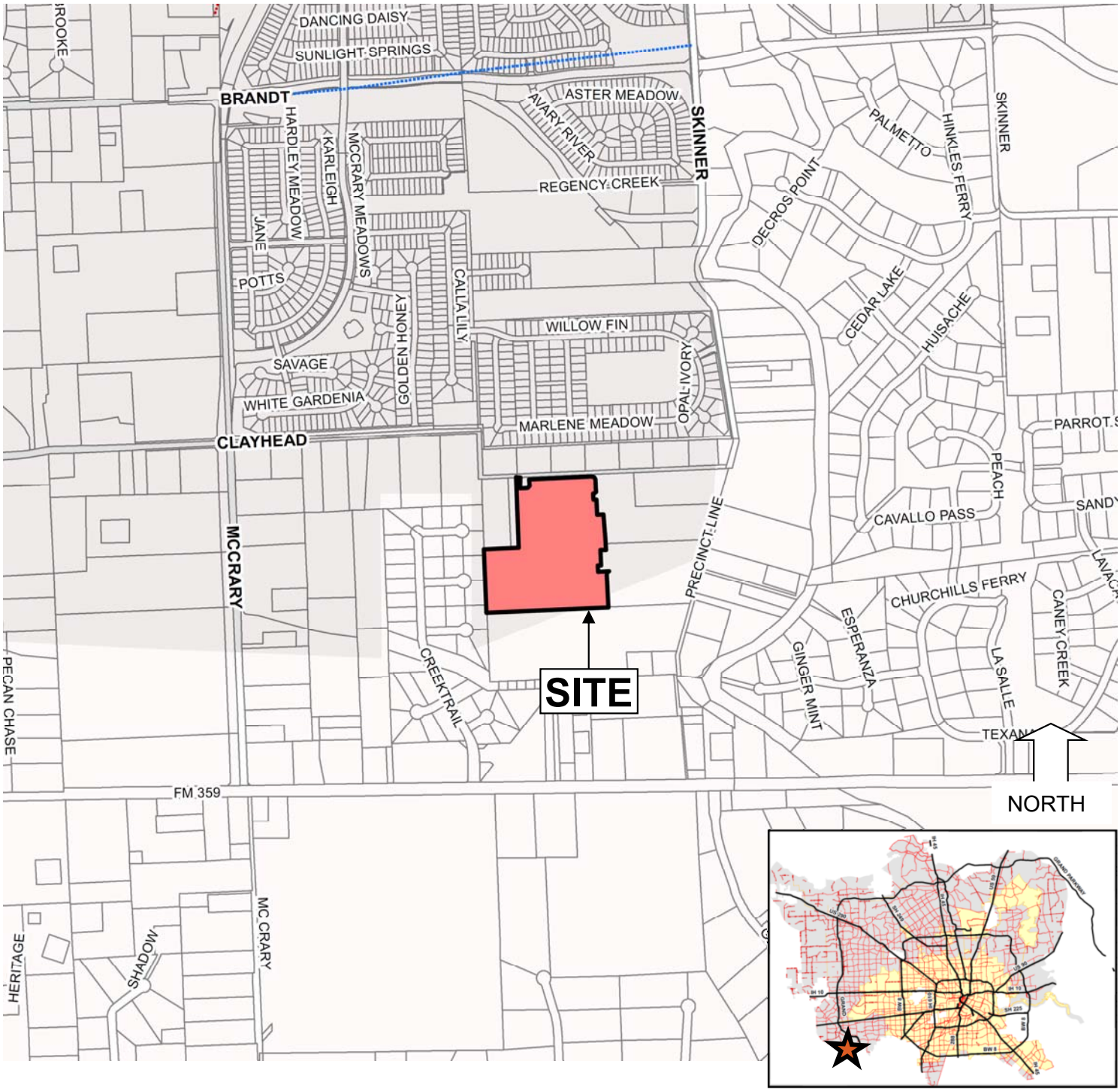
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Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering



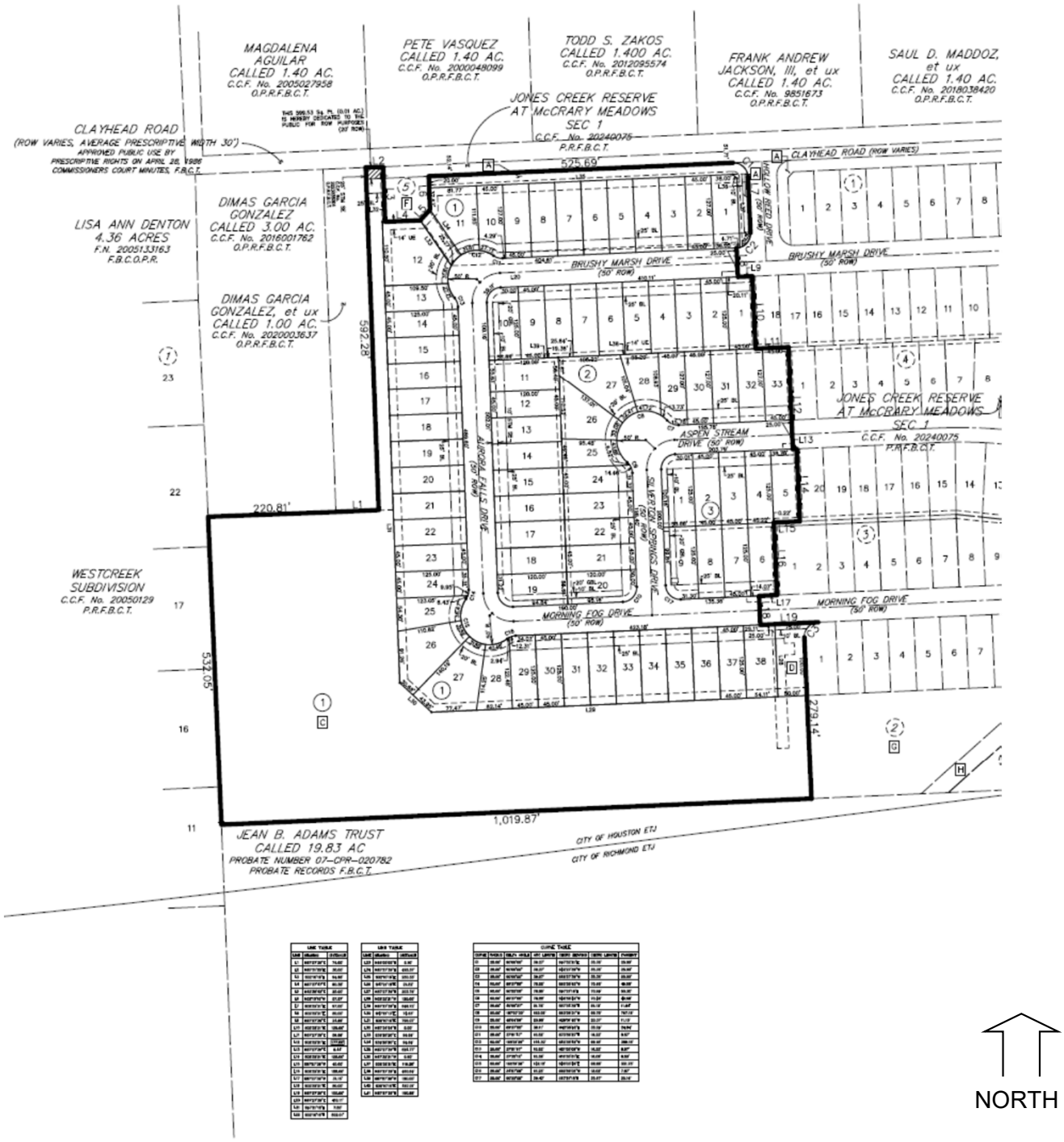
C – Public Hearings Site Location

Houston Planning Commission ITEM:106

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering



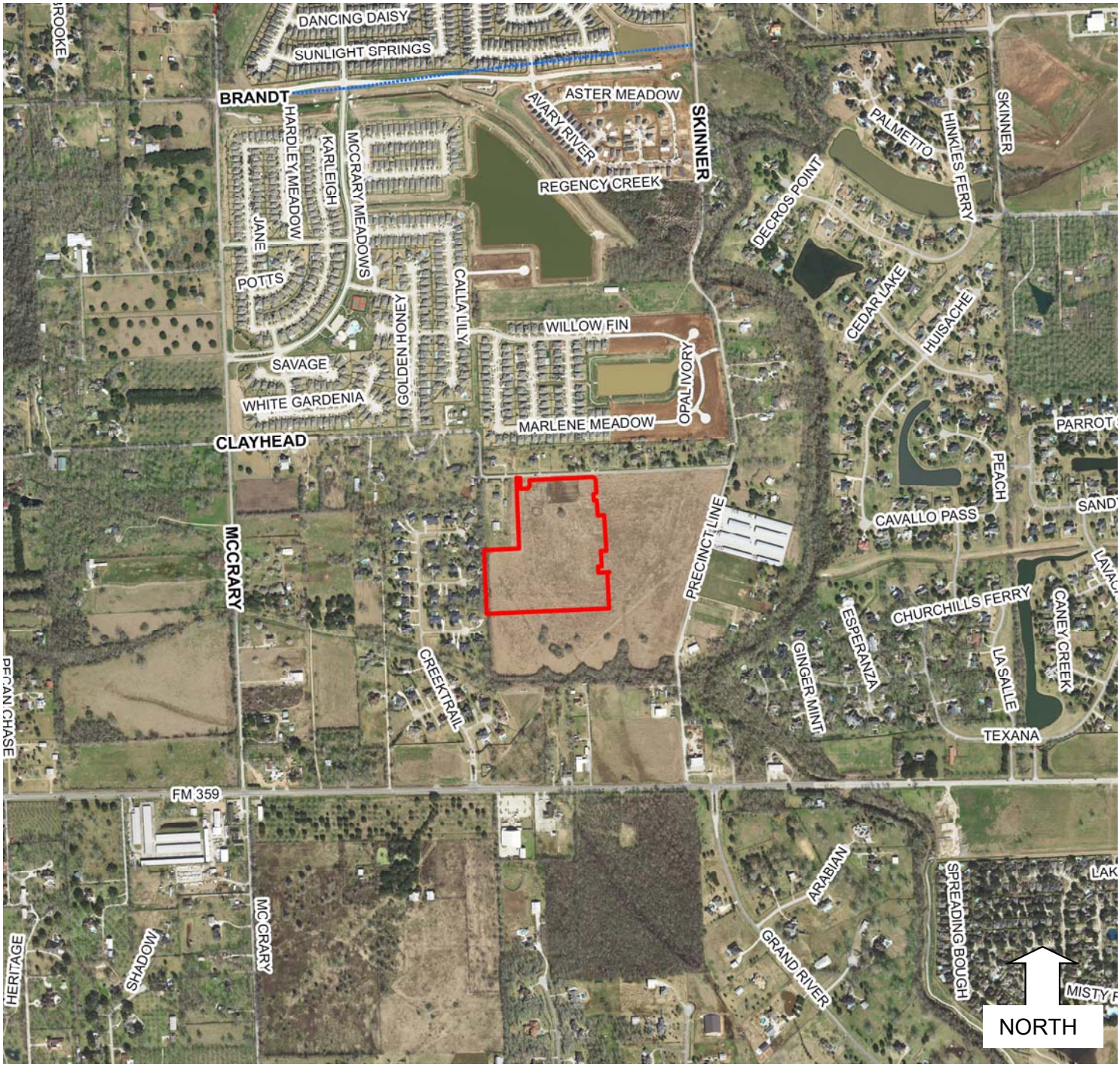
C – Public Hearings Subdivision

Houston Planning Commission ITEM: xx

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Jones Creek Reserve at McCrary Meadows Sec 2

Applicant: Quiddity Engineering



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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1815, "**Jones Creek Reserves at McCrary Meadows Sec 2**", a partial replat of "**Jones Creek Reserves at McCrary Meadows Sec 1**", being all of Estes Creek Drive (ROW), Block 7, as recorded in clerk file No 20240075 of the Fort bend County Map Records.

The Planning and Development Department has received a subdivision plat application for a property south along Morning Fog Drive. The purpose of the replat is to create eighty (80) Lots and four (4) reserves and abandon ROW. The applicant, **Mikkala Hodges, with Quiddity Engineering** 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 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 **_____** with the Planning and Development Department via email at **_____@houstontx.gov or call 832-393-____.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 17, 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.
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

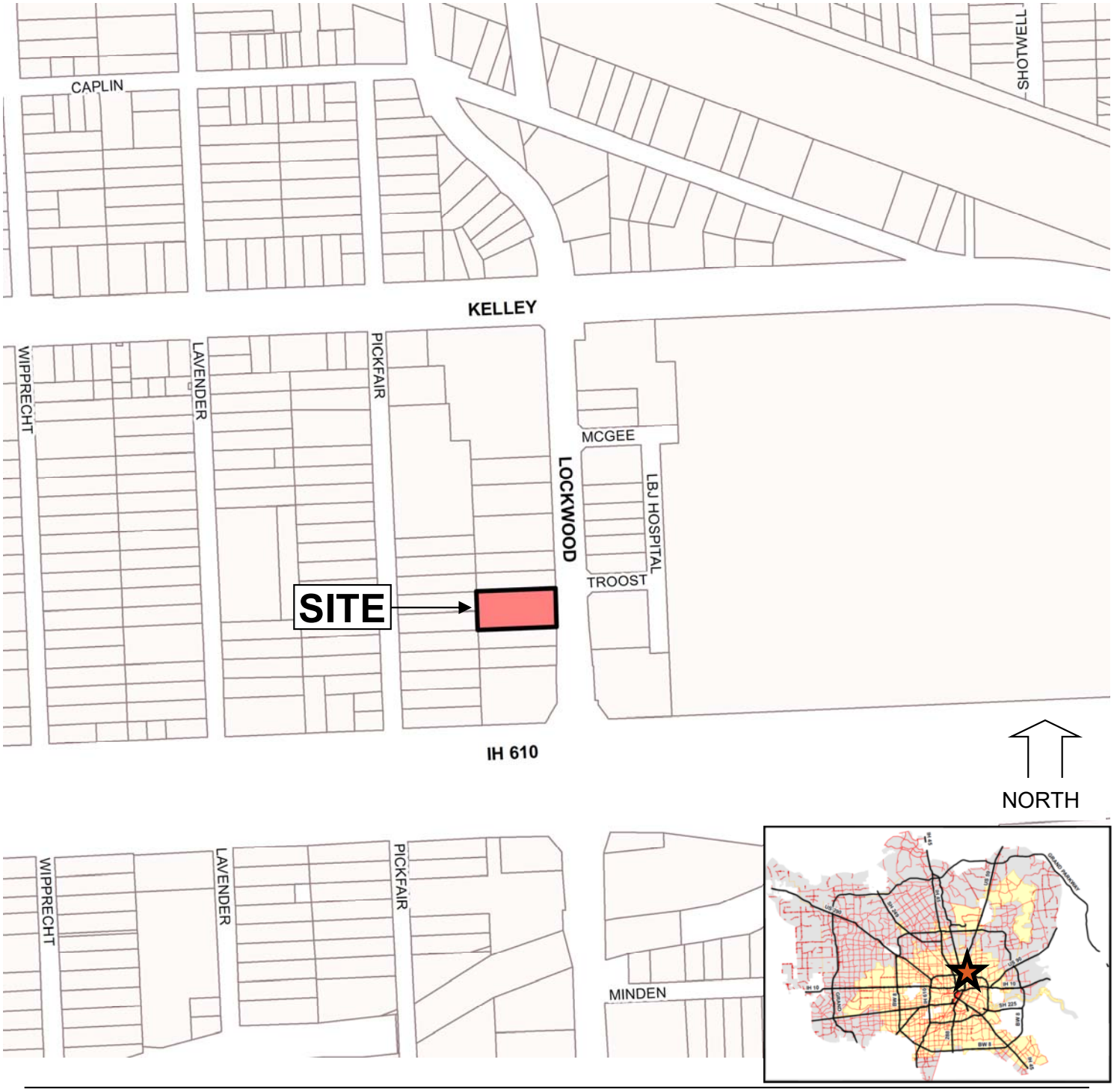
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Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Lockwood Commercial Plaza (DEF1)

Applicant: Texas Land Maps



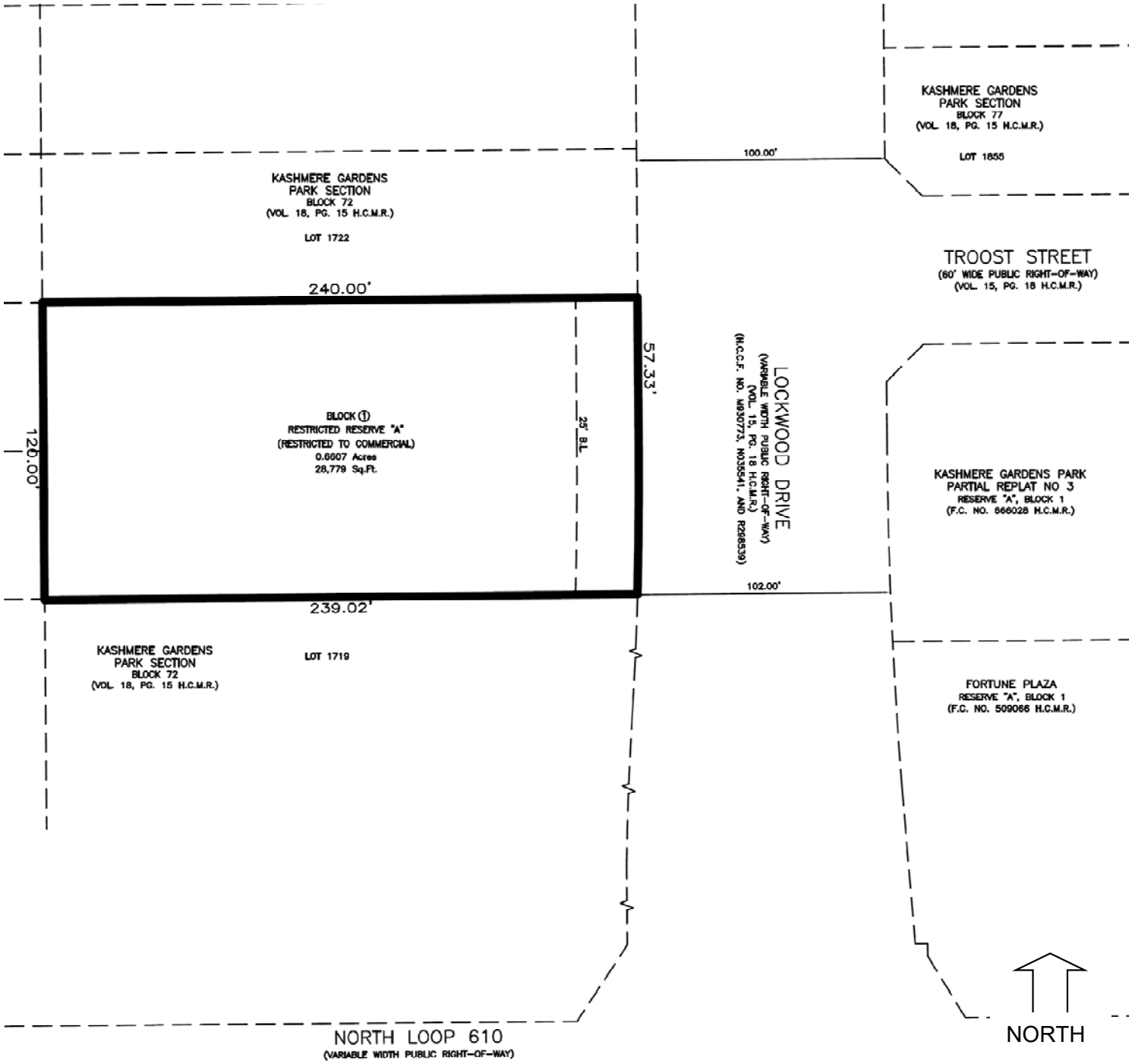
C – Public Hearings **Site Location**

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Lockwood Commercial Plaza (DEF1)

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Lockwood Commercial Plaza (DEF1)

Applicant: Texas Land Maps



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

September 13, 2024

Dear Property Owner:

Reference Number: 2024-1759, "**Lockwood Commercial Plaza**", a partial replat of "**Kashmere Gardens Park Section**", being a portion of Lots 1720 and 1721, Block 72, as recorded in Volume 15, Page 18 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Lockwood Drive, north of IH 610, and south of Kelly Street. The purpose of the replat is to create one restricted commercial reserve. The applicant, **Matthew Sigmon, with Texas Land Map**, can be contacted at **713-298-9987** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **John Cedillo** with the Planning and Development Department via email at **John.Cedillo@houstontx.gov or call 832-393-6633.**

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Controller: Chris Hollins

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Planning Department Staff Authority and Obligation

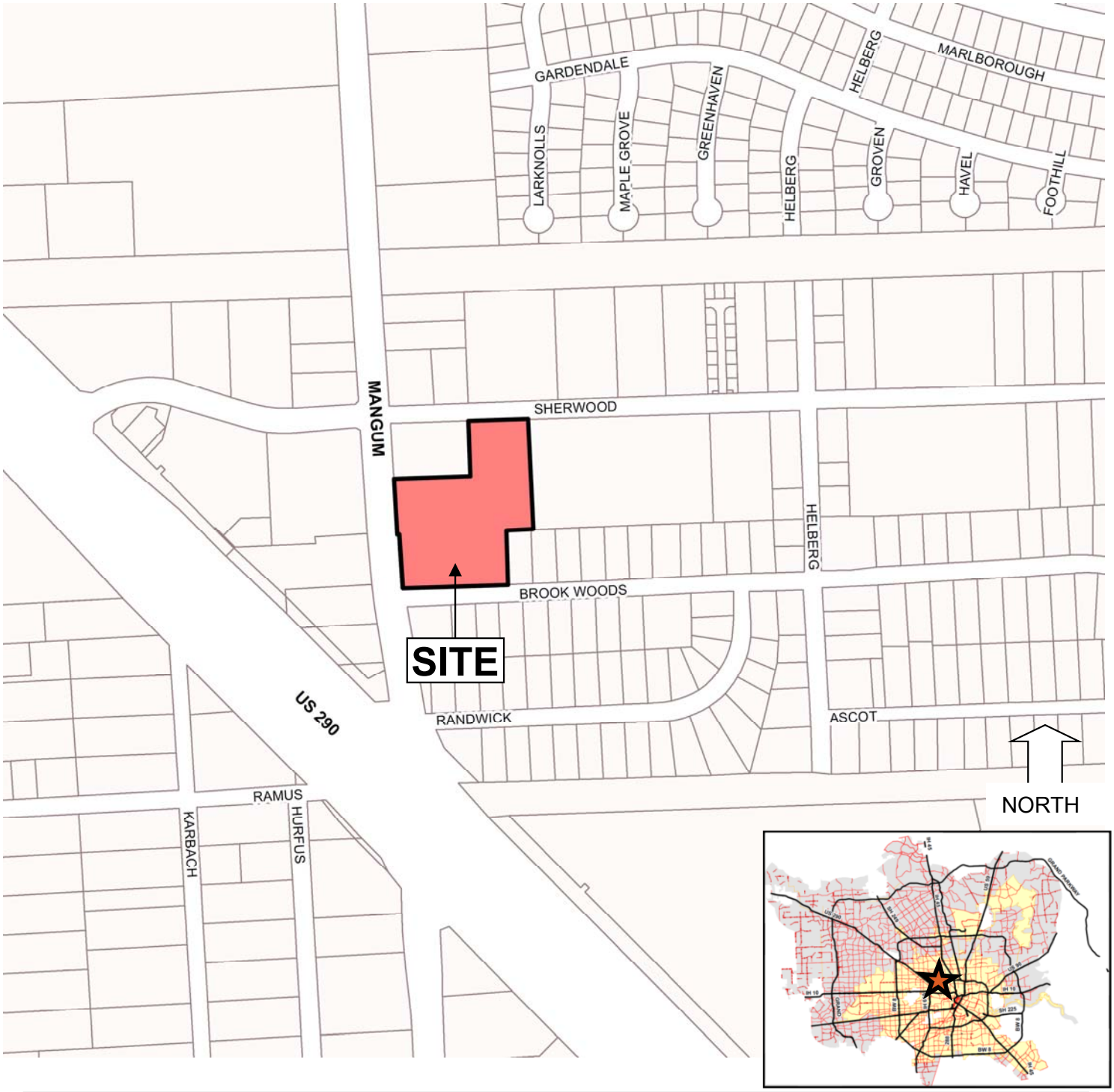
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Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Mangum Square

Applicant: Richard Grothues Designs



C – Public Hearings

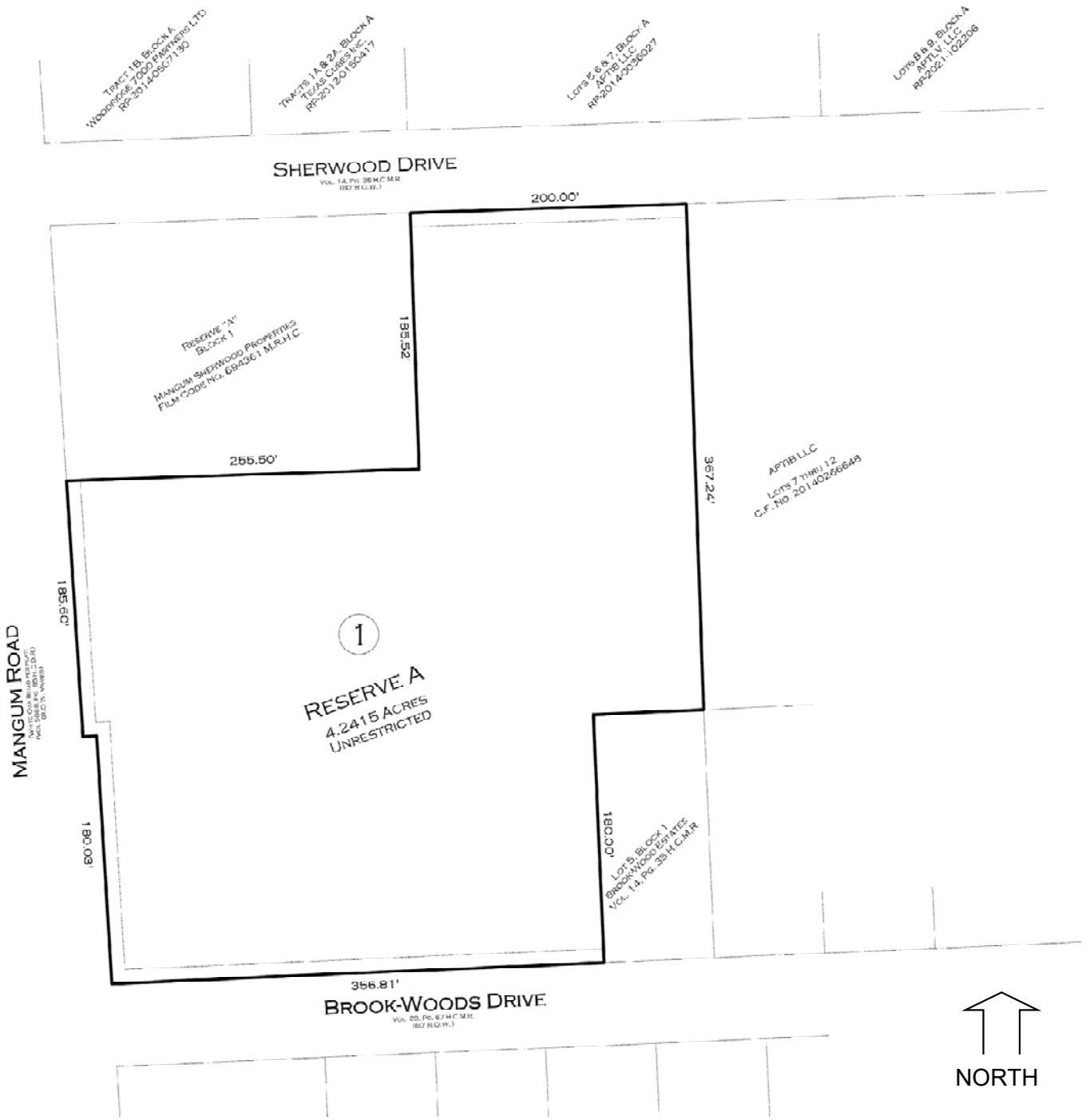
Site Location

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/17/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Mangum Square

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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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1797, "**Mangum Square**", a partial replat of "**Brook Woods Estates" and "White Oak Acres**", being all of Lots 1-4 of block 1 and Lots 3-6 of block D, as recorded in Volume 29 Page 67 and Volume 14 page 35 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Brookwoods Drive and Mangum Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Richard Grothues, with Richard Grothues Designs**, can be contacted at **713-449-9191** 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 **_____** with the Planning and Development Department via email at **_____@houstontx.gov or call 832-393-____.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 17, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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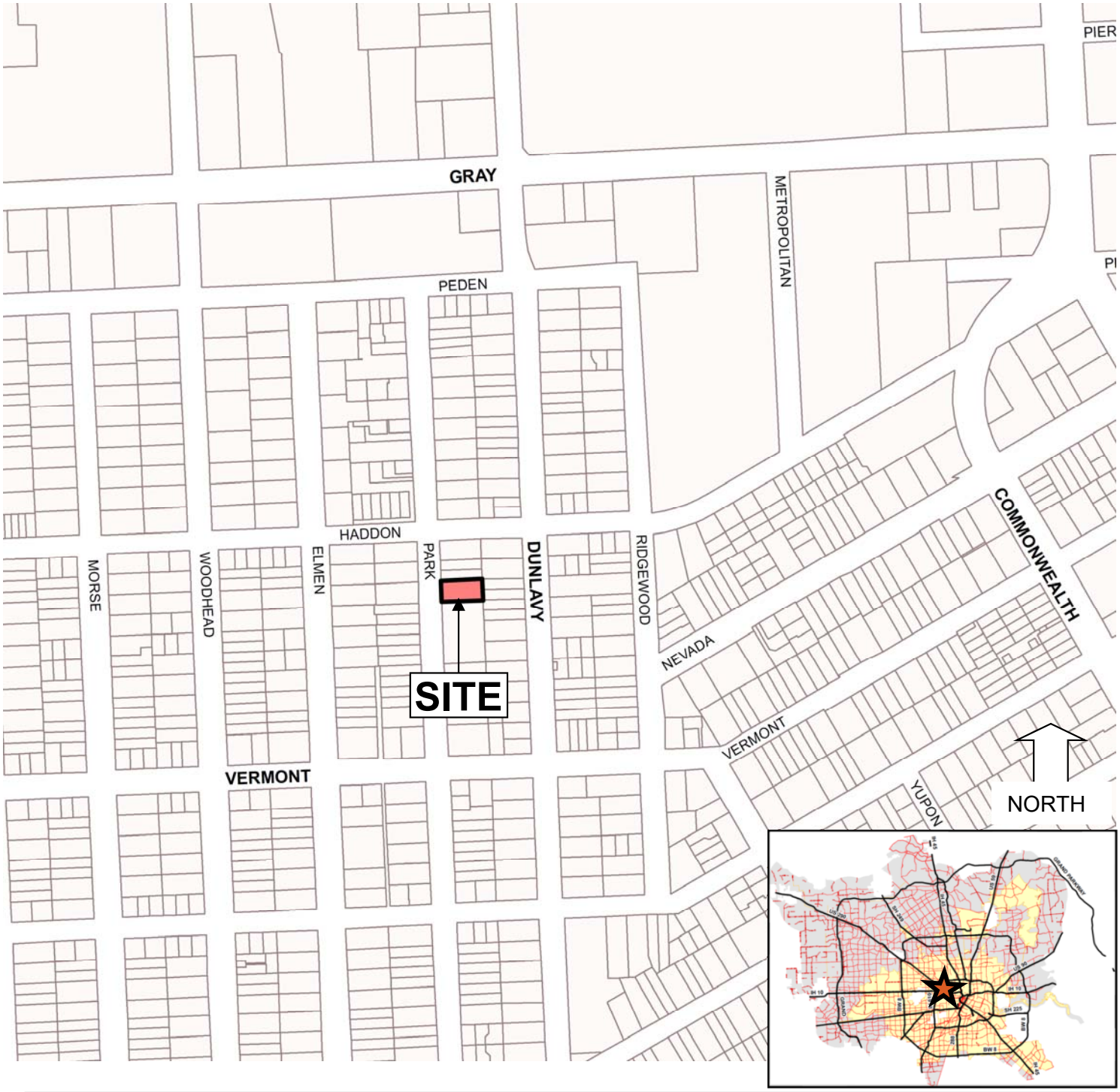
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Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Park Street Views

Applicant: Total Surveyors, Inc.



C – Public Hearings

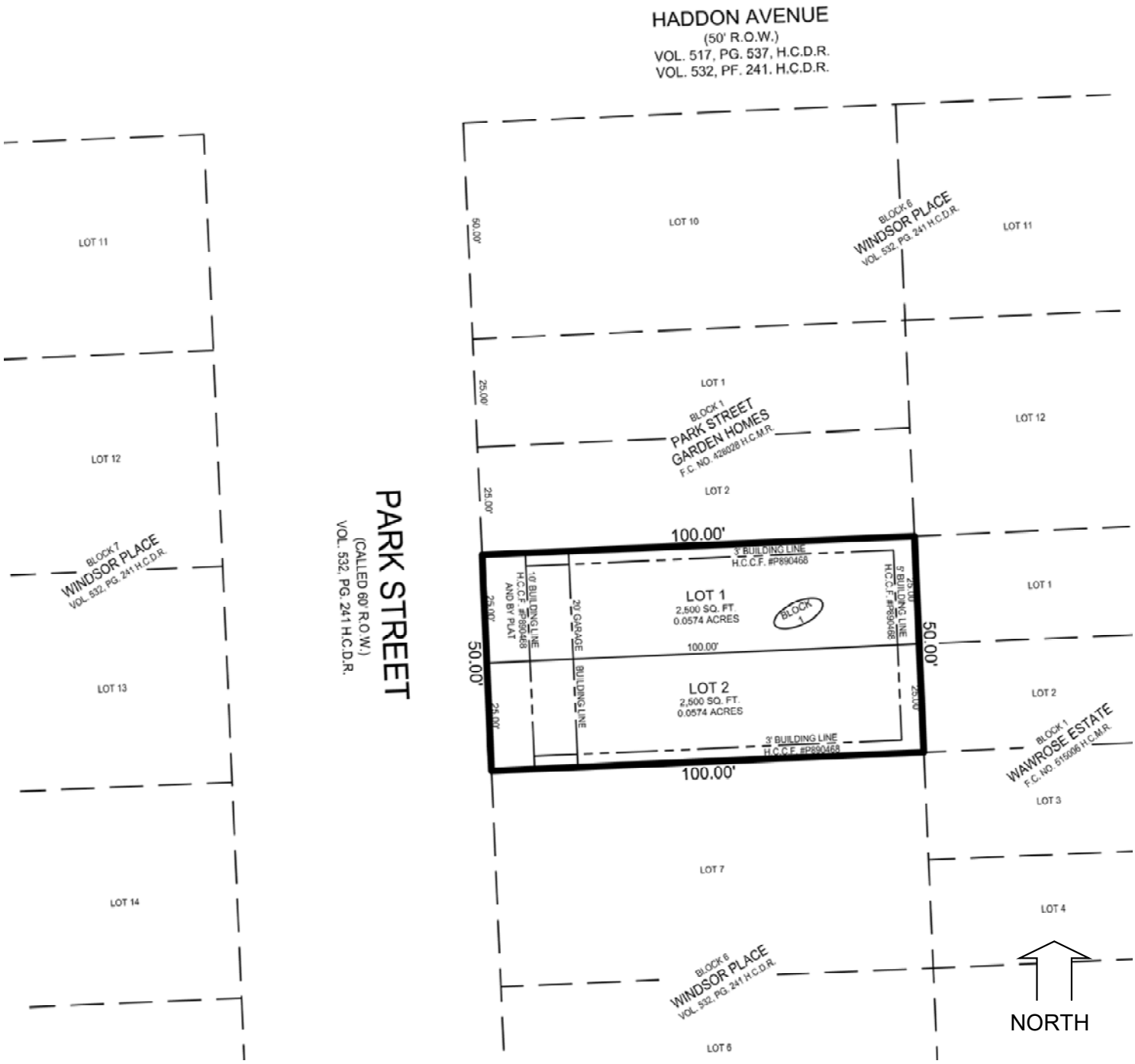
Site Location

Houston Planning Commission ITEM:109

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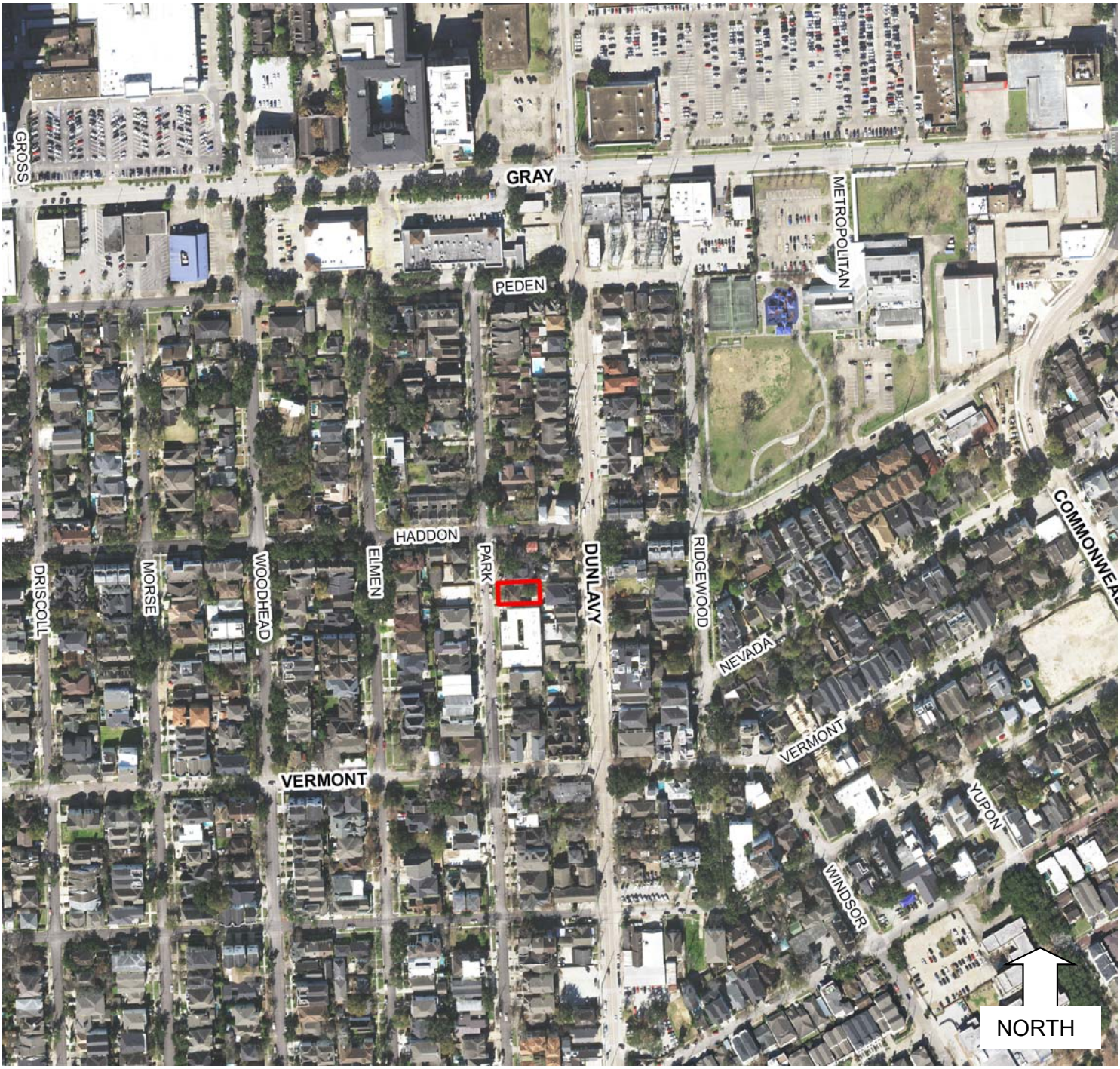
C – Public Hearings Subdivision

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Park Street Views

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1793, "**Park Street Views**", a partial replat of "**Windsor Place,"** being all of Lot 8 in Block 6, as recorded in Volume 532, Page 241 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 1709 Park Street, east along Park Street, north of Vermont Street and east of Dunlavy Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb, with Total Surveyors, Inc**. 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.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 17, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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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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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

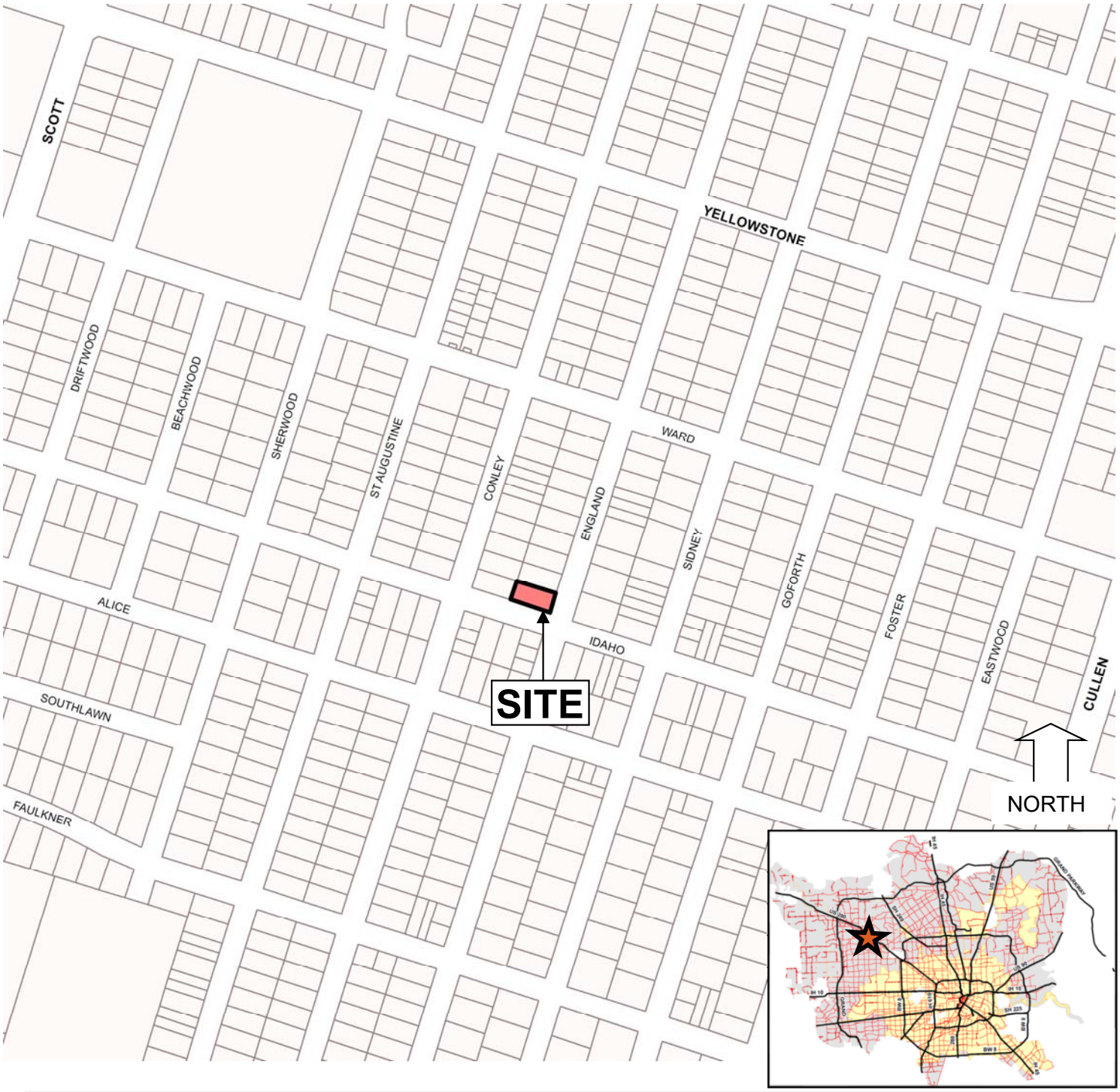
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Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Plaza Estates at England

Applicant: New Era Development & Land Services



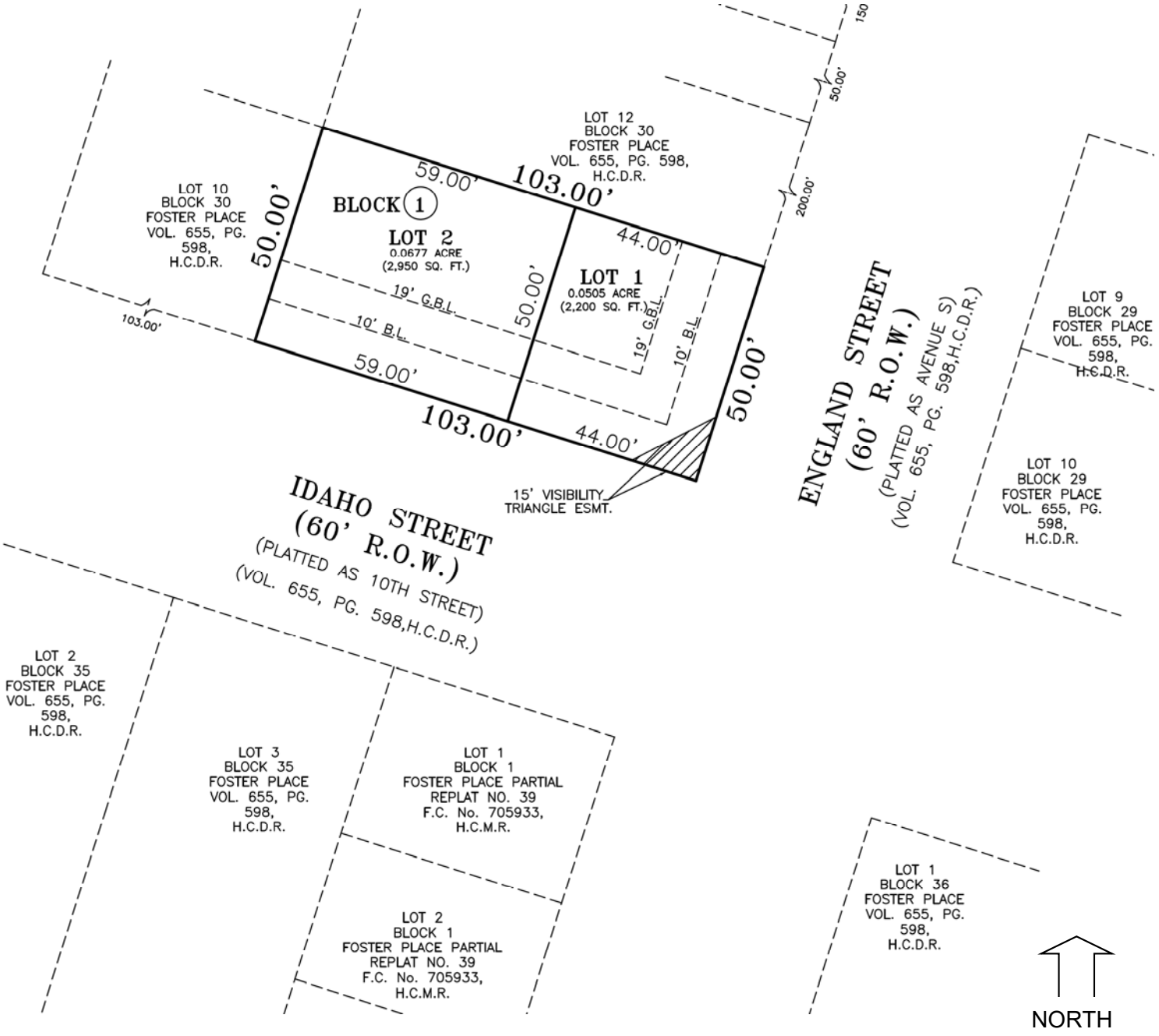
C – Public Hearings Site Location

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Plaza Estates at England

Applicant: New Era Development & Land Services



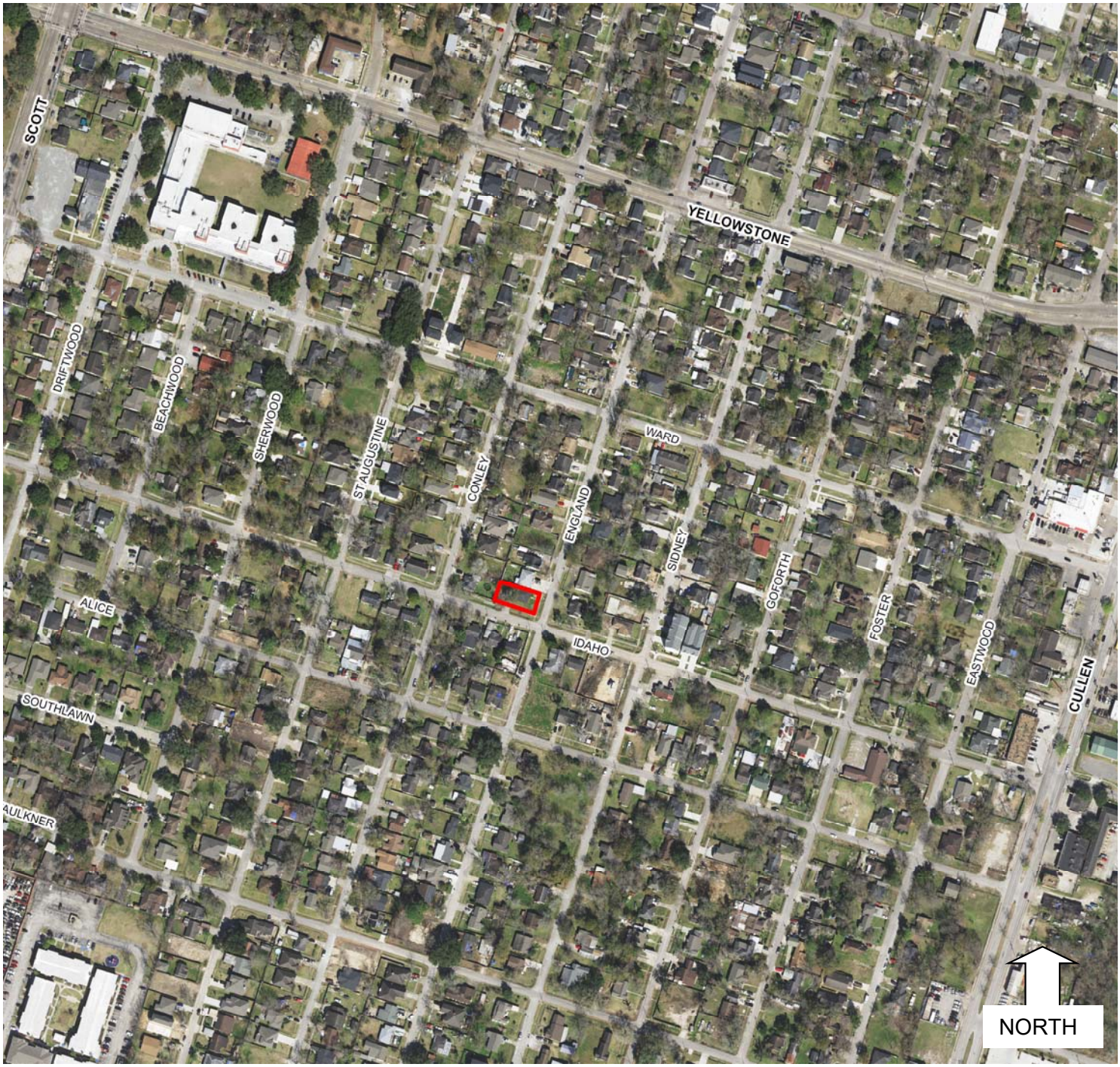
C – Public Hearings Subdivision

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Plaza Estates at England

Applicant: New Era Development & Land Services



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

September 25th, 2024

Dear Property Owner:

Reference Number: 2024-1836, "**Plaza Estates at England**", a partial replat of "**Foster Place**", being all of Lot 11, Block 30, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at **6838 England St., north along Idaho Street, east of Scott St, west of Cullen Blvd, and south of Yellowstone Blvd**. The purpose of the replat is to create two single-family residential lots. The applicant, **Nahom Tesfa, with New Era Development & Land Services**, 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 **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.

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Terminology

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Planning Department Staff Authority and Obligation

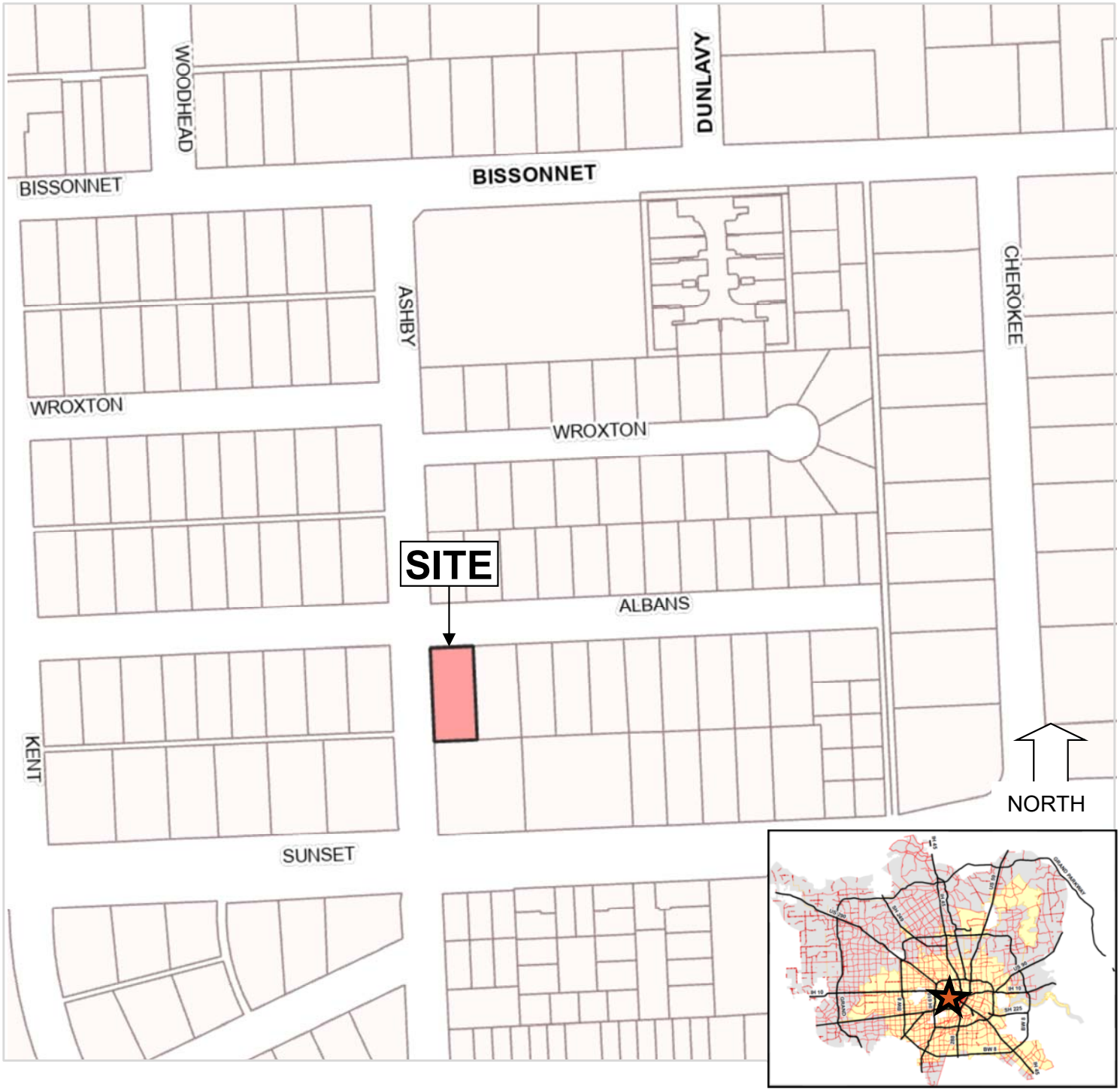
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Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Sunset Place partial replat no 2

Applicant: Patrick Planning Services, LLC



C – Public Hearings

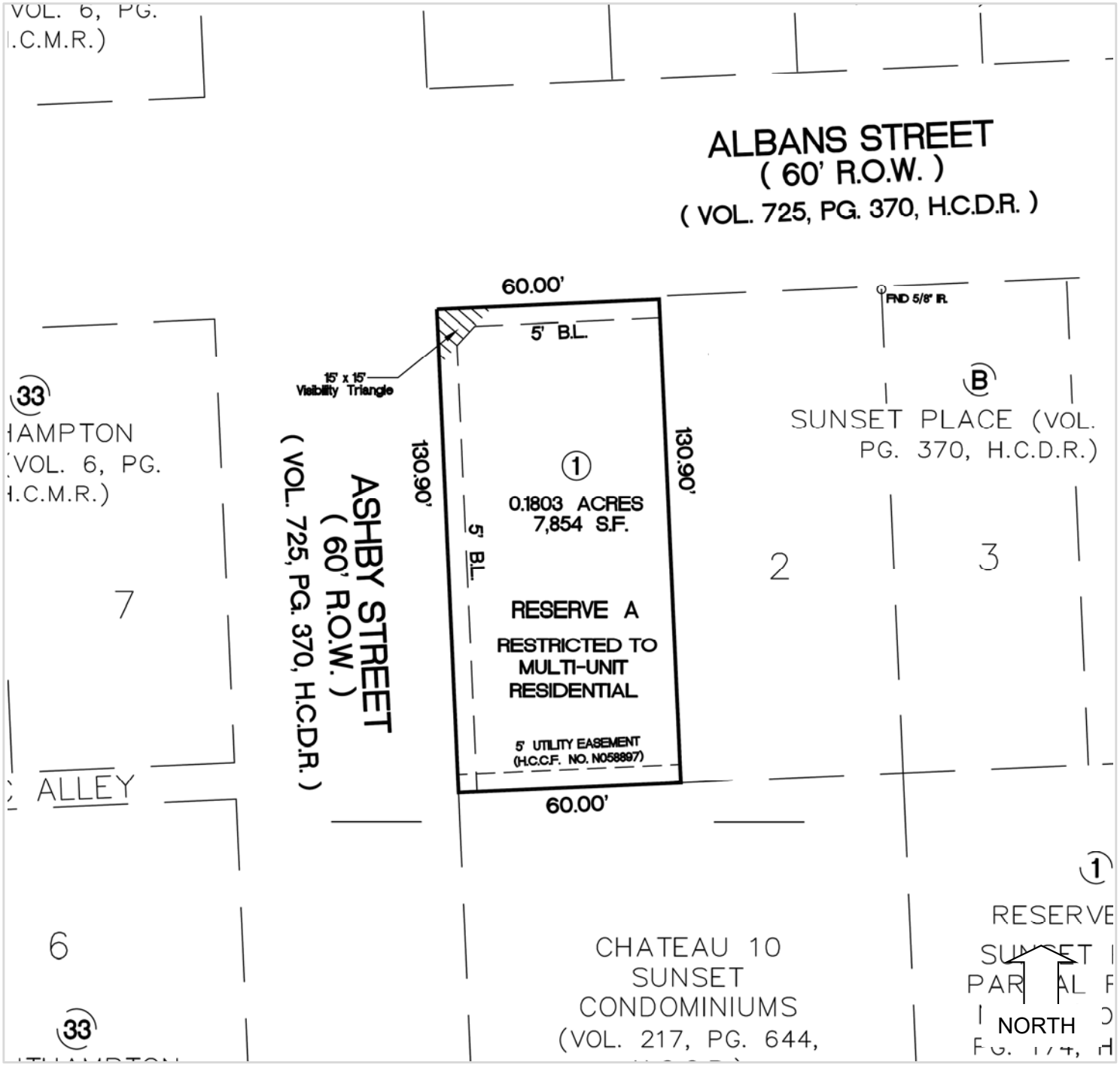
Site Location

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/17/2024**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Sunset Place partial replat no 2

Applicant: Patrick Planning Services, LLC



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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1774; Sunset Place partial replat no 2, a partial replatting of Sunset Place, Lot 1, in Block B, Vol. 725, Pg. 370 Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Albans Street and Ashby Street. The purpose of the replat is to create one multi-unit residential reserve. The applicant, **David Patrick**, with **Patrick Planning Services, LLC**, on behalf of the developer, can be contacted at **832-428-6021** 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 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.

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Terminology

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Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Villas on Sunbeam Sec 1 partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

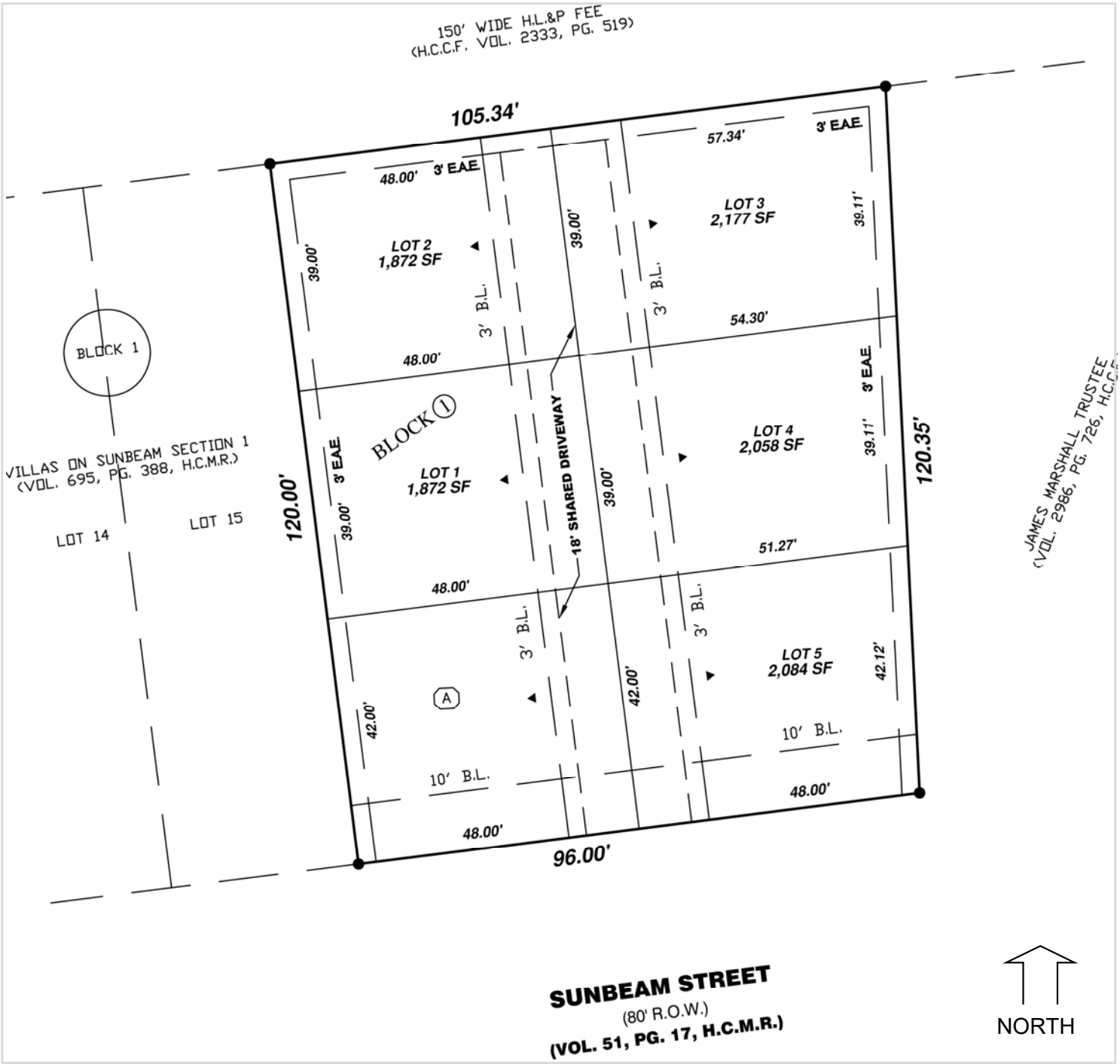
Site Location

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Subdivision Name: Villas on Sunbeam Sec 1 partial replat no 1

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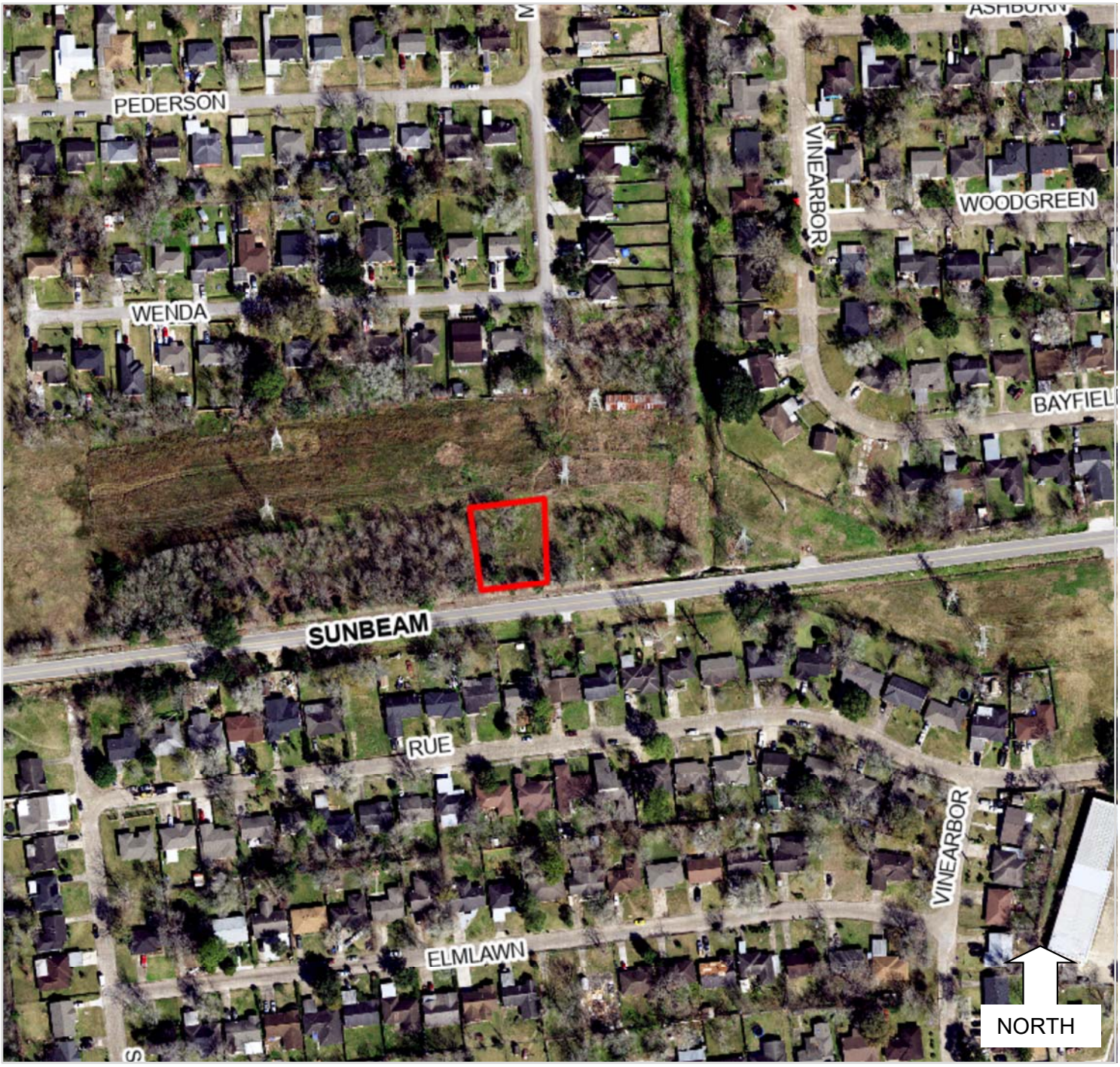
C – Public Hearings Subdivision

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Villas on Sunbeam Sec 1 partial replat no 1

Applicant: CE Engineers & Development Consultants, 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

September 27, 2024

Dear Property Owner:

Reference Number: 2024-1808, "**Villas on Sunbeam Sec 1 partial replat no 1**", a partial replat of "**Villas on Sunbeam Sec 1,"** being all of Lots 16, 17, and 18 a in Block 1, as recorded in Film Code No. 695388 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Sunbeam Street, west of Martin Luther King Boulevard. The purpose of the replat is to create five (5) single-family residential lots and one (1) reserve along a shared driveway. The applicant, **Melissa Lopez, with CE Engineers & Development Consultants, Inc**. can be contacted at **726-437-3840** for additional information regarding this project**.**

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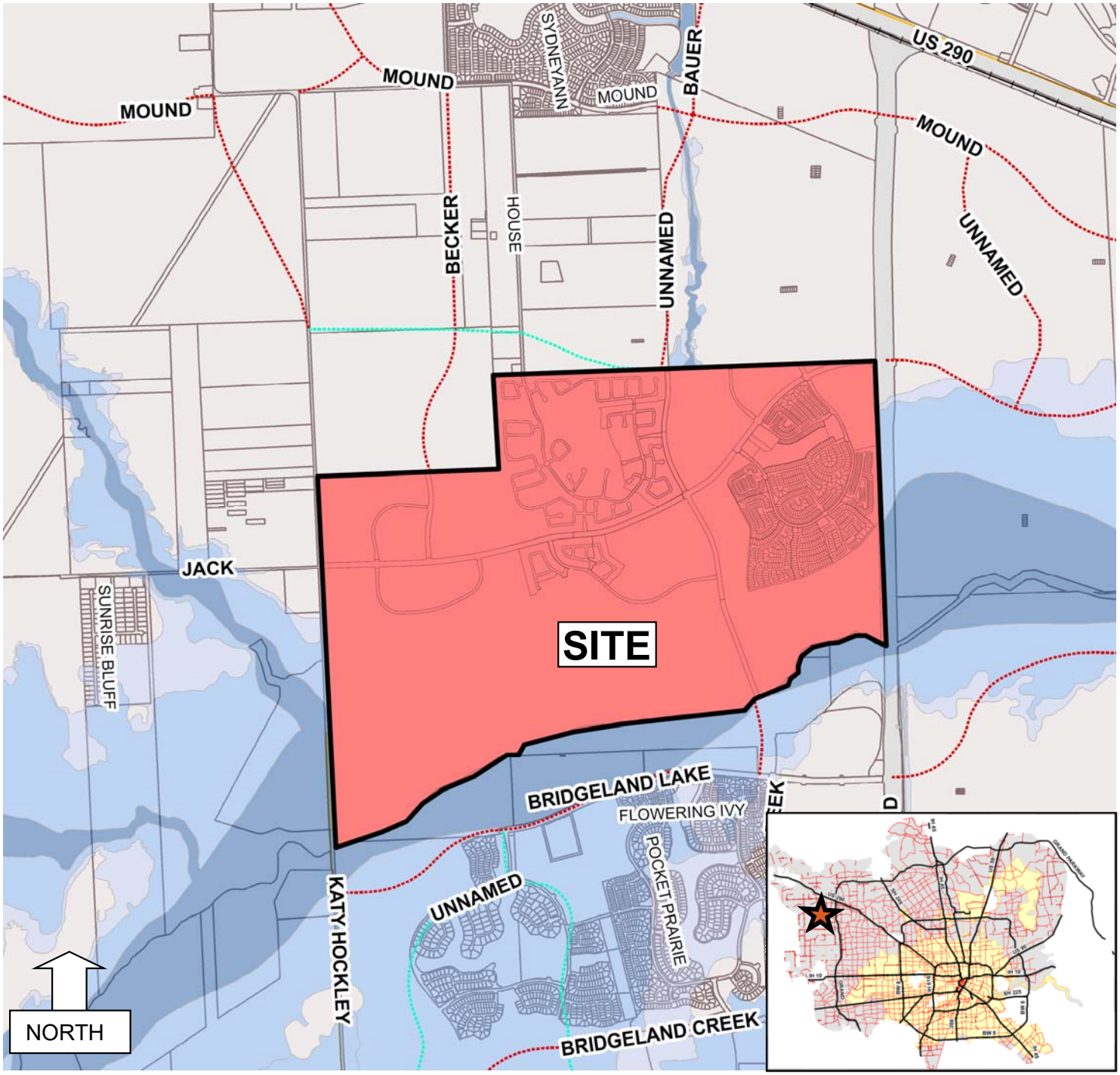
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc. – Houston Office



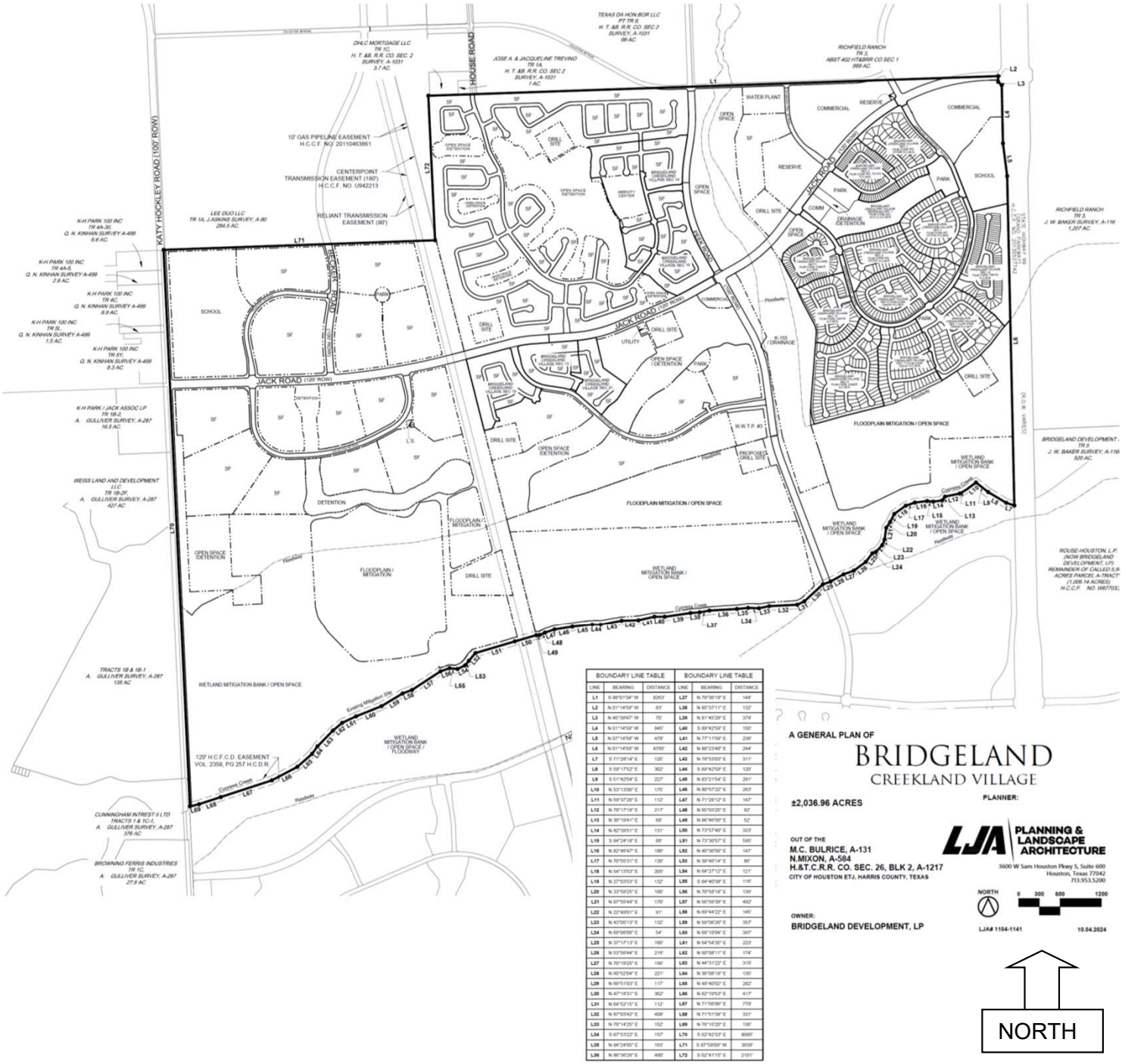
D – Variances **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc. – Houston Office



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°01'34" W	8263'	L37	N 79°36'19" E	144'
L2	N 01°14'59" W	83'	L38	N 85°37'11" E	132'
L3	N 46°59'47" W	70'	L39	N 81°45'29" E	379'
L4	N 01°14'59" W	940'	L40	S 89°42'56" E	150'
L5	N 07°14'59" W	478'	L41	N 77°11'59" E	236'
L6	N 01°14'59" W	4789'	L42	N 89°23'46" E	244'
L7	S 71°28'14" E	125'	L43	N 78°53'03" E	311'
L8	S 59°17'52" E	302'	L44	S 89°42'59" E	120'
L9	S 51°42'54" E	227'	L45	N 83°21'54" E	291'
L10	N 53°13'06" E	175'	L46	N 80°57'22" E	263'
L11	N 59°37'20" E	112'	L47	N 71°28'12" E	147'
L12	N 78°17'18" E	217'	L48	N 65°03'25" E	82'
L13	N 36°19'41" E	69'	L49	N 86°46'56" E	52'
L14	N 82°39'51" E	131'	L50	N 73°57'40" E	323'
L15	S 84°24'18" E	88'	L51	N 73°35'57" E	595'
L16	N 82°46'47" E	180'	L52	N 40°36'56" E	147'
L17	N 70°56'31" E	139'	L53	N 39°40'14" E	86'
L18	N 54°13'53" E	209'	L54	N 64°27'12" E	121'
L19	N 27°03'53" E	132'	L55	S 84°40'36" E	116'
L20	N 33°59'25" E	100'	L56	N 70°56'18" E	139'
L21	N 07°56'44" E	170'	L57	N 56°59'39" E	492'
L22	N 22°49'01" E	91'	L58	N 69°44'22" E	145'
L23	N 43°05'13" E	132'	L59	N 59°06'26" E	357'
L24	N 69°06'06" E	54'	L60	N 68°18'04" E	397'
L25	N 37°17'13" E	160'	L61	N 64°54'36" E	223'
L26	N 53°56'44" E	216'	L62	N 50°08'11" E	174'
L27	N 75°19'25" E	156'	L63	N 44°31'22" E	319'
L28	N 60°52'04" E	221'	L64	N 36°08'18" E	135'
L29	N 69°51'03" E	117'	L65	N 48°46'02" E	282'
L30	N 47°18'31" E	362'	L66	N 62°19'53" E	417'
L31	N 64°52'15" E	112'	L67	N 71°56'09" E	779'
L32	N 87°03'42" E	408'	L68	N 71°51'04" E	331'
L33	N 78°14'25" E	152'	L69	N 76°15'20" E	136'
L34	S 87°53'22" E	157'	L70	S 02°42'33" E	8085'
L35	N 84°24'05" E	163'	L71	S 87°58'09" W	3939'
L36	N 86°36'26" E	408'	L72	S 02°41'15" E	2101'

A GENERAL PLAN OF

BRIDGELAND
CREEKLAND VILLAGE

±2,036.96 ACRES

PLANNER:

OUT OF THE
M.C. BULRICE, A-131
N.MIXON, A-584
H.&T.C.R.R. CO. SEC. 26, BLK 2, A-1217
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

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

NORTH 0 300 600 1200

OWNER:
BRIDGELAND DEVELOPMENT, LP

LJA# 1104-1141 10.04.2024

NORTH

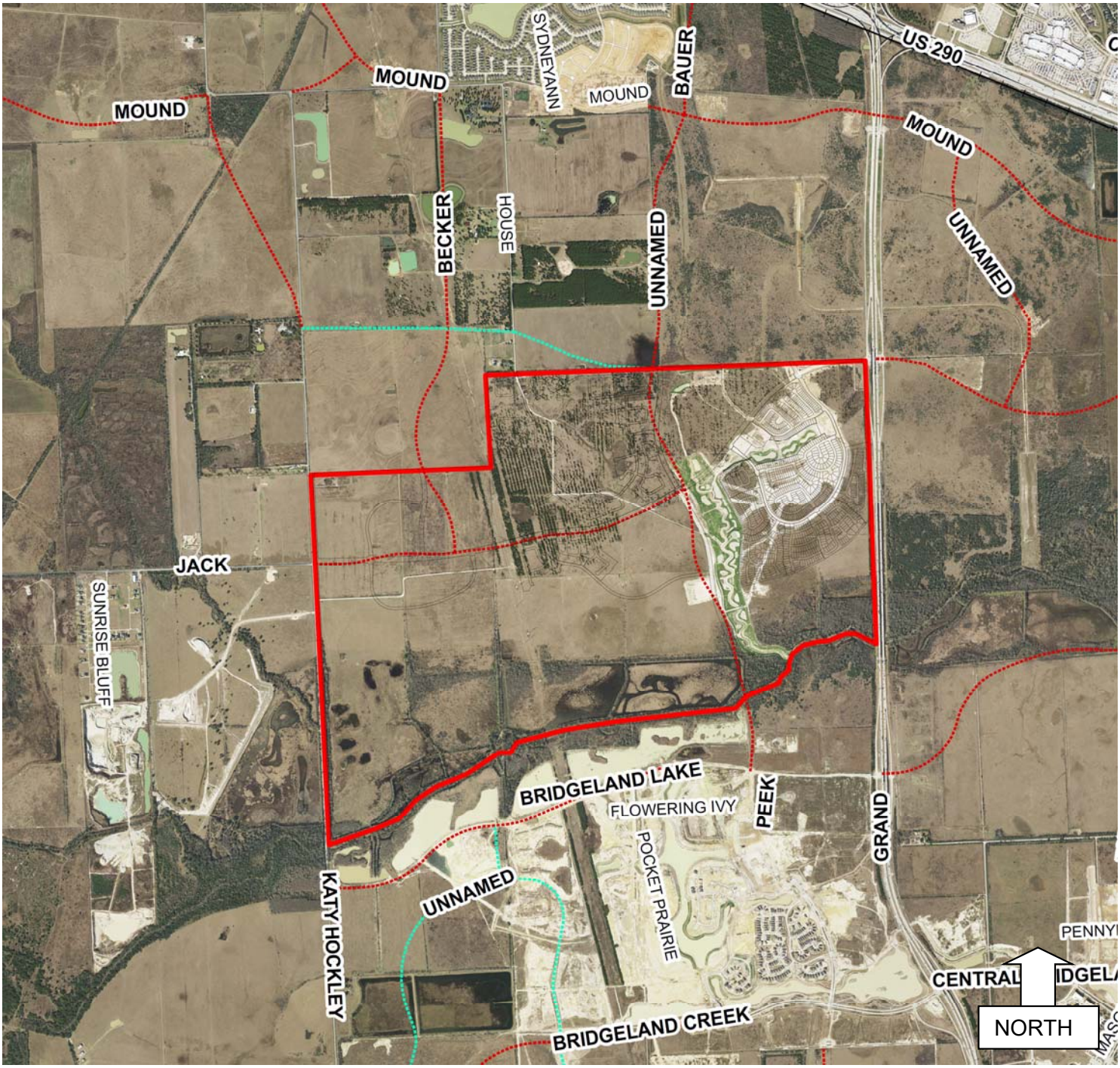
D – Variances Subdivision

Houston Planning Commission ITEM: 113

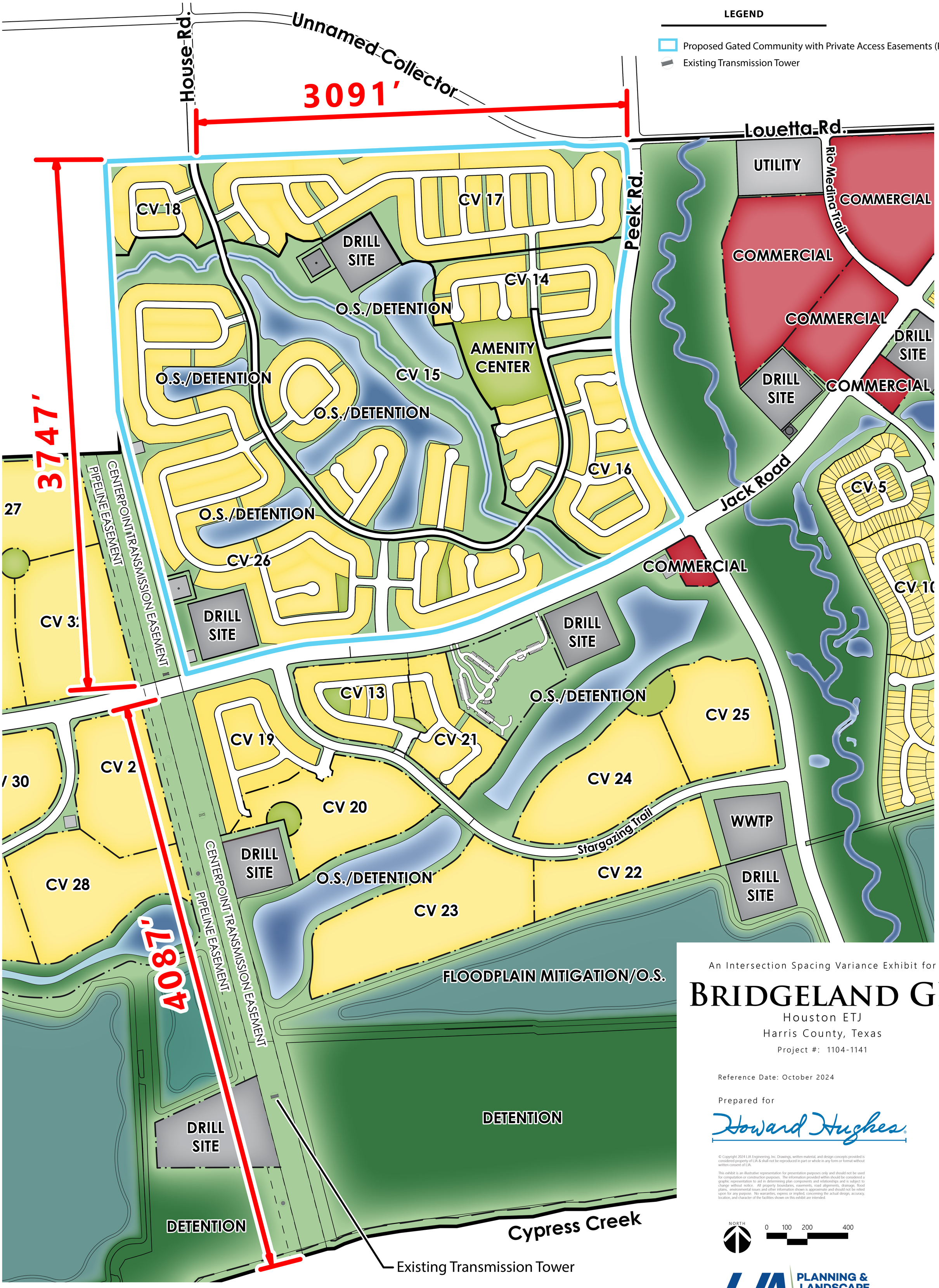
Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances **Aerial**



An Intersection Spacing Variance Exhibit for

BRIDGELAND GP

Houston ETJ

Harris County, Texas

Project #: 1104-1141

Reference Date: October 2024

Prepared for

Howard Hughes®

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

NORTH

0 100 200 400

LJA PLANNING & LANDSCAPE ARCHITECTURE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2040
Plat Name: Bridgeland Creekland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 10/07/2024

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 the maximum intersection spacing requirement along the northern and western boundaries of a proposed gated community by approximately: - 1,691 feet along the northern boundary of the proposed gated community - 2,347 feet along the western boundary of the proposed gated community

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Bridgeland Creekland Village is an approximately 2,037-acre residential extension of the Bridgeland Development located west of the Grand Parkway and north of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. The development is proposing a gated community that is located on the northern side of Creekland Village. Generally located northwest of the Peek Road and Jack Road intersection, this area contains residential sections and will be accessed from two major thoroughfares and a collector road. The proposed gated community is proposing the three following access points: 1. From the north via House Road, 2. From the east via Peek Road, a major thoroughfare, 3. And from the south via Jack Road, a major thoroughfare. Strict adherence to the 1,400' local street maximimum intersection requirement would require additional stubs from the gated community to the project boundary. The first requested variance is to exceed maximum intersection spacing between House Road and Peek Road along the northern boundary and the second requested variance is to exceed maximum intersection spacing between Jack Road and the northern project boundary. The three proposed gated entrances will provide sufficient access to the gated community. In addition to the limited access due to the proposed gated community, there is an existing CenterPoint Transmission Easement that runs from the north in a southeast direction across the Creekland Village development. Jack Road is proposed to cross the CenterPoint easement to provide east-west connectivity, in compliance with Houston's Major Thoroughfare and Freeway Plan. With the proposed gated community and constraints present from the CenterPoint Transmission Easement, two variances are being requested to allow reasonable use of the land.

(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 imposed by the applicant. Providing a connection to the west from the gated community is challenging due to the existing CenterPoint Transmission Easement, which is not a hardship created or imposed by the applicant.

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

Creekland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The proposed hierarchical street system upholds the area's overall circulation, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

Economic hardship is not the sole justification for the variances, as the conditions of the existing CenterPoint Transmission Easement is the justification of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2040
Plat Name: Bridgeland Creekland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 10/07/2024

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 the maximum intersection spacing requirement by approximately 2,687 feet between Jack Road and the southern boundary of Bridgeland Creekland Village.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Bridgeland Creekland Village is an approximately 2,037-acre residential extension of the Bridgeland Development located west of the Grand Parkway and north of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. Jack Road runs through the heart of Creekland Village and is a major thoroughfare that connects the Grand Parkway from the east to Katy Hockley Road to the west. Along with this General Plan, the preliminary plat for Bridgeland Creekland Village Section 19 was submitted which does not provide a stub to the west. There are other residential sections proposed south of Jack Road and north of Cypress Creek. Due to the location of Cypress Creek, a large amount of detention and flood mitigation areas are being proposed along the southern boundary of Creekland Village. In addition to Cypress Creek and the detention areas, there is an existing CenterPoint Transmission Easement and pipeline easement that run from the north in a southeast direction across the Creekland Village development. Jack Road is proposed to cross the CenterPoint easement to provide east-west connectivity, in compliance with Houston's Major Thoroughfare and Freeway Plan. The CenterPoint Easement contains high-capacity transmission lines which provide very limited opportunities for crossings. Strict adherence to the 1,400' local street intersection requirements would require east-west connectivity south of Jack Road. However, with the physical hardships, including the existing pipeline easement, transmission easement, and the required detention along Cypress Creek, granting the requested variance would allow the reasonable use of the land.

(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 existing conditions of the pipeline easements, the CenterPoint Transmission Easement, and the required detention and flood mitigation areas are not a hardship created or imposed by the

applicant, as they were established prior to construction of the subdivision.

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

Creekland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The proposed hierarchical street system upholds the area's overall circulation, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

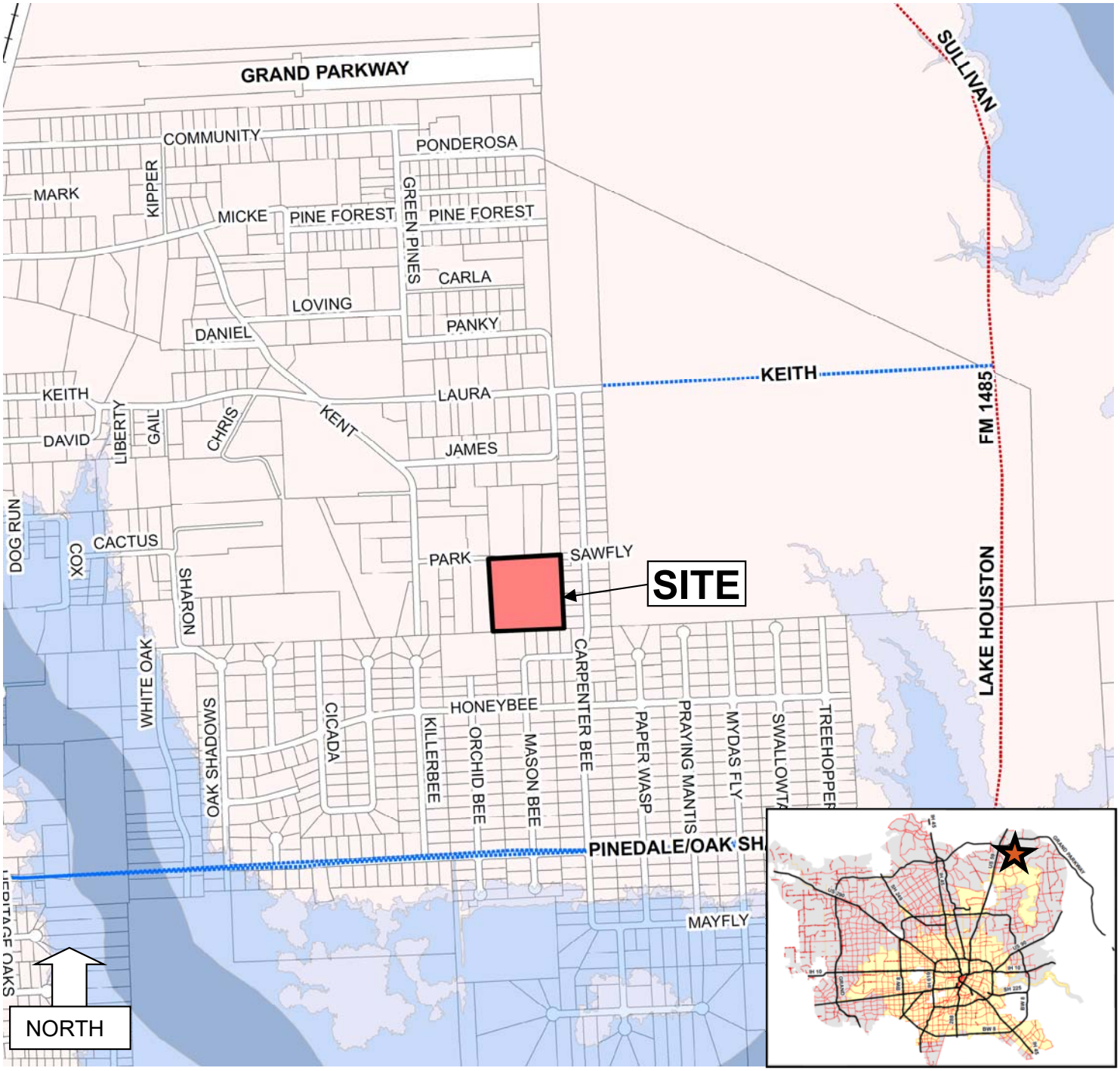
Economic hardship is not the sole justification of the variance, as the existing conditions of the pipeline easement, transmission easement, and detention and flood mitigation areas are the supporting circumstances for this request.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP

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



D – Variances

Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP

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



D – Variances

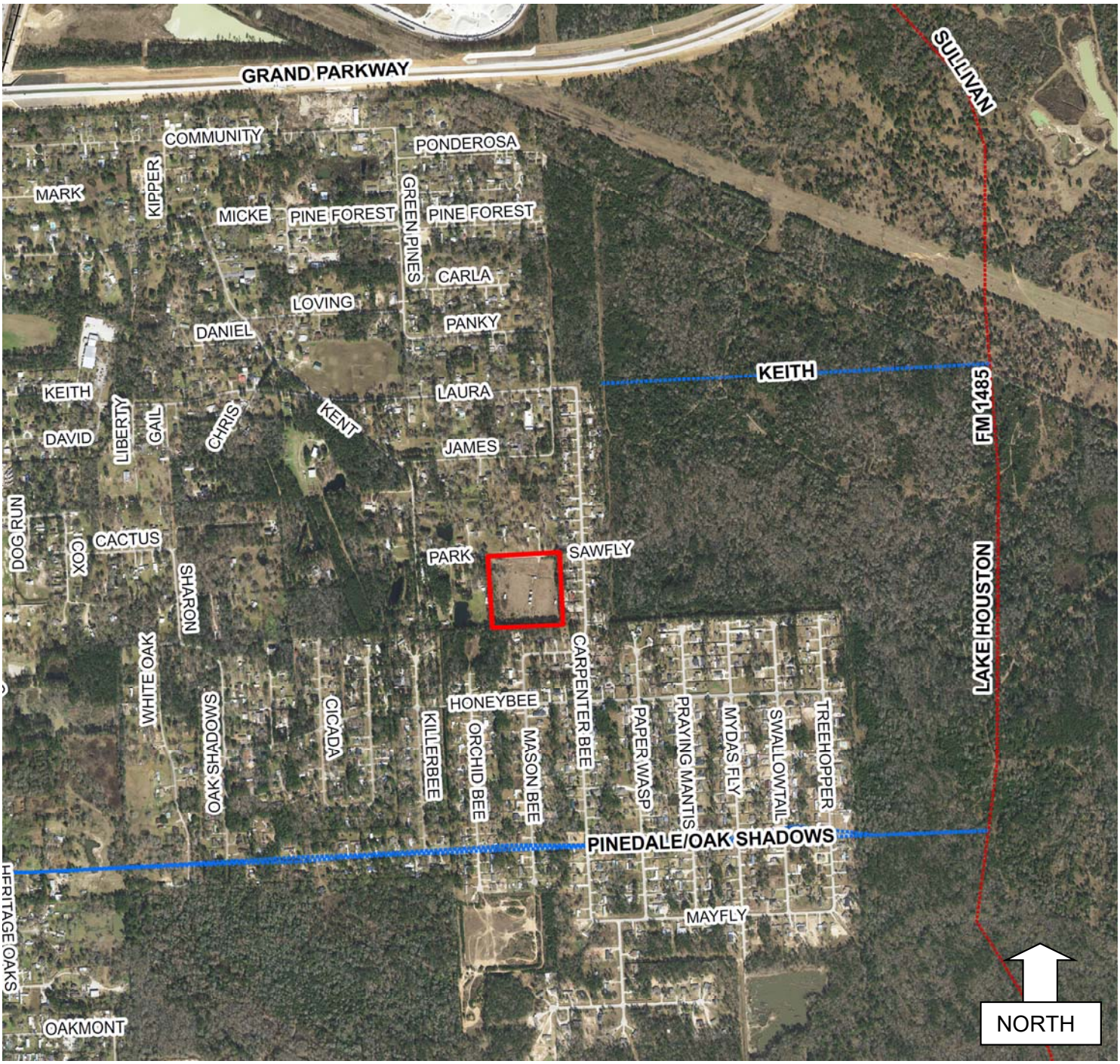
Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP

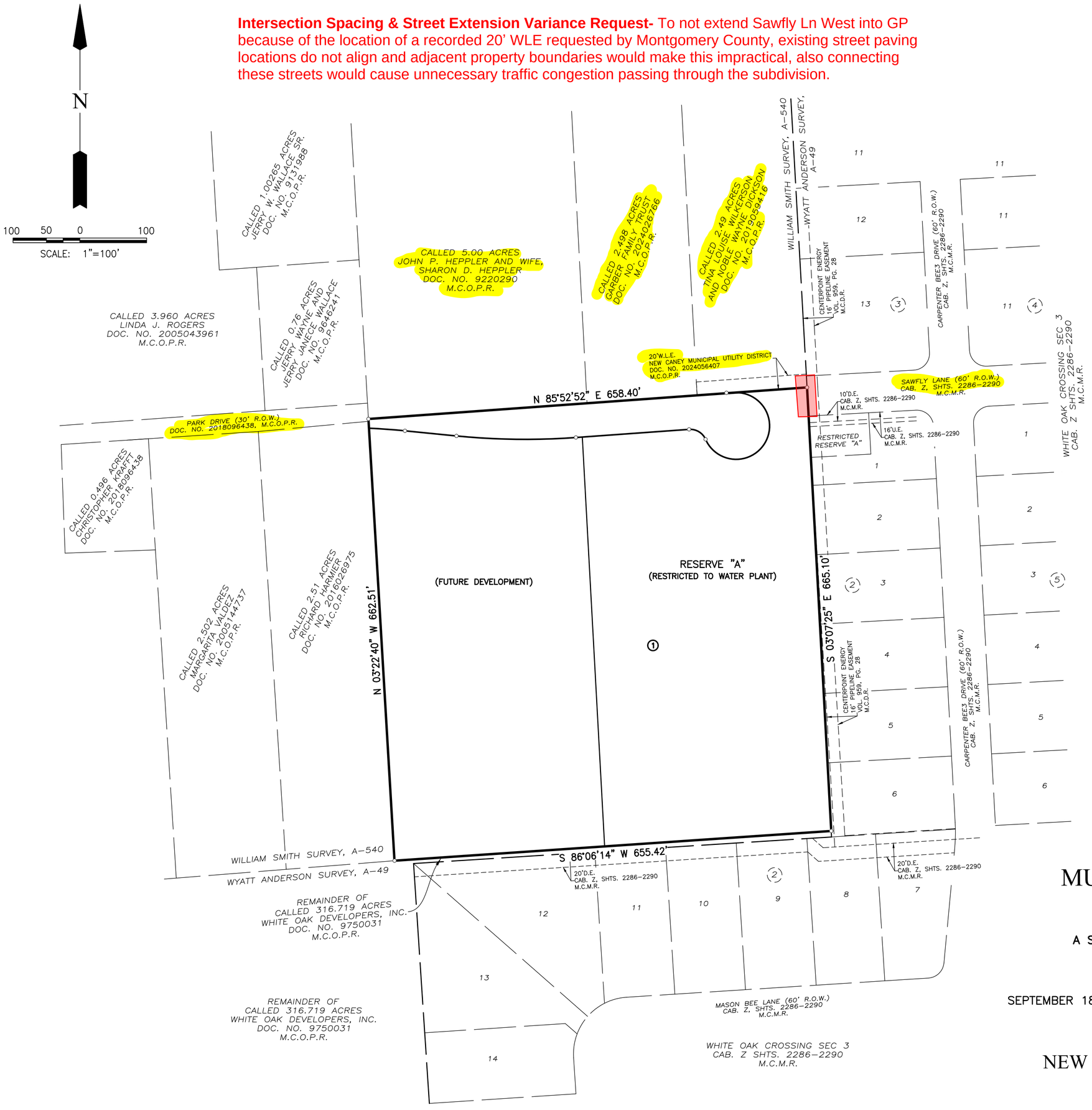
Applicant: LJA Engineering, Inc. – (Houston Office)

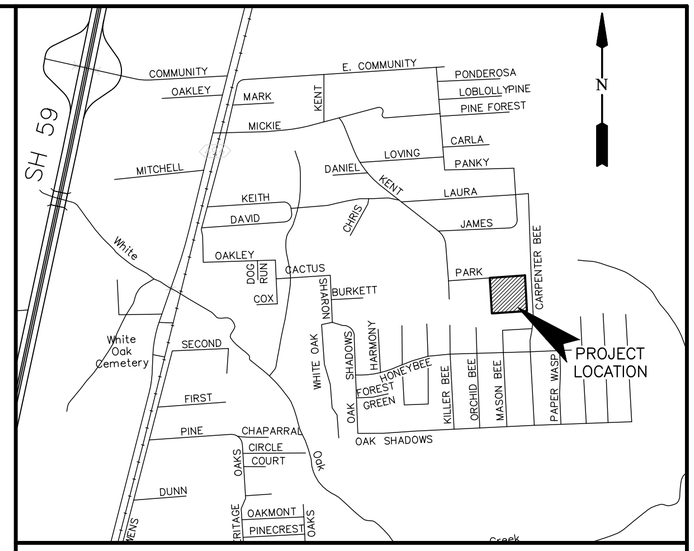


D – Variances

Aerial

Intersection Spacing & Street Extension Variance Request- To not extend Sawfly Ln West into GP because of the location of a recorded 20' WLE requested by Montgomery County, existing street paving locations do not align and adjacent property boundaries would make this impractical, also connecting these streets would cause unnecessary traffic congestion passing through the subdivision.





VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 645F

LEGEND

U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
R.O.W.	INDICATES RIGHT OF WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
CAB.	INDICATES CABINET
SHTS.	INDICATES SHEETS
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.D.R.	INDICATES MONTGOMERY COUNTY DEED RECORDS
M.C.O.P.R.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS

NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT GP

A SUBDIVISION OF 10.010 ACRES OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT 540, MONTGOMERY COUNTY, TEXAS.

SEPTEMBER 18, 2024 JOB NO. E208-0620.924

OWNER:

NEW CANEY MUNICIPAL UTILITY DISTRICT
WILLIAM SMITH, PRESIDENT
23696 ROBERTS ROAD, NEW CANEY, TEXAS 77357-6646
PH: (281) 689-2327

SURVEYOR:

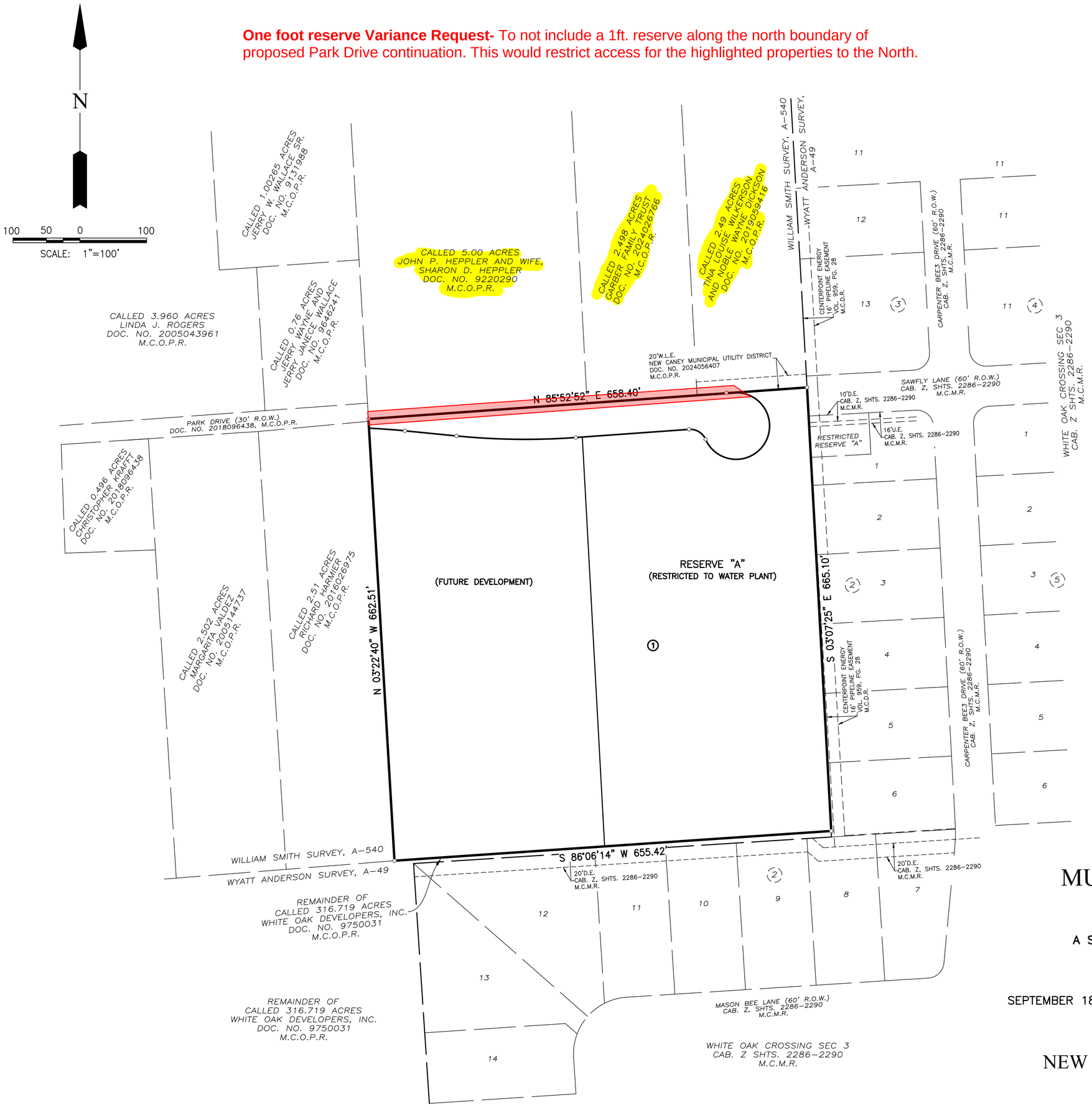
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

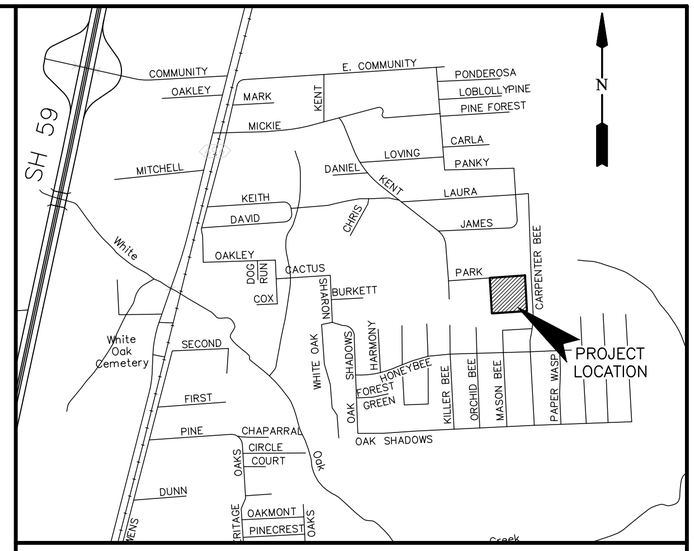
ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

Date\Time : Thu, 26 Sep 2024 - 8:09am
Path\Name : N:\Projects\PLATTING\FINDL\New Caney MUD Water Plant GP.dwg
MYLAR CHECK: SUR
CAD: 77

One foot reserve Variance Request- To not include a 1ft. reserve along the north boundary of proposed Park Drive continuation. This would restrict access for the highlighted properties to the North.





VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 645F

LEGEND

U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
R.O.W.	INDICATES RIGHT OF WAY
DOC. NO.	INDICATES DOCUMENT NUMBER
CAB.	INDICATES CABINET
SHTS.	INDICATES SHEETS
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.D.R.	INDICATES MONTGOMERY COUNTY DEED RECORDS
M.C.O.P.R.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS

NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT GP

A SUBDIVISION OF 10.010 ACRES OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT 540, MONTGOMERY COUNTY, TEXAS.

SEPTEMBER 18, 2024 JOB NO. E208-0620.924

OWNER:

NEW CANEY MUNICIPAL UTILITY DISTRICT

WILLIAM SMITH, PRESIDENT
23696 ROBERTS ROAD, NEW CANEY, TEXAS 77357-6646
PH: (281) 689-2327

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

Date\Time : Thu, 26 Sep 2024 — 8:09am
Path\Name : N:\Projects\PLATTING\FINAL\New Caney MUD Water Plant GP.dwg
MYLAR CHECK: SUR
CAD: 77

R53747
ROGERS, LINDA J
3.960 ACRES
DOC#2005043961 – O.P.R.R.P.M.C.TX

R53737
ES, CLAUDER R, JR
4.599 ACRES
006015554 – O.P.R.R.P.M.C.TX

R358500
KRAFFT, CHRISTOPHER
0.496 ACRES
DOC#2018096438 –
O.P.R.R.P.M.C.TX

CALLED: 2.502 ACRES
GRANTOR: JERRY LEE SCOTT
GRANTEE: VALDEZ, MARGARITA
DOC NO. 2005144737
O.P.R.R.P.M.C.TX

CALLED: 0.760025 ACRES
GRANTOR: ALLISON SMITH WALLACE
GRANTEE: JERRY WAYNE & JERRY JANECE WALLACE
M.C.C.F. No. 9646241
MAY 26, 1996
O.P.R.M.C.T.

CALLED: 5 ACRES
GRANTOR: HAYS MAXWELL AND WIFE, LINNIE MAXWELL
GRANTEE: JOHN P. HEPPLER AND WIFE, SHARON D. HEPPLER
DOC. No. 9220290
APRIL 20, 1992
O.P.R.M.C.T.

CALLED: 2.498 ACRES
GRANTOR: DAVID J. GARBER AND SPOUSE, OFELIA TERESITA GARBER
GRANTEE: DAVID J. GARBER, CO TRUSTEE AND OFELIA TERESITA GARBER, CO-TRUSTEE
DOC. No. 2024026766
MARCH 19, 2024
O.P.R.M.C.T.

CALLED: 2.49 ACRES
GRANTOR: GARY W. PIPER, JR AND DIANA LYNN PIPER
GRANTEE: TINA LOUISE WILKERSON AND NOBLE WAYNE DICKSON, WIFE AND HUSBAND
DOC. No. 2019059416
JUNE 28, 2019
O.P.R.M.C.T.

CALLED: 2.51 ACRES
GRANTOR: YOUNGER LIVING TRUST
GRANTEE: RICHARD HARMIER AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF SALLY ELIZABETH SLAUGHTER
DOC. No. 2016026975
MARCH 24, 2016
O.P.R.M.C.T.

CALLED: 10.07 ACRES
GRANTOR: PORTER NEW CANEY RECREATION CENTER, INC.
GRANTEE: EAST MONTGOMERY COUNTY SPORTS ASSOCIATION, INC.
DOC. No. 2010091509
SEPTEMBER 16, 2010
O.P.R.M.C.T.

REMAINDER OF A CALLED: 316.719 ACRES
GRANTOR: NATIONSBANK OF TEXAS
GRANTEE: WHITE OAK DEVELOPERS, INC.
M.C.C.F. No. 9750031
JULY 25, 1997–O.P.R.M.C.T.

PARK DR
(60' R.O.W.)
DOC# 2018096438 – O.P.R.R.P.M.C.TX

PARK DR
18.0' ASPHALT

SAWFLY LANE
(60' R.O.W.)
DOC#2012093257 – M.R.M.C.TX.

CARPENTER BEE DRIVE
(60' R.O.W.)
DOC#2012093257 – M.R.M.C.TX.

340.0513'

340.0513' @ S 03° 07' 25"E

340.0309'

10.010 ACRES
436,019 SQ. FT.

WATER PLANT SITE
5.186 ACRES
225,909 SQ. FT.

PLACE OF BEGINNING
10.010 ACRES
FND CONCRETE MONUMENT

CONTROL POINT #600
NORTHING: 10044001.12
EASTING: 3917553.85
ELEVATION: 91.73'
PK NAIL

TBM #513

TBM #499

FND CONCRETE MONUMENT

FND 3/8"IR N69°43'W–1.60'

FND 1"IPW E 0.79'

FND 1/2"IR

FND 1"IP

SET 5/8"IR W/LJA CAP

FND 1/2"IR W/ILLEGIBLE CAP

FND 5/8"IR W/HOVIS CAP

FND 3/4"IR

165.82'

328.20'

165.16'

42.94'

17.06'

9.03'

6.34'

(CALL 666.20')

(CALL 659.07')

AREA OF POSSIBLE VACANCY

Mm. SMITH SURVEY, A-540
ANDERSON WYATT SURVEY, A-49

Mm. SMITH SURVEY, A-540
S.P. TERRY SURVEY, A-564

WHITE OAK CROSSING
SEC 3
CABINET Z SHEETS 2286–2290
M.R.M.C.TX

LOT 1 BLK 2
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 1 BLK 3

20' WATERLINE EASEMENT
NEW CANEY MUNICIPAL UTILITY DISTRICT
DOC. NO. 2024056407
O.P.R.M.C.T.

10' DRAINAGE EASEMENT
15' UTILITY EASEMENT
20' BUILDING LINE, FORCE MAIN & SANITARY SEWER EASEMENT
RESTRICTED RESERVE A" LIFT STATION USE
26' BUILDING LINE

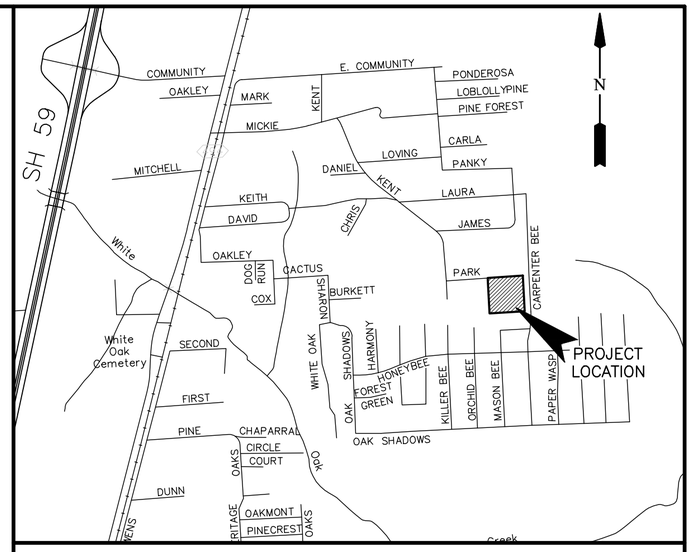
16' CENTERPOINT ENERGY PIPELINE EASEMENT
VOL. 959, PG. 28
D.R.M.C.

15' WATERLINE EASEMENT

20' DRAINAGE EASEMENT

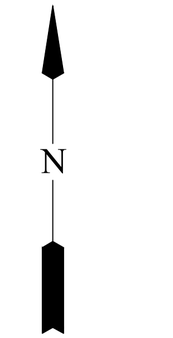
6' CHAINLINK FENCE
3' METAL PIPE FENCE
CABLE FENCE
WOODEN POST(TYP.)
GOAL POST
SCORE BOARD
GATE
GRAVEL
CRUSHED ROCK
CONCRETE
ASPHALT
HEAVILY WOODED
TREE LINE
SET LATH (WELL OPTION #1)
SET LATH (WELL OPTION #2)





VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 645F



150 75 0 150
SCALE: 1"=150'

NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO. 4 AERIAL

A SUBDIVISION OF 10.010 ACRES OF LAND SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT 540, MONTGOMERY COUNTY, TEXAS.

SEPTEMBER 26, 2024 JOB NO. E208-0620.924

OWNER:

NEW CANEY MUNICIPAL UTILITY DISTRICT

WILLIAM SMITH, PRESIDENT
23696 ROBERTS ROAD, NEW CANEY, TEXAS 77357-6646
PH: (281) 689-2327

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SHEET 1 OF 1

Date\Time : Thu, 26 Sep 2024 - 11:48am
Path\Name : \\lja.com\Shares\Houston\LJA01\Projects\E208\PLATTING\E208-0620.924 New Caney MUD Water Plant Aerial.dwg
MYLAR CHECK: SLIP
CAD: 77

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1853
Plat Name: New Caney Municipal Utility District Water Plant no 4 GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 09/20/2024

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 a one-foot reserve along the north side of proposed Park Drive and adjacent to the northern acreage tracts.

Chapter 42 Section: 191

Chapter 42 Reference:

Sec. 42-191 Dedication of rights-of-way Subdivision plats shall provide a one-foot reserve within the street right-of-way as a buffer strip dedicated to the public to prevent access to public streets when a proposed public street stub ends into adjacent acreage or where the proposed public street is adjacent to the plat boundary and abutting acreage.

Statement of Facts

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

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

The proposed New Caney MUD no. 4 Water Plant General Plan site is located at the western stub of Sawfly Lane and on the South side of Park Drive in the City of Houston ETJ, Montgomery County. The proposed water plant site has access to Park Drive dedicated as a 50' public right-of-way and ending in a cul-de-sac. The purpose of the Sawfly Lane stub street is to provide access only to a lift station recorded in White Oak Crossing Sec 3 (Cab Z, 2286-2290 M.R.M.C.TX.). A recorded 20' waterline easement (Doc. No. 2024056407 O.P.R.M.C.T.) is located at the end of the Sawfly Lane stub and to the north of the water plant site. Park Drive is a paved prescriptive street that's been in existence for over 40 years and provides access to 3 acreage tracts to the north and the water plant site to the south. Currently, the subject tract is an acreage tract that once functioned as a sports field/complex. All the tracts along this prescriptive street are large acreage tracts. By platting Park Drive as a 50 ft. right-of-way, Chapter 42 requires that a one-foot reserve be provided along the north side adjacent to the acreage tracts. This will prevent access to those acreage tracts and ultimately landlock these properties. These tracts have been accessing this paved prescriptive street for more than 40 years and the likelihood that these properties will plat, to remove this reserve, is highly unlikely. Also, there is no need for them to plat their property currently. Providing a one-foot reserve will create an impractical development which is contrary to sound public policy.

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

The applicant is creating a facility that will address present, and future, needs that will not impede existing requirements. The intent is to meet ordinance requirements by providing a public right-of-

way for a prescriptive row that has been providing access for more than 40 years. These circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained since access to all properties will continue as it has for more than 40 years.

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

The granting of the variance will address future water needs and continue to provide access to the northern properties as always intended. This will not be injurious to the public health, safety or welfare.

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

Access to this site is already being provided by the existing paved Park Drive prescriptive street. Platting the water plant will provide a recorded right-of-way for Park Drive. This right-of-way will provide access to not only the water plant site but 3 acreage tracts to the north as it currently exists. Therefore, economic hardship is not the sole justification of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1853
Plat Name: New Caney Municipal Utility District Water Plant no 4 GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 09/20/2024

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 allow the extension of Sawfly Lane to the west through a proposed water plant site.
Chapter 42 Section: 128(a)(1) and 134(a)(5)

Chapter 42 Reference:
Sec. 42-128 Intersections of Local Streets (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or Sec. 42-134 Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The proposed New Caney MUD no. 4 Water Plant General Plan site is located at the western stub of Sawfly Lane and on the South side of Park Drive in the City of Houston ETJ, Montgomery County. The proposed water plant site has access to Park Drive dedicated as a 50' public right-of-way and ending in a cul-de-sac. The purpose of the Sawfly Lane stub street is to provide access only to a lift station recorded in White Oak Crossing Sec 3 (Cab Z, 2286-2290 M.R.M.C.TX.). A recorded 20' waterline easement (Doc. No. 2024056407 O.P.R.M.C.T.) is located at the end of the Sawfly Lane stub and to the north of the water plant site. Coordination with Montgomery County has determined that this is the best location for this waterline easement, and it is infeasible to extend Sawfly Lane to the West because of this. Park Drive is a paved prescriptive street that's been in existence for over 40 years and provides access to 3 acreage tracts to the north and the water plant site to the south. Sawfly Lane and Park Drive do not align and any attempt to do so would be impractical based on the existing street paving location and adjacent property boundaries. Additionally, connecting these streets would cause unnecessary traffic congestion passing through the subdivision. Currently, the subject tract is an acreage tract that once functioned as a sports field/complex. All the tracts along this prescriptive street are large acreage tracts. Any future development, currently shown in this general plan, isn't going to affect traffic patterns or frequency. Not extending Sawfly Lane to the West, and approving the current general plan layout, will make this a practical development and not contrary to sound public policy.

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

The applicant is creating a facility that will address present, and future, needs that will not impede existing requirements. Access to the site through Park Drive (paved) has been in existence for over 40 years and that will not change. Since Sawfly Lane only provides access to the lift station along with a recorded waterline easement at the stub end, the extension to the west with a possible connection to Park Drive is not feasible. Additionally, the effort to tie the centerlines of these streets would create an unusual street layout which is not feasible. These circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained since water needs of the surrounding communities will be maintained for the present and future. The frequency of traffic will be minimal and extending the stub street would cause unnecessary traffic through the subdivision.

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

The granting of the variance will address future water needs and will not be injurious to the public health, safety or welfare. The proposed water plant will be a great benefit for the future development of the surrounding area. There will be minimal impact on traffic circulation and frequency.

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

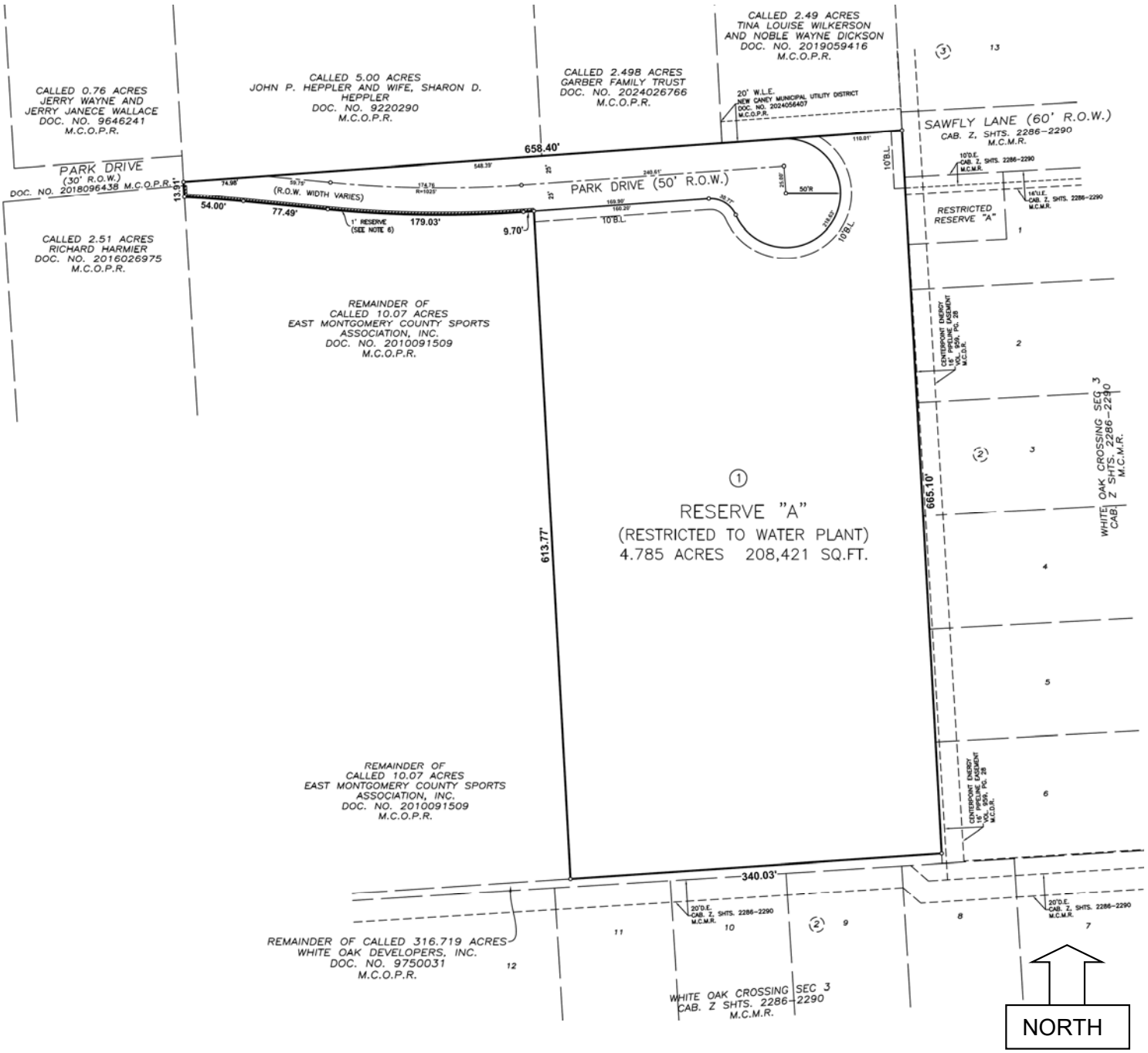
Access to this site is already being provided by the existing paved Park Drive prescriptive street. Platting the water plant will provide a recorded right-of-way for Park Drive. This right-of-way will provide access to not only the water plant site but 3 acreage tracts to the north as it currently exists. Extending Sawfly Lane into Park Drive is not feasible since it would create an unusual layout, affect the northern acreage tracts and affect a recorded waterline easement (Doc. No. 2024056407 O.P.R.M.C.T.). Therefore, economic hardship is not the sole justification of the variance.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4

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



D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Quail Cove Commons (DEF 2)

Applicant: Owens Management Systems, LLC



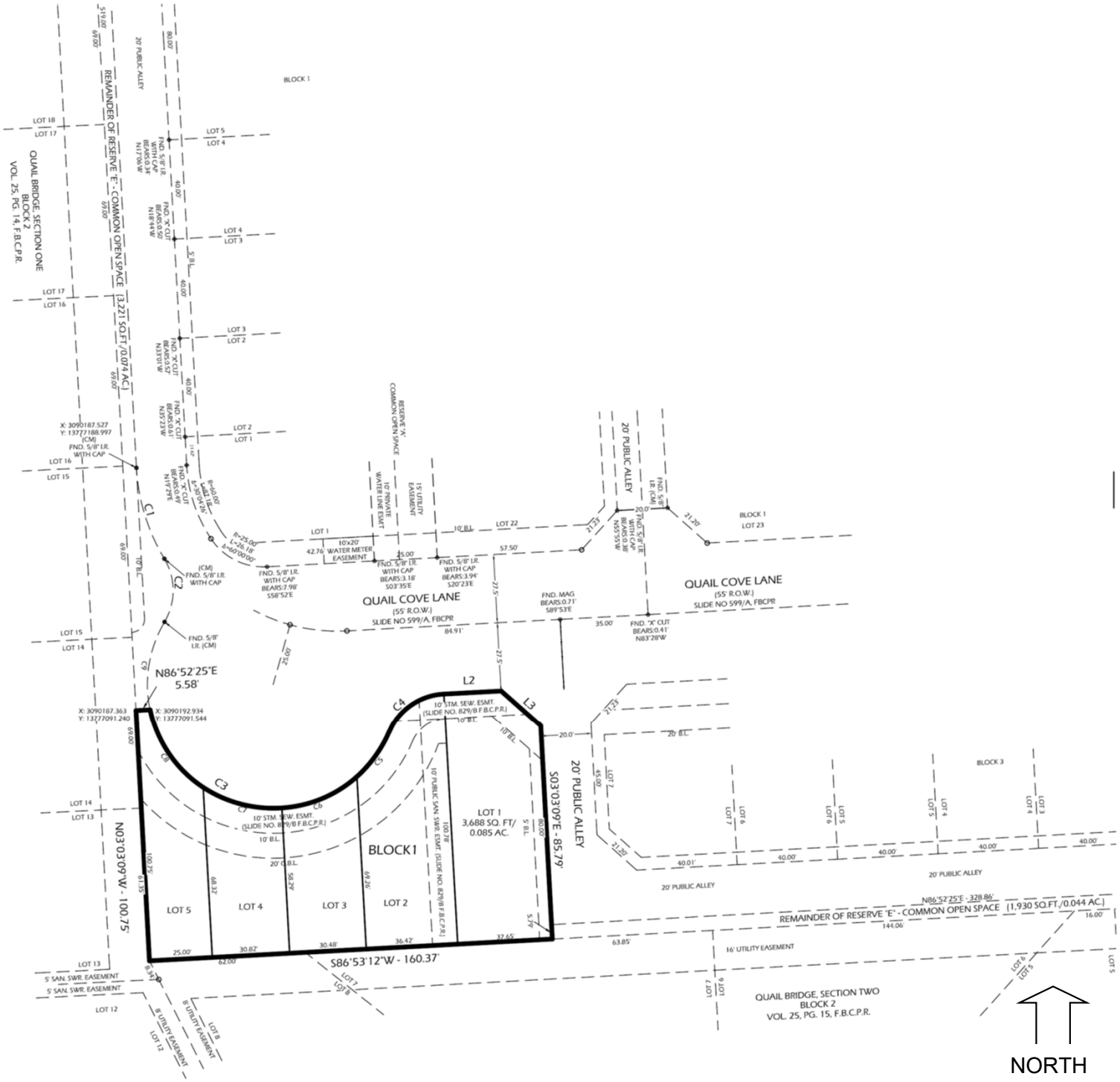
C –Variance **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Quail Cove Commons (DEF 2)

Applicant: Owens Management Systems, LLC



C –Variance Subdivision

Houston Planning Commission ITEM: 116

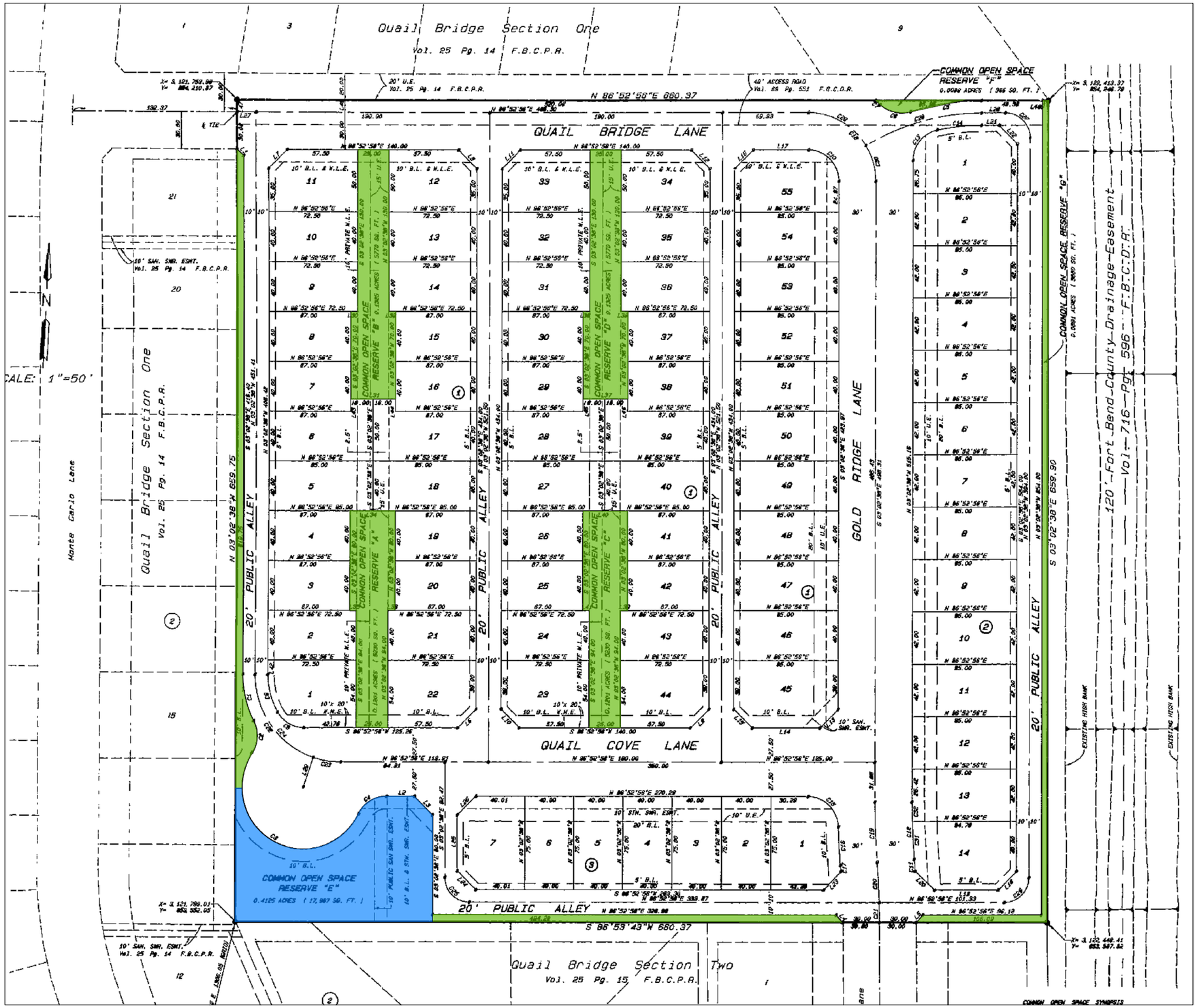
Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Quail Cove Commons (DEF 2)

Applicant: Owens Management Systems, LLC



C – Variance **Aerial**



COMMON OPEN SPACE REQUIRED FOR QUAIL BRIDGE GARDENS SUBDIVISION: 30,300 SQ FT
PROVIDED: 44,282 SQ FT
REMAINING AFTER REPLAT 31,466 SQ FT

REPLAT AREA: 12,816 SQ FT

QUAIL COVE COMMONS

VARIANCE EXHIBIT

DATE: AUGUST, 2024 SCALE: 1" = 40'

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1721
Plat Name: Quail Cove Commons
Applicant: Owens Management Systems, LLC
Date Submitted: 08/26/2024

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 partial replat of reserve E, within Quail Bridge Gardens, to change its land use from common open space to single family use.

Chapter 42 Section: 42-193

Chapter 42 Reference:

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

Statement of Facts

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

The site is located within the city limits. The purpose of the replat is to create 5 lots by doing a partial replat of reserve E within Quail Bridge Gardens Subdivision to change its use from Common open Space (COS) to single family use. Quail Bridge Gardens Subdivision was recorded in 1986. Quail Bridge Gardens Subdivision has a requirement of 30,300 sq ft of COS and it has a typical lot size beginning at 2680 sq ft. Allowing the partial replat of Reserve E to propose 5 lots will not affect the COS requirement for the preceding plat since the existing COS provided for Quail Bridge Garden is more than what it is required. Quail Bridge Gardens has a requirement of 30,300 sq ft of COS established at the time the plat was recorded. The plat provided approximately 44,282 sq ft of COS. This creates a surplus of approximately 13,982 sq ft. The partial replat of reserve E will reduce the available COS square footage to 31,466 sq ft. This will allow the preceding plat to continue meeting the COS requirements established at the time of recordation. As a result, a portion of reserve E can be replatted without affecting the ordinance requirements of the preceding plat. In addition to this, the propose lots will provide the ordinance lot reduction requirement of 60% coverage for lots under 3500 sq ft to. The typical lot size that Quail Bridge Gardens subdivision has ranges from 2680 sq ft to 4000 sq ft. The proposed lots will have an average lot size of 2563 sq ft with two lots over 3000 sq ft. This will maintain the character of the neighborhood by having a similar lot size as the existing ones within Quail Bridge Gardens subdivision. Not allowing the partial replat of reserve E within Quail Bridge Gardens Subdivision will create an undue hardship by depriving the applicant of its reasonable use of the land since the preceding plat will not be affected by this replat and the proposed plat will meet the lot size, frontage and coverage requirements. In

addition to this, the proposed change of use from common open space to single family use will not be more intensive than the existing uses within Quail Bridge Gardens subdivision.

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

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

The proposed lots will meet the existing lot coverage requirements and will not affect the COS requirements of the preceding plat since there is a surplus of it. In addition to this, the lot size will be similar to the typica lot size of the preceding plat maintaining the character of the neighborhood. The 5 lots will take access from Quail Cove Lane, a public street, meeting the new frontage requirement of 33 feet for a front loader within the city limits. The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant since the preceding plat ordinance requirements will not be affected, the proposed change of use from common open space to single family use will not be more intensive than the existing uses in the preceding plat and the proposed subdivision will meet the current requirements established by the ordinance for lot size, frontage and access.

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

The proposed subdivision will maintain the intent and general purpose of this chapter by proposing the same land use as the existing ones in the preceding plat, providing lots that have a similar size as the preceding plat and by maintaining the COS requirements of the preceding plat while meeting the current lot reduction requirements established by the ordinance for the proposed plat.

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

The proposed lots will have access to an existing public street that has an existing right of way of 55 feet. Along this street only 6 lots take direct access from it. Adding 5 lots to it will not be injurious to the public health, safety or welfare. In addition to this, the preceding plat has a total of 76 lots with 2 points of access. This new subdivision will add 5 new lots without affecting the requirement for additional points of access.

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

The preceding plat COS area allows for the partial replat of reserve E to include 5 lots without affecting the COS requirement of Quail Bridge Gardens. Economic hardship is not the sole justification of the variance since the 5 proposed lots will meet the ordinance requirements for lot size, frontage and point of access. This will help maintain the character of the neighborhood. In addition to this, the proposed change of use from common open space to single family use will not be more intensive than the existing uses in the preceding plat.

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 30, 2024

NOTICE OF VARIANCE

PROJECT NAME: Quail Cove Commons
REFERENCE NUMBER: 2024-1721

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Quail Cove Lane, east of S Post Oak Road, North of Parkridge Drive, and west of Gold Ridge Lane. You are receiving this letter because you are listed in the Fort Bend County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the partial replat of reserve E, within Quail Bridge Gardens, to change its land use from common open space to single family use. Enclosed are copies of the variance request, survey, 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 19, 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 submit written comments by sending an 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.

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 Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on 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

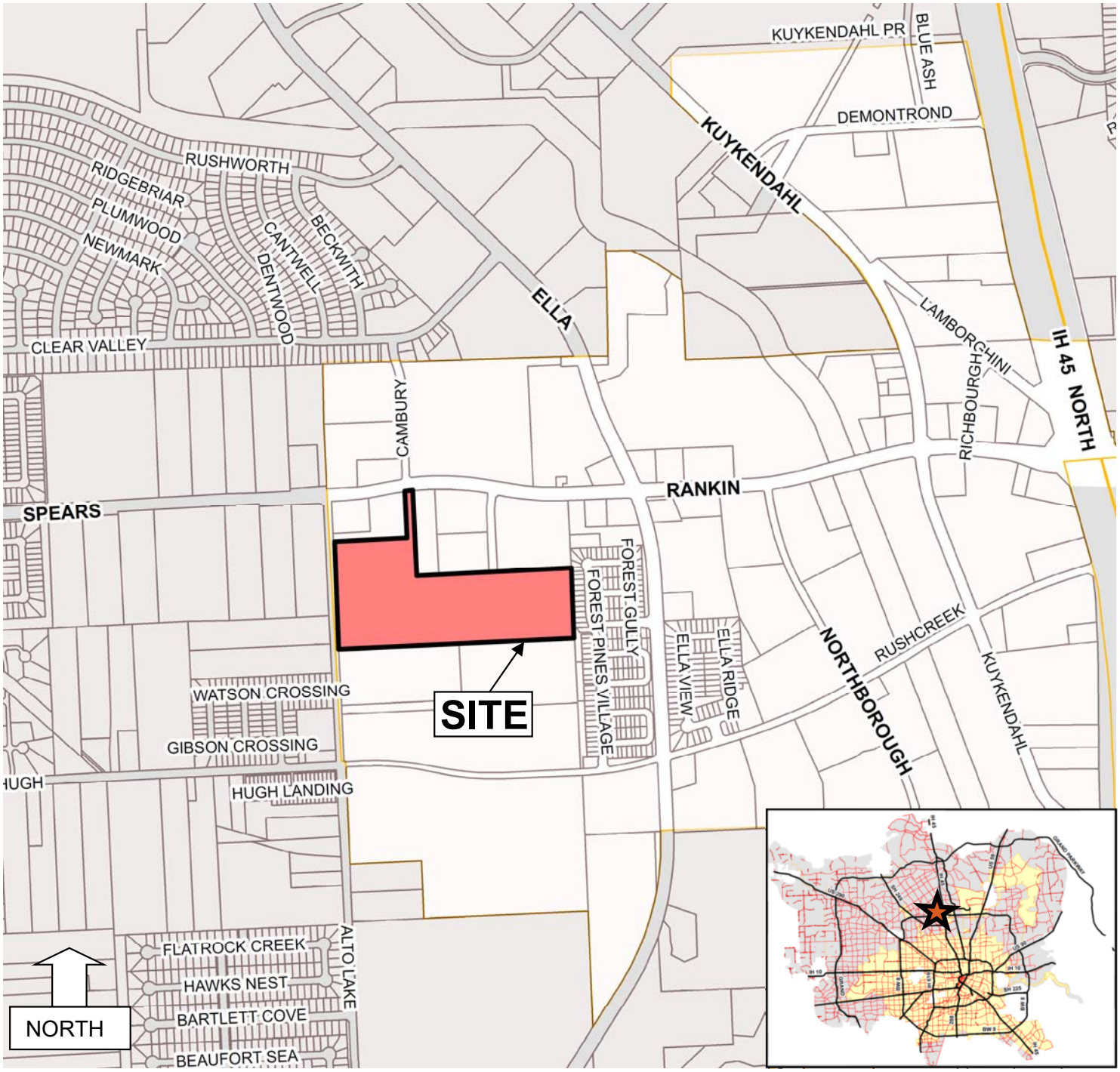
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Vibe at Rankin

Applicant: Bowman Consulting Group



D – Variances

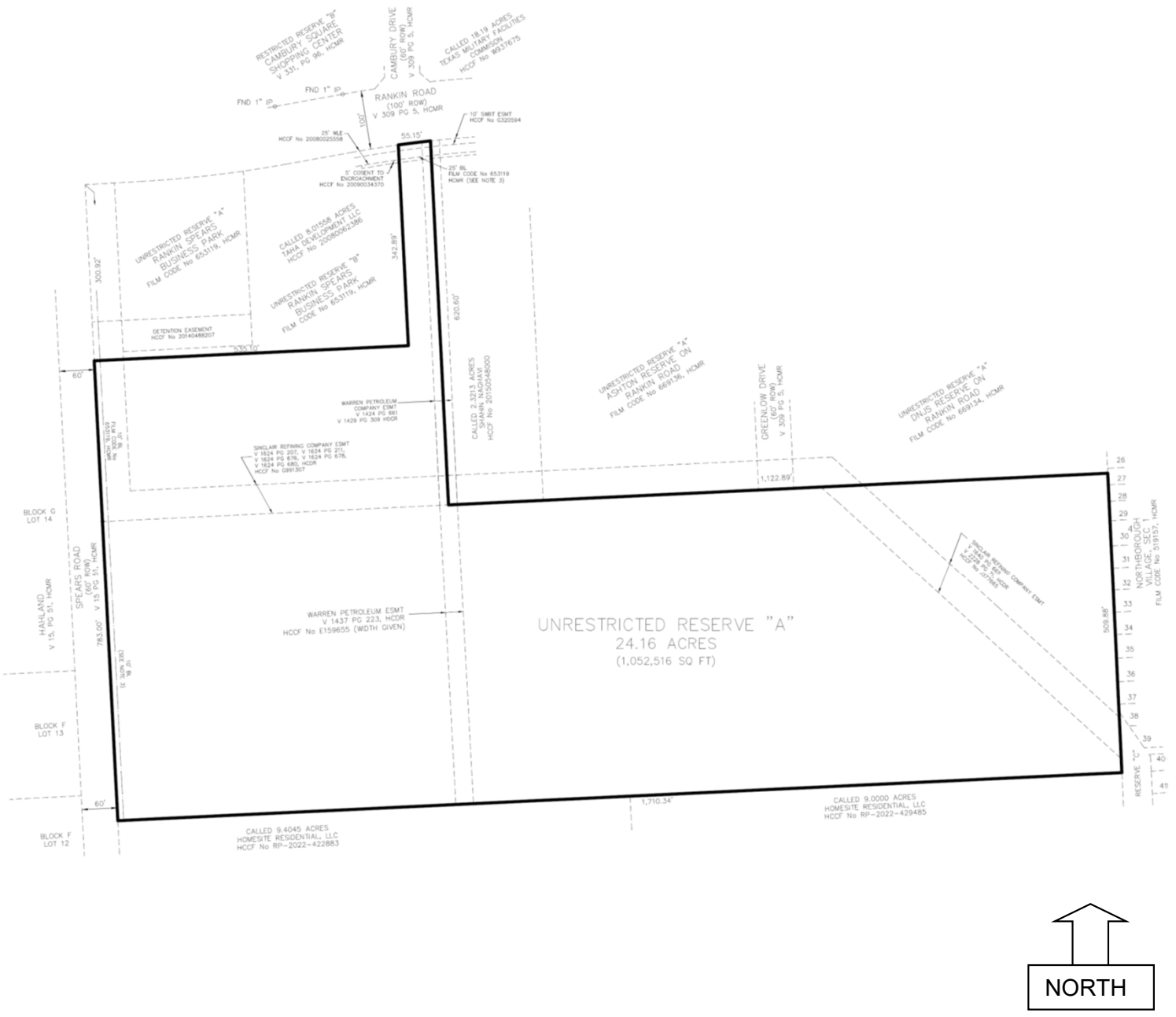
Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Vibe at Rankin

Applicant: Bowman Consulting Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/17/2024**

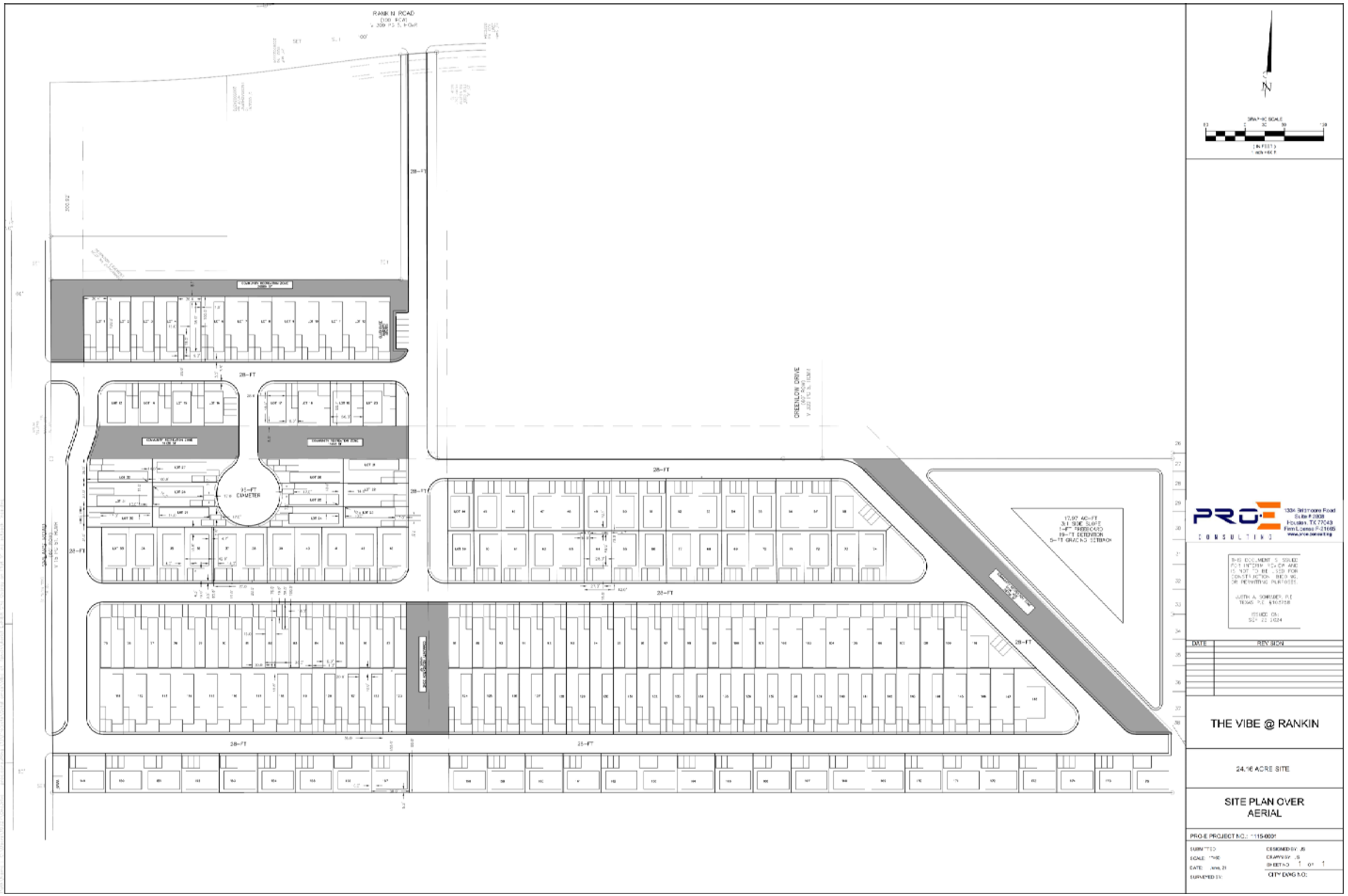
Subdivision Name: Vibe at Rankin

Applicant: Bowman Consulting Group



D – Variances

Aerial



N

SRAPHIC SCALE

PRO-E CONSULTING

1334 Brittmoore Road
Suite # 2008
Houston, TX 77043
Firm License # 21665
www.proe-consulting

DATE	REVISION

THE VIBE @ RANKIN

24.16 ACRE SITE

SITE PLAN OVER AERIAL

PRO-E PROJECT NO.: 1115-0001

SUBMITTED:
SCALE: 1"=XX'
DATE: June, 21
SURVEYED BY:
DESIGNED BY: JS
DRAWN BY: JS
SHEET NO.: 1 OF 1
CITY ENG'G NO.:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1923
Plat Name: Vibe at Rankin
Applicant: Bowman Consulting Group
Date Submitted: 09/23/2024

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 extend nor terminate with a cul-de-sac Greenlow Drive.
Chapter 42 Section: 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
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Greenlow serves as the access road to two commercial properties that appear to be under the same ownership (a construction company). The construction company appears to have regular use ot Greenlow for ingress/egress of their equipment and employees. The proposed Vibe at Rankin Rd will be developed as a manufactured home development with 3 proposed points for access (one from Rankin and two from Spears). The design team purposely avoided Greenlow in order to reduce mixing pedestrian and construction traffic from a safety stance. Additionally, requiring extension of Greenlow would isolate the main portion of the development from the location of the site's required detention pond.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The design team has made a concentrated effort to create a dynamic, efficient layout in order to bring affordable housing to the area while meeting the city's codes and ordinances. There is an existing pipeline easement that bisects the property diagonally on the eastern potion of the property. This is also near where the potential Greenlow ROW extension would be required. The locations of these areas would segment the property in such a way that would keep the project from being able to achieve its affordable housing goals.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Yes, the area between Rankin and Rushcreek and Spears and Ella is primarily commercial with good traffic circulation. There is one small residential subdivision that takes access off Ella, and they do not have a through street to Spears therefore they would not have access to Greenlow regardless. Also, the distance between Spears Rd and Ella Blvd along W. Rankin does not exceed

the maximum allowable distance between intersection distances. Furthermore, the proposed development will have good circulation with ingress/egress from Rankin and Spears.

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

Traffic generated from the proposed development will actually be safer for patrons by not allowing access through two properties with crossing construction equipment traffic.

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

While the development team would suffer some economic hardship if the Greenlow ROW dedication and extension is required. More pressing issues are introduced such as the complexities with the project drainage, home stand layout, and overall ability to deliver a quality development to meet the areas need for quality affordable housing. There is also a pedestrian safety concern with the project's traffic circulation integrating with the neighboring construction company's traffic.

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

September 27, 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: Vibe at Rankin
REFERENCE NUMBER: 2024-1923

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for a property located east along Spears Road, south of West Rankin Road, and west of Ella Boulevard. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Deirdre Brock, with Bowman Consulting Group, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend, not terminate with a cul-de-sac, Greenbow Drive. 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, October 17th 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.**

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

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

For additional information regarding this project, please call Deirdre Brock with Bowman Consult Group. at 346-419-5487. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.com or call (832)393-6633. 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.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, 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: 118

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Wormhole East

Applicant: Windrose



D – Variances

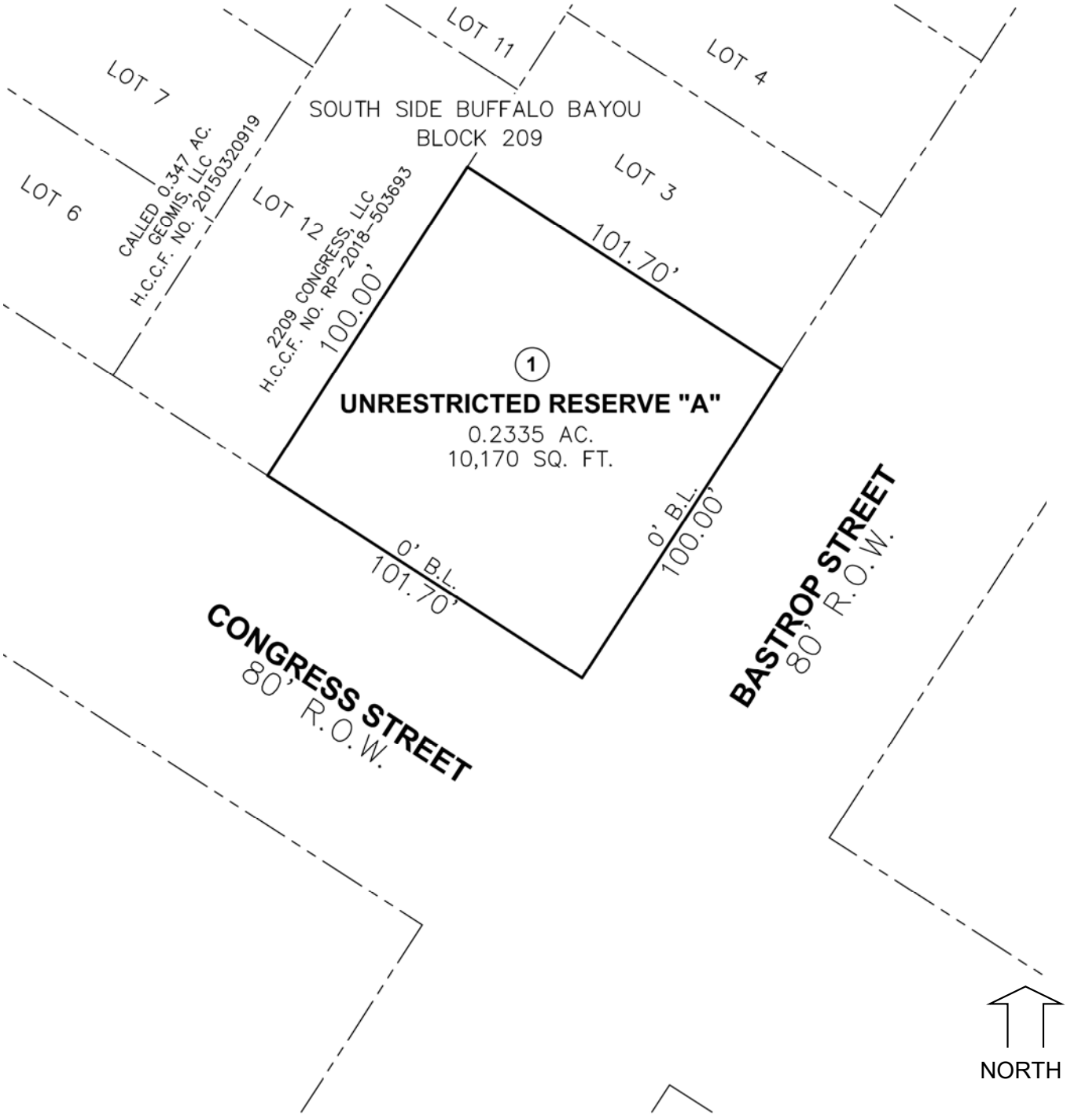
Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Wormhole East

Applicant: Windrose



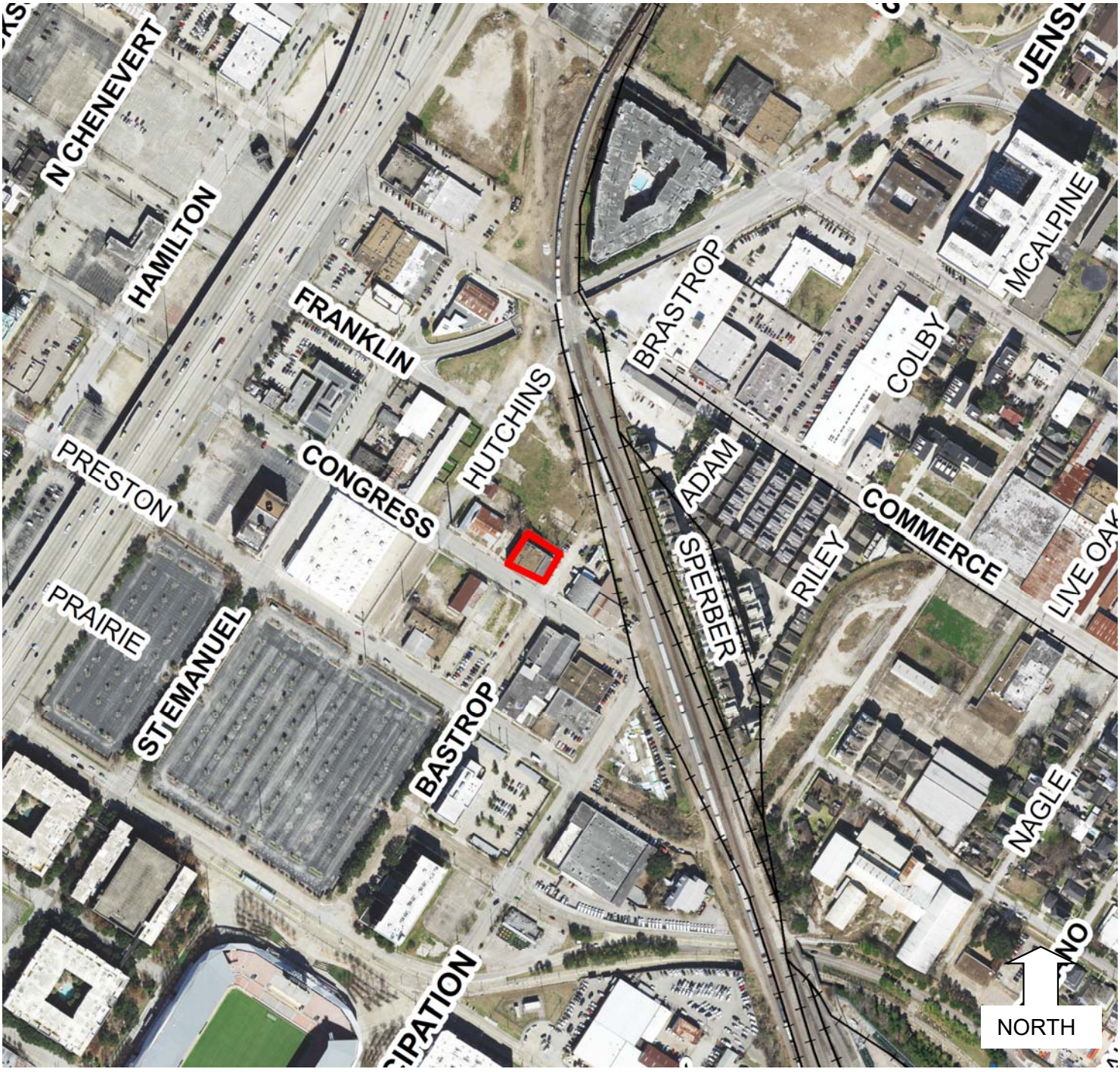
D – Variances Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/17/2024**

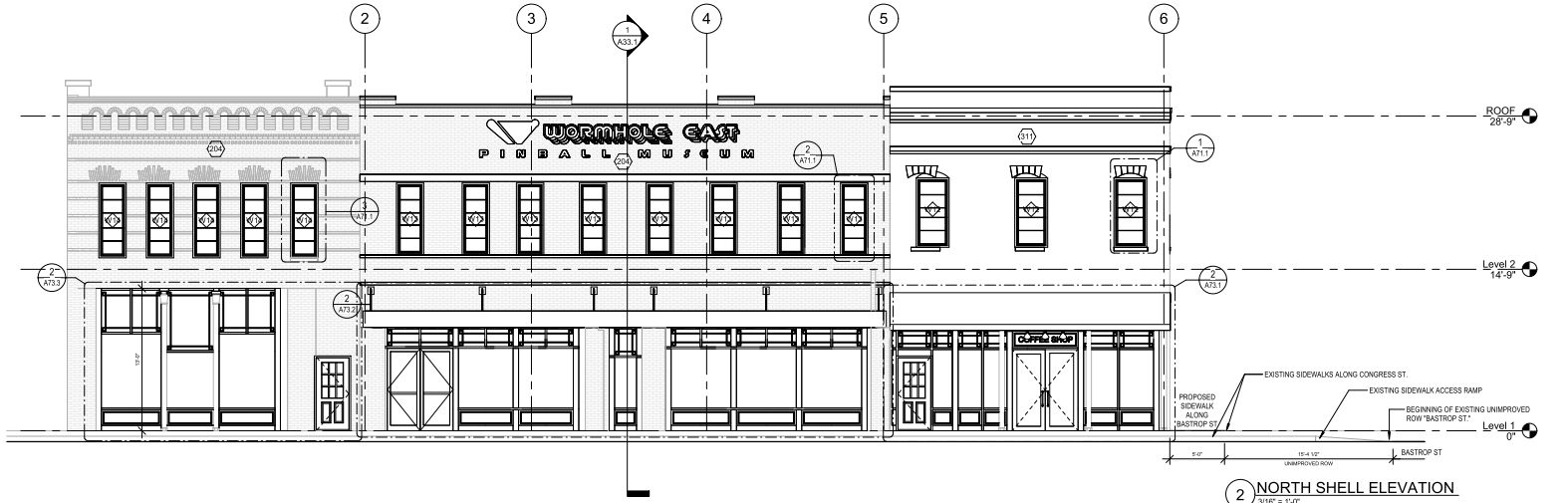
Subdivision Name: Wormhole East

Applicant: Windrose

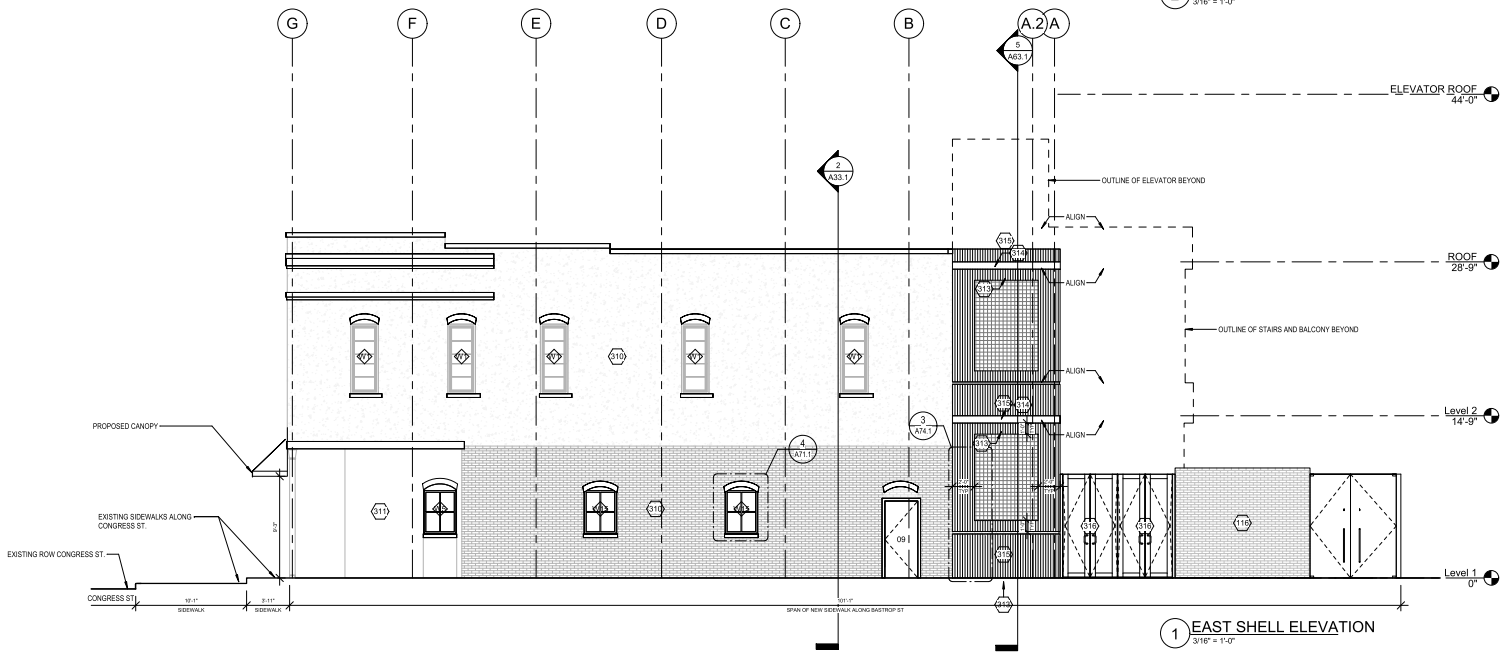


D – Variances

Aerial



2 NORTH SHELL ELEVATION
3/16" = 1'-0"



1 EAST SHELL ELEVATION
3/16" = 1'-0"

GENERAL NOTES

KEYNOTES

Key Value	Keynote Text
116	LOCATION OF NEW OUTDOOR MURAL PAINTED BY LOCAL ARTIST. ENSURE AREA IS PREPPED FOR MURAL. PROTECT AFTER MURAL CONSTRUCTION.
204	INSPECT BRICK WALL. REMOVE PAINT IF NECCESARY AND PREPARE FOR REPOINTING. NOTE IF ANY ADDITIONAL REPAIRS ARE REQUIRED FOR ANY PART OF THE WALL.
310	INSPECT WALL. CAREFULLY CLEAN WALL TO PRESERVE AS MUCH EXISTING CONDITIONS POSSIBLE. IF NOTABLE REPAIRS ARE REQUIRED PROTECT EXISTING CONDITIONS AS MUCH AS POSSIBLE.
311	INSPECT WALL. CAREFULLY CLEAN AND REPAIR THE WALL, IF NECESSARY, PREPARE FOR NEW PAINT.
313	1" BRICK INSET
314	BLACK STEEL RIBBON TO MATCH BALCONY
315	3D PATTERENED BRICK
316	STEEL GATE WITH MESH INSET

LEGEND

WORMHOLE EAST
2215 CONGRESS ST.
HOUSTON, TX, 77003

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estudio
1824 SPRING STREET, SUITE 100
HOUSTON, TEXAS 77007
VOICE: 713.433.5000
FAX: 832.565.8900
www.estudiogroup.com

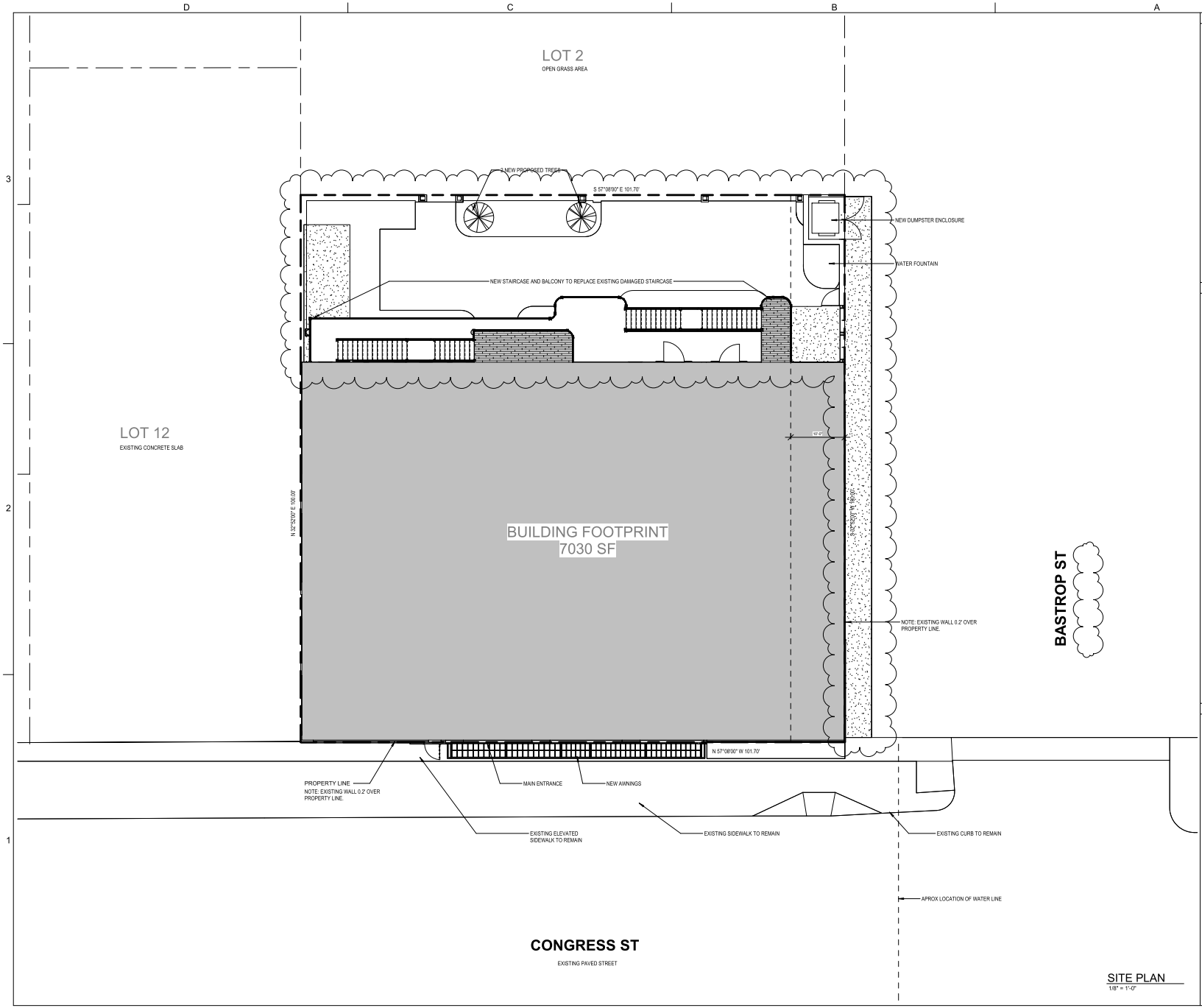
Issue	Description	YYYY-MM-DD
1	FOR PERMIT	12-29-2023

EXTERIOR ELEVATIONS

Project number	23.309.01
Project Manager	JB
Drawn by	BB
Checked by	Checker

A31.1

9/24/2024 10:57:49 AM



GENERAL NOTES

KEYNOTES

LEGEND

NEW TREE

WORMHOLE EAST
2215 CONGRESS ST.
HOUSTON, TX, 77003

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1824 SPRING STREET,
SUITE 100
HOUSTON, TEXAS 77007

VOICE: 713.433.5000
FAX: 832.565.8900
www.estudiogroup.com

Issue	Description	YYYY-MM-DD
1	FOR PERMIT	12-29-2023
2	CITY COMMENTS 2	03-08-2024

SITE PLAN

Project number	23.309.01
Project Manager	JB
Drawn by	BB
Checked by	CHECKER

A11.1

9/24/2024 10:57:54 AM

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1741
Plat Name: Wormhole East
Applicant: Windrose
Date Submitted: 08/26/2024

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 adhere to building line and visibility requirements along Congress and Bastrop.
Chapter 42 Section: 42-150

Chapter 42 Reference:
(b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements. (d)The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is 0.2335-acre replat located at 2215 Congress Street, at the northwest intersection of Congress and Bastrop Street. The property currently contains a 10,500 SF two-story building which the developer is proposing to use as a pinball museum. This building, being over 100 years old, was built in 1895 according to the Harris Central Appraisal District. Currently, there is no building line on this property. With this replat, the City of Houston subdivision regulations would require a 25' building line along Congress and Bastrop. Since the structure is existing, the regulations will then cause the building to encroach. This variance request asks that the building line be placed at (zero) 0' along Congress and Bastrop with no visibility triangle.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing building was constructed according to the requirements which were in effect when the building was constructed, and the developer does not want to demolish the structure, they want to utilize it. It is not an unreasonable request to not adhere to the building line requirements due to the structure currently existing. The 0' building line variance will allow the applicant to preserve the existing structure; maintaining the unified building footprint that is compatible with the surrounding neighborhood as well as making the best use of this site. The enforcement of new building lines would result in an unnecessary impact of demolishment to this project.

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

The property will keep the existing elevated sidewalk along Congress which will maintain the pedestrian realm and safety. Along Bastrop, a new paved sidewalk is being proposed. Although this section of Bastrop is an unimproved right-of-way, the developer is acting in good faith to complete the appropriate pedestrian realm. The new sidewalk along Bastrop will also provide a nice visual esthetic around the two sides of the building. Lastly, keeping the current building line at 0' will maintain the unified building footprint within the neighborhood.

(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 as adequate vehicular and pedestrian circulation currently exists with a proposed portion being added. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way. The 0' building line request is reasonable since there is currently no building line, and practical to prevent the building from encroaching.

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

The existing building was constructed according to the requirements which were in effect when the building was constructed. The enforcement of new building lines would result in an unnecessary impact on this project. The Developer intends to use this 129-year-old building in his development.

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

September 25, 2024

NOTICE OF VARIANCE

PROJECT NAME: Wormhole East
REFERENCE NUMBER: 2024-1741

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for a property located at the northwest intersection of Congress Street and Bastrop 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.

Applicant company name, 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 Congress Street and Bastrop and to not provide a visibility triangle. 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, October 17th 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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You may also submit comments or sign up as speakers in the following ways:

For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.com 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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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

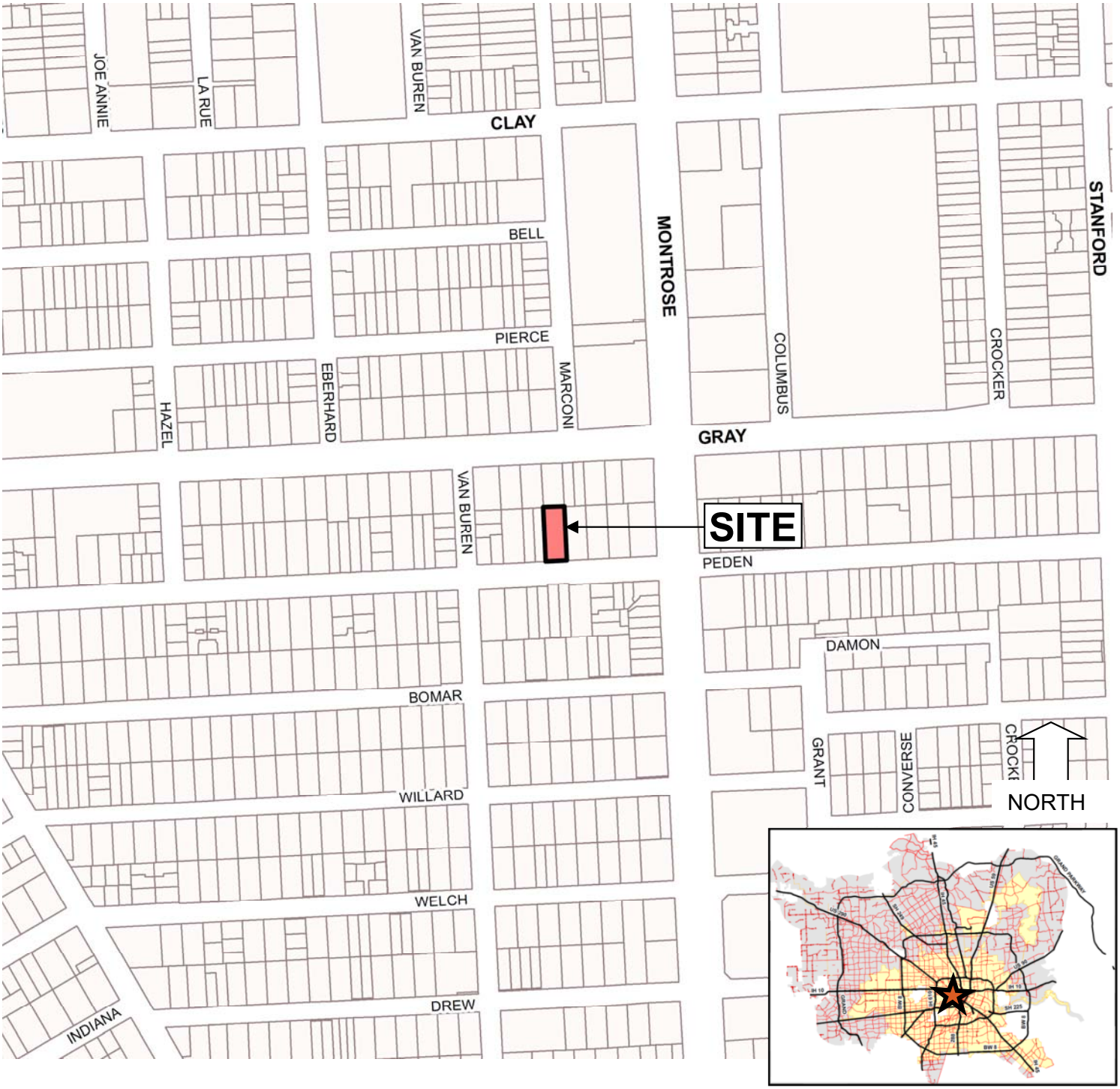
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Peden Street Living

Applicant: Total Surveyors, Inc.



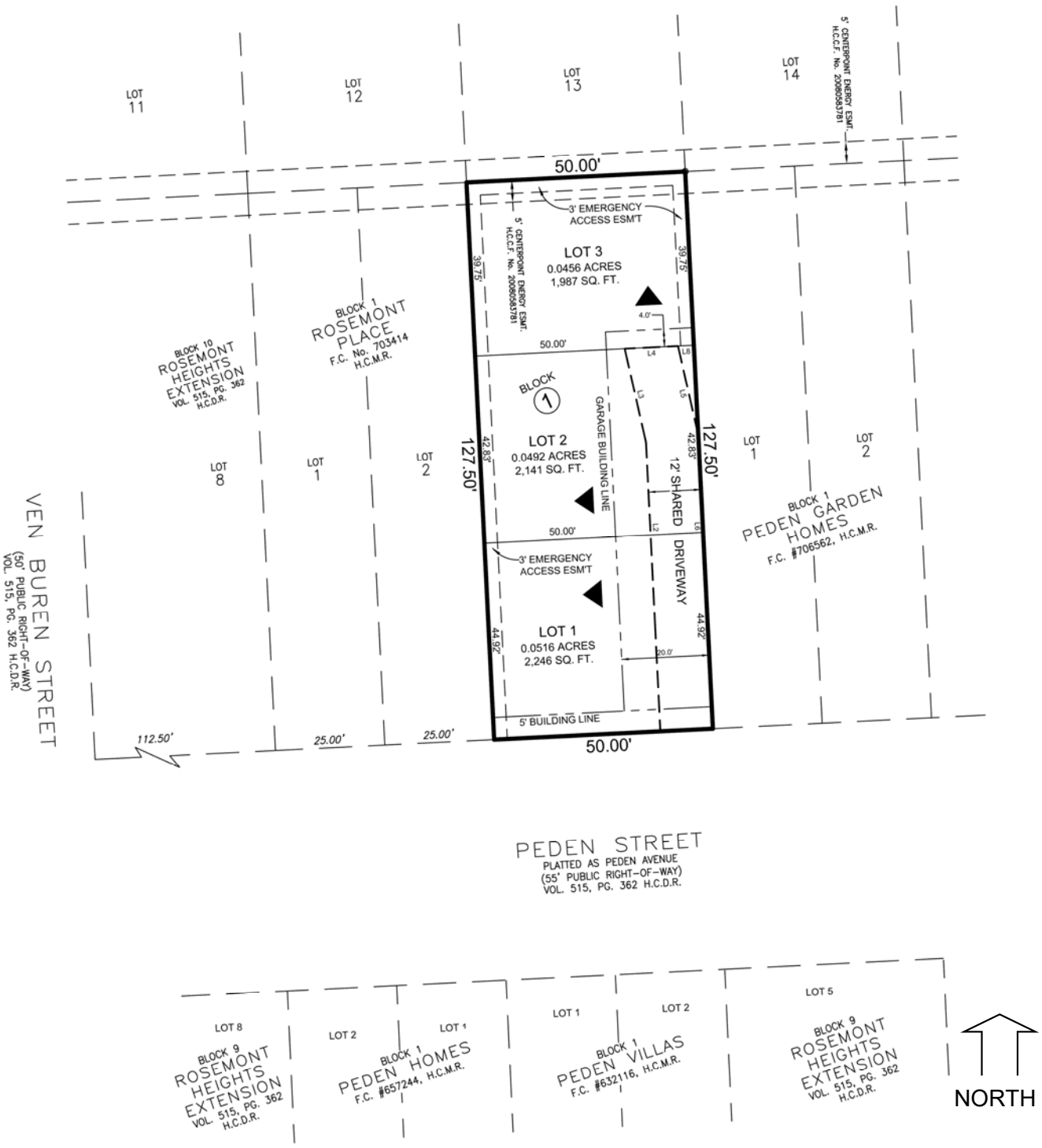
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Peden Street Living

Applicant: Total Surveyors, Inc.



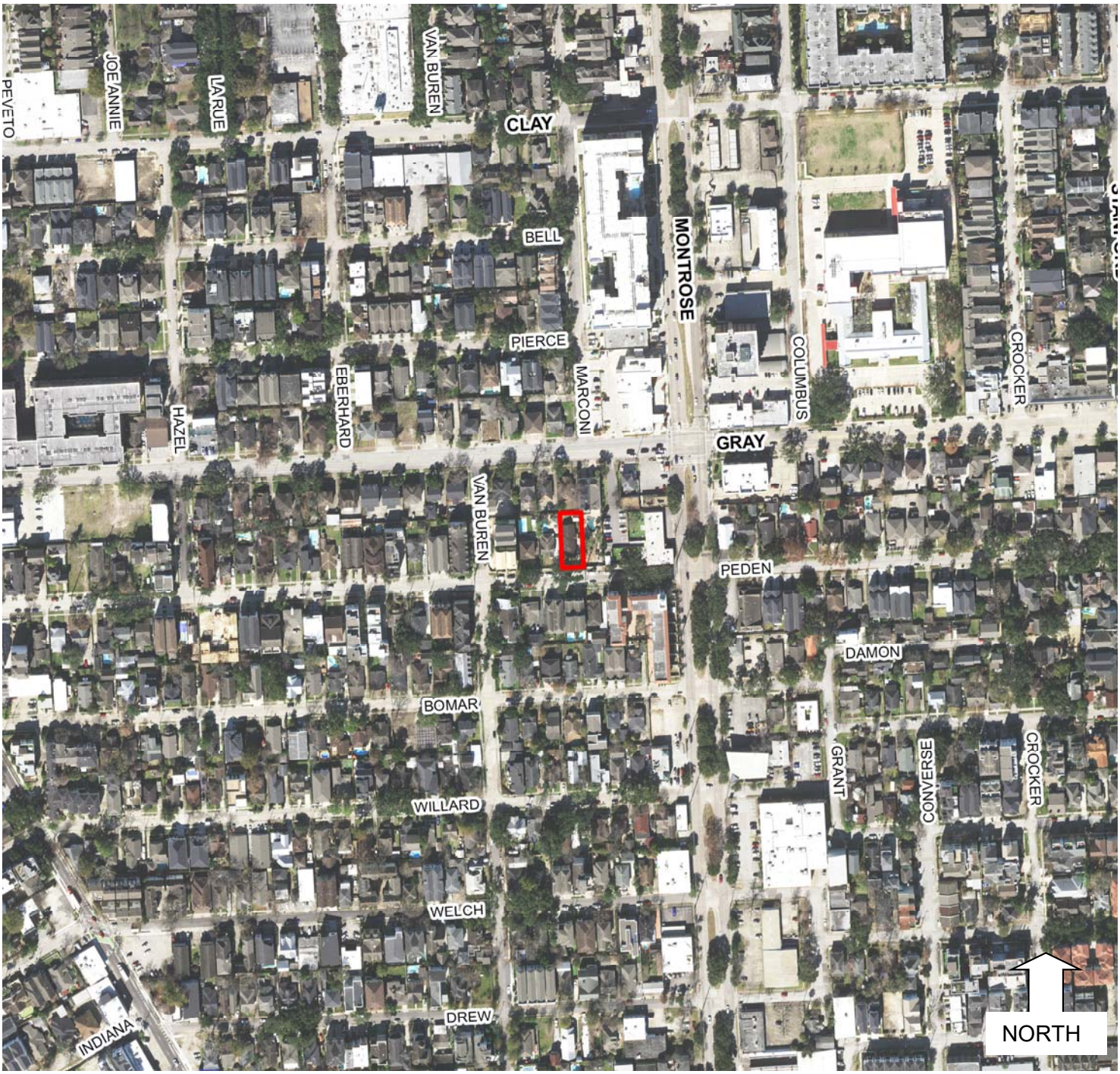
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 10/17/2024**

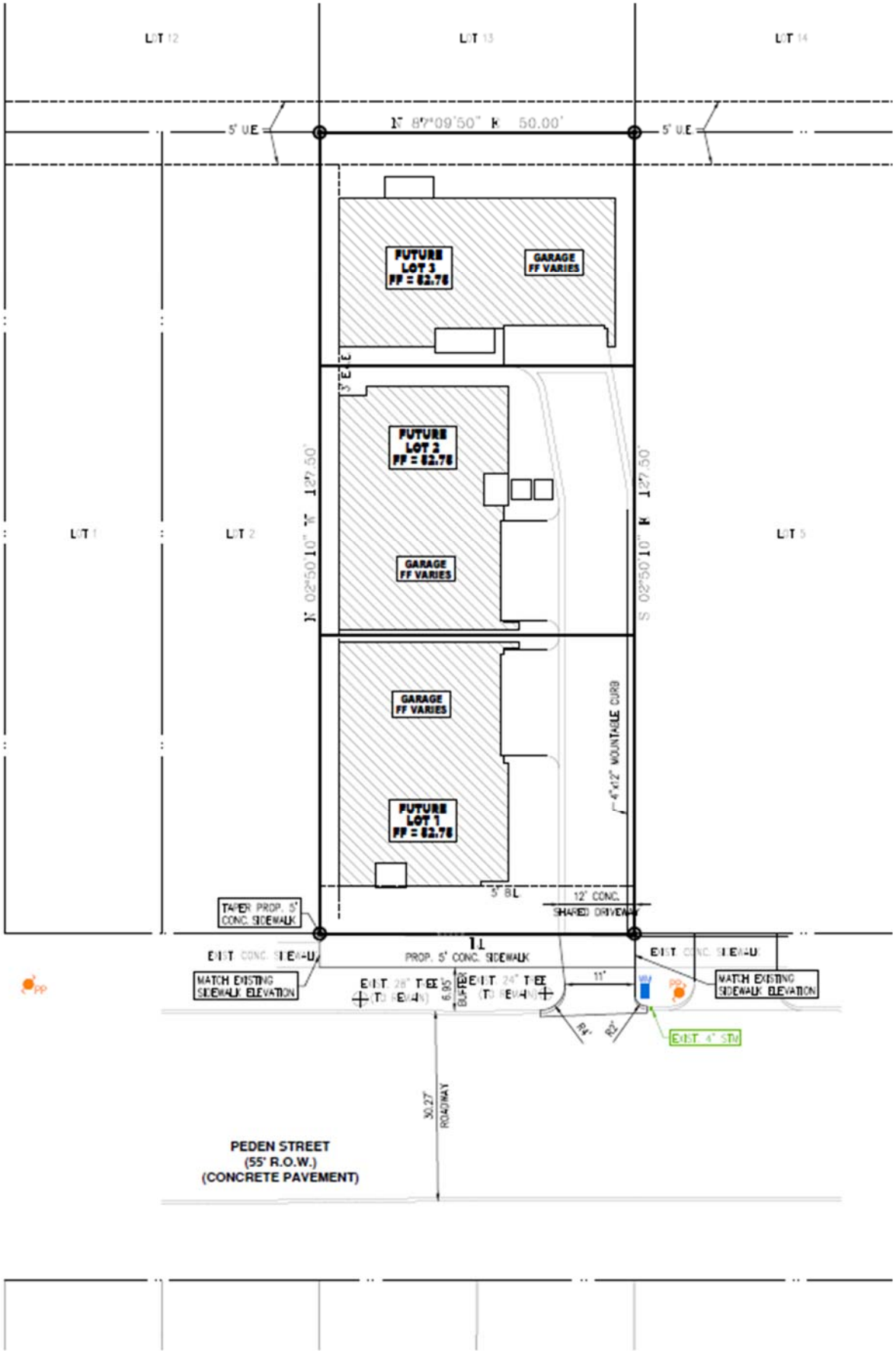
Subdivision Name: Peden Street Living

Applicant: Total Surveyors, Inc.



F- Reconsideration of Requirements

Aerial


LOT 12
LOT 13
LOT 14
5' U.E.
N 87°09'50" W 50.00'
5' U.E.
FUTURE LOT 3 FF = 82.76
GARAGE FF VARIES
3' E.E.
FUTURE LOT 2 FF = 82.76
GARAGE FF VARIES
N 02°50'10" W 127.50'
S 02°50'10" W 127.50'
LOT 1
LOT 2
LOT 5
GARAGE FF VARIES
FUTURE LOT 1 FF = 82.76
4"x12" MOUNTABLE CURB
3' BL.
12' CONC. SHARED DRIVEWAY
TAPER PROP. 5' CONC. SIDEWALK
EXIST. CONC. SIDEWALK
PROP. 5' CONC. SIDEWALK
EXIST. CONC. SIDEWALK
MATCH EXISTING SIDEWALK ELEVATION
EXIST. 28" TREE (TO REMAIN)
6.95' BUFFER
EXIST. 24" TREE (TO REMAIN)
11'
MATCH EXISTING SIDEWALK ELEVATION
R1'
R2'
EXIST. 4" STM
30.27' ROADWAY
PEDEN STREET
(55' R.O.W.)
(CONCRETE PAVEMENT)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2024-1891
Plat Name: Peden Street Living
Applicant: Total Surveyors, Inc.
Date Submitted: 09/22/2024

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:

To allow a shared driveway to be set back 0 feet from the boundary of the subdivision at the point of intersection with the public street.

Chapter 42 Section: **Sec. 42-145. - General layout and arrangement for**

Chapter 42 Reference:

42-145(b)(3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

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

STATEMENT OF FACTS:

The site is located within the City of Houston, at 1110 Peden Street, just west of Montrose Boulevard. This property was originally platted in 1922, into 50' x 127.5' lots. The lot is located within the narrow lot restriction area due to its proximity to the front entrance of a school site. The proposed subdivision is utilizing a shared driveway to provide vehicular access to the new plats. This site has several special circumstances, such as protected trees and Centerpoint power facilities, which impacts the positioning of the shared driveway. During the original submittal to the Planning Commission, Urban Forestry, pointed out the 2 trees within the street right-of-way and stipulated that the trees cannot be removed. Once we knew the parameters of the development's challenges created by the trees, our team began working with both Urban Forestry and Public Works to work on a solution. A variance request was presented to the traffic department and was approved. This approved variance does create enough space to safely save the trees and allow for adequate space for vehicular access. But the approval of the variance from the Traffic Department does create the need for a variance from the Planning Commission. By approving the variance request, this project will be able to save the existing trees within the street right-of-way and create a safe driveway for the future residents. With the variance, the proposed driveway location will fall in the same location as the existing driveway.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1891
Plat Name: Peden Street Living
Applicant: Total Surveyors, Inc.
Date Submitted: 09/22/2024

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 shared driveway to be set back 0 feet from the boundary of the subdivision at the point of intersection with the public street.

Chapter 42 Section: Sec. 42-145. - General layout and arrangement for

Chapter 42 Reference:

42-145(b)(3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

Statement of Facts

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

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

The site is located within the City of Houston, at 1110 Peden Street, just west of Montrose Boulevard. This property was originally platted in 1922, into 50' x 127.5' lots. The lot is located within the narrow lot restriction area due to its proximity to the front entrance of a school site. The proposed subdivision is utilizing a shared driveway to provide vehicular access to the new plats. This site has several special circumstances, such as protected trees and Centerpoint power facilities, which impacts the positioning of the shared driveway. During the original submittal to the Planning Commission, Urban Forestry, pointed out the 2 trees within the street right-of-way and stipulated that the trees cannot be removed. Once we knew the parameters of the development's challenges created by the trees, our team began working with both Urban Forestry and Public Works to work on a solution. A variance request was presented to the traffic department and was approved. This approved variance does create enough space to safely save the trees and allow for adequate space for vehicular access. But the approval of the variance from the Traffic Department does create the need for a variance from the Planning Commission. By approving the variance request, this project will be able to save the existing trees within the street right-of-way and create a safe driveway for the future residents. With the variance, the proposed driveway location will fall in the same location as the existing driveway.

(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 current location of the existing trees is the justification for the requested variance. The location of the trees dictates that the proposed driveway location must match the current location of the existing driveway, against the east property line.

(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 the granting of this variance. The approval on the requested variance will coincide with the approved variance that has been granted by Public Works. The proposed driveway will be located at the same location as the existing driveway, due to the tree locations.

(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. With the approval of the requested variance, an enhanced pedestrian realm will be provided. A 6' wide buffer will be provided to improve the safety of the pedestrians walking along Peden Street.

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

Economic hardship is not the sole justification for the variance. The location of the existing trees and the requirement that the trees not be removed is the justification for the variance. Also the fact that Public Works has issued a variance for the driveway location and size, within the street right-of-way, is also added support for the requested 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

September 25, 2024

ROR

NOTICE OF VARIANCE

PROJECT NAME: Pedan Street Living
REFERENCE NUMBER: 2024-1891

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located at Peden Street west of Montrose Boulevard and south of West Gray. 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.

Applicant company name, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a shared driveway to abut the eastern plat boundary instead of being set back 4'. 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, October 17th 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 submit written comments by sending an 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.

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

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

For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.com 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

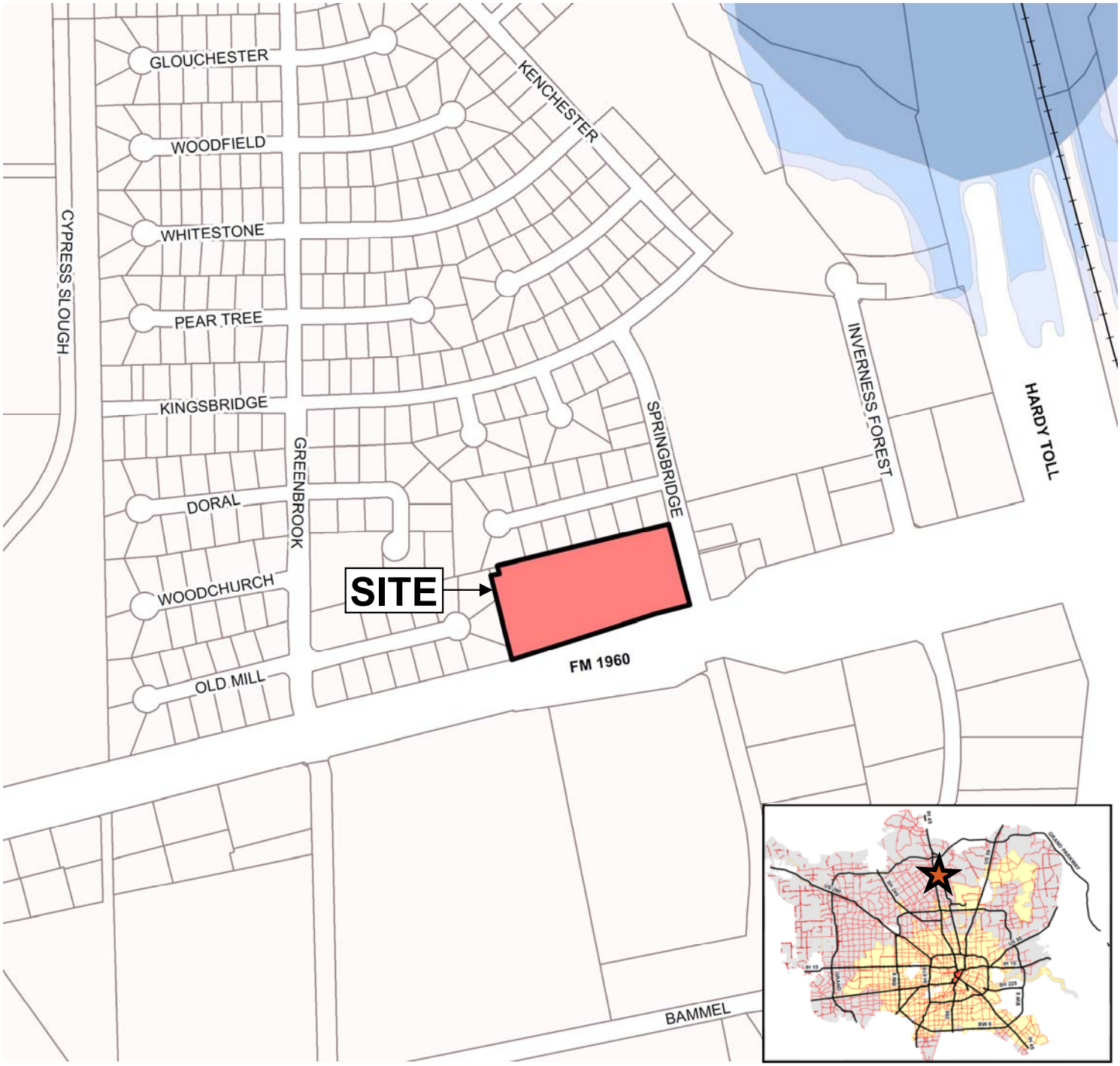
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Springbridge Residential (DEF 1)

Applicant: Hussam Ghuneim



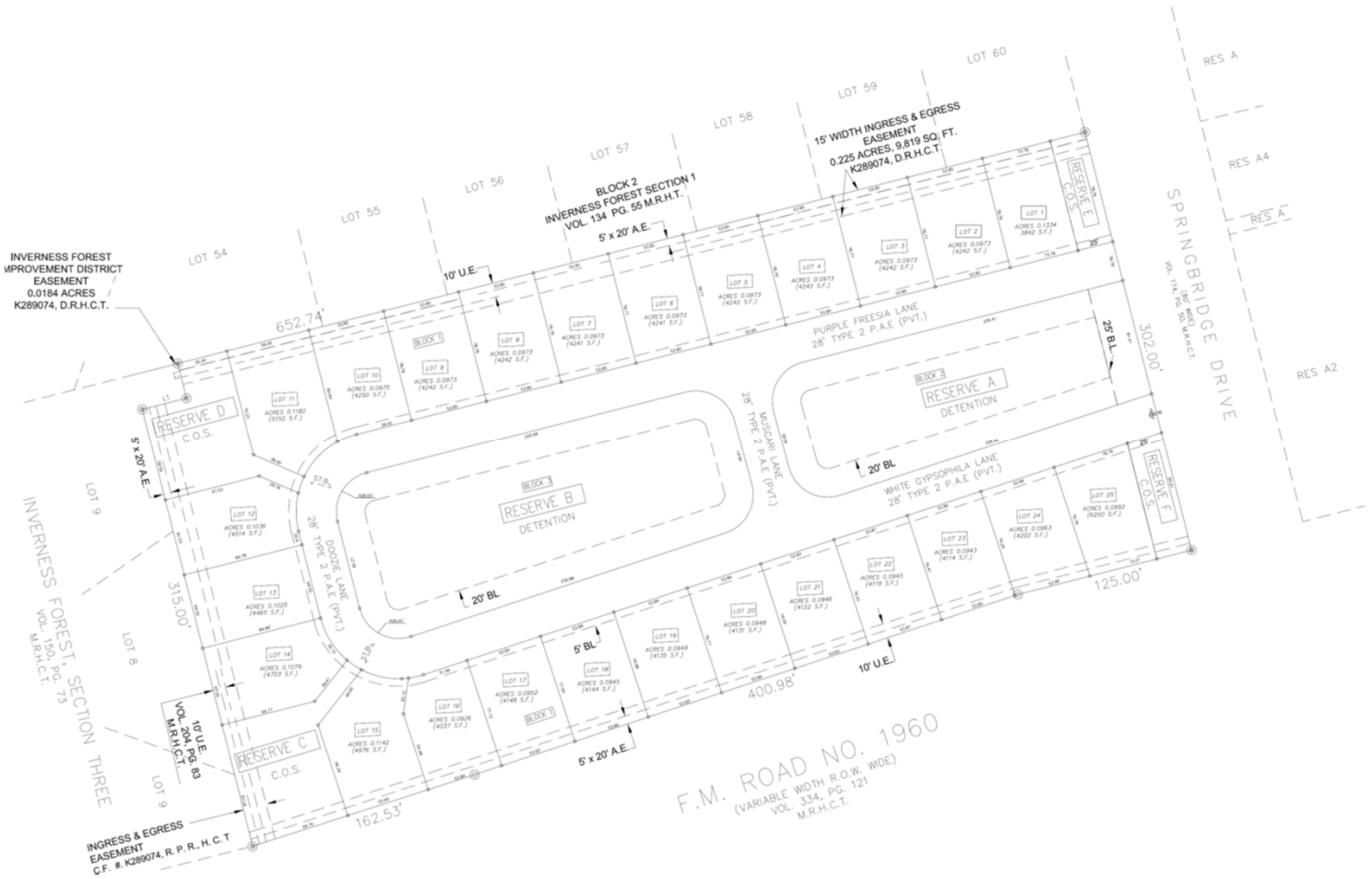
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Springbridge Residential (DEF 1)

Applicant: Hussam Ghuneim



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 10/17/2024**

Subdivision Name: Springbridge Residential (DEF 1)

Applicant: Hussam Ghuneim



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-1592
Plat Name: Springbridge Residential
Applicant: Hussam Ghuneim
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:

To allow a reduced Building line of 15' in lieu of the 25' building line required along major thoroughfare FM 1960.

Chapter 42 Section: 42-150

Chapter 42 Reference:

A building line of 25' Is required along Major thoroughfares.

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

STATEMENT OF FACTS:

The request to remove the unnecessary 25 ft. building line adjacent to F.M. 1960 is justified by the existing high wall constructed by TXDOT, which already separates the road from the lot. This adjustment is essential to optimize land use for the proposed development. Additionally, enforcing the terms, rules, conditions, policies, and standards of this chapter would impose an undue hardship, depriving the applicant of the reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1592
Plat Name: Springbridge Residential
Applicant: Hussam Ghuneim
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 allow a reduced Building line of 15' in lieu of the 25' building line required along major thoroughfare FM 1960.
Chapter 42 Section: 42-150

Chapter 42 Reference:
A building line of 25' Is required along Major thoroughfares.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict adherence to the requirements of this chapter would result in impractical development and may conflict with sound public policy. While a 25-foot building line typically enhances safety for single-family homes facing a major thoroughfare, this property is unique. The existing wall in TX-DOT right-of-way, means that the homes will face away from the thoroughfare, making the typical requirement unnecessary in this case.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances justifying the granting of the variance are not due to any hardship created or imposed by the applicant. They are mainly due to the existence of the wall in TX-DOT right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and overall purpose of this chapter will be upheld and preserved , as we are following the guidelines outlined in Sec. 42-150.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not harm public health, safety, or welfare, as we are requesting a shorter building line for the backyards of the single-family homes, which will be shielded by a substantial buffer wall in TX-DOT right-of-way.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship alone is not the only justification for the variance, The variance request is based mainly on the fact that there is an existing buffer wall in TX-DOT right-of-way , as well as per Sec. 42-150 - Single-family residential backing on a major thoroughfare can have a minimum of 10 feet building line.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/17/2024
ITEM: 129

Applicant: LUCIA PANTOJA
Contact Person: RNM RIO SEPTIC LLC

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1752	77357	5874	257Q	ETJ

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

ADDRESS: 25927 PINE DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.1887

LEGAL DESCRIPTION:

BEING LOT 26, OF PEACH CREEK PINES, AN UNRECORDED SUBDIVISION, SITUATED IN 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

Houston Planning Commission

ITEM: 130

Meeting Date: 10/17/24

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Terry Alleyne	Terry Alleyne	832-217-8065	Mysaltriver@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5157 Airport Blvd	24061638	77048	5452B	573H	D

HCAD ACCOUNT NUMBER(S): 1024550000020

PROPERTY LEGAL DESCRIPTION: Lot 20, Block 2, Sims Bayou Vista

PROPERTY OWNER OF RECORD: Terry Alleyne

ACREAGE (SQUARE FEET): 4,325 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Airport Boulevard: 100 ft.

EXISTING PAVING SECTION(S): Airport Boulevard: 80 ft.

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New 1,800 sq. ft. single-family home

PURPOSE OF VARIANCE REQUEST: To allow a 17-foot building line along Airport Blvd., a major thoroughfare, in lieu of the city ordinance required 25-foot building line for a new single-family home.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 130

Meeting Date: 10/17/24

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Based on my lot having a 25-foot building line, a utility easement in place, and the lot structured as an angled lot, I'm having a hard time building this project with all the easements in place and need help getting a variance. On one side of the lot I comply, but on other side I'm short by 9 feet. I'm proposing to build an efficiency apartment with a garage that can store my car collection.

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

Based on the property being 55x82 feet with an old building line of 10 feet it's hard to give up 25 feet based on the single-family home. It won't work, it's too small.

(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;

Giving up the 16-foot CenterPoint utility easement and required building line, I cannot reduce anymore square footage. The land is not square and the design is at an angle making it hard to give any more than the proposed layout.

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

The applicant did not create the the lot being 55x82 feet. I'm giving up 25 feet and 6 inches on one side and 16 feet 8 inches on the opposite. If the land was square I could be 25 feet on both sides

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

The intent of the chapter will be preserved based on me building 25 foot 6 inches on one side and 16 foot 8 inches on other side.

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

The granting of this variance will not be ingenious to danger or heath, safety because we will hold all safety precautions needed and notify any public within the vicinity of the project to uphold the welfare and safety.

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

However, with me buying a property with only 55x80 I'm limited to uphold all the new building code with a major thoroughfare requirement. I have reduced the building two different times to uphold the code, but with the lot at an angle it's hard.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

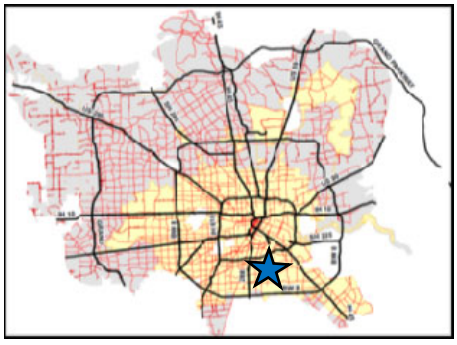
ITEM: 130

Meeting Date: 10/17/24

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

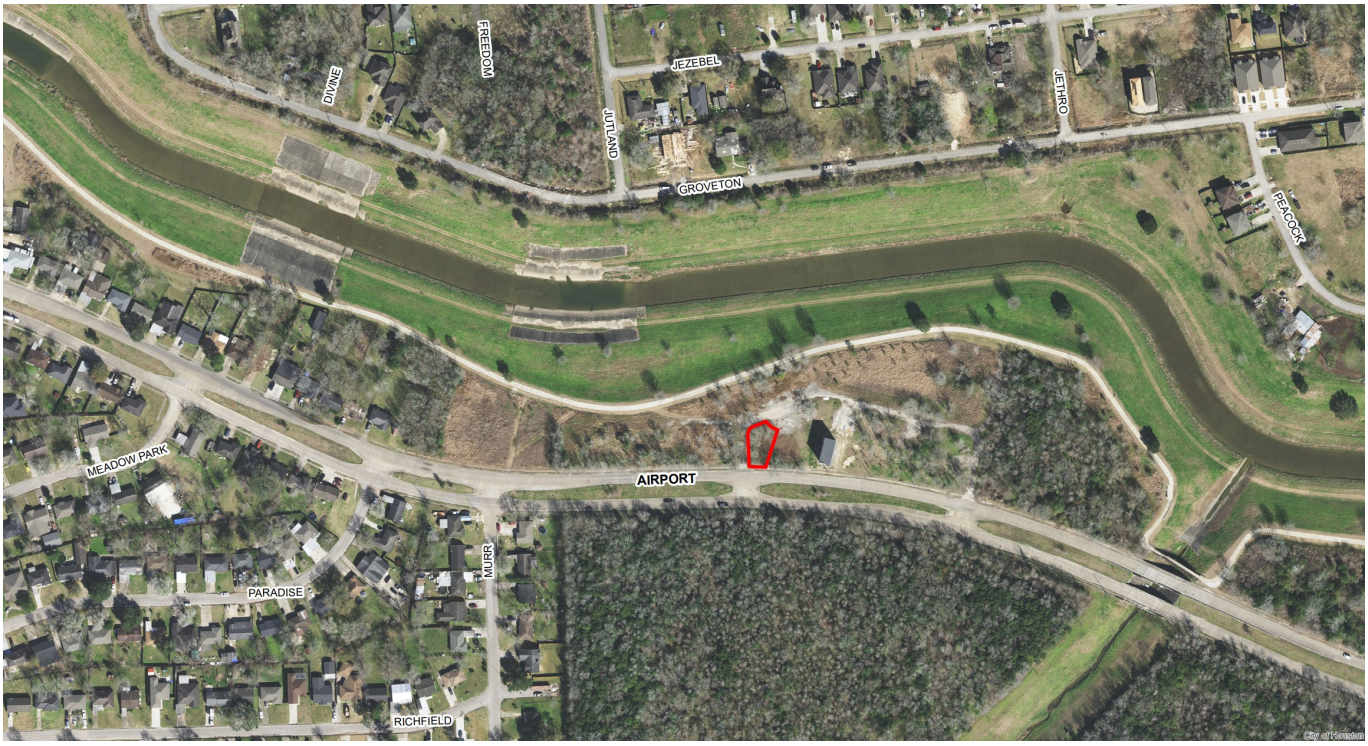
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

Meeting Date: 10/17/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

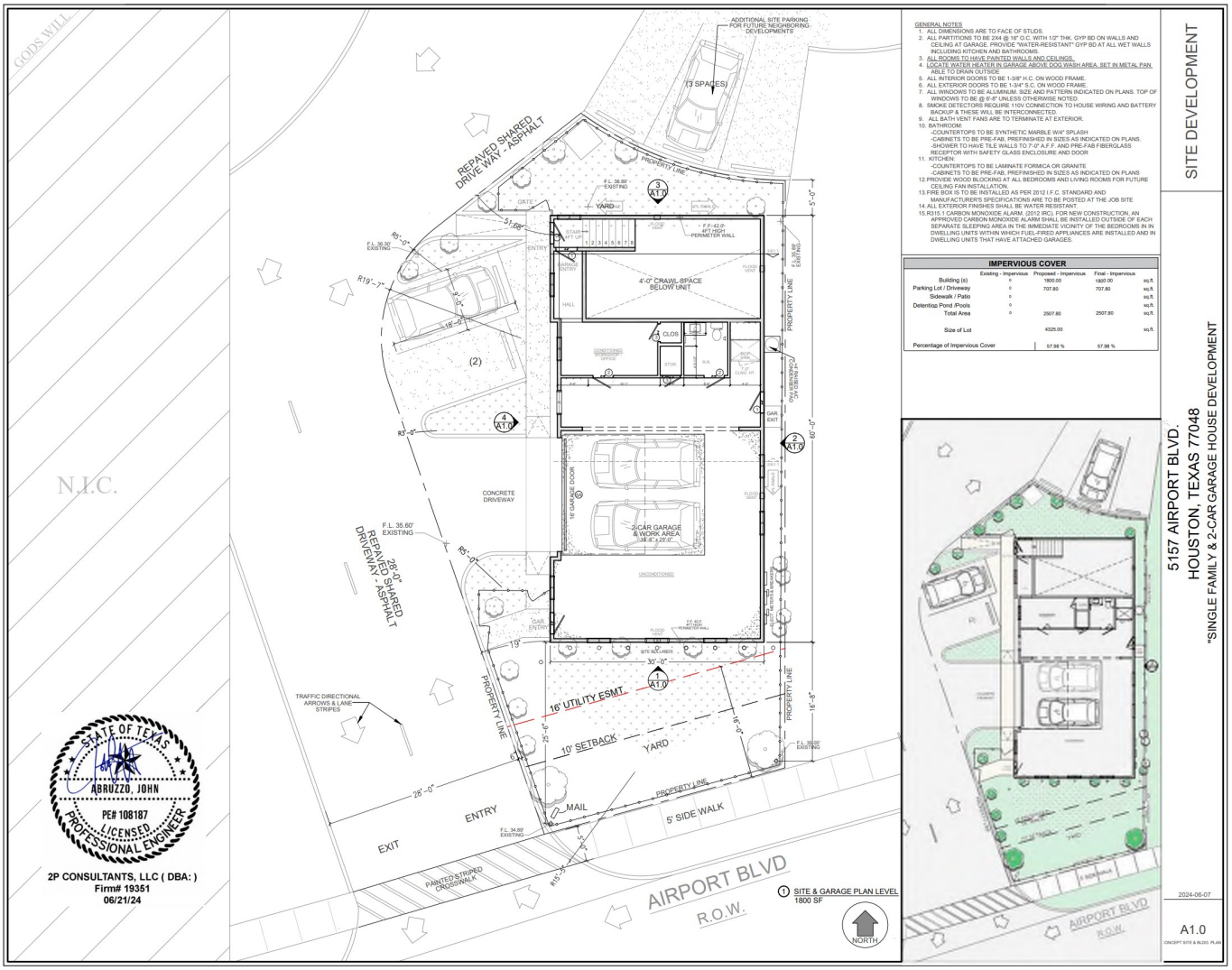
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

Meeting Date: 10/17/24

Site Plan



DEVELOPMENT PLAT VARIANCE

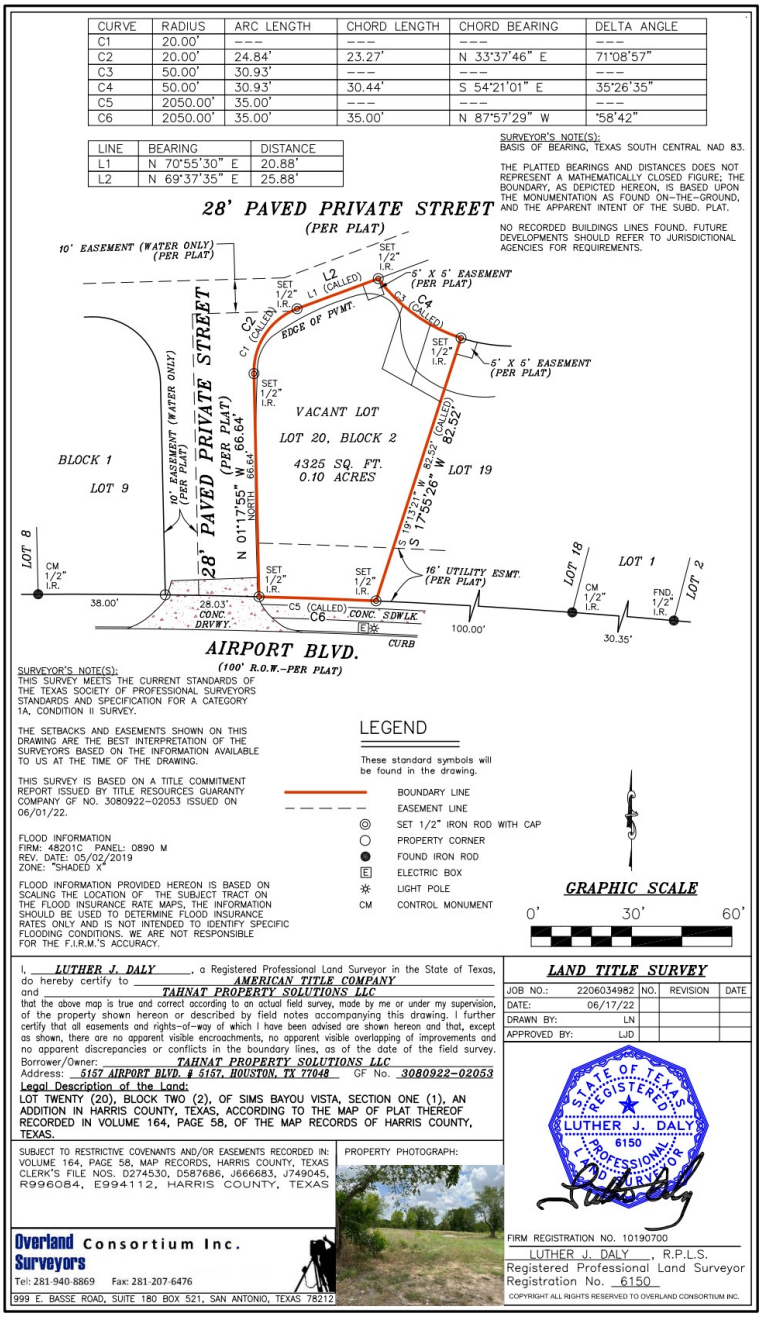
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

Meeting Date: 10/17/24

Survey



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	---	---	---	---
C2	20.00'	24.84'	23.27'	N 33°37'46" E	71°08'57"
C3	50.00'	30.93'	---	---	---
C4	50.00'	30.93'	30.44'	S 54°21'01" E	35°26'35"
C5	2050.00'	35.00'	---	---	---
C6	2050.00'	35.00'	35.00'	N 87°57'29" W	0°58'42"

LINE	BEARING	DISTANCE
L1	N 70°55'30" E	20.88'
L2	N 69°37'35" E	25.88'

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THE PLATTED BEARINGS AND DISTANCES DOES NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE; THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTATION AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBD. PLAT.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080922-02053 ISSUED ON 06/01/22.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0890 M
REV. DATE: 05/02/2019
ZONE: "SHADED X"

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

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and TAHNAT PROPERTY SOLUTIONS LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: TAHNAT PROPERTY SOLUTIONS LLC
Address: 5157 AIRPORT BLVD. # 5157, HOUSTON, TX 77048 GF No. 3080922-02053

Legal Description of the Land:
LOT TWENTY (20), BLOCK TWO (2), OF SIMS BAYOU VISTA, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 164, PAGE 58, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 164, PAGE 58, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NOS. D274530, D587686, J666683, J749045, R996084, E994112, HARRIS COUNTY, TEXAS

JOB NO.:	2206034982	NO.	REVISION	DATE
DATE:	06/17/22			
DRAWN BY:	LN			
APPROVED BY:	LJD			

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

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DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

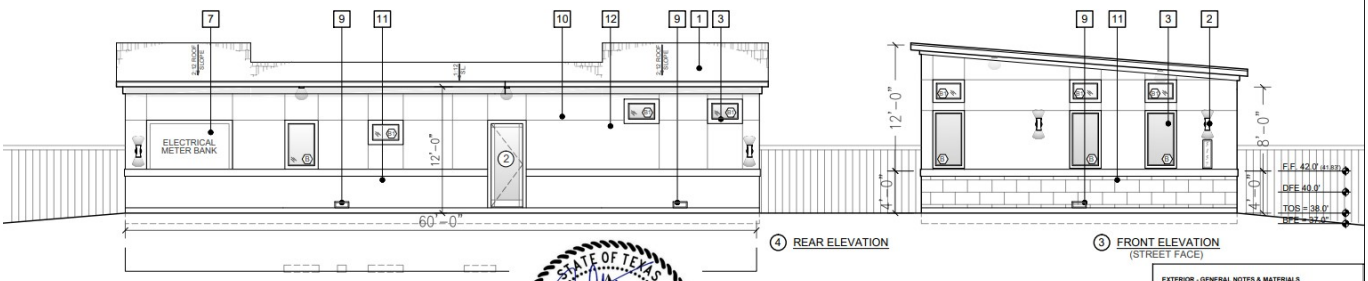
Houston Planning Commission

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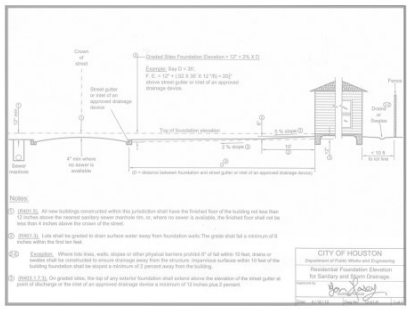
Elevations





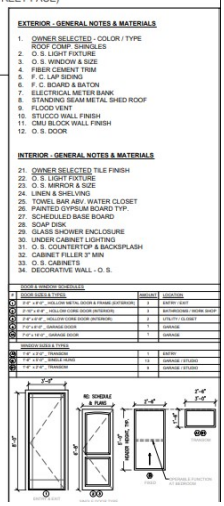
STATE OF TEXAS
ABRUZZO, JOHN
PE# 108187
LICENSED
PROFESSIONAL ENGINEER

2P CONSULTANTS, LLC (DBA:)
Firm# 19351
06/21/24



Elevations Resume	
Community:	Co/H 480296
Map / Panel No.:	48201 C 0890
Firm Date:	5/2/2019
Flood Zone:	X (SHADED)
Base Flood Elevation:	36.10' - 500yr. Flood
Benchmark No.:	RM 030390
Vertical Datum:	N.A.V.D. 1988
Conversion / Comments:	2001 ADJ.
Lowest Adj. Grade Elev.:	36.20
Highest Adj. Grade Elev.:	37.40
Lowest Horizontal Member Elev.:	N / A
Prop. Finished Floor Elev.:	41.83





DEVELOPMENT PLAT VARIANCE

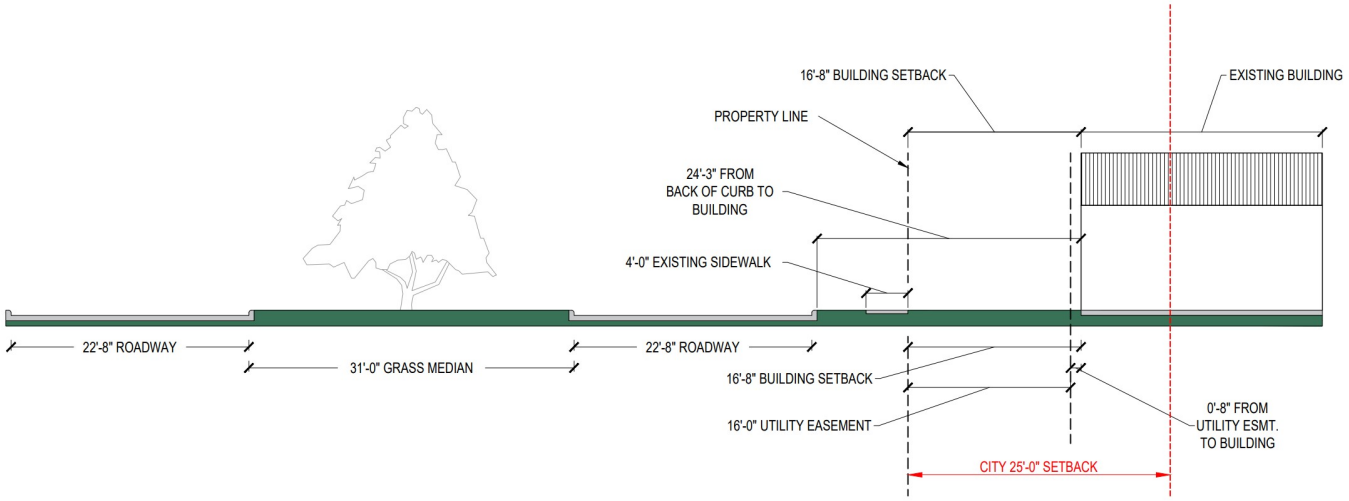
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

Meeting Date: 10/17/24

Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII
Meeting Date: 10/17/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio Architects LLC	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3200 S. Shepherd Drive	24018811	77098	5356A	492U	C

HCAD ACCOUNT NUMBER(S):	0630750020001
PROPERTY LEGAL DESCRIPTION:	Tract 1, Block 2, Westlawn Terrace
PROPERTY OWNER OF RECORD:	Prayarna Real Estate LLC
ACREAGE (SQUARE FEET):	10,250 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	S. Shepherd Drive: 70 ft., Sul Ross Street: 60 ft.
EXISTING PAVING SECTION(S):	S. Shepherd Drive: 45 ft., Sul Ross Street: 30 ft.
OFF-STREET PARKING REQUIREMENT:	20 spaces
OFF-STREET PARKING PROVIDED:	11 on-site, 9 off-site
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	3,621 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	3,621 sq. ft. commercial building

PURPOSE OF VARIANCE REQUEST: To allow more than 25% of the parking requirement to be located on an off-site tract more than 500 ft. away for a dessert shop conversion.

CHAPTER 26 REFERENCE(S): Sec. 26-499. - Off-site parking.

(a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

(1) The off-site parking facilities are located less than 500 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII
Meeting Date: 10/17/24

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owner proposes the use of off-site parking in order to comply with the parking requirements for the proposed dessert shop. The location of the off-site parking is located 700 ft. from the site, but the maximum allowed distance for off-site parking per the ordinance is 500 ft. Currently the dessert shop would need 20 spaces with the allowed parking reductions but can only hold 11 spaces on-site. With the combined spaces of both proposed and the property sharing the additional parking, we would require 79 parking spaces. However, with bicycle reductions we would only be required to provide 74 parking spaces. We are providing 74 parking spaces.

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.

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

The extension of the shared parking distance will facilitate the pedestrian ambiance of the area and utilize the streetscape improvements that exist in this neighborhood. Without access to shared parking spaces, the pedestrian nature of the area would be compromised with communal areas being utilized for parking.

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

The development of this district into a walkable pedestrian area has limited the opportunities for shared parking and the variance request is motivated by the client needing to extend the distance to a shared parking area by just over 200-feet.

(3) The intent of this article is preserved;

The intent of bundling shared parking is to increase pedestrian activity and to preserve the streetscape.

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

The number of spaces is preserved intact, only pedestrian access is extended by 200-feet.

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

The variance will protect public health and safety by maintaining the pedestrian realm along Shepherd and concentrating the shared parking.

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

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII
Meeting Date: 10/17/24

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

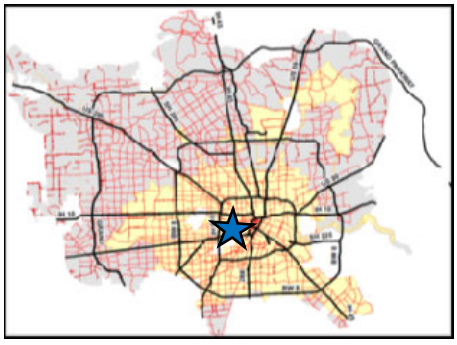
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Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



OFF-STREET PARKING VARIANCE

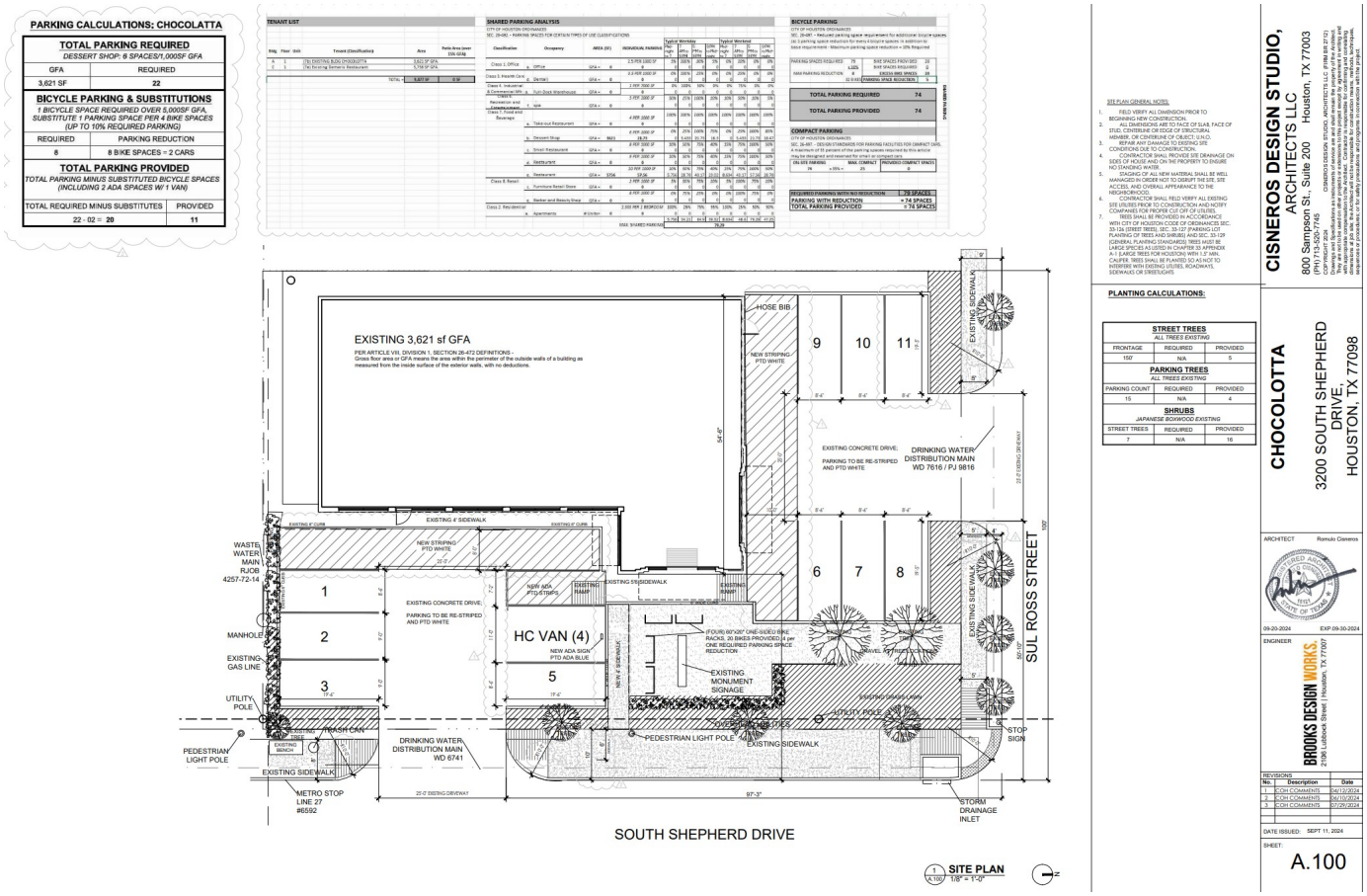
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



OFF-STREET PARKING VARIANCE

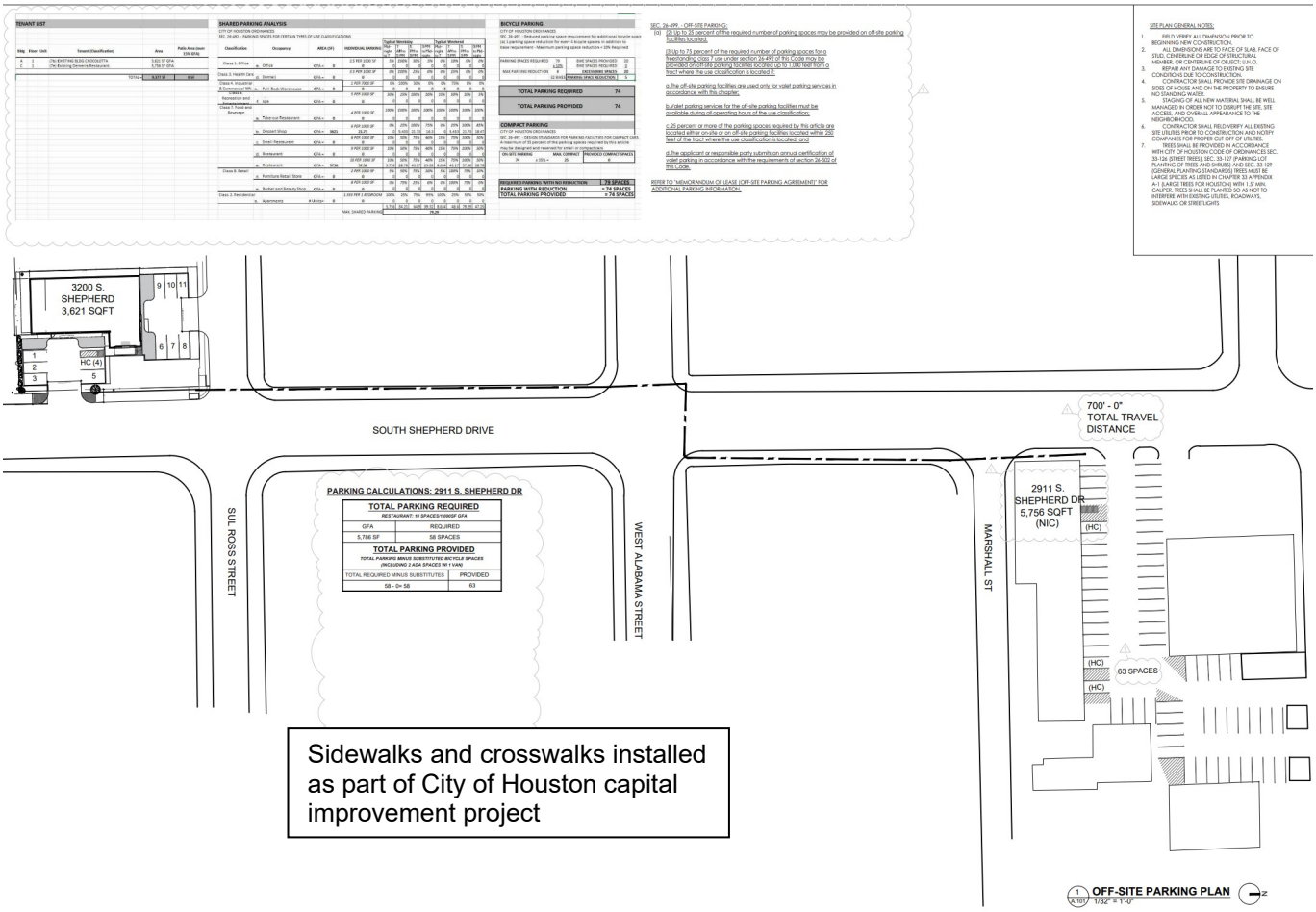
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Off-site Parking Plan



Sidewalks and crosswalks installed as part of City of Houston capital improvement project

OFF-STREET PARKING VARIANCE

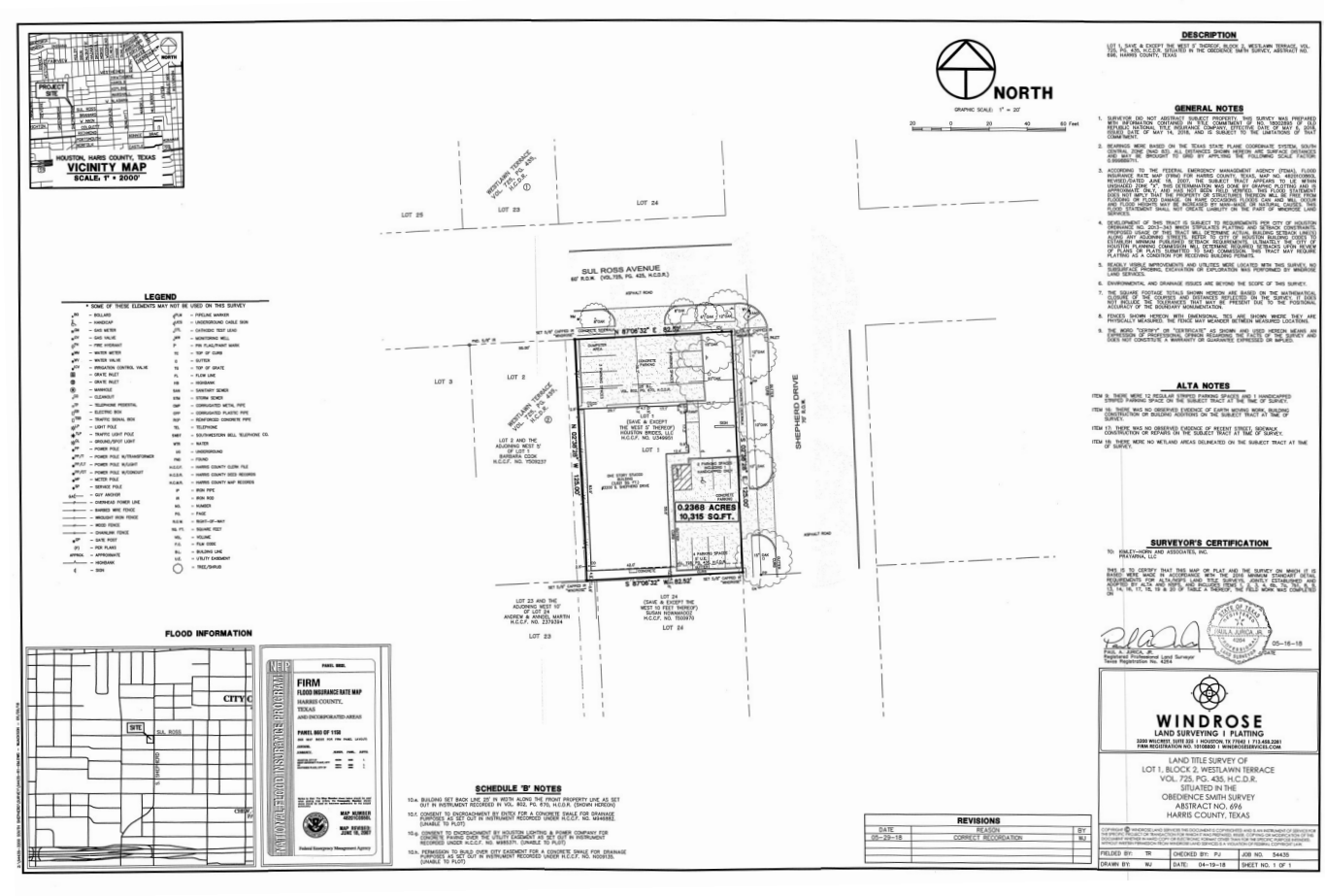
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Survey



OFF-STREET PARKING VARIANCE

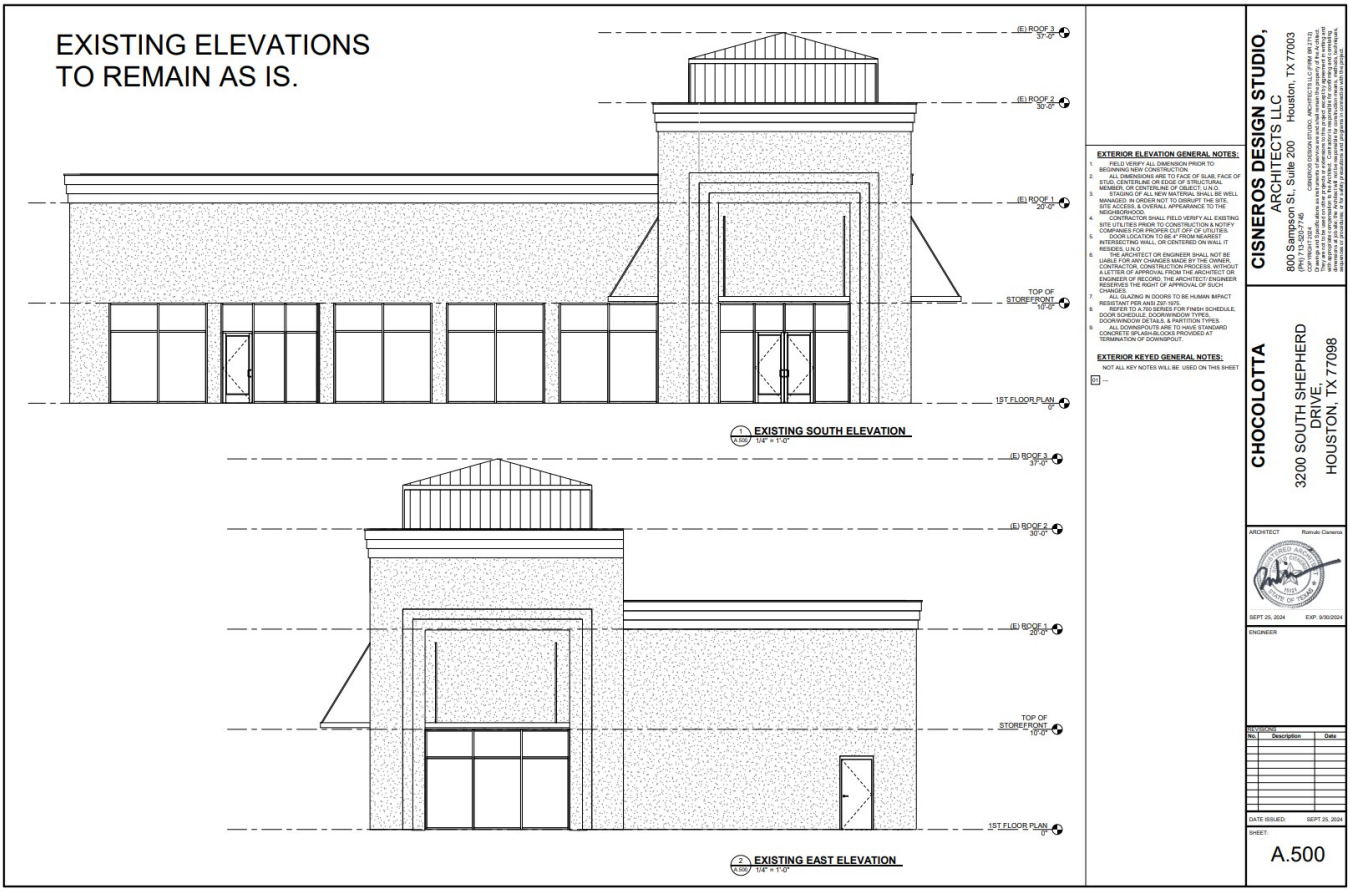
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Houston Planning Commission

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Elevations



OFF-STREET PARKING VARIANCE