HOUSTON PLANNING COMMISSION

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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

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Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
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Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

Thursday, October 31, 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 31, 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 17, 2024, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

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

a. Benders Landing Estates Sec 7 partial replat no 1
b. Caywood Place
c. Creekmont Branch replat no 1
d. Equilent Washington
e. Family Fort for Life
f. Healer Haven at Sampson Division
g. Mangum Square
h. Padok Silver Property
i. Plaza Estates at Eastwood
j. Vazquez Place
k. Ventana Lakes East North Boardwalk
l. Ventana Lakes East South Boardwalk

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

IV. Consideration of an Off-Street Parking Variance at 2003 Union Street (Ramon Jaime-Leon)

V. Public Comment

VI. 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, 17 OCTOBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at 2:31 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	*Absent*
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	*Absent*
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
Maggie Dalton for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:45 during Item III
Vonn Tran, Secretary	Present

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Phase One for the Sidewalk Ordnance has been completed and will be presented during this committee meeting.

Chairs Report, Lisa M. Clark, announced meeting standards process and procedures.

Approval of Minutes

Commission approved the October 3, 2024, Planning Commission Meeting Minutes

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

Items I and II were taken together with one vote.

I. **Presentation and consideration of the 2025 Planning Commission meeting dates**

II. **Presentation and consideration of the 2025 Chapter 26 submittal dates**

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

III. **Planning & Development Department Presentation of the Draft Amendment to Article XXII of the Chapter 40 Sidewalk Network Ordinance**

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

Motion: Victor Vote: Carried
Second: Khaleeq Opposed: Rosenberg

Reconsideration on Item I, Number 9

A correction date was made on No. 9, Item I, for accepting the change to Monday, April 21, 2025, from Monday, April 15, 2025.

Motion: Porras-Purtle Vote: Unanimous
Second: Garza Opposed: None

V. **Platting Activity (Subdivision and Development plats)**

a. Consent Subdivision Plats (1-56)
b. Replats (57-101)

Staff recommendation: Approve Item No's. 1 – 101, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for Item(s) 77 which will be removed for separate consideration.

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

Staff recommendation: Approve recommendation for Item No.'s 3, 4, 5, 6, 7, 8, 9, 10, and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation.

Motion: Porras-Purtle Vote: Carried
Second: Alleman Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

77 LATITUDINAL QUARTER
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): John Geiss - opposed
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

102 CAYWOOD PLACE – Withdraw

103 DICE DUPLEXES PARTIAL REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Stein Second: Garza Vote: Unanimous Abstaining: None

104 ESTATES AT WEST 43RD
Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): None
Motion: Robins Second: Baldwin Vote: Unanimous Abstaining: None

105 EVERGREEN COTTAGES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Viera-Bland Second: Garza Vote: Unanimous Abstaining: None

106 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Jones Second: Garza Vote: Unanimous Abstaining: None

107 LOCKWOOD COMMERCIAL PLAZA – Withdrawn

108 MANGUM SQUARE – Withdrawn

109 Park Street Views

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

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

110 Plaza Estates at England

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

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

111 Sunset Place partial replat no 2

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Conor McEvily, Jonas Risen, Steven Milano, Phyllis Carney, Janet Kohlhase, Laura Schmit-Foy – opposed

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

112 Villas on Sunbeam Sec 1 partial replat no 1

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

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

d. Subdivision Plats with Variance Requests

113 Bridgeland Creekland Village GP

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

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

ITEMS 114 AND 115 WERE TAKEN TOGETHER

114 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4 GP
Staff recommendation: Defer per applicant request.
Commission action: Deferred per applicant's request.

115 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None
Motion: Viera-Bland Second: Robins Vote: Unanimous Abstaining: None

116 QUAIL COVE COMMONS
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, available for questions
Motion: Stein Second: Viera-Bland Vote: Unanimous Abstaining: None

117 VIBE AT RANKIN
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Jason Gonzales – opposed, Deivdre Brock, Justin Shrader – applicant, supportive
Motion: Alleman Second: Porras-Pirtle Vote: Unanimous Abstaining: None

118 WORMHOLE EAST
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Rosenberg Second: Baldwin Vote: Unanimous Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. Reconsiderations of Requirement

119 Peden Street Living
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None

120 Springbridge Residential – Withdrawn

g. Extensions of Approval

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

h. Name Changes

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

i. Certificates of Compliance

129	25927 Pine Drive	Approve

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 121 – 129.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Tahir Second: Alleman Vote: Unanimous Abstaining: None

k. Development Plats with Variance Requests

130 5157 Airport Boulevard
Staff recommendation: Defer.
Commission Action: Deferred
Speaker(s): None
Motion: Stein Second: Garza Vote: Unanimous Abstaining: None

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

Commission action: Accepted the November 14, 2024, public hearing date for Item(s) VI, a-i.

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

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

VII. Consideration of an Off-Street Parking Variance at 3200 S. Shepherd Drive

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

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

VIII. Public Comment – None

IX. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at 3:50 PM.

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Al Amin Estate at Blue Ridge	C2	
2	Aqsa Homes	C3P	
3	Avalon at Cypress Sec 14	C3P	
4	Bauer Meadows Sec 3	C3F	
5	Binford Creek Sec 3	C3F	
6	Bridgeland Creekbend View Crossing Street Dedication	SP	DEF1
7	Bridgeland Creekland Village Sec 14	C3P	DEF1
8	Bridgeland Creekland Village Sec 16	C3P	DEF1
9	Bridgeland Creekland Village Sec 19	C3P	DEF1
10	Bridgeland Pollinator Drive Street Dedication Sec 5	C3P	
11	Bridgeland Stargazing Trail Street Dedication Sec 1	SP	DEF1
12	Briscoe Falls Sec 6	C3F	
13	Broze Road Sec 3	C3F	
14	Cherry Ruth Estates	C2	
15	Clyburn Landing	C3F	DEF1
16	Dunham Pointe Sec 18	C3P	
17	En Gedi Commercial Reserve	C2	
18	Esperanza at Barker Cypress	C2	
19	Esperanza at Wild Orchid	C3P	
20	Estates at Knoll Street	C3F	
21	Estates at Mable Grove	C3F	
22	Eubanks Villas	C2	
23	Grand Prairie Sec 8	C3P	
24	Harris County MUD No 599 Water Plant no 1	C3F	
25	Hunters Creek Landing	C3F	DEF1
26	Jones Creek Reserve at McCrary Meadows Sec 2	C3F	
27	Kamryn Chance	C2	
28	Lakeside Lone Star Market	C2	
29	McDonalds at Meadow of Clear Creek	C3F	
30	Mosing	C2	
31	Murray Villa	C2	DEF1
32	Park Street Views	C3F	
33	Plaza Estates at England	C3F	
34	Prose Grant	C2	
35	Richmond Road Estates partial replat no 3	C3F	
36	Riverside Terrace Sec 6 partial replat no 3	C3F	
37	Schilder Estates	C3F	
38	Sila Lago Cecita Drive Street Dedication and Reserve	C3P	
39	Sila Sec 7	C3P	
40	Sila Sec 12	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Spring Creek Trail Estate	C2	
42	Sundance Cove East Sec 2	C3F	
43	Sundance Cove East Sec 3	C3F	
44	Synova Sec 8	C3F	
45	Trinity Gardens Views	C3F	
46	Winward Cove Sec 1	C3F	
47	Zyra Telge Development	C2	DEF1

B-Replats

48	Barclay Place Crossing	C2R	DEF1
49	Barclay Place Estates	C2R	
50	Barclay Place Homes	C2R	DEF1
51	Beall Street Manor	C2R	
52	Daimler Third	C2R	
53	Discovery Center Reserve	C2R	DEF1
54	Dolly Wright Residences	C2R	
55	Estates at Firnat	C2R	
56	Ethereal Estates at Bennington	C2R	
57	Farrington Place Village	C2R	DEF2
58	Fuqua Manor	C3R	
59	Green Estates	C2R	DEF2
60	Hurley Self Storage	C2R	
61	James Estates	C2R	
62	JDS Hopfe Road Sec 6	C3R	
63	JL Landco	C2R	DEF1
64	Juarez Village	C2R	
65	Kingsland Homes	C3R	
66	Latitudinal Quarter	C2R	DEF2
67	Lorraine West Park	C2R	DEF2
68	Magnolia Oaks	C3R	
69	Marbal Reserve Six at Independence Heights	C2R	
70	Monarch Community Clinical Center	C2R	
71	Monarch Community Resident Treatment	C2R	
72	Monarch Community Therapeutic Community	C2R	
73	Oaks Development in the Heights	C2R	DEF1
74	Oasis on Denmark	C2R	DEF1
75	Paradise at Tampico	C2R	
76	Parkhurst Cove	C2R	DEF1
77	Pine Point Views	C2R	
78	Pitstop at Tidwell	C2R	
79	Reserve at De Soto	C3R	
80	Residence at Wall Street	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Residence on Emancipation	C2R	DEF2
82	Search Homeless Services Houston	C2R	
83	Spring Stuebner Sustainable Park	C2R	
84	Teal Houses	C2R	
85	Trinity Truck Parking	C2R	
86	Vernon Square	C2R	
87	Village at East Maxroy	C2R	DEF1
88	Villas at Balbo	C2R	
89	Vinson Heights	C2R	DEF2
90	West Clay Manors	C2R	
91	Wilson Place	C2R	
92	Wroxton Court partial replat no 1	C2R	
93	Wycliffe Reserve	C2R	DEF1
94	Yapman Estates	C2R	

C-Public Hearings Requiring Notification

95	Camila Estates replat no 1	C3N	
96	Carothers Manor	C3N	
97	Duru Estates	C3N	
98	Harold Street Views	C3N	
99	Northwood Crossing	C3N	
100	Plaza Estates at Shelby	C3N	
101	Reed Terrace partial replat no 3	C3N	
102	Sunset Place partial replat no 2	C3N	DEF1
103	West Drew Views	C3N	
104	Willowcreek Ranch Sec 4 partial replat no 2	C3N	

D-Variances

105	Bridgeland Creekland Village GP	GP	DEF1
106	Bridgeland Prairieland Village GP	GP	
107	Bridgeland Prairieland Village Sec 46	C3P	
108	East Blocks Sec 1	C2R	
109	East Blocks Sec 2	C2	
110	East Blocks Sec 3	C2	
111	East Blocks Sec 4	C2	
112	East Blocks Sec 5	C2	
113	East Blocks Sec 6	C2	
114	East Blocks Sec 7	C2	
115	East Blocks Sec 8	C2	
116	Harris County Emergency Service District no 7	C3P	
117	Icon M Tower	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
118	New Caney Municipal Utility District Water Plant no 4 GP	GP	DEF1
119	New Caney Municipal Utility District Water Plant no 4	C3P	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

120	Candela Sec 16	EOA	
121	Candela Sec 17	EOA	
122	Indian Springs Sec 3	EOA	
123	Mainer Manor	EOA	
124	Ralston Lakes Sec 1	EOA	
125	Ralston Lakes Sec 2	EOA	
126	Synova Sec 2	EOA	
127	Synova Sec 3	EOA	
128	Wayside Village Sec 7	EOA	

H-Name Changes

129	Rolling Creek Wastewater Treatment Plant (prev. Rolling Oaks Wastewater Treatment Plant)	NC	

I-Certification of Compliance

130	4715 FM 1960	COC	
131	20701 Dunn Street	COC	

J-Administrative

None

K-Development Plats with Variance Requests

132	5157 Airport Boulevard	DPV	DEF1

Off-Street Parking Variance Requests

III	3200 S. Shepherd Drive	PV	DEF1
IV	2300 Union Street	PV	

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	Al Amin Estate at Blue Ridge	2024-2077	C2	Fort Bend	City	571W	2.00	2.00	0	CAS Consultants, LLC	CAS Consultants, LLC
2	Aqsa Homes	2024-2015	C3P	Fort Bend	ETJ	485J	1.82	0.30	13	ICON INVESTMENTS	RSG Engineering
3	Avalon at Cypress Sec 14	2024-2121	C3P	Harris	ETJ	406A	27.40	10.34	57	Taylor Morrison	Meta Planning + Design LLC
4	Bauer Meadows Sec 3	2024-2130	C3F	Harris	ETJ	285T	9.39	0.71	54	KB Home Lone Star Inc.	Meta Planning + Design LLC
5	Binford Creek Sec 3	2024-2086	C3F	Harris	ETJ	283F	20.33	2.91	109	HOUSTON LD, LLC	Pape-Dawson Engineers
6	Bridgeland Creekbend View Crossing Street Dedication (DEF1)	2024-2047	SP	Harris	ETJ	365A	8.25	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Creekland Village Sec 14 (DEF1)	2024-2012	C3P	Harris	ETJ	365B	32.20	12.47	83	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
8	Bridgeland Creekland Village Sec 16 (DEF1)	2024-2014	C3P	Harris	ETJ	365B	20.50	0.65	68	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
9	Bridgeland Creekland Village Sec 19 (DEF1)	2024-2016	C3P	Harris	ETJ	365E	15.30	2.55	74	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
10	Bridgeland Pollinator Drive Street Dedication Sec 5	2024-2132	C3P	Harris	ETJ	365S	1.50	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
11	Bridgeland Stargazing Trail Street Dedication Sec 1 (DEF1)	2024-2029	SP	Harris	ETJ	365E	2.43	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
12	Briscoe Falls Sec 6	2024-2114	C3F	Fort Bend	ETJ	524Q	23.68	7.85	83	KB Home Lone Star, Inc.,	Quiddity Engineering
13	Broze Road Sec 3	2024-2080	C3F	Harris	ETJ	334N	14.38	14.29	0	Kana Holdings, LLC	Meta Planning + Design LLC
14	Cherry Ruth Estates	2024-2120	C2	Montgomery	ETJ	256K	3.88	0.00	10	Cherry Ruth LLC	Texas Land Maps
15	Clyburn Landing (DEF1)	2024-2051	C3F	Harris	City	494C	0.15	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
16	Dunham Pointe Sec 18	2024-2069	C3P	Harris	ETJ	366B	22.68	1.86	52	Dunham Pointe Development LLC	BGE, Inc.
17	En Gedi Commercial Reserve	2024-2048	C2	Harris	ETJ	326F	3.01	3.01	0	En Gedi Investments	Pedraza Surveying, LLC
18	Esperanza at Barker Cypress	2024-2095	C2	Harris	ETJ	447P	18.99	18.99	0	SRG DEVELOPMENT HOLDINGS LLC,	Atkinson Engineers
19	Esperanza at Wild Orchid	2024-2094	C3P	Harris	ETJ	447P	14.89	14.27	0	SRG DEVELOPMENT HOLDINGS LLC,	Atkinson Engineers
20	Estates at Knoll Street	2024-2093	C3F	Harris	City	450V	1.40	0.01	20	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
21	Estates at Mable Grove	2024-2102	C3F	Harris	City	454Q	0.66	0.00	9	New Era Development	New Era Development & Land Services
22	Eubanks Villas	2024-2090	C2	Harris	City	453M	0.22	0.00	1	SCOTT ROMERO CONSTRUCTION & REMODELING	Bowden Land Services & Consulting

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
23	Grand Prairie Sec 8	2024-2134	C3P	Harris	ETJ	323R	15.16	1.32	49	Grand Prairie Development LLC	Meta Planning + Design LLC
24	Harris County MUD No 599 Water Plant no 1	2024-2071	C3F	Harris	ETJ	339T	4.11	3.88	0	LJA	LJA Engineering, Inc.-(Houston Office)
25	Hunters Creek Landing (DEF1)	2024-2035	C3F	Harris	ETJ	285K	10.18	0.00	1	JEG-ZER LLC	JEG-ZER LLC
26	Jones Creek Reserve at McCrary Meadows Sec 2	2024-2137	C3F	Fort Bend	ETJ	565L	21.08	7.65	80	Ventana Precinct line LLC	Quiddity Engineering
27	Kamryn Chance	2024-2074	C2	Harris	ETJ	497D	1.52	1.52	0	Interland Surveying & Mapping, LLC	The Interfield Group
28	Lakeside Lone Star Market	2024-2125	C2	Harris	City	489V	0.92	0.92	0	Sugarland Petroleum	Windrose
29	McDonalds at Meadow of Clear Creek	2024-2063	C3F	Harris	ETJ	616G	0.98	0.98	0	Blackline Engineering	Blackline Engineering
30	Mosing	2024-2144	C2	Harris	City	489V	12.23	12.23	0	Mosing Group	Windrose
31	Murray Villa (DEF1)	2024-2004	C2	Harris	City	450W	0.23	0.00	3	Oc Plans & Permits	Oc Plans & Permits
32	Park Street Views	2024-2088	C3F	Harris	City	492R	0.11	0.00	2	Ghandour Enterprises, LLC	Total Surveyors, Inc.
33	Plaza Estates at England	2024-2101	C3F	Harris	City	533R	0.12	0.00	2	New Era Development	New Era Development & Land Services
34	Prose Grant	2024-2075	C2	Harris	ETJ	369E	16.11	16.11	0	Prose Grant Alliance, LLC	Terra Associates, Inc.
35	Richmond Road Estates partial replat no 3	2024-2081	C3F	Harris	City	529T	0.92	0.00	2	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
36	Riverside Terrace Sec 6 partial replat no 3	2024-2064	C3F	Harris	City	533B	0.49	0.49	0	C Weinstock	South Texas Surveying Associates, Inc.
37	Schilder Estates	2024-2079	C3F	Harris	City	453D	1.16	0.00	10	Plan Express	PlanExpress
38	Sila Lago Cecita Drive Street Dedication and Reserve	2024-2067	C3P	Harris	ETJ	258Z	2.65	0.54	0	Friendswood Development Company	BGE, Inc.
39	Sila Sec 7	2024-2065	C3P	Harris	ETJ	258Z	24.13	12.29	63	Friendswood Development Company	BGE, Inc.
40	Sila Sec 12	2024-2066	C3P	Harris	ETJ	298D	25.32	4.93	131	Friendswood Development Company	BGE, Inc.
41	Spring Creek Trail Estate	2024-2106	C2	Harris	ETJ	292L	1.90	1.90	0	RSC Riverside Construction Inc.	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
42	Sundance Cove East Sec 2	2024-2136	C3F	Harris	ETJ	378R	22.54	2.04	102	DFC Sundance, LLC	EHRA
43	Sundance Cove East Sec 3	2024-2131	C3F	Harris	ETJ	378R	19.94	1.20	119	DFC Sundance, LLC	EHRA
44	Synova Sec 8	2024-2123	C3F	Harris	City/ ETJ	378U	12.55	0.99	71	Jen Holdco 23 LLC	EHRA
45	Trinity Gardens Views	2024-2119	C3F	Harris	City	454G	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
46	Winward Cove Sec 1	2024-2129	C3F	Harris	ETJ	404G	76.79	32.83	221	TPG AG EHC III (LEN) Multi State 5, LLC	United States

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
47	Zyra Telge Development (DEF1)	2024-1873	C2	Harris	ETJ	287V	1.01	0.88	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

B-Replats

48	Barclay Place Crossing (DEF1)	2024-2041	C2R	Harris	City	455A	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
49	Barclay Place Estates	2024-1982	C2R	Harris	City	455A	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
50	Barclay Place Homes (DEF1)	2024-2045	C2R	Harris	City	455A	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
51	Beall Street Manor	2024-2113	C2R	Harris	City	452C	0.59	0.01	12	Mazan Real Estate Group, LLC	MOMENTUM EGINEERING
52	Daimler Third	2024-2100	C2R	Harris	City	493Z	0.11	0.00	3	New Era Development	New Era Development & Land Services
53	Discovery Center Reserve (DEF1)	2024-2053	C2R	Harris	City	451F	6.67	6.67	0	Gauge Real Estate Partners	Windrose
54	Dolly Wright Residences	2024-2006	C2R	Harris	City	412U	0.72	0.14	14	MZ BUILDINGS	RSG Engineering
55	Estates at Firnat	2024-2039	C2R	Harris	City	455A	0.21	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
56	Ethereal Estates at Bennington	2024-2073	C2R	Harris	City	454Q	0.34	0.00	7	ETHEREAL HOMES LLC	Dart Land Services LLC
57	Farrington Place Village (DEF2)	2024-1953	C2R	Harris	City	414Y	0.46	0.00	4	Oc Plans & Permits	Oc Plans & Permits
58	Fuqua Manor	2024-2023	C3R	Harris	City	574U	5.00	1.23	72	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Green Estates (DEF2)	2024-1875	C2R	Harris	City	533K	0.23	0.00	3	New Era Development	New Era Development & Land Services
60	Hurley Self Storage	2024-2082	C2R	Harris	City	454A	3.38	3.38	0	ARCO/Murray	Terra Associates, Inc.
61	James Estates	2024-2061	C2R	Harris	City	492M	0.16	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
62	JDS Hopfe Road Sec 6	2024-2118	C3R	Harris	ETJ	285Z	5.00	1.50	12	JDS Hopfe Road LLC	Meta Planning + Design LLC
63	JL Landco (DEF1)	2024-2013	C2R	Harris	City	449Z	7.22	7.10	0	Dunaway I PRD	Windrose
64	Juarez Village	2024-2050	C2R	Harris	City	412Y	0.25	0.00	2	Oc Plans & Permits	Oc Plans & Permits
65	Kingsland Homes	2024-2111	C3R	Harris	ETJ	487A	1.63	0.28	16	BAKER	RSG Engineering
66	Latitudinal Quarter (DEF2)	2024-1859	C2R	Harris	City	492Y	0.22	0.22	0	LATITUDINAL PROPERTIES, LLC	Civil-Surv Land Surveying, L.C.
67	Lorraine West Park (DEF2)	2024-1876	C2R	Harris	City	494E	0.42	0.00	6	New Era Development	New Era Development & Land Services
68	Magnolia Oaks	2024-1894	C3R	Harris	ETJ	414H	2.04	0.46	12	Hearthstone Homes	Cadniques Designs, LLC
69	Marbal Reserve Six at Independence Heights	2024-2097	C2R	Harris	City	453J	0.25	0.00	6	New Era Development	New Era Development & Land Services
70	Monarch Community Clinical Center	2024-2109	C2R	Harris	City	493S	0.34	0.34	0	Brooks and Sparks	West Belt Surveying, Inc.
71	Monarch Community Resident Treatment	2024-2108	C2R	Harris	City	493S	0.23	0.23	0	Brooks and Sparks	West Belt Surveying, Inc.
72	Monarch Community Therapeutic Community	2024-2112	C2R	Harris	City	493S	0.43	0.43	0	Brooks and Sparks	West Belt Surveying, Inc.
73	Oaks Development in the Heights (DEF1)	2024-1782	C2R	Harris	City	493E	0.19	0.00	3	Centred Development LLC	Building and Infrastructure Solutions

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
74	Oasis on Denmark (DEF1)	2024-1847	C2R	Harris	City	454K	0.42	0.11	4	Adeo Homes LLC	Adeo Homes LLC
75	Paradise at Tampico	2024-2089	C2R	Harris	City	454K	0.57	0.00	10	Survey Solutions of Texas	Survey Solutions of Texas
76	Parkhurst Cove (DEF1)	2024-1785	C2R	Harris	City	455E	0.29	0.00	2	None	Texas Land Maps
77	Pine Point Views	2024-2128	C2R	Harris	City	453V	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
78	Pitstop at Tidwell	2024-2058	C2R	Harris	City	452B	1.70	1.67	0	Encore Capital, LLC	MOMENTUM EGINEERING
79	Reserve at De Soto	2024-2103	C3R	Harris	City	411Z	1.00	0.01	14	New Era Development	New Era Development & Land Services
80	Residence at Wall Street	2024-2104	C2R	Harris	City	412S	0.24	0.12	7	New Era Development	New Era Development & Land Services
81	Residence on Emancipation (DEF2)	2024-1840	C2R	Harris	City	493Y	0.13	0.00	3	Razada Investments LLC	Surv-Tex surveying Inc.
82	Search Homeless Services Houston	2024-2056	C2R	Harris	City	493Q	0.86	0.86	0	Ward, Getz & Associates, LLP	Windrose
83	Spring Stuebner Sustainable Park	2024-2059	C2R	Harris	ETJ	291K	6.00	6.00	0	CAS Consultants, LLC	CAS Consultants, LLC
84	Teal Houses	2024-2057	C2R	Harris	City	493U	0.13	0.00	2	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
85	Trinity Truck Parking	2024-2091	C2R	Harris	City	574Q	10.00	9.57	0	DAVID TRANSPORTATION	Bowden Land Services & Consulting
86	Vernon Square	2024-2098	C2R	Harris	City	494G	0.12	0.12	0	New Era Development	New Era Development & Land Services
87	Village at East Maxroy (DEF1)	2024-2026	C2R	Harris	City	412T	0.12	0.00	2	Oc Plans & Permits	Oc Plans & Permits
88	Villas at Balbo	2024-1920	C2R	Harris	City	451D	0.38	0.00	4	Onyx Land Partners, LLC.	ICMC GROUP INC
89	Vinson Heights (DEF2)	2024-1881	C2R	Harris	City	412S	0.43	0.01	8	SINERGY TEAM LLC	RSG Engineering
90	West Clay Manors	2024-2087	C2R	Harris	City	492R	0.11	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
91	Wilson Place	2024-2076	C2R	Harris	City	493Z	0.11	0.00	2	Homebound	MOMENTUM EGINEERING
92	Wroxton Court partial replat no 1	2024-2140	C2R	Harris	City	532D	0.15	0.14	0	1751 Wroxton, LLC	Patrick Planning Services, LLC
93	Wycliffe Reserve (DEF1)	2024-1975	C2R	Harris	City	449X	1.35	1.35	0	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
94	Yapman Estates	2024-2110	C2R	Harris	City	453V	0.23	0.00	6	Yellow Foot 2, LLC	Pioneer Engineering, LLC

C-Public Hearings Requiring Notification

95	Camila Estates replat no 1	2024-1857	C3N	Harris	City	495R	0.34	0.00	5	ROC LIFESTYLE INVESTMENTS, LLC	Patrick Planning Services, LLC
96	Carothers Manor	2024-1872	C3N	Harris	City	455J	0.39	0.00	4	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
97	Duru Estates	2024-1949	C3N	Harris	ETJ	409Y	0.19	0.01	2	CGEA|Planning + Design	CGEA|Planning + Design
98	Harold Street Views	2024-1892	C3N	Harris	City	492U	0.14	0.00	2	On Point Custom Homes	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
99	Northwood Crossing	2024-1756	C3N	Harris	City	415N	0.30	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
100	Plaza Estates at Shelby	2024-1936	C3N	Harris	City	533X	0.16	0.00	2	New Era Development	New Era Development & Land Services
101	Reed Terrace partial replat no 3	2024-1831	C3N	Harris	City	533Y	0.93	0.93	0	L GANO AND ASSOCIATES INC	Survey 1, Inc.
102	Sunset Place partial replat no 2 (DEF1)	2024-1774	C3N	Harris	City	532D	0.18	0.18	0	5327 Ashby St, LLC	Patrick Planning Services, LLC
103	West Drew Views	2024-1912	C3N	Harris	City	493N	0.22	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
104	Willowcreek Ranch Sec 4 partial replat no 2	2024-1406	C3N	Harris	ETJ	288W	3.08	0.00	1	Caldwell Communities	Atwell LLC

D-Variances

105	Bridgeland Creekland Village GP (DEF1)	2024-2040	GP	Harris	ETJ	365E	2036.96	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
106	Bridgeland Prairieland Village GP	2024-2142	GP	Harris	ETJ	365S	3905.00	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
107	Bridgeland Prairieland Village Sec 46	2024-2133	C3P	Harris	ETJ	365S	28.70	4.53	69	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
108	East Blocks Sec 1	2024-1994	C2R	Harris	City	493R	0.29	0.29	0	EADO REDO I, LLC	EHRA
109	East Blocks Sec 2	2024-1995	C2	Harris	City	493R	0.86	0.86	0	EADO REDO I, LLC	EHRA
110	East Blocks Sec 3	2024-1996	C2	Harris	City	493R	0.93	0.93	0	EADO REDO I, LLC	EHRA
111	East Blocks Sec 4	2024-1997	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC	EHRA
112	East Blocks Sec 5	2024-1998	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC	EHRA
113	East Blocks Sec 6	2024-1999	C2	Harris	City	493R	0.64	0.64	0	EADO REDO I, LLC	EHRA
114	East Blocks Sec 7	2024-2000	C2	Harris	City	493R	0.98	0.98	0	EADO REDO I, LLC	EHRA
115	East Blocks Sec 8	2024-2001	C2	Harris	City	493V	0.57	0.57	0	EADO REDO I, LLC	EHRA
116	Harris County Emergency Service District no 7	2024-1965	C3P	Harris	ETJ	292Q	63.28	63.20	0	HCESD 7	South Texas Surveying Associates, Inc.
117	Icon M Tower	2024-2052	C2R	Harris	City	493N	0.46	0.46	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
118	New Caney Municipal Utility District Water Plant no 4 GP (DEF1)	2024-1853	GP	Montgomery	ETJ	296D	10.01	0.00	0	New Caney Municipal Utility District	LJA Engineering, Inc.-(Houston Office)
119	New Caney Municipal Utility District Water Plant no 4 (DEF1)	2024-1858	C3P	Montgomery	ETJ	296D	5.45	4.79	0	New Caney Municipal Utility District	LJA Engineering, Inc.-(Houston Office)

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
F-Reconsideration of Requirements											
None											
G-Extensions of Approval											
120	Candela Sec 16	2023-2865	EOA	Fort Bend	ETJ	524N	3.16	1.55	9	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
121	Candela Sec 17	2023-2871	EOA	Fort Bend	ETJ	524N	4.91	1.28	16	JDS Nursery Tract, LLC	Quiddity Engineering - Katy
122	Indian Springs Sec 3	2023-2585	EOA	Harris	ETJ	378G	30.85	1.83	175	Blackline Engineering LLC	Blackline Engineering
123	Mainer Manor	2023-2604	EOA	Harris	City	533P	0.23	0.00	6	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
124	Ralston Lakes Sec 1	2023-2736	EOA	Harris	ETJ	416Q	28.49	13.46	116	Ralston Lakes, LTD	LJA Engineering, Inc.- (Houston Office)
125	Ralston Lakes Sec 2	2023-2701	EOA	Harris	ETJ	416K	31.11	18.05	127	Ralston Lakes, LTD	LJA Engineering, Inc.- (Houston Office)
126	Synova Sec 2	2023-2479	EOA	Harris	ETJ	378V	27.69	6.11	112	Jen Holdco 23 LLC	EHRA
127	Synova Sec 3	2023-2481	EOA	Harris	ETJ	378V	21.82	1.60	104	Jen Holdco 23 LLC	EHRA
128	Wayside Village Sec 7	2023-2626	EOA	Harris	City	415T	74.31	36.85	227	LGI Homes - Texas, LLC	Pape-Dawson Engineers
H-Name Changes											
129	Rolling Creek Wastewater Treatment Plant (prev. Rolling Oaks Wastewater Treatment Plant)	2024-1103	NC	Harris	ETJ	447E	3.10	3.10	0	Woodmere Development Company, LTD	LJA Engineering, Inc.- (Houston Office)
I-Certification of Compliance											
130	4715 FM 1960	24-1753	COC	Harris	ETJ	333R				Pooyan Farajil	Eric Stone
131	20701 Dunn Street	24-1754	COC	Montgomery	ETJ	255V				Alberto Pizano	Alberto Pizano
J-Administrative											
None											
K-Development Plats with Variance Requests											
132	5157 Airport Boulevard (DEF1)	24061638	DPV	Harris	City	573H				Terry Alleyne	Terry Alleyne

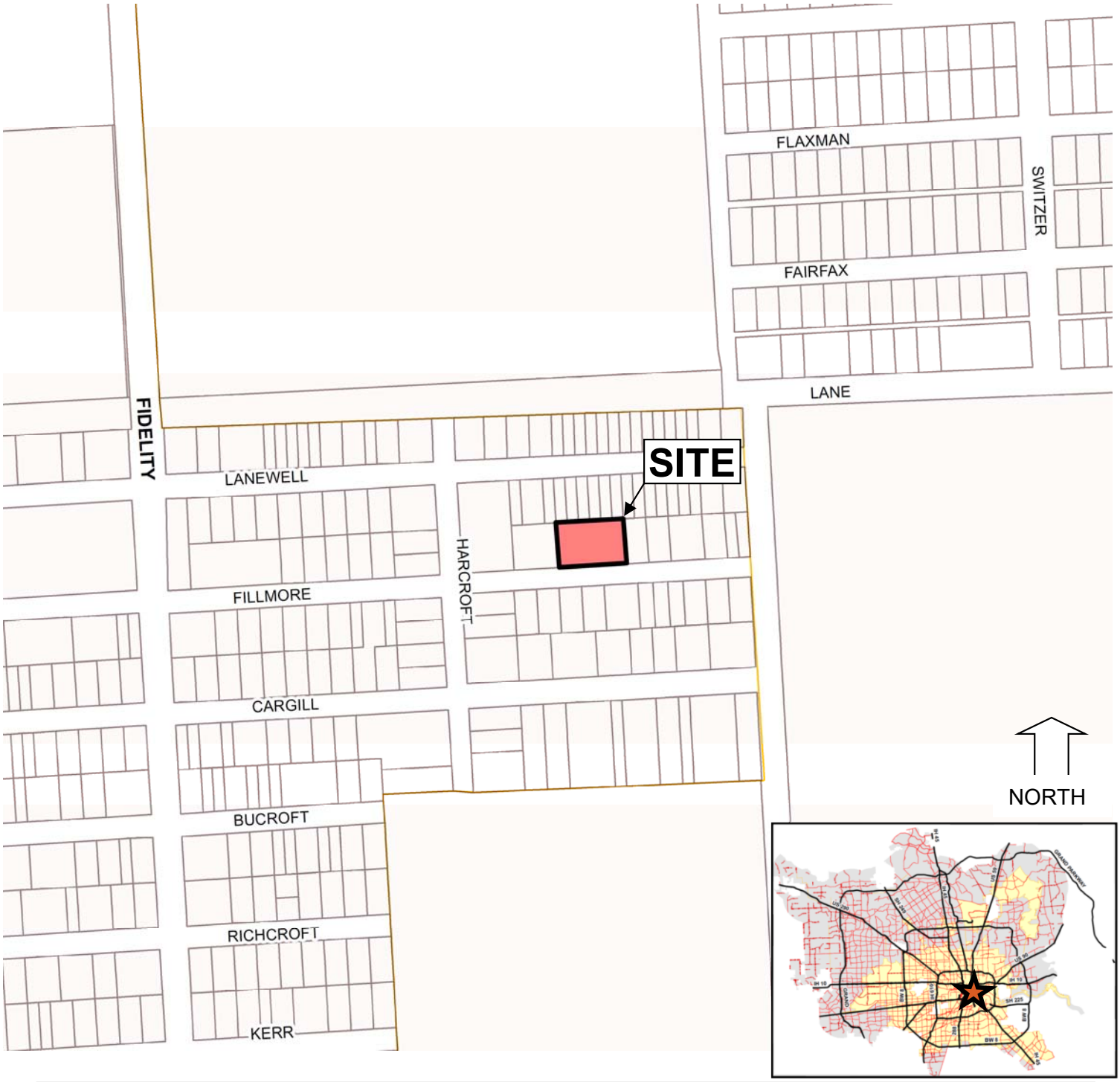
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
Off-Street Parking Variance Requests											
III	3200 S. Shepherd Drive (DEF1)	24018811	PV	Harris	City	492U				Romulo Cisneros	Cisneros Design Studio Architects LLC
IV	2003 Union Street	21046305	PV	Harris	City	493K				Romulo Cisneros	Cisneros Design Studio Architects LLC

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Camila Estates replat no 1

Applicant: Patrick Planning Services, LLC



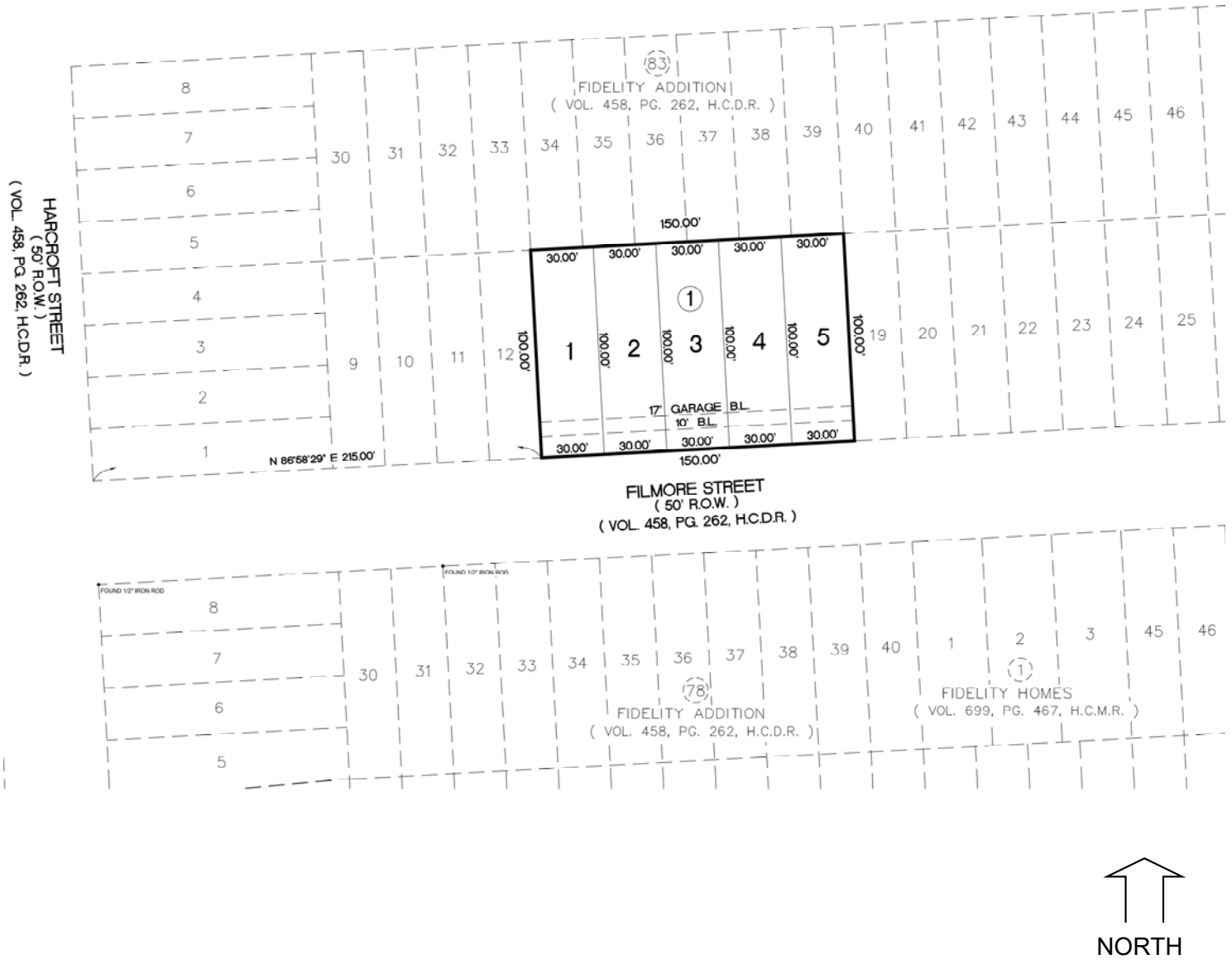
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Camila Estates replat no 1

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Camila Estates replat no 1

Applicant: Patrick Planning Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 11, 2024

Dear Property Owner:

Reference Number: 2024-1857; Camila Estates replat no 1, a partial replatting of "Camila Estates," being Lots 1-5, in Block 1, as recorded under Film Code No. 709209 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Fillmore Street, east of Fidelity Street and south of Market Street Road. The purpose of the replat is to create five (5) single-family residential lots and to change the density of the existing plat. 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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 31, 2024 at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments 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.

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

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

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

Terminology

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

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Planning Department Staff Authority and Obligation

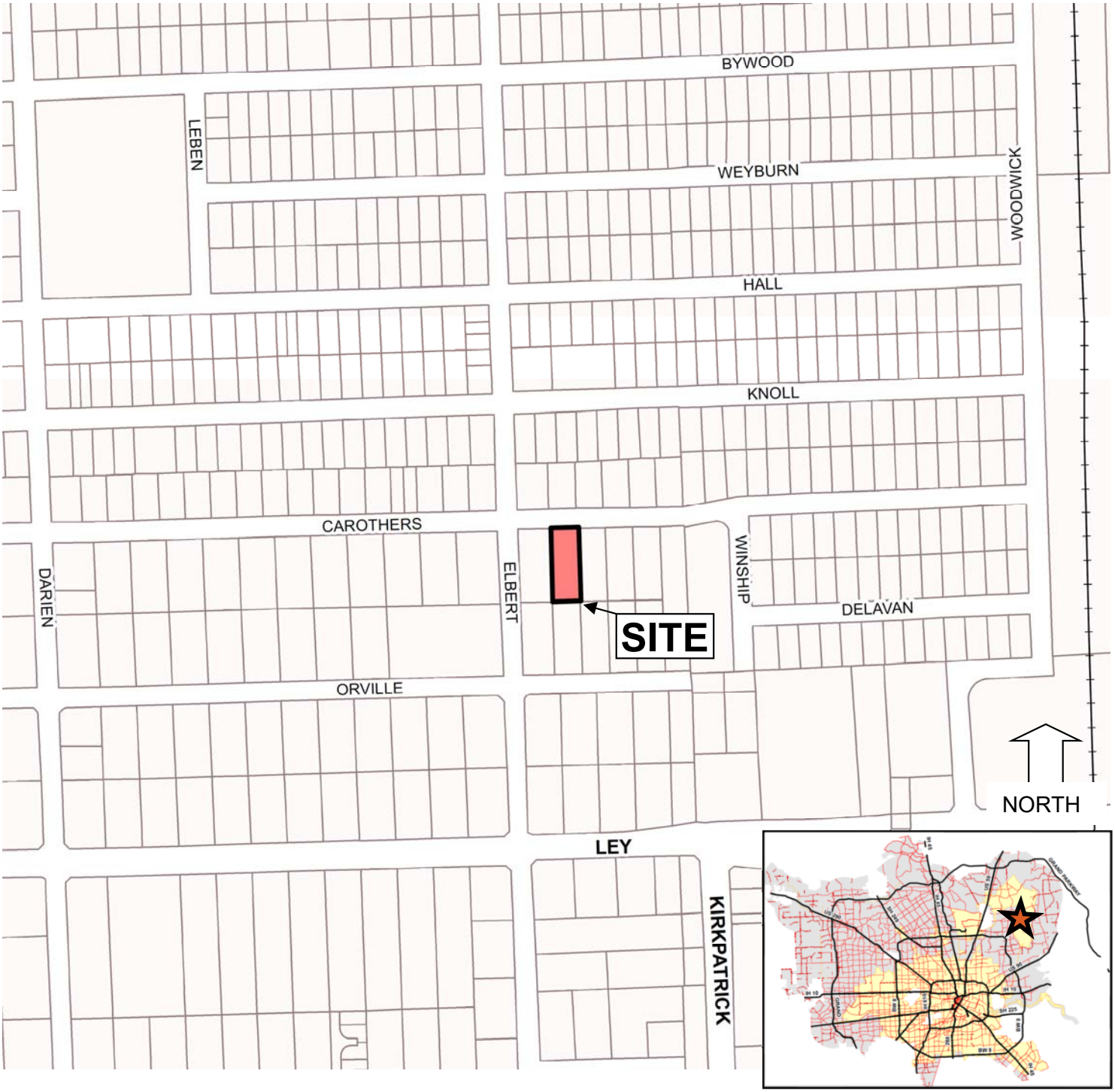
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Carothers Manor

Applicant: CE Engineers & Development Consultants, Inc.



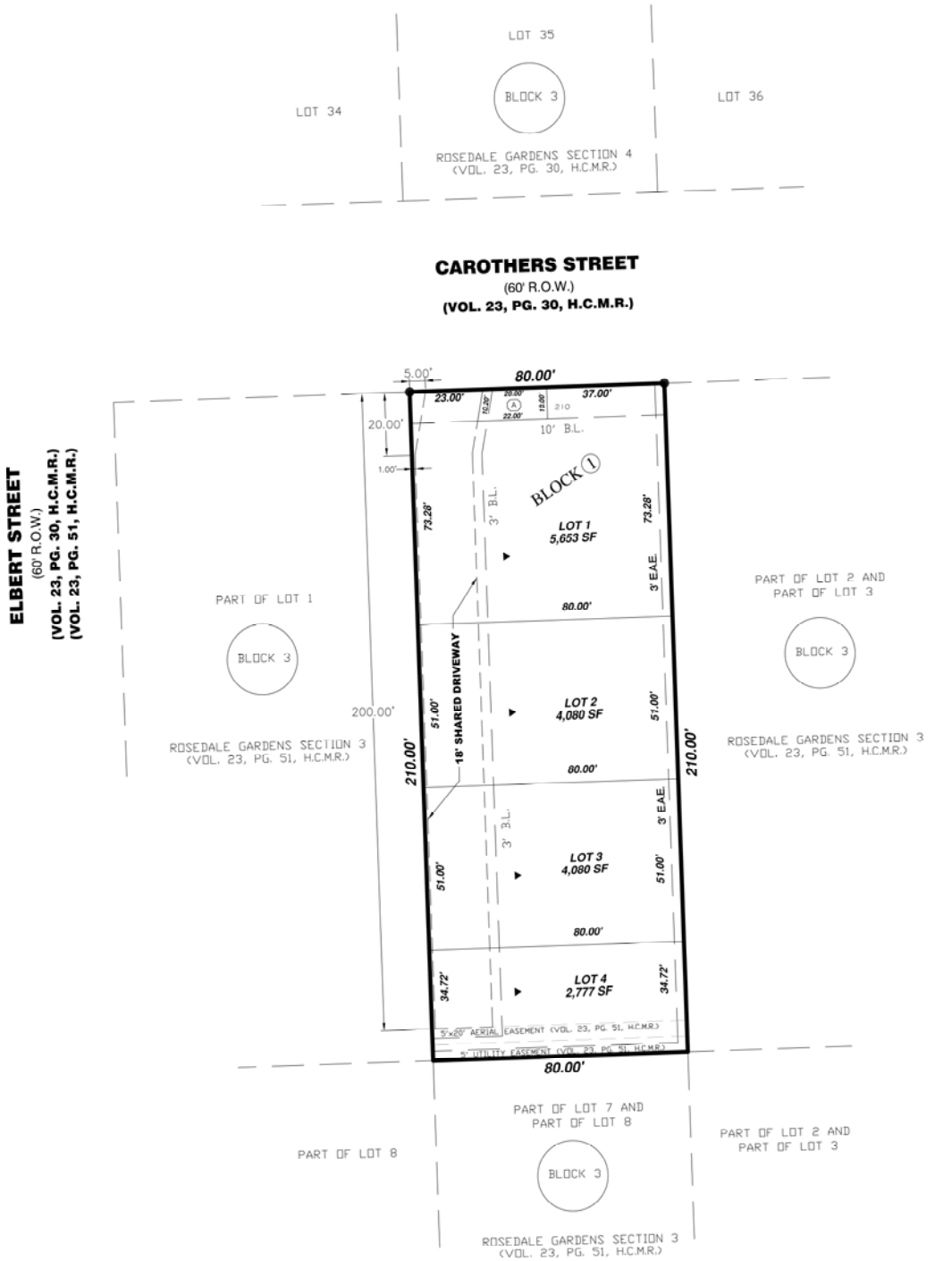
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

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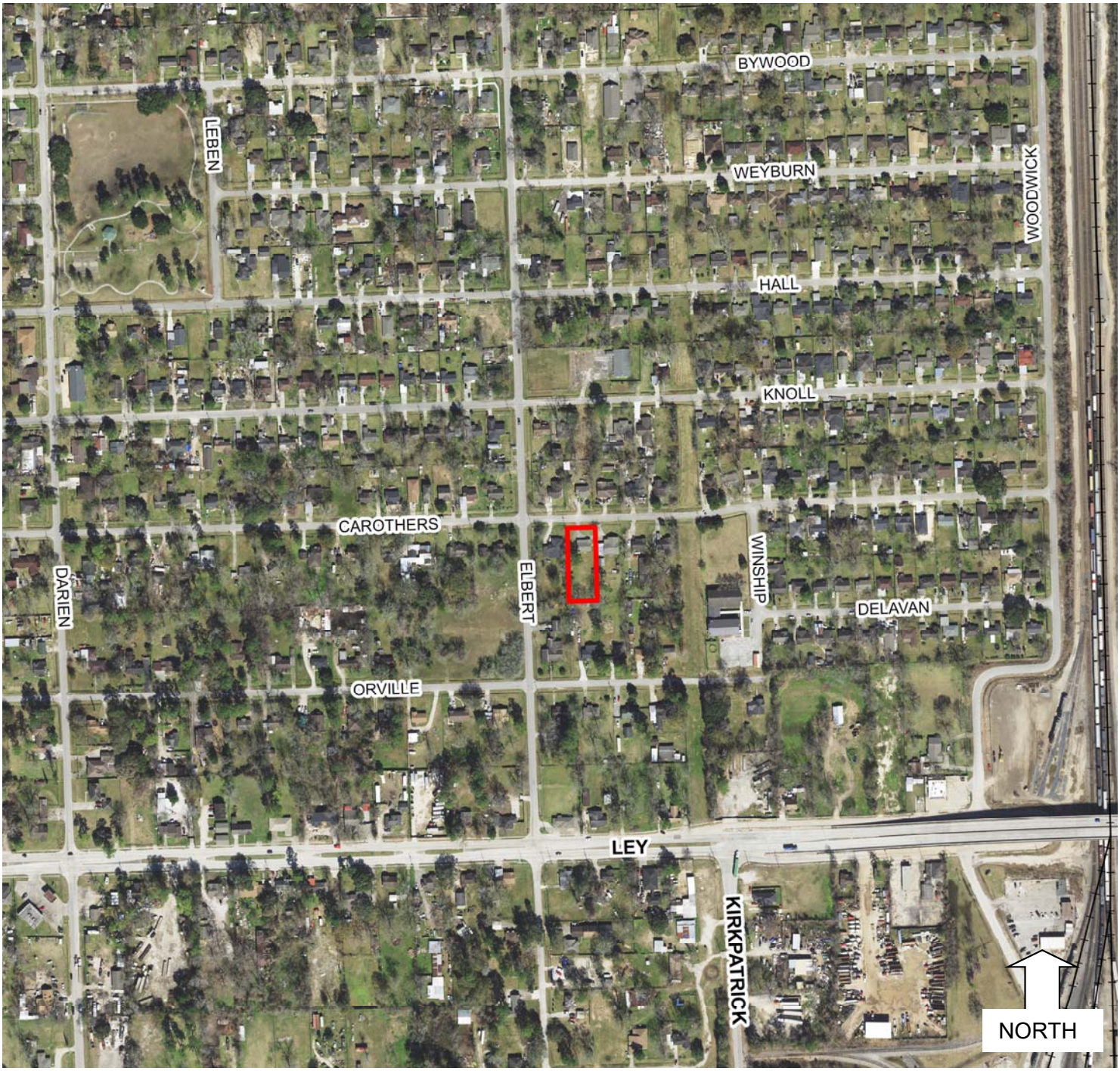
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Carothers Manor

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

October 11th, 2024

Dear Property Owner:

Reference Number: 2024-1872, "**Carothers Manor**", a partial replat of "**Rosedale Gardens Sec 3**", being the west 60' of lot 2, and the adjoining 20' of lot 1, Block 3, as recorded in Volume 23, Page 51 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at **7506 Carothers Street, south along Carothers Street, west of Winship Street, and north of Orville Street**. The purpose of the replat is to create four(4) single-family residential lots. The applicant, **Melissa Lopez, with CE Engineers & Development Consultants Inc.**, can be contacted at **726-437-3840** 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 31, 2024, at 2:30 P.M.
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Terminology

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Planning Department Staff Authority and Obligation

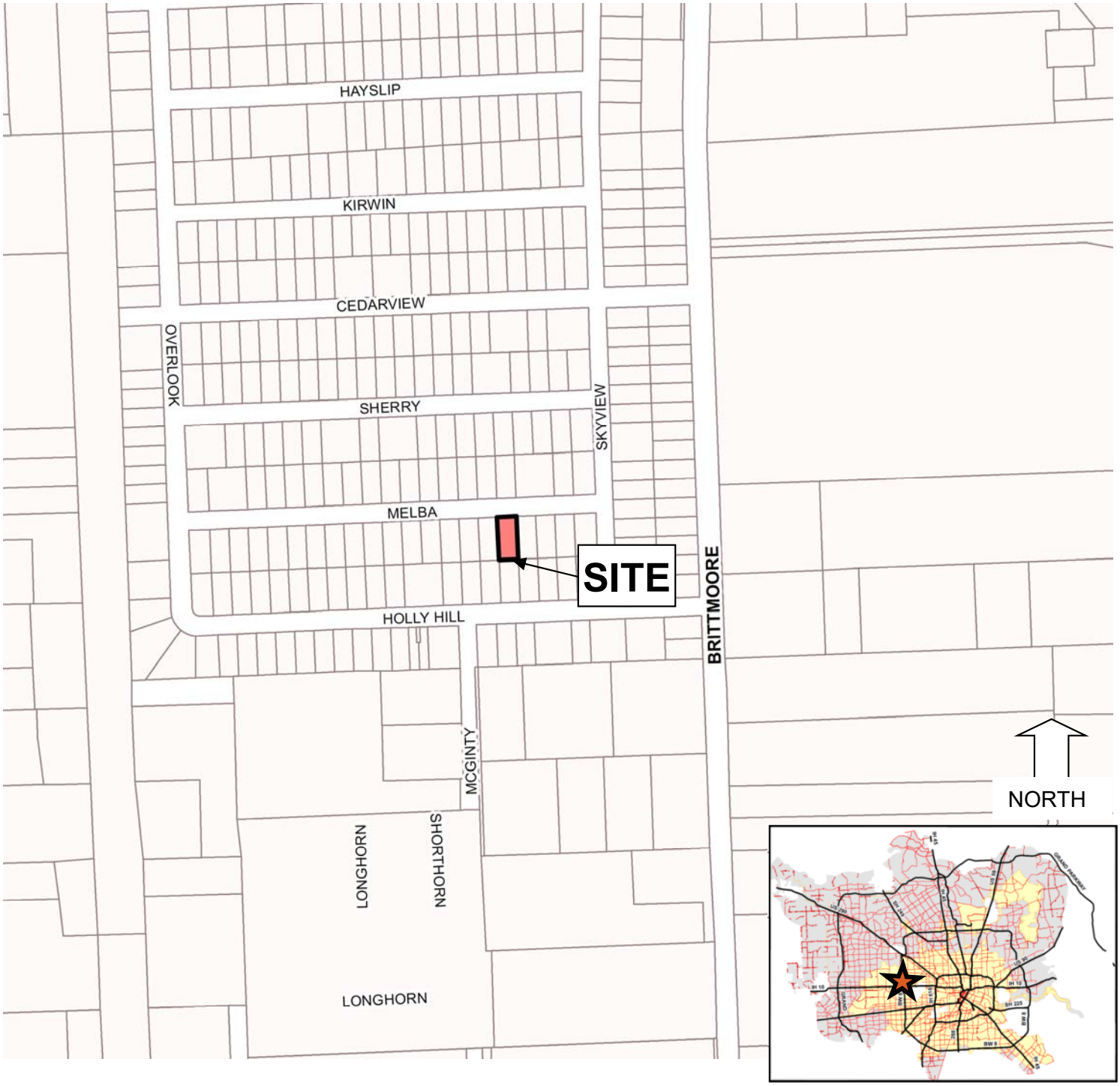
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date:10/31/2024**

Subdivision Name: Duru Estates

Applicant: CGEA|Planning + Design



C – Public Hearings

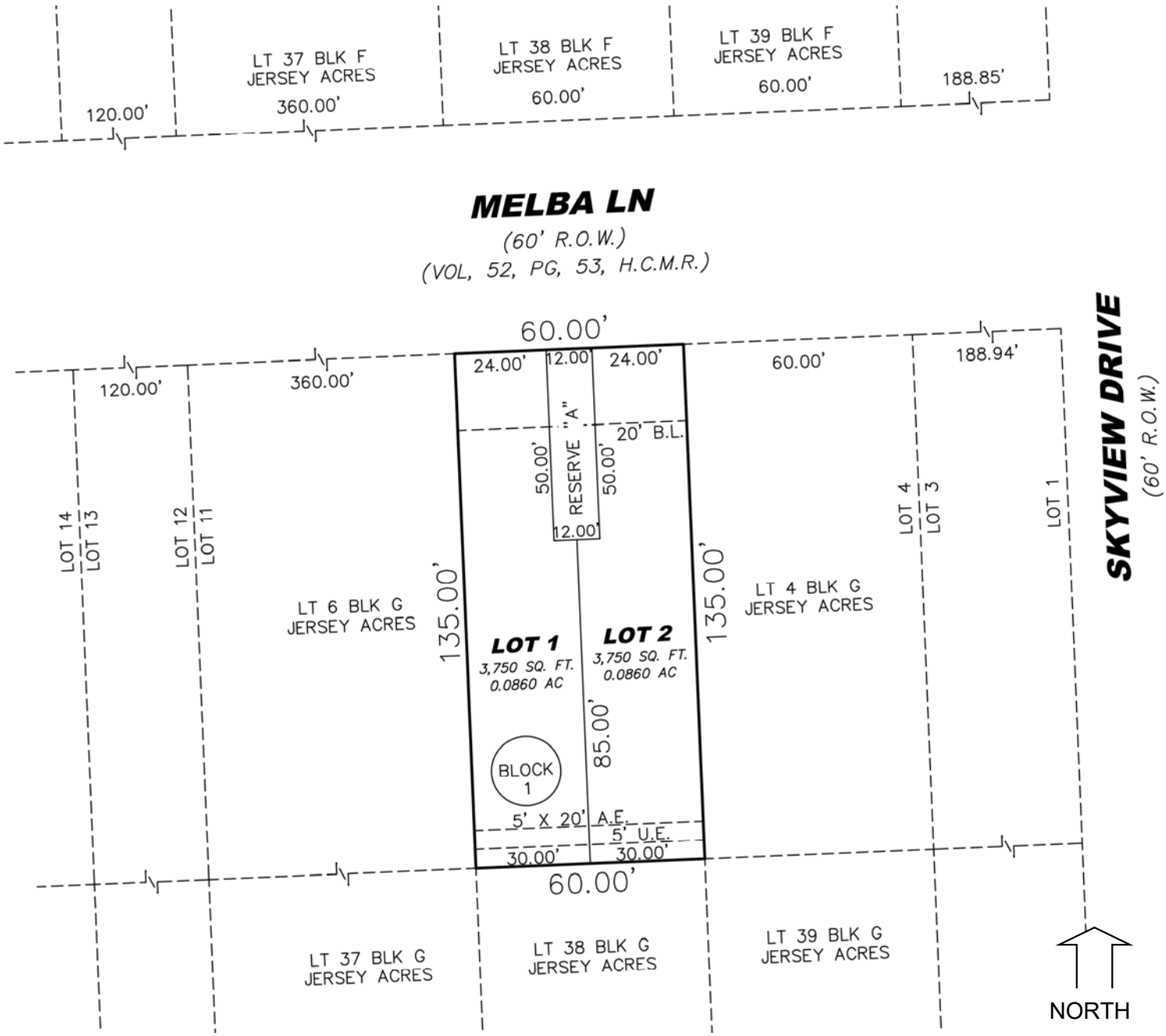
Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date:10/31/2024**

Subdivision Name: Duru Estates

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date:10/31/2024**

Subdivision Name: Duru Estates

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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

October 11th, 2024

Dear Property Owner:

Reference Number: 2024-1949, "**Duru Estates**", a partial replat of "**Jersey Acres**", being all of lot 5, block G, as recorded in Volume 52, Page 53 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at **11019 Melba Ln, south along Melba Ln, west of Skyview Dr and Brittmoore Dr., and north of Holly Hill Ln**. The purpose of the replat is to create two (2) single-family residential lots and one(1) Reserve. The applicant, **Carlos G. Espinoza, with CGEA Planning + Design**, can be contacted at **713-965-7385** for additional information regarding this project**.**

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

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

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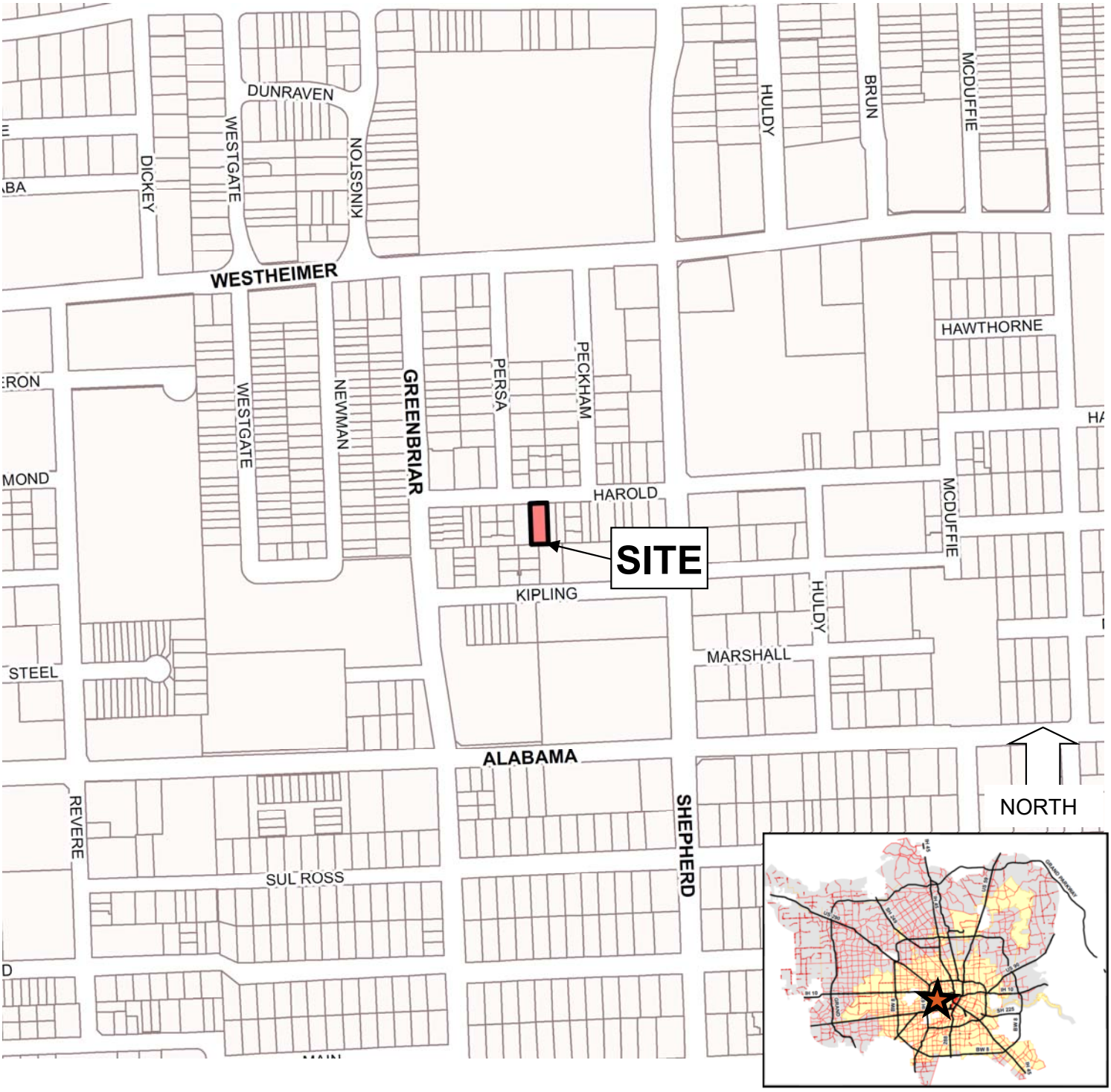
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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date:10/31/2024**

Subdivision Name: Harold Street Views

Applicant: Total Surveyors, Inc.



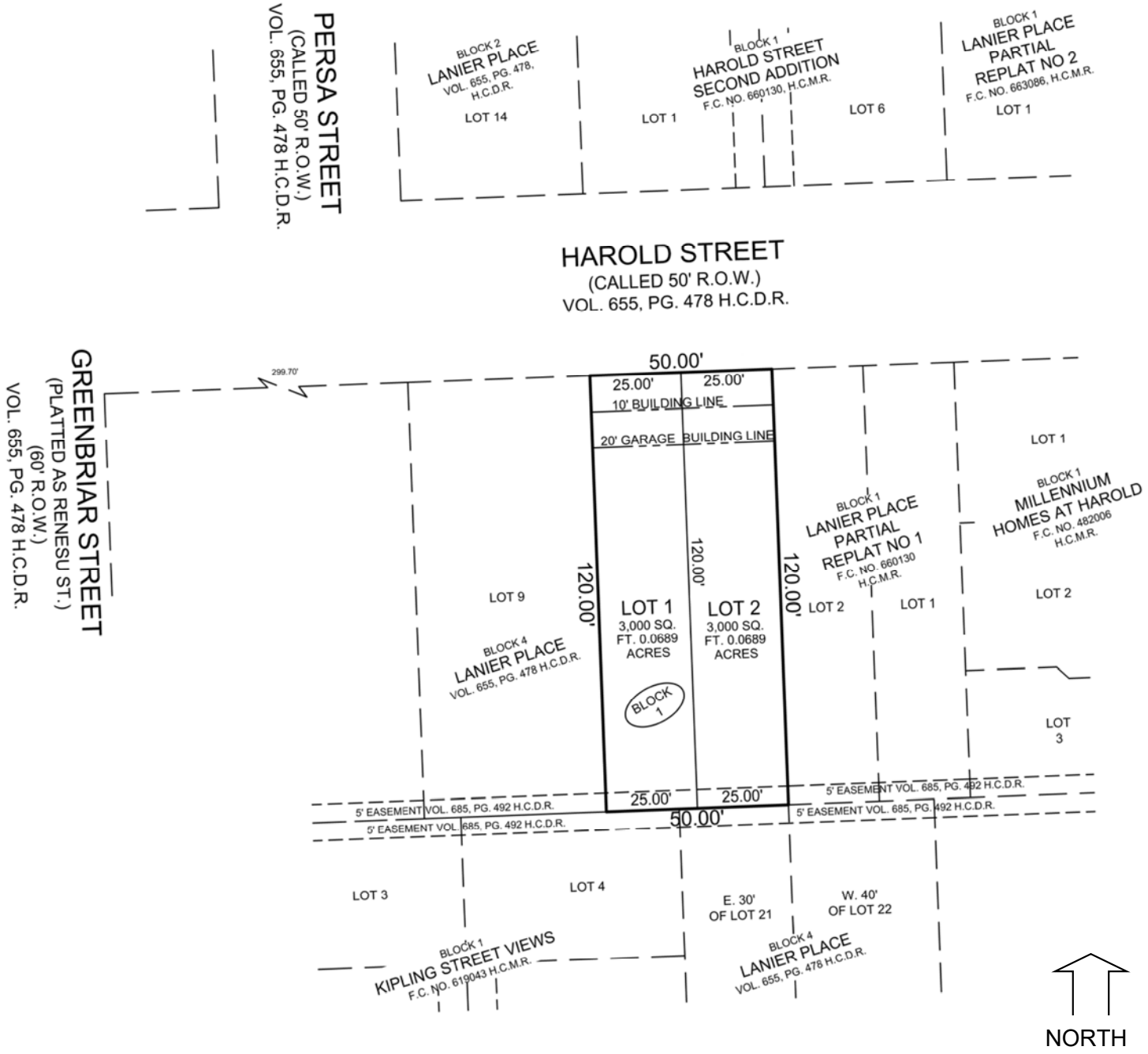
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

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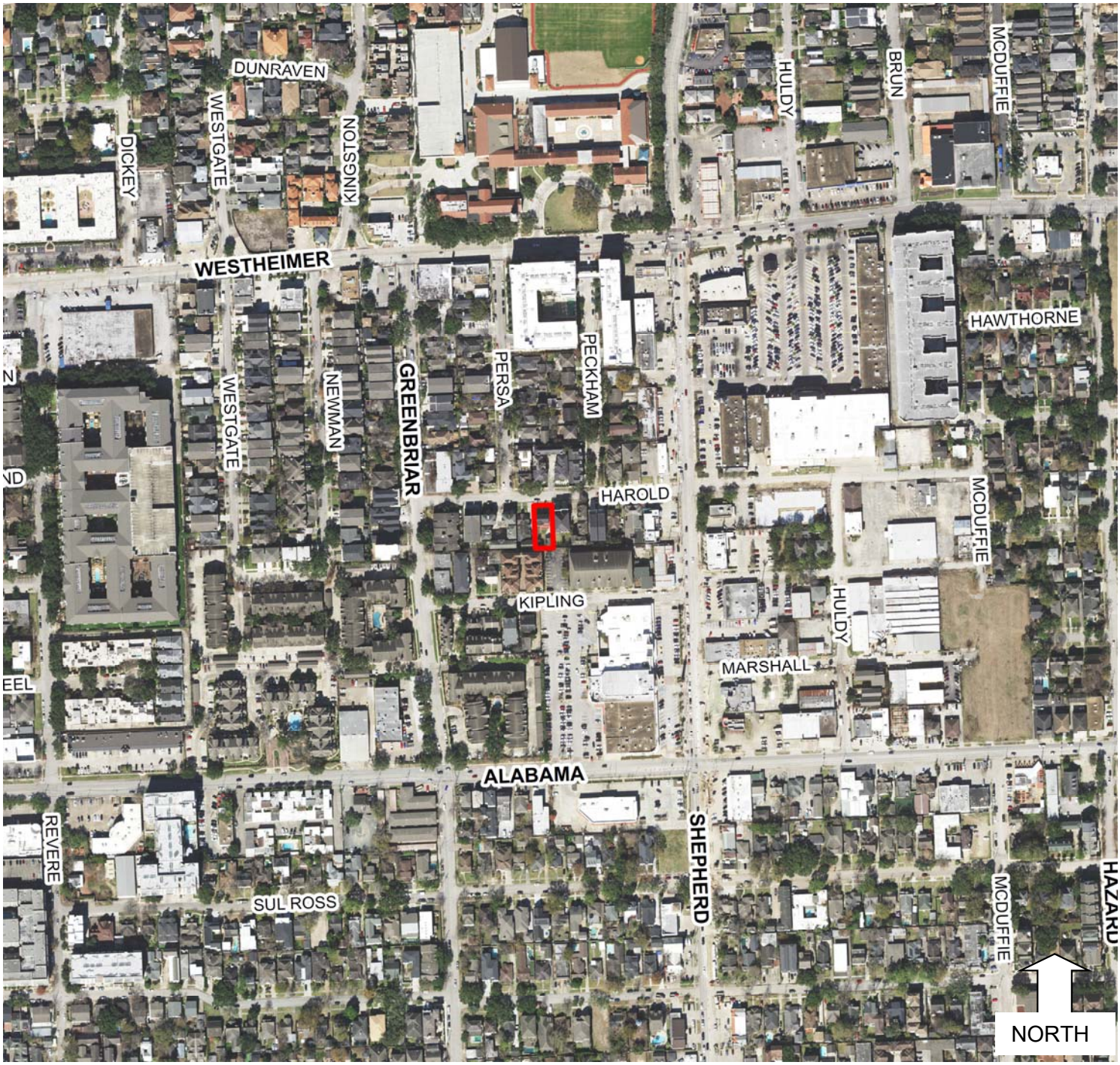
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

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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

October 11th, 2024

Dear Property Owner:

Reference Number: 2024-1892, "**Harold Street Views**", a partial replat of "**Lanier Place**", Lot 8, Block 4, as recorded in Volume 655, Page 478 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located **south along Harold Steet and east of Greenbriar Drive east of S. Shepherd Drive**. 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**.**

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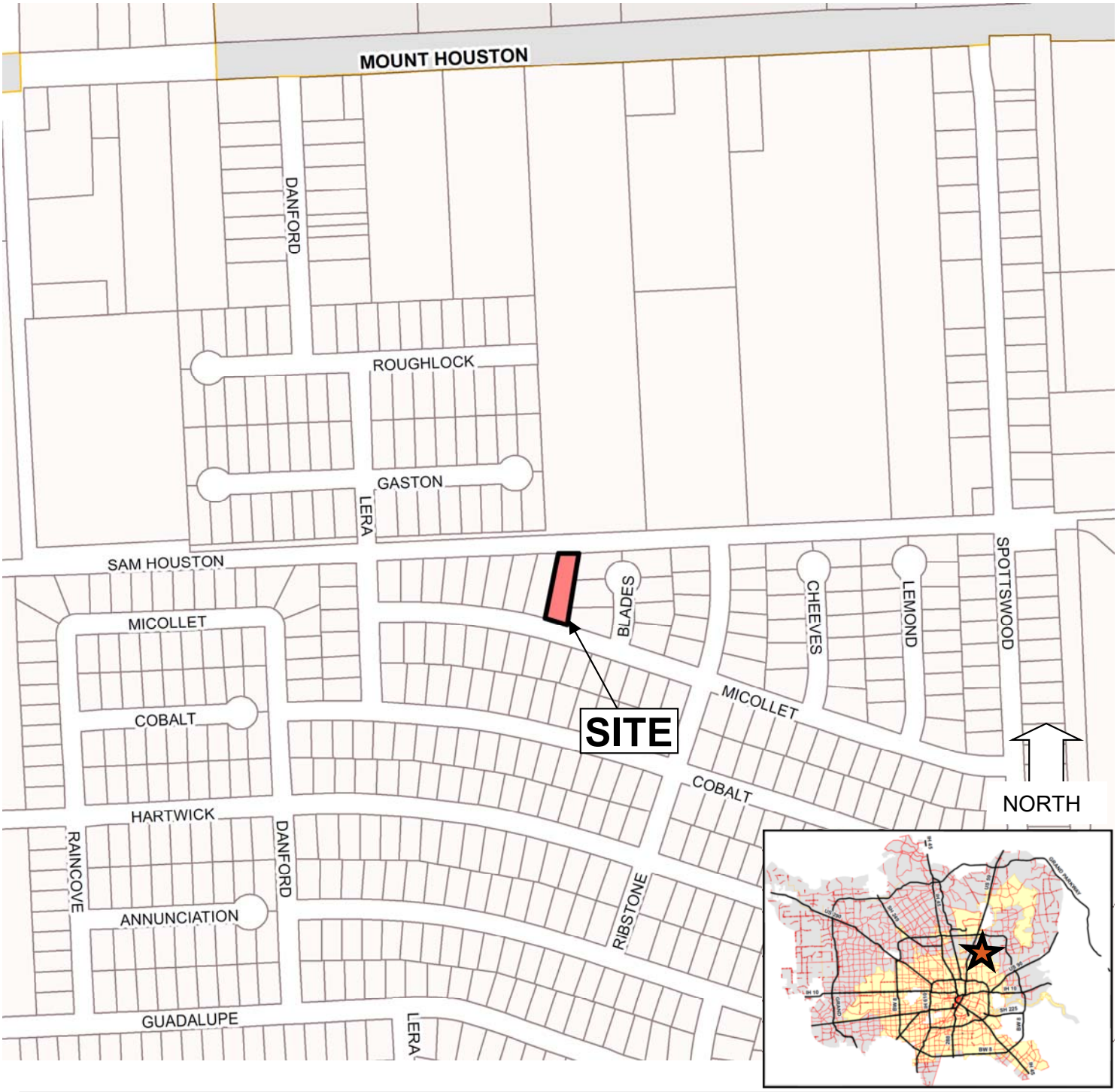
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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, INC



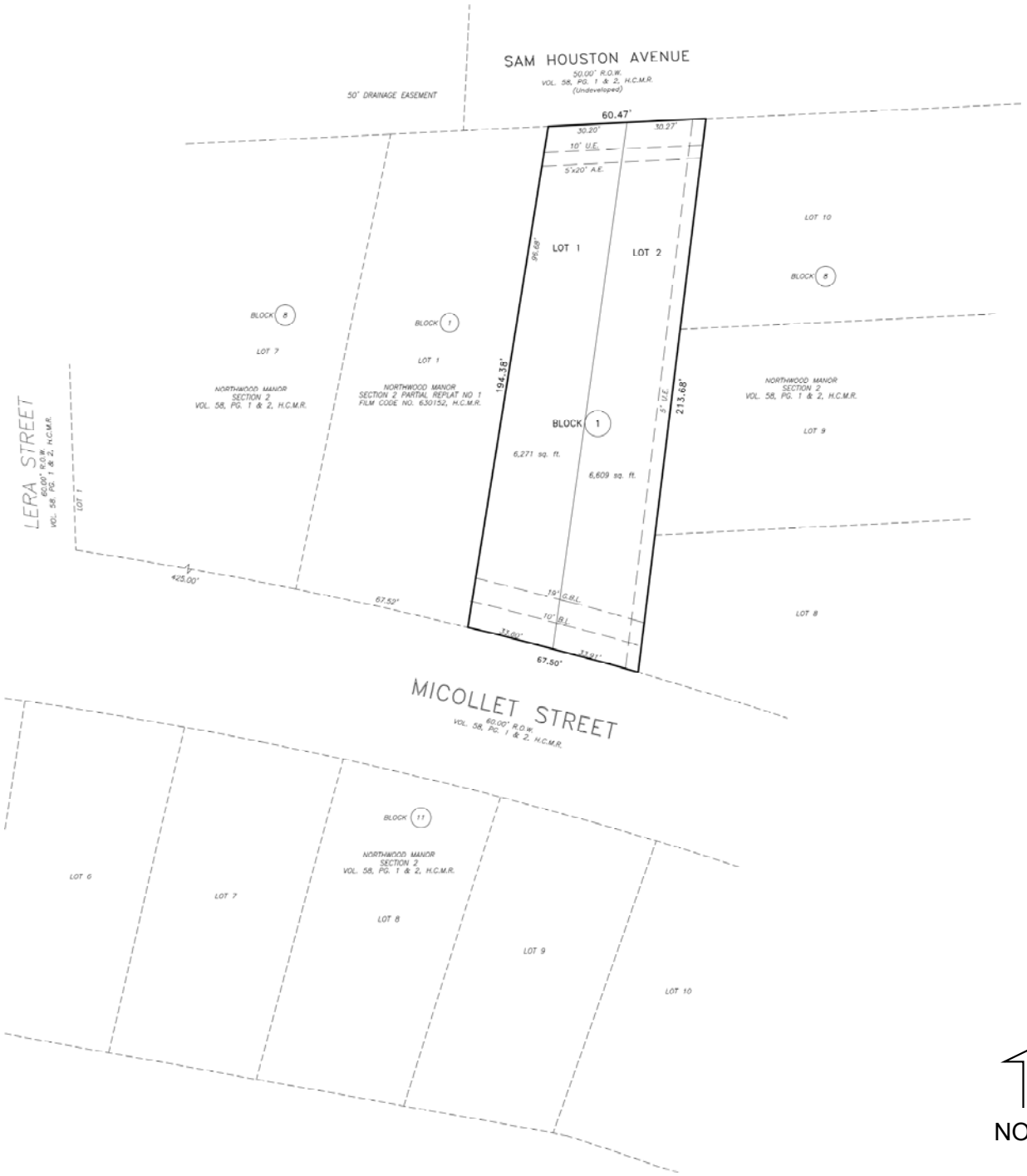
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, INC



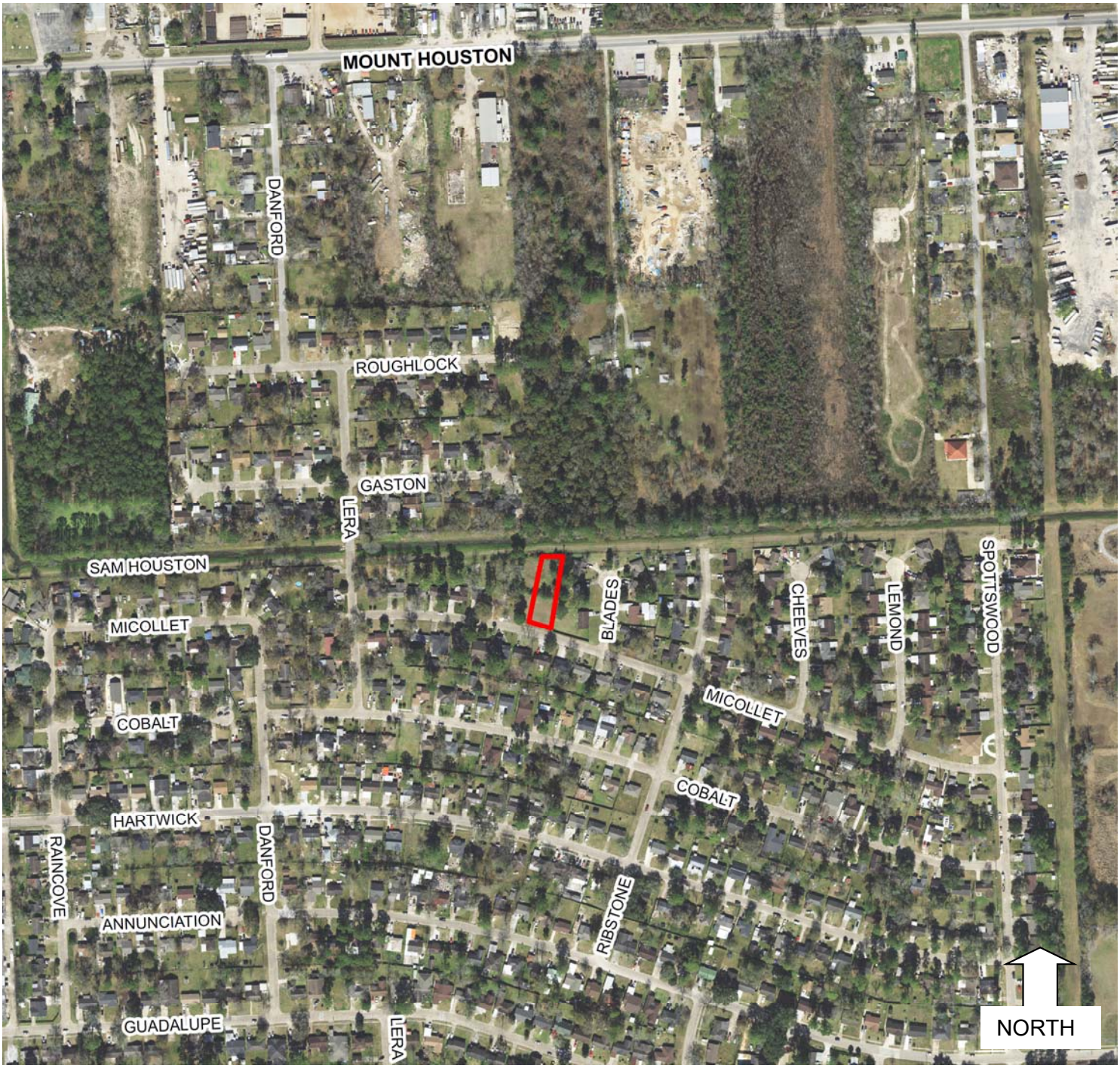
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Northwood Crossing

Applicant: PLS Construction Layout, INC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1756
Plat Name: Northwood Crossing
Applicant: PLS CONSTRUCTION LAYOUT, INC
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:

Applicant is requesting a less than typical lot size from the preceding plat. This lot specifically, does not fall within the Civic Association's restrictions and the lot size being requested is within the typical lot sizes of 6,000 to 6,400 sq. ft. as several other adjoining and adjacent lots within the vicinity.

Chapter 42 Section: 193(4)(b)

Chapter 42 Reference:

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

Statement of Facts

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

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

The subject site is 0.5653 acres, approximately ±60' wide located within Harris County, lying in the block between Sam Houston Avenue (50' R.O.W.) and Micollet Street (60' R.O.W.). The subject site is surrounded to the east and west by existing single-family homes, all with direct access and frontage to Micollet Street and Blades Street. The location of the lot, formerly a reserve, hinders any viable design solutions without a variance. The Northwood Manor Section Two plat, recorded in Vol. 58, Pg. 1 & 2, was an expansive, fully laid out development leaving little to no alternatives for development that would fit within community standards. Additionally, the existing surrounding streets are not expecting any future improvements and already allow for reasonable flow of pedestrian and vehicular traffic. Furthermore, the proposed two (2) lot development will fall within the typical lot sizes of the surrounding neighborhood. Applicant's proposed Lot One (1) comes in at six thousand two hundred and seventy one (6,271) sq. ft. and Lot Two (2) will be six thousand six hundred and nine square feet (6,609) sq. ft. Strict application of the requirements of this section would make this project infeasible as it won't allow for development and creates an undue hardship on the applicant.

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

The existing developments and street patterns surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant, but rather by ordinances that were implemented subsequent to the calendar year when the site in question was designated for use.

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

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

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

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety, or welfare of this area. As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no negative impact to the public health, safety, or welfare through the granting of this variance.

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

The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the land due to the existing developments surrounding the subject site that are existing conditions and are not the result of a hardship created or imposed by the applicant. Strict application of this chapter also would result in unsound public policy as existing conditions led to the configuration of the property and the general intent and purpose of this chapter suggests that the requested variance should be granted.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

October 11, 2024

Dear Property Owner:

Reference Number: 2024-1756; Northwood Crossing, a partial replatting of Northwood Manor Sec 2 partial replat no 1; being all of Lot 2, in Block 1, as recorded at Film Code No. 630152 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Micollet Street between Lera Street and Blades Street, south of East Mount Houston Road, and east of Homestead Road. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Uriel Figueroa** with **PLS Construction Layout, Inc.**, on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

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

If you have any questions regarding this notice, you may contact **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 31, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

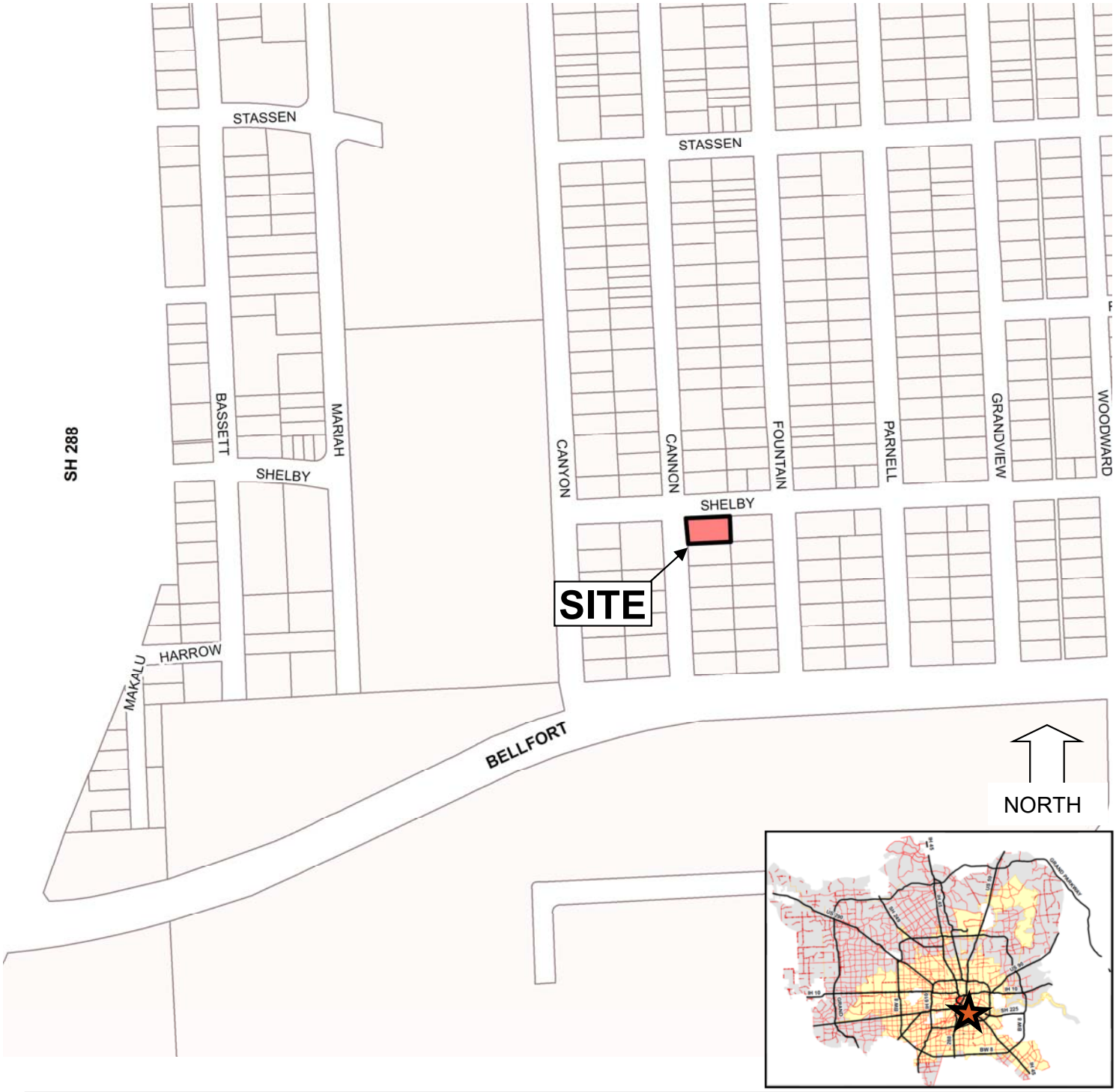
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Plaza Estates at Shelby

Applicant: New Era Development & Land Services



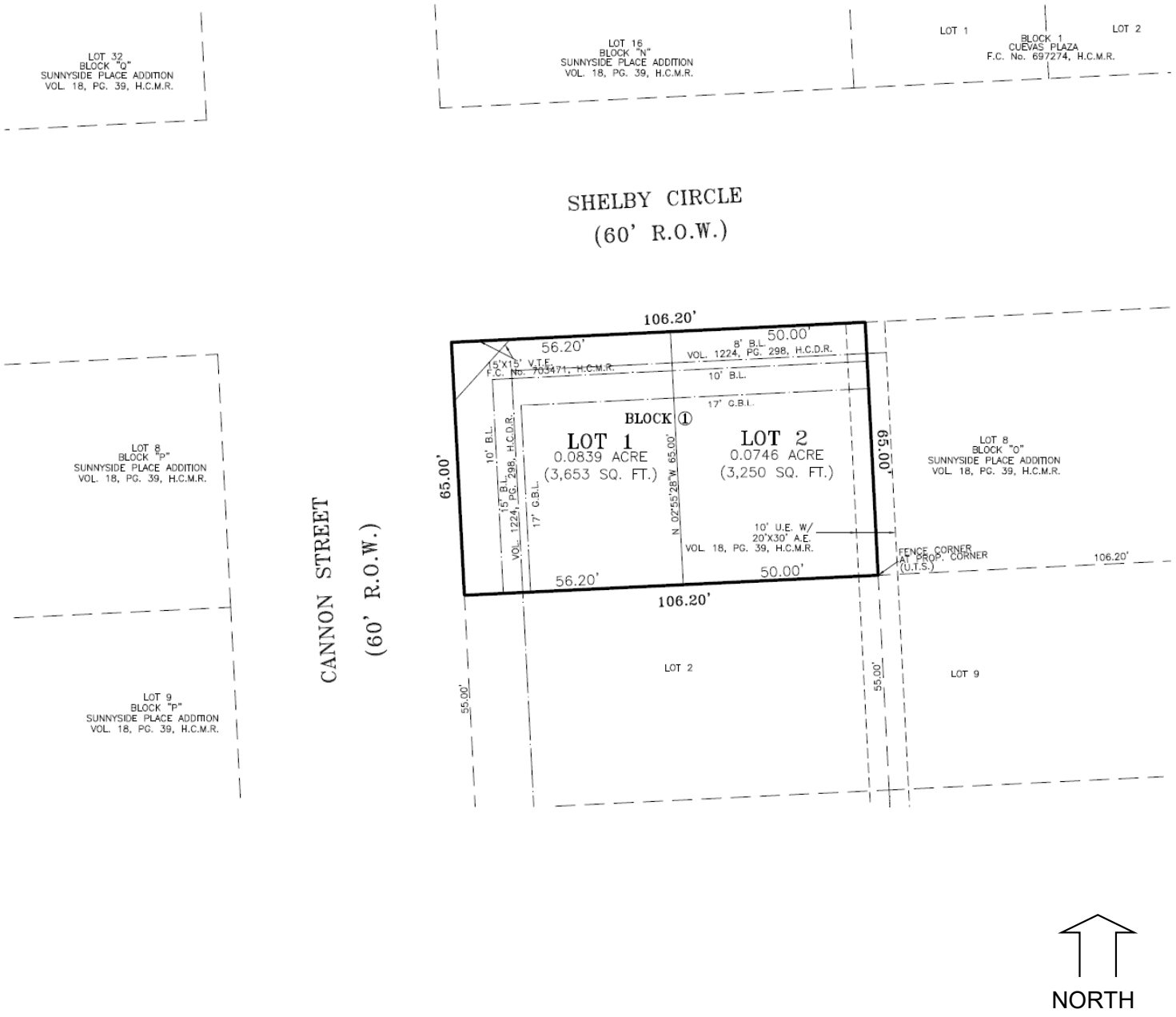
C – Public Hearings Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Plaza Estates at Shelby

Applicant: New Era Development & Land Services



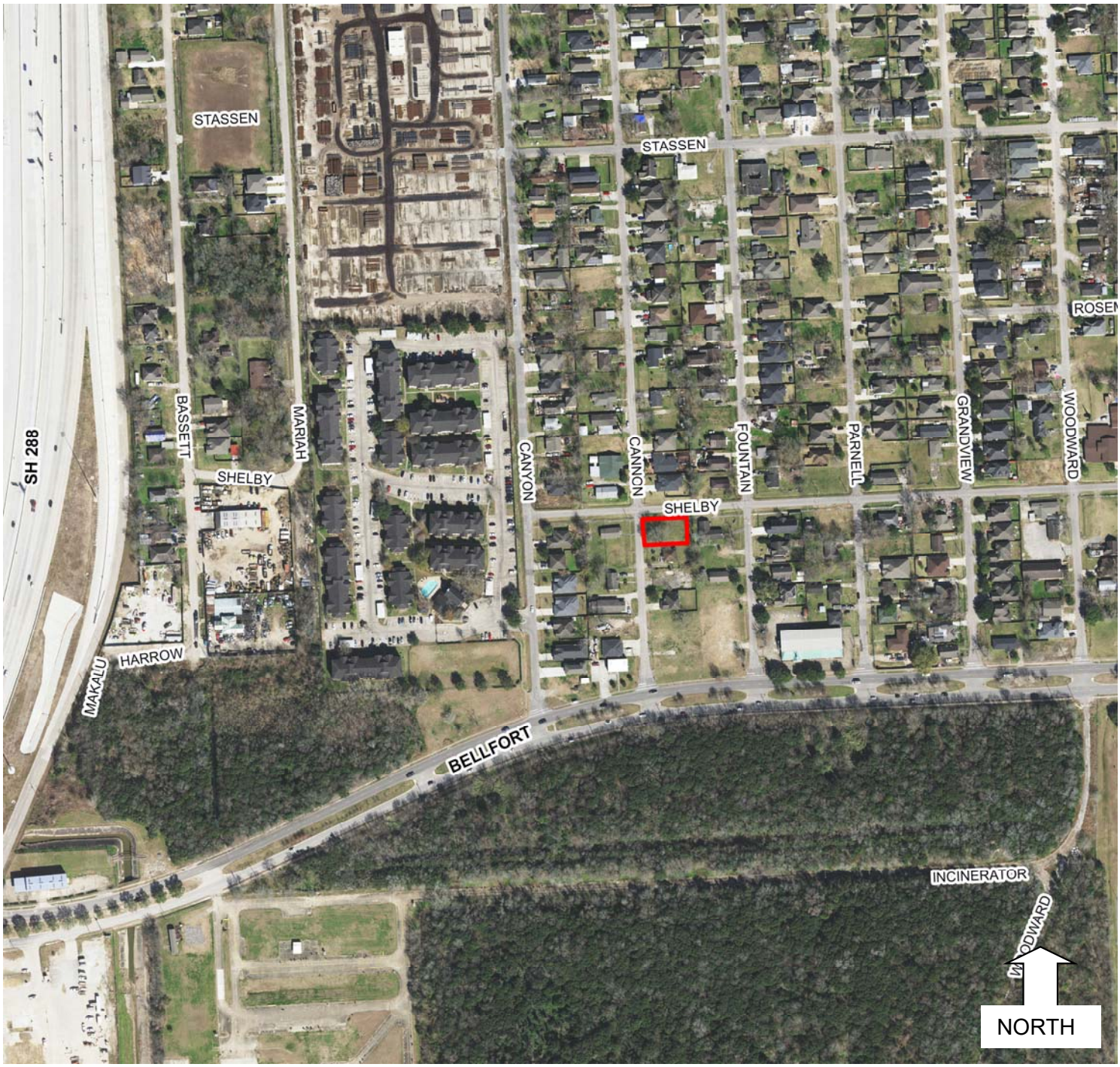
C – Public Hearings Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Plaza Estates at Shelby

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
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www.houstontx.gov

Public Hearing Notice

PH

October 11, 2024

Dear Property Owner:

Reference Number: 2024-1936; Plaza Estates at Shelby, a partial replatting of "Plaza Estates at Cannon," being Lots 1-3, in Block 1, as recorded under Film Code No. 703471, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Cannon Street and Shelby Circle, north of Bellfort Street and east of Highway 288. The purpose of the replat is to create two (2) Single-Family Residential Lots. The applicant, **Nahom Tesfa,** with **New Era Development** on behalf of the developer, can be contacted at **469-371-6780** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 31, 2024 at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

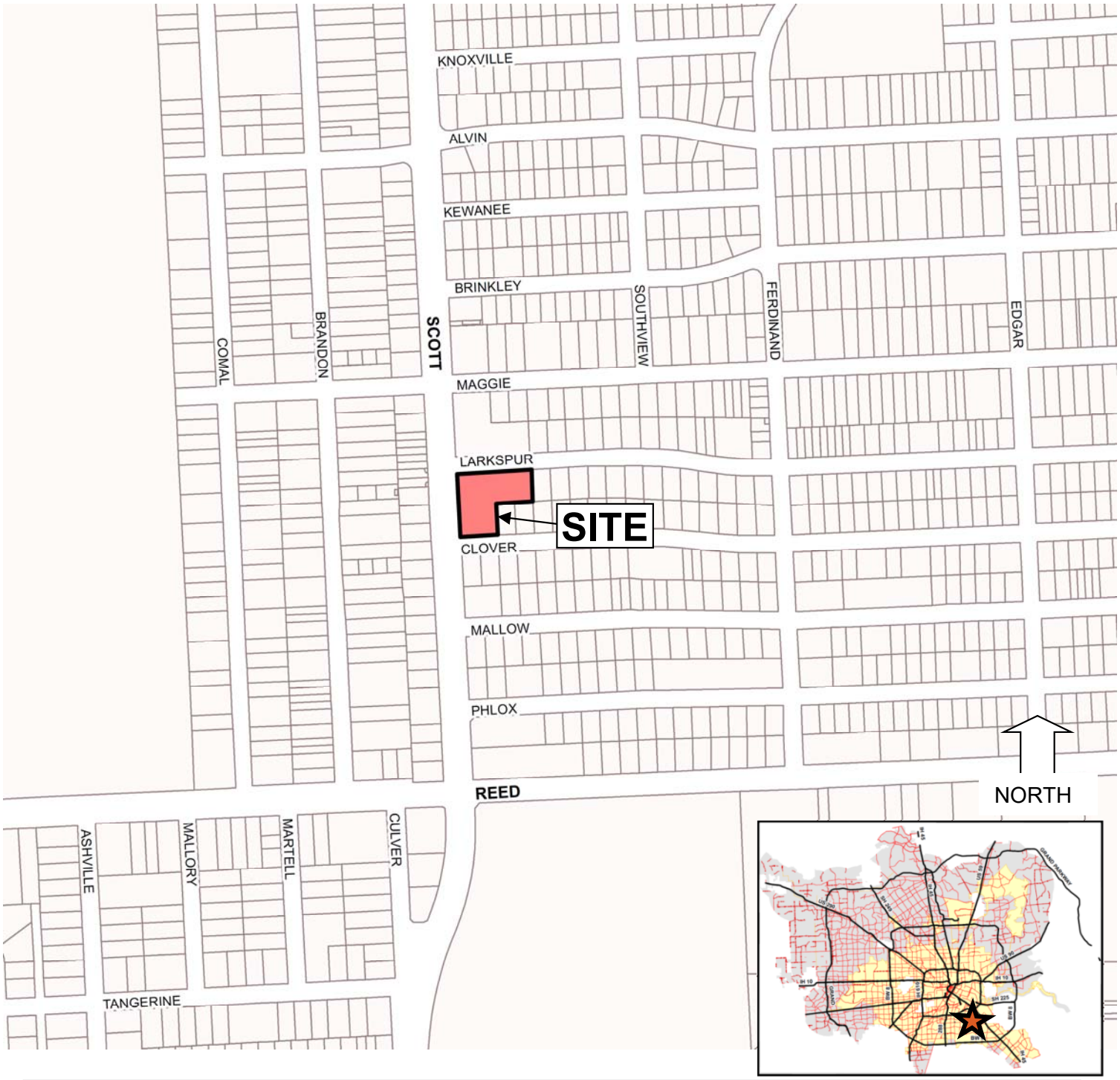
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Reed Terrace partial replat no 3

Applicant: Survey 1, Inc.



C – Public Hearings

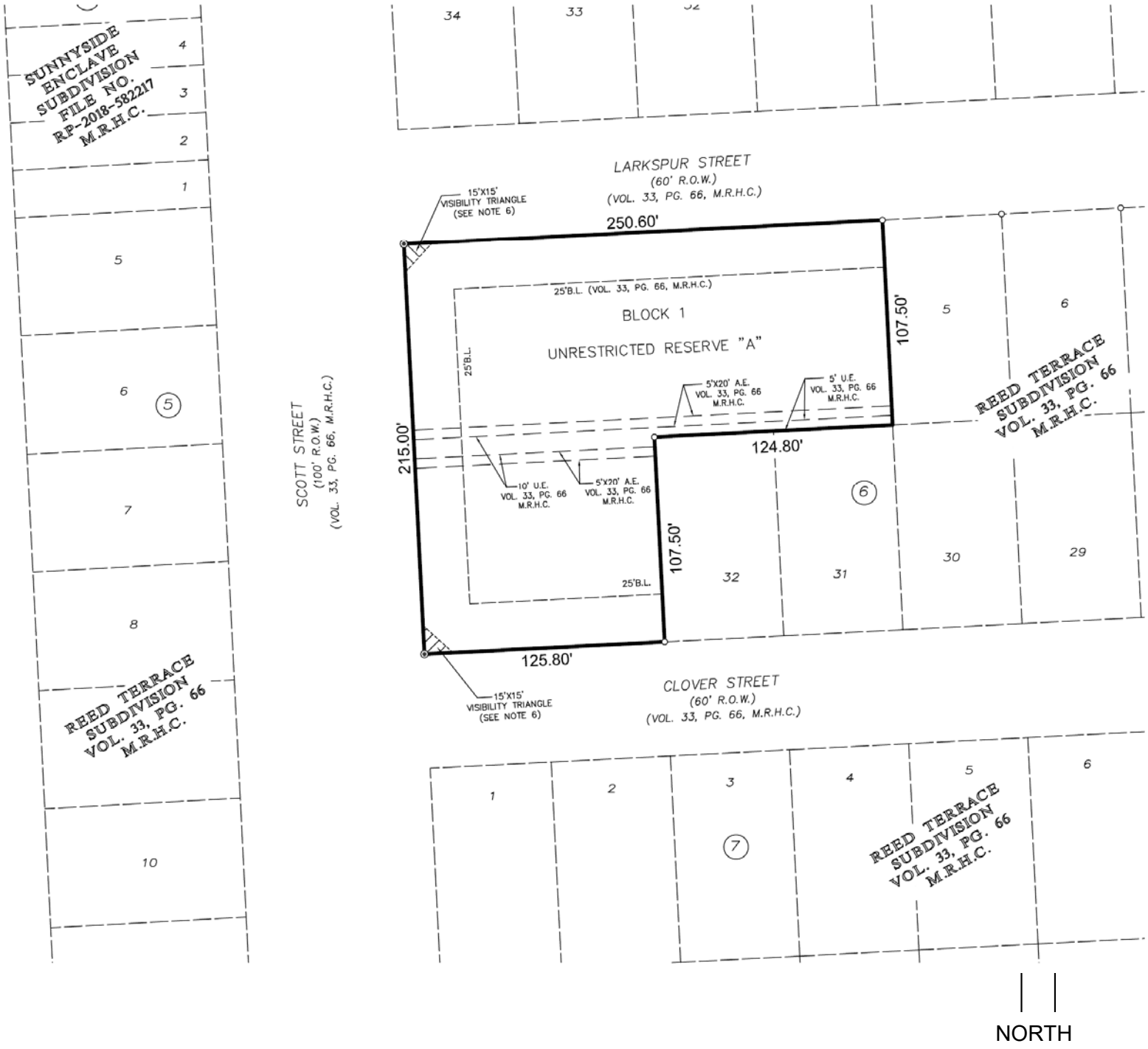
Site Location

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Reed Terrace partial replat no 3

Applicant: Survey 1, Inc.



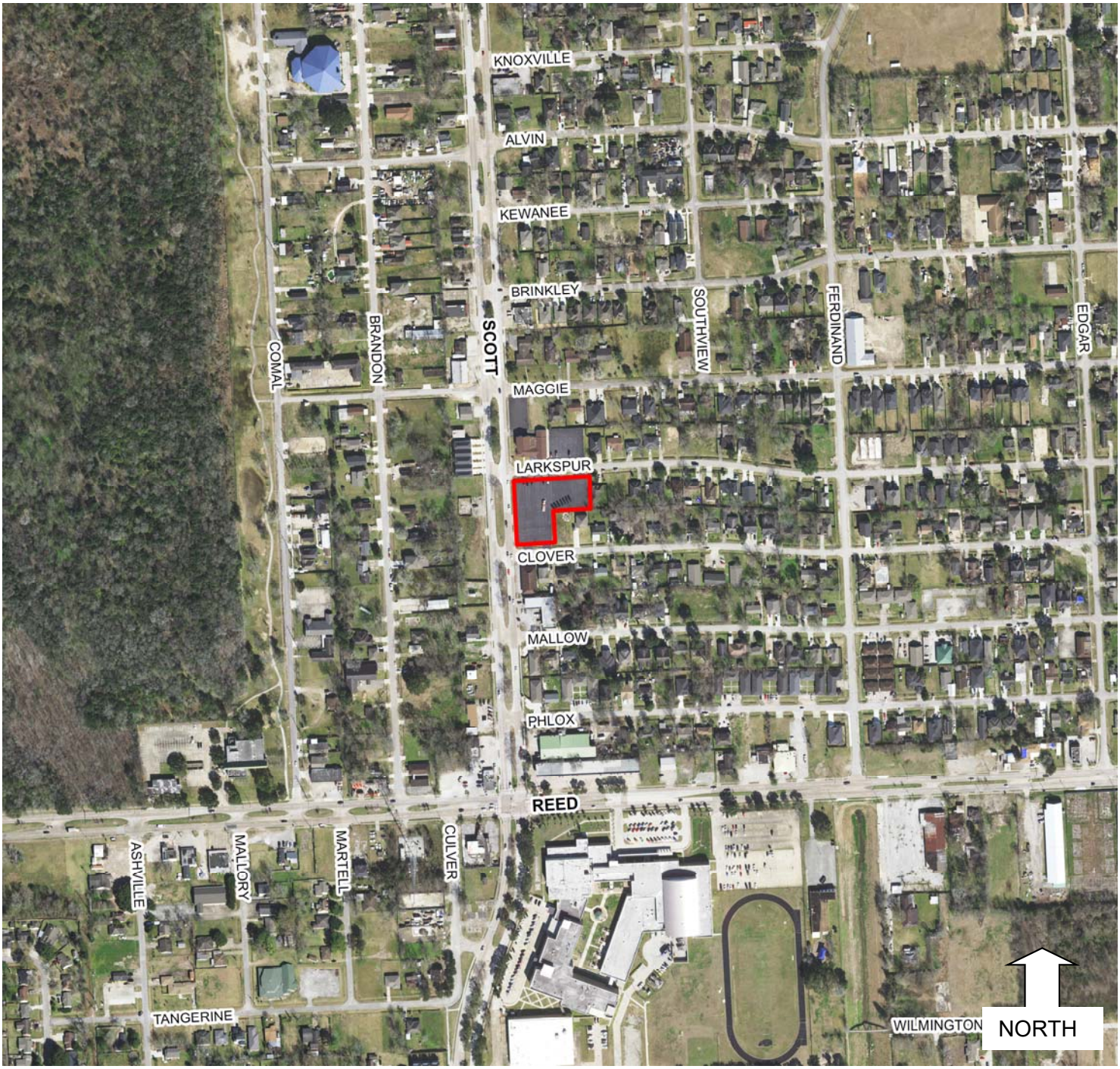
C – Public Hearings Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Reed Terrace partial replat no 3

Applicant: Survey 1, 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

October 11, 2024

Dear Property Owner:

Reference Number: 2024-1831; Reed Terrace, a partial replatting of "Reed Terrace," being Lots 1-4, 33 and 34, in Block 6, as recorded under Volume 33, Page 66 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Larkspur Street and Soctt Street, north of Reed Road. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Laura Caldwell**, with **Survey 1, Inc.**, on behalf of the developer, can be contacted at **281-393-1382** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 31, 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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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

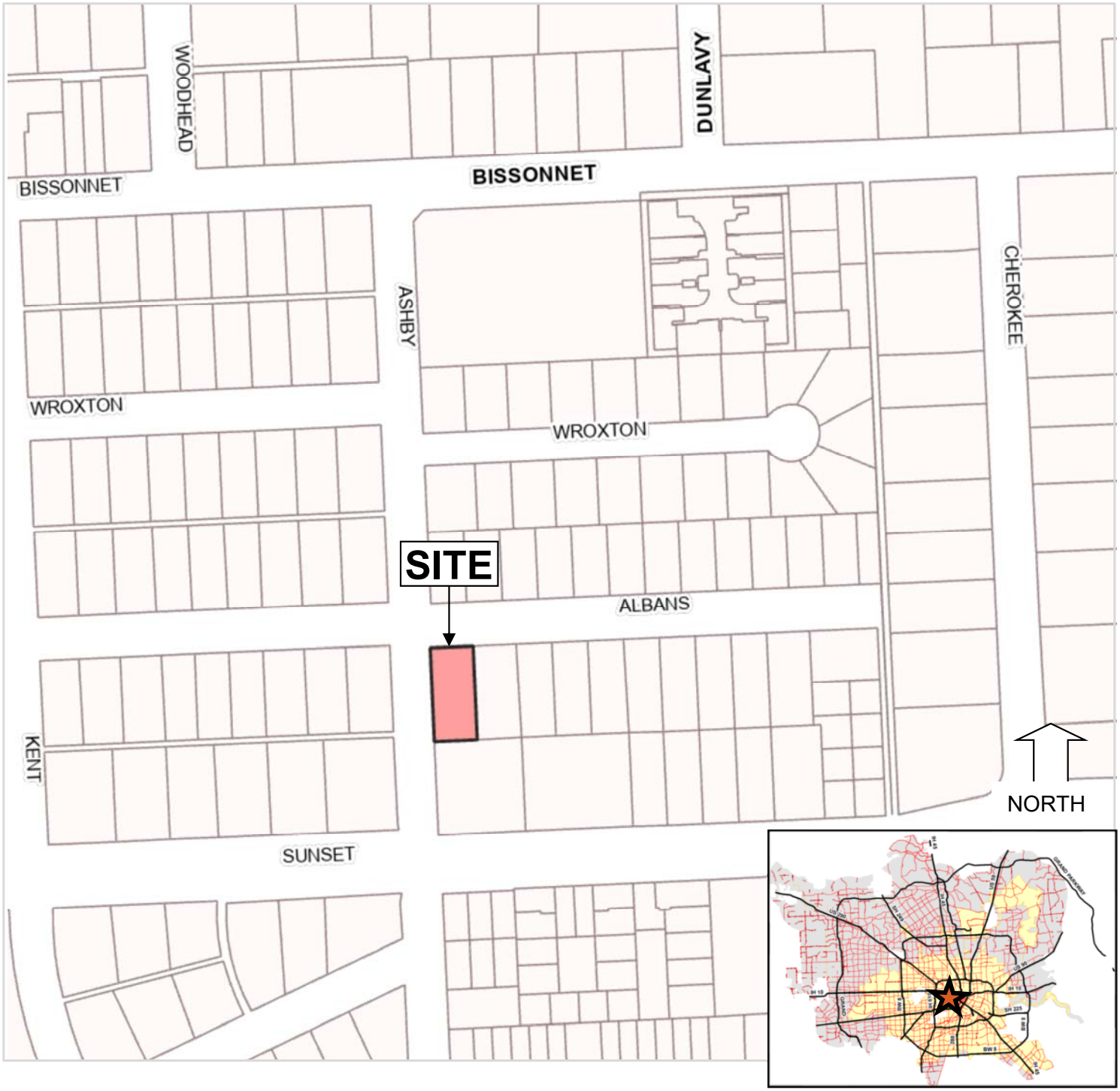
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development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

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF 1)

Applicant: Patrick Planning Services, LLC



C – Public Hearings

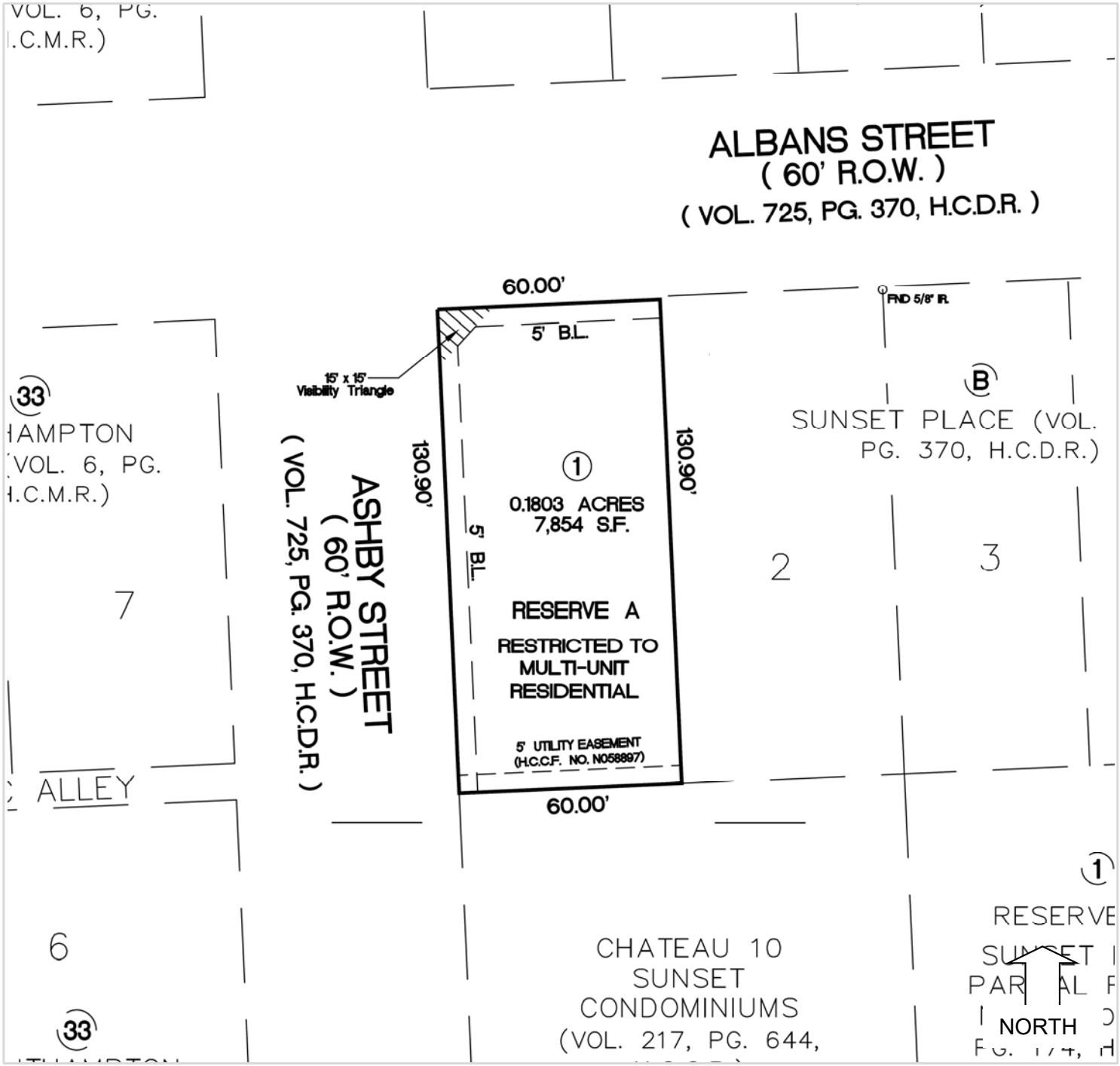
Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF 1)

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF 1)

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.

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, October 17, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Terminology

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

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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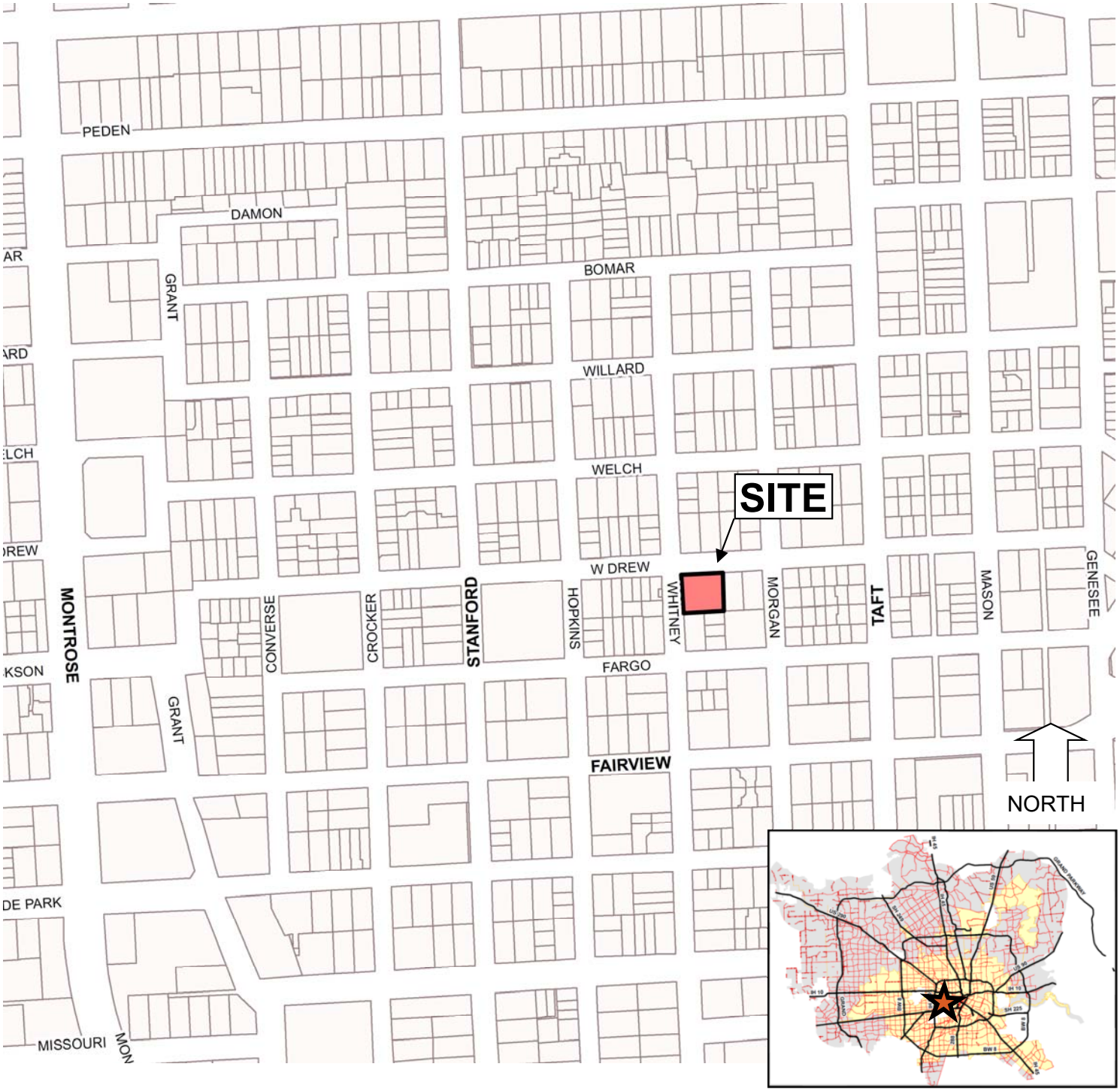
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Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: West Drew Views

Applicant: Total Surveyors, Inc.



C – Public Hearings

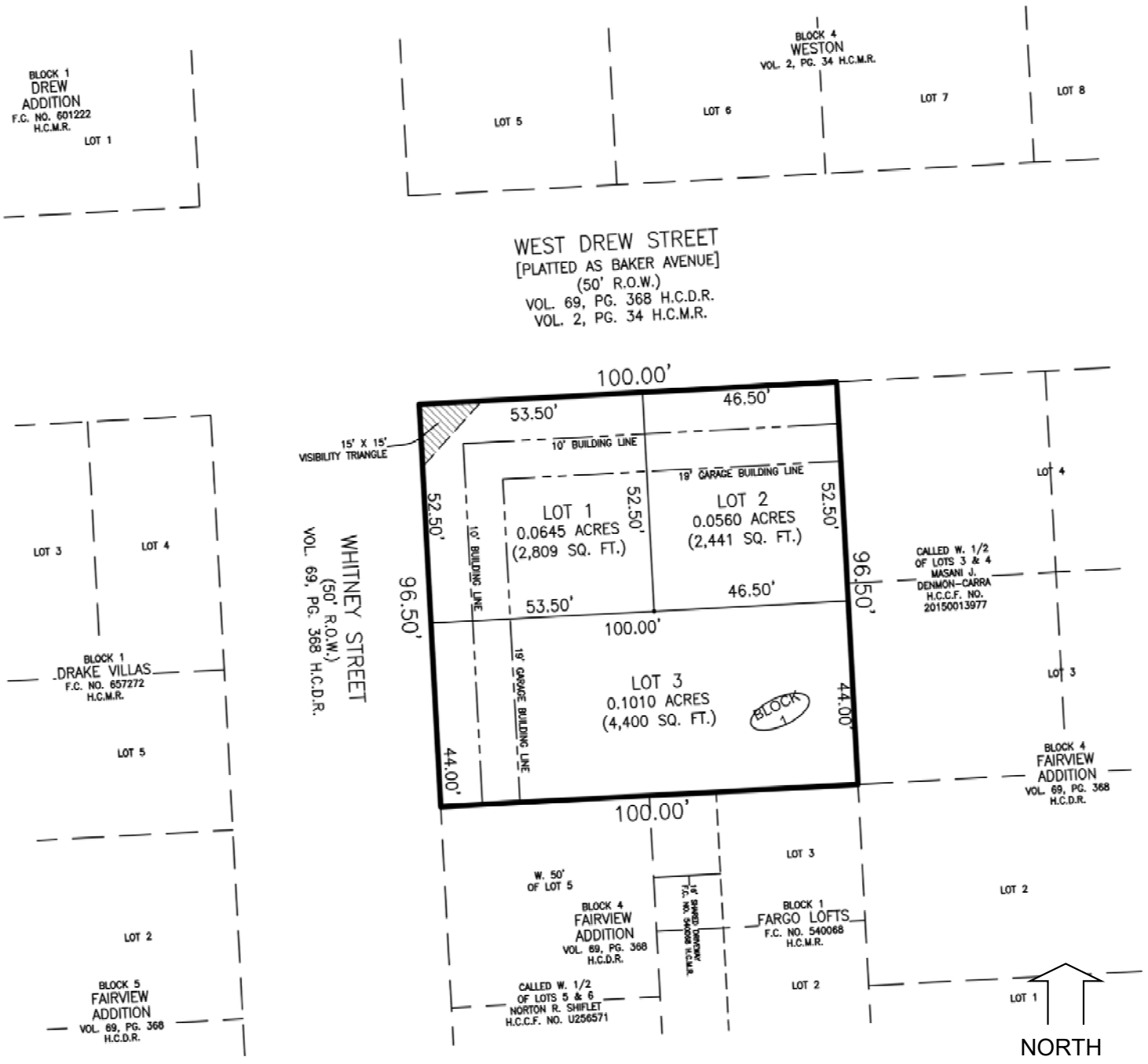
Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: West Drew Views

Applicant: Total Surveyors, Inc.



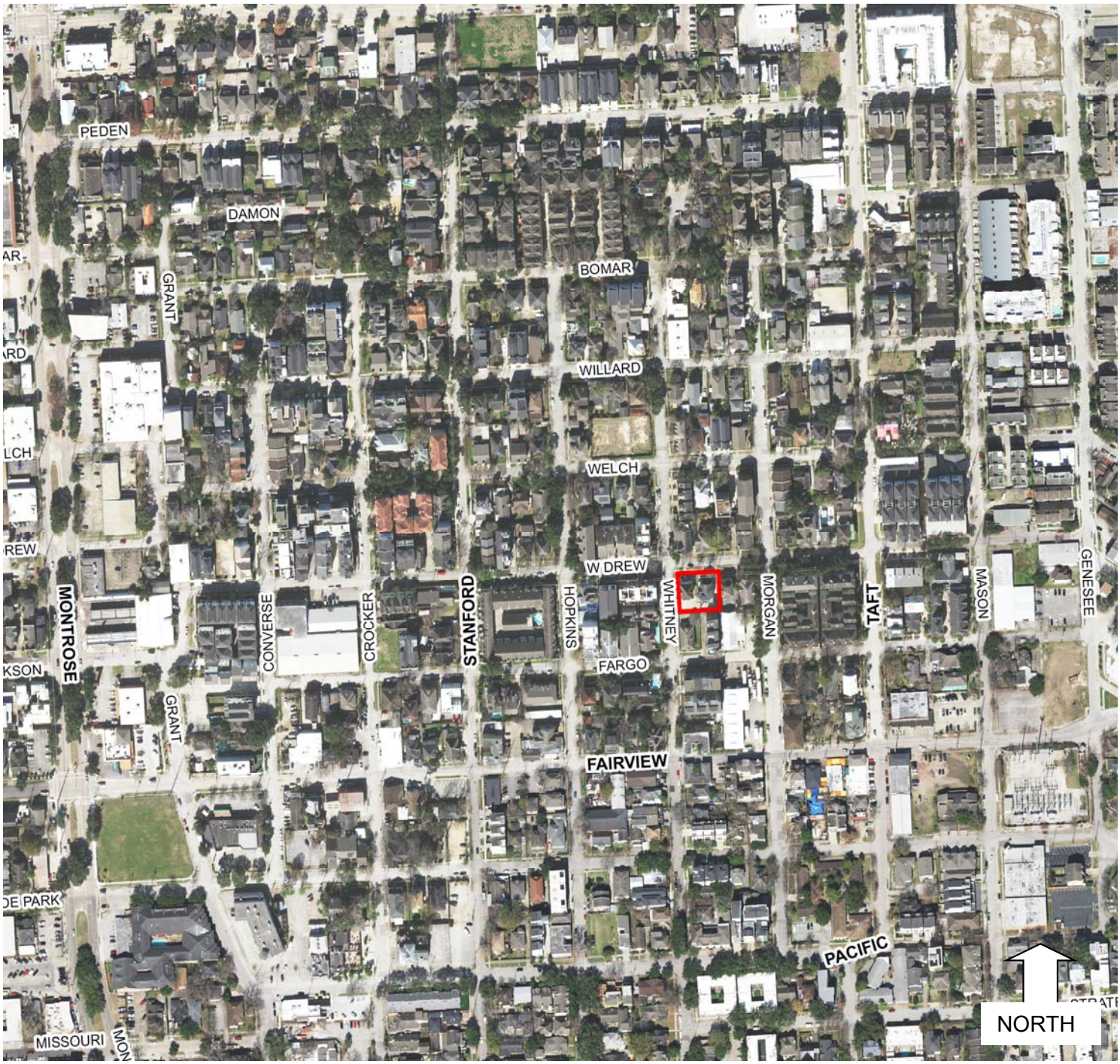
C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: West Drew Views

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 11, 2024

Dear Property Owner:

Reference Number: 2024-1912; West Drew Views, a full replatting of West Drake on West Drew under Film Code No. 699312, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 415 W Drew Street, the southeast intersection of W. Drew Street and Whitney Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **April Reynero**, with **Total Surveyors, Inc.**, on behalf of the developer, can be contacted at **281-479-8719** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **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 31, 2024,** at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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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:104

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: Atwell LLC



C – Public Hearings

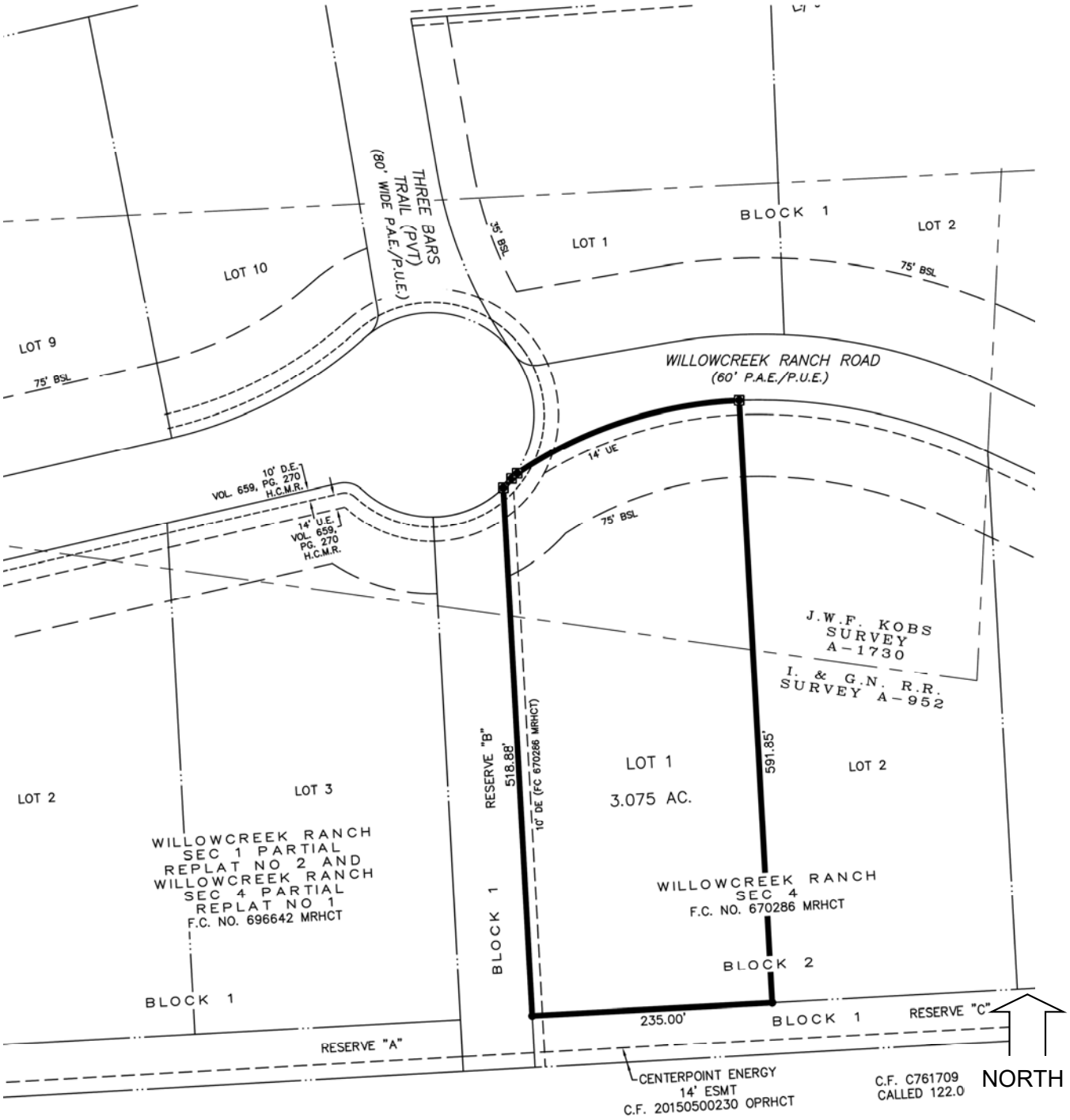
Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: Atwell LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Willowcreek Ranch Sec 4 partial replat no 2

Applicant: Atwell 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

October 11th, 2024

Dear Property Owner:

Reference Number: 2024-1406, "**Willowcreek Ranch Sec 4 partial replat no 2**", a partial replat of "**Willowcreek Ranch**", being a portion of Lot 1, Block 2, as recorded in film code 670286 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located **south along Willowcreek Ranch Road, north of the Grand Parkway and east of Telge Road**. The purpose of the replat is to create one (1) single-family residential lot. The applicant, **Sara Braus, with Atwell LLC.**, can be contacted at **409-221-8819** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **devin.crittle@houstontx.gov or call 832-393-6534.**
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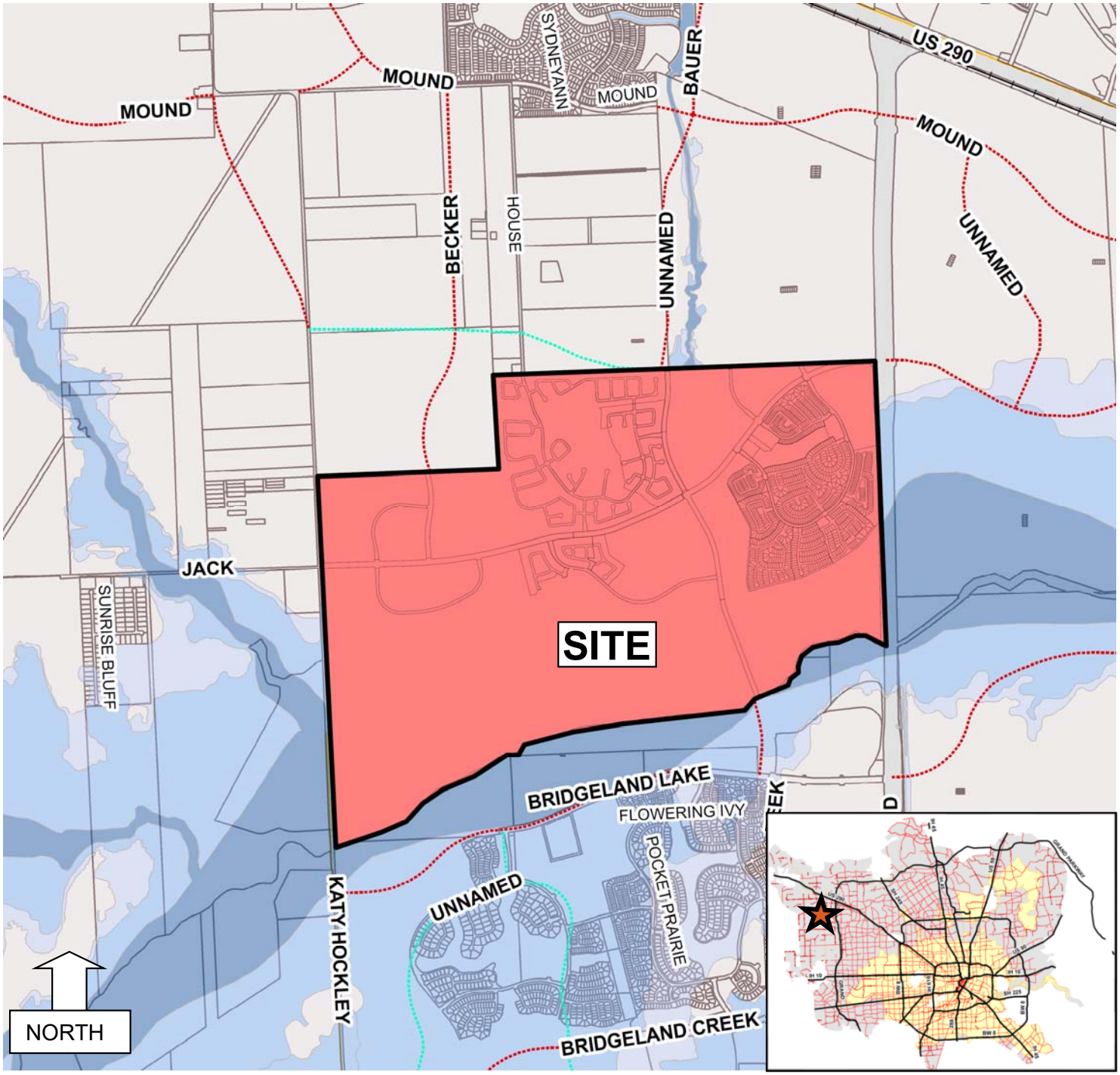
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Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Creekland Village GP (DEF 1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

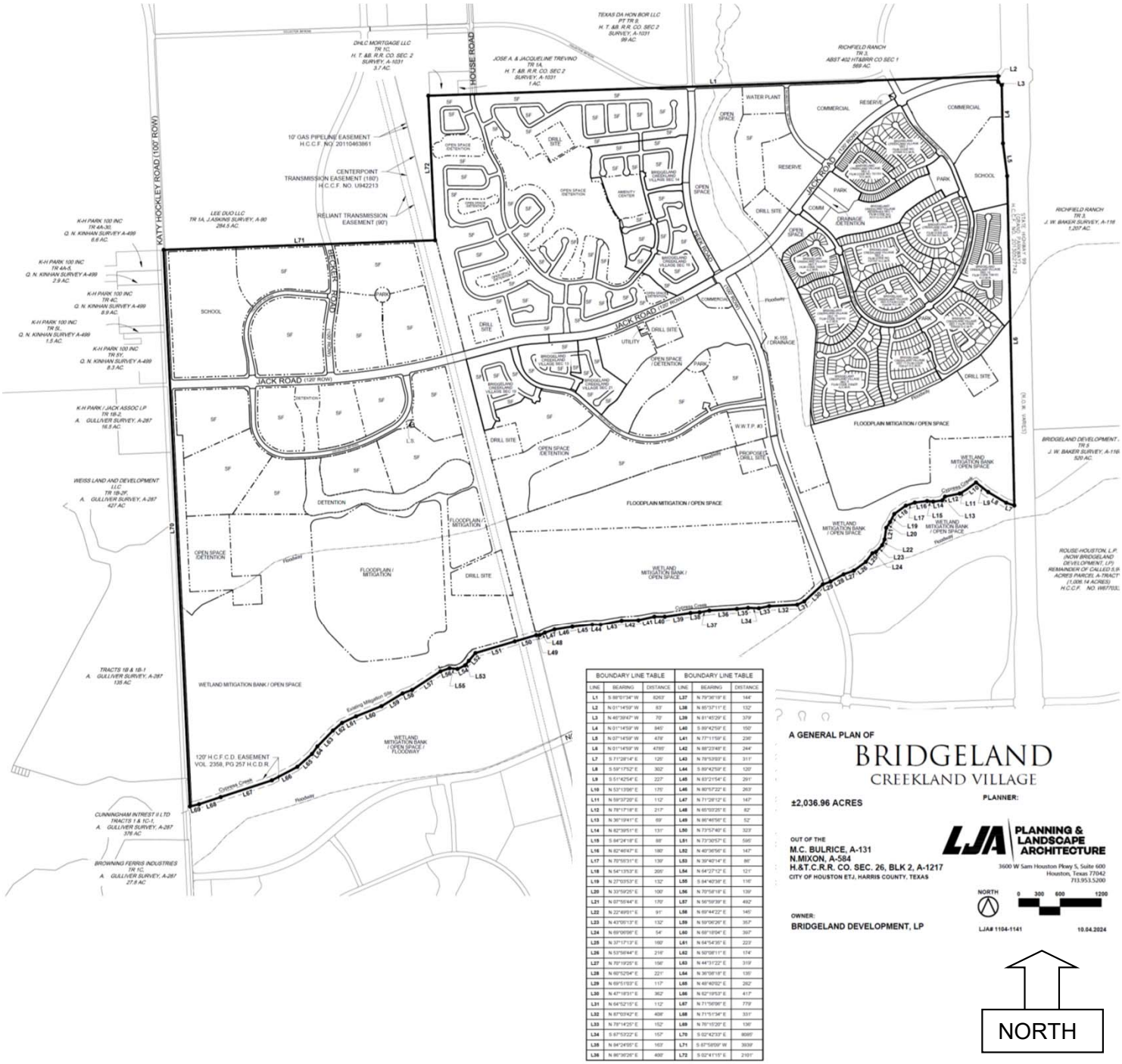
Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Creekland Village GP (DEF1)

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°56'06" E	779'
L32	N 87°03'42" E	408'	L68	N 71°51'06" E	331'
L33	N 78°14'25" E	152'	L69	N 76°15'26" 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°58'06" W	3939'
L36	N 86°36'26" E	400'	L72	S 02°41'15" E	2101'

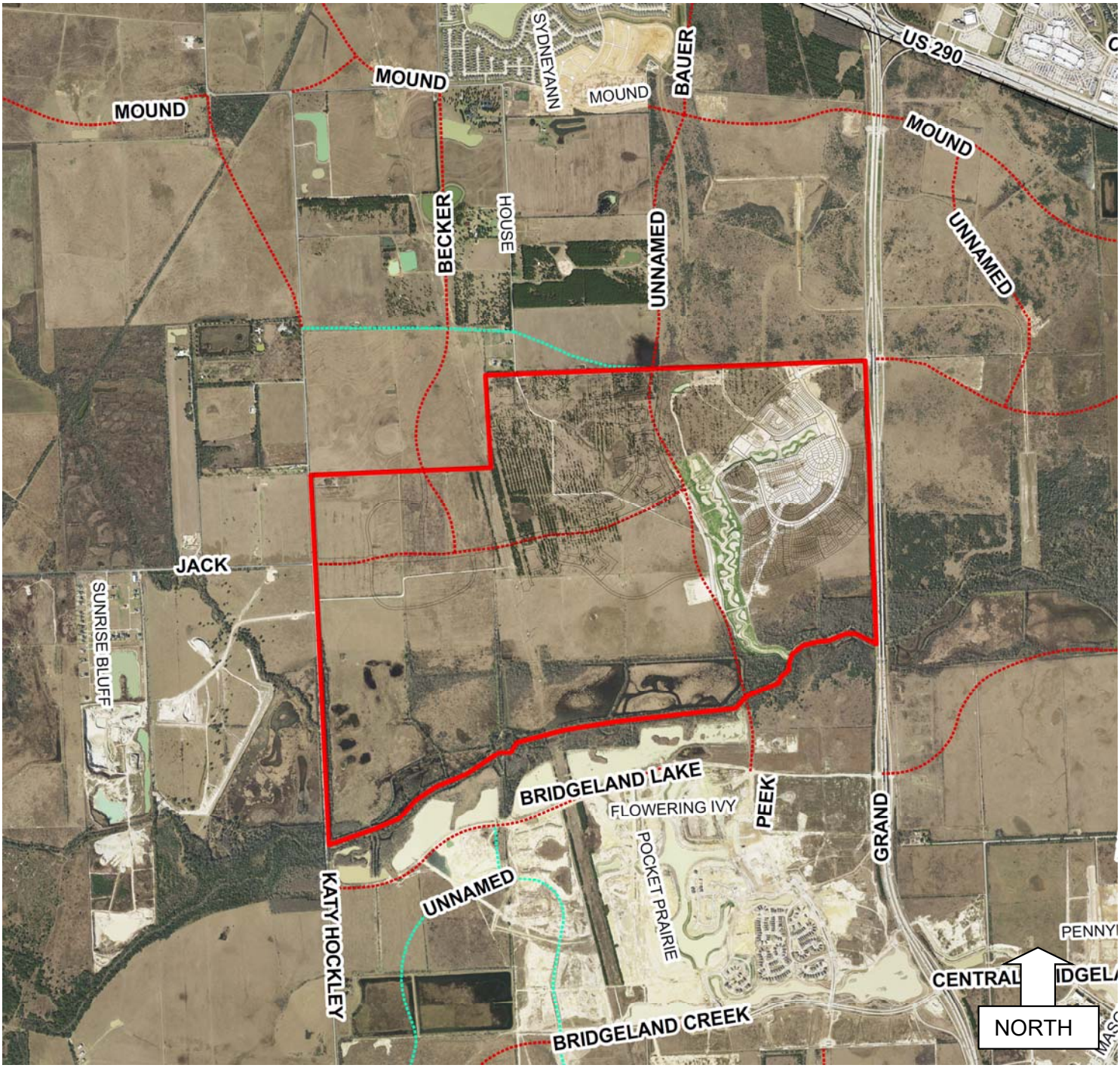
D – Variances Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/31/2024**

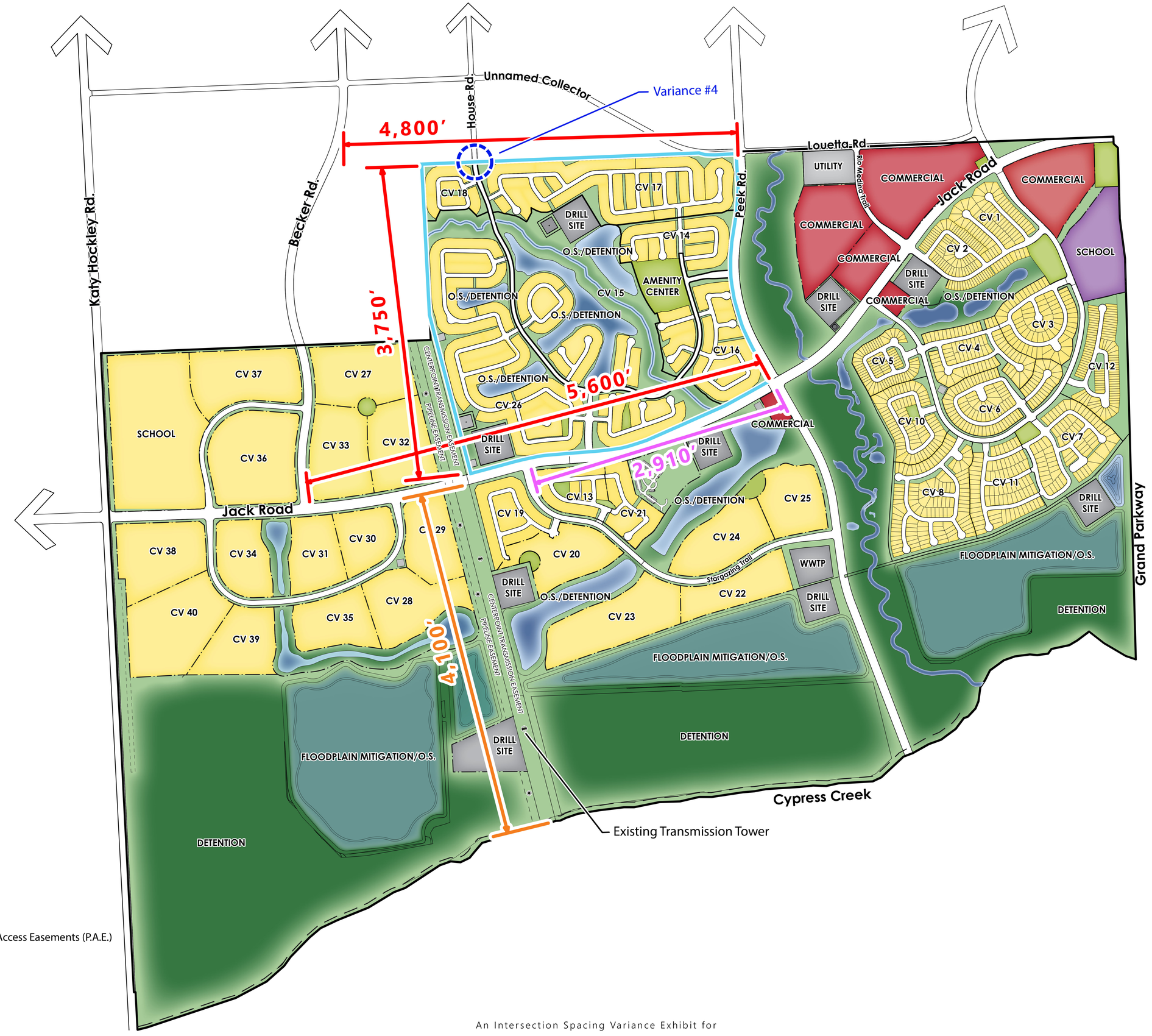
Subdivision Name: Bridgeland Creekland Village GP (DEF 1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

Aerial



LEGEND

- Proposed Gated Community with Private Access Easements (P.A.E.)
- Existing Transmission Tower
- Variance Request #1
- Variance Request #2
- Variance Request #3
- Variance Request #4

An Intersection Spacing Variance Exhibit for

BRIDGELAND
CREEKLAND VILLAGE GP

Houston ETJ

Harris County, Texas

Project #: 1104-1141

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. LJA makes no guarantees, express or implied, concerning the accuracy of any plans, 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.

Reference Date: 10/23/24

NORTH 0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

Becker Rd.
House Rd.
Unnamed Collector
Louetta
Peek Rd.
Jack Road
Variance #4
4,800'
3,750'
5,600'
2,910'
4,100'
CV 18
CV 17
CV 14
CV 15
CV 16
CV 27
CV 33
CV 32
CV 26
CV 13
CV 19
CV 21
CV 25
CV 24
CV 2
CV 30
CV 31
CV 28
CV 35
CV 20
CV 23
DRILL SITE
AMENITY CENTER
O.S./DETENTION
UTILITY
COMMERCIAL
CENTERPOINT TRANSMISSION EASEMENT
PIPELINE EASEMENT
FLOODPLAIN MITIGATION/O.S.
DETENTION
Cypress Creek
Existing Transmission Tower

LEGEND

- Proposed Gated Community with Private Access Easements (P.A.E.)
- Existing Transmission Tower
- Variance Request #1
- Variance Request #2
- Variance Request #3
- Variance Request #4

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BRIDGELAND CREEKLAND VILLAGE GP

Houston ETJ

Harris County, Texas

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Prepared for

Howard Hughes

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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 allow intersection spacing along the northern, southern, and western boundaries of a proposed gated community of: a) 4,800 feet along the northern boundary of the proposed gated community, between Peek Road and Becker Road; b) 3,750 feet along the western boundary of the proposed gated community, between the northern project boundary and Jack Road; and c) 5,600 feet along the southern boundary of the proposed gated community, between Peek Road and Becker Road.

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, a collector 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. There are three requested variances to exceed the maximum intersection spacing requirement due to the proposed gated community. 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, these 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 allow intersection spacing of 4,100 feet between Jack Road and the southern tract 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. 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 north of Jack Road between Becker Road and Peek Road. Strict adherence to the 1,400' local street intersection requirements would also require east-west connectivity south of Jack Road between a local collector road and Peek 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 the 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.

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 allow intersection spacing of 2,910 feet between Peek Road and the collector road, Stargazing Trail.

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. 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. Strict adherence to the 1,400' local street intersection requirements would require north-south connectivity south of Jack Road between Peek Road and Stargazing Trail. However, with the physical hardships, including the required detention, 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 land and the required detention and flood mitigation areas are 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 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.

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 allow the extension of an existing public stub street as a Private Access Easement (P.A.E.).
Chapter 42 Section: 134

Chapter 42 Reference:
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless

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, a collector road, 2. From the east via Peek Road, a major thoroughfare, 3. And from the south via Jack Road, a major thoroughfare. The first access point mentioned above is from an existing stub street that ends at the northern boundary of the subject tract. With the proposed gated community, House Road is planned to be extended into the subject property as a Private Access Easement (P.A.E.). A gated entry will be provided where the public street, House Road, is terminated and transitions into a PAE. Since the existing stub street is not being extended as a public street, a variance is requested from Section 42-128 to allow the street to be extended as a private street. The area where the gate is provided will provide a turnaround area for any incidental traffic.

(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.

(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.

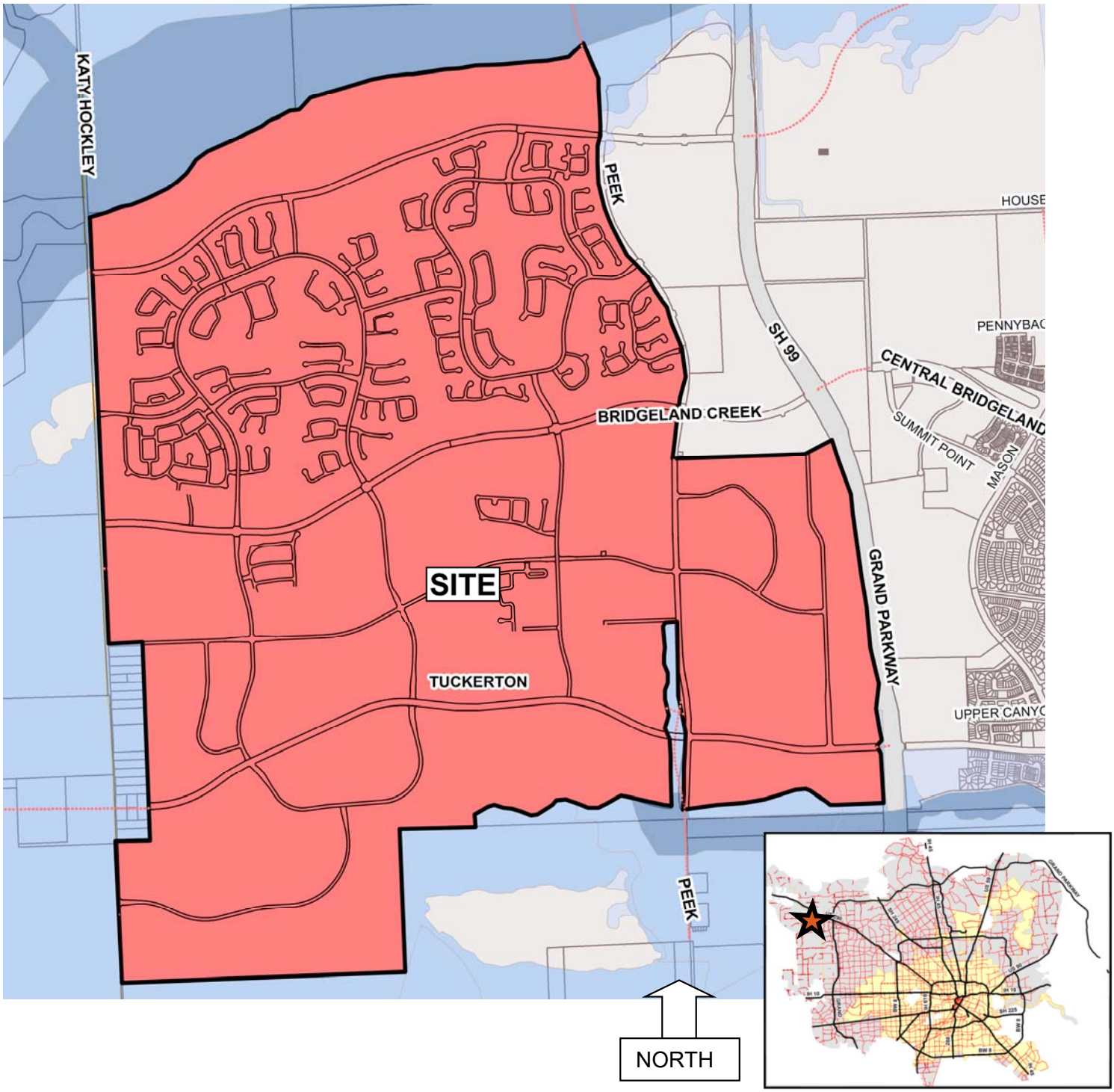
Economic hardship is not the sole justification for the variances, as the connection to the existing stub street with a PAE is the justification of the variance.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

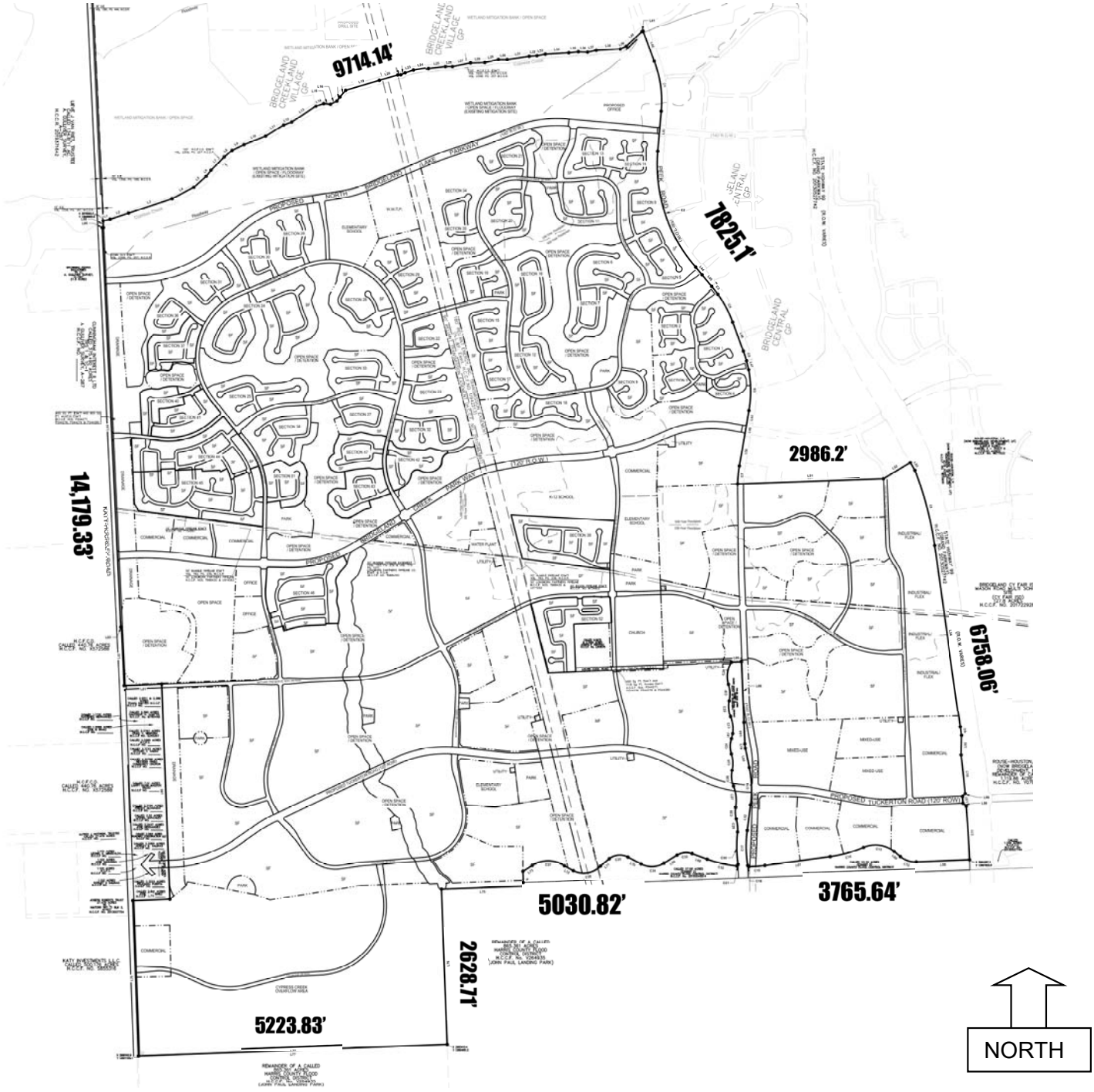
Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc.



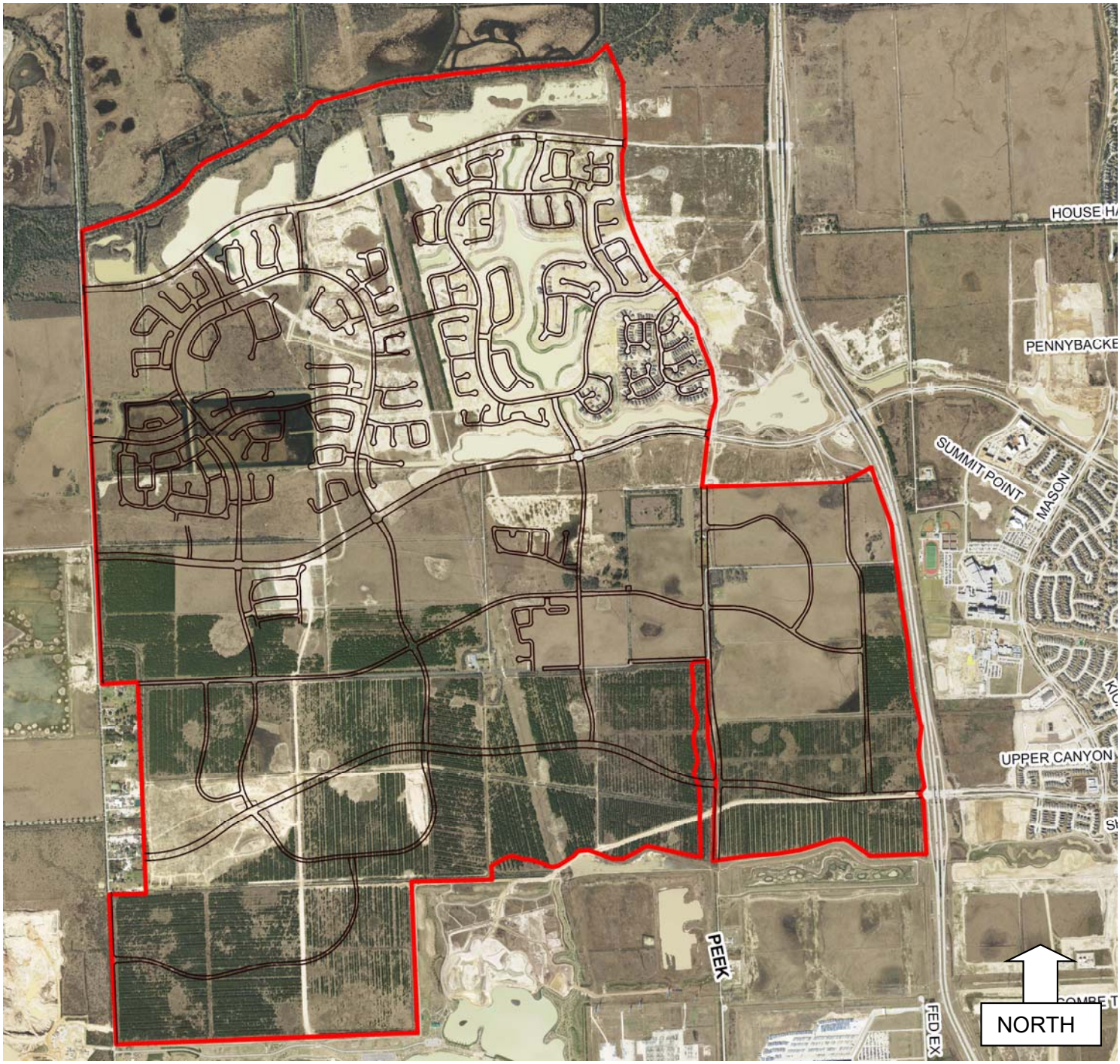
D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial

MITIGATION BANK/O.S./FLOODWAY
FIRE STATION
COMMERCIAL
OFFICE
MITIGATION BANK/O.S./FLOODWAY
FLOODWAY
NORTH BRIDGELAND LAKE PARKWAY
WWTP
ELEMENTARY SCHOOL
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
PR 21
O.S./DRAINAGE
PR 13
PR 14
PR 34
PR 35
PR 20
PR 11
PR 8
O.S./DRAINAGE
O.S./DRAINAGE
PR 5
PEEK ROAD
GRAND PARKWAY
PR 26
PR 30
PR 29
PR 31
CONSERVATION CROSSING
PR 19
PR 16
PR 6
O.S./DRAINAGE
PR 36
PR 24
PR 28
PR 15
PR 7
PR 10
PR 2
PR 1
PR 24
PR 37
PR 22
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
O.S./DRAINAGE
PR 33
LAKE/DRAINAGE
PR 17
PR 12
O.S./DRAINAGE
PR 3
O.S./DRAINAGE
PR 23
PR 9
PR 4
PR 25
PR 40
PERRENIAL CROSSING
PR 18
PR 18
PR 41
PR 27
MIGRATION WAY
O.S./DRAINAGE
SPRING BLOOM DRIVE
POLLINATOR DRIVE
PR 38
PR 32
PR 44
PR 47
PR 42
BTR SITE
PR 51
O.S./DRAINAGE
LAKE/DRAINAGE
BRIDGELAND CREEK PARKWAY
COMMERCIAL
PR 43
K-12 SCHOOL
PRAIRIELAND CROSSING
PR 45
PR 54
INDUSTRIAL/FLEX
VILLAGE PARK
LAKE/DRAINAGE
ELEMENTARY SCHOOL
INDUSTRIAL/FLEX
COMMERCIAL
COMMERCIAL
COMMERCIAL
LAKE/DRAINAGE
2500'
COMMERCIAL
WP
PR 39
AREA PARK
AREA PARK
PEEK ROAD
INDUSTRIAL/FLEX
PROFESSIONAL OFFICE
PR 48
PR 55
PR 53
PR 46
MIGRATION WAY
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
CHURCH
INDUSTRIAL/FLEX
PROFESSIONAL OFFICE
2170'
PR 56
POLLINATOR DRIVE
PR 52
PR 68
DETENTION
PR 58
PR 49
PR 50
NATURE PRESERVE WAY
PR 57
2530'
INDUSTRIAL/FLEX
COMMERCIAL
PR 64
PR 65
PR 84
PR 85
PR 79
PR 76
PR 63
PR 80
1520'
MULTIFAMILY
PR 66
PR 67
MIXED-USE
MIXED-USE
PR 83
PR 86
PR 78
PR 77
PR 75
MIXED-USE
COMMERCIAL
PR 72
ELEMENTARY SCHOOL
VILLAGE PARK
PR 59
PR 62
TUCKERTON ROAD
PR 70
1600'
PR 87
PR 69
PR 73
PR 81
PR 61
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
PR 71
PR 60
PR 74
UNNAMED COLLECTOR
PR 82
DETENTION
Existing Transmission Tower
KATY HOCKLEY

LEGEND

- Existing Transmission Tower
- Variance Request #1
- Variance Request #2

Portions of the property included in this General Plan lie within the known floodway and lie within the known floodway and the 100 and 500-year floodplains. As each section or parcel is platted and developed, the then-current standards of Harris County drainage, elevation, and building regulations must be adhered to.

An Intersection Spacing Variance Exhibit for

BRIDGELAND PRAIRIELAND VILLAGE GP

Houston ETJ
Harris County, Texas
Project #: 1104-1141

Prepared for

Howard Hughes

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Reference Date: 10/24/24

NORTH 0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

KATY HOCKLEY

PR 45

POLLINATOR DRIVE

VILLAGE PARK

PR 43

LAKE/DRAINAGE

K-12 SCHOOL

PRAIRIELAND CROSSING

CENTERPOINT TRANSMISSION EASEMENT

PIPELINE EASEMENT

PR 54

PR 39

COMMERCIAL

COMMERCIAL

COMMERCIAL

LAKE/DRAINAGE

2500'

COMMERCIAL

WP

BRIDGELAND CREEK PARKWAY

PROFESSIONAL OFFICE

PROFESSIONAL OFFICE

DETENTION

PR 46

PR 48

MIGRATION WAY

PR 55

PR 53

2170'

PR 56

NATURE PRESERVE WAY

PR 52

PR 58

PR 49

PR 50

PR 57

COMMERCIAL

2530'

PR 63

PR 79

PR 76

PR 80

1520'

PR 75

DETENTION

PR 85

PR 77

PR 78

PR 72

ELEMENTARY SCHOOL

VILLAGE PARK

PR 59

TUCKERTON ROAD

PR 70

1600'

PR 69

PR 73

PR 81

PR 71

PR 74

PR 82

UNNAMED COLLECTOR

DETENTION

Existing Transmission Tower

LEGEND

- Existing Transmission Tower
- Variance Request #1
- Variance Request #2

Portions of the property included in this General Plan lie within the known floodway and lie within the known floodway and the 100 and 500-year floodplains. As each section or parcel is platted and developed, the then-current standards of Harris County drainage, elevation, and building regulations must be adhered to.

An Intersection Spacing Variance Exhibit for

BRIDGELAND
PRAIRIELAND VILLAGE GP

Houston ETJ

Harris County, Texas

Project #: 1104-1141

Prepared for

Howard Hughes

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Reference Date: 10/24/24

NORTH 0 100 200 400

LJA PLANNING & LANDSCAPE ARCHITECTURE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2142
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 10/21/2024

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 intersection spacing along a proposed detention/drainage area of: 1. Approximately 2,500 feet along the southern ROW line of Bridgeland Creek Parkway between Migration Way and Pollinator Drive; 2. Approximately 2,170 feet between Bridgeland Creek Parkway and Nature Preserve Way; 3. Approximately 1,520 feet between Nature Preserve Way and Tuckerton Road; and 4. Approximately 1,600 feet between Tuckerton Road and the southernmost unnamed collector road.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (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 Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. With Cypress Creek being located along the north, a large amount of detention and flood mitigation areas are proposed to run from the northern project boundary to the south. Due to the large amount of detention required throughout this area of Prairieland Village, connectivity between residential sections has been reduced to not impede the drainage of the area. There are four variances being requested from the maximum intersection spacing requirement to allow the drainage as planned. Strict adherence to the 1,400' local street intersection requirements would require more roadways running east-west which will directly impact the proposed drainage and detention location. Granting the requested variance would allow the reasonable use of the land and will support flood mitigation practices by not introducing more impervious cover within the drainage areas.

(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. With Cypress Creek located north of the tract, detention and drainage are required for proper flood mitigation throughout Bridgeland Prairieland Village.

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

Prairieland 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 variance; the conditions of the proposed detention and the need for flood mitigation support this request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2142
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 10/21/2024

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 intersection spacing of 2,530 feet between Nature Preserve Way and Tuckerton Road west of Bridgeland Prairieland Village Sec 52.
Chapter 42 Section: 128

Chapter 42 Reference:
Sec 42-128. Intersections of local streets. (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 Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community includes many internal streets that traverse the development to serve various land uses. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. There is an existing CenterPoint Transmission Easement and pipeline easements that run from the northern boundary of the tract in a southeast direction along the full length of the Prairieland Village development. The development contains major thoroughfares and collector roads which are proposed to cross the existing transmission and pipeline easements. The requested variance is to exceed the maximum intersection spacing requirement to not further impede on the existing easements and CenterPoint transmission corridor. 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 Nature Preserve Way and north of Tuckerton Road. However, with the physical hardships, including the existing pipeline easement and transmission easement, 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 such as the pipeline easements and the CenterPoint transmission corridor are not a hardship created or imposed by the applicant, as they were established prior to the Bridgeland Prairieland Village development.

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

Prairieland 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 CenterPoint transmission corridor and pipeline easements are the supporting circumstances for this request.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Bridgeland Prairieland Village Sec 46

Applicant: LJA Engineering, Inc. – Houston Office

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.292	99,833	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
B	0.438	19,085	RESTRICTED TO LANDSCAPE / OPEN SPACE / TRAIL
C	0.464	20,223	RESTRICTED TO LANDSCAPE / OPEN SPACE / TRAIL / DRAINAGE
D	1.086	47,297	RESTRICTED TO LANDSCAPE / OPEN SPACE / PARK / TRAIL / DRAINAGE
E	0.247	10,745	RESTRICTED TO LANDSCAPE / OPEN SPACE / UTILITIES
TOTAL	4.527	197,183	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2120.00'	26°06'55"	966.29'	N 77°59'34" E	957.95'
C2	115.43'	8°20'26"	10.76'	S 19°33'09" W	10.76'
C3	200.00'	23°10'13"	80.88'	S 31°08'15" W	80.33'
C4	200.00'	9°39'36"	33.72'	S 37°53'34" W	33.68'
C5	150.00'	42°26'16"	111.10'	S 11°50'38" W	108.58'
C6	106.32'	7°02'58"	13.08'	S 13°06'43" E	13.07'
C7	475.00'	13°49'10"	114.57'	S 09°30'53" E	114.29'
C8	200.00'	10°02'39"	35.06'	S 02°25'01" W	35.02'
C9	200.00'	24°36'06"	87.09'	S 02°02'07" E	86.40'
C10	100.00'	8°02'28"	14.03'	S 13°36'27" E	14.02'
C11	450.00'	19°00'19"	149.27'	S 05°36'05" W	148.58'
C12	25.00'	89°53'11"	39.22'	N 29°25'51" E	35.32'
C13	25.00'	90°06'49"	39.32'	N 60°34'09" W	35.39'
C14	1000.00'	19°18'01"	336.86'	N 05°51'44" W	335.27'
C15	35.00'	90°00'00"	54.98'	N 44°03'21" E	49.50'



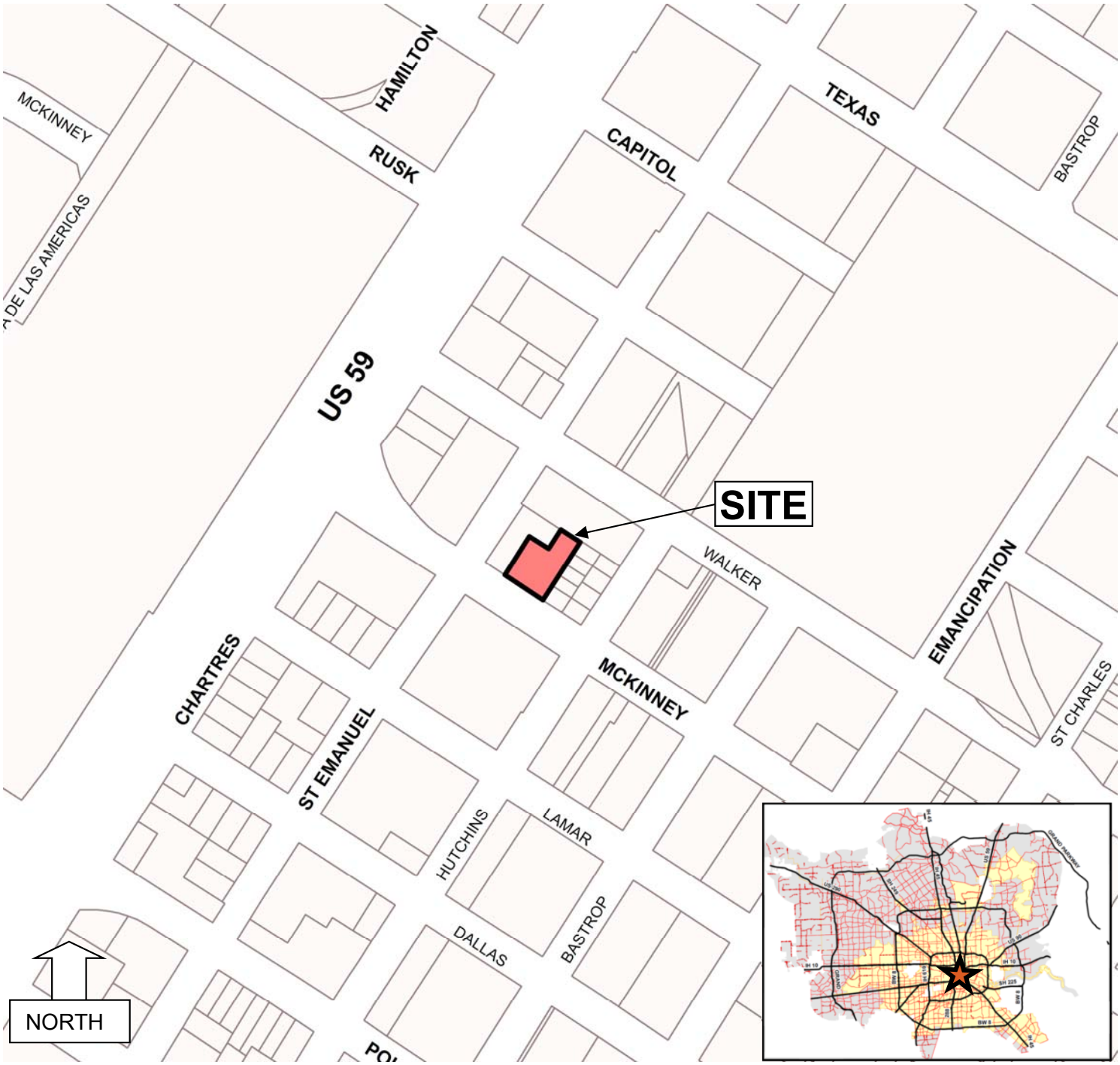
D – Variances Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 1

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 1

Applicant: EHRA



D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

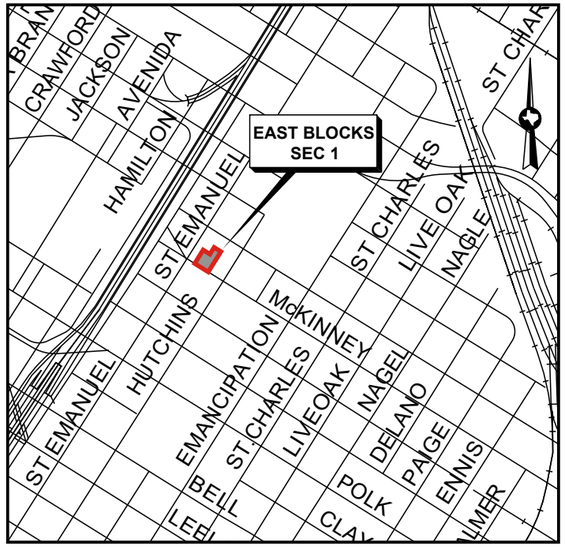
Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 1

Applicant: EHRA



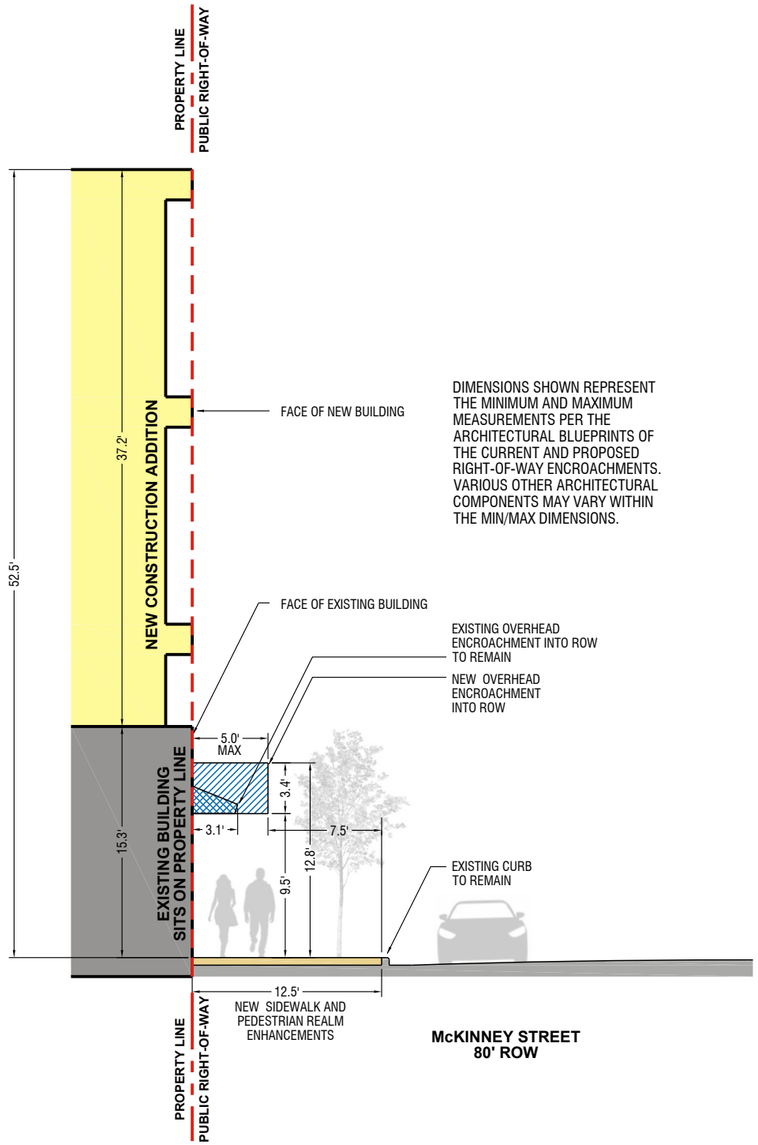
D – Variances Aerial



Location Map



Section 1-1 view location



DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.

Section 1-1: View through McKinney Street, Scale 1" = 10'



Existing building McKinney Street elevation



Architectural rendering of McKiney Street elevation

EAST BLOCKS SEC 1

Variance Exhibit 1: Building 1, 2105 McKinney Street

October 2024

EHRA Job No. 231-507-01

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



McKinney Street Right-of-Way, Building 1, 2, 3 and 7

STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

I am writing to express my strong support for the proposed East Blocks District development project in East Downtown Houston. This mixed-use project, once completed, will help transform the area into a bona fide destination for Houstonians and out of town visitors while preserving its original hallmarks and paying homage to its history.

The project is scheduled to break ground in Q2 of 2024 and finish in 2026, ahead of the summer World Cup festivities. The City of Houston ("City") will be showcased on the international stage as it hosts 7 World Cup matches, and this project will help ensure the City puts its best foot forward and makes a lasting impression on everyone who attends or watches the games.

The feedback for this project has been overwhelmingly positive and the developers have had productive conversations with the City, the TIRZ and Management District, METRO, Houston First, the Houston World Cup Host Committee, and the University of Houston as well as the elected officials who represent the area.

I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1994
Plat Name: East Blocks Sec 1
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on McKinney Street for the existing structure and new vertical construction

Chapter 42 Section: 42-150(d)

Chapter 42 Reference:

The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"

Statement of Facts

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

The subject property is a 0.287-acre site located at 2105 McKinney Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines on McKinney Street. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way line. Chapter 42 building line requirements are thus unable to be met since the structure predates the establishment of the code. The tract was previously platted as HBS Warehouses Texas, Reserve 'B' (PlatTracker 2017-1111). The current partial replat seeks to create a 0-foot dual building line across the entire 100.00' frontage of McKinney Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façade. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building footprint will remain in place and a new two-floor addition is proposed to be added. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances on McKinney Street while preserving much of the existing character of the façade, including several Asian inspired architectural additions which encroach into the right-of-way of McKinney Street over the existing sidewalk. New overhead encroachments into the right-of-way along the entire 100.00' frontage are proposed at 9.5' above grade, extending up to 5.0' over the sidewalk. The proposed cantilevered overhangs will cover new building entrances and provide shade to enhance the pedestrian realm. Additional sidewalk improvements are proposed within the approximately 12.5' distance between the existing façade and the existing curb on McKinney Street. Transitioning from the finished floor elevation of the existing building to street level will require reconstruction of the sidewalk. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. The 0-foot dual building will allow the existing street level façade to remain and the proposed new two-floor addition to be constructed within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 2105 McKinney Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façade and construct new vertical lease space in the same footprint above street level.

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

The applicant/developer's goal is to revitalize an underused existing building, maintaining and augmenting the current street level architecture, while constructing new lease space above the existing structure. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façade rests on the right-of-way line and is being augmented with new windows, doors, and architectural features which will allow the structure to have a new useful life. The sidewalk on McKinney Street is an integral component of the site's revitalization. Retaining the existing building and adding new floors above the structure maintains the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

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

October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

The Planning and Development Department has received six subdivision plat applications with variances for properties located between Walker Street and Polk Street and between St Emmanuel Street and Emancipation Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Bastrop Street, Walker Street, Hutchins Street, Lamar Street, Dallas Street, and Polk Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

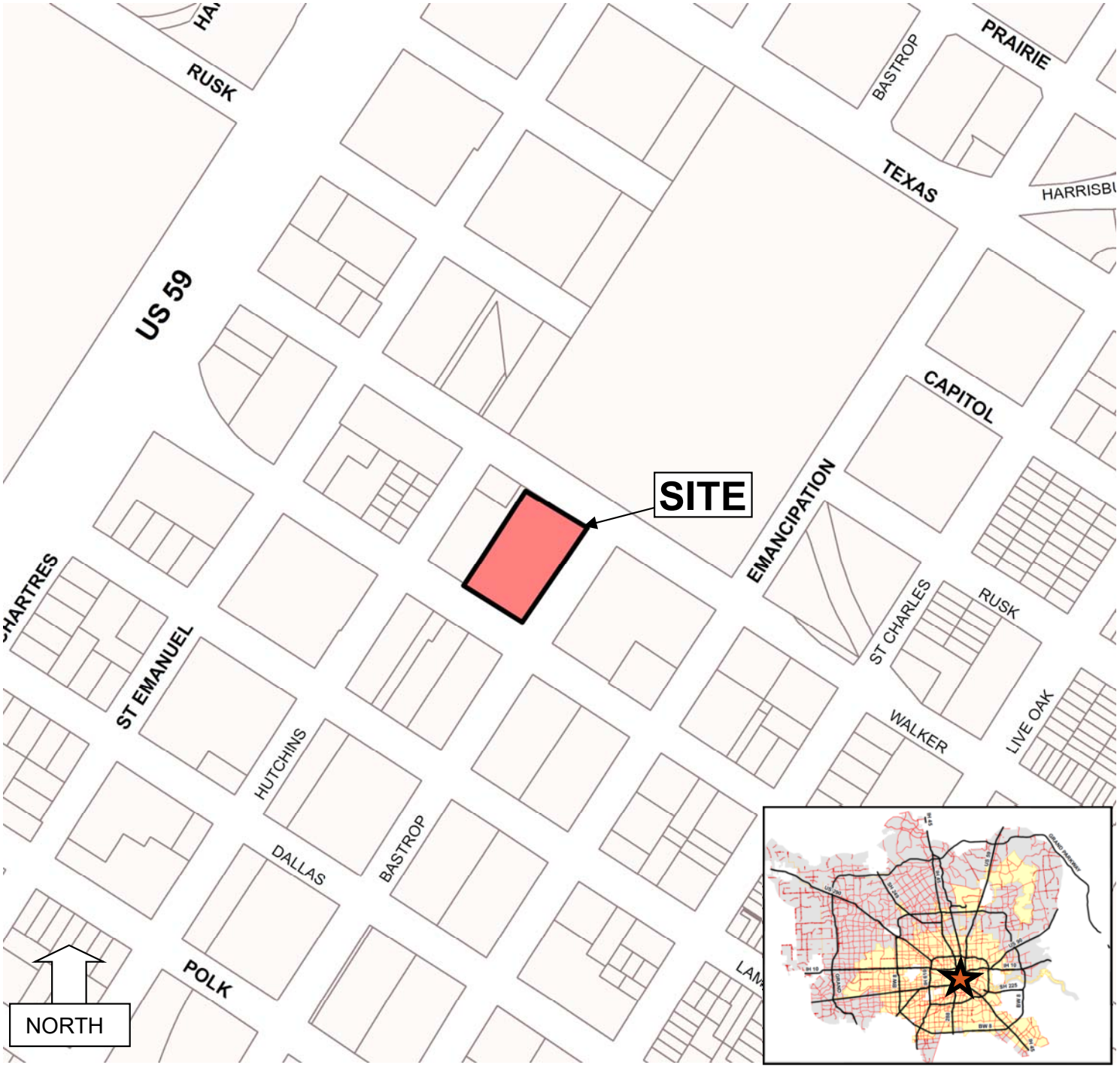
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 2

Applicant: EHRA



D – Variances

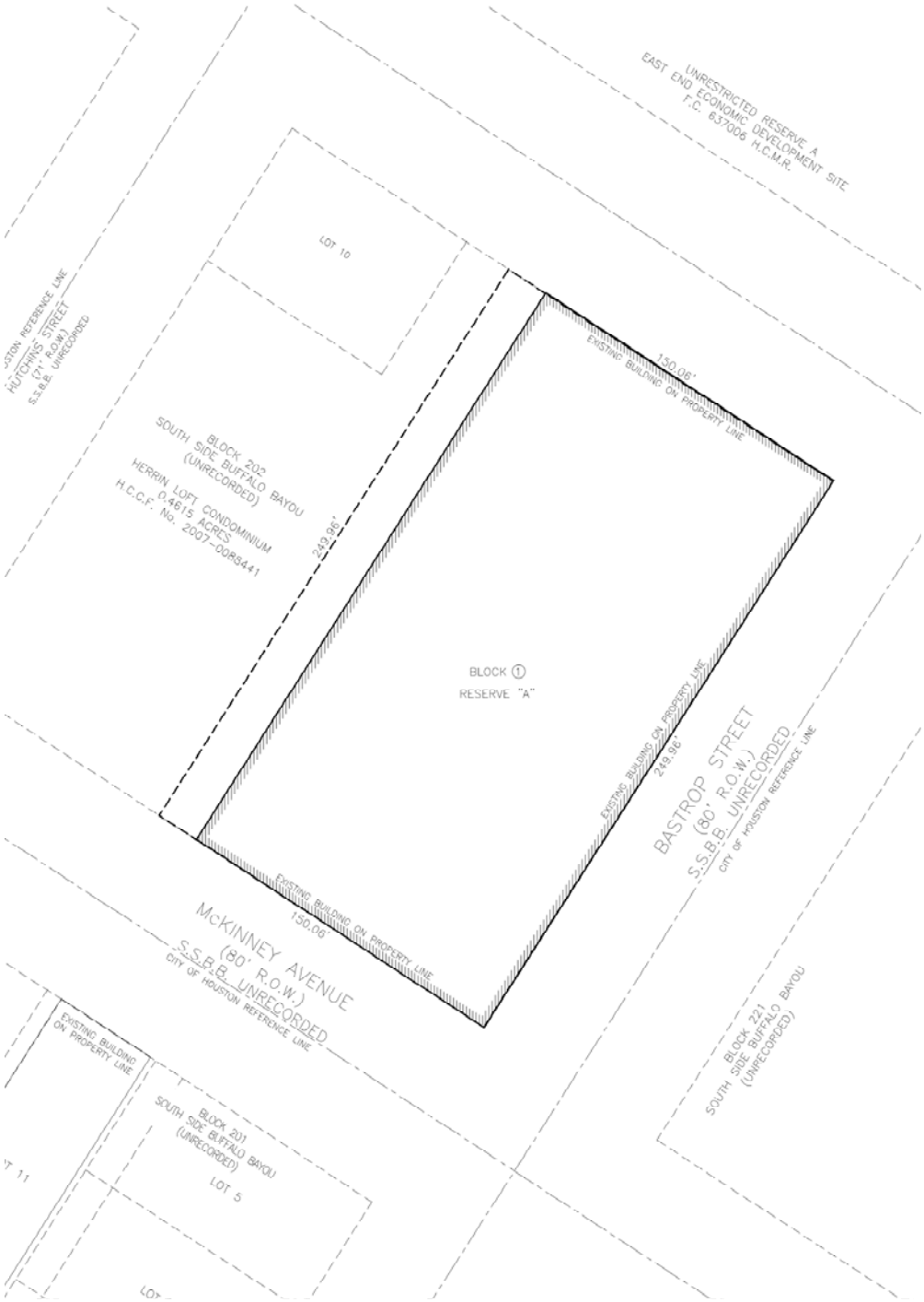
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 2

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 109

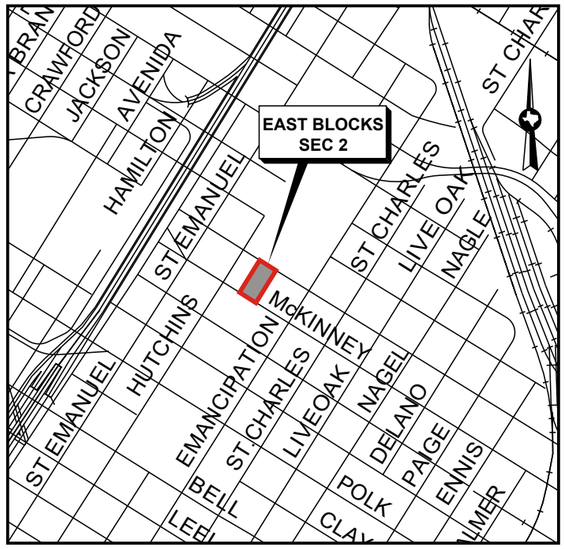
Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 2

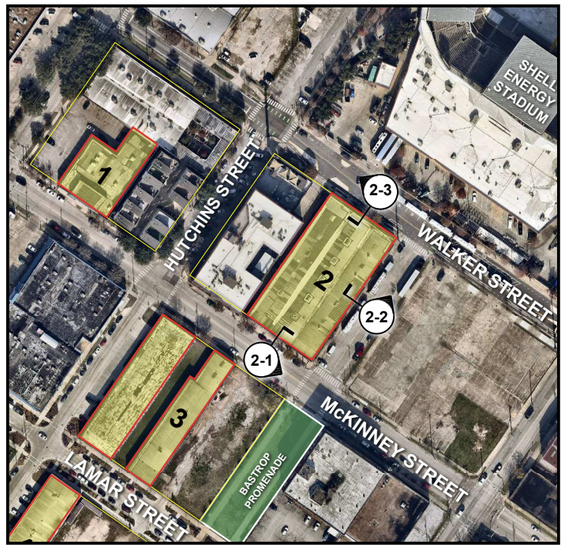
Applicant: EHRA



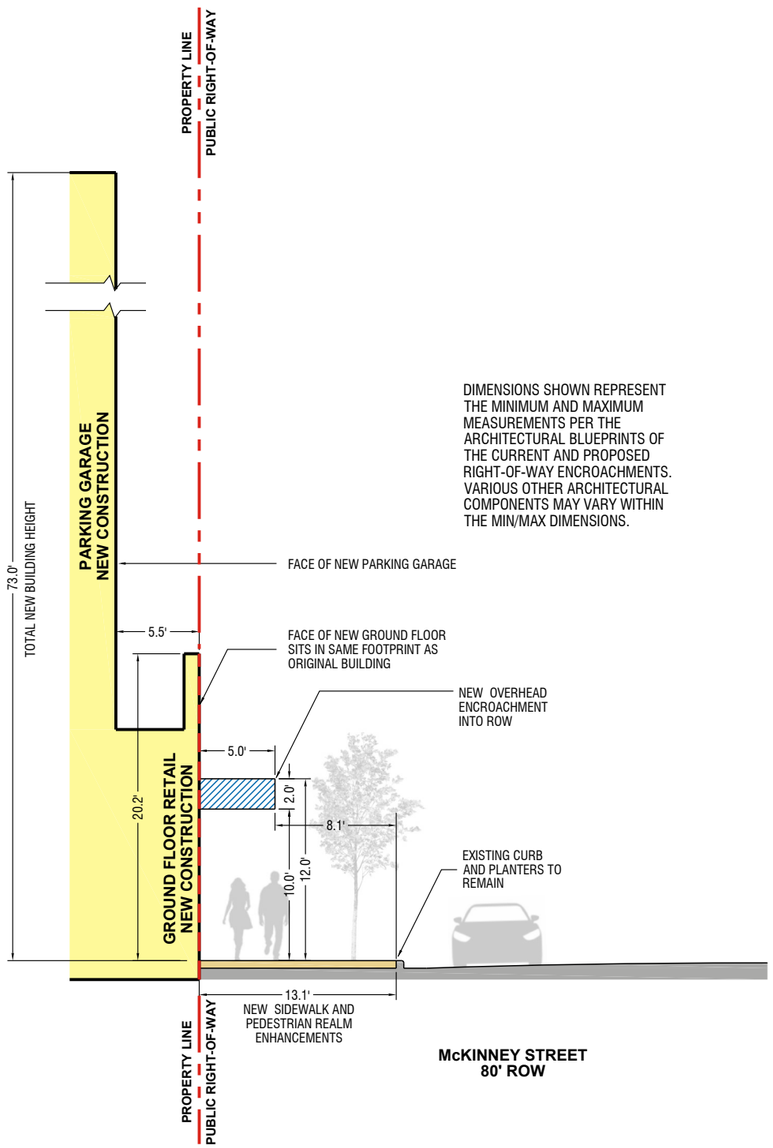
D – Variances Aerial



Location Map



Sections 2-1 thru 2-3 view locations



DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.

Section 2-1: View through McKinney Street, Scale 1" = 10'



Existing building McKinney Street elevation



Architectural rendering of McKinney Street elevation

EAST BLOCKS SEC 2

Variance Exhibit 2a: Building 2, 2215 McKinney Street

October 2024

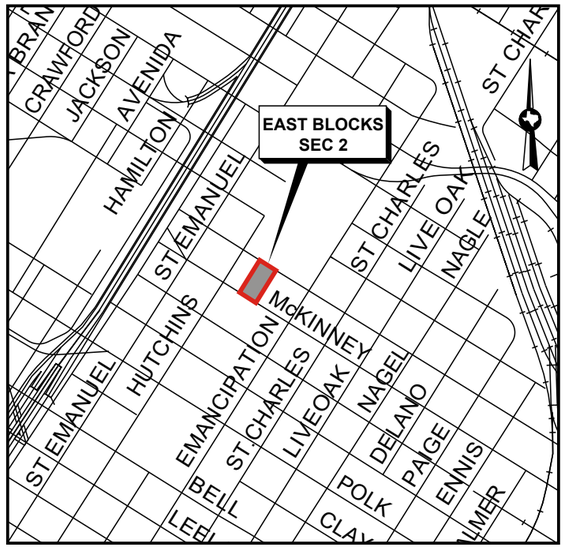
EHRA Job No.
231-507-02

Variances requested:

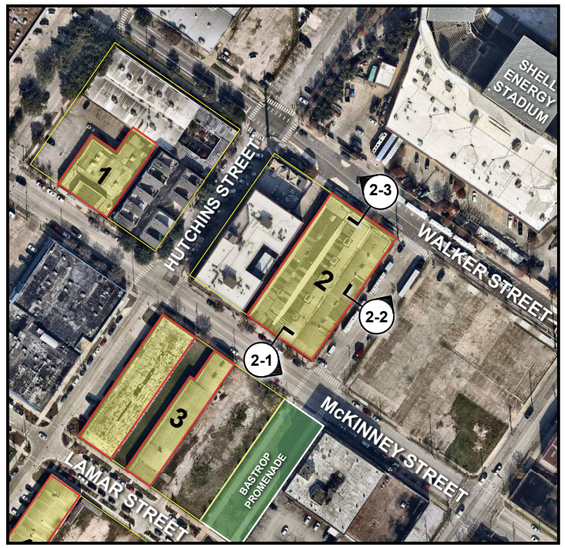
1. 42-150(d) To allow a 0-foot dual building line for new vertical construction.
2. 42-161 To not provide visibility triangles on Bastrop Street at Walker and McKinney Street intersections.

EHRA
ENGINEERING THE FUTURE
SINCE 1936

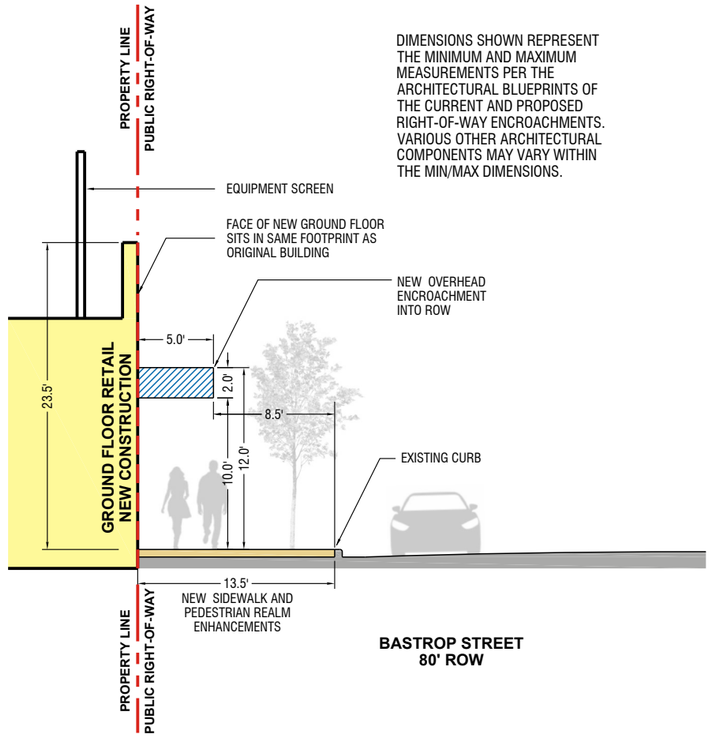
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map

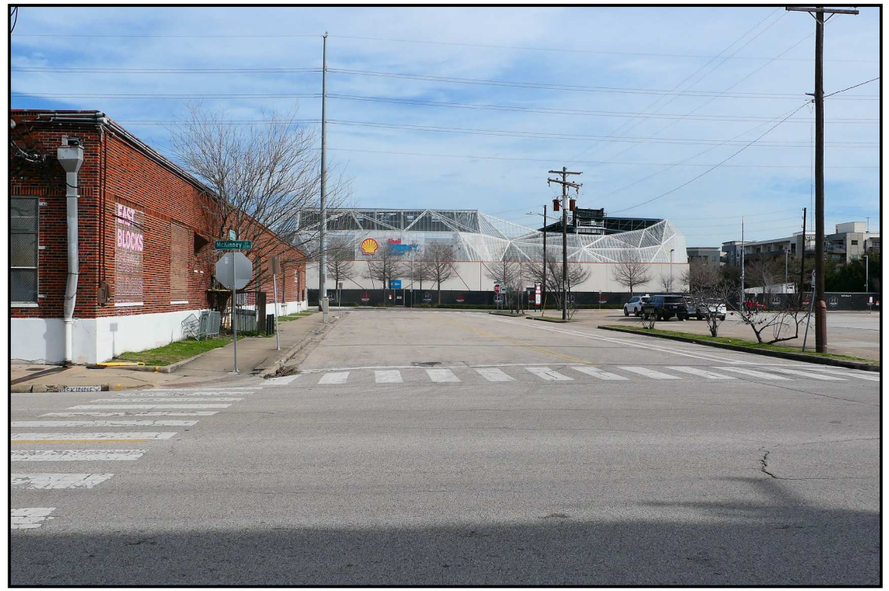


Sections 2-1 thru 2-3 view locations



DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.

Section 2-2: View through Bastrop Street, Scale 1" = 10'



Existing building elevation and view of Bastrop Street



Architectural rendering of McKinney Street elevation at corner of Bastrop Street

EAST BLOCKS SEC 2

Variance Exhibit 2b: Building 2, 2215 McKinney Street

October 2024

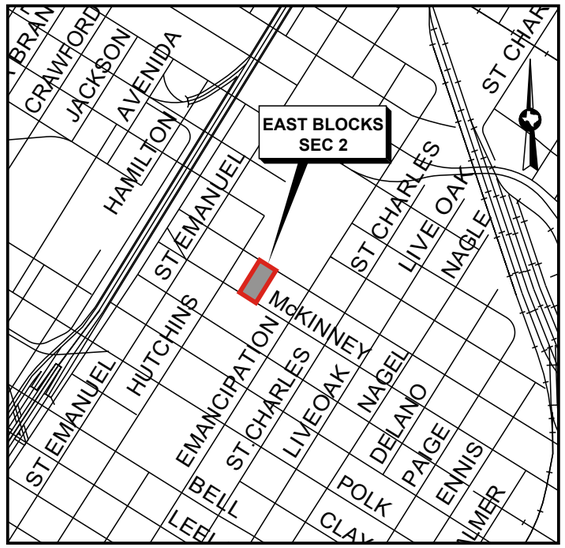
EHRA Job No. 231-507-02

Variances requested:

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EHRA
ENGINEERING THE FUTURE SINCE 1936

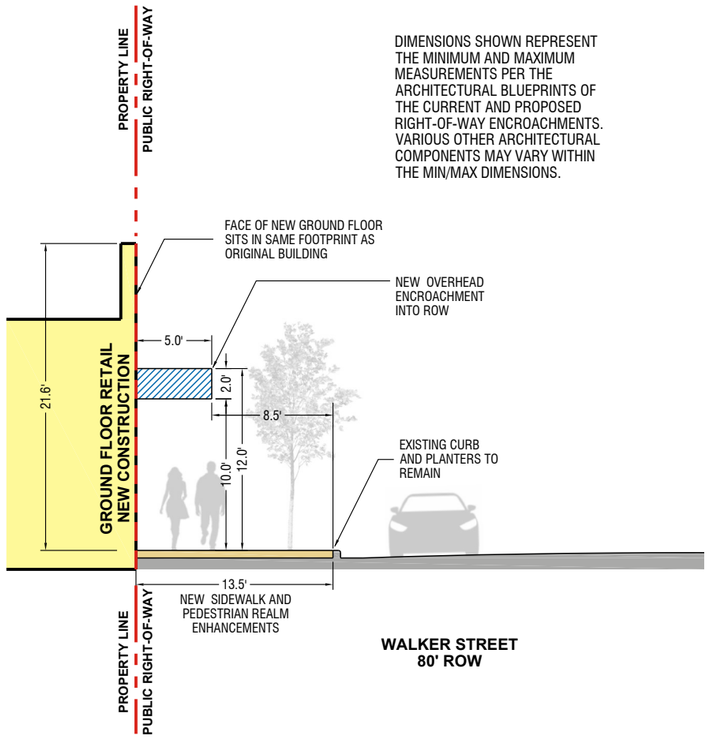
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 2-1 thru 2-3 view locations



Section 2-3: View through Walker Street, Scale 1" = 10'

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Existing building elevation on Walker Street at Bastrop Street intersection.



Architectural rendering of new parking structure with frontage on McKinney, Bastrop and Walker Streets

EAST BLOCKS SEC 2

Variance Exhibit 2c: Building 2, 2215 McKinney Street

October 2024

EHRA Job No.
231-507-02

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EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
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TBPELS No. 10092300

STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

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I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1995
Plat Name: East Blocks Sec 2
Applicant: EHRA
Date Submitted: 10/06/2024

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:

1) To allow a 0-foot dual building line on McKinney Street, Bastrop Street, and Walker Street for new vertical construction; 2) To not provide visibility triangles at the intersections of Bastrop Street and Walker Street, nor at Bastrop Street and McKinney Street

Chapter 42 Section: 42-150(d), 42-161

Chapter 42 Reference:

42-150 (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"; 42-161 The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of- way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 a 0.8111-acre site located at 2215 McKinney Street in East Downtown Houston (EaDo). The existing one-story masonry warehouse also has frontage on Bastrop and Walker Streets. The existing building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines of all three streets. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 2 plat seeks to create a 0-foot dual building line across 150.06' of frontage on McKinney Street, 249.96' of frontage on Bastrop Street, and 150.06' of frontage on Walker Street to allow new vertical construction within the original building footprint. Being directly across Walker Street from Shell Energy Stadium and within 4 blocks of 6 other sites owned by the applicant/developer, this tract is proposed to be redeveloped with a 6-floor parking garage over ground floor retail. The garage will provide much-needed parking within EaDo and immediately adjacent to the stadium. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. Unfortunately, the existing building is not in a structural condition suitable for the planned redevelopment. Since the existing structure must be removed and considering the proximity to the sports stadium as well as being located at one end of the Bastrop Promenade, constructing a parking garage on this site will be a valuable addition to EaDo. Ground floor retail is proposed on the frontage of all three streets which will block pedestrian view of the garage while maintaining the current visual character of the streetscapes. The proposed architecture of the ground floor retail faithfully recreates the brick façade of the current warehouse but adds multiple

niche setbacks and windows compared to the current warehouse. The intent is to honor the existing neighborhood character by constructing the new building in the same footprint on the right-of-way lines and with red colored brick so that a casual observer might not notice that the ground floor façade is actually new construction. The parking garage will be accessed from McKinney Street and include handicapped accessible spaces on the ground floor while a ramp will provide access to the 6 floors of parking above. Stair and elevator access is also located on McKinney Street. Since the new ground floor retail is proposed to inhabit the same footprint of the existing building, a variance to not provide 15'X15' visibility triangle at the two ends of the Bastrop Street façade is requested. New overhead encroachments into the right-of-way along the entire lengths of McKinney, Bastrop and Walker Street frontage are proposed at 10' above grade, extending up to 5.0' over the sidewalks. The proposed cantilevered overhangs will cover building entrances and provide shade to enhance the pedestrian realm. Additional sidewalk improvements are proposed between the façade of the new building and the existing curb on each street. Dimensions vary from a minimum of 13.1' between the McKinney Street façade and the existing curb to over 18' where the new building façade has niche setbacks. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. The proposed 0-foot dual building will allow the new ground floor retail to be constructed in the same footprint as the current building and match the adjacent building on the same blockface. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line on all three streets and provide 15'X15' visibility triangles.

(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;

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 2215 McKinney Street to be located on the property line with no building setback available. The 0-foot dual building line variance and visibility triangle variance being requested will allow the applicant/developer to mimic the current neighborhood character with the new construction.

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

The applicant/developer's goal is to construct a much-needed parking facility adjacent to Shell Energy Stadium while simultaneously creating new ground floor retail within the current structure's footprint. The architects at Gensler have taken great care to mimic the red brick exterior of the current building when designing the new ground floor retail. This speaks to the history of the site and is in character with other redevelopment. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus replacing the existing structure with new construction in the same footprint is in keeping with other structures in the area. The pedestrian realm on McKinney, Bastrop and Walker Streets are all being augmented with new street trees which will provide much-needed shade and improve the visual appeal of the blockfaces.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building has been located on the right-of-way lines for over 80 years. New construction in the same physical dimensions will not be out of character in the EaDo neighborhood. The applicant/developer is going to significant lengths to mimic the current building's architecture at street level while adding new retail spaces and the parking garage.

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

October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

The Planning and Development Department has received six subdivision plat applications with variances for properties located between Walker Street and Polk Street and between St Emmanuel Street and Emancipation Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Bastrop Street, Walker Street, Hutchins Street, Lamar Street, Dallas Street, and Polk Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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: 110

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 3

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 3

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 110

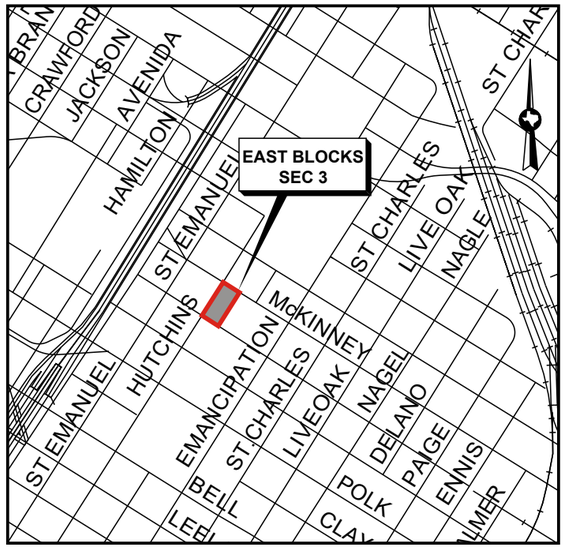
Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 3

Applicant: EHRA



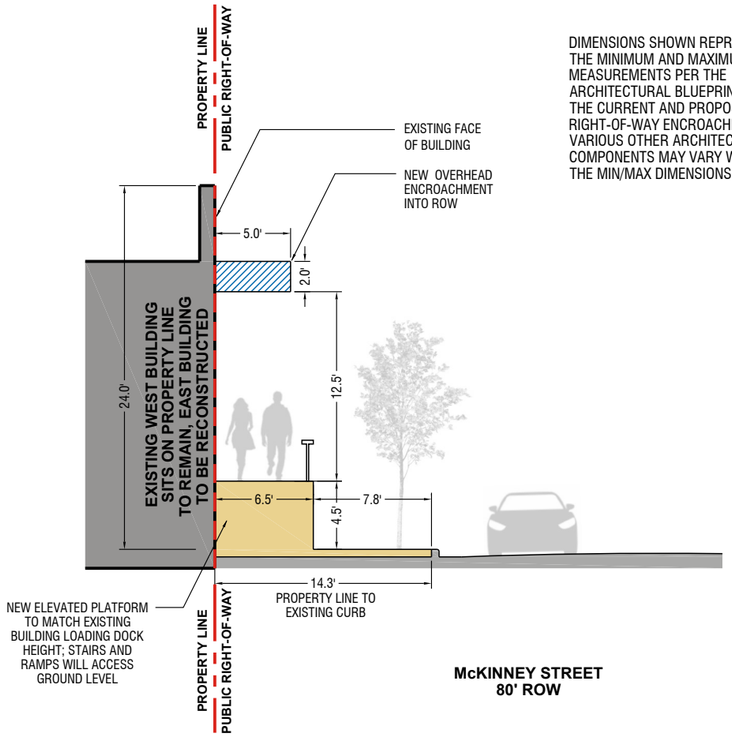
D – Variances Aerial



Location Map



Sections 3-1 thru 3-3 view locations



Section 3-1: View through McKinney Street, Scale 1" = 10'

DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Existing building elevation at corner of McKinney and Hutchins Streets



Building 3 - 1005 Hutchins / 2208 McKinney

Architectural rendering of McKiney Street elevation

EAST BLOCKS SEC 3

Variance Exhibit 3a: Block 3, 2208 McKinney Street and 1005 Hutchins Street

October 2024

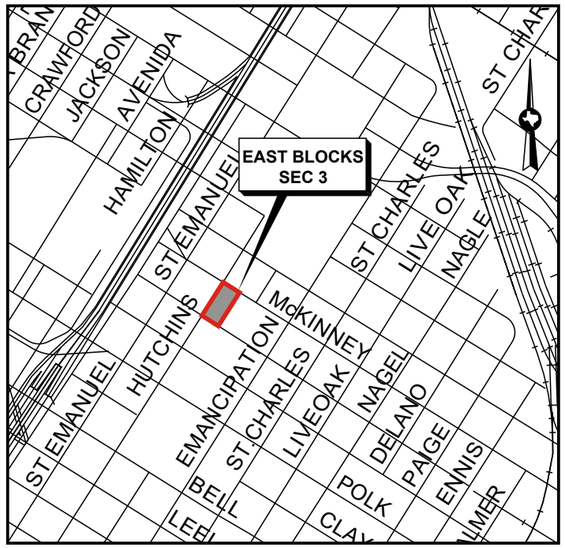
EHRA Job No. 231-507-03

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

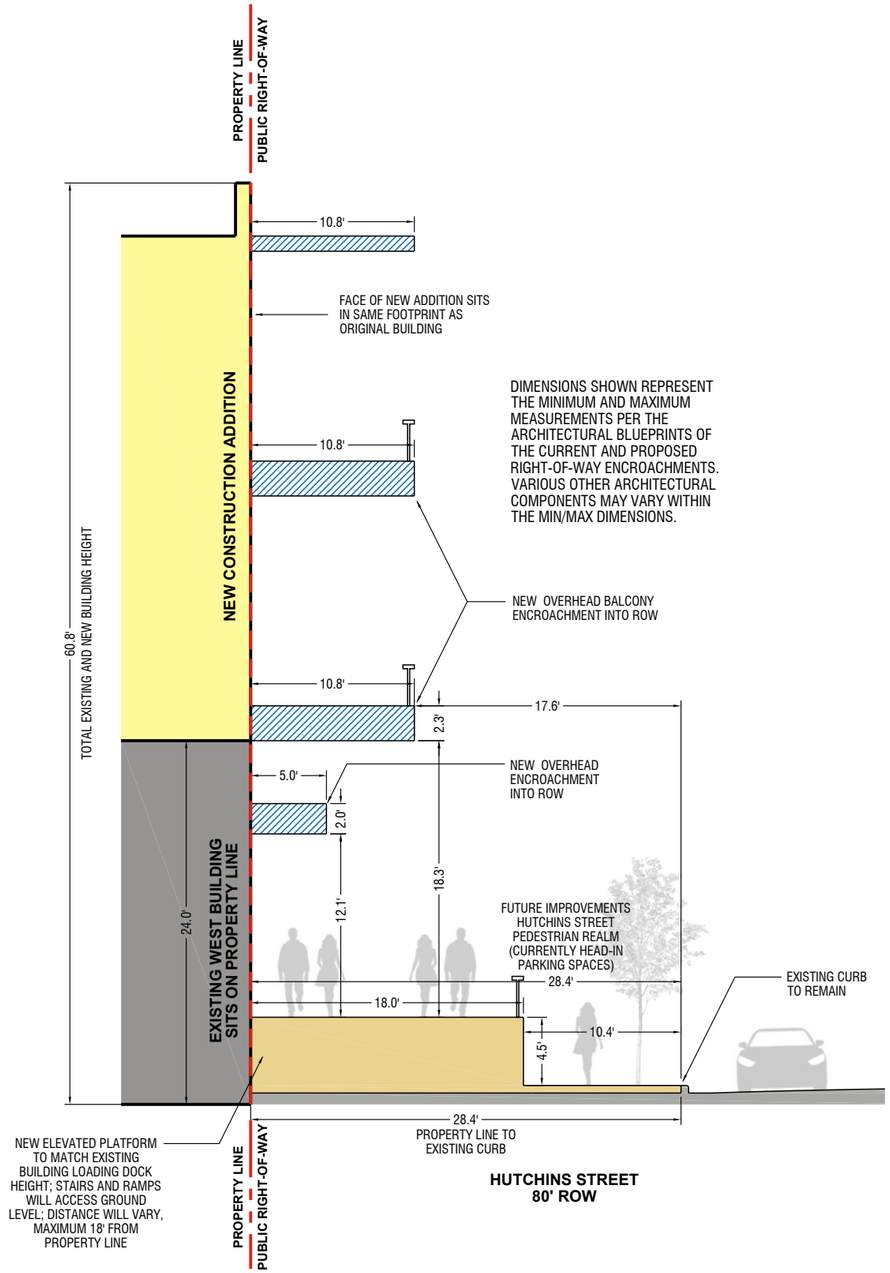
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 3-1 thru 3-3 view locations



Section 3-2: View through Hutchins Street, Scale 1" = 10'



Hutchins Street existing building elevation at corner of Lamar Street



Architectural rendering of Hutchins Street elevation

EAST BLOCKS SEC 3

Variance Exhibit 3b: Block 3, 2208 McKinney Street and 1005 Hutchins Street

October 2024

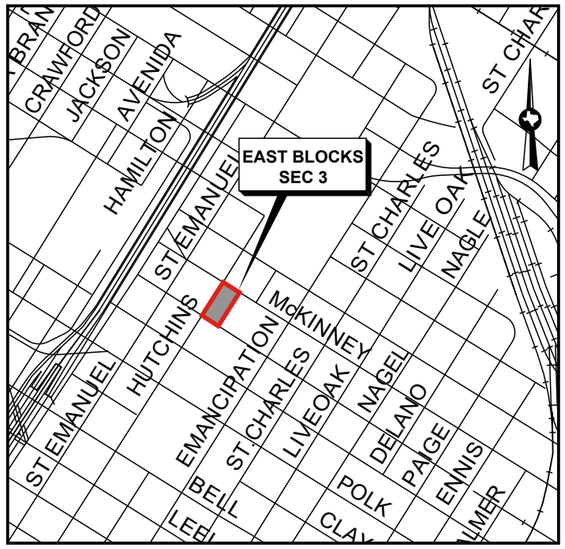
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EHRA
ENGINEERING THE FUTURE SINCE 1936

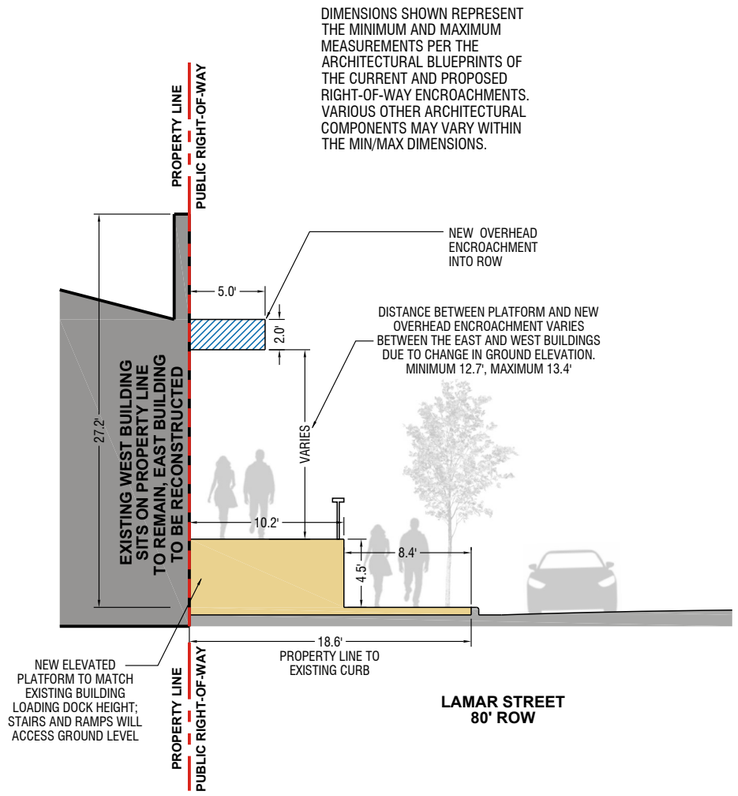
10011 MEADOWGLEN LANE
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713.784.4500
EHRA.TEAM
TBPE No. F-726
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Location Map



Sections 3-1 thru 3-3 view locations



Section 3-3: View through Lamar Street, Scale 1" = 10'



Existing building elevation on Hutchins Street



Architectural rendering of Hutchins Street elevation

EAST BLOCKS SEC 3

Variance Exhibit 3c: Block 3, 2208 McKinney Street and 1005 Hutchins Street

October 2024

EHRA Job No. 231-507-03

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
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TBPE No. F-726
TBPELS No. 10092300





Building 3 - 1005 Hutchins / 2208 McKinney

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1996
Plat Name: East Blocks Sec 3
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on McKinney Street, Hutchins Street and Lamar Street for the existing structure and new vertical construction

Chapter 42 Section: 42-150(d)

Chapter 42 Reference:

The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"

Statement of Facts

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

The subject property is a 0.933-acre site consisting of two existing buildings located at 1005 Hutchins Street and 2208 McKinney Street in East Downtown Houston (EaDo). The two existing masonry warehouse buildings date at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structures on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 3 plat seeks to create a 0-foot dual building line across 162.5' of frontage on McKinney Street, 250.11' of frontage on Hutchins Street, and 162.5' of frontage on Lamar Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 1005 Hutchins Street spans the entire blockface between McKinney and Lamar Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. The existing building at 2208 McKinney Street is parallel to 1005 Hutchins, separated by a 30' gap which based on a 1928 map of Houston was a railroad spur. Both buildings have loading dock height doors along the old rail spur which will be transformed into a pedestrian walkway. Unfortunately, the condition of the structure at 2208 McKinney Street may not be conducive to redevelopment. Efforts are ongoing to see if the structure can be reused, however in case the building must be torn down, the 0-foot dual building line is requested to apply to new construction within the same existing building footprint. A two-floor addition suspended over both buildings is proposed to span perpendicular across them and overhang into the Hutchins Street right-of-way by 10.8' at a height of over 22' above grade. The distance of this proposed cantilevered overhang is made possible by the recent reconstruction of Hutchins Street by TIRZ 24. The existing curb, and thus the northbound lane of Hutchins Street, is 28.4' from the existing building/right-of-way line. Thus the new overhead construction will still remain 17.6' away from the Hutchins Street curb. Head-in parking is currently located in this space. Transitioning from the dock height finished

floor elevation of the existing building down to street level will require reconstruction of the sidewalk. The applicant/developer plans to create a new pedestrian realm with a maximum 18' wide upper-level walkway to provide access to existing dock height doors, and a minimum 10.4' wide grade level walkway adjacent to the Hutchins Street curb. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. Similar scenarios exist on the McKinney and Lamar Street blockfaces. 4.5' high elevated sidewalks are proposed to access dock height doors with stairs/steps and wheelchair accessibility returning to grade. New overhead encroachments into the right-of-way along the entire frontage of all three blockfaces are proposed at varying heights to allow for cantilevered overhangs above doors and windows and will provide shade to enhance the pedestrian realm. The 0-foot dual building will allow the existing street level façades to remain and potential reconstruction of the 2208 McKinney Street building to be located within the same footprint. If in the future the structures are removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 1005 Hutchins Street and 2208 McKinney Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façades and construct new vertical lease space in the same footprint above street level.

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

The applicant/developer's goal is to revitalize an underused existing building, maintaining and augmenting the current street level architecture, while constructing new lease space above the existing structure. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façades rest on the right-of-way lines and are being augmented with new windows, doors, and architectural features which will allow the structures to have a new useful life. The sidewalks on McKinney Street, Hutchins Street, and Lamar Street are integral components of the site's revitalization. Revitalizing the existing buildings and adding new floors above the structures will maintain the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 4

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 4

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/31/2024**

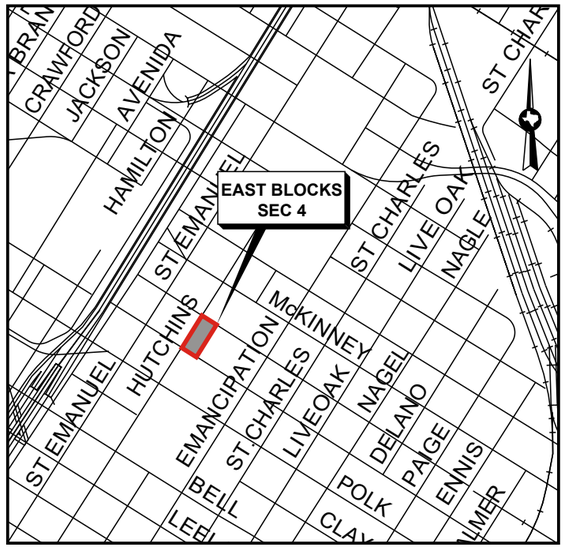
Subdivision Name: East Blocks Sec 4

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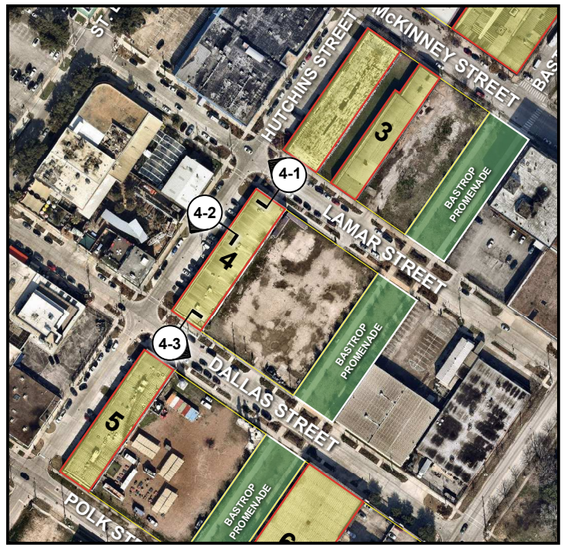


D – Variances

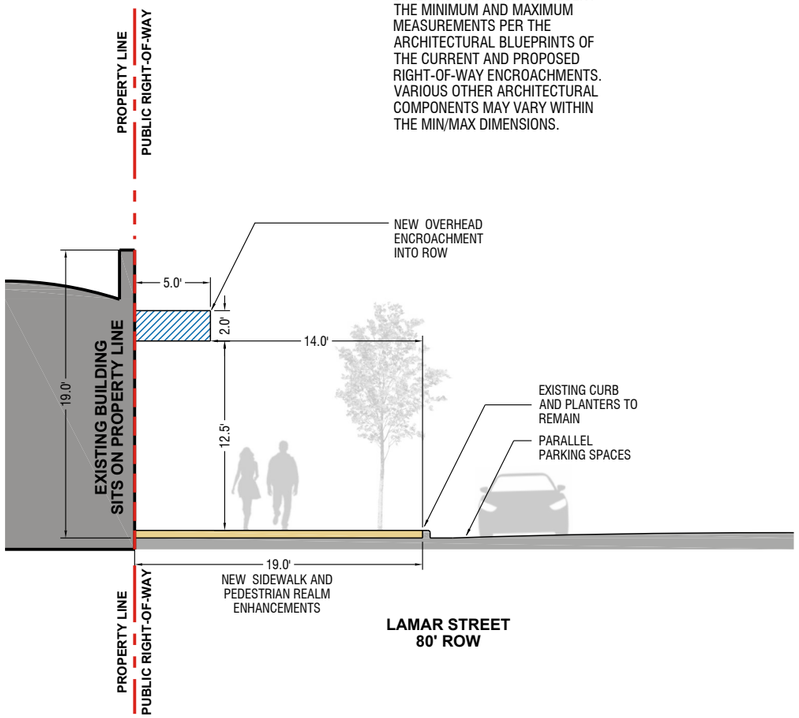
Aerial



Location Map



Sections 4-1 thru 4-3 view locations



Section 4-1: View through Lamar Street, Scale 1" = 10'



Existing building elevation on Lamar Street. Recent street and sidewalk enhancements installed by TIRZ 15 will remain.



Hutchins Street Right-of-Way and Building 4 - 1107 Hutchins

Architectural rendering of Hutchins Street elevation

EAST BLOCKS SEC 4

Variance Exhibit 4a: Building 4, 1107 Hutchins Street

October 2024

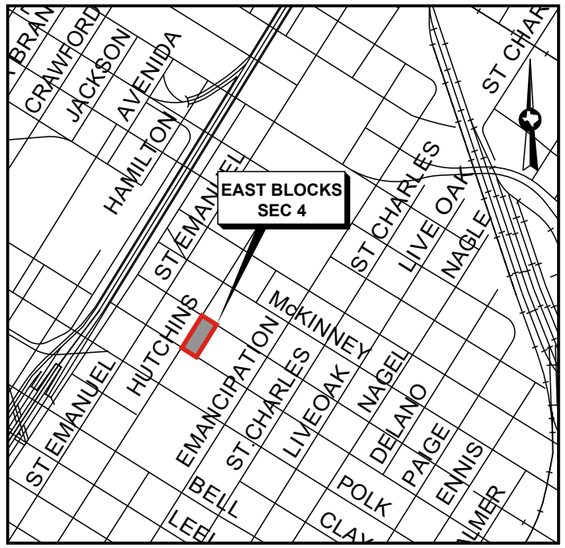
EHRA Job No.
231-507-04

Variances requested:

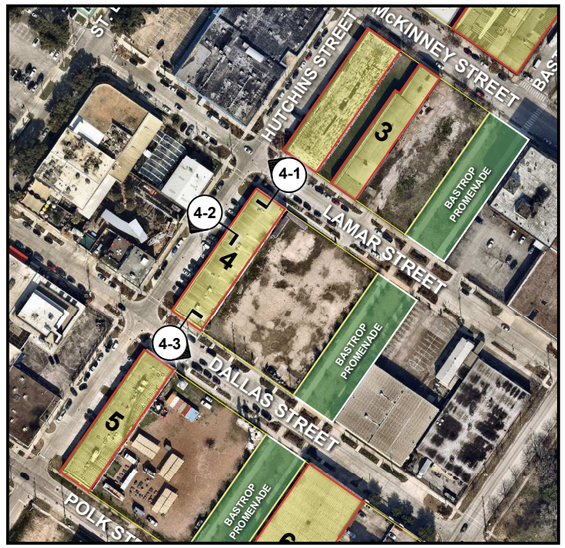
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1938

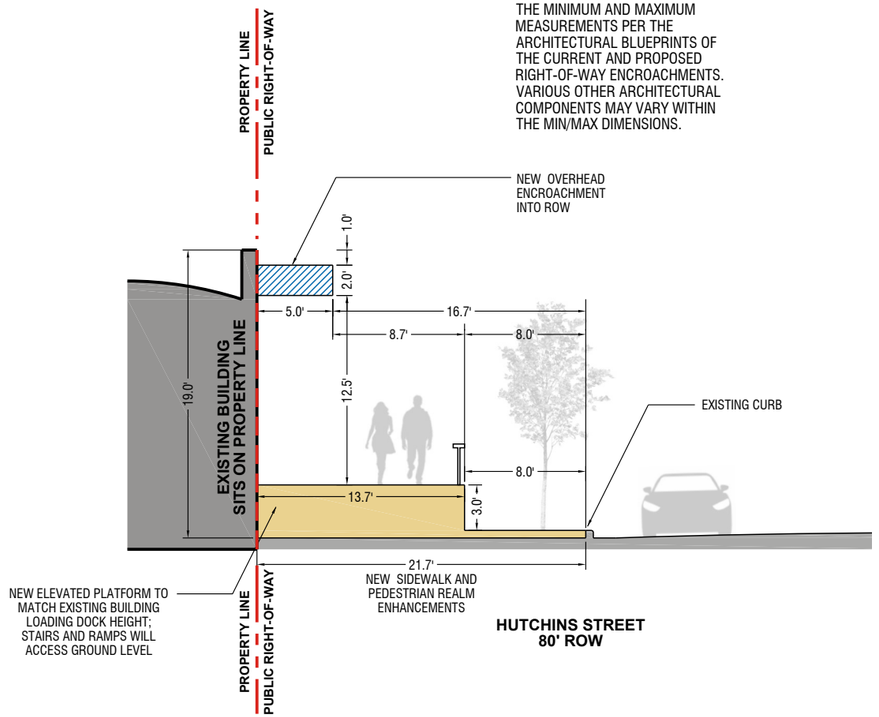
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 4-1 thru 4-3 view locations



Section 4-2: View through Hutchins Street, Scale 1" = 10'



Existing building elevation. Parking to be replaced by pedestrian realm enhancements up to existing curb.



Existing curb will remain, but parking spaces will be replaced by sidewalks and plating areas.

EAST BLOCKS SEC 4

Variance Exhibit 4b: Building 4, 1107 Hutchins Street

October 2024

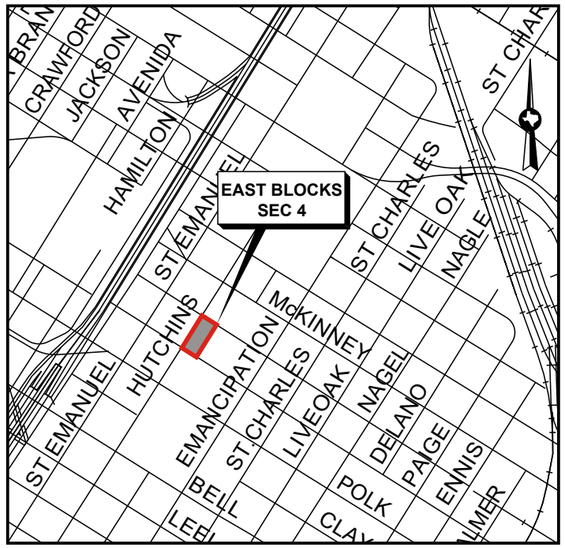
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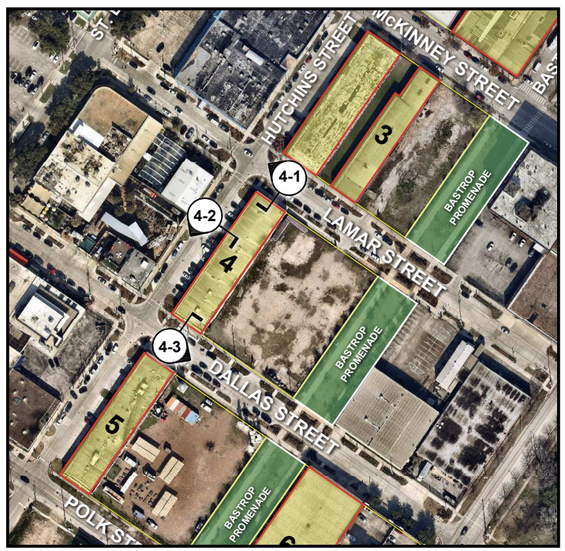
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10011 MEADOWGLEN LANE
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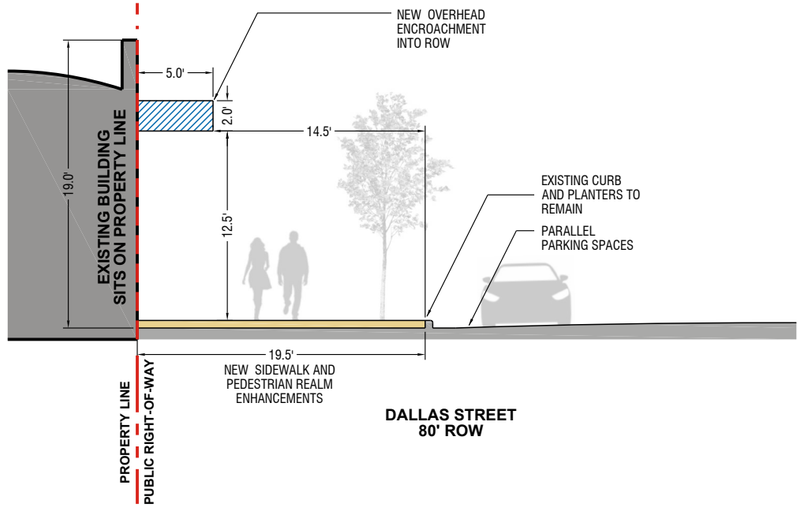


Location Map



Sections 4-1 thru 4-3 view locations

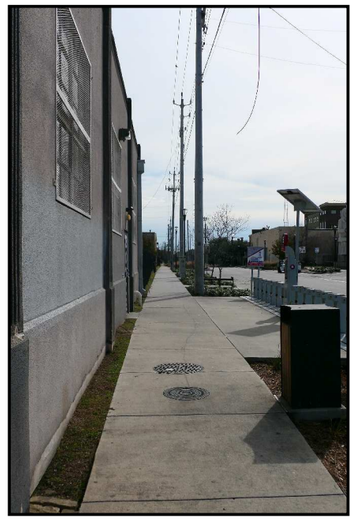
DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Section 4-3: View through Dallas Street, Scale 1" = 10'



Existing building elevation at corner of Hutchins and Dallas Streets



Existing Dallas Street sidewalk. Variance would allow future overhead encroachments if desired by tenants.

EAST BLOCKS SEC 4

October 2024

EHRA Job No.
231-507-04

Variance Exhibit 4c: Building 4, 1107 Hutchins Street

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
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SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

I am writing to express my strong support for the proposed East Blocks District development project in East Downtown Houston. This mixed-use project, once completed, will help transform the area into a bona fide destination for Houstonians and out of town visitors while preserving its original hallmarks and paying homage to its history.

The project is scheduled to break ground in Q2 of 2024 and finish in 2026, ahead of the summer World Cup festivities. The City of Houston ("City") will be showcased on the international stage as it hosts 7 World Cup matches, and this project will help ensure the City puts its best foot forward and makes a lasting impression on everyone who attends or watches the games.

The feedback for this project has been overwhelmingly positive and the developers have had productive conversations with the City, the TIRZ and Management District, METRO, Houston First, the Houston World Cup Host Committee, and the University of Houston as well as the elected officials who represent the area.

I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1997
Plat Name: East Blocks Sec 4
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on Lamar Street, Hutchins Street and Dallas Street for the existing structure and new vertical construction

Chapter 42 Section: 150(d) & 161

Chapter 42 Reference:

The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"

Statement of Facts

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

The subject property is a 0.3445-acre site located at 1107 Hutchins Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 4 plat seeks to create a 0-foot dual building line across 60.0' of frontage on Lamar Street, 250.11' of frontage on Hutchins Street, and 60.0' of frontage on Dallas Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 1107 Hutchins Street spans the entire blockface between Lamar and Dallas Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. Hutchins Street was recently reconstructed by TIRZ 24 resulting in the existing curb, and thus the northbound lane of Hutchins Street, being 21.7' from the existing building/right-of-way line. Currently, this area is used for head-in parking. Several existing dock height doors are proposed to access new retail space, thus transitioning from the dock height finished floor elevation down to street level will require reconstruction of the sidewalk. The parking spaces will be removed in order to create a new pedestrian realm with a maximum 13.7' wide upper-level walkway to provide access to existing dock height doors, and a minimum 8.0' wide grade level walkway adjacent to the Hutchins Street curb. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. The Lamar Street and Dallas Street façades have entrances already at grade thus sidewalk improvements will be made at ground level. New overhead encroachments into the right-of-way along the entire frontage of all three blockfaces are proposed at 12.5' above grade, extending up to 5.0' over the sidewalk. The proposed cantilevered overhangs will cover new building entrances and provide shade to enhance the pedestrian realm. The 0-foot dual building will

allow the existing street level façade to remain and any vertical improvements to the building to be located within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 1107 Hutchins Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façade and construct new lease space in the same footprint.

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

The applicant/developer's goal is to revitalize an existing building, maintaining and augmenting the current street level architecture. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façade rests on the right-of-way lines and are being augmented with new windows, doors, and architectural features which will allow the structures to have a new useful life. The sidewalks on Lamar Street, Hutchins Street, and Dallas Street are integral components of the site's revitalization. Revitalizing the existing buildings will maintain the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

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

October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

The Planning and Development Department has received six subdivision plat applications with variances for properties located between Walker Street and Polk Street and between St Emmanuel Street and Emancipation Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Bastrop Street, Walker Street, Hutchins Street, Lamar Street, Dallas Street, and Polk Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

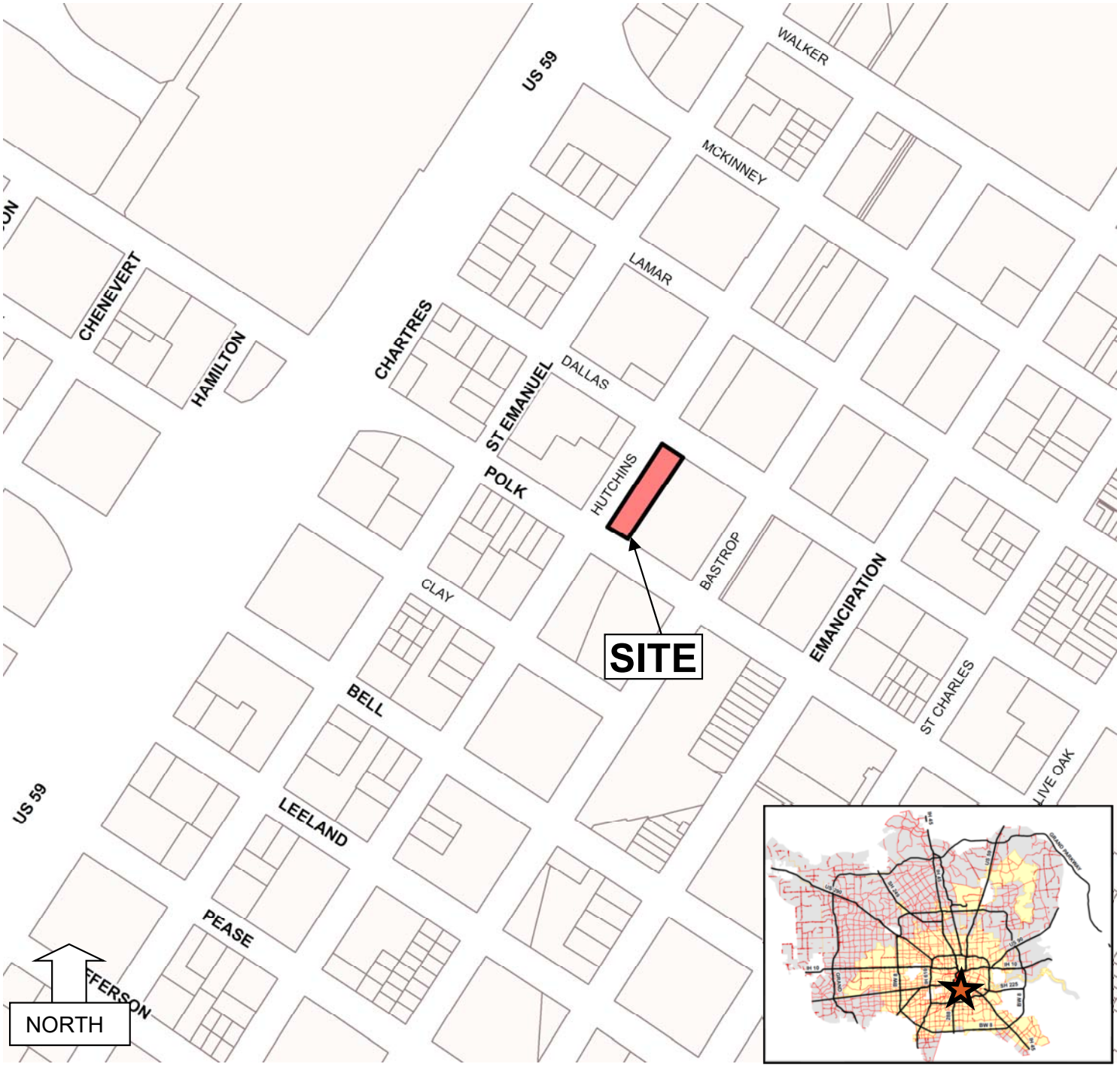
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 5

Applicant: EHRA



D – Variances

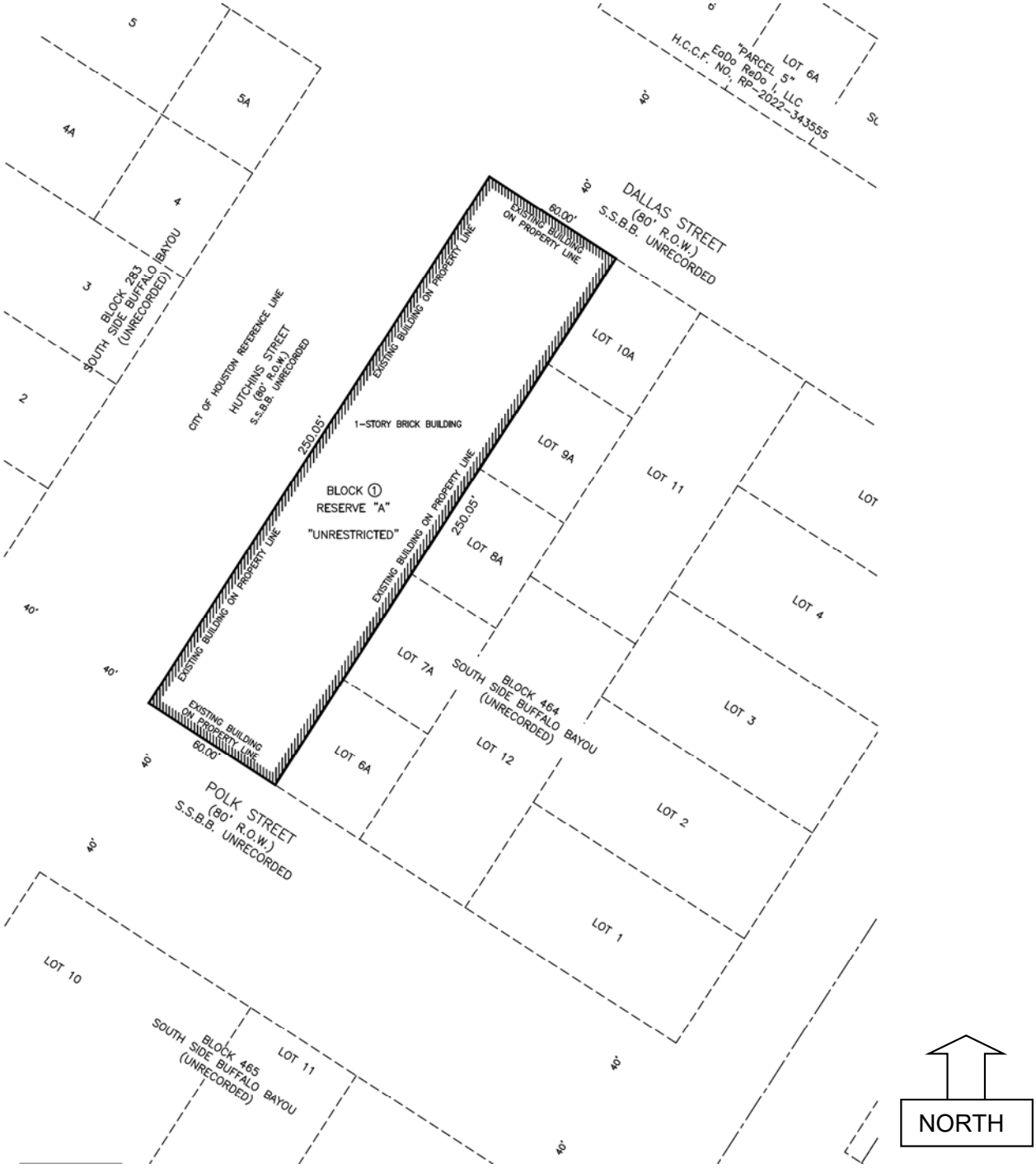
Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 5

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/31/2024**

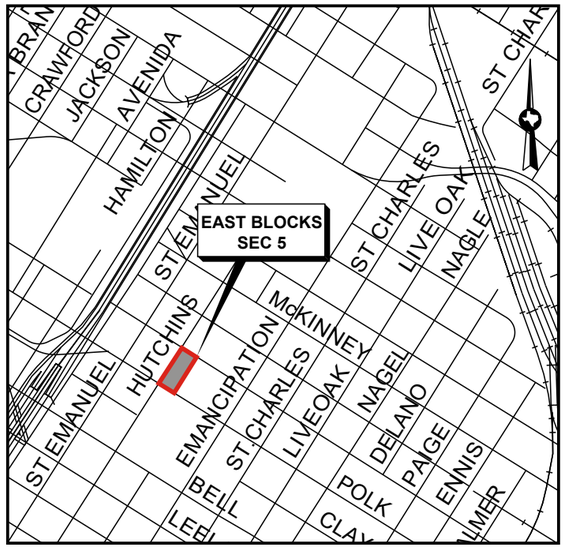
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Applicant: EHRA

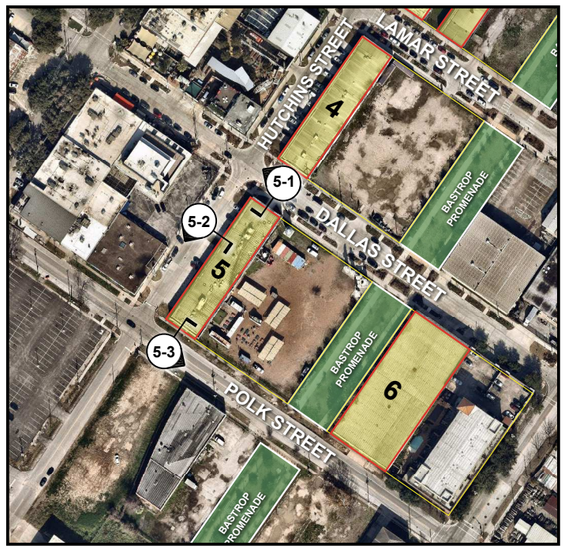


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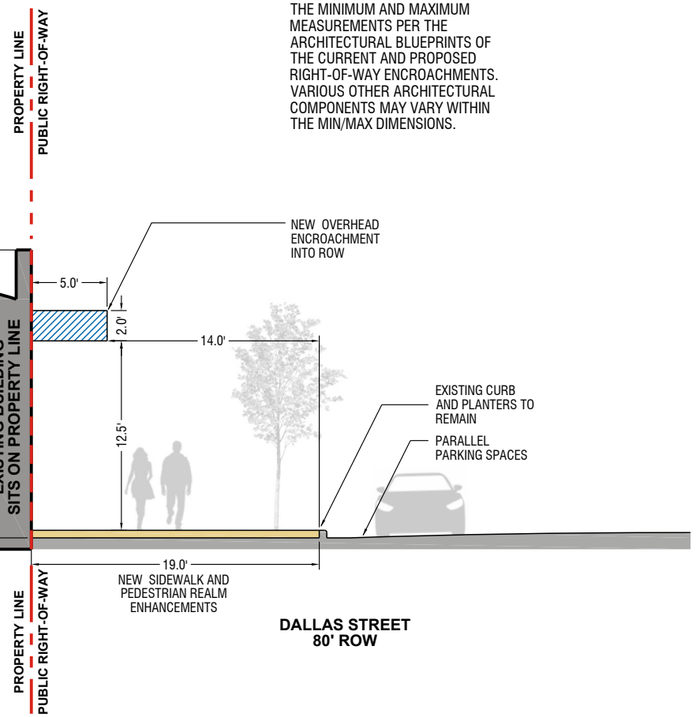
Aerial



Location Map

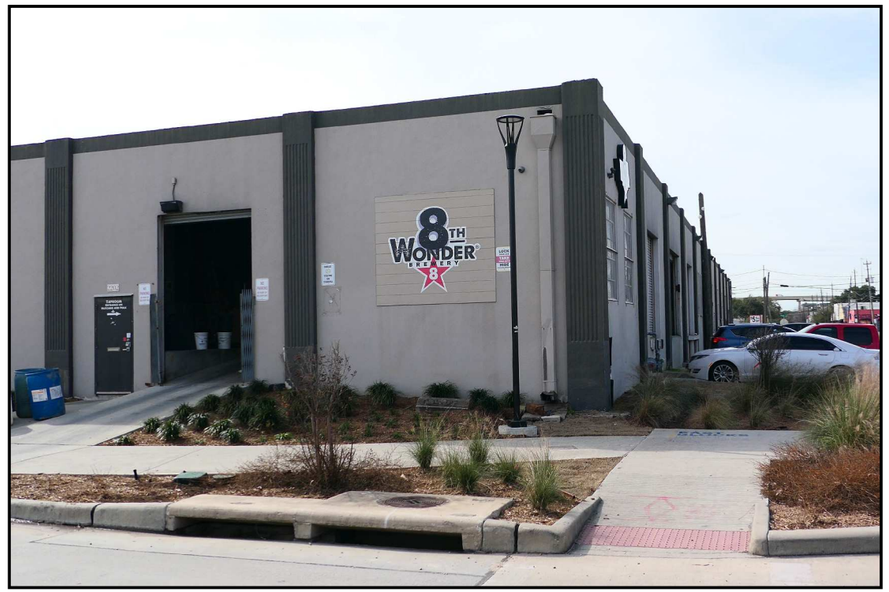


Sections 5-1 thru 5-3 view locations



DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.

Section 5-1: View through Dallas Street, Scale 1" = 10'



Existing building elevation at corner of Dallas Street and Hutchins Street.



Existing Dallas Street sidewalk. Variance would allow future overhead encroachments if desired by tenants.

EAST BLOCKS SEC 5

Variance Exhibit 5a: Building 5, 2202 Dallas Street

October 2024

EHRA Job No.
231-507-05

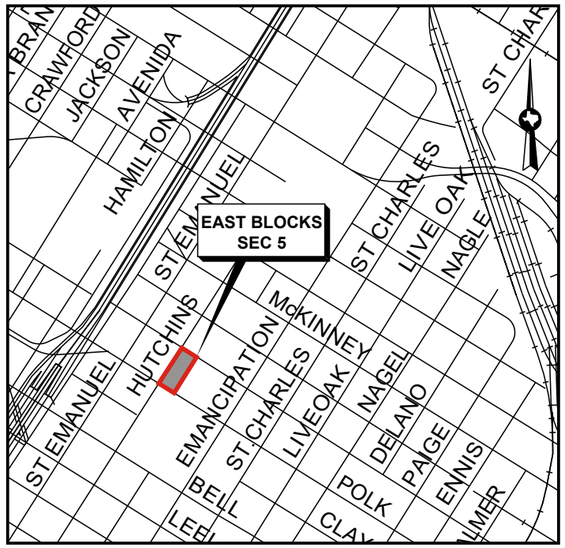
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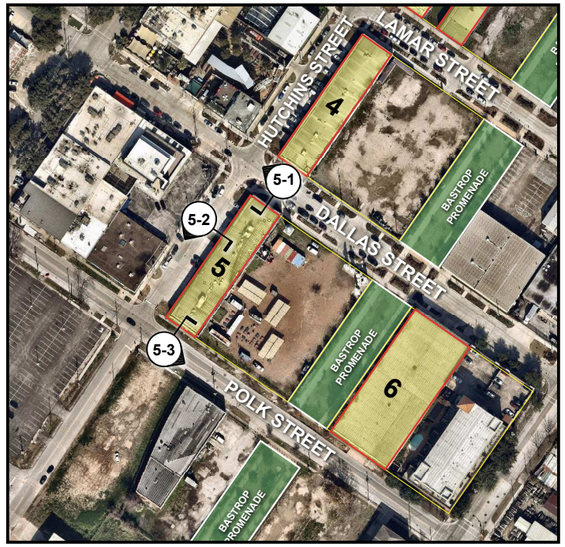
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10011 MEADOWGLEN LANE
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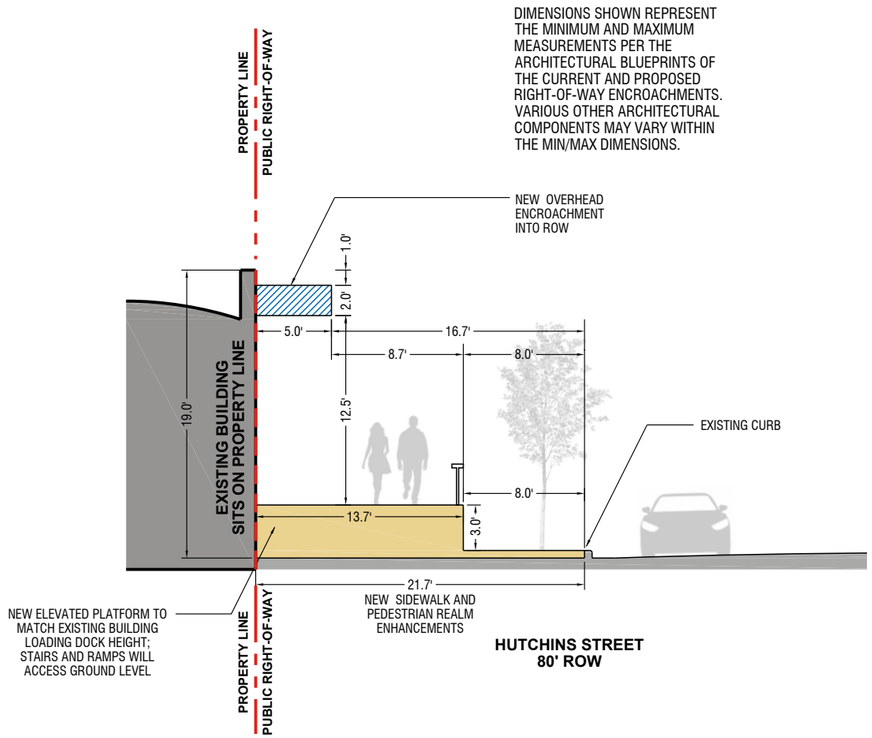
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Location Map



Sections 5-1 thru 5-3 view locations



Section 5-2: View through Hutchins Street, Scale 1" = 10'



Existing building elevation on Hutchins Street. Parking to be replaced by pedestrian realm enhancements up to existing curb.



Existing curb will remain, but parking spaces will be replaced by sidewalks and planting areas on Hutchins Street.

EAST BLOCKS SEC 5

Variance Exhibit 5b: Building 5, 2202 Dallas Street

October 2024

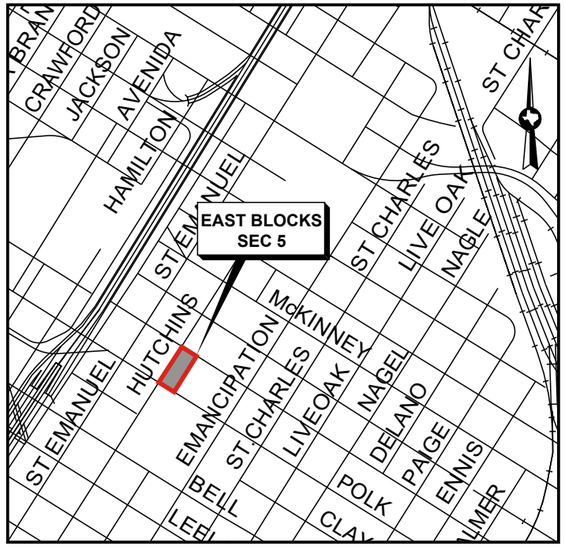
EHRA Job No.
231-507-05

Variances requested:

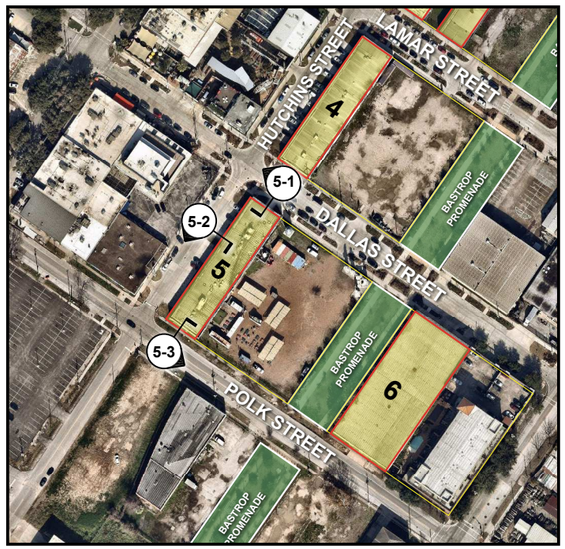
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

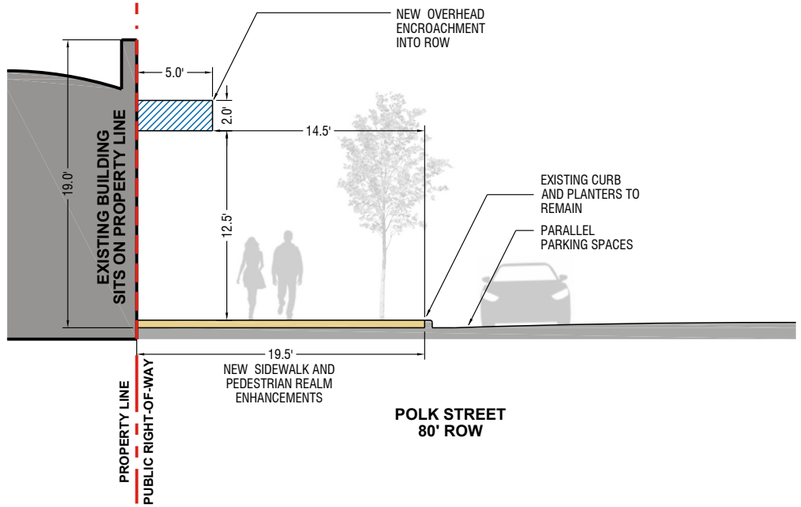


Location Map

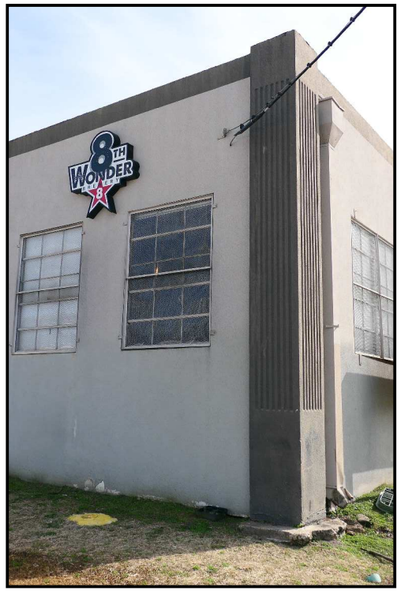


Sections 5-1 thru 5-3 view locations

DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Section 5-3: View through Polk Street, Scale 1" = 10'



Elevation view at corner of Hutchins and Polk Streets.



Existing Polk Street sidewalk. Variance would allow future overhead encroachments if desired by tenants.

EAST BLOCKS SEC 5

Variance Exhibit 5c: Building 5, 2202 Dallas Street

October 2024

EHRA Job No.
231-507-05

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
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STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

I am writing to express my strong support for the proposed East Blocks District development project in East Downtown Houston. This mixed-use project, once completed, will help transform the area into a bona fide destination for Houstonians and out of town visitors while preserving its original hallmarks and paying homage to its history.

The project is scheduled to break ground in Q2 of 2024 and finish in 2026, ahead of the summer World Cup festivities. The City of Houston ("City") will be showcased on the international stage as it hosts 7 World Cup matches, and this project will help ensure the City puts its best foot forward and makes a lasting impression on everyone who attends or watches the games.

The feedback for this project has been overwhelmingly positive and the developers have had productive conversations with the City, the TIRZ and Management District, METRO, Houston First, the Houston World Cup Host Committee, and the University of Houston as well as the elected officials who represent the area.

I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1998
Plat Name: East Blocks Sec 5
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on Dallas Street, Hutchins Street and Polk Street for the existing structure and new vertical construction

Chapter 42 Section: 42-150(d)

Chapter 42 Reference:

The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"

Statement of Facts

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

The subject property is a 0.3444-acre site located at 2202 Dallas Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 5 plat seeks to create a 0-foot dual building line across 60.0' of frontage on Dallas Street, 250.05' of frontage on Hutchins Street, and 60.0' of frontage on Polk Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 2202 Dallas Street spans the entire Hutchins Street blockface between Dallas and Polk Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. Hutchins Street was recently reconstructed by TIRZ 24 resulting in the existing curb, and thus the northbound lane of Hutchins Street, being 21.7' from the existing building/right-of-way line. Currently, this area is used for head-in parking. Several existing dock height doors are proposed to access future retail space, thus transitioning from the dock height finished floor elevation down to street level will require reconstruction of the sidewalk. The parking spaces will be removed in order to create a new pedestrian realm with a maximum 13.7' wide upper-level walkway to provide access to existing dock height doors, and a minimum 8.0' wide grade level walkway adjacent to the Hutchins Street curb. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. The Dallas Street and Polk Street façades have entrances already at grade thus sidewalk improvements will be made at ground level. New overhead encroachments into the right-of-way along the entire frontage of all three blockfaces are proposed at 12.5' above grade, extending up to 5.0' over the sidewalk. The proposed cantilevered overhangs will cover new building entrances and provide shade to enhance the pedestrian realm. The 0-foot dual building will allow the existing

street level façade to remain and any vertical improvements to the building to be located within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 2202 Dallas Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façade and construct new lease space in the same footprint.

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

The applicant/developer's goal is to revitalize an existing building, maintaining and augmenting the current street level architecture. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façade rests on the right-of-way lines and are being augmented with new windows, doors, and architectural features which will allow the structures to have a new useful life. The sidewalks on Dallas Street, Hutchins Street, and Polk Street are integral components of the site's revitalization. Revitalizing the existing building will maintain the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

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

October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

The Planning and Development Department has received six subdivision plat applications with variances for properties located between Walker Street and Polk Street and between St Emmanuel Street and Emancipation Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Bastrop Street, Walker Street, Hutchins Street, Lamar Street, Dallas Street, and Polk Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

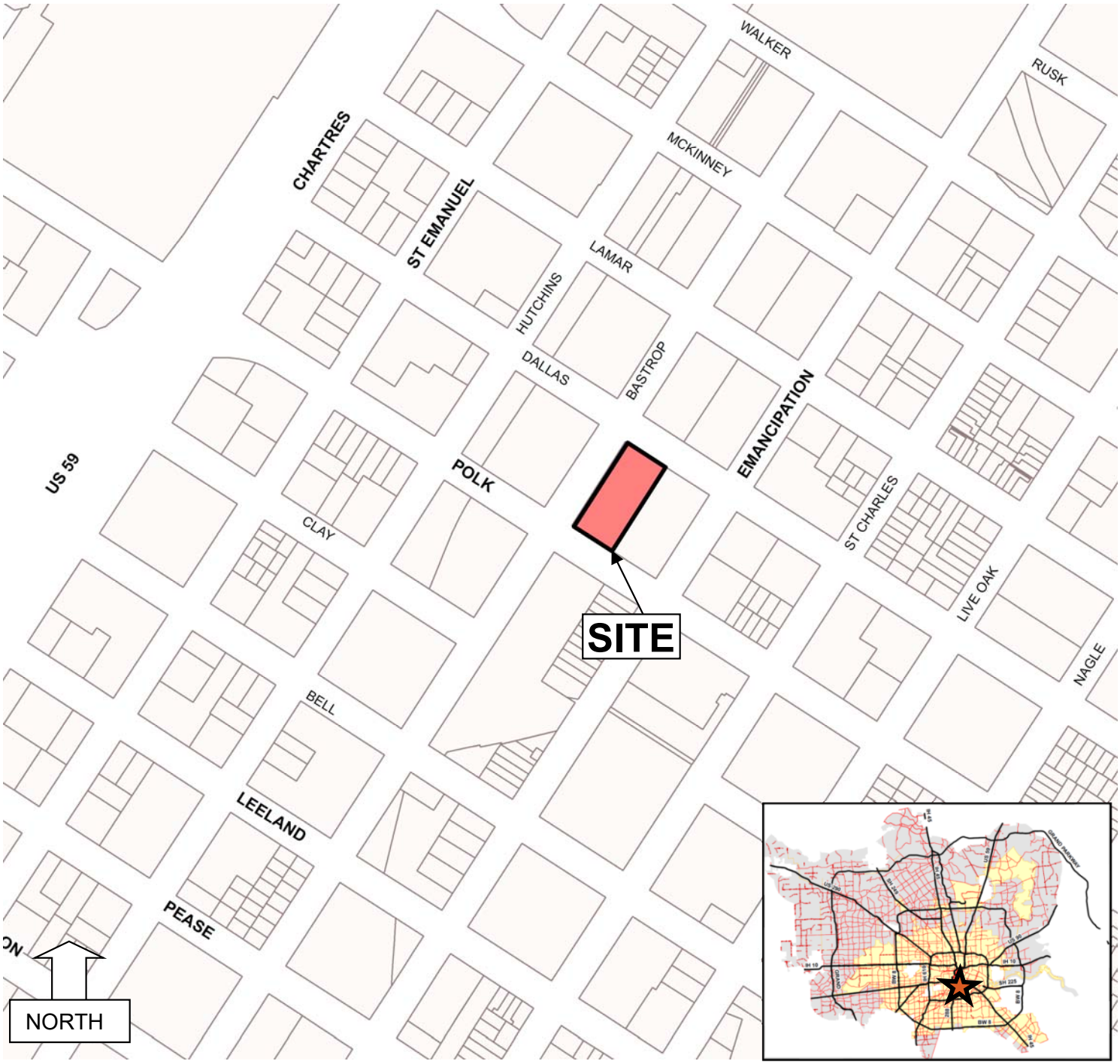
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 6

Applicant: EHRA



D – Variances

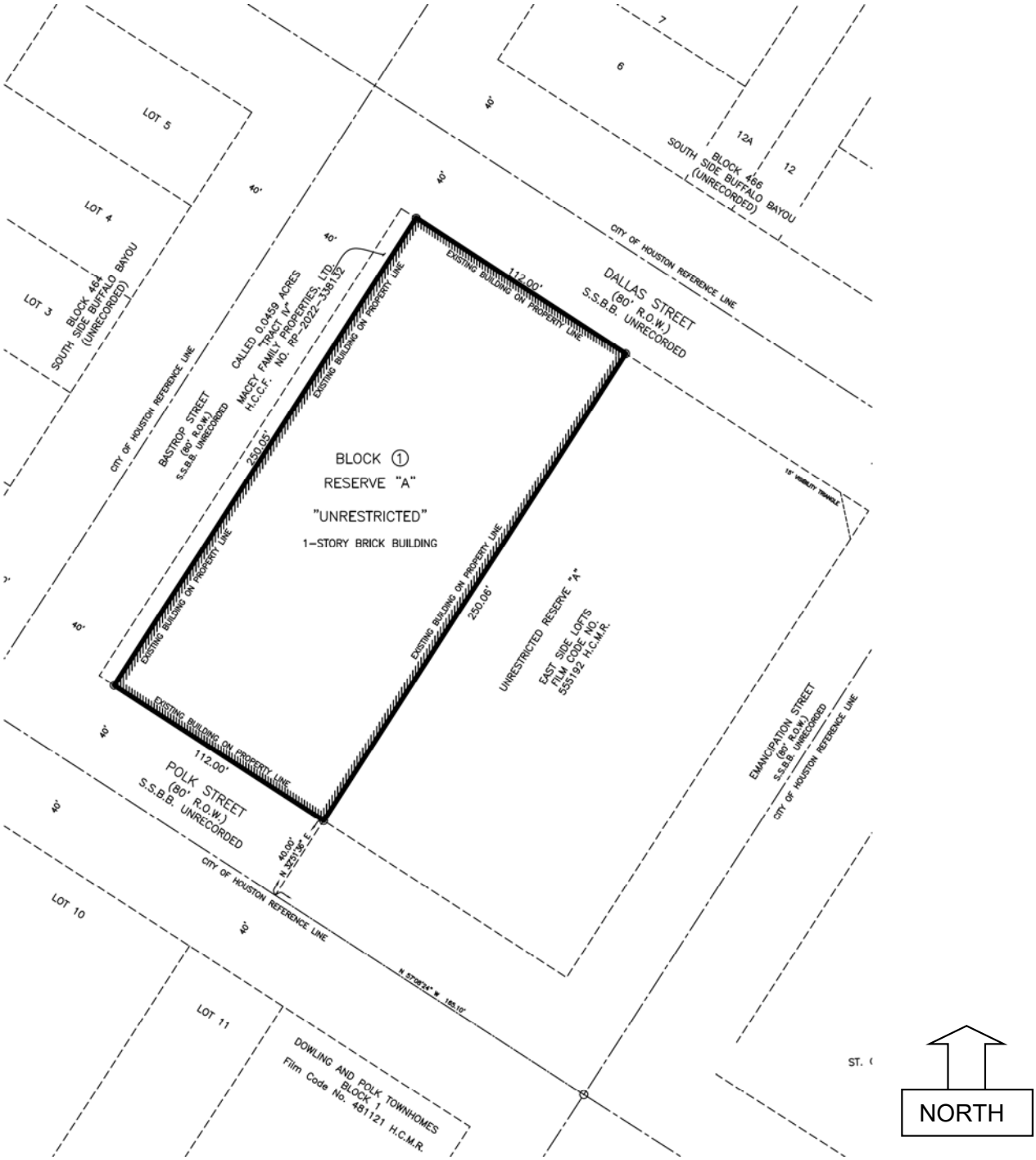
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 6

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 113

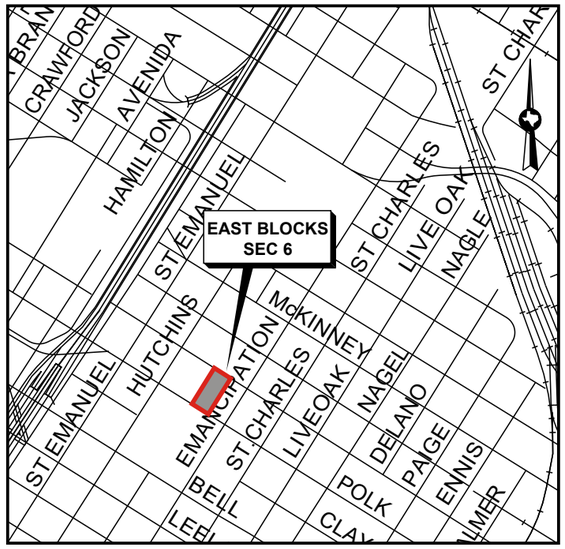
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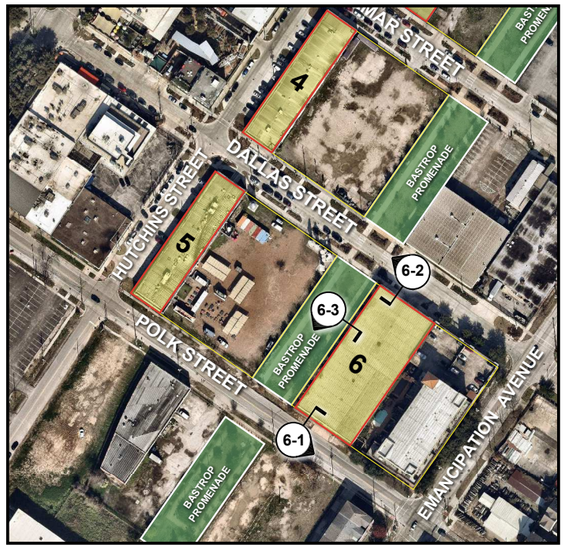
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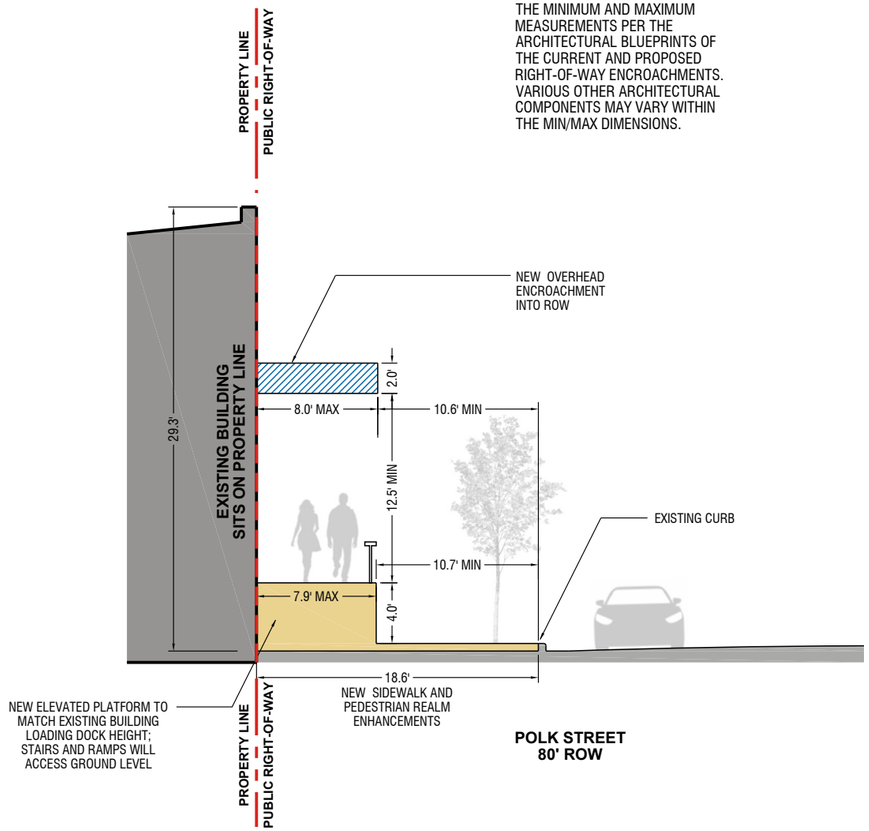
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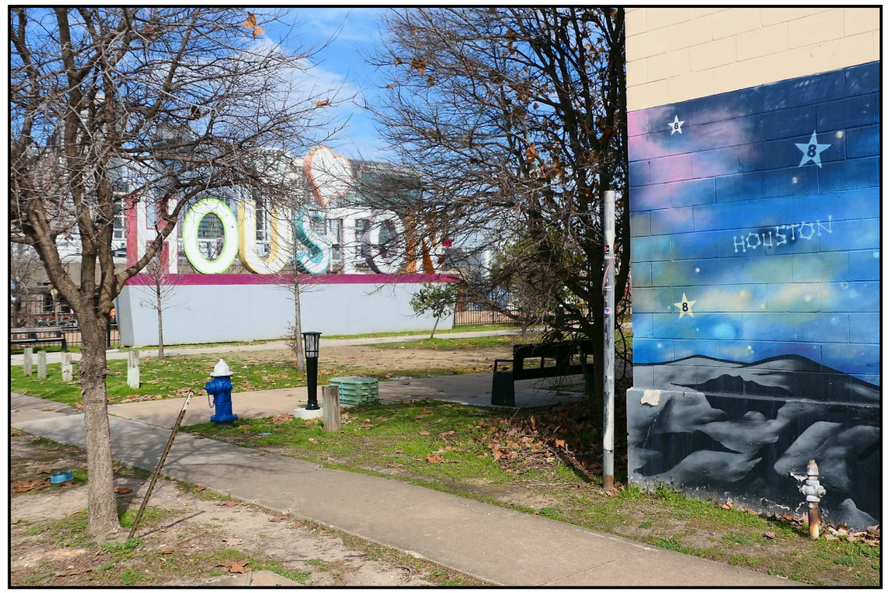
Location Map



Sections 6-1 thru 6-3 view locations



Section 6-1: View through Polk Street, Scale 1" = 10'



Existing Polk Street elevation looking toward Bastrop Promenade



Bastrop Promenade and Building 6 - 2315 Polk

Architectural rendering of Bastrop Promenade elevation from Polk Street

EAST BLOCKS SEC 6

Variance Exhibit 6a: Building 6, 2315 Polk Street

October 2024

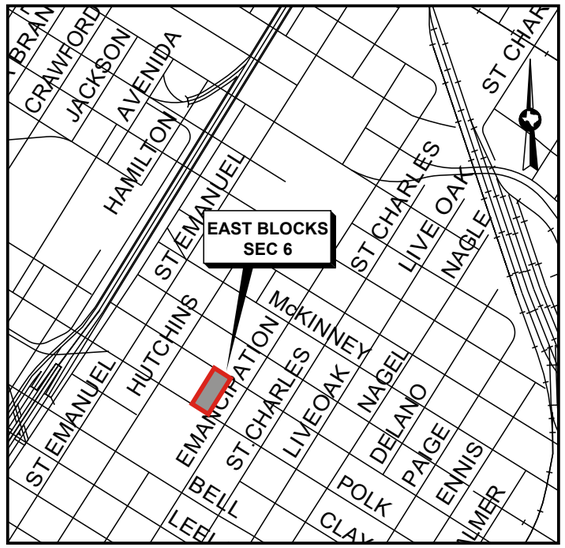
EHRA Job No.
231-507-06

Variances requested:

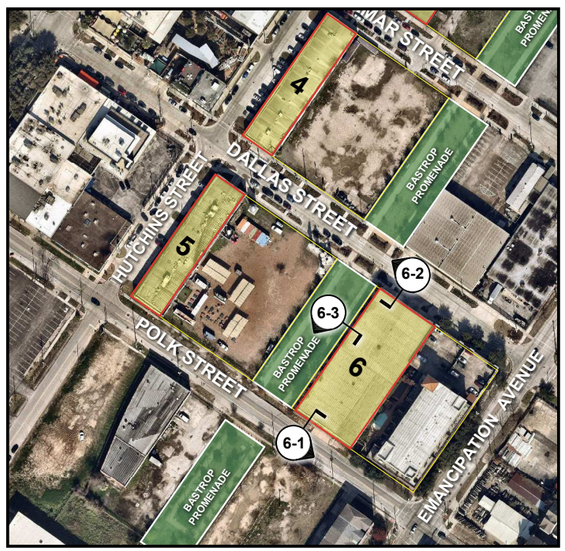
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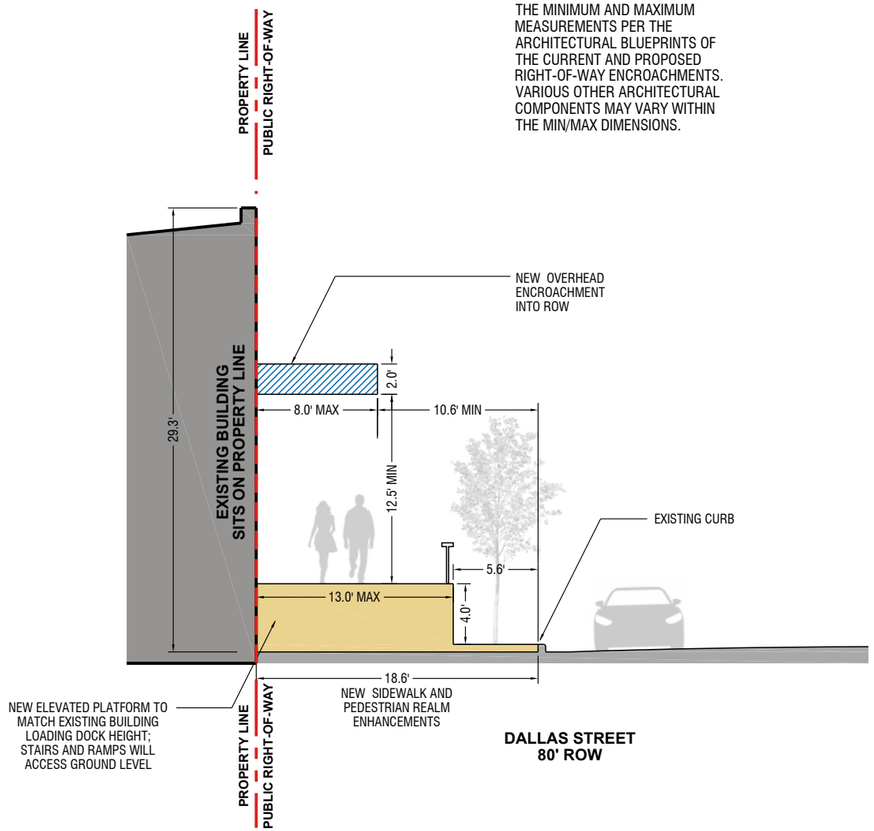


Location Map



Sections 6-1 thru 6-3 view locations

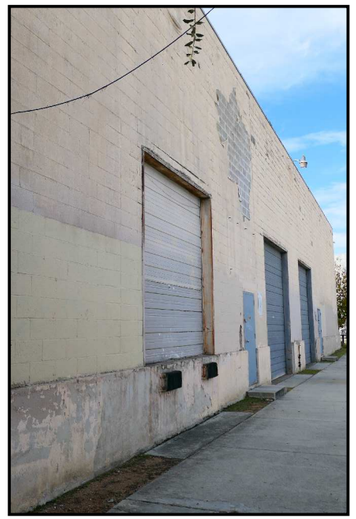
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Section 6-2: View through Dallas Street, Scale 1" = 10'



Existing building elevation along Dallas Street



Existing Dallas Street sidewalk must be altered to allow a dock height encroachment. Stairs and an accessible ramp will added to transition from dock height to natural grade. Variance would also allow future overhead encroachments if desired by tenants.

EAST BLOCKS SEC 6

Variance Exhibit 6b: Building 6, 2315 Polk Street

October 2024

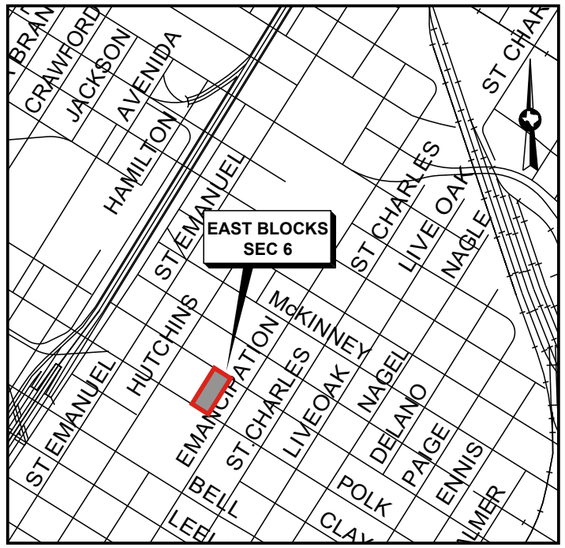
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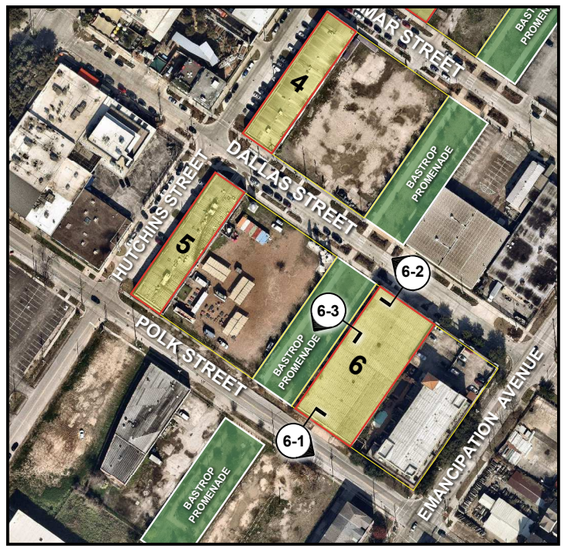
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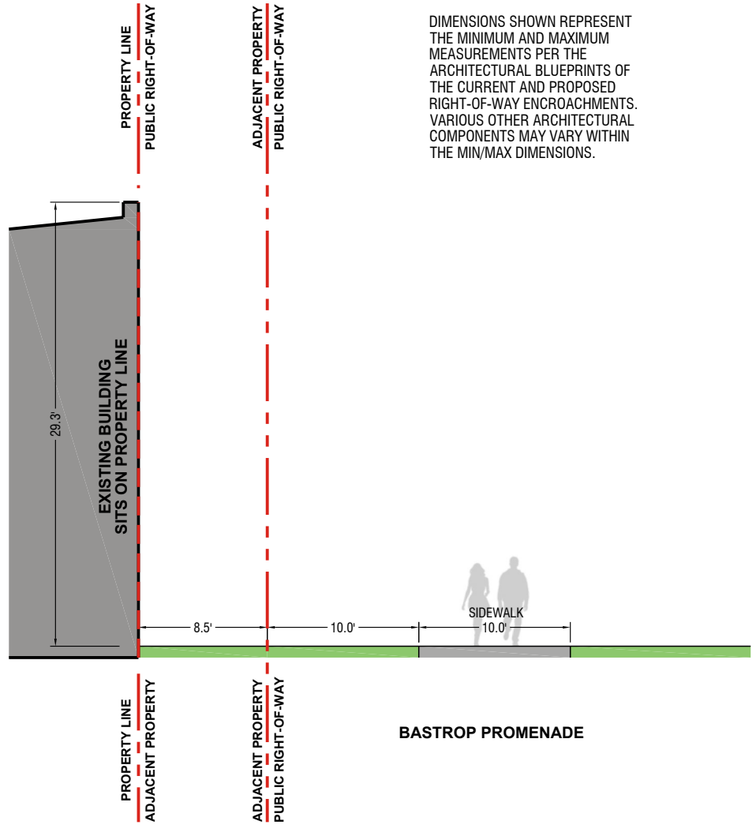
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Location Map



Sections 6-1 thru 6-3 view locations



Section 6-3: View through Bastrop Promenade Scale 1" = 10'

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View along Bastrop Promenade on northwest side of Building 6. The face of Building 6 sits on the property line, however an 8.5-foot wide parcel separates the building from the ROW line of the Bastrop Promenade as shown in Section 6-3.



Bastrop Promenade and Building 6 - 2315 Polk

Architectural rendering of Bastrop Promenade elevation from Polk Street

EAST BLOCKS SEC 6

Variance Exhibit 6c: Building 6, 2315 Polk Street

October 2024

EHRA Job No. 231-507-06

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STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

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I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

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Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1999
Plat Name: East Blocks Sec 6
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on Dallas Street and Polk Street, and along a common lot line for the existing structure and new vertical construction

Chapter 42 Section: 42-150(d)

Chapter 42 Reference:

The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet"

Statement of Facts

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

The subject property is a 0.6429-acre site located at 2315 Polk Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 6 plat seeks to create a 0-foot dual building line across 112.0' of frontage on Dallas Street and 112.0' of frontage on Polk Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 2315 Polk Street is parallel to the Bastrop Promenade between Dallas and Polk Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. An 8.5' wide strip of property is situated between the subject property and the right-of-way line of Bastrop Street, now the Bastrop Promenade, thus street frontage exists only on Dallas and Polk Streets. Dallas and Polk Streets were recently reconstructed by TIRZ 24 resulting in a wider pedestrian realm. Several existing dock height doors are proposed to access future retail space, thus transitioning from the dock height finished floor elevation down to street level will require reconstruction of the sidewalk. Both streets are similarly configured with the new existing curb 18.6' from the building façade/right-of-way line. On Dallas Street, a maximum 13.0' wide upper-level walkway will provide access to existing dock height doors, and a minimum 5.6' wide grade level walkway adjacent to the Dallas Street curb. On Polk Street, a maximum 7.9' wide upper-level walkway will provide access to existing dock height doors, and a minimum 10.7' wide grade level walkway adjacent to the Polk Street curb. Appropriate stairs/steps and wheelchair accessibility are being taken into account in coordination with Houston Public Works and East Downtown TIRZ 15. The Bastrop Promenade façade of the building does not rest on the right-of-way line but rather on the property line of an adjacent 8.5' wide tract, thus the 0-foot building line variance is still necessary for the existing

structure along the common property line. New overhead encroachments into the right-of-way along the entire frontage of the Dallas and Polk Street blockfaces are proposed at 12.5' above grade, extending up to 8.0' over the sidewalk. The proposed cantilevered overhangs will cover new building entrances and provide shade to enhance the pedestrian realm. The 0-foot dual building will allow the existing street level façades to remain and any vertical improvements to the building to be located within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 2315 Polk Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façade and construct new lease space in the same footprint.

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

The applicant/developer's goal is to revitalize an existing building, maintaining and augmenting the current street level architecture. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façade rests on the right-of-way lines and are being augmented with new windows, doors, and architectural features which will allow the structure to have a new useful life. The sidewalks on Dallas Street and Polk Street are integral components of the site's revitalization. Revitalizing the existing building will maintain the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

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

October 9, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: East Blocks Sec 1, Sec 2, Sec 3, Sec 4, Sec 5, Sec 6
REFERENCE NUMBER: 2024-1994, 2024-1995, 2024-1996, 2024-1997
2024-1998, 2024-1999

Dear Property Owner:

The Planning and Development Department has received six subdivision plat applications with variances for properties located between Walker Street and Polk Street and between St Emmanuel Street and Emancipation Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Bastrop Street, Walker Street, Hutchins Street, Lamar Street, Dallas Street, and Polk Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

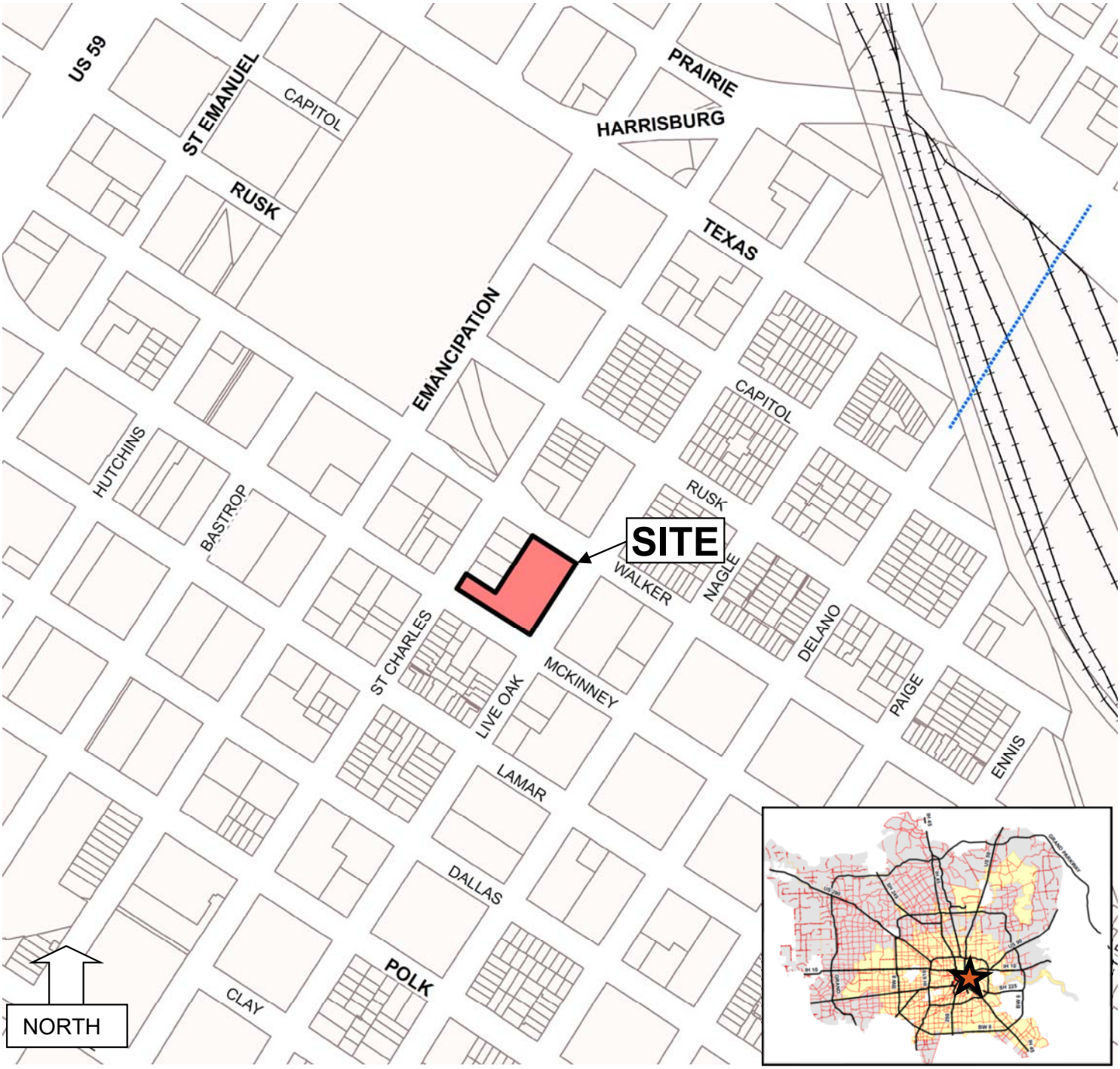
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 7

Applicant: EHRA



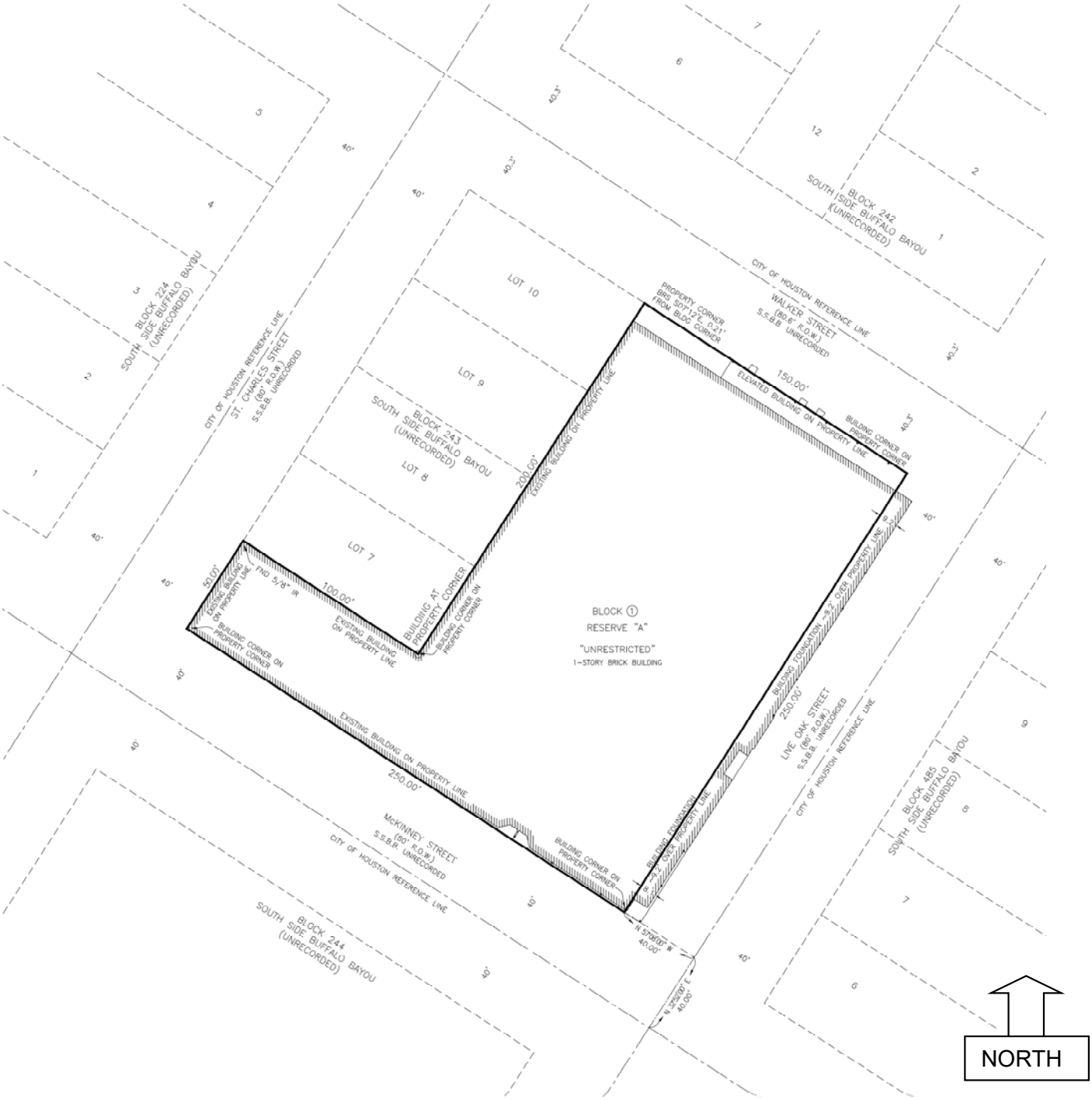
D – Variances Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 7

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 114

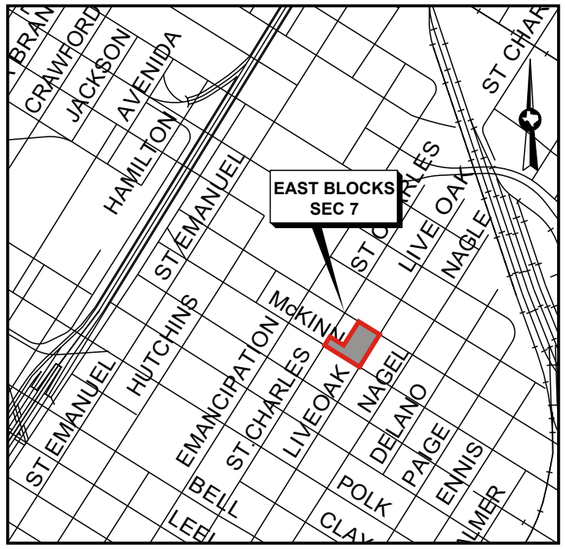
Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 7

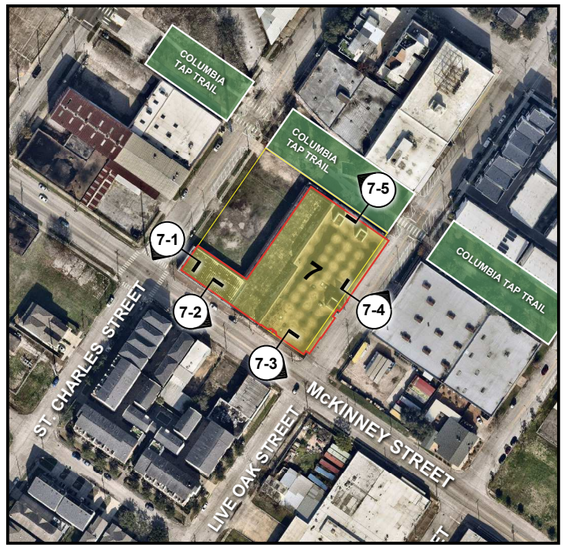
Applicant: EHRA



D – Variances Aerial

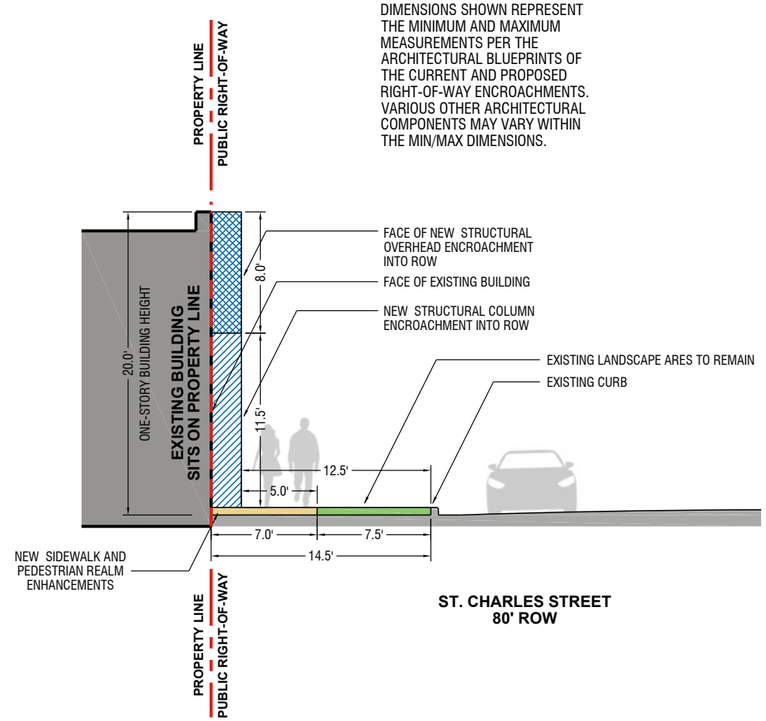


Location Map

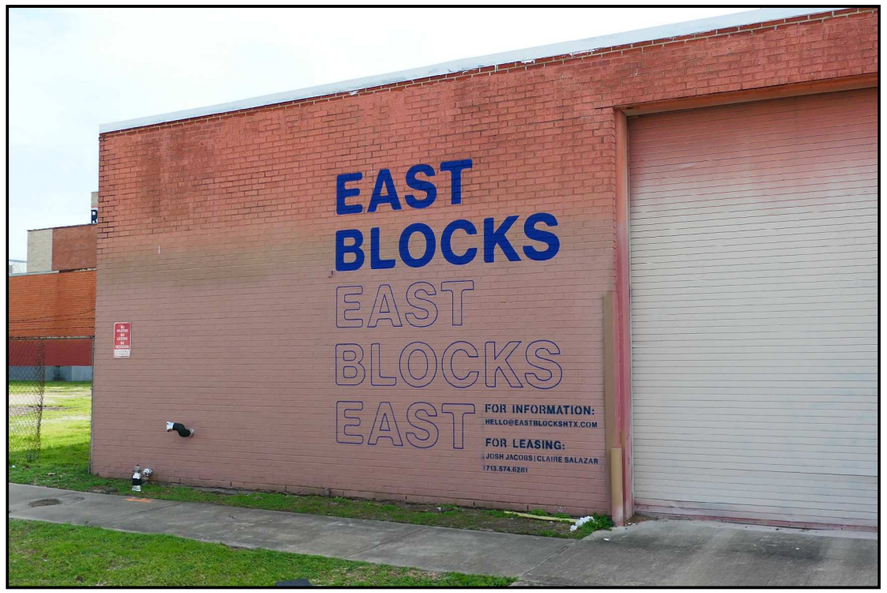


Sections 7-1 thru 7-5 view locations

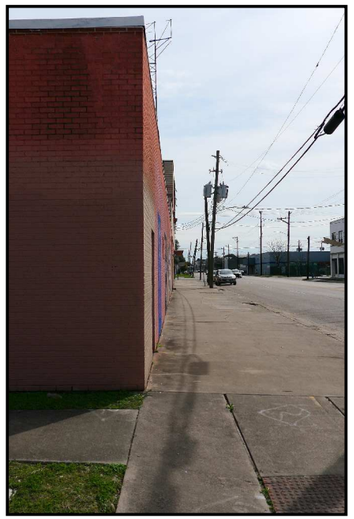
DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Section 7-1: View through St. Charles Street, Scale 1" = 10'



Existing building elevation on St. Charles Street



Existing Dallas Street sidewalk must be altered to allow a dock height encroachment. Variance would also allow future overhead encroachments if desired by tenants.

EAST BLOCKS SEC 7

Variance Exhibit 7a: Building 7, 908 Live Oak Street

October 2024

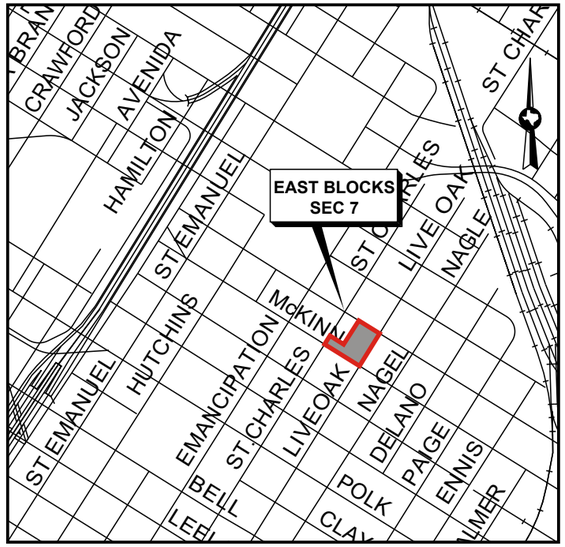
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231-507-07

Variances requested:

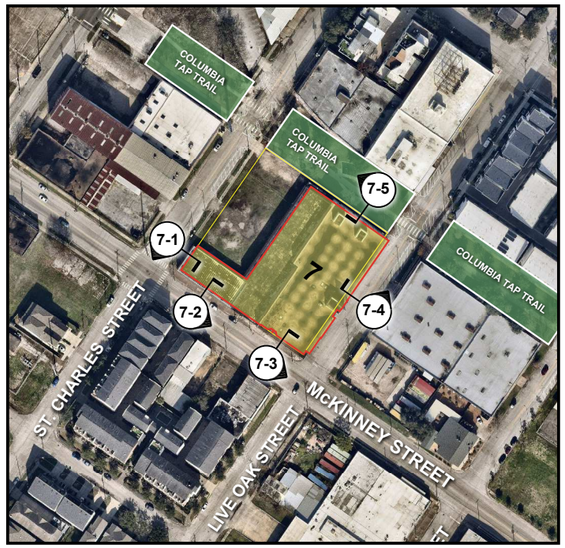
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

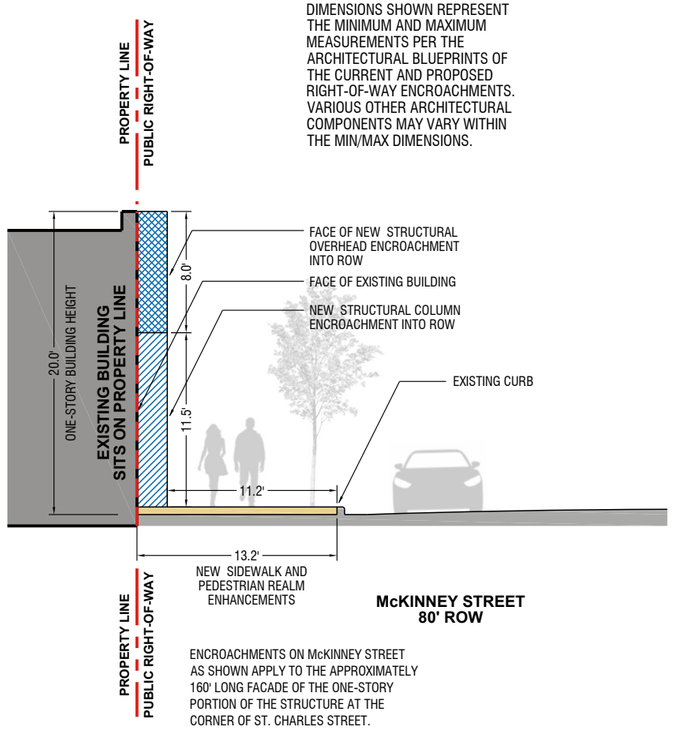
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HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



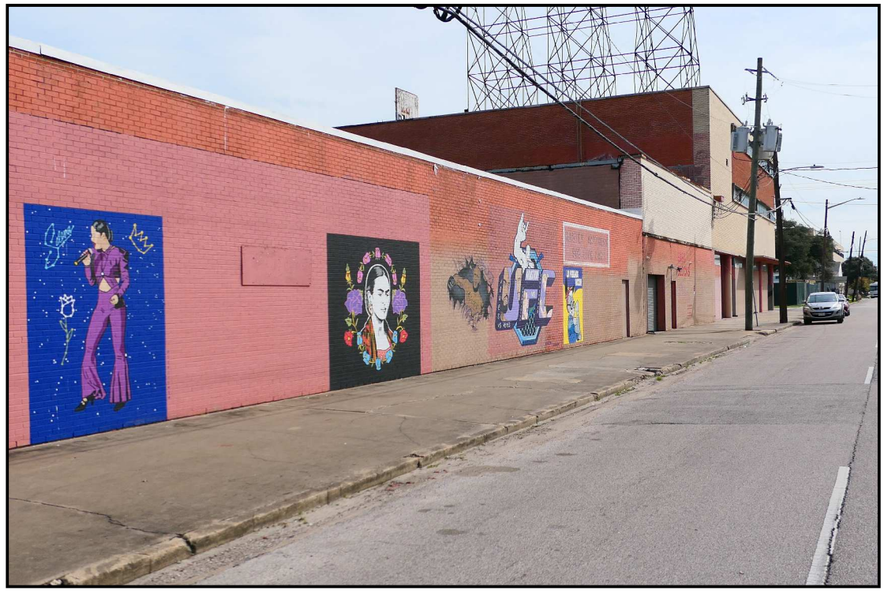
Location Map



Sections 7-1 thru 7-5 view locations



Section 7-2: View through McKinney Street, Scale 1" = 10'
One-story portion of building at corner of St. Charles



Existing building elevation on McKinney Street



Building 7 - 908 Live Oak

Architectural rendering of McKinney Street elevation

EAST BLOCKS SEC 7

Variance Exhibit 7b: Building 7, 908 Live Oak Street

October 2024

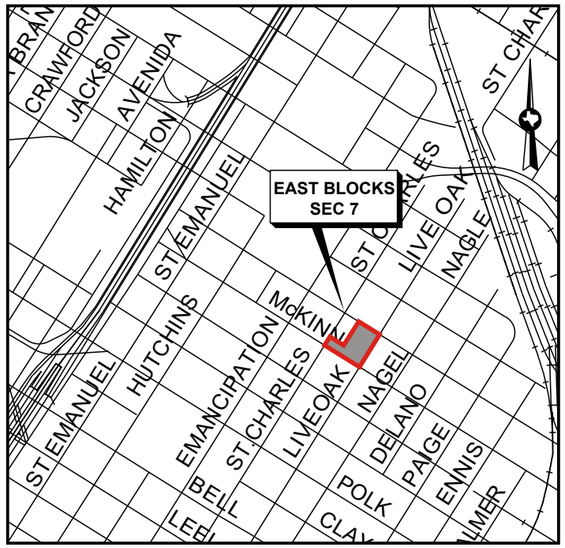
EHRA Job No.
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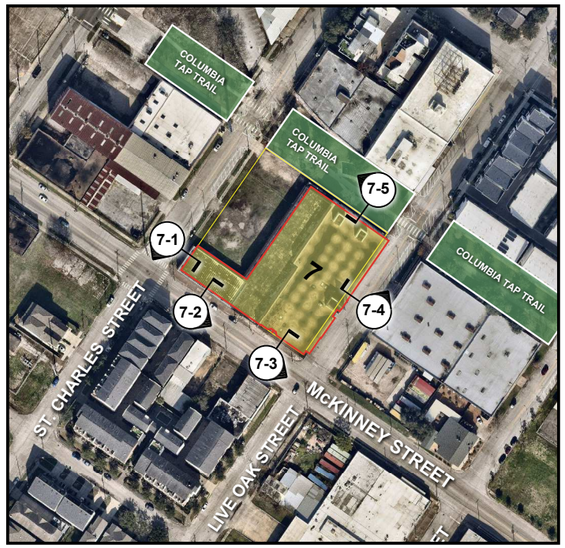
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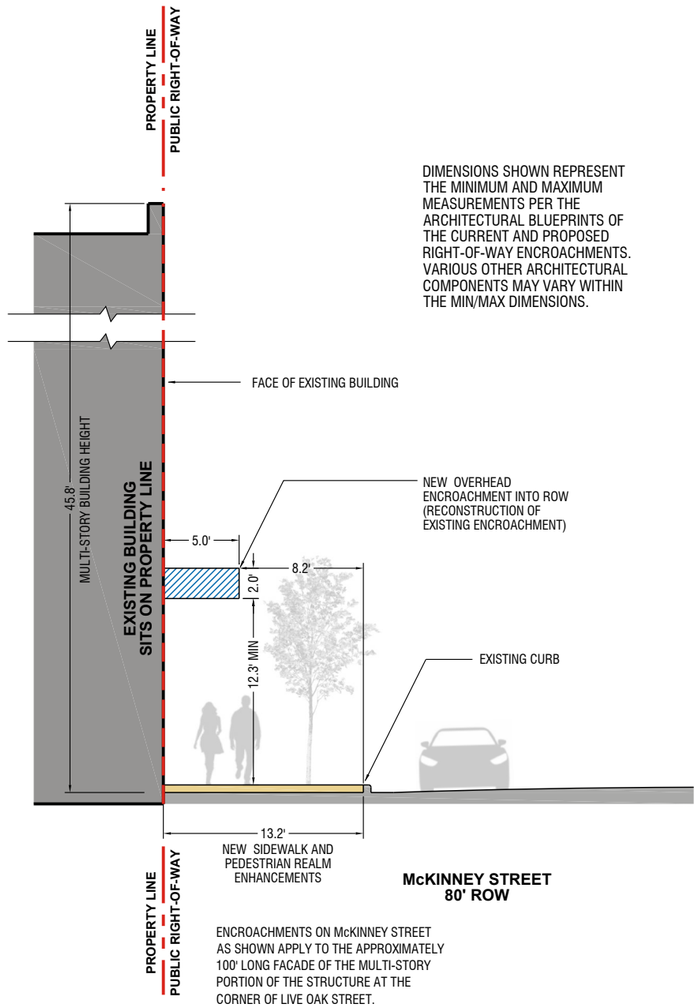
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713.784.4500
EHRA.TEAM
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Location Map



Sections 7-1 thru 7-5 view locations



DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.

ENCROACHMENTS ON McKINNEY STREET AS SHOWN APPLY TO THE APPROXIMATELY 100' LONG FACADE OF THE MULTI-STORY PORTION OF THE STRUCTURE AT THE CORNER OF LIVE OAK STREET.

Section 7-3: View through McKinney Street, Scale 1" = 10'
Three-story portion of building at corner of Live Oak



Existing building elevation McKinney Street at Live Oak Street



McKinney Street Right-of-Way and Building 7

Architectural rendering of McKinney Street at Live Oak Street elevation

EAST BLOCKS SEC 7

Variance Exhibit 7c: Building 7, 908 Live Oak Street

October 2024

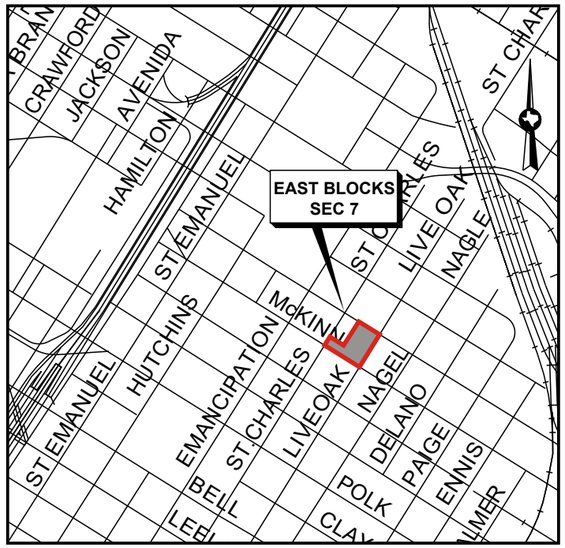
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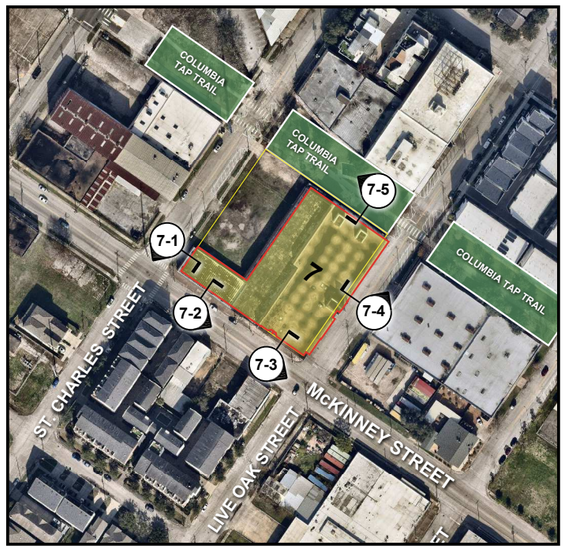
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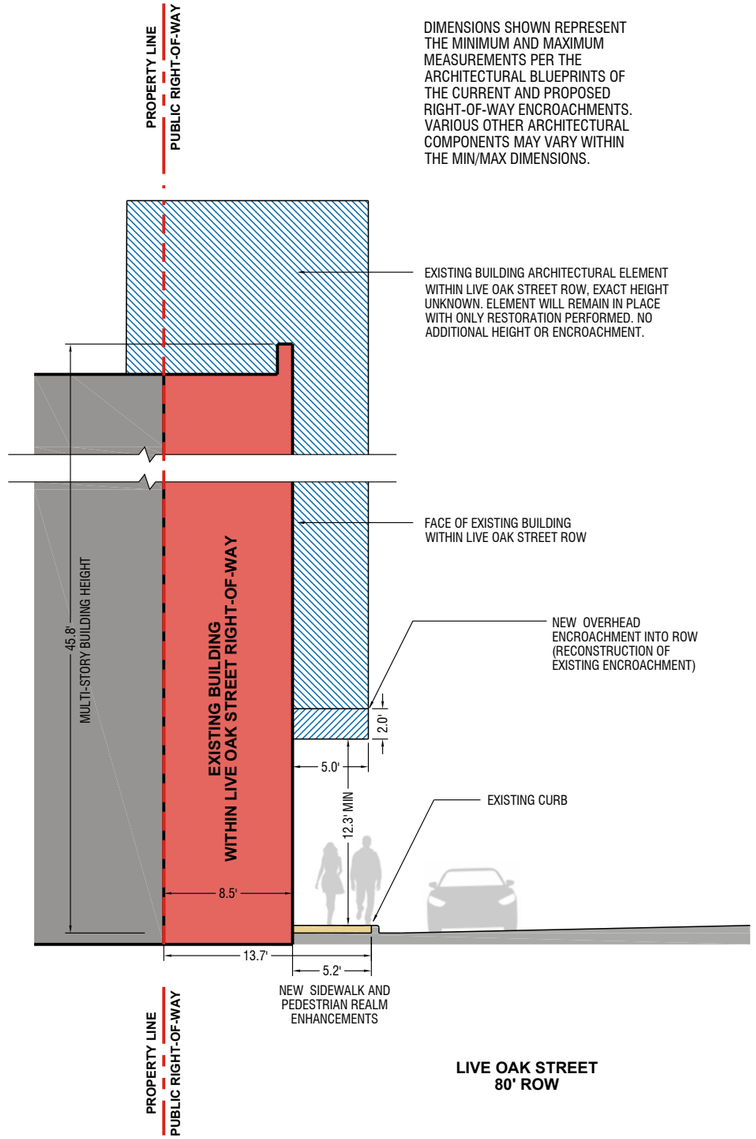
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 7-1 thru 7-5 view locations



Section 7-4: View through Live Oak Street, Scale 1" = 10'



Existing building elevation on Live Oak Street



Building 7 - 908 Live Oak

Architectural rendering of Live Oak Street elevation

EAST BLOCKS SEC 7

Variance Exhibit 7d: Building 7, 908 Live Oak Street

October 2024

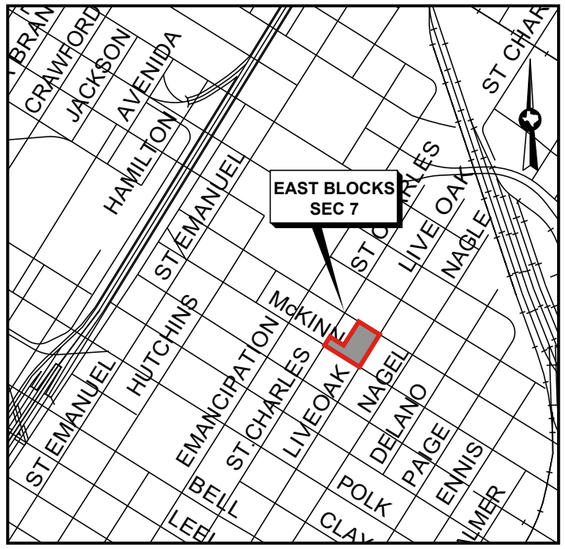
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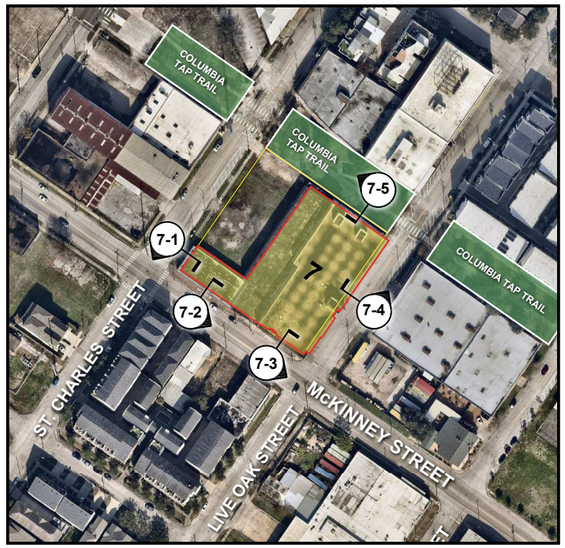
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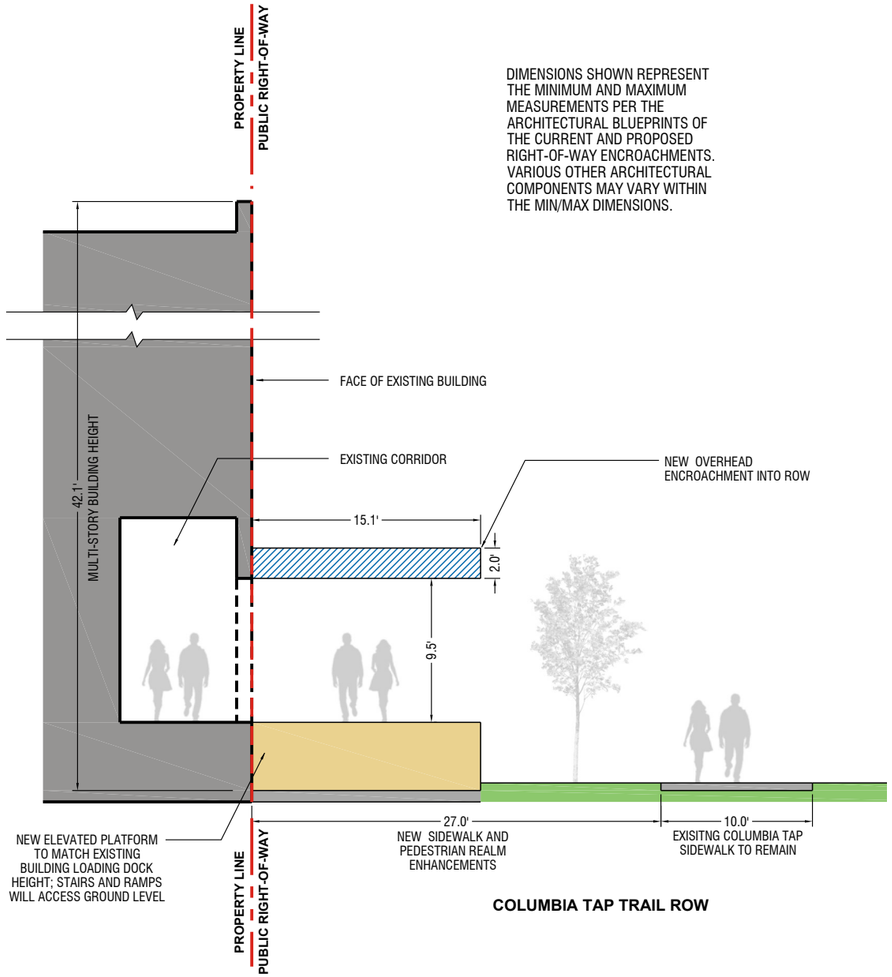
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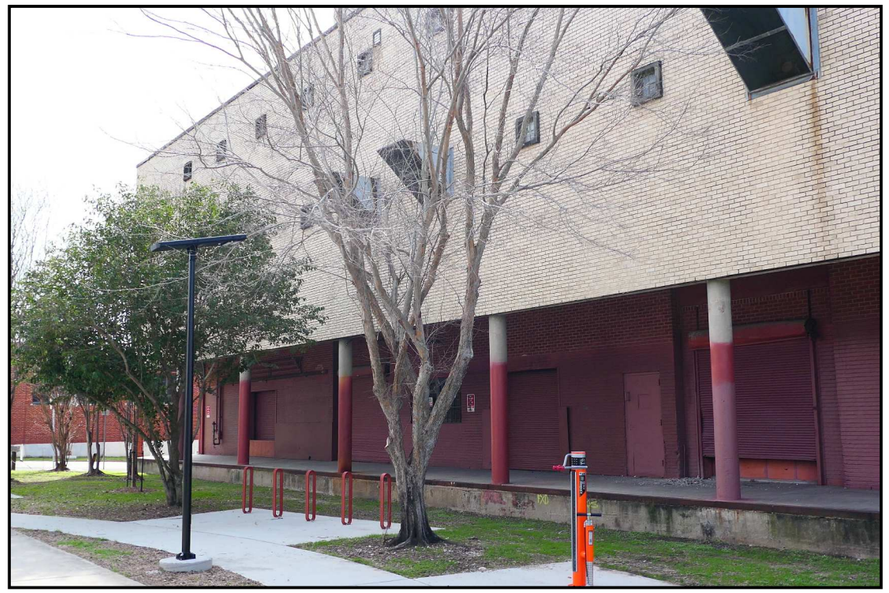
Location Map



Sections 7-1 thru 7-5 view locations



Section 7-5: View through Columbia Tap Trail, Scale 1" = 10'



Existing building elevation on Columbia Tap Trail



Architectural rendering of Live Oak Street elevation & Columbia Tap Trail

EAST BLOCKS SEC 7

Variance Exhibit 7e: Building 7, 908 Live Oak Street

October 2024

EHRA Job No.
231-507-07

Variances requested:

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EHRA
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STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

I am writing to express my strong support for the proposed East Blocks District development project in East Downtown Houston. This mixed-use project, once completed, will help transform the area into a bona fide destination for Houstonians and out of town visitors while preserving its original hallmarks and paying homage to its history.

The project is scheduled to break ground in Q2 of 2024 and finish in 2026, ahead of the summer World Cup festivities. The City of Houston ("City") will be showcased on the international stage as it hosts 7 World Cup matches, and this project will help ensure the City puts its best foot forward and makes a lasting impression on everyone who attends or watches the games.

The feedback for this project has been overwhelmingly positive and the developers have had productive conversations with the City, the TIRZ and Management District, METRO, Houston First, the Houston World Cup Host Committee, and the University of Houston as well as the elected officials who represent the area.

I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2000
Plat Name: East Blocks Sec 7
Applicant: EHRA
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Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

To allow a 0-foot dual building line on St. Charles Street, McKinney Street, Live Oak Street, and Walker Street (the Columbia Tap Trail) for the existing structure and new vertical construction

Chapter 42 Section: 150(d) & 161

Chapter 42 Reference:

Sec 42-150(d): The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet" Sec 42-161: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 a 0.9757-acre site located at 908 Live Oak Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 7 plat seeks to create a 0-foot dual building line across 50.00' of frontage on St. Charles Street, 250.00' of frontage on McKinney Street, 250.00' of frontage on Live Oak Street, and 150.00' of frontage on Walker Street (redeveloped as the Columbia Tap Trail) to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 908 Live Oak Street spans the entire Dallas Street blockface along McKinney and Live Oak Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. The existing building extends into the surveyed right-of-way line of Live Oak Street by 8.5'. A "fin like" overhead architectural element encroaches a further 5' into the right-of-way and extends vertically above the top of the multi-story building. Some portions of an existing concrete canopy encroachment on McKinney Street require repair or replacement. To maintain the character of the original architecture, the canopy is proposed to be reconstructed with the same encroachment dimensions. Each street façade is proposed to allow future encroachments as follows. On St. Charles Street, new structural columns and overhead structural additions are

proposed to encroach into the right-of-way by 2.0', resulting in a 5.0' wide reconstructed sidewalk and 7.5' of existing landscaping area to remain. The distance from the revised façade to the St. Charles Street curb will be a minimum 12.5'. On McKinney Street, improvements similar to those described on St. Charles Street will continue for the portion of the building which is only one-floor in height. Where the building height transitions to three floors, the existing concrete canopy described earlier will be repaired or reconstructed with the same dimensions. Therefore, along McKinney Street, the encroachment will be a maximum of 5.0' into the right-of-way over the sidewalk. A new driveway entrance will be constructed to allow access to a parking level on the ground floor of the building. Sidewalk and landscape enhancements will be created within the 13.2' distance from the existing façade to the existing curb of McKinney Street. On Live Oak Street, the current sidewalk measurement from face of the existing façade and the existing curb is 5.2'. This due to the fact that the existing building encroaches the right-of-way by 8.5'. This condition cannot be remedied without reconstructing Live Oak Street. The applicant/developer has been working with TIRZ 15 and will continue to do so in coordination with Houston Public Works to widen the pedestrian realm on Live Oak Street. The existing concrete canopy described earlier will be repaired or reconstructed with the same dimensions, extending 5' over the existing sidewalk as it currently does. Walker Street, which is now the Columbia Tap Trail, was previously a rail spur. The existing building has an elevated loading dock along the entire length of the site which served to offload trains at dock height. The foundation of the building sits on the right-of-way line while columns support the overhead two floors of the structure, thus creating a colonnade which is proposed to be redeveloped into outdoor retail such as seating space for a restaurant. The applicant/developer is proposing to encroach into the Columbia Tap Trail (Walker Street) right-of-way with new pedestrian realm improvements in coordination with the city and TIRZ 24. Appropriate stairs/steps and wheelchair accessibility are being taken into account on all blockfaces in coordination with Houston Public Works and East Downtown TIRZ 15. The 0-foot dual building will allow the existing street level façade to remain and any vertical improvements to the building to be located within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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

As is the case with many sites in EaDo, the existing building predates not only establishment of the development ordinance, but also the dedication of public right-of-way. Distances between building façades eventually became prescriptive right-of-way for streets, resulting in buildings such as at 908 Live Oak Street to be located on the property line with no building setback available. The 0-foot dual building line variance being requested will allow the applicant/developer to preserve the existing façade and construct new lease space in the same footprint.

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

The applicant/developer's goal is to revitalize an existing building, maintaining and augmenting the current street level architecture. The prevailing building setbacks in EaDo are similarly located on the property line/right-of way lines, thus maintaining the existing structure is in keeping with other structures in the area.

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

Pedestrian realm improvements proposed by the applicant/developer will enhance the sidewalks and pedestrian experience in coordination with TIRZ 15 plans for improvements throughout the District. Such improvements will include new sidewalk paving and adding wheelchair accessibility. Public health, safety, and welfare with regard to the pedestrian realm will not be negatively affected by granting these variances.

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

The justification for the requested variances is based on the fact that the existing building façades rest on the right-of-way lines of St. Charles Street, McKinney Street and the Columbia Tap, as well as encroaching into the right-of-way of Live Oak Street. The entire structure is being augmented with new windows, doors, and architectural features in addition to on-site parking which will allow

the structure to have a new useful life. The sidewalks on St. Charles Street, McKinney Street, and Live Oak Street, as well as frontage on the Columbia Tap Trail are integral components of the site's revitalization. Revitalizing the existing building will maintain the current at-grade street character in concert with other redevelopment occurring in EaDo while simultaneously creating new lease space and enhancing the pedestrian realm.

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

October 10, 2024

NOTICE OF VARIANCE

PROJECT NAME: East Blocks Sec 7 & Sec 8
REFERENCE NUMBER: 2024-2000 & 2024-2001

VAR

Dear Property Owner:

The Planning and Development Department has received two subdivision plat applications with variances for properties located 1) at the north side of McKinney Street between Saint Charles and Live Oak Street and 2) at the north side of Dallas Street between Live Oak Street and Nagle Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to at least one of these variance requests.

Christopher Browne, with EHRA, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line and an encroachment into the visibility triangle for structures along McKinney Street, Saint Charles, Live Oak Street, Dallas Street, and Nagle Street. Enclosed are copies of the variance requests, renderings, and the proposed subdivision plats 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 31st 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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

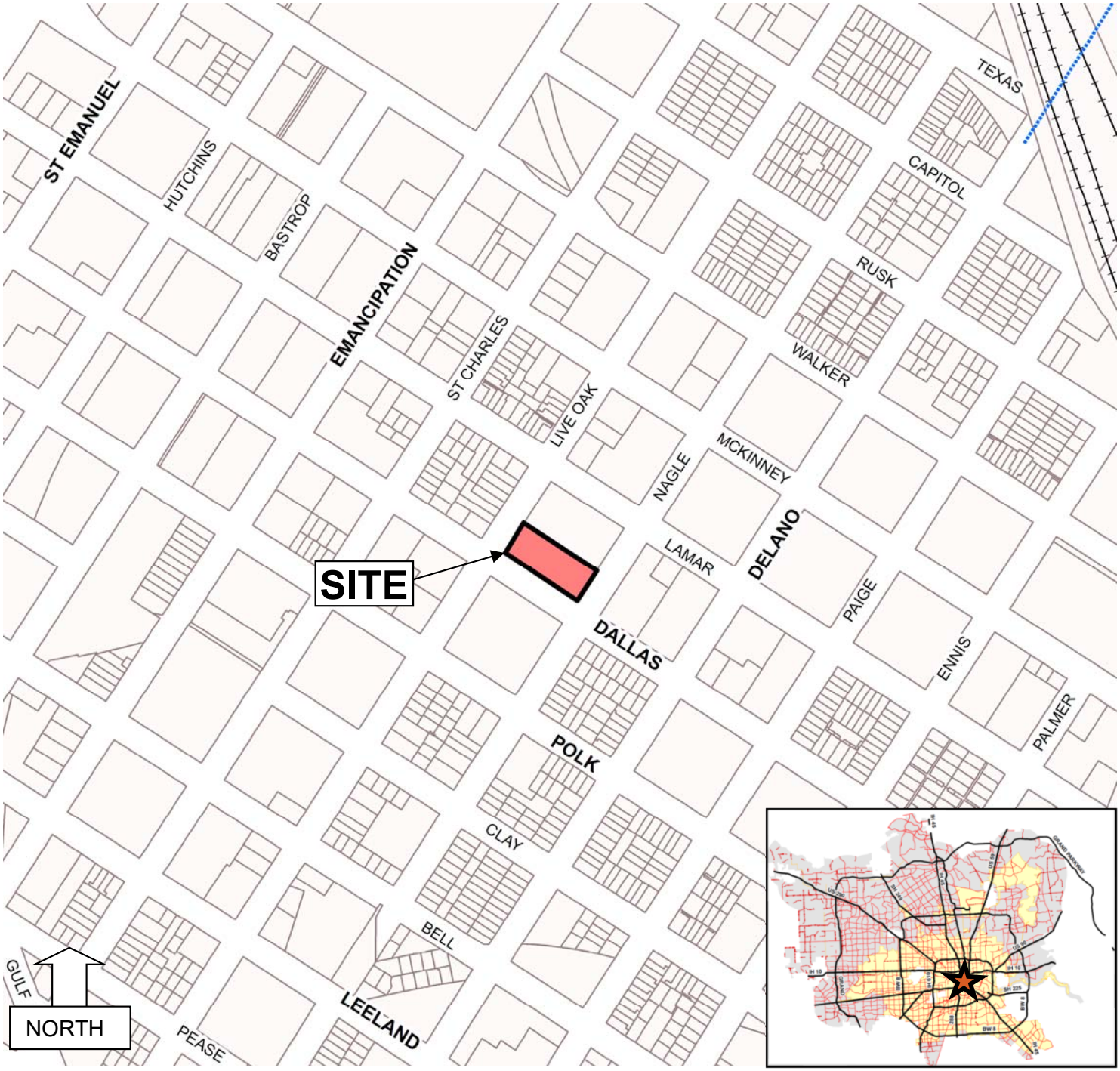
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 8

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 8

Applicant: EHRA



D – Variances

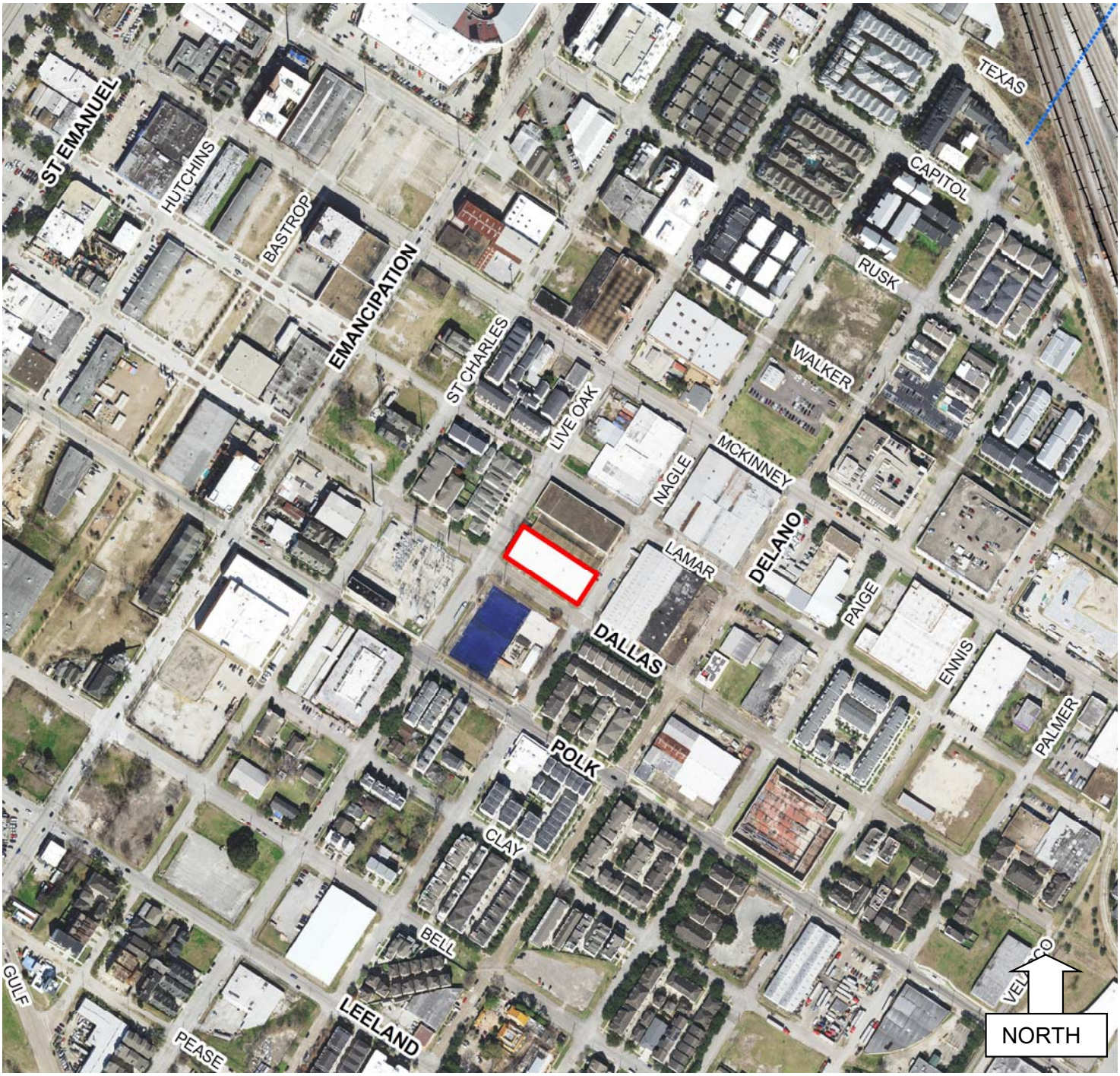
Subdivision

Houston Planning Commission ITEM: 115

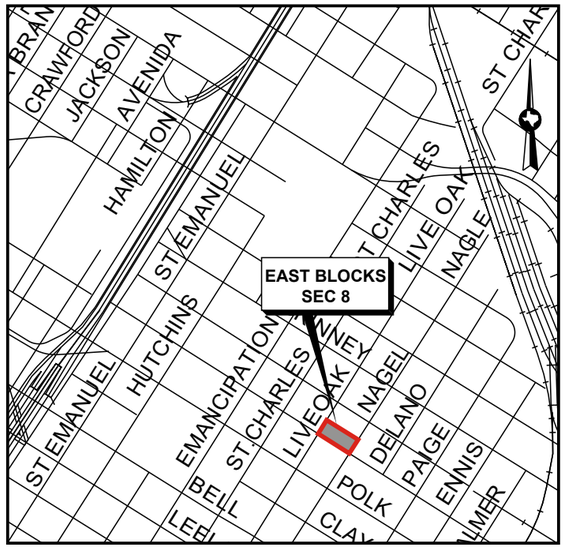
Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: East Blocks Sec 8

Applicant: EHRA



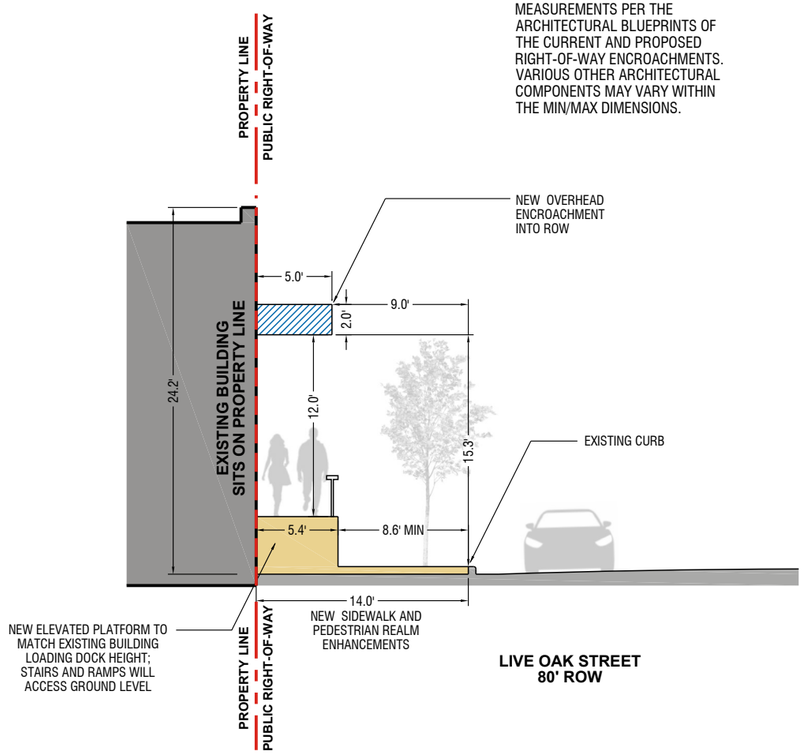
D – Variances Aerial



Location Map



Sections 8-1 thru 8-3 view locations



Section 8-1: View through Live Oak Street, Scale 1" = 10'



Existing building elevation at corner of Live Oak and Dallas Streets. Variance would allow future overhead encroachments if desired by tenants.



Building 8 - 1115 Live Oak

Architectural rendering of Dallas Street at Live Oak Street elevation

EAST BLOCKS SEC 8

Variance Exhibit 8a: Building 8, 1115 Live Oak Street

October 2024

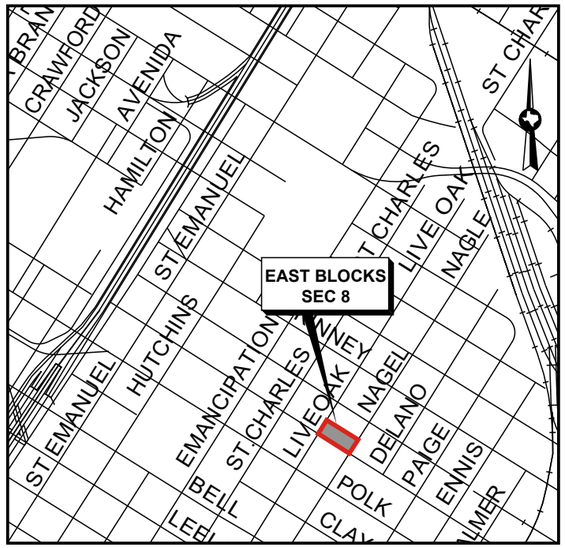
EHRA Job No.
231-507-08

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

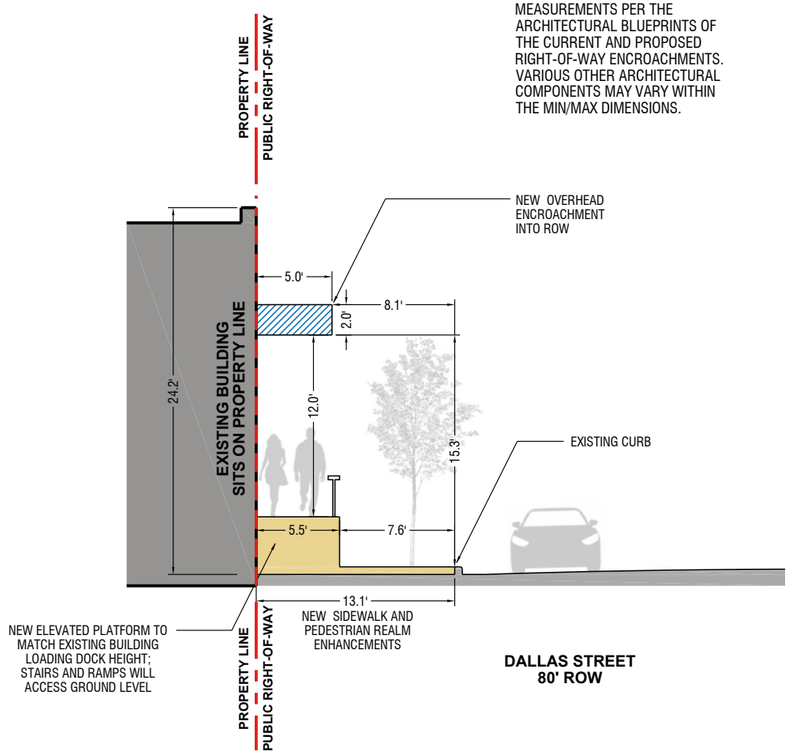


Location Map



Sections 8-1 thru 8-3 view locations

DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Section 8-2: View through Dallas Street, Scale 1" = 10'



Existing building elevation on Dallas Street. Variance would allow future overhead encroachments if desired by tenants.



Architectural rendering of Dallas Street at Live Oak Street elevation

EAST BLOCKS SEC 8

Variance Exhibit 8b: Building 8, 1115 Live Oak Street

October 2024

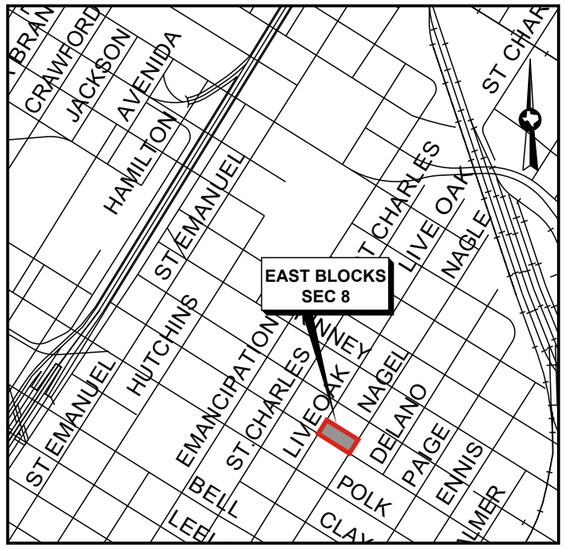
EHRA Job No.
231-507-08

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1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE
SINCE 1936

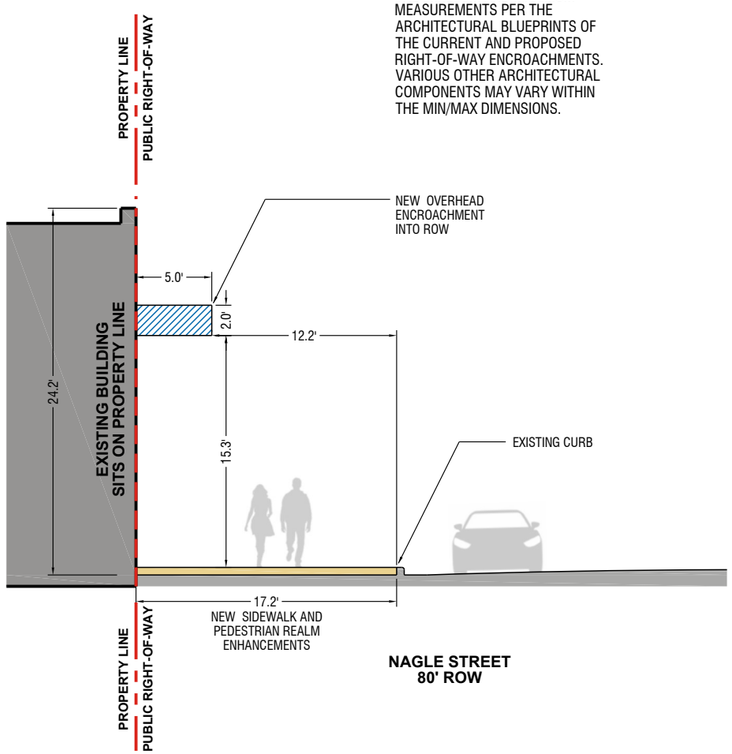
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 8-1 thru 8-3 view locations



Section 8-3: View through Nagle Street, Scale 1" = 10'



Existing building elevation on Nagle Street. Variance would allow future overhead encroachments if desired by tenants.



Architectural rendering of Dallas Street at Live Oak Street elevation

EAST BLOCKS SEC 8

Variance Exhibit 8c: Building 8, 1115 Live Oak Street

October 2024

EHRA Job No.
231-507-08

Variances requested:

1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

I am writing to express my strong support for the proposed East Blocks District development project in East Downtown Houston. This mixed-use project, once completed, will help transform the area into a bona fide destination for Houstonians and out of town visitors while preserving its original hallmarks and paying homage to its history.

The project is scheduled to break ground in Q2 of 2024 and finish in 2026, ahead of the summer World Cup festivities. The City of Houston ("City") will be showcased on the international stage as it hosts 7 World Cup matches, and this project will help ensure the City puts its best foot forward and makes a lasting impression on everyone who attends or watches the games.

The feedback for this project has been overwhelmingly positive and the developers have had productive conversations with the City, the TIRZ and Management District, METRO, Houston First, the Houston World Cup Host Committee, and the University of Houston as well as the elected officials who represent the area.

I hope that you will do everything in your power to move this important project forward expeditiously so that we can expect an early 2026 delivery. Please know that my office will do whatever we can to be helpful and supportive.

Thank you for your consideration.

Respectfully,

Jolanda "Jo" Jones

Jolanda "Jo" Jones

State Representative House District 147

CAPITOL: P.O. BOX 2910 | AUSTIN, TEXAS 78768-2910 • DISTRICT: 5445 ALMEDA ROAD | SUITE 501 | HOUSTON, TEXAS 77004
PHONE (512) 463-0524 • *jolanda.jones@house.texas.gov*

EAST TIRZ 15
DOWNTOWN
REDEVELOPMENT AUTHORITY

August 26, 2024

Lisa M. Clark, Chair
Houston Planning Commission
City Hall Annex, 900 Bagby Street
Houston, TX

RE: Support for the East Blocks District Development Project

Ms. Clark,

On behalf of the East Downtown Redevelopment Authority / Tax Increment Reinvestment Zone No. 15 Board of Directors, I am writing to express our support for the proposed East Blocks District development project in East Downtown Houston.

This proposed mixed-use development complements completed, ongoing, and planned infrastructure and mobility improvements in East Downtown. Once completed, the unique blend of restaurants, shops, and office tenants anticipated in the East Blocks District will help solidify East Downtown as a destination for Houstonians and visitors while preserving its original hallmarks and paying homage to its history.

The East Downtown Redevelopment Authority is supportive of the variances requested by the East Block District to allow for overhead encroachments up to 5-feet into the right-of-way and 0-foot dual building line for existing structures and new vertical construction.

The feedback for this project has been positive and the developers have had productive conversations with the East Downtown Redevelopment Authority, East Downtown Management District, City, METRO, Houston First, Houston World Cup Host Committee, University of Houston, and the elected officials who represent the area.

Thank you for your thoughtful consideration.

Sincerely,

Gordon Quan
Chairman, Board of Directors
East Downtown Redevelopment Authority | Tax Increment Reinvestment Zone No. 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2001
Plat Name: East Blocks Sec 8
Applicant: EHRA
Date Submitted: 10/06/2024

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

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

To allow a 0-foot dual building line on Live Oak Street, Dallas Street, and Nagel Street for the existing structure and new vertical construction

Chapter 42 Section: 150(d) & 161

Chapter 42 Reference:

Sec 42-150(d): The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. "Local streets, All others, 10 feet" Sec 42-161: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 a 0.5742-acre site located at 1115 Live Oak Street in East Downtown Houston (EaDo). The existing masonry warehouse building dates at least as far back as the 1940's, which predates the establishment of public right-of-way and building lines. Following the establishment of reference street centerlines, an 80-foot prescriptive right-of-way was established which placed the façade of the existing structure on the right-of-way lines. Chapter 42 building line requirements are thus unable to be met since the structures predate the establishment of the code. The tract is in the unrecorded South Side of Buffalo Bayou subdivision. The East Blocks Sec 8 plat seeks to create a 0-foot dual building line across 100.05' of frontage on Live Oak Street, 250.00' of frontage on Dallas Street, and 100.05' of frontage on Nagel Street to allow new vertical construction above street level within the same building footprint while maintaining the existing façades. The applicant is local developer Pagewood, who is simultaneously platting a total of 8 sites in EaDo on 8 blocks to be known collectively as the "East Blocks" project. The existing building at 1115 Live Oak Street spans the entire Dallas Street blockface between Live Oak and Nagel Streets and is remaining in place. The applicant/developer desires to renovate the existing structure by adding new windows and public entrances for retail spaces. Several existing dock height doors are proposed to access future retail spaces on Live Oak and Dallas Streets, thus transitioning from the dock height finished floor elevation down to street level will require reconstruction of the existing sidewalk. On Live Oak Street, a maximum 5.4' wide upper-level walkway will provide access to existing dock height doors, and a minimum 8.6' wide grade level walkway adjacent to the Live Oak Street curb. On Dallas Street, a maximum 5.5' wide upper-level walkway will provide access to existing dock height doors, and a minimum 7.6' wide grade level walkway adjacent to the Live Oak Street curb. Appropriate stairs/steps and wheelchair accessibility are being taken into account in

coordination with Houston Public Works and East Downtown TIRZ 15. The Nagle Street façade has entrances already at grade thus sidewalk improvements will be made at ground level. New overhead encroachments into the right-of-way along the entire frontage of all three blockfaces are proposed at a minimum 12.0' above grade, extending up to 5.0' over the sidewalk. The proposed cantilevered overhangs will cover new building entrances and provide shade to enhance the pedestrian realm. The 0-foot dual building will allow the existing street level façade to remain and any vertical improvements to the building to be located within the same footprint. If in the future the structure is removed or significantly altered, new construction would be required to meet a 10-foot building line.

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

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CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

October 10, 2024

NOTICE OF VARIANCE

PROJECT NAME: East Blocks Sec 7 & Sec 8
REFERENCE NUMBER: 2024-2000 & 2024-2001

VAR

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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 Christopher Browne with EHRA at 713-337-7447. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.com or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

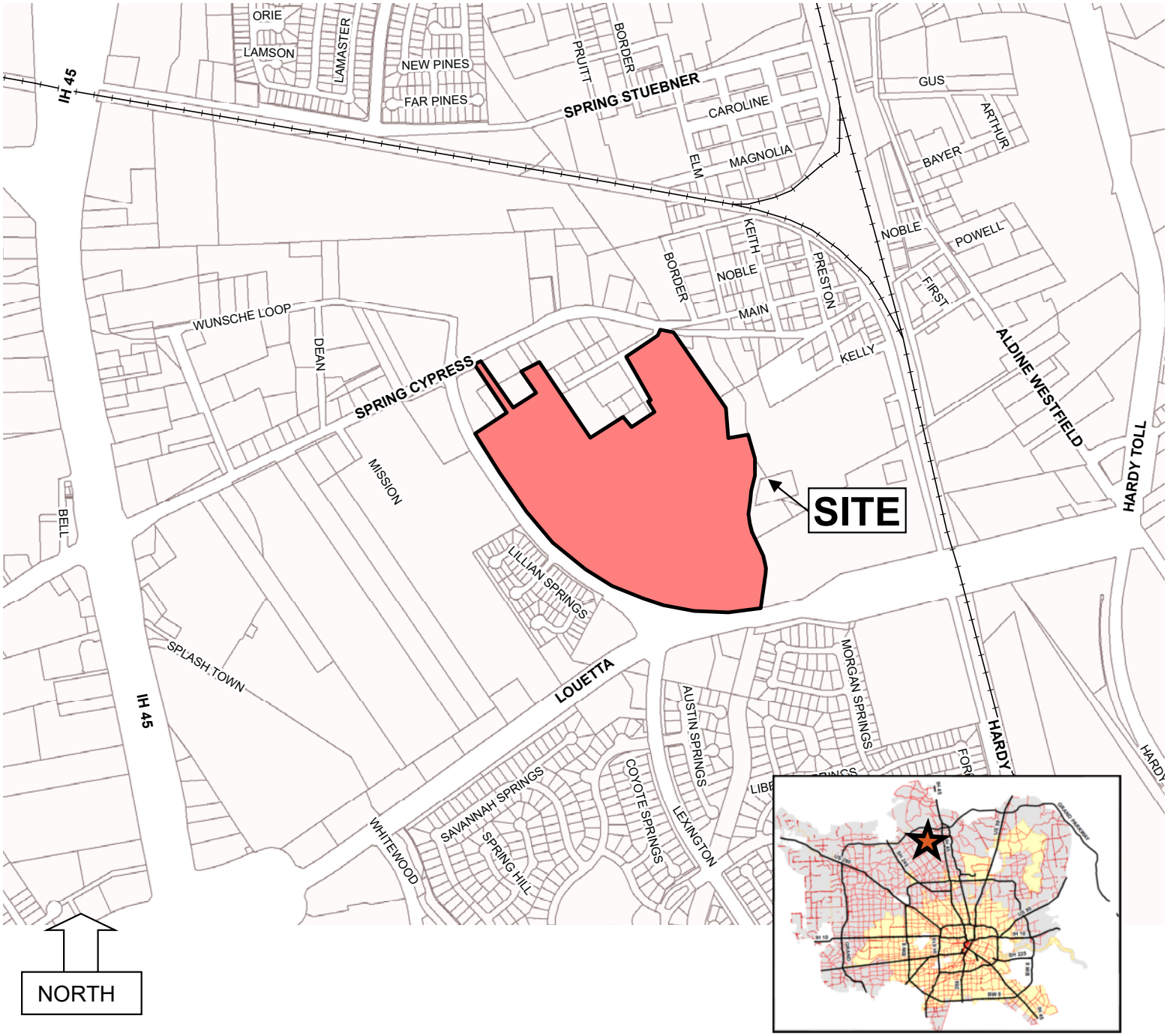
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Harris County Emergency Service District no 7

Applicant: South Texas Surveying Associates, Inc



D – Variances

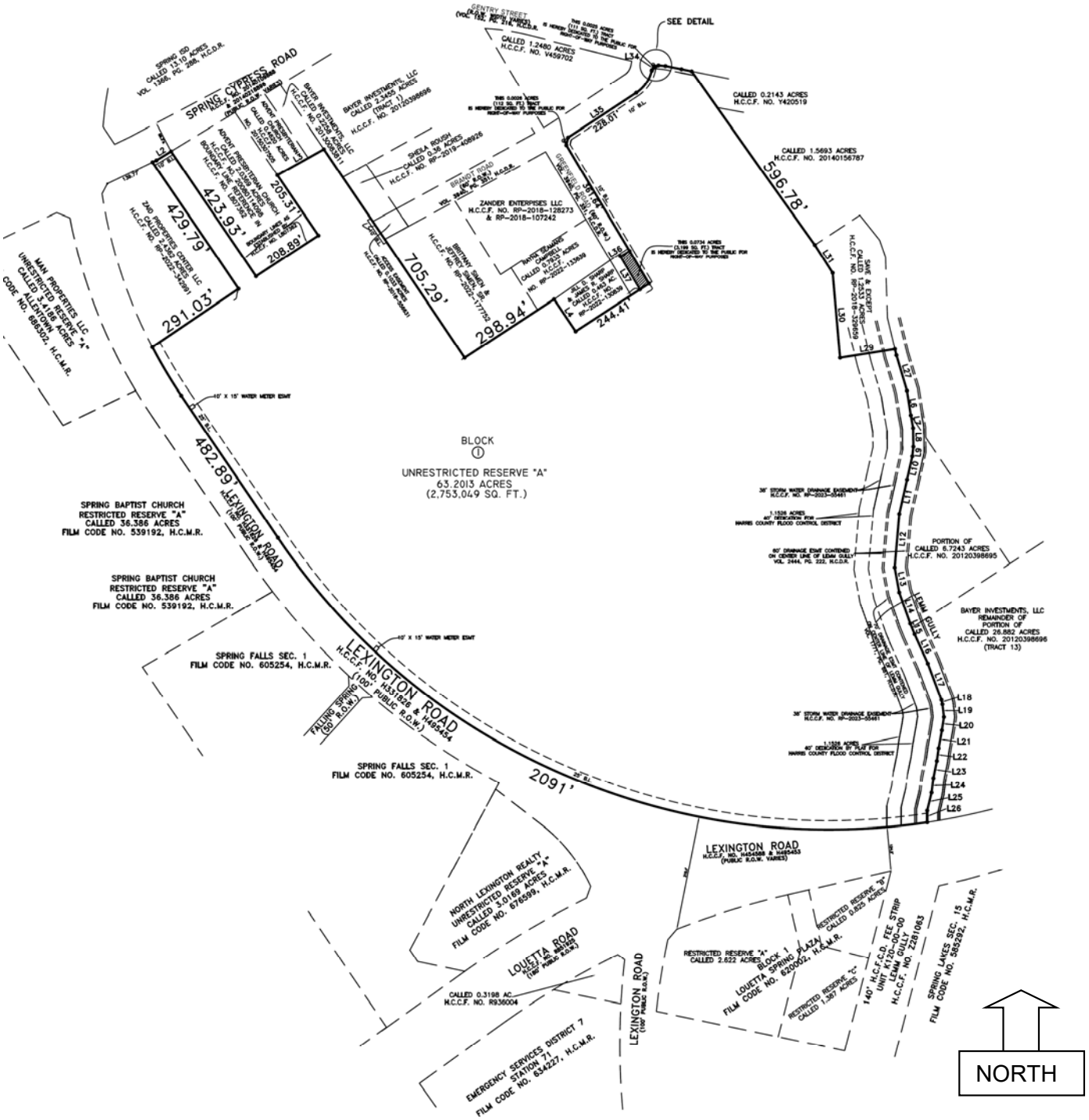
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Harris County Emergency Service District no 7

Applicant: South Texas Surveying Associates, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Harris County Emergency Service District no 7

Applicant: South Texas Surveying Associates, Inc



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1965
Plat Name: Harris County Emergency Service District no 7
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 10/04/2024

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 east-west and north-south intersection spacing requirements.
Chapter 42 Section: 127-128

Chapter 42 Reference:
To keep the same characteristics and integrity of the neighborhood. Safety in the neighborhood and the surrounding neighbors that are not in the actual community but are abutting the property or directly across the Right of Way from the proposed project. The variety of simulations of fire and other catastrophic and emergency events which the HC ESD 7 Training Center will offer to first responders in the Houston Metropolitan Region is truly unique, and unrestricted public access through the Training Center campus created by extending either or both Brandt and Greenfield Roads to Lexington Road would create serious public safety issues for the citizens residing in the peaceful neighborhoods adjoining the Training Center to the north and west of the campus, to members of the public traveling those roads between Spring Cypress and Lexington Roads, and to the first responders training at the facilities which the Training Center provides. The Site Plan developed for the Training Center confines entrance and exit access on and off of the Training Center campus to only 2 entrances, both of which are located onto Lexington Road, one of the principal thoroughfares in the entire Spring area. Both entrances will be located significantly west of the intersection of Louetta Road and Lexington Road and east of the Lexington Road/Spring Cypress Road intersection, both high volume traffic zones and part of one of the most heavily traveled traffic corridors in the Greater Houston Metropolitan Area.

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 applicant is asking that we are able to exceed east-west and north-south intersection requirements. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. These roads will only cause congestion in the area, causing more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that

would be affected if we were not allowed to exceed intersection spacing requirements.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.

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

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

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

The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1965
Plat Name: Harris County Emergency Service District no 7
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 10/04/2024

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:

Not to extend Brandt Road out to Lexington Road and to terminate Greenfield Road at its existing termination point without a cul-de-sac at the north boundary line of the Harris County Emergency Services District No. 7 ("HC ESD 7") 12 acre strip of land that is south of the existing Greenfield termination point.

Chapter 42 Section: 134

Chapter 42 Reference:

To keep the same characteristics and integrity of the neighborhood. Safety in the neighborhood and the surrounding neighbors that are not in the actual community but are abutting the property or directly across the Right of Way from the proposed project. HC ESD 7 is constructing a training center to train first responders which is expected to be capable of providing training of first responders through a variety of simulations of fire and other catastrophic and emergency events (the "Training Center"). The Training Center will offer to first responders in the Houston Metropolitan Region training opportunities which are truly unique, and the unrestricted public access to the Training Center campus created by extending Brandt Road to Lexington Road, or by constructing a Greenfield Road cul-de-sac, would create serious public safety issues for the citizens residing in the peaceful neighborhoods adjoining the Training Center to the north and west of the campus, to members of the public traveling those roads between Spring Cypress and Lexington Roads, and to the first responders training at the facilities which the Training Center provides. The Site Plan developed for the Training Center confines entrance and exit access on and off of the Training Center campus to only 2 entrances, both of which are located onto Lexington Road, one of the principal thoroughfares in the entire Spring area. Both entrances will be located significantly west of the intersection of Louetta Road and Lexington Road and east of the Lexington Road/Spring Cypress Road intersection, both high volume traffic zones and part of one of the most heavily traveled traffic corridors in the Greater Houston Metropolitan Area. It is submitted that the Training Center will improve not only the health, safety and welfare of those who reside, and/or travel the streets and highways of HC ESD 7, but also improve the health, safety and welfare of the residents and travelers on the roads and highways throughout the Greater Houston Metropolitan Area. When complete the HC ESD 7 Training Center is expected to make state of the art fire and emergency services training facilities available to first responders from fire and emergency services departments throughout the Greater Houston Metropolitan Area.

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 applicant is asking that we do not extend Brandt Road due West out to Lexington Road or terminate Greenfield with a cul-de-sac. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. Such improvements will only cause congestion in the area, and more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Roads. We ask that that Brandt Road should not be extended and Greenfield Road should be terminated at its existing termination point, and these Variance requests are excepted due to the safety and integrity of the existing Community, Brandt Road Kinder Care and any other business that will be directly affected by the traffic flow that will accumulate at the new intersection and the opportunity for individuals with nefarious intentions that the Greenfield cul-de-sac that opens out into the undeveloped, and relatively unused, portion of the Training Center campus if these streets are developed. Extending Brandt Road due south to Lexington Road would create a short cut for traffic wishing to avoid the traffic control signals controlling both the Spring Cypress/Lexington Road and the Lexington Road/Louetta Road intersections and would most certainly bring a heavy volume of traffic through the peaceful neighborhoods to the north and west of the Training Center campus as well as through the Training Center campus. There is no existing curb cut off of Lexington Road for the extension of Brandt Road and one has to believe that the introduction of such traffic flow into the already complicated traffic flow pattern between 2 of the busiest intersections in the region would be totally counterproductive for relieving high traffic congestion in the Spring area. The paved portion of Greenfield Road now terminates at the north boundary line of a 12 acre strip of land owned by HC ESD 7 (the “12 Acre Strip”) but which HC ESD 7 has no plans to develop. The short segment of paved Greenfield Road, which extends south from Greenfield’s intersection with Brandt Road to the north boundary line of the 12 Acre Strip, is secluded and private, and a children’s day care center, Brandt Road Kinder Care, and the two single family residences that are located near or adjacent to that segment, are protected from full public access and obstructed view from Old Town Spring by luscious foliage and substantial tree cover. The vegetation and tree cover are located primarily on the portion of the 12 Acre Strip that would be required for dedication to a cul-de-sac and construction of an additional paved lane and/or a cul-de-sac for Greenfield Road would require removal of all, or substantially all, of that natural shield and protection of this neighborhood for no good reason. No portion of the HC ESD 7 Training Center is planned for the 12 Acre Strip and HC ESD 7 will not access Greenfield Road at that point, unless there is an emergency. Finally, the cul-de-sac will open the area up to more traffic and individuals with a nefarious purpose or who wish to use the cul-de-sac for access to a secluded portion of the Training Center campus to dump trash. When these facts were brought to the attention of Mr. Sean McGee, Interim Public Review Manager for Harris County, and Mr. Julian Boxill, Harris County Plat Manager, Mr. Boxill responded with an email in which he offered to withdraw Harris County’s requirement to dedicate the cul-de-sac, recommended that HC ESD 7 revise the Plat to eliminate the cul-de-sac and resubmit the Plat to the City of Houston with a request for variance from the land dedication and cul-de-sac. In that email Mr. Boxill stated that Harris County will support the HC ESD 7 request for this variance. The construction of a Greenfield Road cul-de-sac creates even more public safety issues because it would provide unrestricted public access to a secluded portion of the Training Center campus.

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

The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that would be affected by the roads if they were extended.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community. If the street is developed it will cause a dramatic change in the traffic flow.

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

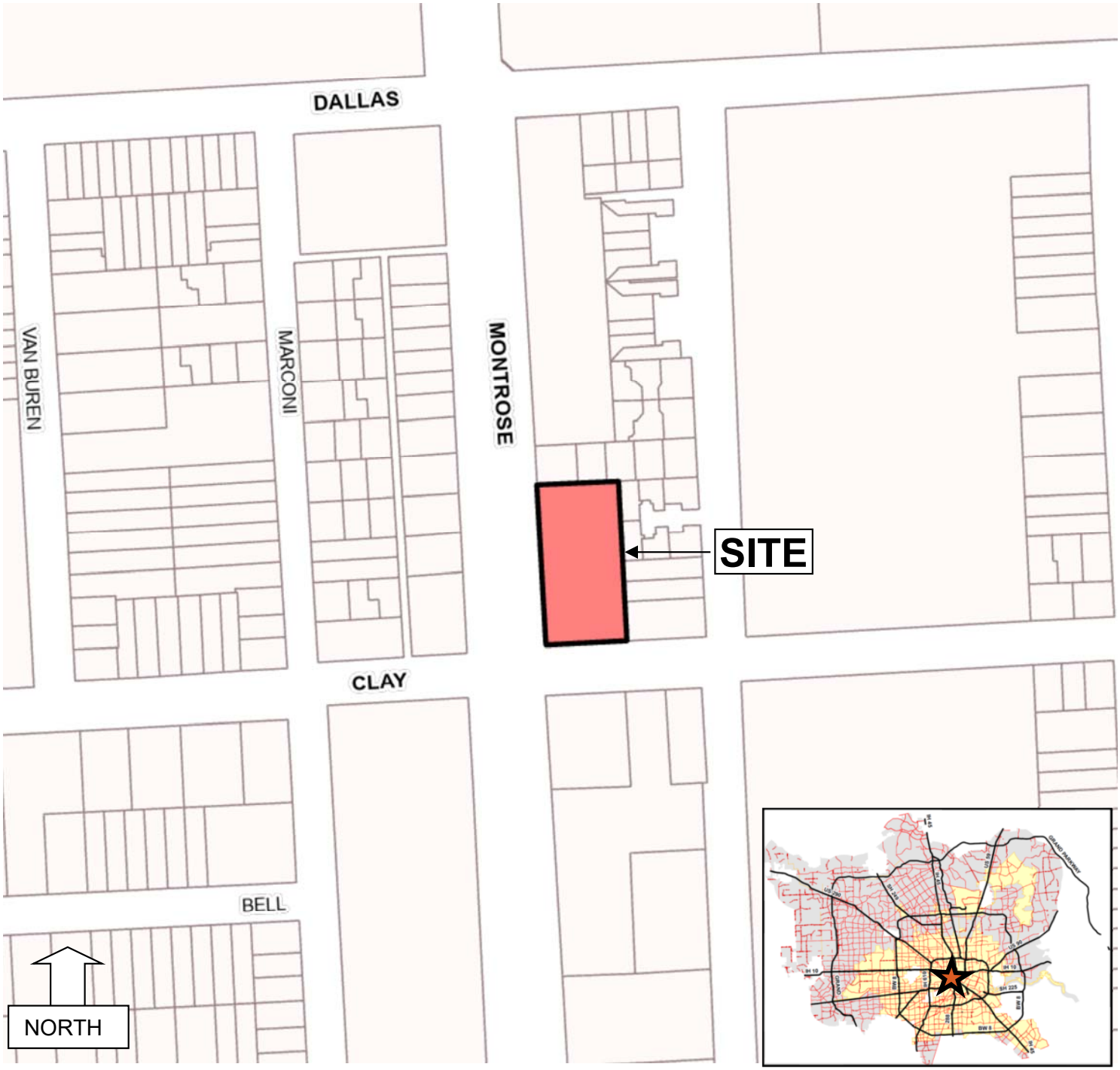
The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Icon M Tower

Applicant: CE Engineers & Development Consultants, Inc.



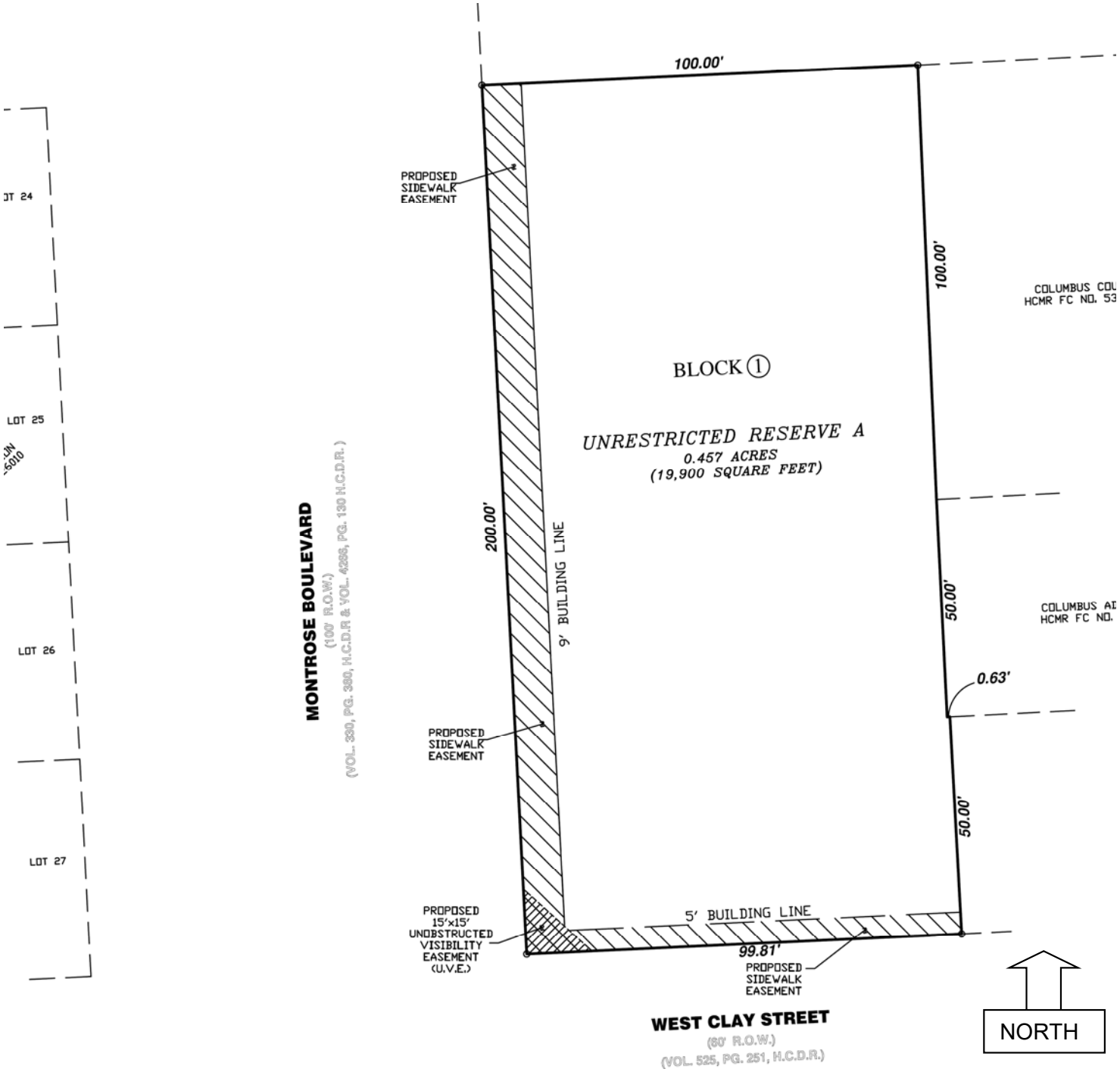
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Icon M Tower

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: Icon M Tower

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances Aerial

ADDRESS : 1203-1215 MONTROSE BOULEVARD
HOUSTON ,TX 770019

OWNER : CE ENGINEERS, AND DEVELOPMENT CONSULTANTS

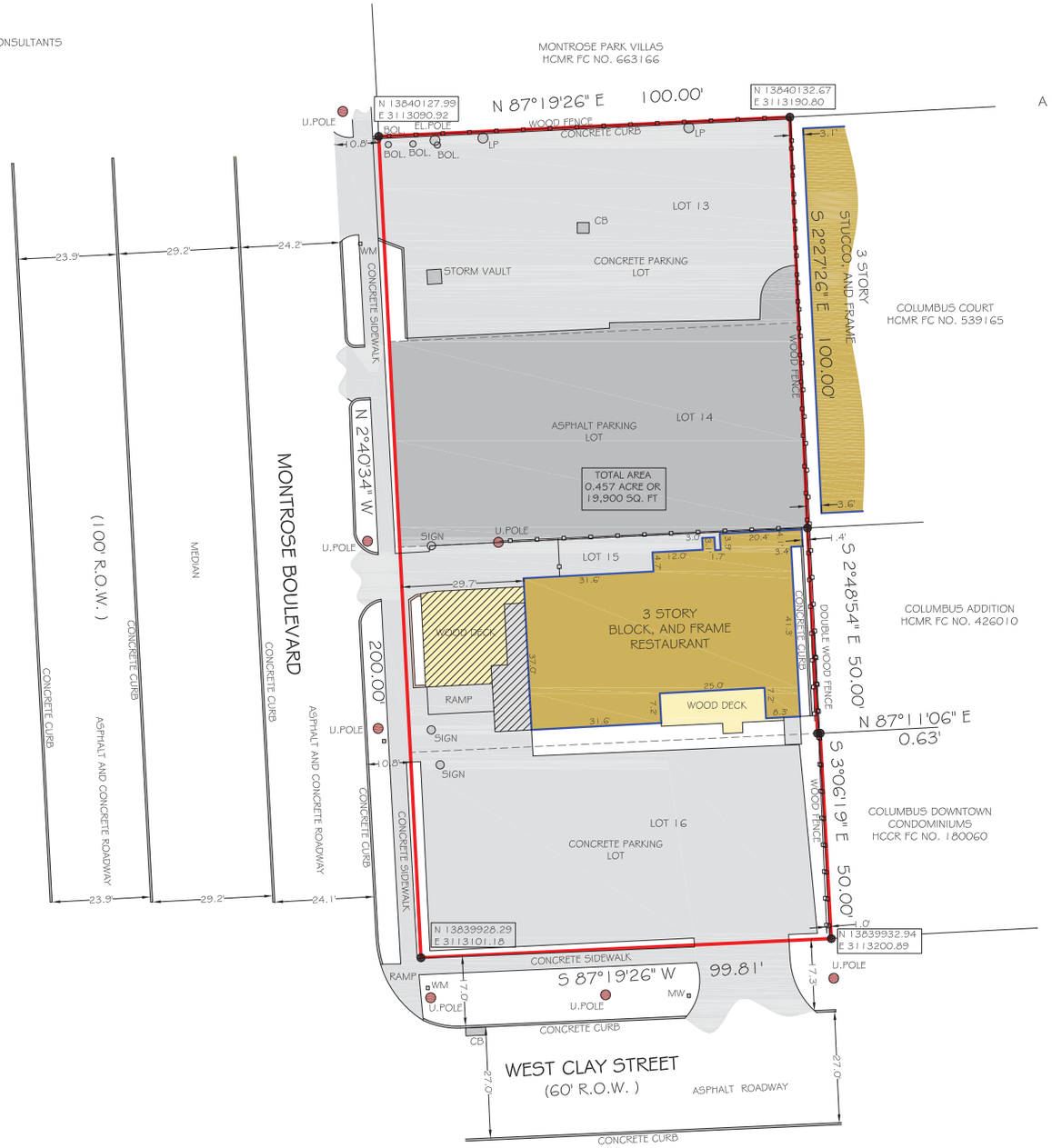
TITLE CO. : N/A

GF NO. : N/A

LENDER : N/A

AN EXISTING CONDITION SURVEY OF 0.457 ACFE TRACT BEING LOT 13, 14, 15, AND 16, BLOCK 2 COLUMBUS

A SUBDIVISION RECORDED UNDER VOL. 330, PG. 381
HARRIS COUNTY DEED RECORDS
HARRIS COUNTY, TEXAS



SCALE:
1"=40'

NOTES:

1) ALL THE BEARINGS SHOWN HEREON ARE REFERENCED AS PER GPS OBSERVATIONS

2) ALL THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204, STATE PLANE GRID COORDINATES NAD 1983, AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINE SCALE FACTOR OF 0.99989269

3) THERE IS NO METERS, FIRE HYDRANTS, STORM SEWER INLETS, NOR MANHOLES ON THE SUBJECT TRACT NOR IN THE R.O.W. WITHIN 10' OF THE SUBJECT TRACT, OTHERS THAN SHOWN HEREON

FLOOD INFORMATION

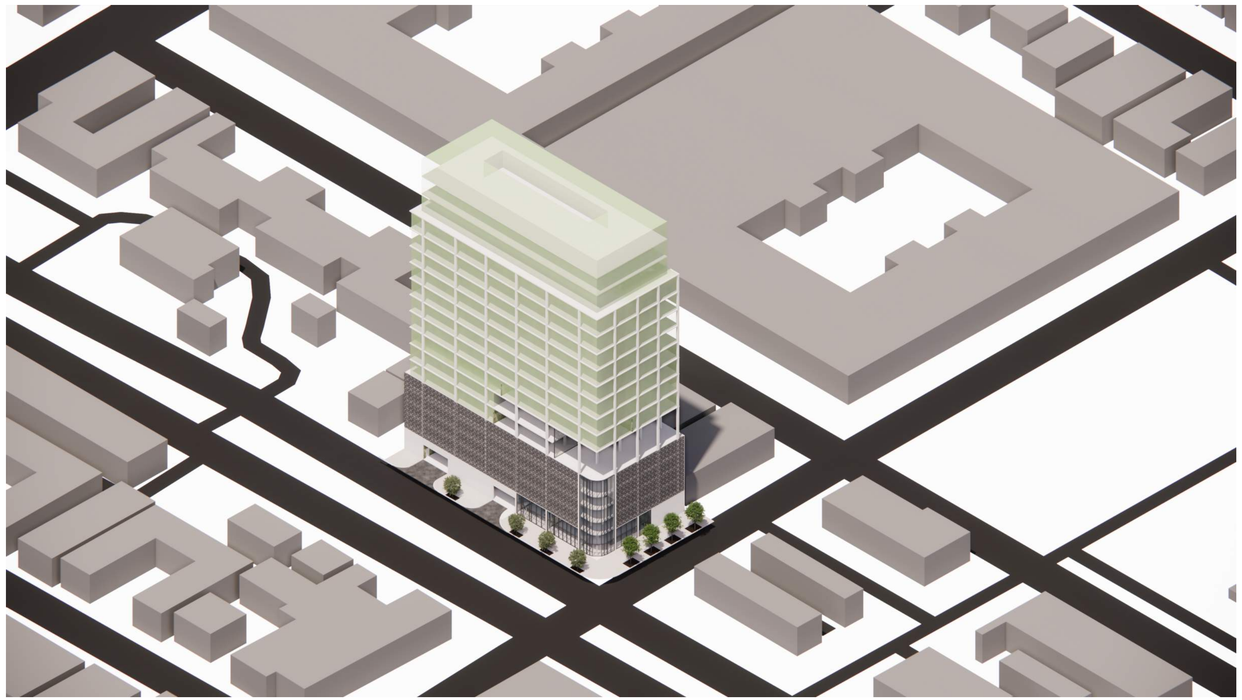
*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0670M, DATED JUNE 09, 2014.

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

STATE OF TEXAS
REGISTERED
PIOTR A. DEBSKI
5902
PROFESSIONAL
LAND SURVEYOR

PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 18-06-12
DATE: SEPTEMBER 07, 2024

PIOTR A. DEBSKI
1030 DOMINION DR.
KATY, TX 77450
832-878-6760
piod@sbcglobal.net



CONCEPTUAL VIEW 01



CONCEPTUAL VIEW 02

Goree
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MONTROSE BOULEVARD

HOUSTON TEXAS

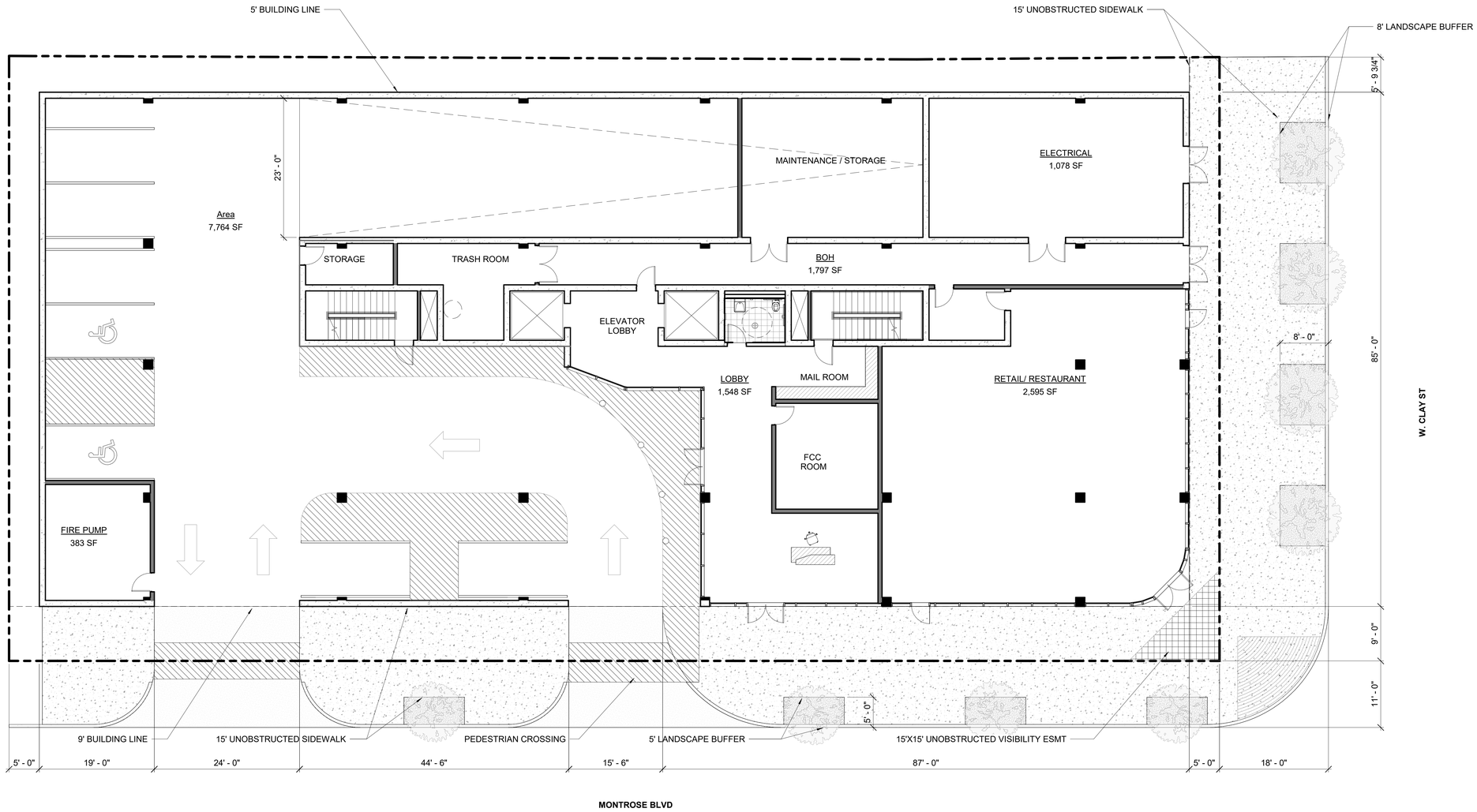
CONCEPTUAL MASSING

10/03/24

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PARKING

TYPE	SPACES
GARAGE PARKING	116



A1 OVERALL FLOOR PLAN LEVEL 01/ SITE PLAN
SCALE: 1/8" = 1'-0"

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Goree
Interiors | Architecture | Brand
5151 San Felipe St. Suite 1700
Houston, TX 77056
713-660-6102
www.goree.com

CONSULTANTS

CONSULTANT #1 - DISCIPLINE
C E ENGINEERS
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #2 - DISCIPLINE
CONSULTANT #2 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
MONTROSE BOULEVARD

PROJECT DESCRIPTION

PROJECT ADDRESS
HOUSTON TEXAS

OWNER INFORMATION
SUPO LLC.

GOREE PROJECT NUMBER
C24115

STAMP / SIGNATURE

ISSUE HISTORY

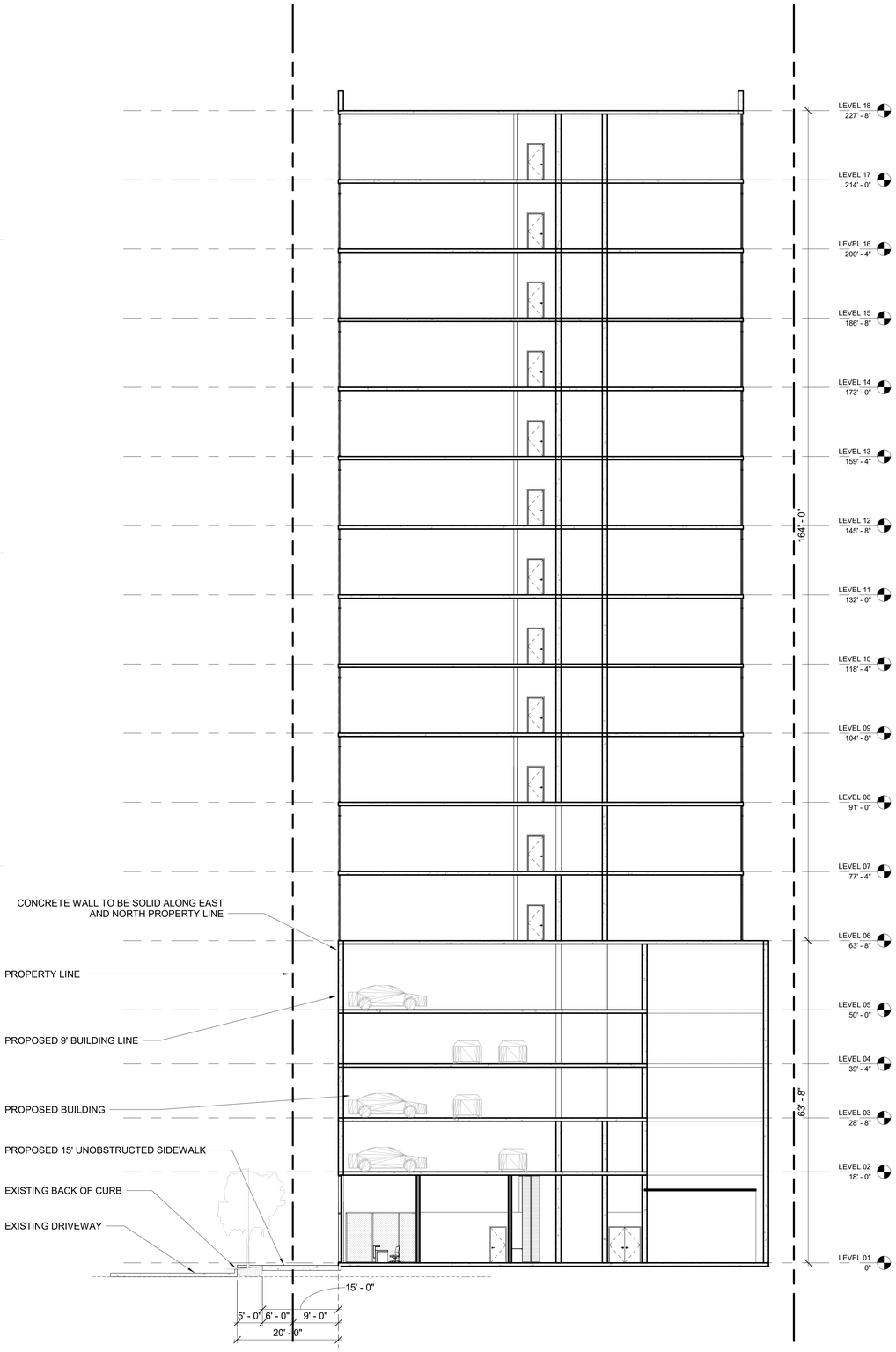
DATE:	MARK:	DESCRIPTION:

KEY PLAN

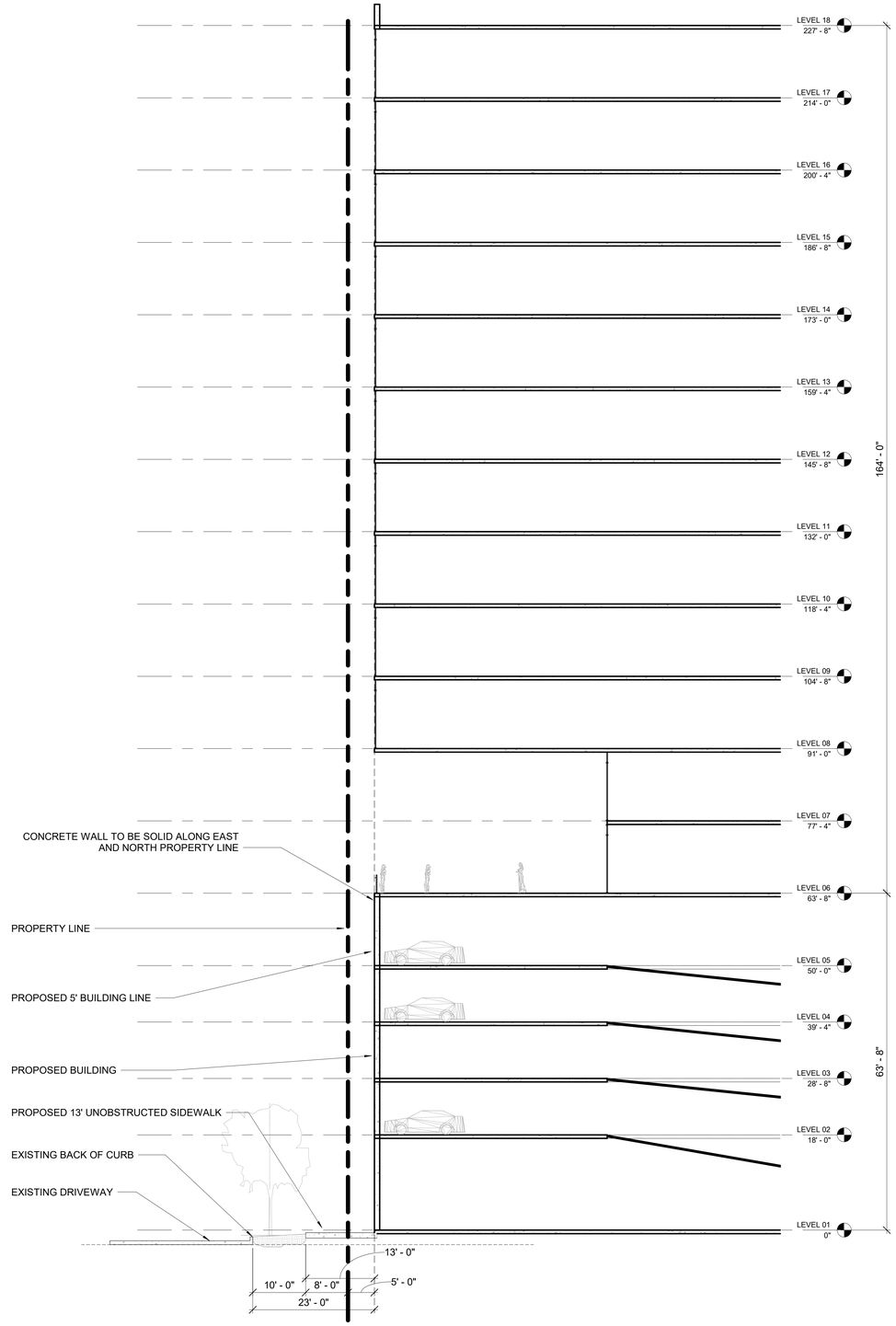
SHEET NAME
OVERALL FIRST FLOOR PLAN

SHEET NUMBER
A101

© GOREE ARCHITECTS 2023



2 CROSS SECTION @ MONTROSE
SCALE: **3/32" = 1'-0"**



1 CROSS SECTION @ WEST CLAY DRIVE
SCALE: **3/32" = 1'-0"**

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CONSULTANTS

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C E ENGINEERS
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #2 - DISCIPLINE
CONSULTANT #2 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #3 - DISCIPLINE
CONSULTANT #3 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #4 - DISCIPLINE
CONSULTANT #4 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #5 - DISCIPLINE
CONSULTANT #5 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

CONSULTANT #6 - DISCIPLINE
CONSULTANT #6 - NAME
ADDRESS
PHONE NUMBER
WEBSITE

PROJECT NAME
MONTROSE BOULEVARD

PROJECT DESCRIPTION

PROJECT ADDRESS
HOUSTON TEXAS

OWNER INFORMATION
SUPO LLC.

GOREE PROJECT NUMBER
C24115

STAMP / SIGNATURE

ISSUE HISTORY

DATE:	MARK:	DESCRIPTION:

KEY PLAN

SHEET NAME
OVERALL FIRST FLOOR PLAN
Copy 1

SHEET NUMBER
A208

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2052
Plat Name: Icon M Tower
Applicant: CE Engineers & Development Consultants, INC
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 allow for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare and to allow for a 5' Building Line along West Clay Road instead of the ordinance required 10' Building Line for development along a collector street for the property located at 1203-1209 Montrose Blvd.

Chapter 42 Section: 150

Chapter 42 Reference:

"Building Line for Major Thoroughfares In general 25 feet". "Building Line for Collector Street In general 10 feet".

Statement of Facts

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

This variance request is a follow-up on a previous variance request approved. The main changes are that the proposed number stories have been reduced from 22 stories to 18 stories, and the site plan has been modified to better suite the needs of the future clients and residents. The proposed 18 story Luxury High Rise called Icon M Tower, will be located currently on the well known Khun Kay Thai Restaurant located on the corner of Montrose Blvd and W. Clay St. The high rise building will include retail/restaurant location, 5 floors of parking, and 12 floors of luxury residential homes with 45+ homes. Per the requirement of City of Houston Ordinance Chapter 42, Montrose Blvd is a major thoroughfare which requires a 25' building line and West Clay Road requires a 10' building line. Since the entire property is around 20,000 S.F. and 25' Building Line on Montrose Blvd together with 10' Building Line on West Clay is required, around fourth of the whole property will be unusable, which will make the project unfeasible.

(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 in that area are not caused by the result of a hardship created by the applicant. Many developments in that area have Reduce Lines. Located in one of the most known areas, Montrose area is an area that people desire a user-friendly and beautiful walkway area with multi usage building.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful high-rise building that that enhance the local area, but also to comply with City's walkway requirement and make it convenient and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

The developer is promising that we will not cause any injuries to the public health, safety and welfare because of this project. Based on the cross section provided in the submittal package, with 9' Building Line on Montrose Blvd and 5' Building Line on West Clay Road, we will have 5' and 10' landscaping buffer from existing back of curb to the proposed sidewalk. Also, the proposed 15' and 13' sidewalk (paving area) will give pedestrians more space to walk, play and run. This will build a healthier, better and safer condition for both pedestrian realms. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The developer is promising that we are not requesting for this 9' Building Line and 5' Building Line variance only because of economical hardship. It is also because that: based on the market research and survey, the mixed-use high-rise building is what is needed in that neighborhood. This will benefit all the neighbors. Please find attached comparative market analysis on the condos and apartments in that area done by the real estate team in this project. It shows there are currently only three Mid/Hi-Rise condos on the market in the whole area. And most of the condos are sold right after posted. This proves that there is a huge demand for the condos in this area. The developer believes that this project can bring people what they need in that area.

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

October 11, 2024

NOTICE OF VARIANCE

PROJECT NAME: Icon M Tower
REFERENCE NUMBER: 2024-2052

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast corner of Montrose Boulevard and West Clay 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.

CE Engineers & Development Consultants, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 9' building line along Montrose Boulevard instead of the required 25' building line for developments along a major thoroughfare and a 5' building line along West Clay Street instead of the required 10' building line for developments along collector streets. Enclosed are copies of the variance request, site plans 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 31, 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 Melissa Lopez with CE Engineers & Development Consultants at 726-437-3840. 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

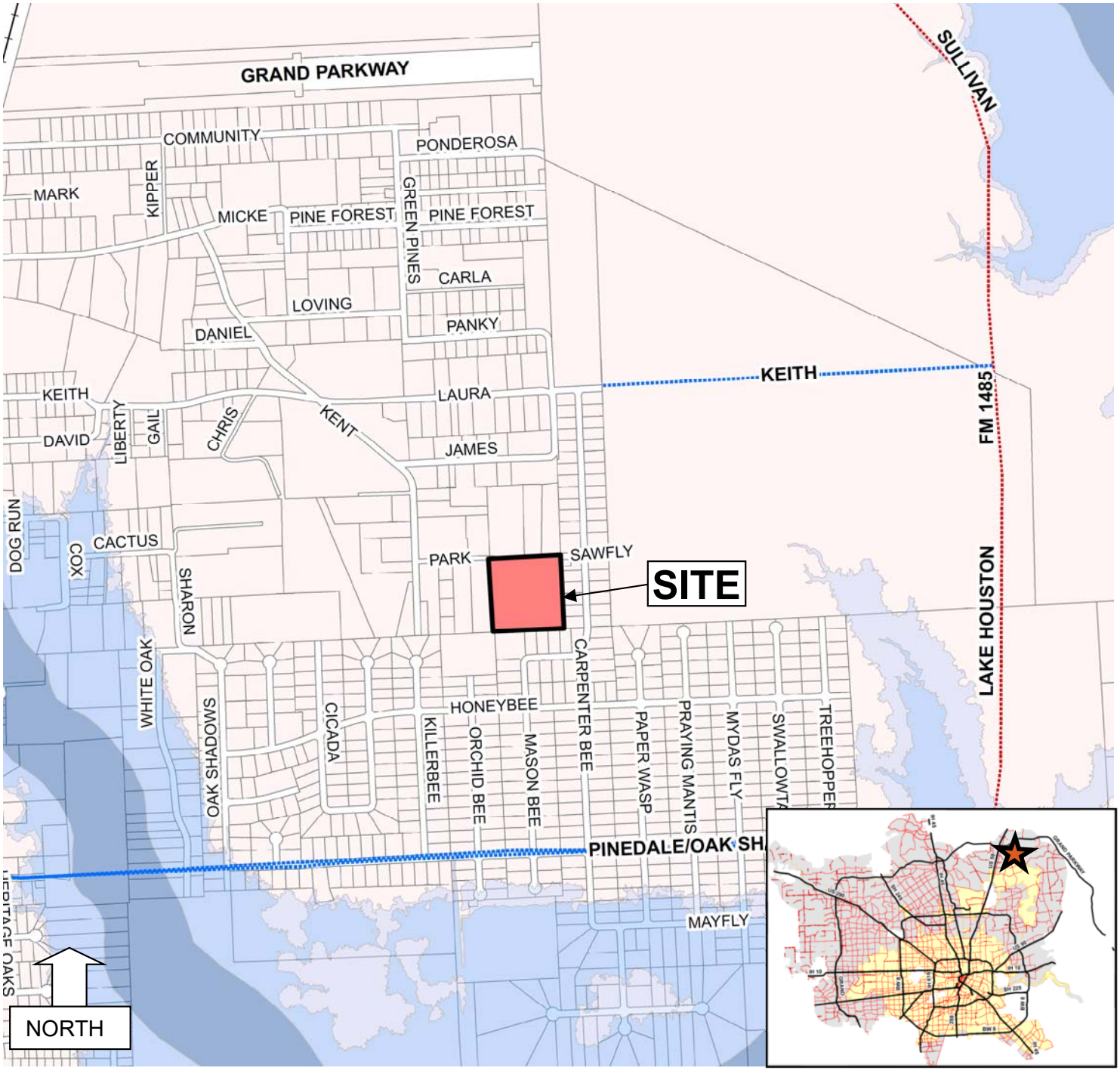
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP (DEF 1)

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



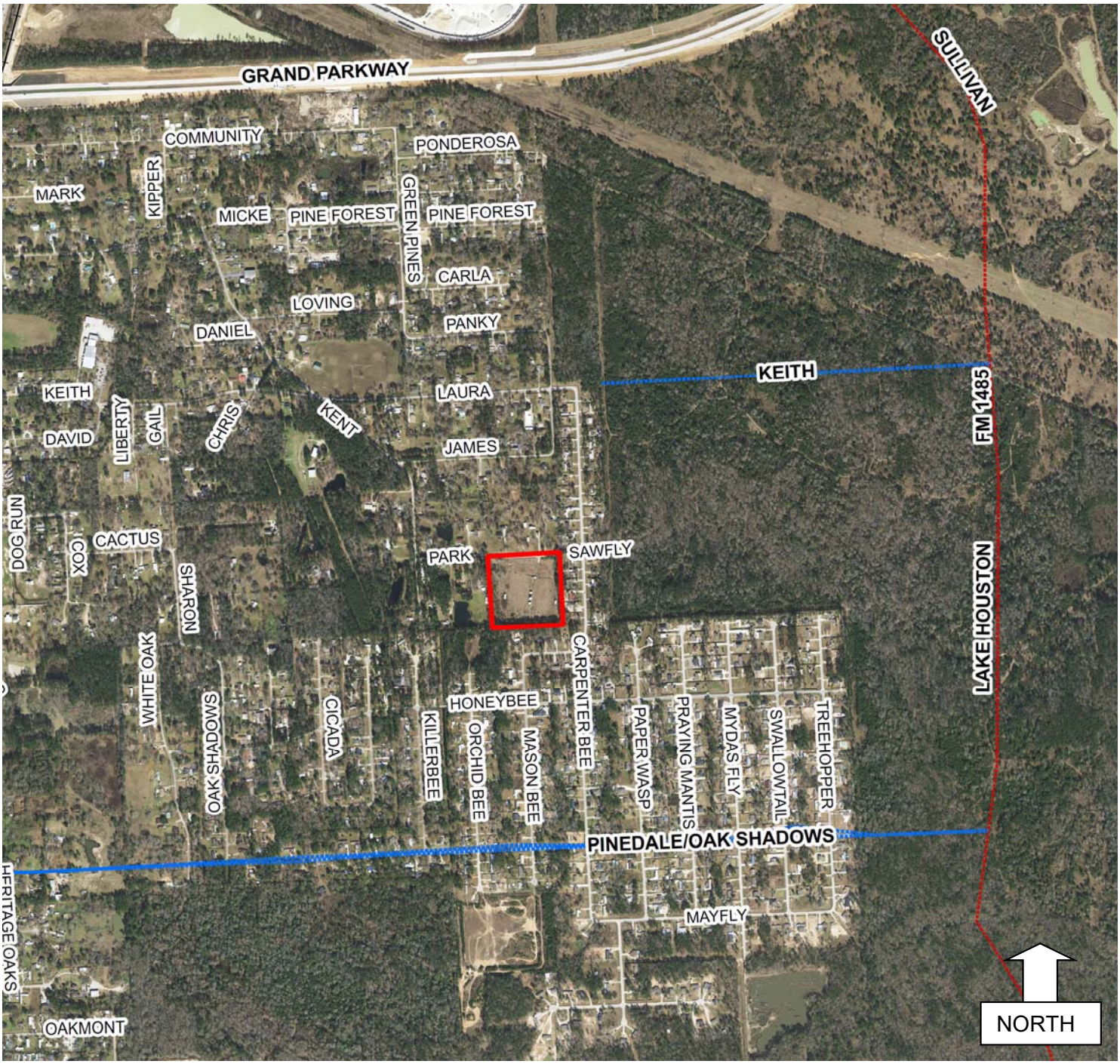
D – Variances **Subdivision**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 GP (DEF 1)

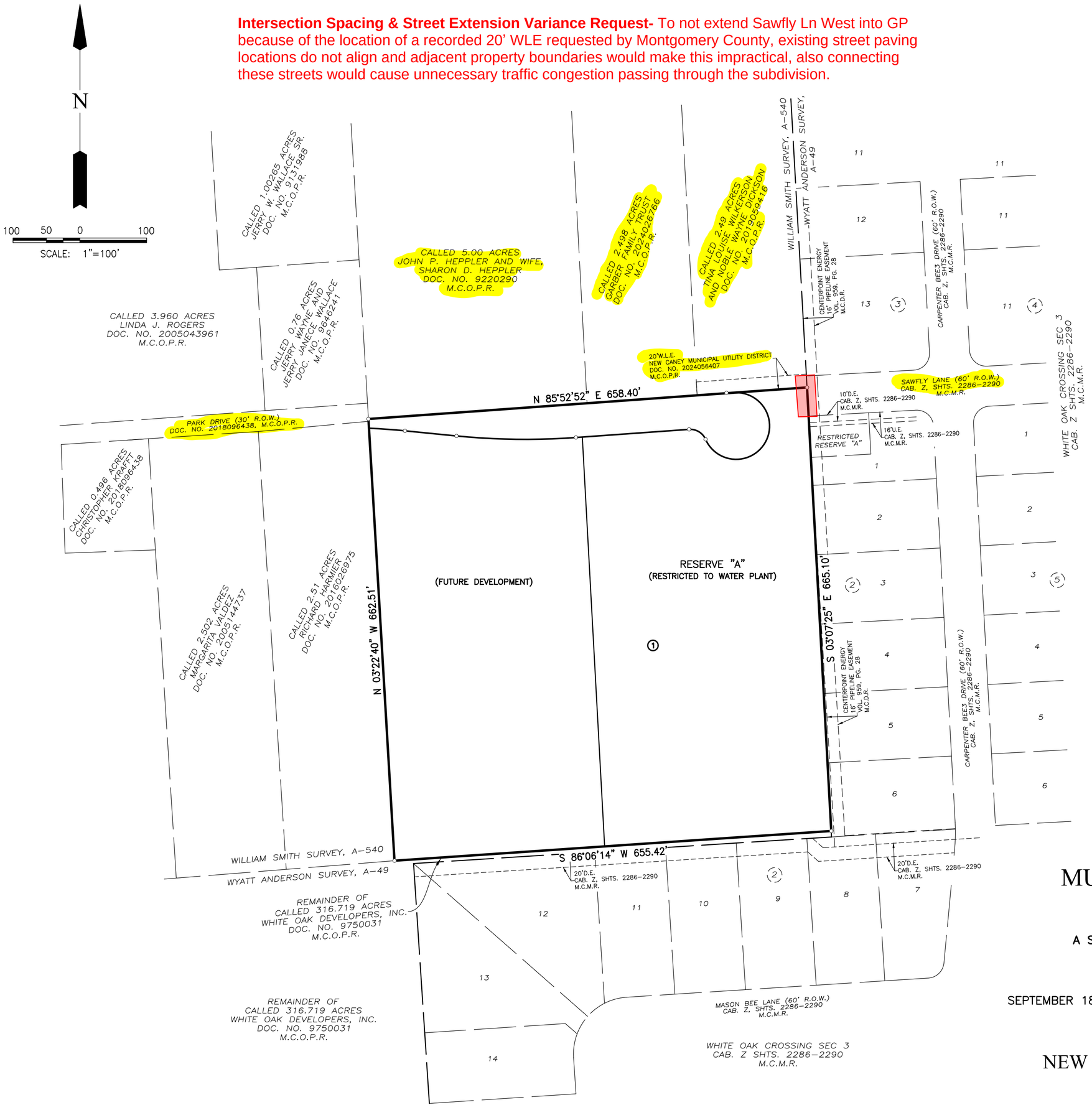
Applicant: LJA Engineering, Inc. – (Houston Office)

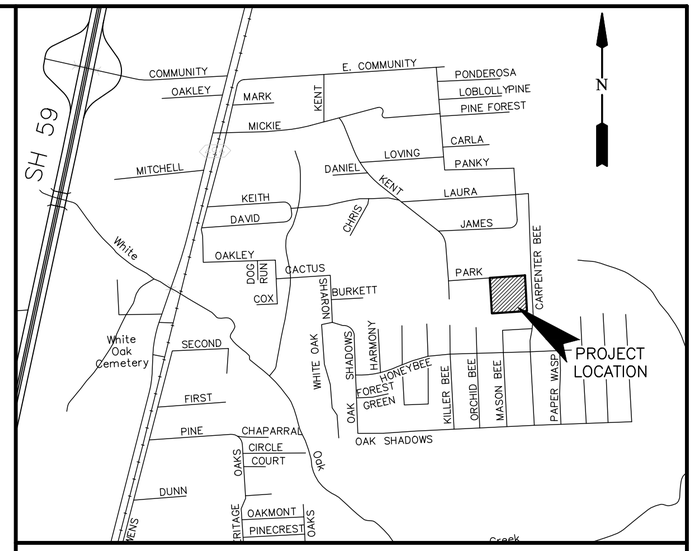


D – Variances

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.

N

100 50 0 100

SCALE: 1"=100'

CALLED 1.00265 ACRES
JERRY W. WALLACE SR.
DOC. NO. 9131988
M.C.O.P.R.

CALLED 5.00 ACRES
JOHN P. HEPPLER AND WIFE,
SHARON D. HEPPLER
DOC. NO. 9220290
M.C.O.P.R.

CALLED 2.498 ACRES
GARBER FAMILY TRUST
DOC. NO. 2022402676
M.C.O.P.R.

CALLED 2.49 ACRES
TINA LOUISE WILKERSON
AND NOBLE WAYNE DICKSON
DOC. NO. 2019059416
M.C.O.P.R.

WILLIAM SMITH SURVEY, A-540
WYATT ANDERSON SURVEY, A-49

CALLED 3.960 ACRES
LINDA J. ROGERS
DOC. NO. 2005043961
M.C.O.P.R.

CALLED 0.76 ACRES
JERRY WAYNE AND
JERRY JANECE WALLACE
DOC. NO. 9646241
M.C.O.P.R.

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

CARPENTER BEE'S DRIVE (60' R.O.W.)
SHTS. 2286-2290
CAB. Z, M.C.M.R.

20'W.L.E.
NEW CANEY MUNICIPAL UTILITY DISTRICT
DOC. NO. 2024056407
M.C.O.P.R.

N 85°52'52" E 658.40'

PARK DRIVE (30' R.O.W.)
DOC. NO. 2018096438, M.C.O.P.R.

SAWFLY LANE (60' R.O.W.)
CAB. Z, SHTS. 2286-2290
M.C.M.R.

10'D.E.
CAB. Z, SHTS. 2286-2290
M.C.M.R.

16'U.E.
CAB. Z, SHTS. 2286-2290
M.C.M.R.

RESTRICTED
RESERVE "A"

WHITE OAK CROSSING SEC 3
CAB. Z SHTS. 2286-2290
M.C.M.R.

CALLED 0.496 ACRES
CHRISTOPHER KRAFFT
DOC. NO. 2018096438
M.C.O.P.R.

CALLED 2.502 ACRES
MARGARITA VALDEZ
DOC. NO. 2005144737
M.C.O.P.R.

CALLED 2.51 ACRES
RICHARD HARMER
DOC. NO. 2016026975
M.C.O.P.R.

N 03°22'40" W 662.51'

RESERVE "A"
(FUTURE DEVELOPMENT)

RESERVE "A"
(RESTRICTED TO WATER PLANT)

S 03°07'25" E 665.10'

S 86°06'14" W 655.42'

20'D.E.
CAB. Z, SHTS. 2286-2290
M.C.M.R.

20'D.E.
CAB. Z, SHTS. 2286-2290
M.C.M.R.

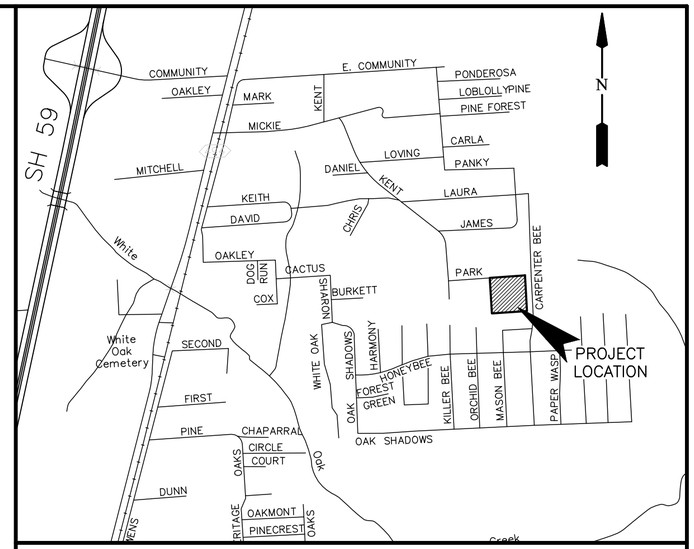
WILLIAM SMITH SURVEY, A-540
WYATT ANDERSON SURVEY, A-49

REMAINDER OF
CALLED 316.719 ACRES
WHITE OAK DEVELOPERS, INC.
DOC. NO. 9750031
M.C.O.P.R.

REMAINDER OF
CALLED 316.719 ACRES
WHITE OAK DEVELOPERS, INC.
DOC. NO. 9750031
M.C.O.P.R.

MASON BEE LANE (60' R.O.W.)
CAB. Z, SHTS. 2286-2290
M.C.M.R.

WHITE OAK CROSSING SEC 3
CAB. Z SHTS. 2286-2290
M.C.M.R.



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
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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:

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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

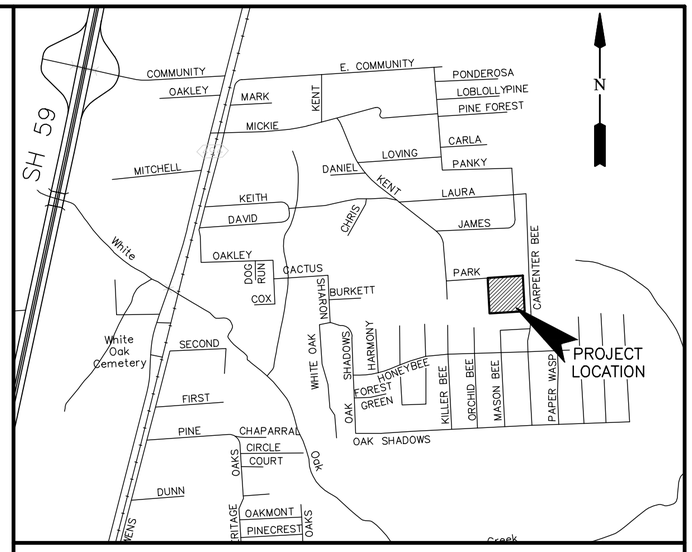
16' CENTERPOINT ENERGY PIPELINE EASEMENT
VOL. 959, PG. 28
D.R.M.C.

15' WATERLINE EASEMENT

20' DRAINAGE EASEMENT

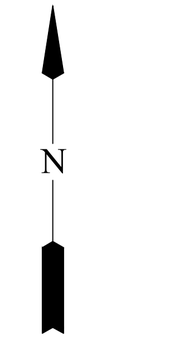
6' CHAINLINK FENCE
3' METAL PIPE FENCE
CABLE FENCE
WOODEN POST(TYP.)
GOAL POST
SCORE BOARD
GATE
GRAVEL
CRUSHED ROCK
CONCRETE
ASPHALT
HEAVILY WOODED
TREE LINE
SET LATH (WELL OPTION #1)
SET LATH (WELL OPTION #2)





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.

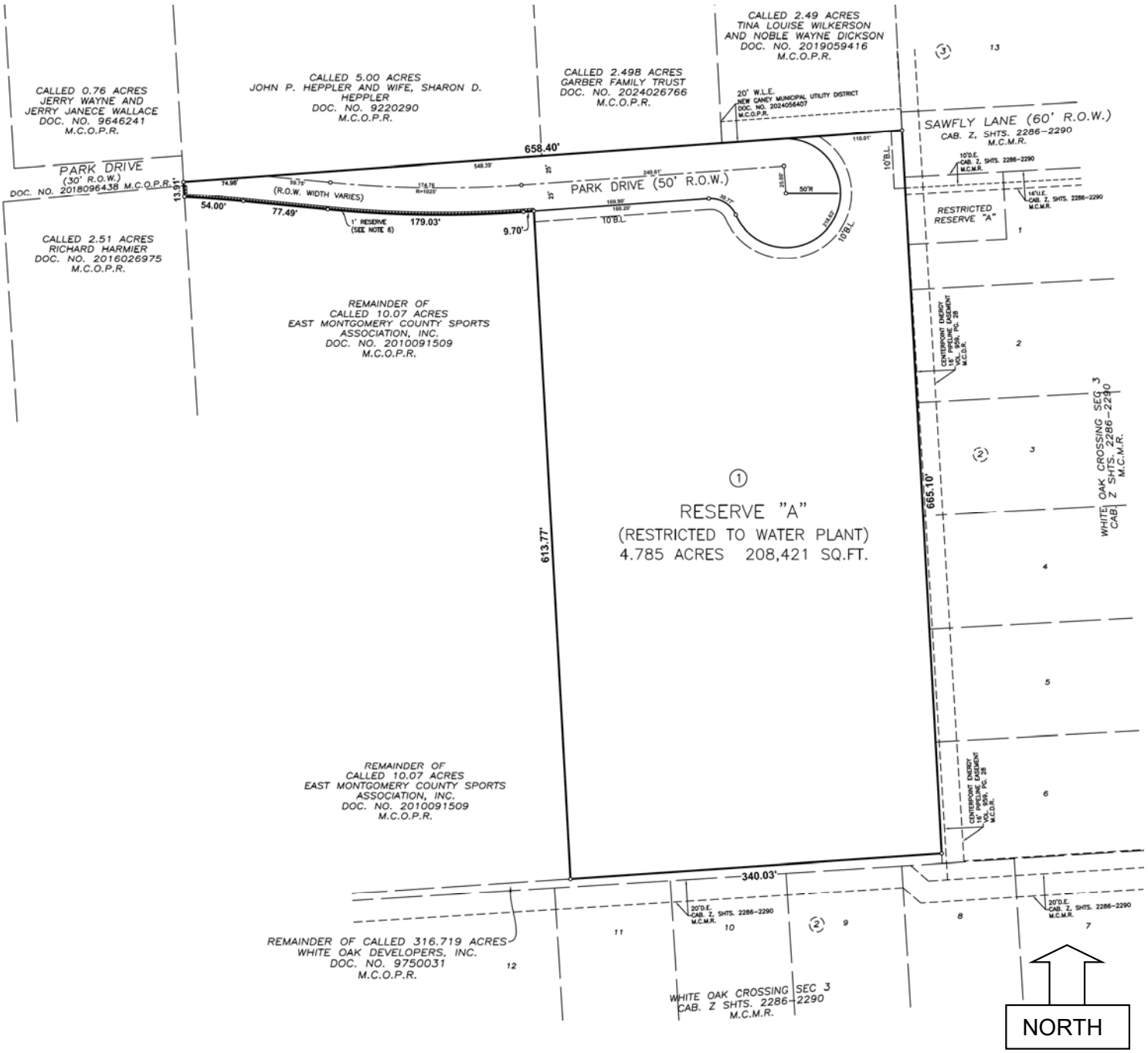
Access to this site is already being provided by the existing paved Park Drive prescriptive street. Platting the water plant will provide a recorded right-of-way for Park Drive. This right-of-way will provide access to not only the water plant site but 3 acreage tracts to the north as it currently exists. 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: 119

Planning and Development Department **Meeting Date: 10/31/2024**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4 (DEF 1)

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



D – Variances Subdivision

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/31/2024
ITEM: 130

Applicant: POOYAN FARAJIL
Contact Person: ERIC STONE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1753	77338	5468	333R	ETJ

EAST OF: RAYFORD RD **NORTH OF:** FM 1960

ADDRESS: 4715 FM 1960, HUMBLE, TX

ACREAGE: 1.05

LEGAL DESCRIPTION:

BEING A 45,886 SQUARE FOOT, MORE OR LESS, TRACT OF LAND SITUATED IN THE AMOS BARBER SURVEY, ABSTRACT 125, HARRIS COUNTY, TEXAS, AND ALSO KNOWN AS TRACT A, MIDWAY PLAZA, AN UNRECORDED SUBDIVISION.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/31/2024
ITEM: 131

Applicant: ALBERTO PIZANO
Contact Person: ALBERTO PIZANO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1754	77357	5673	255V	ETJ

WEST OF: US 59 **NORTH OF:** GRAND PKWY

ADDRESS: 20701 DUNN ST, NEW CANEY, TX

ACREAGE: 7.246

LEGAL DESCRIPTION:

BEING A 7.246 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT NUMBER 742, IN MONTGOMERY COUNTY, TEXAS, NOW OR FORMERLY DESCRIBED AS TRACTS 4 AND 5, OF SILVER TRAILS, SECTION 6, AN UNRECORDED SUBDIVISION.

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: 132

Meeting Date: 10/31/24

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: 132

Meeting Date: 10/31/24

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

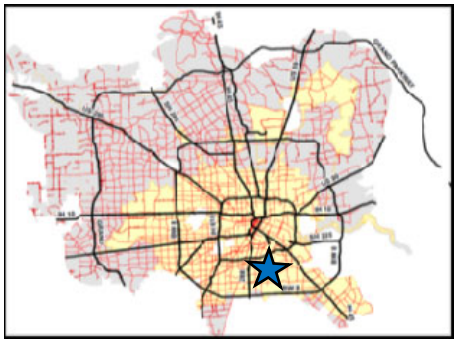
ITEM: 132

Meeting Date: 10/31/24

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

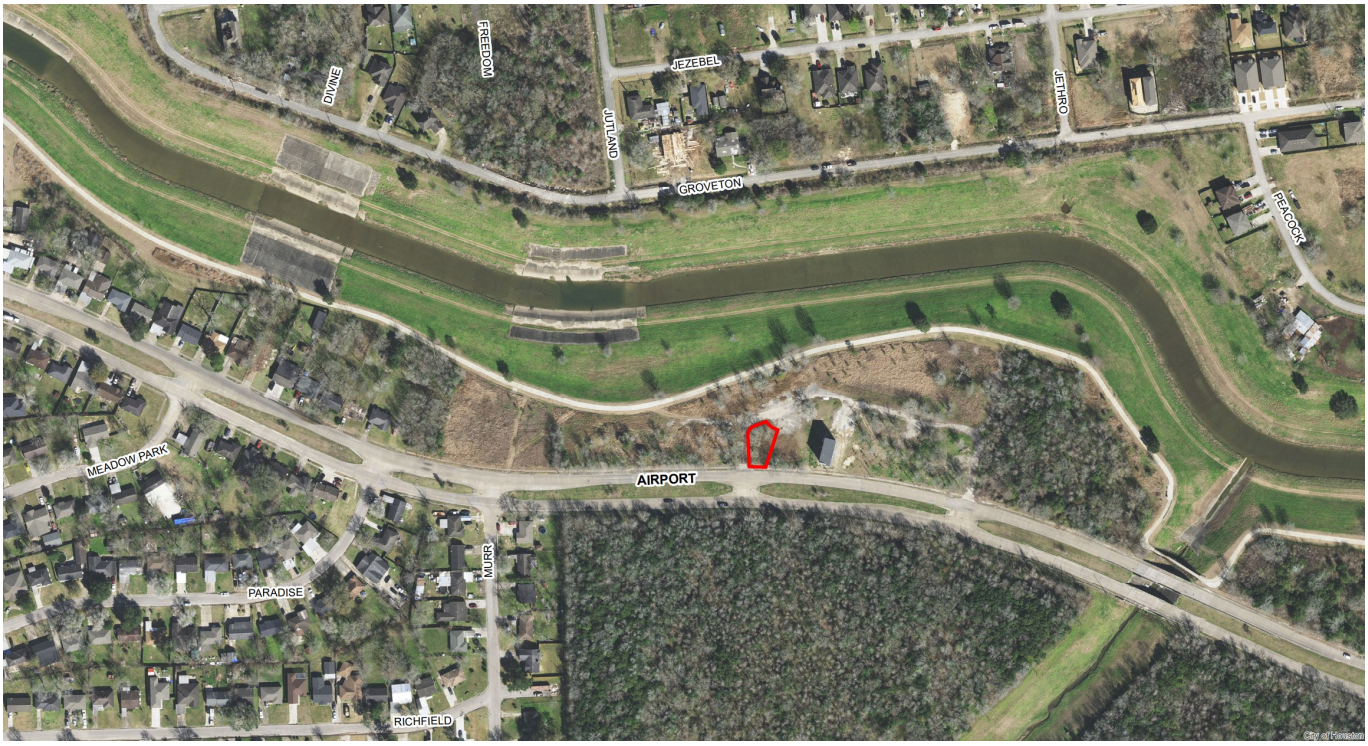
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 10/31/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

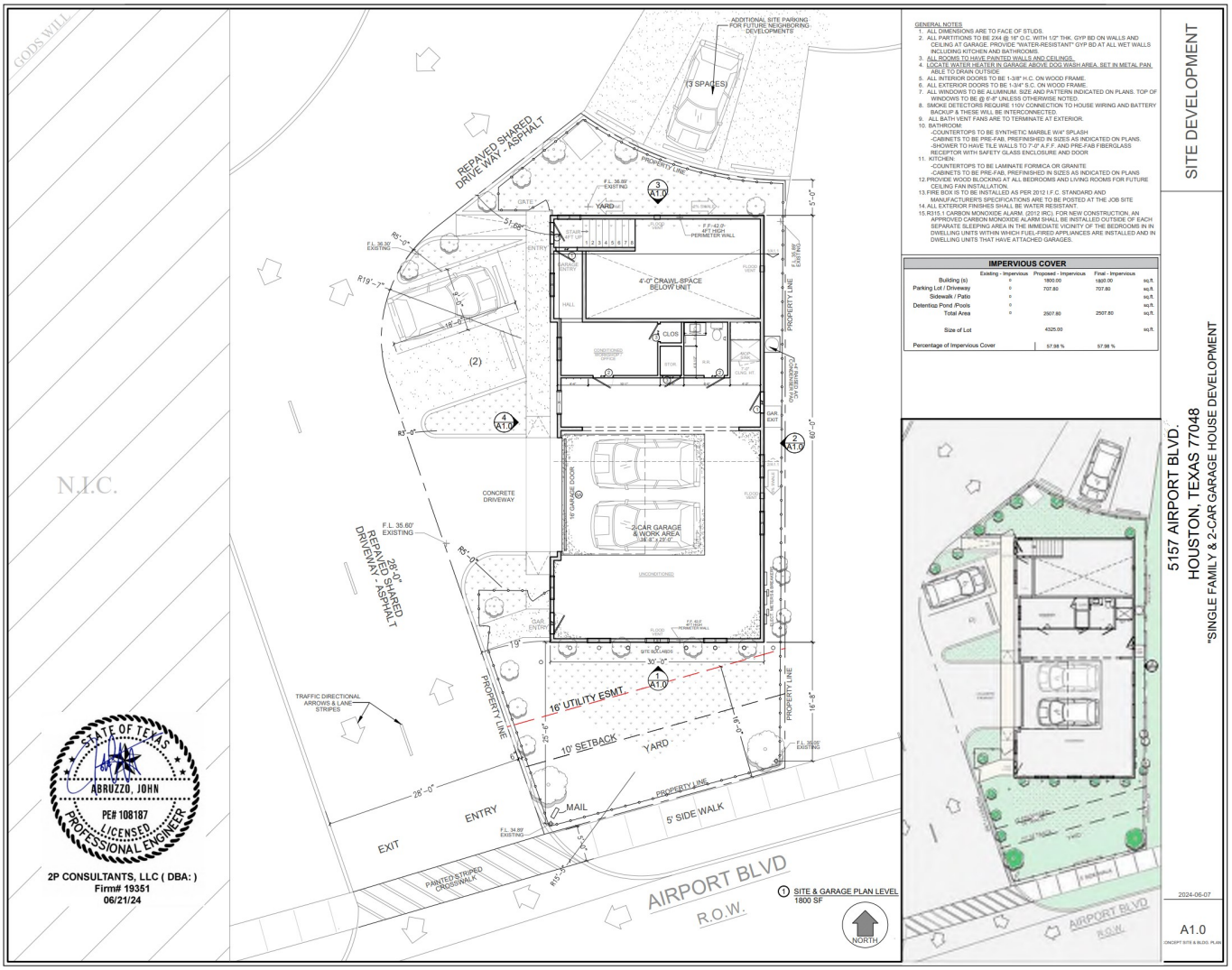
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 10/31/24

Site Plan



DEVELOPMENT PLAT VARIANCE

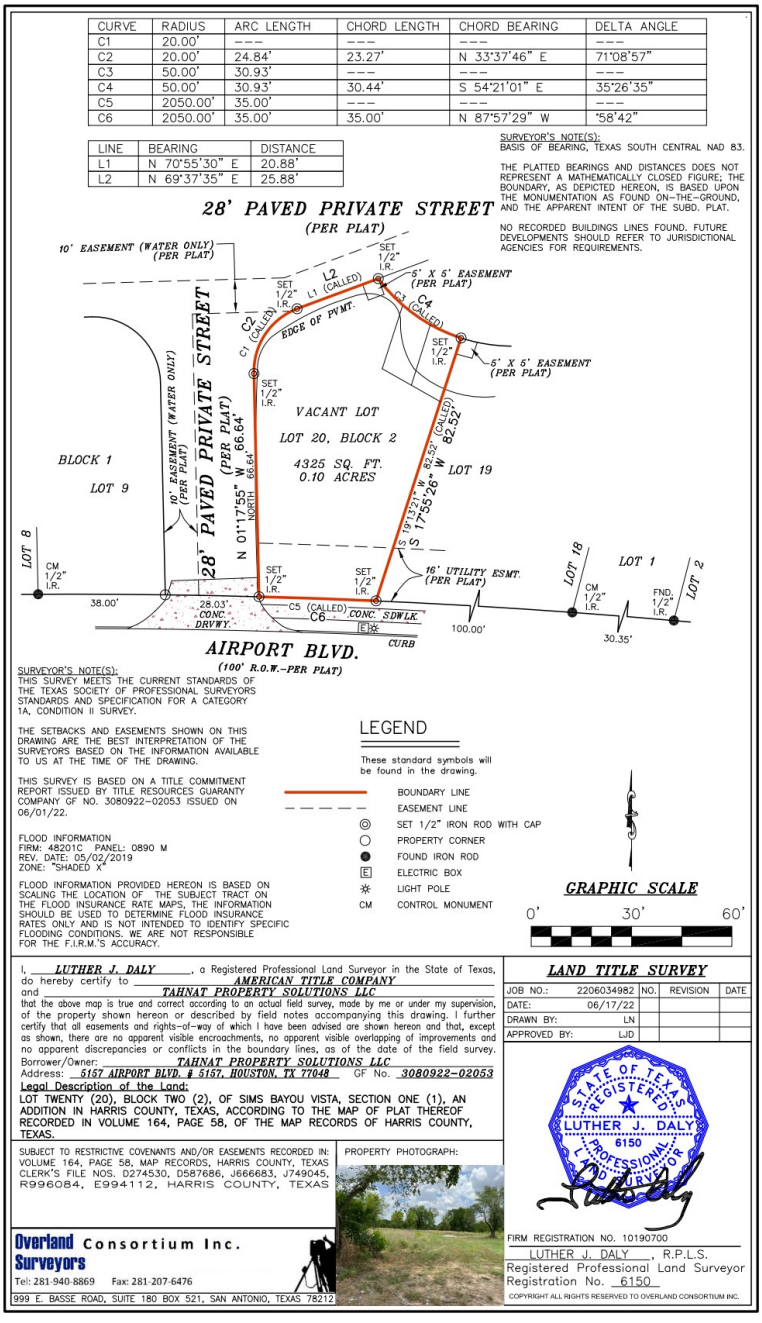
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 10/31/24

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

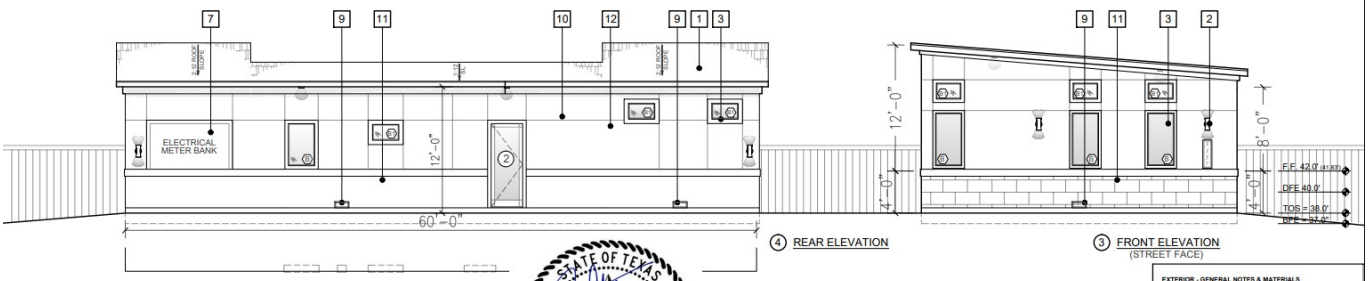
Houston Planning Commission

ITEM: 132

Meeting Date: 10/31/24

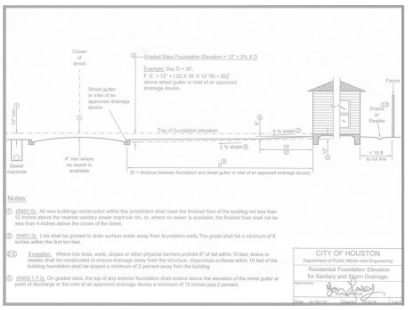
Elevations





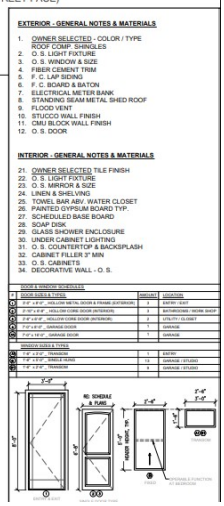
STATE OF TEXAS
ABRUZZO, JOHN
PE# 108187
LICENSED
PROFESSIONAL ENGINEER

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

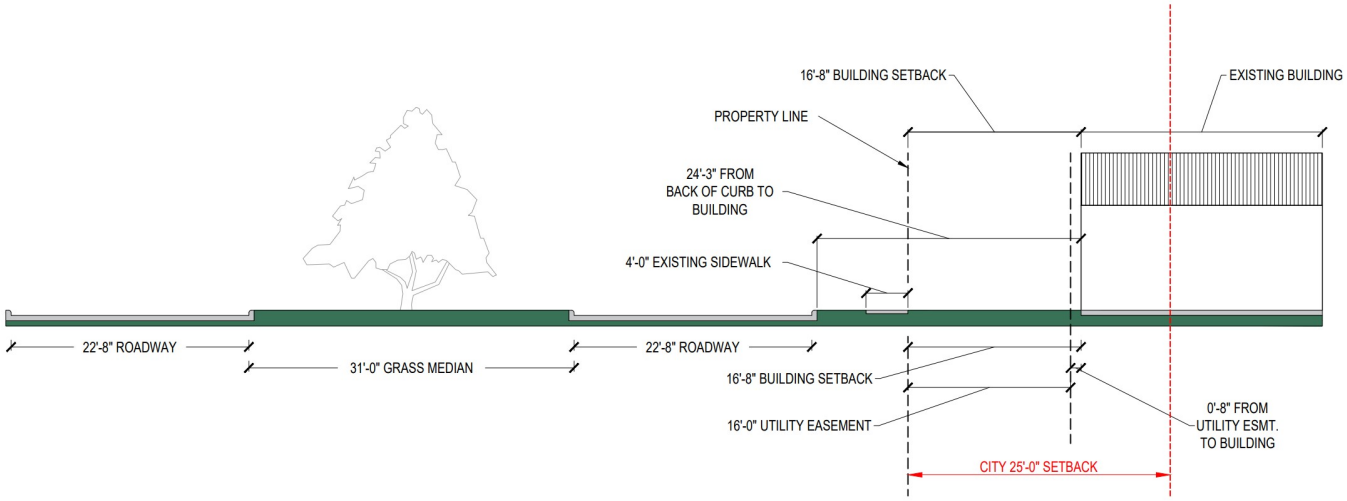
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 10/31/24

Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 10/31/24

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: III
Meeting Date: 10/31/24

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: III
Meeting Date: 10/31/24

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:

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(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.

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OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

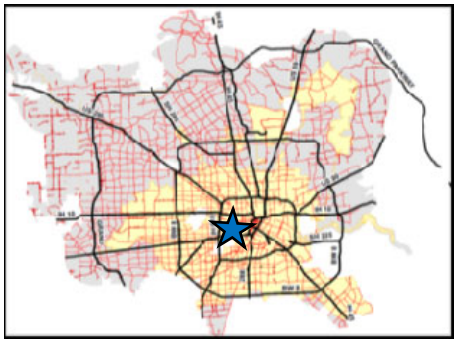
ITEM: III

Meeting Date: 10/31/24

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 10/31/24

Aerial Map



OFF-STREET PARKING VARIANCE

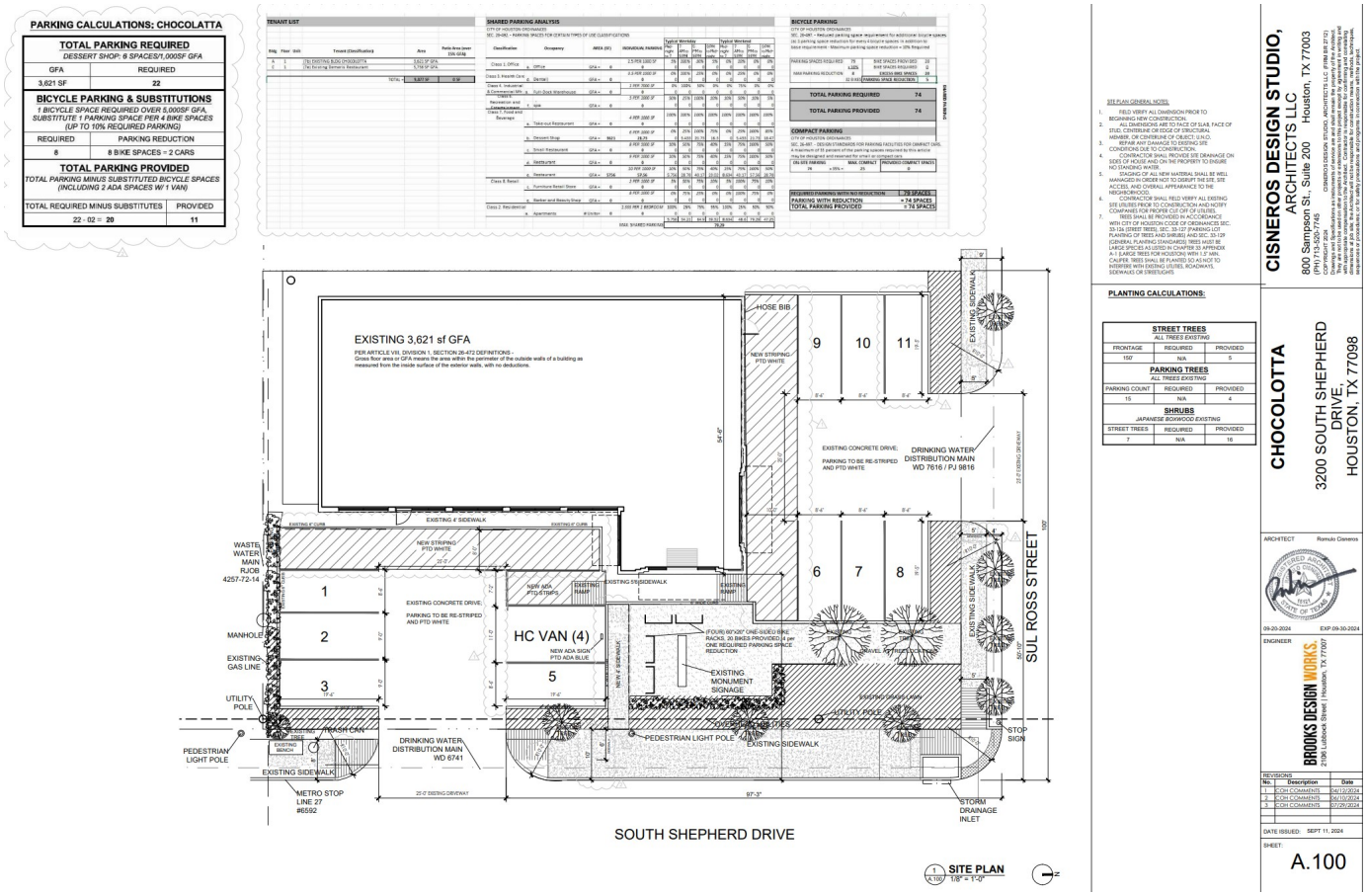
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 10/31/24

Site Plan



OFF-STREET PARKING VARIANCE

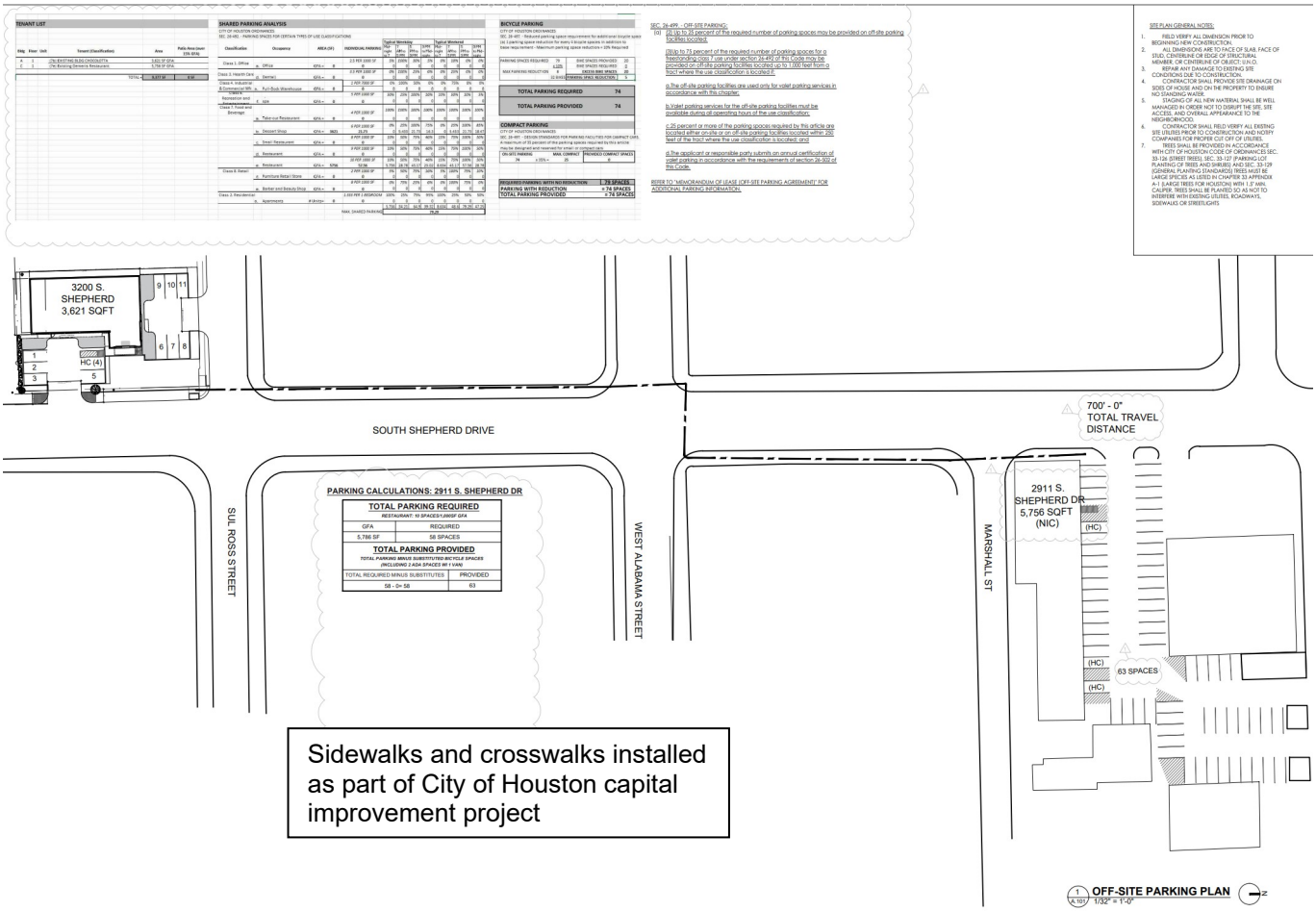
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 10/31/24

Off-site Parking Plan



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

OFF-STREET PARKING VARIANCE

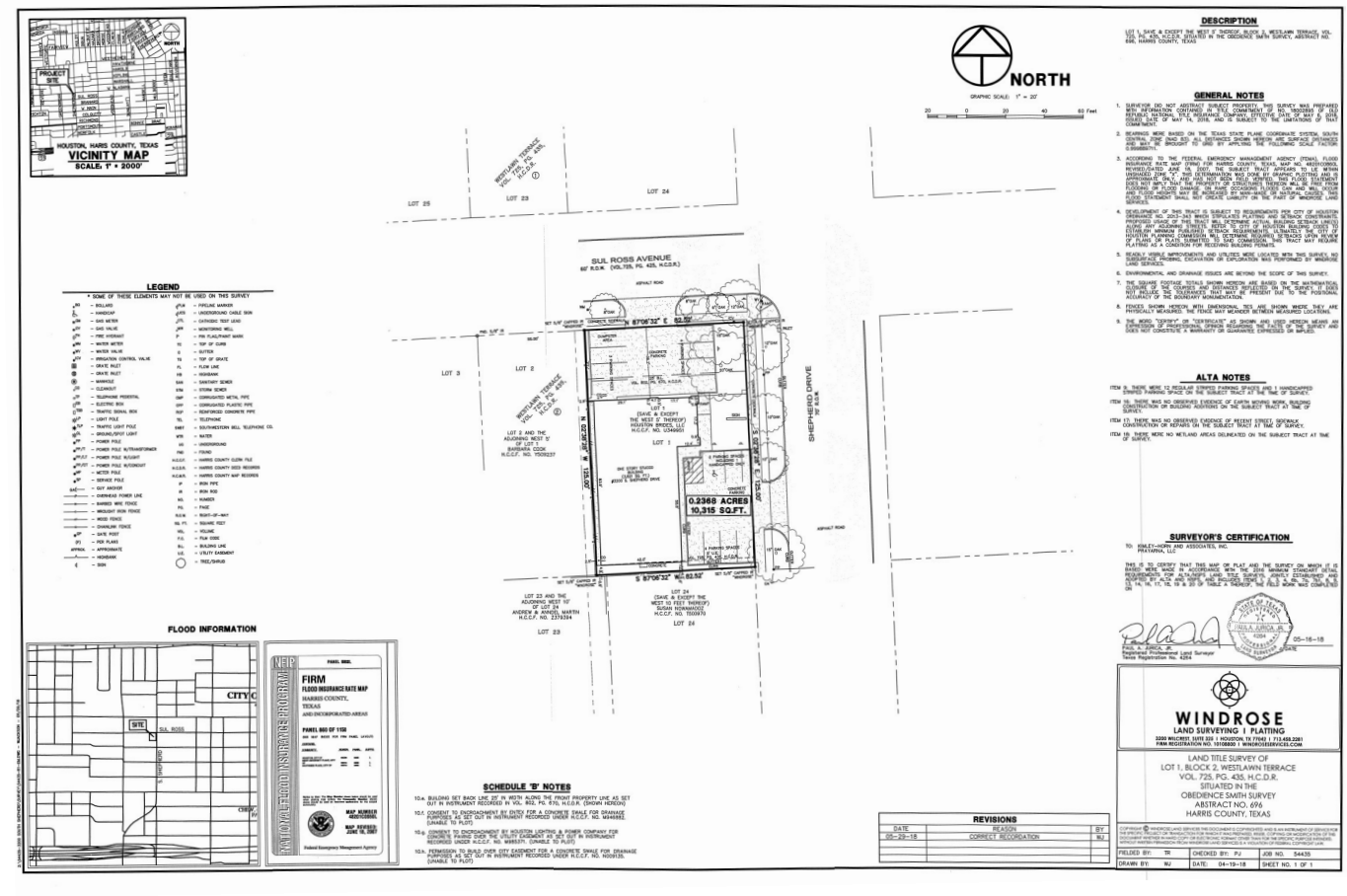
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 10/31/24

Survey



OFF-STREET PARKING VARIANCE

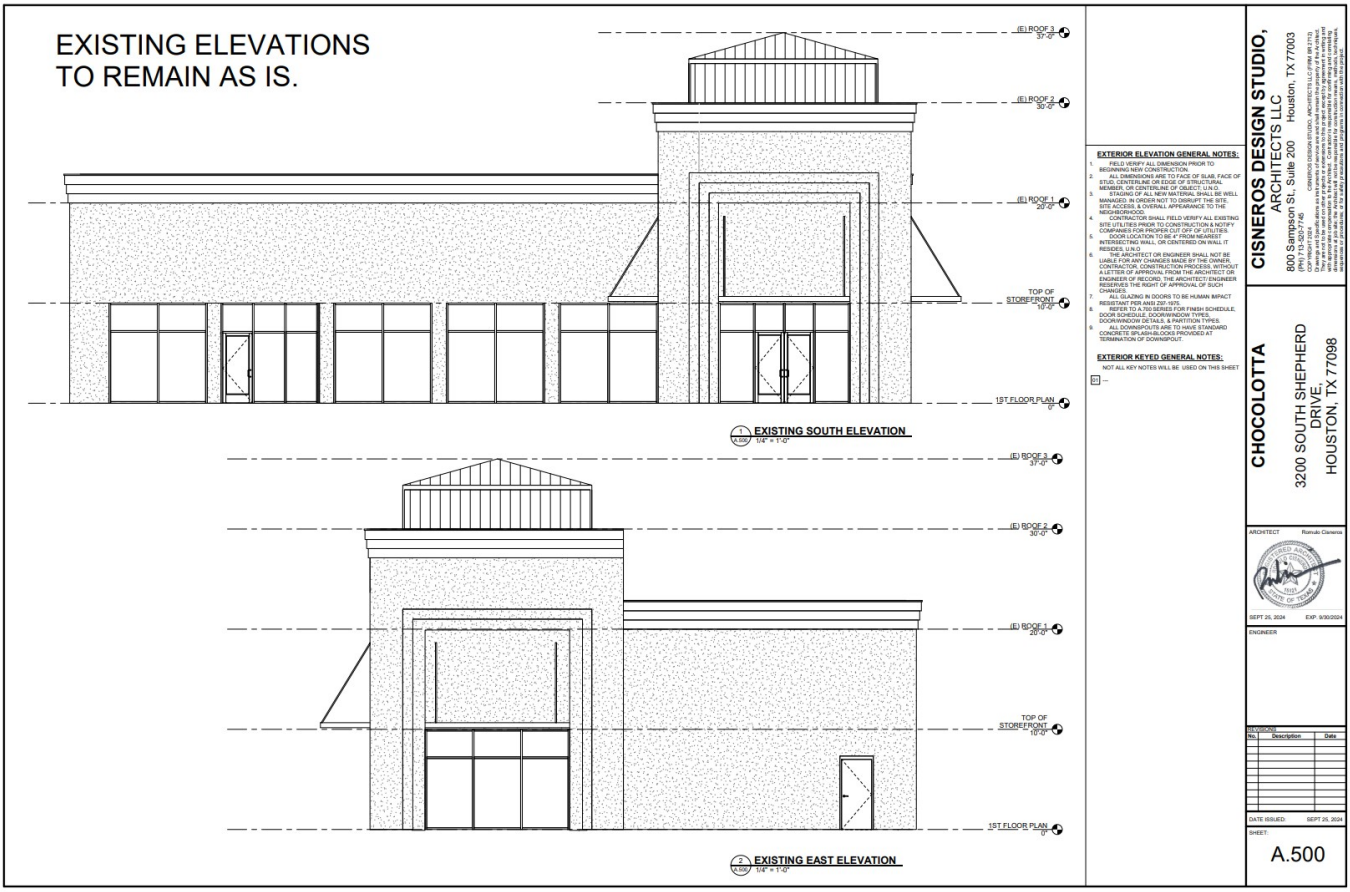
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 10/31/24

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 10/31/2024

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
2003 Union Street	24027705	77007	5357B	493K	H

HCAD ACCOUNT NUMBER(S): 0052010000007
PROPERTY LEGAL DESCRIPTION: Lots 7 & 8 Block 418, Baker W R NSBB
PROPERTY OWNER OF RECORD: MPS Texas LLC
ACREAGE (SQUARE FEET): 10,000 sq. ft.
WIDTH OF RIGHTS-OF-WAY: Union Street (80') & White Street (80')
EXISTING PAVING SECTION(S): Union Street (24') & White Street (40')
OFF-STREET PARKING REQUIREMENT: 18 parking spaces
OFF-STREET PARKING PROVIDED: 12 parking spaces
LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 5,000 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]: 4,000 sq. ft. commercial building

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement from 18 parking spaces to 12 parking spaces for a restaurant remodel.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 7. Food and Beverage:

d. Neighborhood restaurant - 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 10/31/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owner proposes to implement the previously approved HAHC COA for the restoration and use of the empty building in the Old Sixth Ward Historic District. The building fronts the Washington corridor and is near other popular hospitality destinations.

The proposed site alterations contain 12 parking spaces, but current potential tenants will require an additional 6 spaces, which is not possible due to the historic nature of the building configuration. Directly across the street 14 metered spaces exist on Union Street but are available on a first-come basis so are not reserved. The building has previously housed a neighborhood-styled restaurant tenant, Graffiti's, but is currently empty.

The previous variance, while approved and workable, had a flaw that could potentially cause traffic issues and safety problems. By placing angled parking spaces on the west property line, the design mandated all vehicles exit through the rear passage lane and onto White Street with a potential blind spot at the exit.

By altering the angle to a 90-degree angle orientation, the exit can be to either Union or White streets, and we minimize potential safety and sighting issues.

This unfortunately eliminates the four spaces previously approved and mandates our needing to re-submit for an alternative parking variance for the site.

APPLICANT'S STATEMENT OF FACTS:

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

(1a) Strict application of the requirements of this article 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 policy;

The requirement of the adding additional off-street parking spaces would not be possible without demolishing a portion of the building, which would be difficult to get approved since this is a contributing building and the owner is intending a historic renovation of the structure in accordance with a previously approved COA.

The owner intends to preserve the historic nature of the building, in accordance with the approved COA, and to create a viable economic use for the building. Renovation of the building will enhance and preserve the consistency of the historic district building stock and address current vagrancy and police visits to the property for homelessness/graffiti issues.

OFF-STREET PARKING VARIANCE

Houston Planning Commission

(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 owner has not modified the square footage of the existing buildings, and the circumstances requiring the variance are not a hardship imposed or created by the applicant.

(3) The intent of this article is preserved;

The intent of the ordinance is to provide sufficient off-street parking for commercial properties. The proposed project is designed to attract and serve historic district residents walking or biking to the site. Both the on-site and adjacent street parking provide sufficient parking for the proposed development and its operation

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

Chapter 26 goals do not acknowledge the rapid and tangible demographic, planning and future trends of the Old Sixth Ward district. It is substantially more pedestrian-oriented with this corridor getting substantial business support by the adjacent neighborhood which recognizes the benefit of rehabilitating the historic buildings of the district.

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

The variance will support the further enhancement of the streetscape by reducing the traffic congestion associated with more vehicular traffic and parking areas. The proposed neighborhood- scaled development provides a destination for area residents wanting to patronize a street—oriented café in their neighborhood.

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OFF-STREET PARKING VARIANCE

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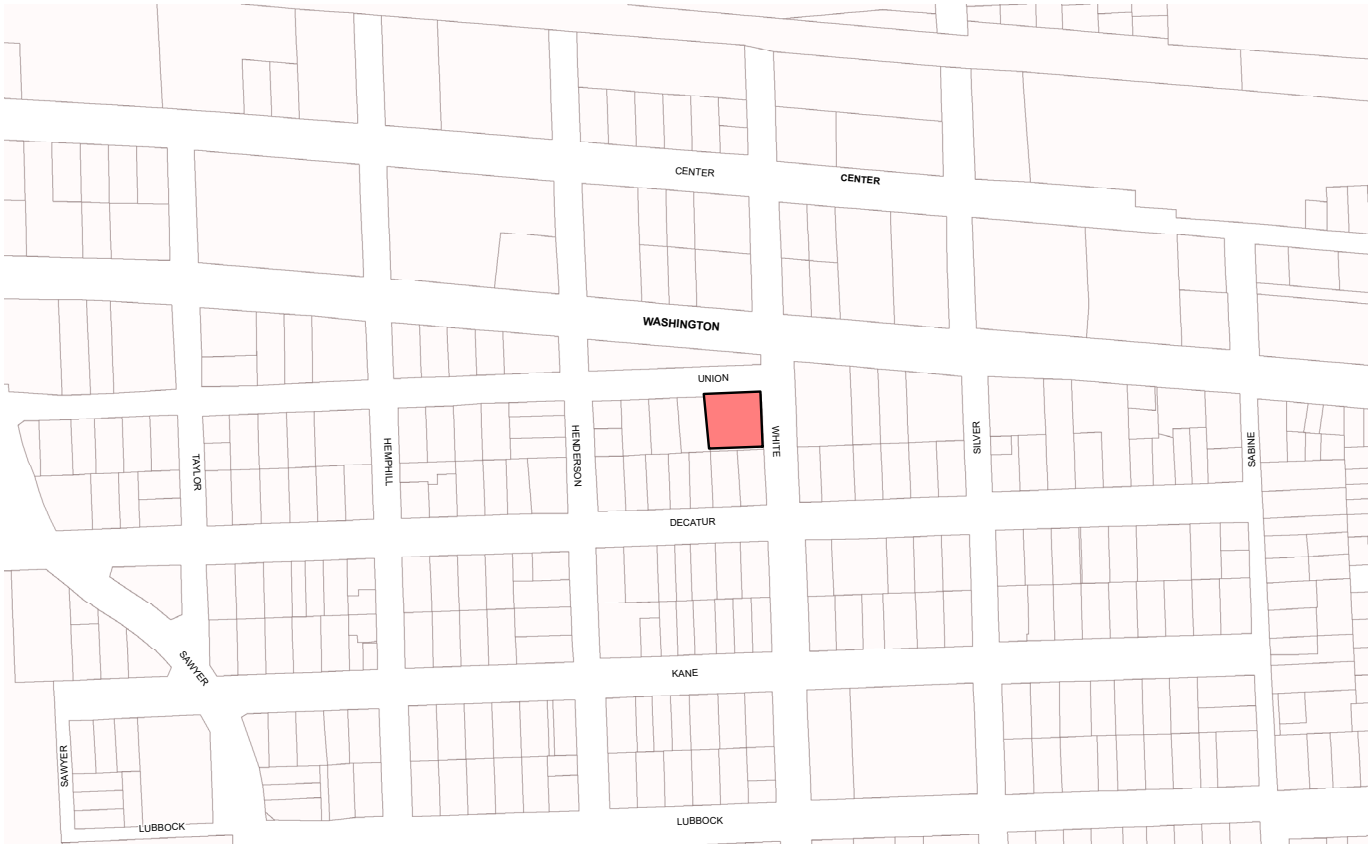
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

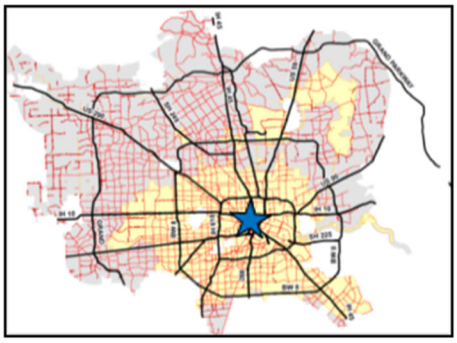
Meeting Date: 10/31/2024

Houston Planning Commission

Location Map



NORTH



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PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 10/31/2024

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Aerial Map



OFF-STREET PARKING VARIANCE

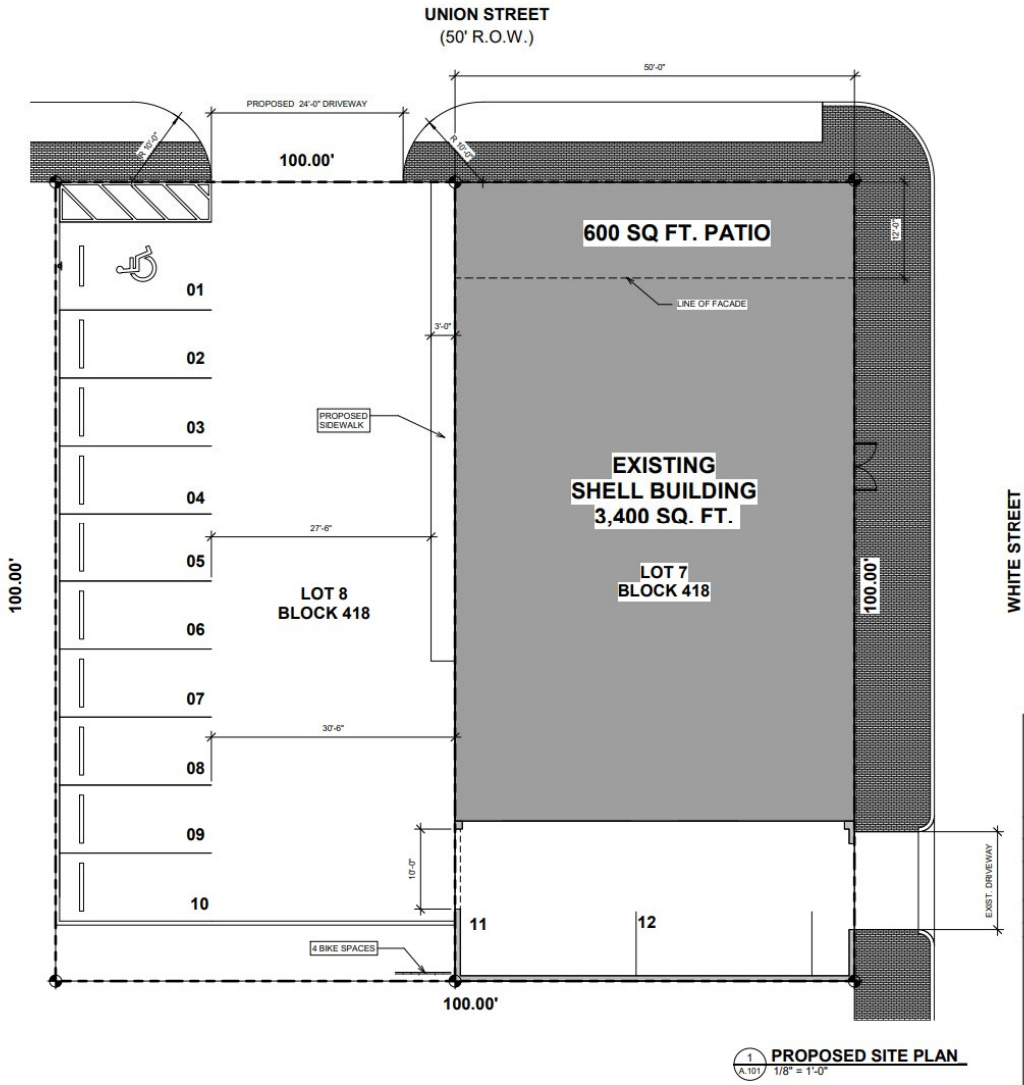
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

Meeting Date: 10/31/2024

Houston Planning Commission

Site Plan



PARKING CALCULATIONS:

TOTAL PARKING REQUIRED *NEIGHBOORHOOD RESTAURANT: 9 SPACES/1,000SF GFA*	
GFA	REQUIRED
3,400 SF	31
HISTORIC DISTRIC REDUCTION	
A 40% parking reduction is allowed for redeveloping a designated historic building.	
31 PARKING REQUIRED X 40% = 18 PARKING SPACES	
BICYCLE PARKING & SUBSTITUTIONS *1 BICYCLE SPACE REQUIRED OVER 5,000SF GFA, SUBSTITUTE 1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% REQUIRED PARKING)*	
REQUIRED	PARKING REDUCTION
1	4 BIKE SPACES = 01 CARS
TOTAL PARKING PROVIDED *TOTAL PARKING MINUS SUBSTITUTED BICYCLE SPACES (INCLUDING 2 ADA SPACES W/ 1 VAN)*	
TOTAL REQUIRED MINUS SUBSTITUTES	PROVIDED
18 - 1 = **17**	**12**

OFF-STREET PARKING VARIANCE

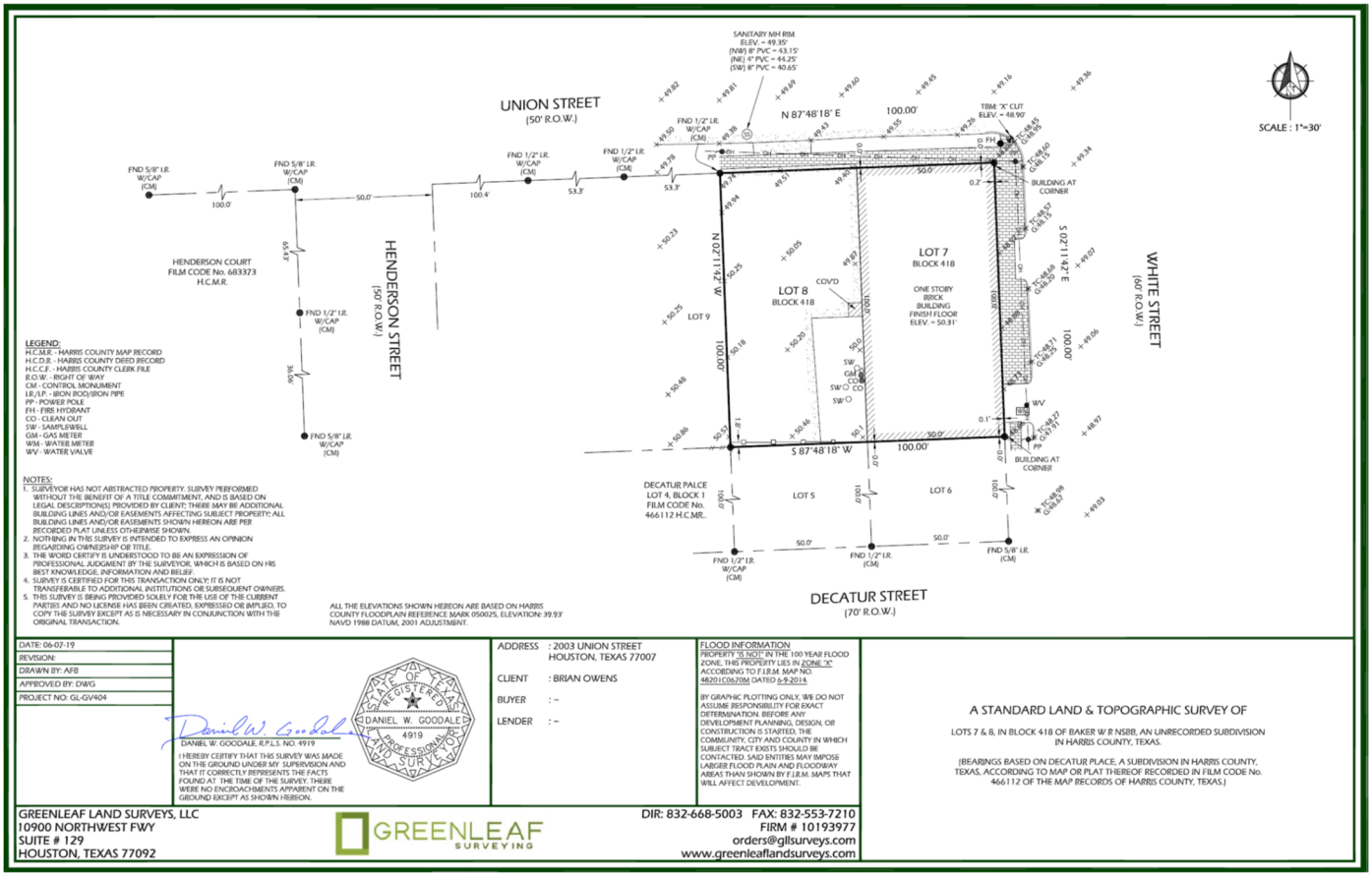
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ITEM: IV

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Survey



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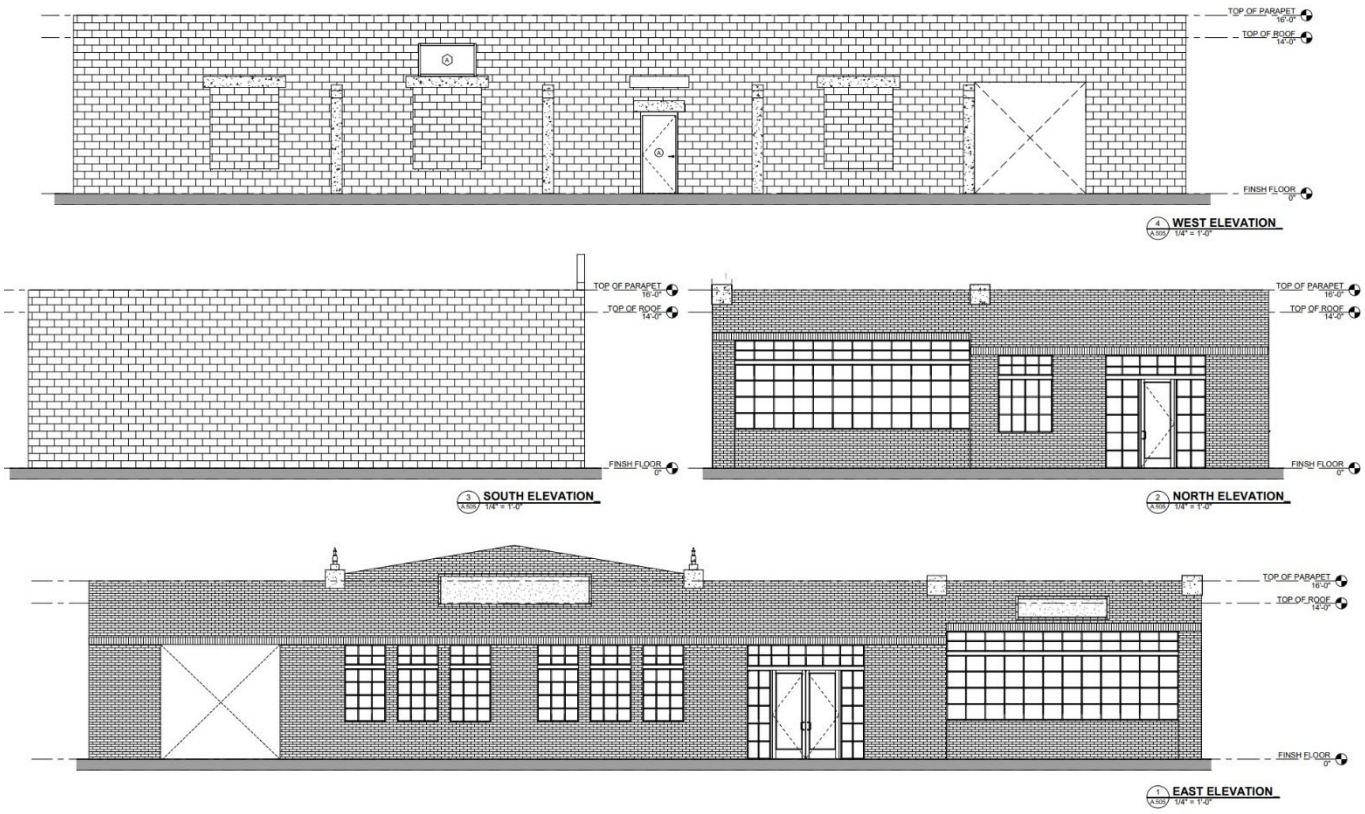
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV

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Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE