HOUSTON PLANNING COMMISSION

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Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

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Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

Thursday, November 14, 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, November 14, 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 31, 2024, Planning Commission Meeting Minutes

I. Public hearing and consideration of revisions to Chapter 40 Article XXII; Sidewalk Network Requirements (Hector Rodriguez)

II. Consideration and action on scheduling a special meeting regarding Chapter 40 Article XXII; Sidewalk Network Requirements (Hector Rodriguez)

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe-Phlegm and John Cedillo)
d. Subdivision Plats with Variance Requests (Geoff Butler, Petra Hsia, John Cedillo, Tammi Williamson, Devin Crittle 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 (Geoff Butler and Ramon Jaime-Leon)

IV. Establish a public hearing date of December 19, 2024

a. Airport Gardens partial replat no 2
b. Dreyfus Grove
c. Hammerly Estates
d. Huldy Place
e. Springbridge Residences
f. Villas on Mansfield

V. Consideration of an Off-Street Parking Variance at 5226 Elm Street (Geoff Butler)
VI. Consideration of an Off-Street Parking Variance at 3200 S. Shepherd Drive (Ed Buckley)
VII. Consideration of an Off-Street Parking Variance at 503 Sul Ross Street (Geoff Butler)
VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Portions of the North Norhill Subdivision (Jacqueline Brown)
IX. Public Comment
X. 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, 31 OCTOBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at 2:33 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present, left at 3:43 during Item 106
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present, left at 4:05 during Item E
Meera D. Victor	Present, left at 4:06 during Item G, H, I
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
- for The Honorable KP George	-
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Hector Rodriguez, Acting 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, Hector Rodriguez, Acting Secretary and with Houston Planning and Development Department, this Saturday will be the last series of community meetings on Sidewalks, Saturday, 2nd November beginning at 10 AM to 12 Noon. This will be a virtual meeting via Teams after this, the Planning Commission will consider the changes on the commission meeting, 14th November.

Approval of Minutes

Commission approved the October 17, 2024, Major Thoroughfare and Freeway Plan Minutes as well as the Planning Commission Meeting Minutes.

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-47)

b. Replats (48-94)

Staff recommendation: Approve Item No's. 1 – 94, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for Item(s) 6, 7, 8, 9 and 11 which will be removed for separate consideration.

Motion: Porras-Purtle Vote: Unanimous
Second: Viera Bland Opposed: None

Staff recommendation: Approve recommendation for Item No. 3, 6, 7, 8, 9, 10, 11, 16, 38, 39, and 40 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

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

Item(s) Item(s) 6, 7, 8, 9 and 11 were removed for separate consideration and will be voted on with Item 105.

c. Replats requiring Public Hearings with Notification

95 Camila Estates 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: Hines Second: Sigler Vote: Unanimous Opposed: None

96 Carothers Manor

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

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

97 Duru Estates

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Garza Vote: Unanimous Opposed: None

98 HAROLD 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: Garza Second: Sigler Vote: Unanimous Opposed: None

99 NORTHWOOD CROSSING
Staff recommendation: Defer additional information requested.
Commission action: Denied.
Speaker(s): Fred Woods, opposed
Motion: Baldwin Second: Robins Vote: Unanimous Opposed: None

100 PLAZA ESTATES AT SHELBY
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Garza Second: Alleman Vote: Unanimous Opposed: None

101 REED TERRACE PARTIAL REPLAT NO 3
Staff recommendation: Disapprove for notice.
Commission action: Disapproved, per staff recommendation.
Speaker(s): None
Motion: Jones Second: Viera-Bland Vote: Unanimous Opposed: None

102 SUNSET PLACE PARTIAL REPLAT NO 2
Staff recommendation: Defer per Council Member's request.
Commission action: Deferred.
Speaker(s): Representative for Counsel Member Kamin, Marquez Colby, Emily Moore, Saleem Malik, Jonas Risén, Steven Craig, Janet Kohlhase, opposed
Motion: Khaleeq Second: Garza Vote: Unanimous Opposed: None

103 WEST DREW 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): Masani Denmon, opposed
Motion: Garza Second: Victor Vote: Unanimous Opposed: None

104 WILLOWCREEK RANCH SEC 4 PARTIAL REPLAT NO 2 – Withdraw

d. Subdivision Plats with Variance Requests

Item(s): 6, 7, 8, 9, 11 & 105 taken together with one vote.

6 Bridgeland Creekbend View Crossing Street Dedication
Staff recommendation: Defer, additional information requested.
Commission action: Deferred the application for further information.

7 Bridgeland Creekland Village Sec 14
8 Bridgeland Creekland Village Sec 16
9 Bridgeland Creekland Village Sec 19
11 Bridgeland Stargazing Trail Street Dedication Sec 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.

105 Bridgeland Creekland Village GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, applicant available for questions
Motion: Porras-Pirtle Second: Mares Vote: Carried Abstaining: Heisch

Item(s): 106 & 107 were taken together with one vote.

106 Bridgeland Prairieland Village GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

107 Bridgeland Prairieland Village Sec 46
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, applicant available for questions
Motion: Mares Second: Mandapaka Vote: Carried Abstaining: Heisch

ITEMS 108, 109, 110, 111, 112, 113, 114, AND 115 WERE TAKEN TOGETHER WITH ONE VOTE.

108 EAST BLOCKS SEC 1
109 EAST BLOCKS SEC 2
110 EAST BLOCKS SEC 3
111 EAST BLOCKS SEC 4
112 EAST BLOCKS SEC 5
113 EAST BLOCKS SEC 6
114 EAST BLOCKS SEC 7
115 EAST BLOCKS SEC 8

Staff recommendation: Defer, per applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Thom Murphy – opposed
Motion: Garza Second: Hines Vote: Unanimous Opposed: None

116 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7

Staff recommendation: Defer Applicant request.
Commission action: Deferred, per applicant's request.
Motion: Alleman Second: Garza Vote: Unanimous Opposed: None

117 ICON M TOWER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Karen Gordon – supportive
Motion: Baldwin Second: Viera-Bland Vote: Carried Abstaining: Mares

ITEM(S): 118 AND 119 WERE TAKEN TOGETHER WITH ONE VOTE.

118 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4 GP

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

119 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4

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: Sigler Second: Victor Vote: Unanimous Opposed: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

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

h. Name Changes

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

Staff recommendation:
Commission action:
Speaker(s):

Motion: Second: Vote: Unanimous Abstaining: None

i. Certificates of Compliance

130	4715 FM 1960	Approve
131	20701 Dunn Street	Approve

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, I, and J Item(s) 120 – 131.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

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

k. Development Plats with Variance Requests

132 5157 Airport Boulevard
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None
Motion: Alleman Second: Porras-Pirtle Vote: Unanimous Abstaining: None

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

Commission action: Accepted the December 5th, public hearing date for Item II, a-l.
Speaker(s): None
Motion: Hisch Vote: Unanimous
Second: Jones Abstaining: None

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

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None
Motion: Garza Vote: Unanimous
Second: Mares Abstaining: None

IV. Consideration of an Off-Street Parking Variance at 2003 Union Street

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None
Motion: Baldwin Vote: Unanimous
Second: Alleman Abstaining: None

POINT OF PRIVILEGE

Kim Mickelson, recognized students from Texas Southern University sitting in the audience, and welcomed them to Commission, we hope to see them as future planners.

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:13 PM.

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Anniston Sec 15	C3F	
2	Anniston Sec 18	C3F	
3	Aqsa Homes	C3P	DEF1
4	Bridgeland Creek Parkway Street Dedication Sec 10	SP	
5	Bridgeland Creekbend View Crossing Street Dedication	SP	DEF2
6	Buy Rite Katy Hockley	C2	
7	Camila Estates Replat No 1	C3F	
8	Candela Sec 18	C3F	
9	Carothers Manor	C3F	
10	Clyburn Landing	C3F	DEF2
11	Cypress Green Sec 19	C3F	
12	Cypress Green WWTP and Reserve	C3F	
13	Cypress Green Sec 17	C3F	
14	Cypress Green Sec 18	C3F	
15	Cypress Green Sec 21	C3F	
16	Dukesys Management	C2	
17	Dunham Pointe Sec 19	C3F	
18	Eagle Landing Townhomes West Sec 2	C3F	
19	East Lake Houston Parkway Street Dedication Sec 3	SP	
20	El Buen Pastor Baptist Church Katy	C2	
21	Elyson Sec 55	C3F	
22	Elyson Sec 58	C3F	
23	Elyson Sec 68	C3P	
24	Elyson Sec 69	C3P	
25	Esperanza at Barker Cypress	C2	DEF1
26	Esperanza at Wild Orchid	C3P	DEF1
27	Express Mart 59	C3F	
28	Fairwoods at Furman	C3F	
29	Fellowship Estate	C3F	
30	Harold Street Views	C3F	
31	Harris County MUD No 171 Water Well No 7	C2	
32	Indian Springs Sec 3	C3F	
33	Indian Springs Sec 4	C3F	
34	Kieth Harrow Street Dedication Sec 1	C3P	
35	Main Street Maple	C2	
36	Mason Road Street Dedication and Reserves Sec 1	C3F	
37	Mediterranean Estates	C3P	
38	Neighborly Storage Spring Stuebner	C2	
39	Nguyen highland place	C3F	
40	Olympia Falls Sec 5	C3P	
41	Pinehaven Sec 1	C3F	
42	Plaza Estates at Shelby	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Prince Views	C3F	
44	Prose Grant	C2	DEF1
45	Reserve at De Soto	C3F	
46	Sheldon ISD High School Sec 2	C3F	
47	Spring Creek Trail Estate	C2	DEF1
48	Sundance Cove Sec 13	C3P	
49	Sundance Cove Sec 14	C3P	
50	Synova Sec 11	C3P	
51	Villas on Sunbeam Sec 1 partial replat no 1	C3F	
52	Warren Ranch Development	C2	
53	West Drew Views	C3F	
54	Woodland Lakes Sec 11	C1	
55	Zyra Telge Development	C2	DEF2

B-Replats

56	Barclay Place Estates	C2R	DEF1
57	Bridgeland Creek Parkway Street Dedication Sec 11	SP	
58	Bridgeland Prairieland Village Sec 52	C3R	
59	Discovery Center Reserve	C2R	DEF2
60	Dolly Wright Residences	C2R	DEF1
61	Dream Garden Place	C2R	
62	Elysian Skyline	C2R	
63	Estates at mcalpine place	C2R	
64	Freddie Mae Manor	C2R	
65	Goldspier Place Development	C2R	
66	Harvest Heights Estates	C2R	
67	Hazel Estates	C2R	
68	Highland Acre Estates	C2R	
69	HL Westpark Business Center	C2R	
70	Intercontinental Crossing Annex	C3R	
71	James Estates	C2R	DEF1
72	Kingsland Homes	C3R	DEF1
73	Kroozin Shepherd	C2R	
74	Mansfield Meadows	C3R	
75	Marbal Independence Heights	C2R	DEF1
76	Memorial Way Townhomes Replat No 1	C2R	
77	Monarch Community Clinical Center	C2R	DEF1
78	Monarch Community Resident Treatment	C2R	DEF1
79	Monarch Therapeutic Community	C2R	DEF1
80	Montrose Vista	C2R	
81	Newberry Plaza Estates	C2R	
82	North Durham Estates Replat No 1	C2R	
83	Paradise at Tampico	C2R	DEF1
84	Penta Venture	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Piney Point Views	C2R	
86	Plaza Estates at Bringhurst	C2R	
87	Plaza Estates at Delano	C2R	
88	Plaza Estates at Langley	C2R	
89	Reserve at Bammel	C2R	
90	Reserve at Tidwell	C2R	
91	Shadyvilla Green	C2R	
92	Teal Houses	C2R	DEF1
93	University of St Thomas Student Housing at Branard Street	C2R	
94	University of St Thomas Student Housing at Sul Ross Street	C2R	
95	Upper Heights Corner	C2R	
96	Utah Highland Heights	C2R	
97	West 21st Collection	C2R	
98	White Rock Plaza	C2R	
99	Xbeam at Winkler	C2R	

C-Public Hearings Requiring Notification

100	Bridgeland Prairieland Village Sec 35 partial replat no 1	C3N	
101	Harvest Green Sec 51 partial replat no 1	C3N	
102	Masonry at Dreyfus	C3N	
103	Memorial Green Sec 2 Replat and Extension partial replat no 4	C3N	
104	New Covenant Christian Ministry at Clay	C3N	
105	Plaza Estates at Cleburne	C3N	
106	Plaza Estates at White Rock	C3N	
107	Shoby Jehan Estates	C3N	
108	Sunset Place partial replat no 2	C3N	DEF2
109	White Oak Terrace	C3N	

D-Variances

110	Bustamante Tract GP	GP	
111	Colonial Parkway Plaza	C2	
112	East Blocks Sec 1	C2R	DEF1
113	East Blocks Sec 2	C2	DEF1
114	East Blocks Sec 3	C2	DEF1
115	East Blocks Sec 4	C2	DEF1
116	East Blocks Sec 5	C2	DEF1
117	East Blocks Sec 6	C2	DEF1
118	East Blocks Sec 7	C2	DEF1
119	East Blocks Sec 8	C2	DEF1
120	Galveston Road Reserve	C2R	
121	Harris County Emergency Service District no 7	C3P	DEF1
122	Icon M Tower	C2R	DEF1
123	Lakes of Bella Terra Reserve Sec 11	C2	
124	PCRIF North Houston Commerce Park GP	GP	

Item No.	Subdivision Plat Name	App Type	Deferral
125	Veterans Memorial Constellation GP	GP	
126	Willowbend Oaks GP	GP	

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

127	Archpoint Ventures LLC	EOA	
128	Bridgeland Prairieland Village Sec 30	EOA	
129	Estate at Botkins Road	EOA	
130	Grand Prairie ESD	EOA	
131	Hidden Valley Gamma Site	EOA	
132	IAH Commerce Park	EOA	
133	Jarvis Business Park	EOA	
134	La Potosina	EOA	
135	Mansfield Cove	EOA	
136	Mesa Vista Sec 1	EOA	
137	North Bridgeland Lake Parkway Peek Reserves	EOA	
138	Northwest Harris County MUD 21 and 22 Well Site No 3	EOA	
139	Paloma Wastewater Treatment Plant	EOA	
140	Paloma Water Plant Site	EOA	
141	Porter Road Investments at US 59	EOA	
142	Southeast Transit Center	EOA	
143	Stuart Park Estates	EOA	
144	Sunset Ridge East Reserve Sec 2	EOA	
145	Sunset Ridge East Reserve Sec 3	EOA	
146	Sunset Ridge East Reserve Sec 4	EOA	
147	Tawhid Towne Plaza	EOA	
148	Trinidad Commercial	EOA	
149	Views at Gregg	EOA	
150	Waheed Plaza	EOA	
151	Walters Plaza	EOA	
152	Willowcreek Ranch Sec 12	EOA	

H-Name Changes

153	Bellaire Townhomes (prev. Richmond Townhomes)	NC	
154	Eight Thousand Fry Plaza (prev. Bridgeland Corner Plaza)	NC	

Item No.	Subdivision Plat Name	App Type	Deferral
I-Certification of Compliance			
155	20405 Ravenwood Drive	COC	
156	20310 Sams Hill Road	COC	
J-Administrative			
None			
K-Development Plats with Variance Requests			
157	1117 Bland Street	DPV	
158	5701 Harrisburg Boulevard	DPV	
159	4703 Merwin Street	DPV	
Off-Street Parking Variance			
V	5226 Elm Street	PV	
VI	3200 S. Shepherd Drive (DEF 2)	PV	DEF2
VII	501-505 Sul Ross 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	Anniston Sec 15	2024-2195	C3F	Harris	ETJ	404T	23.33	1.07	124	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
2	Anniston Sec 18	2024-2197	C3F	Harris	ETJ	404T	24.48	1.12	82	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
3	Aqsa Homes (DEF1)	2024-2015	C3P	Fort Bend	ETJ	485J	1.82	0.30	13	ICON INVESTMENTS	RSG Engineering
4	Bridgeland Creek Parkway Street Dedication Sec 10	2024-2166	SP	Harris	ETJ	365S	5.37	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
5	Bridgeland Creekbend View Crossing Street Dedication (DEF2)	2024-2047	SP	Harris	ETJ	365E	8.25	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
6	Buy Rite Katy Hockley	2024-2167	C2	Harris	ETJ	444C	1.41	1.41	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
7	Camila Estates Replat No 1	2024-2156	C3F	Harris	City	495R	0.34	0.00	5	ROC LIFESTYLE INVESTMENTS, LLC	Patrick Planning Services, LLC
8	Candela Sec 18	2024-2211	C3F	Fort Bend	ETJ	523R	36.70	20.92	58	JDS Nursery Tract South, LLC	Quiddity Engineering - Katy
9	Carothers Manor	2024-2182	C3F	Harris	City	455J	0.39	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
10	Clyburn Landing (DEF2)	2024-2051	C3F	Harris	City	494C	0.15	0.00	2	CGEA|Planning + Design	CGEA|Planning + Design
11	Cypress Green Sec 19	2024-2209	C3F	Harris	ETJ	285V	17.25	0.52	107	Astro Cypress Green, L.P.	Quiddity Engineering
12	Cypress Green WWTP and Reserve	2024-2215	C3F	Harris	ETJ	285Z	12.92	12.92	0	Astro Cypress Green, L.P.	Quiddity Engineering
13	Cypress Green Sec 17	2024-2222	C3F	Harris	ETJ	285V	17.04	0.37	102	Astro Cypress Green, L.P.	Quiddity Engineering
14	Cypress Green Sec 18	2024-2203	C3F	Harris	ETJ	285V	13.79	0.20	81	Astro Cypress Green, L.P.	Quiddity Engineering
15	Cypress Green Sec 21	2024-2210	C3F	Harris	ETJ	285Y	24.49	1.25	130	Astro Cypress Green, L.P.	Quiddity Engineering
16	Dukesys Management	2024-2236	C2	Harris	ETJ	332D	1.28	1.28	0	DUKESYS MANAGEMENT, LLC	Gruller Surveying
17	Dunham Pointe Sec 19	2024-2170	C3F	Harris	ETJ	326W	22.91	1.62	65	Dunham Pointe Development LLC a Texas limited liability company	BGE, Inc.
18	Eagle Landing Townhomes West Sec 2	2024-2233	C3F	Harris	ETJ	372B	7.14	2.47	46	Odyssey Engineering Group	Miller Survey Group
19	East Lake Houston Parkway Street Dedication Sec 3	2024-2227	SP	Harris	ETJ	378V	1.19	0.00	0	TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company	EHRA

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
20	El Buen Pastor Baptist Church Katy	2024-2214	C2	Harris	ETJ	445E	10.00	10.00	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
21	Elyson Sec 55	2024-2185	C3F	Harris	ETJ	404Q	14.41	0.92	54	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
22	Elyson Sec 58	2024-2199	C3F	Harris	ETJ	404R	7.47	1.07	22	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
23	Elyson Sec 68	2024-2228	C3P	Harris	ETJ	404H	15.10	1.52	41	NASH FM 529, LLC	Meta Planning + Design LLC
24	Elyson Sec 69	2024-2239	C3P	Harris	ETJ	404M	14.50	0.27	47	NASH FM 529, LLC	Meta Planning + Design LLC
25	Esperanza at Barker Cypress (DEF1)	2024-2095	C2	Harris	ETJ	447P	18.99	18.99	0	SRG DEVELOPMENT HOLDINGS LLC,	Atkinson Engineers
26	Esperanza at Wild Orchid (DEF1)	2024-2094	C3P	Harris	ETJ	447P	14.89	14.27	0	SRG DEVELOPMENT HOLDINGS LLC,	Atkinson Engineers
27	Express Mart 59	2024-2078	C3F	Montgomery	ETJ	297J	1.69	1.69	0	Black Eye Properties, LLC	Doucet & Associates, Inc.
28	Fairwoods at Furman	2024-2115	C3F	Harris	City/ ETJ	573T	7.06	1.23	78	FAIRWOODS AT FURMAN LLC	RSG Engineering
29	Fellowship Estate	2024-2060	C3F	Harris	City	533Y	1.36	1.36	0	THE PORTER DRAFTING CO.	The Porter Drafting Co.
30	Harold Street Views	2024-2178	C3F	Harris	City	492U	0.14	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
31	Harris County MUD No 171 Water Well No 7	2024-2200	C2	Harris	ETJ	404R	0.97	0.88	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
32	Indian Springs Sec 3	2024-2155	C3F	Harris	ETJ	378G	30.47	1.82	175	Blackline Engineering	Blackline Engineering
33	Indian Springs Sec 4	2024-2159	C3F	Harris	ETJ	378G	11.05	0.00	131	Blackline Engineering	Blackline Engineering
34	Kieth Harrow Street Dedication Sec 1	2024-2229	C3P	Harris	ETJ	446A	2.60	0.00	0	Bear Creek Trust	Meta Planning + Design LLC
35	Main Street Maple	2024-2232	C2	Harris	City	532T	12.61	12.61	0	PR Investments, a Texas General Partnership	Terra Associates, Inc.
36	Mason Road Street Dedication and Reserves Sec 1	2024-2206	C3F	Harris	ETJ	285Z	12.78	8.88	0	JDS HOFE RD LLC	Quiddity Engineering - Katy
37	Mediterranean Estates	2024-2126	C3P	Harris	City	575N	8.12	0.88	74	BLOCK X	HOUSTON REPLATS
38	Neighborly Storage Spring Stuebner	2024-2148	C2	Harris	ETJ	292P	4.17	4.17	0	LINDSAY INTERESTS, L.L.C., A TEXAS IITED LIABILITY COMPANY	Civil-Surv Land Surveying, L.C.
39	Nguyen highland place	2024-2165	C3F	Harris	City	412Y	0.50	0.02	7	CENTER POINT SURVEY	CENTER POINT SURVEY
40	Olympia Falls Sec 5	2024-2208	C3P	Fort Bend	ETJ	610R	13.15	0.57	67	KB home lone star inc.	LJA Engineering, Inc.- (Houston Office)
41	Pinehaven Sec 1	2024-2205	C3F	Harris	ETJ	410M	12.07	3.05	86	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
42	Plaza Estates at Shelby	2024-2183	C3F	Harris	City	533X	0.16	0.00	2	New Era Development	New Era Development & Land Services

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43	Prince Views	2024-2176	C3F	Harris	City	452Y	0.14	0.00	2	Prebish Homes	Total Surveyors, Inc.
44	Prose Grant (DEF1)	2024-2075	C2	Harris	ETJ	369E	16.11	16.11	0	Prose Grant Alliance, LLC	Terra Associates, Inc.
45	Reserve at De Soto	2024-2187	C3F	Harris	City	411Z	1.00	0.01	14	New Era Development	New Era Development & Land Services
46	Sheldon ISD High School Sec 2	2024-2141	C3F	Harris	ETJ	416V	42.07	42.07	0	Sheldon ISD	Westwood Professional Services, Inc.
47	Spring Creek Trail Estate (DEF1)	2024-2106	C2	Harris	ETJ	292L	1.90	1.90	0	RSC Riverside Construction Inc.	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
48	Sundance Cove Sec 13	2024-2220	C3P	Harris	ETJ	378Q	14.80	2.33	58	Clay Road 628 Development, LP.	EHRA
49	Sundance Cove Sec 14	2024-2234	C3P	Harris	ETJ	378Q	17.11	1.98	91	Clay Road 628 Development, LP.	EHRA
50	Synova Sec 11	2024-2212	C3P	Harris	City/ ETJ	378U	25.70	4.52	129	Friendswood Development	Meta Planning + Design LLC
51	Villas on Sunbeam Sec 1 partial replat no 1	2024-2172	C3F	Harris	City	574A	0.28	0.04	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
52	Warren Ranch Development	2024-2219	C2	Harris	ETJ	324S	8.52	7.72	0	Survey Solutions of Texas	Survey Solutions of Texas
53	West Drew Views	2024-2179	C3F	Harris	City	493N	0.22	0.00	3	Mazzarino Construction	Total Surveyors, Inc.
54	Woodland Lakes Sec 11	2024-2237	C1	Harris	City	338L	0.15	0.00	1	Lexington 26, L.P.	Meta Planning + Design LLC
55	Zyra Telge Development (DEF2)	2024-1873	C2	Harris	ETJ	287V	1.01	0.88	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.

B-Replats

56	Barclay Place Estates (DEF1)	2024-1982	C2R	Harris	City	455A	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
57	Bridgeland Creek Parkway Street Dedication Sec 11	2024-2168	SP	Harris	ETJ	365S	7.38	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
58	Bridgeland Prairieland Village Sec 52	2024-2201	C3R	Harris	ETJ	365T	23.70	4.22	107	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
59	Discovery Center Reserve (DEF2)	2024-2053	C2R	Harris	City	451F	6.67	6.67	0	Gauge Real Estate Partners	Windrose
60	Dolly Wright Residences (DEF1)	2024-2006	C2R	Harris	City	412U	0.72	0.14	14	MZ BUILDINGS	RSG Engineering
61	Dream Garden Place	2024-2171	C2R	Harris	City	412T	0.17	0.00	2	Plan Express	PlanExpress
62	Elysian Skyline	2024-2223	C2R	Harris	City	453V	0.23	0.01	6	Vertex Global Holdings	Texas Land Maps
63	Estates at mcalpine place	2024-2235	C2R	Harris	City	494J	0.48	0.01	11	Survey Solutions of Texas	Survey Solutions of Texas
64	Freddie Mae Manor	2024-2184	C2R	Harris	City	495K	0.23	0.00	3	New Era Development	New Era Development & Land Services
65	Goldspier Place Development	2024-2157	C2R	Harris	City	412W	0.34	0.00	8	Amagon LLC	Pioneer Engineering, LLC
66	Harvest Heights Estates	2024-2196	C2R	Harris	City	411V	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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67	Hazel Estates	2024-2204	C2R	Harris	City	493N	0.13	0.00	2	AK Taghi Properties	South Texas Surveying Associates, Inc.
68	Highland Acre Estates	2024-2194	C2R	Harris	City	412W	0.22	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
69	HL Westpark Business Center	2024-2173	C2R	Harris	ETJ	527D	1.38	1.38	0	HL WESTPARK GROUP LLC	Hussam Ghuneim
70	Intercontinental Crossing Annex	2024-2158	C3R	Harris	ETJ	373C	29.24	28.15	0	Jones Engineering Solutions	The Pinnell Group, LLC
71	James Estates (DEF1)	2024-2061	C2R	Harris	City	492M	0.16	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
72	Kingsland Homes (DEF1)	2024-2111	C3R	Harris	ETJ	487A	1.63	0.42	14	BAKER	RSG Engineering
73	Kroozin Shepherd	2024-2160	C2R	Harris	City	452D	0.88	0.88	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
74	Mansfield Meadows	2024-2092	C3R	Harris	City	452B	1.93	0.00	26	Survey Solutions of Texas	Survey Solutions of Texas
75	Marbal Independence Heights (DEF1)	2024-2097	C2R	Harris	City	453J	0.25	0.00	6	New Era Development	New Era Development & Land Services
76	Memorial Way Townhomes Replat No 1	2024-2217	C2R	Harris	City	489B	0.51	0.06	5	N/A	Morales Engineering Associates, LLC
77	Monarch Community Clinical Center (DEF1)	2024-2109	C2R	Harris	City	493S	0.34	0.34	0	Brooks and Sparks	West Belt Surveying, Inc.
78	Monarch Community Resident Treatment (DEF1)	2024-2108	C2R	Harris	City	493S	0.23	0.23	0	Brooks and Sparks	West Belt Surveying, Inc.
79	Monarch Therapeutic Community (DEF1)	2024-2112	C2R	Harris	City	493S	0.43	0.43	0	Brooks and Sparks	West Belt Surveying, Inc.
80	Montrose Vista	2024-2213	C2R	Harris	City	493N	0.27	0.00	8	Alison CRE	Chesterfield Development Services
81	Newberry Plaza Estates	2024-2186	C2R	Harris	City	533V	0.24	0.24	0	New Era Development	New Era Development & Land Services
82	North Durham Estates Replat No 1	2024-2216	C2R	Harris	City	452Y	0.55	0.55	0	JSL Management	South Texas Surveying Associates, Inc.
83	Paradise at Tampico (DEF1)	2024-2089	C2R	Harris	City	454K	0.57	0.00	10	Survey Solutions of Texas	Survey Solutions of Texas
84	Penta Venture	2024-2162	C2R	Harris	City	493K	0.40	0.40	0	Penta Hwy 105 Venture LLC.	E.I.C. Surveying Company
85	Piney Point Views	2024-2139	C2R	Harris	City	490X	0.35	0.01	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
86	Plaza Estates at Bringhurst	2024-2180	C2R	Harris	City	494B	0.11	0.00	2	New Era Development	New Era Development & Land Services
87	Plaza Estates at Delano	2024-2188	C2R	Harris	City	493Y	0.11	0.00	3	New Era Development	New Era Development & Land Services
88	Plaza Estates at Langley	2024-2181	C2R	Harris	City	413Z	0.19	0.00	3	New Era Development	New Era Development & Land Services
89	Reserve at Bammel	2024-2017	C2R	Harris	ETJ	371E	5.33	5.33	0	UNDERWOOD BUSINESS PARK	RSG Engineering
90	Reserve at Tidwell	2024-2163	C2R	Harris	City	454D	0.65	0.65	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
91	Shadyvilla Green	2024-2177	C2R	Harris	City	451X	0.31	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

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92	Teal Houses (DEF1)	2024-2057	C2R	Harris	City	493U	0.13	0.00	2	KING'S LAND SURVEYING SOLUTIONS, LLC	KING'S LAND SURVEYING SOLUTIONS, LLC
93	University of St Thomas Student Housing at Branard Street	2024-2150	C2R	Harris	City	493S	2.04	2.04	0	THE UNIVERSITY OF ST. THOMAS	Civil-Surv Land Surveying, L.C.
94	University of St Thomas Student Housing at Sul Ross Street	2024-2149	C2R	Harris	City	493S	1.54	1.54	0	THE UNIVERSITY OF ST. THOMAS	Civil-Surv Land Surveying, L.C.
95	Upper Heights Corner	2024-2122	C2R	Harris	City	453G	0.30	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
96	Utah Highland Heights	2024-2072	C2R	Harris	City	412X	0.21	0.00	2	Terrain Solutions	South Texas Surveying Associates, Inc.
97	West 21st Collection	2024-1940	C2R	Harris	City	452T	0.15	0.00	2	Aspen Grey Homes	Windrose
98	White Rock Plaza	2024-2189	C2R	Harris	City	533Z	0.25	0.15	1	New Era Development	New Era Development & Land Services
99	Xbeam at Winkler	2024-2198	C2R	Harris	City	535Z	2.50	2.50	0	SQQ Investment, LLC	Fulcrum Land Surveying LLC

C-Public Hearings Requiring Notification

100	Bridgeland Prairieland Village Sec 35 partial replat no 1	2024-1843	C3N	Harris	ETJ	365J	6.85	6.66	1	Bridgeland Development , LP	McKim & Creed, Inc.
101	Harvest Green Sec 51 partial replat no 1	2024-1961	C3N	Fort Bend	ETJ	566G	2.72	0.00	6	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
102	Masonry at Dreyfus	2024-2044	C3N	Harris	City	533Q	0.12	0.00	3	New Era Development	New Era Development & Land Services
103	Memorial Green Sec 2 Replat and Extension partial replat no 4	2024-2011	C3N	Harris	City	489M	0.18	0.00	3	Pelican Builders, Inc.	Windrose
104	New Covenant Christian Ministry at Clay	2024-2002	C3N	Harris	City	450F	1.13	1.13	0	New Era Development	New Era Development & Land Services
105	Plaza Estates at Cleburne	2024-2046	C3N	Harris	City	493Y	0.13	0.00	2	New Era Development	New Era Development & Land Services
106	Plaza Estates at White Rock	2024-2033	C3N	Harris	City	533V	0.12	0.00	2	New Era Development	New Era Development & Land Services
107	Shoby Jehan Estates	2024-1771	C3N	Harris	City	573M	0.33	0.03	3	KASMANI COSTRUCTIONS LLC	ONE STOP REALTY SERVICE.
108	Sunset Place partial replat no 2 (DEF2)	2024-1774	C3N	Harris	City	532D	0.18	0.18	0	5327 Ashby St, LLC	Patrick Planning Services, LLC
109	White Oak Terrace	2024-1877	C3N	Harris	City	493B	0.41	0.00	2	New Era Development	New Era Development & Land Services

D-Variances

110	Bustamante Tract GP	2024-2230	GP	Harris	ETJ	406S	169.42	0.00	0	Pinpoint Commercial, LP	Meta Planning + Design LLC
111	Colonial Parkway Plaza	2024-2190	C2	Harris	ETJ	444Z	11.77	11.77	0	Colonial Plaza LLC	EHRA

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112	East Blocks Sec 1 (DEF1)	2024-1994	C2R	Harris	City	493R	0.29	0.29	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
113	East Blocks Sec 2 (DEF1)	2024-1995	C2	Harris	City	493R	0.86	0.86	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
114	East Blocks Sec 3 (DEF1)	2024-1996	C2	Harris	City	493R	0.93	0.93	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
115	East Blocks Sec 4 (DEF1)	2024-1997	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
116	East Blocks Sec 5 (DEF1)	2024-1998	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
117	East Blocks Sec 6 (DEF1)	2024-1999	C2	Harris	City	493R	0.64	0.64	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
118	East Blocks Sec 7 (DEF1)	2024-2000	C2	Harris	City	493R	0.98	0.98	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
119	East Blocks Sec 8 (DEF1)	2024-2001	C2	Harris	City	493V	0.57	0.57	0	EADO REDO I, LLC A Delaware Limited Liability Company	EHRA
120	Galveston Road Reserve	2024-2107	C2R	Harris	City	618N	9.09	9.09	0	Sommer Realty, LLC	Quiddity Engineering
121	Harris County Emergency Service District no 7 (DEF1)	2024-1965	C3P	Harris	ETJ	292Q	63.28	63.20	0	HCESD 7	South Texas Surveying Associates, Inc.
122	Icon M Tower (DEF1)	2024-2052	C2R	Harris	City	493N	0.46	0.46	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
123	Lakes of Bella Terra Reserve Sec 11	2024-1959	C2	Fort Bend	ETJ	525J	2.03	2.03	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
124	PCRIF North Houston Commerce Park GP	2024-2055	GP	Harris	City	333Q	154.13	0.00	0	Partners	GBI Partners
125	Veterans Memorial Constellation GP	2024-2238	GP	Harris	ETJ	412A	55.61	0.00	0	Constellation Real Estate Partners	Windrose
126	Willowbend Oaks GP	2024-2207	GP	Harris	ETJ	324G	172.53	0.00	0	MRMA Bauer, LLC	Windrose

E-Special Exceptions

None

F-Reconsideration of Requirements

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None											

G-Extensions of Approval

127	Archpoint Ventures LLC	2023-2428	EOA	Harris	ETJ	327D	2.00	1.84	0	Archpoint Ventures LLC	Hovis Surveying Company Inc.
128	Bridgeland Prairieland Village Sec 30	2023-2535	EOA	Harris	ETJ	365J	15.62	2.18	65	Bridgeland Development LP	Costello, Inc.
129	Estate at Botkins Road	2023-2508	EOA	Harris	ETJ	285W	9.42	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
130	Grand Prairie ESD	2024-0114	EOA	Harris	ETJ	324N	3.01	3.01	0	Waller-Harris Emergency Services District 200	Costello, Inc.
131	Hidden Valley Gamma Site	2023-2569	EOA	Harris	ETJ	412C	1.00	1.00	0	Regis Hidden Valley	Bowman Consulting Group
132	IAH Commerce Park	2023-2681	EOA	Harris	ETJ	334V	23.40	23.40	0	ROACH & PADUA REALTY 1960 JV, LLC	Patrick Planning Services, LLC
133	Jarvis Business Park	2023-2805	EOA	Harris	ETJ	367H	5.46	5.23	0	THE NATIONAL REALTY GROUP	The Pinnell Group, LLC
134	La Potosina	2023-2610	EOA	Harris	City	574T	5.95	5.95	0	All Day Concrete	Texas Land Maps
135	Mansfield Cove	2023-2673	EOA	Harris	City	452A	1.97	0.02	30	Mansfield Cove	The Interfield Group
136	Mesa Vista Sec 1	2023-2918	EOA	Harris	City	415Y	99.39	47.71	351	Blackline Engineering	Blackline Engineering
137	North Bridgeland Lake Parkway Peek Reserves	2023-2790	EOA	Harris	ETJ	365L	112.90	112.90	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
138	Northwest Harris County MUD 21 and 22 Well Site No 3	2023-2570	EOA	Harris	ETJ	371A	0.85	0.85	0	JNS Engineers, LLC	Bowman Consulting Group
139	Paloma Wastewater Treatment Plant	2024-0074	EOA	Harris	ETJ	323K	2.26	2.26	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
140	Paloma Water Plant Site	2024-0507	EOA	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
141	Porter Road Investments at US 59	2023-2767	EOA	Montgomery	ETJ	296B	37.15	35.17	0	Porter Road Investments, LLC	Hovis Surveying Company Inc.
142	Southeast Transit Center	2023-2688	EOA	Harris	City	533M	7.57	7.57	0	METRO	Quiddity Engineering
143	Stuart Park Estates	2023-2527	EOA	Harris	City	493Y	0.11	0.00	2	Burco Investments, LLC.	ICMC GROUP INC
144	Sunset Ridge East Reserve Sec 2	2023-2704	EOA	Harris	ETJ	376V	25.75	25.75	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
145	Sunset Ridge East Reserve Sec 3	2023-2705	EOA	Harris	ETJ	376V	4.74	4.74	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation
146	Sunset Ridge East Reserve Sec 4	2023-2706	EOA	Harris	ETJ	376V	17.89	17.33	0	Benchmark Engineering Corp.	Benchmark Engineering Corporation

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
147	Tawhid Towne Plaza	2023-2801	EOA	Harris	City	454T	0.54	0.54	0	Masjid At-Tawhid, Inc.	The Pinnell Group, LLC
148	Trinidad Commercial	2023-2485	EOA	Harris	ETJ	287L	5.00	5.00	0	Trinidad	C & C Surveying, Inc
149	Views at Gregg	2023-2270	EOA	Harris	City	494B	0.23	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
150	Waheed Plaza	2023-2848	EOA	Harris	ETJ	331C	3.99	3.99	0	Flaah Construction	Hovis Surveying Company Inc.
151	Walters Plaza	2023-2885	EOA	Harris	ETJ	331X	5.70	5.70	0	Brightway Adult Daycare Center LLC	Hovis Surveying Company Inc.
152	Willowcreek Ranch Sec 12	2023-2483	EOA	Harris	ETJ	288W	39.12	20.35	15	Willow Creek Ranch Telge, LLC, A Texas Limited Liability Company	EHRA

H-Name Changes

153	Bellaire Townhomes (prev. Richmond Townhomes)	2024-1488	NC	Fort Bend	ETJ	526J	8.61	8.54	0	W Land Development	Costello, Inc.
154	Eight Thousand Fry Plaza (prev. Bridgeland Corner Plaza)	2024-0005	NC	Harris	ETJ	406L	2.80	2.80	0	n/a	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

I-Certification of Compliance

155	20405 Ravenwood Drive	24-1755	COC	Harris	ETJ	295R				Cristian Perez and Mikayla Ward	Cristian Perez
156	20310 Sams Hill Road	24-1756	COC	Montgomery	ETJ	257R				Andrew Ross	Andrew Ross

J-Administrative

None

K-Development Plats with Variance Requests

157	1117 Bland Street	24103352	DPV	Harris	City	412X				Gerald W. Grissom	BGE, Inc.
158	5701 Harrisburg Boulev	23108795	DPV	Harris	City	494U				Kami Komaei	Texas Structural Engineers
159	4703 Merwin Street	22119198	DPV	Harris	City	491Z				Ross Wienert	CONTENT Architecture

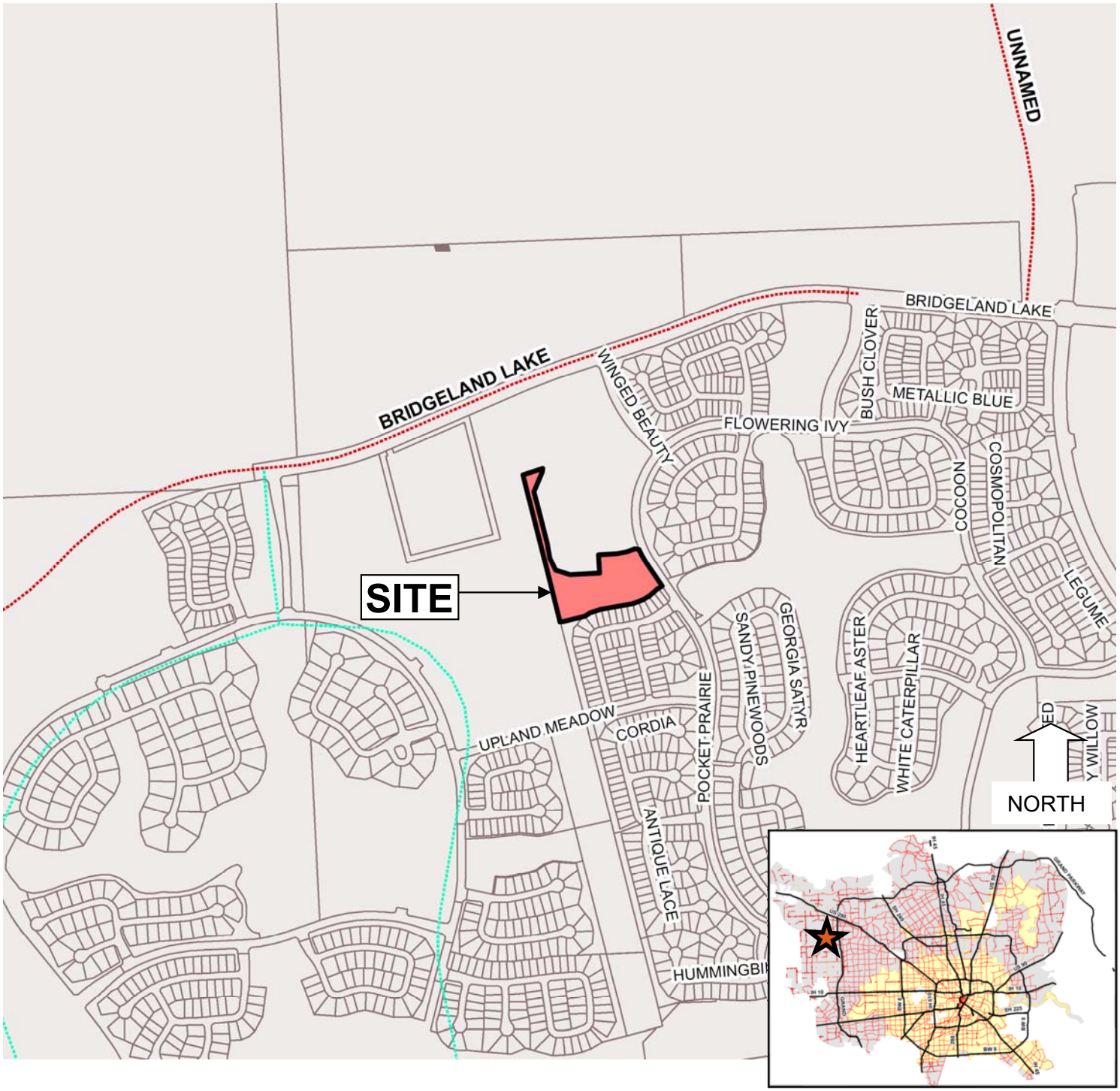
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
Parking Variance											
V	5226 Elm Street	24071698	PV	Harris	City	531C				Scott Dailey	Ziegler Cooper
VI	3200 S. Shepherd Drive (DEF 2)	24018811	PV	Harris	City	492U				Romulo Cisneros	Cisneros Design Studio Architects LLC
VII	501-505 Sul Ross Stree	24101171	PV	Harris	City	493S				Mohammad Rizvi	Monarch Community

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bridgeland Prairieland Village Sec 35 partial replat no 1

Applicant: McKim & Creed, Inc.



C – Public Hearings

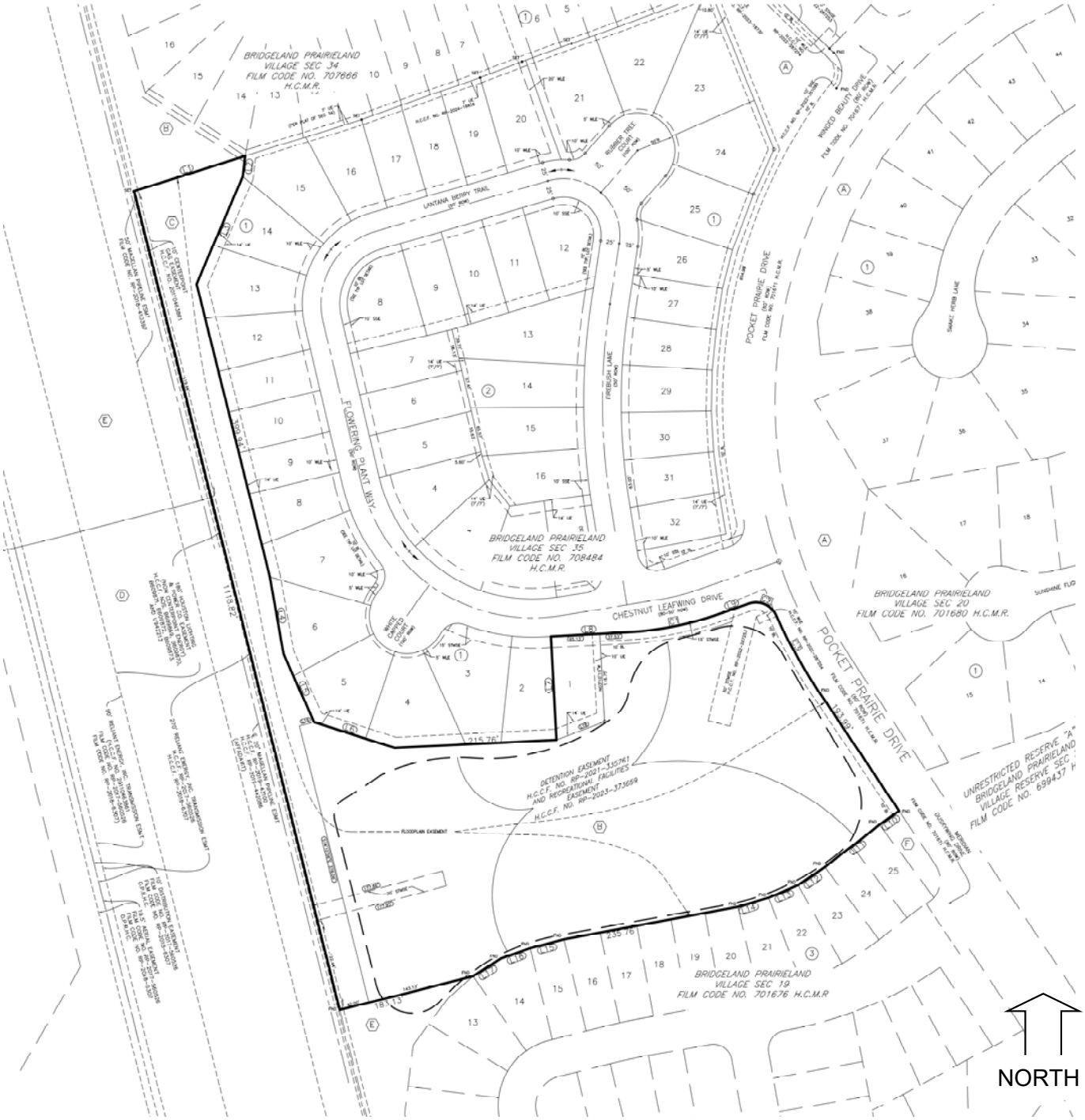
Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bridgeland Prairieland Village Sec 35 partial replat no 1

Applicant: McKim & Creed, Inc.



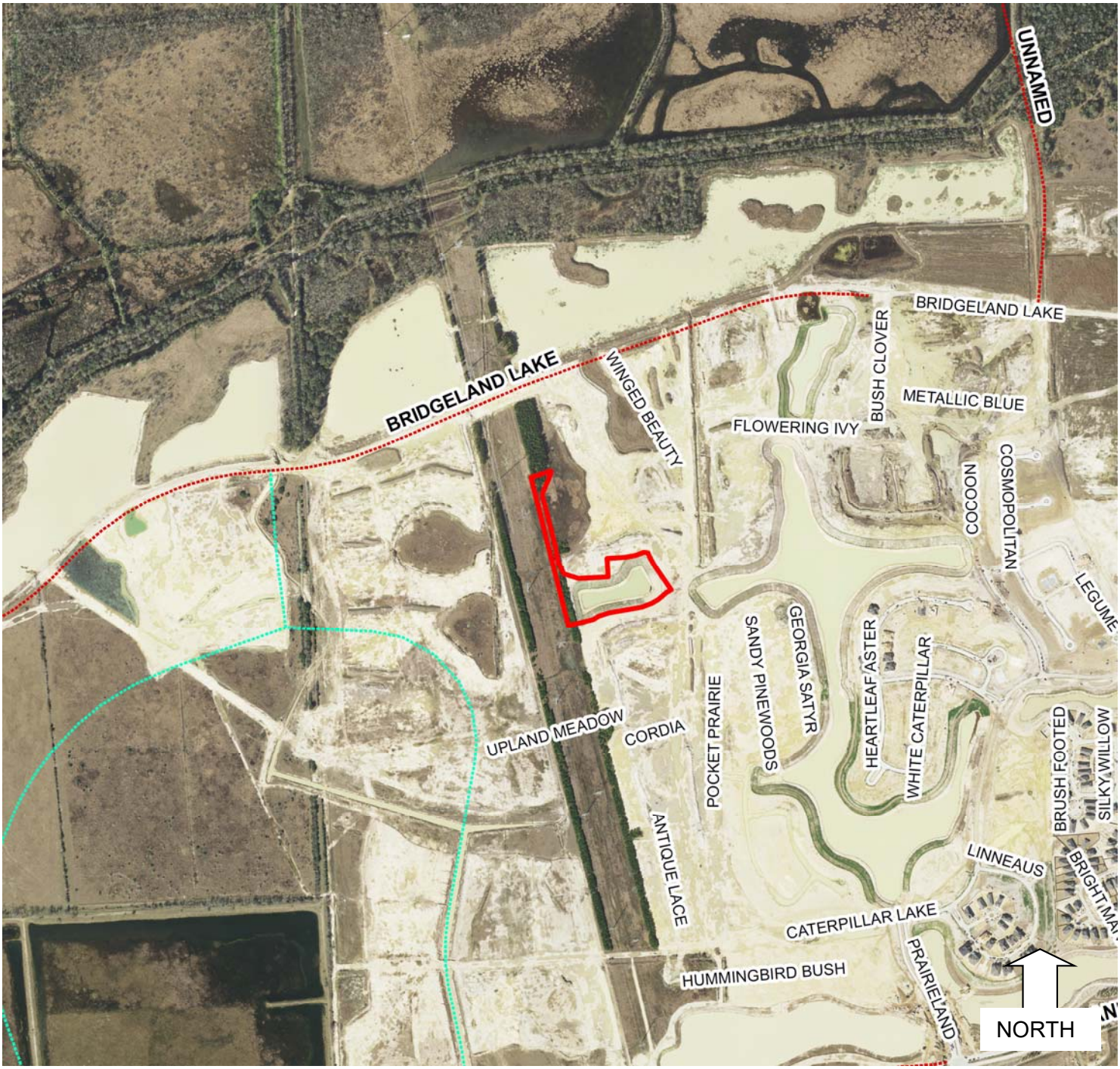
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bridgeland Prairieland Village Sec 35 partial replat no 1

Applicant: McKim & Creed, 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 25th, 2024

Dear Property Owner:

Reference Number: 2024-1843, "**Bridgeland Village Sec 35 partial replat no 1**", a partial replat of "**Bridgeland Village Sec 35**", being lot 1, reserve B & C of block 1, as recorded in Film code 708484 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property south of N. Bridgeland Parkway, west of Flowering Ivy Drive, south along Chestnut Leafwing Drive. The purpose of the replat is create one lot and two reserves. The applicant, **Bob Terry with McKim & Creed, Inc**, can be contacted at **713-558-7440** 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, November 14th, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

2. Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.

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

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

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

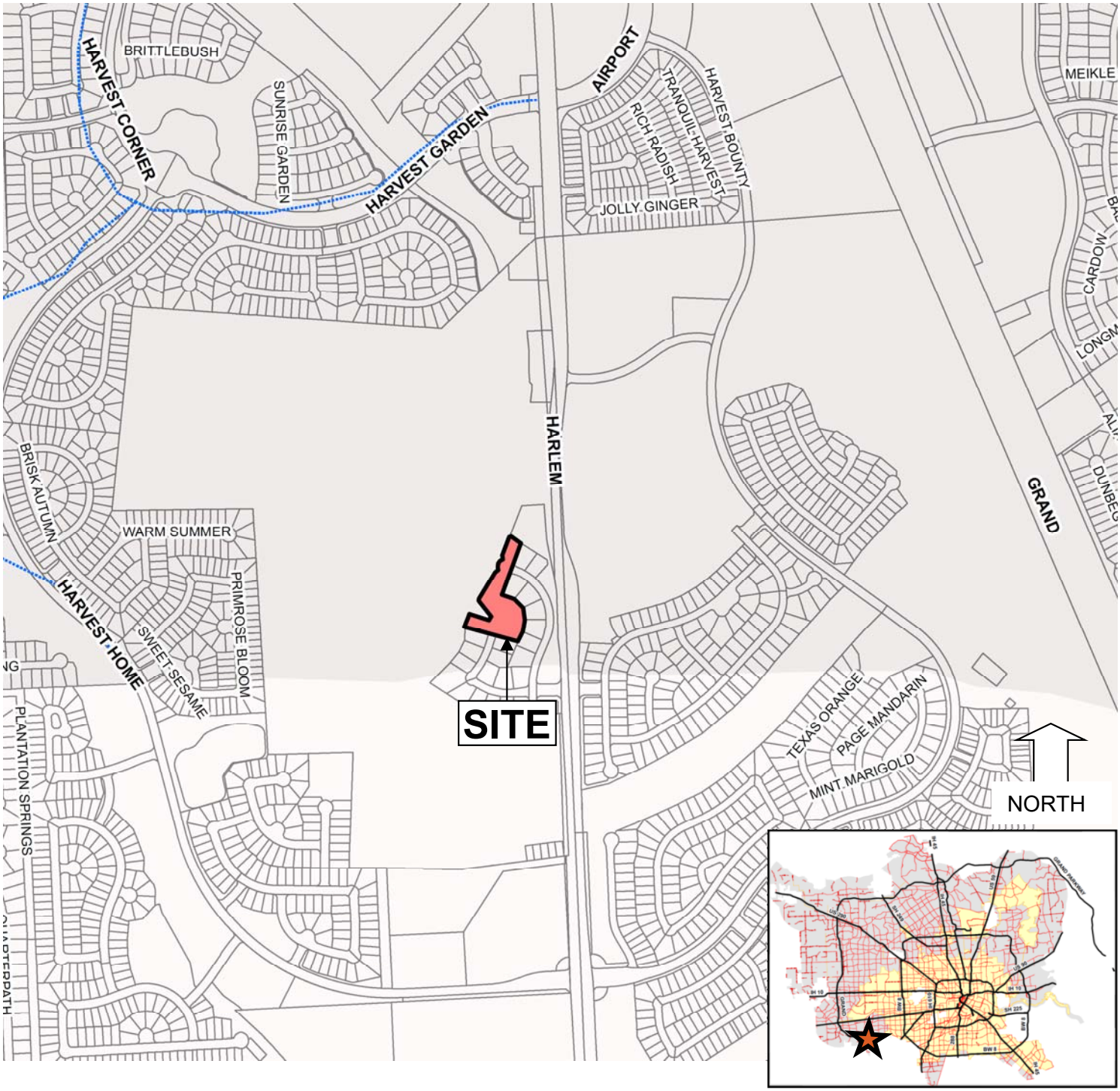
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations 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: 11/14/2024**

Subdivision Name: Harvest Green Sec 51 partial no 1

Applicant: LJA Engineering, Inc



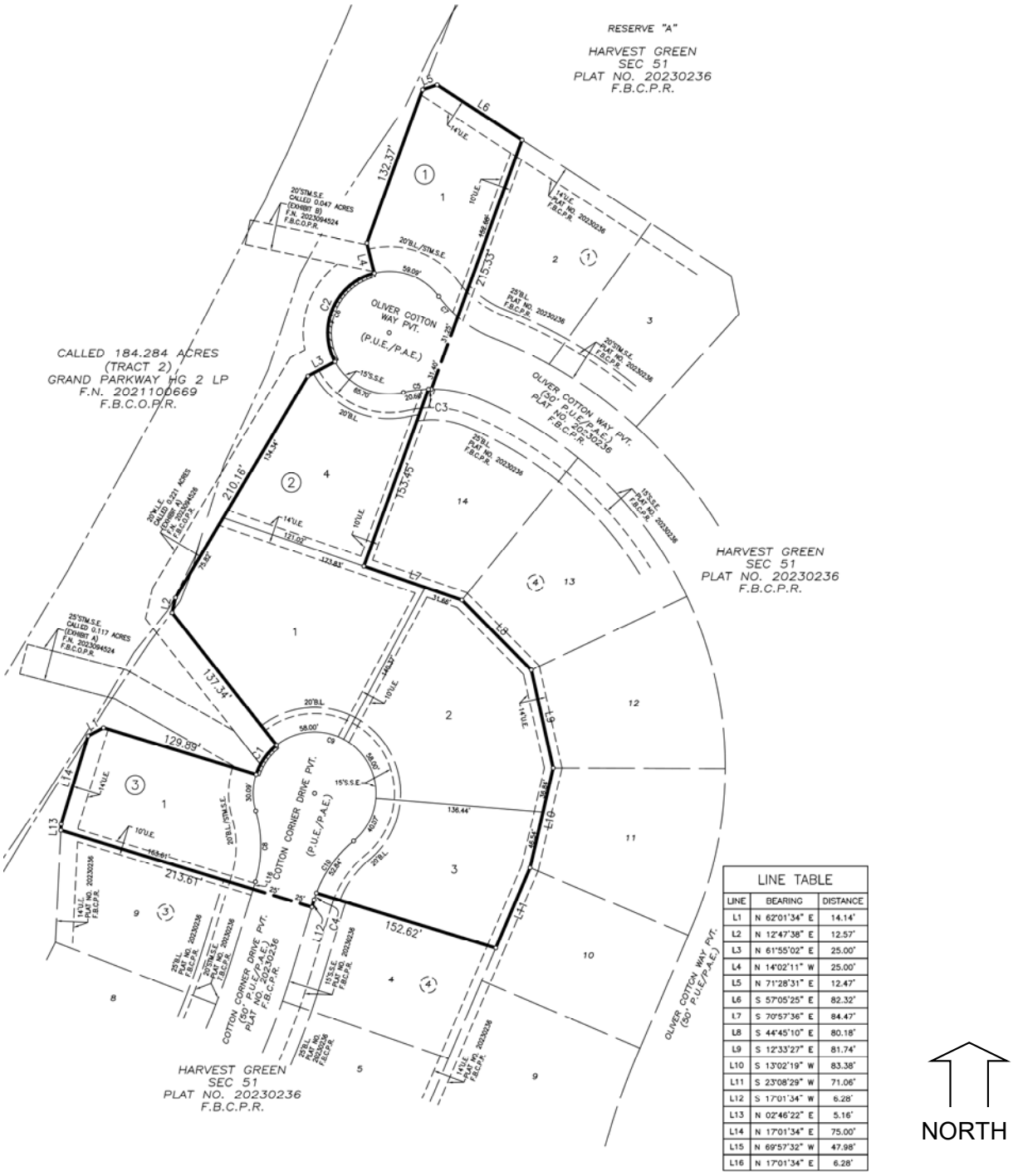
C – Public Hearings Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Harvest Green Sec 51 partial no 1

Applicant: LJA Engineering, Inc



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°01'34" E	14.14'
L2	N 12°47'38" E	12.57'
L3	N 61°55'02" E	25.00'
L4	N 14°02'11" W	25.00'
L5	N 71°28'31" E	12.47'
L6	S 57°05'25" E	82.32'
L7	S 70°57'36" E	84.47'
L8	S 44°45'10" E	80.18'
L9	S 12°33'27" E	81.74'
L10	S 13°02'19" W	83.38'
L11	S 23°08'29" W	71.06'
L12	S 17°01'34" W	6.28'
L13	N 02°46'22" E	5.16'
L14	N 17°01'34" E	75.00'
L15	N 69°57'32" W	47.98'
L16	N 17°01'34" E	6.28'

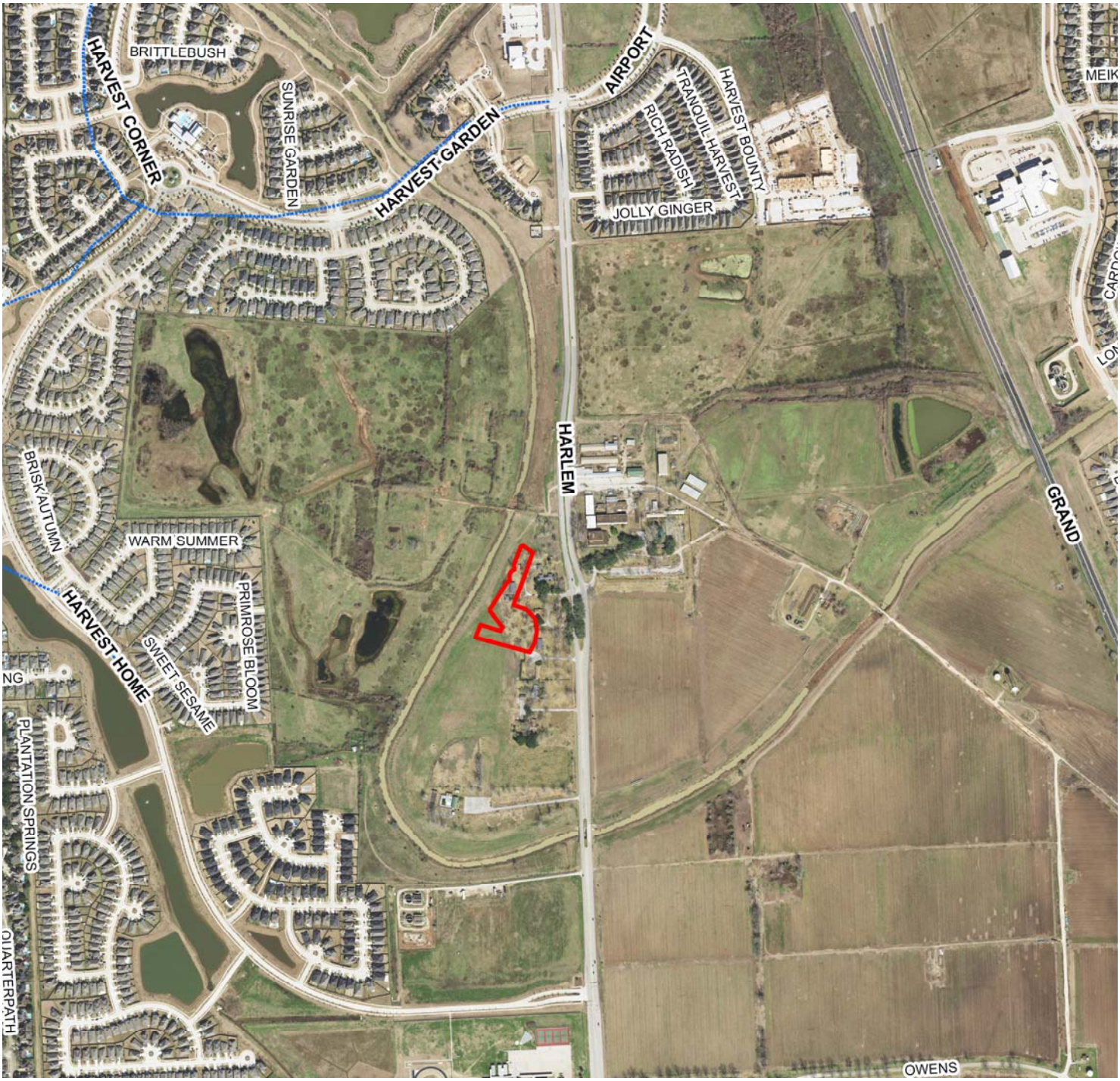
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Harvest Green Sec 51 partial no 1

Applicant: LJA Engineering, 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 25th, 2024

Dear Property Owner:

Reference Number: 2024-1961, "**Harvest Green Sec 51 partial replat no 1**", a partial replat of "**Harvest Green Sec 51**", being lot 1, block 1, lot 10, block 3, and lots 1,2,3, and 15, block 4, as recorded in Plat No. 20230236 of the Fort Bend County Plat Records.

The Planning and Development Department has received a subdivision plat application for a property(s) located at **2715 & 2718 Oliver Cotton Way and 2619, 2622, 2626 & 2627 Cotton Corner Drive, west of Harlem Rd, south of Harvest Garden Blvd, north of Mint Marigold Way, and east of Primrose Bloom Ln**. The purpose of the replat is to create 6 lots and reduce the building line to 20 feet. The applicant, **Rene Rodriguez, with LJA Engineering, Inc**, can be contacted at **713-953-5228** 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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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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Terminology

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Planning Department Staff Authority and Obligation

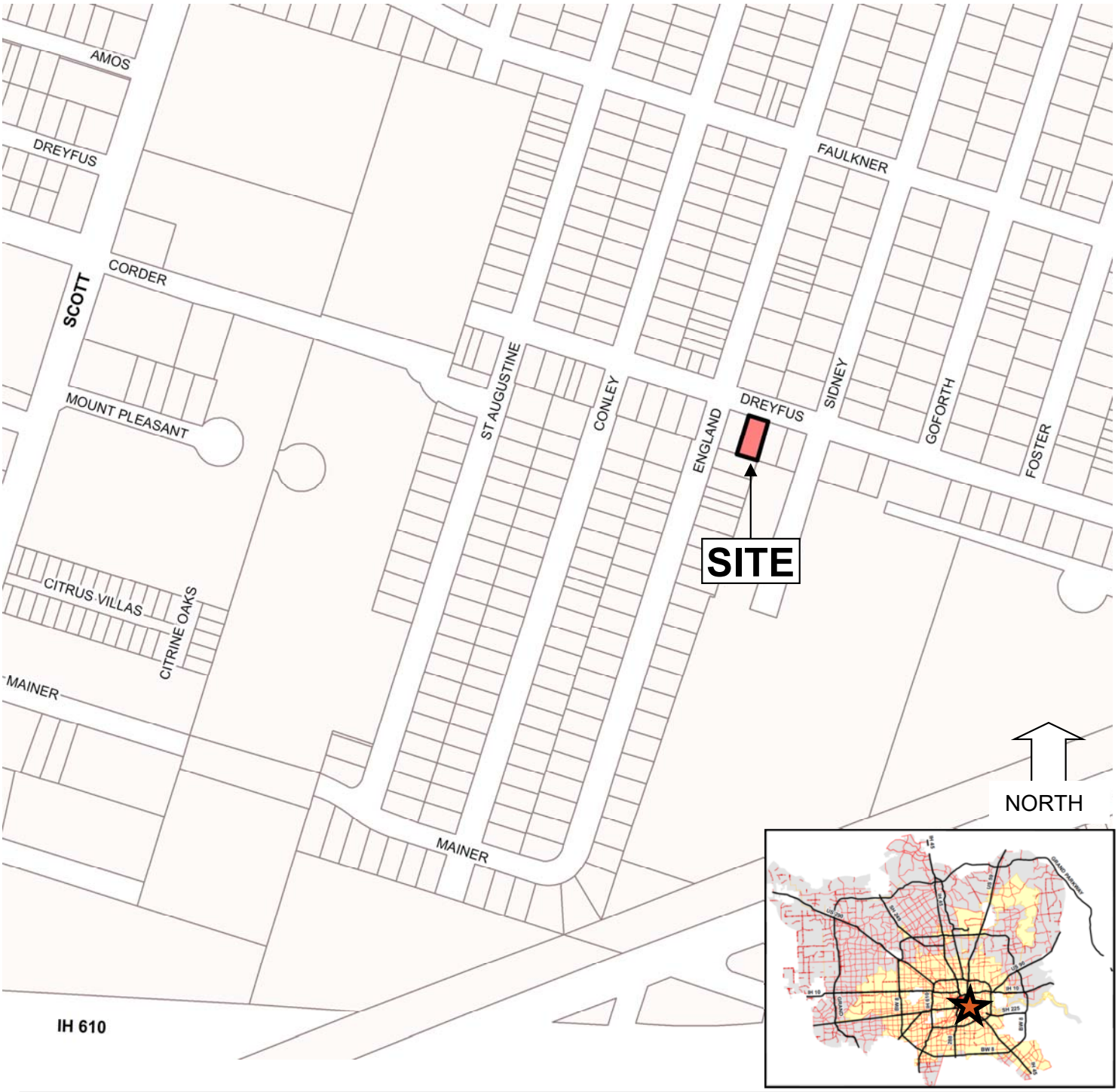
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Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Masonry at Dreyfus

Applicant: New Era Development & Land Services



C – Public Hearings

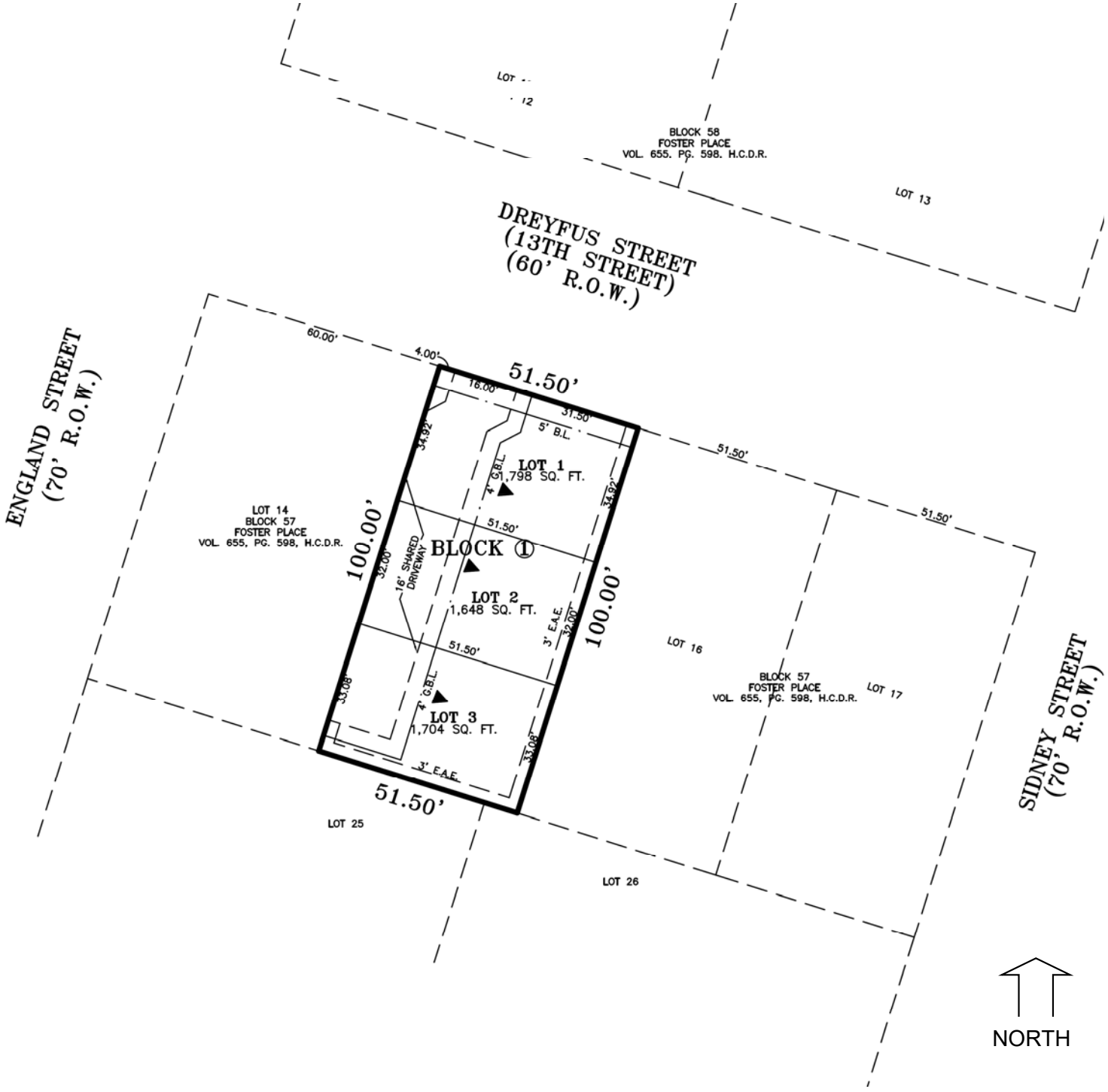
Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Masonry at Dreyfus

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Masonry at Dreyfus

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 25th, 2024

Dear Property Owner:

Reference Number: 2024-2044, "**Masonry at Dreyfus**", a partial replat of "**Foster Place**", being lot 15, block 57, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at **4206 Dreyfus Street, south along Dreyfus Street, west of Sidney Street, and north of Holmes Road**. The purpose of the replat is to create three(3) single-family residential lots. The applicant, **Nahom Tesfa, with New Era Development**, can be contacted at **713-470-9280** 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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Controller: Chris Hollins

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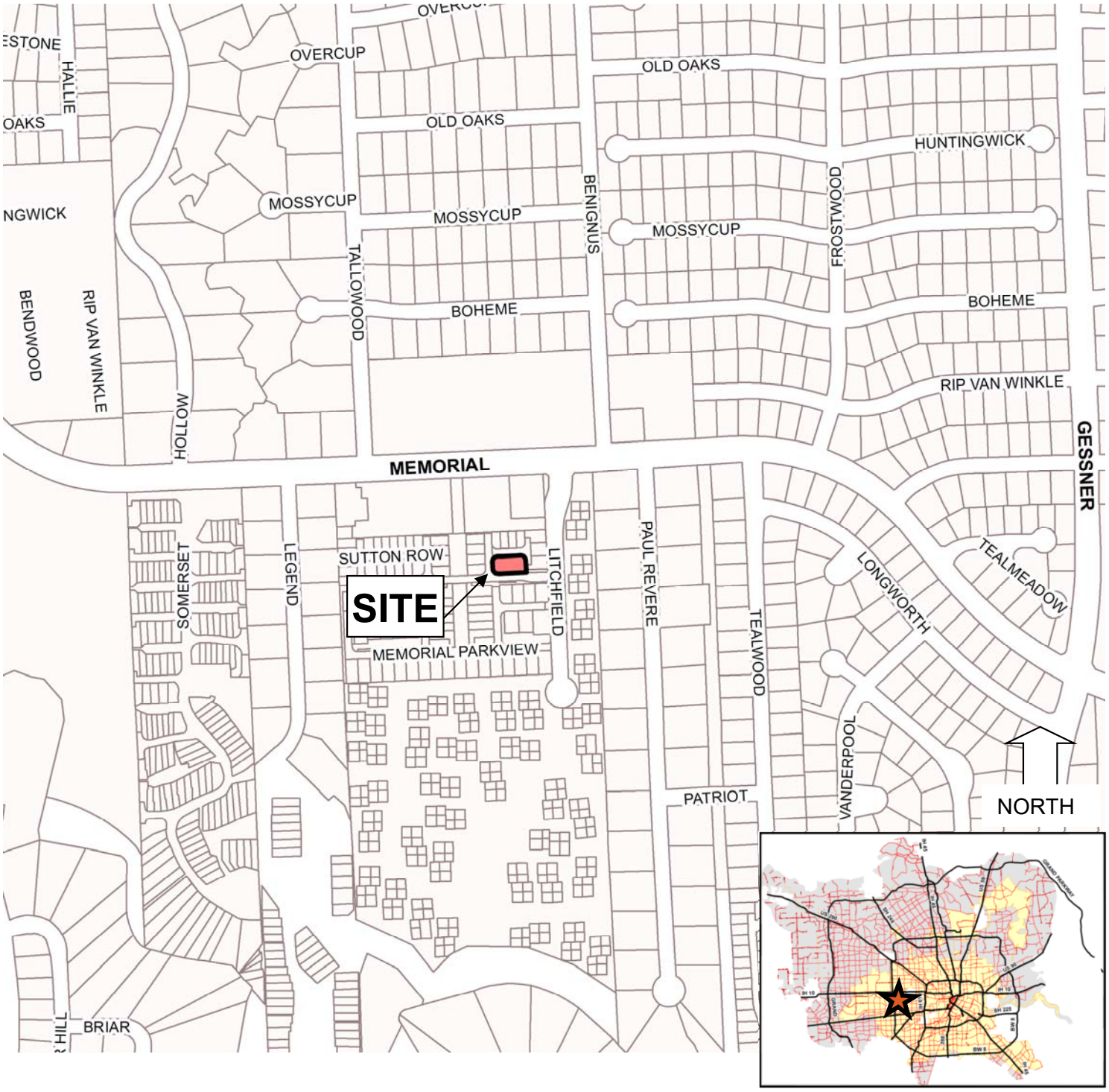
Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:11/14/2024**

Subdivision Name: Memorial Green Sec 2 Replat and Extension partial replat no 4
Applicant: Windrose



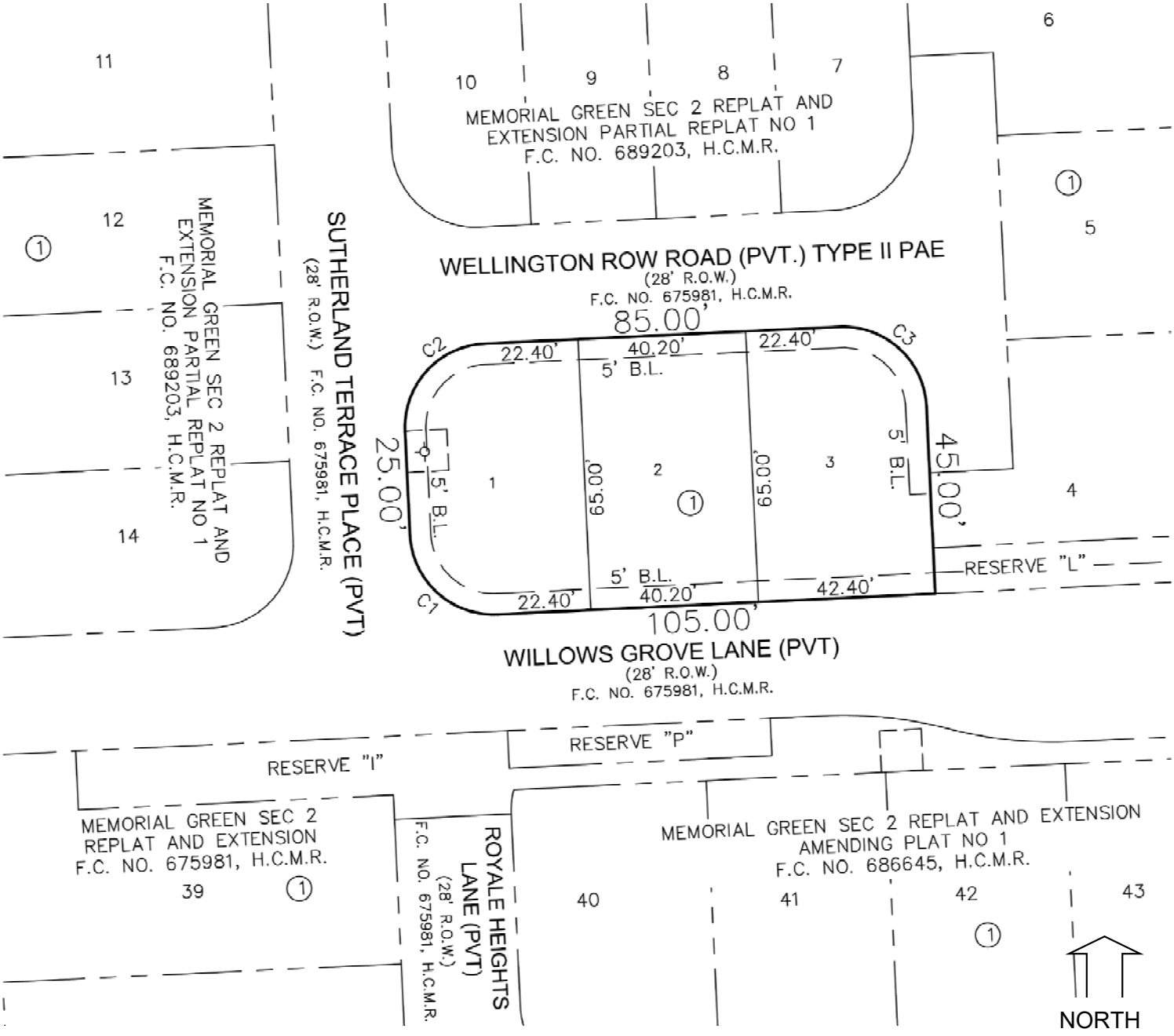
C – Public Hearings

Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:11/14/2024**

Subdivision Name: Memorial Green Sec 2 Replat and Extension partial replat no 4
Applicant: Windrose

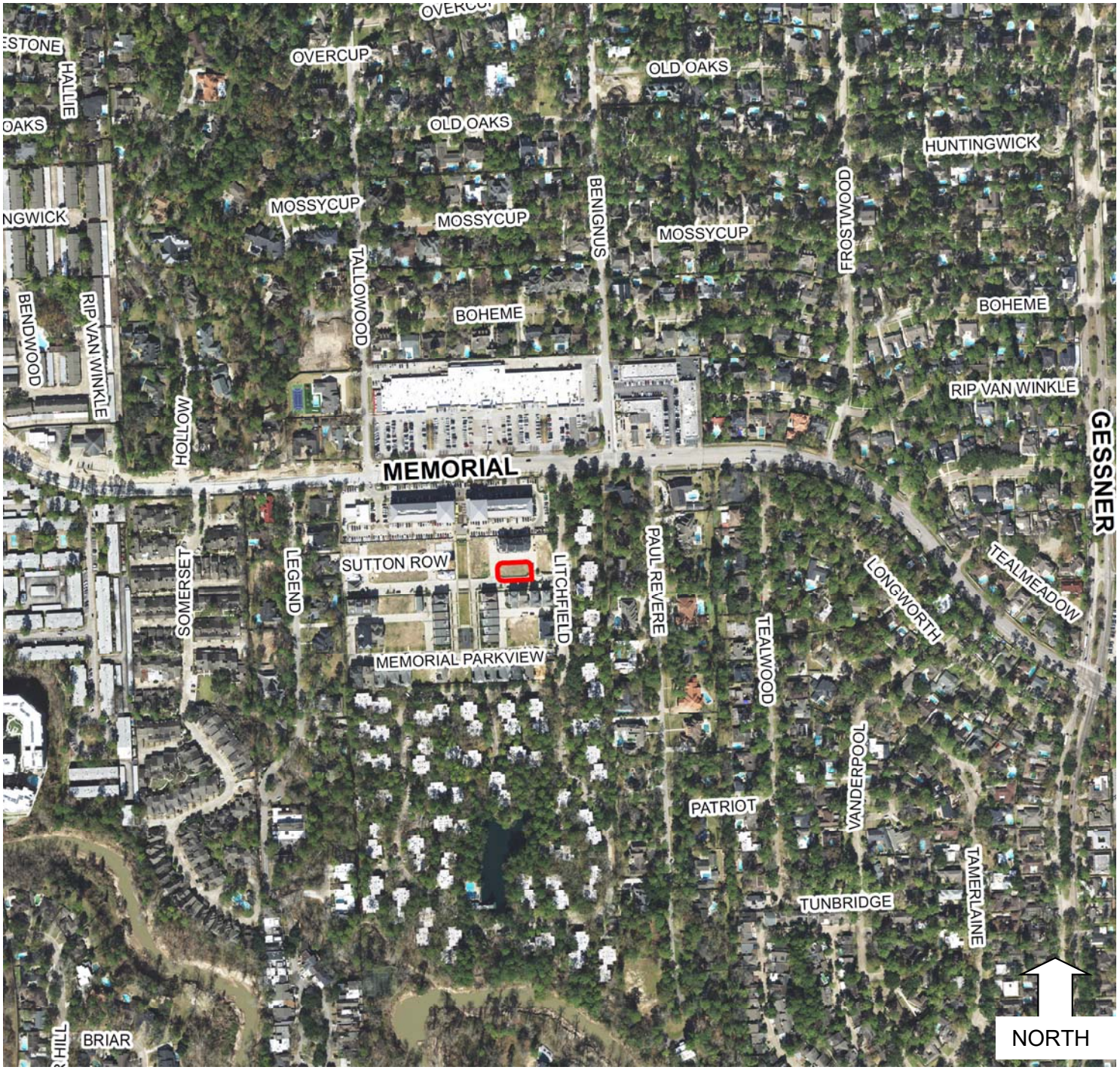


C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:11/14/2024**

Subdivision Name: Memorial Green Sec 2 Replat and Extension partial replat no 4
Applicant: Windrose



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 25, 2024

Dear Property Owner:

Reference Number: 2024-2011; Memorial Green Sec 2 Replat and Extension partial replat no 4, a partial replatting of Memorial Green Sec 2 Replat and Extension partial replat no 1, Lots 1-3 in Block 1, Film Code no. 689203 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 109 Wellington Row Rd, Houston, TX 77024, Northeast corner of Willows Grove Drive and Sutherland Terrace Place. The purpose of the replat is to plat three lots and relocate the fire hydrant easement. The applicant, **Amanda Rabius**, with **Windrose**, on behalf of the developer, can be contacted at **713-458-2281** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **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, November 14, 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 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.

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

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

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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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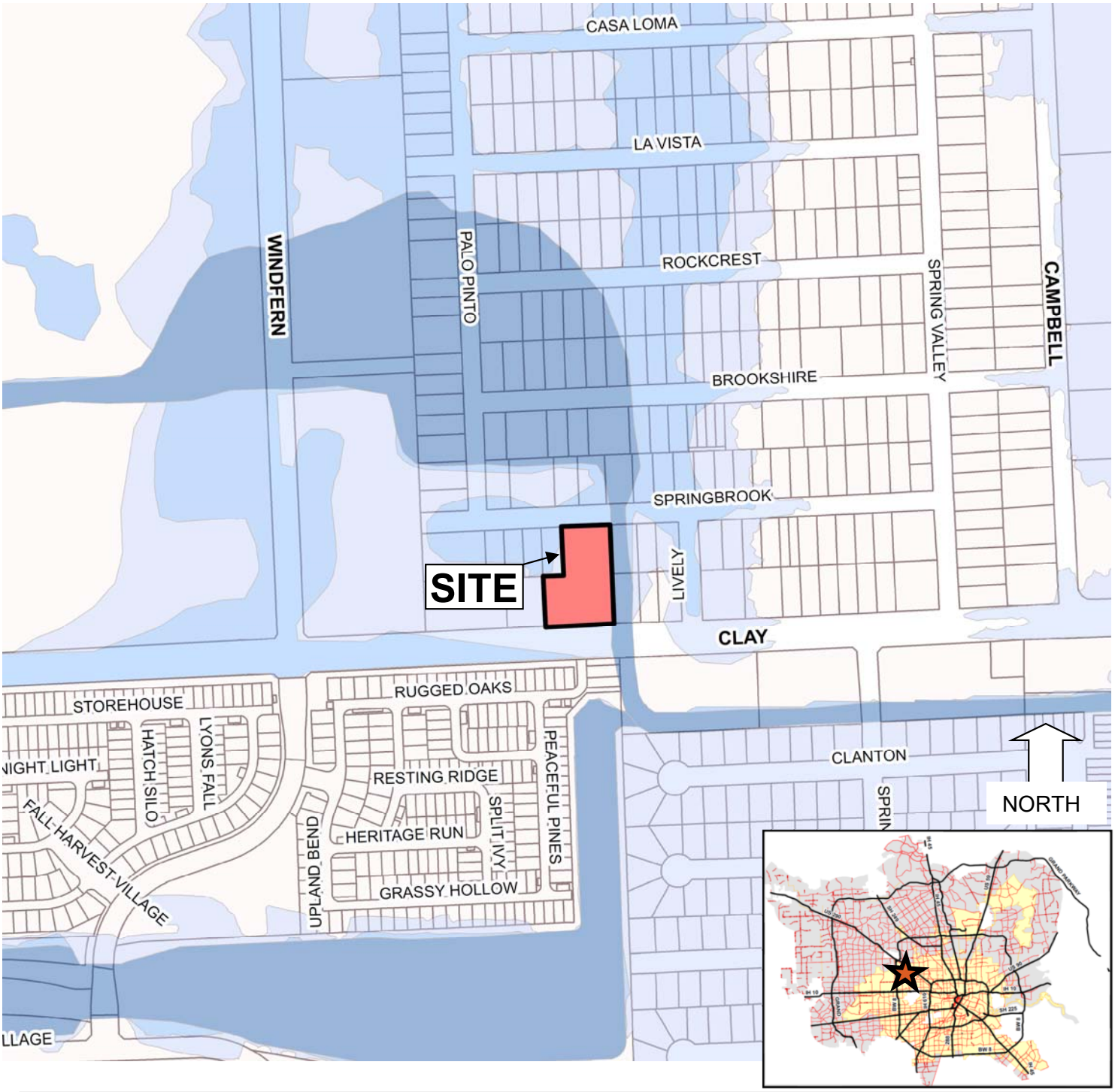
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Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: New Covenant Christian Ministry at Clay

Applicant: New Era Development & Land Services



C – Public Hearings

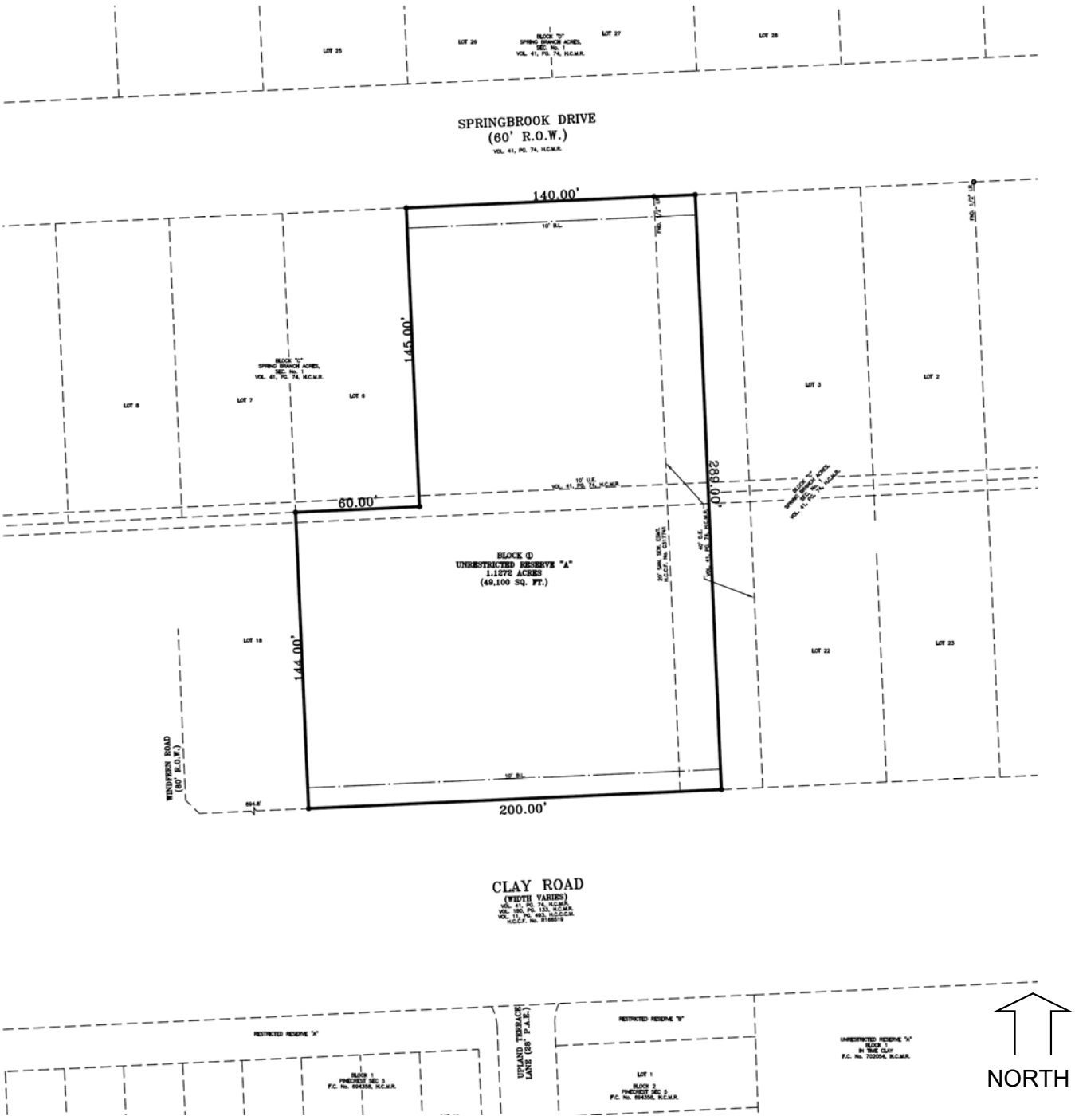
Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: New Covenant Christian Ministry at Clay

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: New Covenant Christian Ministry at Clay

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 25, 2024

Dear Property Owner:

Reference Number: 2024-2002; New Covenant Christian Ministry at Clay, a partial replatting of Spring Branch Acres Sec 1, lots 4, 5, 19, 20 and 21, in block C, Vol 41 Page 74 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at [9822 Clay RD] north along Clay Road west of Lively Lane. The purpose of the replat is to create one unrestricted reserve. The applicant, **Nahom Tesfa**, with **New Era Development & Land Services**, on behalf of the developer, can be contacted at **713-470-9280** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 14, 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

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Terminology

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- **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***
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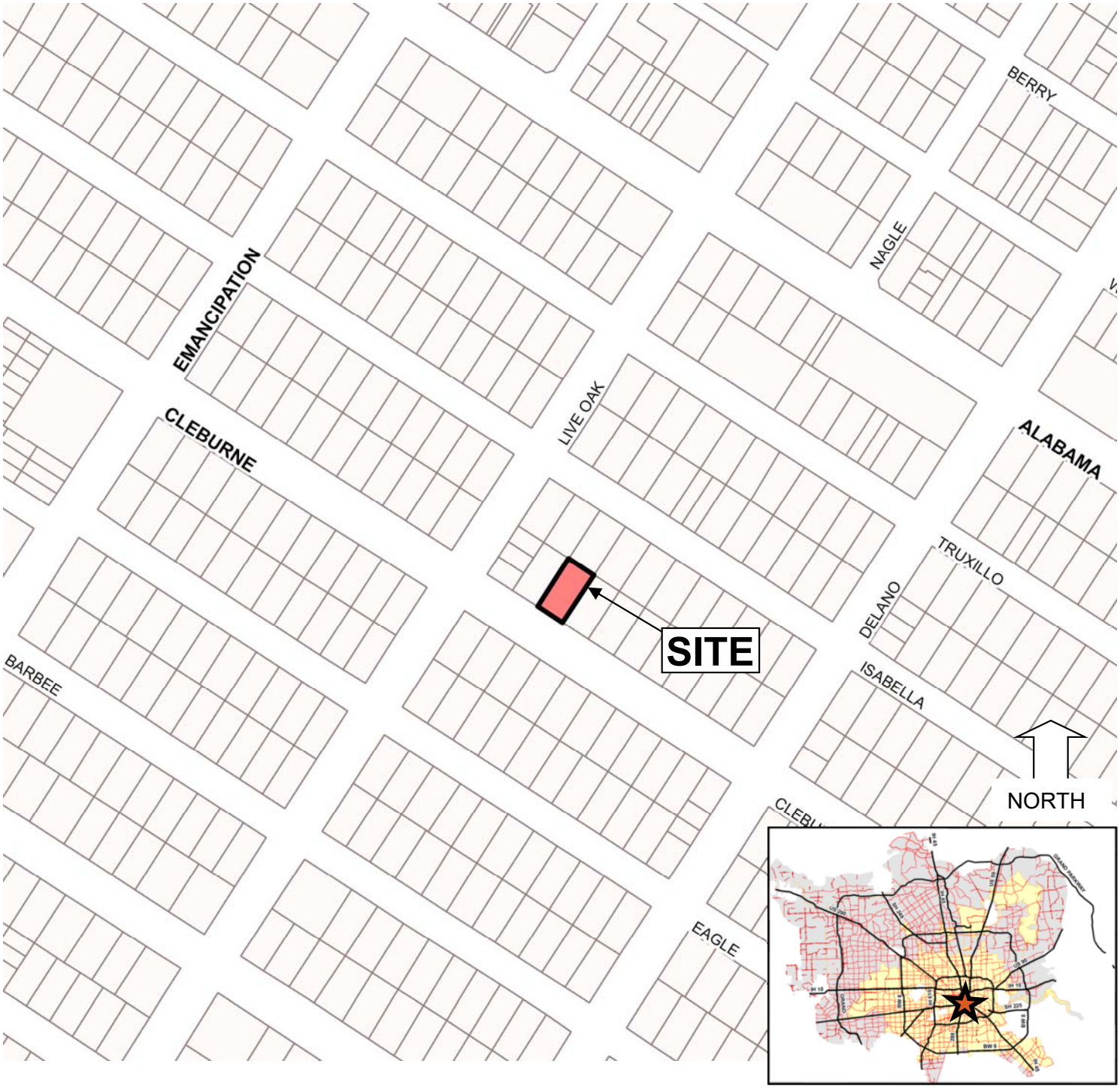
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at Cleburne

Applicant: New Era Development & Land Services



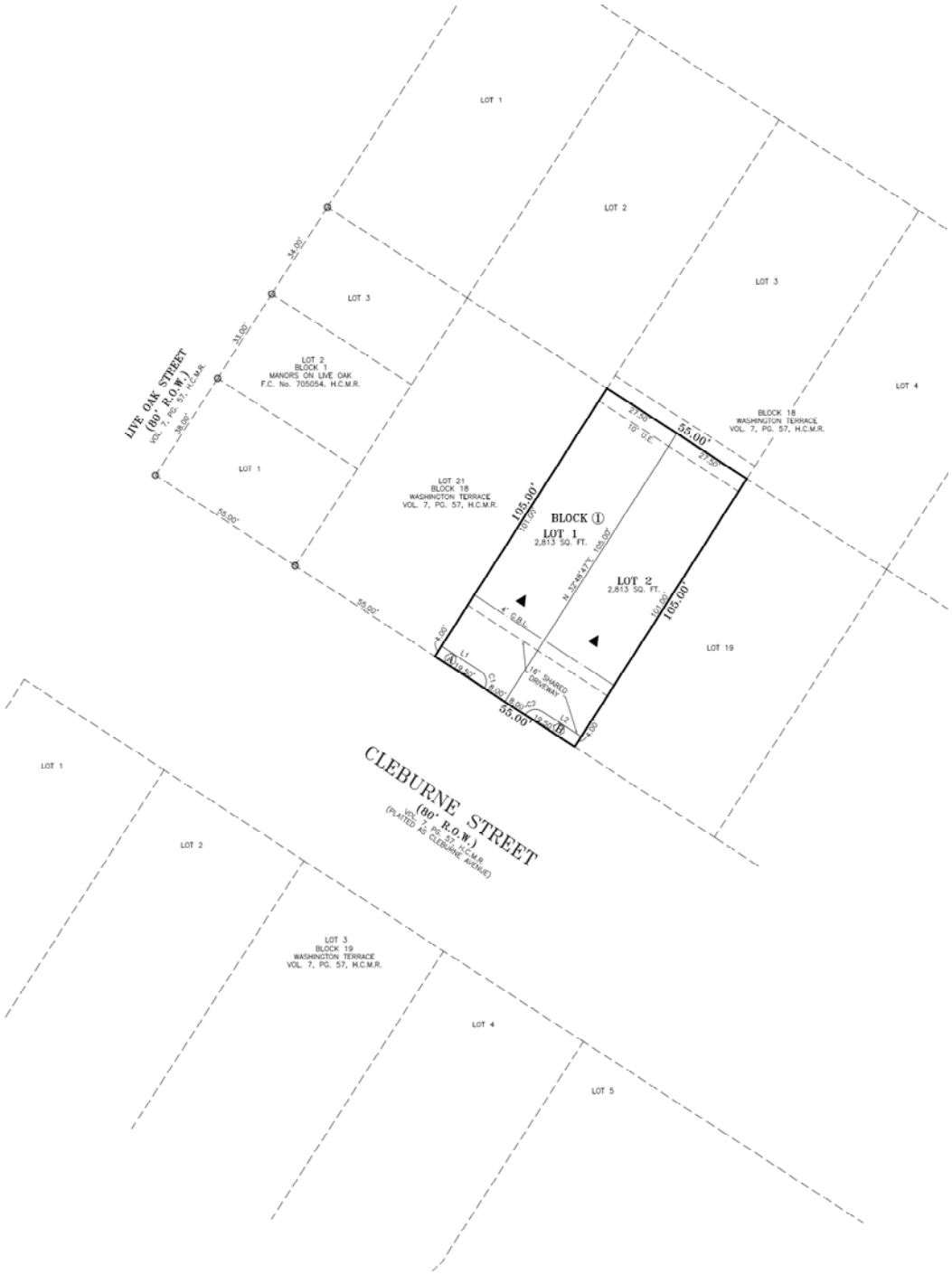
C – Public Hearings Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at Cleburne

Applicant: New Era Development & Land Services



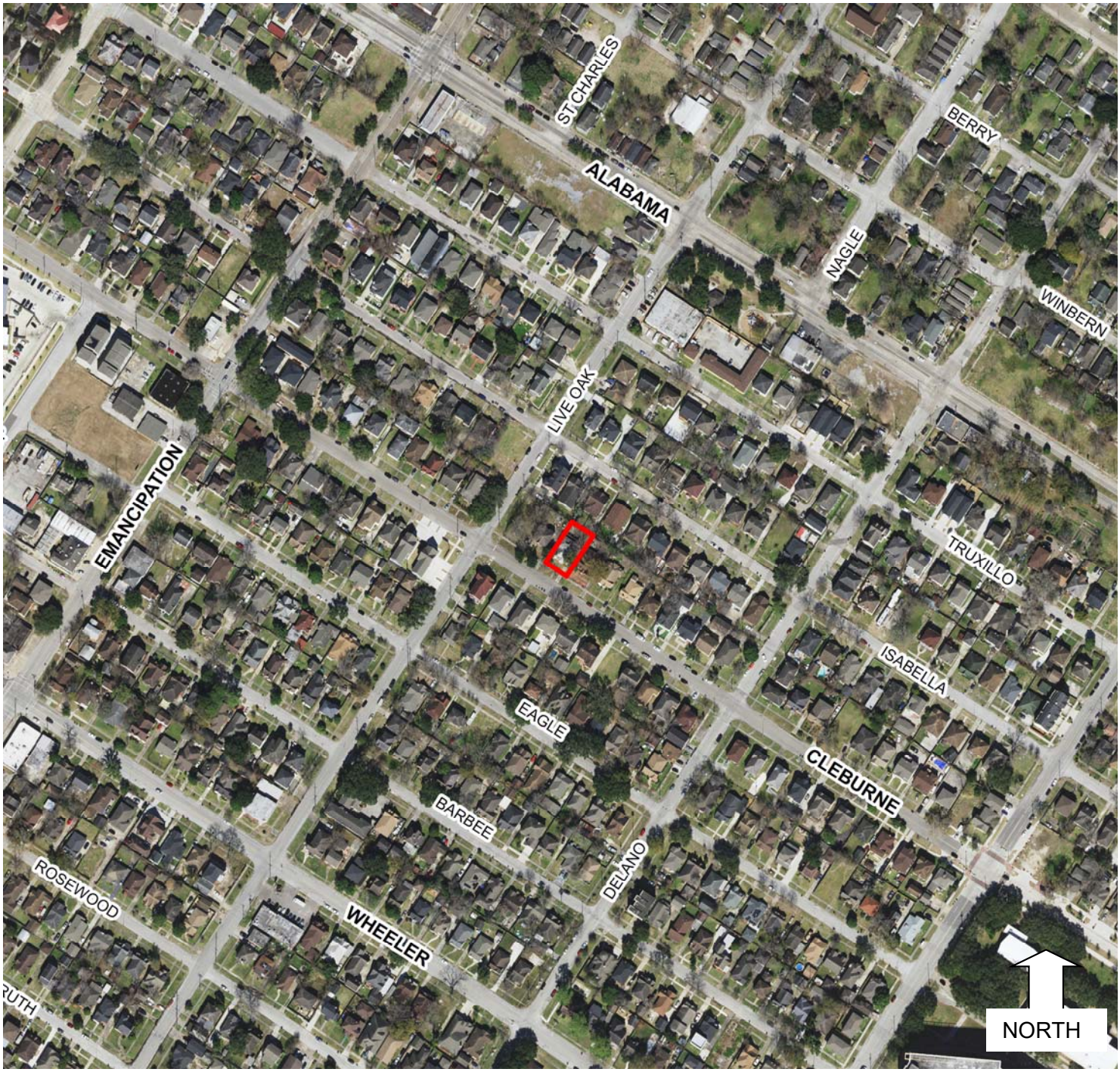
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at Cleburne

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 25th, 2024

Dear Property Owner:

Reference Number: 2024-2046, "**Plaza Estates at Cleburne**", a partial replat of "**Washington Terrace**", being Lot 20, Block 18, as recorded in Volume 7, Page 57 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2609 Cleburne Street, north along Cleburne Street, south of Alabama Street and east of Emancipation Avenue. The purpose of the replat is to create two (2) single-family residential lots on a shared driveway. The applicant, **Nahom Tesfa, with New Era Development**, can be contacted at **713-470-9280** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 14th, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Hollins

Terminology

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Planning Department Staff Authority and Obligation

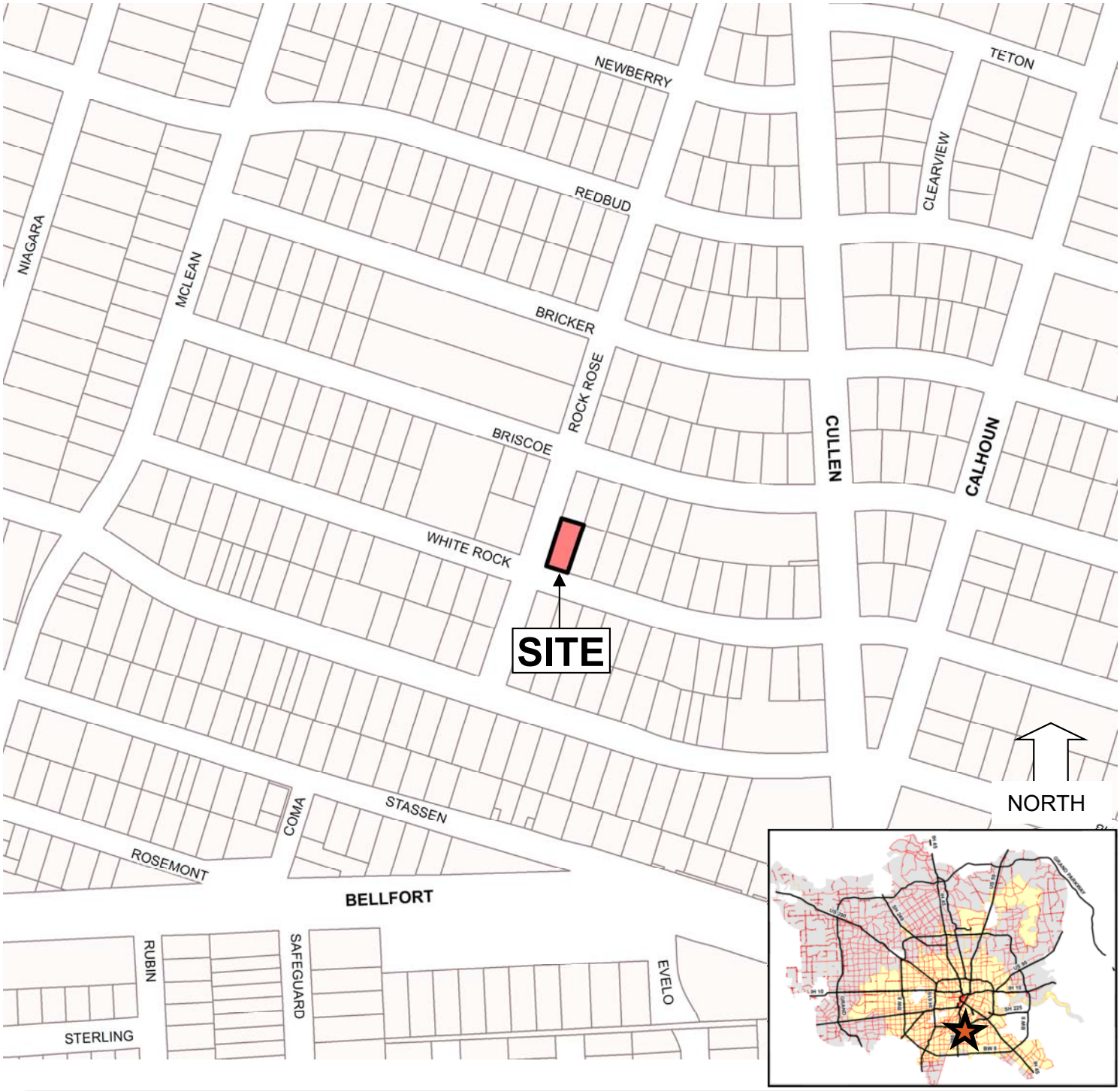
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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at White Rock

Applicant: New Era Development & Land Services



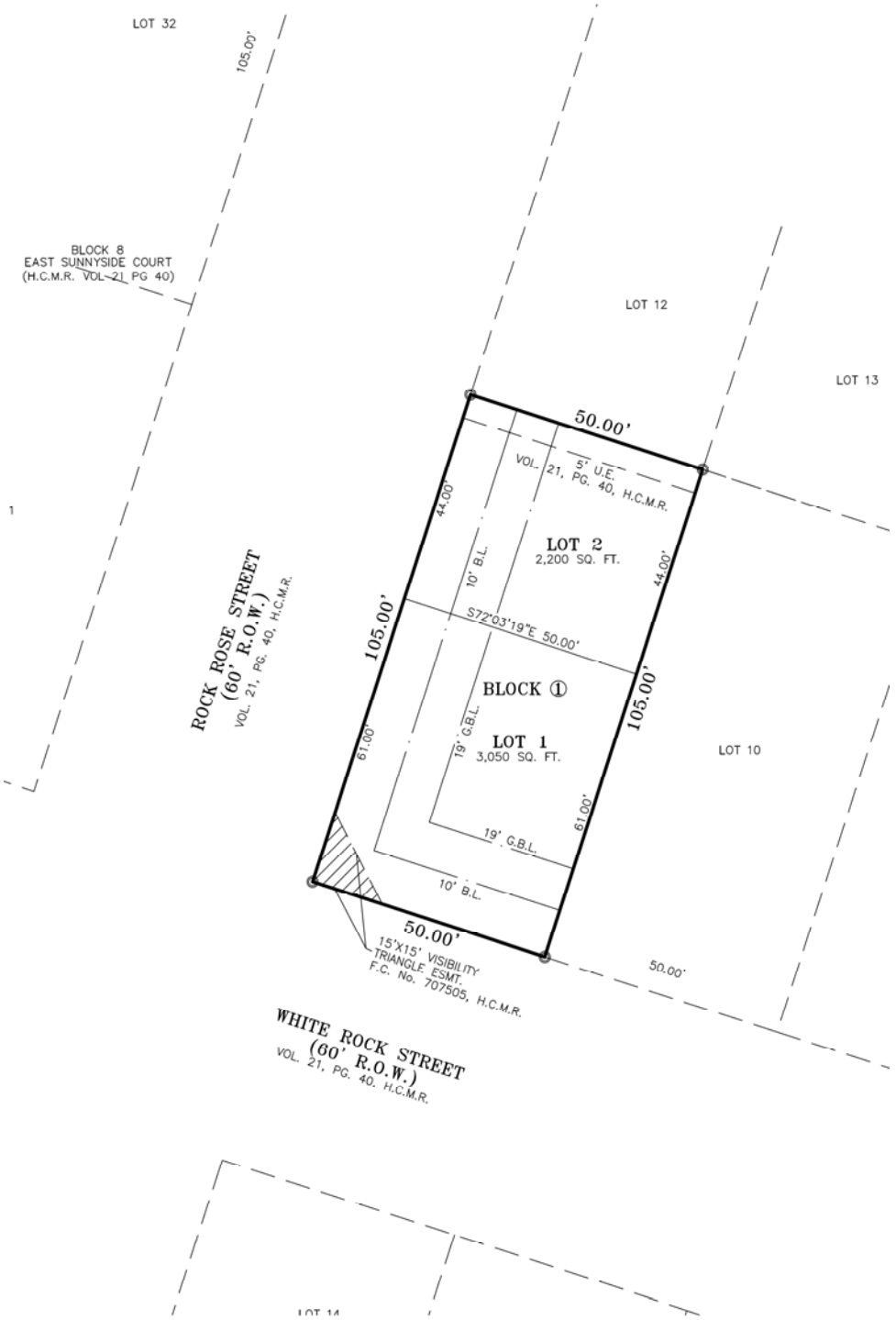
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at White Rock

Applicant: New Era Development & Land Services



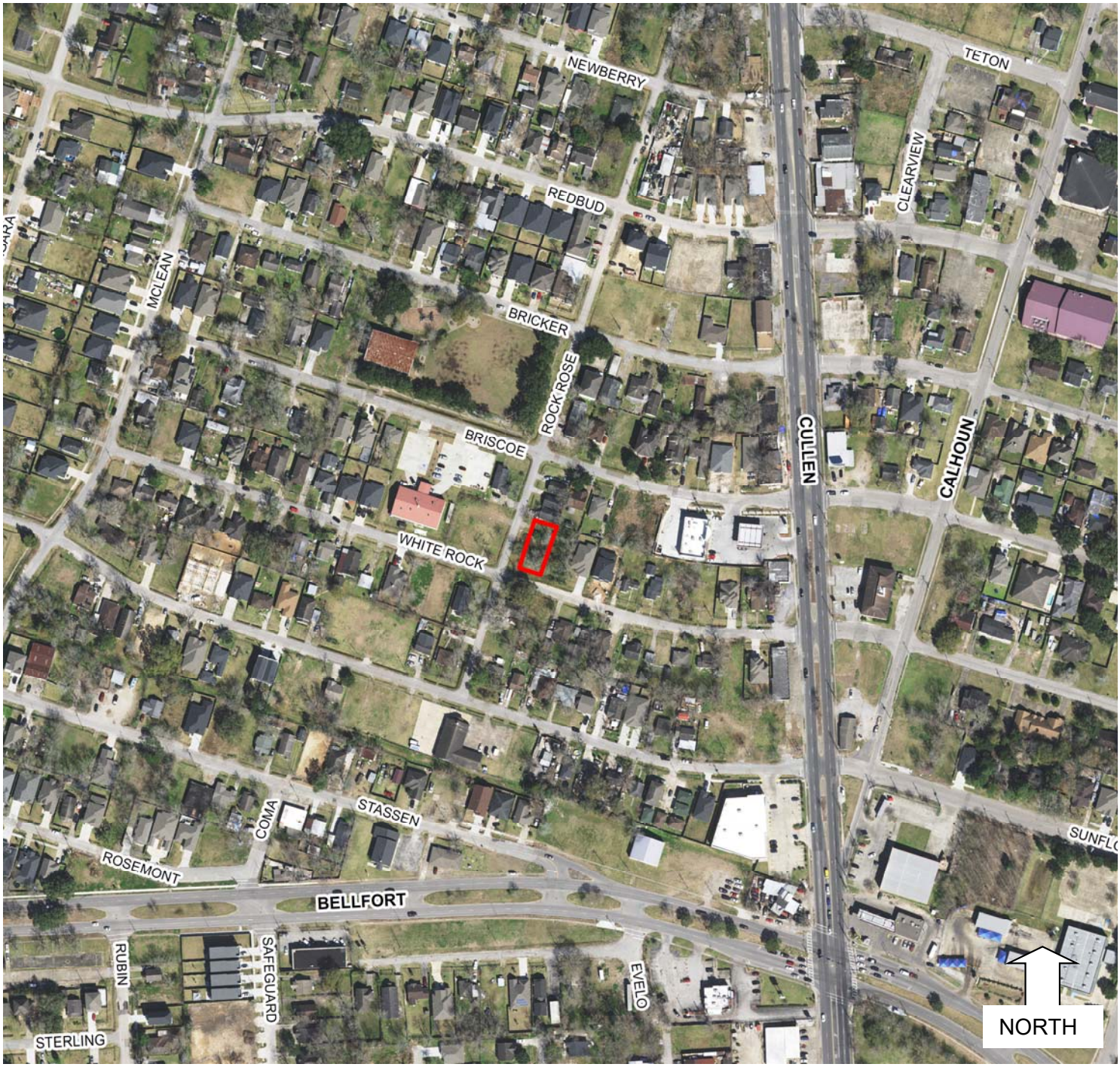
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Plaza Estates at White Rock

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

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Public Hearing Notice

PH

October 25th, 2024

Dear Property Owner:

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The Planning and Development Department has received a subdivision plat application for a property located at 2609 Cleburne Street, north along Cleburne Street, south of Alabama Street and east of Emancipation Avenue. The purpose of the replat is to create two (2) single-family residential lots on a shared driveway. The applicant, **Nahom Tesfa, with New Era Development**, can be contacted at **713-470-9280** for additional information regarding this project**.**

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

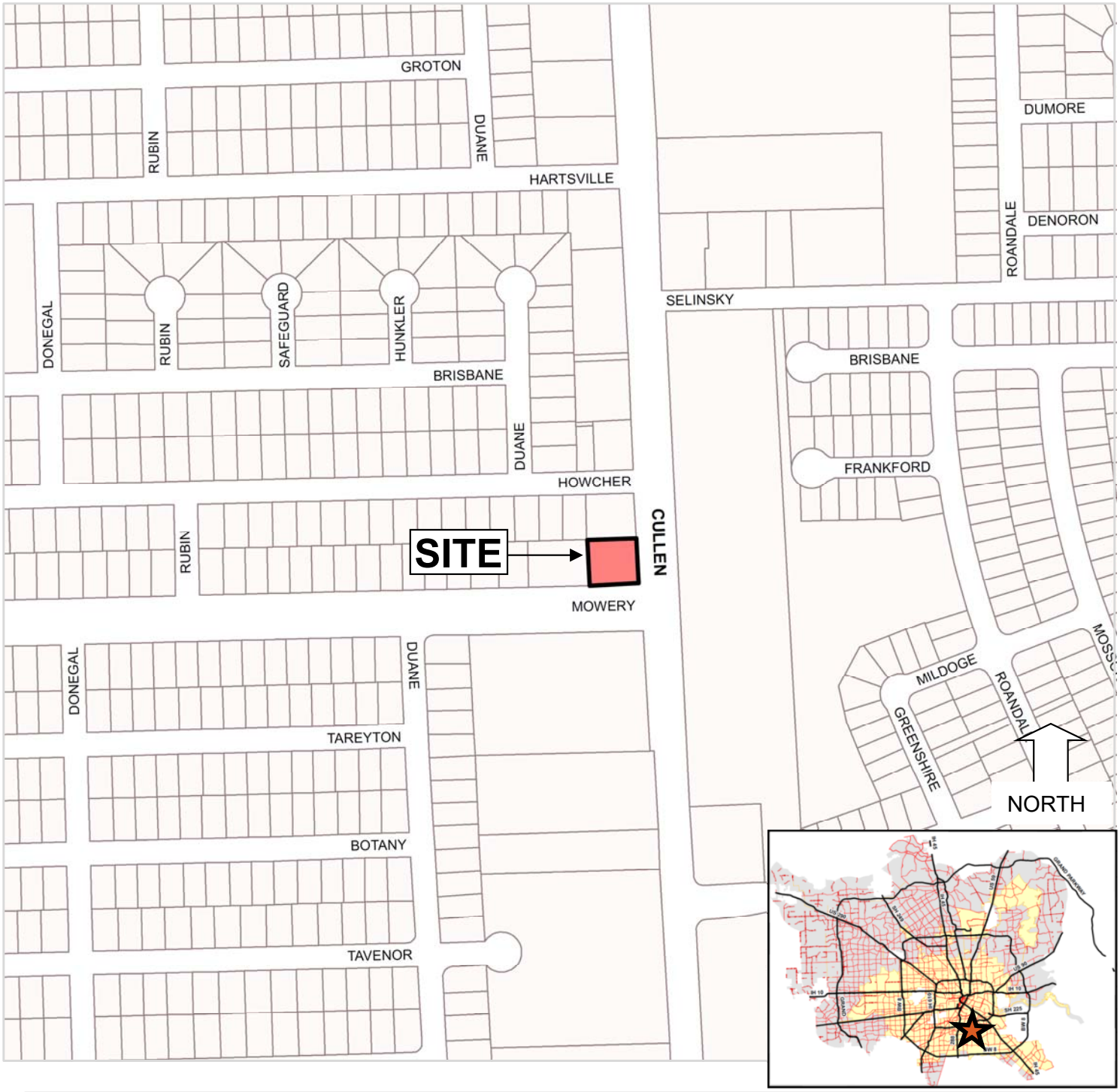
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Shoby Jehan Estates

Applicant: One Stop Realty Service



C – Public Hearings

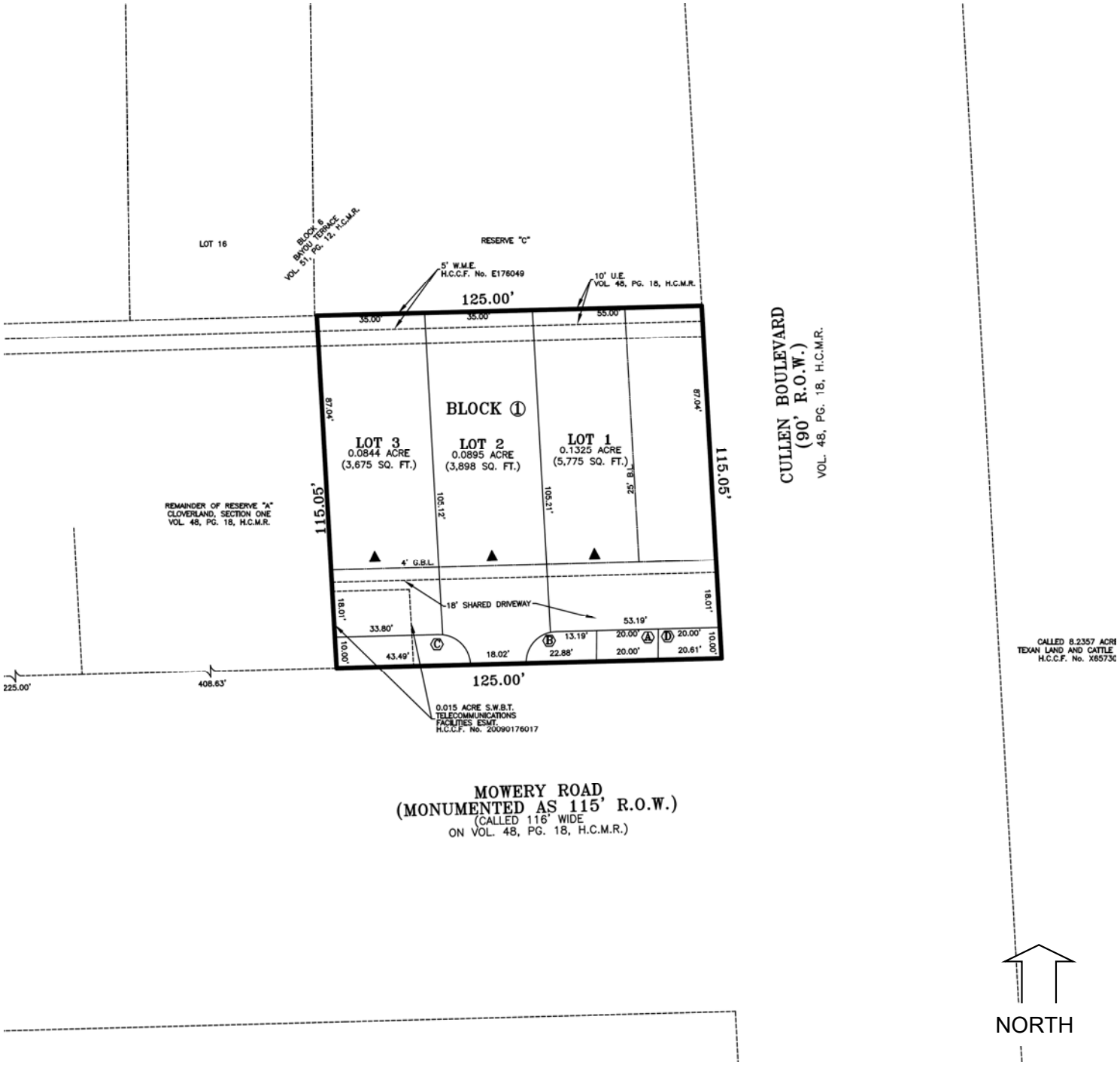
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Shoby Jehan Estates

Applicant: One Stop Realty Service



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Shoby Jehan Estates

Applicant: One Stop Realty Service



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 24th, 2024

Dear Property Owner:

Reference Number: 2024-1771; Shoby Jehan Estates, a partial replatting of Cloverland Sec 1, East 125' of reserve A Block 1, as recorded in Volume 48, Page 18 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 11320 Cullen BLVD. West of Cullen Blvd north of Mowery and east of Scott Street. The purpose of the replat is to create 3 lots and 4 reserves along an 18' shared driveway. The applicant, **Shoaib Hussain**, with **One Stop Realty Service**, on behalf of the developer, can be contacted at **713-459-6655** 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**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 14, 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 submit comments or sign up as speakers in the following ways:

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

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

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

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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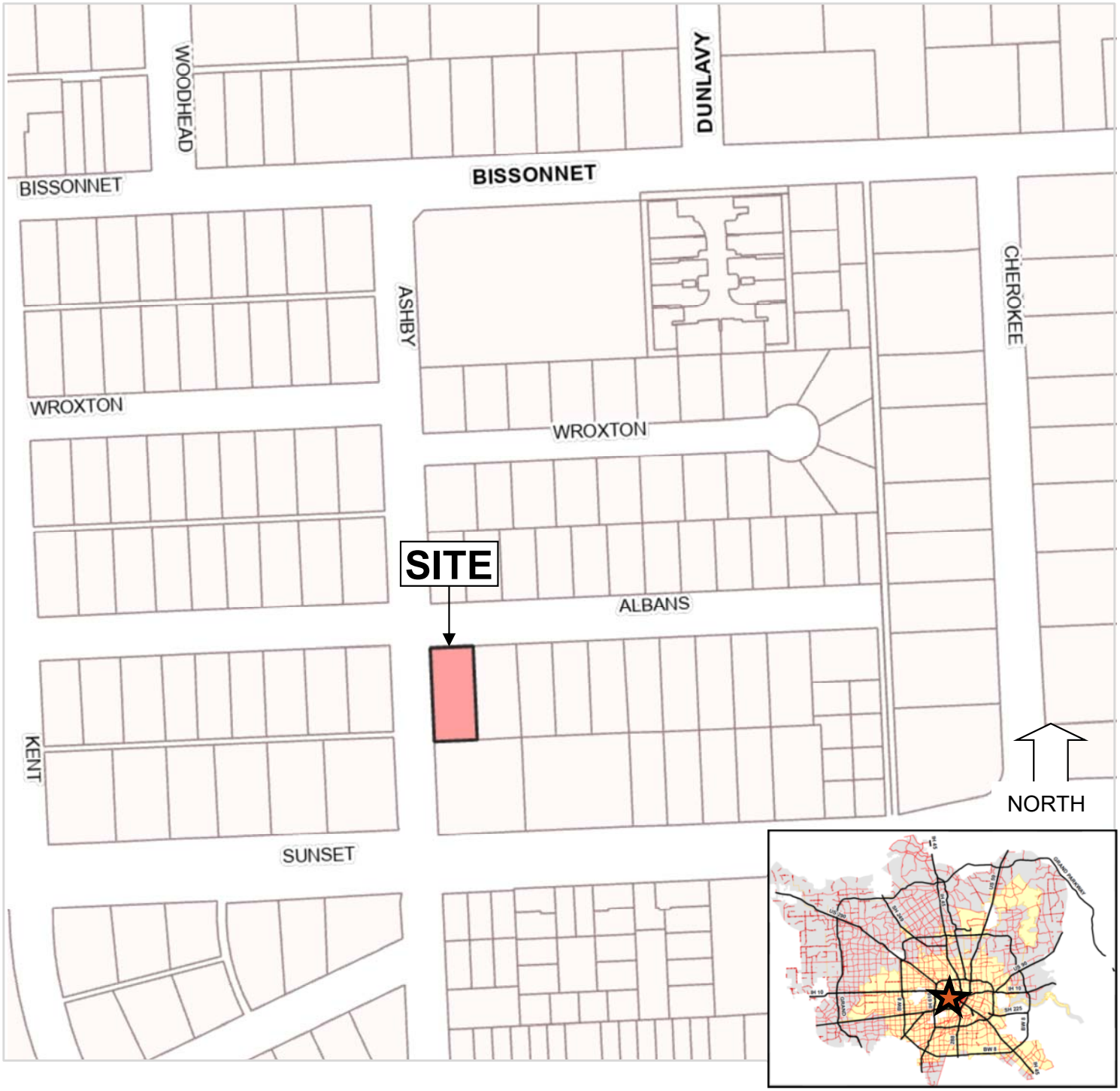
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF2)

Applicant: Patrick Planning Services, LLC



C – Public Hearings

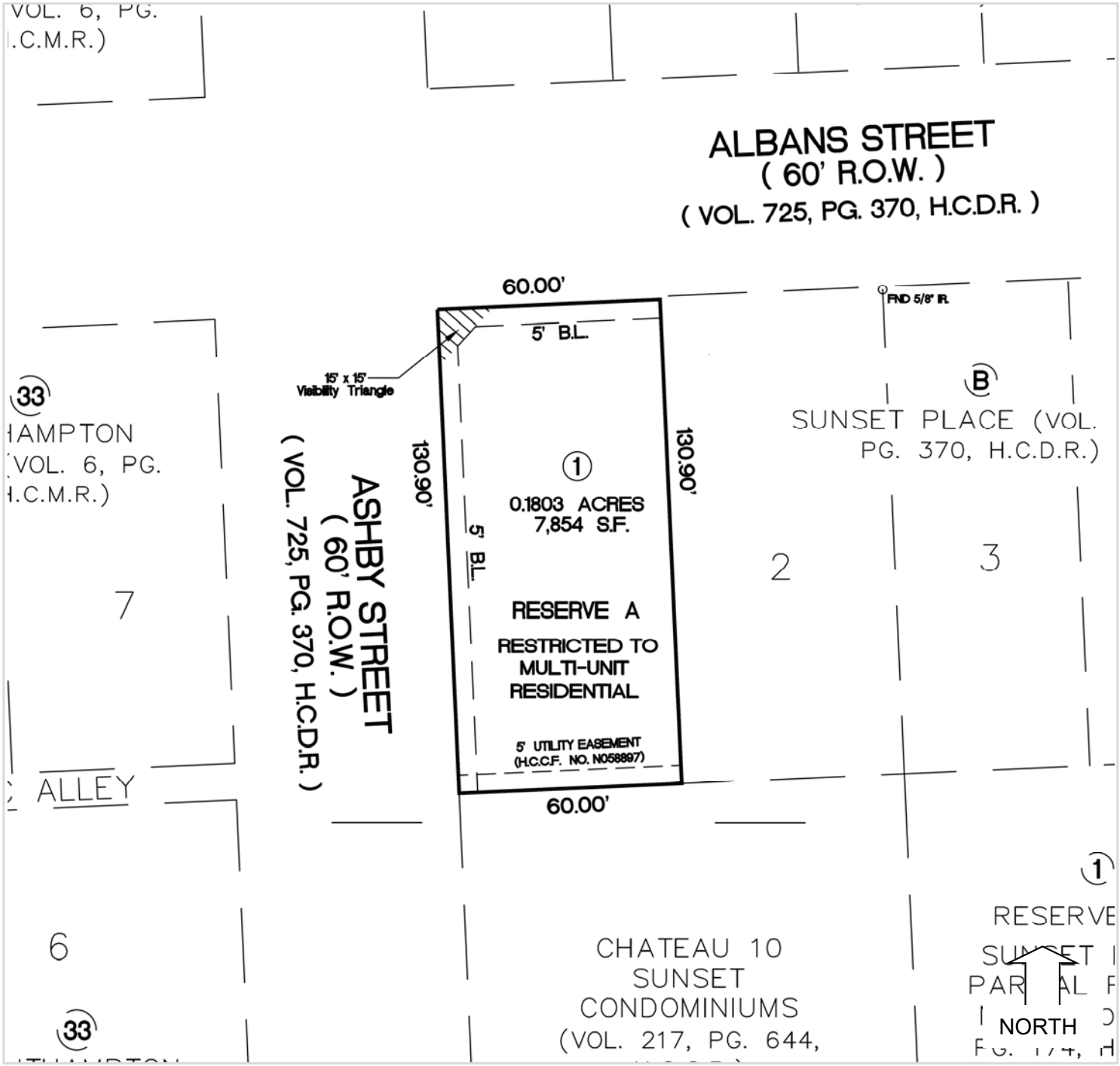
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF2)

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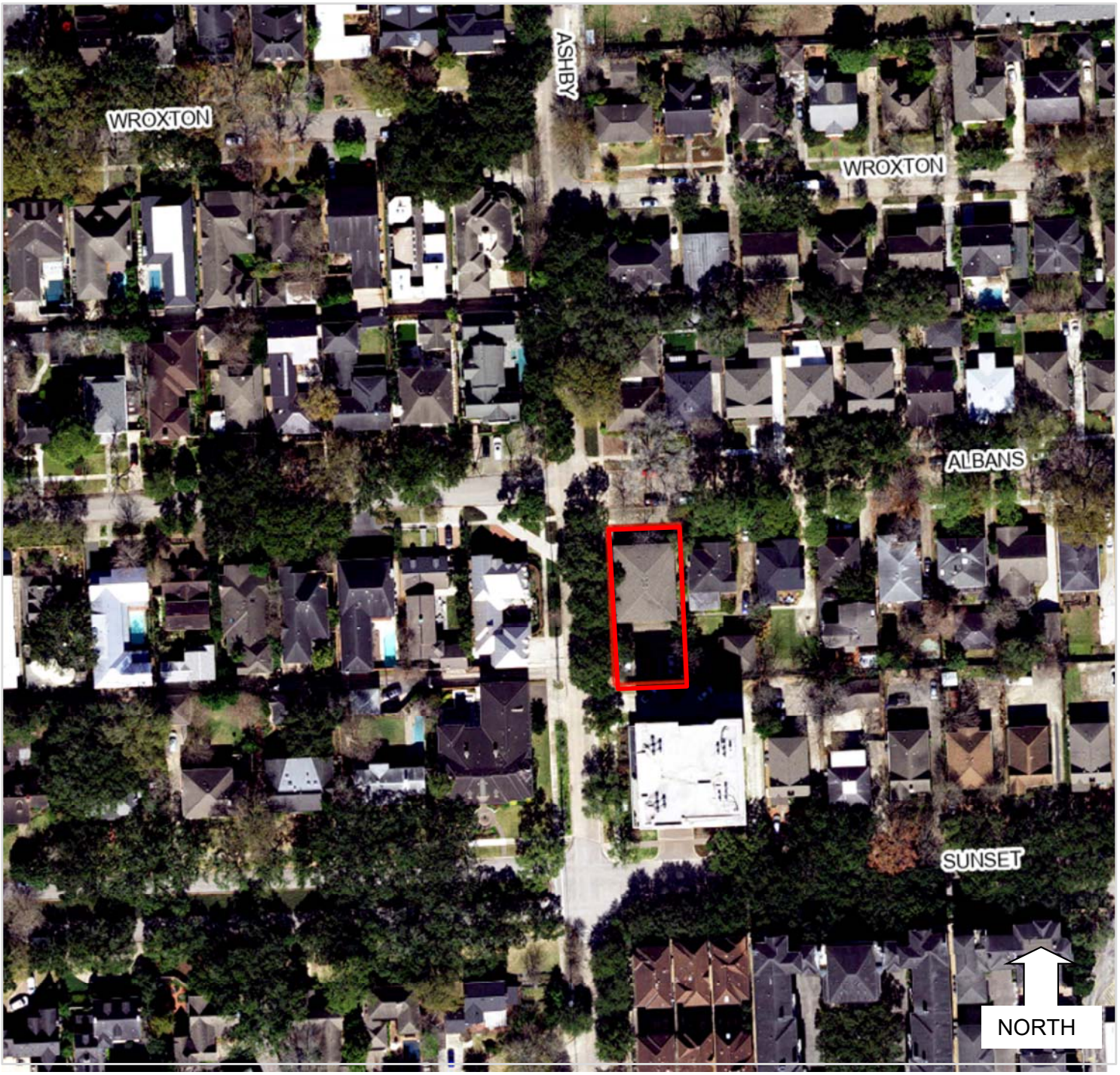
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/14/2024**

Subdivision Name: Sunset Place partial replat no 2 (DEF2)

Applicant: Patrick Planning Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 27, 2024

Dear Property Owner:

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

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

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

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

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

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

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

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

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

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Terminology

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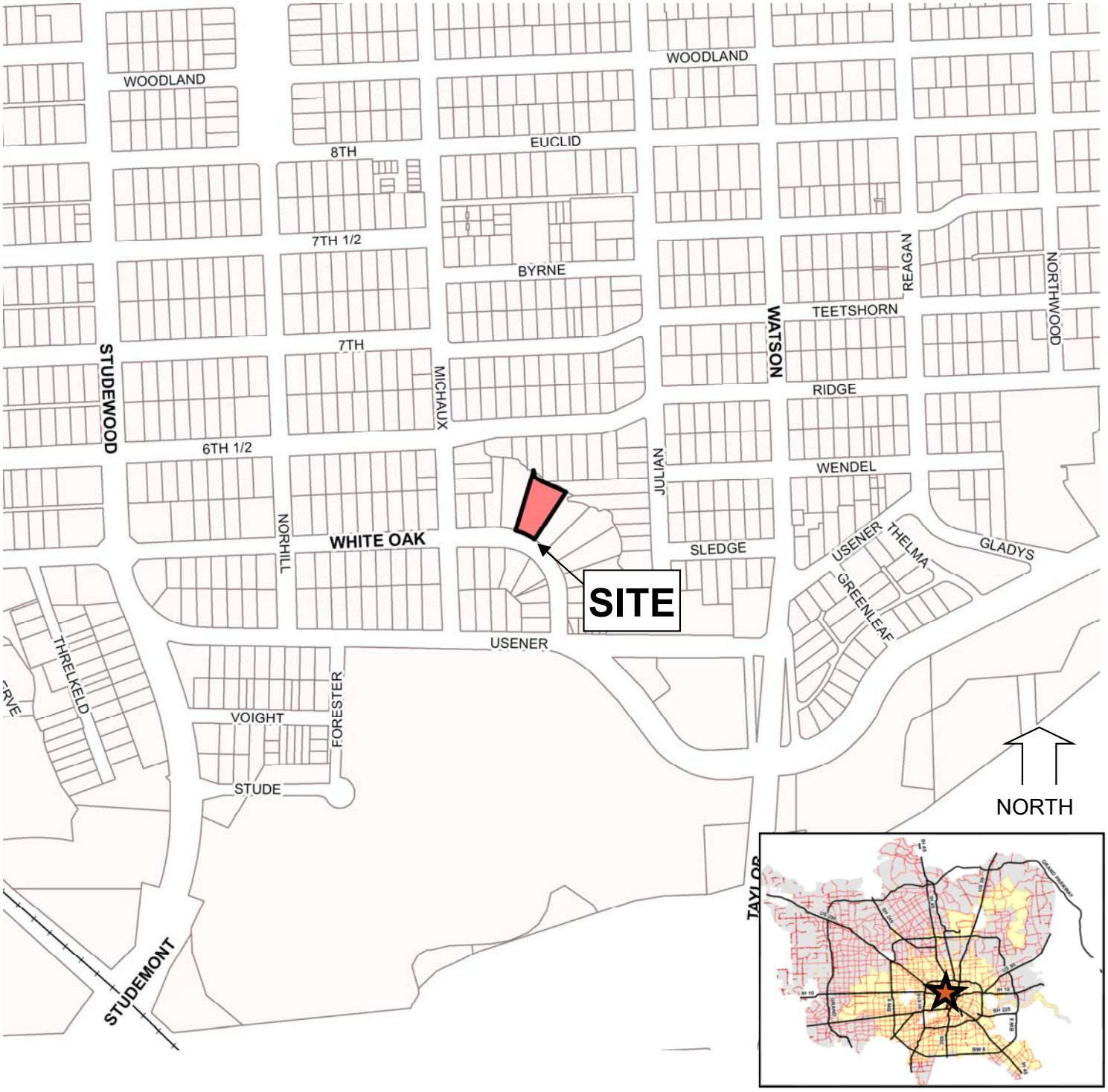
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:11/14/2024**

Subdivision Name: White Oak Terrace

Applicant: New Era Development & Land Services



C – Public Hearings

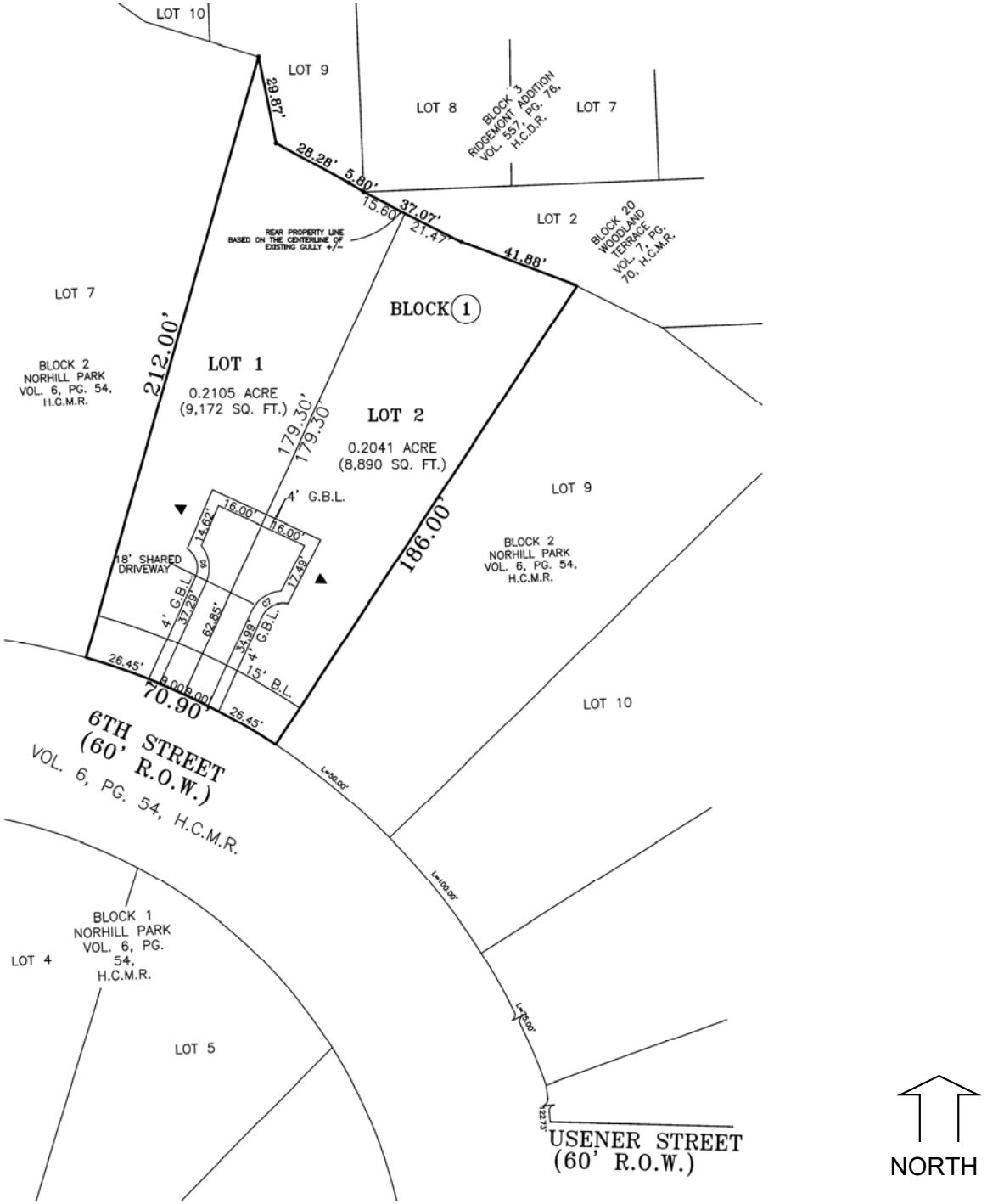
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:11/14/2024**

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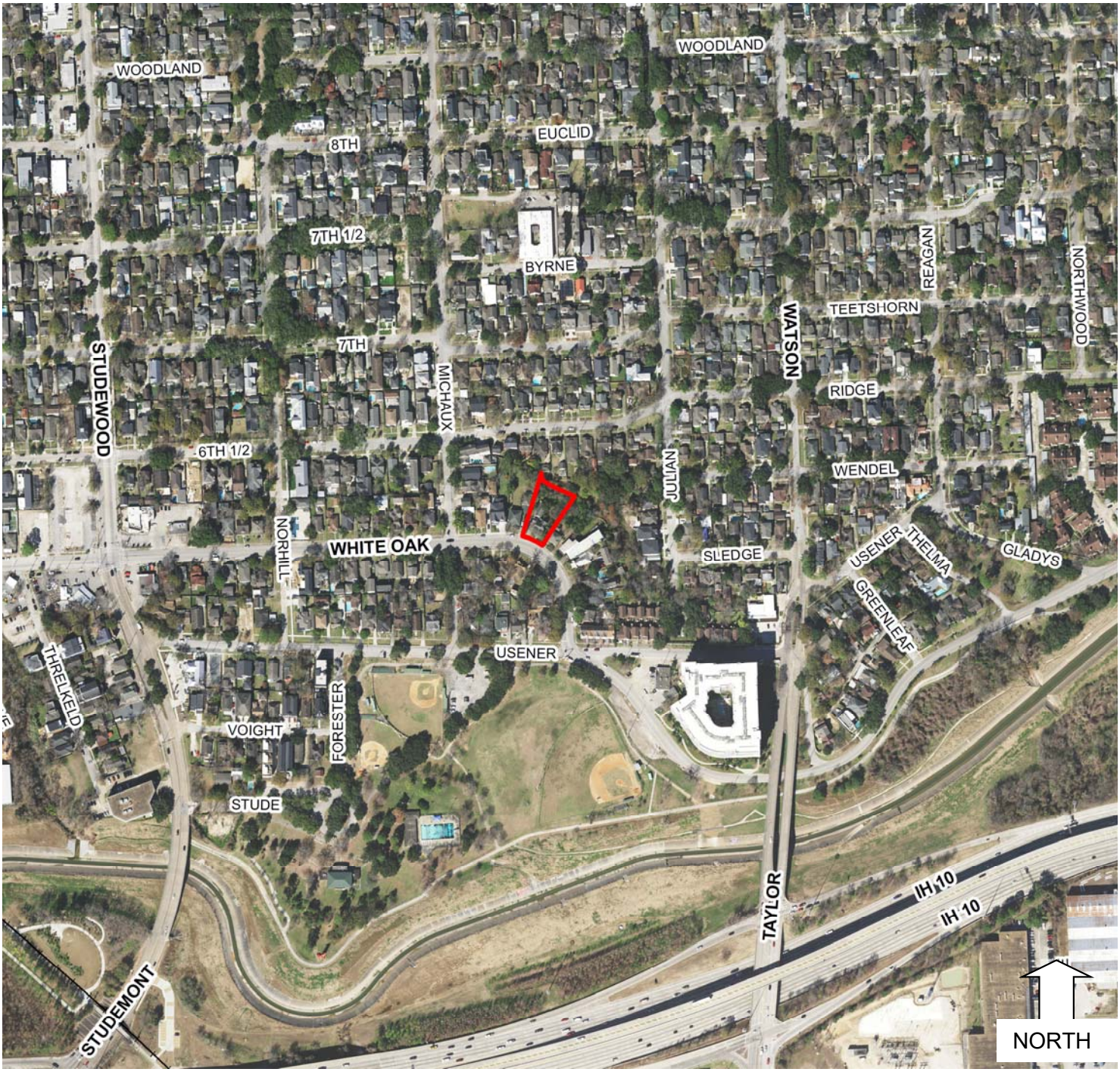
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:11/14/2024**

Subdivision Name: White Oak Terrace

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 25, 2024

Dear Property Owner:

Reference Number: 2024-1877, "**White Oak Terrace**", a partial replat of "**Norhill Park**", being Lot 8, Block 2, as recorded in Volume 6, Page 54 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property(s) located at 2434 White Oak Drive, north along White Oak Drive and east of Michaux Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Nahom Tesfa, with New Era Development & Land Services**, can be contacted at **713-470-9280** 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.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 14th, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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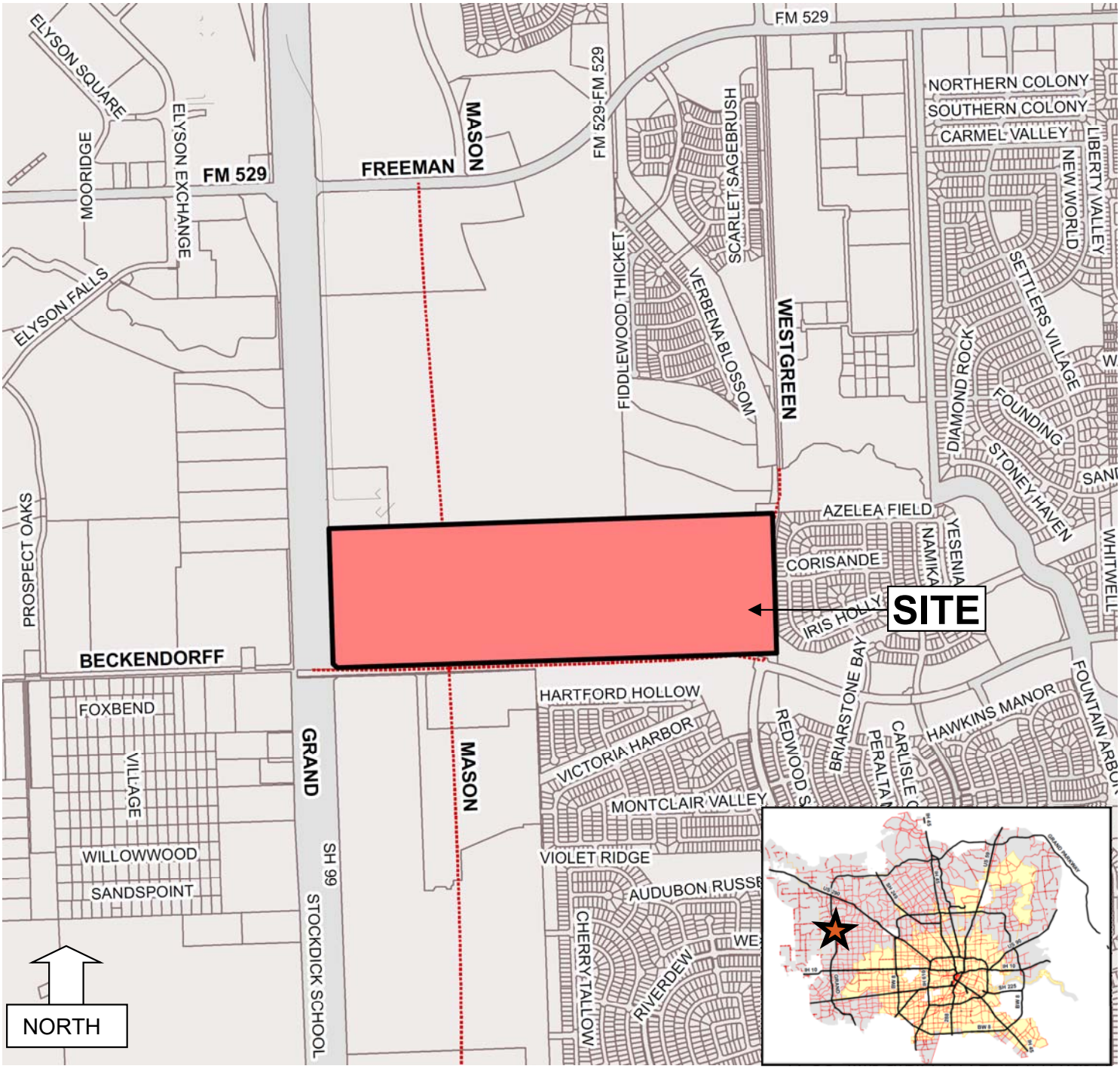
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bustamante Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

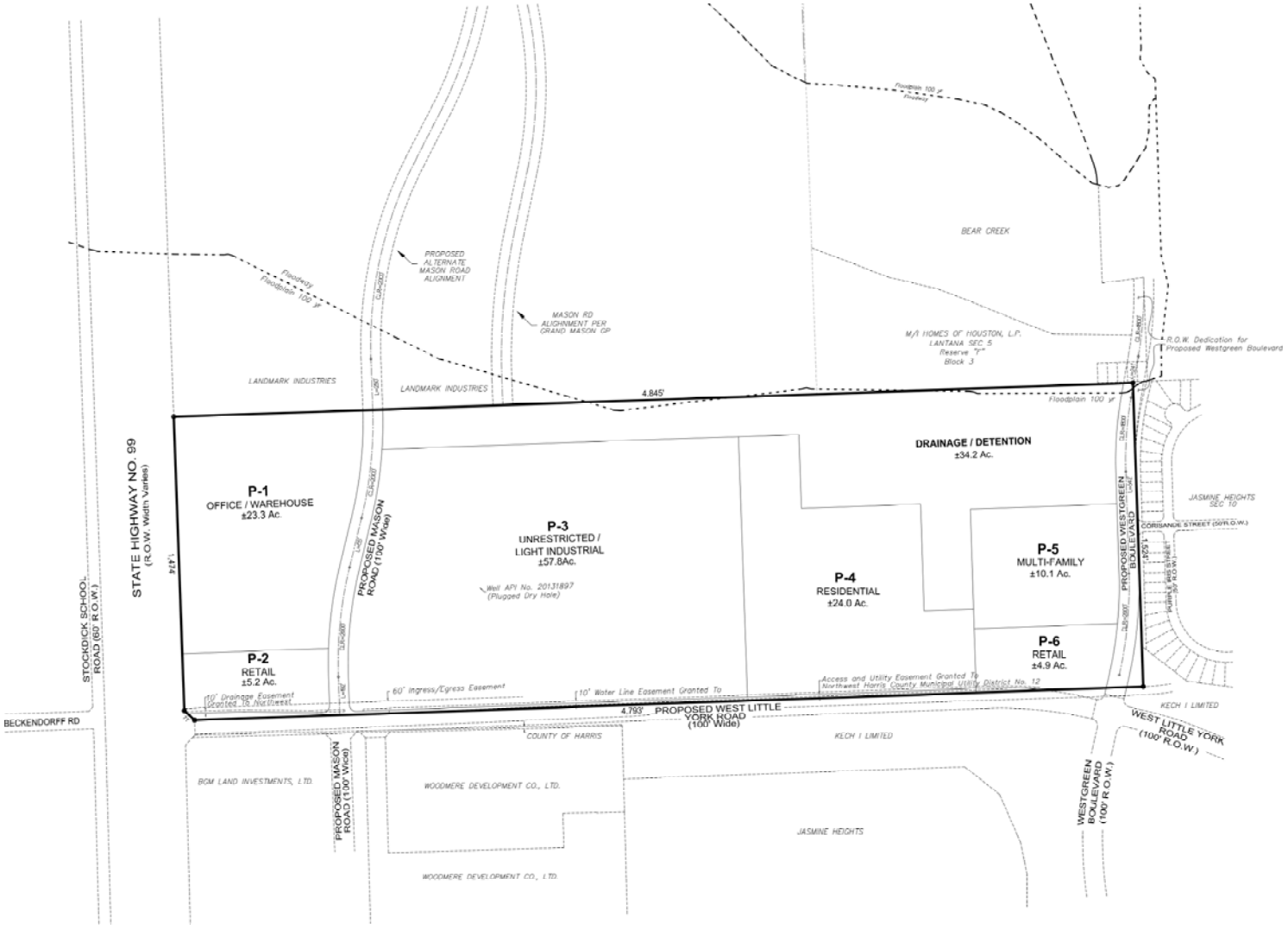
Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bustamante Tract GP

Applicant: Meta Planning + Design LLC



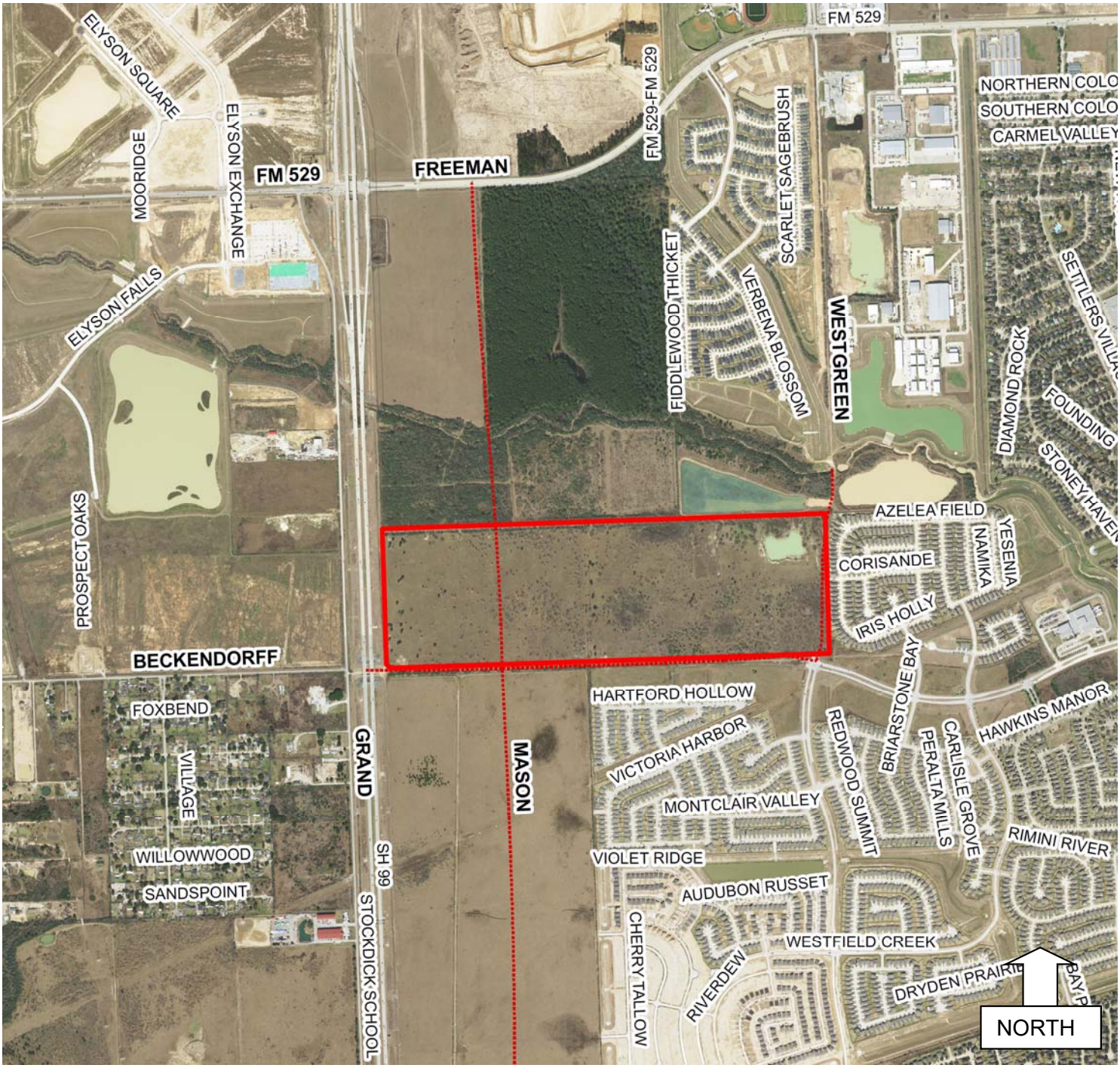
D – Variances Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Bustamante Tract GP

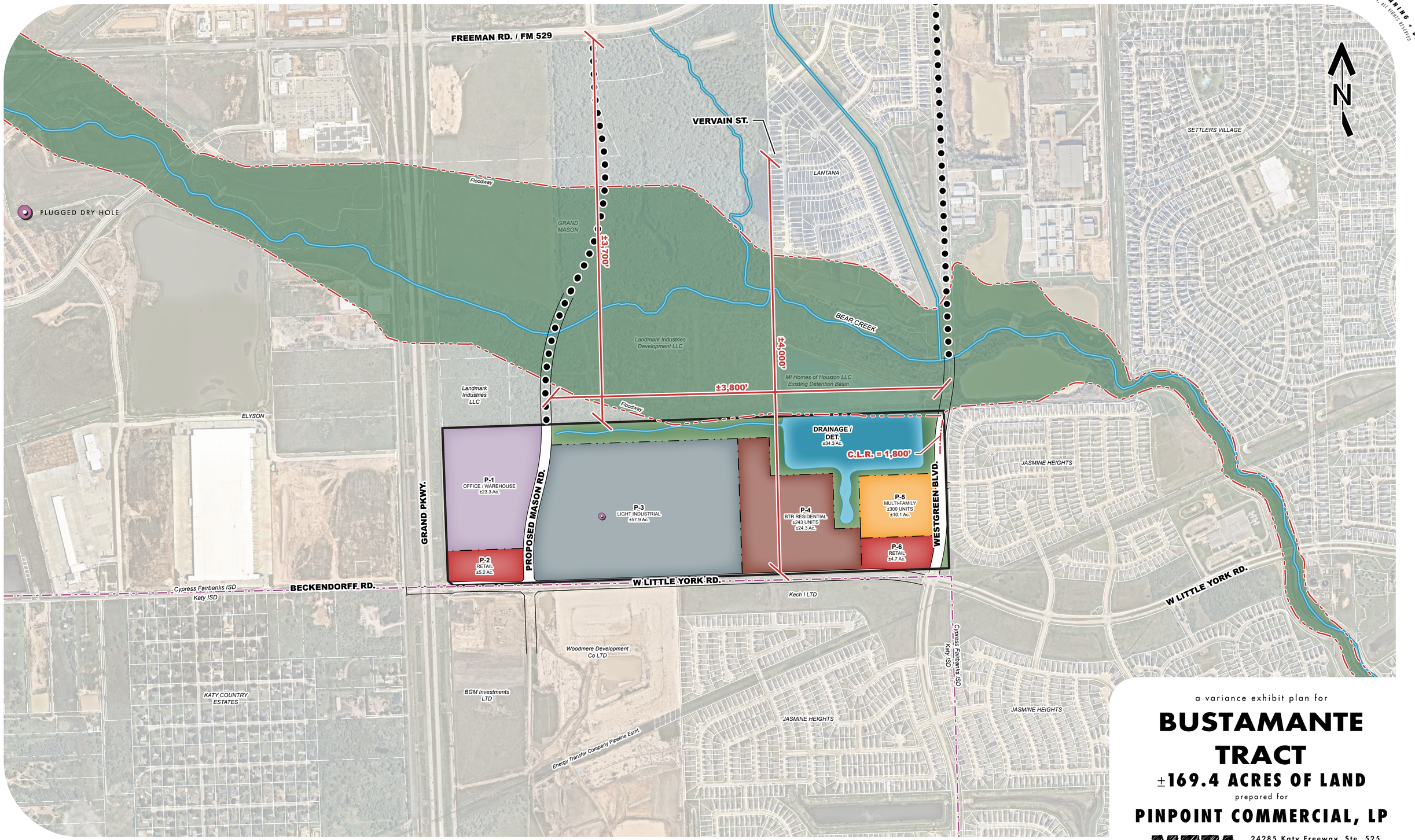
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
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a variance exhibit plan for

BUSTAMANTE TRACT

±169.4 ACRES OF LAND

prepared for

PINPOINT COMMERCIAL, LP

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

HOU-I-213
OCTOBER 16, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-2230
Plat Name: Bustamante Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 11/04/2024

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

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

To allow a reduced centerline radius of 1,800 feet along a proposed major thoroughfare, West Green Boulevard.

Chapter 42 Section: 132

Chapter 42 Reference:

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet...

Statement of Facts

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

The Bustamante Tract is a proposed ±169-acre development located within the City of Houston's ETJ, Harris County. The development is bounded by Grand Parkway (TX-99), to the west, east of Fry Road, north of West Little York Road and South of FM 529 and Bear Creek. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential development. Per Chapter 42-132, curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet,. Wwhich on this tract would not allow for adequate connection from the existing portions of West green Rd to West Little York Road to the south nor to FM 529 to the north. This is due to the preconstructed alignment of West green Boulevard to the north and south. To the south, the intersection of Westgreen Blvd and West Little York Rd has already been platted and constructed. The alignment of Westgreen Blvd from this intersection is predetermined by the plat of Jasmine Heights Sec 10 to the east, which dedicated a portion of ROW towards the thoroughfare at its northwest corner. To the north, the alignment of Westgreen Blvd is mostly split between a commercial development and a residential community called Lantana. A few small pieces of the future roadway cross tracts owned by other parties, including a sand pit, some pre-existing drainage channels, and the crossing of Bear Creek. The Lantana development has platted portions of Westgreen Blvd, including part of a reverse curve that was approved for an 1800' centerline radius that would extend into the subject site with a matching 1800' radius. The subject request is to complete the reverse curve with the matching 1800' centerline radius. Due to these conditions, it is proposed that the centerline radius along Westgreen Boulevard be reduced to 1,800' once at the north-east portion of the subject development. This reduction in centerline radii along Westgreen Boulevard is minor- it is only a 10% deviation from the required centerline radius of 2,000'. Additionally, it is proposed that the tangent separating the two curves be increased to ±240' to offset the centerline radius deviation. While the reduced centerline radii along Westgreen Boulevard will not negatively affect the safety of travelers along the road, increasing the tangent between the curves will ensure that drivers have adequate time to prepare for the curves.

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

The proposed reduction in centerline radii along West green Boulevard will achieve a result contemplated by the standards in article III or Chapter 42, as the proposed reduction is a minor

deviation from the required 2,000’ centerline radius. The roadway geometry along West green Boulevard will not negatively impact the safety of drivers.

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

As the proposed deviation is only a 10% reduction, it is not disproportionate to the requirement of the standard.

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

The intent and general purpose of this chapter will be preserved, as the reduction in centerline radii along Westgreen is a minor deviation from the requirement. This minor deviation is required to ensure that Westgreen within the Bustamante Tract aligns with the existing portions of right-of-way to the north and south.

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

As the proposed deviation is only a 10% reduction, the centerline radii along Westgreen Boulevard will still be safe for those travelling along the road. Additionally, the proposed alignment includes longer tangents between the two curves. This will ensure that drivers are able to prepare for the next curve with ample time.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2230
Plat Name: Bustamante Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 11/04/2024

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 the maximum intersection spacing along Mason Road by not providing an east-west street connection between Mason Road and Westgeen Blvd, for ± 3,800'.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersection of Major Throughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet

Statement of Facts

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

The Bustamante Tract is a proposed ±169-acre development located within the City of Houston's ETJ, Harris County. The development is bounded by the Grand Parkway (TX-99), to the west, and is located north of West Little York Road and South of FM 529 and Bear Creek. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential developments. Per Chapter 42, a local through-street or stub street is required every 2,600 feet, which would necessitate at least 1 east- west through-street within the subject tract. The distance between existing major thoroughfare FM 529 and proposed major thoroughfare West Little York Road (at the southern boundary of the subject site) is approximately ±5,225'. Bear Creek runs roughly through the middle of this span, flowing from the northwest to the southeast, with a floodway of roughly ±2,300' at its widest, and over 900' wide at its narrowest point northeast of the subject site. Measuring east-to-west connectivity inclusive of Bear Creek is misleading, as east-west streets through the creek are impossible. North of Bear Creek, the Lantana development provided a stub street (Vervain Street) to the west, approximately ±1,800' south of FM 529, which could be extended by the Grand Mason development north of the creek. South of Bear Creek, the subject site is about ±1,475' to 1,525' deep, which would require one east-to-west through-street before the creek. However, Tthe subject development proposes not to provide any internal local east to west streets. The developer of the subject tract intends to provide a primarily industrial development with massive structures on single-owner sites. The northern boundary of the subject tract will include the drainage and detention facilities which outfall to Bear Creek. For the remainder of the site, the developer contemplates a few small retail corners, a multi-family site, and a gated residential site with a high-density private-street configuration (such as townhomes or duplexes). All of these sites would be accessed via private streets and private driveways, and all but the corner retail sites would have restricted access. A public through-street at the north boundary of the tract or through the middle of the site would reduce the developability of these large tracts without providing a substantial improvement to circulation. The large individual users each depend on controlled, internalized access to function and would be incompatible with one another in a shared public street setting. With thoroughfares to the east, south, and west, the subject tract will have ample overall access for each internal user, and there are no adjacent users who would depend on cross-access for circulation options. The adjacent residential communities all have sufficient access out to the same thoroughfares and would not find a back road behind an industrial warehouse to be an appealing alternate route. The total distance from major thoroughfare West Little York to the

existing stub street Vervain Street is about 4,000', inclusive of Bear Creek's entire floodway. However, the developable area south of Bear Creek is only around ±1,500', not including the detention for the site, which reduces the developable area to about ±1,300' at the deepest point by the main industrial site. A through-street in this space would provide only minimal circulation benefits while limiting the development of the proposed uses.

(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 location of Bear Creek and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant. Bear Creek and the associated floodway are a natural element that was not created by the property owner.

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

he intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for an additional through street. The addition of a through street would not provide any significant benefits to circulation but would significantly reduce the developability of the proposed end users.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing floodway to the northern boundary of the General Plan is the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2230
Plat Name: Bustamante Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 11/04/2024

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 the maximum intersection spacing along the northern project boundary by not providing a stub street between proposed Mason Road and proposed Westgreen Road, for ± 3,800'.

Chapter 42 Section: 130

Chapter 42 Reference:

Sec. 42-130. Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (3)The crossing of an existing railroad track (other than an industrial lead) or an existing major creek or bayou in a drainage easement having a width of 300 feet or more by any street other than a major thoroughfare; (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile.

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 Bustamante Tract is a proposed ±169-acre development located within the City of Houston's ETJ, Harris County. The development is bounded by Grand Parkway (TX-99), to the east, west of Fry Road, north of West Little York Road and South of FM 529 and Bear Creek. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential developments. Per Chapter 42, a north-south roadway is required along the northern boundary of the tract, which lies just south of Bear Creek, a major creek with an extensive floodway that ranges from ±900' to ±2,200' wide in the immediate vicinity of the subject tract. Through the development process, Bear Creek will be overlaid by drainage easements to protect its features and convey responsibility for maintenance. Given the existing width of the floodway, such an easement would reasonably be at least 200'-300' wide, if not more. Per Chapter 42-130(4), a creek or drainage channel in an easement of 220' or greater is not required crossings except every ½ mile. In the subject tract, this would require one north-south crossing of the creek. A stub street at the approximate center of the southern boundary would satisfy this requirement. Per Chapter 42-130(3), if the easement around Bear Creek is 300' or greater, only a major thoroughfare would be required to cross the creek. In the subject tract, this would mean no stub streets are required to the northern tract boundary except for the extensions of major thoroughfares Mason Road and Westgreen Blvd. The exact width of the future easement to be established for Bear Creek is not known. However, it is apparent that the Bear Creek floodplain overlaps most of the subject site and the floodway is immediately adjacent on the north side. Adding a stub street for a future connection to an abutting floodway will not guarantee that any street connection will be made. More likely, a stub street from the subject site would remain a dead-end street, unless action is taken by the adjacent owner to the north to extend the stub street across the floodway. Additionally, making another connection to F.M. 529 will not have an impact on the traffic circulation as there is already a proposed network of major north-south roadways to the east and west. The internal circulation of this development would not greatly benefit from a north-south connection to F.M. 529 as there will be adequate points of ingress and egress through the subject development. The future extension of a potential stub street

along the northern boundary of the development is unlikely due to the extensive floodway that is seen along Bear Creek. An unoccupied stub street will likely become prone to activities such as illegal dumping which is injurious to the public safety and well-being of the community.

(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 location of Bear Creek and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant. Bear Creek and the associated floodway are a natural element that was not created by the property owner.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately in the subdivision without the need for a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect.

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

The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

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

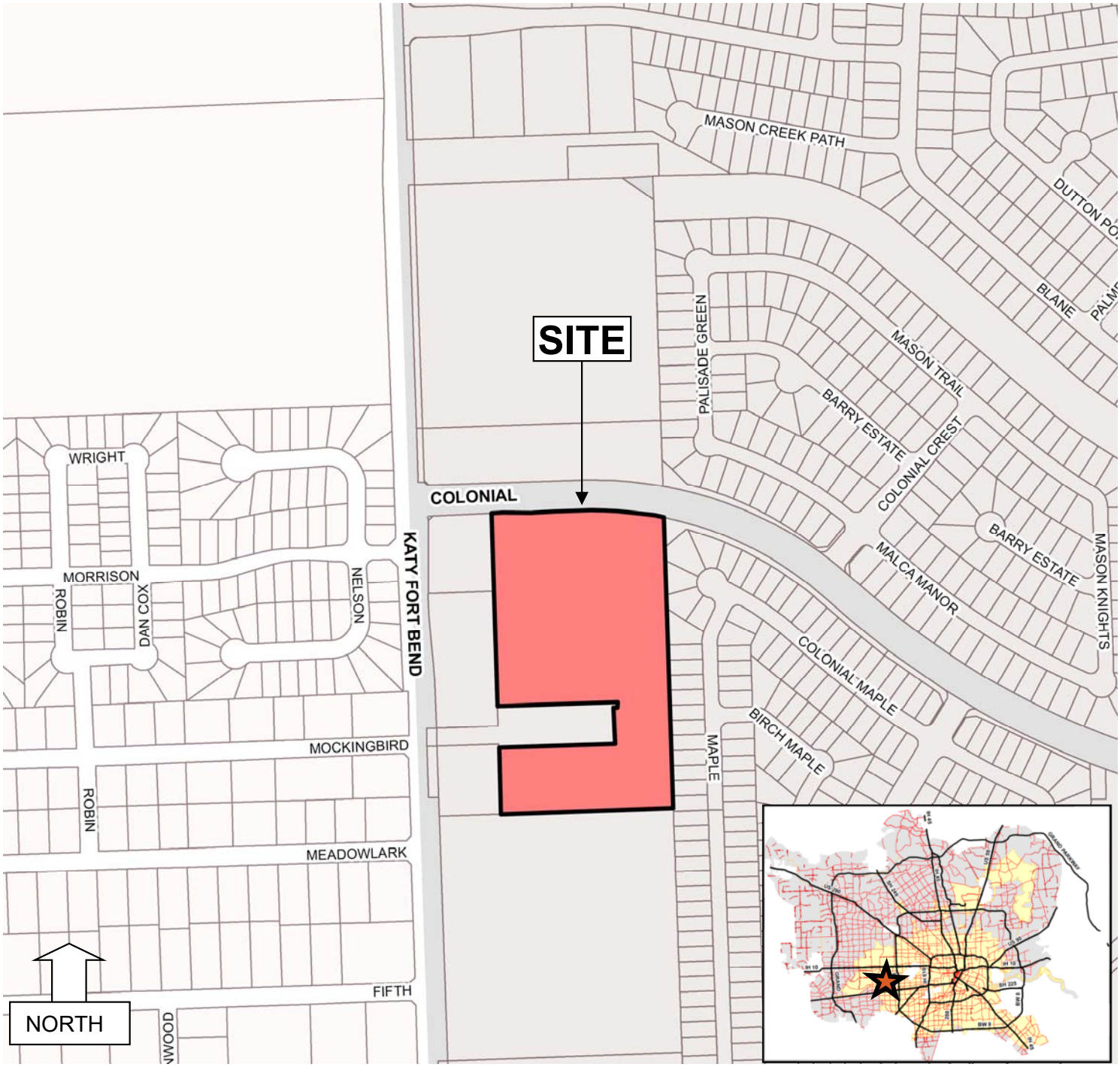
The existing floodway to the northern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Colonial Parkway Plaza

Applicant: EHRA



D – Variances

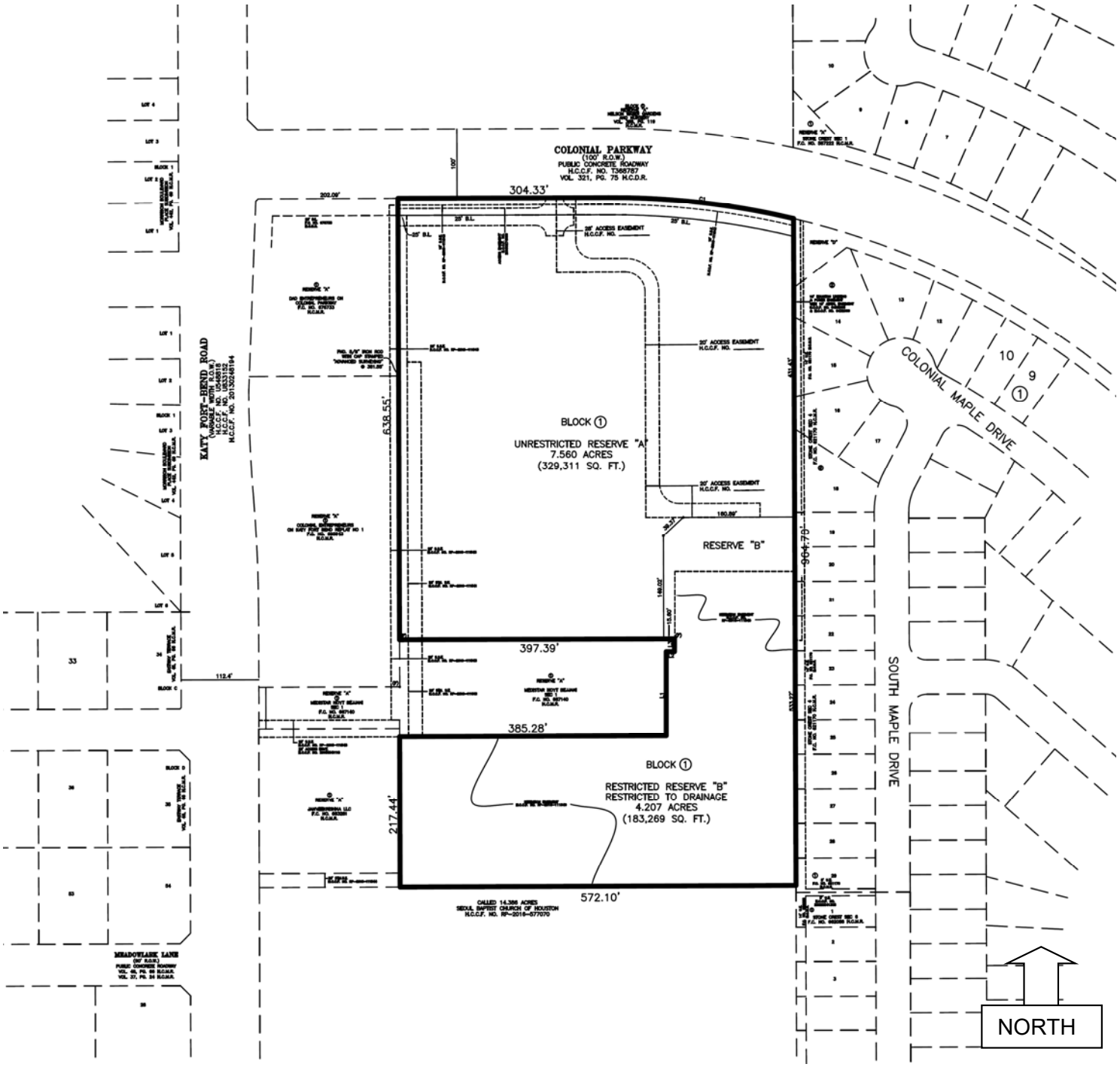
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Colonial Parkway Plaza

Applicant: EHRA



D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Colonial Parkway Plaza

Applicant: EHRA



D – Variances

Aerial


COLONIAL PARKWAY PLAZA PLAT
NELSON WATER GARDENS AND NURSERY
COLONIAL PKWY.
DAD ENTREPENEURS ON COLONIAL PKWY
MORRISON BLVD.
PROPOSED 20' ACCESS EASEMENT
PROPOSED RESERVE A UNRESTRCITED
PROJECT SITE
COLONIAL ENTREPENEURS ON KATY FT BEND RP 1
KATY-FT BEND RD.
STONE CREST SEC 4
MEDISTAR HOYT BENJANI SEC 1
MOCKINGBIRD LANE
PROPOSED RESERVE B DETENTION
JANVEEKRISHNA LLC
SEOUL BAPTIST CHURCH OF HOUSTON (ACREAGE)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2190
Plat Name: Colonial Parkway Plaza
Applicant: EHRA
Date Submitted: 11/03/2024

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:

Specific Variance Being Sought: To allow restricted reserve for detention to take access from a 20' access easement in lieu of frontage on a public street or adjacency to recorded detention reserve.

Chapter 42 Section: 190

Chapter 42 Reference:

Section 42-190."Tracts for non-single-family use—Reserves" Paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Restricted reserve—Drainage or detention

Statement of Facts

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

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

The subject property is a 11.767-acre tract of land located on the south side of Colonial Parkway approximately 200' east of Katy-Fort Bend Road in the City of Houston ETJ, Harris County, Texas. It is bordered on the west by platted subdivisions developed as commercial strip retail, gas station/fast food, and motels; to the east by platted single family residential; and to the south by unplatted vacant property owned by Seoul Baptist Church of Houston. The applicant intends to develop a Build-For-Rent (BFR) community on approximately 7 acres of land fronting Colonial Parkway with a mix of unit types including single family detached, duplexes, and row houses. Detention for the land was accounted for in the design of an existing detention pond owned by Harris County MUD 5 that is located just south of the ~7 acres, however due to increased detention requirements since the pond was approved and constructed, development of the ~7acres will require an expansion of the existing pond, which is currently unplatted. The proposed plat is divided into two reserves: Unrestricted Reserve A (7.560 acres) for the BFR community and Restricted Reserve B (4.207 acres) for detention. Chapter 42 requires that reserves restricted to detention have 20' of frontage on a public or private street or be adjacent to an existing reserve restricted to the same, however there are no plans to extend public or private streets to the detention pond from nearby rights-of-way and there are no existing platted detention reserves adjacent to the site. Strict application of the Code would create an impractical development contrary to sound public policy by either 1)extending 50' public or 28' private streets through the BFR community unnecessarily – the residential units are not being sold as fee simple lots and can be accessed via a 20' fire lane. Or 2) platting a 430-foot long 20-foot wide strip of land solely for access to the pond. In either scenario, land that could be dedicated to housing is lost to wider streets, more pavement, or unused space owned by the MUD that will be difficult to maintain and secure. Instead of strict adherence to Chapter 42, the developer is asking for a variance to provide a 20' access easement from Colonial Parkway to Reserve B along the path of a fire lane serving the BFR community.

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

Detention for the ~7 acres fronting Colonial Parkway was master planned and constructed in 2016 prior to the increased detention requirements adopted by Harris County. The requirement to expand the detention pond and plat the newly created detention reserve is not due to any action of the applicant; increased requirements for detention were adopted due to an increasing awareness of the potential for flooding in the Houston region.

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

The intent and general purpose of Chapter 42 to ensure access to detention reserves will be preserved and maintained as the applicant will be providing an access easement that is 20' wide, which meets the minimum standard for frontage required in Sec 42-190. Chapter 42 would allow for the developer to plat the entire site as one reserve and divide by metes and bounds, however Harris County MUD 5 prefers that the detention pond be located on its own platted reserve that can be conveyed to the MUD.

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

The granting of the variance will not be injurious to the public's health, safety, or welfare as the access easement will be located along a fire lane that is to remain unobstructed and accessible at all times to emergency vehicles. In addition, providing access via an access easement/fire lane is more advantageous than providing legal access via a 430-foot long strip of land which will be difficult to maintain and secure and could become unsightly or a security concern.

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

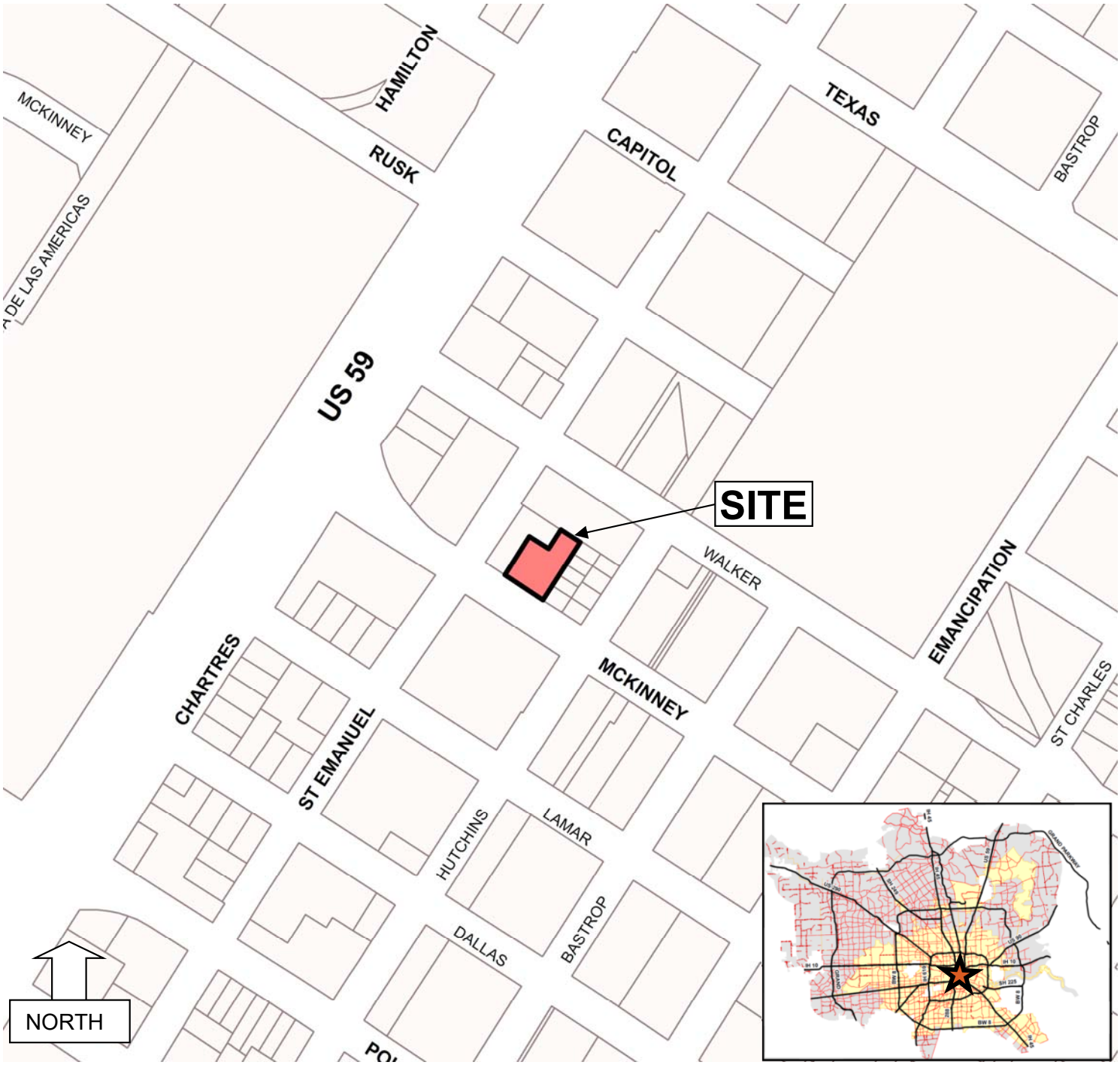
The conditions supporting the variance are not solely economic in nature – providing access along a fire lane as opposed to a public/public street or 20' strip avoids an impractical development that requires unneeded public infrastructure or wasted space that is better utilized for housing.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 1(DEF 1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 1 (DEF 1)

Applicant: EHRA



D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 11/14/2024**

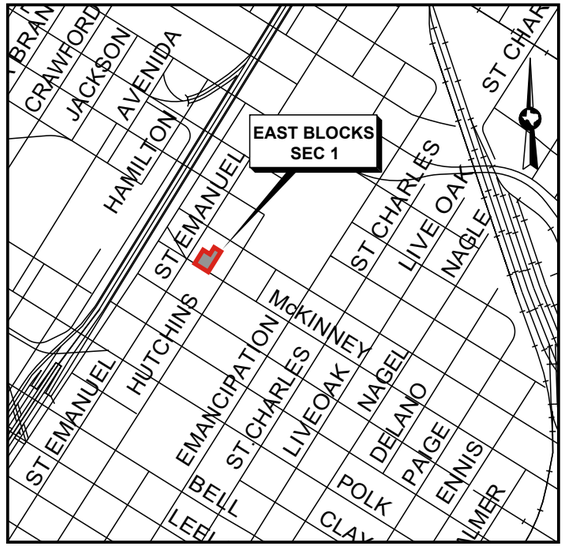
Subdivision Name: East Blocks Sec 1 (DEF 1)

Applicant: EHRA



D – Variances

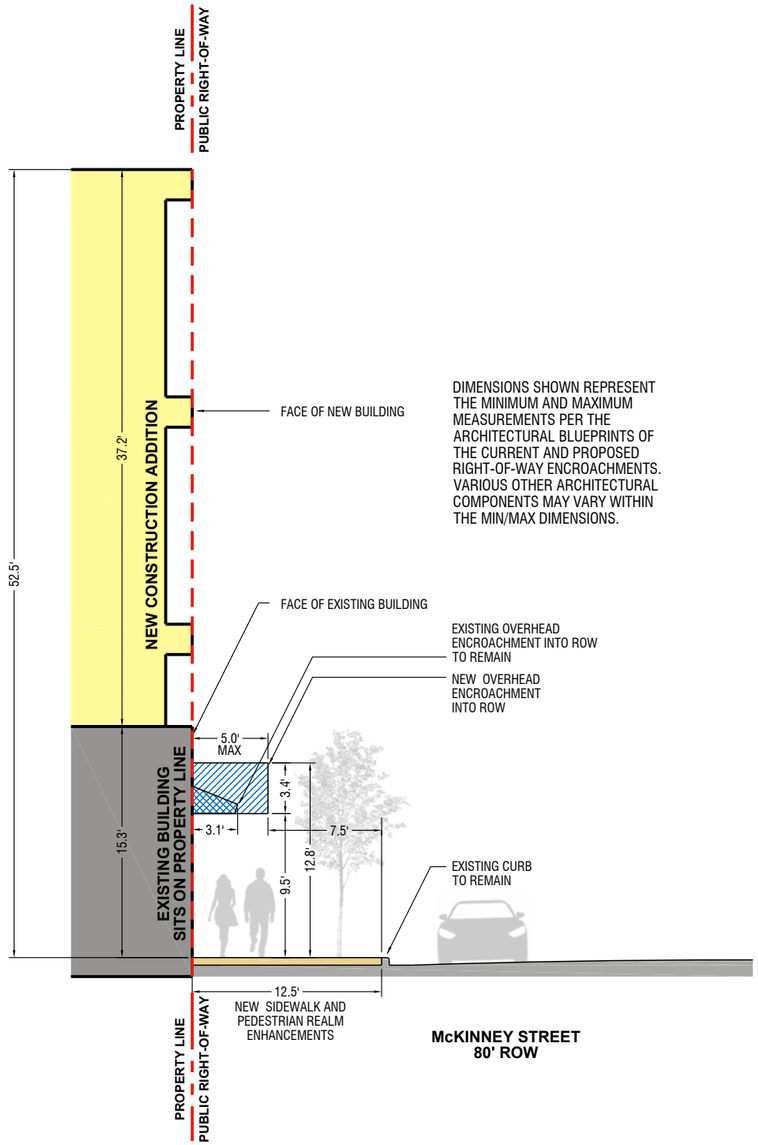
Aerial



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

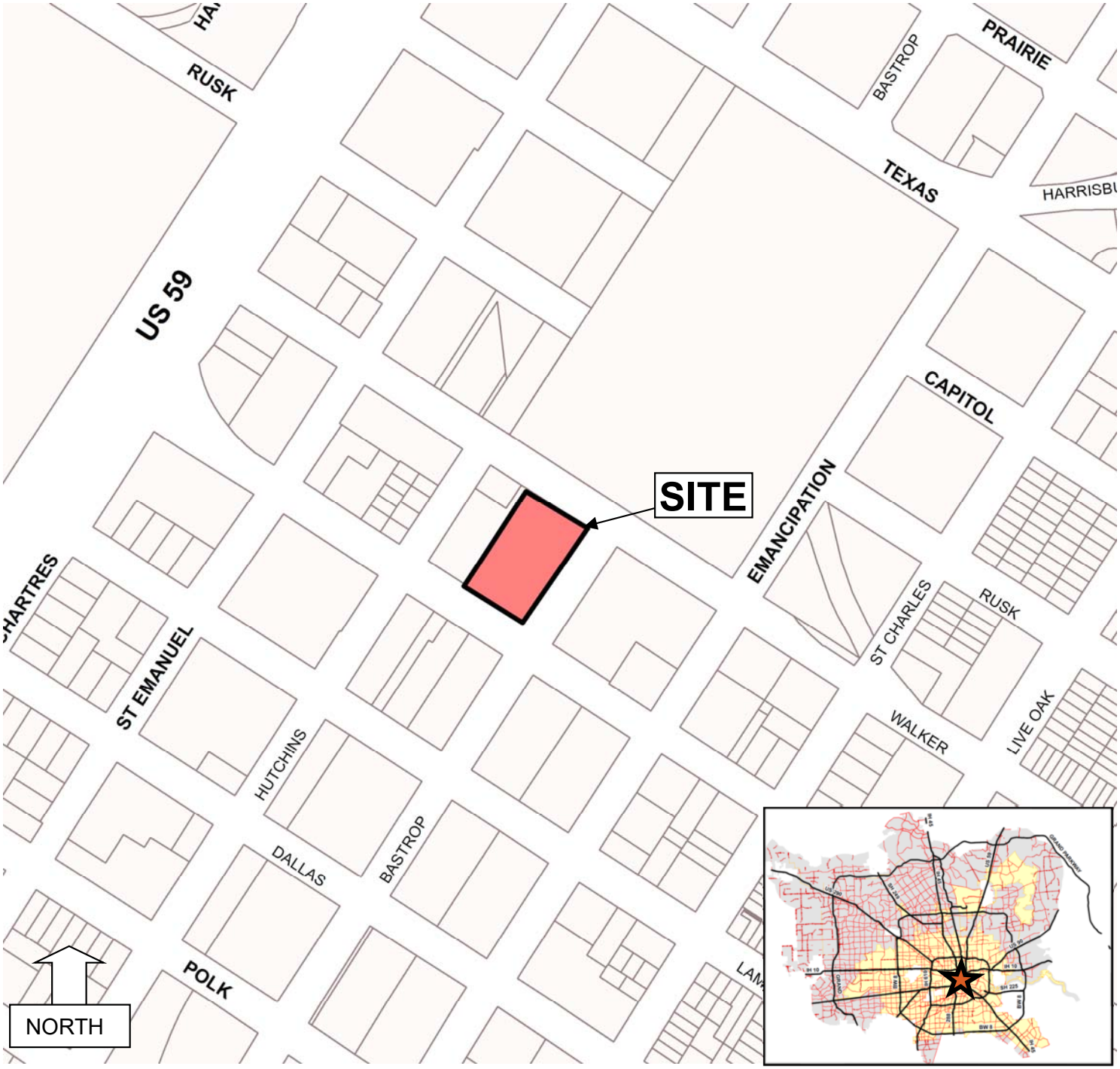
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 2 (DEF 1)

Applicant: EHRA



D – Variances

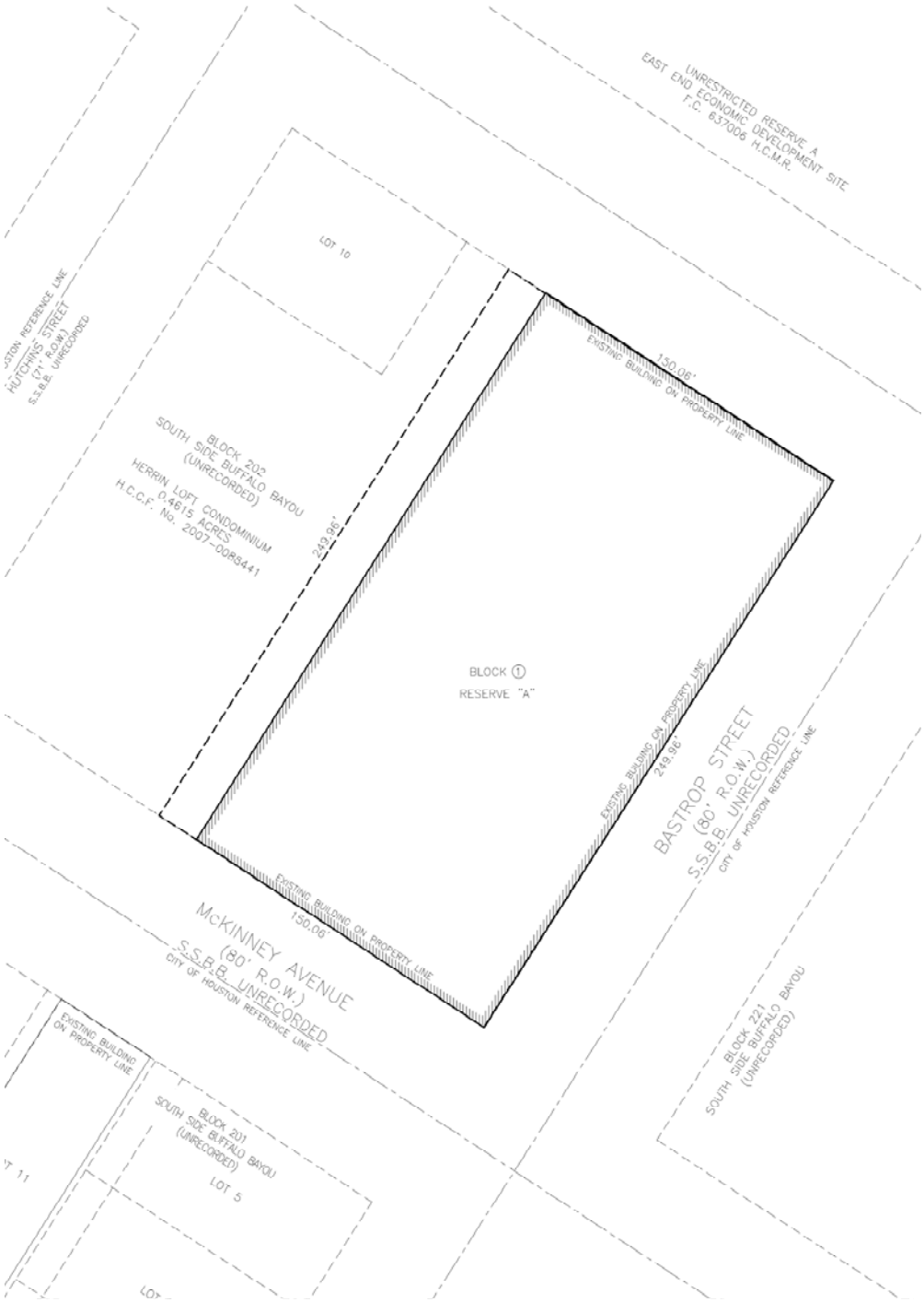
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 2 (DEF 1)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 11/14/2024**

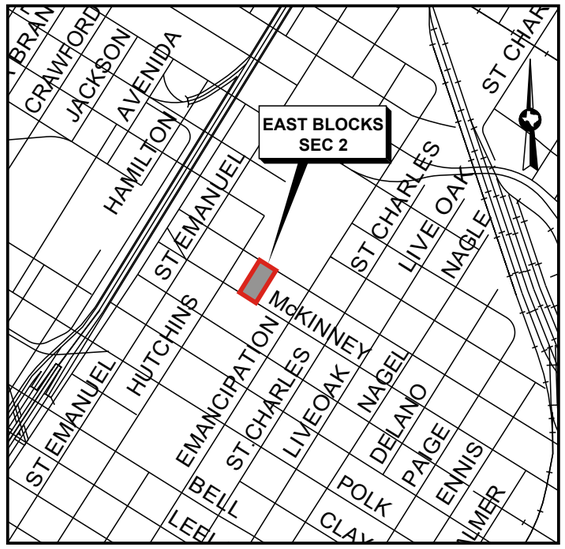
Subdivision Name: East Blocks Sec 2 (DEF 1)

Applicant: EHRA

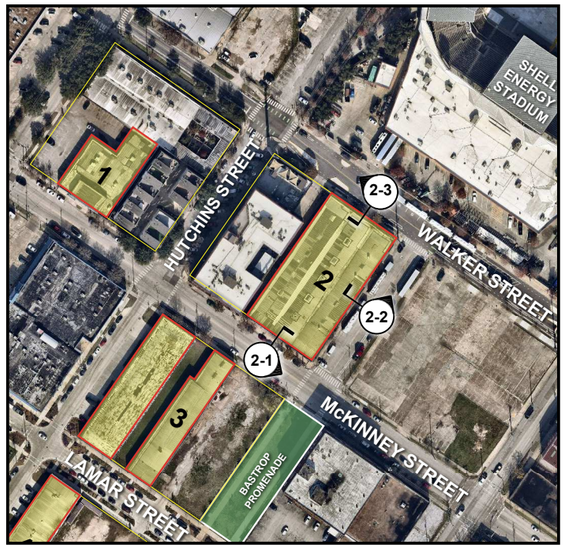


D – Variances

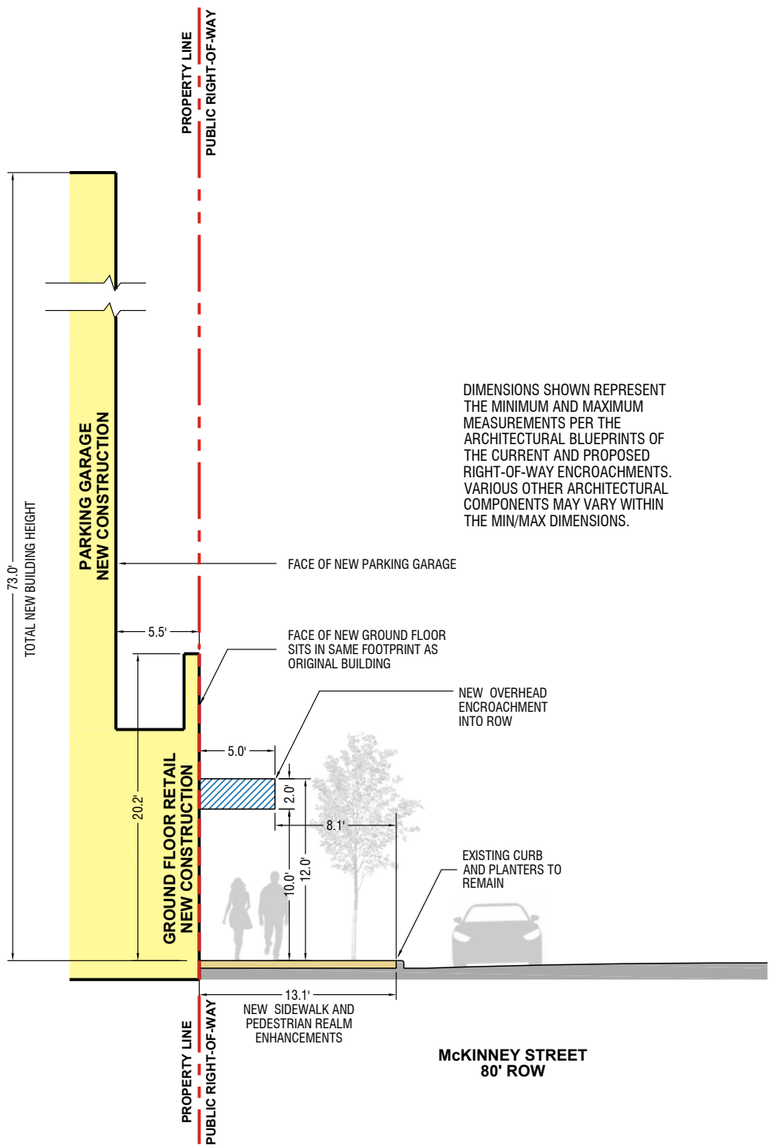
Aerial



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

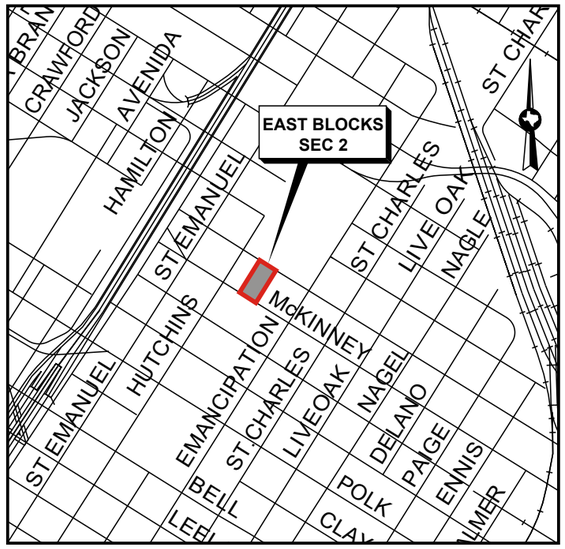
EHRA Job No.
231-507-02

Variances requested:

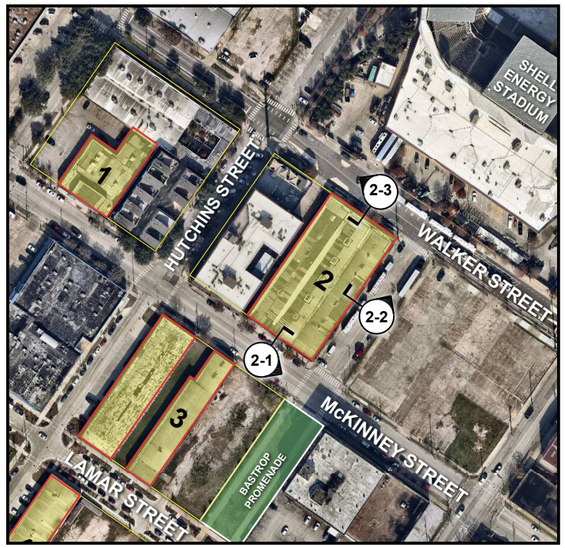
1. 42-150(d) To allow a 0-foot dual building line for new vertical construction.
2. 42-161 To not provide visibility triangles on Bastrop Street at Walker and McKinney Street intersections.

EHRA
ENGINEERING THE FUTURE
SINCE 1936

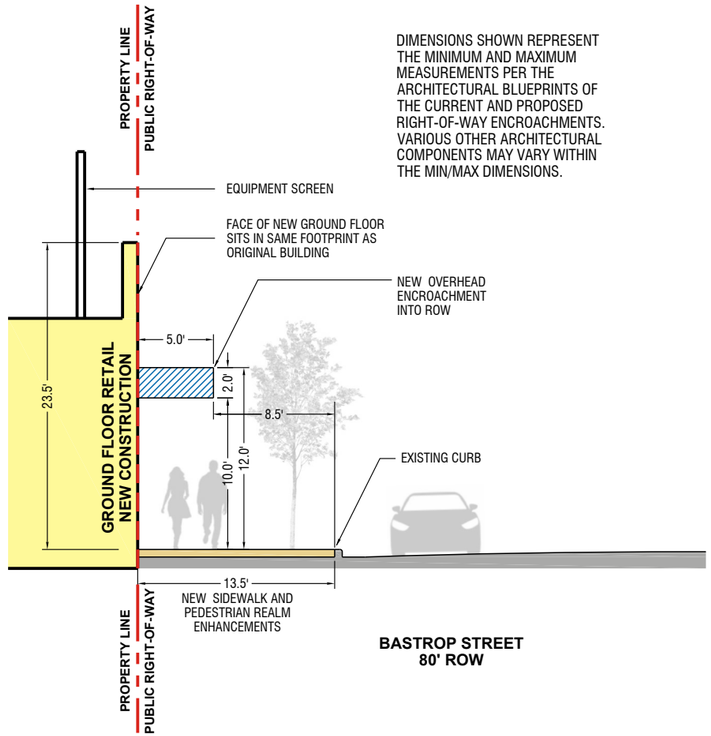
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map

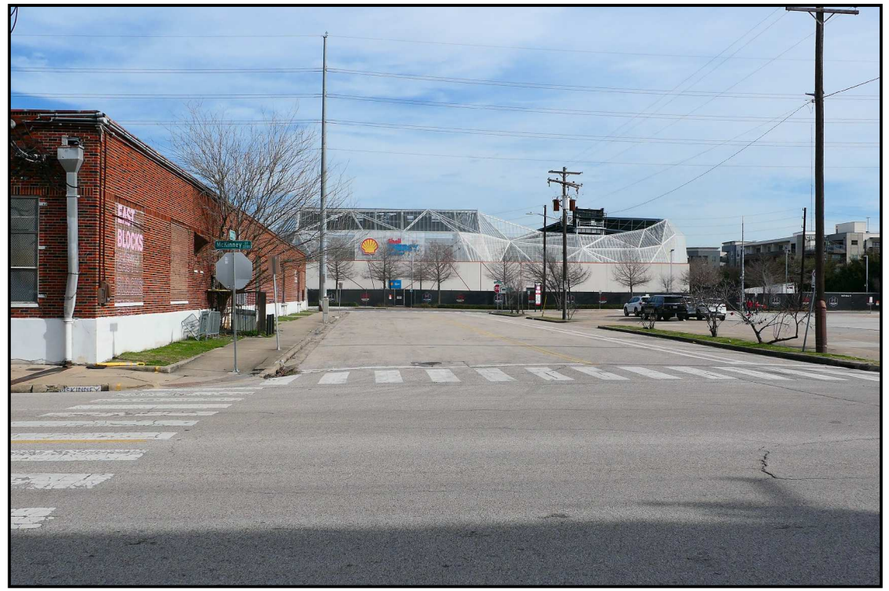


Sections 2-1 thru 2-3 view locations



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

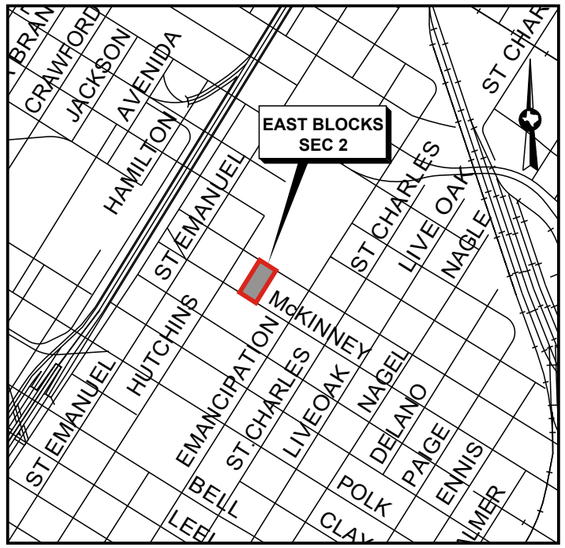
EHRA Job No. 231-507-02

Variances requested:

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

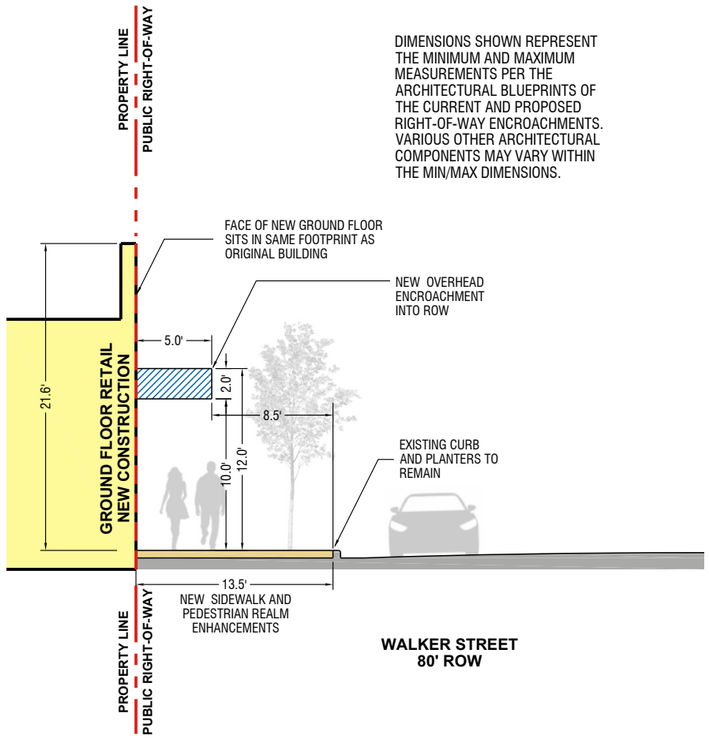
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 2-1 thru 2-3 view locations



Section 2-3: View through Walker 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 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

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
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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: 2024-1995
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

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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

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TERMINOLOGY

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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 3 (DEF 1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 3 (DEF 1)

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 114

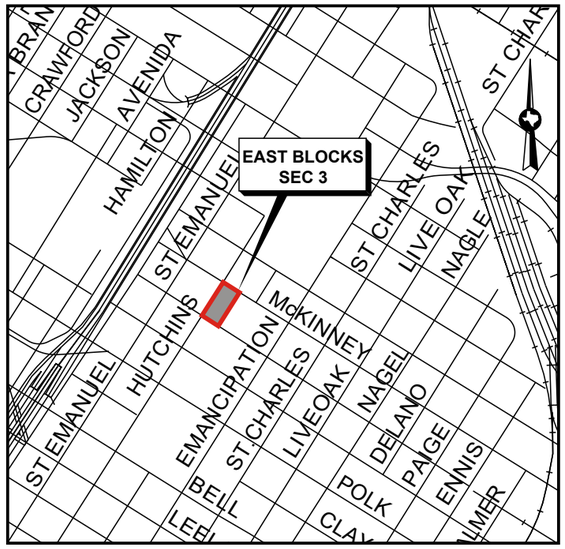
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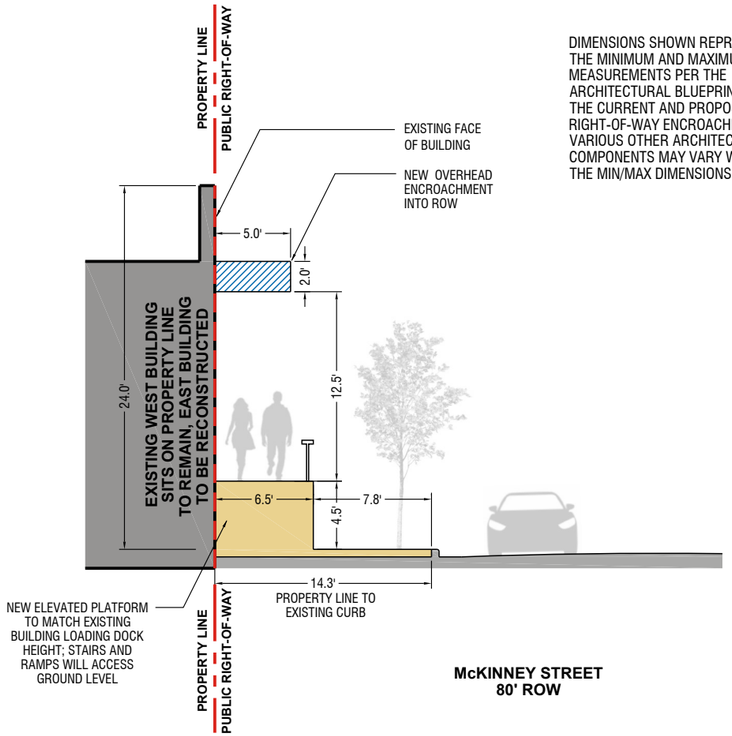
D – Variances Aerial



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

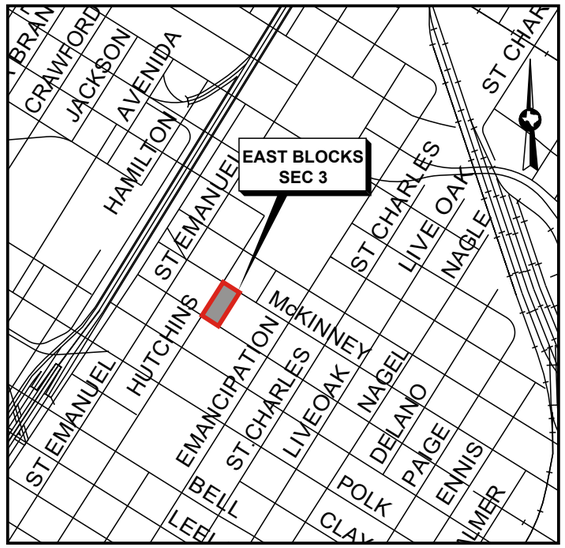
EHRA Job No. 231-507-03

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

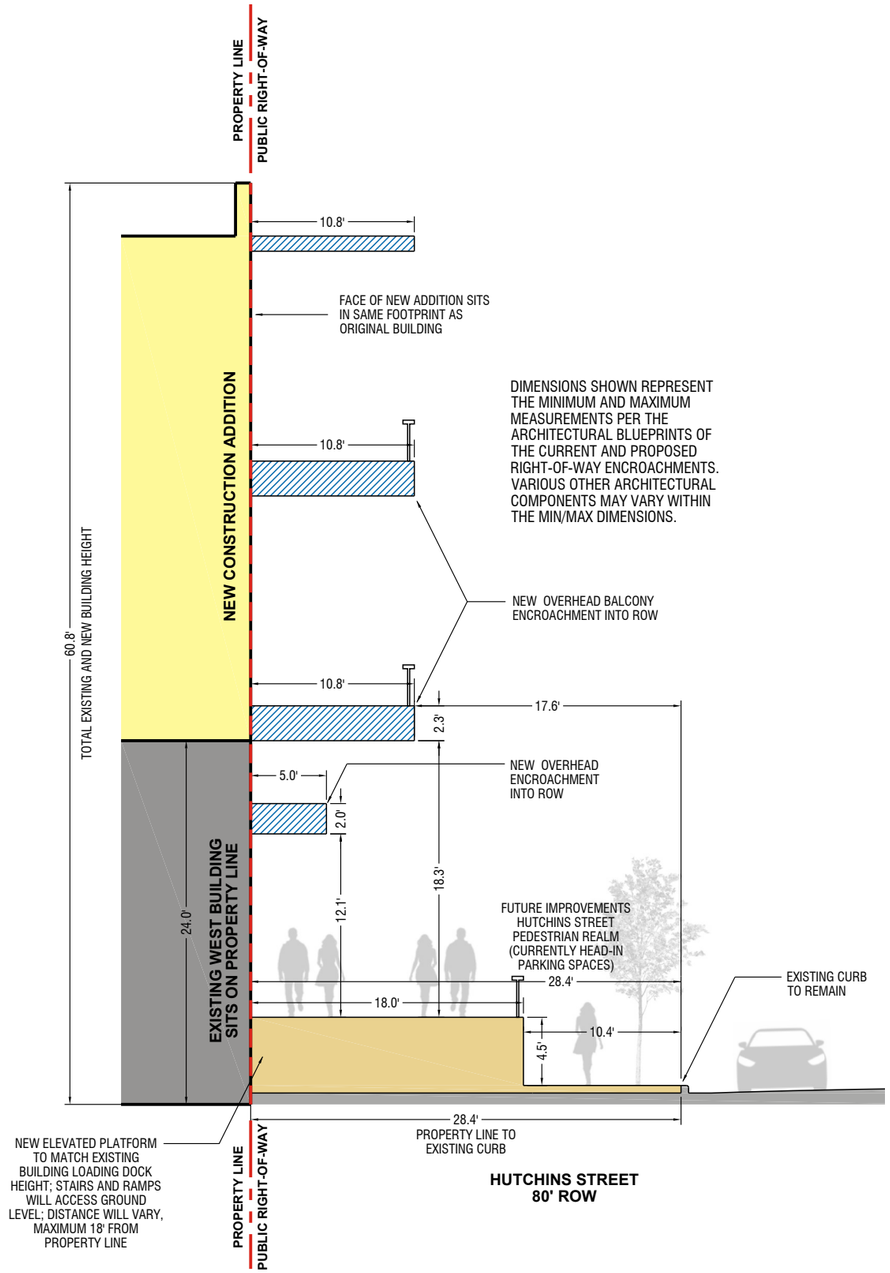
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



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

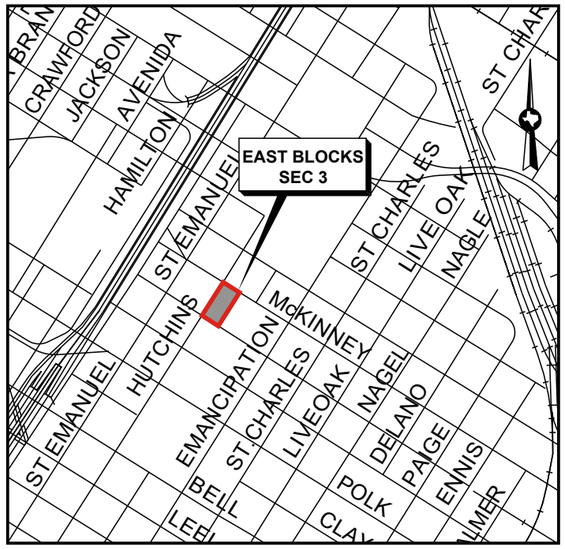
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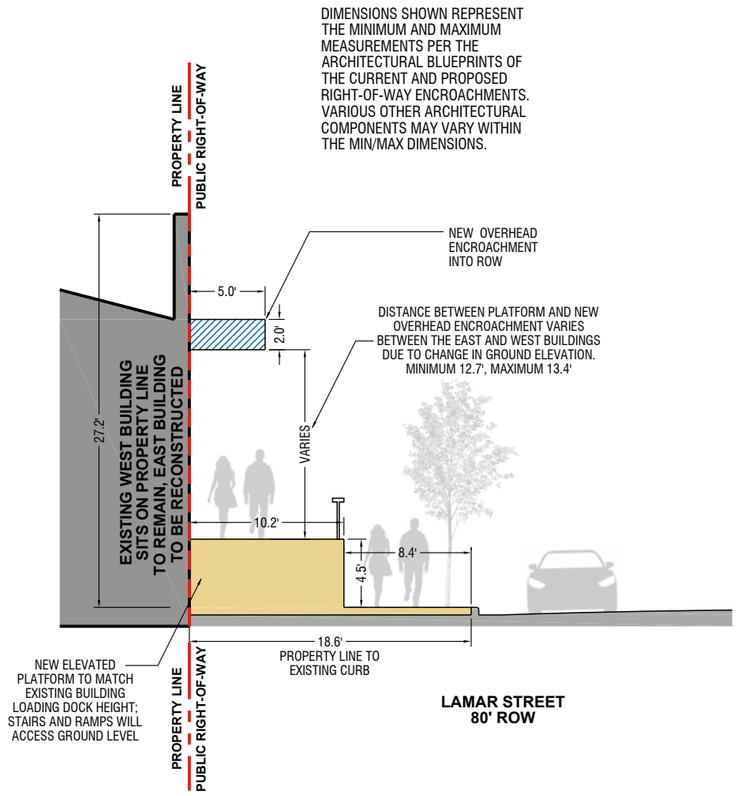
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Location Map



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

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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: 150(d) & 161

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (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. Summary of Minimum Building Line Requirements: "Local streets, All others, 10 feet". Sec. 42-161. - Visibility triangles. 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 0.933-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

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.

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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 4 (DEF 1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 4 (DEF 1)

Applicant: EHRA



D – Variances Subdivision

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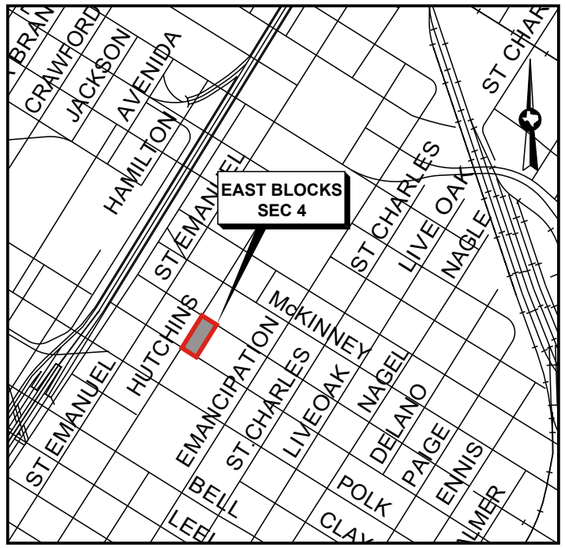
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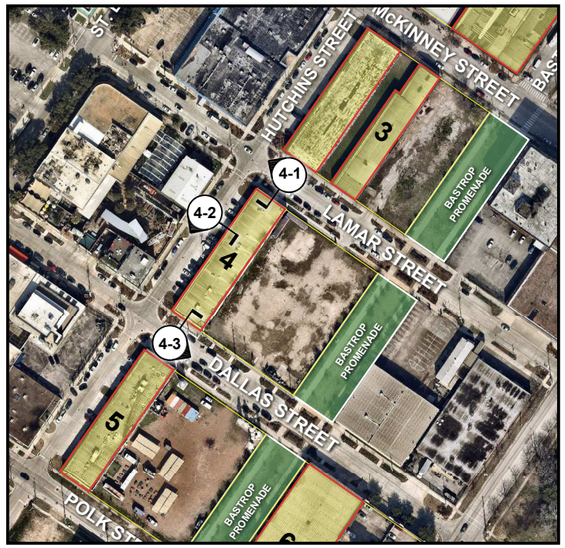


D – Variances

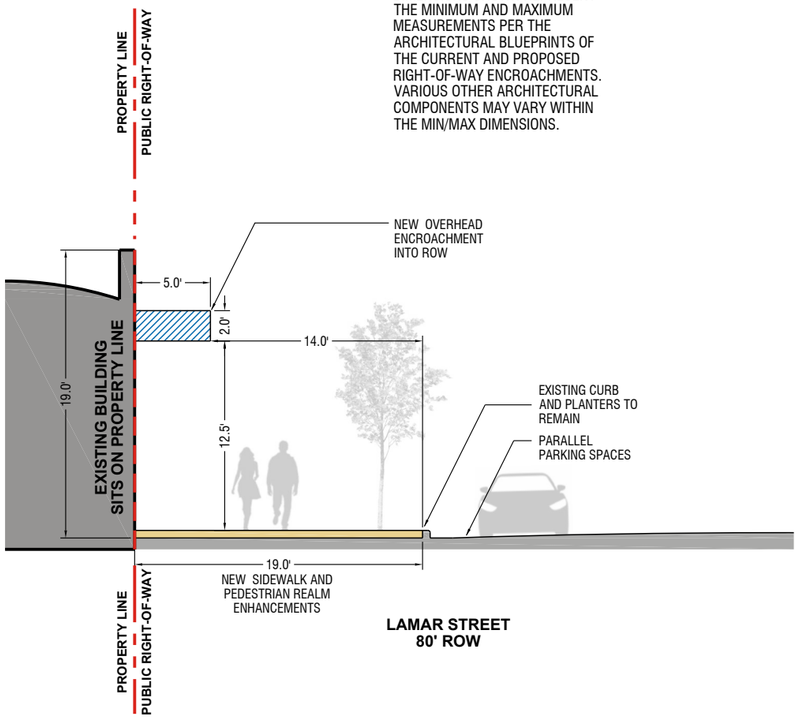
Aerial



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

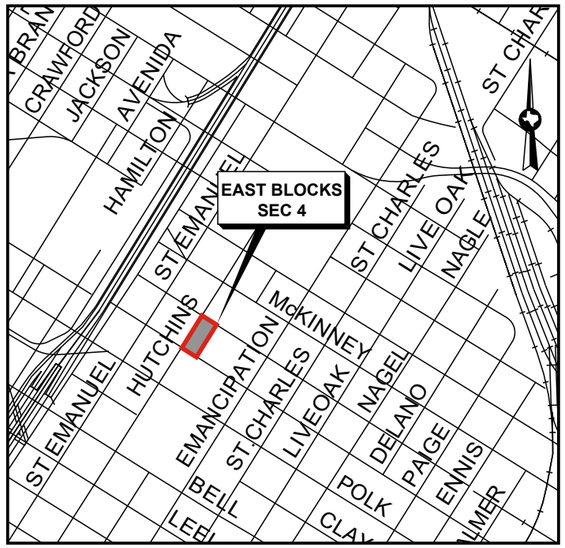
EHRA Job No.
231-507-04

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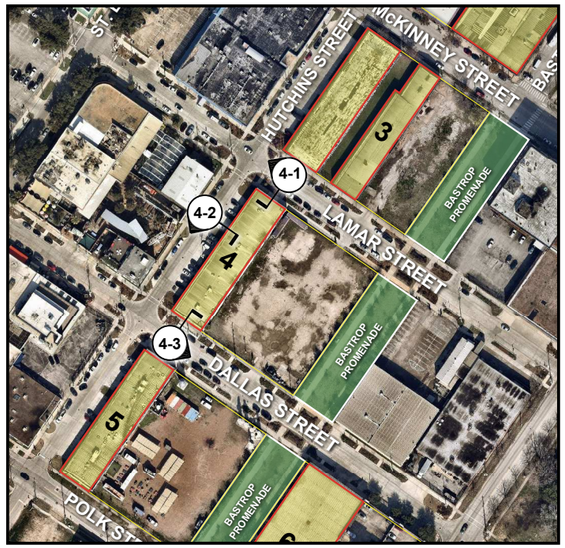
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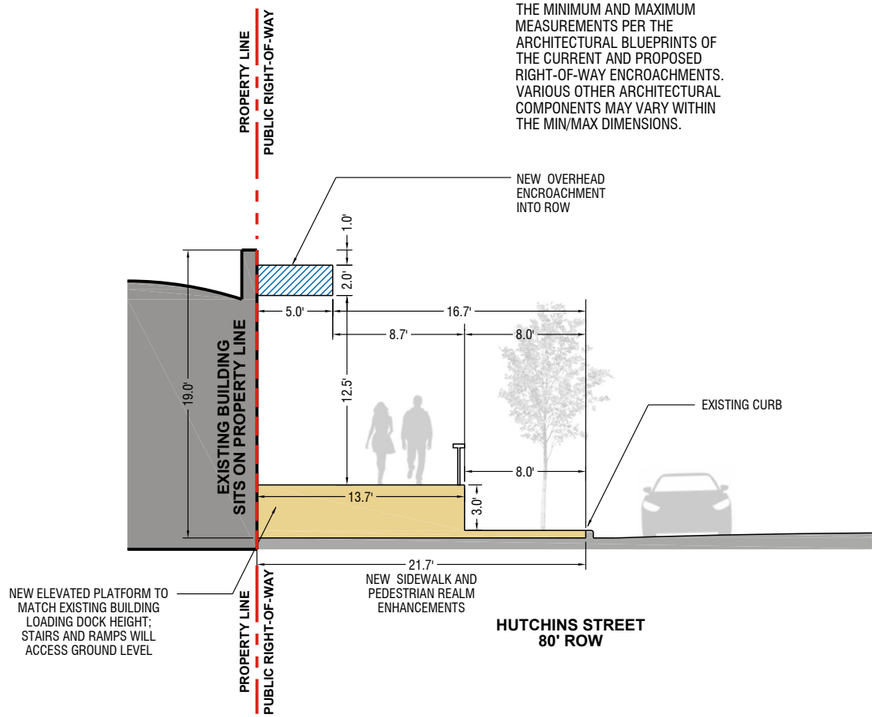
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Location Map



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

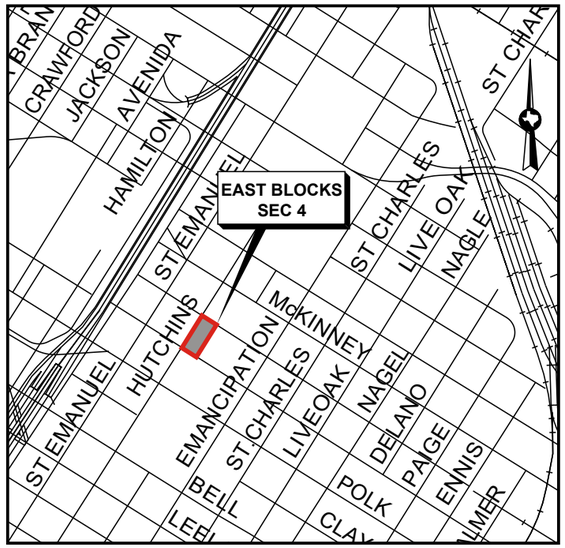
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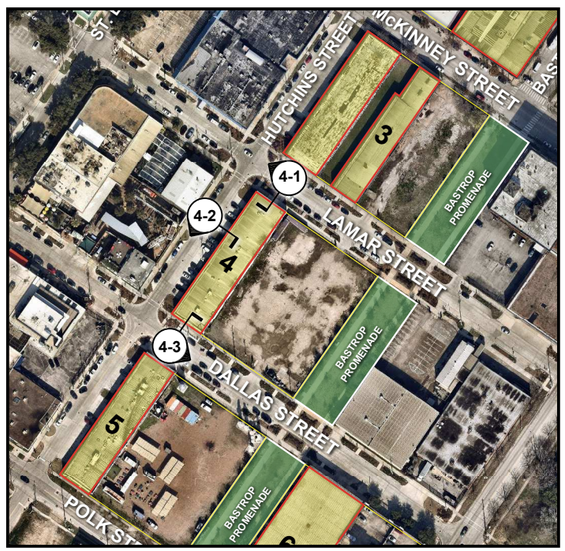
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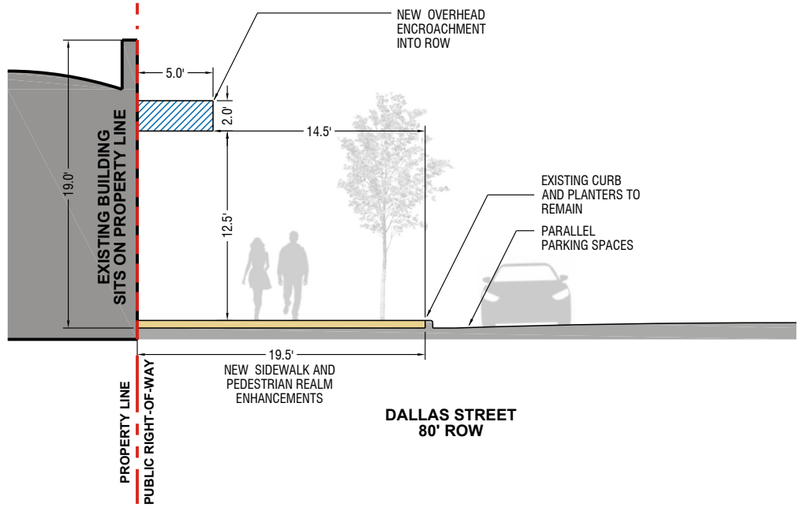


Location Map



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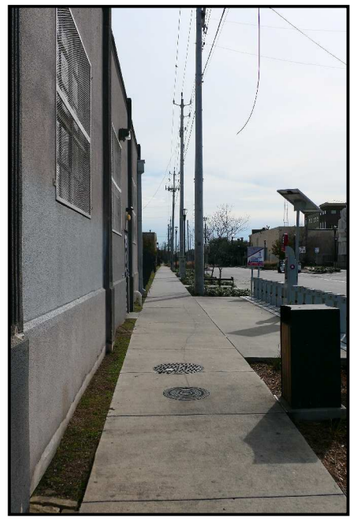
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Section 4-3: View through Dallas Street, Scale 1" = 10'



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
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.

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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: 2024-1997
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.
- **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

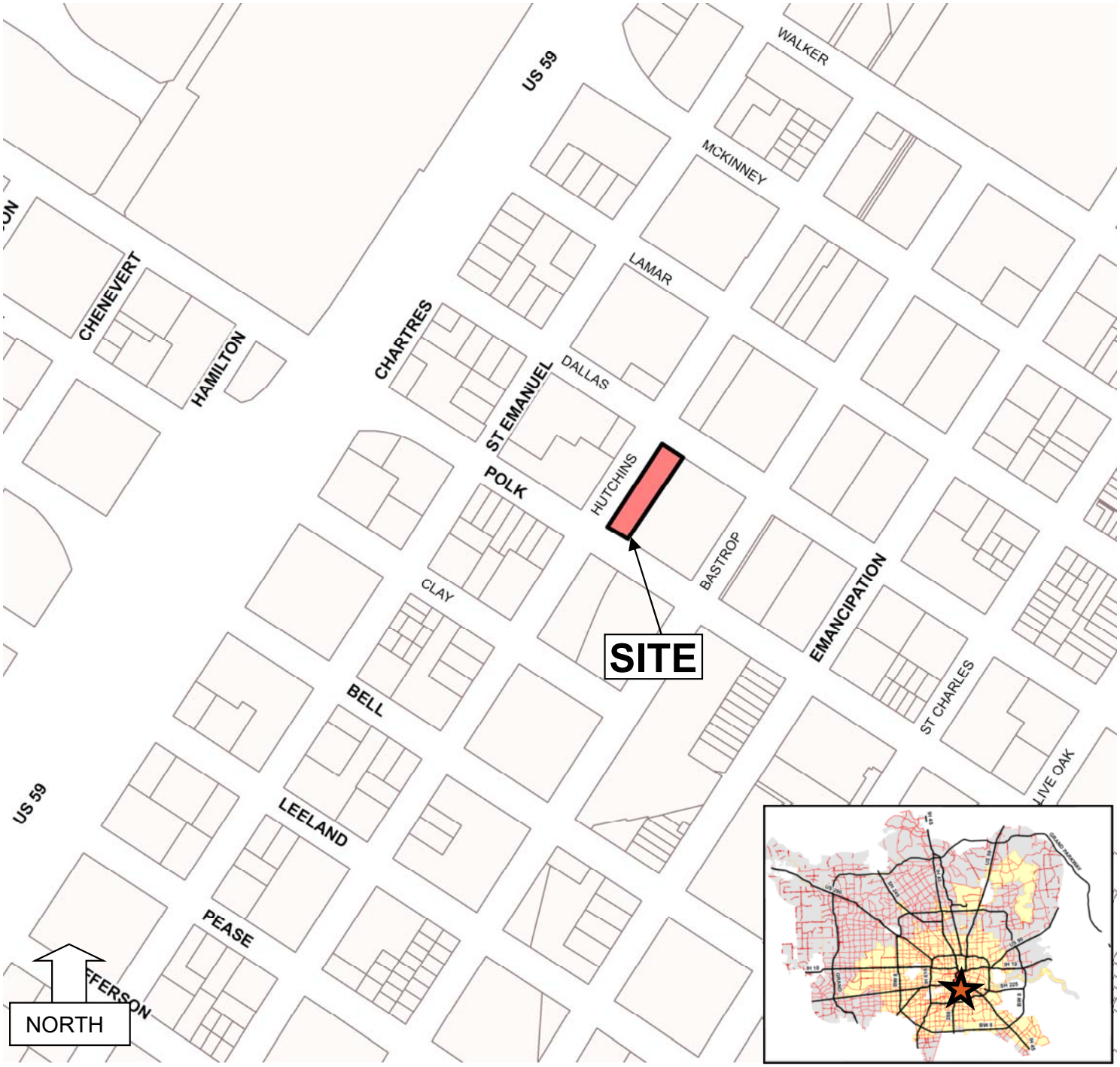
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 5 (DEF 1)

Applicant: EHRA



D – Variances

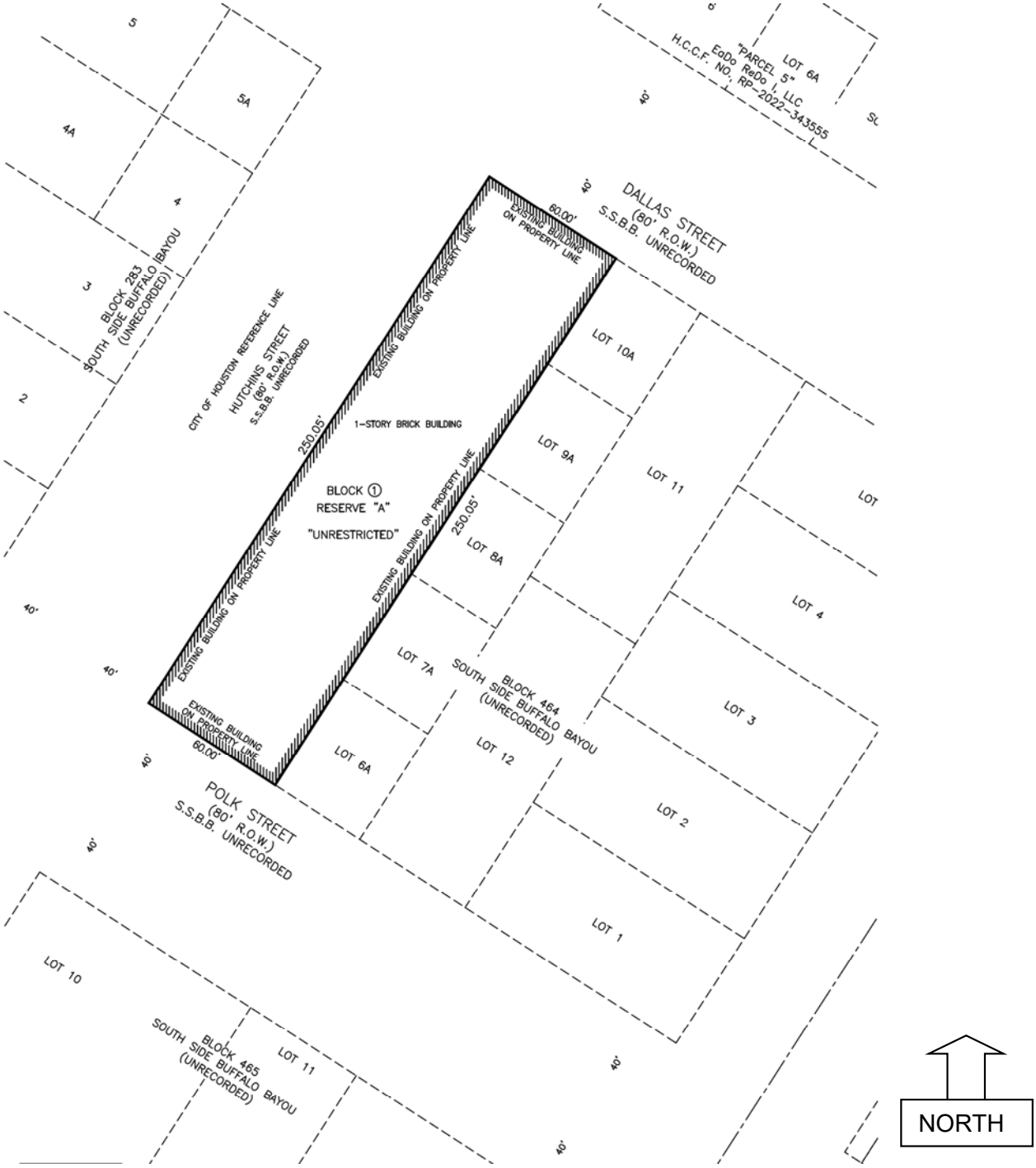
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 5 (DEF 1)

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D – Variances Subdivision

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 11/14/2024**

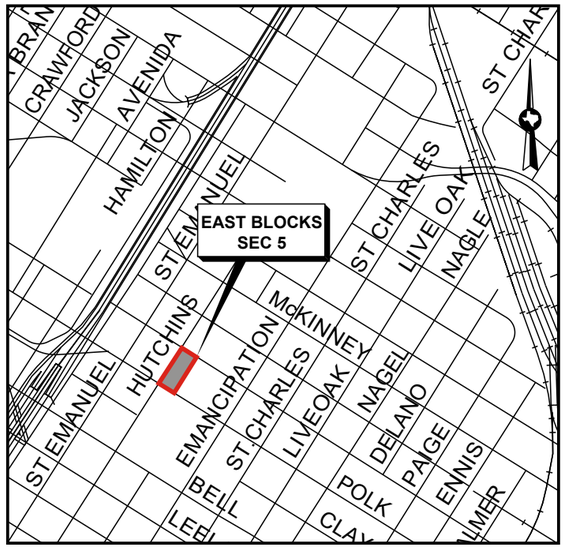
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Applicant: EHRA

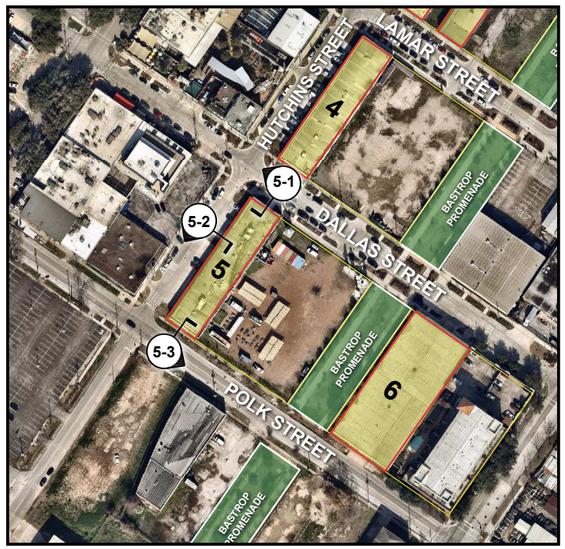


D – Variances

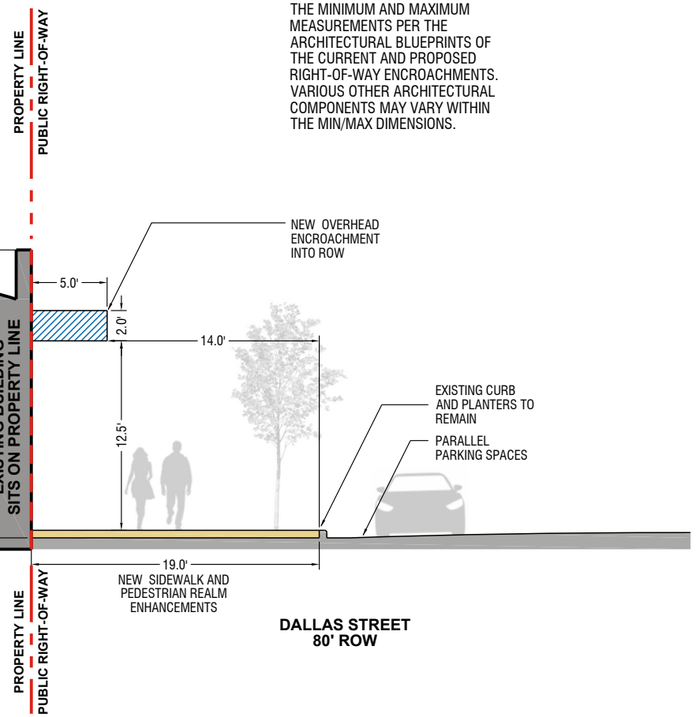
Aerial



Location Map

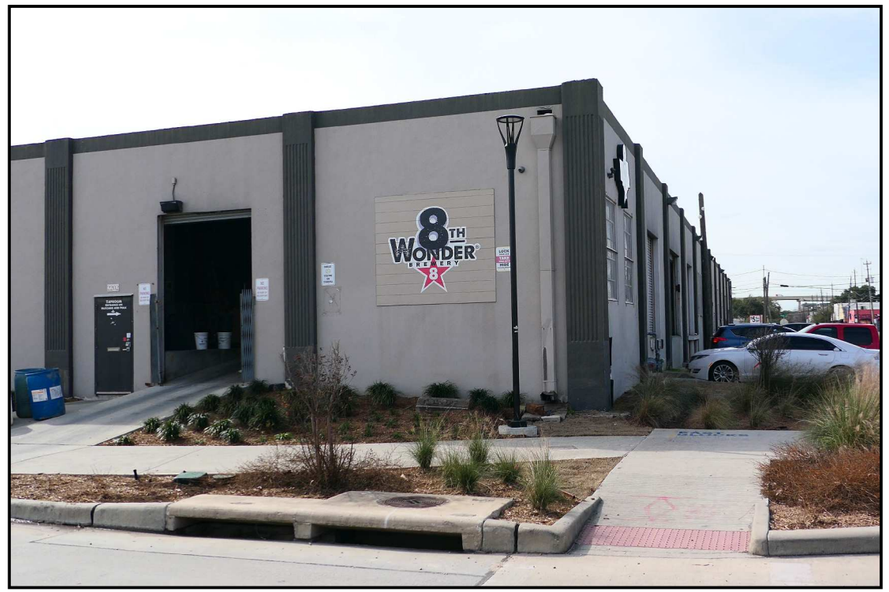


Sections 5-1 thru 5-3 view locations



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

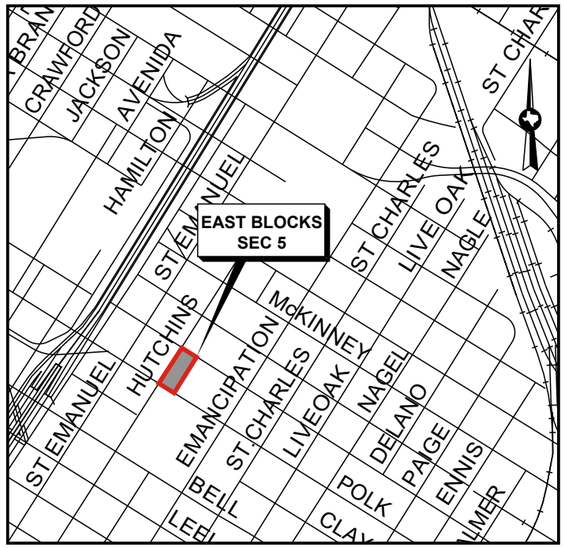
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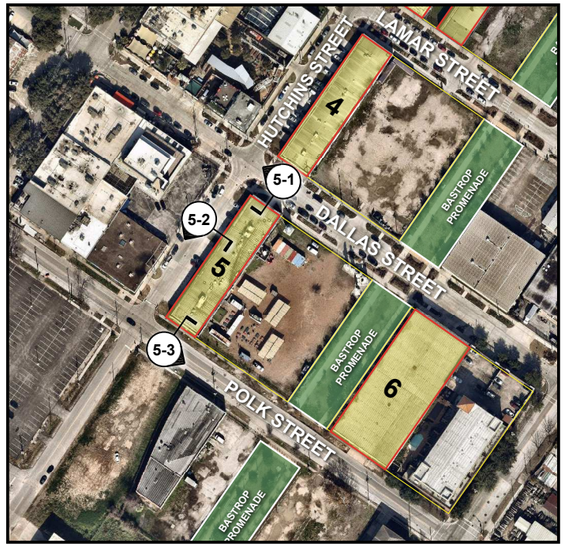
EHRA
ENGINEERING THE FUTURE SINCE 1936

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

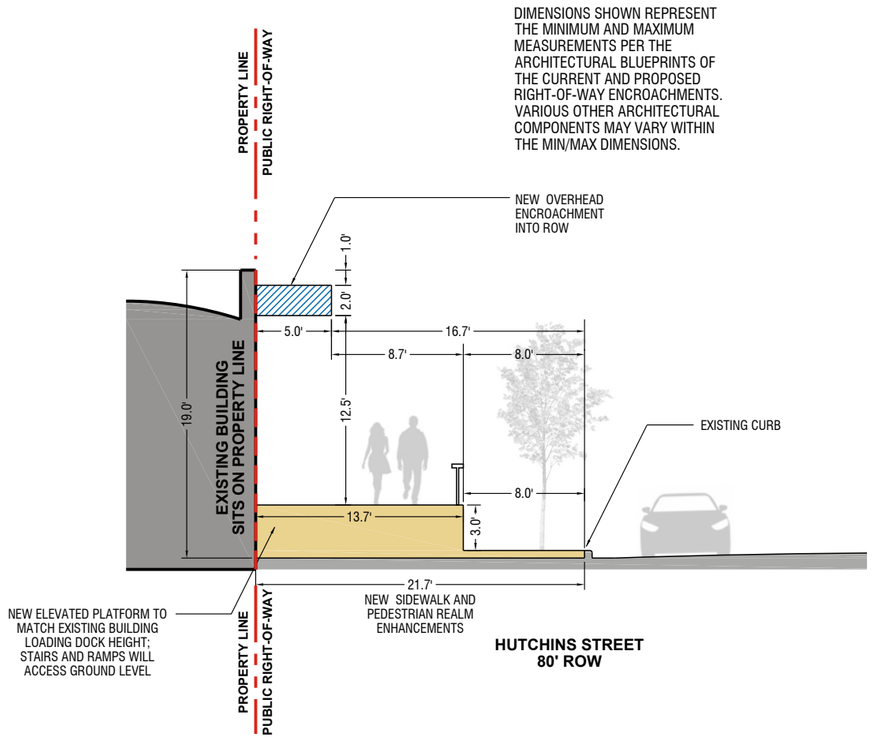
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Location Map



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

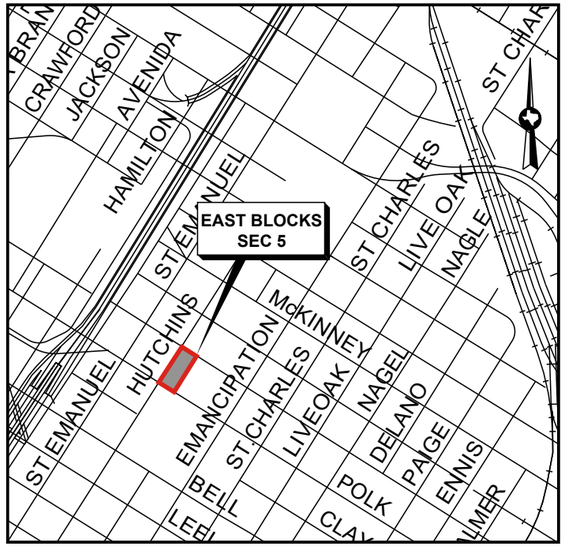
EHRA Job No.
231-507-05

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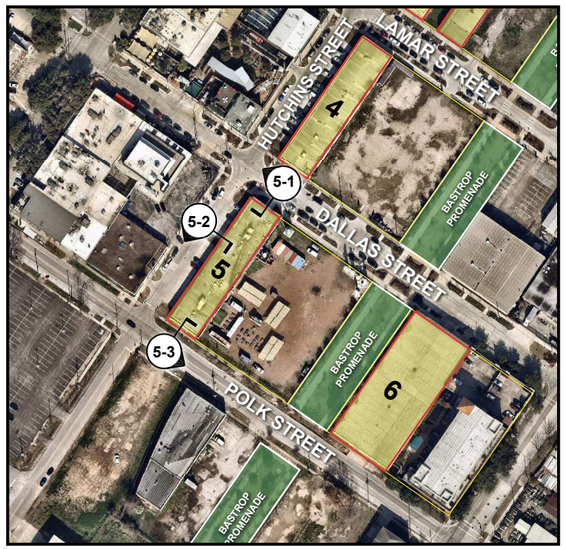
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EHRA
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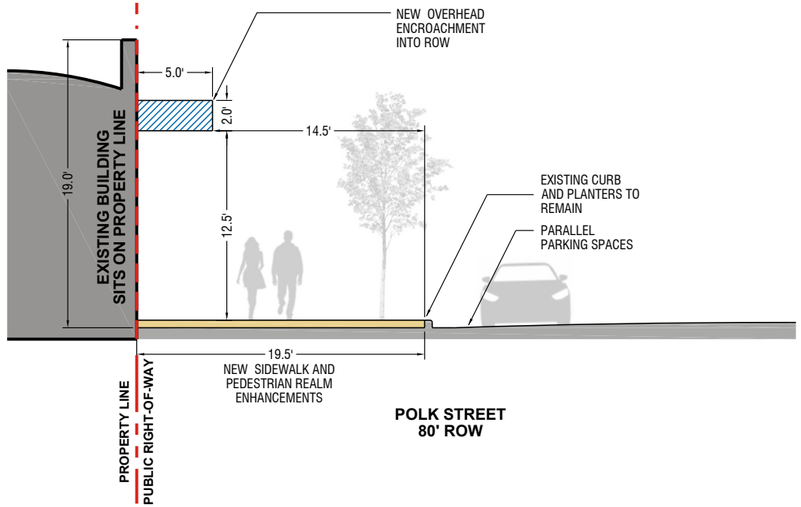


Location Map

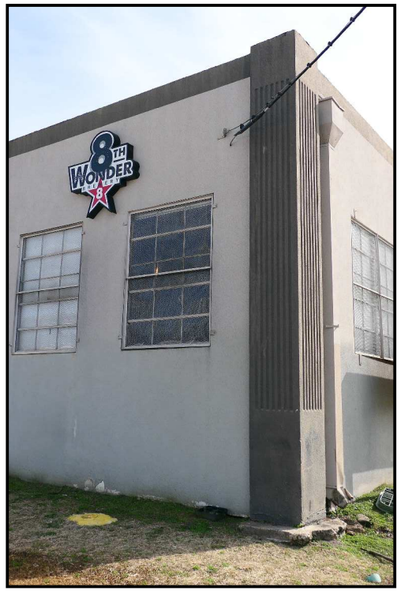


Sections 5-1 thru 5-3 view locations

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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:

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EHRA
ENGINEERING THE FUTURE SINCE 1936

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STATE REPRESENTATIVE
JOLANDA 'JO' JONES
DISTRICT 147

April 8, 2024

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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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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)
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Chapter 42 Section: 42-150(d)

Chapter 42 Reference:

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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

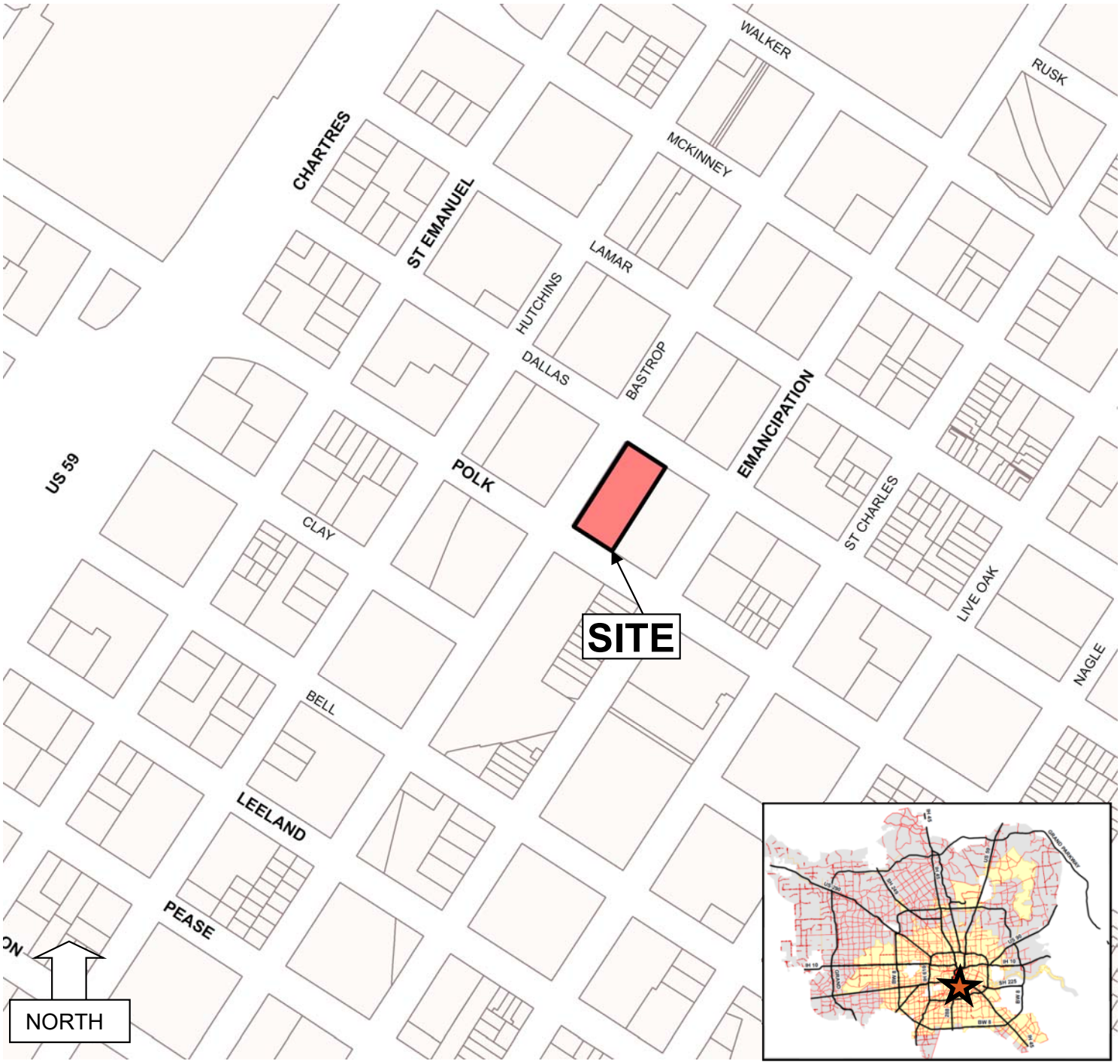
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 6 (DEF 1)

Applicant: EHRA



D – Variances

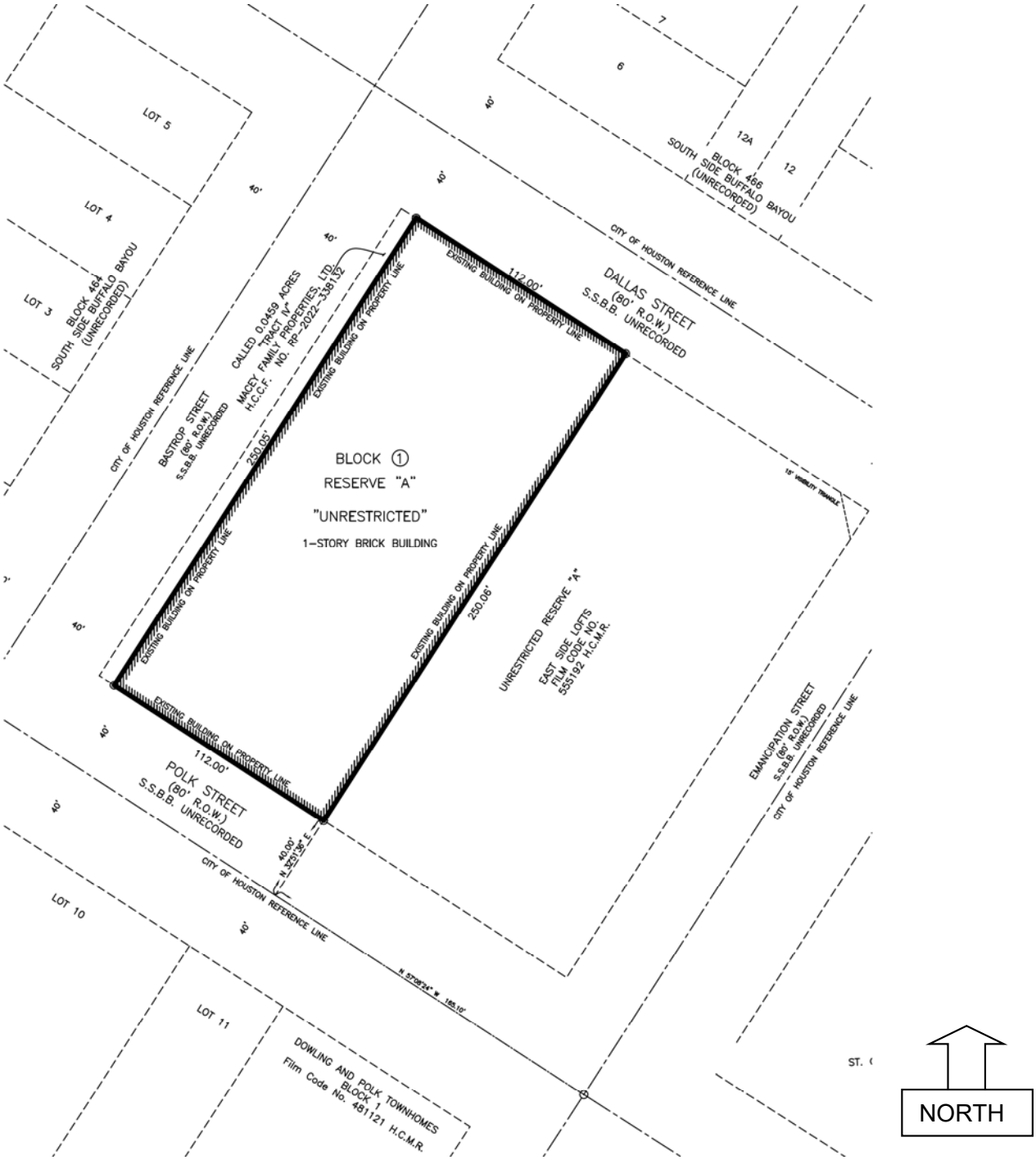
Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 6 (DEF 1)

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 11/14/2024**

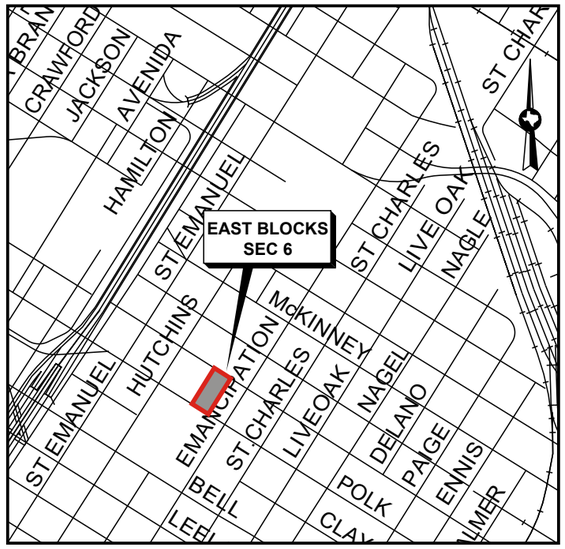
Subdivision Name: East Blocks Sec 6 (DEF 1)

Applicant: EHRA

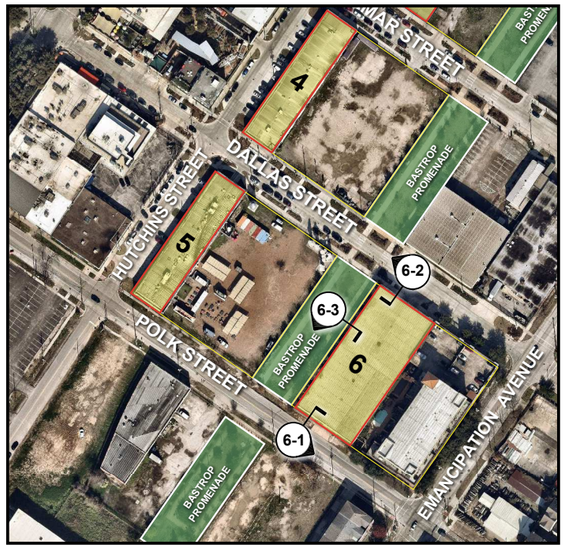


D – Variances

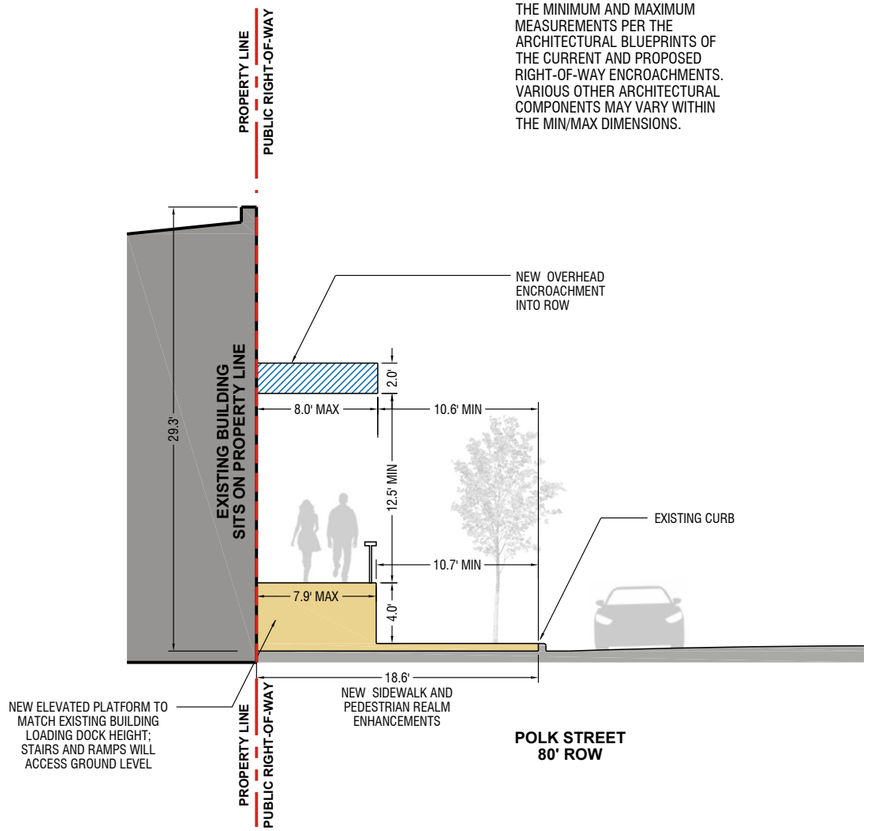
Aerial



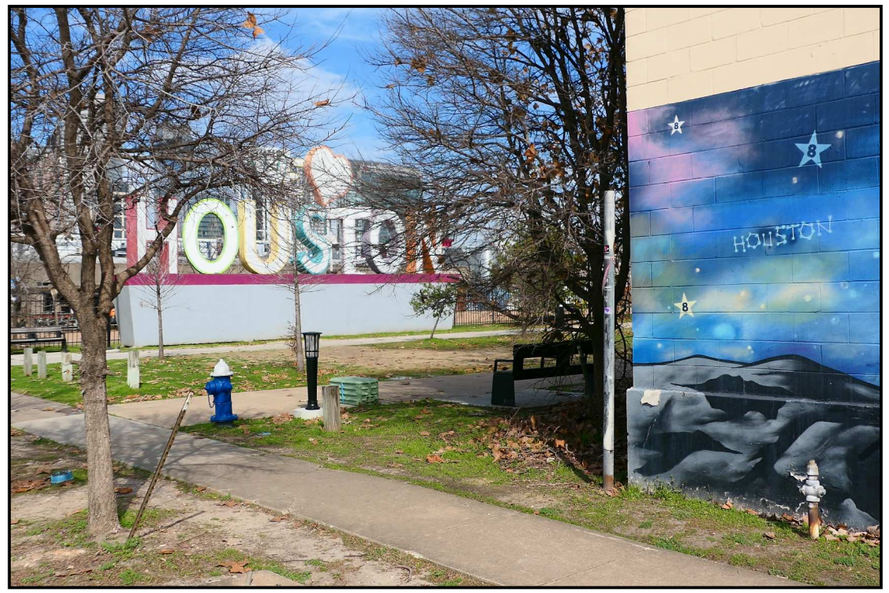
Location Map



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

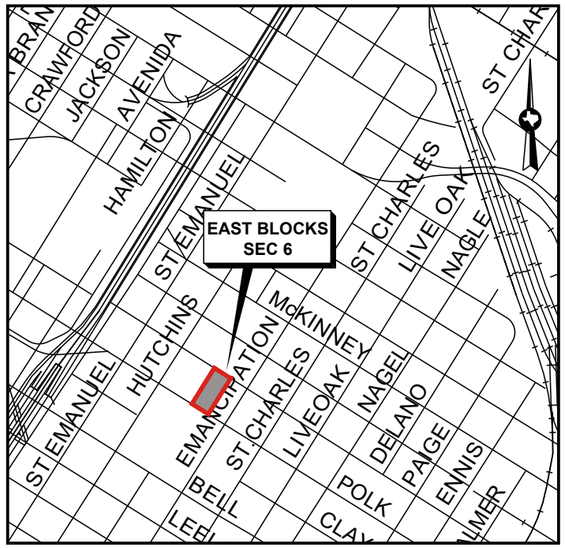
EHRA Job No.
231-507-06

Variances requested:

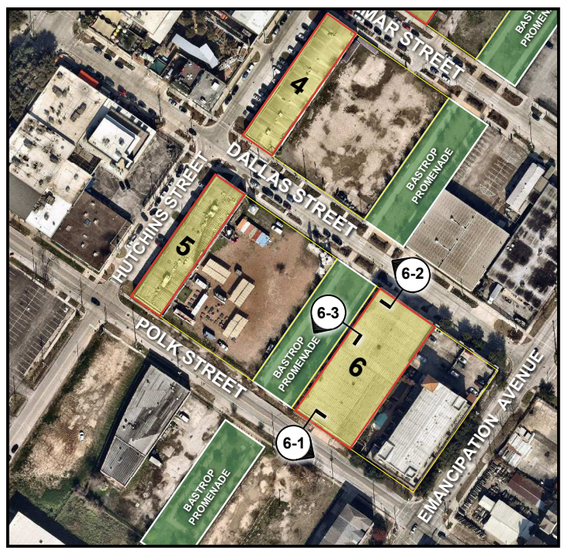
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

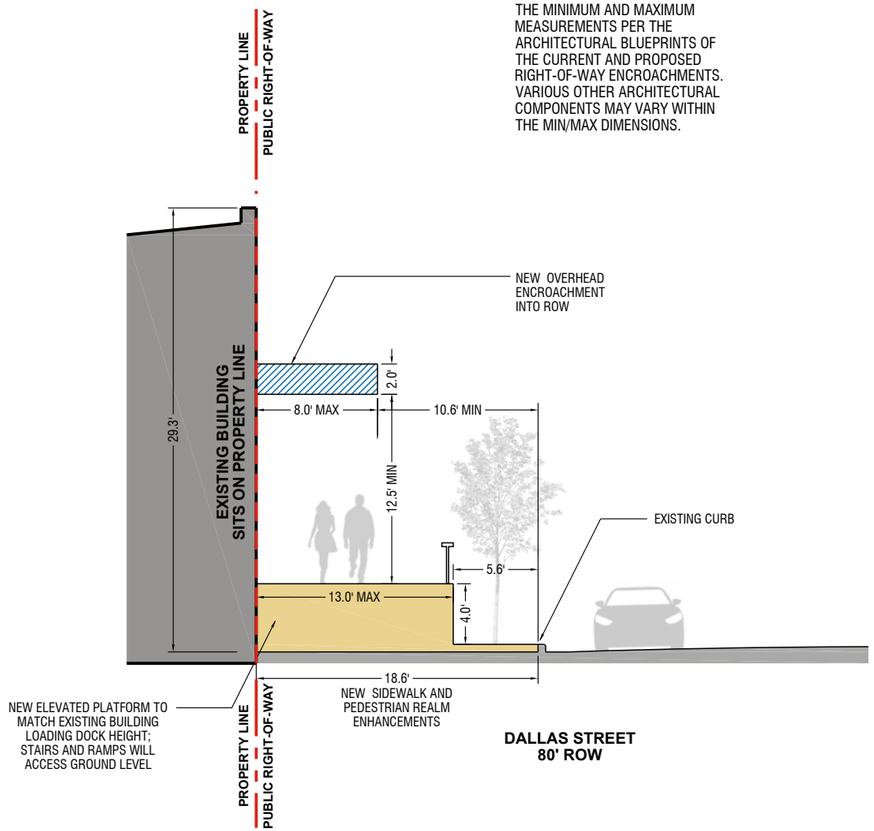


Location Map



Sections 6-1 thru 6-3 view locations

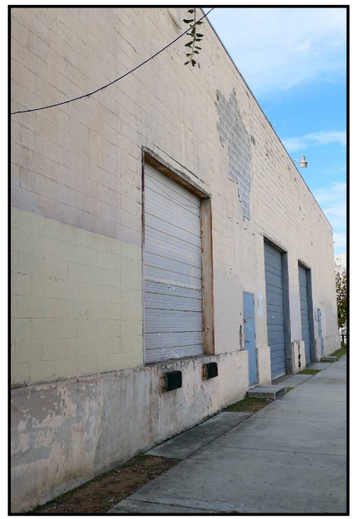
DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



Section 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

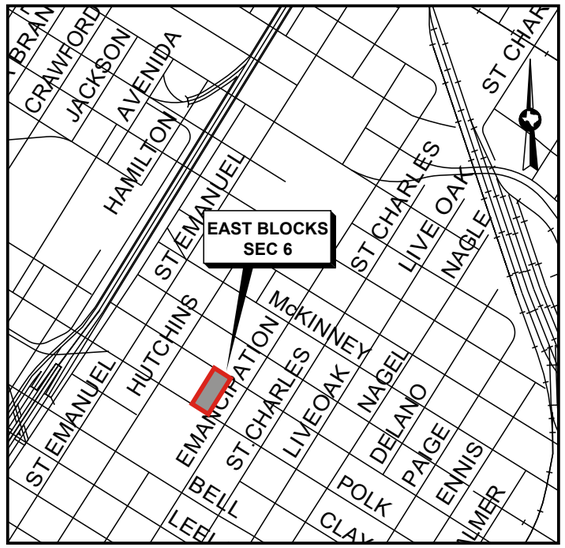
EHRA Job No.
231-507-06

Variances requested:

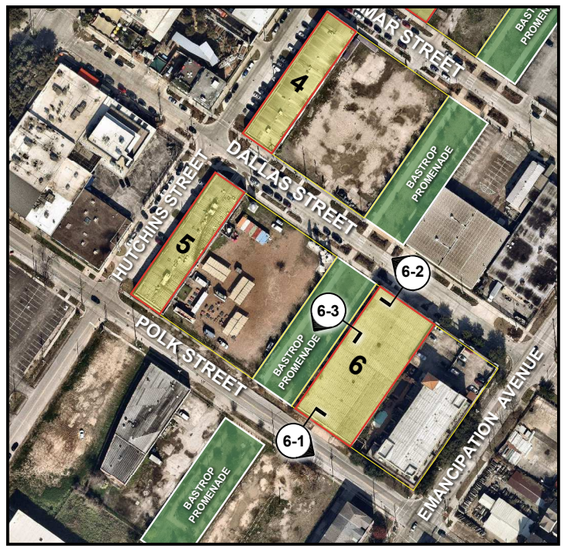
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

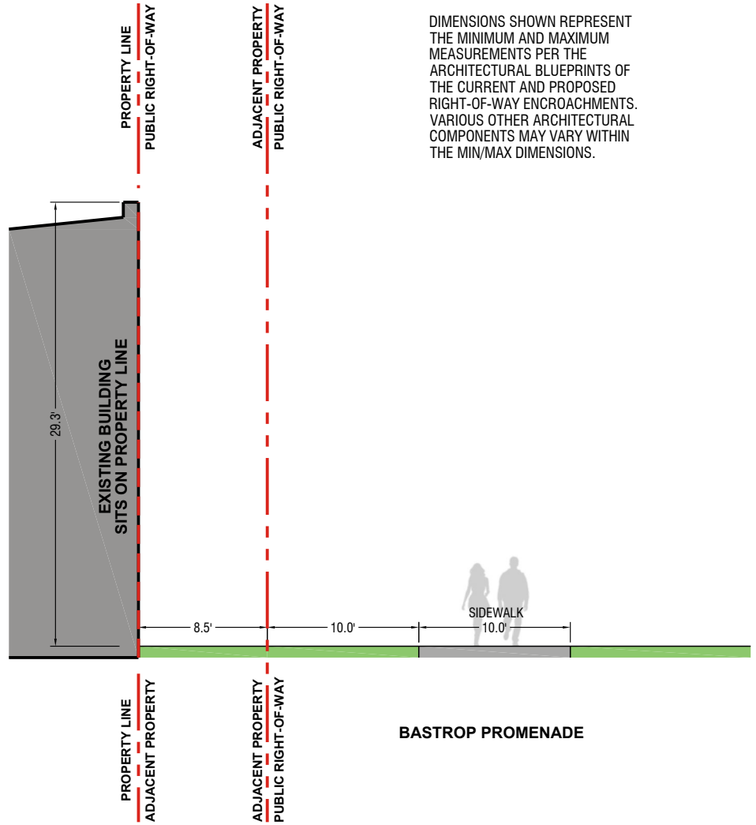
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 6-1 thru 6-3 view locations



Section 6-3: View through Bastrop Promenade 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.



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

Variances requested:

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

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: 2024-1999
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
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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

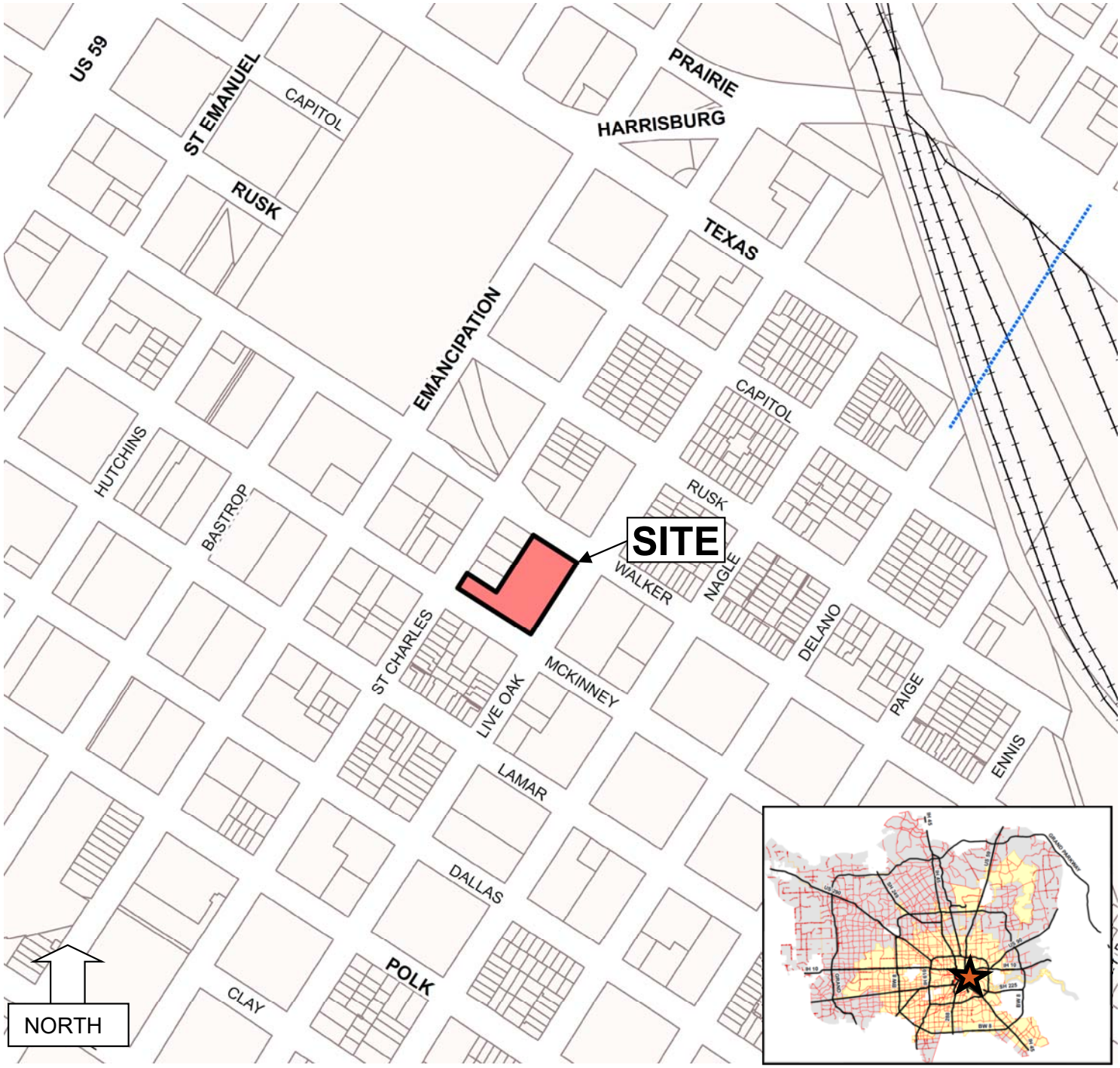
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 7 (DEF 1)

Applicant: EHRA



D – Variances

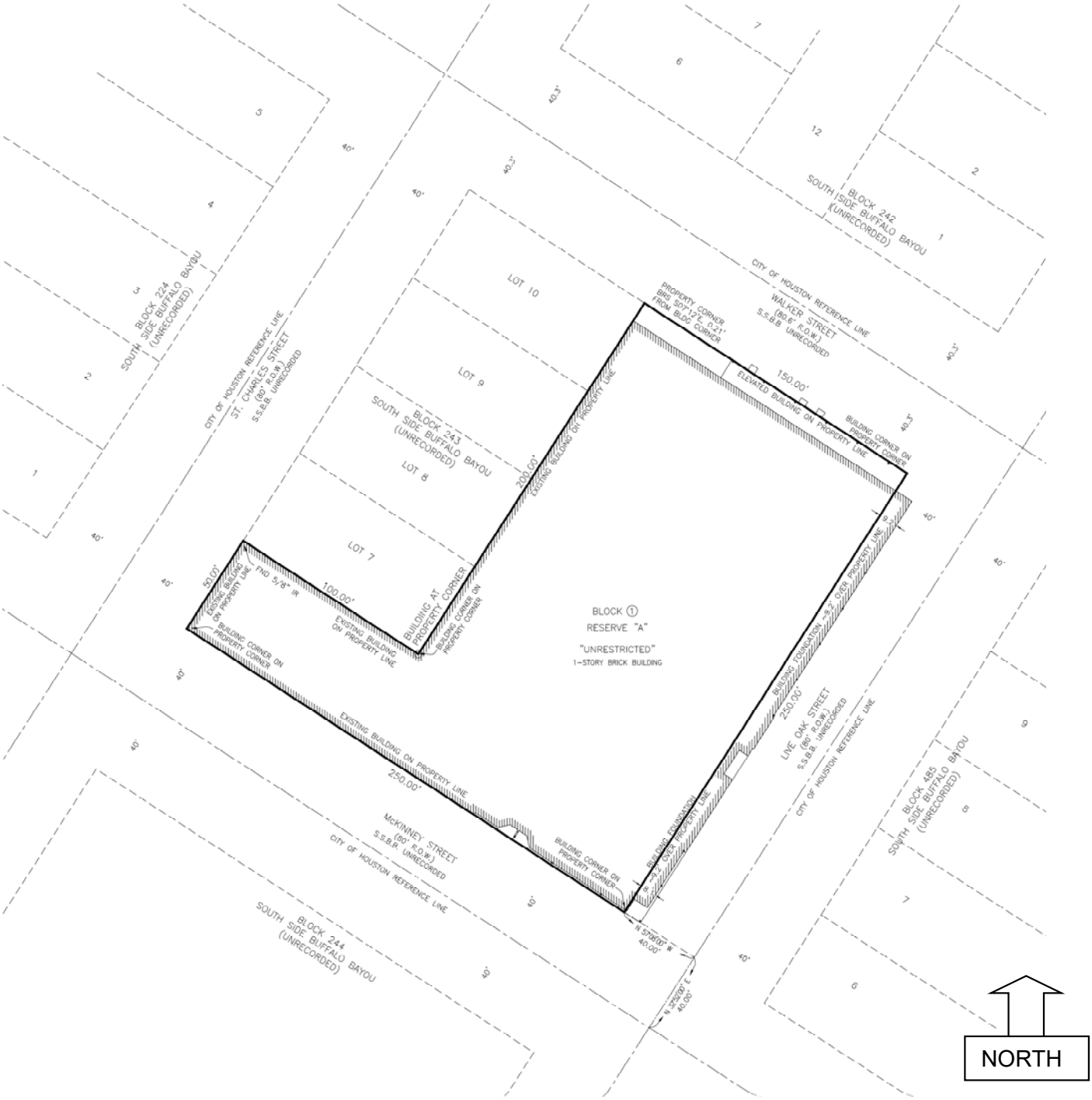
Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 7 (DEF 1)

Applicant: EHRA



D – Variances Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 11/14/2024**

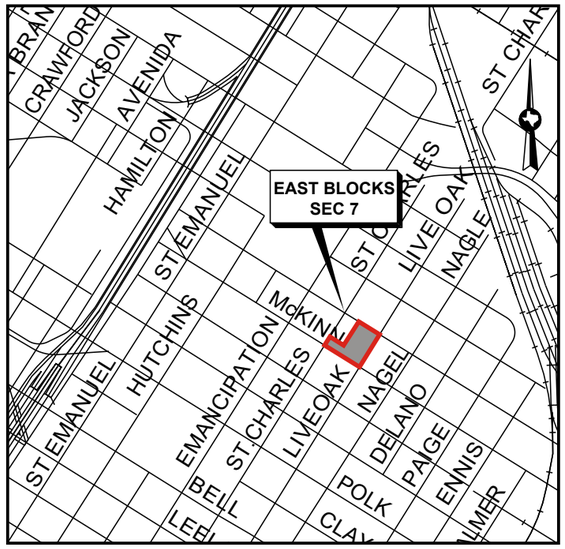
Subdivision Name: East Blocks Sec 7 (DEF 1)

Applicant: EHRA

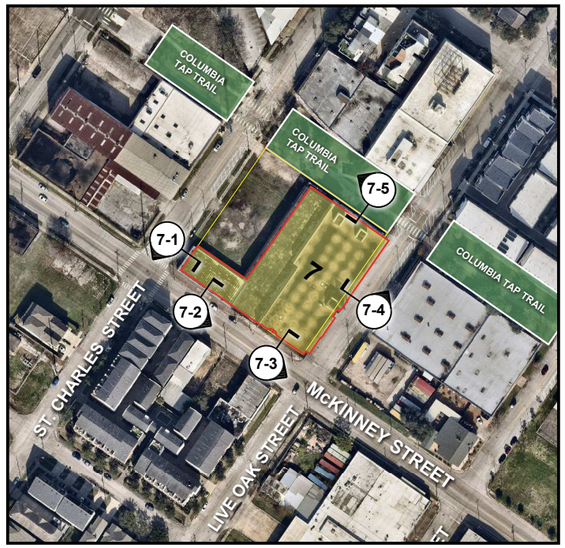


D – Variances

Aerial

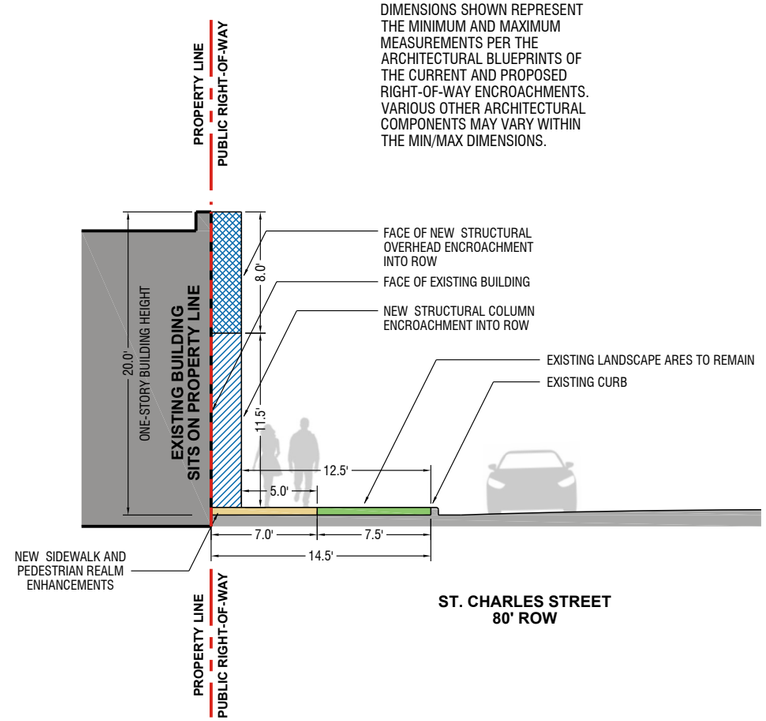


Location Map

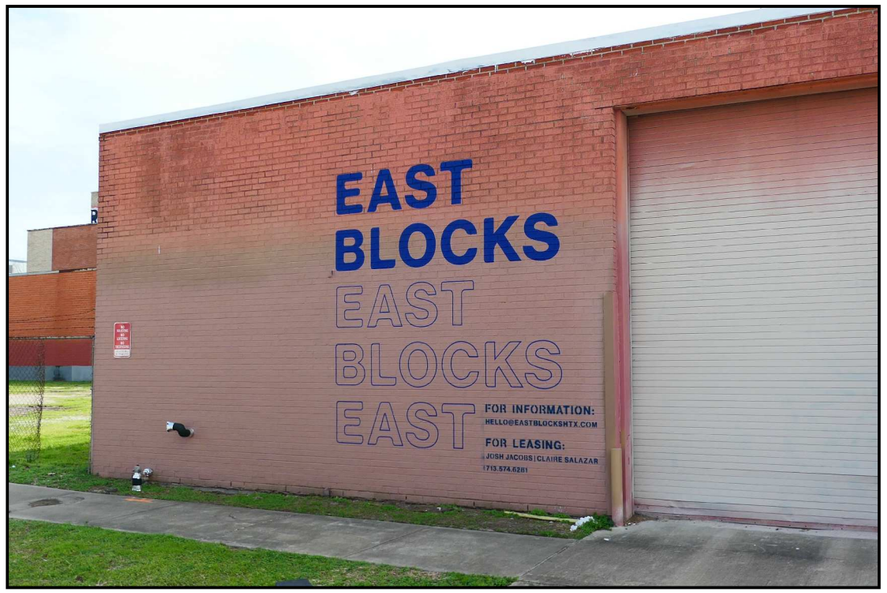


Sections 7-1 thru 7-5 view locations

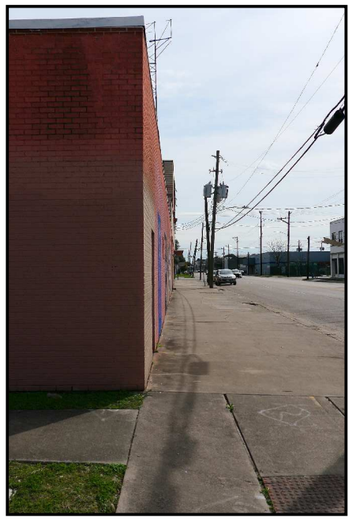
DIMENSIONS SHOWN REPRESENT THE MINIMUM AND MAXIMUM MEASUREMENTS PER THE ARCHITECTURAL BLUEPRINTS OF THE CURRENT AND PROPOSED RIGHT-OF-WAY ENCROACHMENTS. VARIOUS OTHER ARCHITECTURAL COMPONENTS MAY VARY WITHIN THE MIN/MAX DIMENSIONS.



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

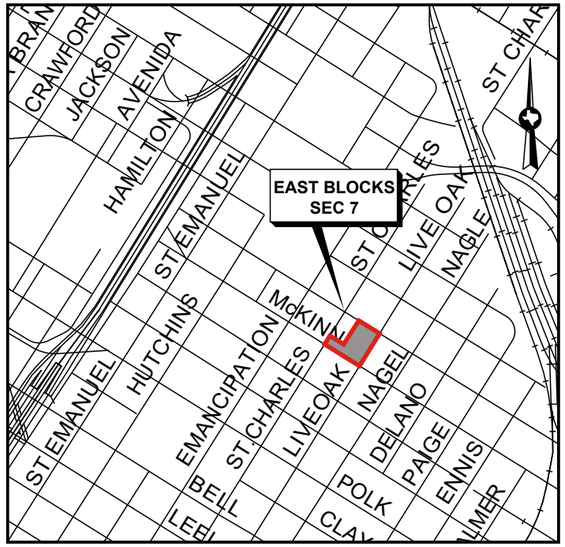
EHRA Job No.
231-507-07

Variances requested:

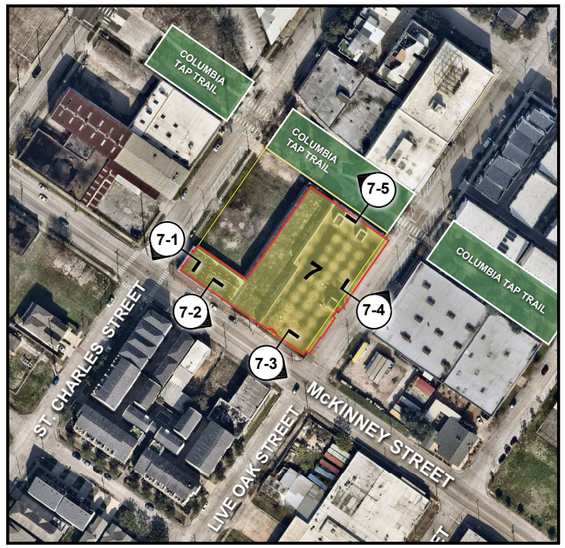
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

EHRA
ENGINEERING THE FUTURE SINCE 1936

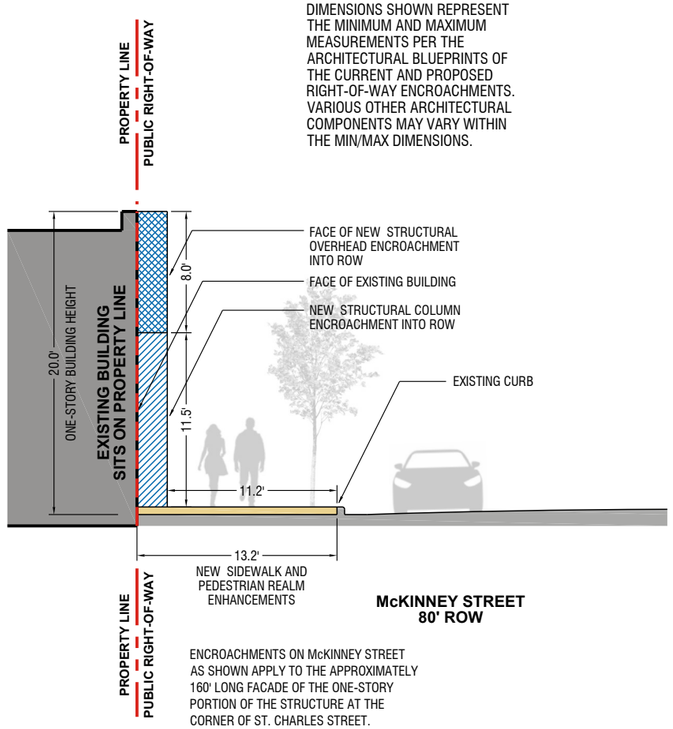
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



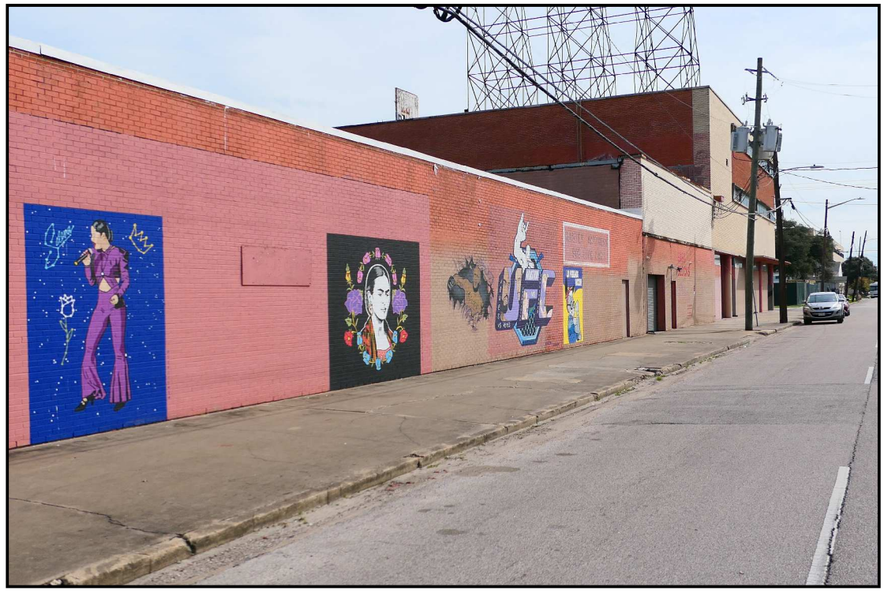
Location Map



Sections 7-1 thru 7-5 view locations



Section 7-2: 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

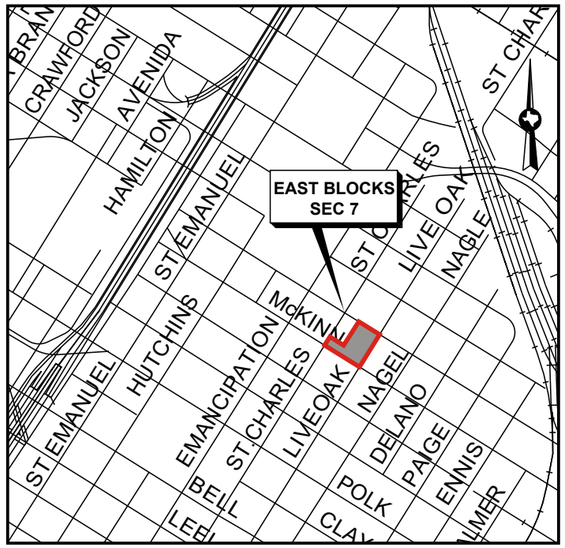
EHRA Job No.
231-507-07

Variances requested:

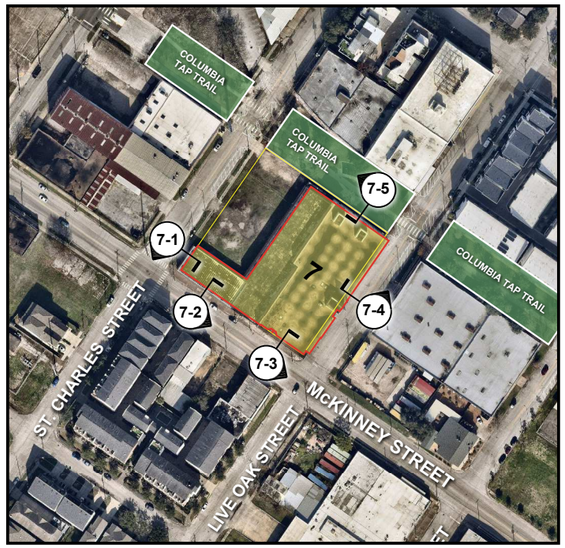
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

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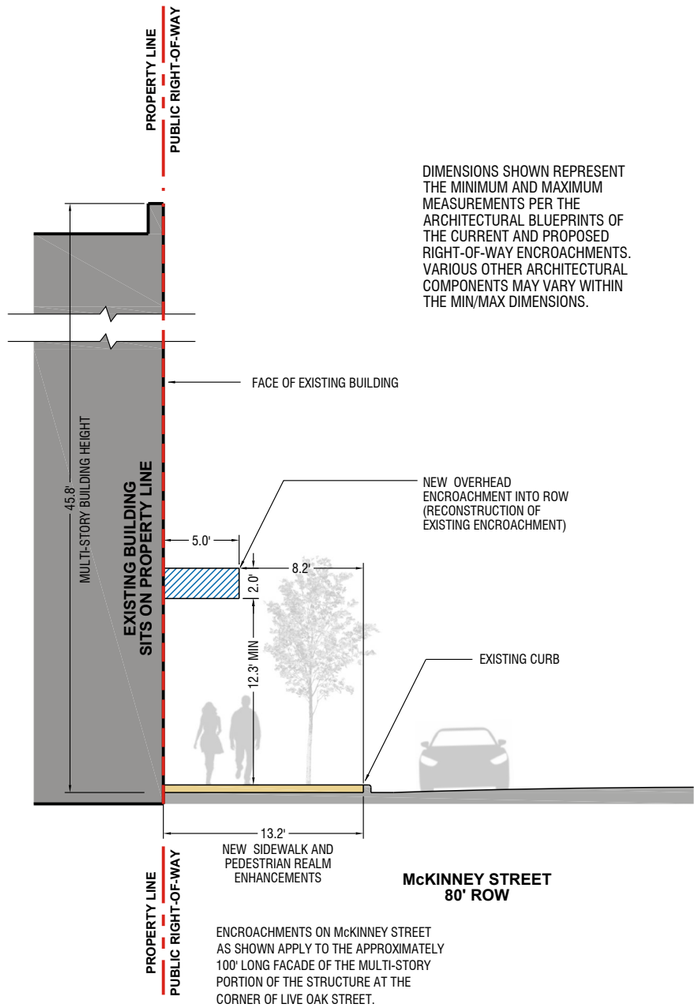
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 7-1 thru 7-5 view locations



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

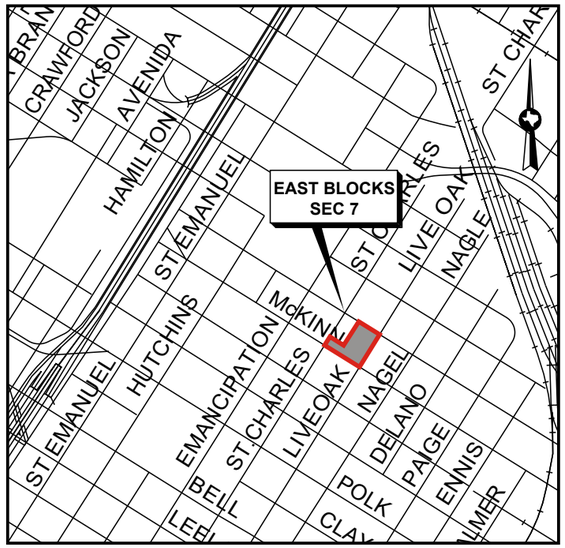
EHRA Job No.
231-507-07

Variances requested:

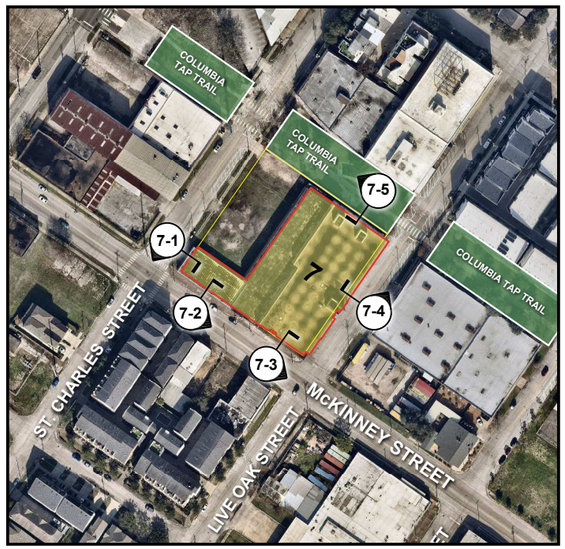
1. 42-150(d) To allow a 0-foot dual building line for an existing structure and new vertical construction.

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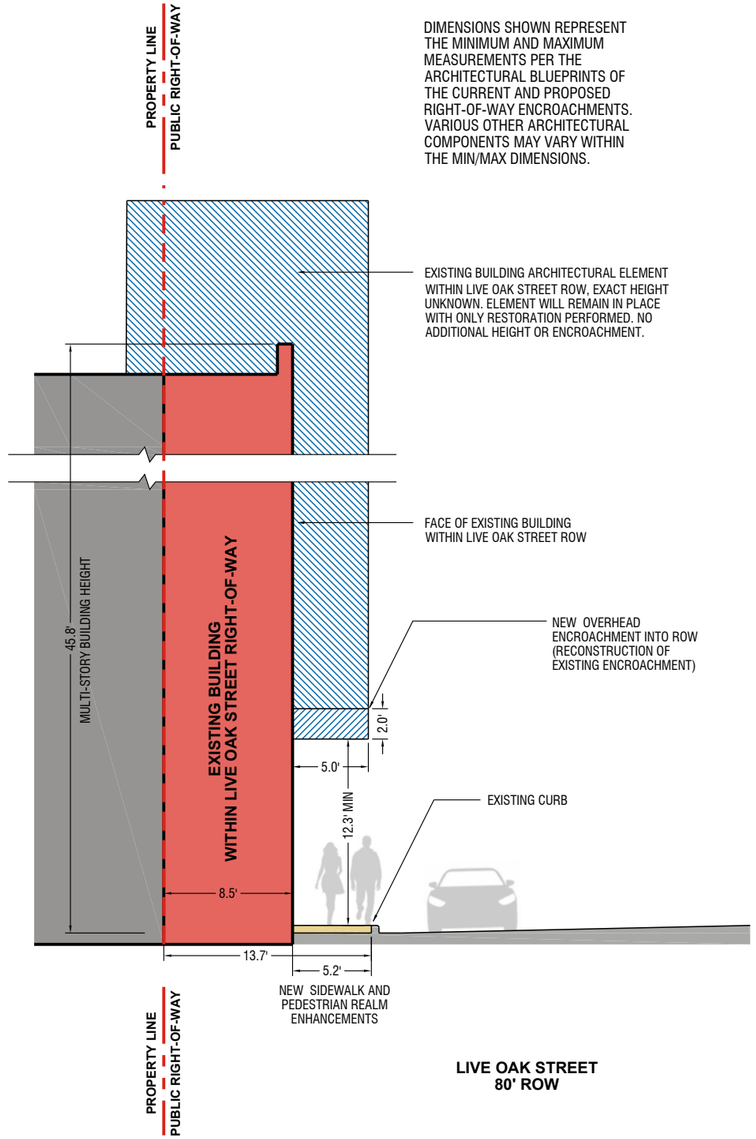
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



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

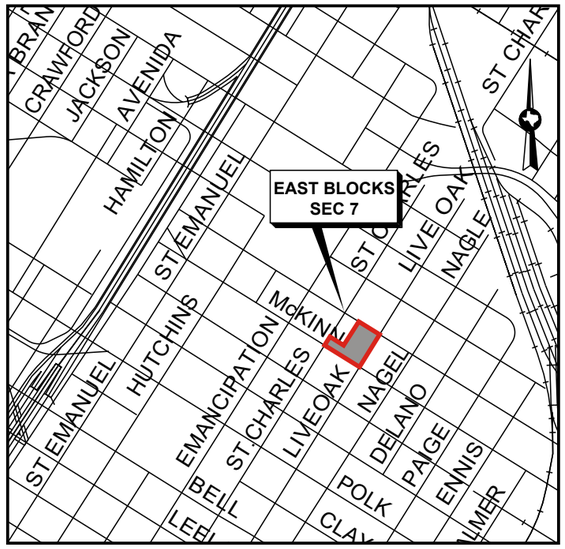
EHRA Job No.
231-507-07

Variances requested:

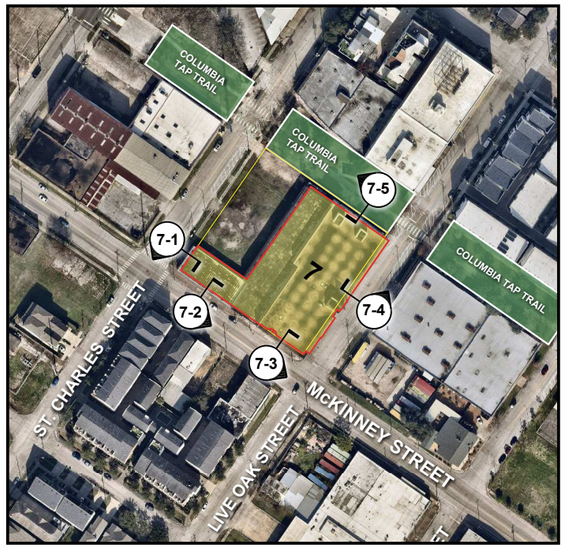
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EHRA
ENGINEERING THE FUTURE SINCE 1936

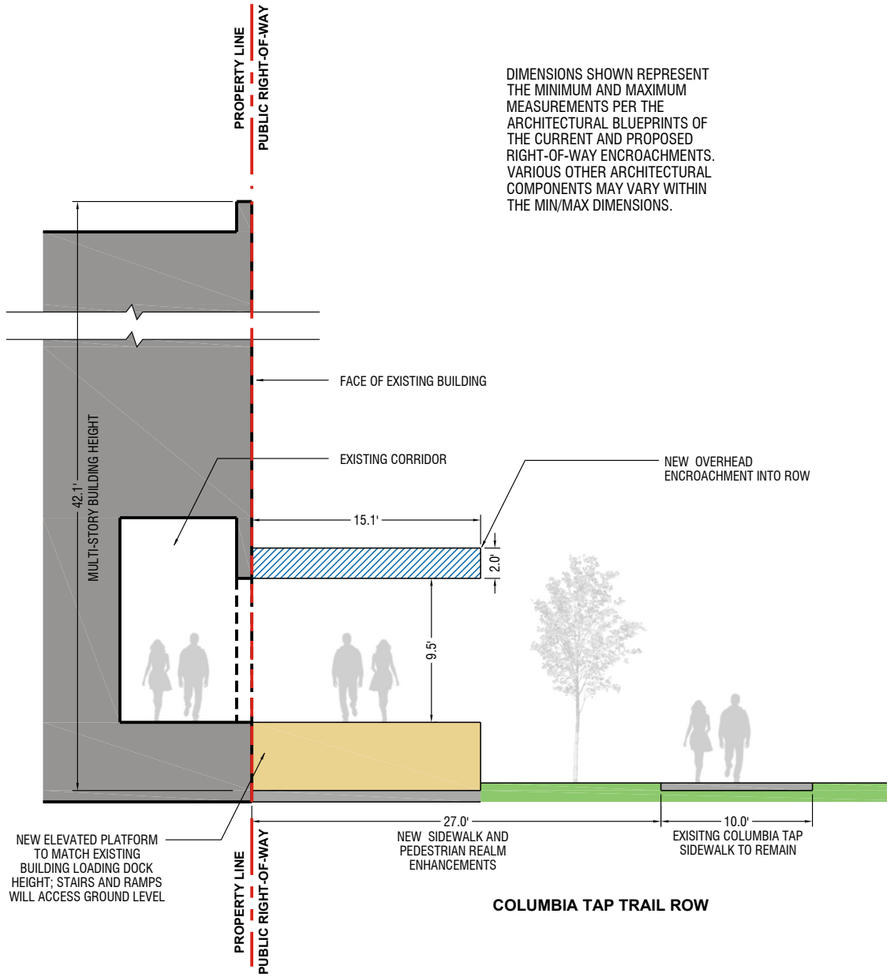
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HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
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TBPELS No. 10092300



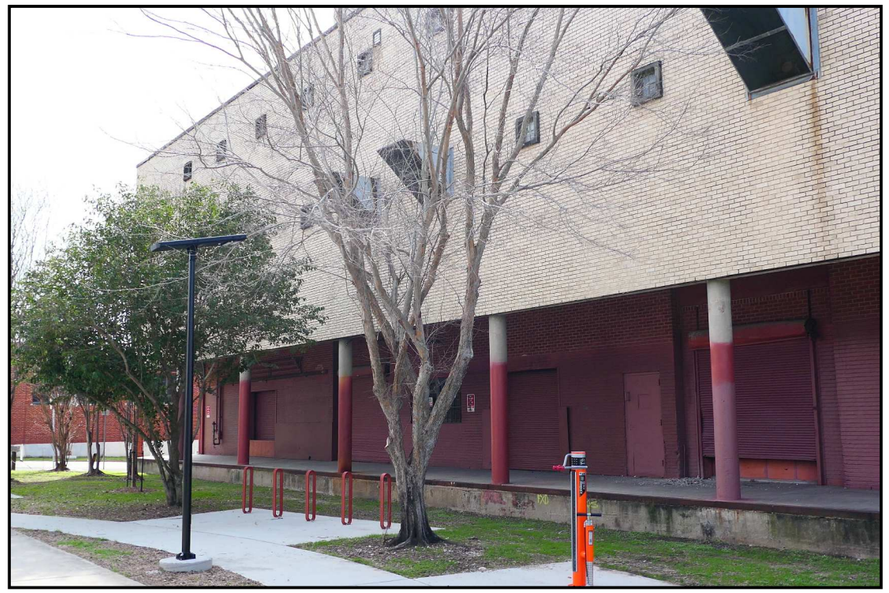
Location Map



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:

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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10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
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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: 2024-2000
Plat Name: East Blocks Sec 7
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 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.

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

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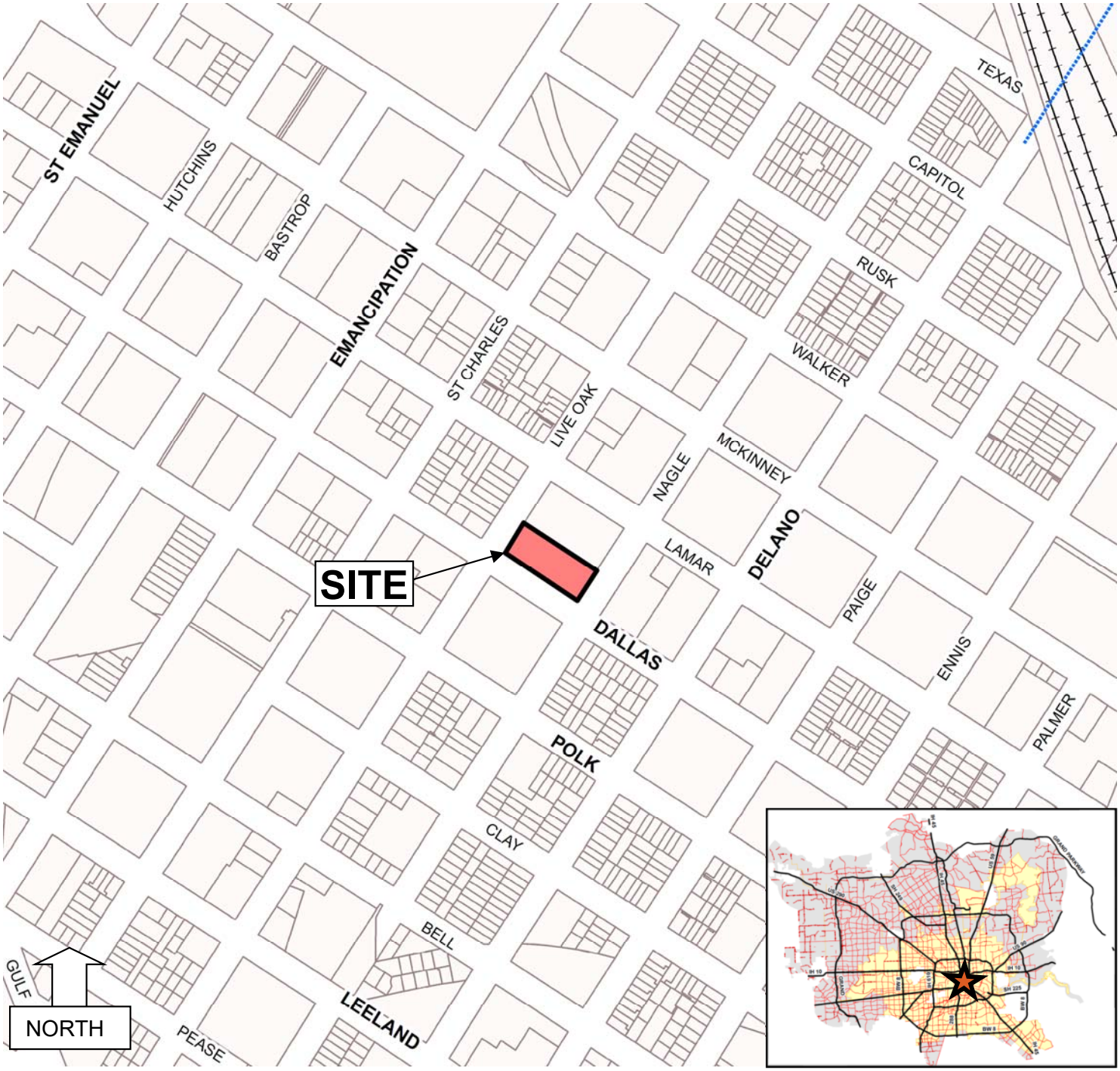
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 8 (DEF 1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: East Blocks Sec 8 (DEF 1)

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D – Variances

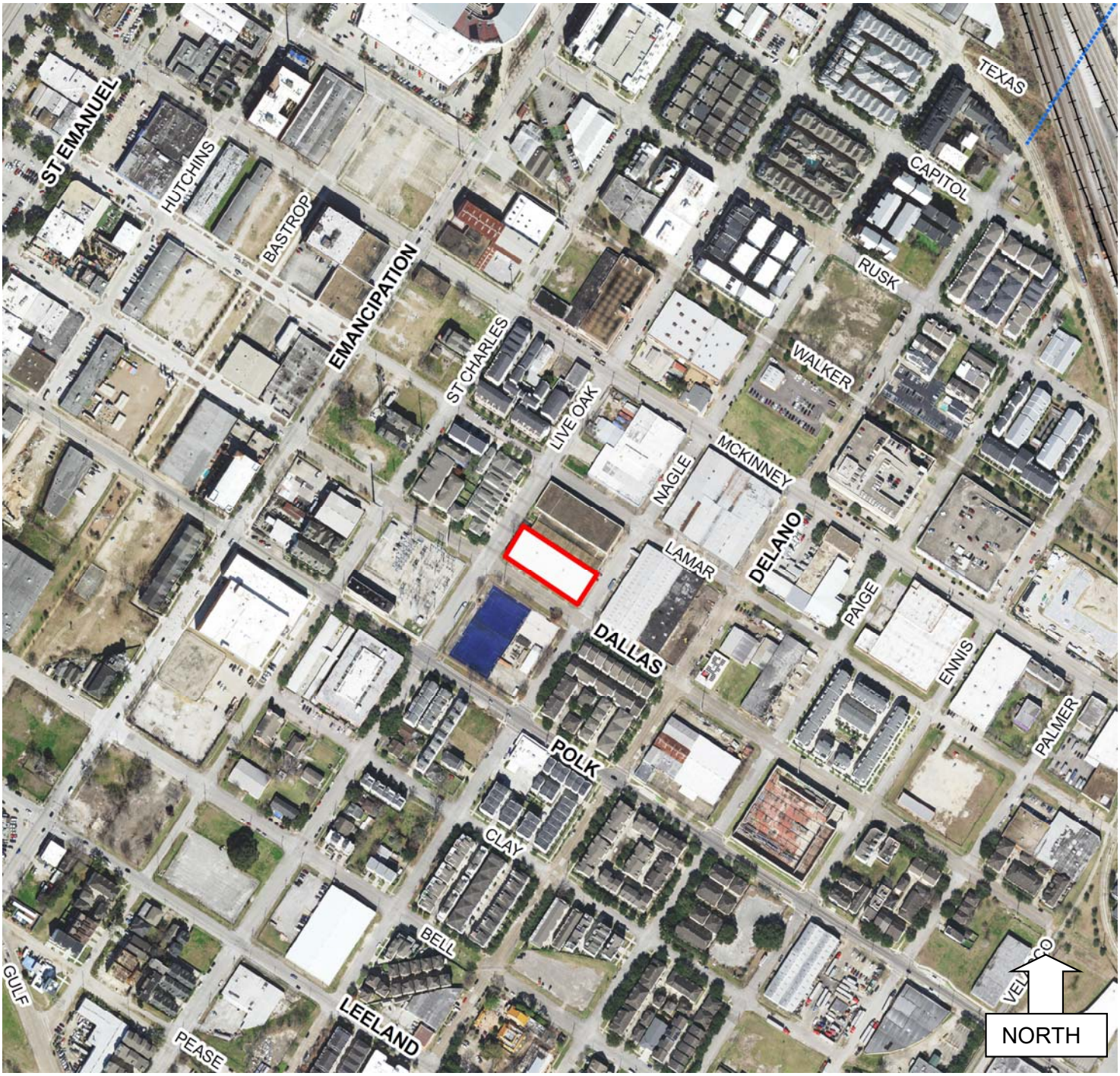
Subdivision

Houston Planning Commission ITEM: 119

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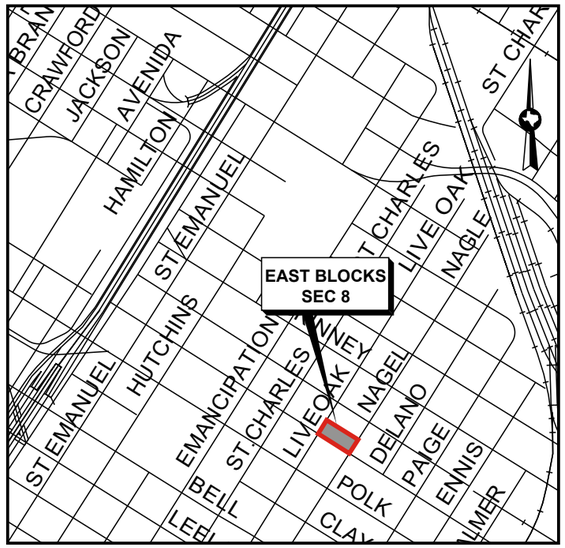
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D – Variances

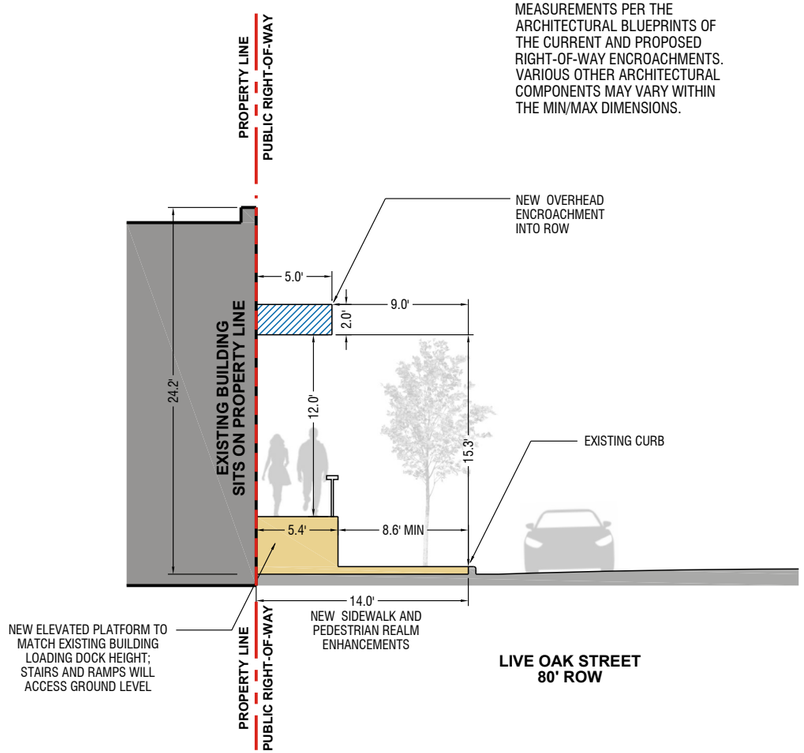
Aerial



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

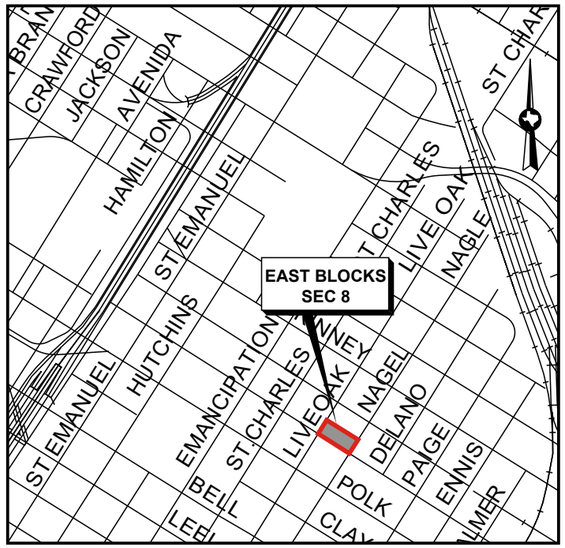
EHRA Job No.
231-507-08

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

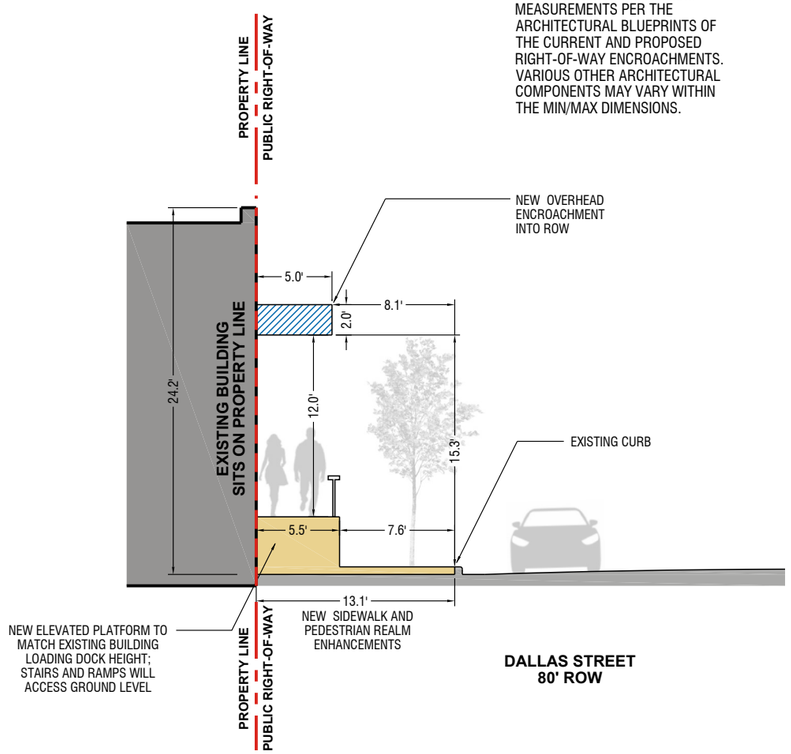


Location Map



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

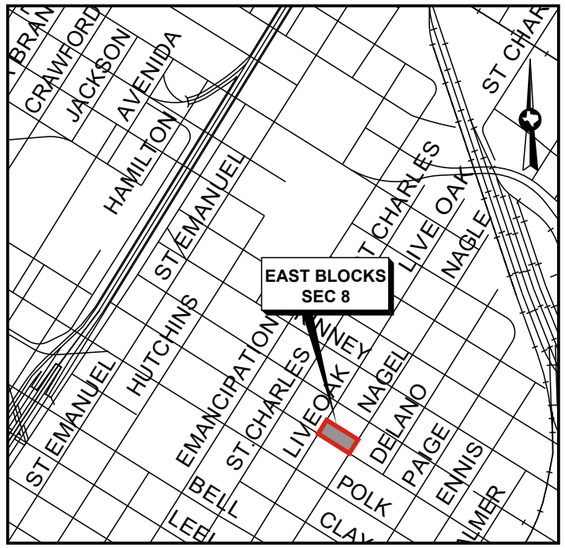
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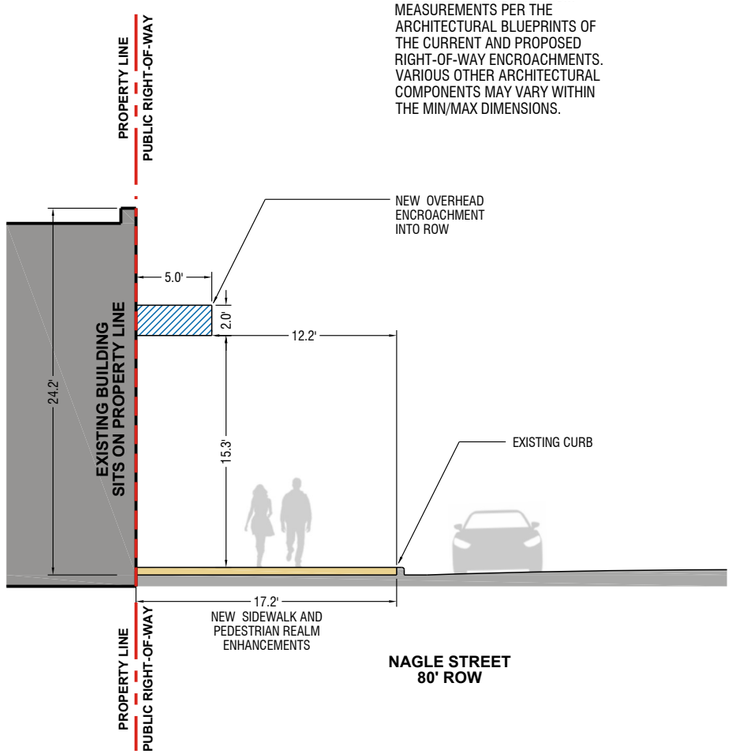
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



Location Map



Sections 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
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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;

(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 1115 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 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 Live Oak Street, Dallas Street, and Nagel 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.

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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Galveston Road Reserve

Applicant: Quiddity Engineering



D – Variances

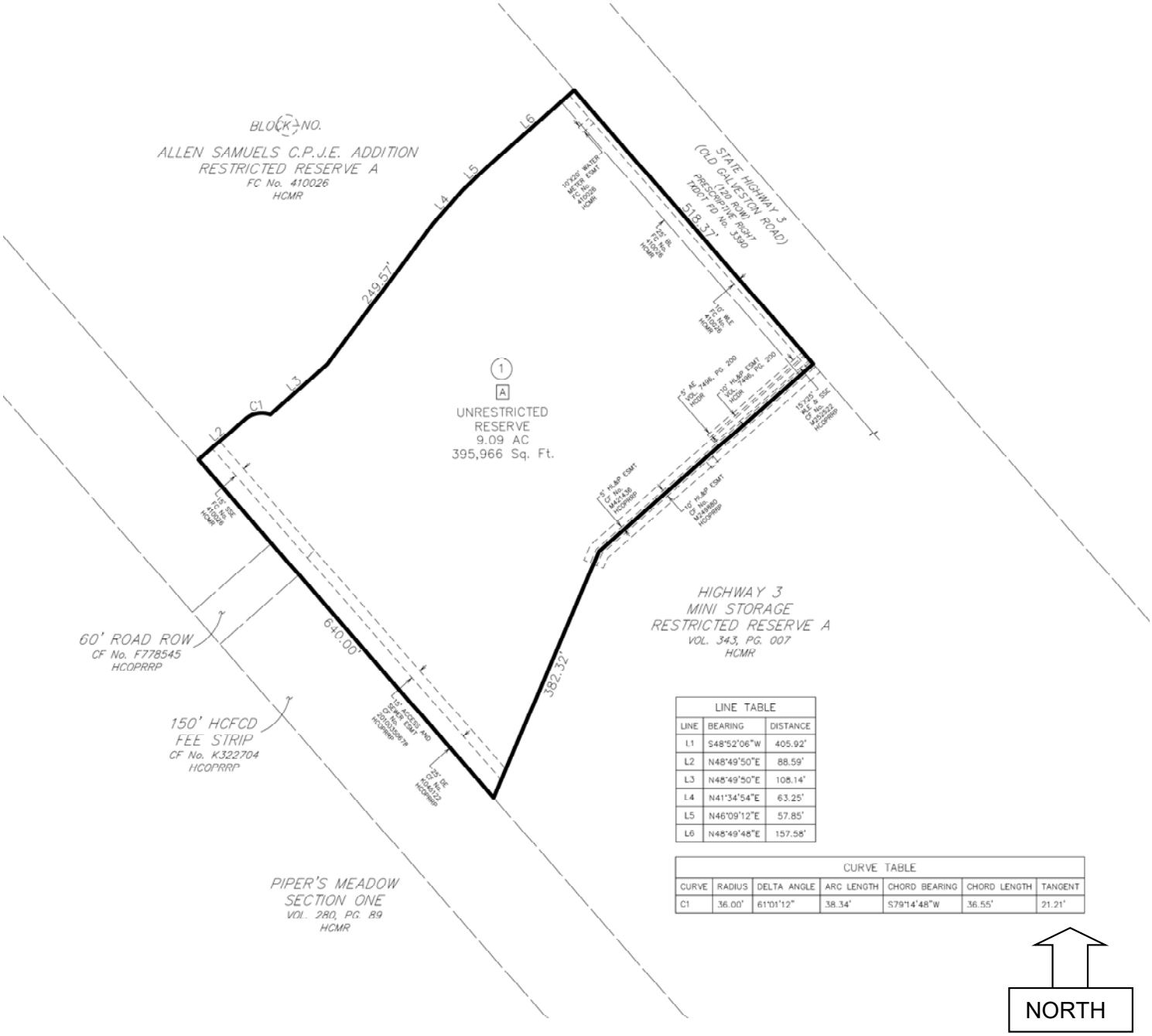
Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Galveston Road Reserve

Applicant: Quiddity Engineering



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°52'06"W	405.92'
L2	N48°49'50"E	88.59'
L3	N48°49'50"E	108.14'
L4	N41°34'54"E	63.25'
L5	N46°09'12"E	57.85'
L6	N48°49'48"E	157.58'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	36.00'	61°01'12"	38.34'	S79°14'48"W	36.55'	21.21'

D – Variances **Subdivision**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Galveston Road Reserve

Applicant: Quiddity Engineering



D – Variances Aerial

Galveston Road Reserve

VARIANCE EXHIBIT







BUOY RD

120' HCFCD EASEMENT

Galveston Rd

6,025'

4,454'

1

2

3

Richvale Ln
Redway Ln
Buoy Rd
Reseda Dr
La Avenida Dr
White Star Dr
El Camino Real
Buccaneer Ln
Sea Lark Rd
Seamaster Dr
Voyager Dr
Silverpines Rd
Tresvant Dr
El Dorado Blvd
Eastcape Dr
Piper's View Dr
Roxton Ridge Dr
Castorgen Dr
Ironbark Dr
Elder Vista Dr
El Toro Ln
Windom Dr
Capehill Dr
Elder Glen Dr
Gatebrook Dr
Gulf Fwy
Gulfbrook Dr
Retail Rd
Eastfield Dr
Town Ridge Ln
Castordell Dr
Interstate 45 Fwy HOV
Texas Ave
W Bay Area Blvd
Live Oak St
Orchard St
Blossom St
Gemini St
CITY OF WEBSTER
CITY LIMITS

NORTH

DATE: 10.22.2024

QUIDDITY
ENGINEERING

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2107
Plat Name: Galveston Road Reserve
Applicant: Quiddity Engineering
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 exceed intersection spacing requirements along Galveston Road (designated major thoroughfare) by not extending nor terminating stub street (El Toro Lane) in a cul-de-sac.

Chapter 42 Section: 127a, 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.: (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. If each of these criteria is met, the stub street is not required to be extended. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares. 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: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

The site is located within the city of Houston City limits on the south side of Galveston Road (a designated major thoroughfare), south of El Dorado Boulevard and north of W Texas Avenue. The proposed plat is a portion of a Restricted Reserve "A" – restricted to commercial use, Allen Samuels C.P. J. E. Addition plat recorded in 1998 under FC No 410026 HCMR. The 'northern' portion of the original plat has been developed into a senior living facility (without a replat) and this proposed replat is being filled to allow for the 'southern' portion to be developed for multi-family residential use. The rear of the site abuts a 150' Harris County Flood Control District (HCFCD) easement within a parcel owned by the City of Houston. In September 1978, two- 60'wide tract of land was dedicated as ROW easement by deed recorded in CF No. F778545 across the HCFCD channel. The ROW – intended extensions of El Toro Lane and Buoy Road, from the adjacent single family residential development Pipers Meadows sec 1 – recorded in May 1978 under FC No. 280089 HCMR, were never constructed. In 1989 and 1991, the Bradford Point Apartments (FC No. 344067 HCMR) and Bradford Point Apartments Sec 2 (FC No 350009 HCMR) plats dedicated ROW for Buoy Road to connect to Galveston Road. This ROW connection is constructed up to the HCFCD easement. Requiring the dedication of a public ROW through the tract would deprive the developer of reasonable use of the land, considering there is ROW dedicated for a public street connection

(Buoy Road) that has not been construction across the drainage channel for the last 35 years. The resulting block length along Galveston Road from Buoy Road to W Bay Area Boulevard will be approximately 4,454'.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. There is recorded ROW that provides a public street connection to Galveston Road via extension of Buoy Road. However, there is no ROW construction across the HCFCD easement (within property owned by the City) to allow this street connection to be operational.

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

The general purpose of the chapter will be maintained as local street connectivity for the single family residential development to the 'south' of the HCFCD easement is provided by existing street pattern. The neighborhood has access to El Dorado Boulevard to the north and there is dedicated ROW for a connection to Galveston Road via Buoy Road.

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

Granting of the variance will not be injurious to the public health, safety or welfare local street connectivity is provided by the existing street pattern. Requiring the dedication of a public ROW through the tract would deprive the developer of reasonable use of the land when there is ROW dedicated for a public street connection (Buoy Road) to the north. The resulting block length along Galveston Road from Buoy Road to W Bay Area Boulevard will be approximately 4,454'.

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

Sole justification for the variance is not solely based on economic hardship. Traffic circulation and distribution is addressed with local street pattern within the existing major throughfare grid. Adjacent property has frontage and access on Galveston Road.

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 25, 2024

NOTICE OF VARIANCE

PROJECT NAME: Galveston Road Reserve
REFERENCE NUMBER: 2024-2107

VAR

Dear Property Owner:

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

Quiddity Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing requirements along Galveston Road (designated major thoroughfare) by not extending nor terminating stub street (El Toro Lane) in a cul-de-sac. Enclosed are copies of the variance request, exhibits 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, November 14, 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 Mikalla Hodges with Quiddity Engineering at 281-363-4039. 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

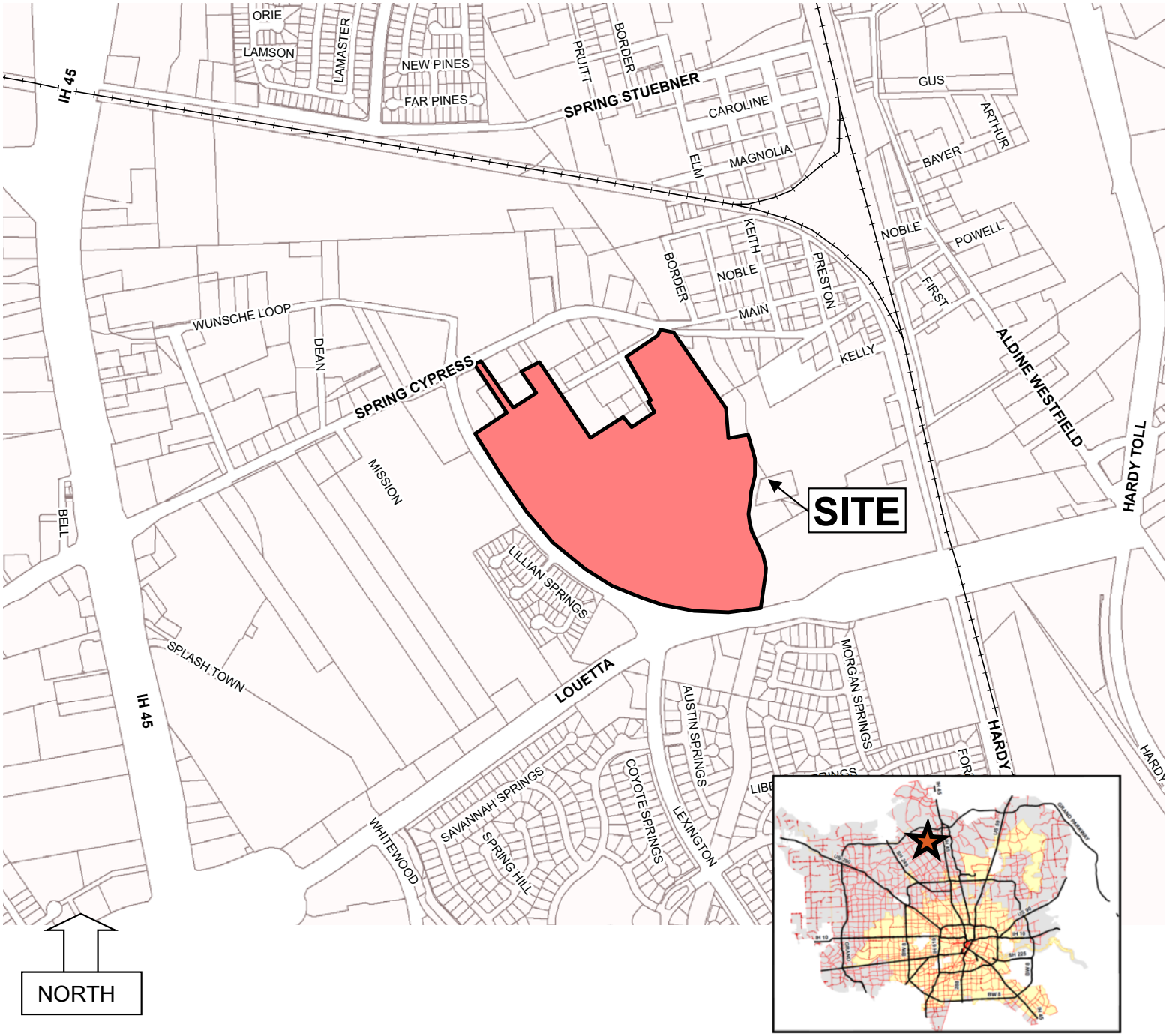
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc



D – Variances

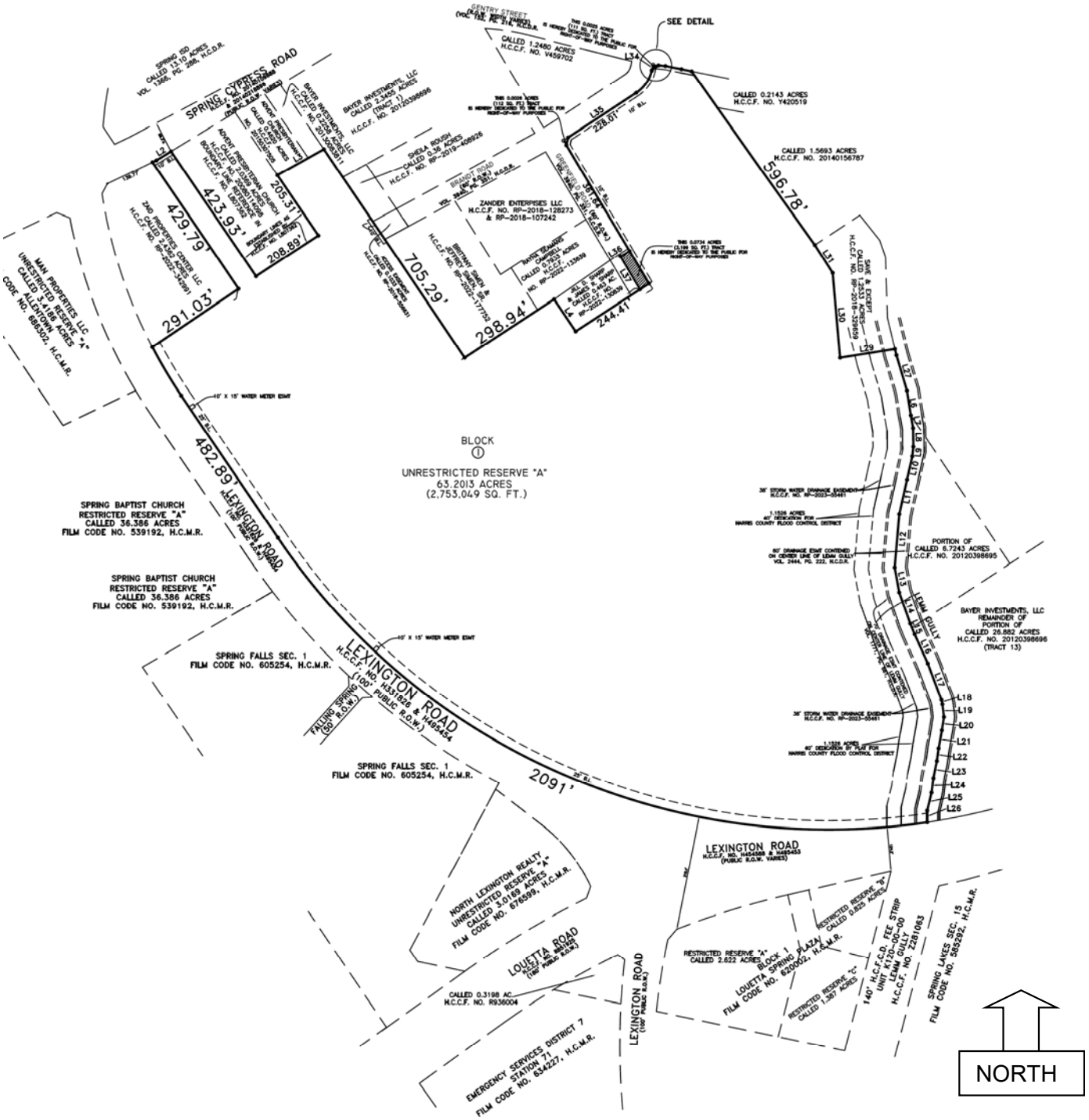
Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 1)

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.

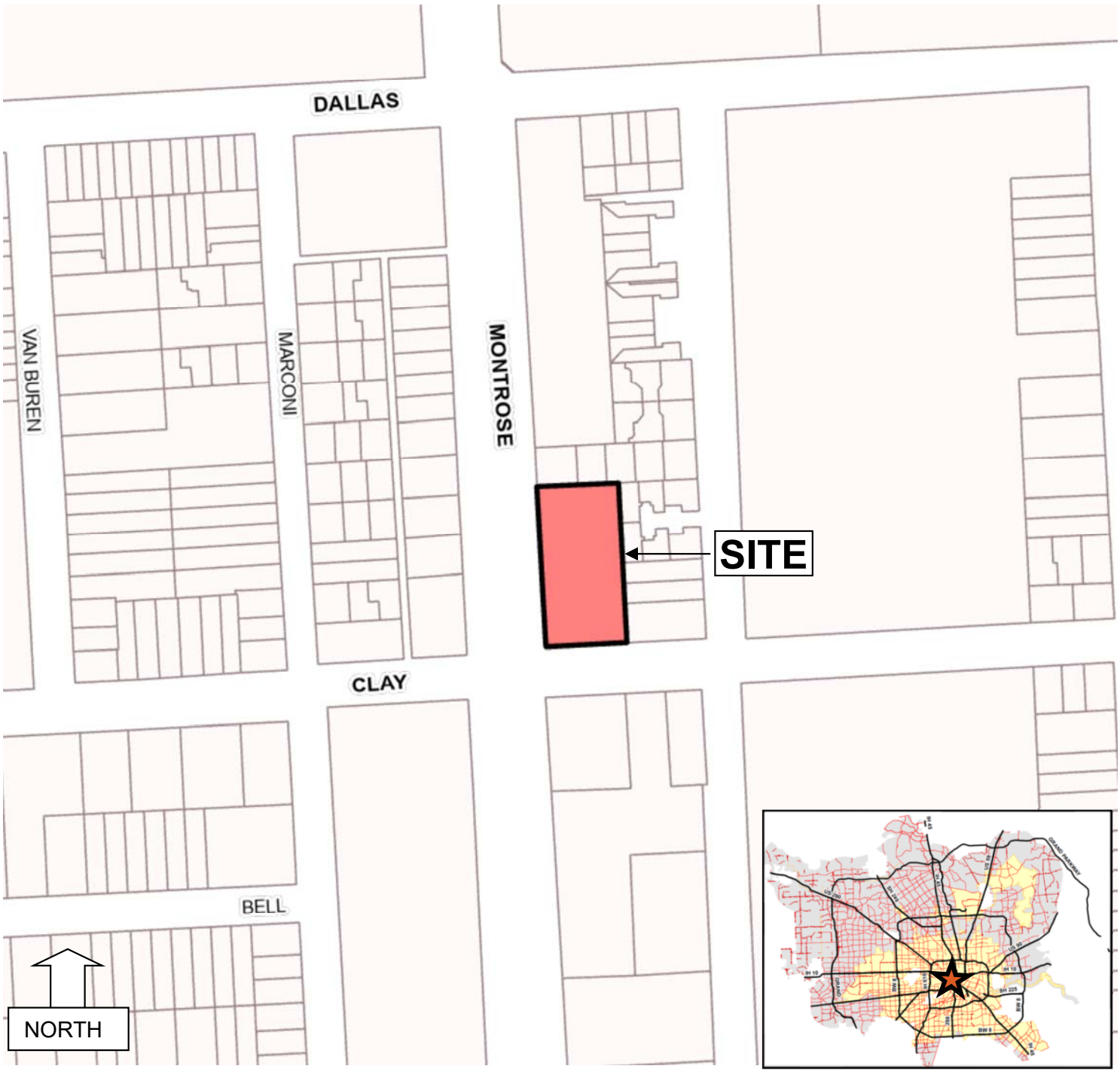
The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

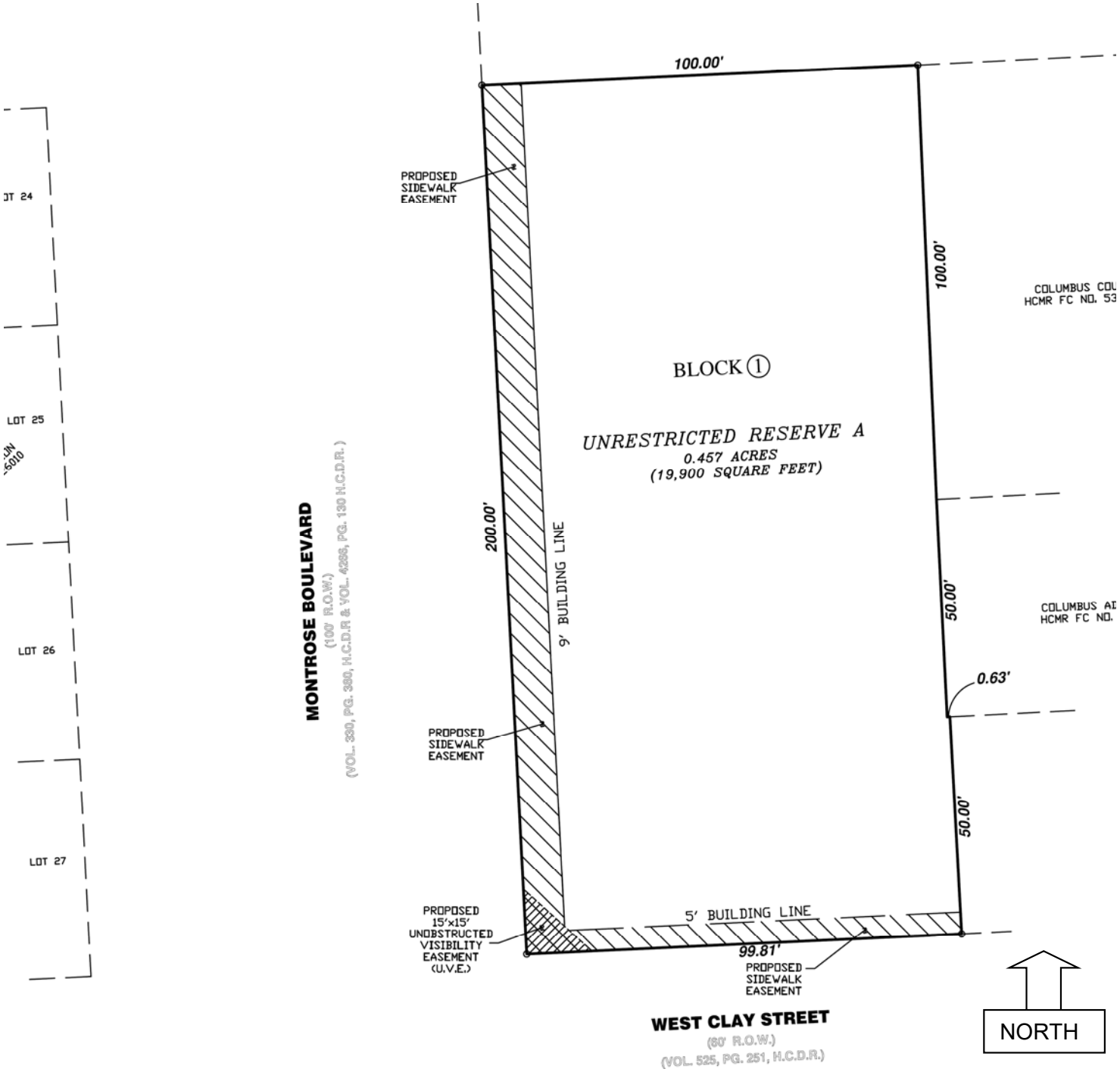
Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc.



D – Variances Aerial

ADDRESS : 1203-1215 MONTROSE BOULEVARD
HOUSTON ,TX 770019

OWNER : CE ENGINEERS, AND DEVELOPMENT CONSULTANTS

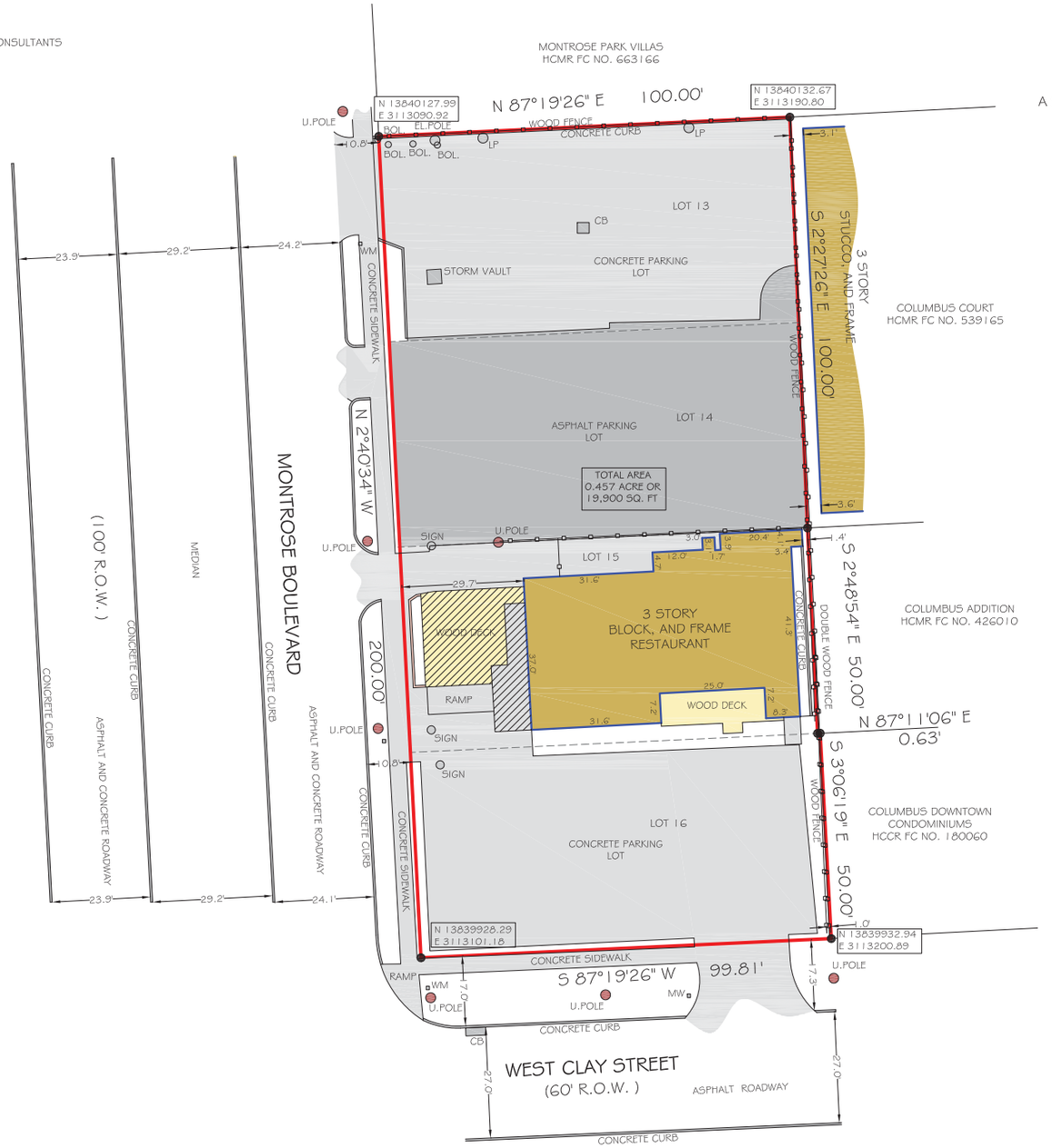
TITLE CO. : N/A

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

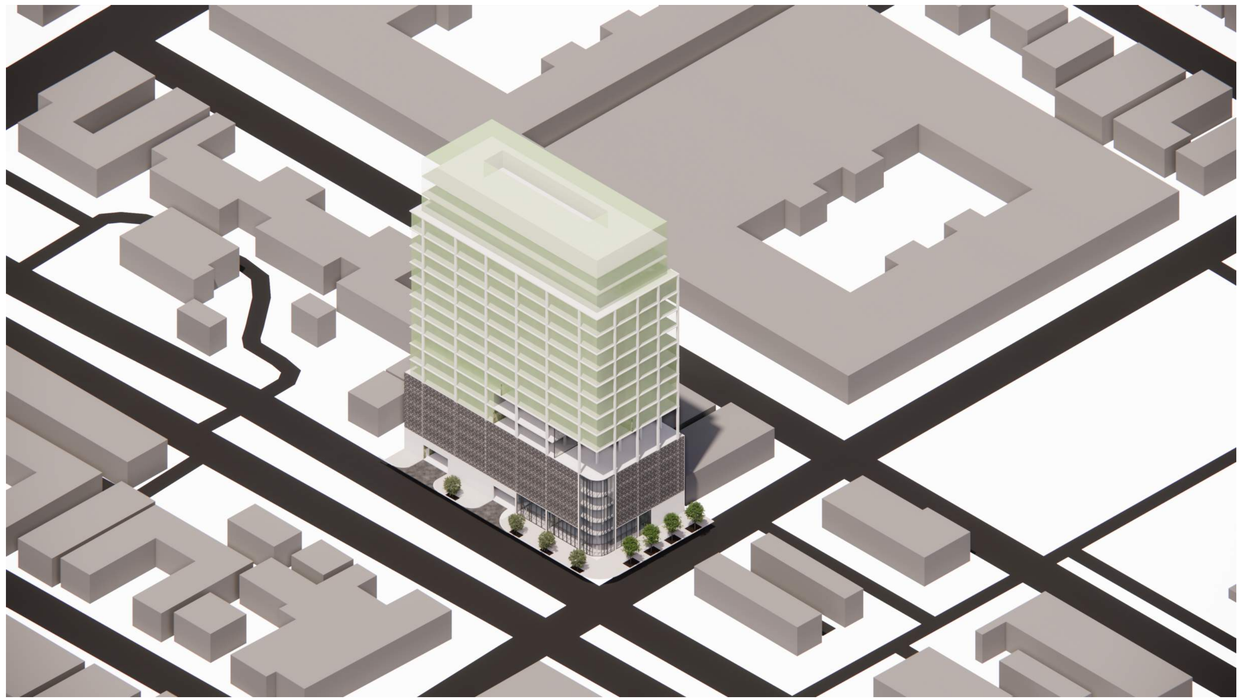
*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0670M, DATED JUNE 09, 2014.

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
Interiors | Architecture | Brand

MONTROSE BOULEVARD

HOUSTON TEXAS

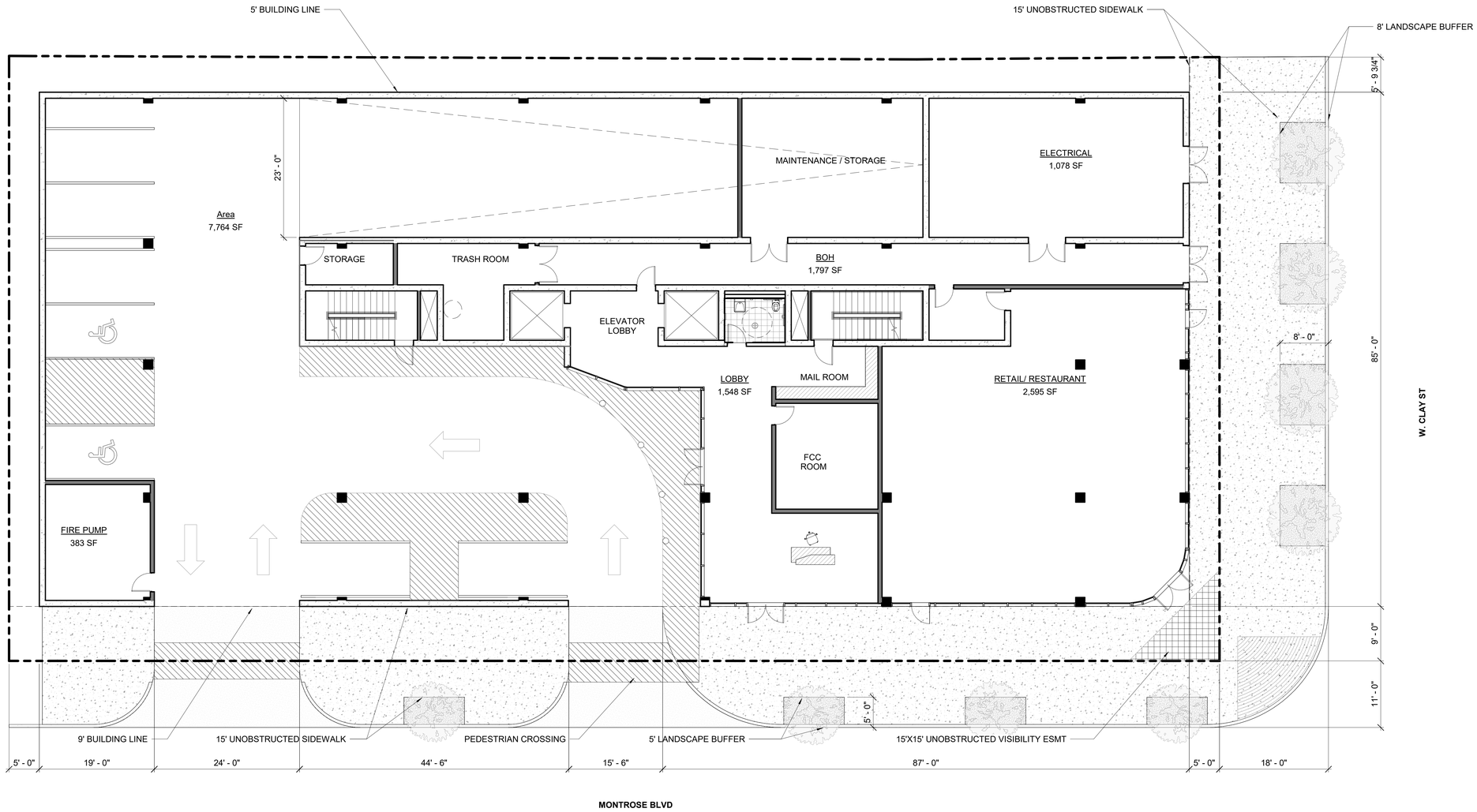
CONCEPTUAL MASSING

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
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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

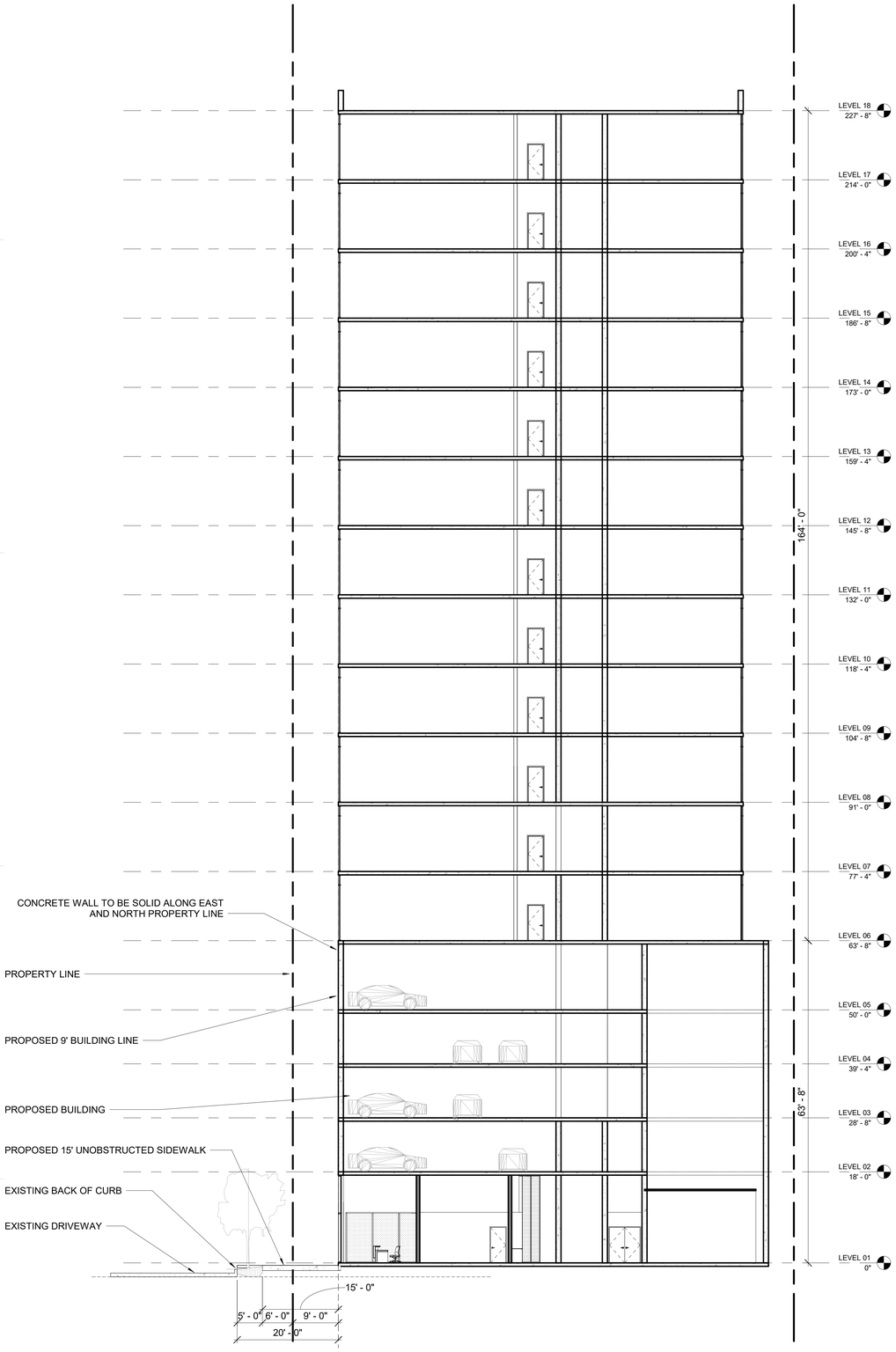
DATE:	MARK:	DESCRIPTION:

KEY PLAN

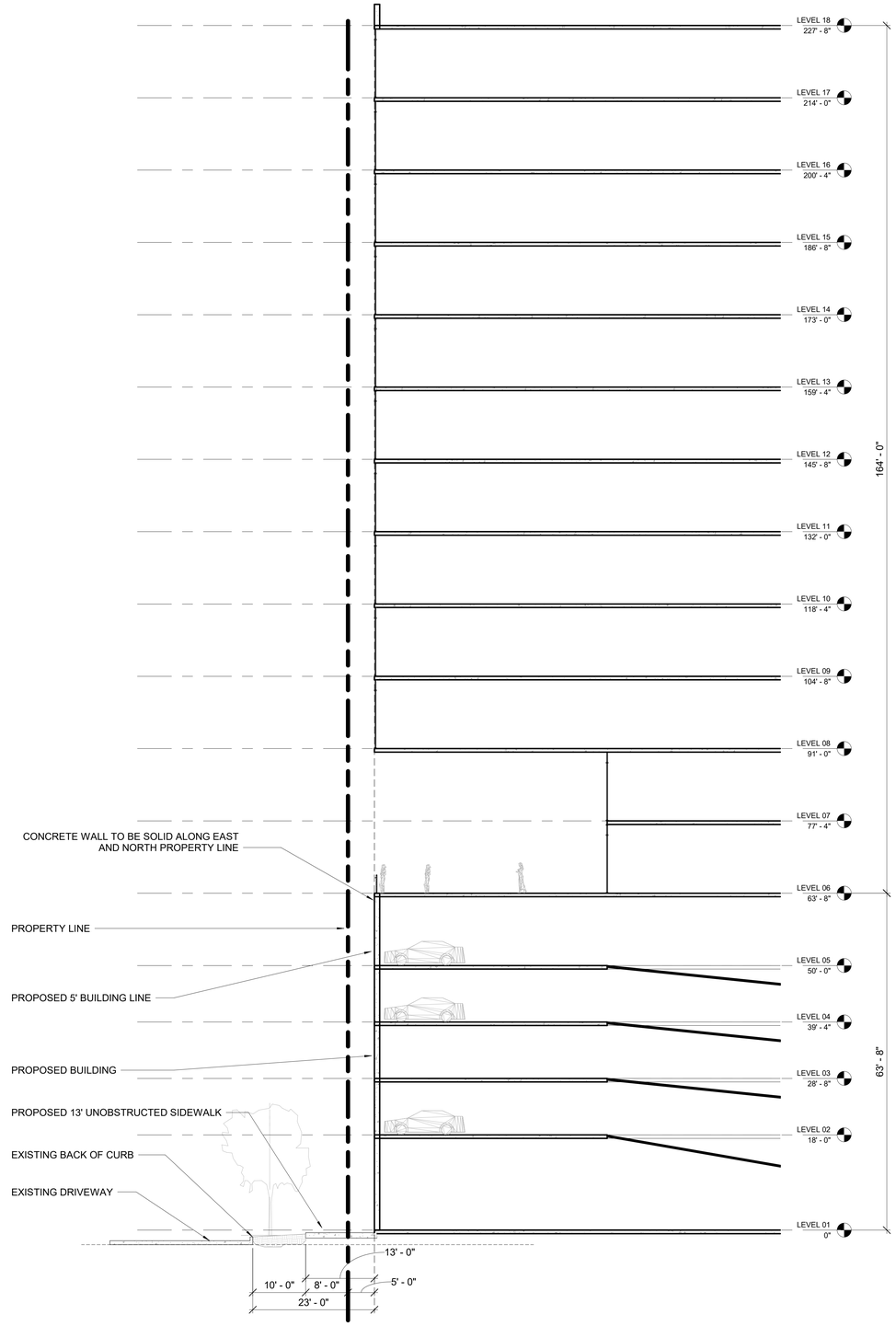
SHEET NAME
OVERALL FIRST FLOOR PLAN

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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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
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

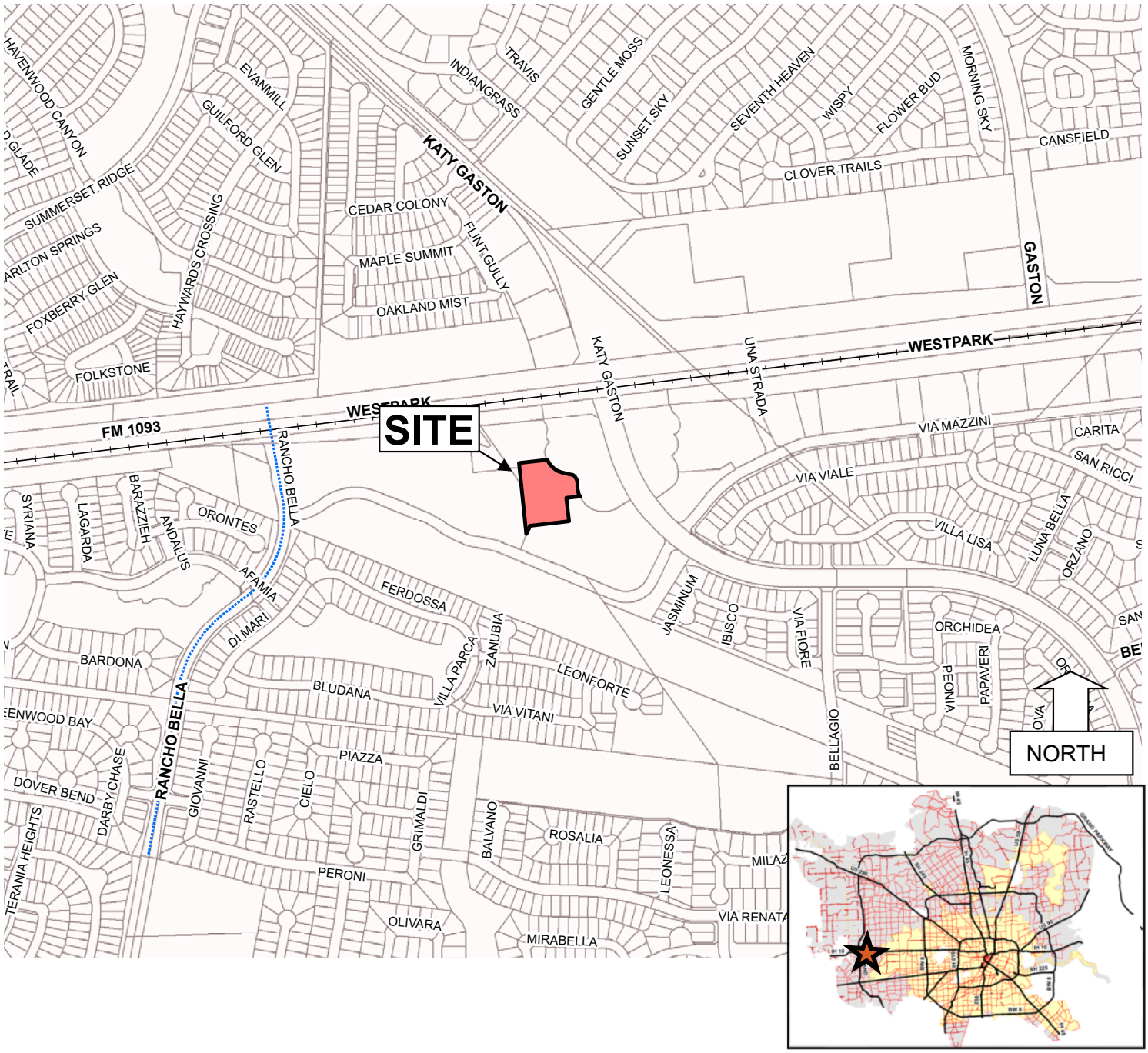
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Lakes of Bella Terra Reserve Sec 11

Applicant: Benchmark Engineering Corporation



D – Variances

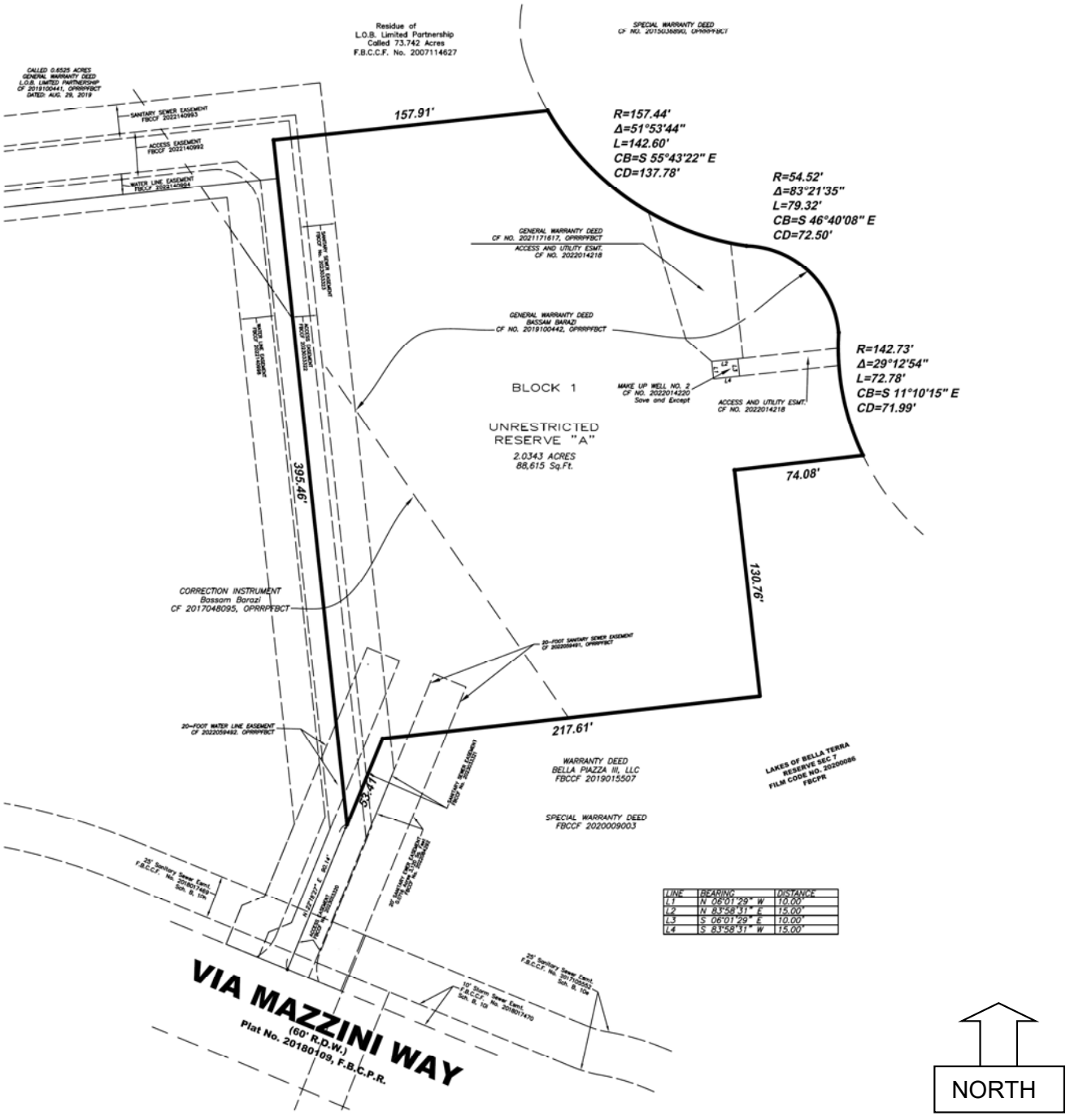
Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Lakes of Bella Terra Reserve Sec 11

Applicant: Benchmark Engineering Corporation



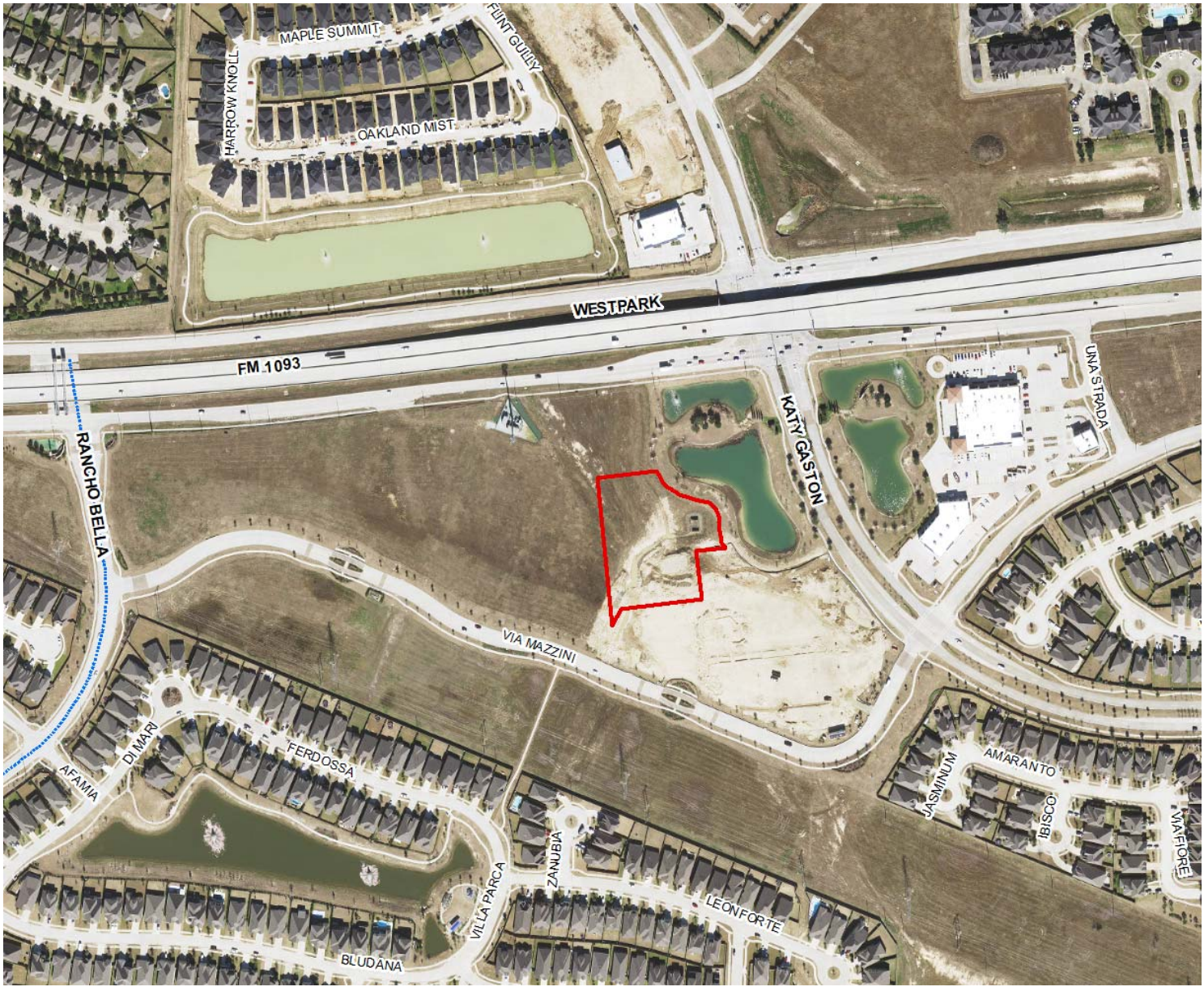
D – Variances **Subdivision**

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Lakes of Bella Terra Reserve Sec 11

Applicant: Benchmark Engineering Corporation



D – Variances

Aerial

F.M. 1093 WESTPARK TOLL ROAD
(Width Varies)
STATE FARM to MARKET ROAD 1093
Fort Bend County Toll Road Authority
F.B.C.C.F. Nos. 2015119962 & 2015119963

KATY GASTON ROAD
FILM CODE NO. 201001S7, FBCPR

ACCESS EASEMENT
FORT BEND COUNTY
M.U.D. No. 133
FBCCF 2022140995

ACCESS EASEMENT
FORT BEND COUNTY M.U.D. No. 133
FBCCF 2022140992

Plat Boundary

CALLED 2.0343 ACRES
BELLA PIAZA PHASE IV LLC
WARRANTY DEED
FBCCF No. 2022076841
JUNE 6, 2022

ACCESS EASEMENT
FORT BEND COUNTY M.U.D. No. 133
(F.B.C.C.F.No. 2023033322)

PROPOSED
LAKES OF BELLA TERRA
RESERVE SEC 11

ACCESS EASEMENT
FORT BEND COUNTY
M.U.D. No. 133
FBCCF 2022140995

ACCESS EASEMENT
FORT BEND COUNTY M.U.D. No. 133
(F.B.C.C.F.No. 2023033320)

VIA MAZZINNI WAY
(60' R.O.W.)
Plat No. 20180109,
F.B.C.P.R.

N 83°53'39" E 238.50'

GRAPHIC SCALE: 1"=60'
60 30 0 60

BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
TBPLS FIRM REGISTRATION NUMBER 10009600
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A. (713)266-9930

EXHIBIT

ACCESS EASEMENTS LOCATION
PROPOSED
LAKES OF BELLA TERRA
RESERVE SEC 11
FORT BEND COUNTY, TEXAS

DRAWN BY:	DATE: 23 OCT 2024	SCALE: 1" = 60'
CHECKED BY:	JOB No. 04044	SHEET No. 1 OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1959
Plat Name: Lakes of Bella Terra Reserve Sec 11
Applicant: Benchmark Engineering Corporation
Date Submitted: 09/23/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an unrestricted reserve to take access via an access easement in lieu of public street frontage.
Chapter 42 Section: . 42-190-c

Chapter 42 Reference:
Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Minimum public street frontage of 60' feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The applicant proposes one unrestricted reserve in accordance with Fort Bend County platting requirements which require each separate development to provide a separate plat with each set of private construction plans. The adjoining proposed commercial developments will have direct access to public street frontage of 60'. The adjoining developments will be composed of several commercial reserves with different owners and will all share access for pedestrian and vehicular traffic via a recorded cross access easement between the commercial reserves (FBCCF 2019100026) as noted in the excerpt below. The construction plans for the commercial access roadways serving the commercial parcels have been reviewed and approved by the appropriate regulatory agencies. Additionally, the consulting civil engineer, William Saour, P.E. can certify and attest the immediately adjacent commercial roadway & utility improvements have been constructed and considered existing infrastructure. These improvements include public infrastructure owned & maintained by Fort Bend County MUD No. 133 to allow for public utilities to directly serve the site with recorded access easements as provided.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant as the applicant if following regulatory agency standards of Fort Bend County and the City of Houston to proceed with a commercial development

(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.

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

The minor deviation to the standard and temporary nature of the variance will not be injurious to the public health, safety or welfare.

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

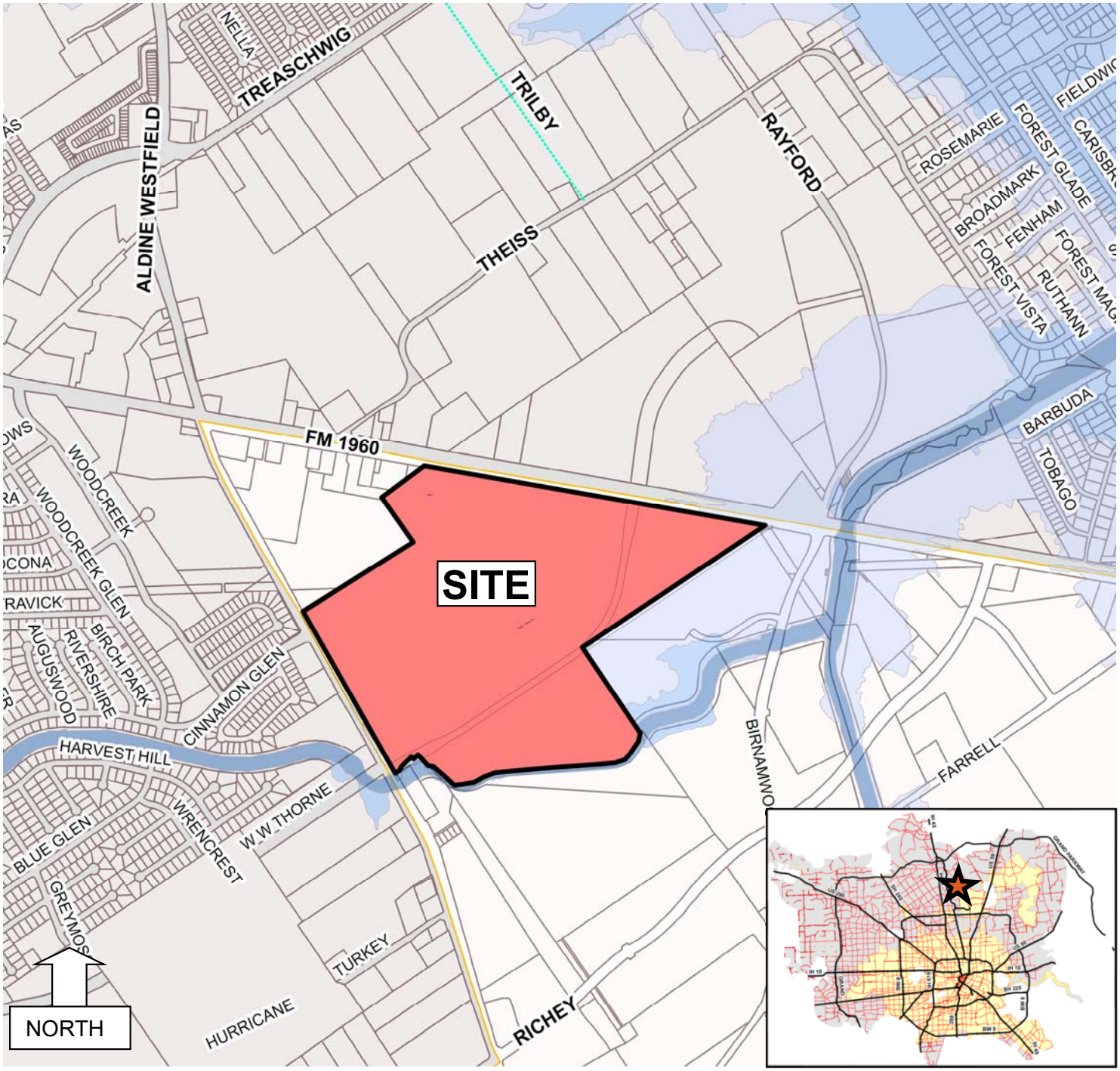
Economic hardship is not the sole justification of the variance as noted above

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: PCRIF North Houston Commerce Park GP

Applicant: GBI Partners



D – Variances

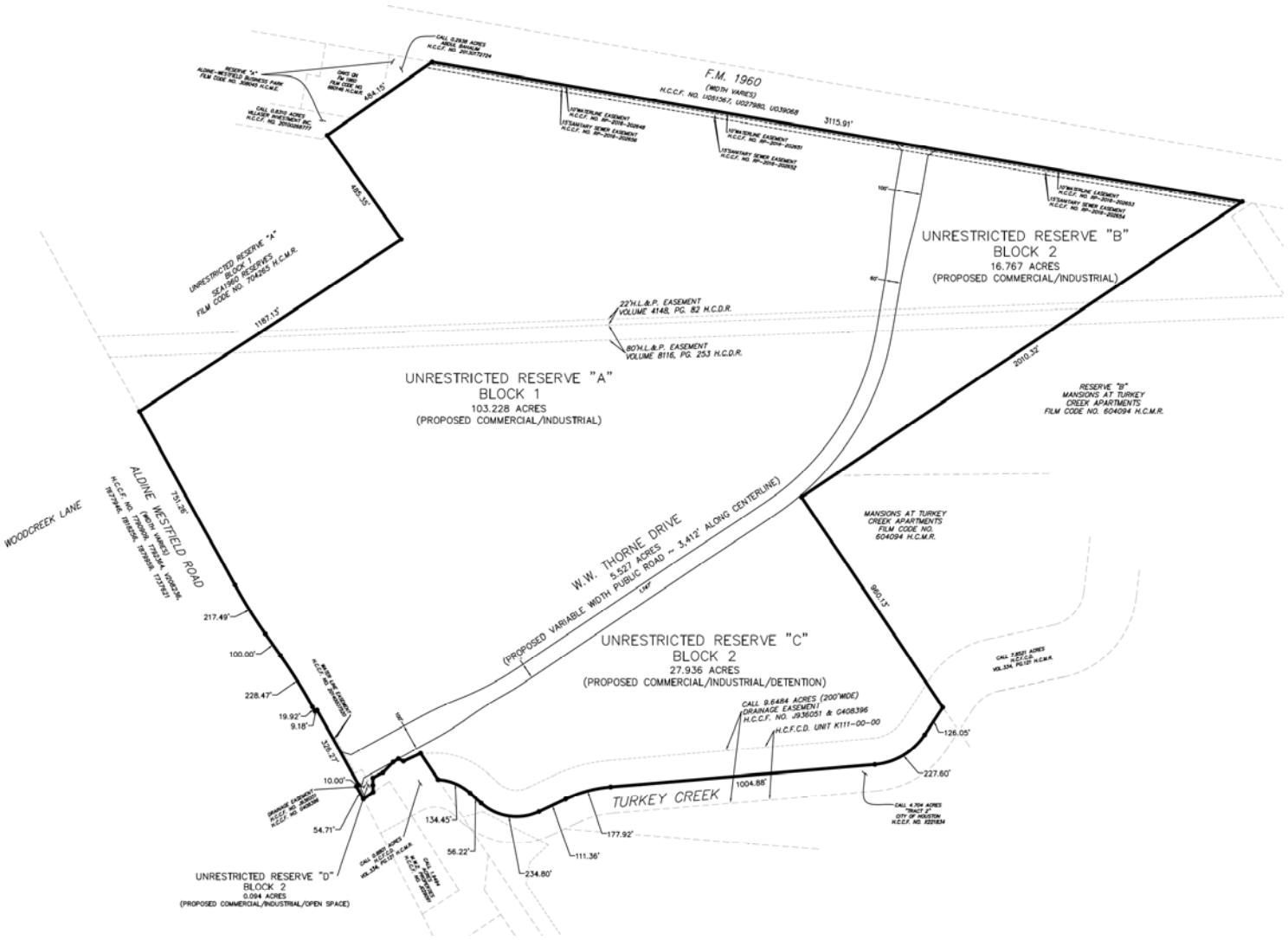
Site Location

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: PCRIF North Houston Commerce Park GP

Applicant: GBI Partners



D – Variances Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 11/14/2024**

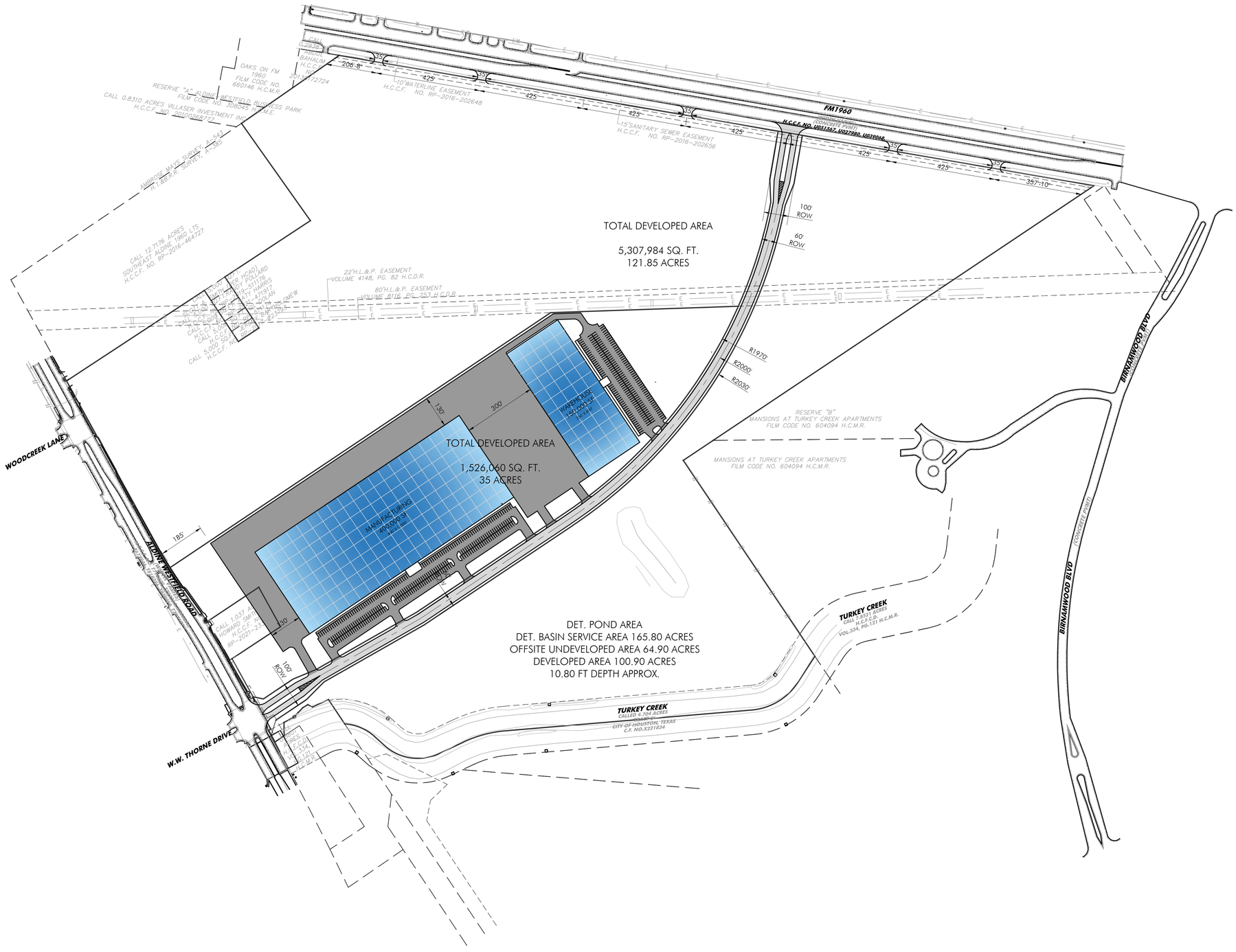
Subdivision Name: PCRIF North Houston Commerce Park GP

Applicant: GBI Partners



D – Variances

Aerial



OVERALL SITE PLAN-3
SCALE: 1" = 200'-0"

WISENBAKER MANUFACTURNG AND WAREHOUSE

HOUSTON, TEXAS

DESCRIPTION	DATE

SCALE
1" = 200'

PROJECT NO.

SHEET TITLE
OVERALL SITE PLAN-3

SHEET NO
C-1.0

DATE: JULY 19, 2024

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2055
Plat Name: PCRIF North Houston Commerce Park GP
Applicant: GBI Partners
Date Submitted: 10/18/2024

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:

Excessive Intersection Spacing along FM 1960 (northeast boundary line), excessive intersection spacing along Aldine Westfield Road (West Boundary Line) and excessive intersection spacing along proposed public street crossing subject tract to be dedicated by plat. Request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet, for a local street to intersect a local street, collector street, or major thoroughfare every 1,400 feet, and stub out to undeveloped lands to north and south of tract to be waived due to physical constraints, proximity to airport property and safety measures required for the development of the land.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. - Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

(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 unique shape of this property combined with locations of existing pipelines/utility easements, Turkey Creek, and George Bush Intercontinental Airport will require internal street layout that allows for proposed commercial/industrial development without creating parcels that are unsuitable for this type of development. The development proposes a single variable width street which would be an extension of existing W.W. Thorne Blvd. to the southwest and terminate at FM 1960 to the northeast (see attached preliminary site plan for reference). Variance 1 - Intersection spacing along FM 1960 – This development's proposed local street would tie into FM 1960 approximately 1,800' northwest of nearest intersection to the south and approximately 3,800' south of the intersection of FM 1960 and Aldine Westfield Road. All tracts between our properties north corner and the intersection to the north are existing commercial developments. Requiring a second street/intersection across our site near the north property line (an extension of Woodcreek Lane) would create sliver tracts north of the street that are not developable. Variance 2 – Intersection spacing along Aldine Westfield Road – Proposed intersection and extension of W.W. Thorne Blvd. is located approx. 2,800' north of the intersection of Aldine Westfield and Richey Road. All land south

of our tract and east of Aldine Westfield is Airport property. An extension of Woodcreek lane to the north of W.W. Thorne and through our tract would create the same issues outlined in the FM 1960 variance request. Variance 3 – Intersection spacing requirement along proposed W.W. Thorne through subject tract; Stub out streets to future development to north and south of subject tract – This development's proposed detention is located south of proposed W.W. Thorne with Turkey Creek, Airport property and an existing apartment development being adjacent to our south. Intersection/street heading south would dead end at creek and no development of airport land across creek is expected. To the north, all adjacent land is platted with no dedicated streets to connect to along our north boundary line.

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

The circumstances supporting the granting of the variance are not the result of hardships created or imposed by the applicant. Location of pipelines and utility corridors on subject tract pre-date applicant's ownership.

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

Granting of this variance would promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the City. It would allow the developer to dedicate and construct a single local street that would be a new connection between FM 1960 and Aldine-Westfield without requiring additional road stub-outs that lead to land that cannot be developed (already platted with no plans for road dedication leading into our tract) or will never be developed (Turkey Creek/IAH airport property) or create irregular-shaped remainder parcels that can be difficult or impossible to develop. Further, the warehouse/light industrial nature of the proposed development would mean presence of semi-trucks and other large vehicles. Approval of the requested variances could reduce additional traffic and promote safer driving conditions within the development and proposed public street.

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

The requirement for multiple public roads introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a single public road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.

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

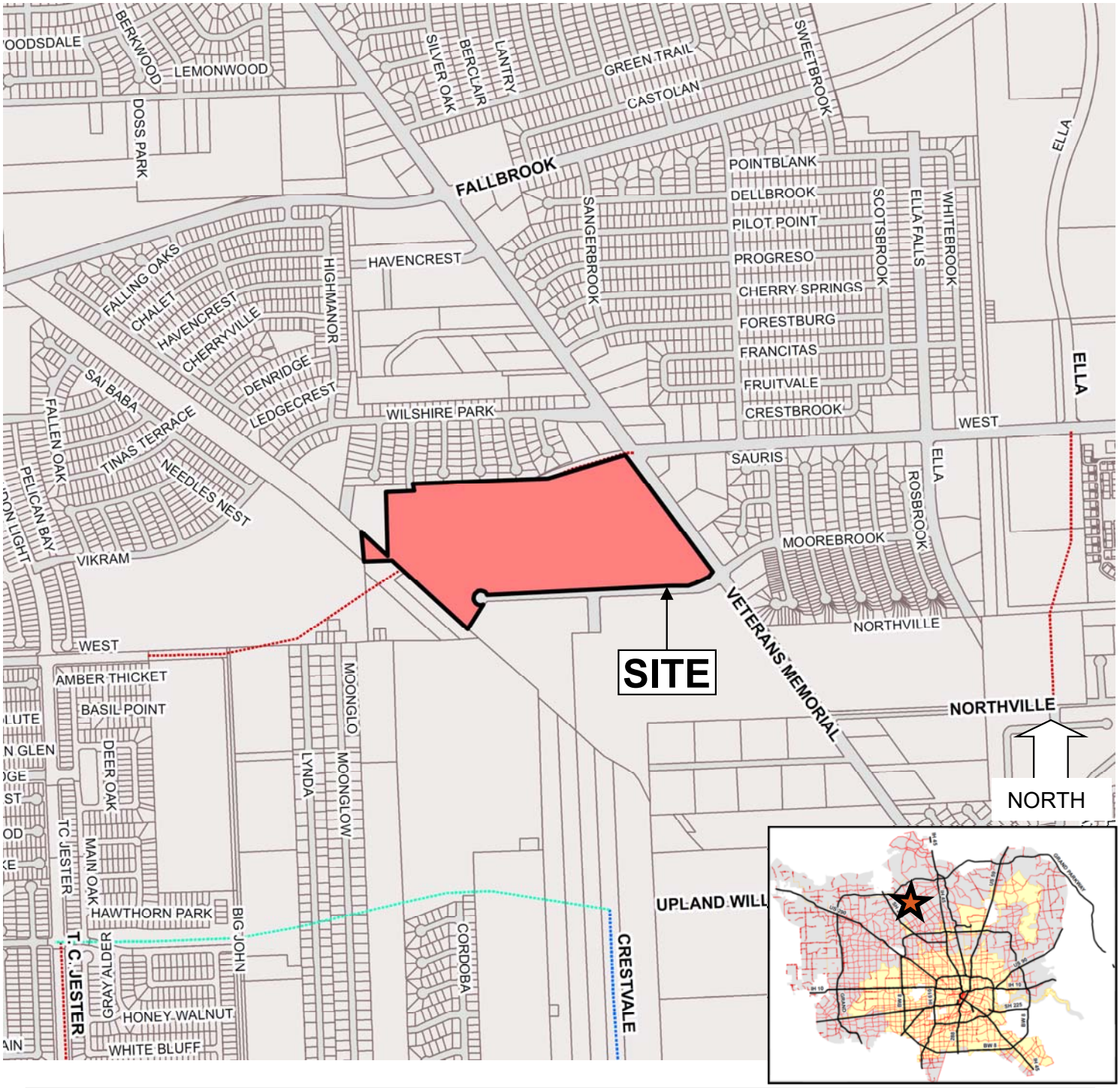
As stated above, public safety and pre-existing site conditions are the justification for this variance request.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Veterans Memorial Constellation GP

Applicant: Windrose



D – Variances

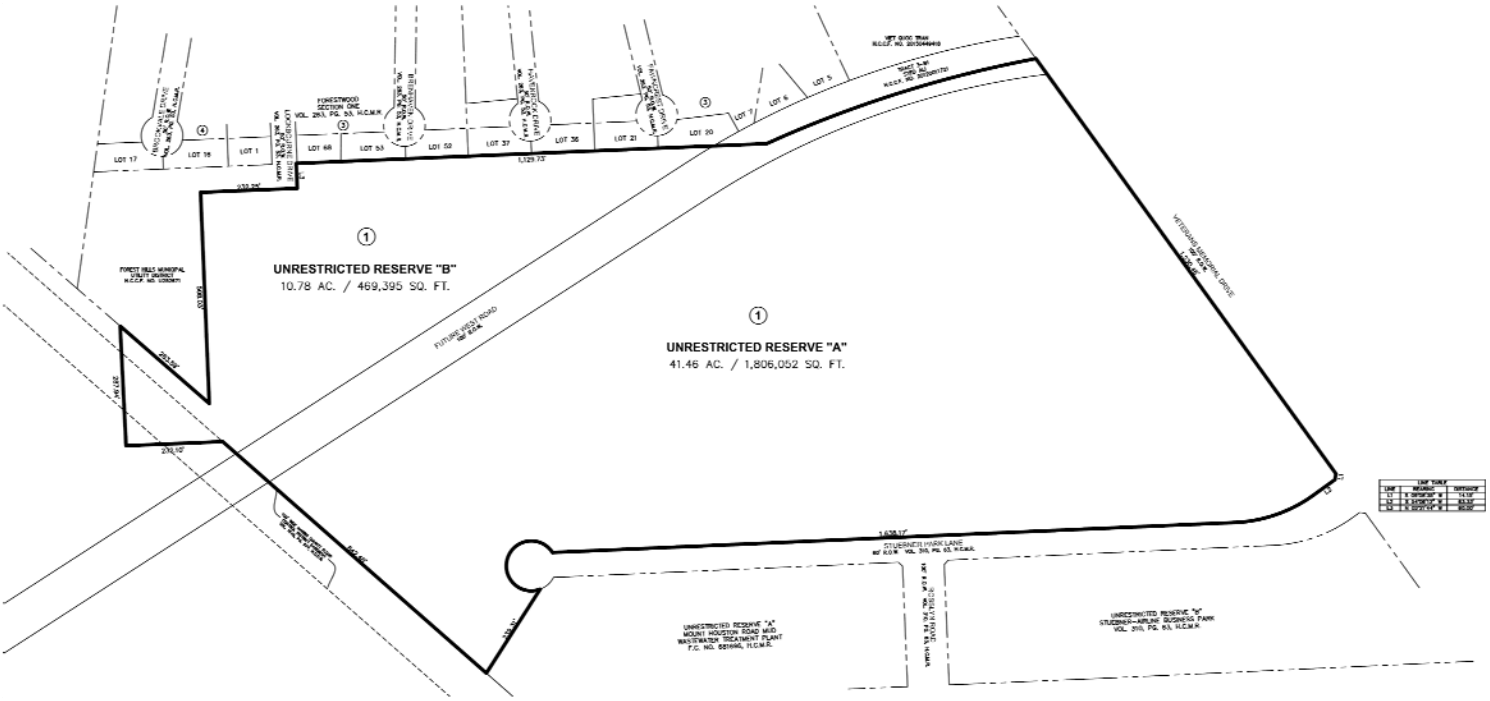
Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Veterans Memorial Constellation GP

Applicant: Windrose



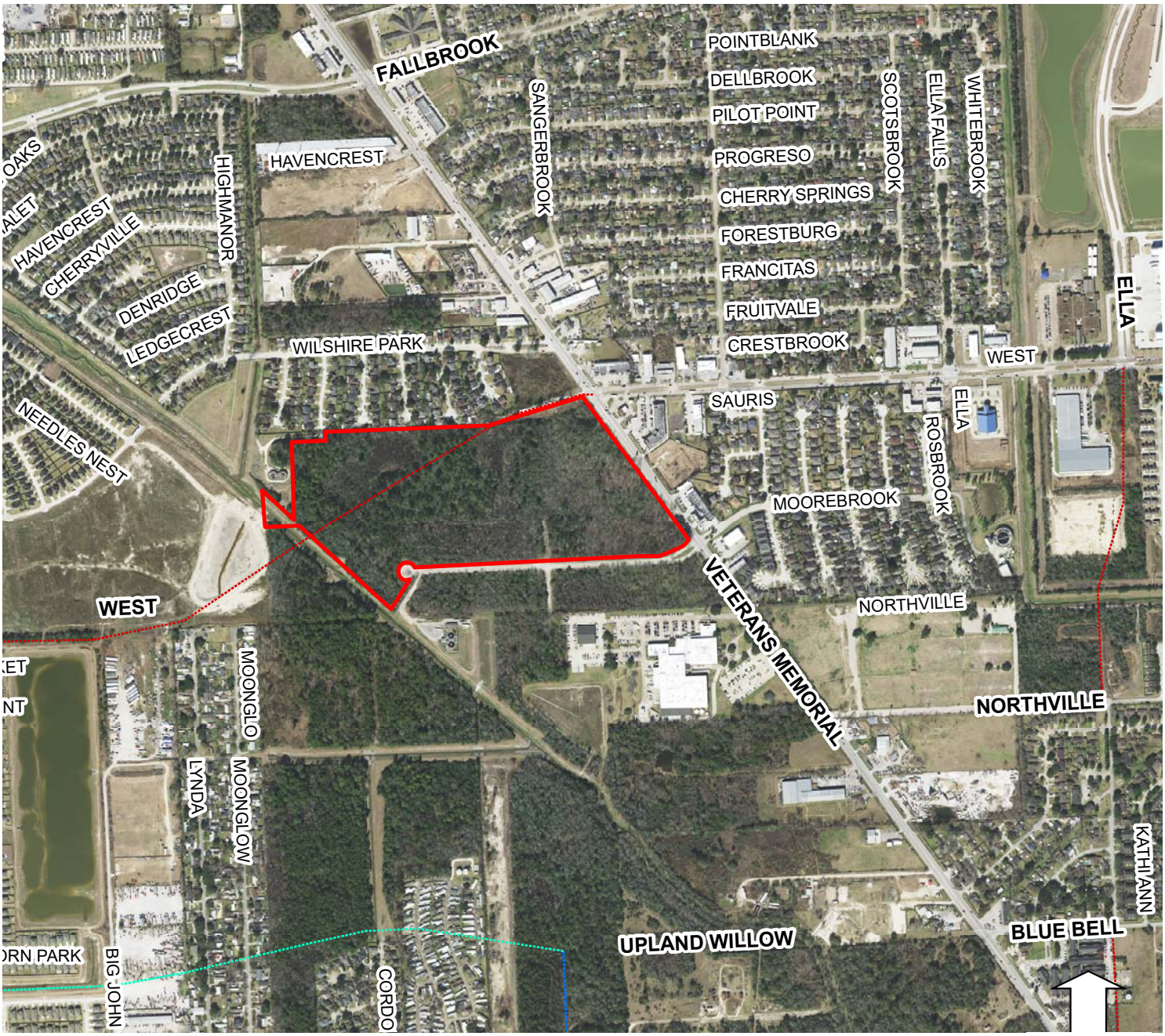
D – Variances Subdivision

Houston Planning Commission ITEM: 125

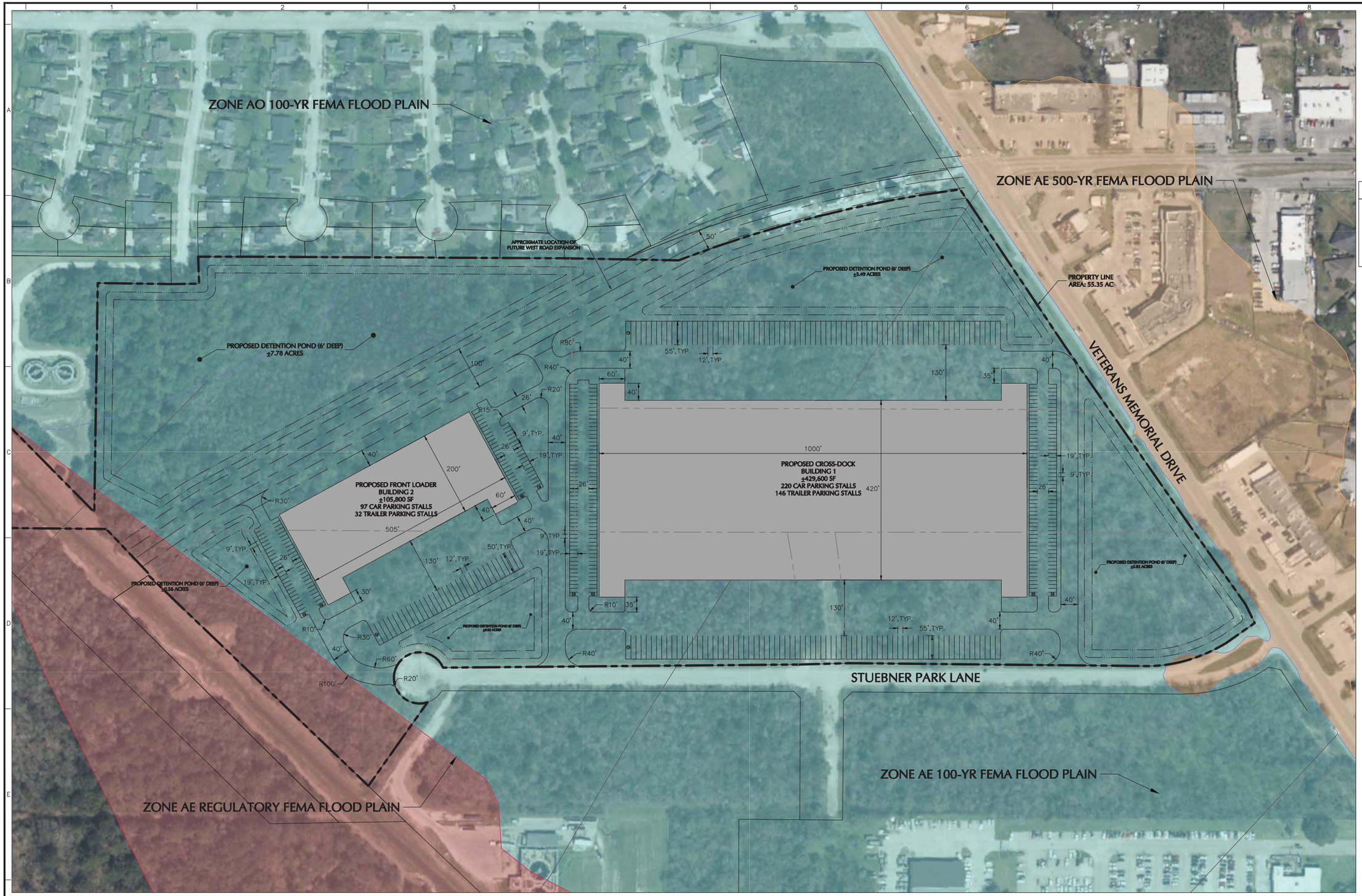
Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Veterans Memorial Constellation GP

Applicant: Windrose



D – Variances **Aerial**



100 0 50 100
SCALE 1 IN = 100 FEET

HATCH LEGEND

- 100-YR FEMA FLOADPLAIN
- 500-YR FEMA FLOADPLAIN
- REGULATORY FEMA FLOADPLAIN

SUMMARY TABLE		
CONCEPT PLAN	Total Site Acerage	55.35 AC
	Total Building Coverage	12.29 AC/22.21%
	Detention Required*	49.82 AC-FT
	Detention Proposed	84.05 AC-FT
	Total Trailer Parking Counts	178 Spaces
	Total Car Parking Counts	324 Spaces

*Detention required is based on a 0.9 AC-FT/ACRE rate outfalling to TXDOT

GENERAL NOTES:
1. EXISTING BOUNDARY IS BASED ON TEXAS STATE PLANE, SOUTH CENTRAL ZONE.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83) (US FOOT).
3. PROPERTY LINES, RIGHT-OF-WAY, AND EASEMENTS SHOWN ARE APPROXIMATE.
3. GEOLOCATION IMAGE DATE: 08-14-2024.

Date	Description	No.
Revisions		

Signature Date
PROFESSIONAL
PROFESSIONAL LICENSE No. 0000000000

LANGAN
Langan Engineering and Environmental Services, LLC.
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
T: 737.289.7800 F: 737.289.7801 www.langan.com

Project
VETERANS MEMORIAL DRIVE (CONSTELATION)
HOUSTON
HARRIS COUNTY TEXAS

Drawing Title
CONCEPT PLAN

Project No.	940000122
Date	08/20/2024
Drawn By	AN
Checked By	EM

Drawing No. CP-01
Sheet 1 of 1

LANGAN
Project No. 940000122

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Date: 8/20/2024 Time: 17:53 User: anguyen Style Table: Langan.stb Layout: Layout1 Document Code: 940000122-0101-CS101-0101

Veterans Memorial Constellation GP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2238
Plat Name: Veterans Memorial Constellation GP
Applicant: Windrose
Date Submitted: 11/04/2024

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 not extend or terminate in a cul-de-sac Rosslyn Road or Lockbourne Drive
Chapter 42 Section: 134

Chapter 42 Reference:
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: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

(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 intends to build a warehouse distribution center with a large warehouse, a smaller warehouse, trailer parking, and four detention ponds of different sizes, all located on an unrestricted reserve. Rosslyn Road (Vol 310 PG 63) stubs into the property from the south about 300 and Lockbourne Drive (VOL 263, PG 53) stubs directly borders the property from the north. The Code requires both these public rights of way to be either extended or terminated in a cul-de-sac. The site is just northeast of Halls Bayou (P118-00-00) and is in the FEMA 100 Year Flood Plain (FIRM 48201C). Mount Houston Road MUD maintains a water treatment plant to the south (HCAD 1388650010001) and Forest Hills MUD has one to the west (1217640010001). Also to the south is a large office complex owned by Aldine ISD (1398490010001). The floodplain will require extensive drainage infrastructure to mitigate, and applicant is already extending West Road Requiring the extension of the two stub streets will severely impact the proposed development and the implementation of vital drainage facilities on the property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
There is no feasible way to route a public right of way through the subject site that would serve the public interest. Such a route would harm public safety, would be unnecessary for the circulation of commuter and residential traffic, and would place an added burden on the maintaining of public utilities in and around the site.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for the city. The Forest Wood subdivision on the north has access to Veterans Memorial Drive along Wilshire Park Drive and is sheltered from potential industrial traffic by a series of cul-de-sacs. The MUD Plants have access through Steubner Park Lane There is little reason to direct residential traffic through each of these sites by extending any additional stub streets. The marginal increase in mobility from an additional route through the subject site is outweighed by the need to maintain and protect the flood channels and CenterPoint utilities.

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

Granting the variance would be in the best interest of public safety. Extending the required rights of ways through the site would directly cross through the location the largest proposed detention pond from the north, and the larger warehouse and one of the medium detention ponds form the south, worsening any potential flood conditions. Mixing commuter traffic with heavy trucks and pose a hazard to workers and crews on the site, and to commuters from the residential neighborhood who will seek to use the property as a short cut to Veterans Memorial.

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

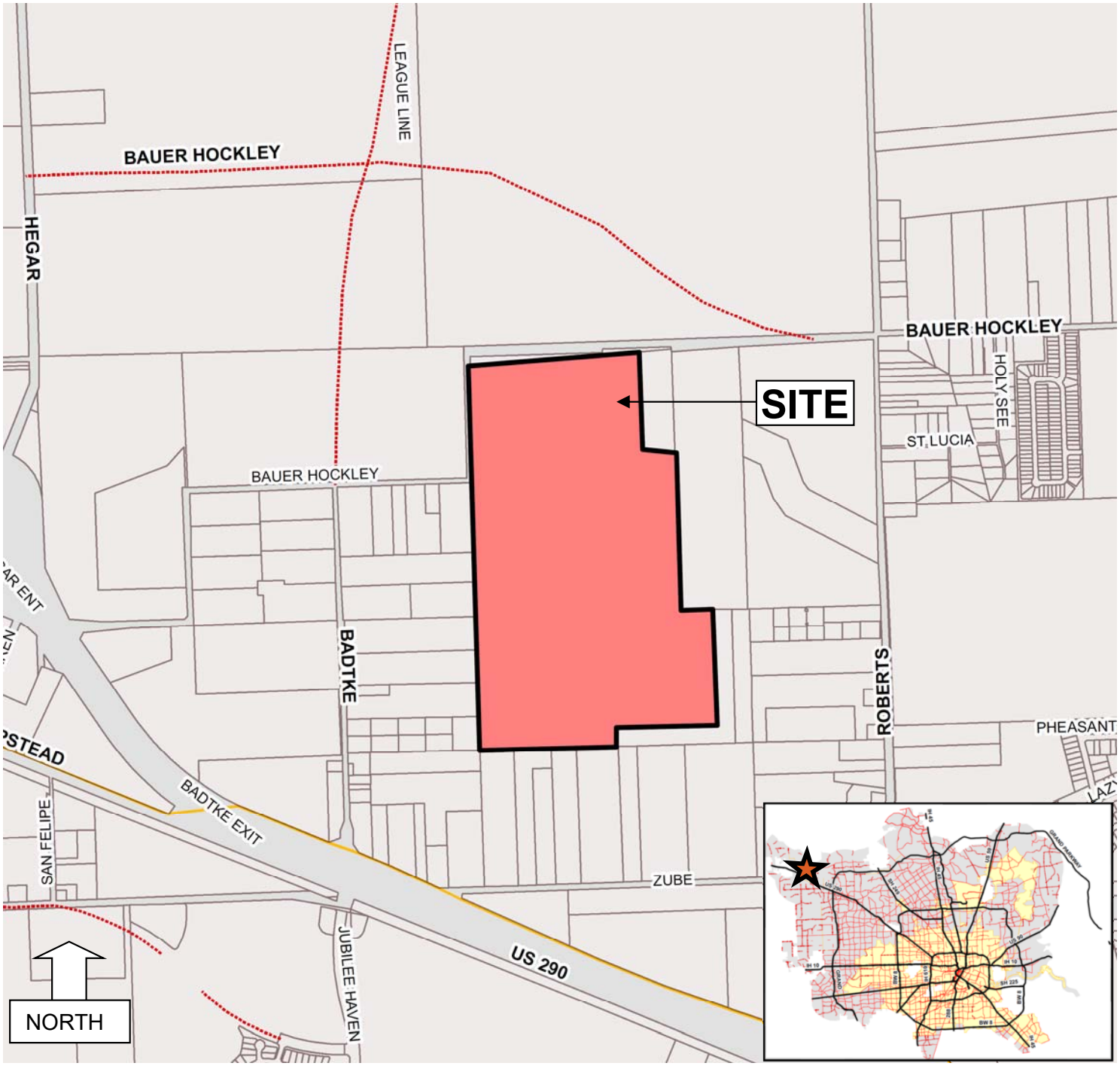
The variance is justified because the location of the parcel and the mixed character of the surrounding development, together with the responsibility of protecting and maintaining multiple detention and water treatment facilities for public benefit in and around the property, make the extension of a roadway impractical and infeasible.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Willowbend Oaks GP

Applicant: Windrose



D – Variances

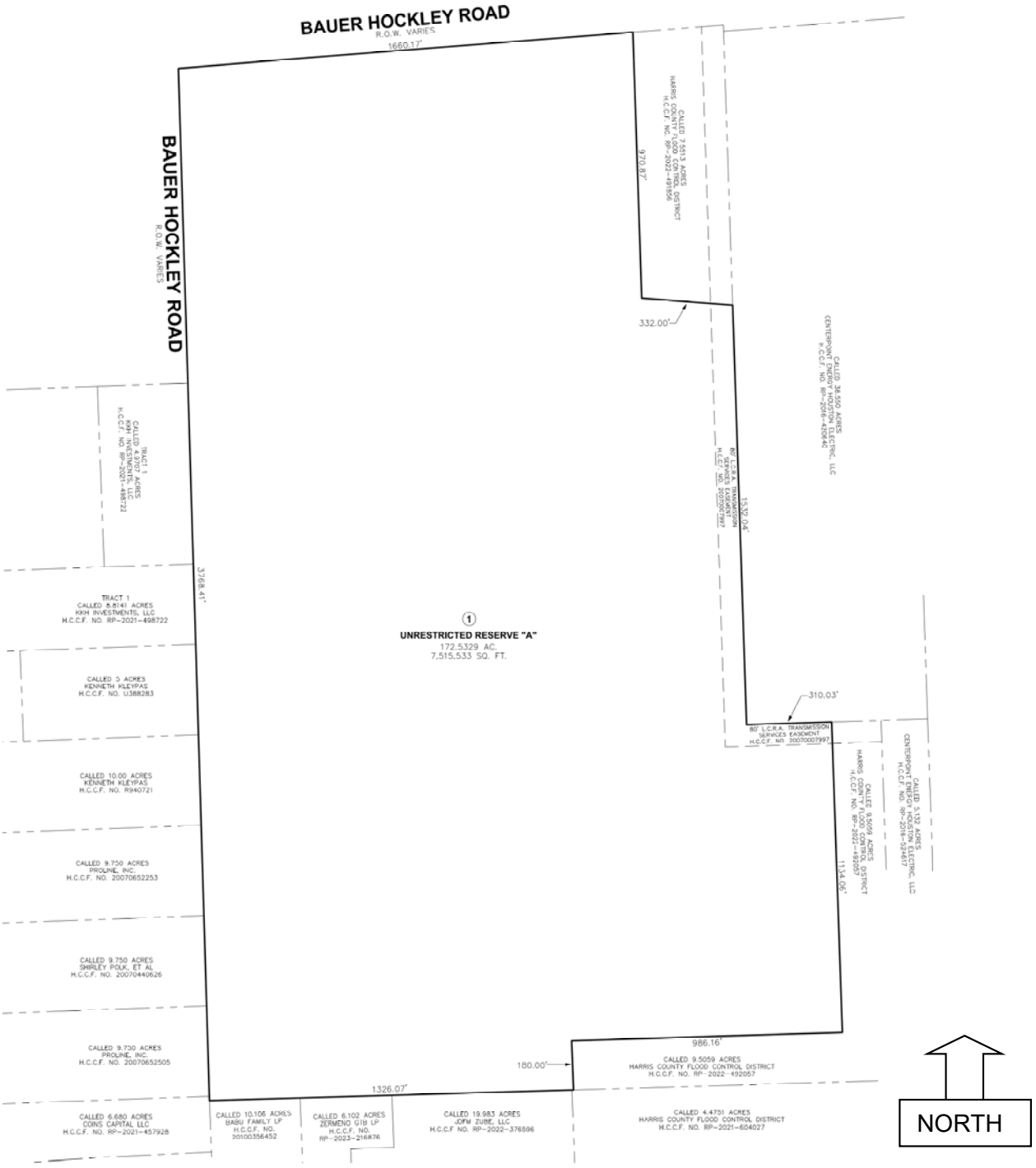
Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Willowbend Oaks GP

Applicant: Windrose



D – Variances

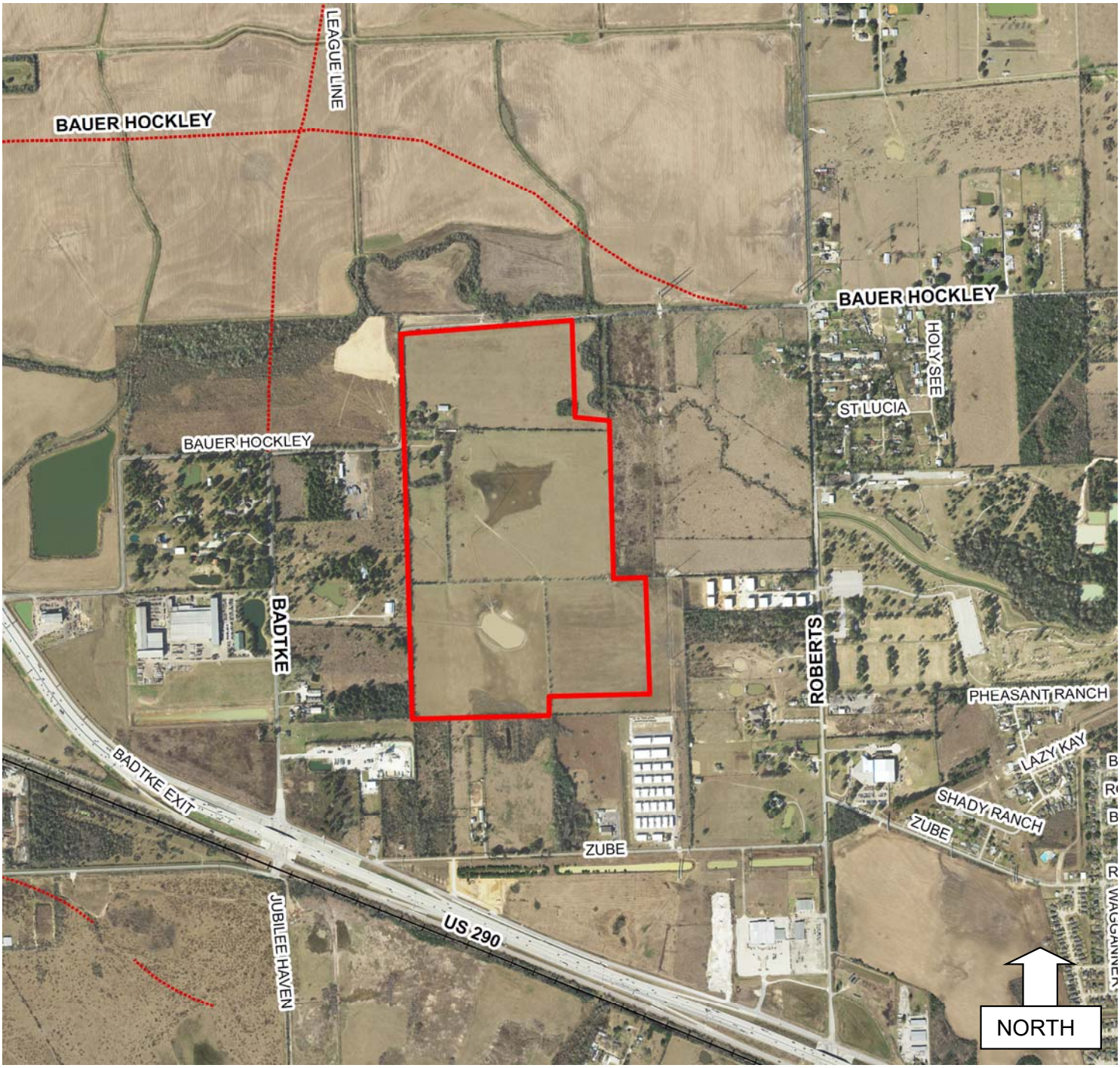
Subdivision

Houston Planning Commission ITEM: 126

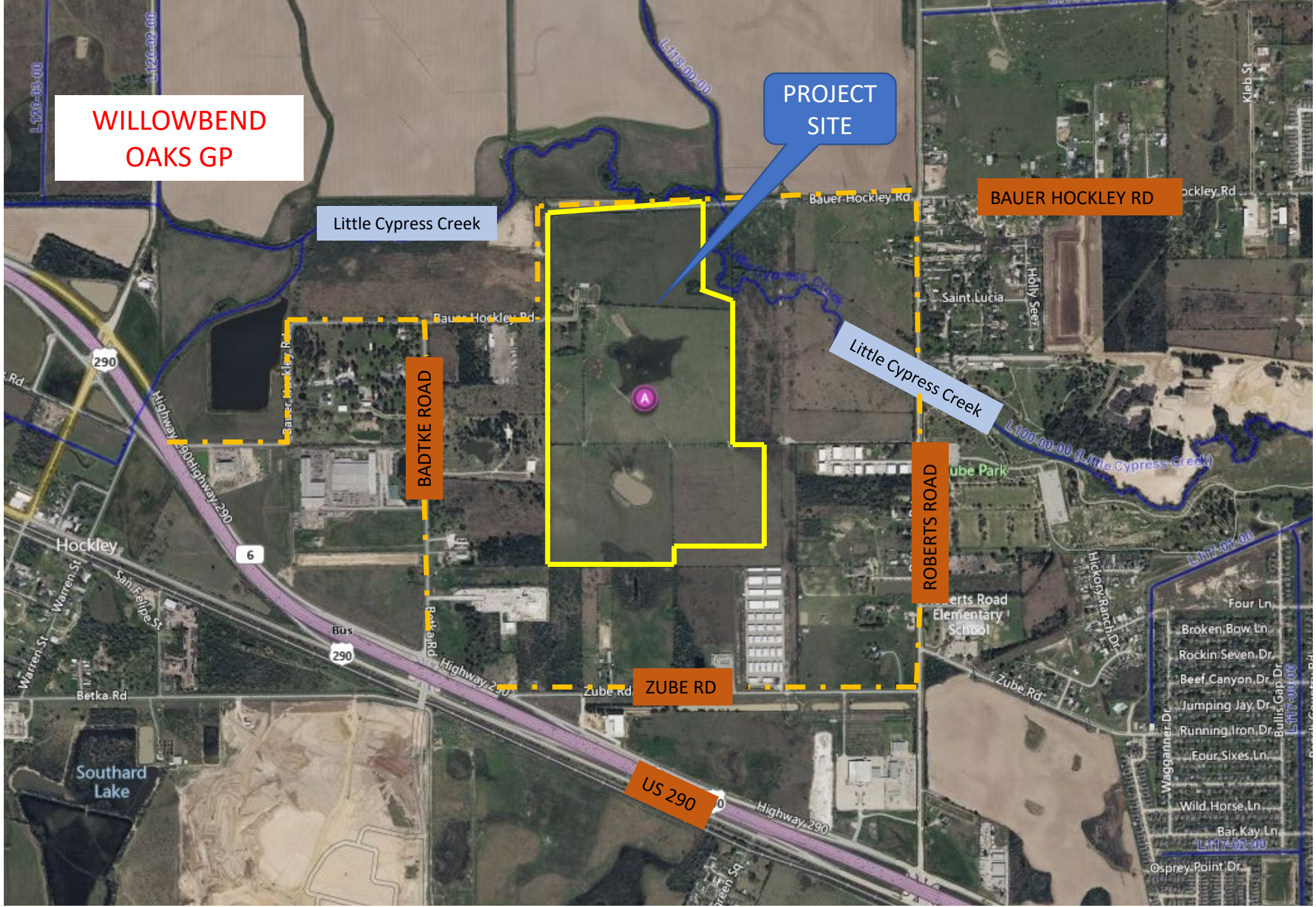
Planning and Development Department **Meeting Date: 11/14/2024**

Subdivision Name: Willowbend Oaks GP

Applicant: Windrose



D – Variances **Aerial**


WILLOWBEND OAKS GP
PROJECT SITE
BAUER HOCKLEY RD
Little Cypress Creek
BADTKE ROAD
ROBERTS ROAD
ZUBE RD
US 290
Bauer Hockley Rd
Little Cypress Creek
Zube Rd
Highway 290
Hockley
Southard Lake
Betka Rd
Saint Lucia
Holly Seer
Zube Park
Roberts Road Elementary School
Hickory Ranch Dr
Four Ln
Broken Bow Ln
Rockin Seven Dr
Beef Canyon Dr
Jumping Jay Dr
Running Iron Dr
Four Sixes Ln
Wild Horse Ln
Bar Kay Ln
Osprey Point Dr
Wagganner Dr
Bullis Gap Dr
Kleb St
Warren St
San Felipe St
L113-00-00
L100-00-00 (Little Cypress Creek)
L117-01-00
L117-02-00
290
6

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2207
Plat Name: Willowbend Oaks GP
Applicant: Windrose
Date Submitted: 11/04/2024

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 not extend a public east-west or north-south Right of Way through the subject property
Chapter 42 Section: 127

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

Statement of Facts

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

(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 intends to build a warehouse distribution center with several warehouse buildings with trailer parking on an unrestricted reserve. Badtke Road and Roberts Road are Major Thoroughfares requiring a public right of way intersection every 2600 feet. Since the site is over 3700 feet from north to south, and because Badtke and Roberts Road are about a mile apart, the Code requires a public right of way travelling east-west and north-south through the property. The site is bounded Little Cypress Creek (HCFCD ID 100-00-0) on the north, northeast, and northwest, a drainage channel that will be enhanced by two proposed drainage basins (HCAD NOs 0422580000001 and 0422590000001) on the east and west of the site, and a HCFCD drainage ditch on the south and east of the side (HCAD NOs 0422590000105 and 0422590000108. There is also a CenterPoint transmission corridor adjacent to the site (HCAD Nos 0422590000097 0422590000098). Constructing the required public right of ways through the property would interfere with this vital public infrastructure and not appreciably improve mobility in this sparsely developed area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
There is no feasible way to route a public right of way through the subject site that would serve the public interest. Such a route would harm public safety, would be unnecessary for the circulation of commuter and residential traffic, and would place an added burden on the maintaining of public utilities in and around the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of Chapter 42 is to provide a safe and orderly traffic network for the city. The block formed by Badke, Bauer Hockley, Roberts, and Zube contain mostly agricultural and undeveloped land, with some homesteads on large tracts of rural land. US 290/Highway 6 runs northwest along the south of this grid from Roberts Road, rising to intersect with Bauer Hockey and Zube Road although they are east-west roads. Bauer Hockley Badtke Road and Roberts Road provide

additional north-south intersections to complete the grid. The marginal increase in mobility from an additional route through the subject site is outweighed by the need to maintain and protect the flood channels and CenterPoint utilities.

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

Granting the variance would be in the best interest of public safety. Constructing the required rights of ways through the site would cause traffic to the Little Cypress Creek flood channel at least two points and would mix commuter traffic with heavy trucks and pose a hazard to workers and crews on the site.

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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/14/2024
ITEM: 155

Applicant: CRISTIAN PEREZ AND MIKAYLA WARD
Contact Person: CRISTIAN PEREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1755	77365	5671	295R	ETJ

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

ADDRESS: 20405 RAVENWOOD DRIVE, PORTER, TX

ACREAGE: 0.3616

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 0.3616 ACRES, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, IN MONTGOMERY COUNTY, TEXAS, BEING COMMONLY KNOWN AS LOT 41, OF RAVENWOOD, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/14/2024
ITEM: 156

Applicant: ANDREW ROSS
Contact Person: ANDREW ROSS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1756	77357	5874	257R	ETJ

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

ADDRESS: 20310 SAMS HILL RD, NEW CANEY, TX

ACREAGE: 6.8851

LEGAL DESCRIPTION:

BEING A 6.8851 ACRE PARCEL OF LAND SITUATED IN THE G. SEYMOUR SURVEY, ABSTRACT 229, MONTGOMERY COUNTY, TEXAS.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE, Inc.	Gerald W. Grissom	281-558-8700	bgeplats@bgeinc.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1117 Bland Street	24103352	77091	5261A	412X	B

HCAD ACCOUNT NUMBER(S): 0551770000005, 0551770000004

PROPERTY LEGAL DESCRIPTION: Lots 4,5 & 6, Block 10, Highland Heights Annex Sec. 2

PROPERTY OWNER OF RECORD: Melvin Reyna

ACREAGE (SQUARE FEET): 2.934 acres / 127,817 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Bland Street: 60 ft.

EXISTING PAVING SECTION(S): Bland Street: 20 ft.

OFF-STREET PARKING REQUIREMENT: 137 spaces

OFF-STREET PARKING PROVIDED: 137 Spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 912 sq. ft. single-family residence, auxiliary buildings

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 99,137 sq. ft. multi-family residential building

PURPOSE OF VARIANCE REQUEST: To allow a 3-foot building line in lieu of the ordinance required 5-foot building line along a 28-foot private street for a new multi-family development.

CHAPTER 42 REFERENCE(S): Sec. 42-158. - Private streets; type 2 permanent access easement.

The building line requirement for habitable structures along the right-of-way of a private street or type 2 permanent access easement shall be five feet.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

APPLICANT'S STATEMENT OF FACTS

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

The site consists of 2.934 acres, being out of lots 4,5 and 6 block 10, Highland Heights Annex No. 2 recorded at Vol. 6, Pg. 47, H.C.M.R. The plat, New Hope Housing Wheatley, received final plat approval on September 5, 2024 (2024-1660). The subject site is located south of Bland Street, and approximately 175 ft. west of Wheatley Street. Bland Street is a 60-foot right-of-way with ± 20-feet asphalt and open ditch on either side. The proposed development requires 0.50-acres of detention being located along the south boundary. Currently, the site has two driveways taking access from Bland Street. The proposed development will reduce the driveways to one as permitted by code.

The proposed multi-family development will create a four-story building with 103 affordable-income apartment homes, which include three hearing impaired units and six mobility impaired units, a 913 sq. ft. clinic, and a 597 sq. ft. dining hall. The proposed building is 45.1 ft. to the roof and 51.60 ft. to the high parapet. The proposed height of the fourth floor (top floor) is 32.97 ft. The proposed development will provide 127 standard parking spaces and 11 handicap parking spaces. Fire protection is provided by 28 ft. private streets surrounding the proposed building. A proposed fire hydrant will be located 67 ft. from the entrance driveway and a second fire hydrant will be located at the southwest corner of the building providing sufficient hose lay around the proposed building.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and all items (2) through (5). The information provided will be used to evaluate the merits of the request.

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

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

The subject site is a 2.934-acre tract located adjacent and south of Bland Street, a 60 ft. right-of-way. Bland Street is ± 20-feet asphalt with open ditch on either side. The proposed development requires 0.50-acres which is proposed along the south boundary. Currently, the site has two driveways taking access from Bland Street. The proposed development will reduce the driveways to one as permitted by code.

The proposed multi-family development will create a four-story building with 103 affordable-income apartment homes, which include three hearing impaired units and six mobility impaired units, a 913 sq. ft. clinic, and a 597 sq. ft. dining hall.

A meeting was held with the Houston Planning and Development Department and the Houston Fire Marshal to discuss and explore reducing the 28 ft. private street. The Fire Marshal was not in support of reducing the 28 ft. private street. The Fire Marshal had no objection to allowing the structure to be 3 ft. and 3.5 ft. to the 28 ft. private street.

Strict application would make this project infeasible as the state agency that governs tax credits does not allow for a change in the number of units or resident services amenities once awarded.

DEVELOPMENT PLAT VARIANCE

(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 variance are based on conditions established by state agencies. Additionally, the proposed building will not have any ingress / egress at the encroachment negating the possibility of an obstruction of a swinging door into the 28 ft. private street / fire lane.

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

The intent and general purposes of this chapter will be preserved and maintained; the subject building line encroachment of 1.5 ft. and 2.0 ft. will not restrict fire protection of the multi-family development or establish obstructions into the 28 ft. private street / fire lane.

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

Granting of the variance will not be injurious to the public health, safety or welfare. Public health, safety or welfare will be preserved as the development will include fire apparatus access lanes on four sides and aerial apparatus access lanes along the north, east and south sides of the structure. The Fire Marshal had no objection to allowing the structure to be less than 5 ft. to the 28 ft. private street.

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

Economic hardship is not the justification of the variance; the justification is the requirement of the state to not allow revision of units. The building line encroachment will not restrict fire protection of the multi-family development or establish obstructions into the 28 ft. private street / fire lane.

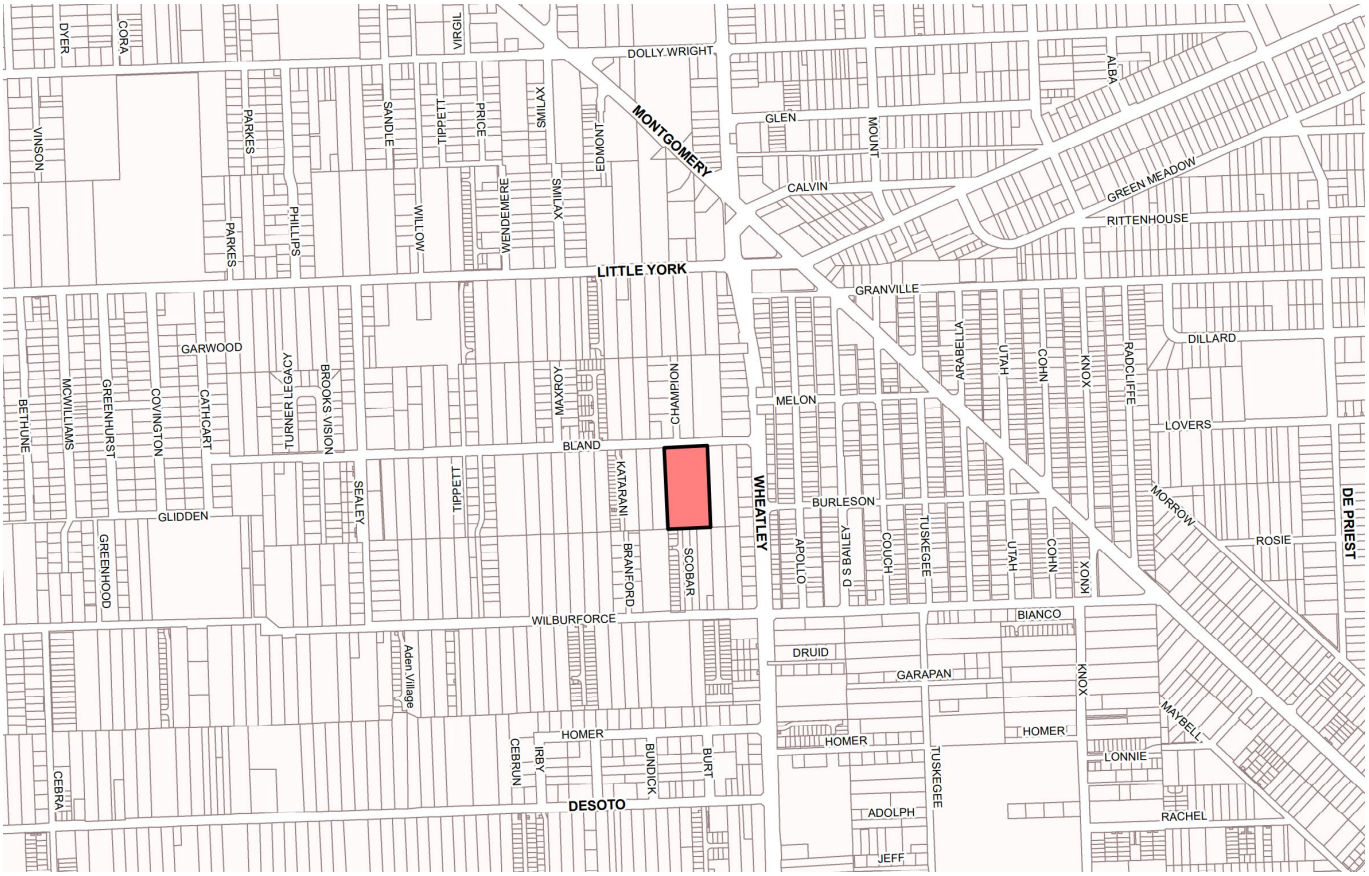
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

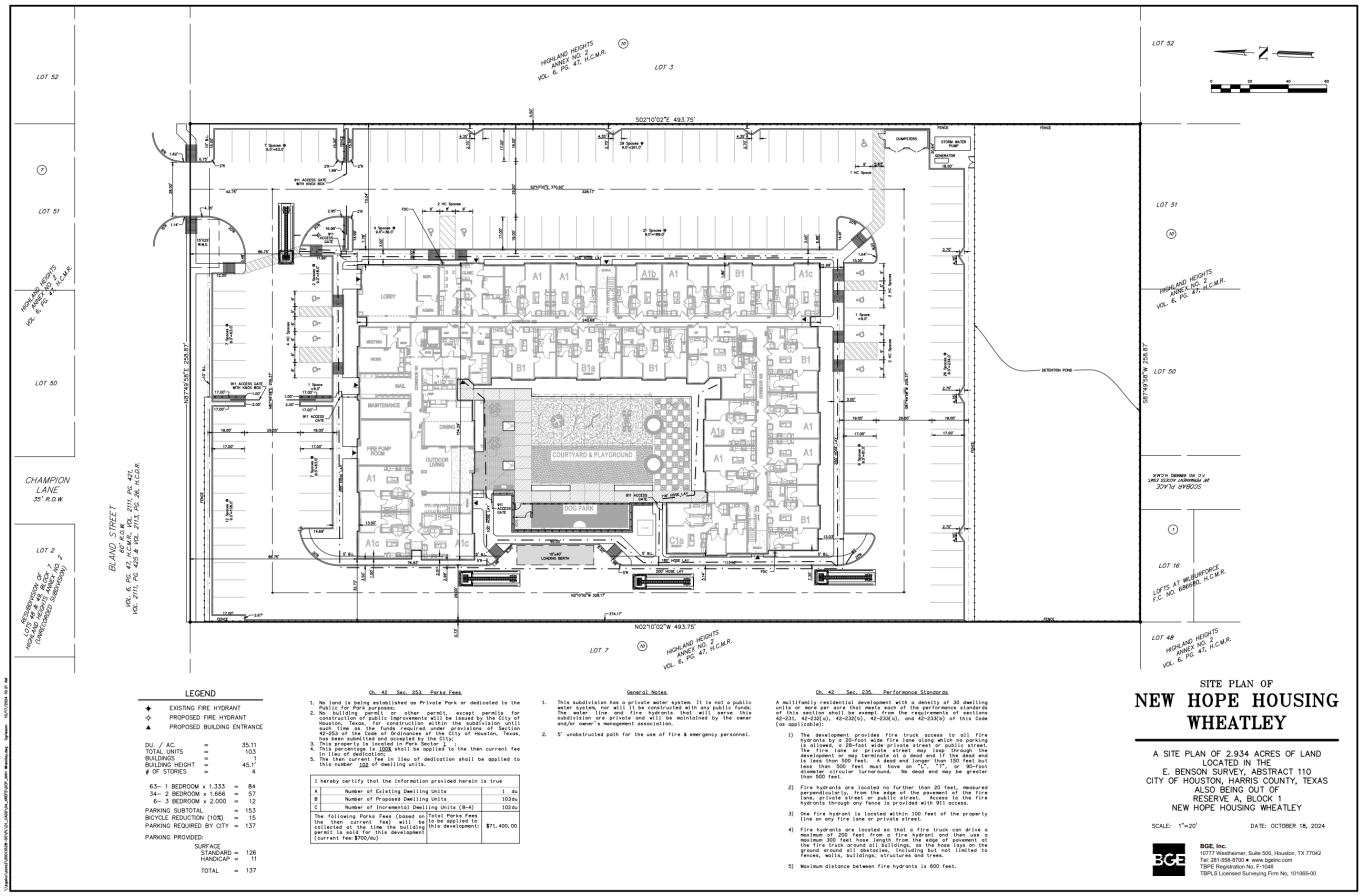
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

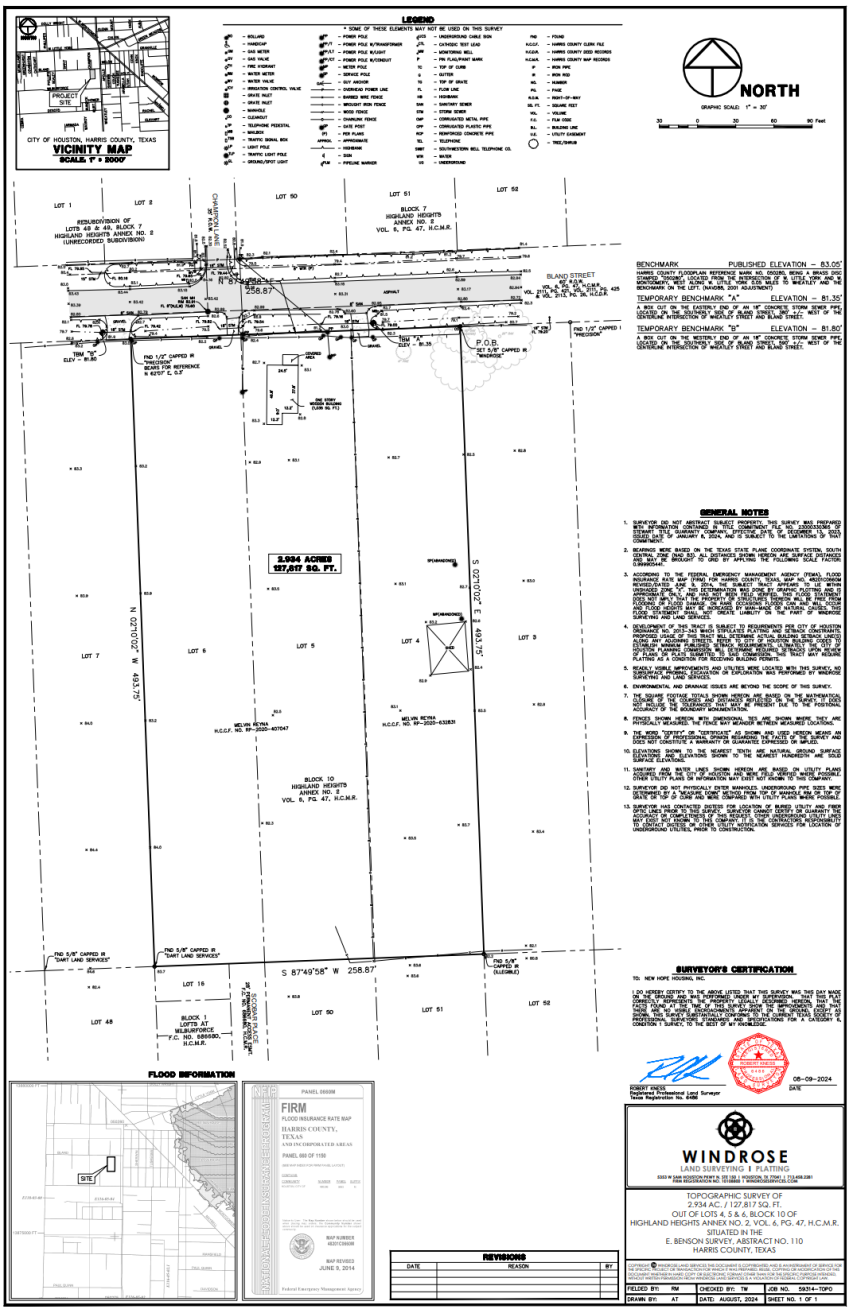
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 157

Meeting Date: 11/14/2024

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 158

Meeting Date: 11/14/2024

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Texas Structural Engineers, LLC	Kami Komaei	713-344-1680	kami@texasstructuralengineers.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5701 Harrisburg Boulevard	23108795	77011	5556A	494U	H

HCAD ACCOUNT NUMBER(S): 0150340000009

PROPERTY LEGAL DESCRIPTION: Lot 10 and Tract 9, Block 26, Fullerton Place

PROPERTY OWNER OF RECORD: Pradhan Bigya

ACREAGE (SQUARE FEET): 9,888 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Harrisburg Boulevard: 80 ft., Clifton Street: 80 ft.

EXISTING PAVING SECTION(S): Harrisburg Boulevard: 70 ft.; Clifton Street: 25 ft.

OFF-STREET PARKING REQUIREMENT: 8 spaces

OFF-STREET PARKING PROVIDED: 8 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,200 sq. ft. commercial storage

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 325 sq. ft. commercial building

PURPOSE OF VARIANCE REQUEST: To request not to comply with Transit-Oriented Development (TOD) standards for a new commercial building for an auto dealership site.

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

(a) This section shall apply to any improvement requiring a building permit or development within a lot on a walkable places street or transit-oriented development street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 158

Meeting Date: 11/14/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

I am writing formally to request that the current lot configuration of the lot located at 5701 Harrisburg Boulevard remain unchanged. This request is based on several factors that I believe are crucial for maintaining the functionality of the property.

The current lot is a commercial property for a long period of time. The current lot has been used for the parking purpose for a long period of time and has not created any problem for anyone.

The rest of the Harrisburg row has also the same business of parking. And we are taking care of the aesthetics along with the environment of the street as we are proposing 3-4' height shrubs between the property line and sidewalk. Changing the lot configuration would result in changing the design of almost everything in the lot which would cost a lot of money, whereas we are trying our best to not affect the zonal as well as environmental requirement with the current lot configuration. We have reviewed the city code Sec. 42-164 according to which we are applying for variance.

The applicant is the owner of the property located at 5701 Harrisburg Blvd. When he bought the property, he knew very little about permits, zoning, or the city of Houston's requirements.

This property has always been a car lot. When he bought the property, we saw that we needed all the space on the lot to park the cars. We would be very limited if we had to split up the lot. We put our life savings into this property. We need the space. The lot is already small, and we have just enough to make do with our business. The whole Harrisburg row has the same type of businesses. The property has been there as a car lot.

The main reason we bought the property in the first place is because we need the space to park all our cars, which is why this hardship is due to unique physical limitations of the property. The reason why the ordinance that caused the denial affects us unfairly is because the street is already sectioned off by cement and is already fenced off. If we move the fence and share the lot, it wouldn't be conducive to our workspace.

It's not physically possible to do what the ordinance is asking. We are a small business, with not much money to do what you are asking. All the other businesses on the row have the same type of structure so giving us the variance would work in the best interest for all involved. We had no idea the city would ask us to move the fence back or restructure the lot. We are only trying to get a permit for the office building we moved to the lot. If you grant us this variance it won't hurt or harm the east end community.

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

The current configuration of the lot at 5701 Harrisburg Blvd. has been used effectively for parking as part of a long-established car dealership. Altering this configuration would significantly restrict the ability to utilize the property for its intended purpose, as the space is already limited. The requirement to change the lot layout would reduce our

operational capacity, jeopardizing the business's viability. This situation creates an undue hardship as it deprives us of the reasonable use of the land that has been utilized in this manner for an extended period.

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

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

The hardship is rooted in the unique physical limitations of the property itself and its long-standing use as a car lot. The current configuration is not a result of actions taken by the applicant; rather, it reflects the historical use and characteristics of the property within the context of Harrisburg Blvd. The surrounding area has similar businesses that function without such constraints, further supporting the argument that the imposed requirements are not applicable to this site.

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

By maintaining the current lot configuration, we are committed to upholding the intent and purposes of the zoning chapter. Our proposal includes landscaping enhancements, such as the installation of 3 to 4-foot height shrubs between the property line and the sidewalk, which will improve the aesthetic appeal of the property and align with environmental considerations. This approach demonstrates our commitment to maintaining the character and integrity of the neighborhood.

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

Granting this variance will not pose any threat to public health, safety, or welfare. The property has functioned effectively as a car lot without adverse impacts on the surrounding community. Our operations are compliant with existing safety standards, and we will continue to prioritize safety in our business practices. Additionally, the aesthetic improvements proposed will enhance the visual quality of the area.

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

While economic considerations are part of our reasoning, they are not the sole justification for this variance. The request is fundamentally about preserving the functional use of the property and addressing the unique physical limitations it presents. Our commitment to operating a successful business while adhering to community standards and enhancing local aesthetics underscores our rationale for seeking this variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

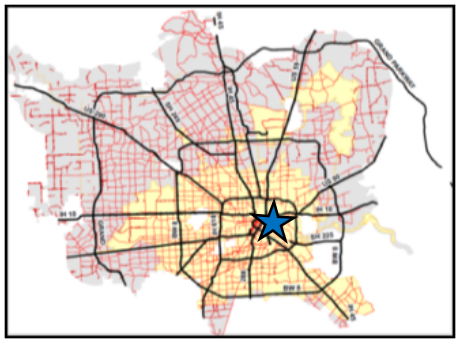
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

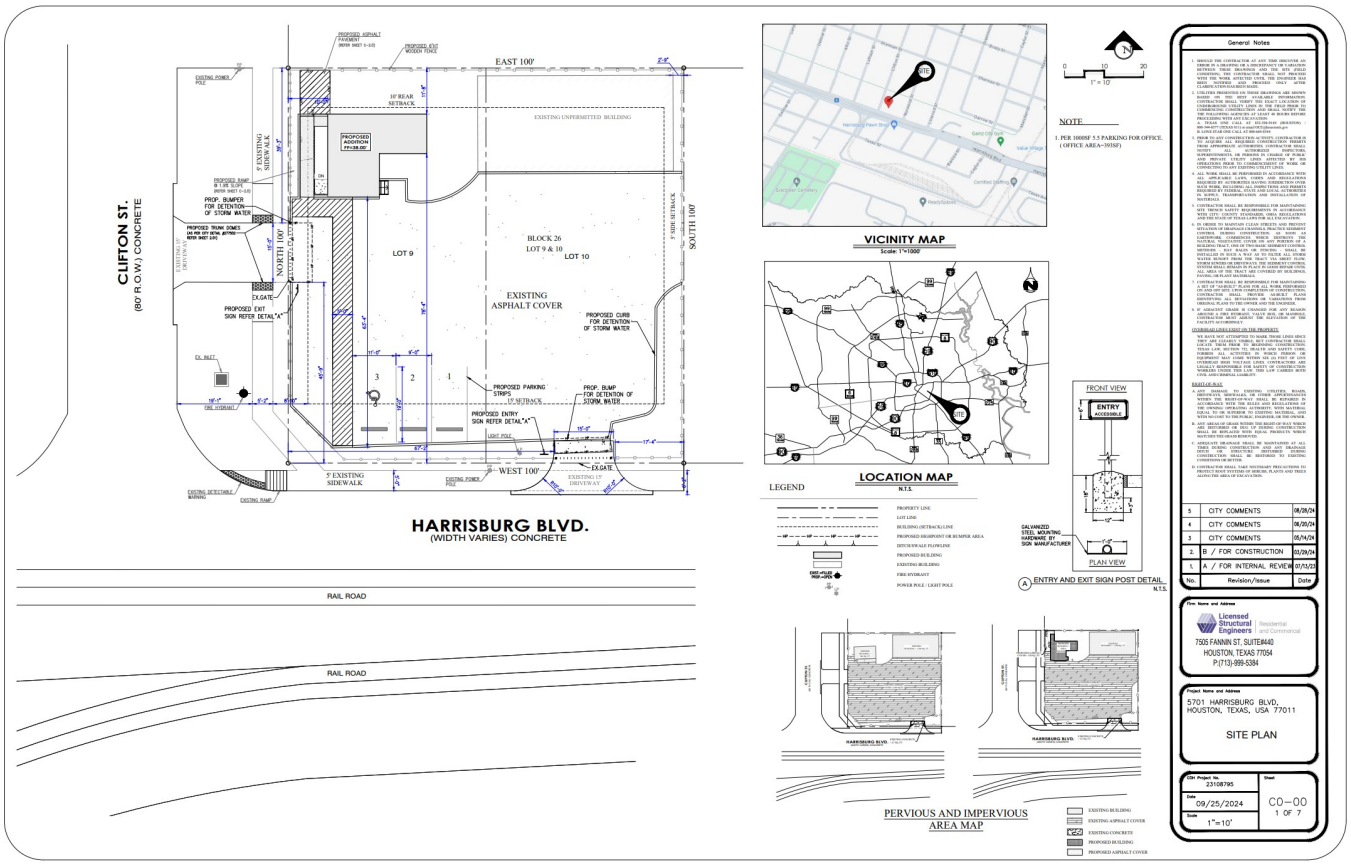
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Site Plan



DEVELOPMENT PLAT VARIANCE

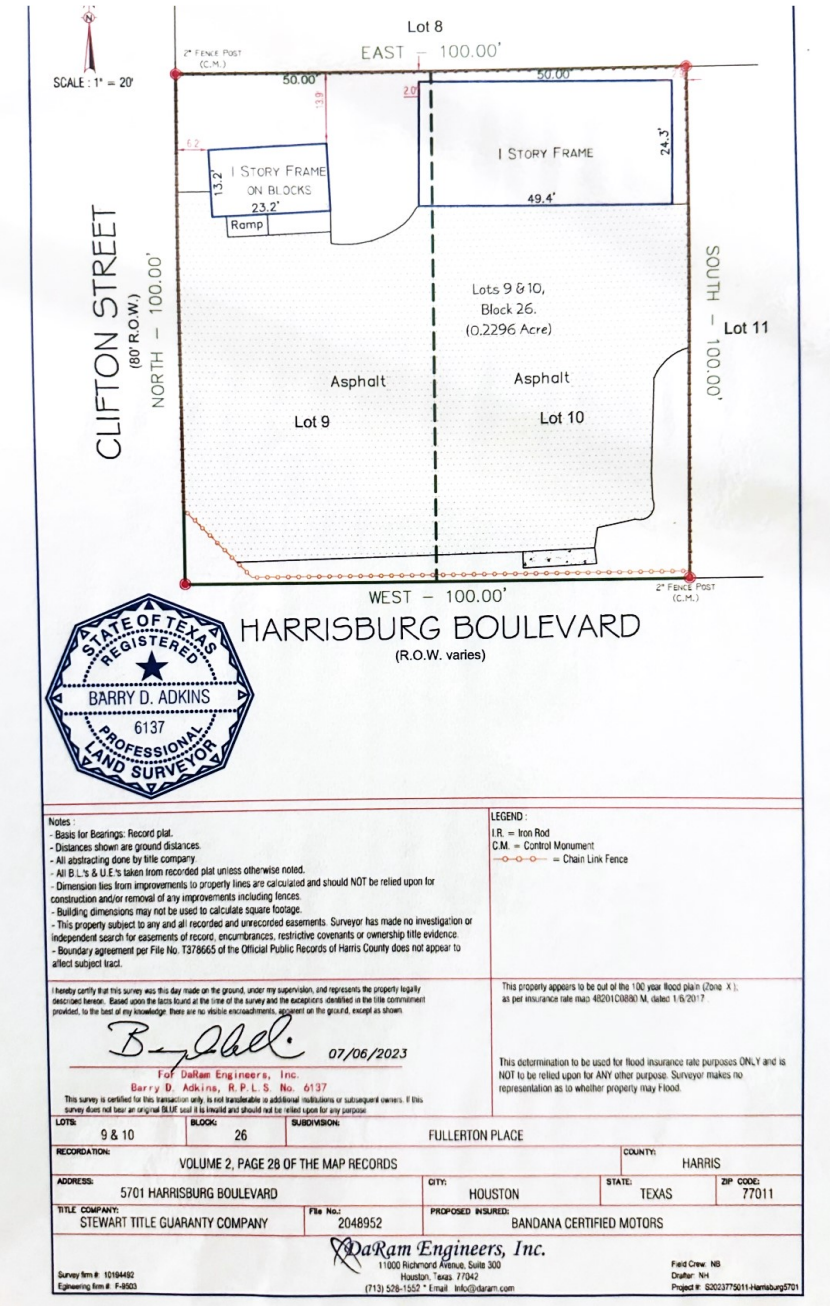
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Survey



DEVELOPMENT PLAT VARIANCE

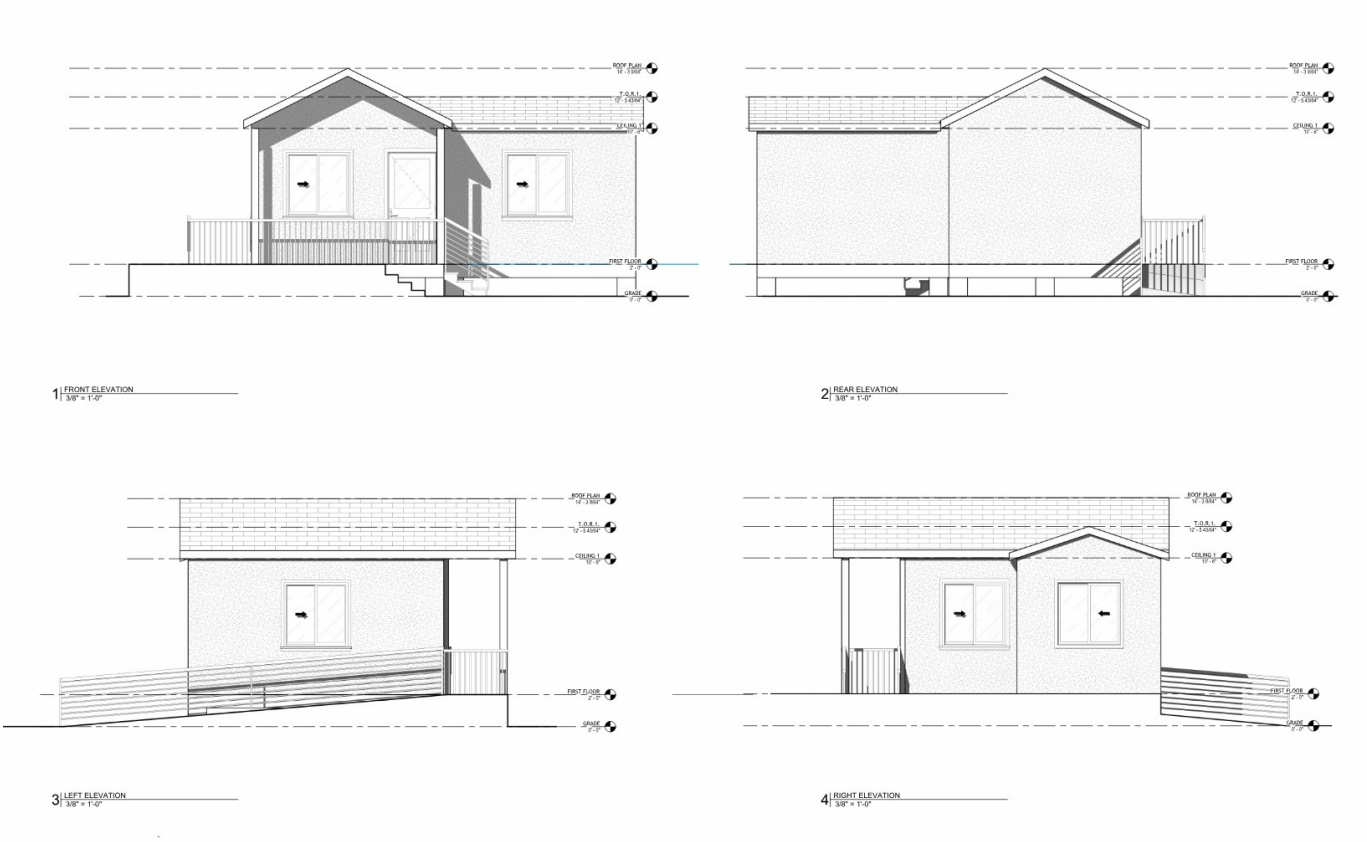
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Elevations



DEVELOPMENT PLAT VARIANCE

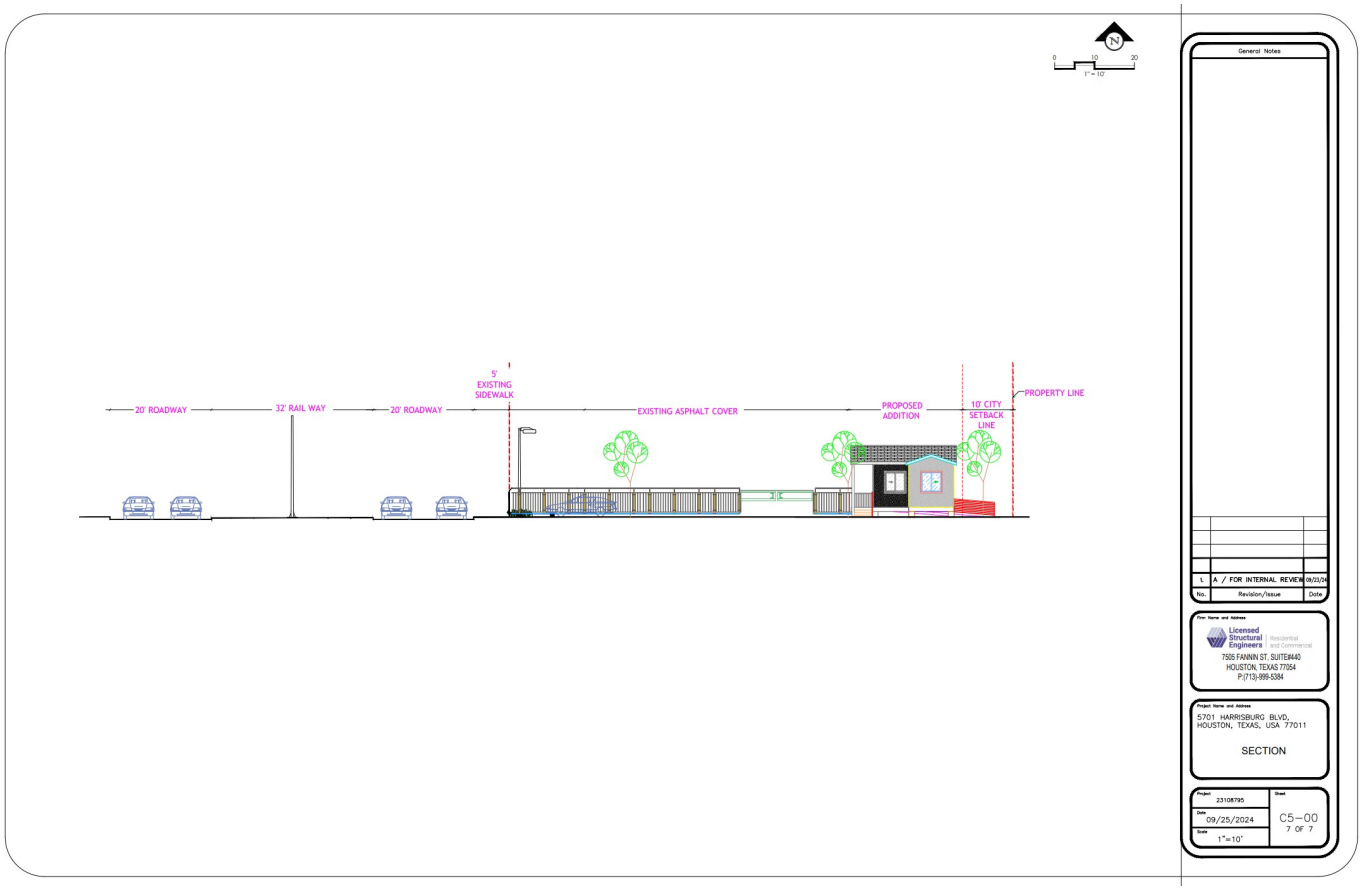
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Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
CONTENT Architecture	Ross Wienert	409-550-1223	ross@contentarchitecture.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4703 Merwin Street	22119198	77027	5156	491Z	G

HCAD ACCOUNT NUMBER(S): 0811240000001

PROPERTY LEGAL DESCRIPTION: LT 1 BLK 6 ATWOOD VILLAS

PROPERTY OWNER OF RECORD: 4703 Merwin LLC

ACREAGE (SQUARE FEET): 9,808 sf

WIDTH OF RIGHTS-OF-WAY: 60' ROW at Merwin Street and 60' ROW at Lancashire Lane

EXISTING PAVING SECTION(S): Merwin Street (26') Lancashire Lane (24')

OFF-STREET PARKING REQUIREMENT: 9 for proposed development

OFF-STREET PARKING PROVIDED: 10 for proposed development

LANDSCAPING REQUIREMENTS: 10 street trees and 1 parking lot tree for proposed development

LANDSCAPING PROVIDED: 6 street trees, 1 parking lot tree, and 4 tree credits for existing trees for proposed development. Shrubs will also be provided with at least 75% between parking and surrounding streets.

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: N/A

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Coffee Roastery; 4,088 sf

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along Southwest Freeway Service Road in lieu of the ordinance required 25' building line along a major thoroughfare.

CHAPTER 42 REFERENCE(S): Chapter 42 - Division 3 - Sec 42-152 Building Line Requirement Along Major Thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

Per Section 42-152(a) of the Code of Ordinances a 25-foot minimum building line requirement exists along the Southwest Freeway Service Road. That building line requirement impairs the ability to develop the currently vacant lot for the intended commercial use. In response, we request a variance that reduces the building line along the south edge of the property to a 10-foot minimum building line requirement. This building line would match the current 10' utility easement that exists along the south edge of the property.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The imposition of the current 25' building line creates an undue hardship by making the ground level of the site extremely limited for development of a commercial building. For a commercial project, a large portion of the ground level is already dedicated to off-street parking. This requirement combined with the 25' building line deprive the owner of the property of reasonable use of the land.

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

The strict application of the required 25' Building Line along the Southwest Freeway Service Road in combination with the parking requirements of the City of Houston for a commercial building combine to make the proposed project infeasible on the given property. The parking lot, required curb cuts, and the necessity of an accessible path on the north edge of the property and the existing 25' building line to the south reduce the possible building footprint at the ground level to approximately 42' in the north-south direction. The proposed building already attempts to mitigate the presence of the parking requirement by placing parking spaces and the accessible route beneath the upper floor of the building.

(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 the result of the City of Houston's parking requirements for a commercial building. Those requirements dictate that a significant amount of the site be dedicated to parking spaces and an accessible route to the building. Once those requirements are satisfied, only a small portion of the site remains available for development.

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

With the assumption that the intent of the 25' Building Line is to provide buildings along major thoroughfares with a safe distance from high-speed traffic, the intent and general purposes of this chapter would be maintained as a concrete sound wall within the right of way already provides protection from traffic along the SW Freeway Service Road.

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

An existing concrete sound wall in the ROW separates the property from the SW Freeway Service Road. Aerial photographs indicate that neighboring properties along the south side of Merwin Street currently contain buildings less than 25' from the property line. The presence of the concrete sound wall as well as the existence of buildings within the 25' building line should alleviate concerns that a reduced building line requirement would be injurious to public health, safety, and welfare.

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

The justification of the variance is primarily to have a buildable area on the site that allows for a parking lot that meets the City of Houston's parking requirements while also enabling a small buffer space between the parking lot and the building. This buffer provides room for an accessible approach to the front door of the building via ramps and a small paved area for gathering outside the building.

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Location Map



DEVELOPMENT PLAT VARIANCE

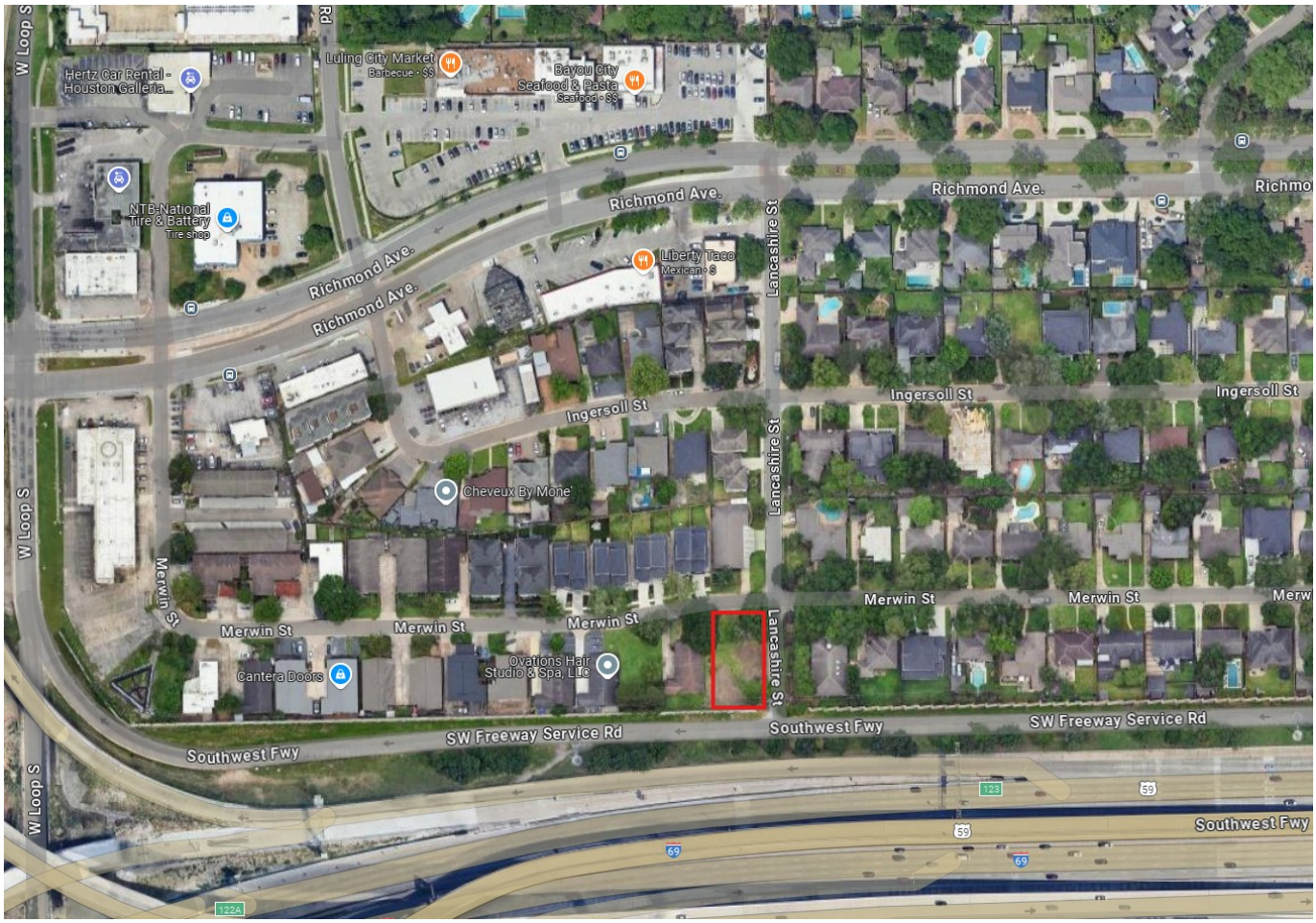
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Aerial View



DEVELOPMENT PLAT VARIANCE

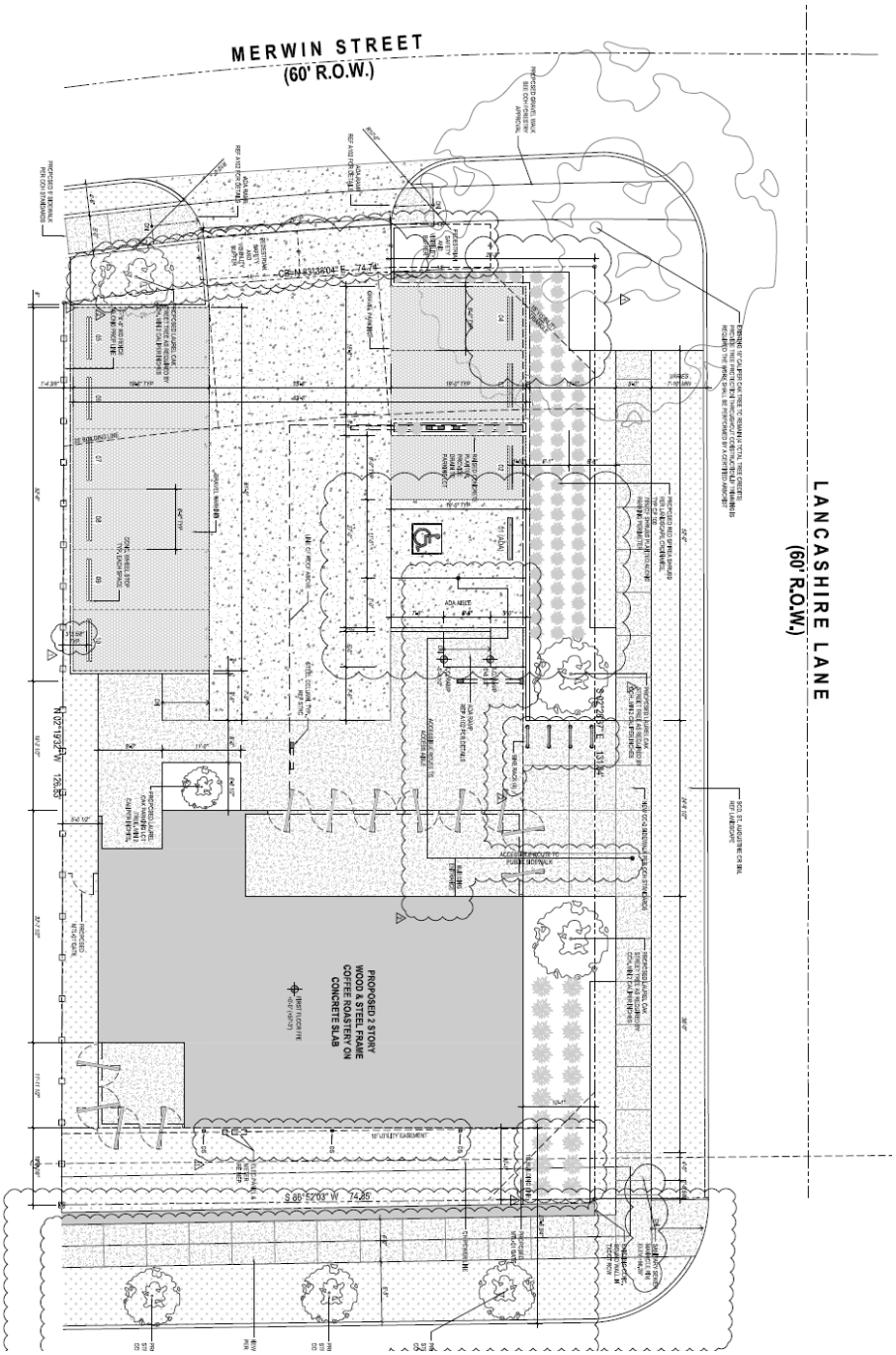
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Site Plan



DEVELOPMENT PLAT VARIANCE

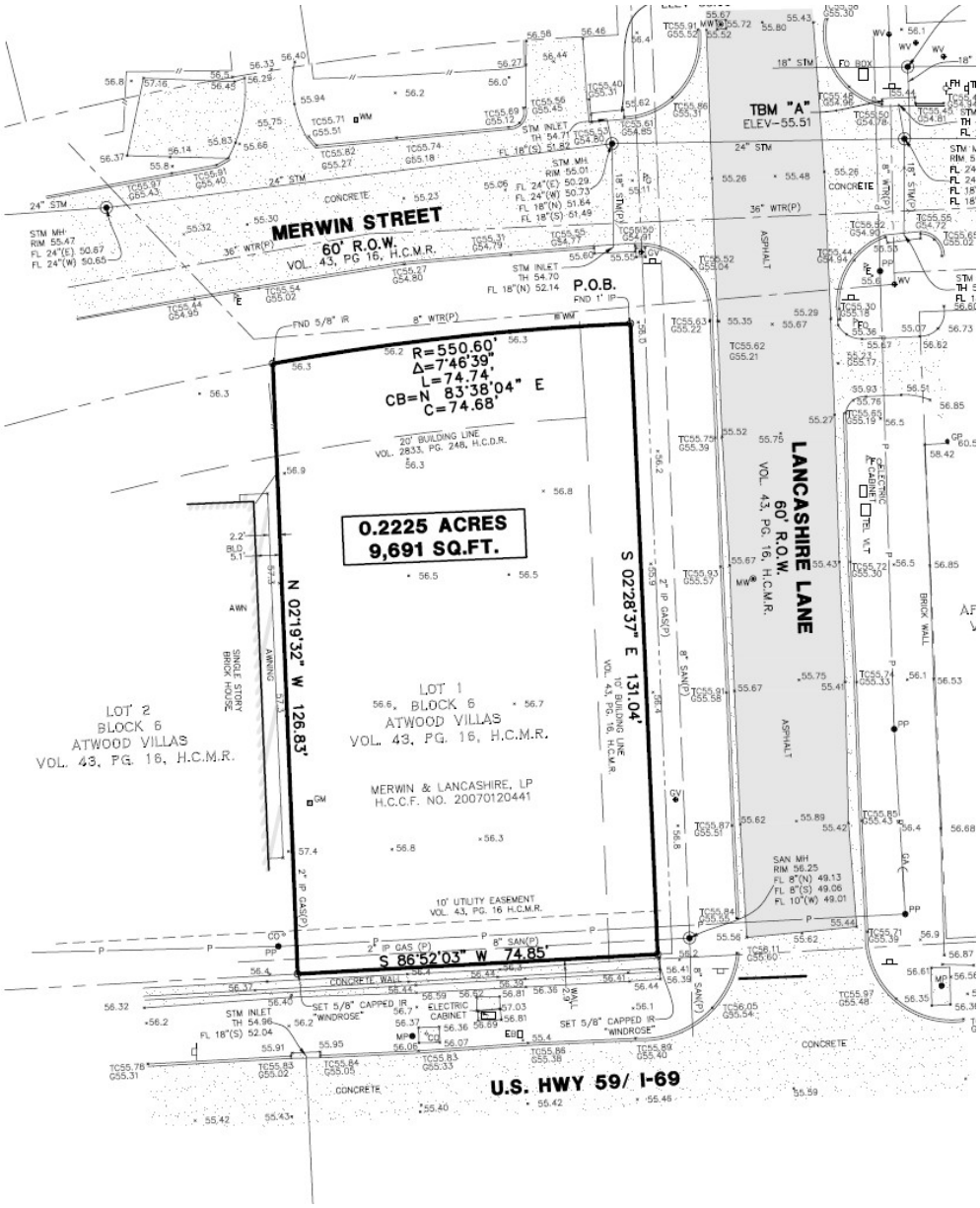
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Survey



DEVELOPMENT PLAT VARIANCE

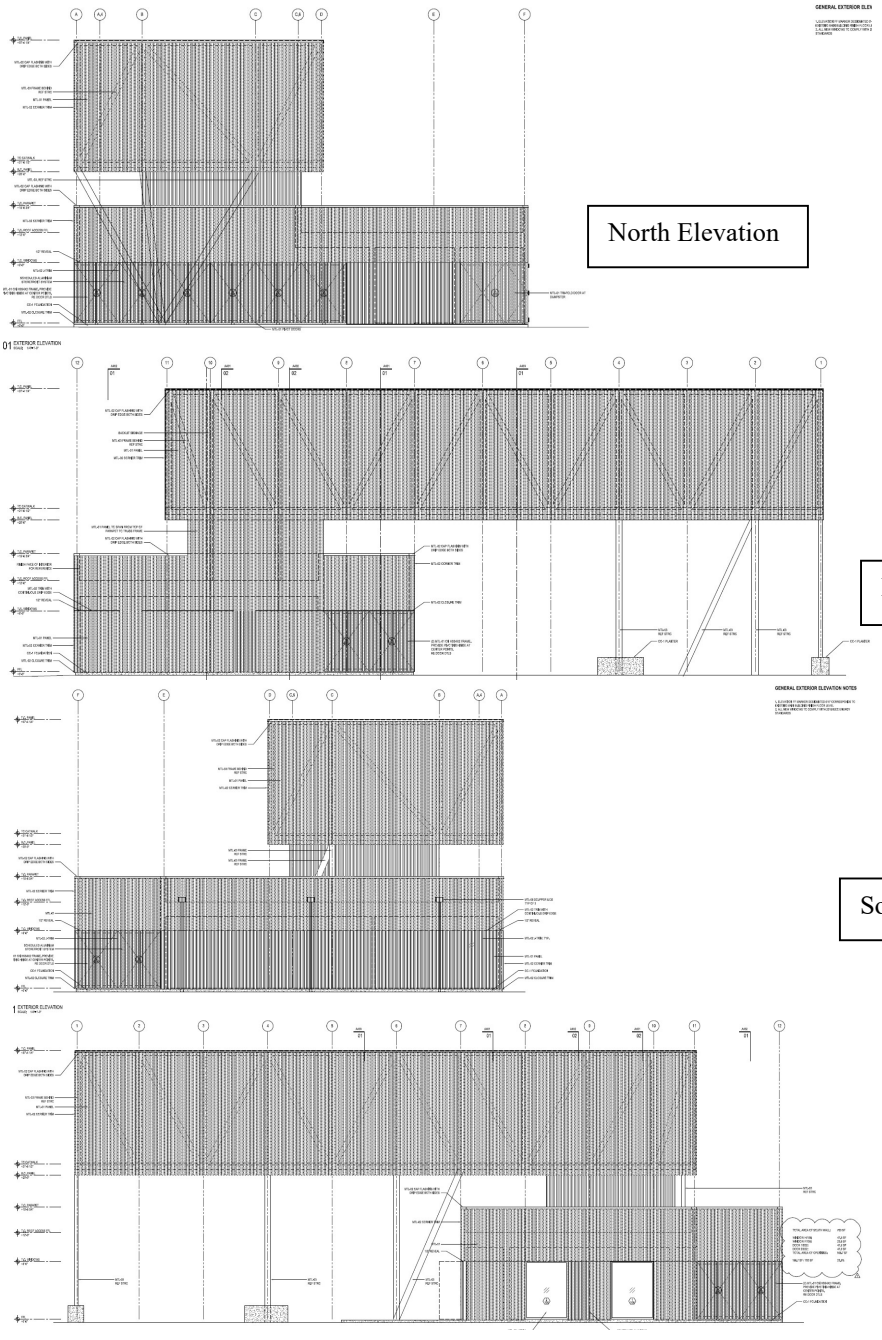
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Elevations



North Elevation

East Elevation

South Elevation

West Elevation

DEVELOPMENT PLAT VARIANCE

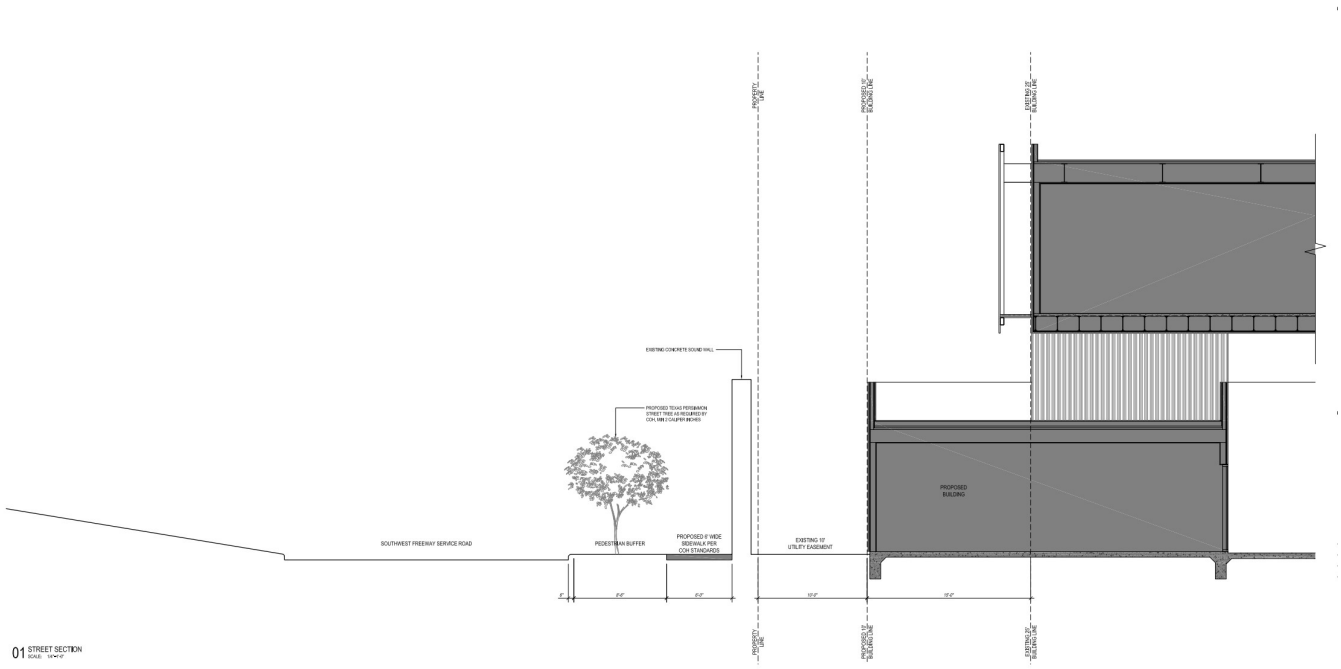
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Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 11/14/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Ziegler Cooper	Scott Dailey	512-470-2112	sdailey@zieglercooper.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5226 Elm Street	24071698	77081	5155B	531C	J

HCAD ACCOUNT NUMBER(S):	0070610000023
PROPERTY LEGAL DESCRIPTION:	Lot 23 and 24, Bellaire Heights
PROPERTY OWNER OF RECORD:	TL RE Llc.
ACREAGE (SQUARE FEET):	39,600 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Elm Street: 60 ft.
EXISTING PAVING SECTION(S):	Elm Street: 25 ft.
OFF-STREET PARKING REQUIREMENT:	44 spaces
OFF-STREET PARKING PROVIDED:	44 spaces (18 on-site; 26 off-site)
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	13,190 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

PURPOSE OF VARIANCE REQUEST: To provide more than 25% of the required parking spaces at an off-site location more than 500 feet away for a daycare 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

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APPLICANT STATEMENT OF FACTS

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

Project involves converting an existing building into a daycare. Existing parking lot in front of building will be expanded and rearranged but is only able to fit 18 spaces, negating many possible uses for the building including the one sought. Applicant requests that the number of parking spaces provided offsite under Sec. 26-499 (a) (2) a. be allowed to exceed 25% of the total required. Offsite parking lease & parking analysis included in submission. Location proposed is less than 800' from 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.

(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;

Repurposing existing building is not feasible with the current parking area provided. Existing parking lot will be expanded and laid out to maximize spots but only 18 can fit on site. Applicant requests that the number of parking spaces provided offsite under Sec. 26-499 (a) (2) a. be allowed to exceed 25%.

(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;

No hardship has been created by applicant. Applicant nor representees have made any changes to the existing building or site layout. Applicant is also increasing number of spaces on site to the extent feasible.

(3) The intent of this article is preserved;

The proposed on and offsite parking arrangement follows the intent of the article. The number of spaces required would be provided within a distance allowed under Sec. 26-499. According to the calculations for a daycare under 26-492, the number of spaces off site can be exclusively used by employees of the daycare.

OFF-STREET PARKING VARIANCE

Houston Planning Commission

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

With the proposed off-site parking, the provided number of spaces meet the requirements of Sec. 26-492. The distance away (>500', <800') is allowable in the code with a limitation of 25% of the total required number of spaces. Applicant requests that the project be allowed to exceed that percentage.

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

The offsite parking will be used by daycare staff and not be involved in child drop off or pickup, as supported by the calculations under 26-492. Existing gym-provided offsite spaces will still meet the required number of parking spaces. Certificate of Occupancy has been provided with application.

(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.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

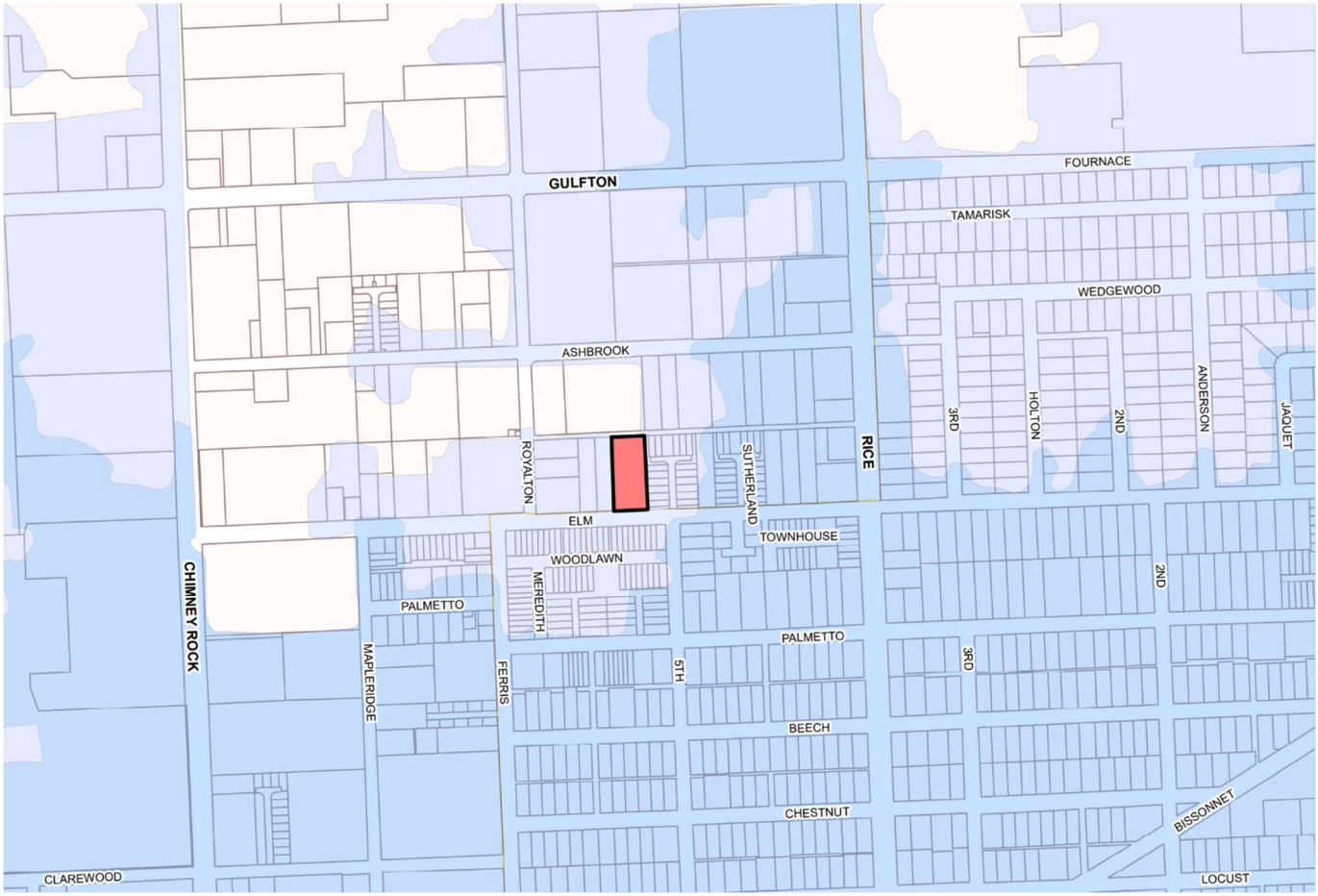
OFF-STREET PARKING VARIANCE

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Location Map



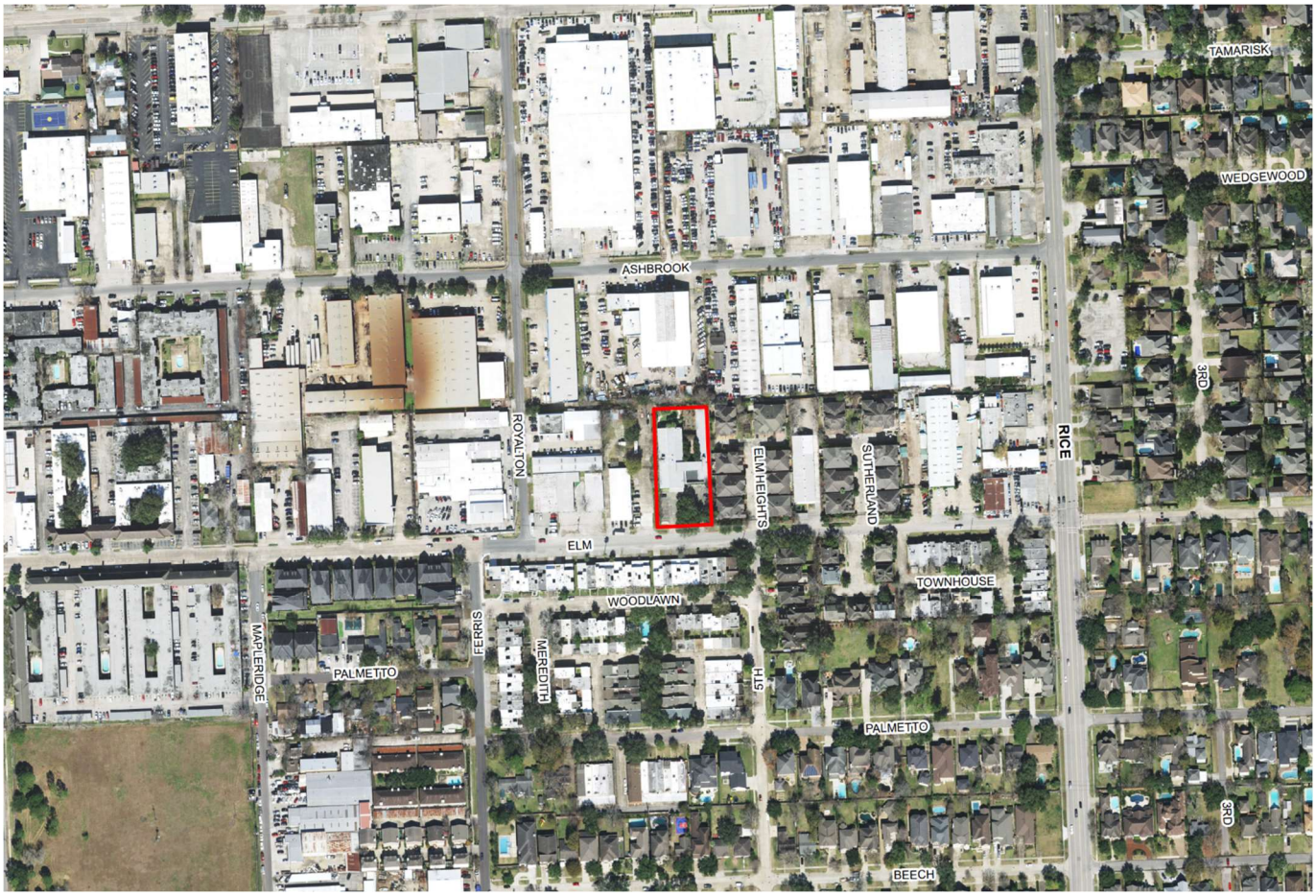
OFF-STREET PARKING VARIANCE

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Aerial Map



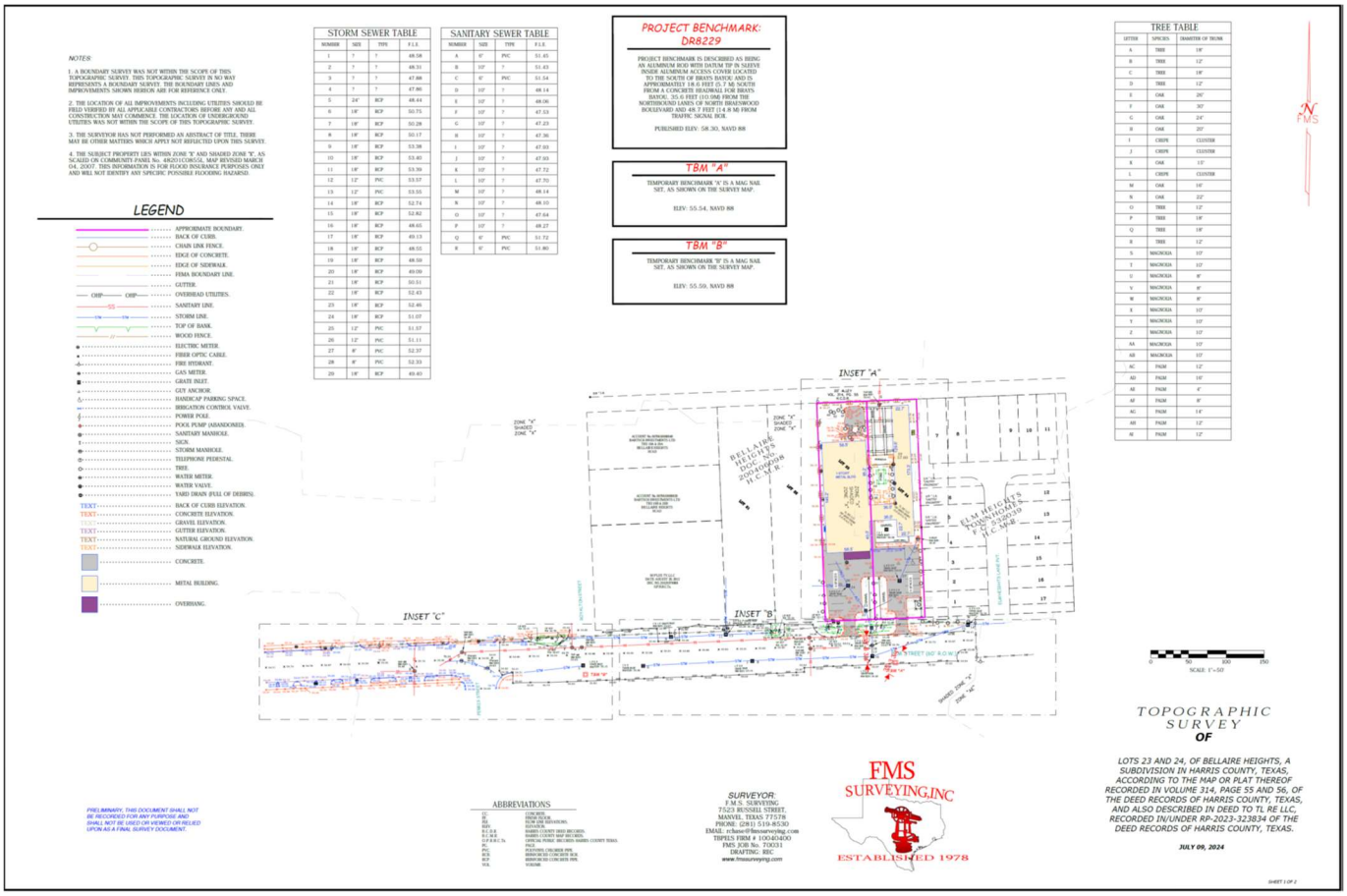
OFF-STREET PARKING VARIANCE

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Survey



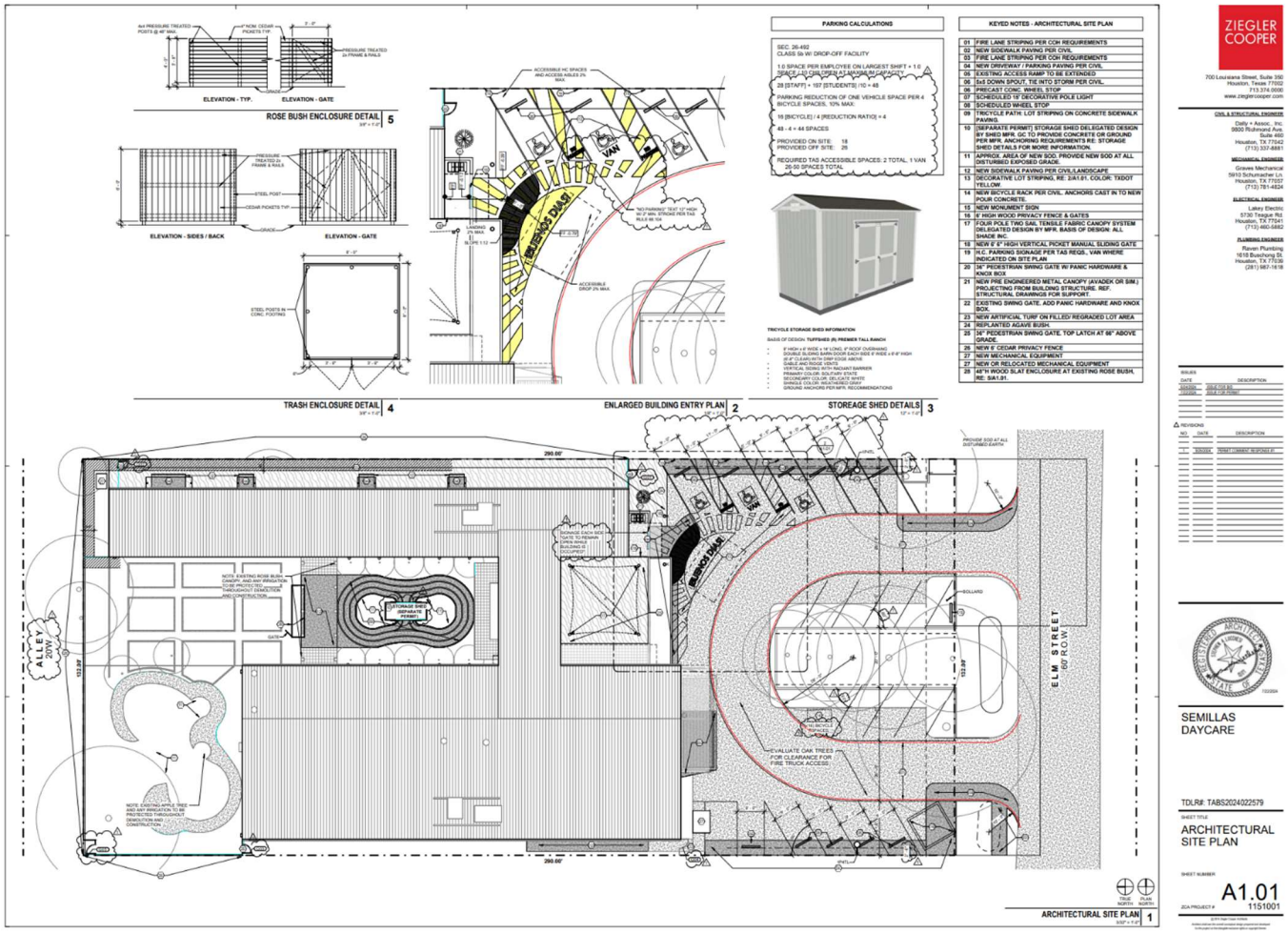
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Site Plan



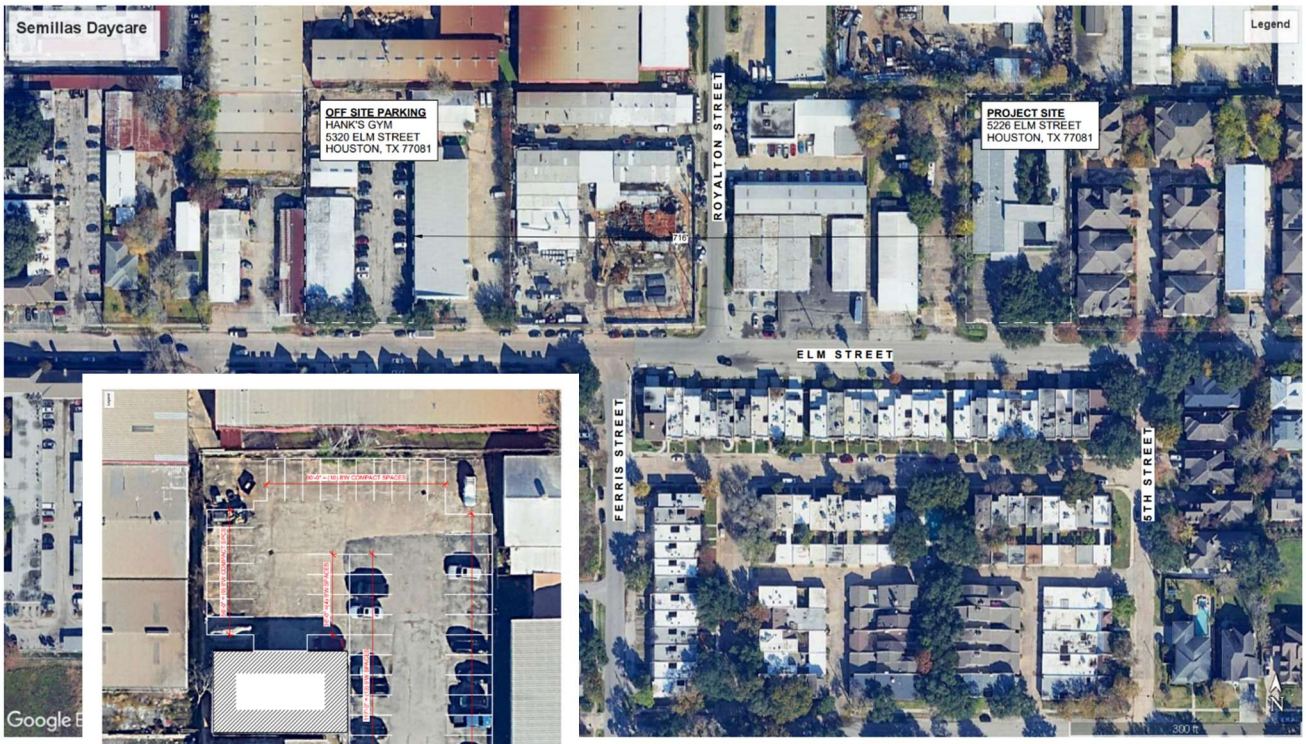
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

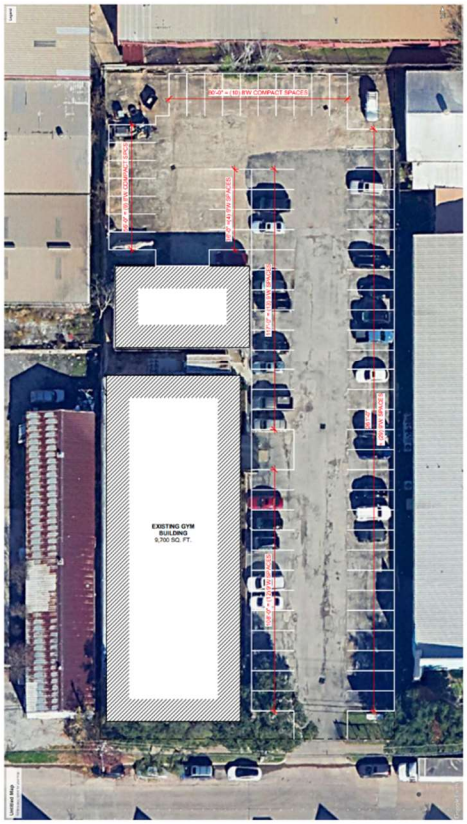
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Houston Planning Commission

Off-Site Parking Plan



OFF STREET PARKING MAP 2
N.T.S.



SITE PLAN - HANKS GYM

PARKING ANALYSIS (OFF-SITE PROPERTY)

BUILDING AREA: 9,700 SF
REQUIRED PARKING: 5 PER 1,000 SF
5 x 10 = 50 SPACES REQUIRED

PROVIDED = 77

EXCESS (AVAILABLE TO LEASE) = 27

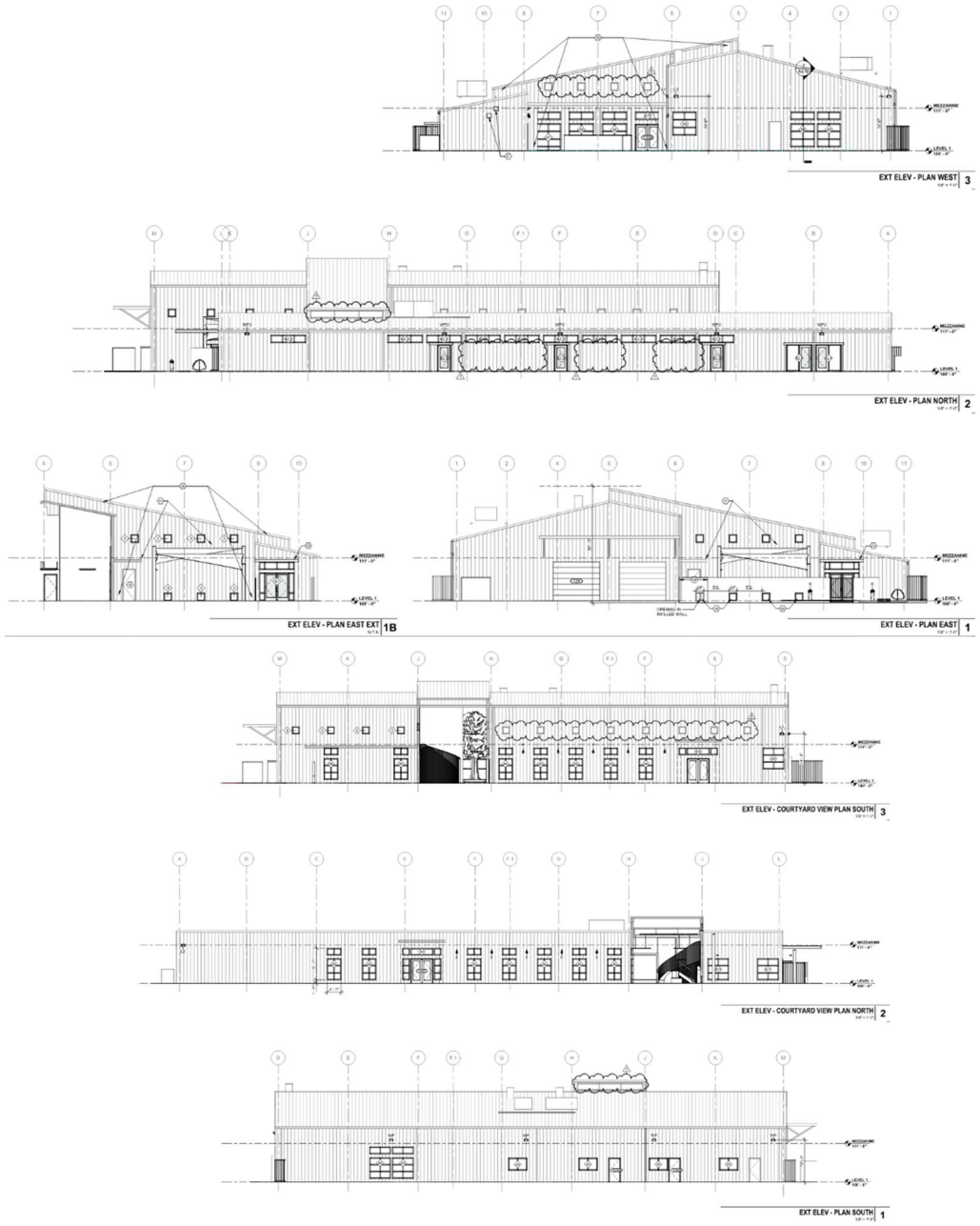
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI
Meeting Date: 11/14/24

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

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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: VI
Meeting Date: 11/14/24

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

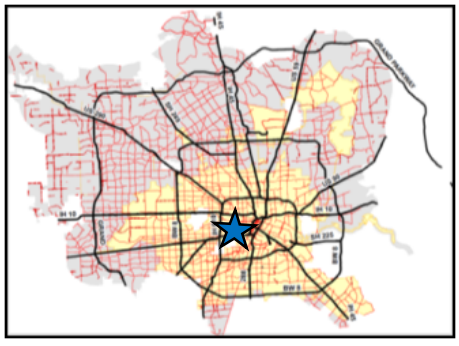
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Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



OFF-STREET PARKING VARIANCE

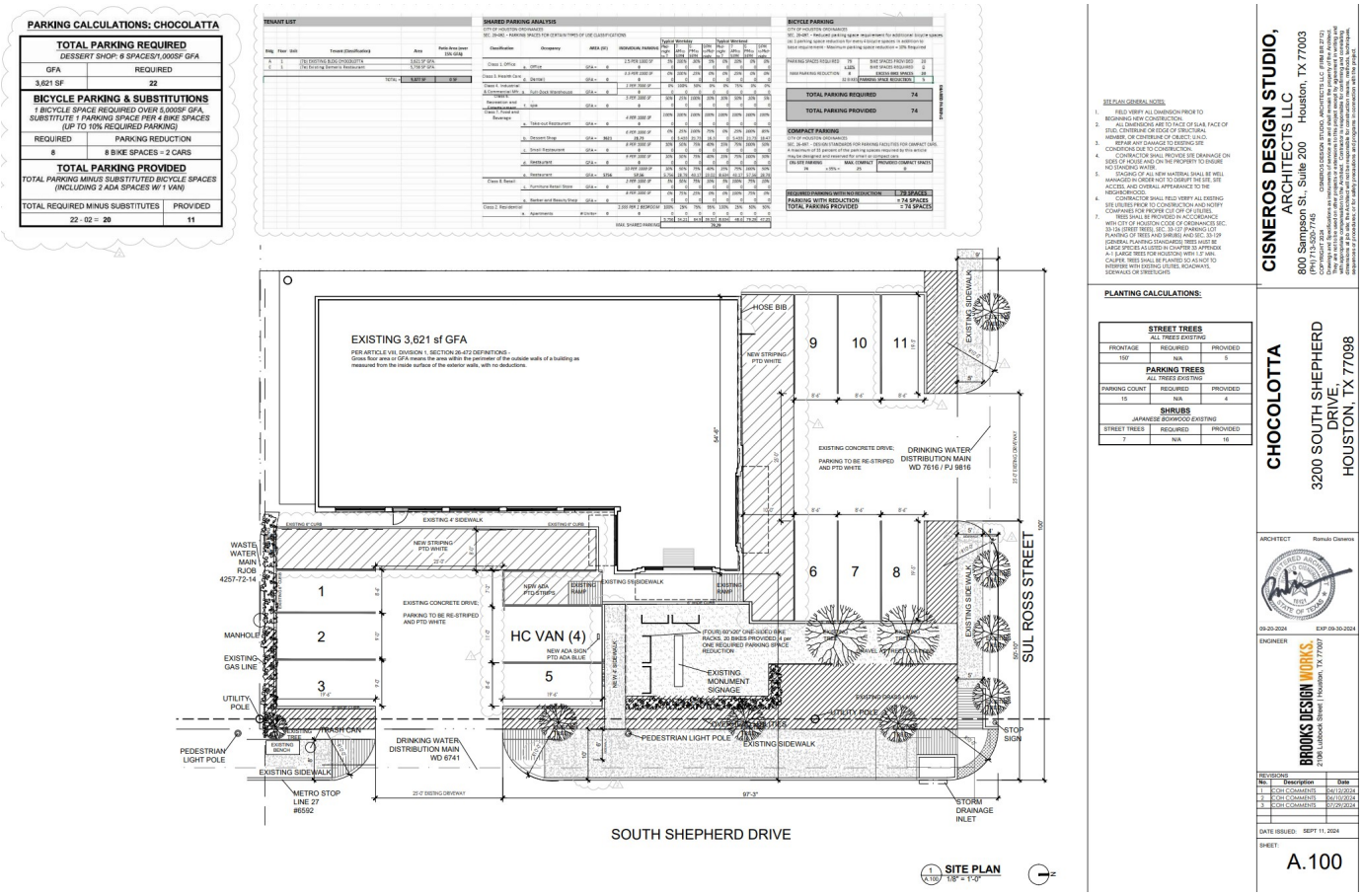
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Site Plan



OFF-STREET PARKING VARIANCE

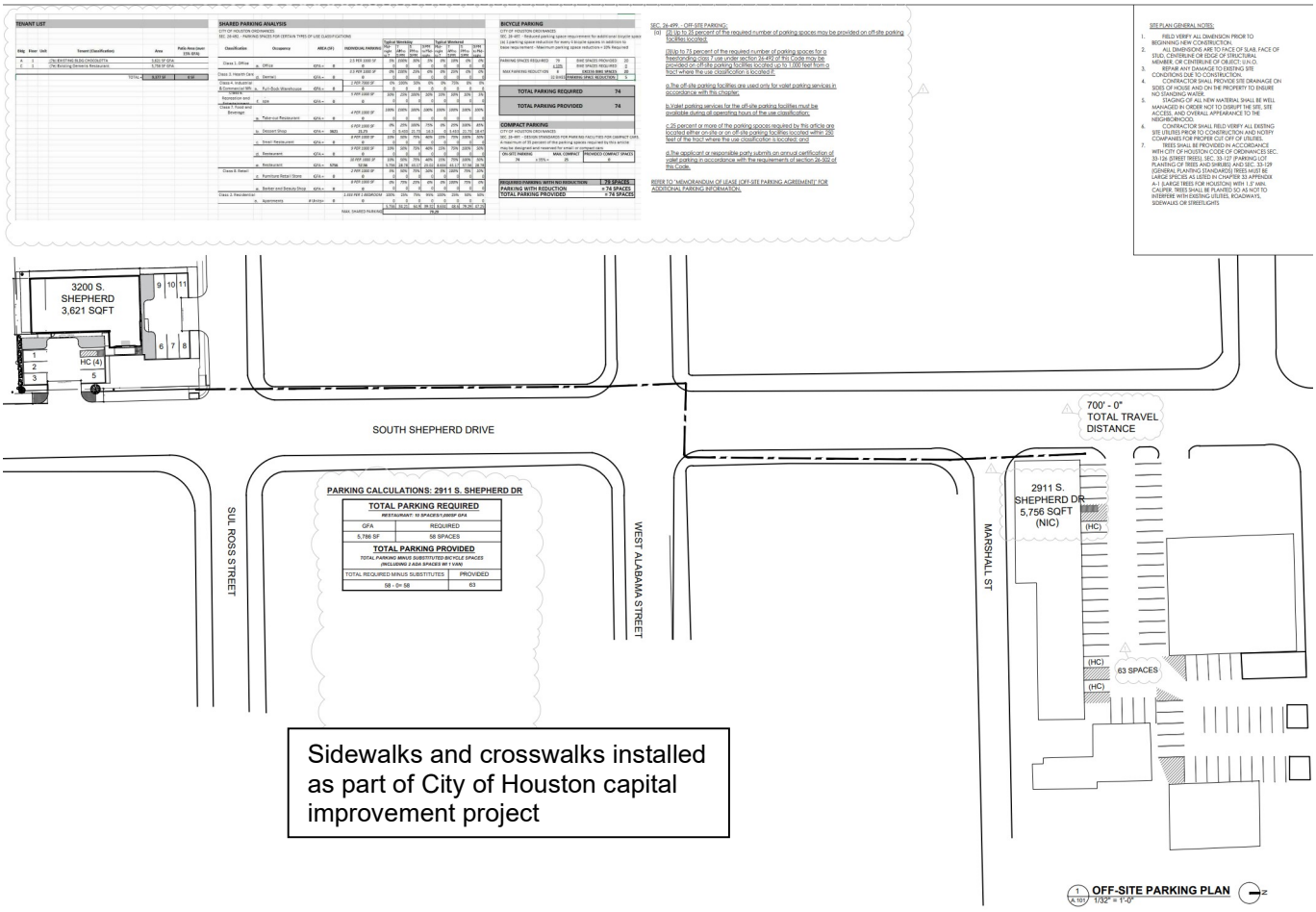
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Off-site Parking Plan



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

OFF-STREET PARKING VARIANCE

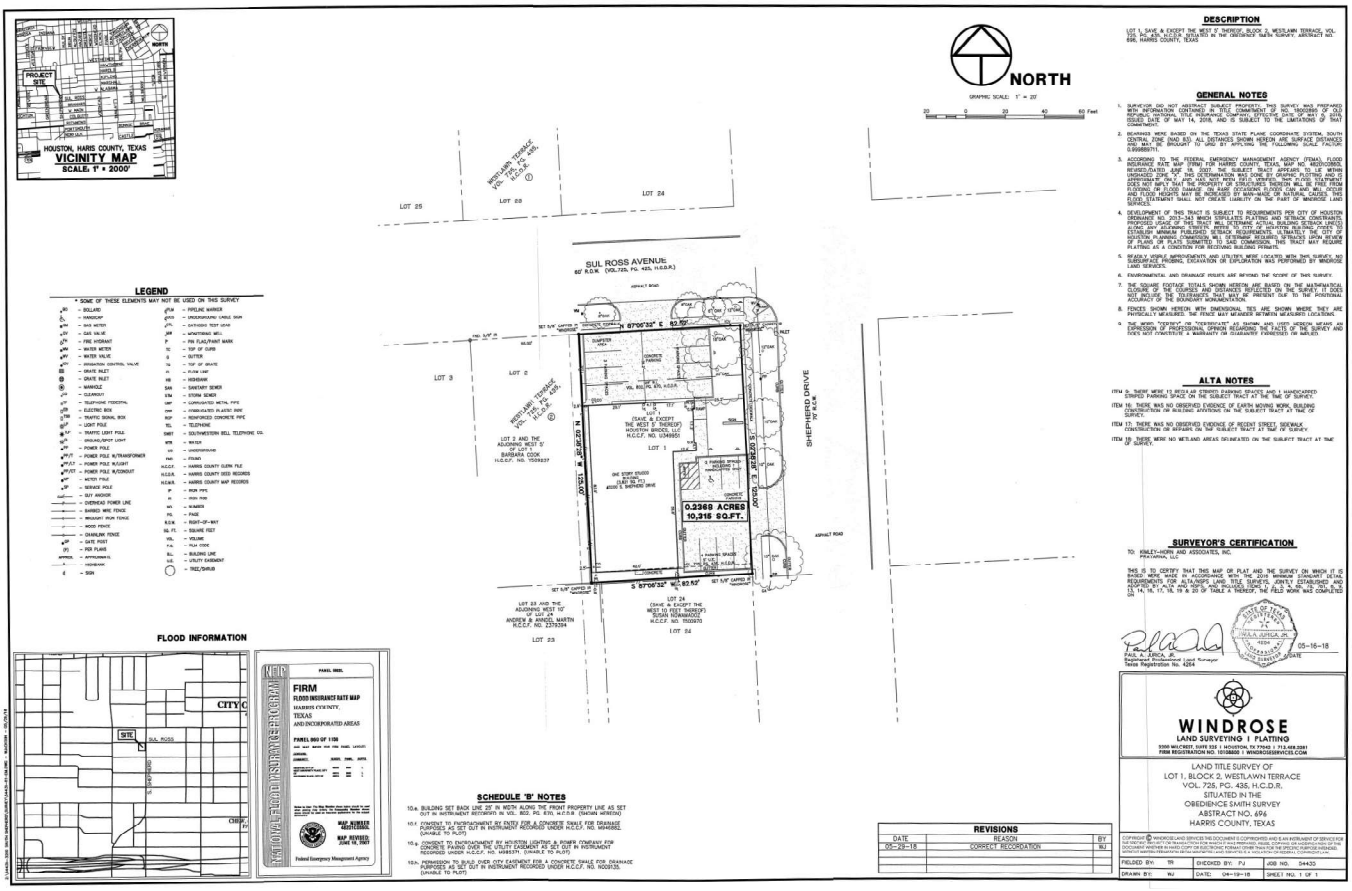
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



OFF-STREET PARKING VARIANCE

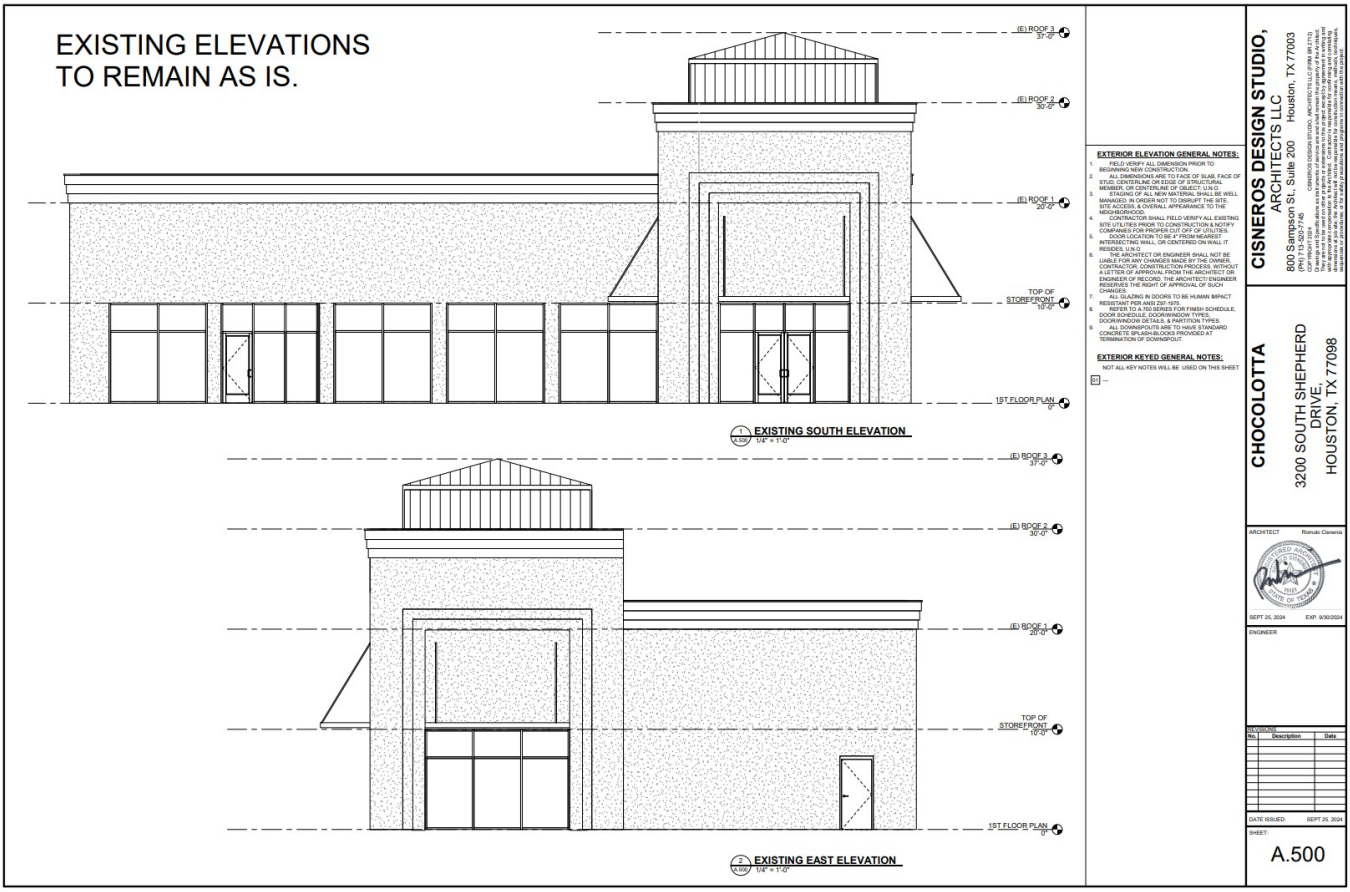
PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII
Meeting Date: 11/14/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Monarch Community	Mohammad Rizvi	281-204-3822	mrizvi@themonarchcommunity.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
501 Sul Ross Street	24101171	77006	5356B	493S	C
503 Sul Ross Street	24101171	77006	5356B	493S	C
505 Sul Ross Street	24101171	77006	5356B	493S	C
506 Branard Street	24101171	77006	5356B	493S	C
508 Branard Street	24101171	77006	5356B	493S	C

HCAD ACCOUNT NUMBER(S): 082710000001, 082710000004, 0230580000012, 0230580000003, 0230580000013

PROPERTY LEGAL DESCRIPTION: Tract 1, Block 21, Bute**;** Lot 4 Block 21, Bute; Tracts 1A, 2, and 3B, Block 2 and Tract 4A, Block 21, Bute, Lockhart Connor and Barziza; Tracts 3, 4, and 5, Block 2, Lockhart Connor and Barziza; Lot 12 and Tracts 3C, 4A, and 5A, Block 2, Lockhart Connor and Barziza

PROPERTY OWNER OF RECORD: 501 Sul Ross, LLC; 510 Branard, LLC

ACREAGE (SQUARE FEET): 42,025 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Sul Ross Street: 60 ft.; Garrott Street: 60 ft.; Branard Street: 60 ft.

EXISTING PAVING SECTION(S): Sul Ross Street: 28 ft.; Garrott Street: 28 ft.; Branard Street: 28 ft.

OFF-STREET PARKING REQUIREMENT: 25 parking spaces

OFF-STREET PARKING PROVIDED: 12 parking spaces

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 501 Sul Ross Street: 8,496 sq. ft. residence; 503 Sul Ross Street: 1,784 sq. ft. residence, 2,188 sq. ft. residence; 505 Sul Ross Street: 2,432 sq. ft. residence, 1,088 sq. ft. residence; 506 Branard Street: 1,686 sq. ft. residence; 508 Branard: 10,140 sq. ft. multi-family residence

PROPOSED STRUCTURE(S) [SQ. FT.]: 501 Sul Ross Street: 3,448 sq. ft. special residential building; 503/505 Sul Ross Street: 3,448 sq. ft. special residential building; 508 Branard: 7,318 sq. ft. special residential building; existing structures to remain

OFF-STREET PARKING VARIANCE

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PURPOSE OF VARIANCE REQUEST: To provide 12 parking spaces in lieu of the city ordinance required 25 spaces for a proposed special residential use.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications. c. Special residential 0.3 parking spaces per sleeping room, plus 1.0 parking space per employee on largest shift

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The Monarch Community is a voluntary, residential treatment center grounded in the historic and welcoming Montrose neighborhood. Through social interaction and neighborhood engagement, the residents can break through the isolation and loneliness found in a closed environment. The goal of this variance is to remove the requirements that would impose more cars and hardscaping along the boundaries of the Monarch Community.

By reducing the parking requirements, we can infill existing parking with more trees, more green space and safety buffers for the comfort and security of the residents. These added benefits will not only enhance the Monarch Community, but the neighborhood. The residents at the Monarch Community will not drive or own a vehicle for the complete duration of their treatment. Employees will have adequate parking during the peak hours of operation as determined by the program's director and therefore proposed as a part of this variance request.

APPLICANT'S STATEMENT OF FACTS:

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

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

The special residential parking requirement assumes residential tenant's own vehicles. If we adhere to the current requirements, we will always have empty parking spaces. Those parking spaces occupy valuable square footage the Monarch Community needs to redistribute program and create more green space.

(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 Monarch Community has not created the hardship but is responding to the unique conditions of its location.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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STANDARDS FOR VARIANCES

The immersive community program can only be achieved by its location within the neighborhood. The historic neighborhood's typology is inherently not focused on parking but instead the architecture, the trees and the unimpeded setbacks which allow people to walk along landscapes and not parking lots.

(3) The intent of this article is preserved;

The intent and general purposes will be preserved as the applicant will meet the requirements of the historic district and the off-street parking requirements excluding the special residents of the therapeutic community. We are proposing to provide enough parking for staff however residents are not allowed to have cars and do not require parking.

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

The applicant will be able to provide parking for Section 26-492 requirement of "1.0 parking spaces per employee on the largest shift". The employee count has been determined and we are proposing to provide enough parking for those employees.

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

Granting of the variance will not be injurious to the public health, safety or welfare of the Monarch Community and the neighborhood of First Montrose Common Historic District.

(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.

Not applicable. This variance request reference is Chapter 26.

OFF-STREET PARKING VARIANCE

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Houston Planning Commission

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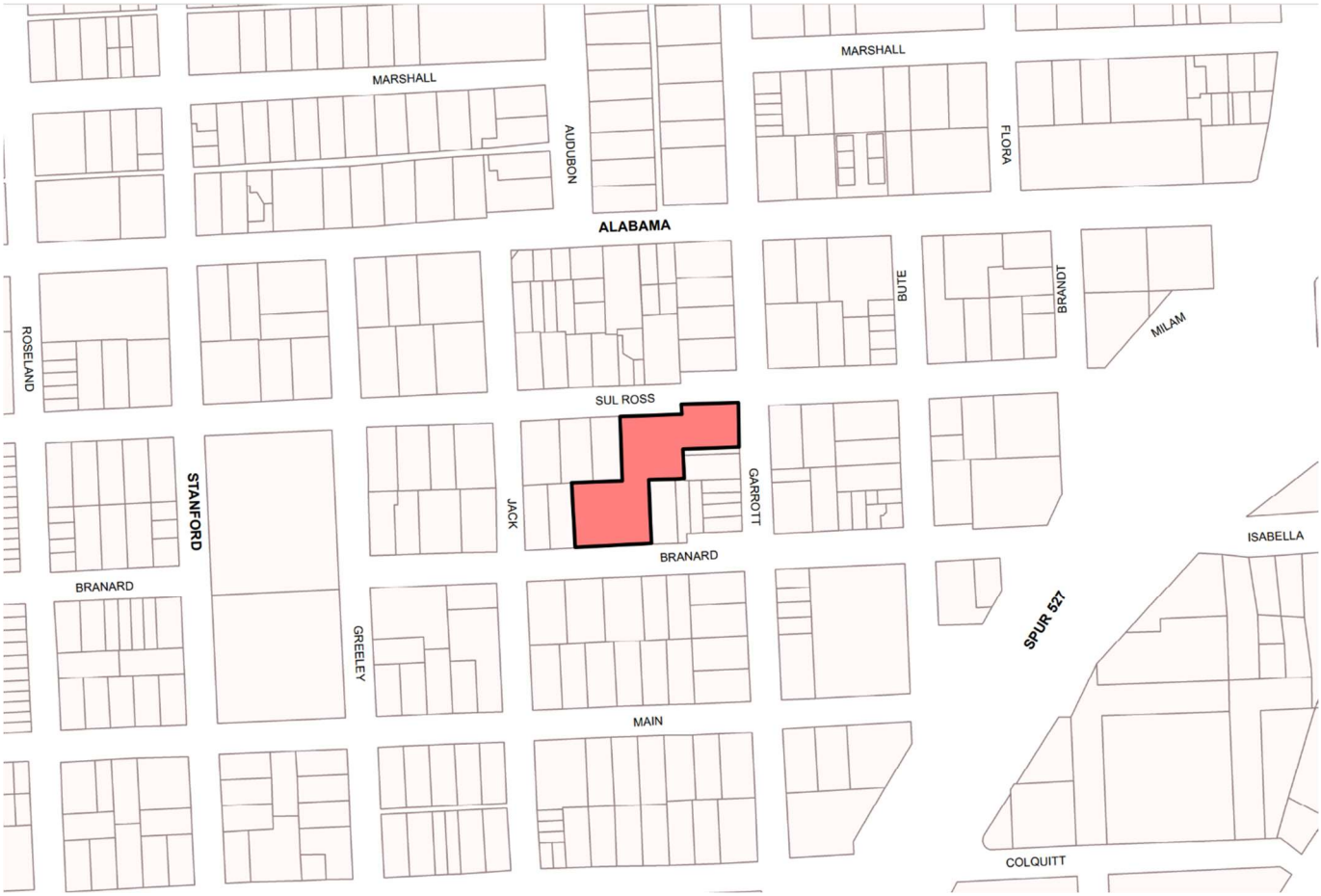
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE

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Houston Planning Commission

Aerial Map



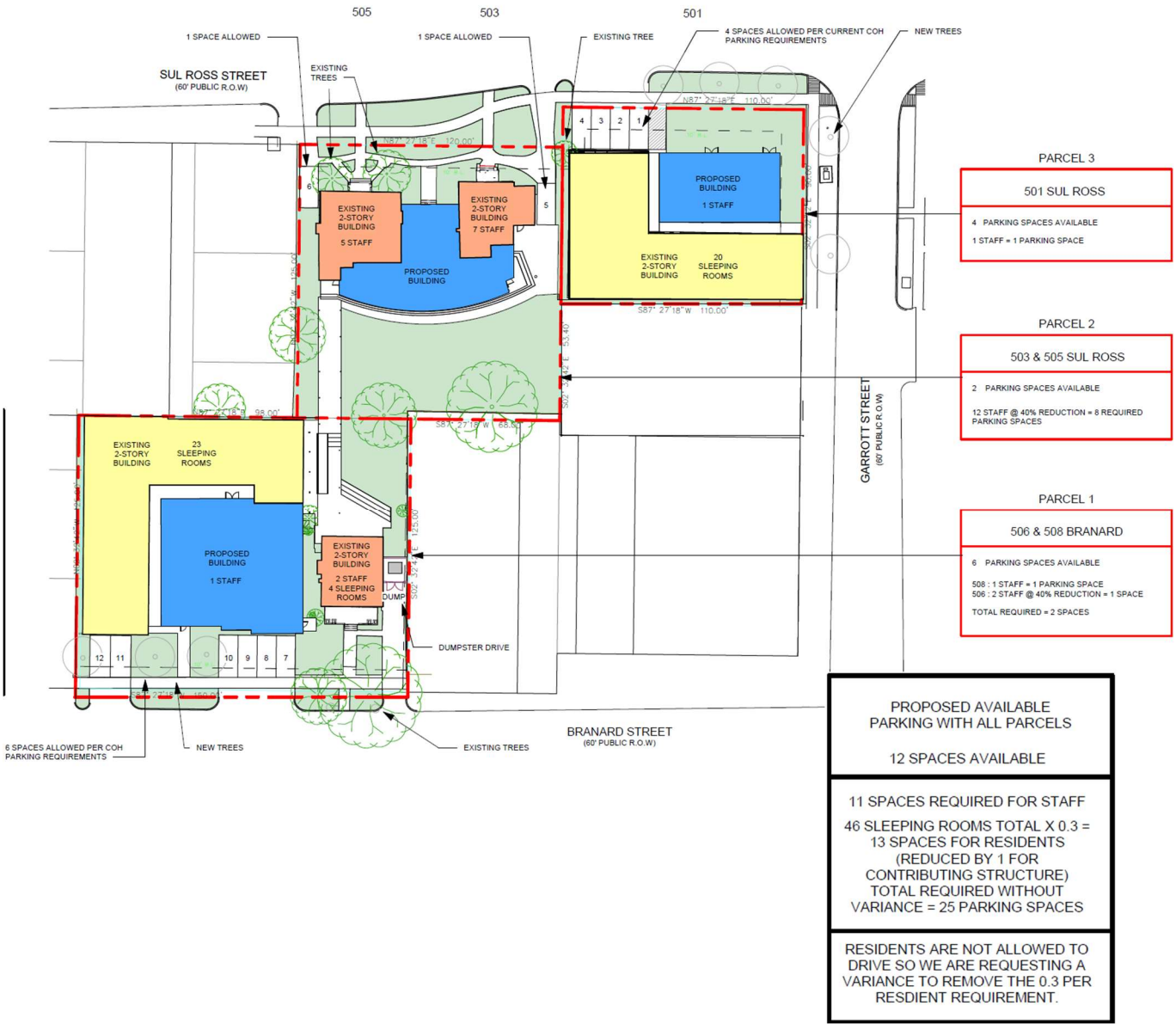
OFF-STREET PARKING VARIANCE

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Site Plan



OFF-STREET PARKING VARIANCE

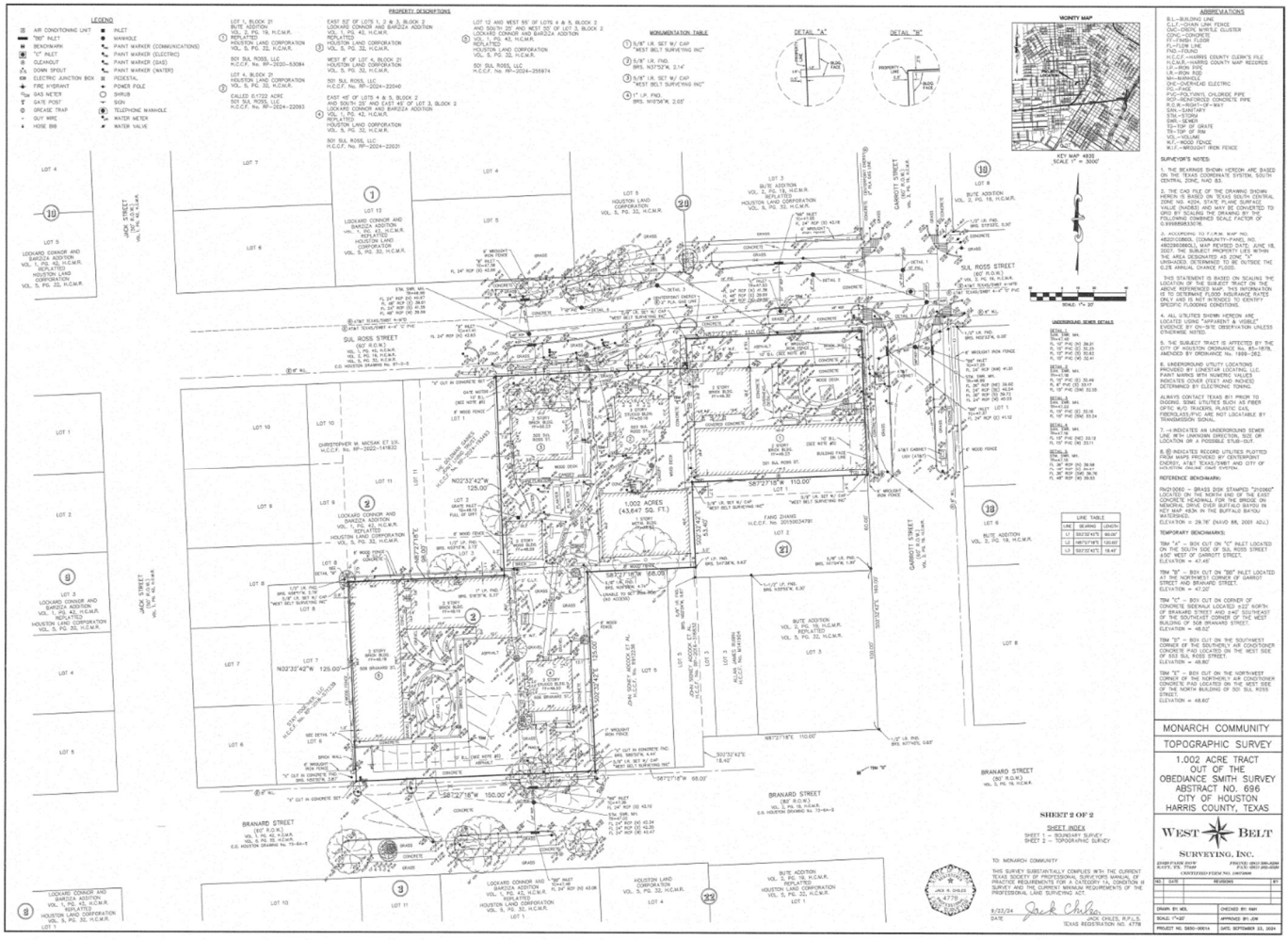
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Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



BRANARD ST.



SUL ROSS ST.

OFF-STREET PARKING VARIANCE

AGENDA: VIII

SMLSA Application No. 864: Portions of North Norhill Subdivision, 1000 – 1100 blocks of W. Temple Street, 4000 blocks of Pineridge, Oakridge, and Norhill, north and south sides, between Studewood and Michaux Streets

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Portions of North Norhill Subdivision. Analysis shows that a minimum lot size of 5,000 sq. ft. exists for the area. The owners signed a petition of 49% of the property within the proposed SMLSA. An application was filed, and the Director referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to the Planning Commission for public hearing and consideration upon finding that the application complies with all the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After the close of a public hearing, the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single-family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to the City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:
This application includes ninety-two (92) properties in Portions of the North Norhill Subdivision.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
  The application contains five (5) blockfaces with at least 5 lots on 5 blockfaces
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land use of the properties consists of eighty-nine (89) single-family residential properties representing 95% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
  The applicant obtained 61% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,000 sq. ft. exists on ninety-one (91) of ninety-two (92) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The North Norhhill Subdivision was platted in 1923 with some of the houses constructed in the 1930s. The establishment of a 5,000 sq. ft. minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Ninety-one (91) out of ninety-two (92) lots representing 99% of the application area is at least 5,000 square feet in size.

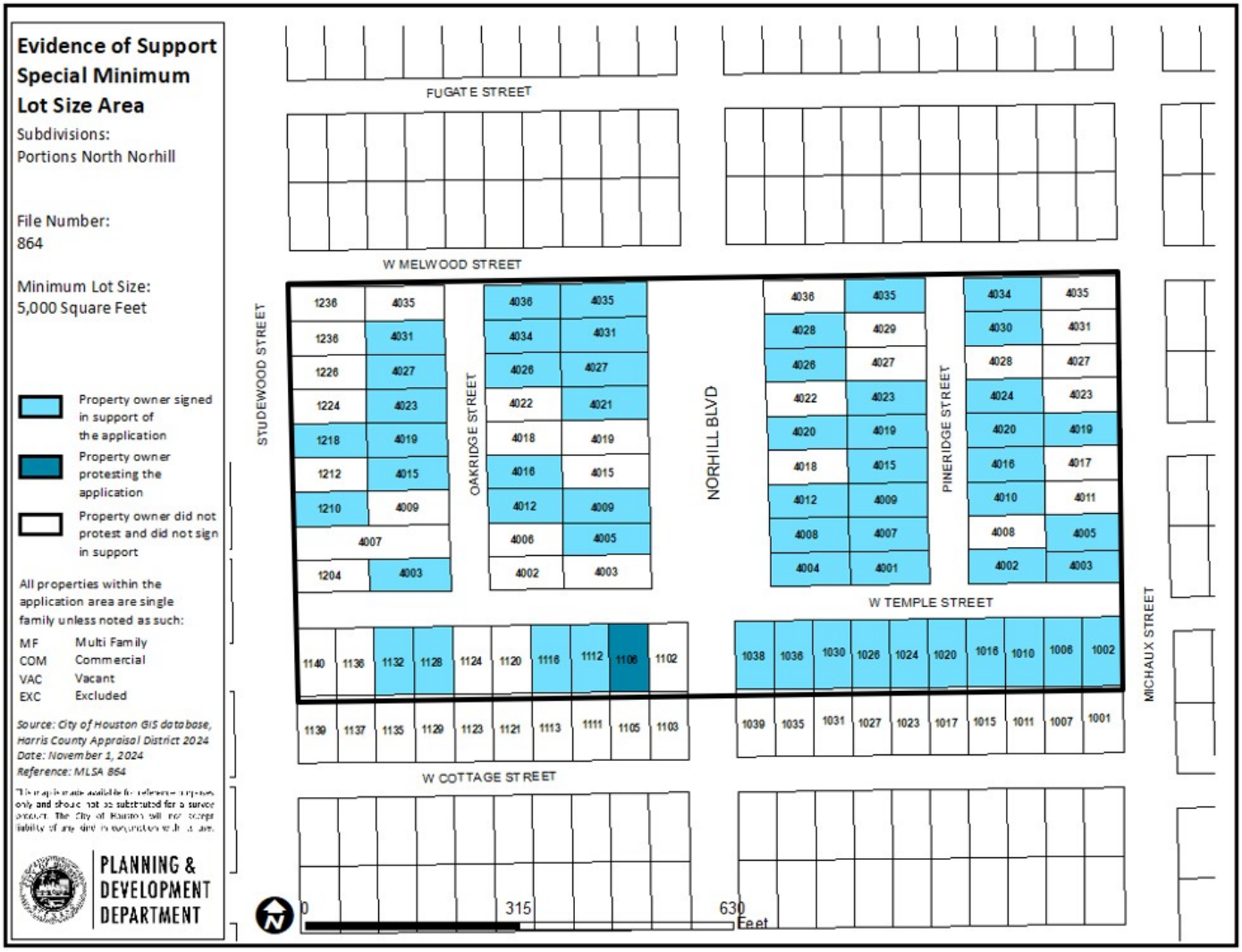
Public notice of the public hearing was transmitted to all property owners in the area.

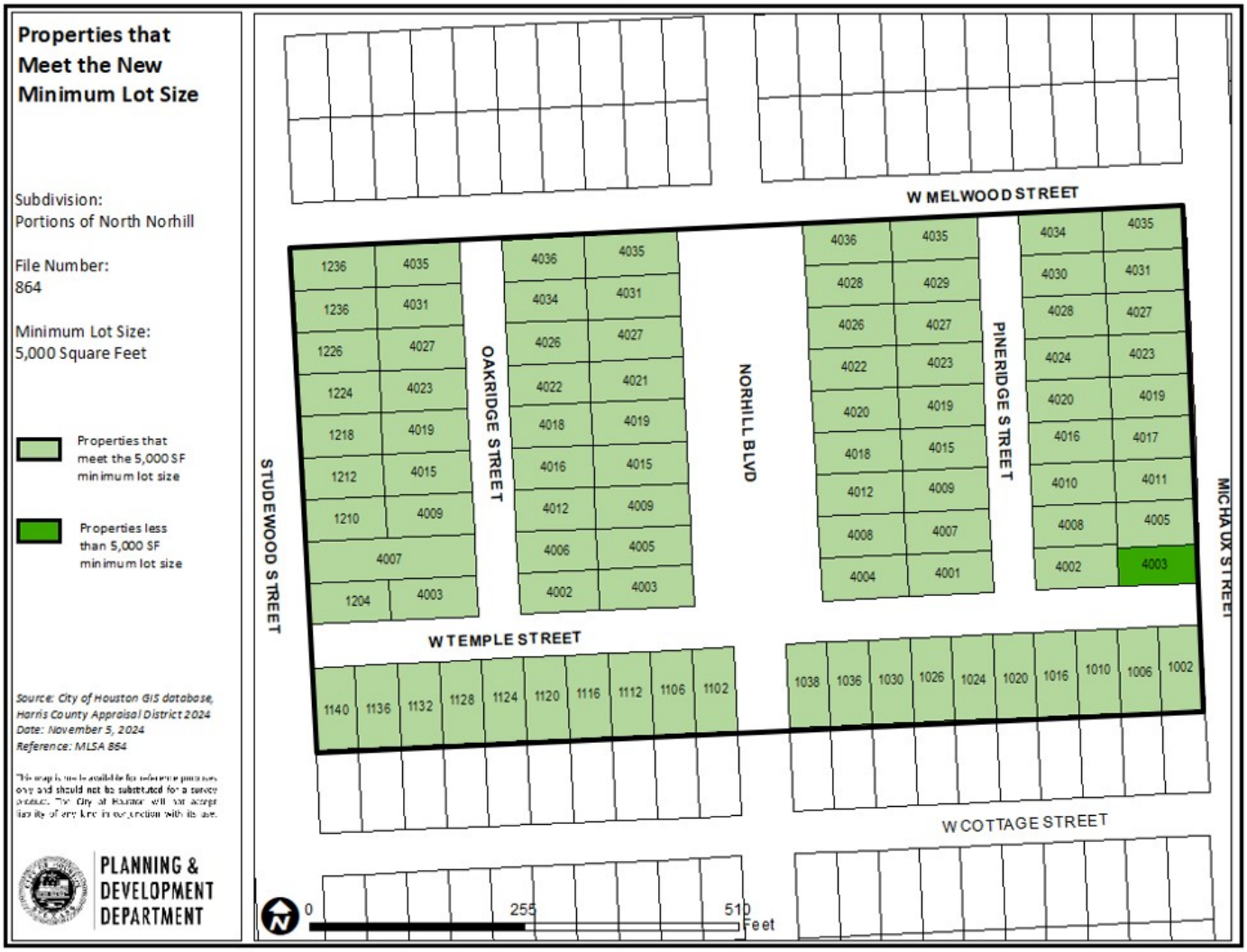
ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Original Boundary
3. Map of Modified Boundary
4. Map of Support
5. Map of Lots that meet SMLSA
6. Land Use Map
7. Aerial Map
8. Application
9. HCAD Map

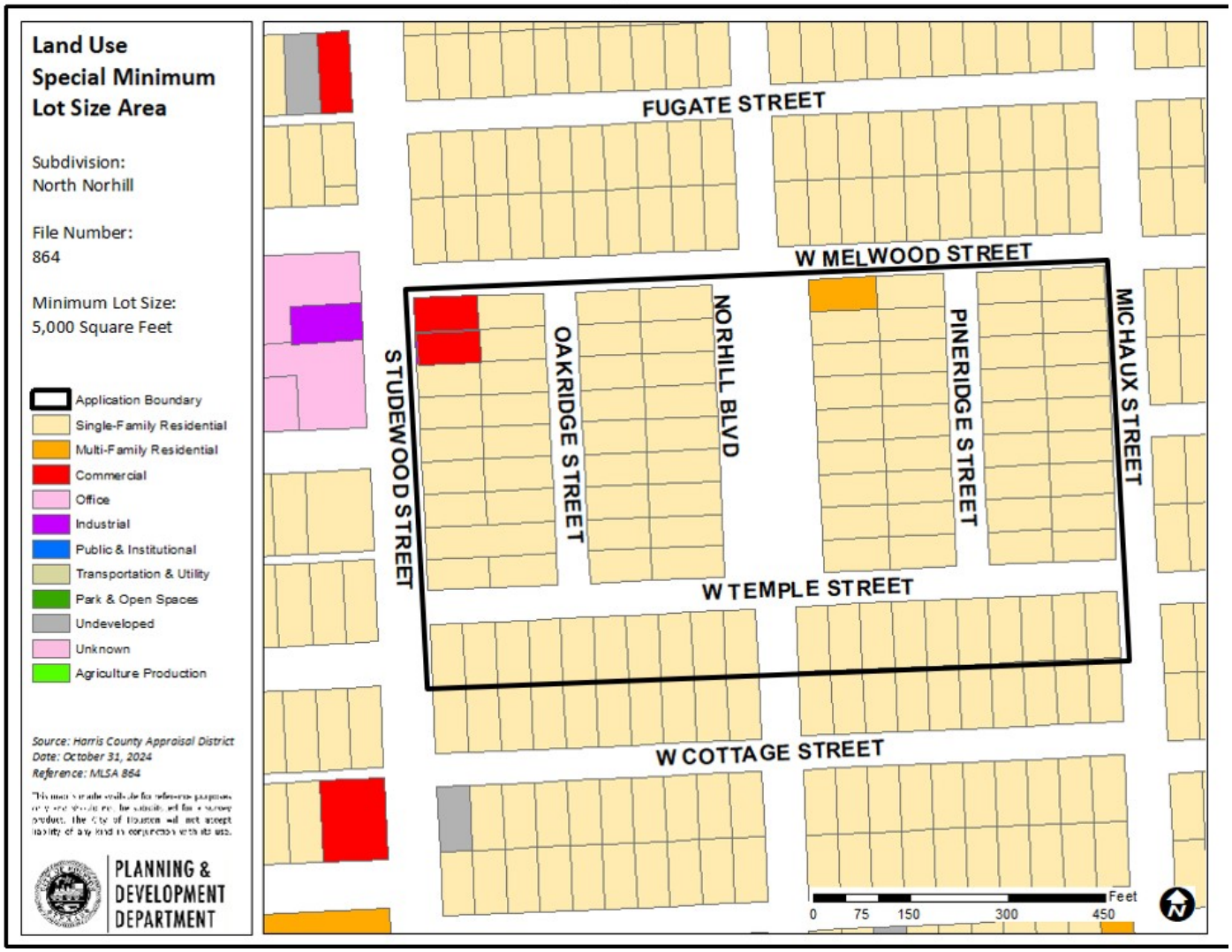
SPECIAL MINIMUM LOT SIZE AREA 864 - PORTIONS OF NORTH NORHILL									
HCAD	SITE ADDRESS	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Petition	Response Form	Support Area	CITY	LAND DESCRIPTION
0621030000016	4005 MICHAUX ST	5,400	1.17%	1.2%		Y	5,400	HOUSTON	SFR
0621070000007	1128 W TEMPLE ST	5,000	1.09%	2.3%	Y	Y	5,000	HOUSTON	SFR
0621060000004	4031 OAK RIDGE ST	5,000	1.09%	3.3%		Y	5,000	HOUSTON	SFR
0621050000010	4018 OAK RIDGE ST	5,000	1.09%	4.4%				HOUSTON	SFR
0621040000005	4027 PINERIDGE ST	5,000	1.09%	5.5%				HOUSTON	SFR
0621040000008	4023 PINERIDGE ST	5,000	1.09%	6.6%	Y	Y	5,000	HOUSTON	SFR
0621040000009	4019 PINERIDGE ST	5,000	1.09%	7.7%	Y	Y	5,000	HOUSTON	SFR
0621030000004	4031 MICHAUX ST	5,000	1.09%	8.8%				HOUSTON	SFR
0621050000016	4005 NORHILL BLVD	5,000	1.09%	9.9%	Y	Y	5,000	HOUSTON	SFR
0621080000004	1016 W TEMPLE ST	5,000	1.09%	11.0%	Y	Y	5,000	HOUSTON	SFR
0621080000003	1010 W TEMPLE ST	5,000	1.09%	12.0%	Y	Y	5,000	HOUSTON	SFR
0621070000009	1136 W TEMPLE ST	5,000	1.09%	13.1%				HOUSTON	SFR
0621040000003	4028 NORHILL BLVD	5,000	1.09%	14.2%	Y	Y	5,000	HOUSTON	SFR
0621060000018	1204 STUDEWOOD	5,000	1.09%	15.3%				HOUSTON	SFR
0621050000014	4012 OAK RIDGE ST	5,000	1.09%	16.4%	Y	Y	5,000	HOUSTON	SFR
0621080000007	1026 W TEMPLE ST	5,000	1.09%	17.5%	Y	Y	5,000	HOUSTON	SFR
0621070000002	1106 W TEMPLE ST	5,000	1.09%	18.6%		N		HOUSTON	SFR
0621060000006	1226 STUDEWOOD	5,000	1.09%	19.7%				HOUSTON	SFR
0621050000005	4027 NORHILL BLVD	5,000	1.09%	20.7%	Y	Y	5,000	HOUSTON	SFR
0621040000011	4018 NORHILL BLVD	5,000	1.09%	21.8%	Y			HOUSTON	SFR
0621030000006	4028 PINERIDGE ST	5,000	1.09%	22.9%				HOUSTON	SFR
0621080000010	1038 W TEMPLE ST	5,000	1.09%	24.0%	Y	Y	5,000	HOUSTON	SFR
0621050000001	4035 NORHILL BLVD	5,000	1.09%	25.1%		Y	5,000	HOUSTON	SFR
0621040000002	4036 NORHILL BLVD	5,000	1.09%	26.2%				HOUSTON	MF
0621060000011	1212 STUDEWOOD	5,000	1.09%	27.3%	Y			HOUSTON	SFR
0621030000018	4002 PINERIDGE ST	5,000	1.09%	28.3%	Y	Y	5,000	HOUSTON	SFR
0621060000014	1210 STUDEWOOD	5,000	1.09%	29.4%	Y	Y	5,000	HOUSTON	SFR
0621060000013	4009 OAK RIDGE ST	5,000	1.09%	30.5%				HOUSTON	SFR
0621040000015	4008 NORHILL BLVD	5,000	1.09%	31.6%	Y	Y	5,000	HOUSTON	SFR
0621040000016	4007 PINERIDGE ST	5,000	1.09%	32.7%		Y	5,000	HOUSTON	SFR
0621050000004	4031 NORHILL BLVD	5,000	1.09%	33.8%		Y	5,000	HOUSTON	SFR
0621050000003	4034 OAK RIDGE ST	5,000	1.09%	34.9%	Y	Y	5,000	HOUSTON	SFR
0621030000012	4017 MICHAUX ST	5,000	1.09%	36.0%				HOUSTON	SFR
0621030000007	4024 PINERIDGE ST	5,000	1.09%	37.0%	Y	Y	5,000	HOUSTON	SFR
0621040000018	4004 NORHILL BLVD	5,000	1.09%	38.1%		Y	5,000	HOUSTON	SFR
0621040000017	4001 PINERIDGE ST	5,000	1.09%	39.2%	Y	Y	5,000	HOUSTON	SFR
0621060000012	4015 OAK RIDGE ST	5,000	1.09%	40.3%		Y	5,000	HOUSTON	SFR
0621040000014	4012 NORHILL BLVD	5,000	1.09%	41.4%	Y	Y	5,000	HOUSTON	SFR
0621050000018	4002 OAK RIDGE ST	5,000	1.09%	42.5%				HOUSTON	SFR
0621080000001	1002 W TEMPLE ST	5,000	1.09%	43.6%	Y	Y	5,000	HOUSTON	SFR
0621070000001	1102 W TEMPLE ST	5,000	1.09%	44.7%				HOUSTON	SFR
0621050000002	4036 OAK RIDGE ST	5,000	1.09%	45.7%		Y	5,000	HOUSTON	SFR
0621050000011	4016 OAK RIDGE ST	5,000	1.09%	46.8%	Y	Y	5,000	HOUSTON	SFR
0621040000001	4035 PINERIDGE ST	5,000	1.09%	47.9%	Y	Y	5,000	HOUSTON	SFR
0621080000006	1024 W TEMPLE ST	5,000	1.09%	49.0%	Y	Y	5,000	HOUSTON	SFR
0621080000005	1020 W TEMPLE ST	5,000	1.09%	50.1%	Y	Y	5,000	HOUSTON	SFR
0621070000008	1132 W TEMPLE ST	5,000	1.09%	51.2%	Y	Y	5,000	HOUSTON	SFR
0621060000003	1236 STUDEWOOD	5,000	1.09%	52.3%				HOUSTON	COM
0621050000009	4019 NORHILL BLVD	5,000	1.09%	53.3%				HOUSTON	SFR
0621040000006	4026 NORHILL BLVD	5,000	1.09%	54.4%		Y	5,000	HOUSTON	SFR
0621040000007	4022 NORHILL BLVD	5,000	1.09%	55.5%				HOUSTON	SFR
0621050000015	4006 OAK RIDGE ST	5,000	1.09%	56.6%	Y			HOUSTON	SFR
0621050000012	4015 NORHILL BLVD	5,000	1.09%	57.7%				HOUSTON	SFR
0621050000013	4009 NORHILL BLVD	5,000	1.09%	58.8%		Y	5,000	HOUSTON	SFR
0621070000005	1120 W TEMPLE ST	5,000	1.09%	59.9%				HOUSTON	SFR
0621070000004	1116 W TEMPLE ST	5,000	1.09%	61.0%	Y	Y	5,000	HOUSTON	SFR
0621060000005	4027 OAK RIDGE ST	5,000	1.09%	62.0%	Y	Y	5,000	HOUSTON	SFR
0621060000008	4023 OAK RIDGE ST	5,000	1.09%	63.1%	Y	Y	5,000	HOUSTON	SFR
0621050000006	4026 OAK RIDGE ST	5,000	1.09%	64.2%	Y	Y	5,000	HOUSTON	SFR
0621050000007	4022 OAK RIDGE ST	5,000	1.09%	65.3%				HOUSTON	SFR
0621040000012	4015 PINERIDGE ST	5,000	1.09%	66.4%	Y	Y	5,000	HOUSTON	SFR
0621030000011	4016 PINERIDGE ST	5,000	1.09%	67.5%	Y	Y	5,000	HOUSTON	SFR
0621030000008	4023 MICHAUX ST	5,000	1.09%	68.6%				HOUSTON	SFR
0621030000005	4027 MICHAUX ST	5,000	1.09%	69.7%				HOUSTON	SFR
0621060000002	1236 STUDEWOOD	5,000	1.09%	70.7%				HOUSTON	COM
0621030000002	4034 PINERIDGE ST	5,000	1.09%	71.8%	Y	Y	5,000	HOUSTON	SFR
0621080000008	1030 W TEMPLE ST	5,000	1.09%	72.9%	Y	Y	5,000	HOUSTON	SFR
0621070000010	1140 W TEMPLE ST	5,000	1.09%	74.0%				HOUSTON	SFR
0621070000006	1124 W TEMPLE ST	5,000	1.09%	75.1%				HOUSTON	SFR
0621060000007	1224 STUDEWOOD	5,000	1.09%	76.2%				HOUSTON	SFR
0621050000008	4021 NORHILL BLVD	5,000	1.09%	77.3%		Y	5,000	HOUSTON	SFR
0621040000004	4029 PINERIDGE ST	5,000	1.09%	78.3%				HOUSTON	SFR
0621040000010	4020 NORHILL BLVD	5,000	1.09%	79.4%		Y	5,000	HOUSTON	SFR
0621030000003	4030 PINERIDGE ST	5,000	1.09%	80.5%	Y	Y	5,000	HOUSTON	SFR

0621060000017	4003 OAK RIDGE ST	5,000	1.09%	81.6%		Y	5,000	HOUSTON	SFR
0621060000001	4035 OAK RIDGE ST	5,000	1.09%	82.7%	Y			HOUSTON	SFR
0621030000001	4035 MICHAUX ST	5,000	1.09%	83.8%				HOUSTON	SFR
0621030000013	4011 MICHAUX ST	5,000	1.09%	84.9%	Y			HOUSTON	SFR
0621080000009	1036 W TEMPLE ST	5,000	1.09%	86.0%	Y	Y	5,000	HOUSTON	SFR
0621080000002	1006 W TEMPLE ST	5,000	1.09%	87.0%	Y	Y	5,000	HOUSTON	SFR
0621070000003	1112 W TEMPLE ST	5,000	1.09%	88.1%	Y	Y	5,000	HOUSTON	SFR
0621030000015	4008 PINERIDGE ST	5,000	1.09%	89.2%	Y			HOUSTON	SFR
0621060000009	4019 OAK RIDGE ST	5,000	1.09%	90.3%		Y	5,000	HOUSTON	SFR
0621060000010	1218 STUDEWOOD	5,000	1.09%	91.4%		Y	5,000	HOUSTON	SFR
0621030000010	4020 PINERIDGE ST	5,000	1.09%	92.5%	Y	Y	5,000	HOUSTON	SFR
0621030000009	4019 MICHAUX ST	5,000	1.09%	93.6%		Y	5,000	HOUSTON	SFR
0621050000017	4003 NORHILL BLVD	5,000	1.09%	94.7%				HOUSTON	SFR
0621040000013	4009 PINERIDGE ST	5,000	1.09%	95.7%	Y	Y	5,000	HOUSTON	SFR
0621030000014	4010 PINERIDGE ST	5,000	1.09%	96.8%	Y	Y	5,000	HOUSTON	SFR
0621060000016	4007 OAK RIDGE ST	5,000	1.09%	97.9%	Y			HOUSTON	SFR
0621060000016	4007 OAK RIDGE ST	5,000	1.09%	99.0%				HOUSTON	SFR
0621030000017	4003 MICHAUX ST	4,600	1.00%	100.0%		Y	4,600	HOUSTON	SFR

This application qualifies for a Special Minimum Lot Size of:	**5,000 sq ft**
Response forms received in opposition of SMLSA:	**56**
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	**60.8**
Percentage of property owners that signed the petition for the SMLSA application: (must be at least 10%)	**49%**
# of lots developed or restricted to no more than two SFR units	**89**
# of multi-family residential lots	**1**
# of commercial lots	**2**
# of vacant lots	**0**
# of excluded lots	**0**
TOTAL NUMBER OF LOTS	**92**
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	**95%**


Evidence of Support
Special Minimum
Lot Size Area
Subdivisions:
Portions North Norhill
File Number:
864
Minimum Lot Size:
5,000 Square Feet
Property owner signed in support of the application
Property owner protesting the application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: November 1, 2024
Reference: MLSA 864
PLANNING & DEVELOPMENT DEPARTMENT
FUGATE STREET
W MELWOOD STREET
STUDEWOOD STREET
OAKRIDGE STREET
NORHILL BLVD
PINERIDGE STREET
W TEMPLE STREET
MICHAUX STREET
W COTTAGE STREET
0
315
630
Feet


Properties that Meet the New Minimum Lot Size
Subdivision:
Portions of North Norhill
File Number:
864
Minimum Lot Size:
5,000 Square Feet
Properties that meet the 5,000 SF minimum lot size
Properties less than 5,000 SF minimum lot size
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: November 5, 2024
Reference: MLSA 864
PLANNING & DEVELOPMENT DEPARTMENT
W MELWOOD STREET
W TEMPLE STREET
W COTTAGE STREET
STUDEWOOD STREET
OAKRIDGE STREET
NORHILL BLVD
PINERIDGE STREET
MICHAUX STREET
0
255
510
Feet


Land Use
Special Minimum
Lot Size Area
Subdivision:
North Norhill
File Number:
864
Minimum Lot Size:
5,000 Square Feet
Application Boundary
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Unknown
Agriculture Production
Source: Harris County Appraisal District
Date: October 31, 2024
Reference: MLSA 864
PLANNING & DEVELOPMENT DEPARTMENT
FUGATE STREET
W MELWOOD STREET
STUDEWOOD STREET
OAKRIDGE STREET
NORHILL BLVD
PINERIDGE STREET
MICHAUX STREET
W TEMPLE STREET
W COTTAGE STREET
0 75 150 300 450
Feet
N

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Area (SMLSA) Application

RECEIVED BY:
MAR 28 2024

Main Applicant Information (required)

Full Name: Amanda Reynolds (President of Norhill Neighborhood Assn.) Date: Mar 24, 2024

Address: 1001 W Cottage St
Street Address Apartment/Unit #

Houston TX 77009
City State ZIP Code

Phone: [redacted] Email [redacted]@gmail.com

Are you a property owner within the application boundary? YES ☐ NO ☑ If no, what is your relation to the area? President of Norhill Neighborhood Association

Did you have a preliminary meeting with the Planning and Development Department? YES ☑ NO ☐ If yes, what was the date of the meeting?

Does the application boundary have deed restrictions? YES ☑ NO ☐ If yes, do they address a Minimum Lot Size? NO

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

1000-1100 blocks W Temple (southside), 4000 of Pineride, Oak Ridge & Norhill & 4000 Michaux (east side) and 4000 Studewood

Signature of applicant: Amanda Reynolds

Alternate Applicant Information (optional)

Full Name: Karen Stokes Date: 3/28/24

Address: 1016 W. Temple St.
Street Address Apartment/Unit #

Houston TX 77009
City State ZIP Code

Phone: [redacted]5 Email [redacted]e.org

Signature of alternate applicant: Karen Stokes

Application Information (STAFF USE ONLY)

File Number: 864
City Council District: H

Super Neighborhood: Greater Heights
Planner Assigned: Jacqueline Brown

5


FACET
5359D9
MAP LOCATION
Harris Central Appraisal District
PUBLICATION DATE: 12/30/2023
PUBLICATION DATE: 1/6/2023
WEST GARDNER ST
PINERIDGE STREET
NORHILL STREET
OAKRIDGE STREET
GARDNER AVENUE
FUGATE AVENUE
MELWOOD AVENUE
KEY AVENUE
EAST 12TH STREET
5359D10
5359C12