HOUSTON PLANNING COMMISSION

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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
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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, December 5, 2024
2:30 p.m.

Meeting Policies and Regulations

Order of Agenda
The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation
The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign up using a designated form located at the entrance to the chamber.

3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

4. All comments submitted in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance will be made part of the agenda under public comments.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed **two** minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

8. Speakers will be allowed **one** minute each for all consent agenda items.

9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

10. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to **one** minute.

11. Time limits will not apply to elected officials.

12. No speaker is permitted to accumulate speaking time from another person.

13. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

14. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

15. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission
By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission
Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6624 or 832-393-6600.

Contacting the Planning Department
The Planning and Development Department is located at 611 Walker Street on the sixth floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is: www.houstonplanning.com

E-mail Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check in stations at departure.

Beginning May 16, 2024, and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: _____ **Applicant** ____ **Supportive** ____ **Opposed** ____**Undecided**

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission
AGENDA

Thursday, December 5, 2024, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of the November 14, 2024, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo, Antwanysha Berry, Aracely Rodriguez)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, and John Cedillo)
e. Subdivision Plats with Special Exception Requests (John Cedillo)
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)

II. Establish a public hearing date of January 9, 2025

a. Lozier Manor
b. Park Place Fieldwood
c. Threestone Villas

III. Consideration of an Off-Street Parking Variance at 5226 Elm Street (Geoff Butler)

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

V. Public Hearing and Consideration of a Special Minimum Lot Size Block for Devonshire Place Subdivision – MLS 873 (Bennie Chambers III)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block Re-Establishment for Ordinance 2011-867 (Misty Staunton)

VII. Public Comment

VIII. 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, 14 NOVEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at 2:35 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	*Absent*
Michelle Colvard	Present, left at 5:03 during Item VII
Rodney Heisch	Present
Daimian S. Hines	*Absent*
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	*Absent*
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	*Absent*
Zafar "Zaf" Tahir	Present
Meera D. Victor	*Absent*
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
J. Stacy Slawinski for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Vonn Tran, Secretary	Present

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director's Report by Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced Plat Tracker launch and mentioned open registration for the Permitting Workshop.

Approval of Minutes

Consideration of the October 31, 2024, Planning Commission Meeting Minutes

Motion: Tahir Second: Viera Bland Vote: Unanimous Opposed: None

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

Speaker(s): Council Member Sallie Alcorn, Cody Miller, John Nicks, Diego Degenhart, Jake Juliot, Chemeir Duncan, Ramie Elizondo, Crystal Casey also (read letter from Peter Friedman), Carole Brady, Fred Woods

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

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

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-55)
b. Replats (56-99)

Staff recommendation: Approve Item No's. 1 – 99, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for Item(s) 71 which will be removed for separate consideration.

Motion: Viera Bland Vote: Carried
Second: Jones Abstaining: Heisch

Staff recommendation: Approve recommendation for Item No. 1, 2, 4, 5, 17, 21, 22, 23, 24, 31, 57, and 58 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Sigler Vote: Carried
Second: Porras-Pirtle Abstaining: Heisch

Item(s) 71 was removed for separate consideration.

c. Replats requiring Public Hearings with Notification

100 Bridgeland Prairieland Village Sec 35 partial replat no 1

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

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

ITEM 71 WAS TAKEN AT THIS TIME.

MOTION TO RETRACT ITEM 71 FROM (B) REPLATS

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

71 JAMES ESTATES

Staff recommendation: Disapprove.
Commission action: 30-day extension granted.
Speaker(s): Stephanie Mendoza, applicant

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

101 HARVEST GREEN SEC 51 PARTIAL REPLAT NO 1

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

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

102 MASONRY AT DREYFUS

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

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

103 MEMORIAL GREEN SEC 2 REPLAT AND EXTENSION PARTIAL REPLAT 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: Porras-Pirtle Second: Tahir Vote: Unanimous Abstaining: None

104 NEW COVENANT CHRISTIAN MINISTRY AT CLAY

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: Garza Vote: Unanimous Abstaining: None

105 PLAZA ESTATES AT CLEBURNE

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

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

106 Plaza Estates at White Rock

Staff recommendation: Approve the plat subject to the conditions listed
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Porras-Pirtle Second: Jones Vote: Unanimous Abstaining: None

107 Shoby Jehan Estates

Staff recommendation: Defer Applicant request
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Tahir Second: Garza Vote: Unanimous Abstaining: None

108 Sunset Place partial replat no 2

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

109 White Oak Terrace

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: Viera-Bland Vote: Unanimous Abstaining: None

d. Subdivision Plats with Variance Requests

110 Bustamante Tract GP

Staff recommendation: Defer for further study and review
Commission action: Deferred for further study and review.
Speaker(s): Tracy Youngblood - opposed
Motion: Mandapaka Second: Jones Vote: Carried Abstaining: Heisch

111 Colonial Parkway Plaza

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

ITEM(S) 112 – 119 WERE TAKEN TOGETHER AT THIS TIME.

112 EAST BLOCKS SEC 1
113 EAST BLOCKS SEC 2
114 EAST BLOCKS SEC 3
115 EAST BLOCKS SEC 4
116 EAST BLOCKS SEC 5
117 EAST BLOCKS SEC 6
118 EAST BLOCKS SEC 7
119 EAST BLOCKS SEC 8

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

120 GALVESTON ROAD RESERVE

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): Mayra Hernandez, available for questions
Motion: Tahir Second: Robins Vote: Unanimous Abstaining: None

121 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7

Staff recommendation: Deny the requested variance(s) and disapprove the plat
Commission action: 30-day extension granted.
Speaker(s): Jason Barringer, applicant, Greg Thrower – supportive
Motion: Garza Second: Robins Vote: Unanimous Abstaining: None

122 ICON M TOWER – WITHDRAWN

123 LAKES OF BELLA TERRA RESERVE SEC 11

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motin: Garza Second: Alleman Vote: Unanimous Abstaining: None

124 PCRIF North Houston Commerce Park GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed

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

Speaker(s): None

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

125 Veterans Memorial Constellation GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions

Speaker(s): None

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

126 Willowbend Oaks GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed

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

Speaker(s): None

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

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

127	Archpoint Ventures LLC	Approve
128	Bridgeland Prairieland Village Sec 30	Approve
129	Estate at Botkins Road	Approve
130	Grand Prairie ESD	Approve
131	Hidden Valley Gamma Site	Approve
132	IAH Commerce Park	Approve
133	Jarvis Business Park	Approve
134	La Potosina	Approve
135	Mansfield Cove	Approve
136	Mesa Vista Sec 1	Approve
137	North Bridgeland Lake Parkway Peek Reserves	Approve
138	Northwest Harris County MUD 21 and 22 Well Site No 3	Approve
139	Paloma Wastewater Treatment Plant	Approve
140	Paloma Water Plant Site	Approve

141	Porter Road Investments at US 59	Approve
142	Southeast Transit Center	Approve
143	Stuart Park Estates	Approve
144	Sunset Ridge East Reserve Sec 2	Approve
145	Sunset Ridge East Reserve Sec 3	Approve
146	Sunset Ridge East Reserve Sec 4	Approve
147	Tawhid Towne Plaza	Approve
148	Trinidad Commercial	Approve
149	Views at Gregg	Approve
150	Waheed Plaza	Approve
151	Walters Plaza	Approve
152	Willowcreek Ranch Sec 12	Approve

h. Name Changes

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

i. Certificates of Compliance

155	20405 Ravenwood Drive	Approve
156	20310 Sams Hill Road	Approve

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 127 – 156.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Khaleeq Second: Garza Vote: Carried Abstaining: Heisch, 128 and 137

k. Development Plats with Variance Requests

157 1117 Bland Street

Staff recommendation: Approve.
Commission Action: Approved per staff's recommendation.
Speaker(s): Gerald Grisson, applicant available for questions
Motion: Jones Second: Viera-Bland Vote: Carried Abstaining: Heisch

158 5701 Harrisburg Boulevard

Staff recommendation: Approve.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Viera-Bland Second: Robins Vote: Unanimous Abstaining: None

159 4703 MERWIN STREET
Staff recommendation: Approve.
Commission Action: Approved per staff's recommendation.
Speaker(s): Aaron Atkinson, applicant, Jessy Hegar – supportive, Keith Box – opposed
Motion: Garza Second: Khaleeq Vote: Unanimous Abstaining: None

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

Commission action: Accepted the December 19, 2024, public hearing date for Item(s) a-f.
Speaker(s): None
Motion: Garza Vote: Unanimous
Second: Heisch Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5226 ELM STREET

Staff recommendation: Defer.
Commission Action: Deferred per staff recommendation.
Speaker(s): None
Motion: Porris-Pirtle Vote: Unanimous
Second: Tahir Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S. SHEPHERD DRIVE

Staff recommendation: Defer.
Commission Action: Deferred per staff recommendation.
Speaker(s): Tim Cisneros,
Motion: Alleman Vote: Unanimous
Second: Viera-Bland Abstaining: None

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 503 SUL ROSS STREET

Staff recommendation: Approve.
Commission Action: Approved per staff's recommendation.
Speaker(s): Stephen Longmire, Pete Ed Garritt, applicant, Mohammad Rizvi, Christopher F., Marlin Casey, Darious Smith, Elizabeth Smith, Jared Wood, Less Spraud, David Cole, Andrew Dornbury
Motion: Garza Vote: Carried
Second: Tahir Opposed: Robins and Heisch

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Portions of the North Norhill Subdivision

Staff recommendation: Approve.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

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

IX. Public Comment

Chris expressed gratitude and thanked the Development Services staff and Tammi Williamson for working diligently on Items 112-119.

X. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 5:24 PM.

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Aqua Pools Reserve	C2	
2	Armenta Sheldon Road Development	C3F	
3	Avalon at Cypress West Sec 3	C3F	
4	Beamer Road Street Dedication Sec 1 and Reserve	C3F	
5	Bissonnet Street in Trillium Street Dedication Sec 3	C3P	
6	Bridgeland Central Sec 4	C3P	
7	Bridgeland Central Sec 6	C3P	
8	Bridgeland Jack Road Street Dedication Sec 5	SP	
9	Bridgeland Nature Preserve Way Street Dedication Sec 1	SP	
10	Bridgeland Parkland Row Reserve Sec 2	C2	
11	Bridgeland Prairieland Village Sec 35 partial replat no 1	C3F	
12	Bridgeland Prairieland Village Sec 44	C3P	
13	Burger Bodega	C2	
14	Clodine Residences	C3F	
15	Cypress Green Sec 20	C3F	
16	Cypress Green Sec 22	C3F	
17	Cypress Green Sec 21	C3F	DEF1
18	Cypress Green Sec 23	C3F	
19	Cypress Green Sec 24	C3F	
20	Duru Estates	C3F	
21	Eden Sec 1	C3P	
22	Elyson Cy Fair Sec 1	C3F	
23	Fairwoods at Furman	C3F	DEF1
24	Hanson Kachin Baptist Church	C3F	
25	Harvest Green Sec 51 partial replat no 1	C3F	
26	Intercontinental Crossing Annex	C3F	
27	Market at Sunterra	C2	
28	Masonry at Dreyfus	C3F	
29	Mediterranean Estates	C3P	DEF1
30	Memorial Green Sec 2 replat and extension partial replat no 4	C3F	
31	New Covenant Christian Ministry at Clay	C3F	
32	New Frontier Ella	C2	
33	Newport Pointe Sec 6	C3F	
34	Nguyen Highland Place	C3F	DEF1
35	Oates Meadow	C2	
36	Olympia Falls Sec 5	C3F	
37	Plaza Estates at Cleburne	C3F	
38	Plaza Estates at White Rock	C3F	
39	Prose Bridge Creek	C2	
40	Reserve at Bammel	C2	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
41	Reserve at De Soto	C3F	DEF1
42	Reserve at Tidwell	C2	DEF1
43	Sanford Farms Sec 1	C3F	
44	Sanford Farms Sec 2	C3F	
45	Sila Drive Street Dedication and Reserves Sec 2	C3F	
46	Sila Drive Street Dedication and Reserves Sec 3	C3F	
47	Sila Sec 4	C3P	
48	Sila Sec 6	C3P	
49	Sila Sec 10	C3F	
50	Slowpokes on Bell	C2	
51	Sundance Cove Sec 15	C3P	
52	Sundance Cove Sec 16	C3P	
53	Sunset Place partial replat no 2	C3F	
54	Trinity Grove	C3F	
55	Vibe at Katy	C2	
56	White Oak Terrace	C3F	
57	Zoomies on Canal	C2	

B-Replats

58	Arva Center	C2R	
59	Bricker Commons	C2R	
60	Bricker Enclave	C2R	
61	Bridgeland Creek Parkway Street Dedication Sec 10	SP	DEF1
62	Bridgeland Prairieland Crossing Street Dedication Sec 3	SP	
63	Brookhollow West Sec 10 partial replat no 1 and extension	C2R	
64	Buckingham Place Views	C2R	
65	Canterbury Business Park	C2R	
66	Chapter at Bastrop	C2R	
67	Chapter at Saint Emanuel	C2R	
68	Dewalt Grove	C2R	
69	Dream Garden Place	C2R	DEF1
70	Genoa Court at Beckley	C2R	
71	Highland Acre Meadows	C2R	
72	Highland Acre Village	C2R	
73	Hillcroft Reserve	C2R	
74	HL Westpark Business Center	C2R	DEF1
75	Houston Belt Railway Industrial Park partial replat no 1	C2R	
76	James Estates	C2R	DEF2
77	Katy ISD Taylor High School	C2R	
78	Magnolia Park partial replat no 8	C2R	
79	Mansfield Meadows	C3R	DEF1
80	McDaniel Interests	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Memorial Way Townhomes replat no 1	C2R	DEF1
82	MI 3 Ministries partial replat no 1 and extension	C2R	
83	Modern Estates	C2R	
84	Montrose Vista	C2R	DEF1
85	Oakdale Corner	C2R	
86	Palmi	C3R	
87	Piney Point Views	C2R	DEF1
88	Plaza Estates at Langley	C2R	DEF1
89	Residences at Deerfield	C2R	
90	Residences at Williamsdell	C2R	
91	Romans Estate	C2R	
92	Rubio Residences	C2R	
93	Spring Stuebner Development	C2R	
94	Stanford Landing	C2R	
95	Thirty Eight Heights Estates at Allum	C3R	
96	Turab Homes	C2R	
97	University of St Thomas Student Housing at Branard Street	C2R	DEF1
98	Villas at Dennis	C2R	
99	Woodlands Village of Creekside Park Sec 41	C3R	
100	Yes Prep White Oak Elementary	C2R	
101	Zeus Center	C2R	
102	Zia Homes	C2R	

C-Public Hearings Requiring Notification

103	Benders Landing Estates Sec 7 partial replat no1	C3N	
104	Caywood Place	C3N	
105	Creekmont Branch replat no 1	C3N	
106	Equilent Washington	C3N	
107	Family Fort For Life	C3N	
108	Healer Haven at Sampson Division	C3N	
109	Mangum Square	C3N	
110	Padok Silver Property	C3N	
111	Plaza Estates at Eastwood	C3N	
112	Shoby Jehan Estates	C3N	DEF1
113	Vazquez Place	C3N	
114	Ventana Lakes East North Boardwalk	C3N	
115	Ventana Lakes East South Boardwalk	C3N	

D-Variances

116	Bustamante Tract GP	GP	DEF1
117	Corrales Development	C2R	

Item No.	Subdivision Plat Name		App Type	Deferral
118	Harris County Emergency Service District no 7	(No action needed)	C3P	DEF2
119	Perez Complex		C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

120	Kings River North	C3P	
121	Kings River South	C3R	

G-Extensions of Approval

122	Harris County Emergency Service District no 7	EOA	
123	Jardin Botanico	EOA	
124	Little Yorkshire Shops	EOA	
125	Madewell Plaza	EOA	
126	Renteria Center	EOA	
127	Reserves at Wilshire and Veterans Memorial	EOA	
128	Teal Gardens	EOA	

H-Name Changes

129	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension (prev. Bridgelands Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension)	NC	

I-Certification of Compliance

130	19720 Forest Drive E	COC	
131	20555 and 20547 S Hillcrest Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

132	5701 Harrisburg Boulevard	DPV	

Off-Street Parking Variance

Item No.	Subdivision Plat Name	App Type	Deferral
III	5226 Elm Street	PV	
IV	3200 S. Shepherd Drive (DEF 3)	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	Aqua Pools Reserve	2024-2266	C2	Harris	ETJ	367Q	3.37	3.37	0	AQUA POOLS	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
2	Armenta Sheldon Road Development	2024-2325	C3F	Harris	ETJ	498B	12.75	12.48	0	DAVID & MARIA Armenta	Doshi Engineering & Surveying Company
3	Avalon at Cypress West Sec 3	2024-2270	C3F	Harris	ETJ	405D	18.10	1.78	73	VPTM Avalon LB, LLC	BGE, Inc.
4	Beamer Road Street Dedication Sec 1 and Reserve	2024-2314	C3F	Harris	ETJ	657D	7.72	0.79	0	LJA	LJA Engineering, Inc.-(Houston Office)
5	Bissonnet Street in Trillium Street Dedication Sec 3	2024-2329	C3P	Fort Bend	ETJ	526U	7.60	0.00	0	TPHTM 1464 LLC	Meta Planning + Design LLC
6	Bridgeland Central Sec 4	2024-2340	C3P	Harris	ETJ	365M	6.50	1.72	35	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Central Sec 6	2024-2333	C3P	Harris	ETJ	365R	16.08	2.91	80	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
8	Bridgeland Jack Road Street Dedication Sec 5	2024-2350	SP	Harris	ETJ	365E	13.59	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
9	Bridgeland Nature Preserve Way Street Dedication Sec 1	2024-2265	SP	Harris	ETJ	365T	4.19	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
10	Bridgeland Parkland Row Reserve Sec 2	2024-2262	C2	Harris	ETJ	366X	9.38	9.38	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
11	Bridgeland Prairieland Village Sec 35 partial replat no 1	2024-2290	C3F	Harris	ETJ	365J	6.85	6.66	1	Bridgeland Development , LP	McKim & Creed, Inc.
12	Bridgeland Prairieland Village Sec 44	2024-2330	C3P	Harris	ETJ	364R	29.70	4.42	117	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
13	Burger Bodega	2024-2273	C2	Harris	ETJ	445V	0.62	0.62	0	Dezynd	PROSURV
14	Clodine Residences	2024-2279	C3F	Fort Bend	ETJ	527T	9.08	2.57	75	ZAE CLODINE RD	RSG Engineering
15	Cypress Green Sec 20	2024-2307	C3F	Harris	ETJ	285Z	18.14	0.75	106	Astro Cypress Green, L.P.	Quiddity Engineering
16	Cypress Green Sec 22	2024-2311	C3F	Harris	ETJ	285U	23.62	1.48	119	Astro Cypress Green, L.P.	Quiddity Engineering
17	Cypress Green Sec 21 (DEF1)	2024-2210	C3F	Harris	ETJ	285Y	24.49	1.25	130	Astro Cypress Green, L.P.	Quiddity Engineering
18	Cypress Green Sec 23	2024-2315	C3F	Harris	ETJ	285Y	25.47	0.85	137	Astro Cypress Green, L.P.	Quiddity Engineering
19	Cypress Green Sec 24	2024-2326	C3F	Harris	ETJ	285V	26.99	0.19	124	Astro Cypress Green, L.P.	Quiddity Engineering
20	Duru Estates	2024-2323	C3F	Harris	ETJ	409Y	0.19	0.01	2	CGEA|Planning + Design	CGEA|Planning + Design
21	Eden Sec 1	2024-2319	C3P	MULTI PLE	ETJ	283D	48.60	19.45	142	KB Home	Meta Planning + Design LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
22	Elyson Cy Fair Sec 1	2024-2327	C3F	Harris	ETJ	405U	41.30	17.57	145	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
23	Fairwoods at Furman (DEF1)	2024-2115	C3F	Harris	City/ ETJ	573T	7.06	1.23	78	FAIRWOODS AT FURMAN LLC	RSG Engineering
24	Hanson Kachin Baptist Church	2024-2343	C3F	Harris	ETJ	407U	3.22	2.95	0	Hanson Kachin Baptist Church	Chesterfield Development Services
25	Harvest Green Sec 51 partial replat no 1	2024-2284	C3F	Fort Bend	ETJ	566G	2.72	0.00	6	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
26	Intercontinental Crossing Annex	2024-2250	C3F	Harris	ETJ	373C	29.24	28.15	0	Jones Engineering Solutions	The Pinnell Group, LLC
27	Market at Sunterra	2024-2320	C2	Harris	ETJ	404S	35.04	33.69	0	RK COMMERCIAL PROPERTIES, INC.	Quiddity Engineering - Katy
28	Masonry at Dreyfus	2024-2299	C3F	Harris	City	533Q	0.12	0.00	3	New Era Development	New Era Development & Land Services
29	Mediterranean Estates (DEF1)	2024-2126	C3P	Harris	City	575N	8.07	1.51	74	BLOCK X	HOUSTON REPLATS
30	Memorial Green Sec 2 replat and extension partial replat no 4	2024-2328	C3F	Harris	City	489M	0.18	0.00	3	Pelican Builders, Inc.	Windrose
31	New Covenant Christian Ministry at Clay	2024-2302	C3F	Harris	City	450F	1.13	1.13	0	New Era Development	New Era Development & Land Services
32	New Frontier Ella	2024-2264	C2	Harris	City	452P	0.64	0.64	0	Clay Moore Eng.	Gruller Surveying
33	Newport Pointe Sec 6	2024-2268	C3F	Harris	ETJ	379U	21.59	8.56	52	Newport Pointe, LTD.	LJA Engineering, Inc.-(Houston Office)
34	Nguyen Highland Place (DEF1)	2024-2165	C3F	Harris	City	412Y	0.50	0.02	7	CENTER POINT SURVEY	CENTER POINT SURVEY
35	Oates Meadow	2024-2259	C2	Harris	City	456S	23.88	23.88	0	Oates road Property LLC	South Texas Surveying Associates, Inc.
36	Olympia Falls Sec 5	2024-2322	C3F	Fort Bend	ETJ	610R	13.15	0.06	67	KB home lone star inc.	LJA Engineering, Inc.-(Houston Office)
37	Plaza Estates at Cleburne	2024-2301	C3F	Harris	City	493Y	0.13	0.00	2	New Era Development	New Era Development & Land Services
38	Plaza Estates at White Rock	2024-2303	C3F	Harris	City	533V	0.12	0.00	2	New Era Development	New Era Development & Land Services
39	Prose Bridge Creek	2024-2271	C2	Harris	ETJ	406B	11.77	11.77	0	Prose Bridge Creek Venture, LP	Terra Associates, Inc.
40	Reserve at Bammel (DEF1)	2024-2017	C2	Harris	ETJ	371E	5.33	5.33	0	UNDERWOOD BUSINESS PARK	RSG Engineering
41	Reserve at De Soto (DEF1)	2024-2187	C3F	Harris	City	411Z	1.00	0.01	14	New Era Development	New Era Development & Land Services
42	Reserve at Tidwell (DEF1)	2024-2163	C2	Harris	City	454D	0.65	0.65	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
43	Sanford Farms Sec 1	2024-2338	C3F	Harris	ETJ	323G	25.59	2.49	121	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
44	Sanford Farms Sec 2	2024-2352	C3F	Harris	ETJ	323G	36.09	3.06	163	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
45	Sila Drive Street Dedication and Reserves Sec 2	2024-2292	C3F	Harris	ETJ	258Y	6.84	3.75	0	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
46	Sila Drive Street Dedication and Reserves Sec 3	2024-2291	C3F	Harris	ETJ	298C	7.20	3.02	0	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
47	Sila Sec 4	2024-2306	C3P	Harris	ETJ	258Z	24.74	1.75	128	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
48	Sila Sec 6	2024-2308	C3P	Harris	ETJ	258Z	25.64	2.64	219	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
49	Sila Sec 10	2024-2317	C3F	Harris	ETJ	258Y	11.51	1.15	50	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
50	Slowpokes on Bell	2024-2335	C2	Harris	City	493V	0.14	0.14	0	Slowpokes	Beacon Land Services
51	Sundance Cove Sec 15	2024-2331	C3P	Harris	ETJ	378Q	14.22	1.13	76	Clay Road 628 Development, LP.	EHRA
52	Sundance Cove Sec 16	2024-2341	C3P	Harris	ETJ	378R	15.68	0.98	94	Clay Road 628 Development, LP.	EHRA
53	Sunset Place partial replat no 2	2024-2336	C3F	Harris	City	532D	0.18	0.18	0	5327 Ashby St, LLC	Patrick Planning Services, LLC
54	Trinity Grove	2024-2247	C3F	Harris	ETJ	331A	18.96	5.51	60	RG Miller | DCCM	RG Miller | DCCM
55	Vibe at Katy	2024-2353	C2	Harris	ETJ	404U	49.82	49.19	0	OCTA Homes	Tetra Land Services
56	White Oak Terrace	2024-2300	C3F	Harris	City	493B	0.41	0.00	2	New Era Development	New Era Development & Land Services
57	Zoomies on Canal	2024-2332	C2	Harris	City	494N	1.33	1.26	0	Concept Neighborhood	Axiom Land Surveying, LLC

B-Replats

58	Arva Center	2024-2258	C2R	Harris	ETJ	331W	1.00	1.00	0	Trend Architects, PLLC	South Texas Surveying Associates, Inc.
59	Bricker Commons	2024-2351	C2R	Harris	City	533V	0.27	0.27	0	The Goldstein Group LLC	Owens Management Systems, LLC
60	Bricker Enclave	2024-2347	C2R	Harris	City	533V	0.12	0.12	0	The Goldstein Group, LLC	Owens Management Systems, LLC
61	Bridgeland Creek Parkway Street Dedication Sec 10 (DEF1)	2024-2166	SP	Harris	ETJ	365S	5.37	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
62	Bridgeland Prairieland Crossing Street Dedication Sec 3	2024-2263	SP	Harris	ETJ	365T	3.21	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
63	Brookhollow West Sec 10 partial replat no 1 and extension	2024-2242	C2R	Harris	ETJ	410N	12.74	12.74	0	Alliance Industrial	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
64	Buckingham Place Views	2024-2193	C2R	Harris	City	454C	0.39	0.01	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
65	Canterbury Business Park	2024-2312	C2R	Montgomery	ETJ	295H	3.61	3.61	0	ART Engineering, Inc.	REAL Designs
66	Chapter at Bastrop	2024-2253	C2R	Harris	City	493Y	0.12	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
67	Chapter at Saint Emanuel	2024-2255	C2R	Harris	City	493Y	0.12	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
68	Dewalt Grove	2024-2287	C2R	Harris	City	412N	0.96	0.01	17	Algebra Living, LLC	Total Surveyors, Inc.
69	Dream Garden Place (DEF1)	2024-2171	C2R	Harris	City	412T	0.17	0.00	2	Plan Express	PlanExpress
70	Genoa Court at Beckley	2024-2276	C2R	Harris	City	412N	0.50	0.00	4	Fhago Homes & Properties	AAB Homes, LLC
71	Highland Acre Meadows	2024-2334	C2R	Harris	City	414Y	0.32	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
72	Highland Acre Village	2024-2297	C2R	Harris	City	412T	0.36	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
73	Hillcroft Reserve	2024-2161	C2R	Harris	City	531A	4.66	4.66	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
74	HL Westpark Business Center (DEF1)	2024-2173	C2R	Harris	ETJ	527D	1.38	1.38	0	HL WESTPARK GROUP LLC	Hussam Ghuneim
75	Houston Belt Railway Industrial Park partial replat no 1	2024-2318	C2R	Harris	City	495C	27.86	27.86	0	Cargoways Gellhorn, LLC	Pape-Dawson Engineers
76	James Estates (DEF2)	2024-2061	C2R	Harris	City	492M	0.16	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
77	Katy ISD Taylor High School	2024-2226	C2R	Harris	ETJ	486B	45.21	45.21	0	Brooks and Sparks	West Belt Surveying, Inc.
78	Magnolia Park partial replat no 8	2024-2068	C2R	Harris	City	495W	0.17	0.00	3	Bang It Services	South Texas Surveying Associates, Inc.
79	Mansfield Meadows (DEF1)	2024-2092	C3R	Harris	City	452B	1.93	0.00	26	Survey Solutions of Texas	Survey Solutions of Texas
80	McDaniel Interests	2024-2256	C2R	Harris	ETJ	373Y	2.81	2.81	0	Quarter Note Properties, Inc	South Texas Surveying Associates, Inc.
81	Memorial Way Townhomes replat no 1 (DEF1)	2024-2217	C2R	Harris	City	489B	0.51	0.06	5	N/A	Morales Engineering Associates, LLC
82	MI 3 Ministries partial replat no 1 and extension	2024-2251	C2R	Harris	ETJ	332S	10.17	10.16	0	R.G. Miller Engineers	RG Miller | DCCM
83	Modern Estates	2024-2221	C2R	Montgomery	ETJ	256Q	2.00	0.00	2	OC PLANS AND PERMITS	Oc Plans & Permits
84	Montrose Vista (DEF1)	2024-2213	C2R	Harris	City	493N	0.27	0.00	8	Alison CRE	Chesterfield Development Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
85	Oakdale Corner	2024-2337	C2R	Harris	City	533B	0.16	0.00	2	Balcor, LLC	Windrose
86	Palmi	2024-2349	C3R	Harris	City/ ETJ	572Y	9.33	1.66	95	CONTEMPO BUILDER	Windrose
87	Piney Point Views (DEF1)	2024-2139	C2R	Harris	City	490X	0.35	0.01	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Plaza Estates at Langley (DEF1)	2024-2181	C2R	Harris	City	413Z	0.19	0.00	3	New Era Development	New Era Development & Land Services
89	Residences at Deerfield	2024-2224	C2R	Harris	City	453K	0.28	0.16	7	Daniel Villa Jr Surveyor	SEM SERVICES
90	Residences at Williamsdell	2024-2296	C2R	Harris	City	412U	0.33	0.02	4	New Era Development	New Era Development & Land Services
91	Romans Estate	2024-2355	C2R	Harris	City	453N	0.09	0.00	2	Margarita Flores	Owens Management Systems, LLC
92	Rubio Residences	2024-2249	C2R	Harris	City	533M	0.23	0.00	3	Leonel Rubio	Hovis Surveying Company Inc.
93	Spring Stuebner Development	2024-2257	C2R	Harris	ETJ	290M	2.11	2.11	0	Horkus Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
94	Stanford Landing	2024-2286	C2R	Harris	City	493N	0.11	0.00	2	BBZ Development	Total Surveyors, Inc.
95	Thirty Eight Heights Estates at Allum	2024-2321	C3R	Harris	City	571H	0.99	0.05	19	CAS Consultants, LLC	CAS Consultants, LLC
96	Turab Homes	2024-2243	C2R	Harris	City	454K	0.17	0.00	2	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
97	University of St Thomas Student Housing at Branard Street (DEF1)	2024-2150	C2R	Harris	City	493S	2.04	2.04	0	THE UNIVERSITY OF ST. THOMAS	Civil-Surv Land Surveying, L.C.
98	Villas at Dennis	2024-2277	C2R	Harris	City	493Z	0.11	0.00	3	TOA Custodian LLC	AAB Homes, LLC
99	Woodlands Village of Creekside Park Sec 41	2024-2309	C3R	Harris	ETJ	250R	8.52	1.21	56	Howard Hughes	LJA Engineering, Inc.-(Houston Office)
100	Yes Prep White Oak Elementary	2024-2313	C2R	Harris	City	451B	7.84	7.84	0	Yes Prep Public Schools, Inc, a Texas Non-Profit Corporation	Pape-Dawson Engineers
101	Zeus Center	2024-2285	C2R	Harris	City	491V	0.37	0.37	0	ALJ Lindsey	Windrose
102	Zia Homes	2024-2244	C2R	Harris	City	454K	0.17	0.00	2	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

C-Public Hearings Requiring Notification

103	Benders Landing Estates Sec 7 partial replat no1	2024-1976	C3N	Montgomery	ETJ	294U	3.50	0.00	1	Partners in Building	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
104	Caywood Place	2024-2084	C3N	Harris	City	451X	0.53	0.01	8	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

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
105	Creekmont Branch replat no 1	2024-2042	C3N	Harris	City	451G	3.38	0.71	61	Onyx Land Partners, LLC.	ICMC GROUP INC
106	Equilent Washington	2024-1970	C3N	Harris	City	492H	0.22	0.22	0	Morris & Associates	Gruller Surveying
107	Family Fort For Life	2024-1837	C3N	Harris	City	534N	0.15	0.15	0	Family Fort For Life, Inc.	Owens Management Systems, LLC
108	Healer Haven at Sampson Division	2024-2020	C3N	Harris	City	494S	0.17	0.00	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
109	Mangum Square	2024-2096	C3N	Harris	City	451R	4.24	4.24	0	North Houston Medical LLC	Richard Grothues Designs
110	Padok Silver Property	2024-2085	C3N	Harris	ETJ	418N	2.97	0.00	4	Padok Silver	South Texas Surveying Associates, Inc.
111	Plaza Estates at Eastwood	2024-2105	C3N	Harris	City	533R	0.18	0.00	2	New Era Development	New Era Development & Land Services
112	Shoby Jehan Estates (DEF1)	2024-1771	C3N	Harris	City	573M	0.33	0.03	3	KASMANI COSTRUCTIONS LLC	ONE STOP REALTY SERVICE.
113	Vazquez Place	2024-2117	C3N	Harris	City	534H	0.22	0.00	2	Ernesto Vazquez	Owens Management Systems, LLC
114	Ventana Lakes East North Boardwalk	2024-2124	C3N	Harris	ETJ	445C	12.56	12.56	0	Harris County Municipal Utility District 449	EHRA
115	Ventana Lakes East South Boardwalk	2024-2127	C3N	Harris	ETJ	445C	20.53	20.53	0	Harris County MUD 449	EHRA

D-Variances

116	Bustamante Tract GP (DEF1)	2024-2230	GP	Harris	ETJ	406S	169.42	0.00	0	Pinpoint Commercial, LP	Meta Planning + Design LLC
117	Corrales Development	2024-1984	C2R	Harris	City	490P	0.11	0.00	2	Individual	Doshi Engineering & Surveying Company
118	Harris County Emergency Service District no 7 (DEF2)	2024-1965	C3P	Harris	ETJ	292Q	63.28	63.20	0	HCESD 7	South Texas Surveying Associates, Inc.
119	Perez Complex	2024-2316	C2	Harris	ETJ	408X	1.51	1.49	0	JP Roofing N Gutters	Owens Management Systems, LLC

E-Special Exceptions

None

F-Reconsideration of Requirements

120	Kings River North	2024-2345	C3P	Harris	ETJ	337Q	20.80	9.60	116	Meritage Homes	Meta Planning + Design LLC
121	Kings River South	2024-2339	C3R	Harris	ETJ	337Q	17.70	8.67	86	Meritage Homes	Meta Planning + Design LLC

G-Extensions of Approval

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
122	Harris County Emergency Service District no 7	2024-0206	EOA	Harris	ETJ	292Q	63.20	62.95	0	STSA	South Texas Surveying Associates, Inc.
123	Jardin Botanico	2023-2680	EOA	Harris	ETJ	413E	2.48	2.48	0	N/A	E.I.C. Surveying Company
124	Little Yorkshire Shops	2024-0015	EOA	Harris	ETJ	406V	3.51	3.51	0	Forte Structural LLC	South Texas Surveying Associates, Inc.
125	Madewell Plaza	2023-2793	EOA	Harris	ETJ	292P	2.11	2.11	0	N/A	E.I.C. Surveying Company
126	Renteria Center	2023-2669	EOA	Montgomery	ETJ	295H	1.00	1.00	0	Renteria Fire	Tetra Land Services
127	Reserves at Wilshire and Veterans Memorial	2023-2808	EOA	Harris	ETJ	412A	2.92	2.68	0	10 West Surveying and Mapping, Inc.	McKim and Creed
128	Teal Gardens	2023-2796	EOA	Fort Bend	ETJ	611W	21.13	6.88	107	Odyssey Engineering Group	Miller Survey Group

H-Name Changes

129	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension (prev. Bridgelands Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension)	2024-0192	NC	Harris	ETJ	366H	21.91	21.91	0	Bridgeland Development, LP	BGE, Inc.

I-Certification of Compliance

130	19720 Forest Drive E	24-1757	COC	Harris	ETJ	257M				Gustavo Perez	CP Dirt Works
131	20555 and 20547 S Hillcrest Drive	24-1758	COC	Montgomery	ETJ	295D				Joe and Tracie Spradlin	Dillon Conley

J-Administrative

None

K-Development Plats with Variance Requests

132	5701 Harrisburg Boulevard	23108795	DPV	Harris	City	494U				Kami Komaei	Texas Structural Engineers, LLC

Off-Street Parking Variance

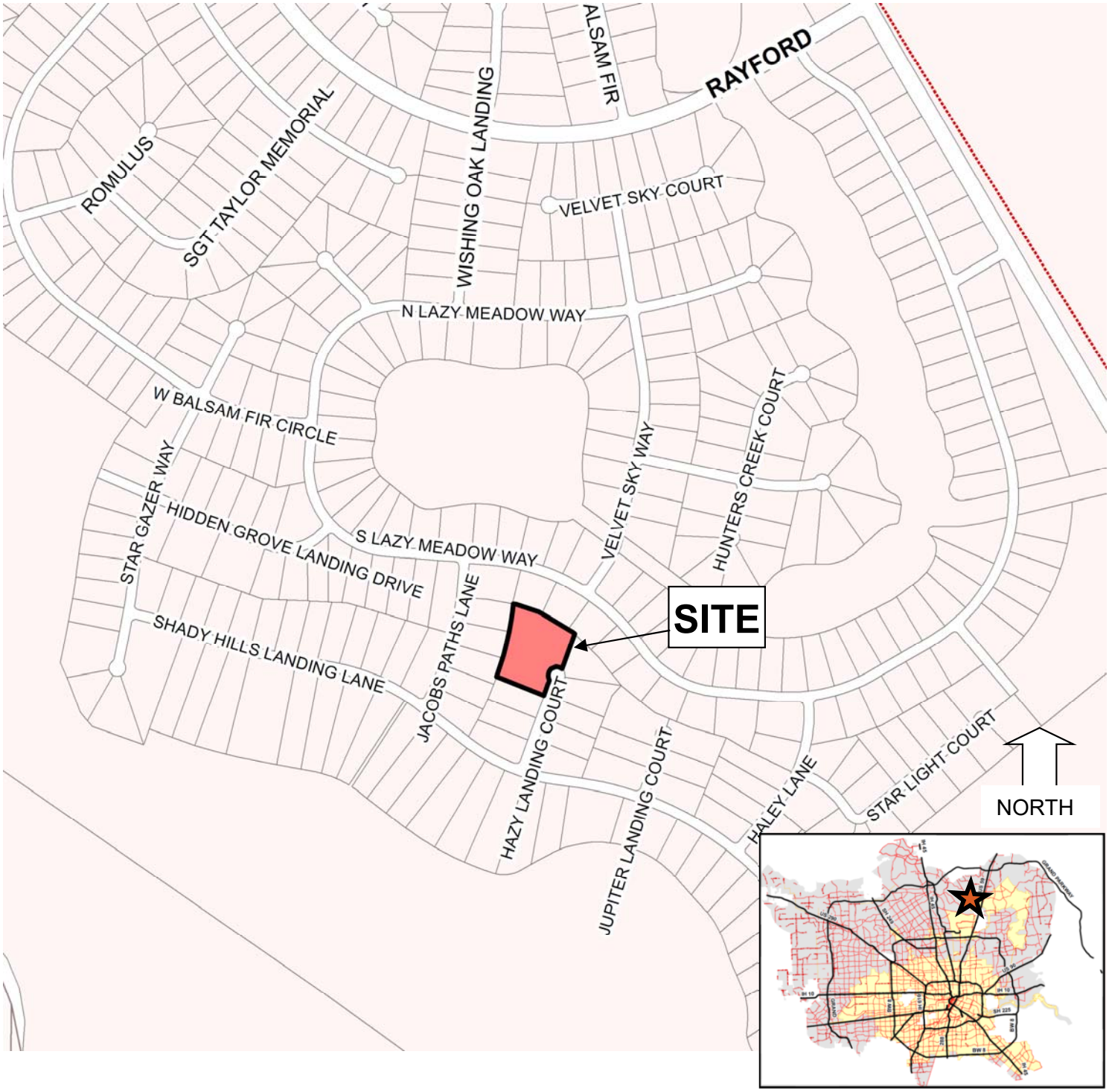
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
III.	5226 Elm Street	24071698	PV	Harris	City	531C				Scott Dailey	Ziegler Cooper
IV.	3200 S. Shepherd Drive (DEF 3)	24018811	PV	Harris	City	492U				Romulo Cisneros	Cisneros Design Studio Architects LLC

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

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



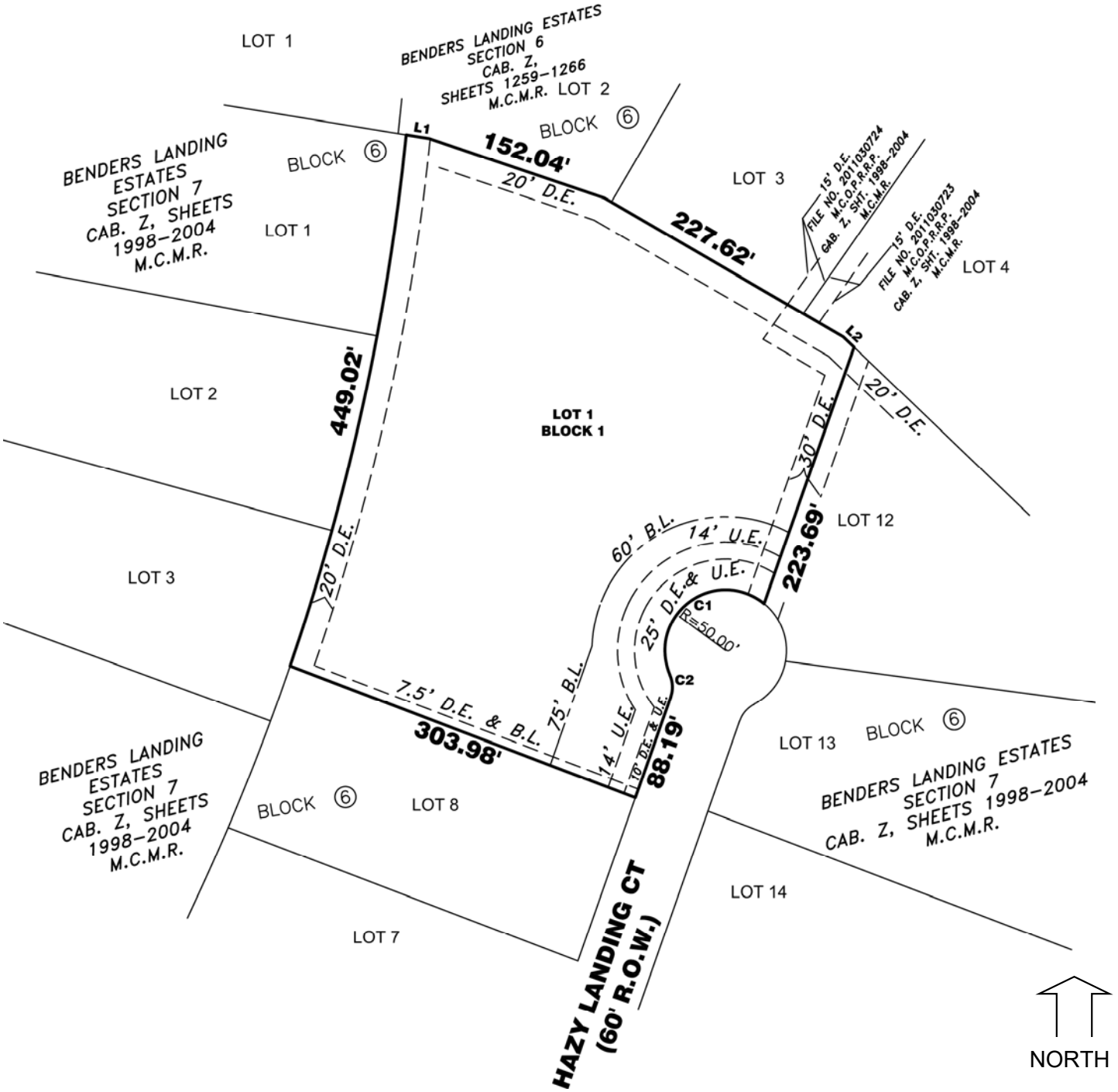
C – Public Hearings Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

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



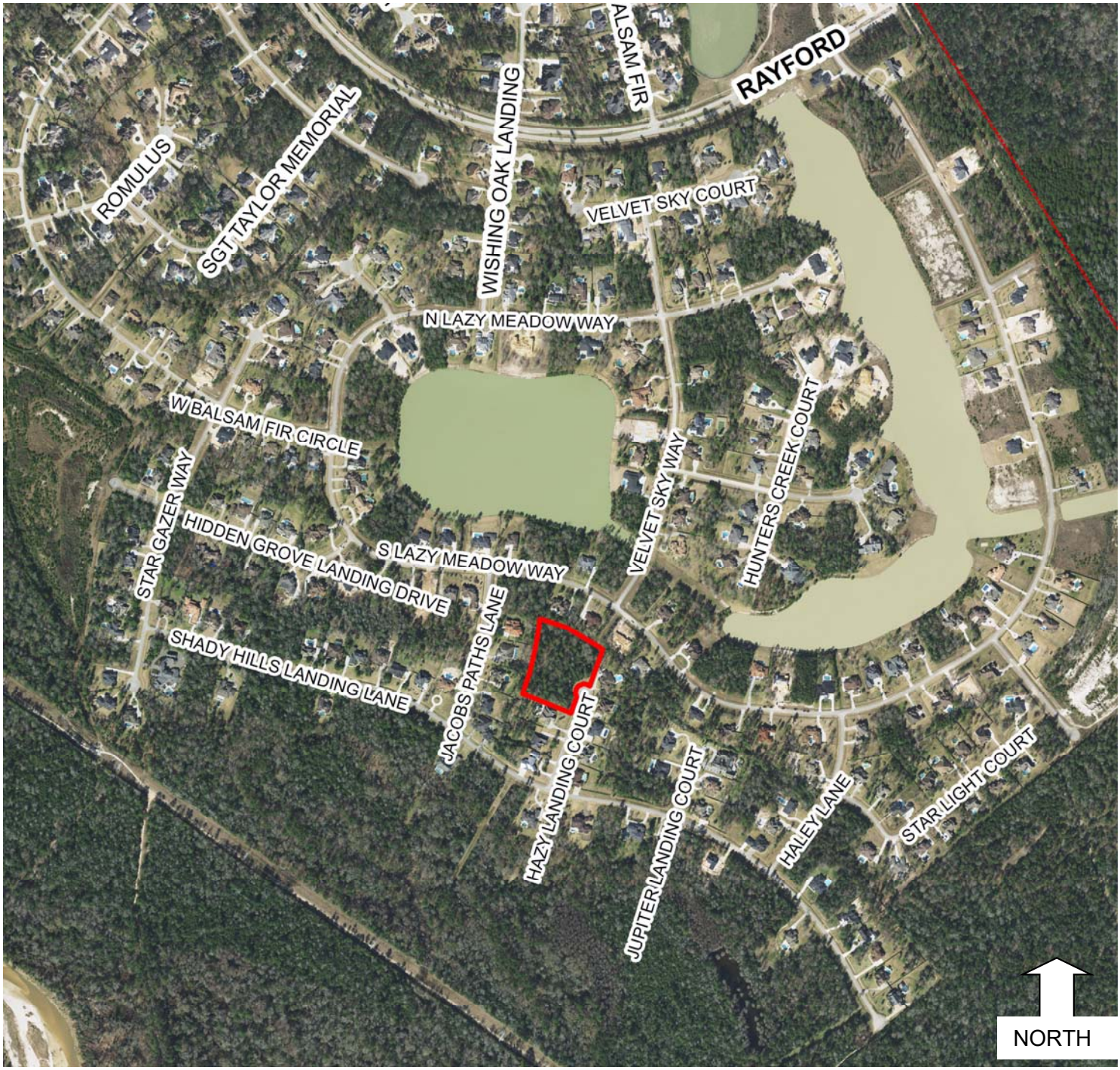
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1

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



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 4, 2024

Dear Property Owner:

Reference Number: 2024-1976, "**Benders Landing Estates Sec 7 replat no 1**", a partial replat of "**Benders Landing Estates Sec 7**", being lots 9-11, Block 6, as recorded in Cabinet Z, Sheets 1998-2004 of the Map Records of Montgomery County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located west along Hazy Landing Court, south of South Lazy Meadow Way and Rayford Road. The purpose of the replat is to create one (1) single family residential Lot. The applicant, **Tom Duecker , with Tri-Tech Surveying Co., LP/ Tri-Tech** can be contacted at **713-667-0800** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **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, December 5, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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Planning Department Staff Authority and Obligation

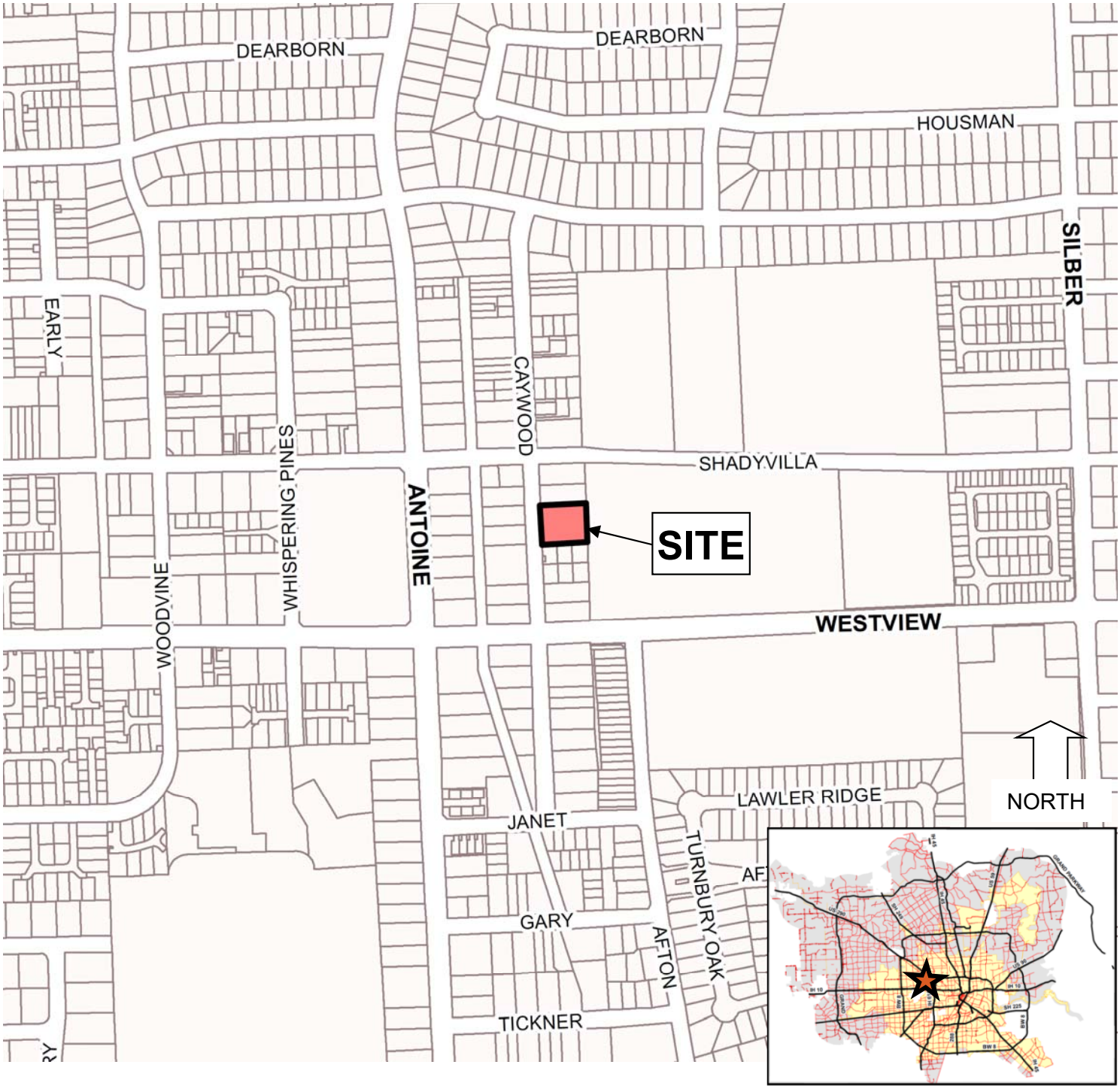
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Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Caywood Place

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



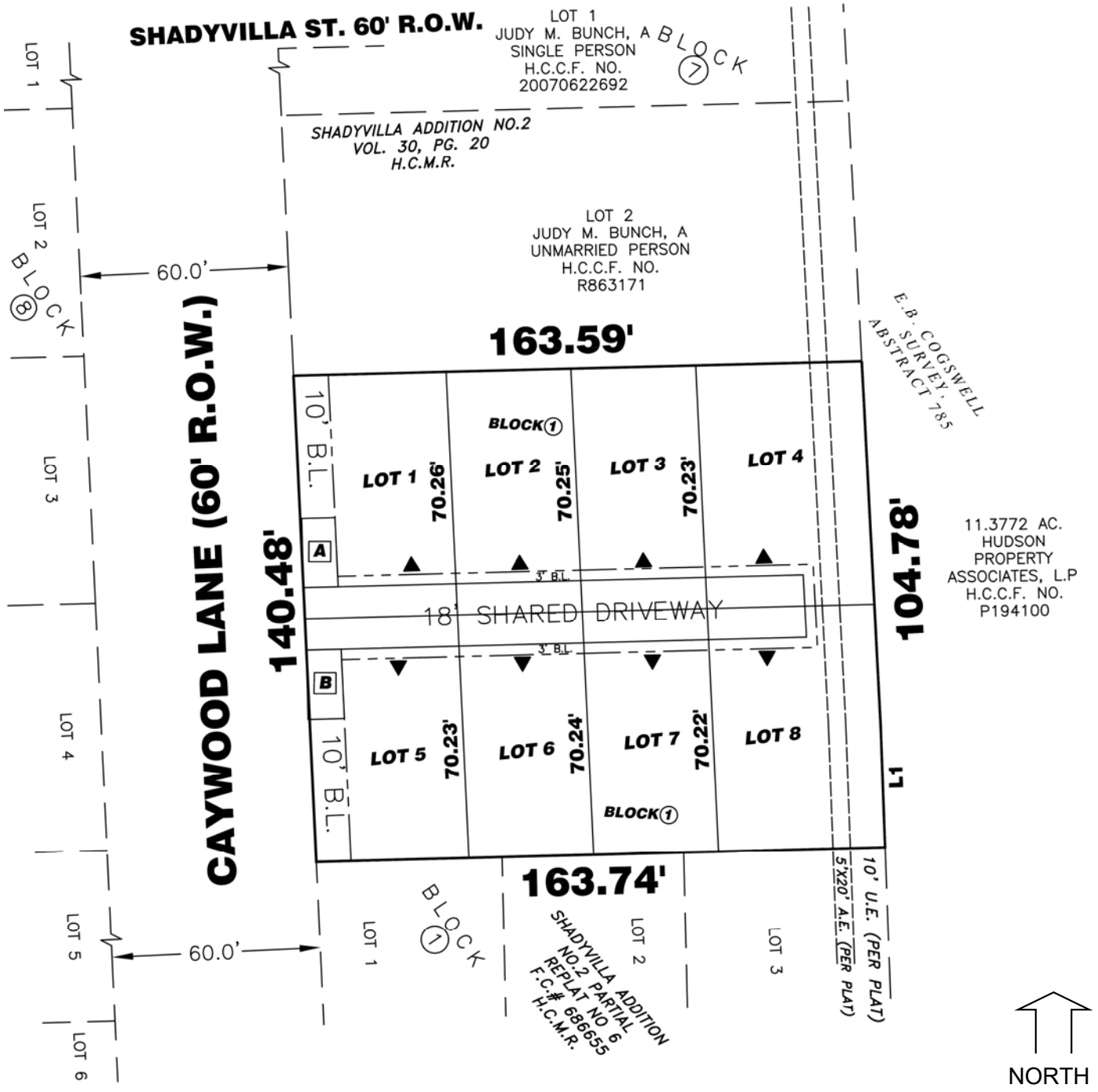
C – Public Hearings Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Caywood Place

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



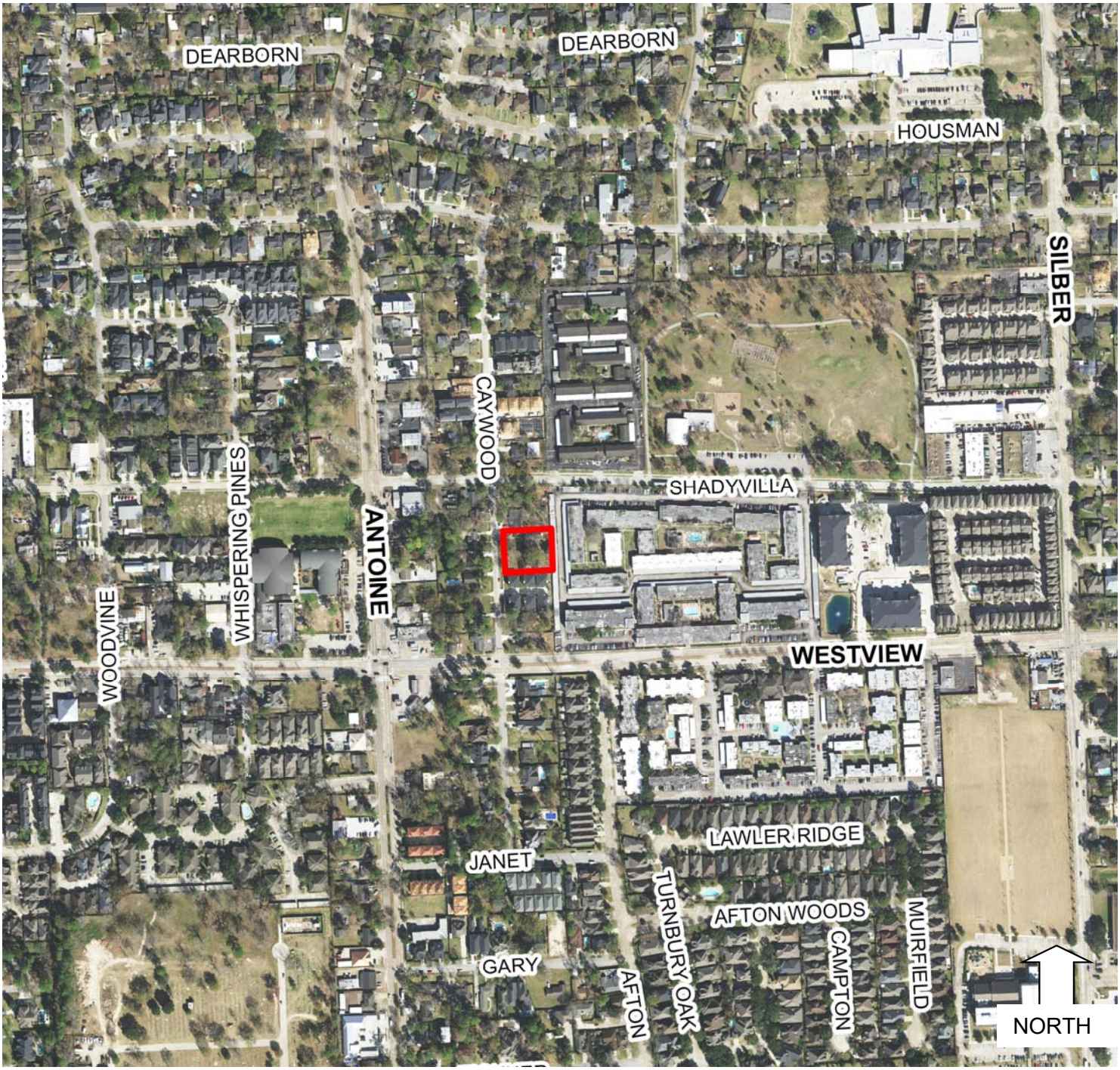
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Caywood Place

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



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

November 4, 2024

Dear Property Owner:

Reference Number: 2024-2084, "**Caywood Place**", a partial replat of "Shadyvilla Addition no 2", being lots 3 and 4, in Block 7, as recorded in Vol 30, pg. 20 of Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Caywood Lane, south of Shadyvilla Lane and north of Westview Drive. The purpose of the replat is to create eight (8) single family residential lots and 2 parking reserves and a shared driveway. The applicant, **Tom Duecker , with Tri-Tech Surveying Co., LP/ Tri-Tech** can be contacted at **713-667-0800** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

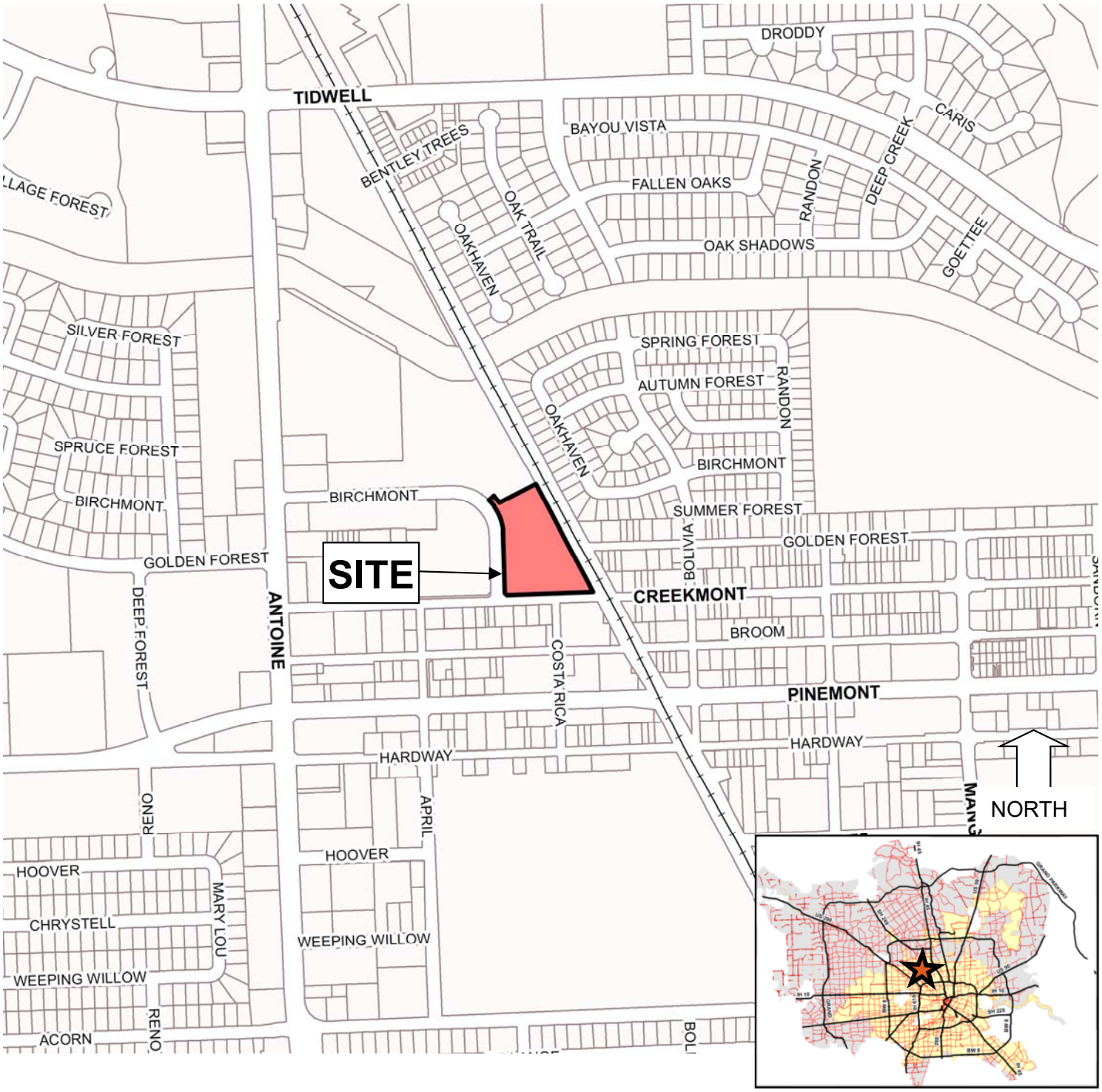
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Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Creekmont Branch replat no 1

Applicant: ICMC GROUP INC



C – Public Hearings

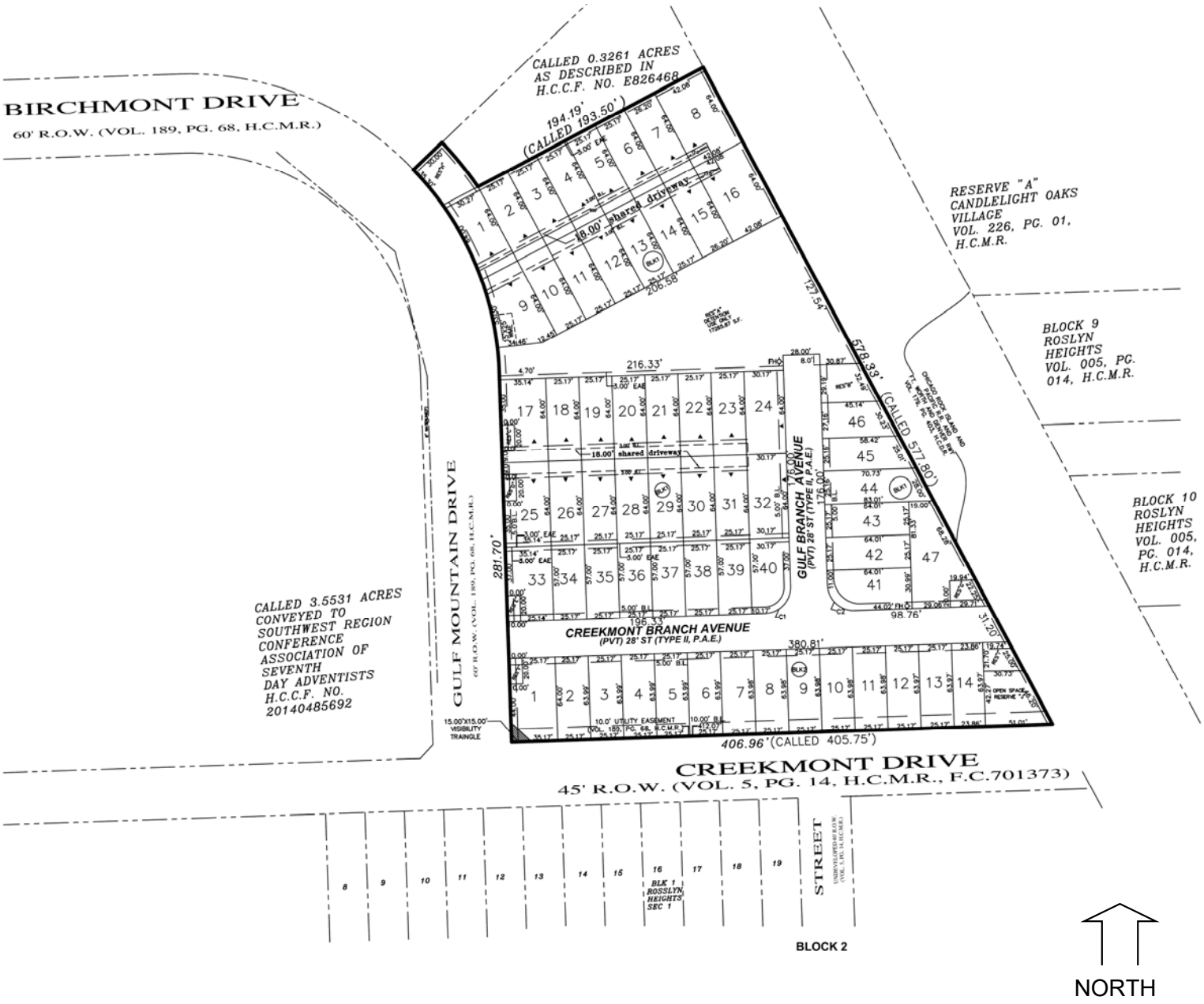
Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Creekmont Branch replat no 1

Applicant: ICMC GROUP INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date:12/05/2024**

Subdivision Name: Creekmont Branch replat no 1

Applicant: ICMC GROUP 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

November 4, 2024

Dear Property Owner:

Reference Number: 2024-2042, "**Creekmont Branch replat no 1**", a full replat of "Creekmont Branch", being all of Lots 1 thru 47 in Block 1, Lots 1 thru 14, Block 2, Reserves A thru J, as recorded in Film Code no 701373 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Gulf Mountain Drive and Creekmont Drive. The purpose of the replat is to change lot and reserve distances. The applicant, **Gina Poveda , with ICMC Group, Inc.** can be contacted at **713-681-5757 ext. 103** for additional information regarding this project**.**

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

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

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Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Equilent Washington

Applicant: Gruller Surveying



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Equilent Washington

Applicant: Gruller Surveying



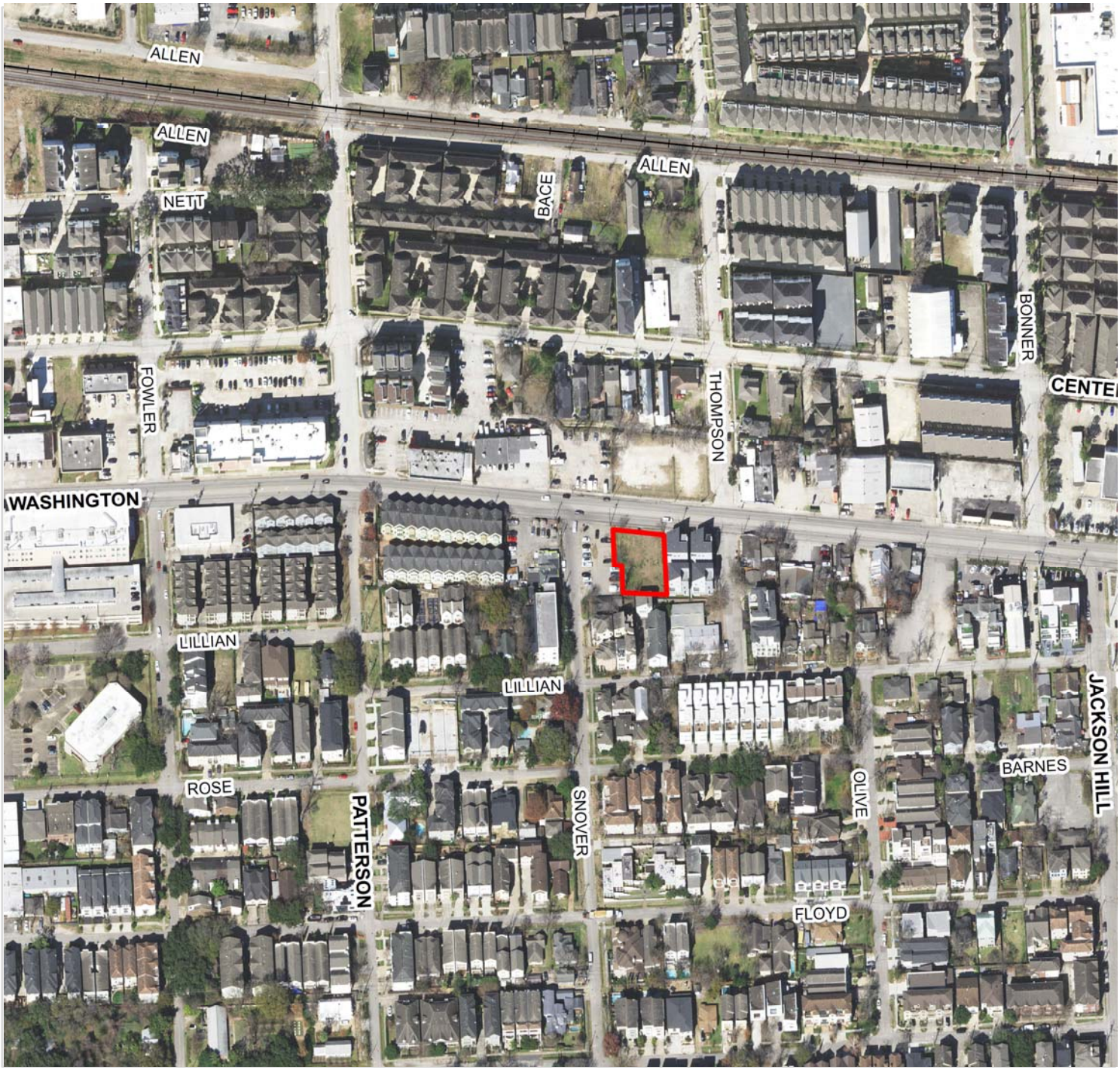
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Equilent Washington

Applicant: Gruller Surveying



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

November 4, 2024

Dear Property Owner:

Reference Number: 2024-1970, "Equilent Washington", a full replat of "Swan Terrace", being lots 1-5, Block 1, as recorded in Film Code no 674871 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Washington Avenue, east of Snover Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Aldo Perez **, with Gruller Surveying.,** can be contacted at **713-333-1466** 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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Terminology

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

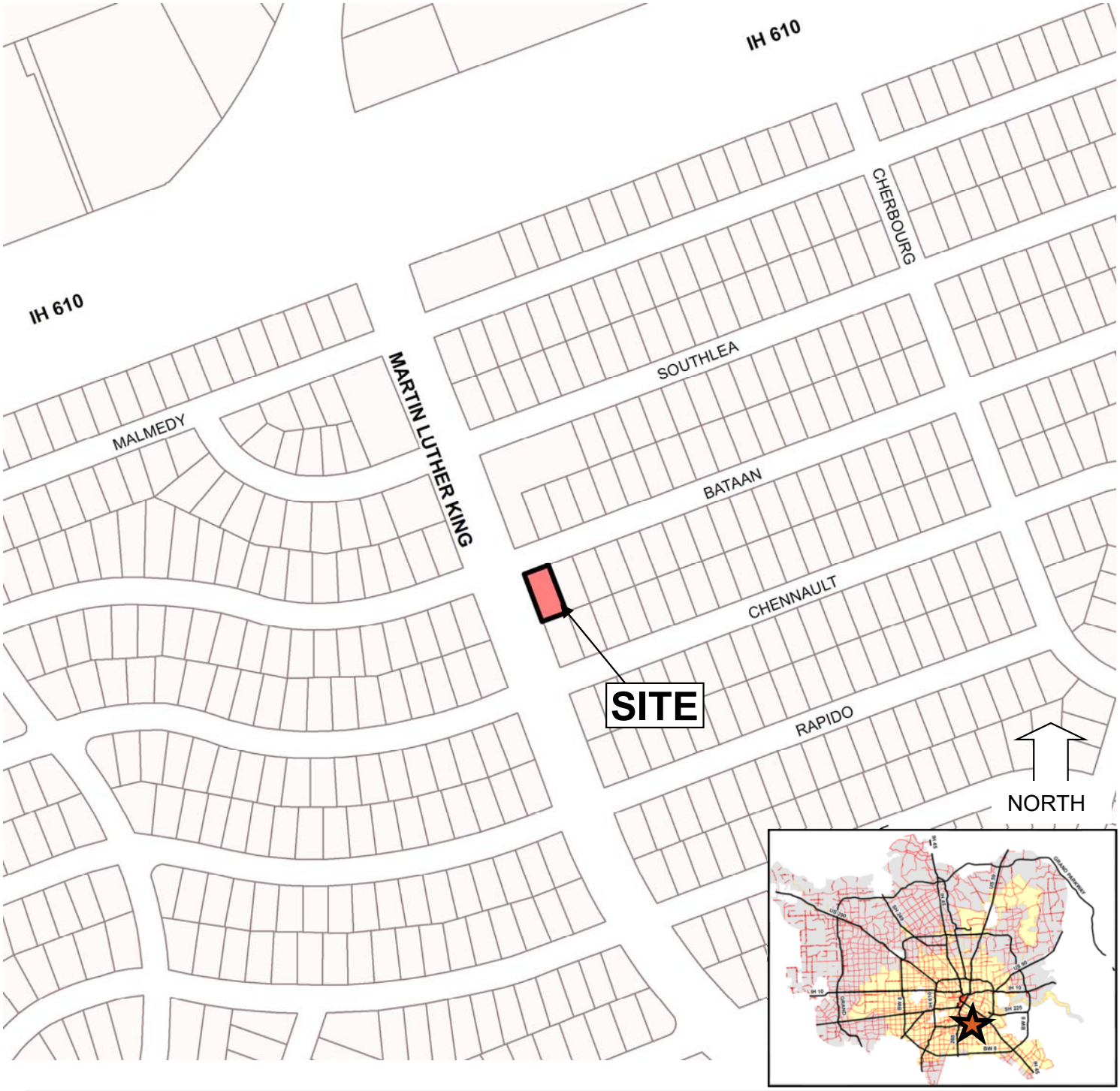
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 107

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Family Fort for Life

Applicant: Owens Management Systems, LLC



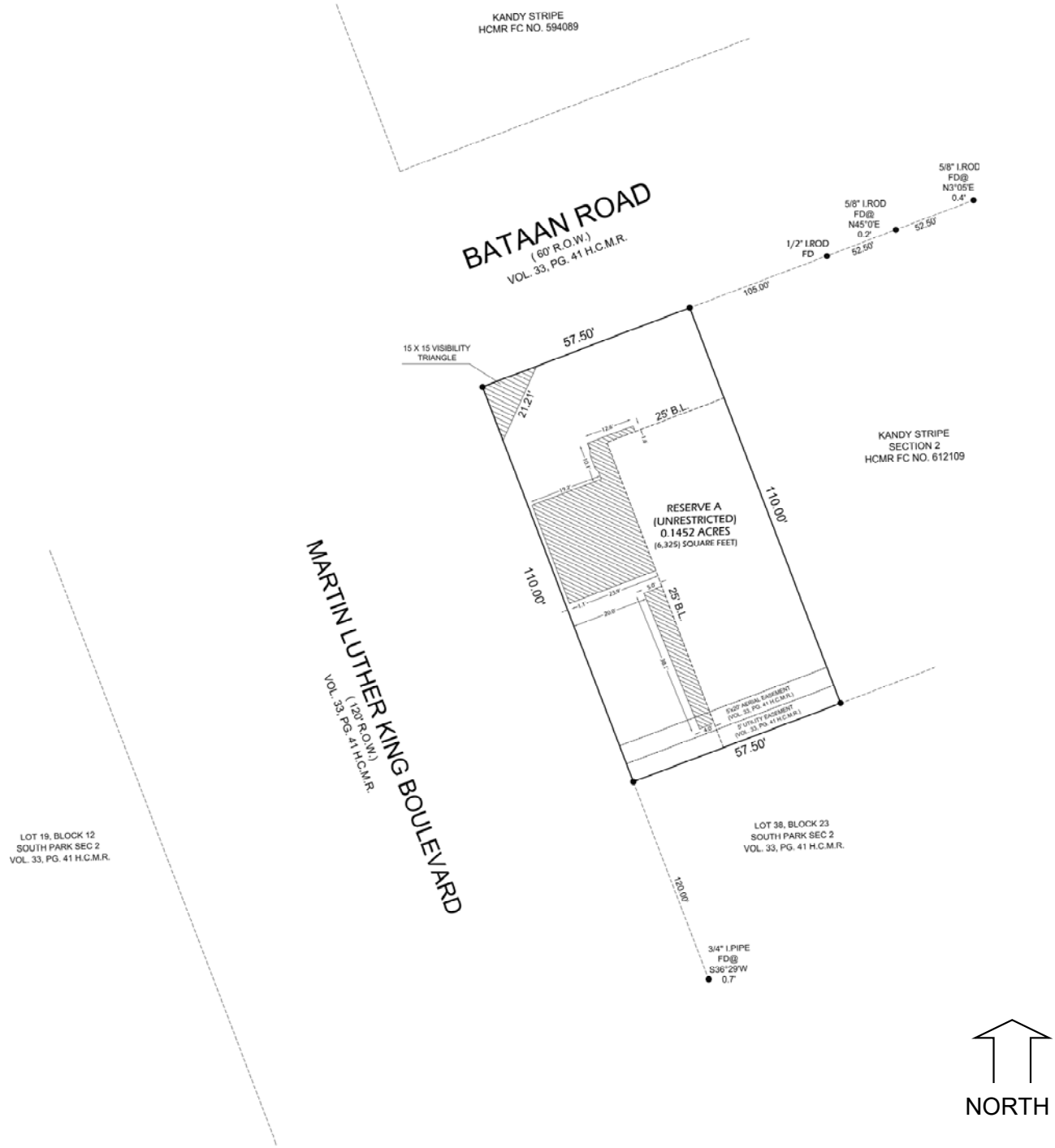
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Family Fort for Life

Applicant: Owens Management Systems, LLC



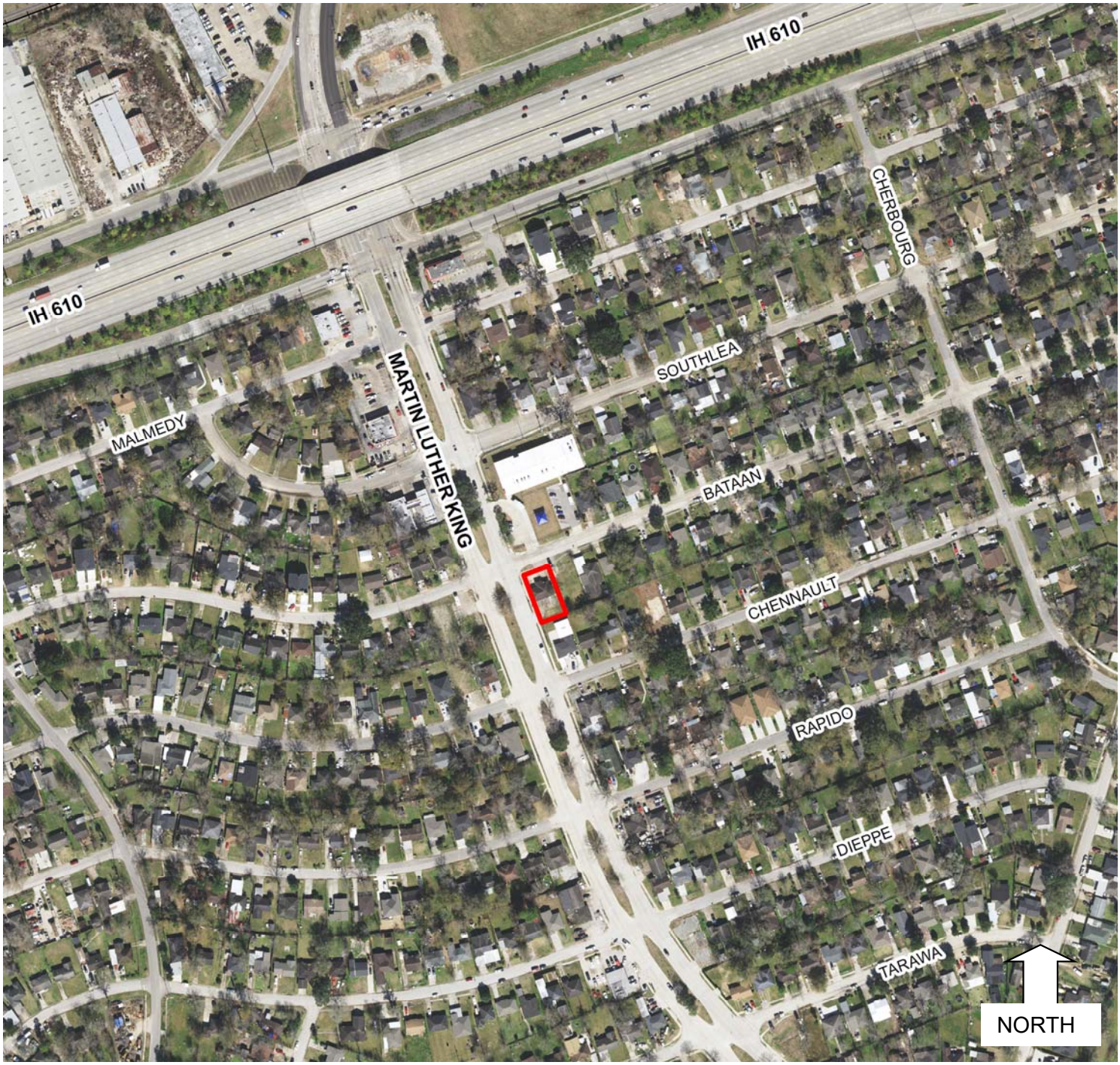
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Family Fort for Life

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2024-1837
Plat Name: Family Fort For Life
Applicant: Owens Management Systems, LLC
Date Submitted: 09/09/2024

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

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

Specific Variance is being sought and extent of variance: To allow a dual building line (reduced building line) of 20 feet for the existing metal building along MLK Blvd and the drive-through extension of the original building.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. (b) The building line requirements established by this chapter are minimum standards. Where deed restrictions provide for a greater building line or setback, the deed restrictions shall control over the provisions of this chapter. Major thoroughfares - 25 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 site is located within the city limits at the corner of Bataan and Martin Luther King (MLK). The purpose of the replat is to create 1 commercial reserve. The replat is out of South Park Addition Sec 2 recorded in 1950 with a 25' building line on Bataan and a 10' building line on Martin Luther King, previously known as South Park Boulevard. Currently, the ordinance requires a 25-fooot building line along MLK Blvd and a 10-foot building line along Bataan Road. There a is Metro bus stop at the corner. Currently, MLK Blvd is a major thoroughfare (MTF). Strict application of the ordinance requires a 25-foot building line along a MTF. Bataan Road is a local street that requires a 10-foot building line. However, the original subdivision has deed restrictions that require a 25-foot building line on Bataan. The current owner acquired the tire shop in 2022 and working to obtain an occupancy permits. The owner isn't proposing any new construction and was not aware, at the time of the purchase, that the structures did not meet the building setback requirement by the ordinance. Per HCAD, the original building with attached commercial carport were constructed in 1955 with the carport extending to the property line on Martin Luther King prior to Chapter 42 and MKL designation as a major thoroughfare. The metal utility building was constructed in 2022 being 20' from Martin Luther King. The site is a tire shop that has been in existence for many years. Along Martin Luther King Boulevard (MLK Blvd) most of the properties are being used for commercial activities or other use other than single family. Kandy Stripe Subdivision, replatted in 2005, is on the north side of Bataan and Kandy Strip Sec 2, adjacent to this property, was also replatted in 2005 as a commercial reserve. The property abutting the rear property line is also commercial use. The original structure with the commercial carport are grandfathered since they we constructed prior to 1985. The second structure, a metal building, was built in 2022 to house tires and materials. It encroaches 5 feet into the 25 feet building line. For this second structure the current owner wants to bring it into compliance with the current ordinance. Therefore, a variance is being requested to meet the ordinance set back requirement along the MTF. The site is a corner lot with two 25 feet building lines that reduces the area available for development. The site is 57.5 feet deep measured from MLK Blvd. The required 25-feet setback represents almost 50 percent of the site. The distance from the back of the curb to the property line is approximately 12.9 feet and the distance from the back of the curb to the proposed structure is approximately 32.9 feet. Not allowing the granting of the variance will create an undue hardship by depriving the applicant of the reasonable use of the land since the owner is requesting this variance to bring into compliance with the current ordinance the existing metal building. The original plat was recorded with a 10-foot building line along MLK Blvd, most of the structures along MLK Blvd are closer than 25 feet from the property line and the distance from the back of the curb to the existing structure provides an adequate separation from the street maintaining the intent of the ordinance. The granting of the variance will not affect the character of the neighborhood, nor will it create an unsafe environment.

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

N/A

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

The current owner bought the property with the existing structures unaware that the metal building was encroaching into the 25 feet building line. The original plat recorded in 1950 shows a 10-foot building line along MLK Blvd. The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant since the existing structure encroaching the 25 feet building line was built back in 2022 and most of the properties along MLK Blvd are closer than 25 feet from the property line.

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

The ordinance requirement for a building line along a MTF is 25 feet. The distance from the back of the curb to the property line is approximately 12.9 feet and the distance from the back of curb to the proposed structure is approximately 32.9 feet. The site is a corner lot with two 25 feet building lines that reduces the area available for development. The site is 57.5 feet deep measured from the property line along MLK Blvd. The required 25 feet setback represents almost 50 percent of the site. The intent and general purpose of this chapter will be preserved and maintained since the structure encroaching the 25 feet building line has an adequate distance from the street measured from the back of the curb along MLK Blvd. New landscaping is proposed to comply with the commercial landscape regulations. 5 street trees and shrubs will be planted along MLK and Bataan to enhance the pedestrian realm.

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

Allowing the existing structure to have a setback of 20 feet will not be injurious to the public health, safety or welfare since it has an adequate distance measured from the back of the curb to the existing structure that exceeds 25 feet. The existing pedestrian realm is 12.9 feet wide with a sidewalk that varies its width from 6 feet to 9.9 feet and a 3 feet safety buffer between the street and the sidewalk. This allows for a safe pedestrian environment and a safe distance between the existing structure and the street. The replat incudes the 15’ x 15’ visibility triangle. There is an existing driveway that allows vehicles to enter on Martin Luther King and exit on Bataan Street.

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

The proposed site is currently used for commercial activities. With this replat the existing structures will remain and no subdivision to the site is being proposed other than changing its use to an unrestricted reserve. Economic hardship is not the sole justification of this variance since the owner wants to bring into compliance with the current ordinance the existing metal building to meet the setback requirements. No additional development or subdivision to the land is being proposed.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

November 5, 2024

Dear Property Owner:

Reference Number:2024-1837; Family Fort For Life, a partial replat of "South Park Addition Sec 2", being of Lot 1 in Block 23, as recorded in Volume 33, Page 41 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 5302 Bataan Road, at the southeast corner of Bataan Road and MLK Jr. Boulevard. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC.,** on behalf of the developer, can be contacted at **713-643-6333** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 5, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

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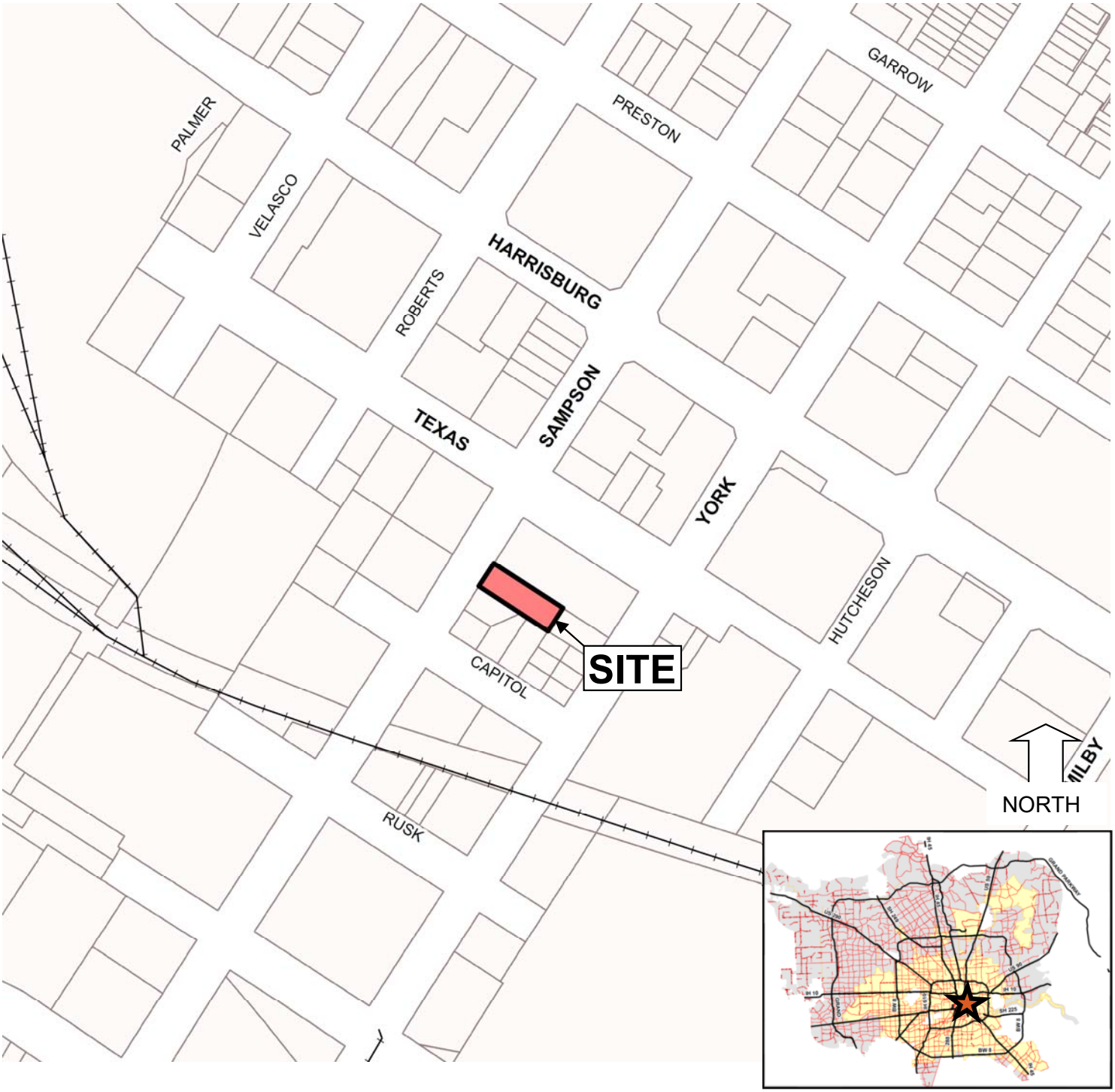
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Healer Haven at Sampson Division

Applicant: Stupa International LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Healer Haven at Sampson Division

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Healer Haven at Sampson Division

Applicant: Stupa International 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

November 5, 2024

Dear Property Owner:

Reference Number: 2024-2020, "**Healer Haven at Sampson Division**", a full replat of "Sampson Villas", being all of Lots 1 thru 4, Block 1, as recorded at Film Code No. 696996 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property(s) located southeast along Sampson Street between Capito Street and Texas Street. The purpose of the replat is to create five single-family residential lots and one parking reserve. The applicant, **Anup Pande, with Stupa International, LLC**, can be contacted at **832-260-3619** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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Terminology

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Planning Department Staff Authority and Obligation

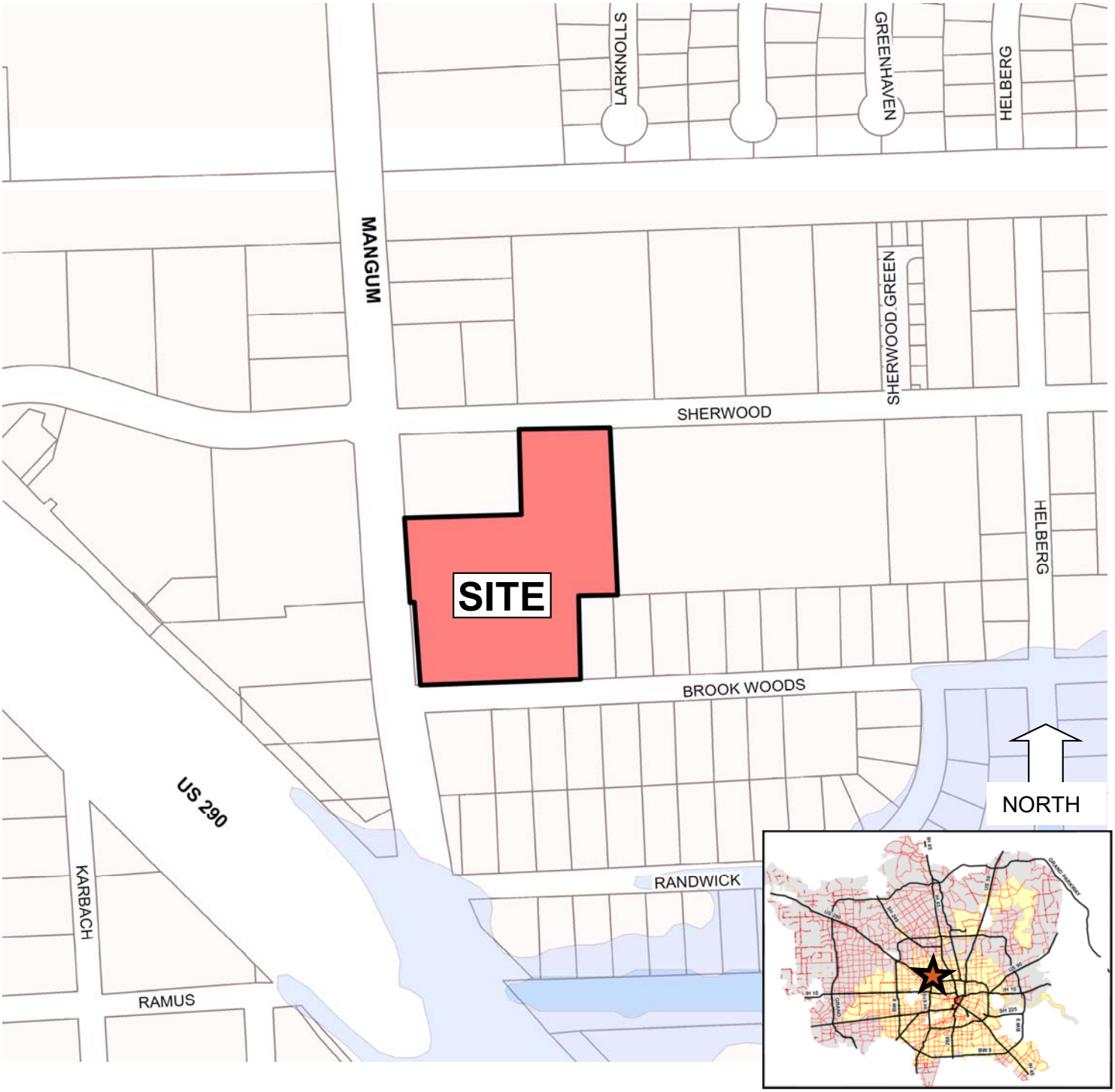
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Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Mangum Square

Applicant: Richard Grothues Designs



C – Public Hearings

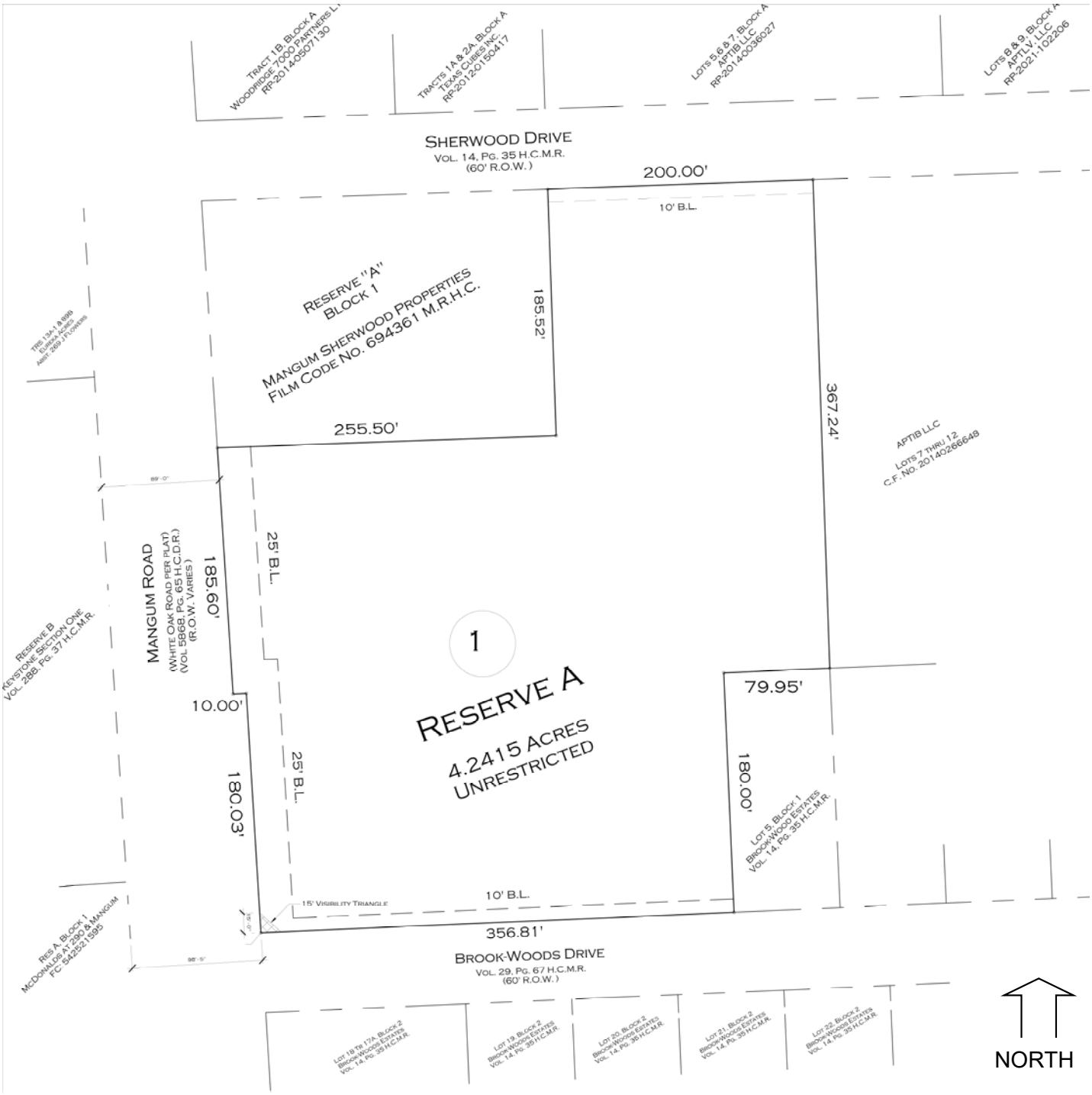
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Mangum Square

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Mangum Square

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

November 5, 2024

Dear Property Owner:

Reference Number: 2024-2096, "**Mangum Square**", a partial replat, being all of Lots 1-4 in Block 1 of "**Brook-Woods Estates"** as recorded in Volume 29, Page 67 of the Harris County Map Records **and** being Lots 3-6 in Block D of **"White Oak Acres**" as recorded in Volume 14, Page 35 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Brookwoods Drive and Mangum Road, north of Highway 290. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Richard Grothues, with Richard Grothues Designs**, can be contacted at **713-449-9191** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 5, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Terminology

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Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

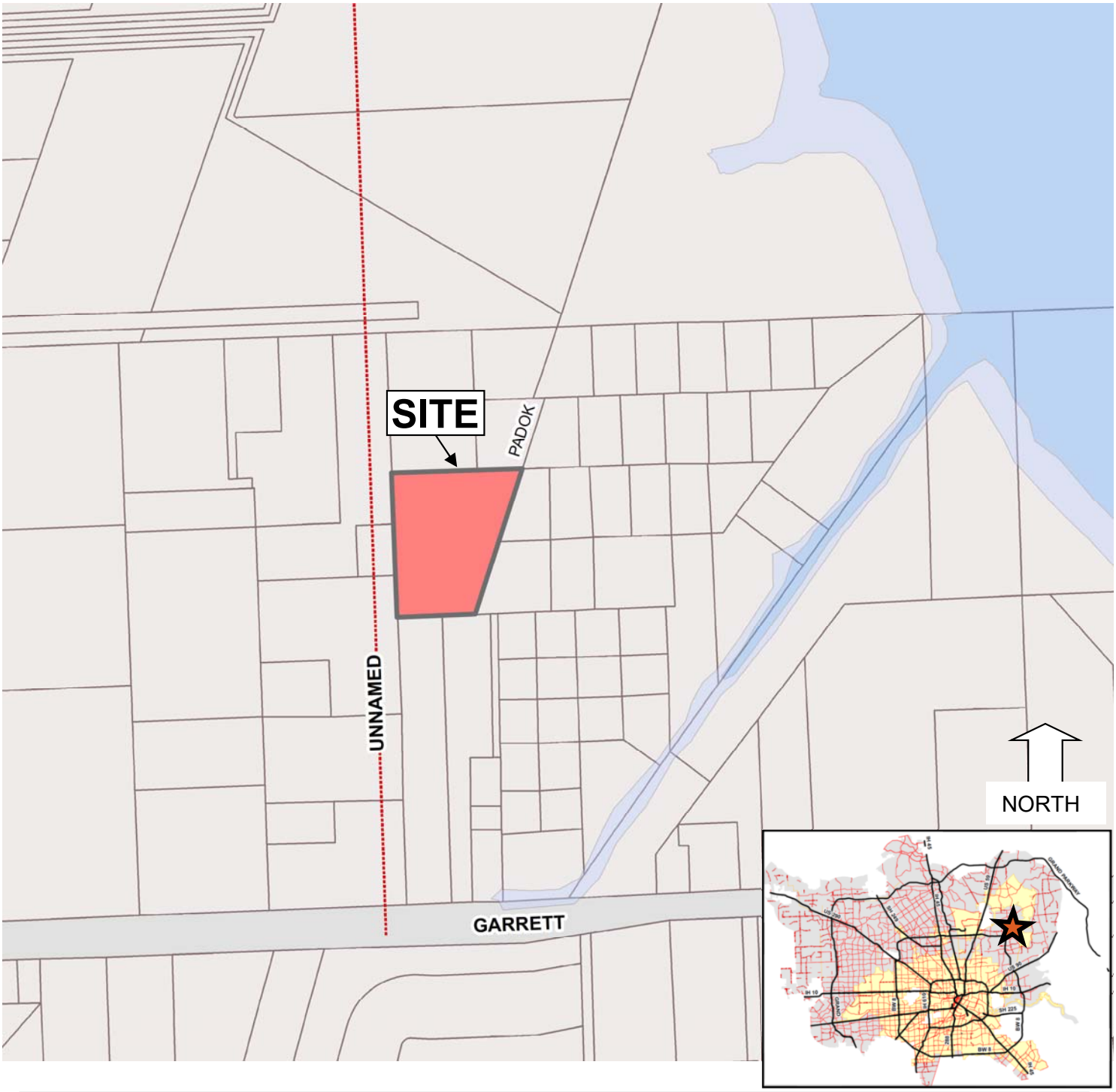
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 110

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



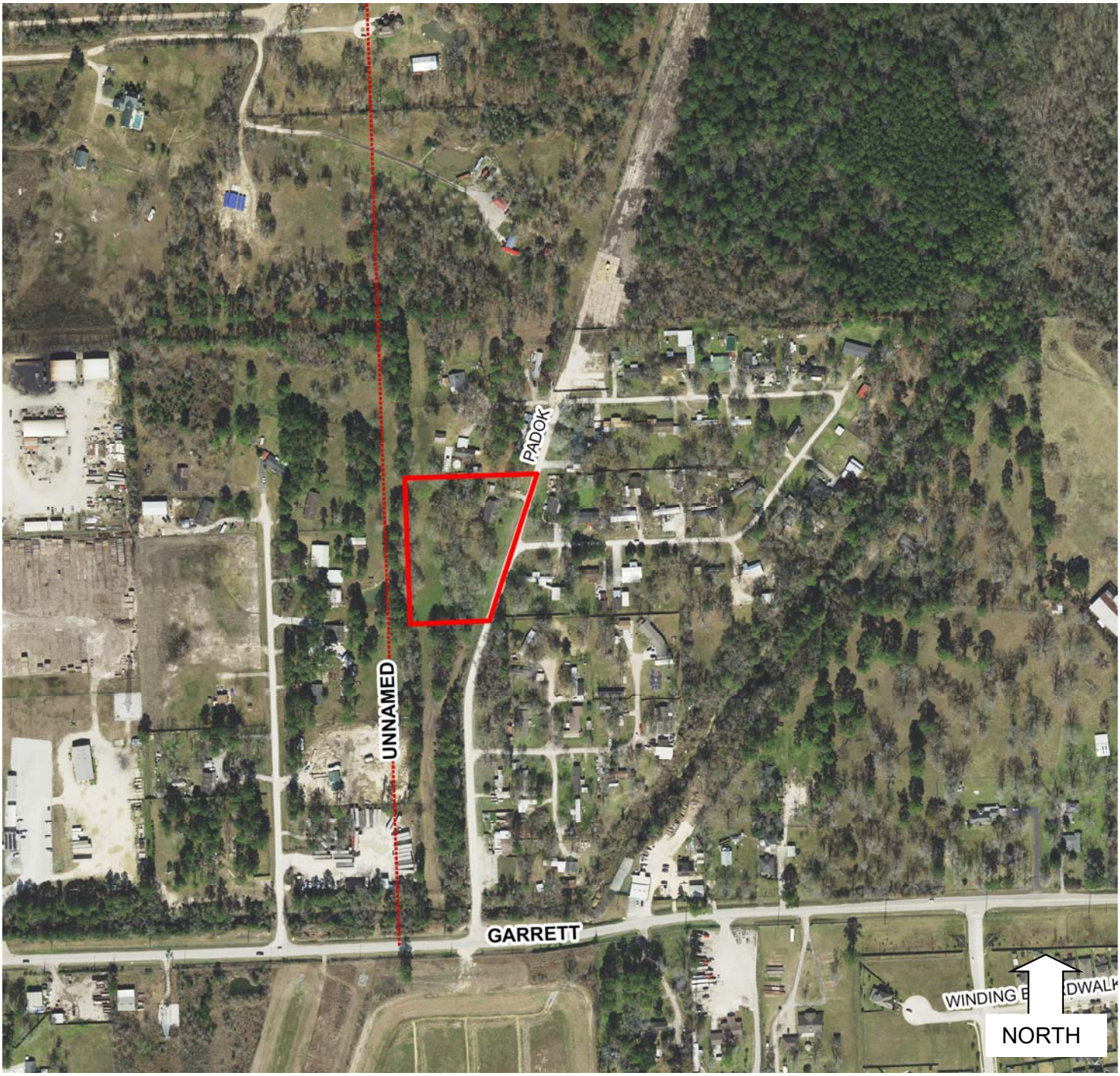
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2085
Plat Name: Padok Silver Property
Applicant: South Texas Surveying Associates, Inc.
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:

To allow single family residential Lots not to have frontage on a public street. The property takes access from a 60-foot roadway per H.C.C.F. No. H8703471.

Chapter 42 Section: 180

Chapter 42 Reference:

This site is located in Northeast Houston outside Beltway 8, around the Sheldon Lake State Park on the south end of Lake Houston at 11862 Padok Road Houston Texas 77044. The applicant is creating 4 single family residential lots and 1 block out of 2.9692 acres and requests a variance to allow the proposed lots to take access via a 60 Roadway referenced in H.C.C.F No. H803471 page 5 of 7 in section 17 of the document.

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

By not allowing access to the property even though there is an existing paved Road that is being used by everyone in the community now.

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

Strict application would make this project infeasible due to the physical location of the existing road and the only way there is access to the property.

(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 by the applicant but are created by the existing condition and access that is being taken to the property when the property was purchased.

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

By keeping access available to the property and allowing the existing neighbors to use the 60-foot Roadway known as Padok Road the way they have always been allowed to.

(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 public health and safety as the proposed lots will still be used for single family residential use like the existing neighborhood is now, and the roadway will also still be available access for the community to access as they always have.

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

The existing physical characteristics of Padok Road and the way the property gains access is the hardship.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

November 5, 2024

Dear Property Owner:

Reference Number:2024-2085; Padok Silver Property, a partial replat of "Lincoln Park Farms subdivision", being a portion of Lots 1 and 2, in Garden "B", as recorded in Volume 549, Page 345 of the Plat Records of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 11862 Padok Road, west along Padok Road (a roadway easement) and north of Garrett Road. The purpose of the replat is to create four single-family residential lots. The applicant, **Adriana Govea**, with **South Texas Surveying Associates, Inc.,** on behalf of the developer, can be contacted at **281-556-6918** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 5, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
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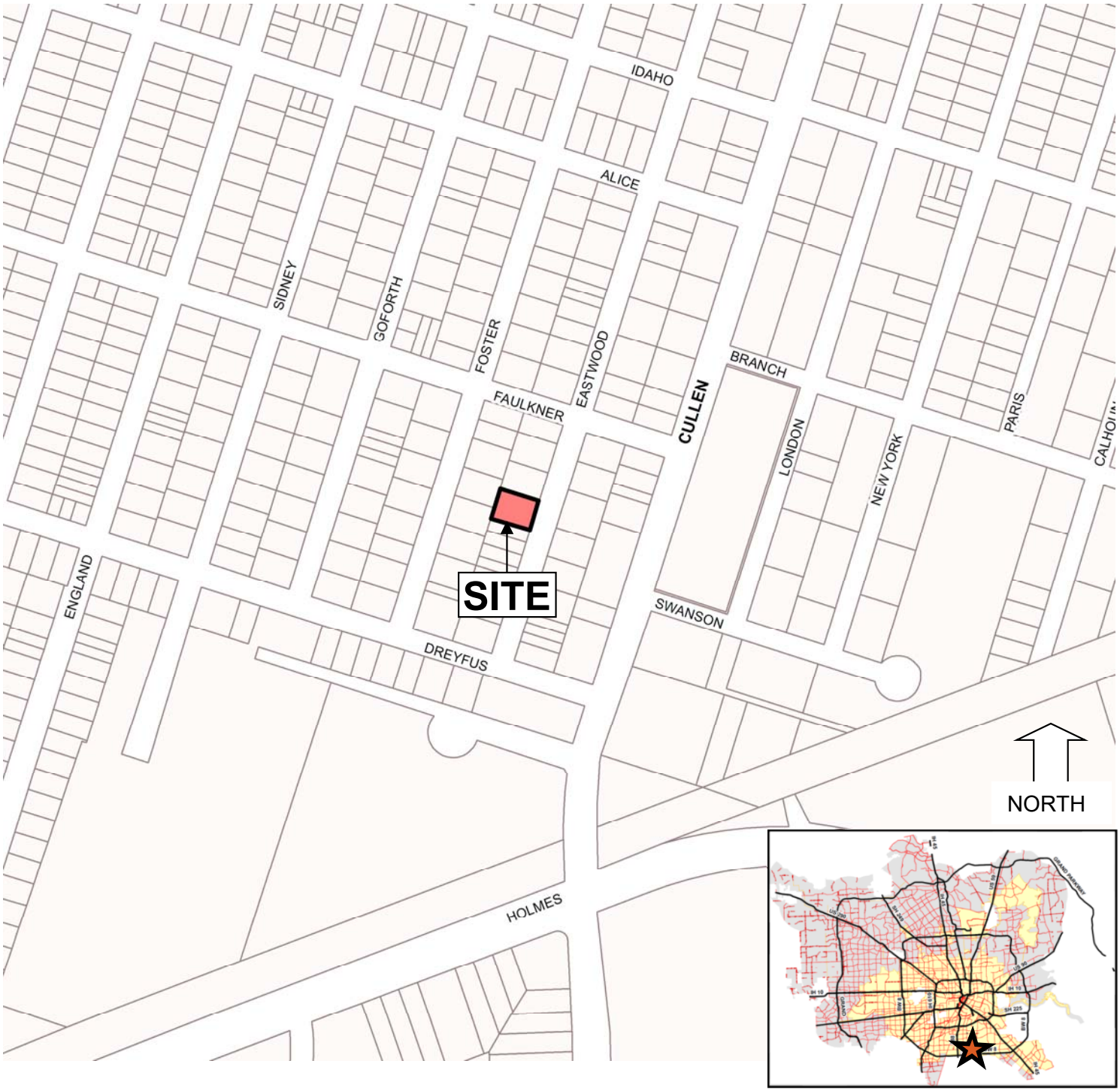
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Plaza Estates at Eastwood

Applicant: New Era Development & Land Services



C – Public Hearings

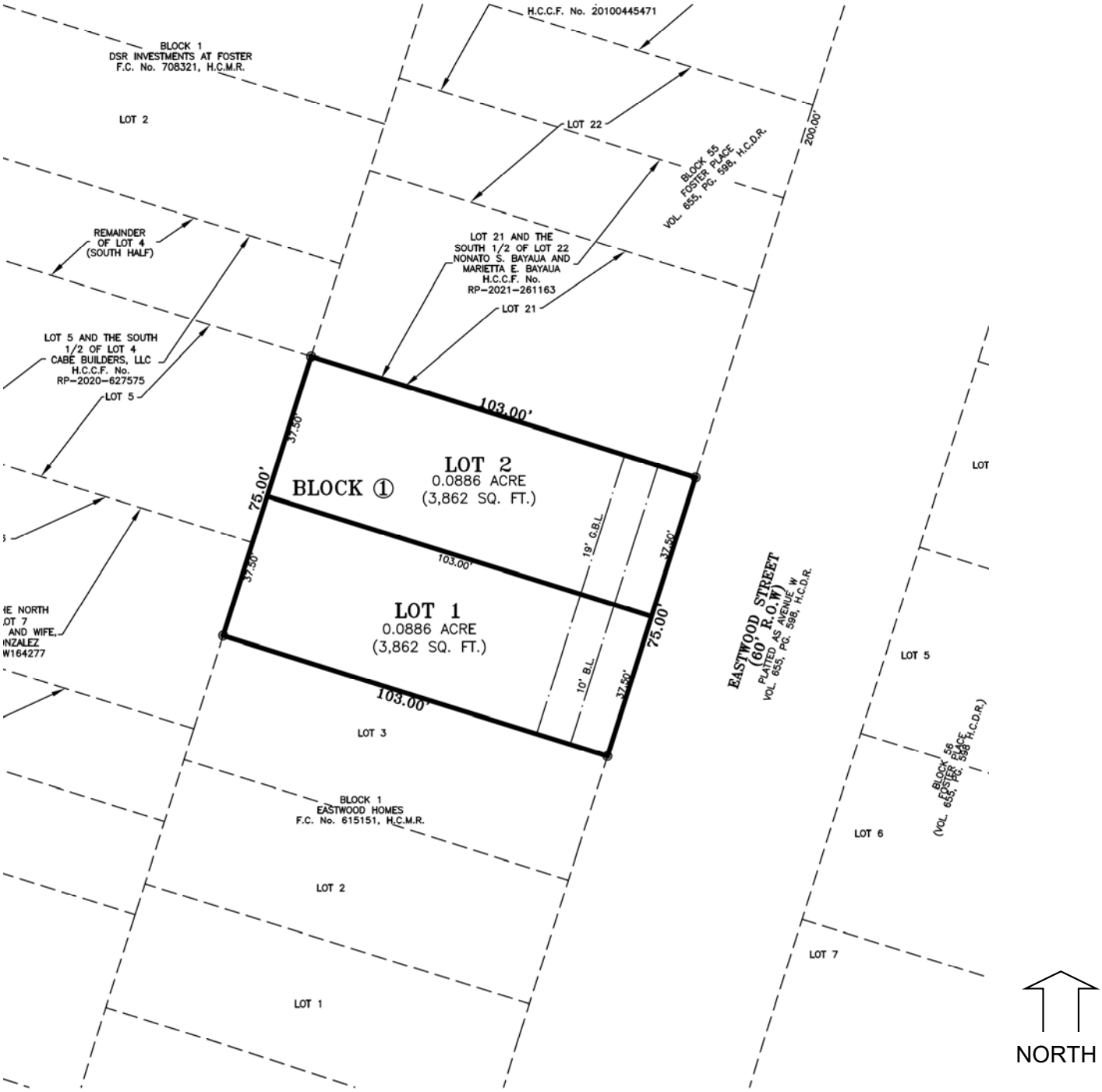
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Plaza Estates at Eastwood

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Plaza Estates at Eastwood

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

November 5, 2024

Dear Property Owner:

Reference Number: 2024-2105, "**Plaza Estates at Eastwood**", a partial replat of "Foster Place", being Lot 20 and north ½ of lot 19, block 55, as recorded 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 east along Eastwood Street and north of Dreyfus Street and south of Faulkner Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Nahom Tesfa**, 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.

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

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

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

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

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Terminology

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Planning Department Staff Authority and Obligation

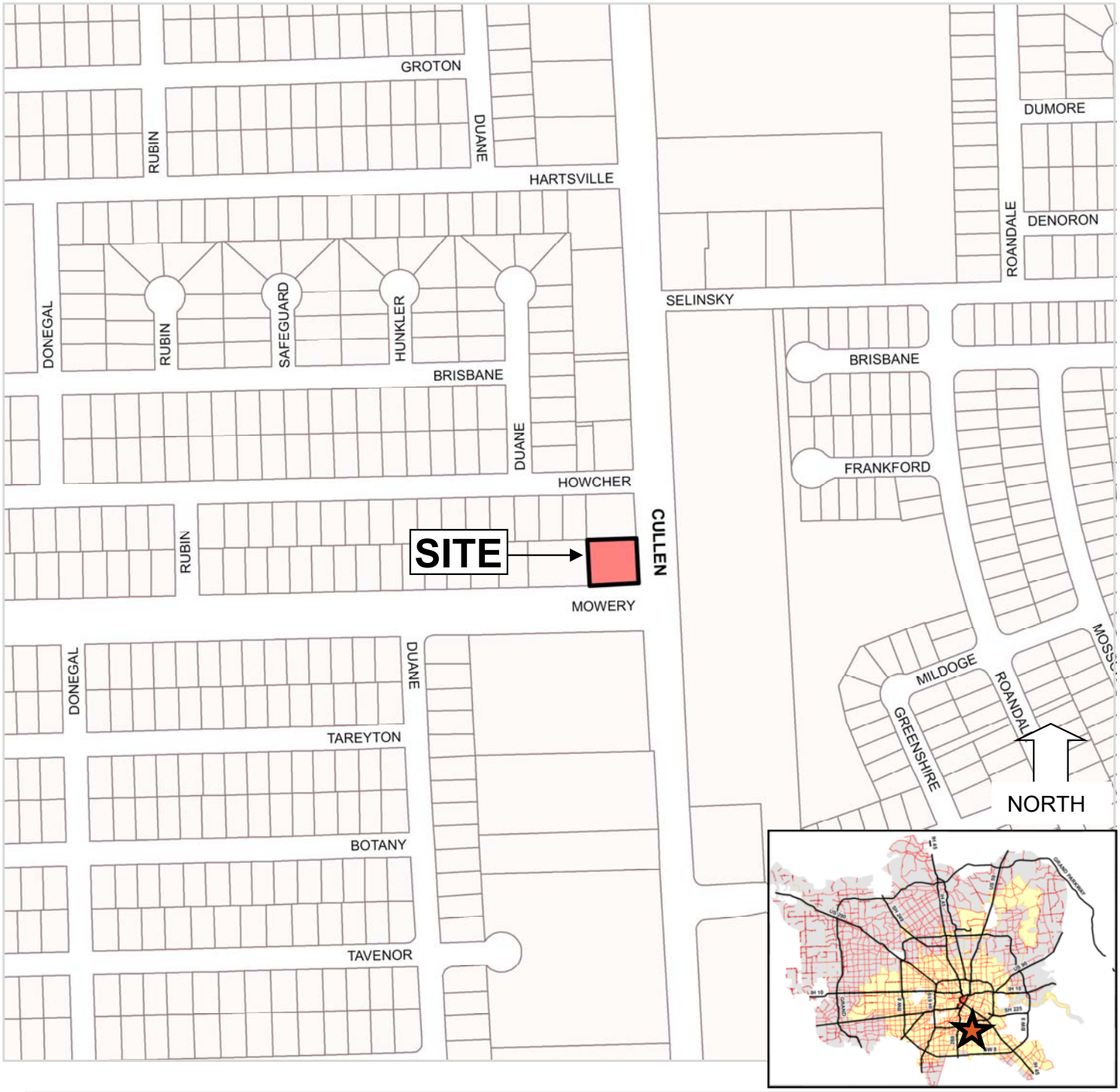
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Shoby Jehan Estates (DEF 1)

Applicant: One Stop Realty Service



C – Public Hearings

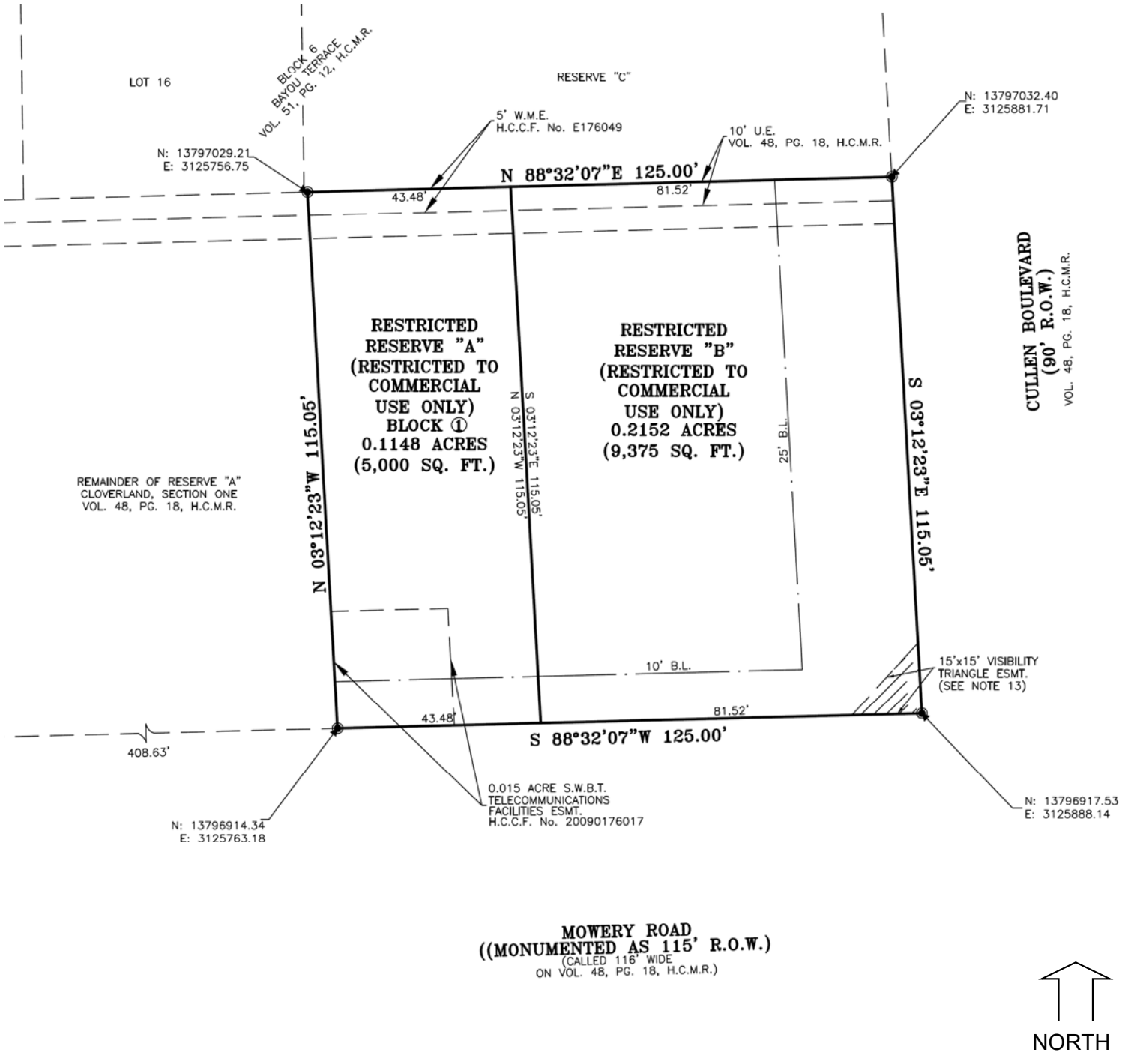
Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Shoby Jehan Estates (DEF 1)

Applicant: One Stop Realty Service



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Shoby Jehan Estates (DEF 1)

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.

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

If you have any questions regarding this notice, you may contact Devin Crittle, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832.393.6534**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, 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.

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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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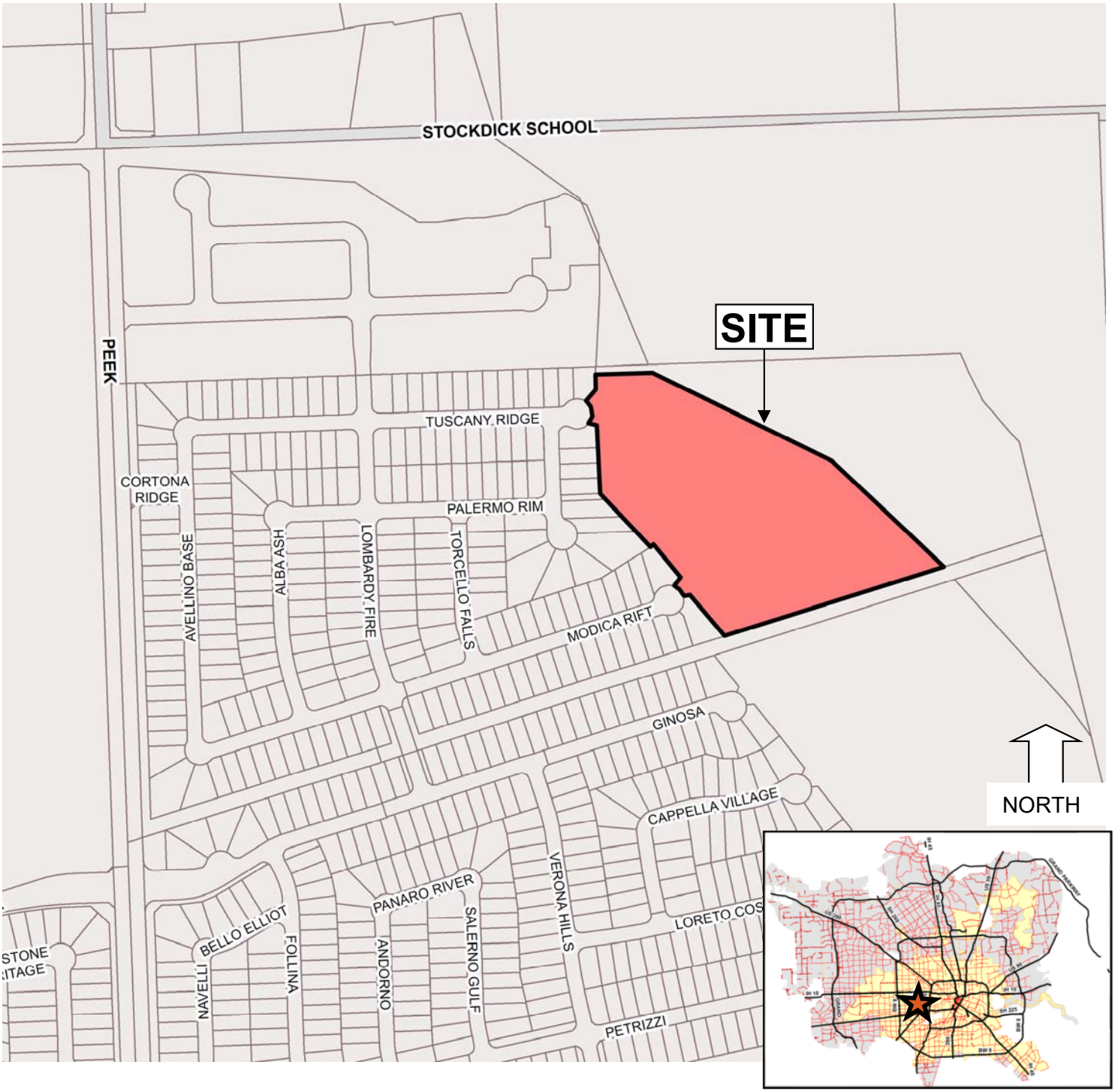
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East North Boardwalk

Applicant: EHRA



C – Public Hearings

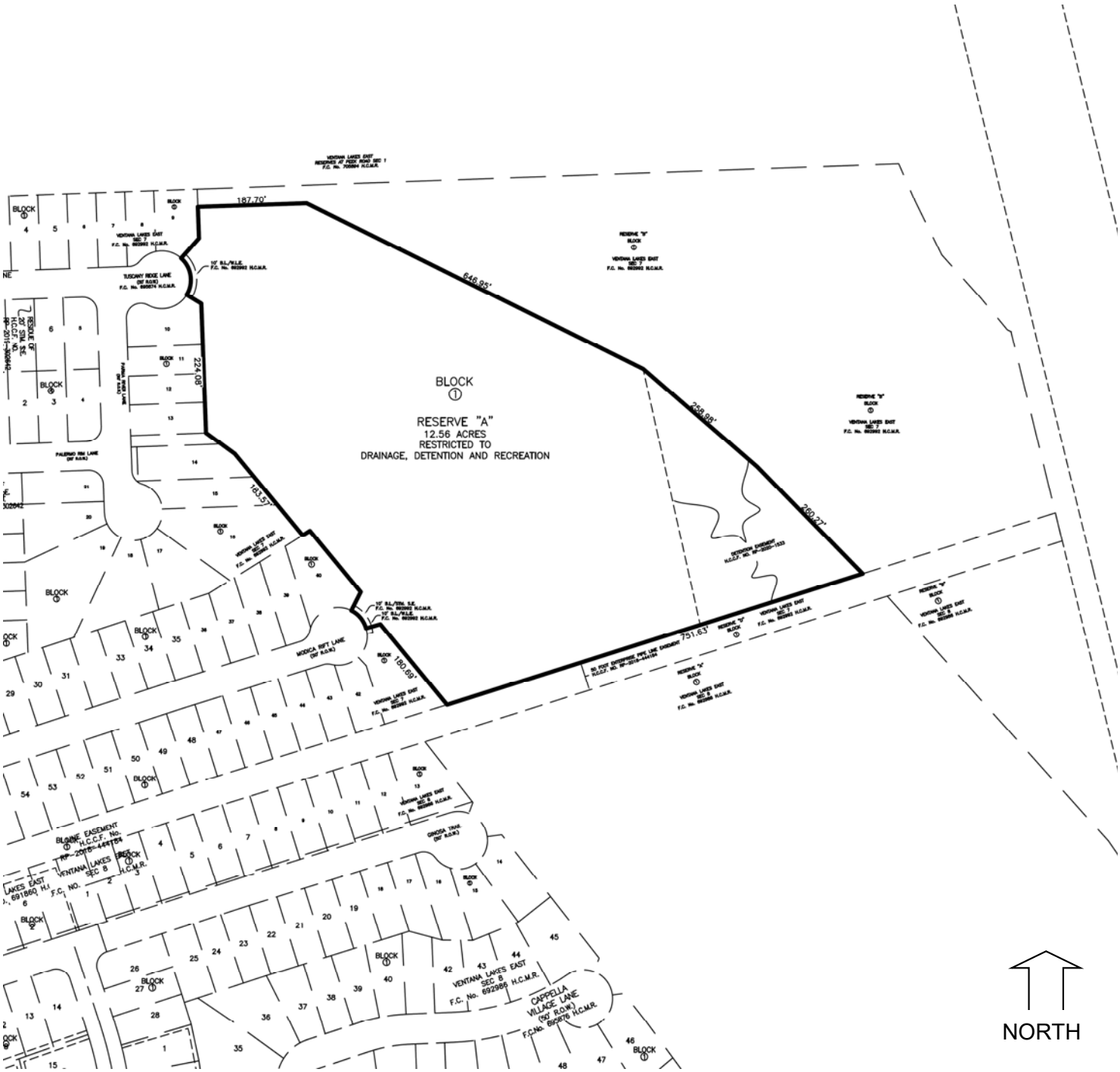
Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East North Boardwalk

Applicant: EHRA



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East North Boardwalk

Applicant: EHRA



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

November 8th, 2024

Dear Property Owner:

Reference Number: 2024-2124, "**Ventana Lakes East North Boardwalk**", a partial replat of "**Ventana Lakes East Sec 7**", being all of Restricted Reserve "A", restricted to drainage and detention, in Block 1, as recorded at Film Code No. 692992 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located south of Stockdick School Road, east of Tuscany Ridge Lane and Avellino Base Drive. The purpose of the replat is to create one reserve restricted to drainage, detention, and recreation. The applicant, **Christopher Browne, with EHRA**, on behalf of the developer, can be contacted at **713-337-7447** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 5th, 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.

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

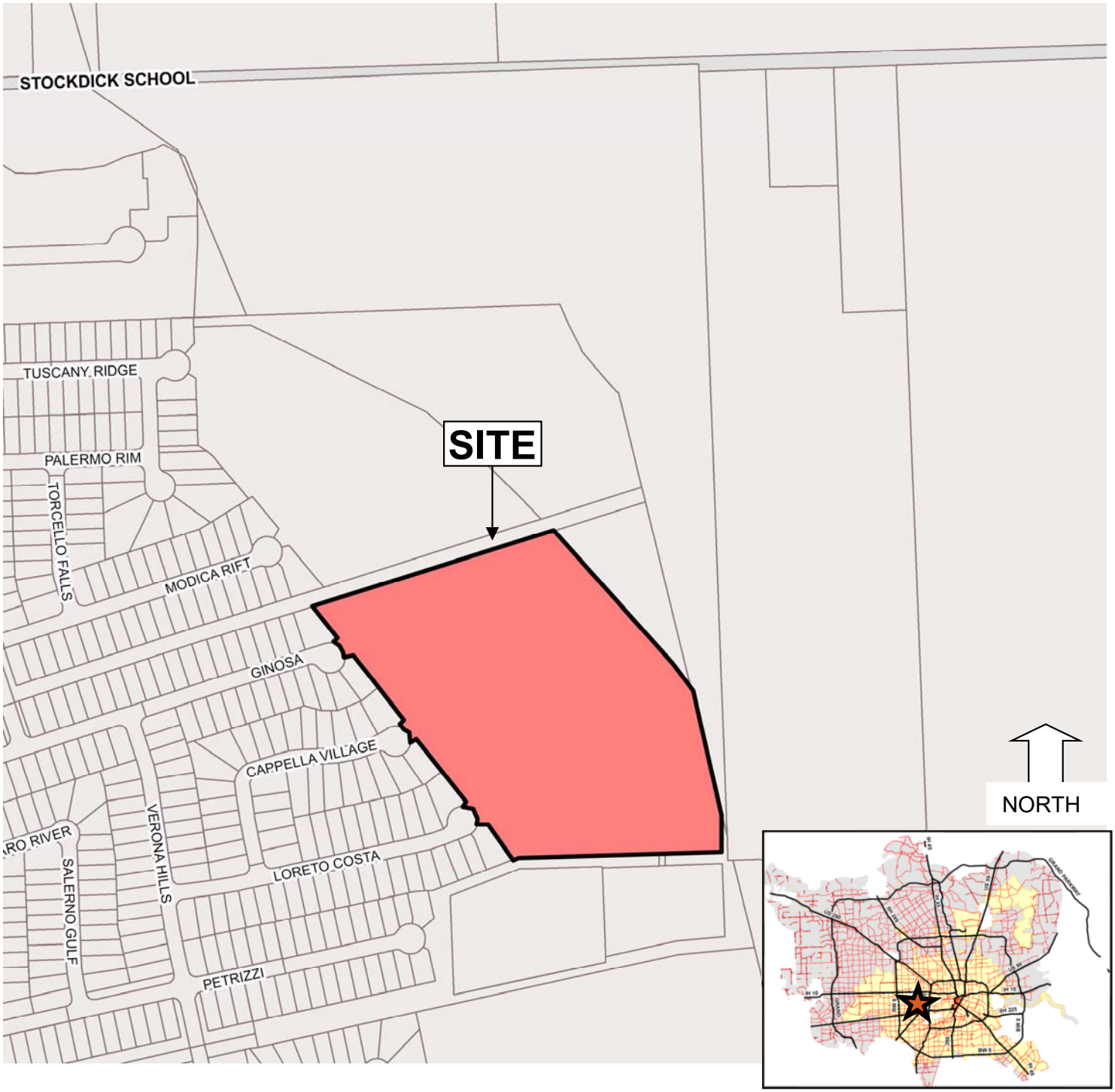
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East South Boardwalk

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East South Boardwalk

Applicant: EHRA



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Ventana Lakes East South Boardwalk

Applicant: EHRA



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

November 8th, 2024

Dear Property Owner:

Reference Number: 2024-2127, "**Ventana Lakes East South Boardwalk**", a partial replat of "**Ventana Lakes East Sec 8**", being all of Restricted Reserve "A", restricted to drainage and detention, in Block 1, as recorded at Film Code No. 692986 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located south of Stockdick School Road, east of Ginosa Trail and Cappella Village Lane. The purpose of the replat is to create one reserve restricted to drainage, detention, and recreation. The applicant, **Christopher Browne with EHRA**, on behalf of the developer, can be contacted at **713-337-7447** 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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Planning Department Staff Authority and Obligation

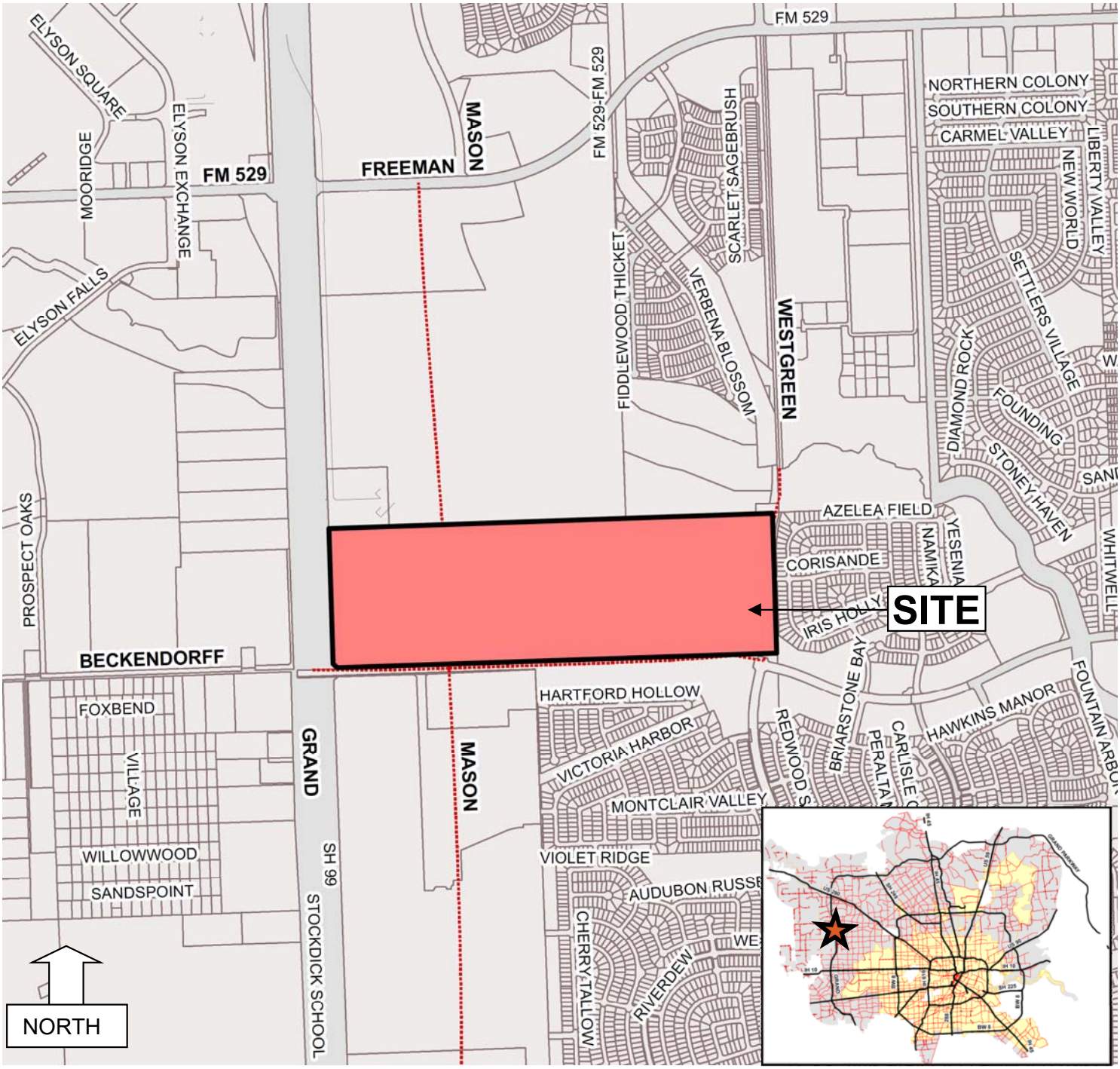
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Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Bustamante Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



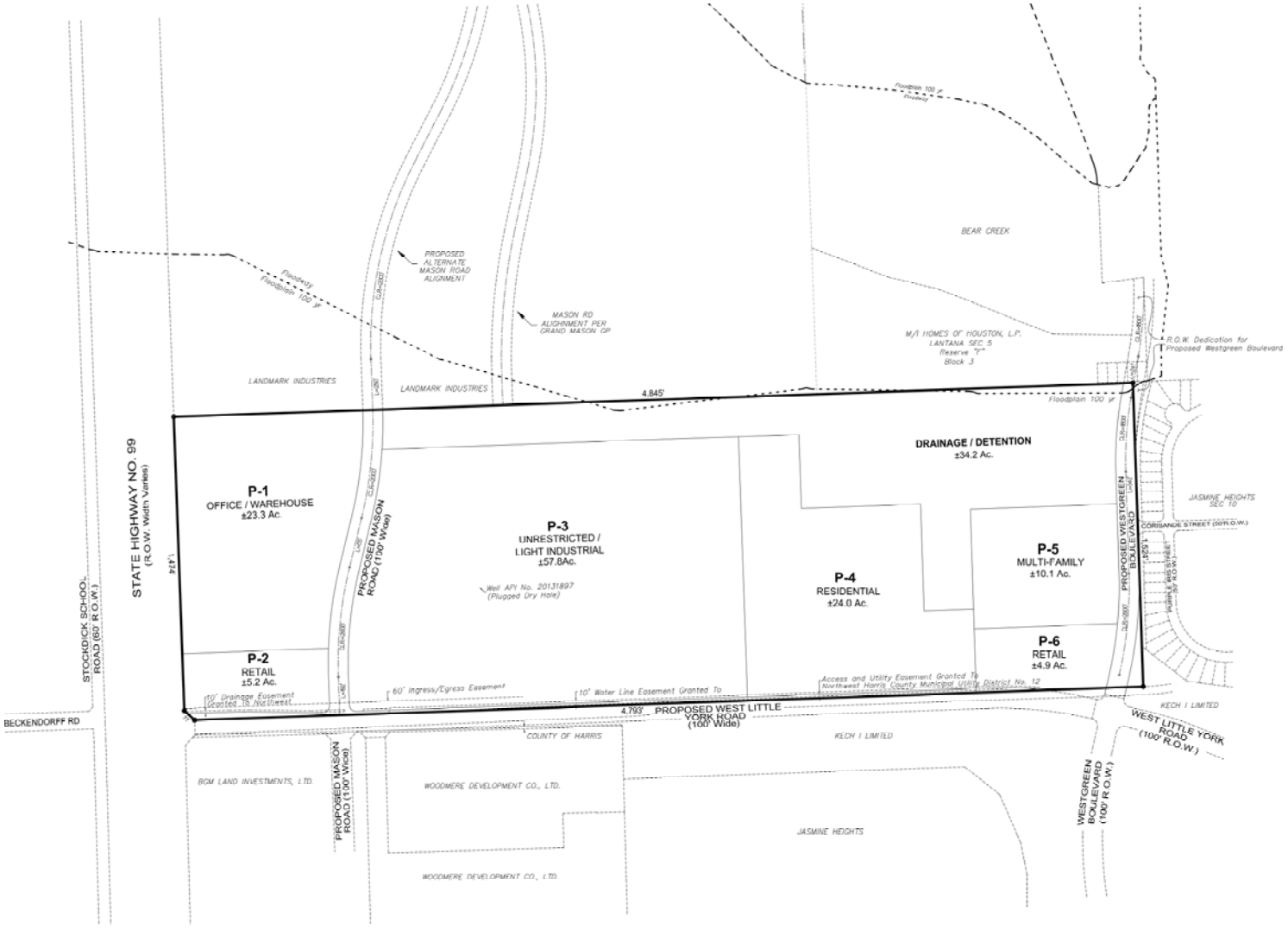
D – Variances **Site Location**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Bustamante Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



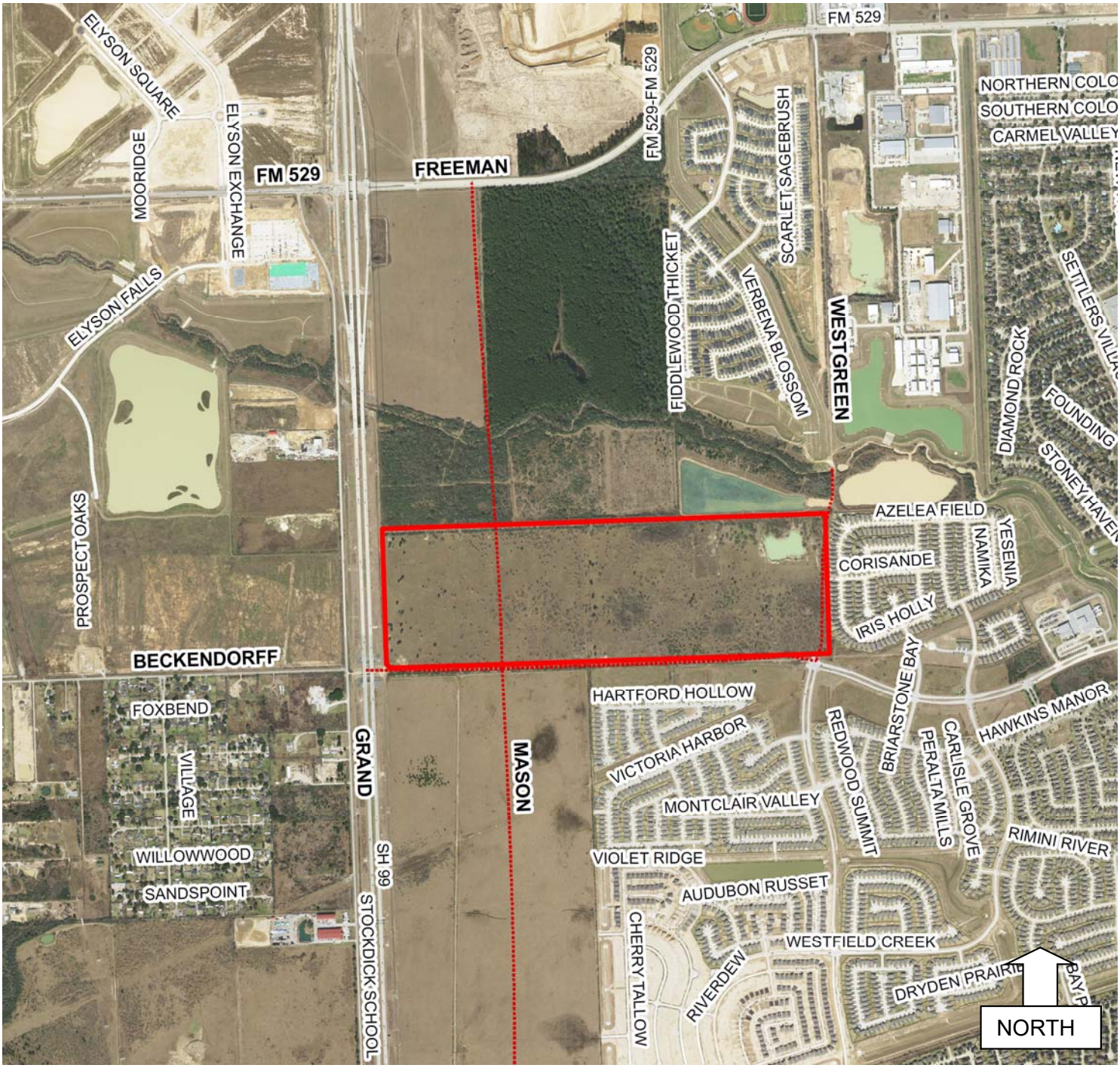
D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Bustamante Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

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.

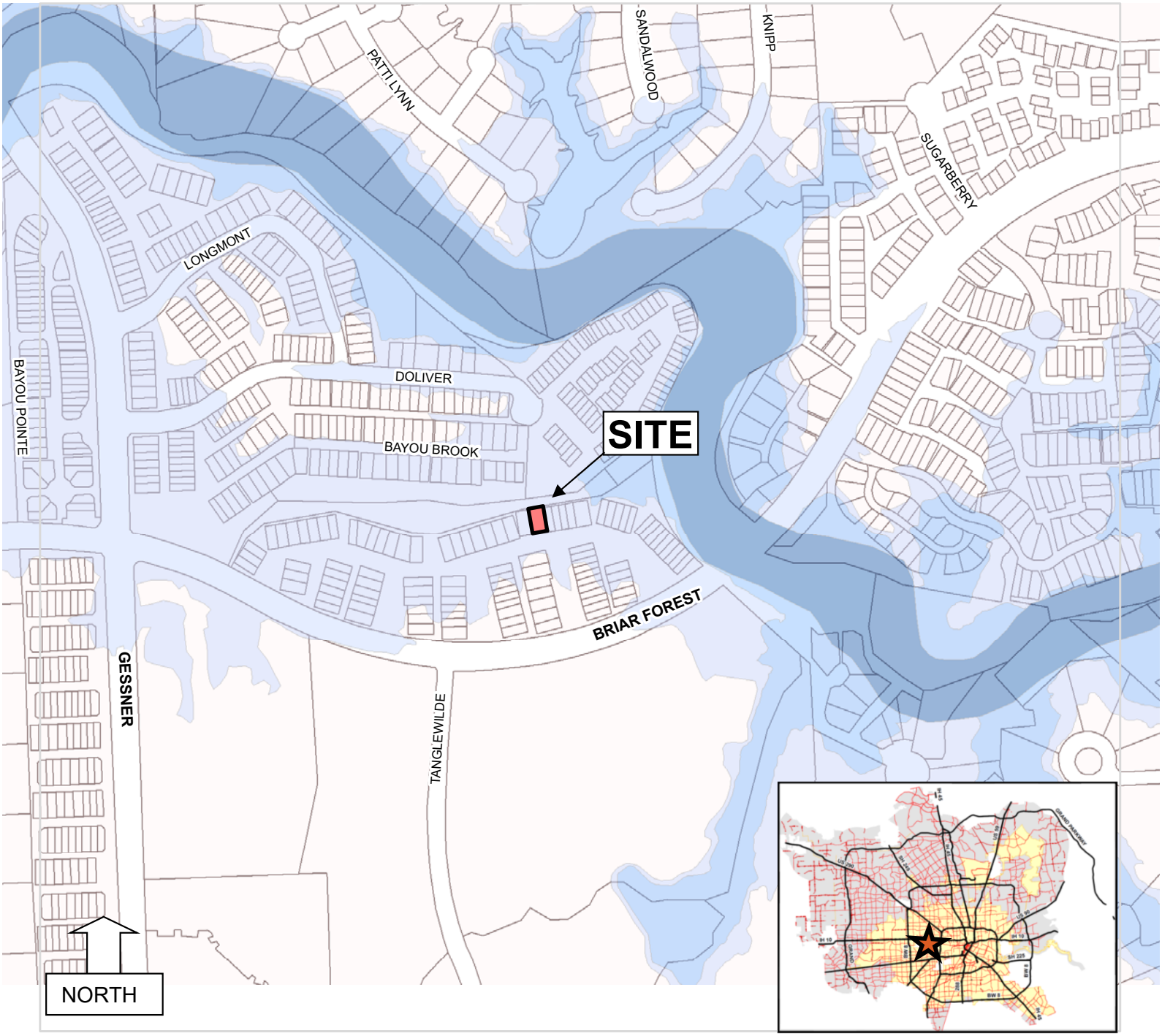
The existing floodway to the northern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Corrales Development

Applicant: Doshi Engineering & Surveying Company



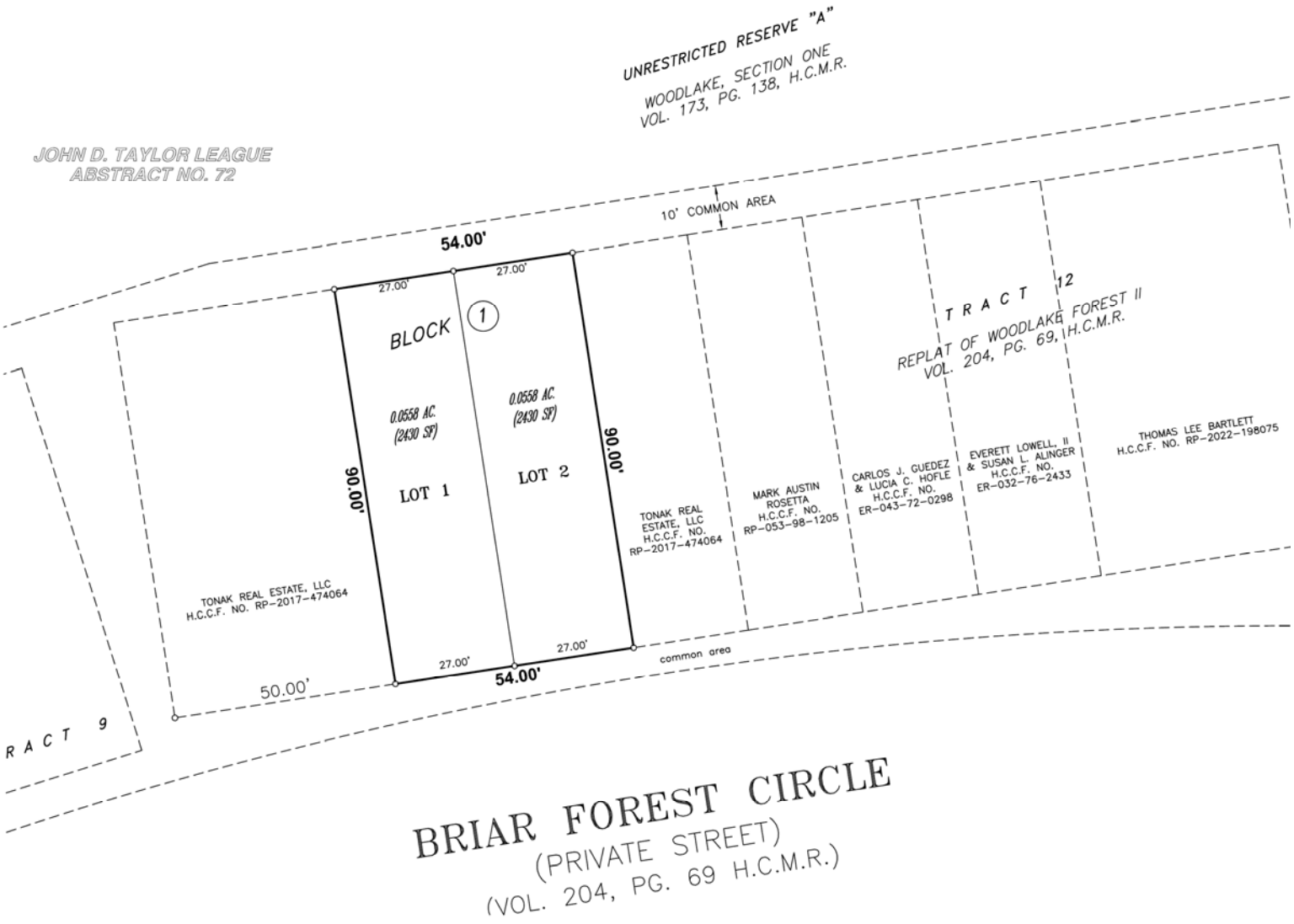
D – Variances **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Corrales Development

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D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 12/05/2024**

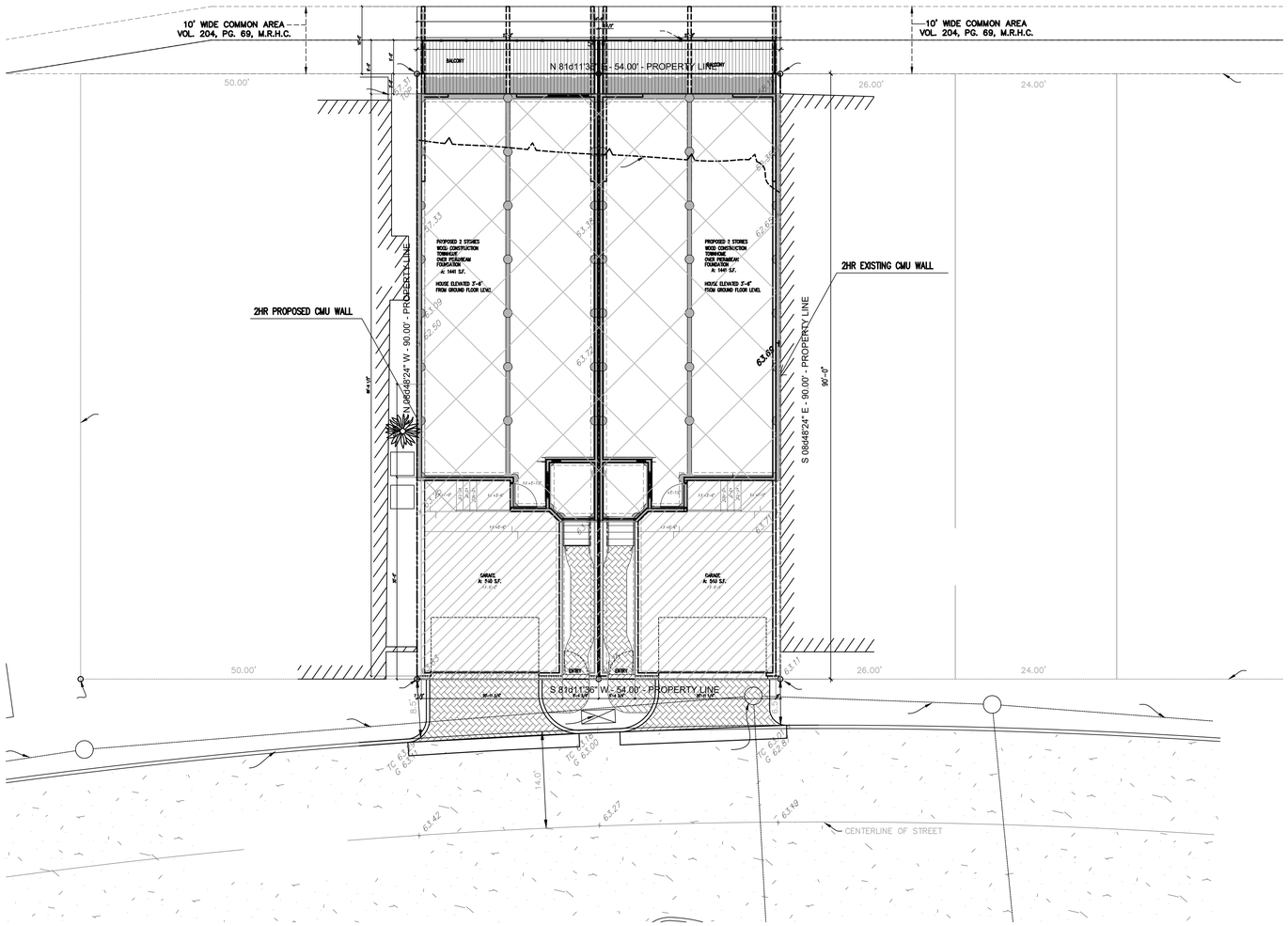
Subdivision Name: Corrales Development

Applicant: Doshi Engineering & Surveying Company



D – Variances

Aerial



1 | ARCHITECTURAL SITE PLAN
1" = 10'

GRAPHIC SYMBOLS

- PAVERS OVER CONCRETE BASE
- 4" CONCRETE DECK WITH No.3 IN BOTH DIRECTIONS
- 4" CONCRETE DECK WITH No.3 IN BOTH DIRECTIONS
- HOSE BIB 3 LOCATIONS TYPICAL

LEGAL DESCRIPTION
N.T.S.

TOPOGRAPHIC SURVEY OF A TRACT OF LAND CONTAINING 0.1116 OF AN ACRE, (4,860 SQ. FT.) OUT OF TRACT 12, REPLAT OF WOODLAKE FOREST, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Improvement Type	Area of Existing Impervious Cover	Area of Final Impervious Cover	Square Feet or Acres (Select one)	
Buildings	2137	2137	☐ Sq. Ft.	☐ Acres
Parking Lot/Driveway	168	168	☐ Sq. Ft.	☐ Acres
Sidewalks/Patio	100	100	☐ Sq. Ft.	☐ Acres
Detention Pond	-	-	☐ Sq. Ft.	☐ Acres
Pools	-	-	☐ Sq. Ft.	☐ Acres
TOTAL AREA	2405	2405	☐ Sq. Ft.	☐ Acres

Size of Lot (square feet or acres)		Total Impervious Cover (square feet or acres)		Percentage of Impervious Cover
2430	☑ Sq. Ft. ☐ Acres	2405	☐ Sq. Ft. ☐ Acres	98.97 %

Ted Trout Architect
& Associates, Ltd.
Architecture – Planning – Interior Design
11111 Katy Fwy. Suite 625
Houston, Texas 77079

Copyright © 2018 TED TROUT ARCHITECT AND ASSOCIATES, LTD. drawings and specifications as instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

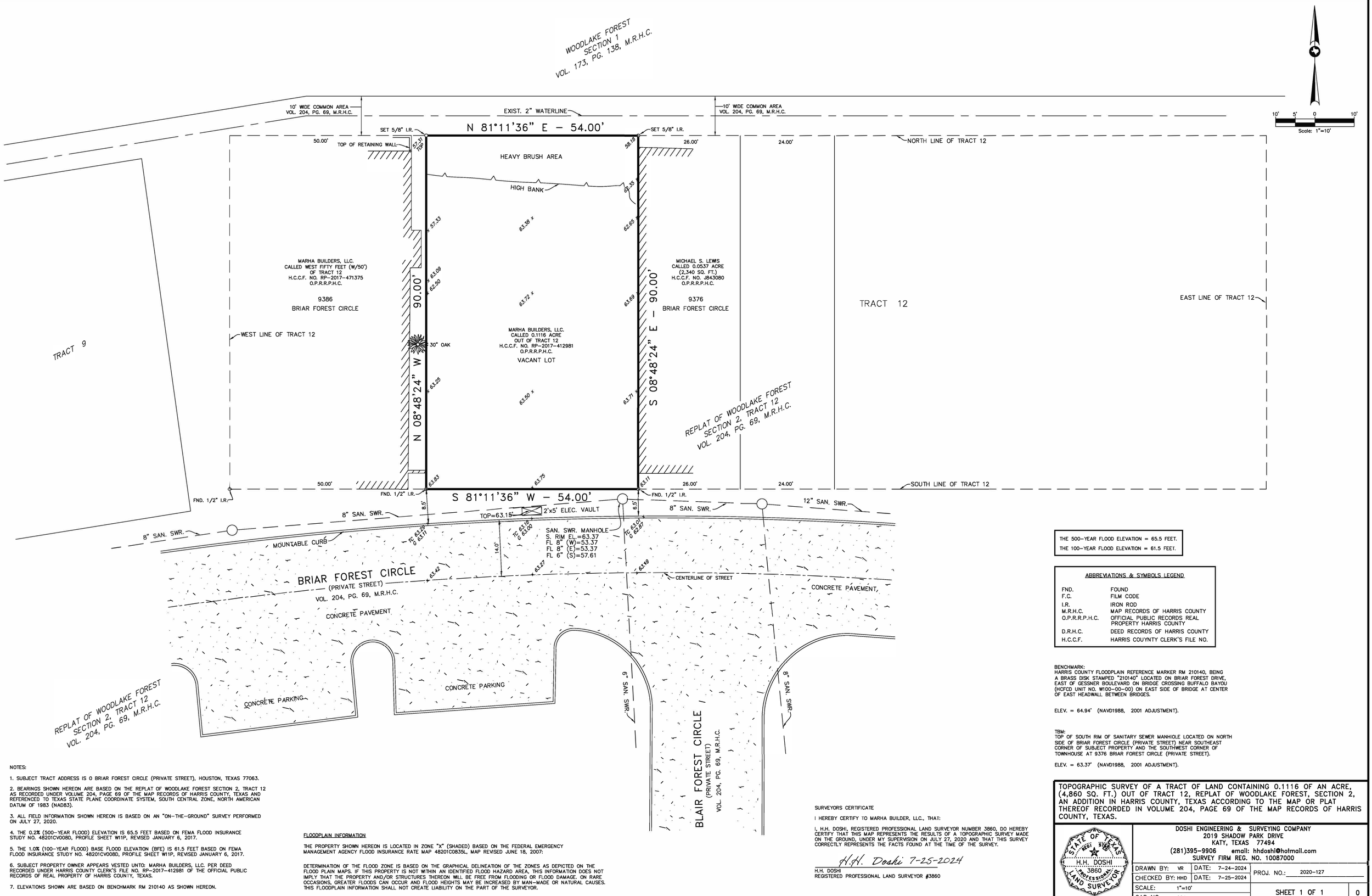
CLIENT:
CESAR CORRALES
9350 BRIAR FOREST DR
HOUSTON, TEXAS 77063

PROJECT NAME:
CORRALES RESIDENCE
BRIAR FOREST CIRCLE

PROJECT LOCATION:
HOUSTON
TEXAS
77077

DATE	ISSUE
03.13.2024	PRELIMINARY

DATE: 03.13.2024
SCALE: 1" = 100'-0"
PROJECT NUMBER: 2322
DRAWN BY: PS
SHEET TITLE: ARCHITECTURAL PRELIMINARY DWGS
SHEET NUMBER: A0.0a



THE 500-YEAR FLOOD ELEVATION = 65.5 FEET.
THE 100-YEAR FLOOD ELEVATION = 61.5 FEET.

ABBREVIATIONS & SYMBOLS LEGEND

FND.	FOUND
F.C.	FILM CODE
I.R.	IRON ROD
M.R.H.C.	MAP RECORDS OF HARRIS COUNTY
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
D.R.H.C.	DEED RECORDS OF HARRIS COUNTY
H.C.C.F.	HARRIS COUYNTY CLERK'S FILE NO.

BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER RM 210140, BEING A BRASS DISK STAMPED "210140" LOCATED ON BRIAR FOREST DRIVE, EAST OF GESSNER BOULEVARD ON BRIDGE CROSSING BUFFALO BAYOU (HCFCD UNIT NO. W100-00-00) ON EAST SIDE OF BRIDGE AT CENTER OF EAST HEADWALL BETWEEN BRIDGES.

ELEV. = 64.94' (NAVD1988, 2001 ADJUSTMENT).

TBM:
TOP OF SOUTH RIM OF SANITARY SEWER MANHOLE LOCATED ON NORTH SIDE OF BRIAR FOREST CIRCLE (PRIVATE STREET) NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY AND THE SOUTHWEST CORNER OF TOWNHOUSE AT 9376 BRIAR FOREST CIRCLE (PRIVATE STREET).

ELEV. = 63.37' (NAVD1988, 2001 ADJUSTMENT).

NOTES:

1. SUBJECT TRACT ADDRESS IS 0 BRIAR FOREST CIRCLE (PRIVATE STREET), HOUSTON, TEXAS 77063.

2. BEARINGS SHOWN HEREON ARE BASED ON THE REPLAT OF WOODLAKE FOREST SECTION 2, TRACT 12 AS RECORDED UNDER VOLUME 204, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" SURVEY PERFORMED ON JULY 27, 2020.

4. THE 0.2% (500-YEAR FLOOD) ELEVATION IS 65.5 FEET BASED ON FEMA FLOOD INSURANCE STUDY NO. 48201CV008D, PROFILE SHEET W11P, REVISED JANUARY 6, 2017.

5. THE 1.0% (100-YEAR FLOOD) BASE FLOOD ELEVATION (BFE) IS 61.5 FEET BASED ON FEMA FLOOD INSURANCE STUDY NO. 48201CV008D, PROFILE SHEET W11P, REVISED JANUARY 6, 2017.

6. SUBJECT PROPERTY OWNER APPEARS VESTED UNTO: MARHA BUILDERS, LLC. PER DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2017-412981 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

7. ELEVATIONS SHOWN ARE BASED ON BENCHMARK RM 210140 AS SHOWN HEREON.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48201C0835L, MAP REVISED JUNE 18, 2007:

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS. IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO MARHA BUILDER, LLC., THAT:

I, H.H. DOSHI, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 3860, DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION ON JULY 27, 2020 AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

H.H. Doshi 7-25-2024

H.H. DOSHI
REGISTERED PROFESSIONAL LAND SURVEYOR #3860

TOPOGRAPHIC SURVEY OF A TRACT OF LAND CONTAINING 0.1116 OF AN ACRE, (4,860 SQ. FT.) OUT OF TRACT 12, REPLAT OF WOODLAKE FOREST, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STATE OF TEXAS
H.H. DOSHI
3860
PROFESSIONAL
LAND SURVEYOR

DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494
(281)395-9906 email: hhdoshi@hotmail.com
SURVEY FIRM REG. NO. 10087000

DRAWN BY: VR	DATE: 7-24-2024	PROJ. NO.: 2020-127	
CHECKED BY: HHD	DATE: 7-25-2024		
SCALE: 1"=10'		SHEET 1 OF 1	0
CAD NO.: 004			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1984
Plat Name: Corrales Development
Applicant: Doshi Engineering & Surveying Company
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 the subject tract to take access from an easement within a Common Area Reserve
Chapter 42 Section: 42-188

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

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 strict imposition of policy 42-188 requiring the development to take access from a street or shared driveway creates an undue hardship that directly deprives the owner from being able to access the property. This subdivision was originally approved by a PUD that made use of a subdivision design very similar to section 42-194 (a) - Courtyard style development performance standards. The subject tract is surrounded by Common Area that is shared with the other landowners within the development. Since 42-194 was not made part of the ordinance at the time the original plat was approved, the developer and planning department worked together through the PUD process. The PUD was recommended by staff and consequently approved by the Planning Commission. The entire remaining subdivision, that makes up approximately 13-acres and 120 Lots, was developed with a nearly identical Site Plan. The developer is seeking to maintain consistency and not impose on the wishes of his new neighbors and the community as a whole.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance, as discussed above, revolve around the PUD that was originally approved when Woodlake Forrest II Subdivision was conceived and is in no way the result of a hardship created or imposed by the applicant or developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As demonstrated by the 2023 addition of the Courtyard style development performance standards as well as the PUD request originally approved by the Planning Commission in the 1970's, when this application was first brought forth, the general purposes of this chapter will be preserved and maintained

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

The PUD approval, as well as the addition of the Courtyard style development Addition to the Subdivision Ordinances, are both evidence that the variance will not be injurious to the health, safety or welfare of the public.

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

Economic hardship plays no role in the justification of this variance request. The points made above should be the sole justification to considered approval of the variance.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

November 6th , 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Corrales Development
REFERENCE NUMBER: 2024-1984

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property north of Briar Forest Drive, east of South Gessner Road along a private 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.

Doshi Engineering & Surveying Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow single family lots to take access from a courtyard/private road. 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, December 5, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may 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 Sam Doshi with Doshi Engineering & Surveying Company at 281-395-9906. You may also contact the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832)393-6534. 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.

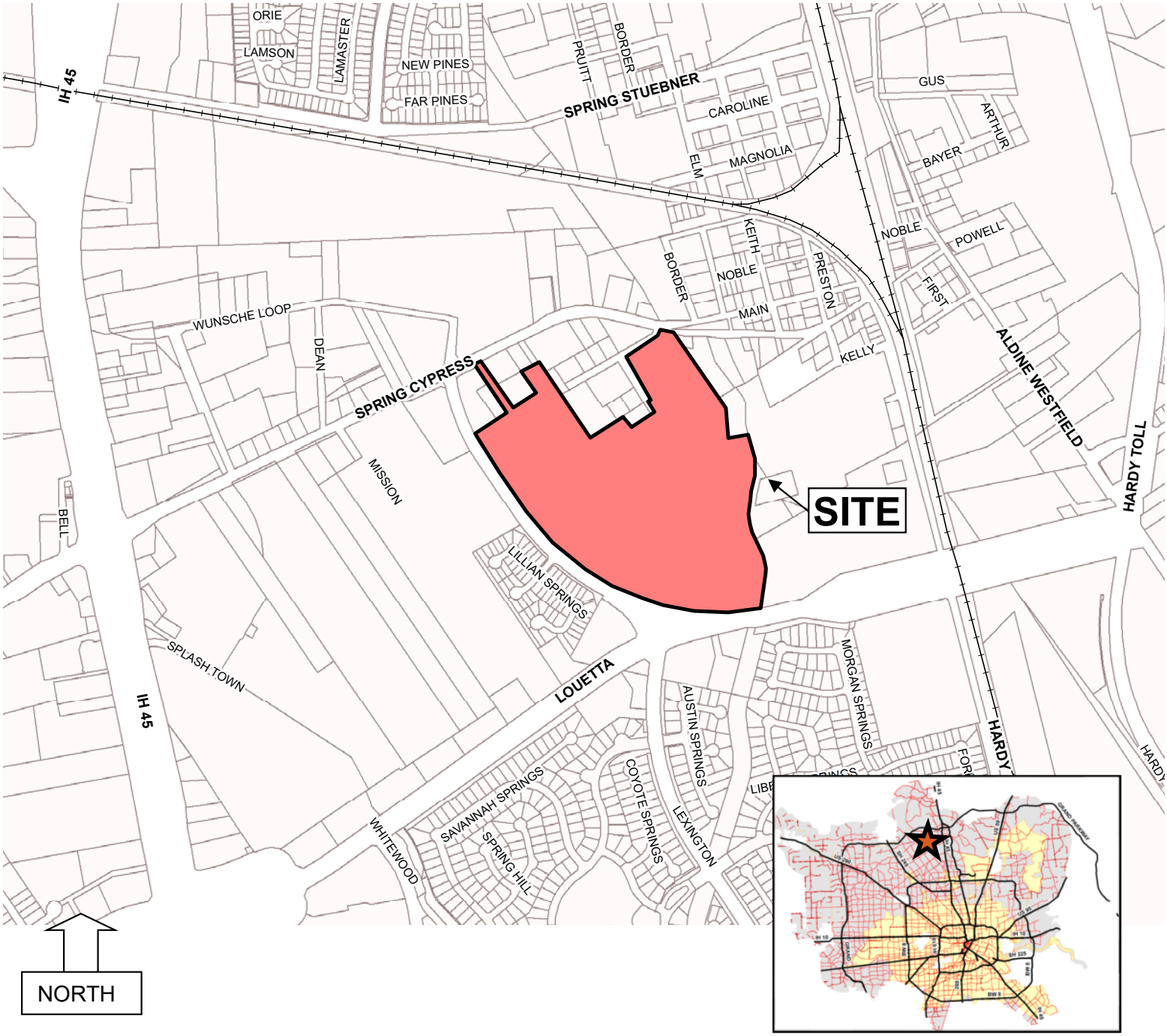
Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 2)

(Action required on 12/19/2024)

Applicant: South Texas Surveying Associates, Inc



D – Variances **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 2)

(Action required 12/19/2024)

Applicant: South Texas Surveying Associates, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 2)
(Action required 12/19/2024)

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.

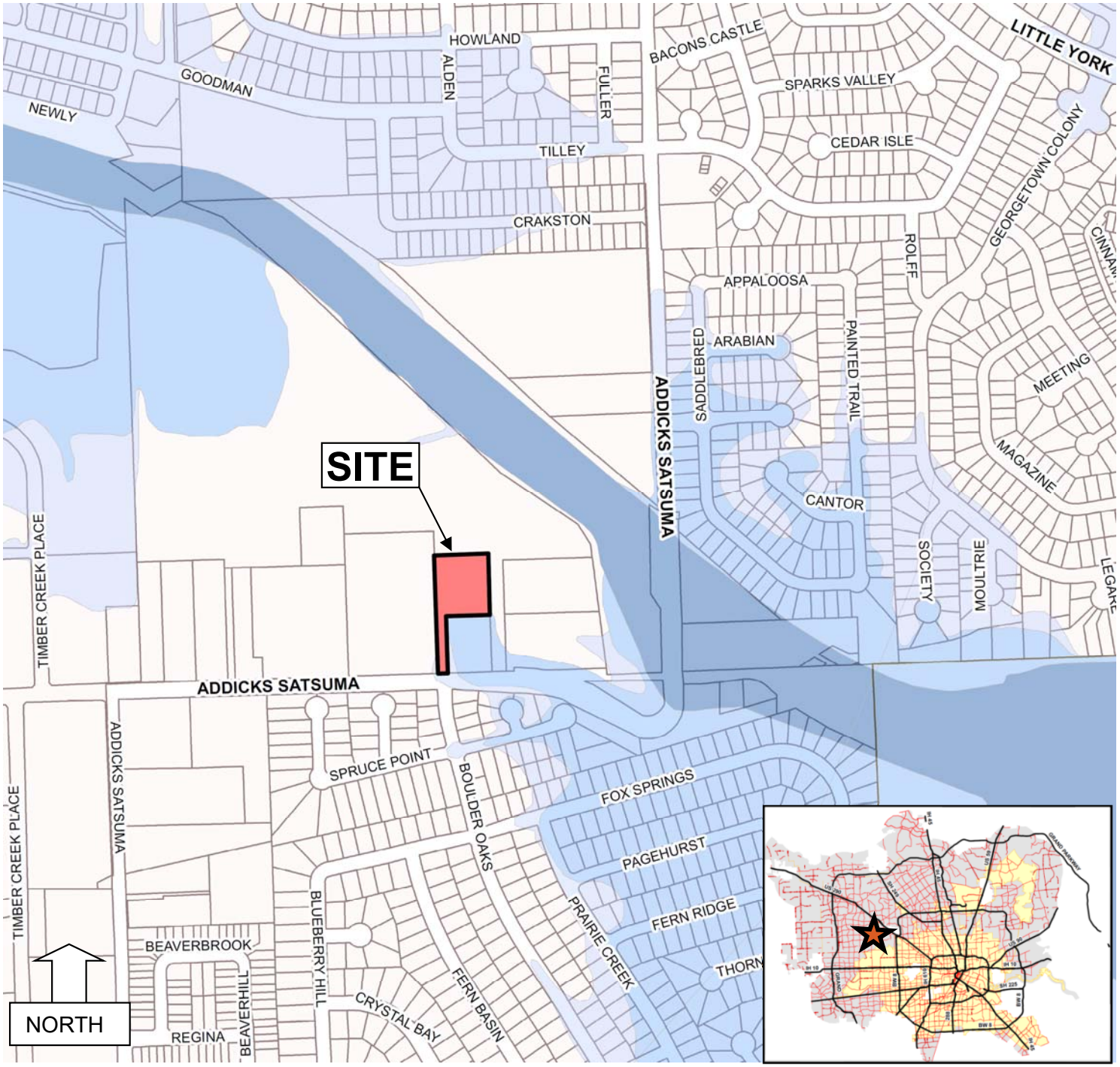
The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Perez Complex

Applicant: Owens Management Systems, LLC



D – Variances

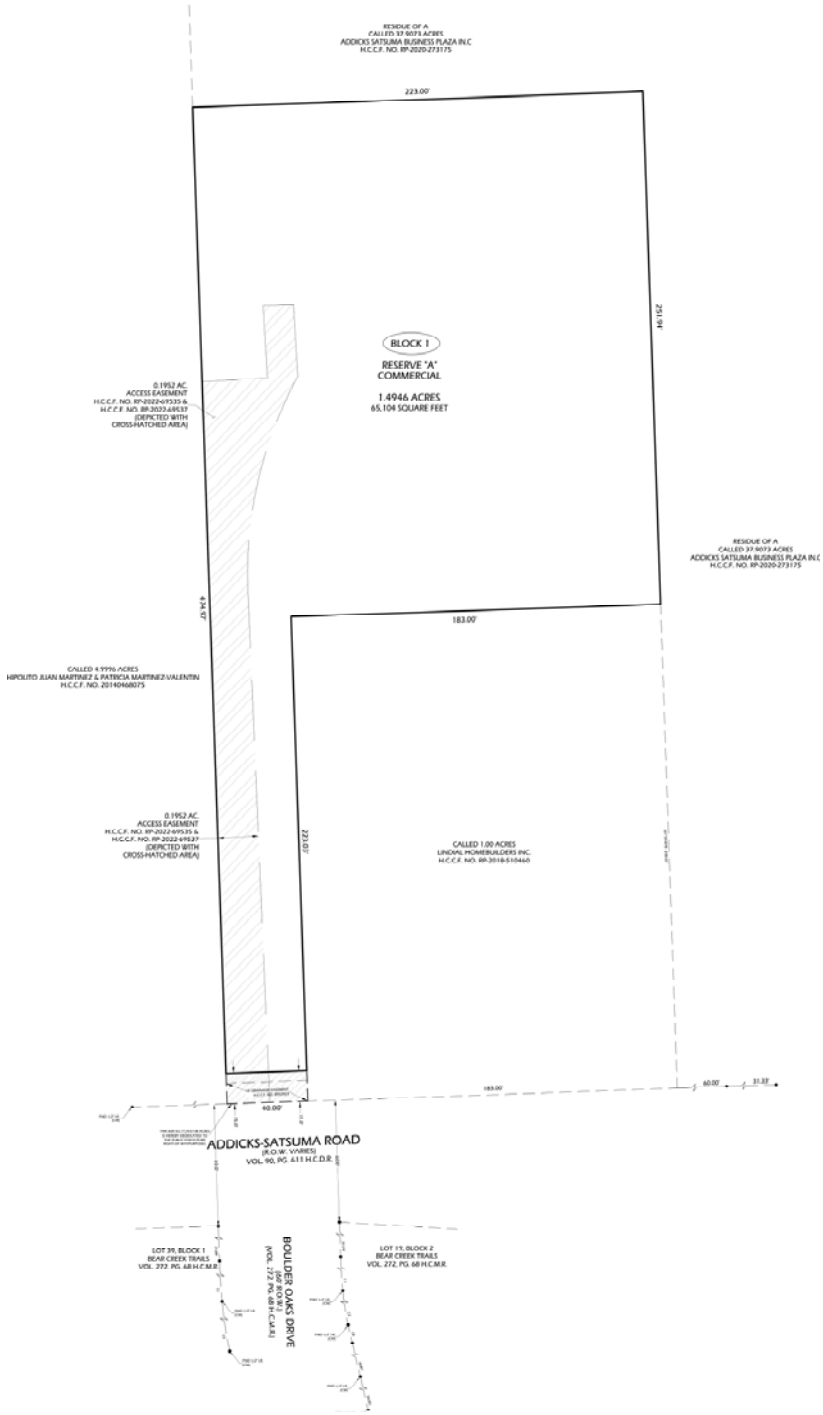
Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Perez Complex

Applicant: Owens Management Systems, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Perez Complex

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2316
Plat Name: Perez Complex
Applicant: Owens Management Systems, LLC
Date Submitted: 11/18/2024

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:
A variance is being sought to allow a 40' frontage for a reserve
Chapter 42 Section: 190

Chapter 42 Reference:
(a) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve (b) 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 MINIMUM SIZE STREET TYPE MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET FRONTAGE Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 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;
Addick-Satsuma was dedicated for public ROW per Volume 90, Page 61 HCDR May 25, 1896. The site is located in the extra-territorial jurisdiction of the City of Houston. The paved section average is 22.6'. It is north of Bear Creek Trail subdivision, south of Little York Road, east of Highway 6 and west of the north/south portion of Addicks-Satsuma. ROW name changes to Timber Creek Place Lane approximately 1602 feet west of the plat boundary. At this point, Addicks-Satusma turns and resumes north/south ROW. It is open ditch with various ROW widths. The current owner acquired 1-acre out of the Michael McCormick Survey, Abst 533 in 2010 for a commercial business. There are 6 existing metal buildings on site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The tract configuration in irregular. The frontage along Addicks-Satusma is 40', extending north 230.03' and thereafter extending east 223' x 152.46' to create one acre. The tracts on the east and west are out of acreage. The remaining 93 acres to the north include a 20.217-acre Harris County Flood Control District watercourse

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

Addicks-Satsuma is designated 80’ collector street. ROW varies. 10’ ROW dedication is included in the proposed plat. The existing gravel driveway will be maintained. No additional curb cuts are requested. The 40’ frontage aligns with the Boulder Oaks Drive in the Bear Creek Trail subdivision. At this location, per survey, the ROW is 60’ based on existing monumentation. The distance from the edge of paving to the property line is 16.7’.

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

The acreage complies with HC requirements for water well and OSSF. MUD 185 poses no objections to the drainage easement per HCCFN X931923 being in the undeveloped ROW.

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

The justification is the tracts to the east and west of the plat boundary is privately owned and additional land cannot be acquired to create 60’ frontage. The varaince was approved under 2021-0390. We are resubmitting to add additional acreage.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Kings River North

Applicant: Meta Planning + Design LLC



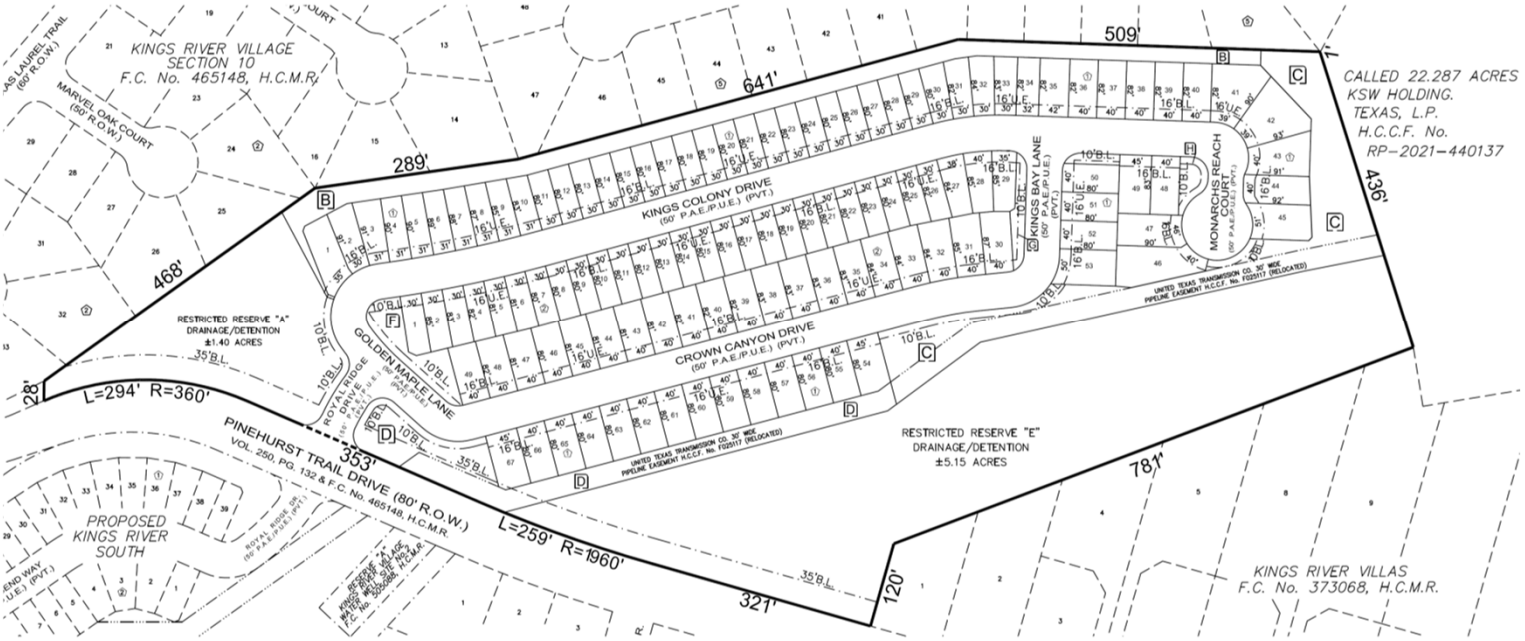
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Kings River North

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 12/05/2024**

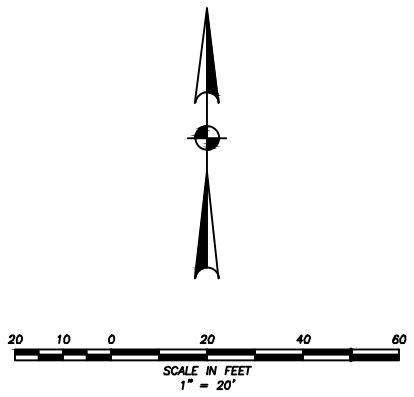
Subdivision Name: Kings River North

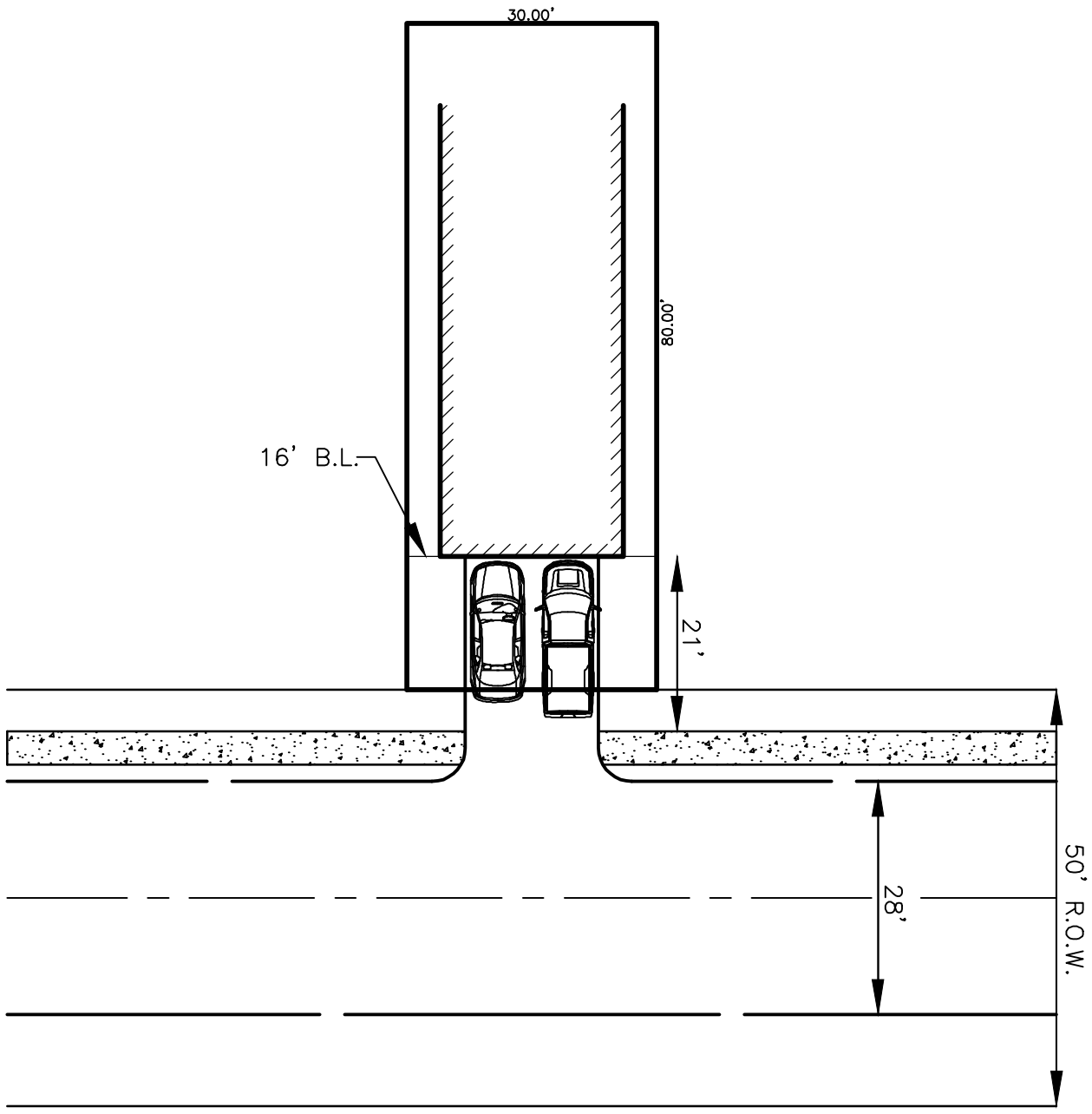
Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements

Aerial





RG Miller | DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

1080 Eldridge Parkway, Ste 600
Houston, TX 77077

713.461.9600 | rgmiller.dccm.com

KINGS RIVER - LOT EXHIBIT

Scale:	Job No.:	Date:	Exhibit:
1"=20'	4938.101	10/2024	1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2024-2345
Plat Name: Kings River North
Applicant: Meta Planning + Design LLC
Date Submitted: 11/18/2024

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

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

To allow for a 16' garage building line for single family lots along a Type 1 PAE/PUE.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street..."

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

STATEMENT OF FACTS:

Please see Variance form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2345
Plat Name: Kings River North
Applicant: Meta Planning + Design LLC
Date Submitted: 11/18/2024

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:
To allow for a 16' garage building line for single family lots along a Type 1 PAE/PUE.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street..."

Statement of Facts

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

The Kings River South development is a ±17.7-acre single family residential development situated in the northeast portion of Houston's ETJ in Harris County. It is located north of FM 1960, east of West Lake Houston Pkwy and south of Lake Houston. The development proposes Type 1 private streets (PAE/PUE) which follow the same standards as public local streets, for which Chapter 42 allows a 10' setback on the principal structure and a 20' setback on the garage. This dual setback is intended to ensure that vehicles can park in the driveway without blocking the sidewalk or hanging into the street, especially on streets with open-ditch cross sections or substandard paving sections. The subject variance request is to allow a 16' garage building line along these private streets. The new streets will be built to public standards with a curb and gutter cross-section, so there will be no ditch to contend with. Since the proposed development is utilizing private streets, it will not be accessible to public through traffic, which significantly reduces potential impacts on surrounding properties and public roadways, as only residents and their guests will have access. This limited access promotes safety and minimizes any impact on traffic flow. The variance request specifically addresses the placement of the garage, not the main structure, allowing the remainder of the property to align with the regular setback standards. The design provides at least 27 feet from the garage door to the back of the curb, and about 21 feet from the garage door to the sidewalk. This setback ensures that vehicles can be parked in front of the garage without obstructing sidewalks or limiting pedestrian access, thereby enhancing safety for residents and visitors. The distance also ensures that vehicles parked in the driveways will not overhang the street, which ensures the variance does not negatively impact public safety or functionality and aligns with the intent of the 20' garage setback requirement.

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

n/a

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

The circumstances supporting the granting of the variance are the enclosed, private street nature of the development and that it meets the intent and general purposes of the ordinance. The ordinance is intended to protect a multitude of different street cross-sections, but by constructing a new curb-and-gutter cross section, the circumstances that the ordinance guards against are not present. Meeting the standards of the ordinance would deprive the developer of the reasonable use of the land.

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

The intent and general purposes of this chapter will be preserved and maintained by providing adequate distance for parked vehicles in the driveway to not overhang the sidewalk or the street.

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

Granting the herein requested variance will not be injurious to the public health or safety or welfare as the intended outcome of the ordinance is upheld – there is adequate space in the driveway to park a vehicle without blocking the street or sidewalk.

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

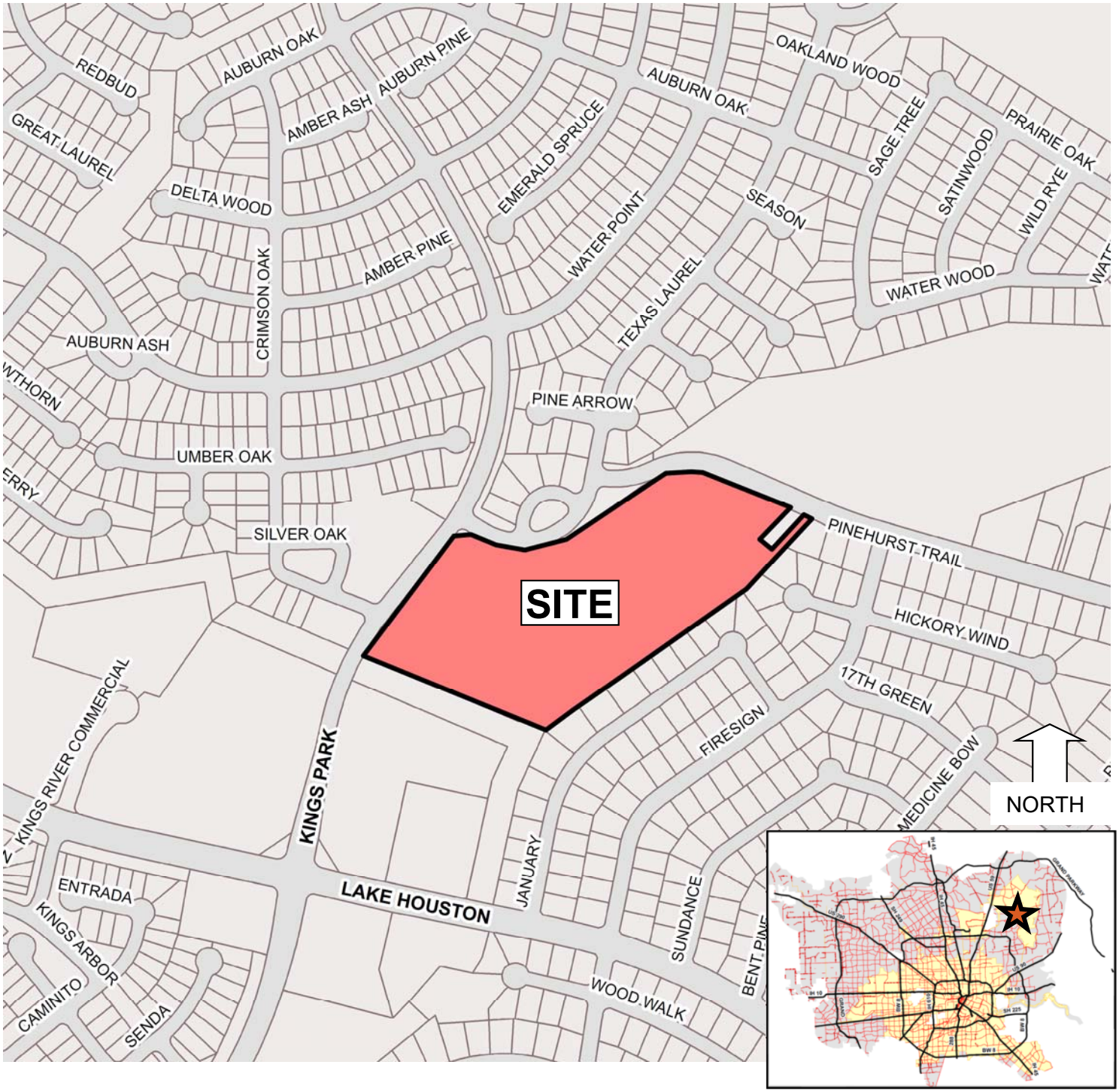
Economic hardship is not the justification for this variance. The developer is meeting the intent of the ordinance and would be deprived of the highest and best use of their land if required to comply with the ordinance as written.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Kings River South

Applicant: Meta Planning + Design LLC



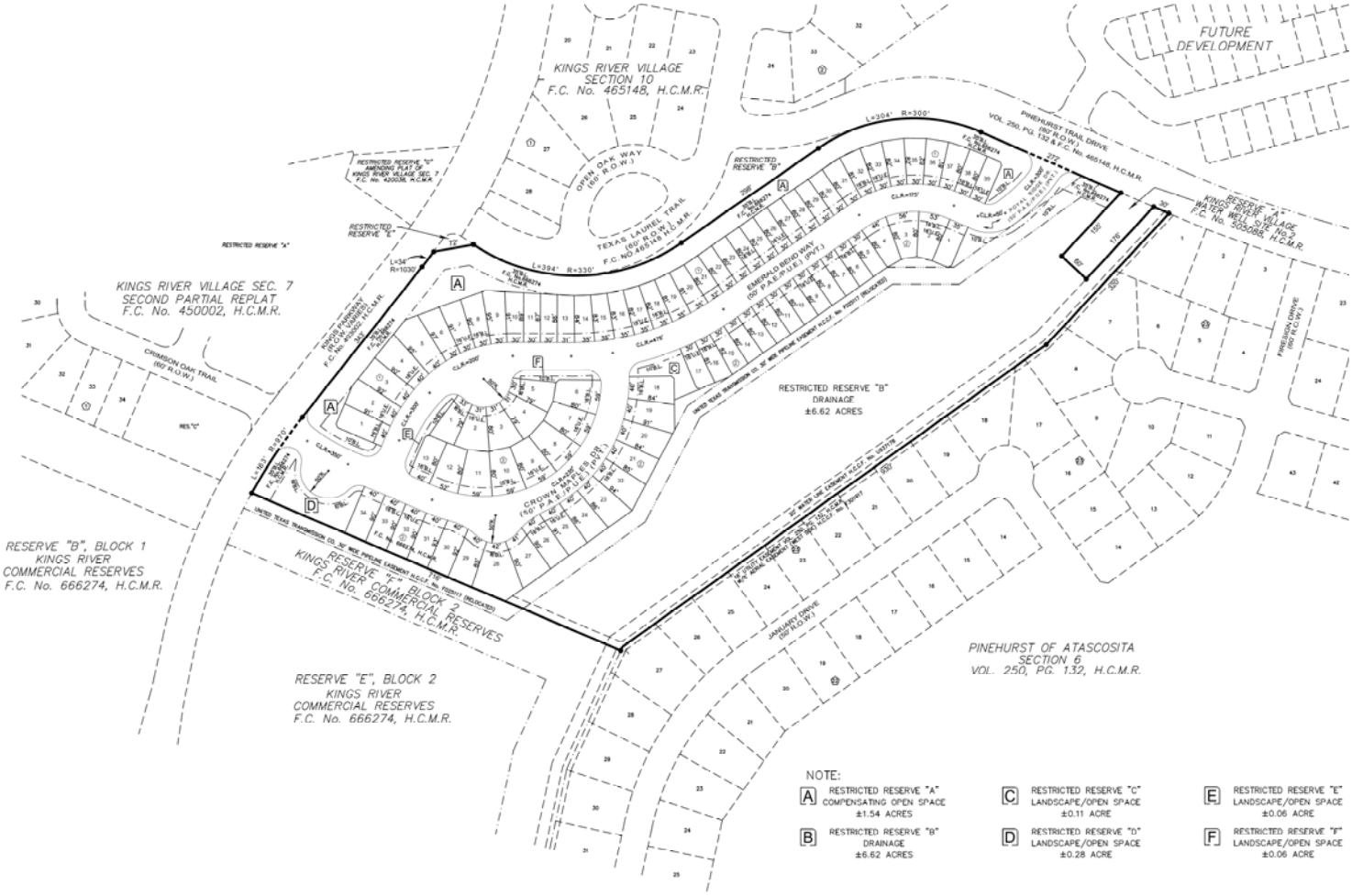
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/05/2024**

Subdivision Name: Kings River South

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 12/05/2024**

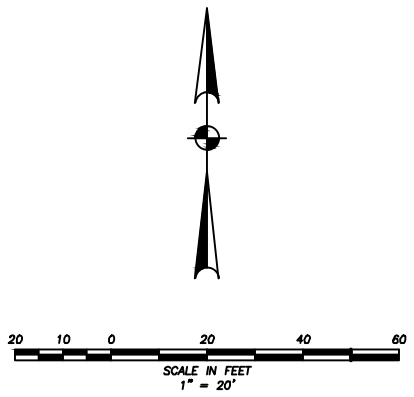
Subdivision Name: Kings River South

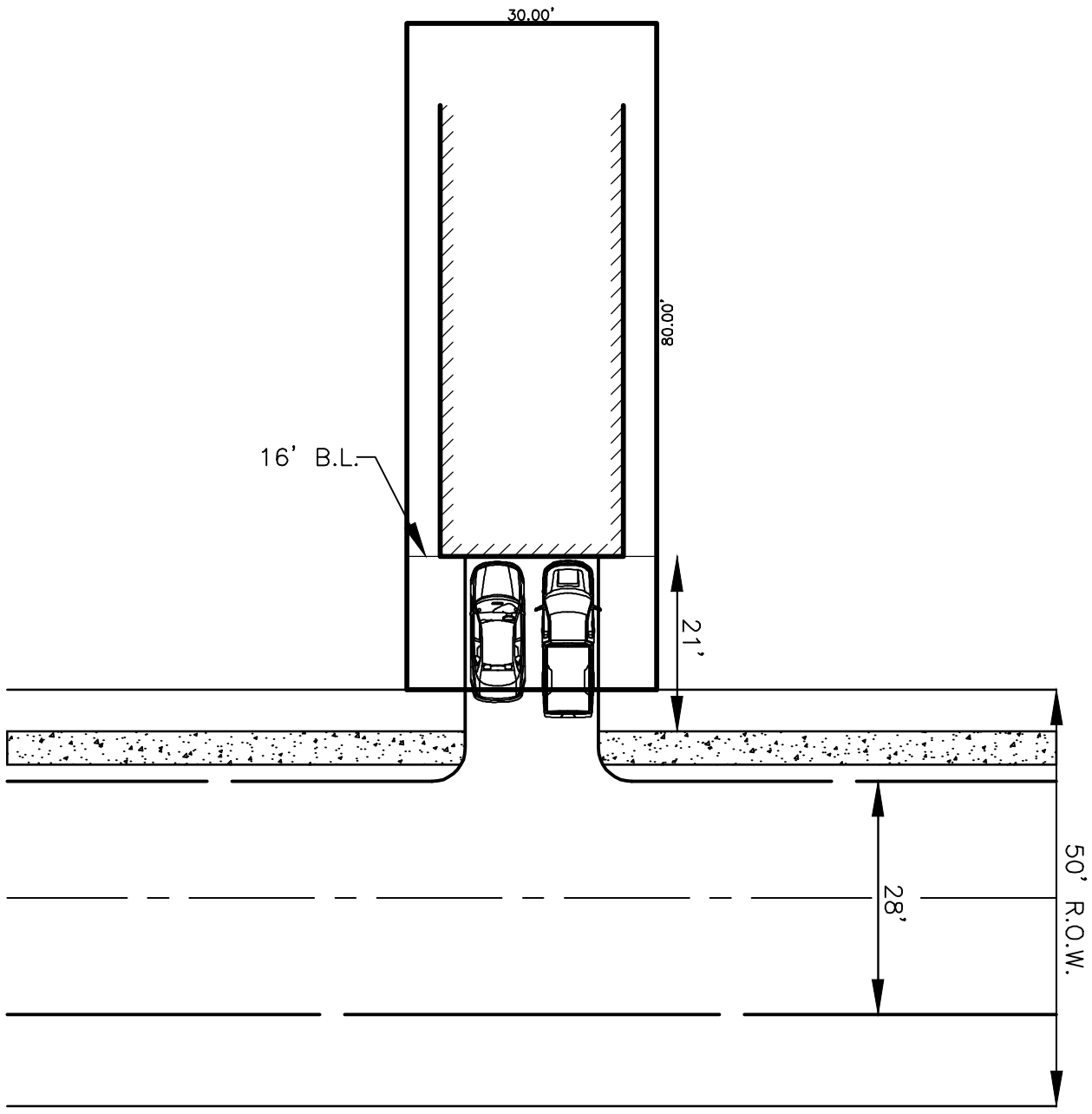
Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements

Aerial





RG Miller | DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

1080 Eldridge Parkway, Ste 600
Houston, TX 77077

713.461.9600 | rgmiller.dccm.com

KINGS RIVER - LOT EXHIBIT

Scale:	Job No.:	Date:	Exhibit:
1"=20'	4938.101	10/2024	1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2024-2339
Plat Name: Kings River South
Applicant: Meta Planning + Design LLC
Date Submitted: 11/18/2024

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

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

To allow for a 16' garage building line for single family lots along a Type 1 PAE/PUE.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street..."

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

STATEMENT OF FACTS:

Please see variance text.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2339
Plat Name: Kings River South
Applicant: Meta Planning + Design LLC
Date Submitted: 11/18/2024

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:
To allow for a 16' garage building line for single family lots along a Type 1 PAE/PUE.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street..."

Statement of Facts

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

The Kings River South development is a ±17.7-acre single family residential development situated in the northeast portion of Houston's ETJ in Harris County. It is located north of FM 1960, east of West Lake Houston Pkwy and south of Lake Houston. The development proposes Type 1 private streets (PAE/PUE) which follow the same standards as public local streets, for which Chapter 42 allows a 10' setback on the principal structure and a 20' setback on the garage. This dual setback is intended to ensure that vehicles can park in the driveway without blocking the sidewalk or hanging into the street, especially on streets with open-ditch cross sections or substandard paving sections. The subject variance request is to allow a 16' garage building line along these private streets. The new streets will be built to public standards with a curb and gutter cross-section, so there will be no ditch to contend with. Since the proposed development is utilizing private streets, it will not be accessible to public through traffic, which significantly reduces potential impacts on surrounding properties and public roadways, as only residents and their guests will have access. This limited access promotes safety and minimizes any impact on traffic flow. The variance request specifically addresses the placement of the garage, not the main structure, allowing the remainder of the property to align with the regular setback standards. The design provides at least 27 feet from the garage door to the back of the curb, and about 21 feet from the garage door to the sidewalk. This setback ensures that vehicles can be parked in front of the garage without obstructing sidewalks or limiting pedestrian access, thereby enhancing safety for residents and visitors. The distance also ensures that vehicles parked in the driveways will not overhang the street, which ensures the variance does not negatively impact public safety or functionality and aligns with the intent of the 20' garage setback requirement.

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

n/a

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

The circumstances supporting the granting of the variance are the enclosed, private street nature of the development and that it meets the intent and general purposes of the ordinance. The ordinance is intended to protect a multitude of different street cross-sections, but by constructing a new curb-and-gutter cross section, the circumstances that the ordinance guards against are not present. Meeting the standards of the ordinance would deprive the developer of the reasonable use of the land.

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

The intent and general purposes of this chapter will be preserved and maintained by providing adequate distance for parked vehicles in the driveway to not overhang the sidewalk or the street.

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

Granting the herein requested variance will not be injurious to the public health or safety or welfare as the intended outcome of the ordinance is upheld – there is adequate space in the driveway to park a vehicle without blocking the street or sidewalk.

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

Economic hardship is not the justification for this variance. The developer is meeting the intent of the ordinance and would be deprived of the highest and best use of their land if required to comply with the ordinance as written.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/05/2024
ITEM: 130

Applicant: GUSTAVO RIVERA
Contact Person: CP DIRT WORKS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1757	77357	5874	257M	ETJ

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

ADDRESS: 19720 FOREST DRIVE E, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 659 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

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: 12/05/2024
ITEM: 131

Applicant: JOE AND TRACIE SPRADLIN
Contact Person: DILLON CONLEY

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1758	77365	5672	295D	ETJ

WEST OF: WALNUT DR **NORTH OF:** FM 1314

ADDRESS: 20555 AND 20547 S HILLCREST DR, PORTER, TX

ACREAGE:

LEGAL DESCRIPTION:

THE SOUTH ½ OF TRACT 48, OF FREEWAY OAKS, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 329 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

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

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

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

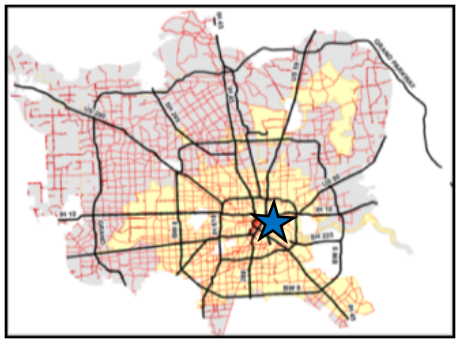
ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

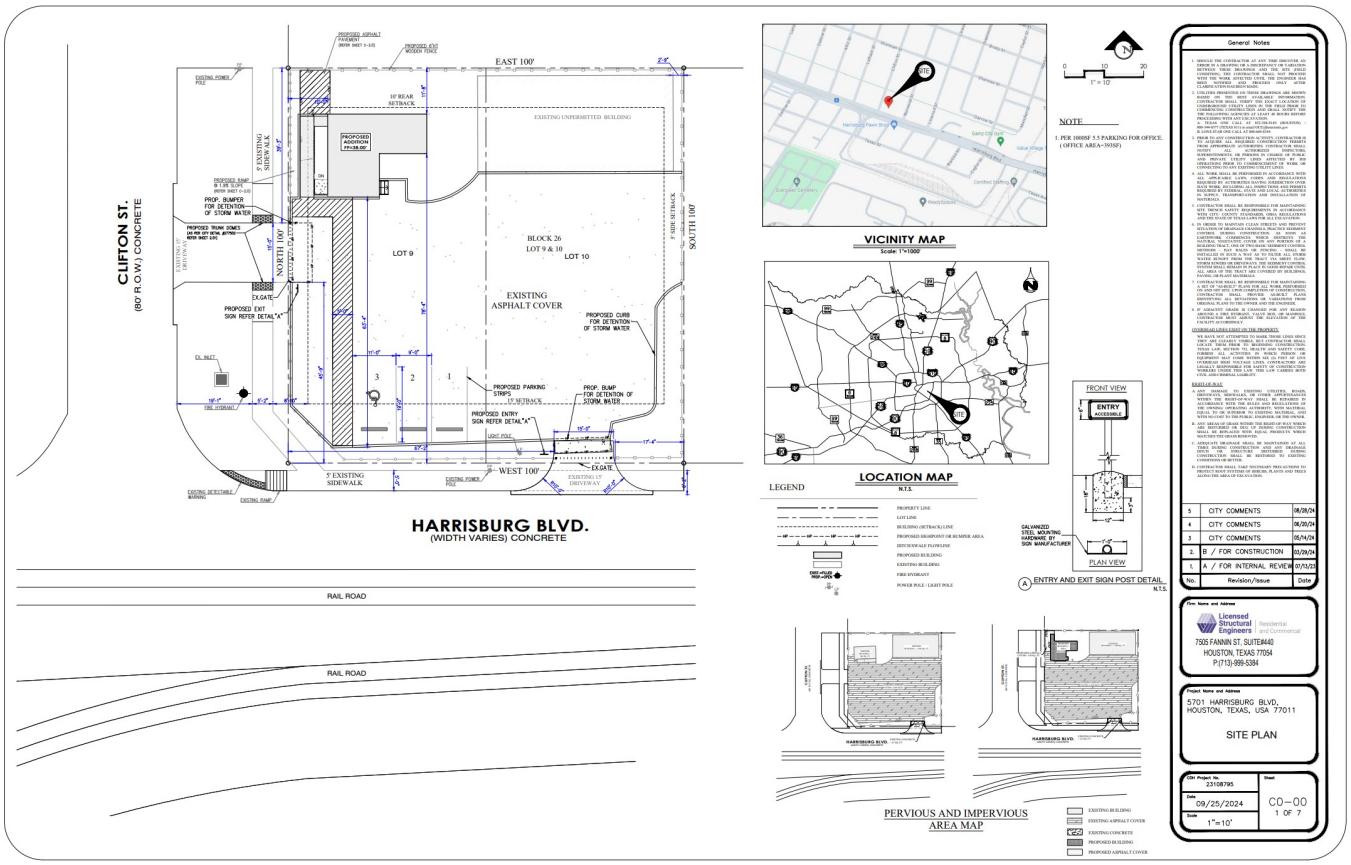
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

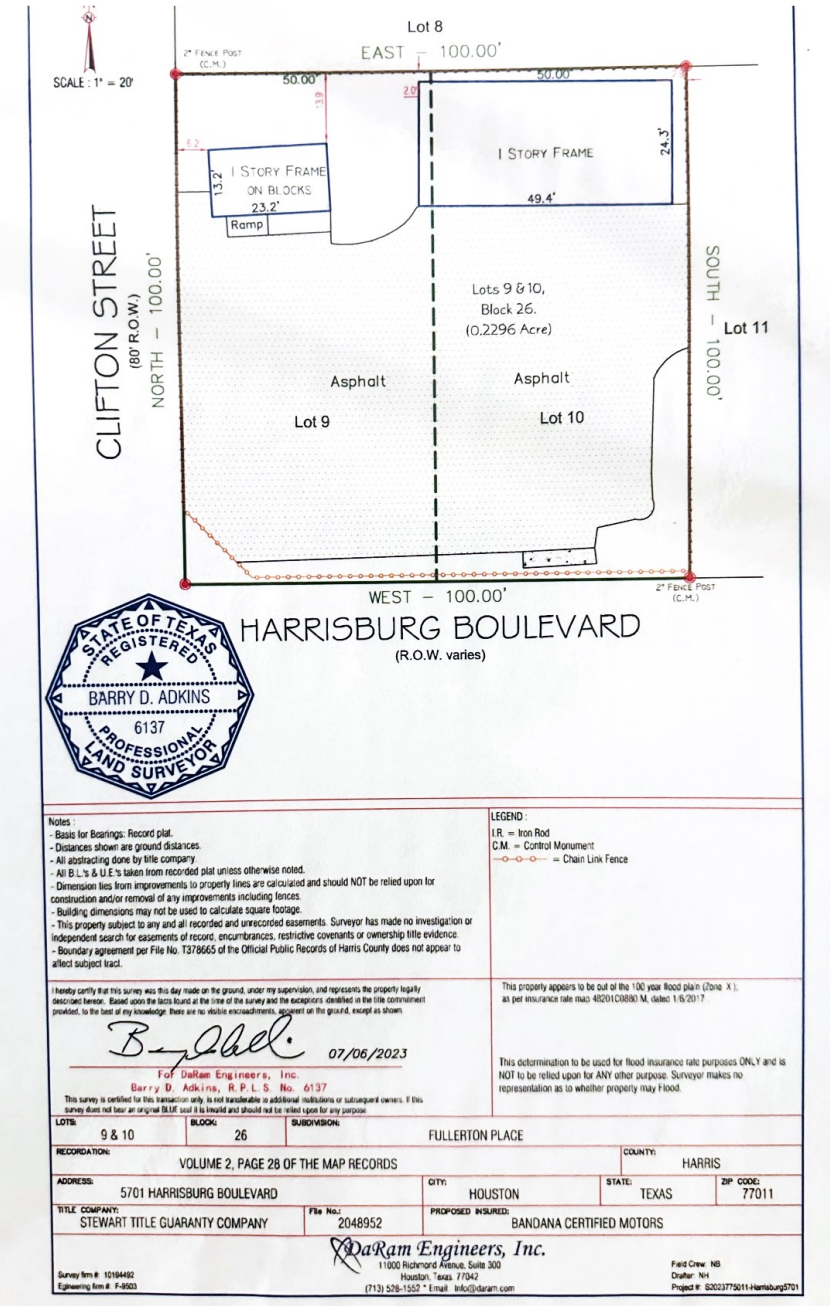
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

Survey



DEVELOPMENT PLAT VARIANCE

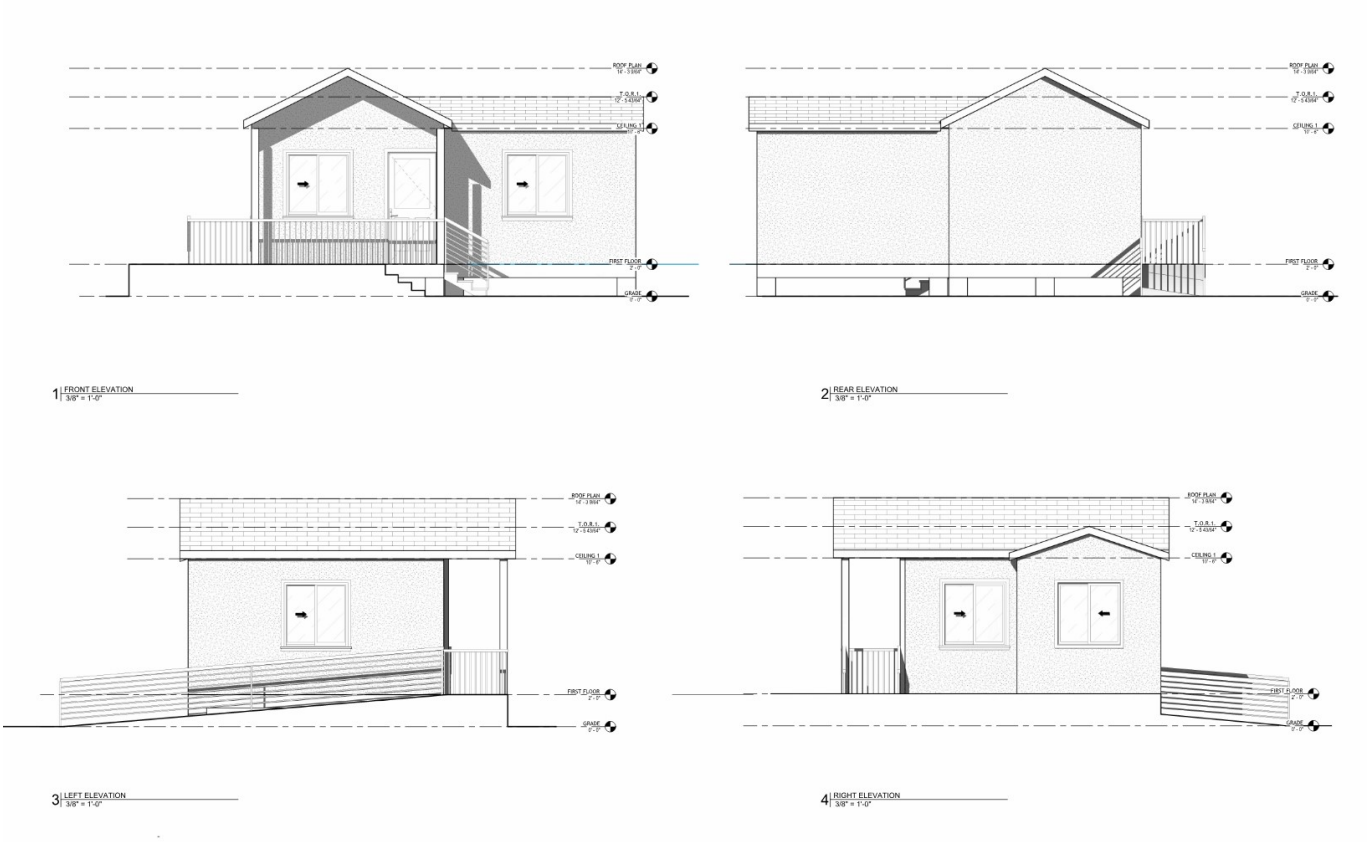
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: (DEF 1)

Meeting Date: 12/05/2024

Elevations



DEVELOPMENT PLAT VARIANCE

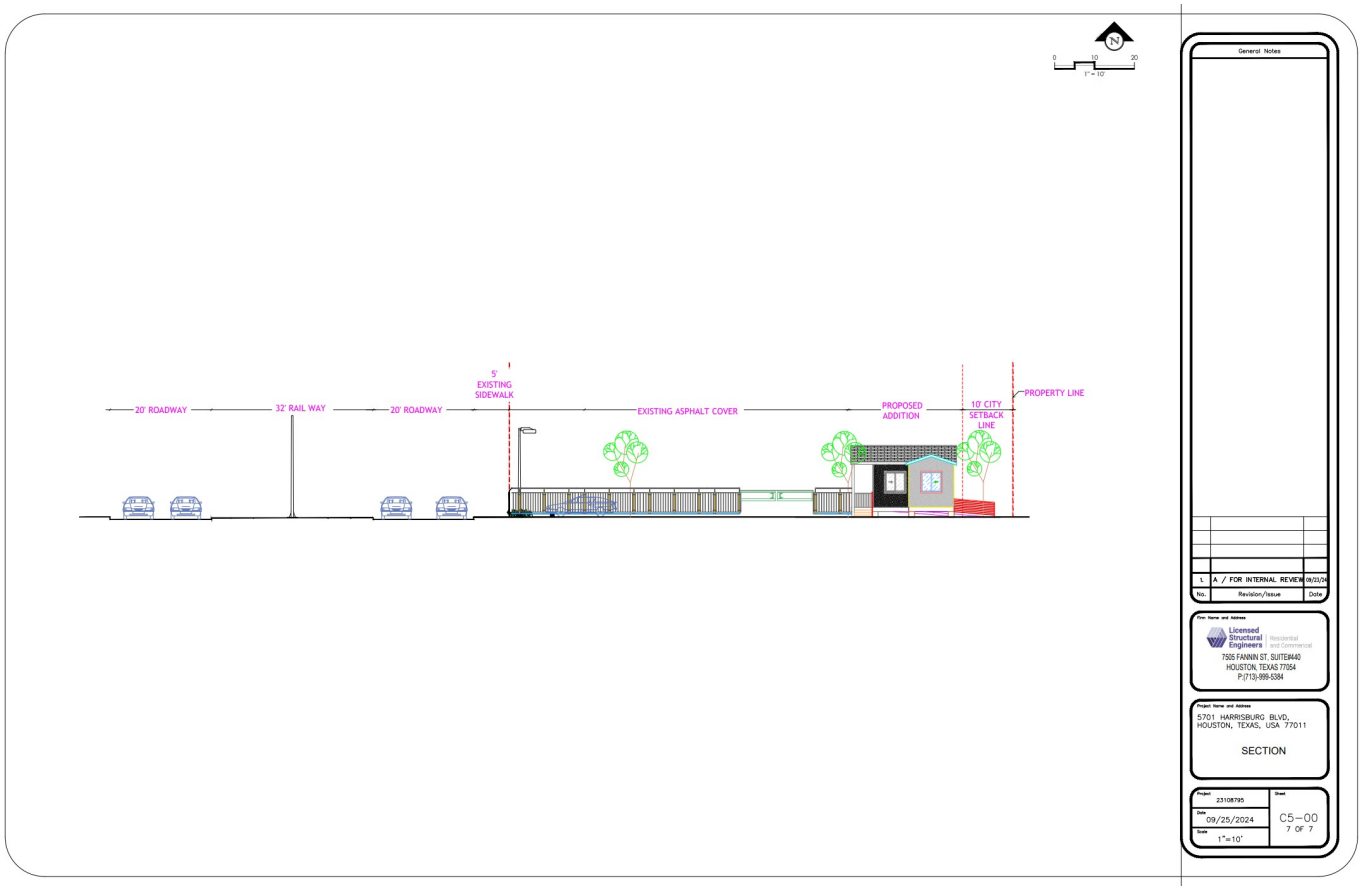
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132 (DEF 1)

Meeting Date: 12/05/2024

Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

Houston Planning Commission

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

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

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.

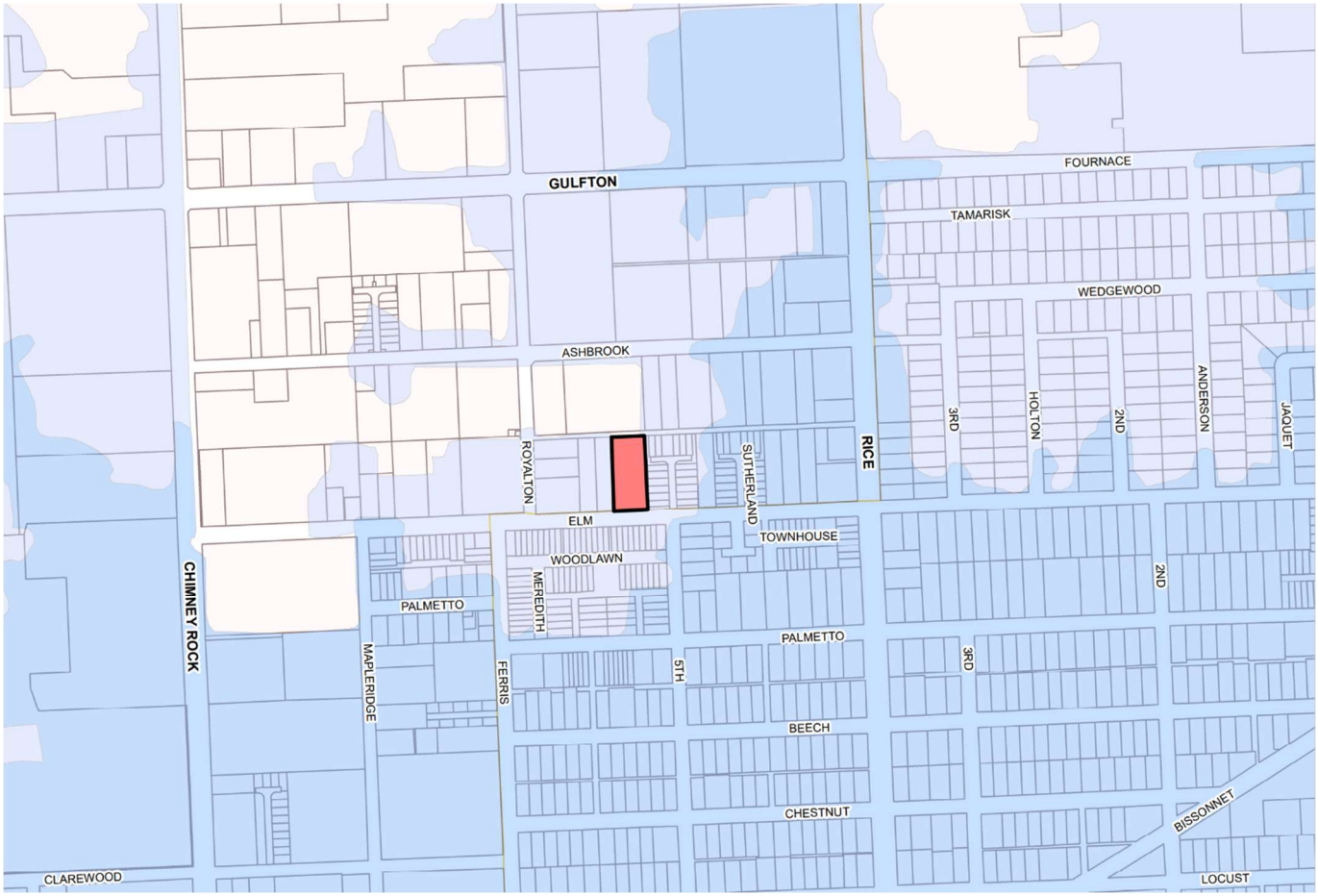
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

Houston Planning Commission

Location Map



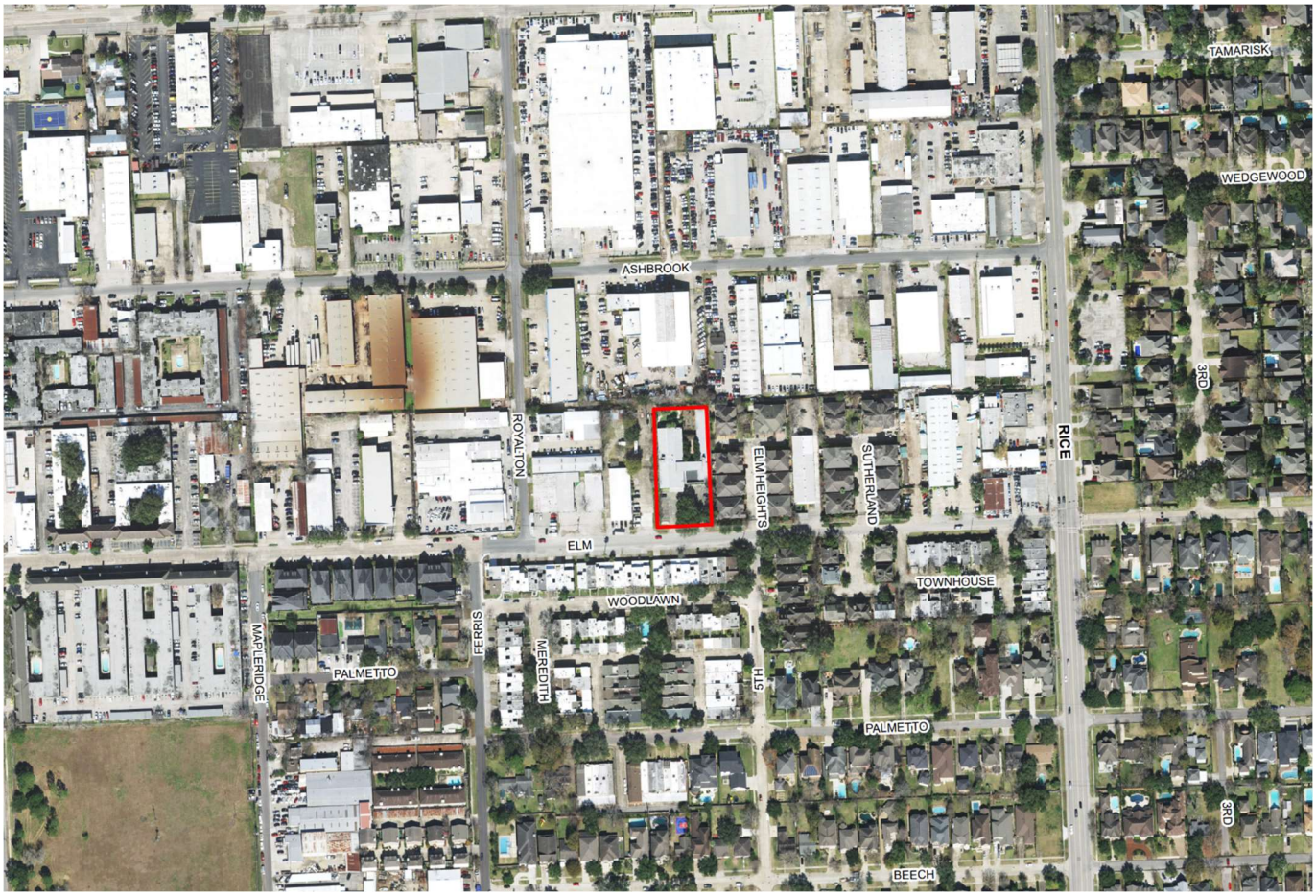
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

Houston Planning Commission

Aerial Map



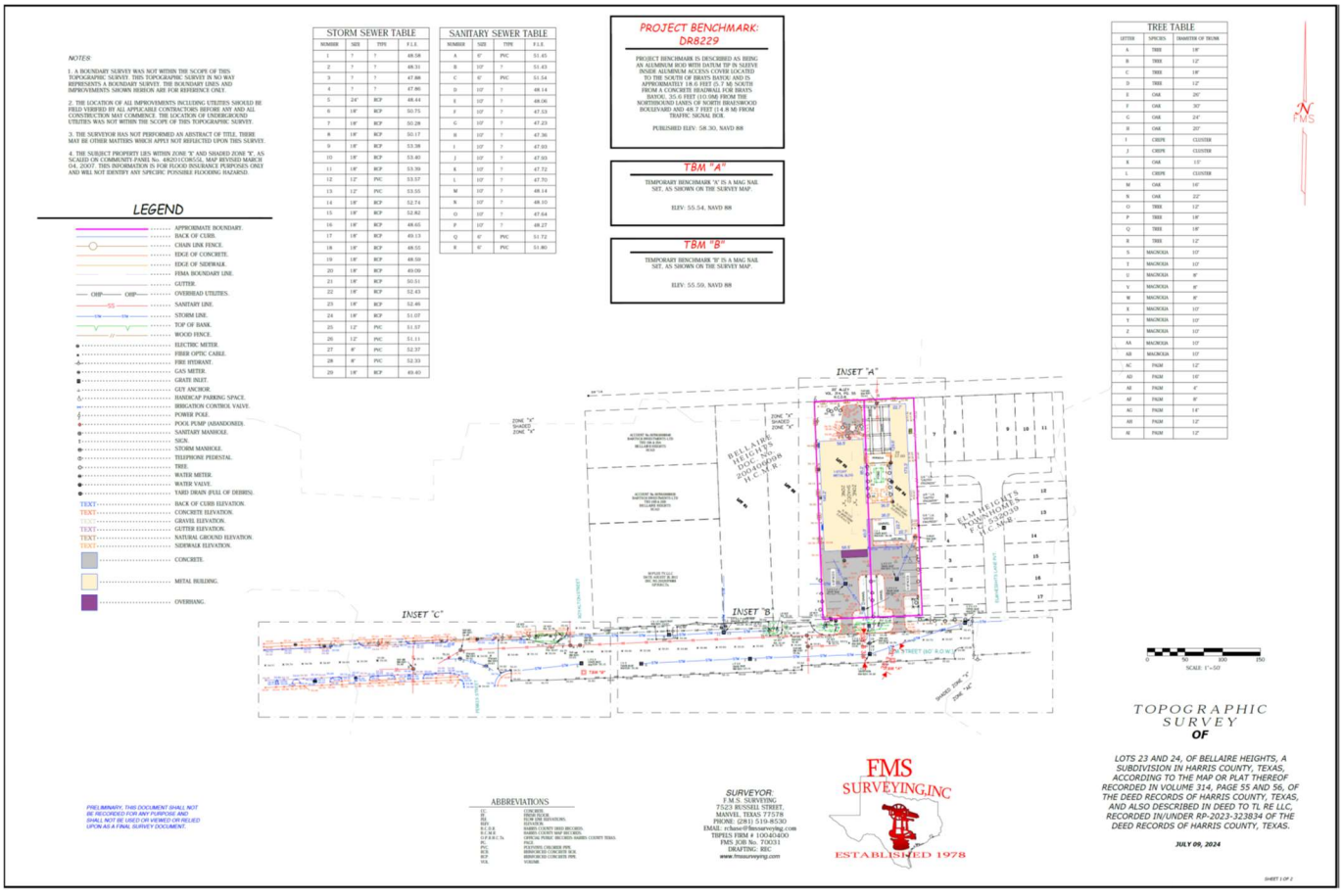
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

Houston Planning Commission

Survey



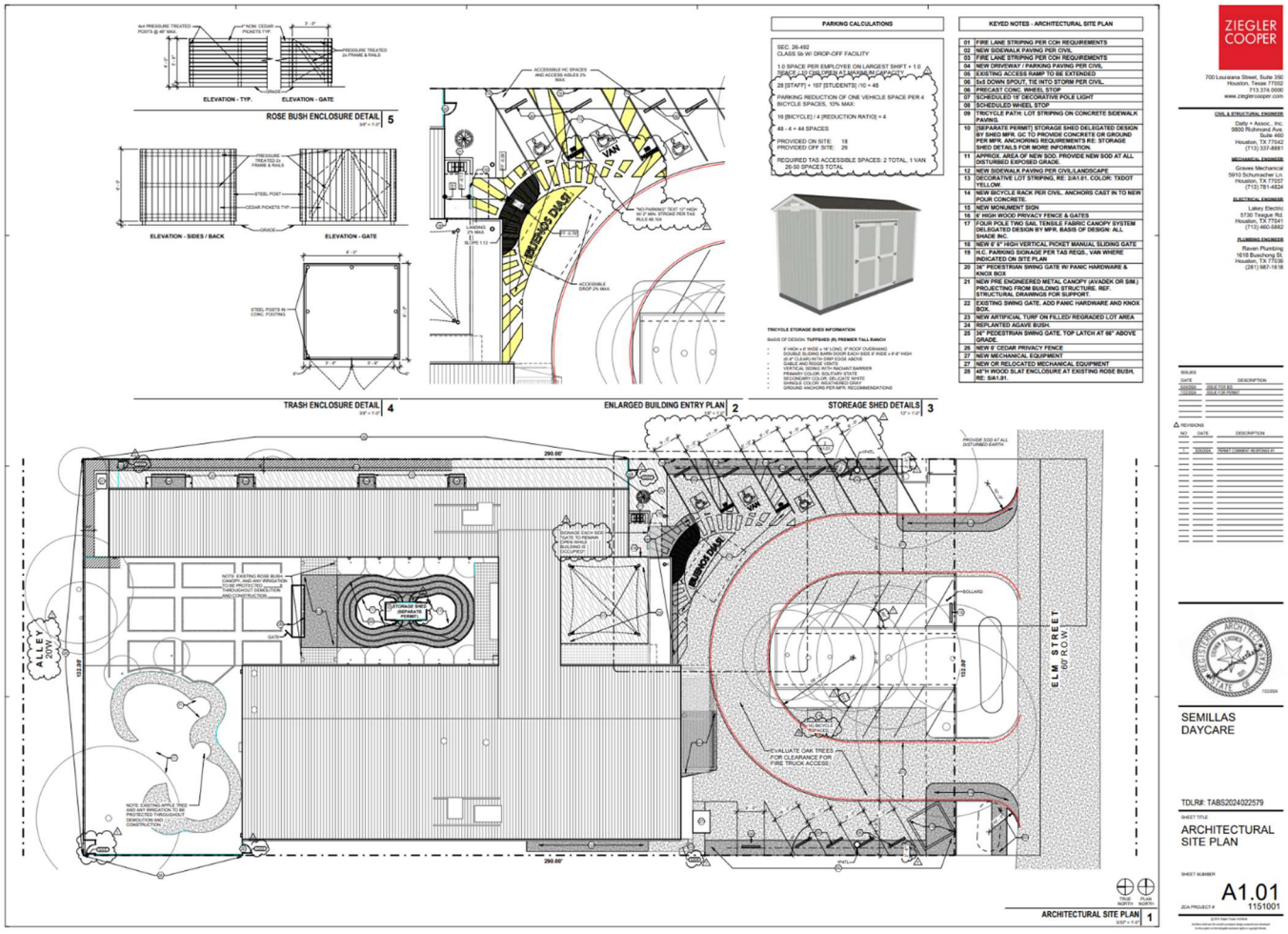
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

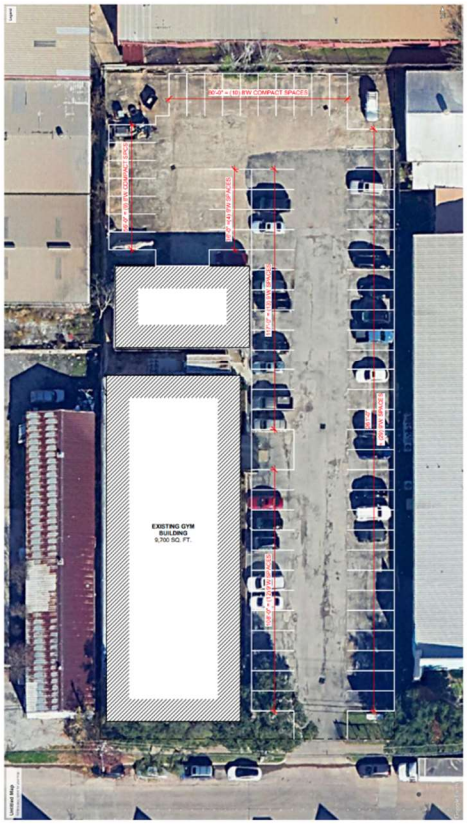
ITEM: III (DEF 1)
Meeting Date: 12/05/2024

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

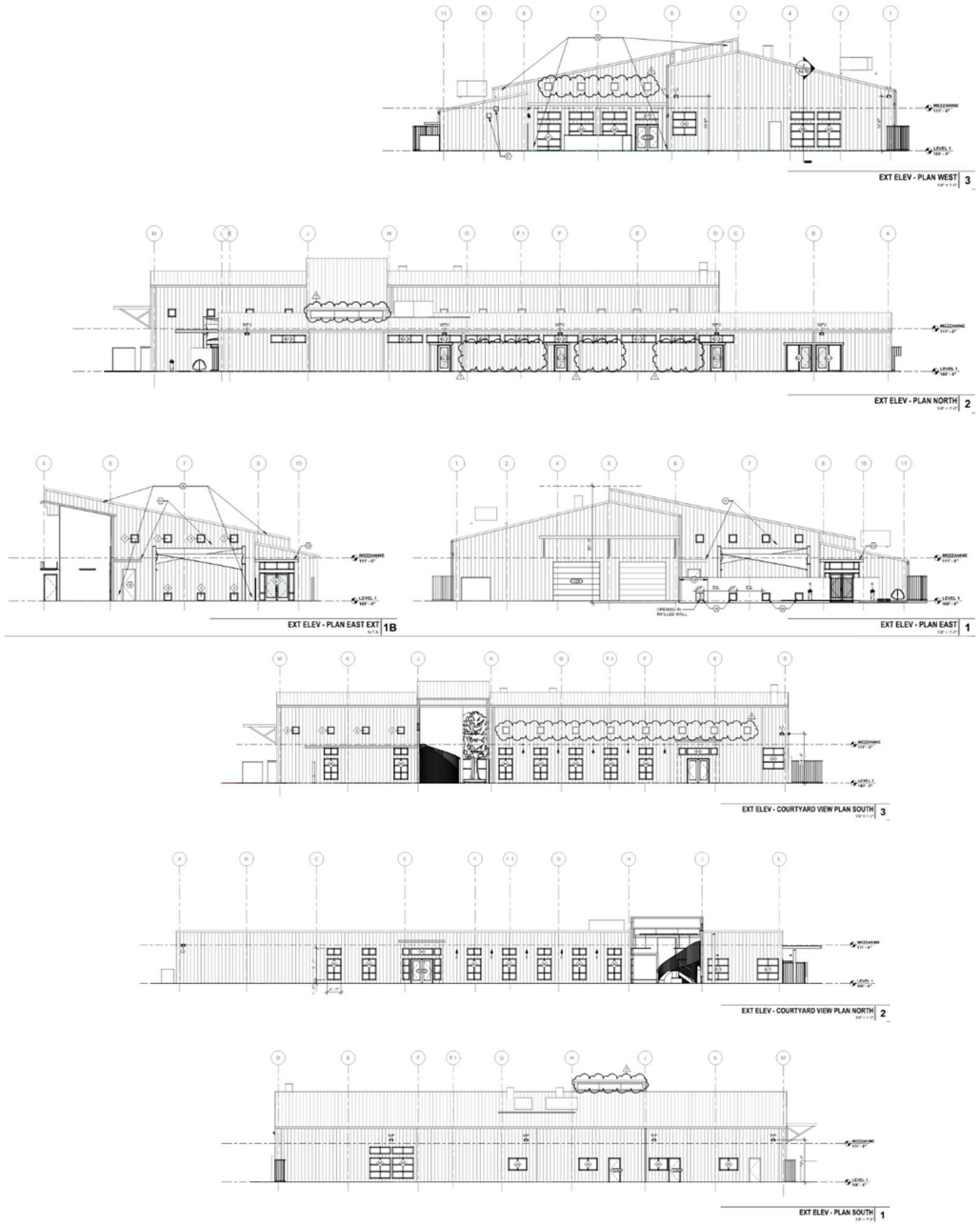
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 12/05/2024

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 3)
Meeting Date: 12/05/24

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

Houston Planning Commission

ITEM: VI (DEF 3)
Meeting Date: 12/05/24

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 (DEF 3)
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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

ITEM: VI (DEF 3)
Meeting Date: 12/05/24

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)
Meeting Date: 12/05/24

Aerial Map



OFF-STREET PARKING VARIANCE

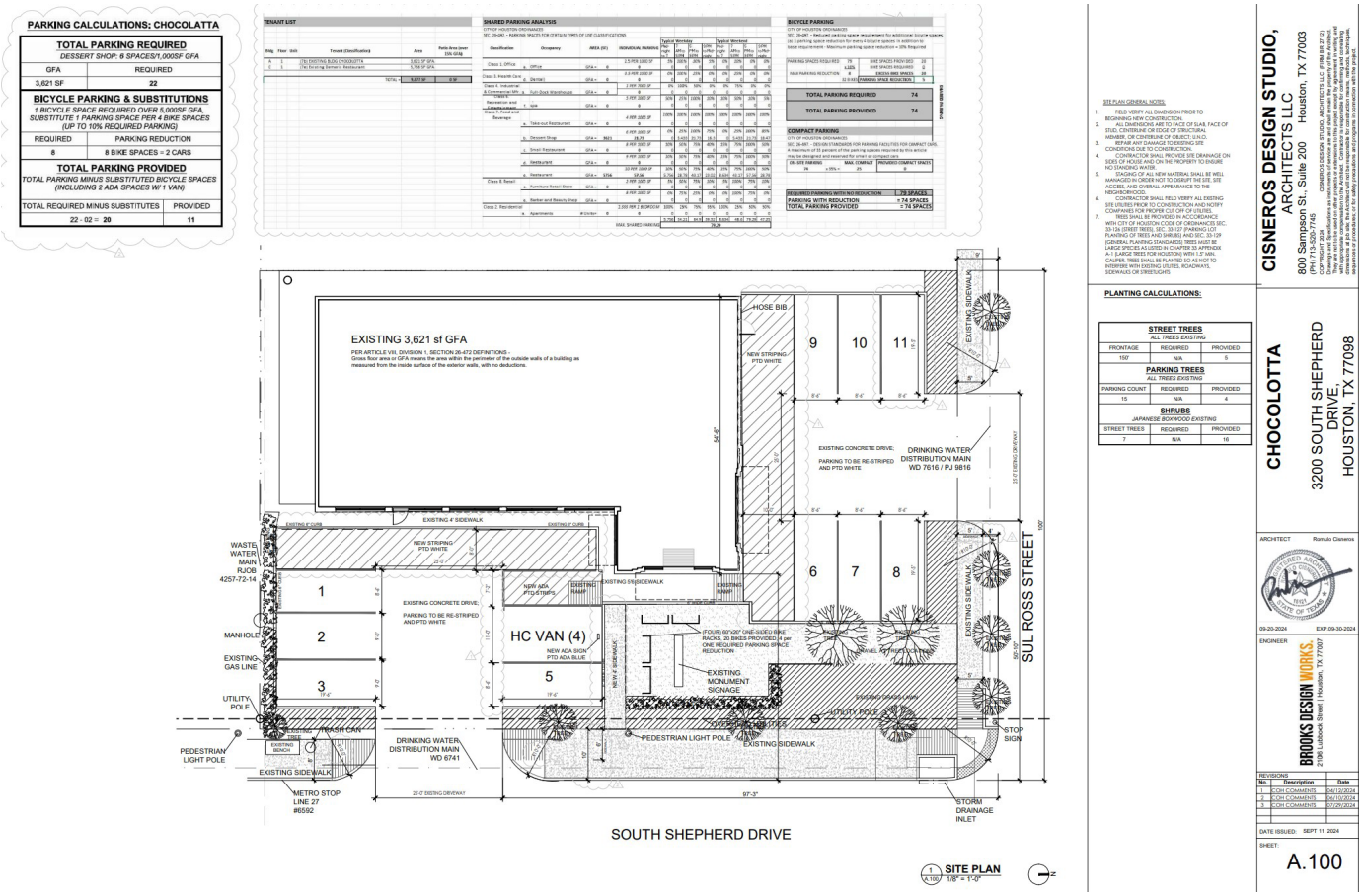
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)

Meeting Date: 12/05/24

Site Plan



OFF-STREET PARKING VARIANCE

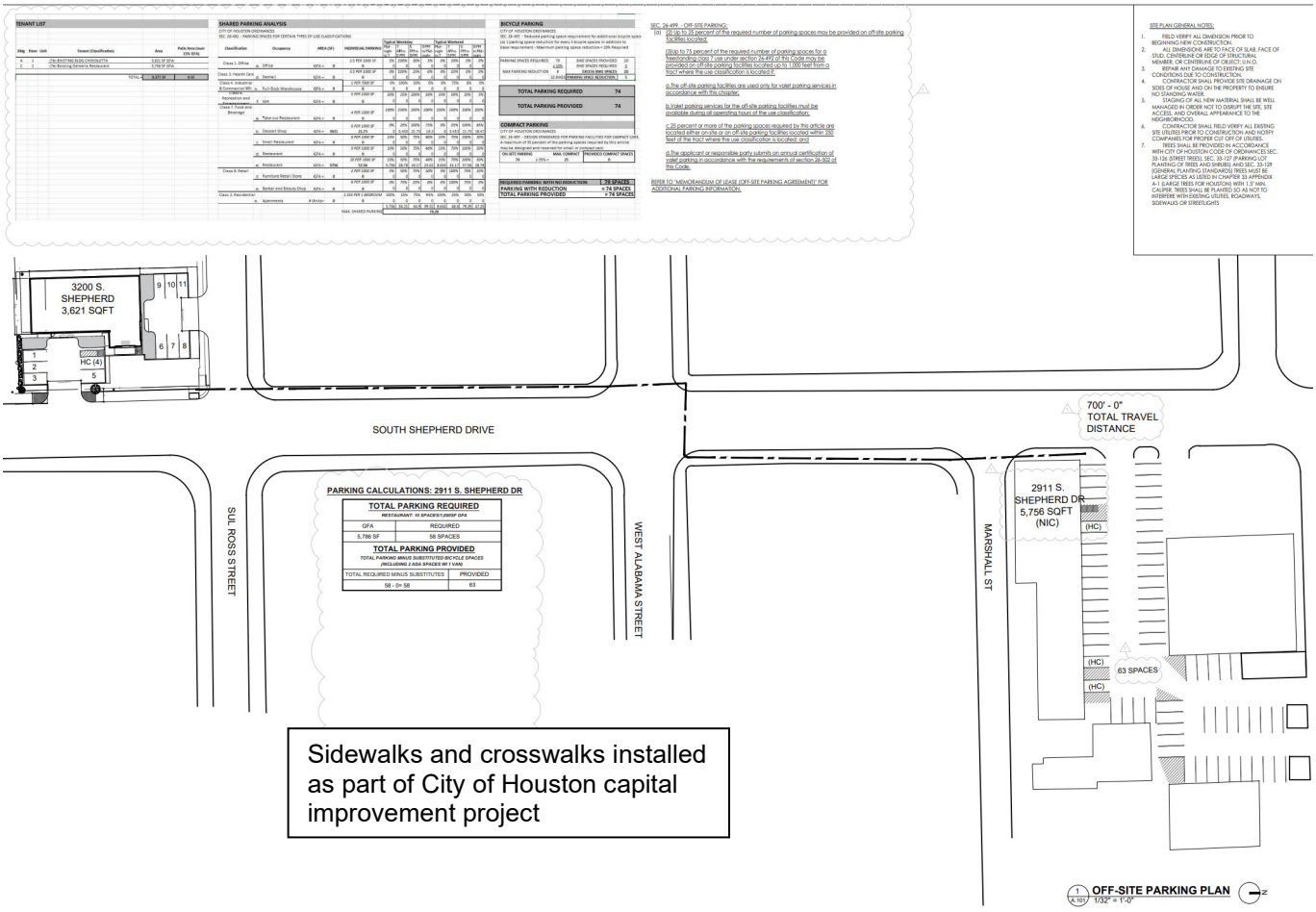
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)

Meeting Date: 12/05/24

Off-site Parking Plan



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

OFF-STREET PARKING VARIANCE

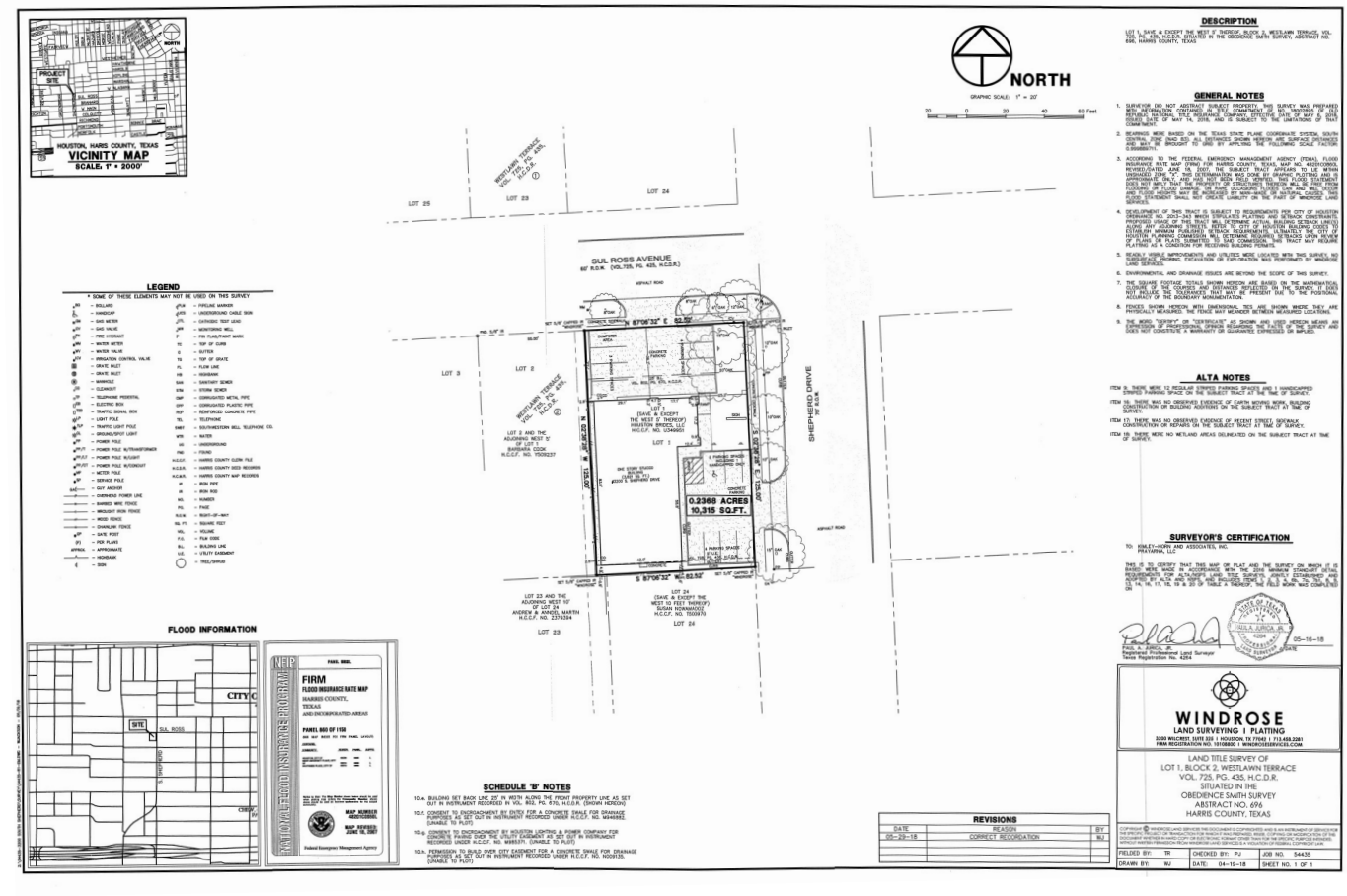
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)

Meeting Date: 12/05/24

Survey



OFF-STREET PARKING VARIANCE

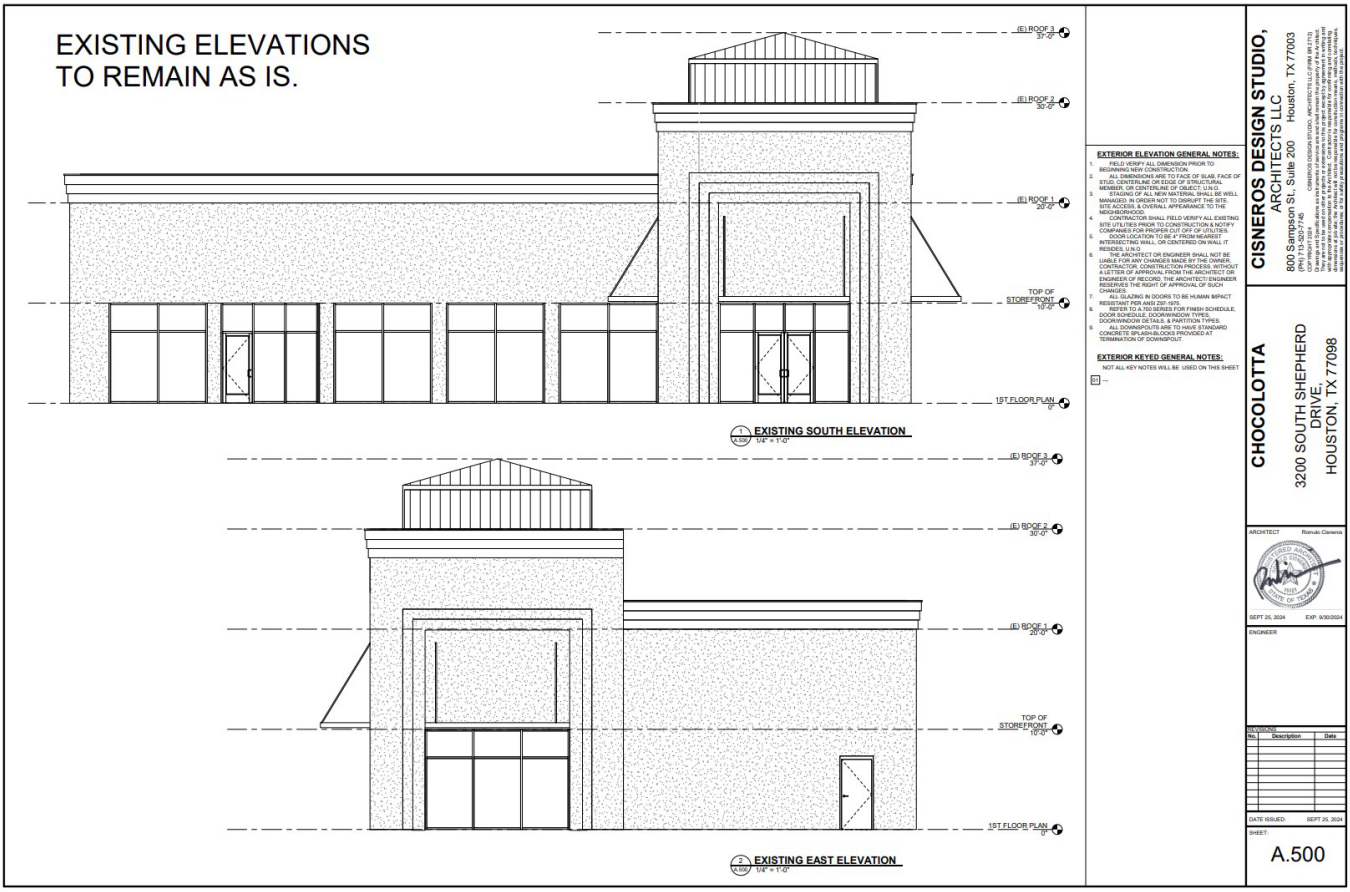
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)

Meeting Date: 12/05/24

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI (DEF 3)
Meeting Date: 12/05/24

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is along the west side of S. Shepherd Drive, south of W. Alabama Street, at the southwest corner of S. Shepherd and Sul Ross Street. The applicant is proposing an interior remodel of a bank to convert the existing building to a dessert shop. and is requesting to allow more than 25% of the parking requirement to be located on an off-site tract more than 500 ft. away; eleven parking spaces are proposed on-site, with the remaining parking provided roughly 720 feet away at the site of Demeris Bar-B-Q.

Staff recommendation is to defer at the applicant's request

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: V

SMLSB Application No. 873: 1900 block of Canterbury Street, north and south sides, between Staffordshire Boulevard and Cambridge Street

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1900 block of Canterbury Street, north and south sides, between Staffordshire Boulevard and Cambridge Street. Analysis shows that a minimum lot size of 6,250 square feet exists for the blockface. A petition was signed by the owners of 51% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the minimum lot size block creation may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

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

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, considering the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission, or city council, respectively as appropriate, may determine relevant to the area.

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

STAFF ANALYSIS:

The application includes twenty (20) lots along the 1900 block of Canterbury Street, north and south sides, between Staffordshire Boulevard and Cambridge Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface and no more than two opposing blockfaces;*
  The application comprises two blockfaces on Canterbury Street, north and south sides.

- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of eighteen (18) single-family residential properties (representing 90% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained eleven (11) of twenty (20) signatures of support from property owners in the proposed SMLSB (owning 51% of the total area). There were two protests.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 6,250 sf exists on twelve (12) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivision was platted in 1925. The houses originate from the 1920s and 1930s. The establishment of a 6,250-sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Twelve (12) out of twenty (20) lots (representing 74% of the application area) are at least 6,250 square feet in size.
  .

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	873		
Date Received:	9/19/2024	Date Complete:	9/30/2024
Street(s) Name:	Canterbury Street	Lot(s)	1900 block of Canterbury Street
Cross Streets:	Staffordshire Blvd	and	Cambridge Street
Side of street:	North & South		

SPECIAL MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
1901-TR 11C BLK	SFR	Y	5,607
1903-TR 11 BLK G	SFR		3,425
1904-LT 1 BLK I	SFR		9,375
1905-TR 11B BLK G	SFR	Y	4,250
1907-TR 11A BLK G	SFR	Y	5,200
1908-LT 2 BLK I	SFR	Y	9,375
1909-W 33.4 FT OF LT 10 BLK G	SFR	Y	4,175
1911-E 41.6 FT OF LT 10 BLK G	SFR	Y	5,200
1912-LT 3 BLK I	SFR	Y	9,375
1913-W 33.4 FT OF LT 9 BLK G	SFR		4,175
1914-TR 4A BLK I	SFR	Y	7,812
1915-E 41.6 FT OF LT 9 BLK G	SFR	Y	5,200
1918-TRS 4 & 5A BLK I	SFR		7,812
1921-LT 8 BLK G	VAC		9,375
1924-TRS 5 & 6A BLK I	VAC		9,375
1925-LT 7 BLK G	SFR		9,375
1928-TRS 6 & 7A BLK I	SFR		9,375
1932-TRS 7 & 8A BLK I	SFR		6,250
1933-LT 6 BLK G	SFR	Y	9,375
1936-TR 8 BLK I	SFR	Y	6,250

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of	**140,356**	Square Feet in the Proposed Application Area	**71,819**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**51%**		

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

18	# developed or restricted to no more than two SFR Units	Of	**18**	Total number of SFR lots in the Proposed Application Area	**20**	Total number of lots in the Proposed Application Area	**90%**

0	# of Multifamily lots
0	# of Commercial lots
2	# of Vacant Lots
20	Total

Minimum Lot Size Calculations:

Total # of lots **20** Total sq. ft. = **140,356** / # of lots = **7,018** average sq. ft.
7,031 median sq. ft.

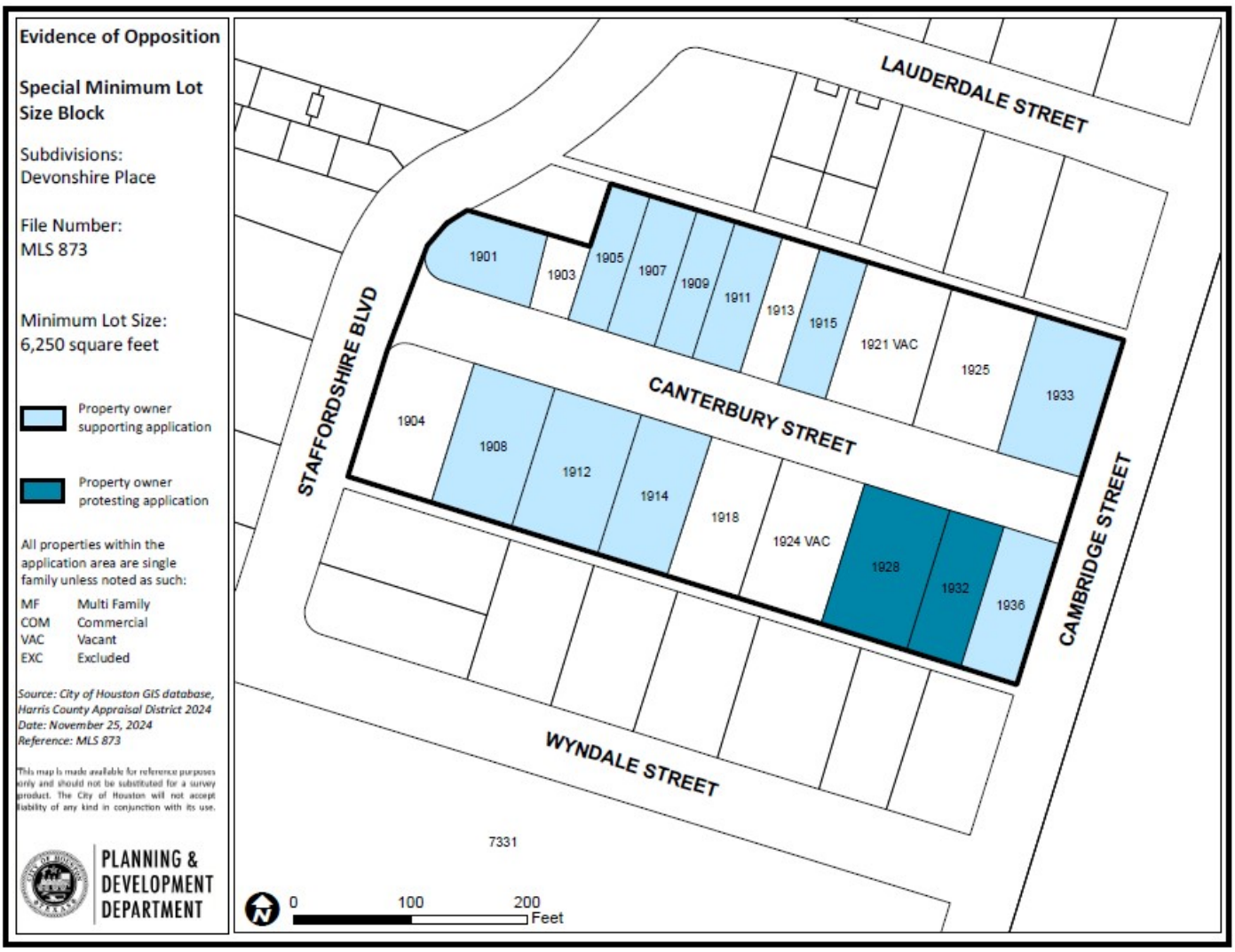
70 %

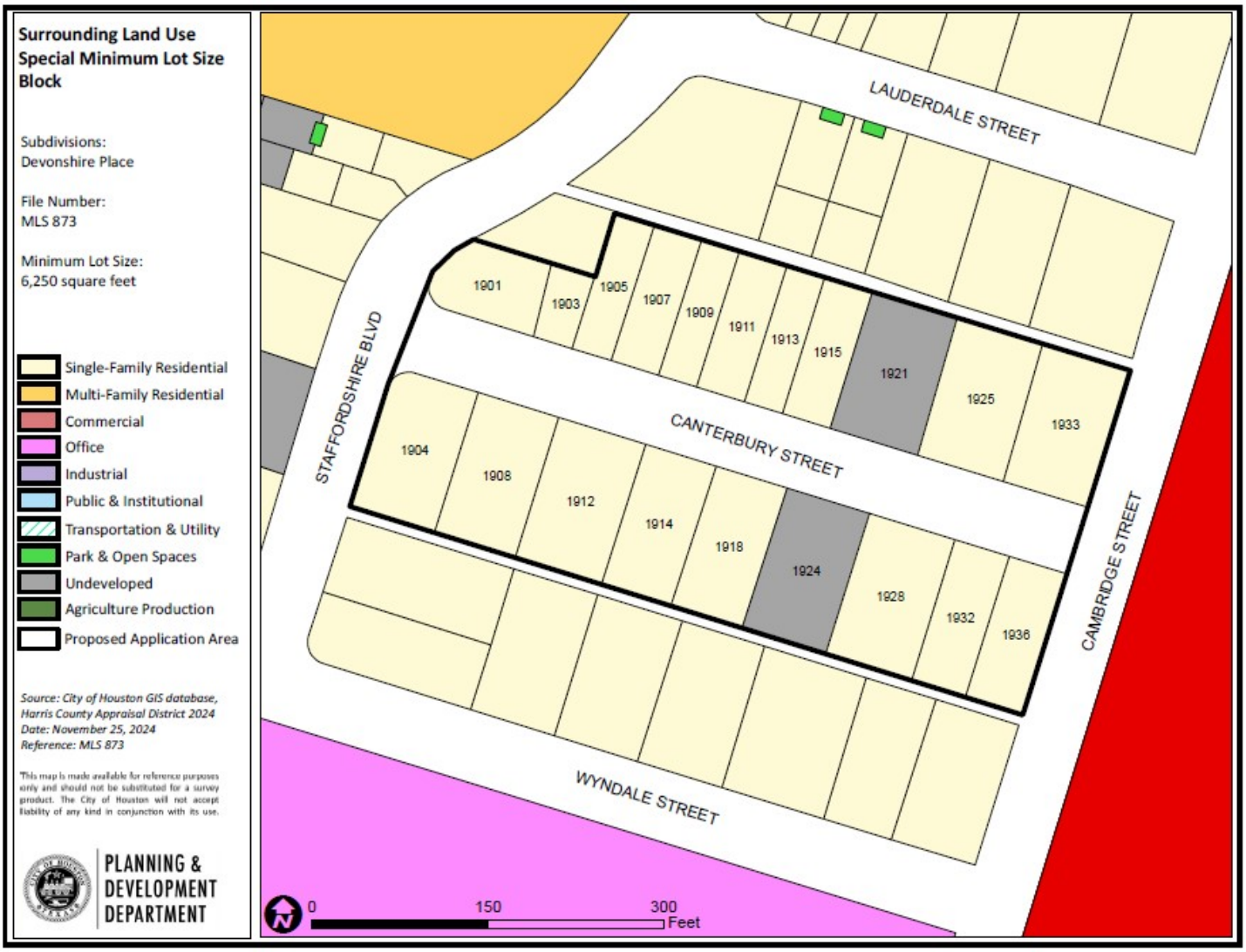
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	9,375	6.7%	6.7%
2	9,375	6.7%	13.4%
3	9,375	6.7%	20.0%
4	9,375	6.7%	26.7%
5	9,375	6.7%	33.4%
6	9,375	6.7%	40.1%
7	9,375	6.7%	46.8%
8	9,375	6.7%	53.4%
9	7,812	5.6%	59.0%
10	7,812	5.6%	64.6%
11	6,250	4.5%	69.0%
12	**6,250**	4.5%	**73.5%**
13	5,607	4.0%	77.5%
14	5,200	3.7%	81.2%
15	5,200	3.7%	84.9%
16	5,200	3.7%	88.6%
17	4,250	3.0%	91.6%
18	4,175	3.0%	94.6%
19	4,175	3.0%	97.6%
20	3,425	2.4%	100.0%
Total	140,356	100.0%	

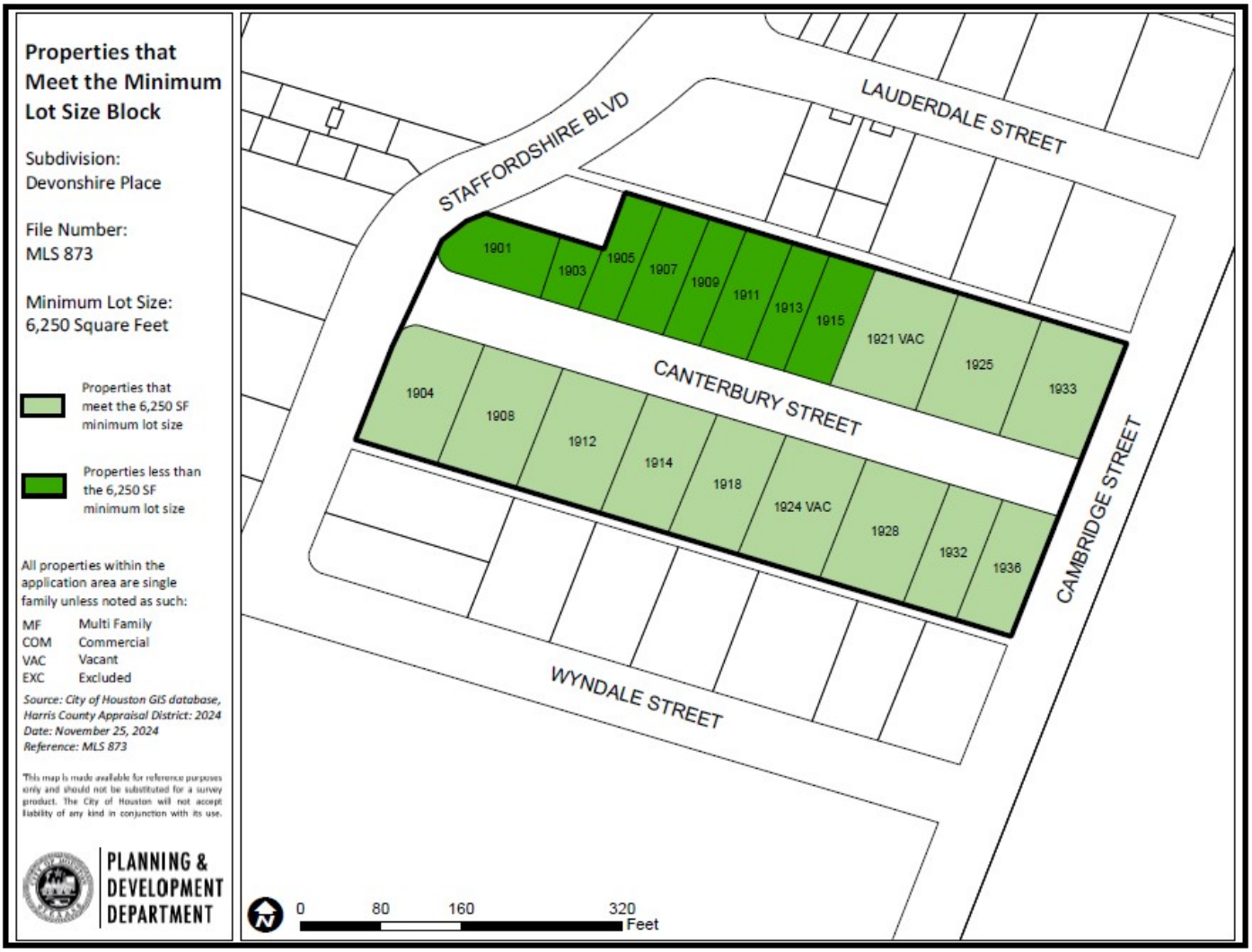
This application qualifies for a **6,250** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes ____
No ____

If yes, number of lots not included within deed restrictions per blockface: ____


Evidence of Opposition
Special Minimum Lot Size Block
Subdivisions:
Devonshire Place
File Number:
MLS 873
Minimum Lot Size:
6,250 square feet
Property owner supporting application
Property owner protesting application
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: November 25, 2024
Reference: MLS 873
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
LAUDERDALE STREET
STAFFORDSHIRE BLVD
CANTERBURY STREET
CAMBRIDGE STREET
WYNDALE STREET
1901
1903
1905
1907
1909
1911
1913
1915
1921 VAC
1925
1933
1904
1908
1912
1914
1918
1924 VAC
1928
1932
1936
7331
0
100
200
Feet


Surrounding Land Use
Special Minimum Lot Size Block
Subdivisions:
Devonshire Place
File Number:
MLS 873
Minimum Lot Size:
6,250 square feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2024
Date: November 25, 2024
Reference: MLS 873
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
LAUDERDALE STREET
STAFFORDSHIRE BLVD
CANTERBURY STREET
CAMBRIDGE STREET
WYNDALE STREET
1901
1903
1905
1907
1909
1911
1913
1915
1921
1925
1933
1904
1908
1912
1914
1918
1924
1928
1932
1936
0
150
300
Feet


Properties that Meet the Minimum Lot Size Block
Subdivision:
Devonshire Place
File Number:
MLS 873
Minimum Lot Size:
6,250 Square Feet
Properties that meet the 6,250 SF minimum lot size
Properties less than the 6,250 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District: 2024
Date: November 25, 2024
Reference: MLS 873
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
STAFFORDSHIRE BLVD
LAUDERDALE STREET
CANTERBURY STREET
CAMBRIDGE STREET
WYNDALE STREET
1901
1903
1905
1907
1909
1911
1913
1915
1921 VAC
1925
1933
1904
1908
1912
1914
1918
1924 VAC
1928
1932
1936
0
80
160
320
Feet

Pro[redacted]al Minimum Building Line [redacted] Canterbury Street

JM Joseph Manjos [redacted]
To Chambers III, Bennie E. - PD

Reply | Reply All | Forward | ...
Thu 10/24/2024 12:07 PM

Mrs. Aleyamma and Mr. Joseph Manjos
1809 Devonshire Crescent St
Houston, TX 77030

Mr. Bennie Chambers III,
City of Houston Planning & Development Department

Subject: **Protesting** the Special Minimum Lot Size Block Application
1900 Block of Canterbury St., north and south sides
Between Staffordshire Blvd. and Cambridge St.

Mr. Chambers III,

I, Joseph, and my wife, Aleyamma Manjos, are the property owners of the homes 1928 and 1932 on Canterbury Street. We have plans to replace the two houses with new condominiums in our lot by 2025. The lots land value is very high in this area. We cannot afford to build a single-family home because the mortgage on it will be very high and it will not sell. Most of the homes in this neighborhood cater to people that either work or study in the Medical Center or downtown.

The lot (1924 Canterbury St.) to the left of my property has been vacant for two or more years. That lot's appraised land value for 2024 is $450,000. A newly constructed home on the corner of Staffordshire and Wyndale St. has been vacant since the construction was finished. It is neither being lived in nor on the market for sale. We feel condominiums will serve the community better because those who work or attend school in the Medical Center can either walk or bike over there.

Therefore, my wife and I wish to **PROTEST** this amendment to the Special Minimum Lot Size Block Application for the 1900 Block of Canterbury St (north and south sides).

Thank you,

Joseph and Aleyamma Manjos

[redacted]

RECEIVED BY: SEP 19 2024

RECEIVED BY: BC SEP 19 2024

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Area (SMLSA) Application

North Side Canterbury St.

Main Applicant Information (required)

Full Name: Jeanne H. Bauer Date: 9/6/24

Address: 1933 Canterbury St.
Street Address Apartment/Unit #

Houston TX 77030
City State ZIP Code

Phone: [redacted] Email [redacted]

Are you a property owner within the application boundary? YES ☑ NO ☐ If no, what is your relation to the area? 9/19/24 Bennie

Did you have a preliminary meeting with the Planning and Development Department? YES ☑ NO ☐ If yes, what was the date of the meeting? 9/10/24 Bennie

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")

Signature of applicant: Jeanne H. Bauer

Alternate Applicant Information (optional)

Full Name: Dustin Romine Date: 9/6/24

Address: 1907 Canterbury St.
Street Address Apartment/Unit #

Houston TX 77030
City State ZIP Code

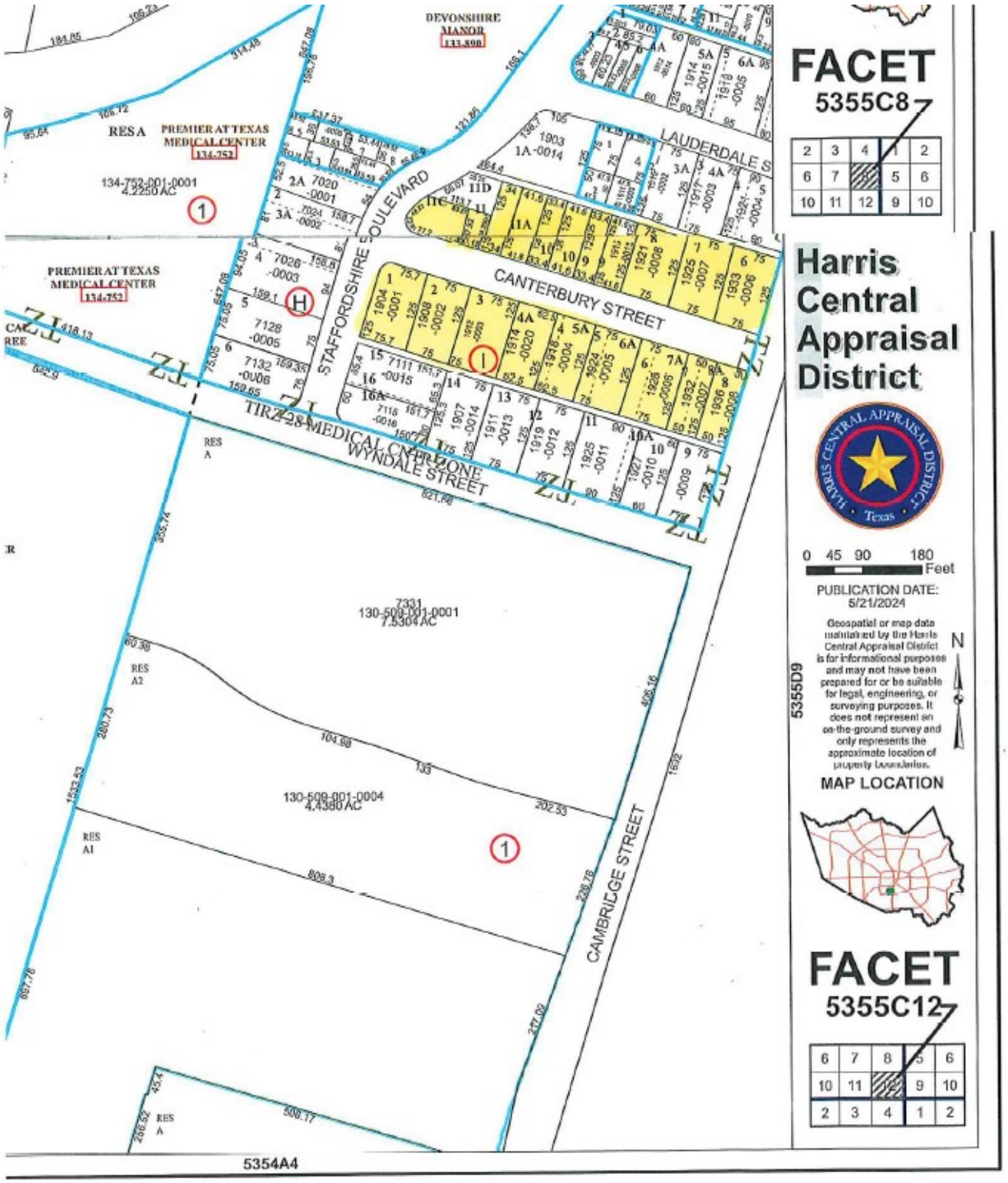
Phone: [redacted] Email [redacted]

X Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 873 Super Neighborhood: Medical Center Area
City Council District: D Planner Assigned: Bennie Chambers III

5


DEVONSHIRE MANOR
133-890
PREMIER AT TEXAS MEDICAL CENTER
134-752
RES A
134-752-001-0001
4.2250 AC
PREMIER AT TEXAS MEDICAL CENTER
134-752
STAFFORDSHIRE BOULEVARD
CANTERBURY STREET
LAUDERDALE S
WYNDALE STREET
TIRZ 28 MEDICAL CENTER ZONE
7331
130-509-001-0001
7.5304 AC
130-509-001-0004
4.4380 AC
CAMBRIDGE STREET
5354A4
FACET
5355C8
Harris Central Appraisal District
0 45 90 180 Feet
PUBLICATION DATE:
5/21/2024
Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
N
5355D9
MAP LOCATION
FACET
5355C12

AGENDA: VI

SMLSB No. 330 (passed by Council on October 12, 2011—Partial Reconsideration and Amendment: 2041 Norfolk Street, a corner lot of the 1900-2000 block of Norfolk Street, north and south sides, between S. Shepherd and Hazard Street.

BACKGROUND:
The Planning and Development Department received a request for a reconsideration of and amendment to the Ordinance designating a Special Minimum Lot Size (SMLSB) for the 1900-2000 block of Norfolk Street by the owner of 2041 Norfolk, to change the designation of that not only from single family residential to commercial. Department analysis in 2011 showed that the property was in use as single family residential. The request was filed by the property owner on October 1, 2024, and the Director has now referred the application to the Planning Commission for consideration. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
City Code makes no provision for reconsideration of a designation once the Council has passed the Ordinance; thus the Department is following the process for an original application.
The Planning Commission is required to consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one block face, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area. City Code, Sec. 42-204.

If the Commission finds that the application meets these requirements; the Commission recommendation goes forward to City Council for consideration and final action. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS OF THE CURRENT RECONSIDERATION REQUEST:
The established SMLSB includes forty-five (45) lots along the 1900-2000 block of Norfolk Street, north and south sides, between S. Shepherd Drive and Hazard Street.

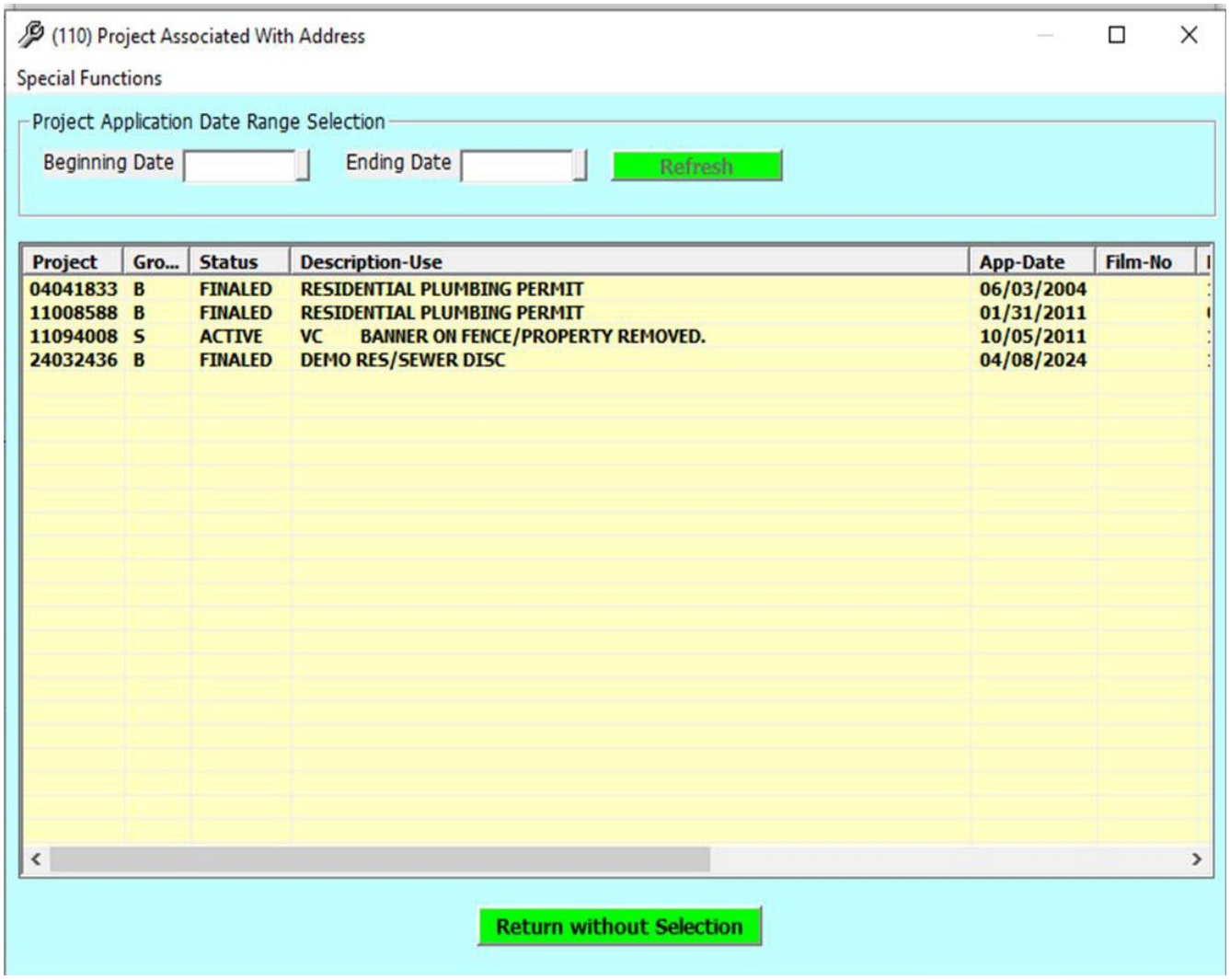
Analysis of the reconsideration request for 2041 Norfolk resulted in the following findings, shown below with the applicable criteria:

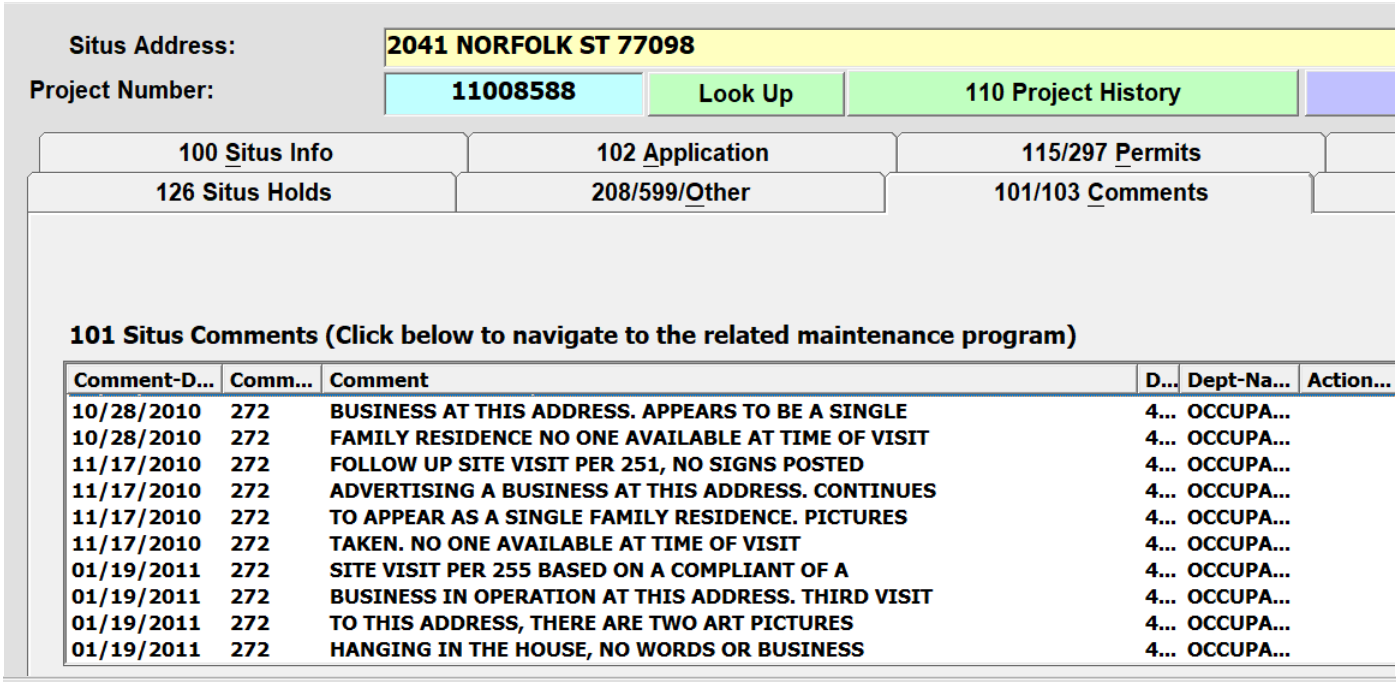
- *Include an inventory of the lots in the proposed area identifying the address, land use at the time of the filing of the application, area of each lot, and which lots, if any, have a minimum lot size established by deed restrictions (Sec 42-198(2));*
  At the time of the 2011 SMLSB application submittal and during the review, staff researched the past property use through HCAD, permitting and development plat submittals. Staff found that 2041 Norfolk was listed as single family residential for all inquiries.
- *The date when a complete, valid, subdivision plat, development plat, or building permit application filed with the department shall be subject to the special minimum lot size requirement. (Sec 42-199).*
  Between 2004-2024, three permits were issued for 2041 Norfolk. Residential Plumbing Permit in 2004 and 2011; and a Demolition on April 08, 2024. On September 24, 2024, a development plat was submitted, and it was disapproved on October 30, 2024.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  2041 Norfolk is deed restricted and is a part of a minimum building line ordinance that was passed on October 12, 2011. The land uses of the properties in the original application consists of thirty-nine (39) single family residential properties (representing 72% of the total area), three (3) multi-family properties (13%), two (2) commercial properties (12%) and one (1) vacant property (2%).
- *The notice shall inform the owners of lots of the application and the procedure for review and consideration of the application. The notice shall also inform the owners of lots of their prerogative to file a written protest of the application with the department within 30 days of the date of the notice.*
  May 3, 2011: Notice of the SMLSB applications were sent to all property owners within the boundary. At that time, the property owner at 2041 Norfolk did not sign in support of, nor protest the SMLSB designation.

November 22, 2024: Public notice of the public hearing was transmitted to all property owners in the area. Two (2) protests were received: one from the current President of the Richwood Place Civic Association; and one from the 2011 SMLSB applicant.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Boundary
3. Map of Support
4. Land Use Map
5. Application
6. HCAD Record
7. Request from Property Owner
8. Protest Letters


(110) Project Associated With Address
Special Functions
Project Application Date Range Selection
Beginning Date
Ending Date
Refresh
Project Gro... Status Description-Use App-Date Film-No
04041833 B FINALED RESIDENTIAL PLUMBING PERMIT 06/03/2004
11008588 B FINALED RESIDENTIAL PLUMBING PERMIT 01/31/2011
11094008 S ACTIVE VC BANNER ON FENCE/PROPERTY REMOVED. 10/05/2011
24032436 B FINALED DEMO RES/SEWER DISC 04/08/2024
Return without Selection

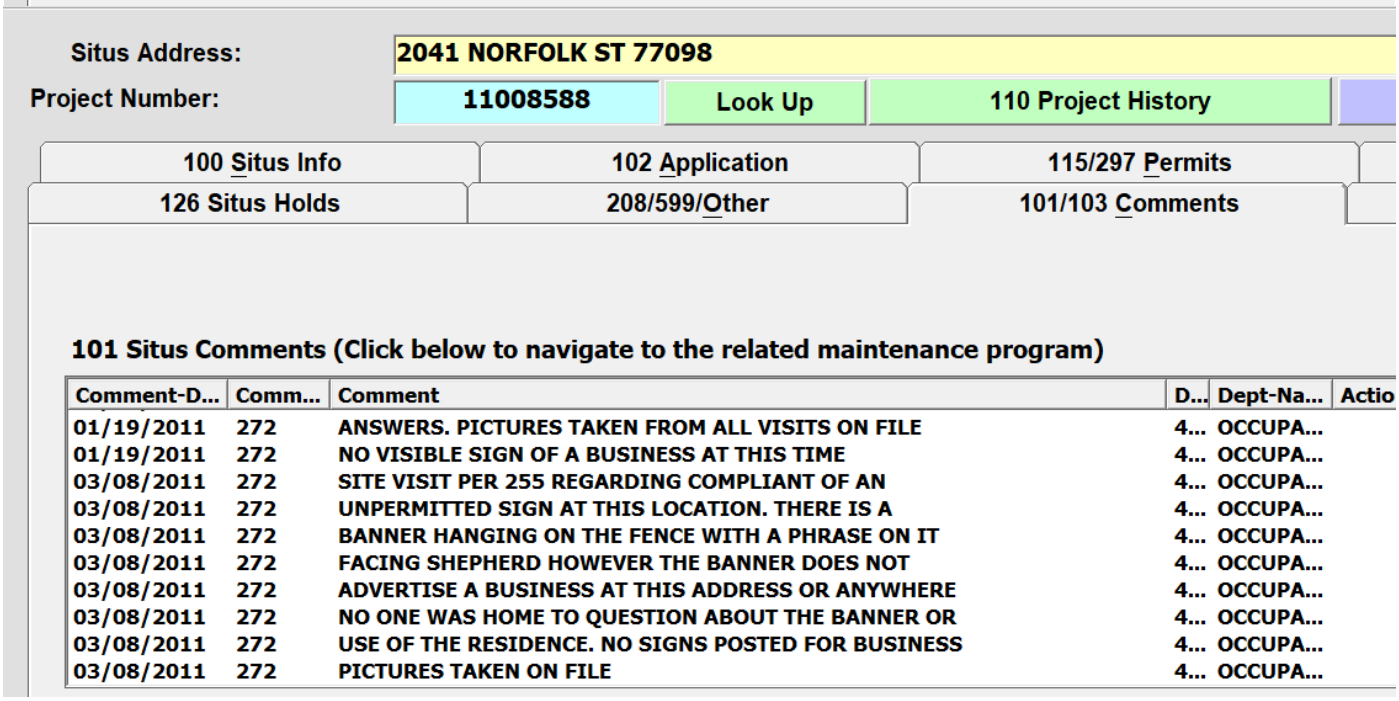


Situs Address: 2041 NORFOLK ST 77098
Project Number: 11008588 | Look Up | 110 Project History

100 Situs Info | 102 Application | 115/297 Permits
126 Situs Holds | 208/599/Other | 101/103 Comments

101 Situs Comments (Click below to navigate to the related maintenance program)

Comment-D...	Comm...	Comment	D...	Dept-Na...	Action...
10/28/2010	272	BUSINESS AT THIS ADDRESS. APPEARS TO BE A SINGLE	4...	OCCUPA...	
10/28/2010	272	FAMILY RESIDENCE NO ONE AVAILABLE AT TIME OF VISIT	4...	OCCUPA...	
11/17/2010	272	FOLLOW UP SITE VISIT PER 251, NO SIGNS POSTED	4...	OCCUPA...	
11/17/2010	272	ADVERTISING A BUSINESS AT THIS ADDRESS. CONTINUES	4...	OCCUPA...	
11/17/2010	272	TO APPEAR AS A SINGLE FAMILY RESIDENCE. PICTURES	4...	OCCUPA...	
11/17/2010	272	TAKEN. NO ONE AVAILABLE AT TIME OF VISIT	4...	OCCUPA...	
01/19/2011	272	SITE VISIT PER 255 BASED ON A COMPLIANT OF A	4...	OCCUPA...	
01/19/2011	272	BUSINESS IN OPERATION AT THIS ADDRESS. THIRD VISIT	4...	OCCUPA...	
01/19/2011	272	TO THIS ADDRESS, THERE ARE TWO ART PICTURES	4...	OCCUPA...	
01/19/2011	272	HANGING IN THE HOUSE, NO WORDS OR BUSINESS	4...	OCCUPA...	

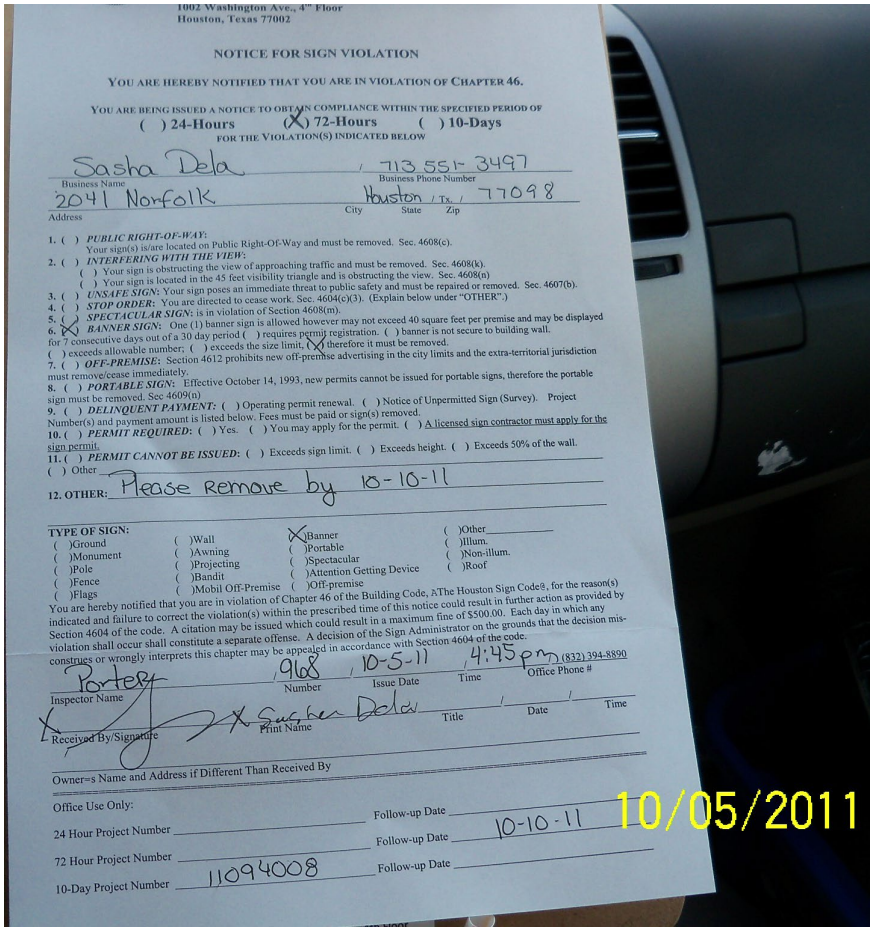


Situs Address: 2041 NORFOLK ST 77098
Project Number: 11008588 | Look Up | 110 Project History

100 Situs Info | 102 Application | 115/297 Permits
126 Situs Holds | 208/599/Other | 101/103 Comments

101 Situs Comments (Click below to navigate to the related maintenance program)

Comment-D...	Comm...	Comment	D...	Dept-Na...	Actio
01/19/2011	272	ANSWERS. PICTURES TAKEN FROM ALL VISITS ON FILE	4...	OCCUPA...	
01/19/2011	272	NO VISIBLE SIGN OF A BUSINESS AT THIS TIME	4...	OCCUPA...	
03/08/2011	272	SITE VISIT PER 255 REGARDING COMPLIANT OF AN	4...	OCCUPA...	
03/08/2011	272	UNPERMITTED SIGN AT THIS LOCATION. THERE IS A	4...	OCCUPA...	
03/08/2011	272	BANNER HANGING ON THE FENCE WITH A PHRASE ON IT	4...	OCCUPA...	
03/08/2011	272	FACING SHEPHERD HOWEVER THE BANNER DOES NOT	4...	OCCUPA...	
03/08/2011	272	ADVERTISE A BUSINESS AT THIS ADDRESS OR ANYWHERE	4...	OCCUPA...	
03/08/2011	272	NO ONE WAS HOME TO QUESTION ABOUT THE BANNER OR	4...	OCCUPA...	
03/08/2011	272	USE OF THE RESIDENCE. NO SIGNS POSTED FOR BUSINESS	4...	OCCUPA...	
03/08/2011	272	PICTURES TAKEN ON FILE	4...	OCCUPA...	



1002 Washington Ave., 4th Floor
Houston, Texas 77002

NOTICE FOR SIGN VIOLATION

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF CHAPTER 46.

YOU ARE BEING ISSUED A NOTICE TO OBTAIN COMPLIANCE WITHIN THE SPECIFIED PERIOD OF
( ) 24-Hours (X) 72-Hours ( ) 10-Days
FOR THE VIOLATION(S) INDICATED BELOW

Sasha Dela / 713 551 3497
Business Name / Business Phone Number
2041 Norfolk / Houston / Tx. / 77098
Address / City / State / Zip

1. ( ) ***PUBLIC RIGHT-OF-WAY:*** Your sign(s) is/are located on Public Right-Of-Way and must be removed. Sec. 4608(c).
2. ( ) ***INTERFERING WITH THE VIEW:*** ( ) Your sign is obstructing the view of approaching traffic and must be removed. Sec. 4608(k). ( ) Your sign is located in the 45 feet visibility triangle and is obstructing the view. Sec. 4608(n)
3. ( ) ***UNSAFE SIGN:*** Your sign poses an immediate threat to public safety and must be repaired or removed. Sec. 4607(b).
4. ( ) ***STOP ORDER:*** You are directed to cease work. Sec. 4604(c)(3). (Explain below under "OTHER".)
5. (X) ***SPECTACULAR SIGN:*** is in violation of Section 4608(m).
6. (X) ***BANNER SIGN:*** One (1) banner sign is allowed however may not exceed 40 square feet per premise and may be displayed for 7 consecutive days out of a 30 day period ( ) requires permit registration. ( ) banner is not secure to building wall. ( ) exceeds allowable number; ( ) exceeds the size limit, (X) therefore it must be removed.
7. ( ) ***OFF-PREMISE:*** Section 4612 prohibits new off-premise advertising in the city limits and the extra-territorial jurisdiction must remove/cease immediately.
8. ( ) ***PORTABLE SIGN:*** Effective October 14, 1993, new permits cannot be issued for portable signs, therefore the portable sign must be removed. Sec 4609(n)
9. ( ) ***DELINQUENT PAYMENT:*** ( ) Operating permit renewal. ( ) Notice of Unpermitted Sign (Survey). Project Number(s) and payment amount is listed below. Fees must be paid or sign(s) removed.
10. ( ) ***PERMIT REQUIRED:*** ( ) Yes. ( ) You may apply for the permit. ( ) A licensed sign contractor must apply for the sign permit.
11. ( ) ***PERMIT CANNOT BE ISSUED:*** ( ) Exceeds sign limit. ( ) Exceeds height. ( ) Exceeds 50% of the wall.
( ) Other
12. OTHER: Please remove by 10-10-11

TYPE OF SIGN:
( )Ground ( )Wall (X)Banner ( )Other
( )Monument ( )Awning ( )Portable ( )Illum.
( )Pole ( )Projecting ( )Spectacular ( )Non-illum.
( )Fence ( )Bandit ( )Attention Getting Device ( )Roof
( )Flags ( )Mobil Off-Premise ( )Off-premise

You are hereby notified that you are in violation of Chapter 46 of the Building Code, aThe Houston Sign Code@, for the reason(s) indicated and failure to correct the violation(s) within the prescribed time of this notice could result in further action as provided by Section 4604 of the code. A citation may be issued which could result in a maximum fine of $500.00. Each day in which any violation shall occur shall constitute a separate offense. A decision of the Sign Administrator on the grounds that the decision misconstrues or wrongly interprets this chapter may be appealed in accordance with Section 4604 of the code.

Porter / 968 / 10-5-11 / 4:45 pm / (832) 394-8890
Inspector Name / Number / Issue Date / Time / Office Phone #

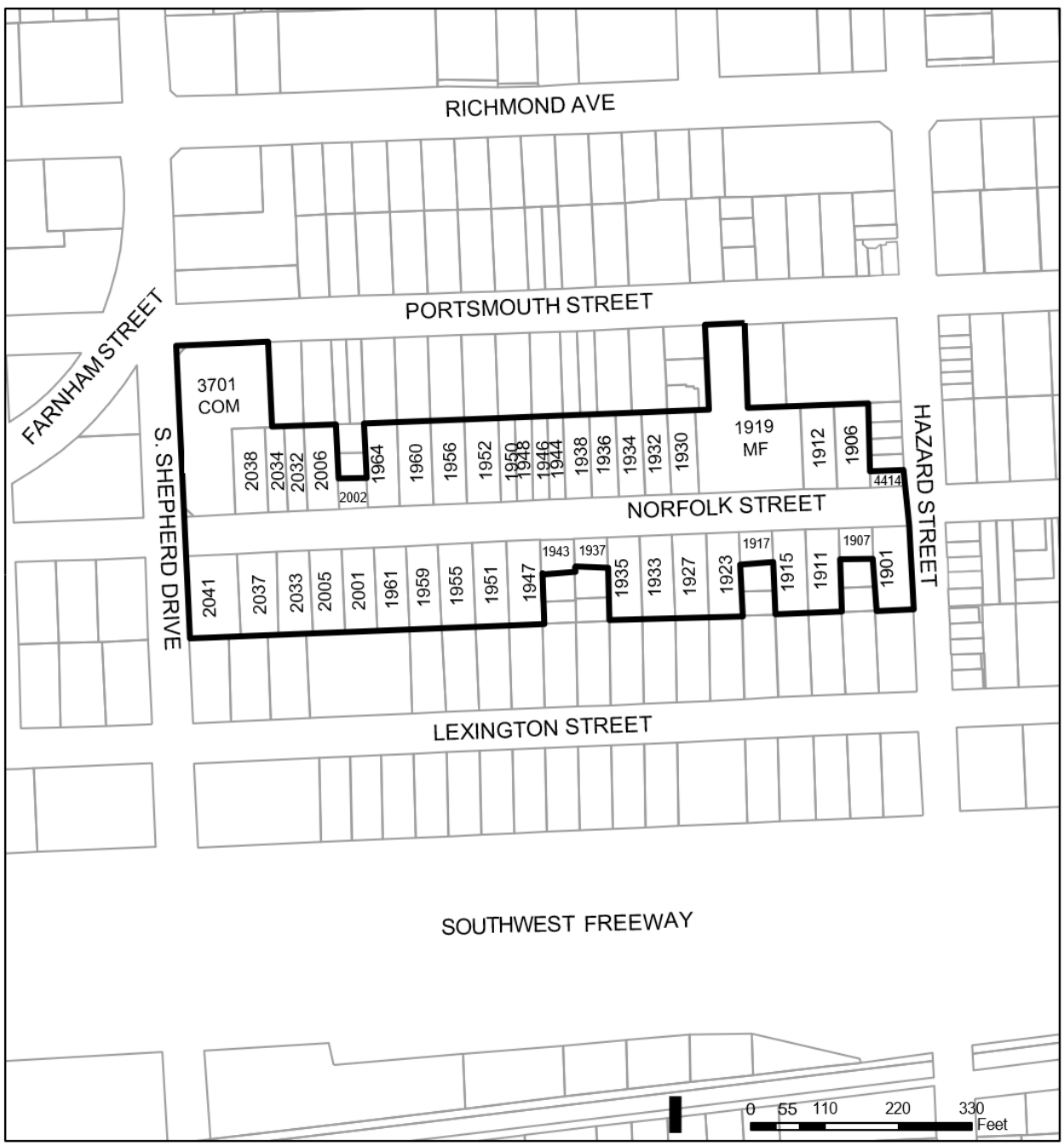
X Received By/Signature / Sasha Dela / / / /
Print Name / Title / Date / Time

Owner=s Name and Address if Different Than Received By

Office Use Only:
24 Hour Project Number _____ Follow-up Date _____
72 Hour Project Number _____ Follow-up Date 10-10-11
10-Day Project Number 11094008 Follow-up Date _____

10/05/2011





Special Minimum Lot Size Block Re-Establishment
1900-2000 blocks of Norfolk Street, north and south sides, between S. Shepherd Drive and Hazard Street

6,250 Square Feet

Special Minimum Lot Size Boundary

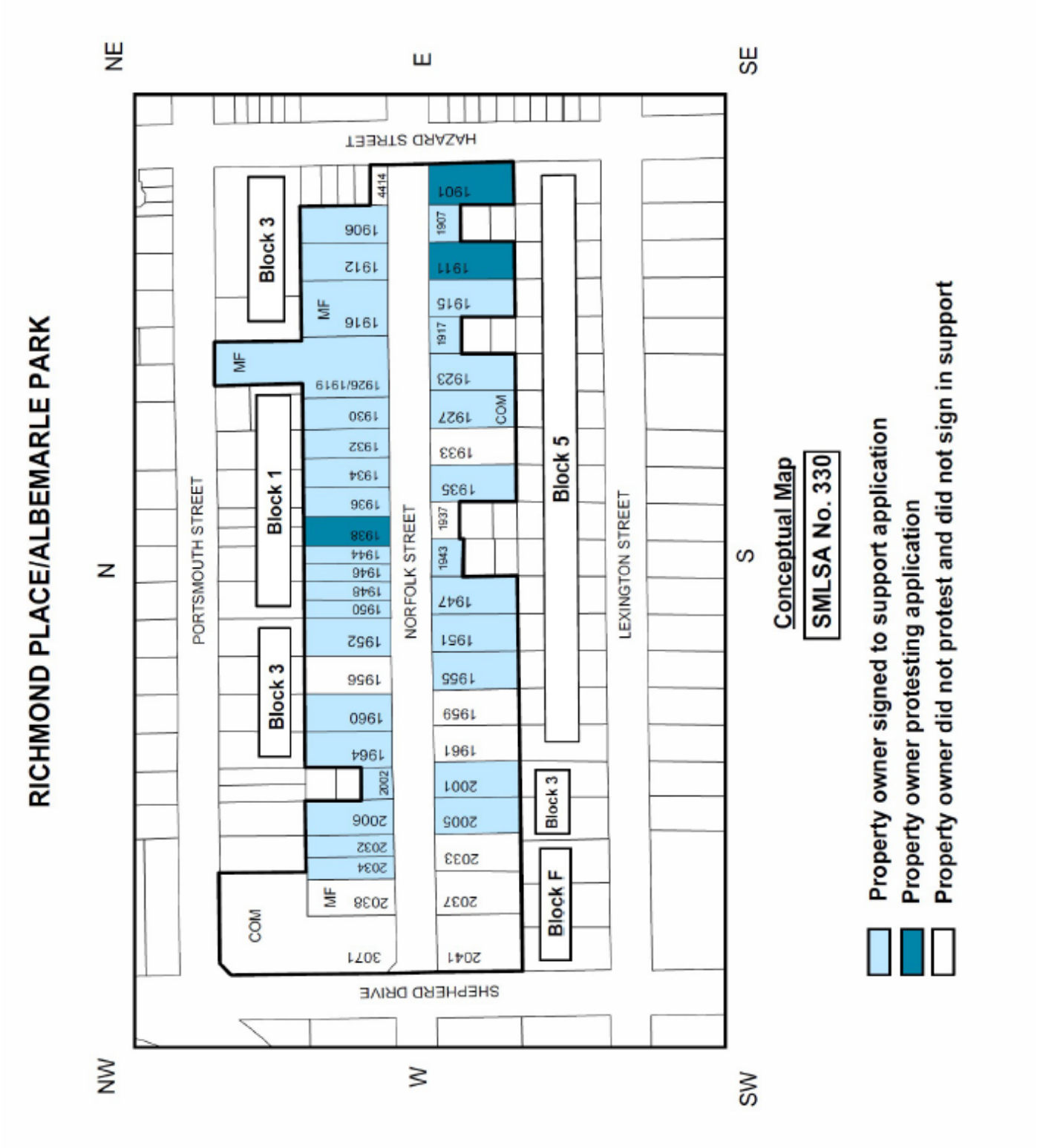
All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: Harris County Appraisal District
Date: October 16, 2024
Reference: MLS 330

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT


NE
E
SE
N
S
NW
W
SW
HAZARD STREET
SHEPHERD DRIVE
PORTSMOUTH STREET
NORFOLK STREET
LEXINGTON STREET
RICHMOND PLACE/ALBEMARLE PARK
Block 1
Block 3
Block 5
Block F
MF
COM
Conceptual Map
SMLSA No. 330
Property owner signed to support application
Property owner protesting application
Property owner did not protest and did not sign in support


RICHMOND PLACE/ALBEMARLE PLACE
NE
E
SE
N
S
NW
W
SW
WOODHEAD
HAZARD
S. SHEPHERD
RICHMOND
PORTSMOUTH
NORFOLK
LEXINGTON
US 59
59
59
Surrounding Landuse
MAP/SKETCH
SMLSA No. 330
Public and Institutional
Parks and Open Space
Undeveloped
Office
Minimum Lot Size or Building Line Requirement Area
Proposed Application Area
Single-family Residential
Multi-family Residential
Commercial

HOUSTON PLANNING COMMISSION

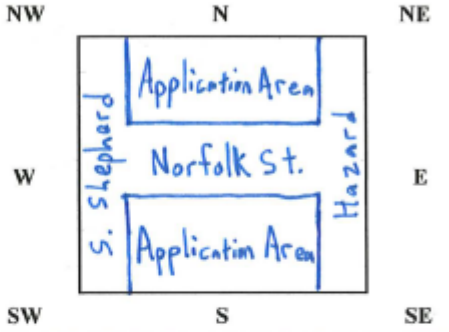
CITY OF HOUSTON

PLANNING & DEVELOPMENT DEPARTMENT

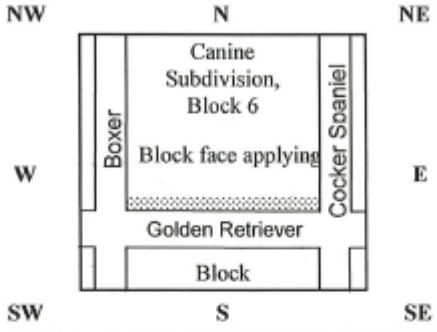
SPECIAL MINIMUM LOT SIZE APPLICATION

To expedite this application, please complete entire application form.

LOCATION



LOCATION EXAMPLE



1. BOUNDARY:

BOUNDARY EXAMPLE:

Block 5, Lots 1-6, 7A-C, 8-11, 12A-C, 13, 14, 15A-C, 16 in Richmond Place AND Block 3, Lots 28-32, 17-20 in Richmond Place AND Block 1, Lots 1-3 in Silverstone, AND Block 1, Lots 1-2 in Norfolk Summit AND Block 1, Lots 1-2 in Norfolk Acre AND Block 1, Tracks 23A-1 – 23A-5 in Richmond Place Section 2 AND Block 2, Tracks 3A-B in Richmond Place Annex AND Block 3, Lots 1,2 and 4 in Richmond Place Annex, AND Block D, Lots 6, 7a, 7, 8 in Albemarle Place AND Block F, Tracks 2, 3, 3A, and Lot 4 in Albemarle Place and RES A, Block 1, in Albermarle Park **North and South sides of Norfolk Street** *1900-2000 Block of Norfolk Street* **Odd and Even addresses.**

2. CONTACTS:

Applicant	Sue Bailey			Phone #	[redacted]
Address	[redacted]		E-mail [redacted]	Fax #	[redacted]
City	Houston		State TX	Zip	77098
Other	Rebekah Maddux El-Hakam			Phone #	[redacted]
Address	[redacted]		E-mail [redacted]	Fax #	[redacted]
City	Houston		State TX	Zip	77098

3. PROJECT INFORMATION (STAFF USE ONLY-DO NOT FILL IN):

File # 330

Lambert # 5356

Key Map # 492 Z

Super Neighborhood 24

TIRZ

Census Tract

City Council District D

RECEIVED

APR - 4 2011

2011 KW

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION | PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL MINIMUM LOT SIZE DEED RESTRICTION STATEMENT

I have personal knowledge of the facts set forth in this deed restriction statement, each of which is true and correct.

Initial (1), (2), or (3) as applicable:

1. _____ All properties in the proposed Special Minimum Lot Size Area do not have deed restrictions.

2. _____ All of the properties have deed restrictions; however, the deed restrictions do not address minimum lot size (attach copy of Deed Restrictions).

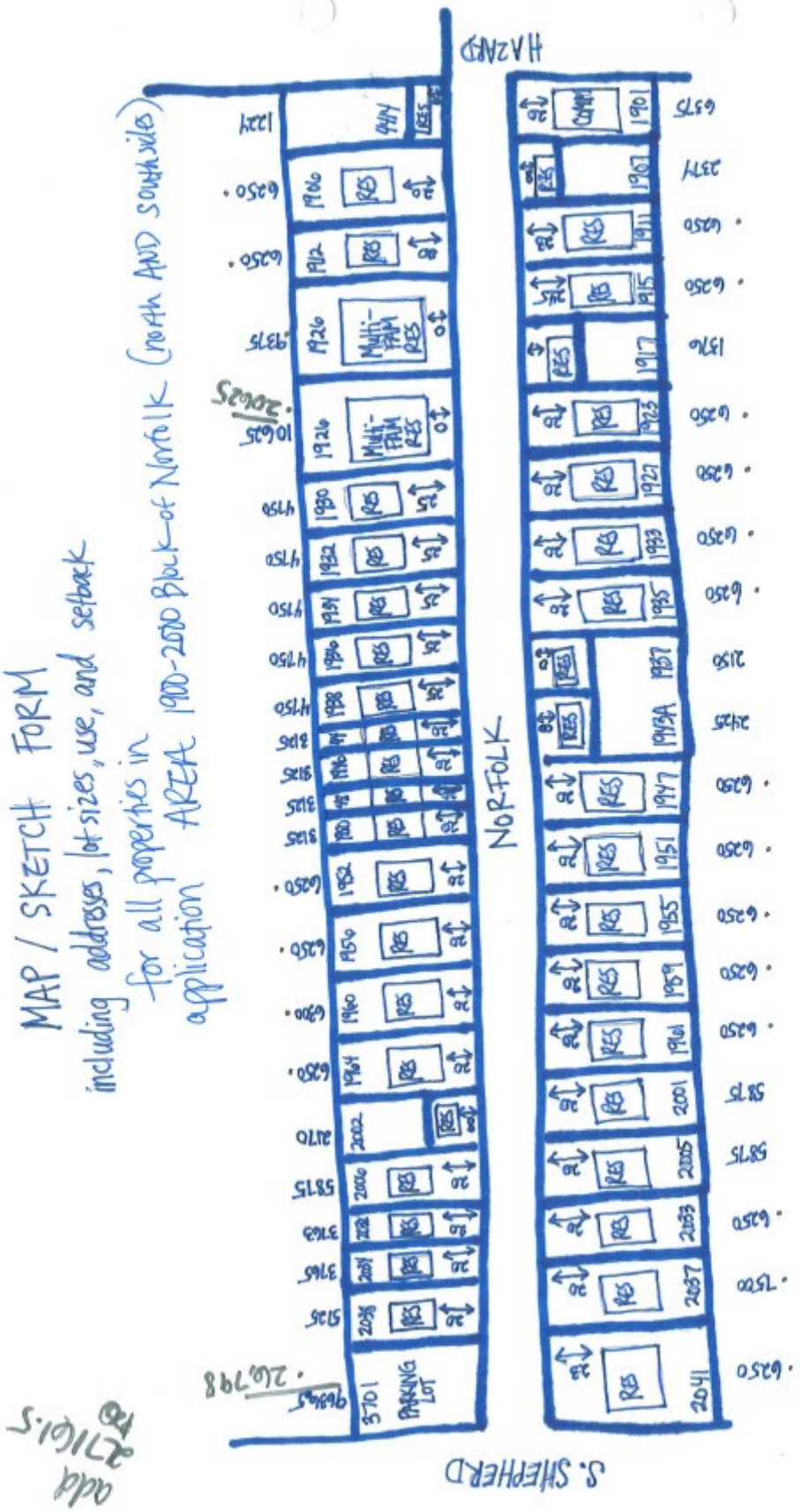
3. __X__ Some, but not all, of the properties have deed restrictions (attach copy of Deed Restrictions).

Sue Bailey — Applicant's Signature

3/27/11 — Date

Sue Bailey — Applicant's Printed Name

[redacted] — Address


MAP / SKETCH FORM
including addresses, lot sizes, use, and setback
for all properties in
application AREA 1900-2000 Block of Norfolk (north and southsides)
HAZARD
NORFOLK
S. SHEPHERD
RES
Multi-Fam RES
PARKING LOT
COMM

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0540620000001

Tax Year: 2011

Print

Owner and Property Information			
Owner Name & Mailing Address:	**LATITUDINAL PROPERTIES LLC** **5423 GIDSON ST** **HOUSTON TX 77007**	Legal Description: Property Address:	**LT 1 & TR 2A BLK F ALBEMARLE PLACE** **2041 NORFOLK ST HOUSTON TX 77098**

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,250 SF	2,280 SF	8321.03	5356C	492Y

Value Status Information

Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/2/2011	Protest Received	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2010 Rate	2011 Rate
None	001	HOUSTON ISD	Not Certified	1.156700	
	040	HARRIS COUNTY	Not Certified	0.388050	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.029230	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.020540	
	043	HARRIS CO HOSP DIST	Not Certified	0.192160	
	044	HARRIS CO EDUC DEPT	Not Certified	0.006581	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.092220	
	061	CITY OF HOUSTON	Not Certified	0.638750	
	939	HC ID 11	Not Certified	0.125000	

Valuations

Value as of January 1, 2010			Value as of January 1, 2011		
	Market	Appraised		Market	Appraised
Land	218,750		Land	218,750	
Improvement	20,000		Improvement	20,000	
Total	238,750	238,750	Total	238,750	238,750

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,250	1.00	1.00	1.00	Corner or Alley	1.00	35.00	35.00	218,750

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1937	Residential Single Family	Residential 1 Family	Average	2,280 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Fair
Foundation Type	Crawl Space

Building Areas	
Description	Area
BASE AREA PRI	1,140
OPEN FRAME PORCH PRI	128

REQUEST LETTER

From: R Moore
To: Staunton, Misty - PD
Cc:
Subject: Next Steps for Correcting the Ordinance for 2041 Norfolk
Date: Tuesday, October 1, 2024 9:04:43 AM

Dear Ms. Staunton,

I wanted to take a moment to sincerely thank you for your help in correcting the ordinance to reflect the non-residential use of the property at 2041 Norfolk. Your support and diligence throughout this process have been greatly appreciated.

To recap our phone conversation, the City Legal department has suggested the following steps to correct the error:

1. The Planning Department will notify the Harris County Appraisal District (HCAD) to update the property designation in their records to reflect its non-residential use.
2. The Planning Department will submit and recommend approval of the amended ordinance to the Planning Commission, reflecting the property's non-residential use.
3. Upon approval by the Planning Commission, the amendment will be forwarded to the City Council for final approval.
4. Once approved by the City Council, the amendment will be recorded with the County Clerk's office.

I look forward to working with you on these next steps and am grateful for your guidance as we move forward with this process.

Best regards,

Ronnie Moore

PROTEST LETTER #1

From:
To: Staunton, Misty - PD
Cc:
Subject: FW: New Question 2041 Norfolk
Date: Thursday, October 24, 2024 1:28:10 PM
Attachments: image001.png image002.png

Ms. Staunton,

I wanted to show you this email thread about 2041 Norfolk. I am aware that Abraham no longer works in the Planning Department. He was very clear that the property could not be converted to a commercial property. The Sky Dive Art Collective that was leasing the property in 2011 and 2012 was not considered a commercial use of the property by a city inspector that came out at our request. After Sky Dive moved out the house was in disrepair and was either vacant or had single family renters in it I personally communicated with the tenants that lived there in 2022 and 2023 so the assertion that the property was used continuously as a commercial property is false.

Regards, John Geiss
President

Richwood Place Civic Association

From: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Sent: Thursday, December 07, 2023 8:46 AM
Subject: RE: New Question 2041 Norfolk Good

Morning,

The property at 2041 Norfolk Street is subject to various restrictions within the City, including lot size, building line, and a designation for single-family land use. The current limitations dictate that the property can only be utilized for single-family residential purposes. Transitioning it to a commercial designation would necessitate the rescinding of the MLS ordinance. This can only be accomplished through the submission of an MLS rescind application, garnering 67% support from the local area (property owners within the boundary of the ordinance), and subsequent approval by the City Council.

It is essential to note that the Minimum Building Line ordinance remains silent on land use specifics. However, the Minimum Lot Size ordinance explicitly addresses the permissibility of land use.

Therefore, 2041 Norfolk Street can solely serve as a single-family residential property.

Respectfully,
Abraham Zorrilla, Planner IV

From:
Sent: Friday, November 10, 2023 4:05 PM
To: 'Zorrilla, Abraham - PD' <Abraham.Zorrilla@houstontx.gov>; 'Geisheker, Teresa - PD' <Teresa.Geisheker@houstontx.gov>
Subject: RE: New Question 2041 Norfolk

Abraham,
Time to revisit this thread! This property has now been on the market and advertised for commercial use for two years with no takers so far. I sent the owners a certified letter several
weeks ago stating that the property could not be used commercially since it is a single family residential property and has MLS/MBL protection. They claim that the ordinance is silent on the issue of property use but as you are aware that is not true as Sec 42-208 of the ordinance addresses this. The house was used as an artist's collective in 2010-2013 during which time the ordinance was passed but then was rented out again to single family tenants after that and up to now. The property was never replatted as commercial. So what is the determining factor under the ordinance that would apply? Is it how the building was used when the ordinance was enacted or what use it was platted for? HCAD lists it as Single Family Residential but I don't have a copy of the plat. I tried searching for that on the Harris County Clerk website but came up empty for that address. Also the owners say that a title search they had done of the property confirmed that ordinances 2011-867 and 2011-866 apply to the property but that the report said that there were no restrictions on the property. I'm just trying to sort this all out.

Thanks for Your help.
John Geiss
President
Richwood Place Civic Association

From: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Sent: Wednesday, February 22, 2023 11:03 AM
To: Geisheker, Teresa - PD<Teresa.Geisheker@houstontx.gov>
Subject: RE: New Question 2041 Norfolk Good

Morning,

The property located at 2041 Norfolk Street is designated and restricted single family under the ordinance 2011-867. If the property owner submit a replat application to change the land use to commercial, then the application will be denied. Planning department takes action if a replat is submitted and when constructions happen without permit.
In addition, the restrictions will appear in the title report. People can see that there are restrictions with the City.

Respectfully,
Abraham Zorrilla, Planner IV
City of Houston Planning & Development Department, Community and
Regional Planning Division

From:
Sent: Wednesday, February 22, 2023 10:14 AM
To: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>; Geisheker, Teresa - PD <Teresa.Geisheker@houstontx.gov>
Subject: RE: New Question 2041 Norfolk

Teresa and Abraham,
Well this lot at 2041 Norfolk has still been up for sale for commercial development all this time. Their asking price is too high and that's probably why nothing has happened yet. I have been informed by a neighbor that a prospective buyer is planning to convert the house to a restaurant and to try to get historic designation for the house to skirt parking regulations. This is still under discussion and the property has not been sold yet. If they proceed with the sale and the restaurant and apply for a replat with the Planning Commission would the MLS/MBL status of the property be flagged at that time and a replat be denied? I'm just trying to figure out how far along they may be able to get in this process before the city enforces the MLS/MBL ordinance. Here is a link to the property listing which clearly states that there are no restrictions on the property.
2041 Norfolk St, Houston, TX 77098 - Land for Sale | LoopNet

Thanks, John Geiss
President
Richwood Place Civic Association

From: Zorrilla, Abraham - PD <Abraham.Zorrilla@houstontx.gov>
Sent: Tuesday, November 16, 2021 7:32 AM
To: Geisheker, Teresa - PD <Teresa.Geisheker@houstontx.gov>;
Subject: Re: New Question 2041 Norfolk Good Morning,

If your property was single family when the MLS application was submited and approved by City Council, then your property has a single-family land use restriction.

I will be back to the office tomorrow if you would like to have a quick phone call.
Abraham Zorrilla

From: Geisheker, Teresa - PD <Teresa.Geisheker@houstontx.gov>
Sent: Tuesday, November 16, 2021 5:20:45 AM
To:
Subject: Re: New Question 2041 Norfolk

Hi, John. Yes, a sf residential lot would require a replat to a reserve, to be permitted for commercial.

Although every plat is publicly heard at a Planning Commission meeting, additional notices such as signs are only required when the land had specific, valid single family deed restrictions. Sometimes the interpretations of deed restrictions are more variable than one might think; sometimes legal determines deed restrictions are valid only under certain circumstances, for example, when the community thinks they

should be more broadly applied. So, (additional) notice may or may not be required; Ch 42 has more specifics.
The taxing code is variable and is not definitive as to classification; but the legally recorded subdivision plat and legal description is binding. So, just because it's taxed as residential does not mean it was legally platted as residential.
Let me also have our MLS expert, Abraham Zorrilla, check into it for us. John, you are asking the right questions. Have a good morning.

Teresa Geisheker, ASLA, APA
Communications Community Engagement Planner | 832-393-6543
City of Houston Planning and Development|832-393-6600

Hi Teresa,
We have a property at 2041 Norfolk in our subdivision of Richwood Place that has suddenly been listed for sale as a Commercial property. This is a single family residence and is listed on HCAD as single family residential. I believe that it is covered by our Deed Restrictions but I am still trying to search that out on the Harris County Clerk's website. It has MLS status under ordinance 2011-0867 and MBL status under 2011-0866. This is a new situation and I do not yet know what they may be planning on doing with that house/lot. I'm assuming that a replat would be required if they wanted to do a commercial project on that property. If so would that require public notice? I know it would if it falls under our Deed Restrictions but I don't have the answer to that yet.

Thanks, John Geiss
RPCA President

PROTEST LETTER #2

From:
To: Staunton, Misty - PD; John Geiss
Subject: 2041 Norfolk always Single Family residence
Date: Thursday, October 24, 2024 1:49:20 PM

Hi Misty,
This email thread includes the city of Houston's code of enforcement property use investigation.
The owner's Representative at the time was Cameron Armstrong. When Skydive put a sign up, Mr Armstrong told me that the owner did not want to change the use of the property to commercial. He was simply renting out the property to a woman to live in and allowed her to occasionally show a few art pieces. Her Twitter handle is still viewable and will show that she only opened the home occasionally, on Saturdays and for limited hours.
Furthermore, the city of houston did their own investigation as to change of use and found none. The found the property to be a residence and not a commercial property.
There was always either someone renting/living in the home or they had the property up for lease. The property owner is simply trying to get around these restrictions that he knew about when the application went into effect. We can't allow property owners to circumvent the intent of the neighborhood and city of houston minimum lot size and building line. If he wanted to be a commercial property, he could have converted in 2010/2011 and he would have been required to follow code of ordinance updates including off street parking. He didn't do that. Because this is and always was a single family home.

Thank you,
Rebekah Maddux El-Hakam

From: Rebekah Maddux El-Hakam < Date: Tue, Mar 8, 2011 at 11:19 AM
Subject: Help: 2041 Norfolk
To: Ravin, Jeron - CNL <Jeron.Ravin@houstontx.gov>, Blake, Sheila - PWE - CE <Sheila.Blake@houstontx.gov>, Balay, Tony - PWE - CE <Tony.Balay@houstontx.gov>, <districtd@houstontx.gov>

Dear Mr. Balay,
We would like to please ask for your attention to the alleged change in use at 2041 Norfolk. The property now has a large sign along the s. Shepherd side that is not permitted. I've been in discussions with a representative of the owner who represents they do no want their property to change its use to an art gallery or any commercial use.
However, the tenant has changed the use and is using the property as an Art Gallery- Skydive Art..
Please visit their website www.theskydive.org
The website clearly states their use, publiShed hours of operations and plans for events including charging $20 per person for an event in May.
Our neighborhood is not opposed to a legal operating business at this location. What we are asking is that the city of Houston enforce their own ordinances. We need your help. We need the city to enforce their own ordinances.
We appreciate your attention to this matter as soon as possible.
Sincerely, Rebekah Maddux El-Hakam, President, Richwood Place Civic Association

On 1/18/11, Ravin, Jeron - CNL <Jeron.Ravin@houstontx.gov> wrote:

Good Afternoon Sheila,
In November residents of Richwood Place wrote our in office in an attempt to jump ahead of a forthcoming code enforcement issue.The residents were correct in their proactive approach. The Skydive Gallery is open for business. They have erected signs and are promoting their business through several mediums. Please see the attached email. Please provide your attention to this matter so I can share any developments with the Council Member. Thanks again for your help and consideration

Thanks you in Advance
J.L. Ravin
The Office of Council Member Wanda Adams
Communications Director/Constituent Liaison

From: Ravin, Jeron - CNL
Sent: Tuesday, November 16, 2010 12:00 PM
To: Oakes, Bob - PWE - CE
Cc: Krnaich, Goran - LGL
Subject: FW: Update: 2041 Norfolk

Mr. Oakes,
Legal has been advised as well. Can you please make certain this circumstance is thoroughly review.

Thanks in Advance for your assistance
J.L. Ravin
The Office of Council Member Wanda Adams
Communications Director
Constituent Liaison

From: Rebekah Maddux El-Hakam [mailto:
Sent: Thursday, November 04, 2010 12:33 PM
To: Ravin, Jeron - CNL
Subject: Fw: Update: 2041 Norfolk> Jeron,

Can you please read the attached letter. We are concerned about the change of use and need he'll from your office and code enforcement.

Sincerely,
Rebekah