HOUSTON PLANNING COMMISSION

AGENDA

Thursday, December 19, 2024
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

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

SECRETARY
Vonn Tran

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 19, 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 December 5, 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 (Petra Hsia, Aracely Rodriguez, Geoff Butler, and Devin Crittle,)
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 (Ed Buckley and Fabian Esqueda)

II. Establish a public hearing date of January 23, 2025

a. Avondale Square partial replat no 3
b. Bacj Acres
c. Benders Landing Estates Sec 7 partial replat no 1
d. Dreyfus Green
e. England Grove
f. Milby Townsites replat no 1
g. Ojeman Trails
h. Ridgecrest Addition Sec 3 partial replat no 2

III. Consideration of a Landscape Variance at 1905 Brittmore Road (Ed Buckley)

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 Re-Establishment for Ordinance 2011-867 (Misty Staunton)

VI. Establish a public hearing date of January 23, 2025 for the Hotel at Hillcroft located at 6200 Hillcroft Avenue

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, 5 DECEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Call to Order at 2:49 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present during Item 132 at 3:38
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	*Absent*
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	*Absent*
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	*Absent*
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
J. Stacy Slawinski, P.E.- for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	*Absent*
Vonn Tran, Secretary	Present

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department. The Planning Commission dates have been published in the Houston Chronical and the date to act on the proposed sidewalk amendment will be rescheduled after the New year, date to be determined.

APPROVAL OF MINUTES

Consideration of November 14, 2024, Planning Commission Meeting Minutes.
Commission action: Approved.
Motion: Jones Second: Heisch Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-57)
b. REPLATS (58-102)

Staff recommendation: Approve Item No's. 1 – 102, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations, except for Item(s) 34 and 65 which will be removed for separate consideration.
Motion: Garza Vote: Unanimous
Second: Jones Abstaining: None

Staff recommendation: Approve recommendation for Item Nos. 3, 6, 7, 8, 9, 10, 11, 12, 22, 45, 46, 47, 48, 49, 61, and 62 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.
Motion: Baldwin Vote: Carried
Second: Tahir Abstaining: Heisch, Mares

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

34 NGUYEN HIGHLAND PLACE
Staff recommendation: Disapprove Drainage Plan Required.
Commission action: 30 Day extension granted.
Speaker(s): John Nguyen, property owner
Motion: Baldwin Second: Stein Vote: Carried Opposed: Robins

65 CANTERBURY BUSINESS PARK
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the conditions.
Motion: Mares Second: Viera-Bland Vote: Unanimous Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

103 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO1 – Withdraw

104 CAYWOOD PLACE
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: Robins Second: Viera-Bland Vote: Unanimous Abstaining: None

105 CREEKMONT BRANCH REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Hines Second: Jones Vote: Unanimous Abstaining: None

106 EQUILENT WASHINGTON
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Guillermo Deleon – questions only
Motion: Garza Second: Mares Vote: Unanimous Abstaining: None

107 FAMILY FORT FOR LIFE – Withdraw

108 HEALER HAVEN AT SAMPSON DIVISION
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

109 MANGUM SQUARE
Staff recommendation: Defer the plat per the Council Members request.
Commission action: Deferred per Council member request.
Speaker(s): Vickey Frayser, Rick Grothes
Motion: Jones Second: Robins Vote: Unanimous Abstaining: None

110 PADOK SILVER PROPERTY
Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Denied the requested variance(s) and disapproved the plat.
Speaker(s): None
Motion: Mares Second: Heisch Vote: Unanimous Abstaining: None

111 PLAZA ESTATES AT EASTWOOD

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

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

112 SHOBY JEHAN ESTATES
Staff recommendation: Disapprove (Violate Deed Restrictions)
Commission action: Disapproved.
Speaker(s): None

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

113 VAZQUEZ PLACE
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Joe & Gina Flores, Joyce Owens

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

114 VENTANA LAKES EAST NORTH BOARDWALK
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: Heisch Vote: Unanimous Abstaining: None

115 VENTANA LAKES EAST SOUTH BOARDWALK
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: Robins Vote: Unanimous Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

116 BUSTAMANTE TRACT GP
Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: 30 day extension granted.
Speaker(s): Jennifer Curtis

Motion: Baldwin Second: Mares Vote: Carried Abstaining: Heisch Opposed: Robins

117 CORRALES DEVELOPMENT – Withdraw

118 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7
No action needed until December 19, 2024

119 PEREZ COMPLEX

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

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

e. SPECIAL EXCEPTIONS – None

f. RECONSIDERATION OF REQUIREMENTS

ITEMS 120 AND 121 WERE PRESENTED TOGETHER WITH A SEPARATE VOTE FOR EACH.

120 KINGS RIVER NORTH

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): Jennifer Curtis – applicant

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

121 KINGS RIVER SOUTH

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.

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

g. EXTENSIONS OF APPROVAL

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

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)	Approve

i. Certificates of Compliance

130	19720 Forest Drive	Approve
131	20555 and 20547 S Hillcrest Drive	Approve

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 122 – 131.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Viera-Bland Second: Robins Vote: Carried Abstaining: Heisch,129

k. Development Plats with Variance Requests

132 5701 Harrisburg Boulevard
Staff recommendation: Approve
Commission action: Approved.
Speaker(s): None

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

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

Commission action: Accepted January 9, 2025, public hearing date for Item(s), a-c.

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

Speaker(s): None

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

III. Consideration of an Off-Street Parking Variance at 5226 Elm Street

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

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

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

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

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

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

Staff recommendation: Forward application to City Council for approval.
Commission action: Approved staff recommendation.
Speaker(s): Jeanne Bauer, Walter N. Hittleman – supportive

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

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

Staff recommendation: Defferel for further srt
Commission action: Deferral.
Speaker(s): John Giess – opposed

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

VII. Public Comment - None

Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:55 PM.

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

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Anniston Groves Way Street Dedication Sec 1	SP	
2	Anniston Sec 19	C3F	
3	Anniston Sec 20	C3F	
4	Bridgeland Central Reserve Sec 1	C2	
5	Bridgeland Creekland Village Sec 17	C3P	
6	Bridgeland Creekland Village Sec 18	C3P	
7	Caywood Place	C3F	
8	Champions Oak Sec 6	C3P	
9	City of Houston Reuse Warehouse	C2	
10	Creekmont Branch replat no 1	C3F	
11	Cypress Green Mason Road Street Dedication Sec 4 and Reserves	C3F	
12	Cypress Green Sec 20	C3F	DEF1
13	Cypress Green Sec 25	C3F	
14	Dice Duplexes partial replat no 1	C3F	
15	DS Skinner Enclave	C2	
16	Duru Estates	C3F	DEF1
17	Elyson Reserves Sec 8	C2	
18	Embry Heights	C2	
19	Equilent Washington	C3F	
20	Estates At Highland Heights	C3F	
21	Evergreen Cottages	C3F	
22	Fairbanks North Houston Warehouse	C2	
23	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	C3F	
24	Kingsland Homes	C3F	
25	Lifetime Harvest Green	C2	
26	Mansfield Meadows	C3F	
27	Nguyen and Pham Development at Brownie Campbell Road	C2	
28	Nguyen Highland Place (No Action Needed)	C3F	DEF2
29	Northpark Enclave	C3F	
30	Northpointe East Business Park	C3P	
31	Oakwood Sec 4	C3P	
32	Oates Meadow	C2	DEF1
33	PCRIF North Houston Commerce Park	C3P	
34	Plaza Estates at Eastwood	C3F	
35	Scott Street Plaza	C3F	
36	Sila Sec 4	C3F	
37	Sila Sec 6	C3F	
38	Spring Branch ISD Terrace Elementary School	C2	
39	Sundance Bend Drive Street Dedication Sec 1	SP	
40	Sunterra North Commercial Development	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Synova Sec 9	C3F	
42	Tuscan Terrace Drive Street Dedication and Reserves Sec 2	C3F	
43	Wheels and Beers Food Truck Park	C2	

B-Replats

44	Anita Crossing	C2R	
45	Anita Gardens	C2R	
46	Asma Homes	C2R	
47	Blossom Plaza	C2R	
48	Bonnie Brae Townhomes	C2R	
49	Bridgeland Nature Preserve Way Street Dedication Sec 1	SP	DEF1
50	Buckingham Place Estates	C2R	
51	Calhoun Courtyard	C2R	
52	Clinton Gas Station Convenience Store replat no 2 and extension	C2R	
53	Dayco Heights Sec 1	C2R	
54	Delta Homes at W 23rd	C2R	
55	Development on Lyerly	C3R	
56	Flagg Stone Court	C2R	
57	FM 1960 Industrial Park	C2R	
58	Fulton Heights	C2R	
59	Guild Shop of the Church of St John the Divine replat no 1 and extension	C2R	
60	Harris County Municipal Utility District No 345 Water Well No 2	C2R	
61	Harvest Heights Place	C2R	
62	Highland Acre Village	C2R	DEF1
63	Hopkins Point	C2R	
64	Horton Heights	C3R	
65	James Estates	C2R	DEF3
66	Janisch Plaza	C2R	
67	Long Point Villas	C3R	
68	Maranello Estates	C2R	
69	Mazan Place	C2R	
70	Melbourne Duplex	C2R	
71	Modern Estates	C2R	DEF1
72	Northpark Garden Villas	C2R	
73	Park Properties	C2R	
74	Plaza Estates at Comal	C2R	
75	Prose Barker Cypress	C2R	
76	Ram Crossing	C3R	
77	Reserves at Fondren	C2R	
78	Reserves at Hercules	C2R	
79	Residences at Williamsdell	C2R	DEF1
80	Sama Estates at Dennis	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	SJS Heights	C2R	
82	Southside Real Estate Development Group at West Orem	C2R	
83	Spears Walters Square Investments	C2R	
84	Sunny Flea Market Gulf Bank Road Development	C2R	
85	Thirty Eight Heights Estates at Allum	C3R	DEF1
86	Vibe at Fuqua	C2R	
87	Wakefield Village	C2R	
88	Woodlands Village of Creekside Park Sec 41	C3R	DEF1
89	Zeus Center	C2R	DEF1

C-Public Hearings Requiring Notification

90	Airport Gardens partial replat no 2	C3N	
91	Dreyfus Grove	C3N	
92	Hammerly Estates	C3N	
93	Huldy Place	C3N	
94	Mangum Square	C3N	DEF1
95	Springbridge Residences	C3N	
96	Vazquez Place	C3N	DEF1
97	Villas on Mansfield	C3N	

D-Variances

98	Alliance Triple E Industrial	C2	
99	Baron Cypress Bend	C2	
100	Bridgeland Creekland Village GP	GP	
101	Bustamante Tract GP (No Action Needed)	GP	DEF2
102	Grand Parkway GP	GP	
103	Hardy at Ronquillo Development	C2R	
104	Harris County Emergency Service District no 7	C3P	DEF3
105	JDS Hopfe Road GP	GP	
106	Jubilee GP	GP	
107	Leeland at Emancipation Reserve	C2	
108	Oaks at Highland Heights	C3R	
109	Settegast Complex	C2	

E-Special Exceptions

110	Northfield Estates	C3R	

F-Reconsideration of Requirements

111	Kieth Harrow Boulevard Street Dedication Sec 1	C3P	
112	Rosedale Plaza	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral

G-Extensions of Approval

113	Champions Oak Sec 5	EOA	
114	Crosby Car Wash	EOA	
115	Development at FM 529	EOA	
116	Development on Fairbanks North Houston	EOA	
117	FM 2100 Reserve	EOA	
118	Four Seasons at Clodine	EOA	
119	Garcia Gomez Reserve	EOA	
120	Huffmeister Reserve	EOA	
121	Kosmos Investments LLC	EOA	
122	Morton Creek Ranch Sec 30	EOA	
123	MRM Texas Builders LLC at Spring Cypress Road	EOA	
124	Naeem Place at Blossom on Memorial Park	EOA	
125	North Bridgeland Lake Parkway Street Dedication Sec 11	EOA	
126	Refuge Temple Ministries Sec 1	EOA	
127	Sundance Cove Detention Pond B	EOA	
128	Sundance Cove Detention Pond C and Recreation Center	EOA	
129	Trillium Sec 9	EOA	
130	West Little York Road at Grand Parkway Street Dedication Sec 1	EOA	

H-Name Changes

None

I-Certification of Compliance

131	20060 Red Oaks S	COC	

J-Administrative

None

K-Development Plats with Variance Requests

132	334 E 31st Street	DPV	
133	2247 North Boulevard	DPV	
134	3773 Southwest Freeway	DPV	

Landscape Variance

III	1905 Brittmoore Road	LV	

Item No.	Subdivision Plat Name	App Type	Deferral
Off-Street Parking Variance			
IV	3200 S. Shepherd Drive	PV	DEF 4

Platting Summary **Houston Planning Commission** **PC Date: December 19, 2024**

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Anniston Groves Way Street Dedication Sec 1	2024-2362	SP	Harris	ETJ	404T	1.43	0.00	0	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
2	Anniston Sec 19	2024-2360	C3F	Harris	ETJ	404T	19.32	1.13	64	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
3	Anniston Sec 20	2024-2361	C3F	Harris	ETJ	404T	19.26	0.58	70	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
4	Bridgeland Central Reserve Sec 1	2024-2412	C2	Harris	ETJ	365M	43.49	43.49	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
5	Bridgeland Creekland Village Sec 17	2024-2395	C3P	Harris	ETJ	365A	47.60	8.80	166	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Creekland Village Sec 18	2024-2396	C3P	Harris	ETJ	365A	9.26	2.55	23	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
7	Caywood Place	2024-2417	C3F	Harris	City	451X	0.53	0.01	8	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
8	Champions Oak Sec 6	2024-2427	C3P	Harris	ETJ	370H	14.48	1.28	75	Woodmere Development Co., LTD.	IDS Engineering Group
9	City of Houston Reuse Warehouse	2024-2357	C2	Harris	City	452M	1.98	1.98	0	CSF Consulting LP	CSF Consulting LP
10	Creekmont Branch replat no 1	2024-2449	C3F	Harris	City	451G	3.38	0.71	61	Onyx Land Partners, LLC.	ICMC GROUP INC
11	Cypress Green Mason Road Street Dedication Sec 4 and Reserves	2024-2443	C3F	Harris	ETJ	285Z	46.69	42.23	0	Astro Cypress Green, L.P.	Quiddity Engineering
12	Cypress Green Sec 20 (DEF1)	2024-2307	C3F	Harris	ETJ	285Z	18.14	0.75	106	Astro Cypress Green, L.P.	Quiddity Engineering
13	Cypress Green Sec 25	2024-2445	C3F	Harris	ETJ	285Z	18.82	0.24	89	Astro Cypress Green, L.P.	Quiddity Engineering
14	Dice Duplexes partial replat no 1	2024-2152	C3F	Harris	City	494B	0.76	0.04	6	CAS Consultants, LLC	CAS Consultants, LLC
15	DS Skinner Enclave	2024-2202	C2	Harris	ETJ	367B	2.07	0.00	2	D & S Development, LLC	Owens Management Systems, LLC
16	Duru Estates (DEF1)	2024-2323	C3F	Harris	ETJ	409Y	0.19	0.01	2	CGEA|Planning + Design	CGEA|Planning + Design
17	Elyson Reserves Sec 8	2024-2429	C2	Harris	ETJ	404Q	63.58	63.31	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
18	Embry Heights	2024-2356	C2	Harris	City	493C	0.47	0.46	0	2600 N. MAIN, LLC	Civil-Surv Land Surveying, L.C.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
19	Equilent Washington	2024-2371	C3F	Harris	City	492H	0.22	0.22	0	Morris & Associates	Gruller Surveying
20	Estates At Highland Heights	2024-2283	C3F	Harris	City	412X	1.70	0.09	24	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
21	Evergreen Cottages	2024-2366	C3F	Harris	City	450T	1.50	1.50	0	Amzim Global Investments, LP	Texas Land Maps
22	Fairbanks North Houston Warehouse	2024-2387	C2	Harris	ETJ	410X	16.66	16.66	0	Quannah Partners	Pape-Dawson Engineers
23	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	2024-2384	C3F	Harris	City	570C	0.39	0.39	0	Northfield DH, LLC	Century Engineering, Inc
24	Kingsland Homes	2024-2393	C3F	Harris	ETJ	487A	1.63	0.03	10	BAKER KINGSLAND HOLDINGS LP	RSG Engineering
25	Lifetime Harvest Green	2024-2358	C2	Fort Bend	ETJ	566C	13.67	13.67	0	LTF REAL ESTATE COMPANY, INC	Civil-Surv Land Surveying, L.C.
26	Mansfield Meadows	2024-2416	C3F	Harris	City	452B	1.93	0.02	26	Survey Solutions of Texas	Survey Solutions of Texas
27	Nguyen and Pham Development at Brownie Campbell Road	2024-2382	C2	Harris	ETJ	371U	2.73	2.73	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
28	Nguyen Highland Place (DEF2)	2024-2165	C3F	Harris	City	412Y	0.50	0.02	7	CENTER POINT SURVEY	CENTER POINT SURVEY
29	Northpark Enclave	2024-2413	C3F	Montgomery	ETJ	296T	10.95	2.23	100	Lennar Homes of Texas Land and Construction, LTD. A Texas Limited Partnership, DBA Friendswood	EHRA
30	Northpointe East Business Park	2024-2425	C3P	Harris	ETJ	329E	6.39	4.56	0	Northpointe Blvd. 17, LLC	IDS Engineering Group
31	Oakwood Sec 4	2024-2420	C3P	Harris	ETJ	286H	30.10	12.16	107	KB Home Lone Star Inc.	Meta Planning + Design LLC
32	Oates Meadow (DEF1)	2024-2259	C2	Harris	City	456S	23.88	23.88	0	Oates road Property LLC	South Texas Surveying Associates, Inc.
33	PCRIF North Houston Commerce Park	2024-2348	C3P	Harris	City	333Q	154.13	148.03	0	Partners	GBI Partners
34	Plaza Estates at Eastwood	2024-2422	C3F	Harris	City	533R	0.18	0.00	2	New Era Development	New Era Development & Land Services
35	Scott Street Plaza	2024-2381	C3F	Harris	City	533H	0.72	0.72	0	King Fuels, Inc.	Century Engineering, Inc
36	Sila Sec 4	2024-2436	C3F	Harris	ETJ	258Z	24.74	1.75	128	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	BGE, Inc.
37	Sila Sec 6	2024-2431	C3F	Harris	ETJ	258Z	25.64	2.64	219	TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company	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
38	Spring Branch ISD Terrace Elementary School	2024-2439	C2	Harris	City	449R	12.00	11.64	0	Spring Branch Independent School District	Quiddity Engineering
39	Sundance Bend Drive Street Dedication Sec 1	2024-2415	SP	Harris	ETJ	378Q	3.35	0.00	0	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
40	Sunterra North Commercial Development	2024-2409	C2	Waller	ETJ	443D	3.37	3.37	0	Malabar Hill Capital	Windrose
41	Synova Sec 9	2024-2418	C3F	Harris	ETJ	378Q	22.78	2.66	108	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
42	Tuscan Terrace Drive Street Dedication and Reserves Sec 2	2024-2446	C3F	Harris	ETJ	285U	4.03	1.73	0	Astro Cypress Green, L.P.	Quiddity Engineering
43	Wheels and Beers Food Truck Park	2024-2364	C2	Harris	ETJ	327J	1.00	1.00	0	Wheels and Beers	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

B-Replats

44	Anita Crossing	2024-2375	C2R	Harris	City	493Z	0.23	0.00	3	LEMA Properties, LP	Pioneer Engineering, LLC
45	Anita Gardens	2024-2374	C2R	Harris	City	493Z	0.63	0.06	7	LEMA Properties, LP	Pioneer Engineering, LLC
46	Asma Homes	2024-2245	C2R	Harris	City	454P	0.19	0.00	2	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
47	Blossom Plaza	2024-2388	C2R	Harris	City	492L	0.32	0.32	0	Azim Maredia	Century Engineering, Inc
48	Bonnie Brae Townhomes	2024-2367	C2R	Harris	City	493W	0.14	0.00	2	Sandcastle Homes	MOMENTUM EGINEERING
49	Bridgeland Nature Preserve Way Street Dedication Sec 1 (DEF1)	2024-2265	SP	Harris	ETJ	365T	4.19	0.00	0	Bridgeland Development, LP, a Maryland limited partnership	BGE, Inc.
50	Buckingham Place Estates	2024-2192	C2R	Harris	City	454C	0.39	0.01	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
51	Calhoun Courtyard	2024-2365	C2R	Harris	City	533R	0.46	0.01	10	Vertex Global Holdings	Texas Land Maps
52	Clinton Gas Station Convenience Store replat no 2 and extension	2024-2369	C2R	Harris	City	495Z	1.27	1.24	0	Clinton 786 Business Inc	Hovis Surveying Company Inc.
53	Dayco Heights Sec 1	2024-2260	C2R	Harris	City	451E	0.48	0.13	4	Quest Trust Company FBO Chethan Das IRA #44379-11	Patrick Planning Services, LLC
54	Delta Homes at W 23rd	2024-2405	C2R	Harris	City	452U	0.25	0.00	6	To be determined	SEM 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
55	Development on Lyerly	2024-2386	C3R	Harris	City	453F	1.05	1.05	0	MOHSIN MOMIN	Century Engineering, Inc
56	Flagg Stone Court	2024-2411	C2R	Harris	City	455T	0.16	0.00	2	New Era Development	New Era Development & Land Services
57	FM 1960 Industrial Park	2024-2280	C2R	Harris	ETJ	334V	25.65	25.65	0	CRP/TREP K1960 Owner, LP	Atkinson Engineers
58	Fulton Heights	2024-2407	C2R	Harris	City	453Y	0.50	0.50	0	To be determined	SEM SERVICES
59	Guild Shop of the Church of St John the Divine replat no 1 and extension	2024-2376	C2R	Harris	City	492R	1.11	1.11	0	Kuo & Associates, Inc.	Kuo & Associates, Inc
60	Harris County Municipal Utility District No 345 Water Well No 2	2024-2379	C2R	Harris	ETJ	486D	0.33	0.33	0	Harris County MUD 345	Pape-Dawson Engineers
61	Harvest Heights Place	2024-2403	C2R	Harris	City	412S	0.17	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
62	Highland Acre Village (DEF1)	2024-2297	C2R	Harris	City	412T	0.36	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
63	Hopkins Point	2024-2399	C2R	Harris	City	493N	0.15	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
64	Horton Heights	2024-2441	C3R	Harris	City	454S	0.22	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
65	James Estates (DEF3)	2024-2061	C2R	Harris	City	492M	0.16	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
66	Janisch Plaza	2024-2389	C2R	Harris	City	452H	1.00	1.00	0	Azim Maredia	Century Engineering, Inc
67	Long Point Villas	2024-2434	C3R	Harris	City	450V	2.20	0.29	38	8850 Long Point Partners, LP	City Choice Group, LLC
68	Maranello Estates	2024-2305	C2R	Harris	City	454C	0.39	0.01	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
69	Mazan Place	2024-2368	C2R	Harris	City	412U	0.33	0.07	4	Mazan Real Estate Group, LLC	MOMENTUM EGINEERING
70	Melbourne Duplex	2024-2402	C2R	Harris	City	454N	0.20	0.00	2	Level 5 Builders US	AAB Homes, LLC
71	Modern Estates (DEF1)	2024-2221	C2R	Montgomery	ETJ	256Q	2.00	2.00	0	OC PLANS AND PERMITS	Oc Plans & Permits
72	Northpark Garden Villas	2024-2410	C2R	Harris	ETJ	332Z	4.44	4.44	0	Prabhakar Guniganti	Quiddity Engineering
73	Park Properties	2024-2390	C2R	Harris	ETJ	573W	3.92	3.89	0	WILLOW INVESTMENT PARTNERS, LP	Windrose
74	Plaza Estates at Comal	2024-2408	C2R	Harris	City	533Y	0.16	0.16	0	New Era Development	New Era Development & Land Services
75	Prose Barker Cypress	2024-2377	C2R	Harris	ETJ	447K	8.36	8.36	0	Prose Barker Cypress Venture, LP	Terra Associates, Inc.
76	Ram Crossing	2024-2451	C3R	Harris	City	451D	2.81	0.03	32	R&L Global Inc	Pioneer Engineering, LLC
77	Reserves at Fondren	2024-2392	C2R	Fort Bend	City	570Q	2.97	2.97	0	TSG SAM HOUSTON, LLC	RSG Engineering
78	Reserves at Hercules	2024-2083	C2R	Harris	City	618Q	8.68	8.68	0	CCI Clear Lake IX, LP	Fulcrum Land Surveying LLC
79	Residences at Williamsdell (DEF1)	2024-2296	C2R	Harris	City	412U	0.33	0.02	4	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
80	Sama Estates at Dennis	2024-2391	C2R	Harris	City	493Z	0.23	0.00	5	Ritex Real Estate LLC	Ritex Real Estate LLC
81	SJS Heights	2024-2423	C2R	Harris	City	452D	9.52	9.45	0	The SJS Group of Companies Inc	Windrose
82	Southside Real Estate Development Group at West Orem	2024-2406	C2R	Harris	City	571M	2.51	2.51	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
83	Spears Walters Square Investments	2024-2272	C2R	Harris	ETJ	371H	4.01	4.01	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
84	Sunny Flea Market Gulf Bank Road Development	2024-2435	C2R	Harris	ETJ	413N	20.49	20.49	0	Sunny Flea Market, Inc.	Doshi Engineering & Surveying Company
85	Thirty Eight Heights Estates at Allum (DEF1)	2024-2321	C3R	Harris	City	571H	0.99	0.05	19	CAS Consultants, LLC	CAS Consultants, LLC
86	Vibe at Fuqua	2024-2359	C2R	Harris	City	573V	8.04	8.04	0	GREGORY E. WELLS, JR.	Civil-Surv Land Surveying, L.C.
87	Wakefield Village	2024-2282	C2R	Harris	City	452Q	0.57	0.00	11	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Woodlands Village of Creekside Park Sec 41 (DEF1)	2024-2309	C3R	Harris	ETJ	250R	8.52	1.21	56	Howard Hughes	LJA Engineering, Inc.-(Houston Office)
89	Zeus Center (DEF1)	2024-2285	C2R	Harris	City	491V	0.37	0.37	0	ALJ Lindsey	Windrose

C-Public Hearings Requiring Notification

90	Airport Gardens partial replat no 2	2024-2154	C3N	Harris	City	575K	0.54	0.00	4	Alvarado Group	South Texas Surveying Associates, Inc.
91	Dreyfus Grove	2024-2218	C3N	Harris	City	533Q	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
92	Hammerly Estates	2024-2164	C3N	Harris	City	450Q	0.52	0.00	3	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
93	Huldy Place	2024-1990	C3N	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
94	Mangum Square (DEF1)	2024-2096	C3N	Harris	City	451R	4.24	4.24	0	North Houston Medical LLC	Richard Grothues Designs
95	Springbridge Residences	2024-2116	C3N	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim
96	Vazquez Place (DEF1)	2024-2117	C3N	Harris	City	534H	0.22	0.00	2	Ernesto Vazquez	Owens Management Systems, LLC
97	Villas on Mansfield	2024-2191	C3N	Harris	City	452B	1.12	0.05	27	Stoneworks, LLC	Total Surveyors, Inc.

D-Variances

98	Alliance Triple E Industrial	2024-2380	C2	Harris	ETJ	369P	11.70	11.70	0	Alliance Industrial Company	Weisser Engineering Company
99	Baron Cypress Bend	2024-2354	C2	Harris	ETJ	369J	3.27	3.27	0	N/A	The Interfield Group
100	Bridgeland Creekland Village GP	2024-2394	GP	Harris	ETJ	365E	2036.96	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)

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
101	Bustamante Tract GP (DEF2)	2024-2230	GP	Harris	ETJ	406S	169.42	0.00	0	Pinpoint Commercial, LP	Meta Planning + Design LLC
102	Grand Parkway GP	2024-2433	GP	Fort Bend	ETJ	525Q	176.40	0.00	0	Taylor Morrison	Meta Planning + Design LLC
103	Hardy at Ronquillo Development	2024-2138	C2R	Harris	City	493H	0.63	0.00	2	The Ronquillo Family	CGEA|Planning + Design
104	Harris County Emergency Service District no 7 (DEF3)	2024-1965	C3P	Harris	ETJ	292Q	63.28	63.20	0	HCESD 7	South Texas Surveying Associates, Inc.
105	JDS Hopfe Road GP	2024-2450	GP	Harris	ETJ	285Z	318.50	0.00	0	JDS Hopfe Road LLC	Meta Planning + Design LLC
106	Jubilee GP	2024-2419	GP	Harris	ETJ	324P	1622.10	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
107	Leeland at Emancipation Reserve	2024-2274	C2	Harris	City	493V	1.44	1.44	0	Bayview USA Holdings, LLC	BGE, Inc.
108	Oaks at Highland Heights	2024-2289	C3R	Harris	City	452B	3.84	0.49	46	Iberica Construction	Total Surveyors, Inc.
109	Settegast Complex	2024-1968	C2	Harris	City	455T	0.11	0.00	4	Solar Direct Developers	South Texas Surveying Associates, Inc.

E-Special Exceptions

110	Northfield Estates	2024-2275	C3R	Harris	City	570B	19.57	8.32	22	Flix Land Holdings, LLC; Community Kollel of Houston	BGE, Inc.

F-Reconsideration of Requirements

111	Kieth Harrow Boulevard Street Dedication Sec 1	2024-2428	C3P	Harris	ETJ	446A	2.60	0.00	0	Bear Creek Trust	Meta Planning + Design LLC
112	Rosedale Plaza	2024-2169	C2R	Harris	City	493X	0.96	0.96	0	Interplan Architects. Inc	Century Engineering, Inc

G-Extensions of Approval

113	Champions Oak Sec 5	2023-2859	EOA	Harris	ETJ	370M	12.02	0.98	61	Woodmere Development Co., LTD.	IDS Engineering Group
114	Crosby Car Wash	2023-2747	EOA	Harris	ETJ	419G	2.79	2.79	0	SunRaj Developers, Inc.	Century Engineering, Inc
115	Development at FM 529	2023-2846	EOA	Harris	ETJ	406N	3.38	3.38	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
116	Development on Fairbanks North Houston	2023-2858	EOA	Harris	ETJ	410B	6.10	5.94	0	MOHSIN MOMIN	Century Engineering, Inc
117	FM 2100 Reserve	2024-0066	EOA	Harris	ETJ	298D	8.30	8.30	0	Jondot Properties	Hovis Surveying Company Inc.
118	Four Seasons at Clodine	2023-2823	EOA	Harris	ETJ	527G	0.43	0.43	0	ADVANCE SURVEYING, INC	Advance Surveying, 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
119	Garcia Gomez Reserve	2023-2507	EOA	Harris	ETJ	371U	1.95	0.79	1	ANGEL V GARCIA	Houston Platting
120	Huffmeister Reserve	2023-2975	EOA	Harris	ETJ	327T	2.23	2.23	0	Showcase Luxury Garages, LLC	Total Surveyors, Inc.
121	Kosmos Investments LLC	2023-2973	EOA	Harris	ETJ	370H	4.93	4.93	0	TDK Construction	Hovis Surveying Company Inc.
122	Morton Creek Ranch Sec 30	2023-2986	EOA	Harris	ETJ	445P	15.80	2.17	58	Woodmere Development Co	RG Miller | DCCM
123	MRM Texas Builders LLC at Spring Cypress Road	2023-2847	EOA	Harris	ETJ	331A	1.50	1.50	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
124	Naeem Place at Blossom on Memorial Park	2023-2780	EOA	Harris	City	492L	0.17	0.00	4	Tanglewood Builders	The Interfield Group
125	North Bridgeland Lake Parkway Street Dedication Sec 11	2023-2928	EOA	Harris	ETJ	364R	5.68	0.00	0	Bridgeland Development , LP	McKim & Creed, Inc.
126	Refuge Temple Ministries Sec 1	2024-0098	EOA	Harris	ETJ	375T	14.50	14.14	0	Idea Public Schools C/O	Pape-Dawson Engineers
127	Sundance Cove Detention Pond B	2023-2915	EOA	Harris	ETJ	378P	30.84	30.84	0	Clay Road 628 Development, LP.	EHRA
128	Sundance Cove Detention Pond C and Recreation Center	2023-2924	EOA	Harris	ETJ	378P	30.27	30.27	0	Clay Road 628 Development LP & Meritage Homes of Texas, LLC, An Arizona Limited Liability Company	EHRA
129	Trillium Sec 9	2024-0027	EOA	Fort Bend	ETJ	526V	15.86	0.85	96	TPHTM 1464, LLC	Costello, Inc.
130	West Little York Road at Grand Parkway Street Dedication Sec 1	2024-0210	EOA	Harris	ETJ	405Z	2.46	0.00	0	Woodmere Development Co	RG Miller | DCCM

H-Name Changes

None

I-Certification of Compliance

131	20060 Red Oaks S	24-1759	COC	Montgomery	ETJ	257M				Lilith and Trace Burton	Lilith and Trace Burton

J-Administrative

None

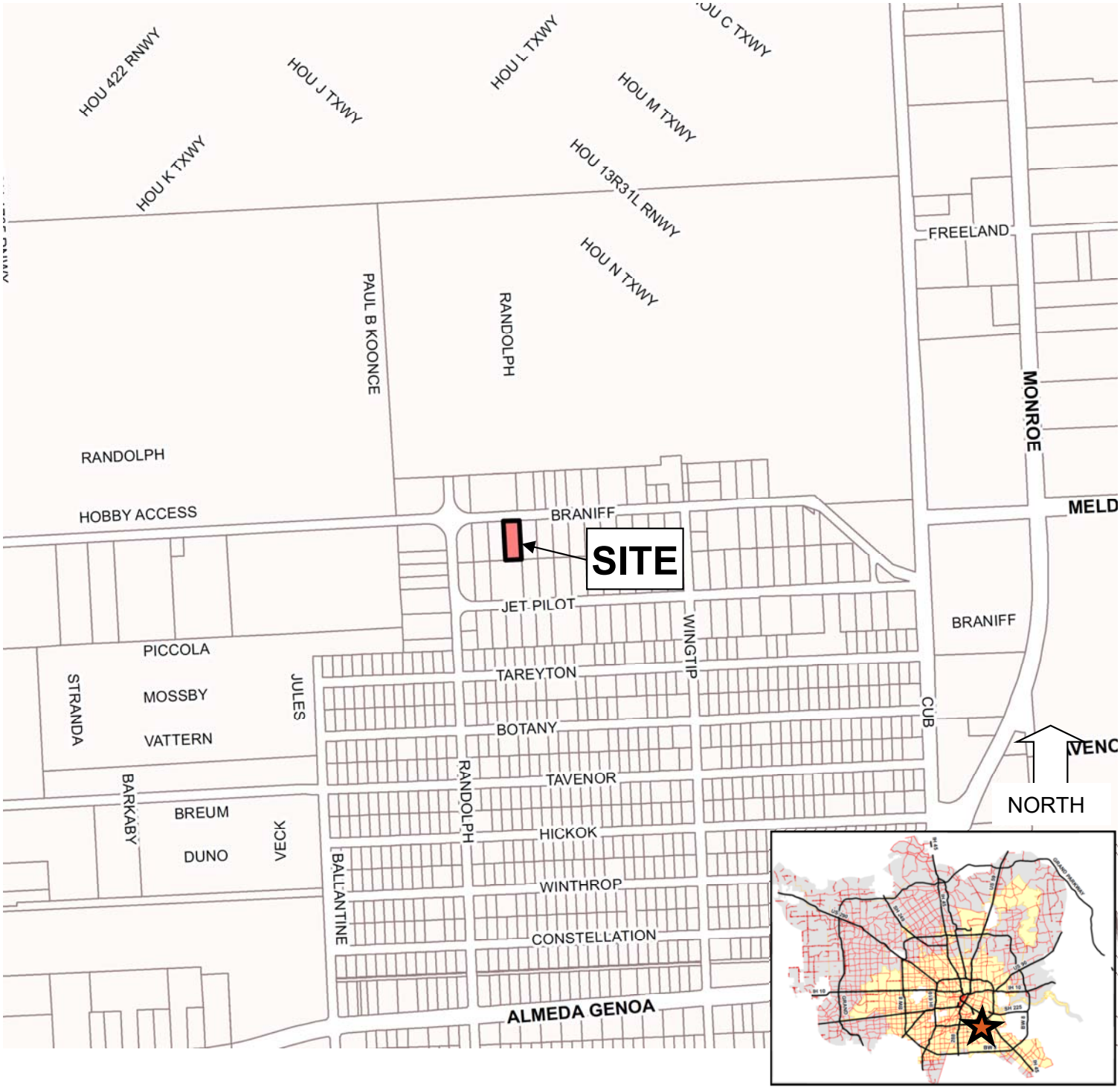
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
K-Development Plats with Variance Requests											
132	334 E 31st Street	24109933	DPV	Harris	City	453N				Joyce Owens	Owens Management Systems
133	2247 North Boulevard	24110671	DPV	Harris	City	492Y				Jenifer Pool	JRP Company
134	3773 Southwest Freewa	24012375	DPV	Harris	City	492W				Randy Rau	Rau Development
Landscape Variance											
III	1905 Brittmoore Road	23101286	LV	Harris	City	449Q				Danielle Dunn	Stantec Architecture Inc.
Parking Variance											
IV	3200 S. Shepherd Drive (DEF 4)	24018811	PV	Harris	City	492U				Romulo Cisneros	Cisneros Design Studio Architects LLC

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date:12/19/2024**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



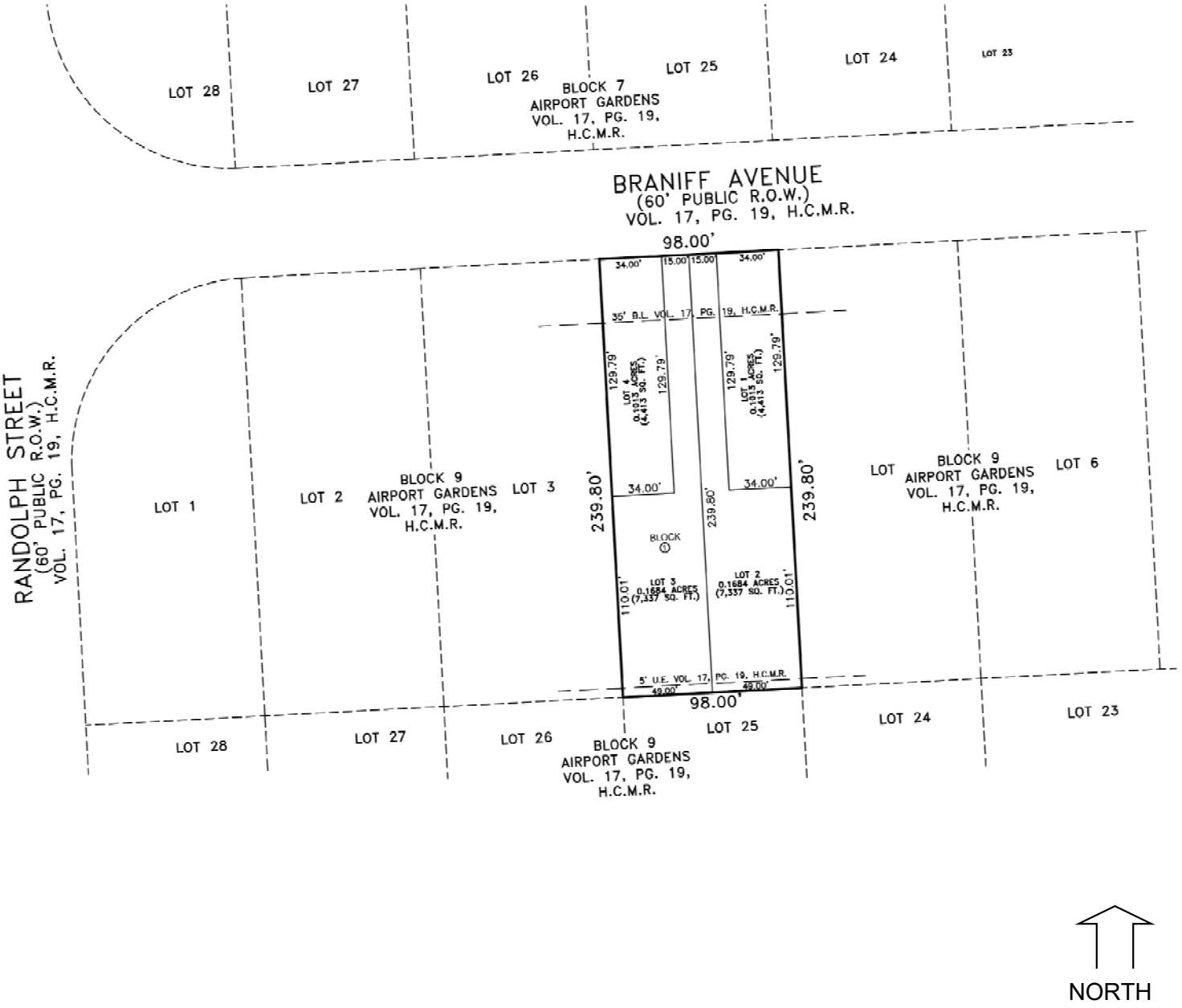
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date:12/19/2024**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date:12/19/2024**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 19th, 2024

Dear Property Owner:

Reference Number: 2024-2154, "**Airport Gardens partial replat no 2**", a partial replat of "**Airport Gardens**", being all of lot 4, block 9, as recorded in Volume 17, Page 19 of the Harris County Map Records, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located south along Braniff Street**,** east of Randolf Street., west of Monroe Road**.** The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jason Barringer, with South Texas Surveying Associates, Inc.**, 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 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, December 19, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

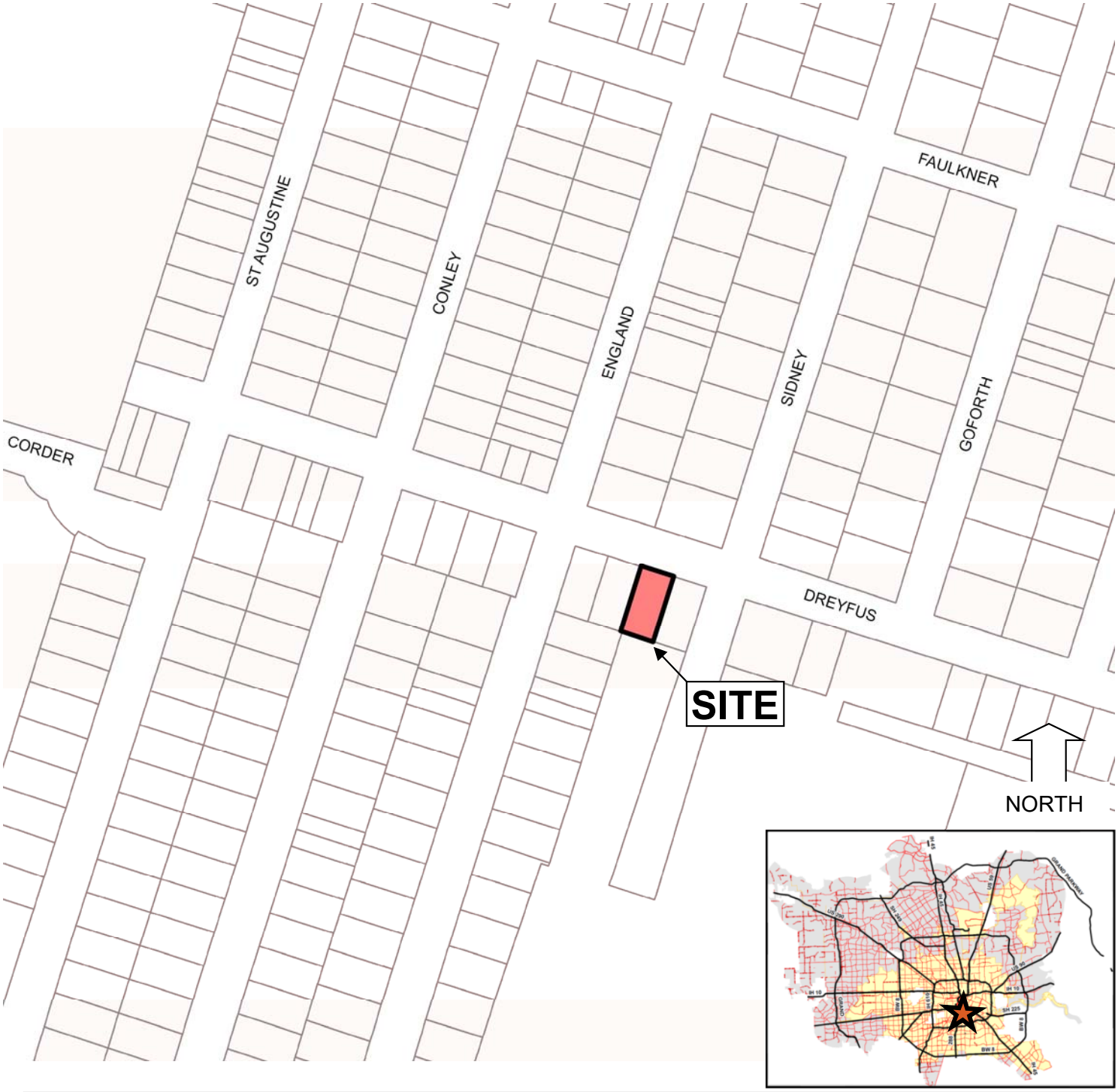
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Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Dreyfus Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Dreyfus Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Dreyfus Grove

Applicant: Total Surveyors, 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 19th, 2024

Dear Property Owner:

Reference Number: 2024-2218, "**Dreyfus Grove**", a partial replat of "**Foster Place**", being all of lot 16, block 57, as recorded in Volume 655, Page 598 of the Deed Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **4210 Dreyfus Street, West of Cullen Blvd., East of Scott Street, and South of Yellowstone Blvd.**. The purpose of the replat is to create three(3) single-family residential lots. The applicant, **Kevin Kolb, with Total Surveyors, Inc.**, can be contacted at **281-479-8719** for additional information regarding this project**.**

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

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 19th, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Hollins

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

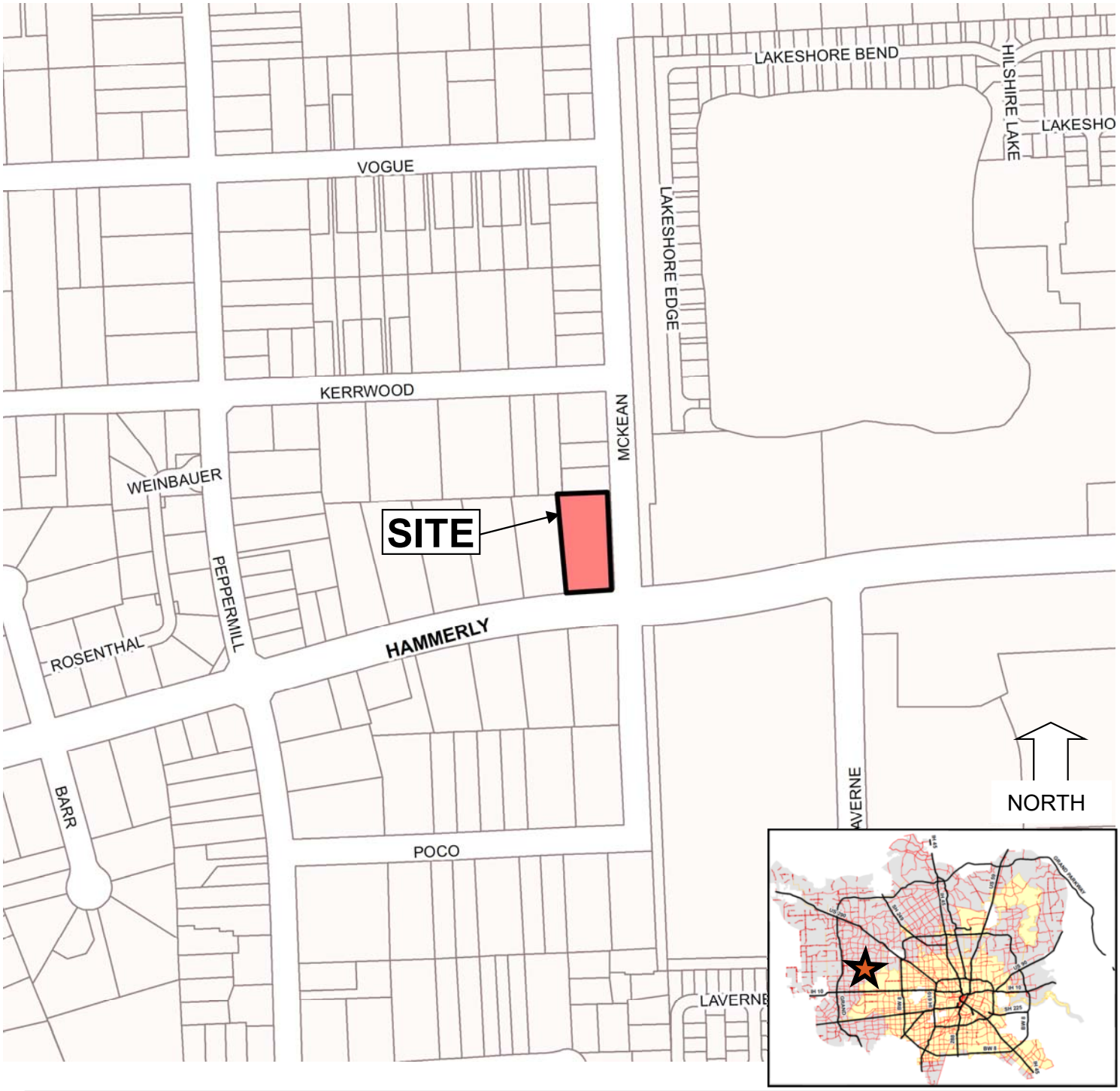
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Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hammerly Estates

Applicant: DVJ Civil Engineering and Land Surveying, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hammerly Estates

Applicant: DVJ Civil Engineering and Land Surveying, LLC



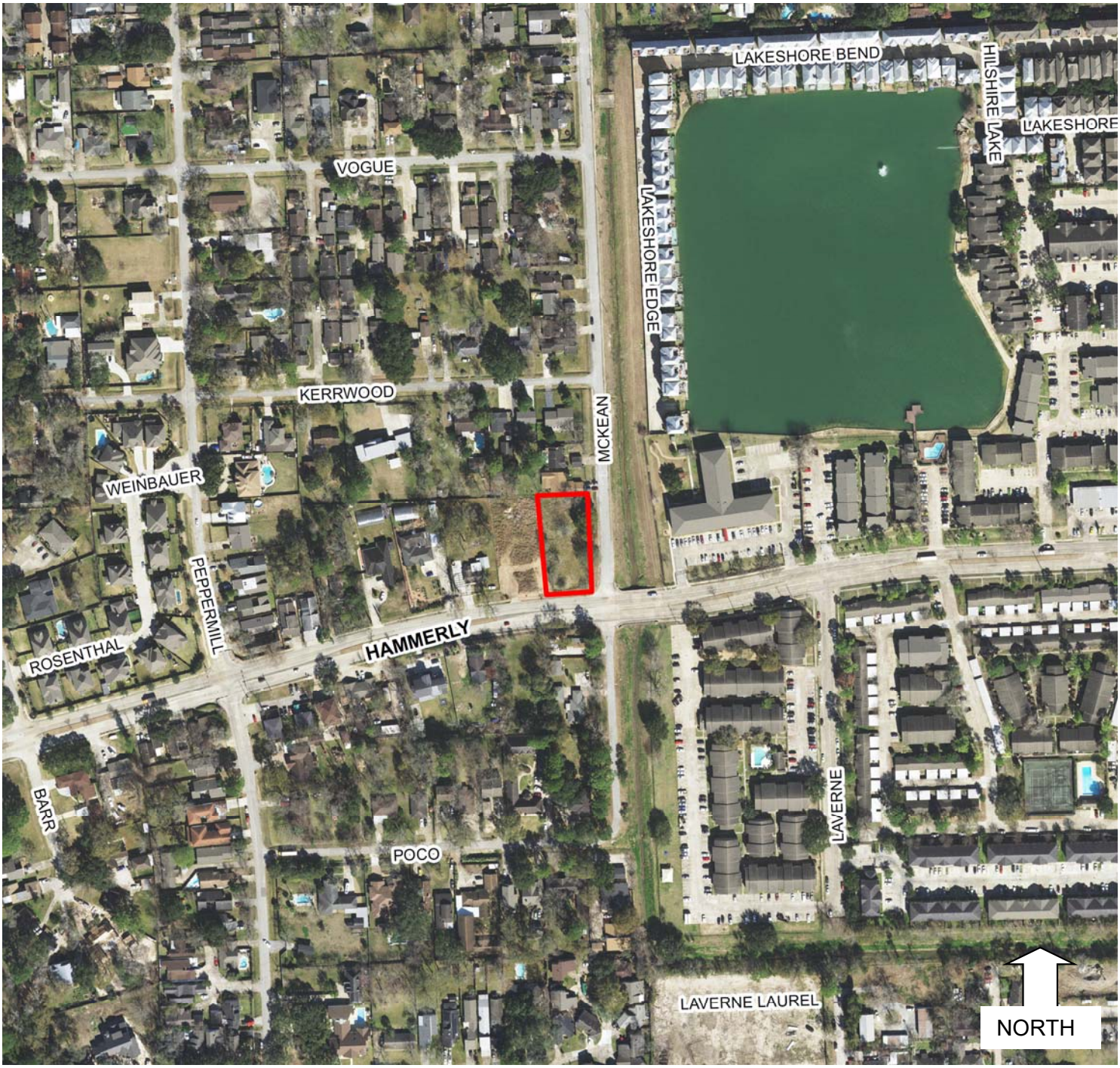
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hammerly Estates

Applicant: DVJ Civil Engineering and Land Surveying, 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 20th, 2024

Dear Property Owner:

Reference Number: 2024-2164, "**Hammerly Estates**", a partial replat of "**Spring Branch Estates No 2**", being all of lot 9, block 12, as recorded in Volume 29, Page 52 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Hammerly Blvd and Mckean Drive. The purpose of the replat is to create three(3) single-family residential lots. The applicant, **Chris Garcia, with DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC.**, can be contacted at **281-213-2517** 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, December 19, 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

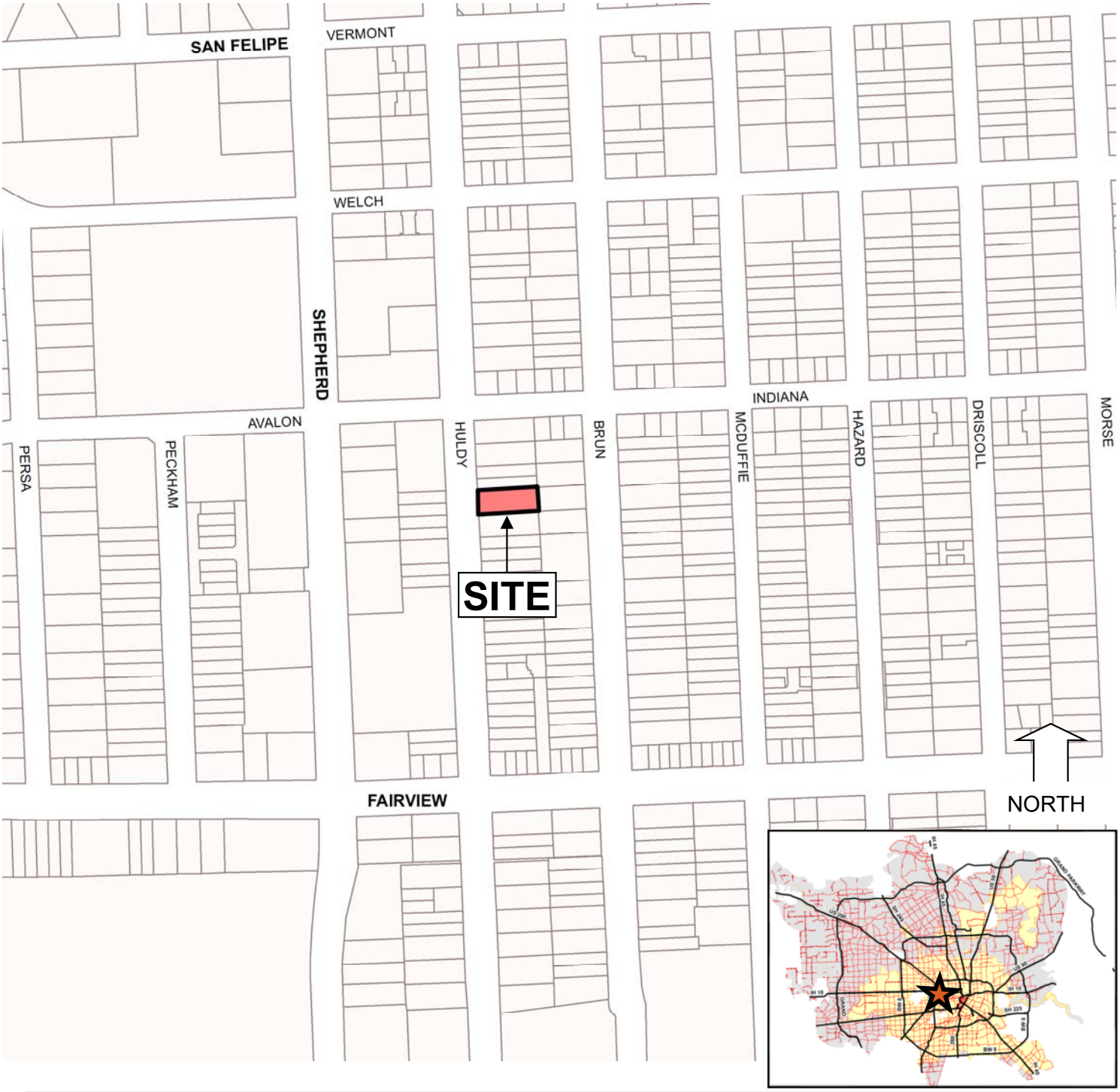
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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Huldy Place

Applicant: Total Surveyors Inc.



C – Public Hearings

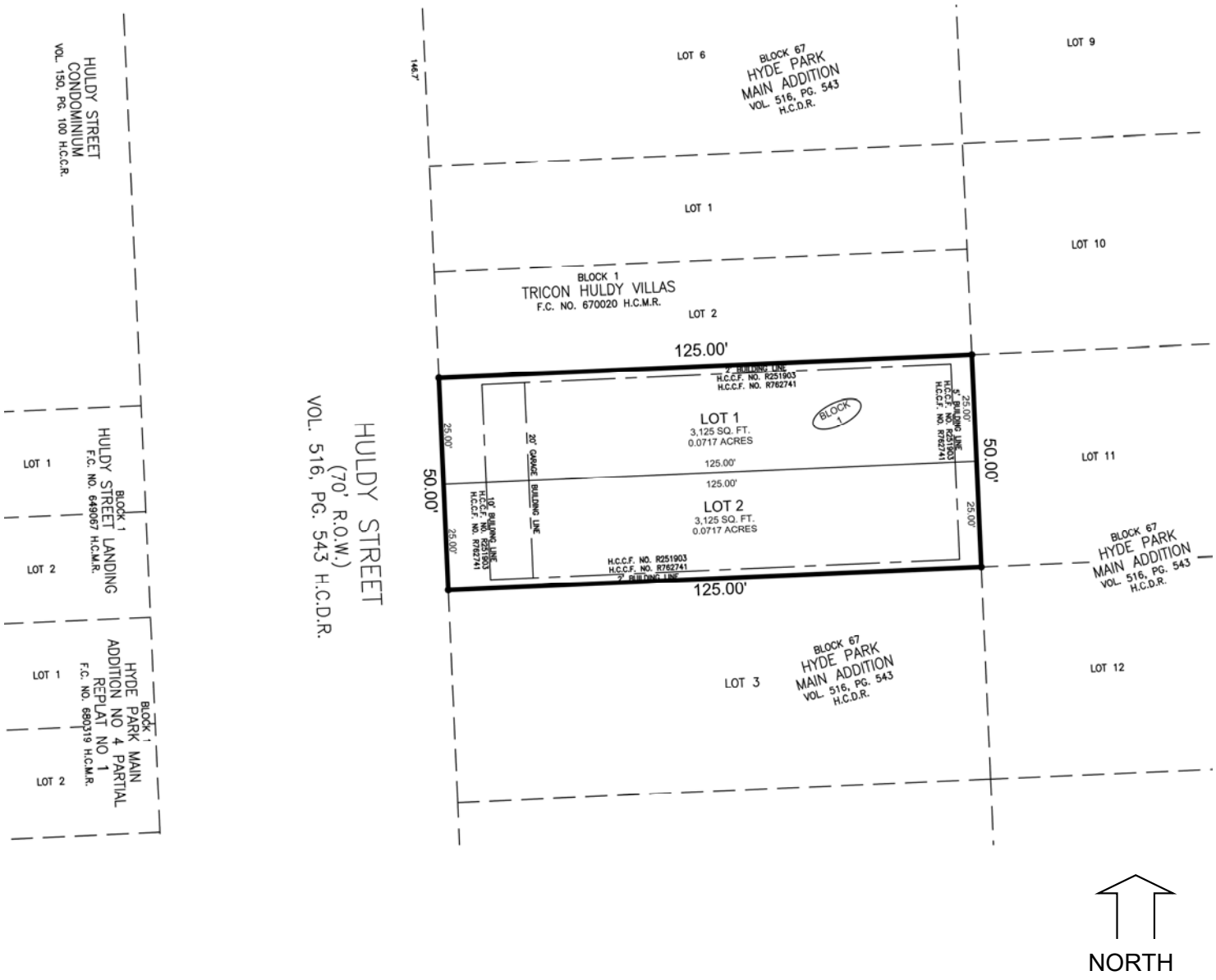
Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Huldy Place

Applicant: Total Surveyors Inc.



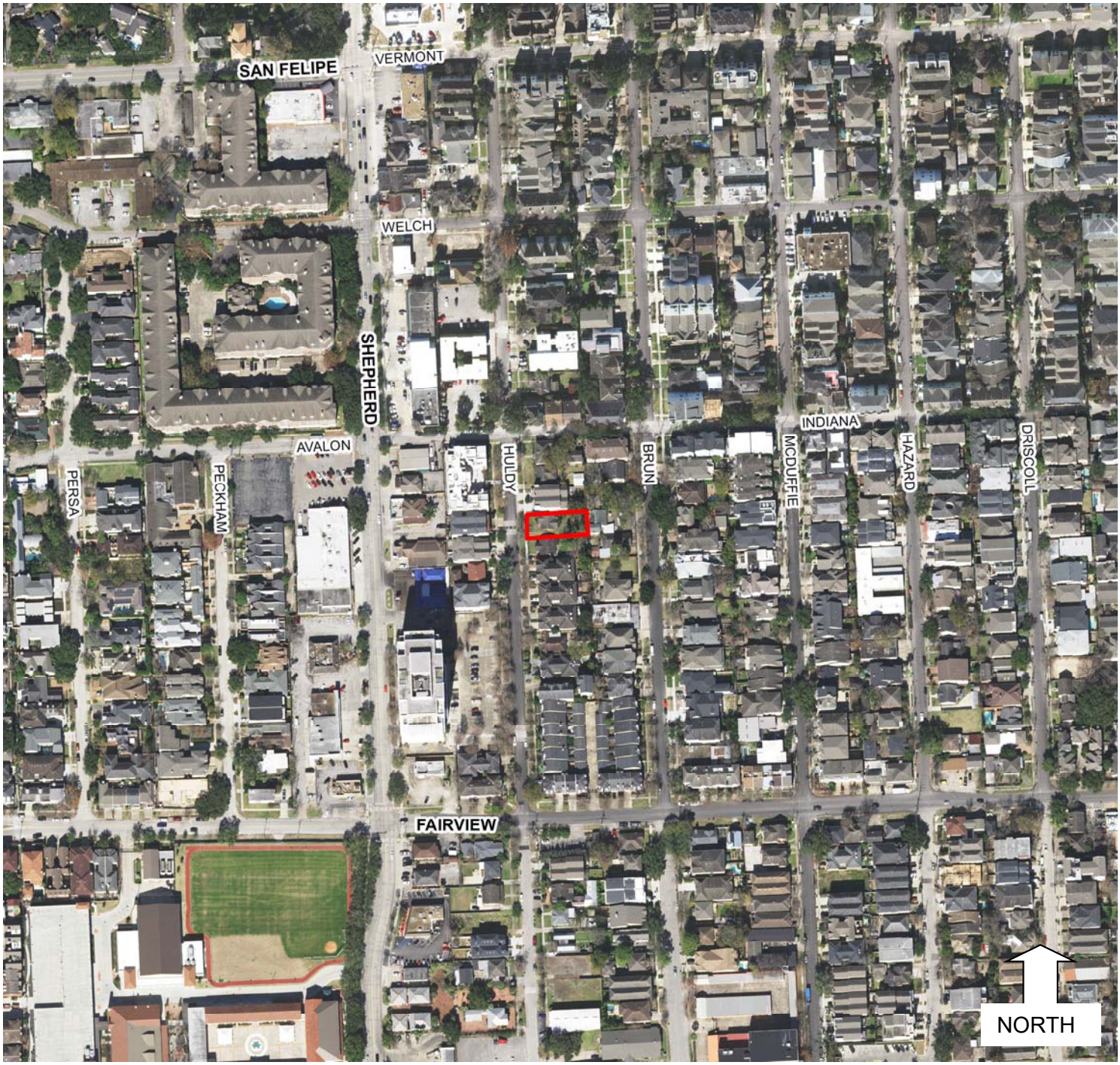
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Huldy Place

Applicant: Total Surveyors 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 22, 2024

Dear Property Owner:

Reference Number: 2024-1990; Huldy Place; a partial replatting of Hyde Park Main Addition, Lot 4, in Block 67 as recorded in Volume 516, Page 543 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2113 Huldy Street, north of Fairview Avenue and east of south Shepherd Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors Inc., on behalf of the developer, Mazzarino Construction, can be contacted at **281-479-8719** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **John Cedillo** with the Planning and Development Department via email at **John.Cedillo@HoustonTX.gov** or call **281-479-8719.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 19, 2024 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
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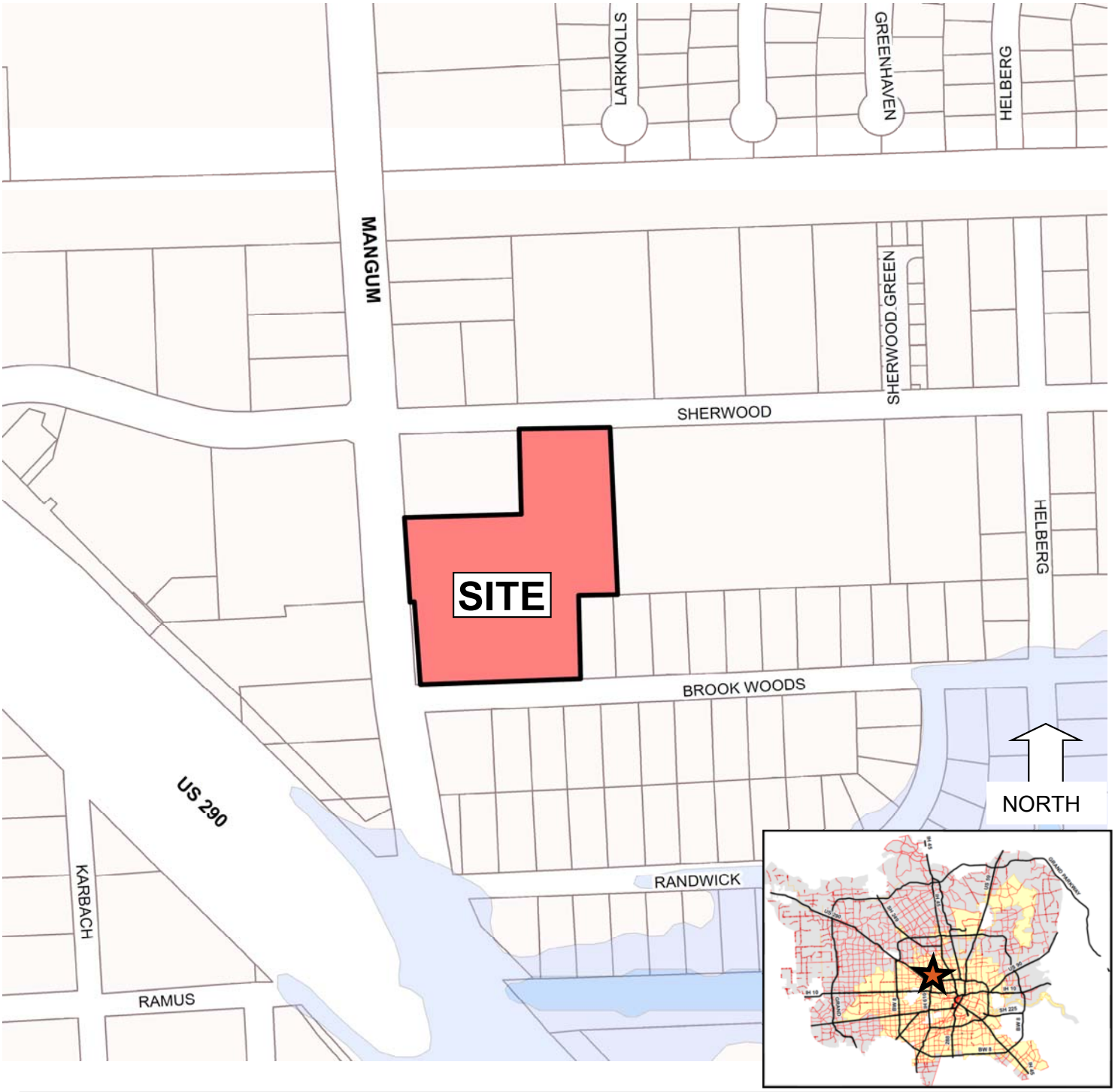
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Mangum Square (DEF 1)

Applicant: Richard Grothues Designs



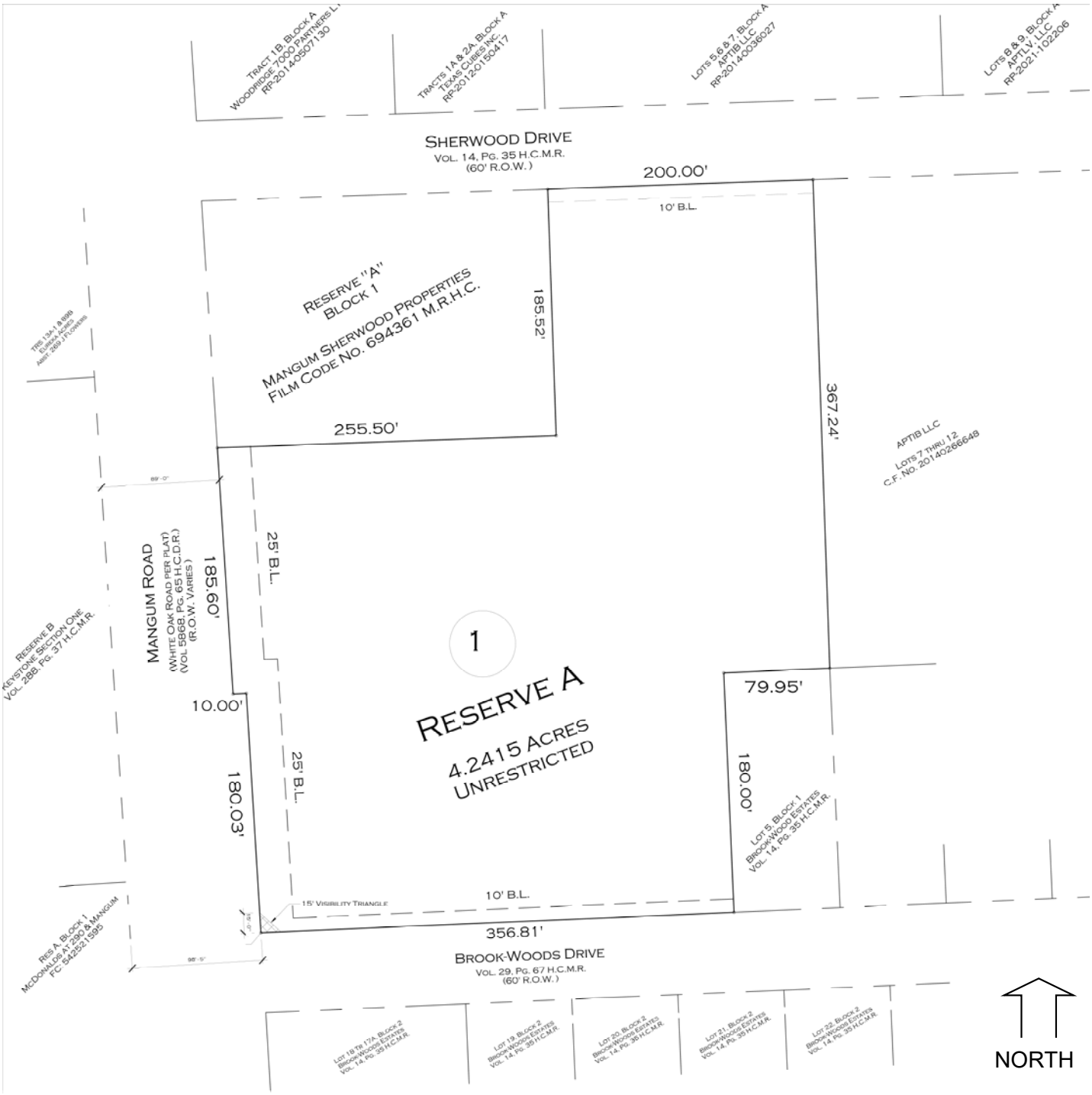
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Mangum Square (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Mangum Square (DEF1)

Applicant: Richard Grothues Designs



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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F. 832.393.6661
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
City Council Chamber, Public Level, Houston, Texas

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

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

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

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

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

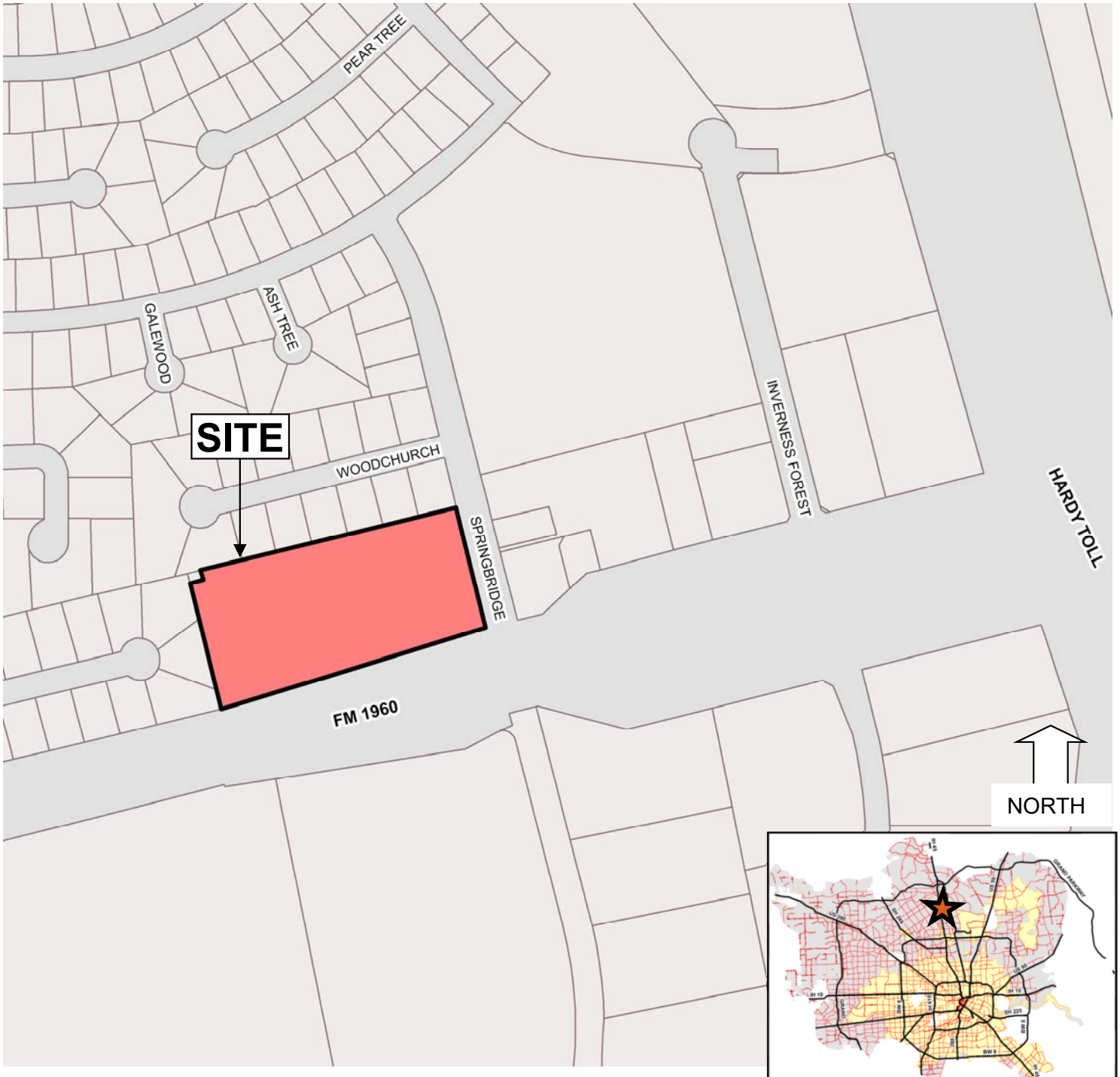
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Springbridge Residences

Applicant: Hussam Ghuneim



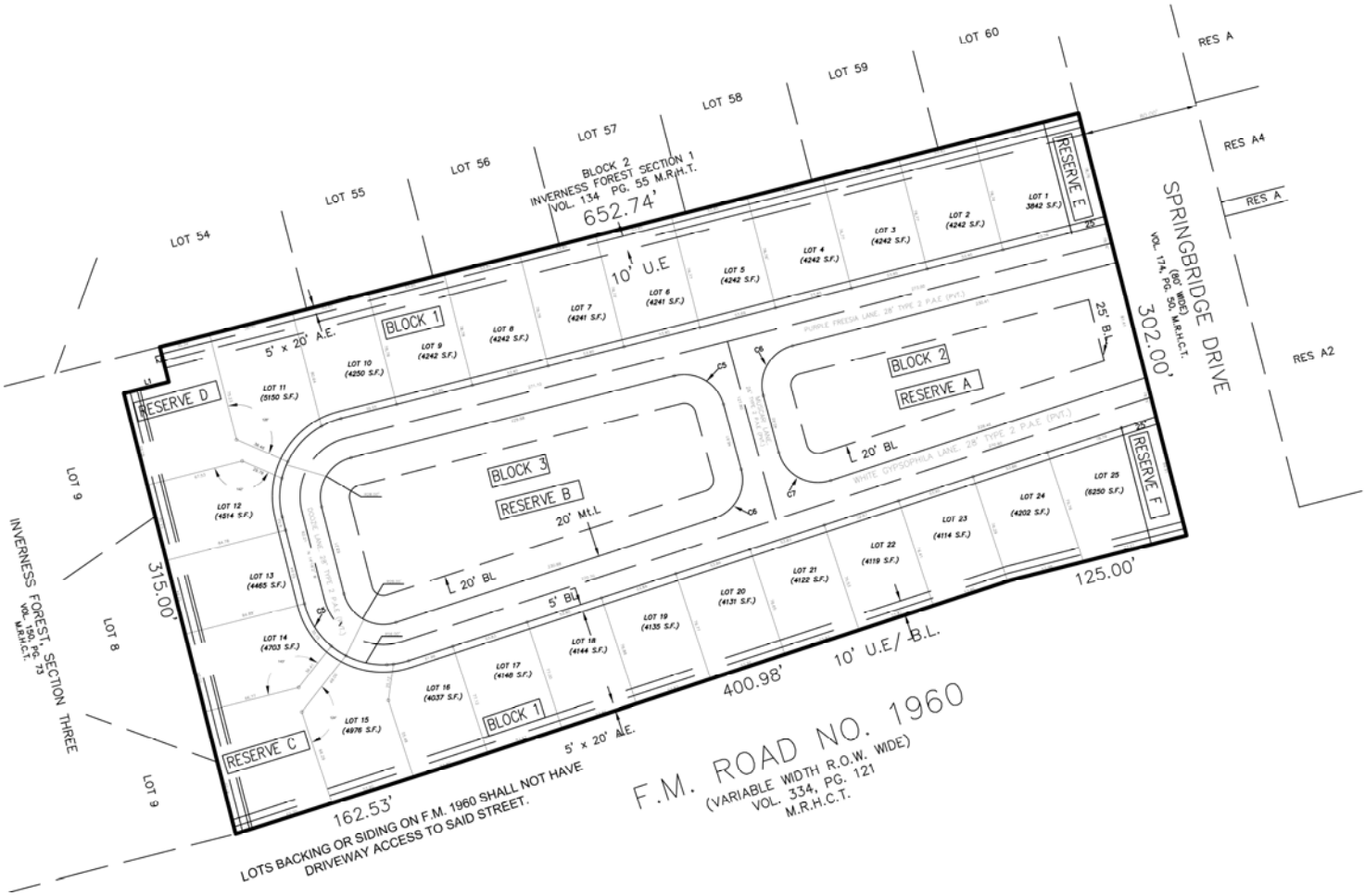
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Springbridge Residences

Applicant: Hussam Ghuneim



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Springbridge Residences

Applicant: Hussam Ghuneim



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2116
Plat Name: Springbridge Residences
Applicant: Hussam Ghuneim
Date Submitted: 10/21/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 10' BL in lieu of the 25' required BL along a major thoroughfare.
Chapter 42 Section: 42-150

Chapter 42 Reference:
25' building line is required along major thoroughfares.

Statement of Facts

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

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

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

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

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

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

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

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

CITY OF HOUSTON
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 22, 2024

Dear Property Owner:

Reference Number: 2024-2116; Springbridge Residences, a partial replatting of Inverness Forest Townhouses Reserve A, in Block 1 as recorded in Volume 204, Page 83 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Springbridge Drive and FM 1960. The purpose of the replat is to create 25 lots and 6 Reserves on a type II PAE/Private Street. The applicant, **Asmaa AlNakib**, with **Noma Engineering** on behalf of the developer, Springbridge LLC, can be contacted at **346-444-6458** 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 19, 2024 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

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

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
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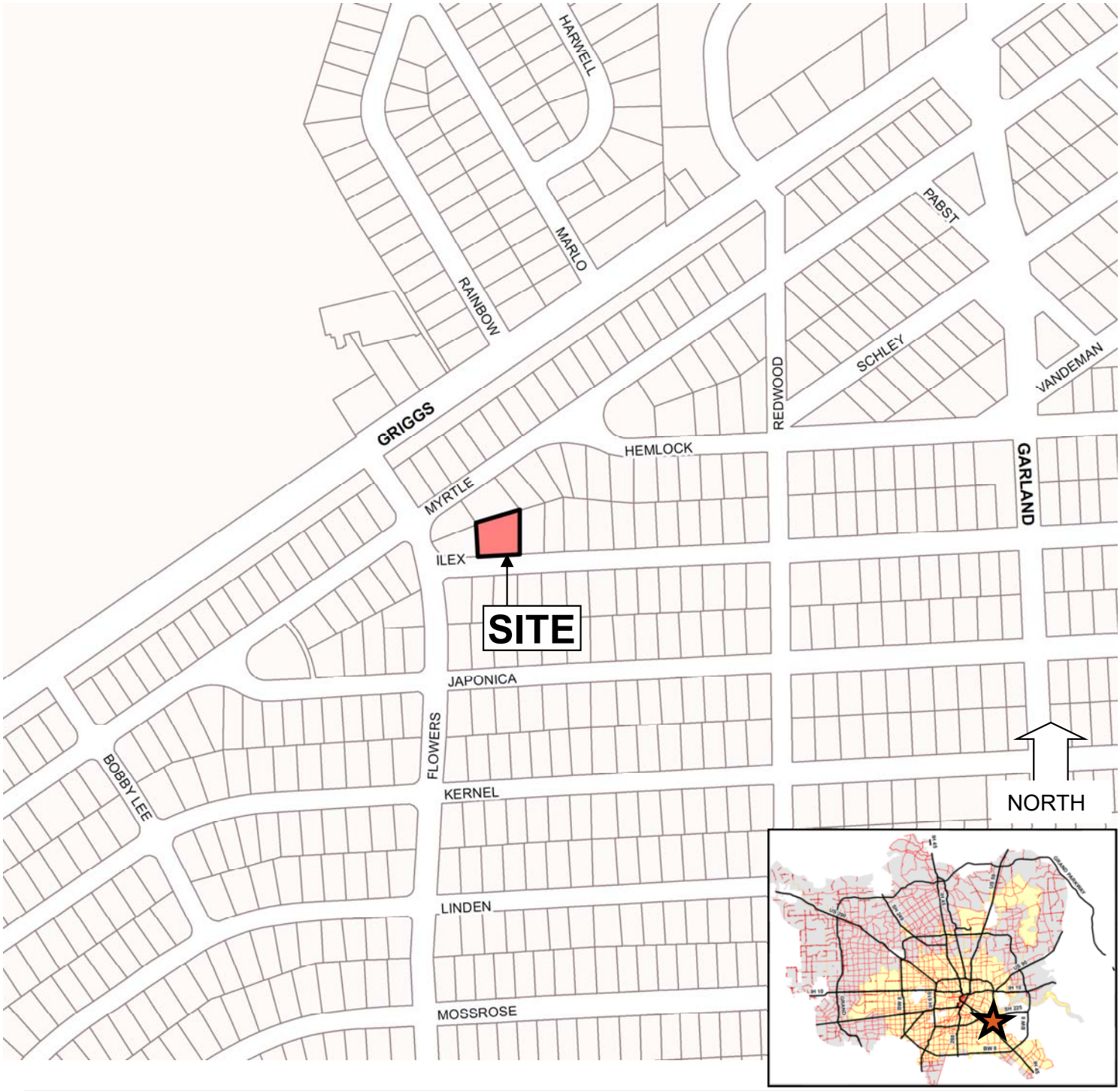
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Vazquez Place (DEF1)

Applicant: Owen Management Systems, LLC



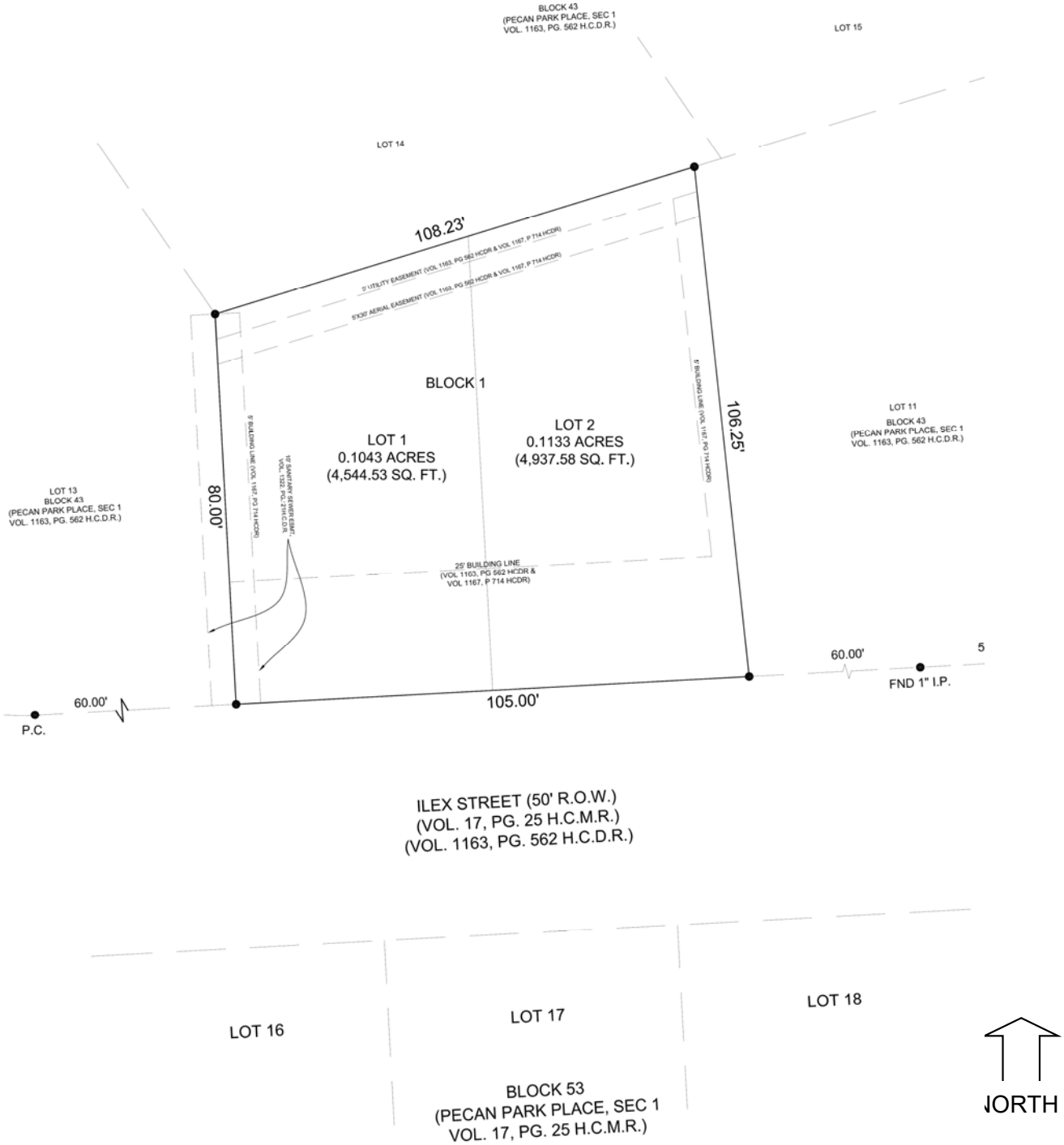
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Vazquez Place (DEF1)

Applicant: Owen Management Systems, LLC



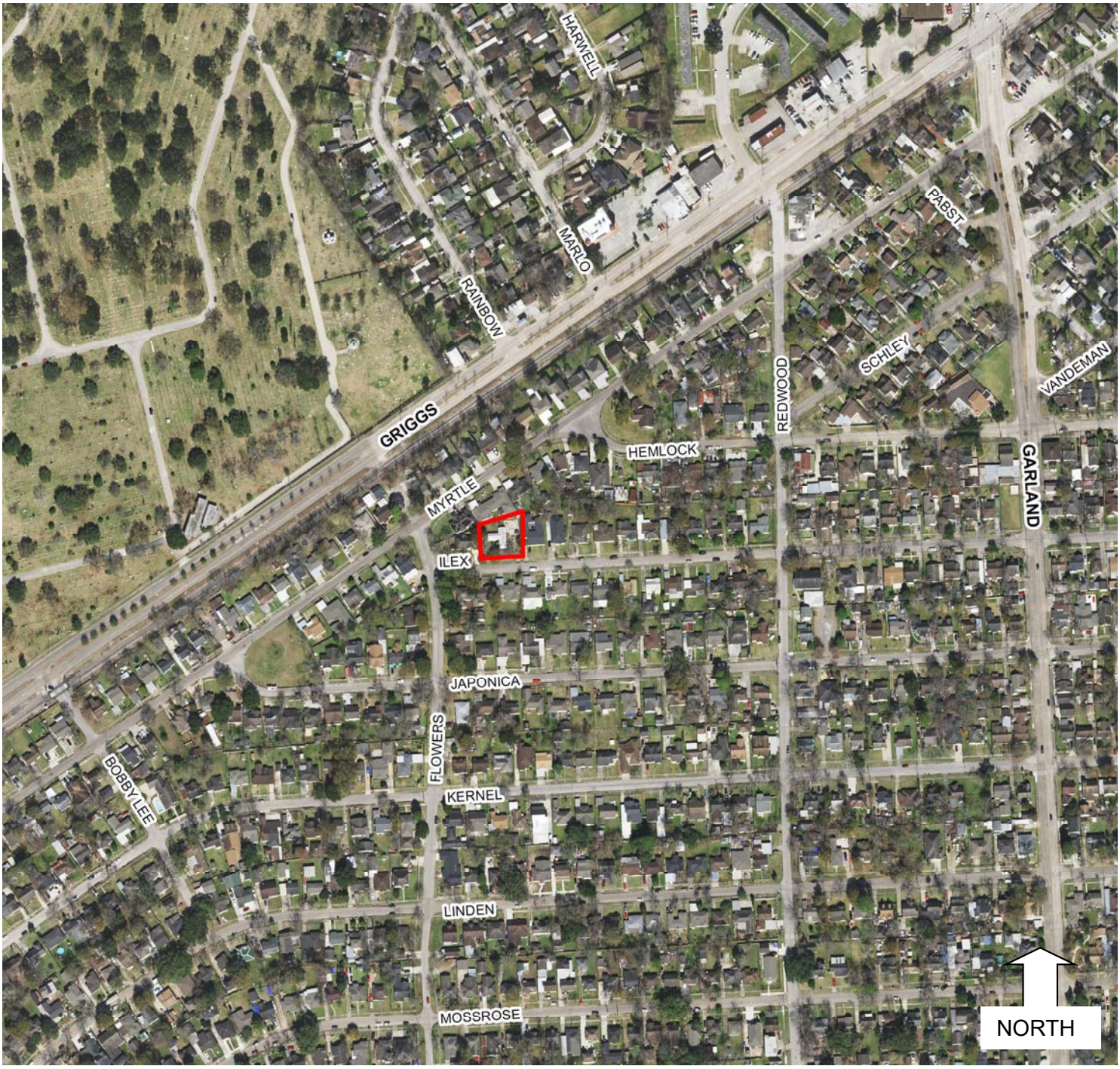
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Vazquez Place (DEF1)

Applicant: Owen Management Systems, 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 5th, 2024

Dear Property Owner:

Reference Number: 2024-2117, "**Vazquez Place**", a partial replat of "**Pecan Park Place First Section**", being lot 12, block 43, as recorded in Vol.1163, Pg. 562 of the deed records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property(s) located at **6709 Ilex Street, south of Griggs Rd and west of Garland St.** The purpose of the replat is to create 2 lots. The applicant, **Joyce Owens, with Owens Management Systems, LLC**, can be contacted at **713-643-6333** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **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
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Planning Department Staff Authority and Obligation

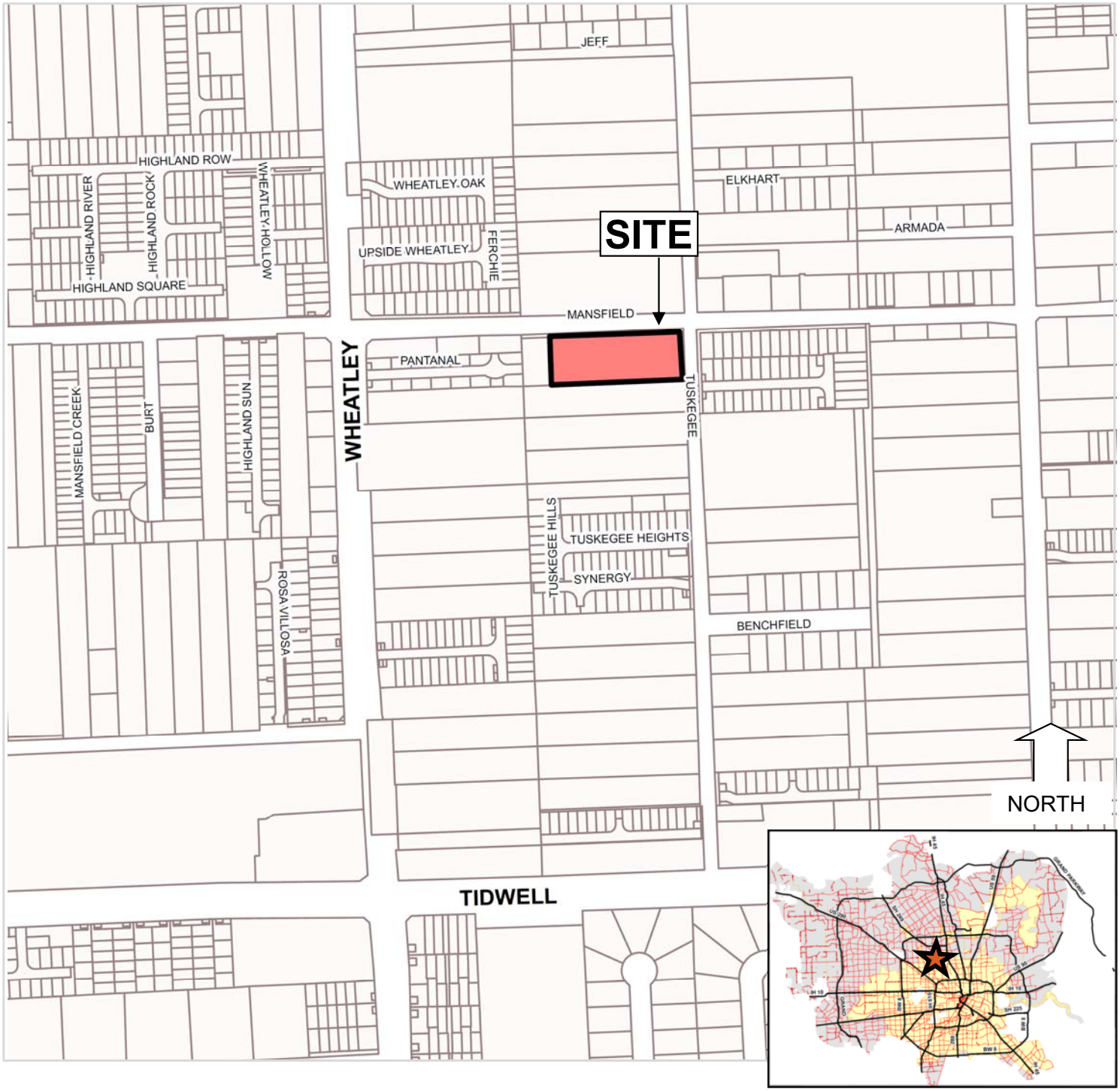
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Villas on Mansfield

Applicant: Total Surveyors, Inc.



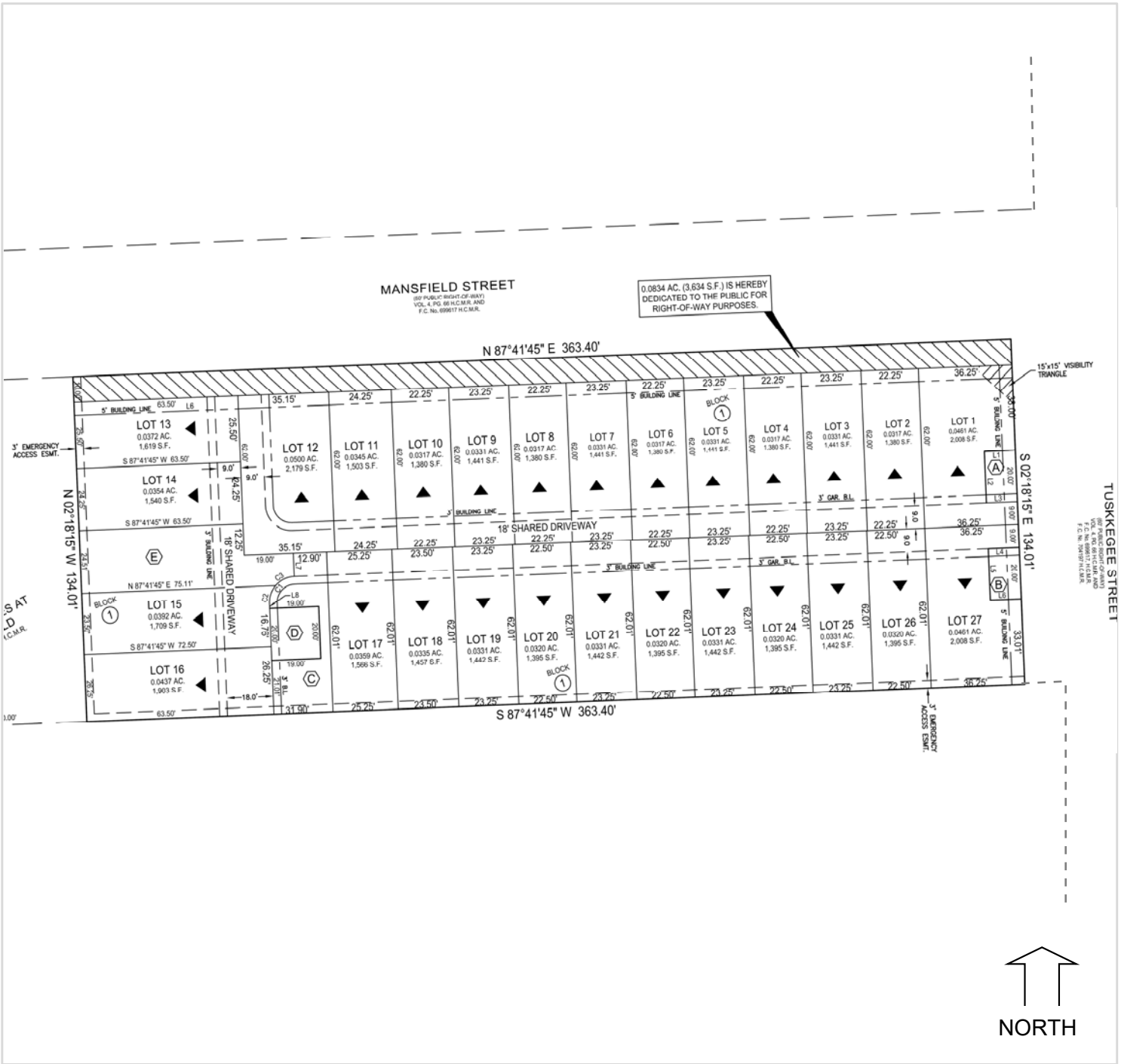
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Villas on Mansfield

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Villas on Mansfield

Applicant: Total Surveyors, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2191
Plat Name: Villas on Mansfield
Applicant: Total Surveyors, Inc.
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 allow a partial replat of a Lot restricted to single family use, to create 3 reserved restricted to residential parking within its boundaries.

Chapter 42 Section: Sec. 42-193. - Rules governing partial replats of

Chapter 42 Reference:

(c)Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:(1)A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

This tract of land is located along the south side Mansfield Street, east of Wheatley Street, in the City of Houston. Mansfield Street is classified as a local street. The area surrounding this site is was originally platted in 1913, as Highland Heights Addition. The Highland Heights Addition plat created multiple 92' wide x 473.3' deeps lots. In June 0f 2022, this tract of land was replatted into 2 large single family lots. The two single family lots have never been redeveloped. Based on historical aerial imagery, the structure on Lot 2, appears to have been moved on site, prior to 2001 and the structure located on Lot 1, outside of our development, appears to have been moved onto the Lot prior to October of 2012. This project is located in the Acres Homes area of the City of Houston, which has many higher density projects in the area, of the same nature as this project. The intent of the new development is to create 27 single family lots on an 18' shared driveway with dedicated residential parking. The proposed replat has an area of 1.1180 acres. We are asking for a variance to allow the restricted reserves needed to create the required residential guest parking areas, to serve the future homeowners. Chapter 42 of the Code of Ordinances does allow for the creation of the proposed single family lots, based on a partial replat, but does not allow for the required residential guest parking reserves. The proposed guest parking reserves will be exclusively used for the benefit of the proposed development. The goal of this project is to construct a quality development and provide valuable amenities, such as, additional parking areas within the development. With the previously dedicated additional right-of-way, the proposed development will provide sidewalks and landscaping to improve the street scape and pedestrian realm.

(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 pattern of development has been long established many years prior to this developer owning the site. This variance request is based on the fact that the majority of the development surrounding this site is single family and the desire to be consistent with the nearby developments, as wells as to improve the pedestrian realm to create a pleasing development.

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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed pedestrian improvements, landscaping, sidewalks and fencing will help preserve the intent of Chapter 42.

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

The variance will not be injurious to public health, safety or welfare. This site will observe all building lines and other development requirement of Chapter 42. The development will make improvements to the pedestrian realm to promote safety for the public in the area.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

November 19, 2024

Dear Property Owner:

Reference Number:2024-2191; Villas on Mansfield, a partial replat of **"Plaza Estates at Mansfield"**, being of Lot 2 in Block 1, as recorded in Film Code no. 699617 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of Mansfield Street and Tuskegee Street. The purpose of the replat is to create twenty-seven (27) single family lots, three (3) restricted reserves and two (2) shared driveways. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.,** on behalf of Stoneworks, LLC, can be contacted at **281-479-8719** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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 **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, December 19, 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.

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

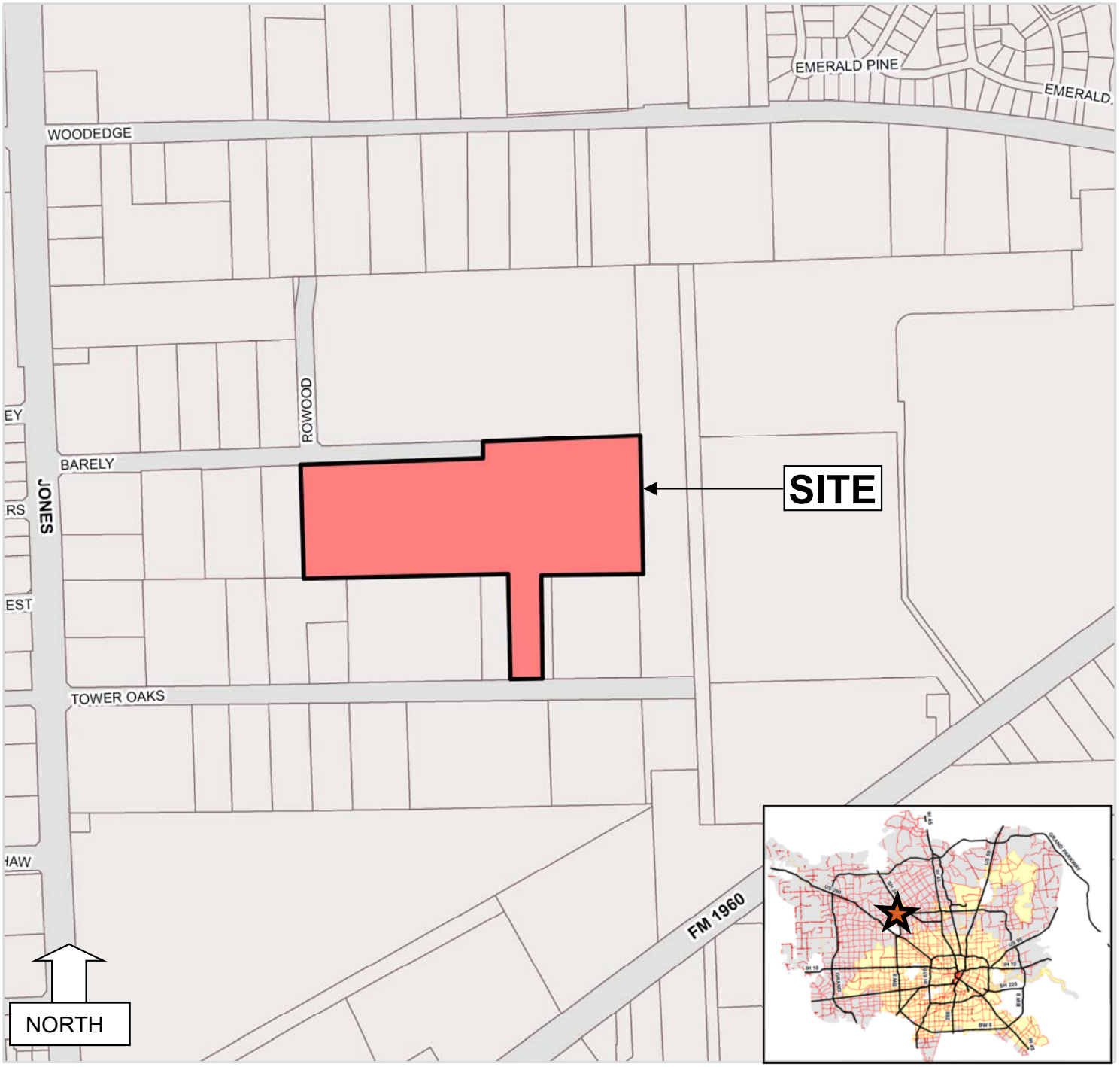
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.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

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Alliance Triple E Industrial

Applicant: Weisser Engineering Company



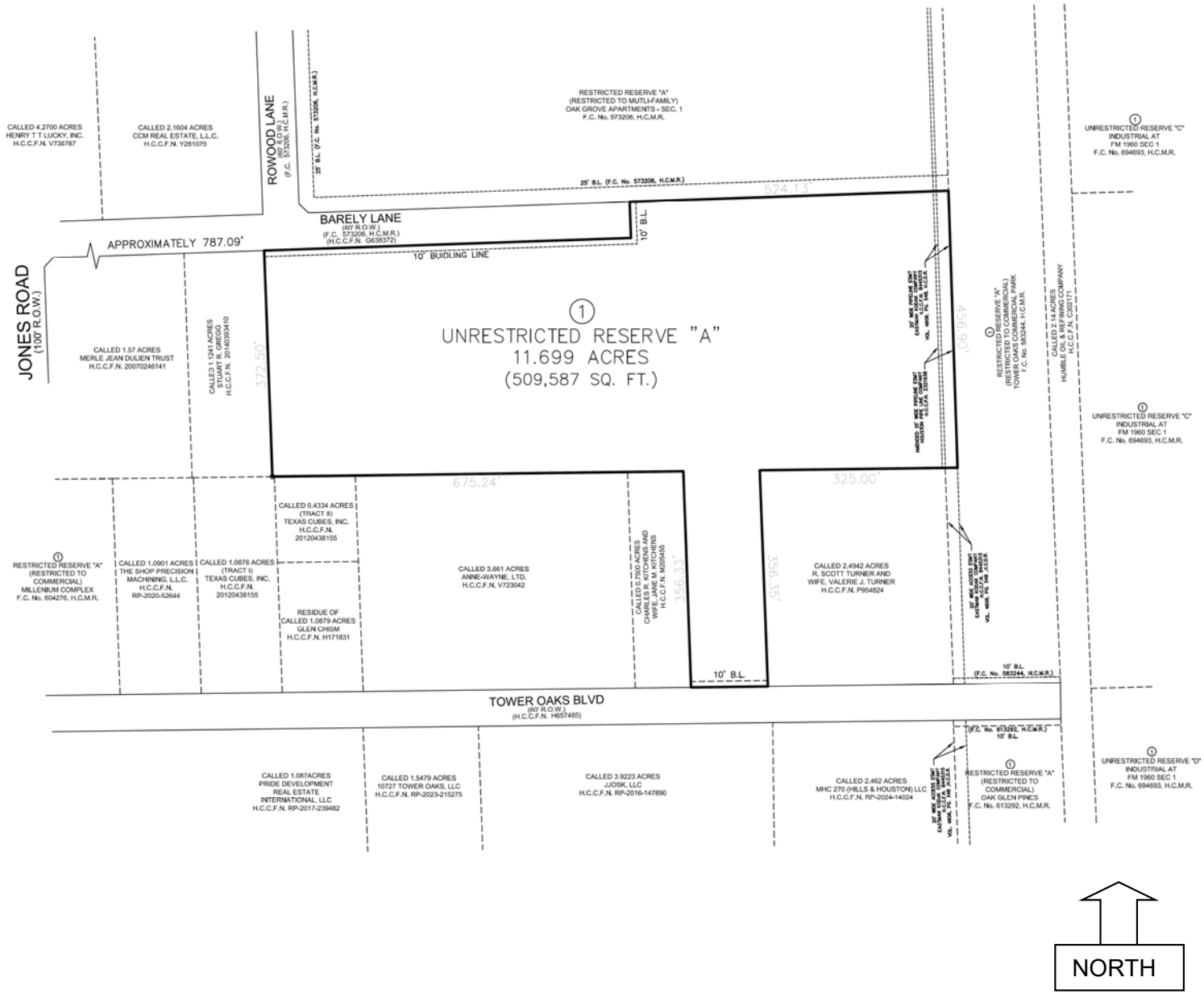
D – Variances **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Alliance Triple E Industrial

Applicant: Weisser Engineering Company



D – Variances Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Alliance Triple E Industrial

Applicant: Weisser Engineering Company



D – Variances

Aerial

IA127 - Alliance Triple E Industrial

Legend
- BOUNDARY
- Industrial at FM 1960 Sec 1
- Tower Oaks Commercial

The extension of Barely Ln FM 1960 would be infeasible due to the fact of two fully development property obstructed the connection of the roads.

5.28-Acre
Tower Oaks Commercial

Barely Lane

11.699-Acre
Alliance Triple E Industrial

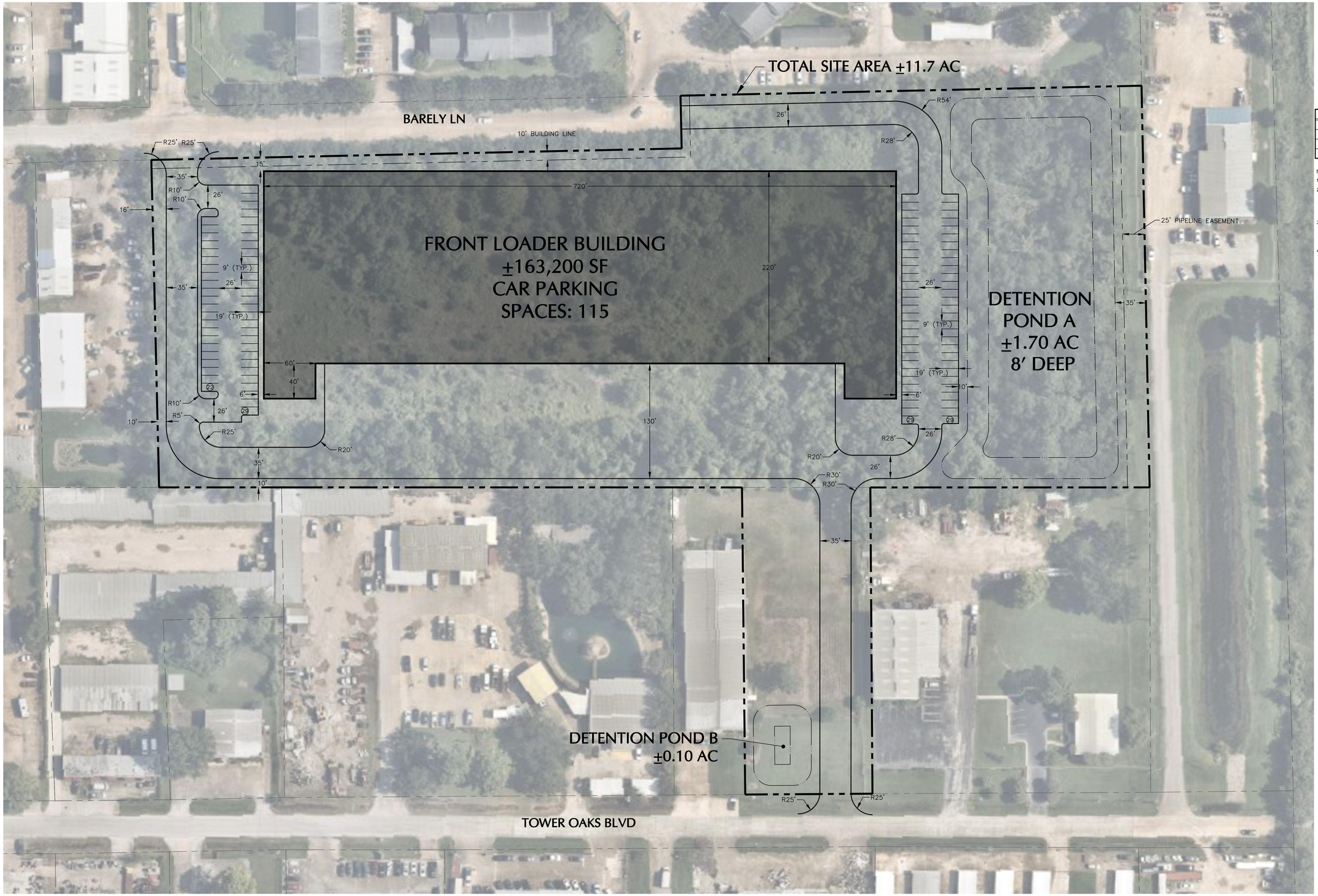
51.6613-Acre
Industrial at FM 1960 Sec 1

Tower Oaks Blvd

-On 10/31/2019 Planning Commission granted a variance to allow excessive intersection spacing by not extending nor terminating in a cul-de-sac of Tower Oaks Blvd. This is reflected on the subdivision plat of Industrial at FM 1960 Sec 1.
-It appears that there is no need for further connection between Jones Rd & FM 1960 south of Woodedge Dr.

Google Earth

1000 ft



50 0 25 50

SCALE: 1 INCH = 50 FEET

SITE DATA TABLE	
TOTAL PROPERTY SF	±510,000 SF
TOTAL BUILDING SF	±163,200 SF
TOTAL BUILDING COVERAGE	32% OF PROPERTY
TOTAL CAR PARKING PROVIDED	109 SPACES

NOTES:

1. ASSUMED DETENTION POND REQUIRED.
2. TOTAL DETENTION REQUIRED = ± 8.8 AC-FT*
   TOTAL DETENTION PROVIDED = ± 8.8 AC-FT
   ASSUMED POND A DEPTH = 8.0 FT**
   ASSUMED POND B DEPTH = 8.0 FT**
   *ASSUMES OUTFALL TO STORM SEWER LINE IN BARELY LANE
   **1 FT FREE BOARD ASSUMED
3. THIS PLAN IS COMPILED FROM AVAILABLE INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.
4. POND DEPTH AND DETENTION/MITIGATION VOLUME TO BE CONFIRMED DURING DUE DILIGENCE.

LANGAN

PROJECT NO. HOU240295

Date	Description	No.
REVISIONS		

DRAFT
11/07/2024

LANGAN

Project: BARELY LANE
CITY OF HOUSTON ETJ
HARRIS COUNTY TEXAS

Drawing Title: CONCEPT SITE PLAN

Project No.	Drawing No.
HOU240295	CP02
Date: 11/07/2024	
Drawn By: DW	
Checked By:	

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2380
Plat Name: Alliance Triple E Industrial
Applicant: Weisser Engineering Company
Date Submitted: 12/06/2024

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:

-On behalf of Alliance Industrial Partners, LLC, we request the City of Houston Planning Commission to consider granting the following request: -A variance to the intersection spacing length of Local Streets along Major Thoroughfares per Sec. 42-127(a.) of City of Houston-Code of Ordinance. -A variance to the street extension item no. 5 of meeting the intersection spacing per Sec 42-134(a.) -The above variances are requested to be considered to allow excessive intersection spacing along Jones and Tower Oaks by not extending nor terminating in a Cul-De-Sac Barely Ln. and to not create a north south street.

Chapter 42 Section: 127/8 &134

Chapter 42 Reference:

-Sec. 42-127(a.) states "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." -Sec. 42-134(a.) states "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: -(5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

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

-The 60-foot-wide right of way for extending Barely Ln would reduce the capacity of on-site detention. As we know, the Greater Houston Area is prone to severe flooding. So, the need for maximizing capacity of each detention pond in all future development is critical to mitigate the harmful effects of flooding. -The extension of Barely Ln would dead-end at the east property line of the property. Barely Ln could not be further extended based the physical conditions of the developed land to the east. If Barely Ln extended and dead-end at the east property line, there would be no benefit for traffic flow. The existing road of Barely Ln provides adequate traffic circulation and distribution to the surrounding developments. -Also, the decrease in square footage diminishes the property's taxable value to the City and County, thereby reducing potential tax revenue. This outcome also makes it less likely for a MUD to annex the property and extend water and sanitary service, potentially preventing the site's development altogether. Utility extensions from a MUD would not only benefit our property but also create utility infrastructure that could support neighboring properties.

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

-The circumstances necessitating this variance request stems from the practical development of this property and the desire to support the surrounding area in alignment with sound public policy. -The support of granting the variance aims disclose the infeasible extension of Barely Ln to FM 1960. The extension of Barely Ln would dead-end at the east property line. This dead-end of Barely Ln could never be further extended east because of the obstruction of a fully developed PS Lightwave site and 51.6613-acre Industrial Development. (See Aerial Exhibit for Reference) -Furthermore on 10/31/2019 Planning Commission granted a variance to allow excessive intersection spacing by not extending nor terminating in a cul-de-sac of Tower Oaks Blvd. This is reflected on the subdivision plat of Industrial at FM 1960 Sec 1 (FC No. 694693, HCMR). The granting of the variance for Tower Oaks Blvd on 10/31/2019, made it apparent that there is no need for further connection between Jones Rd & FM 1960 south of Woodedge Dr. (See plat of Industrial at FM 1960 Sec 1 for reference)

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

-By granting the variance we shall maintain the intent and general purpose of Chapter 42 by following Sec. 42-134 (b). The proposed development will construction a gate of a minimum 6' tall along the entire right-of-way width of the end of Barely Ln. -We shall also follow and respect all other applicable requirements during the platting & construction process.

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

-Granting this variance will not only prevent harm to public health, safety and wealth, but will provide additional land to use as detention. This additional detention will help mitigate flooding effects of this area. -The extension of Barely Ln to a dead-end that is unable to further extend, may lead to a back-up of parked cars. The back-up of parked cars will prevent any traffic flow and would attract possible car crimes in this low lit street.

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

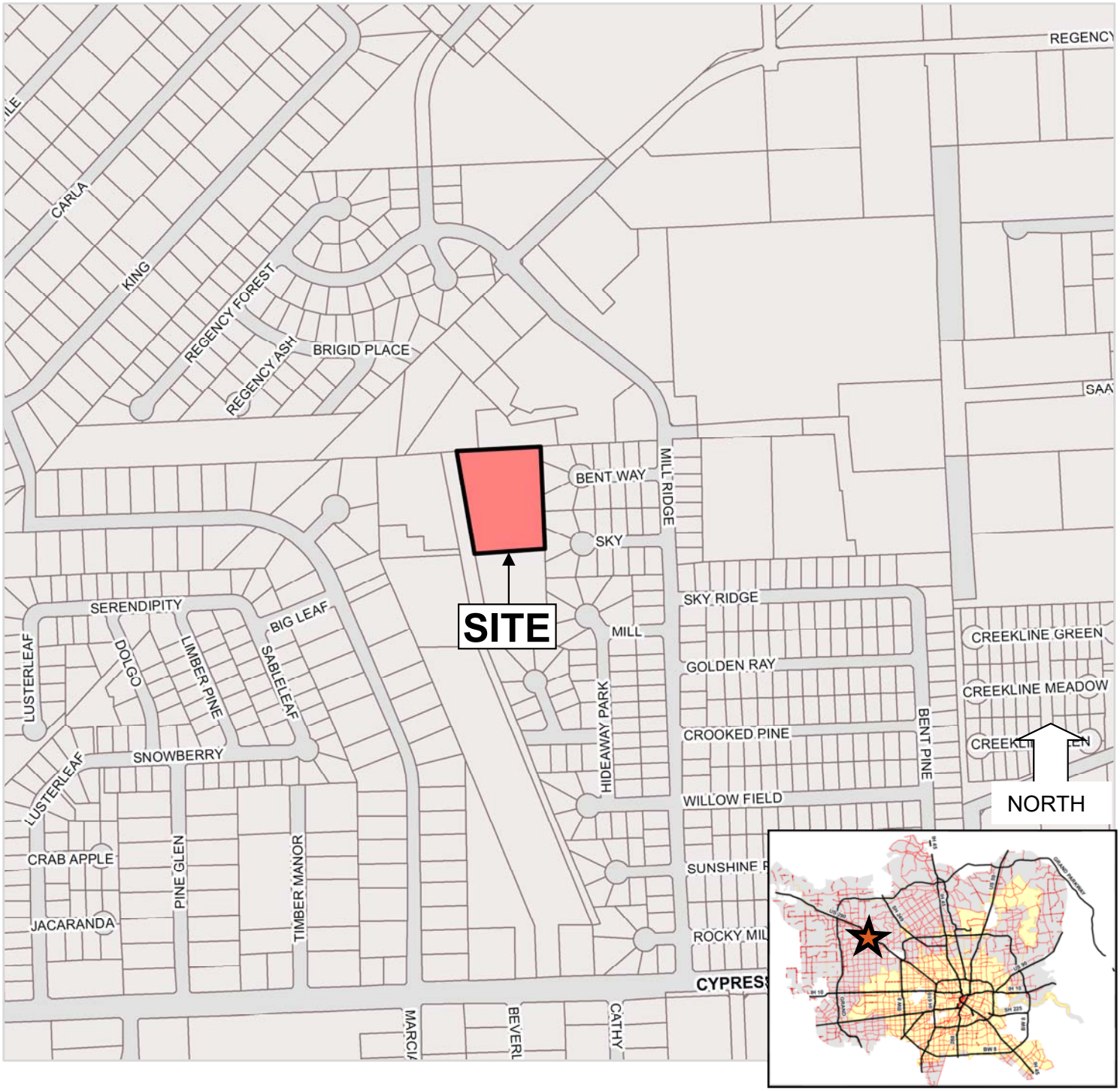
-Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to reveal the impracticable extension of Barely Ln to FM 1960. -We respectfully request your consideration and approval of this variance request. The above variances are to allow excessive intersection spacing along FM 1960 by not extending nor terminating in a Cul-De-Sac Barely Ln.

Houston Planning Commission ITEM: 99

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

Subdivision Name: Baron Cypress Bend

Applicant: The Interfield Group



C – Public Hearings

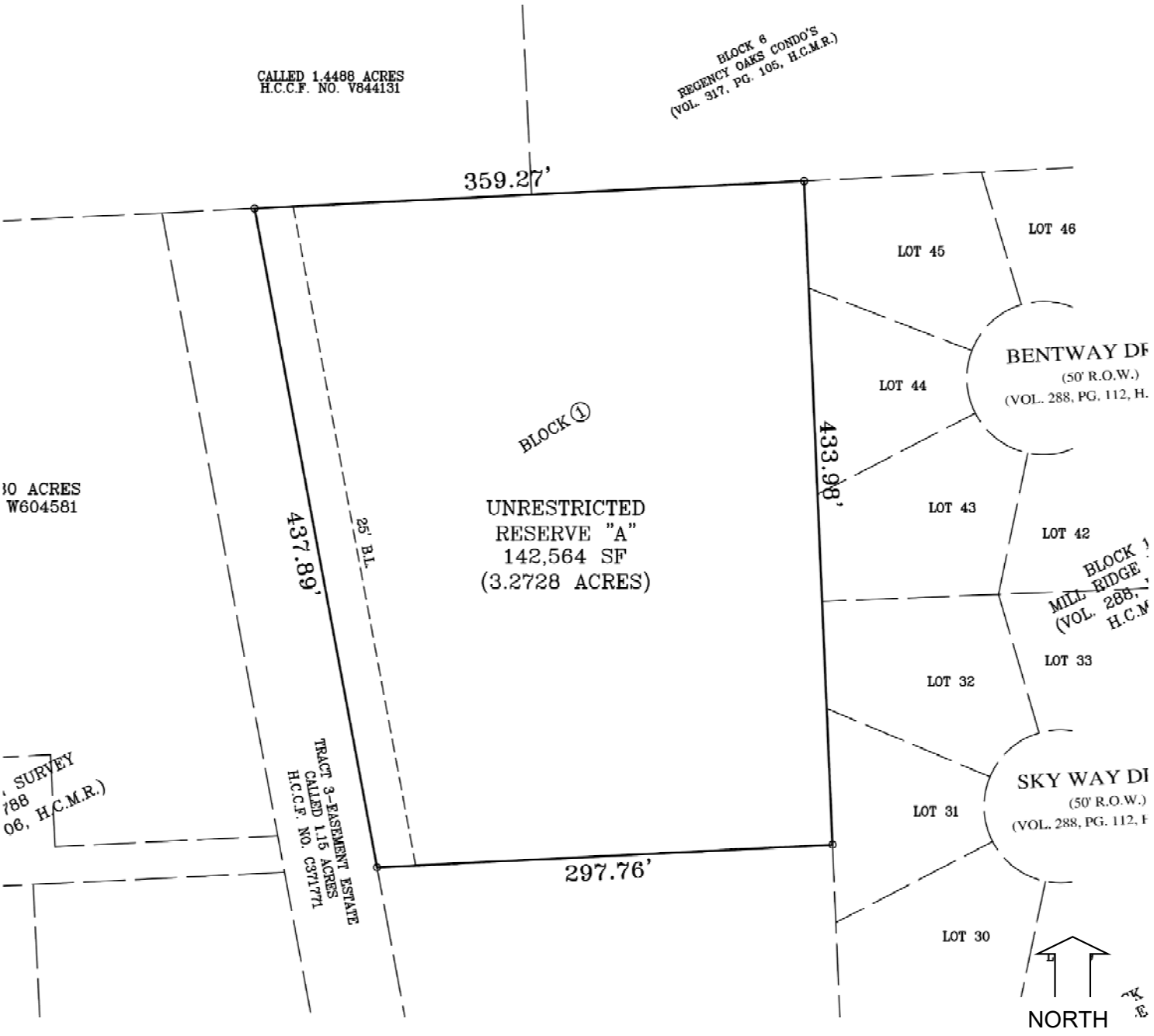
Site Location

Houston Planning Commission ITEM: 99

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

Subdivision Name: Baron Cypress Bend

Applicant: The Interfield Group



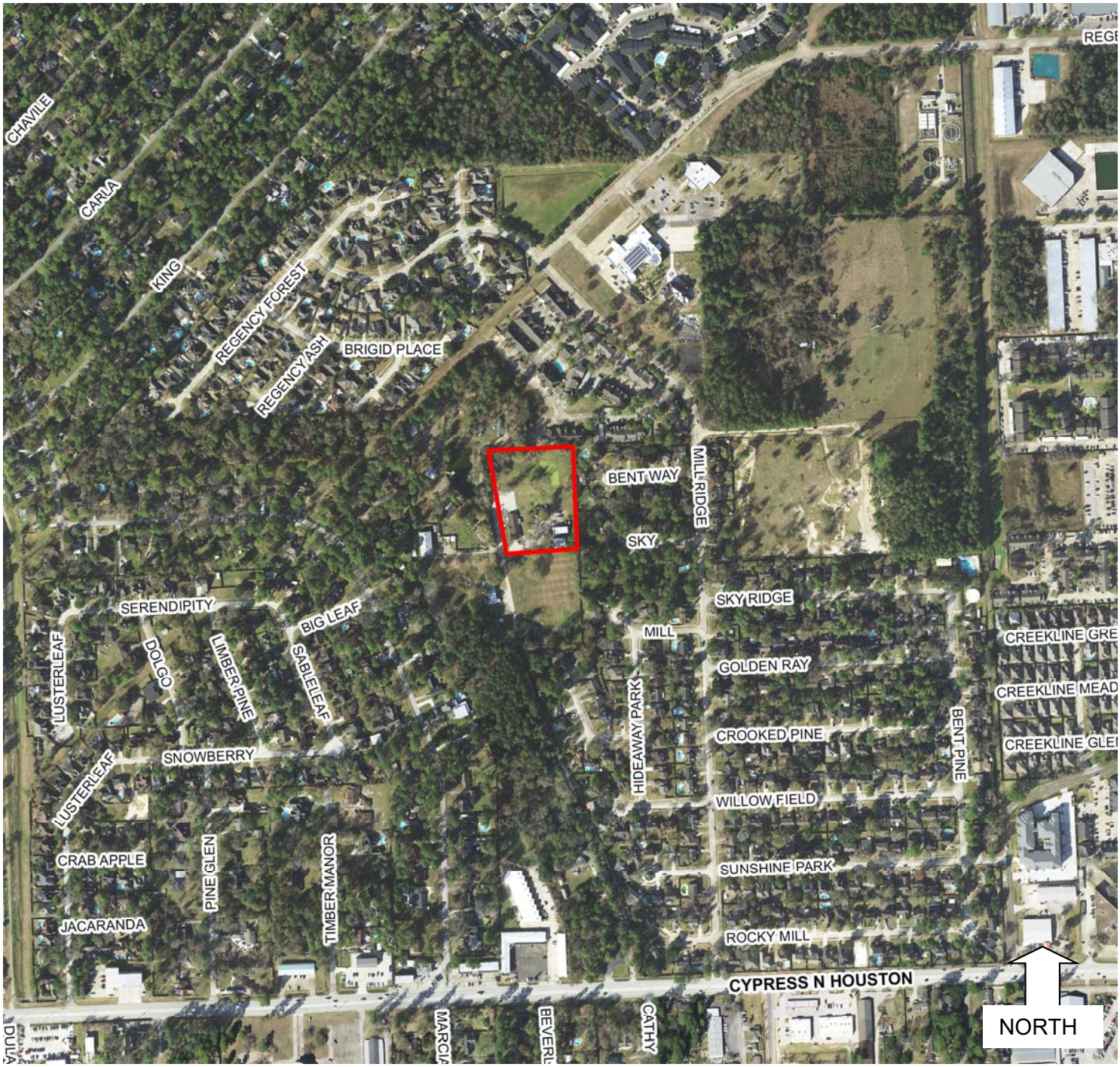
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

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

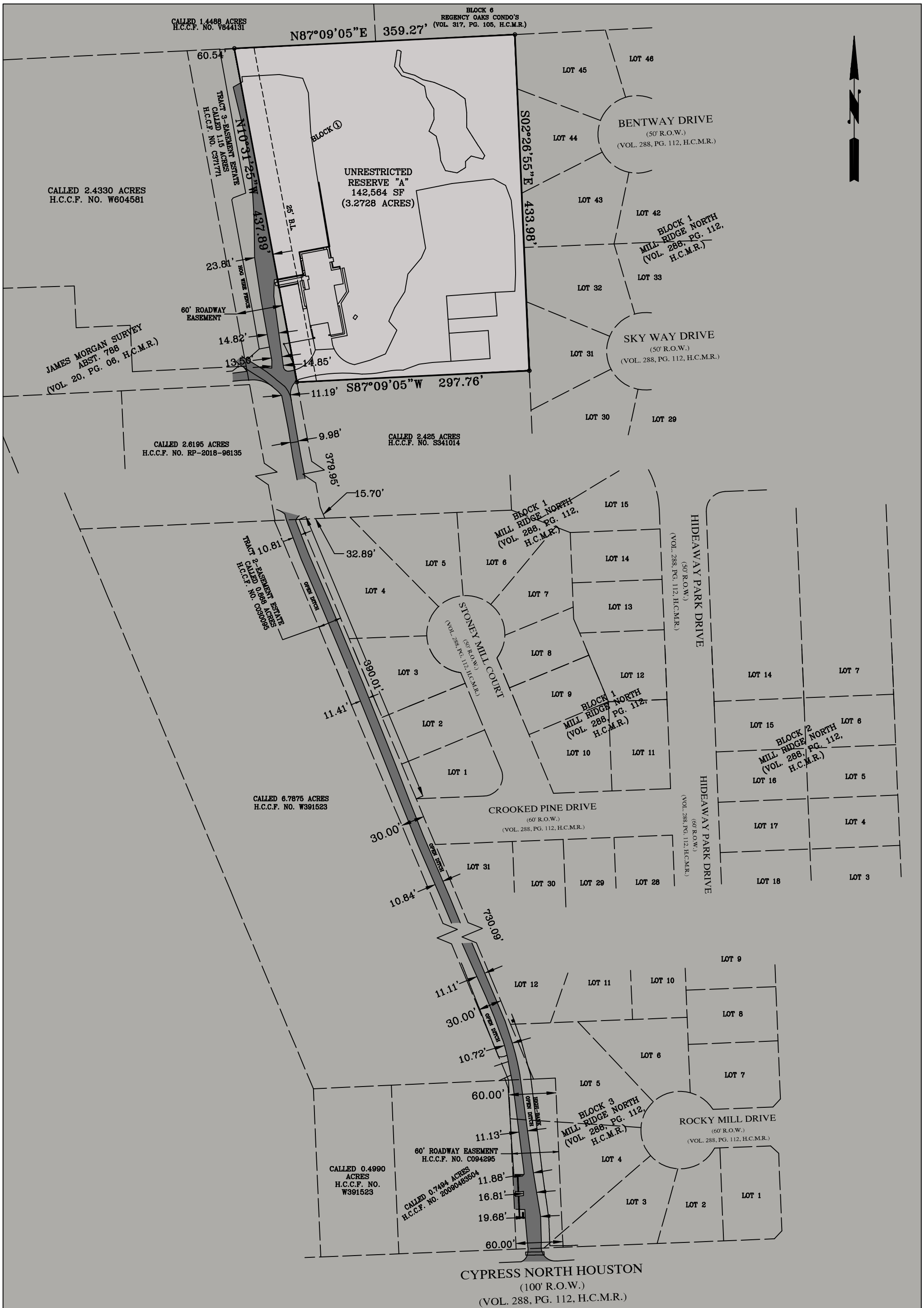
Subdivision Name: Baron Cypress Bend

Applicant: The Interfield Group



C – Public Hearings

Aerial



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

TITLE	***BARON CYPRESS BEND***
PROJECT	***11418 CYPRESS N HOUSTON RD***
DATE: 11.20.24	***PROJ #: 24078.00***
DRAWN BY: RA	***CHECKED BY: MLV***
SCALE: NTS	

SHEET NO.
SK1
OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2354
Plat Name: Baron Cypress Bend
Applicant: The Interfield Group
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:

Specific variance is being sought and extent of condition is to allow a Reserve to access to a public street through a private access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Chapter 42 Reference: 42-190 (d) – Tracts for non-single-family use (d)A reserve may take access via an access easement temporarily until the adjacent public streets within the general plan are platted with abutting sections if all of the following conditions are met:(1) The reserve is specifically restricted to lift station, wastewater treatment, water production, or water repressurization; (2) The access easement is temporary and non-exclusive that must be recorded prior to the recordation of the plat in a form approved by the city attorney; (3) The access easement aligns with the public street pattern identified in the current approved general plan; (4) The minimum width of the access easement must be 30 feet with all-weather road surface and shall comply with all applicable Design Manual, Fire Code, city, county, and Texas Commission of Environmental Quality (TCEQ) requirements; and (5) The minimum street width and minimum frontage requirements otherwise required by this section must be met as other sections abutting the reserve are recorded.

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

NA

(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;

Baron Cypress Bend is located south of Mill Ridge Drive, north of Cypress N Houston Road, east of Bentway Drive and west of Thaker Lane (Aerial Photo shows Galloway Rd), a private access easement. Baron Cypress Bend is a 3.2728 parcel of land that fronts on a 60' private ingress and egress easement (access easement), filed in 1965 and 1966, which predates Chapter 42. This access easement extends to Cypress North Houston Road, south of the subject property. According to the filed documents, the access easement is dedicated "at all times and seasons forever, in, along, upon ...". The width of the access easement is consistent with the width required for a public street where a Reserve fronts, so width does meet the intent of Chapter 42 for this type of land use. There currently is no new construction being proposed. The existing residence was recently utilized for commercial use, but the tenant has since moved out, due to business use and the addition of crushed concrete for parking that was not in compliance with Harris County requirements. Therefore, the owner would like to create a reserve, so any future tenant or buyer does not have issues with permitting. The size of the tract is more in line with commercial use than residential use. The large tracts of land on the west side of the access easement (Galloway Rd) appear to have commercial activity/development, especially near Cypress North Houston Road, with a majority owned by one owner. All other surrounding properties are substantially developed with adequate traffic patterns that would likely have little reason to travel within the access easement in the near

future. The access easement is the only available access to the subject property, due to surrounding properties being privately owned by others. Denying the variance request will deny the owner reasonable use of the property and the right that predates Chapter 42, by deed, to utilize a 60’ access easement that intersects with the public street of Cypress North Houston. We thank you in advance and appreciate your consideration of this request.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property that prevent owner reasonable use of the property and an access easement that predated Chapter 42.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, since the existing access easement has the minimum required 60’width, for a Reserve frontage.

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

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

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

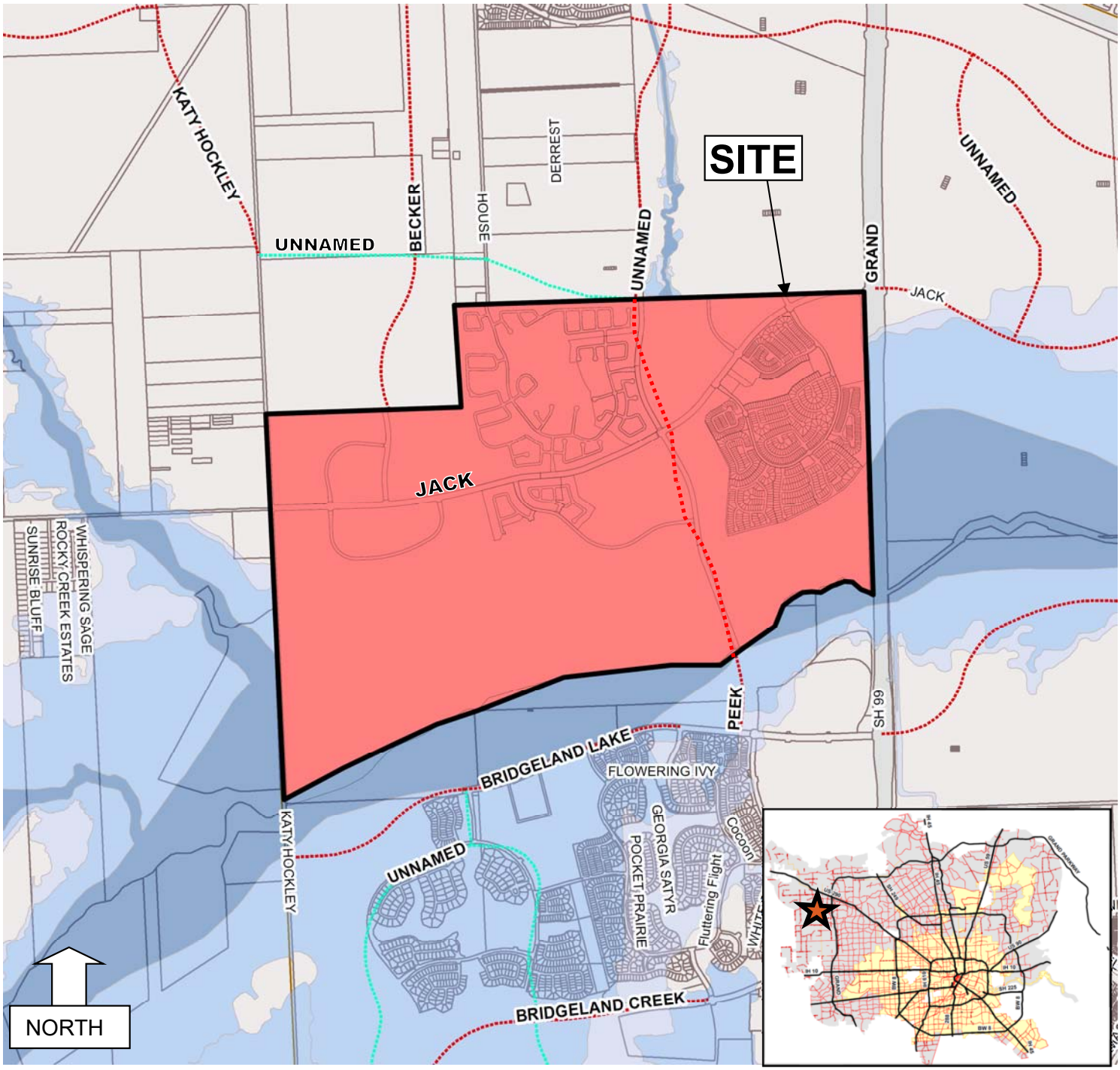
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions that predate Chapter 42.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

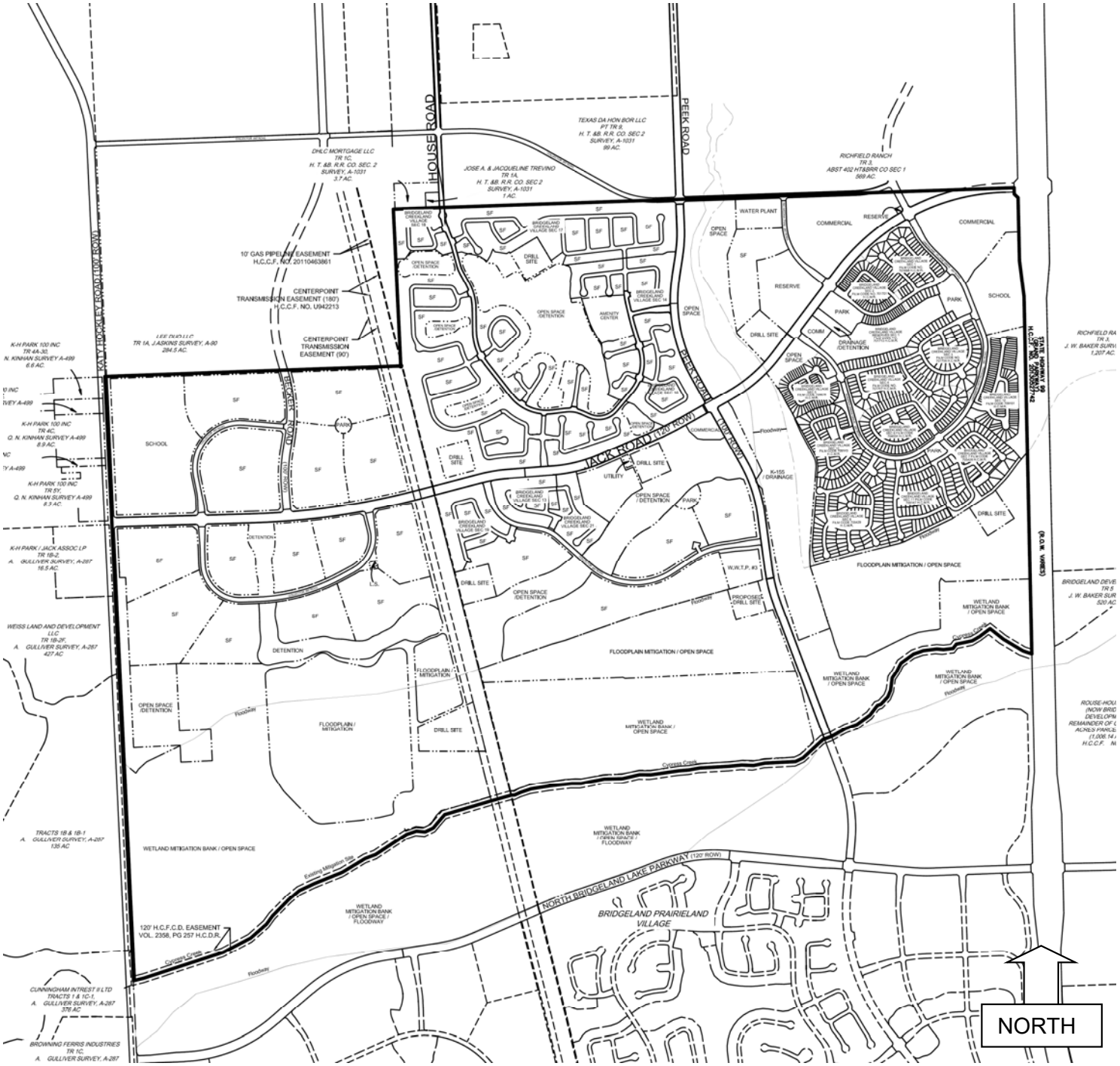
Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



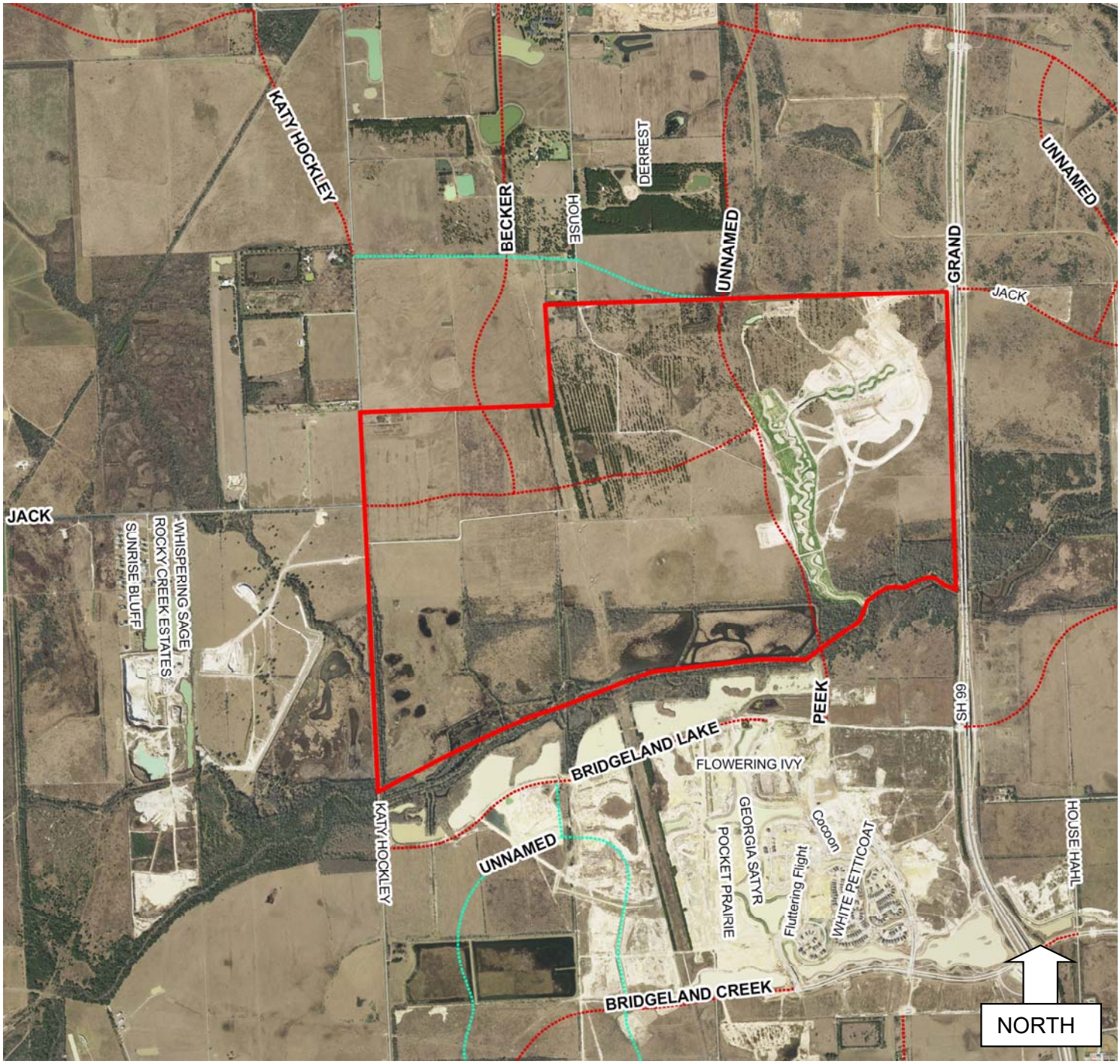
D – Variances **Subdivision**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/19/2024**

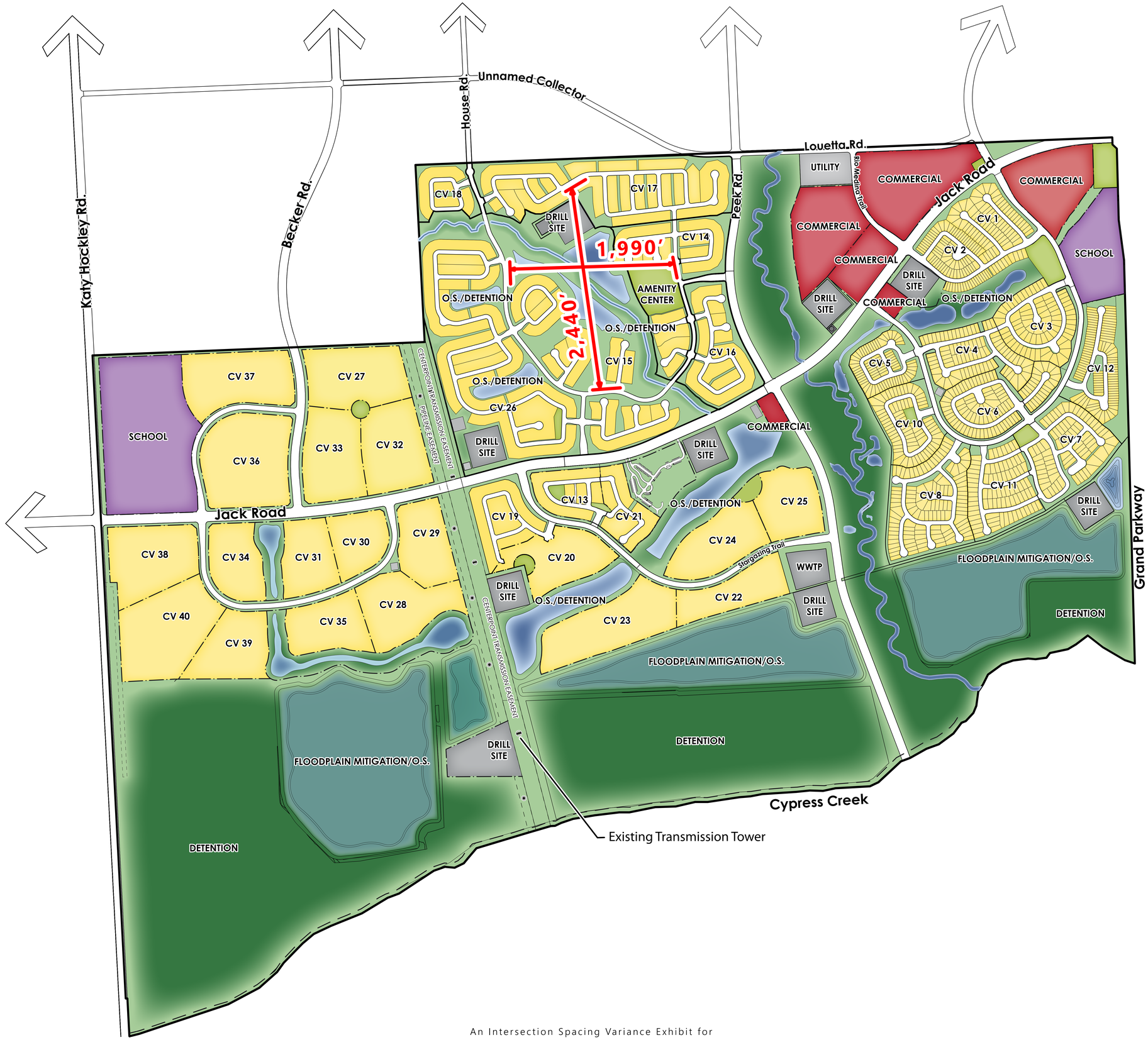
Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



LEGEND

Variance Request #1

Prepared for

Howard Hughes

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An Intersection Spacing Variance Exhibit for

Bridgeland
Creekland Village GP

Houston ETJ

Harris County, Texas

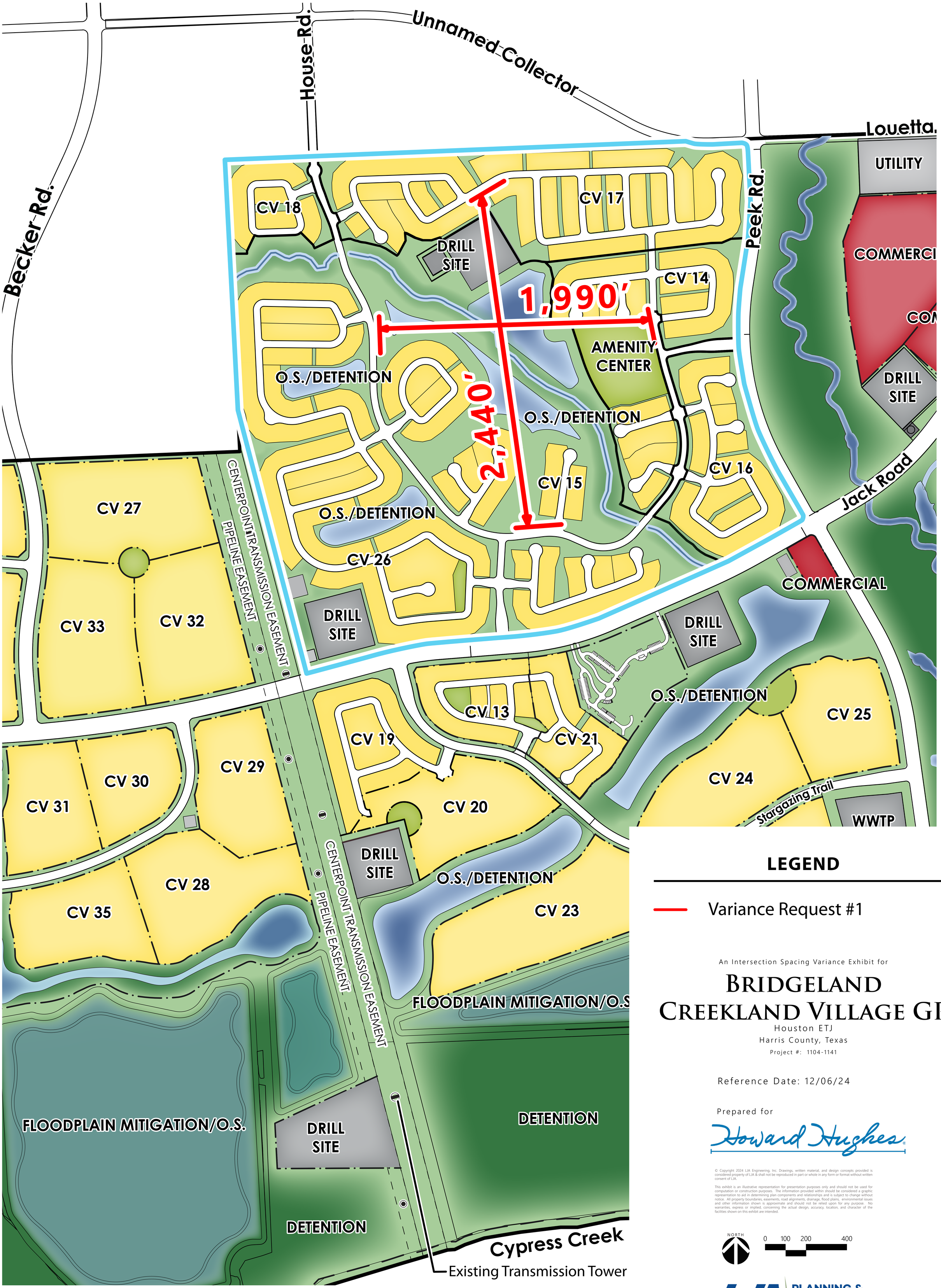
Project #: 1104-1141

Reference Date: 12/06/24

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE



LEGEND

Variance Request #1

An Intersection Spacing Variance Exhibit for

BRIDGELAND CREEKLAND VILLAGE GP

Houston ETJ

Harris County, Texas

Project #: 1104-1141

Reference Date: 12/06/24

Prepared for

Howard Hughes

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NORTH

0 100 200 400

LJA PLANNING & LANDSCAPE ARCHITECTURE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2394
Plat Name: Bridgeland Creekland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/08/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed maximum intersection spacing requirements to allow intersection spacing of 1,990 feet between Peek Road and House Road, and 2,440 feet between Louetta Road and Jack Road.
Chapter 42 Section: 128

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Bridgeland Creekland Village is an approximately 2,037-acre residential extension of the Bridgeland Development located west of the Grand Parkway and north of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. The development is proposing a gated community that is located on the northern side of Creekland Village. Generally located northwest of the Peek Road and Jack Road intersection, this area contains residential sections and will be accessed from two major thoroughfares and a collector road. The proposed gated community is proposing the three following access points: 1. From the north via House Road, a collector road, 2. From the east via Peek Road, a major thoroughfare, 3. And from the south via Jack Road, a major thoroughfare. Due to the location of Cypress Creek, a large amount of detention and flood mitigation areas are being proposed within the middle of the community to provide an amenity as well as respect the existing creek boundaries and needed drainage for the area. Relocating the needed detention or providing additional crossings is not feasible since it will impact the drainage flow that connects across Jack Road to the south, which ultimately connects to the floodplain mitigation areas. Due to the location of the required detention, strict adherence to the 1,400' local street intersection requirements is infeasible within the gated community, and granting the requested variance would allow the reasonable use of the land.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing land conditions and the required detention and flood mitigation areas are not hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Creekland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled

intersections. The proposed hierarchical street system upholds the area's overall circulation, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

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

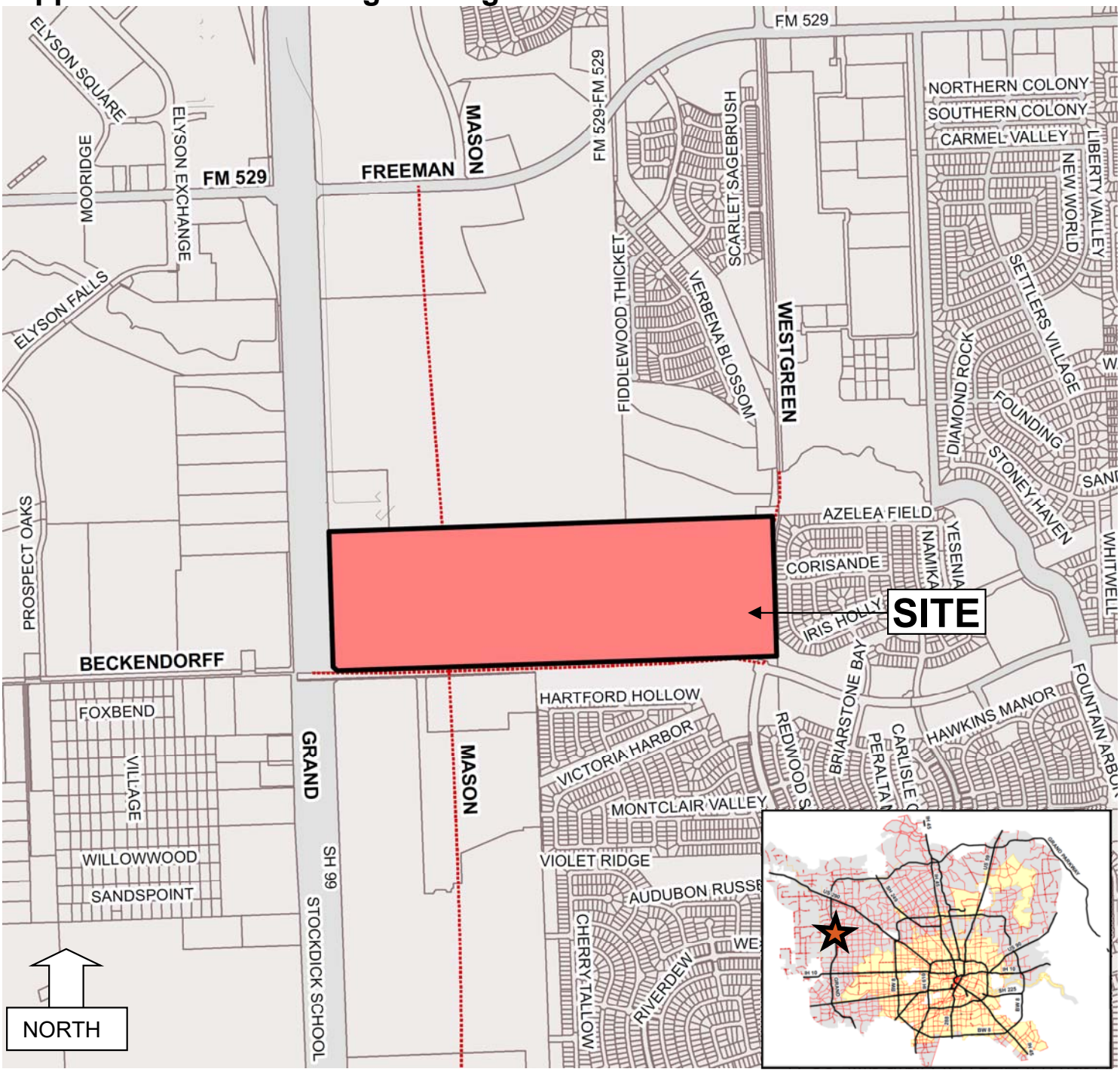
Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Bustamante Tract GP (DEF 2)

(Action Required on 1/9/2025)

Applicant: Meta Planning + Design LLC



D – Variances **Site Location**

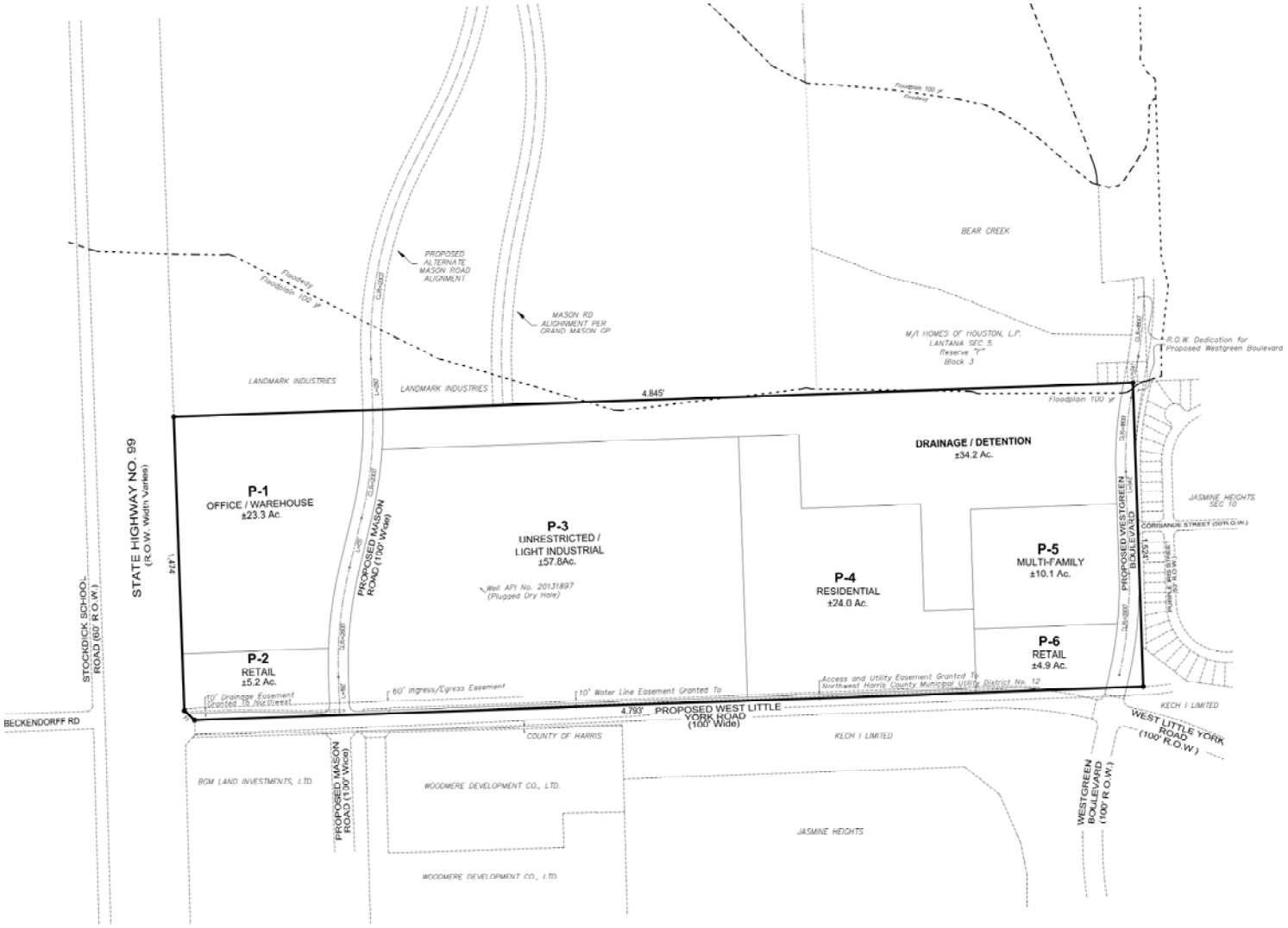
Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Bustamante Tract GP (DEF 2)

(Action Required on 1/9/2025)

Applicant: Meta Planning + Design LLC



D – Variances Subdivision

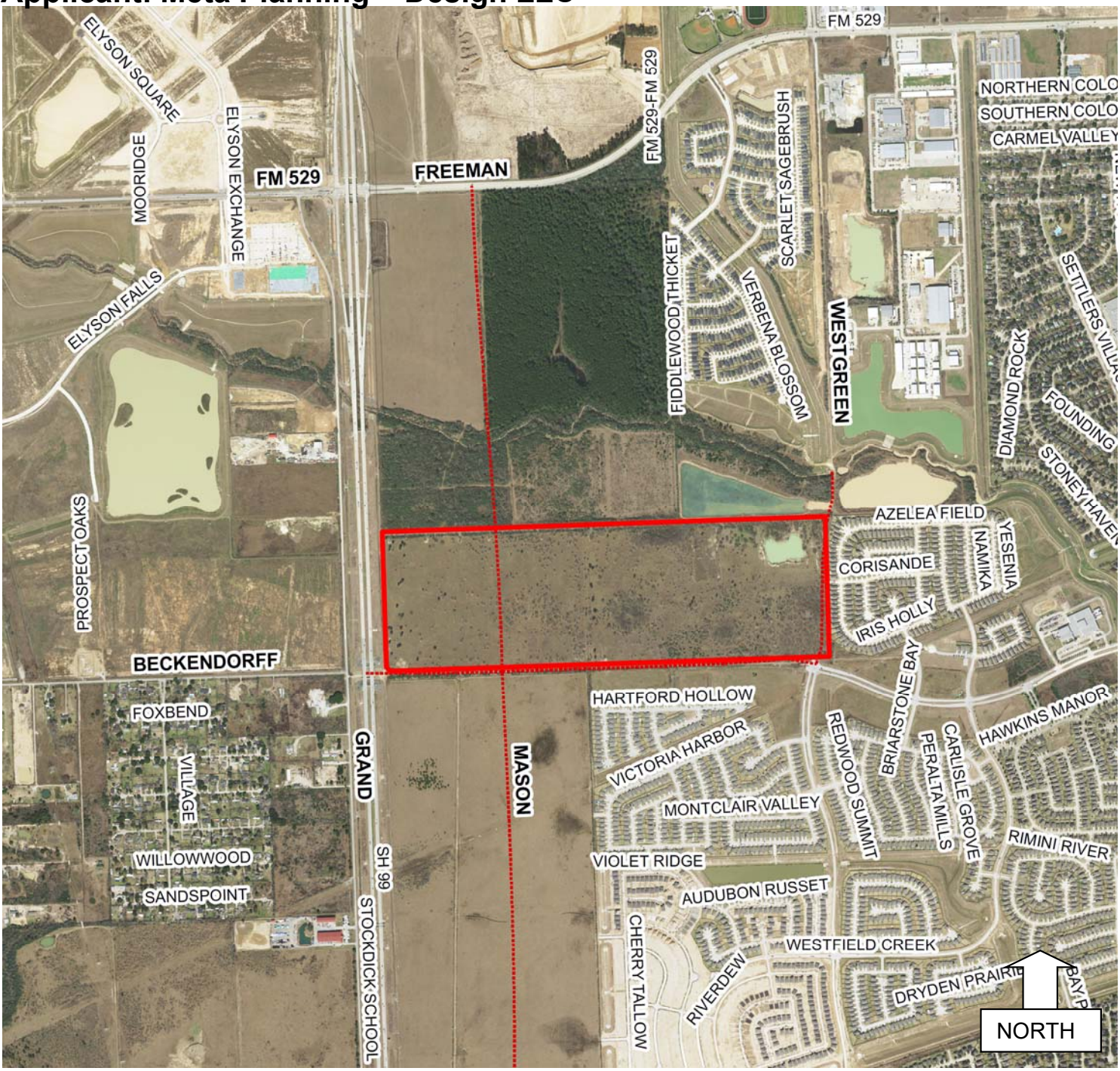
Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Bustamante Tract GP (DEF 2)

(Action Required on 1/9/2025)

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.

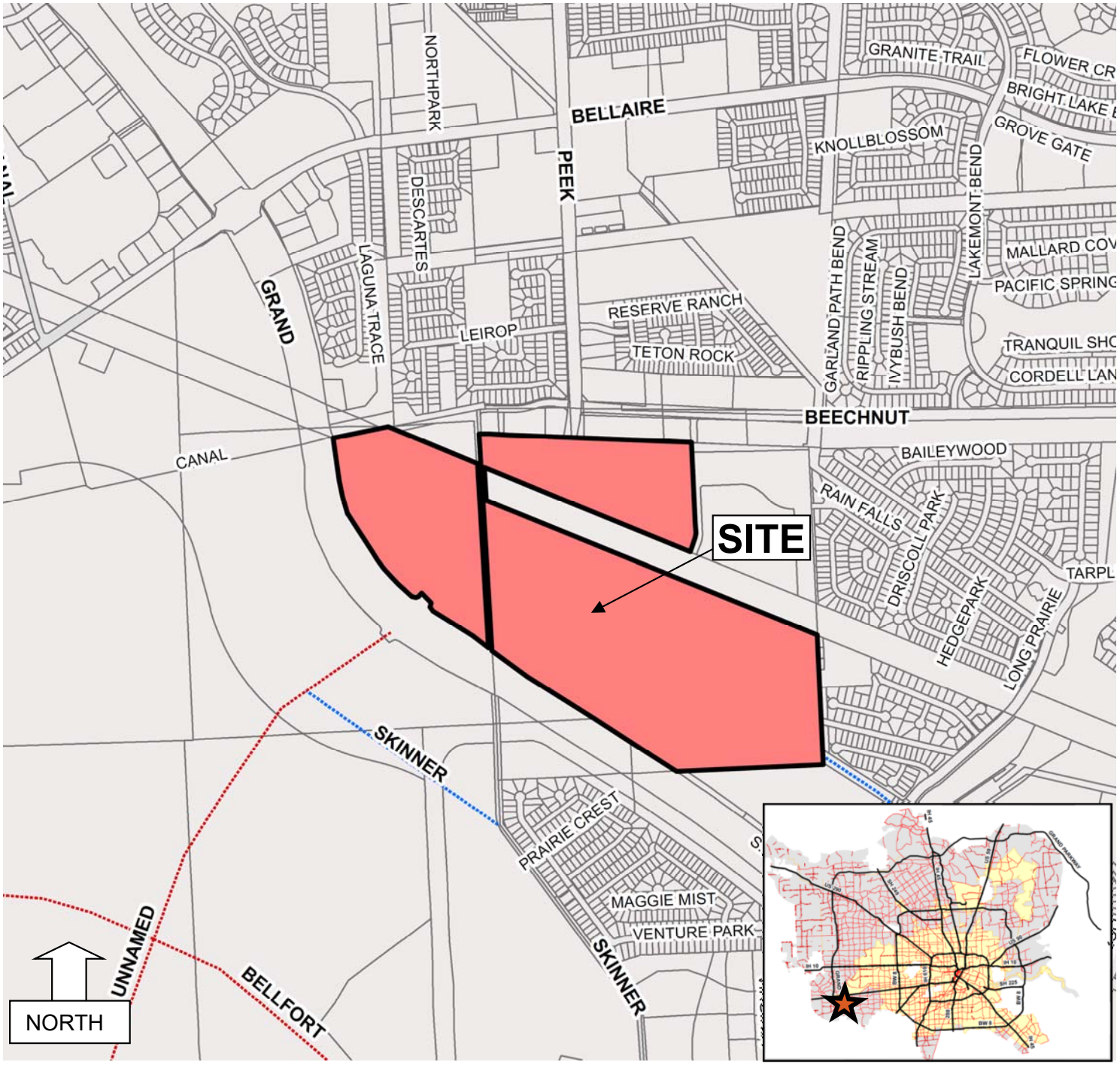
The existing floodway to the northern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Grand Parkway GP

Applicant: Meta Planning + Design LLC



D – Variances

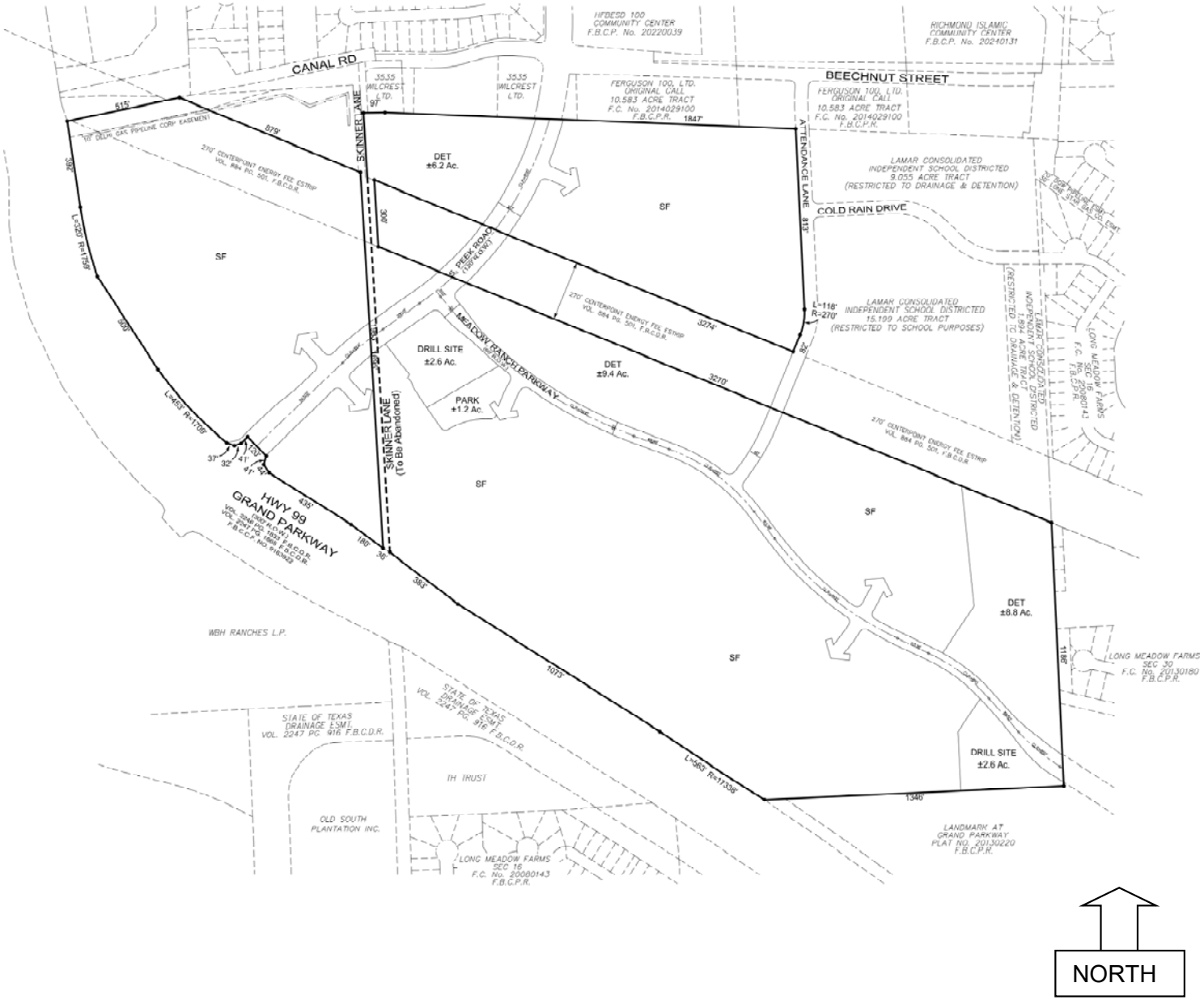
Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Grand Parkway GP

Applicant: Meta Planning + Design LLC



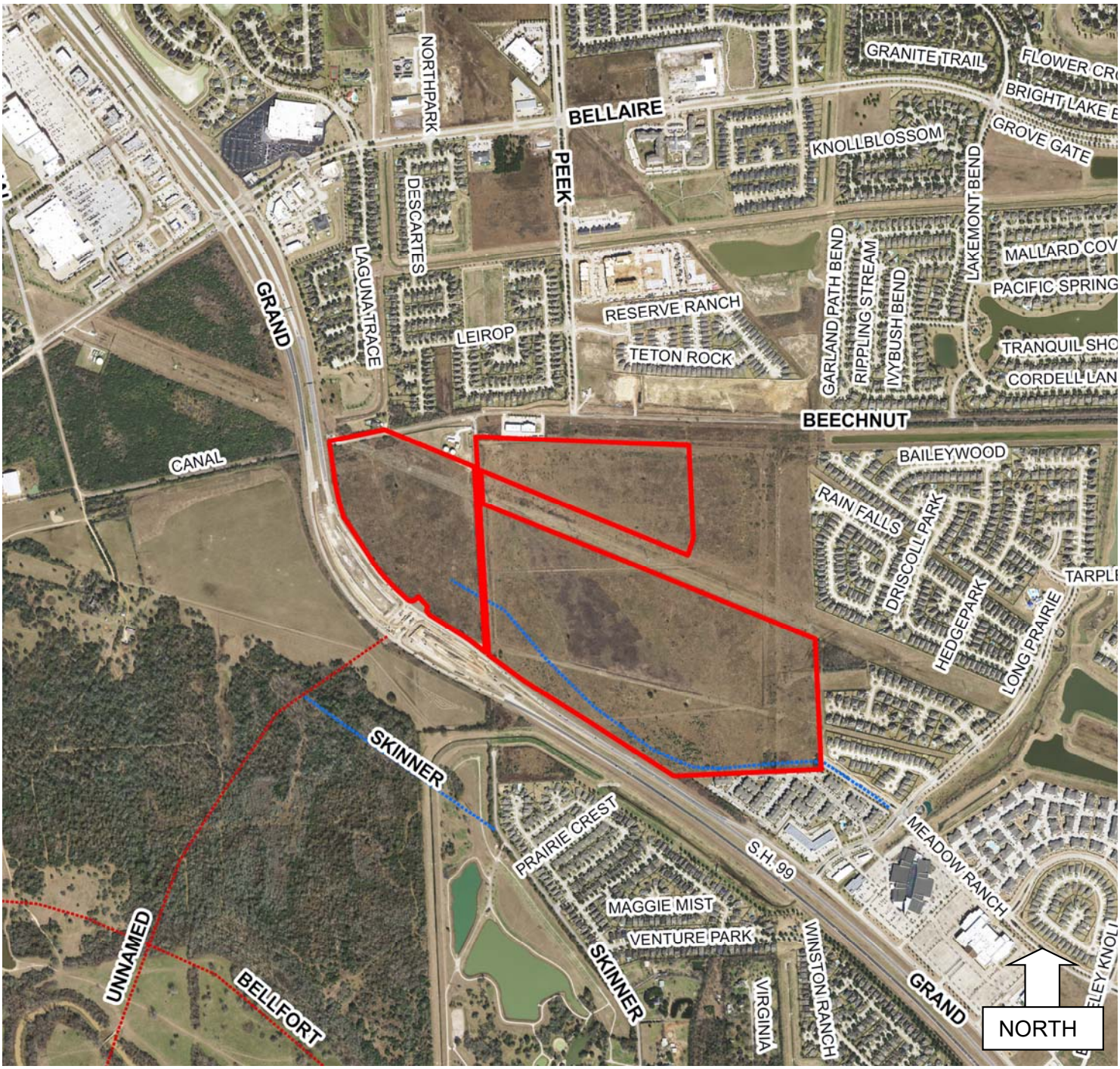
D – Variances Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Grand Parkway GP

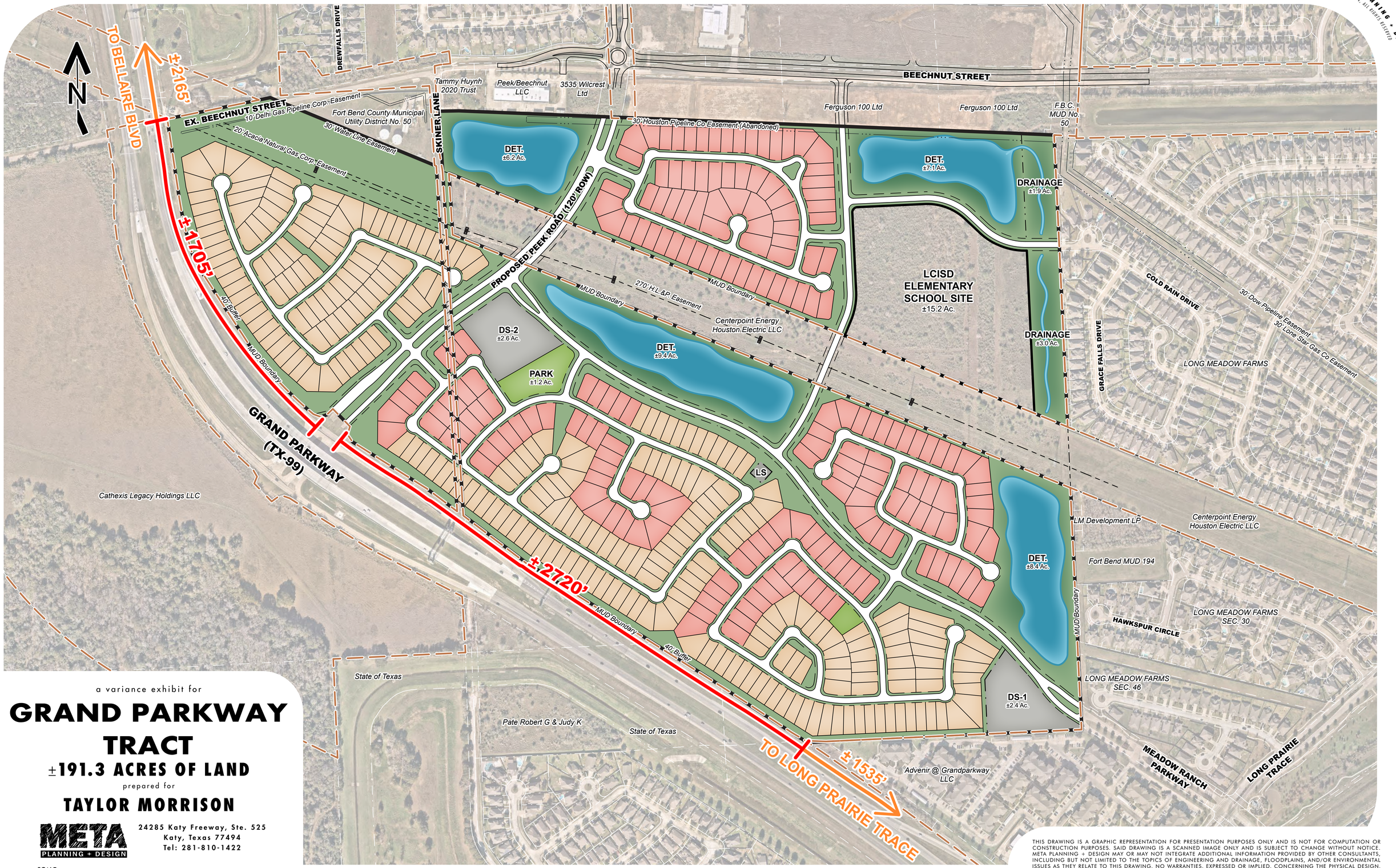
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
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a variance exhibit for

GRAND PARKWAY TRACT

±191.3 ACRES OF LAND

prepared for

TAYLOR MORRISON

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-21037A
DECEMBER 4, 2024

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2433
Plat Name: Grand Parkway GP
Applicant: Meta Planning + Design LLC
Date Submitted: 12/09/2024

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

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

To exceed the maximum intersection spacing along the Grand Parkway (TX-99) for approximately 2,720 feet south along the boundary of the proposed Peek Road by providing no stub streets along the southwestern boundary of the subject site.

Chapter 42 Section: 130

Chapter 42 Reference:

[...] (b) Nothing in the intersection requirements established by sections 42-127 through 42-129 of this Code shall require the creation of a street that stubs into: [...] (3) Any grade-separated freeway that does not have a frontage road;

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 191-acre Grand Parkway Tract is a proposed ±191.3-acre development located in the southwest portion of Houston's ETJ in Fort Bend County. It is situated east of the Grand Parkway (TX-99), west of S. Mason Road—a major thoroughfare—and south of Beechnut Street, another major thoroughfare. The site is adjacent to an existing recorded residential subdivision to the east and an existing multi-family apartment complex to the southwest. It is also bound by the Grand Parkway (with no frontage/access roads) directly to the southwest. The overall intent for the site is to accommodate future single-family residential development. Per Chapter 42-128, a local through-street or stub street is required every 1,400 feet, which would necessitate at least a total of three stub streets along the southwestern boundary of the subject site. Chapter 42-130 allows for certain exceptions from the typical stub street requirement, including for grade-separated freeways which do not have a frontage road. The subject development proposes not to provide any stub streets along the southern boundary into the Grand Parkway (TX-99). Although the main lanes of TX-99 are built close to natural ground, the Grand Parkway does not provide any frontage roads in this location, and cross-streets are limited to the underpasses already constructed for the freeway, leaving no possibility for a stub street to be connected. A stub street would not extend beyond or across the Grand Parkway unless it were grade-separated from the main lanes of the freeway with either an overpass or a tunnel, which meets the intent of Chapter 42-130. If a stub street were still constructed, it would likely remain a dead-end forever and foster issues such as illegal dumping in the area. By not providing any southbound stub streets into the Grand Parkway, the result will be an intersection spacing of approximately 3,870 feet between Bellaire Boulevard and proposed Peek Road, and an intersection spacing of approximately 4,255 feet between Future Peek Road and Long Prairie Trace. As mentioned above, the distance along the boundary to the north is 1,705 feet, and to the south, it is 2,720 feet.

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

The formation of adjacent property boundaries and the existing conditions of the Grand Parkway are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of 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. The Grand Parkway meets the intent of the exception in Sec 42-130(b)(3).

(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 conditions of the Grand Parkway along the southwestern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hardy at Ronquillo Development

Applicant: CGEA Planning + Design



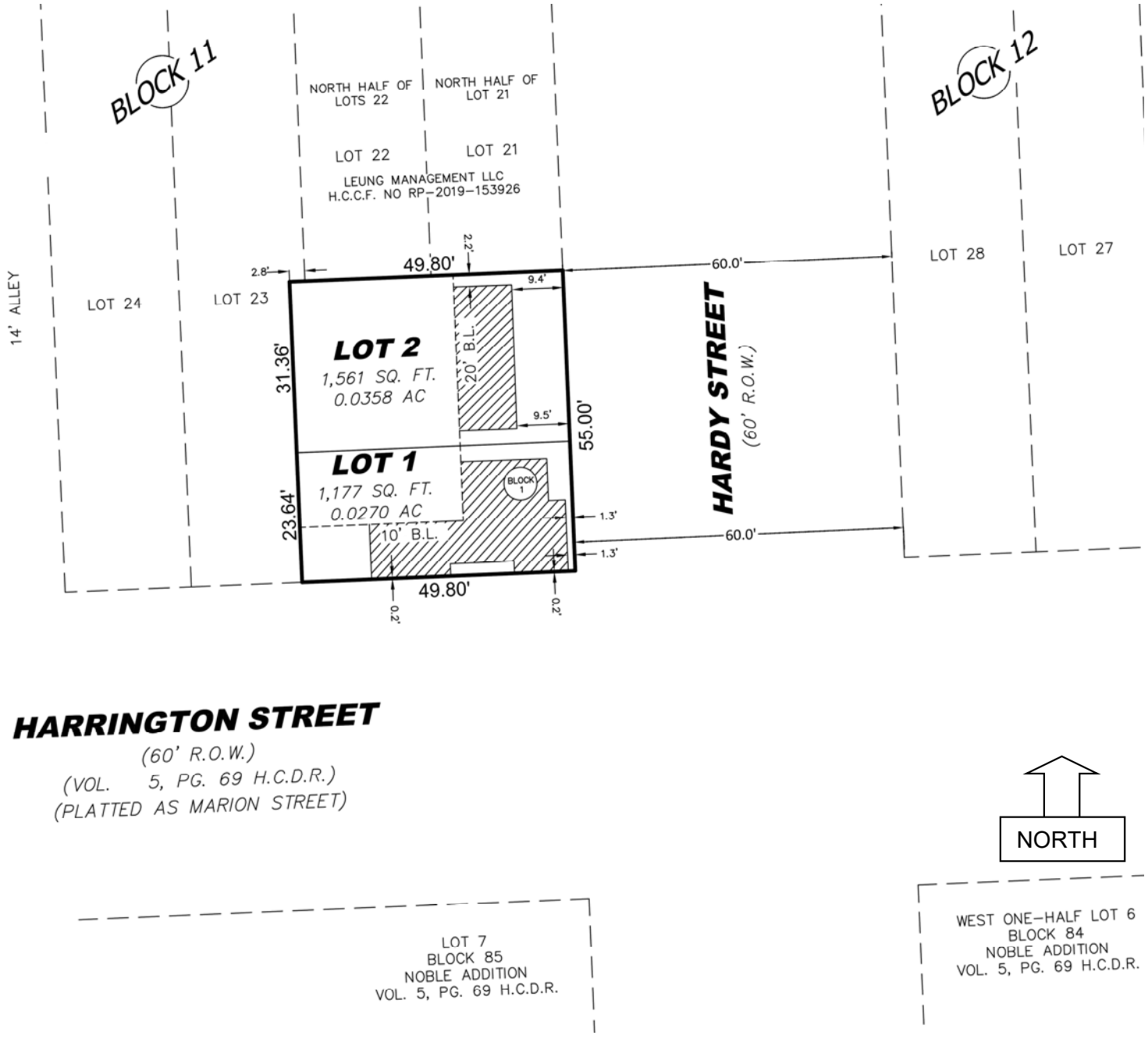
D – Variances **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hardy at Ronquillo Development

Applicant: CGEA Planning + Design



D – Variances Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Hardy at Ronquillo Development

Applicant: CGEA Planning + Design



D – Variances Aerial

PROPOSED SITE PLAN

LANDSCAPE ANALYSIS

A. STREET TREES

-Length of property line in lineal feet as measured along HARDY STREET
49.8 lineal feet/30 = 1.66 Street trees required. (staff may create an artificial lot)

-Length of property line in lineal feet as measured along HARRINGTON STREET
55 lineal feet/30 = 1.83 Street trees required. (staff may create an artificial lot)

SYMBOL	KEY	QTY.	TREE TYPE	SIZE
	QV	5	STREET TREES PER CITY OF HOUSTON CH.33	2" CAL.

-TOTAL Street Trees Required = 2

- TOTAL Street Trees Required = 5

PARKING REQUIREMENTS

LOT 1: DUPLEX HOUSING
4 Parking Spaces for LOT 1 = 2 REQUIRED
Parking Spaces = 0 PROVIDED

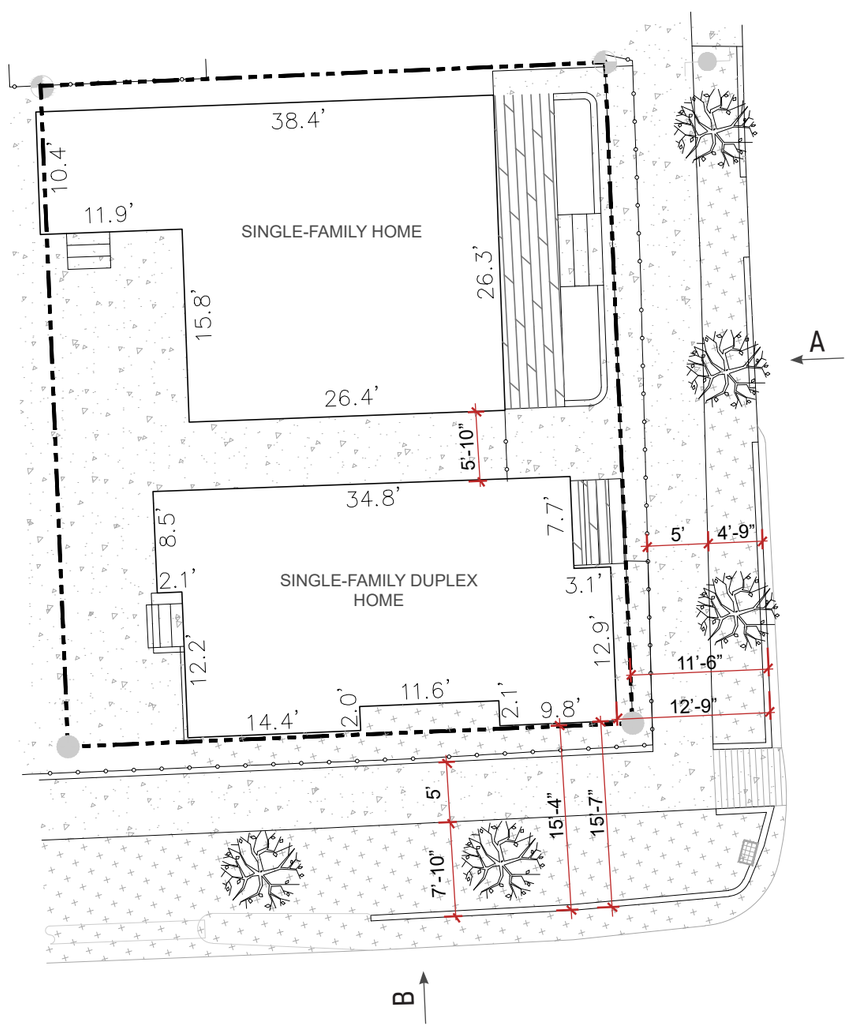
LOT 2: SINGLE-FAMILY HOUSING
2 Parking Spaces for LOT 2 = 1 REQUIRED
Parking Spaces = 0 PROVIDED

TOTAL PROVIDED PARKING SPACES ON SITE = 0

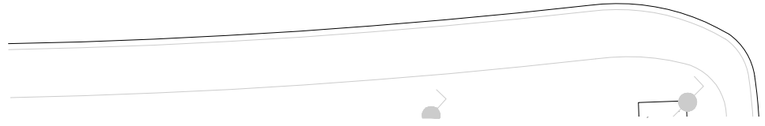
TOTAL PROVIDED PARKING SPACES = 0

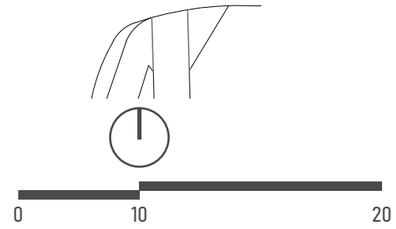
TOTAL OFF SITE PARKING SPACES = 6

TOTAL PROVIDED HANDICAP PARKING SPACES = N/A







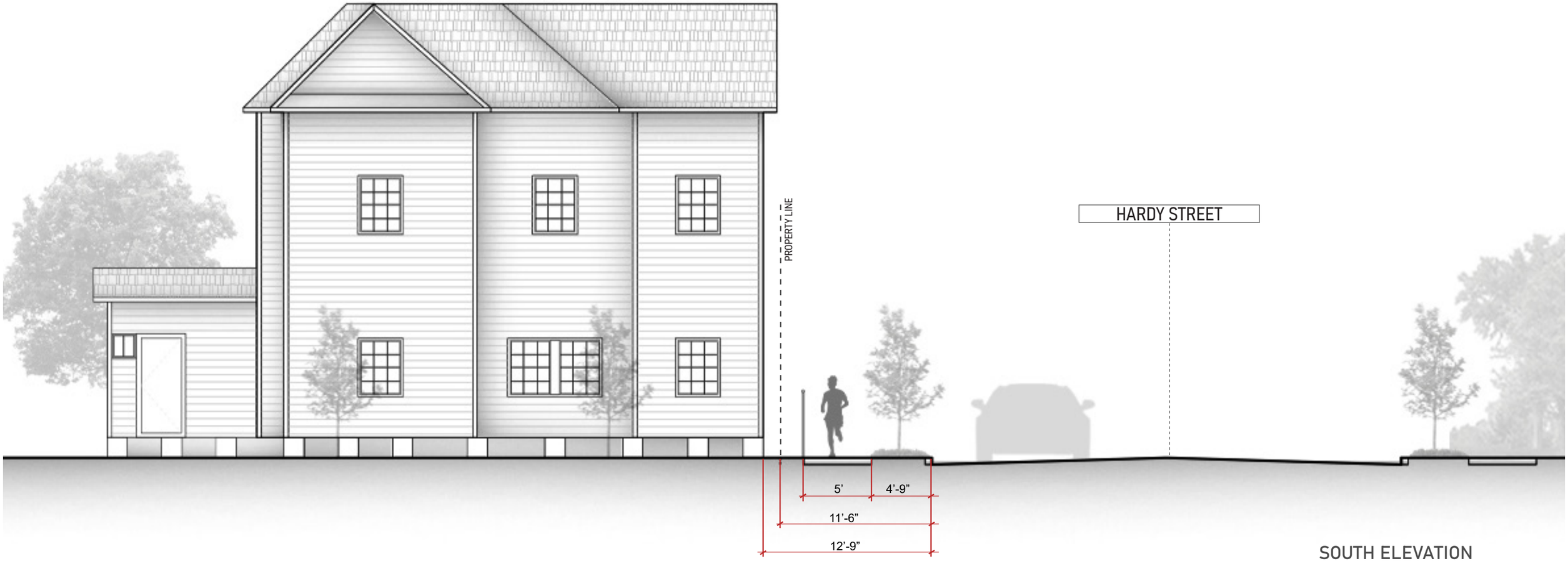


ELEVATION A



EAST ELEVATION

ELEVATION B



SOUTH ELEVATION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2138
Plat Name: Hardy at Ronquillo Development
Applicant: CGEA|Planning + Design
Date Submitted: 10/21/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
(1) To allow lot sizes to be less than 3,500 square feet, (2) to allow a dual building line and (3) to allow no visibility triangle.
Chapter 42 Section: 181,156,161

Chapter 42 Reference:
Sec. 42-181. - Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be as shown below, except for lots within courtyard style development meeting the requirements of section 42-194:(1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. Sec. 42-156. - Collector and local streets—Single-family residential. (a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (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:(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section. Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

The site is located in the Near Northside Complete Community at the intersection of Harrington and Hardy Streets. The applicant is requesting one (3) variances: To allow lots to be less than 3,500 square feet. (2) Allow a dual building line and (3) To Allow no visibility triangle. The subject tract is located in the emerging community of Near Northside. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Here we present our small lot development design, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. During the complete communities action plan, Near Northside called for high density development to create affordability, walkability and more rooftops to attract more commercial opportunities. This development will bring more units of housing, where it is needed. These homes were also built more than 100+ years ago predating anything in the ordinance from parking, to setbacks. During permitting review and most recently inspection review, these homes are excepted from all the parking and setback requirements. The family who owns these homes are dividing property for their children and creating the two new lots is required for legal purposes. The family has own this

property after additions to the homes were doing un-permitted it, during the 2010's Houston Permitting staff was called and city was almost condemning property as part of un-permitted work was falling down. The current owners hired contractors and were told permits were pulled and new work began to remove un-permitted structure and redo facades/patios. Now owners are trying to follow city ordinances, neighborhood and historical character of the northside. Here we are meeting as much as we can the ordinances as of 2024 for homes built in the 1900s. Existing character in the community warrants allowing a small lot size, dual building lines and no visibility triangle. The exhibit shows small lot sizes predating the current ordinance, as Near Northside was built in the 1900's. We also have support of community leaders in agreement with the smaller lot size, especially since our homes have been there and are being renovated to bring economic vitality to this community. Letters are presented as support evidence from the community. Existing character also warrants no setback requirements as homes in the vicinity are built prior to the current ordinances. We are asking the Planning Commission to allow lots to be smaller than the required 3,500 square foot lot requirement. As platted, the city allows 2 units per lot, currently portions of 3 platted lots, therefore 2 units would be allowed currently. But now, we are improving the access to the lots and safety by creating two lots with property frontage required by the ordinance. We are also asking for for structures to remain as is since the 1900's. Due to the historical building of Houston streets and subdivisions, these homes were built in the 1900's, before lot sizes were thought of. Homes in the area exist in character/size similar to what we are proposing. Strict application of the ordinance to these lots would deprive the property owner from reasonable use of the land. Single-Family Homes in Near Northside are higher in density by neighborhood characteristics. Public Policy is to continue to allow pre-ordinance style development to continue to be developed. By allowing lots to be smaller, the development will have great pedestrian activation along Harrington and Hardy Streets along with pedestrian amenities.

(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;

Neighborhood character and higher density that typically found in Houston along with the Near Northside Complete Community Action Plan support the variance request. Lots in the immediate area pre-date the ordinance. Due to the historical building of Houston streets and subdivisions, these homes were built in the 1900's, before lot sizes were thought of. Homes in the area exist in character/size similar to what we are proposing. Current owners want to meet city rules but requesting to be grandfather to existing neighborhood character.

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

The intent and purpose of this chapter will be preserved and maintained. Both lots will have access to the public street with proper frontage and adequate utilities. These homes were also built more than 100+ years ago predating anything in the ordinance from parking,visibility triangles to setbacks. During the complete communities action plan, Near Northside called for high density development to create affordability, walkability and more rooftops to attract more commercial opportunities. This development will bring more units of housing, where it is needed. The general intent of the ordinance will be preserved as this development pre-dates the current ordinance.

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

Economic hardship is not the sole justification of the variance, but rather a unique historical subdivision of the land, neighborhood character & support, are the justification to allow this unique design. The Livable Places initiatives of less driveways and increasing pedestrian safety are. Economic hardship is not the sole justification of the variance. Single-Family Homes in Near Northside are higher in density by neighborhood characteristics. Public Policy should continue to allow pre-ordinance style development to continue to be developed as is.

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

Economic hardship is not the sole justification of the variance. Single-Family Homes in Acres Homes are higher in density by neighborhood characteristics. Public Policy should continue to allow pre-ordinance style development to continue to be developed.

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 22, 2024

NOTICE OF VARIANCE

PROJECT NAME: Hardy at Ronquillo Development
REFERENCE NUMBER: 2024-2138

VAR

Dear Property Owner:

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

CGEA|Planning + Design, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting three variances to allow the proposed lots to be less than 3,500 sq. ft. in size, to allow dual reduced building lines for existing structures, and to not provide the required visibility triangle easement at the intersection. 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 19, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

You may submit written comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

For additional information regarding this project, please call Carlos G. Espinoza with CGEA|Planning + Design at 713-965-7385. You may also contact the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832)393-6574. 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

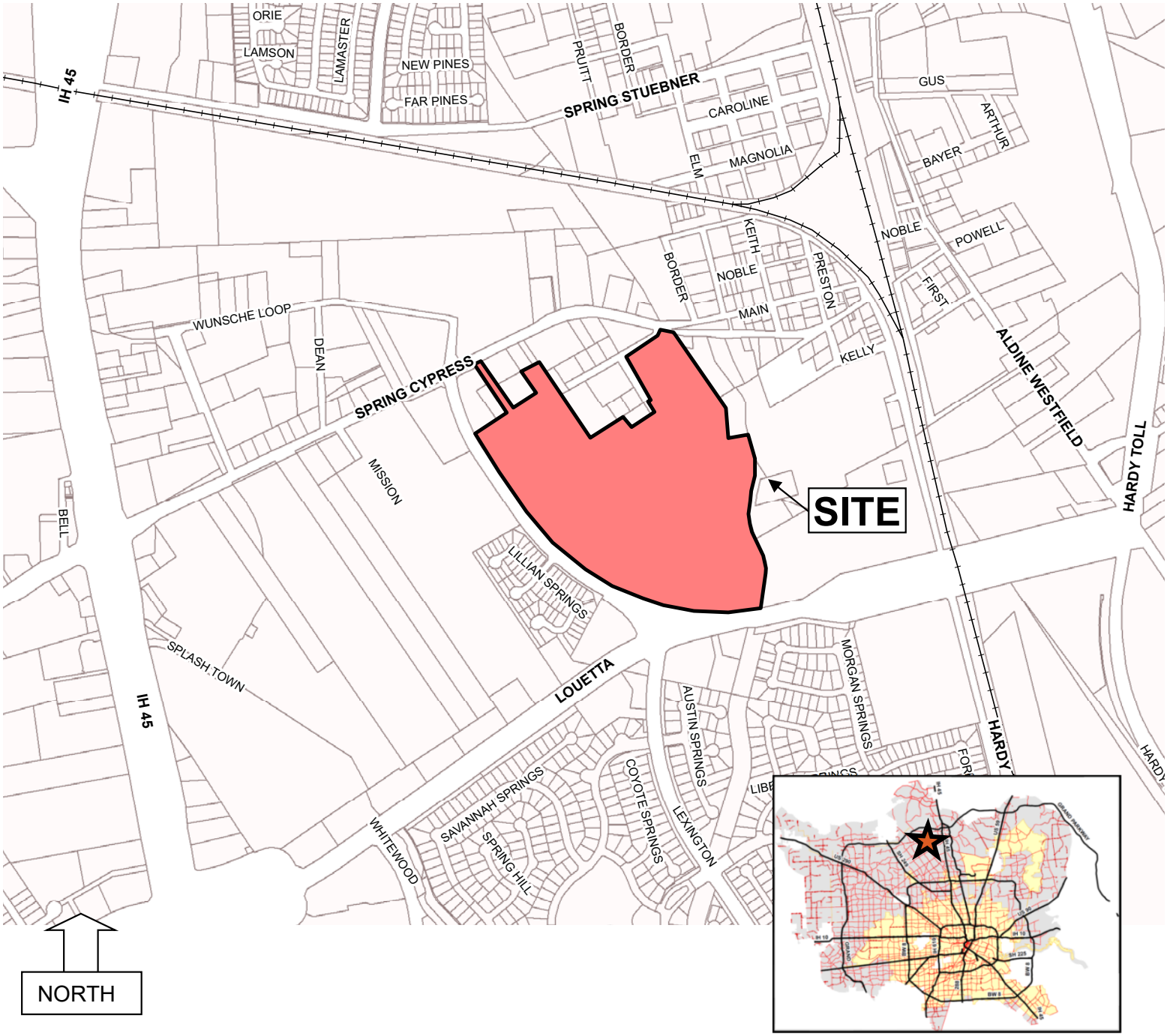
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 3)

Applicant: South Texas Surveying Associates, Inc



D – Variances

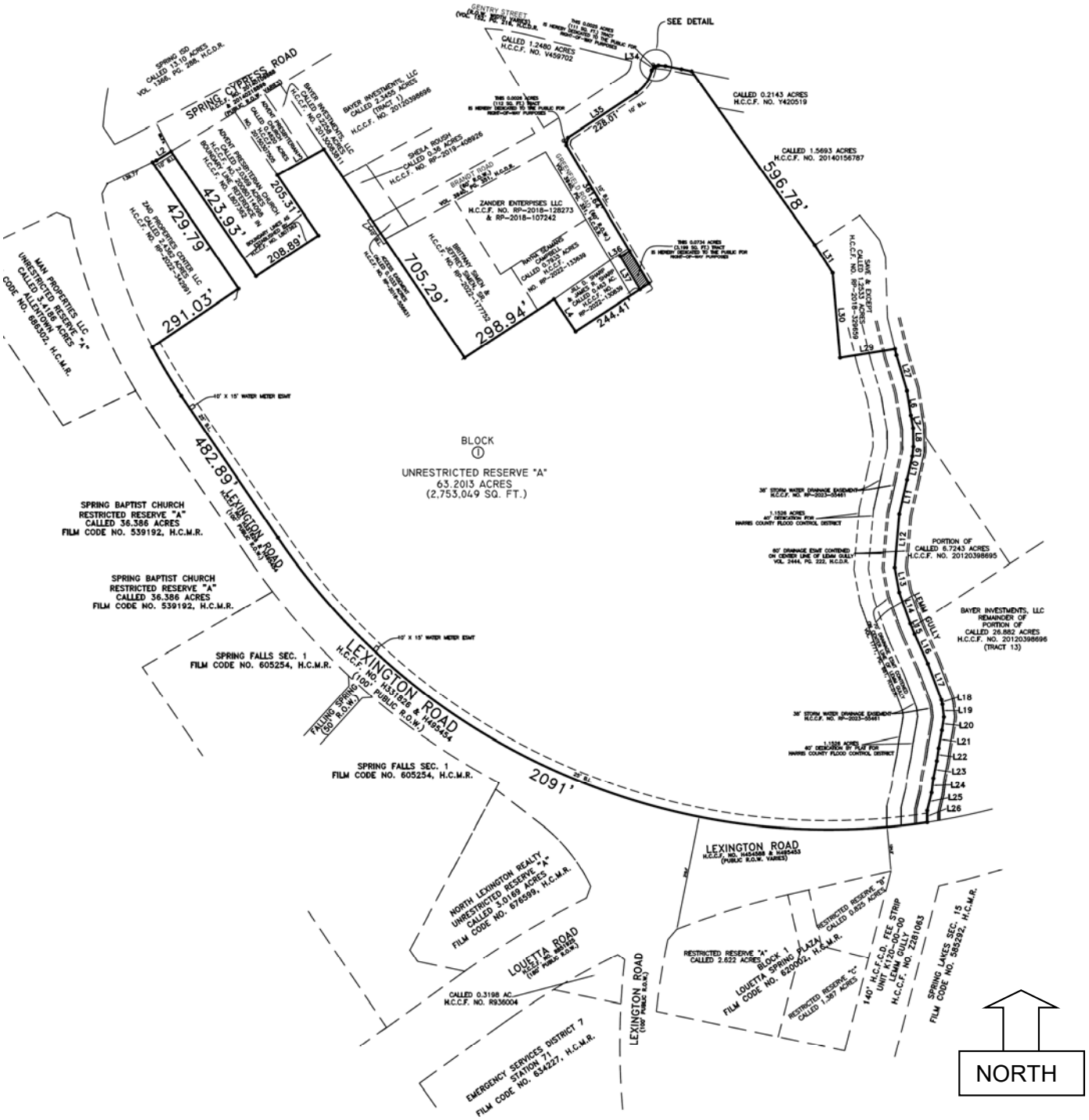
Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 3)

Applicant: South Texas Surveying Associates, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Harris County Emergency Service District no 7 (DEF 3)

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.

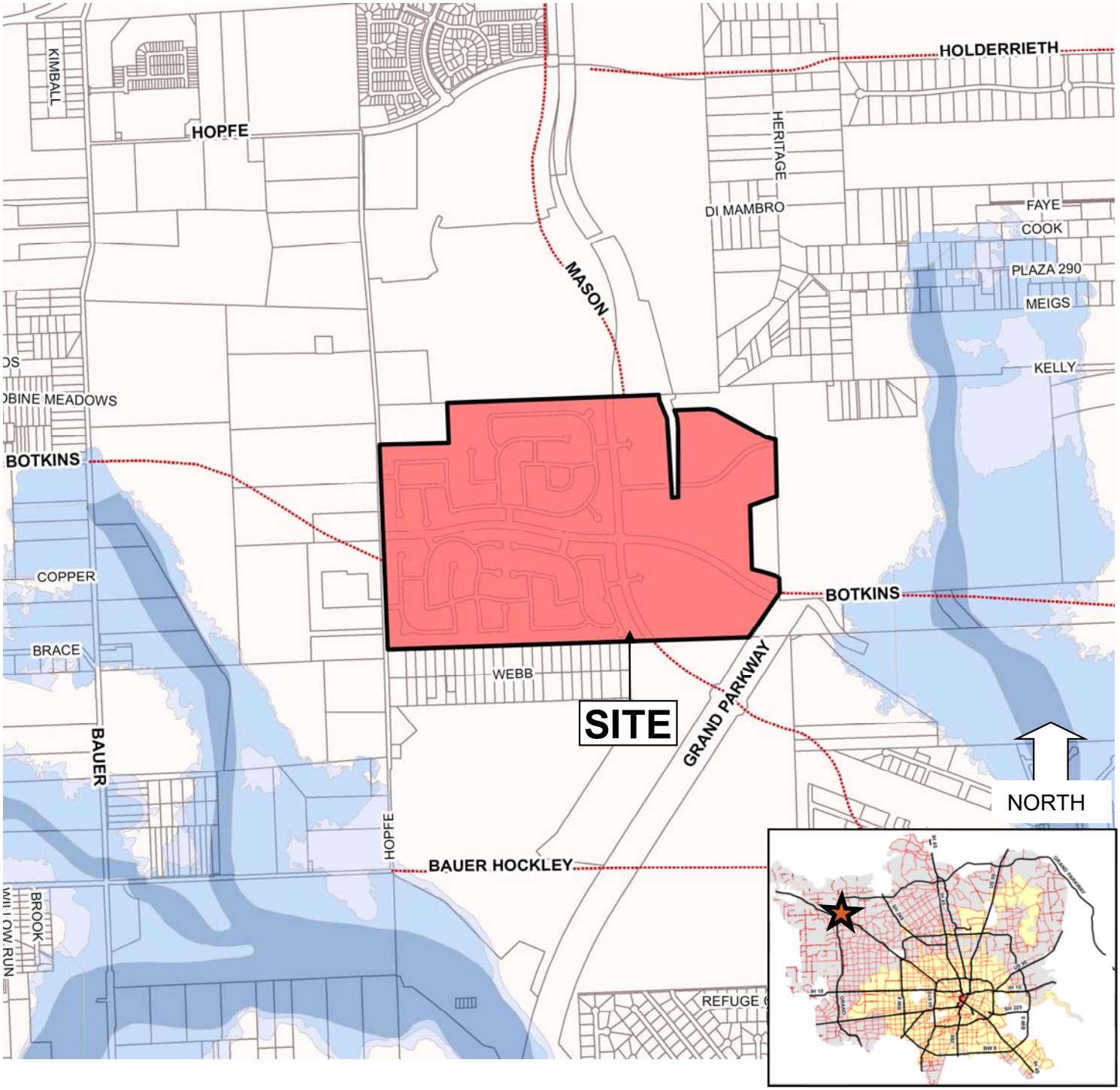
The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: JDS Hopfe Road GP

Applicant: Meta Planning + Design LLC



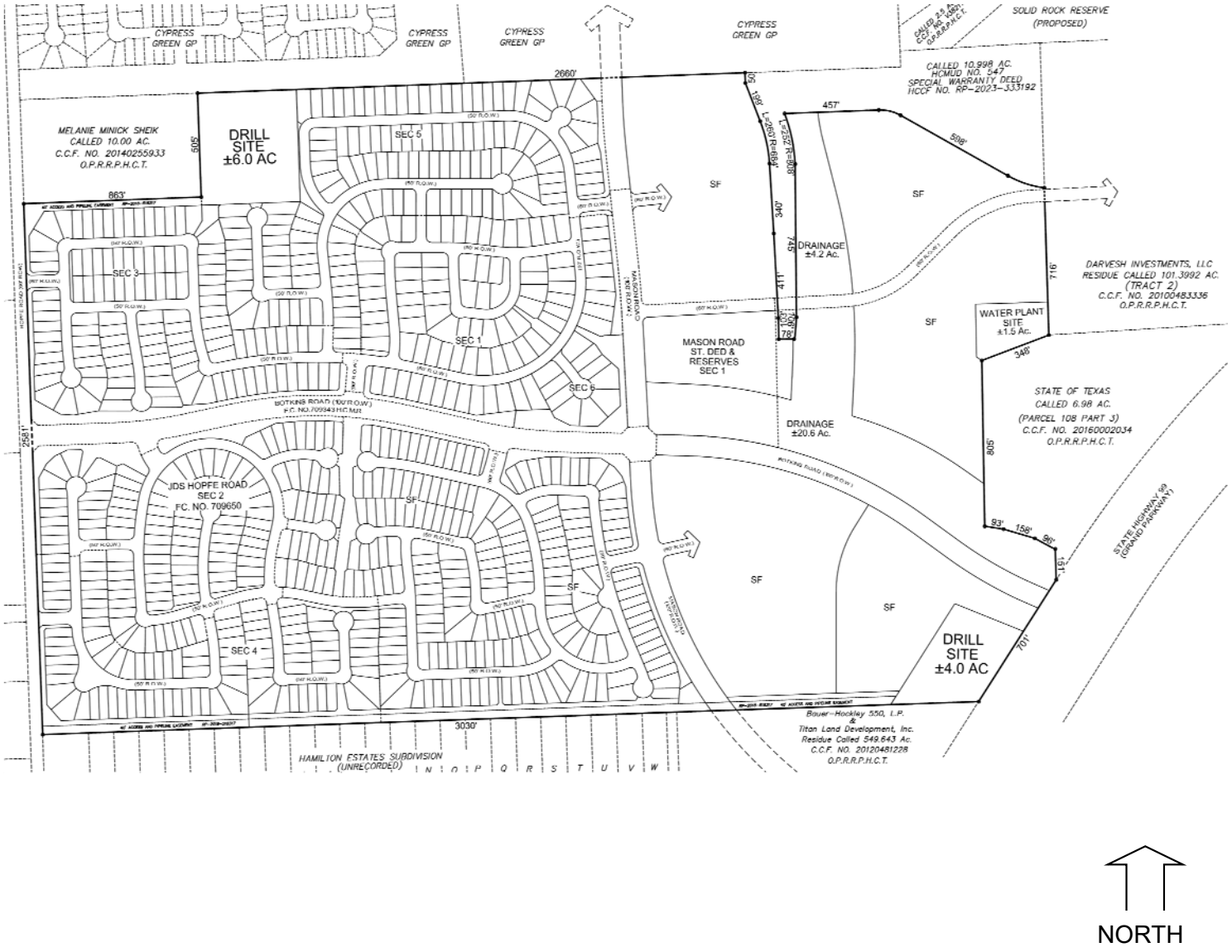
D – Variances **Site Location**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: JDS Hopfe Road GP

Applicant: Meta Planning + Design LLC



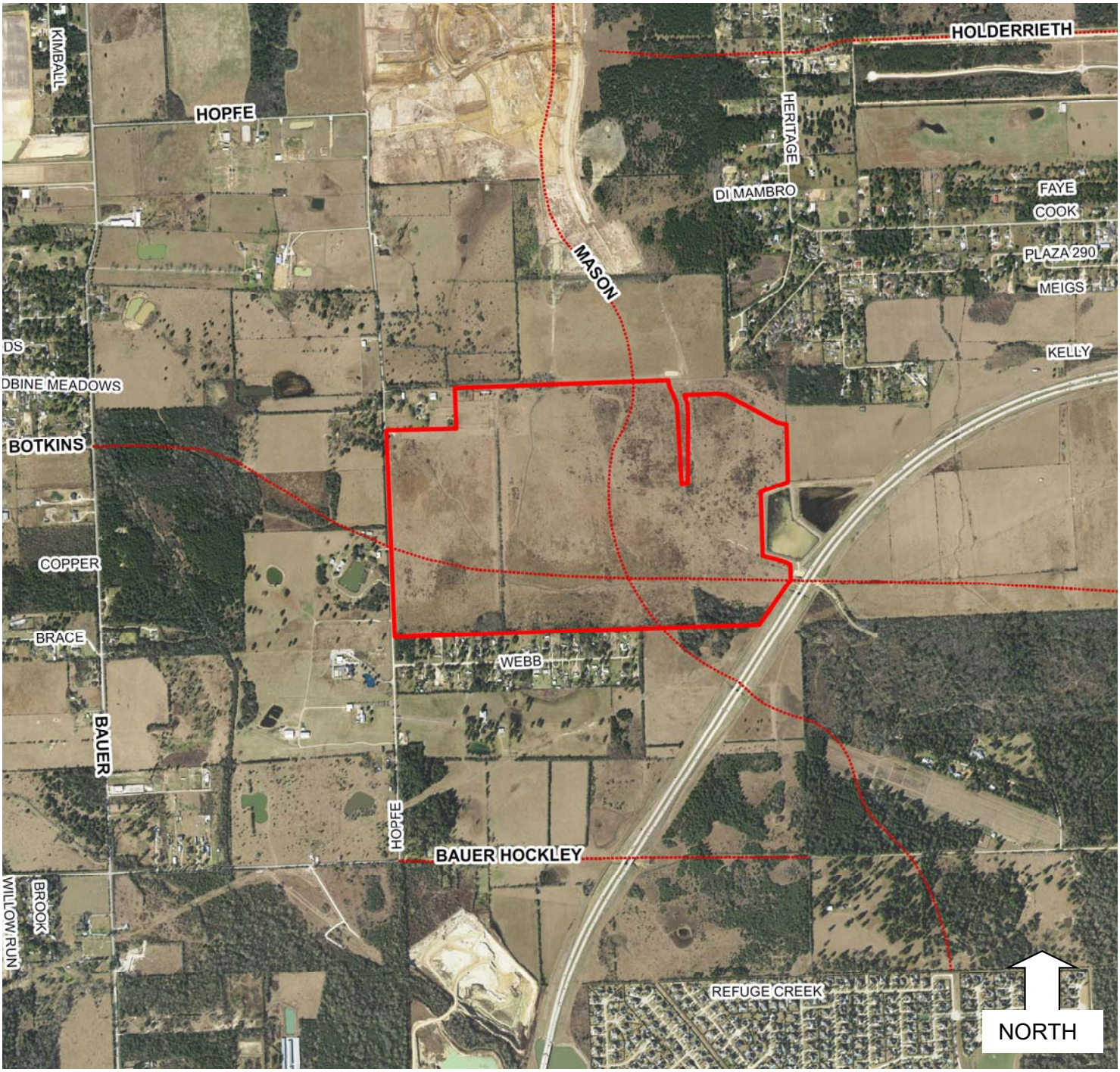
D – Variances **Subdivision**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: JDS Hopfe Road GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2450
Plat Name: JDS Hopfe Road GP
Applicant: Meta Planning + Design LLC
Date Submitted: 12/09/2024

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

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

To exceed the maximum intersection spacing by approximately 2,040 feet along the project boundary, for a total distance of approximately 8,500' between major thoroughfares Mason Road and Mueschke Road, by providing no stub streets along the northeastern portion of the subject site boundary.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or... AND Sec. 42-130. Intersection exceptions [...] (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 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

NA

(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 JDS Hopfe Tract is a proposed ±318.5-acre single-family residential development located in the northwest portion of Houston's ETJ in Harris County. It is situated west of the Grand Parkway (TX-99), east of Hopfe Road, and north of US-290, and is bisected by future Mason Road, a major thoroughfare. The site is directly south of the in-progress single-family residential subdivision, Cypress Green. The areas to both the east and west are undeveloped, and to the south of the subject tract is an existing unrecorded subdivision. The subject tract also abuts multiple drainage facilities that are owned by the MUD along the northern boundary. Per Chapter 42-128, a local through-street is required every 1,400 feet, which would necessitate at least one north/south public stub street along the northeastern portion of the subject site's boundary to meet the minimum intersection requirements. The prior JDS Hopfe GP submittal showed this area abutting directly to residential lots in the Cypress Green GP; however, since the original GP for the subject tract was approved, HCMUD No. 547 has condemned several areas within the subject tract for drainage and detention. A drainage tract owned by Harris County MUD No. 547 now divides the subject site from Cypress Green. This drainage tract is 205 feet wide at its narrowest point, preventing a north/south street connection. West of this channel, Cypress Green has their own detention facility, which also prevents a through street. Chapter 42 allows wider intersection spacing along drainage channels and detention ponds. The ordinance states that an exception of 2,000' can be made if the drainage easement is more than 110 feet but less than 220 feet wide, and a creek or drainage channel in an easement of 220 feet or greater does not require crossings except every ½ mile. Detention facilities

also have a 2,000' intersection spacing allowance. Within the subject site, the distance between Mason Road and the eastern project boundary is 2,040 feet. This entire distance is encumbered by drainage and detention facilities. A street across these facilities is impractical, and the ordinance already allows for extended intersection spacing in these circumstances. Because the narrowest portion of the channel is less than 220 feet, the requested exception is a 40-foot deviation from the standard 2,000' allowance. The property to the east of the subject site, the Darvesh Tract GP, has already been granted a variance to not provide any stub streets to the northern boundary of that tract, due to the presence of long-standing unrecorded subdivisions with multiple strips of unplatted streets and individually owned lots that make the extension of a stub street impractical to achieve without the use of eminent domain. Between the detention and drainage facilities north of the subject site and the unrecorded subdivisions north of the adjacent site, there is no practical location for a north-south street between Mason Road and the adjacent thoroughfare Mueschke Rd further east. The total distance between Mason Road and Mueschke Road is approximately 8,500'. To offset the constraint, the subject tract proposes an east-west internal street connecting between Mason Road and Mueschke Road, which will provide adequate vehicular circulation for the area without the need to provide multiple stub streets to the north. The Darvesh Tract GP includes the east half of this same collector street and will complete the connection. The requirement for a stub street is intended to facilitate future connectivity between neighborhoods, which is impractical to achieve in this case, so the east-to-west street will provide a benefit for the surrounding area by connecting traffic to the north-south thoroughfares on either side. The proposed distance along the boundary of the subject tract is a 40' increase from the 2000' maximum along drainage and detention facilities, which is a 1% deviation from the standard and is not disproportionate. The proposed distance from thoroughfare to thoroughfare is approximately 8,500' in total.

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

The formation of adjacent property boundaries and the existing conditions of the condemned drainage facilities are the main justifications of this variance, and these conditions are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be directed through the collector street to the adjacent thoroughfares. 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 existing or 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.

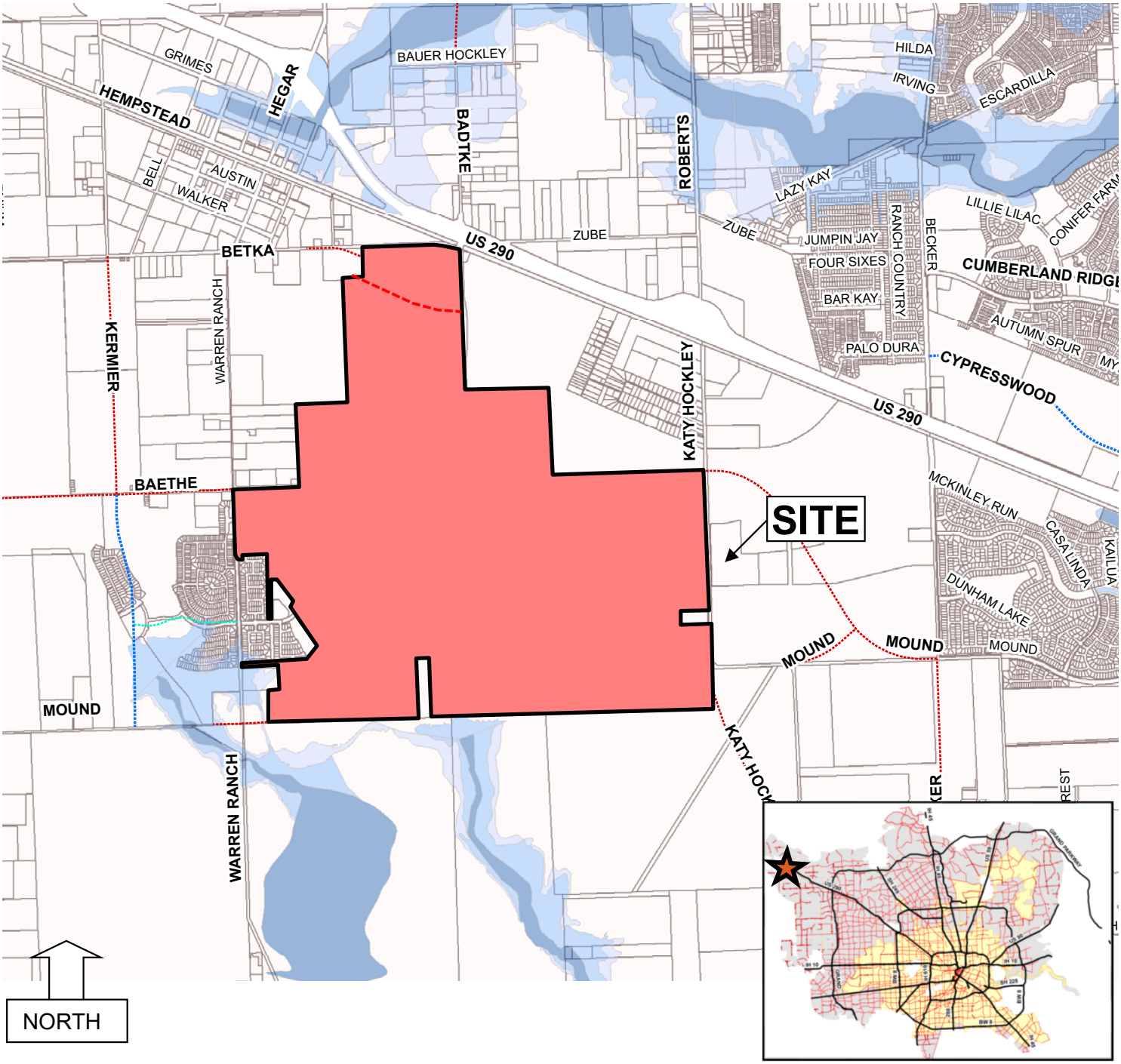
The existing drainage channel and detention pond along the northeastern boundary of the General Plan, as well as the existing development pattern further to the northeast, are the justifications for this variance.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Jubilee GP

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



D – Variances

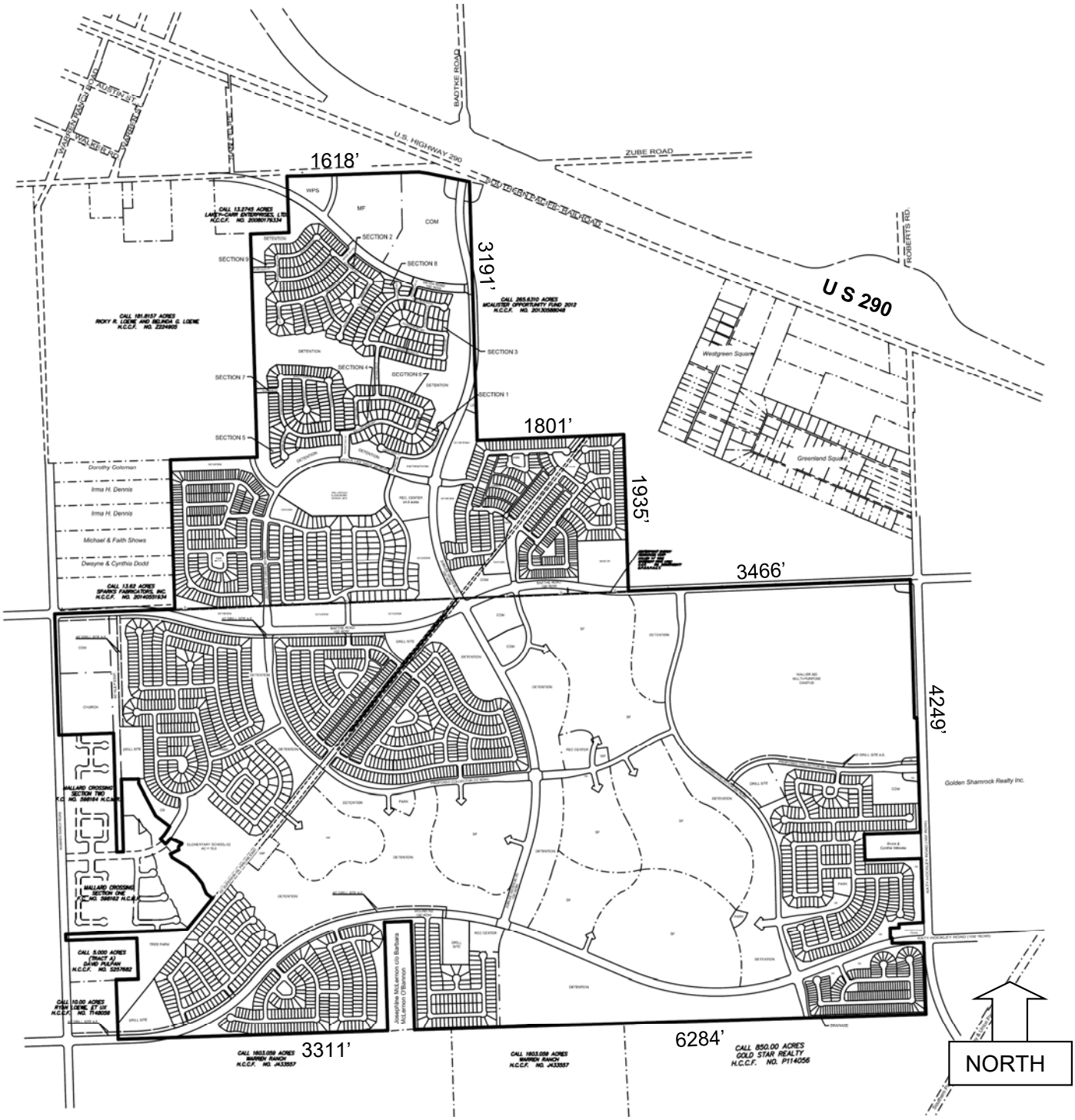
Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Jubilee GP

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



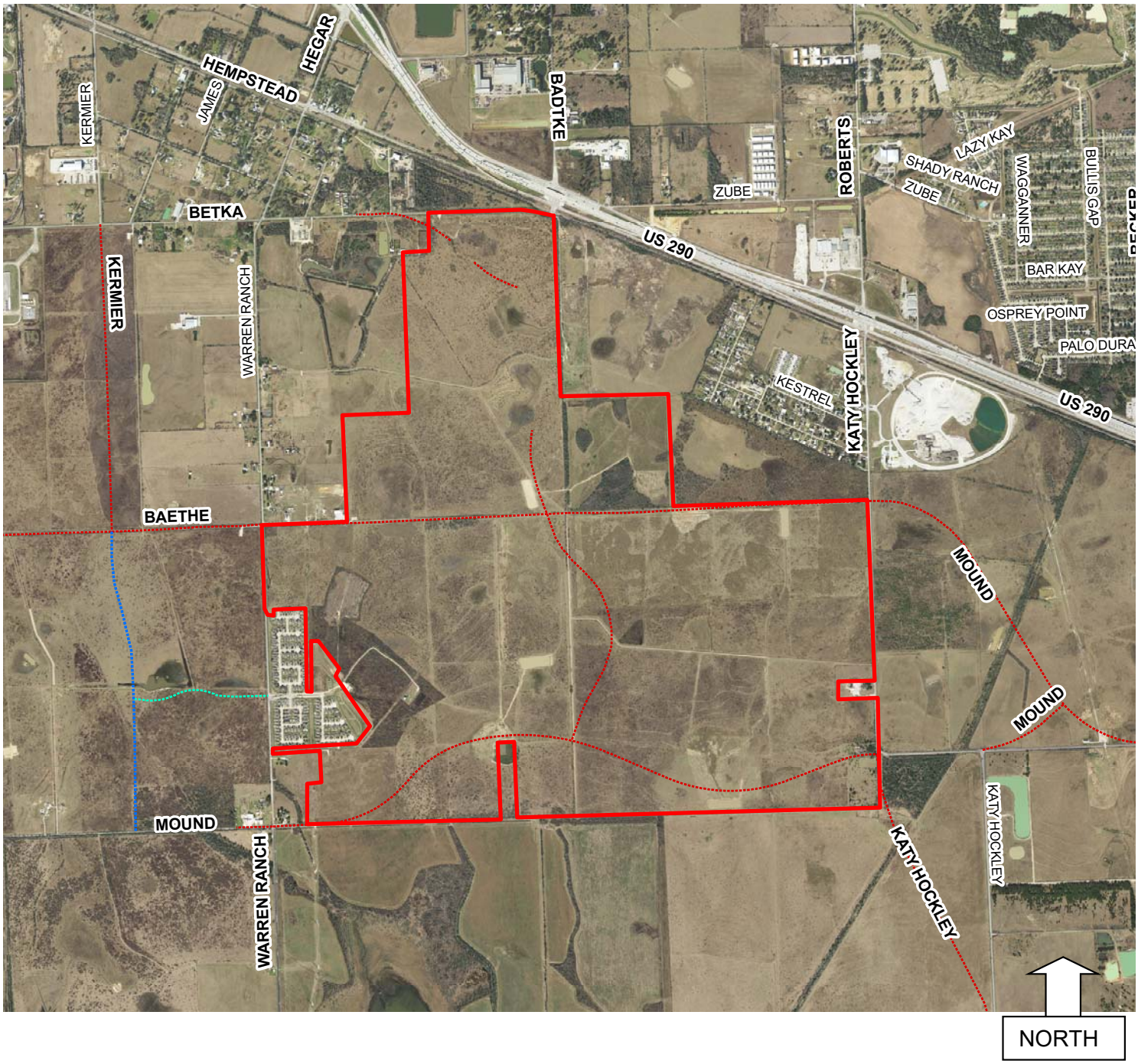
D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Jubilee GP

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



D – Variances

Aerial

LEGEND

- Variance Request #1
- Variance Request #2
- Variance Request #3
- Variance Request #4

OLD HEMPSTEAD HWY

BETKA RD.

U.S. 290 NORTHWEST FREEWAY

SOUTHERN PACIFIC RAILROAD

Roberts Road Elementary

McAlister Opportunity Fund 2012

Westgreen Square

ROBERTS RD.

WPS

HCMUD 477

MF-01

COM

DETENTION

SECTION 9 (SF-1)

SECTION 2 (SF-2)

SECTION 8 (SF-3B)

SECTION 3 (SF-3A)

SECTION 7 (SF-5B)

SECTION 6 (SF-4B)

SECTION 5 (SF-5A)

SECTION 4 (SF-4A)

SECTION 1 MODEL HOMES

L.S.

SECTION 15

SF-40D

SECTION 14 (SF-40C)

SF-39

SECTION 16

SF-38

WWTP

DAYCARE

REC CENTER

ELEMENTARY SCHOOL SITE

SECTION 12 (SF-6a)

SF-6b

SF-7

SECTION 10 (SF-9)

SECTION 11 (SF-10)

SECTION 13 (SF-8)

2,590'

1,950'

2,010'

HCMUD 436

Existing Gas Line

PROPOSED BAETHE

DRILL SITE

SF-12

SF-21

SF-22

SF-20

SFSP-2

SFSP-4

SF-14

SF-16

SF-17

SF-18

2,830'

2,140'

WALLER I.S.D MULTI-CAMPUS SCHOOL SITE

HCMUD 478B

SF-13A

SF-13B

SF-19

SFSP-1

SFSP-3

SF-15

SF-51

HCMUD 405

JUBILEE HAVEN BLVD.

REC. CENTER

WP

SF-33

MODEL HOME PARK

SF-35

SF-49

SF-26

KATY-HOCKLEY RD.

WARREN RANCH RD.

80' H.L.&P.E.smt.

60' Spectra Oil Pipeline Corp.

SF-48

SF-47

SF-52

SF-41

ELEMENTARY SCHOOL SITE-02

Emergency Services District Site (To be Verified)

SF-36

SF-50

SF-25

SF-28

SF-46

SF-45

SF-44

SF-43

SF-42

SF-37

SF-32

SF-29

SF-31

SF-30

TREE FARM

ACTIVITY CENTER

DETENTION-16

DRAINAGE

9,000'

Katy Prairie Conservancy

Gold Star Realty

Prepared for

JOHNSON DEVELOPMENT

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An Intersection Spacing Variance Exhibit for

JUBILEE

±1,622.1 Acres of Land

Harris County, Texas

Project #: 2542-10001

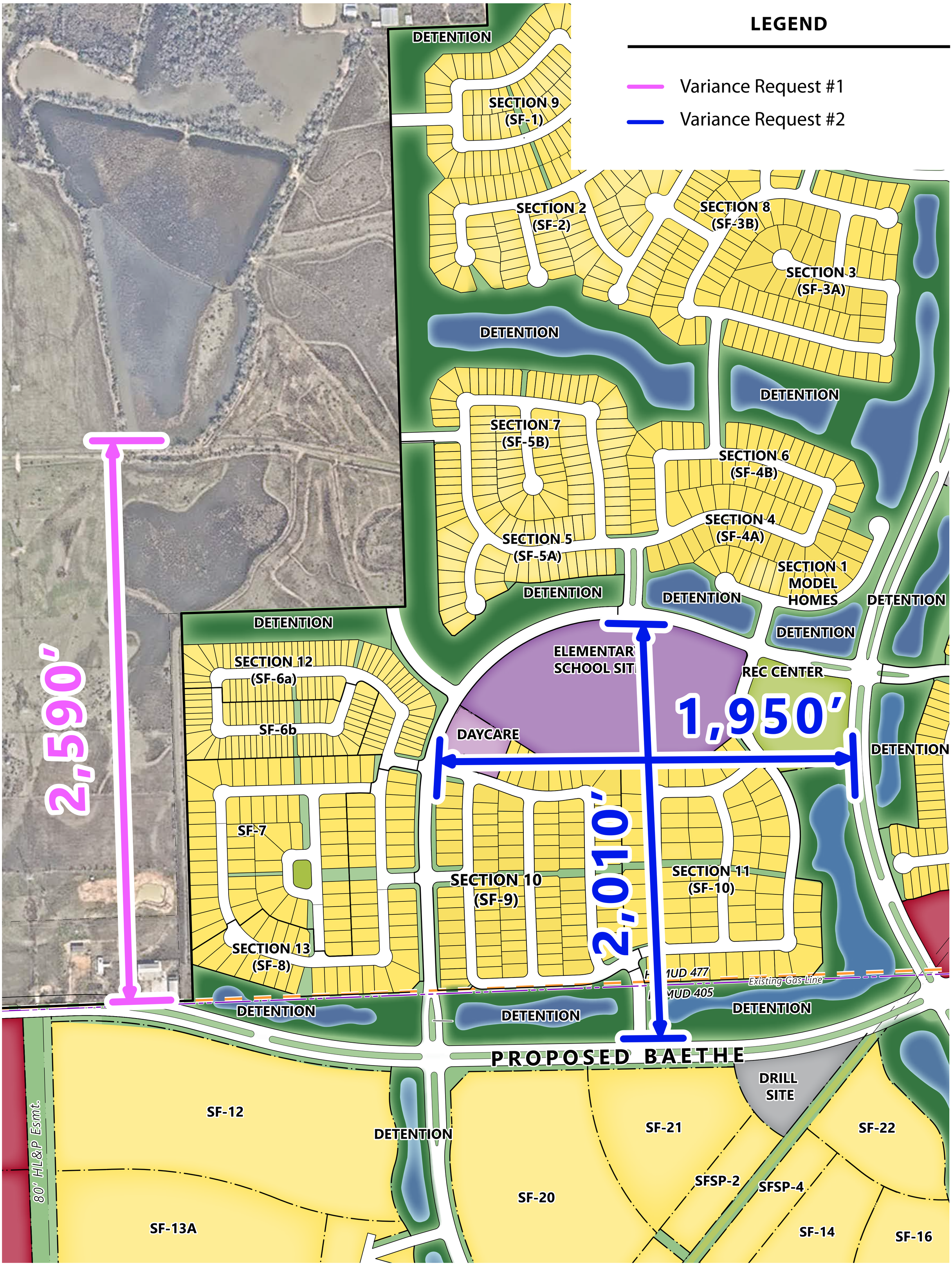
Reference Date: 12.09.2024

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN



An Intersection Spacing Variance Exhibit for

JUBILEE

±1,622.1 Acres of Land

Harris County, Texas

Project #: 2542-10001

Prepared for

JOHNSON DEVELOPMENT

Reference Date: 12.09.2024

NORTH

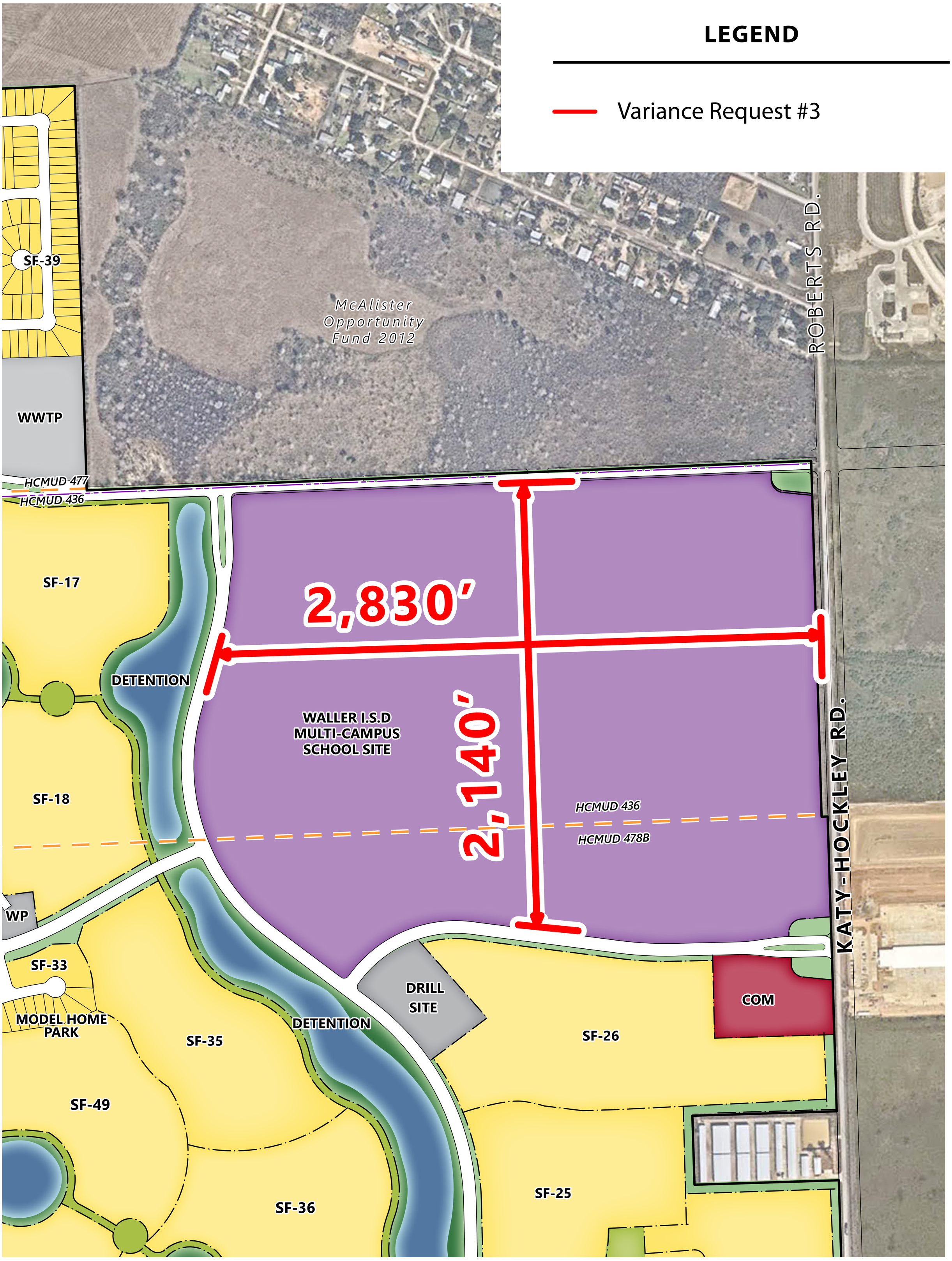
0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

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An Intersection Spacing Variance Exhibit for

JUBILEE

±1,622.1 Acres of Land

Harris County, Texas

Project #: 2542-10001

Prepared for

JOHNSON DEVELOPMENT

Reference Date: 12.05.2024

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

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Prepared for

JOHNSON DEVELOPMENT

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An Intersection Spacing Variance Exhibit for

JUBILEE

±1,622.1 Acres of Land

Harris County, Texas

Project #: 2542-10001

Reference Date: 12.05.2024

NORTH

0 200 400 800

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2419
Plat Name: Jubilee GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the local street maximum intersection spacing requirements to allow 2,590' intersection spacing along a portion of the western boundary of the Jubilee development.
Chapter 42 Section: 128

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Jubilee is an approximately 1,622 acre residential subdivision south of old Betka Road, east of Warren Ranch Road, west of Katy-Hockley Road, and north of the Coastal Prairie Conservancy owned land. The tract is surrounded by existing and proposed single-family development. Any east/west connections will be infeasible along a portion of the western boundary due to the proposed storm sewer located within the Hockley Meadows development and existing single-family tracts that line Warren Ranch Road. An 80' wide CenterPoint transmission easement crosses all the single-family tracts to the west and through Jubilee, which will limit the ability to connect to Warren Ranch Road even further. There will be adequate traffic circulation through the Jubilee and Hockley Meadows developments, with the other three connections located within Jubilee (section 9, section 7, and off Joyful Life Drive) and the proximity to the proposed major thoroughfare, Baethe Road. The same variance request was granted with the Hockley Meadows General Plan as part of application 2024-0487 and was approved on April 4, 2024.

(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 storm sewer design and location proposed are critical to mitigating flooding in this area and the surrounding region, existing CenterPoint transmission easement, and the existing single-family residential tracts are not hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street system within Hockley Meadows and Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

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

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

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

Economic hardship is not the justification for the variance, as the need for the proposed storm sewer design and location, existing single-family residences, and existing CenterPoint transmission easement are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2419
Plat Name: Jubilee GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the local street maximum intersection spacing requirements to allow 1,950' intersection spacing between Joyful Life Drive and Jubilee Haven Boulevard and to allow 2,010' intersection spacing between Joyful Life Drive and Baethe Road.

Chapter 42 Section: 128

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Jubilee is an approximately 1,622 acre residential subdivision south of old Betka Road, east of Warren Ranch Road, west of Katy-Hockley Road, and north of the Coastal Prairie Conservancy owned land. The tract is surrounded by existing and proposed single-family development. An elementary school site located south and east of Joyful Life Drive, west of Jubilee Haven Boulevard, and north of Baethe Road has been sold to Waller Independent School District. Providing an additional north/south or east/west connection would impede the school district's ability to develop the site as proposed and promote through traffic through the area, which could be injurious to public health, safety, and welfare. There will be adequate traffic circulation through the Jubilee development, with the other connections located within Jubilee and the proximity to the proposed major thoroughfare, Baethe Road.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The proposed elementary school site is not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street system within Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance does not impede adequate circulation within the development or surrounding developments and will, therefore, not be injurious to the public health, safety, or welfare. Requiring a street connection through the middle of an elementary school site could be

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2419
Plat Name: Jubilee GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the local street maximum intersection spacing requirements to allow 2,140' intersection spacing between Baethe Road and the proposed east/west collector road and to allow 2,830' intersection spacing between Katy-Hockley Road and the north/south proposed collector road.

Chapter 42 Section: **128**

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

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

Jubilee is an approximately 1,622 acre residential subdivision south of old Betka Road, east of Warren Ranch Road, west of Katy-Hockley Road, and north of the Coastal Prairie Conservancy owned land. The tract is surrounded by existing and proposed single-family development. A multi-campus school site has been sold to Waller Independent School District south of Baethe Road, north and east of proposed collector roads, and west of Katy-Hockley Road. Providing an additional north/south or east/west connection through the school site would impede the school district's ability to develop the site as proposed and promote through traffic through the area, which could be injurious to public health, safety, and welfare. There will be adequate traffic circulation through the Jubilee development, with the other connections located within Jubilee and the proximity to the proposed major thoroughfare, Baethe Road.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The proposed multi-campus school site is not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street system within Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance does not impede adequate circulation within the development or surrounding developments and will, therefore, not be injurious to the public health, safety, or welfare. Requiring a street connection through the middle of a multi-campus school site could be

injurious to the public health, safety, and welfare. There will be sufficient connectivity and access throughout the site and adjacent properties.

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

Economic hardship is not the justification for the variance, as the need for the proposed multi-campus school and location are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2419
Plat Name: Jubilee GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the local street maximum intersection spacing requirements to allow 9,000' intersection spacing between the proposed north/south collector road and Warren Ranch Road.
Chapter 42 Section: 128

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Jubilee is an approximately 1,622 acre residential subdivision south of old Betka Road, east of Warren Ranch Road, west of Katy-Hockley Road, and north of the Coastal Prairie Conservancy owned land. The tract is surrounded by existing and proposed single-family development. The majority of the land owned directly to the south of Jubilee is owned by the Coastal Prairie Conservancy, and it has been stated that no development will occur in this area, including the construction of rights-of-way. In the 2020 Major Thoroughfare and Freeway Plan Amendment Process, Mound Road was relocated from the southern boundary to its current alignment on the General Plan in response to the Coastal Prairie Conservancy's assertion that half of the right-of-way on their property would never be built. An approved Drainage Study also indicates that a portion of the land directly south of Mound Road will be needed for detention and drainage. There will be adequate traffic circulation through the Jubilee development, with the other connections located within Jubilee and the proximity to the proposed and existing major thoroughfares throughout and adjacent to the site.

(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 need for detention/drainage in the area and the unlikelihood of rights-of-way being built on the Coastal Prairie Conservancy land are not hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street system within Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will, therefore, not be injurious to the public health, safety, or welfare.

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

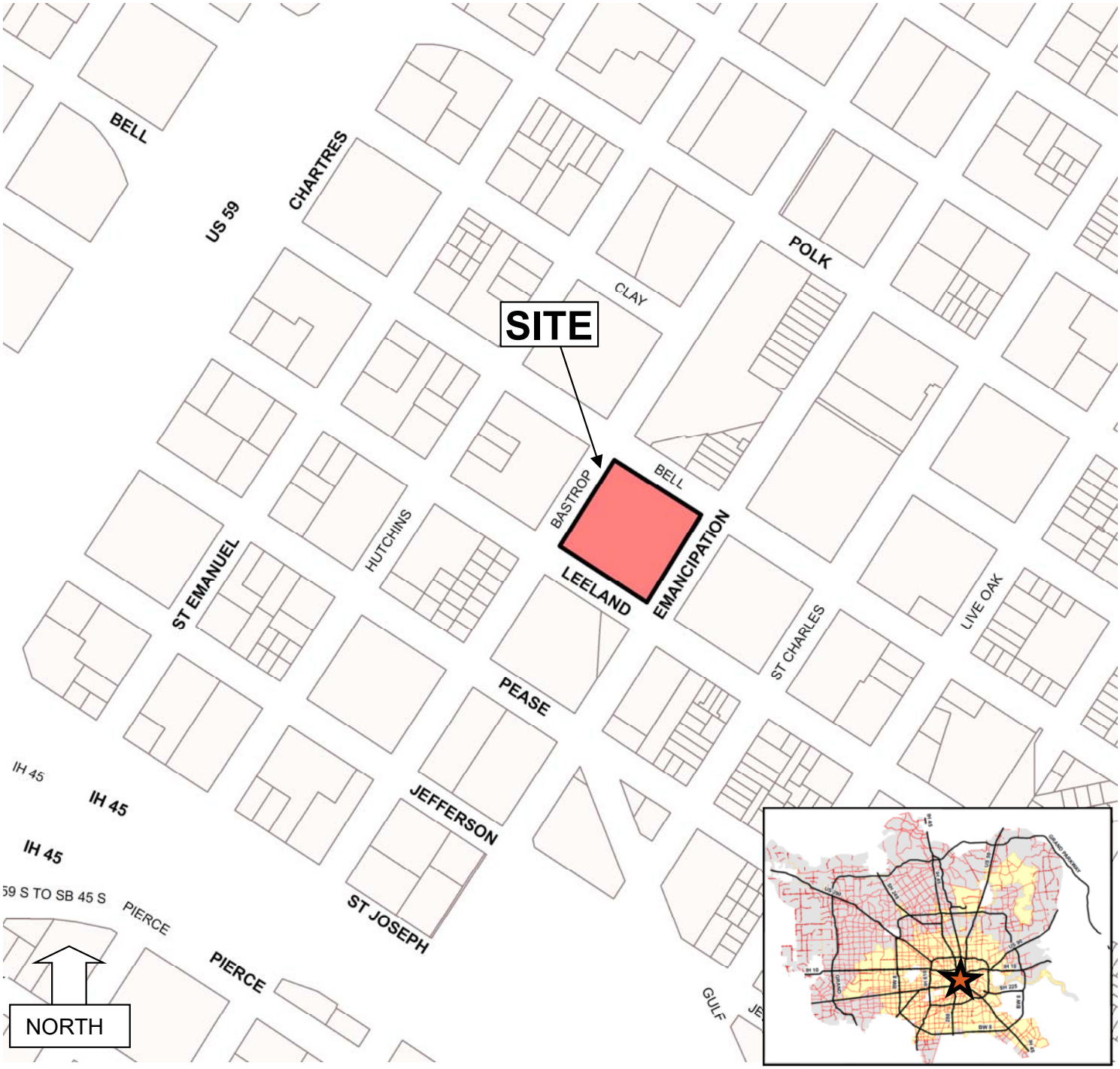
Economic hardship is not the justification for the variance, as the need for the proposed detention/drainage and the unlikelihood of rights-of-way being built on the Coastal Prairie Conservancy land are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Leeland at Emancipation Reserve

Applicant: BGE, Inc.



D – Variances

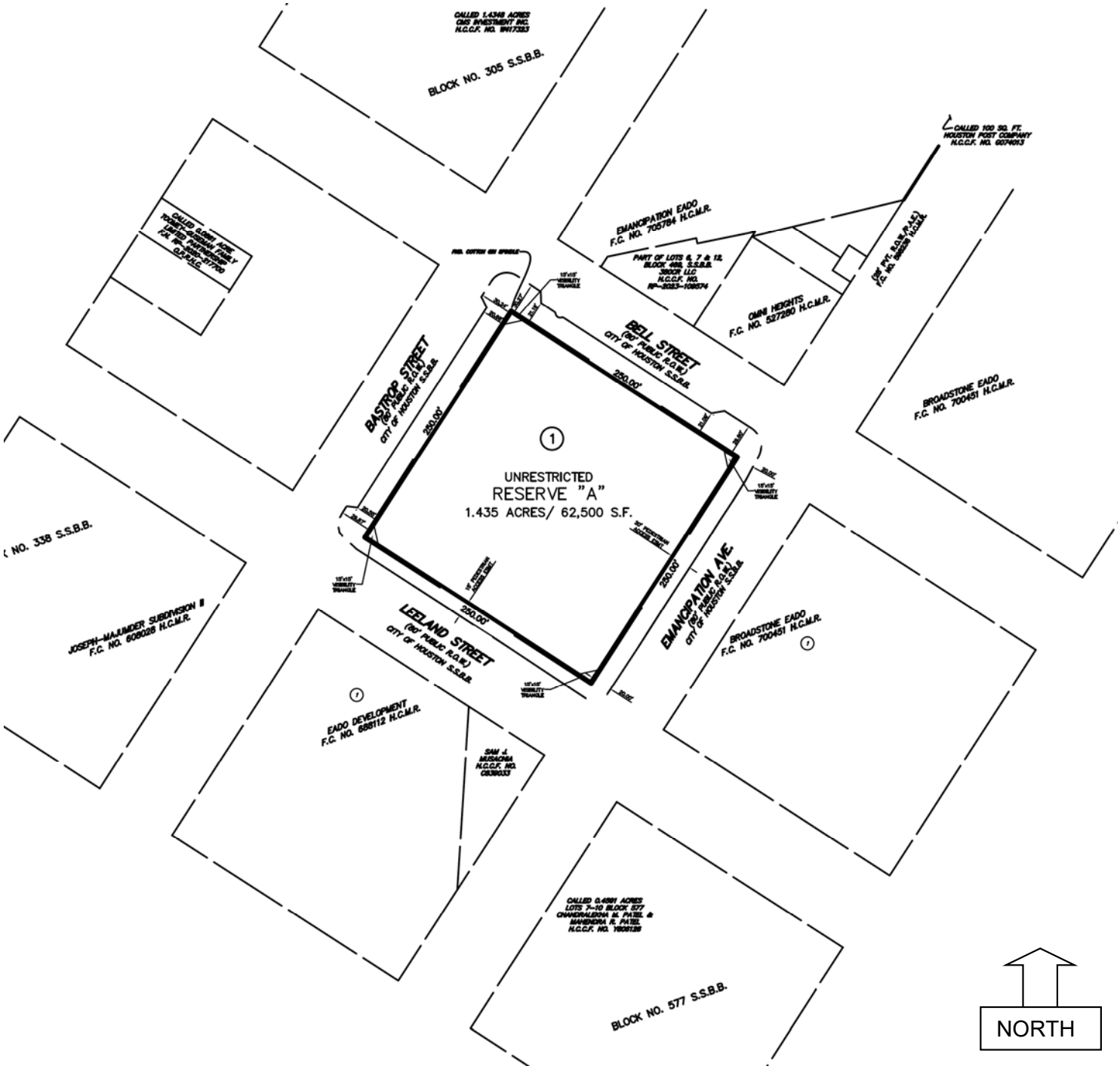
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Leeland at Emancipation Reserve

Applicant: BGE, Inc.



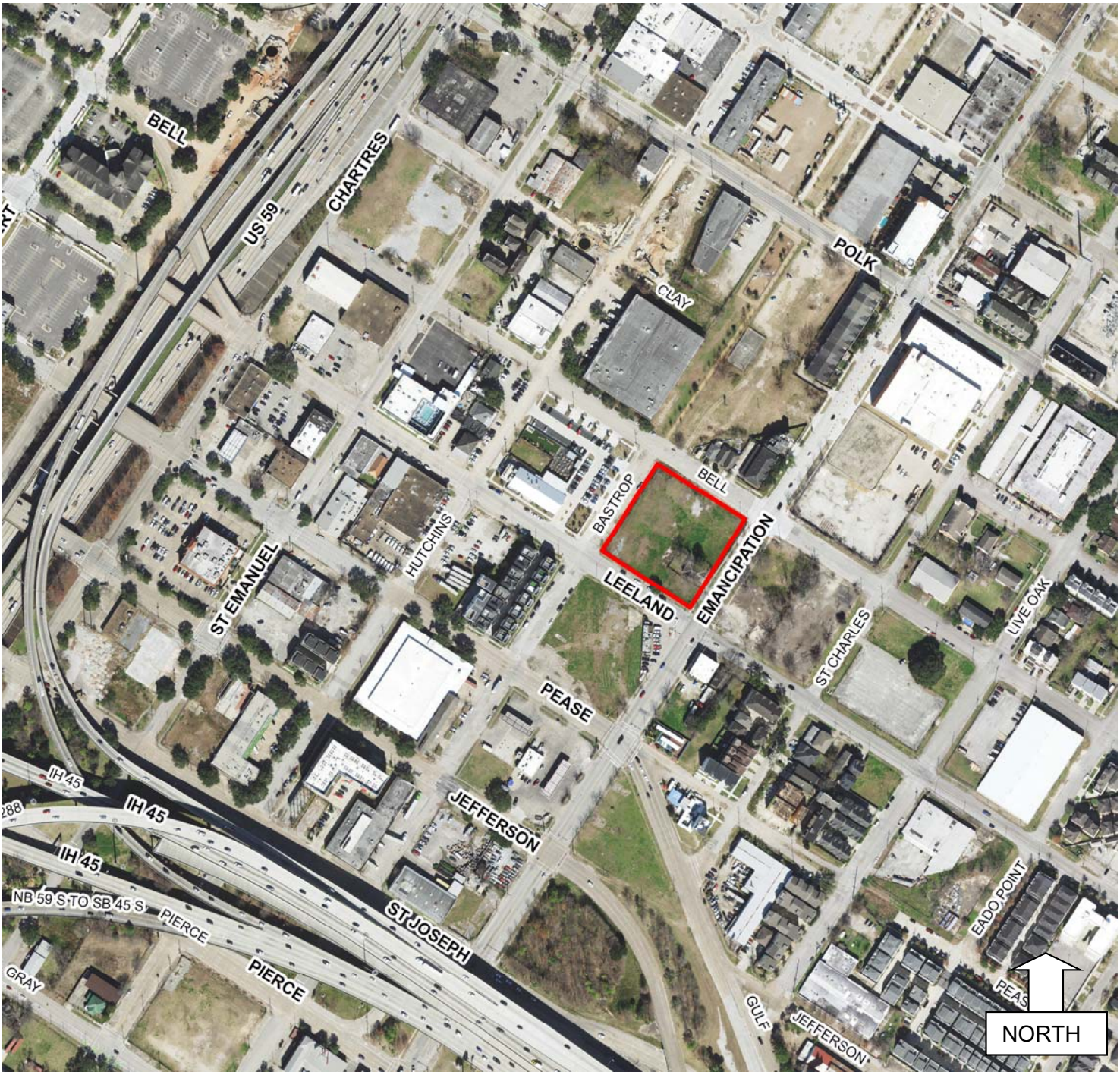
D – Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Leeland at Emancipation Reserve

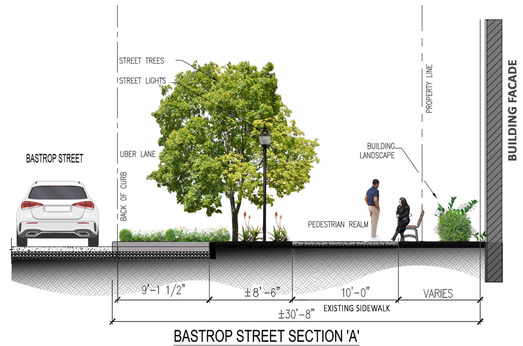
Applicant: BGE, Inc.



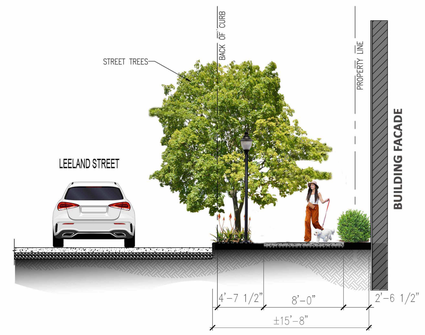
D – Variances

Aerial

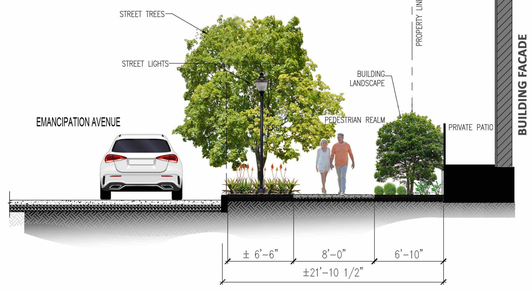




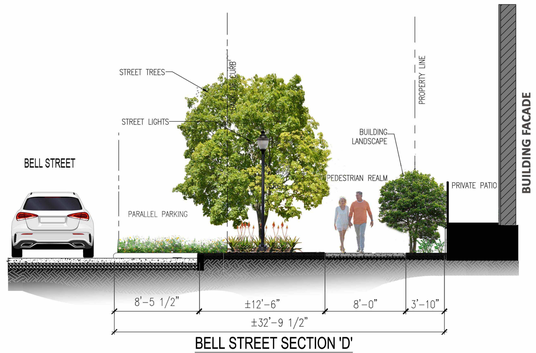
BASTROP STREET SECTION 'A'
PEDESTRIAN REALM ENHANCEMENTS



LEELAND STREET SECTION 'B'
PEDESTRIAN REALM ENHANCEMENTS



EMANCIPATION AVE. SECTION 'C'
PEDESTRIAN REALM ENHANCEMENTS



BELL STREET SECTION 'D'
PEDESTRIAN REALM ENHANCEMENTS

SCHEMATIC DESIGN SET (05.15.2024)

EDI INTERNATIONAL

International, PC.
3250 Briarpark Drive
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

OWNER:
BAYVIEW USA HOLDINGS LLC
DENNIS THOMPSON, PRESIDENT
OFF: (713) 568-3053
dennis.thompson@bayviewltd.cm

CIVIL:
BGE, Inc.
23501 Cinco Ranch Blvd. Ste A-250
Katy, TX. 77494
OFF: (832) 913-4122
GGrissom@bge.com

LANDSCAPE:
EDI International, PC
3250 Briarpark Drive
Houston, TX. 77442
OFF: (713) 375-1435
Don.Henry@EDI-international.com

STRUCTURAL:
SCA Consulting Engineers
12511 Emily Court
Sugar Land, TX. 77478
OFF: (713) 779-7252 ext. 201
shepardML@scaengineers.cm

MEP:

CONTRACTOR:
G.T.Leach Constructors, LLC
1210 West Clay, Suite 11
Houston, TX. 77019
OFF: (713) 526-6311
Gary@gtleach.com

LEELAND STREET APARTMENTS
BAYVIEW USA HOLDINGS LLC
2323 LEELAND STREET, HOUSTON, TX. 77003

NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

ARCHITECT: ANDRE LANDON
LICENSE NO.: 8290
COMPANY: EDI INTERNATIONAL,PC.
FIRM ID #: 445226.00

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REVISIONS

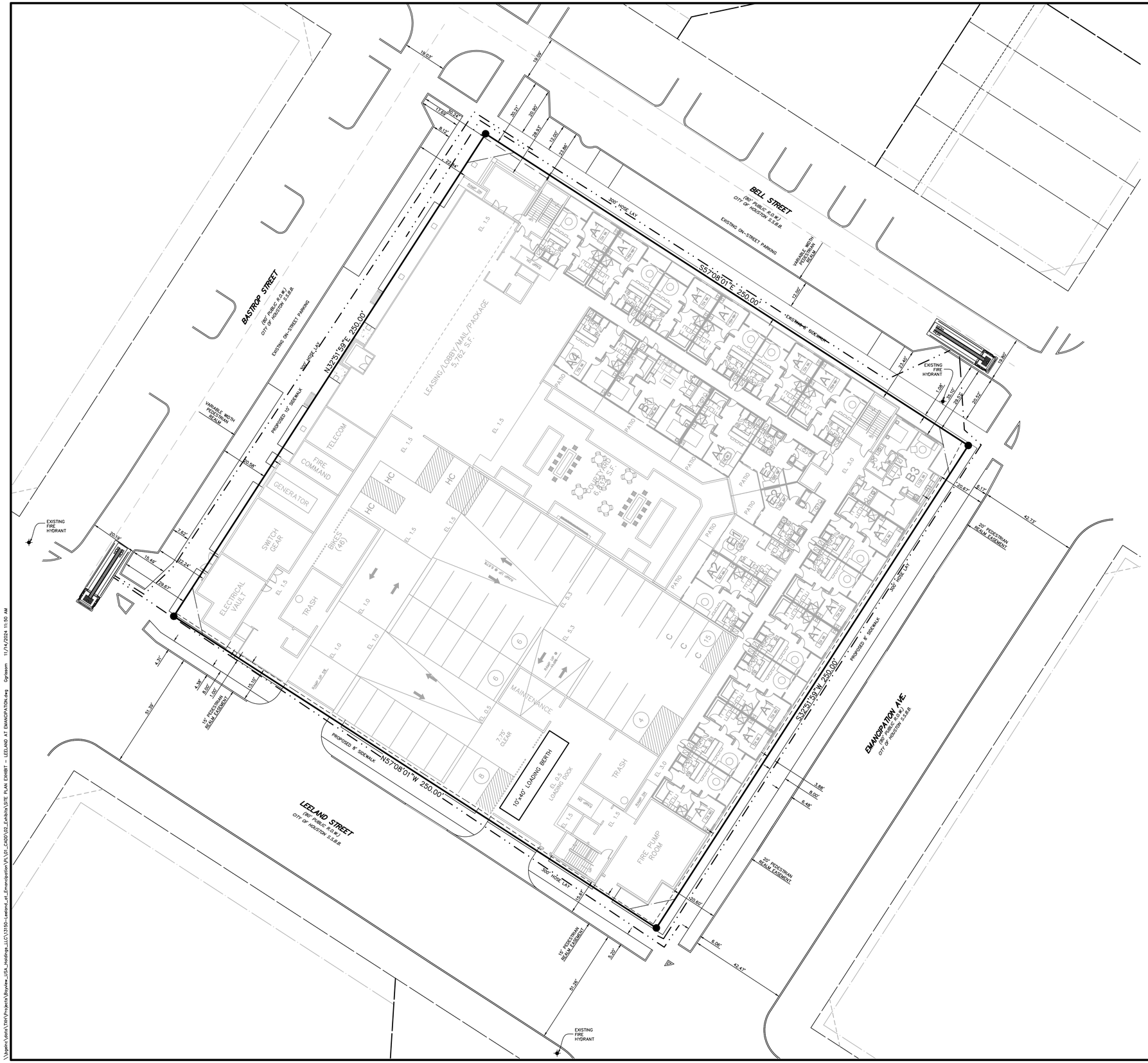
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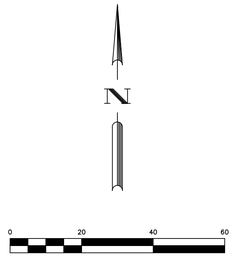
PROJECT NO: 24010
ISSUED: SCHEMATIC DESIGN
ISSUED DATE: 06-19-2024

DRAWING TITLE
STREETSCAPE

DRAWING NUMBER
L 1.00
PLANTING

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LEGEND

- ✦ EXISTING FIRE HYDRANT
- ✧ PROPOSED FIRE HYDRANT
- ▲ PROPOSED BUILDING ENTRANCE

DU. / AC.	=	242.5
TOTAL UNITS	=	348
BUILDINGS	=	1
BUILDING HEIGHT	=	139'-0"
# OF STORIES	=	11

61-	EFFICIENY x 1.250	=	77
237-	1 BEDROOM x 1.333	=	316
50-	2 BEDROOM x 1.666	=	84

SITE IS LOCATED IN MARKET BASED PARKING AREA

BICYCLE PARKING PROVIDED: 35

PARKING PROVIDED:

GARAGE		
STANDARD	=	378
HANDICAP	=	17
VISITOR	=	8
TOTAL	=	403

Ch. 42 Sec. 253. Parks Fees

1. No land is being established as Private Park or dedicated to the Public for Park purposes;
2. No building permit or other permit, except permits for construction of public improvements will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City;
3. This property is located in Park Sector 11 ;
4. This percentage is 100% shall be applied to the then current fee in lieu of dedication;
5. The then current fee in lieu of dedication shall be applied to this number 348 of dwelling units.

I hereby certify that the information provided herein is true			
A	Number of Existing Dwelling Units		0 du
B	Number of Proposed Dwelling Units		348 du
C	Number of Incremental Dwelling Units (B-A)		348 du
The following Parks Fees (based on the then current fee) will be collected at the time the building permit is sold for this development (current fee: $700/du)		Total Parks Fees to be applied to this development:	$243, 600. 00

General Notes

1. This subdivision has a private water system. It is not a public water system, nor will it be constructed with any public funds. The water line and fire hydrants that will serve this subdivision are private and will be maintained by the owner and/or owner's management association.

2. 5' unobstructed path for the use of fire & emergency personnel.

Ch. 42 Sec. 235. Performance Standards

A multifamily residential development with a density of 30 dwelling units or more per acre that meets each of the performance standards of this section shall be exempt from the requirements of sections 42-231, 42-232(a), 42-232(b), 42-233(a), and 42-233(b) of this Code (as applicable):

1) The development provides fire truck access to all fire hydrants by a 20-foot wide fire lane along which no parking is allowed, a 28-foot wide private street or public street. The fire lane or private street may loop through the development or may terminate at a dead end if the dead end is less than 500 feet. A dead end longer than 150 feet but less than 500 feet must have an "L", "T", or 90-foot diameter circular turnaround. No dead end may be greater than 500 feet.

2) Fire hydrants are located no further than 20 feet, measured perpendicularly, from the edge of the pavement of the fire lane, private street or public street. Access to the fire hydrants through any fence is provided with 911 access.

3) One fire hydrant is located within 100 feet of the property line on any fire lane or private street.

4) Fire hydrants are located so that a fire truck can drive a maximum of 200 feet from a fire hydrant and then use a maximum 300 feet hose length from the edge of pavement at the fire truck around all buildings, as the hose lays on the ground around all obstacles, including but not limited to fences, walls, buildings, structures and trees.

5) Maximum distance between fire hydrants is 600 feet.

SITE PLAN OF

LEELAND AND EMANCIPATION

A SITE PLAN OF 1.435 ACRES OF LAND
LOCATED IN THE J.S. HOLMAN SURVEY, A-323
AND THE JAMES WELLS SURVEY, ABSTRACT 832
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
ALSO BEING OF ALL OF BLOCK 579,
SOUTH SIDE BUFFALO BAYOU
AN UNRECORDED SUBDIVISION

SCALE: 1"=20' DATE: NOVEMBER 13, 2024

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042

TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

\\bgeinc\data\TWP\Projects\Bayfair_JPSA_Holdings_LLC\13150-Leeland_at_Emancipation\VR\01_CAD\00_Exhibits\SITE PLAN EXHIBIT - LEELAND AT EMANCIPATION.dwg Optimum 11/14/2024 11:50 AM



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LEELAND STREET APARTMENTS

BAYVIEW USA HOLDINGS LLC

2323 LEELAND STREET, HOUSTON, TX. 77003

NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

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LEELAND STREET APARTMENTS

BAYVIEW USA HOLDINGS LLC

2323 LEELAND STREET, HOUSTON, TX. 77003

NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2274
Plat Name: Leeland at Emancipation Reserve
Applicant: BGE, Inc.
Date Submitted: 11/15/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 2-foot building line along Emancipation Avenue, and 1.5-foot building line along Leeland Street and a 0-foot building line along Bastrop Street and Bell Street.
Chapter 42 Section: 42-150

Chapter 42 Reference:
(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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
NA

(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 project site consists of 1.435 acres located in East Downtown. The site is bound by Emancipation Avenue, a major thoroughfare; Leeland Street, a major collector; Bastrop Street, a local street; and Bell Street, a local street. The adjoining rights-of-way are each 80-feet wide. Bastrop Street and Bell Street were improved in late 2023 with new paving and sidewalks. The paving section within the right-of-way of Emancipation Avenue is ±44-feet; Leeland Street is ±52-feet; Bastrop Street is ±20-feet with a public on-street parking area; and Bell Street is ±20-feet with a public on-street parking area. Emancipation Avenue has a 5.5-foot sidewalk; Leeland Street does not have a sidewalk; Bastrop Street has a recently constructed10-foot sidewalk; and Bell Street has a recently constructed 8-foot sidewalk. The existing 10-feet sidewalk along Bastrop Street is a direct extension of the Houston Promenade & EaDog Park. Currently, Emancipation has 4 driveways; Leeland Avenue has 2 driveways; Bastrop Street and Bell Street do not have driveways. The subject site is located ±3,300-feet from the EaDo / Stadium rail station (Green Line), ±1,000-feet from the Polk Street bus route (40 and 41), ±2,400-feet from Toyota Center, ±2,000-feet from Shell Stadium, ±2,340-feet from the George R. Brown Convention Center, ±4,500 feet from Minute Maid Park and ±2,800-feet from Discovery Green. The subject site is also 1,325-feet northeast of the Walkable Places designated area of Emancipation Avenue. The unusual characteristics of the adjoining rights-of-way each being 80-feet wide established abnormal distances from the street paving to the property lines. Emancipation Avenue has 18-feet from curb to property line; Leeland Street has 15-feet from curb to property line; Bastrop Street and Bell Street have 30-feet from curb to property line. Utilizing the standard building line requirements of Chapter 42 would create expansive sparse space providing little interaction or activation for pedestrians. The proposed development will eliminate 4 existing driveways along Emancipation Avenue creating a safer

pedestrian realm. The garage and loading berth will take access via Leeland Street. Units will be located on the 1st floor facing Emancipation Avenue and Bell Street which will promote “eyes on the streets” creating a safer pedestrian environment. Prioritizing pedestrian walkability over auto-centric transportation not only enhances the quality of life for individuals but also fosters healthier, more sustainable communities. Walkable areas encourage active lifestyles, reduce air pollution, and promote social interaction, while also decreasing the need for vast parking lots and road expansions that often degrade the environment. By designing cities that prioritize pedestrians, we create spaces that are safer, more vibrant, and accessible to all people, regardless of age or ability. In contrast, an over-reliance on cars leads to traffic congestion, higher emissions, and reduced public health. A shift toward walkability ultimately saves money on healthcare, strengthens local economies by promoting foot traffic to businesses, and contributes to a more equitable, livable urban future. Without this variance, the site would comply with setback requirements that would push buildings away from the streets, diminishing the pedestrian experience and inhibiting community interaction. This would counteract the city's broader goals of sustainable urban development, which encourages walkable neighborhoods with easy access to transportation.

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

The need for this variance stems from the pre-existing physical conditions of the site and the surrounding area, rather than any actions or decisions made by the applicant. The existing infrastructure and setback requirements were established long before the applicant's involvement, and the applicant has not taken any steps to create or exacerbate these challenges. For instance, the irregularities in street widths, the varying conditions of the sidewalks, and the current configuration of driveways are all inherited conditions that affect the ability to develop the property in a conventional manner. The applicant is not seeking to alter or modify the land in a way that introduces a self-imposed hardship; rather, the request is being made to address these inherent site constraints. The variance will allow for a development that is responsive to these unique characteristics and provides an opportunity to implement a more walkable and community-centered design. Granting the variance would simply enable the project to work within the existing constraints of the site while still meeting the broader goals of the city's urban planning policies.

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

The purpose of Chapter 42 is to ensure that development occurs in a way that promotes public safety, health, and welfare, and that it supports a sustainable, functional, and attractive urban environment. Granting this variance will preserve and further these goals by fostering a more pedestrian-oriented environment, encouraging density, and enhancing public accessibility. The reduction of setbacks will bring the building closer to the street, creating a more dynamic and engaging interface between the private development and public space. This promotes better street activation, which is a key factor in encouraging pedestrian activity and fostering community interactions. By enabling development that aligns more closely with the street, this variance supports the City's commitment to creating safe walkable urban corridors with high-density, mixed-use neighborhoods that prioritize people over vehicles. Buildings placed close to the street enhance the pedestrian experience by creating a more active, human-scaled environment. Additionally, this approach increases access to transit and local amenities, aligning with the City's sustainability goals and its long-term vision for more sustainable urban growth.

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

Granting this variance will not result in any adverse impacts on public health, safety, or welfare. On the contrary, the proposed variance aims to improve the pedestrian environment, increase connectivity to local landmarks, and promote a safer, more accessible urban space. By reducing setbacks, the project can create wider, more functional pedestrian zones, encouraging walking and cycling over car use. This will reduce traffic congestion and promote more sustainable modes of transportation. Furthermore, the project will enhance the public realm by making it more active and inviting, with improved sidewalks, streetscapes, and connectivity to local businesses and public transit. The proposal's focus on pedestrian-friendly design, with wider sidewalks and reduced setbacks, ensures that the space remains safe and accessible for people of all ages and abilities. This also contributes to greater street-level surveillance, which can increase safety in the area by making it more visible and active. Additionally, by adhering to modern urban planning principles that prioritize walkability and mixed-use development, the project will help support the City's broader public health goals, such as reducing air pollution and promoting active lifestyles through walking, cycling, and greater access to green spaces.

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

While economic considerations are often a factor in development, the primary justification for this variance is not to alleviate economic hardship, but rather to address the unique physical characteristics of the site and to create a development that supports the broader goals of sustainable urban growth. The project’s focus is on promoting walkability, enhancing the urban streetscape, and contributing to the city's long-term objectives for creating vibrant, dense, and transit-oriented neighborhoods. While the variance may have positive economic implications, such as increasing property values and attracting investment in the area, the variance request is driven by a commitment to creating a better public realm and fostering community engagement. The variance is not sought purely for financial gain, but as a means of facilitating a development that integrates harmoniously with the surrounding neighborhood, supports local businesses, and meets the city's goals for urban density and sustainability. The economic benefits that may result from this variance—such as attracting new developments, improving accessibility, and fostering a more active neighborhood—are seen as positive outcomes of a development that is rooted in sound urban planning principles and designed to benefit the community as a whole.

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 25, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Leeland at Emancipation Reserve
REFERENCE NUMBER: 2024-2274

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at a block bound by Leeland Street, Bastrop Street, Emancipation Avenue and Bell 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.

BGE, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building lines along each street rather than the 10' required for Bell, Bastrop and Leeland and the 25' required for Emancipation. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 19, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

You may submit written comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

For additional information regarding this project, please call Gerald Grissom with BGE, Inc. at 281-558-8700. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

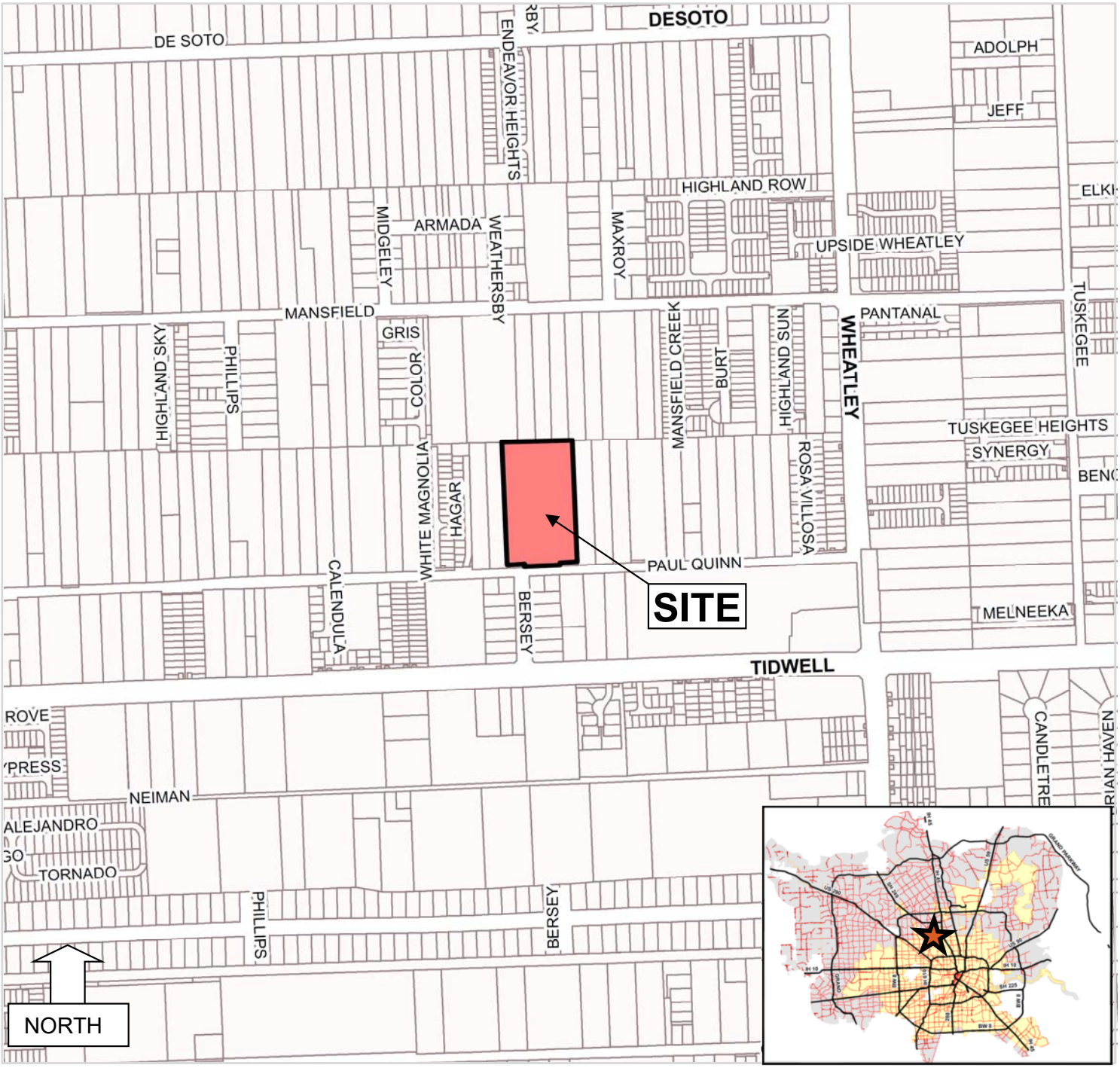
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Oaks at Highland Heights

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Oaks at Highland Heights

Applicant: Total Surveyors, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 12/19/2024**

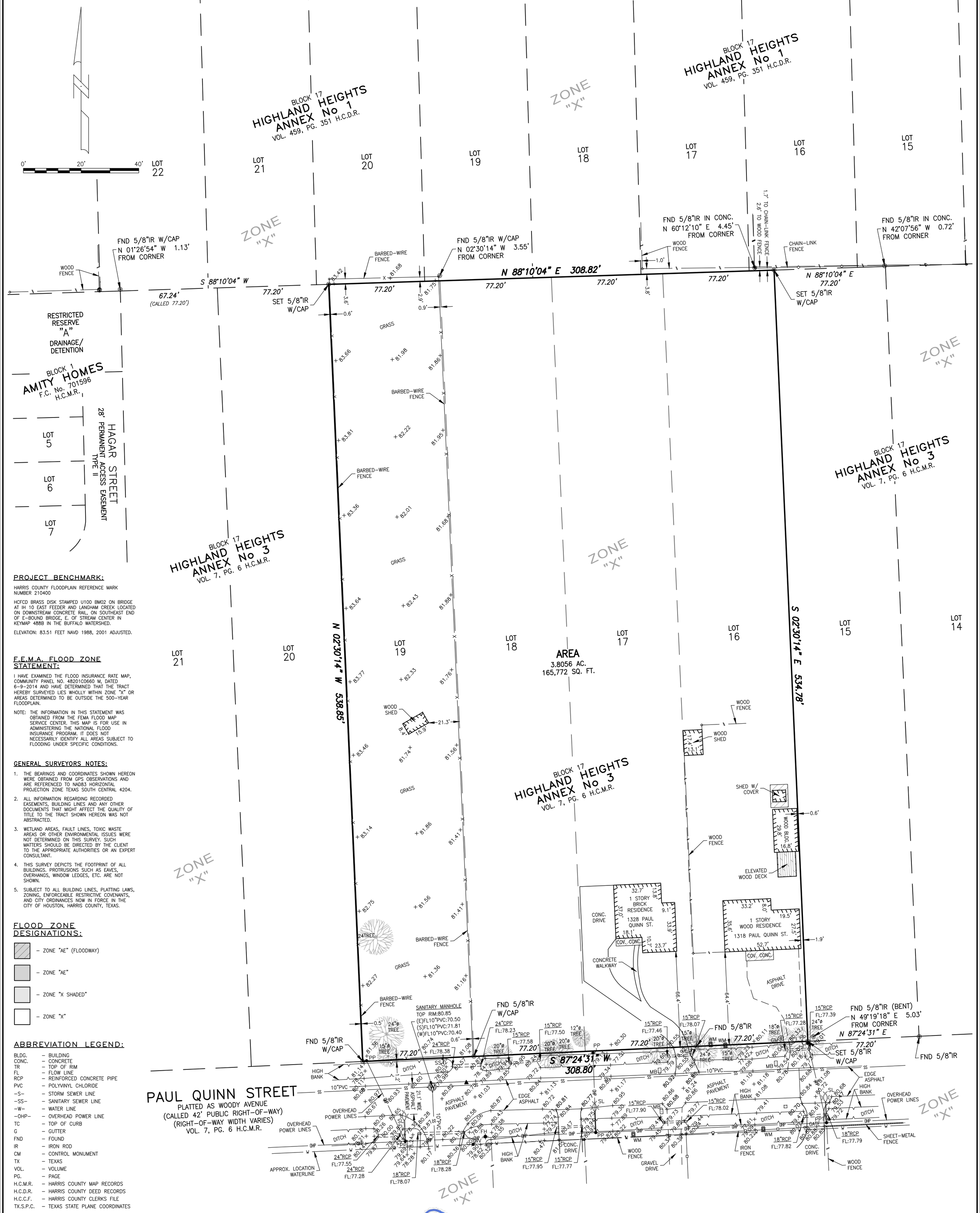
Subdivision Name: Oaks at Highland Heights

Applicant: Total Surveyors, Inc.



D – Variances

Aerial



PROJECT BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 210400

HCFCD BRASS DISK STAMPED U100 BM02 ON BRIDGE AT IH 10 EAST FEEDER AND LANGHAM CREEK LOCATED ON DOWNSTREAM CONCRETE RAIL, ON SOUTHEAST END OF E-BOUND BRIDGE, E. OF STREAM CENTER IN KEYMAP 488B IN THE BUFFALO WATERSHED.

ELEVATION: 83.51 FEET NAVD 1988, 2001 ADJUSTED.

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0660 M, DATED 6-9-2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

GENERAL SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS. PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. ARE NOT SHOWN.
5. SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

FLOOD ZONE DESIGNATIONS:

- ZONE "AE" (FLOODWAY)
- ZONE "AE"
- ZONE "X SHADED"
- ZONE "X"

ABBREVIATION LEGEND:

BLDG.	BUILDING
CONC.	CONCRETE
TR	TOP OF RIM
FL	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
-S-	STORM SEWER LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE
-OHP-	OVERHEAD POWER LINE
TC	TOP OF CURB
G	GUTTER
FND	FOUND
IR	IRON ROD
CM	CONTROL MONUMENT
TX	TEXAS
VOL.	VOLUME
PG.	PAGE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.C.F.	HARRIS COUNTY CLERKS FILE
TX.S.P.C.	TEXAS STATE PLANE COORDINATES

LEGAL DESCRIPTION AND PROPERTY INFORMATION

LOT(s)	BLOCK	SUBDIVISION
16, 17, 18 & 19	17	HIGHLAND HEIGHTS ANNEX NO 3

PLAT RECORDING	VOL. 7, PG. 6 H.C.M.R.	SURVEY	J. MCCLELLAND	A	-
OWNER(s)	LEAPING CAT HOMES LLC.	BUYER(s)	N/A		
ADDRESS	1402 PAUL QUINN STREET	CITY	HOUSTON	COUNTY	HARRIS
STATE	TX	ZIP	77091		

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 11-5-2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF NOVEMBER, 2024.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269

STATE OF TEXAS
REGISTERED
KEVIN K. KOLB
5269
PROFESSIONAL
LAND SURVEYOR

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
TEXAS REGISTERED LAND SURVEYING FIRM F-10075300

DRAWING INFORMATION

SCALE	1" = 40'
PAPER SIZE	18"x24" PORTRAIT
PROJECT No.	24-091

FIELD DATA		DRAFTING	
CREW	CUDA	BY	EEB
DATE	11-5-2024	DATE	11-12-2024

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2289
Plat Name: Oaks at Highland Heights
Applicant: Total Surveyors, Inc.
Date Submitted: 11/17/2024

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

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

: To allow a 40 foot wide public be dedicated for Bersey Lane, instead of the required 50 foot right-of-way.

Chapter 42 Section: Sec. 42-122. - Right-of-way widths

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or

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 at 1318 – 1402 Paul Quinn Street, within the Houston city limits, between Cebra Street to the west and Wheatley Street to the east. There is approximately 4300 feet between the 2 streets with the proposed single-family development lying approximately 1,400 feet west of Wheatley Street. The proposed site is bounded on the south by Paul Quinn Street, a minor street, with Mansfield Street being the next street to the north. Bersey Lane does currently dead-end into Paul Quinn Street from the south and is within the boundaries of our tract of land. By ordinance, a local street would be required along the easterly boundary of this tract of land, to meet the 1,400' intersection spacing for Paul Quinn Road. Also, by ordinance, the right-of-way width for a local street would have a requirement of 50 feet. We are proposing to dedicate a 40 foot wide public right-of-way for the extension of Bersey Lane. The proposed development is located within the Highland Heights Annex No 3 subdivision, which is comprised of narrow width lots that are very deep (77.2' x 538'). The Acres Homes area has been developed with extreme distances between the north – south streets which has hampered the mobility of the area. Recently the City of Houston Planning Department completed a mobility study for the Acres Homes area. This study created a recommendation for a street development patten to control all future develop in Acres Homes area and dictate the need for future north – south streets. The study does recognize the width of the original lots in Acres Homes and the impact of the required 50 foot street dedication on the ability to redevelop the adjacent property. As a consequence, the study also recommended allowing a 40 foot wide right-of-way dedication be allowed instead of the required 50 foot wide right-of-way dedication. The 40 foot wide street dedication would allow for a 20 foot wide pavement section with 10 feet on each side for a sidewalk and utilities. This particular project will be a single-family residential development with several shared driveways providing vehicular access to the proposed lots. The development will also adhere to all additional aspects of the Acres Homes Mobility Study

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

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The existing streets pattern located existing in the vicinity of this development, along with the Acres Home Mobility Study, are the circumstances supporting the variance. The required north-south street will be created based on the recommendations of the Acres Homes Mobility Study.

(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, based on the recommendations of the Acres Home Mobility Study. The new street right-of-way will be created and will provide the southern portion of the required north – south street extension, between Paul Quinn Street and Mansfield Street.

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

The granting of the variance will not be injurious to the public health, safety or welfare, since this proposed street extension will be the basis of providing adequate circulation in the area provided by the existing major thoroughfare and local street pattern. The development will make improvements to the proposed and existing pedestrian realm to promote safety for the public in the area.

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

Economic hardship is not the sole justification for the variance, because of the existing street development pattern in the area, east and west of this development, along with the recommendations of the Acres Homes Mobility Study.

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 21, 2024

NOTICE OF VARIANCE

PROJECT NAME: Oaks at Highland Heights
REFERENCE NUMBER: 2024-2289

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the north side of Paul Quinn Street, between Wheatley Street and Cebra 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.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the dedication of a 40' public street instead of 50' wide. Enclosed are copies of the variance request 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 19, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

You may submit written comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

For additional information regarding this project, please call Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

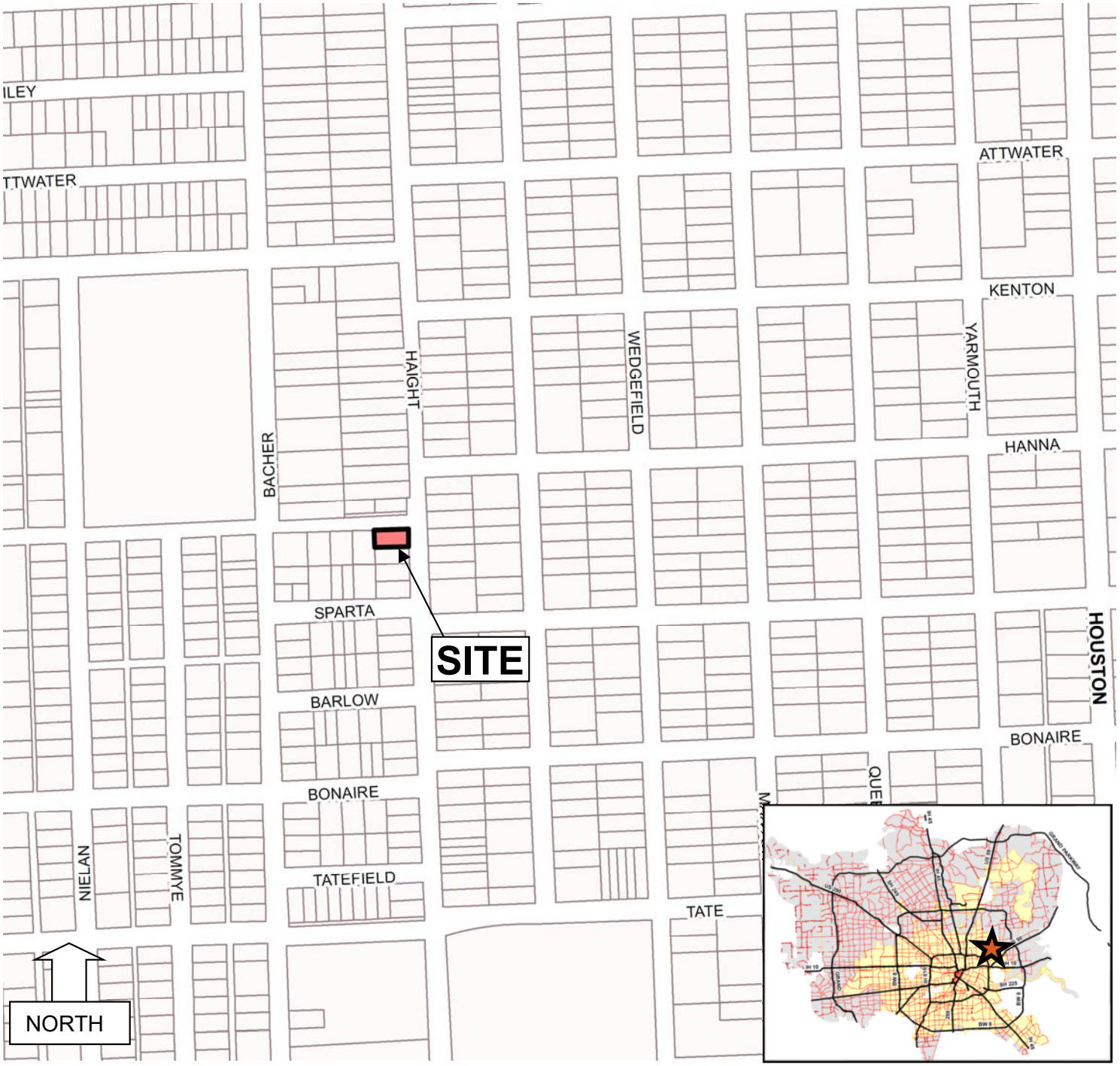
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Settegast Complex

Applicant: South Texas Surveying Associates, Inc.



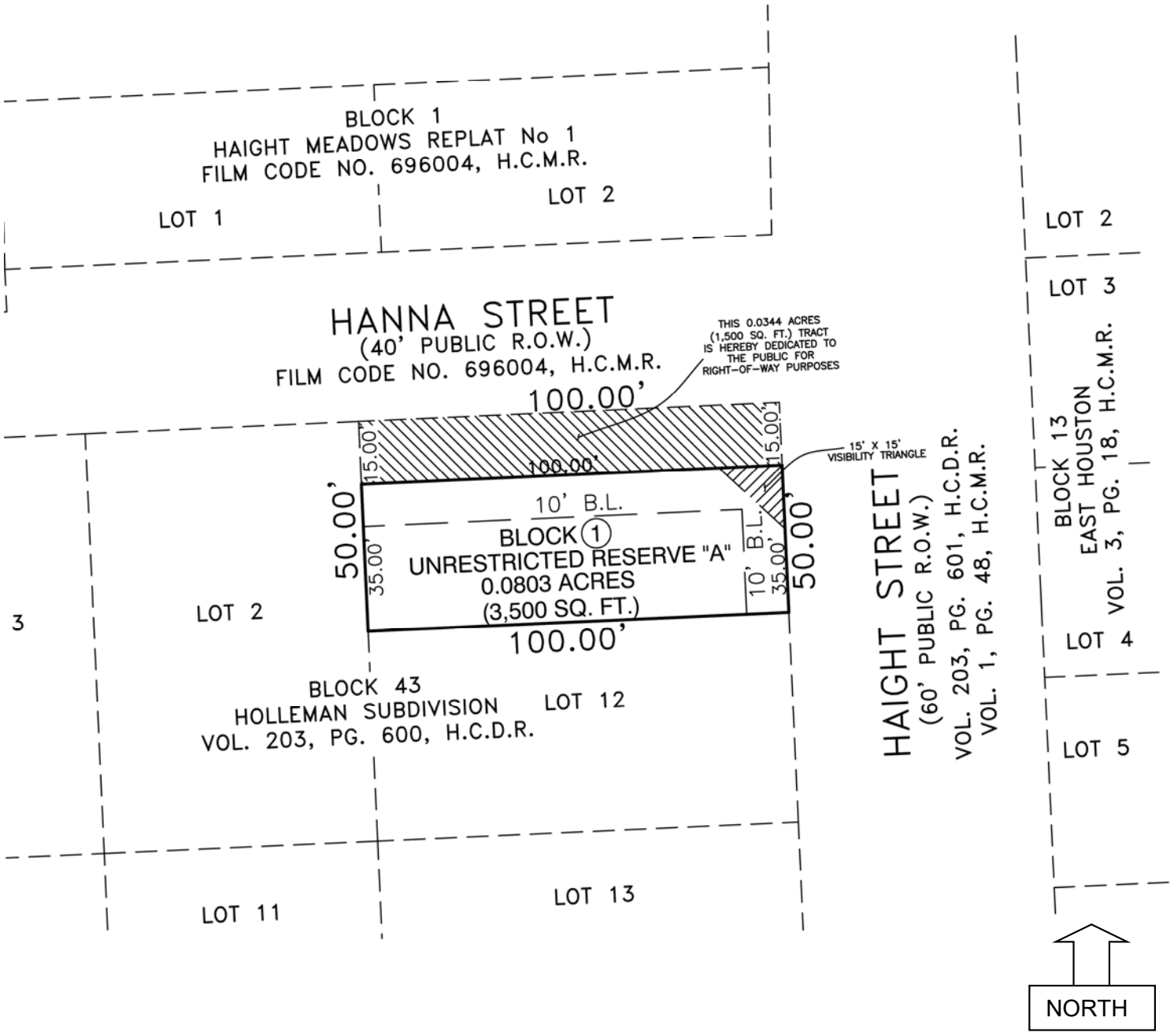
D – Variances **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Settegast Complex

Applicant: South Texas Surveying Associates, Inc.



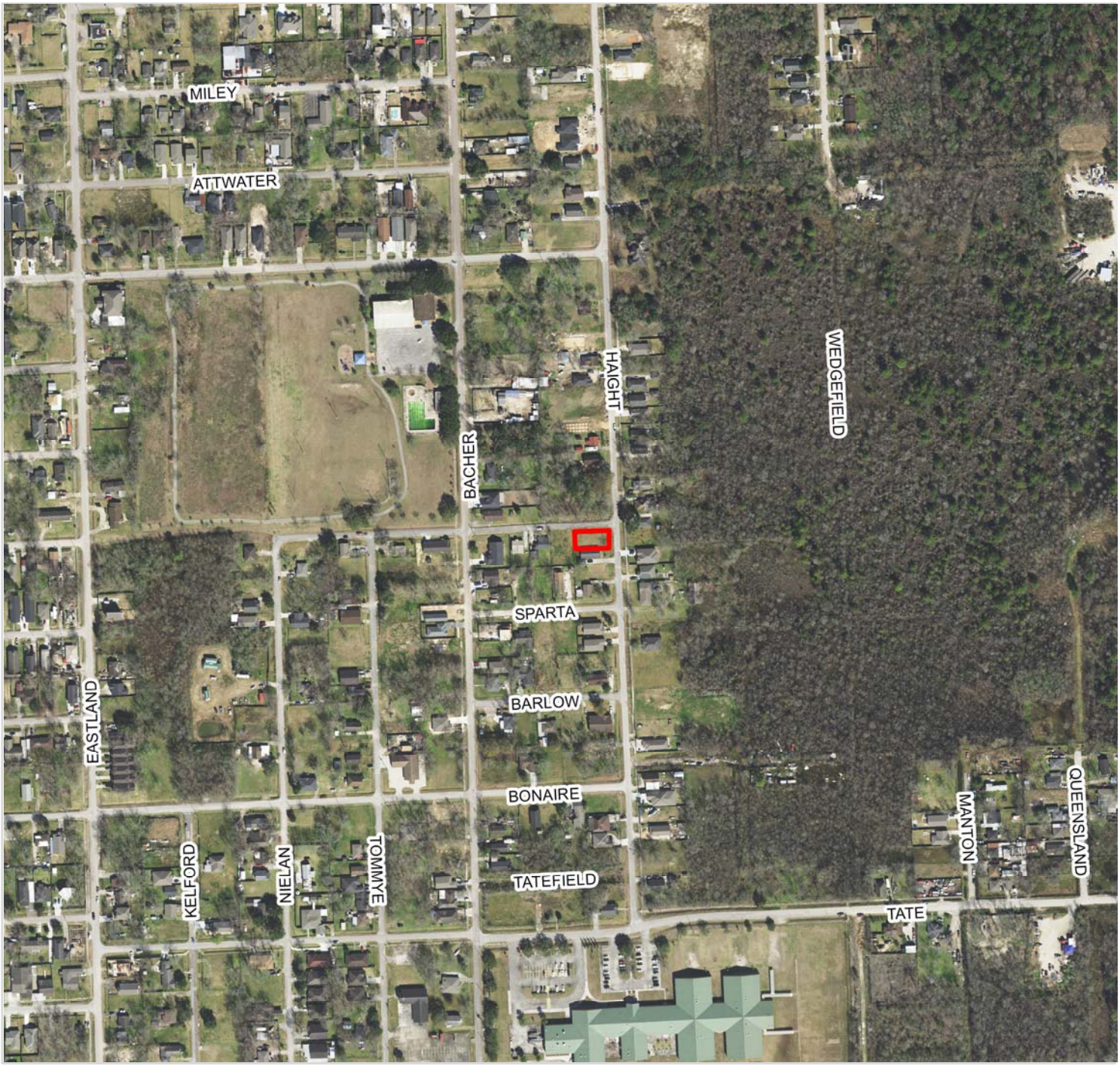
D – Variances **Subdivision**

Houston Planning Commission ITEM: 109

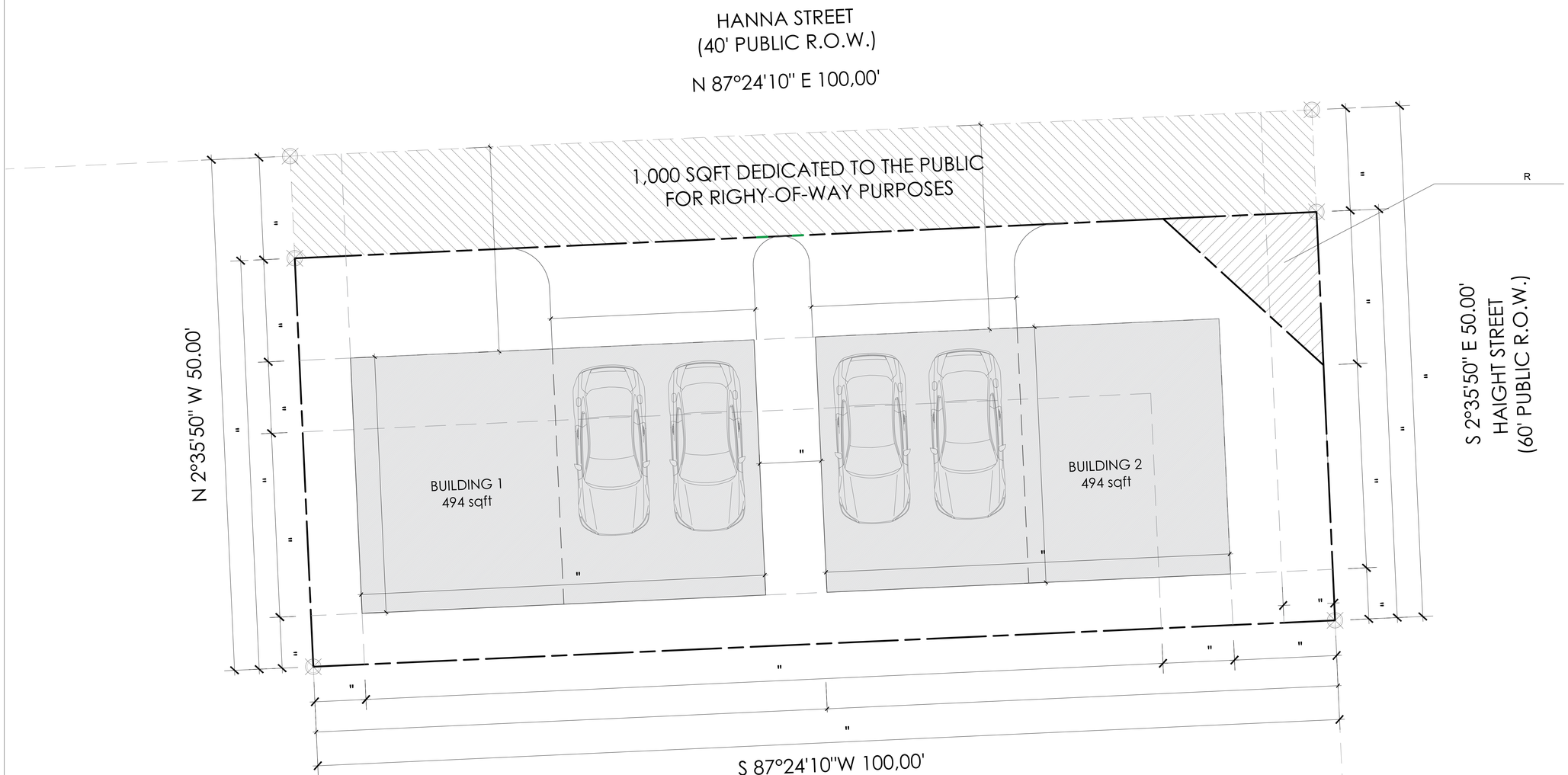
Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Settegast Complex

Applicant: South Texas Surveying Associates, Inc.



D – Variances **Aerial**



SITE PLAN

NOTE

R R R R
R DR
R R M R
R R D

SCOPE

R R
R R
D

NOTES

R D RR R
R R R R

REVISIONS:

	D	D R
	MM DD	

Engineering
WWW.FIFENGINEERING.COM
1526 Katy Gap Road Suite 804 • Katy, Texas 77494 • PH- 832-341-9726

RM

CLIENT

Alex Perez
DESIGN BUILD FIRM
ARCHITECTURE ENGINEERING CONSULTIN
CONSTRUCTION PERMITTING
1426 GESSNER. HOUSTON, TX, 77080
Office 832 444 7902

PROJECT LOCATION

0 HANNA St.
HOUSTON, TX, 77028

SITE PLAN

DRAWN BY:		CHECKED BY:	
DESIGN BY:		SCALE:	"
DATE:	REV:	SHEET:	

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1968
Plat Name: Settegast Complex
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 allow an Unrestricted Reserve less than 5000 square feet and allow said reserve to take access from a 50' wide ROW in lieu of a 60' wide ROW required.
Chapter 42 Section: 42-190

Chapter 42 Reference:
To allow our client to create a unrestricted reserve less than 5000 square feet. This site is located in Northeast Houston at the southwest corner of Hanna and Haight Street. The applicant is looking to create a multi-family development that would have 2 building with 4 dwelling units in each. This would provide additional housing accommodations in the neighborhood and would allow the client to achieve the 4 dwelling units in each building scenario.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict application would create hardship for the owner and would not allow him to develop the property into the desired number of units they originally proposed

(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 a variance are not a result of a hardship created by the applicant. It is an existing condition and due to the required dedication of land to the right of way for widening and the limit of 2 dwelling units per unit caused us to submit the application as an unrestricted reserve which then triggered the 5000 square foot requirement causing this hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved by granting the variance and allowing this development. The owner is merely trying to comply with current design requirements and permitting codes that would allow him to have 4 dwelling in each unit.

(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 heath and safety due to the fact that we are not proposing any type of industrial commercial development. Merely adding more living accommodations to the already residential area.

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

Economic hardship is not the sole justification for this variance. These issue were created by the required right of way dedication, design requirements and permitting codes.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1968
Plat Name: Settegast Complex
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 reduce ROW widening dedication to 10 feet instead of the required 15 feet on the right of way, Hanna Street.
Chapter 42 Section: 42-121-122

Chapter 42 Reference:
When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict application would create hardship for the owner and would not allow him to develop the property into the desired number of units and size they originally proposed.

(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 a variance are not a result of a hardship created by the applicant. It is an existing condition and due to the required dedication of land to the Hanna Street right of way for widening, and the regulations limiting of 2 dwelling per unit on residential lots caused us to submit the application as an unrestricted reserve which then triggered the 5000 square foot requirement and the 15 foot of dedication causing this hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved by granting the variance and allowing this development. The owner is merely trying to comply with current design requirements and permitting codes that would allow him develop his current site plan.

(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 heath and safety due to the fact that we are not proposing any type of industrial commercial development. Merely adding more living accommodation to the already residential area.

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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 27, 2024

NOTICE OF VARIANCE

VAR

PROJECT NAME: Settegast Complex
REFERENCE NUMBER: 2024-1968

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Hanna Street and Haight Street, east of North Wayside Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

South Texas Surveying Associates, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to 1- To allow an unrestricted reserve to be 4000 sq.ft in lieu of the 5000 sq.ft. required, and 2- To only dedicate 10' of ROW widening to Hanna Street in lieu of the 15' widening required. Enclosed are copies of the variance request 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 19, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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For additional information regarding this project, please call Jason Barringer with South Texas Surveying Associates, Inc. at 281-556-6918. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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TERMINOLOGY

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

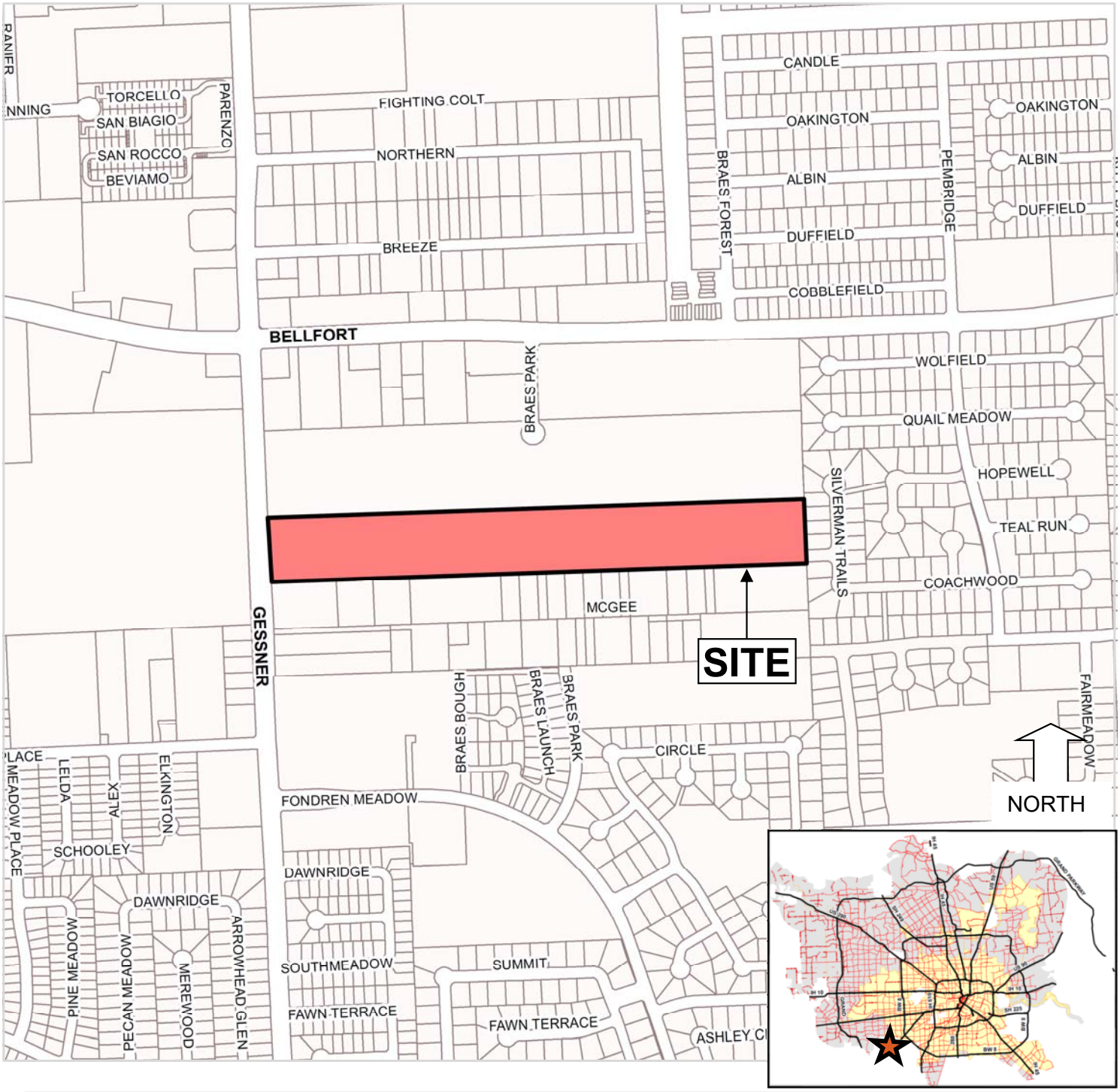
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Northfield Estates

Applicant: BGE Inc



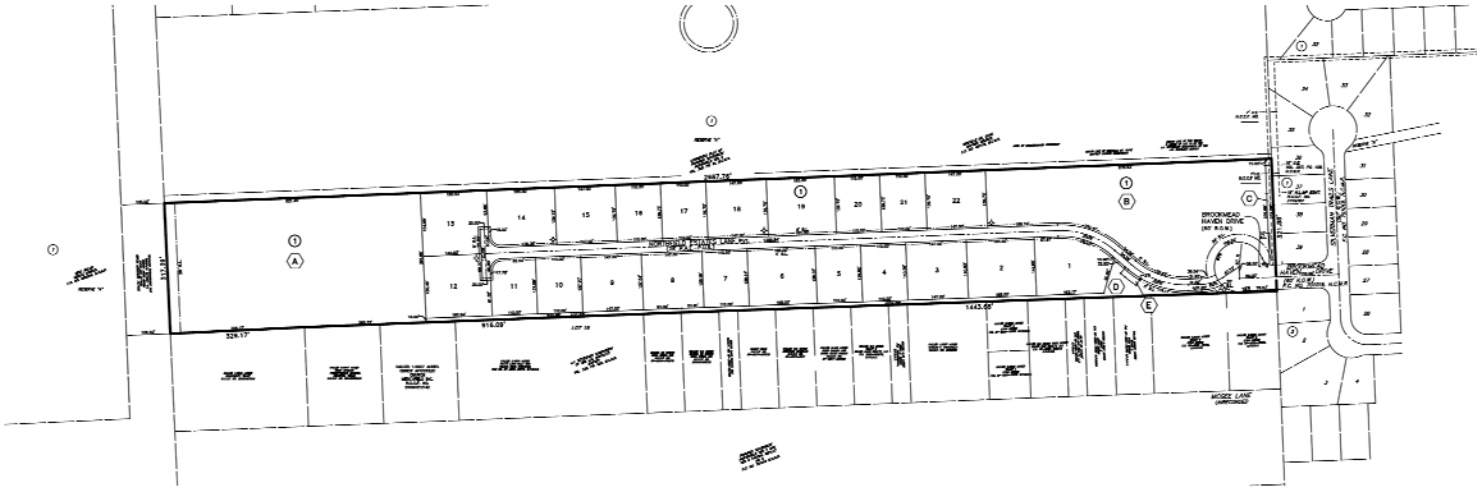
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Northfield Estates

Applicant: BGE Inc



NORTH

E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 110

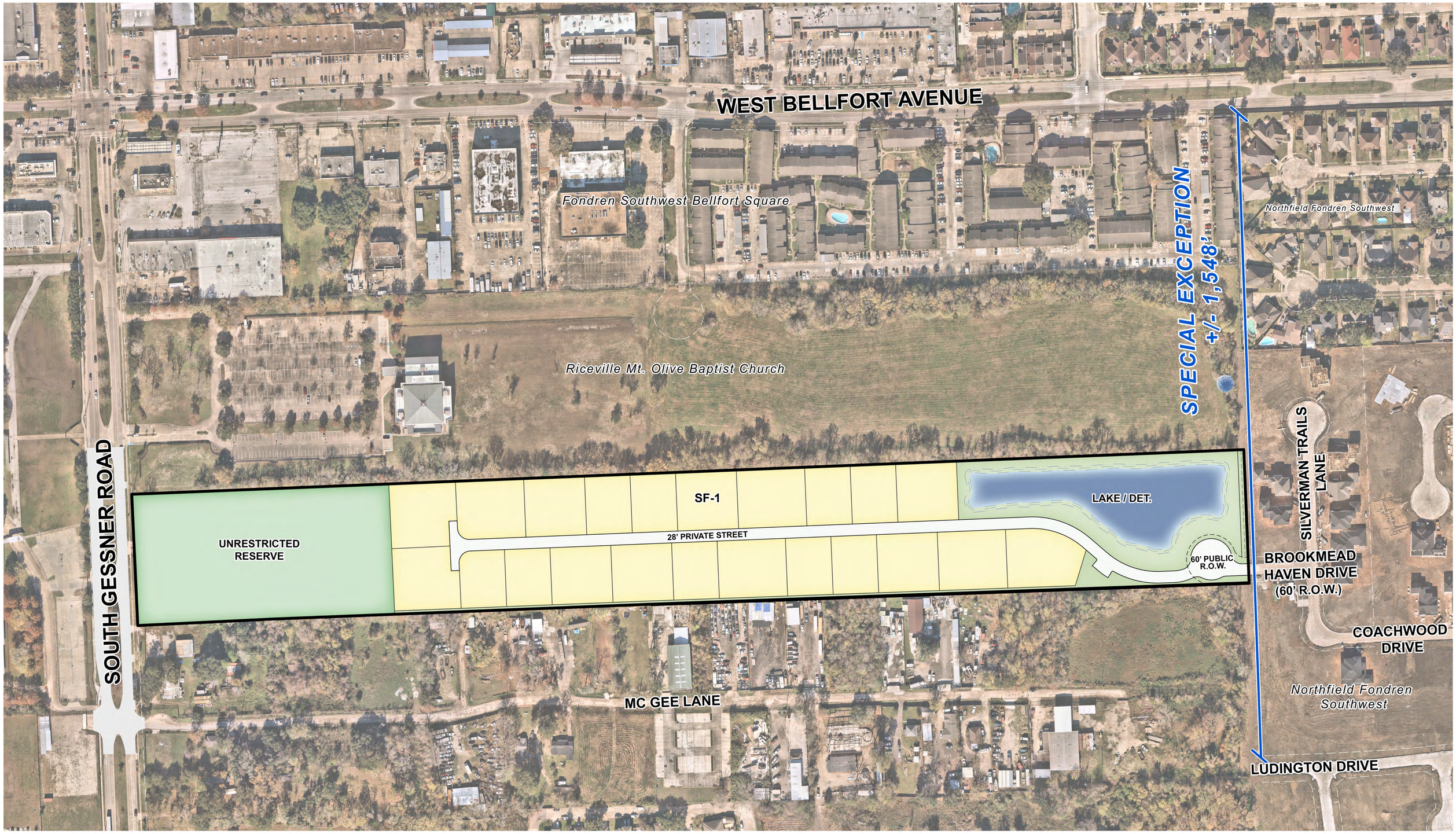
Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Northfield Estates

Applicant: BGE Inc



E – Special Exceptions Aerial



SPECIAL EXCEPTION EXHIBIT

NORTHFIELD ESTATES

±19.6 ACRES OF LAND

HOUSTON, HARRIS COUNTY, TEXAS

NOVEMBER 18, 2024

BGE #10459

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2024-2275
Plat Name: Northfield Estates
Applicant: BGE, Inc.
Date Submitted: 11/15/2024

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

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

To not provide an east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 1,548 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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;

Northfield Estates is a ± 19-acre site within the City of Houston corporate limits located south of West Bellfort Avenue, north of West Airport Boulevard, east of South Gessner Drive, and west of Pembridge Drive. The property has remained vacant since it was originally platted within the J.J. Settegast Subdivision in 1911. Northfield Estates is currently proposed to include larger single-family lots, ranging from one-third acre to half-acre in size, and act as an extension of the currently established Fondren Southwest Northfield community and recent development directly adjacent to the east. An unrestricted reserve is proposed along the frontage of South Gessner Road, a major thoroughfare consisting of various established land uses such as commercial, institutional, and retail, and single-family. The site is surrounded by established development. Northfield Estates is proposed to be an expansion of the existing community of Fondren Southwest Northfield subdivision to the east. This established community consists of single-family homes, private schools, and private places of worship. Within which the community relies on walkable pathways and sidewalks for its residents. Directly north and adjacent to the property is Riceville Mt. Olive Baptist church, platted in 2000 with an approved variance request not to extend a required north-south street, Braes Park Drive, which takes direct access from South Gessner Road. Directly south of the property includes several tracts of established mixed uses that take access from McGee Lane. A portion of the original Fondren Southwest Northfield subdivision was replatted in 2022 and was designed to include two (2) east-west local street stubs, Ludington Drive and Brookmead Haven Drive. Northfield Estates proposes to terminate Brookmead Haven Drive, a 60-foot public street, by providing a cul-de-sac turnaround required by Chapter 42, code of ordinances, rather than to propose a public street system through the site. The subdivision proposes a 28-foot private street to provide access the single-family estate lots, which will be privately maintained by the owners of the subdivision through a homeowners' association. Ludington Drive remains as a possible future connection for redevelopment and ultimate connection to South Gessner Road. Currently, Ludington Drive provides connectivity through the existing development, which directly connects to West Bellfort Avenue, the major thoroughfare north of the site, and Fondren Road, a major thoroughfare directly to the east. Due to the existing circumstances surrounding the proposed subdivision, the

proposed subdivision with a private street system will not hinder the existing connectivity of the street system to nearby major thoroughfares, therefore maintaining adequate circulation sufficient to support the intent of the community in its entirety and Chapter 42, code of ordinances.

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

The special exception will achieve a result contemplated by Chapter 42 by allowing for proposed local streets to function within the existing physical constraints that are within the allowable 33% deviation and will also maintain the appropriate level of circulation within the development.

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

The modification is a 9.5% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing local street system with connectivity to nearby existing major thoroughfares in the surrounding area, and internal circulation is provided in the form of a proposed private street that directly connects to existing local public streets within the established residential community, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed private street with direct access to the existing public street system will enhance pedestrian safety and walkability by providing private sidewalks and pathways important to the established walkable community. The subject site will provide sufficient circulation and enhance pedestrian safety and will therefore not be injurious to the public health, safety, or welfare.

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 22, 2024

SE

NOTICE OF VARIANCE

PROJECT NAME: Northfield Estates
REFERENCE NUMBER: 2024-2275

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a special exception for a property located along South Gessner Road south of West Bellfort Avenue and north of Fondren Meadow Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

BGE, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a special exception to exceed intersection spacing requirements by not extending Brookmead Haven Drive. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 19th, 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 Gerald Grissom with BGE, Inc. at 281-558-8700. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

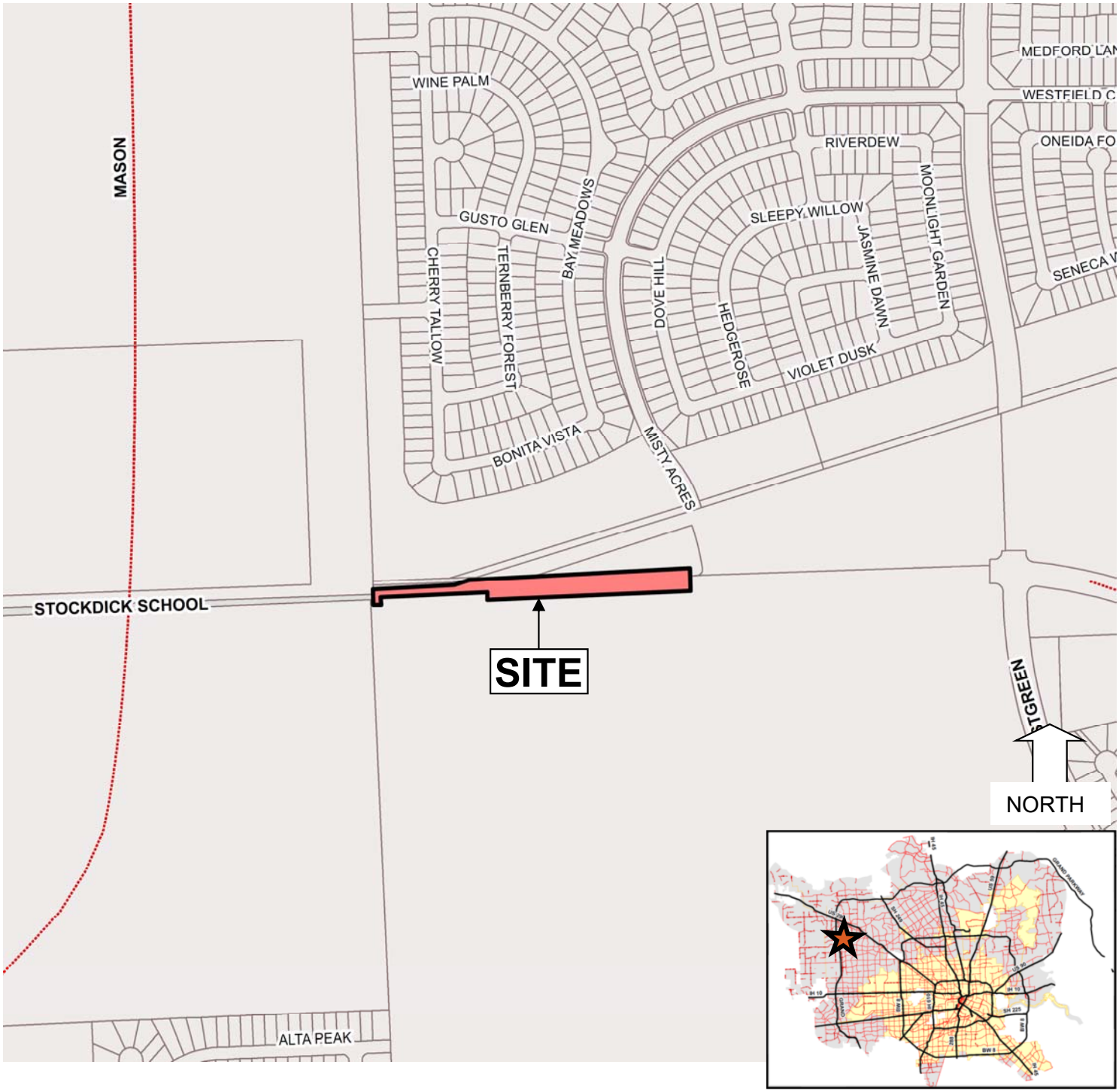
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Kieth Harrow Boulevard Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



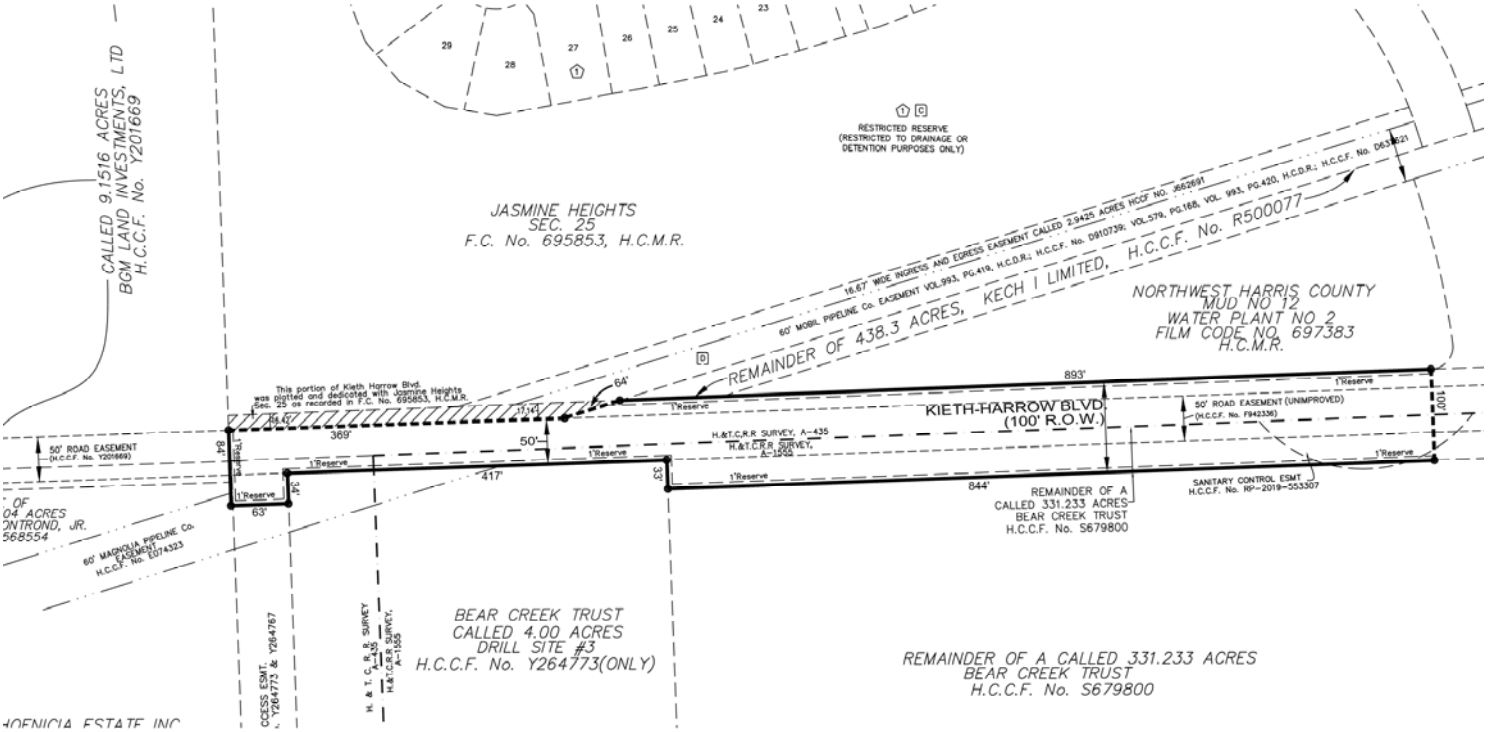
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Kieth Harrow Boulevard Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 12/19/2024**

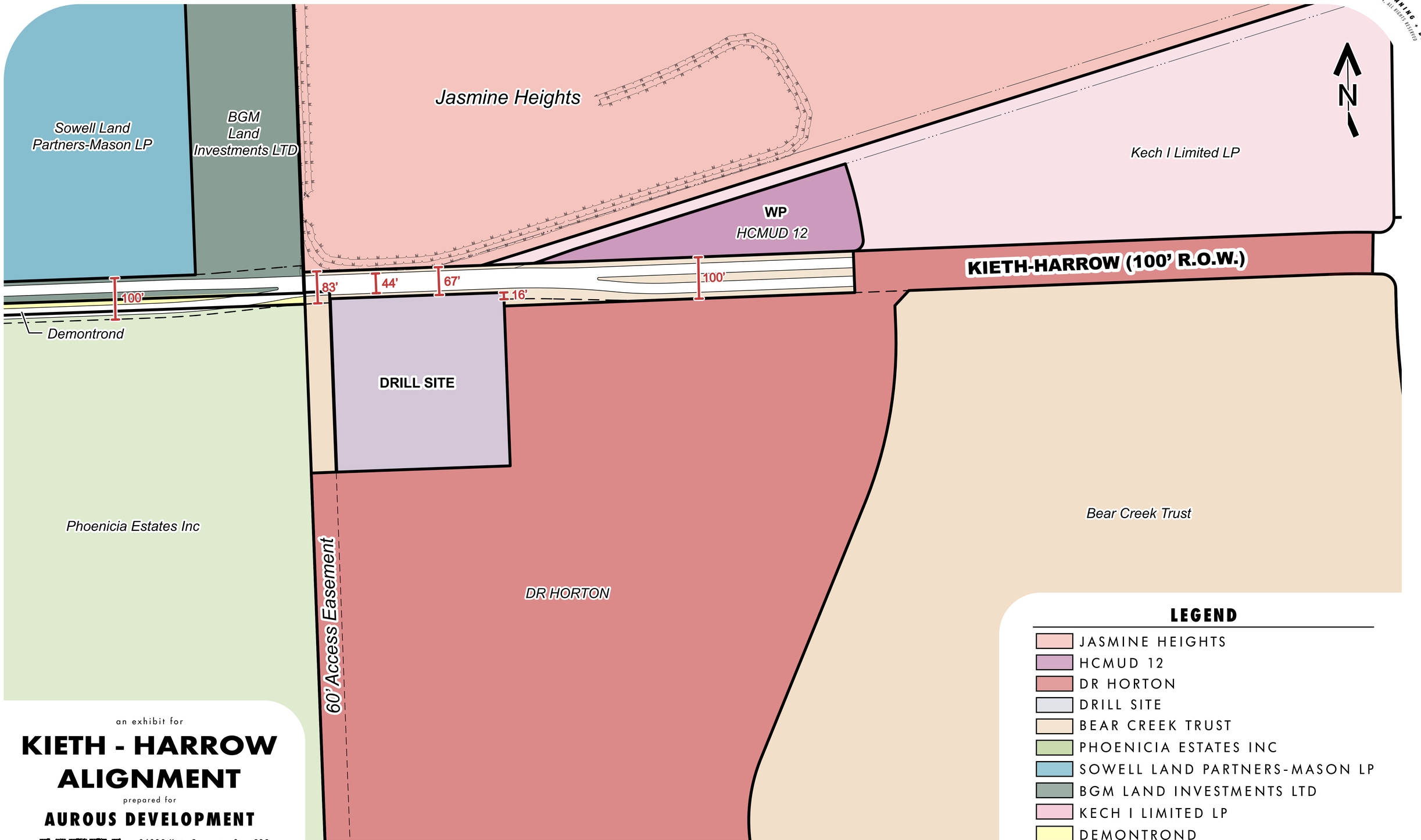
Subdivision Name: Kieth Harrow Boulevard Street Dedication Sec 1

Applicant: Meta Planning + Design LLC



F – Reconsideration of Requirements Aerial

META PLANNING + DESIGN
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an exhibit for

KIETH - HARROW ALIGNMENT

prepared for

AUROUS DEVELOPMENT

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-03806C
SEPTEMBER 12, 2024

LEGEND

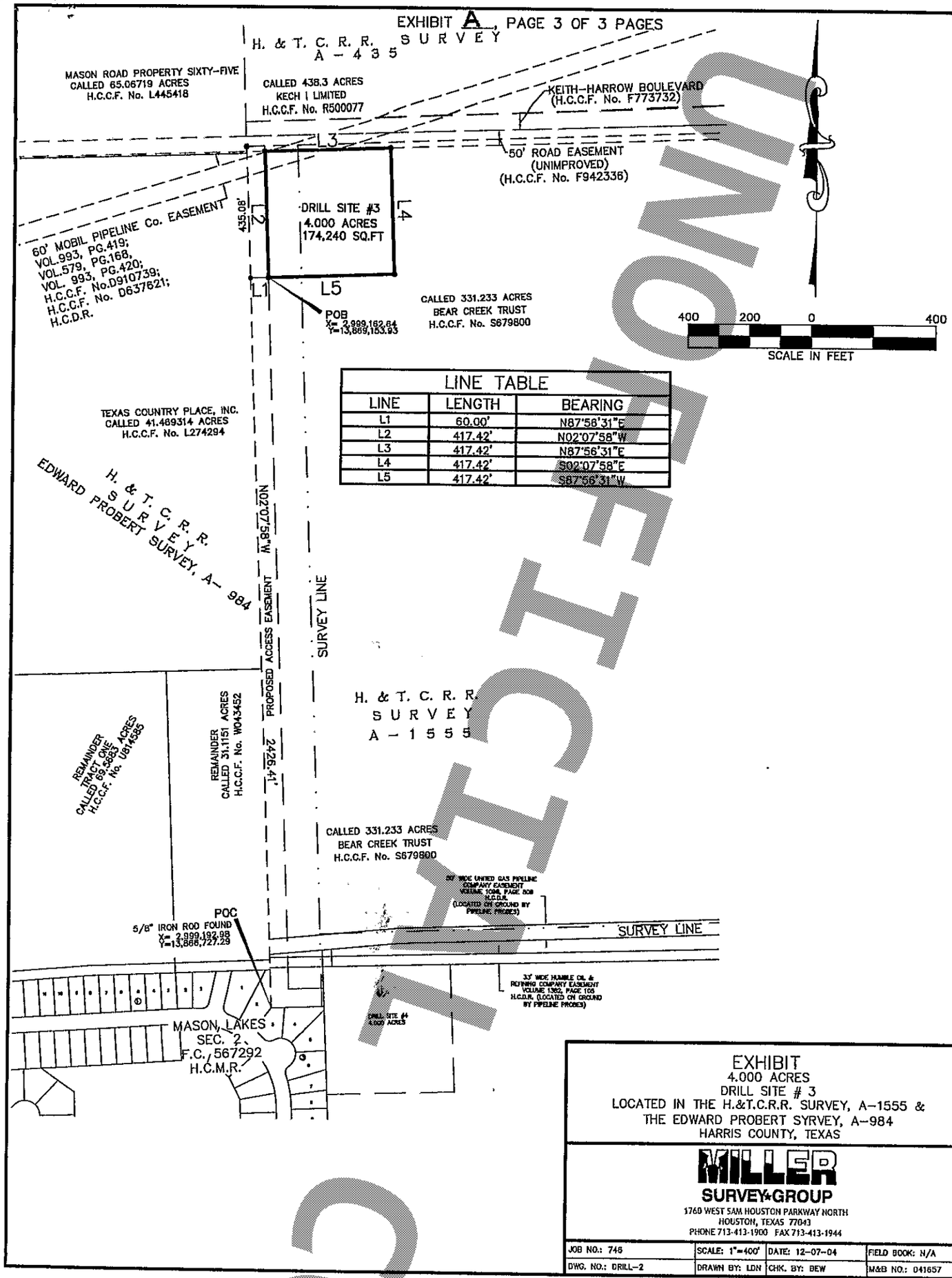
- JASMINE HEIGHTS
- HCMUD 12
- DR HORTON
- DRILL SITE
- BEAR CREEK TRUST
- PHOENICIA ESTATES INC
- SOWELL LAND PARTNERS-MASON LP
- BGM LAND INVESTMENTS LTD
- KECH I LIMITED LP
- DEMONTROND

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META PLANNING + DESIGN

EXHIBIT A, PAGE 3 OF 3 PAGES



LINE TABLE

LINE	LENGTH	BEARING
L1	60.00'	N87°56'31"E
L2	417.42'	N02°07'58"W
L3	417.42'	N87°56'31"E
L4	417.42'	S02°07'58"E
L5	417.42'	S87°56'31"W

EXHIBIT
4.000 ACRES
DRILL SITE # 3
LOCATED IN THE H.&T.C.R.R. SURVEY, A–1555 &
THE EDWARD PROBERT SYRVEY, A–984
HARRIS COUNTY, TEXAS

MILLER
SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944

JOB NO.: 745	SCALE: 1"=400'	DATE: 12-07-04	FIELD BOOK: N/A
DWG. NO.: DRILL-2	DRAWN BY: LDN	CHK. BY: BEW	M&B NO.: 041657

UNOFFICIAL COPY

RP-2021-152952

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-2428
Plat Name: Kieth Harrow Boulevard Street Dedication Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 12/09/2024

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

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

To not provide ROW widening towards Kieth Harrow Blvd out of land that the developer does not control and to not include such area within the plat boundary.

Chapter 42 Section: 42-121

Chapter 42 Reference:

Sec. 42-121. - Dedication of rights-of-way. [...] (b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. [...]

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

STATEMENT OF FACTS:

See Variance Request

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2428
Plat Name: Kieth Harrow Boulevard Street Dedication Sec 1
Applicant: Meta Planning + Design LLC
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide ROW widening towards Kieth Harrow Blvd out of land that the developer does not control and to not include such area within the plat boundary.
Chapter 42 Section: 42-121

Chapter 42 Reference:
Sec. 42-121. - Dedication of rights-of-way. [...] (b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. [...]

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;
Kieth Harrow Boulevard is a major thoroughfare that runs generally east-west through Houston's ETJ, in the western part of Harris County. The thoroughfare has piecemeal dedications scattered throughout the ETJ as adjacent properties have developed and provided their portions of the ROW dedication. The subject plat is one such portion of the right-of-way needed for the extension of Kieth Harrow Boulevard between Westgreen Road to the east and the Grand Parkway (TX-99) to the west. These two major intersection points are already constructed, including the start of a curve at the Westgreen/Kieth Harrow intersection, and the alignment to the west generally follows parallel property lines that extend to the pre-built underpass at the Grand Parkway. Nearby plats have previously acknowledged the future roadway, but the specific centerline of Kieth Harrow Blvd between these two intersections has not been identified until now. The property within the plat boundary is held by two landowners, KECH I and Bear Creek Trust, which are related to one another and working cooperatively on developing the surrounding properties. These owners have sold a portion of their land to a third party who desires to develop part of Kieth Harrow Blvd beginning at Westgreen Road. The owners of the subject plat are dedicating the remaining portion of ROW for Kieth Harrow Blvd up to their western property line. The subject plat includes all the ROW that the owners control. At the western property line, a sliver of ROW was previously dedicated for Kieth Harrow Blvd in the Jasmine Heights Sec 25 plat to the north. There is also a MUD Water Plant platted to the north of future Kieth Harrow Blvd, which aligns with the same dedication given in Jasmine Heights. These two plats assumed that the full 100' of ROW for the major thoroughfare would be available to the south (plus that portion dedicated by Jasmine Heights Sec 25). However, these plats did not account for the presence of a Drill Site directly south of Jasmine Heights Sec 25. As shown on the subject plat, there is only a 50' gap between the south line of Jasmine Heights Sec 25 and the north line of the Drill Site. Together with the ±16' of ROW

dedicated in Jasmine Heights Sec 25, the total ROW available for Kieth Harrow Blvd at this pinch point is only about 66' wide. The Drill Site is an existing encumbrance that cannot be modified. The mineral rights on the subject property were first documented in 1983, modified in 1984 and 1985, and ultimately designated to the subject Drill Site in 2005 (see attached deed HCCF Y264773) as an agreement among the then-heirs of the previous mineral rights owners via their Trusts after death, along with the then-current surface owner and other trustees involved in the mineral rights. (A Drill Site easement gives the mineral rights owners the right to drill laterally underground on the whole site, provided that the surface-level drilling equipment is confined to certain Drill Sites, while the surface owner controls the surface land use of all the remaining property outside the Drill Site and can develop it as they see fit, such as for a residential subdivision. The Drill Site area is not available to or controlled by the surface owner and it essentially belongs to the mineral rights owners, even though this ownership is defined as an easement and the Drill Site appears on the appraisal records as belonging to the surface owner.) In January 2005 when this document was signed, the first (deceased) mineral rights owner of the subject Drill Site had twenty heirs and the second (deceased) owner had two heirs, all of whom were required to sign the same agreement in order to create the Drill Site. This being almost two decades ago, these twenty-two individuals have undoubtedly been multiplied into further heirs as members have passed away, divided their rights amongst their children, or sold their mineral rights to a third party. The Drill Site document cannot be amended without the agreement of ALL parties involved, meaning every heir, successor, or assigned beneficiary of the mineral rights would be required to agree to a change. Acquiring such an agreement from all parties would be a monumental undertaking with no guarantee of success. Therefore, the Drill Site must be treated as separately "owned" property that is not controlled by the owners of the subject plat. The 2005 document that created the Drill Site does not include provisions that allow part of the site to be used as a roadway, and indeed the exhibit at the end of the document illustrates the intent for future Kieth Harrow Blvd to lie completely north of the Drill Site. The owners of the subject plat cannot include the Drill Site in their plat boundary, since doing so would require the consent of the mineral owners, which is severely impractical. The Drill Site cannot be relocated for the same reason. Although the developer owns the land in fee, they do not have the right to use it nor to give it away for other uses. The developer proposes to dedicate as much right-of-way to Kieth Harrow Blvd in this plat as they are able to give. Requiring a portion of the Drill Site to be included in the subject plat as additional ROW is impractical to achieve and will result in no ROW being dedicated at all.

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

The Drill Site is a pre-existing condition that has existed since 2005 and cannot be easily modified, and which pre-dates the plats of Jasmine Heights Sec 25 and Northwest Harris County MUD No 12 Water Plant No 2. The alignment of Kieth Harrow Blvd is dictated by these documents and cannot be corrected by the applicant.

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

The intent and general purpose of this chapter is for each landowner to provide as much ROW towards thoroughfare widening and extension as is within their control. The subject plat is achieving this goal.

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

As the road does not currently exist, there will be no impact to the current public health, safety, or welfare. Providing as much ROW as possible for the extension of Kieth Harrow Blvd is a benefit towards future public welfare as it advances the goals of the major thoroughfare plan for regional mobility.

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

The configuration of existing plats and existing easements outside the control of the applicant is the justification for the granting of the variance.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Rosedale Plaza

Applicant: Century Engineering, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Rosedale Plaza

Applicant: Century Engineering, Inc.



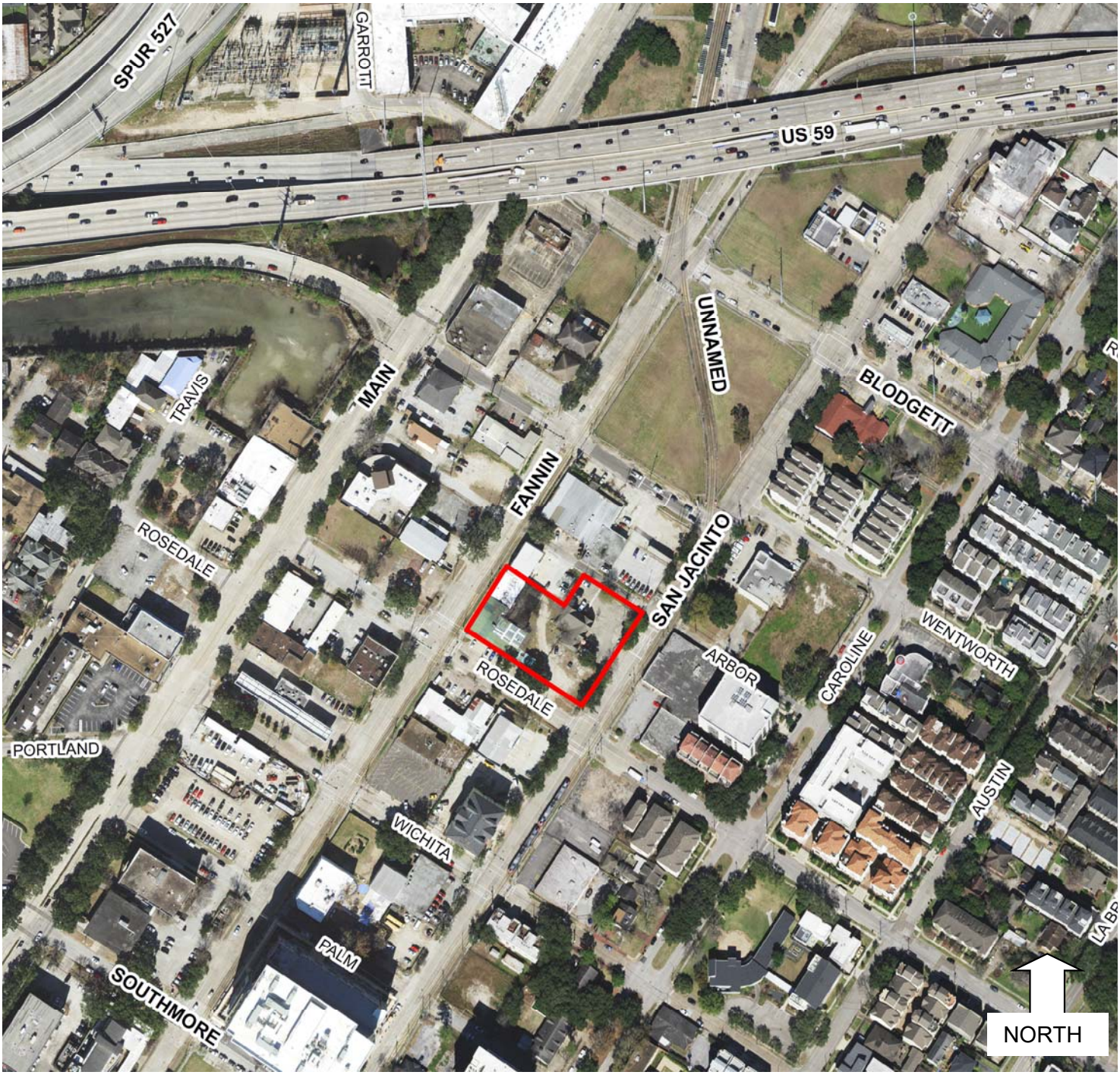
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 12/19/2024**

Subdivision Name: Rosedale Plaza

Applicant: Century Engineering, Inc.



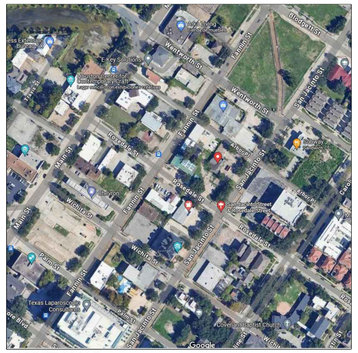
F- Reconsideration of Requirements

Aerial

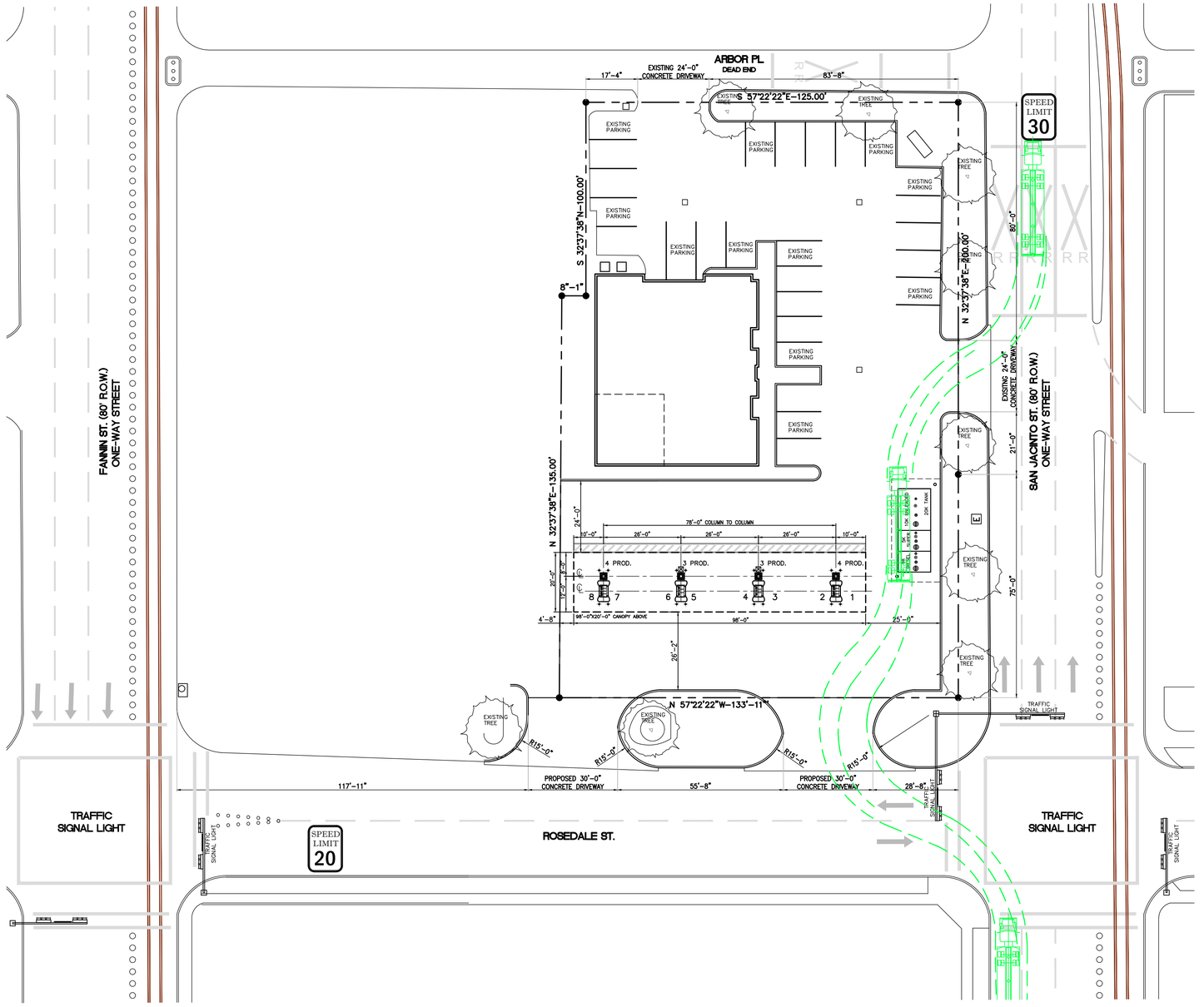

Capitol Flag
Flag store
Fannin Flowers
Florist
Fannin St
4818
4810
4815
4816
Arbor Pl
Fannin St
4819
Rosewood Flower Shop
Florist
Arbor Pl
San Jacinto St
4834
1101
Rosedale St
San Jacinto St
1205
Country Rose Garden
Florist
4905
CAWLM
Veterinary Hospital
4906
Google

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VICINITY MAP
KEY MAP NO.



OPTION C

SITE PLAN - ARCHITECTURAL

SCALE: 1"=20'-0"
RE: SURVEY
TOTAL LAND AREA: 0.60 ACRES (26,149 SQ. FT.)

INTERPLAN ARCHITECTS INC.
PLANNING ARCHITECTURE INTERIORS
281-398-2020

PROJECT NUMBER
OSC02-SIT.DWG

PROJECT TITLE

EXISTING BUILDING REMODEL

C-STORE: 4820 SAN JACINTO ST. AT ROSEDALE ST.
FUEL CANOPY: 4820 SAN JACINTO ST.
HOUSTON, TX. 77004
A PROJECT OF:
ORANGESTONE CAPITAL, L.L.C.

UNBRANDED

PROFESSIONAL SEAL

DRAWINGS ISSUED FOR:

07-25-24	OWNERS APPROVAL
08-20-24	PROGRESS PRINT
08-21-24	PROGRESS PRINT
	FINAL PRINT

SCOPE OF THE DOCUMENT

This drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical electrical systems. As scope documents, the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract Documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work. These drawings shall not be used for construction unless DATED and noted as ISSUED FOR CONSTRUCTION WORK.

The information, details and drawings by this document cannot be reproduced, copied or photocopied in a similar manner without the expressed written consent from the Architect, INTERPLAN ARCHITECTS, INC.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CHECKED BY:

SHEET TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER
A01

SHEET NO.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-2169
Plat Name: Rosedale Plaza
Applicant: Century Engineering, Inc
Date Submitted: 11/01/2024

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:

NOT TO DEDICATE RIGHT-OF-WAY BECAUSE SEVERAL BUILDINGS HAVE BEEN BUILT WITH A ZERO BUILDING LINE ALONG ARBOR PLACE. ARBOR PLACE DEAD ENDS AT THE NORTH AND SOUTH METRO RAIL LINES. TRAFFIC FLOW WILL NOT BENEFIT FROM THE WIDENING OF ARBOR PLACE DUE TO EXISTING CONDITIONS.

Chapter 42 Section: 122

Chapter 42 Reference:

SEC. 42-122 - RIGHT-OF-WAY WIDTHS. THE MINIMUM RIGHT-OF-WAY REQUIRED FOR EACH OF THE FOLLOWING TYPES OF STREETS OR PUBLIC ALLEYS SHALL BE AS FOLLOWS, SUBJECT ONLY TO THE STREET WIDTH EXCEPTION AREAS ESTABLISHED PURSUANT TO SECTION 42-123 OF THIS CODE.

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:

BUILDINGS HAVE BEEN BUILT WITH A ZERO BUILDING LINE ALONG ARBOR PLACE. ARBOR PLACE LOCATED BETWEEN FANNIN STREET AND SAN JACINTO STREET DEAD ENDS AT THE EAST SIDE OF SAN JACINTO STREET AT THE METRO RAIL LINE AND DEAD ENDS AT THE EAST SIDE OF FANNIN STREET AT THE METRO RAIL LINE. OWNER PLANS TO RE-DEVELOPE THE SITE WHILE KEEPING THE EXISTING PARKING, SIDEWALK, UTILITIES AND LANDSCAPING THAT WOULD HAVE TO BE REMOVED AND/OR RELOCATED IF RIGHT-OF-WAY TAKING IS REQUIRED. TRAFFIC FLOW WILL NOT BENEFIT FROM THE WIDENING OF ARBOR PLACE DUE TO EXISTING CONDITIONS. ARBOR PLACE WILL NOT BE WIDENED OR IMPROVED IN THE FUTURE.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2169
Plat Name: Rosedale Plaza
Applicant: Century Engineering, Inc
Date Submitted: 11/01/2024

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 dedicate the required right-of-way widening along Arbor Place.
Chapter 42 Section: 122, 123

Chapter 42 Reference:
Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local Street - (2) 60 feet if adjacent to any other development. Sec. 42-123. - Street width exception areas. (b) The following are street width exception areas for which additional widening is not required unless the existing right-of-way is less than 50 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;
Arbor Place will not be widened or improved in the future. Several buildings along the three block length of Arbor Place have been built with a zero building line and would have to be condemned/purchased/demolished by the city. Arbor Place dead ends at the north and south metro lines restricting traffic flow.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Existing conditions of Arbor Place is located between Fannin Street and San Jacinto Street - dead ends at the west side of San Jacinto Street at the Metro rail line and dead ends at the east side of Fannin Street at the metro rail line. Traffic flow will not benefit from the future widening of Arbor Place.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Arbor Place is an example of a street width exception provided by Sec. 42-123. There is no public need to dedicate additional right-of-way for future use.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The existing conditions of Arbor Place is a concrete curb and gutter street with storm sewer and under-ground utilities in good repair serving the surrounding community. There is no public need for Arbor Place to be widened or improved in the future.

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

The owner plans to redevelop the existing site while keeping most of the parking, sidewalks, utilities and landscaping that would have to be removed and/or relocated if the right-of-way taking is required. Arbor Place will not be widened or improved in the future.

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 21, 2024

ROR

NOTICE OF VARIANCE

PROJECT NAME: Rosedale Plaza
REFERENCE NUMBER: 2024-2169

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located on the block bounded Fannin Street, Rosedale Street, San Jacinto Street, and Arbor Place. 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.

Century Engineering, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow no additional right-of-way dedication along Arbor Place. 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 19, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

You may submit written comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

For additional information regarding this project, please call Daniel Massiatte with Century Engineering, Inc at 713-780-8871. You may also contact the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/19/2024
ITEM: 131

Applicant: LILITH AND TRACE BURTON
Contact Person: LILITH AND TRACE BURTON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1759	77357	5874	257M	ETJ

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

ADDRESS: 20060 RED OAKS S, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING THE NORTH 50 FEET OF LOT 28, THE SOUTH 75 FEET OF LOT 22, AND THE SOUTH 75 FEET OF LOT 29, OF PEACH CREEK FOREST, AN ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
334 E 31st Street	24109933	77018	5359A	453N	H

HCAD ACCOUNT NUMBER(S):	0211180000004
PROPERTY LEGAL DESCRIPTION:	Lot 4, Block 48, Independence Heights Annex
PROPERTY OWNER OF RECORD:	Lanard Lane
ACREAGE (SQUARE FEET):	0.068 acres (3,000 sf)
WIDTH OF RIGHTS-OF-WAY:	Arlington Street (50') & East 31st Street (50')
EXISTING PAVING SECTION(S):	Arlington Street (30') & East 31st Street (18')
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	complies
LANDSCAPING PROVIDED:	complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,832 sf

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 3 feet along Arlington Street with 1-foot roof overhang in lieu of the required 10-foot setback for a new single-family home.

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. 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 20 feet along the front of a lot and 10 feet along the back and side of a local street

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 132

Meeting Date: 12/19/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The site is located at the intersection of E 31st St and Arlington St. The purpose of the variance is to allow a reduced building line of 3 feet for the proposed structure along Arlington Street with a 1 foot overhang into the proposed 3 feet building line instead of the required 10 feet set back by the ordinance. The proposed structure will be a 2 story single family home with a 2 car garage. The proposed structure will be offset 3 feet from the adjacent property to meet the fire safety requirements. The garage door will be parallel to Arlington street to avoid backing out into the street or obstructing the pedestrian realm. The site is a 25 feet wide lot out of Independence Heights Annex with no platted building line on the face of the plat. The ordinance 10 feet setback requirement and the 3 feet setback from the adjacent property represents a total of 13 feet. This area represents more than half of the existing lot. Requiring the applicant to meet the ordinance requirement will create an undue hardship by depriving the applicant of the reasonable use of the land since the area left after the required setbacks will be too small to be developed into something functional.

Allowing a reduced building line of 3 feet will not affect the character of the neighborhood since most of the existing structures located in corner lots in this area have the same or a similar setback to the one proposed in this application. In addition to this, the setback from the edge of pavement to the property line is approximately 9 feet and to the proposed structure is approximately 12 feet. This provides an adequate distance between the proposed structure and the street. The length of the block in this area is approximately 250 feet. This helps slow vehicular traffic since there is an intersection every 250 feet making it safer for structures that are closer to the street.

A 5 feet sidewalk is being proposed along Arlington and E 31st street with a connection to both streets with curb ramps. Two four inch Live Oak trees are being proposed along both streets to enhance the pedestrian realm in this area. This will help improve pedestrian connectivity and safety

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

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

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

The site is located at the intersection of E 31st St and Arlington St. The purpose of the variance is to allow a reduced building line of 3 feet for the proposed structure along Arlington street with a 1 foot overhang into the proposed 3 feet building line instead of the required 10 feet set back by the ordinance. The proposed structure will be a 2 story single family home with a 2 car garage. The proposed structure will be offset 3 feet from the adjacent property to meet the fire safety requirements.

The garage door will be parallel to Arlington street to avoid backing out into the street or obstructing the pedestrian realm. The site is a 25 feet wide lot out of Independence Heights Annex with no platted building

line on the plat. Strict application of the ordinance requires a 10 feet setback for the proposed structure. The ordinance requirement and the 3 feet setback from the adjacent property represents a total of 13 feet. This is more than half of the existing lot. Requiring the applicant to meet the ordinance requirement would create an impractical development since the area left after the required setbacks will be too small to be developed into something functional. This will deprive the applicant of the reasonable use of the land.

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

The site is a 25 feet wide lot out of Independence Heights Annex with no platted building lines on the face of the plat. Most of the existing structures located in corner lots in this area have the same or a similar setback to the one proposed in this application. Allowing a reduced building line of 3 feet will not create or impose a hardship since the existing neighborhood already has these types of setbacks due to the size of the existing lots.

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

The existing setback from the edge of pavement to the property line is approximately 9 feet and to the proposed structure is approximately 12 feet. These dimensions preserve the intent and general purpose of this chapter to provide an adequate separation between a home and vehicular traffic. In addition to this, the length of the blocks in this area is approximately 250 feet. This helps slow vehicular traffic since there is an intersection every 250 feet making it safer for structures that are closer to the street.

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

The proposed structure will be a 2 story single family home with a 2 car garage. Since the structure will be closer to the street, the garage door will be parallel to Arlington street to avoid backing out into the street or obstructing the pedestrian realm. A 5 feet sidewalk is being proposed along Arlington and E 31st street with a connection to both streets with curb ramps. This will help improve the pedestrian connectivity in the area. Also, two four inch Live Oak trees are being proposed along both streets. This will enhance the pedestrian realm for people walking in this area. Allowing a reduced building line of 3 feet along Arlington street will not be injurious to the public health, safety or welfare since the proposed design took into consideration the impact of a reduced setback to maintain a safe pedestrian environment in the neighborhood.

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

Economic hardship is not the sole justification of the variance since the proposed structures will have the same size or similar size to the existing ones in this neighborhood. Also, the existing lot will remain in the same configuration. No subdivision of the land will be made.

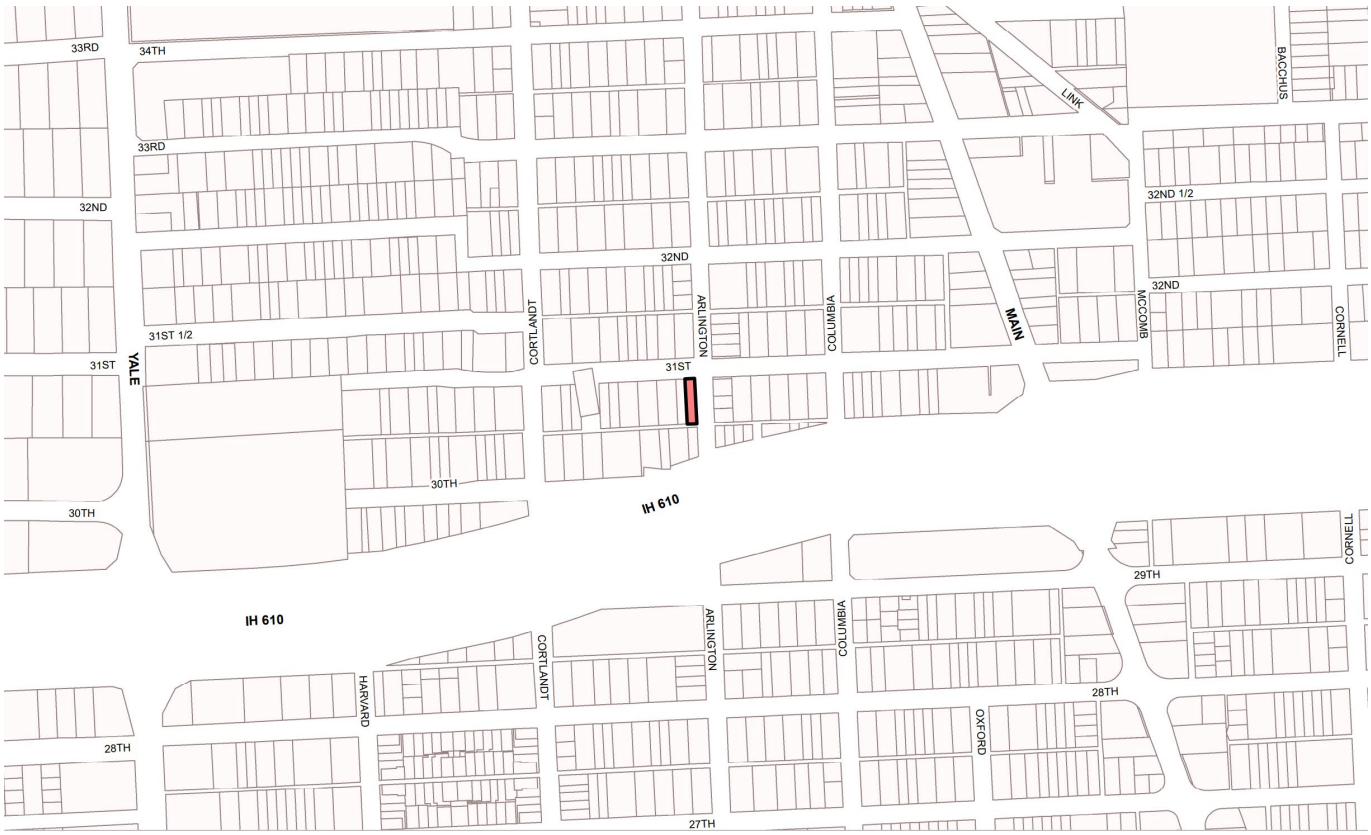
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 12/19/2024

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 132

Meeting Date: 12/19/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

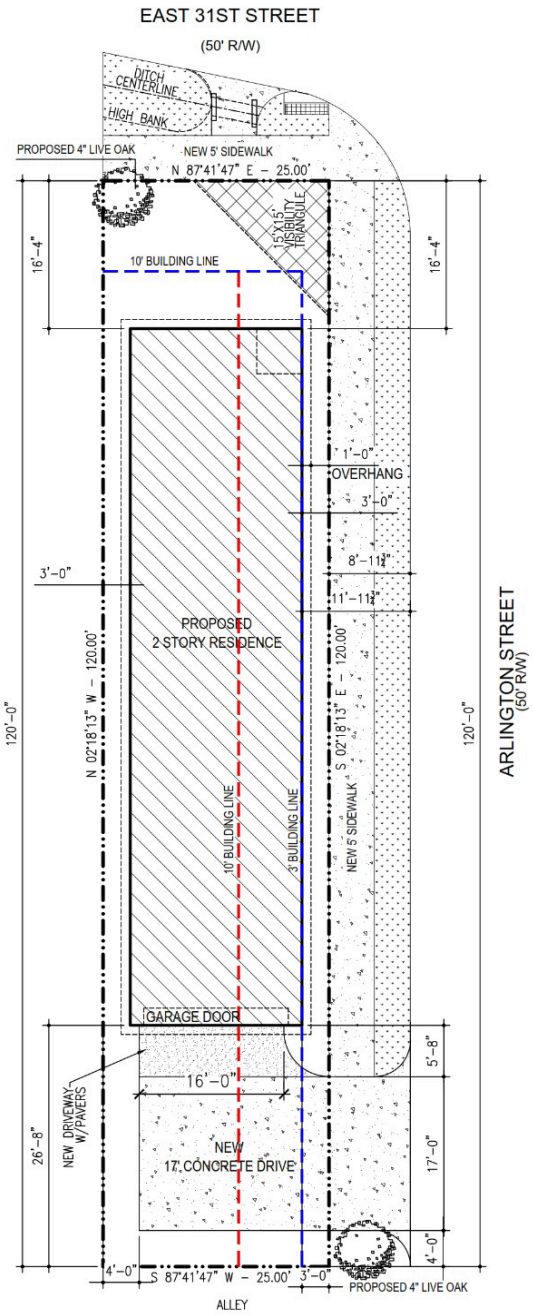
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 12/19/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

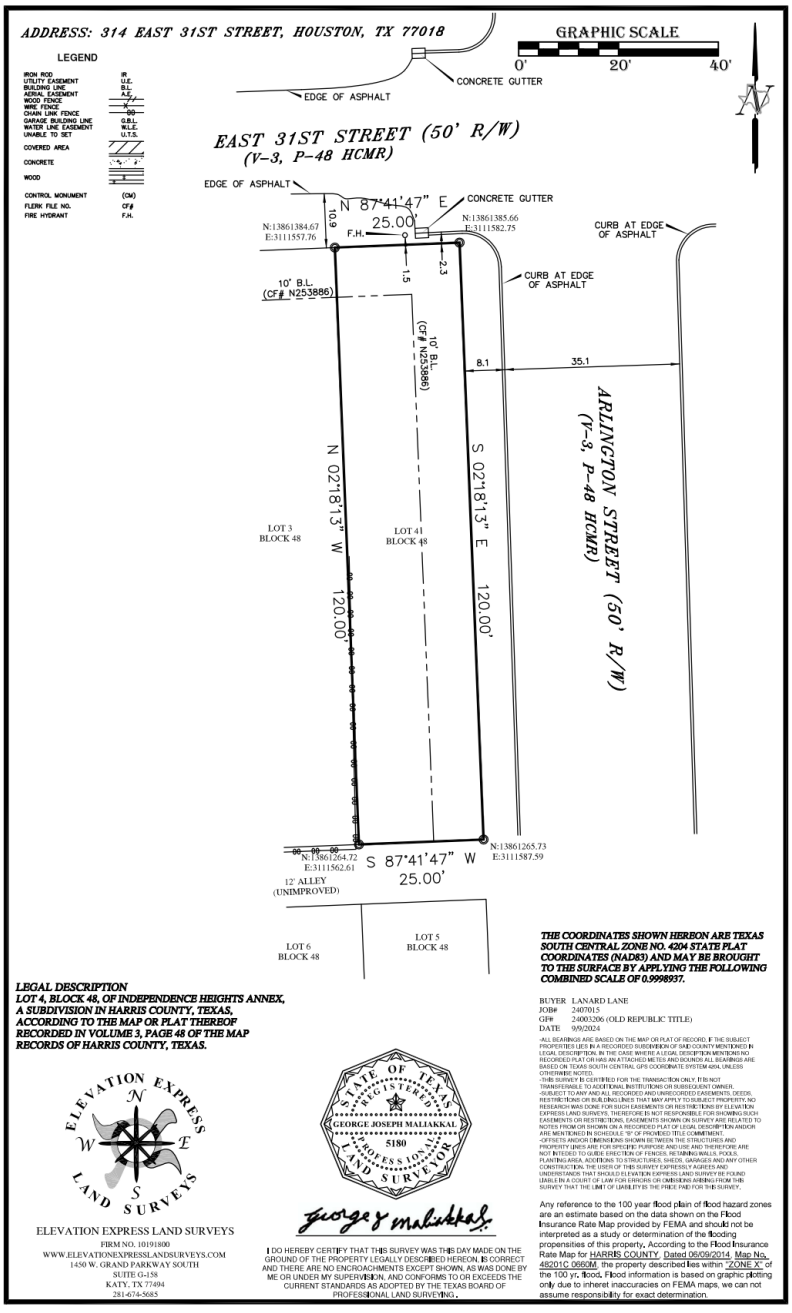
PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 12/19/2024

Survey



DEVELOPMENT PLAT VARIANCE

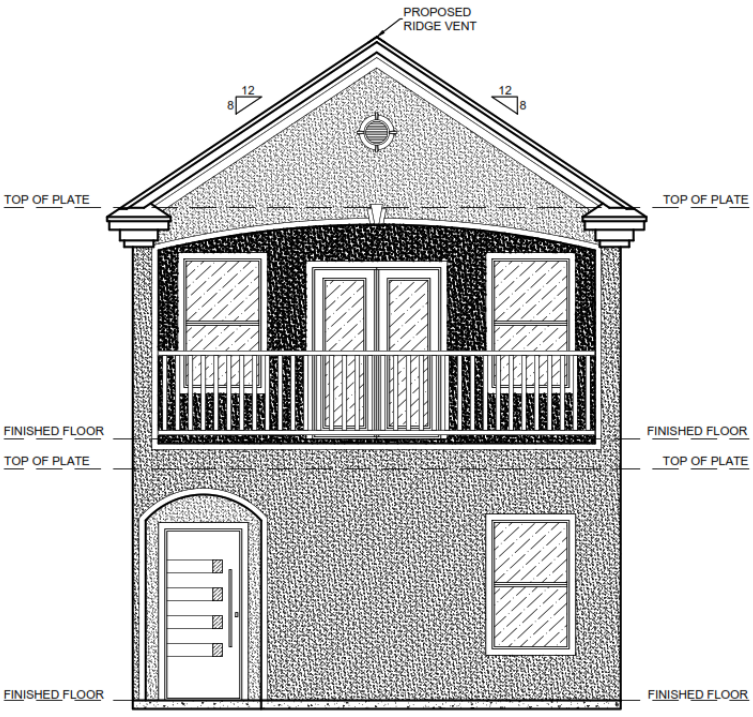
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

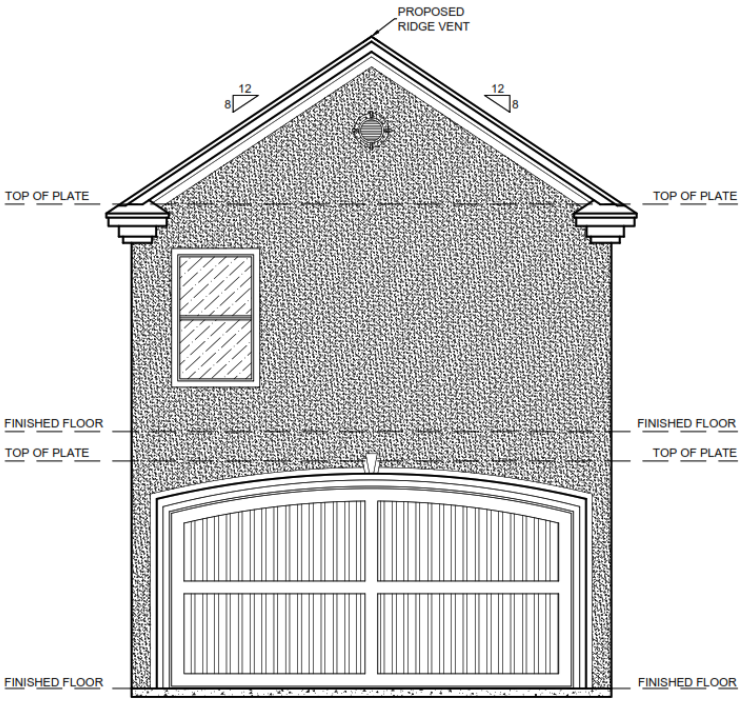
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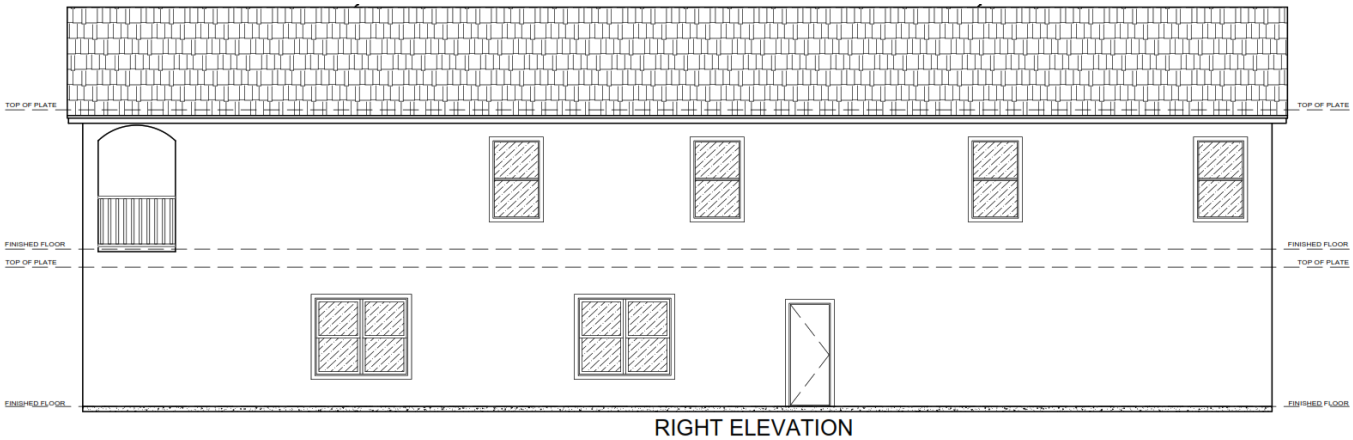
Elevations



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133

Meeting Date: 12/19/24

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2247 North Boulevard	24110671	77098	5256D	492Y	C

HCAD ACCOUNT NUMBER(S): 0600660050024

PROPERTY LEGAL DESCRIPTION: Lot 24, Block 4A, Chevy Chase

PROPERTY OWNER OF RECORD: Top North LLC

ACREAGE (SQUARE FEET): 6,500 sq. ft.

WIDTH OF RIGHTS-OF-WAY: North Boulevard: 60 ft.; Greenbriar Drive: 60 ft.

EXISTING PAVING SECTION(S): North Boulevard: 35 ft.; Greenbriar Drive: 35 ft.

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,314 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,520 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 23.5-foot building line in lieu of the ordinance required 25-foot building line along a major thoroughfare for a new single-family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Block 4A Lot 24 Chevy Chase plat of August 1925 located at 2247 North Blvd. Property existing house of 3,314 sf is being removed in 2024. The original house was built on the 10' building line along Greenbriar Drive, similar to other houses along Greenbriar Drive, per survey, however the original Chevy Chase plat, August 1925, had no building lines and there are structures along Greenbriar Drive built on a zero and 10' building lines. This is a well-developed area and most of the houses that abut Greenbriar Drive are built using a driveway entrance along Greenbriar Drive.

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

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

This is a tract that has functioned as a single-family home lot since 1938. This home is currently being scheduled for demolition. Requiring a 25' building line for the Greenbriar Drive portion of the property would create and undue hardship in that there is an accepted 25' building line on North Blvd. and a 5' building line along the east side of the lot and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along Greenbriar Drive.

(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 property was originally sized and platted in August 1925 with zero building lines or setbacks along Greenbriar Drive or North Blvd. The imposition of 25' building setback along Greenbriar Drive is an unreasonable hardship imposed on this property, as many of structures in this area are built using the zero or 10' building set back line along Greenbriar Drive. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 4A Lot 24 Chevy Chase is an existing lot that does not allow any options for development other that single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most structures along Greenbriar Drive built on the zero or 10' building line. Our structure honors the prevailing setback conditions along Greenbriar Drive per the Chevy Chase plat of August 1925 fulfills the intent of Chapter 42;

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

North Blvd. is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety, or welfare as most other properties along Greenbriar Drive in the Chevy Chase subdivision, with the west side of the property, along Greenbriar Drive are generally the same size and adhere to the zero per plat of August 1925 or 10' building set back line. The new structure's location itself poses no jeopardy to public safety using the 23'-6" setback which fulfills the intent of Chapter 42;

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

Economic hardship for Block 4A Lot 24 Chevy Chase is not a factor for the existing lot was platted for single family homes in August 1925 is limited by the 25' building line along North Blvd. and a 5' building line along the east side of the lot. The request to not provide a 25' building line per Sec. 42-152 (a) along Greenbriar Drive will allow reasonable development and follow the original Chevy Chase of August 1925 plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

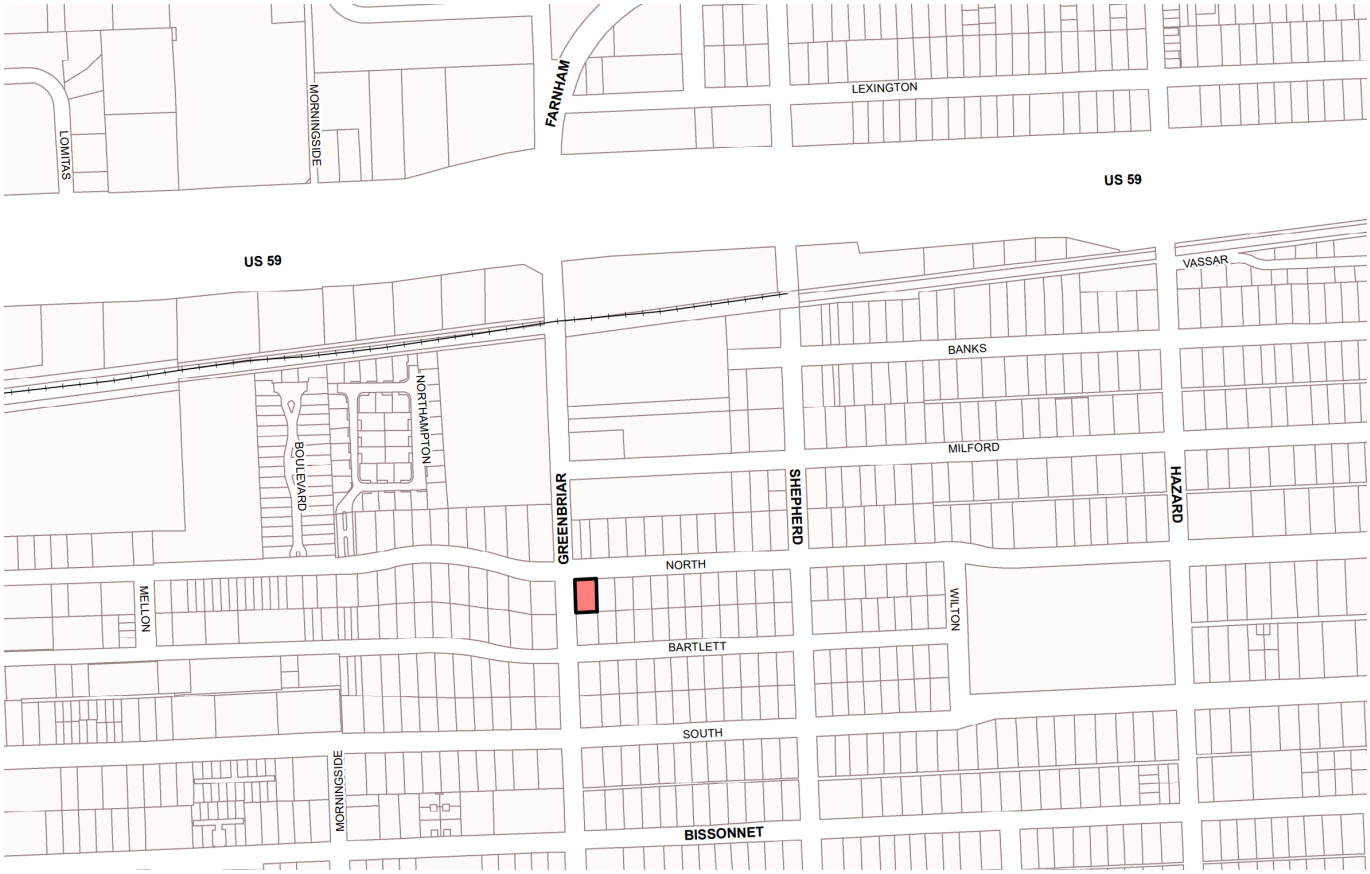
PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

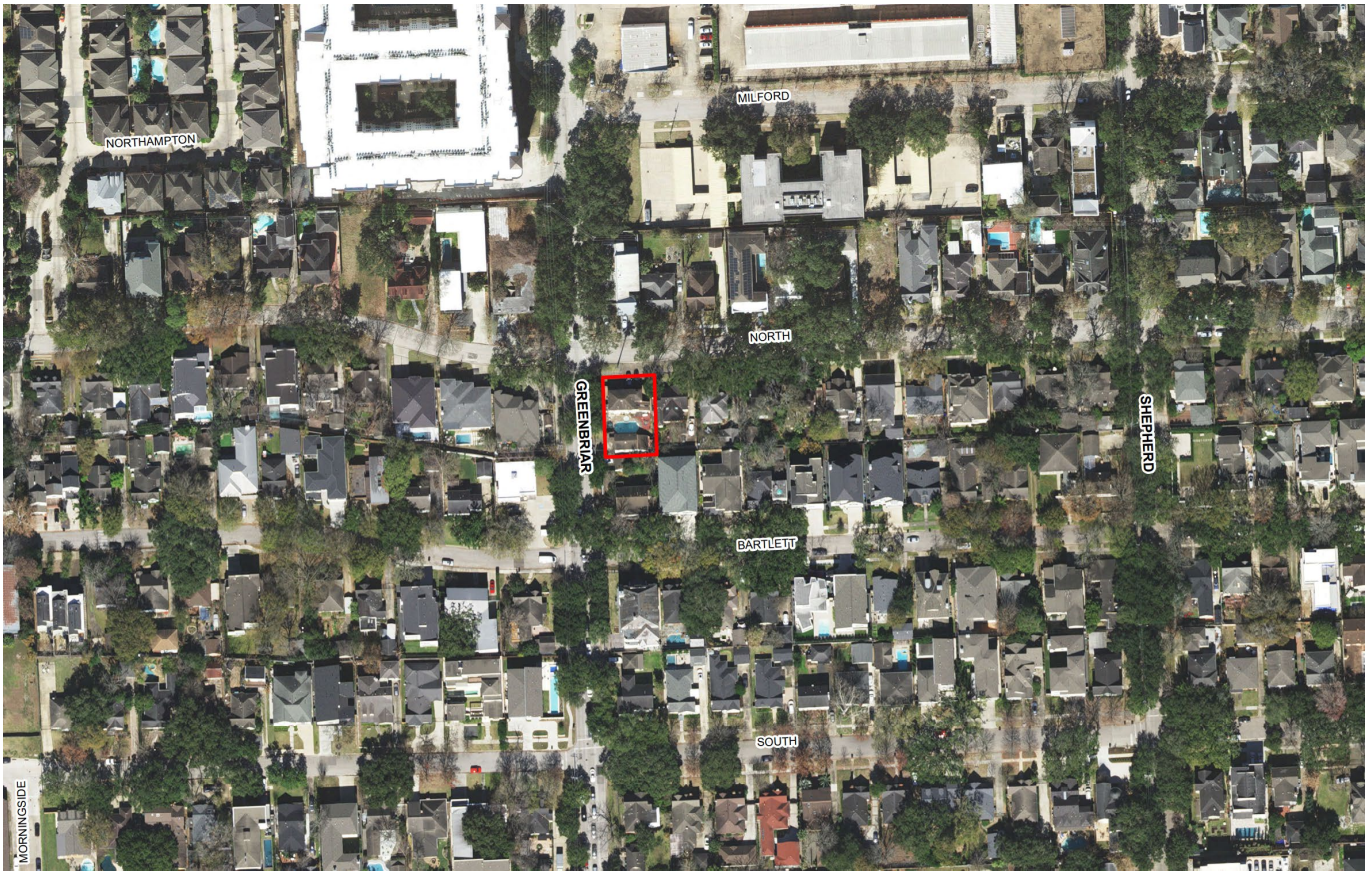
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Aerial Map



DEVELOPMENT PLAT VARIANCE

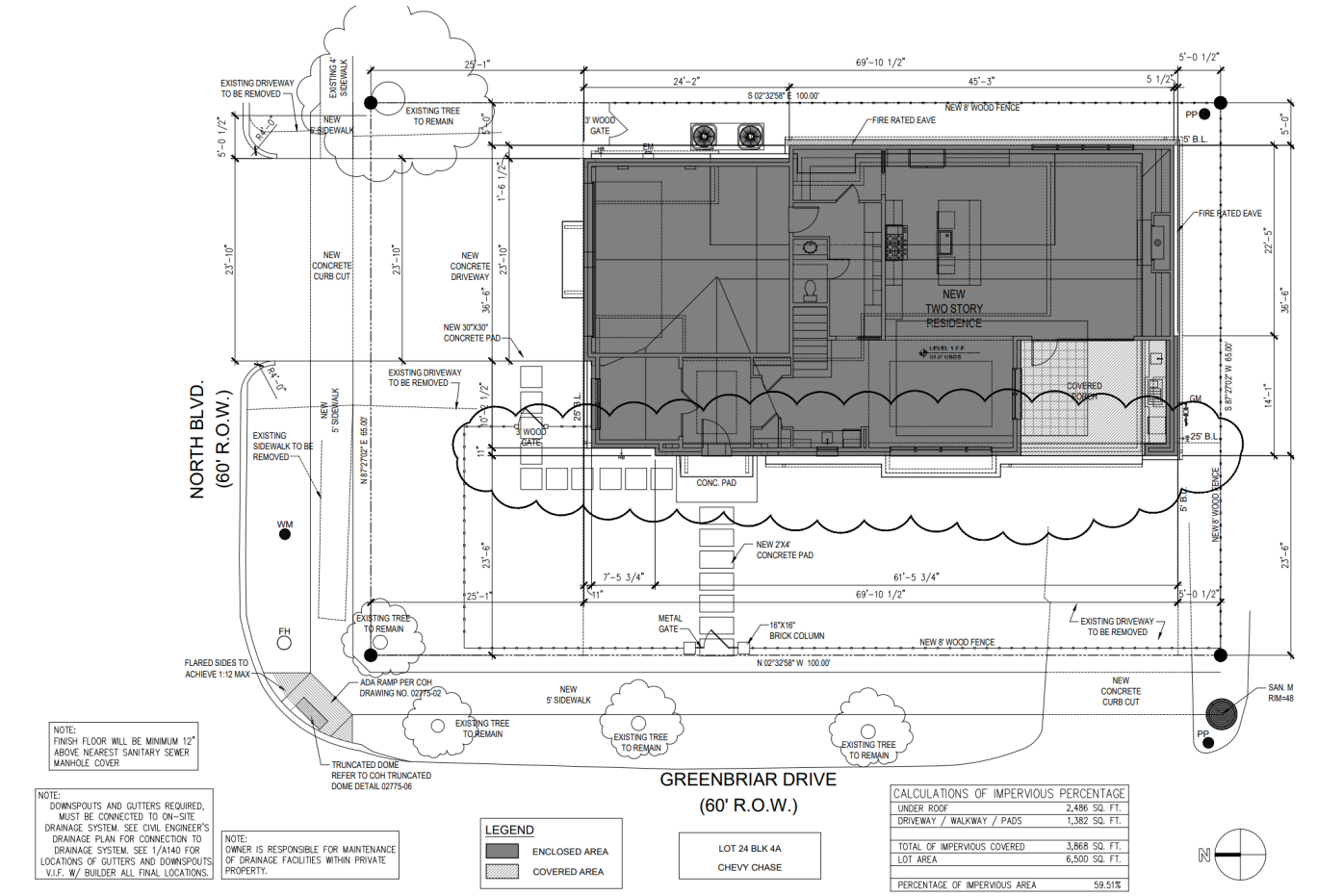
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



SURVEY & SITE PLAN
1/8" = 1'-0"

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DEVELOPMENT PLAT VARIANCE

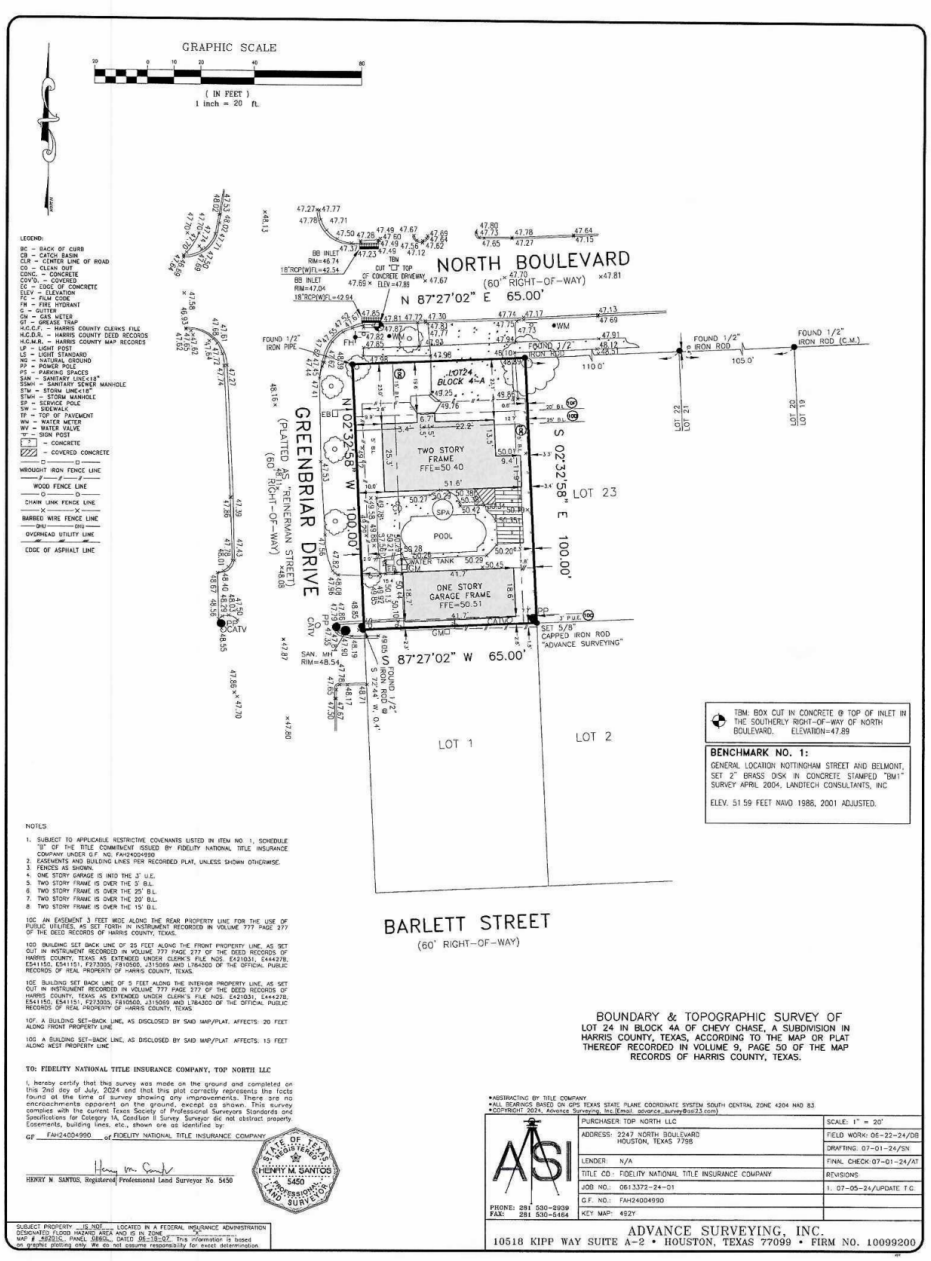
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 133

Meeting Date: 12/19/24

Survey



DEVELOPMENT PLAT VARIANCE

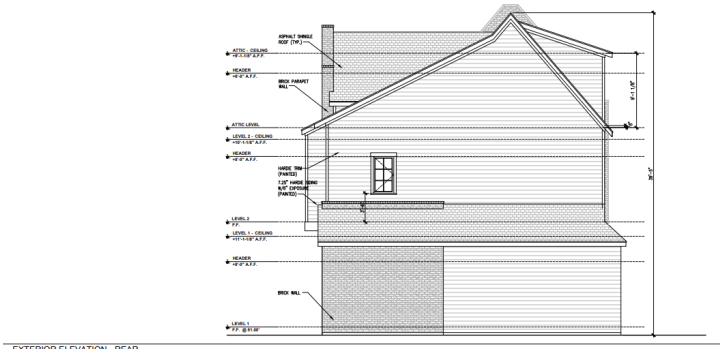
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

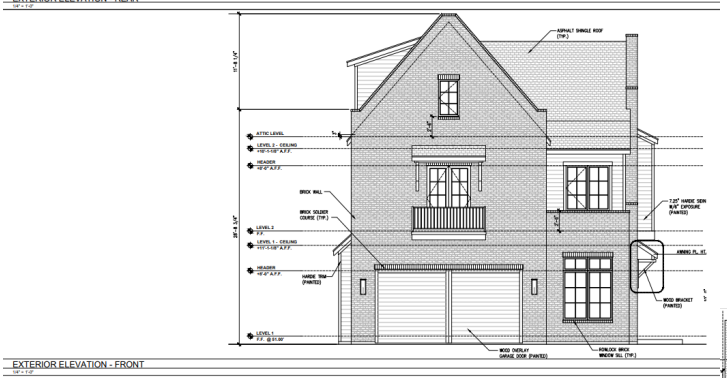
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Elevations



EXTERIOR ELEVATION - REAR



EXTERIOR ELEVATION - FRONT



EXTERIOR ELEVATION - LEFT



EXTERIOR ELEVATION - RIGHT

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Rau Development	Randy Rau	281-610-1093	randy@raudevelopment.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3773 Southwest Freeway	24012375	77027	5256C	492W	C

HCAD ACCOUNT NUMBER(S): 1155390000008

PROPERTY LEGAL DESCRIPTION: Reserve H, Greenway Plaza Sec. 3 & 4

PROPERTY OWNER OF RECORD: MWM FUND II Ltd.

ACREAGE (SQUARE FEET): 55,942 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Westpark Drive: 70 ft.; Southwest Freeway: 280 ft.

EXISTING PAVING SECTION(S): Westpark Drive: 60 ft.; Southwest Freeway: 255 ft.

OFF-STREET PARKING REQUIREMENT: 93 spaces

OFF-STREET PARKING PROVIDED: 100 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 12,532 sq. ft. office building

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 10,262 sq. ft. restaurant

PURPOSE OF VARIANCE REQUEST: To request a 12-foot building line in lieu of the ordinance required 25-foot building line along a major thoroughfare for a commercial remodel and extended roof.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Enclosing existing covered corners, adding square footage to existing interior space. This area is part of the existing area in the 25-foot building line. It is being popped out and enclosed.

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

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

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

Enclosing two corners will give the building a more usable space and does not affect the public safety or access. This area is already in the building line. It is just being popped out and filled in.

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

The approved building is in the 25-foot setback already in place along with this enclosure of the two corners.

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

Enclosing the two corners will be part of the already existing building and the intent and 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;

This variance will not affect the public health, safety, or welfare of the public. This variance is to add square footage of the two corners to be enclosed on the existing building.

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

This request to enclose the two corners will not have any economic hardship. The enclosing of the two corners will make the building more functional.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 12/19/24

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

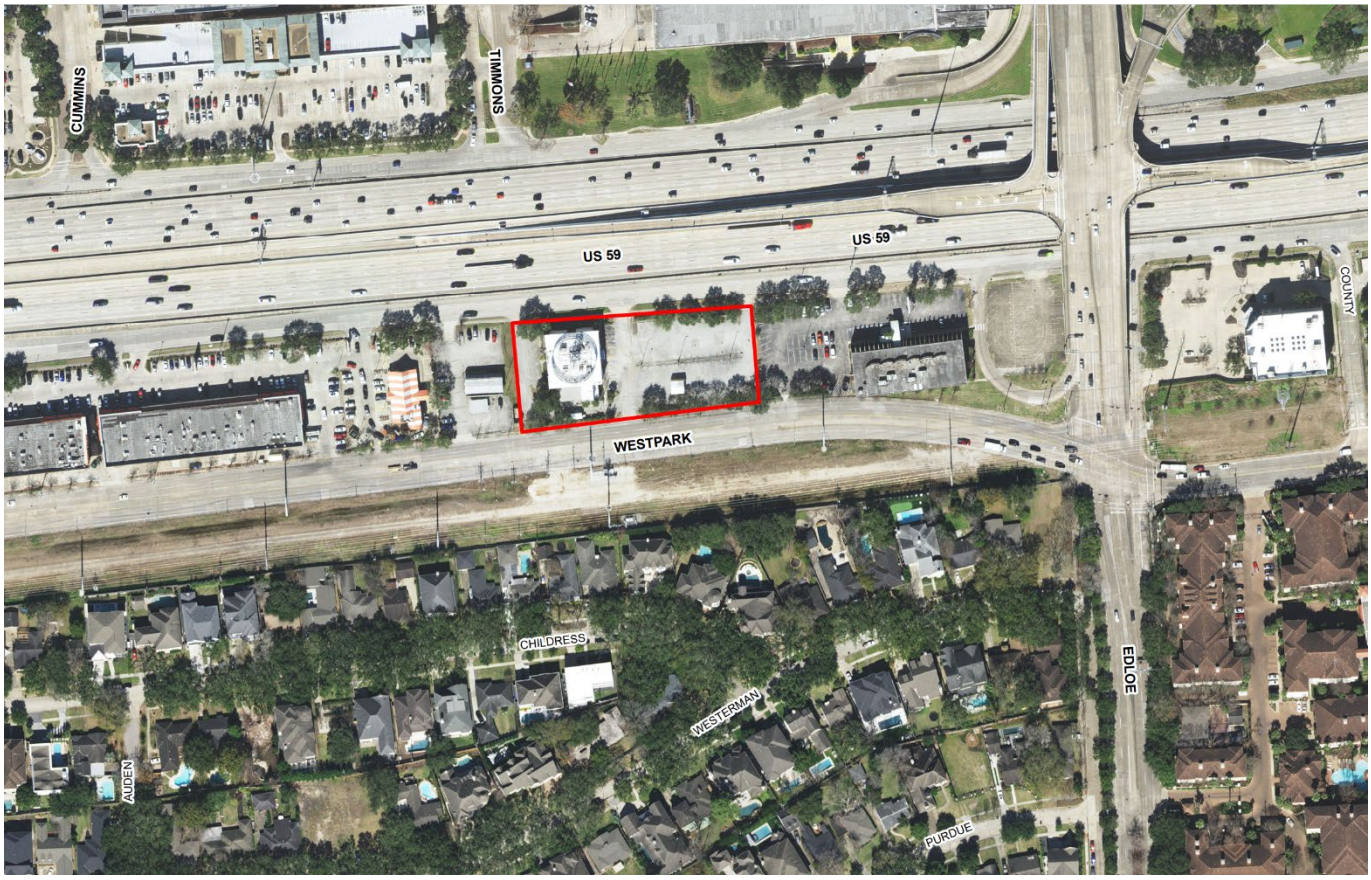
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 12/19/24

Aerial Map



DEVELOPMENT PLAT VARIANCE

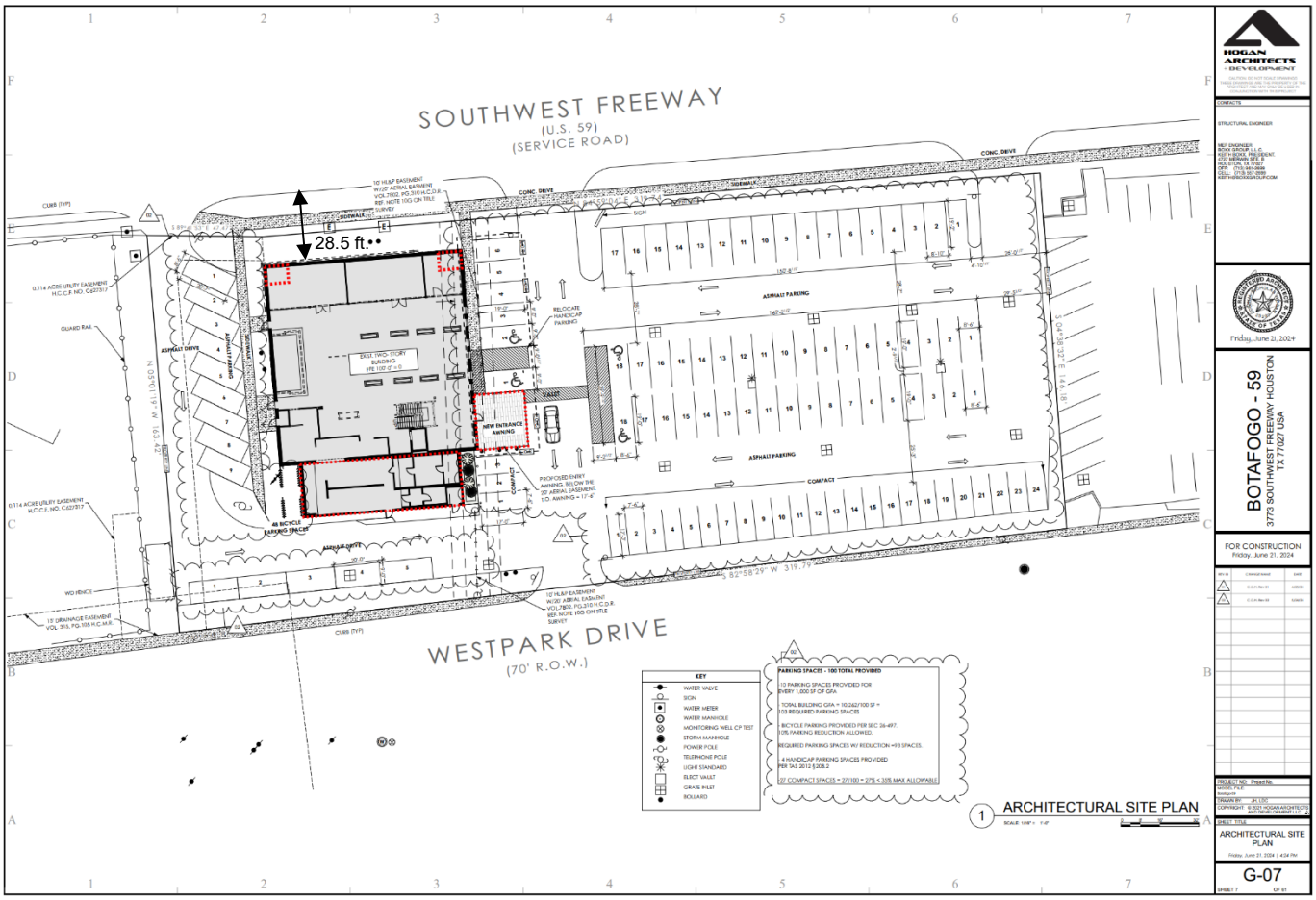
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 12/19/24

Site Plan



DEVELOPMENT PLAT VARIANCE

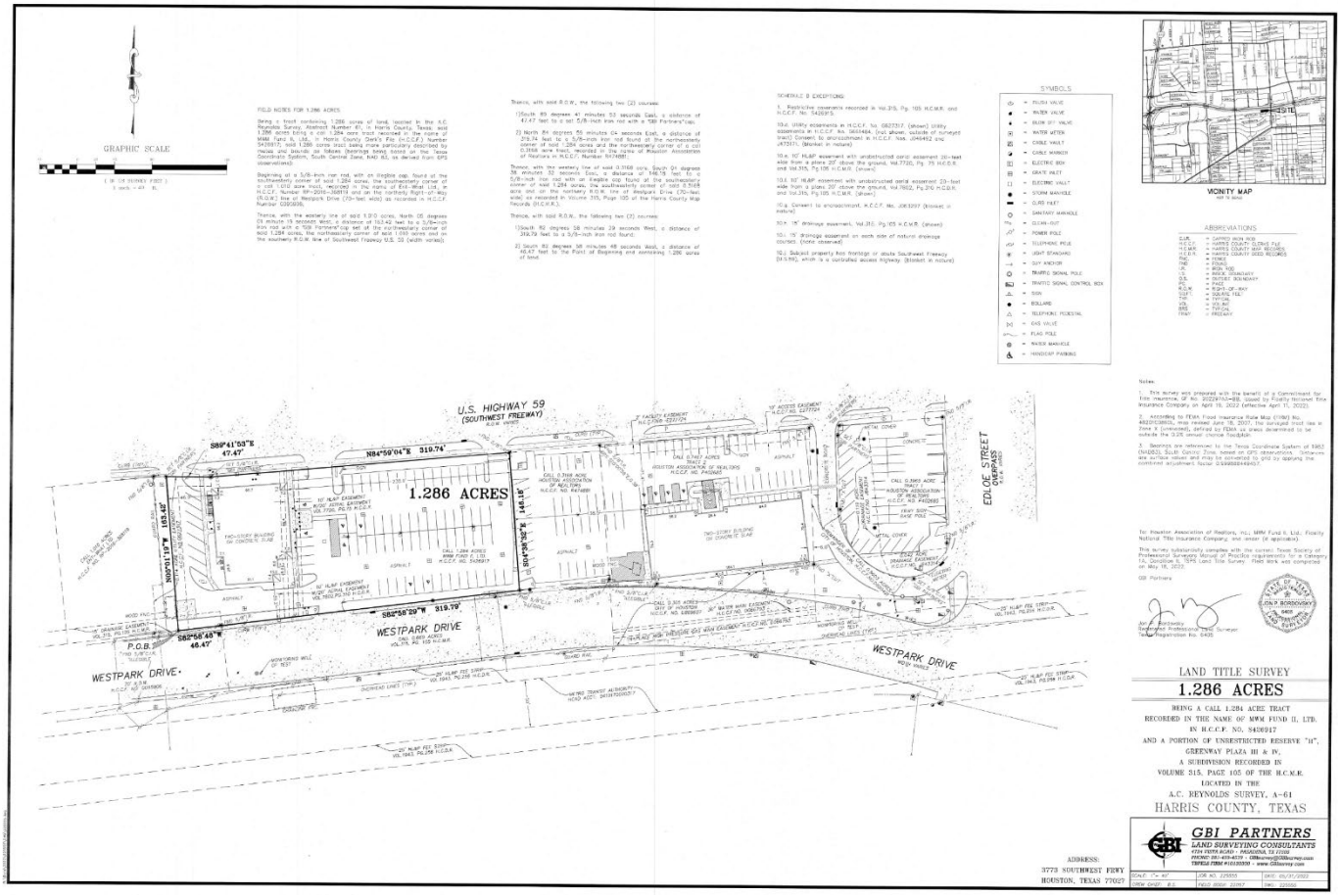
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 12/19/24

Survey



DEVELOPMENT PLAT VARIANCE

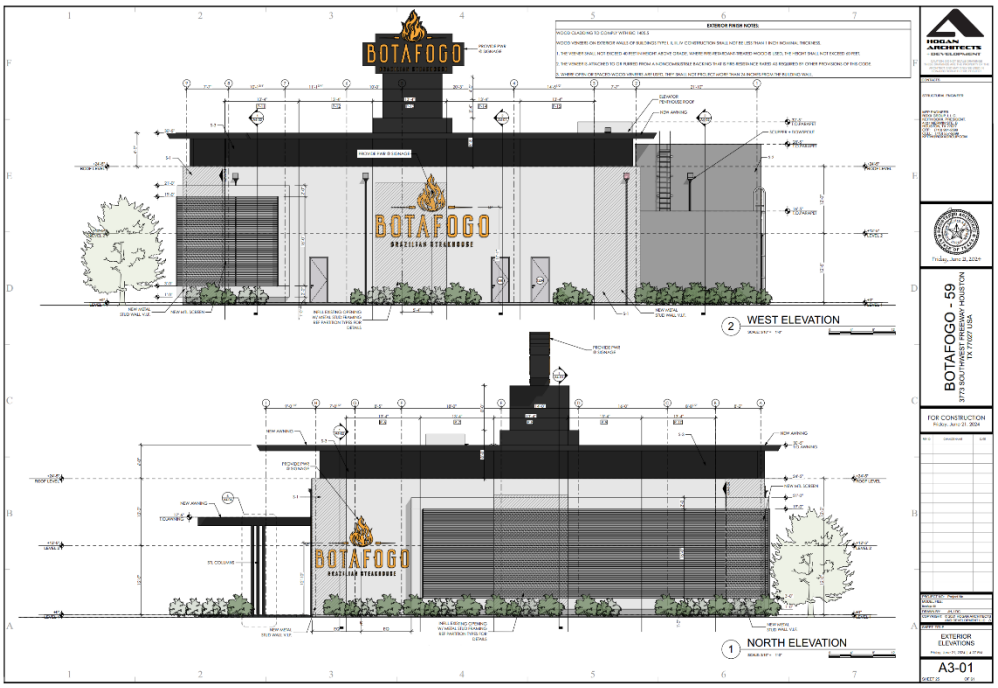
PLANNING & DEVELOPMENT DEPARTMENT

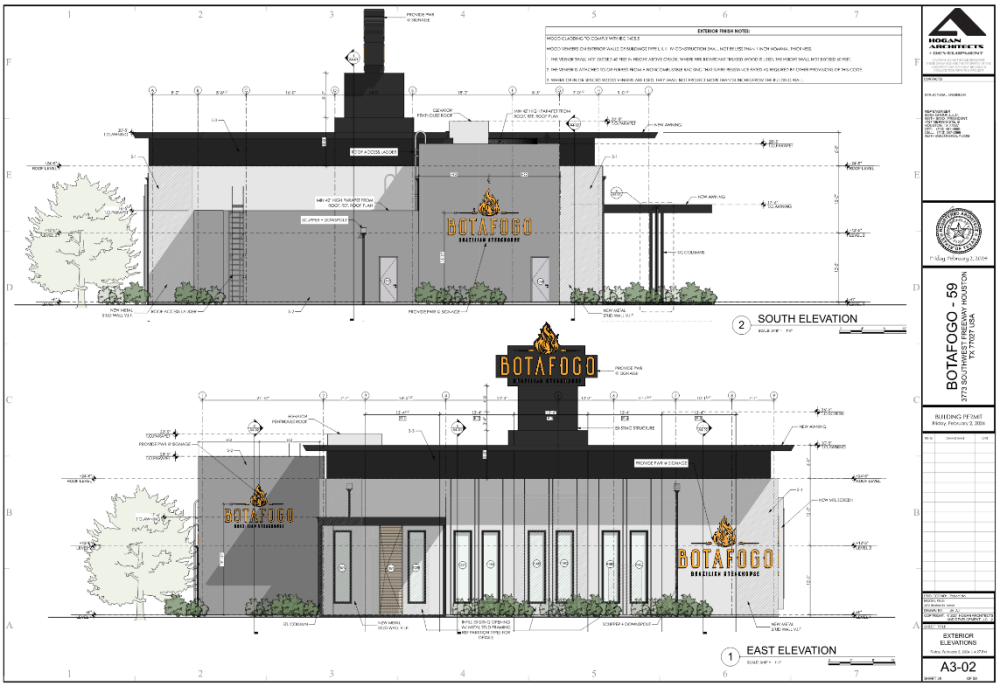
Houston Planning Commission

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Meeting Date: 12/19/24

Elevations





DEVELOPMENT PLAT VARIANCE

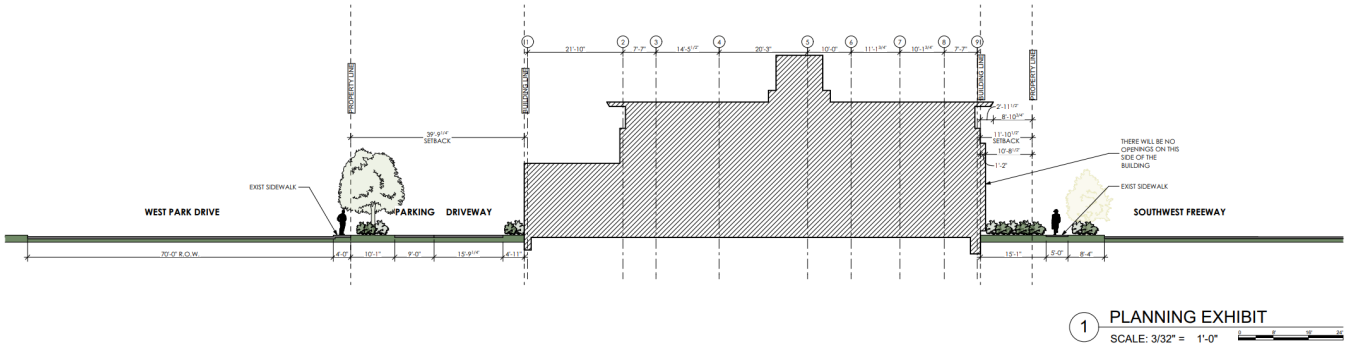
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Street Section



1 PLANNING EXHIBIT
SCALE: 3/32" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Stantec Architecture Inc	Danielle Dunn	713-548-5750	danielle.dunn@stantec.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1905 Brittmoore Rd	23101286	77043	4959A	449Q	A

PROJECT NAME:	Spring Branch ISD Agricultural Science Center addition & renovations
HCAD ACCOUNT NUMBER(S):	12157300100001
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1, Spring Branch ISD Ag Farm
PROPERTY OWNER OF RECORD:	Spring Branch ISD
ACREAGE (SQUARE FEET):	18.08 acres
WIDTH OF RIGHTS-OF-WAY:	Brittmoore Road: 80 ft.
EXISTING PAVING SECTION(S):	Brittmoore Road: 60 ft.
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	37,558 square feet of existing buildings to remain.
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,757 square feet of new building to be constructed.

PURPOSE OF VARIANCE REQUEST: We are requesting a variance for the opaque screening requirement along the southern edge of the property that is adjacent to residential properties not to be provided.

CHAPTER 33 REFERENCE(S): Sec. 33-128. - Landscape buffer required. The owner of a building site included under **section 33-121** which is to be developed or expanded for a nonresidential or a multifamily residential use adjacent to any existing single-family residential property shall provide a landscape buffer adhering to at least one of the following two buffer types: 1. Except as may otherwise be provided in **chapter 19** of this Code, either a wood, concrete or masonry opaque screening fence with a minimum height of six feet along the entire property line or entire artificial lot line, if any, adjacent to the single-family residential property.

2. Evergreen screening on the property line or artificial lot line.

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 12/19/2024

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS: Currently the residents to the south of the Spring Branch ISD Property are allowed to broach onto the property about 11' past the SBISD Agricultural Farm property line. It is a symbiotic and carefully balanced relationship between the residents to the south and the agricultural facility to the north. Additionally, the existing fence works for the intended use of the property as an agricultural facility where other screening options would be subject to the harsh conditions of a working agricultural facility with live animals and agricultural equipment and may not withstand them. Complying with Section 33 for a publicly funded educational agricultural facility would not be the best use of bond funds, may disturb the goodwill built up with the existing residential neighbors who currently use the southern portion of the land, and is not necessary to preserve the spirit of the ordinance considering the unique pastoral and bucolic nature of the site.

APPLICANT'S STATEMENT OF FACTS:

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

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

The requirement of a screening fence along the southern edge of the property would create contention between the individual single-family residents who are currently using up to 11' of the property line for their own purposes.

District believes it is in the best interest of sound public policy to maintain good will between themselves and the residential properties to the south by not reclaiming this land.

The agricultural facility has existed prior to the single-family residences and to date no complaints about the existence of the agricultural facility has been raised

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

The conditions presenting this challenge are not the result of the district.

(3) The intent of this article is preserved;

We recognize that the spirit of the ordinance will be maintained since the intent is to prevent the visual pollution from industrial, and commercial activity from disturbing single-family residences. The agricultural

LANDSCAPE PLAN VARIANCE

nature of the site has served to attract residents and is a desired visual not a detraction from the neighborhood.

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

The granting of the variance will serve to maintain status quo.

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

The reason for requesting this variance is not financial in nature.

LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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STANDARDS FOR VARIANCES

Sec. 33-136. Standards for variance.

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

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

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

(3) The intent of this article is preserved;

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

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

Sec. 33-137. Applicability of variance.

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

LANDSCAPE PLAN VARIANCE

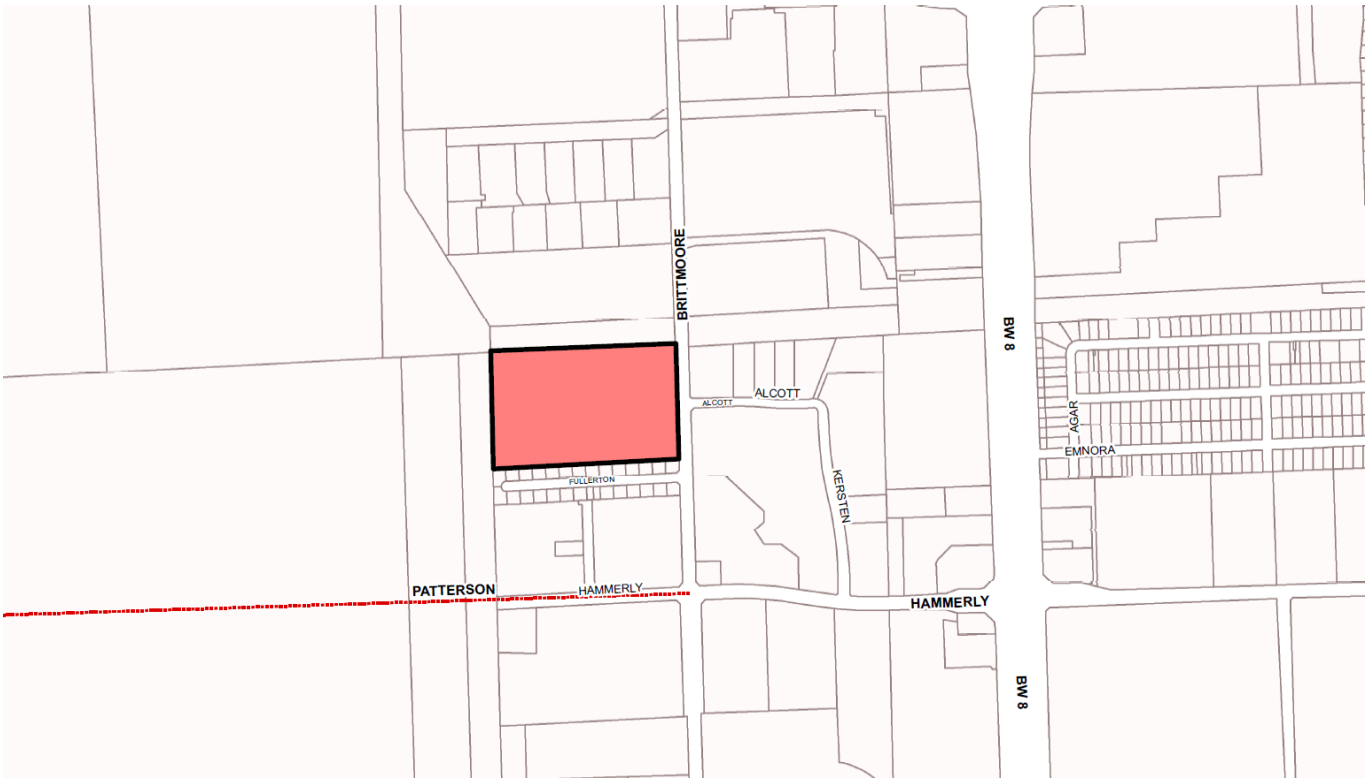
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

Location Map



NORTH



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

Aerial map



LANDSCAPE PLAN VARIANCE

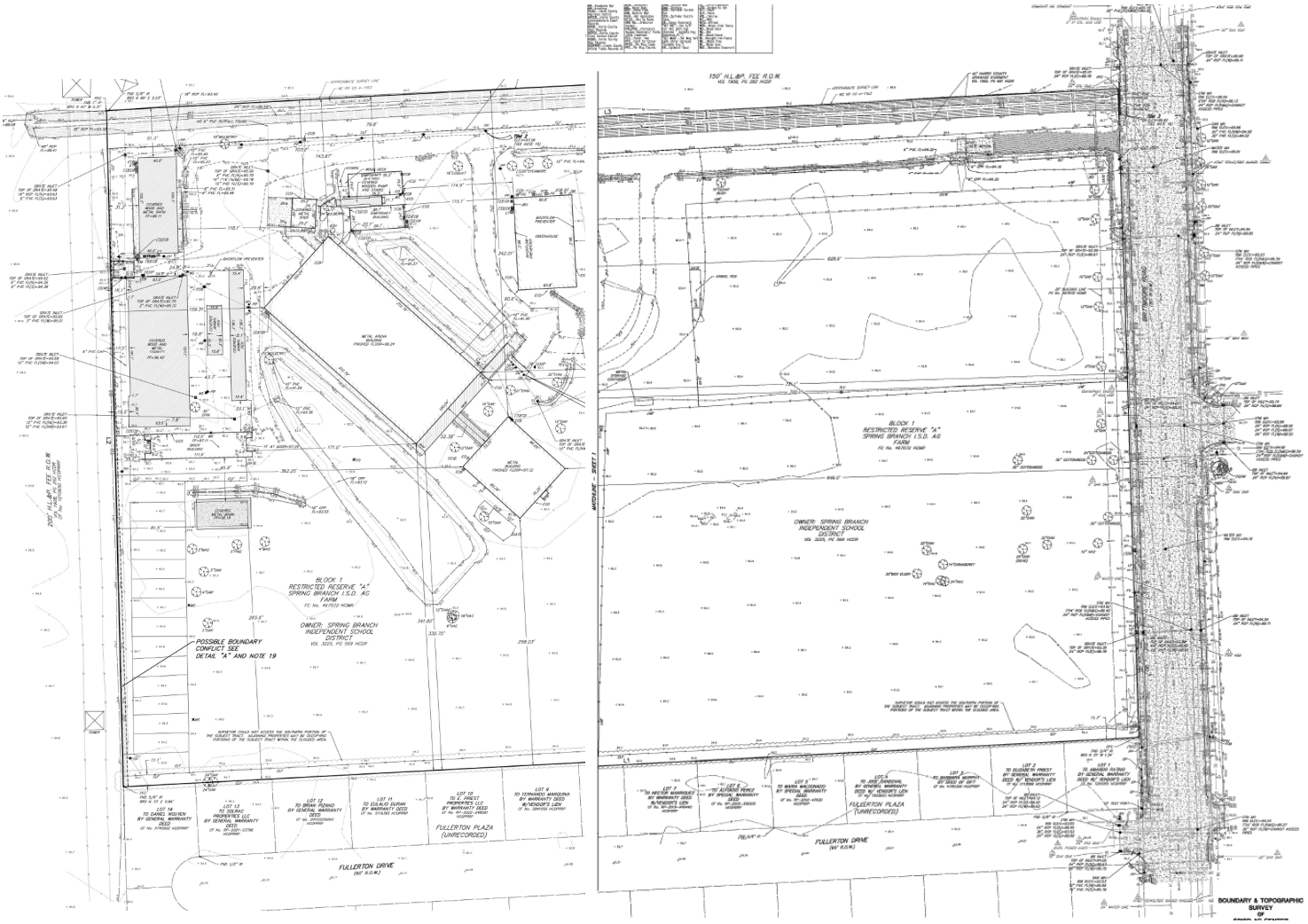
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

Survey



LANDSCAPE PLAN VARIANCE

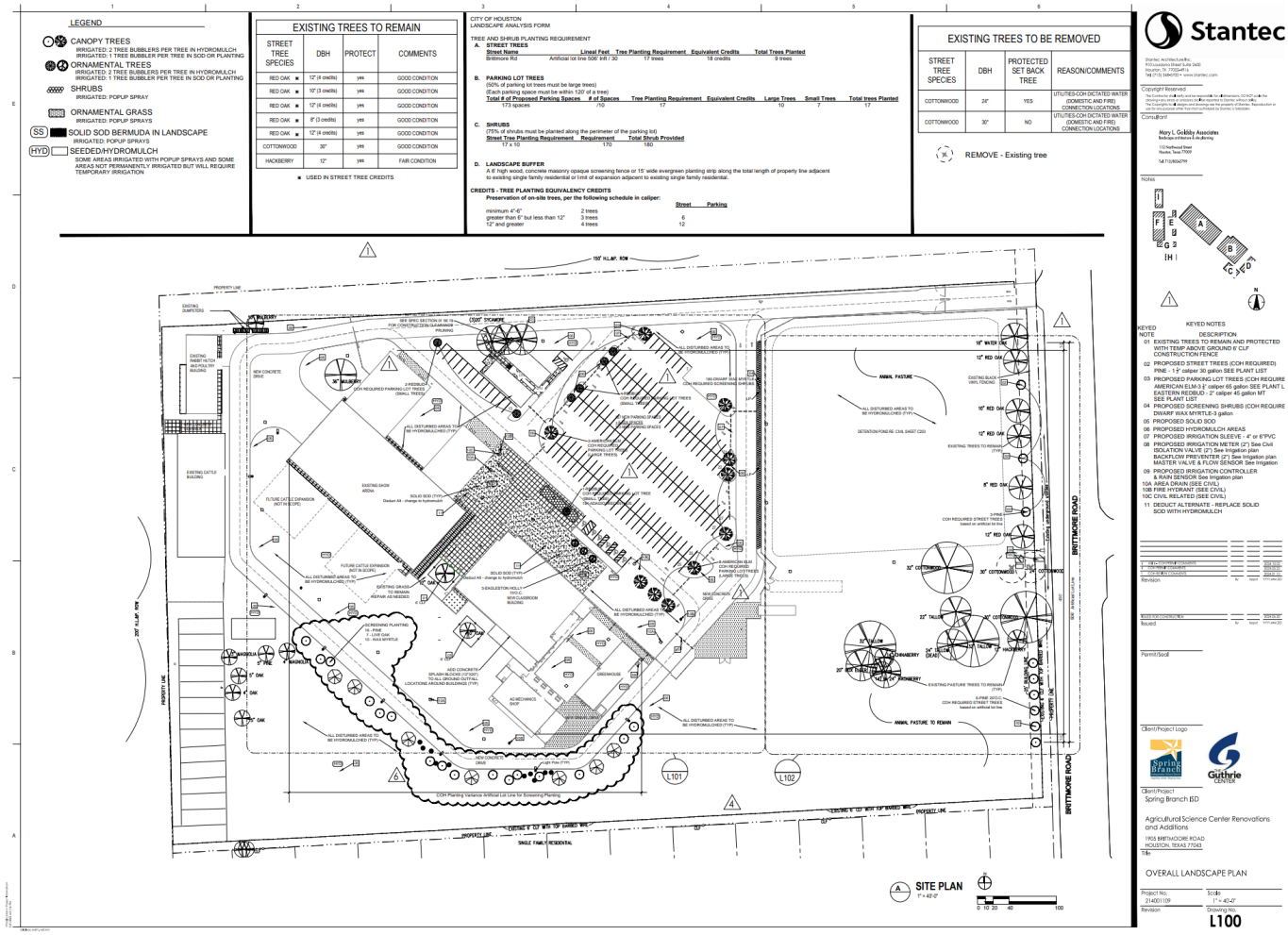
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

Site Plan



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 12/19/2024

Elevations



LANDSCAPE PLAN VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)
Meeting Date: 12/19/24

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: IV (DEF 4)
Meeting Date: 12/19/24

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: IV (DEF 4)
Meeting Date: 12/19/24

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)
Meeting Date: 12/19/24

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)
Meeting Date: 12/19/24

Aerial Map



OFF-STREET PARKING VARIANCE

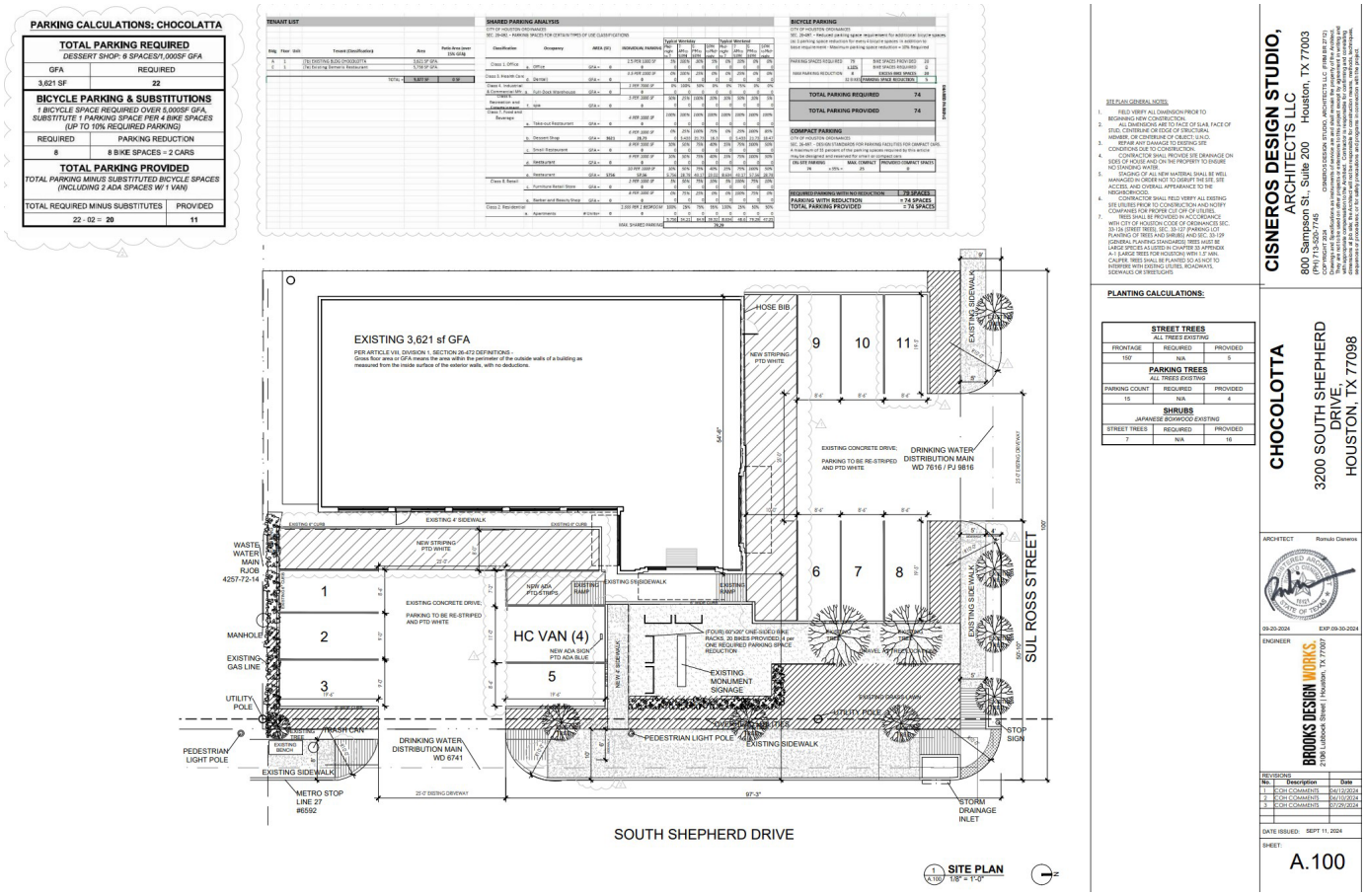
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 12/19/24

Site Plan



OFF-STREET PARKING VARIANCE

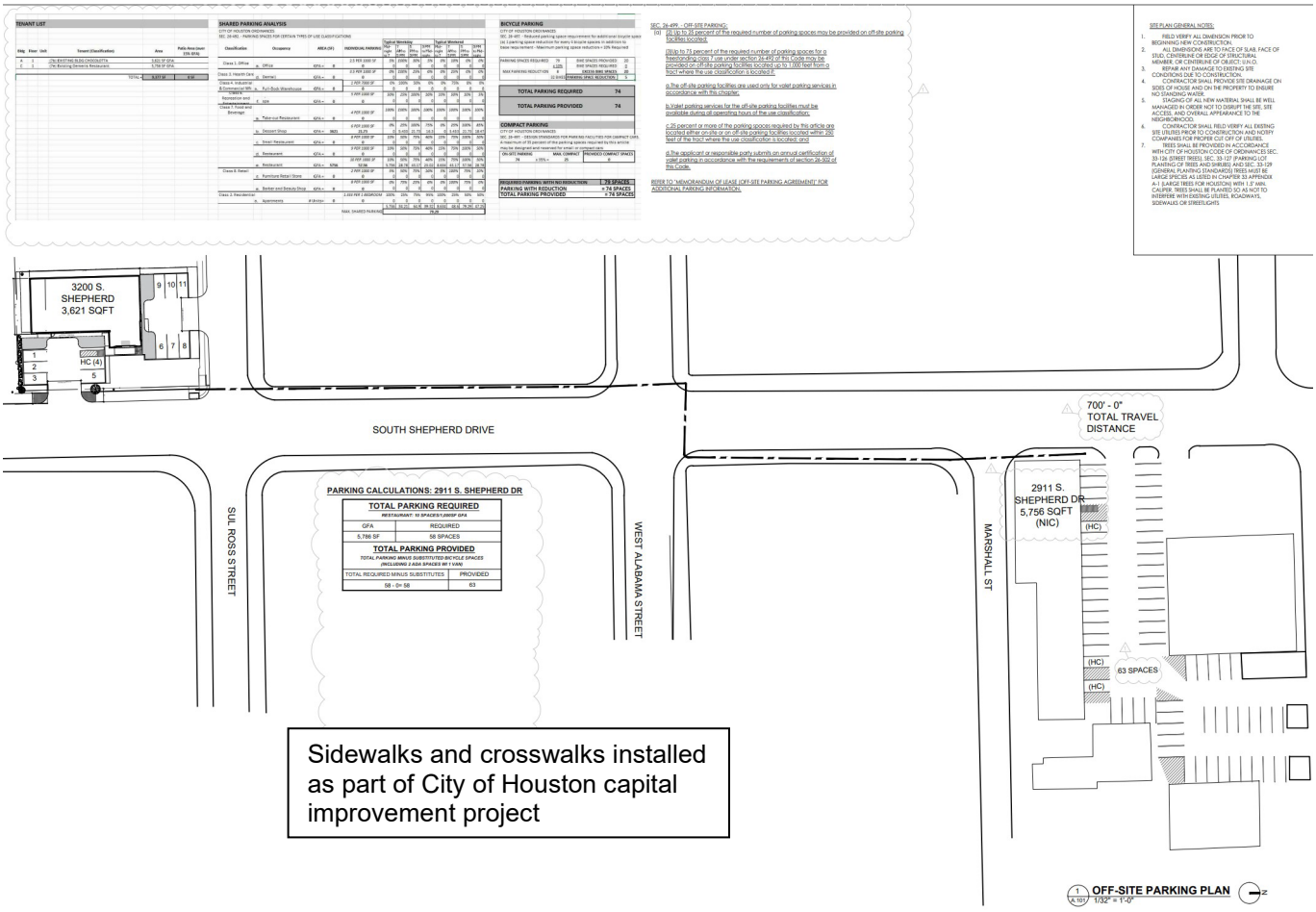
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)

Meeting Date: 12/19/24

Off-site Parking Plan



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

OFF-STREET PARKING VARIANCE

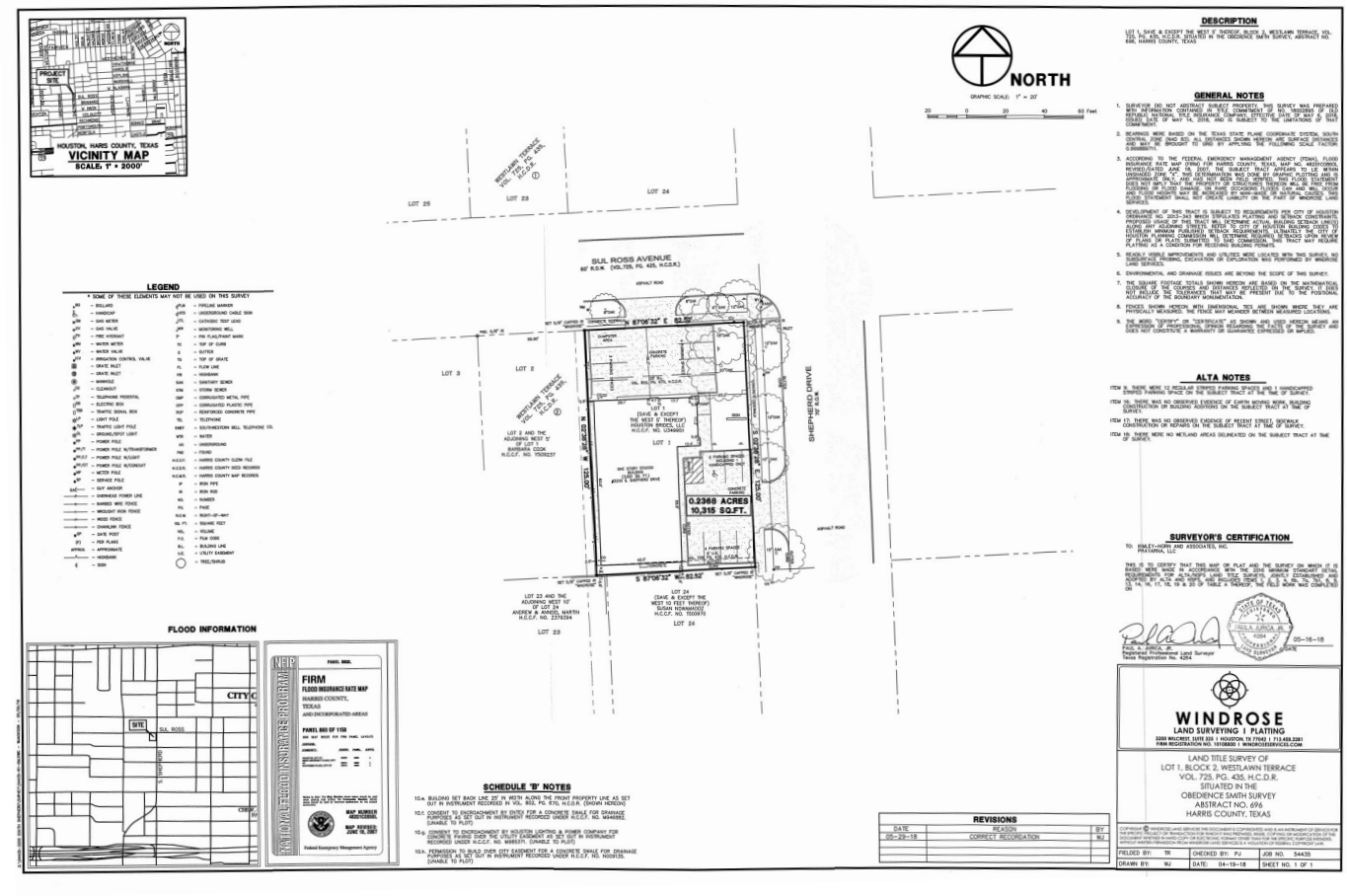
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)

Meeting Date: 12/19/24

Survey



OFF-STREET PARKING VARIANCE

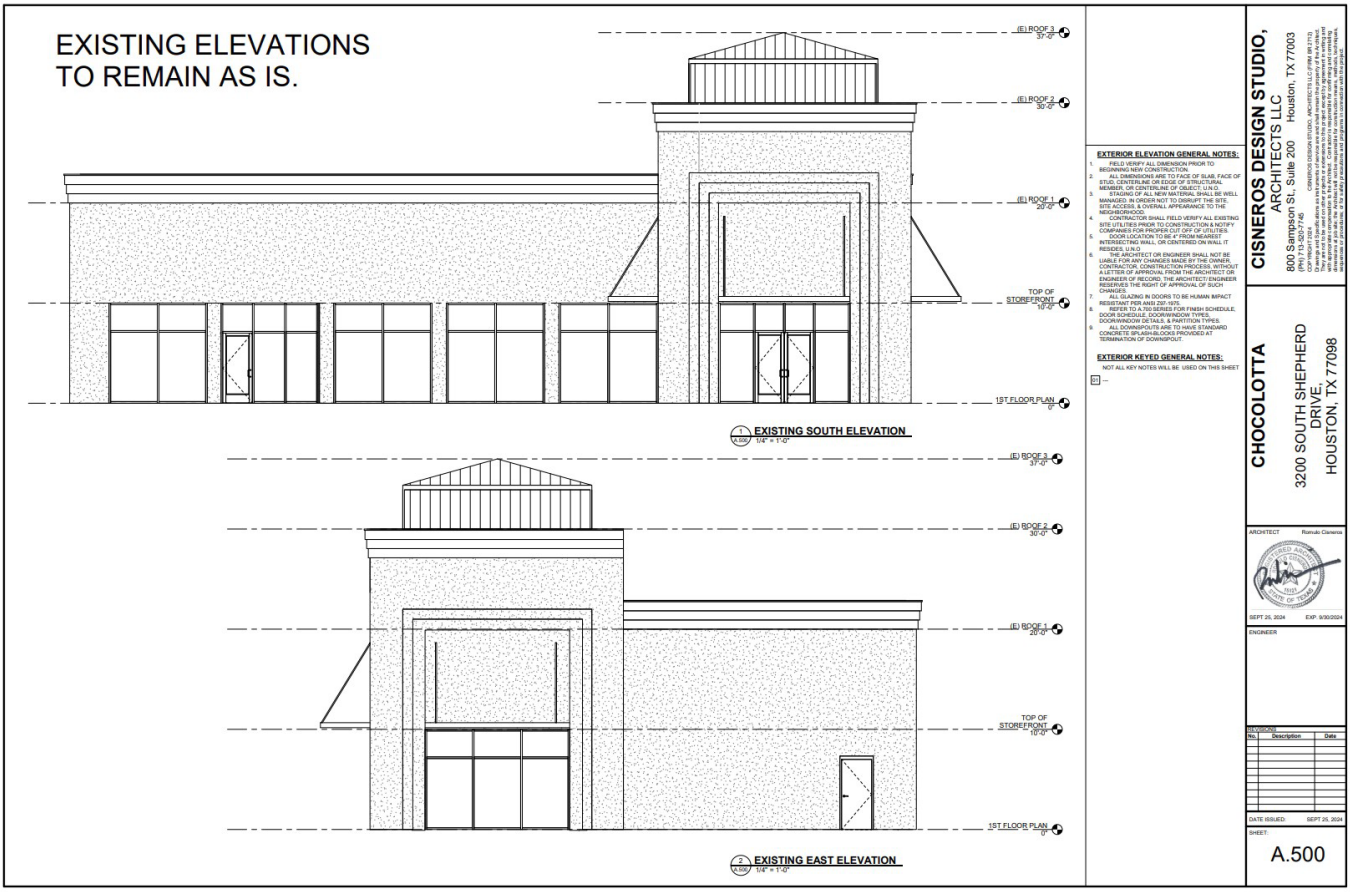
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV (DEF 4)

Meeting Date: 12/19/24

Elevations



OFF-STREET PARKING VARIANCE

AGENDA: V

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 has received a request from the owner of 2041 Norfolk for a partial reconsideration and amendment to the Ordinance that designates a Special Minimum Lot Size Block (SMLSB) for the 1900-2000 block of Norfolk Street. The request seeks to change the designation of the lot 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.

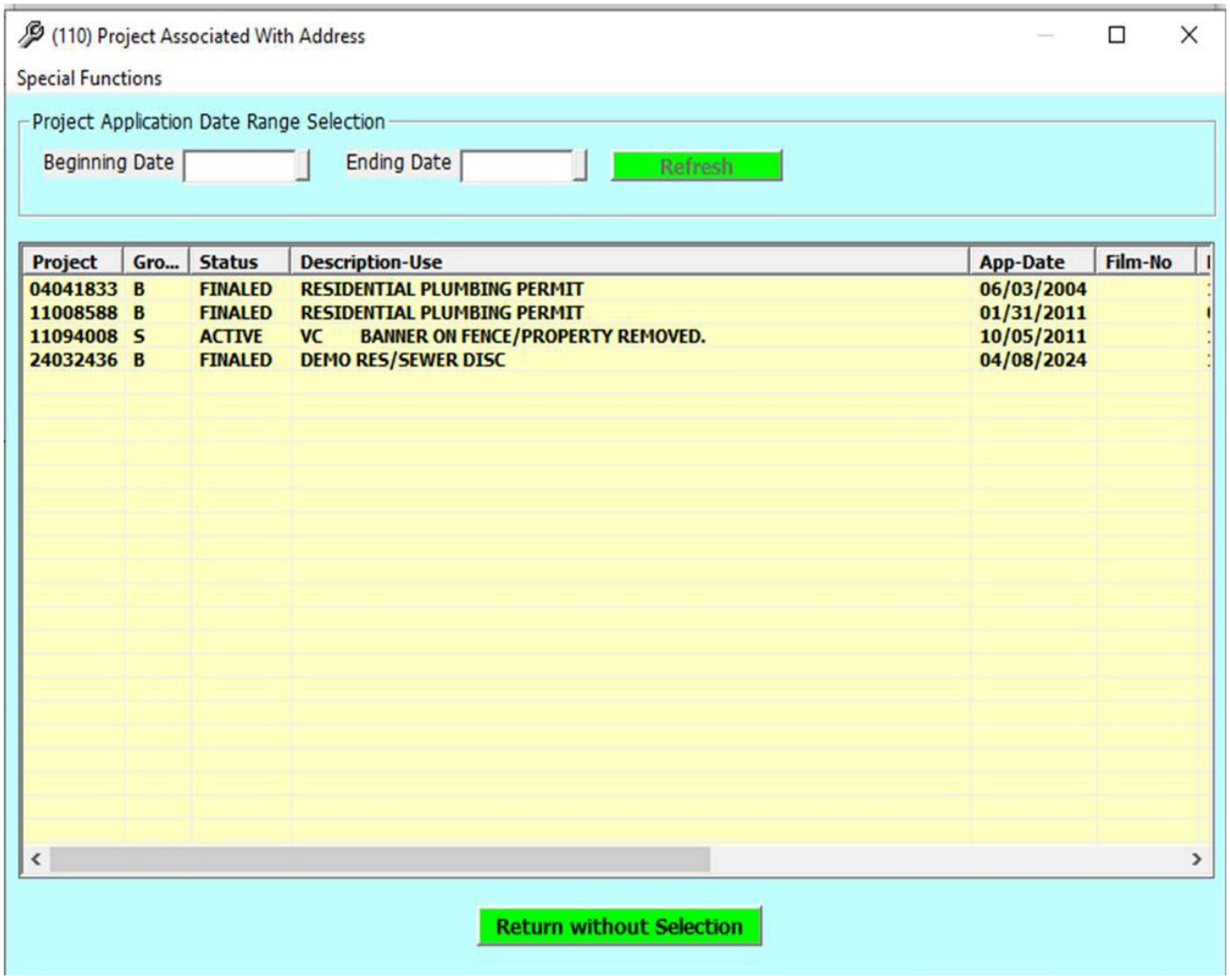
Analysis of the reconsideration request for 2041 Norfolk resulted in the following findings, shown below with the applicable criteria:

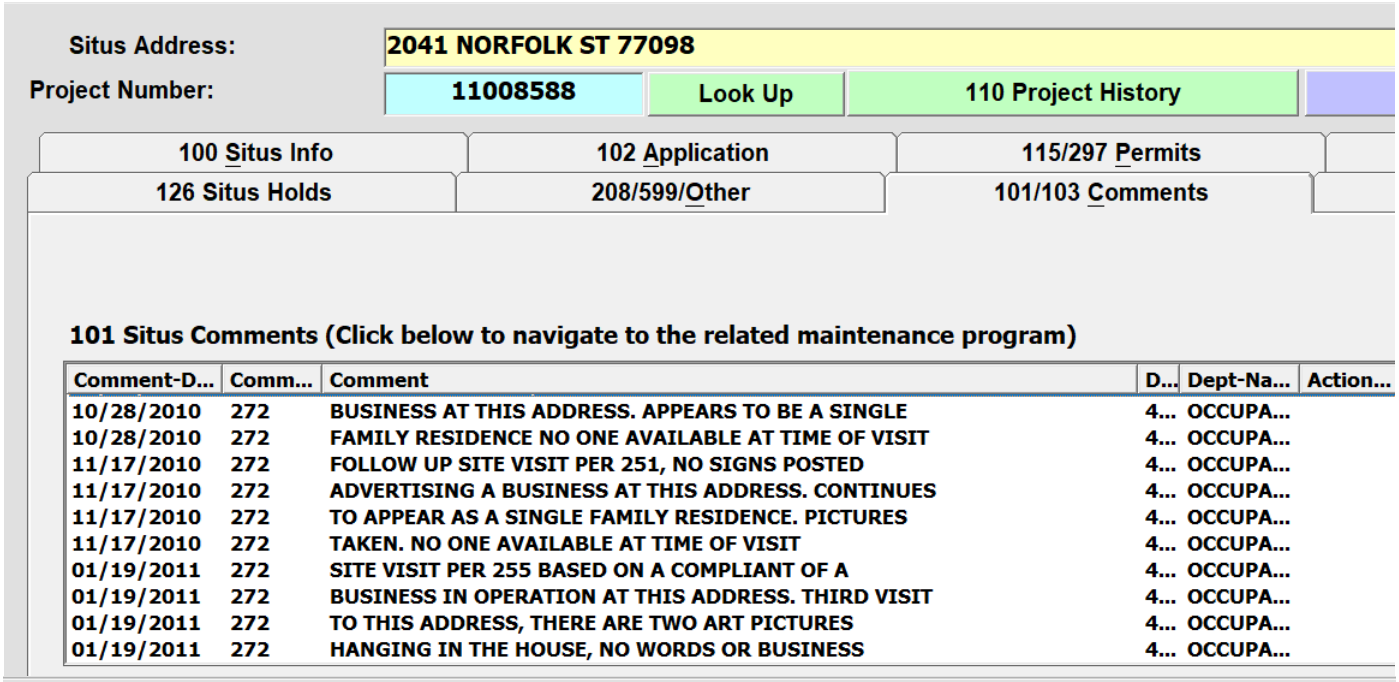
- *Include an inventory of the lots in the proposed area identifying the address, land use at the time of the filing of the application, area of each lot, and which lots, if any, have a minimum lot size established by deed restrictions (Sec 42-198(2));*
  At the time of the 2011 SMLSB application submittal and during the review, staff researched the past property use through HCAD, permitting and subdivision 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 Permits in 2004 and 2011; and a Demolition on April 08, 2024. On September 24, 2024, a subdivision plat was submitted, and it was disapproved by Planning Commission 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 a part of a minimum lot size ordinance that was passed by City Council 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 application 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. Five (5) protests were received: one from the current President of the Richwood Place Civic Association; one from the applicant of the 2011 SMLSB application, and three from property owners in the SMLSB boundary.

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

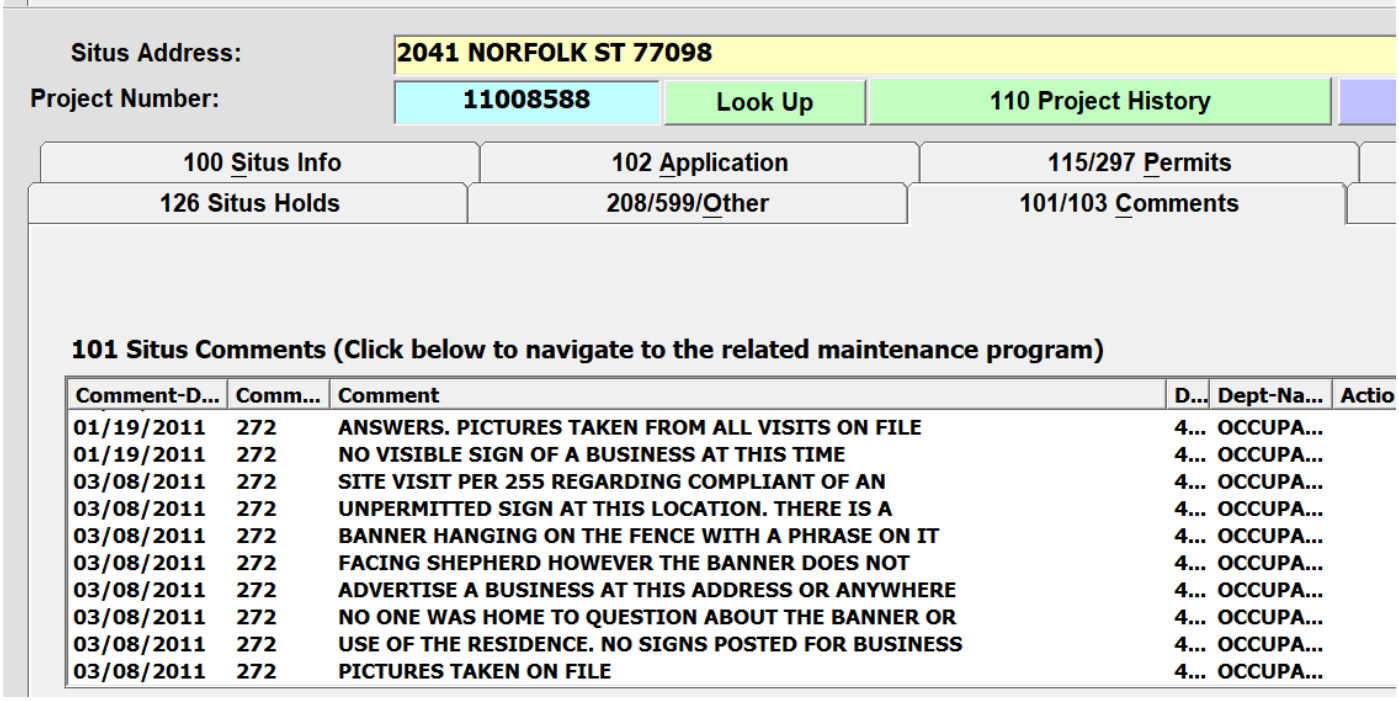


Situs Address: 2041 NORFOLK ST 77098
Project Number: 11008588 | Look Up | 110 Project History

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...	

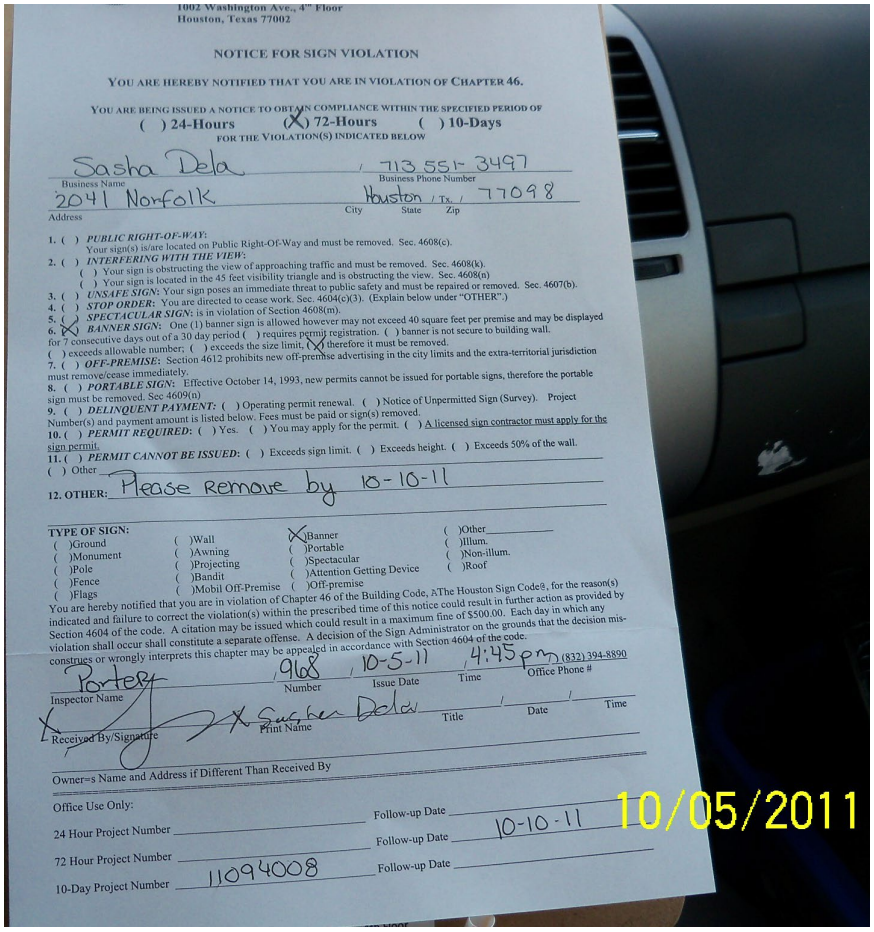


Situs Address: 2041 NORFOLK ST 77098
Project Number: 11008588 | Look Up | 110 Project History

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 #

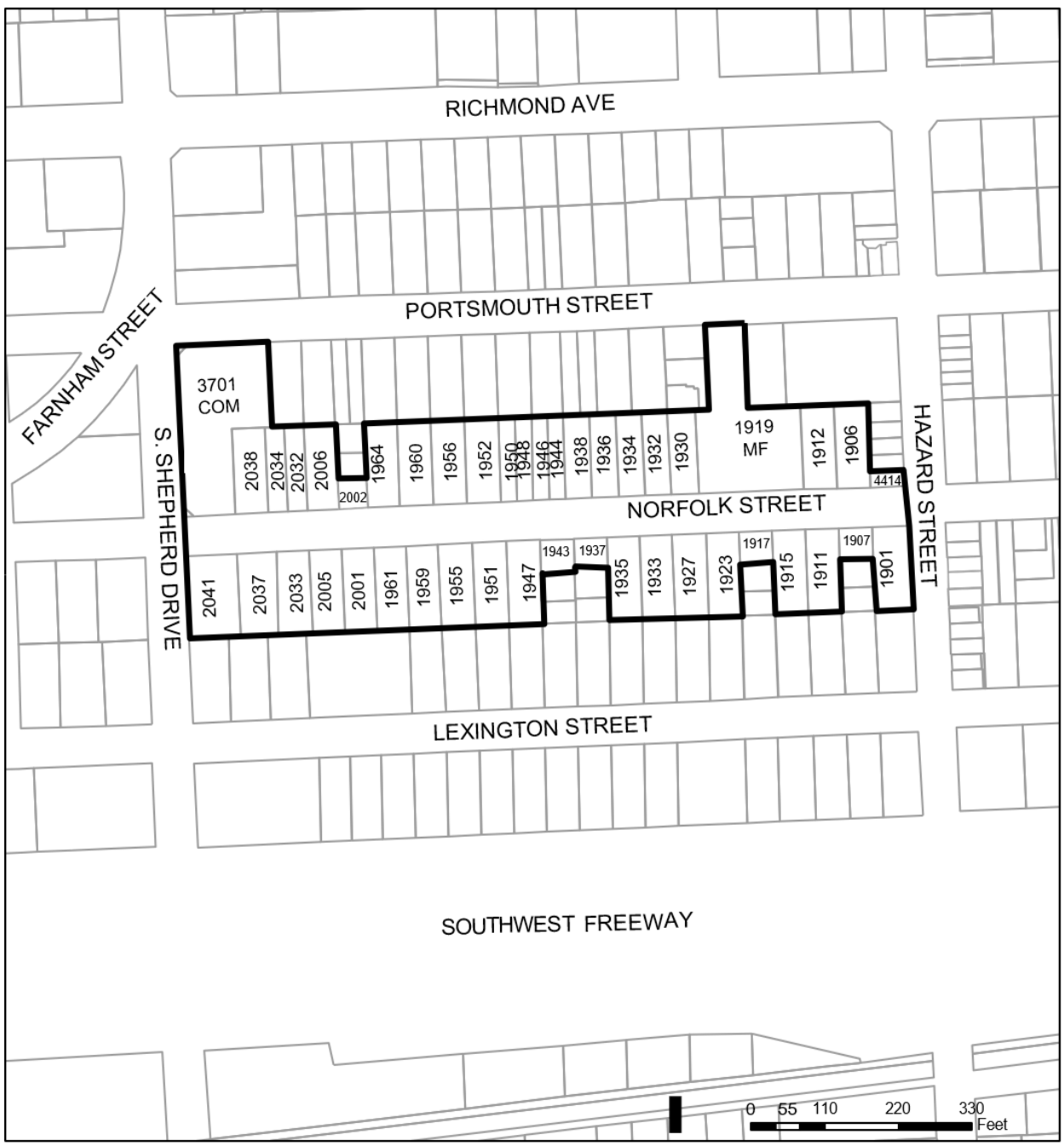
X Sasha Dela / / / /
Received By/Signature / Print Name / Title / Date / Time

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

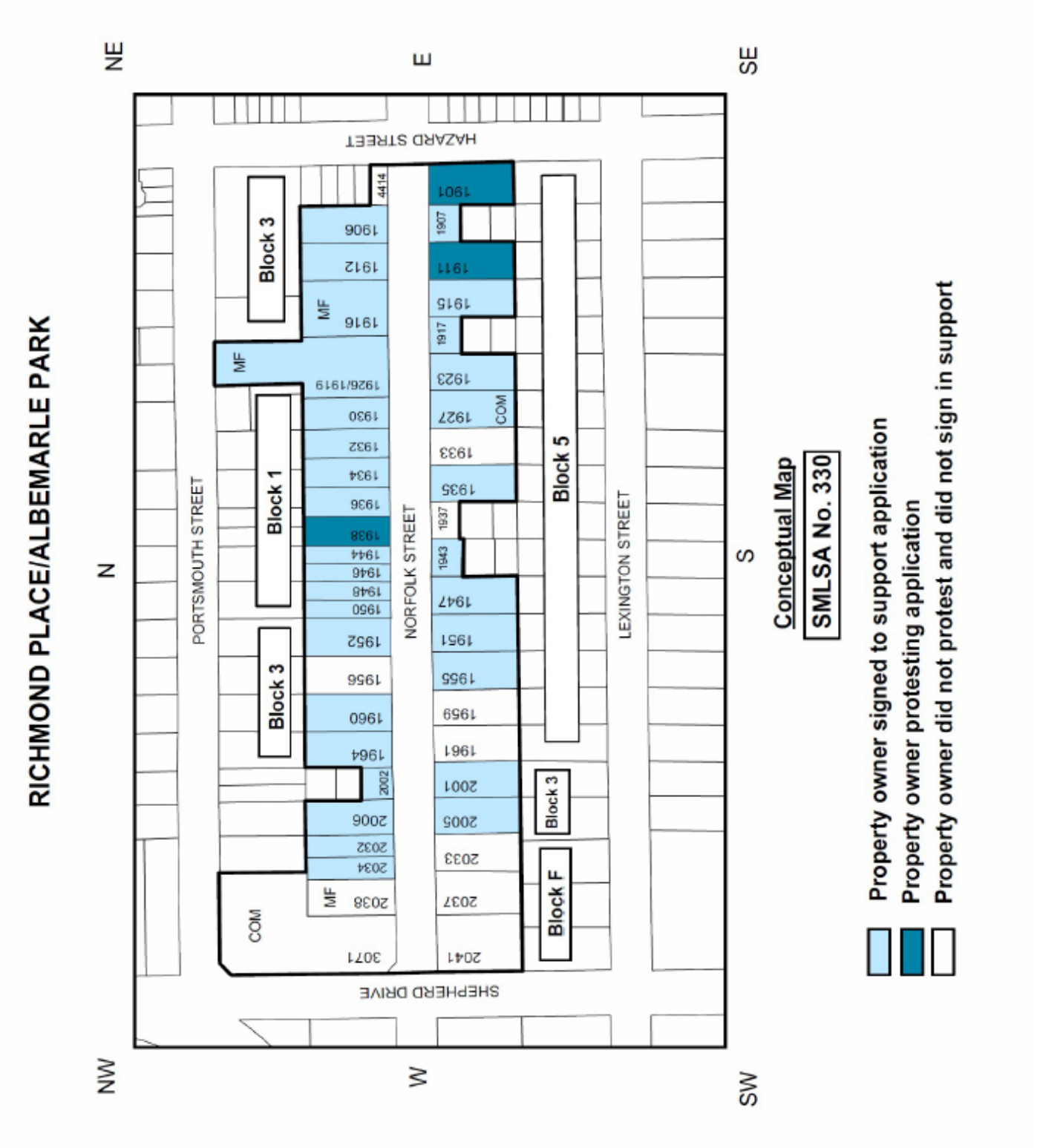
All properties within the application area are single family unless noted as such:

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 3
Block 5
Block 3
Block F
MF
MF
MF
COM
COM
4414
1901
1907
1906
1911
1912
1915
1916
1917
1923
1926/1919
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1961
1960
2001
1964
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2006
2033
2032
2034
2037
2038
3071
2041
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

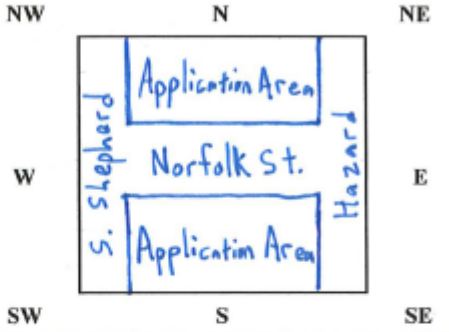
CITY OF HOUSTON

PLANNING & DEVELOPMENT DEPARTMENT

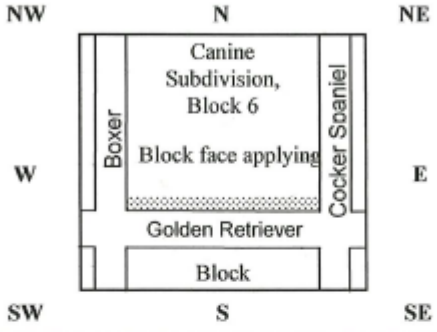
SPECIAL MINIMUM LOT SIZE APPLICATION

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).

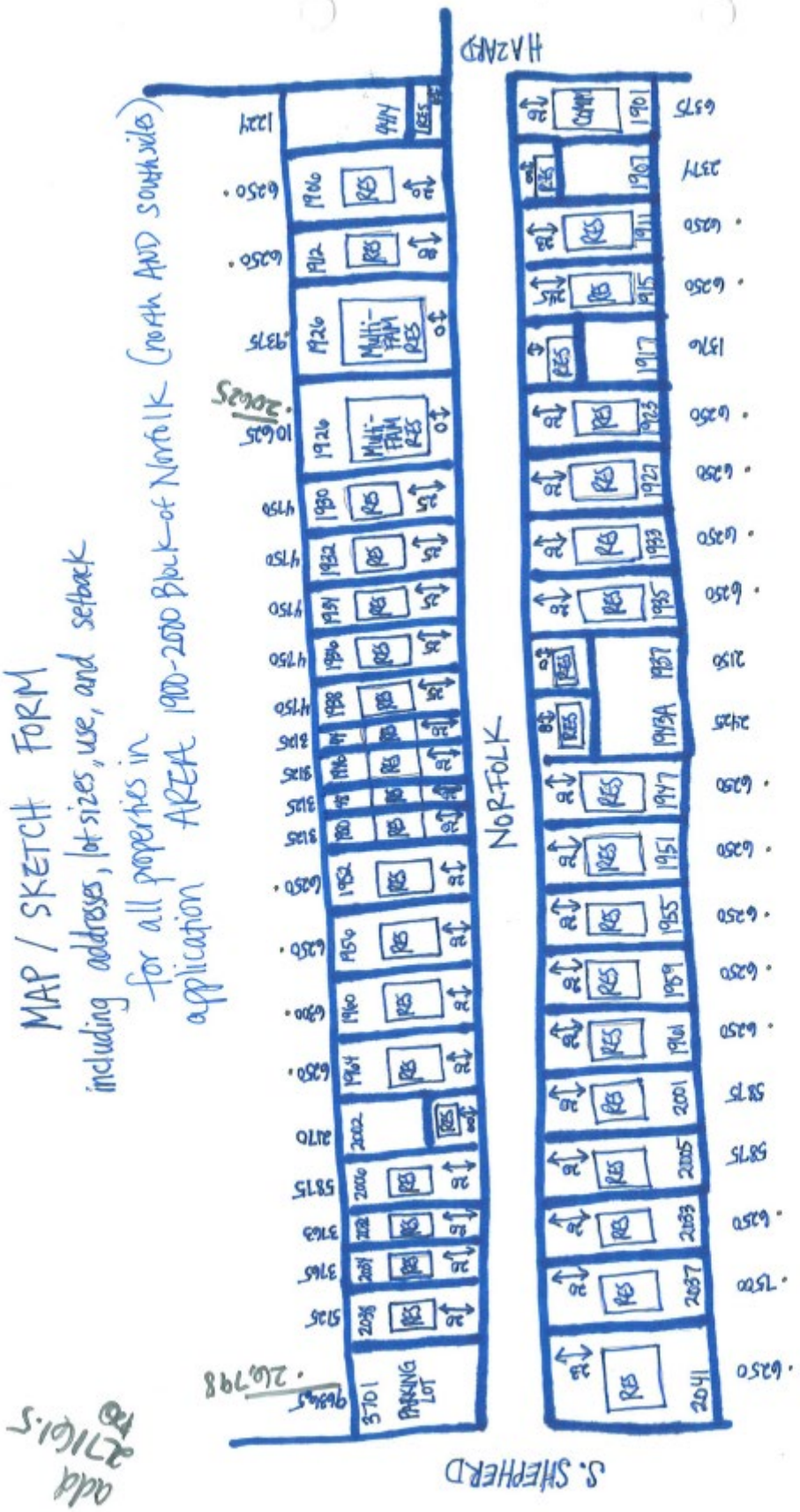
3. __X__ Some, but not all, of the properties have deed restrictions (attach copy of Deed Restrictions).

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

Outlook

Latitudinal Quarter 2041 Norfolk December 5th Public Hearing

From
Date Mon 11/18/2024 3:59 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]
My name is John Geiss and I am the current President of the Richwood Place Civic Association. I am writing to voice our Civic Association's opposition to the application to amend the Special Minimum Lot Size ordinance for the property at 2041 Norfolk with the intent to replat the property as a commercial property. Contrary to the owner's assertion that the property has been used for commercial purposes since 2010 any of the long term property owners on that block can attest that has not been the case. When the MLS/MBL ordinance was applied for in 2010 large signs were posted and this property did not file a protest. The SkyDive Art Collective leased the house from 2010-2013. During this period the business did not have permits or a license to operate as a commercial property. Nor was there any commercial signage or dedicated parking allocated. After this time period there were many tenants over the years that leased the house as a single family residence. Even during the time of the Art Collective there was always someone living in the home. The property has always been and still is classified as Single Family Residential according to the Harris County Appraisal District. In an email to me on December 7 2023, Abraham Zorilla, formerly of the Planning & Development Dept, stated "The property at 2041 Norfolk St. 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 property owners within the boundary of the ordinance, and subsequent approval by City Council. It is essential to note that the MBL ordinance remains silent on land use specifics. However, the MLS ordinance explicitly addresses the permissibility of land use. Therefore,2041 Norfolk St. can solely serve as a single-family residential property."

Please sign me up to speak on this agenda item at the Public hearing on December 5th

Thank You,
John Geiss

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

Outlook

Latitudinal Quarter 2041 Norfolk December 5th Public Hearing

From [redacted]
Date Mon 11/18/2024 3:59 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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My name is John Geiss and I am the current President of the Richwood Place Civic Association. I am writing to voice our Civic Association's opposition to the application to amend the Special Minimum Lot Size ordinance for the property at 2041 Norfolk with the intent to replat the property as a commercial property. Contrary to the owner's assertion that the property has been used for commercial purposes since 2010 any of the long term property owners on that block can attest that has not been the case. When the MLS/MBL ordinance was applied for in 2010 large signs were posted and this property did not file a protest. The SkyDive Art Collective leased the house from 2010-2013. During this period the business did not have permits or a license to operate as a commercial property. Nor was there any commercial signage or dedicated parking allocated. After this time period there were many tenants over the years that leased the house as a single family residence. Even during the time of the Art Collective there was always someone living in the home. The property has always been and still is classified as Single Family Residential according to the Harris County Appraisal District. In an email to me on December 7 2023, Abraham Zorilla, formerly of the Planning & Development Dept, stated "The property at 2041 Norfolk St. 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 property owners within the boundary of the ordinance, and subsequent approval by City Council. It is essential to note that the MBL ordinance remains silent on land use specifics. However, the MLS ordinance explicitly addresses the permissibility of land use. Therefore,2041 Norfolk St. can solely serve as a single-family residential property."

Please sign me up to speak on this agenda item at the Public hearing on December 5th

Thank You,
John Geiss

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

PROTEST LETTER #3

From: Donna Roth <d[redacted]
Sent: Thursday, November 21, 2024 12:41 PM
To: Chambers III, Bennie E. - PD <Bennie.ChambersIII@houstontx.gov>; PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Subject: Special Minimum Lot Size Block Re-Establishment; 1900-2000 blocks of Norfolk Street, north and south sides

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To Whom It May Concern:

I currently reside at 1[redacted]and have since 2000. The property located at 2041 Norfolk has never, during my time of residency on Norfolk, been used as commercial property.

I was involved in the establishment of the minimum lot size and set back that was established I believe about 10 years ago. It was important to me and my neighbors to establish these restrictions so that we could confidently invest in our property. Once the restrictions were set I took down the 1934 home I had lived in and built a new house. I invested over $1.0 Million in the property to make it my forever home.

Allowing this exception would decrease the value of my home and those of my neighbors and I am opposed to the re-establishment or the allowing of any further commercial development.

It is my plan to attend the meeting scheduled for December 5, 2024, but in case I am unable to attend I wanted my comments to be considered. If there are any questions that I may answer I can be reached at (7[redacted]

Thank you.

Donna Roth

PROTEST LETTER #4

Outlook

1900-2000 blocks of Norfolk st.,Special minimum lot size, December 5 public hearing

From Bruce Adams <[redacted]>
Date Wed 11/13/2024 2:16 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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I would like to sign up as a speaker opposed to the special minimum lot size block re-establishment referenced above. This is for the December 5 public hearing.

Comments:

- I have resided at [redacted] since 2006. This address is across the street from the property in question [redacted].
- During the time I have been here, the property at 2041 has never been used as a commercial property. The assertion by the property owner of commercial use since 2010 is a falsehood and an attempt to mislead the planning department.
- The Sky Dive Art Collective was located at the property from 2010 and 2011 but it was not permitted or licensed as a commercial property.
- This attempt to reclassify the property as commercial is not allowed under the MLS/MBL ordinance.
- According to the sign the owner has posted at the property, they are planning to build a large residential unit at the site so there is no need to reclassify the property. I personally believe this sign is another attempt to muddle the issue and trick the planning department.
- The realtor working on the property, Sandra Gunn, claims they want to build two dwellings on the lot which also is not allowed.
- I and all residents of the blocks in question that I have spoken to are adamantly opposed to any attempt to reclassify this property as commercial.

Regards,

Bruce Adams
[redacted]

Sent from my iPad

PROTEST LETTER #5

Outlook

2041 Norfolk Street

From Sue Bailey <[redacted]>
Date Fri 11/15/2024 8:38 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Chambers III, Bennie E. - PD <Bennie.ChambersIII@houstontx.gov>

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Planning Commission:

I understand that the owner of 2041 Norfolk Street is requesting a change in current rules for property use on my street. I am protesting the change.

The owner states that the lot has been used for commercial purposes since 2010. I have walked past the property almost daily since 2010, and I have never seen any commercial activity there. For several years recently I was aware only of some very quiet tenants who seldom even moved their car.

Last month large banners were placed on the fence around 2041 Norfolk. The banners depict a house with a swimming pool. Nothing there looks commercial to me. I fear that the owner is trying to mislead the neighborhood about his true intentions.

As an original petitioner for the Special Minimum Lot Size, I canvassed most of my neighbors in 2010. Every owner occupant that I met was ultimately in favor of the ordinance requirements, and we worked hard to communicate this to the Planning Commission and City Council. We were grateful to the City for allowing us to add this protection for the residential character of our neighborhood. It is unfair to let one property owner who is not even a resident of the block to exempt himself at this point.

Since 2010 several properties that were rentals or vacant have been sold to new owners who have built new residential homes. I know that some of them were aware of the rules and relied on the residential and lot size rules to protect their new homes and the neighborhood.

Thank you for this opportunity to comment.

Susan Bailey
[redacted]