HOUSTON PLANNING COMMISSION

AGENDA

Thursday, January 9, 2025
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, January 9, 2025, 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 19, 2024, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of February 6, 2025

a. ASI Homes replat no 1
b. Huldy Street Living
c. Navajo Place Sec 1 partial replat no 2
d. Oulton Park
e. Uhaul Moving and Storage of Hiram Clarke

III. Consideration of an Off-Street Parking Variance at 1126 W. Gray Street (Ed Buckley)

IV. Public Comment

V. 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, 19 DECEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:35 PM by Martha L. Stein, Vice Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present at 3:16 during Item 109
M. Sonny Garza, Vice Chair	*Absent*
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	*Absent*
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present at 2:40 during directors' report
Kevin Robins	Present
Ian Rosenberg	*Absent*
Megan R. Sigler	Present
Martha L. Stein, Vice Chair	Present
Zafar "Zaf" Tahir	Present at 2:40 during directors' report
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
J. Stacy Slawinski for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	*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. Announced this being the last Planning Commission meeting for 2024 and went over holiday hours for the next two weeks for Christmas and New Year's. Congratulations went out to Huq Mohdudul, after an incredible 40 years of service with the city, Huq will retire on January 3rd, 2025.

APPROVAL OF MINUTES

Consideration of the December 5, 2024, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Baldwin Second: Viera-Bland Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-43)

b. REPLATS (44-89)

Staff recommendation: Approve Item No's. 1 – 89, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations and there were no Items removed for separate consideration.

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

Staff recommendation: Approve recommendation for Item Nos. 1, 2, 3, 4, 5, 6, 17, 36, 37, and 49 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

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

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

90 AIRPORT GARDENS PARTIAL REPLAT NO 2 – Withdrawn

91 DREYFUS GROVE

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

Motion: Viera-Bland Second: Porras-Pirtle Vote: Unanimous

92 HAMMERLY ESTATES

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

Motion: Victor Second: Mares Vote: Unanimous

93 HULDY 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: Sigler Second: Heisch Vote: Unanimous

94 MANGUM SQUARE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Vicky Frayser – opposed

Motion: Mares Second: Hines Vote: Unanimous

95 SPRINGBRIDGE RESIDENCES

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred the application for further information.
Speaker(s): Glenndora Armstrong, Jacob Floyd – opposed

Motion: Baldwin Second: Victor Vote: Unanimous

96 VAZQUEZ PLACE – Withdrawn

97 VILLAS ON MANSFIELD

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

Motion: Alleman Second: Robins Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

98 ALLIANCE TRIPLE E INDUSTRIAL

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

Motion: Baldwin Second: Hines Vote: Unanimous

99 BARON CYPRESS BEND
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Viera-Bland Second: Mares Vote: Unanimous

100 BRIDGELAND CREEKLAND VILLAGE GP
Staff recommendation: Defer Harris County's request.
Commission action: Deferred per Harris County.
Speaker(s): None
Moton: Khaleeq Second: Victor Vote: Carried Abstaining: Heisch

101 BUSTAMANTE TRACT GP – No action needed until January 9, 2025

102 GRAND PARKWAY GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Moton: Mares Second: Hines Vote: Carried Abstaining: Heisch

103 HARDY AT RONQUILLO DEVELOPMENT
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Baldwin Second: Viera-Bland Vote: Unanimous

104 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7 – Withdraw

105 JDS HOPFE ROAD GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Hines Second: Alleman Vote: Unanimous

106 JUBILEE GP

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

Motion: Alleman Second: Viera-Bland Vote: Unanimous

107 LEELAND AT EMANCIPATION RESERVE

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

Motion: Baldwin Second: Viera-Bland Vote: Carried Abstaining: Heisch

108 OAKS AT HIGHLAND HEIGHTS

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

Motion: Porras-Pirtle Second: Alleman Vote: Unanimous

109 SETTEGAST COMPLEX

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Issia Carr, Delphia Carr – opposed

Motion: Khaleeq Second: Hines Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

110 NORTHFIELD ESTATES

Staff recommendation: Defer per Council District K.
Commission action: Deferred per District Council.
Speaker(s): Perdita Chavis

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

f. Reconsiderations of Requirement

111 Kieth Harrow Boulevard Street Dedication Sec 1

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

Motion: Baldwin Second: Alleman Vote: Unanimous

112 Rosedale Plaza

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

Motion: Viera-Bland Second: Mares Vote: Unanimous

g. Extensions of Approval

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

h. NAME CHANGES - None

i. CERTIFICATES OF COMPLIANCE

131 20060 Red Oaks S Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 113 – 131.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Sigler Second: Porras-Purtle Vote: Carried Abstaining: Heisch, 125

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 334 E 31ST STREET
Staff recommendation: Approve.
Commission action: Approved, per staff recommendation.
Speaker(s): Joyce Owens
Motion: Tahir Second: Victor Vote: Unanimous

133 2247 NORTH BOULEVARD
Staff recommendation: Approve.
Commission action: Approved, per staff recommendation.
Speaker(s): None
Motion: Baldwin Second: Robins Vote: Unanimous

134 3773 SOUTHWEST FREEWAY
Staff recommendation: Approve.
Commission action: Approved, per staff recommendation.
Speaker(s): None
Motion: Baldwin Second: Khaleeq Vote: Unanimous

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

Commission action: Accepted the January 23rd public hearing date for Item II, a-h.
Speaker(s): None

Motion: Heisch — Vote: Unanimous
Second: Sigler — Opposed: None

III. Consideration of a Landscape Variance at 1905 Brittmore Road

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

Motion: Victor — Vote: Unanimous
Second: Hines — Abstaining: None

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

Staff recommendation: Defer to February 20, 2025.
Commission action: Deferred to February 20, 2025.
Speaker(s): None

Motion: Robins — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

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

Staff recommendation: Recommend to City Council.
Commission action: Recommended to City Council to amend the ordinance to change the property to commercial.
Speaker(s): Cameron Armstrong – applicant, Ronnie Moore – supportive, Bruce Adams, John Geiss, Juan Quintanilla – opposed

Motion: Baldwin — Vote: Carried
Second: Robins — Opposed: Victor, Mares

VI. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2025, FOR THE HOTEL AT HILLCROFT LOCATED AT 6200 HILLCROFT AVENUE

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

Motion: Stein
Second: Alleman

Vote: Unanimous
Abstaining: None

VII. PUBLIC COMMENT – None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:31 PM.

_____
Lisa M. Clark, Chair

_____
Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Ahrens Business Estate	C2	
2	Ashford Yard	C2	
3	Aurora at Peek	C2	
4	Bridgecreek Commercial Sec 3	C2	
5	Bridgeland Creekbend View Crossing Street Dedication	SP	
6	Bridgeland Creekland Village Sec 17	C3P	DEF1
7	Bridgeland Peek Road Street Dedication Sec 6	SP	
8	Bucks East River	C3P	
9	Champions Oak Sec 6	C3P	DEF1
10	City of Houston Reuse Warehouse	C2	DEF1
11	Daigles Landing	C2	
12	Dice Duplexes partial replat no 1	C3F	DEF1
13	Dreyfus Grove	C3F	
14	DS Skinner Enclave	C2	DEF1
15	Elite Townhomes South	C3P	
16	Elyson Cy Fair Sec 2	C3P	
17	Elyson GCW	C2	
18	Elyson Sec 70	C3P	
19	Elyson Sec 71	C3P	
20	Equilent Washington	C3F	DEF1
21	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	C3F	DEF1
22	Forestwood Sage Sec 2	C2	
23	Grand Mason Mason Road Street Dedication Sec 6	SP	
24	Grand Parkway Sec 1	C3P	
25	Grand Parkway Sec 2	C3P	
26	Grand Parkway Sec 3	C3P	
27	Grant Road Development	C2	
28	Hammerly Estates	C3F	
29	Healer Haven	C3F	
30	Herzing Way	C2	
31	Hockley Meadows Sec 3	C3P	
32	Houston Heavy Machinery	C2	
33	Huldy Place	C3F	
34	Jubilee Sec 10	C3F	
35	Jubilee Sec 11	C3F	
36	Jubilee Sec 15	C3F	
37	Jubilee Sec 16	C3F	
38	Mangum Square	C3F	
39	Nguyen Highland Place	C3F	DEF3
40	NPO 1403	C2	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Palmi	C3F	
42	PCRIF North Houston Commerce Park	C3P	DEF1
43	Pinehaven Sec 2	C3F	
44	Porter Business Park	C2	
45	Porter Community Development	C2	
46	San Jacinto Bay on Lake Houston Vacating Plat	VP	
47	Sila Sec 8	C3F	
48	Spring 2920	C2	
49	VK Concepts Villas	C2	
50	Woodland Lakes Estates Sec 1 Vacating Plat	VP	
51	Woodland Lakes Estates Sec 2 Vacating Plat	VP	

B-Replats

52	Channelview Reliability Project	C2R	
53	Clinton Gas Station Convenience Store replat no 2 and extension	C2R	DEF1
54	Dayco Heights Sec 1	C2R	DEF1
55	Elite at Ellington	C2R	
56	Emerald Cove	C3R	
57	Emmas Place	C2R	
58	Fulton Heights	C2R	DEF1
59	Gebhart Residence	C2R	
60	Grand Park partial replat no 4	C2R	
61	Grand West Sec 5	C3R	
62	Guild Shop of the Church of St John the Divine North Site	C2R	
63	Heights Pavilion	C2R	
64	HLB Homes on Carver Road	C2R	
65	Holiday Station	C2R	
66	Horizon Estates	C2R	
67	Horton Heights	C3R	DEF1
68	Katy Grand Village Sec 1	C3R	
69	Klein Estates	C2R	
70	Laurel Place Recreational and Landscape Reserves	C2R	
71	Main Course	C2R	
72	Maranello Estates	C3R	DEF1
73	Markie Estates	C2R	
74	Marroquin Property Extension	C2R	
75	Maybell Square	C2R	
76	Mazan Place	C2R	DEF1
77	Melbourne Duplex	C2R	DEF1
78	Park on Mansfield	C3R	
79	Park Properties	C2R	DEF1
80	Plaza Estates at Bonnie Brae	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Residences on Carmen	C2R	
82	Sama Estates at Dennis	C2R	DEF1
83	Southside Real Estate Development Group at West Orem	C2R	DEF1
84	TC Builders Estates	C2R	
85	Tejani Commercial Plaza	C2R	
86	Turner Square	C2R	
87	Vibe at Cullen	C2R	
88	Village at Dyer	C2R	
89	Villas at Walthall	C2R	
90	Walthall Homes	C2R	
91	Wo Estates	C2R	

C-Public Hearings Requiring Notification

92	Lozier Manor	C3N	
93	Park Place Fieldwood	C3N	
94	Springbridge Residences	C3N	DEF1
95	Threestone Villas	C3N	

D-Variances

96	Alliance Triple E Industrial	C3P	DEF1
97	Baron Cypress Bend	C2	DEF1
98	Bridgeland Creekland Village GP	GP	DEF1
99	Bustamante Tract GP	GP	DEF3
100	CG 7600 LP GP	GP	
101	Hardy at Ronquillo Development	C2R	DEF1
102	New Faith Village Senior Living	C2R	
103	Red Oak Estates GP	GP	
104	Settegast Complex	C2R	DEF1

E-Special Exceptions

105	Northfield Estates	C3R	DEF1

F-Reconsideration of Requirements

None

G-Extensions of Approval

106	FBCMUD 142 District Park	EOA	
107	Gantz Properties	EOA	
108	Global New Millennium Reserve	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
109	Harris County MUD No 525 Lift Station no 2	EOA	
110	HCA North Cypress West	EOA	
111	JDS Hopfe Road Sec 1	EOA	
112	Parker Place Eighty One Zero One	EOA	
113	SCI Land Acquisitions	EOA	
114	Smart Living at Mykawa	EOA	
115	View at Millstone	EOA	

H-Name Changes

116	Oakhill Reserve (prev. Decker Prairie Rosehill GP)	NC	

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

117	1134 Bayland Avenue	DPV	
118	1734 Creek Drive	DPV	

Off-Street Parking Variance

III	1126 W Gray Street	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Ahrens Business Estate	2024-2070	C2	Harris	City	536N	0.25	0.25	0	Integrity Rock	South Texas Surveying Associates, Inc.
2	Ashford Yard	2024-2463	C2	Harris	City	488M	12.72	12.72	0	Market Square Companies	Windrose
3	Aurora at Peek	2024-2474	C2	Harris	ETJ	405X	3.56	3.56	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
4	Bridgecreek Commercial Sec 3	2024-2510	C2	Harris	ETJ	405D	9.53	9.53	0	99 WEST 570 PARTNERS LLC	Civil-Con Consultants, LLC
5	Bridgeland Creekbend View Crossing Street Dedication	2024-2543	SP	Harris	ETJ	365A	8.43	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Creekland Village Sec 17 (DEF1)	2024-2395	C3P	Harris	ETJ	365A	47.60	8.80	166	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Peek Road Street Dedication Sec 6	2024-2466	SP	Harris	ETJ	365K	2.00	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
8	Bucks East River	2024-2442	C3P	Harris	City	494F	0.23	0.01	6	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
9	Champions Oak Sec 6 (DEF1)	2024-2427	C3P	Harris	ETJ	370H	14.48	1.28	75	Woodmere Development Co., LTD.	IDS Engineering Group
10	City of Houston Reuse Warehouse (DEF1)	2024-2357	C2	Harris	City	452M	1.98	1.98	0	CSF Consulting LP	CSF Consulting LP
11	Daigles Landing	2024-2458	C2	Montgomery	ETJ	256Z	2.38	0.00	3	John Daigle	Humble Surveying Company
12	Dice Duplexes partial replat no 1 (DEF1)	2024-2152	C3F	Harris	City	494B	0.76	0.04	6	CAS Consultants, LLC	CAS Consultants, LLC
13	Dreyfus Grove	2024-2484	C3F	Harris	City	533Q	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
14	DS Skinner Enclave (DEF1)	2024-2202	C2	Harris	ETJ	367B	2.07	0.00	2	D & S Development, LLC	Owens Management Systems, LLC
15	Elite Townhomes South	2024-2488	C3P	Harris	City	452A	1.98	0.00	18	Kilimanjaro Investments, LP	HRS and Associates, LLC
16	Elyson Cy Fair Sec 2	2024-2535	C3P	Harris	ETJ	405L	28.90	4.08	106	Nash FM 529, LLC	Meta Planning + Design LLC
17	Elyson GCW	2024-2460	C2	Harris	ETJ	405U	33.76	33.76	0	Pinpoint Commercial	The Pinnell Group, LLC
18	Elyson Sec 70	2024-2518	C3P	Harris	ETJ	404H	10.80	1.55	35	NASH FM 529, LLC	Meta Planning + Design LLC
19	Elyson Sec 71	2024-2519	C3P	Harris	ETJ	404H	11.50	1.54	38	NASH FM 529, LLC	Meta Planning + Design LLC
20	Equilent Washington (DEF1)	2024-2371	C3F	Harris	City	492H	0.22	0.22	0	Morris & Associates	Gruller Surveying

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
21	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3 (DEF1)	2024-2384	C3F	Harris	City	570C	0.39	0.39	0	Northfield DH, LLC	Century Engineering, Inc
22	Forestwood Sage Sec 2	2024-2513	C2	Harris	City/ ETJ	456R	21.55	21.55	0	Western Hwy 90 Property Owner LLC	Quiddity Engineering
23	Grand Mason Mason Road Street Dedication Sec 6	2024-2507	SP	Harris	ETJ	405R	2.09	0.00	0	Landmark Industries, LLC	BGE, Inc.
24	Grand Parkway Sec 1	2024-2537	C3P	Fort Bend	ETJ	525Q	33.94	10.94	100	Taylor Morrison	Meta Planning + Design LLC
25	Grand Parkway Sec 2	2024-2540	C3P	Fort Bend	ETJ	525Q	41.56	8.73	142	Taylor Morrison	Meta Planning + Design LLC
26	Grand Parkway Sec 3	2024-2541	C3P	Fort Bend	ETJ	525Q	21.44	2.90	69	Taylor Morrison	Meta Planning + Design LLC
27	Grant Road Development	2024-2505	C2	Harris	ETJ	327M	2.00	2.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
28	Hammerly Estates	2024-2464	C3F	Harris	City	450Q	0.52	0.00	3	Think Beyond Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
29	Healer Haven	2024-2495	C3F	Harris	City	494S	0.17	0.01	5	Physician Real Estate Investment	STUPA INTERNATIONAL LLC
30	Herzing Way	2024-2532	C2	Harris	ETJ	328R	2.17	2.17	0	Surviel Surveying	SEM SERVICES
31	Hockley Meadows Sec 3	2024-2467	C3P	Harris	ETJ	324J	22.50	5.31	96	Taylor Morrison	LJA Engineering, Inc.-(Houston Office)
32	Houston Heavy Machinery	2024-2527	C2	Harris	ETJ	329J	13.18	13.18	0	KDW	Windrose
33	Huldy Place	2024-2483	C3F	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
34	Jubilee Sec 10	2024-2533	C3F	Harris	ETJ	324P	33.46	9.03	98	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
35	Jubilee Sec 11	2024-2534	C3F	Harris	ETJ	324P	21.10	0.67	67	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
36	Jubilee Sec 15	2024-2539	C3F	Harris	ETJ	324P	13.30	5.46	35	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
37	Jubilee Sec 16	2024-2542	C3F	Harris	ETJ	324P	15.49	5.02	61	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
38	Mangum Square	2024-2511	C3F	Harris	City	451R	4.24	4.24	0	North Houston Medical LLC	Richard Grothues Designs
39	Nguyen Highland Place (DEF3)	2024-2165	C3F	Harris	City	412Y	0.50	0.02	7	CENTER POINT SURVEY	CENTER POINT SURVEY
40	NPO 1403	2024-2455	C2	Harris	City	451Z	1.95	1.95	0	Curtis & Windham Architects, Inc.	Windrose
41	Palmi	2024-2544	C3F	Harris	City	572Y	9.33	1.66	95	CONTEMPO BUILDER	Windrose
42	PCRIF North Houston Commerce Park (DEF1)	2024-2348	C3P	Harris	City	333Q	154.13	148.03	0	Partners	GBI Partners
43	Pinehaven Sec 2	2024-2469	C3F	Harris	City/ ETJ	410M	34.87	15.42	200	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
44	Porter Business Park	2024-2421	C2	Montgomery	ETJ	295C	8.21	8.21	0	porter business park	RSG Engineering
45	Porter Community Development	2024-2424	C2	Montgomery	ETJ	296F	25.18	25.11	0	N S Patel	Doshi Engineering & Surveying Company

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
46	San Jacinto Bay on Lake Houston Vacating Plat	2024-2514	VP	Harris	City	338H	81.74	0.00	0	WL WOODLAND LAKES LLC	Meta Planning + Design LLC
47	Sila Sec 8	2024-2456	C3F	Harris	ETJ	258Y	14.19	0.83	78	Lennar Homes of Texas Land and Construction, LTD.,	BGE, Inc.
48	Spring 2920	2024-2475	C2	Harris	ETJ	290R	2.60	2.60	0	HOUSTON 2920, LLC	Civil-Surv Land Surveying, L.C.
49	VK Concepts Villas	2024-2528	C2	Harris	City	492L	0.11	0.00	2	VK Concepts Houston, LLC	Owens Management Systems, LLC
50	Woodland Lakes Estates Sec 1 Vacating Plat	2024-2521	VP	Harris	City	338M	15.43	0.00	0	WL WOODLAND LAKES LLC	Meta Planning + Design LLC
51	Woodland Lakes Estates Sec 2 Vacating Plat	2024-2523	VP	Harris	City	338H	16.57	0.00	0	WL WOODLAND LAKES LLC	Meta Planning + Design LLC

B-Replats

52	Channelview Reliability Project	2024-2509	C2R	Harris	ETJ	497H	14.07	14.07	0	Gridstor	Windrose
53	Clinton Gas Station Convenience Store replat no 2 and extension (DEF1)	2024-2369	C2R	Harris	City	495Z	1.27	1.24	0	Clinton 786 Business Inc	Hovis Surveying Company Inc.
54	Dayco Heights Sec 1 (DEF1)	2024-2260	C2R	Harris	City	451E	0.48	0.13	4	Quest Trust Company FBO Chethan Das IRA #44379-11	Patrick Planning Services, LLC
55	Elite at Ellington	2024-2517	C2R	Harris	City	412N	0.96	0.00	6	De Nova Group, LLC	AAB Homes, LLC
56	Emerald Cove	2024-2465	C3R	Fort Bend	ETJ	527N	18.14	4.34	114	Blue Slate Development	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
57	Emmas Place	2024-2485	C2R	Harris	City	492G	0.13	0.00	2	Nicam Investments, Inc.	Total Surveyors, Inc.
58	Fulton Heights (DEF1)	2024-2407	C2R	Harris	City	453Y	0.50	0.50	0	To be determined	SEM SERVICES
59	Gebhart Residence	2024-2515	C2R	Harris	City	451G	0.22	0.00	1	The Gebharts	REKHA ENGINEERING, INC.
60	Grand Park partial replat no 4	2024-2490	C2R	Harris	City	533R	0.11	0.00	2	Teran Group LLC	Teran Group, LLC
61	Grand West Sec 5	2024-2478	C3R	Harris	City	573A	15.39	3.38	119	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
62	Guild Shop of the Church of St John the Divine North Site	2024-2378	C2R	Harris	City	492R	0.46	0.46	0	Kuo & Associates, Inc.	Kuo & Associates, Inc
63	Heights Pavilion	2024-2492	C2R	Harris	City	453T	0.11	0.00	2	New Era Development	New Era Development & Land Services
64	HLB Homes on Carver Road	2024-2498	C2R	Harris	City	412W	0.29	0.00	3	Houston Land Bank	CGEA|Planning + Design
65	Holiday Station	2024-2489	C2R	Harris	City	452F	1.60	0.19	23	Creekmont Corner LLC	Total Surveyors, Inc.
66	Horizon Estates	2024-2482	C2R	Harris	City	412P	0.45	0.17	6	Plan Express	PlanExpress

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
67	Horton Heights (DEF1)	2024-2441	C3R	Harris	City	454S	0.22	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
68	Katy Grand Village Sec 1	2024-2529	C3R	Harris	ETJ	445Y	18.82	4.96	140	DWPW Grand Parkway, L.L.C.	EHRA
69	Klein Estates	2024-2493	C2R	Harris	City	452P	0.25	0.00	2	New Era Development	New Era Development & Land Services
70	Laurel Place Recreational and Landscape Reserves	2024-2453	C2R	Harris	ETJ	376C	5.92	5.92	0	Roberts Markel Weinberg Butler Hailey, PC	Windrose
71	Main Course	2024-2525	C2R	Harris	City	532T	0.45	0.45	0	KayLite Management LP	Owens Management Systems, LLC
72	Maranello Estates (DEF1)	2024-2305	C3R	Harris	City	454C	0.39	0.01	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
73	Markie Estates	2024-2522	C2R	Harris	City	493Y	0.11	0.00	3	One Man's Concepts, LLC	Owens Management Systems, LLC
74	Marroquin Property Extension	2024-2538	C2R	Harris	City	495S	0.43	0.43	0	None	Texas Land Maps
75	Maybell Square	2024-2520	C2R	Harris	City	452C	0.25	0.00	4	To be determined	SEM SERVICES
76	Mazan Place (DEF1)	2024-2368	C2R	Harris	City	412U	0.33	0.07	4	Mazan Real Estate Group, LLC	MOMENTUM EGINEERING
77	Melbourne Duplex (DEF1)	2024-2402	C2R	Harris	City	454N	0.20	0.00	2	Level 5 Builders US	AAB Homes, LLC
78	Park on Mansfield	2024-2531	C3R	Harris	City	451D	3.00	0.25	48	Perfectly Mine Home Buyers, LLC	ICMC GROUP INC
79	Park Properties (DEF1)	2024-2390	C2R	Harris	ETJ	573W	3.92	3.89	0	WILLOW INVESTMENT PARTNERS, LP	Windrose
80	Plaza Estates at Bonnie Brae	2024-2497	C2R	Harris	City	492Z	0.14	0.00	2	New Era Development	New Era Development & Land Services
81	Residences on Carmen	2024-2502	C2R	Harris	City	574A	0.28	0.00	1	Heby Realty Group LLC	CGEA|Planning + Design
82	Sama Estates at Dennis (DEF1)	2024-2391	C2R	Harris	City	493Z	0.23	0.00	5	Ritex Real Estate LLC	Ritex Real Estate LLC
83	Southside Real Estate Development Group at West Orem (DEF1)	2024-2406	C2R	Harris	City	571M	2.51	2.51	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
84	TC Builders Estates	2024-2480	C2R	Harris	City	335W	0.20	0.00	2	TC Builders LLC	Dart Land Services LLC
85	Tejani Commercial Plaza	2024-2473	C2R	Harris	City	572K	1.42	1.42	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
86	Turner Square	2024-2294	C2R	Harris	City	453D	1.03	0.00	2	Individual	RED CONSULTANTS
87	Vibe at Cullen	2024-2471	C2R	Harris	City	573V	8.23	7.95	0	IKECHUKWOU TIMOTHY ONYEDUM	Civil-Surv Land Surveying, L.C.
88	Village at Dyer	2024-2447	C2R	Harris	City	412S	0.37	0.00	5	SAAS LAND SERVICES	CAS SURVEY
89	Villas at Walthall	2024-2444	C2R	Harris	City	453J	1.00	0.06	24	CE Engineers & Development Consultants, Inc., Inc	CE Engineers & Development Consultants, INC
90	Walthall Homes	2024-2246	C2R	Harris	City	453J	0.50	0.00	10	CPT AMIR ICA 2024, LLC	RSG Engineering

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
91	Wo Estates	2024-2281	C2R	Harris	City	493Z	0.07	0.01	2	WO Developments LLC	WO Developments LLC

C-Public Hearings Requiring Notification

92	Lozier Manor	2024-2269	C3N	Harris	City	533L	0.15	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
93	Park Place Fieldwood	2024-2346	C3N	Harris	City	491Q	0.43	0.00	2	PRO-SURV	PROSURV
94	Springbridge Residences (DEF1)	2024-2116	C3N	Harris	ETJ	332M	4.99	1.70	25	Springbridge LLC	Hussam Ghuneim
95	Threestone Villas	2024-2278	C3N	Harris	City	533L	0.15	0.00	3	CKG Equity Properties LLC	AAB Homes, LLC

D-Variances

96	Alliance Triple E Industrial (DEF1)	2024-2380	C3P	Harris	ETJ	369P	11.70	11.70	0	Alliance Industrial Company	Weisser Engineering Company
97	Baron Cypress Bend (DEF1)	2024-2354	C2	Harris	ETJ	369J	3.27	3.27	0	N/A	The Interfield Group
98	Bridgeland Creekland Village GP (DEF1)	2024-2394	GP	Harris	ETJ	365E	2036.96	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
99	Bustamante Tract GP (DEF3)	2024-2230	GP	Harris	ETJ	406S	169.42	0.00	0	Pinpoint Commercial, LP	Meta Planning + Design LLC
100	CG 7600 LP GP	2024-2512	GP	Harris	ETJ	572W	117.14	0.00	0	Lovett Industrial	Windrose
101	Hardy at Ronquillo Development (DEF1)	2024-2138	C2R	Harris	City	493H	0.63	0.00	2	The Ronquillo Family	CGEA|Planning + Design
102	New Faith Village Senior Living	2024-2342	C2R	Harris	City	572S	5.88	5.88	0	New Faith Senior Living, L.P	Quiddity Engineering
103	Red Oak Estates GP	2024-2457	GP	Harris	ETJ	332N	11.50	0.00	0	R.G. Miller Engineers	RG Miller | DCCM
104	Settegast Complex (DEF1)	2024-1968	C2R	Harris	City	455T	0.11	0.00	4	Solar Direct Developers	South Texas Surveying Associates, Inc.

E-Special Exceptions

105	Northfield Estates (DEF1)	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

None

G-Extensions of Approval

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
106	FBCMUD 142 District Park	2024-0171	EOA	Fort Bend	ETJ	524P	7.23	7.05	0	Westheimer Lakes Property Owners Association, INC	Quiddity Engineering - Katy
107	Gantz Properties	2024-0029	EOA	Harris	ETJ	287P	2.33	0.00	1	N/A	E.I.C. Surveying Company
108	Global New Millennium Reserve	2023-2879	EOA	Harris	ETJ	457B	23.53	23.53	0	Dezynd	PROSURV
109	Harris County MUD No 525 Lift Station no 2	2024-0101	EOA	Harris	ETJ	378P	0.16	0.16	0	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
110	HCA North Cypress West	2024-0271	EOA	Harris	ETJ	368X	19.14	19.14	0	KPH CONSOLIDATION, INC	Civil-Surv Land Surveying, L.C.
111	JDS Hopfe Road Sec 1	2024-0263	EOA	Harris	ETJ	285Z	24.15	1.88	85	JDS HOFE RD LLC	Quiddity Engineering - Katy
112	Parker Place Eighty One Zero One	2023-2844	EOA	Harris	City	455G	21.78	8.55	81	Parker Place Property Owners Association Inc	CGEA|Planning + Design
113	SCI Land Acquisitions	2024-0272	EOA	Harris	ETJ	283J	6.00	6.00	0	SCI Land Acquisitions	Owens Management Systems, LLC
114	Smart Living at Mykawa	2024-0062	EOA	Harris	City	574R	11.70	11.70	0	BAY REDSIDENTIAL LLC	Civil-Surv Land Surveying, L.C.
115	View at Millstone	2023-2571	EOA	Harris	ETJ	333K	6.14	5.70	0	CENTER POINT SURVEY	CENTER POINT SURVEY

H-Name Changes

116	Oakhill Reserve (prev. Decker Prairie Rosehill GP)	2024-1816	NC	Harris	ETJ	287J	99.28	0.00	0	Toll Brothers	LJA Engineering, Inc.-(Houston Office)

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

117	1134 Bayland Avenue	24103750	DPV	Harris	City	493A				Brandon Huskey	Texas Custom Patios
118	1734 Creek Drive	24089983	DPV	Harris	City	450V				Mohammed Gowayed	MoGo Architects, PLLC

Off-Street Parking Variance

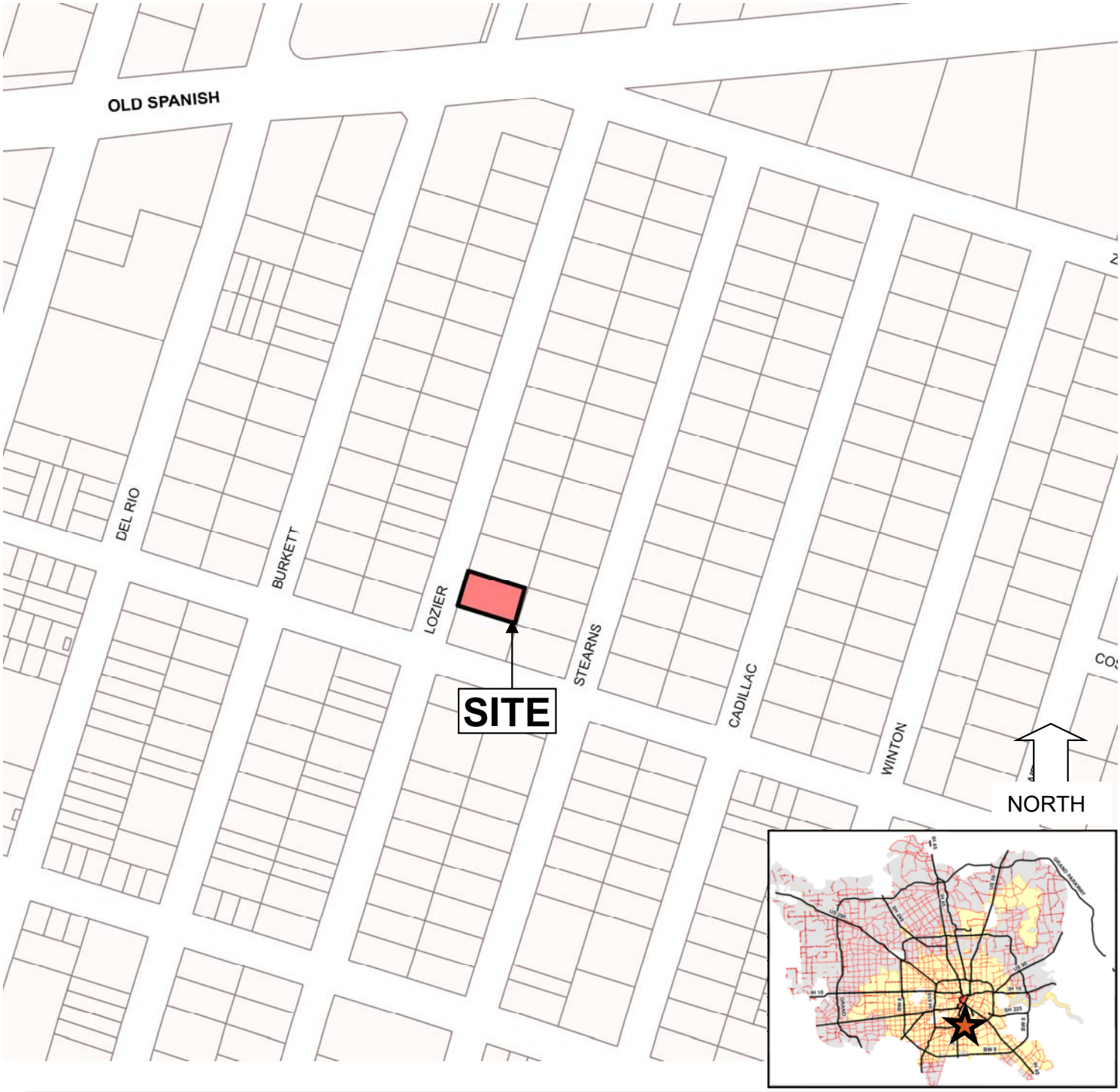
Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
III	1126 W. Gray Street	24030594	PV	Harris	City	493N				Prapai Larkey	Prapai Larky

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Lozier Manor

Applicant: CE Engineers & Development Consultants, Inc



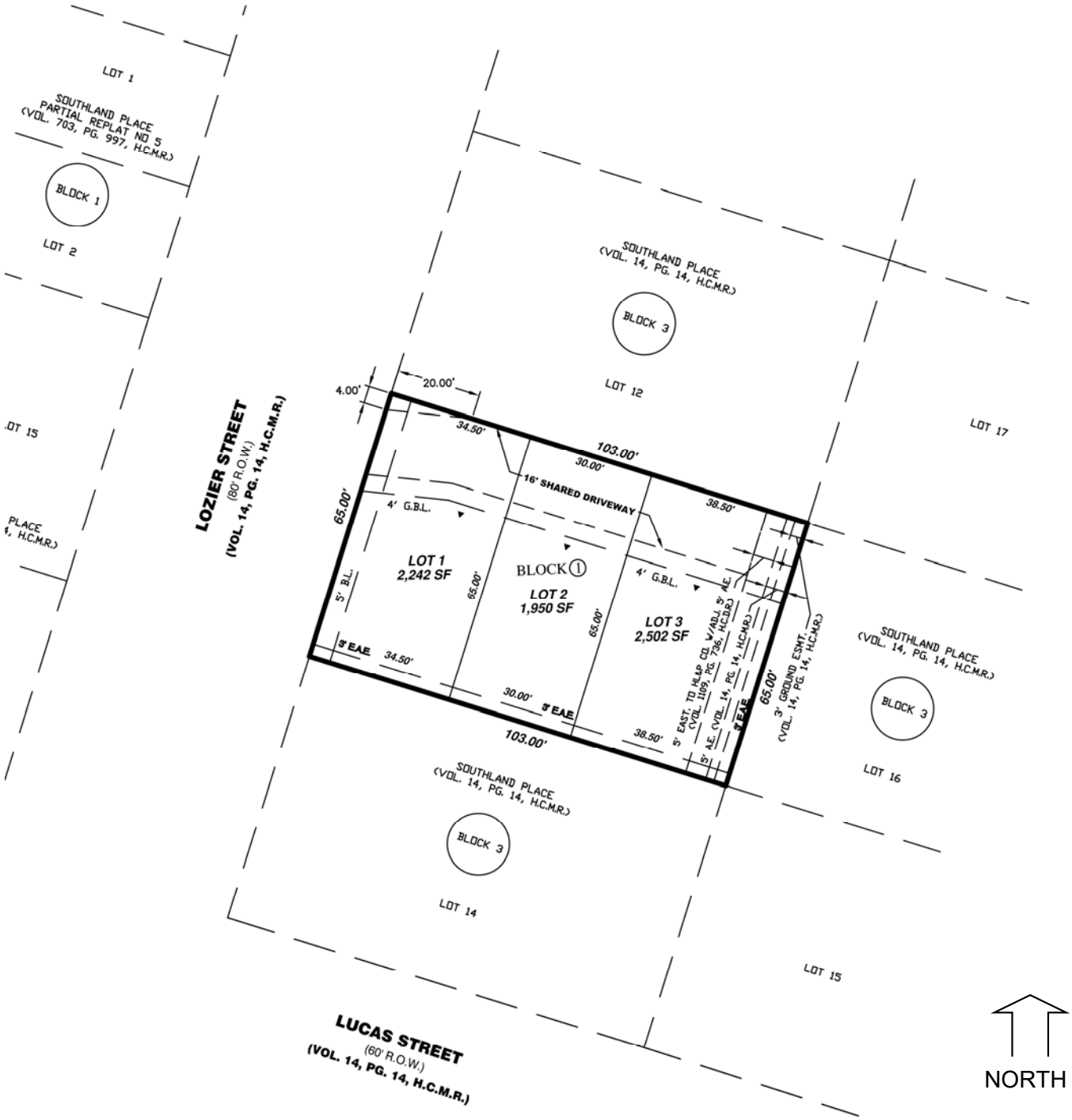
C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Lozier Manor

Applicant: CE Engineers & Development Consultants, Inc



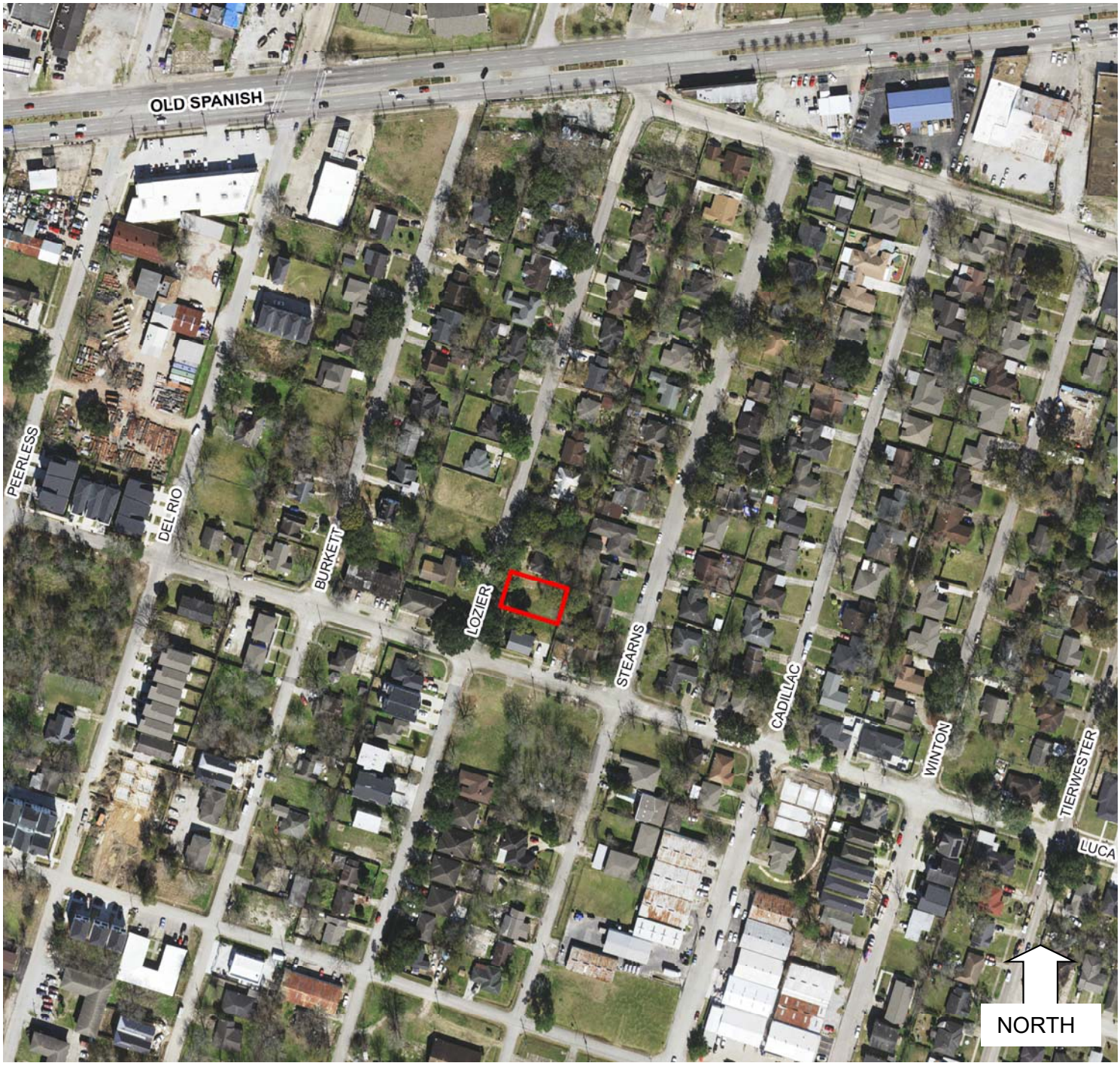
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Lozier Manor

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 13th, 2024

Dear Property Owner:

Reference Number: 2024-2269, "**Lozier Manor**", a partial replat of "**Southland Place**", being all of lot 13, block 3, as recorded in Volume 14, Page 14 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **6653 Lozier Street, West of Stearns Street, East of Burkett Street, and South of Zephyr Street.** The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Melissa Lopez, with CE Engineers & Development Consultants, Inc.**, can be contacted at **726-437-3840** for additional information regarding this project**.**

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

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, January 9th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

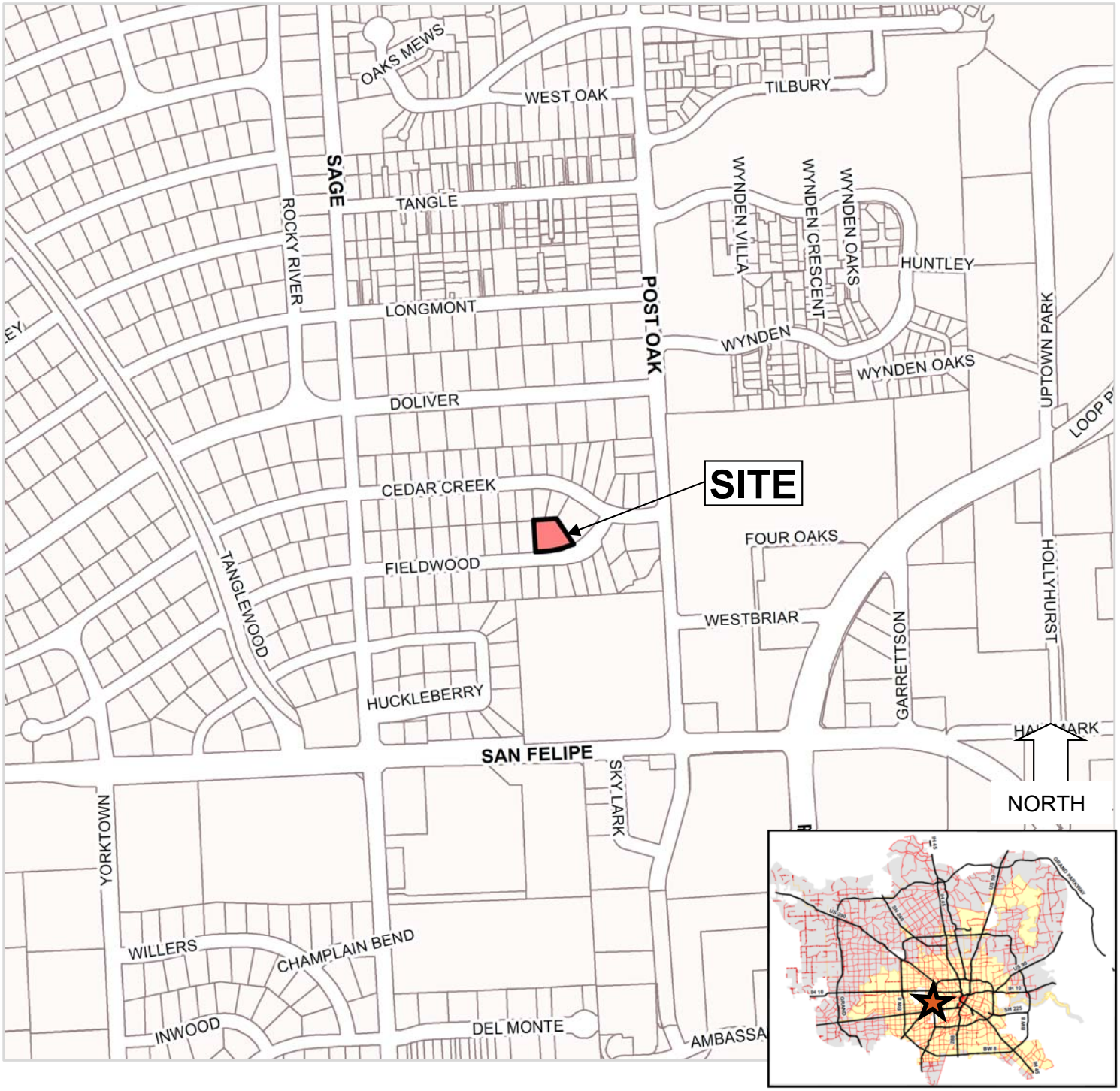
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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development 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: 93

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Park Place Fieldwood

Applicant: PROSURV



C – Public Hearings

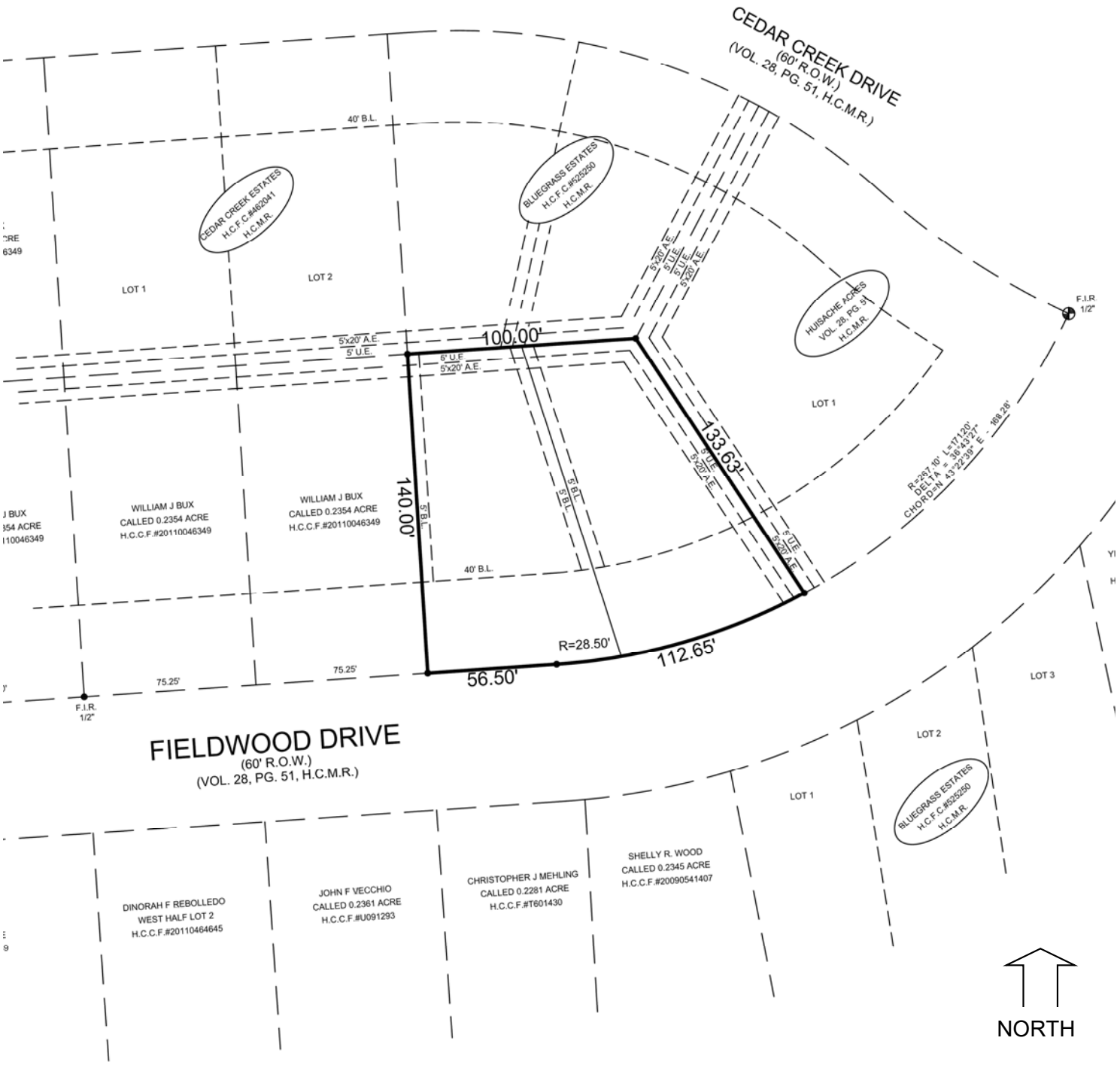
Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Park Place Fieldwood

Applicant: PROSURV



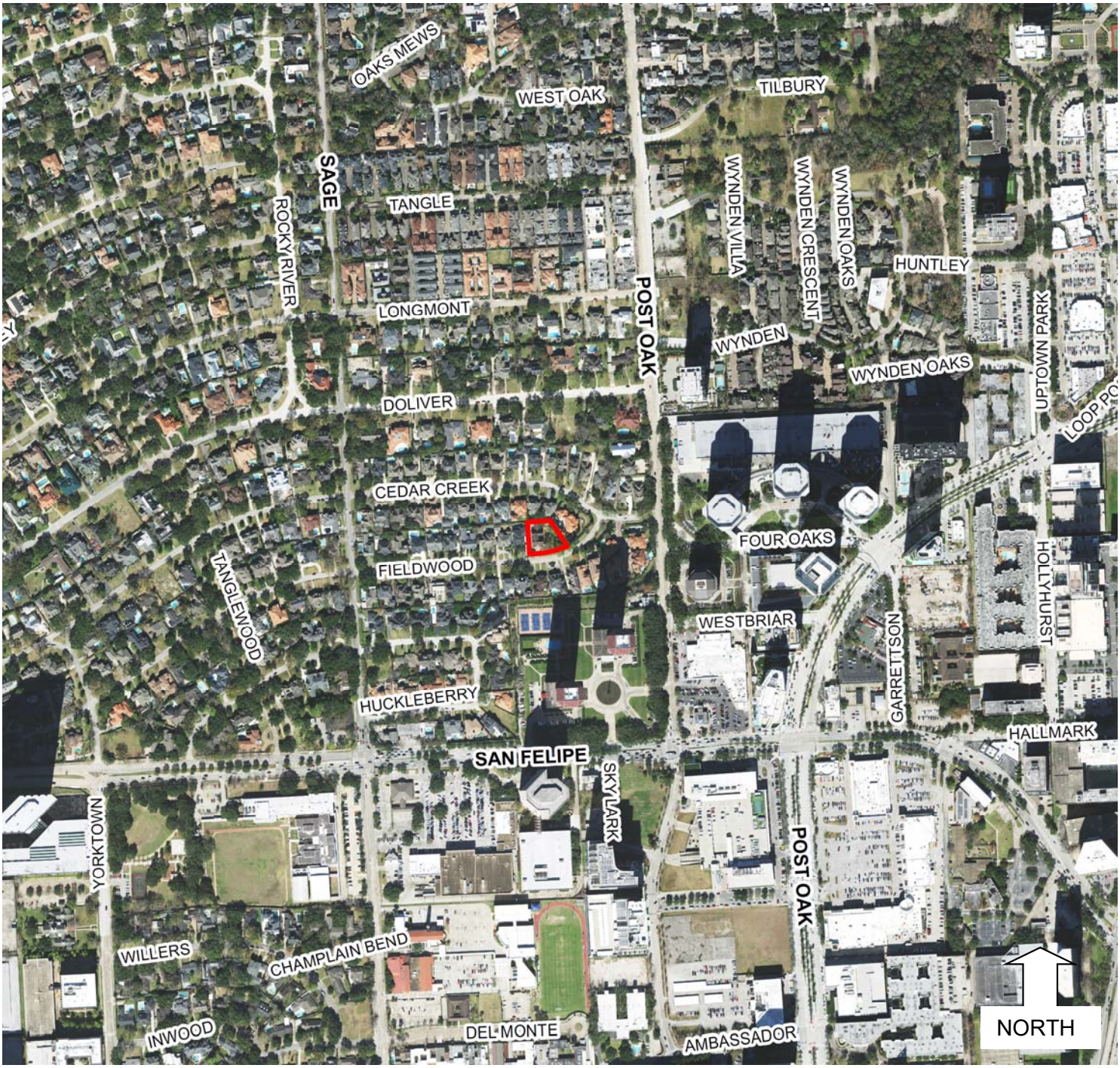
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Park Place Fieldwood

Applicant: PROSURV



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

December 13th, 2024

Dear Property Owner:

Reference Number: 2024-2346, "**Park Place Fieldwood,** a partial replat of **"Huisache Acres**", being all of Lot 13, Block 2, as recorded in Volume 28, Page 51 of the Harris County Map Records, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located north along Fieldwood Drive between Cedar Creek Drive and Sage Road**.** The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Donna Eckels, with PROSURV.**, can be contacted at **281-996-1113** 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, January 9, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

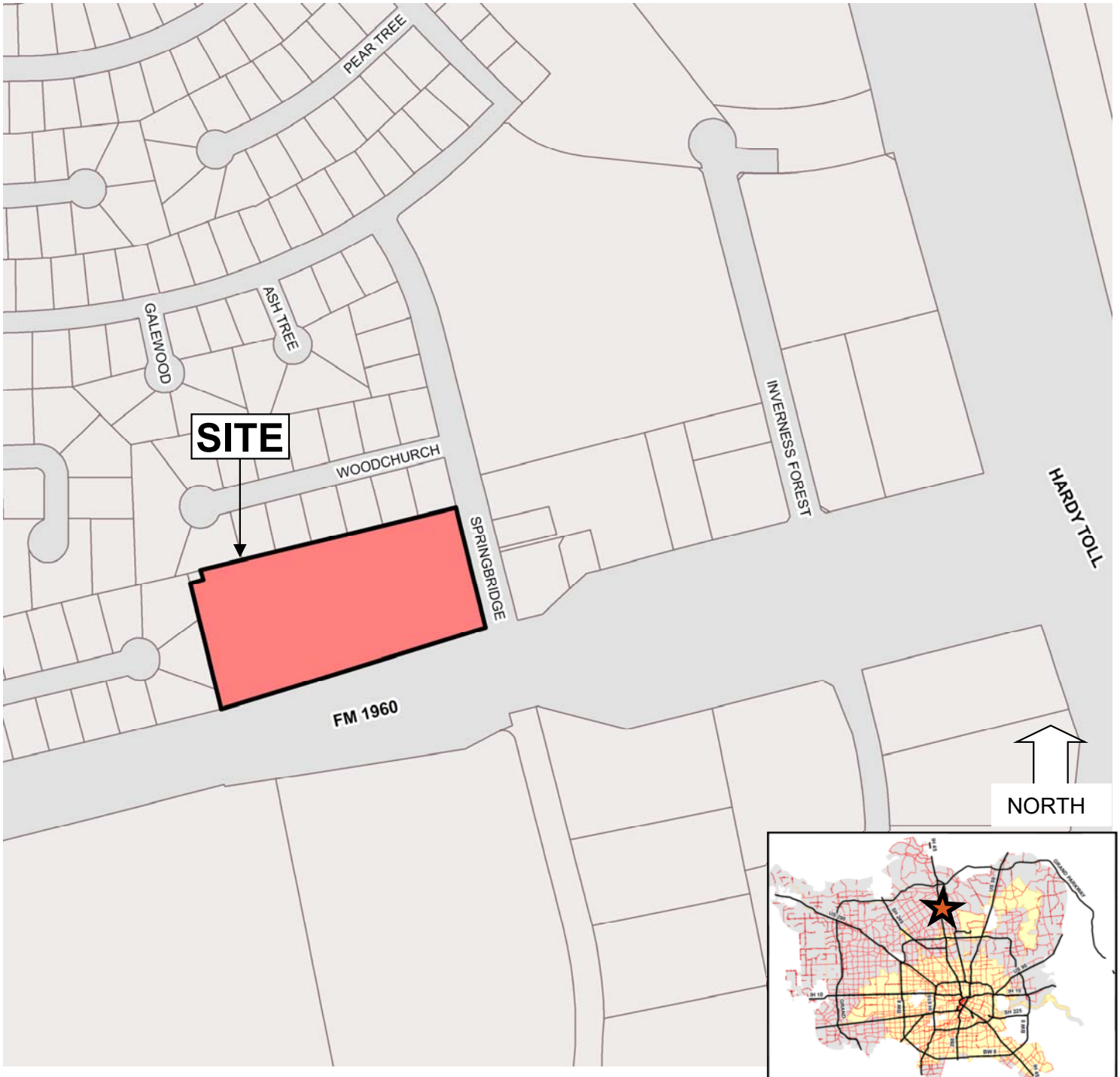
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Springbridge Residences (DEF1)

Applicant: Noma Engineering



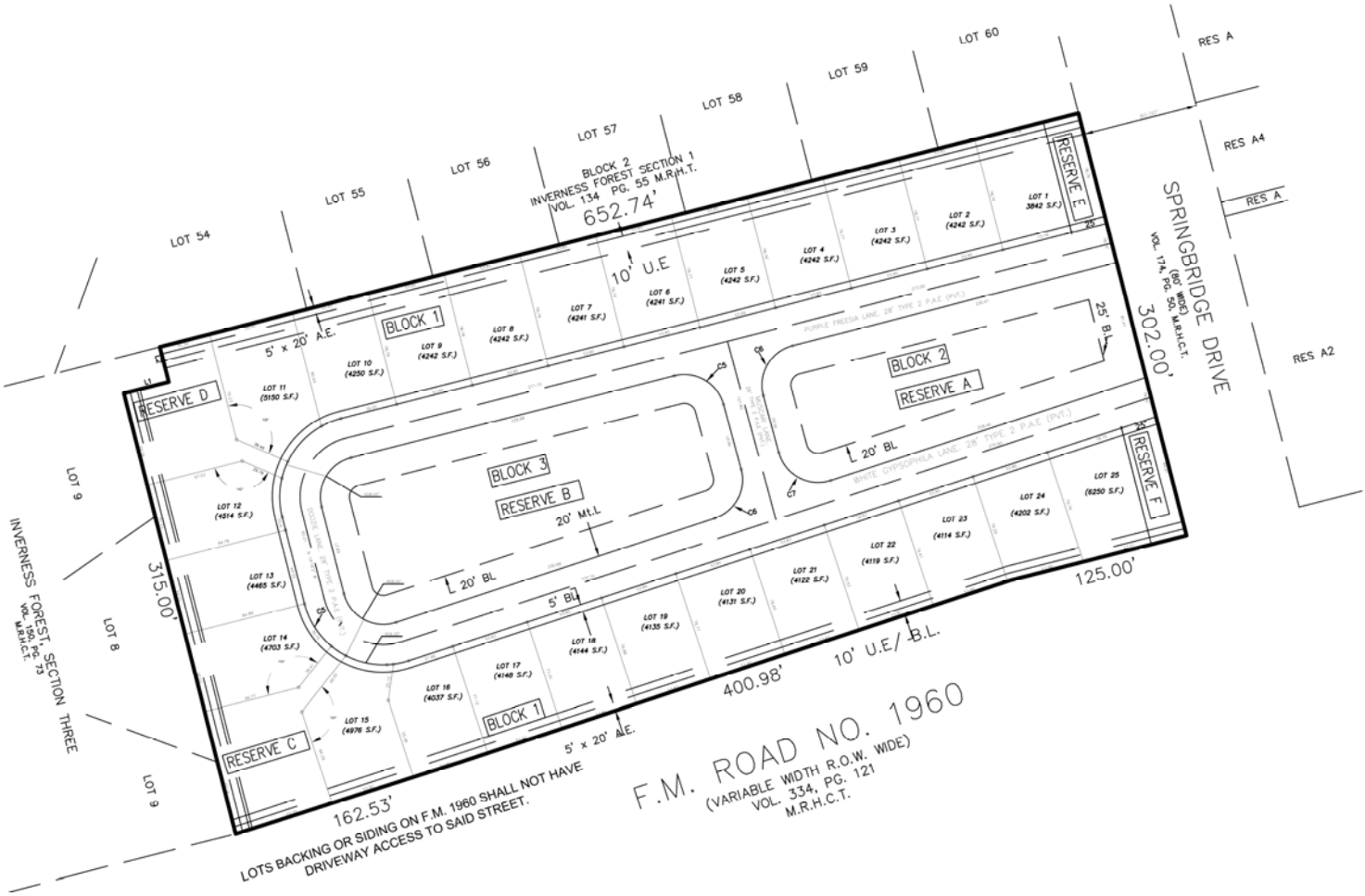
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Springbridge Residences (DEF1)

Applicant: Noma Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Springbridge Residences (DEF1)

Applicant: Noma Engineerings



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

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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.
- **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.
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- ***Planning Commission Body, Authority and Obligation***
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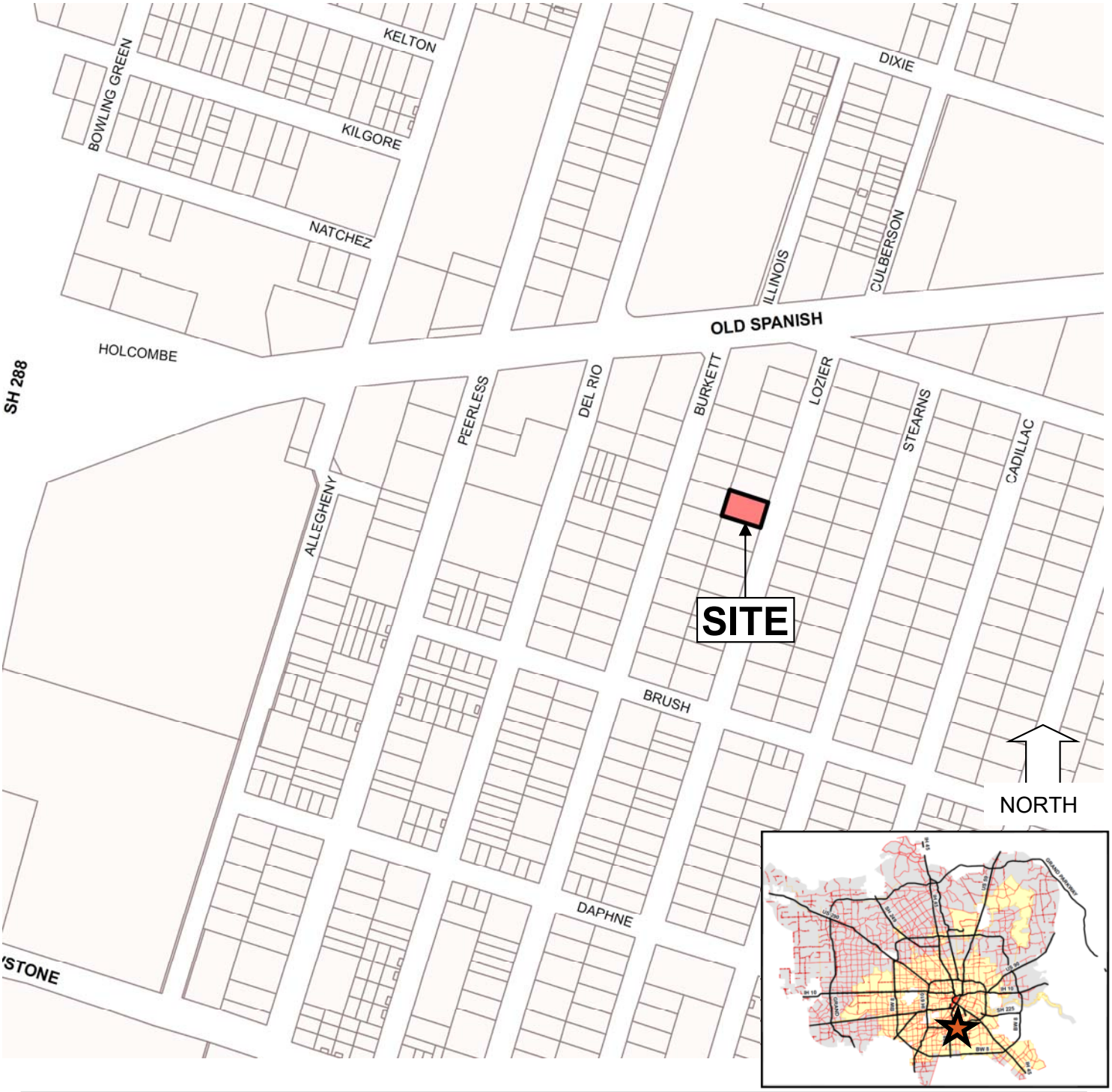
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Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Threestone Villas

Applicant: AAB Homes, LLC



C – Public Hearings

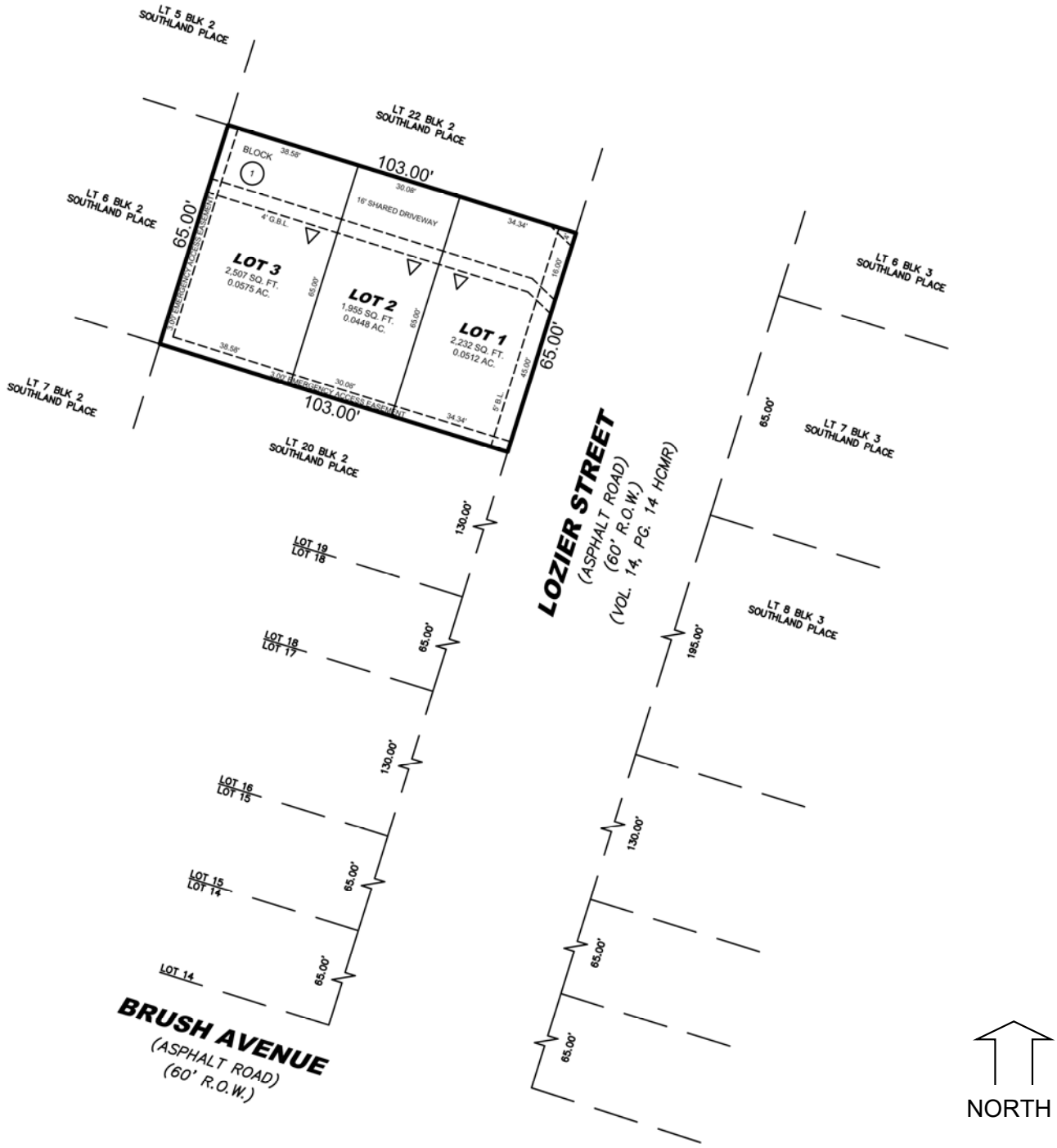
Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Threestone Villas

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Threestone Villas

Applicant: AAB Homes, 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
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www.houstontx.gov

Public Hearing Notice

PH

December 9, 2024

Dear Property Owner:

Reference Number: 2024-2278, **Threestone Villas,** a partial replat of **"Southland Place**", being all of Lot 21, Block 2, as recorded in Volume 14, Page 14 of the Harris County Map Records, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located west along Lozier Street north of Luca Street and south of Zephyr Street and Old Spanish Trail**.** The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Arica Bailey, with aabhomesllc.**, can be contacted at **832-606-7202** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 9, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

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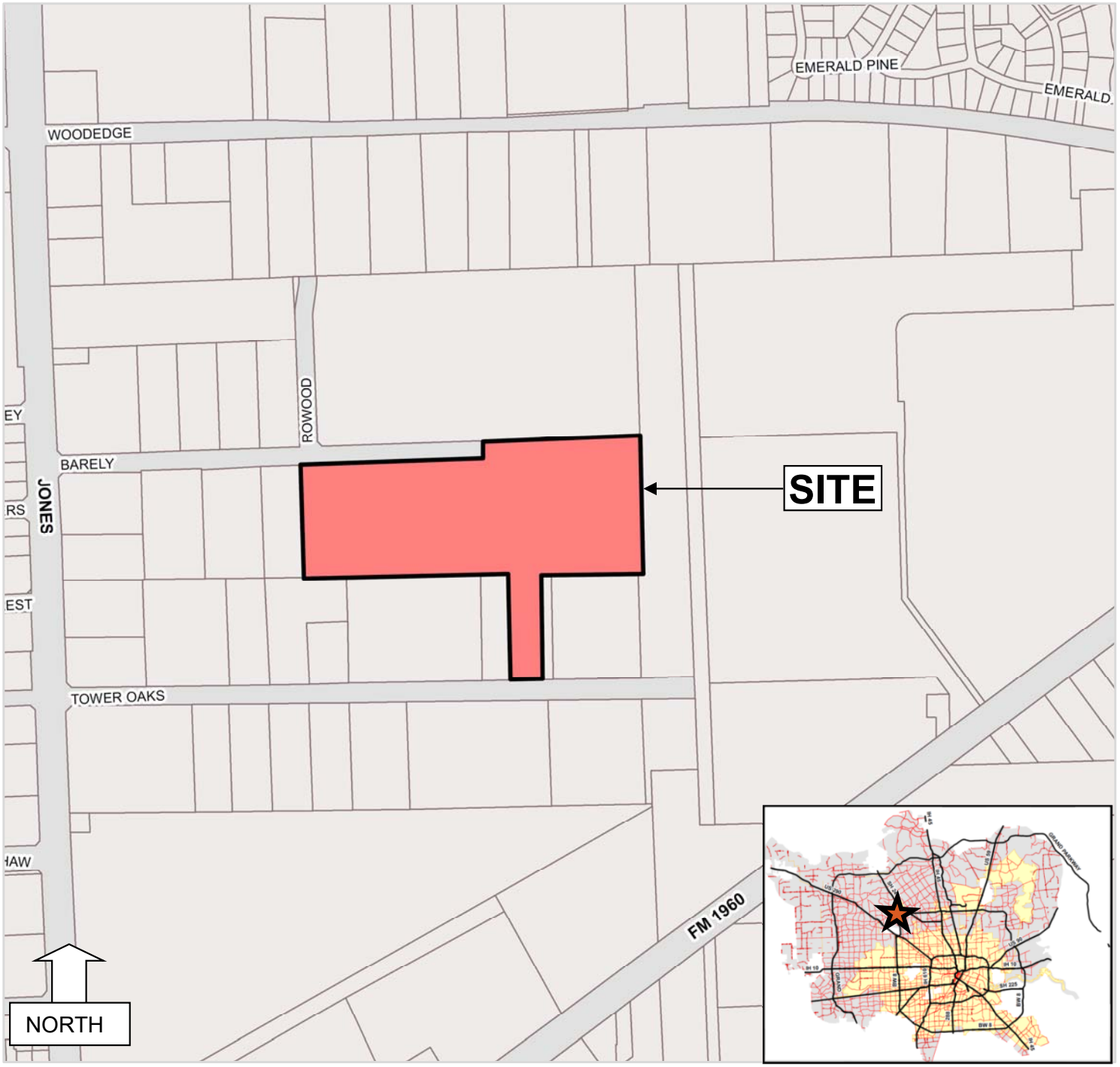
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Alliance Triple E Industrial (DEF1)

Applicant: Weisser Engineering Company



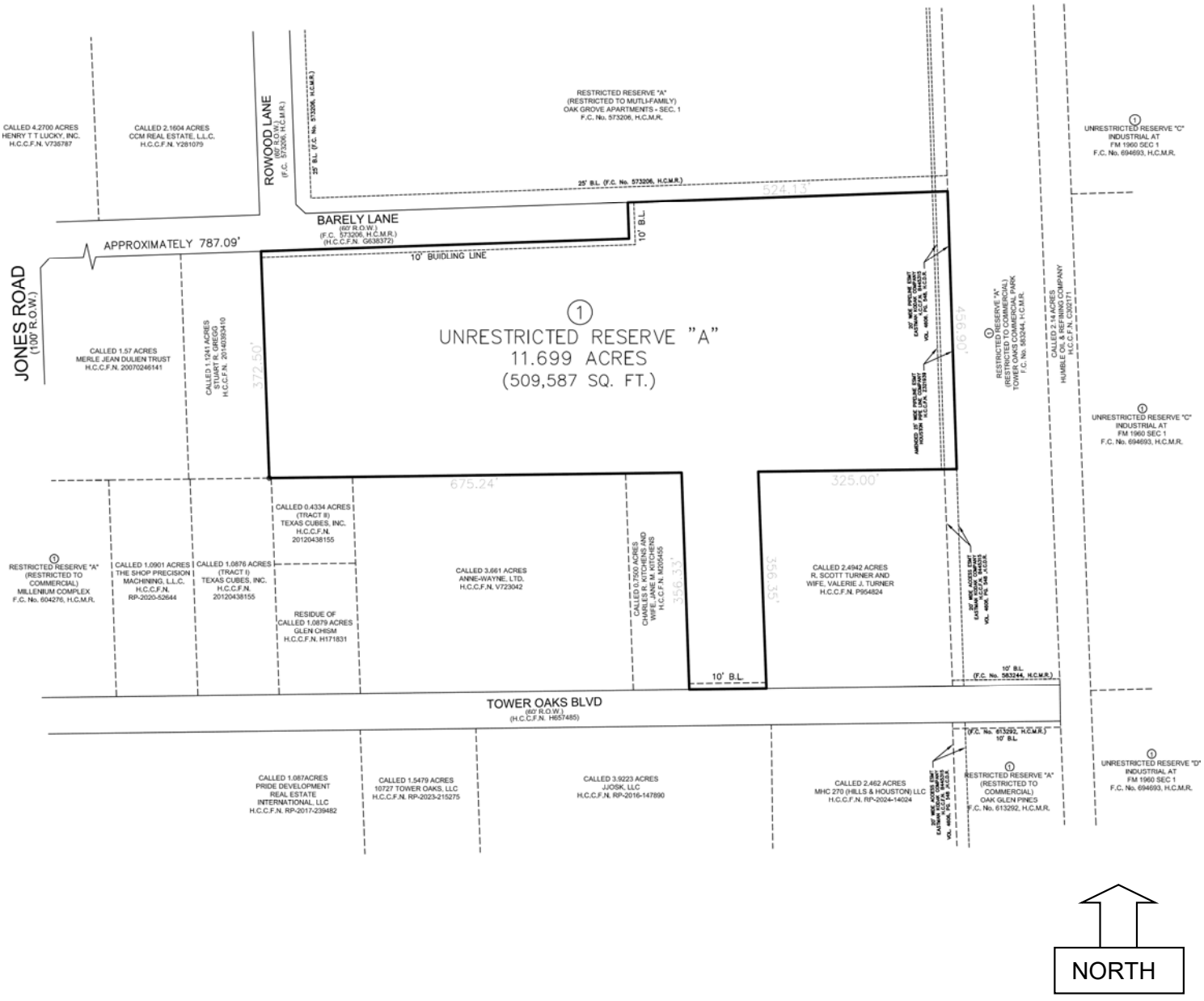
D – Variances **Site Location**

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Alliance Triple E Industrial (DEF1)

Applicant: Weisser Engineering Company



D – Variances Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Alliance Triple E Industrial (DEF1)

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

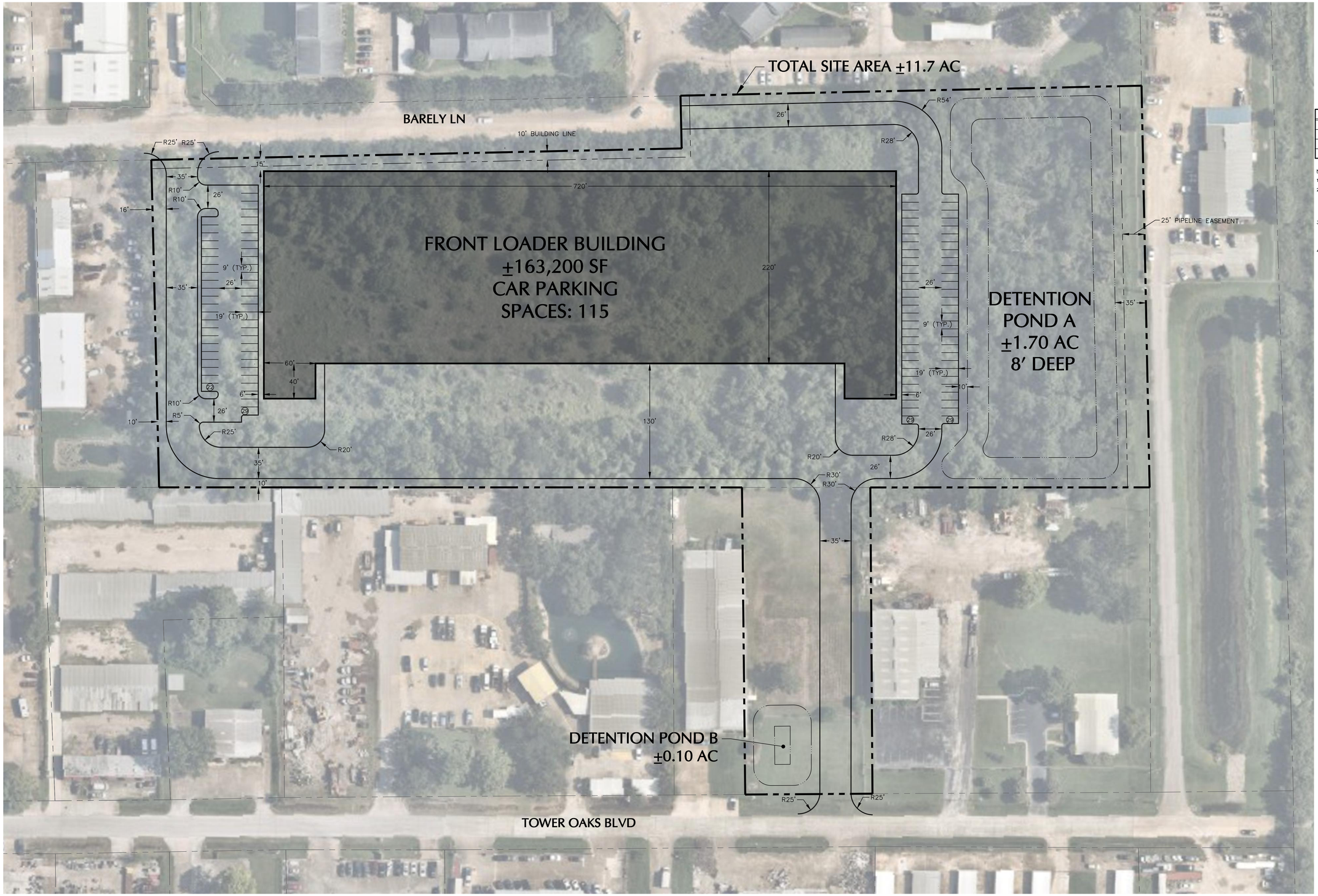
51.6613-Acre
Industrial at FM 1960 Sec 1

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
L□□□□□ E□□□□□r□□□ □□d
E□□r□□□ □□□□S□r□□□□□LLC
17220 K□□□Fr□□□□□S□□□ 125
H□□□□□□TX 77094
T: 281.675.7900 F: 281.675.7901 □□□.□□□□□.□□□

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	

F□□□□□ □: □□□□□□□□□ d:□□HOU□□□r M□r□□□□ D:□□D□□r□□□□□□HOU240295-B□r□□L□□□ (A□□□□□) Pr□□□□D□□S□□□□□□□C□□□□□□P□□ 2d□□ D□□ 11/7/2024 T□ □ 14:54 U□r: d□□□□r S□□□ T□□□□ L:□□□□□□□ L□□□□□ ARCHD-BL

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.

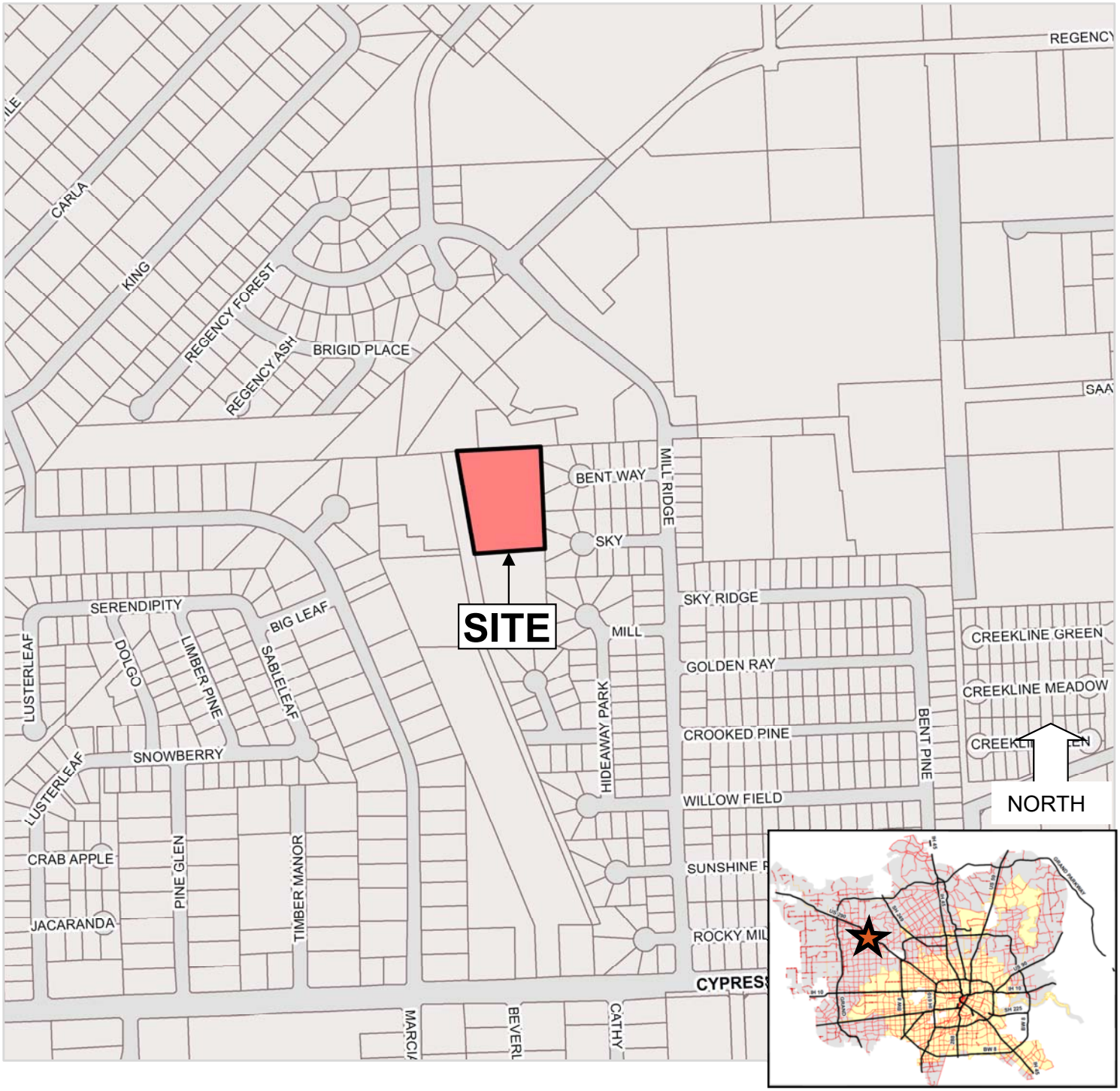
-Economic hardship is not the sole justification for this variance request. The primary motivations are to avoid impractical development and to reveal the impracticable extension of Barely Ln to FM 1960. -We respectfully request your consideration and approval of this variance request. The above variances 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: 97

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Baron Cypress Bend (DEF1)

Applicant: The Interfield Group



C – Public Hearings

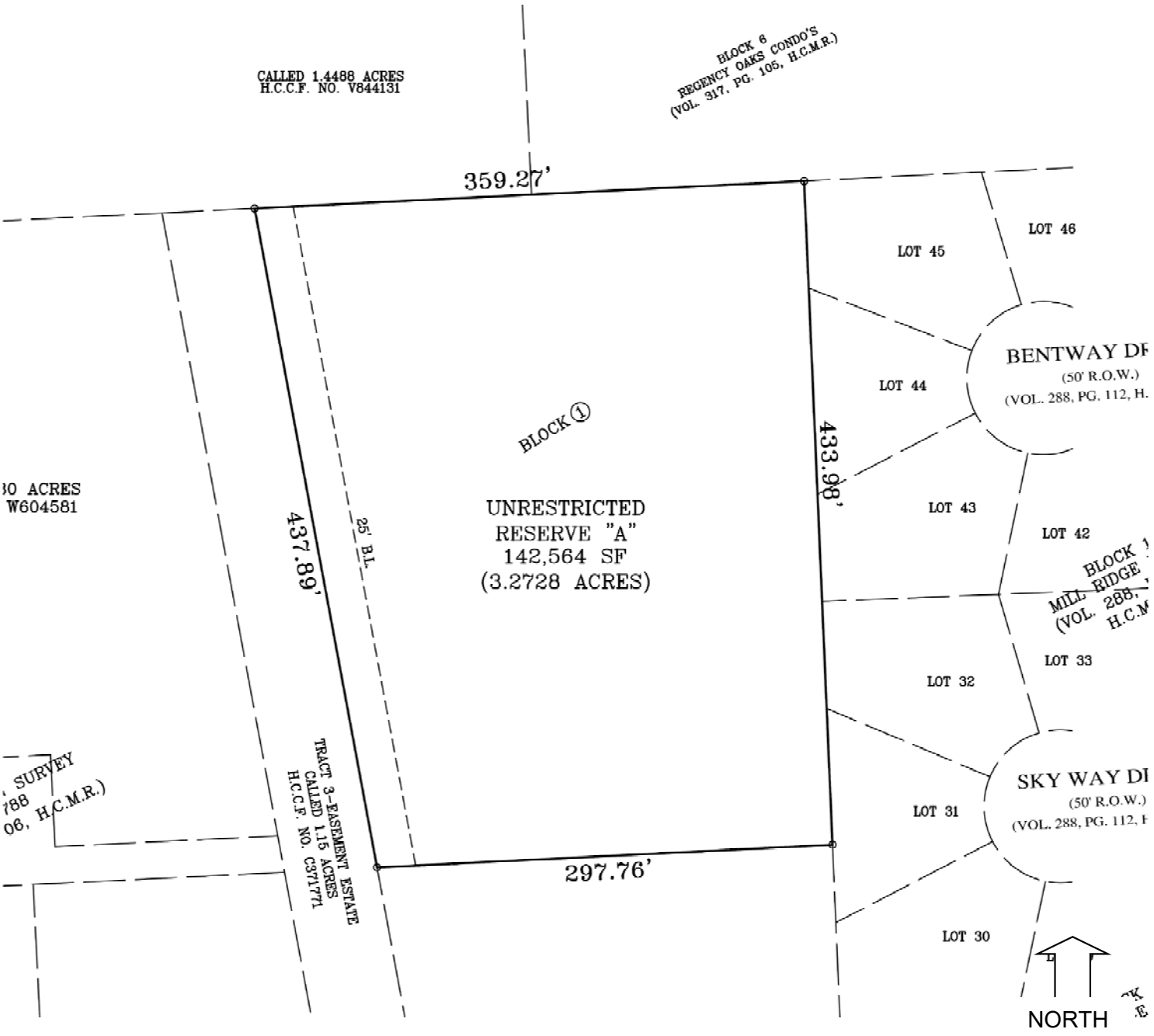
Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Baron Cypress Bend (DEF 1)

Applicant: The Interfield Group



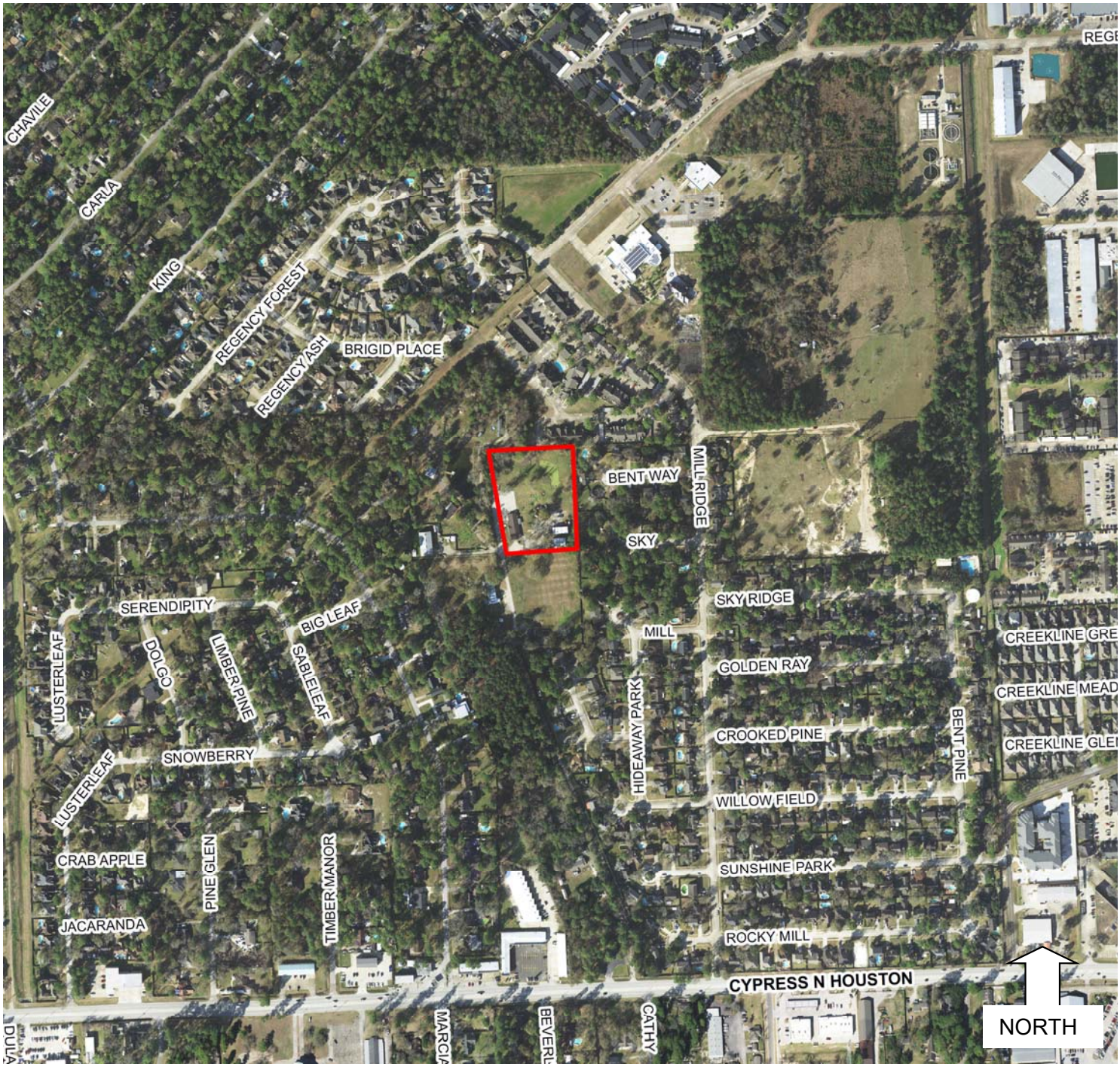
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/09/2025**

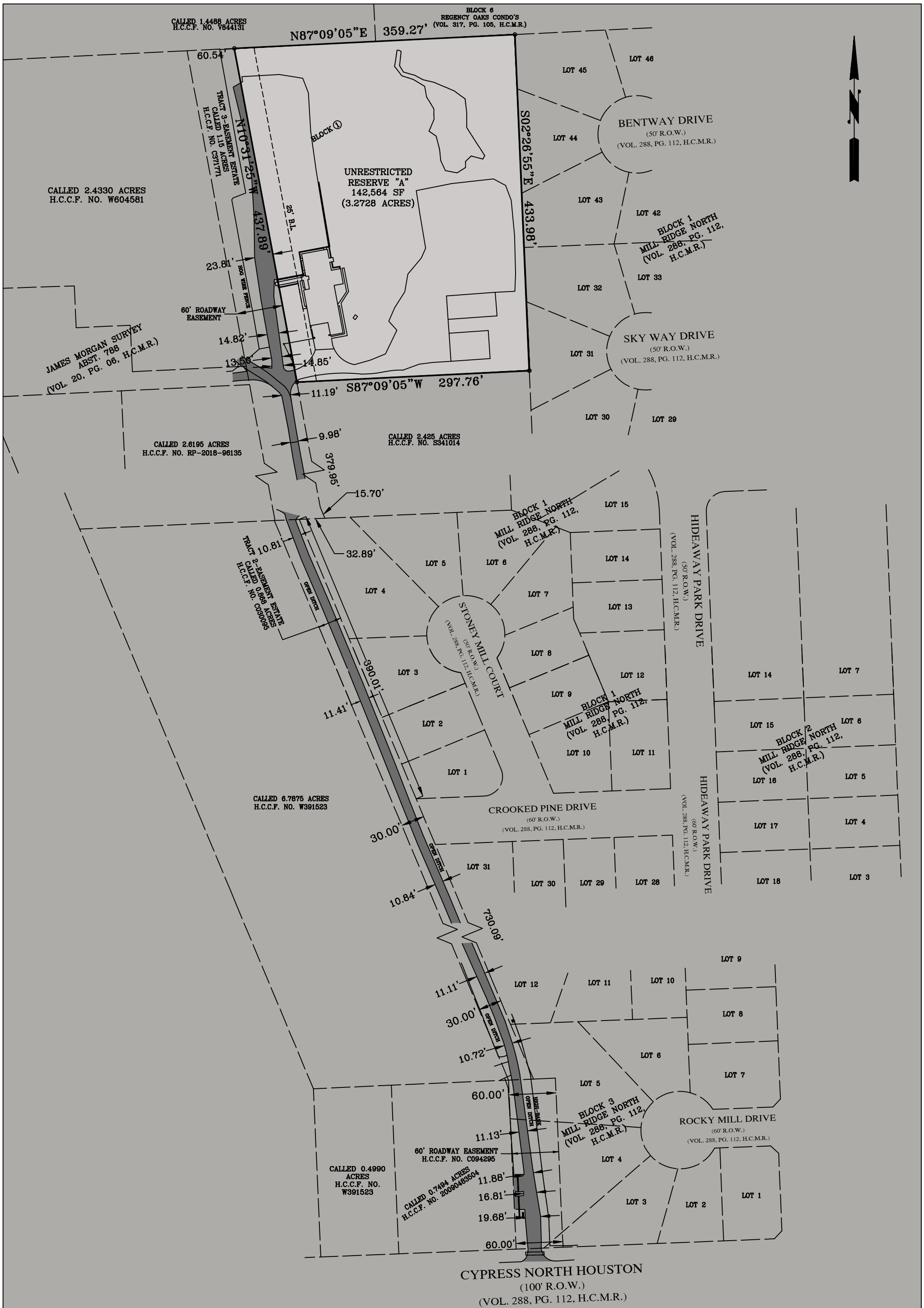
Subdivision Name: Baron Cypress Bend (DEF1)

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.

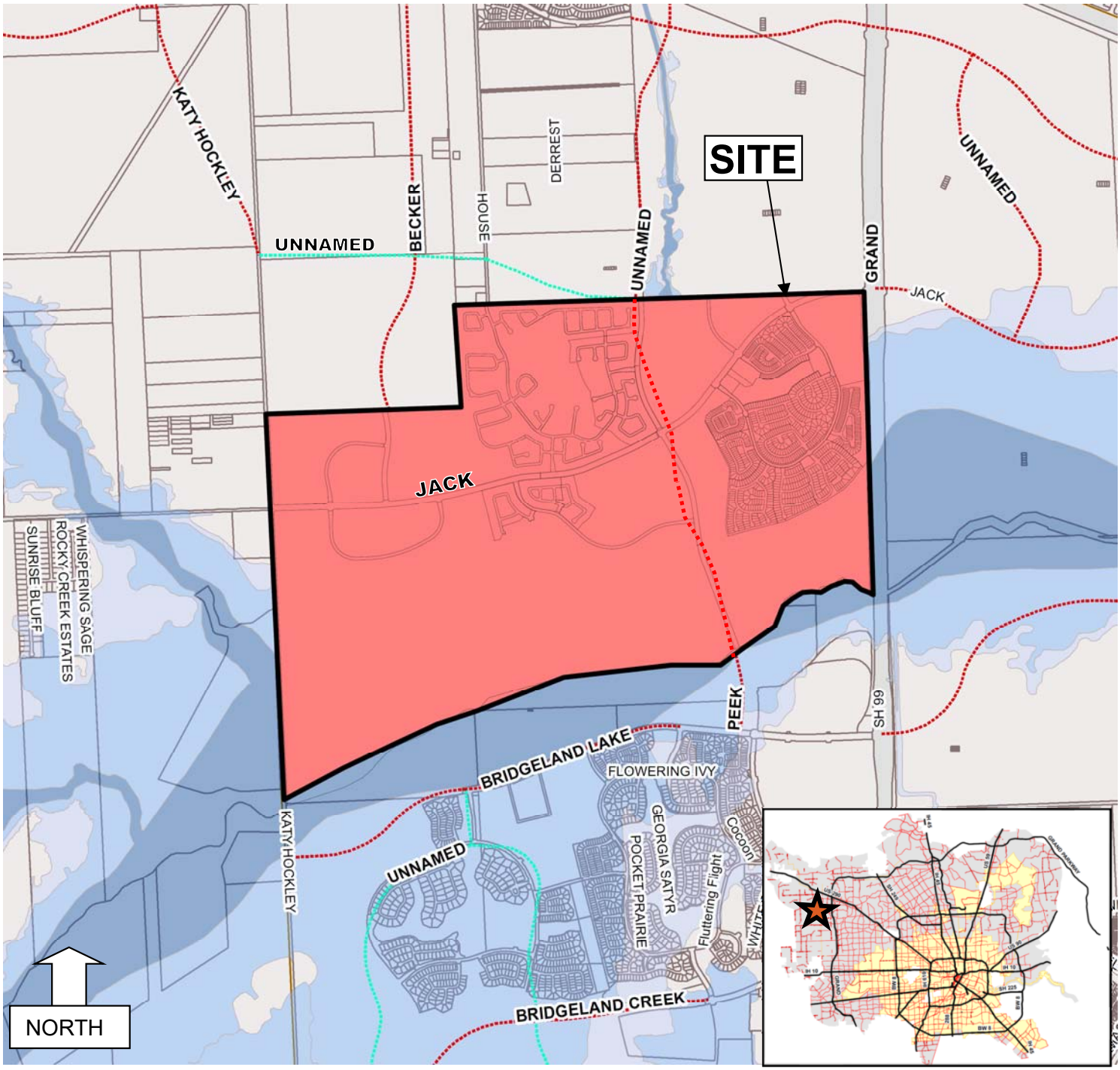
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions that predate Chapter 42.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Bridgeland Creekland Village GP (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

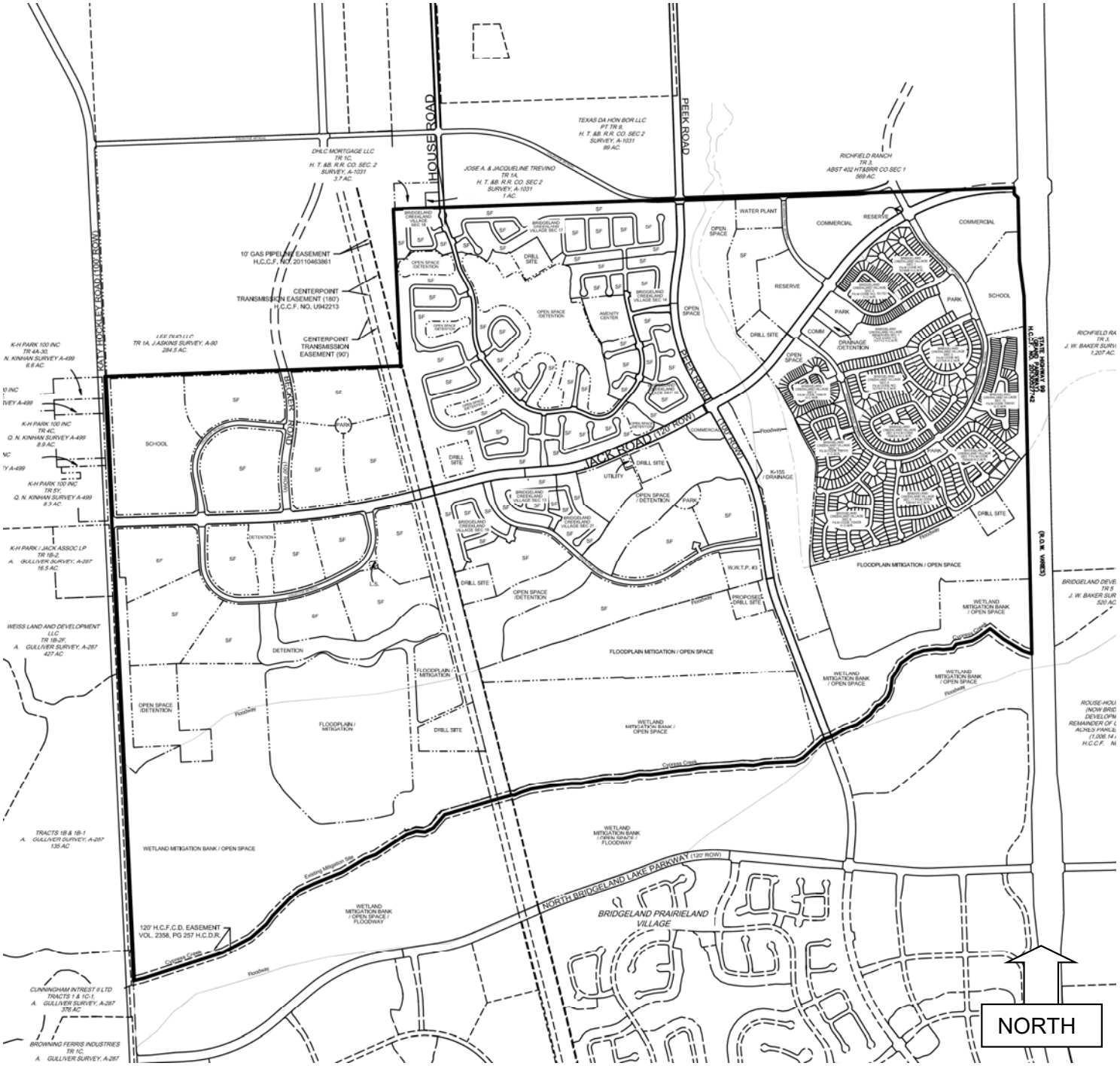
Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Bridgeland Creekland Village GP (DEF 1)

Applicant: LJA Engineering, Inc.



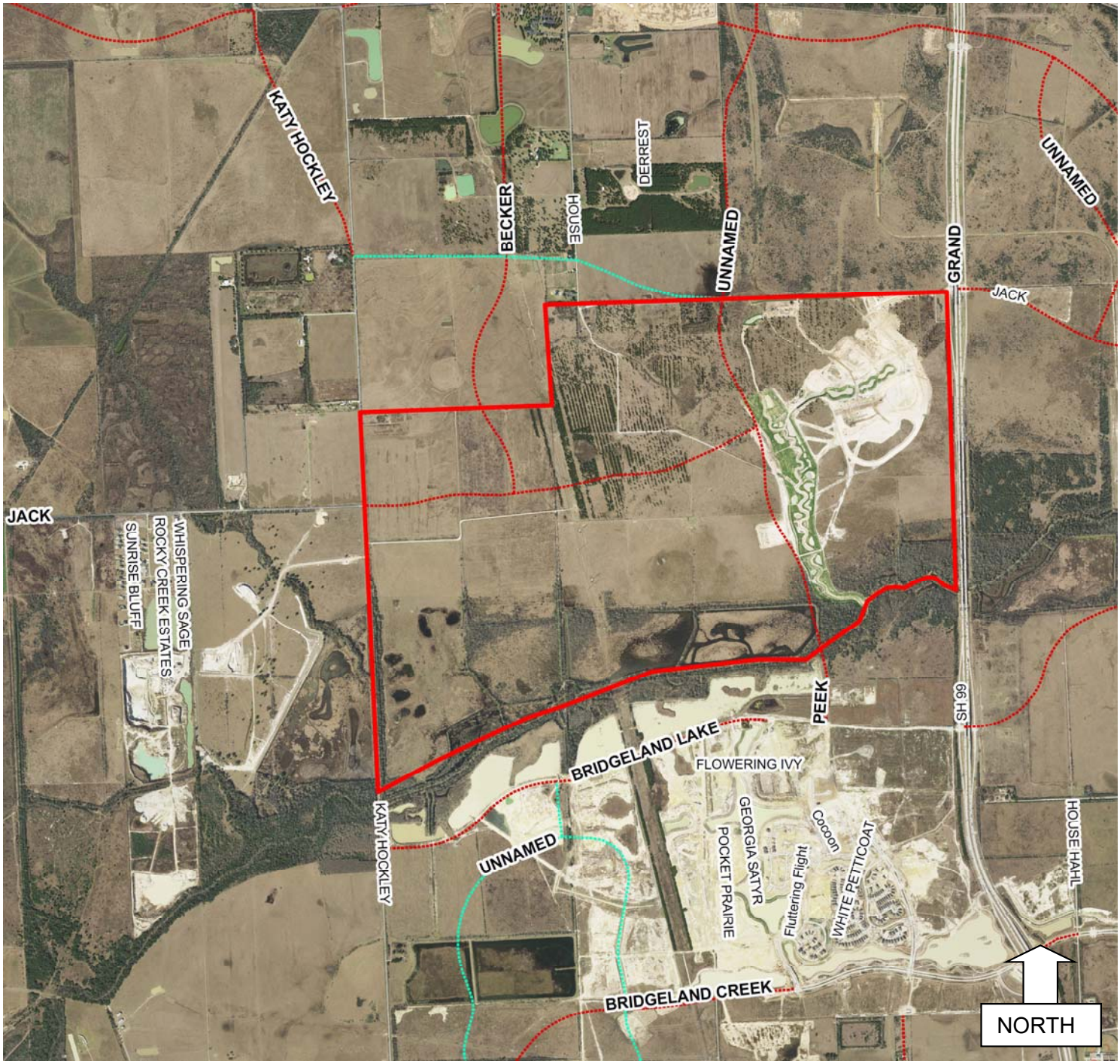
D – Variances **Subdivision**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/09/2025**

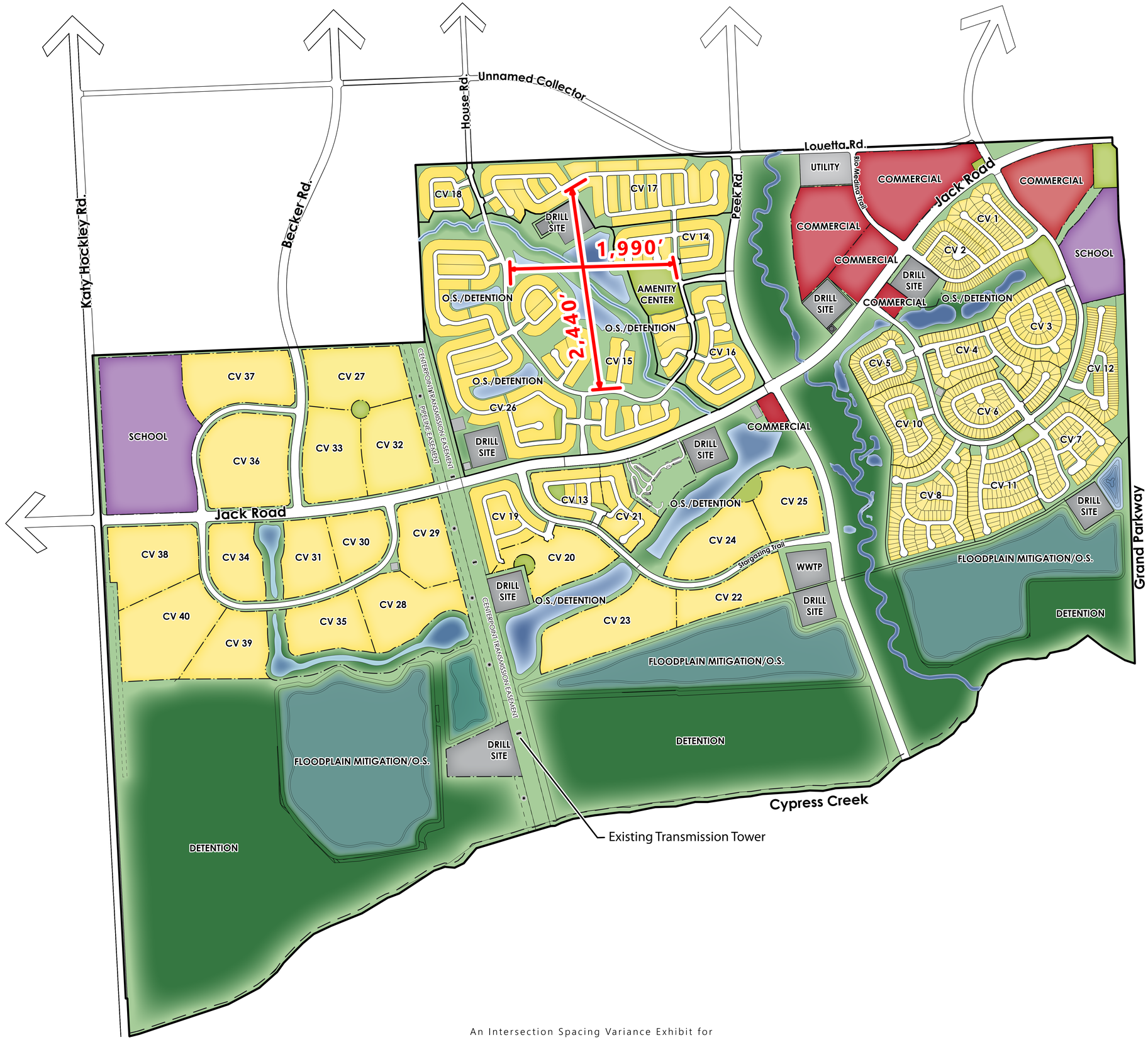
Subdivision Name: Bridgeland Creekland Village GP (DEF 1)

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

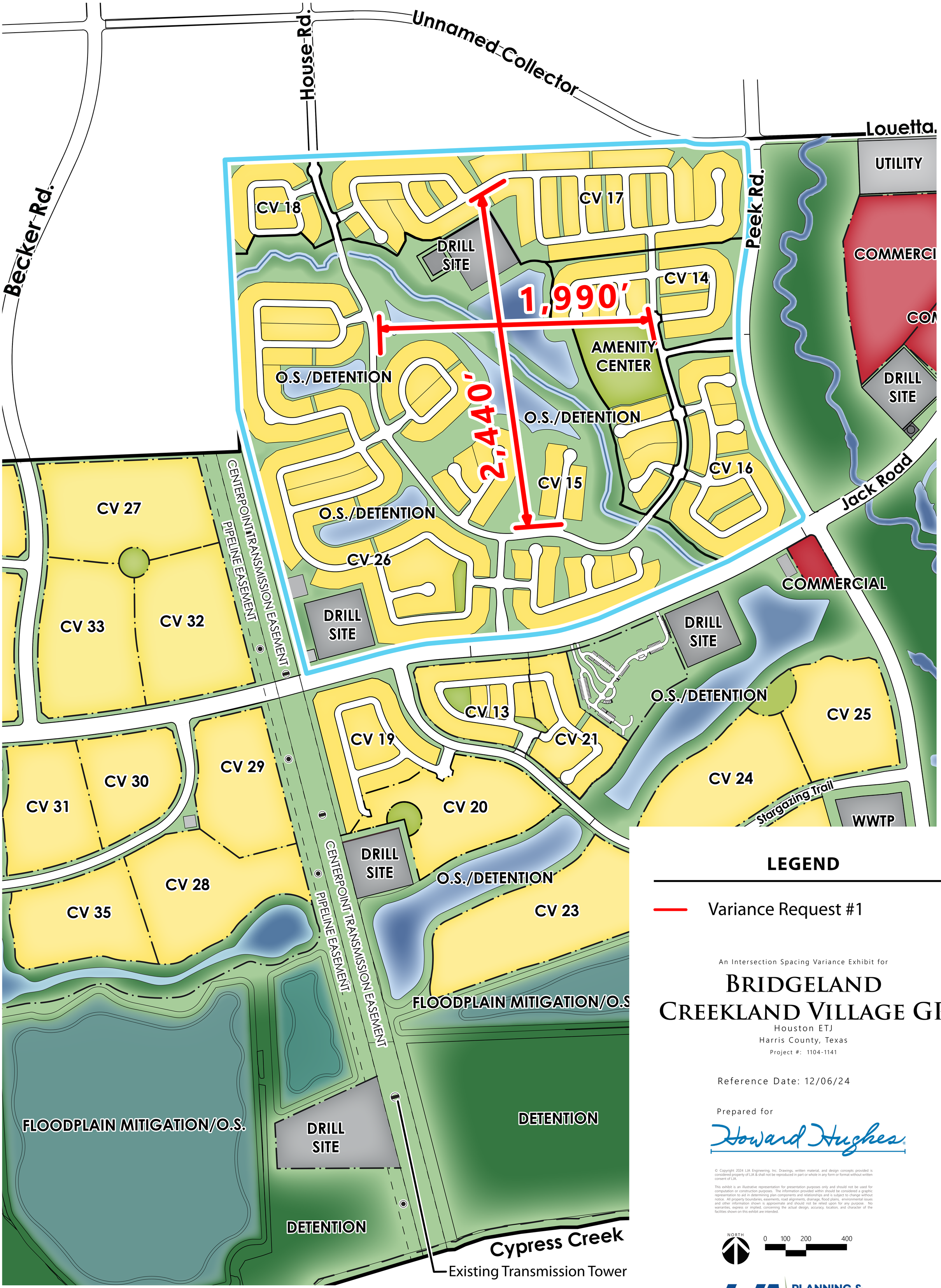
Project #: 1104-1141

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.

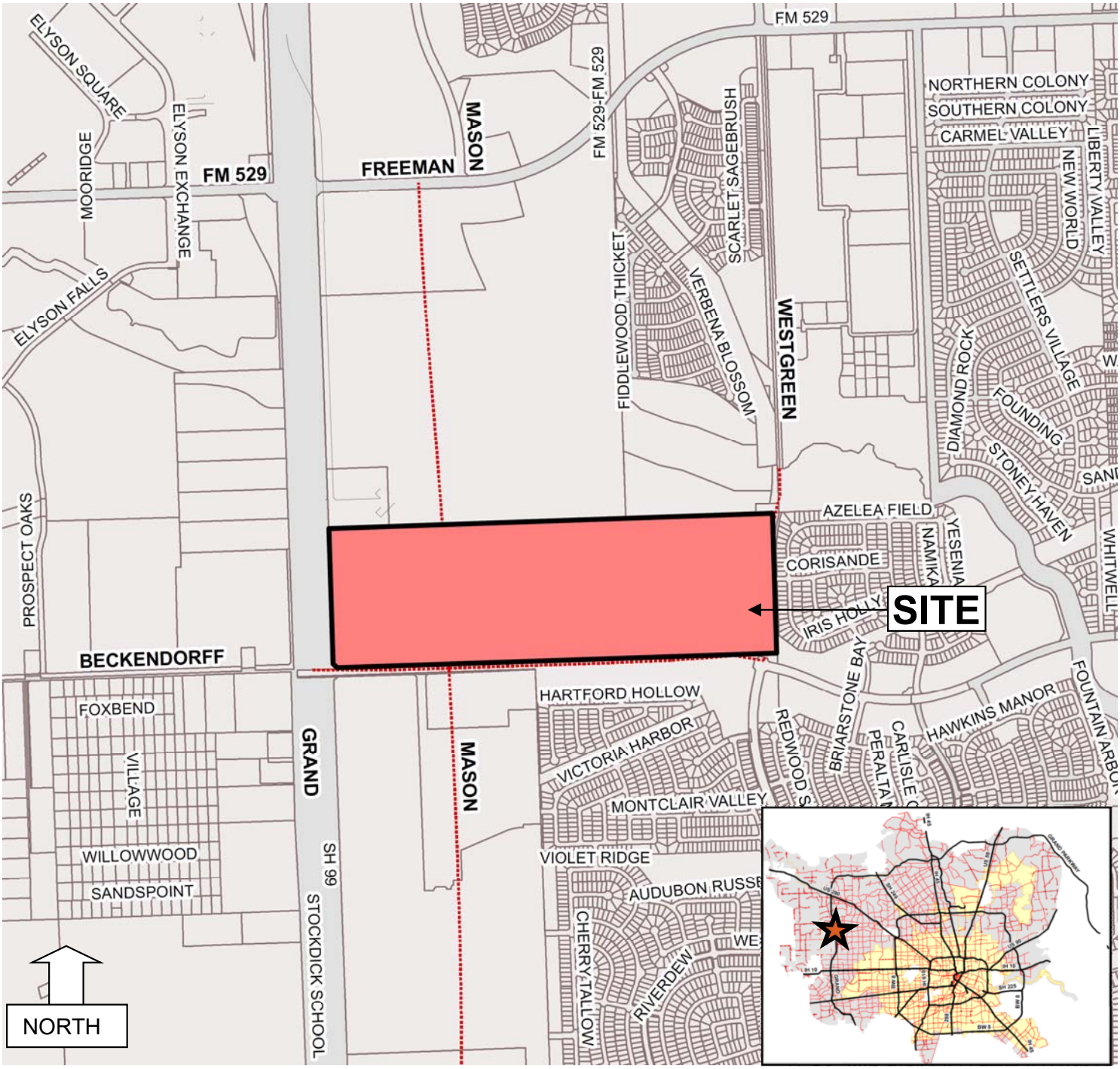
Economic hardship is not the sole justification of the variance, as the existing conditions of the detention and flood mitigation areas are the supporting circumstances for this request.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Bustamante Tract GP (DEF 3)

Applicant: Meta Planning + Design LLC



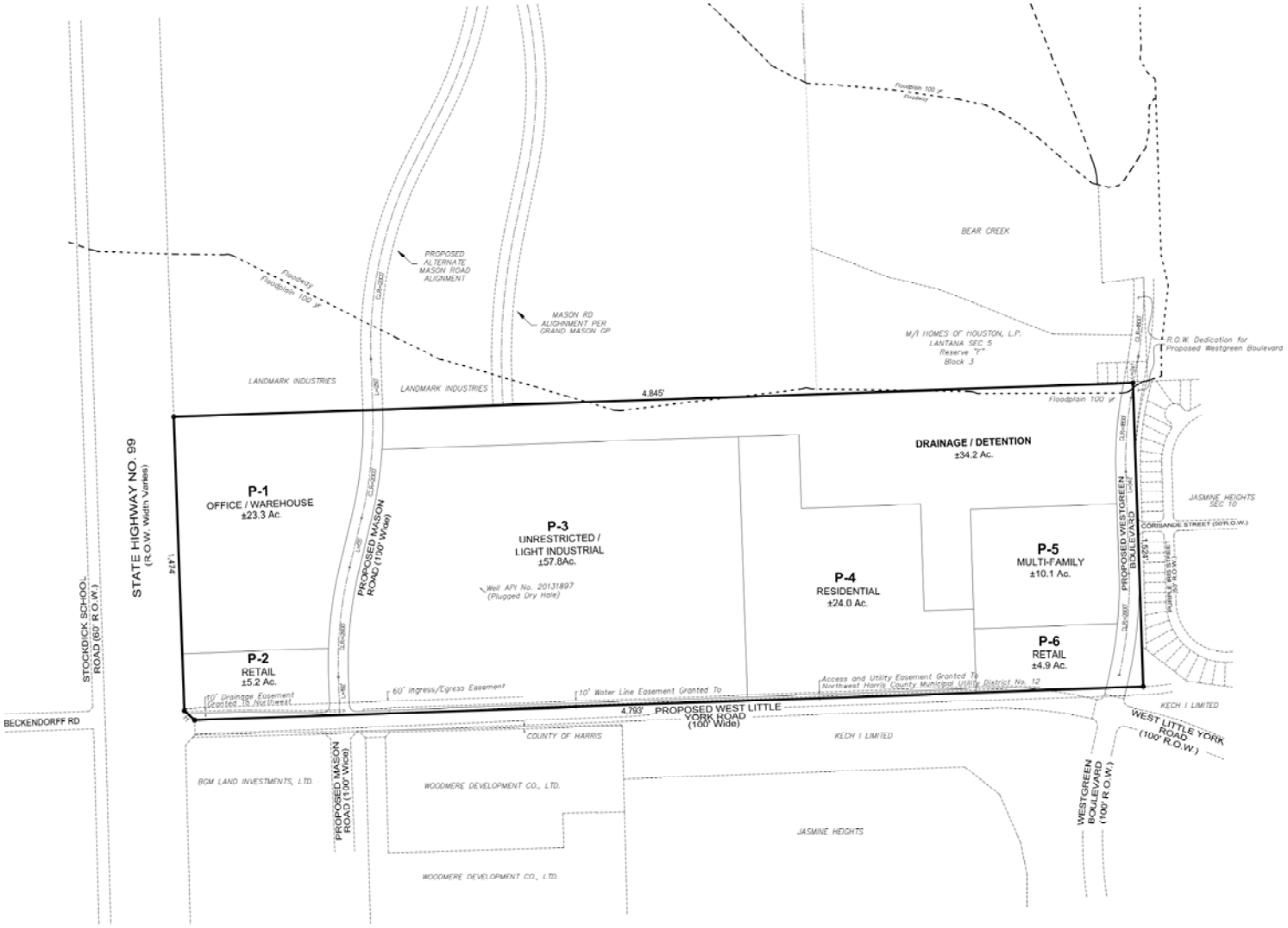
D – Variances **Site Location**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Bustamante Tract GP (DEF 3)

Applicant: Meta Planning + Design LLC



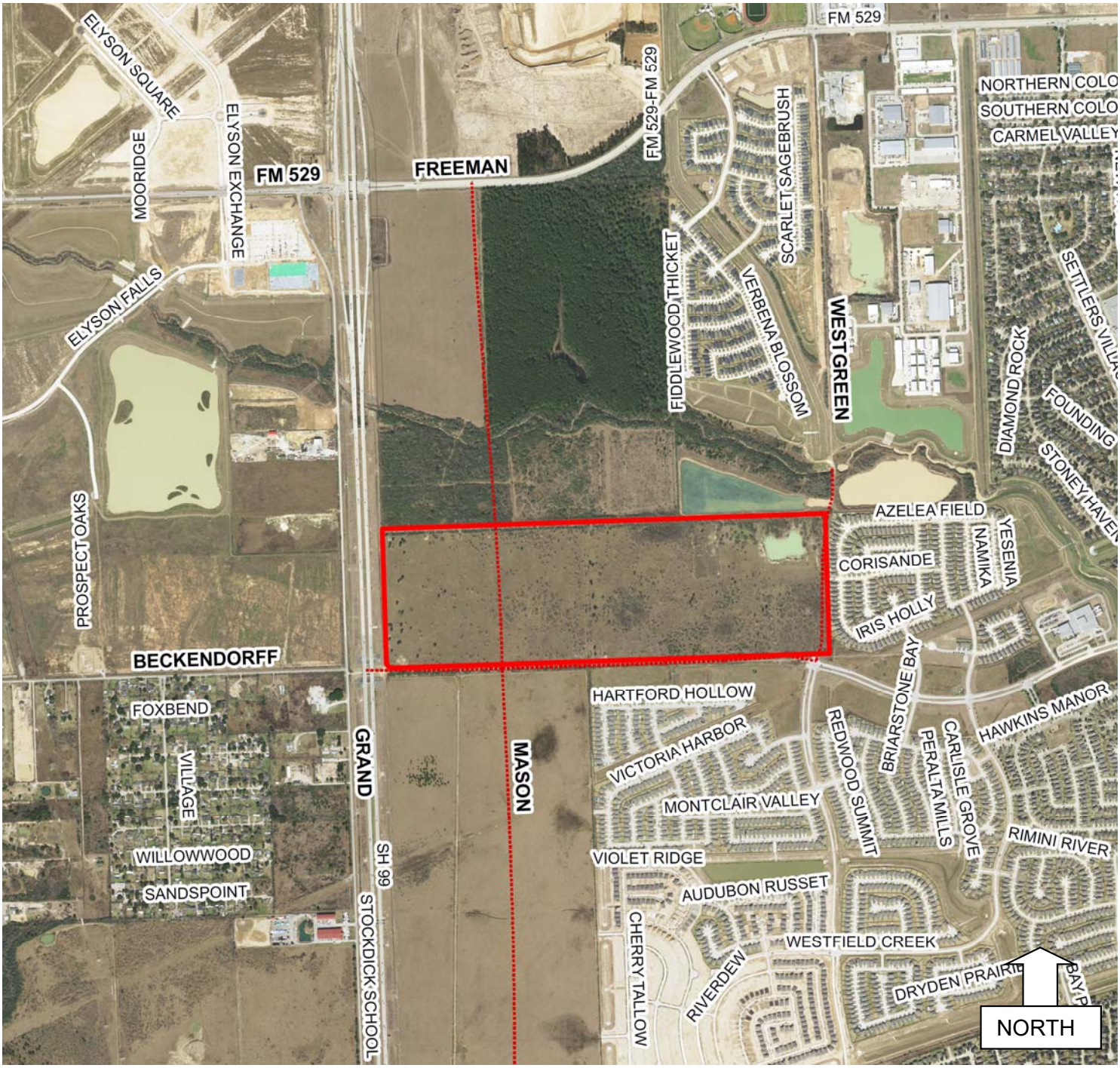
D – Variances Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Bustamante Tract GP (DEF 3)

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.

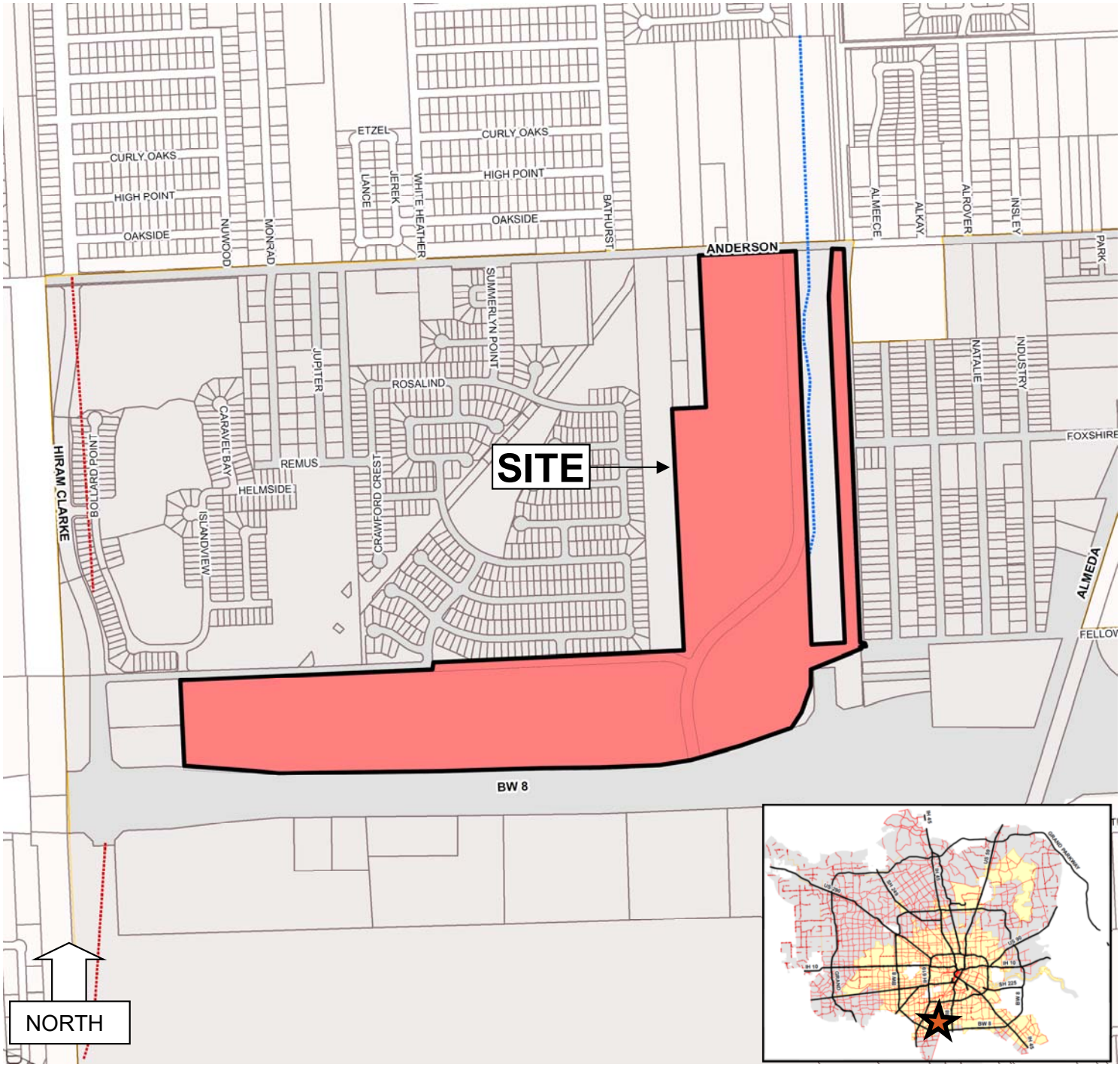
The existing floodway to the northern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: CG 7600 LP GP

Applicant: Windrose



D – Variances

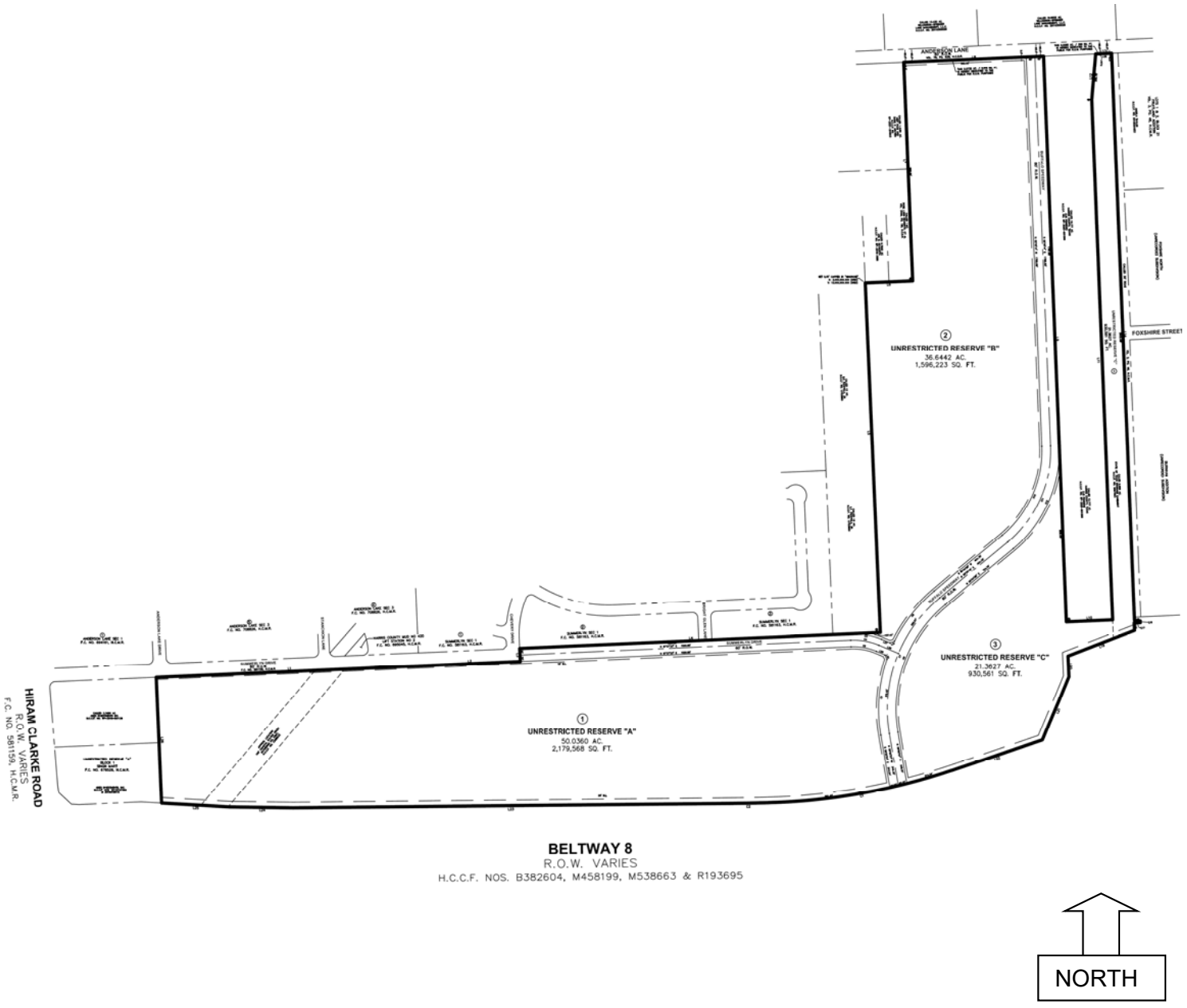
Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: CG 7600 LP GP

Applicant: Windrose



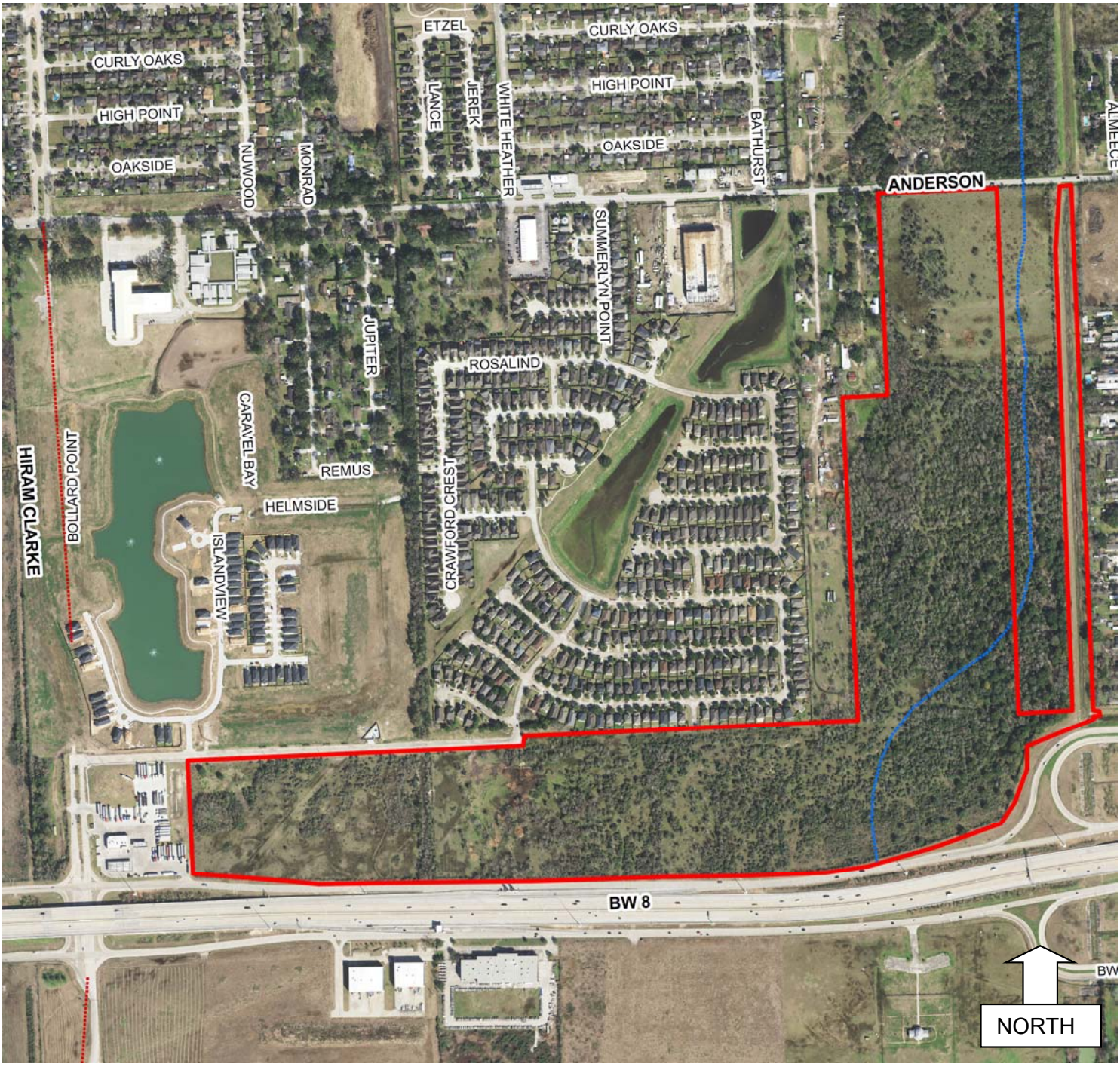
D – Variances Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 01/09/2025**

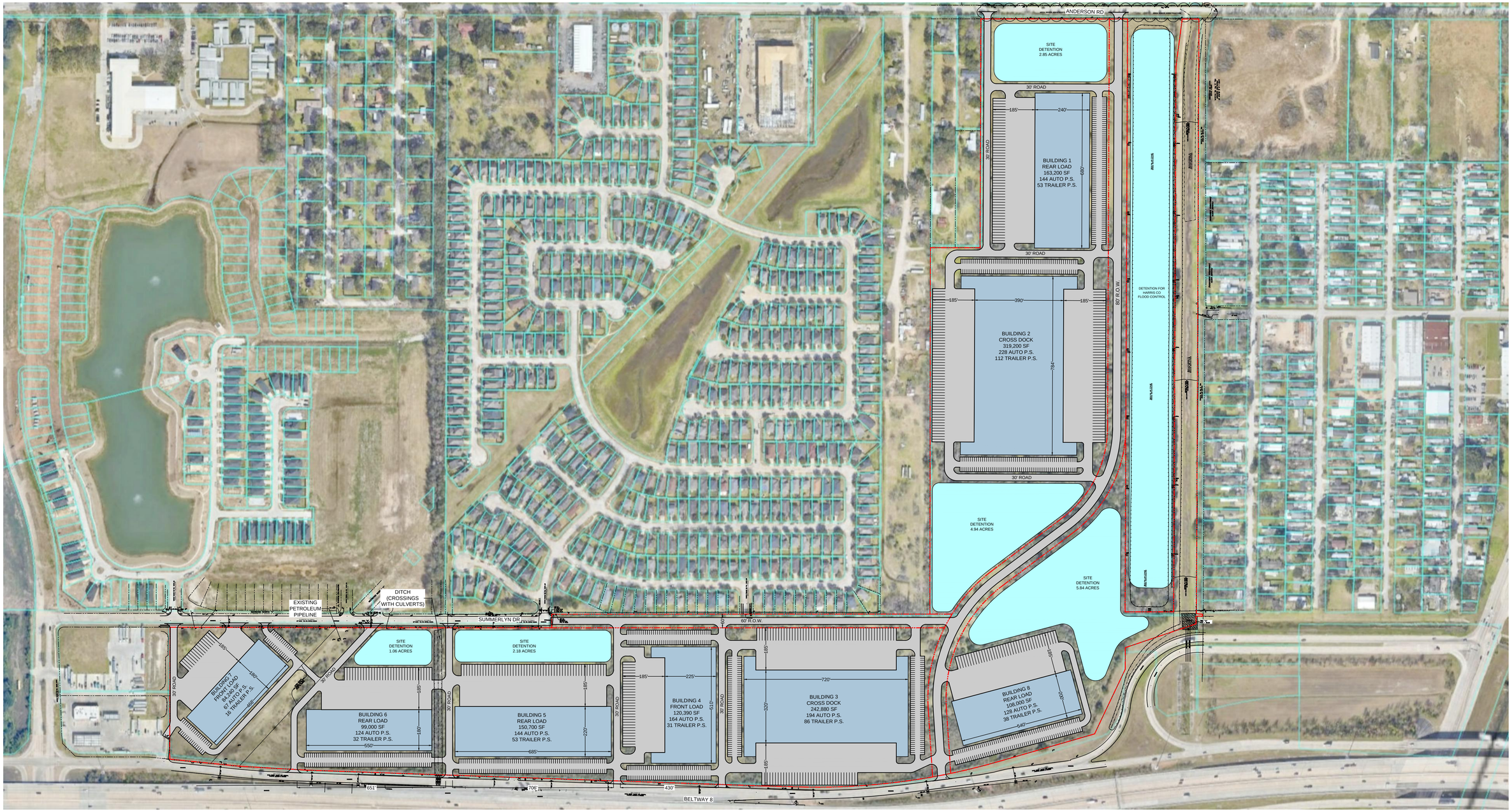
Subdivision Name: CG 7600 LP GP

Applicant: Windrose



D – Variances

Aerial



OPTION 5

SITE AREA : 120.6 ACRES
BUILDING AREA : 1,287,610 SF
SITE DETENTION AREA : 16.86 ACRES
DETENTION FOR HARRIS CO FLOOD CONTROL AREA : 10.64 ACRES

SITE PLAN

10 / 29 / 2024

NORTH

1" = 200'

0 100 200 400 800

LOVETT
INDUSTRIAL


CG 7600 LP
GENERAL PLAN
PROJECT SITE
ANDERSON RD
HIRAM CLARKE RD
ALMEDA RD
SAM HOUSTON TOLLWAY
Play Palace
Anderson Rd
The Spot at Anderson
Pyburns Farm Fresh Foods
E Anderson Rd
Woodland Estates
The Pink Paws Pet Spa & Hotel
FOXSHIRE NORTH
GARDEN PLACE TO ALMEDA
BURNHAM
Almeda Elementary School
Ankle Breaker Gym
Freedom Forever
S Sam Houston Pkwy W
Sam Houston Tollway (Toll road)
Manny's Mobile Homes
BELTWAY BUSINESS PARK
Total Window Tint

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2512
Plat Name: CG 7600 LP GP
Applicant: Windrose
Date Submitted: 12/23/2024

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

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

To exceed maximum intersection spacing requirements by not dedicating an additional north-south or an east-west right of way; and to not extend or terminate in a cul-de-sac Foxshire Lane or Estes Brook Lane.

Chapter 42 Section: 127;134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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

Subject property is 117 acres along South Beltway 8 and a future extension of Buffalo Speedway. Applicant proposes an industrial warehouse site with 7 buildings and 5 detention ponds of varying sizes. Applicant is also dedicating an approximately 3600-foot portion of Buffalo Speedway for public use, which will connect with a 1500' extension of Summerlyn Drive. Because the distance between Hiram Clarke and the proposed Buffalo Speedway dedication is over 2600 feet, and over 2600 feet between Anderson Lane and the proposed Summerlyn Drive dedication, and because multiple stub streets border the plat property, the code requires extensions of public right of ways through the property, or terminations into cul-de-sacs.

(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 variance is justified because of the extensive right of way being dedicated by the plat due to the major thoroughfare, and to the need to provide large detention facilities on the site, and to protect neighboring residential areas from industrial traffic.

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

The applicant is complying with the major thoroughfare plan to help provide a safe and orderly transportation grid for the city. The residential areas to the north and west have direct access to the

Anderson Road collector; the neighborhoods to the east have access to Anderson and to the Almeda Road major thoroughfare. The extension of Summerlyn Drive will give Summerlyn Sec 1 subdivision additional access points to the Hiam Clarke Road major thoroughfare. Further right of way dedications are not needed to maintain circulation of passenger vehicles through the surrounding area.

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

Public safety will be enhanced by not further entangling industrial and passenger vehicle traffic beyond what is required by the extension of Buffalo Speedway and Summerlyn Drive. Due to the planned right of way dedications and the proximity to the beltway, large trucks will not need to access the property through the residential neighborhoods. The marginal increase in mobility from additional public streets is outweighed by the the benefit from keeping the developments separate.

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

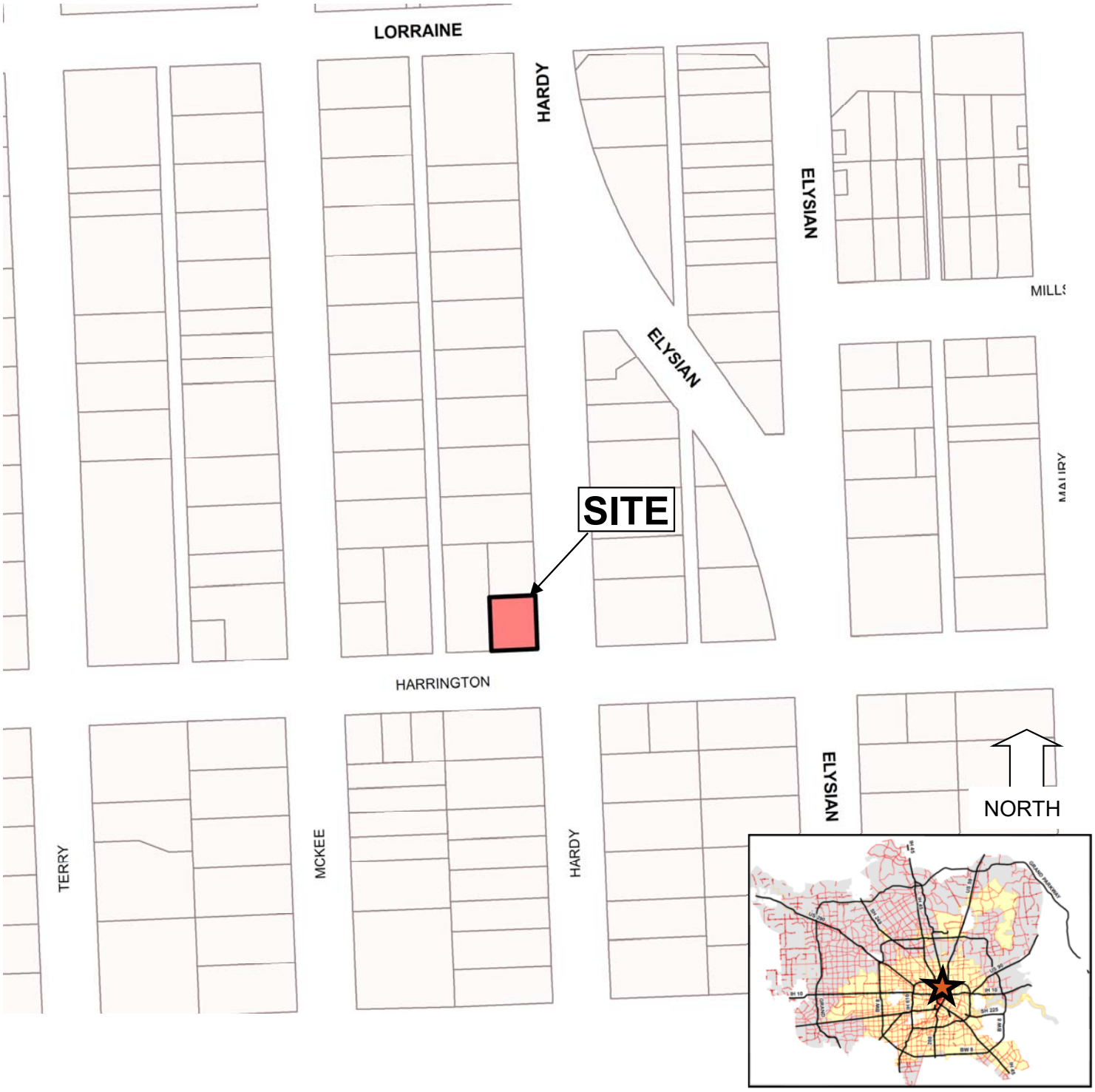
The variance is justified because of the extensive right of way being dedicated by the plat due to the major thoroughfare, and to the need to provide large detention facilities on the site, and to protect neighboring residential areas from industrial traffic.

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Hardy at Ronquillo Development (DEF 1)

Applicant: CGEA Planning + Design



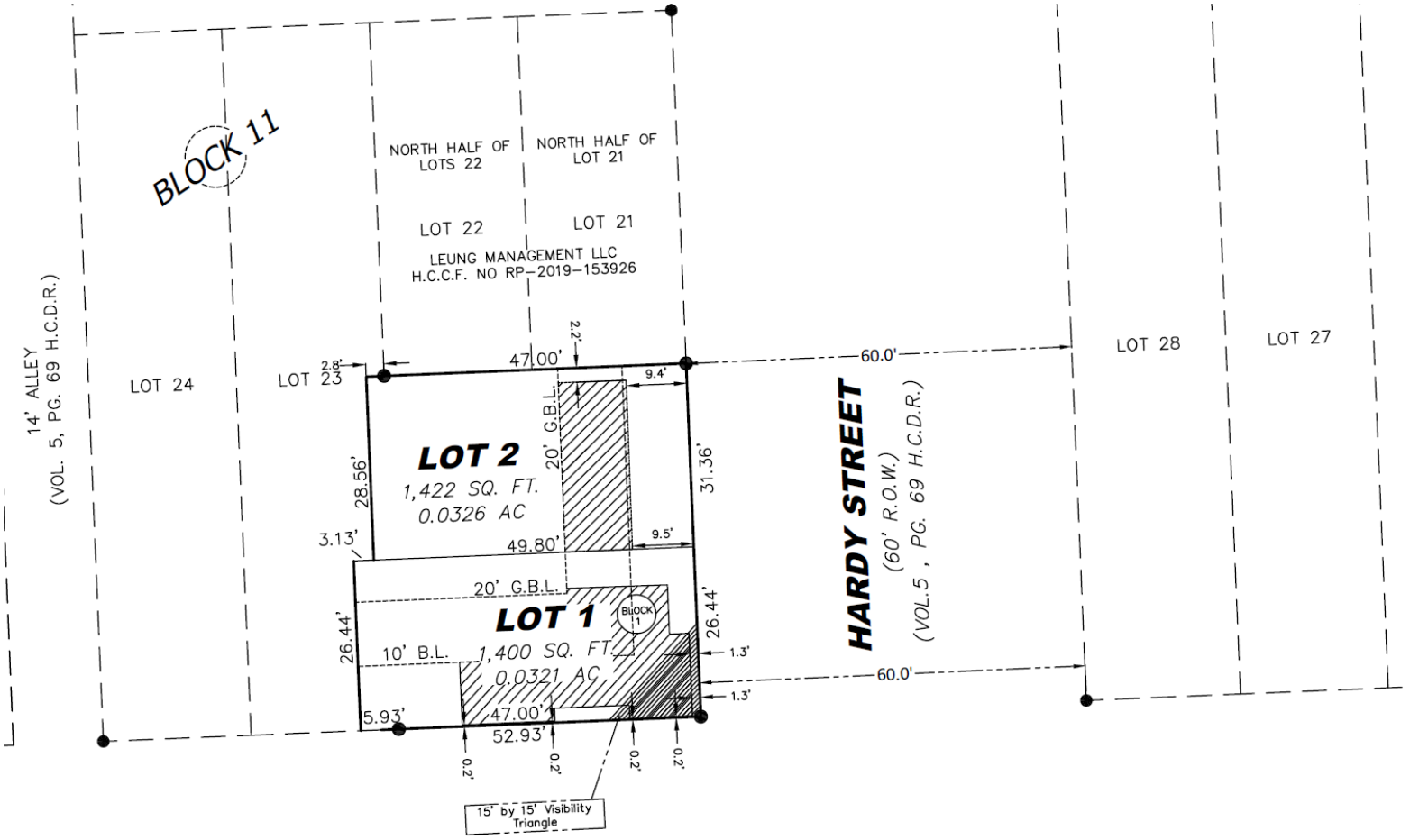
D – Variances **Site Location**

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Hardy at Ronquillo Development (DEF 1)

Applicant: CGEA Planning + Design



HARRINGTON STREET
(60' R.O.W.)
(VOL. 5, PG. 69 H.C.D.R.)
(PLATTED AS MARION STREET)

LOT 7
BLOCK 85
NOBLE ADDITION
VOL. 5, PG. 69 H.C.D.R.

WEST ONE-HALF LOT 6
BLOCK 84
NOBLE ADDITION
VOL. 5, PG. 69 H.C.D.R.

NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Hardy at Ronquillo Development (DEF 1)

Applicant: CGEA Planning + Design



D – Variances

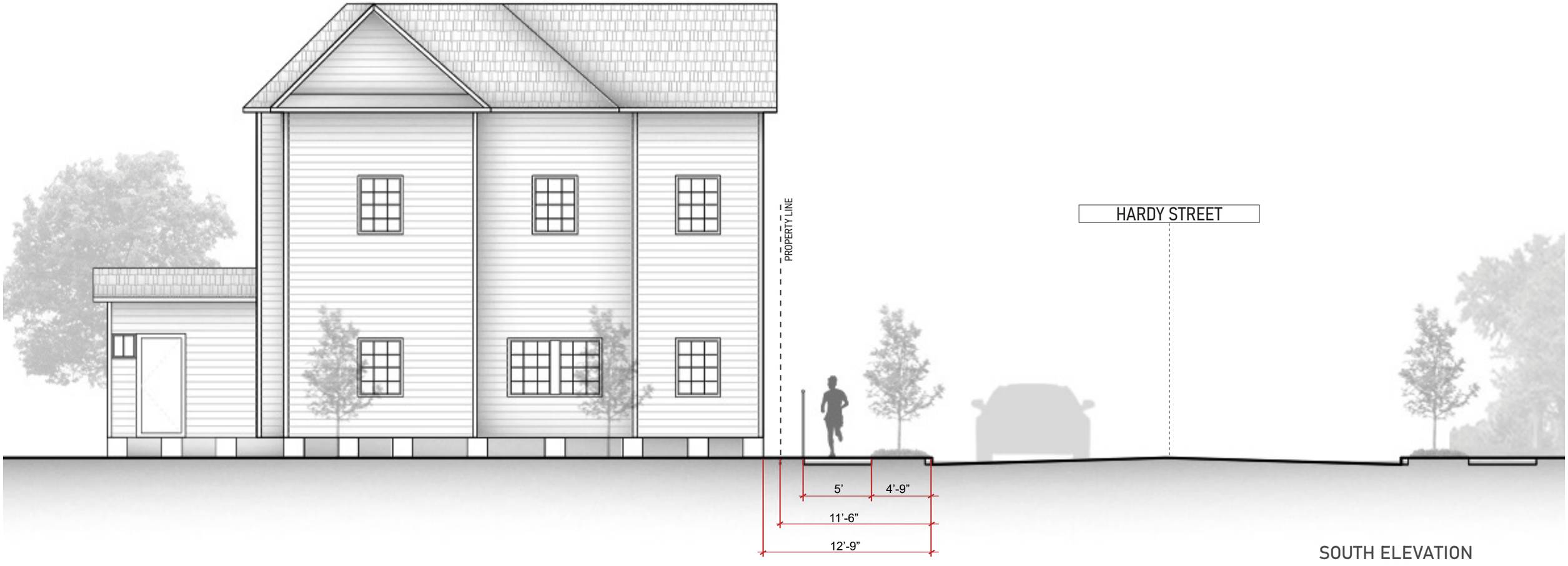
Aerial

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 a dual building line and (2) to allow no visibility triangle.
Chapter 42 Section: 181,156,161

Chapter 42 Reference:
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

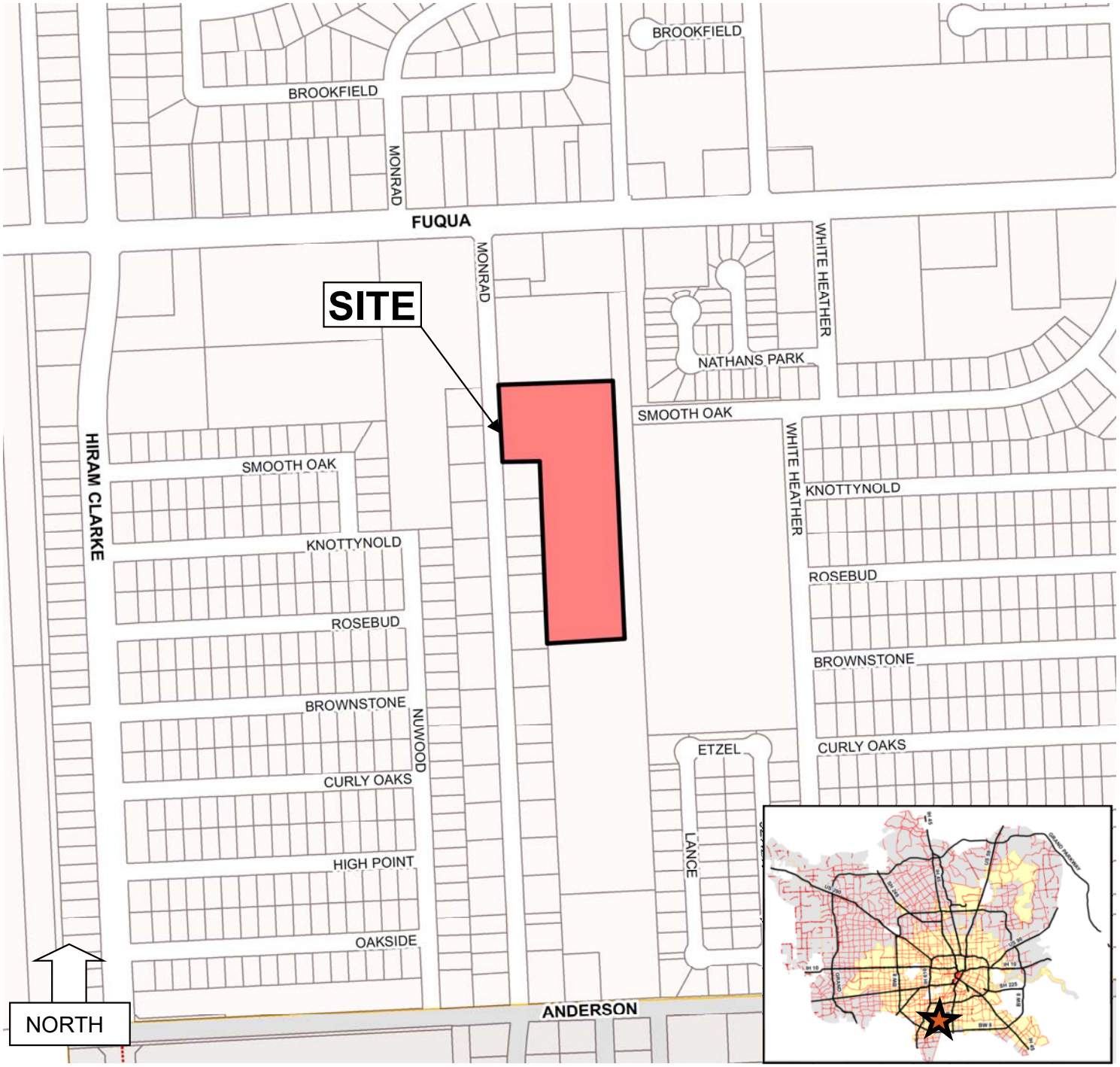
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: New Faith Village Senior Living

Applicant: Quiddity Engineering



D – Variances

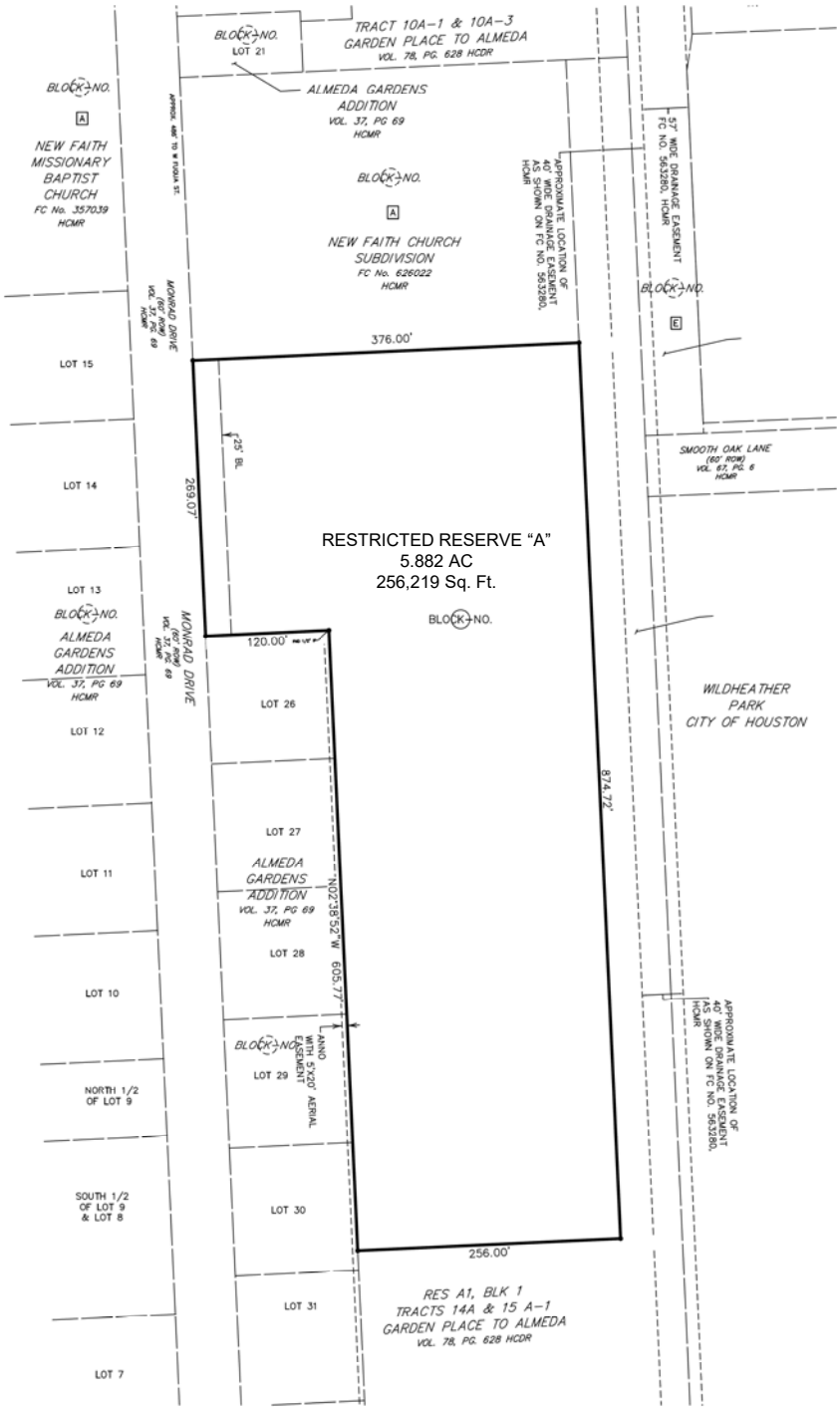
Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: New Faith Village Senior Living

Applicant: Quiddity Engineering



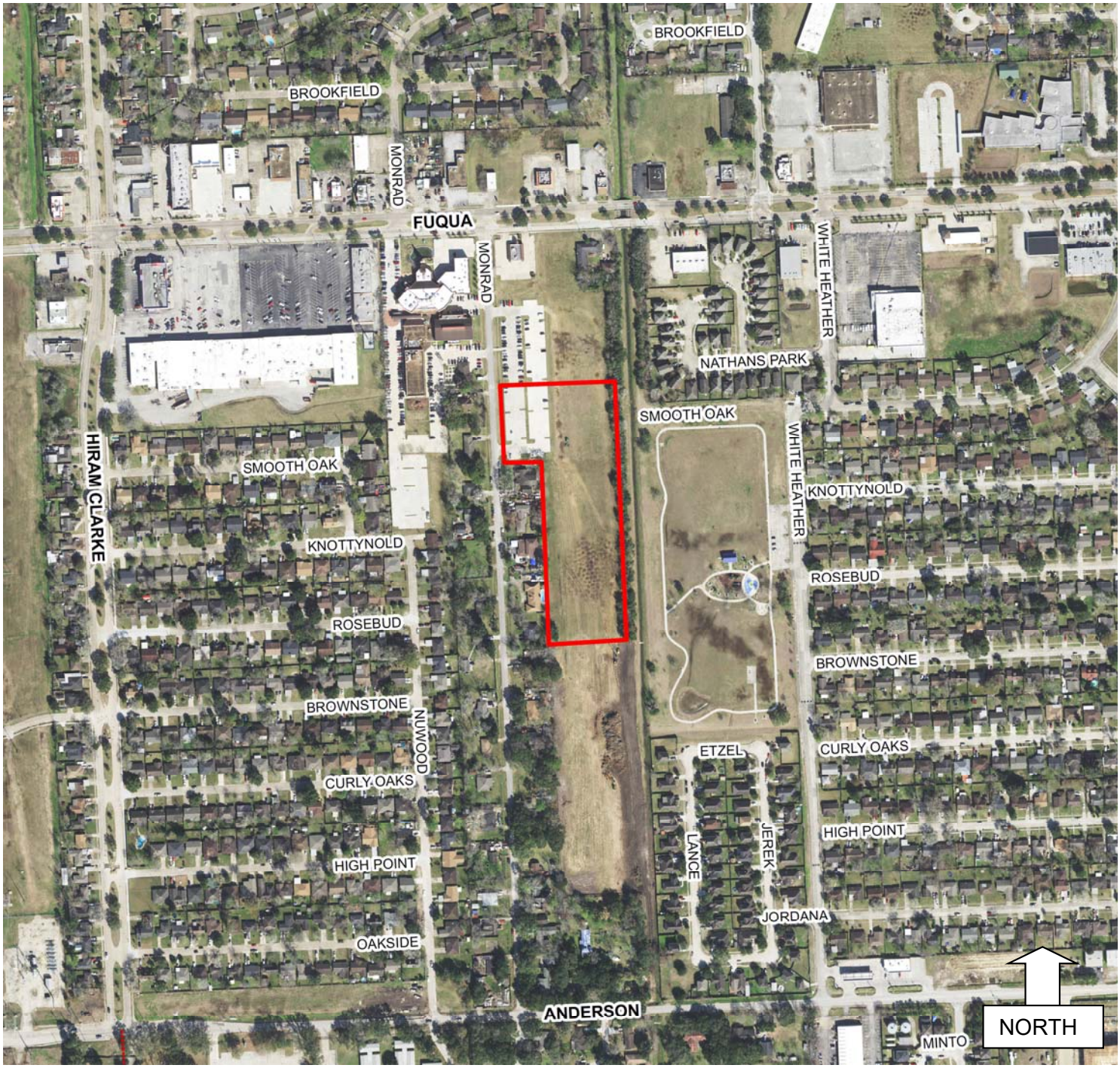
D – Variances **Subdivision**

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: New Faith Village Senior Living

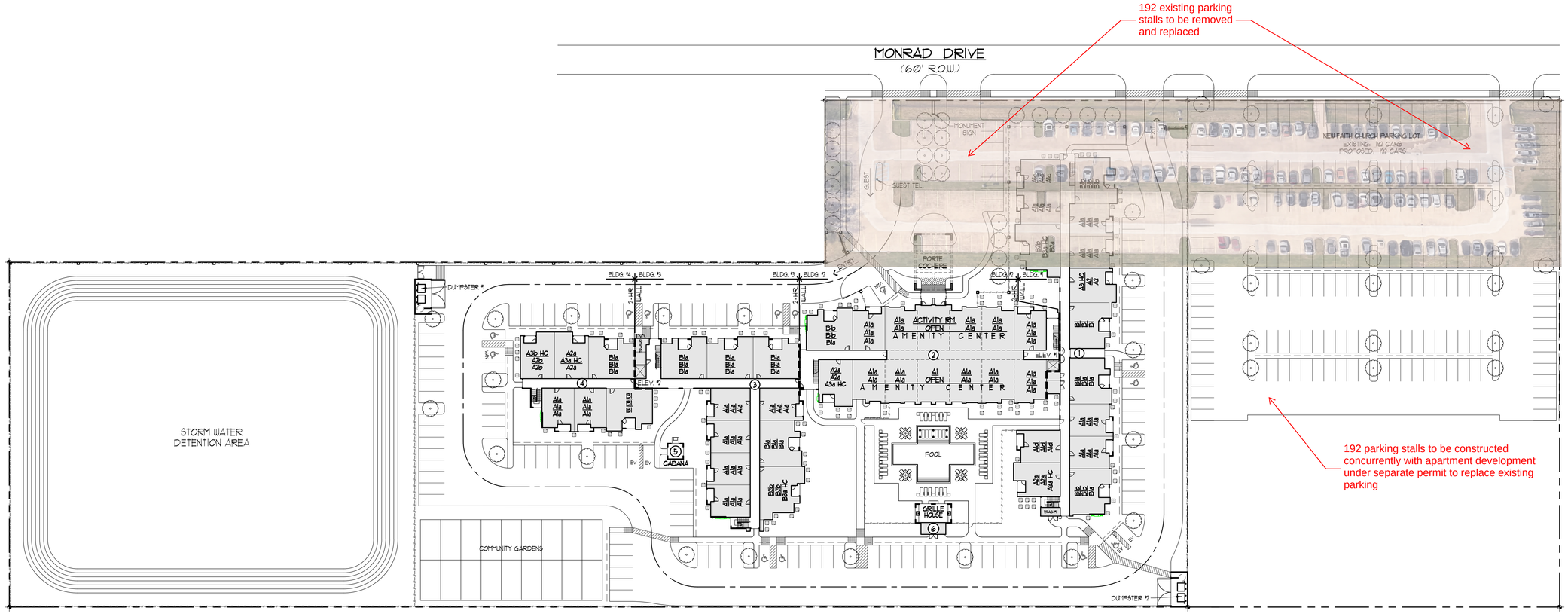
Applicant: Quiddity Engineering



D – Variances

Aerial

New Faith Senior Village - Existing vs. Proposed Parking



1 A1.1 **SITE PLAN** 1" = 40'-0" N

PROJECT SUMMARY :

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	66	670 s.f.
A2	One Bedroom, 1 Bath	10	720 s.f.
A3	One Bedroom, 1 Bath (H.C.)	5	781 s.f.
Total One Bedroom Units		**81 Units**	
B1	Two Bedroom, 2 Bath	33	906 s.f.
B2	Two Bedroom, 2 Bath	4	1000 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	2	1010 s.f.
Total Two Bedroom Units		**39 Units**	
Apartments Total		**120 Units**	**91,843 s.f.**
Amenity Center			**8014 s.f.**
Grille House			**543 s.f.**
Cabana			**144 s.f.**
Project Total			**100,544 s.f.**

Parking:

Parking Required:

0.75 cars per unit @ 118 units =	88.50 cars
Employees cars =	4.00 cars
Total	**92.50 cars**

Total Parking Provided:	Van Accessible	HC Accessible	Standard	Total
Open Parking (secured)	1	10	105	116 cars
Open EV (secured)	1	0	3	4 cars
Open Parking (non-secured)	1	0	8	9 cars
Total Parking Provided	**3**	**10**	**116**	**129 cars**

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NEW FAITH SENIOR VILLAGE
A Seniors Community
Monrad Drive, Houston, TX
Job No. 2408

CLIENT REVIEW
Date: 09-24-24
ISSUE TO CIVIL ENGINEER
Date: 10-25-24
Date:
Date:
Date:
Date:
Date:
Date:

A1.1

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2342
Plat Name: New Faith Village Senior Living
Applicant: Quiddity Engineering
Date Submitted: 11/18/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate stub street -Smooth Oak Lane- in a cul-de-sac.
Chapter 42 Section: 134

Chapter 42 Reference:
Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

The site is located within the City of Houston City limits, south of W Fuqua Street, along the east side of Monrad Drive. The purpose of the replat is to create an unrestricted reserve for a proposed senior living facility. The original plat – New Faith Church Subdivision, recorded September 2008 under FC No. 626022 HCMR, was granted a variance to not extend Smooth Oak Lane through the site based on the proposed use of the tract for Church and related uses. The proposed senior living facility cannot be developed on a reserve restricted to Church and related uses- hence the purpose of the replat and the re-requested variance. The subject site abuts a tract owned by Harris County to the east which contains a recorded 40' drainage easement. Smooth Oak Lane to the east was created with the Wildheather Addition Sec 1 Subdivision in 1959 under Vol 67, Pg 6 HCMR however the portion of the ROW along the northern boundary of City -owned Wildheather Park was never constructed. Requiring the dedication of a public ROW through the tract would deprive the developer of reasonable use of the land, considering the ROW is not constructed to the east – existing Smooth Oak Lane turns south into White Heather Drive, neither is there an opportunity for a ROW connection to the west of Monrad Drive. The existing residential developments have access to designate major thoroughfares W Fuqua Street and Hiram Clarke Road and major collector – Anderson Road. Monrad Drive extends north-south from W Fuqua Street to Anderson Road for existing lots immediately adjacent to the proposed development. Local street connectivity for the single family residential developments in the immediate area is provided by existing street pattern.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical

development or one otherwise contrary to sound public policy;

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The original plat – New Faith Church Subdivision was granted a variance to not extend Smooth Oak Lane through the site based on the proposed use of the development for Church and related uses. The proposed senior living facility cannot be developed on a reserve restricted to Church and related uses- hence the purpose of the replat and the re-requested variance. The existing street pattern in the area continues to adequately serve the traffic distribution and circulation needs of existing residents.

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

The general purpose of the chapter will be maintained as local street connectivity for the single family residential developments in the immediate area is provided by existing street pattern. Monrad Drive extends north-south from W Fuqua Street to Anderson Road for existing lots and adjacent developments to the east and west have access to W Fuqua Street, Hiram Clark Road and Anderson Road.

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

Granting of the variance will not be injurious to the public health, safety or welfare local street connectivity is provided by the existing street pattern. Requiring the dedication of a public ROW through the tract would deprive the developer of reasonable use of the land when there is ROW dedicated for a public street connection on the west side of Monrad Drive. Smooth Oak Lane is not constructed across the adjacent tract owned by Harris County, neither along the northern boundary of Wildheather Park.

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

Sole justification for the variance is not solely based on economic hardship. Traffic circulation and distribution is addressed with local street pattern within the area. Additionally, Smooth Oak Lane is not constructed along the northern boundary of the adjacent City Park – Wildheather Park

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

December 13th , 2024

VAR

NOTICE OF VARIANCE

PROJECT NAME: New Faith Village Senior Living
REFERENCE NUMBER: 2024-2342

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property east along Monrad Drive, south of W Fuqua St and north of Anderson Rd. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Quiddity Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to no extend nor terminate Smooth Oak Lane in a cul-de-sac. Enclosed are copies of the variance request, exhibits and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 9th, 2025, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

For additional information regarding this project, please call Mikalla Hodges with Quiddity Engineerinng at 281-363-4039. 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 bottom 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

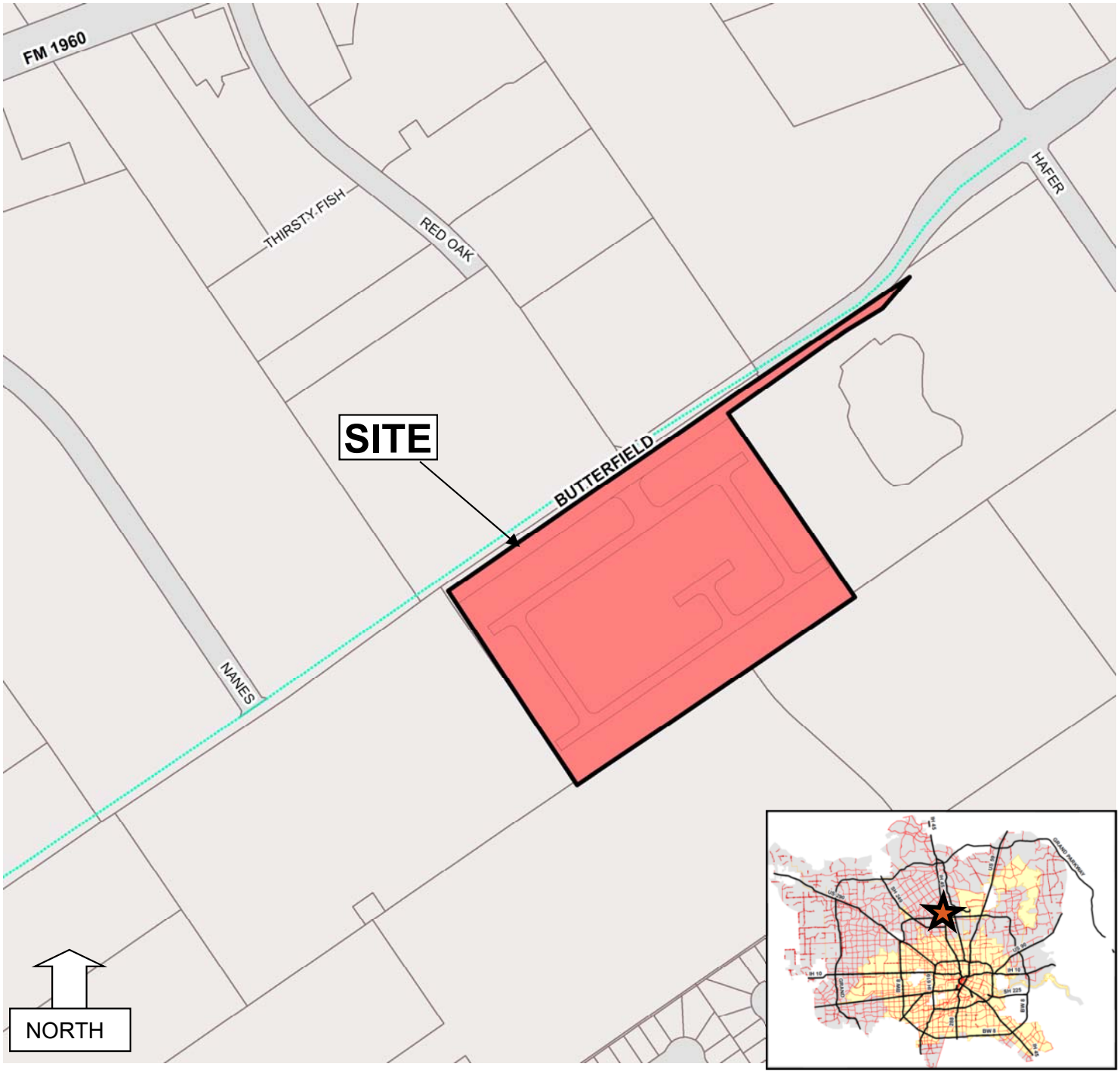
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Red Oak Estates GP

Applicant: RG Miller | DCCM



D – Variances

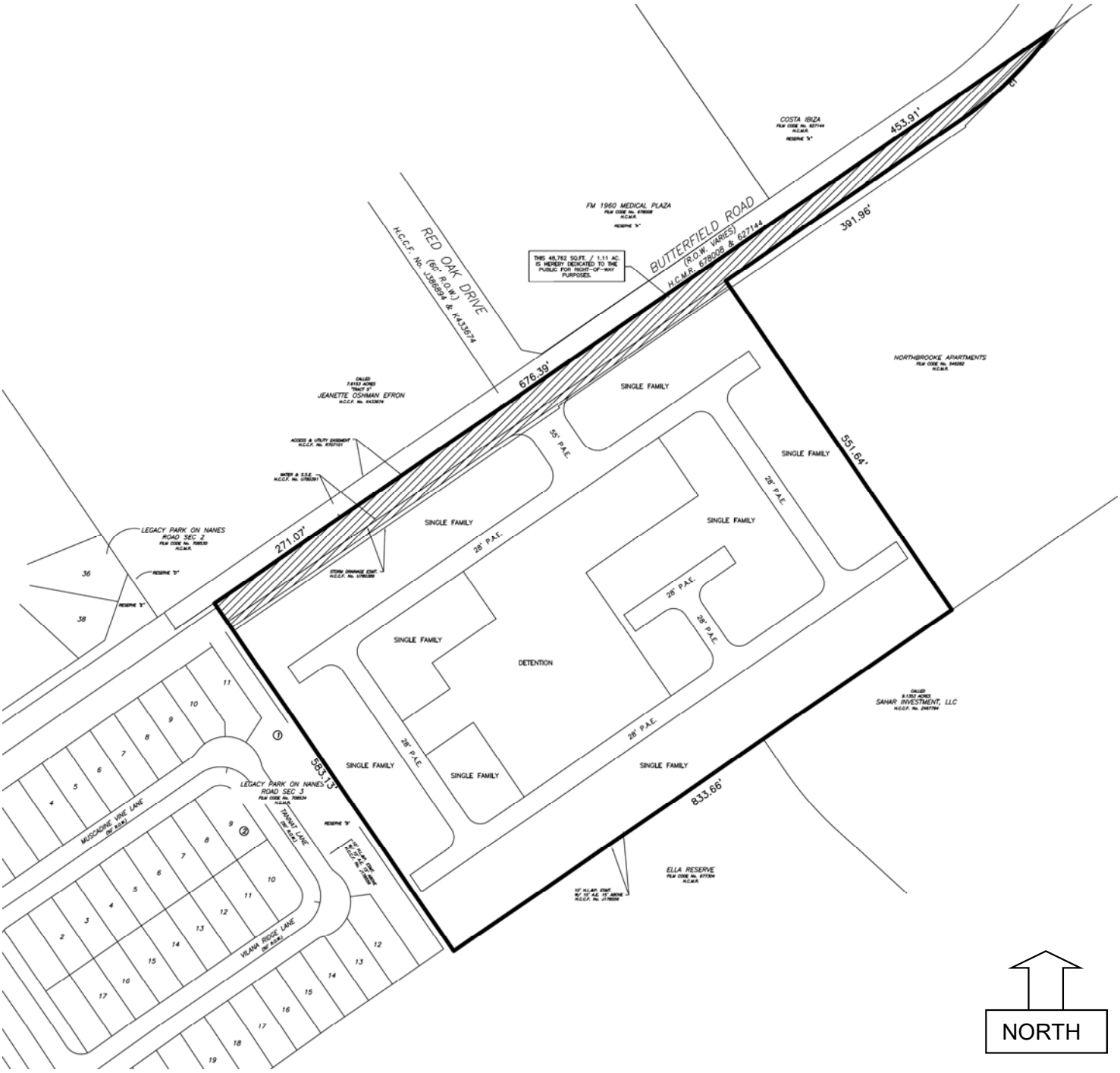
Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Red Oak Estates GP

Applicant: RG Miller | DCCM



D – Variances Subdivision

Houston Planning Commission ITEM:103

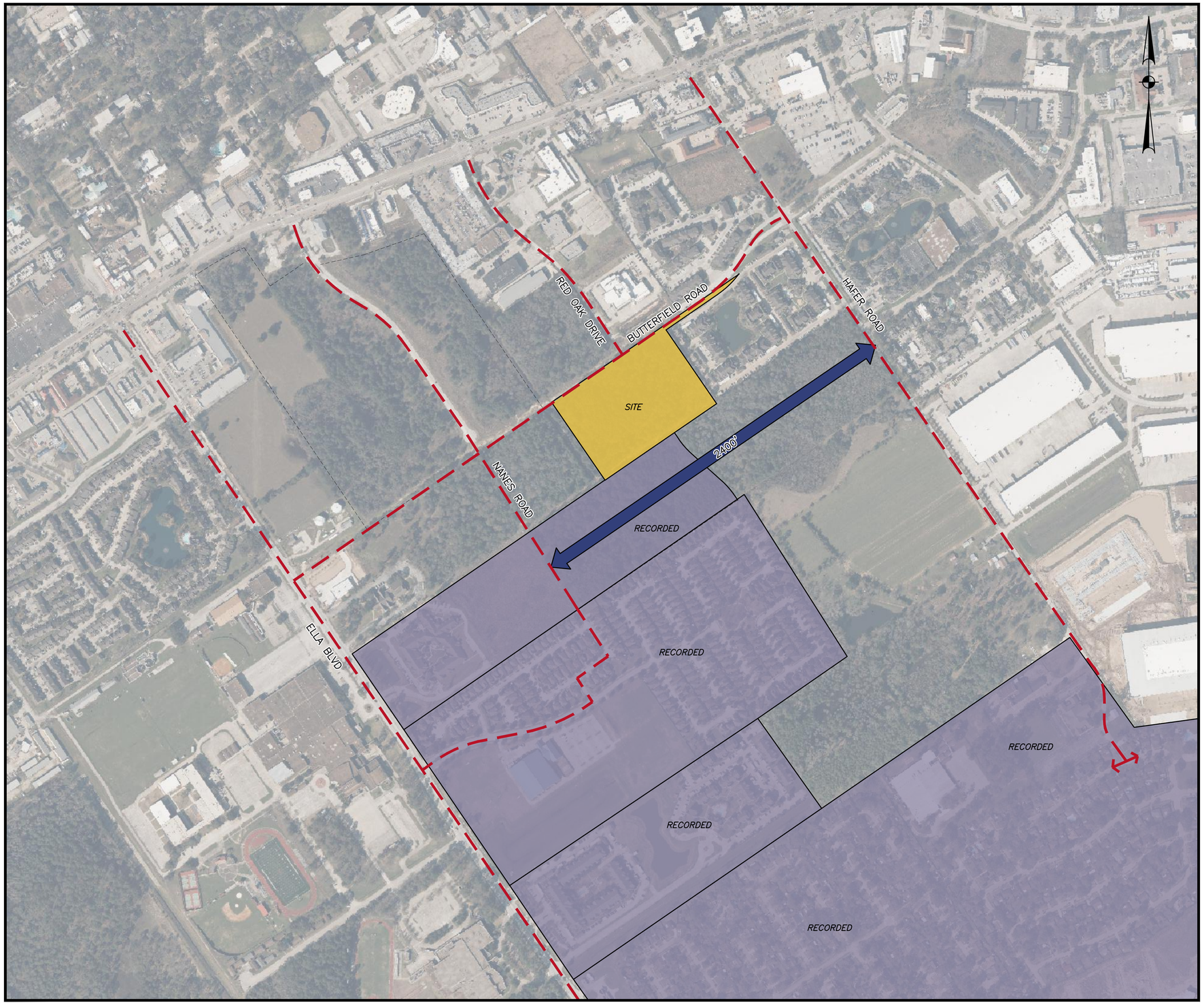
Planning and Development Department **Meeting Date: 01/09/2025**

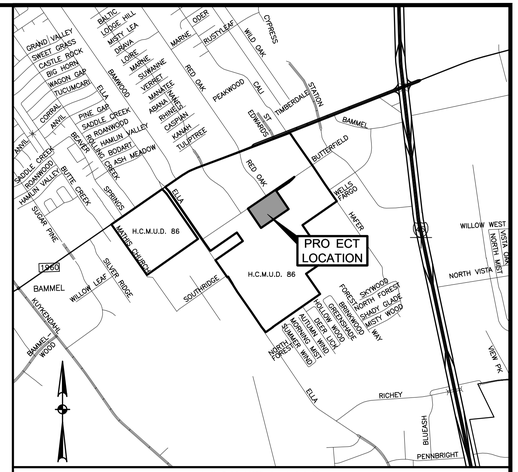
Subdivision Name: Red Oak Estates GP

Applicant: RG Miller | DCCM



D – Variances Aerial





VICINITY MAP

SCALE: N.T.S.

RED OAK ESTATES
VARIANCE EXHIBIT

ENGINEER

DATE: DECEMBER, 2024 SCALE: 1" = 300'

RG Miller | DCCM

R.G. M rE r I . T E F-487
1080 E dr d P r S 600
H TX 77077
713.461.9600 r r.d .

L:\2157_HCMUD_86\2601.000 RED OAK ESTATES\CAD\PLAT\RED OAK ESTATES_VARIANCE EXHIBIT.DWG Dec. 20, 2024 - 8:31 AM CHAD MILLER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2457
Plat Name: Red Oak Estates GP
Applicant: RG Miller | DCCM
Date Submitted: 12/20/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Butterfield Road for approximately 2,400'
Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The 11.50-acre tract is proposed to be a single-family private community with type 2 PAE's. Providing the extension of Red Oak Drive through the subject tract creates an impractical development for a private development. In addition, a majority of the property abutting the southern boundary line of the subject tract is previously recorded and within a recently approved general plan, limiting the location of the extension of Red Oak Drive.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship is that extending a public street through an 11 acre tract that is proposed to be a private development is not desirable. In addition, the extension would not be able to continue all the way south as a majority of the property is recorded.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of the requirements will be preserved as the development to the southwest (Legacy Park on Nanes Road) has extended Nanes Road through their sections/future sections.

(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. The traffic circulation for the area is limited due to the recorded subdivisions to the south of the subject tract.

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

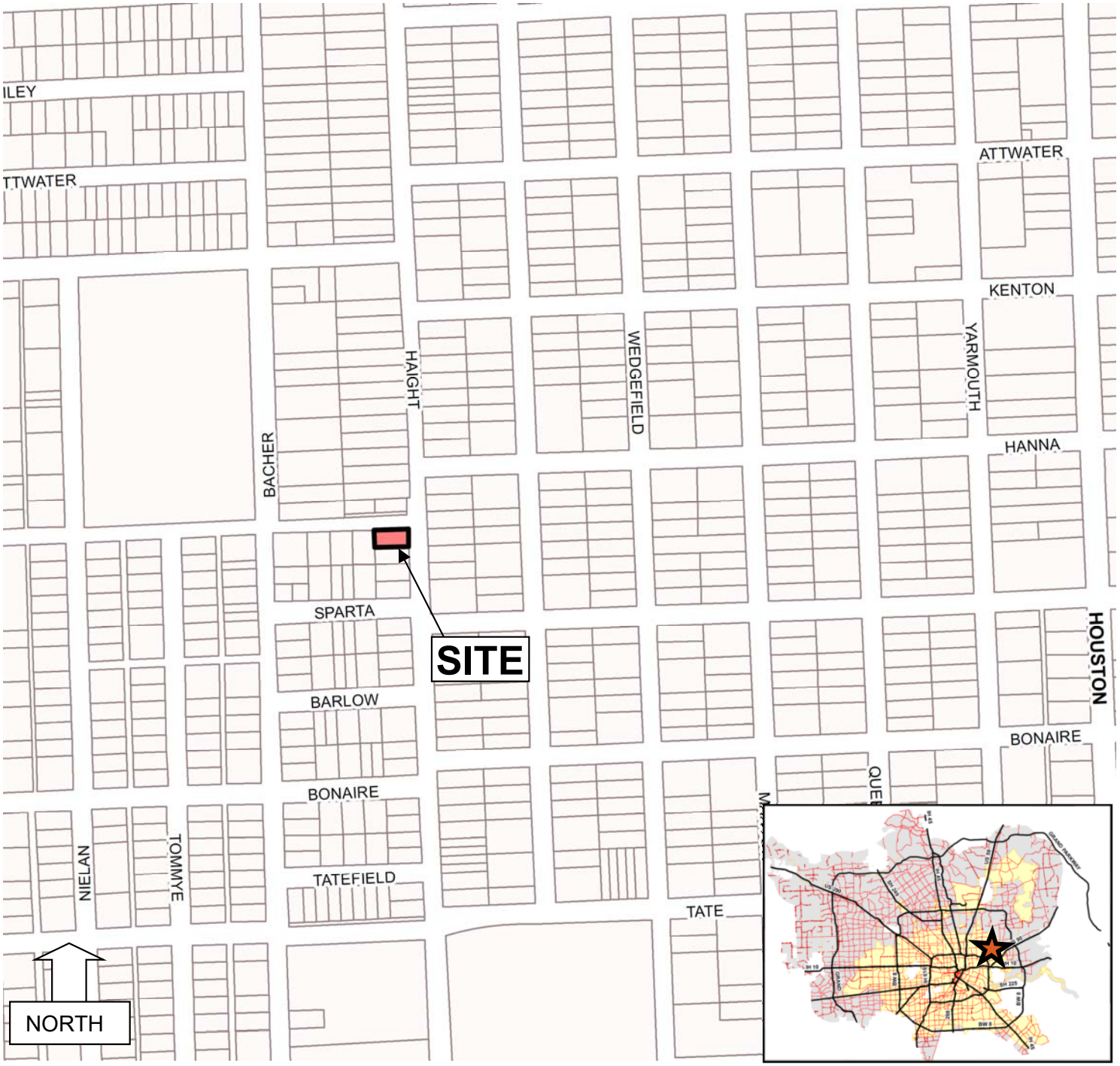
Economic hardship is not the sole justification, as the private development and land use is the main reason.

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Settegast Complex (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

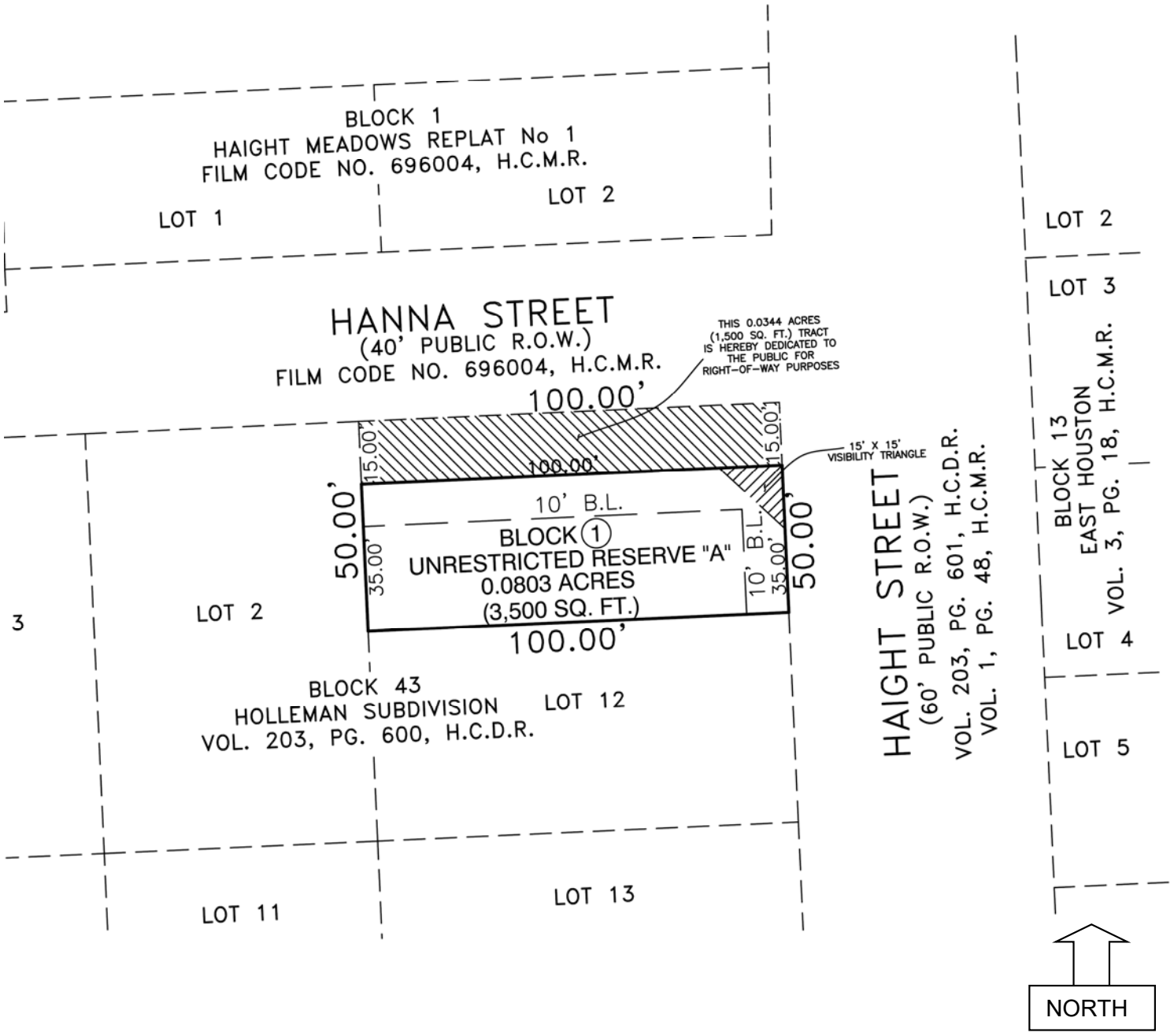
Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Settegast Complex (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



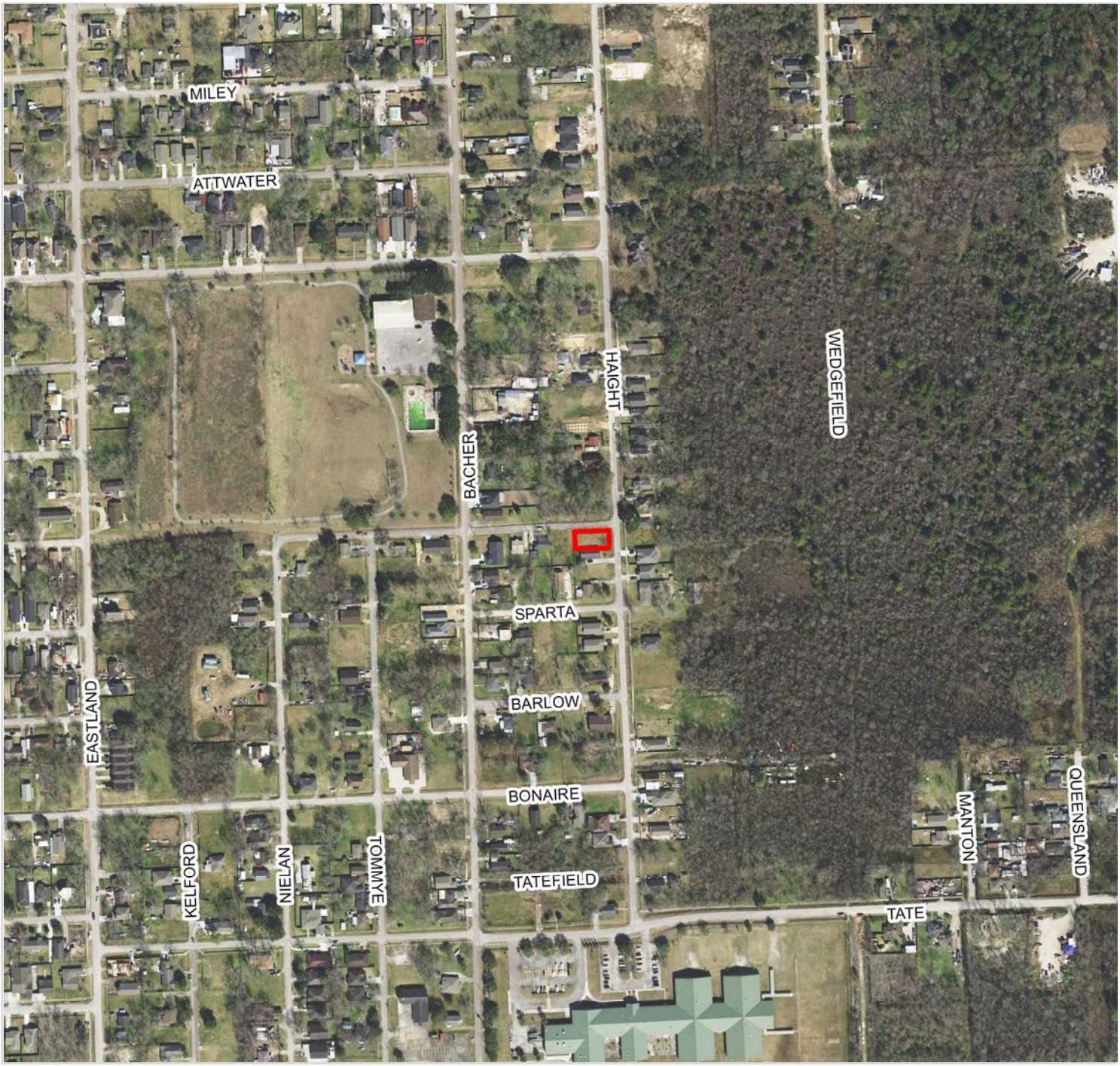
D – Variances Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 01/09/2025**

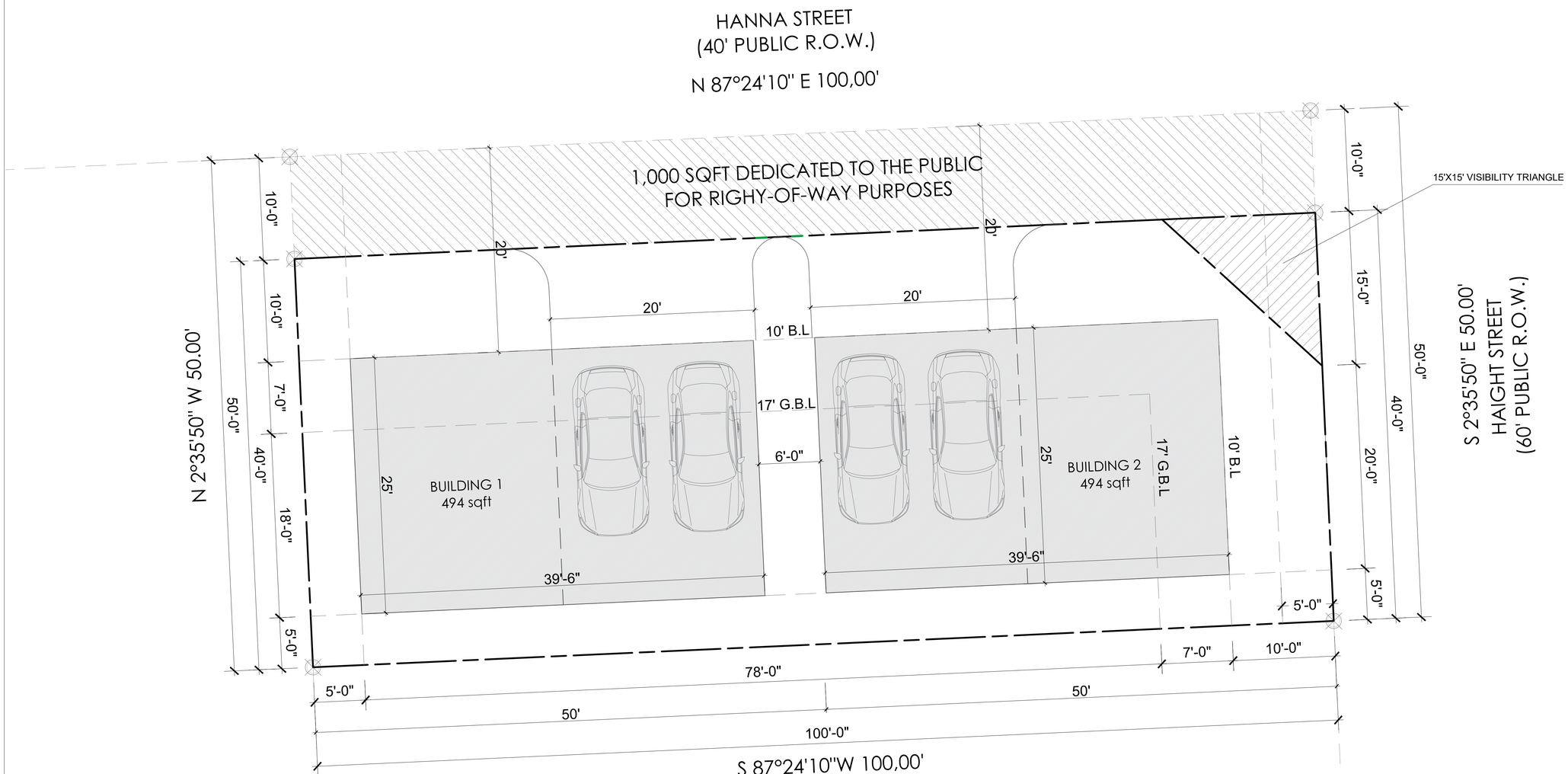
Subdivision Name: Settegast Complex (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



SITE PLAN

NOTE

*CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING DRAWINGS.

*CONTRACTOR WILL MAKE SURE OF ALL REQUIRED SPECIAL INSPECTION.

SCOPE

TWO STORY FOUR PLEX
(TOTAL 8 UNITS: 2 UNITS PER STORY ON EACH SLAB FOUNDATION)

NOTES

SITE PLAN PROPOSED FOR RESERVE BY PROPERTY SURVEYOR

REVISIONS:

#	DATE	DESCRIPTION OF CHANGE
0	MM/DD/YY	----

FIF Engineering
WWW.FIFENGINEERING.COM
1526 Katy Gap Road Suite 804 • Katy, Texas 77494 • PH- 832-341-9726
FIRM#F-17870

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:	FIF	**CHECKED BY:**	FIF
DESIGN BY:	FIF	**SCALE:**	3/16"=1'
DATE: 11/14/24	**REV:** 08	**SHEET:**	A-1.00

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.

(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.

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.**

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 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.

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

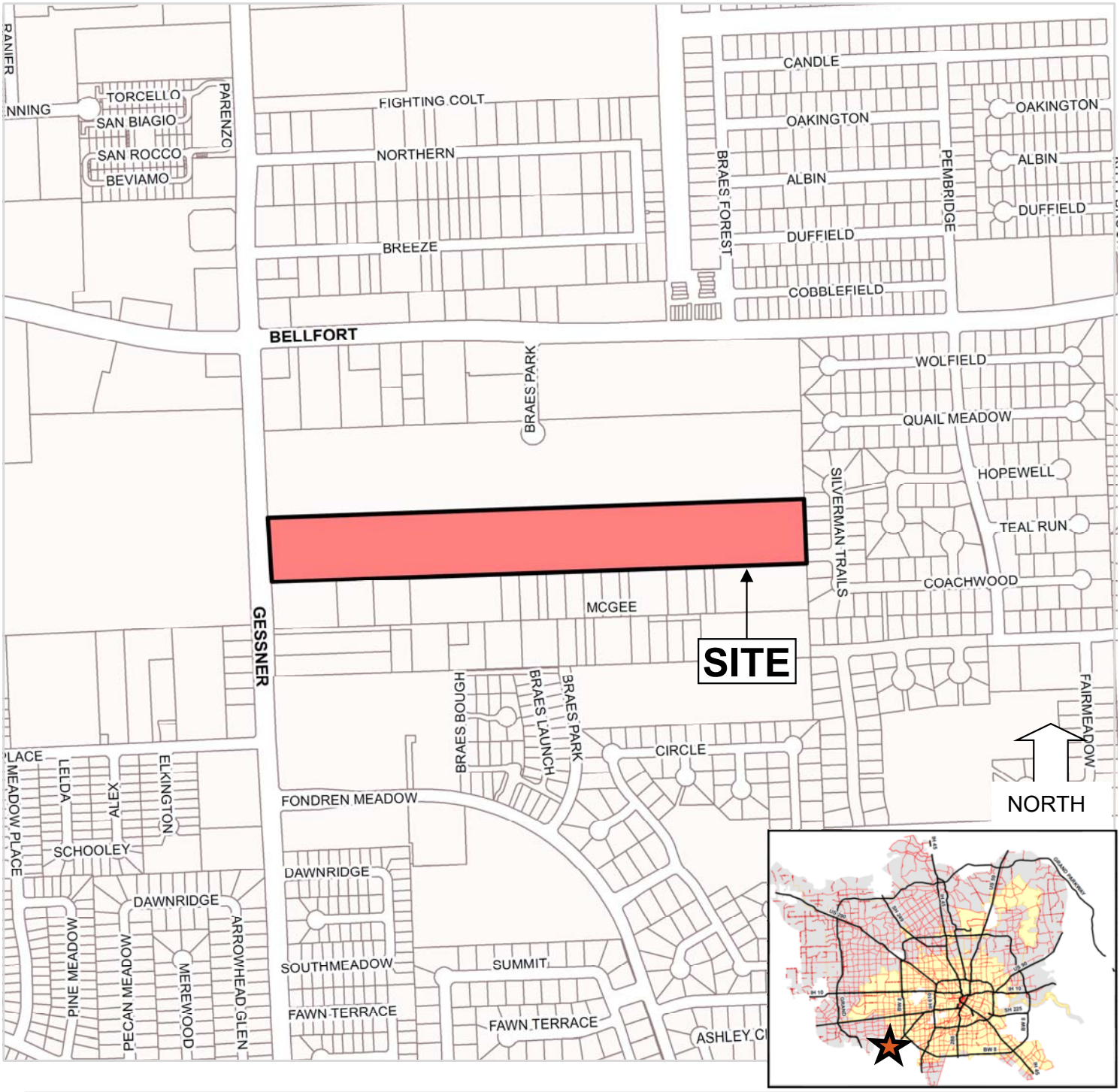
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Northfield Estates (DEF 1)

Applicant: BGE Inc



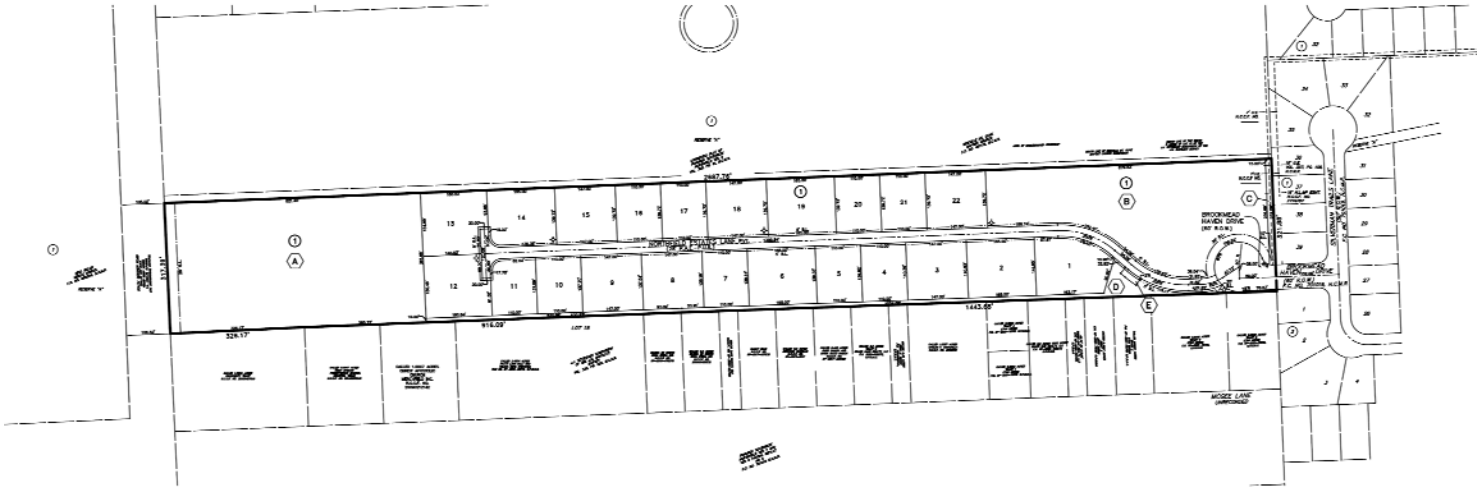
E – Special Exceptions Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 01/09/2025**

Subdivision Name: Northfield Estates (DEF 1)

Applicant: BGE Inc



NORTH

E – Special Exceptions Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 01/09/2025**

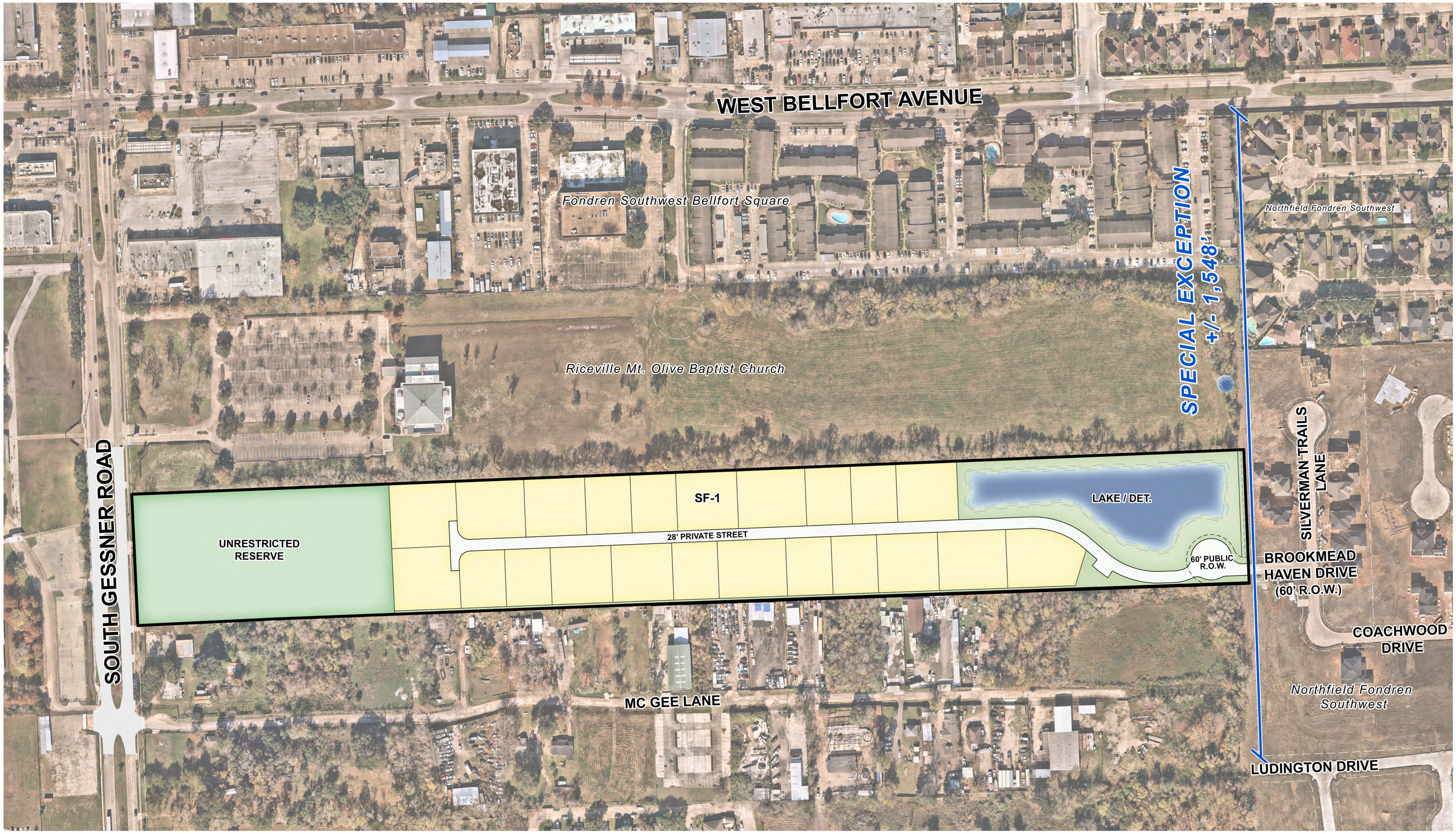
Subdivision Name: Northfield Estates (DEF 1)

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.

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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.

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PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 117

Meeting Date: 01/09/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

Applicant Company	Contact Person	Phone Number	Email Address
Texas Custom Patios	Brandon Huskey	281-794-9797	brandon@tcpoutdoor.com

Property Address	File Number	Zip Code	Lambert	Key Map	District
1134 Bayland Avenue	24103750	77009	5358B	493A	H

HCAD Account Number(s): 0620640000008

Property Legal Description: Lot 8, Block 13, Norhill

Property Owner of Record: Ryan Townsend & Michal Alyssa

Acreage (Square Feet): 6,850 sq. ft.

Width of Rights-of-Way: Studewood Street: 80 ft.; Bayland Avenue: 60 ft.

Existing Paving Section(s): Studewood Street: 35 ft.; Bayland Avenue: 35 ft.

Off-Street Parking Requirement: 2 spaces

Off-Street Parking Provided: 2 spaces

Landscaping Requirements: Complies

Landscaping Provided: Complies

Existing Structure(s) [type; sq. ft.]: 3,857 single-family residence

Proposed Structure(s) [Type; sq. ft.]: 266 patio cover

Purpose of Variance Request: To allow a 0 ft. building line in lieu of the ordinance required 25 ft. building line along Studewood Street, a major thoroughfare, for a proposed patio structure.

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

ITEM: 117

Meeting Date: 01/09/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): To allow a 0 ft. building line for proposed patio structure in lieu of 25' building line ordinance. The home was built in 2014, and the purpose of the patio would be for entertaining, cooking and to add shade to the backyard. Variance request should be approved because homeowners were not aware that there is an existing 25' building line ordinance when purchasing the house. The covered patio would increase the quality and provide the homeowners with reasonable use of their land. The home is located on a corner lot and thus the side yard serves as their backyard. There is an existing pool located in this same space. Equally, Studewood already has the required 80' ROW and there is no entry to the property from Studewood. Driveway and parking take access from Bayland Ave.

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

Yes, it would deprive homeowners from reasonable use of their land. The property is on a corner lot on Studewood St. Due to the existing fence, it was unknown that there is a 25' building line ordinance. The proposed patio structure would benefit the homeowners and would not cause detriment to any structure or person in the area.

(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;

Yes, the granting of the variance would not be the result of a hardship created or imposed by the applicant. The variance approval would be based on the agreement that the current imposition of the ordinance would create undue hardship to the homeowners and their property.

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

Yes, the intent and general purposes of this chapter will be maintained. All requirements by the city will be met.

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

Yes, the granting of the variance will not be injurious to the public health, safety, or welfare. The purpose of requested variance for proposed patio structure would be to the benefit of the homeowners and would not cause detriment to any structure or person in the surrounding area.

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

No, economic hardship if not the sole justification of the variance. The property is on a corner lot right on Studewood St. Due to the existing fence, it was unknown that there is a 25' building line ordinance in place.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/09/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

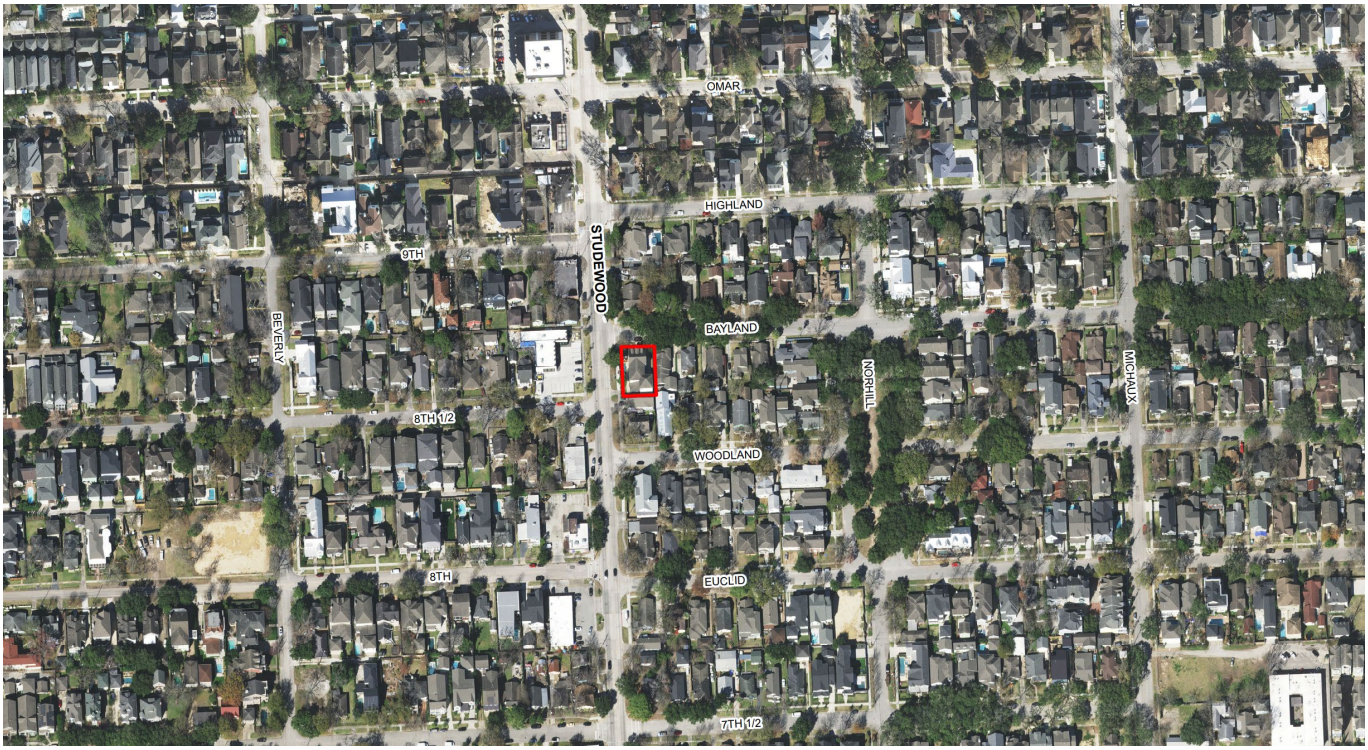
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/09/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

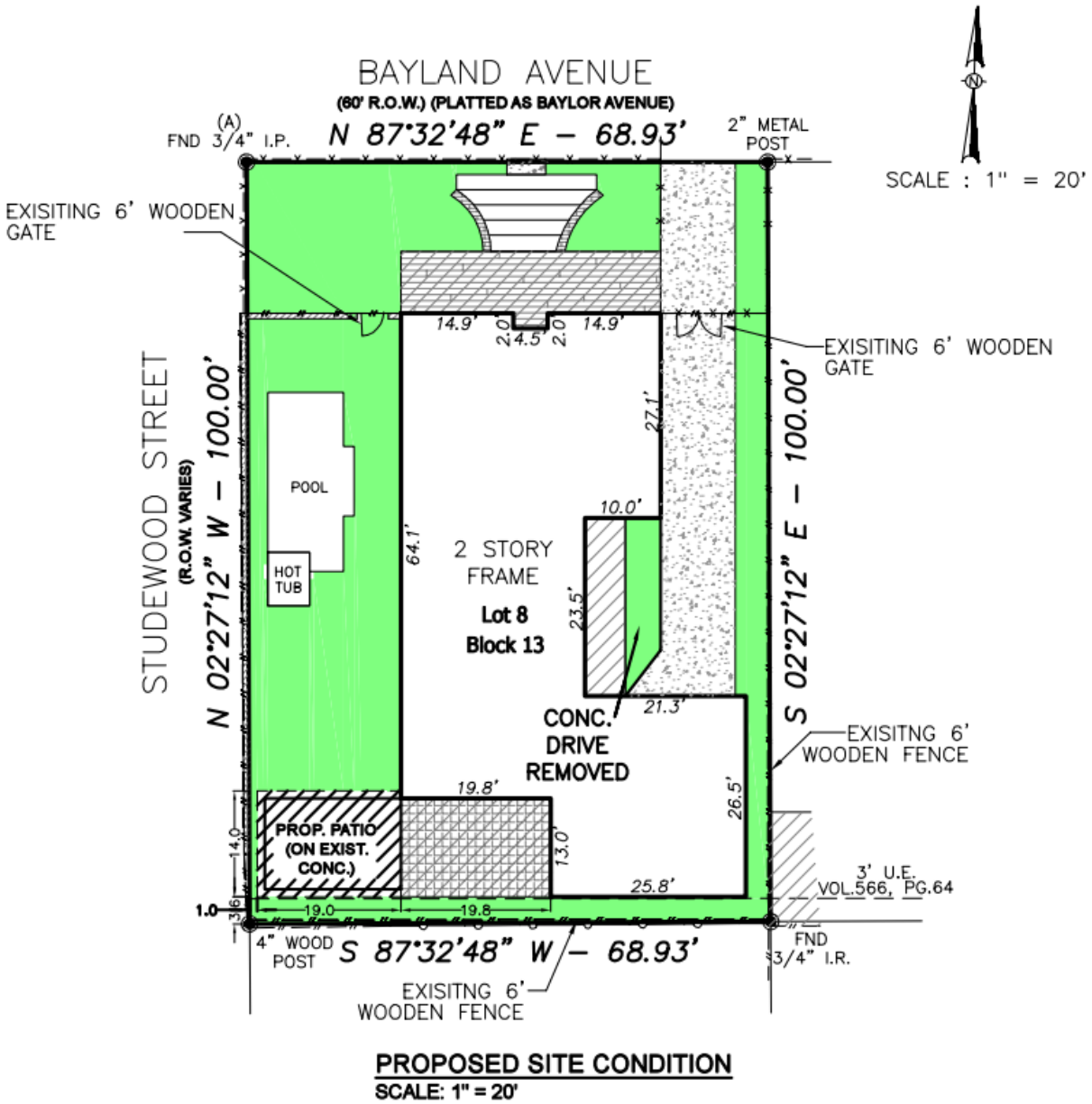
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/09/2025

Site Plan



PROPOSED SITE CONDITION
SCALE: 1" = 20'

DEVELOPMENT PLAT VARIANCE

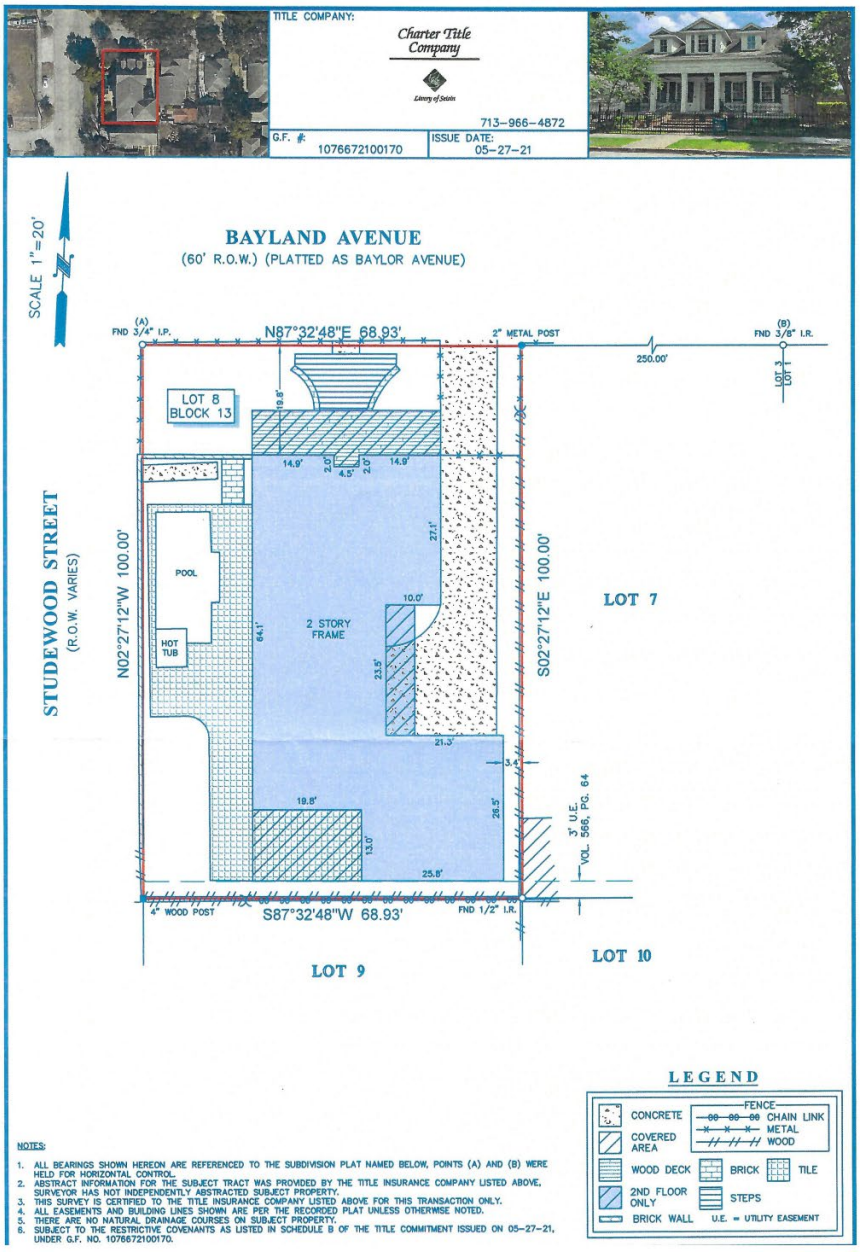
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 01/09/2025

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 117

Meeting Date: 01/09/2025

Houston Planning Commission

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 01/09/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
MoGo Architects, PLLC	Mohammed Gowayed	832-856-6688	mo.gowayed@mogoarch.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1734 Creek Dr.	24089983	77055	5059D	450V	A

HCAD ACCOUNT NUMBER(S): 0780590010010

PROPERTY LEGAL DESCRIPTION: TR 1A BLK 1 TIMBER CREEK R/P

PROPERTY OWNER OF RECORD: COBALT CONSTRUCTION SERVICES, LLC

ACREAGE (SQUARE FEET): 0.28 ACRES (12,367 SQUARE FEET)

WIDTH OF RIGHTS-OF-WAY: 60' ALONG CREEK DR. R.O.W. VARIES ALONG LONG POINT ROAD

EXISTING PAVING SECTION(S): ASPHALT ON CREEK DR. CONCRETE ON LONG POINT ROAD

OFF-STREET PARKING REQUIREMENT: 2 SPACES

OFF-STREET PARKING PROVIDED: 3 SPACES

LANDSCAPING REQUIREMENTS: 2 STREET TREES

LANDSCAPING PROVIDED: 2 STREET TREES

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: SFH, 7,354 SQ. FT.

PURPOSE OF VARIANCE REQUEST: TO ALLOW FOR 20' SETBACK AND 10' SETBACK WHERE THE PROPERTY JOGS ALONG LONG POINT ROAD WHICH IS A MAJOR THOROUGHFARE IN LIEU OF THE 25' REQUIRED BY ORDINANCE 42-152(a).

CHAPTER 42 REFERENCE(S): 42-152(a)

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 01/09/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance is being sought in order to reduce the building setback requirement along Long Point Road (major thoroughfare). 42-152(a) requires a 25ft setback for single family homes. We are proposing a building setback of 20' for the residence along Long Point road and a setback of 10' where the property jogs away further from the street. The original plat shows a 10' setback requirement along Long point road.

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

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

The lot is originally a corner lot with a width of approximately 78.3'. Based on the original replat from year 1951, the platted building line along Long Point was originally 10' which would be feasible to build a house within the Timber Creek Subdivision. However to require a 25' setback along Long Point road would make it in feasible to build a house that would meet the standards of Timber Creek Subdivision. There are also existing platted 25' setbacks on the front and back property lines as well as a 6' setback along the interior property line which shall remain unchanged.

(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 Timber Creek Subdivision was created in 1951. Originally the lot in question, as well as the corner lot across the street, was platted with a 10' setback along Long Point Road. In the many following years after the subdivision was created, the city's requirements for 25' setback along major thoroughfares came into affect. None of these conditions have been created by the applicant.

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

It is our intention to maintain, as much as possible, the intent of this chapter. We are only asking for a reduction of 5 feet from the 42-152(a) requirement of 25'. We are not seeking the 10' as per the original plat except for where the property jogs further away from the street. 20' setback for the building to the ROW is what is required to design the single family home on this lot.

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

With 20 feet setback, and 10 feet at the property jog, this proposed structure will maintain the public health, safety and welfare along Long Point Road.

DEVELOPMENT PLAT VARIANCE

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

Economic hardship is not an issue in this case at all. There is no cost savings to be had with a 20ft to 25ft setback. The issue is solely the feasibility in area width to be able to build the single family home.

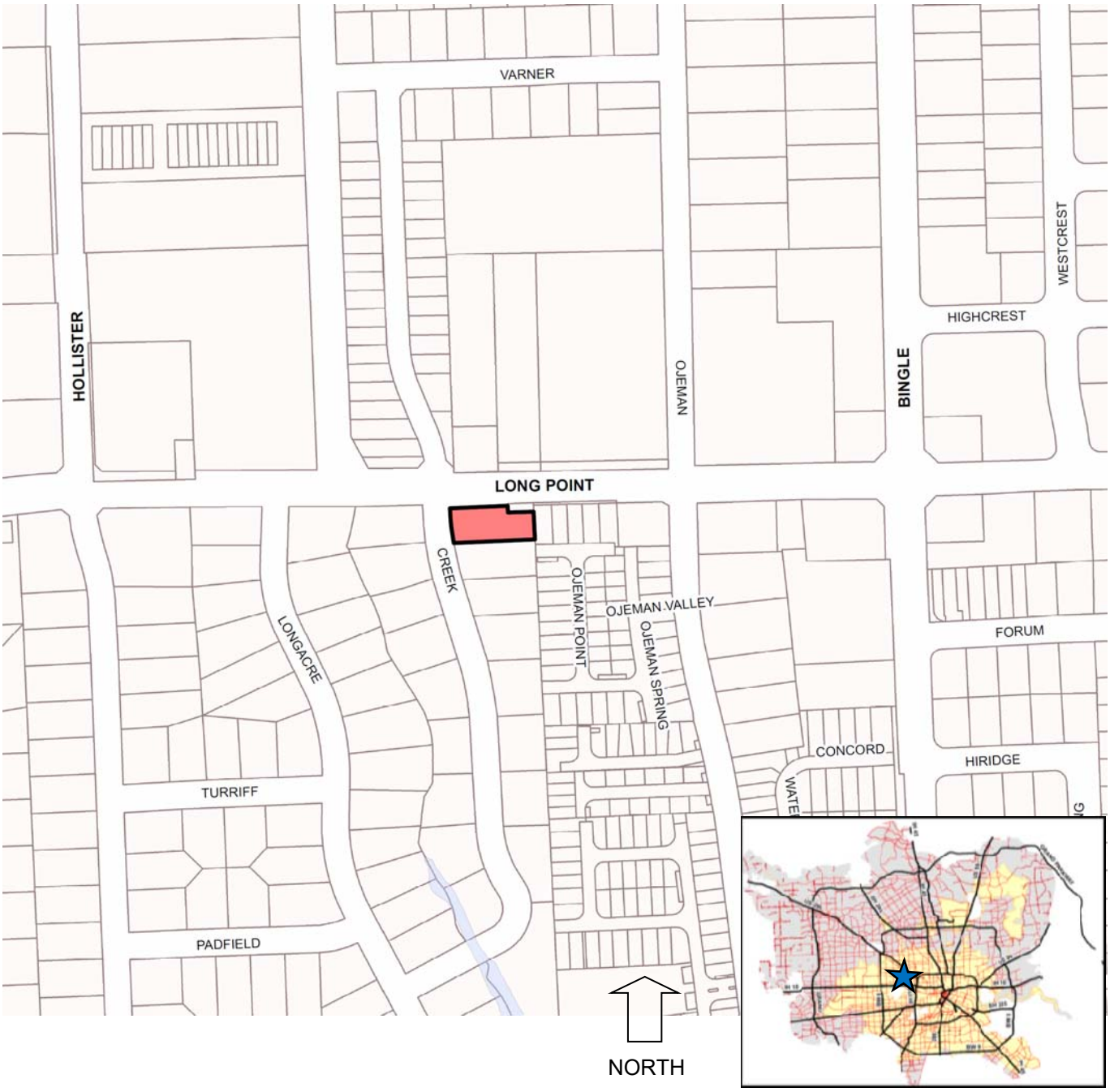
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 01/09/2025

Location Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

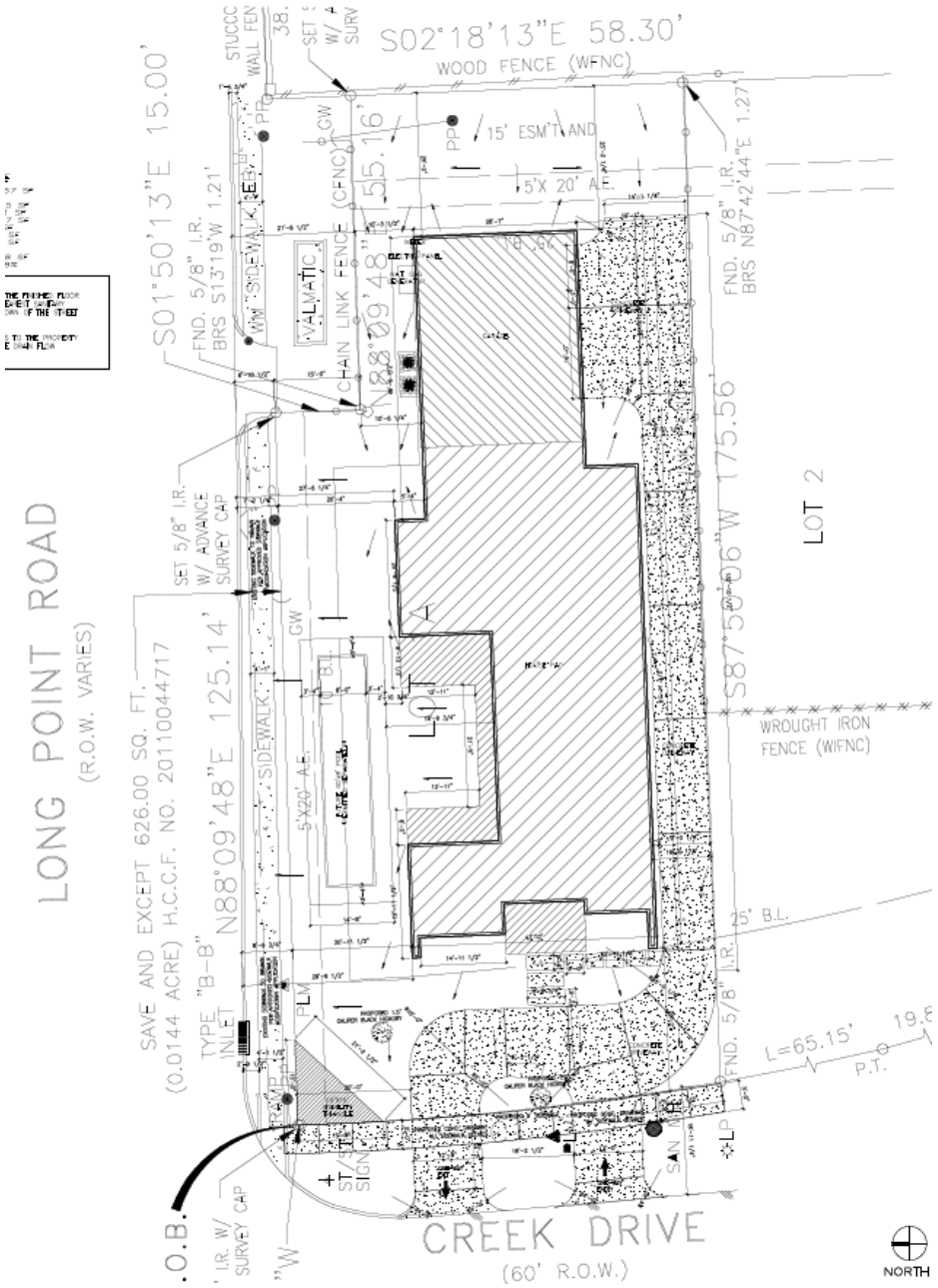
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Site Plan



DEVELOPMENT PLAT VARIANCE

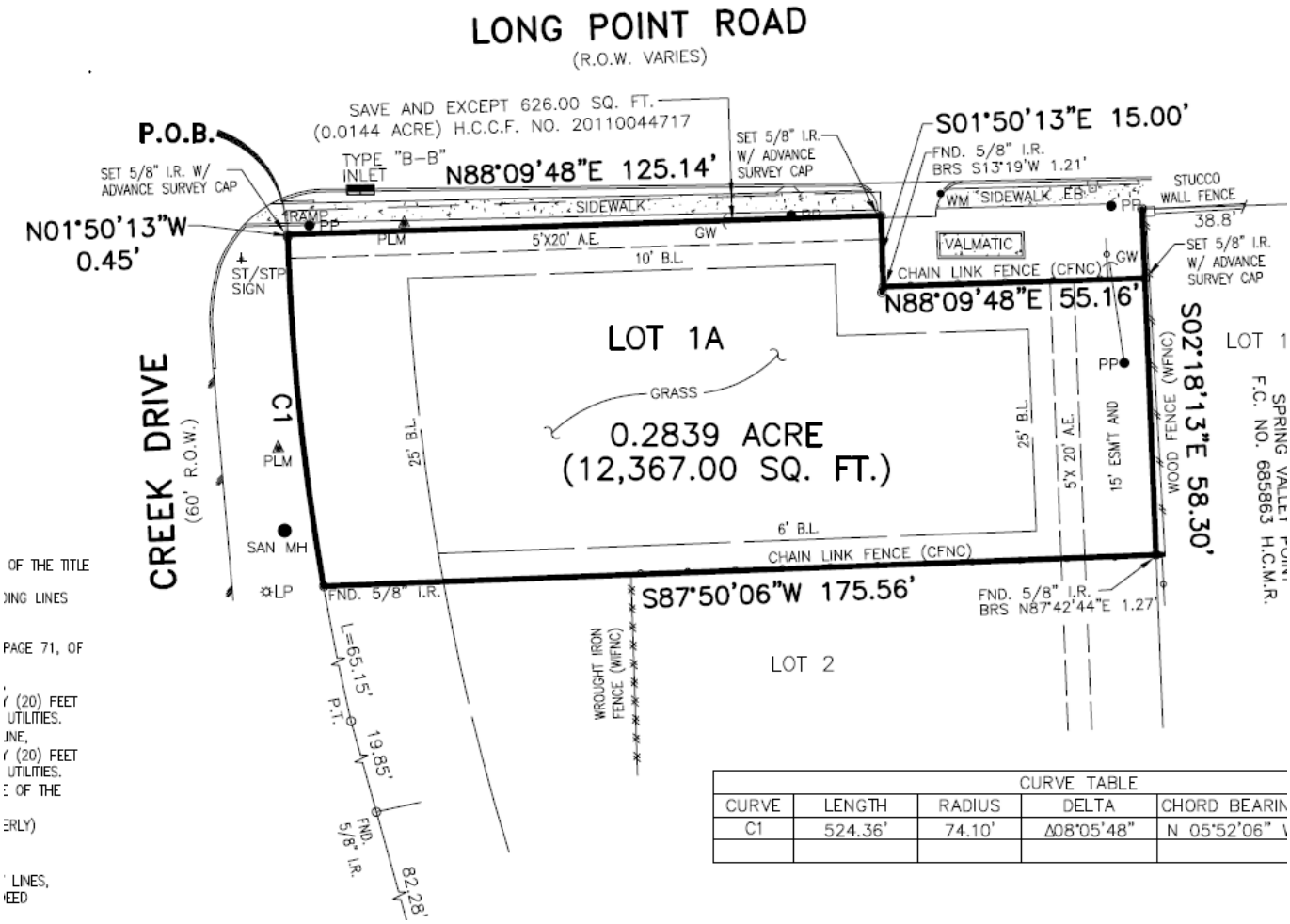
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Survey



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARIN
C1	524.36'	74.10'	Δ08°05'48"	N 05°52'06"

DEVELOPMENT PLAT VARIANCE

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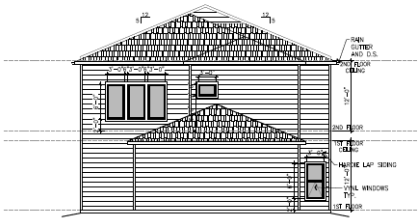
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Elevations



SOUTH ELEVATION 1/8" = 1'-0" 04



EAST ELEVATION 1/8" = 1'-0" 03



NORTH ELEVATION 1/8" = 1'-0" 02



WEST ELEVATION 1/8" = 1'-0" 01

DEVELOPMENT PLAT VARIANCE

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VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Prapai Larky	Prapai Larkey	713-447-0840	cheevasomretreat@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1126 W. Gray St.	24030594	77019	5357C	493N	C

HCAD ACCOUNT NUMBER(S):	0523680000002
PROPERTY LEGAL DESCRIPTION:	Lot 2, Block 6, Rosemont Heights
PROPERTY OWNER OF RECORD:	Larkey Speltz Property Investments Inc.
ACREAGE (SQUARE FEET):	5,000 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	W. Gray Street: 75 ft.
EXISTING PAVING SECTION(S):	W. Gray Street: 45 ft.
OFF-STREET PARKING REQUIREMENT:	10 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	Complies
EXISTING STRUCTURE(S) [SQ. FT.]:	Office: 1,576 sq. ft.; Residence: 1,576 sq. ft.
PROPOSED STRUCTURE(S) [SQ. FT.]:	Spa: 1,576 sq. ft.; Residence: 1,576 sq. ft.

PURPOSE OF VARIANCE REQUEST: To provide 3 off-street parking spaces in lieu of the ordinance required 10 parking spaces for a conversion from a single-family residence to a spa with second-floor apartment.

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

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

Class 2. Residential: 2.0 parking spaces for each dwelling unit with 3 or more bedrooms

Class 6. Recreation and Entertainment: Sports club or health spa - 5.0 parking spaces for every 1,000 square feet of GFA

OFF-STREET PARKING VARIANCE

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APPLICANT STATEMENT OF FACTS

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

My name is Frank Reed Larkey and this is my statement of facts (SOF) concerning a request for off-street variance. The rationale for this request is based on the unique street and off-street parking for the city north properties in general on West Gray, and the specific property my property investment company, LarkeySpeltz Property Investments LLC, acquired at 1126 West Gray on February 5, 2023. In general, commercial businesses on this north side have been challenged by the historic treatment where the setback line, the moving of the sewer line, and current road condition restricts any extensive remodeling, new construction, and the opening of new businesses. What is unique about 1126 West Gray is there seems to be adequate parking for opening several kinds of businesses. However, the current off-street parking rules make it extremely difficult to be 100% compliant, which is probably why many of the businesses make the best of what they have and avoid seeking recommendations for being compliant. My understanding is that two of the properties in the 1100 block have been granted variances.

After over 9 months of effort, the current leaser has worked with Houston permitting professionals in attempting to make needed adjustments to the business remodeling and business strategy to be compliant with the Houston parking ordinance. Not finding a solution following this process, the current application for variance is requested to allow the business to open. The business owner believes that this request for variance is the best way forward.

Personal Narrative of Compliance. Now concerning my desire to always be compliant in general with the city of Houston. I contracted to have a new home built on 2008 Brun and purchased and remodeled a 4 plex at 2002 Brun. The records of my permitting compliance facts are recorded in the database. I have always sought to be compliant and not try to bend or break any rules. So, when a client business expressed a desire to open a business and rental apartments my assumption were I should be able to purchase the property and lease it with minor remodeling since the property was currently be used as a law firm. This completes an introduction into my personal endeavors concerning property purchase, management, and city compliance.

APPLICANT'S STATEMENT OF FACTS:

(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 strict imposition of the parking restrictions on the property located at 1126 W. Gray prevents the number of customers and renters required to generate the income required to run a successful business. Since the property has been remodeled several times over the years and changed from all residential to a shared commercial space the existing parking has met the requirements to make reasonable use of the time for the new business owners.

(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;

OFF-STREET PARKING VARIANCE

There have been no major changes to the property since it has been used a commercial office, and the parking was in compliance for this use when the property was purchased. The goal is to request a variance so that modification of the parking per the statement of facts above will give the flexibility due to the unique property restrictions on the block of West Gray.

(3) The intent of this article is preserved;

The business owner and property owner have a long history working with the city permitting department – four properties and three businesses – always seeking to be compliant, so the intent is to preserve the article. Both understand how important parking management is to the city.

(4) The parking provided will be sufficient to serve the use for which it is intended;
The suggested parking modification will be sufficient to have both a residential and business operation due to their experience of over 20 years of working with parking ordinances and collaborating with the architect and Houston permitting personnel to create solutions for their other businesses.

Customers of the establishment will be schedule by appointments, to control the parking allocation. Also, W. Gray is a commercial street, costumers will be able to commute by rapid transit public transportation that is very near by the establishment (near Montrose). They will also be able to commute by bicycles. A bike rack with four bicycle spots shall be installed in the property.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
Assuming a variance for parking is granted, the suggested parking solution in the statement of facts will not be injurious to public health, safety or welfare.

(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

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STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

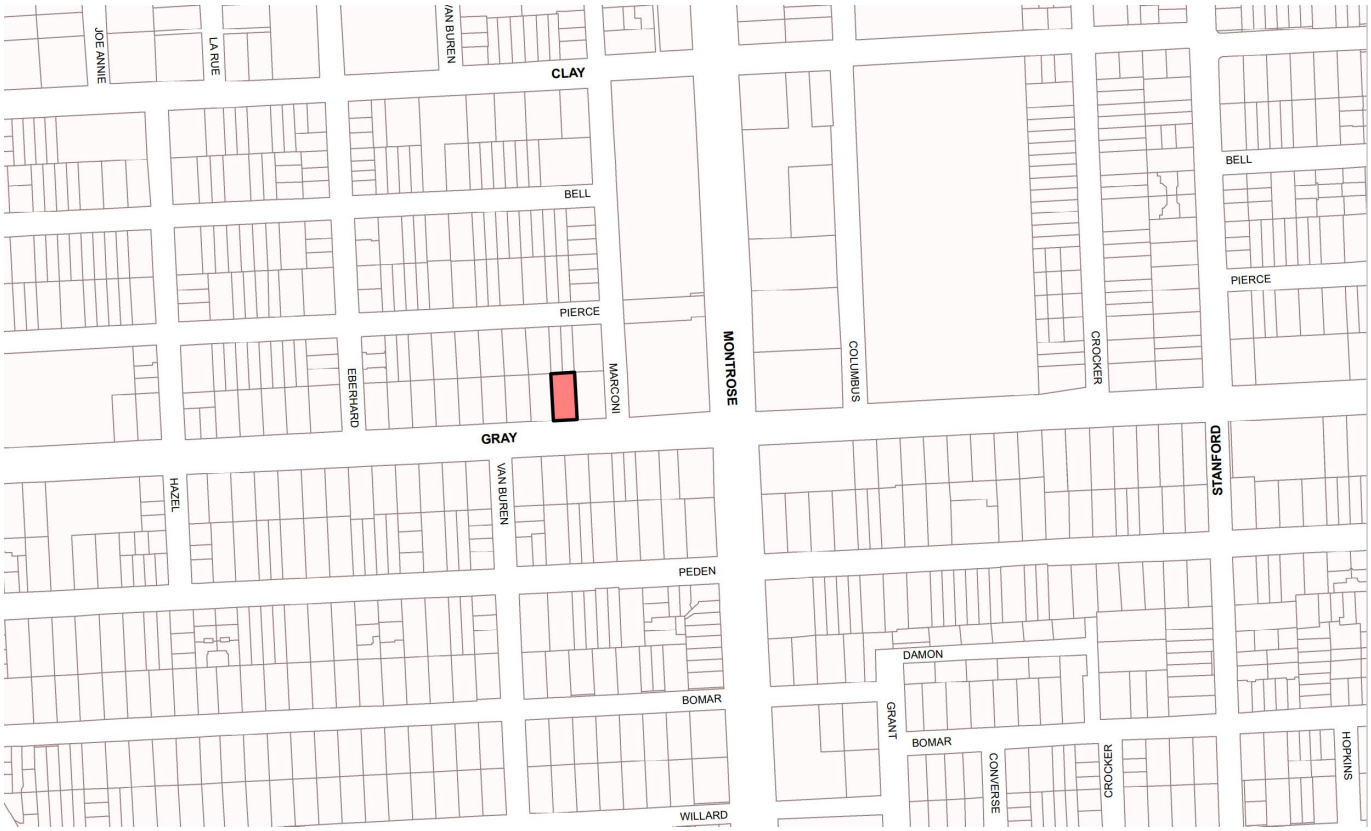
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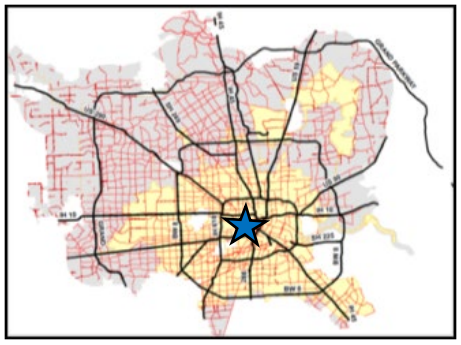
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Location Map



NORTH



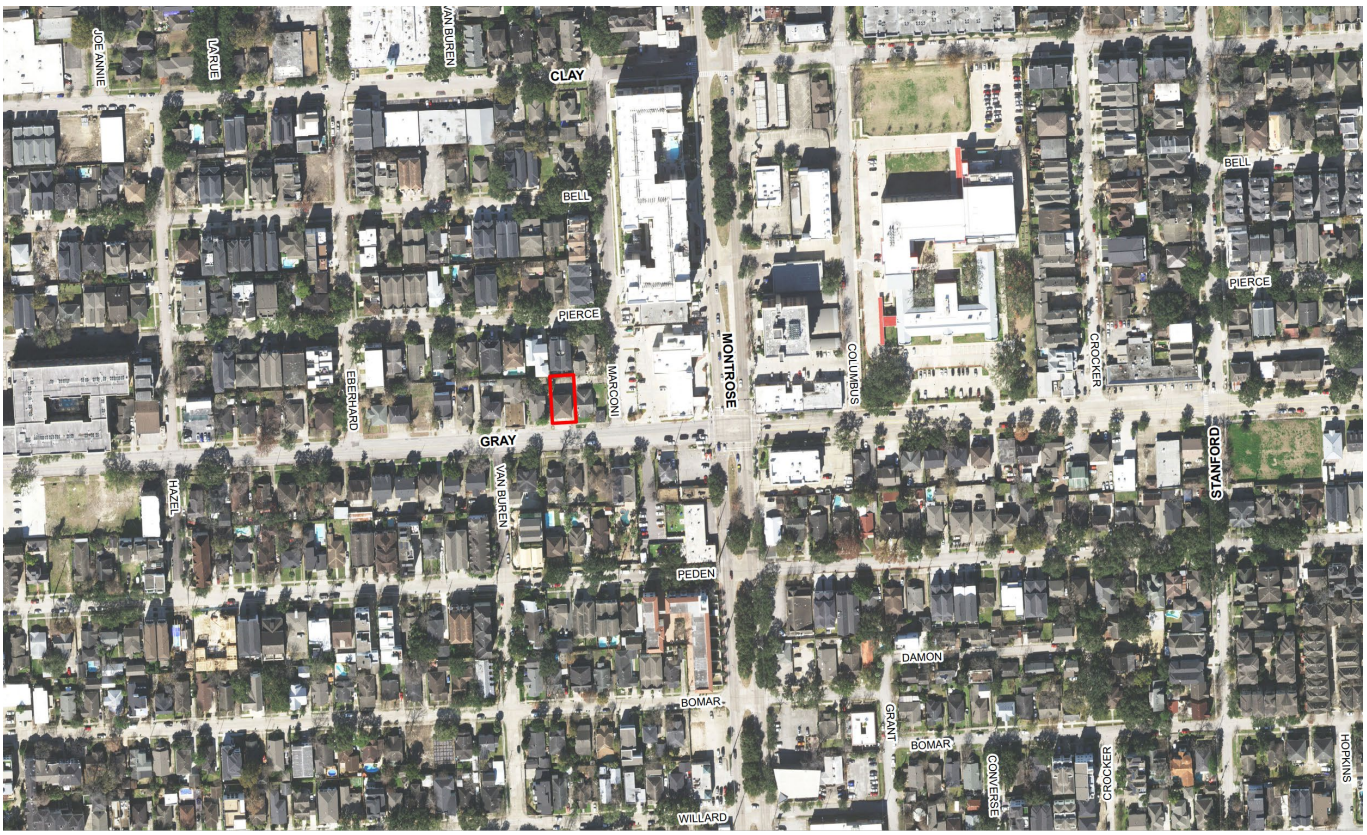
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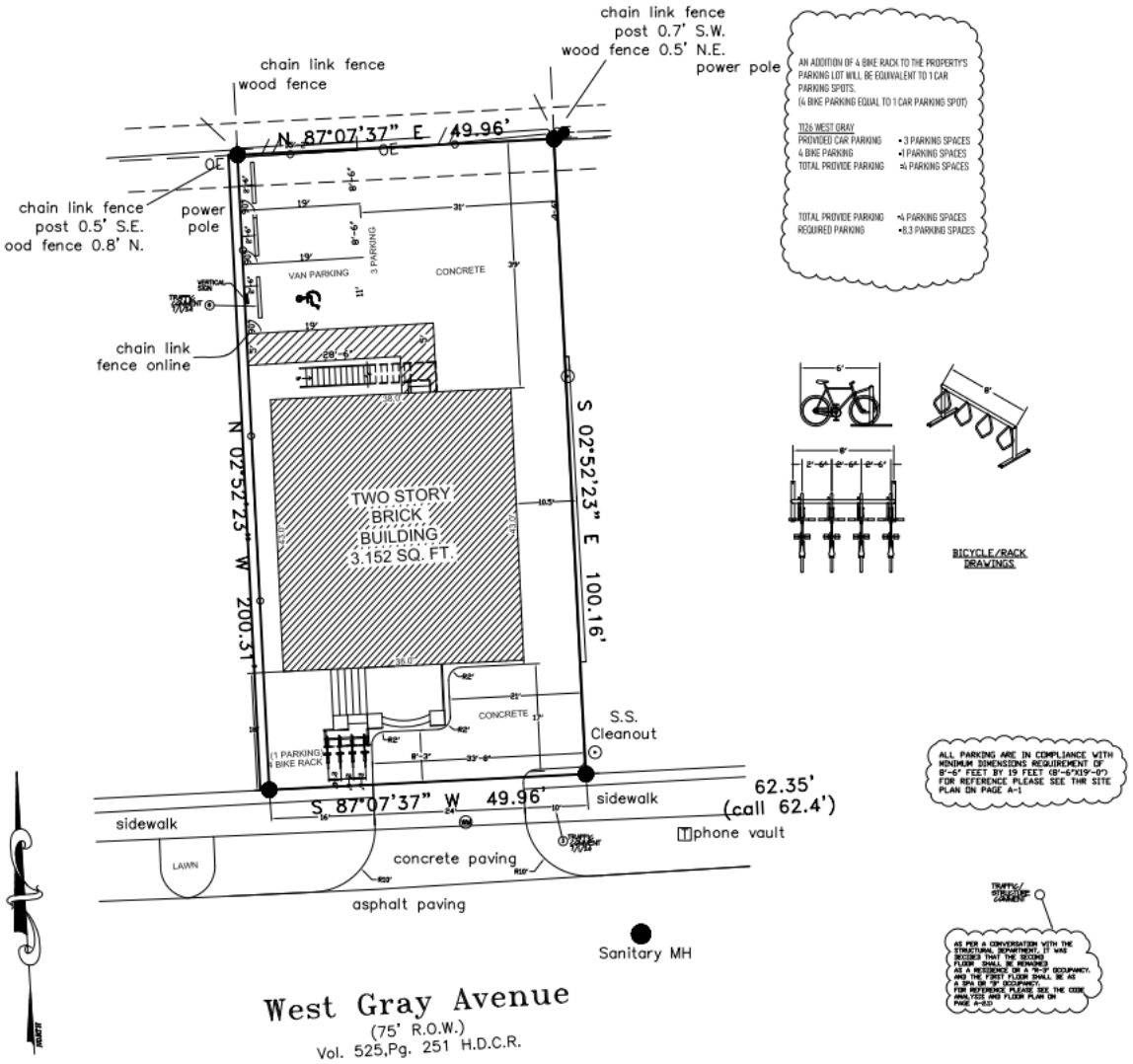
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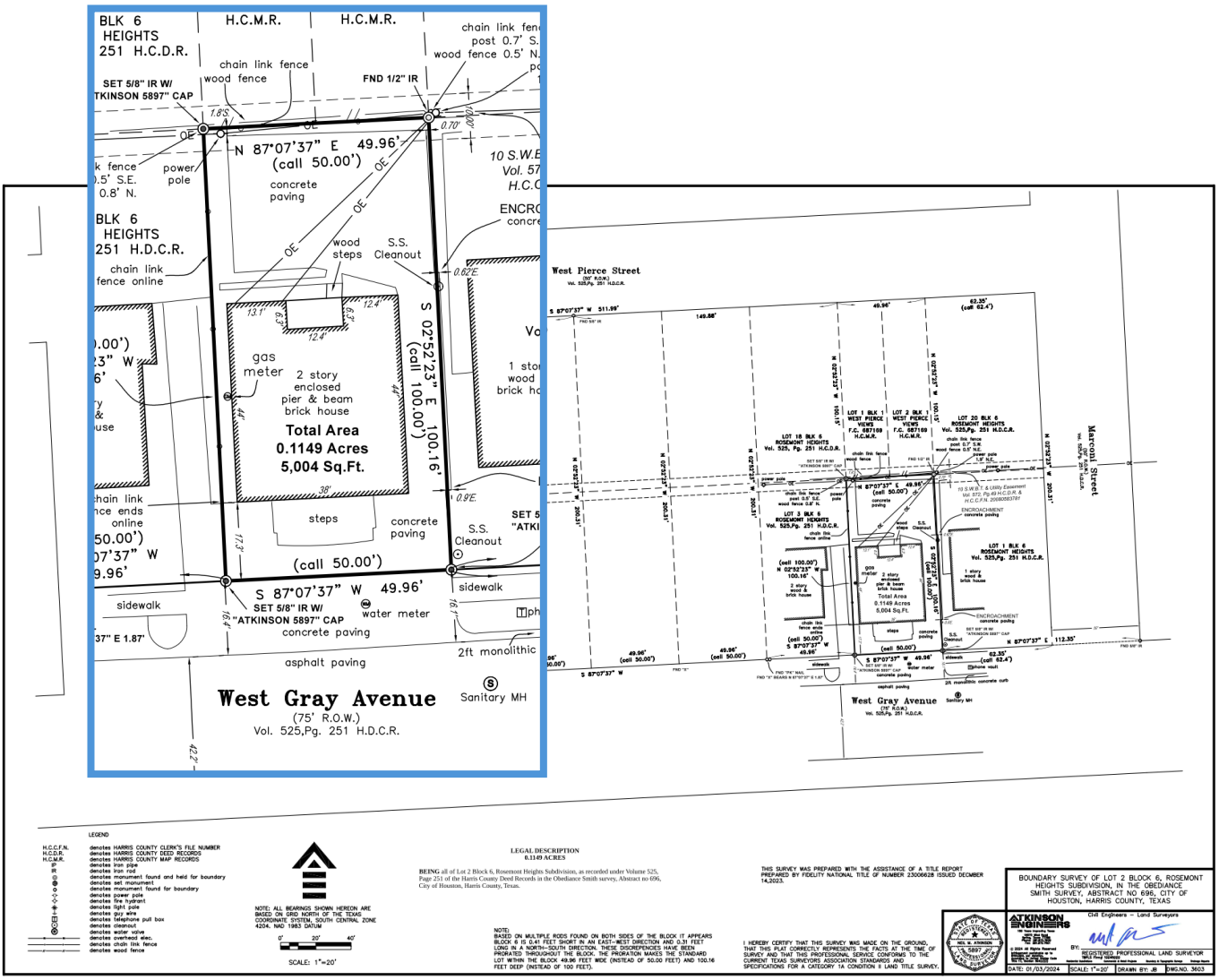
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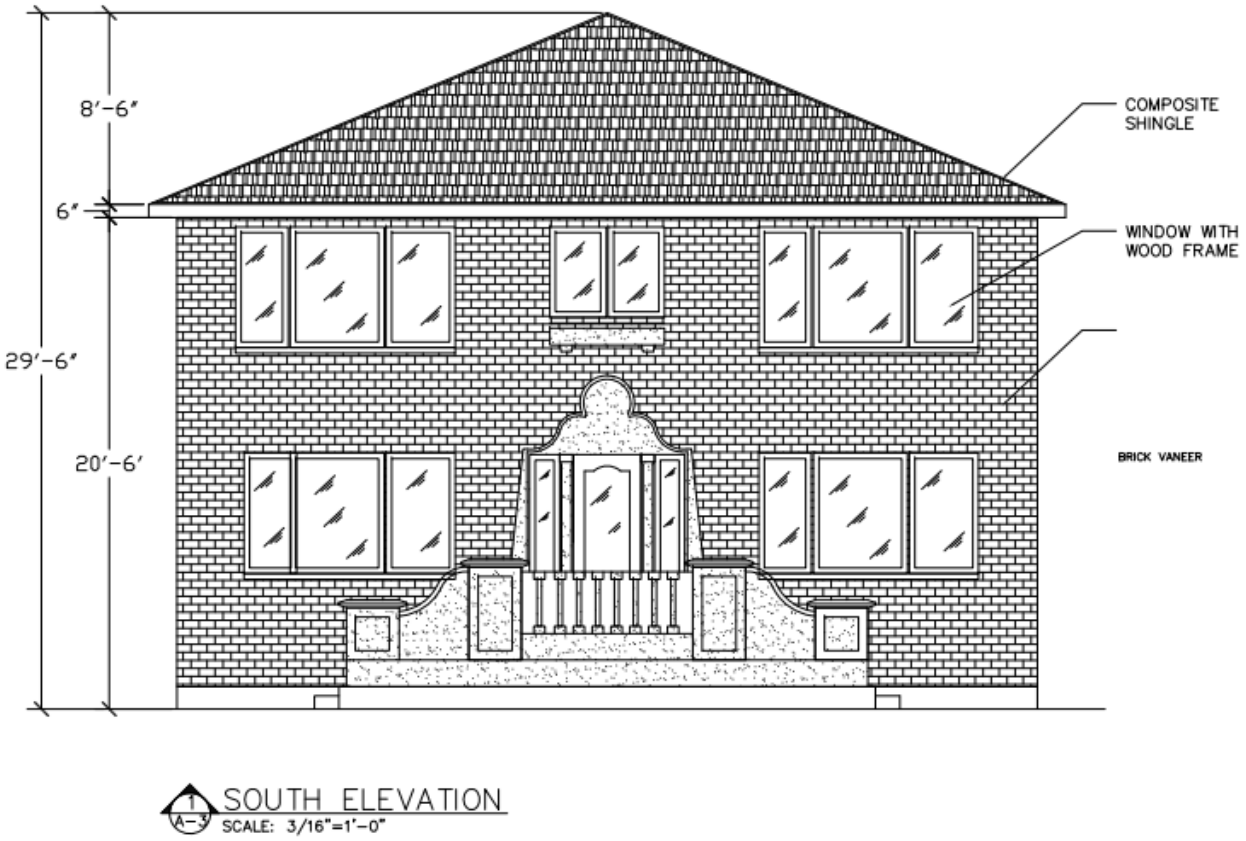
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Elevation



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