HOUSTON PLANNING COMMISSION

AGENDA

Thursday, January 23, 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 23, 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 January 9, 2025, Planning Commission Meeting Minutes

I. Semi-Annual Report of the Capital Improvements Advisory Committee on Water/Wastewater Impact Fees (Deidre VanLangen)

II. Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Deidre VanLangen)

III. Platting Activity (Subdivision and Development plats)
a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo, and Antwanysha Berry)
d. Subdivision Plats with Variance Requests (John Cedillo, Aracely Rodriguez, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Petra Hsia)
f. Reconsiderations of Requirement (Petra Hsia and Devin Crittle)
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 (Fabian Esqueda, Ed Buckley, and Ramon Jaime-Leon)

IV. Establish a public hearing date of February 20, 2025
a. Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication
b. Conley Place
c. Conley Retreat
d. Eastwood Park
e. HLB Homes on Brinkley
f. HLB Homes on Knoll Street
g. Langston Place Sec 1 partial replat no 2
h. WALIPP Senior Residence Expansion
i. Wang Wang Investment LP at Redbud Street

V. Consideration of an Off-Street Parking Variance at 1002 W 11th Steet (Ed Buckley)

VI. Consideration of an Off-Street Parking Variance at 1126 W Gray Street (Ramon Jaime-Leon)

VII. Consideration of a Hotel at Hillcroft Hotel/Motel located at 6200 Hillcroft Avenue (Devin Crittle)

VIII. Public Comment

IX. 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, 9 JANUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:36 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	*Absent*
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	*Absent*
Zafar "Zaf" Tahir	*Absent*
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	Present
Vonn Tran, Secretary	Present at 4:00 during Item 105
Dipti Mathur, Acting Secretary	Present

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director's Report, Dipti Mathur, Acting Secretary and Deputy Assistant Director of the Houston Planning and Development Department, welcomed everyone to the meeting.

Approval of Minutes

Consideration of the December 19, 2024, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Mares Second: Victor Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-51)

b. Replats (52-91)

Staff recommendation: Approve Item No's. 1 – 91, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations, except for Item(s) 39 and 79 which will be removed for separate consideration.
Motion: Garza Vote: Unanimous
Second: Viera-Bland Abstaining/Opposed: None

Staff recommendation: Approve recommendation for Item Nos. 4, 5, 6, 7, 16, 17, 18, 19, 23, 24, 25, 26, and 47 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation.
Motion: Porras-Pirtle Vote: Unanimous
Second: Hines Abstaining: Heisch

Item(s) removed for separate consideration

39 Nguyen Highland Place

Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): John Nguyen, applicant
Motion: Robins Second: Mares Vote: Carried Opposed: Baldwin, Hines, Rosenberg

79 Park Properties

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Alex Fones – opposed
Motion: Hines Second: Robins Vote: Unanimous

c. Replats requiring Public Hearings with Notification

92 Lozier Manor
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Sigler Second: Alleman Vote: Unanimous

93 Park Place Fieldwood
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Jones Second: Viera-Bland Vote: Unanimous

94 Springbridge Residences
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: Mandapaka Vote: Unanimous

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

d. Subdivision Plats with Variance Requests

96 Alliance Triple E Industrial
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): Thomas J. Forschner, applicant
Motion: Mandapaka Second: Mares Vote: Unanimous

97 BARON CYPRESS BEND – Withdraw

98 BRIDGELAND CREEKLAND VILLAGE GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, available for questions

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

99 BUSTAMANTE TRACT GP

Staff recommendation: Grant the requested variance(s) and special exception(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and special exception(s) approving the plat subject to the conditions listed.
Speaker(s): Jennifer Curtis, applicant, Tracy Youngblood, opposed, Harris County representative Mr. Mathis

Motion: Robins Second: Hines Vote: Carried
Abstaining: Heisch Opposed: Jones, Porris-Pirtle, Mares, Khaleeq

100 CG 7600 LP 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: Mandapaka Vote: Unanimous

101 HARDY AT RONQUILLO DEVELOPMENT

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): Karen Maycott, available for questions

Motion: Alleman Second: Garza Vote: Unanimous

102 New Faith Village Senior Living

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

Motion: Viera-Bland Second: Victor Vote: Unanimous

103 Red Oak Estates GP

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

Motion: Mandapaka Second: Mares Vote: Unanimous

104 Settegast Complex

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: Baldwin Second: Robins Vote: Unanimous

e. Subdivision Plats with Special Exception Requests

105 Northfield Estates

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Etan Mirwis, Endale Abebe, Guy Felton – opposed, Tracy Youngblood, Ben Medetsky, applicant, Rabbi Garfield – supportive

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

^Secretary Vonn Tran, joined the commission meeting during this item. Acting Secretary Dipti Mathur was relieved.

f. Reconsiderations of Requirement – None

g. Extensions of Approval

106	FBCMUD 142 District Park	Approved
107	Gantz Properties	Approved
108	Global New Millennium Reserve	Approved
109	Harris County MUD No 525 Lift Station no 2	Approved
110	HCA North Cypress West	Approved
111	JDS Hopfe Road Sec 1	Approved
112	Parker Place Eighty-One Zero One	Approved
113	SCI Land Acquisitions	Approved
114	Smart Living at Mykawa	Approved
115	View at Millstone	Approved

h. Name Changes

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

i. Certificates of Compliance - None

j. Administrative - None

Staff recommendation: Approve staff recommendations for G, H, I, and J, Item(s) 106 – 116.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Porras-Pirtle Second: Garza Vote: Unanimous

k. Development Plats with Variance Requests

117 1134 Bayland Avenue

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

Motion: Robins Second: Jones Vote: Unanimous

118 1734 Creek Drive

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

Motion: Mares Second: Hines Vote: Unanimous

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

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

Motion: Heisch Vote: Unanimous
Second: Viera-Bland Opposed: None

Moment of Personal Privilege.

Commissioner Jones showed appreciation to the Planning and Development and the GIS Team (Hector Rodriguez, Milady Quintanilla, and Ryan Jost) for taking care of addressing a neighborhood to be put on the map.

III. Consideration of an Off-Street Parking Variance at 1126 W. Gray Street

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

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

IV. Public Comment – None

V. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:16 PM.

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

January 2025
Semiannual Report of the

Capital Improvements Advisory Committee

On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Lisa Clark, Chair

City of Houston
Houston Public Works
Houston Water

JANUARY 2025 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

I. **PURPOSE OF THIS REVIEW**

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the city in adopting land-use assumptions
- Reviewing the IFCIP and filing written comments
- Monitoring and evaluating the implementation of the IFCIP
- Filing semiannual reports on the progress of the plan
- Reporting actual or perceived inequities in plan implementation or the application of impact fees
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2024 – October 31, 2024**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **699** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2024 and October 31, 2024**. The unit cost range for considering residences below the median housing price was from **$330,102** in May 1, 2024 and **$334,102** in October 31, 2024. The range is published by the Real Estate Center at Texas A & M University**.** A total of **33,389** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **$20,504,244.88** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2024 and October 31, 2024,** the **first half of the fifth year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **$649,838,880.84.**

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **$20,504,244.88** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the

average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **87,687** service units for water and **44,262** service units for wastewater were projected to be consumed through this period (May 1, 2024, through October 31, 2024). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **5,338** water service units and **5,060** wastewater service units for a cumulative total of **57,806** water service units and **58,193** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **66%** for water and **131%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
May 1, 2024 – October 31, 2024
Percent of Actual to Prorated Projected Service Units (SU)

		Water			Wastewater		
Semiannual Report	Duration (months)	Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%
July 2022	22	39,052	32,104	82%	19,672	25,421	129%
January 2023	28	48,815	38,498	79%	24,590	38,423	156%
July 2023	34	58,578	44,916	77%	29,508	44,679	151%
January 2024	40	68,341	48,003	70%	34,426	48,682	141%
July 2024	46	78,104	52,468	67%	39,344	53,133	135%
January 2025	52	87,867	57,806	66%	44,262	58,193	131%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **$3,837.35** per

service unit has been effective since **July 1, 2024** under the program. Examination of data regarding service unit consumption from **May 1, 2024, through October 31, 2024,** indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the city has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2025**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2025**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2024** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **$3,837.35** per service unit for water and wastewater is **34.55 %** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	**Wastewater**	**Water**	**Total**
Maximum Impact Fee/Residential Equivalent	**$4,633.24**	**$6,472.42**	**$11,105.66**
Adopted Fee	**$1,746.32**	**$2,091.03**	**$3,837.35**

B. Current Status of Fees

The city maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2024**, the city has accrued **$649,838,880.84** since implementing the impact fees ordinances in 1990. A total of **$629,334,635.96** has been transferred to the revenue bond debt service fund. The amount of **$20,504,244.88** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	Water	Wastewater	Totals
1990-2000 Program Total Income	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
Transfers to Debt Service:	**$44,115,871.05**	**$19,557,816.07**	**$63,673,687.12**
2000-2010 Program Total Income	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
Transfers to Debt Service:	**$121,439,622.12**	**$43,094,284.12**	**$164,533,906.24**
2010-2020 Program Total Income	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
Transfers to Debt Service:	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
2020-2030 Program Collections Income:			
(5/1/2020 – 10/31/2024)	**$87,967,789.51**	**$95,173,643.61**	**$183,141,433.12**
Interest Income:			
(5/1/2020 – 10/31/2024)	**$998,078.49**	**$1,153,597.05**	**$2,151,675.54**
Total Income:	**$88,965,868.00**	**$96,327,240.66**	**$185,293,108.66**
Transfers to Debt Service:	**$79,905,862.11**	**$84,883,001.67**	**$164,788,863.78**
Not transferred to Debt Service:	**$9,060,005.89**	**$11,444,238.99**	**$20,504,244.88**
All-Time Total Income:			
(6/1/1990 – 10/31/2024)	**$302,214,573.07**	**$347,624,307.77**	**$649,838,880.84**
Total Available for Transfer:	**9,060,005.89**	**$11,444,238.99**	**$20,504,244.88**

C. Findings

- A total of **$20,504,244.88** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **$330,102** in May 1, 2024 and **$334,102** in October 31, 2024**.**

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.

- For this reporting period, 699 exemptions from impact fees have been applied for, and 33,389 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

January 2025
Semiannual Report of the

Capital Improvements Advisory Committee

On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Lisa Clark, Chair

City of Houston
Houston Public Works
Houston Water

JANUARY 2025 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "Rebuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2024.

TABLE 4 Impact Fees Per Service Area

Service Area[1]	Impact Fees per[2] Service Units
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$25.00
Buffalo / White Oak	$25.00
Clear Creek	$25.00
Greens Bayou	$25.00
Hunting Bayou	$25.00
San Jacinto	$25.00
Ship Channel	$0.00
Sims / Vince	$25.00

[1]***Service Area***: *geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*
[2]***Service Unit***: *a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
May 1, 2024 through October 31, 2024

Service Area[1]	Drainage Impact Fees
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$71,092.87
Buffalo Bayou	$68,378.93
White Oak Bayou	$139,653.12
Clear Creek	$41,169.17
Greens Bayou	$95,251.36
Hunting Bayou	$76,653.89
San Jacinto	$6,485.98
Ship Channel	$0.00
Sims Bayou	$93,163.04
Vince Bayou	$0.00
TOTAL	**$591,848.36**

D. Findings

- A total of **$591,848.36** in Drainage Impact Fees was purchased between **May 1, 2024 through October 31, 2024**.
- A total of **$6,870,376.43** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **$6,870,376.43** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Angels Noor Enterprises	C2	
2	Anniston Sec 18	C3F	
3	Aurora at Peek	C2	DEF1
4	Bridgeland Creekland Village Sec 13	C3F	
5	Bridgeland Creekland Village Sec 14	C3F	
6	Bridgeland Creekland Village Sec 16	C3F	
7	Broadway Villas	C2	
8	Broze Road Sec 2	C3F	
9	Dow Addition	C2	
10	Elite Business Park	C3F	
11	Elyson Cy Fair Sec 4	C3P	
12	Ezekiel Estates	C2	
13	Grand Mason Detention Reserve C and Water Plant	C2	
14	Grant Road Development	C2	DEF1
15	Harris County MUD 175 Lift Station no 1	C2	
16	Herzing Way	C2	DEF1
17	Joan Murray Estate	C2	
18	Jubilee Sec 14	C3F	
19	Little York Business Center	C2	
20	Oaks at Highland Heights	C3F	
21	Olympia Falls Sec 6	C3P	
22	Palmi	C3F	DEF1
23	Porter Business Park	C2	DEF1
24	Porter Community Development	C2	DEF1
25	Robins Landing Sec 4	C3P	
26	SGJGM Fairbanks Center	C2	
27	Skinner Reserve	C2	
28	Sundance Bend Drive Street Dedication Sec 2	SP	
29	Sundance Cove Sec 12	C3F	
30	Target Hunger	C2	
31	Thirty Heights Estates at Allum	C3F	
32	Threestone Villas	C3F	
33	Unico Addition	C2	
34	Valley Ranch Trail	C2	
35	Ventana Lakes East North Boardwalk	C3F	
36	Ventana Lakes East South Boardwalk	C3F	
37	Villa Rincon	C2	

B-Replats

Item No.	Subdivision Plat Name	App Type	Deferral
38	Autumn Place partial replat no 1	C2R	
39	Brenner Estate	C2R	
40	Butler Ventures	C2R	
41	Channelview Reliability Project	C2R	DEF1
42	Durham Point	C2R	
43	Emerald Cove	C3R	DEF1
44	Estates at Lavender Street	C2R	
45	Estates at Maxroy Street	C2R	
46	Fairbanks North Houston Center Sec 2	C3R	
47	Garden Home on Blossom	C2R	
48	Gladstone Villas	C2R	
49	Grand Park partial replat no 4	C2R	DEF1
50	Heights at Horton	C2R	
51	HLB Homes on Carver Road	C2R	DEF1
52	HLB Homes on Laura Koppe	C2R	
53	Horizon Estates	C2R	DEF1
54	Las Fuentes Ball Room Plaza	C2R	
55	Lavender Terrace	C2R	
56	Longhorn Realty Partners LLC	C2R	
57	Lucas Estates	C2R	
58	Marek Brothers Systems Office and Warehouse Facilities replat no 2 and extension	C2R	
59	Markie Estates	C2R	DEF1
60	MHH Sunnyside	C2R	
61	Oriole Green	C2R	
62	Park Row Village East	C3R	
63	Plaza Estates at Granville	C2R	
64	Refuge at Siegel	C2R	
65	Sanford Farms Sec 4	C3R	
66	Shaw Maltie Estates	C2R	
67	Solugen	C2R	
68	Southwest Multiservice Center	C2R	
69	St Andrew Episcopal Church	C2R	
70	Staples Plaza	C2R	
71	TC Builders Estates	C2R	DEF1
72	Tewodros Estates	C2R	
73	Transwestern Imperial	C2R	
74	Tuskegee Heights	C3R	
75	Vibe at Fuqua West	C2R	DEF1
76	Village at Dyer	C2R	DEF1
77	Village at Englemhor	C2R	
78	West Hill partial replat no 1	C2R	
79	West Road Industrial Land	C2R	
80	Westview School replat no 1 and extension	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Wo Estates	C2R	DEF1
82	Wrenwood Villas	C2R	

C-Public Hearings Requiring Notification

83	Avondale Square partial replat no 3	C3N	
84	Bacj Acres	C3N	
85	Benders Landing Estates Sec 7 partial replat no 1	C3N	
86	Dreyfus Green	C3N	
87	England Grove	C3N	
88	Milby Townsites replat no 1	C3N	
89	Ojeman Trails	C3N	
90	Ridgecrest Addition Sec 3 partial replat no 2	C3N	

D-Variances

91	CNP Water Plant Reserve no 2	C2R	
92	CNP Water Plant Reserve no 3	C2	
93	Core5 North Houston	C3P	
94	Elite Townhomes North	C2R	
95	Neighborhood Shepherds Garden	C2R	
96	Sanford Farms Sec 3	C3R	
97	SCD Montrose	C2R	
98	Shapps Kuykendahl	C3P	

E-Special Exceptions

99	Elyson Cy Fair Sec 3	C3P	

F-Reconsideration of Requirements

100	Blendin Coffee on Bell	C2	
101	Grand Parkway GP	GP	

G-Extensions of Approval

102	Almeda Genoa Estates	EOA	
103	Asher Spring Cypress	EOA	
104	Asrr Business on Gosling	EOA	
105	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	EOA	
106	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	EOA	
107	Eight Thousand Fry Plaza	EOA	
108	Elyson View Drive Street Dedication	EOA	
109	Enclave at Newport	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
110	Fry Road Tract Sec 1	EOA	
111	Harris County MUD no 171 Lift Station no 6	EOA	
112	Independence Heights Mixed Use	EOA	
113	Miren Properties	EOA	
114	Newport Grove Sec 1	EOA	
115	Royal Pines Detention Reserve East	EOA	
116	Royal Pines Sec 4	EOA	

H-Name Changes

None

I-Certification of Compliance

117	22703 Fatheree Drive	COC	
118	23283 Andrew Lane	COC	
119	19683 Briarwick Lane	COC	
120	22910 Chaparral Court	COC	
121	25223 Ravenglen Lane	COC	

J-Administrative

None

K-Development Plats with Variance Requests

122	1002 W 11th Street	DPV	
123	1134 Bayland Avenue	DPV	DEF1
124	6610 Force Street	DPV	
125	8141 Sunnyhill Street	DPV	

Off-Street Parking Variance Requests

V	1002 W 11th Street	PV	
VI	1126 W Gray Street	PV	DEF1

Hotel/Motel with Variance Requests

VII	Hillcroft Hotel/Motel located at 6200 Hillcroft Avenue	HMV	

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	Angels Noor Enterprises	2025-0085	C2	Harris	ETJ	290M	1.65	1.65	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
2	Anniston Sec 18	2025-0002	C3F	Harris	ETJ	404T	24.48	1.12	83	Lennar Homes of Texas Land and Construction, LTD.	LJA Engineering, Inc.-(Houston Office)
3	Aurora at Peek (DEF1)	2024-2474	C2	Harris	ETJ	405X	3.56	3.56	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
4	Bridgeland Creekland Village Sec 13	2025-0073	C3F	Harris	ETJ	365E	11.69	2.20	47	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
5	Bridgeland Creekland Village Sec 14	2025-0076	C3F	Harris	ETJ	365B	32.17	12.41	83	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
6	Bridgeland Creekland Village Sec 16	2025-0082	C3F	Harris	ETJ	365B	20.51	4.90	68	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Broadway Villas	2025-0071	C2	Harris	City	535F	1.80	1.80	0	PMG Project Management Group, LLC	Owens Management Systems, LLC
8	Broze Road Sec 2	2025-0072	C3F	Harris	ETJ	334N	68.10	63.64	0	Kana Holdings, LLC	Meta Planning + Design LLC
9	Dow Addition	2024-2363	C2	Harris	City	577P	62.74	62.74	0	Alliance Industrial Company	Langan Engineering & Environmental Services
10	Elite Business Park	2025-0015	C3F	Harris	City	577S	6.55	6.55	0	Elite Motor Group Limited LLC	Building and Infrastructure Solutions
11	Elyson Cy Fair Sec 4	2025-0062	C3P	Harris	ETJ	405L	10.00	1.02	52	NASH FM 529, LLC	Meta Planning + Design LLC
12	Ezekiel Estates	2025-0019	C2	Harris	ETJ	329A	2.00	0.00	2	None	Texas Land Maps
13	Grand Mason Detention Reserve C and Water Plant	2025-0020	C2	Harris	ETJ	405H	20.92	20.92	0	Landmark Industries, LLC	BGE, Inc.
14	Grant Road Development (DEF1)	2024-2505	C2	Harris	ETJ	327M	2.00	2.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
15	Harris County MUD 175 Lift Station no 1	2025-0083	C2	Harris	City	488F	0.12	0.12	0	City of Houston	Pedraza Surveying, LLC
16	Herzing Way (DEF1)	2024-2532	C2	Harris	ETJ	328R	2.17	2.17	0	Surviel Surveying	SEM SERVICES
17	Joan Murray Estate	2025-0061	C2	Harris	ETJ	241H	14.00	0.00	1	Joan Murray	Doshi Engineering & Surveying Company
18	Jubilee Sec 14	2025-0065	C3F	Harris	ETJ	324P	14.47	2.36	54	290 WR Holdings, LP	LJA Engineering, Inc.-(Houston Office)
19	Little York Business Center	2024-2470	C2	Harris	ETJ	407S	3.73	3.73	0	SELCUK KAYA	Civil-Surv Land Surveying, L.C.
20	Oaks at Highland Heights	2025-0044	C3F	Harris	City	452B	3.84	0.48	46	Iberica Construction	Total Surveyors, Inc.
21	Olympia Falls Sec 6	2025-0063	C3P	Fort Bend	ETJ	610R	15.35	1.52	77	KB home lone star inc.	LJA Engineering, Inc.-(Houston Office)
22	Palmi (DEF1)	2024-2544	C3F	Harris	City	572Y	9.33	1.66	95	CONTEMPO BUILDER	Windrose
23	Porter Business Park (DEF1)	2024-2421	C2	Montgomery	ETJ	295C	8.21	8.21	0	porter business park	RSG Engineering
24	Porter Community Development (DEF1)	2024-2424	C2	Montgomery	ETJ	296F	25.18	25.11	0	N S Patel	Doshi Engineering & Surveying Company
25	Robins Landing Sec 4	2024-2479	C3P	Harris	City/ ETJ	456A	21.20	3.27	111	Habitat For Humanity	Meta Planning + Design LLC
26	SGJGM Fairbanks Center	2025-0001	C2	Harris	ETJ	410L	4.28	4.28	0	SGJGM Family LP	Windrose
27	Skinner Reserve	2025-0057	C2	Harris	ETJ	444H	17.34	17.34	0	ALJ Lindsey	Windrose

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
28	Sundance Bend Drive Street Dedication Sec 2	2025-0075	SP	Harris	ETJ	378R	2.53	0.00	0	Clay Road 628 Development, LP.	EHRA
29	Sundance Cove Sec 12	2025-0070	C3F	Harris	City/ ETJ	378P	32.80	10.91	94	Clay Road 628 Development, LP.	EHRA
30	Target Hunger	2024-2481	C2	Harris	City	494L	1.33	1.33	0	DT	South Texas Surveying Associates, Inc.
31	Thirty Heights Estates at Allum	2025-0003	C3F	Harris	City	571H	1.00	0.06	17	CAS Consultants, LLC	CAS Consultants, LLC
32	Threestone Villas	2025-0054	C3F	Harris	City	533L	0.15	0.00	3	CKG Equity Properties LLC	AAB Homes, LLC
33	Unico Addition	2025-0028	C2	Harris	City	453U	0.23	0.00	4	PRO-SURV	PROSURV
34	Valley Ranch Trail	2025-0005	C2	Montgomery	ETJ	256Y	2.00	2.00	0	Virginia Trail, LLC	Texas Professional Surveying, LLC
35	Ventana Lakes East North Boardwalk	2025-0066	C3F	Harris	ETJ	445C	12.56	12.56	0	Harris County Municipal Utility District 449	EHRA
36	Ventana Lakes East South Boardwalk	2025-0068	C3F	Harris	ETJ	445C	20.53	20.53	0	Harris County Municipal Utility District 449	EHRA
37	Villa Rincon	2024-2468	C2	Harris	ETJ	332A	0.41	0.00	1	N/A	E.I.C. Surveying Company

B-Replats

38	Autumn Place partial replat no 1	2025-0038	C2R	Harris	City	454G	0.42	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
39	Brenner Estate	2025-0060	C2R	Harris	City	453T	0.22	0.00	1	Helmut Brenner	Owens Management Systems, LLC
40	Butler Ventures	2025-0006	C2R	Harris	City	374V	4.11	4.11	0	Butler Ventures, LLC	The Pinnell Group, LLC
41	Channelview Reliability Project (DEF1)	2024-2509	C2R	Harris	ETJ	497H	14.07	14.07	0	Gridstor	Windrose
42	Durham Point	2025-0043	C2R	Harris	City	452U	0.30	0.30	0	Henry Nguyen	Total Surveyors, Inc.
43	Emerald Cove (DEF1)	2024-2465	C3R	Fort Bend	ETJ	527N	18.14	4.39	112	Blue Slate Development	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
44	Estates at Lavender Street	2025-0055	C2R	Harris	City	454Q	0.41	0.00	5	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
45	Estates at Maxroy Street	2025-0056	C2R	Harris	City	412P	0.50	0.00	6	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
46	Fairbanks North Houston Center Sec 2	2025-0059	C3R	Harris	ETJ	410C	57.23	53.14	0	Transwestern Development Company	Windrose
47	Garden Home on Blossom	2025-0032	C2R	Harris	City	492M	0.11	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
48	Gladstone Villas	2025-0067	C2R	Harris	City	533U	0.11	0.00	2	Nahum Solis	Owens Management Systems, LLC
49	Grand Park partial replat no 4 (DEF1)	2024-2490	C2R	Harris	City	533R	0.11	0.00	2	Teran Group LLC	Teran Group, LLC
50	Heights at Horton	2025-0037	C2R	Harris	City	454S	0.24	0.01	3	Survey Solutions of Texas	Survey Solutions of Texas
51	HLB Homes on Carver Road (DEF1)	2024-2498	C2R	Harris	City	412W	0.29	0.00	3	Houston Land Bank	CGEA|Planning + Design
52	HLB Homes on Laura Koppe	2024-2499	C2R	Harris	City	454H	0.23	0.00	6	Houston Land Bank	CGEA|Planning + Design

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
53	Horizon Estates (DEF1)	2024-2482	C2R	Harris	City	412P	0.50	0.17	6	Plan Express	PlanExpress
54	Las Fuentes Ball Room Plaza	2025-0047	C2R	Harris	ETJ	457M	19.26	19.26	0	CENTER POINT SURVEY	CENTER POINT SURVEY
55	Lavender Terrace	2025-0036	C2R	Harris	City	454G	0.25	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
56	Longhorn Realty Partners LLC	2025-0040	C2R	Harris	ETJ	410K	4.50	4.50	0	Longhorn Realty Partners LLC	Hovis Surveying Company Inc.
57	Lucas Estates	2024-2496	C2R	Harris	City	573D	0.29	0.03	4	New Era Development	New Era Development & Land Services
58	Marek Brothers Systems Office and Warehouse Facilities replat no 2 and extension	2025-0058	C2R	Harris	City	452N	4.86	4.86	0	MAREK REALTY INTERESTS, LTD.	Civil-Surv Land Surveying, L.C.
59	Markie Estates (DEF1)	2024-2522	C2R	Harris	City	493Y	0.11	0.00	3	One Man's Concepts, LLC	Owens Management Systems, LLC
60	MHH Sunnyside	2025-0087	C2R	Harris	City	413X	1.14	1.14	0	Mark Harvie	Windrose
61	Oriole Green	2025-0041	C2R	Harris	City	452M	0.19	0.00	4	Vida Group	Total Surveyors, Inc.
62	Park Row Village East	2025-0084	C3R	Harris	City	448W	4.82	1.51	49	Kimley-Horn	Windrose
63	Plaza Estates at Granville	2025-0050	C2R	Harris	City	412Y	0.24	0.00	5	New Era Development	New Era Development & Land Services
64	Refuge at Siegel	2025-0048	C2R	Harris	City	453U	0.13	0.00	2	New Era Development	New Era Development & Land Services
65	Sanford Farms Sec 4	2025-0079	C3R	Harris	ETJ	323F	21.93	2.48	97	Pape	7gen Planning
66	Shaw Maltie Estates	2025-0081	C2R	Harris	City	574F	1.98	0.00	3	Vonda Maltie	Owens Management Systems, LLC
67	Solugen	2024-2526	C2R	Harris	City	570M	13.31	13.24	0	Solugen, Inc.	GBI Partners
68	Southwest Multiservice Center	2025-0024	C2R	Harris	City	531E	5.08	5.08	0	Kuo & Associates, LLC	Kuo & Associates, Inc
69	St Andrew Episcopal Church	2024-2506	C2R	Harris	City	452V	1.38	1.38	0	FMS Surveying	FMS Surveying, Inc
70	Staples Plaza	2025-0046	C2R	Harris	City	494B	0.11	0.00	2	New Era Development	New Era Development & Land Services
71	TC Builders Estates (DEF1)	2024-2480	C2R	Harris	City	335W	0.20	0.00	2	TC Builders LLC	Dart Land Services LLC
72	Tewodros Estates	2025-0049	C2R	Harris	City	573C	0.32	0.00	8	New Era Development	New Era Development & Land Services
73	Transwestern Imperial	2025-0086	C2R	Harris	ETJ	332Z	19.13	19.13	0	Transwestern Development Company	Windrose
74	Tuskegee Heights	2025-0074	C3R	Harris	City	452B	0.96	0.02	13	Green Valley Construction, LLC	The Interfield Group
75	Vibe at Fuqua West (DEF1)	2024-2471	C2R	Harris	City	573V	8.23	7.95	0	IKECHUKWOU TIMOTHY ONYEDUM	Civil-Surv Land Surveying, L.C.
76	Village at Dyer (DEF1)	2024-2447	C2R	Harris	City	412S	0.37	0.02	5	SAAS LAND SERVICES	CAS SURVEY
77	Village at Englemhor	2024-2426	C2R	Harris	City	533N	0.24	0.00	6	SAAS LAND SERVICES	CAS SURVEY
78	West Hill partial replat no 1	2025-0053	C2R	Fort Bend	City	570Z	1.57	1.57	0	INAKA POWER REAL ESTATE, LLC	Beacon Land Services
79	West Road Industrial Land	2024-2491	C2R	Harris	ETJ	412C	17.77	17.77	0	Aldine ISD	M2L Associates, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
80	Westview School replat no 1 and extension	2025-0026	C2R	Harris	City	449Q	6.72	6.72	0	Kuo & Associates, LLC.	Kuo & Associates, Inc
81	Wo Estates (DEF1)	2024-2281	C2R	Harris	City	493Z	0.07	0.01	2	WO Developments LLC	WO Developments LLC
82	Wrenwood Villas	2025-0039	C2R	Harris	City	449T	0.31	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
C-Public Hearings Requiring Notification											
83	Avondale Square partial replat no 3	2024-2430	C3N	Harris	City	450K	1.74	0.10	27	Lovett Homes	Windrose
84	Bacj Acres	2024-2153	C3N	Harris	City	533U	0.31	0.00	4	Back to Basiks	South Texas Surveying Associates, Inc.
85	Benders Landing Estates Sec 7 partial replat no 1	2024-2414	C3N	Montgomery	ETJ	294U	3.50	0.00	1	Partners in Building	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
86	Dreyfus Green	2024-2401	C3N	Harris	City	533R	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
87	England Grove	2024-2400	C3N	Harris	City	533R	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
88	Milby Townsites replat no 1	2024-2261	C3N	Harris	City	494P	0.10	0.00	1	RA	South Texas Surveying Associates, Inc.
89	Ojeman Trails	2024-2373	C3N	Harris	City	450V	0.76	0.02	12	GK Equity LP	Pioneer Engineering, LLC
90	Ridgecrest Addition Sec 3 partial replat no 2	2024-2383	C3N	Harris	City	450V	0.19	0.00	2	Kenneth Krohn	Patrick Planning Services, LLC
D-Variances											
91	CNP Water Plant Reserve no 2	2025-0023	C2R	Harris	ETJ	332E	0.14	0.14	0	CNP UTILITY DISTIRCT	Fulcrum Land Surveying LLC
92	CNP Water Plant Reserve no 3	2025-0013	C2	Harris	ETJ	332P	0.61	0.61	0	CNP UTILITY DISTIRCT	Fulcrum Land Surveying LLC
93	Core5 North Houston	2025-0025	C3P	Harris	ETJ	333W	70.78	70.09	0	Kimley-Horn	Windrose
94	Elite Townhomes North	2024-2487	C2R	Harris	City	452A	1.73	0.18	24	Kilimanjaro Investments, LP	HRS and Associates, LLC
95	Neighborhood Shepherds Garden	2024-2452	C2R	Harris	City	452M	11.63	11.63	0	Kimley Horn	Windrose
96	Sanford Farms Sec 3	2025-0080	C3R	Harris	ETJ	323F	25.02	1.66	118	Pape	7gen Planning
97	SCD Montrose	2024-2504	C2R	Harris	City	493S	2.86	2.82	0	SCD Montrose Houston, LLC	Windrose
98	Shapps Kuykendahl	2024-2454	C3P	Harris	ETJ	290F	49.72	46.54	0	ParcHAUS Kuykendahl	LJA Engineering, Inc.-(Houston Office)
E-Special Exceptions											
99	Elyson Cy Fair Sec 3	2025-0078	C3P	Harris	ETJ	405M	14.20	1.36	68	NASH FM 529, LLC	Meta Planning + Design LLC
F-Reconsideration of Requirements											
100	Blendin Coffee on Bell	2024-2448	C2	Harris	City	493V	0.14	0.14	0	Blendin Coffee	Beacon Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
101	Grand Parkway GP	2025-0088	GP	Fort Bend	ETJ	525Q	176.40	0.00	0	Taylor Morrison	Meta Planning + Design LLC

G-Extensions of Approval

102	Almeda Genoa Estates	2023-2902	EOA	Harris	City	575N	1.10	0.21	2	jorge a rivas	Houston Platting
103	Asher Spring Cypress	2024-0084	EOA	Harris	ETJ	329K	26.62	26.62	0	Atkinson Enginners	Atkinson Engineers
104	Asrr Business on Gosling	2024-0232	EOA	Harris	ETJ	290D	2.07	2.07	0	Asrr Business LLC	Hovis Surveying Company Inc.
105	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	2024-0313	EOA	Harris	ETJ	365M	3.68	3.68	0	Bridgeland Development, LP	BGE, Inc.
106	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	2024-0192	EOA	Harris	ETJ	366H	21.91	21.91	0	Bridgeland Development, LP	BGE, Inc.
107	Eight Thousand Fry Plaza	2024-0005	EOA	Harris	ETJ	406L	2.80	2.80	0	n/a	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
108	Elyson View Drive Street Dedication	2024-0199	EOA	Harris	ETJ	404R	0.21	0.00	0	Nash FM 529, LLC	BGE, Inc.
109	Enclave at Newport	2024-0267	EOA	Harris	ETJ	419G	20.79	6.45	71	Davidson Homes, LLC	LJA Engineering, Inc.-(Houston Office)
110	Fry Road Tract Sec 1	2023-2692	EOA	Harris	ETJ	446G	15.12	15.12	0	WEINGARTEN BEAR CREEK, L.P.	Civil-Surv Land Surveying, L.C.
111	Harris County MUD no 171 Lift Station no 6	2024-0222	EOA	Harris	ETJ	404M	0.22	0.22	0	Nash FM 529, LLC	BGE, Inc.
112	Independence Heights Mixed Use	2024-0096	EOA	Harris	City	453J	6.30	6.23	0	Kimley Horn	Windrose
113	Miren Properties	2024-0257	EOA	Harris	ETJ	371Q	3.18	3.18	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
114	Newport Grove Sec 1	2023-2995	EOA	Harris	ETJ	379T	48.70	23.43	103	Rochester Development, LLC	LJA Engineering, Inc.-(Houston Office)
115	Royal Pines Detention Reserve East	2024-1543	EOA	Montgomery	ETJ	297F	37.62	37.62	0	TC LB Royal Pines, LB	Meta Planning + Design LLC
116	Royal Pines Sec 4	2024-0922	EOA	Montgomery	ETJ	297F	23.76	0.82	109	Ashton Woods	Meta Planning + Design LLC

H-Name Changes

None

I-Certification of Compliance

117	22703 Fatheree Drive	24-0001	COC	Montgomery	ETJ	255Y				Alberto Pimentel	Two Sons Environmental

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
118	23283 Andrew Lane	24-0002	COC	Montgomery	ETJ	295D				Jasmine Patron	Jasmine Patron
119	19683 Briarwick Lane	24-0003	COC	Montgomery	ETJ	257L				Alejandro Barrientos	AES Septic
120	22910 Chaparral Court	24-0004	COC	Montgomery	ETJ	296G				Adrian Lizalde/ Encino Landholdings LLC	Audrey Grice
121	25223 Ravenglen Lane	24-0005	COC	Montgomery	ETJ	295Q				Jose Guerrero	Jose Guerrero

J-Administrative

None

K-Development Plats with Variance Requests

122	1002 W 11th Street	24037152	DPV	Harris	City	452Z				Andrew Allemand	Beacon Land Services
123	1134 Bayland Avenue (DEF1)	24103750	DPV	Harris	City	493A				Brandon Huskey	Texas Custom Patios
124	6610 Force Street	24092115	DPV	Harris	City	494D				Elizabeth Garcia	JEG-ZER LLC
125	8141 Sunnyhill Street	24112219	DPV	Harris	City	411V				Camilo Torres	SACS Development

Off-Street Parking Variance Requests

V	1002 W 11th Street	24037152	PV	Harris	City	452Z				Andrew Allemand	Beacon Land Services
VI	1126 W. Gray Street (DEF 1)	24030594	PV	Harris	City	493N				Prapai Larkey	Prapai Larky

Hotel/Motel with Variance Requests

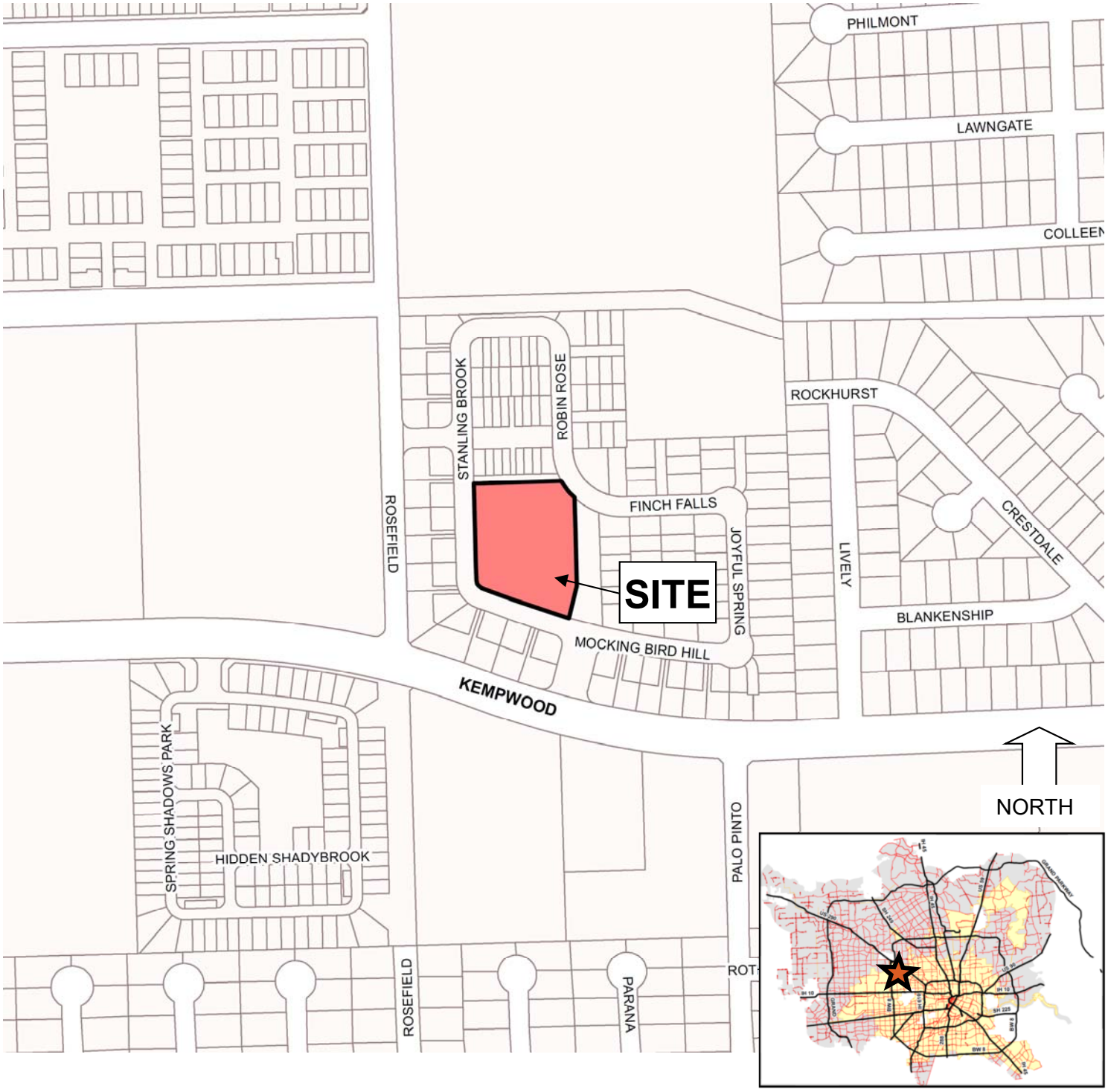
VII	Hillcroft Hotel/Motel located at 6200 Hillcroft Avenue	24116220	HMV	Harris	City	531A				Main Travis Investment Corp	Shilpin Consultancy LLC

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Avondale Square partial replat no 3

Applicant: Windrose



C – Public Hearings

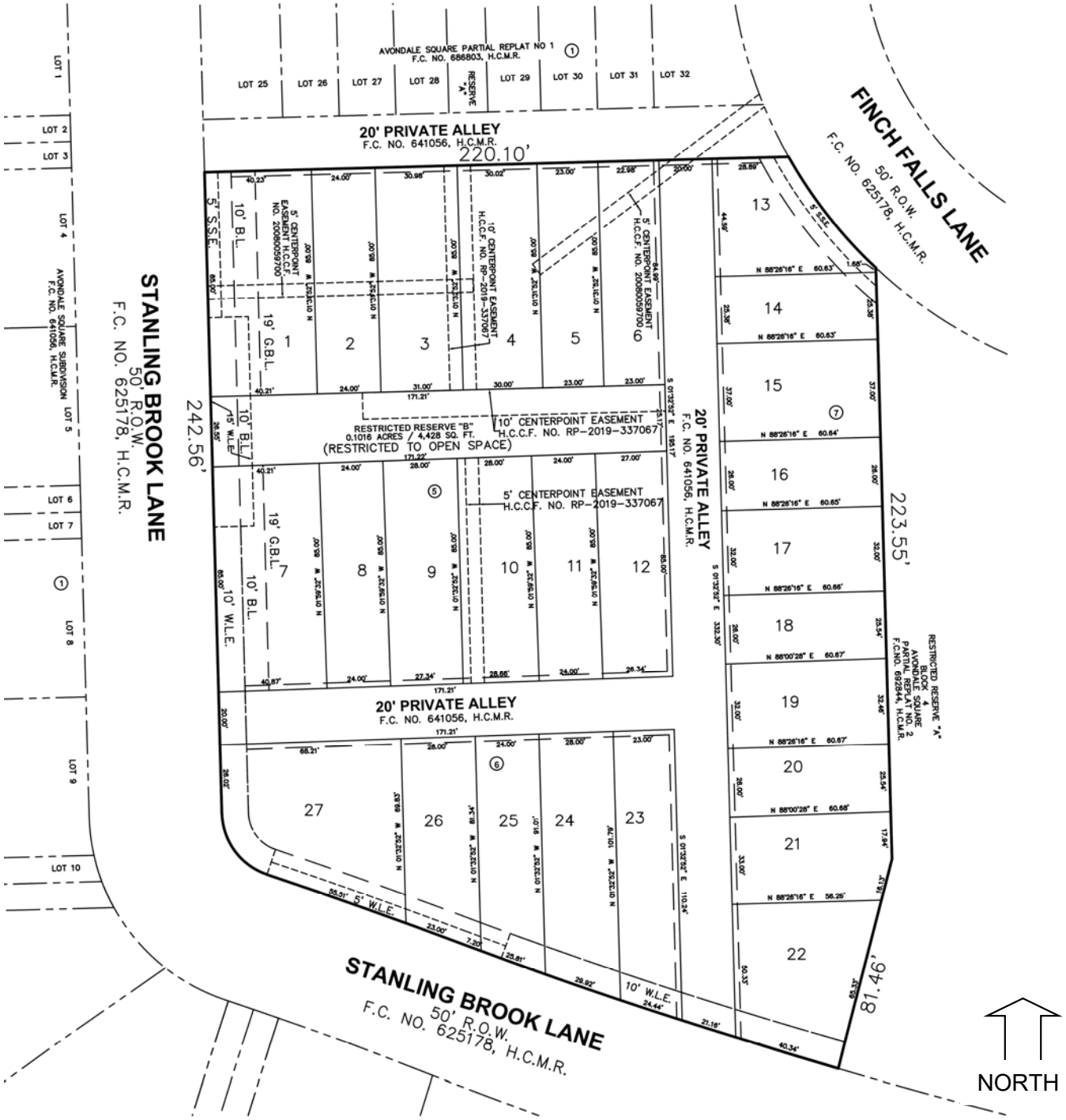
Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Avondale Square partial replat no 3

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Avondale Square partial replat no 3

Applicant: Windrose



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 23rd, 2024

Dear Property Owner:

Reference Number: 2024-2430, "**Avondale Square partial replat no 3**", a partial replat of "**Avondale Square Subdivision**", being all of lots 1-8, block 5, Lots 1-3, block 6, and lots1-7, Block 7, as recorded in Film Code Number 641056 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a properties located at **3322, 3320, 3318, 3316,3309,3311, 3307, and 3313 Stanling Brook Ln., 0 Mocking Bird Hill Ln., 3403, 3405,3407,3409, 3413, 3415, and 3417 Robin Rose Ln, West of Cardinal Crest Ln, East of Rosefield Dr, and South of Kemp Forest Dr north of Kempwood Drive.** The purpose of the replat is to create 27 single-family lots and 1 reserve. The applicant, **Steven Henderson, with Windrose.**, can be contacted at **713-458-2281** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 23rd, 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.

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

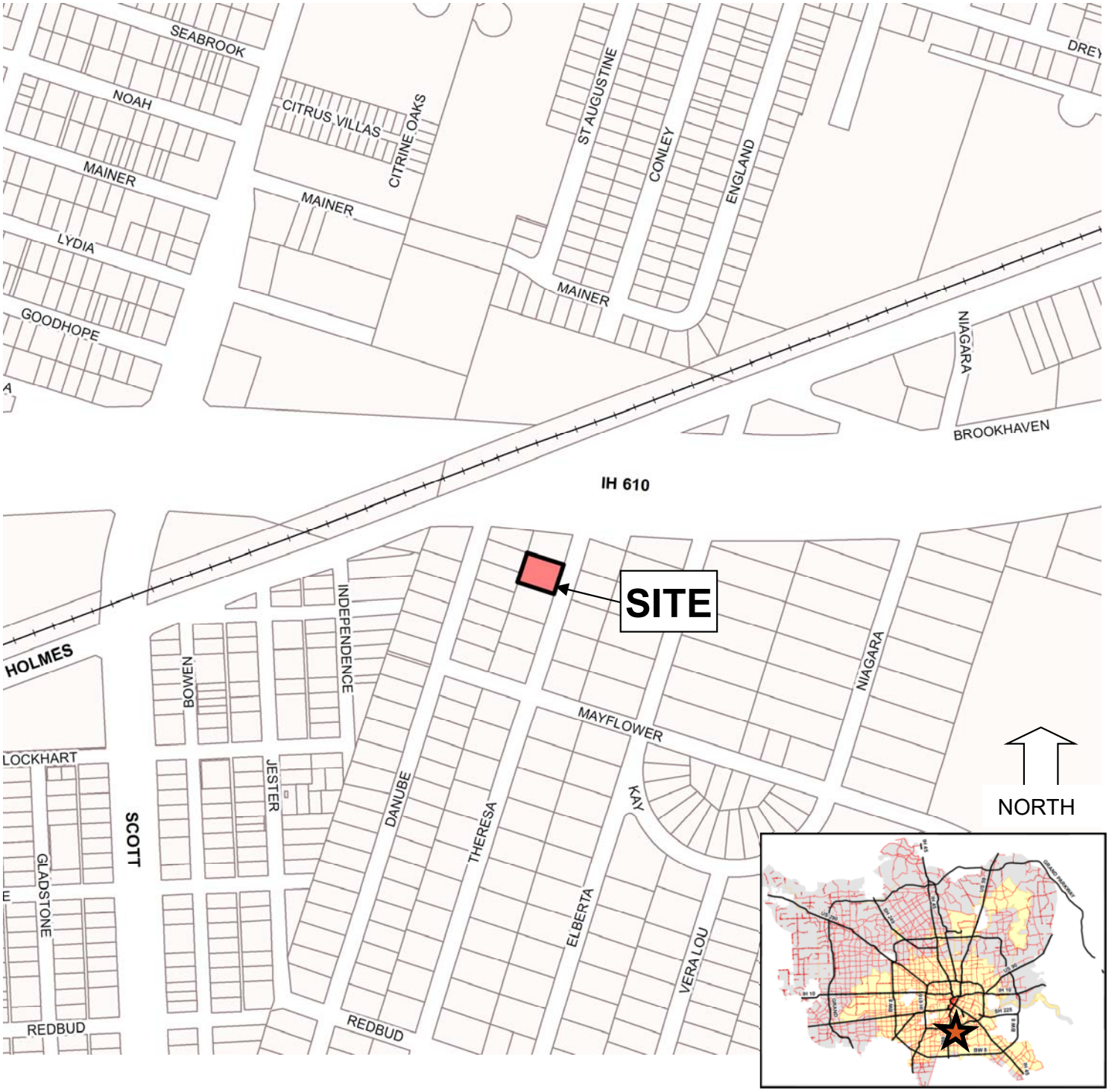
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Bacj Acres

Applicant: South Texas Surveying Associates, Inc.



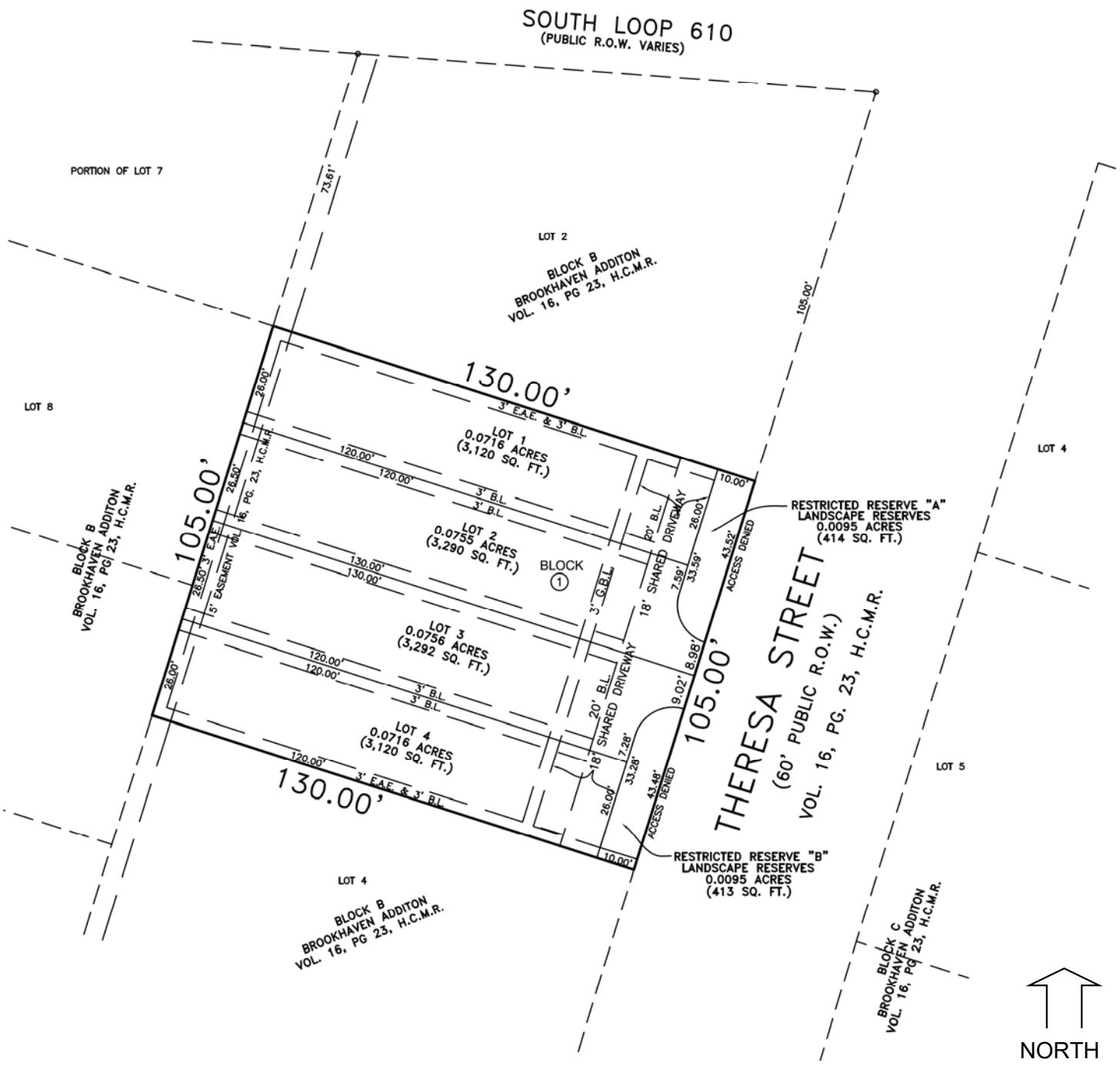
C – Public Hearings Site Location

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Bacj Acres

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date:01/23/2025**

Subdivision Name: Bacj Acres

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 23, 2024

Dear Property Owner:

Reference Number: 2024-2153; Bacj Acres, a partial replatting of Replat of Brookhaven Addition, lot 3, in block B, Volume 16, Page 23 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **1030 Theresa Street west along Theresa Street south of Mayflower Street and South Interstate Highway 610.** The purpose of the replat is to create **four single family lots and two landscape reserves**. The applicant, **Jason Barringer**, with **South Texas Surveying Associates, Inc.** on behalf of the developer, can be contacted at **281-558-6918** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.Powe-Phlegm@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 23, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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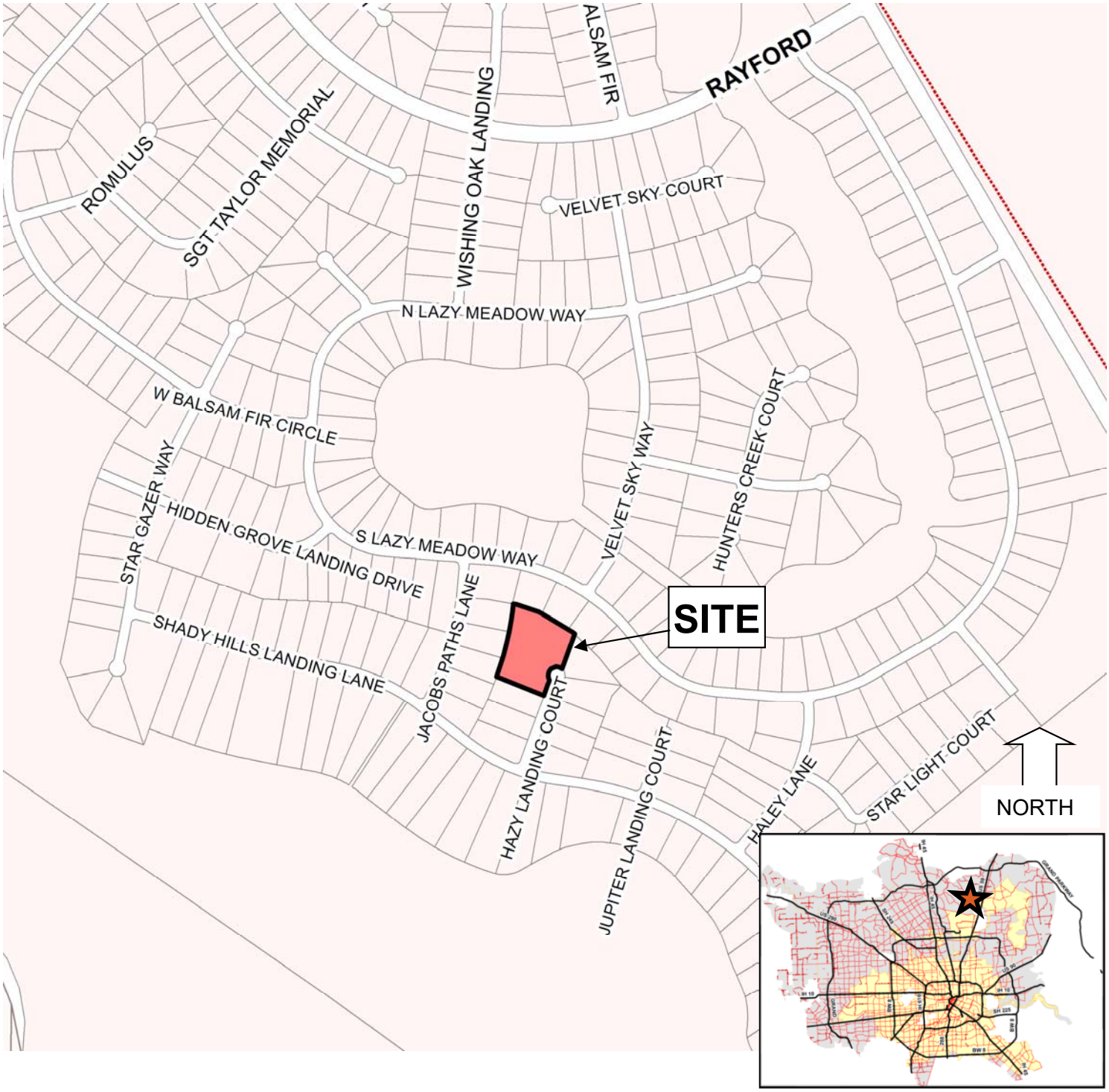
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Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date:01/23/2025**

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

Applicant: Conley Land Services, LLC



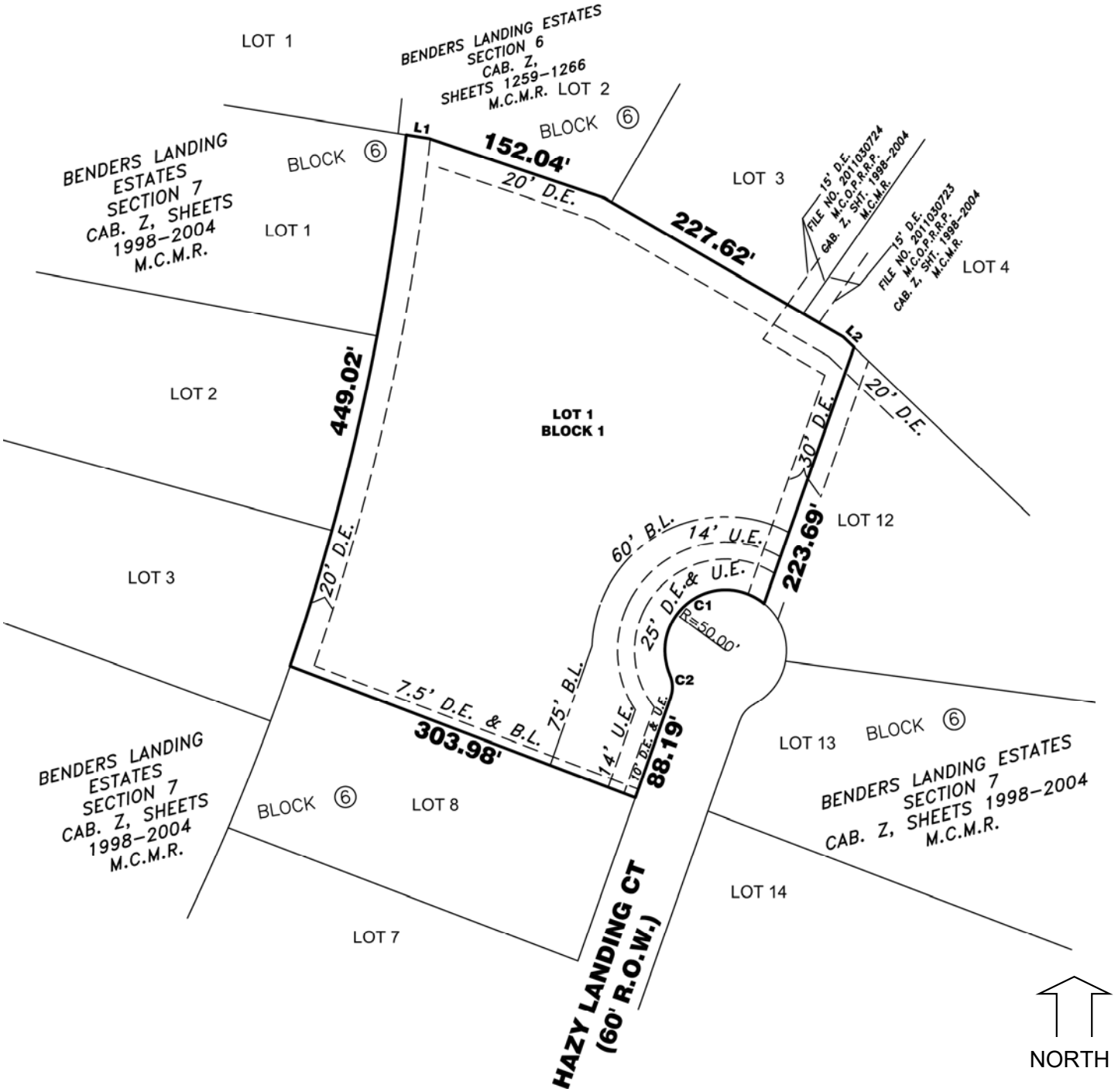
C – Public Hearings Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date:01/23/2025**

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

Applicant: Conley Land Services, LLC



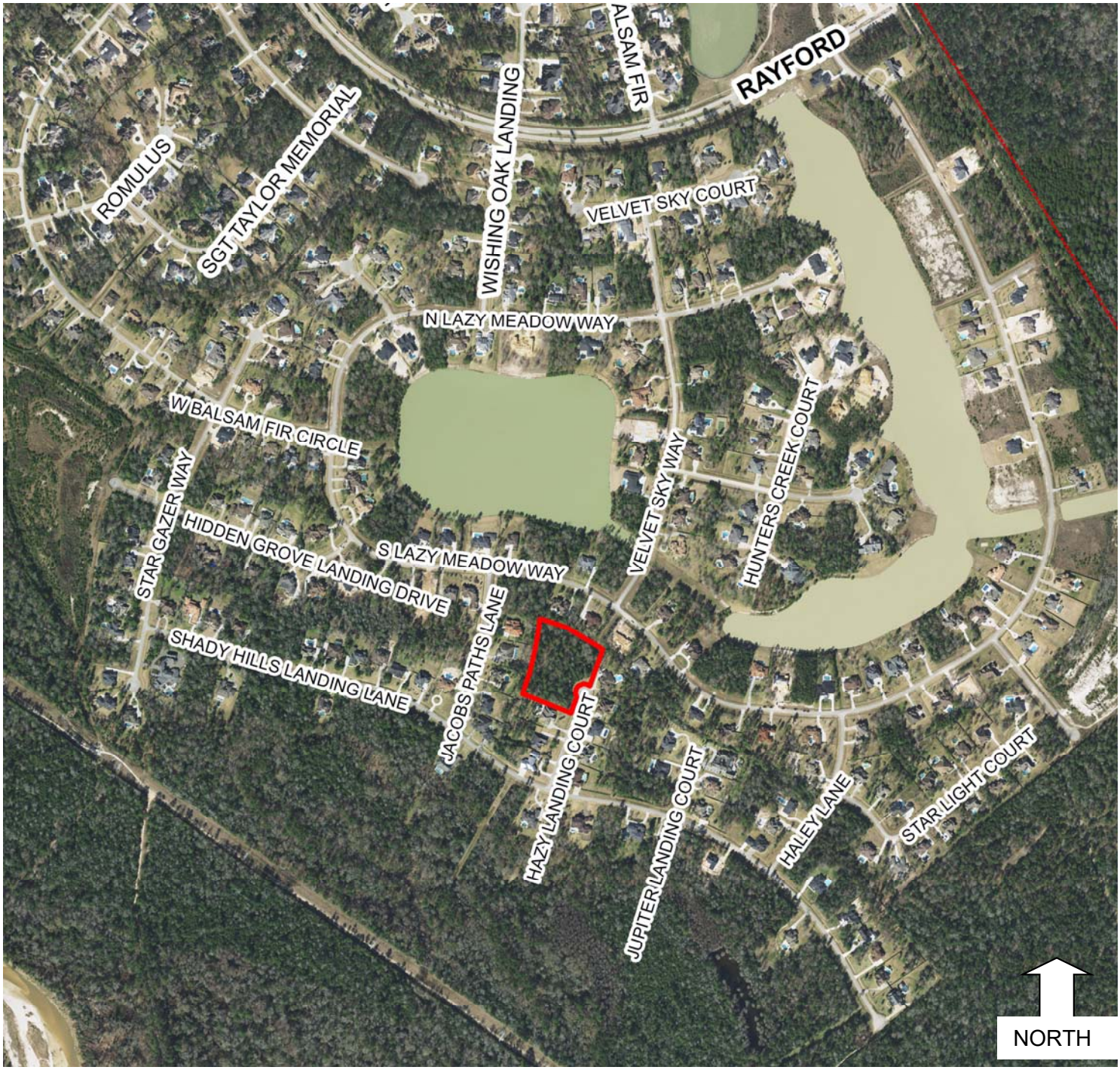
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date:01/23/2025**

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

Applicant: Conley Land Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 23, 2024

Dear Property Owner:

Reference Number: 2024-2414, "**Benders Landing Estates Sec 7 partial replat no 1**", a partial replat of "**Benders Landing Estates Sec 7**", being lots 9-11, Block 6, as recorded in Cabinet Z, Sheets 1998-2004 of the Map Records of Montgomery County, Texas.

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

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

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

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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
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Controller: Chris Hollins

Terminology

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

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Planning Department Staff Authority and Obligation

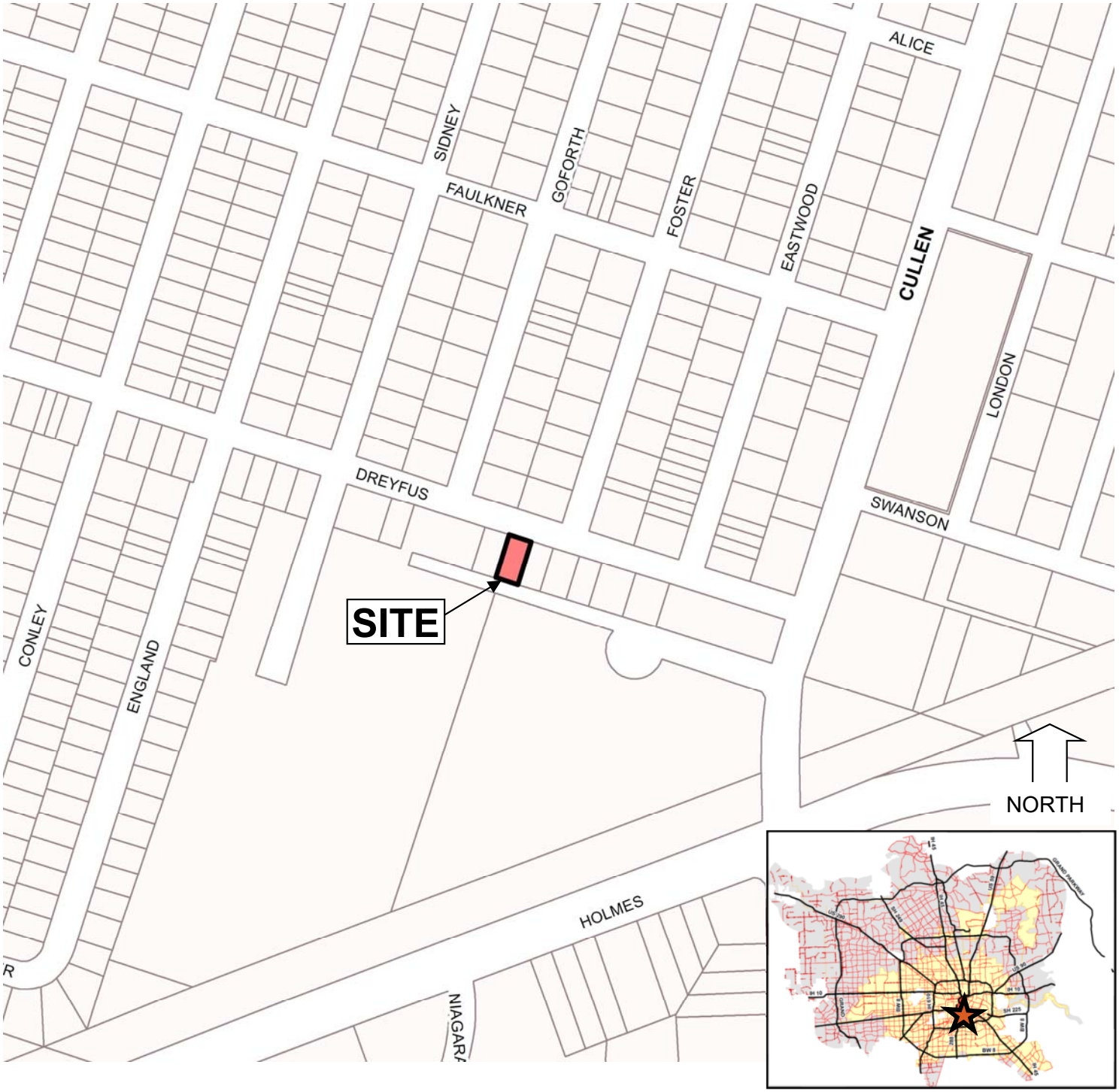
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Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Dreyfus Green

Applicant: Total Surveyors, Inc.



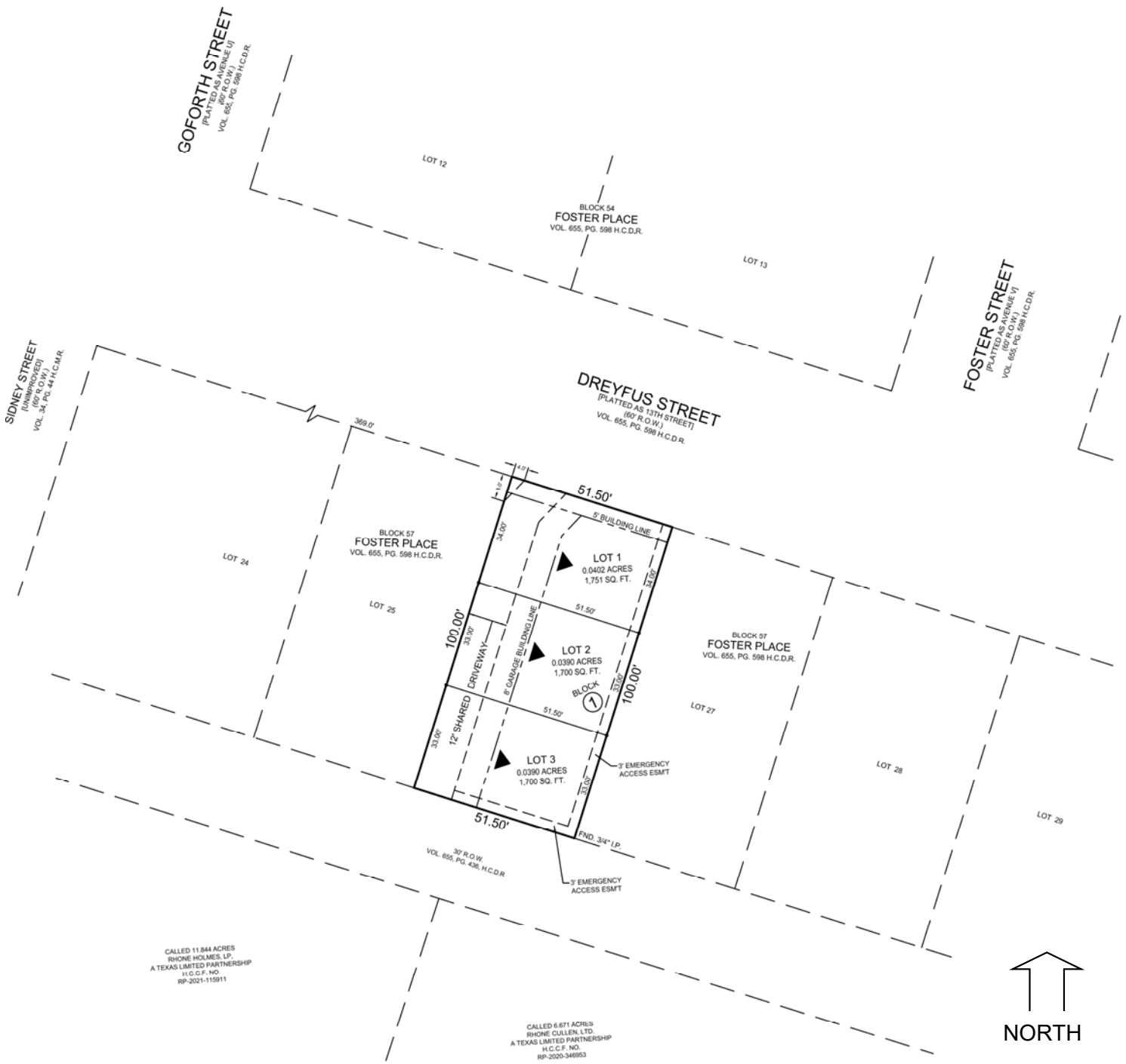
C – Public Hearings Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Dreyfus Green

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Dreyfus Green

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 23, 2024

Dear Property Owner:

Reference Number: 2024-2401; Dreyfus Green, a partial replatting of **Foster Place,** being all of lot 26, in block 57, Volume 655, Page 598 of the Harris County Deed Records, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **4336 Dreyfus Street south along Dreyfus Street west of Foster Street and Cullen Boulevard.** The purpose of the replat is to create **three single family lots**. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.** on behalf of the developer, can be contacted at **281-558-479-8719** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.Powe-Phlegm@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 23, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

Terminology

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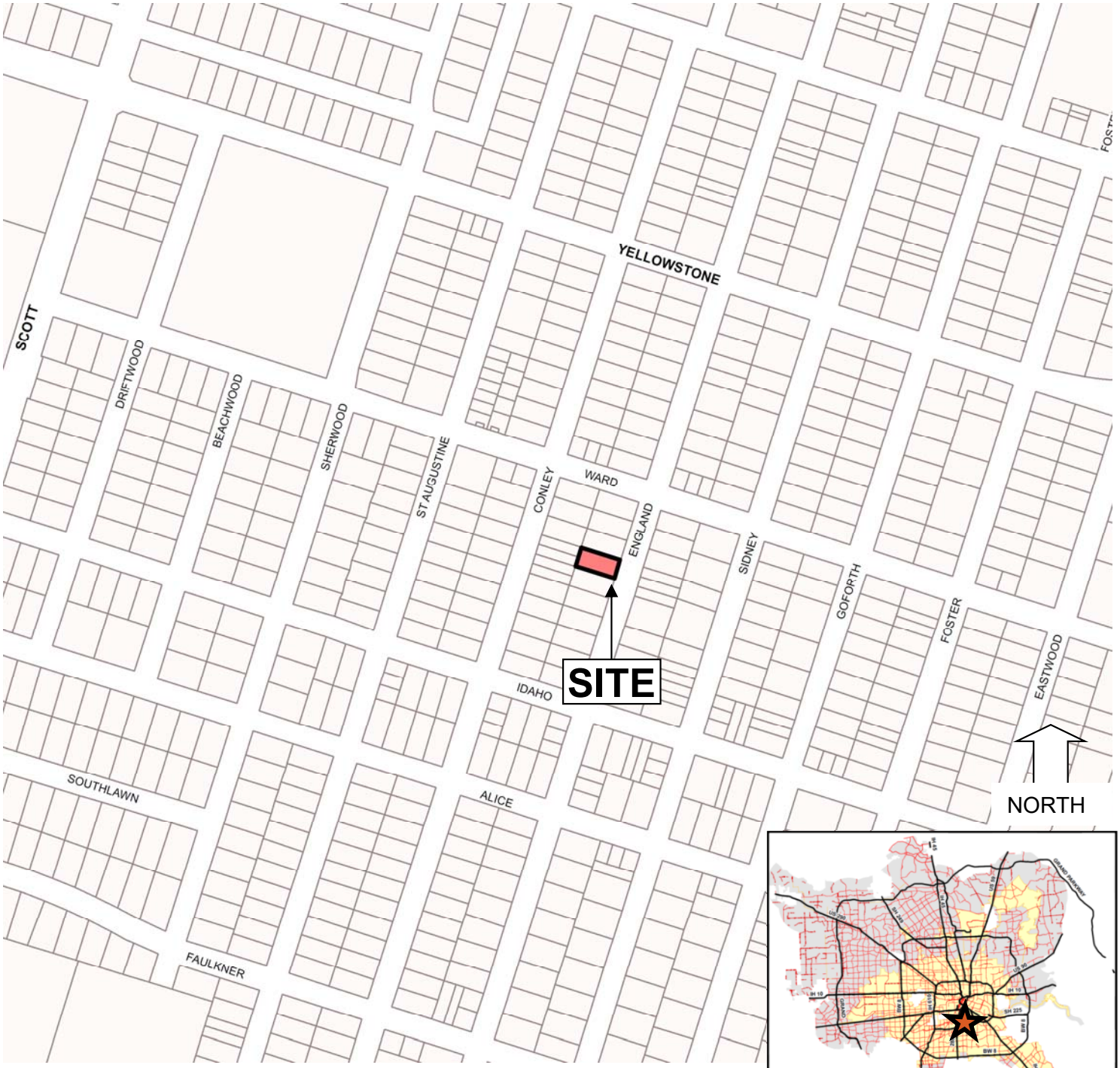
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Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: England Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings

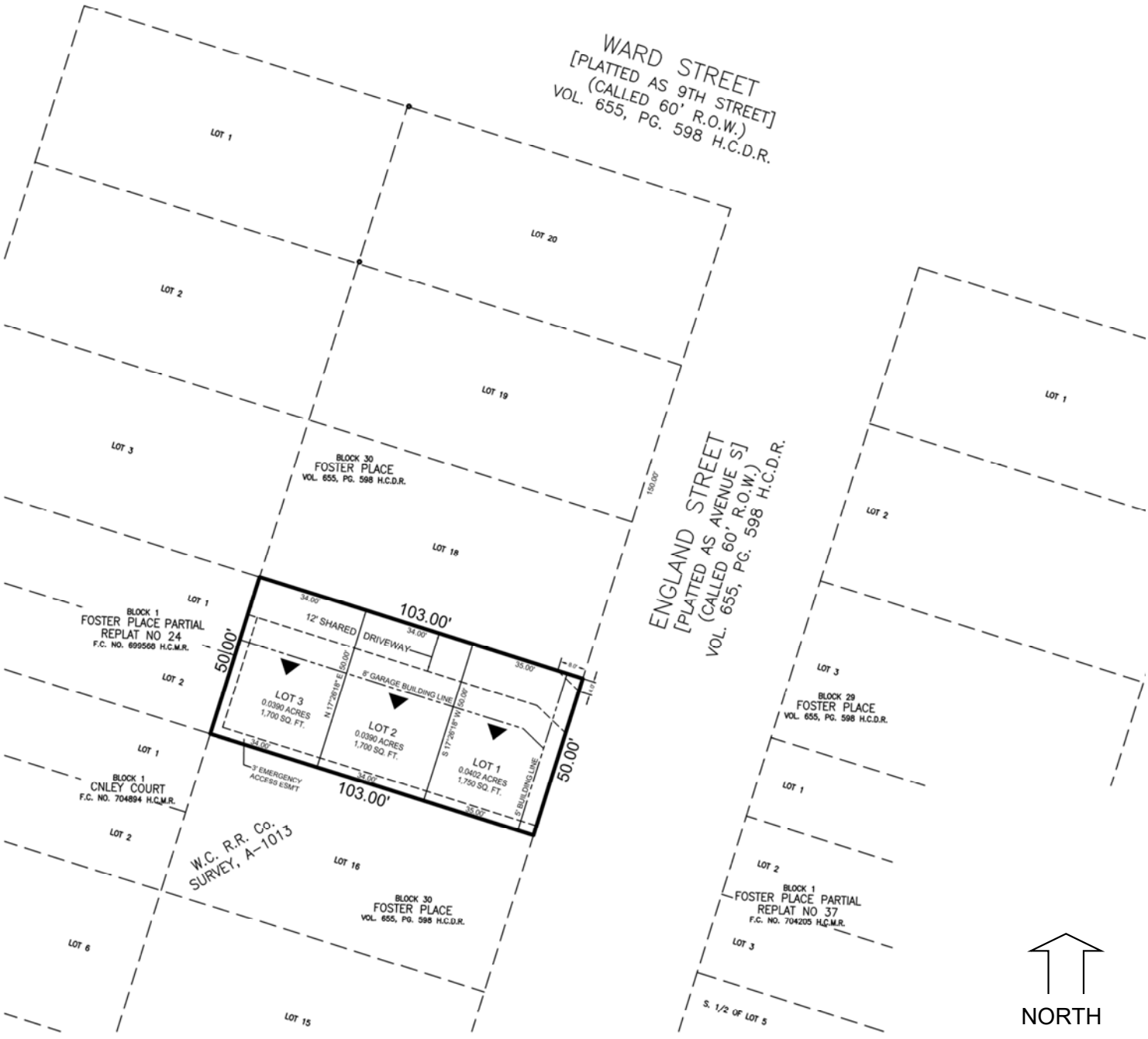
Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: England Grove

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: England Grove

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 23, 2024

Dear Property Owner:

Reference Number: 2024-2400; England Grove, a partial replatting of **Foster Place,** being all of lot 17, in block 30, Volume 655, Page 598 of the Harris County Deed Records, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **6820 England Street west along England Street south of Ward Street and Yellowstone Boulevard.** The purpose of the replat is to create **three single family lots**. The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.** on behalf of the developer, can be contacted at **281-558-479-8719** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, **January 23, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
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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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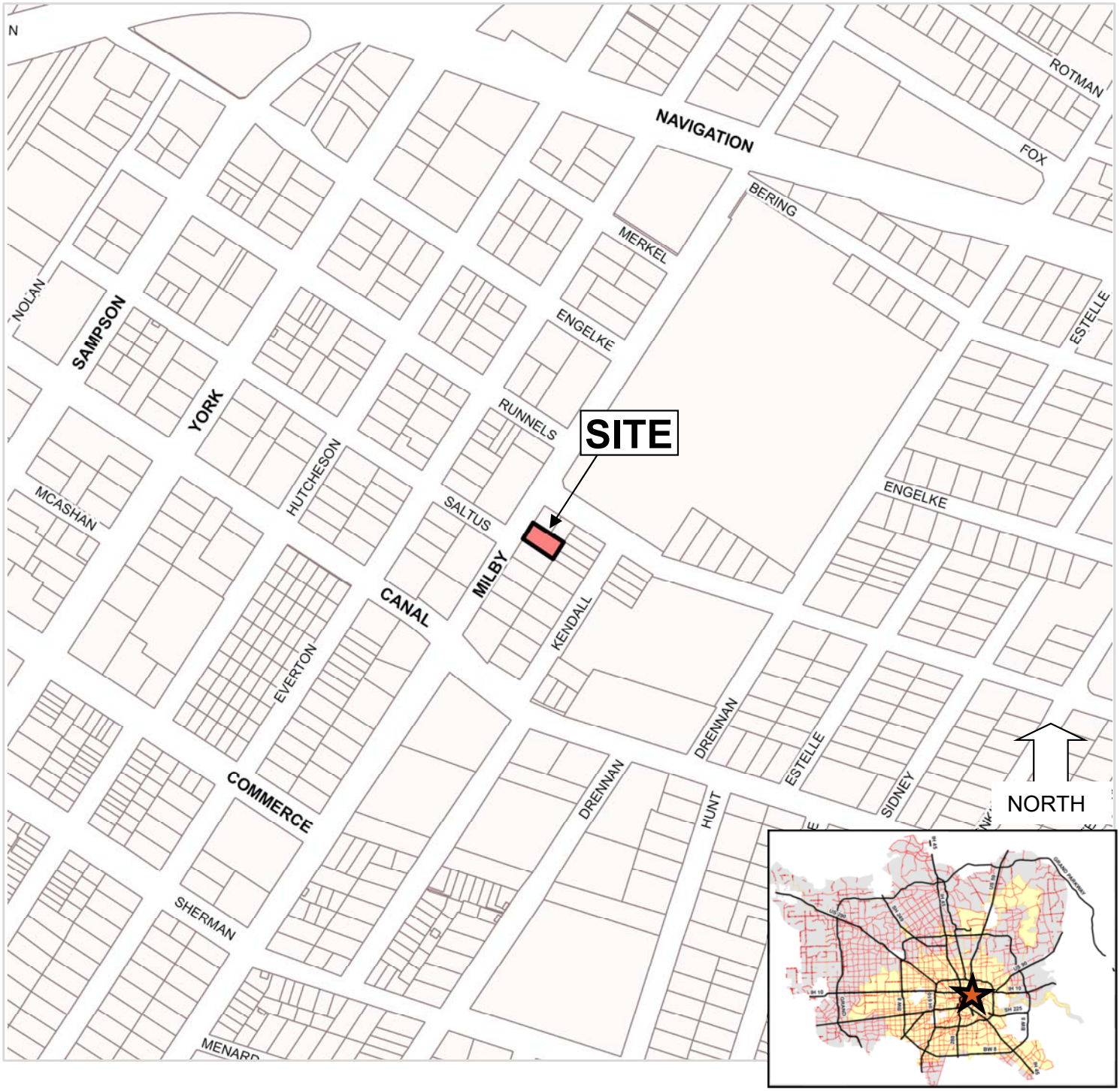
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Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Milby Townsites replat no 1

Applicant: South Texas Surveying Associates, Inc.



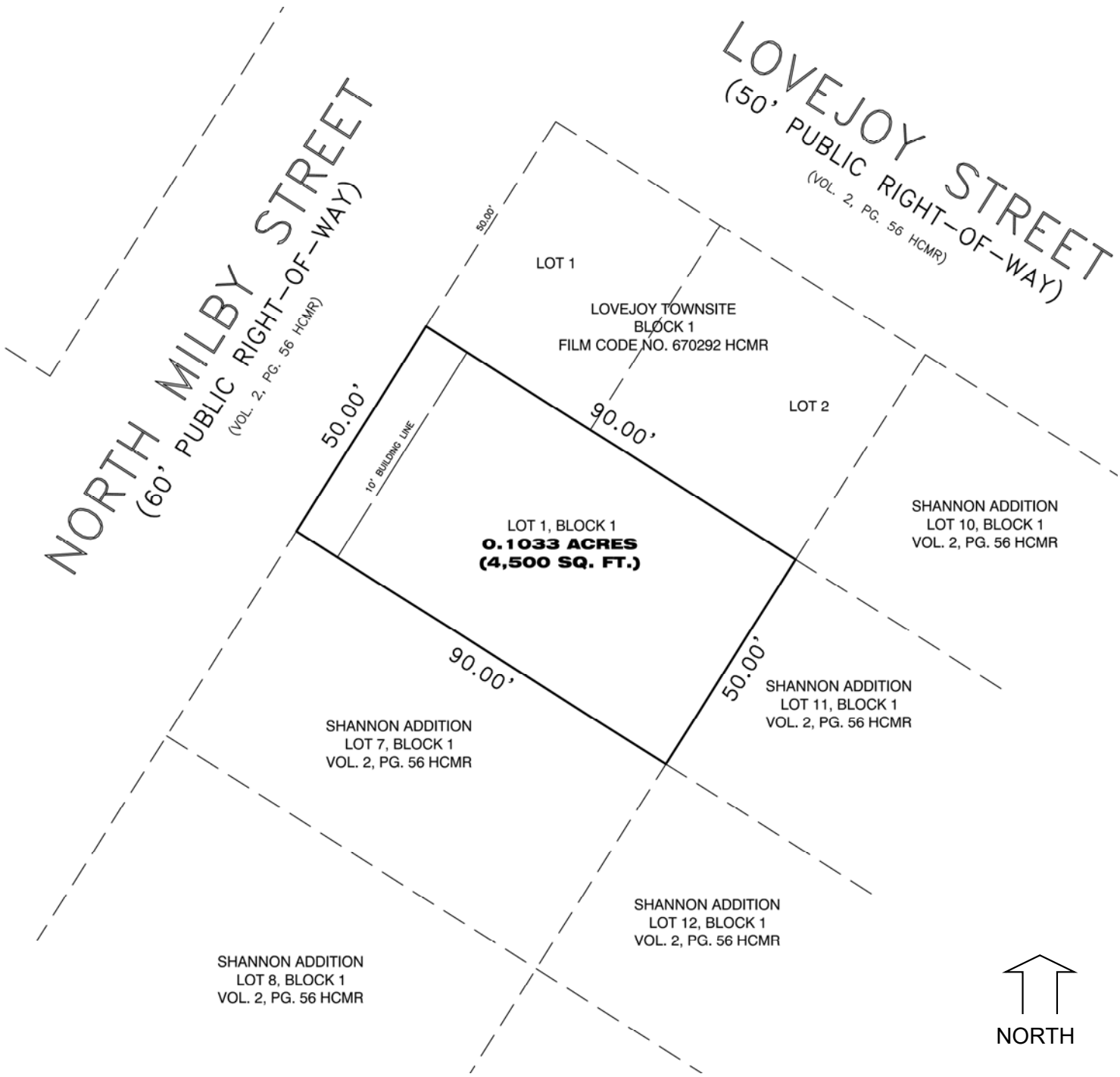
C – Public Hearings Site Location

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/23/2025**

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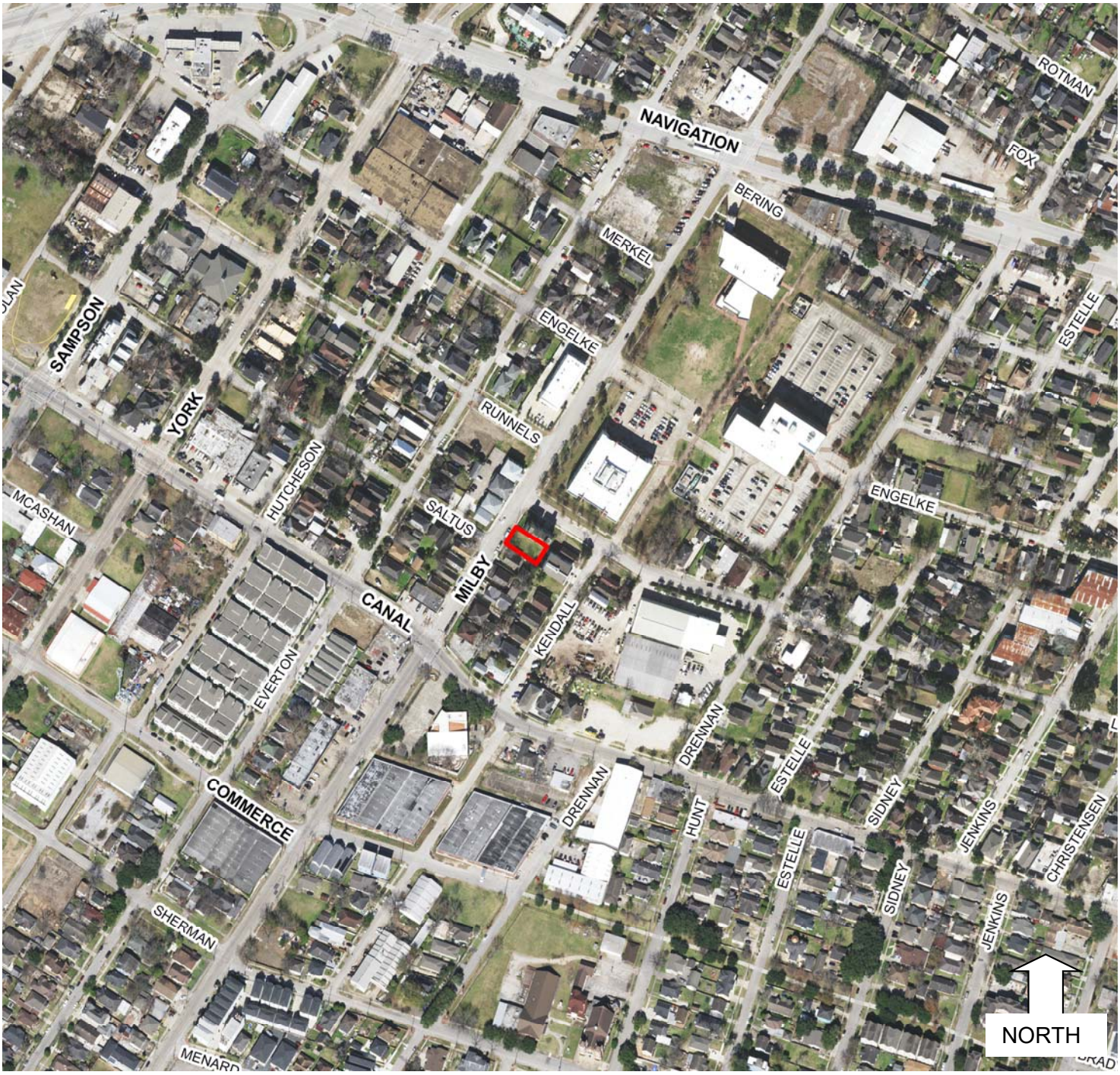
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Milby Townsites replat no 1

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 20th, 2024

Dear Property Owner:

Reference Number: 2024-2261, "**Milby Townsites replat no 1**", a full replat of "**Milby Townsites**", being all lots 1 and 2 of block 1, as recorded in Film Code Number 677095 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 204 North Milby Street, east along Milby Street, south of Lovejoy Street and north of Canal Street**.** The purpose of the replat is to create 1 single-family lot. The applicant **Jason Barringer, with South Texas Surveying Associates, Inc**, can be contacted at **281-556-6918** for additional information regarding this project**.**

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

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If you have any questions regarding this notice, you may contact **John Cedillo** 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, January 23rd, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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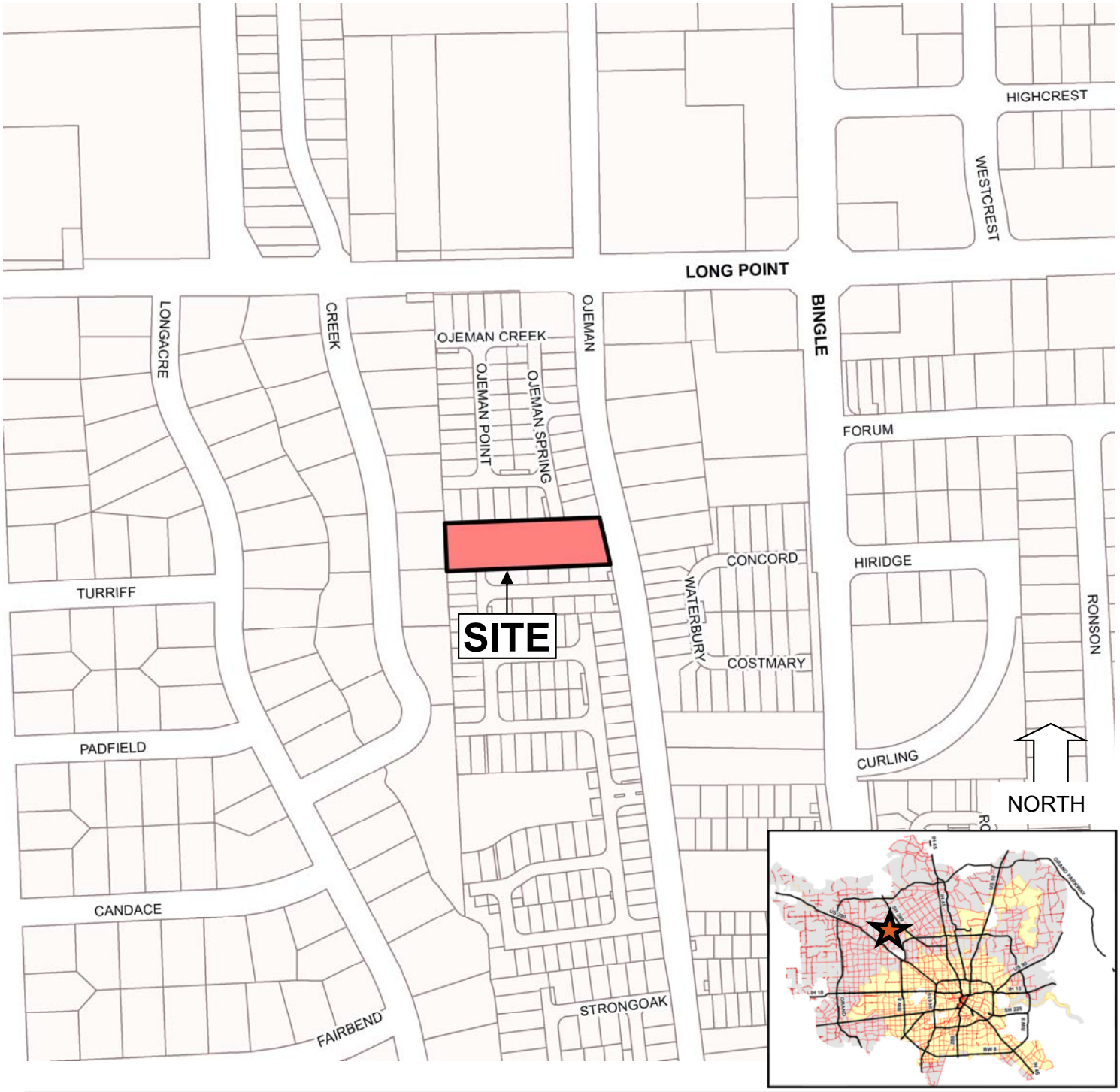
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Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ojeman Trails

Applicant: Pioneer Engineering, LLC



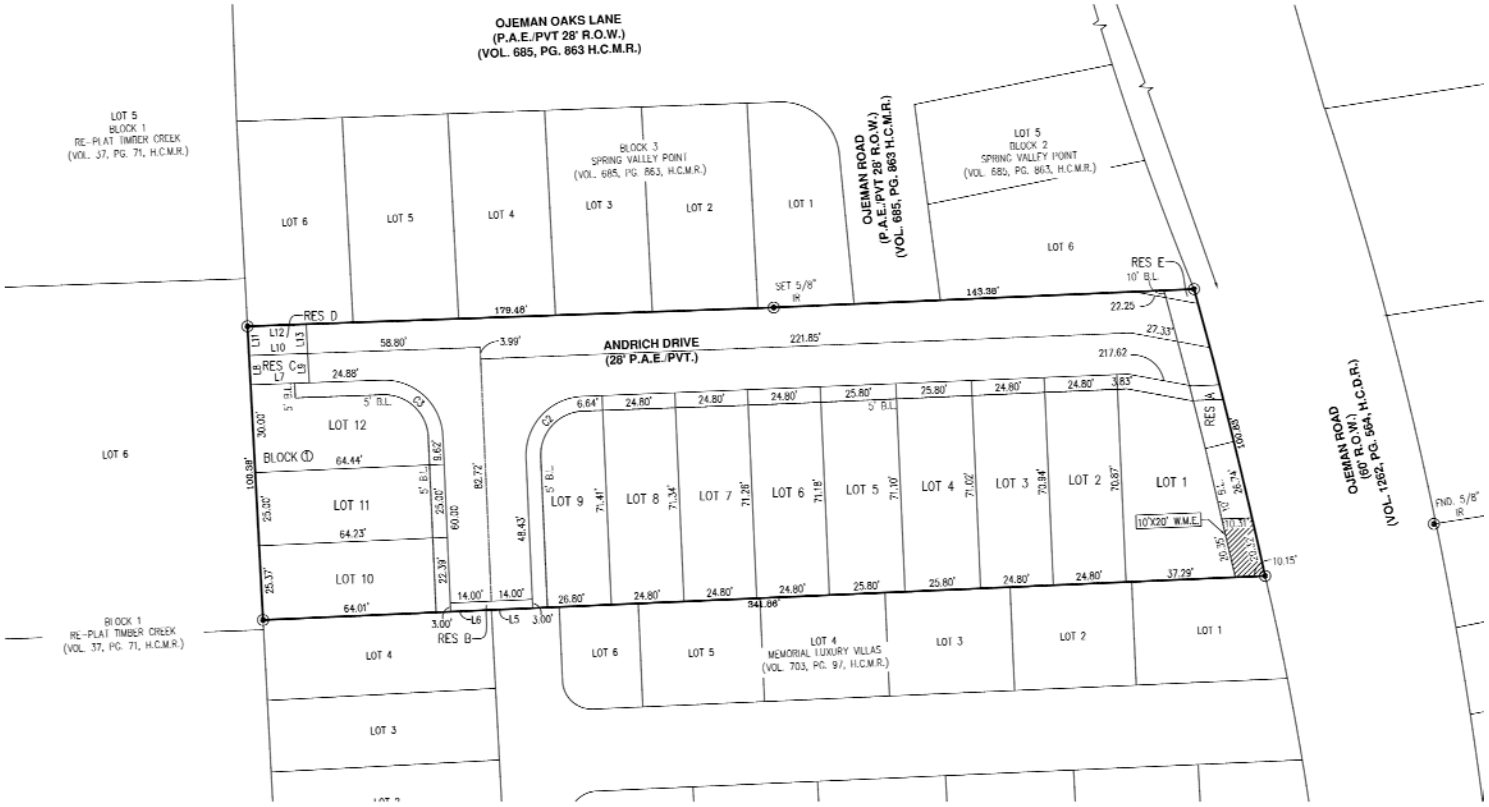
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ojeman Trails

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ojeman Trails

Applicant: Pioneer Engineering, 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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 20th, 2024

Dear Property Owner:

Reference Number: 2024-2373, "**Ojeman Trails**", being a full- replat of "**Estates at Ojeman**", being all lots and reserves, as recorded in Film Code Number 704354 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Ojeman Road, south of Long Point Road and west of Bingle Road**.** The purpose of the replat is to create 12 single-family lots and 5 reserves along a type II PAE private street. The applicant **Romina Riviello, with Pioneer Engineering**, can be contacted at **832-307-0010** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 23rd, 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.

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

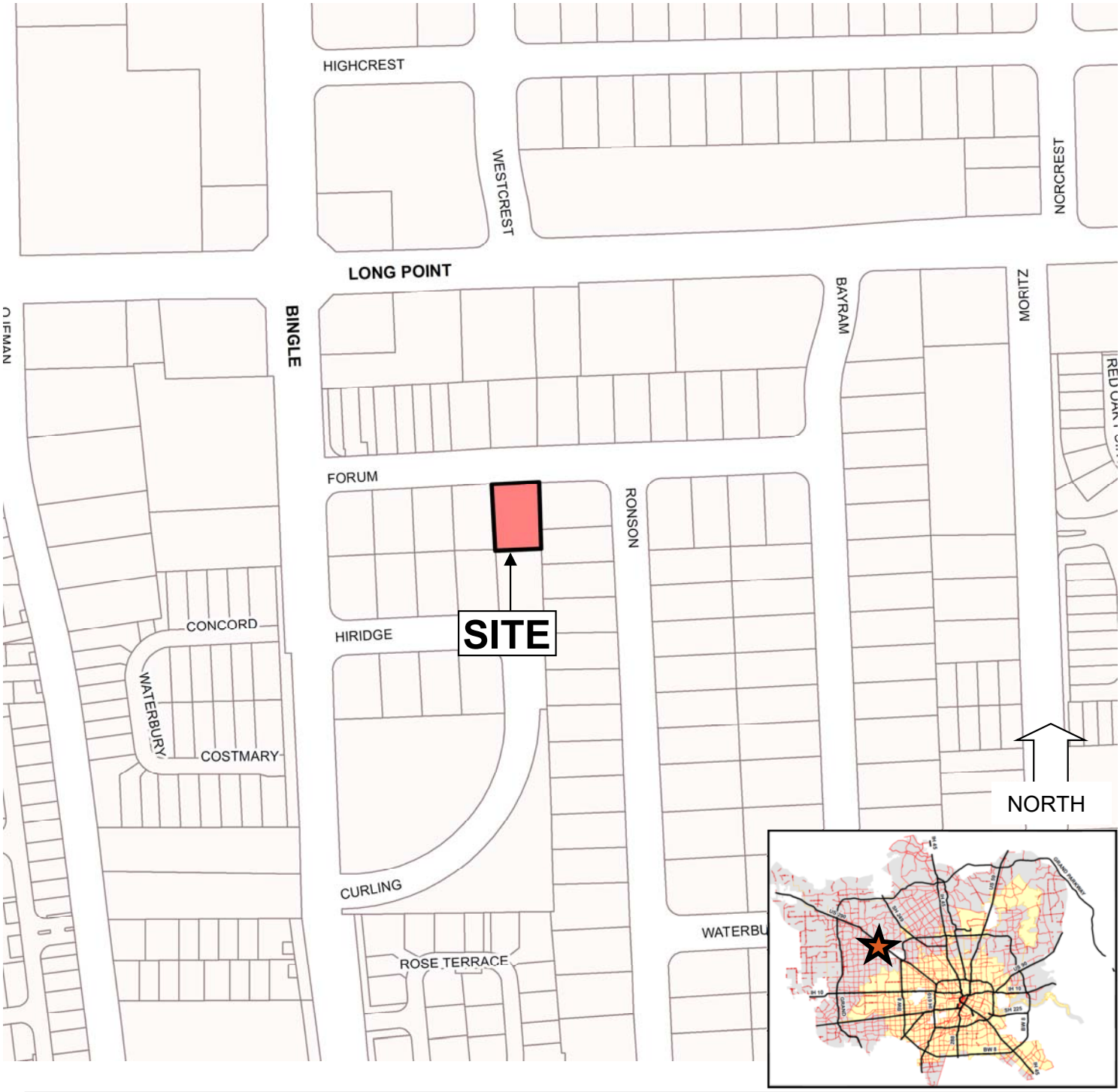
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations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

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ridgecrest Addition Sec 3 partial replat no 2

Applicant: Patrick Planning Services, LLC



C – Public Hearings

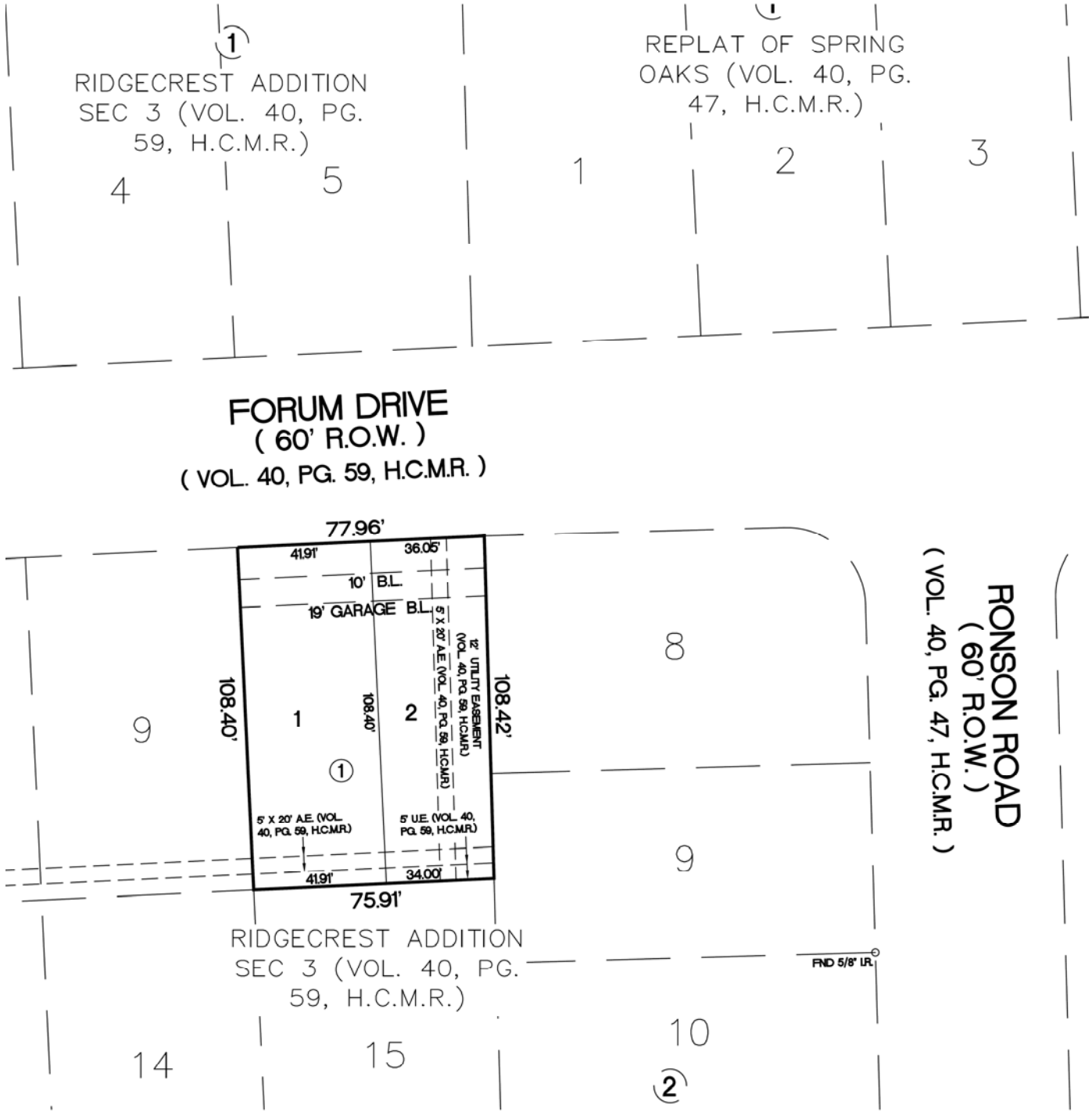
Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ridgecrest Addition Sec 3 partial replat no 2

Applicant: Patrick Planning Services, LLC



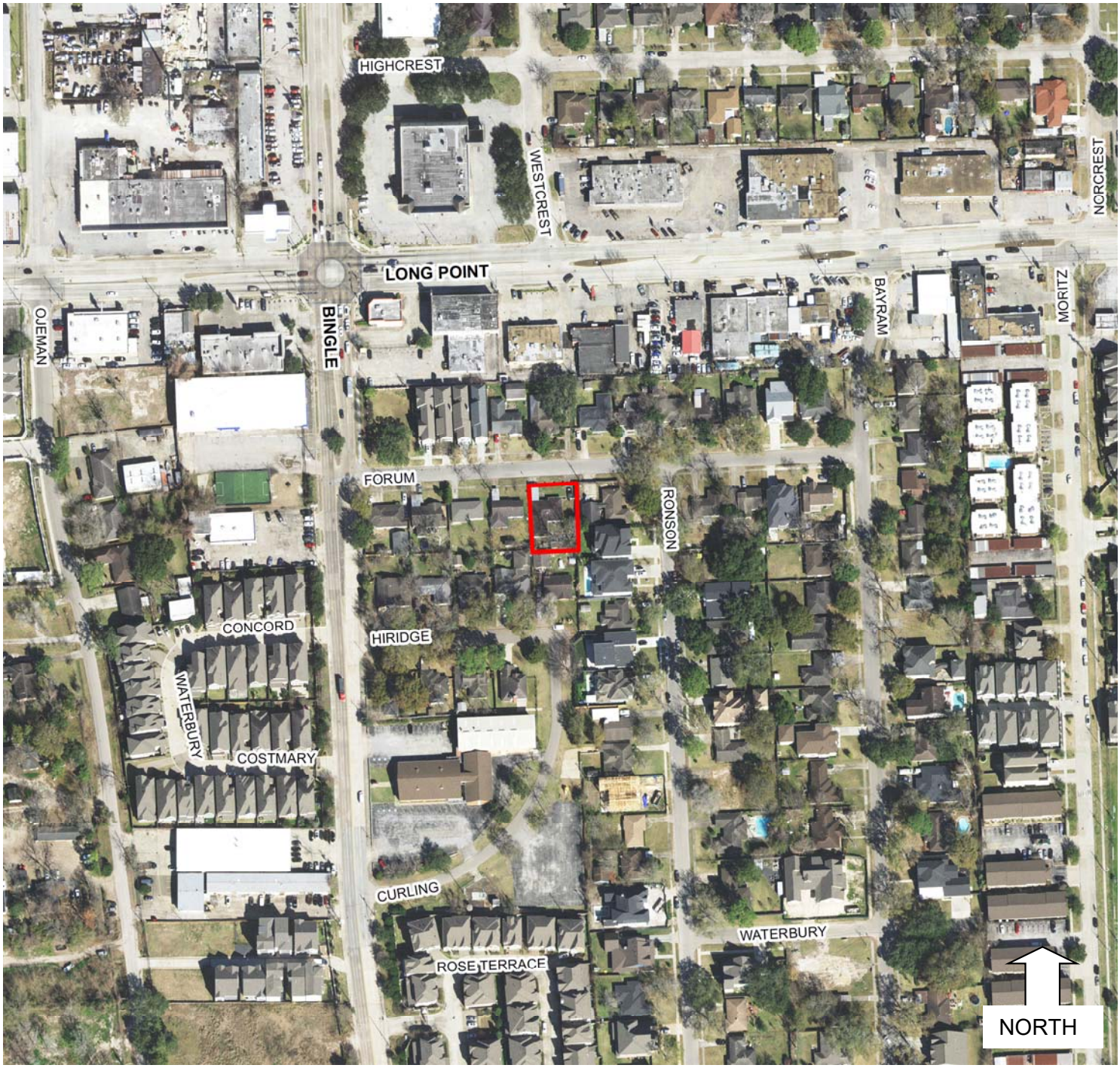
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Ridgecrest Addition Sec 3 partial replat no 2

Applicant: Patrick Planning Services, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 20, 2024

Dear Property Owner:

Reference Number: 2024-2383; Ridgecrest Addition Sec 3 partial replat no 2, a partial replatting of Ridgecrest Addition Sec 3, lot 10, in block 2, Volume 40, Page 59 of the Map Records of Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at **8553 Forum Drive, south of Long Point Rd., east of Bingle Rd.** The purpose of the replat is to create **two single family lots**. The applicant, **David Patrick**, with **Patrick Planning Services, LLC**, on behalf of the developer, can be contacted at **832-428-6021** for additional information regarding this project**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, **January 23, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

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

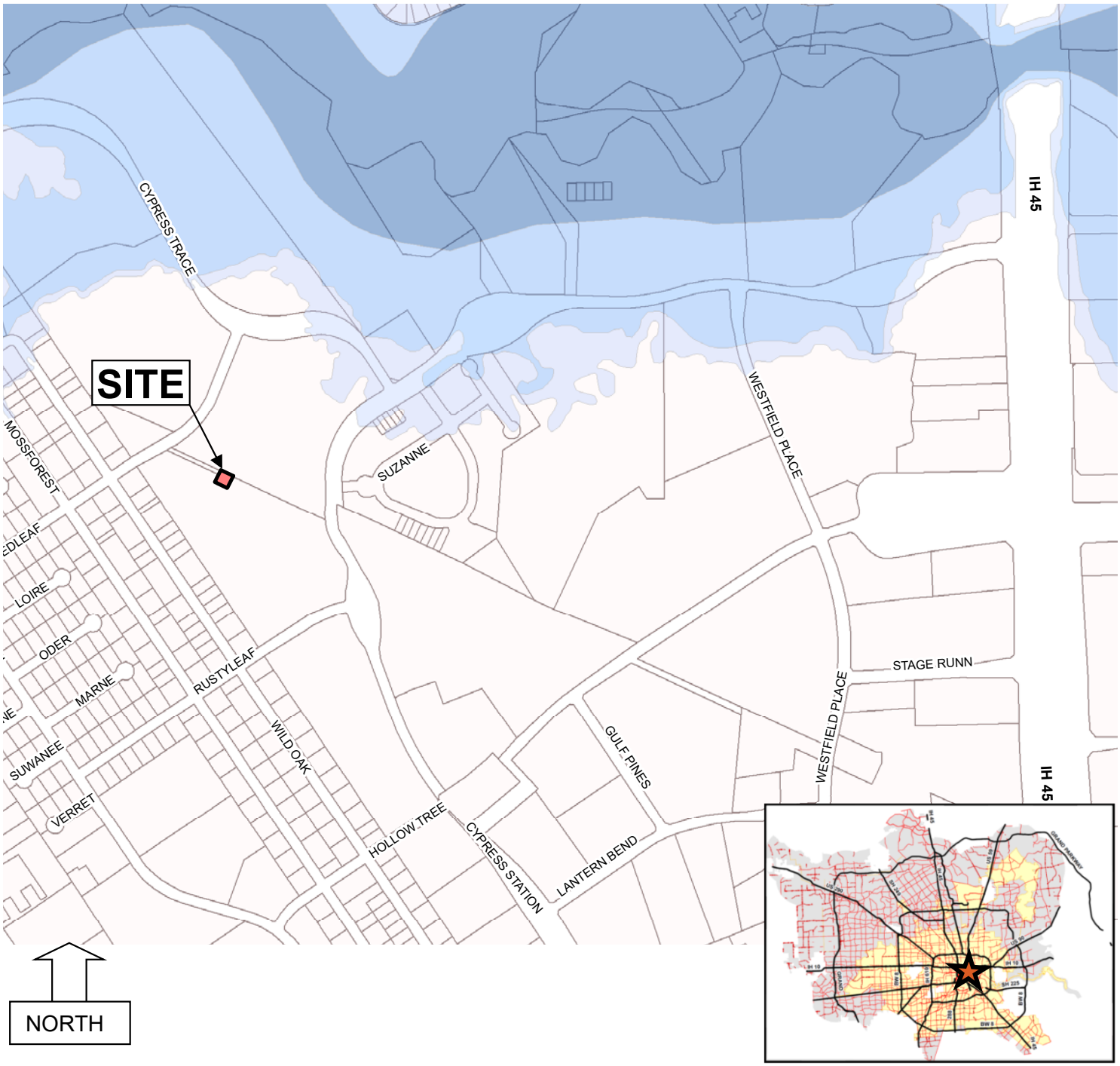
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.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

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 2

Applicant: Fulcrum Land Surveying LLC



D – Variances

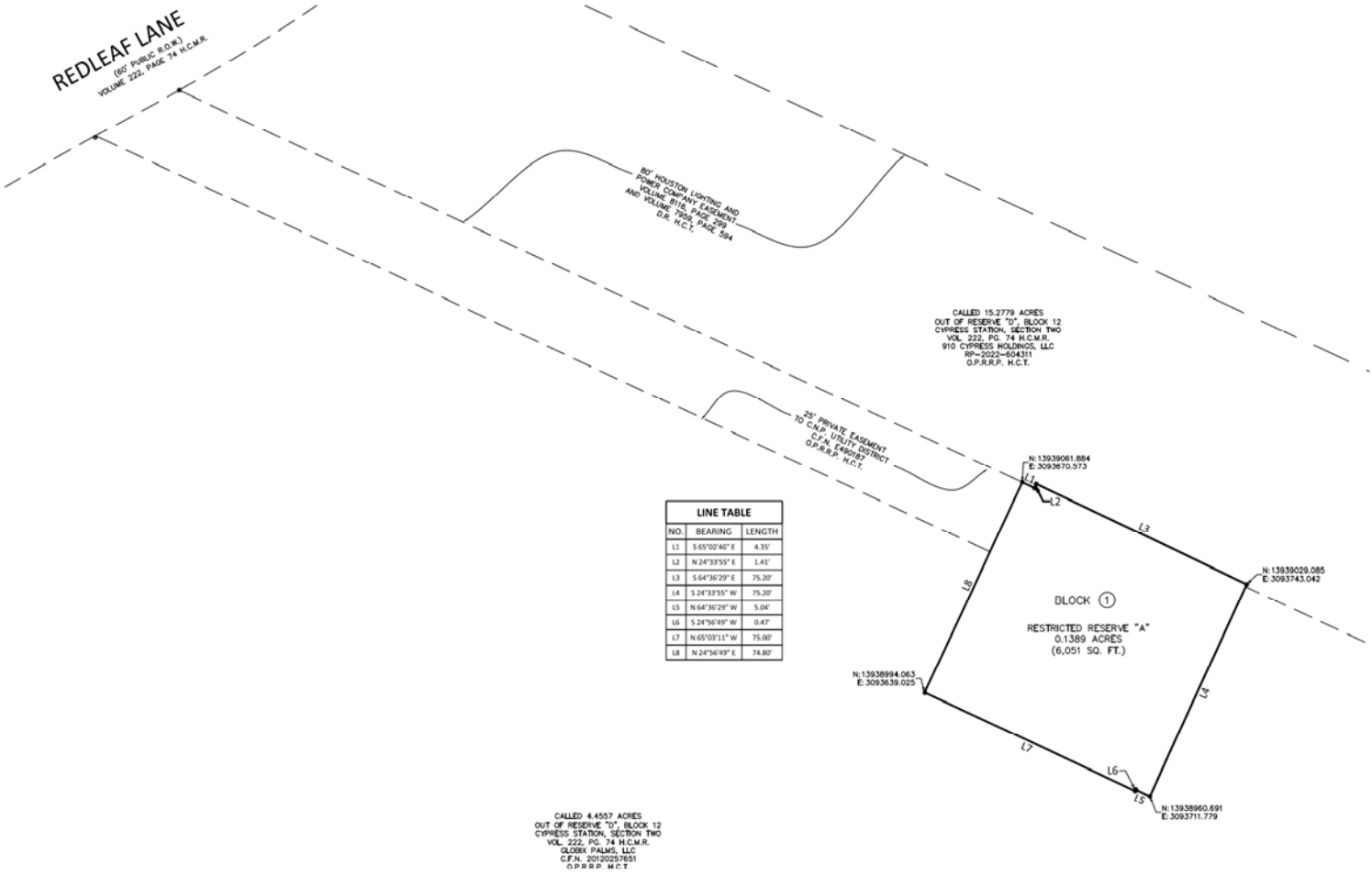
Site Location

Houston Planning Commission ITEM: 91

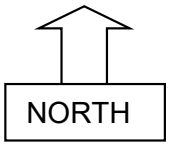
Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 2

Applicant: Fulcrum Land Surveying LLC



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 65°02'46" E	4.35'
L2	N 24°33'55" E	1.41'
L3	S 64°36'29" E	75.20'
L4	S 24°33'55" W	75.20'
L5	N 64°36'29" W	5.04'
L6	S 24°56'49" W	0.47'
L7	N 65°03'11" W	75.00'
L8	N 24°56'49" E	74.80'



D – Variances Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 2

Applicant: Fulcrum Land Surveying LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0023
Plat Name: CNP Water Plant Reserve no 2
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 01/10/2025

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 variances being sought is for a reserve to take access via an easement not public ROW.
Chapter 42 Section: 42-190(d)

Chapter 42 Reference:
Sec. 42-190 - Tracts for non-single-family use—Reserves 42-190(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;

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;
CNP Water Plant Reserve No 3 is a .1389 acre development currently improved as an existing water plant. It sits along the east side of Redleaf Lane. Our property is surrounded by multi family development properties. Due to size, location and use of the property creating a public road to service the existing water plant would not be feasible. An access easement is recorded providing access to the water plant from a public road.

(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 based on the existing physical characteristics that affect this property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the chapter is to provide a reasonable connection to properties in order to ensure adequate traffic circulation within the general area. A public road to service an existing water plant would not be beneficial to the city or surrounding properties.

(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.

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

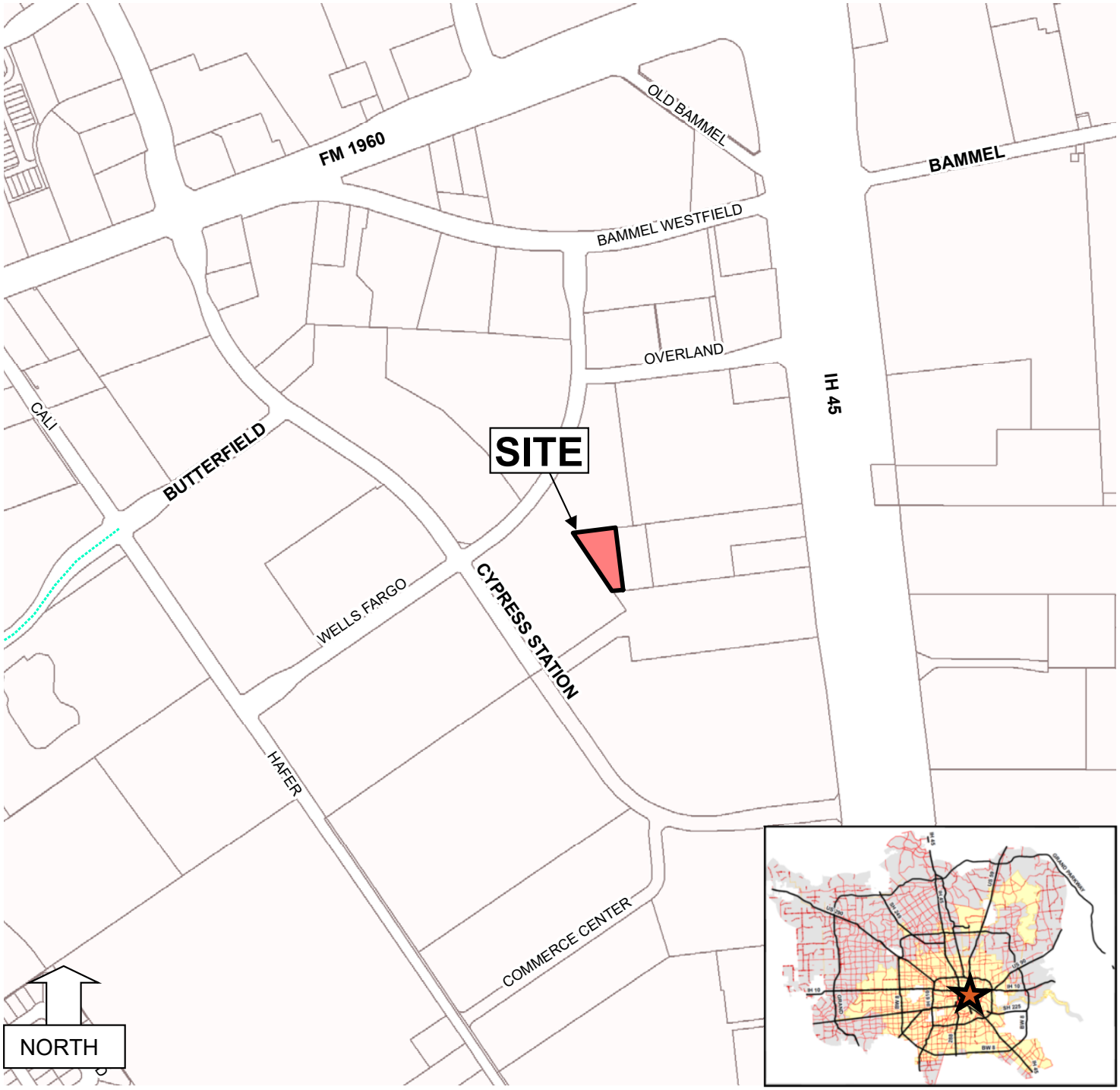
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 3

Applicant: Fulcrum Land Surveying LLC



D – Variances

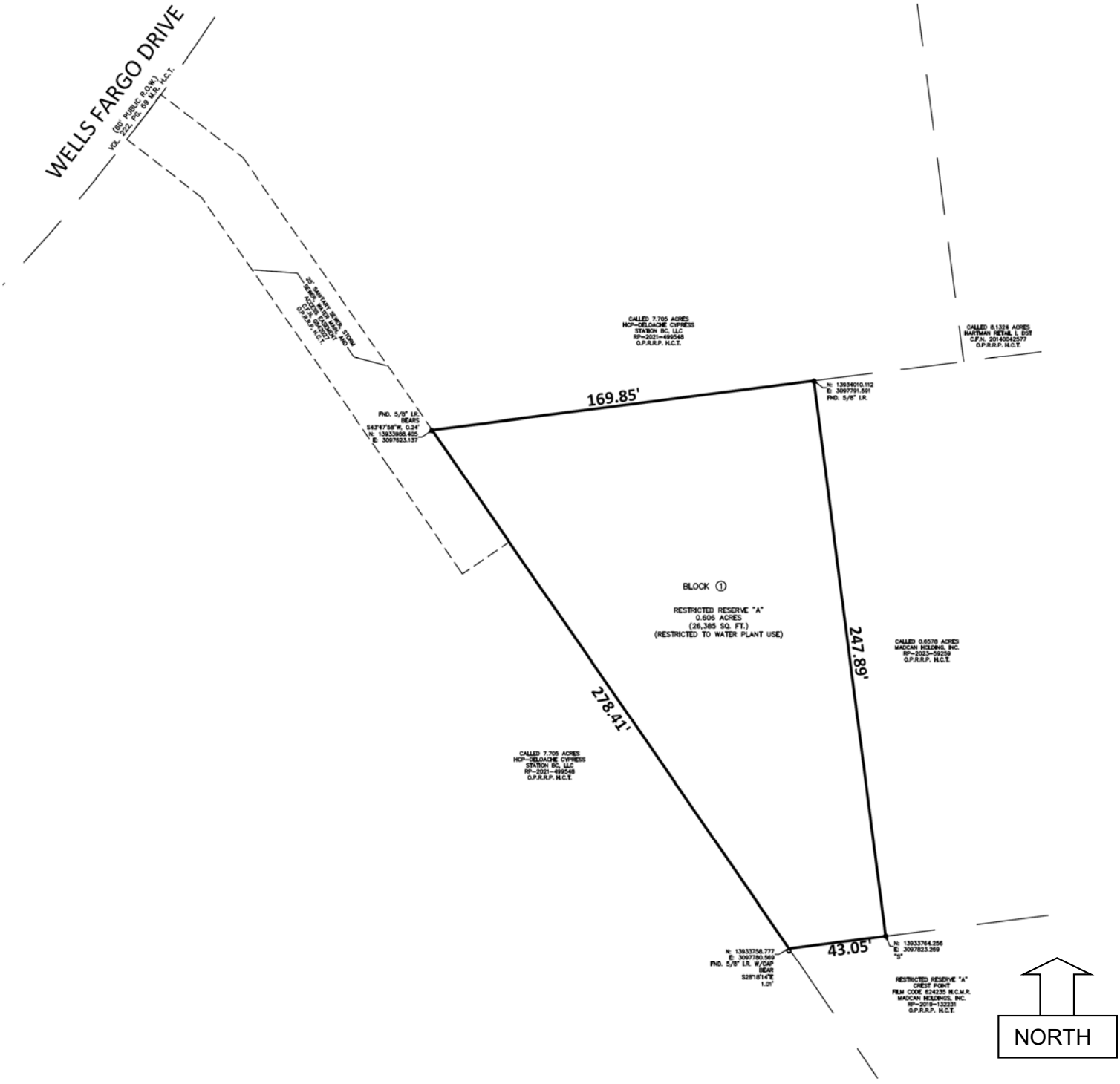
Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 3

Applicant: Fulcrum Land Surveying LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: CNP Water Plant Reserve no 3

Applicant: Fulcrum Land Surveying LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0013
Plat Name: CNP Water Plant Reserve no 3
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 01/10/2025

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 variances being sought is for a reserve to take access via an easement not public ROW.
Chapter 42 Section: 42-190(d)

Chapter 42 Reference:
Sec. 42-190 - Tracts for non-single-family use—Reserves 42-190(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;

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;
CNP Water Plant Reserve No 3 is a .0606 acre development currently improved as an existing water plant. It sits along the east side of Wells Fargo Dr. Our property is surrounded by developed commercial properties. Due to size, location and use of the property creating a public road to service the existing water plant would not be feasible. An access easement is recorded providing access to the water plant from a public road.

(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 based on the existing physical characteristics that affect this property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the chapter is to provide a reasonable connection to properties in order to ensure adequate traffic circulation within the general area. A public road to service an existing water plant would not be beneficial to the city or surrounding properties.

(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.

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

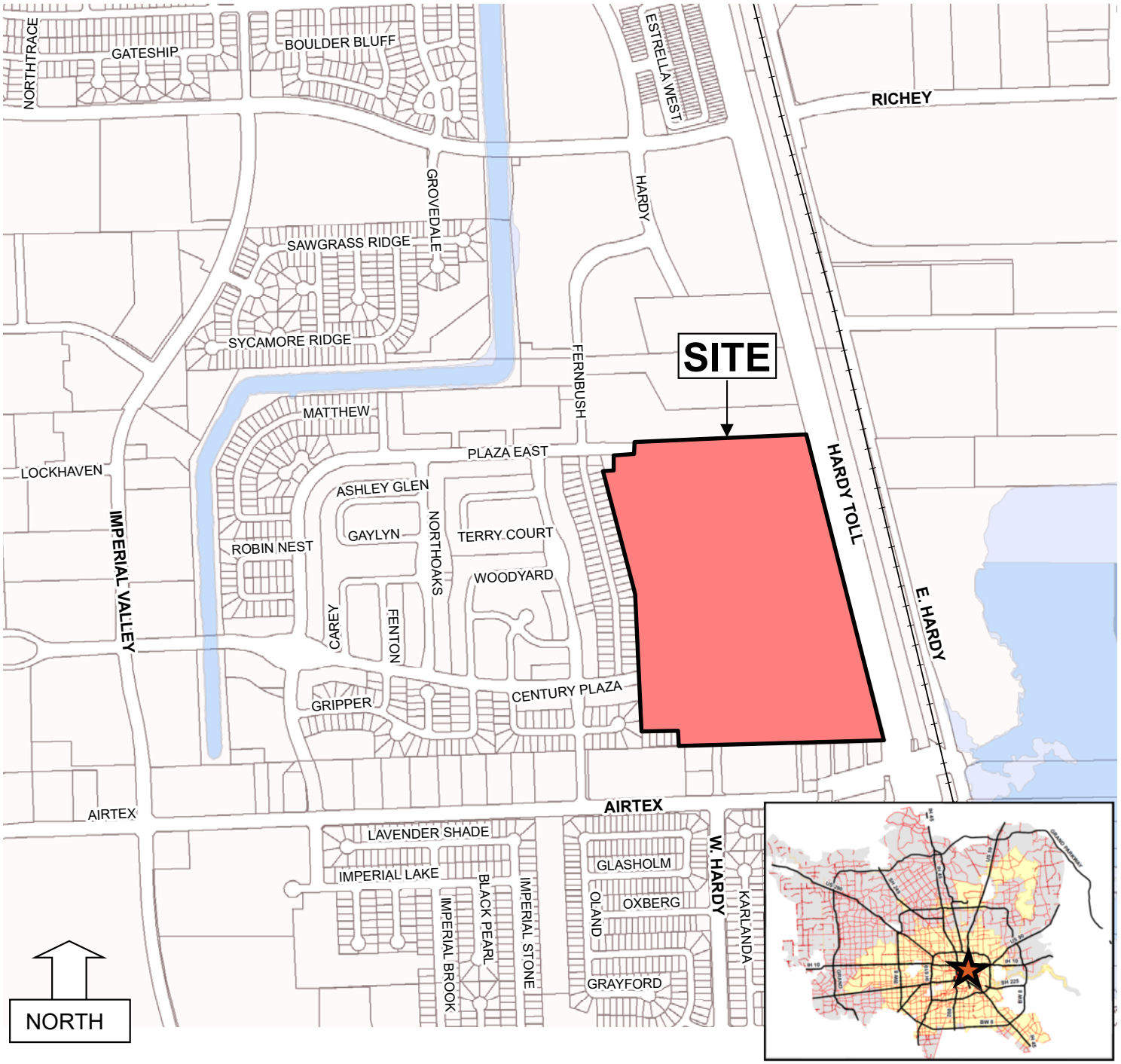
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Core5 North Houston

Applicant: Windrose



D – Variances

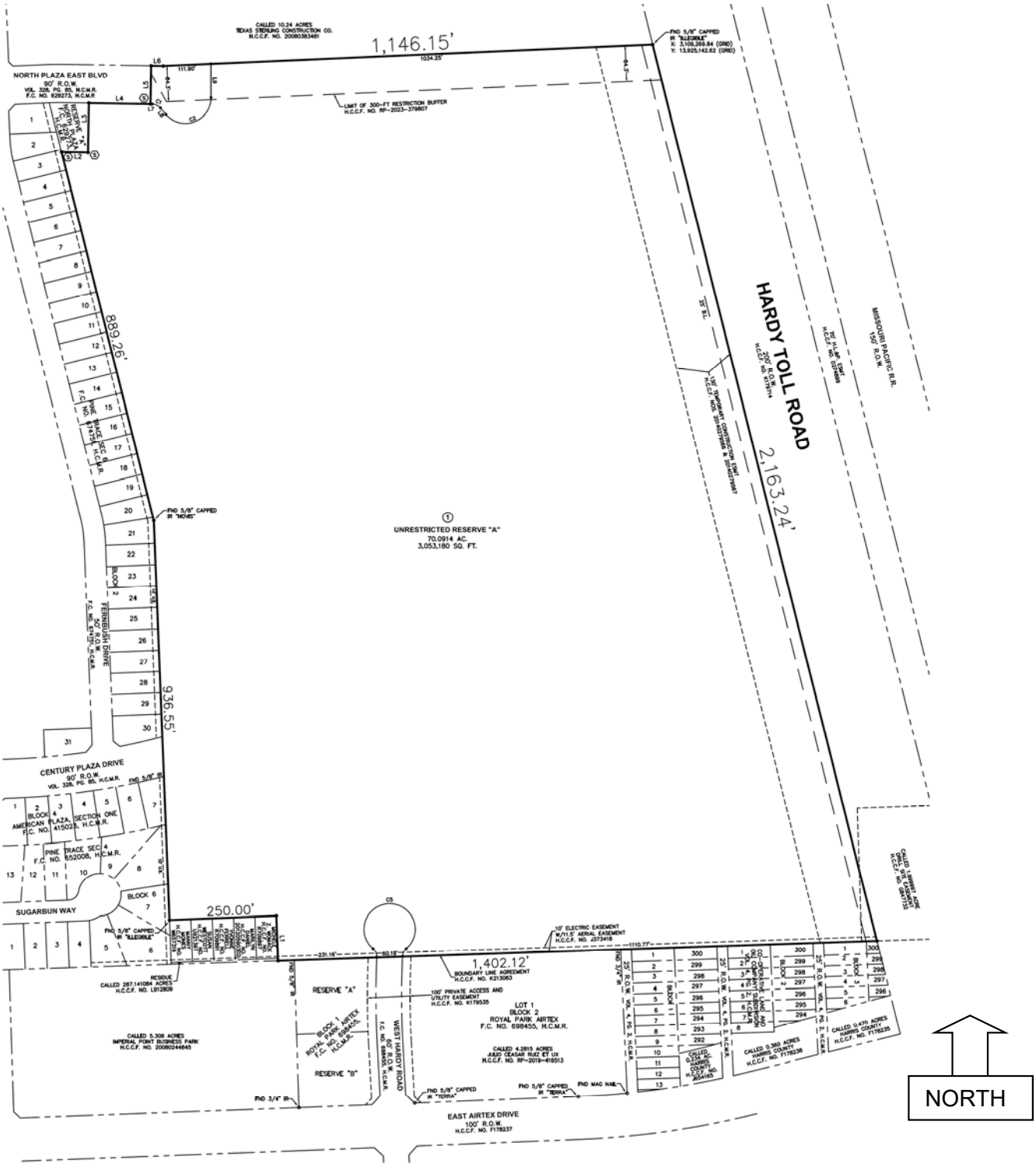
Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Core5 North Houston

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 01/23/2025**

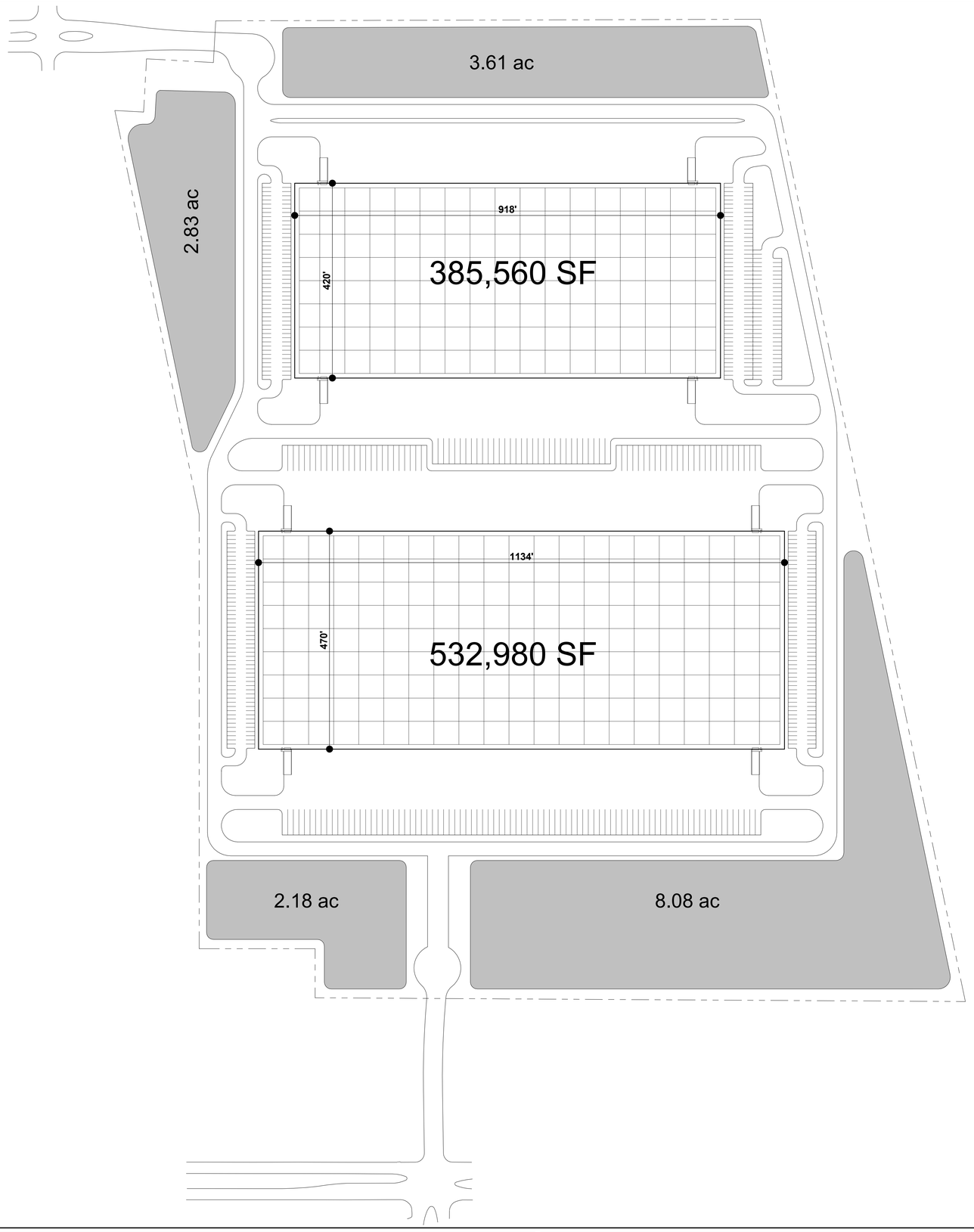
Subdivision Name: Core5 North Houston

Applicant: Windrose



D – Variances

Aerial



GRAPHIC SCALE

0 50 100 200

MACGREGOR ASSOCIATES ARCHITECTS
2727 Paces Ferry Road SE
Building Two, Suite 1400
Atlanta, Georgia 30339
770-432-9400
PROJECT NUMBER: 2024-073

15660 N Dallas Pkwy
Suite 200
Dallas, TX 75248

CORE5 INDUSTRIAL PARTNERS

AIRTEX DRIVE

E Airtex Dr, Houston, TX 77073

MARKETING SITE PLAN

12/04/24

MKT-02

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0025
Plat Name: Core5 North Houston
Applicant: Windrose
Date Submitted: 01/10/2025

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:

Sec. 42-128. - Intersections of local streets. To exceed maximum intersection spacing requirements by not dedicating an additional north-south or an east-west right of way Sec. 42-134. - Street extension. To not extend or terminate in a cul-de-sac at Century Plaza Drive.

Chapter 42 Section: 42-128 & 42-134

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 at least every 1,400 feet; or 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. 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 subject property is 70.775 acres along Hardy Toll Road and East Airtex Drive. The property is currently vacant and the developer is proposing an industrial warehouse site with 2 buildings, several parking spaces and detention areas. Access to this property will be from the 2 local streets which are cul-de-sac dedications at West Hardy Road and North Plaza East Blvd. The variance request is asking to exceed the maximum intersection spacing requirements along the west side of the property 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 at Century Plaza Drive.

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

N/A

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

The 1400-foot street intersection spacing along the west side of the property does not meet the requirements according to Section 128, however the spacing required is not needed. The entire west side of the property's boundary is a large subdivision. Residents have no purpose to access through to the warehouse so the intersection spacing would not need to be considered. In addition, if the variance for the Century Plaza Drive right of way was not granted due to intersection spacing, this would affect parking and interfere with the developer's plans for the site. Secondly, this property does not meet Section 134 requirements but only due to not having the intersection spacing. With granting to exceed intersection spacing requirements along the west side of the property, this will abide by Section 134 requirements to not extend or terminate Century Plaza Drive in a cul-de-sac. Extending Century Plaza Drive will not provide a reasonable route for a public right of way traveling through an industrial site. The land directly to the east is the Hardy Toll Road essentially making this development a buffer protecting the neighboring residential area from heavy and industrial traffic flows. There is no feasible way to route a public right of way through the subject site that would serve the public interest. Such a route would harm public safety, would be unnecessary for the circulation of residential traffic, and would place an added burden on the maintaining of public utilities in and around the site. In fact, closing this access point would continue to keep unwanted traffic coming through a residential area. Further, not extending Century Plaza Drive will not negatively impact the residential neighborhood as there are several other connecting streets which offer access in, out and around the entire neighborhood such as Plaza East Blvd., Northoaks Dr., McMeans Dr., and Century Plaza Dr. A public right of way through the subject property would not enhance overall mobility, while it would burden operations of the proposed facility and maintenance of easements.

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

The intent of Chapter 42 is to provide a safe and orderly traffic network for the city. Allowing the developer to exceed maximum intersection spacing requirements along the entire west side of the property and to not extend Century Plaza Drive will preserve the intent and purpose of Chapter 42. The residential areas to the west have direct access to the neighborhood along with several other streets. Further right of way dedications are not needed to maintain circulation of passenger vehicles through this 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 combining industrial and passenger vehicle traffic beyond what is necessary. Dedicating a public right of way through this industrial site is not in the best interest of public health and safety. It will encourage traffic from both the residential neighborhood and the Toll Road to route through the planned industrial site. Mixing heavy and light vehicles, some coming straight off of the Freeway, will create hazards to employees and trucking as well as to the residents traveling through to the nearest major road. The granting of both variances will not be injurious to the public health, safety or welfare.

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

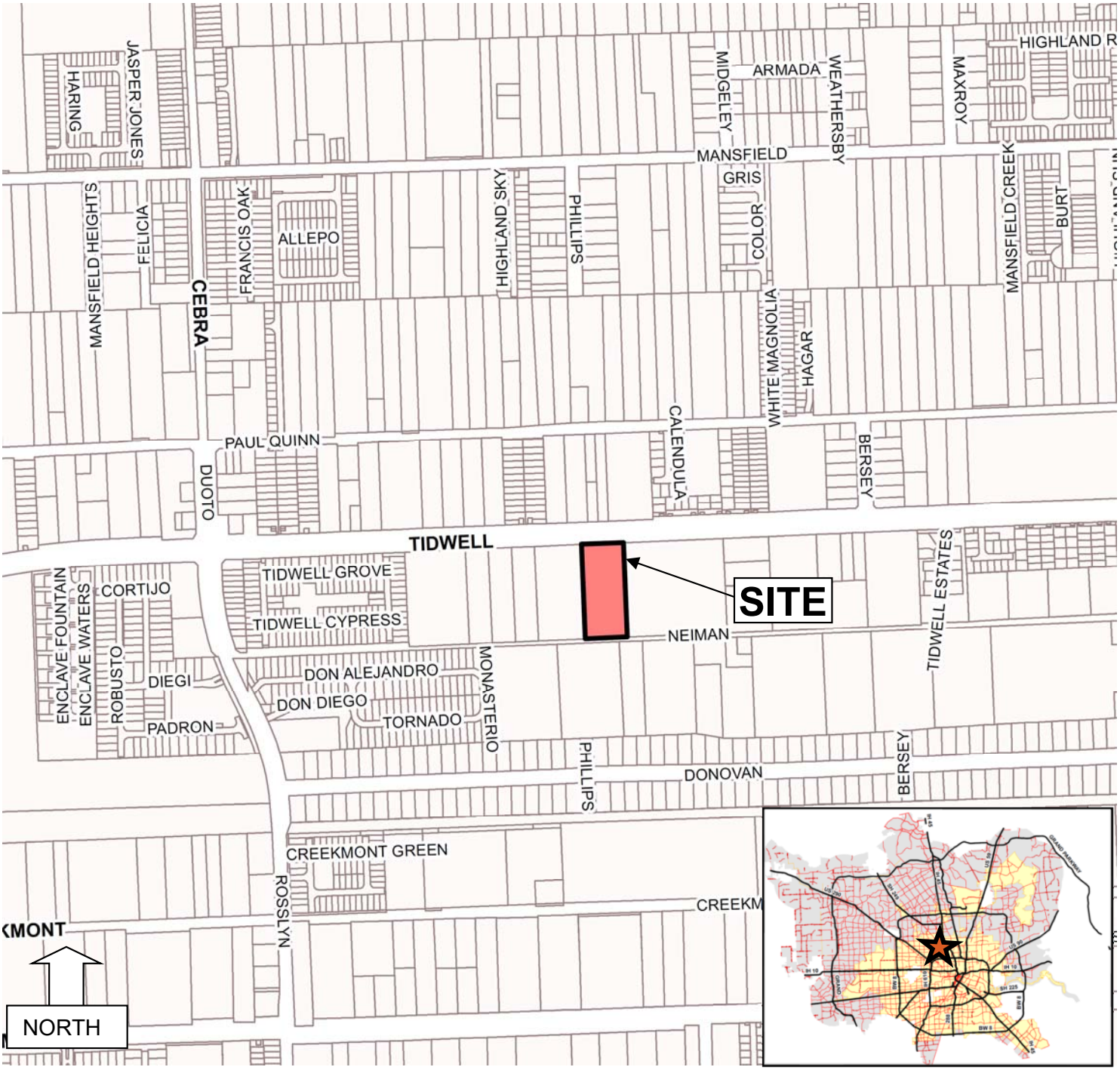
The variance is justified by protecting the adjacent residential area from the industrial traffic. The location of the residential area and industrial site together with the responsibility of protecting and maintaining easements for public benefit make the extension of a roadway impractical and infeasible. Moreover, the variance will be justified by allowing the developer to fully utilize the land in its entirety without compromising the practical design of the development.

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Elite Townhomes North

Applicant: HRS and Associates, LLC



D – Variances

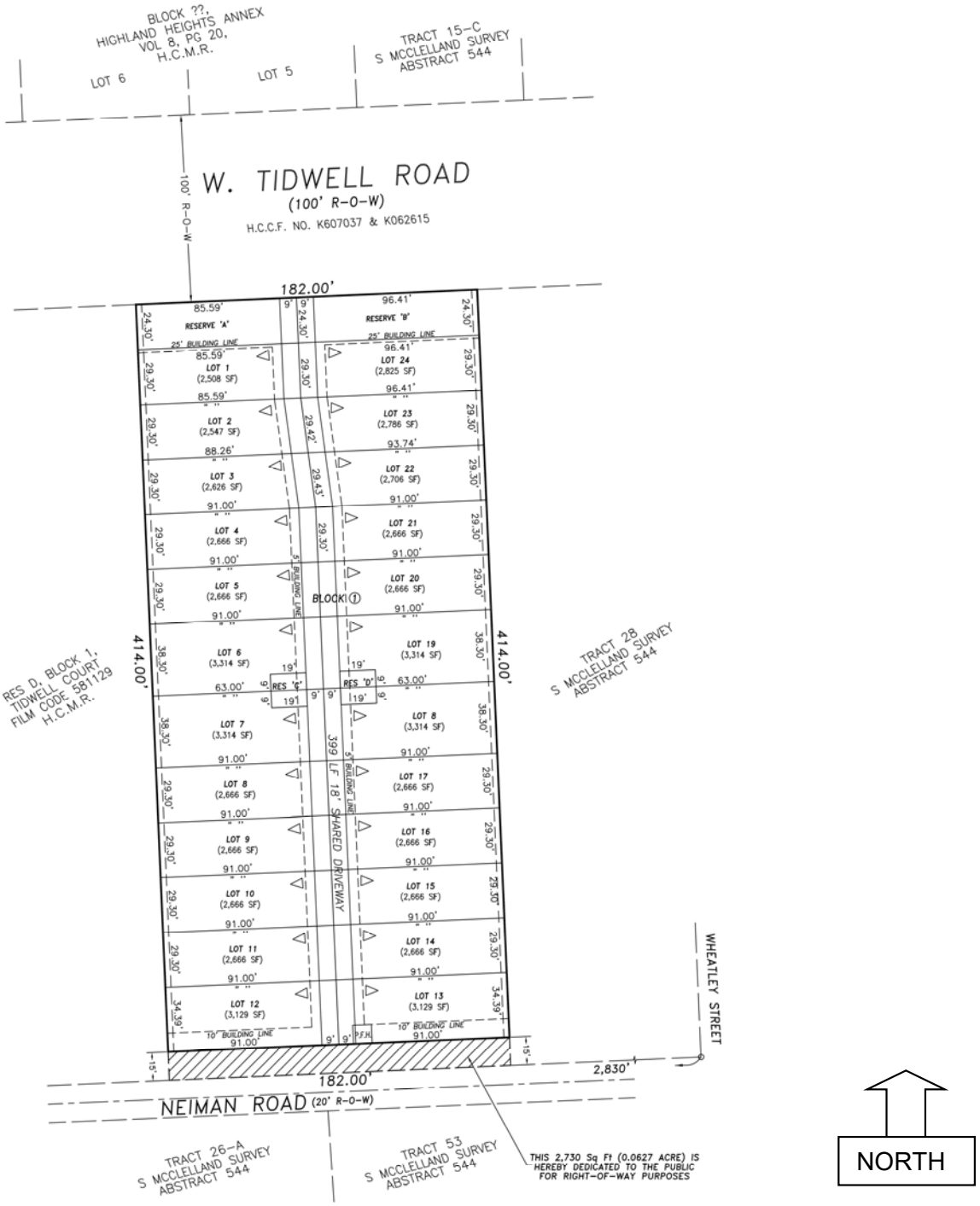
Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Elite Townhomes North

Applicant: HRS and Associates, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 01/23/2025**

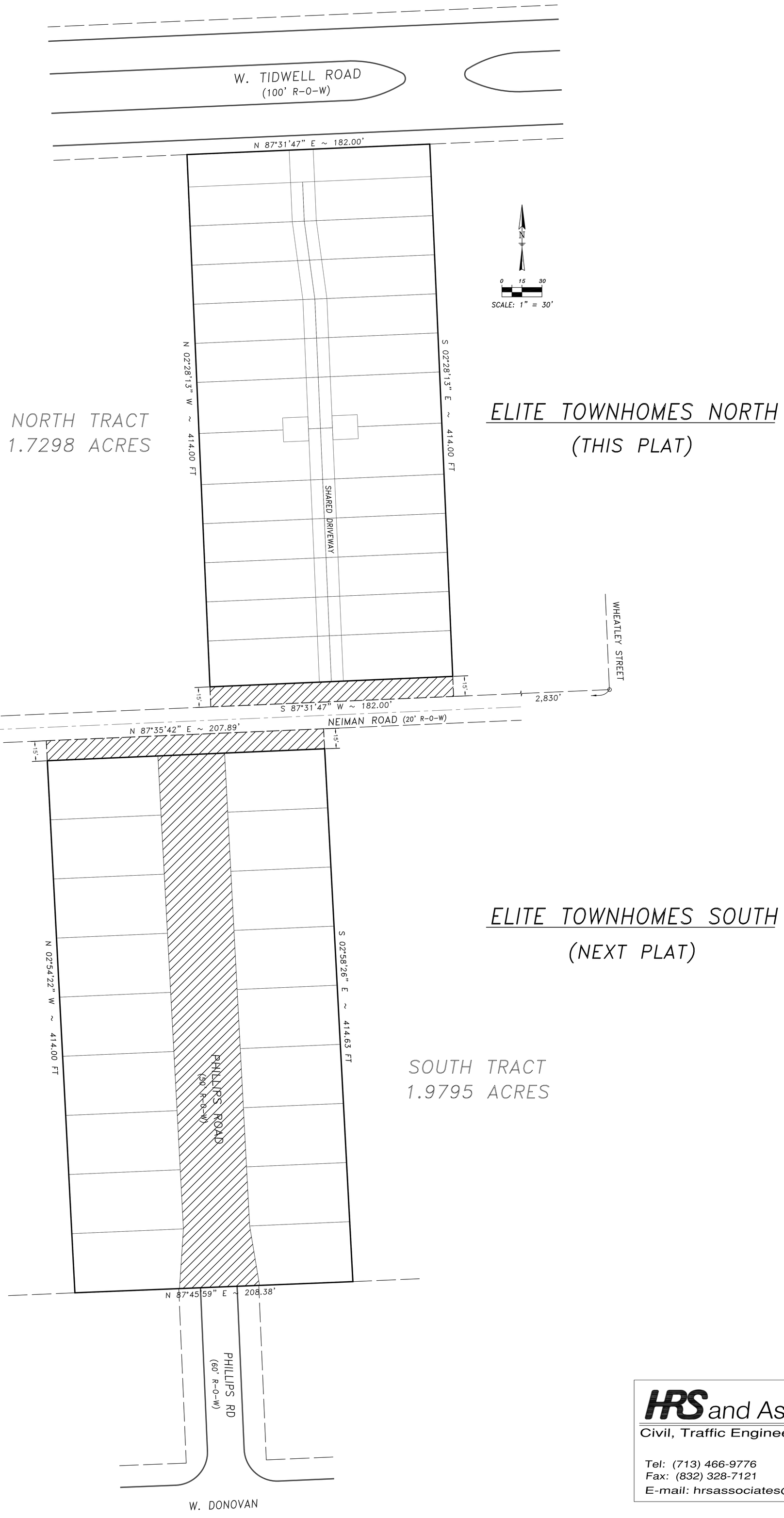
Subdivision Name: Elite Townhomes North

Applicant: HRS and Associates, LLC



D – Variances

Aerial



HRS and Associates, LLC
Civil, Traffic Engineering, and Consulting
8318 Ivan Reid Drive
Houston, Texas
77040-1509
Tel: (713) 466-9776
Fax: (832) 328-7121
E-mail: hrsassociates@aol.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2487
Plat Name: Elite Townhomes North
Applicant: HRS and Associates, LLC
Date Submitted: 12/22/2024

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:
Variance to not provide a north/south public right-of-way (Phillips Street) from Neiman Street to West Tidwell Road.
Chapter 42 Section: 128

Chapter 42 Reference:
Intersections spacing of local streets.

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;
Elite Townhomes North is proposing a subdivision out of a vacant tract being 1.7298 acres between West Tidwell Road (100' right-of-way) to the north, and unimproved Neiman Street (containing 20' right-of-way) to the south. It is also between Rosslyn Road to the west and Wheatley Street to the east. The Developer of this property also owns a 1.9795-acre tract immediately south of Neiman Street. The Developer is planning to submit a plat application under the name of "Elite Townhomes South". This 1.9795 acres being south of Neiman Road, is immediately north of an existing single-family subdivision (Ella Park Terrace), on its south boundary. Ella Park Terrace subdivision had dedicated a public street (Phillips Street) that terminates on the southern boundary of this 1.9795-acre tract. On the next plat submission, the Developer will dedicate 50 Ft public right-of-way for extension of Phillips Street through this 1.9795-acre tract, to the existing Neiman Street to the north boundary. This 1.9795-acres tract will consist of 18 single-family lots facing the public street being extended Phillips Street. With the replat of the 1.7298-acre property, 24 townhomes with 18-ft shared driveway are proposed as well as 2 reserves for guest parking spaces 2 and reserves for green spaces. A 15-ft right-of-way being dedicated for improvement of Neiman Street. Another 15-ft will be dedicated by platting of the 1.9795-acre tract south of Neiman Street, to eventually make right-of-way of Neiman Street, to a total of 50 feet. The requirement to extend 50 Ft right-of-way with 10 Ft building lines on this 1.7928-acre property, from Neiman Street, northward to West Tidwell Road, would make the project infeasible. These two tracts (north and south of Neiman Street) do not line up with each other. Therefore extending Phillips Street through both tracts would be difficult and may not achieve its intended purpose of a north/south right-of-way.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Along West Tidwell Road, Rosslyn Road and Wheatley Street are approximately 4,000 feet apart from each other. Along West Donovan Street this separation is about 4,100 feet There are two public streets that dead-end towards Neiman Street from West Donovan Street. Phillips Street is 1350 Ft from Rosslyn and 1350 Ft from Bersey Lane. Bersey Lane is 1300 Ft from Wheatley Street

to its east. These two streets, almost equidistant to each other were probably designed to provide vehicular circulation under the required 1400-Ft block length requirements. The variance would allow for this circulation on South Tract (1.9795-acre) with travel to Rosslyn Road or Wheatley Street to occur along Neiman Street once it is fully developed. The variance is for the North Tract (1.7298-acre) where only a shared driveway will provide a north/south roadway.

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

The intent and general purpose of this chapter is to provide vehicular circulation. It is proposed to be provided north/south through Phillips Road on Tract 1 from West Donovan Street to Neiman Street. The subdivision to the south Ella Park Terrace are mainly single-family homes, built in the late 1960s and early 1970s. The area being developed, and the area east and west is vacant. There is a neighborhood called Marbella to the west as well. There are some commercial areas to the north and around this property. Bersey Lane is near vacant property and can develop a north/south right-of-way when the area develops. New townhomes would further enhance a developing neighborhood and provide homes for people that want to live near Houston's downtown just outside the 610 Loop.

(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 safety or welfare because 46 townhomes being platted and developed on property that has good vehicular access to major arterials such as West Tidwell Road, Rosslyn Road, and Wheatley Street. The development is providing a continuation of Phillips Road on South Tract that will propose to dedicate right-of-way so that Neiman Street can eventually function as a 50-ft right-of-way.

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

Economic hardship is not the sole justification for this variance. The justification for the variance is that an extension of Phillips Street on North tract to West Tidwell Road, is not necessary because the extension thru South Tract creates a north/south right-of-way to the existing Neiman Street between these two tracts. These projects provide infill to an area where infrastructure is already in place.

CITY OF HOUSTON
Planning & Development Department

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

January 3, 2025

NOTICE OF VARIANCE

PROJECT NAME: Elite Townhomes North
REFERENCE NUMBER: 2024-2487

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along W Tidwell Road, east of Rosslyn Road, South of Paul Quinn Street, and west of Bersey Lane. 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.

HRS and Associates, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not provide a north/south public street through their property. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 23, 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 Hamid Shotorbani with HRS and Associates, LLC at 713-466-9776. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

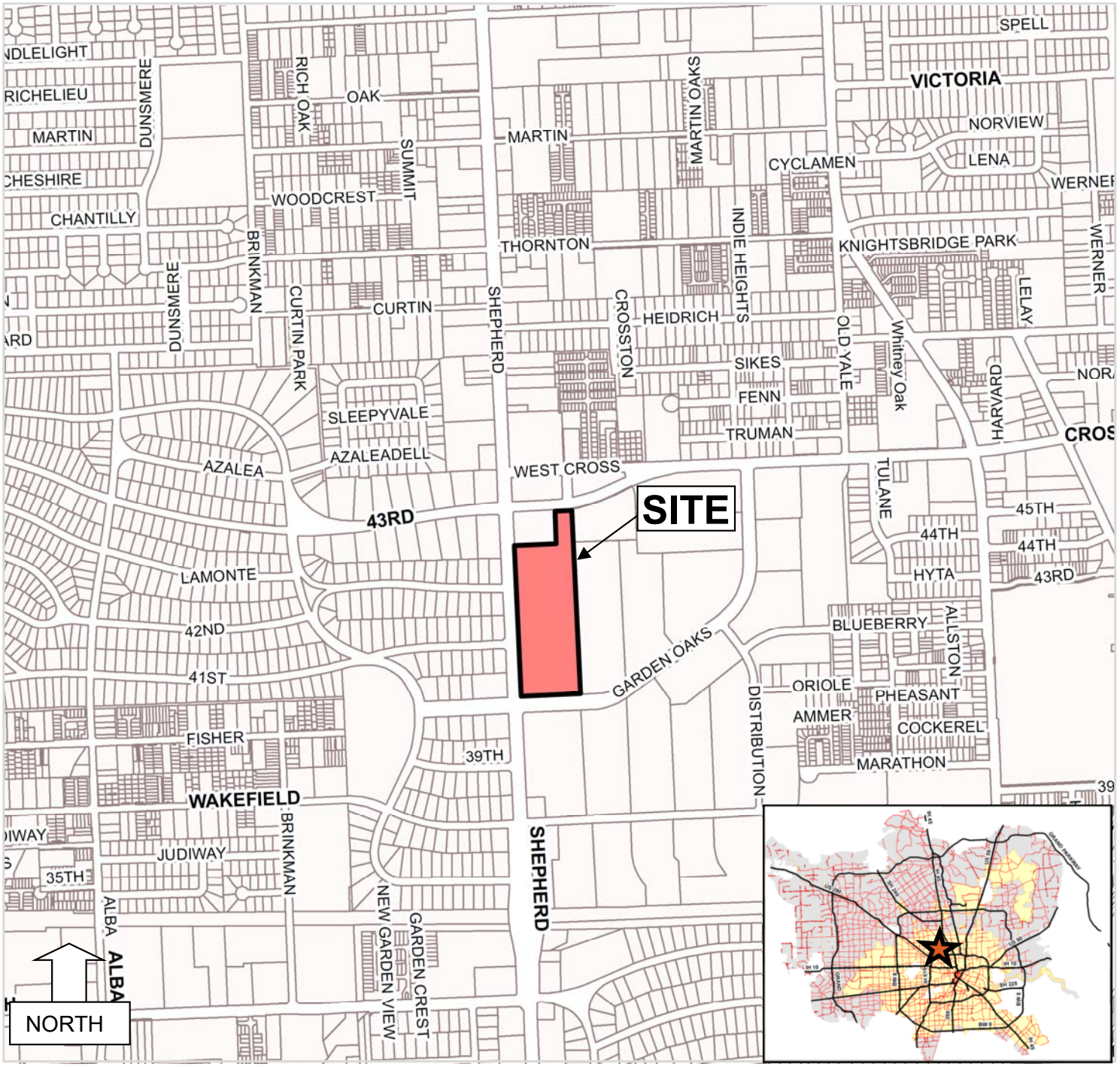
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Neighborhood Shepherds Garden

Applicant: Windrose



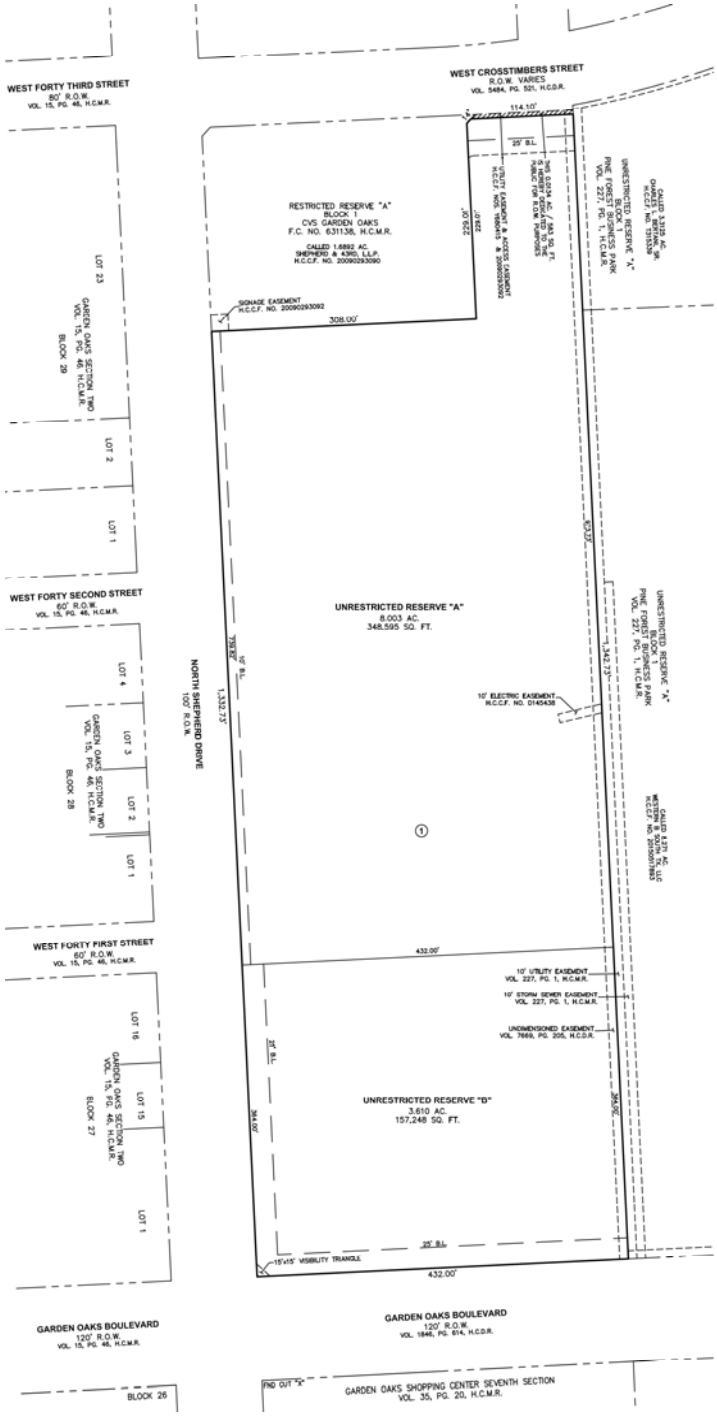
D – Variances **Site Location**

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Neighborhood Shepherds Garden

Applicant: Windrose



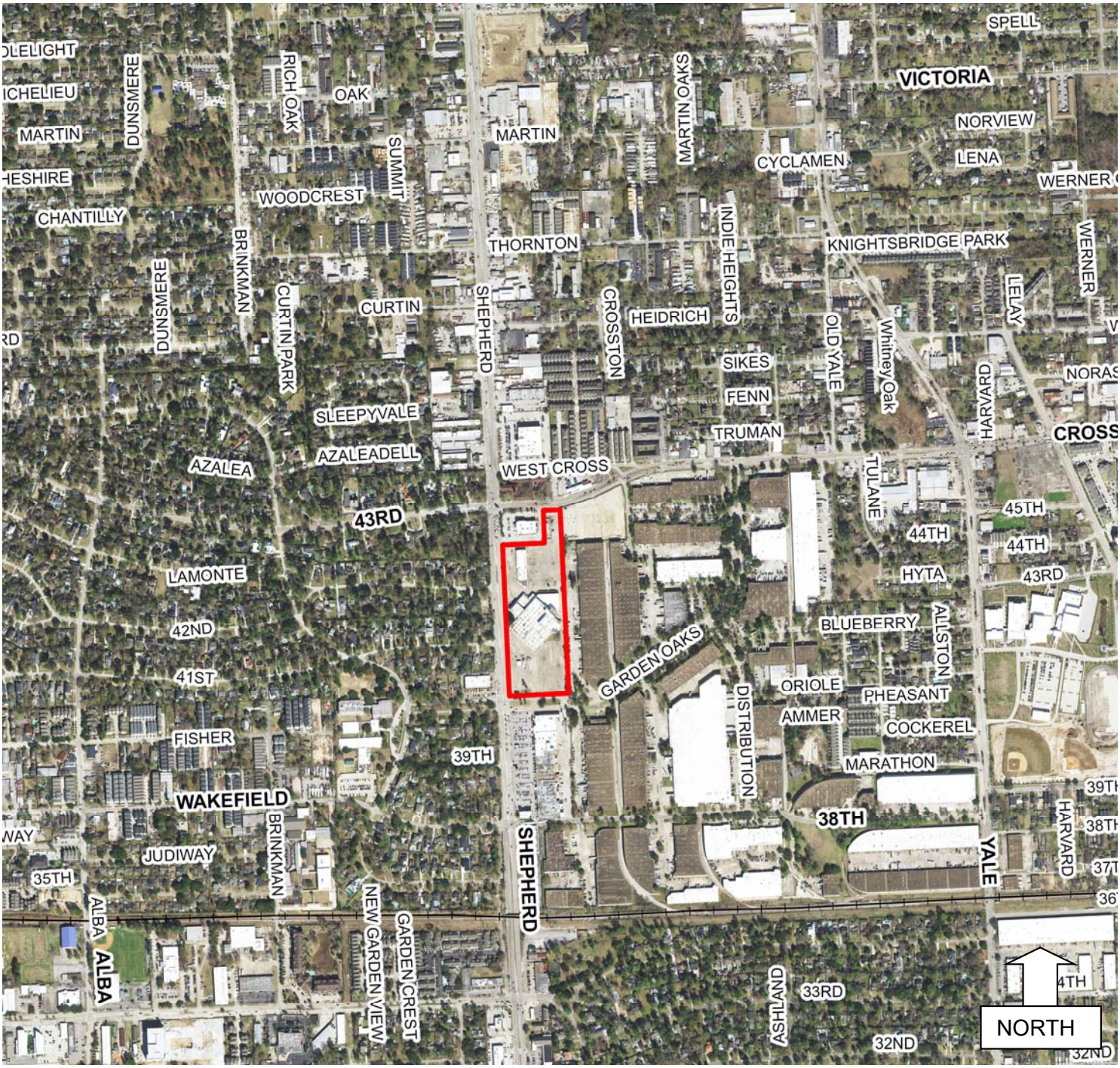
D – Variances **Subdivision**

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 01/23/2025**

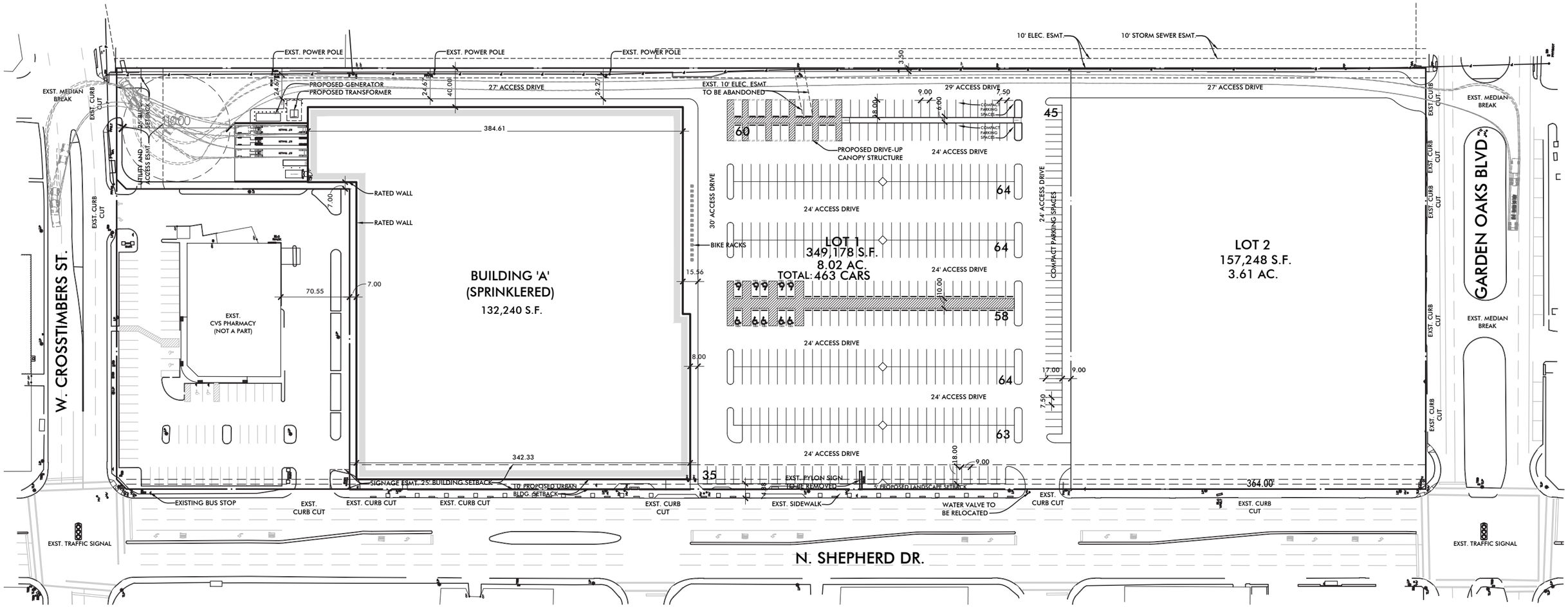
Subdivision Name: Neighborhood Shepherds Garden

Applicant: Windrose



D – Variances

Aerial



FIDELIS

N. SHEPHERD DR. & GARDEN OAKS BLVD.

HOUSTON, TEXAS

PEDESTRIAN REALM OPTION A
SITE PLAN

Do not use for regulatory approval, permit or construction.

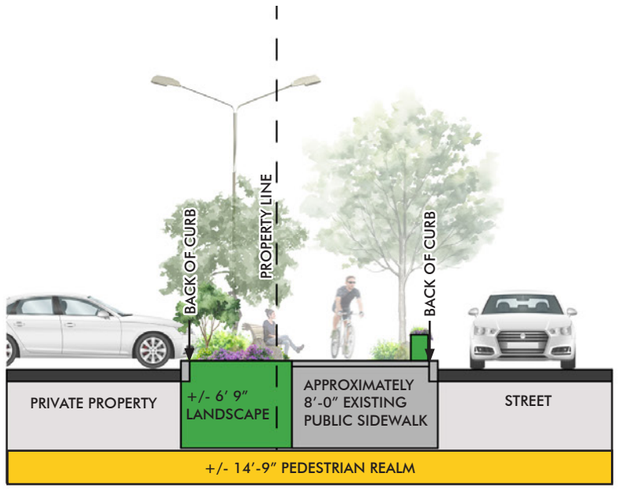
N T S

PROJECT: 2404700 DATE: 12/09/2024

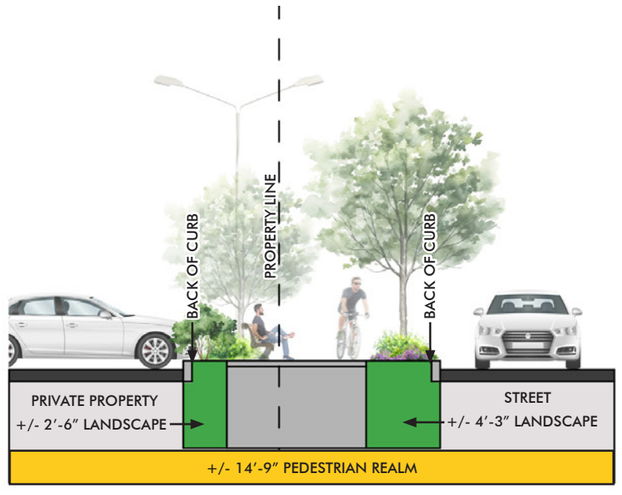
bdg architecture +planning boucher design group

6802 Mapleridge St., Suite 200 | Bellaire, Texas 77401 | 713.785.3644

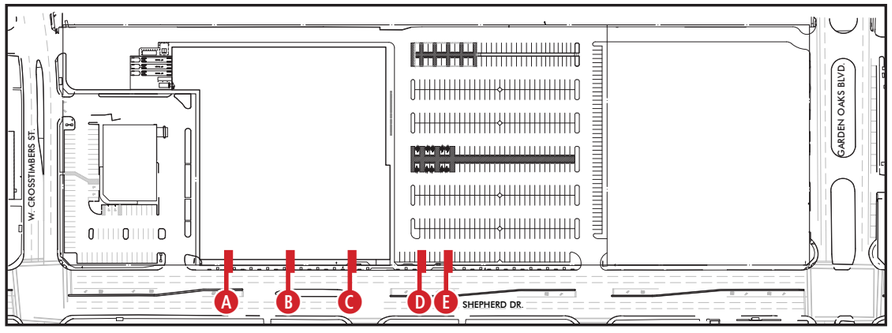
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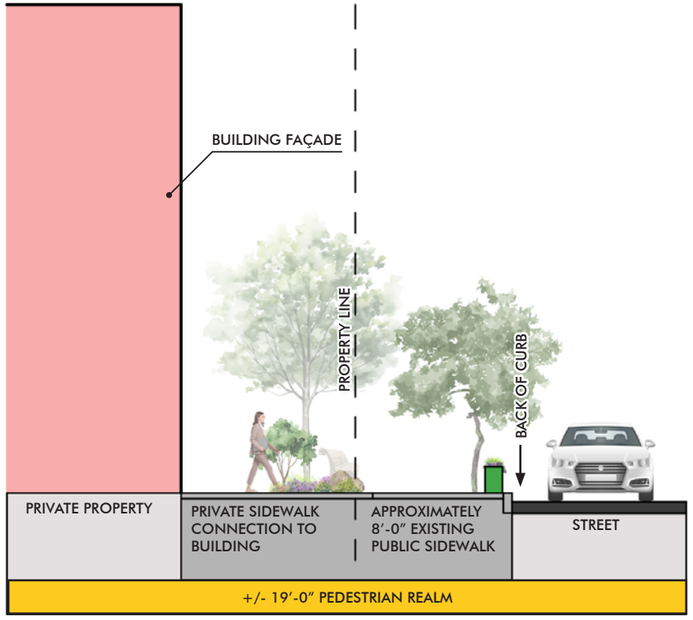
SECTION D - PARKING LANDSCAPE AND STREET



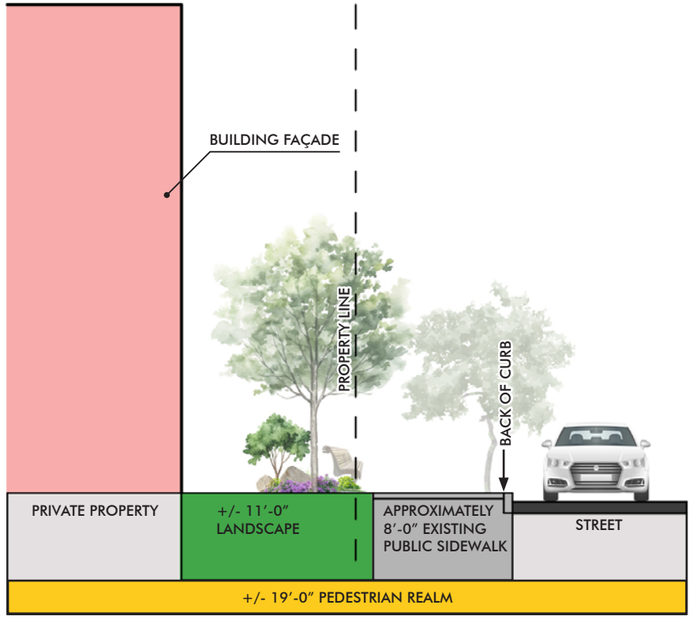
SECTION E - PARKING SIDEWALK AND STREET



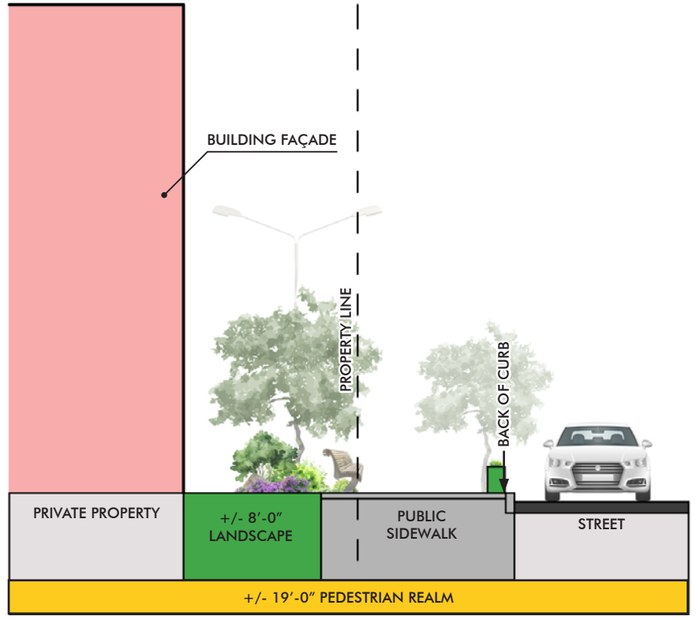
KEY MAP



SECTION A - PRIVATE BUILDING SIDEWALK CONNECTION



SECTION B - PRIVATE BUILDING LANDSCAPE



SECTION C - PRIVATE BUILDING LANDSCAPE

FIDELIS

N. SHEPHERD DR. & GARDEN OAKS BLVD.
HOUSTON, TEXAS

PEDESTRIAN REALM OPTION A
CROSS SECTION

Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 12/09/2024

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KEY MAP

FIDELIS

N. SHEPHERD DR. & GARDEN OAKS BLVD.
HOUSTON, TEXAS

PEDESTRIAN REALM OPTION A
PERSPECTIVE 01

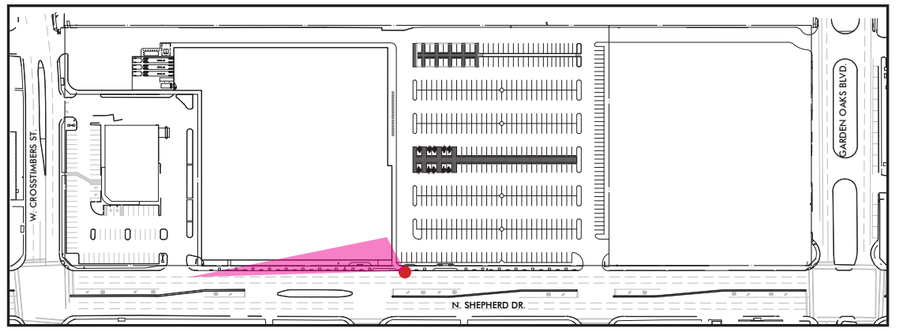
Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 12/09/2024

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architecture + planning
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KEY MAP

FIDELIS

N. SHEPHERD DR. & GARDEN OAKS BLVD.
HOUSTON, TEXAS

PEDESTRIAN REALM OPTION A
PERSPECTIVE 02

Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 12/09/2024

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2452
Plat Name: Neighborhood Shepherds Garden
Applicant: Windrose
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To reduce building line from 25' to 10' along a portion of North Shepherd Drive.
Chapter 42 Section: 150

Chapter 42 Reference:
(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter: Major Thoroughfares – in general – 25 feet To request a reduction to the required building line of 25 ft to 10 ft along North Shepherd for the extent of Lot One (1) as shown on the proposed plat. Lot two (2) does not have contractual plans ready for development.

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;
Subject property is 11.626 acres located at 3404 N. Shepherd Dr., at its intersections with W. Cross timber St, Garden Oaks and North Shepherd Drive. The applicant proposes a complete redevelopment of the former Sears store at 4000 North Shepherd Dr., a historical (non-designated) landmark in Houston's Garden Oaks since its opening in 1950. The strict application of the current building line requirements would make this redevelopment project infeasible due to several unique physical and contextual characteristics of the site below. The variance is crucial to achieving the space necessary to accommodate a large-box retailer and the additional 15 feet of space allows for a full two-sided shopping aisles indictive of the one of the models that has proven tract record for success. To facilitate this redevelopment, the applicant is requesting a reduction in the building line along North Shepherd Dr. Allowing a 10' building line along portion of North Shepherd Drive, you will allow the future tenant to use the site efficiently and effectively, which is crucial for restoring it to a vibrant, community-focused destination. Additionally, this layout allows for the reduction in vehicular conflict. This proposed layout will allow the building to come out closer to the road will enhance the interaction with the pedestrian community. (Exhibit A) This request will bring the needed tenant to this location and bring a needed opportunity for this redevelopment. As confirmed by the Homeless Director for HomeAid and the Houston Police Department, this location has been plagued by numerous issues, including links to trafficking and other illicit activities, underscoring the urgent need for redevelopment (Exhibit B)

(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. The size of the lot has produced a need shift and justify the structure so the layout designed can provide access from North Shepherd Drive, Garden Oaks, and Cross Timbers, ensuring multiple entrance points and efficient traffic circulation (Exhibit D). The project will close three existing entrances N. Shepherd which would then meet updated, safer driveway spacing requirements along these heavily trafficked corridors. Optimizing traffic flow and ensuring adequate access are fundamental requirements for the site's redevelopment, not conditions imposed by the applicant. And was earmarked as an area that needed to be addressed Vision Zero Area to reduce vehicular and pedestrian conflicts along N. Shepherd (Exhibit C) The redevelopment will eliminate a hazardous and blighted property that has drawn unwanted activity, fostering a sense of insecurity within the community. This variance is crucial to converting the site into a safe, vibrant space that enhances the community's image and functionality rather than allowing it to remain an underutilized and unsafe area. Economic Development is a key consideration in the necessity of this variance this site has been left derelict and neglected for a long time and this proposed development would redevelop a blighted property. This redevelopment is crucial in converting the site into something safe, vibrant and enhancing the community ‘s image and functionality rather than remaining an underutilized and unsafe area. (Exhibit D). The factors supporting the variance question are inherent to the site’s conditions and the broader economic and community needs. Even though a variance is solely not based on hardship or being financially driven, we would all be remiss if not to acknowledge that this project will have a financial impact. However, to create a business ROI, the applicant is responding to pre-existing circumstances with a plan that aims to revitalize the area, improve safety, and create a successful development. Sometimes, even though the hardship is self-imposed, improvements and changes to the site may be more beneficial than meeting the ordinance requirement.

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

The intent of Chapter 42 is “to promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city.” Granting this variance will preserve and further these goals by fostering a more pedestrian-oriented environment and enhancing public accessibility. The proposed final drawings will showcase the seamless integration of the pedestrian realm with the private development, resulting in an enhanced pedestrian experience that prioritizes accessibility and aesthetic appeal. The design includes a grand entrance from North Shepherd Drive, catering to vehicles and enhancing walkability to create a welcoming and connected environments for all users. The reduction of setback will bring the building closer to the street, creating a more dynamic and engaging interface between the development and public space. This promotes better street activation, which is a key factor in encouraging pedestrian activity. The remaining area within that 10’ Building line will be dedicated to landscape and other appearances to enhance the pedestrian experience alongside Shepherd. (Exhibit E)

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

It is not an unreasonable request to grant the 10’ building line along North Shepherd Drive, on the contrary, the proposed variance aims to improve the pedestrian environment, increase connectivity and promote a safer, more accessible urban space. Granting this variance will not result in any adverse impacts on public health, safety, or welfare. (Exhibit F) In addition, there are guiding documents that propose bike lane extensions further northeast to Crosstimbers along Garden Oaks will be encouraged and integrated into the development plan. This infrastructure enhancement promotes safer, more sustainable transportation options and aligns with broader community goals for increased bike accessibility. (Exhibit G) This development will be very similar to other successful projects along North Shepherd Dr., maintaining the character and function of the area. St Matthew United Methodist Church just North on E. Cross Timbers has a similar type of encroachment bringing the building closer to the ROW. Both land uses bring the Community together (Exhibit H)

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

While economic hardship is a factor, the primary justification for the variance is the project's potential to improve the neighborhood and contribute to the public good significantly, the primary justification for this variance is not to alleviate economic hardship, but rather to address the unique physical characteristics of the site and to create a development that supports the broader goals of sustainable urban growth. Granting this variance would allow the applicant to use the property to fully have the best use of the site. This would ultimately serve the greater good. The building line

reduction will give the project a greater amount of flexibility it needs to succeed while providing the community new amenities and revitalizing a key site. The economic benefits that may result from this variance—such as attracting new developments, improving accessibility, and fostering a more active neighborhood—are seen as positive outcomes of a development and designed to benefit the community. This property has over 1400 feet of frontage that will have an impact and improvement to the public infrastructure.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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www.houstontx.gov

January 2, 2025

NOTICE OF VARIANCE

PROJECT NAME: Neighborhood Shepherd Garden
REFERENCE NUMBER: 2024-2452

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the east side of North Shepherd Drive, north of Garden Oaks Boulevard and south of West Crosstimbers 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' building line along North Shepherd as opposed to the required 25'. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 23, 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 Matt Carpenter with Windrose at 713-458-2281. 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

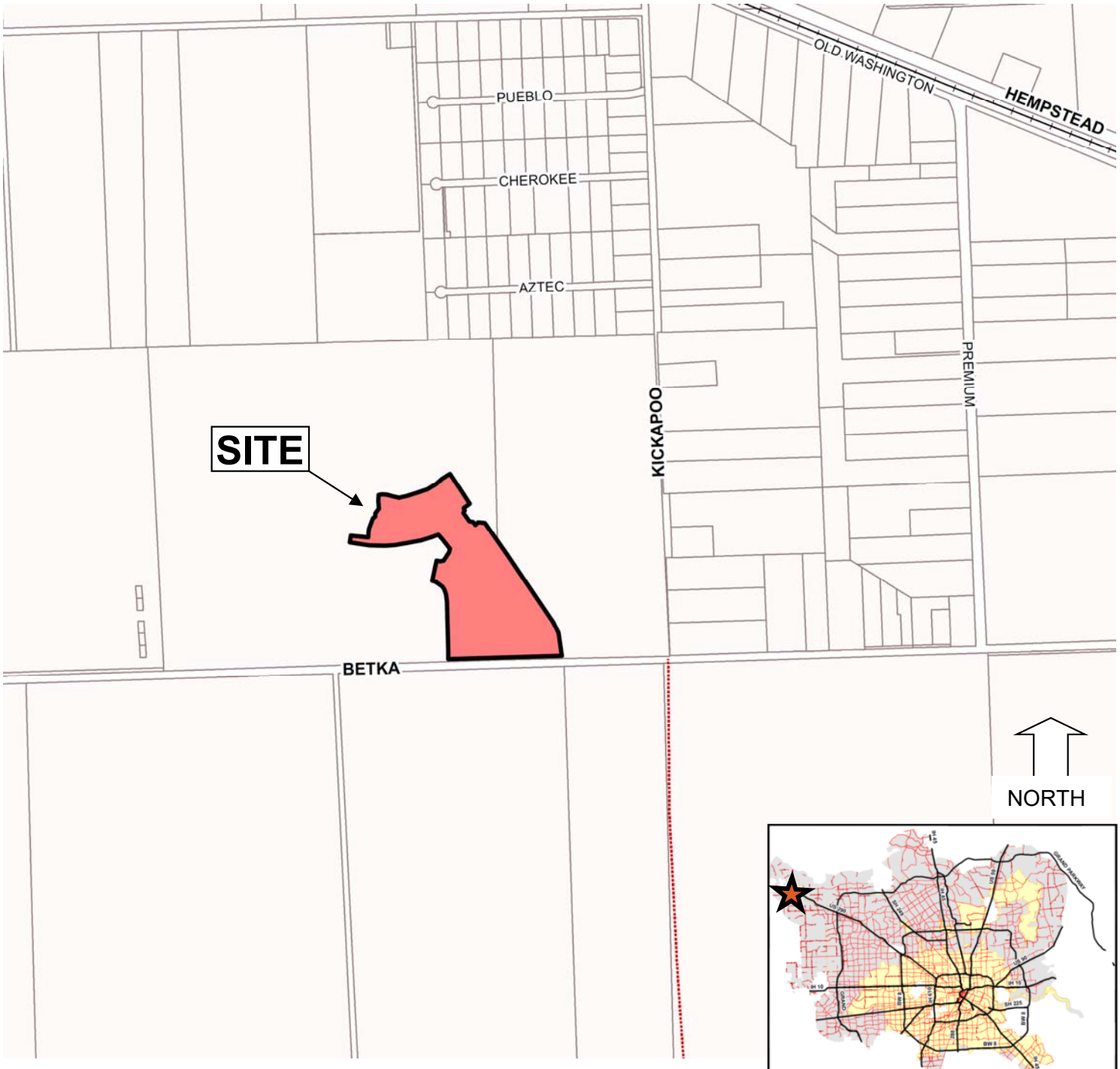
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Sanford Farms Sec 3

Applicant: 7gen Planning



D – Variances

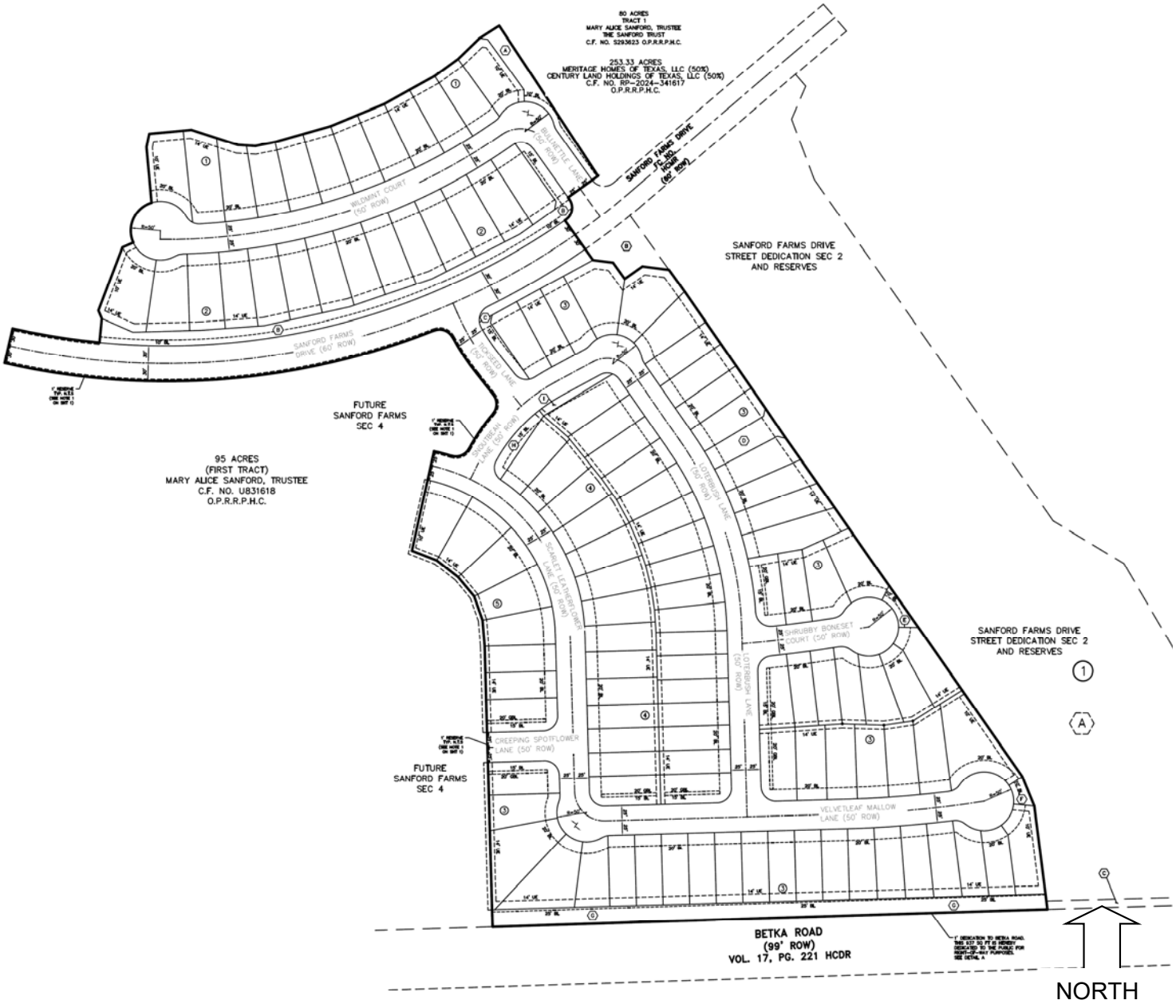
Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Sanford Farms Sec 3

Applicant: 7gen Planning



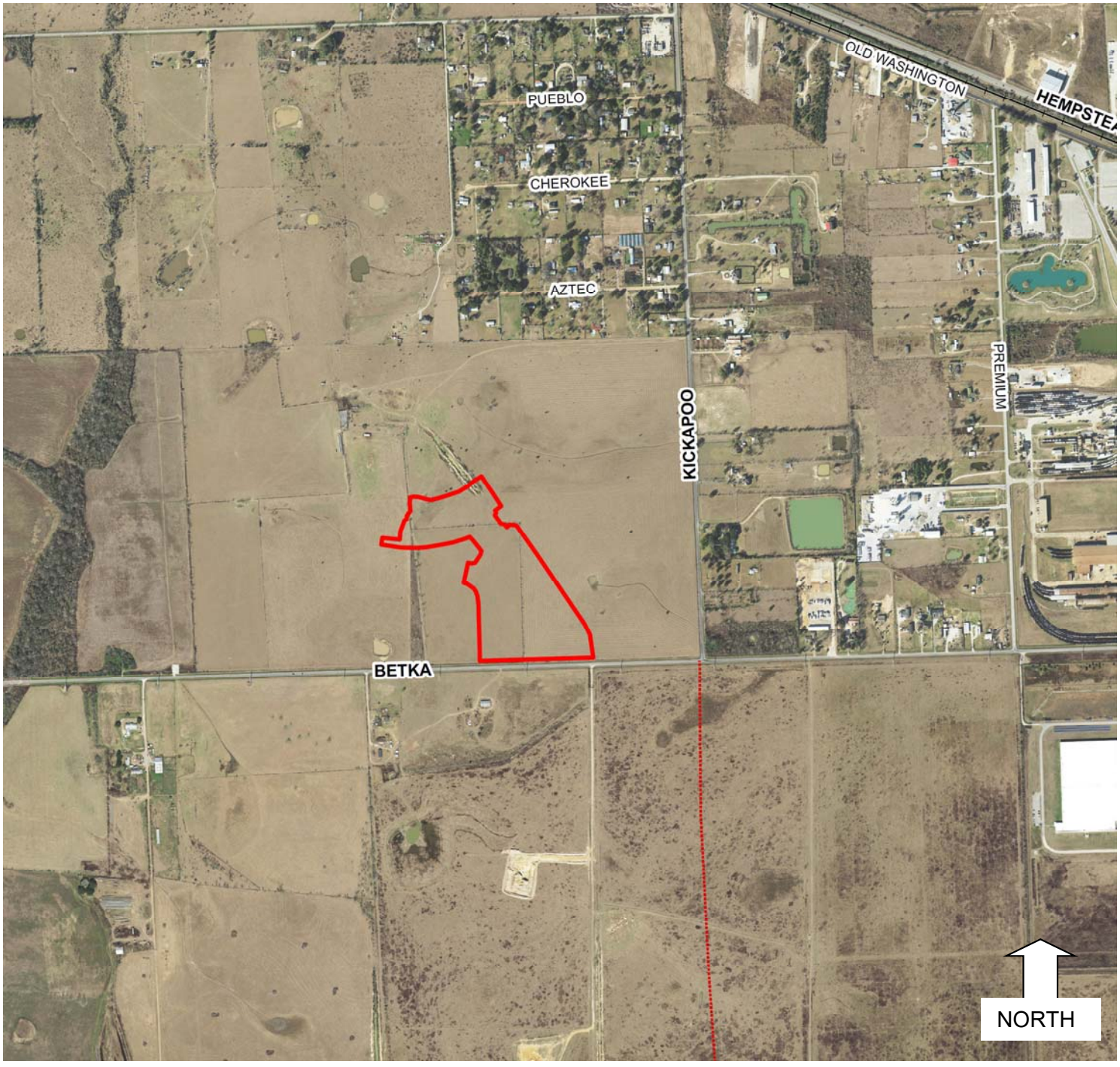
D – Variances **Subdivision**

Houston Planning Commission ITEM: 96

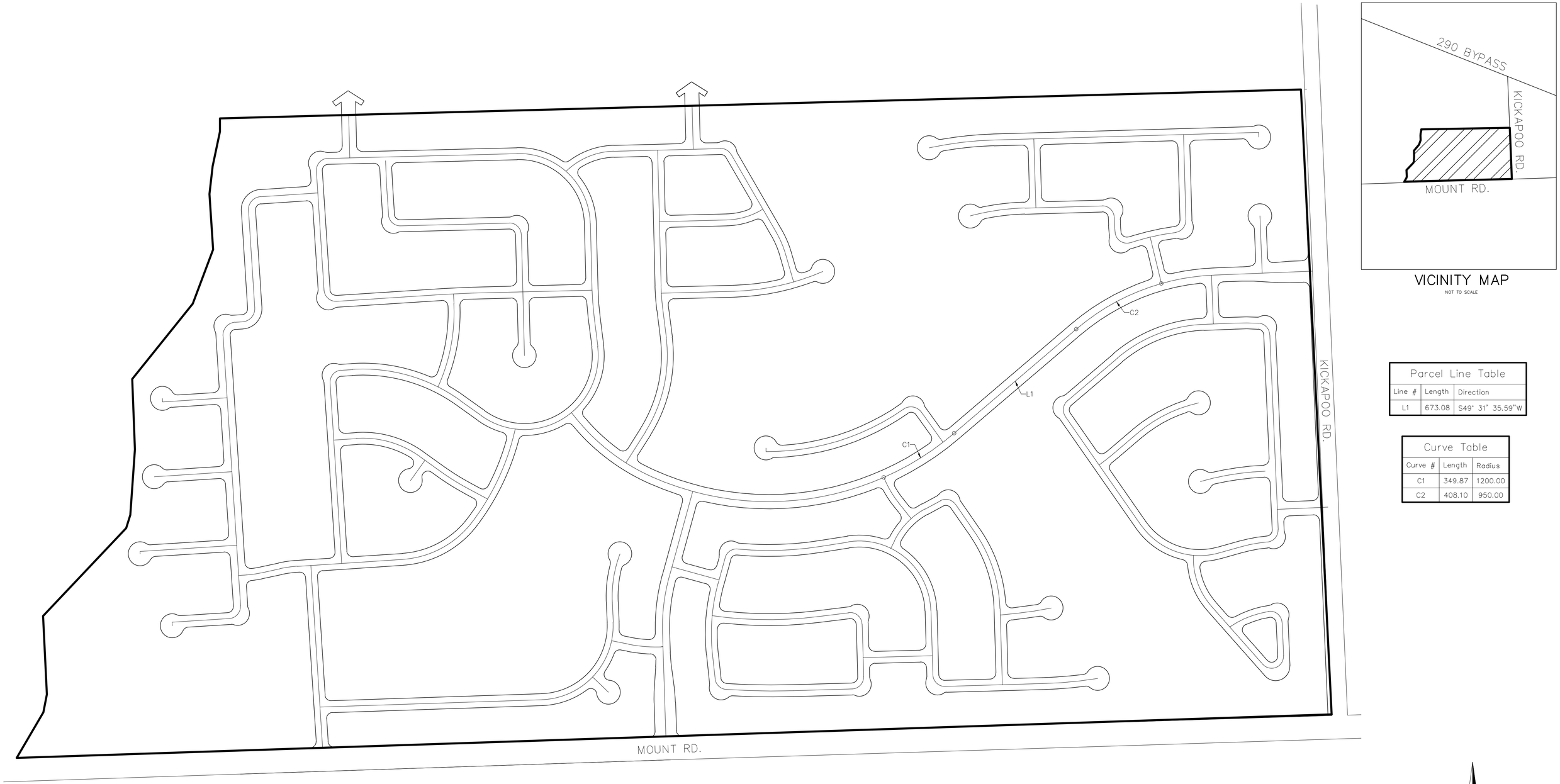
Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Sanford Farms Sec 3

Applicant: 7gen Planning



D – Variances Aerial



VICINITY MAP

NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L1	673.08	S49° 31' 35.59"W

Curve Table		
Curve #	Length	Radius
C1	349.87	1200.00
C2	408.10	950.00

SCALE: 1"= 200

0 200 400 600

SANFORD FARMS
VARIANCE - EXHIBIT
1/15/2025

PAPE-DAWSON ENGINEERS

2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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Date: Jan 15, 2025, 3:05pm User ID: jbanas
File: L:\02_LAND PLANNING\CLIENTS\Meritage_PROJECT # - Sanford Farms\04_Land Planning\013_Exhibits\Sanford-Farms_Variance-Exhibit.dwg

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0080
Plat Name: Sanford Farms Sec 3
Applicant: 7gen Planning
Date Submitted: 01/13/2025

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:
Local road intersection spacing may exceed 1,400'.
Chapter 42 Section: (Sec. 42-128(a))

Chapter 42 Reference:
Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Application of Chapter 42, Section 42-128a would make this project infeasible due to the existence of unusual physical characteristics that affect the property and would create an impractical development contrary to sound public policy. The proposed on-site detention plan shows ponds located in optimal locations based on existing slopes and elevations in service of maintaining and managing drainage for the proposed community. Crossing through the detention pond would reduce the effectiveness of the pond and thereby be impractical. The current road layout reflects an intersection spacing deviation of only 2.2% from the requirements of Chapter 42, Section 42-128a. The minor impacts of this deviation do not negatively affect the community or surrounding developments. The collector road still conforms to most other sections of this chapter, including providing two points of access through the community. Because of this, there are no negative impacts to surrounding developments or the community itself.

(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 request are not the result of a hardship created or imposed by the applicant but are the result of site conditions, engineered stormwater solutions, and an effort to still meet the city's desired connectivity.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed variance maintains the intent and purpose by still providing the ultimate connectivity the city is looking to achieve. It also aligns with the previously approved GP variance which allowed the stub on the northern boundary

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

The granting of this variance will not be injurious to the public health, safety, or welfare, nor will it create unsafe traffic conditions. The deviation of block length is 2.2% from what is required, and two points of access are still provided to a major thoroughfare along the collector.

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

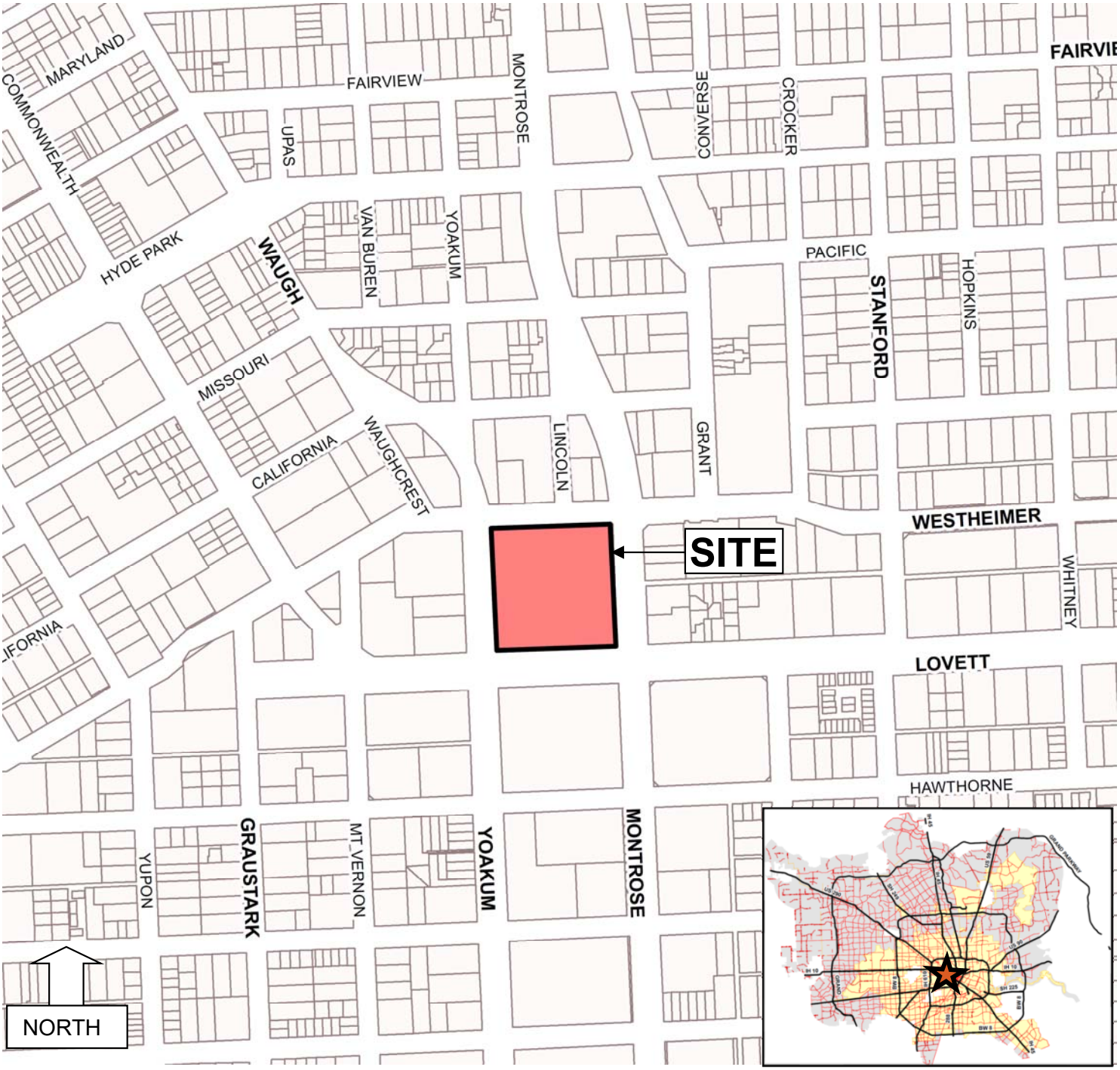
The negative impact on detention and minor deviation from Chapter 42 Section 42-128a is the justification for this variance.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: SCD Montrose

Applicant: Windrose



D – Variances

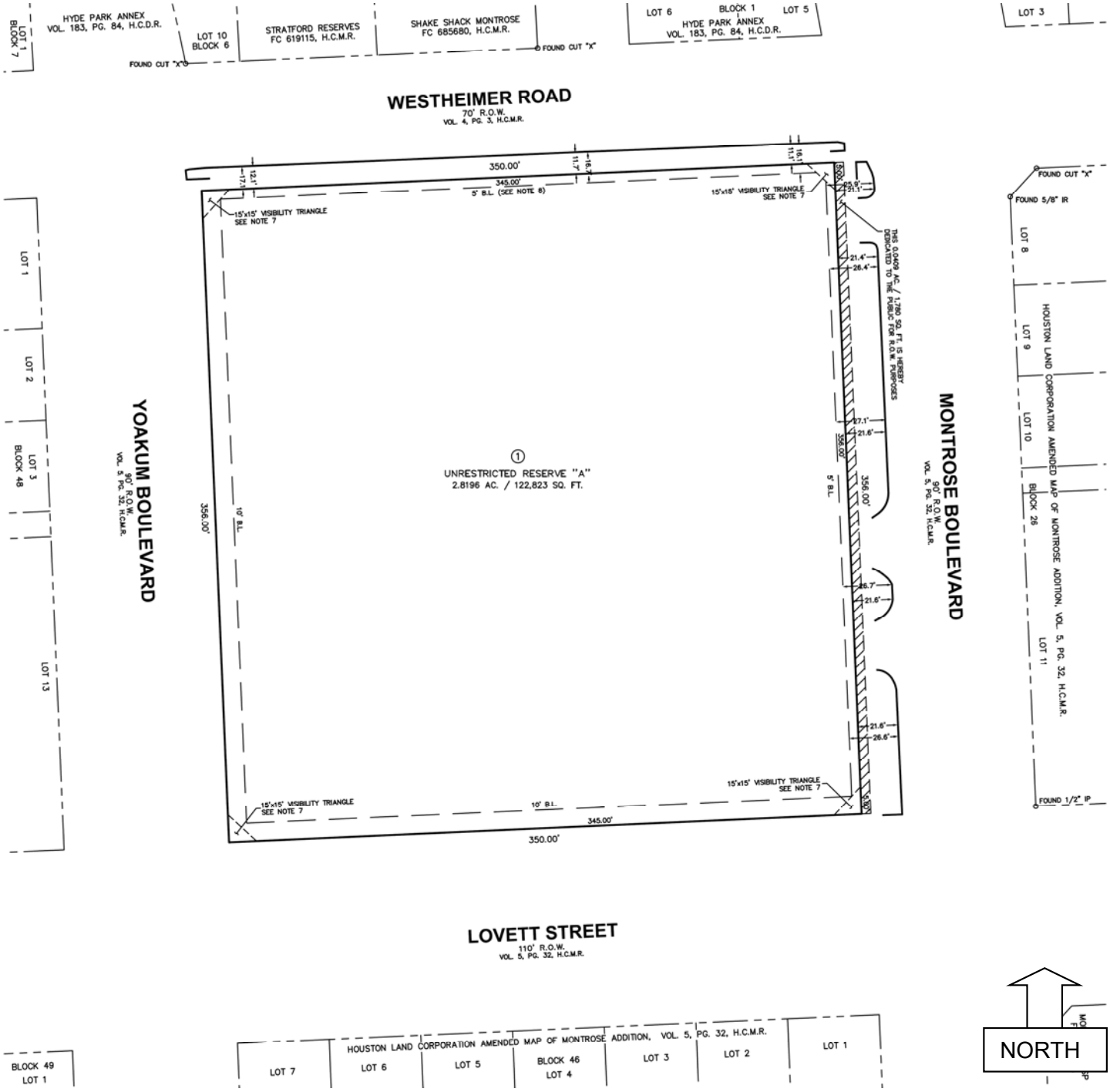
Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: SCD Montrose

Applicant: Windrose



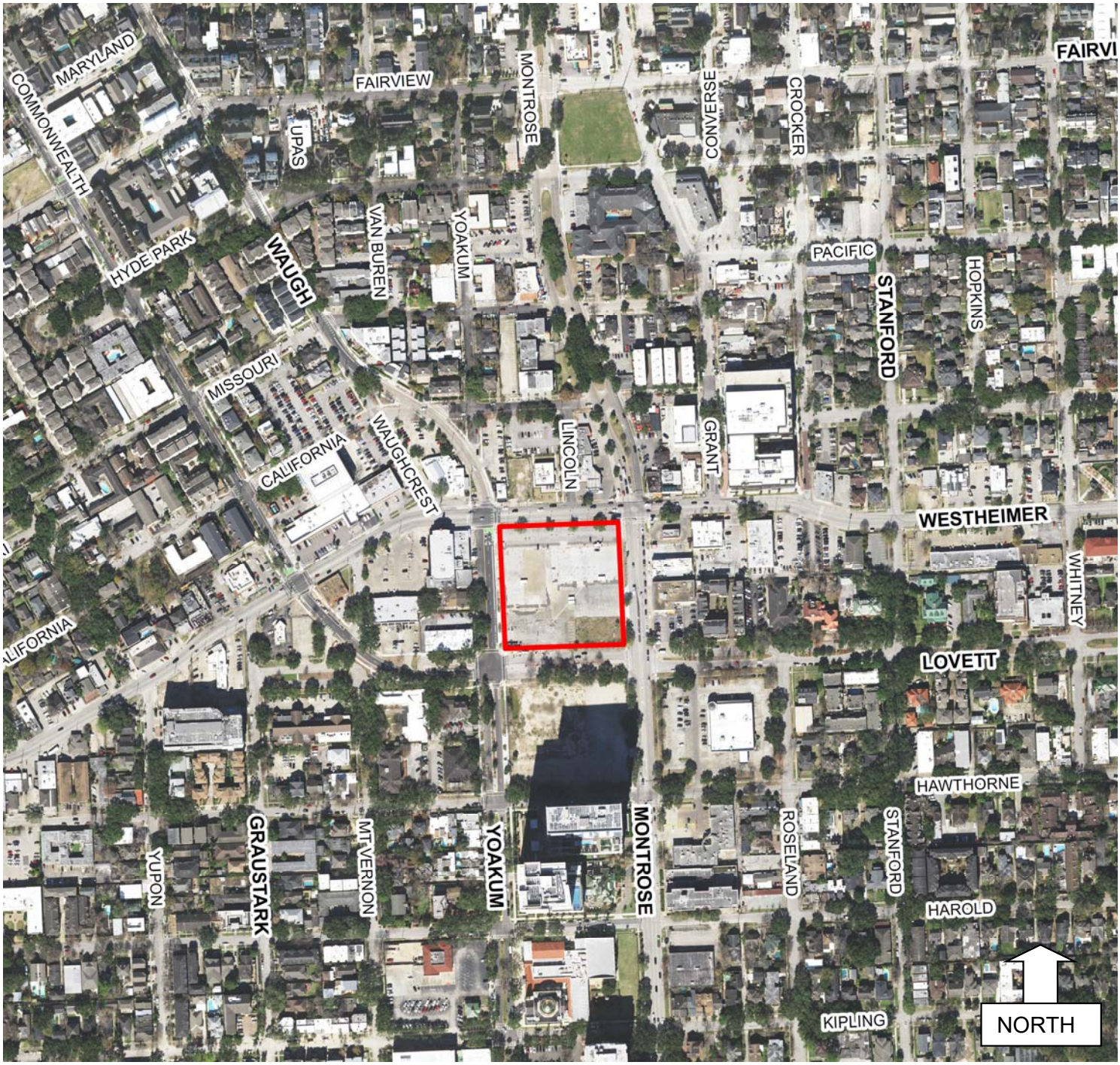
D – Variances Subdivision

Houston Planning Commission ITEM: 97

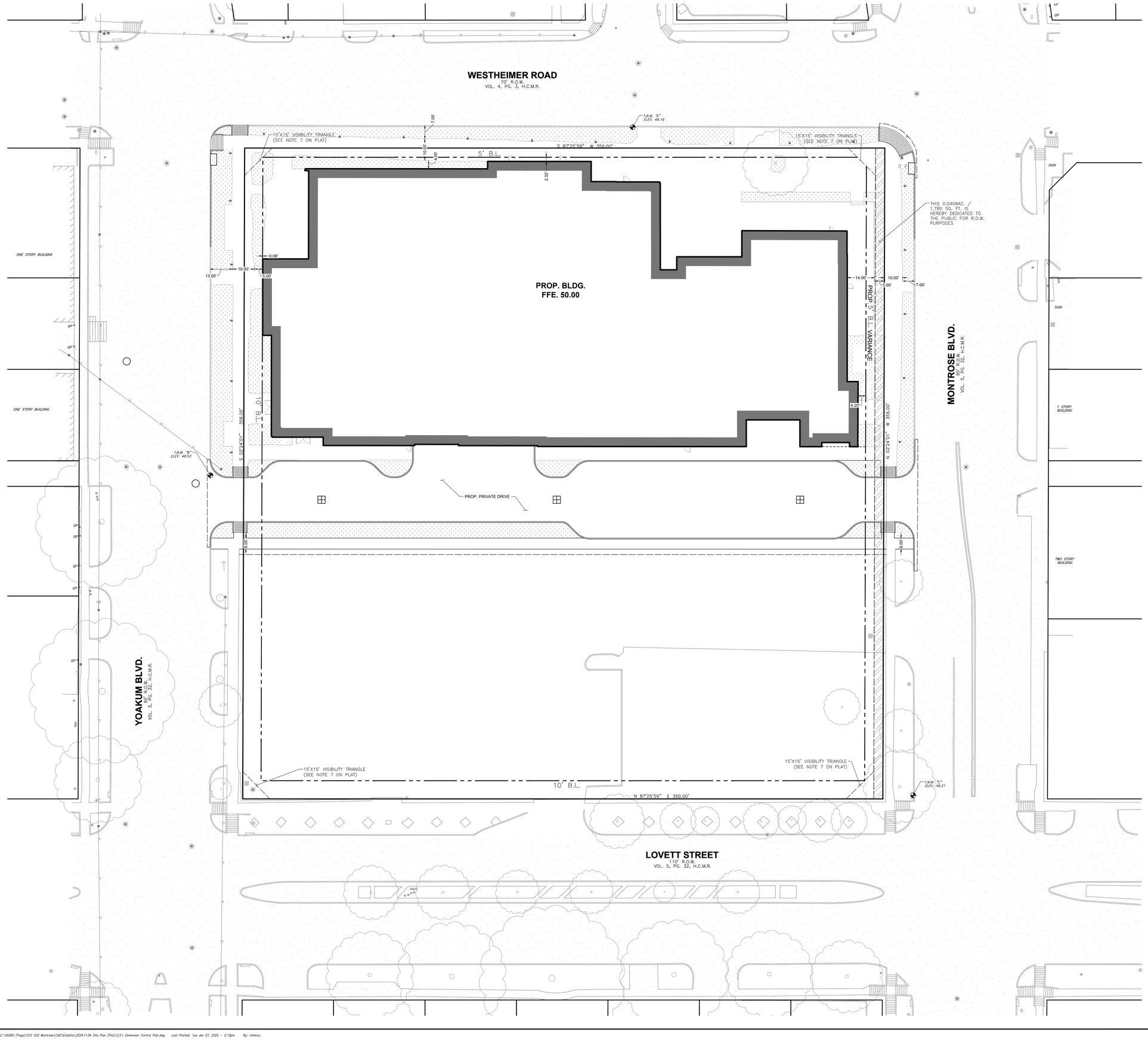
Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: SCD Montrose

Applicant: Windrose



D – Variances Aerial



BENCHMARKS:

PRIMARY BENCHMARK
PUBLISHED ELEVATION - 41.84'
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 210065 BEING A BRASS DISC STAMPED "210065" LOCATED ON THE EAST R.O.W. LINE OF SOUTH HEIGHTS BLVD. APPROXIMATELY 600 FEET SOUTH FROM THE SOUTH R.O.W. LINE OF MEMORIAL DRIVE.
(NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A"
ELEVATION - 48.19'
BEING A CUT BOX SET ON CONCRETE INLET LOCATED ON THE SOUTH R.O.W. LINE OF WESTHEIMER ROAD APPROXIMATELY 155 FEET WEST FROM THE WEST R.O.W. LINE OF MONTROSE BLVD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B"
ELEVATION - 48.53'
BEING A CUT BOX SET ON CONCRETE INLET LOCATED ON THE EAST R.O.W. LINE OF YOAKUM BLVD. APPROXIMATELY 190 FEET SOUTH FROM THE SOUTH R.O.W. LINE OF MONTROSE. (SHOWN HEREON)

TEMPORARY BENCHMARK "C"
ELEVATION - 48.21
BEING A CUT BOX SET ON CONCRETE INLET LOCATED ON THE INTERSECTION OF THE WEST R.O.W. LINE OF MONTROSE BLVD. AND THE NORTH R.O.W. LINE OF LOVETT BLVD. (SHOWN HEREON)

FLOOD PLAIN NOTE:

THIS SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (1% ANNUAL FLOODPLAIN CHANCE) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR CITY OF HOUSTON, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C0860L MAP REVISED JUNE 18, 2007.

SHEET NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL CURB RADII TO BE 3' (FEET) UNLESS OTHERWISE SHOWN ON PLAN.
4. PROPOSED HANDICAP SIGN SEE PAVEMENT DETAILS.
5. PROPOSED SIGN. REFERENCE LANDSCAPE ARCHITECT PLANS FOR DETAILS.
6. CONTRACTOR SHALL REFERENCE THE LANDSCAPE ARCHITECTURAL PLANS FOR ALL COURTYARD DETAILS.
7. EXISTING SURVEY WAS DONE BY WINDROSE LAND SURVEYING/PLATTING WITH THEIR CONTACT INFORMATION AS FOLLOWS:

WINDROSE LAND SURVEYING/PLATTING
11111 RICHMOND AVE, STE 150,HOUSTON,TX
Phone (713) 458-2281

PLAT NOTES:

7. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL 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.

Page/

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page@hirk.com

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2500 TANGLEWILDE
SUITE 120
HOUSTON, TEXAS 77063
713-789-1900

STRUCTURE
VSMsq
1080 ELDRIDGE PARKWAY
SUITE 350
HOUSTON, TEXAS 77077
281-407-5734

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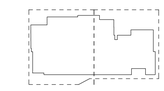
INTERIOR DESIGN
GRZYWINSKI + PONS
594 BROADWAY
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646-536-2716

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103 WEST LAURELHURST

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281-740-0725

VERTICAL TRANSPORTATION
LERCH BATES
27359 WEST HARDY ROAD
SUITE 216
SPRING, TEXAS 77373
832-640-8971

KEYPLAN



REVISION HISTORY

100% SCHEMATIC DESIGN	13 SEPT 2024
50% DESIGN DEVELOPMENT	11 DEC 2024

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW ONLY
Document incomplete, not intended for regulatory approvals, permit or construction.
SARA KAROLINI
145244
Registered Architect
1/17/25

CLIENT

SCD MONTROSE HOUSTON LLC

PROJECT

SCD MONTROSE
1001 WESTHEIMER RD,
HOUSTON TX

PROJECT NUMBER	ABBREVIATION
008000	
DRAWN BY	CHECKED BY
CR,MM,NF	SK

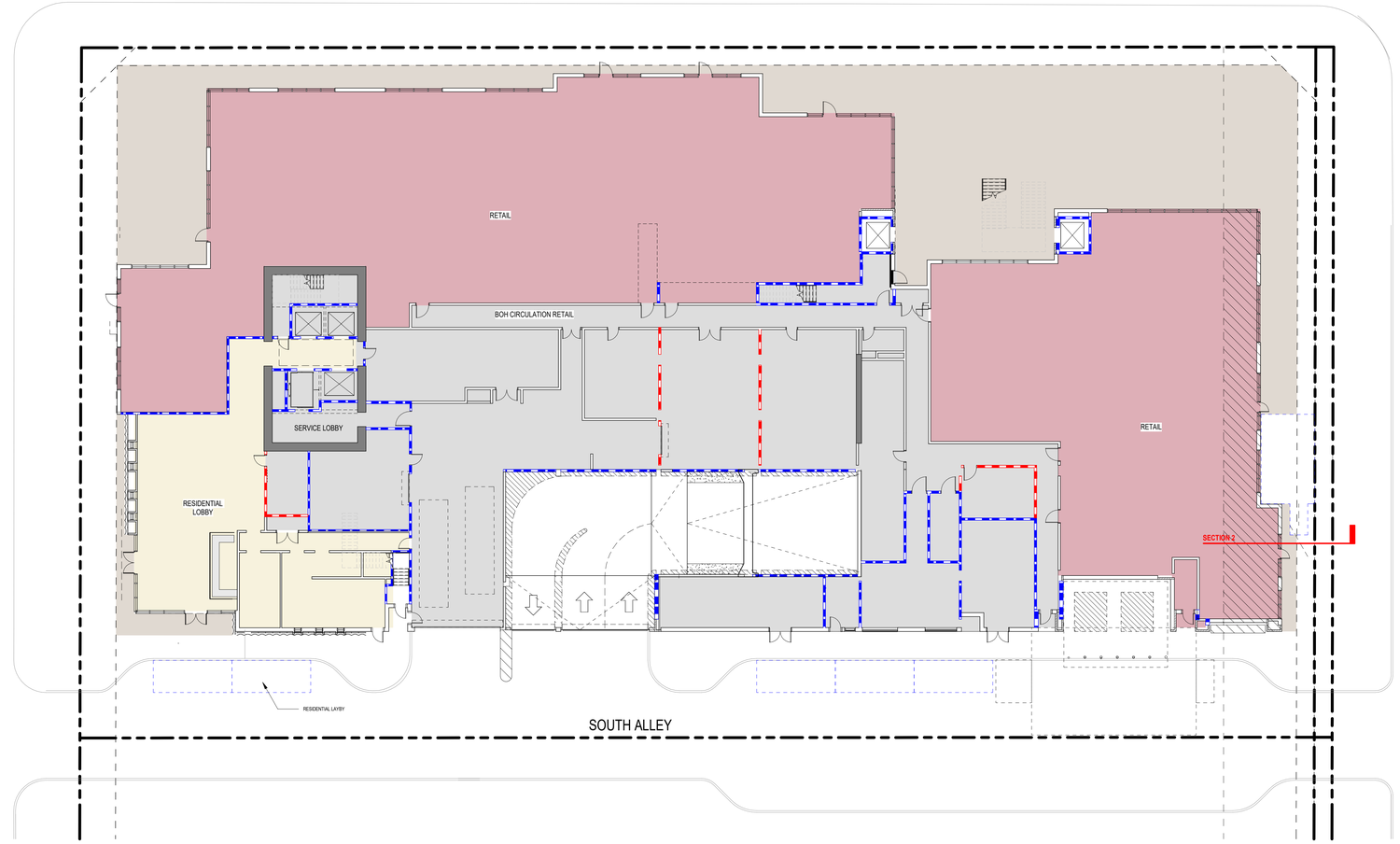
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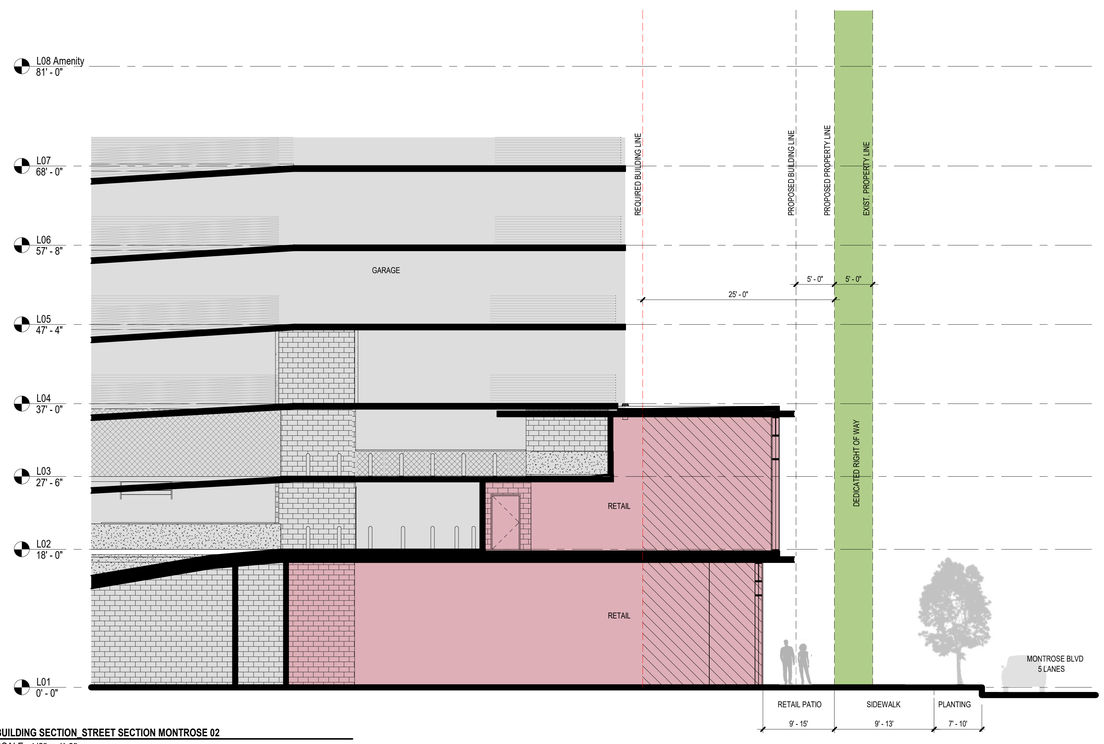
SITE PLAN EXHIBIT

SHEET NUMBER

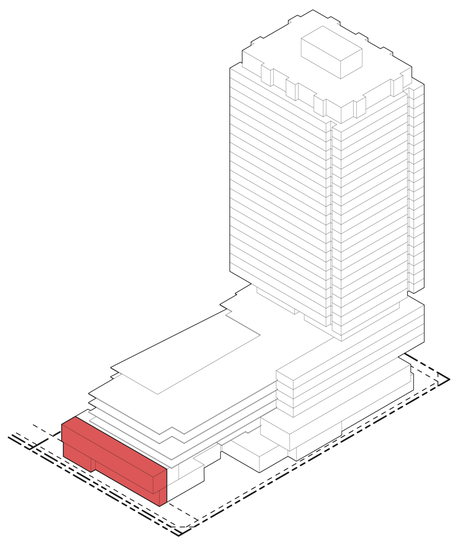
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1 **ARCHITECTURAL FLOOR PLAN - LEVEL 1**
SCALE: 1/16" = 1'-0"



2 **BUILDING SECTION_STREET SECTION MONTROSE 02**
SCALE: 1/8" = 1'-0"



3 **BUILDING AXONOMETRIC**
SCALE: N.T.S

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KEYPLAN



REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

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CLIENT

SCD MONTROSE HOUSTON LLC

PROJECT
MONTROSE MULTIFAMILY DEVELOPMENT
1001 WESTHEIMER ROAD
HOUSTON, TEXAS 77006

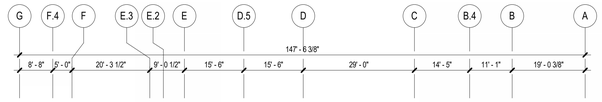
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33CM24016	
DRAWN BY	**CHECKED BY**
Author	Checker

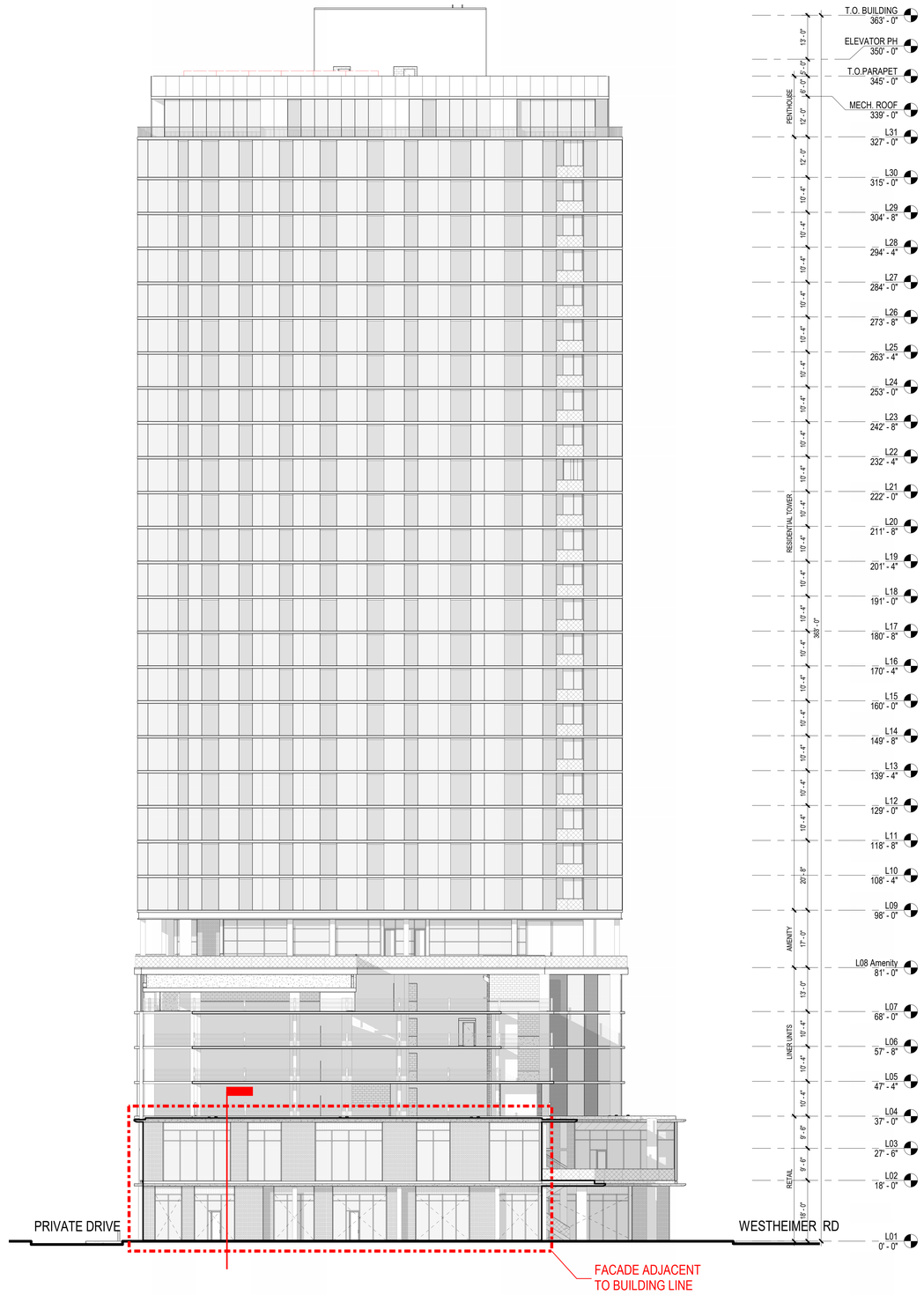
ORIGINAL ISSUE

SHEET NAME
PLATTING

SHEET NUMBER
A-101

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USER NAME:
DATE & TIME: 12/20/2024 5:30:16 PM





1 **EAST ELEVATION (MONTROSE)**
SCALE: 1/16" = 1'-0"

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KEYPLAN



REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW
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CLIENT

SCD MONTROSE HOUSTON LLC

PROJECT
MONTROSE MULTIFAMILY DEVELOPMENT
1001 WESTHEIMER ROAD
HOUSTON, TEXAS 77006

PROJECT NUMBER
33CM24016

ABBREVIATION

DRAWN BY
Author

CHECKED BY
Checker

ORIGINAL ISSUE

SHEET NAME
ARCHITECTURAL - EXTERIOR ELEVATIONS

SHEET NUMBER
A-203



WESTHEIMER & MONTROSE RETAIL PATIO (FACING SOUTH)



WESTHEIMER & MONTROSE RETAIL PATIO (FACING SOUTHWEST)

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REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

CLIENT

SCD MONTROSE HOUSTON LLC

PROJECT
MONTROSE MULTIFAMILY DEVELOPMENT
1001 WESTHEIMER ROAD
HOUSTON, TEXAS 77006

PROJECT NUMBER	ABBREVIATION
33CM24016	
DRAWN BY	**CHECKED BY**
RB / BB	Checker

ORIGINAL ISSUE

SHEET NAME
SCHEMATIC DESIGN CONCEPT IMAGERY

SHEET NUMBER
A-901



CORNER OF WESTHEIMER & MONTROSE (FACING WEST)



MONTROSE SIDEWALK SECTION (FACING NORTH)

Page/

Page Southerland Page, Inc.
1100 Louisiana, Suite One
Houston, TX 77002
pagethink.com

TEL 713 871 8484
FAX 713 871 8440

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Albany / Albuquerque / Atlanta / Austin / Boston / Charleston / Dallas / Denver / Dubai / Houston / Los Angeles / Mexico City / New York City / Orlando / Phoenix / Raleigh / Richmond / San Antonio / San Francisco / Tampa / Washington DC

CONSULTANT TEAM

GENERAL CONTRACTOR
SKANSKA USA BUILDING, INC.
800 CAPITOL STREET
SUITE 1210
HOUSTON, TEXAS 77002
713-401-5200

CIVIL
WGA
2500 TANGLEWILDE
SUITE 120
HOUSTON, TEXAS 77063
713-789-1900

STRUCTURE
VSMsq
1080 ELDRIDGE PARKWAY
SUITE 350
HOUSTON, TEXAS 77077
281-407-5734

MEP
BLUM CONSULTING ENGINEERS
12790 MERIT DRIVE, BUILDING 9
SUITE 700
HOUSTON, TEXAS 75531
214-373-8222

LANDSCAPE
DEPT.
4900 TRAVIS STREET
SUITE 201
HOUSTON, TEXAS 77002
713-367-1275

INTERIOR ARCHITECTURE
GRZYWINSKI + PONS
594 BROADWAY
SUITE 1214
NEW YORK, NEW YORK 10012
646-536-2716

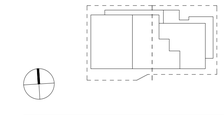
PARKING
PARKING ADVISORY GROUP
103 WEST LAURELHURST

THE WOODLANDS, TEXAS 77382
281-740-0725

VERTICAL TRANSPORTATION
LERCH BATES
27359 WEST HARDY ROAD
SUITE 216
SPRING, TEXAS 77373
832-540-8971

Dept.

KEYPLAN



REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW

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CLIENT

SCD MONTROSE HOUSTON LLC

PROJECT

MONTROSE MULTIFAMILY DEVELOPMENT
1001 WESTHEIMER RD
HOUSTON, TX, 77006

PROJECT NUMBER	ABBREVIATION
00000	XX-XXX
DRAWN BY	**CHECKED BY**
SS, DF, MM	IS, MT

ORIGINAL ISSUE

100% SCHEMATIC DESIGN
13 SEPT 2024

SHEET NAME

RENDERINGS

SHEET NUMBER

L-980

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2504
Plat Name: SCD Montrose
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 reduce the building line along Montrose Blvd from 25 feet to 5 feet
Chapter 42 Section: 150; 152

Chapter 42 Reference:
Sec. 42-150. - Building line requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter: Major Thoroughfares – in general – 25 feet 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.

Statement of Facts

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

The subject property is approximately 2.8 acres at the southwest corner of the intersection of Montrose Blvd and Westheimer Road. It is in the heart of the Montrose neighborhood, one of the most popular and pedestrian friendly areas of Houston. Applicant wishes to construct a multi-use high rise, with ground floor retail and a residential tower. Integral to the development is the plan to construct a street facing building accessible to pedestrians, with ample outdoor seating, access ramps, and landscaping. Because Montrose Blvd is designated a major thoroughfare planned for greater than 80 feet, Chapter 42 requires a 25-foot building line on the side facing this street. Further, Montrose Blvd is planned for 100 feet, the code will require a 5' right-of-way dedication in anticipation of future widening. Applicant requests a 5-foot building line to accommodate their walkable mixed-use design.

(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 5' building requested in this variance will allow the applicant to put this site, at a major intersection in one of Houston's most iconic and vibrant neighborhoods, to its highest and best use. A prominent location such as this requires a building that is meant to be experienced by the community at a walkable scale, one that will drive local commerce and be a space for spontaneous social interaction. This means providing many building elements and pedestrian amenities within the code-mandated 25' setback area.

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

The code already allows for a 5’ building line along certain major thoroughfares that are planned for 80’or less. This reduced building line performance standard already applies to the section of this property facing Westheimer Road. Similar developments along Westheimer such as at Montrose Collective Southwest (F.C. NO. RP-2022-172470) make use of this performance standard to create a unique and visually appealing street environment. Granting a variance for a 5’ building line along Montrose would be consistent with the scheme of development already taking place under the current code.

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

The goal of the applicant’s design is to safely draw in pedestrian traffic to street-level shops along Westheimer, Montrose, and Yoakam. To achieve this, vehicular access is to be limited to entry points in the back of the building along a private drive, leading to the multi-story parking garage and loading docks. Further, the property is already the site of heavy pedestrian activity, being near to popular destinations such as the recently built Montrose Collective building, neighborhood dining staples like Niko Niko’s and Aladin’s, and cultural centers like University of St Thomas, the Rothko Chapel, and the Menil Collection. A reduced building line along Montrose will encourage slower traffic and encourage safer pedestrian activity.

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

The justification for this variance is to allow the applicant to make the best use of the existing site while providing exceptional pedestrian amenities in keeping with the Montrose neighborhood tradition. The goal is to build a truly urban development that is a destination for people; not something to drive past quickly on the way home outside the city.

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

December 31, 2024

NOTICE OF VARIANCE

PROJECT NAME: SCD Montrose
REFERENCE NUMBER: 2024-2504

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the block bounded by Westheimer Road, Montrose Boulevard, Lovett Boulevard, and Yoakum Boulevard. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along Montrose Boulevard. Enclosed are copies of the variance request, site plan, 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 23, 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 Steven Henderson with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

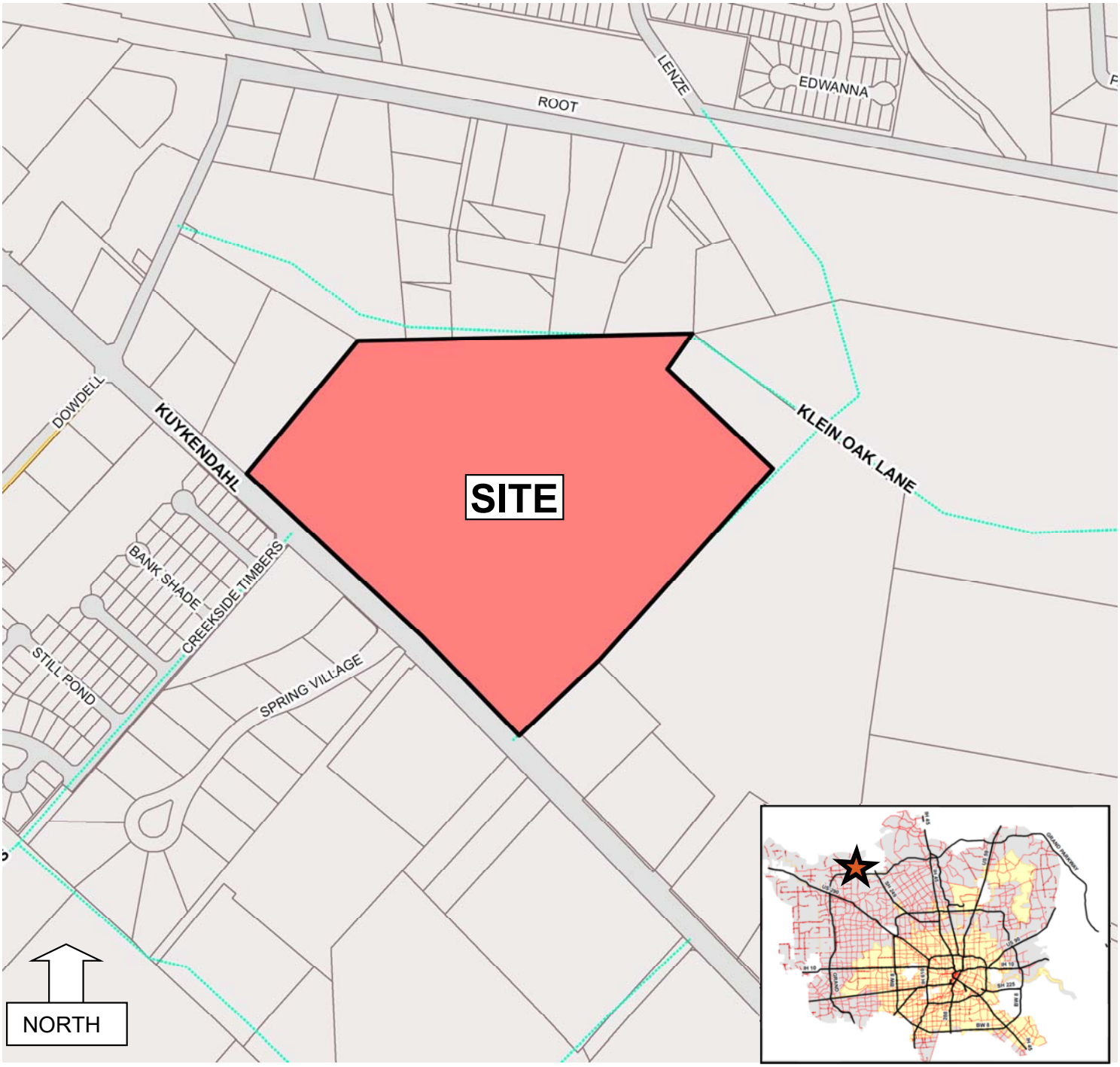
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Shapps Kuykendahl

Applicant: LJA Engineering, Inc



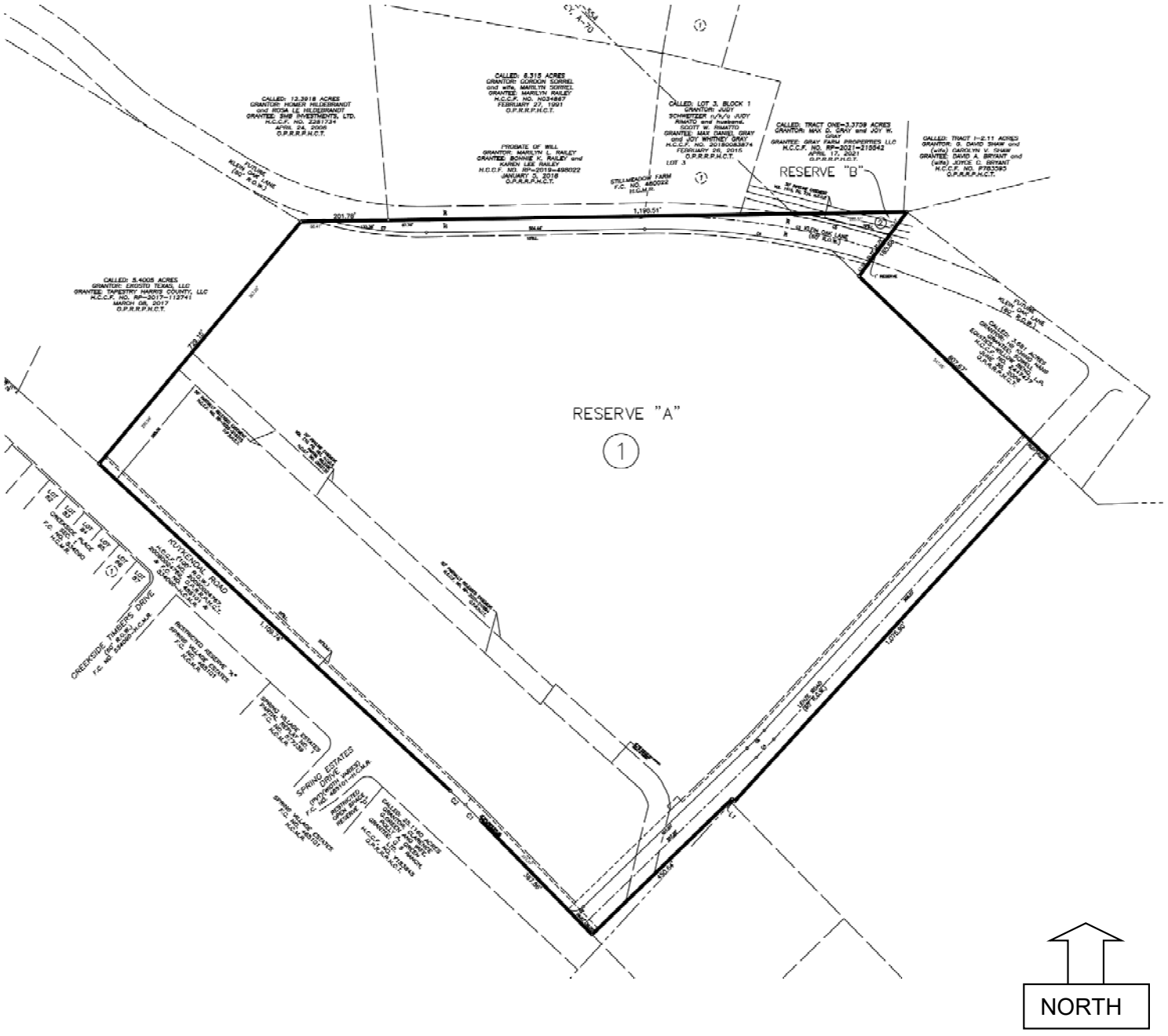
D – Variances **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Shapps Kuykendahl

Applicant: LJA Engineering, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 98

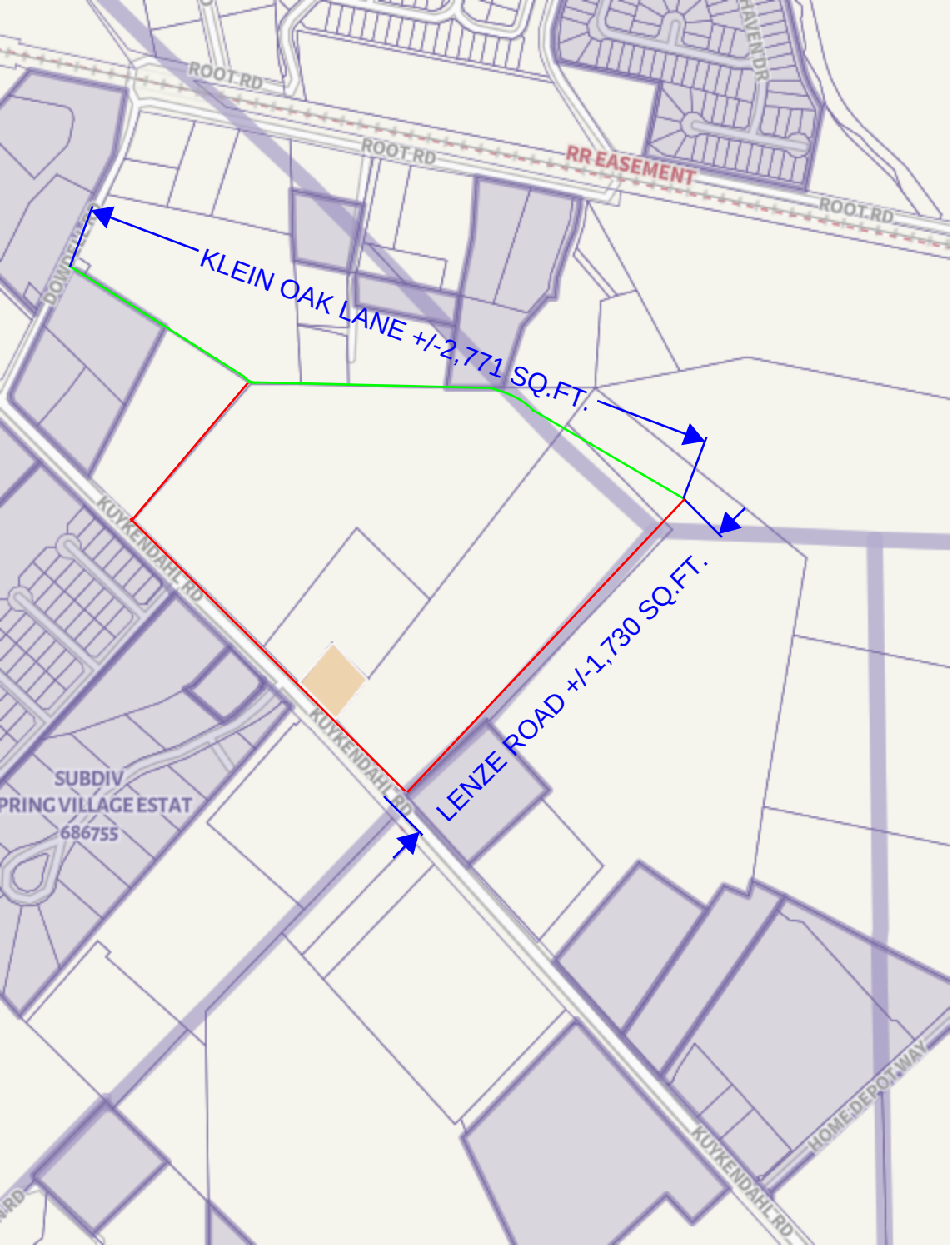
Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Shapps Kuykendahl

Applicant: LJA Engineering, Inc



D – Variances Aerial


ROOT RD
ROOT RD
RR EASEMENT
ROOT RD
KLEIN OAK LANE +/-2,771 SQ.FT.
KUYKENDAHL RD
LENZE ROAD +/-1,730 SQ.FT.
KUYKENDAHL RD
SUBDIV
PRING VILLAGE ESTAT
686755
HOME DEPOT WAY
KUYKENDAHL RD

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2454
Plat Name: Shapps Kuykendahl
Applicant: LJA Engineering, Inc.- (Houston Office)
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 allow an excessive intersection spacing along collector Klein Oak Lane of approx. 2,771' from Dowdell Road to Lenze Road. To allow excessive intersection spacing along collector Lenze Road of approximately 1,730' from Kuykendahl Road to Klein Oak Lane.

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) or at least every 1,400 feet; or

Statement of Facts

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

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;

Shapps Kuykendahl is an approx. 49.715-acre, proposed multi-use development located along the north side of Kuykendahl Road about 700' southeast of the Kuykendahl Road and Dowdell Road intersection. Per the MTFP there is to be a future collector street (extension of Lenze Road as proposed on this plat) along Kuykendahl Road approx. 2,300' southeast of Dowdell Road and approx. 2,100' northwest of the Kuykendahl Road Home Depot Way intersection. This future collector street will extend north, intersect with future collector street Klein Oak Lane, and continue north and tie into existing Lenze Road at its intersection with Kuykendahl-Huffsmith Road. The proposed extension of Lenze Lane does create excessive intersection spacing along the Future Klein Oak Lane from its intersection at Dowdell Road traveling east to its future intersection with Lenze Road per the MTFP projection. The proposed Lenze Road is approximately 1,730 square feet and does exceed the required 1,400 square feet for collector streets. The proposed Lenze Road is configured per the MTFP. Due to the proposed location of Lenze Road per the MTFP, this configuration also creates excessive block length along the proposed Klein Oak Lane of approximately 2,771 sq.ft. Due to the proposed location of Lenze Road, strict application would cause a large portion of the tract to be undevelopable.

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

The future Lenze Road extension to Kuykendahl Road, per the MTFP, will exceed the block length requirement along Klein Oak Lane from Dowdell Road to Lenze Road, and will exceed the block length requirement along Lenze Road from Kuykendahl Road to Klein Oak Lane and is not a hardship created or imposed by the applicant.

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

With the future extension of Lenze Road to Kuykendahl Road and the proposed Klein Oak Lane, the intent and general purposes of this chapter are preserved and maintained.

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

Oak Lane extensions, will provide sufficient vehicle circulation in the area, thus the granting of this variance will not be injurious to the public health, safety or welfare.

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

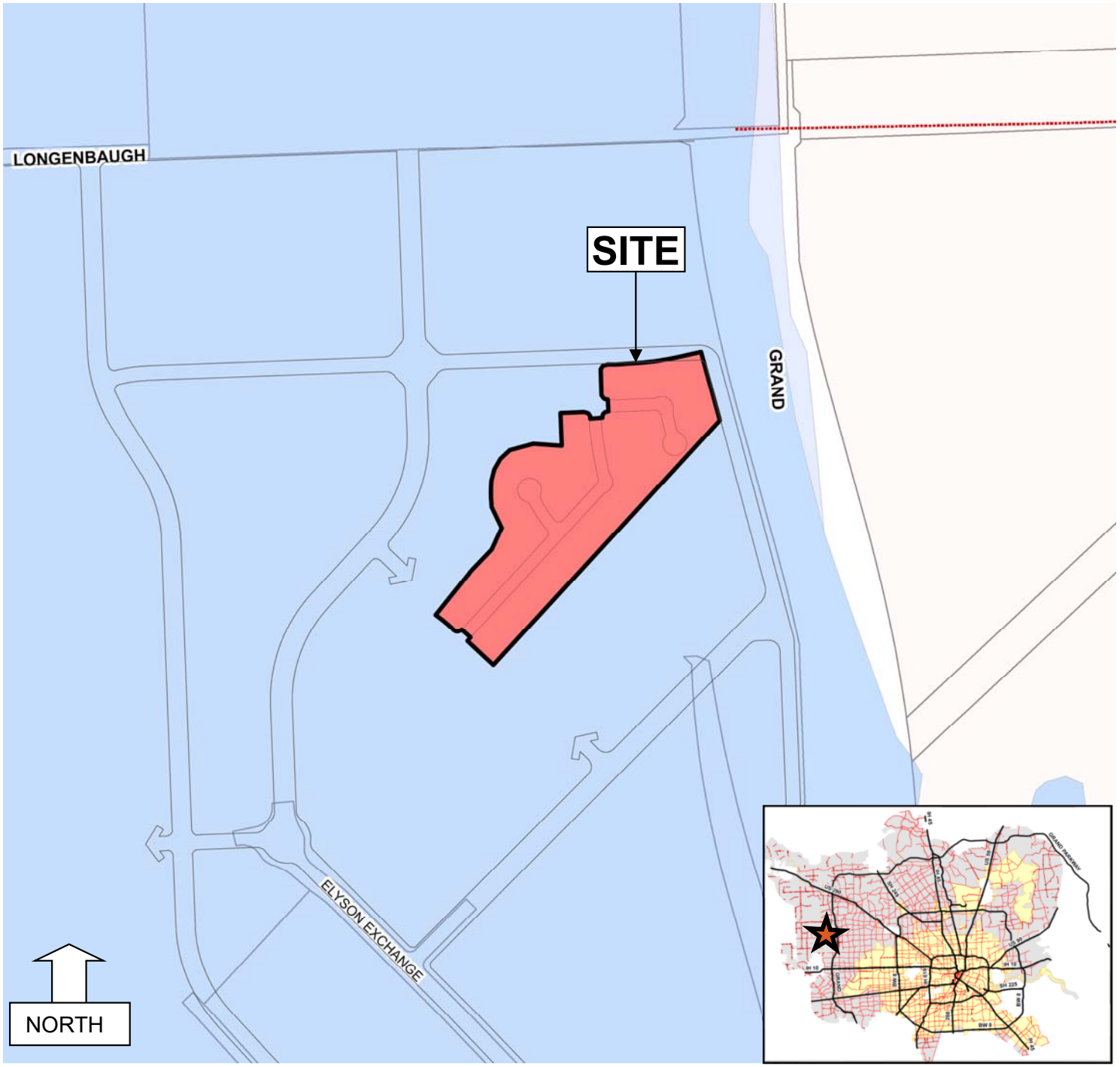
The future collector street pattern as required by the MTFP, providing sufficient vehicle circulation in the area, is the justification of this request not an economic hardship imposed by the applicant.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Elyson Cy Fair Sec 3

Applicant: Meta Planning + Design LLC



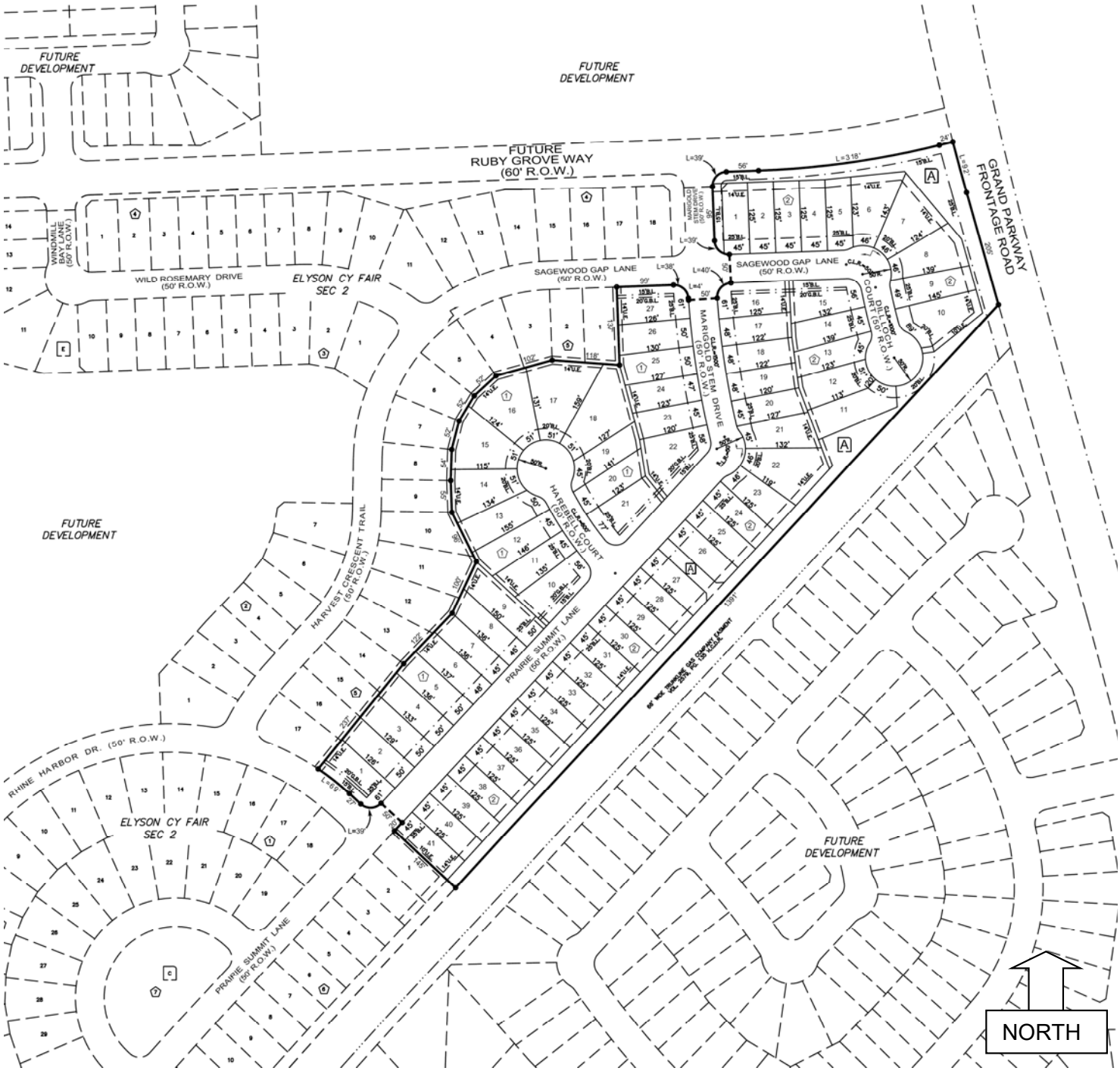
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Elyson Cy Fair Sec 3

Applicant: Meta Planning + Design LLC



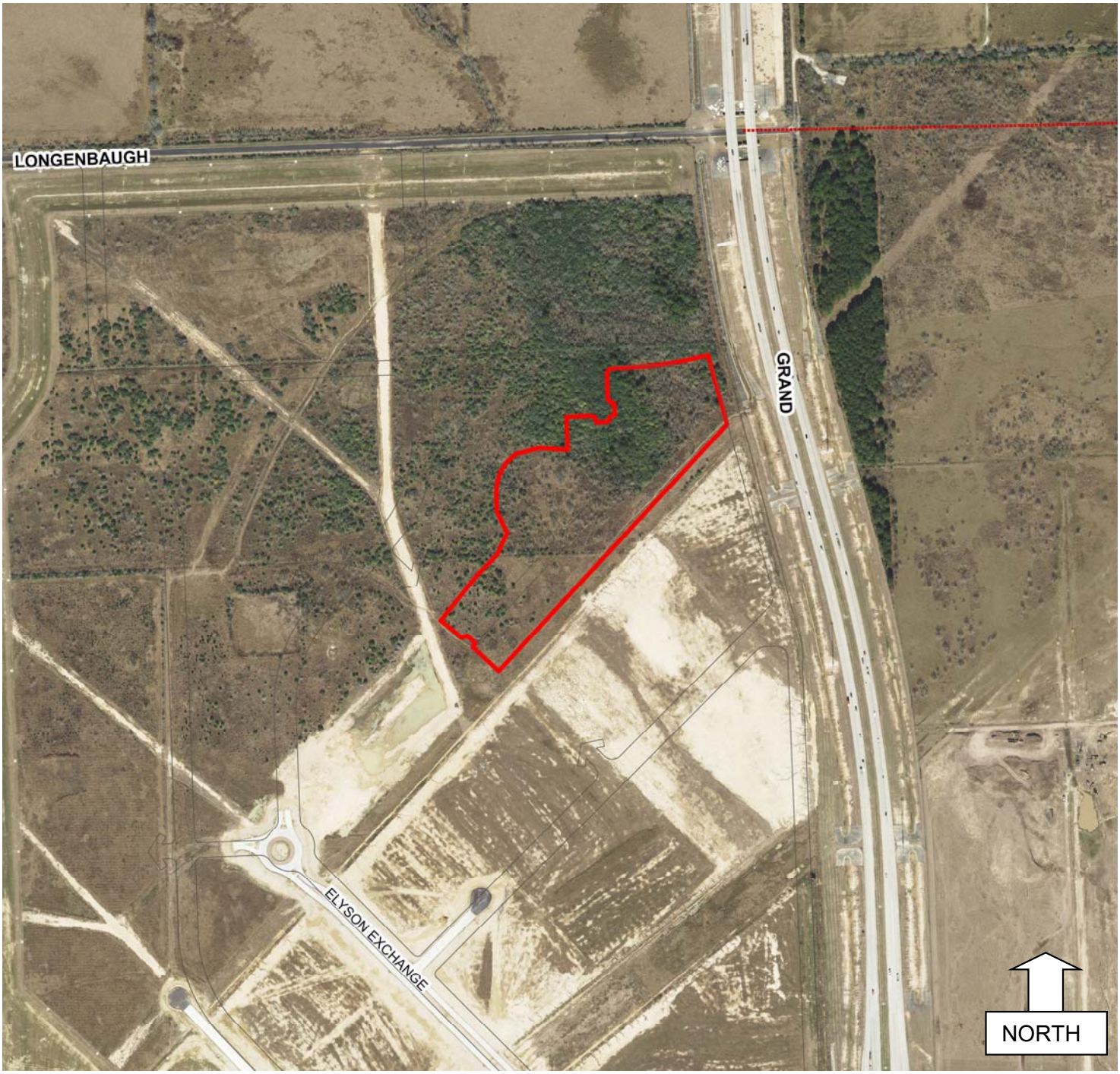
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Elyson Cy Fair Sec 3

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

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N

LONGENBAUGH RD

OVERFLOW
±8.2 Ac.

ELYSON MARKET

ELYSON
CY FAIR
SEC 4.

SFR-1
±17.0 Ac.

PROPOSED
PEDESTRIAN WALKWAY

FUTURE HAZEL GROVE

PARK
±1.8 Ac.

ELYSON
CY FAIR
SEC 3.

FUTURE FRONTAGE ROAD

FUTURE
DEVELOPMENT

±2,495'

66' WIDE TRUNKLINE GAS COMPANY EASEMENT

ELYSON
CY FAIR
SEC 2.

OVERFLOW
±34.5 Ac.

FUTURE
DEVELOPMENT

DET
±5.5 Ac.

DET
±7.7 Ac.

ELYSON EXCHANGE WAY

MF-1
±15.0 Ac.

ELYSON SQUARE WAY

MU-2
±15.3 Ac.

RET-3
±6.5 Ac.

RET-2
±4.0 Ac.

GRAND PARKWAY

DETENTION
±24.3 Ac.

RET-6
±3.3 Ac.

MU-1
±11.7 Ac.

RET-1
±17.2 Ac.

LS

OVERFLOW
±4.9 Ac.

DETENTION
±4.1 Ac.

FM 529

a special exception exhibit for

ELYSON

BETZ TRACT

prepared for

BROOKFIELD RESIDENTIAL

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

SCALE
0 100 200 400

MTA-518
JANUARY 15, 2025

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Special Exception Request Form

Application Number: 2025-0078
Plat Name: Elyson Cy Fair Sec 3
Applicant: Meta Planning + Design LLC
Date Submitted: 01/13/2025

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 exceed the maximum local street block length by providing no street connections for a distance of approximately ±2,495' along the pipeline easement between Elyson Exchange Drive and the future Grand Parkway frontage road.

Chapter 42 Section: 130

Chapter 42 Reference:

Sec. 42-130. Intersections exceptions (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (1) The crossing of a single existing pipeline by a street more than every 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;

Elyson Cy Fair Sec 3 is a subsection of the ±3,560-acre master-planned community known as Elyson, located to the far west of central Houston and north of the City of Katy. The site is west of the Grand Parkway (TX-99), primarily north of FM 529 (also called Freeman Road), a major thoroughfare, and south of Longenbaugh Road. The overall Elyson project spans several square miles and includes a 1-mile thoroughfare grid with east-to-west roads such as Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd, and Sharp Rd (also known as West Rd), as well as north-to-south roads like Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The development is affected by multiple pipelines, drill sites, well sites, a 220-foot-wide power line easement, and two creeks: Bear Creek and South Mayde Creek. The subject plat is located near Elyson Exchange Drive and the Grand Parkway. The subject plat is directly north of one of the three active pipeline easements within Elyson. The 66-foot-wide pipeline easement contains a single pipeline running from northeast to southwest. According to Chapter 42, an intersection exception permits the crossing of a single existing pipeline by a street every 2,000 feet. There is an existing internal north-south collector, Elyson Exchange Drive, located southwest of the subject plat, which crosses the pipeline easement and will provide access to this section and the other adjacent sections of residential development. Elyson Exchange Drive will then connect with the internal residential streets that will ultimately make their way to Longenbaugh Rd on the north. A second crossing of the pipeline, Elyson Square Way, is located less than 700' further southwest along the pipeline easement, providing another crossing point in the immediate vicinity. Additionally, east of the subject plat is the existing Grand Parkway and the future Grand Parkway frontage road, which will also provide north-south vehicular access and circulation throughout the area. The future frontage road and Elyson Exchange Way are approximately 2,495 feet apart along the pipeline. All three crossings (including Elyson Square Way) are collector-like streets with no lots fronting on either of the internal crossings until they enter the single-family sections north of the pipeline. Additionally, the development pattern north of the pipeline is limited to a handful of single-family sections as there are significant drainage and detention burdens on this area, so the total

volume of trips in the area will be limited. These connections will provide sufficient circulation opportunities in both directions across the pipeline. The proposed distance is a 495-foot increase from the 2,000-foot minimum, representing a 24.75% deviation from the standard. This existing and proposed street connections will provide sufficient vehicular circulation throughout the tract. Given the minor nature of the deviation and the proposed land uses, there will be no negative impact on traffic circulation within the community or the surrounding region.

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

The proposed special exception is in keeping with the intent of the ordinance by providing a future road that will improve vehicular circulation and maintaining the existing network of public streets and the proposed internal street pattern. The special exception request is a minor deviation from the standard and achieves the result contemplated by the ordinance.

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

The proposed modification is 24.75% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

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

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Blendin Coffee on Bell

Applicant: Beacon Land Services



F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Blendin Coffee on Bell

Applicant: Beacon Land Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 01/23/2025**

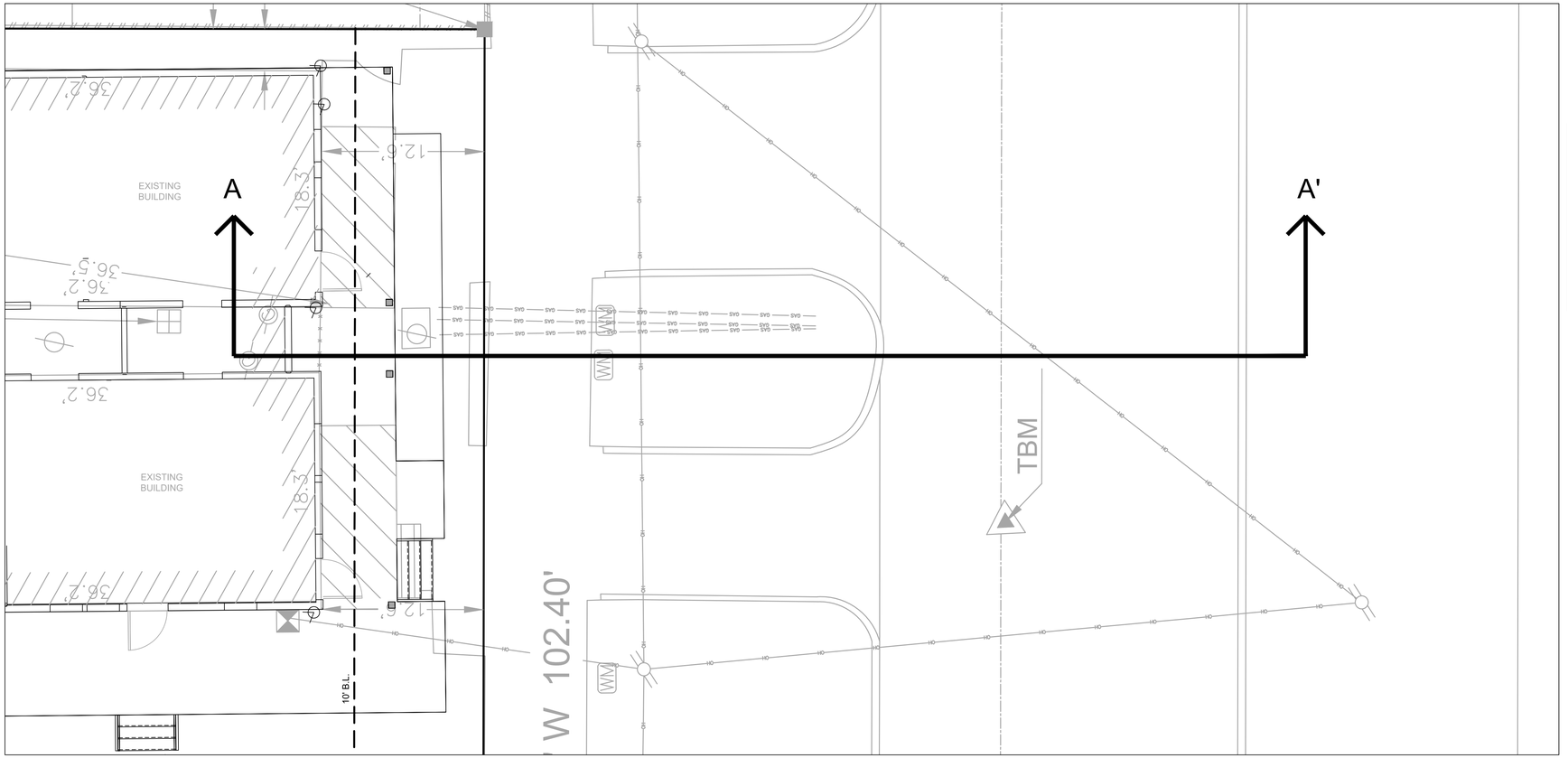
Subdivision Name: Blendin Coffee on Bell

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Aerial



PLAN



SECTION - A-A'

0 5 10

SCALE: 1" = 5'

PROJECT BENCHMARK:
RM 040070 ELEV: 37.92' (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER 040070 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF SOUTH MACGREGOR WAY AND SCOTT STREET, TRAVEL NORTH ON SCOTT STREET APPROXIMATELY 0.1 MILE TO CONCRETE BRIDGE OVER BRAYS BAYOU. MONUMENT IS LOCATED ON DOWNSTREAM SIDEWALK AT CENTERLINE STREAM.

TEMPORARY BENCHMARK
ELEV: 42.87' (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF STREET CENTERED WITH THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY.

PROJECT NAME:

BLENDIN SPECTRUM EADO

PROJECT ADDRESS:
2307 BELL STREET,
HOUSTON TX 77003

CLIENT:

BLENDIN COFFEE

SEAL:

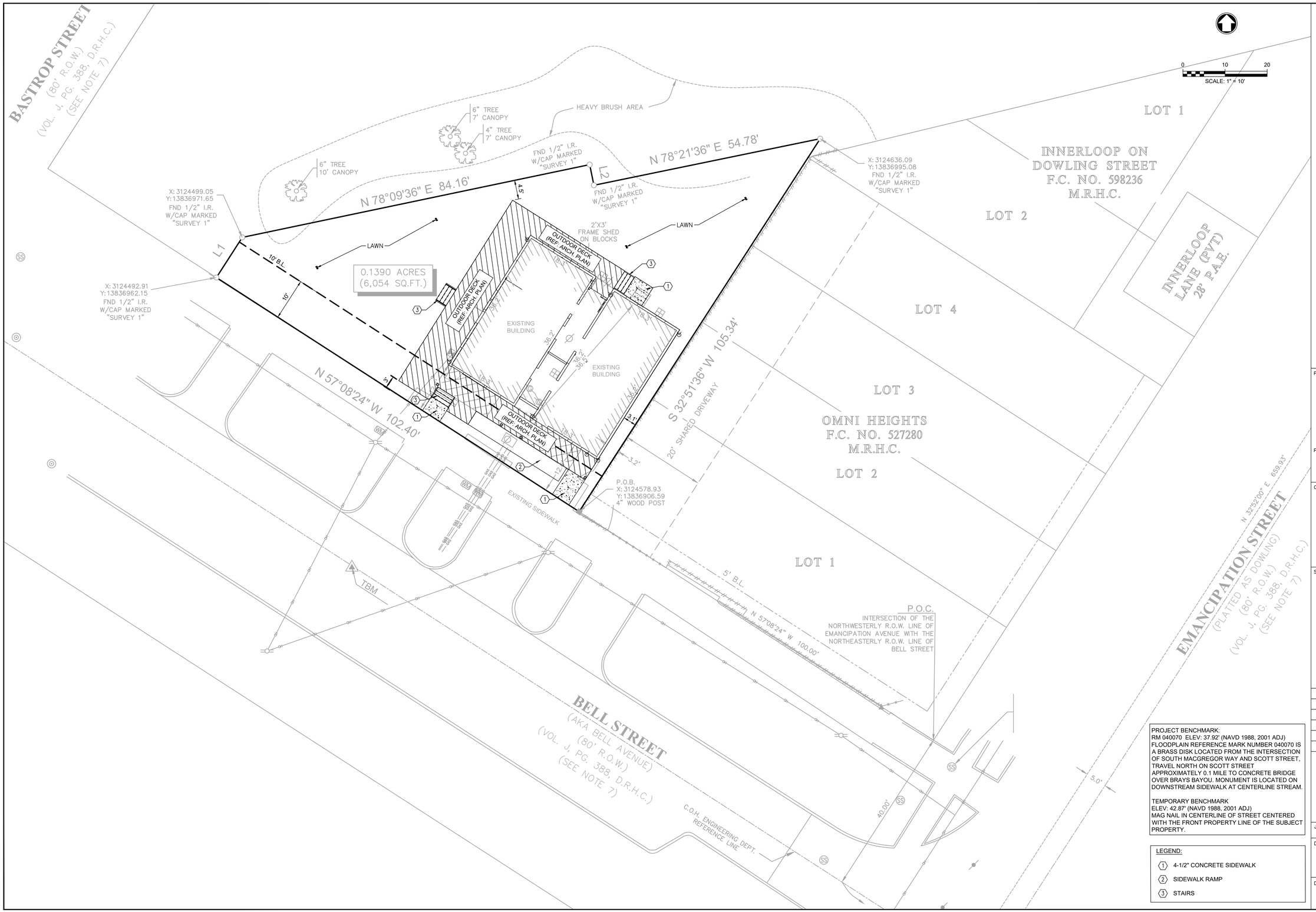
DATE	REV	DESCRIPTION

FRONTIER ENGINEERING SOLUTIONS
TX FIRM # 25007

JOB NO: 2024-0121
DATE: 12-10-2024

DRAWING NAME:
ROAD CROSS SECTION

DRAWING NO:
C1.1



PROJECT BENCHMARK:
RM 040070 ELEV: 37.92' (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER 040070 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF SOUTH MACGREGOR WAY AND SCOTT STREET, TRAVEL NORTH ON SCOTT STREET APPROXIMATELY 0.1 MILE TO CONCRETE BRIDGE OVER BRAYS BAYOU. MONUMENT IS LOCATED ON DOWNSTREAM SIDEWALK AT CENTERLINE STREAM.

TEMPORARY BENCHMARK
ELEV: 42.87' (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF STREET CENTERED WITH THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY.

LEGEND:

1. 4-1/2" CONCRETE SIDEWALK
2. SIDEWALK RAMP
3. STAIRS

PROJECT NAME:
BLENDIN SPECTRUM EADO

PROJECT ADDRESS:
2307 BELL STREET,
HOUSTON TX 77003

CLIENT:
BLENDIN COFFEE

SEAL:

DATE	REV	DESCRIPTION

FRONTIER ENGINEERING SOLUTIONS
TX FIRM # 25007

JOB NO: 2024-0121
DATE: 12-10-2024

DRAWING NAME:
CIVIL LAYOUT PLAN

DRAWING NO:
C1.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2024-2448
Plat Name: Blendin Coffee on Bell
Applicant: Beacon Land Services
Date Submitted: 12/09/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
We are requesting a Building Line Requirement variance and changing the name of the plat.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. - Building line requirement, paragraph (d) states: "Local Street" All others 10 feet

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

STATEMENT OF FACTS:
The name is changing due to ownership wanting to do something different then originally intended

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2448
Plat Name: Blendin Coffee on Bell
Applicant: Beacon Land Services
Date Submitted: 12/09/2024

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

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

42-150 "Building Line Requirement." To reduce portions of the front building setbacks along Bell Street from 10 feet to 4.5 feet.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement, paragraph (d) states: "Local Street" All others 10 feet

Statement of Facts

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

The applicant is proposing to redevelop an existing residential home and accessory structure at 2305 Bell Street into a Blendin Coffee Shop. The subject site is situated within the heart of the EADO District just blocks from the Shell Energy Stadium and the George R Brown Convention Center. Because the site is within the market-based parking-exemption area, the typical parking field is not required.

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

The applicant desires to preserve the existing buildings, constructed in 1940, and to recondition and expand the porch/patio areas horizontally – which requires a variance to reduce the 10-foot building setback to a 4.5-foot building setback on a small portion of the site. The proposed improvements will not further the building setback encroachment. The applicant is providing an ample pedestrian realm, new bicycle parking, and is reconfiguring the existing open curb-cuts and driveways into more restrictive and safer driveways for better on-site circulation.

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

The justifications supporting the variance are the prevailing development character of the area and the need for flexibility to achieve the design form that matches the highest and best use for the land. By granting this variance, the Commission will enable the applicant to preserve the footprint and character of the existing development while providing much needed commercial stock.

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

While this area is surrounded by Transit Oriented Development streets, there is no way for the existing historic structures to meet the intent of the ordinance without relief. The East End District has been trying desperately to move in a positive direction and this application represents a wonderful opportunity to help a developer that is trying to provide the type of pedestrian-friendly design that is so needed in the community.

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

The applicant will be completely renovating the buildings to ensure that the buildings meet all the correct codes and standards for the city. By approving this variance request, the City will catalyze a complete renovation of a dilapidated structure that better fits the character of the East End.

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

The East End District is ideal for the type of preservation-minded, pedestrian-focused infill development that the applicant is trying to achieve. The justification is that the variance is the best path to achieve the preservation of the existing building. All other development will be in concurrence with Houston regulations. Without the variance, the site will continue to exist as an outdated and less than ideal warehouse use.

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

January 3, 2025

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Blendin Coffee on Bell
REFERENCE NUMBER: 2024-2448

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located along Bell Street, east of Hutchins Street, west of Emancipation Avenue, and south of Polk 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.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a dual building line of 4.5' along Bell Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, January 23, 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.

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

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 Braeden Allemand with Beacon Land Services at 713-936-0280. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

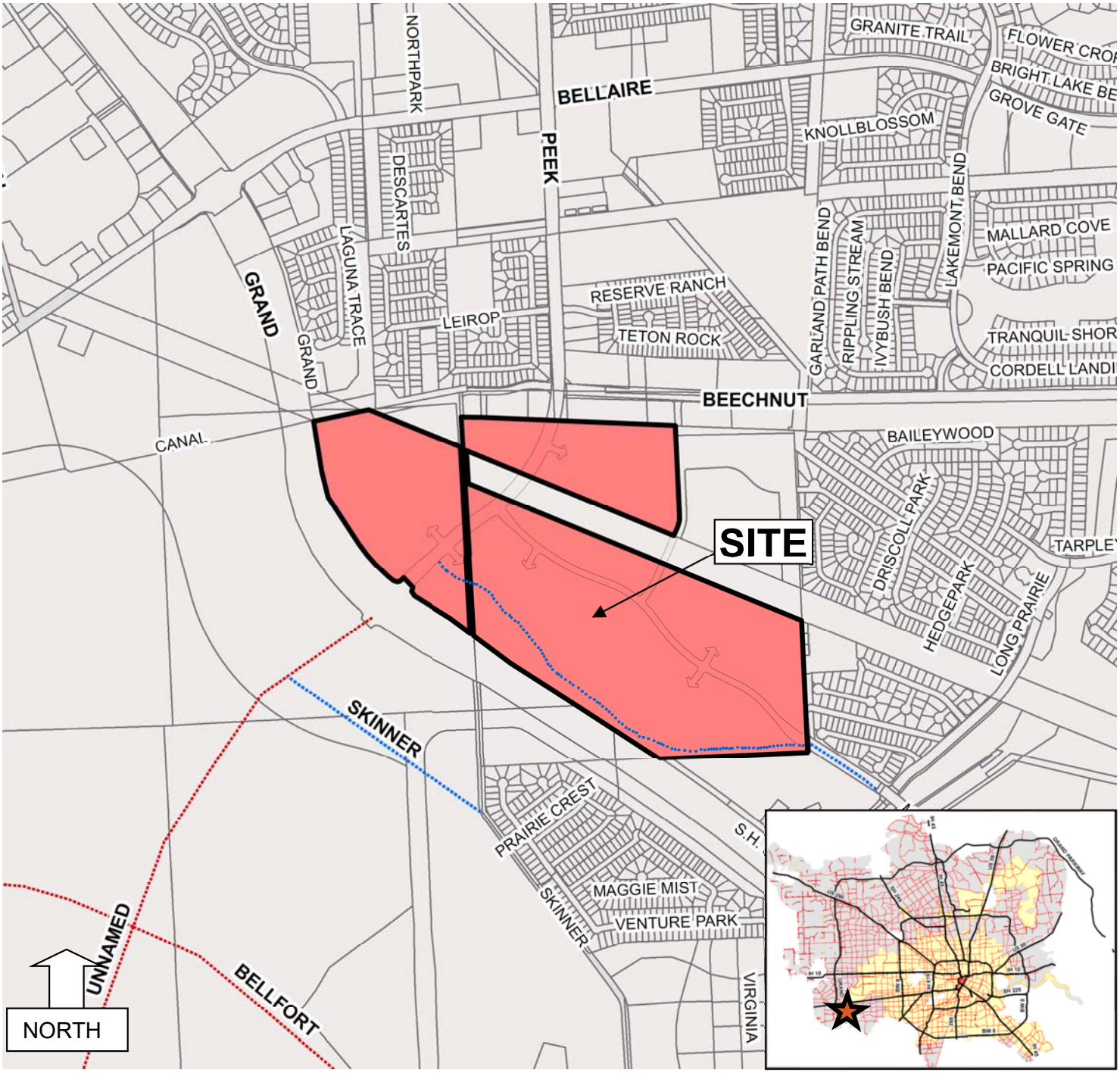
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Grand Parkway GP

Applicant: Meta Planning + Design LLC



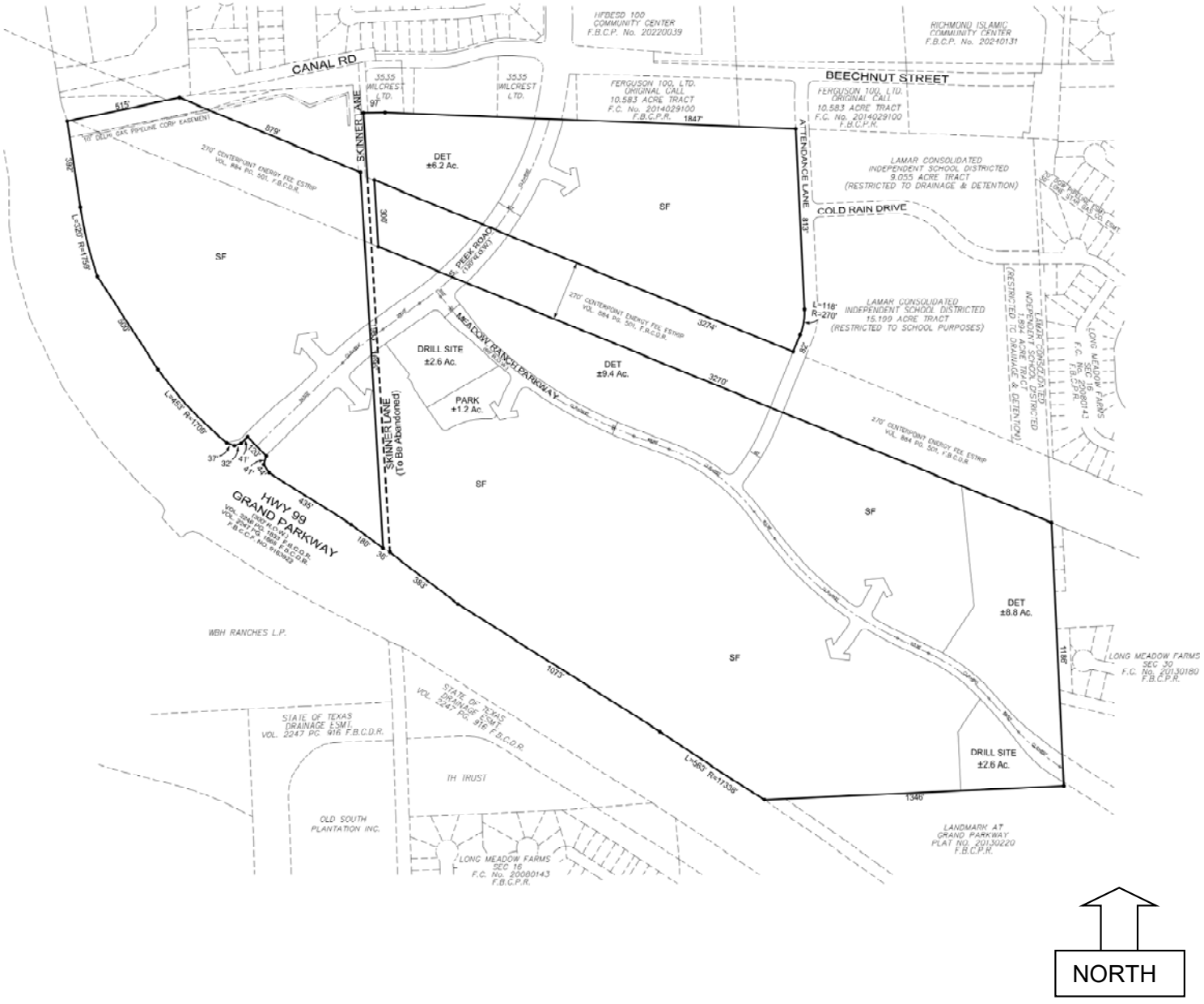
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Grand Parkway GP

Applicant: Meta Planning + Design LLC



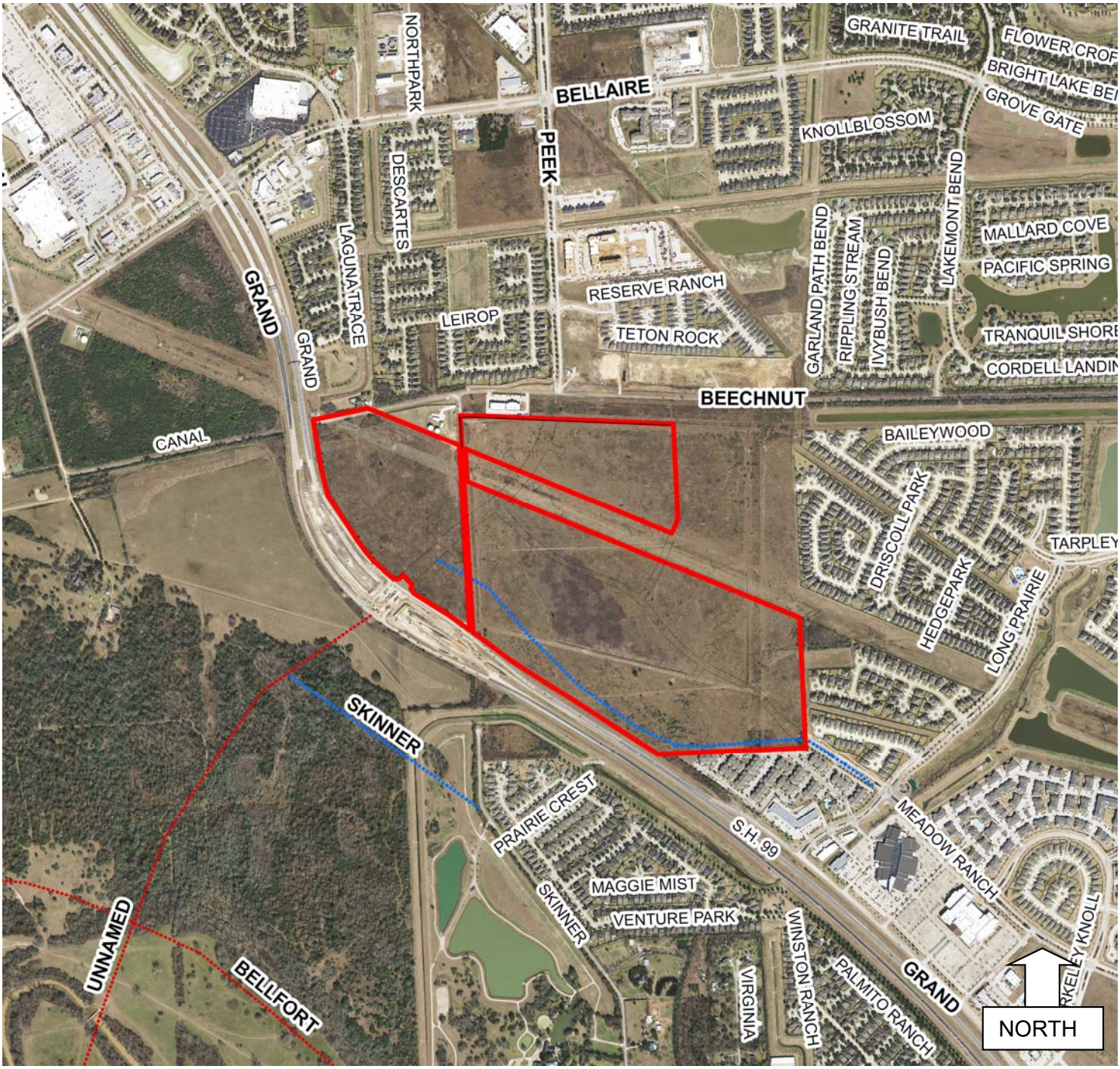
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 01/23/2025**

Subdivision Name: Grand Parkway GP

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2025-0088
Plat Name: Grand Parkway GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/13/2025

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

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

To allow for an intersection spacing of ±510' along the major thoroughfare Peek Road, between the proposed collector Meadow Ranch Parkway and the future local road Lavender Pines Lane.

Chapter 42 Section: 42-127

Chapter 42 Reference:

[...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart...

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

STATEMENT OF FACTS:

N/A

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0088
Plat Name: Grand Parkway GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/13/2025

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 for an intersection spacing of ±510' along the major thoroughfare Peek Road, between the proposed collector Meadow Ranch Parkway and the future local road Lavender Pines Lane.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. [...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart...

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 191-acre Grand Parkway Tract is a proposed development located in the southwest portion of Houston's Extraterritorial Jurisdiction (ETJ) in Fort Bend County. The site is positioned east of the Grand Parkway (TX-99), west of major thoroughfare South Mason Road, and south of Beechnut Street, which transitions from a major thoroughfare to a collector in this area. The site is adjacent to an existing residential subdivision to the east and a multi-family apartment complex to the southeast. The property is bisected by major thoroughfare Peek Road, which intersects the Grand Parkway with an underpass and ramps, but no frontage roads. Additionally, the tract is bisected by a 270-foot-wide CenterPoint Energy corridor running east to west. The intended use of the site is single-family residential development. Per Chapter 42-127, intersections along a major thoroughfare must be spaced at least 600 feet apart. Along Peek Road, the subject site currently has a distance of about 510 feet between the future collector Meadow Ranch Parkway (aka North Long Meadow Farms) and local street Lavender Pines Lane, which is a 15% deviation from the required standard. This deviation is due to several factors, first being that the distance along Peek Road between the Grand Parkway and the CPE Fee strip is limited and not quite long enough to allow for two intersections at the proper spacing. Priority was given to the spacing between the Grand Parkway interchange and the first intersection east (Lavender Pines Lane) as the more challenging from a traffic perspective, which results in a shortened intersection spacing from Lavender Pines Ln to Meadow Ranch Pkwy behind it. There is also the proposed detention pond along Meadow Ranch Parkway and the planned drill site location that limit potential street locations. Fort Bend County has reviewed the proposed geometry of Peek Road previously and the street design is fixed due to prior approvals. The alignment of Meadow Ranch Parkway and Peek Road as well as the location of the intersection have been reviewed. As mentioned above, the tract is bisected by a 270-foot-wide corridor, and the proposed intersection location is the least disruptive option. It is the closest location to the desired intersection point without encroaching on the easement fee strip. Additionally, because the site is located east of the Grand Parkway, there are limited options for placing a local street along Peek Road without conflicting with the Grand Parkway's intersection spacing requirements. The proposed distance between the future Meadow Ranch Parkway and Lavender Pines Lane is a 90-foot reduction from the 600-foot minimum, representing a 15% deviation from the standard, which is not disproportionate. This minor deviation is intended to center the street connection as much as possible, minimizing impacts in both directions. It will still

allow for turn lanes in the median of Peek Road. This new street connection will improve vehicular circulation throughout the tract and enhance overall traffic flow in the area.

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

The proposed special exception is in keeping with the intent of the ordinance by providing a future road that will improve vehicular circulation and maintaining the proposed network of public streets and the proposed internal street pattern. The special exception request is a minor deviation from the standard in both directions and achieves the result contemplated by the ordinance.

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

The proposed modifications are a 15% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

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

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/23/2025
ITEM: 117

Applicant: ALBERTO PIMENTEL
Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0001	77365	5672	255Y	ETJ

WEST OF: US 59 **NORTH OF:** FM 1314

ADDRESS: 22703 FATHEREE DRIVE, PORTER, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING PART OF TRACT 23, FREEWAY OAKS SECTION ONE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 329, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/23/2025
ITEM: 118

Applicant: JASMINE PATRON
Contact Person: JASMINE PATRON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0002	77365	5672	295D	ETJ

WEST OF: US 59 **NORTH OF:** FM 1314

ADDRESS: 23283 ANDREW LANE, PORTER, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING A 1.000 ACRE TRACT OF LAND LOCATED IN THE F.M. NOBLE SURVEY, A-669 AND ELLA B. WALKER SURVEY, A-702, BEING OUT OF LOT 48, OF C.H. ROUSE SECOND ADDITION, A SUBDIVISION RECORDED IN VOLUME 5, PAGES 93-94 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/23/2025
ITEM: 119

Applicant: ALEJANDRO BARRIENTOS
Contact Person: AES SEPTIC

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0003	77357	5874	257L	ETJ

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

ADDRESS: 19683 BRIARWICK LANE, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.275 ACRE TRACT OF LAND SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, MONTGOMERY COUNTY, TEXAS, BEING ALL OF LOT 574, OF PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/23/2025
ITEM: 120

Applicant: ADRIAN LIZALDE/ENCINO LANDHOLDINGS LLC
Contact Person: AUDREY GRICE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0004	77365	5772	296G	ETJ

EAST OF: LOOP 494 **NORTH OF:** FORD RD

ADDRESS: 22910 CHAPARRAL COURT, PORTER, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.50 ACRES OF LAND IN THE J.M. EVERETT SURVEY, ABSTRACT NO. 197, OF MONTGOMERY COUNTY, TEXAS, AND BEING LOT 11, BLOCK 4, CHAPARRAL PLACE, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 01/23/2025
ITEM: 121

Applicant: JOSE GUERRERO
Contact Person: JOSE GUERRERO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0005	77365	5671	295Q	ETJ

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

ADDRESS: 25223 RAVENGLEN LANE, PORTER, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 146, OF RAVENWOOD, AN UNRECORDED SUBDIVISION, SITUATED IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122
Meeting Date: 01/23/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1002 W 11th Street, Houston	24037152	77008	5358A	452Z	C

HCAD ACCOUNT NUMBER(S):	0600840070032
PROPERTY LEGAL DESCRIPTION:	Lots 23 and 24, Block 7, West Heights (V8, P21, HCMR)
PROPERTY OWNER OF RECORD:	Ceramic Heights LLC, a Texas limited liability corporation
ACREAGE (SQUARE FEET):	0.275 (12,000 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	W 11th Street – 70'; Lawrence Street – 60'
WIDTH OF EXISTING ROW PAVING SECTION(S):	W 11th Street – 41'; Lawrence Street – 24'
OFF-STREET PARKING REQUIREMENT:	36 spaces
OFF-STREET PARKING PROVIDED:	14 spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	6,548 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	5,311 sq. ft. commercial building

REQUEST: To request a 4.5-foot building line with 1-foot roof overhang in lieu of the ordinance required 10-foot building line along Lawrence Street for a restaurant conversion and addition.

CHAPTER 42 REFERENCE(S): Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

(a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122
Meeting Date: 01/23/2025

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The applicant requests an encroachment of 5' 6" into the required 10-foot building setback along Lawrence Street to preserve and renovate the existing 2-story brick building for commercial purposes.

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

(1a) 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 applicant is proposing to redevelop the existing Ceramic Store retail building at the southwest corner of W 11th Street and Lawrence Street into a two-story restaurant concept. The subject site is ideally situated in the Greater Heights Super Neighborhood in between the White Oak Bayou Greenway to the west and the Green Corridor along Yale Street to the east. Love Elementary and the Heights Charter School are a block to the north and the Lawrence Park/Eights Avenue Elementary/Houston Heights Learning Academy complex is a few blocks to the south. While the adjacent streets are not designated as TOD or Walkable Places corridors, this section of Greater Heights has organically grown into a pedestrian and bicycle focused community. Infill development and adaptive reuse projects are becoming the norm as opposed to the tear-down and rebuild model. The existing building sits within 4' 6" of the private property/right-of-way line for Lawrence Street and requires a development plat variance to allow a 5' 6" encroachment. Without the variance, the applicant will have to terminate the deal as they would not demolish the existing building.

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

The Greater Heights Super Neighborhood has seen numerous developers secure subdivision variances to facilitate the adaptive reuse of existing buildings. These projects have preserved historic footprints and contributed to the wonderful character that makes the Greater Heights community what it is today. The applicant is looking for the same consideration, which would enable them to transition the existing Ceramic Store into an engaging restaurant concept. Without the variance, the applicant will abandon the project and leave the former Ceramic Store in its current dilapidated condition.

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

The City has been incredibly supportive of adaptive reuse projects in the Greater Heights Super Neighborhood that further the community's movement towards a pedestrian and bicycle focused future.

DEVELOPMENT PLAT VARIANCE

Situated just outside of the Nationally Registered Houston Heights Historic District, the site is ideal for an adaptive reuse project. Additionally, West 11th Street is programmed for a dedicated on-street bicycle facility and a METRO bus stop sits in front of the existing building. The applicant seeks to take a relatively unremarkable building with uniform facades – originally built as a combination residential/retail use in 1959 – and transform it into a split-level restaurant concept with open-air seating areas, façade articulation, landscaping, and bicycle stations. The existing metal warehouse, built in 1993, has been removed. Given the prevailing development considerations of the Greater Heights Super Neighborhood and the limitations of the subject site, the variance is the best possible avenue for the City and applicant to achieve the highest and best use of the site.

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

The requested encroachment will not negatively impact the public's health, safety or welfare. The existing building has been in place for decades without issue. The site currently has a 16' 2" pedestrian realm (back-of-curb to building face). Further, the removal of the metal storage building and proposed redevelopment of the parking field and drive aisles will make ingress and egress for pedestrians and vehicles safer than before.

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

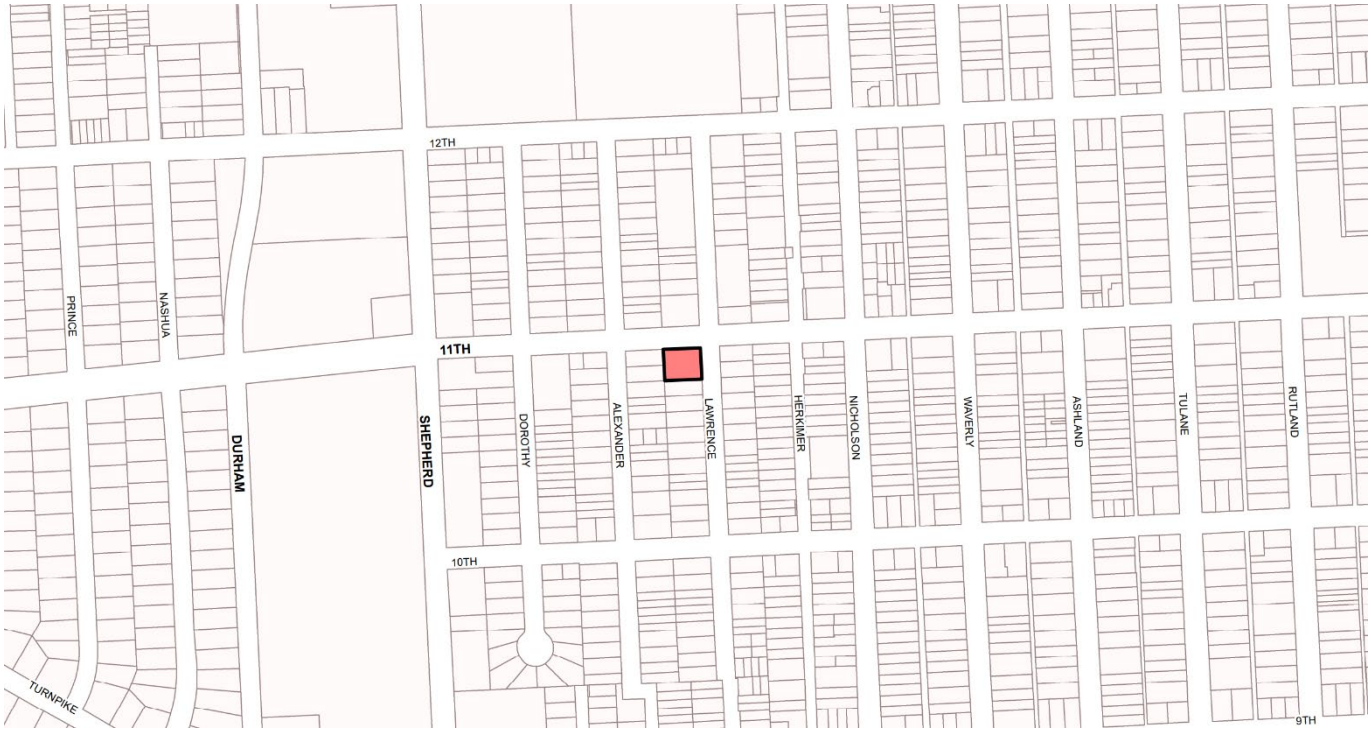
Releasing the existing retail building and its associated metal warehouse is not the highest and best use for this site. By removing the warehouse, providing more parking, and renovating the existing building footprint, the applicant can provide an infill restaurant development that is safer and more compatible with the surrounding area. Without the variance, the applicant would no longer be able to proceed with the development as they will not demolish the historic building.

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



NORTH



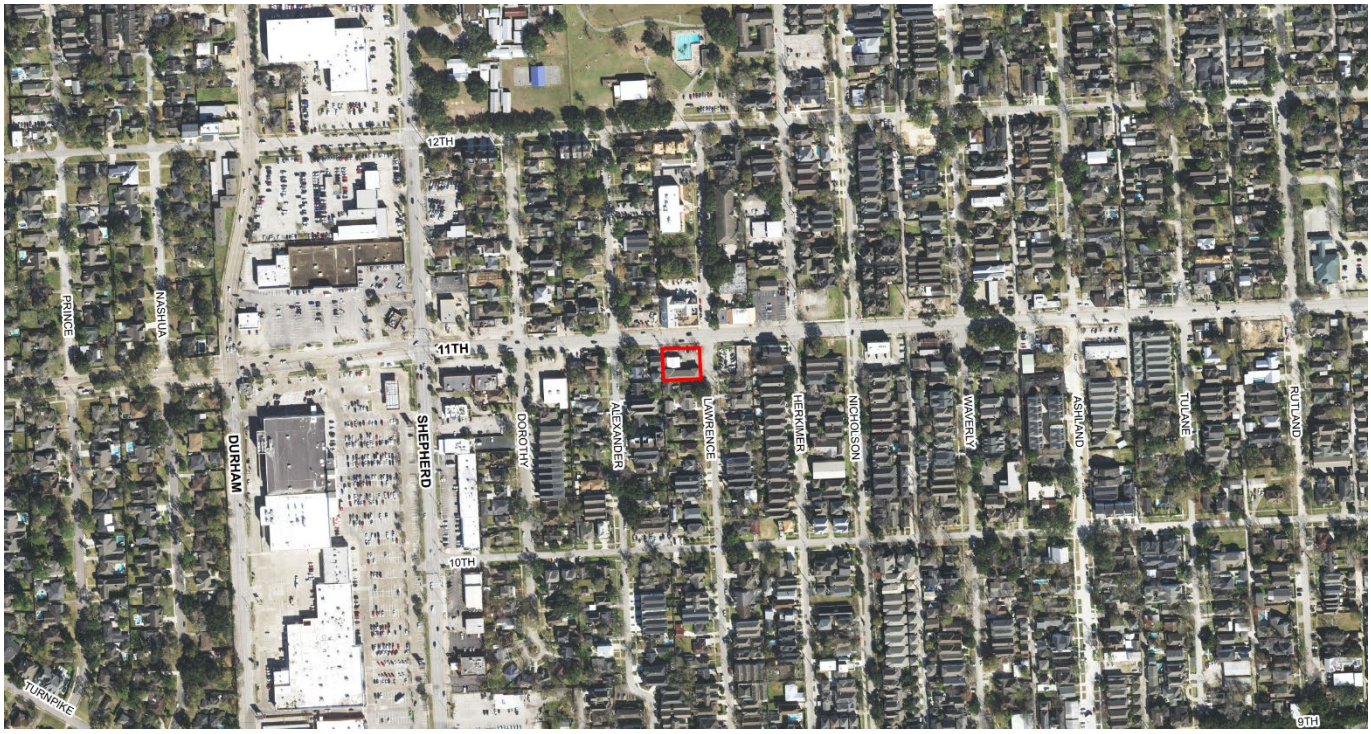
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Aerial Map



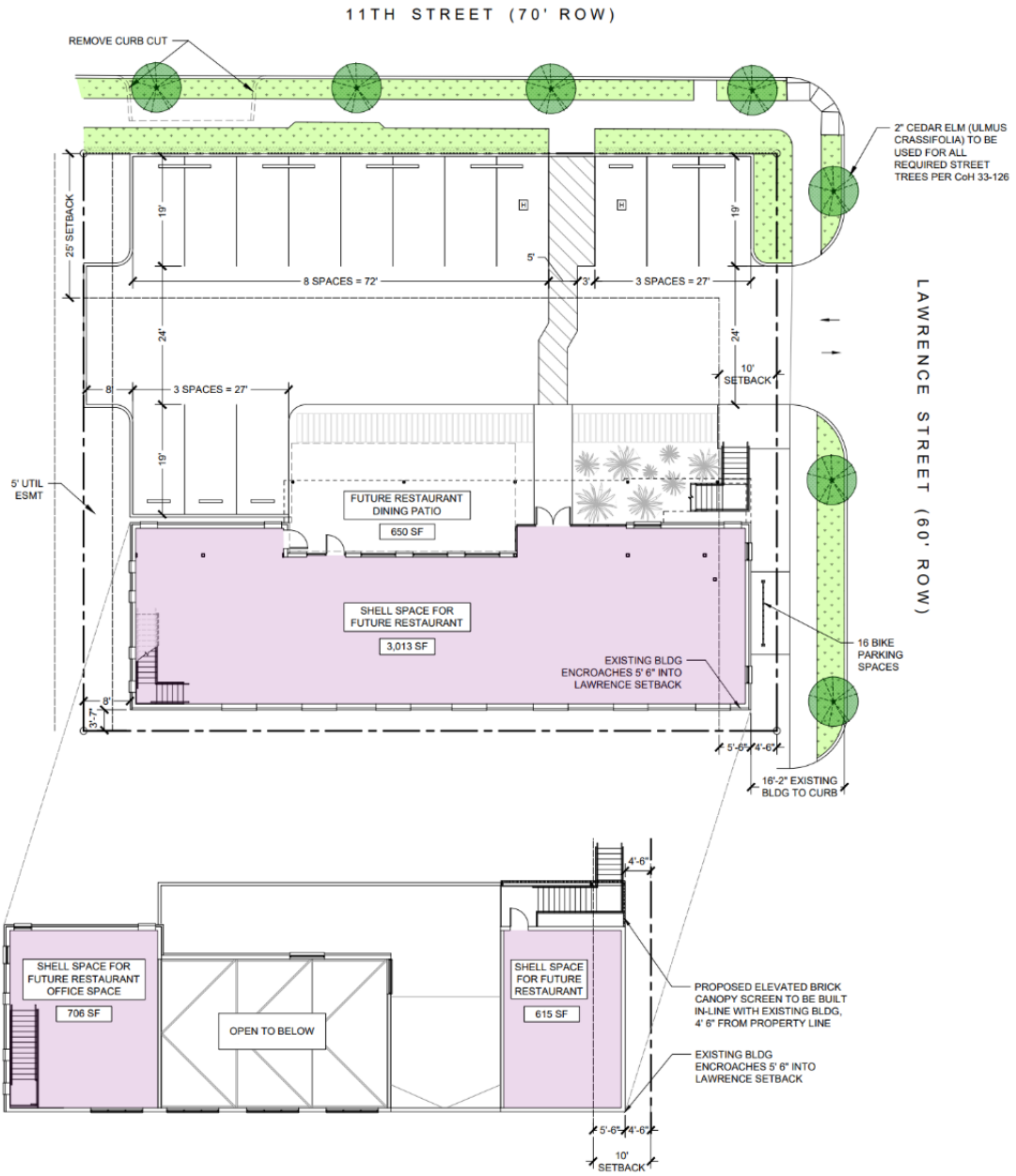
DEVELOPMENT PLAT VARIANCE

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Site Plan



DEVELOPMENT PLAT VARIANCE

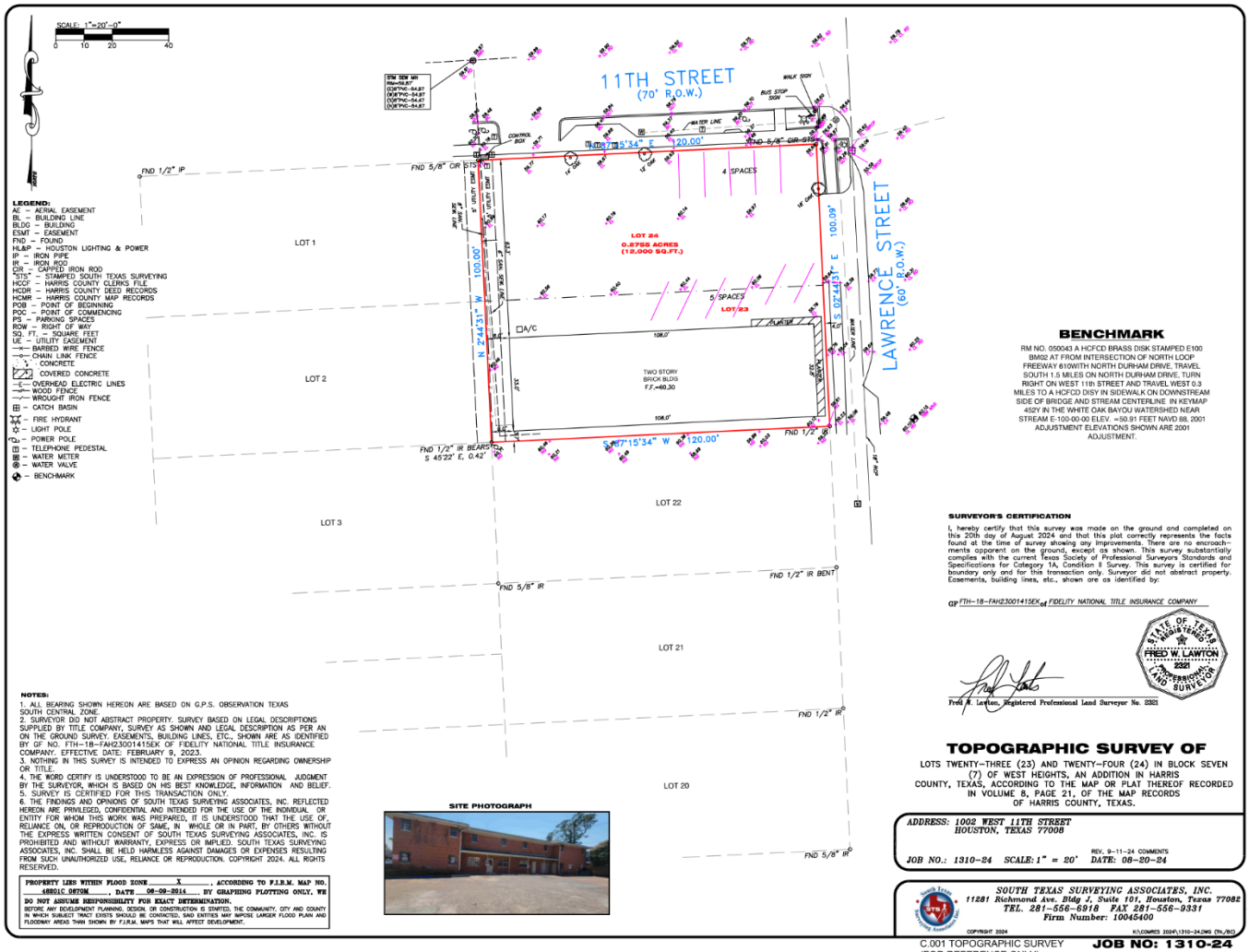
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Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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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

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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

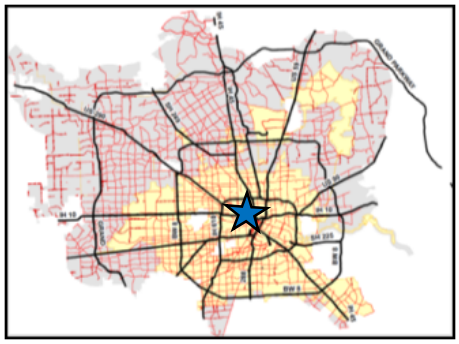
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

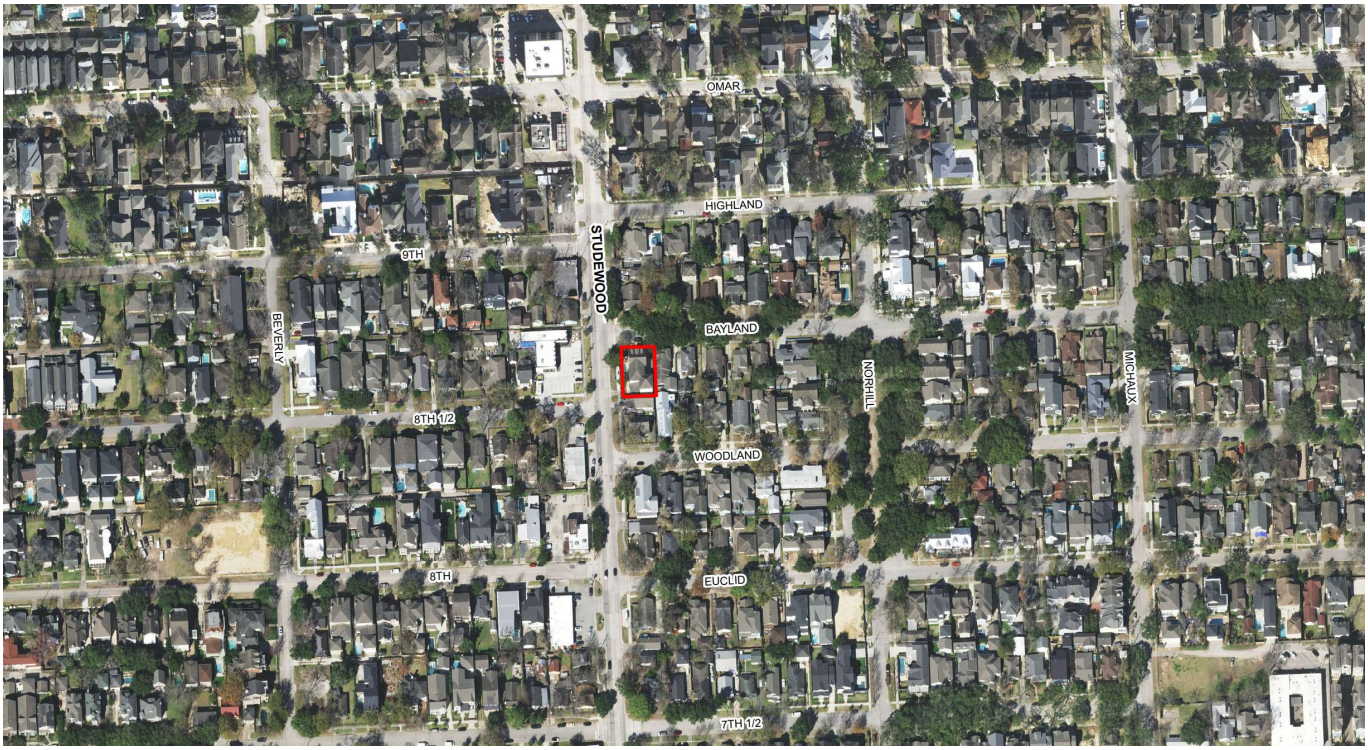
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Aerial Map



DEVELOPMENT PLAT VARIANCE

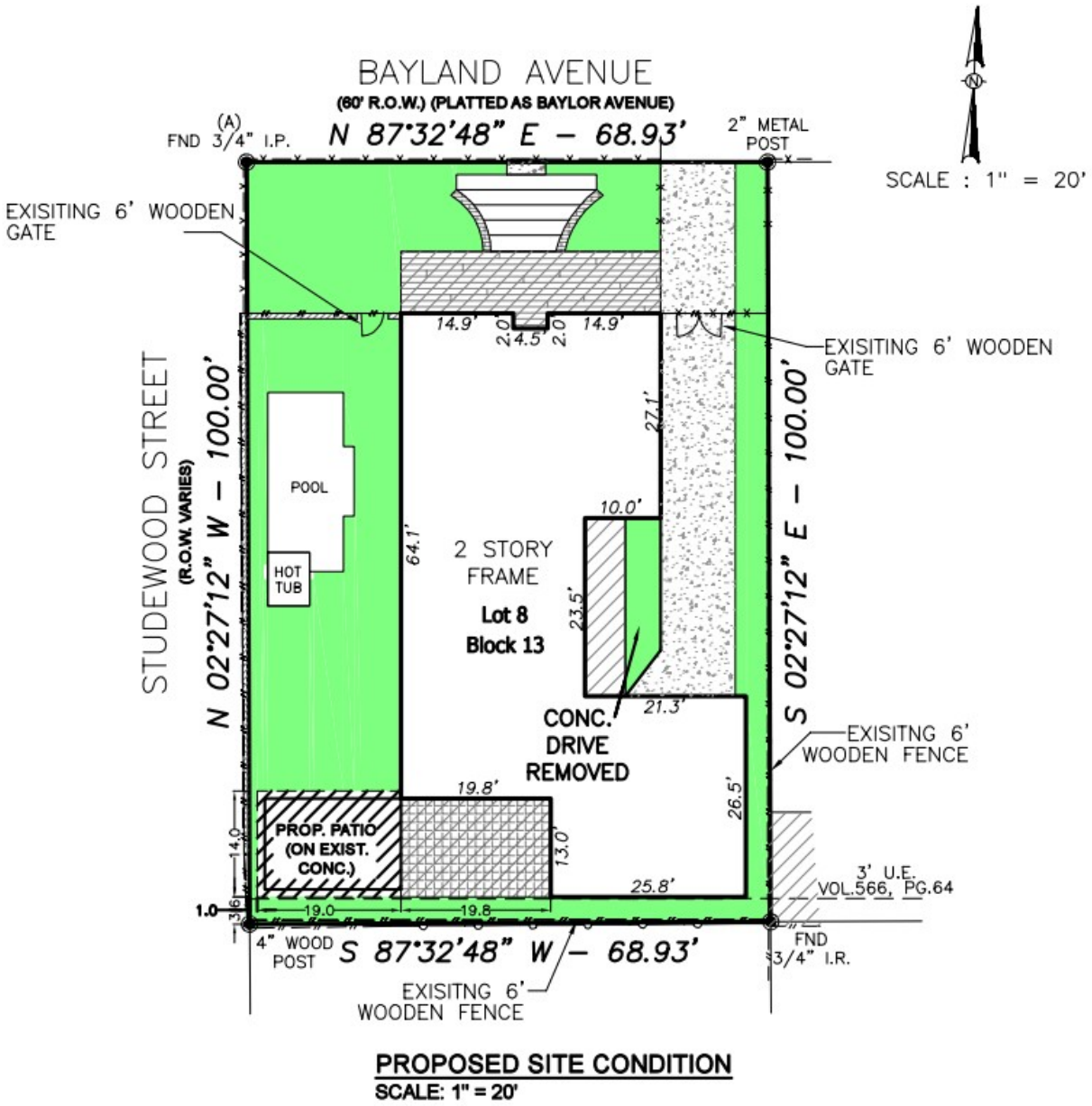
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Site Plan



PROPOSED SITE CONDITION
SCALE: 1" = 20'

DEVELOPMENT PLAT VARIANCE

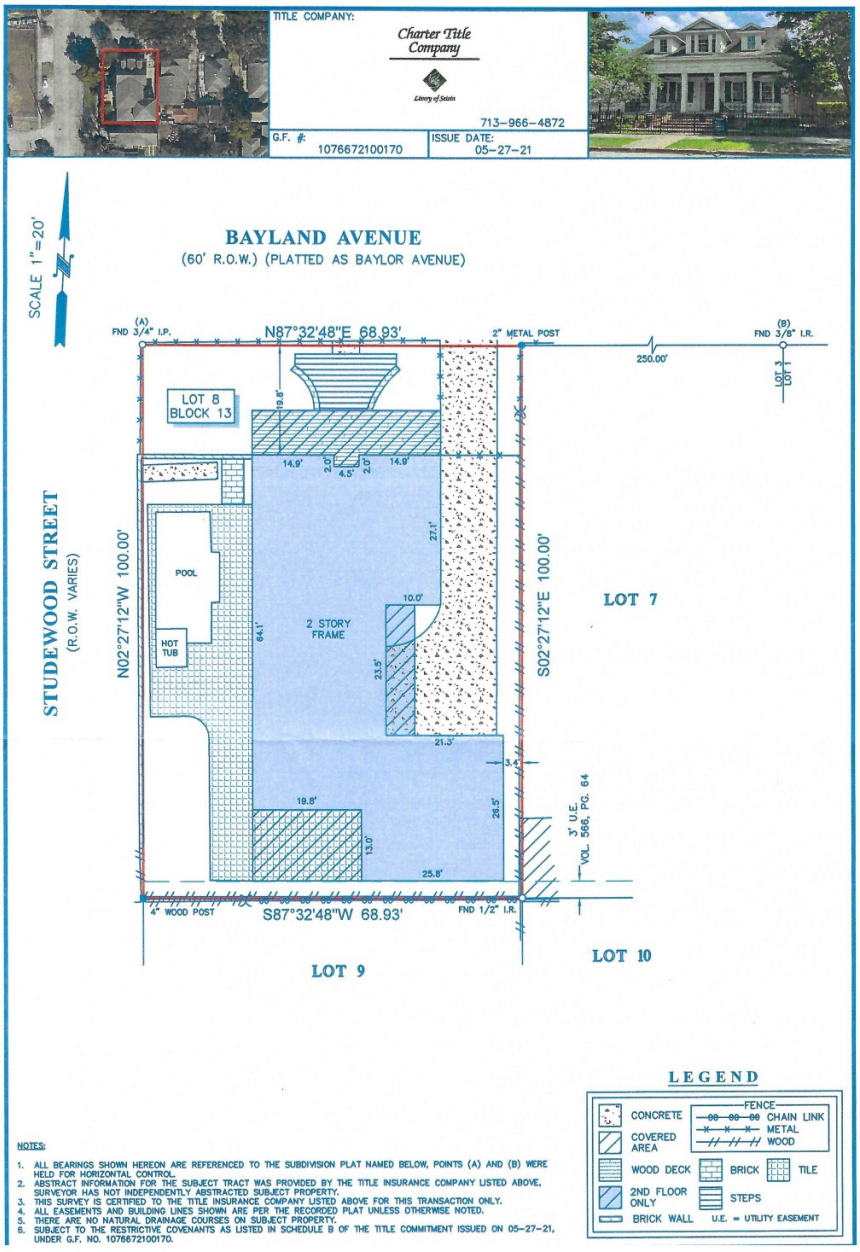
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Survey



DEVELOPMENT PLAT VARIANCE

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Elevations





DEVELOPMENT PLAT VARIANCE

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VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JEG-ZER LLC	Elizabeth Garcia	832-760-1425	ezplanspermits@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6610 Force Street	24092115	77020	5558B	494D	H

HCAD ACCOUNT NUMBER(S): 0160320130005

PROPERTY LEGAL DESCRIPTION: Lots 5 & 6, Block 13, Harbor Homesite

PROPERTY OWNER OF RECORD: BANK OF NEW YORK MELLON

ACREAGE (SQUARE FEET): 0.068 acres (3000 sf)

WIDTH OF RIGHTS-OF-WAY: Force Street (50')

EXISTING PAVING SECTION(S): Force Street (20')

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single Family and Carport - 1848.66 sf

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family remodeling and Carport Remodeling - 1848.66 sf

PURPOSE OF VARIANCE REQUEST: reduced building of 0' instead of the required 20 by City of Houston Ordinance along Force Street a local street.

CHAPTER 42 REFERENCE(S): Sec. 42-156. – Collector and local streets – Single-family residential. (C) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

The site is located along Force Street, a residential street. The purpose of the variance is to allow a reduced building line of 0 feet for an existing carport instead of the required 20 feet by the ordinance. The site is out of Harbor Homesite. A subdivision with no recorded building line. The House was built in the 1950's. Based on the aerial imagery record the carport has existed, at least, since the late 1980's. Currently, the house is undergoing a remodeling that includes the existing carport. The carport is being remodeled to adjust its size due to an encroachment into the Right of Way (ROW) and to redo the roof and facade materials. The section that encroaches the Right of Way (ROW) will be removed as shown on the site plan. No future expansion will be made to the carport.

Along Force street there are other existing carports that are located at the 0 feet building line that were built around the same time as the carport in question. Strict application of the ordinance requires a 20 feet setback for the garage door or in this case for the carport. Allowing this variance will not affect the character of the neighborhood nor will it be injurious to the public health, safety or welfare. The existing structure (livable space) is set back 22.62 feet measured from the property line to the closest edge of the livable space. This is a bigger set back than what is currently required by the ordinance. In addition to this, the distance from the edge of the pavement to the property line is approximately 16.3 feet. This renders a setback of approximately 38.92 feet measured from the edge of pavement to the existing livable space and a setback of approximately 16.3 feet measured from the edge of pavement to the existing carport.

The owner was not aware of the current setback requirement since the carport is an existing structure and it was built a long time ago before this requirement existed. The owner is undergoing this process with extra expenses to comply with the ordinance requirements through the variance process in order to finish the remodeling since no work can be done due to this issue creating extra expenses and delays.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1a) 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

DEVELOPMENT PLAT VARIANCE

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

The site is located along Force Street, a residential street. The purpose of the variance is to allow a reduced building line of 0 feet for an existing carport instead of the required 20 feet by the ordinance. The site is out of Harbor Homesite. A subdivision with no recorded building line. The House was built in the 1950's. Based on the aerial imagery record the carport has existed, at least, since the late 1980's. Currently, the house is undergoing a remodeling that includes the existing carport. The carport is being remodeled to adjust its size due to an encroachment into the Right of Way (ROW) and to redo the roof and facade materials. The section that encroaches the Right of Way (ROW) will be removed as shown on the site plan. No future expansion will be made to the carport.

Along Force street there are other existing carports that are located at the 0 feet building line that were built around the same time as the carport in question. Strict application of the ordinance requires a 20 feet setback for the garage door or in this case for the carport. Allowing this variance will not affect the character of the neighborhood nor will it be injurious to the public health, safety or welfare. The existing structure (livable space) is set back 22.62 feet measured from the property line to the closest edge of the livable space. This is a bigger set back than what is currently required by the ordinance. In addition to this, the distance from the edge of the pavement to the property line is approximately 16.3 feet. This renders a setback of approximately 38.92 feet measured from the edge of pavement to the existing livable space and a setback of approximately 16.3 feet measured from the edge of pavement to the existing carport.

The owner was not aware of the current setback requirement since the carport is an existing structure and it was built a long time ago before this requirement existed. The owner is undergoing this process with extra expenses to comply with the ordinance requirements through the variance process in order to finish the remodeling since no work can be done due to this issue creating extra expenses and delays.

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

The carport is an existing structure that was built in the 1980's (or before). The existing house is being remodeled including the carport. The carport area is being reduced due to the encroachment into the ROW and it will not be expanded in the future. The owner was not aware of the current setback requirement since the carport is an existing structure and it is not changing its original configuration other than the section encroaching the ROW. The owner is undergoing this process with extra expenses to comply with the ordinance requirements through the variance process in order to finish the remodeling since no work can be done due to this issue. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant

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

Along Force street there are other existing carports that are located at the 0 feet building line that were built around the same time as the carport in question. Strict application of the ordinance requires a 20 feet setback for the garage door or in this case for the carport. Allowing this variance will maintain the intent and general purpose of this chapter by having an adequate setback and space for the parking spaces required by the ordinance. The existing structure (livable space), where the carport is located, is set back 23.80 feet measured from the property line. This is a bigger set back than what is currently required by the ordinance that provides enough space for the parking spaces avoiding an encroachment into the pedestrian realm by a vehicle. In addition to this, the distance from the edge of the pavement to the property line is approximately 16.3 feet. This renders a setback of approximately 40 feet measured from the edge of pavement to the existing livable space where the carport is located.

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

Along Force street there are other existing carports that are located at the 0 feet building line that were built around the same time as the carport in question. Allowing this variance will not affect the character of the neighborhood nor will it be injurious to the public health, safety or welfare. The existing structure (livable space) is set back 22.62 feet measured from the property line to the closest edge of the livable space. This is a bigger set back than what is currently required by the ordinance. In addition to this, the distance from the edge of the pavement to the property line is approximately 16.3 feet. This renders a setback of approximately 38.92 feet measured from the edge of pavement to the existing livable space and a setback of approximately 16.3 feet measured from the edge of pavement to the existing carport. This provides adequate setbacks for the livable space and for the pedestrian realm area.

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

The owner was not aware of the current setback requirement since the carport is an existing structure and it is not changing its original configuration other than the section encroaching the ROW. The owner is undergoing the variance process with extra expenses to comply with the ordinance requirements in order to finish the remodeling since no work can be done due to this issue. Economic hardship is not the sole justification of the variance since the Existing structure will remain the same inside the property line.

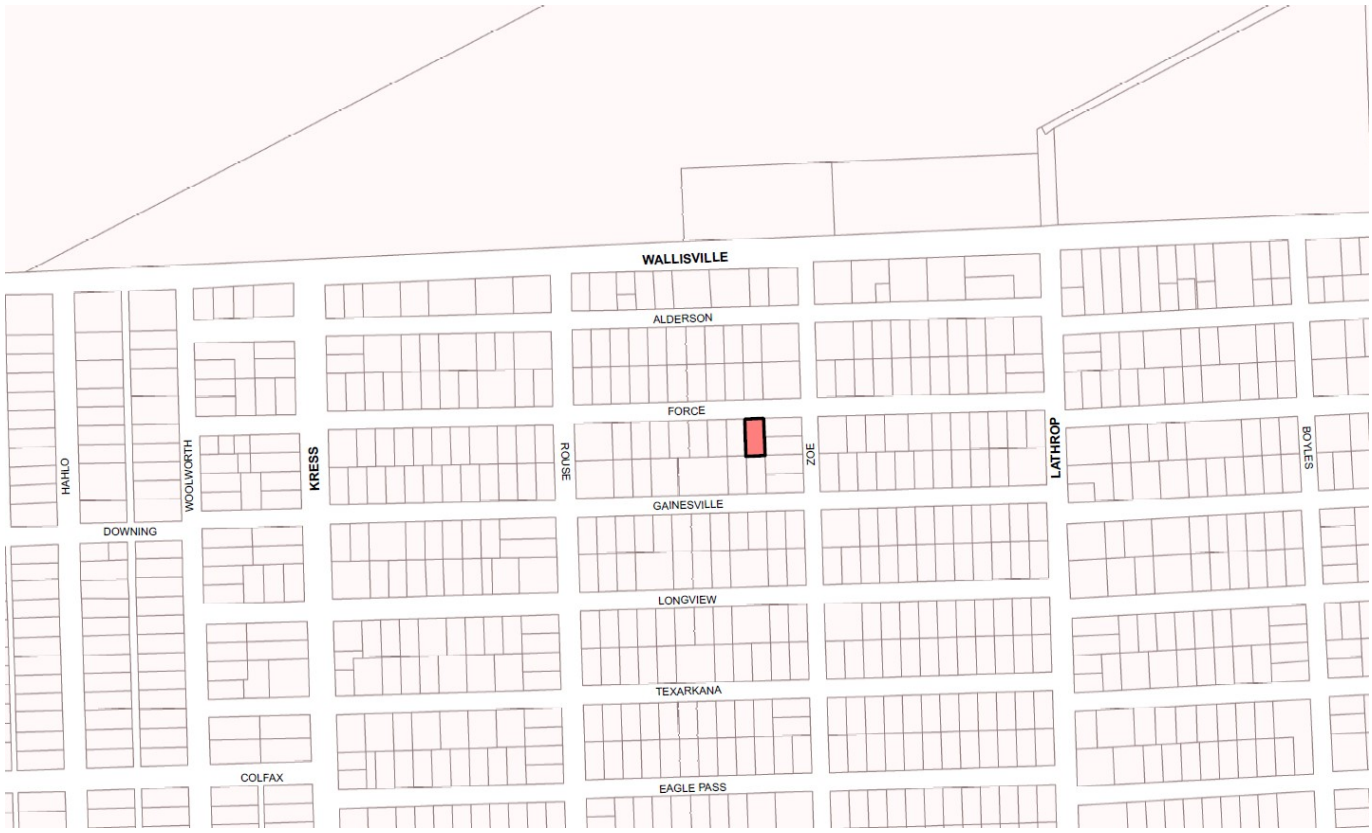
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Houston Planning Commission

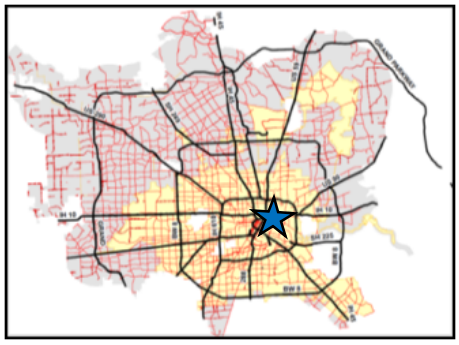
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

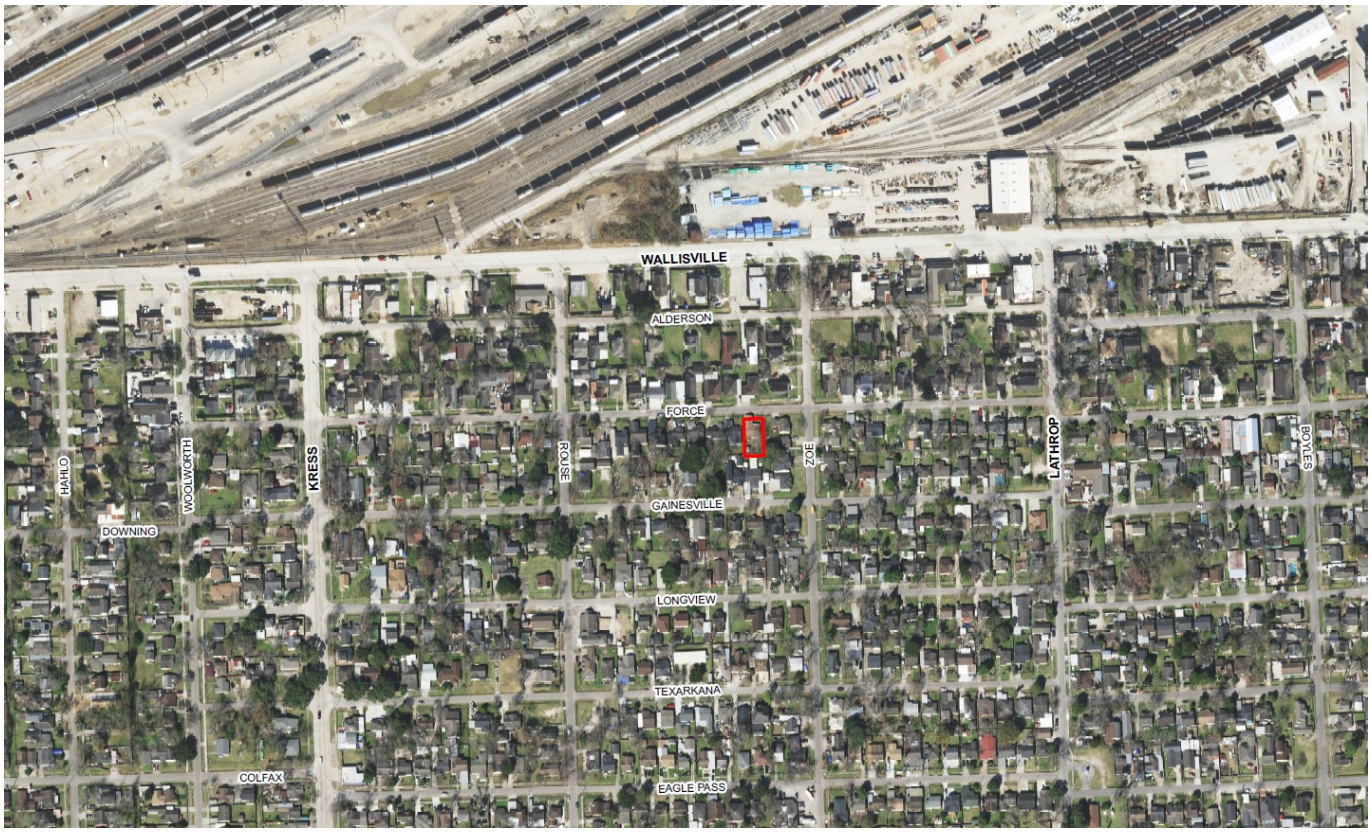
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Aerial Map



DEVELOPMENT PLAT VARIANCE

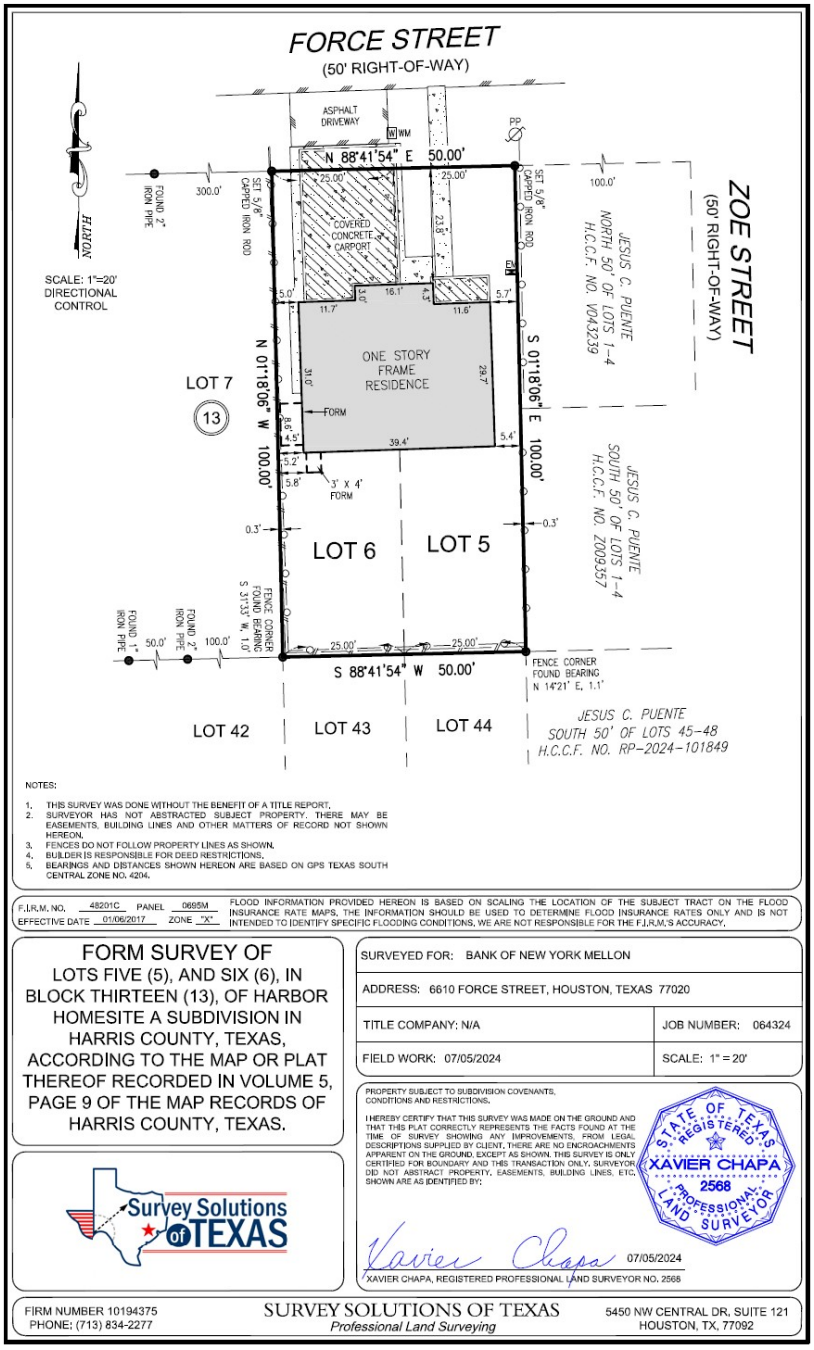
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Survey



DEVELOPMENT PLAT VARIANCE

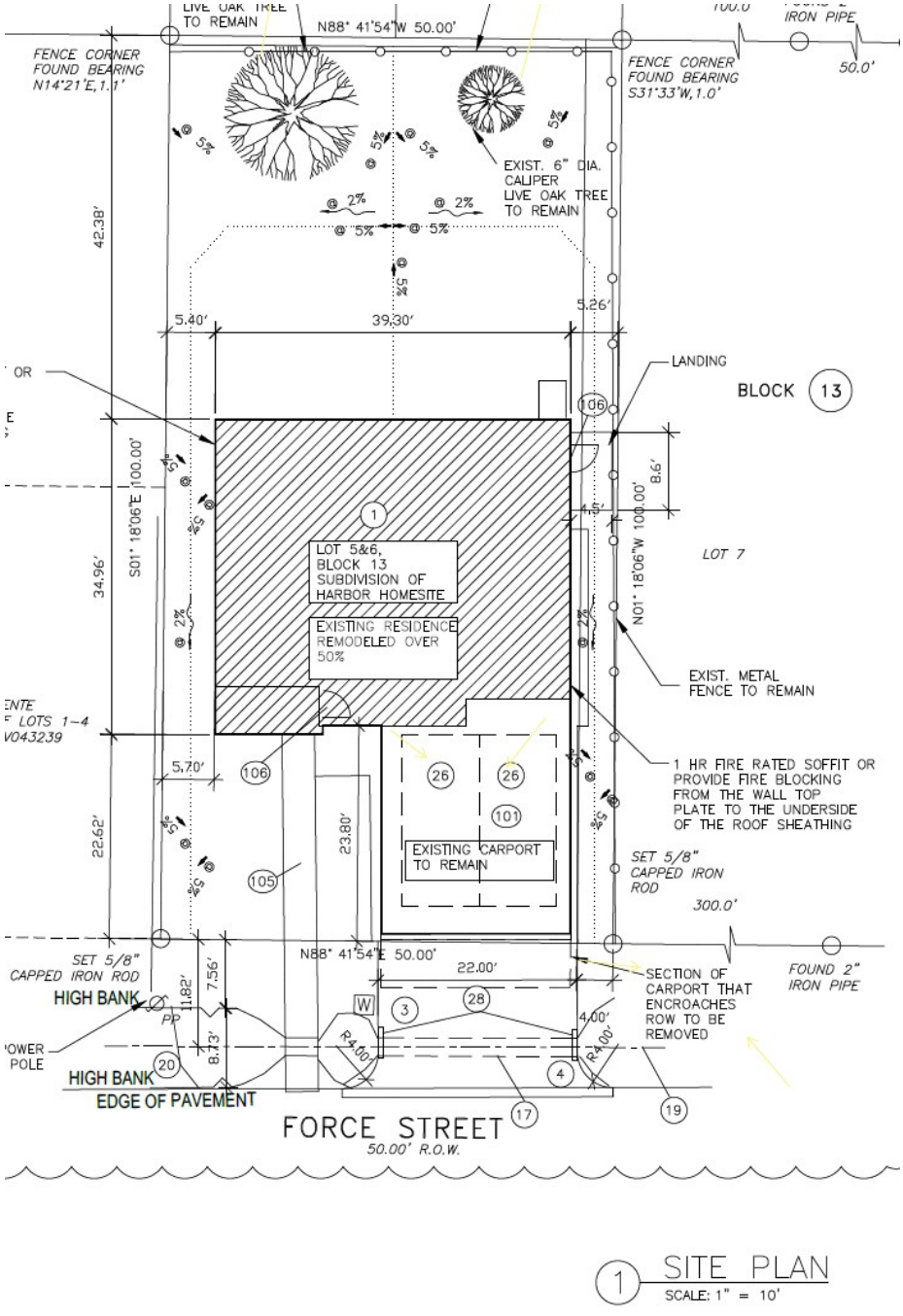
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Site Plan



1 SITE PLAN
SCALE: 1" = 10'

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 01/23/2025

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
SACS DEVELOPMENT	Camilo Torres	(832) 748-7309	sacsdevelopment@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8141 Sunnyhill Street	24112219	77088	5162D	411V	B

HCAD ACCOUNT NUMBER(S): 0361110130015

PROPERTY LEGAL DESCRIPTION: Lt 15 BLK 13 Washington Heights Sec 2

PROPERTY OWNER OF RECORD: SACS DEVELOPMENT LLC

ACREAGE (SQUARE FEET): 2875 SQ FT

WIDTH OF RIGHTS-OF-WAY: Taft Avenue (50') & Sunnyhill Street (60')

EXISTING PAVING SECTION(S): Taft Avenue (0') & Sunnyhill Street (18')

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant property

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family 1796 SQ FT

PURPOSE OF VARIANCE REQUEST: reduced building of 4' along instead of the required 10 by City of Houston Ordinance along Taft Avenue an unimproved street.

CHAPTER 42 REFERENCE(S): Sec. 42-156. – Collector and local streets – Single-family residential. 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.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

We would like to formally request the reduction of the building line to 4' along Taff Avenue, City of Houston Project No. 24112219. Currently, the building line is set at 10', and the lot width is 25'. This leaves a very narrow frontage for the house, especially considering the 3' setback required on the opposite side.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1a) 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

Reducing the usable width significantly limits the design and functionality of the building, affecting the internal layout and compliance with minimum code requirements. It also increases costs by requiring more complex architectural solutions. This may lower the property's value and restrict its market potential.

(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;

Strict application of the requirements would render the project infeasible due to the significant reduction in buildable width, severely limiting design options and functionality. The unusual narrow dimensions would hinder compliance with zoning codes, reduce property value, and compromise practical development.

(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 not self-imposed but arises from the city's mandatory lot width reduction, which significantly limits buildable space. This restriction is due to zoning regulations, not actions taken by the applicant. The variance is necessary to address these constraints and allow for practical development.

DEVELOPMENT PLAT VARIANCE

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

Granting the variance maintains the intent and purpose of this chapter by promoting reasonable land use while addressing unique property constraints. It ensures compliance with zoning principles without compromising safety, accessibility, or neighborhood character.

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

Granting the variance will not harm public health, safety, or welfare, as the proposed development complies with building codes and safety standards. It ensures proper setbacks, accessibility, and structural integrity. The variance supports responsible land use without posing risks to the community.

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

The variance is justified by unique physical constraints of the property, not solely economic hardship. It addresses practical development challenges caused by the reduced lot width while maintaining zoning objectives. The request ensures functional and equitable land use, beyond financial considerations.

PLANNING & DEVELOPMENT DEPARTMENT

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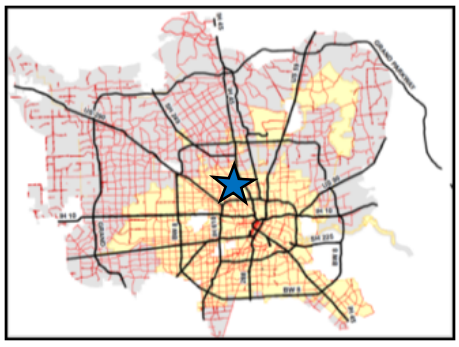
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

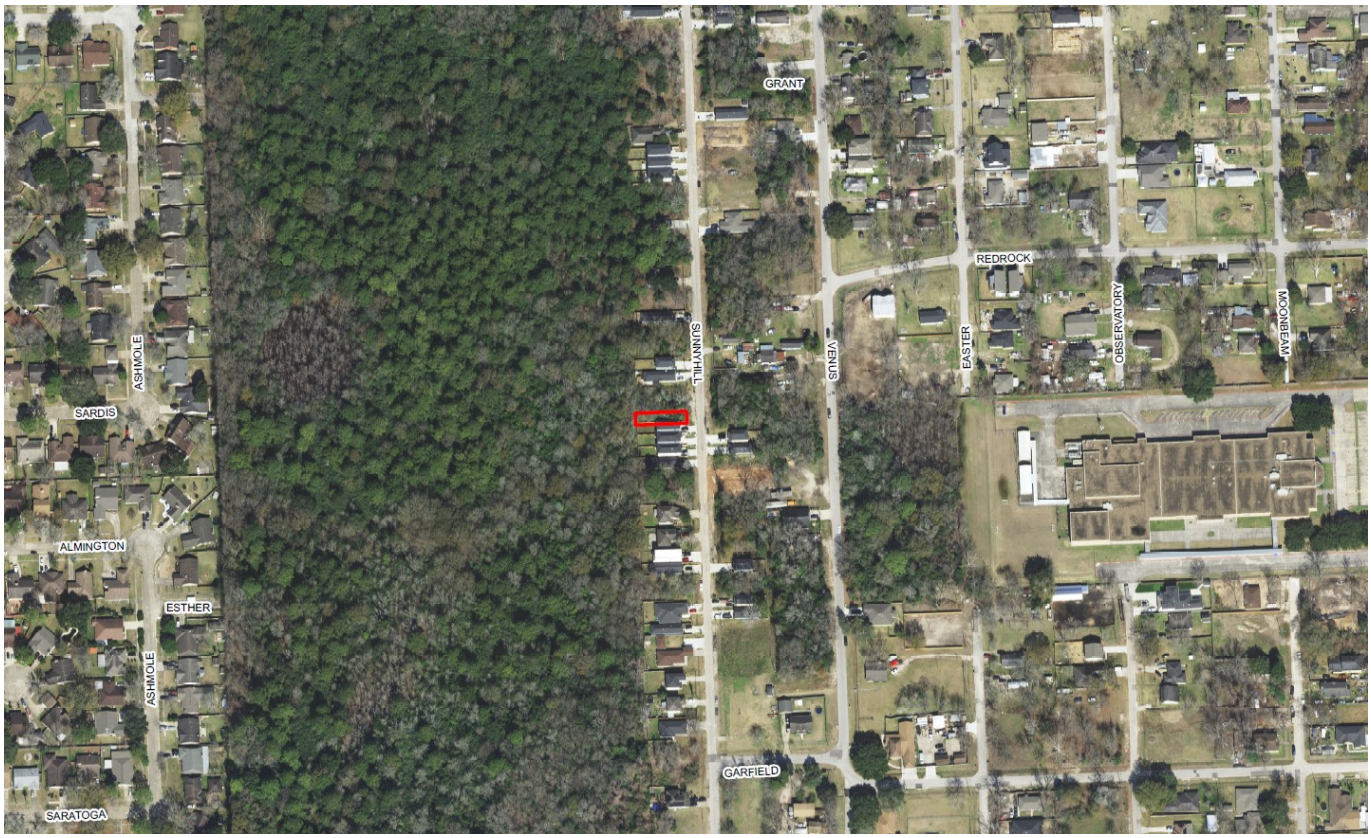
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Aerial Map



DEVELOPMENT PLAT VARIANCE

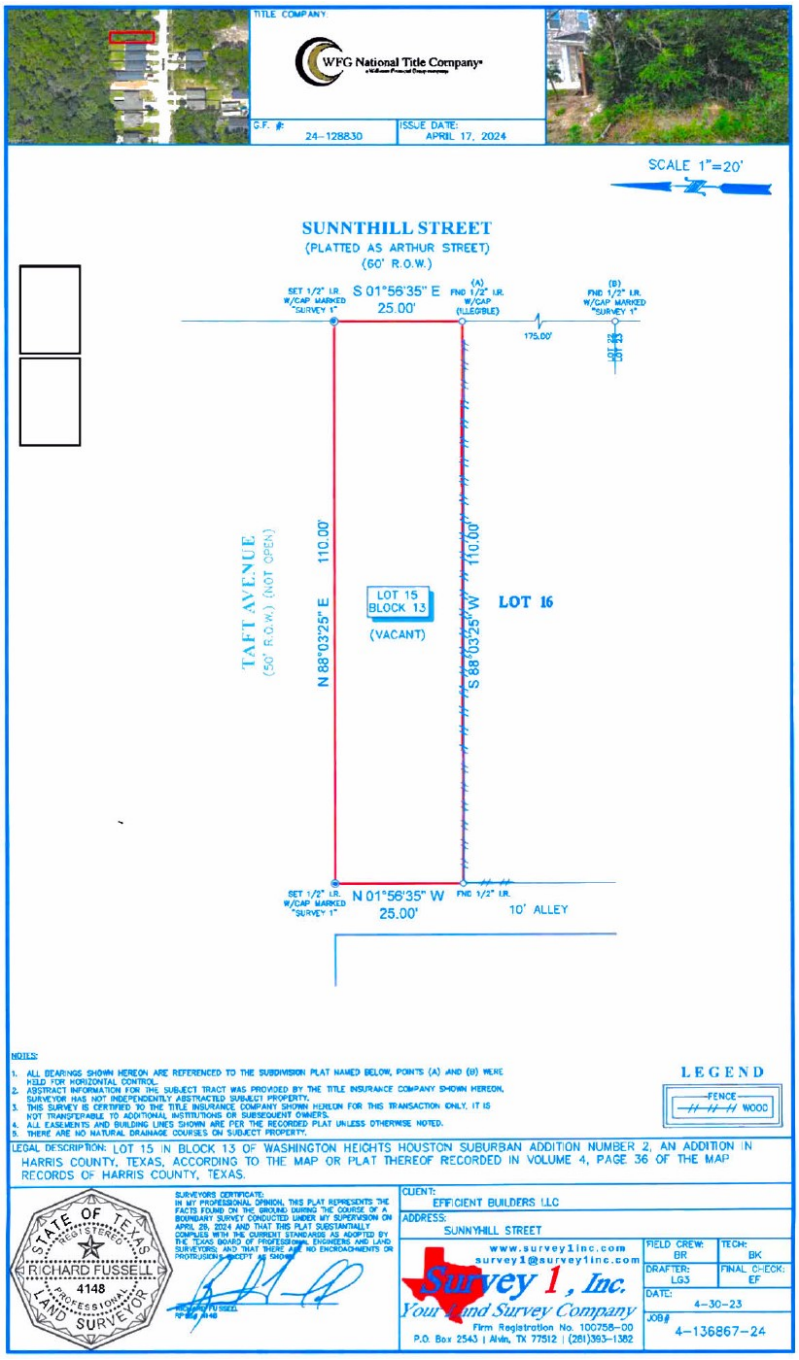
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Survey



DEVELOPMENT PLAT VARIANCE

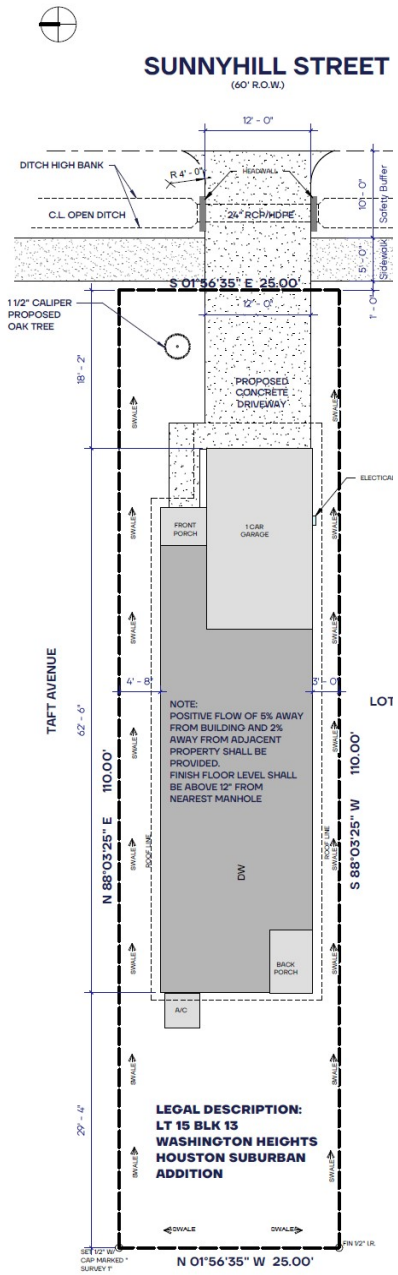
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Site Plan



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

DEVELOPMENT PLAT VARIANCE

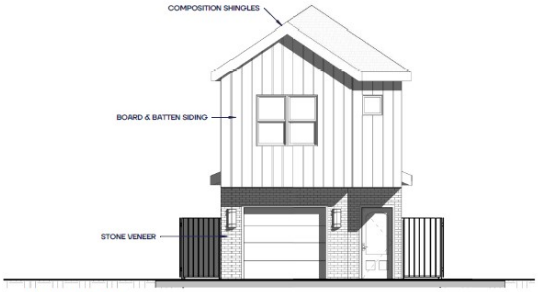
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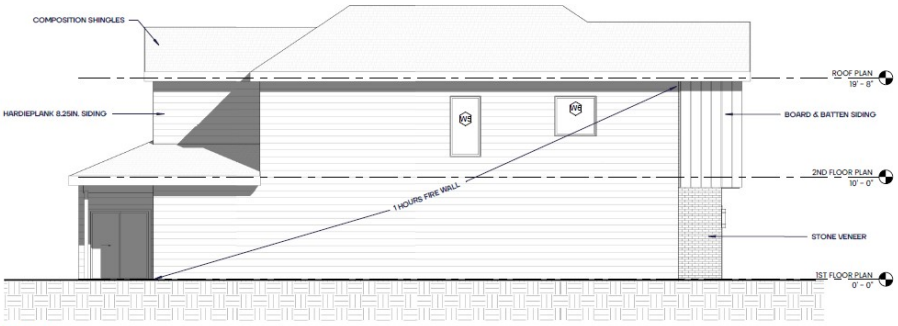
Elevations



② FRONT ELEVATION
3/16" = 1'-0"



① BACK ELEVATION
3/16" = 1'-0"

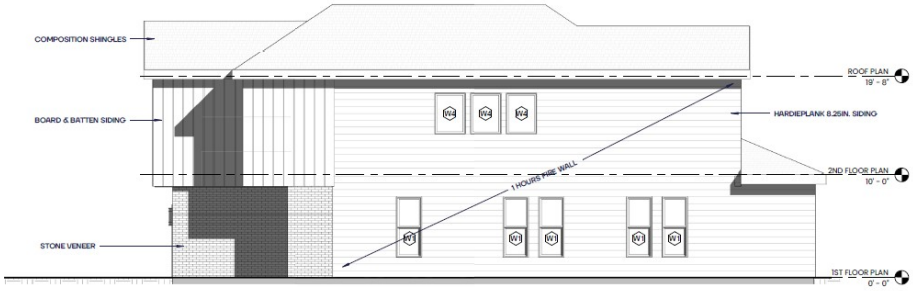


③ ELEVATION 1-A
3/16" = 1'-0"

EXTERIOR WALL OPENING CALCULATION:
FIRST FLOOR
WALL AREA 624 SQ FT
OPENING 8'-6" X 6'-6"= 55.25 SQ FT
55.25 SQ FT / 624 x 100 = 8.8 %

SECOND FLOOR
WALL AREA 469 SQ FT
W5 - WINDOW OPENING 3'x6' = 18 SQ FT
W6 - WINDOW OPENING 4'x4' = 16 SQ FT

34 SQ FT / 469 x 100 = 7.25 %



④ SIDE ELEVATION
3/16" = 1'-0"

EXTERIOR WALL OPENING CALCULATION:
FIRST FLOOR
WALL AREA 513 SQ FT
W1 - WINDOW OPENING 2.5' x 6' = 15 SQ FT x 5 UN = 75 SQ FT
75 SQ FT / 513 x 100 = 14.6 %

SECOND FLOOR
WALL AREA 486 SQ FT
W4 - WINDOW OPENING 3'x4' = 12 SQ FT x 3 UN = 36SQ FT
36 SQ FT / 486 x 100 = 7.4 %

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1002 W 11th Street, Houston	24037152	77008	5358A	452Z	C

HCAD ACCOUNT NUMBER(S):	0600840070032
PROPERTY LEGAL DESCRIPTION:	Lots 23 and 24, Block 7, West Heights (V8, P21, HCMR)
PROPERTY OWNER OF RECORD:	Ceramic Heights LLC, a Texas limited liability corporation
ACREAGE (SQUARE FEET):	0.275 (12,000 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	W 11th Street – 70'; Lawrence Street – 60'
WIDTH OF EXISTING ROW PAVING SECTION(S):	W 11th Street – 41'; Lawrence Street – 24'
OFF-STREET PARKING REQUIREMENT:	36 spaces
OFF-STREET PARKING PROVIDED:	14 spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	6,548 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	5,311 sq. ft. commercial building

REQUEST: To reduce the number of off-street parking spaces to 14 spaces instead of the ordinance required 36 parking spaces for a restaurant conversion and addition.

CHAPTER 26 REFERENCE(S): 26-492, Parking spaces for certain types of use classifications, Class 7 "Food and Beverage": d - neighborhood restaurant, 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA; Dining Patio, 0% required if less than 15% of total restaurant square footage.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Situated in the Greater Heights Super Neighborhood, the applicant is proposing to renovate the existing Ceramic Store building into a split-level small restaurant. Given the transition of the Greater Heights Super Neighborhood to a more pedestrian and bicycle-focused development model, the applicant is requesting a variance to allow a reduction in the number of off-street parking spaces to avoid covering the site with an unnecessary parking field. This will allow them to preserve the historic building footprint from 1959 as well as match the prevailing development character of the surrounding area.

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

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

The applicant is proposing to redevelop the existing Ceramic Store retail building at the southwest corner of W 11th Street and Lawrence Street into a two-story restaurant concept. The subject site is ideally situated in the Greater Heights Super Neighborhood in between the White Oak Bayou Greenway to the west and the Green Corridor along Yale Street to the east. Love Elementary and the Heights Charter School are a block to the north and the Lawrence Park/Eights Avenue Elementary/Houston Heights Learning Academy complex is a few blocks to the south. While the adjacent streets are not designated as TOD or Walkable Places corridors, this section of Greater Heights has organically grown into a pedestrian and bicycle focused community. Infill development and adaptive reuse projects are becoming the norm as opposed to the tear-down and rebuild model that places more prominence on new parking fields than the highest and best use of the land. To preserve the existing building footprint from 1959 and to match the development character of the neighborhood, the applicant is requesting a parking variance to reduce the number of required off-street parking spaces from 32 to 14.

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

The Greater Heights Super Neighborhood has seen numerous developers secure subdivision and parking variances to facilitate the adaptive reuse of existing buildings. These projects have preserved historic footprints and contributed to the wonderful character that makes the Greater Heights community what it is today. The applicant is looking for the same consideration, which would enable them to transition the existing Ceramic Store into an engaging neighborhood-service split-level restaurant concept. Without the variance, the applicant will have to cancel their purchase/development agreement and abandon the project.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

The City has been incredibly supportive of adaptive reuse projects in the Greater Heights Super Neighborhood that further the community's movement towards a pedestrian and bicycle focused future. Situated just outside of the Nationally Registered Houston Heights Historic District, the site is ideal for an adaptive reuse project. Additionally, West 11th Street is programmed for a dedicated on-street bicycle facility and a METRO bus stop sits in front of the existing building. The applicant seeks to take a relatively unremarkable building with uniform facades – originally built as a combination residential/retail use in 1959 – and transform it into a split-level restaurant concept with open-air seating areas, façade articulation, landscaping, and bicycle stations. The existing metal warehouse, built in 1993, was removed prior to construction to help clear the space and avoid any Code Enforcement issues. Given the prevailing development considerations of the Greater Heights Super Neighborhood and the limitations of the subject site, the variance is the best possible avenue for the city and applicant to achieve the highest and best use of the site.

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

Shifting to a pedestrian-focused development pattern that focuses on adaptive reuse and neighborhood service over unnecessary parking fields leads to a lessened demand for on-site parking spaces. With the 10-percent bicycle and administrative reductions, the applicant is required to provide 32 off-street spaces. Instead of cramming in as many spaces as possible, the applicant is choosing to align their concept with other market-based developments in the area by providing outdoor seating and landscaping. The 14 spaces proposed on-site will be more than adequate to service the vehicular demand for the use, with the rest of their patrons coming from the dozens of walkable traffic generators in the immediate area such as townhome subdivisions, commercial centers, the adjacent METRO bus stop, and regional park facilities and Green Areas to the west, south and east.

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

The existing Ceramic Store with its street-side metal warehouse building is not the highest and best use for this site. Removing the warehouse building to provide more parking and renovating the existing building footprint results in a development that is safer and more compatible with the surrounding area. The existing driveways will remain and the internal drive aisle circulation will be improved as a result of the renovation, so there should be no negative impact on the adjacent traffic pattern.

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

Not applicable. This variance request reference is Chapter 26.

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

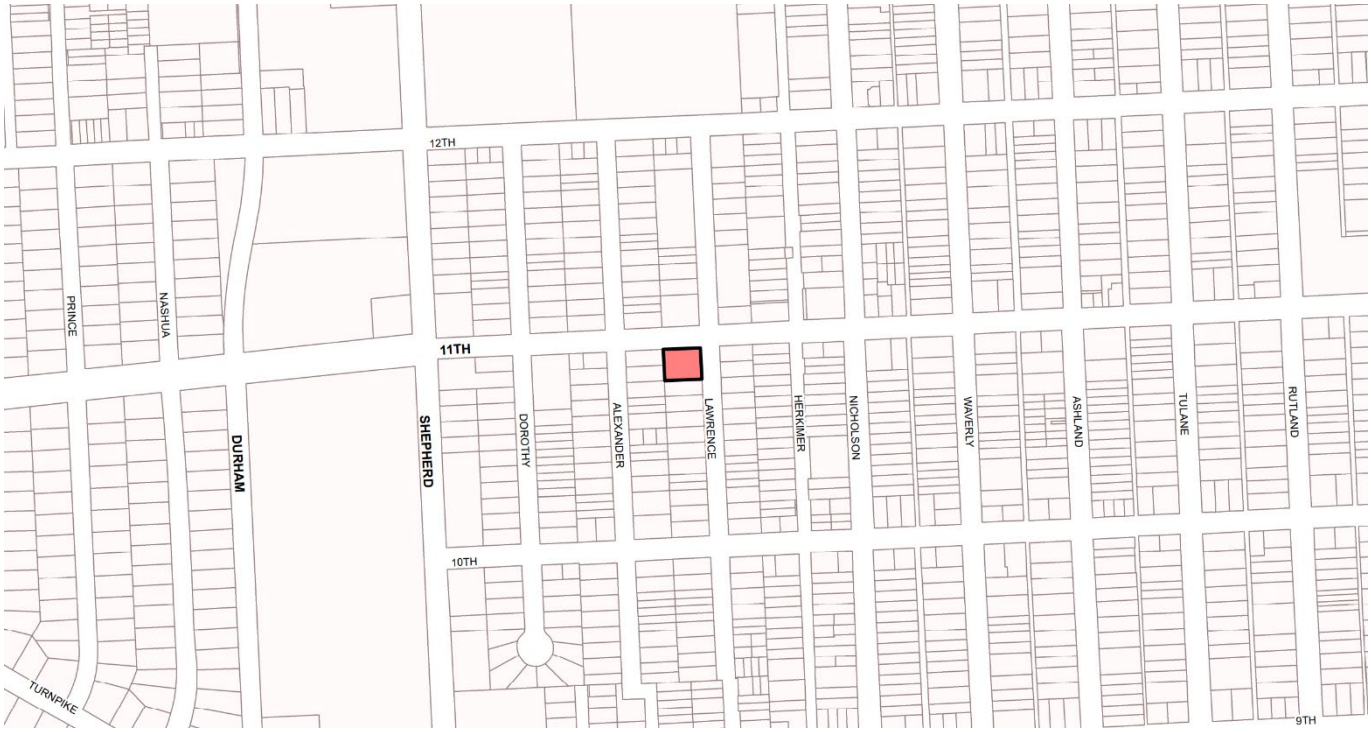
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



NORTH



OFF-STREET PARKING VARIANCE

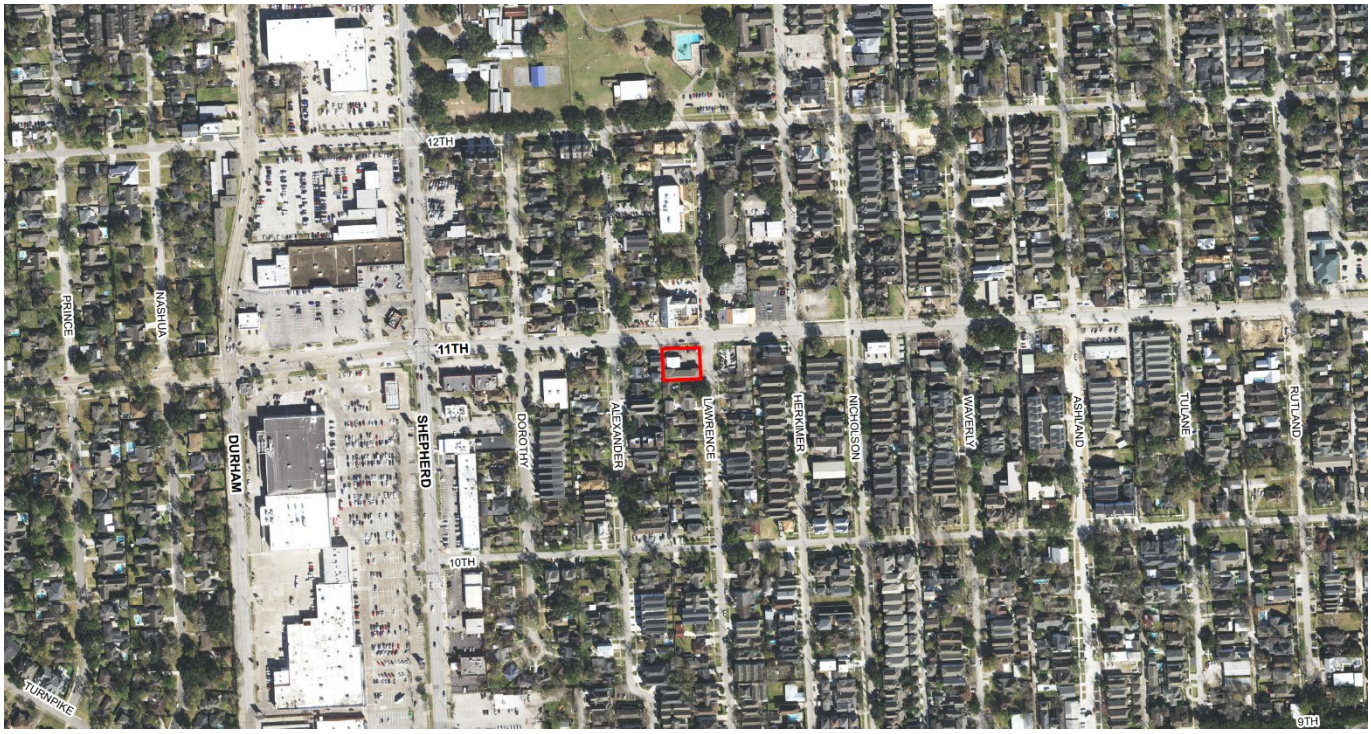
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Aerial Map



OFF-STREET PARKING VARIANCE

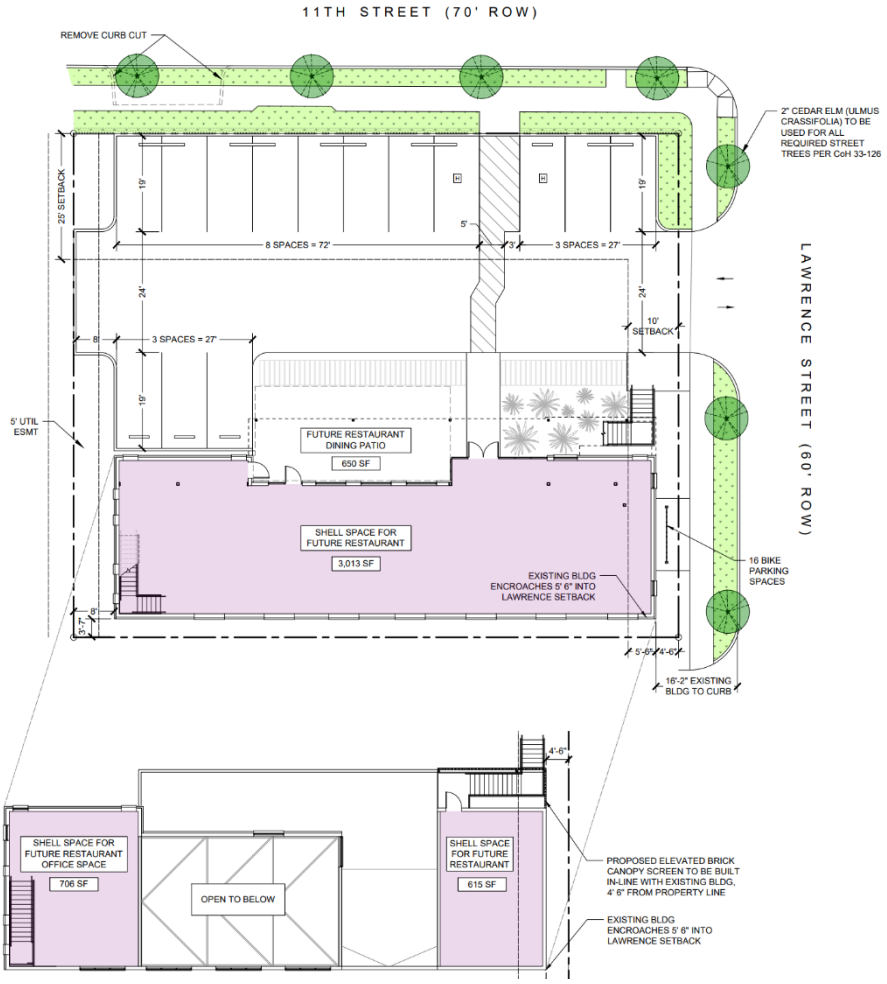
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



PARKING ANALYSIS

PER COH 26-492:
NEIGHBORHOOD RESTAURANT 4,334 SF AT 9 CARS / 1000 SF = 39.01 REQ'D
DINING PATIO 650 SF AT 0 CARS / 1000 SF = 0.00 REQ'D (LESS THAN 15% OF TOTAL RESTAURANT SF)

PER COH 26-497, 10% PARKING REDUCTION FOR PROVIDING AT LEAST 4 BIKE SPACES PER PARKING SPACE REDUCED

PER COH 26-500.d, 10% PARKING REDUCTION ALLOWED BY THE DIRECTOR

39 SPACES x 0.2 = 7.8 ALLOWABLE REDUCTION IN PARKING REQUIRED

TOTAL PARKING REDUCTION (LESS THAN 20%) = 7 SPACES

TOTAL PARKING REQUIRED = 32 SPACES

TOTAL PARKING PROVIDED = 14 SPACES

OFF-STREET PARKING VARIANCE

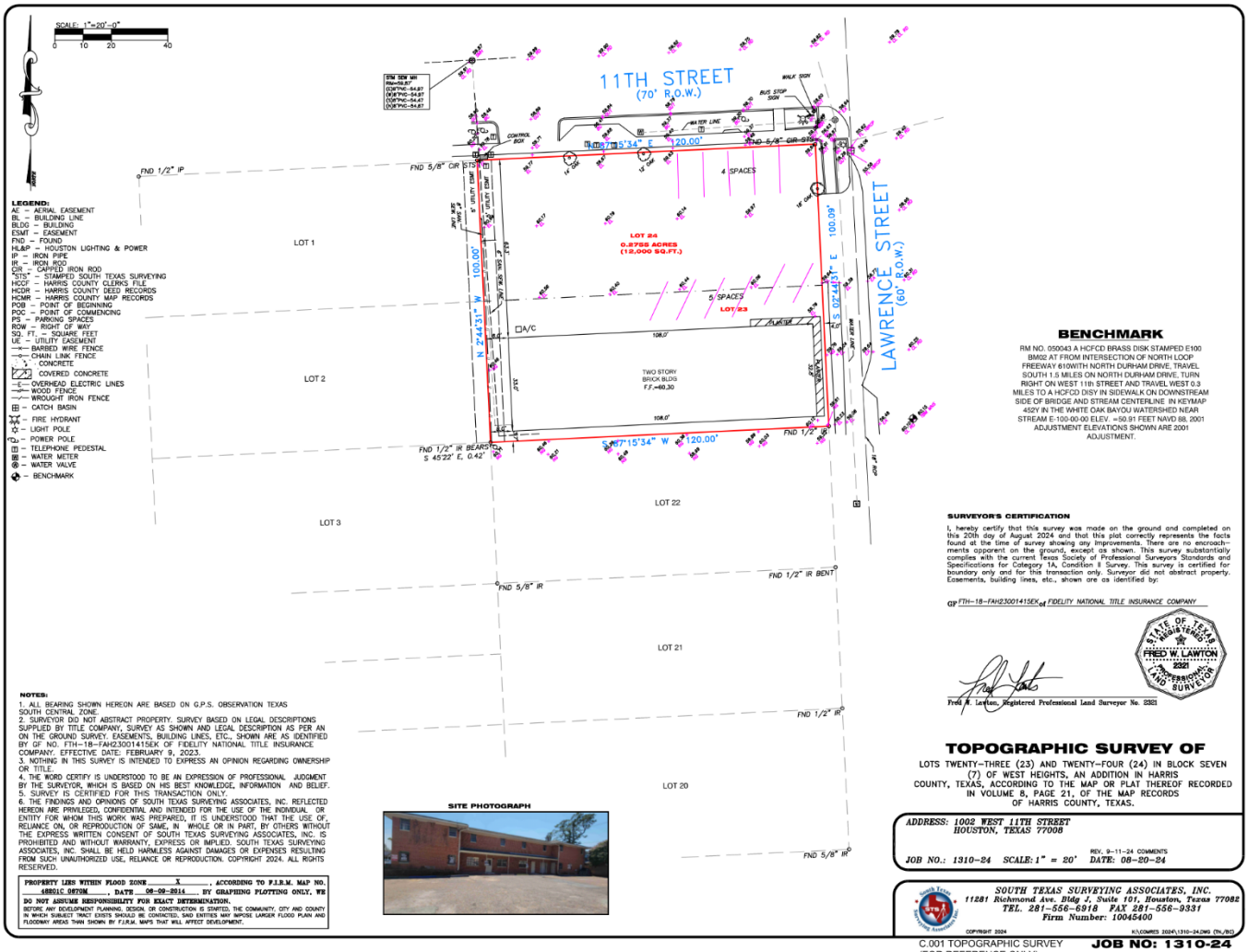
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VI
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Houston Planning Commission

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

OFF-STREET PARKING VARIANCE

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STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

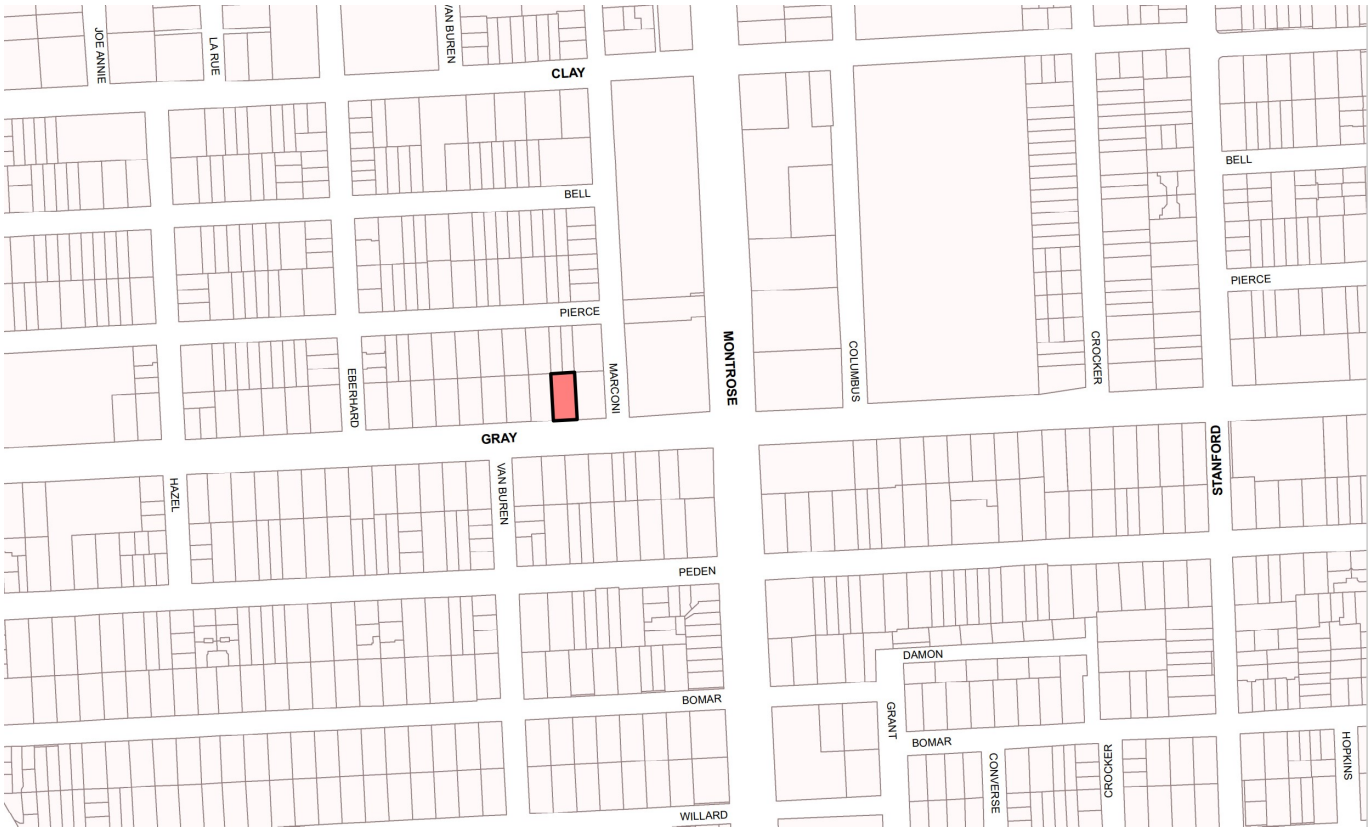
OFF-STREET PARKING VARIANCE

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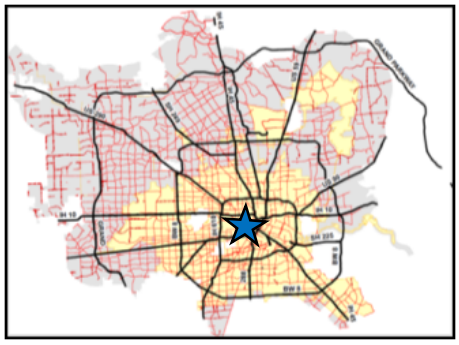
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Location Map



NORTH



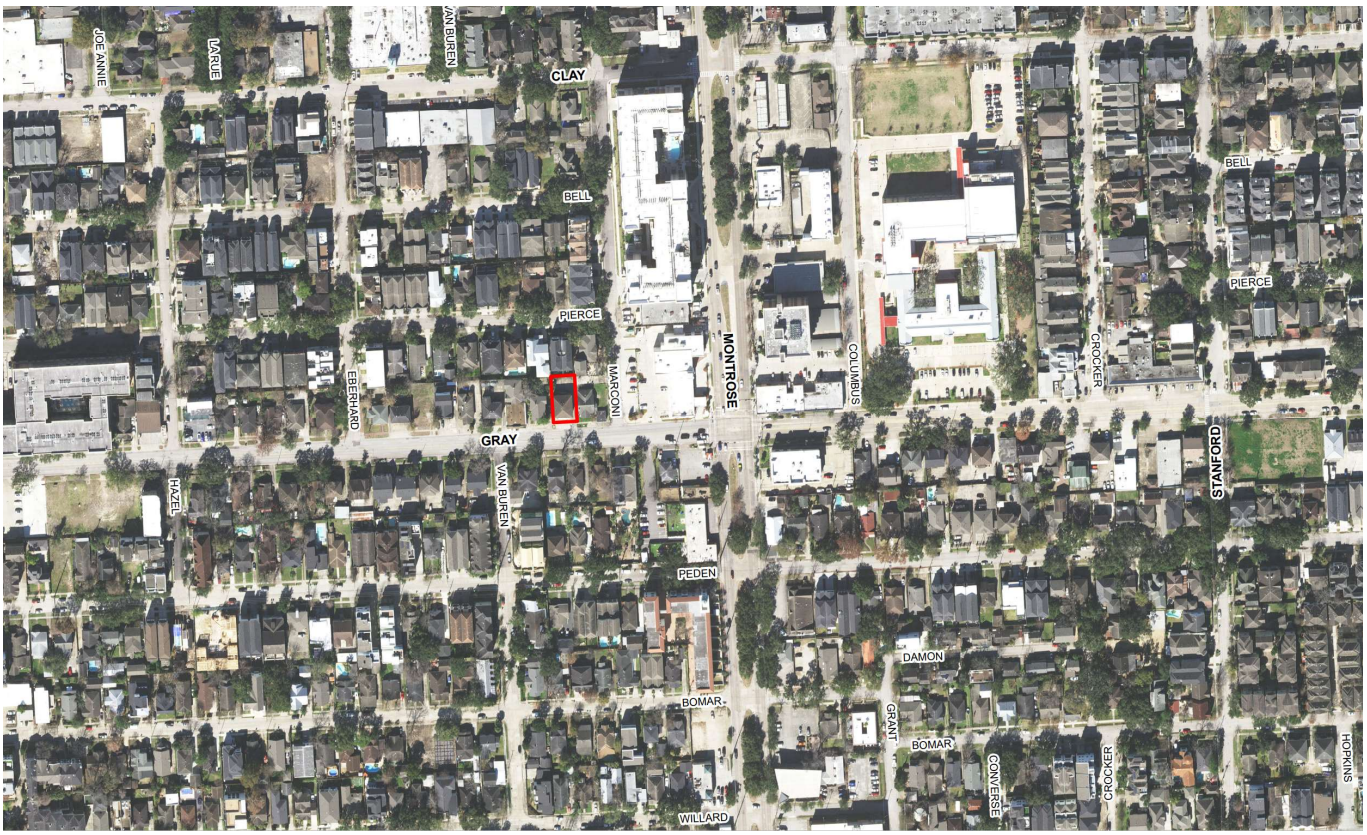
OFF-STREET PARKING VARIANCE

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Aerial Map



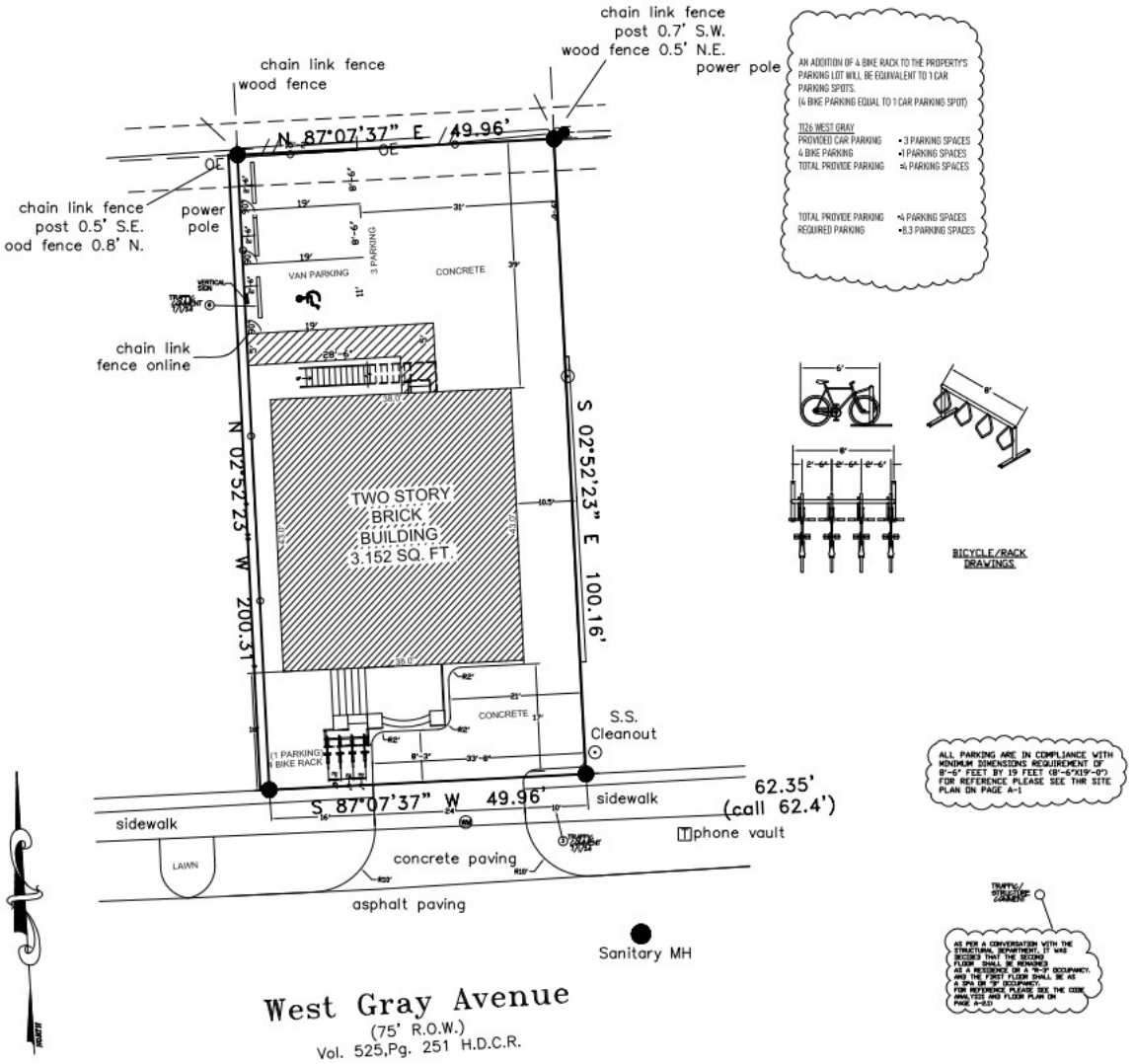
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI
Meeting Date: 1/23/2025

Site Plan



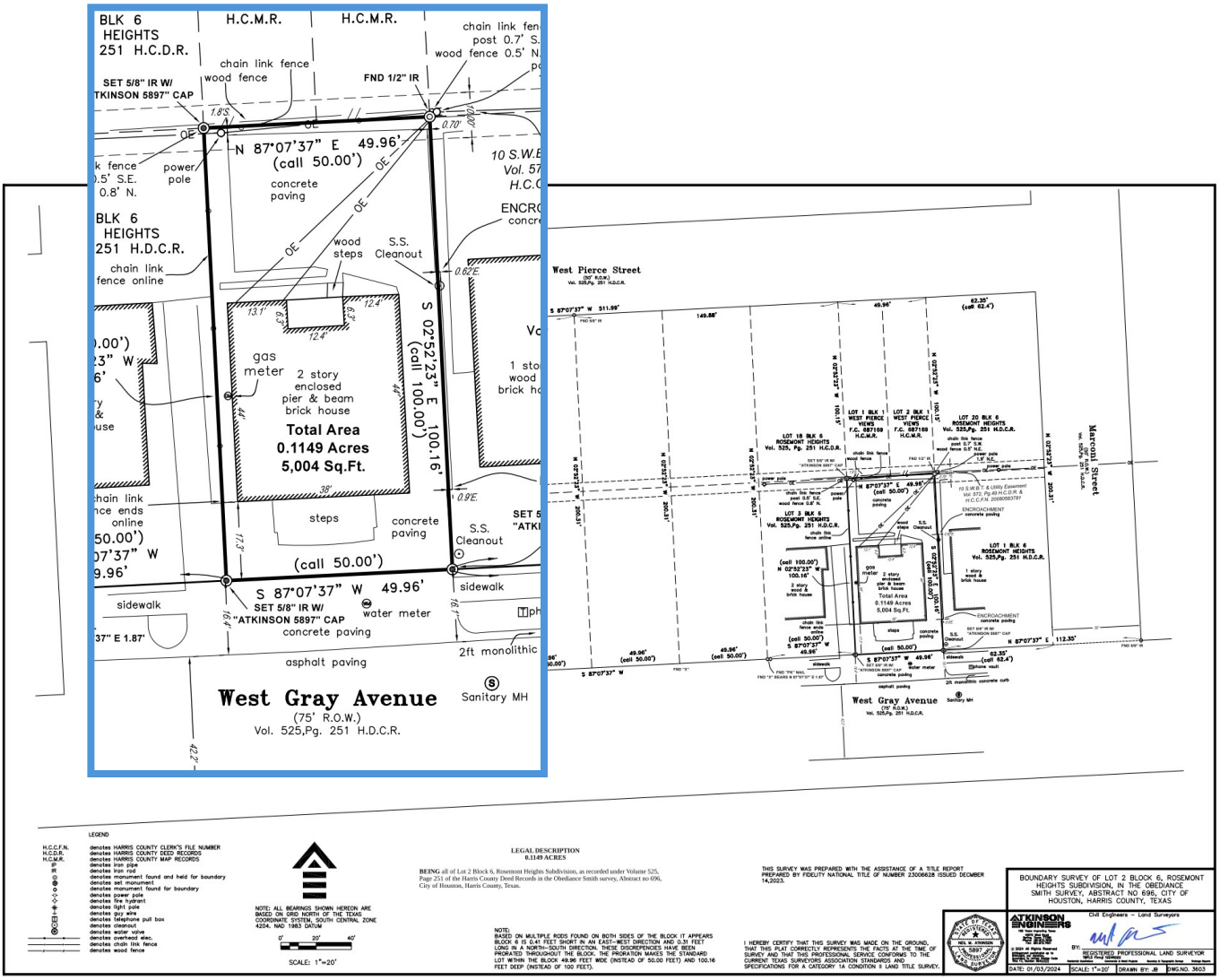
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI
Meeting Date: 1/23/2025

Survey



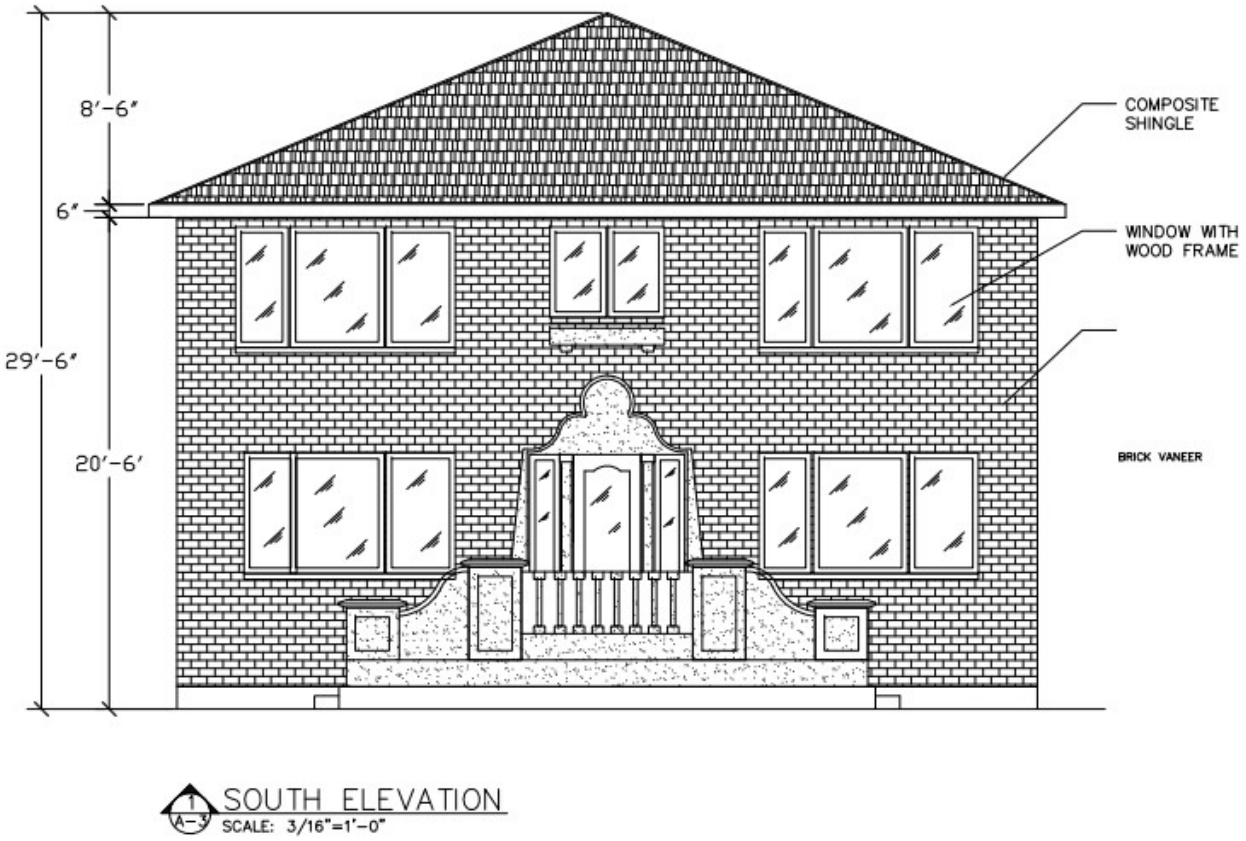
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: VI
Meeting Date: 1/23/2025

Elevation



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 01.23.2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Shilpin Consultancy LLC	Swapnil Patel	936-828-0370	designs@shilpinconsultancy.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	J	77081		531A	Gulfton

HOTEL/MOTEL NAME: Hotel At Hillcroft

HOTEL/MOTEL ADDRESS: 6200 Hillcroft Avenue, Houston, TX 77081

PROPERTY OWNER OF RECORD: Main Travis Investment Corporation

OWNER ADDRESS: 11434 Woodmeadow Parkway, Dallas, TX 75228

PROJECT PERMIT NUMBER: 24116220

TOTAL ACREAGE: 1.0276 Acres

TOTAL NUMBER OF ROOMS: 41 Rentable Rooms

PARKING SPACES PROVIDED: 57 Parking Spots

SURVEY/ABSTRACT NO: N/A

SCHOOL DISTRICT: Houston ISD

NORTH OF: Rookin Street

EAST OF: US 59

SOUTH OF: Hillcroft St

WEST OF: Sands Point Street

PURPOSE OF VARIANCE REQUEST: To allow a hotel to be located within 750' of a school and health facility

CHAPTER 28 REFERENCE(S): 28-202 (A) 2 A hotel with less than 120 rooms cannot be located within 750' of school, library, church, licensed day care center, health facility, or public park tract.

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: VII

Meeting Date: 01.23.2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

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

Our client is trying to create a nicer Hotel. This Hotel cannot meet all characteristics outlined in Code of Ordinances Sec. 28 (Location Requitements). In odred for him to achieve required number of rooms without asking for variance would result in cutting down of the premium facility that he is wishing provide. Please grant this request as the proposed Hotel will improve the neighborhood overall quality and look.

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

No, the client's sole purpose for requesting this variance is not from our client creating undue hardship upon himself or City. The reason for this request is to fulfill neighborhood's requirement by developing class A facility .

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

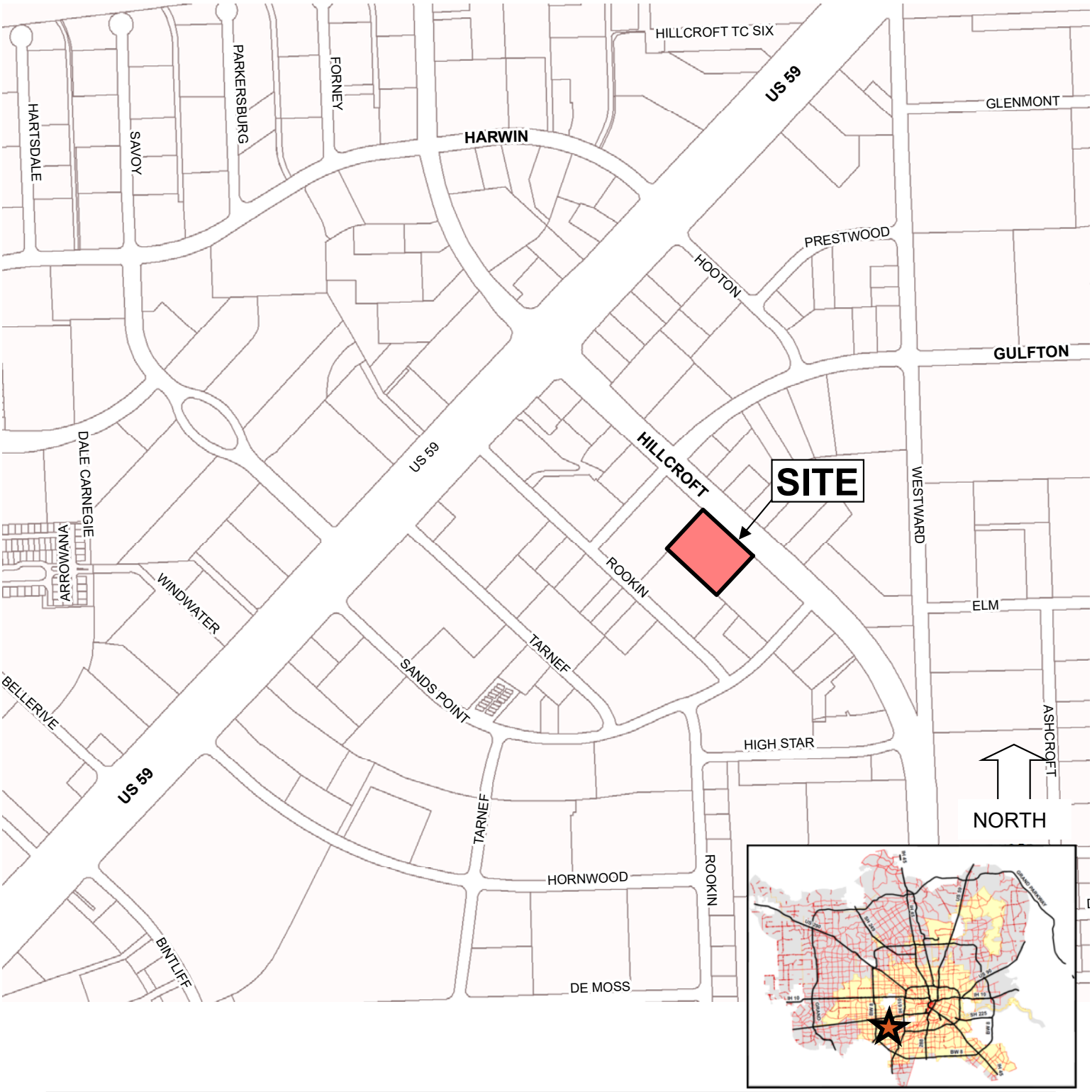
Yes, the intent and general purposes of this chapter will be preserved and maintained to the fullest.

(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 harmful in anyway to the public. In fact, this will be more beneficial to the surrounding.

Houston Planning Commission ITEM: VII

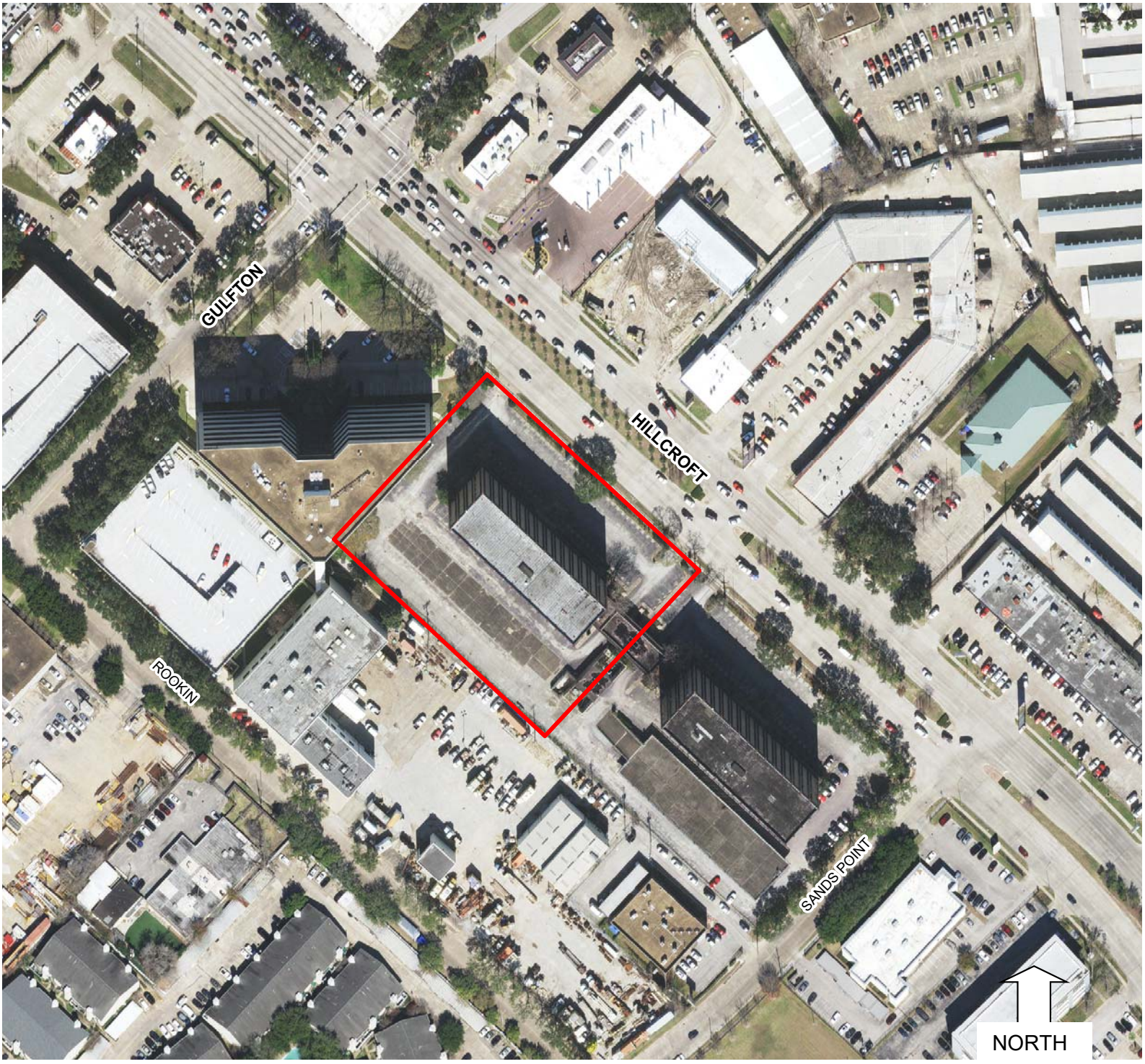
Planning and Development Department **Meeting Date: 01/23/2025**



Site Location

Houston Planning Commission ITEM: VII

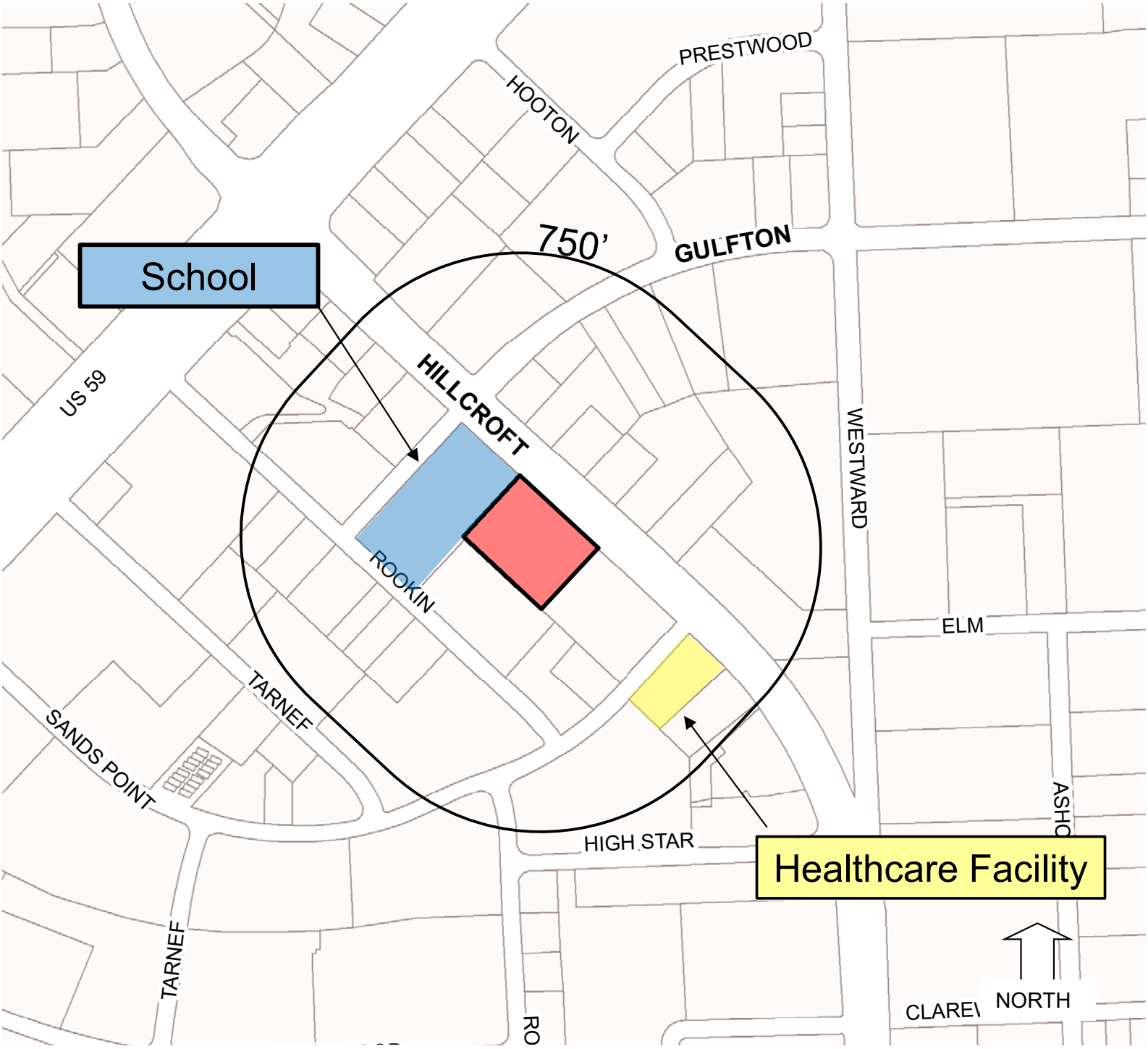
Planning and Development Department **Meeting Date: 01/23/2025**



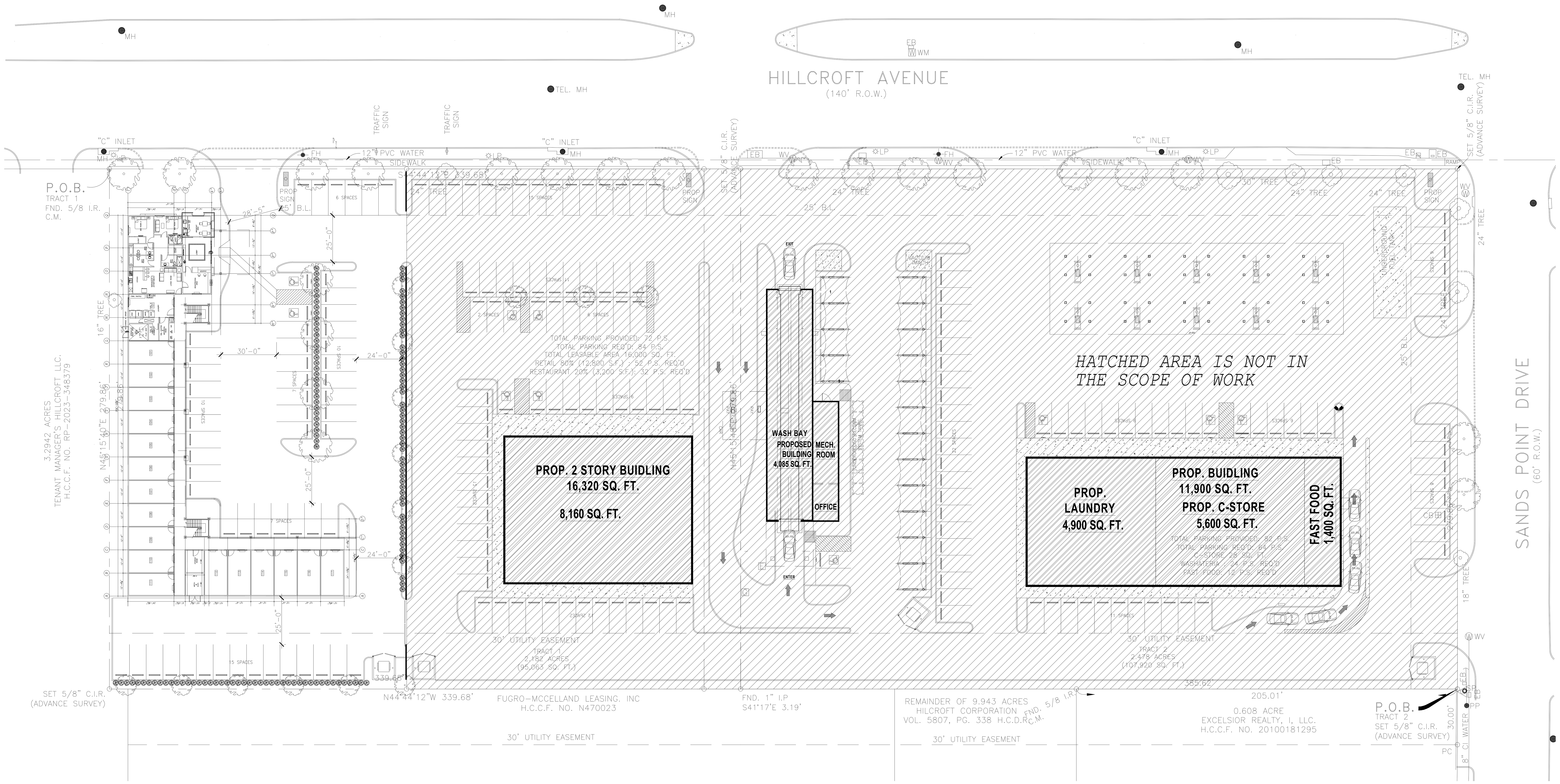
Aerial

Houston Planning Commission ITEM: VII

Planning and Development Department **Meeting Date: 01/23/2025**



Site Location



1 SITE PLAN

SCALE: 1/30"=1'-0"

PROJECT INFORMATION:	
LAND AREA	44,765 SQ.FT.
FIRST FLOOR AREA	9,680 SQ.FT.
SECOND FLOOR AREA	10,004 SQ.FT.
CANOPY AREA	477 SQ.FT.
# OF ROOMS	41
# OF PARKING SPACES	57

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. WHEEL STOP SHALL BE PLACED 2 FEET 6 INCHES FROM THE PROPERTY LINE OR FROM INSIDE SIDE WALK.
5. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
6. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
7. IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
8. ALL DUMPSTERS, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
9. SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

TAS NOTES:

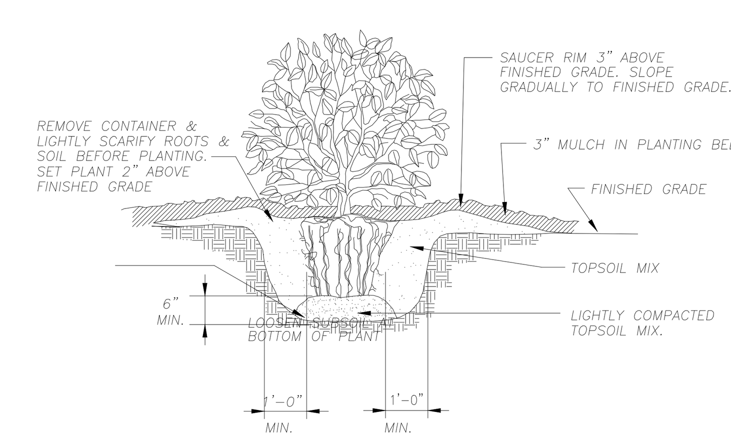
1. PROP. 3' WIDE MIN. SIDEWALK W/RUNNING SLOPE OF 5% MAX. & CROSS SLOPE OF 2% MAX.
2. 6' LONG CURB RAMP W/RUNNING SLOPE OF 12% MAX. & CROSS SLOPE OF 2% MAX. THE SLOPES FOR THE LANDING AT THE TOP & BOTTOM OF THE RAMP SHOULD BE 2% MAX.
3. PROP. ACCESSIBLE PARKING SPACE & ACCESSIBLE AISLE W/RUNNING & CROSS SLOPES OF 2% MAX.
4. PROP. VAN ACCESSIBLE PARKING SIGN W/THE BOTTOM OF THE SIGN AT 60" MIN. ABOVE THE FINISH FLOOR. (SEE DET. 7).
5. PROP. ACCESSIBLE PARKING SIGN W/THE BOTTOM OF THE SIGN AT 60" MIN. ABOVE THE FINISH FLOOR. (SEE DET. 5).
6. THE SLOPES FOR THE MANEUVERING CLEARANCE FOR THE EXTERNAL DOORS ON THE PULL SIDE SHOULD BE 2% MAX.

DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER–TO–CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 4.29.2

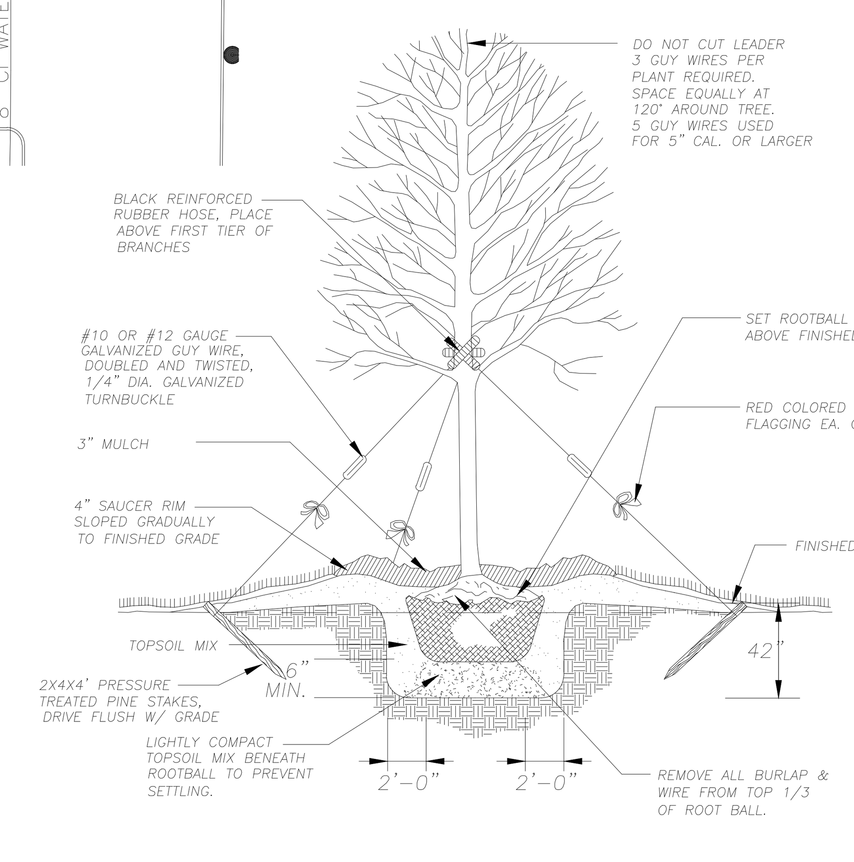
AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1.



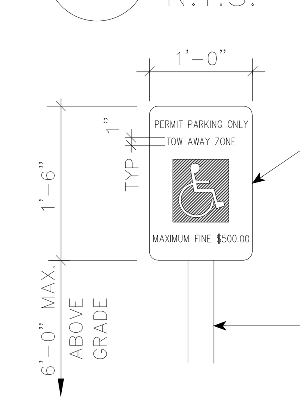
2 SHRUB PLANTING DETAIL

N.T.S.



3 TREE PLANTING DETAIL

N.T.S.

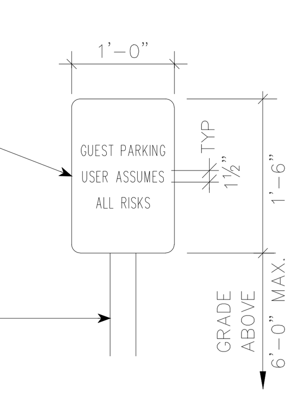


5 HC SIGN

N.T.S.

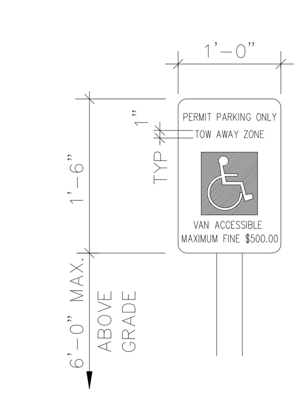
ALL SIGNS SHALL BE MINIMUM OF 18 GA. STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE–PUNCHED MOUNTING HOLES.

POSTS: 2"x2" STEEL TUBE PAINTED BLUE.



6 GUEST SIGN

N.T.S.



7 HC SIGN

N.T.S.

11/26/2024

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SH ARCHITECT
4845 WILLOWBEND BLVD.
Houston, Texas 77035
Phone 832.577.6829
Fax 713.723.3785

HOTEL AT HILLCROFT

PROJECT NO.: 2018-07
DATE: 09-19-2024
SHEET TITLE: SITE PLAN
SCALE: 1/30" = 1'-0"

DRAWN BY:
PRINTED ON:

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Sheet:

C-03.0

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 31st, 2024

NOTICE OF PUBLIC HEARING
HOTEL/MOTEL NAME: Hotel at Hillcroft
HOTEL/MOTEL ADDRESS: 6200 Hillcroft Avenue, Houston TX

Dear Property Owner,

The Planning and Development Department has received a hotel/motel permit application for a 41-unit **Hotel at Hillcroft** located at 6200 Hillcroft Ave. Swapnil Patel, the applicant, is requesting a variance to be located within 750' of a school and a public health facility.

Pursuant to Chapter 28, Article VI of the City of Houston's Code of Ordinances, the Planning Commission established a public hearing date for this item. As required, the Planning and Development Department is sending written notice of the hearing to property owners within 750 feet of the proposed hotel. A sign with this information has also been posted on the project site.

You may speak regarding this hotel/motel proposal at the public hearing on:

Thursday, **January 23rd, 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 either attending the public hearing meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. **Interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6600.**

For additional information, please call the applicant, **Sawpnil Patel**, with Shiplin Consultancy LLC, at **936-828-0370**. You may also contact **Devin Crittle** with the Planning and Development Department regarding this notice at **832-393-6534**.

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