HOUSTON PLANNING COMMISSION

AGENDA

Thursday, February 6, 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, February 6, 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 23, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

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

a. Elmwood Park
b. Emerald Meadows Sec 2
c. Fulton Place Townhomes replat no 1
d. Highland Village partial replat no 3
e. Padok Silver
f. Parkway at Eldridge Sec 2 Amending plat no 3 replat no 1
g. Poundbury Sec 1 replat no 1
h. Red Terrace partial replat no 3
i. Uhaul Moving and Storage of Hiram Clarke

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

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

V. Consideration of an Off-Street Parking Variance at 3400 White Oak Drive (Ed Buckley)

VI. Excuse the Absence of Commissioner Martha L. Stein

VII. Public Comment

VIII. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 23 JANUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:33 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	*Absent*
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	Present
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

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, congratulations went out to Fred Mathis for his 30+ years with the City of Houston, congratulations on your retirement.

APPROVAL OF MINUTES

Consideration of the January 9, 2025, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Victor Second: Khaleeq Vote: Unanimous

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

Motion: Victor Second: Heisch Vote: Unanimous

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

Scrivener's Error: E. Recommendations section (Page 4) of drainage impact fee. The correct total amount is $591,848.36 (not $6,870,376.43) deposited into the fund?

Motion: Victor Second: Mares Vote: Unanimous

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-37)
b. Replats (38-82)

Staff recommendation: Approve Item No's. 1 – 82, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 2, 4, 5, 6, 11, 13, 18, and 21, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

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

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 2, 4, 5, 6, 11, 13, 18, and 21 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle Vote: Carried
Second: Rosenberg Abstaining: Heisch, Mares

c. Replats requiring Public Hearings with Notification

83 Avondale Square partial replat no 3

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: Alleman Vote: Unanimous

84 Bacj Acres

Staff recommendation: Defer, per applicant's request.
Commission action: Deferred, per applicant's request.
Speaker(s): None

Motion: Garza Second: Viera-Bland Vote: Unanimous

85 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO 1

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

Motion: Viera-Bland Second: Baldwin Vote: Unanimous

86 DREYFUS GREEN

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: Mares Vote: Unanimous

87 ENGLAND GROVE

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

Motion: Jones Second: Alleman Vote: Unanimous

88 MILBY TOWNSITES REPLAT NO 1

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

Motion: Garza Second: Viera-Bland Vote: Unanimous

89 OJEMAN TRAILS

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

Motion: Viera-Bland Second: Jones Vote: Unanimous

90 RIDGECREST ADDITION SEC 3 PARTIAL REPLAT NO 2

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

Motion: Heisch Second: Garza Vote: Unanimous

d. Subdivision Plats with Variance Requests

91 CNP Water Plant Reserve no 2

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

Motion: Jones Second: Mandapaka Vote: Unanimous

92 CNP Water Plant Reserve no 3

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: Viera-Bland Vote: Unanimous

93 Core5 North Houston

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

94 Elite Townhomes North

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Andrew Shebay., Jennifer Curtis – opposed

Motion: Khaleeq Second: Mares Vote: Unanimous

95 Neighborhood Shepherds Garden

Staff recommendation: Defer Additional information reqd.
Commission action: Deferred the application for further information.
Speaker(s): Virginia Ellis – opposed

Motion: Baldwin Second: Alleman Vote: Unanimous

96 SANFORD FARMS SEC 3

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

97 SCD MONTROSE

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): Melissa Gilhart, Sara Fraiser – opposed, Ben Llana, applicant - supportive
Motion: Baldwin Second: Sigler Vote: Carried Opposed: Colvard

98 SHAPPS KUYKENDAHL

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: Jones Vote: Carried Abstaining: Mares

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

99 ELYSON CY FAIR SEC 3

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): None
Motion: Mares Second: Mandapaka Vote: Carried Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

100 BLENDIN COFFEE ON BELL

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: Heisch Vote: Unanimous

101 GRAND PARKWAY GP

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): None

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

g. EXTENSIONS OF APPROVAL

102	Almeda Genoa Estates	Approve
103	Asher Spring Cypress	Approve
104	Asrr Business on Gosling	Approve
105	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	Approve
106	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	Approve
107	Eight Thousand Fry Plaza	Approve
108	Elyson View Drive Street Dedication	Approve
109	Enclave at Newport	Approve
110	Fry Road Tract Sec 1	Approve
111	Harris County MUD no 171 Lift Station no 6	Approve
112	Independence Heights Mixed Use	Approve
113	Miren Properties	Approve
114	Newport Grove Sec 1	Approve
115	Royal Pines Detention Reserve East	Approve
116	Royal Pines Sec 4	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

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

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for Item(s) G 102 – 116, save and except 105, 106, 109, 111 and 114.
Commission action: Approved per staff's recommendation.
Speaker(s): None

Motion: Jones Second: Porras-Pirtle Vote: Carried
Abstaining: Heisch – 105, 106, 108, and 111; Mares – 109 and 114

Commission voted on abstained Items: Approved per staff's recommendation for Item(s) G 105, 106, 108, 109, 111 and 114.
Speaker(s): None

Motion: Victor Second: Garza Vote: Carried
Abstaining: Heisch – 105, 106, 108, and 111; Mares – 109 and 114

Staff recommendation: Approve staff recommendations for H, I, and J, Item(s) 117 – 121.
Commission action: Approved per staff's recommendation.
Speaker(s): None

Motion: Baldwin Second: Viera-Bland Vote: Unanimous

k. Development Plats with Variance Requests

122 1002 W 11th Street

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Victoria Judge – undecided

Motion: Baldwin Second: Viera-Bland Vote: Unanimous

123 1134 Bayland Avenue

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

Motion: Baldwin Second: Mares Vote: Unanimous

124 6610 Force Street

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

Motion: Garza Second: Sigler Vote: Unanimous

125 8141 Sunnyhill Street

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

Motion: Viera-Bland Second: Jones Vote: Unanimous

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

Commission action: Accepted the January 23rd public hearing date for Item IV, a – i.
Speaker(s): None

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

OFF-STREET PARKING VARIANCE REQUESTS

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1002 W 11TH STEET

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Noel Freeman – opposed

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Gilbert Mishly, Ann Mishly, applicant

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

HOTEL/MOTEL WITH VARIANCE REQUESTS

VII. CONSIDERATION OF A HOTEL AT HILLCROFT HOTEL/MOTEL LOCATED AT 6200 HILLCROFT AVENUE

Staff recommendation: Defer.
Commission action: Deny.
Speaker(s): David Garner, Ann Scamardo – opposed,

Motion: Baldwin	Vote: Carried
Second: Robins	Opposed: Rosenberg

VIII. PUBLIC COMMENT – None

IX. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:10 PM.

Lisa Clark, Chair	Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Avondale Square partial replat no 3	C3F	
2	Bridge Creek Village GP	GP	
3	Bridgeland Central Sec 2	C3F	
4	Bridgeland Central Sec 3	C3F	
5	Bridgeland Central Sec 7	C3F	
6	Bridgeland Creekland Village Sec 22	C3P	
7	Bridgeland Mason Road Street Dedication Sec 7	SP	
8	Bridgeland Stargazing Trail Street Dedication Sec 2	SP	
9	Broadway Towers	C3P	DEF1
10	Broze Road Sec 2	C3F	DEF1
11	Champions Oak GP	GP	
12	Childrens Lighthouse at Jubilee	C2	
13	Core5 North Houston	C3F	
14	Dow Addition	C2	DEF1
15	Dreyfus Green	C3F	
16	Edgewood Village East Sec 1	C3F	
17	Elyson Sec 64	C3F	
18	Elyson Sec 65	C3F	
19	Enclave at Allum	C3F	DEF1
20	England Grove	C3F	
21	Fairbanks North Houston Center Sec 2	C3F	
22	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2 partial replat no 1	C3F	
23	Grand Mason Sec 9	C3F	
24	Grand Mason Sec 10	C3F	
25	Grand Mason Sec 11	C3F	
26	Grand Mason Sec 12	C3F	
27	Grand Prairie Highlands Sec 13	C3F	
28	Grand Prairie Highlands Sec 14	C3F	
29	Griffin Airport And 288 Industrial Property GP	GP	
30	Hanover at Old Richmond	C2	
31	Horton Heights	C3F	
32	JDS Hopfe Road Sec 6	C3F	
33	Jubilee Sec 12	C3F	
34	Kermier Road and Sundancer Way Street Dedication and Reserve	C3F	
35	Langham Creek Utility District Water Plant no 2	C2	
36	Legacy Park on Hafer Road GP	GP	
37	Lozier Manor	C3F	
38	Midline Sec 1	C3F	
39	Midline Sec 2	C3F	
40	Midline Sec 3	C3F	

Item No.	Subdivision Plat Name	App Type	Deferral
41	Midline Sec 4	C3F	
42	Midline Sec 5	C3F	
43	Mueschke Real Estate LLC	C2	
44	NEHCMUD no 1 Lift Station no 1	C3P	
45	Northpointe East Business Park	C3F	
46	Oakhill Reserve Sec 1	C3F	
47	Oakhill Reserve Sec 2	C3F	
48	Ojeman Trails	C3F	
49	Olympia Falls Sec 6	C3F	
50	Palmi	C3F	DEF2
51	Park Place Fieldwood	C3F	
52	Porter Community Development	C2	DEF2
53	Ram Crossing	C3F	
54	Ridgecrest Addition Sec 3 partial replat no 2	C3F	
55	SGJGM Fairbanks Center	C2	DEF1
56	Sheldon Ridge GP	GP	
57	Sheldon Ridge Sec 16	C3P	
58	Tidwell Landing South	C3F	
59	Trillium Sec 11	C3P	
60	Trillium Sec 13	C3P	
61	Tuskegee Heights	C3F	
62	Unico Addition	C2	DEF1
63	United Front of Alvin Fallbrook	C2	

B-Replats

64	Azimpoor Estates at Clementine Street	C2R	
65	Billal Tech Warehouse at Shiloh Church	C2R	
66	Brenner Estate	C2R	DEF1
67	Bridgeland Prairieland Village Sec 88	C3R	
68	Bridgeland Prairieland Village Sec 89	C3R	
69	Bridgeland Prairieland Village Sec 90	C3R	
70	Bridgeland Prairieland Village Sec 91	C3R	
71	Count Street Estates	C2R	
72	Davidson Manors	C3R	
73	Del Pueblo Funeral Home South Houston	C2R	
74	Desoto Homes	C3R	
75	Eli Street Green	C2R	
76	Ellandra Estates	C2R	
77	Garber Landing	C2R	
78	Garden Homes on Colquitt	C2R	
79	Garza Enclave	C2R	
80	Gladstone Villas	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
81	Glenn Park Estates	C2R	
82	Grand Parkway partial replat no 4	C2R	
83	Highland Acre Homes partial replat no 2	C2R	
84	Las Fuentes Ball Room Plaza	C2R	DEF1
85	Lavender Terrace	C2R	DEF1
86	Markie Estates	C2R	DEF2
87	McDonalds Holcombe	C2R	
88	Northpointe Commercial Office	C2R	
89	Oriole Green	C2R	DEF1
90	Oxford Heights	C2R	
91	Palermo Place	C2R	
92	Park Ten Country Court	C2R	
93	Plaza Estates at Cheswood	C2R	
94	Plaza Estates at Fitch	C2R	
95	Refuge at Siegel	C2R	DEF1
96	Reserves at Fondren	C2R	
97	Richmond Family Investments	C2R	
98	Shaw Maltie Estates	C2R	DEF1
99	Tallowood Trail	C2R	
100	TC Builders Estates	C2R	DEF2
101	Tuskegee Ranch	C3R	
102	TXP Investment LLC replat no 1	C2R	
103	Vargas Village	C2R	
104	Village at Engelmohr	C2R	DEF1
105	Villas at Werner	C2R	
106	West Road Industrial Land	C2R	DEF1

C-Public Hearings Requiring Notification

107	ASI Homes replat no 1	C3N	
108	Bacj Acres	C3N	DEF1
109	Benders Landing Estates Sec 7 partial replat no 1	C3N	DEF1
110	Huldy Street Living	C3N	
111	Navajo Place Sec 1 partial replat no 2	C3N	
112	Oulton Park	C3N	
113	UHaul Moving and Storage of Hiram Clarke	C3N	

D-Variances

114	Bridgeland Prairieland Village GP	GP	
115	Caney Crossing Northeast	C2	
116	Darvesh Tract GP	GP	
117	Kuykendahl Village GP	GP	
118	Kuykendahl Village Sec 1	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
119	McHard Tract GP	GP	
120	Moderne at Yale	C2R	
121	Neighborhood Shepherds Garden	C2R	DEF1
122	Sanford Farms Sec 3	C3R	DEF1
123	Thomas Complex replat no 1	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

124	Fuqua Manor	C3R	
125	Katy Grand Village Sec 1	C3R	
126	Villa Rincon	C2	

G-Extensions of Approval

127	Bleu Riviera Drive Street Dedication Sec 2	EOA	
128	Bridgecreek Commercial Sec 1	EOA	
129	Elmax Sec 1	EOA	
130	Freeland Tract Sec 1	EOA	
131	Freeland Tract Sec 2	EOA	
132	Freeland Tract Sec 3	EOA	
133	Kathy Lane Business Park	EOA	
134	Katy Lakes Sec 6	EOA	
135	Washington Silver	EOA	

H-Name Changes

136	Tidwell Landing North (prev. Elite Townhomes North)	NC	

I-Certification of Compliance

137	21701 Dan Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

138	1002 W 11th Street	DPV	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
139	1134 Bayland Avenue	DPV	DEF2
140	6610 Force Street	DPV	DEF1
141	3702 Locke Lane	DPV	

Off-Street Parking Variance Requests

III	1002 W 11th Street	PV	DEF1
IV	1126 W Gray Street	PV	DEF2
V	3400 White Oak Drive	PV	

Platting Summary **Houston Planning Commission** **PC Date: February 06, 2025**

A-Consent

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
1	Avondale Square partial replat no 3	2025-0144	C3F	Harris	City	450K	1.74	0.10	27	Lovett Homes	Windrose
2	Bridge Creek Village GP	2025-0191	GP	Harris	ETJ	406B	29.24	0.00	0	Meritage Homes of Texas	Quiddity Engineering
3	Bridgeland Central Sec 2	2025-0158	C3F	Harris	ETJ	365M	14.79	2.62	78	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
4	Bridgeland Central Sec 3	2025-0169	C3F	Harris	ETJ	365R	22.24	3.44	108	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
5	Bridgeland Central Sec 7	2025-0190	C3F	Harris	ETJ	365R	13.55	2.25	95	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
6	Bridgeland Creekland Village Sec 22	2025-0167	C3P	Harris	ETJ	365F	13.20	3.06	104	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
7	Bridgeland Mason Road Street Dedication Sec 7	2025-0154	SP	Harris	ETJ	365R	8.43	0.00	0	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
8	Bridgeland Stargazing Trail Street Dedication Sec 2	2025-0181	SP	Harris	ETJ	365F	3.94	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
9	Broadway Towers (DEF1)	2025-0071	C3P	Harris	City	535F	1.80	1.80	0	PMG Project Management Group, LLC	Owens Management Systems, LLC
10	Broze Road Sec 2 (DEF1)	2025-0072	C3F	Harris	ETJ	334N	68.10	63.64	0	Kana Holdings, LLC	Meta Planning + Design LLC
11	Champions Oak GP	2025-0140	GP	Harris	ETJ	370M	75.62	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
12	Childrens Lighthouse at Jubilee	2025-0151	C2	Harris	ETJ	324P	1.71	1.71	0	Ramesh Sakarepalle	GBI Partners
13	Core5 North Houston	2025-0203	C3F	Harris	ETJ	333W	70.78	70.09	0	Kimley-Horn	Windrose
14	Dow Addition (DEF1)	2024-2363	C2	Harris	City	577P	62.74	62.74	0	Alliance Industrial Company	Langan Engineering & Environmental Services
15	Dreyfus Green	2025-0130	C3F	Harris	City	533R	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
16	Edgewood Village East Sec 1	2025-0095	C3F	Harris	City/ ETJ	457G	16.47	2.62	70	Woodmere Development Co., LTD.	IDS Engineering Group
17	Elyson Sec 64	2025-0147	C3F	Harris	ETJ	404M	33.60	10.96	79	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
18	Elyson Sec 65	2025-0149	C3F	Harris	ETJ	404L	37.51	11.78	117	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
19	Enclave at Allum (DEF1)	2025-0003	C3F	Harris	City	571H	1.00	0.06	17	CAS Consultants, LLC	CAS Consultants, LLC
20	England Grove	2025-0129	C3F	Harris	City	533R	0.12	0.00	3	Nui Haus, LLC	Total Surveyors, Inc.
21	Fairbanks North Houston Center Sec 2	2025-0145	C3F	Harris	ETJ	410C	57.23	53.14	0	Transwestern Development Company	Windrose
22	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2 partial replat no 1	2025-0112	C3F	Harris	City	570C	1.43	0.00	5	Northfield DH, LLC	BGE, Inc.
23	Grand Mason Sec 9	2025-0102	C3F	Harris	ETJ	406E	28.15	3.39	120	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
24	Grand Mason Sec 10	2025-0100	C3F	Harris	ETJ	406E	27.47	1.07	143	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
25	Grand Mason Sec 11	2025-0099	C3F	Harris	ETJ	405H	23.49	0.18	122	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
26	Grand Mason Sec 12	2025-0098	C3F	Harris	ETJ	406E	23.53	0.53	145	TPHTM 529, LLC, a Delaware limited liability company	BGE, Inc.
27	Grand Prairie Highlands Sec 13	2025-0170	C3F	Harris	ETJ	323Q	29.86	2.04	164	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
28	Grand Prairie Highlands Sec 14	2025-0184	C3F	Harris	ETJ	323Q	20.13	0.09	101	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
29	Griffin Airport And 288 Industrial Property GP	2025-0188	GP	Harris	City	572H	54.16	0.00	0	Kimley Horn	Windrose
30	Hanover at Old Richmond	2025-0096	C2	Fort Bend	ETJ	567C	13.67	13.09	0	XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC	LJA Engineering, Inc.- (Houston Office)
31	Horton Heights	2025-0152	C3F	Harris	City	454S	0.22	0.01	3	Survey Solutions of Texas	Survey Solutions of Texas
32	JDS Hopfe Road Sec 6	2025-0172	C3F	Harris	ETJ	285Z	4.99	1.49	12	JDS HOFE RD LLC	Quiddity Engineering - Katy
33	Jubilee Sec 12	2025-0205	C3F	Harris	ETJ	324N	12.30	4.09	71	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
34	Kermier Road and Sundancer Way Street Dedication and Reserve	2025-0198	C3F	Harris	ETJ	323R	42.33	34.43	0	Grand Prairie Development, LLC	Costello, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
35	Langham Creek Utility District Water Plant no 2	2025-0166	C2	Harris	ETJ	407X	5.91	5.91	0	LANGHAM CREEK UTILITY DISTRICT	Quiddity Engineering - Katy
36	Legacy Park on Hafer Road GP	2025-0189	GP	Harris	ETJ	332P	16.61	0.00	0	Sahar Investments, LLC.	DHI Engineering, LLC
37	Lozier Manor	2025-0027	C3F	Harris	City	533L	0.15	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
38	Midline Sec 1	2025-0153	C3F	Harris	ETJ	657D	32.62	11.62	104	LJA	LJA Engineering, Inc.- (Houston Office)
39	Midline Sec 2	2025-0157	C3F	Harris	ETJ	657D	19.11	1.71	65	LJA	LJA Engineering, Inc.- (Houston Office)
40	Midline Sec 3	2025-0161	C3F	Harris	ETJ	657D	16.72	2.07	85	LJA	LJA Engineering, Inc.- (Houston Office)
41	Midline Sec 4	2025-0168	C3F	Harris	ETJ	657D	2.46	0.22	9	LJA	LJA Engineering, Inc.- (Houston Office)
42	Midline Sec 5	2025-0176	C3F	Harris	ETJ	657D	24.04	21.50	8	LJA	LJA Engineering, Inc.- (Houston Office)
43	Mueschke Real Estate LLC	2025-0131	C2	Harris	ETJ	286P	2.12	2.00	0	Mueschke Real Estate LLC	Hovis Surveying Company Inc.
44	NEHCMUD no 1 Lift Station no 1	2025-0141	C3P	Harris	ETJ	418S	0.38	0.29	0	Woodmere Development Co., LTD.	IDS Engineering Group
45	Northpointe East Business Park	2025-0097	C3F	Harris	ETJ	329E	6.39	4.56	0	Northpointe Blvd. 17, LLC	IDS Engineering Group
46	Oakhill Reserve Sec 1	2025-0091	C3F	Harris	ETJ	287J	45.59	14.82	122	Toll Southwest, LLC	LJA Engineering, Inc.- (Houston Office)
47	Oakhill Reserve Sec 2	2025-0092	C3F	Harris	ETJ	287J	28.26	15.40	66	Toll Southwest, LLC	LJA Engineering, Inc.- (Houston Office)
48	Ojeman Trails	2025-0165	C3F	Harris	City	450V	0.76	0.02	12	GK Equity LP	Pioneer Engineering, LLC
49	Olympia Falls Sec 6	2025-0178	C3F	Fort Bend	ETJ	610R	15.35	1.52	77	KB home lone star inc.	LJA Engineering, Inc.- (Houston Office)
50	Palmi (DEF2)	2024-2544	C3F	Harris	City/ ETJ	572Y	9.33	1.66	95	CONTEMPO BUILDER	Windrose
51	Park Place Fieldwood	2025-0119	C3F	Harris	City	491Q	0.43	0.00	2	PRO-SURV	PROSURV
52	Porter Community Development (DEF2)	2024-2424	C2	Montgo mery	ETJ	296F	25.18	25.11	0	N S Patel	Doshi Engineering & Surveying Company
53	Ram Crossing	2024-2476	C3F	Harris	City	451D	2.81	0.03	32	R&L Global Inc	Pioneer Engineering, LLC
54	Ridgecrest Addition Sec 3 partial replat no 2	2025-0182	C3F	Harris	City	450V	0.02	0.00	2	8553 Forum, LLC	Patrick Planning Services, LLC
55	SGJGM Fairbanks Center (DEF1)	2025-0001	C2	Harris	ETJ	410L	4.28	4.28	0	SGJGM Family LP	Windrose
56	Sheldon Ridge GP	2025-0139	GP	Harris	ETJ	418S	378.38	0.00	0	Woodmere Development Co., LTD.	IDS Engineering Group
57	Sheldon Ridge Sec 16	2025-0142	C3P	Harris	ETJ	418S	10.73	1.24	52	Woodmere Development Co., LTD.	IDS Engineering Group
58	Tidwell Landing South	2025-0122	C3F	Harris	City	452A	1.98	0.00	18	Kilimanjaro Investments, LP	HRS and Associates, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
59	Trillium Sec 11	2025-0187	C3P	Fort Bend	ETJ	526V	35.38	6.13	117	TPHTM 1464 LLC	Meta Planning + Design LLC
60	Trillium Sec 13	2025-0175	C3P	Fort Bend	ETJ	526V	27.27	1.07	124	TPHTM 1464 LLC	Meta Planning + Design LLC
61	Tuskegee Heights	2025-0183	C3F	Harris	City	452B	0.96	0.02	13	Green Valley Construction, LLC	The Interfield Group
62	Unico Addition (DEF1)	2025-0028	C2	Harris	City	453U	0.23	0.00	4	PRO-SURV	PROSURV
63	United Front of Alvin Fallbrook	2025-0194	C2	Harris	ETJ	411D	5.92	5.92	0	Advance Surveying, Inc.	Advance Surveying, Inc.

B-Replats

64	Azimpoor Estates at Clementine Street	2025-0004	C2R	Harris	City	494C	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
65	Billal Tech Warehouse at Shiloh Church	2025-0174	C2R	Harris	ETJ	370G	2.00	2.00	0	CAS Consultants, LLC	CAS Consultants, LLC
66	Brenner Estate (DEF1)	2025-0060	C2R	Harris	City	453T	0.22	0.00	1	Helmut Brenner	Owens Management Systems, LLC
67	Bridgeland Prairieland Village Sec 88	2025-0159	C3R	Harris	ETJ	365U	5.30	1.31	10	TPHTL House Haul LLC	LJA Engineering, Inc.-(Houston Office)
68	Bridgeland Prairieland Village Sec 89	2025-0160	C3R	Harris	ETJ	365U	21.20	2.90	77	TPHTL House Haul LLC	LJA Engineering, Inc.-(Houston Office)
69	Bridgeland Prairieland Village Sec 90	2025-0162	C3R	Harris	ETJ	365U	15.70	1.22	74	TPHTL House Haul LLC	LJA Engineering, Inc.-(Houston Office)
70	Bridgeland Prairieland Village Sec 91	2025-0163	C3R	Harris	ETJ	365U	10.80	1.60	38	TPHTL House Haul LLC	LJA Engineering, Inc.-(Houston Office)
71	Count Street Estates	2025-0202	C2R	Harris	City	455B	0.18	0.00	2	Hass Associates LLC	CGEA|Planning + Design
72	Davidson Manors	2025-0124	C3R	Harris	City	452C	1.00	0.08	16	Think Beyond Solutions LLC	RP & Associates
73	Del Pueblo Funeral Home South Houston	2025-0094	C2R	Harris	City	571M	0.69	0.69	0	PENTECOSDFH REAL ESTATE, LLC	Gruller Surveying
74	Desoto Homes	2025-0030	C3R	Harris	City	452B	1.00	0.01	13	FIRST ATLANTIC GROUP	RSG Engineering
75	Eli Street Green	2025-0128	C2R	Harris	City	492H	0.23	0.00	6	Houston Quality Builders, Inc.	Total Surveyors, Inc.
76	Ellandra Estates	2025-0123	C2R	Harris	City	412N	0.95	0.26	9	Kensli Homes	AAB Homes, LLC
77	Garber Landing	2025-0103	C2R	Harris	ETJ	497G	1.29	1.23	0	None	Texas Land Maps
78	Garden Homes on Colquitt	2025-0104	C2R	Harris	City	492Z	0.17	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
79	Garza Enclave	2025-0156	C2R	Harris	ETJ	456G	1.23	0.00	1	Andrew Garza	Owens Management Systems, LLC
80	Gladstone Villas (DEF1)	2025-0067	C2R	Harris	City	533U	0.11	0.00	2	Nahum Solis	Owens Management Systems, LLC
81	Glenn Park Estates	2025-0134	C2R	Harris	City	412U	0.30	0.00	3	New Era Development	New Era Development & Land Services

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82	Grand Parkway partial replat no 4	2025-0109	C2R	Harris	City	533R	0.11	0.00	2	J&K Association LLC	J&K Association LLC
83	Highland Acre Homes partial replat no 2	2025-0107	C2R	Harris	City	412S	0.66	0.00	6	Integrity Rock Construction	South Texas Surveying Associates, Inc.
84	Las Fuentes Ball Room Plaza (DEF1)	2025-0047	C2R	Harris	ETJ	457M	19.26	19.26	0	CENTER POINT SURVEY	CENTER POINT SURVEY
85	Lavender Terrace (DEF1)	2025-0036	C2R	Harris	City	454G	0.25	0.00	4	Survey Solutions of Texas	Survey Solutions of Texas
86	Markie Estates (DEF2)	2024-2522	C2R	Harris	City	493Y	0.11	0.00	3	One Man's Concepts, LLC	Owens Management Systems, LLC
87	McDonalds Holcombe	2025-0127	C2R	Harris	City	532G	0.77	0.77	0	Herman J Schultz Trustee	Pape-Dawson Engineers
88	Northpointe Commercial Office	2025-0206	C2R	Harris	ETJ	328H	5.00	5.00	0	Remedy Medical Properties, Inc.	Windrose
89	Oriole Green (DEF1)	2025-0041	C2R	Harris	City	452M	0.19	0.00	4	Vida Group	Total Surveyors, Inc.
90	Oxford Heights	2025-0186	C2R	Harris	City	493A	0.30	0.00	2	Mimi Ribeiro	Owens Management Systems, LLC
91	Palermo Place	2025-0155	C2R	Harris	City	453T	0.11	0.00	2	Mazz Construction LLC	Century Engineering, Inc
92	Park Ten Country Court	2025-0117	C2R	Harris	City	447X	7.13	7.10	0	J Alfred	South Texas Surveying Associates, Inc.
93	Plaza Estates at Cheswood	2025-0133	C2R	Harris	City	534U	2.41	2.41	0	New Era Development	New Era Development & Land Services
94	Plaza Estates at Fitch	2025-0136	C2R	Harris	City	454G	0.43	0.00	4	New Era Development	New Era Development & Land Services
95	Refuge at Siegel (DEF1)	2025-0048	C2R	Harris	City	453U	0.13	0.00	2	New Era Development	New Era Development & Land Services
96	Reserves at Fondren	2025-0126	C2R	Fort Bend	City	570Q	2.97	2.97	0	TSG SAM HOUSTON, LLC	RSG Engineering
97	Richmond Family Investments	2025-0093	C2R	Harris	City	449Z	1.16	1.16	0	RICHMOND FAMILY INVESTMENTS, LLC - SERIES 1213 CONRAD	Landpoint
98	Shaw Maltie Estates (DEF1)	2025-0081	C2R	Harris	City	574F	1.98	0.00	3	Vonda Maltie	Owens Management Systems, LLC
99	Tallowood Trail	2025-0101	C2R	Harris	City	489H	1.09	0.00	2	None	Texas Land Maps
100	TC Builders Estates (DEF2)	2024-2480	C2R	Harris	City	335W	0.20	0.00	2	TC Builders LLC	Dart Land Services LLC
101	Tuskegee Ranch	2025-0197	C3R	Harris	City	452B	0.96	0.02	13	Green Valley Construction, LLC	The Interfield Group
102	TXP Investment LLC replat no 1	2025-0171	C2R	Harris	City	450E	0.41	0.00	1	PRIME TEXAS SURVEYS LLC	SEM SERVICES
103	Vargas Village	2025-0164	C2R	Harris	City	533Z	0.31	0.02	3	LaQuinta Vargas	Owens Management Systems, LLC
104	Village at Engelmohr (DEF1)	2024-2426	C2R	Harris	City	533N	0.24	0.00	6	SAAS LAND SERVICES	CAS SURVEY
105	Villas at Werner	2025-0199	C2R	Harris	City	453J	0.70	0.20	16	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
106	West Road Industrial Land (DEF1)	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
C-Public Hearings Requiring Notification											
107	ASI Homes replat no 1	2024-2370	C3N	Harris	City	533P	0.25	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
108	Bacj Acres (DEF1)	2024-2153	C3N	Harris	City	533U	0.31	0.00	4	Back to Basiks	South Texas Surveying Associates, Inc.
109	Benders Landing Estates Sec 7 partial replat no 1 (DEF1)	2024-2414	C3N	Montgomery	ETJ	294U	3.50	0.00	1	Partners in Building	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
110	Huldy Street Living	2024-2516	C3N	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
111	Navajo Place Sec 1 partial replat no 2	2024-2462	C3N	Harris	ETJ	249T	11.82	0.00	7	JOLLEY	C & C Surveying, Inc
112	Oulton Park	2024-2372	C3N	Harris	City	569D	2.30	2.30	0	TBD	K. Chen Engineering
113	UHaul Moving and Storage of Hiram Clarke	2024-2240	C3N	Harris	City	572E	2.51	2.51	0	AMERCO REAL ESTATE COMPANY	Windrose
D-Variances											
114	Bridgeland Prairieland Village GP	2025-0177	GP	Harris	ETJ	365S	3905.00	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
115	Caney Crossing Northeast	2025-0007	C2	Montgomery	ETJ	256L	9.27	9.27	0	Criss Cross	South Texas Surveying Associates, Inc.
116	Darvesh Tract GP	2025-0180	GP	Harris	ETJ	286W	147.90	0.00	0	Darvesh Investments, LLC	Meta Planning + Design LLC
117	Kuykendahl Village GP	2025-0120	GP	Harris	ETJ	290F	42.01	0.00	0	Meritage Homes	BGE, Inc.
118	Kuykendahl Village Sec 1	2025-0121	C3P	Harris	ETJ	290F	17.69	2.20	137	Meritage Homes	BGE, Inc.
119	McHard Tract GP	2025-0193	GP	Fort Bend	ETJ	611F	181.90	0.00	0	Crow Holdings Industrial	Meta Planning + Design LLC
120	Moderne at Yale	2024-2404	C2R	Harris	City	492D	0.40	0.39	0	RSG FRATELLI	RSG Engineering
121	Neighborhood Shepherds Garden (DEF1)	2024-2452	C2R	Harris	City	452M	11.63	11.63	0	Kimley Horn	Windrose
122	Sanford Farms Sec 3 (DEF1)	2025-0080	C3R	Harris	ETJ	323F	25.02	1.66	118	Pape	7gen Planning
123	Thomas Complex replat no 1	2024-2486	C2R	Harris	City	494F	0.39	0.39	0	Adeo Homes LLC	Adeo Homes LLC
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
124	Fuqua Manor	2025-0035	C3R	Harris	City	574U	5.00	1.40	72	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

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125	Katy Grand Village Sec 1	2025-0196	C3R	Harris	ETJ	445Y	18.82	4.96	140	DWPW Grand Parkway, L.L.C.	EHRA
126	Villa Rincon	2025-0108	C2	Harris	ETJ	332A	0.41	0.00	1	N/A	E.I.C. Surveying Company

G-Extensions of Approval

127	Bleu Riviera Drive Street Dedication Sec 2	2024-0375	EOA	Harris	ETJ	259W	11.15	0.00	0	SAINT TROPEZ LAGUNA AZURE, LLC	LJA Engineering, Inc.-(Houston Office)
128	Bridgecreek Commercial Sec 1	2024-0089	EOA	Harris	ETJ	405H	2.51	2.51	0	Ally General Solutions, LLC	Owens Management Systems, LLC
129	Elmax Sec 1	2024-0303	EOA	Harris	ETJ	339N	29.90	29.90	0	Wattbridge	Gulf Interstate Engineering
130	Freeland Tract Sec 1	2024-0228	EOA	Waller	ETJ	442D	20.29	1.92	100	Ersa Grae Corporation	BGE, Inc.
131	Freeland Tract Sec 2	2024-0229	EOA	Waller	ETJ	442D	51.59	27.94	102	Ersa Grae Corporation	BGE, Inc.
132	Freeland Tract Sec 3	2024-0231	EOA	Waller	ETJ	443A	61.18	40.96	61	Ersa Grae Corporation	BGE, Inc.
133	Kathy Lane Business Park	2024-0419	EOA	Harris	ETJ	328U	7.16	7.16	0	PLNS Developers LLC	Hovis Surveying Company Inc.
134	Katy Lakes Sec 6	2024-0404	EOA	Harris	ETJ	404V	152.28	72.17	369	Mini-B, Inc.	LJA Engineering, Inc.-(Houston Office)
135	Washington Silver	2023-2886	EOA	Harris	City	493K	0.91	0.91	0	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

H-Name Changes

136	Tidwell Landing North (prev. Elite Townhomes North)	2024-2487	NC	Harris	City	452A	1.73	0.18	24	Kilimanjaro Investments, LP	HRS and Associates, LLC

I-Certification of Compliance

137	21701 Dan Drive	24-0006	COC	Montgomery	ETJ	285D				Colin Williams	Austin C Tucker

J-Administrative

None

K-Development Plats with Variance Requests

138	1002 W 11th Street (DEF 1)	24037152	DPV	Harris	City	452Z				Andrew Allemand	Beacon Land Services
139	1134 Bayland Avenue (DEF 2)	24103750	DPV	Harris	City	493A				Brandon Huskey	Texas Custom Patios

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
140	6610 Force Street (DEF 1)	24092115	DPV	Harris	City	494D				Elizabeth Garcia	JEG-ZER LLC
141	3702 Locke Lane	24090173	DPV	Harris	City	492S				Nathan Dietrich	Unicorn Service Solutions

Off-Street Parking Variance Requests

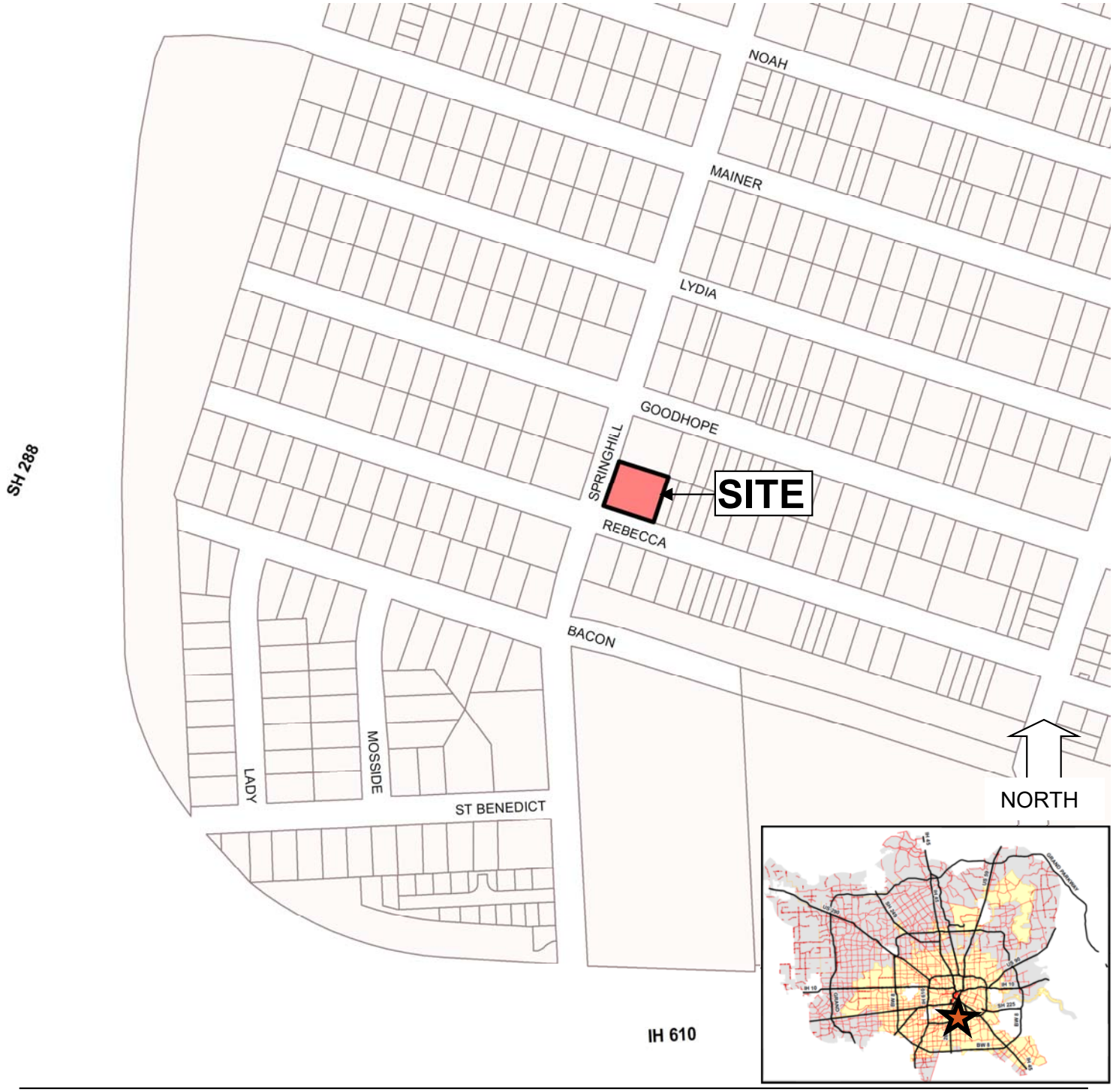
III	1002 W 11th Street (DEF 1)	24037152	DPV	Harris	City	452Z				Andrew Allemand	Beacon Land Services
IV	1126 W. Gray Street (DEF 2)	24030594	PV	Harris	City	493N				Prapai Larkey	Prapai Larky
V	3400 White Oak Drive	24105107	PV	Harris	City	439A				Romulo Cisneros	Cisneros Design Studio

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: ASI Homes replat no 1

Applicant: CAD Consultants, LLC



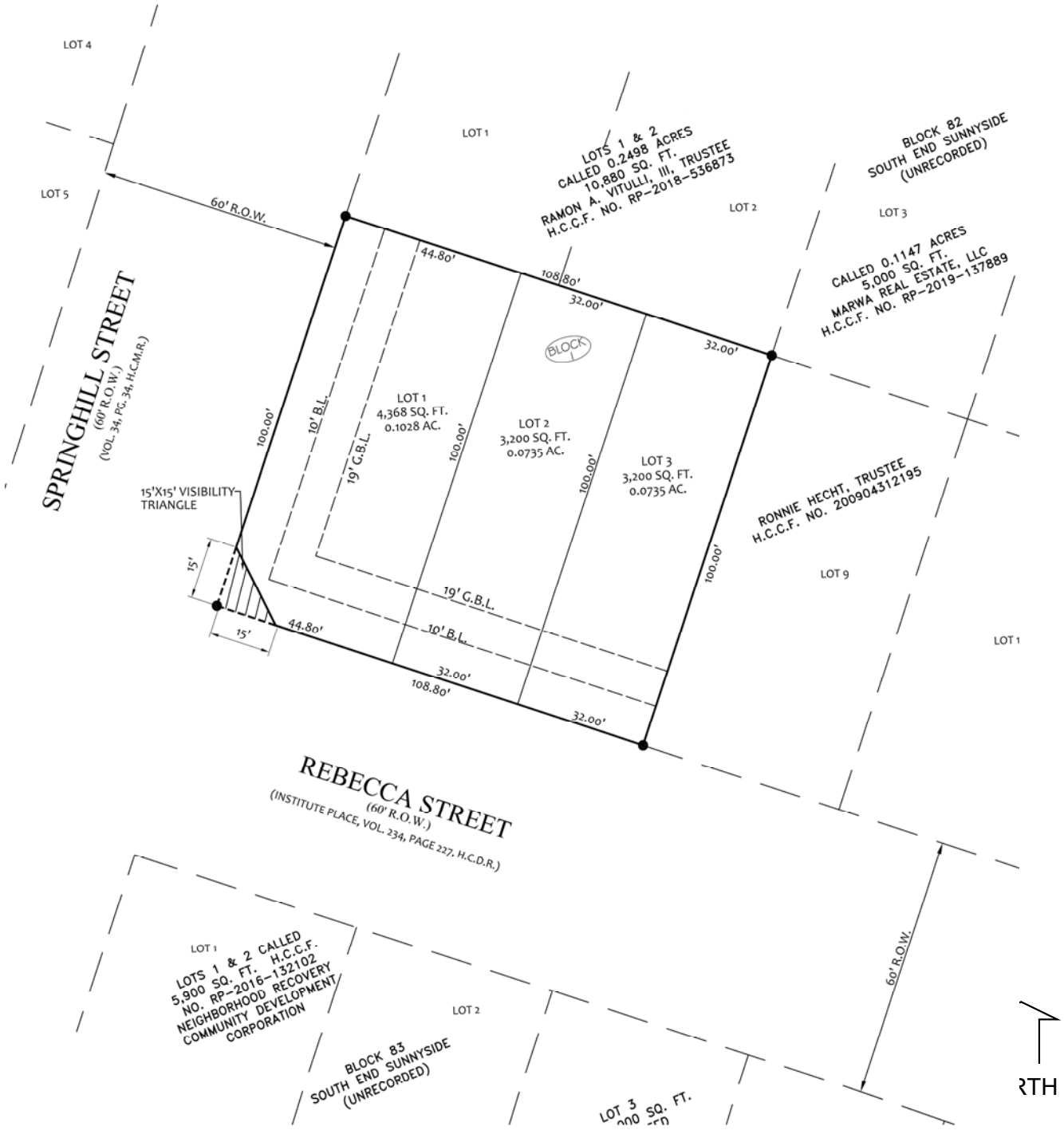
C – Public Hearings Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/06/2025**

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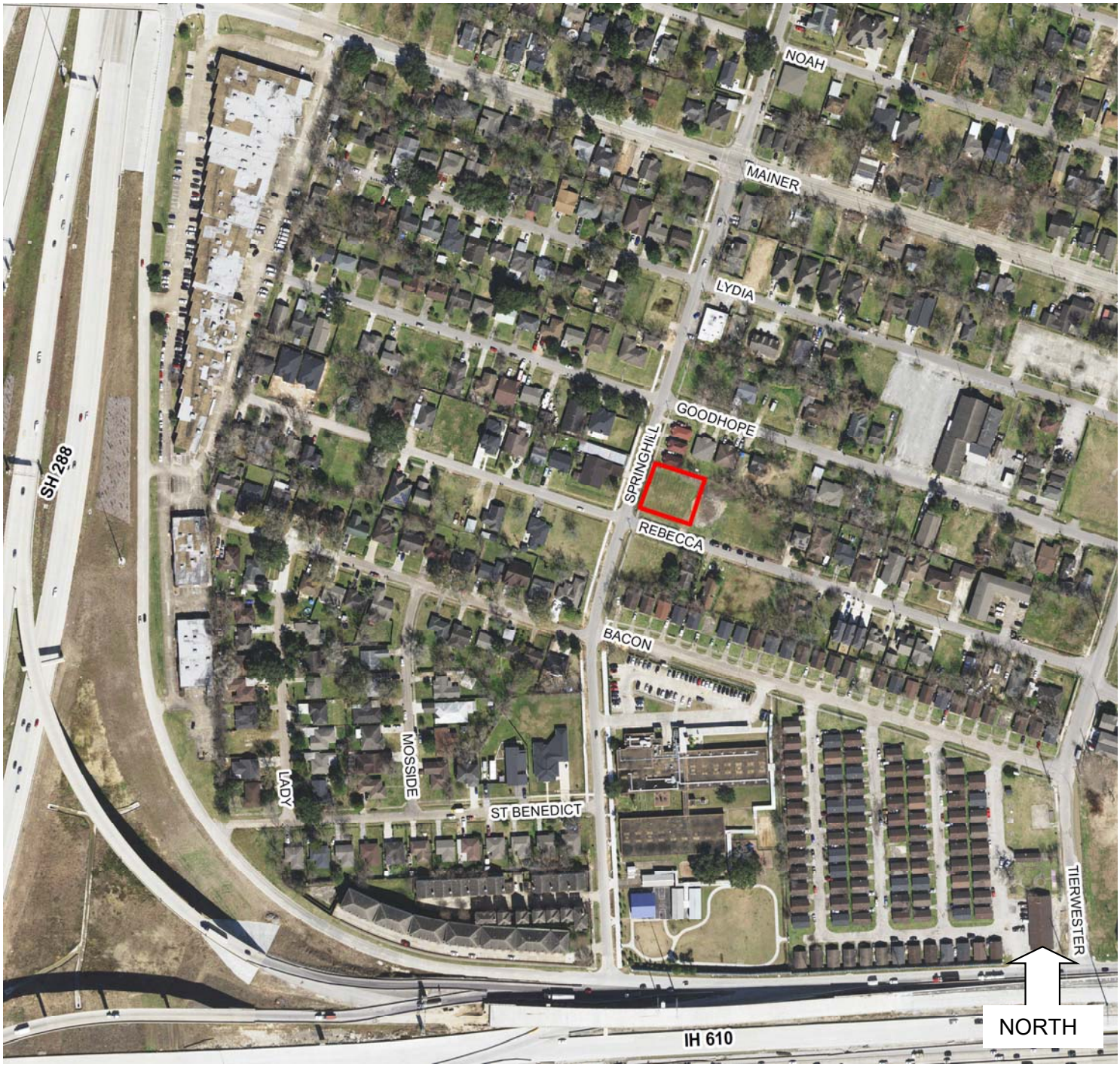
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: ASI Homes replat no 1

Applicant: CAD Consultants, 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

January 13, 2025

Dear Property Owner:

Reference Number: 2024-2370, "**ASI Homes replat no 1**", a full replat of "**ASI Homes**", being all of Lots 1-3, Block 1, as recorded at Film Code No. 697148 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the northeast intersection of Springhill Street and Rebecca Street**.** The purpose of the replat is to revise the density table by increasing the number of dwelling units from 3 to 6. The applicant, **Juan Castillo, with CAS Consultants, LLC.**, can be contacted at **281-300-6874** 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, February 6th, 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.

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

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

Terminology

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- **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.
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Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

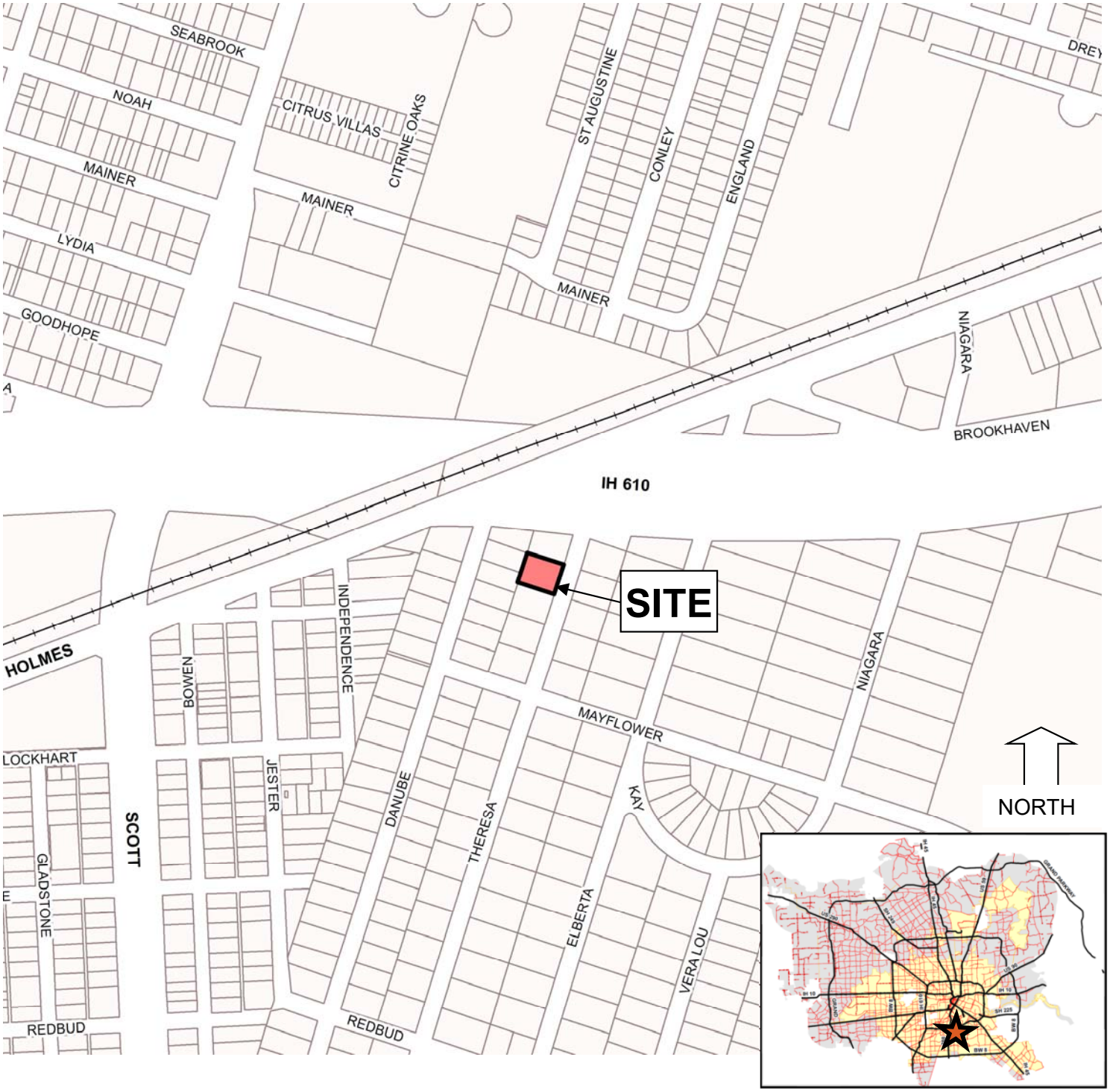
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Bacj Acres (DEF1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

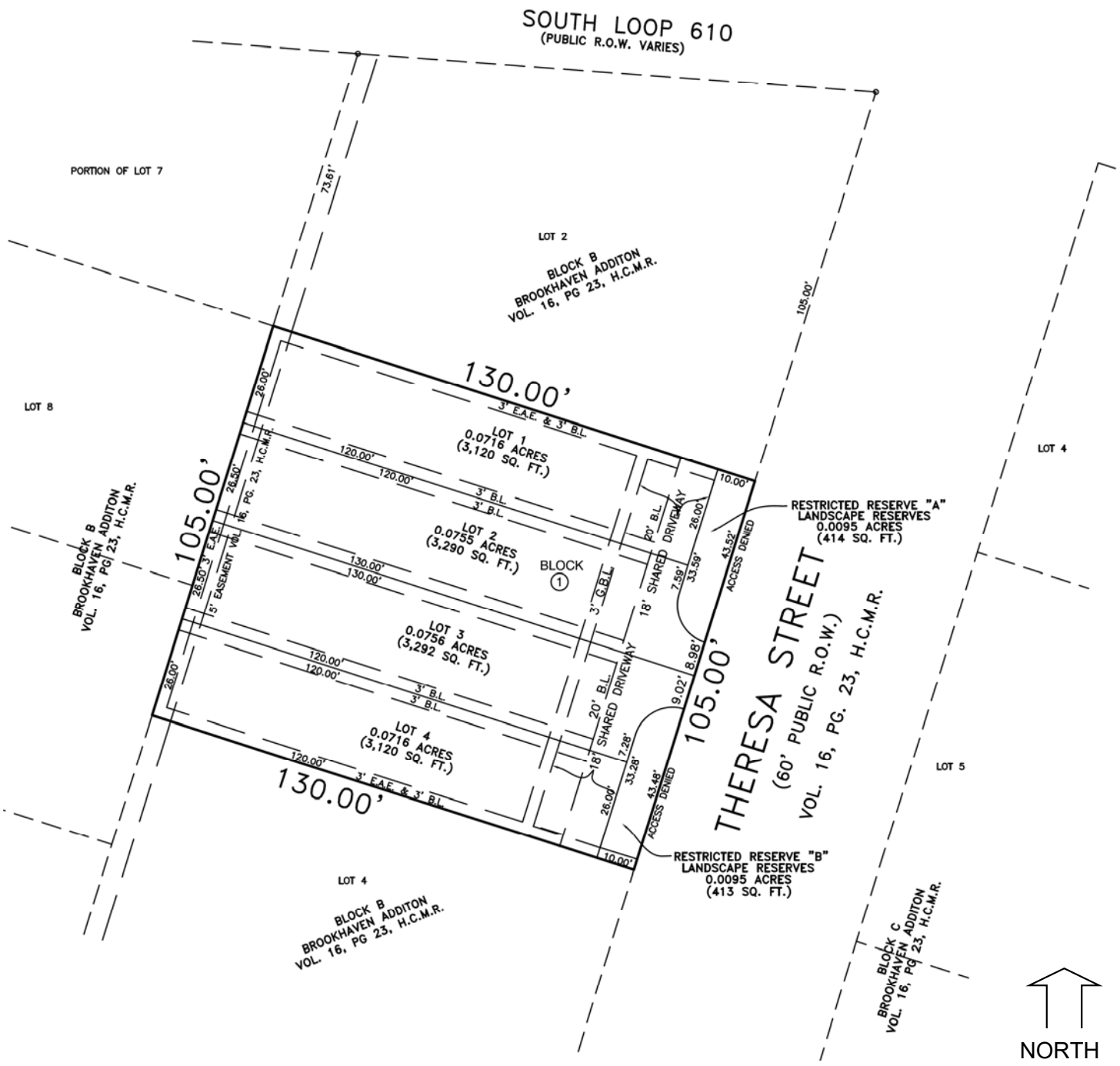
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Bacj Acres (DEF1)

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Bacj Acres (DEF1)

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.

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

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

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

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

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

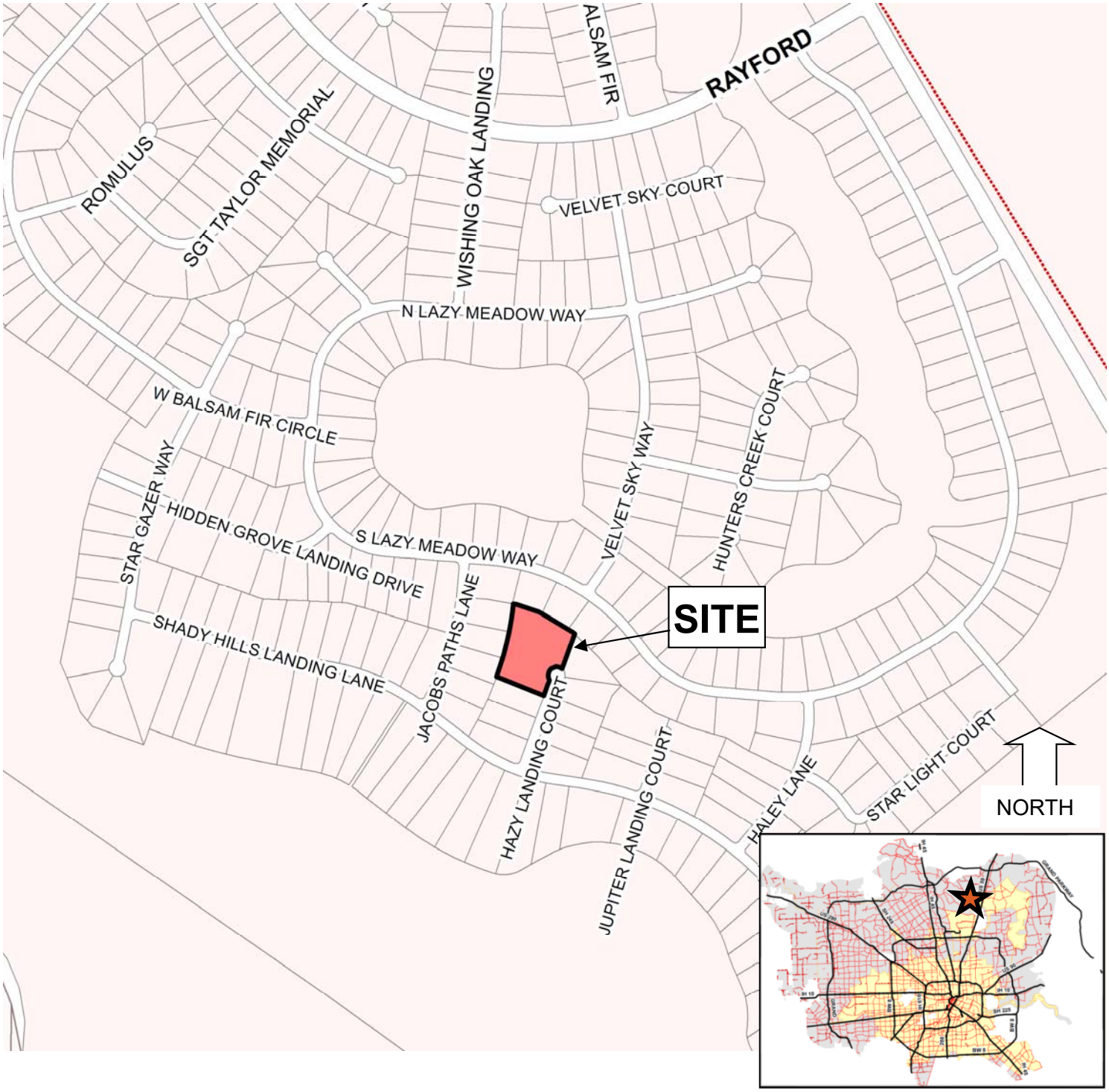
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.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

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1 (DEF1)

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



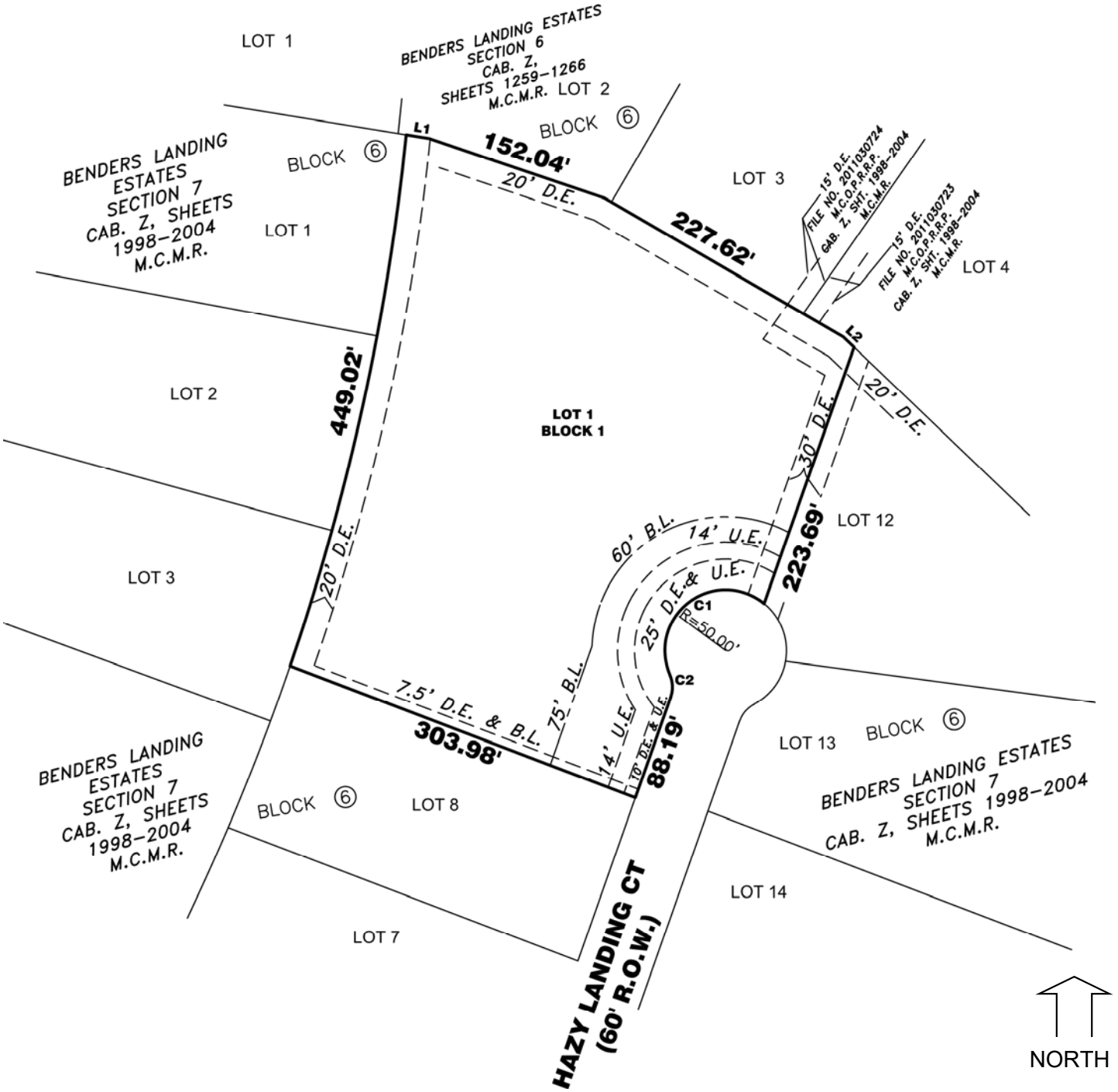
C – Public Hearings Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1 (DEF1)

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



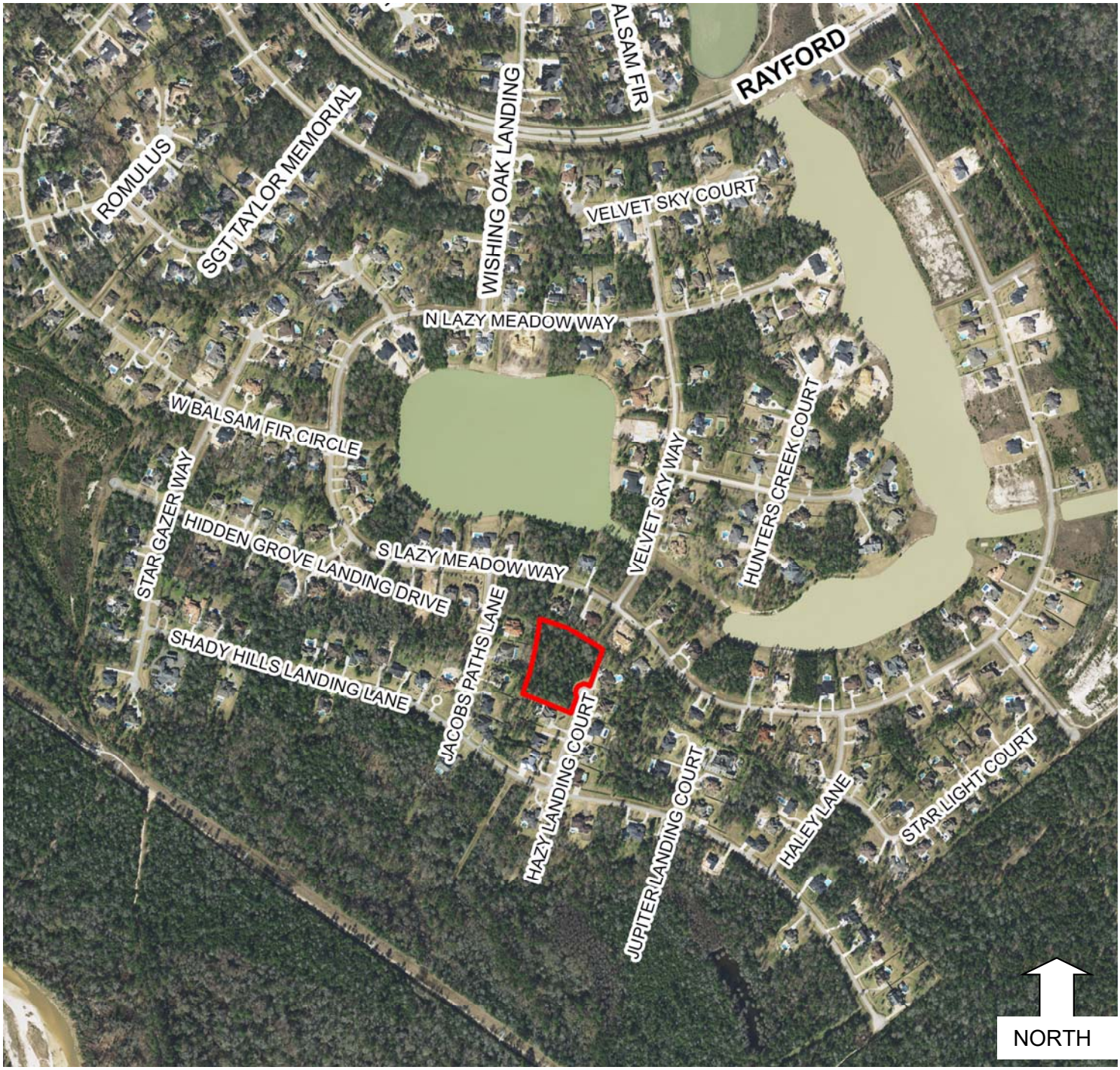
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Benders Landing Estates Sec 7 partial replat no 1 (DEF1)

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



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 23, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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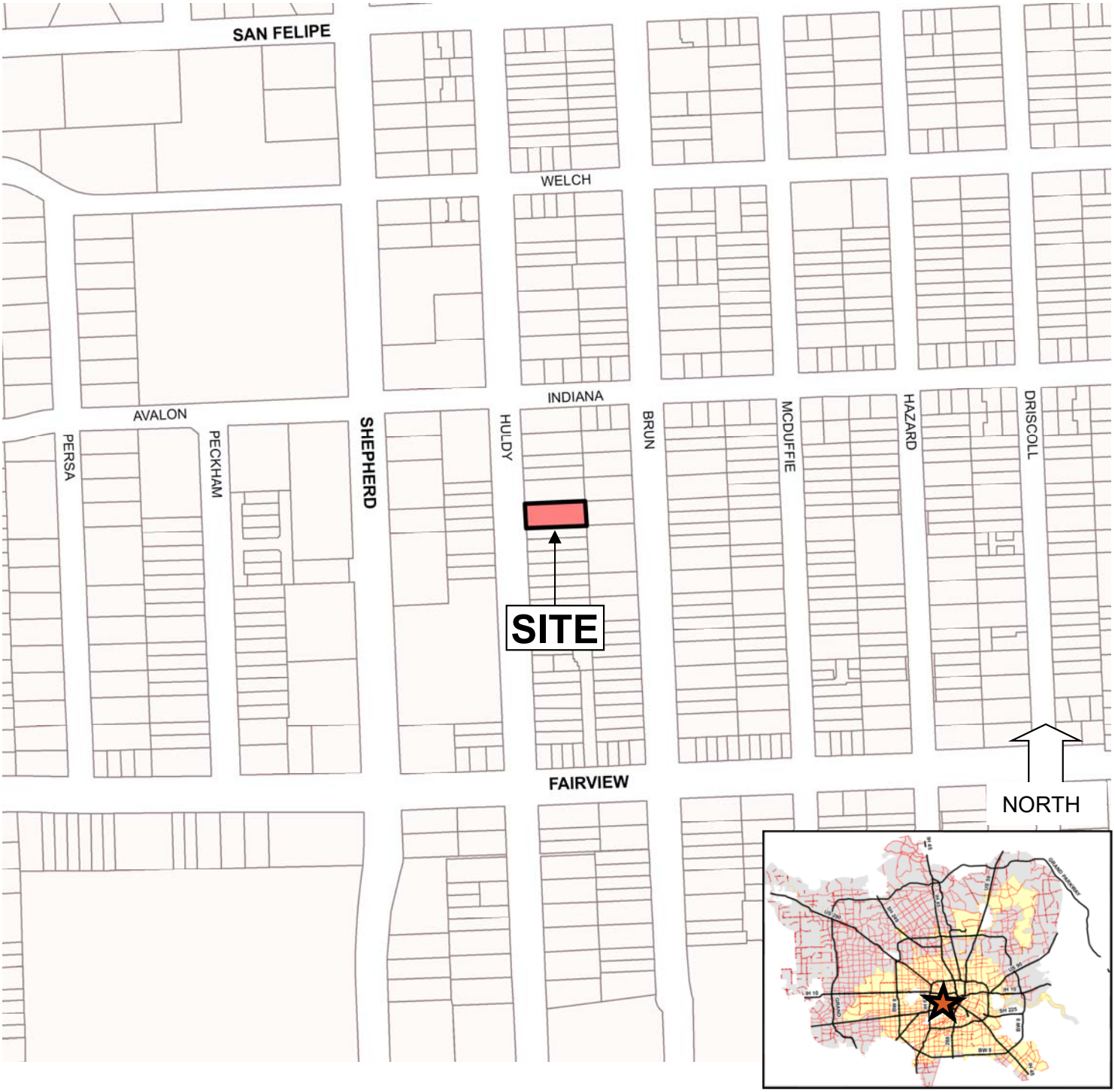
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Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Huldy Street Living

Applicant: Total Surveyors, Inc.



C – Public Hearings

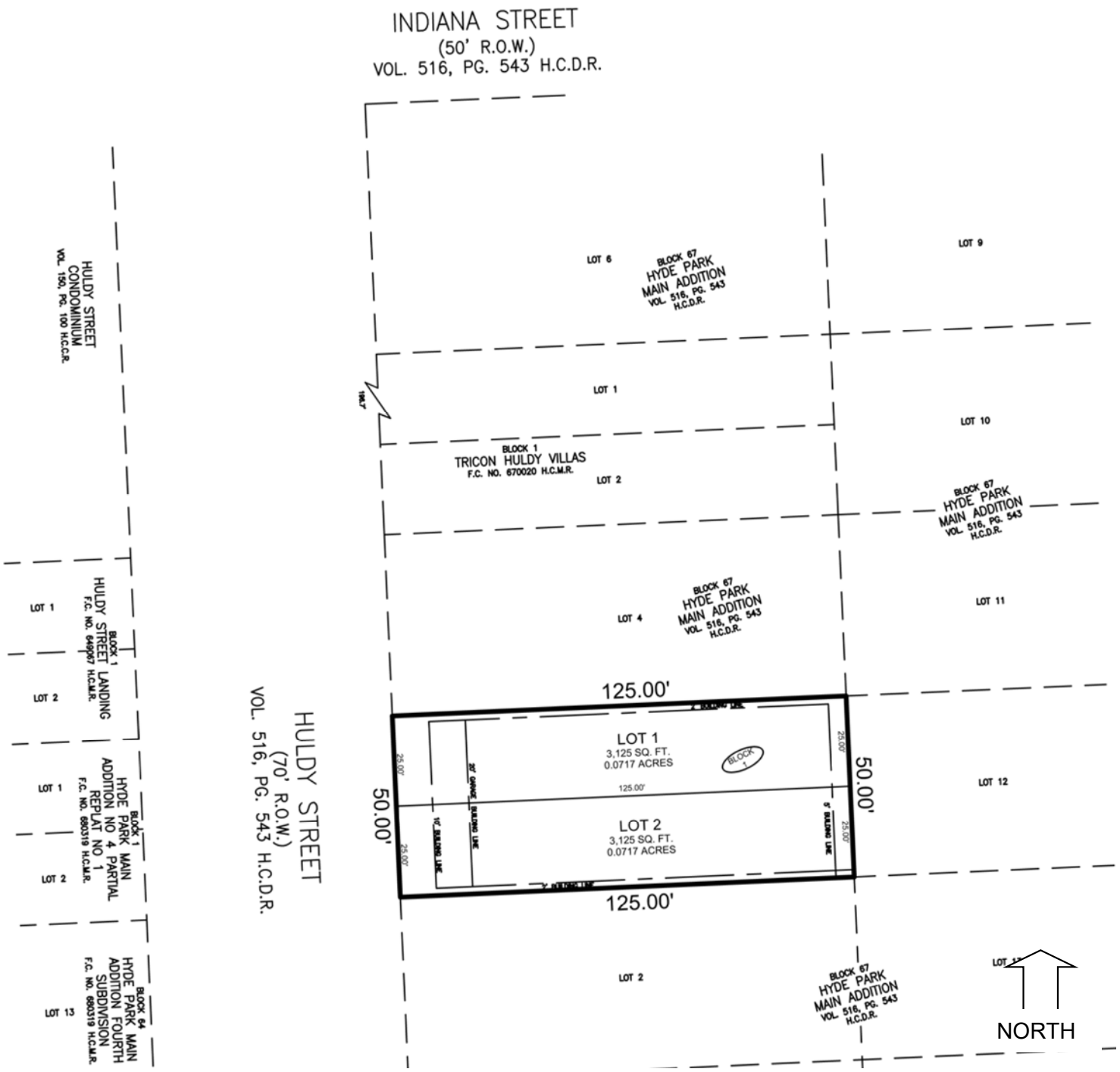
Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/06/2025**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Huldy Street Living

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

January 13, 2025

Dear Property Owner:

Reference Number: 2024-2516, "**Huldy Street Living**", a partial replat of "**Hyde Park Main Addition**", being all of Lot 3, Block 67, as recorded in Volume 516, Page 543 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2117 Huldy Street, east along Huldy Street between Indiana Street and Fairview Avenue**.** The purpose of the replat is to create 2 single-family residential lots. The applicant, **Kevin Kolb, with Total Surveyors, Inc.**, can be contacted at **281-479-8719** for additional information regarding this project**.**

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

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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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 6th, 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:

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

Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

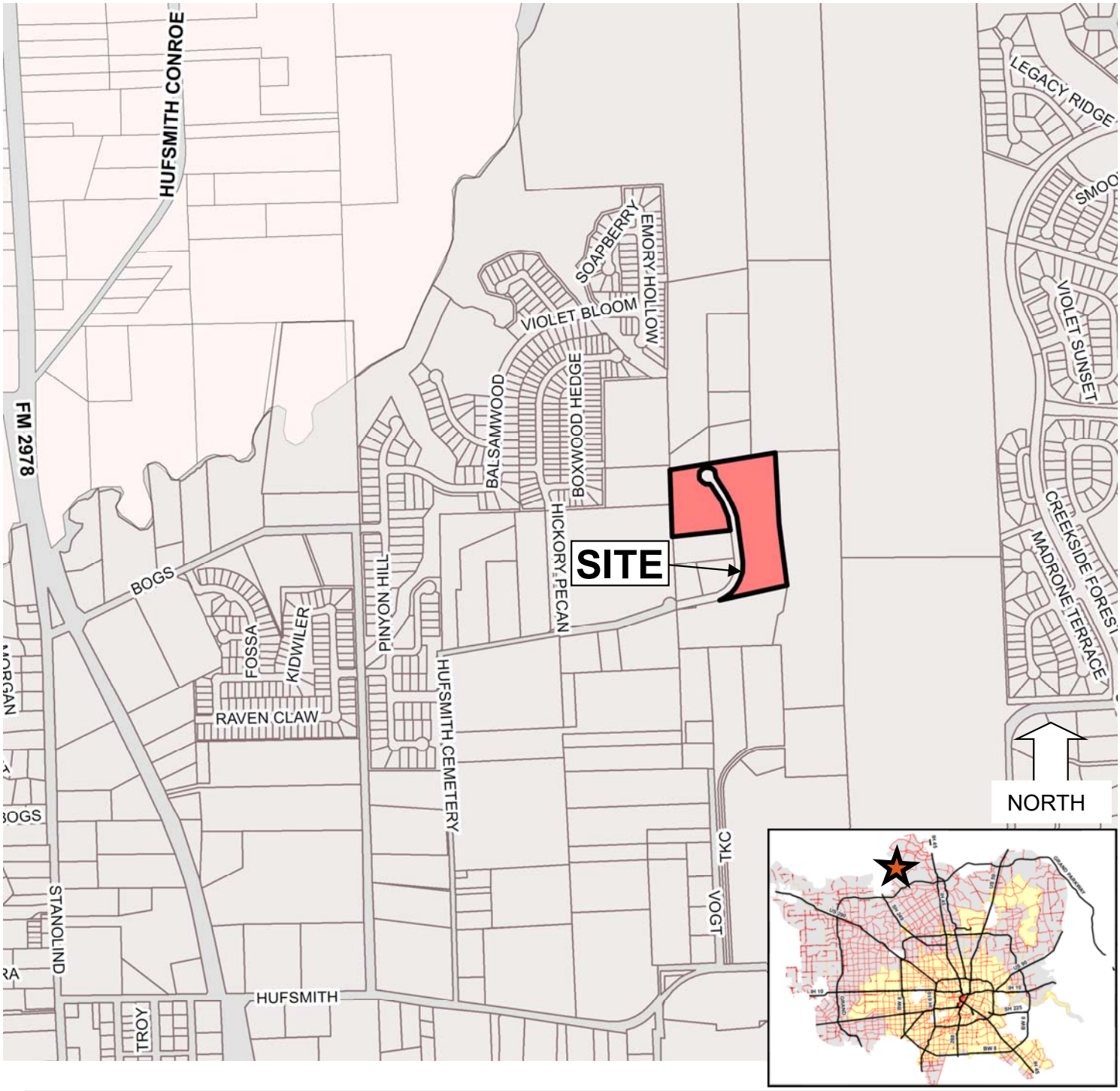
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Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Navajo Place Sec 1 partial replat no 2

Applicant: C & C Surveying, Inc



C – Public Hearings

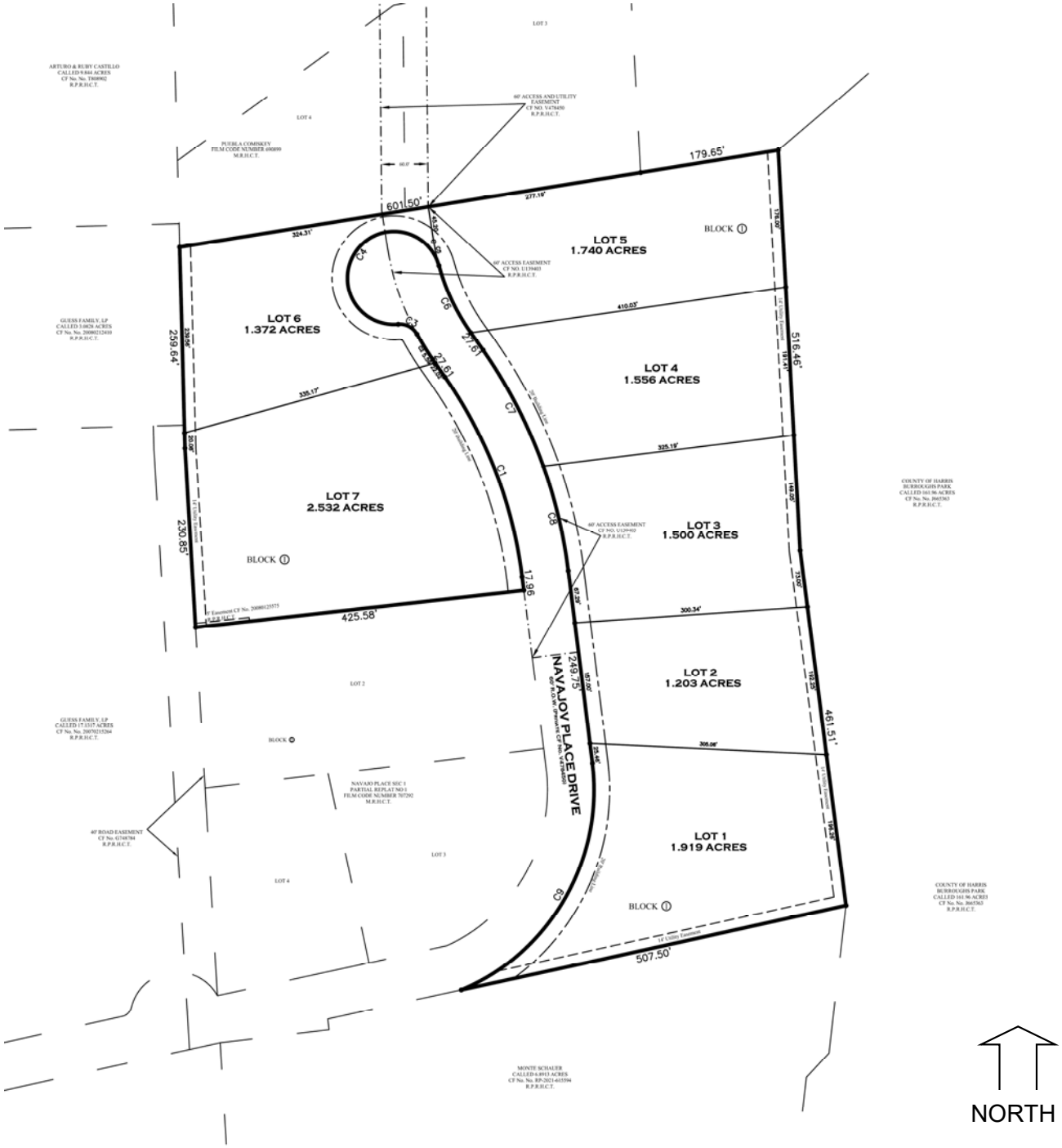
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/06/2025**

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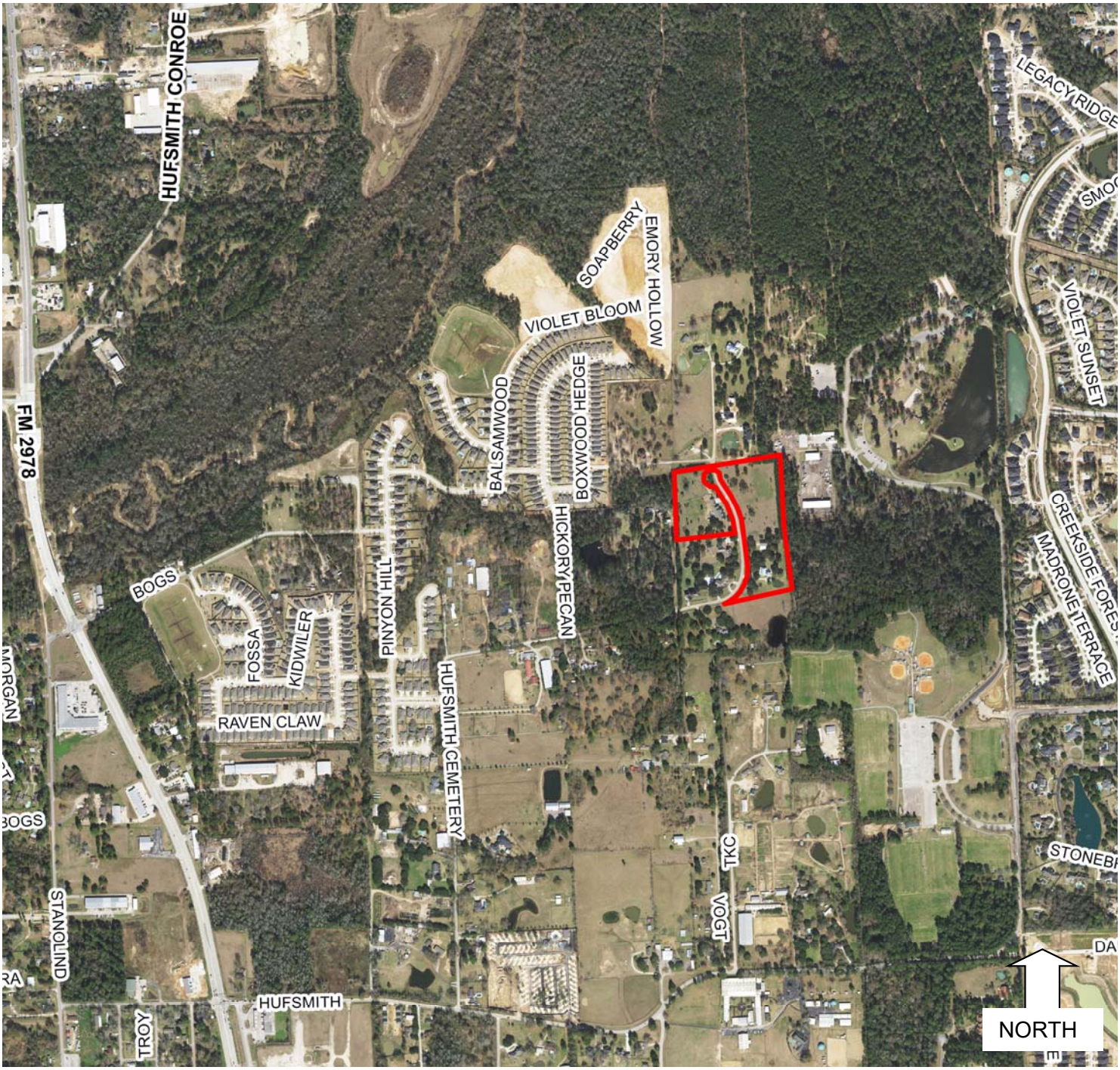
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Navajo Place Sec 1 partial replat no 2

Applicant: C & C Surveying, 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

January 17, 2025

Dear Property Owner:

Reference Number: 2024-2462; Navajo Place Sec 1 partial replat no 2, a partial replatting of Navajo Place Sec 1, being Lots 1-2, in Block 1, as recorded in Film Code No 598151 of the Harris County Map Records; and being Lot 1 in Block 1 of Navajo Place Sec 1 partial replat no 1, as recorded in Film Code No 707292 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located along both sides of **Navajo Place Drive, East of FM 2978 Rd & north of Hufsmith Road.** The purpose of the replat is to create seven (7) single-family residential lots. The applicant, **Steve Crews**, with **C & C Surveying, Inc**, on behalf of the developer, can be contacted at **(281) 356-5172** 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 **(8320 393-6633.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 6, 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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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

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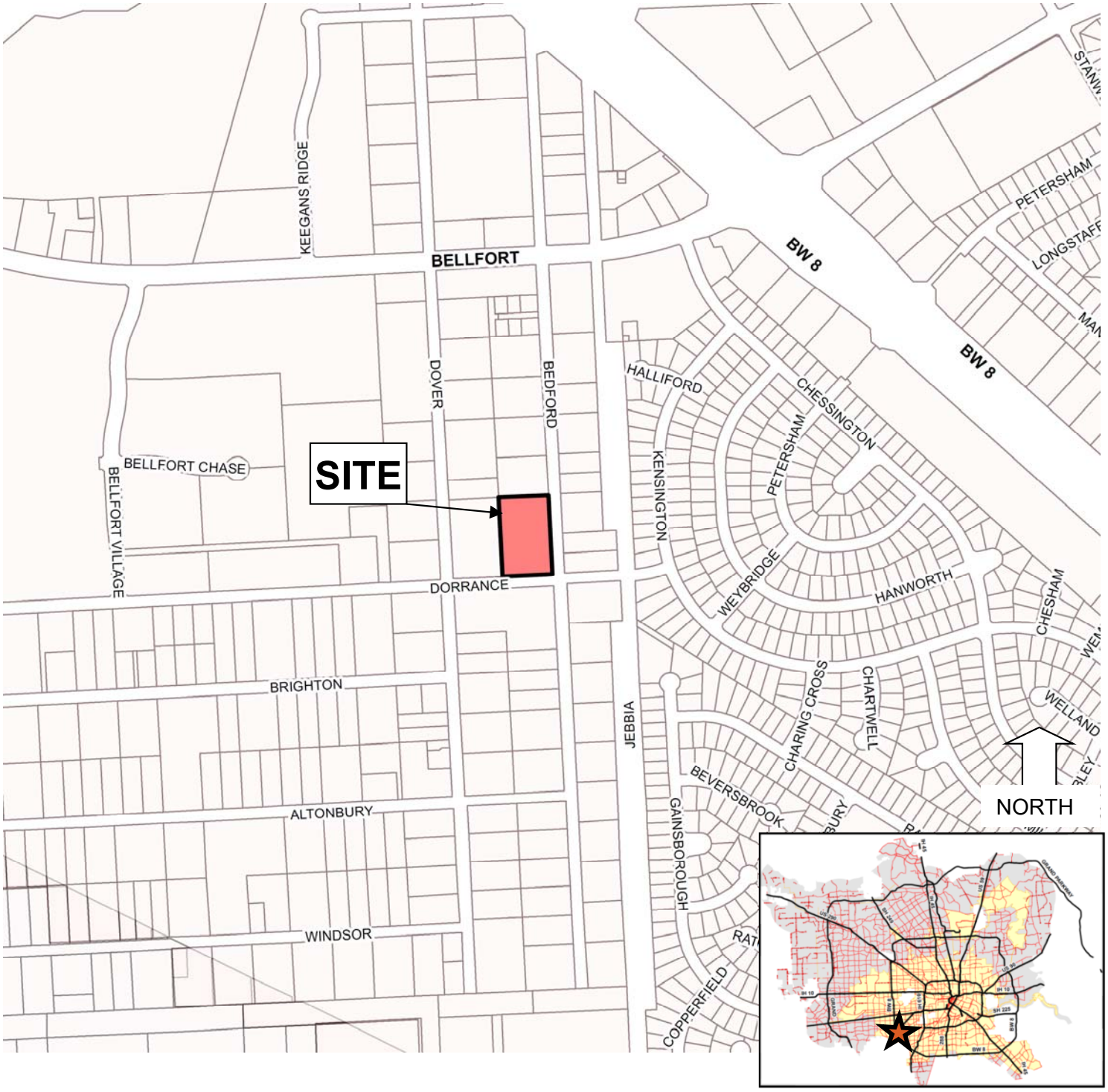
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Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date:02/06/2025**

Subdivision Name: Oulton Park

Applicant: K. Chen Engineering



C – Public Hearings

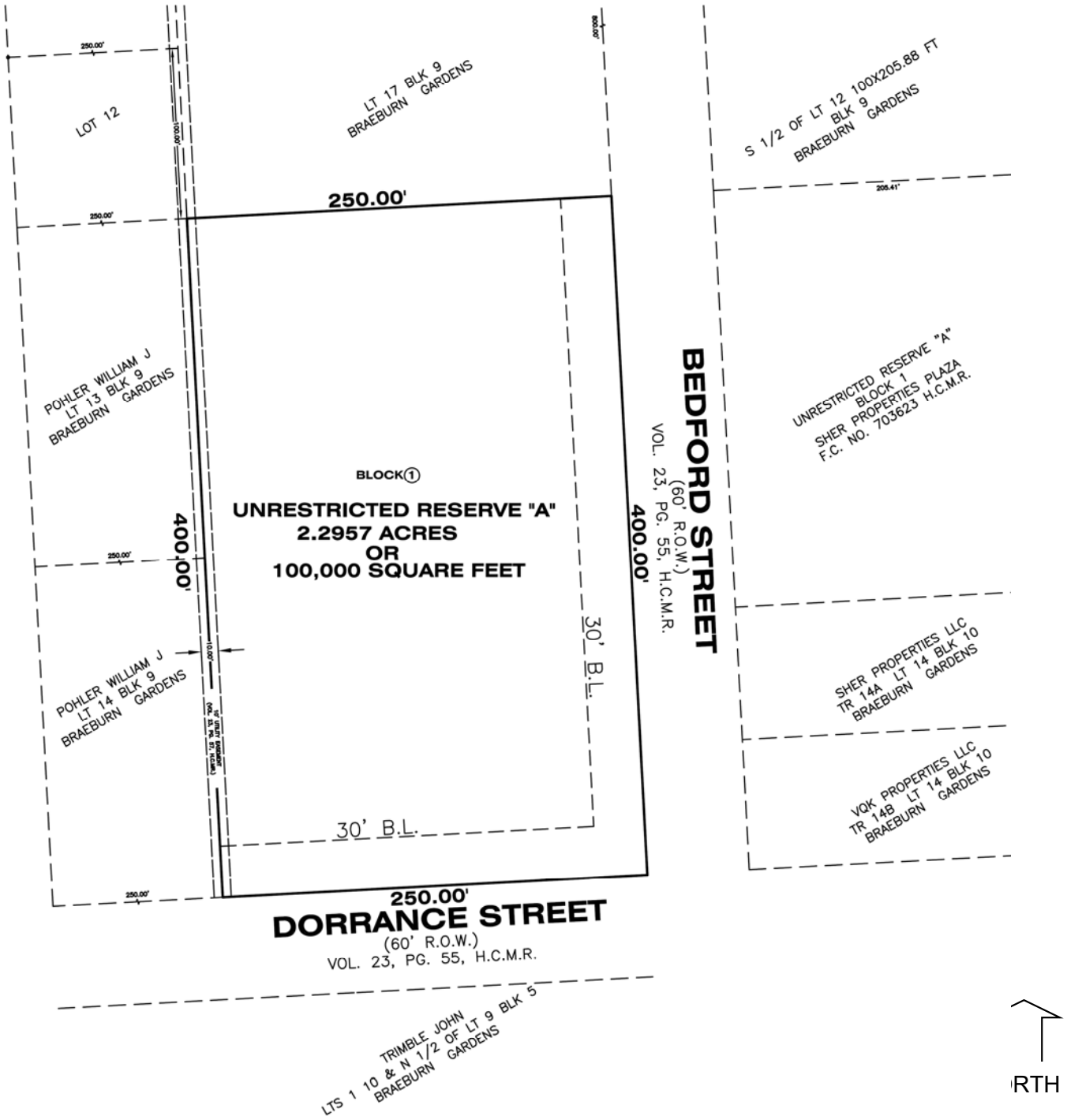
Site Location

Houston Planning Commission ITEM: 112

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 112

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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

January 17, 2025

Dear Property Owner:

Reference Number: 2024-2372; Oulton Park, a partial replatting of Braeburn Gardens, being Lots 15-16, in Block 9 as recorded in Volume 23, Page 55 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the **northwest intersection of Dorrance Road and Bedford Drive, south of West Belfort Street and east of Wilcrest Drive.** The purpose of the replat is to create one unrestricted reserve. The applicant, **George Torres,** with **K. Chen Engineering**, on behalf of the developer, can be contacted at **713-952-6888** for additional information regarding this project**.**

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

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

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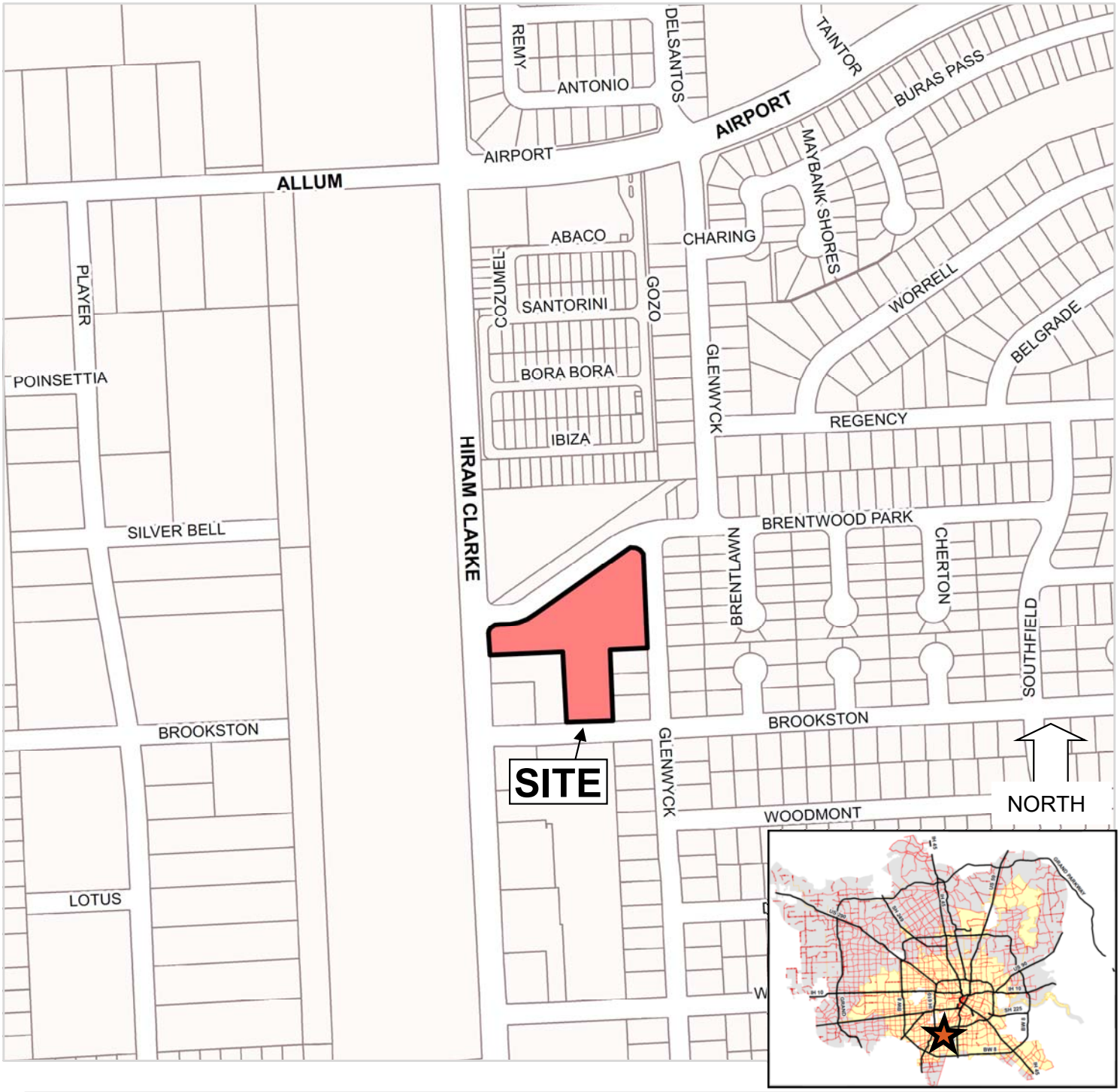
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Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: UHaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/06/2025**

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C – Public Hearings Subdivision

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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

January 17, 2025

Dear Property Owner:

Reference Number: [2024-2240]; Uhaul Moving and Storage of Hiram Clarke; a partial replatting of Brentwood Park, being Reserve C, in Block 5 as recorded under Film Code No. 567099 of the Harris County Map Records, and of Brentwood Sec 2, being a portion of Reserve C, Block 14 as recorded in Volume 66, Page 66 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Hiram Clarke Road and Brentwood Park Drive, south of West Airport Boulevard. The purpose of the replat is to create one (1) Unrestricted reserve. The applicant, **Matt Carpenter** with **Windrose,** on behalf of the developer, Amerco Real Estate Company, can be contacted at **713-458-2281** for additional information regarding this project**.**

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If you have any questions regarding this notice, you may contact **Antwanysha Berry**, with the Planning and Development Department via email at **Antwanysha.Berry@HoustonTX.GOV** or call **832-393-6547**.
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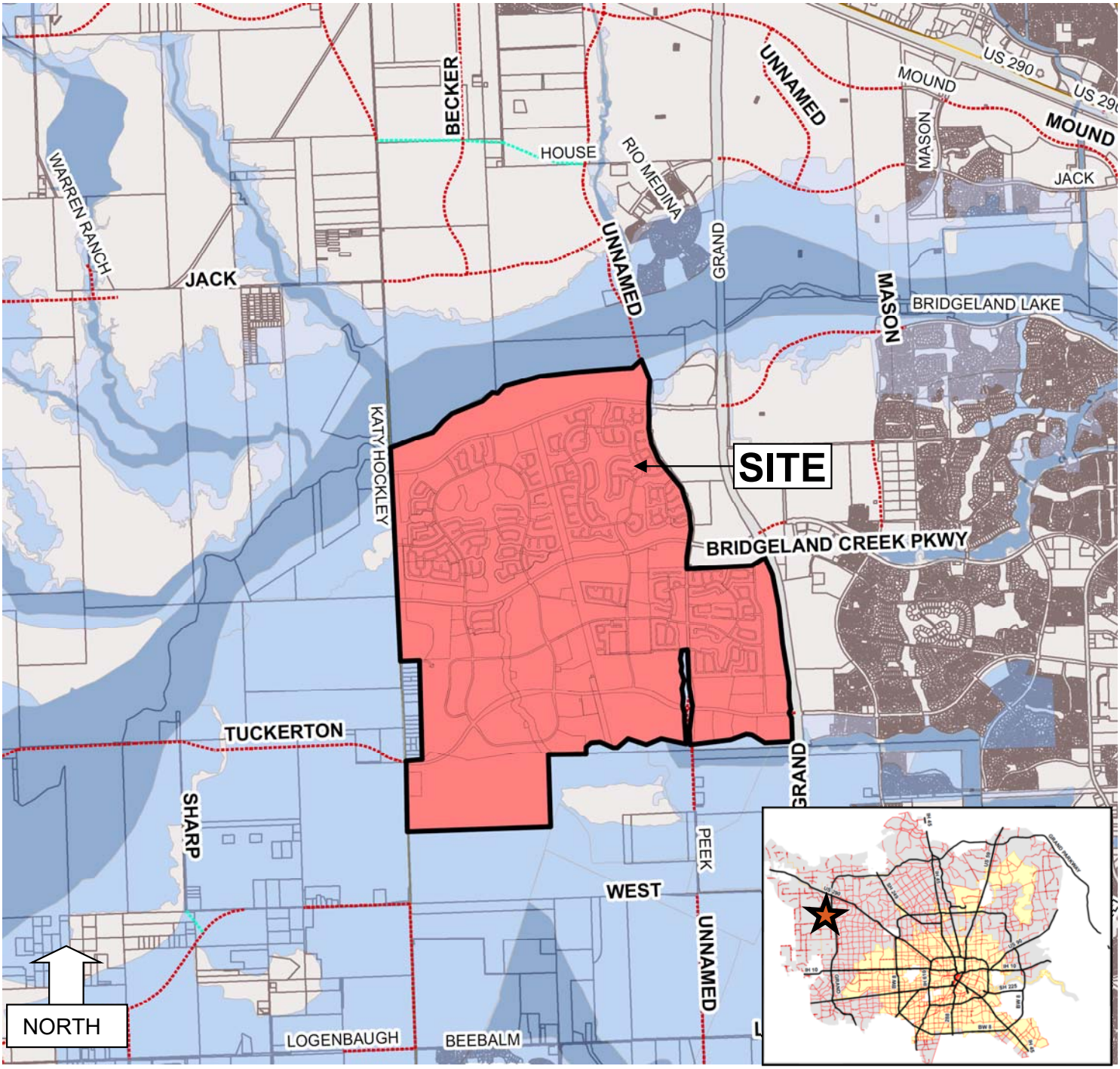
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Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc.



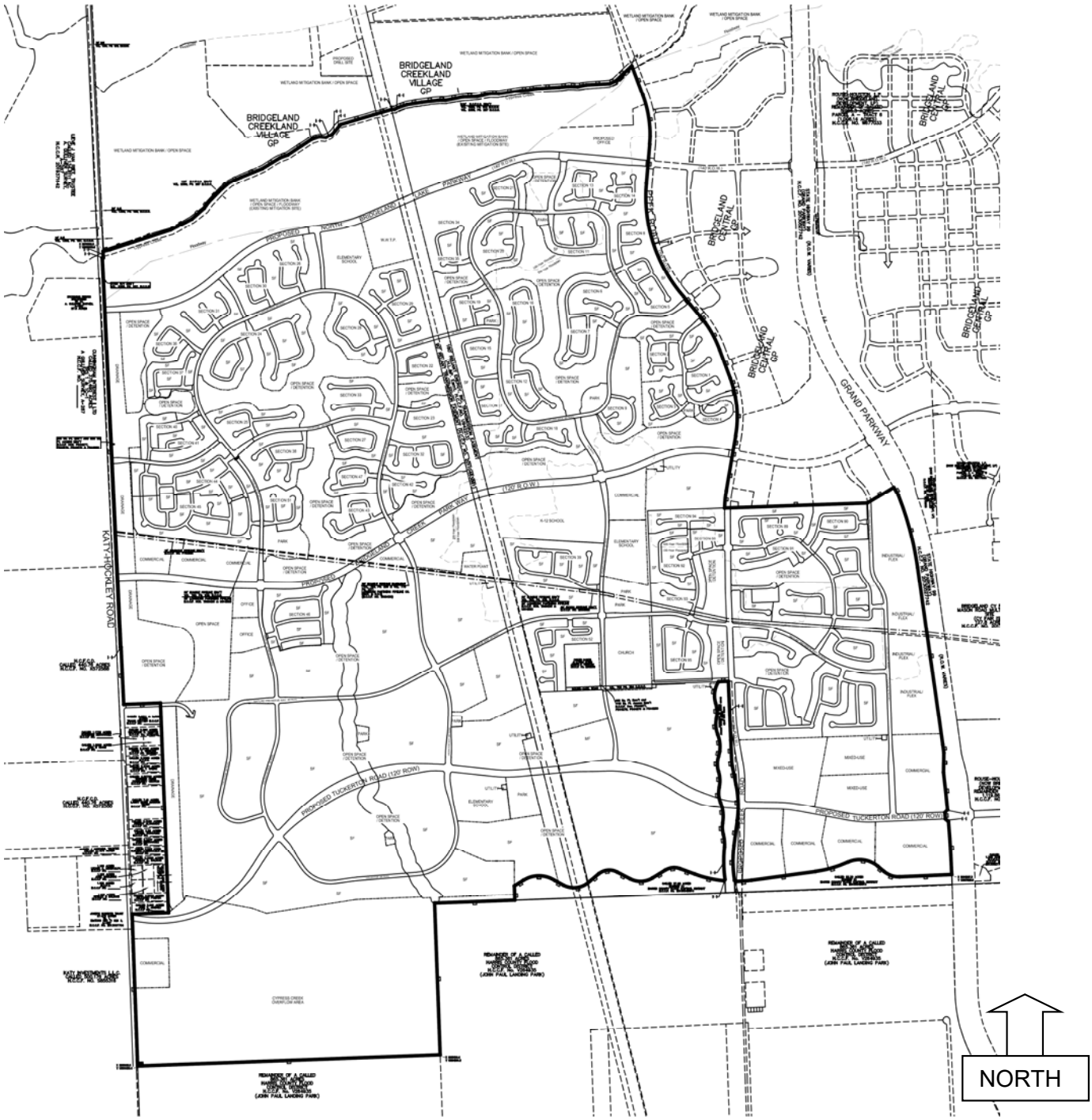
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/06/2025**

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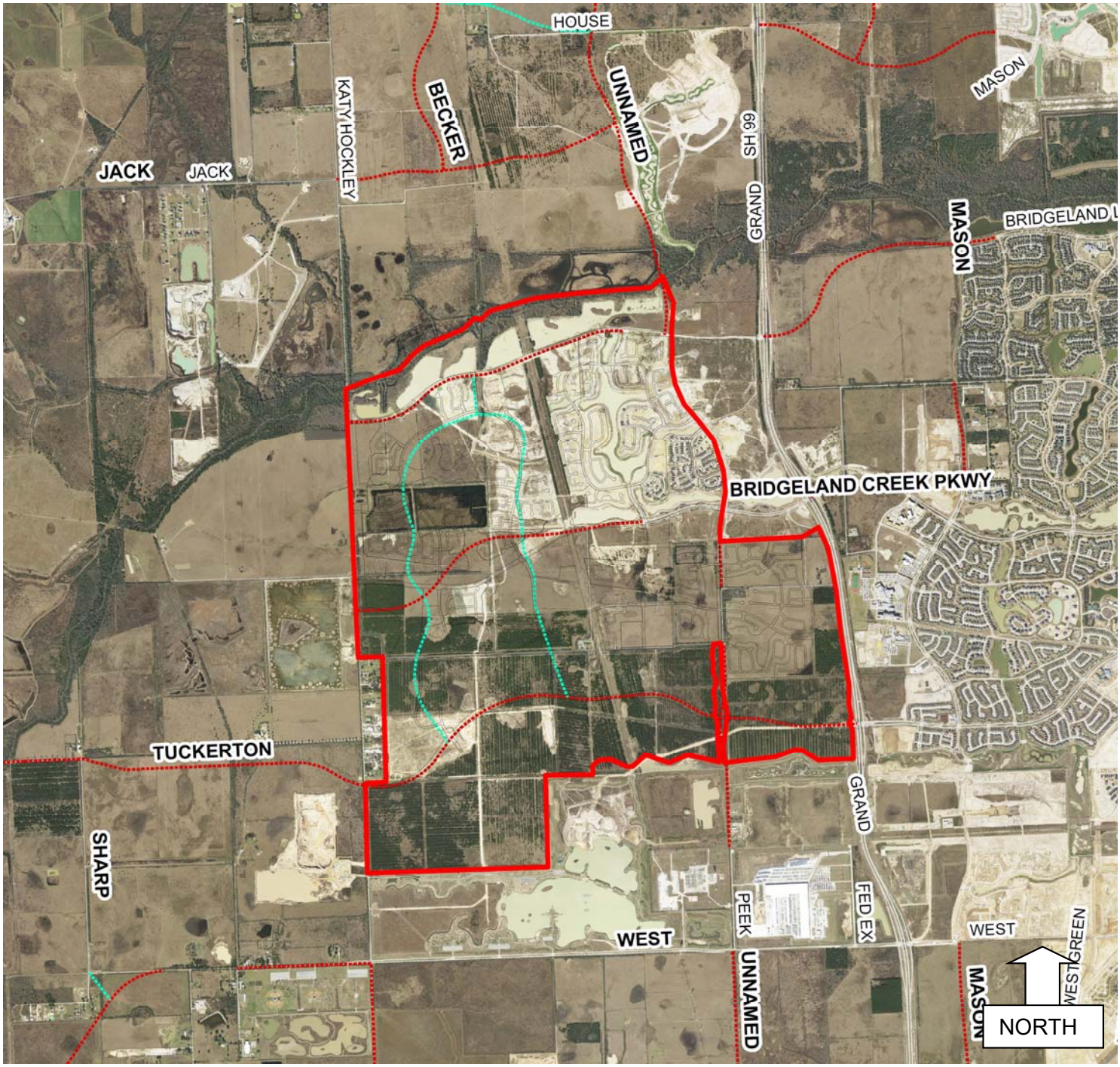
D – Variances **Subdivision**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/06/2025**

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D – Variances **Aerial**

LEGEND

- VARIANCE REQUEST #1
- VARIANCE REQUEST #2
- VARIANCE REQUEST #3
- VARIANCE REQUEST #4
- VARIANCE REQUEST #5

MITIGATION BANK/O.S./FLOODWAY
FIRE STATION
COMMERCIAL
OFFICE
MITIGATION BANK/O.S./FLOODWAY
FLOODWAY
WWTP
ELEMENTARY SCHOOL
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
PR 21
O.S./DRAINAGE
PR 13
PR 14
PR 34
PR 35
PR 20
PR 11
PR 8
O.S./DRAINAGE
PR 26
PR 30
PR 29
O.S./DRAINAGE
PR 5
PR 6
PR 19
PR 16
BRIDGELAND CENTRAL GP
GRAND PARKWAY
O.S./DRAINAGE
PR 31
CONSERVATION CROSSING
PR 28
PR 24
PR 7
PR 36
PR 24
PR 15
PR 10
PR 2
PR 1
PR 37
PR 22
PR 12
O.S./DRAINAGE
PR 17
PR 3
O.S./DRAINAGE
LAKE/DRAINAGE
PR 33
PR 23
PR 4
PR 25
PERRENIAL CROSSING
MIGRATION WAY
PR 9
PR 18
PR 18
PR 41
PR 27
O.S./DRAINAGE
PR 38
PR 32
BLOOM DRIVE
POLLINATOR DRIVE
O.S./DRAINAGE
PR 47
SF
COMMERCIAL
OFFICE
OFFICE
HOTEL
PR 44
PR 42
BRIDGELAND CREEK PARKWAY
2,007'
2,382'
PR 51
O.S./DRAINAGE
LAKE/DRAINAGE
COMMERCIAL
FIRE STATION
PR 43
K-12 SCHOOL
SF
PR 45
VILLAGE PARK
PR 54
PR 89
PR 90
INDUSTRIAL/FLEX
PEEK ROAD
FUTURE COLLECTOR
2,515'
PR 88
PR 91
1,745'
SF
INDUSTRIAL/FLEX
LAKE/DRAINAGE
COMMERCIAL
COMMERCIAL
PR 39
WP
PRAIRIELAND CROSSING
SF
SF
SF
SF
INDUSTRIAL/FLEX
PROFESSIONAL OFFICE
PR 55
PR 53
PR 48
PR 46
PROFESSIONAL OFFICE
POLLINATOR DRIVE
MIGRATION WAY
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
CHURC
AREA PARK
SF
SF
INDUSTRIAL/FLEX
DETENTION
PR 56
PR 52
OUTTRACT
PR 68
1,845'
PR 58
PR 49
PR 50
NATURE PRESERVE WAY
PR 57
2,186'
SF
SF
SF
INDUSTRIAL/FLEX
COMMERCIAL
PR
PR 65
2,640'
PR 84
PR 85
PR 79
PR 76
PR 63
HARRIS COUNTY FLOOD CONTROL DISTRICT
2,600'
2,450'
PR 75
PR 80
MULTIFAMILY
PR 66
PR 67
MIXED-USE
PR 83
PR 86
PR 78
PR 77
TUCKERTON ROAD
TUCKERTON ROAD
MIXED-USE
MIXED-USE
PR 72
ELEMENTARY SCHOOL
VILLAGE PARK
PR 59
PR 62
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
PR 87
PR 70
PR 69
PR 73
PR 81
PR 60
PR 61
PR 71
PR 74
UNNAMED COLLECTOR
PR 82
CENTERPOINT TRANSMISSION EASEMENT PIPELINE EASEMENT
Existing Transmission Tower
DETENTION
CYPRESS CREEK OVERFLOW

BRIDGELAND PRAIRIELAND VILLAGE GP VARIANCE EXHIBIT

N

0 200 400 800

LOCATION: Harrison ETJ, Harris County, Texas CLIENT: Howard Hughes DATE: January 24, 2025

"P:\01 Planning\1104-Bridgeland\03-Prairieland Village\06- Plat\GP\Variance\Jan 2025 Variance\Bridgeland Prairieland Village GP_Variance Exhibit_01-24-25.pdf"

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0177
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 01/27/2025

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:

To allow intersection spacing along Prairieland Crossing of: 1. Approximately 2,515 feet along the eastern ROW line of Prairieland Crossing between Bridgeland Creek Parkway and Nature Preserve Way; and 2. Approximately 2,640 feet between Nature Preserve Way and Tuckerton Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. In previous iterations of the Prairieland Village GP, there was a large outtract located east of Prairieland Crossing along Nature Preserve Way, that has since become part of the Bridgeland Prairieland Village development. Along the western boundary, land has been established and designated for an elementary school, a park, and a church. Additionally, there is a pipeline easement running through the designated park and into the subject tract. With the late addition of this area, two intersection spacing variances are needed between Nature Preserve Way to Bridgeland Creek Parkway to the north and Tuckerton Road to the south.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant.

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

Prairieland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to major thoroughfares at controlled

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

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

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

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

Economic hardship is not the sole justification for the variance, as this area was an outtract. Additionally, the land to the west was designated, and development started prior to the addition of this tract.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0177
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 01/27/2025

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:

To allow intersection spacing of: 1. Approximately 2,007 feet between Prairieland Crossing and Peek Road; 2. Approximately 2,382 feet between Peek Road and an unnamed collector road; and 3. Approximately 2,186 feet between Prarieland Crossing and Peek Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. In previous iterations of the Prairieland Village GP, there was a large outtract located east of Prairieland Crossing along Nature Preserve Way, that has since become part of the Bridgeland Prairieland Village development. This area will be accessed by Peek Road from the north. There is an existing single-family residential neighborhood located on the southwest corner of Bridgeland Creek Parkway and Peek Road that does not provide a stub connection. East of Peek Road along the northern boundary of the subject tract is the Bridgeland Central neighborhood, which designates several tracts for non-residential use, including a fire station, commercial, and office uses. Intersection spacing variances are needed between Peek Road and Prairieland Crossing to the west and the unnamed Collector to the east. On the southern end of the subject area, there is land located along Peek Road which is owned by Harris County Flood Control. This does not allow an opportunity to connect to the south. Due to the limitation of land, another variance is needed between Peek Road and Prairieland Crossing to the west.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant.

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

Prairieland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to major thoroughfares at controlled intersections. The proposed hierarchical street system upholds the area's overall circulation, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

Economic hardship is not the sole justification for the variance; the conditions of the proposed detention and the need for flood mitigation support this request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0177
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 01/27/2025

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:
To allow intersection spacing of approximately 2,450 feet between Nature Preserve Way and Tuckerton Road.
Chapter 42 Section: 128

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. In previous iterations of the Prairieland Village GP, there was a large outtract located east of Prairieland Crossing along Nature Preserve Way that has since become part of the Bridgeland Prairieland Village development. East of the unnamed future collector road, there are tracts designated as industrial/flex and commercial uses. South of this area there are tracts designated as mixed-use, which have not been planned or designed yet. With the unknown design of the mixed-use tracts and the fact that there is sufficient access provided, a variance is needed between Nature Preserve Way and Tuckerton Road.

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

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

(3) The intent and general purposes of this chapter will be preserved and maintained;
Prairieland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to major thoroughfares at controlled intersections. The proposed hierarchical street system upholds the area's overall circulation, thereby preserving and maintaining the intent and general purposes of this chapter.

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

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

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

Economic hardship is not the sole justification for the variance; the conditions of the proposed detention and the need for flood mitigation support this request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0177
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 01/27/2025

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:
To allow intersection spacing of approximately 2,600 feet between Peek Road and an unnamed collector road.
Chapter 42 Section: 128

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. In previous iterations of the Prairieland Village GP, there was a large outtract located east of Prairieland Crossing along Nature Preserve Way, that has since become part of the Bridgeland Prairieland Village development. Along the southern boundary, land has been established and designated for mixed-use and has not yet been designed or planned. Peek Road is a major thoroughfare that provides north-south connectivity and is located west of the mixed-use tracts. There is also a future collector road planned to the east of the mixed-use tracts. These two thoroughfares should provide sufficient access to the mixed-use tracts and connectivity to the surrounding area. With the unknown design of the mixed-use tracts and the fact that there is sufficient access provided, a variance is requested for intersection spacing between Peek Road and the future collector to the east.

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

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

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

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

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

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

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

Economic hardship is not the sole justification for the variance; the conditions of the proposed detention and the need for flood mitigation support this request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0177
Plat Name: Bridgeland Prairieland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 01/27/2025

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:
To allow intersection spacing of: - Approximately 1,745 feet between Peek Road and Cedar Foliage Lane; and - Approximately 1,845 feet between Peek Road and Nature Preserve Way.
Chapter 42 Section: 128

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. In previous iterations of the Prairieland Village GP, there was a large outtract located east of Prairieland Crossing along Nature Preserve Way, that has since become part of the Bridgeland Prairieland Village development. With the addition of the subject tract and its proposed development, detention is required and has been located centrally within the development. Due to the location of the detention areas, two intersection spacing variances are being requested. The detention does not allow an opportunity for north-south internal connectivity between residential sections. One variance is needed for each of the large detention ponds. There is one detention pond located north of Nature Preserve Way and the other located south of Nature Preserve Way.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant. With the development of this area being proposed, detention and drainage are required for proper flood mitigation throughout Bridgeland Prairieland Village.

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

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

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

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

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

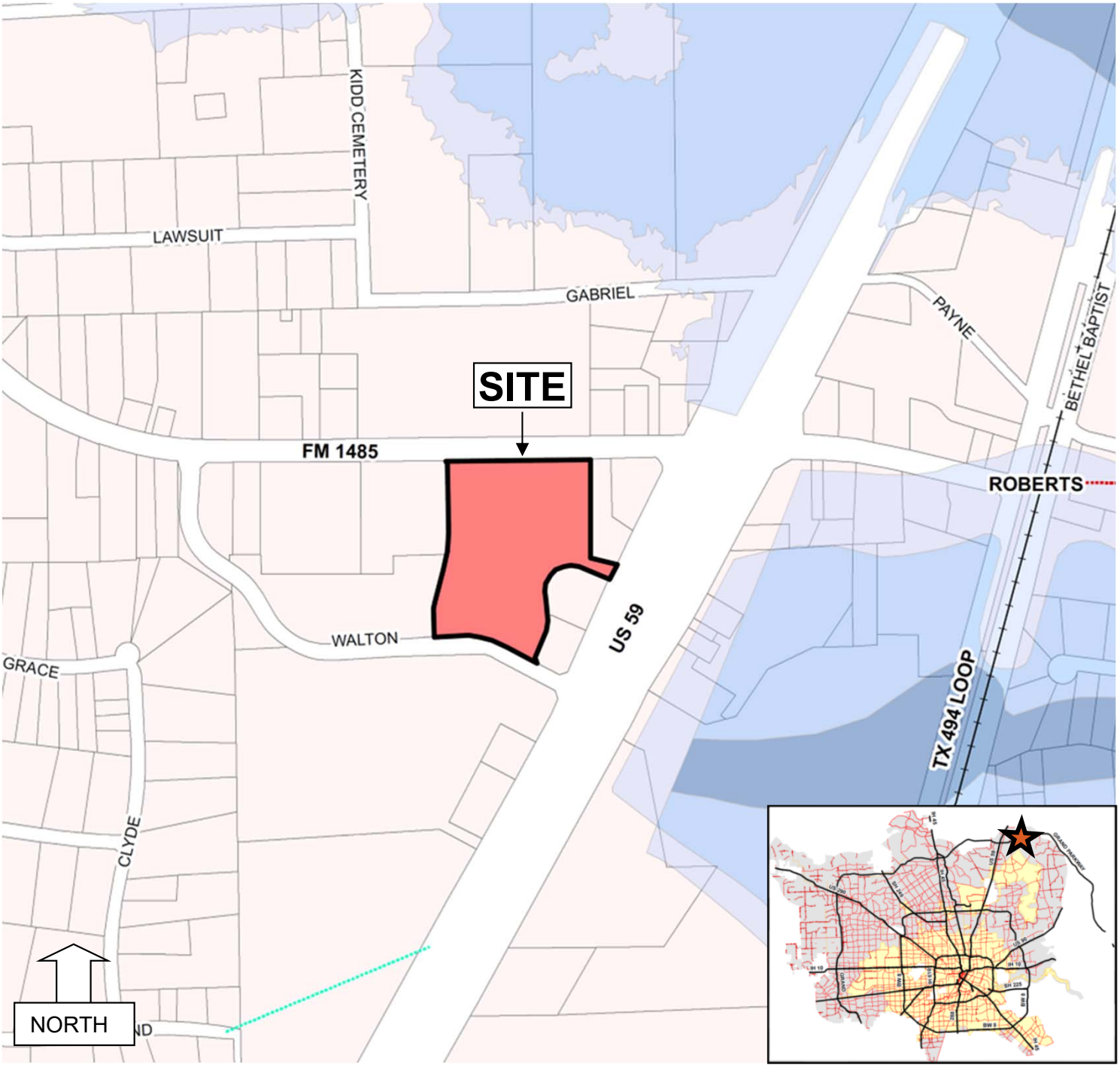
Economic hardship is not the sole justification for the variance; the conditions of the proposed detention and the need for flood mitigation support this request.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Caney Crossing Northeast

Applicant: South Texas Surveying Associates, Inc.



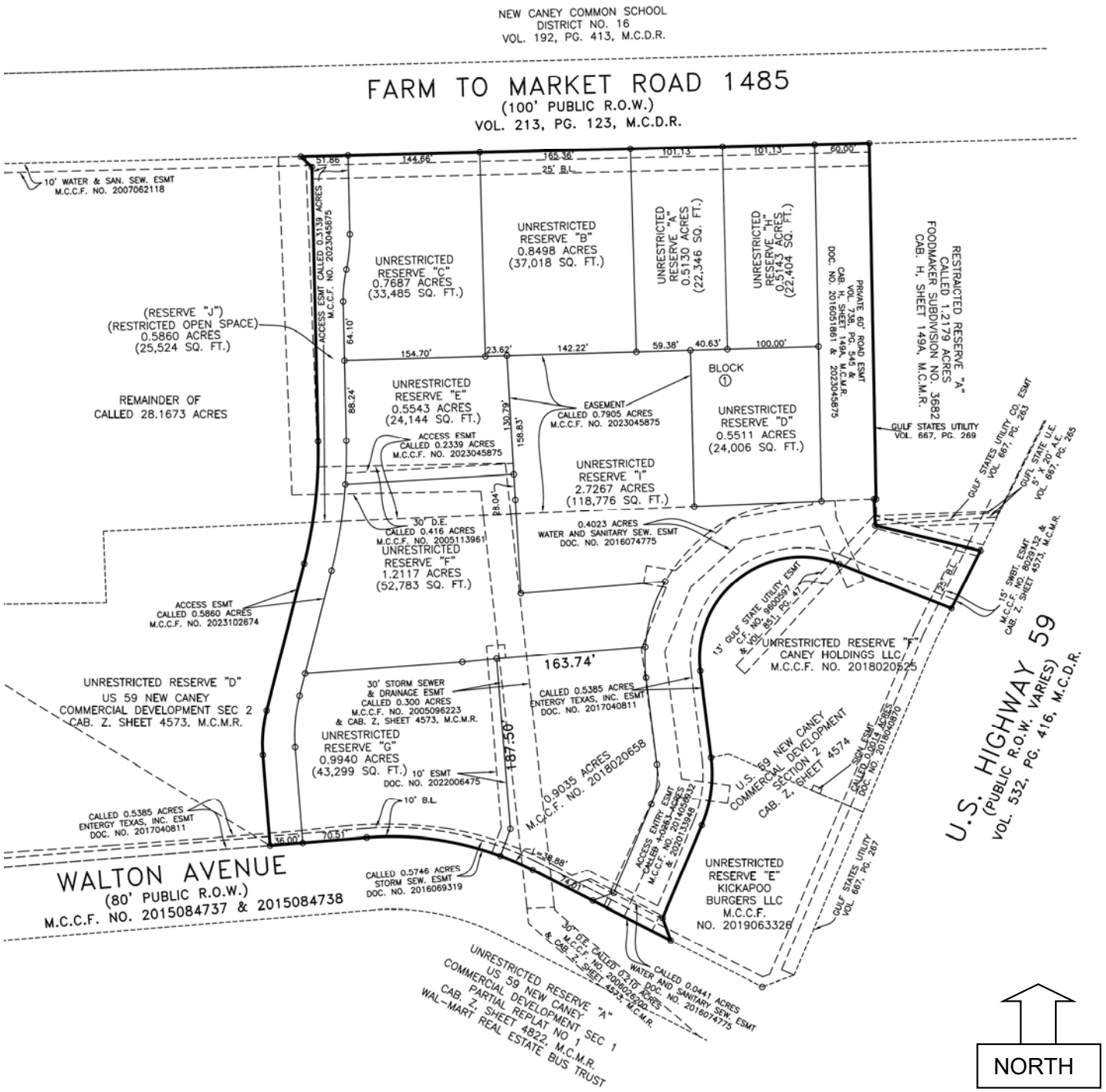
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Caney Crossing Northeast

Applicant: South Texas Surveying Associates, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Caney Crossing Northeast

Applicant: South Texas Surveying Associates, Inc.



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0007
Plat Name: Caney Crossing Northeast
Applicant: South Texas Surveying Associates, Inc.
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:
To allow unrestricted reserves to take access from an existing access easement.
Chapter 42 Section: 190

Chapter 42 Reference:
Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve- Unrestricted; Minimum Size - 5,000 sq.ft.; Type of Street or Shared Driveway - public street; Minimum Street or Shared Driveway Width - 60 feet (50 feet in a street width exception area); Minimum Street or Shared Driveway Frontage - 60 feet

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
This site is located west of US Highway 59 and north of Walton Avenue. The applicant is creating approximately 10 reserves out of a 10.1731 acre site. And is requesting a variance to allow unrestricted reserves to take access from an existing access easement. The site has an existing 60' private road easement (recorded under Volume 738, Page 545 of Montgomery County Map Records) and an existing access entry easement (per Montgomery County Clerk's File No. 2014056932). The purpose of this variance request is to continue to allow the reserve(s) to take access from the aforementioned existing access entry easement. Strict application would create hardship for the applicant since the existing private road and access entry easement have been recorded and in use for an elongated period.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of a variance are not a result of a hardship created by the applicant. It is an existing condition and essentially another access point.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved because the easement/road is existing.

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

Granting of the variance will not be injurious to public heath and safety as the easement/road is existing

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

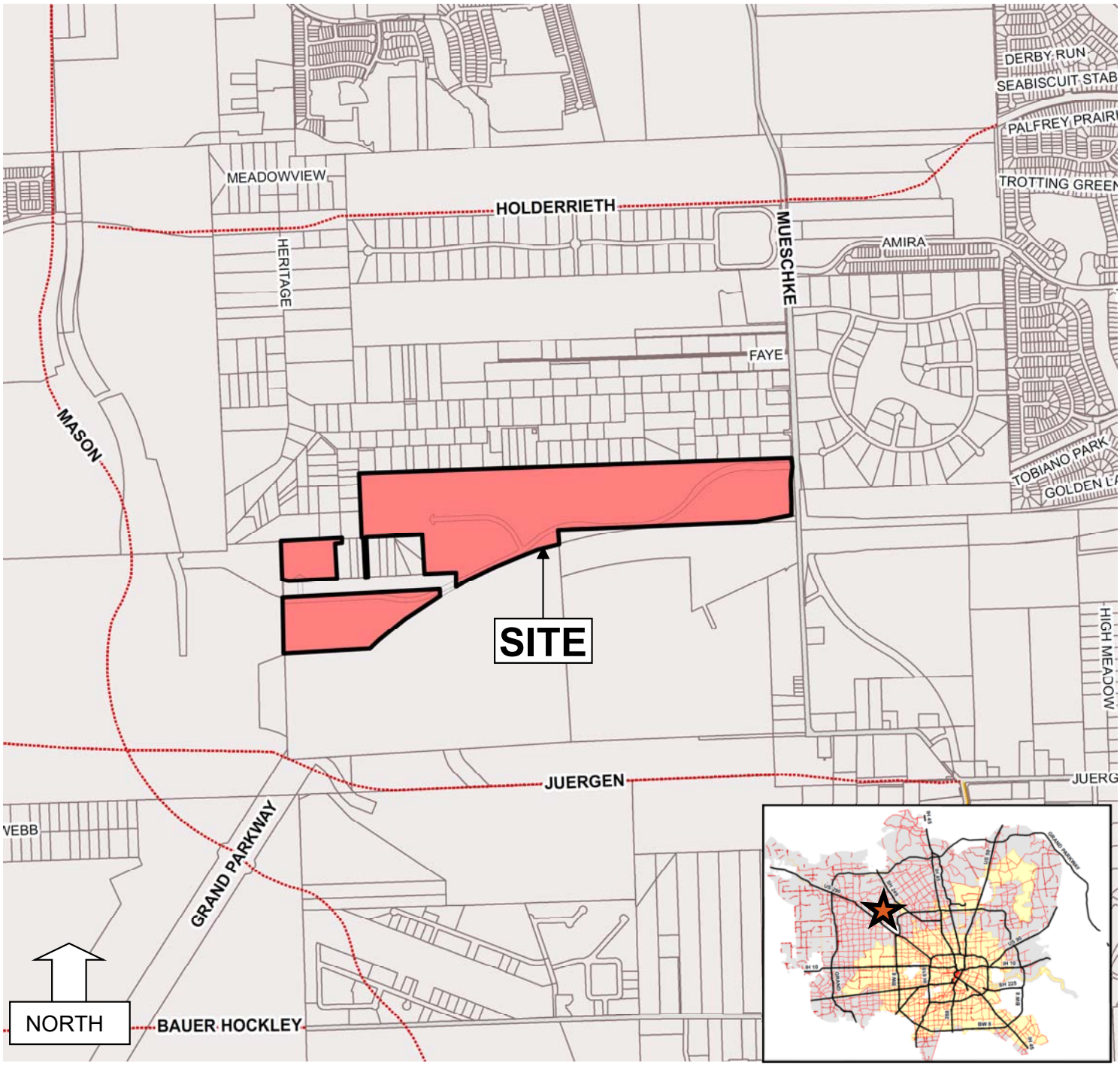
Economic hardship is not the sole justification. It is an existing condition - this tract was served by the Road Easement created under Volume 738, Page 545 of Montgomery County Map Records and an existing access entry easement created under Montgomery County Clerk's File No. 2014056932.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

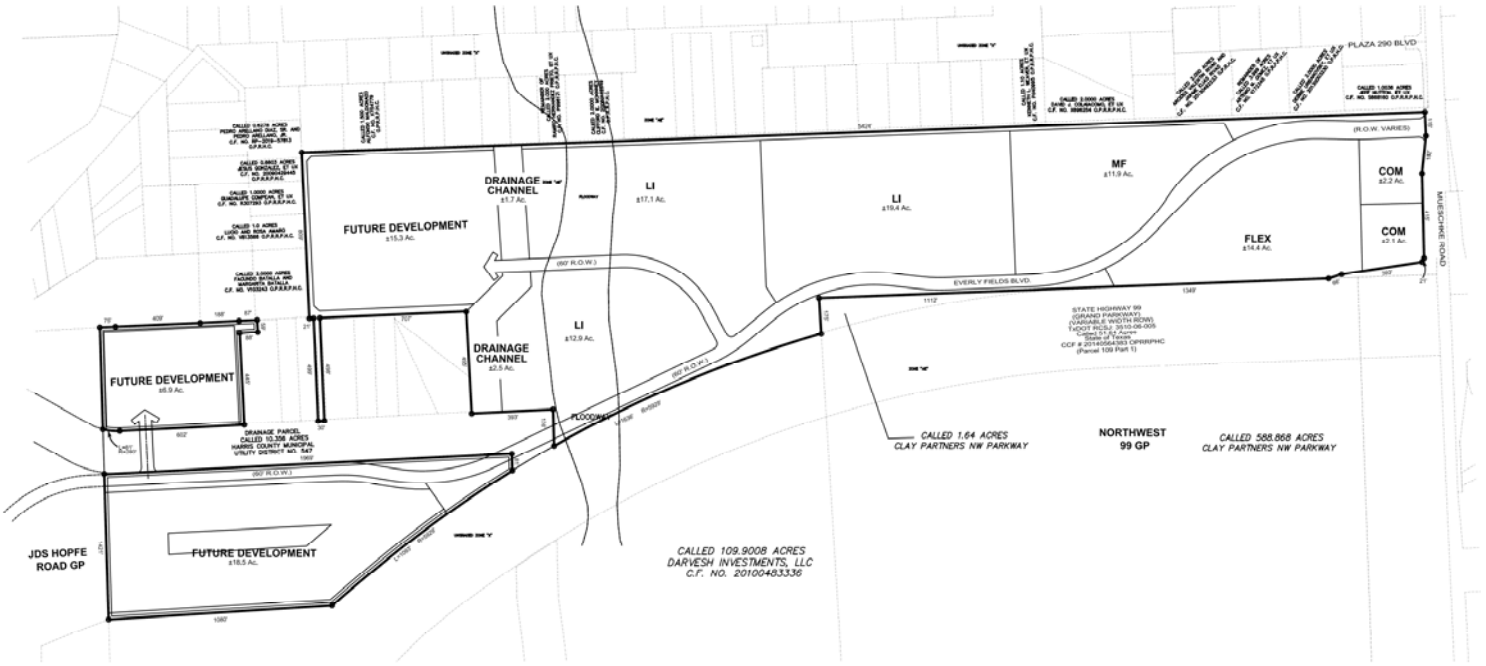
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



NORTH

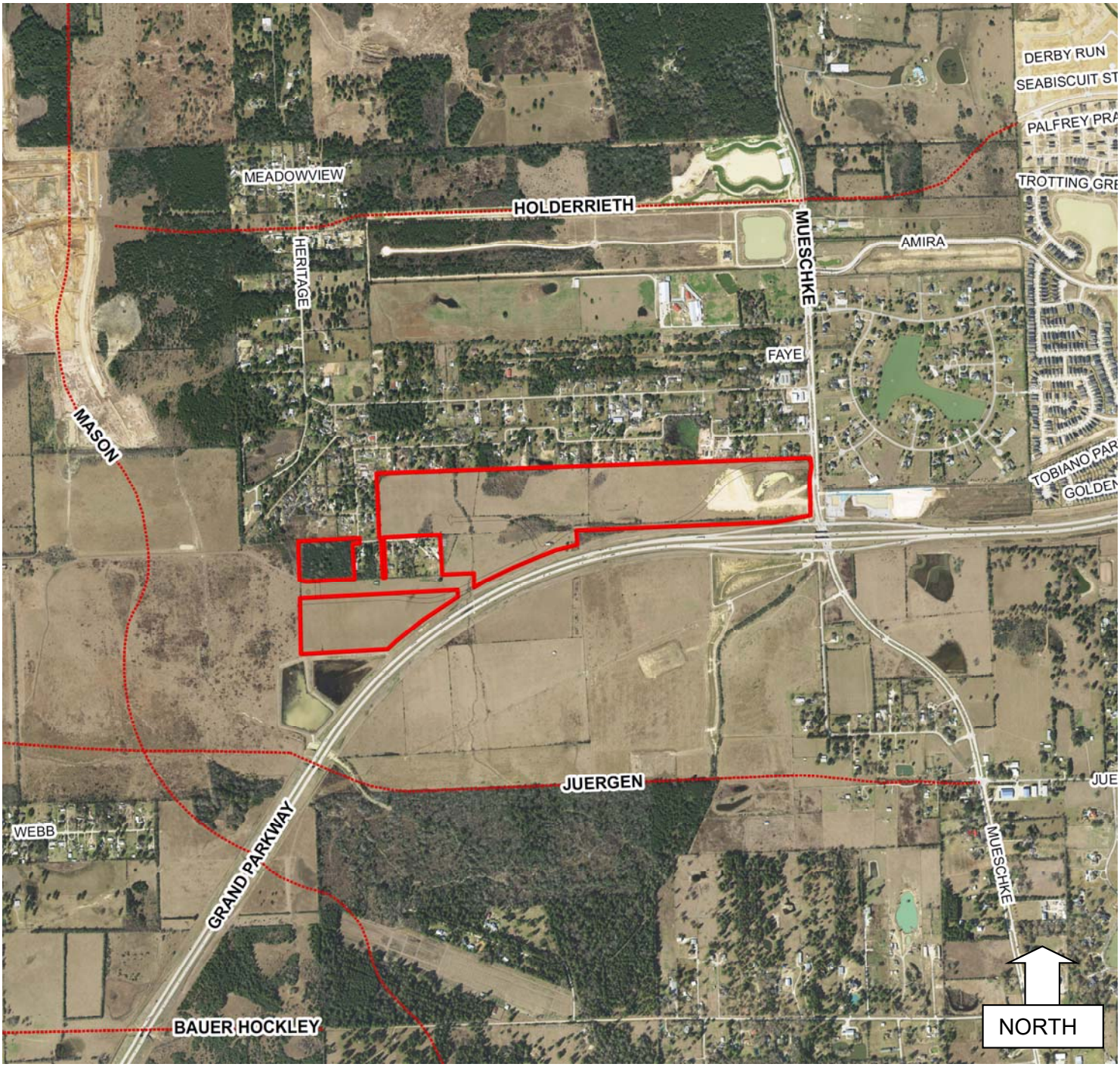
D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Darvesh Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
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PLAZA 290 BLVD (UNPLATTED)

±333'

MUESCHKE RD.

±559'

PREVIOUS VARIANCE APPROVED

EXISTING MEDIAN BREAK (TO BE MOVED PER TXDOT)

N

MF
±11.9 Ac.

COM
±2.2 Ac.

PREVIOUS R.O.W. (AS APPROVED)

FLEX
±13.9 Ac.

COM
±2.1 Ac.

±363'

±478'

PREVIOUS VARIANCE APPROVED

GRAND PARKWAY

an exhibit for

DARVESH TRACT

±147.9 ACRES OF LAND

prepared for

JOHNSON DEVELOPMENT SERVICES

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

SCALE
0 50 100 200

MTA-I-394D
JANUARY 7, 2025

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0180
Plat Name: Darvesh Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/27/2025

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:

To allow for an intersection spacing of ±335' along major thoroughfare Mueschke Road, between existing Plaza 290 Road and future Everly Fields Boulevard.

Chapter 42 Section: 127

Chapter 42 Reference:

[...] (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. (c) An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

Statement of Facts

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

(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 Darvesh Tract is a proposed ±147-acre development situated in the northwest portion of Houston's ETJ in Harris County. It is located north of the Grand Parkway (TX-99), west of major thoroughfare Mueschke Road and east of major thoroughfare Mason Road. The subject site is adjacent to a trio of existing unrecorded residential subdivisions to the north and is bounded by the Grand Parkway (with no frontage/access roads) directly to the south. The overall intent for the site includes various uses, such as commercial, light industrial, and some future residential development. To promote vehicular circulation and connectivity among these uses, the proposed development includes a through-street (Everly Fields Blvd) that connects to Mueschke Road on the east and extends westward to Mason Road. According to Chapter 42, an intersection with a major thoroughfare must be located at least 400 feet from the intersection of two major thoroughfares, or 600 feet from all other public street intersections. However, the subject tract has only about 730' of frontage along Mueschke Road and there is another intersection (with Plaza 290 Road) just to the north of the subject tract as well. It is impossible to connect to Mueschke Rd from the subject site and meet all the offset requirements. There is an existing median within Mueschke Road about 478' long before the first median cut, which this application had previously proposed to connect with. After coordination with TXDOT the developer finds it necessary to relocate the median cut and the proposed intersection to the furthest northern extent of the subject site. This increases the distance between Everly Fields Blvd and TX-99, but reduces the distance between Everly Fields Blvd and Plaza 290 Blvd. Plaza 290 Blvd is a semi-public roadway – it is not platted but it functions as public access for the residential lots to the north. Applying Chapter 42 standards for a public street to Plaza 290 Blvd would require a 600' separation between the two streets, but Plaza 290 Blvd is situated approximately 335' feet north of the new location of Everly Fields Blvd. This deviation is necessary per TXDOT's direction to increase the length of the median on Mueschke Rd prior to the

intersection with Everly Fields Drive, which is intended to ensure sufficient stacking distance along the median for left turns both northbound and southbound. Everly Fields Blvd will eventually function much like a frontage road due to its connection between two thoroughfares, whereas Plaza 290 Blvd feeds only into the existing neighborhood. Plaza 290 Blvd will experience less traffic than Everly Fields Blvd once completed, so it is appropriate to prioritize the new intersection.

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

The location of the unrecorded subdivision and the formation of adjacent property boundaries are the main justifications of this variance, along with the advice of TXDOT, and these are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained as the median configuration will prioritize the street that will carry the higher volume of traffic and improve safety over the existing median location.

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

The granting of this variance will improve the public health, safety, and welfare by providing a street that will function like a collector street or frontage road with the greatest possible median spacing along Mueschke Rd, as opposed to the current configuration.

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

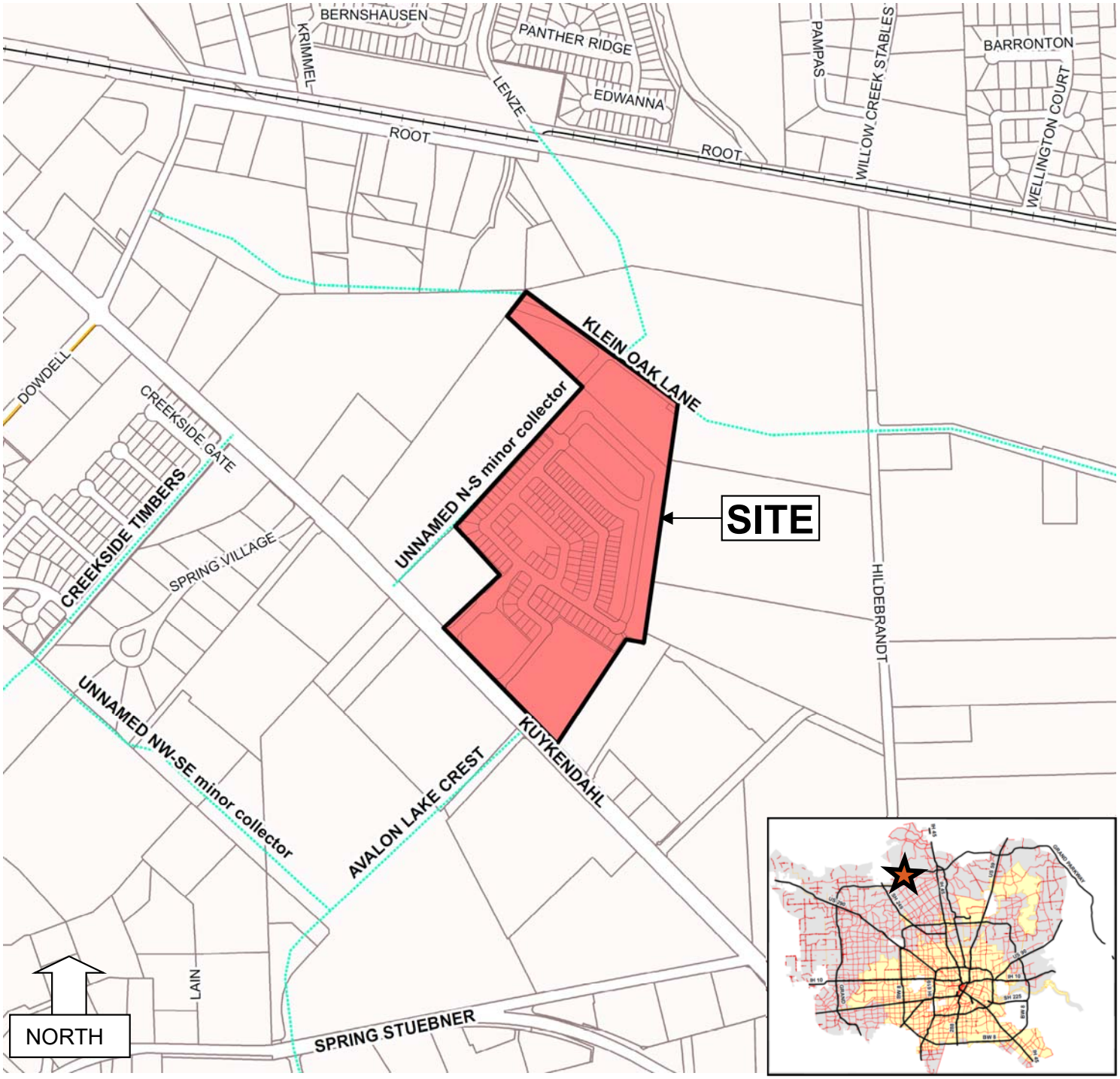
The existing unrecorded subdivision to the northern boundary of the General Plan and the narrow frontage along Mueschke Rd are the justifications for this variance.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



D – Variances

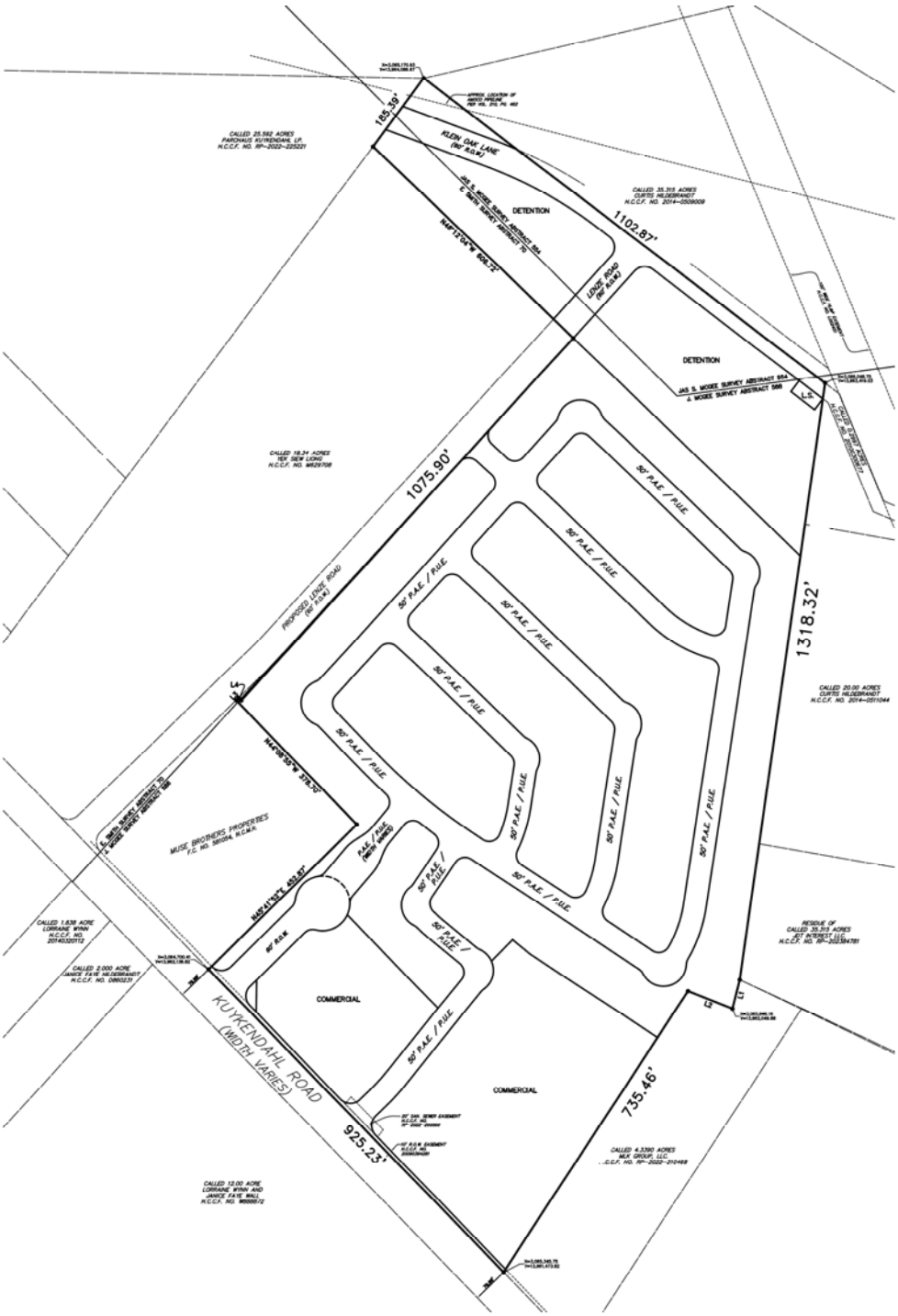
Site Location

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



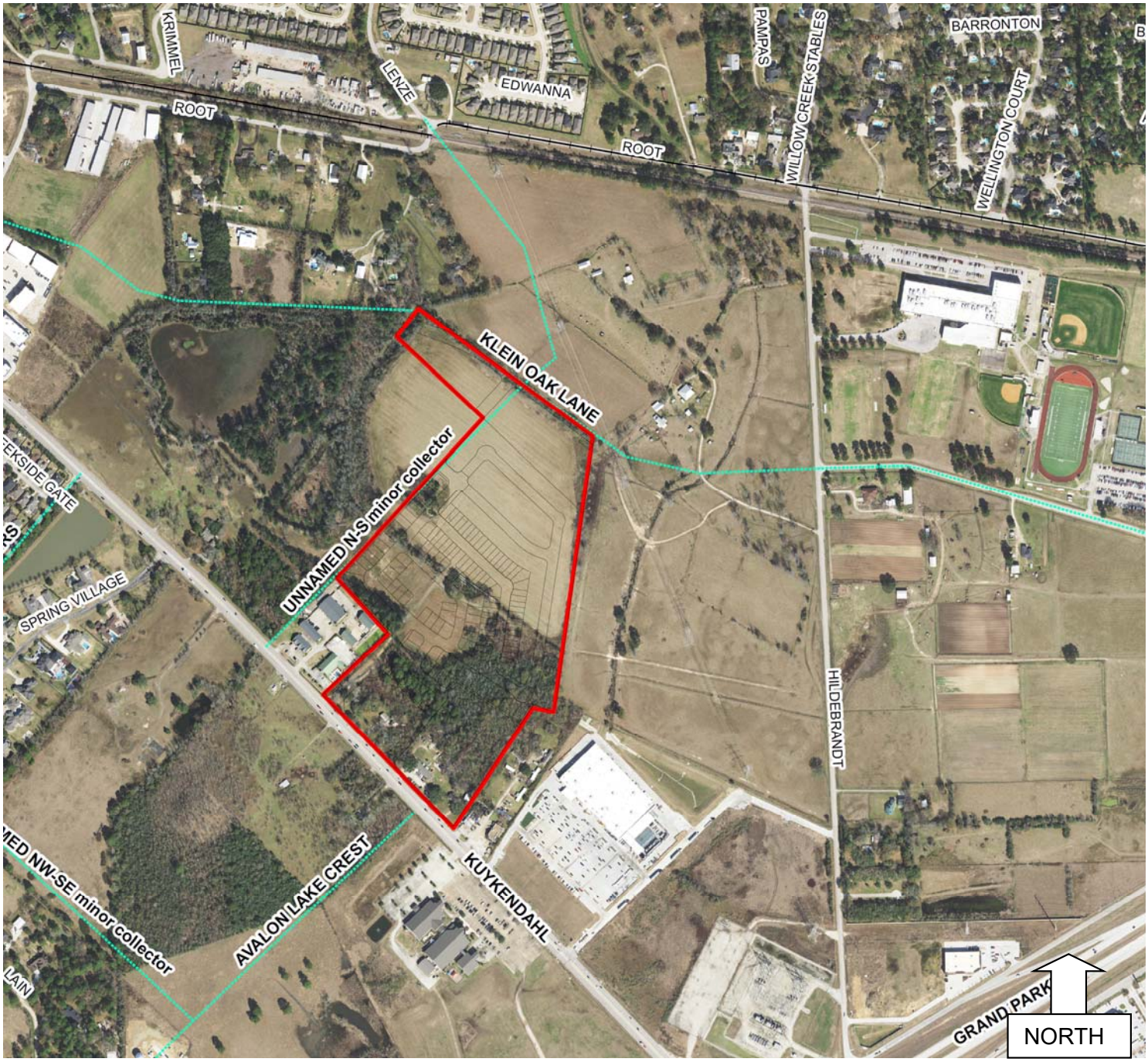
D – Variances **Subdivision**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Kuykendahl Village GP

Applicant: BGE, Inc.



D – Variances

Aerial

LOT SUMMARY

	26’ x 80’	84 LOTS	33%
	30’ x 80’	61 LOTS	25%
	40’ x 75’	104 LOTS	42%
	TOTAL	249 LOTS	100%

DET.
±1.9 Ac.

PIPELINE EASEMENT

FUTURE MINOR COLLECTOR (60’ R.O.W.)

100’ POWER EASEMENT

DET.
±3.5 Ac.

L.S.
±0.1 Ac.

PROPOSED TRAIL

911 INGRESS / EGRESS ONLY

SPECIAL EXCEPTION #1
±1,757’

O.S.
±0.1 Ac.

50’ PAE / PUE

SF-1
84 LOTS
(TYP.26’x80’)
61 LOTS
(TYP.30’x80’)
104 LOTS
(TYP.40’x75’)
±23.4 Ac.

PARK
±1.0 Ac.

SPECIAL EXCEPTION #2
±51’

VARIANCE #1
±2,068’

HUGHES GULLY

FUTURE MINOR COLLECTOR (60’ R.O.W.)

ENTRY GATE

PUBLIC R.O.W. TURNAROUND

60’ R.O.W.

COM.
(BY OTHERS)
±2.2 Ac.

VARIANCE #2
±345’

ENTRY MONUMENT RESERVE

RESIDENT EXIT ONLY
911 INGRESS / EGRESS

COM.
(BY OTHERS)
±5.1 Ac.

KUYKENDAHL ROAD (80’ R.O.W.)

HOME DEPOT

VARIANCE #3 - 10’ FRONT B.L.
VARIANCE #4 - 14’ FRONT B.L.

VARIANCE EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

JANUARY 22, 2025

BGE #12945-00

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AERIAL EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

SEPTEMBER 4, 2024

BGE #12945-00

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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:

To not provide an east-west street and to exceed the maximum intersection spacing for a distance of approximately 2,068 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the subject site along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. These connections will be used by residents of the proposed development to access the surrounding roadway network. The eastern boundary of the project is bounded by Hughes Gully and a CenterPoint transmission corridor, making it impractical to provide an east-west street within the required intersection spacing distance. Proposed minor collector Klein Oak Lane runs along the northern boundary of the general plan, providing an east-west connection to existing Hildebrandt Road and proposed minor collector Lenze Road, which will connect to existing major

thoroughfare Kuykendahl Road. An existing Home Depot site also directly bounds the project to the east and obstructs approximately 930 feet of frontage along Hildebrandt Road. This existing site greatly reduces the opportunity within the required block length to provide an east-west street connection prior to the intersection of Hildebrandt Road and Klein Oak Lane. Due to these physical constraints, a variance request is necessitated. However, the proposed and existing alignments of these streets in addition to the proposed internal street system within the project will uphold connectivity for residents of the proposed development.

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

Hughes Gully, the existing CenterPoint transmission corridor, and the existing Home Depot site to the east of the general plan create physical constraints and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the surrounding area is provided by proposed minor collectors, existing streets, and the Grand Parkway, and internal circulation is provided by the proposed local street system with three external connections, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed local street system within the subject site in addition to the existing and proposed external streets will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on the east side of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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:
To allow for an intersection spacing of approximately 345 feet along a major thoroughfare in lieu of the required 600 feet.
Chapter 42 Section: 42-127

Chapter 42 Reference:
Sec 42-127. – Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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;
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the subject site along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The proposed development has only approximately 925 feet of frontage along Kuykendahl Road. It is also bounded to the west by proposed minor collector Lenze Road, which intersects with Kuykendahl Road. Because of these existing constraints on the subject tract, a circumstance is created where meeting minimum intersection spacing along Kuykendahl Road is infeasible for providing two points of access along the major thoroughfare, as this limits the potential locations of local street connections. Furthermore, providing these two connections to Kuykendahl Road is crucial for residents of the proposed development to access the surrounding

roadway network, as the western connection will serve as the primary entrance to the development, while the eastern connection will be an exit-only road connecting residents to Kuykendahl Road and will also allow ingress and egress for 911 vehicles to the development. Although proposed minor collector Lenze Road will intersect with Kuykendahl Road approximately 815 feet to the west of the subject intersection, there is no guarantee of its development timeline concerning points of access for the residents of Kuykendahl Village. Therefore, in this instance, strict application of the ordinance—adhering to minimum intersection spacing along a major thoroughfare—would create an impractical condition for a sound development. However, the overall circulation of the area will be upheld by the proposed local street system within the project. The local street connections to Kuykendahl Road will contribute to the overall vehicular connectivity within and around the proposed development.

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

The subject tract's limited frontage along Kuykendahl Road and the alignment of proposed minor collector Lenze Road create a physical constraint and are therefore not a hardship created or imposed by the applicant.

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

The overall circulation of the surrounding area is provided by proposed minor collectors, existing streets, and the Grand Parkway. By proposing two connections to Kuykendahl Road and one connection to proposed Lenze Road, internal circulation is promoted and thereby preserves and maintains the intent and general purposes of this chapter.

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

The proposed local street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

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

The existing constraints established on the south and west side of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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 not provide an east-west public street and to exceed the maximum intersection spacing for a distance of approximately 1,757 feet along the western boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (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

(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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The Lenze Road connection will be used by residents of the proposed development to access the surrounding roadway network. Therefore, the circulation of the subject site and the surrounding area will be upheld with the approval of a special exception.

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

The special exception will achieve a result contemplated by Chapter 42 by conforming to the minor collector alignment proposed on the City of Houston MTFP for Klein Oak Lane and Lenze Road. The

future minor collectors will achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation within and outside the development.

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

The modification is a 25.5% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The proposed local street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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 approximately 51 feet along a local street in lieu of the required 75 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (c) Intersections along local streets shall be spaced a minimum of 75 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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The proposed alignment of Lenze Road and the shape of the subject site's property boundary determined the location of the development's proposed primary entry road. Its location also prevents the street's turn-out radius and its accompanying building line from encumbering the neighboring property to the west, which has multiple existing built structures. The location of this entry road then affected the configuration of local streets within the development, which were intentionally designed to enhance vehicular connectivity, slow traffic for pedestrian safety in the development, and maximize the amount of community green space for residents. Therefore, due to these conditions, a typical street layout in this instance is infeasible. Furthermore, the proposed development was previously contemplated with Type 2 PAEs and was therefore originally designed to private street standards. However, now that the development is proposing a Type 1 PAE/PUE local street system, this specific intersection is unable to meet the

minimum intersection spacing requirement for local streets, which created a special circumstance, necessitating this special exception request. However, by approving this request, the overall circulation of the proposed development will be upheld by the local street system contemplated.

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

The special exception will achieve a result contemplated by Chapter 42 by promoting internal circulation and maximizing community green space within the proposed development through the local street system. It will also achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation outside the development.

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

The modification is a 32% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

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

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area. The subject intersection spacing of approximately 51 feet will slow down the minimal traffic flow navigating through the development and provide maximal community green space. Internal circulation is provided through the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

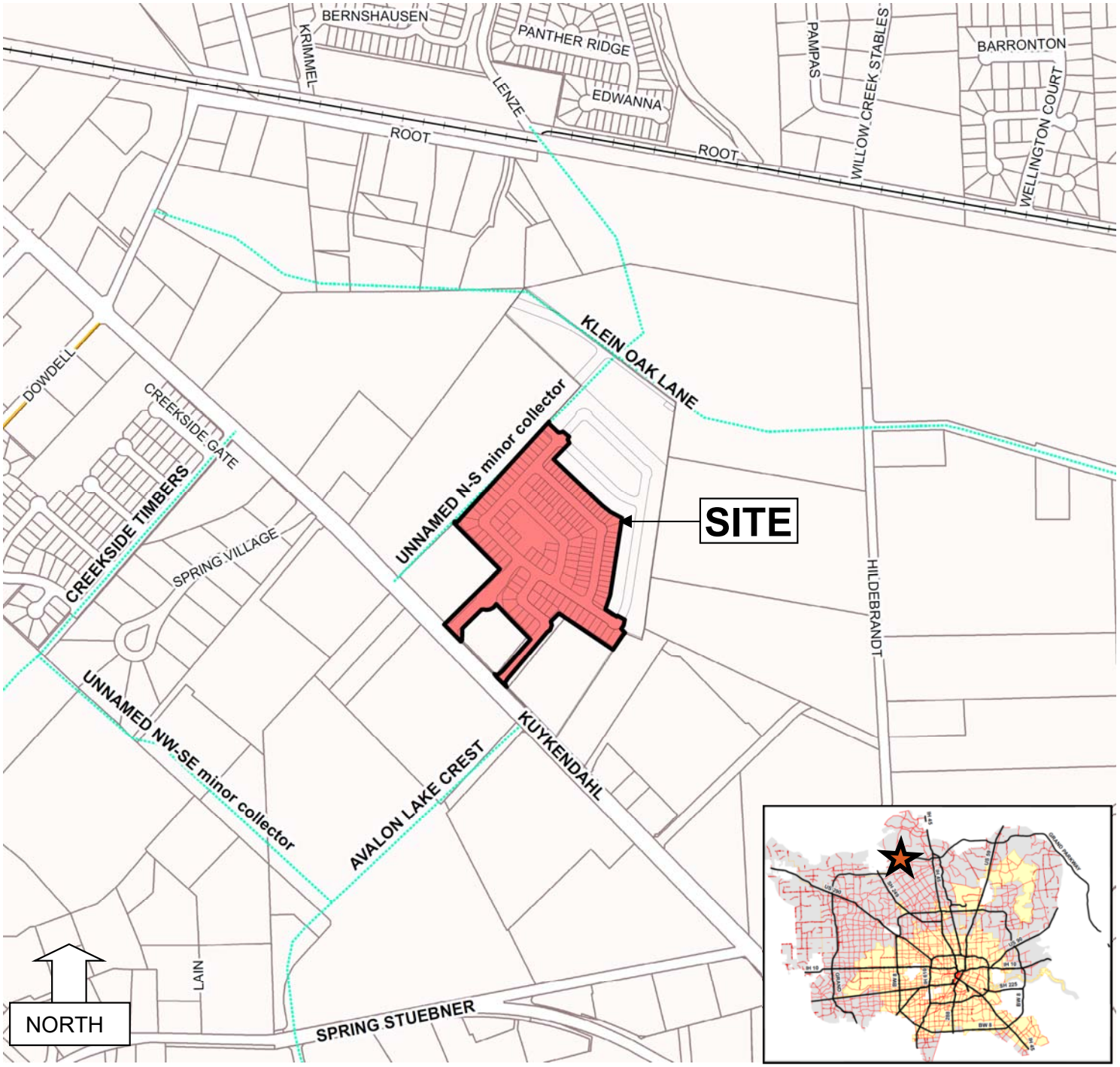
The proposed local street system in the subject site will provide sufficient circulation and green space opportunities and will therefore not be injurious to the public health, safety, or welfare.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Kuykendahl Village Sec 1

Applicant: BGE, Inc.



D – Variances

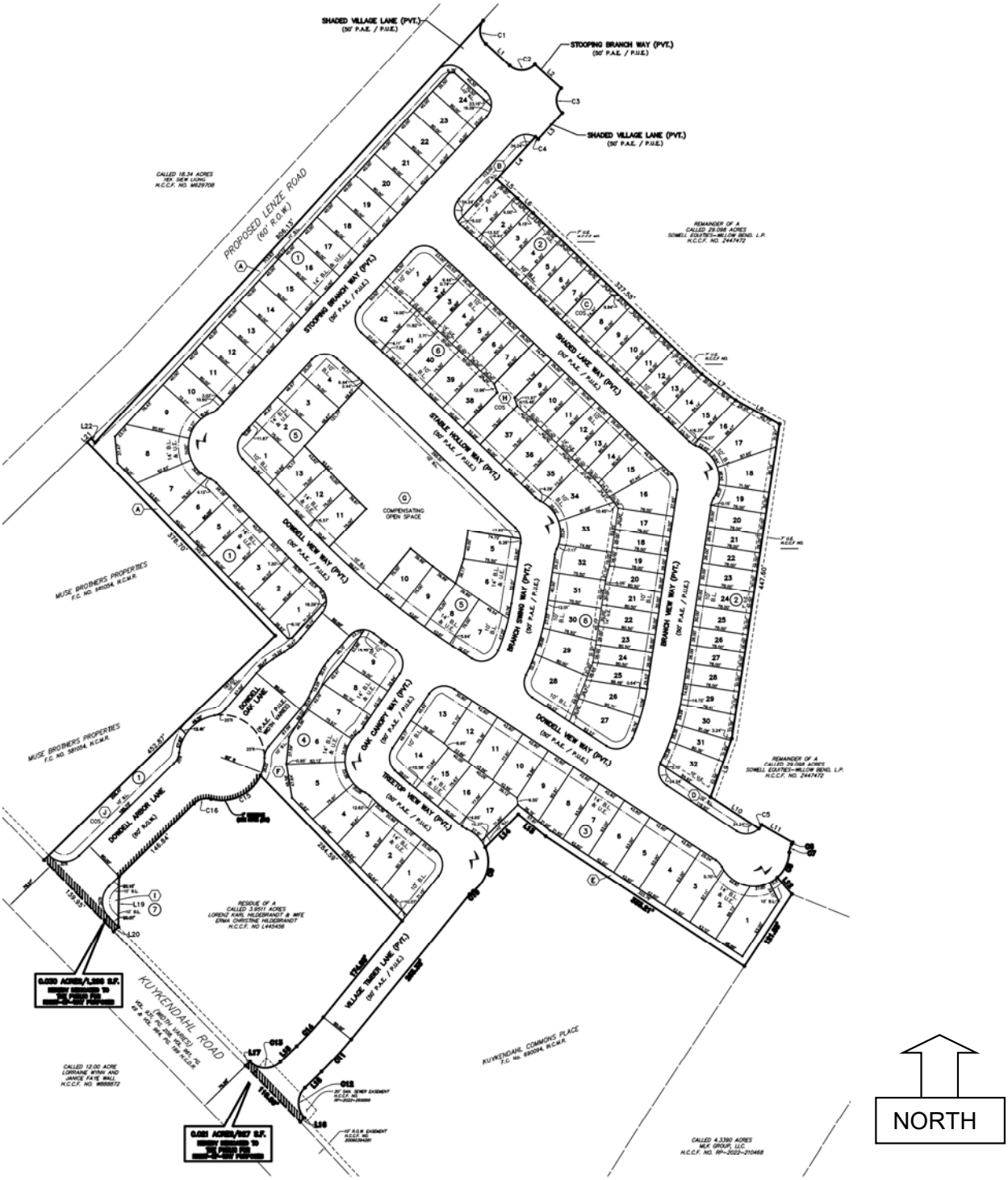
Site Location

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Kuykendahl Village Sec 1

Applicant: BGE, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/06/2025**

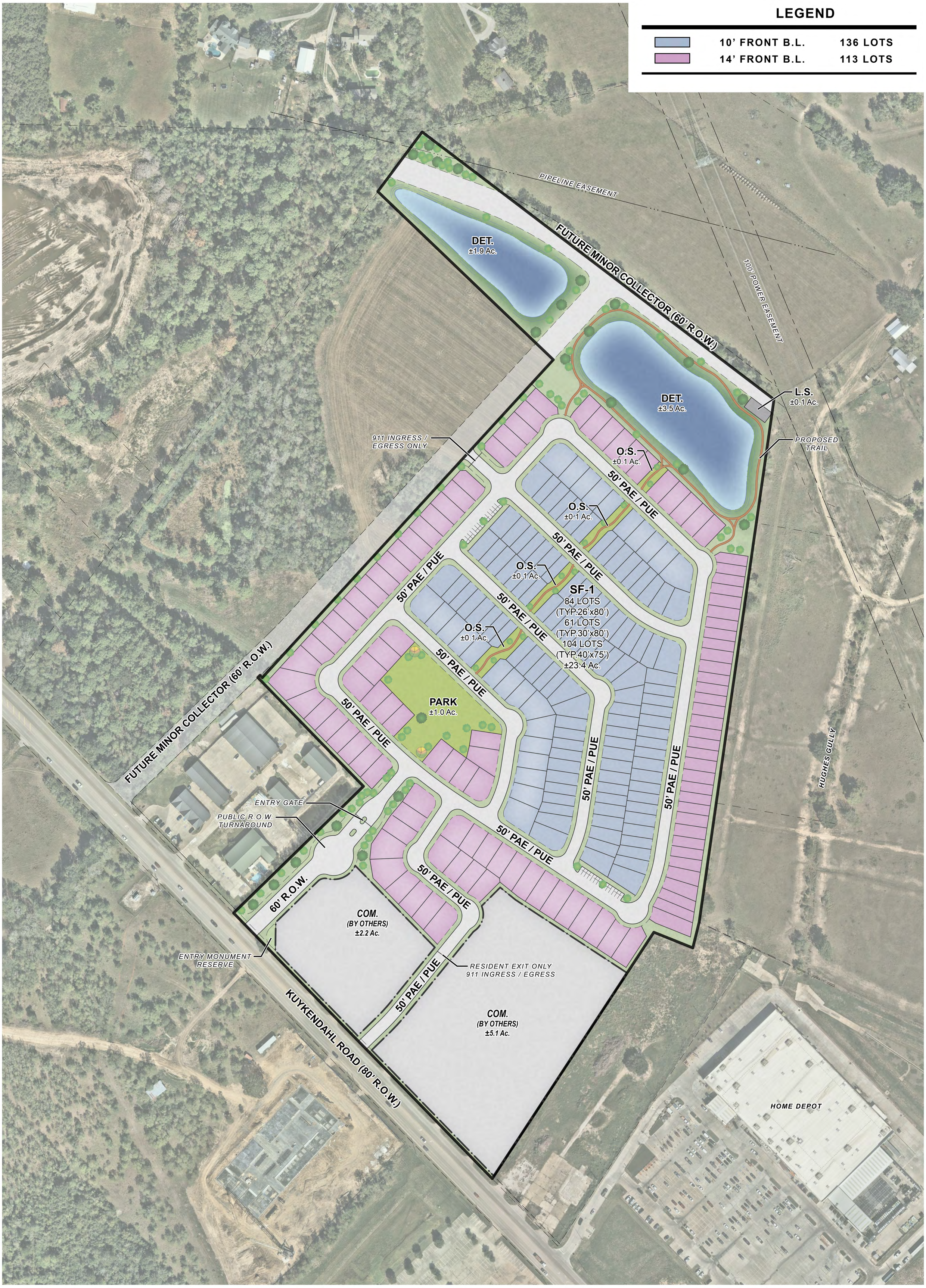
Subdivision Name: Kuykendahl Village Sec 1

Applicant: BGE, Inc.



D – Variances

Aerial



BUILDING LINE VARIANCE EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

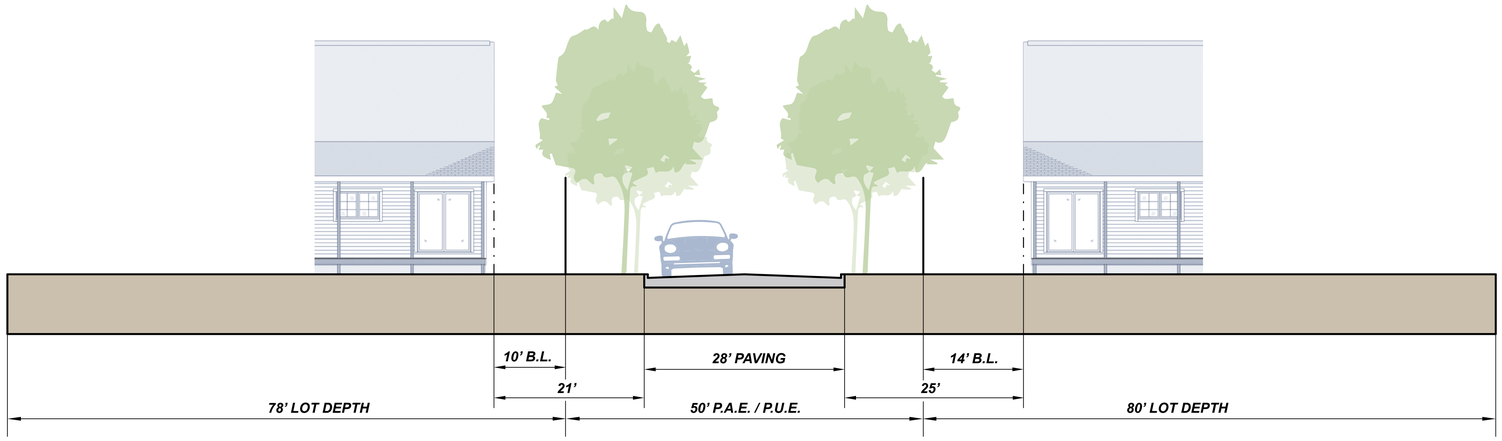
JANUARY 22, 2025

BGE #12945-00

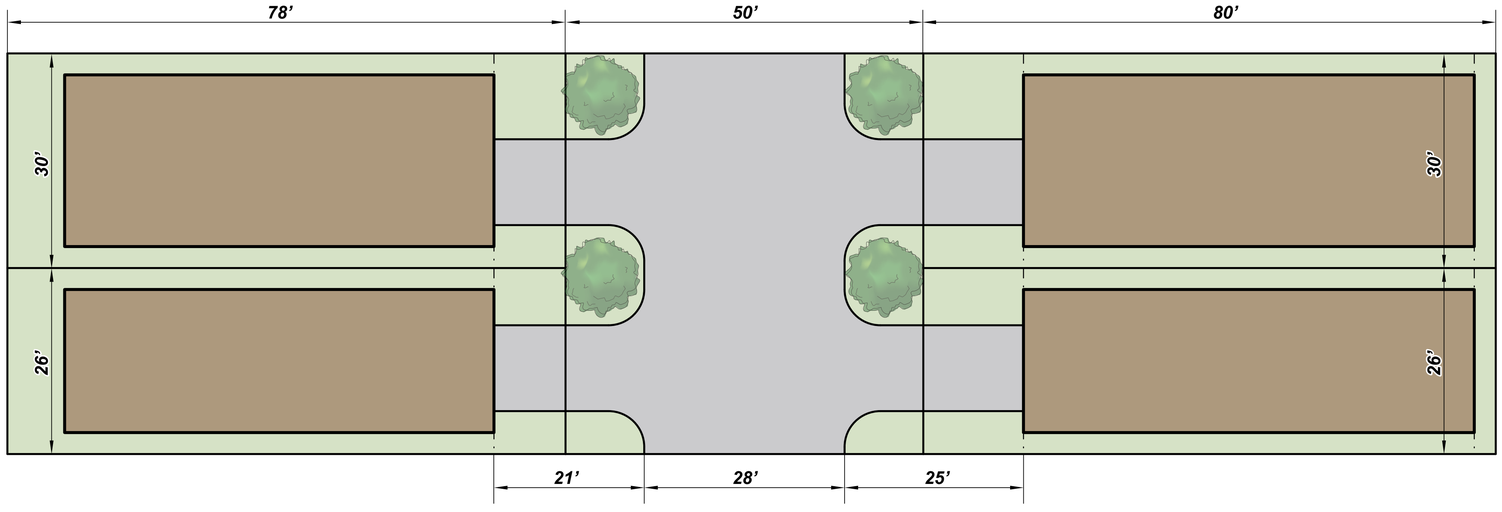
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SECTION



PLAN

CROSS SECTION EXHIBIT

MERITAGE KUYKENDAHL

±33.5 ACRES OF LAND

HARRIS COUNTY, TEXAS

JANUARY 23, 2025

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0121
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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:
To allow for a reduced front building line of 10 feet along a local street in lieu of the required 20 feet.

Chapter 42 Section: 42-150

Chapter 42 Reference:
Sec 42-150. – Building line requirement. (d) Local streets – single-family residential – 20 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
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;
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. It also features a centrally located trail system and community park in addition to ample open space amenities located throughout the site, which total approximately 5 acres. These characteristics support the primary goals of the proposed development, which are to create a uniquely dense community with attainable housing in the City of Houston ETJ while also providing residents with ample open space opportunities. With the approval for a reduced front building line, the activated open space and amenities would be enhanced while also improving property utilization and value within the site. This would directly support higher density development outside of Houston city limits, which typically inhabits more traditional low-density single-family developments. A reduced front building line would contribute to the long-term vitality of the proposed development by allowing for its contemplated dense product mixture. It also supports the proposed community's priority of efficient land use by allowing the houses to be closer to the street. Furthermore, a reduced front building line of 10 feet is being requested for only approximately 55% of the lots within the proposed development. The remaining lots propose a front building line of 14 feet, pending approval

of an additional variance request. Overall, allowing for a reduced front building line will significantly increase the functionality of the proposed development and support its intent to provide residents a vibrant community with central green space and attainable housing.

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

The overall intent of the proposed development is to design a higher density development while also providing enhanced open space opportunities for residents of the community. Reduced front building lines will allow for the contemplated product mixture. Despite the nature of the development being self-imposed, granting this variance will allow for the vision of the community to flourish.

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

The requested variance will preserve and maintain the intent and general purposes of Chapter 42 by creating a development that is focused on higher density development and community green space.

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

Granting the requested variance will promote activated open space and vitality of development, which is therefore not injurious to the public health, safety or welfare.

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

The intent of the proposed development is focused on creating a higher density development with ample open space amenities, which requires larger investment by the developer than a traditional single-family development. Therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0121
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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:

To allow for a reduced front building line of 14 feet along a local street in lieu of the required 20 feet.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec 42-150. – Building line requirement. (d) Local streets – single-family residential – 20 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

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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. It also features a centrally located trail system and community park in addition to ample open space amenities located throughout the site, which total approximately 5 acres. These characteristics support the primary goals of the proposed development, which are to create a uniquely dense community with attainable housing in the City of Houston ETJ while also providing residents with ample open space opportunities. With the approval for a reduced front building line, the activated open space and amenities would be enhanced while also improving property utilization and value within the site. This would directly support higher density development outside of Houston city limits, which typically inhabits more traditional low-density single-family developments. A reduced front building line would contribute to the long-term vitality of the proposed development by allowing for its contemplated dense product mixture. It also supports the proposed community's priority of efficient land use by allowing the houses to be closer to the street. Furthermore, a reduced front building line of 14 feet is being requested for approximately 45% of the lots within the proposed development, which is only a 30% deviation from the required 20-foot front building line. Overall,

allowing for a reduced front building line will significantly increase the functionality of the proposed development and support its intent to provide residents a vibrant community with central green space and attainable housing.

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

The overall intent of the proposed development is to design a higher density development while also providing enhanced open space opportunities for residents of the community. Reduced front building lines will allow for the contemplated product mixture. Despite the nature of the development being self-imposed, granting this variance will allow for the vision of the community to flourish.

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

The requested variance will preserve and maintain the intent and general purposes of Chapter 42 by creating a development that is focused on higher density development and community green space.

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

Granting the requested variance will promote activated open space and vitality of development, which is therefore not injurious to the public health, safety or welfare.

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

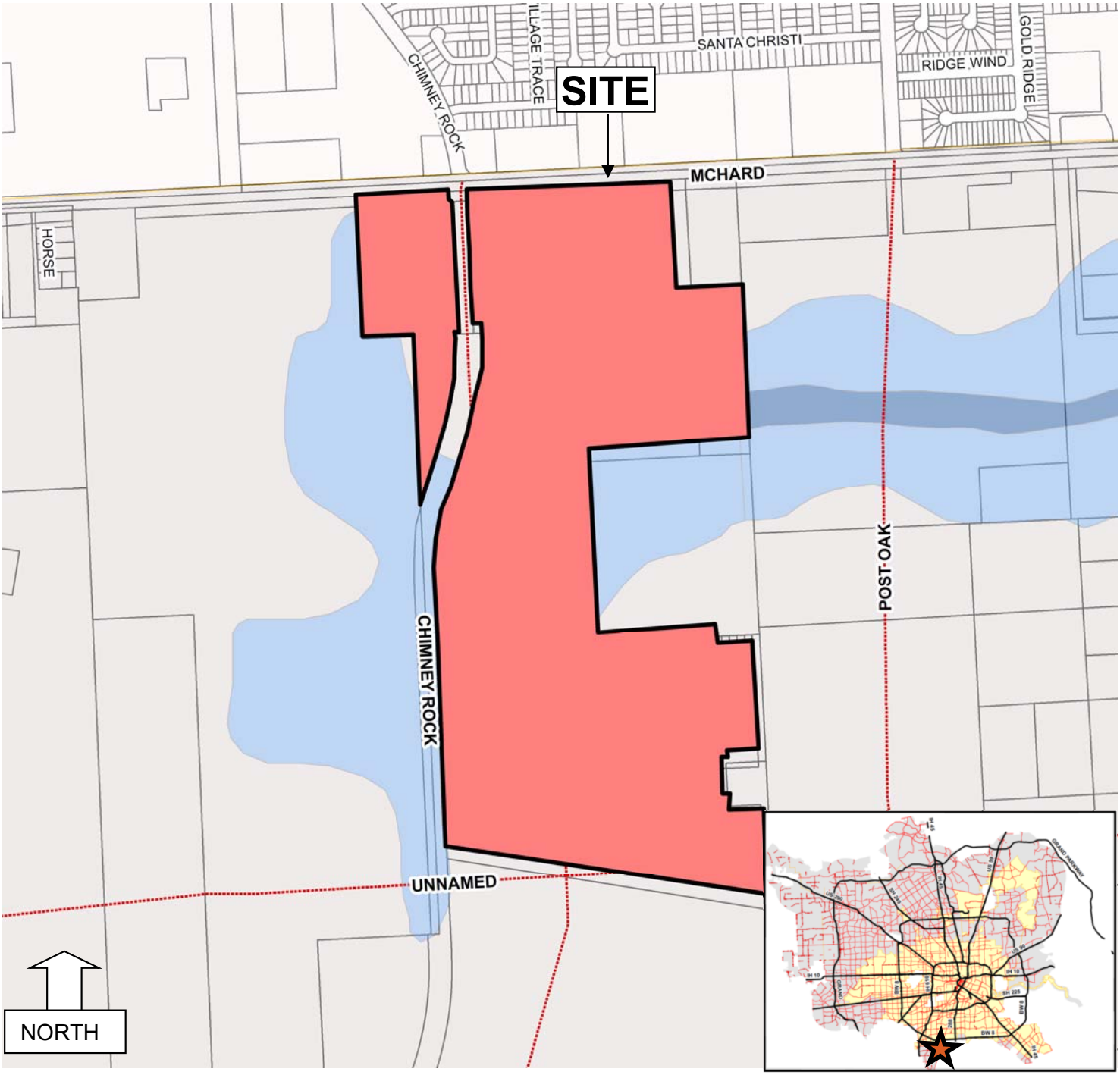
The intent of the proposed development is focused on creating a higher density development with ample open space amenities, which requires larger investment by the developer than a traditional single-family development. Therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: McHard Tract GP

Applicant: Meta Planning + Design LLC



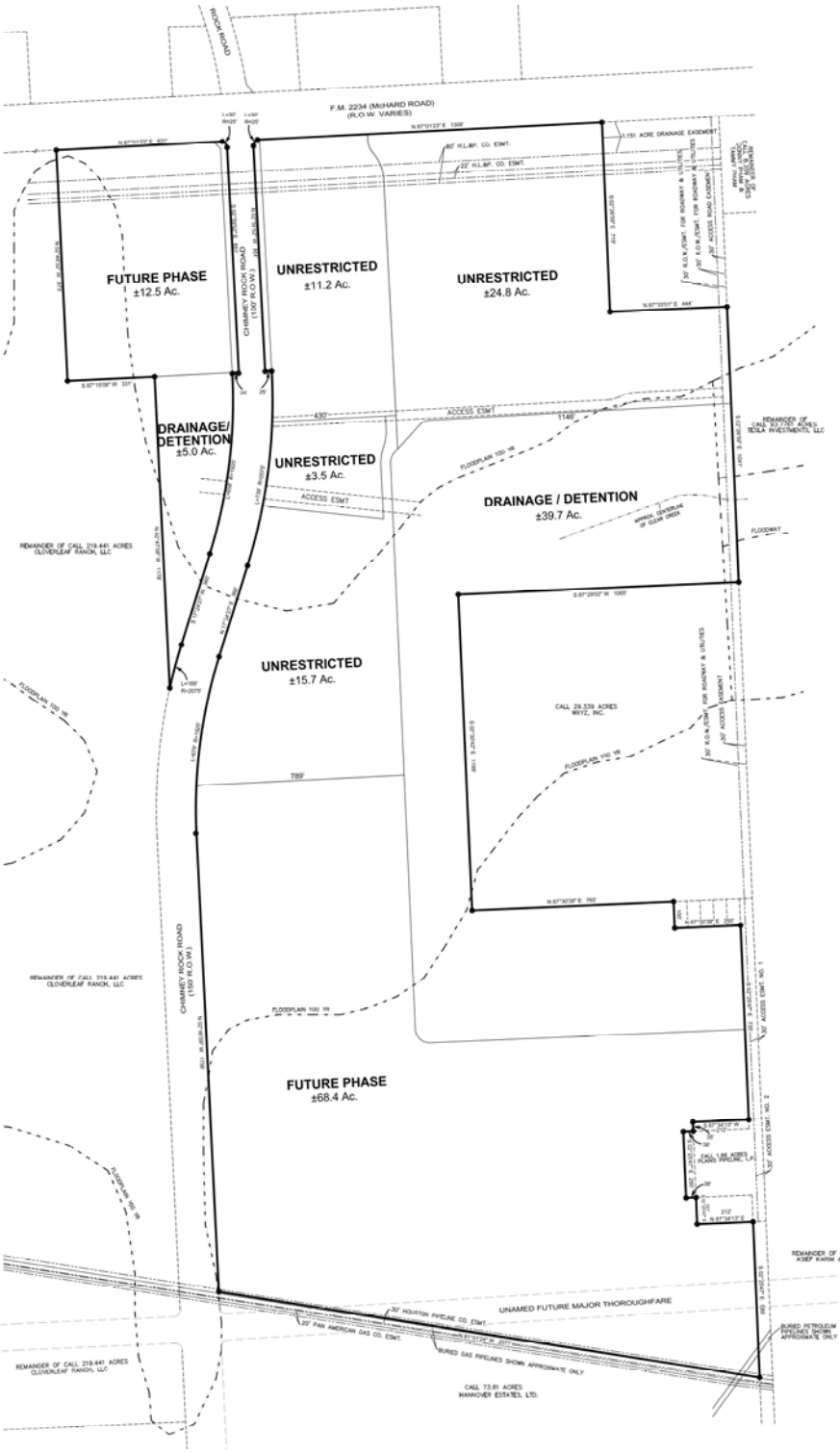
D – Variances **Site Location**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: McHard Tract GP

Applicant: Meta Planning + Design LLC



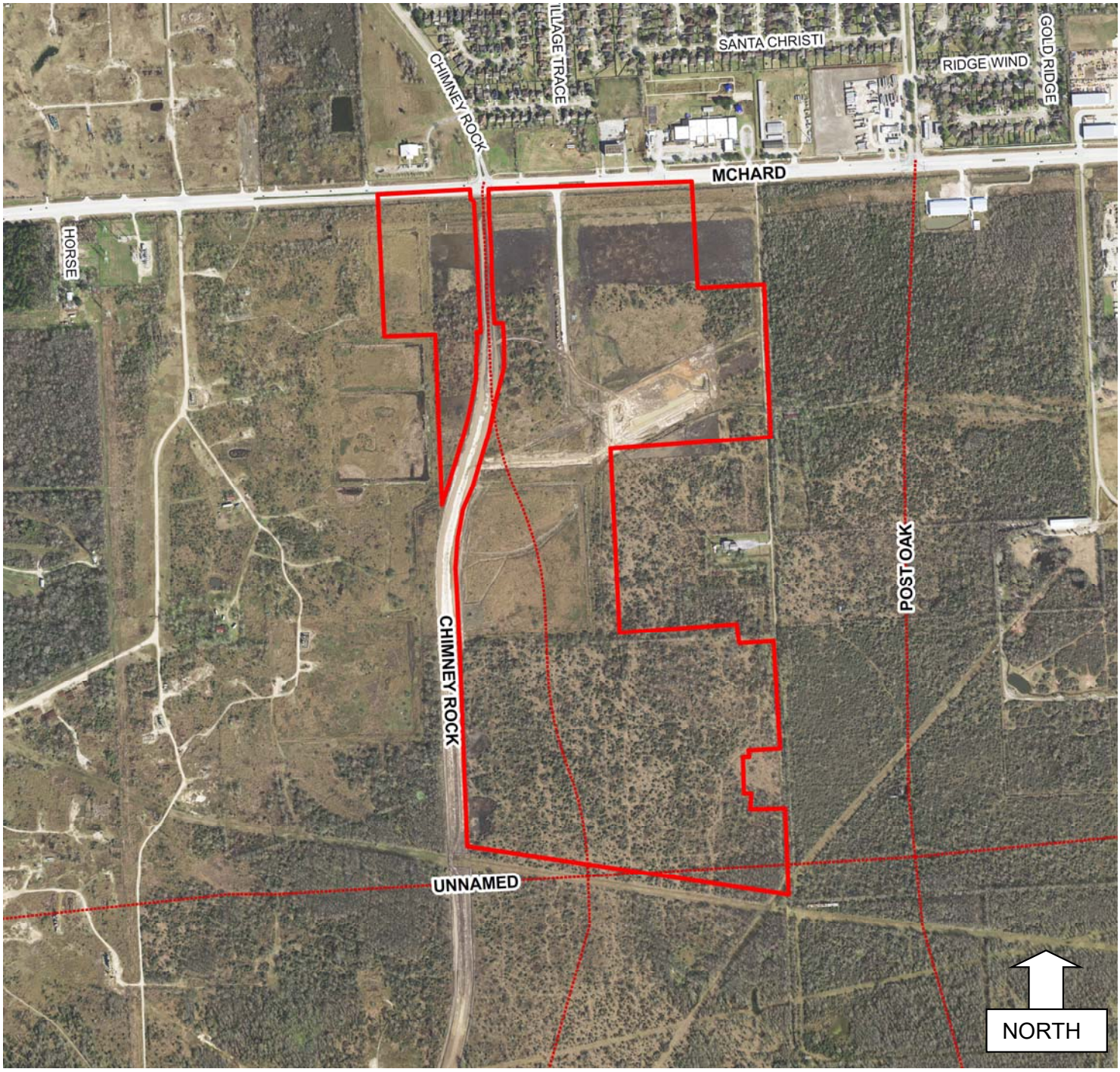
D – Variances **Subdivision**

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: McHard Tract GP

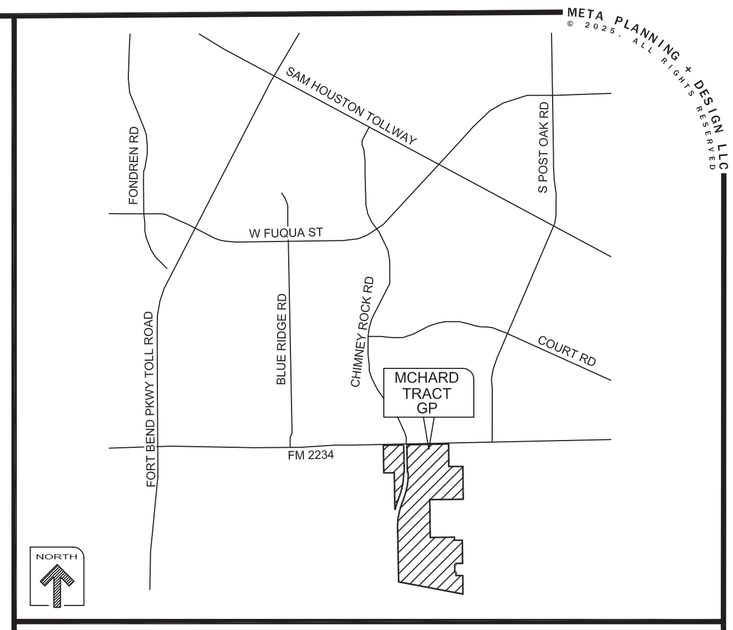
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN LLC
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Vicinity Map (not to scale)

NORTH

±2,703' TO PROPOSED SOUTH POST OAK ROAD.

F.M. 2234 (McHARD RD)
(R.O.W. VARIES)

CHIMNEY ROCK ROAD

L=30' R=25'

L=30' R=25'

N 87°01'23" E 631'

N 87°01'23" E 1308'

80' H.L.&P. CO. ESMT.

22' H.L.&P. CO. ESMT.

1.151 ACRE DRAINAGE EASEMENT

REMAINDER OF CALL 93.7761 ACRES TESLA INVESTMENTS, LLC

30' R.O.W./ESMT. FOR ROADWAY & UTILITIES

30' R.O.W./ESMT. FOR ROADWAY & UTILITIES

30' ACCESS ROAD EASEMENT

S 02°26'59" E 719'

N 87°33'01" E 444'

N 02°48'32" W 873'

S 02°59'52" E 851'

N 02°59'52" W 851'

CHIMNEY ROCK ROAD
(100' R.O.W.)

FUTURE PHASE
±12.5 Ac.

UNRESTRICTED
±11.2 Ac.

UNRESTRICTED
±24.8 Ac.

S 87°15'06" W 331'

25'

25'

±2,035'

430'

ACCESS ESMT

1146'

REMAINDER OF CALL 93.7761 ACRES TESLA INVESTMENTS, LLC

S 02°26'59" E 1041'

DRAINAGE/ DETENTION
±5.0 Ac.

UNRESTRICTED
±3.5 Ac.

L=658' R=1925'

L=739' R=2075'

ACCESS ESMT

FLOODPLAIN 100 YR

DRAINAGE / DETENTION
±39.7 Ac.

APPROX. CENTERLINE OF CLEAR CREEK

FLOODWAY

REMAINDER OF CALL 219.441 ACRES
CLOVERLEAF RANCH, LLC

N 02°47'58" W 1178'

S 17°24'27" W 360'

N 17°24'27" E 360'

S 87°29'02" W 1065'

UNRESTRICTED
±15.7 Ac.

L=169' R=2075'

FLOODPLAIN 100 YR

L=679' R=1925'

789'

CALL 29.339 ACRES
WXYZ, INC.

S 02°30'42" E 1199'

30' R.O.W./ESMT. FOR ROADWAY & UTILITIES

30' ACCESS EASEMENT

FLOODPLAIN 100 YR

±9,779' TO PROPOSED LAKE OLYMPIA PKWY.
±4,409' TO FUTURE MAJOR THOROUGHFARE
±4,777' TO TRACT BOUNDARY

N 87°30'38" E 765'

100'

N 87°30'38" E 250'

S 02°25'47" E 735'

30' ACCESS ESMT. NO. 1

REMAINDER OF CALL 219.441 ACRES
CLOVERLEAF RANCH, LLC

CHIMNEY ROCK ROAD
(150' R.O.W.)

N 02°48'09" W 1736'

FLOODPLAIN 100 YR

FUTURE PHASE
±68.4 Ac.

S 87°34'13" W 212'

35'

38'

CALL 1.66 ACRES
PLAINS PIPELINE, L.P.

S 02°25'47" E 250'

38'

S 02°25'47" E 101'

212'

N 87°34'13" E

30' ACCESS ESMT. NO. 2

REMAINDER OF CALL 4.942 ACRES
ASIEF KARIM & NIOTI R. KARIM

S 02°25'47" E 589'

FLOODPLAIN 100 YR

UNAMED FUTURE MAJOR THOROUGHFARE

30' HOUSTON PIPELINE CO. ESMT.

20' PAN AMERICAN GAS CO. ESMT.

N 81°01'24" W 2077'

BURIED GAS PIPELINES SHOWN APPROXIMATE ONLY

BURIED PETROLEUM PIPELINES SHOWN APPROXIMATE ONLY

REMAINDER OF CALL 219.441 ACRES
CLOVERLEAF RANCH, LLC

CALL 73.81 ACRES
HANNOVER ESTATES, LTD.

A GENERAL PLAN OF

MCHARD TRACT

OUT of THE

BEING 181.9± ACRES OF LAND

THOMAS HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

OWNER:
CROW HOLDINGS INDUSTRIAL

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 200'
0 200 400

JANUARY 30, 2025

HOU-21028A

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0193
Plat Name: McHard Tract GP
Applicant: Meta Planning + Design LLC
Date Submitted: 01/27/2025

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:

To exceed the maximum intersection spacing along the eastern boundary by not providing an east-west street connection between Mchard Road and proposed Lake Olympia Parkway, for ± 9,779'.

Chapter 42 Section: 127

Chapter 42 Reference:

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

Statement of Facts

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

The McHard Tract is a proposed ±181-acre development located within the City of Houston's ETJ in Fort Bend County. The development is bounded by McHard Road (F.M. 2234) to the North and is bisected by Chimney Rock Road at the northwest corner. The developer intends to create an industrial development with associated drainage and detention facilities. Per Chapter 42, a local through-street or stub street is required every 2,600 feet, which would necessitate at least 2 east-west through-street within the subject tract. The distance between existing major thoroughfare McHard Road and a proposed unnamed east-west major thoroughfare (at the southern boundary of the subject site) is approximately ±4,409' and the total distance to the next east-west throughfare to the south, Lake Olympia Parkway, is 9,779'. The subject development proposes not to provide any internal local east to west streets. The proposed land use of the subject site necessitates large single-user sites with massive structures and limited vehicular access. Additionally, the surrounding tracts do not support east-west connectivity – to the east is a private sport shooting range followed by a landfill site, and to the west are several extremely tall radio towers. The subject site also includes detention ponds that have already been permitted for use by Fort Bend County to detain water from the CIP project for developing Chimney Rock Road. Clear Creek runs roughly through the middle of this tract, flowing from the northeast to the southwest and imposing significant floodplain on the tract, and the detention facilities will outfall into Clear Creek. Finally there are pipelines and other easements north and south of the tract that contribute to the general difficulty of developing public streets in the area. Due to the many encumbrances on the property, the proposed land use for the subject site and the existing land uses surrounding the site, providing public through streets would be impractical and would not greatly contribute to traffic circulation in the area even in the unlikely event that they could be extended in the future.

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

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

The variance is primarily justified by the location of Clear Creek and the necessary detention on the property, as well as the uses of adjacent properties. This situation is not the result of a hardship created or imposed by the applicant. Clear Creek, along with its associated floodplain, is a natural feature beyond the control of the property owner. Furthermore, the surrounding land uses, including radio towers, sports clubs, and landfills, do not support or allow for additional east-west connectivity within through this tract.

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

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

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

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

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

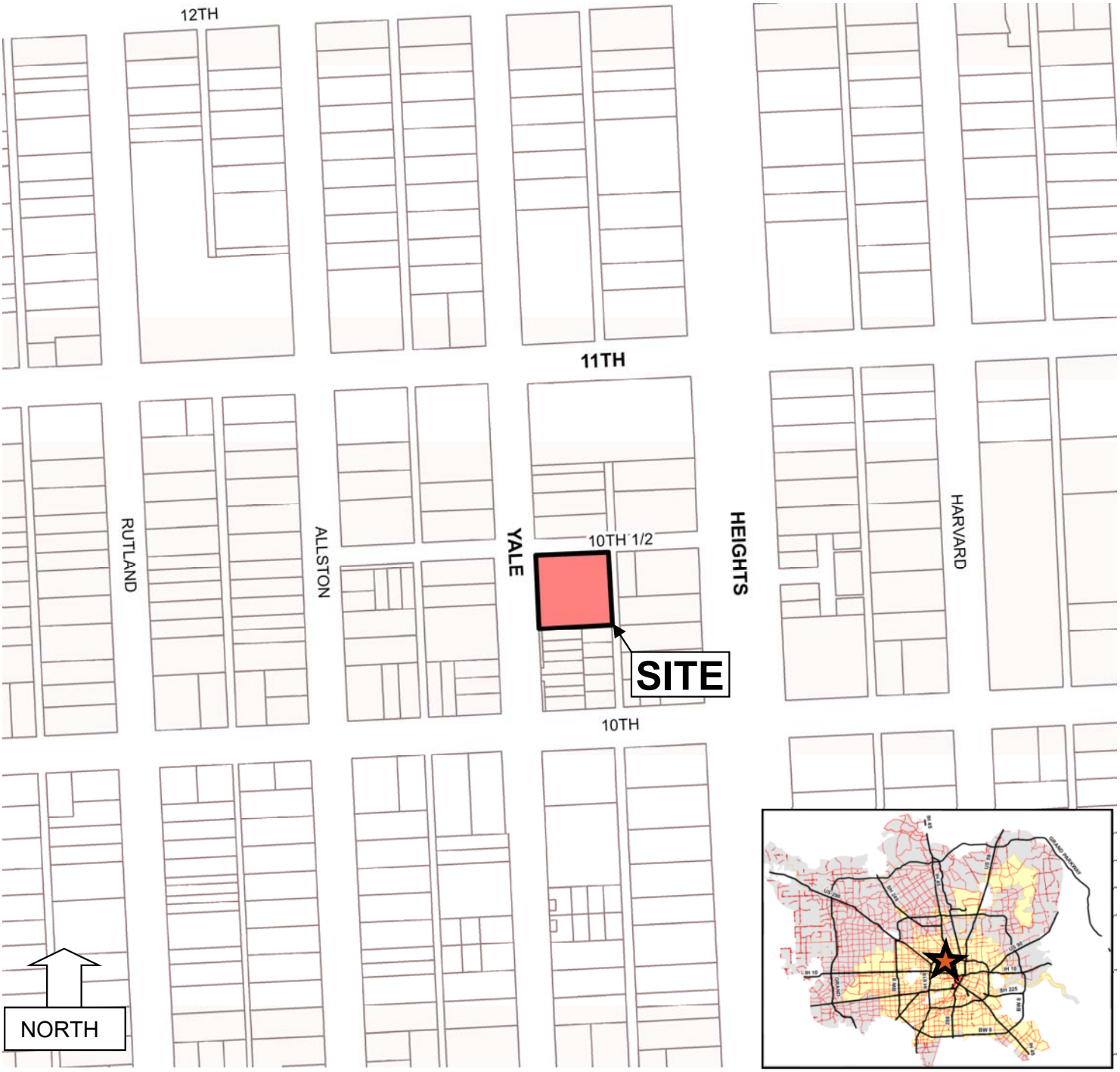
The existing surrounding property uses are the justification for this variance.

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Moderne at Yale

Applicant: RSG Engineering



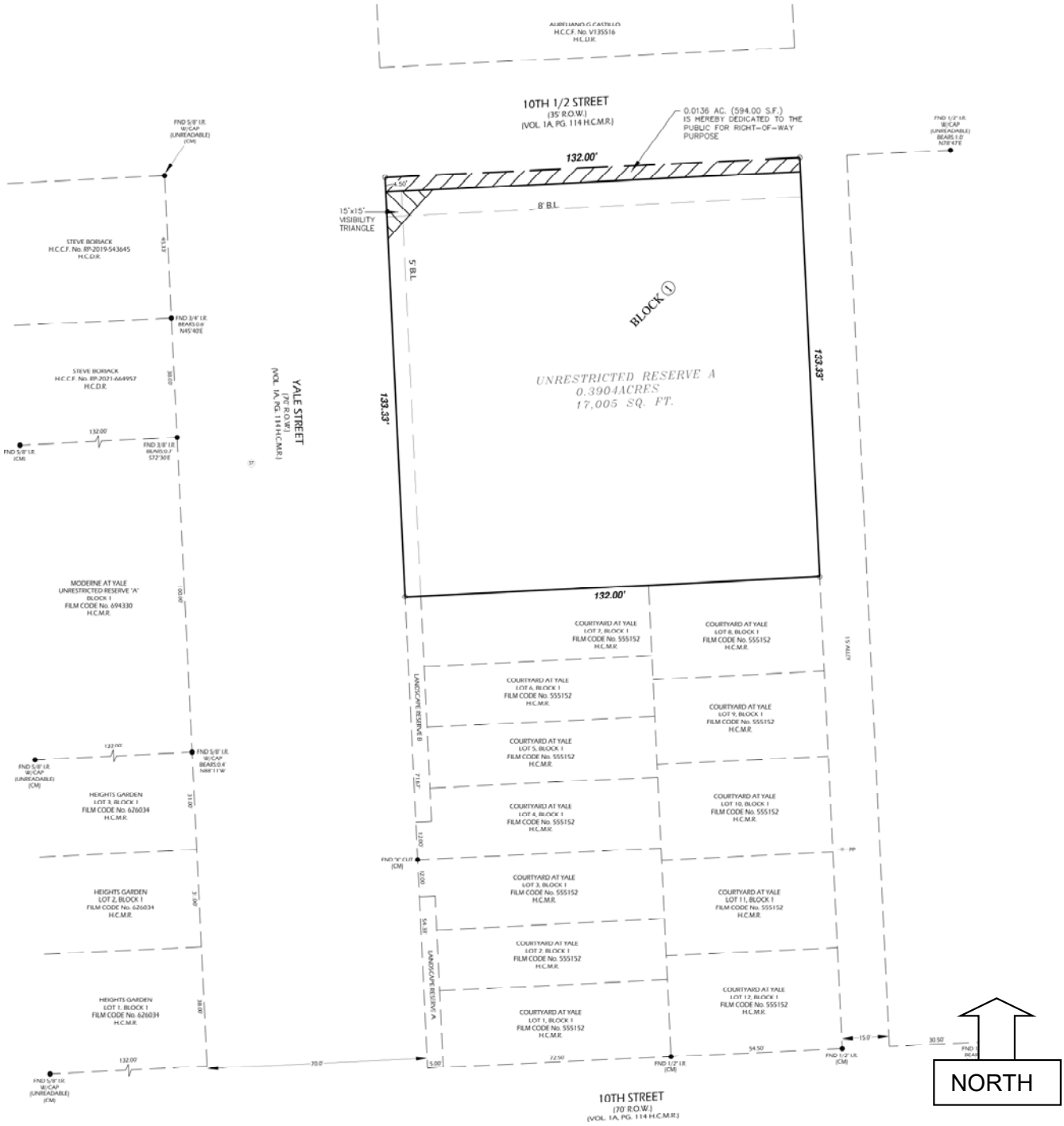
D – Variances **Site Location**

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Moderne at Yale

Applicant: RSG Engineering



D – Variances

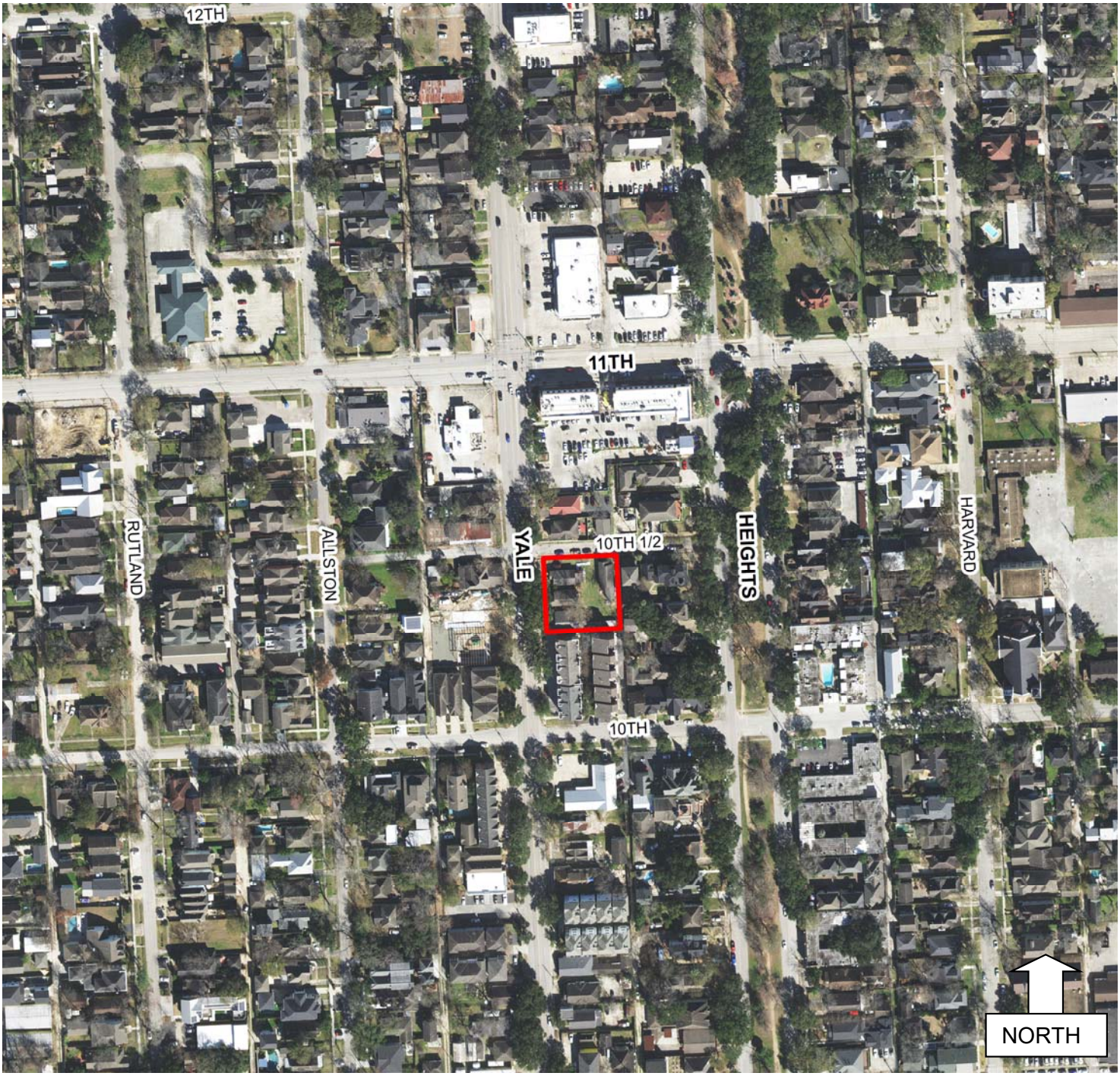
Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Moderne at Yale

Applicant: RSG Engineering



D – Variances Aerial

PROJECT SYNOPSIS:

NUMBER OF BUILDING TO BE DEVELOPED : 01 MIXED USED BUILDING (3 STORY)

TOTAL RETAIL BUILDING AREA : 1ST FLR-RETAIL :4,500 SQ.FT.
2ND FLR-OFFICE :6,300 SQ.FT.
3RD FLR-RESTAURANT : 3200 SQ.FT.
:14,000 SQ.FT.

PARKING SYNOPSIS:

PARKING REQUIRED			
USE	AREA	REQUIRED	
RETAIL	4,500	4/ 1000	18
OFFICE	6,300	2.5/ 1000	16
RESTAURANT	3,200	10/ 1000	32
TOTAL REQUIRED			66

PARKING REDUCTION PER TABLE 26-500 COH MUNICODE

Class	Type of Use	Typical Weekday				Typical Weekend			
		Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night	Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night
Class 1. *Office*	Office	5%	100%	30%	5%	0%	10%	0%	0%
	Financial facility	0%	100%	10%	0%	0%	25%	0%	0%
Class 2. *Residential*	Apartment	100%	25%	50%	95%	100%	65%	50%	85%
	Hotel or motel	100%	10%	50%	85%	100%	10%	50%	75%
Class 3. *Health Care Facilities*	Clinic (medical complex)	5%	100%	50%	5%	0%	10%	0%	0%
	Clinic (medical or dental)	0%	100%	25%	0%	0%	25%	0%	0%
	Veterinary clinic	0%	100%	5%	0%	0%	25%	0%	0%
Class 4. *Industrial, Commercial Manufacturing*	All	10%	100%	50%	10%	10%	25%	10%	0%
Class 5. *Religious and Educational*	Church	0%	5%	25%	0%	10%	100%	40%	0%

Class	Type of Use	Typical Weekday				Typical Weekend			
		Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night	Mid-night to 7 AM	7 AM to 5 PM	5 PM to 9 PM	9 PM to Mid-night
	Small restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Neighborhood restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Tavern or pub	0%	0%	25%	75%	0%	10%	80%	100%
	Small bar	0%	0%	25%	75%	0%	10%	80%	100%
	Bar, club or lounge	0%	25%	75%	75%	0%	40%	80%	100%
Class 8. *Retail Services*	All (excluding shopping center)	5%	50%	75%	10%	5%	100%	75%	10%
Class 9. *Automobiles*	Auto parts and supply store	0%	50%	75%	0%	0%	100%	50%	0%
All others		100%	100%	100%	100%	100%	100%	100%	100%

USE	TYPICAL WEEKDAY				TYPICAL WEEKEND			
	MID NIGHT TO 7 AM	7 AM TO 5 PM	5 PM TO 9 PM	9 PM TO MID NIGHT	MID NIGHT TO 7 AM	7 AM TO 5 PM	5 PM TO 9 PM	9 PM TO MID NIGHT
RETAIL	0.9	09	13.5	1.8	0.9	18	13.5	1.8
OFFICE	0.8	16	4.8	0.8	0.0	1.6	0.0	0.0
RESTAURANT	3.5	17.5	26.25	14	5.25	26.25	32	17.5
	5.2	42.5	44.55	16.6	6.15	45.85	**45.5**	19.3

PER TABLE 26-500 TOTAL PARKING REQURED FOR THIS FACILITY: 46 PARKINGS

PARKING PROVIDED	
STANDARD STALLS	40
HANDICAP STALLS	01
CREDIT FROM BICYCLE SPACE (22 PROVIDED)	05
TOTAL PROVIDED	46



ARCHITECTURAL SITE PLAN |01| SCALE: 1:10=1'-0"

PENH STUDIO LLC

PHONE: (281) 687 4268; (832) 279 7898
EMAIL: OFFICE@PENHSTUDIO.COM

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PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRICTION UNLESS *DATED* AND NOTED AS *'ISSUED FOR CONSTRUCTION WORK'*.

PROJECT NAME

MIXED USE AT YALE

PROJECT ADDRESS

YALE ST.

PROJECT SCHEDULE:

DATE	DESCRIPTION
09.05.2024	SITE SCHEME-4
09.19.2024	SITE SCHEME-5

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH CHECKED BY:

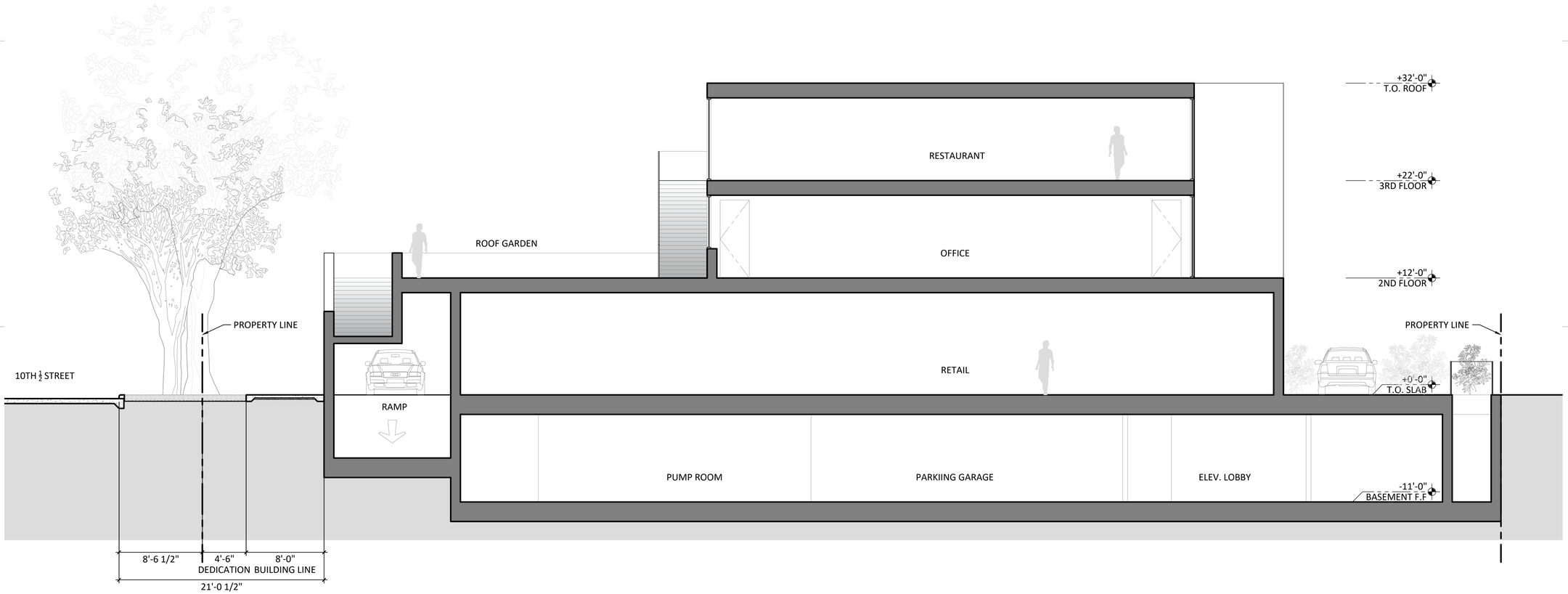
SCALE
AS NOTED

PENH STUDIO PROJECT NO.
24-117

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A0.01



FLOOR PLAN_LEVEL 03 |01| SCALE: 1:10=1'-0"

PENH STUDIO LLC

PHONE: (281) 687 4268; (832) 279 7898
EMAIL: OFFICE@PENHSTUDIO.COM

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PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE DRAWINGS SHALL NOT BE USED FOR CONSTRICTION UNLESS *DATED* AND NOTED AS *'ISSUED FOR CONSTRUCTION WORK'*.

PROJECT NAME

MIXED USE AT YALE

PROJECT ADDRESS

YALE ST.

PROJECT SCHEDULE:

DATE	DESCRIPTION

REVISION

NO	DESCRIPTION	DATE

DRAWN BY: PE / NH

CHECKED BY:

SCALE

AS NOTED

PENH STUDIO PROJECT NO.

24-117

DRAWING TITLE

CONCEPTUAL SECTION

DRAWING NUMBER

A3.01 CONCEPT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2404
Plat Name: Moderne at Yale
Applicant: RSG Engineering
Date Submitted: 12/08/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To reduce the dedicated ROW to widen 10-1/2 Street.
Chapter 42 Section: 121; 122

Chapter 42 Reference:
Sec. 42-121. - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local Street - (2) 60 feet if adjacent to any other development.

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
We are proposing a reduction in the required dedication for ROW widening on 10-1/2 Street from the required 12.5' to a proposed 4.5'. 10-1/2 Street is a one way street that spans spans 2 blocks and connects 3 streets, Heights Blvd, Yale St., and Allston St. 10-1/2 Street is blocked at both Allston and Heights Blvd from future extension. The property west of our plat, 1011 Heights Blvd, is in the historic district and is unlikely to be platted, which makes it difficult for the widening of the ROW to continue through the two blocks of 10-1/2 Street. Houston Public Works does not have any plans of expanding this street. The ROW of 10-1/2 Street is offset at Yale Street. A dedication of the full required ROW on our plat's side will increase this ROW offset.

(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;
We are proposing a multiuse development with a walkable, pedestrian friendly, bike friendly design that includes two roof gardens, underground parking and beautiful landscaping. The proposed building is designed with the public and the neighborhood in mind, it adds to the beauty and vibrance of the Heights. The size of the property is already challenging, we are proposing solutions to save on space without compromising the functionality of this project. We have proposed basement parking and a unique design of the building that allowed us to enhance the functionality of the building with the safety and comfort of the users and the public in mind. The strict application of the ROW widening will make this project unfeasible while widening a ROW that will not benefit the public.

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

W. 10-1/2 was not created by plat, it was taken from the original lots' area. It is a small section of ROW that extends two blocks only and connects 3 streets with no possibility of extending the ROW further. The property west of our plat, 1011 Heights Blvd, is in the historic district and is unlikely to be platted, which makes it difficult for this ROW to be widened.

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

The purpose of this requirement is to ensure adequate ROW width for public improvements. Since this specific Street does not need the added ROW due to the conditions mentioned above, the intent of the requirement is maintained.

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

The granting of this variance will improve the walkability, pedestrian safety and aesthetics of this intersection. We are proposing 8' sidewalks, landscaping improvements and accessible roof gardens that the public can use and enjoy.

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

The granting of this variance will allow this development to utilize the saved space in a way that enhances pedestrian spaces and improves the walking experience of pedestrians.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2404
Plat Name: Moderne at Yale
Applicant: RSG Engineering
Date Submitted: 12/08/2024

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

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance is being sought to reduce the building line on the 10-1/2 Street side to 8' in lieu of the required 10'.
Chapter 42 Section: 155

Chapter 42 Reference:
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.

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 size of the property is already challenging, we are proposing solutions to save on space without compromising the functionality of this project. We have proposed basement parking and a unique design of the building that allowed us to enhance the functionality of the building with the safety and comfort of the users and the public in mind.

(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;
We are proposing a multiuse development with a walkable, pedestrian friendly, bike friendly design that includes two roof gardens, underground parking and beautiful landscaping. The proposed building is designed with the public and the neighborhood in mind, it adds to the beauty and vibrance of the Heights. The strict application of the building line requirement will make this project unfeasible.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship of this variance is not imposed by the applicant, it is a proposal for the better use of space.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The two variances requested on this application have been discussed with both City of Houston Planning and Public Works. A proposed dedication of 4.5' and a building line of 8' has been discussed and coordinated as a solution that maintains the public's needs and the feasibility of this project.

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

We have proposed 8' sidewalks, landscaping, roof gardens and other features in this project that will make this project of a positive impact on the safety and welfare of the public.

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

The granting of this variance will allow this development to utilize the saved space in a way that enhances pedestrian spaces and improves the walking experience of pedestrians.

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 16, 2025

VAR

NOTICE OF VARIANCE

PROJECT NAME: Moderne at Yale
REFERENCE NUMBER: 2024-2404

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the southeast corner of Yale Street at W 10th ½ 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.

RSG Engineering, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) to allow reduced dedication for the widening of W 10th ½ Street; and 2) to allow a reduced building line of 8.5' along W 10th ½ Street. 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, February 6, 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 Salim Obeid with RSG Engineering at 713-783-7777. 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

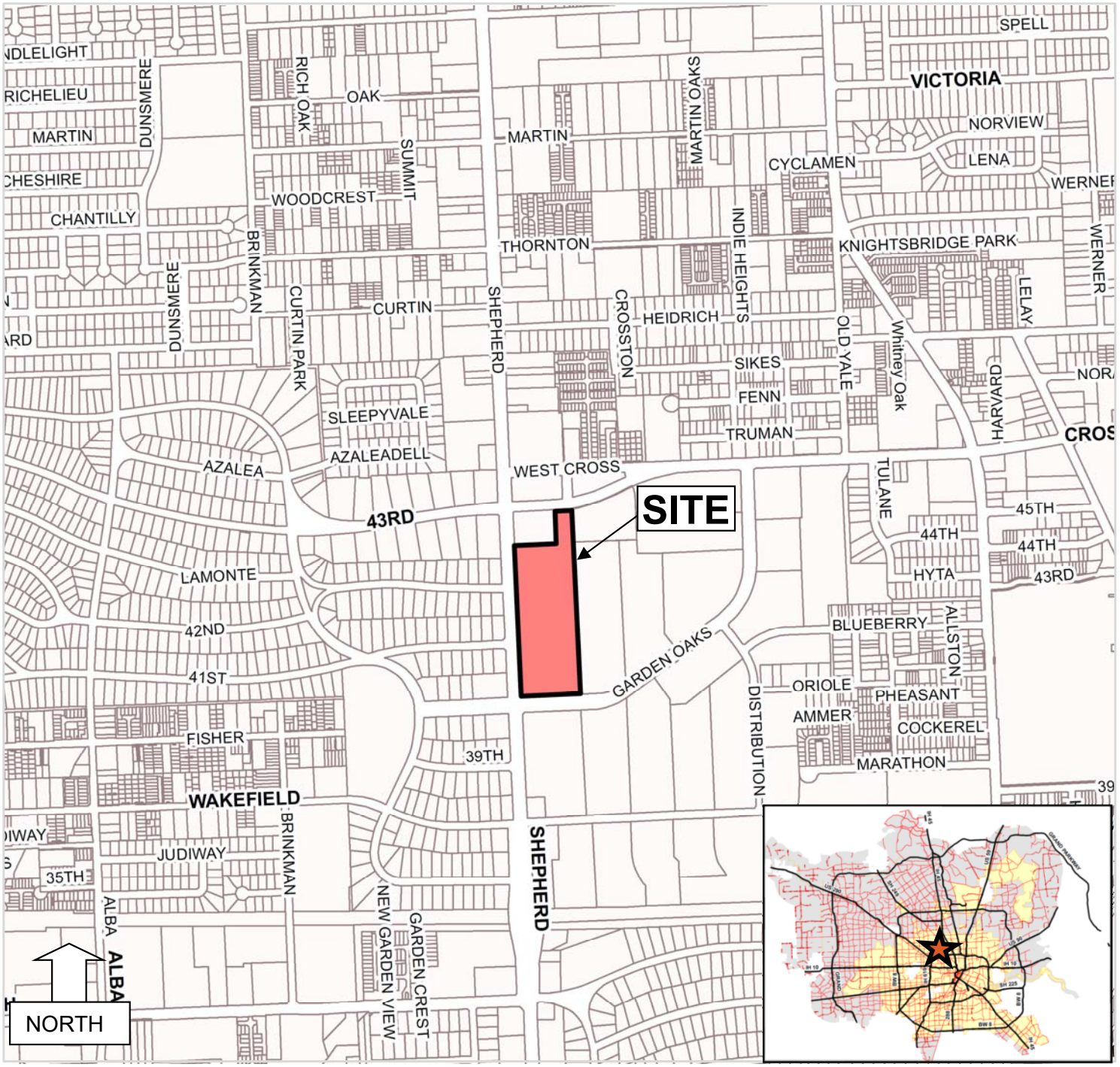
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Neighborhood Shepherds Garden (DEF 1)

Applicant: Windrose



D – Variances

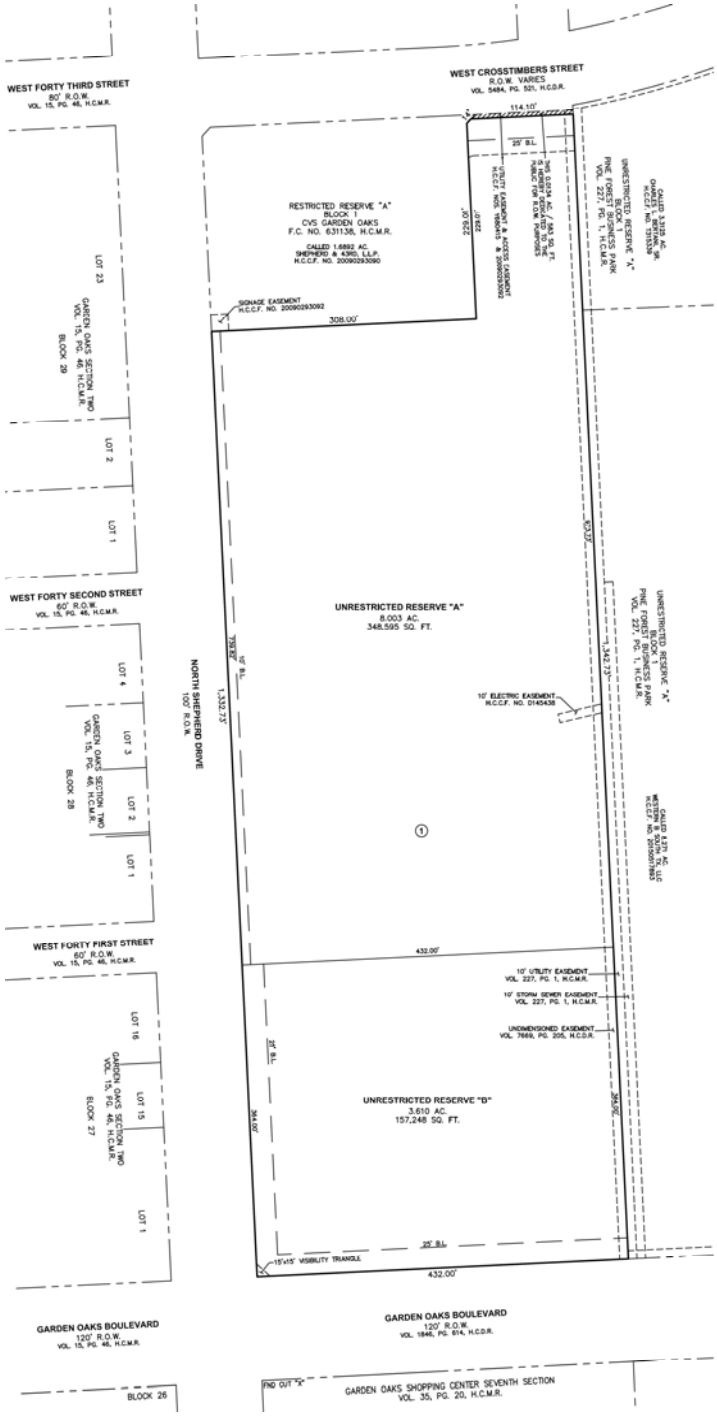
Site Location

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Neighborhood Shepherds Garden (DEF 1)

Applicant: Windrose



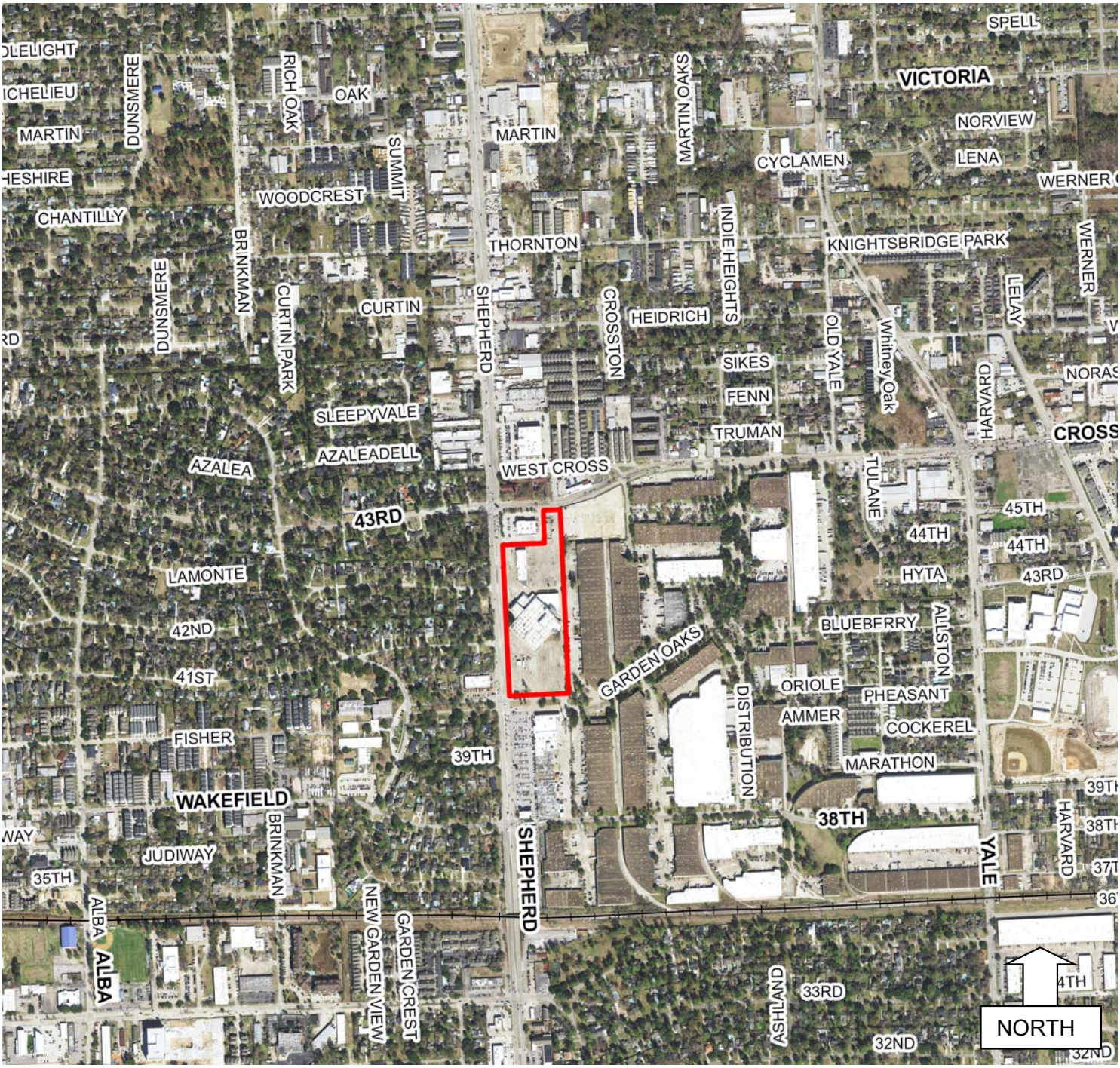
D – Variances **Subdivision**

Houston Planning Commission ITEM: 121

Planning and Development Department **Meeting Date: 02/06/2025**

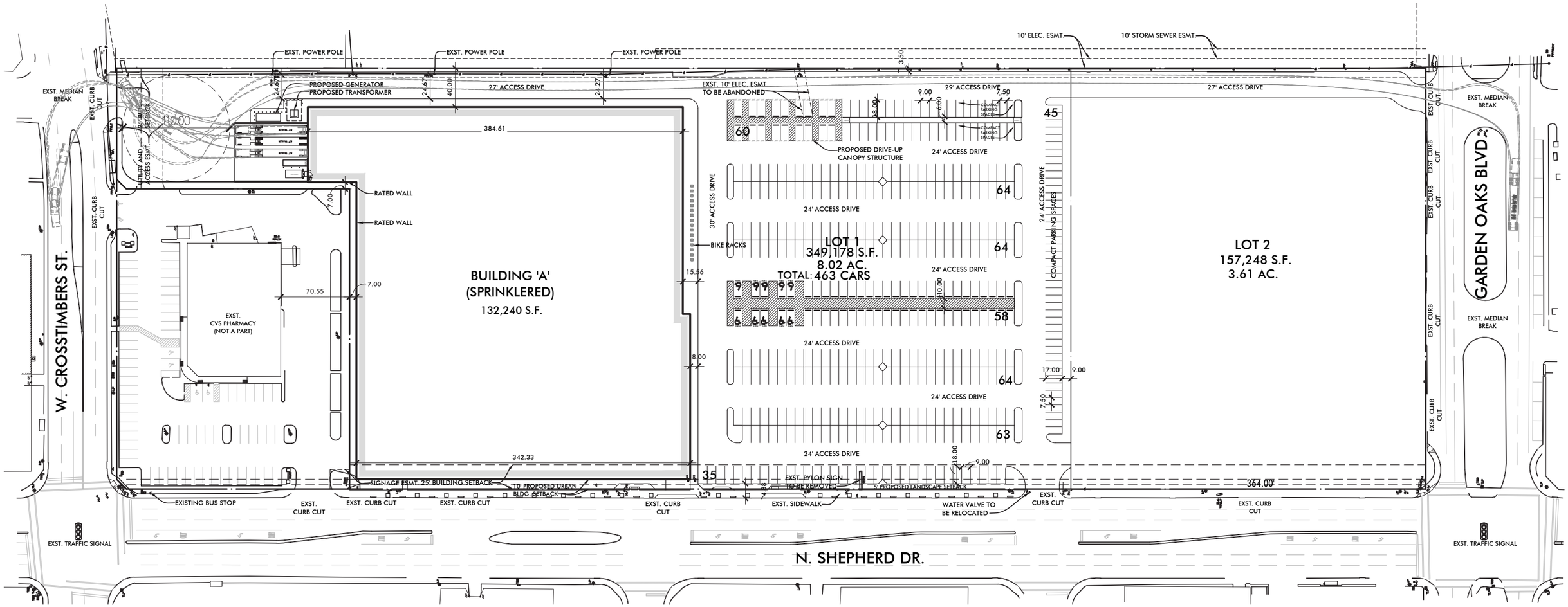
Subdivision Name: Neighborhood Shepherds Garden (DEF 1)

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.

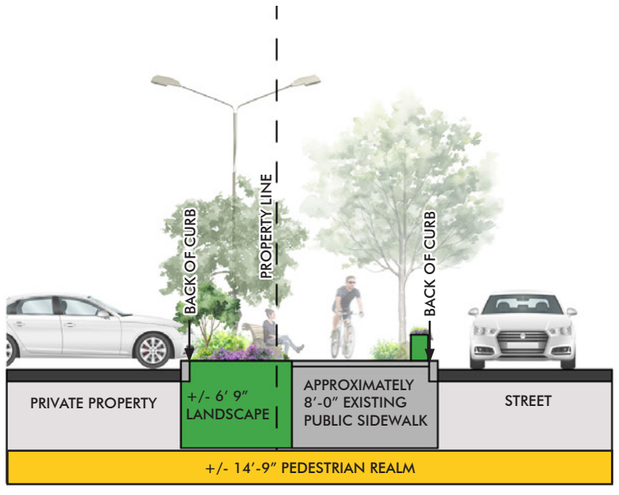
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PROJECT: 2404700 DATE: 12/09/2024

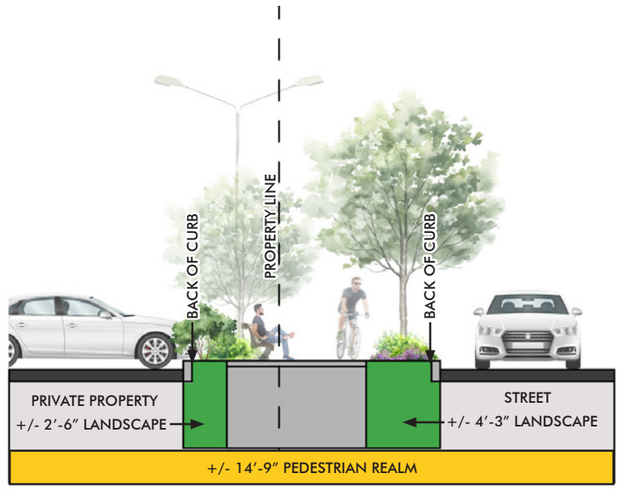
bdg architecture +planning boucher design group

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

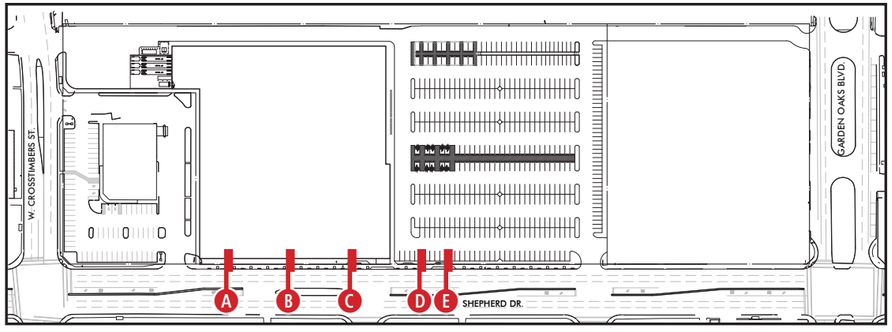
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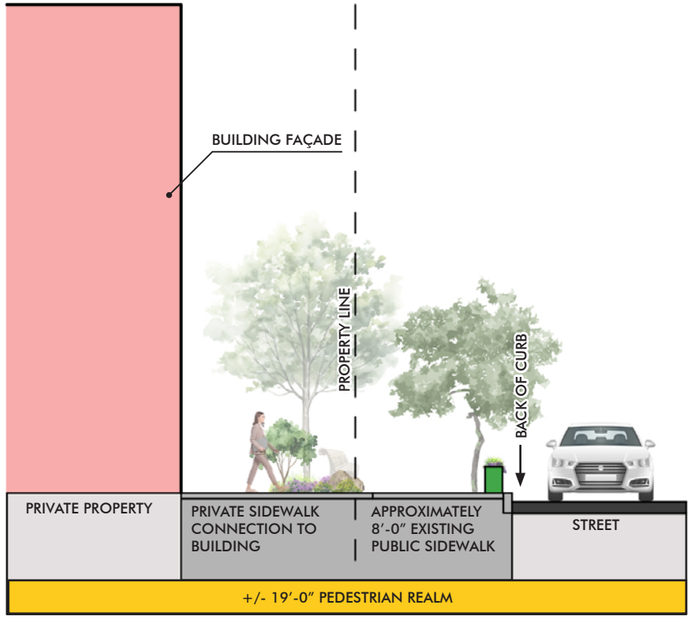
SECTION D - PARKING LANDSCAPE AND STREET



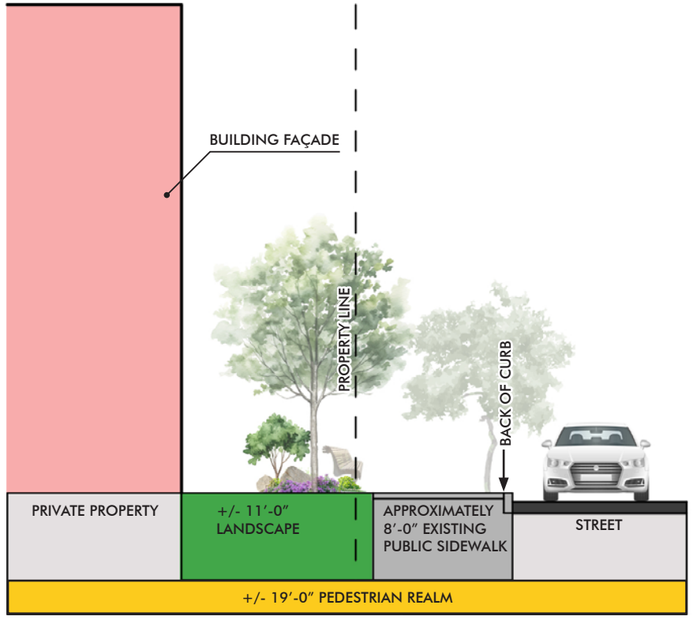
SECTION E - PARKING SIDEWALK AND STREET



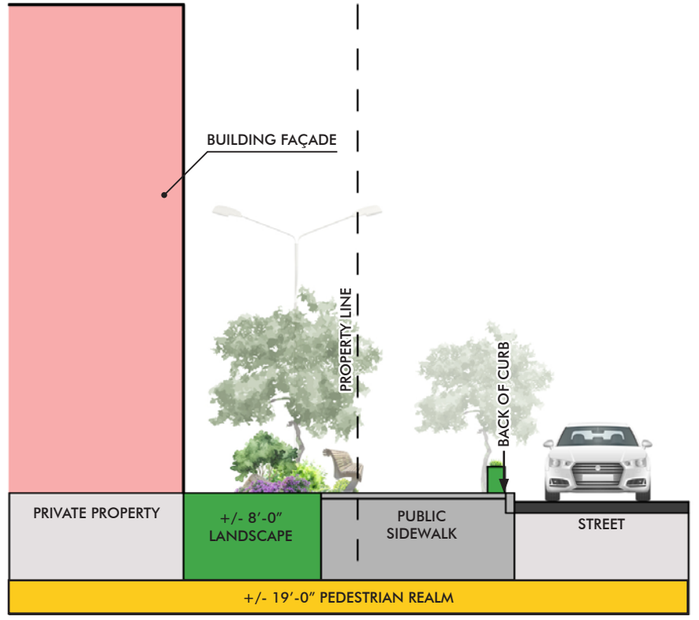
KEY MAP



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

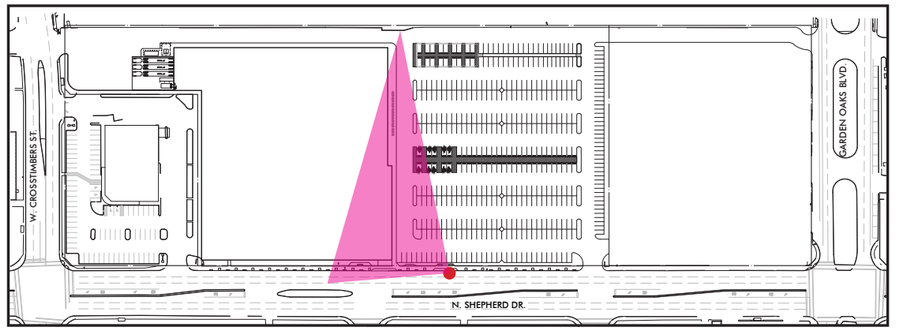
Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 12/09/2024

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KEY MAP

N. SHEPHERD DR. & GARDEN OAKS BLVD.

HOUSTON, TEXAS

FIDELIS

PEDESTRIAN REALM OPTION A
PERSPECTIVE 01

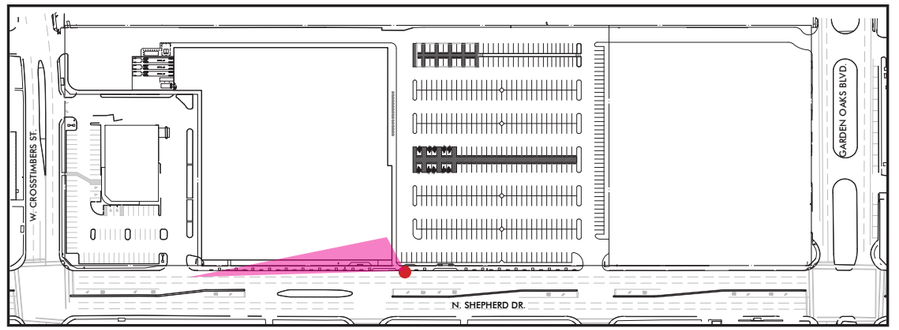
Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 12/09/2024

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KEY MAP

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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

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 2, 2025

VAR

NOTICE OF VARIANCE

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

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

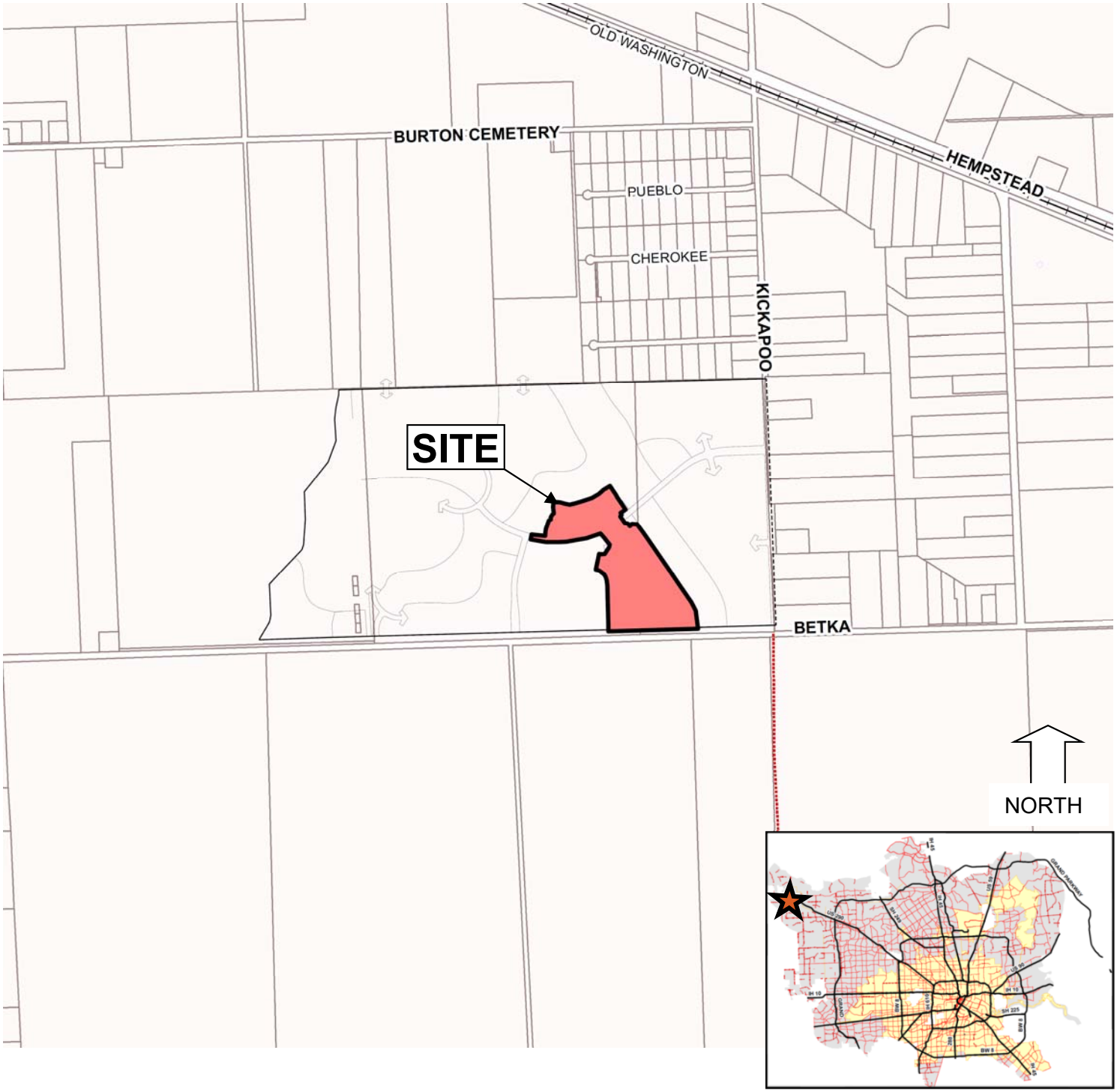
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Sanford Farms Sec 3 (DEF 1)

Applicant: 7gen Planning



D – Variances

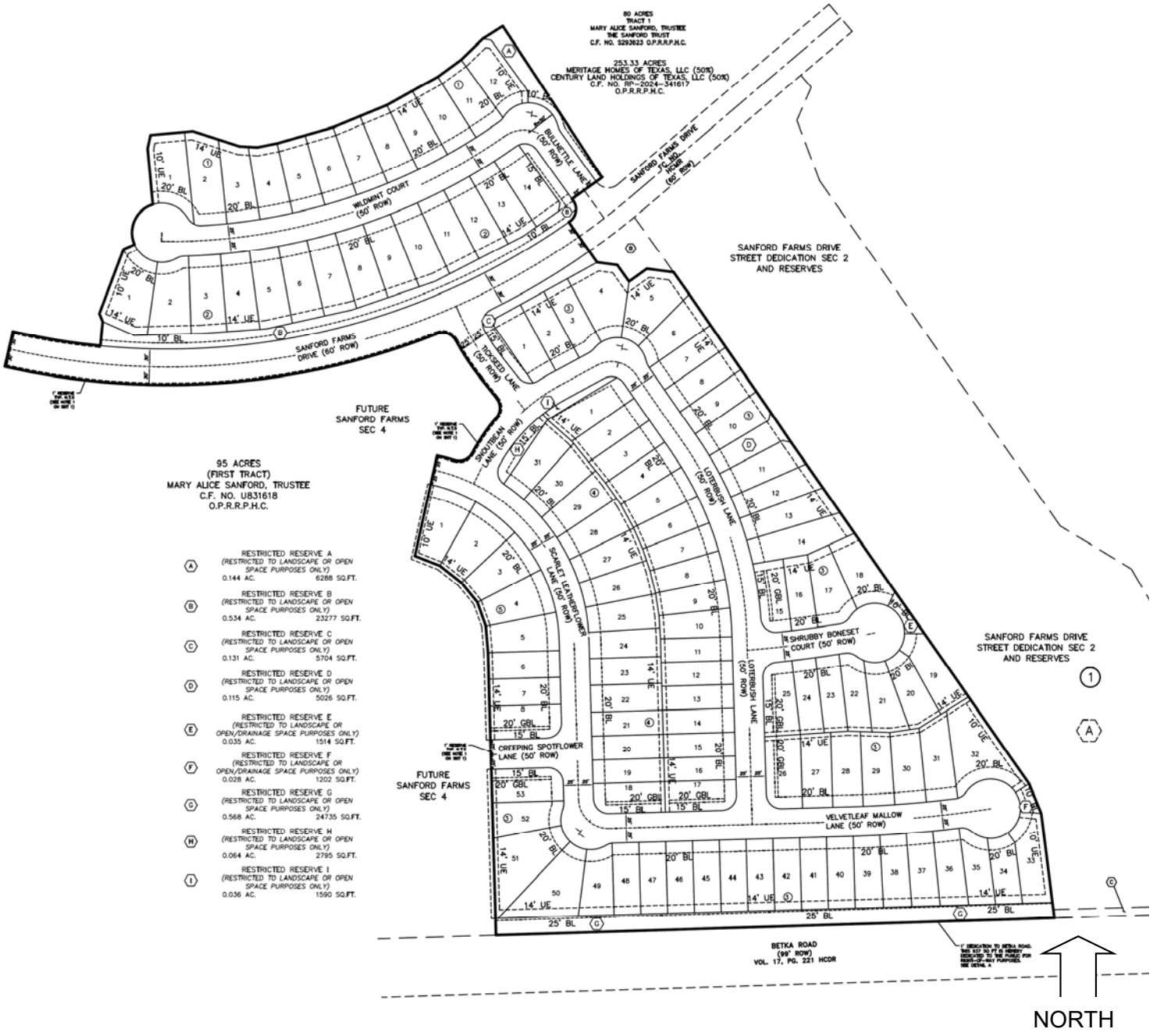
Site Location

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Sanford Farms Sec 3 (DEF 1)

Applicant: 7gen Planning



D – Variances Subdivision

Houston Planning Commission ITEM: 122

Planning and Development Department **Meeting Date: 02/06/2025**

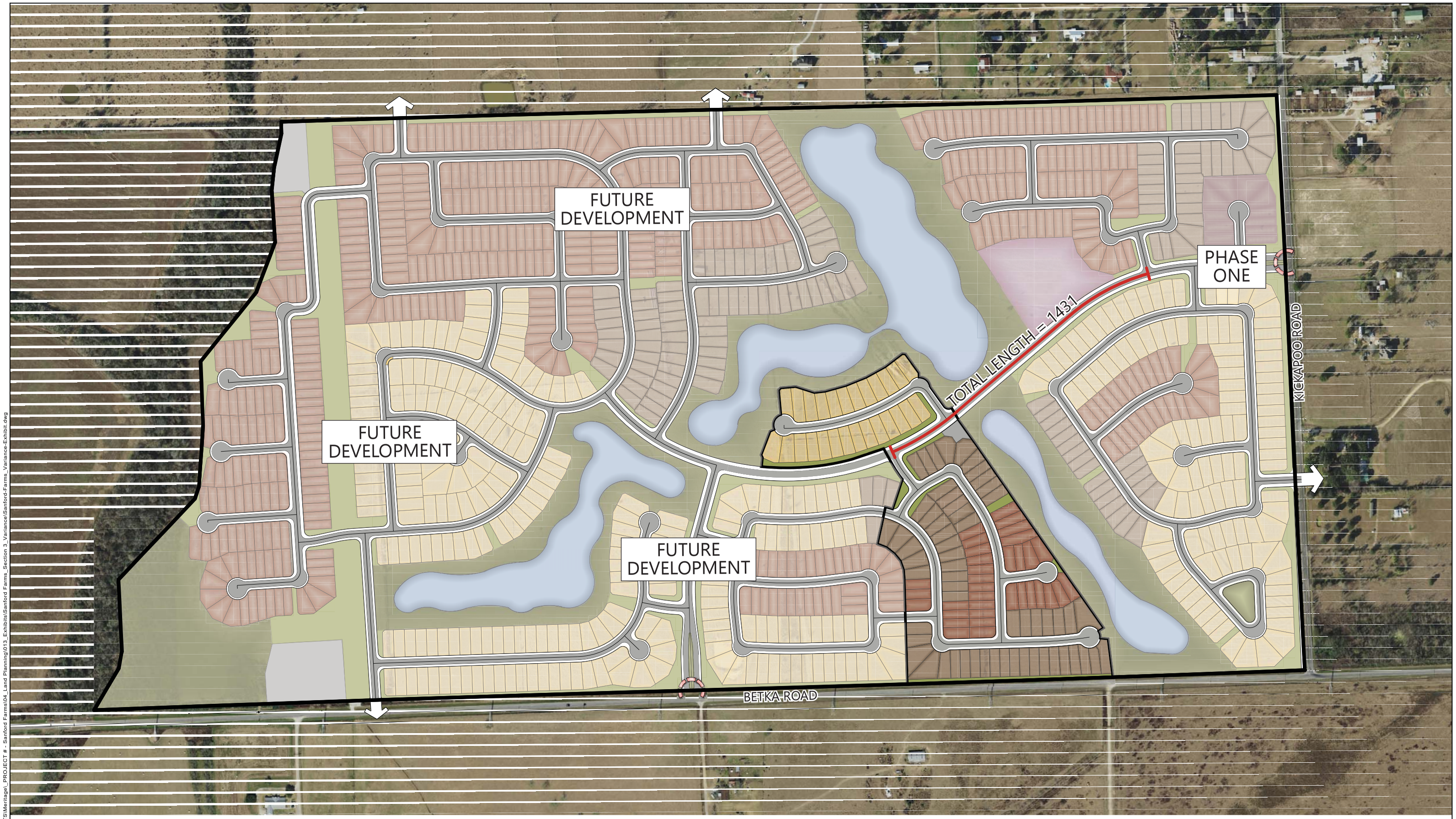
Subdivision Name: Sanford Farms Sec 3 (DEF 1)

Applicant: 7gen Planning



D – Variances

Aerial



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

SANFORD FARMS

VARIANCE - EXHIBIT

02/06/2025

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jan 29, 2025, 10:04am User ID: Ntravani
File: L:\02_LAND PLANNING\CLIENTS\Meritage_PROJECT # - Sanford Farms\04_Land Planning\013_Exhibits\Sanford Farms_Section 3_Variance\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' along Sanford Farms Dr. between Cottage View Lane and Tickseed Lane.

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.

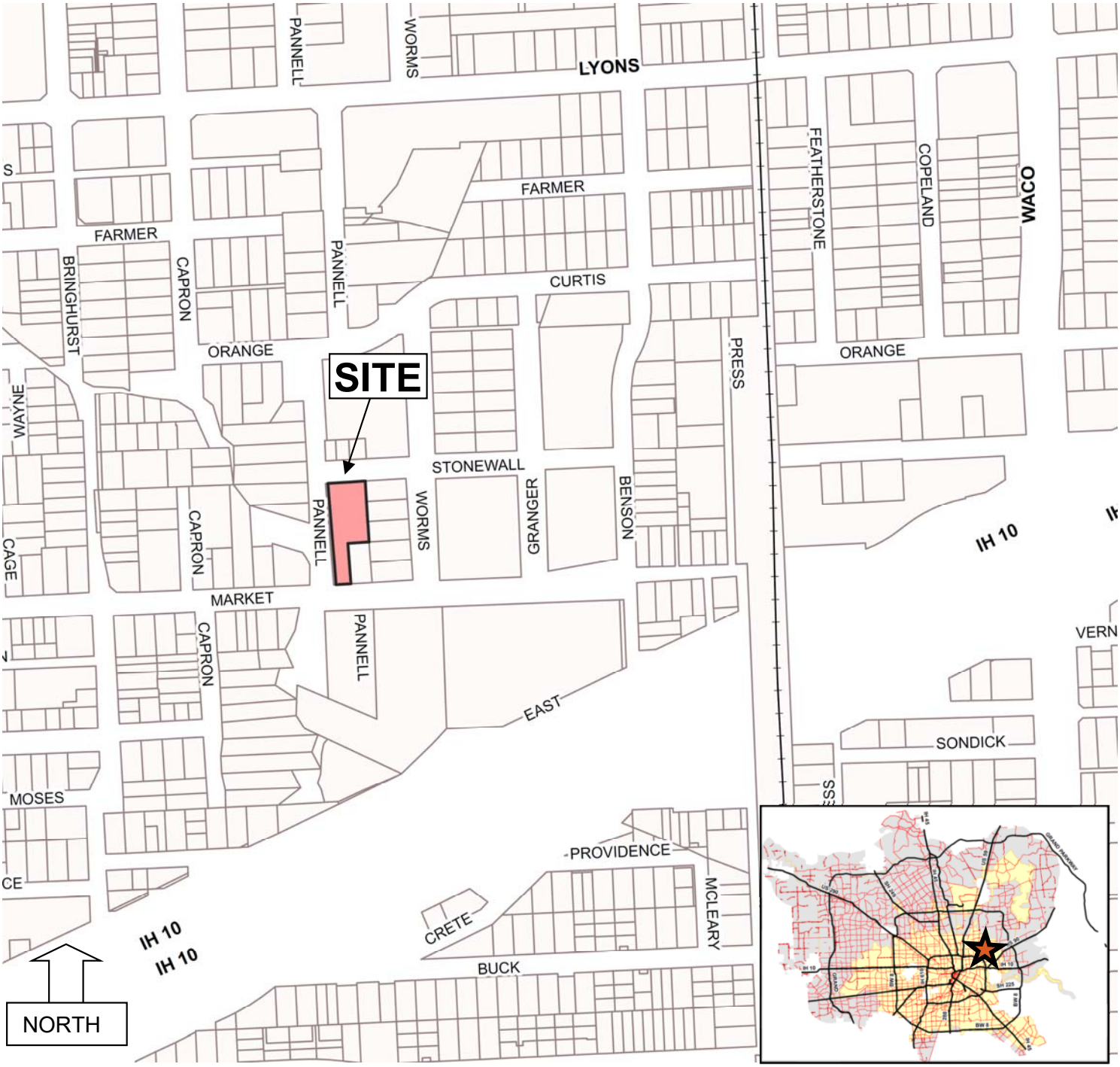
The negative impact on detention and minor deviation from Chapter 42 Section 42-128a is the justification for this variance.

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Thomas Complex replat no 1

Applicant: Adeo Homes LLC



D – Variances

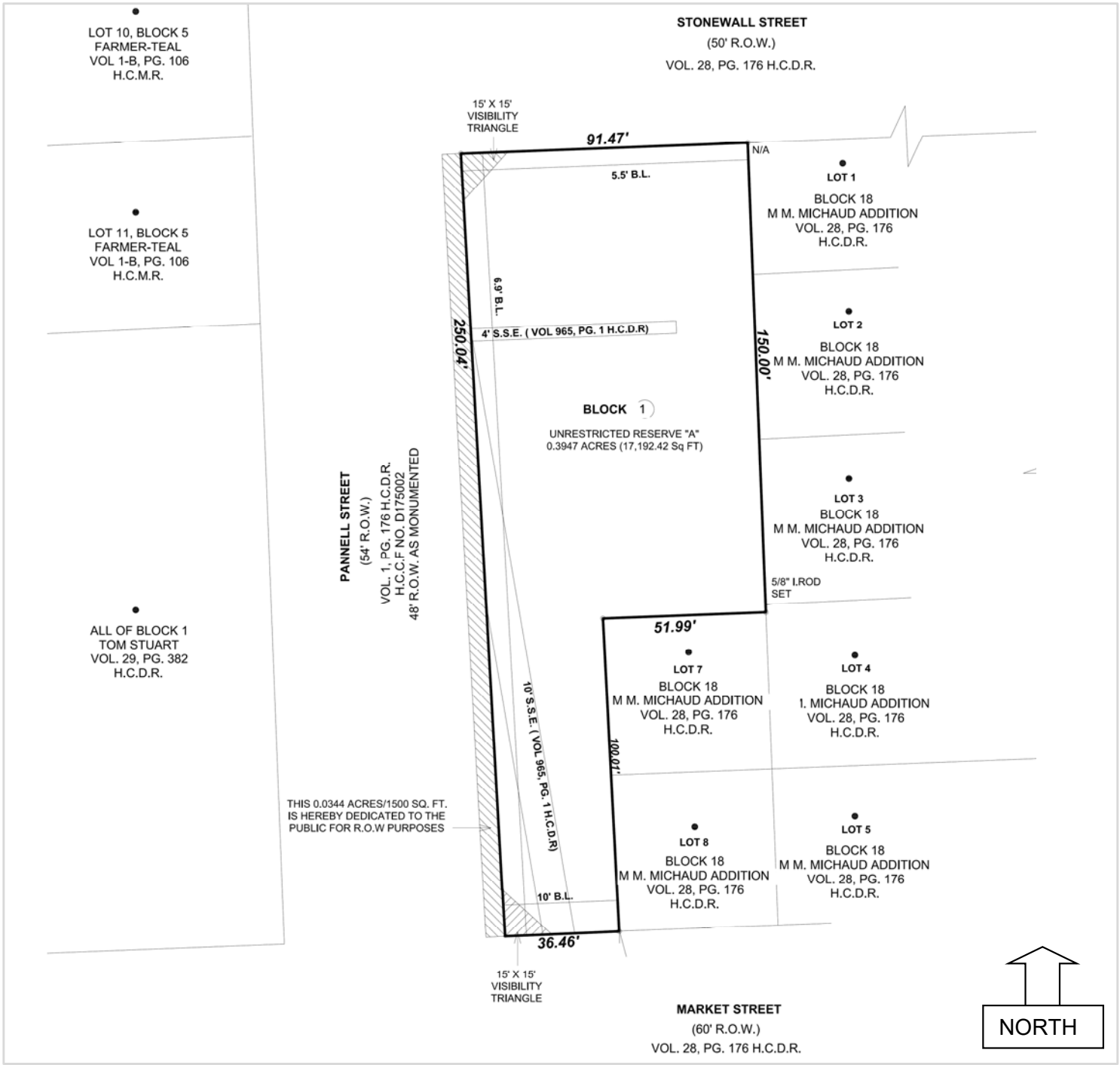
Site Location

Houston Planning Commission ITEM: 123

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Thomas Complex replat no 1

Applicant: Adeo Homes LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 123

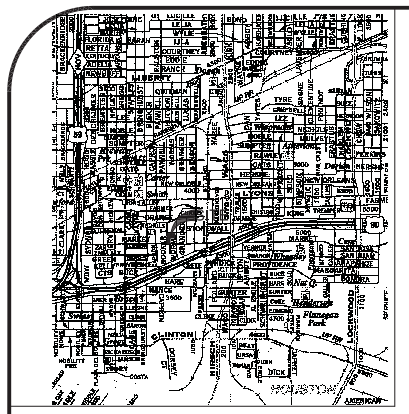
Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Thomas Complex replat no 1

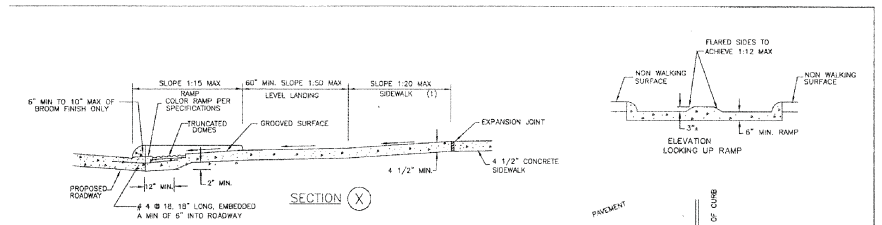
Applicant: Adeo Homes LLC

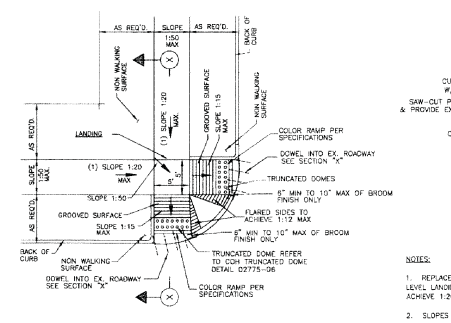


D – Variances Aerial

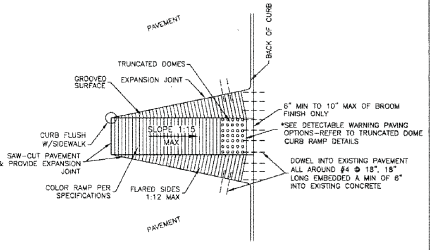


VICINITY MAP
KEY MAP: 493 F





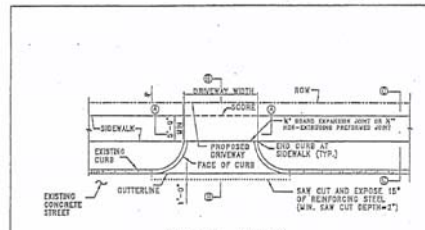
STREETS WITH NON-WALKING SURFACE BEHIND CURB
N.T.S.



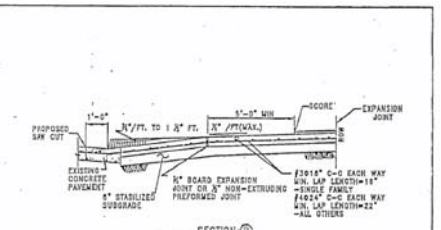
RAMP CONSTRUCTION FOR EXISTING PAVEMENT

NOTES:
1. REPLACE EXISTING SIDEWALK FROM LEVEL LANDING AS NECESSARY TO ACHIEVE 1:20 SLOPE
2. SLOPES GREATER THAN 1:20 BUT LESS THAN 1:15 (MAX) REQUIRE GROOVES AND COLORING
3. BROOM FINISH IS MEASURED FROM FACE OF CURB.

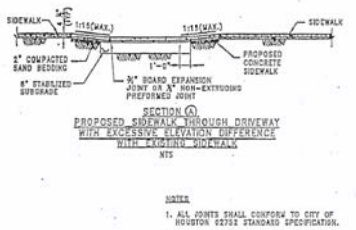
CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
WHEEL CHAIR RAMP DETAILS
(NOT TO SCALE)
APPROVED BY: CITY ENGINEER — DIRECTOR OF PUBLIC WORKS AND ENGINEERING
EFF DATE: JULY-01-2012 | DWG NO: 02775-02



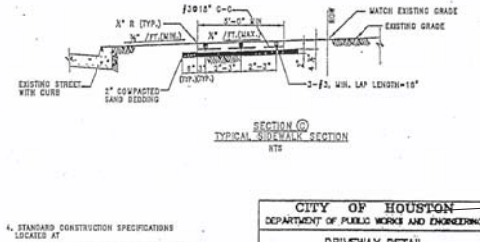
PLAN VIEW - DRIVEWAY
NTS



SECTION (B)
TYPICAL DRIVEWAY SECTION
NTS



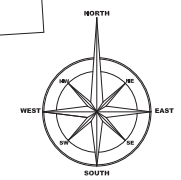
SECTION (A)
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE ELEVATION DIFFERENCE WITH EXISTING SIDEWALK
NTS



SECTION (B)
TYPICAL SIDEWALK SECTION
NTS

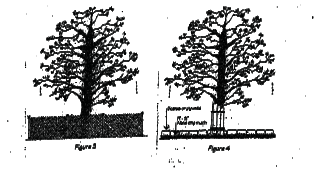
NOTES
1. ALL JOINTS SHALL CONFORM TO CITY OF HOUSTON 02751 STANDARD SPECIFICATION.
2. DRIVEWAYS SHALL BE MINIMUM 6" THICK FOR SINGLE FAMILY USE AND MINIMUM 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.)
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. STANDARD CONSTRUCTION SPECIFICATIONS LOCATED AT http://documents.publicworks.houstontx.gov/documents-center/coh_view/EE-engineering-and-construction.html

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
DRIVEWAY DETAIL
WITH 6" CURBED STREETS
APPROVED BY: CITY ENGINEER — DIRECTOR OF PUBLIC WORKS AND ENGINEERING
EFF DATE: FEB-13-2014 | DWG NO: 02754-018

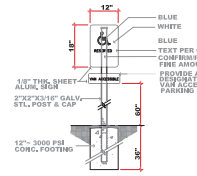


M. M. MICHAUD ADDITION

STONEWALL ST.
6 0' R. O. W.
VOL. 28, PG. 176
H.C.D.R.



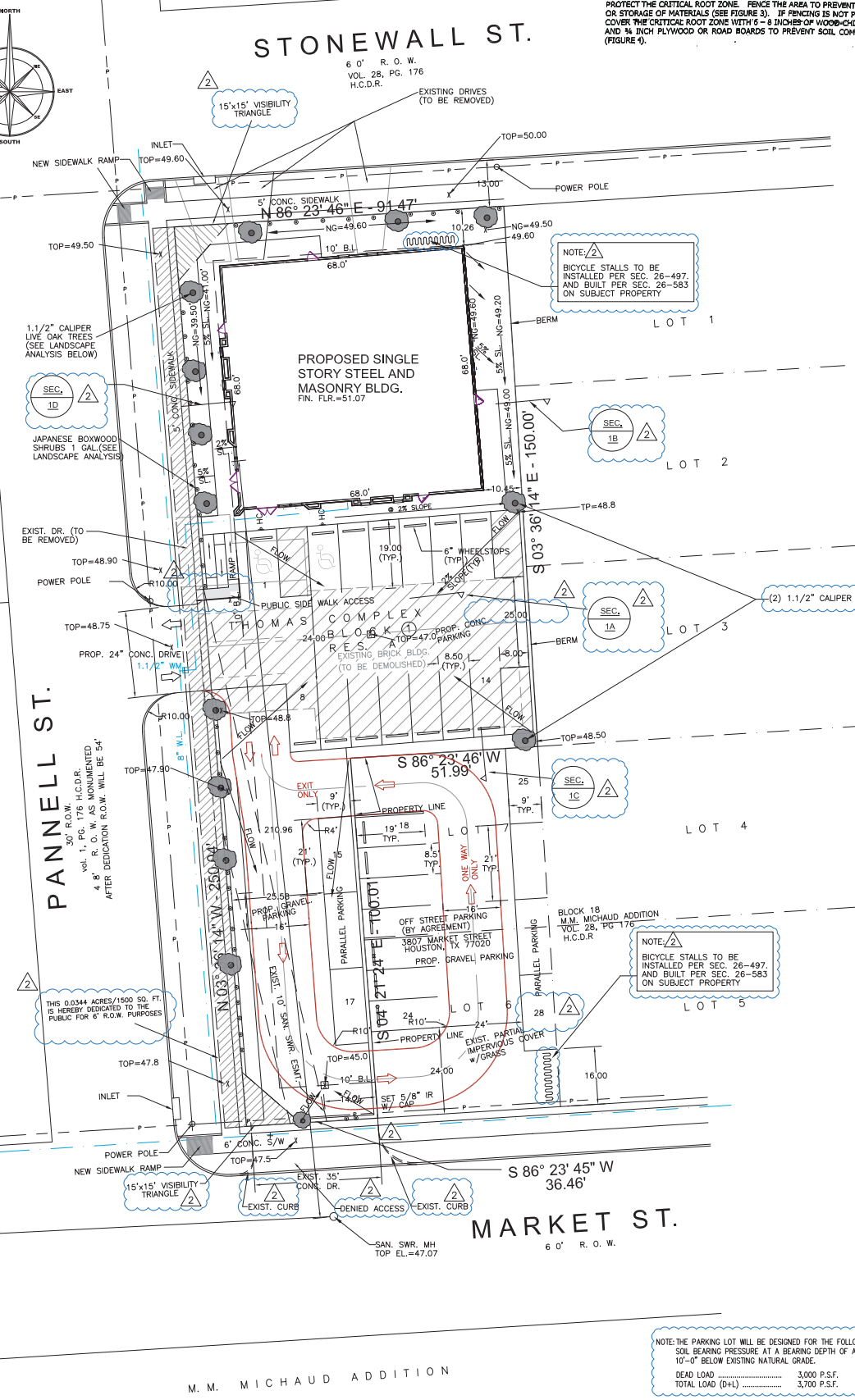
PROTECT THE CRITICAL ROOT ZONE. FENCE THE AREA TO PREVENT TRAFFIC OR STORAGE OF MATERIALS (SEE FIGURE 3). IF FENCING IS NOT POSSIBLE, COVER THE CRITICAL ROOT ZONE WITH 6 – 8 INCHES OF WOOD-CHIP MULCH AND ¾ INCH PLYWOOD OR ROAD BOARDS TO PREVENT SOIL COMPACTION (FIGURE 4).



HANDICAP SIGN DETAIL

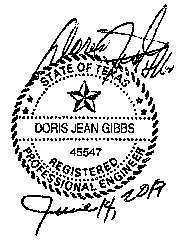
TRAFFIC NOTES 2

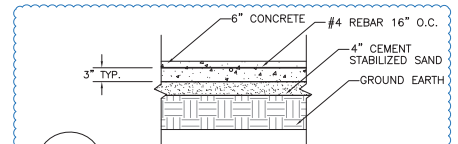
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACE, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETCTABLE WARNING SURFACE ADJACENT TO UNCORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. DETECTABLE WARNING SURFACES SHALL BE MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.



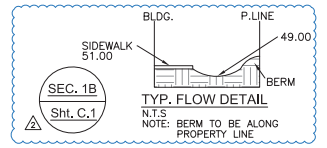
NOTE: THE PARKING LOT WILL BE DESIGNED FOR THE FOLLOWING ALLOWABLE SOIL BEARING PRESSURE AT A BEARING DEPTH OF APPROXIMATELY 10'-0" BELOW EXISTING NATURAL GRADE.

DEAD LOAD ..... 3,000 P.S.F.
TOTAL LOAD (D+L) ..... 3,700 P.S.F. 2

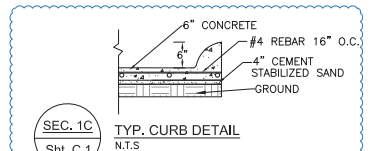




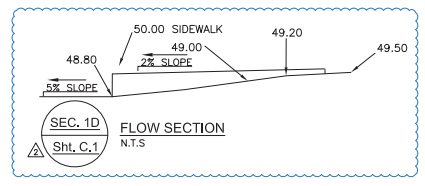
TYP. PARKING LOT CONSTRUCTION
N.T.S



TYP. FLOW DETAIL
N.T.S
NOTE: BERM TO BE ALONG PROPERTY LINE



TYP. CURB DETAIL
N.T.S
NOTE: CURB ALONG SIDE PARKING



FLOW SECTION
N.T.S

NOTE: 1. ALL DEMOLITIONS IS UNDER A SEPARATE PERMIT PROJECT NUMBERS: #1610443 & #16111142

2. THE BUILDING STRUCTURE SHALL COMPLY WITH ALL APPLICABLE ERRC CODE PROVISIONS OF 2012 IFC SECTION 510.

2 3. IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION, THE PERVIOUS GROUND SURFACES SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% SLOPE, AND ALL IMPERVIOUS PAVED SURFACES AT A 2% SLOPE, FOR A MINIMUM OF 10 FEET AS MEASURED PERPENDICULAR TO THE FACE OF THE BUILDING WALL PER SECTION 1804.3, 2012 I.B.C. DRAINAGE CALCULATIONS REGARDING IMPERVIOUS AREAS, SEE SHT. D.1. SEE FLOW ARROWS, THIS SHEET.

LANDSCAPE ANALYSIS 2

STONEWALL ST. LENGTH=91.47' 91.47/30=3 STREET TREES. 3 LIVE OAK TREES PROVIDED.
PANNELL ST. LENGTH=250.04' 250.04/30=8 STREET TREES. 8 LIVE OAK TREES PROVIDED.
MARKET ST. LENGTH=36.46' 36.46/30=1 STREET TREES. 1 LIVE OAK TREE IS PROVIDED.
12 STREET TREES x 10=120 SCRUBS REQUIRED. 120 JAPANESE BOXWOOD SCRUBS PROVIDED.
2 LIVE OAK PARKING LOT TREES ARE PROVIDED.

PARKING CALCULATIONS

153 OCCUPANTS IN FIXED SEATING(SANCTUARY).
CODE ORDINANCE 1.0 PARKING FOR EVERY 5 FIXED SEAT.
153 OCCUPANTS/5 FIXED SEAT = 31 PARKING STALLS
28 PARKING STALLS PROPOSED w/CREDIT FOR 4 ADDITIONAL STALLS FOR BICYCLE SPACES ON SITE.
TOTAL AVAILABLE PARKING STALLS TO BE 32
PER SEC. 26-497, CHAPTER 42 MUNICODES

IMPERVIOUS CALCULATION 2

BUILDING= 4747 SF
CONCRETE PARKING LOT= 8,570 SF
GRAVEL PARKING LOT=5,000 SF
PANNELL SIDEWALK= 1,270 SF
MARKET STREET SIDEWALK= 331 SF
SIDEWALK NEXT TO THE BUILDING= 1,255 SF
STONEWALL STREET SIDEWALK=555 SF

FOR COMPLETE TOTAL IMPERVIOUS SEE SHEET D.1 ON DRAINAGE DETENTION CALCULATIONS

No.	Revision/Issue	Date
1	Revised Per C.O.H. Comments	8/22/19
2	Revised Per C.O.H. Comments	9/5/19

DORIS GIBBS WASHINGTON
ARCHITECTURAL ENGINEERING
ARCHITECTURAL, CIVIL & STRUCTURAL DESIGN AND ENGINEERING
14129 Stuebner Airline Road, PO Box 1779PMB, SPRING, TEXAS 77389 281-362-9151
TBPE FIRM REGISTRATION NO. 10436

THIS DRAWING IS THE PROPERTY OF DORIS GIBBS WASHINGTON ARCHITECTURAL ENGINEERING AND IS NOT TO BE REPRODUCED, PUBLISHED OR IN PART OR USED FOR EXPANSIONS WITHOUT THE WRITTEN CONSENT FROM DORIS GIBBS WASHINGTON ARCHITECTURAL ENGINEERING.
THE CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES IN FIELD TO CONTACT & COORDINATE WITH ENGINEER PRIOR TO ADJUSTMENTS OR VERIFICATION.

SITE PLAN

Project Name and Address
MT. OLIVE BAPTIST CHURCH
1306 PANNELL ST.
HOUSTON, TX 77020

Sheet C.1

Project	Date	Scale
CHURCH	12/8/18	1"=20'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2486
Plat Name: Thomas Complex replat no 1
Applicant: Adeo Homes 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:

1. Reduced building line from Stonewall Street from 10' required to minimum of 5.5' (varied along Stonewall Street) 2. Reduced building line from Pannell Street from 10' required to minimum 6.9' (varied along Pannell Street) 3. Minor encroachment into 15' x 15' visibility triangle. Encroaching 6" into visibility triangle on Stonewall side and 6" into visibility triangle on Pannell side

Chapter 42 Section: 155 & 161

Chapter 42 Reference:

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. Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

The imposition of these performance standards will result in a significant setback for the completion of the facilities for Mount Olive Baptist Church (MOBC) which is currently under construction with the primary building structure in place. Imposition of the building setback and the visibility triangle performance standards will require the moving or removal of the structure and foundation. 1. Application requests a reduced building line from Stonewall Street from 10' required to minimum of 5.5' (varied along Stonewall Street). In consideration of a variance to the Sec 42-155 – Collector and local streets – Uses other than single family residential. This standard set the building lines in the city in the effort to "foster a design framework applicable to the city and assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalk" Variance is being requested to the following provisions in particular: Sec 42-155 (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." The request is to maintain a 5.5' setback from the property line to the building already erected. • As deduced from the attached survey, the structure under construction encroaches the building line and is a minimum 5.5' from the property line. There is, however, at least an 18' distance from inside the curb to the building from Stonewall St which can accommodate an acceptable pedestrian realm with a minimum 4' safety buffer and a 5' side walk and ensuring no obstruction of vehicular traffic and presenting no public safety risk relative to Stonewall Street. • There is no pedestrian sidewalk yet built on the local street (Stonewall) in question. The proposed sidewalk would be at least at least 6' from the side of the building and there are no driveways or vehicular access points along Stonewall which reduces the risk of the sidewalk being impeded.

Refer to attached site plan 2. Application requests a reduced building line from Pannell Street from 10’ required to minimum 6.9’ (varied along Pannell Street) In consideration of a variance to the Sec 42-155 – Collector and local streets – Uses other than single family residential. Variance is being requested to the following provisions in particular: Sec 42-155 (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.” The request is to maintain a 6.9’ setback from the property line to the building already erected. • As deduced from the attached survey, the structure under construction encroaches the building line and is a minimum 6.9’ from the property line. There is, however, at least a 25’ distance from inside the curb to the building from Pannel St which can accommodate an acceptable pedestrian realm with a minimum 4’ safety buffer and a 5’ sidewalk and ensuring no obstruction of vehicular traffic and presenting no public safety risk relative to Pannell Street. • There is no pedestrian sidewalk yet built on the local street (Pannell) in question. The proposed sidewalk would be at least 16’ from the side of the building and there are no driveways or vehicular access points along Pannell, directing in front of the building, which reduces the risk of the sidewalk being impeded. Refer to attached site plan 3. Application requests a minor encroachment into 15’ x 15’ visibility triangle. Encroaching 6” into visibility triangle on Stonewall side and 6” into visibility triangle on Pannell side. In consideration for a variance to Sec 42-161 - Visibility triangles. Variance is being requested to the following provisions in particular: Sec 42-161 – “The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.” The request is to encroach minimally into the visibility triangle with the building corners no more than 6” into the visibility triangle. • As deduced from the attached survey, the structure under construction encroaches the visibility triangle only minimally. With the corner of the building situated 25’ ft from inside the curb from Pannell street and 16’ from the inside of curb from Stonewall street, neither vehicular nor pedestrian line of sight will not be obstructed, presenting no public safety risk relative to the point of intersection. • The proposed driveway into the property is located at least 105’ from the intersection further reducing the risk of the sidewalk being impeded. Refer to attached site plan

(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;

There are no other unusual physical characteristics other than those described above in response to question 1a.

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

It would appear that the original contractor failed to ensure the proper surveying of the foundation forms against the building lines established in the replat of the property prior to the pouring of concrete and erection of the building. This failure resulted in encroachment into the property line and visibility triangle on Pannell Street as well as Stonewall Street. Recent plat documents indicated that 0.0344 acres or 1500 sq. ft was dedicated to the public for 6 ft R.O.W. purposes on Pannell St, increasing the R.O.W. from 48 ft (As Monumented) to 54 ft. The building was however constructed against the prior building line and not the established building line following the dedication and resulting in the encroachment on Pannell and Stonewall street, as well as the visibility triangle at the corner of said streets.

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

The intended development plan maintains the intent and general purpose of this chapter as the building line will be some 27 ft from the inside of curb from Pannell street and 19 ft from inside of curb from Stonewall street ensuring no obstruction of traffic and no adverse effects on vehicular site line and presenting no public safety risk relating to the local streets. The proposed pedestrian sidewalks will have a 4’ safety buffer.

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

The building structure is setback at least 27 ft from the inside of curb on Pannel St (a local street). The building structure is setback at least 19 ft from the inside of curb on Stonewall St (a local street). There is enough distance on both sides of this corner lot to establish a comfortable pedestrian realm with 4 ft of safety buffer, 5 ft of sidewalk and an unobstructed distance of 18 ft to

the building on Pannell street and an unobstructed distance of 6 ft to the building on Stonewall Street. We believe that this buffer presents no obstruction of traffic and site line and presents no public safety risk relating to these local streets while also ensuring no obstruction to vehicular and pedestrian traffic as well. Additionally, properties adjacent to this building are developed much closer to the paved street than the subject property, with many having essentially zero setback from the curb. Therefore, the situation of the subject structure offers an improvement to the current traffic and pedestrian safety in the immediate community.

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

The variance is requested to allow Mount Olive Baptist Church (MOBC) to complete and use this church facility for the benefit of the Fifth Ward and East River communities. The building is erected to significantly increase the capacity of the MOBC to provide comfortable accommodation for worship and community service for the growing population in these historically underserved communities. For over 45 years the Mount Olive Baptist Church (MOBC) has long been a valuable resource for the Greater Fifth Ward, providing not only spiritual guidance but also critical social services that address pressing needs of these communities. The church offers programs focusing on youth development, financial literacy, job training and when needed, disaster assistance, amongst other services. As a tax-exempt nonprofit organization, MOBC sustains itself through a combination of revenue from for-profit services and state and local subsidies that enhance its non-profit program. The new facility will allow MOBC to launch additional initiatives that address the unique needs of these communities. The requested variance is essential to the success of this improvement project. It will enable MOBC to move forward with the construction and ensure that MOBC can continue its mission of service. We believe this project aligns with the city’s broader goals of fostering social equity, economic development, and community resilience.

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 17th, 2025

NOTICE OF VARIANCE

VAR

PROJECT NAME: Thomas Complex replat no 1
REFERENCE NUMBER: 2024-2486

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeastern intersection of Stonewall Street and Pannell 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.

Adeo Homes LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting three variances: (1) to allow a reduced 5.5' building line along Stonewall Street, (2) to allow a reduced 6.9' building line along Pannell Street, and (3) to encroach into the visibility triangle easement at the intersection of Stonewell Street and Pannell Street. Enclosed are copies of the variance request, exhibits and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, February 6th, 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 Raphael Ogbongbemiga with Adeo Homes LLC at 832-970-8181. You may also contact the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832)393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the bottom of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

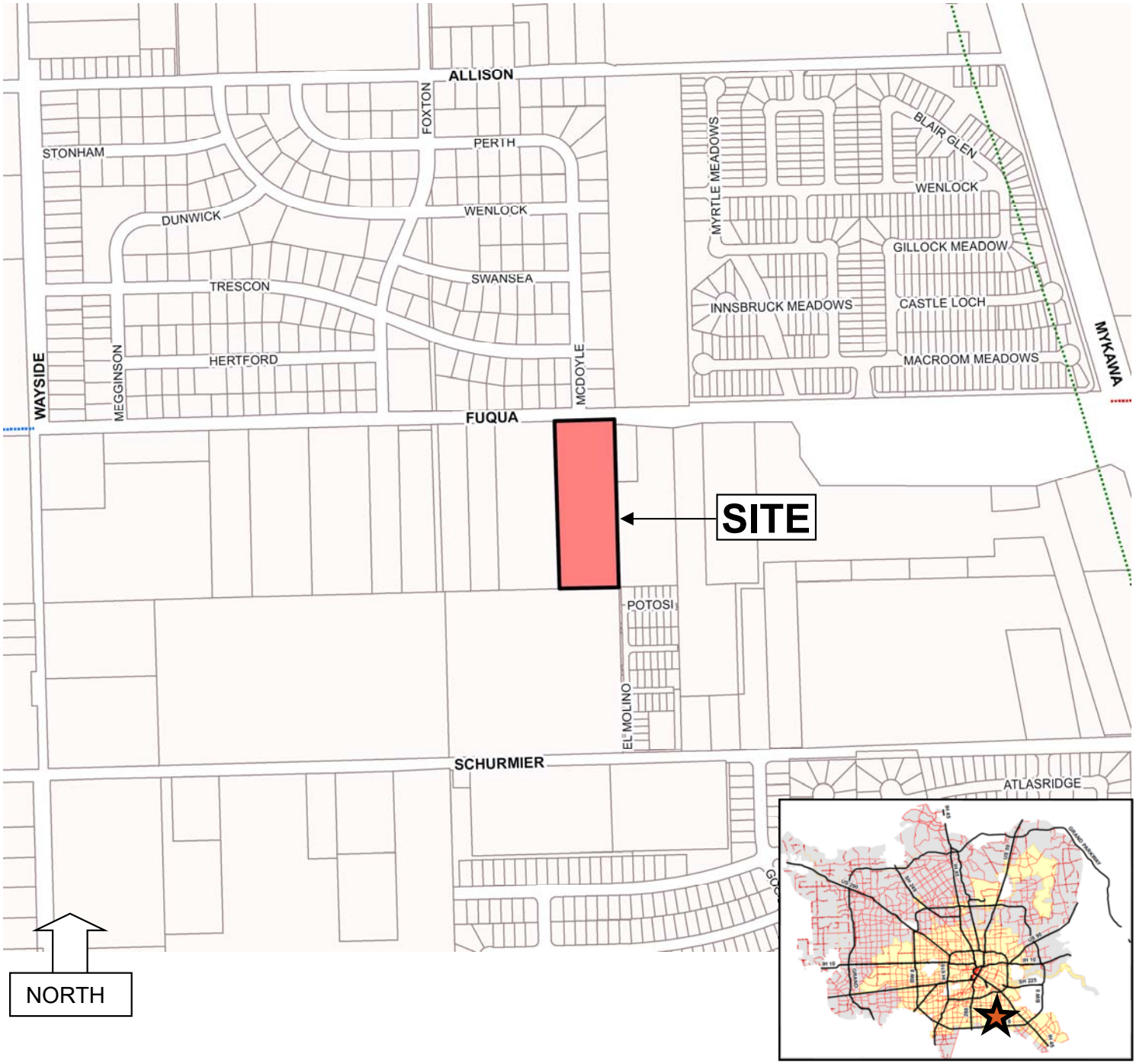
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Fuqua Manor

Applicant: PLS Construction Layout, Inc



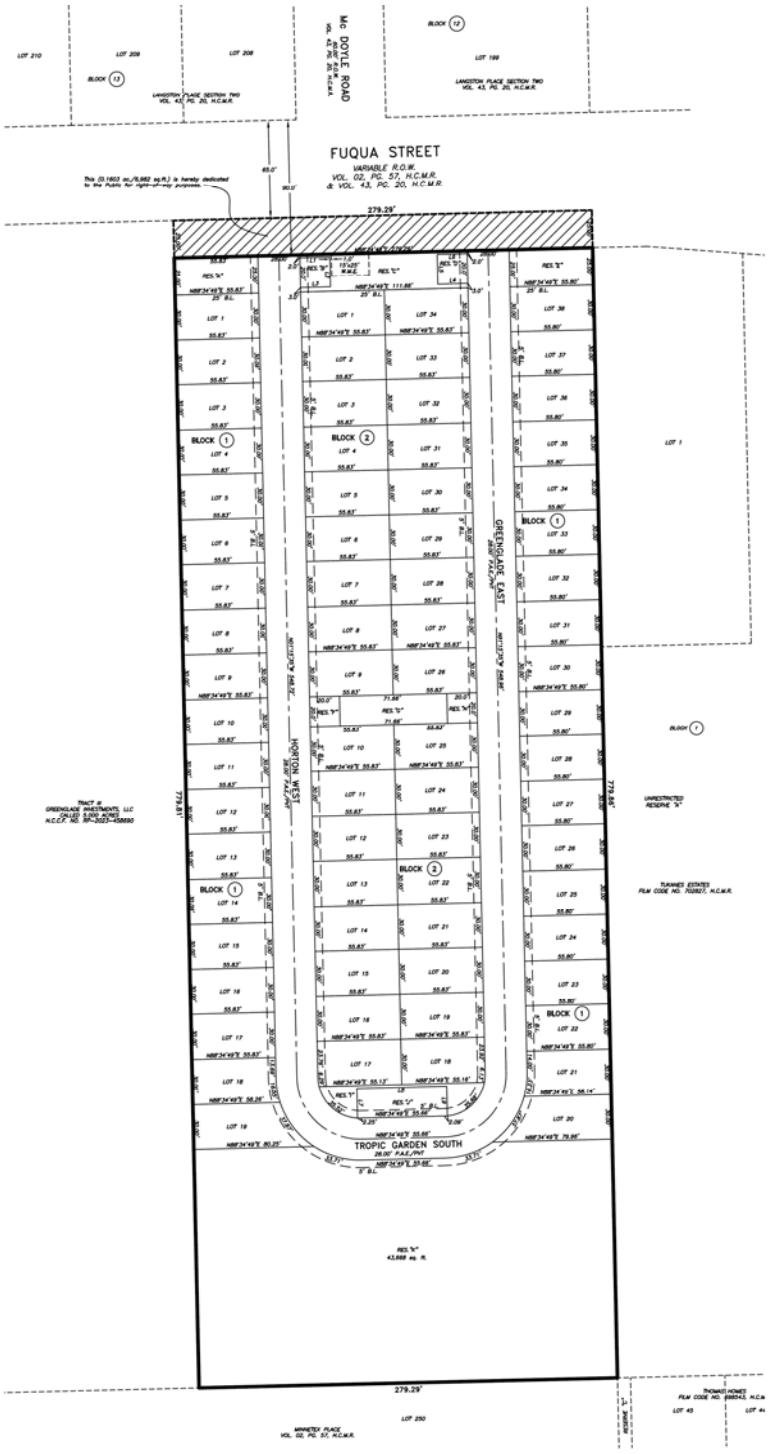
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Fuqua Manor

Applicant: PLS Construction Layout, Inc



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 124

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Fuqua Manor

Applicant: PLS Construction Layout, Inc



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0035
Plat Name: Fuqua Manor
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 01/11/2025

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:
To not extend McDoyle Road as a north/south street through the property.
Chapter 42 Section: 42-128

Chapter 42 Reference:
Sec. 42-128. Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) 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

The subject site is five (5) acres, approximately ±780' wide located within Harris County, along on the Southerly right-of-way of the intersection at Mc Doyle Rd. (60' R.O.W.) and Fuqua Street (variable R.O.W.). The subject site is surrounded to the East, West and South by existing single-family homes with direct access and frontage to Fuqua Street. There are mitigating circumstances that make this condition allowable. First and foremost,the southern adjacent property has direct access and frontage to Schurmier Road. All adjoining properties to the site have direct frontage R.O.W. access, whether it be through Fuqua or Schurmier. To connect the streets would require development of property that does not belong to Applicant and would have to cut through Minnitex Place subdivision, which has been established for years. Furthermore, if the subject site were to connect to Schurmier, it would create a strong draw for cut-through traffic heading northbound to utilize this connection. Despite the lack of other alternatives, this would be detrimental to the existing residential fabric of the community, saturating the area with excessive intersections that create more traffic rather than prevent. Additionally, the primary concern with connecting is to avoid regional traffic that does not have its origin or destination within the community from using it as a regional cut-through route. Regional traffic patterns will not be disrupted by preventing the connection as ample exits exist. Applicant's proposal still provides a superfluous flow to residents of the neighborhood. Applicants site plan provides for better circulation within the subdivision, decreasing pass through traffic by restricting access to the subdivision to only homeowners. Therefore, the subject request is to not extend nor connect at all. The properties adjacent to the subject site are single family homes and/or neighborhoods, and have collector streets giving ample access to the properties through frontage for almost every lot, ensuring that no parcel is landlocked. The site has provided a full turnaround for residents of the community at an ample twenty eight foot (28') wide R.O.W. with two intersections at Fuqua Street. Strict application of the requirements of this section would deprive the owner of reasonable use of the land by bringing in unwanted regional cut-through traffic while providing only minimal use to the residents and substantially reducing the overall buildable footprint, creating an undue hardship on the applicant.

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

development or one otherwise contrary to sound public policy;

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

The existing developments and street patterns surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The intent and general purpose of this chapter will be preserved and maintained by the existing local, collector and major thoroughfares that provide access to the surrounding subdivisions. Area traffic circulation for the surrounding properties will not be affected. The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community and the greater region, while the granting of the variance will prevent regional cut-through traffic from entering the neighborhood, which preserves and maintains the intent and general purposes of this chapter. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate areas on Fuqua Street or Mc Doyle Road.

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

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety, or welfare of this area. As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no negative impact to the public health, safety, or welfare through the granting of this variance.

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

The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the land due to the existing developments surrounding the subject site that are existing conditions and are not the result of a hardship created or imposed by the applicant. The prevention of cut-through traffic is the justification for the variance. Strict application of this chapter also would result in unsound public policy as existing conditions led to the configuration of the property and the general intent and purpose of this chapter suggests that the requested variance should be granted.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

January 16, 2025

VAR

NOTICE OF VARIANCE

PROJECT NAME: Fuqua Manor
REFERENCE NUMBER: 2025-0035

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Fuqua Street, between South Wayside Drive and Mykawa Road. 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.

PLS Construct Layout, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend McDoyle Road as a north/south street through the property. 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, February 6, 2025, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

For additional information regarding this project, please call Uriel Figueroa with PLS Construct Layout, Inc at 713-480-4075. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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TERMINOLOGY

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- **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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

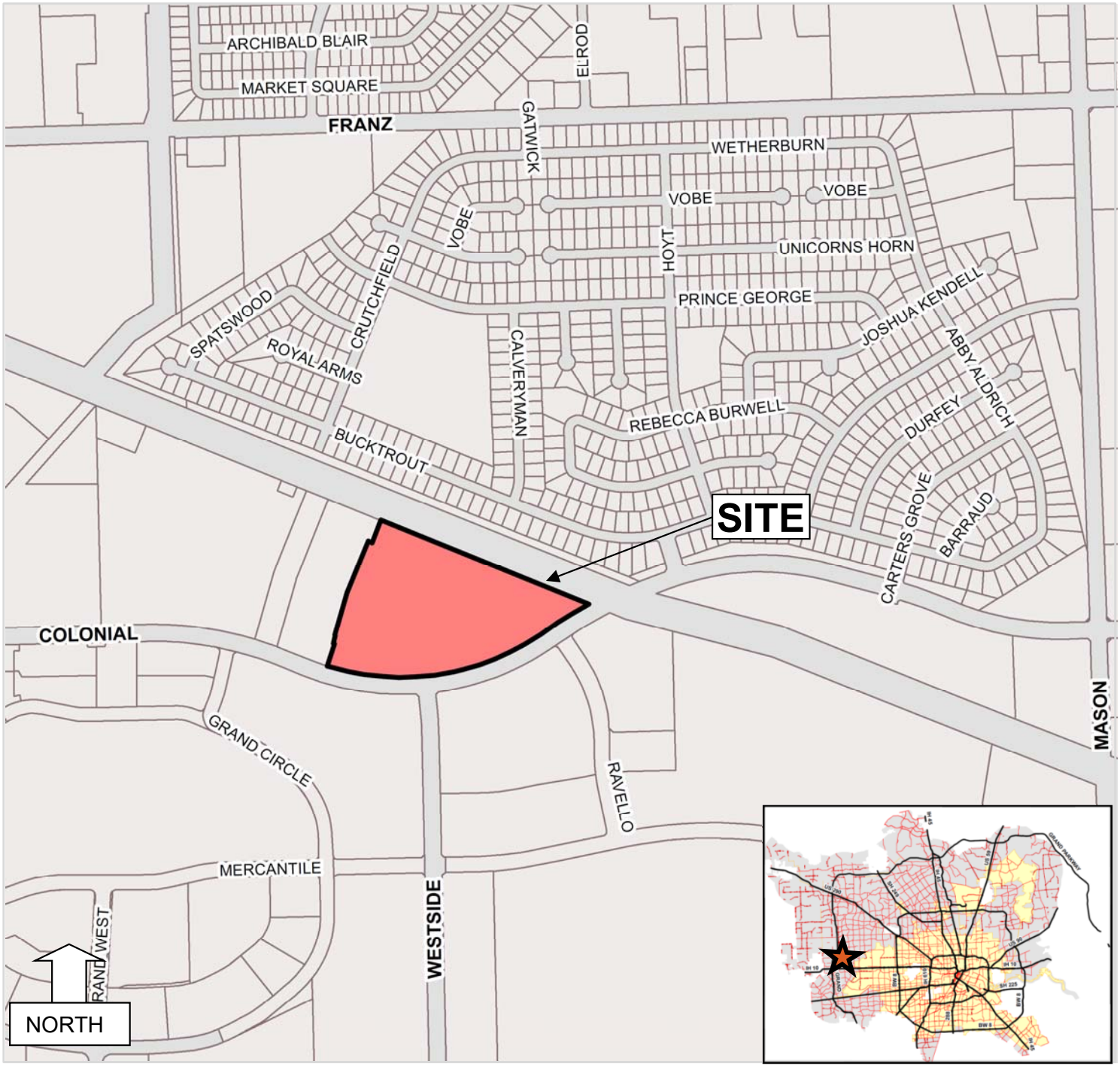
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/06/2024**

Subdivision Name: Katy Grand Village Sec 1

Applicant: EHRA



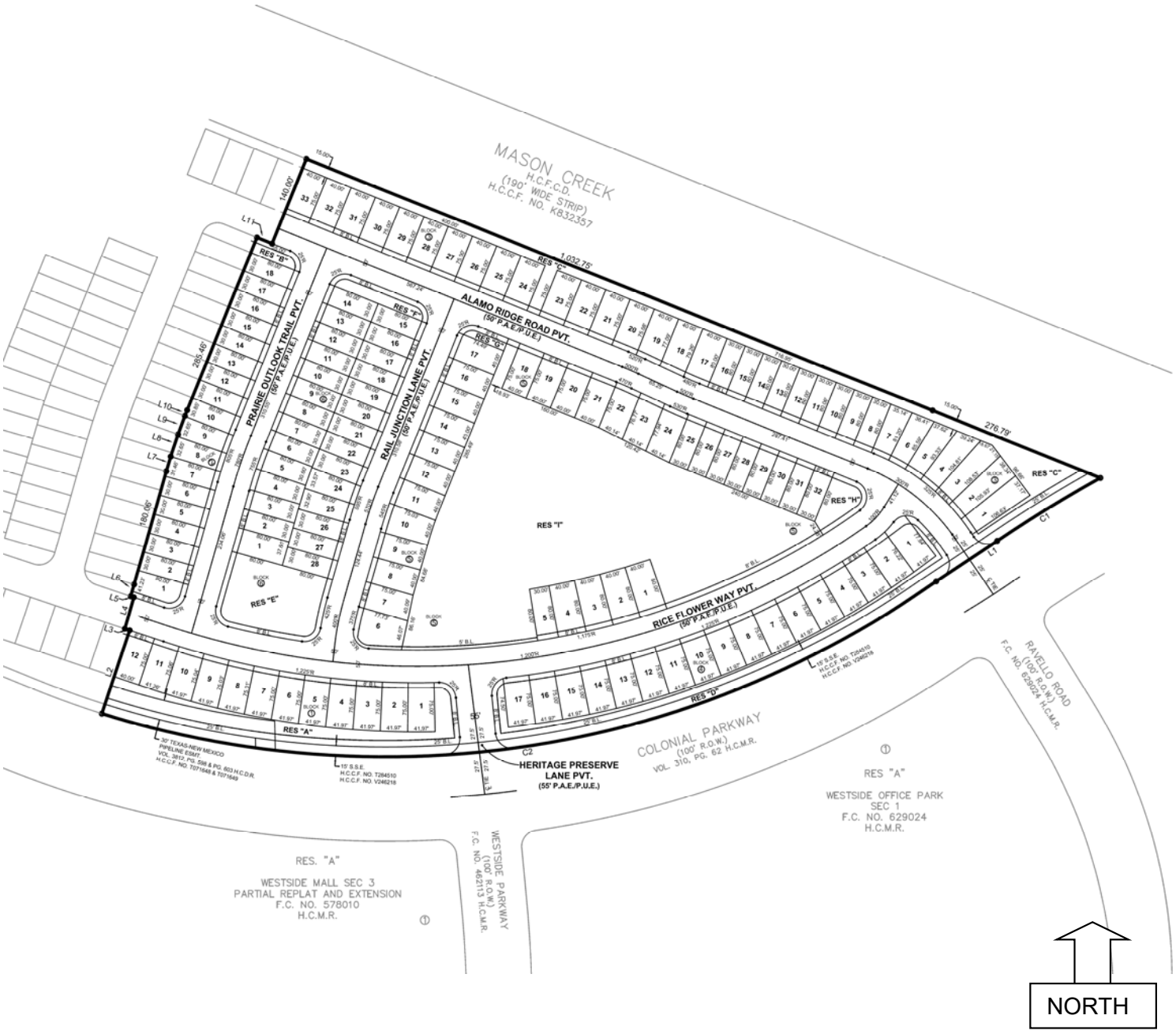
F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department **Meeting Date: 02/06/2024**

Subdivision Name: Katy Grand Village Sec 1

Applicant: EHRA



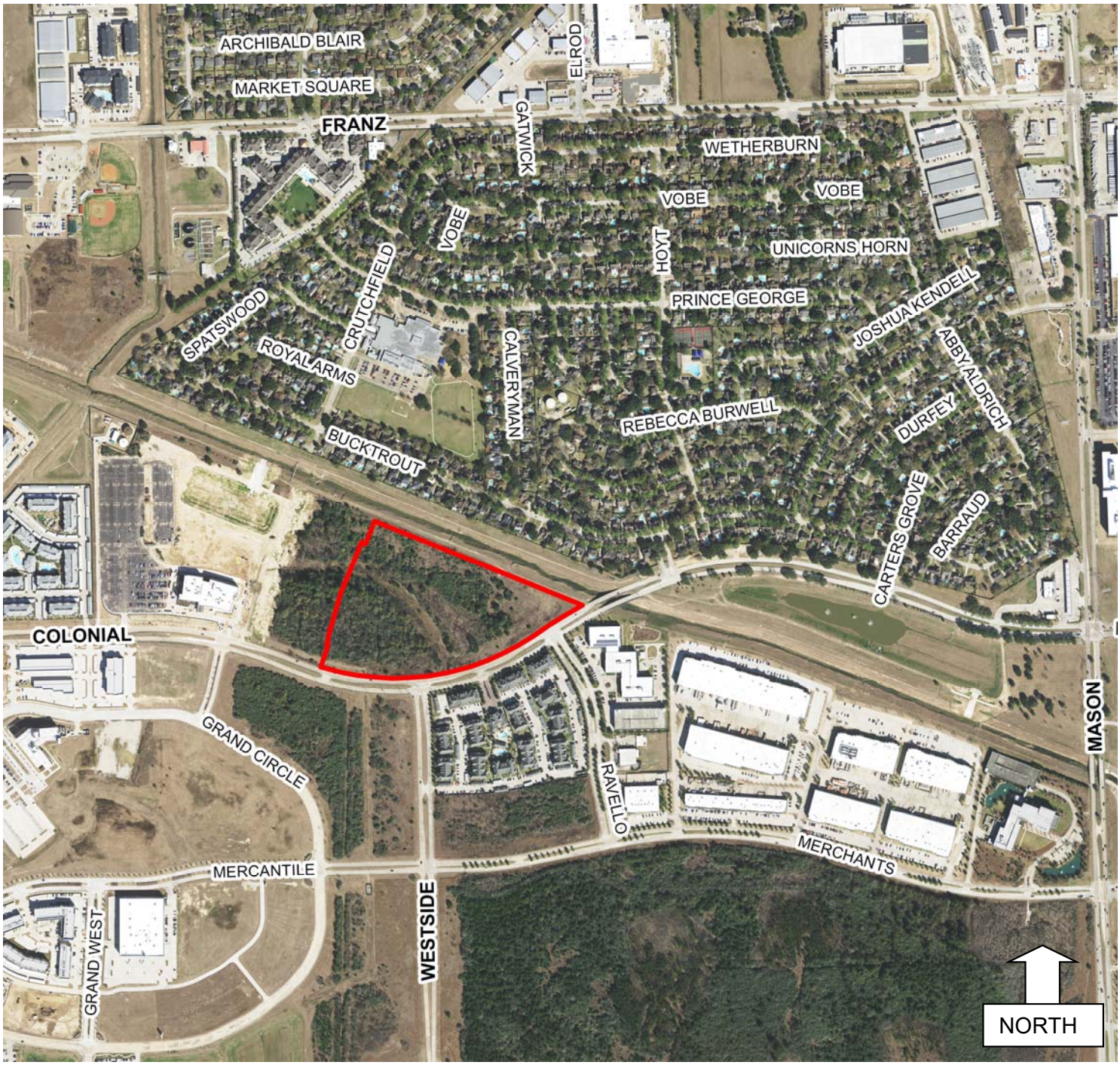
F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 125

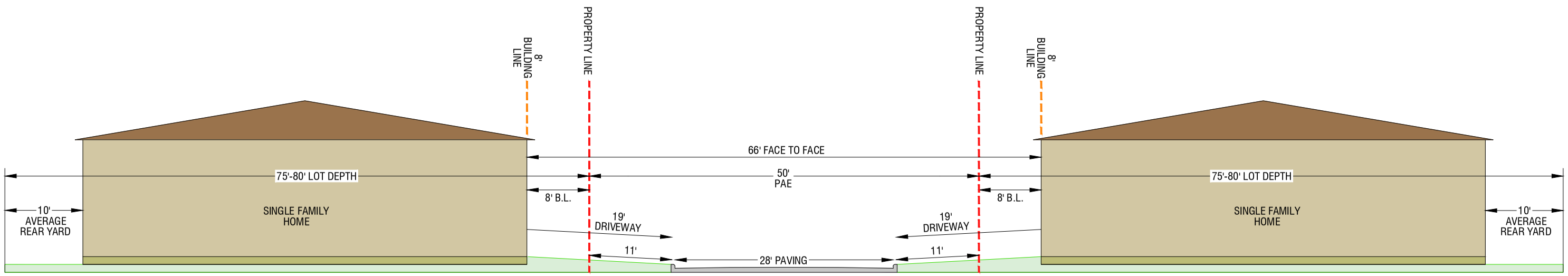
Planning and Development Department **Meeting Date: 02/06/2024**

Subdivision Name: Katy Grand Village Sec 1

Applicant: EHRA



F – Reconsideration of Requirements Aerial



KATY GRAND VILLAGE TYPICAL STREET SECTION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2025-0196
Plat Name: Katy Grand Village Sec 1
Applicant: EHRA
Date Submitted: 01/27/2025

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 an 8' building line on Type 1 PAE streets
Chapter 42 Section: 42-155,156

Chapter 42 Reference:
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

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:
A variance is requested to allow an 8' building line on Type 1 PAE streets - see variance application for reasoning.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0196
Plat Name: Katy Grand Village Sec 1
Applicant: EHRA
Date Submitted: 01/27/2025

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:
To allow an 8' building line on Type 1 PAE streets
Chapter 42 Section: 42-155,156

Chapter 42 Reference:
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

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

Katy Grand Village Sec 1 is a private street subdivision using Type 1 PAE's exclusively serving single-family residential lots and associated parks, open space and detention reserves. This request is to allow an 8-foot front building line on all residential lots and reserves within the platted section boundary. The developer seeks to create a single-family community marketed at a sales price point under the current median cost for homes in the area. Lot size is a contributing factor for the overall sales price to home buyers. By minimizing lot size, the homes themselves can remain at competitive square footages in the marketplace. One aspect of lot size is the distance between the edge of street paving, i.e. the curb, and the building line. In subdivisions on 50-foot wide public streets, the distance from the edge of the curb to the property line is 11-feet. Chapter 42 requires a 20-foot building line, totaling 31-feet from the curb to the front of the house. Reducing the building line is a way to minimize lot size square footage, and in fact a 5-foot building line is allowed within Chapter 42 on Type 2 PAE streets. The nature of the underground utilities and coordination with various utility providers is resulting in the developer using a Type 1 PAE street configuration rather than a Type 2. The developer spent several months in coordination with City of Houston Planning Staff and Public Works and Engineering to attempt to solve the underground utility needs within the Type 2 configuration, however the requirement that no utilities be placed under the pavement was deemed a non-starter. Thus, a preliminary plat application (2024-2529) was submitted and approved in early January 2025 using the Type 1 PAE. However, the CPC 101 illustrates a change to 20-foot building lines from the 8-foot building lines shown on the plat. The 8-foot building lines should have been requested by variance, hence this Reconsideration of Requirement application. The intent is to create a 19-foot distance from the edge of the curb to the front of each home suitable for parking vehicles off street. By allowing an 8-foot building line, in concert with the 11-foot distance from curb to property line, the 19-feet distance from the curb to the face of each home is achieved.

(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;

Chapter 42 defines Type 1 and Type 2 PAE's and further specifies building line setbacks for each. Since this project is located in Harris County within the City of Houston ETJ, competing utility requirements by the city, county and utility providers prevent the developer from creatively solving the locations of underground utilities and their surface easements. In the ETJ, the MUD and HOA maintain streets, utilities, sidewalks, detention, and parks. The issue of utility and pavement maintenance should be of no concern to the Public Works and Engineering Department, however the rules in Chapter 42 that Type 1 PAE's must be constructed to public street standards in case of annexation by the city prevent variation from the code. A variance is the only mechanism to minimize building setbacks on the Type 1 PAE to take advantage of the private maintenance of the street pavement by the HOA or MUD. A special circumstance rule or establishment of a Type 3 PAE allowing certain utility and setback consideration for projects within MUD's would negate the need for variance requests like this one.

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

In contrast to the 5-foot building line on Type 2 PAE streets allowed per Chapter 42, the proposed 8-foot building line on a Type 1 PAE results in an effective 19-foot setback from the curb. This will allow residents and their guests to park on driveways in front of homes rather than in the street. The resulting look and feel of the neighborhood will more closely match traditional single-family neighborhoods with wide distances between the front of homes opposite each other. Compare this to the canyon-like effect of 5-foot building lines on a 28-foot PAE and we believe the 8-foot building line on a 50-foot PAE will result in a more attractive community.

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

The nature of the gated private street subdivision limits vehicular traffic within the community to only residents and their guests. Thus, internal pedestrian circulation will not be impacted by vehicular "through traffic" and sidewalks and recreation amenities will remain easily accessible.

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

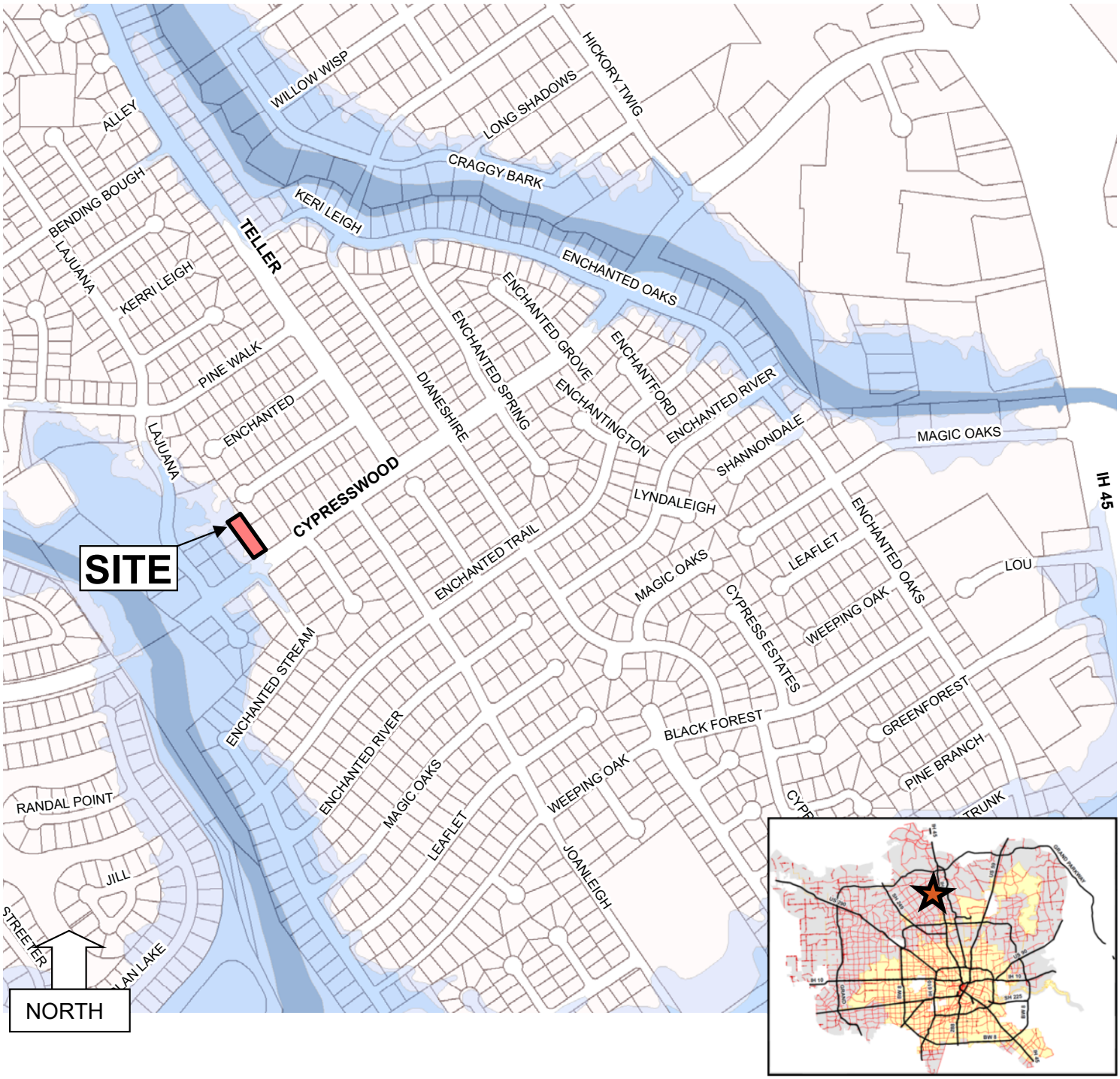
Justification for the variance request lies in the underground utility requirements to serve the community. Since Type 2 PAE's do not allow utilities under the pavement, and Type 1 PAE's have a minimum 20-foot building line, Chapter 42 essentially forces unnecessarily wide streetscapes on projects located in the ETJ that are attempting to increase density.

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Villa Rincon

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Villa Rincon

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 126

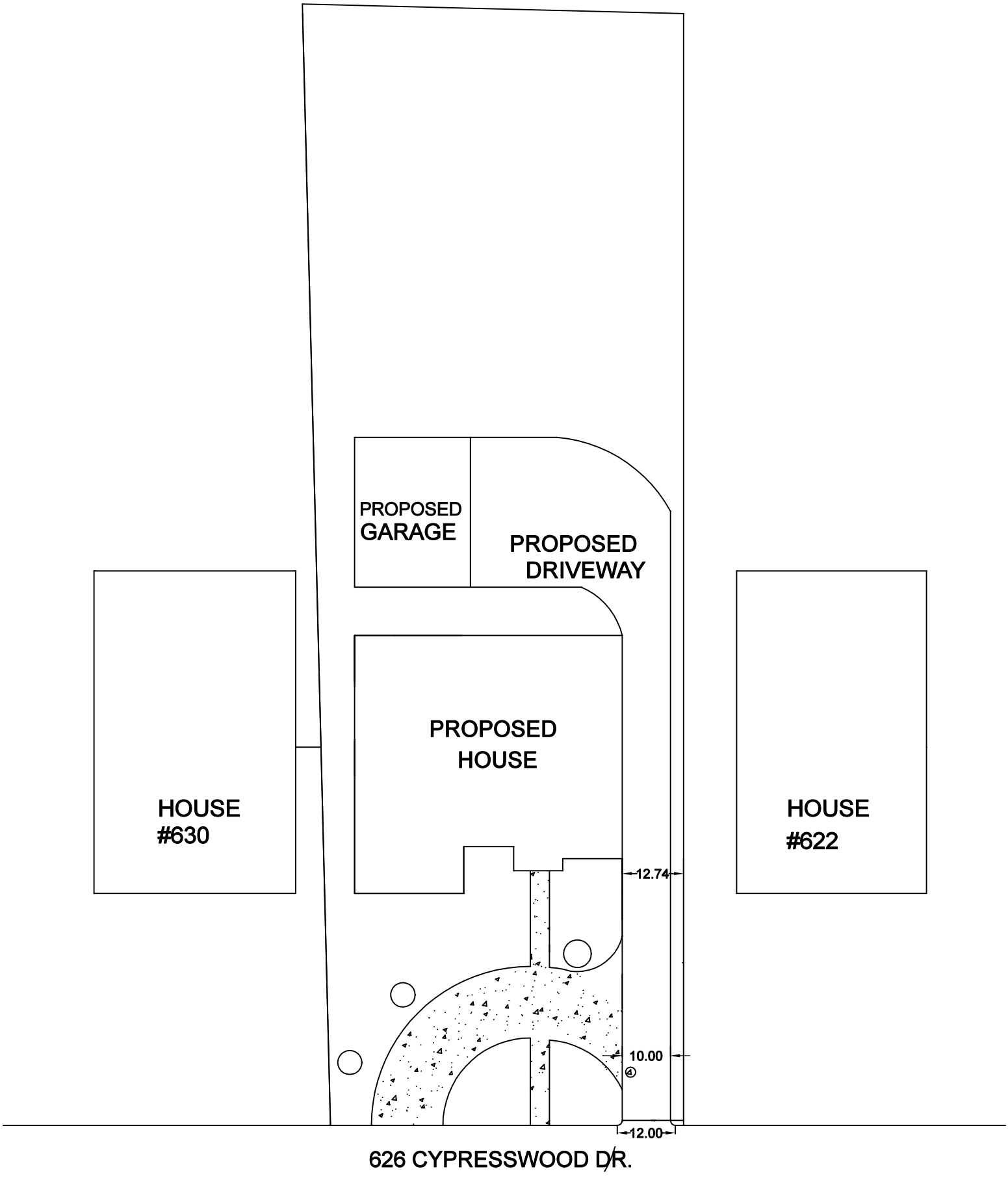
Planning and Development Department **Meeting Date: 02/06/2025**

Subdivision Name: Villa Rincon

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements **Aerial**


PROPOSED
GARAGE
PROPOSED
DRIVEWAY
PROPOSED
HOUSE
HOUSE
#630
HOUSE
#622
12.74
10.00
12.00
626 CYPRESSWOOD DR.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0108
Plat Name: Villa Rincon
Applicant: E.I.C. Surveying Company
Date Submitted: 01/24/2025

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:

Specific variance is being sought and extent of condition is for this subject property that is less than one acre in size to have direct access to Cypresswood Road a major Thoroughfare.

Chapter 42 Section: 188(b)

Chapter 42 Reference:

A single—family residential lot shall not have direct vehicular access to a major thoroughfare unless: (3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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 proposed subdivision is a 0.4103 acre-Tract in the Daniel Harmon Survey, A-315 Harris County. The property is in Harris County MUD District No 104. It adjoins Cypresswood Drive (a Major Thoroughfare) to the south of the subject property. To the east of the property is Enchanted Oaks Section 4, as recorded in Volume 213, page 19 Harris County Map Records (see attached recorded map) a developed single family recorded in 1973. To the north of the proposed subdivision is Devonshire Woods Section 6 as recorded under Film Code number 456078 Harris County Map Records (see attached recorded map). A developed single family recorded in 2000. To the west of the proposed plat is a developed single- family neighborhood that was divided in its current configuration in the mid to late 1970's (see attached instruments). The owner of this proposed subdivision bought this property in July 1st 2024 as recorded under Harris County Clerk's file no RP-2024-239018 (see attached survey and warranty deed) to build a home for his family. See attached proposed site plan showing his proposed home and proposed driveway all the way to the proposed garage and having a simi-circle driveway in the front to prevent backing onto Cypresswood. The Harris County Mud District no 104 granted the owners of the proposed subdivision Water and sewer to develop the residential property (see attached MUD letter). All properties surrounding the proposed subdivision is already developed preventing the owner of the proposed subdivision from purchasing any additional land to create a one-acre tract, nor to develop any additional access.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0108
Plat Name: Villa Rincon
Applicant: E.I.C. Surveying Company
Date Submitted: 01/24/2025

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 variance is being sought and extent of condition is to have direct access to Cypresswood Road a major Thoroughfare.

Chapter 42 Section: 42-188(b)

Chapter 42 Reference:

A single—family residential lot shall not have direct vehicular access to a major thoroughfare unless: (3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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 proposed subdivision is a 0.4103 acre-Tract in the Daniel Harmon Survey, A-315 Harris County. The property is in Harris County MUD District No 104. It adjoins Cypresswood Drive (a Major Thoroughfare) to the south of the subject property. To the east of the property is Enchanted Oaks Section 4, as recorded in Volume 213, page 19 Harris County Map Records (see attached recorded map) a developed single family recorded in 1973. To the north of the proposed subdivision is Devonshire Woods Section 6 as recorded under Film Code number 456078 Harris County Map Records (see attached recorded map). A developed single family recorded in 2000. To the west of the proposed plat is a developed single- family neighborhood that was divided in its current configuration in the mid to late 1970's (see attached instruments). The owner of this proposed subdivision bought this property in July 1st 2024 as recorded under Harris County Clerk's file no RP-2024-239018 (see attached survey and warranty deed) to build a home for his family. See attached proposed site plan showing his proposed home and proposed driveway all the way to the proposed garage and having a simi-circle driveway in the front to prevent backing onto Cypresswood. The Harris County Mud District no 104 granted the owners of the proposed subdivision Water and sewer to develop the residential property (see attached MUD letter). All properties surrounding the proposed subdivision is already developed preventing the owner of the proposed subdivision from purchasing any additional land to create a one-acre tract, nor to develop any additional access. So, 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;

(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;

For the reason as explained in 1(a) that the property is been in this current configuration since the mid to late 1970 (see attached instruments and also Tax Block Book map Vol. 42, Page 185 H.C. D.R. 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;

The long driveway all the way to the proposed garage , the turnaround and the simi circle drive with the rounded radius to enable turnaround in the front that is proposed to ensure people are not backing out onto a major thoroughfare. The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

This property was vacant for a long time and now the owners will be developing it with a nice house a in this neighborhood with driveway and the turnaround. For this reason, the owners believe that this report and for the reason given above has proven that 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.

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/06/2025
ITEM: 137

Applicant: COLIN WILLIAMS
Contact Person: AUSTIN C. TUCKER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0006	77355	4471	285D	ETJ

NORTHEAST OF: ROBERTS CEMETERY RD **NORTH OF:** FM 2920

ADDRESS: 21701 DAN DR, MAGNOLIA, TX

ACREAGE:

LEGAL DESCRIPTION:

BEING KNOWN AS LOT 4, OF GLENMONT ESTATES SECTION TWO (2), AN UNRECORDED SUBDIVISION, SITUATED IN THE ABRAHAM ROBERTS SURVEY, ABSTRACT NO. 32, 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: 138
Meeting Date: 02/06/2025

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: 138
Meeting Date: 02/06/2025

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.

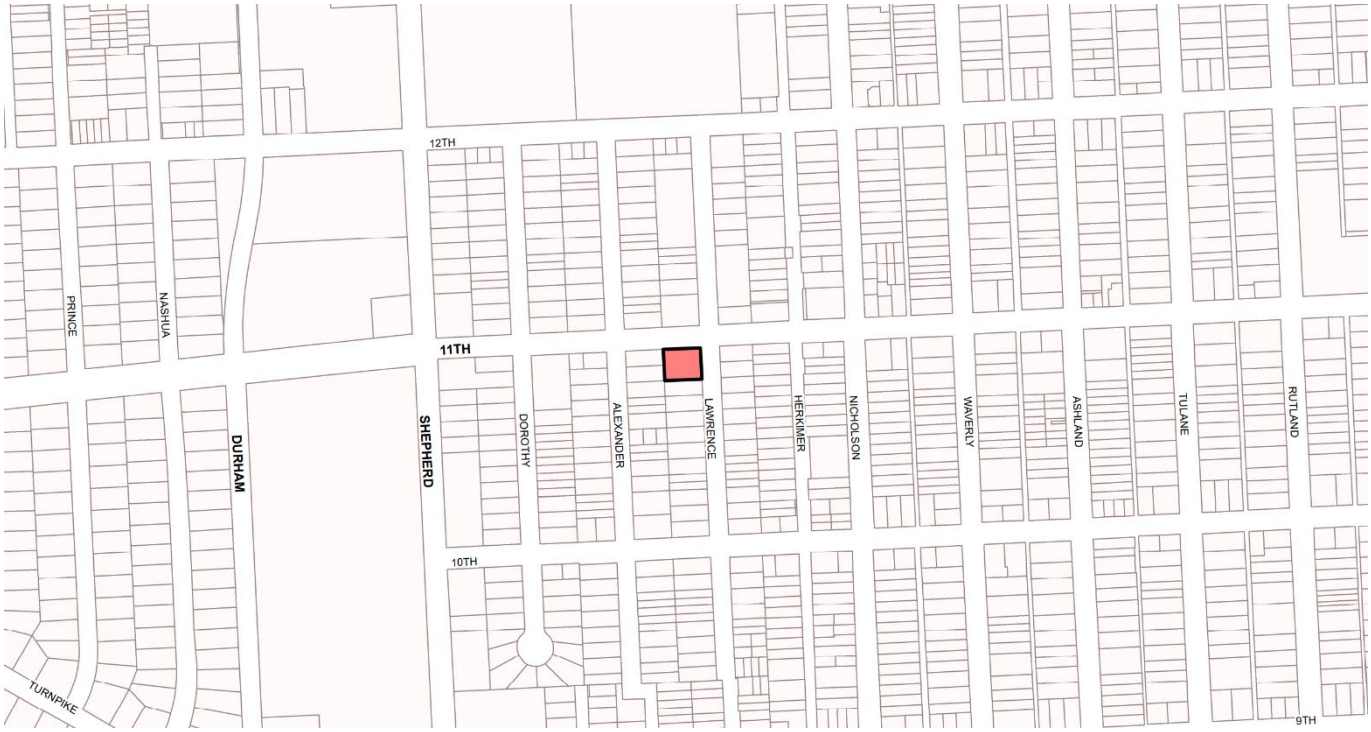
Releasing the existing retail building and its associated metal warehouse is not the highest and best use for this site. By removing the warehouse, providing more parking, and renovating the existing building footprint, the applicant can provide an infill restaurant development that is safer and more 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

ITEM: 138
Meeting Date: 02/06/2025

Houston Planning Commission

Location Map



NORTH



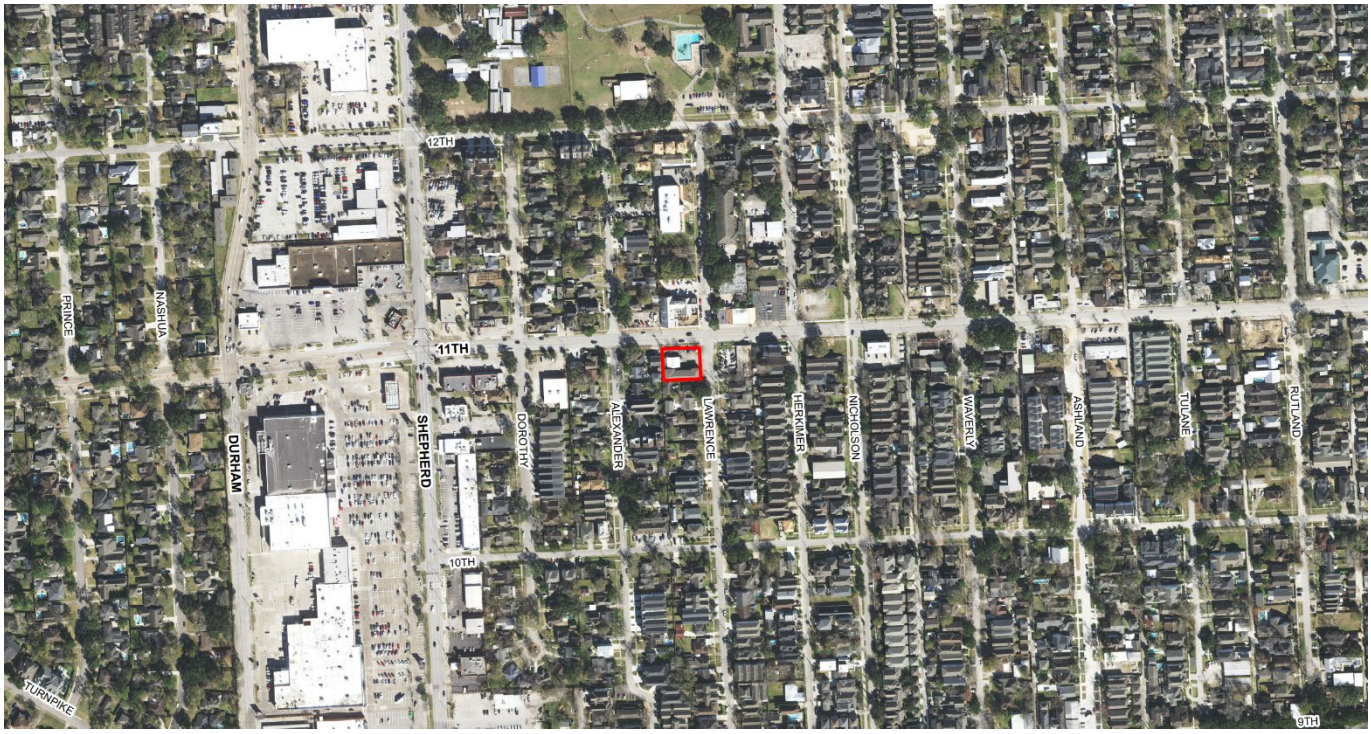
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 138
Meeting Date: 02/06/2025

Houston Planning Commission

Aerial Map



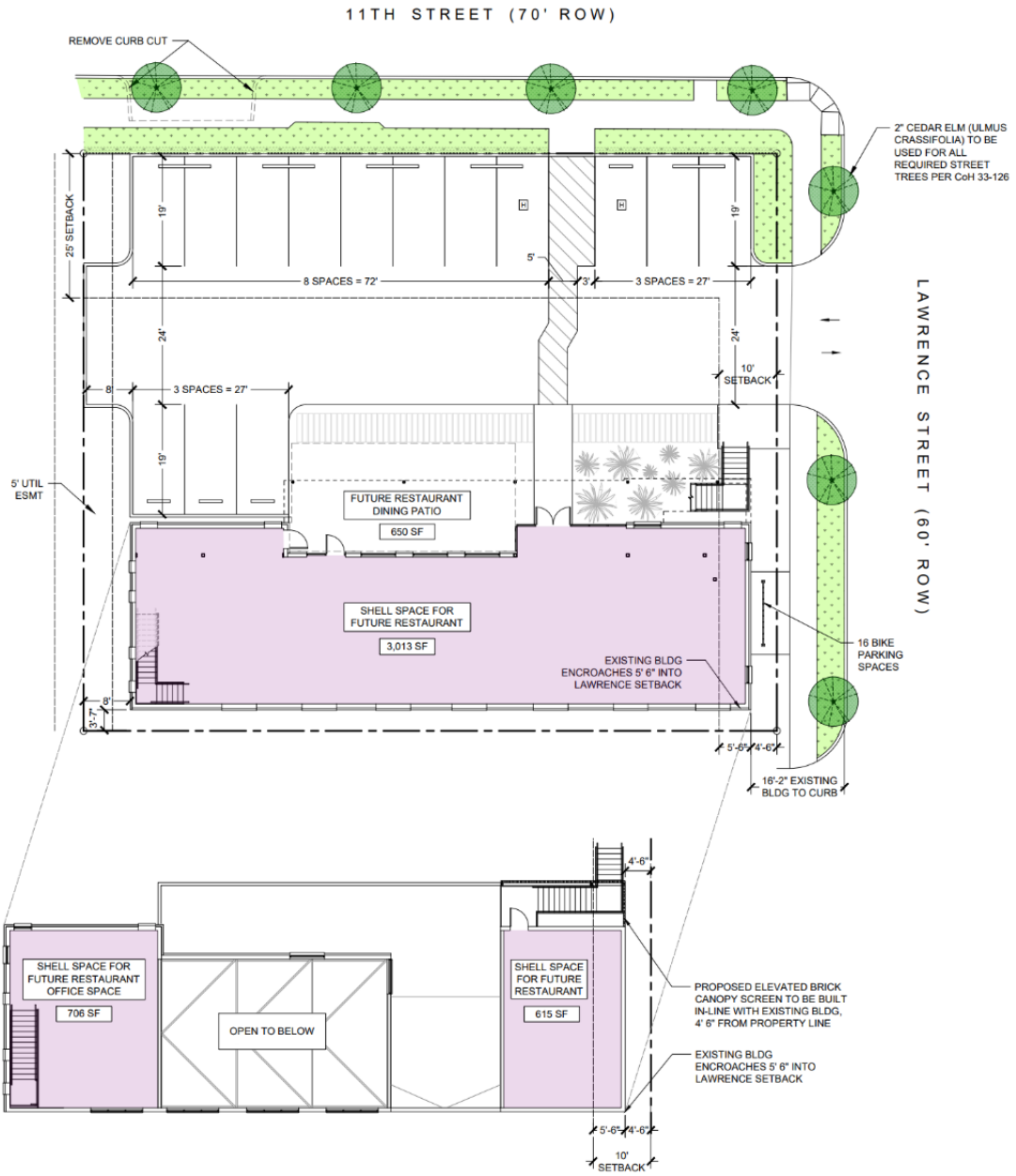
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 138
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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

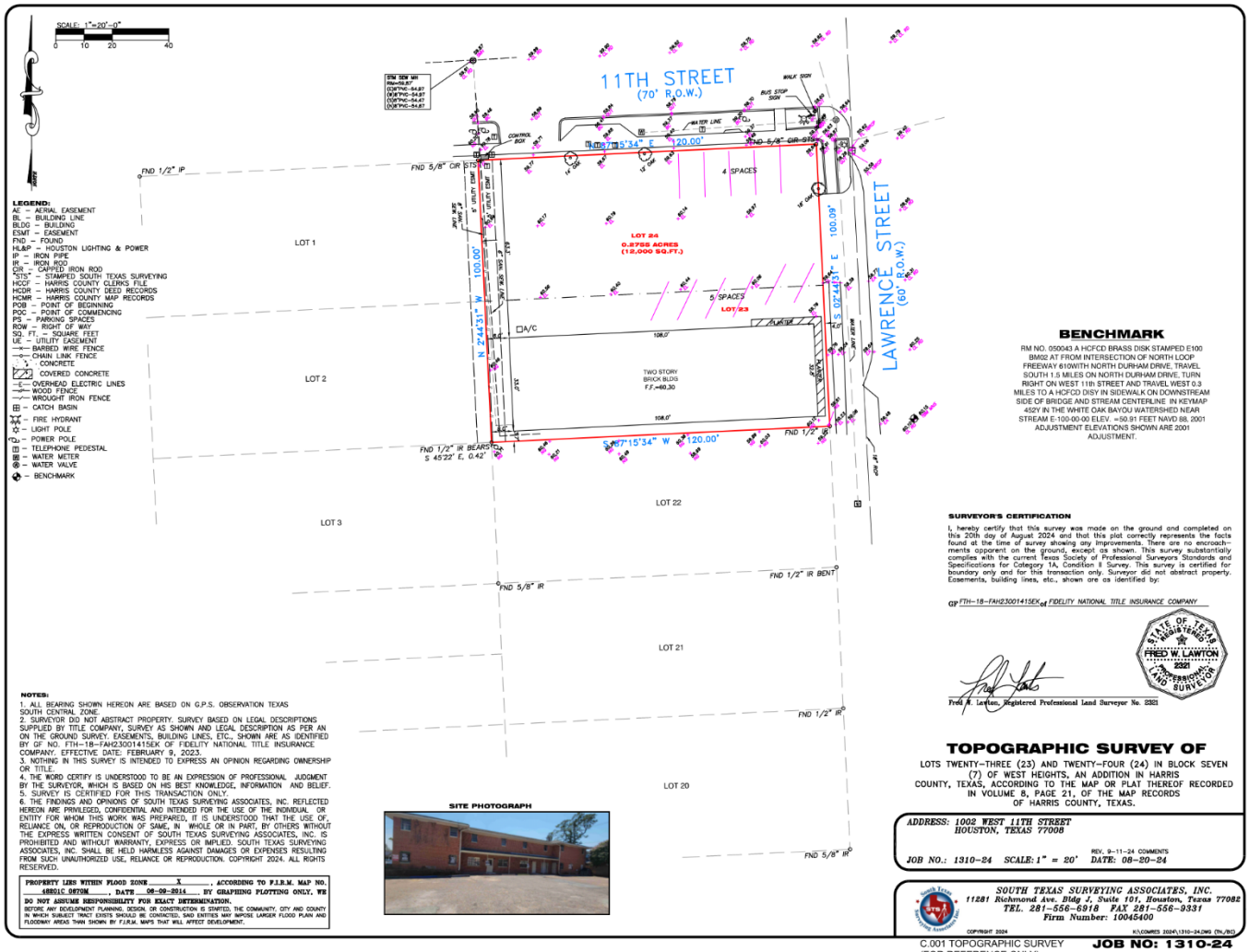
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 138

Meeting Date: 02/06/2025

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 138
Meeting Date: 02/06/2025

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 139

Meeting Date: 02/06/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

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

HCAD Account Number(s): 0620640000008

Property Legal Description: Lot 8, Block 13, Norhill

Property Owner of Record: Ryan Townsend & Michal Alyssa

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

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

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

Off-Street Parking Requirement: 2 spaces

Off-Street Parking Provided: 2 spaces

Landscaping Requirements: Complies

Landscaping Provided: Complies

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

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

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

Chapter 42 Reference(s): Sec. 42-152. - Building line requirement along major thoroughfares.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 139

Meeting Date: 02/06/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

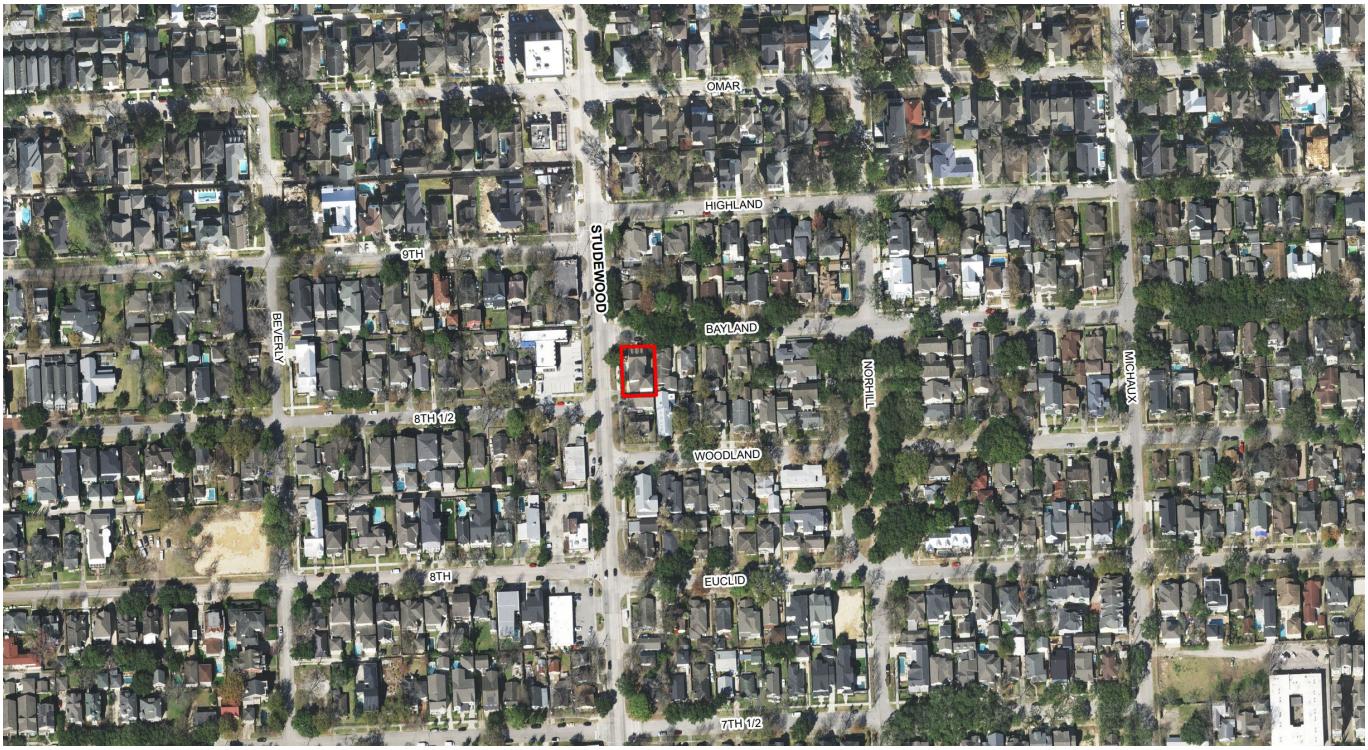
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 02/06/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

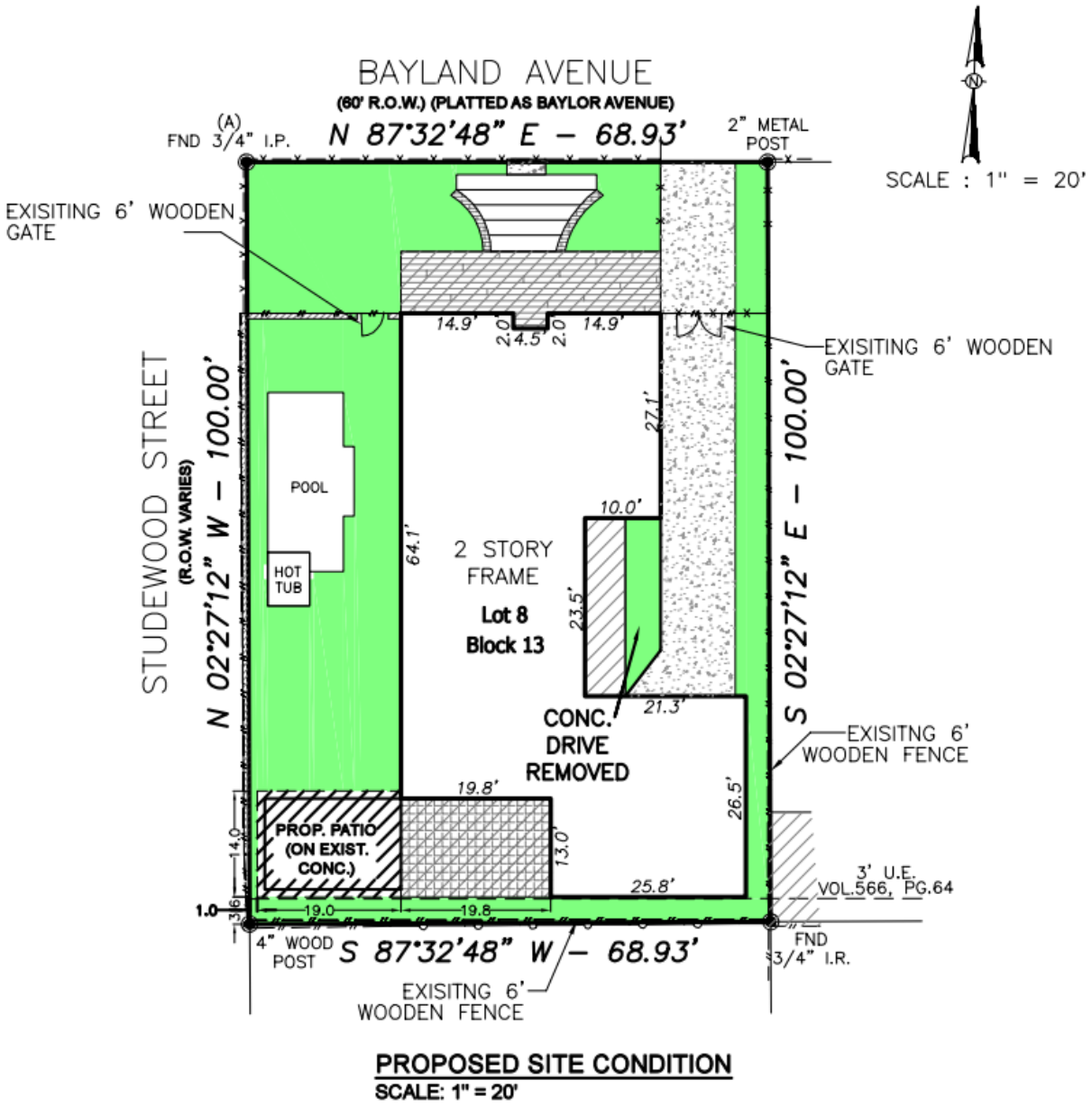
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



PROPOSED SITE CONDITION
SCALE: 1" = 20'

DEVELOPMENT PLAT VARIANCE

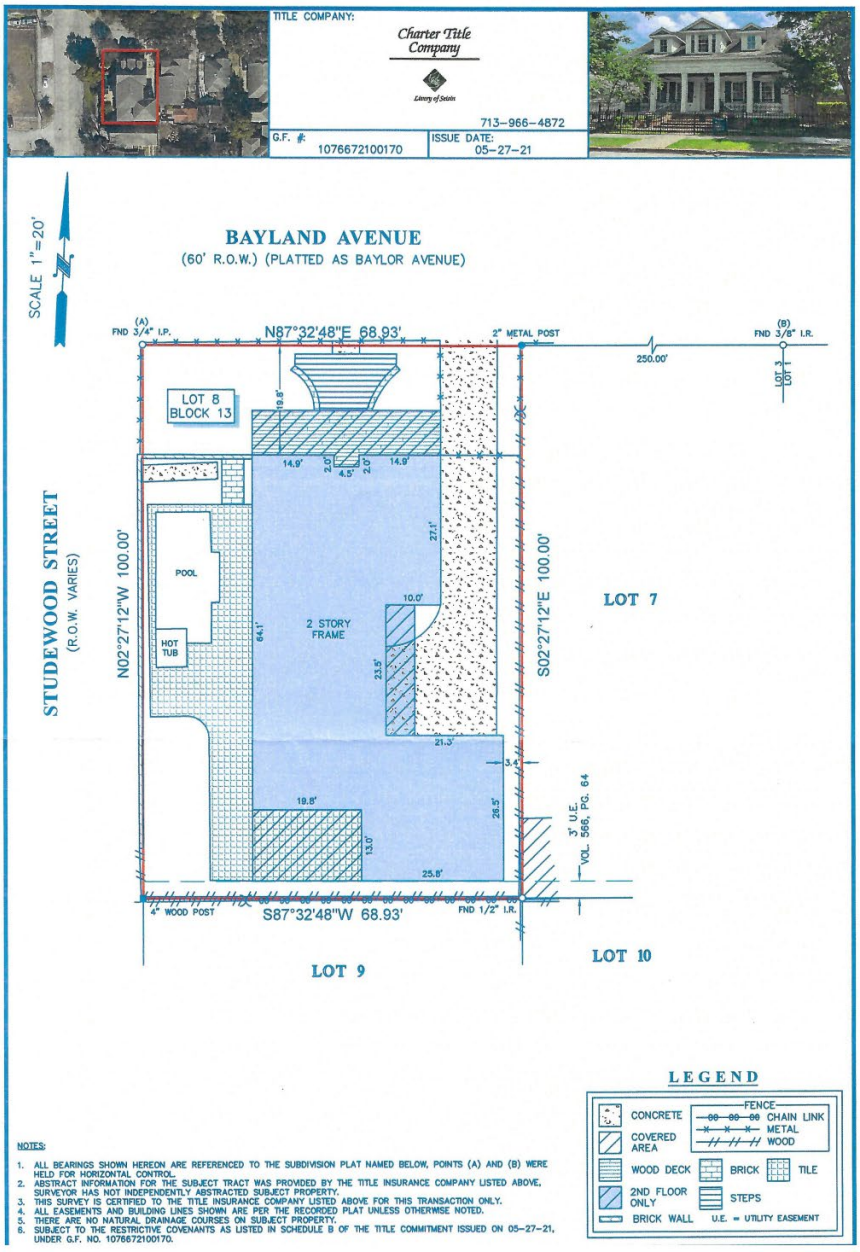
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 139

Meeting Date: 02/06/2025

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 140

Meeting Date: 02/06/2025

VARIANCE REQUEST APPLICATION

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

ITEM: 140

Meeting Date: 02/06/2025

Houston Planning Commission

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. 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

(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.

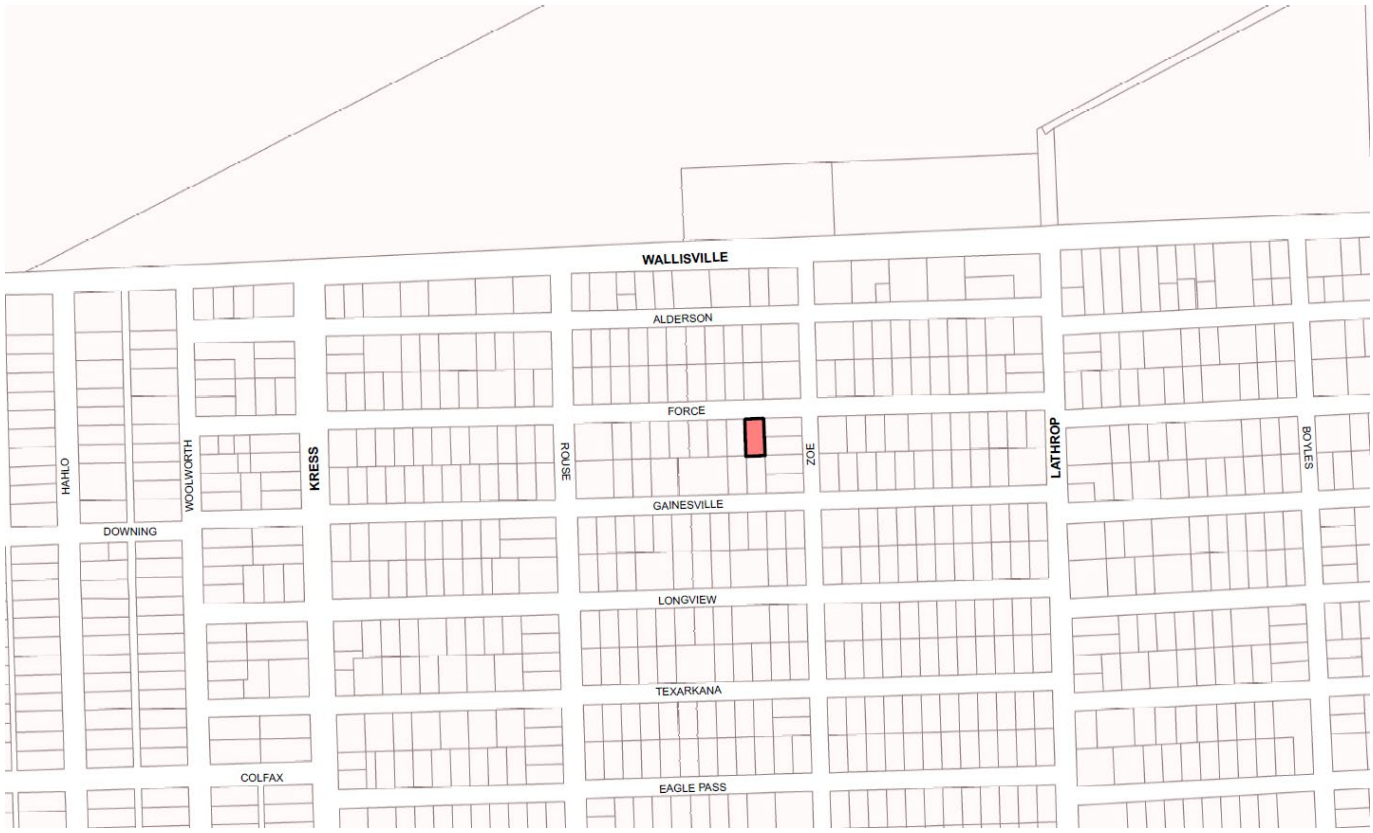
PLANNING & DEVELOPMENT DEPARTMENT

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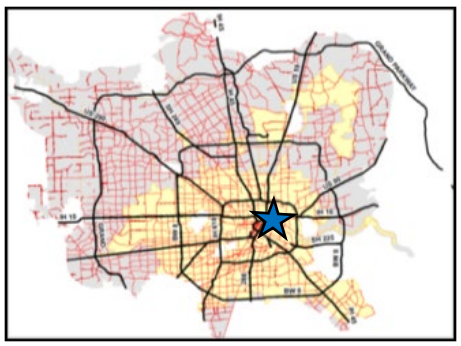
ITEM: 140

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

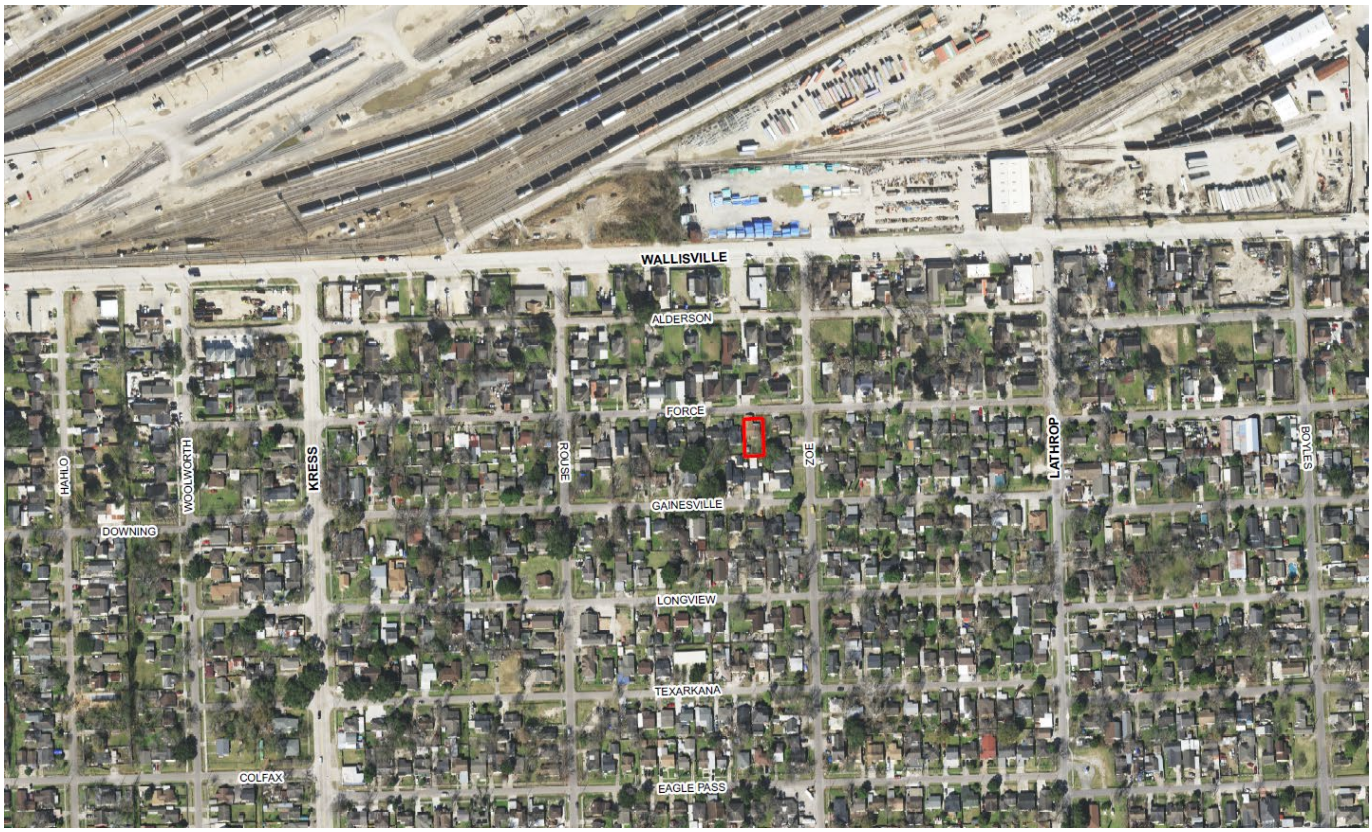
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Aerial Map



DEVELOPMENT PLAT VARIANCE

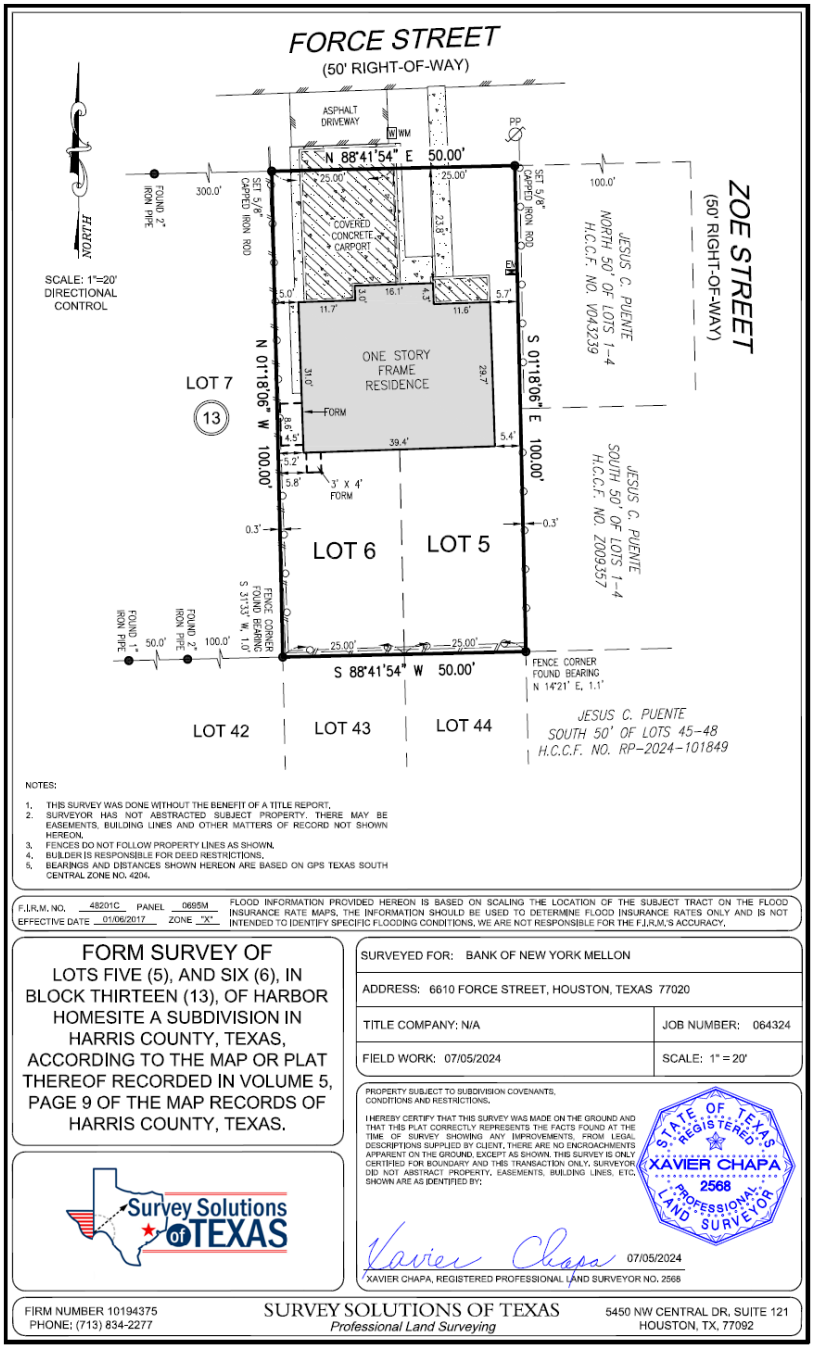
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Survey



DEVELOPMENT PLAT VARIANCE

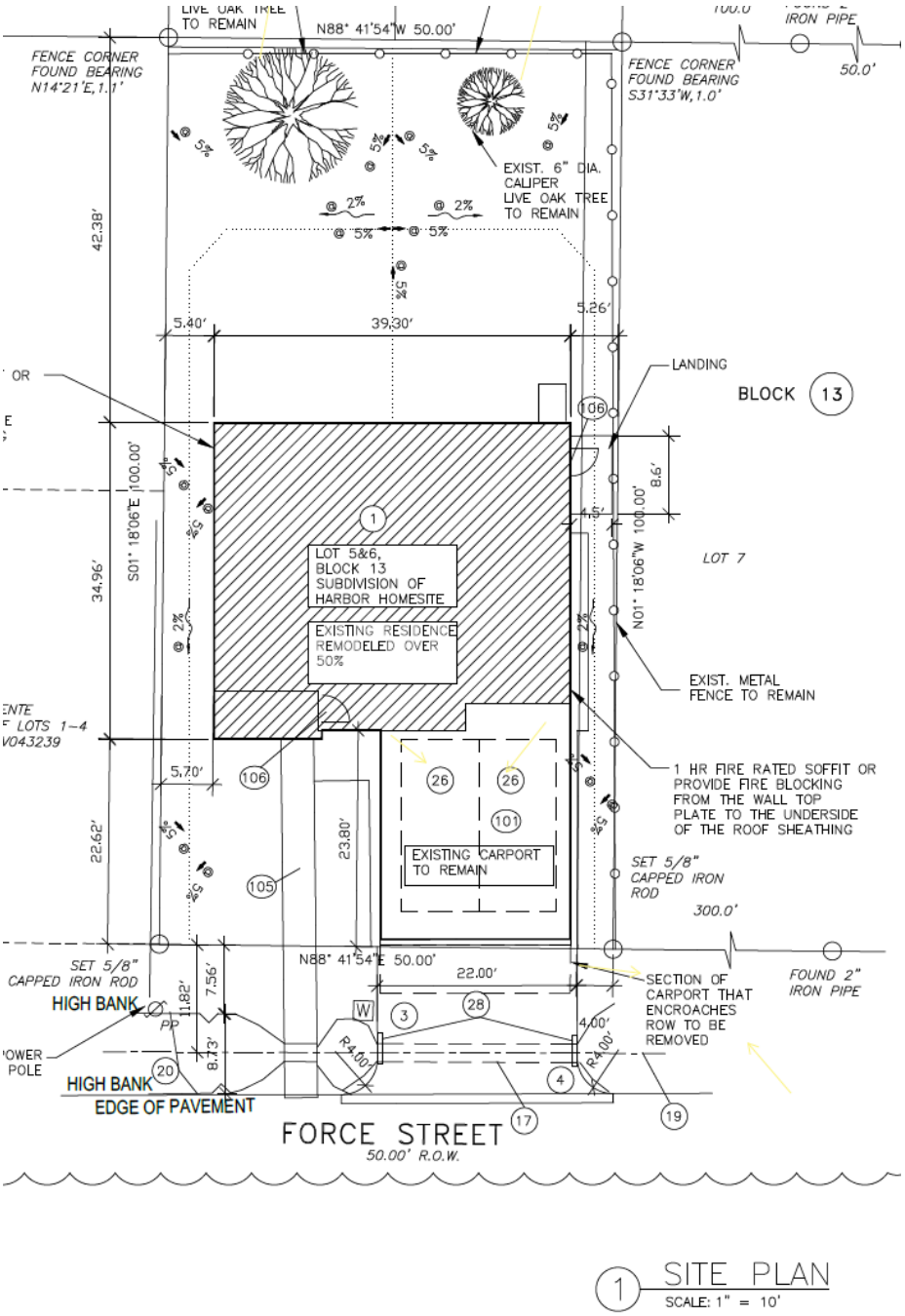
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Meeting Date: 02/06/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

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Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 2/6/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Unicorn Solution Services	Nathan Dietrich	832-326-8162	nathan@unicornss.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3702 Locke Lane	24090173	77027	5256A	492S	G

HCAD ACCOUNT NUMBER(S): 0731340100017

PROPERTY LEGAL DESCRIPTION: Lot 17, Block 1, Royden Oaks Sec. 3

PROPERTY OWNER OF RECORD: Mousa Abkhezr

ACREAGE (SQUARE FEET): 9,104 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Locke Lane: 60 ft., Maconda Lane: 60 ft.

EXISTING PAVING SECTION(S): Locke Lane: 25 ft., Maconda Lane: 25 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 5,054 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,046 sq. ft. residential addition

PURPOSE OF VARIANCE REQUEST: To request a 10-foot garage building line in lieu of the city ordinance required 20-foot garage building line for a residential addition.

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

Houston Planning Commission

ITEM: 141

Meeting Date: 2/6/2025

APPLICANT'S STATEMENT OF FACTS

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

A homeowner is requesting a variance to accommodate a proposed two-story addition that would encroach upon the garage building line required by an ordinance designed for front-loading lots. This ordinance does not align with the specific circumstances of their corner lot. The building line requirements and examples in the ordinance do not address this unique scenario, where the garage building line differs from that of the primary structure.

The request seeks to reduce the garage building line from 20 feet to align with the platted 10-foot building line for the primary structure. This adjustment would ensure consistency with other homes and garages along the west side of Maconda Lane, maintaining the neighborhood's character and aesthetics.

The proposed design includes:

- A front-facing garage from Maconda Lane with setbacks comparable to neighboring properties.
- Adequate off-street parking, accommodating two garage spaces and two driveway spaces on private property.
- A circular driveway off Locke Lane, providing additional parking beyond ordinance requirements.
- A second-story addition integrated seamlessly into the primary structure.

The ordinance's optional performance standards aim to:

1. Establish a citywide design framework.
2. Ensure sidewalks remain unobstructed by parked vehicles.

The proposed scenario aligns with these objectives, as vehicles would not impede pedestrian sidewalk use, and the garage would be consistent with the "front" of the property. Given that the corner lot and garage differ from the ordinance's examples, a variance is necessary to account for these unique circumstances while still adhering to the ordinance's intent and standards.

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; N/A or

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

The proposed variance ensures compliance with all relevant requirements while fostering a practical and thoughtful development that aligns with sound public policy and safety standards. This project presents unique circumstances that render the strict application of standard building line requirements impractical. In typical front-facing lots, differing building lines are used to emphasize the primary structure over the garage. However, this property has a

distinct configuration where the garage and the front-facing portion of the home do not share the same frontage, making the standard approach less applicable.

The proposed design includes features that support the variance and enhance the project's functionality. The garage is accessed from the side street, reducing its visual prominence while maintaining alignment with the neighborhood's character. The front yard includes a circular driveway that offers additional off-street parking, exceeding ordinance requirements. A side entryway further enhances accessibility and practicality for both owners and visitors. The additional right-of-way provides space for an elongated driveway, increasing the setback from the improved right-of-way and ensuring unobstructed access. Furthermore, there are no sidewalks along the west side of the street, eliminating any concerns about vehicles obstructing pedestrian pathways.

Granting this variance will preserve neighborhood aesthetics and functionality while providing sufficient off-street parking and ensuring safe access. The project remains consistent with the broader objectives of the ordinance, including promoting safety, accessibility, and maintaining unobstructed right-of-way usage. By addressing the unique characteristics of this lot, the proposed variance ensures that the development adheres to all underlying regulatory requirements and integrates seamlessly into the community.

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

The circumstances supporting the variance are not a hardship created by the applicant but rather stem from the unique conditions of this property. With its garage configuration, the development still meets all operational performance standards required to comply with the ordinance (parking, not obstructing sidewalks, living space fronting the street). This demonstrates that the project aligns with the intent and overall direction of the ordinance, even with the requested building line reduction.

The variance request is further supported by the existing conditions of the neighborhood. Sidewalks are not present along this side of the road and were not contemplated when the subdivision was originally developed. Sidewalks are, however, available along Locke Lane and the west side of Maconda Lane, ensuring pedestrian access within the area without requiring additional construction at this location.

The garage and reduced building line do not compromise the ordinance's purpose or objectives. Instead, they allow the property to integrate harmoniously into the neighborhood while maintaining safety, accessibility, and compliance with off-street parking and other requirements. This approach respects the historical development patterns and existing infrastructure of the area, making the variance both practical and justified.

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

The intent and general purposes of Chapter 42 will be preserved and maintained since the required off street parking for two vehicles will be met and exceeded by having two spaces inside the garage, additional parking by circular driveway in the front and additional spaces that can be used if needed with the oversized approach along Maconda Lane. Additionally, this neighborhood when built did provide for sidewalks along the frontages but only provided sidewalks along the west side of Maconda Lane. In this scenario this availability to sidewalks is provided but on only one side of the street. There are no other sidewalks along the whole east side of Maconda (by design) since there have been other improvements along Maconda that would have implemented the need to build

additional sidewalks. Homes seem to continue to be upgraded in the neighborhood, some of which and being inspected to the newer building codes.

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

The proposed variance request for a reduced building line for a side street-loading garage will not be injurious to public health, safety, or welfare. The development aligns with the existing character of the neighborhood, where similar lot sizes and garage configurations are already present. This consistency ensures that the project will blend seamlessly with the surrounding area.

Additionally, the property's design will not impact sidewalk safety or obstruct the right-of-way, as there are no sidewalks on this side of the street, and adequate space remains within the right-of-way for safe circulation. The project will comply with all applicable building, health, and safety codes as mandated by the City of Houston and will be subject to oversight by the Building and Inspection Departments, further ensuring adherence to safety standards and regulations.

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

Economic hardship is not the sole justification for the requested variance to reduce the building line. The homeowner seeks to improve their property to accommodate an expanding family by adding bedrooms while maintaining compliance with public health and safety standards. The design prioritizes safe vehicular traffic and interaction on a local street.

The additional unimproved right-of-way (ROW) along Maconda provides an exceptionally wide buffer on both the east and west sides, reducing any potential impact on street operations. This wide ROW ensures that vehicles can be parked in driveways without obstructing traffic, minimizing the need for on-street parking and preserving the neighborhood's functionality and safety.

The variance is sought to balance the homeowner's need for additional living space with adherence to the ordinance's intent, ensuring that all minimum requirements for safety, accessibility, and public welfare are met.

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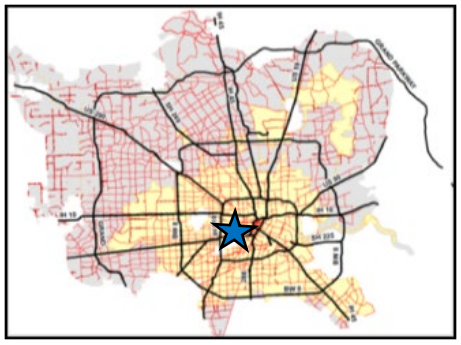
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

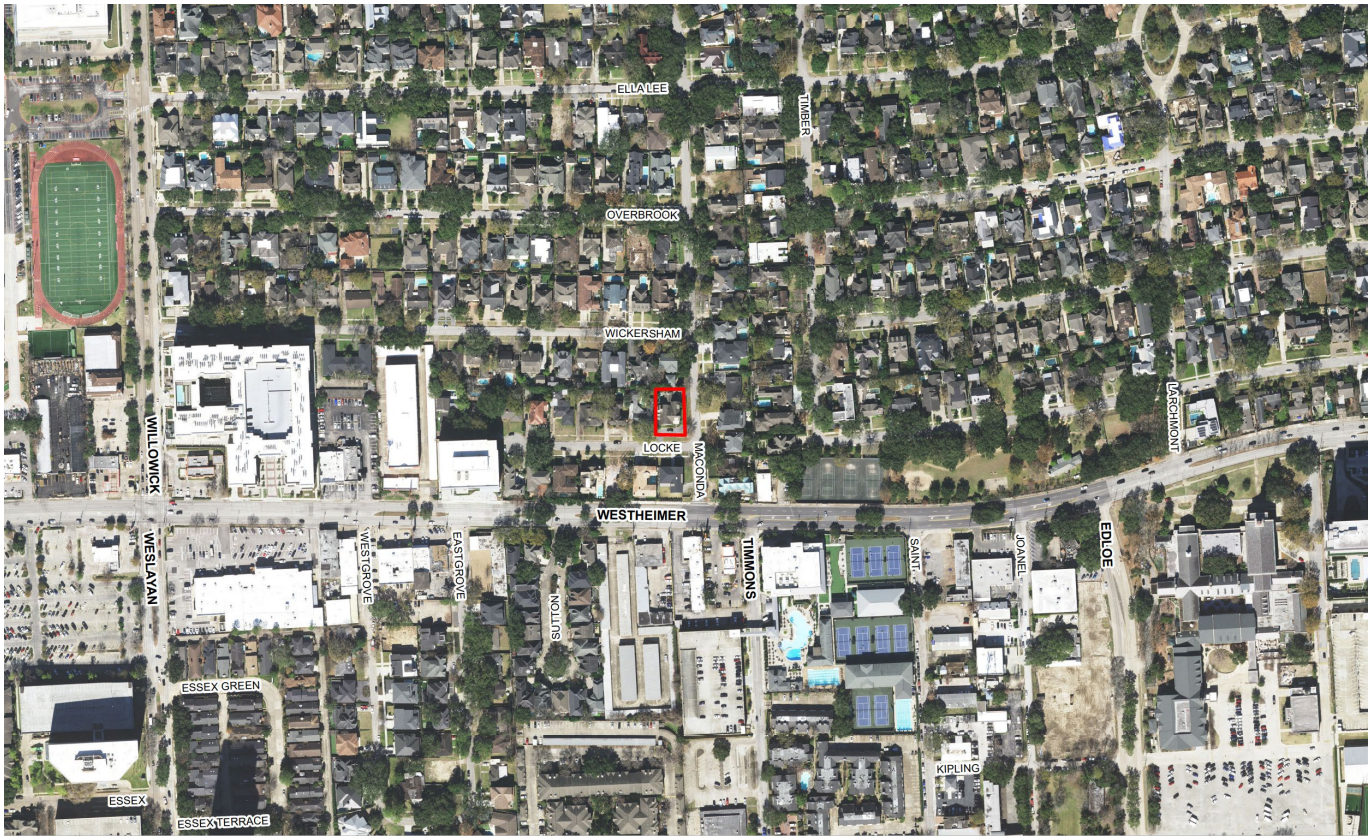
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 2/6/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

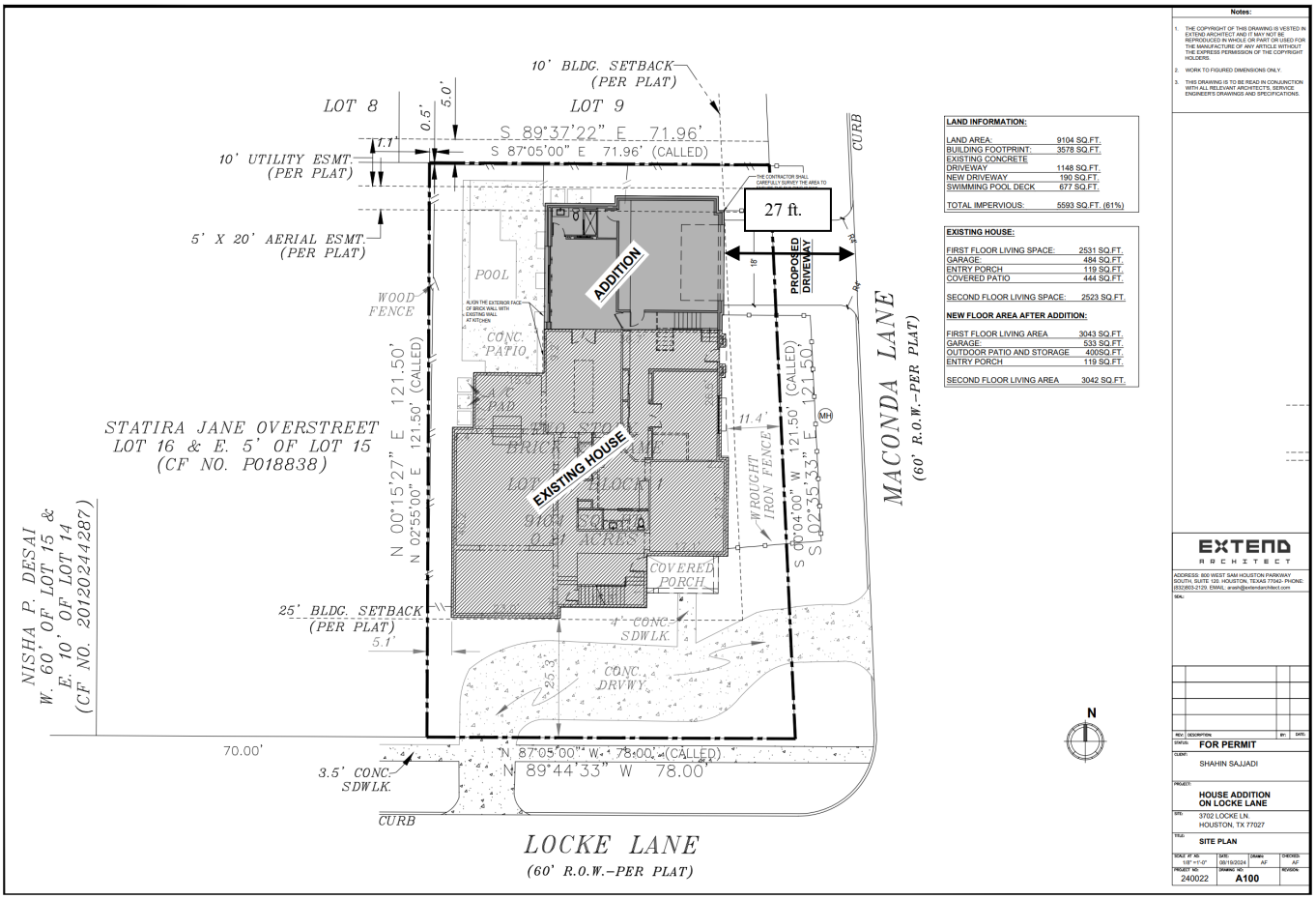
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Meeting Date: 2/6/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

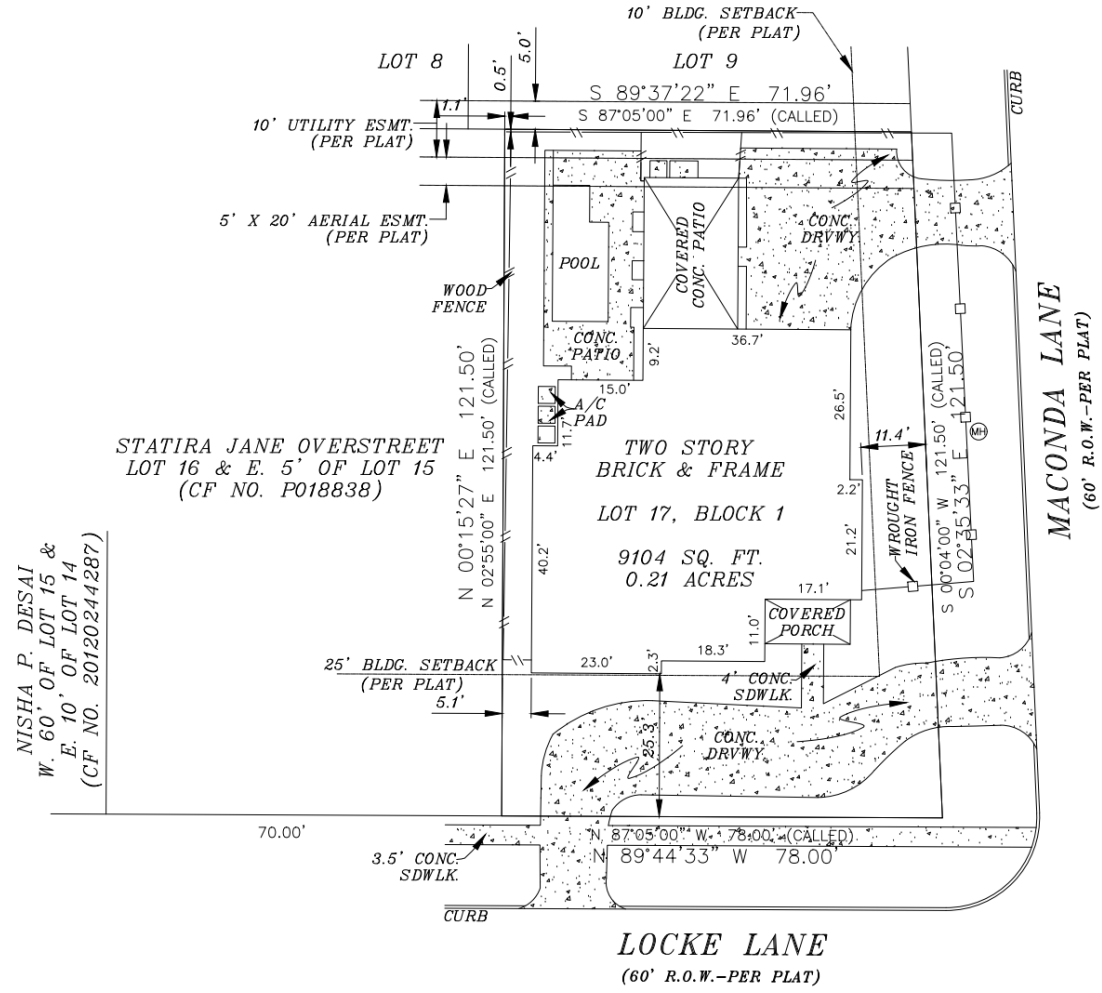
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

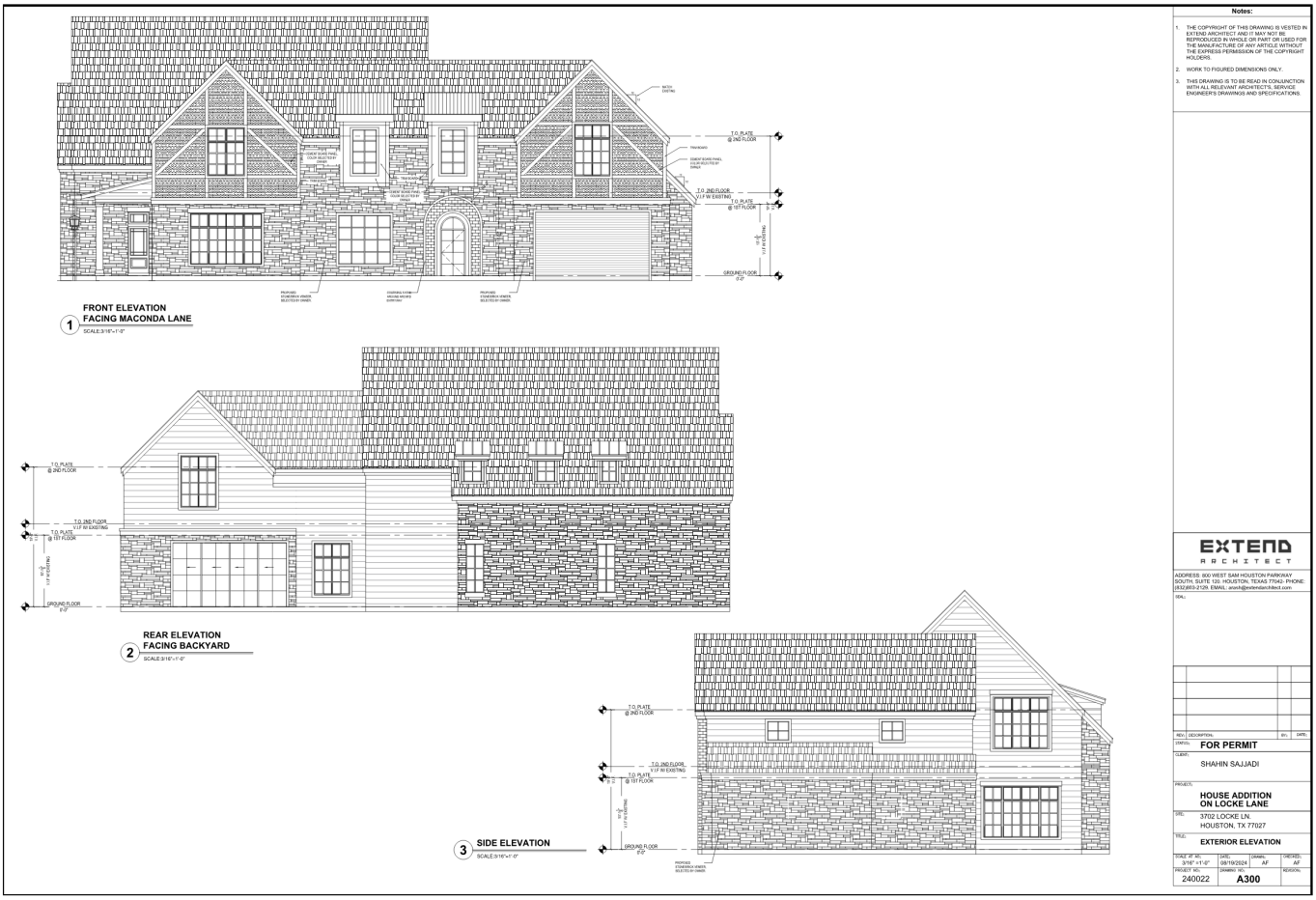
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 141

Meeting Date: 2/6/2025

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 02/06/2025

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 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

ITEM: III
Meeting Date: 02/06/2025

Houston Planning Commission

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

ITEM: III
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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.

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(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.

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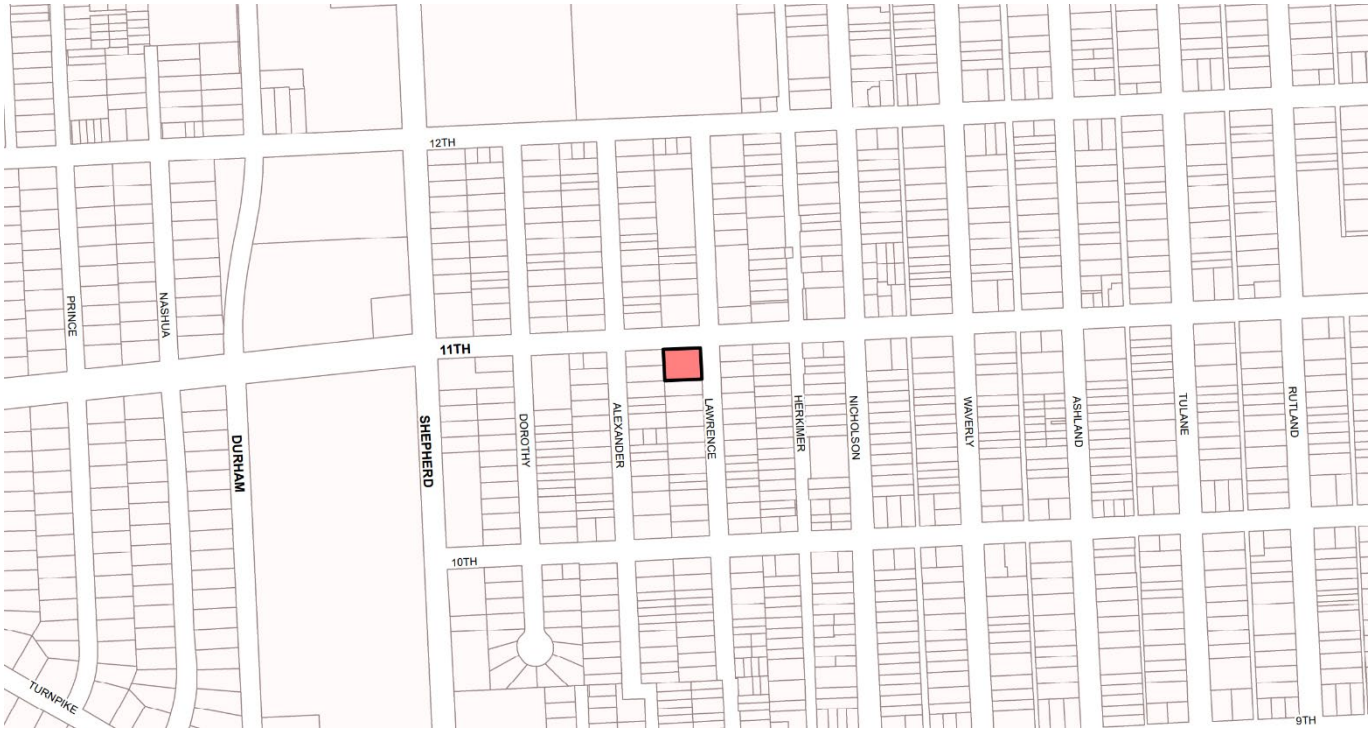
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Location Map



NORTH



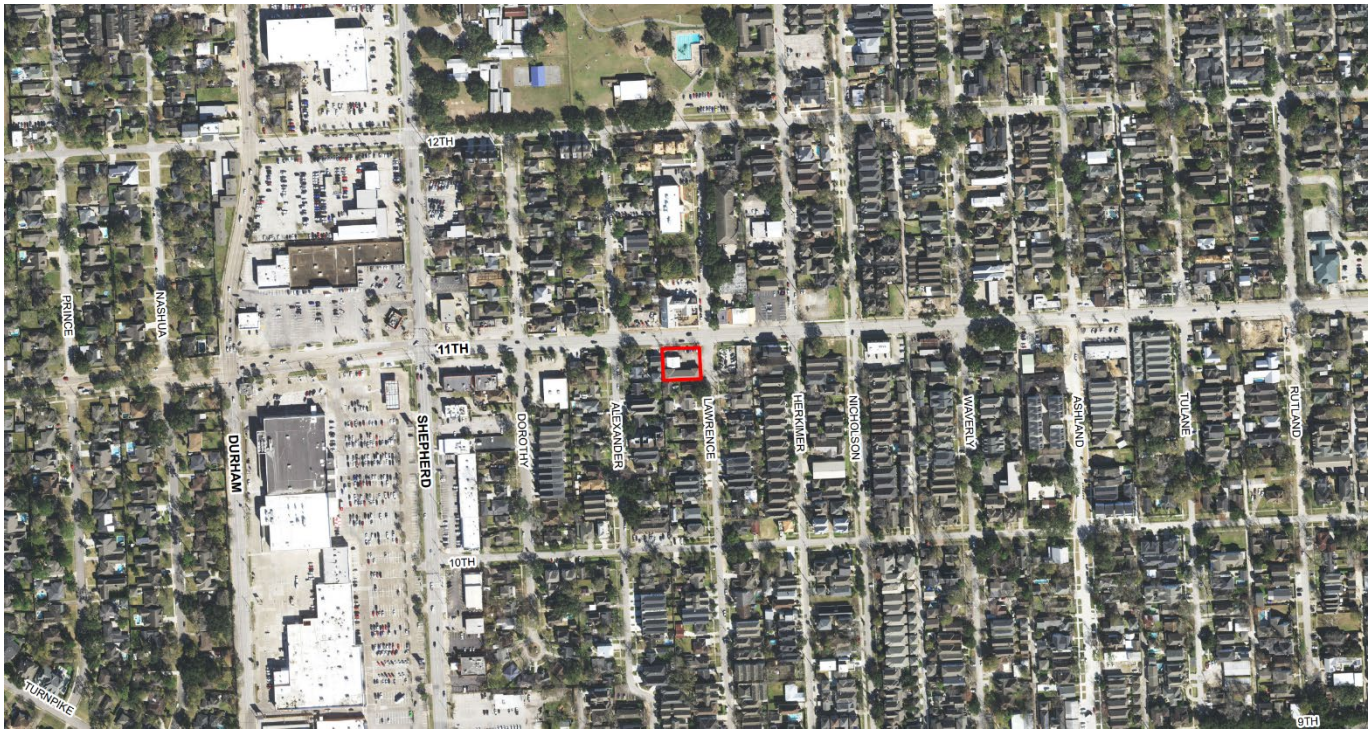
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Aerial Map



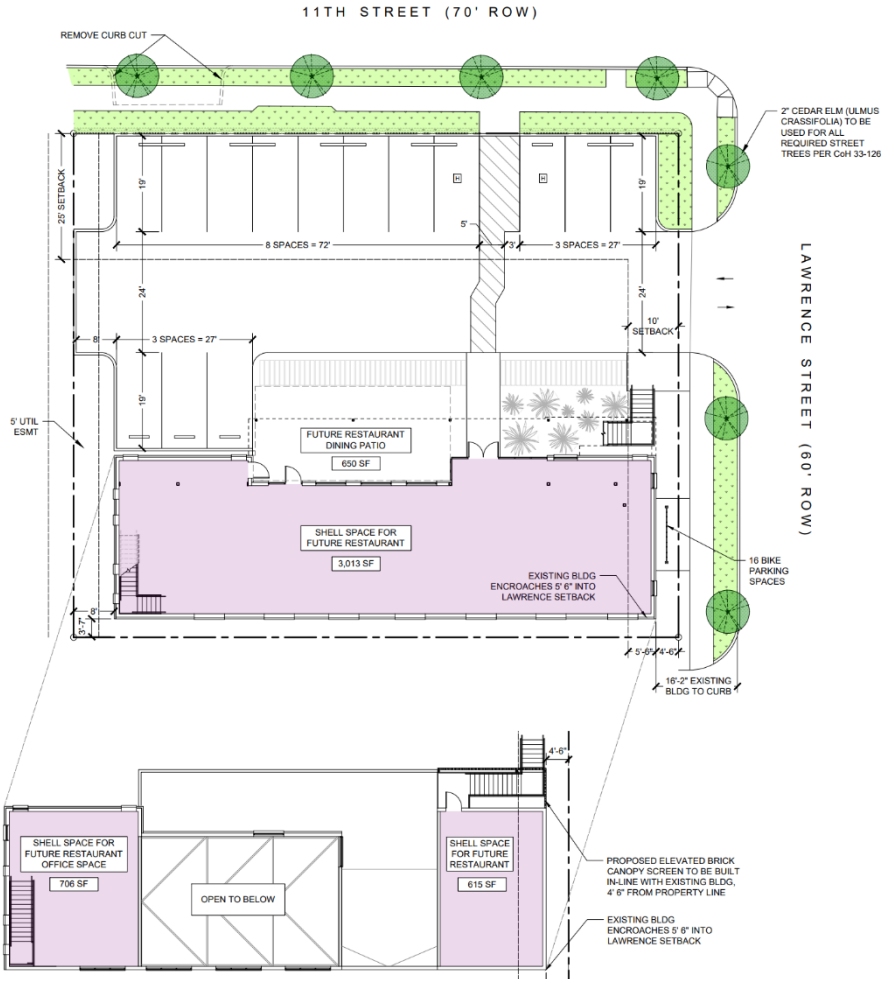
OFF-STREET PARKING VARIANCE

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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

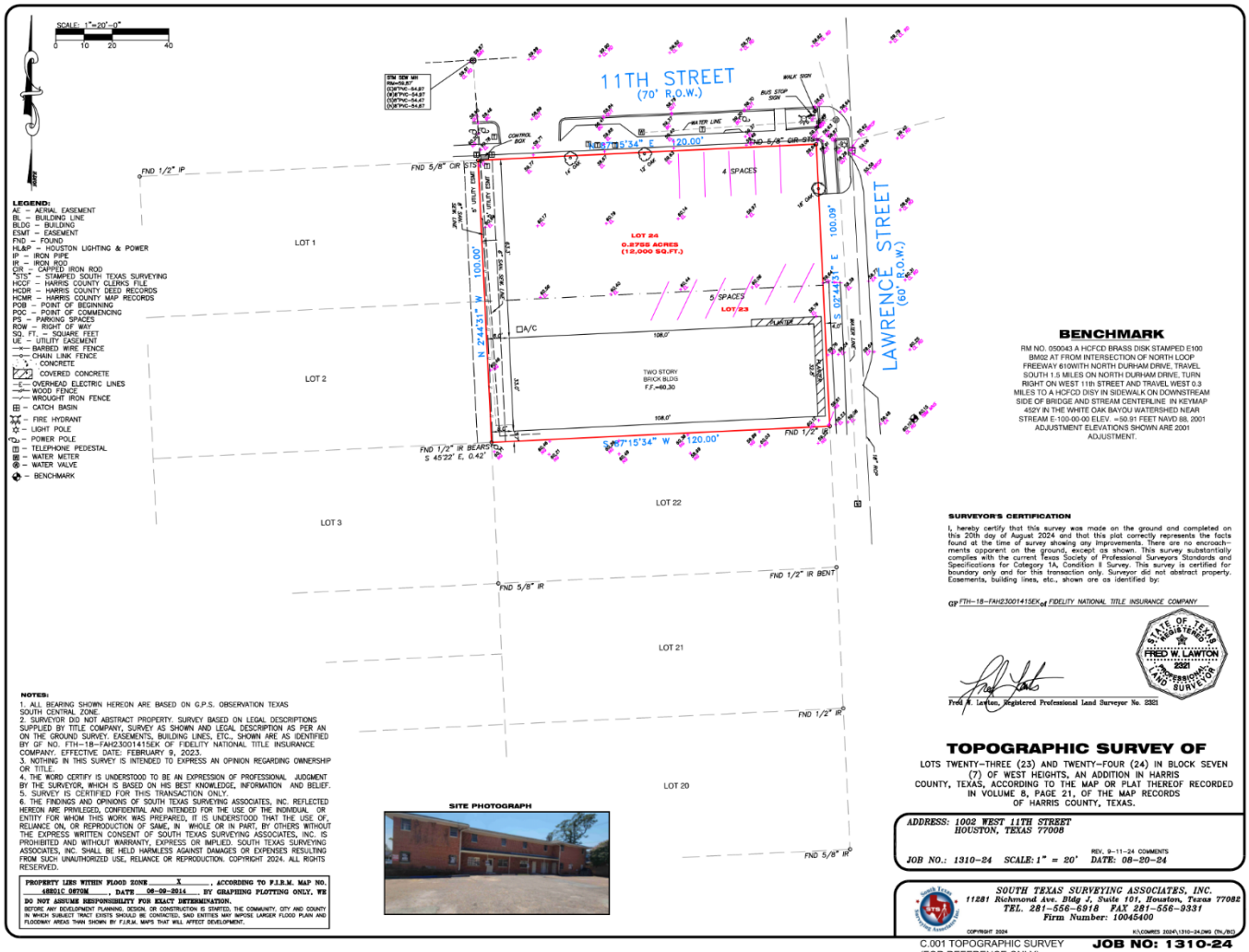
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Survey



OFF-STREET PARKING VARIANCE

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Elevations



OFF-STREET PARKING VARIANCE

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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

PLANNING & DEVELOPMENT DEPARTMENT

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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

PLANNING & DEVELOPMENT DEPARTMENT

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STANDARDS FOR VARIANCES

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(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:

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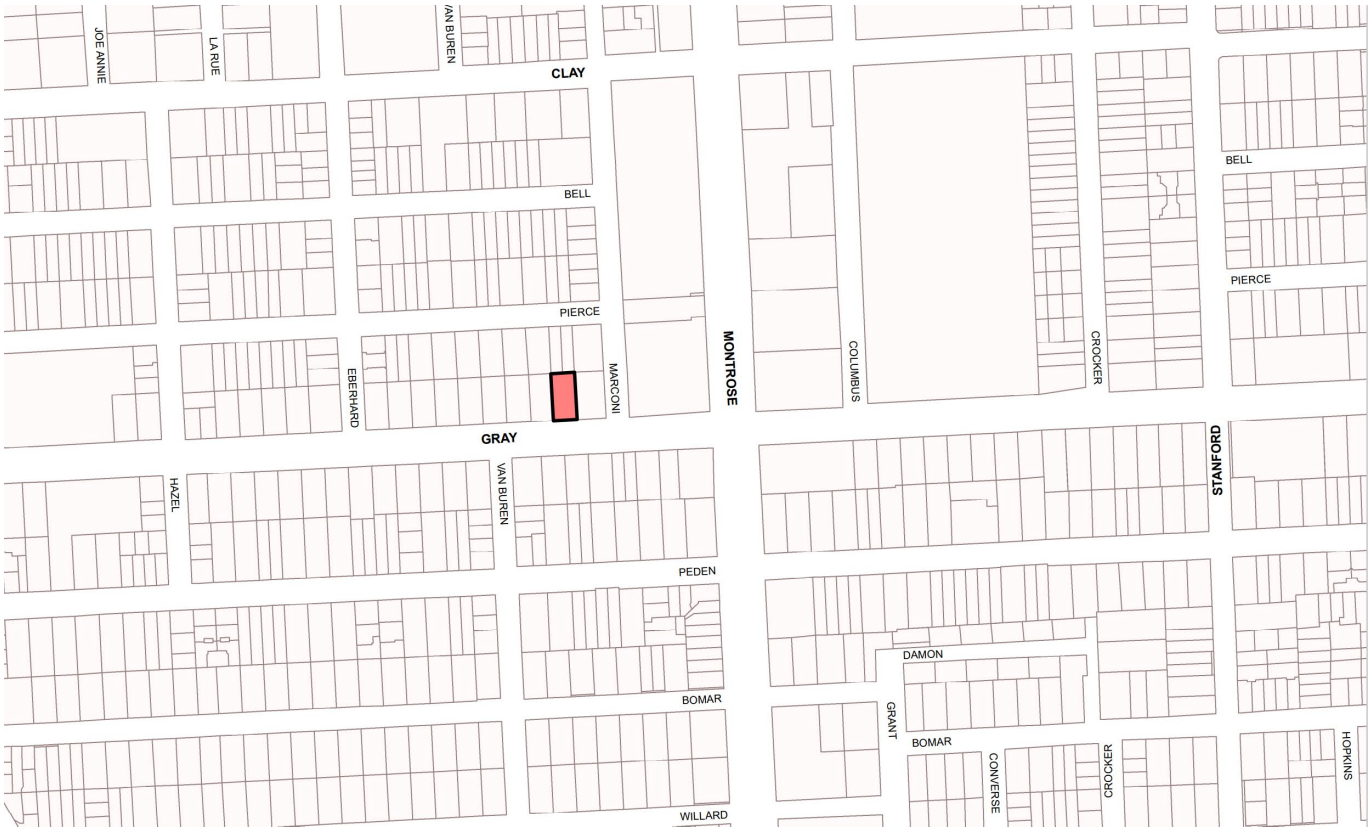
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

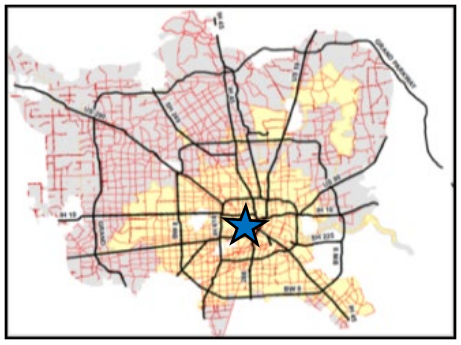
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Location Map



NORTH



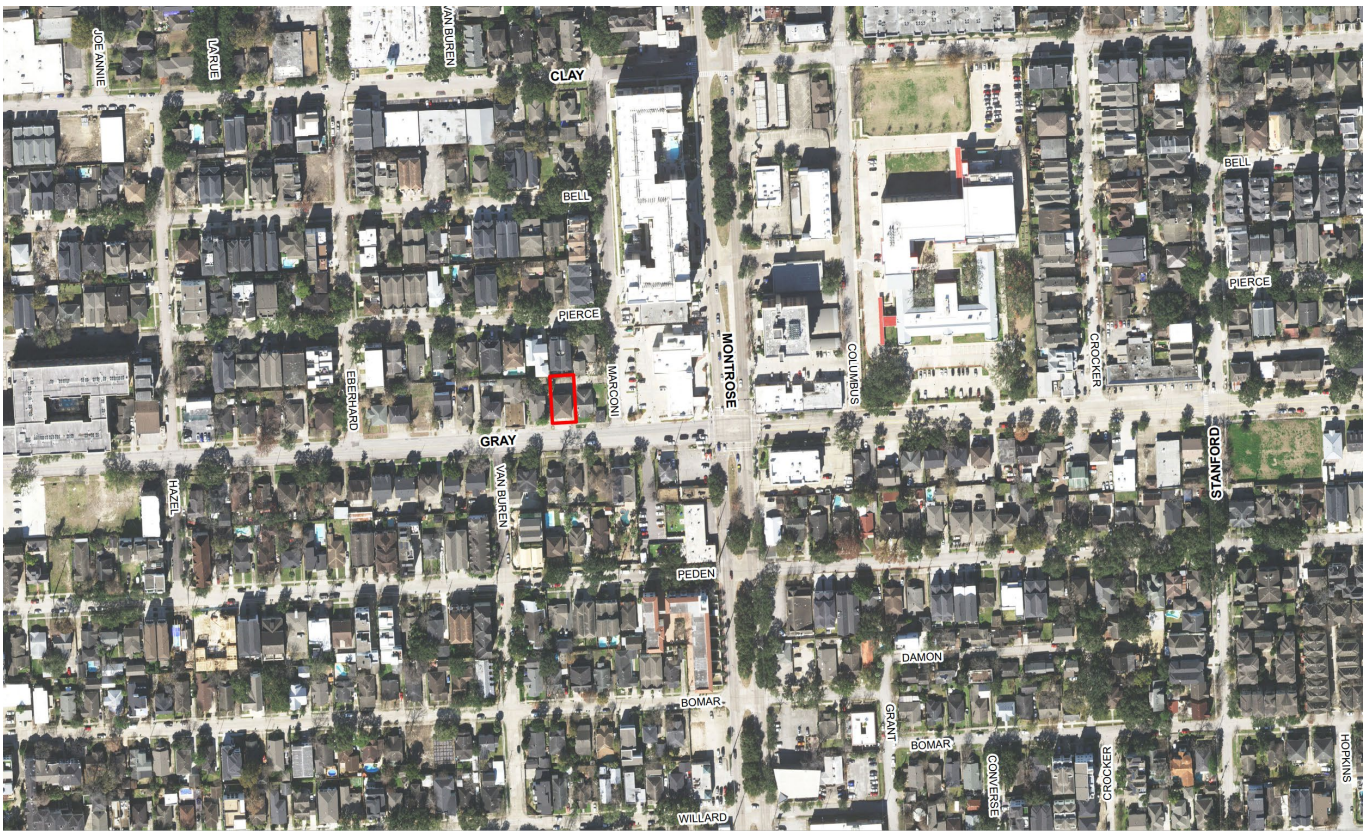
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



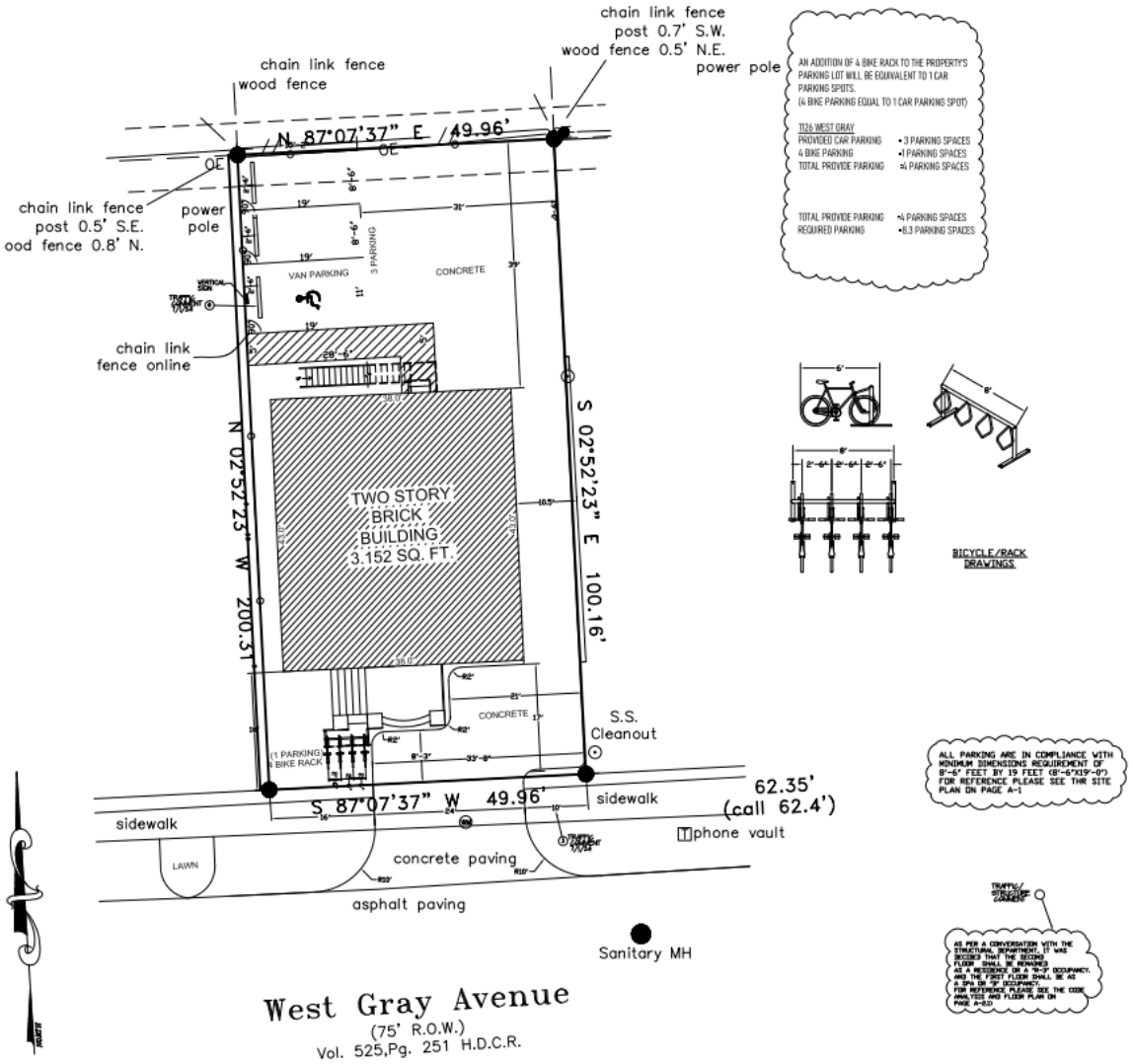
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



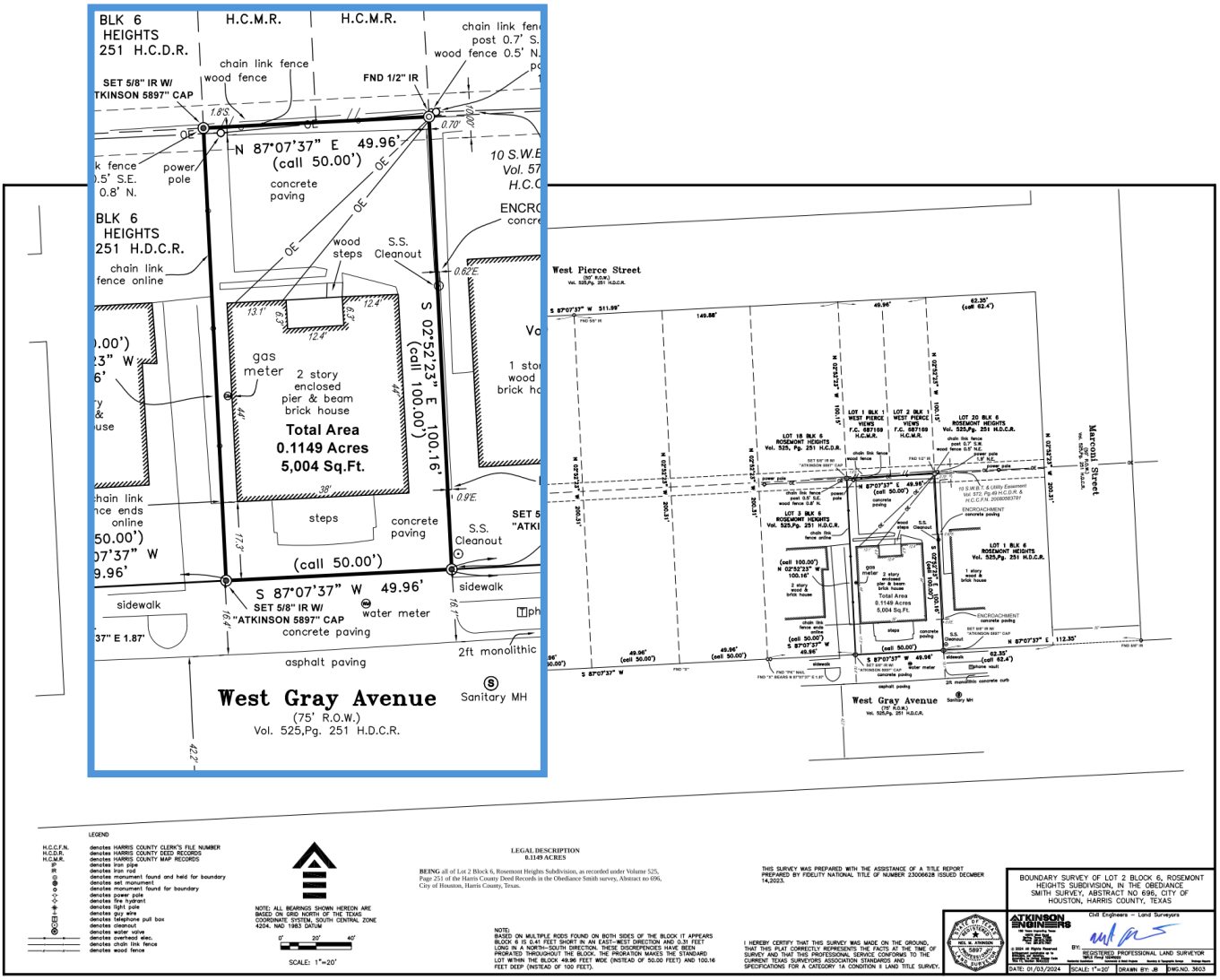
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Survey



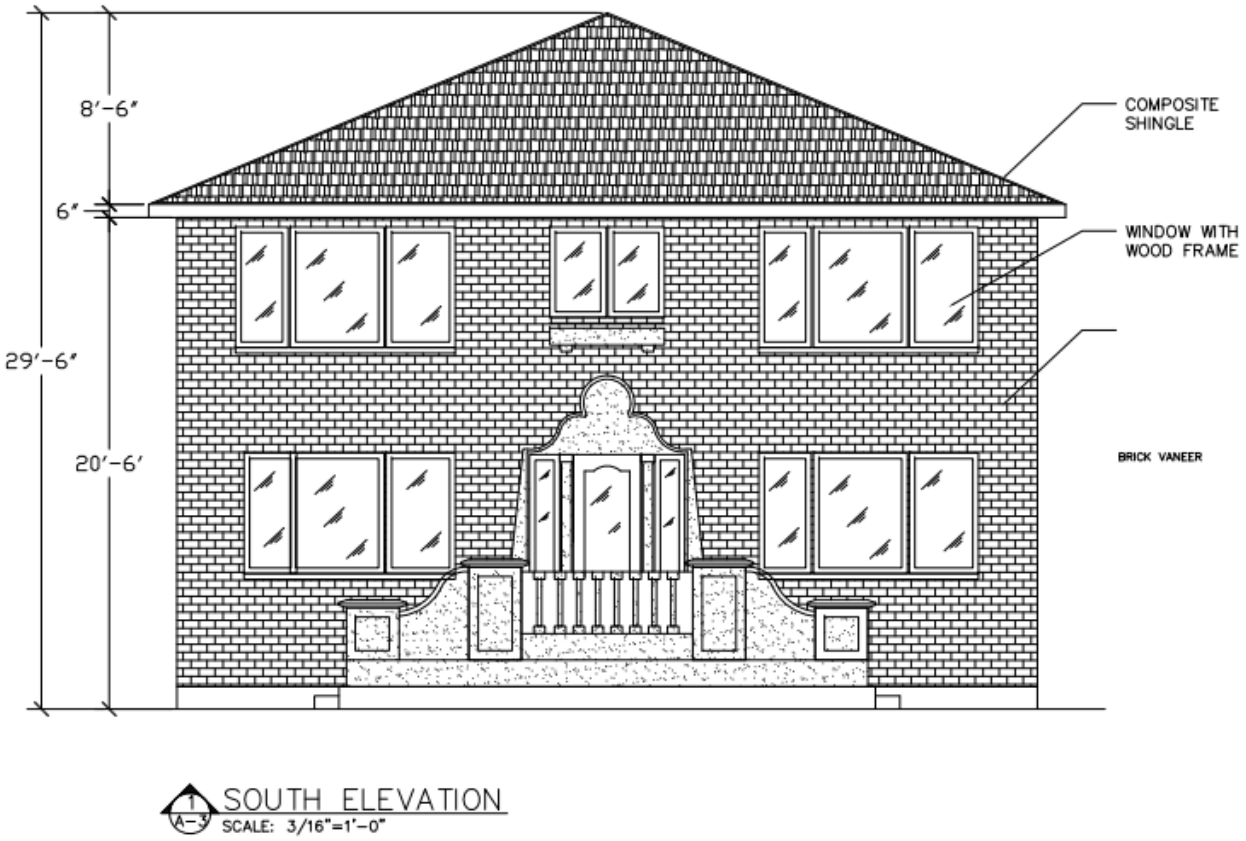
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Elevation



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 2/6/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3400 White Oak Dr	24105107	77007	5358C	439A	C

HCAD ACCOUNT NUMBER(S):	0210110000011
PROPERTY LEGAL DESCRIPTION:	LTS 11 & 12 BLK 279
PROPERTY OWNER OF RECORD:	3400 WHITE OAK LLC
ACREAGE (SQUARE FEET):	13,198
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	70’ R.O.W.
WIDTH OF EXISTING ROW PAVING SECTION(S):	43’ R.O.W.
OFF-STREET PARKING REQUIREMENT:	30 spaces
OFF-STREET PARKING PROVIDED:	17 spaces
EXISTING STRUCTURE(S) [SQ. FT.]:	9,640 sq ft
PROPOSED STRUCTURE(S) [SQ. FT.]:	9,640 sq ft

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement amount for this development from 30 required parking spaces and provide only 17 parking spaces due to the constraints of preserving the existing historic building and in accordance with the approved COA for its restoration.

CHAPTER 26 REFERENCE(S): Requirements for Certain Types of Use Classifications (26-492) Class 7. Food and Beverage: (e) Restaurant: 10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT STATEMENT OF FACTS

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

The project at this location will be utilizing the existing parking alongside the building that is in the ROW of Arlington St. As a result of that placement, the owner cannot get these spaces designated for the building renovation permit as “legal parking”. So, a variance is being requested to reduce the required parking total to align with the parking that is “provided” but not recognized and not counting towards the requirement. The owner has reduced the building rentable space by 50% to provide off-street parking totaling 17 spaces of a required 30 but requests the ROW parking of 9 spaces be credited towards the total plus 4 additional vehicle spaces. The owner is also relinquishing six (6) existing ROW parking spaces to create a street-facing greenspace.

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;

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

The building currently ONLY has parking in the COH right-of-way, and the owner is reducing the rentable space to provide off-street parking in accordance with the ordinance. The additional existing ROW parking spaces adjacent to the building is requested to be added to the parking total.

b. Strict application of the requirements of this article 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 policy;

The existing parking spaces cannot be defined as “legal” parking due to its location in the ROW adjacent to the building. This strict application of the parking designation creates a deficit of four spaces.

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

No circumstances have been imposed or created by the applicant in attempting to meet the current parking requirements. Parking, where none existed, is being created by the owner to address city and neighborhood concerns.

(3) The intent of this article is preserved;

The intent of adding legal, safe and secure parking to the neighborhood is preserved.

OFF-STREET PARKING VARIANCE

(4) **The parking provided will be sufficient to serve the use for which it is intended;**
Due to the walkable and pedestrian-oriented environment of the adjacent neighborhood, the added parking spaces will contribute to the user=friendly aspect of this development.

(5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**
The existing parking, which will be eliminated, but replaced by the proposed parking will increase the safety and public health of the site.

(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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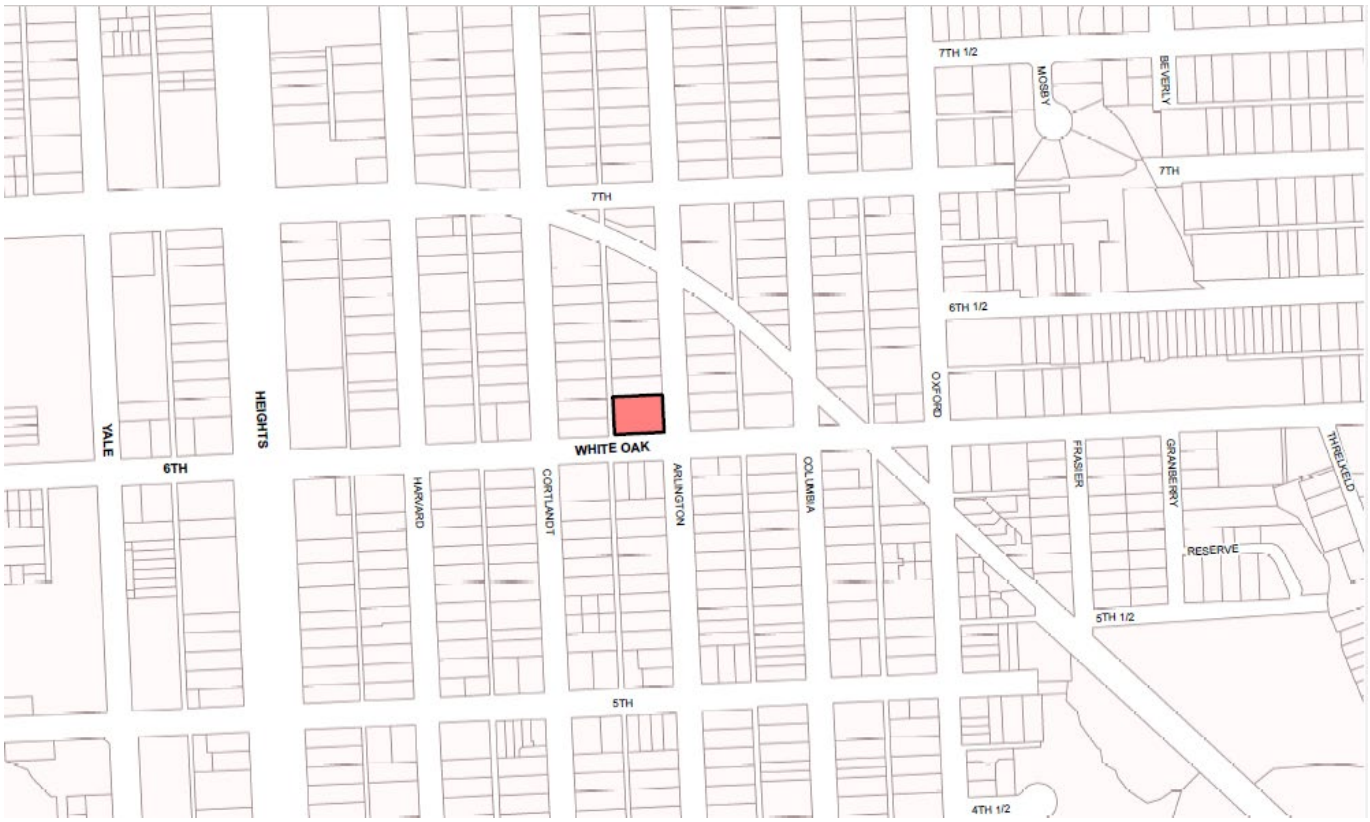
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



NORTH



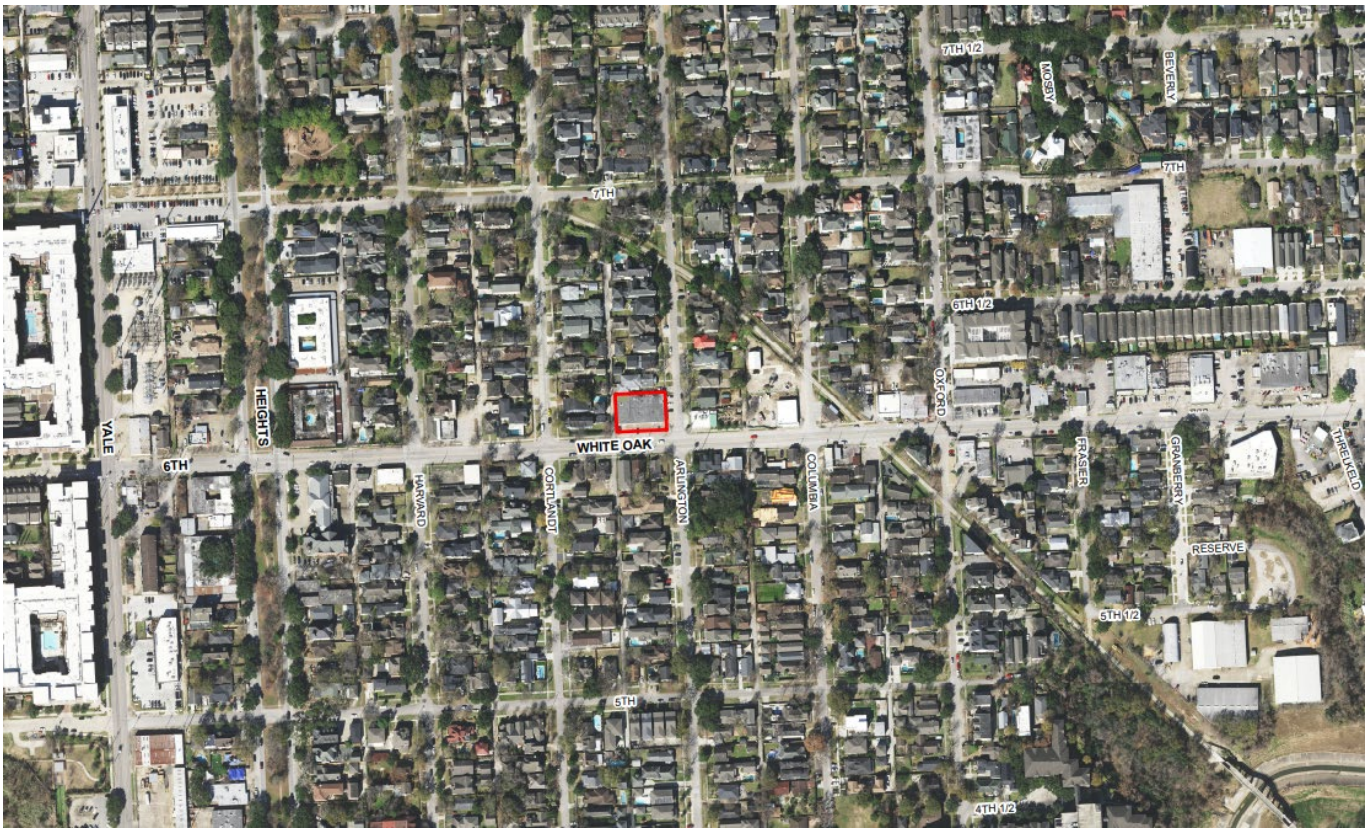
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Aerial Map



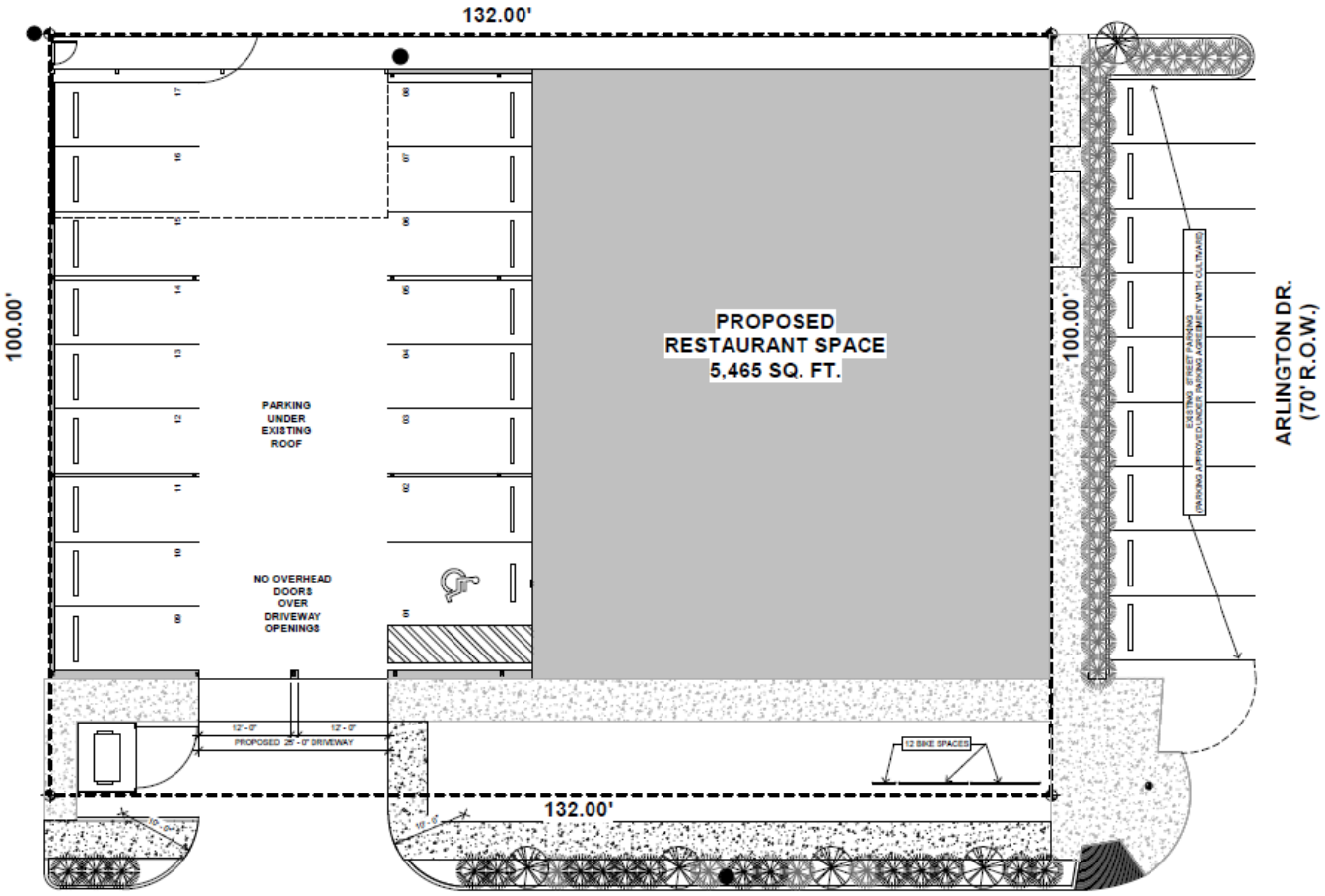
OFF-STREET PARKING VARIANCE

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Site Plan



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

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED

PER CITY OF HOUSTON ORDINANCE:
RESTAURANT: 10 SPACES/1,000SF GFA

GFA	REQUIRED	PROVIDED
5,465 SF	55	**17**

HISTORIC BUILDING REDUCTION

40% PARKING REDUCTION IS ALLOWED FOR REDEVELOPING A DESIGNATED HISTORIC BUILDING

REQUIRED	PARKING REDUCTION
55	55 - 40% = 33 SPACES

BICYCLE PARKING & SUBSTITUTIONS

1 BICYCLE SPACE REQUIRED OVER 5,000 SF GFA, SUBSTITUTE 1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% REQUIRED PARKING)

REQUIRED	PARKING REDUCTION
3	12 BIKE SPACES = 03 CARS

TOTAL PARKING PROVIDED

TOTAL PARKING MINUS SUBSTITUTED BICYCLE SPACES (INCLUDING 1 ADA SPACES)

TOTAL REQUIRED MINUS SUBSTITUTES	PROVIDED
33 - 3 = **30**	**17**

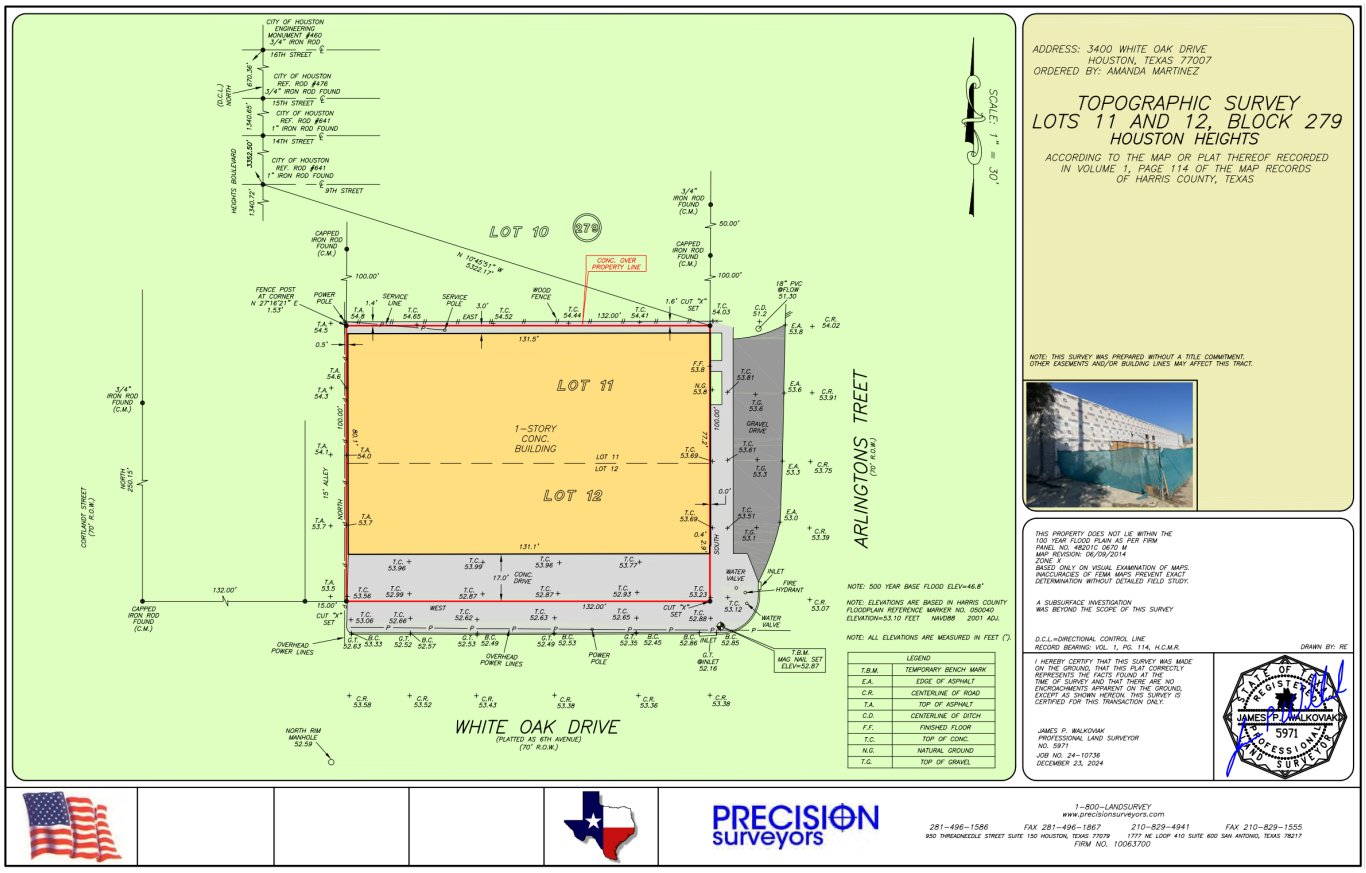
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Survey



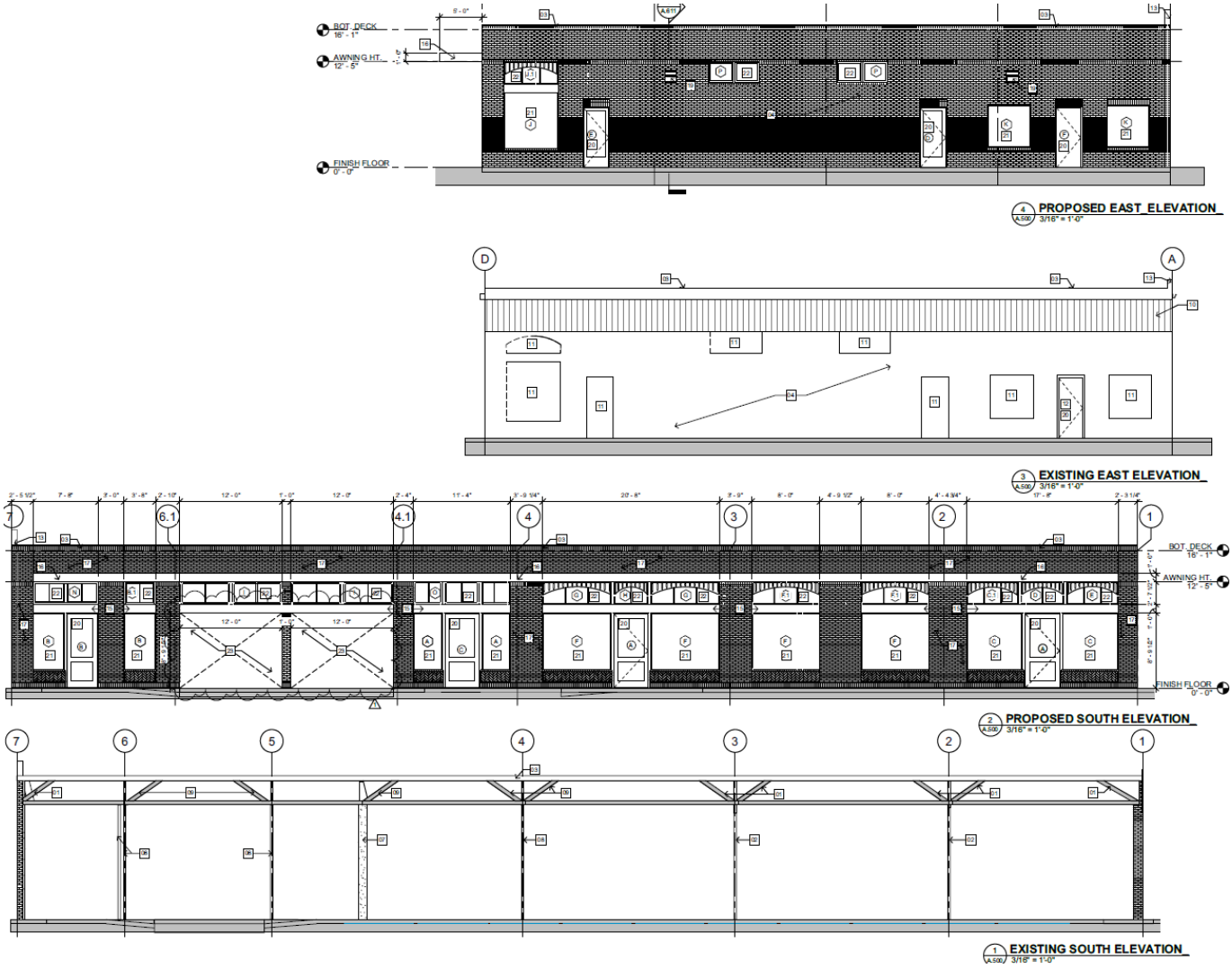
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Elevation



OFF-STREET PARKING VARIANCE