HOUSTON PLANNING COMMISSION

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Bill Baldwin
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Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
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Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
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EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

Thursday, April 3, 2025
2:30 p.m.

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission
AGENDA

Thursday, April 3, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of March 20, 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 (Aracely Rodriguez, Dorianne Powe-Phlegm, and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (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 (Ed Buckley)

II. Establish a public hearing date of May 1, 2025

a. Grand Prairie Sec 2 partial replat no 1
b. Noble Vistas
c. Padok Silver Property
d. Park Place Center
e. Porter Municipal Utility District Lift Station J
f. Spring Branch Estates Sec 2 partial replat no 8
g. Sunterra Sec 62 partial replat no 1
h. West Street Estates
i. Wickersham Estates

III. Consideration of an Off-Street Parking Variance at 4109 McKinney Street (Geoff Butler)

IV. Consideration of an Off-Street Parking Variance at 4101 San Jacinto Street (Geoff Butler)

V. Excuse the Absence of Commissioner Linda Porras-Pirtle

VI. Public Comment

VII. 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, 20 MARCH 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 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	Present at 3:22 during Item 101
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	*Absent*
Linda Porras-Pirtle	*Absent*
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	*Absent*
Libby Viera-Bland	*Absent*
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 John Brown • Suhail Kanwar

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; bid a fond farewell to Dipti Mathur, our Deputy Director of the Development Services Division. Dipti has stood before this commission faithfully for 18 years serving the city. With gratitude for her service, we wish her the best in her next role.

Approval of Minutes

Consideration of March 6, 2025, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Garza Second: Alleman Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-55)

b. Replats (56-94)

Staff recommendation: Approve Item No's. 1 – 94, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 6, 7, 8, 12, 13, 14, 15, 25, 28, 39, 40, and 51 which were removed by abstaining commissioners. Item(s) 21 was removed from a. Consent Subdivision Plat to; b. Replats.

Motion: Tahir Vote: Unanimous
Second: Robins Opposed: None

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 6, 7, 8, 12, 13, 14, 15, 25, 28, 39, 40, and 51 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

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

No item(s) were removed for separate consideration

c. Replats requiring Public Hearings with Notification

Items were taken out of order

88 Cordell Residential

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: Jones Vote: Unanimous

92 HLB Homes on Knoll Street

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Karen Maycott, applicant, available for questions

Motion: Garza Second: Robins Vote: Unanimous

83 Avalon Place partial replat no 1

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

Motion: Garza Second: Baldwin Vote: Unanimous

84 BRANDON CROSSING 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: Baldwin Vote: Unanimous

85 CANDELA SOUTH SEC 2 PARTIAL REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Jones Second: Alleman Vote: Unanimous

86 CATALINA ESTATES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Miguel Lopez, Karen Renee Trevino – Salgado, Edmund Trevino, opposed
Motion: Garza Second: Stein Vote: Unanimous

87 CAYWOOD ESTATES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mike Guff, undecided
Motion: Jones Second: Garza Vote: Unanimous

89 FULTON PLACE TOWNHOMES REPLAT NO 1
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Carlos Espinoza, Aimee Kalos, Sara Harpole, Todd Blitzer, Edward Hynes, applicants
Motion: Stein Second: Robins Vote: Unanimous

90 HIGHLAND VILLAGE PARTIAL REPLAT NO 3
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Garza Second: Heisch Vote: Unanimous

93 LAUREL PLACE RESERVES – Withdrawn

91 HLB Homes on Brinkley

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Karen Maycott, applicant, available for questions

Motion: Garza Second: Jones Vote: Unanimous

94 Orange Grove Sec 2 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): Joyce Owens, applicant, available for questions

Motion: Mandapaka Second: Tahir Vote: Unanimous

95 Poundbury Sec 1 replat no 1

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

Motion: Jones Second: Alleman Vote: Unanimous

96 Shadyvilla Addition no 1 partial replat no 5

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: Khaleeq Second: Garza Vote: Unanimous

97 Southgate partial replat no 7

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant, available for questions

Motion: Sigler Second: Colvard Vote: Unanimous

98 Tweens

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: Garcia Second: Jones Vote: Unanimous

99 Whispering Oaks Townhouses

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: Stein Vote: Unanimous

d. Subdivision Plats with Variance Requests

100 Bridge Creek Village Sec 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: Mandapaka Second: Tahir Vote: Unanimous

101 Garrett Road Mini Storage
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant
Motion: Mandapaka Second: Robins Vote: Carried Opposed: Rosenberg

Item(s) 102 and IV were taken together at this time

102 Hotel Daphne
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.

IV Hotel Daphne
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Chuck Davis, Ben Ackerley, applicants
Motion: Baldwin Second: Rosenberg Vote: Unanimous

103 Katy Grand Village Sec 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: Mandapaka Second: Garza Vote: Unanimous

104 Memorial Town Square

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): Kristen Washam, Ann Givens – opposed, Gerold Grissom, applicant

Motion: Robins Second: Stein Vote: Carried
Abstaining: Heisch Opposed: Rosenberg

105 Mister Car Wash Crosstimbers

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, with the condition to remove the fencing.
Speaker(s): Roger Blair, applicant

Motion: Colvard Second: Hines Vote: Carried Opposed: Rosenberg

106 Paloma Water Plant Site

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: Heisch Second: Mandapaka Vote: Unanimous

107 Porter Municipal Utility District Lift Station P

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: Heisch Second: Robins Vote: Carried

Item(s) 108 and V were taken together at this time

108 Reserve at Houston Heights

Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.

V Reserve at Houston Heights

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Tracy Youngblood – applicant, Kevin Stricklin, Kenneth Williams – supportive, Niomie Dvoretsky, Rachel Dvoretsky, Nick Purcell, Kennith, Williams, Rachael Humphries, Shilen Patel – opposed

Motion: Colvard Second: Tahir Vote: Carried Abstaining: Heisch

109 Richey Ella Distribution Center

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: Garza Second: Stein Vote: Unanimous

110 Shops at Newport

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: Colvard Vote: Unanimous

111 Spring High School

Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None

Motion: Mandapaka Second: Garza Vote: Unanimous

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

112 Gebhart Residence

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): Ray Gebhart, applicant

Motion: Sigler Second: Rosenberg Vote: Unanimous

113 Ranch Center

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

Motion: Mandapaka Second: Alleman Vote: Unanimous

g. Extensions of Approval

114	Addicks Business LLC	Approved
115	Anniston Sec 17	Approved
116	Central Park West Sec 4 replat no 1	Approved
117	CyTex RV and Boat Storage	Approved
118	East River Sec 3	Approved
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	Approved
120	Expedia Towing	Approved
121	Generation Plaza	Approved
122	Harris County WCID No 36 Bandera Lift Station	Approved
123	KJM 10 Investments	Approved
124	Lively Acres	Approved
125	Mission West Plaza	Approved
126	Park 3A Development	Approved
127	Porter 494 Property LLC	Approved
128	QuikTrip Store 4622	Approved
129	Saint Jonah Orthodox Church	Approved
130	Solis Estate	Approved
131	Telge Ranch North Sec 2	Approved
132	Tenfold Properties	Approved
133	Vincent Meadows	Approved
134	West Bend Sec 1 partial replat no 2	Approved
135	West Road Commons	Approved

h. Name Changes – None

i. Certification of Compliance

136	21229 Punkin Street	Approved
137	26965 Peach Creek Drive	Approved
138	21436 and 21343 Punkin Street	Approved
139	20225 South Hillcrest Dr	Approved
140	20831 McGager Drive	Approved

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 114 – 140.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Garza Second: Khaleeq Vote: Carried
Abstaining: Heisch, 115, 116, 118, and 119; Sigler 118

k. Development Plats with Variance Requests

141 4532 Bryn Mawr Lane
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): None
Motion: Robins Second: Jones Vote: Unanimous

142 1803 Seaspray Court (DEF1)
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): None
Motion: Baldwin Second: Colvard Vote: Unanimous

143 1630 1/2 Tabor Street
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): None
Motion: Baldwin Second: Tahir Vote: Unanimous

II. Establish a public hearing date of April 17, 2025

a. Caywood Park
b. Crestview Crossing
c. Grand Prairie Sec 5 partial replat no 1
d. Haven Homes at Homewood
e. Laurel Place Reserves
f. Reisu Plaza
g. Timbergrove Manor partial replat no 2
h. Washington Terrace partial replat no 12
i. Willowcreek Ranch Sec 7 partial replat no 1

Commission action: Accepted the April 17th public hearing date for Item II, a-i.
Speaker(s): None
Motion: Heisch Vote: Unanimous
Second: Garza Opposed: None

III. Consideration of an Off-Street Parking Variance at 4109 McKinney Street

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Paul Zepeda, Michael Zepeda – opposed, Tim Cisneros, Louis Villarreal, Jasmin Roan, Amanda Mendez, David Cisneros, applicant, Ulisis Flores – supportive
Motion: Khaleeq Vote: Unanimous
Second: Baldwin Opposed: None

IV. Public Hearing and consideration of Hotel Daphne located at 347 W. 20th Street

Item IV was taken with Item 102 above.

V. Public Hearing and Consideration of Reserve at Houston Heights Hotel located at 1311 ½ N. Shepherd Drive

Item V. was taken with Item 108 above.

VI. Public Hearing and Consideration of a Special Minimum Lot Size for the 3000 Block of Southmore Boulevard in the Riverside Extension and Lubbock Subdivisions

Staff recommendation: Forwarding the application to City Council for approval.
Commission action: Approved staff recommendation.
Speaker(s): Sharon Evans-Brooks, Karen Kelley, Hal Kuehn – supportive, Jamila Glover – applicant

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

VII. Public Comment – None

VIII. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 5:47 PM.

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

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral
1	Airline Transportation and Drainage Operations	C3P	DEF1
2	Almeda Elaine Companies	C2	
3	Atlas Business Park	C2	
4	Bohorquez Residences	C2	
5	Brandon Crossing replat no 1	C3F	
6	Bridgeland Central Sec 4	C3F	
7	Bridgeland Pollinator Drive Street Dedication Sec 4	SP	
8	Candela South Sec 2 partial replat no 1	C3F	
9	Caywood Estates	C3F	
10	Conley Place	C3F	
11	Cypresswood Golf Club	C2	DEF2
12	Elyson Heritage Boulevard Street Dedication Sec 2	SP	
13	Emerald Meadows Sec 2	C3F	
14	Fort Bend County MUD no 24 Water Plant no 1	C2	
15	Huffman Plains	C2	
16	Jasmine Heights South Sec 1	C3F	
17	Kirby Business Center	C2	
18	Lamar Consolidated ISD Campus Complex Sec 1	C3F	
19	Langston Place Sec 1 partial replat no 2	C3F	
20	Legacy Park On Dunson Glen	C3P	
21	Legacy Park on Hafer Road Sec 1	C3P	
22	Legacy Park on Hafer Road Sec 2	C3P	
23	Marcella Addition	C2	
24	Mason Garden Place	C3F	
25	McFadden Northpark Properties	C2	
26	Mound Road Street Dedication Sec 6	SP	
27	Navajo Place Sec 1 partial replat no 2	C3F	
28	Northfield Estates	C3F	
29	Orange Grove Sec 2 partial replat no 2	C3F	
30	Paloma Sec 1	C3F	
31	Prairie Run Lane Street Dedication	SP	
32	Redbud Sec 5	C3F	
33	Rena Properties LP	C2	
34	Residences at Almeda	C3F	
35	Royal Pines GP	GP	
36	Sanford Farms Sec 3	C3F	
37	Sanford Farms Sec 4	C3F	
38	Southghate partial replat no 7	C3F	
39	St Johns of The Cross	C2	DEF1
40	Sunset Valley East GP	GP	

Item No.	Subdivision Plat Name	App Type	Deferral
41	SurePoint Fall Creek Storage	C2	
42	Tower Lodge	C3F	
43	Tweens	C3F	
44	WALIPP Senior Residence Grantwood Street Expansion	C2	
45	WALIPP Senior Residence Scott Street Expansion	C2	
46	Westray Reserve	C2	

B-Replats

47	Adams Place	C2R	
48	Archer Meadows	C2R	
49	Barclay Place Square	C2R	
50	Bobcat of Houston replat no 1	C2R	
51	Burhani Park	C3R	
52	Carrillo Estates at Farmers	C2R	
53	Chisum Villas	C2R	DEF2
54	Crossing at Cinco Ranch partial replat no 5	C2R	
55	Cypress Forest Sec 1 partial replat no1	C2R	
56	Elite Square at San Jacinto	C2R	DEF1
57	Espree Estates	C2R	
58	Estates At De Priest Street	C2R	
59	Estates At Eastover Street	C2R	
60	Europe Motor Cars	C2R	
61	Foster Place Crossing	C2R	
62	Fowler Landing	C2R	
63	Greenwood Steele Myrtle Park Addition	C2R	
64	Greenwood Vallier Myrtle Park Addition	C2R	
65	Heights Village	C2R	
66	Heslep Garden Homes	C2R	
67	Hidden Valley Estates	C2R	
68	Higgins Court	C2R	
69	Hive	C2R	
70	HLB Homes on Bennington	C2R	DEF1
71	Housley Village Estate	C2R	
72	International Swaminarayan Satsang Org	C2R	
73	Ira Lee Estates	C2R	
74	Kennedy Estates	C2R	
75	Knoxwood	C2R	
76	Lanewood Street Views	C2R	
77	Lanza Plaza replat no 1 and extension	C3R	
78	Lincoln City Court	C2R	
79	Lincoln City Villas	C2R	
80	LIZ Esters Estates	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
81	Lone Wolf Waterfront	C3R	DEF1
82	Luxury Gardens	C2R	
83	Lydia Villas	C2R	
84	Mainer Cove	C2R	
85	Masonbell Plaza Partial replat no 2	C2R	
86	Maxroy Craftman Heights	C2R	
87	Melmar Industries	C2R	
88	Middle Residences	C2R	
89	Milby Point	C2R	
90	Nicholes Garden	C2R	
91	Nicholes Villas	C2R	
92	Noel Court	C2R	DEF1
93	Noel Village	C2R	
94	Peckham Place	C2R	
95	Portsmouth Circle	C2R	
96	Quenby Manor	C2R	
97	Reserve at Airline and Tina	C2R	DEF2
98	Reserve at East Tidwell	C2R	
99	Reserves at Greens Crossing Boulevard	C3R	
100	Residence at Teton	C2R	
101	Residences on 24th	C2R	
102	Robertson Homes	C2R	
103	Shady Trees Place	C2R	
104	Southerland Warehouse Development	C2R	DEF1
105	Southmont Addition Annex no 4 partial replat no 2	C2R	
106	Sugarland Point	C3R	
107	Sungro Suburban	C2R	DEF2
108	Three Men Movers Headquarters	C2R	
109	Trinity Gardens Villas	C2R	
110	Trotwood Grove	C2R	
111	Village at Mansfield	C3R	DEF2
112	Villas at Scott	C2R	
113	Vincent Meadows	C2R	
114	West Airport Retail Ventures partial replat no 1	C2R	
115	Wileyvale Plaza Estates	C2R	DEF1
116	Williams Estates	C2R	

C-Public Hearings Requiring Notification

117	Airport Gardens partial replat no 2	C3N	
118	Avalon Place partial replat no 1	C3N	DEF1
119	Blue Creek Water Plant	C3N	
120	Dearborn Place partial replat no 5	C3N	

Item No.	Subdivision Plat Name	App Type	Deferral
121	Genoa at Barberry	C3N	
122	Grand Prairie Sec 2 partial replat no 1	C3N	
123	Highland Village partial replat no 3	C3N	DEF2
124	McKinney Enclave	C3N	
125	North Durham Estates replat no 1	C3N	
126	Palucho Estate at Caddo Road	C3N	
127	QuikTrip Store 4638	C3N	
128	UHaul Moving and Storage of Hiram Clarke	C3N	

D-Variances

129	East Aldine Estates	C3R	
130	Extra Space Storage Main	C2	
131	Lavergne Square	C2R	
132	Mills Road Industrial GP	GP	
133	Reserve at Houston Heights	C2R	DEF1
134	Salam Homes for Youth LLC	C2R	
135	Spring High School	C2	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

136	Nguyen and Pham Development at Brownie Campbell Road	C2	

G-Extensions of Approval

137	Cypress Rosehill Reserve	EOA	
138	E and E Aviation	EOA	
139	Gated Rentals Crosby	EOA	
140	Katy Kingsland	EOA	
141	La Quinta Luna	EOA	
142	Lexington Corner	EOA	
143	LRE Reserve	EOA	
144	Robbins Estates at Riley Fuzzel Road	EOA	
145	Sheltering Harbour	EOA	
146	Summit Energy Houston	EOA	
147	Summit Energy Houston Old Richmond	EOA	
148	Sunset Valley Lift Station	EOA	
149	Sunset Valley Water Plant	EOA	
150	Supermax Self Storage	EOA	
151	Vikings Reserve	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
152	Wisenbaker Reeveston	EOA	

H-Name Changes

None

I-Certification of Compliance

153	20831 McGager Drive	COC	
154	24248 and 24260 E Terrace Drive	COC	
155	20610 Ravenwood Drive	COC	

None

J-Administrative

None

K-Development Plats with Variance Requests

156	6618 Briar Glade Drive	DPV	
157	127 Warrenton Drive	DPV	
158	3779 Syracuse Street	DPV	

Off-Street Parking Variance

III	4109 McKinney Street (DEF 1)	PV	
IV	4101 San Jacinto Street	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Airline Transportation and Drainage Operations (DEF1)	2025-0229	C3P	Harris	City	413T	12.10	11.94	0	Huitt-Zollars, Inc.	Huitt-Zollars, Inc.
2	Almeda Elaine Companies	2025-0529	C2	Harris	City	572V	3.89	3.89	0	Ramon and Norma Cantu	Civil-Con Consultants, LLC
3	Atlas Business Park	2025-0595	C2	Harris	ETJ	370H	9.05	9.05	0	Blue Kite	Unicorn Service Solutions
4	Bohorquez Residences	2025-0563	C2	Harris	ETJ	367A	4.15	0.00	4	C-Two Village, LLC	HRS and Associates, LLC
5	Brandon Crossing replat no 1	2025-0611	C3F	Harris	City	533Y	0.23	0.00	4	Integrity Rock Construction	South Texas Surveying Associates, Inc.
6	Bridgeland Central Sec 4	2025-0540	C3F	Harris	ETJ	365M	6.51	1.73	34	Bridgeland Development, LP a Maryland limited partnership	BGE, Inc.
7	Bridgeland Pollinator Drive Street Dedication Sec 4	2025-0571	SP	Harris	ETJ	365S	1.52	0.00	0	Bridgeland Development, LP	Costello, Inc.
8	Candela South Sec 2 partial replat no 1	2025-0608	C3F	Fort Bend	ETJ	524X	0.36	0.00	2	JDS Nursery Tract South, LLC	Quiddity Engineering - Katy
9	Caywood Estates	2025-0575	C3F	Harris	City	451X	0.17	0.00	2	Shastar Holdings LLC	Total Surveyors, Inc.
10	Conley Place	2025-0359	C3F	Harris	City	533Q	0.12	0.00	3	Shoaib Ahmed	STUPA INTERNATIONAL LLC
11	Cypresswood Golf Club (DEF2)	2025-0375	C2	Harris	ETJ	334G	27.23	27.23	0	Foresight Golf	Conley Land Services, LLC
12	Elyson Heritage Boulevard Street Dedication Sec 2	2025-0599	SP	Harris	ETJ	404M	1.50	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
13	Emerald Meadows Sec 2	2025-0481	C3F	Harris	City	574K	27.82	9.67	113	Meritage Homes of Texas	LJA Engineering, Inc.- (Houston Office)
14	Fort Bend County MUD no 24 Water Plant no 1	2025-0598	C2	Fort Bend	ETJ	611K	2.36	2.36	0	FBMUD24	LJA Engineering, Inc.- (Houston Office)
15	Huffman Plains	2025-0566	C2	Harris	ETJ	298H	2.50	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
16	Jasmine Heights South Sec 1	2025-0546	C3F	Harris	ETJ	446A	33.83	2.51	149	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
17	Kirby Business Center	2025-0625	C2	Harris	City	572M	15.30	15.30	0	Hanover Company	Windrose
18	Lamar Consolidated ISD Campus Complex Sec 1	2025-0545	C3F	Fort Bend	ETJ	524R	173.00	160.19	0	Lamar CISD	McKim and Creed
19	Langston Place Sec 1 partial replat no 2	2025-0534	C3F	Harris	City	574U	0.51	0.01	3	Aldo Guerra	Patrick Planning Services, LLC
20	Legacy Park On Dunson Glen	2025-0525	C3P	Harris	ETJ	332X	8.97	2.61	72	DR Horton	Vogler & Spencer Engineering, Inc.
21	Legacy Park on Hafer Road Sec 1	2025-0547	C3P	Harris	ETJ	332P	10.14	3.85	77	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
22	Legacy Park on Hafer Road Sec 2	2025-0548	C3P	Harris	ETJ	332P	6.64	2.27	61	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
23	Marcella Addition	2025-0517	C2	Harris	City	494B	0.26	0.00	1	DSW Homes	Cobalt Engineering & Inspections LLC
24	Mason Garden Place	2025-0621	C3F	Harris	ETJ	486B	1.43	0.36	14	Y-Square Design LLC	Chesterfield Development Services
25	McFadden Northpark Properties	2025-0531	C2	Montgomery	ETJ	296U	5.20	5.20	0	McFadden Northpark Properties	Washburn & Co. Land Survey
26	Mound Road Street Dedication Sec 6	2025-0616	SP	Harris	ETJ	366B	6.17	0.00	0	Dunham Pointe Development LLC a Texas limited liability company	BGE, Inc.
27	Navajo Place Sec 1 partial replat no 2	2025-0427	C3F	Harris	ETJ	249T	11.82	0.00	7	JOLLEY	C & C Surveying, Inc
28	Northfield Estates	2025-0551	C3F	Harris	City	570B	19.57	8.32	22	Flix Land Holdings, LLC; Community Kollel of Houston	BGE, Inc.
29	Orange Grove Sec 2 partial replat no 2	2025-0628	C3F	Harris	ETJ	414K	1.75	0.22	15	DM Contractors, LLC	Owens Management Systems, LLC
30	Paloma Sec 1	2025-0602	C3F	Harris	ETJ	323E	51.97	37.21	82	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
31	Prairie Run Lane Street Dedication	2025-0604	SP	Harris	ETJ	325C	0.11	0.00	0	VPTM BAUER HOCKLEY LB, LLC	Quiddity Engineering - Katy
32	Redbud Sec 5	2025-0603	C3F	Harris	ETJ	325C	17.50	5.36	53	VPTM BAUER HOCKLEY LB, LLC	Quiddity Engineering - Katy
33	Rena Properties LP	2025-0552	C2	Harris	ETJ	290L	16.78	16.78	0	RENA PROPERTIES LP	Civil-Surv Land Surveying, L.C.
34	Residences at Almeda	2025-0614	C3F	Harris	City	574N	1.00	0.05	11	New Era Development	New Era Development & Land Services
35	Royal Pines GP	2025-0610	GP	Montgomery	ETJ	297E	150.00	0.00	0	Ashton Woods	Meta Planning + Design LLC
36	Sanford Farms Sec 3	2025-0623	C3F	Harris	ETJ	323F	24.95	1.55	118	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
37	Sanford Farms Sec 4	2025-0627	C3F	Harris	ETJ	323F	21.93	2.48	97	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
38	Southghate partial replat no 7	2025-0624	C3F	Harris	City	532C	0.13	0.00	1	Arjun Mohindra	Owens Management Systems, LLC
39	St Johns of The Cross (DEF1)	2025-0209	C2	Montgomery	ETJ	256M	15.42	15.42	0	The Archdiocese of Galveston-Houston	Gruller Surveying
40	Sunset Valley East GP	2025-0544	GP	Harris	ETJ	285Y	54.52	0.00	0	D.R. Horton-Texas, LTD.	DHI Engineering, LLC
41	SurePoint Fall Creek Storage	2025-0533	C2	Harris	ETJ	375U	9.42	9.42	0	Surepoint Development LLC	BGE, Inc.
42	Tower Lodge	2025-0607	C3F	Harris	City	412N	1.50	0.02	24	Clemente Moran	Apex Group
43	Tweens	2025-0606	C3F	Harris	City	573Q	0.35	0.00	3	N/A	E.I.C. Surveying Company

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
44	WALIPP Senior Residence Grantwood Street Expansion	2025-0413	C2	Harris	City	533H	0.29	0.29	0	WALIPP Senior Residences Expansion, LP	Grantham & Associates
45	WALIPP Senior Residence Scott Street Expansion	2025-0412	C2	Harris	City	533H	0.28	0.28	0	WALIPP Senior Residences Expansion, LP	Grantham & Associates
46	Westray Reserve	2025-0582	C2	Harris	City	577W	82.09	82.09	0	Lovett Commercial	Windrose

B-Replats

47	Adams Place	2025-0569	C2R	Harris	City	494U	0.23	0.00	4	WEN & HUNT LLC	RSG Engineering
48	Archer Meadows	2025-0562	C2R	Harris	City	453X	0.23	0.00	6	SRL International LLC,	EHRA
49	Barclay Place Square	2025-0476	C2R	Harris	City	454D	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
50	Bobcat of Houston replat no 1	2025-0504	C2R	Montgomery	ETJ	296K	9.61	9.61	0	Z & Co., LLC	Windrose
51	Burhani Park	2025-0416	C3R	Harris	ETJ	407T	16.08	7.96	35	Kimley-Horn	Windrose
52	Carrillo Estates at Farmers	2025-0468	C2R	Harris	City	494G	0.11	0.00	2	New Era Development	New Era Development & Land Services
53	Chisum Villas (DEF2)	2025-0411	C2R	Harris	City	494F	0.19	0.00	3	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
54	Crossing at Cinco Ranch partial replat no 5	2025-0425	C2R	Fort Bend	ETJ	524G	3.48	3.48	0	CCIM First Hartford Realty Corp.	Bohler Engineering
55	Cypress Forest Sec 1 partial replat no1	2025-0612	C2R	Harris	ETJ	332F	14.34	14.34	0	FRP Acquisitions LLC	Kimley-Horn
56	Elite Square at San Jacinto (DEF1)	2025-0354	C2R	Harris	City	493X	0.14	0.00	4	Twin Square LLC	STUPA INTERNATIONAL LLC
57	Espree Estates	2025-0587	C2R	Harris	City	412U	0.24	0.00	3	New Era Development	New Era Development & Land Services
58	Estates At De Priest Street	2025-0464	C2R	Harris	City	412U	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
59	Estates At Eastover Street	2025-0565	C2R	Harris	City	455Q	0.49	0.01	8	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
60	Europe Motor Cars	2025-0585	C2R	Harris	City	530B	0.29	0.29	0	No Company	HRS and Associates, LLC
61	Foster Place Crossing	2025-0474	C2R	Harris	City	533Q	0.12	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
62	Fowler Landing	2025-0600	C2R	Harris	City	492M	0.17	0.00	4	Avalon Homes	Total Surveyors, Inc.
63	Greenwood Steele Myrtle Park Addition	2025-0536	C2R	Harris	City	412S	0.15	0.00	2	Greenwood Syndicate Holdings, LLC	AAB Homes, LLC
64	Greenwood Vallier Myrtle Park Addition	2025-0535	C2R	Harris	City	412S	0.15	0.00	2	Greenwood Syndicate Holdings, LLC	AAB Homes, LLC
65	Heights Village	2025-0434	C2R	Harris	City	453N	0.21	0.00	4	Cortlandt hights LLC	Pioneer Engineering, LLC
66	Heslep Garden Homes	2025-0539	C2R	Harris	City	453X	0.10	0.00	2	Sandcastle Homes	MOMENTUM EGINEERING
67	Hidden Valley Estates	2025-0487	C2R	Harris	City	412U	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
68	Higgins Court	2025-0619	C2R	Harris	City	574A	0.26	0.00	2	The Goldstein Group, LLC	Owens Management Systems, LLC
69	Hive	2025-0423	C2R	Harris	City	451D	5.17	5.17	0	YTURRIA SMITH REAL ESTATE	Carranza Outsource Drafting
70	HLB Homes on Bennington (DEF1)	2025-0518	C2R	Harris	City	454Q	0.30	0.00	4	Houston Land Bank	CGEA|Planning + Design
71	Housley Village Estate	2025-0576	C2R	Harris	City	454H	0.35	0.00	6	New Era Development	New Era Development & Land Services
72	International Swaminarayan Satsang Org	2025-0594	C2R	MULTI PLE	City	528U	5.10	5.10	0	Catalyst Technical Group, Inc.	Windrose
73	Ira Lee Estates	2025-0583	C2R	Harris	City	533Y	0.11	0.00	2	New Era Development	New Era Development & Land Services
74	Kennedy Estates	2025-0532	C2R	Harris	City	411V	0.22	0.00	2	G Phillps	South Texas Surveying Associates, Inc.
75	Knoxwood	2025-0579	C2R	Harris	City	412T	0.16	0.00	2	New Era Development	New Era Development & Land Services
76	Lanewood Street Views	2025-0591	C2R	Harris	City	454H	0.23	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
77	Lanza Plaza replat no 1 and extension	2025-0542	C3R	Harris	ETJ	368G	6.60	6.60	0	M LANZA	Century Engineering, Inc
78	Lincoln City Court	2025-0463	C2R	Harris	City	412U	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
79	Lincoln City Villas	2025-0486	C2R	Harris	City	412U	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
80	LIZ Esters Estates	2025-0446	C2R	Harris	City	493D	0.11	0.00	2	L.I.Z. Enterprises Construction LLC	Overland (Surveyors) Consortium, Inc
81	Lone Wolf Waterfront (DEF1)	2025-0306	C3R	Harris	City	338Z	14.09	14.09	58	FdR Consulting, LLC	Windrose
82	Luxury Gardens	2025-0615	C2R	Harris	City	454U	0.34	0.01	4	Survey Solutions of Texas	Survey Solutions of Texas
83	Lydia Villas	2025-0618	C2R	Harris	City	533Q	0.11	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
84	Mainer Cove	2025-0589	C2R	Harris	City	533P	0.12	0.00	2	TMC ELITE HOMES, INC	STUPA INTERNATIONAL LLC
85	Masonbell Plaza Partial replat no 2	2025-0593	C2R	Fort Bend	ETJ	526J	2.13	2.13	0	Bell & Mason Partners	Weisser Engineering & Surveying
86	Maxroy Craftman Heights	2025-0538	C2R	Harris	City	492B	0.19	0.00	5	D&Q Associates LLC	Pioneer Engineering, LLC
87	Melmar Industries	2025-0559	C2R	Harris	ETJ	415P	21.54	21.54	0	Melmar Industries	RP & Associates
88	Middle Residences	2025-0584	C2R	Harris	City	494N	0.11	0.00	2	New Era Development	New Era Development & Land Services
89	Milby Point	2025-0574	C2R	Harris	City	494S	0.21	0.01	6	RR & J Company, LLC	Total Surveyors, Inc.
90	Nicholes Garden	2025-0513	C2R	Harris	City	493V	0.11	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
91	Nicholes Villas	2025-0479	C2R	Harris	City	493Y	0.08	0.00	2	INDIVIDUAL	Bowden Land Services & Consulting
92	Noel Court (DEF1)	2025-0467	C2R	Harris	City	574A	0.57	0.01	6	Djosoft Next One, LLC	Owens Management Systems, LLC
93	Noel Village	2025-0578	C2R	Harris	City	574A	0.28	0.00	3	New Era Development	New Era Development & Land Services
94	Peckham Place	2025-0572	C2R	Harris	City	492U	0.11	0.00	2	Mazzarino Construction	Total Surveyors, 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
95	Portsmouth Circle	2025-0560	C2R	Harris	City	492Y	0.86	0.86	0	1996FT Bethany Lucas LP	Century Engineering, Inc
96	Quenby Manor	2025-0451	C2R	Harris	City	532C	0.14	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
97	Reserve at Airline and Tina (DEF2)	2025-0308	C2R	Harris	ETJ	413N	2.18	2.18	0	Autozone, Inc.	McKim and Creed
98	Reserve at East Tidwell	2025-0568	C2R	Harris	City	453B	1.08	1.08	0	AQ INVESTMENTS LLC	RSG Engineering
99	Reserves at Greens Crossing Boulevard	2025-0439	C3R	Harris	City	372Q	15.64	15.64	0	Bourland Land Surveying, LLC	Bourland Land Surveying, LLC
100	Residence at Teton	2025-0586	C2R	Harris	City	533V	0.12	0.12	1	New Era Development	New Era Development & Land Services
101	Residences on 24th	2025-0541	C2R	Harris	City	452U	0.25	0.00	6	D&Q Associates LLC	Pioneer Engineering, LLC
102	Robertson Homes	2025-0537	C2R	Harris	City	453Z	0.15	0.00	2	Hillcrest Homes & Properties, LLC	AAB Homes, LLC
103	Shady Trees Place	2025-0351	C2R	Harris	City	335W	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
104	Southerland Warehouse Development (DEF1)	2025-0428	C2R	Harris	City	451E	2.72	2.68	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
105	Southmont Addition Annex no 4 partial replat no 2	2025-0526	C2R	Harris	City	571M	0.87	0.87	0	RDT Design and Consulting	South Texas Surveying Associates, Inc.
106	Sugarland Point	2025-0321	C3R	Harris	ETJ	528N	9.88	2.35	144	Sugarland Point, LLC	City Choice Group, LLC
107	Sungro Suburban (DEF2)	2025-0380	C2R	Harris	City	415N	11.98	11.98	0	Balanced Rock Power	Doucet & Associates, Inc.
108	Three Men Movers Headquarters	2025-0527	C2R	Harris	City	411X	6.23	6.23	0	3 MEN MOVERS SELF STORAGE, LTD	Civil-Con Consultants, LLC
109	Trinity Gardens Villas	2025-0472	C2R	Harris	City	454Q	0.24	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
110	Trotwood Grove	2025-0528	C2R	Harris	City	492Q	0.25	0.25	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
111	Village at Mansfield (DEF2)	2025-0222	C3R	Harris	City	452A	0.97	0.02	16	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
112	Villas at Scott	2025-0590	C2R	Harris	City	533P	0.15	0.00	4	Asma Haseeba	STUPA INTERNATIONAL LLC
113	Vincent Meadows	2025-0561	C2R	Harris	City	453Y	0.23	0.00	6	SRL International LLC,	EHRA
114	West Airport Retail Ventures partial replat no 1	2025-0626	C2R	Fort Bend	ETJ	566D	0.55	0.55	0	C4, A PROTECTED SERIAS OF RENTAL PROPERTIES HOLDING, LLC	Conley Land Services, LLC
115	Wileyvale Plaza Estates (DEF1)	2025-0469	C2R	Harris	City	454L	0.30	0.01	4	New Era Development	New Era Development & Land Services
116	Williams Estates	2025-0573	C2R	Harris	City	494A	0.10	0.00	2	New Era Development	New Era Development & Land Services

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
C-Public Hearings Requiring Notification											
117	Airport Gardens partial replat no 2	2025-0217	C3N	Harris	City	575K	0.54	0.00	4	Alvarado Group	South Texas Surveying Associates, Inc.
118	Avalon Place partial replat no 1 (DEF1)	2025-0232	C3N	Harris	City	492U	0.52	0.00	1	Robert Dame Designs	Probstfeld & Associates, Inc.
119	Blue Creek Water Plant	2025-0309	C3N	Harris	ETJ	370U	0.75	0.75	0	Northwest Park Municipal Utility District	EHRA
120	Dearborn Place partial replat no 5	2025-0303	C3N	Harris	City	492U	0.18	0.18	0	16408 North Eldridge Pkwy, LLC	Beacon Land Services
121	Genoa at Barberry	2025-0348	C3N	Harris	City	573B	0.33	0.00	3	Fhago Homes & Properties	AAB Homes, LLC
122	Grand Prairie Sec 2 partial replat no 1	2025-0386	C3N	Harris	ETJ	324S	2.56	0.00	0	Grand Prairie Development, LLC	Costello, Inc.
123	Highland Village partial replat no 3 (DEF2)	2025-0052	C3N	Harris	City	491V	0.84	0.84	0	4085 WESTHEIMER HOLDINGS LTD.	Civil-Surv Land Surveying, L.C.
124	McKinney Enclave	2025-0302	C3N	Harris	City	535K	0.30	0.00	5	None	Texas Land Maps
125	North Durham Estates replat no 1	2025-0323	C3N	Harris	City	452Y	0.55	0.55	0	JSL Management	South Texas Surveying Associates, Inc.
126	Palucho Estate at Caddo Road	2025-0111	C3N	Harris	City	415Z	0.32	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
127	QuikTrip Store 4638	2025-0208	C3N	Harris	City	495F	5.96	5.96	0	QuikTrip Corporation	Matkin Hoover Engineering
128	UHaul Moving and Storage of Hiram Clarke	2025-0417	C3N	Harris	City	572E	2.51	2.51	0	WINDROSE LAND SERVICES	Windrose
D-Variances											
129	East Aldine Estates	2025-0497	C3R	Harris	ETJ	414E	10.04	3.96	47	County of Harris	EHRA
130	Extra Space Storage Main	2025-0521	C2	Harris	City	532Q	4.46	4.46	0	EXTRA SPACE PROPERTIES 130 LLC	Conley Land Services, LLC
131	Lavergne Square	2025-0371	C2R	Harris	City	533Y	0.23	0.00	2	Aaron Lavergne	Owens Management Systems, LLC
132	Mills Road Industrial GP	2025-0482	GP	Harris	City/ ETJ	370J	19.54	0.00	0	Mills Road Holdings	Kimley-Horn
133	Reserve at Houston Heights (DEF1)	2025-0239	C2R	Harris	City	452Z	2.01	2.01	0	3L Shepherd, LLC	BGE, Inc.
134	Salam Homes for Youth LLC	2025-0588	C2R	Harris	ETJ	330F	1.00	1.00	0	Salam Homes for Youth LLC	Salam Homes for Youth
135	Spring High School (DEF1)	2025-0362	C2	Harris	ETJ	292M	208.89	208.89	0	SPRING INDEPENDENT SCHOOL DISTRICT, A TEXAS POLITICAL SUBDIVISION	Civil-Surv Land Surveying, L.C.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company

E-Special Exceptions

None

F-Reconsideration of Requirements

136	Nguyen and Pham Development at Brownie Campbell Road	2025-0557	C2	Harris	ETJ	371U	2.73	2.73	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES

G-Extensions of Approval

137	Cypress Rosehill Reserve	2024-0802	EOA	Harris	ETJ	287N	16.63	16.39	0	ALJ Lindsey	Windrose
138	E and E Aviation	2024-0597	EOA	Harris	ETJ	290S	1.18	1.18	0	E & E AViATION	Conley Land Services, LLC
139	Gated Rentals Crosby	2024-0797	EOA	Harris	ETJ	419G	26.06	26.06	0	GRFIS1L, LLC	Civil-Surv Land Surveying, L.C.
140	Katy Kingsland	2024-0524	EOA	Harris	ETJ	485E	6.85	6.85	0	KATY KINGSLAND MF PROJECT OWNER LLC	Civil-Surv Land Surveying, L.C.
141	La Quinta Luna	2024-0582	EOA	Harris	ETJ	413E	3.85	3.85	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
142	Lexington Corner	2024-0993	EOA	Harris	City	492Y	0.89	0.89	0	Civil-Surv Land Surveying LLC	Civil-Surv Land Surveying, L.C.
143	LRE Reserve	2024-0805	EOA	Harris	City	493T	2.58	2.58	0	Levan Real Estate, LP.	Windrose
144	Robbins Estates at Riley Fuzzel Road	2024-0414	EOA	Harris	ETJ	292L	1.25	1.16	0	CAS Consultants, LLC	CAS Consultants, LLC
145	Sheltering Harbour	2024-0992	EOA	Harris	ETJ	331A	3.27	3.27	0	SHELTERING HARBOUR, INC.	Civil-Surv Land Surveying, L.C.
146	Summit Energy Houston	2024-1035	EOA	Harris	ETJ	413G	6.42	6.42	0	Civil-Surv Land Surveying LLC	Civil-Surv Land Surveying, L.C.
147	Summit Energy Houston Old Richmond	2024-0995	EOA	Harris	ETJ	528U	8.74	8.74	0	MJ CUNNINGHAM INVESTMENTS LTD	Civil-Surv Land Surveying, L.C.
148	Sunset Valley Lift Station	2024-0635	EOA	Harris	ETJ	325C	0.24	0.24	0	DR Horton	Meta Planning + Design LLC
149	Sunset Valley Water Plant	2024-0634	EOA	Harris	ETJ	285X	1.30	1.09	0	DR Horton	Meta Planning + Design LLC
150	Supermax Self Storage	2024-0662	EOA	Harris	ETJ	282F	5.75	5.69	0	Supermax Self Storage	Conley Land Services, LLC
151	Vikings Reserve	2024-0440	EOA	Harris	ETJ	327D	2.00	2.00	0	Viking Electrical Services LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
152	Wisenbaker Reeveston	2024-0590	EOA	Harris	ETJ	373Y	11.49	11.49	0	Wisenbaker Builder Services	Gruller Surveying

H-Name Changes

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
None											

I-Certification of Compliance

153	20831 McGager Drive	24-0013	COC	Montgomery	ETJ	258T				Hortencia Ramirez	Perla D. Parra
154	24248 and 24260 E Terrace Drive	24-0014	COC	Montgomery	ETJ	295H				Los Chavez Capital LLC	Michelle Garza
155	20610 Ravenwood Drive	24-0015	COC	Montgomery	ETJ	295R				Danny L. Klaus	Danny L. Klaus

J-Administrative

None

K-Development Plats with Variance Requests

156	6618 Briar Glade Drive	24049762	DPV	Harris	City	529G				Michael Barborek	Byrdson Services
157	3779 Syracuse Street	25020503	DPV	Harris	City	532A				Jenifer Pool	JRP Company
158	127 Warrenton Drive	25006506	DPV	Harris	City	490J				Mary Villareal	The Interfield Group

Parking Variance

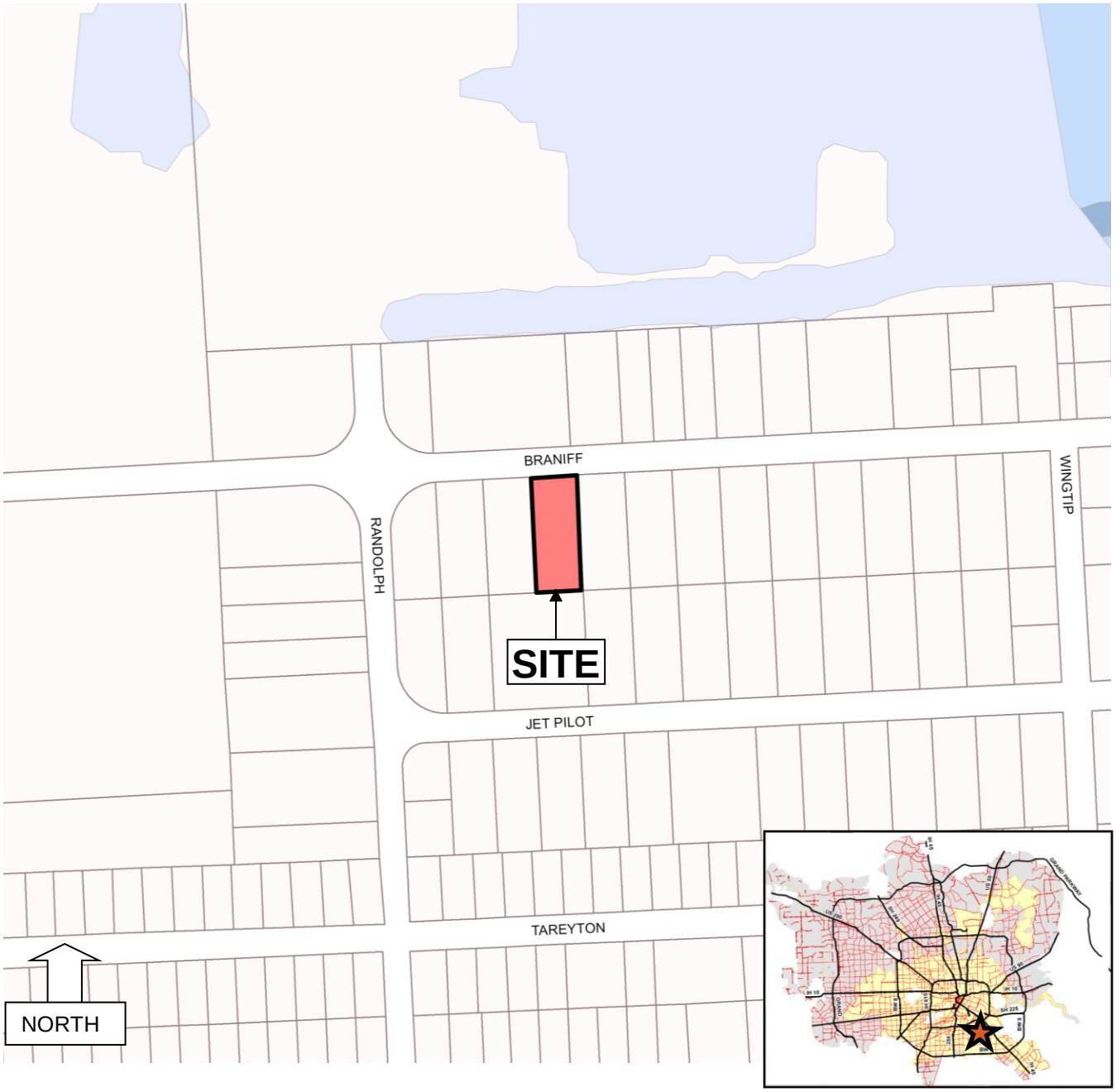
III	4109 Mckinney Street (I	25001889	PV	Harris	City	494S				Romulo Cisneros	Cisneros Design Studio
IV	4101 San Jacinto Stree	24122415	PV	Harris	City	493X				Phillip Raguindin	Ayers Saint Gross, Inc.

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

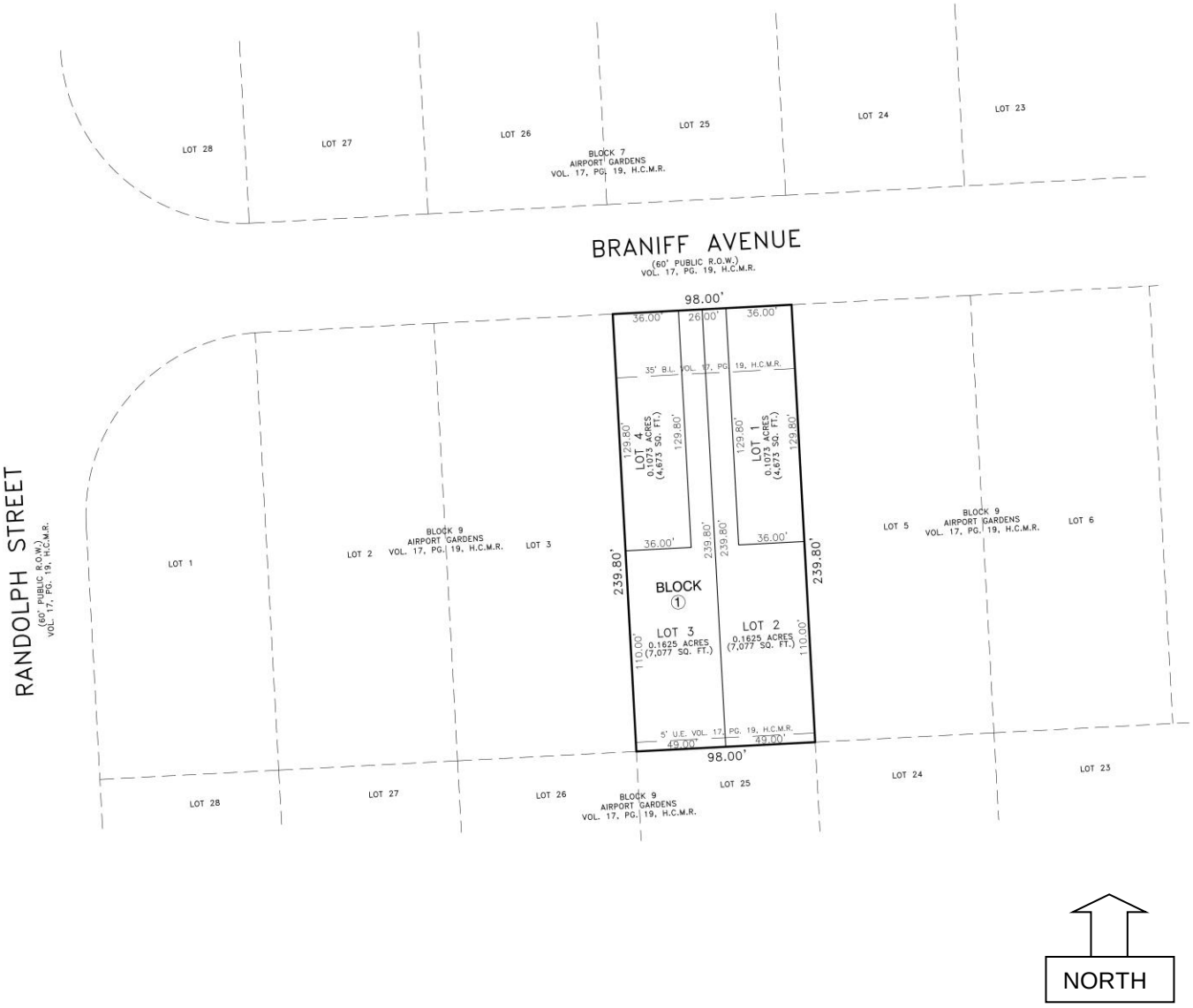
Site Location

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:117

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Airport Gardens partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0217, "**Airport Gardens partial replat no 2**", a partial replat of "**Airport Gardens",** being all of Lot 4, Block 9, as recorded in Volume 17, Page 19 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Braniff Avenue between Randolph Street and Wngtip Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jason Barringer, with South Texas Surveying Associates, Inc.**, can be contacted at **281-556-6918** for additional information regarding this project**.**

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

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

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov or call 832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

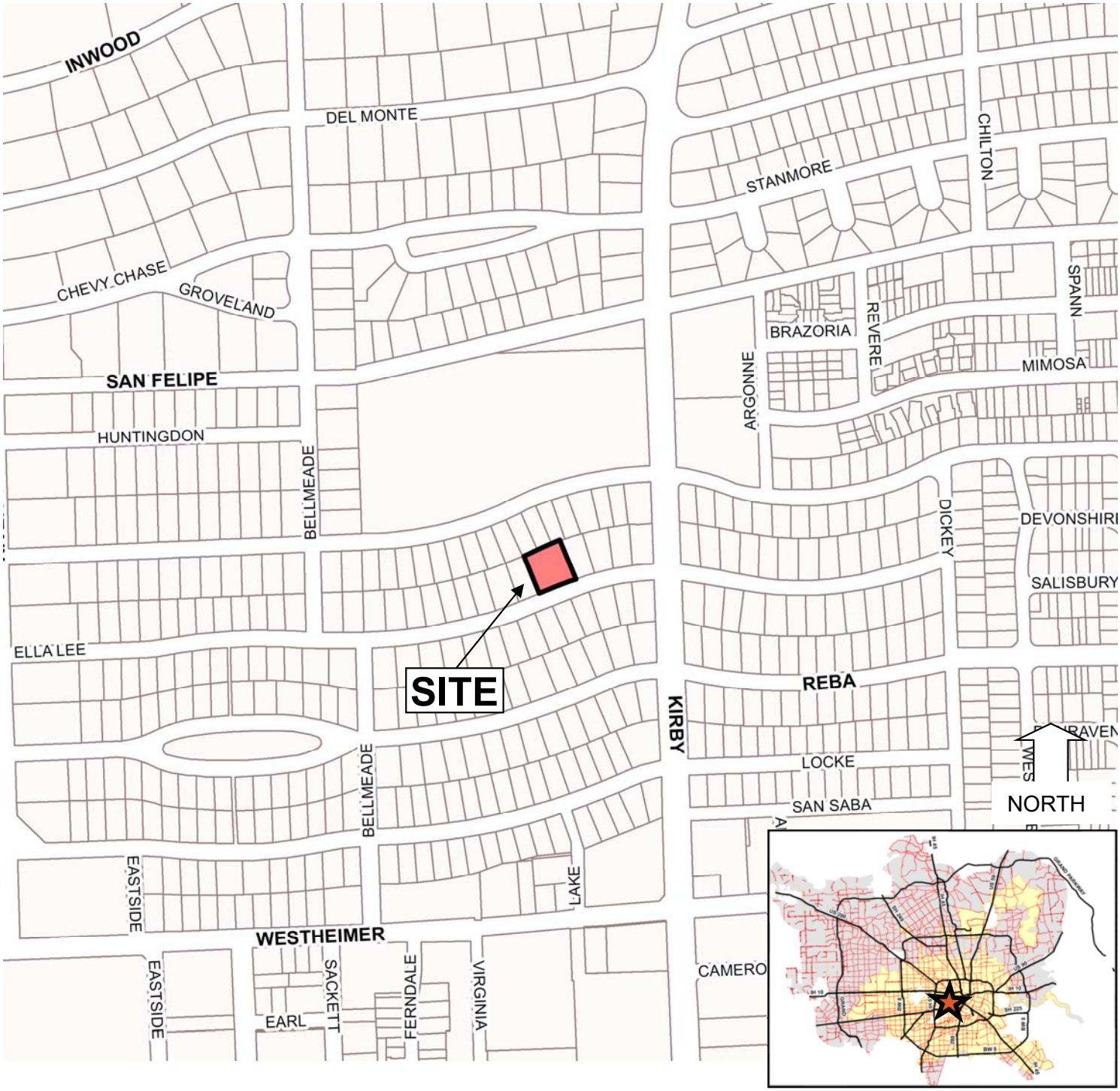
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Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Avalon Place partial replat no 1 (DEF1)

Applicant: Probstfeld & Associates, Inc



C – Public Hearings

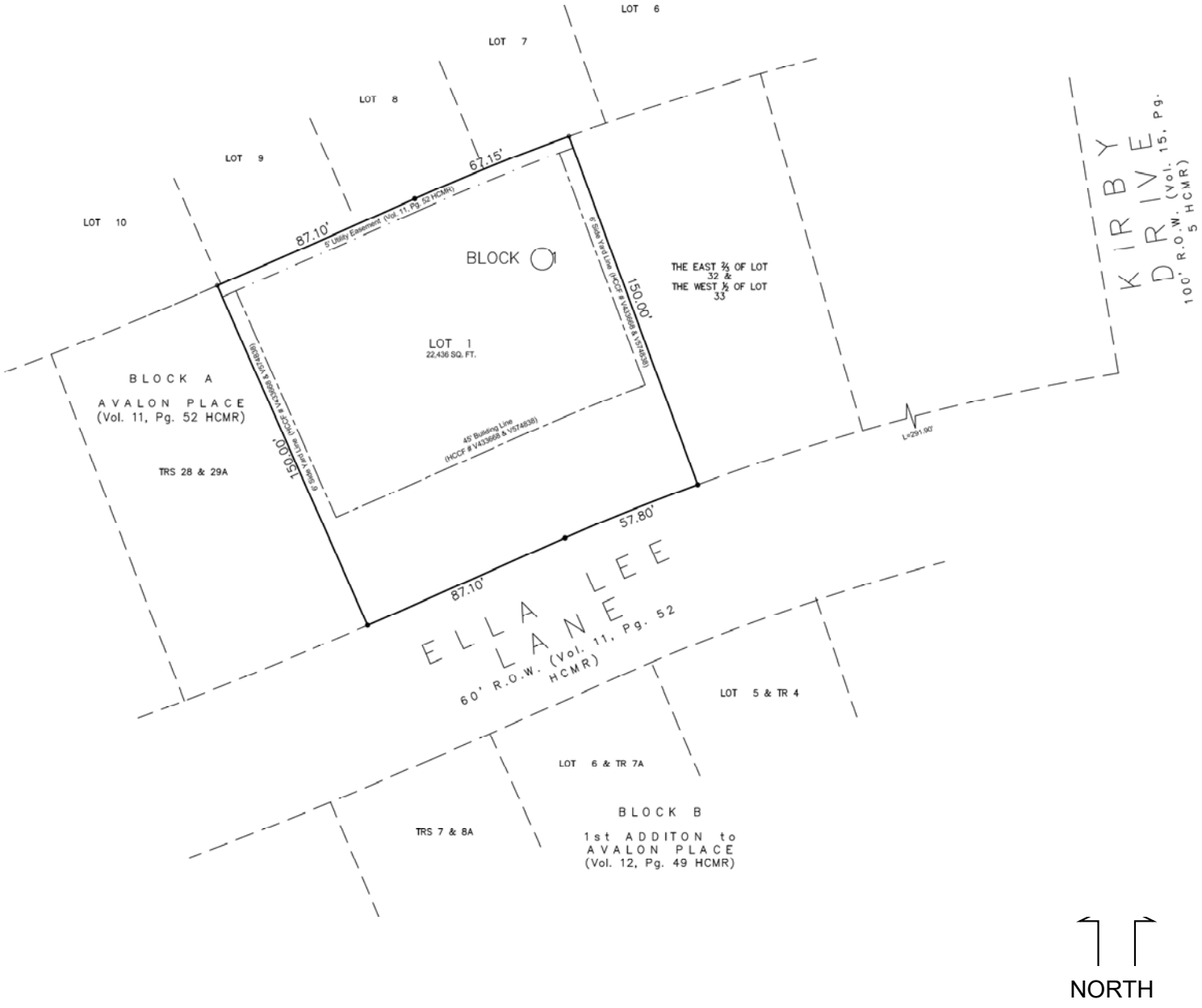
Site Location

Houston Planning Commission ITEM:118

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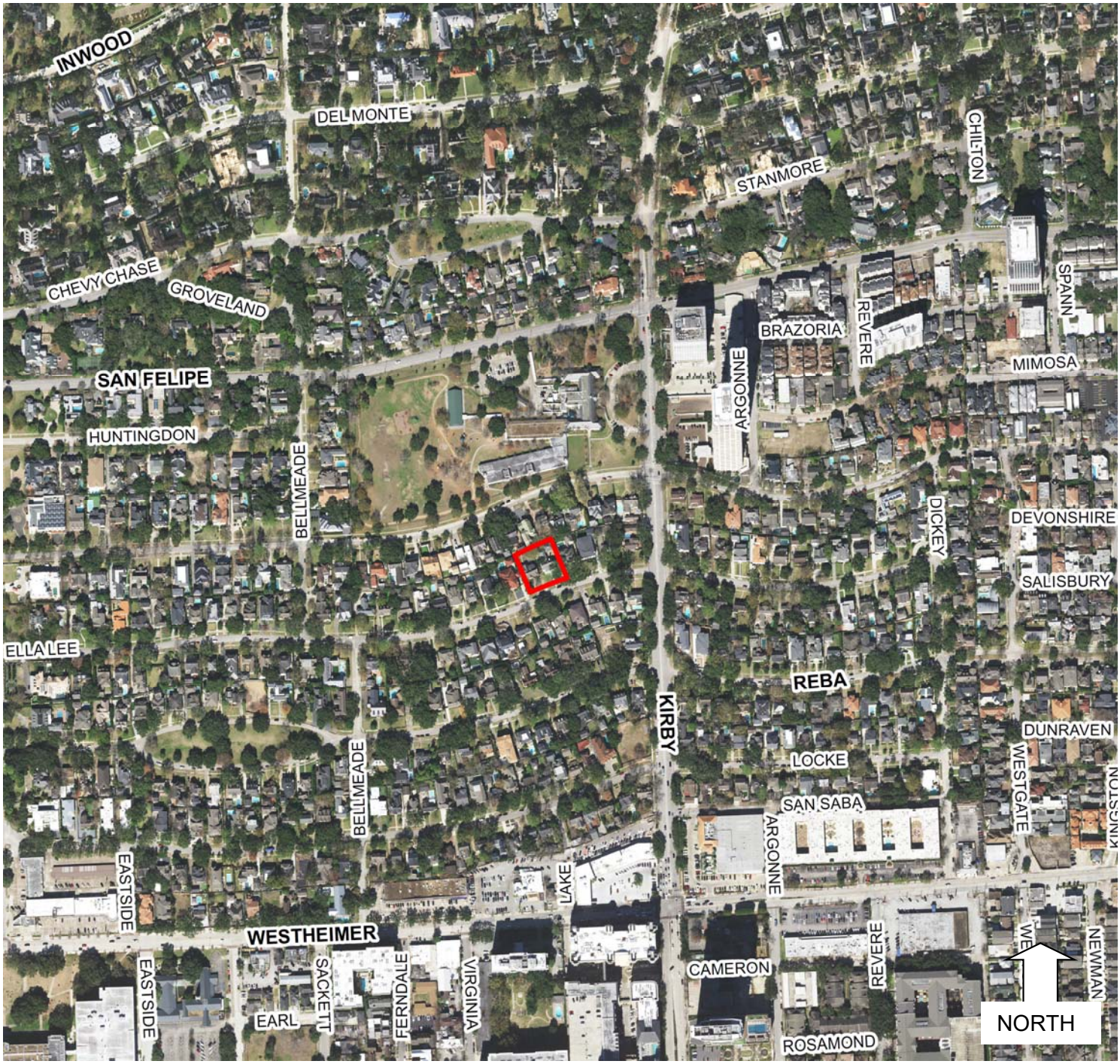
C – Public Hearings Subdivision

Houston Planning Commission ITEM:118

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Avalon Place partial replat no 1 (DEF 1)

Applicant: Probstfeld & 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

February 26, 2025

Dear Property Owner:

Reference Number: 2025-0232, "**Avalon Place partial replat no 1**", a partial replat of "**Avalon Place,"** being an easterly portion of Lot 29, all of Lots 30 & 31, and a westerly portion of Lot 32, Block A, as recorded in Volume 11, Page 52 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2924 and 2930 Ella Lee Lane, west of Kirby Drive, south of San Felipe Street. The purpose of the replat is to create one (1) Single-Family Residential Lot. The applicant, **Mario Colina, with Probstfeld & Associates, Inc.**, can be contacted at **281-829-0034** 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, March 20th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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Planning Department Staff Authority and Obligation

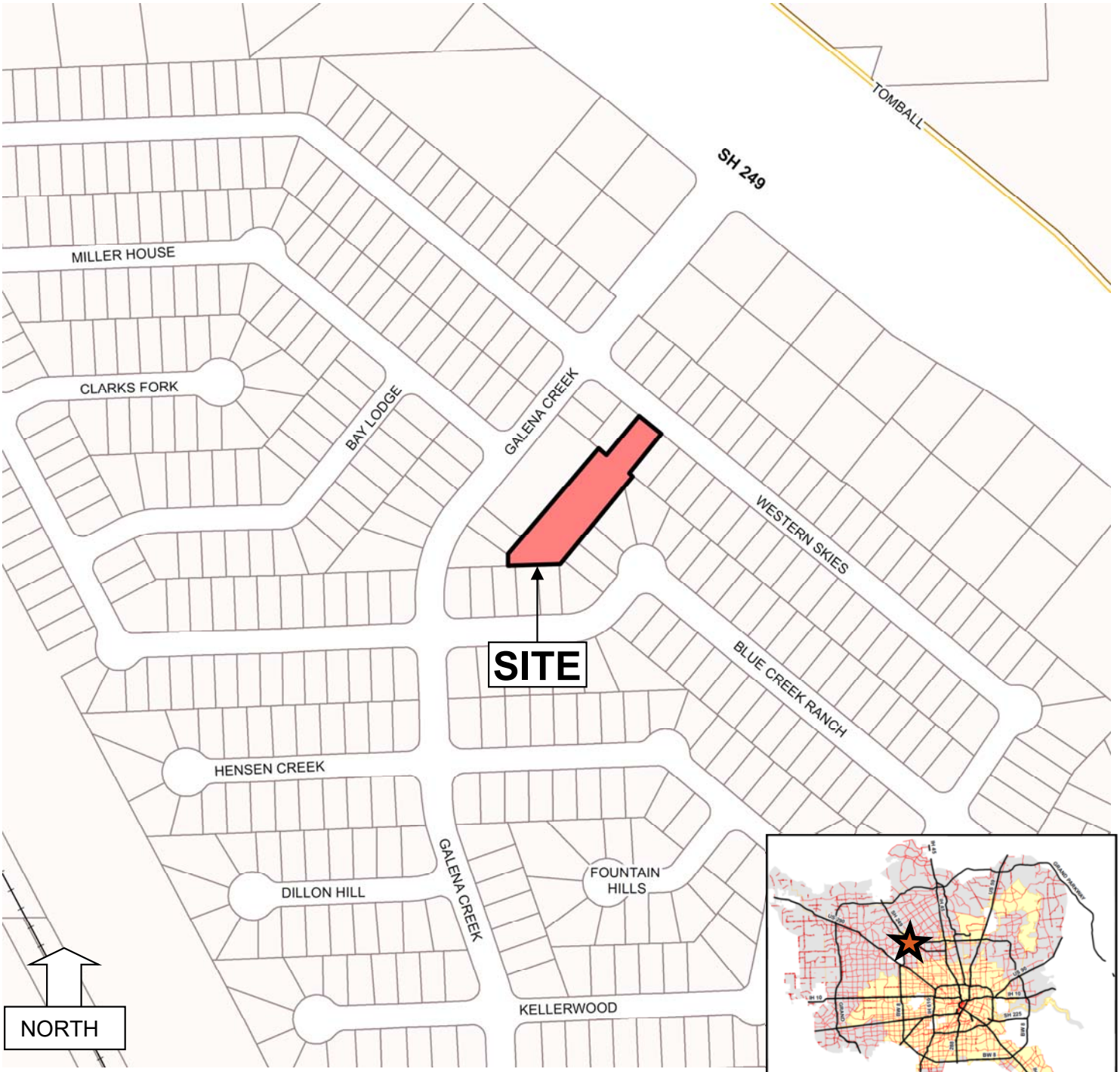
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Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Blue Creek Water Plant

Applicant: EHRA



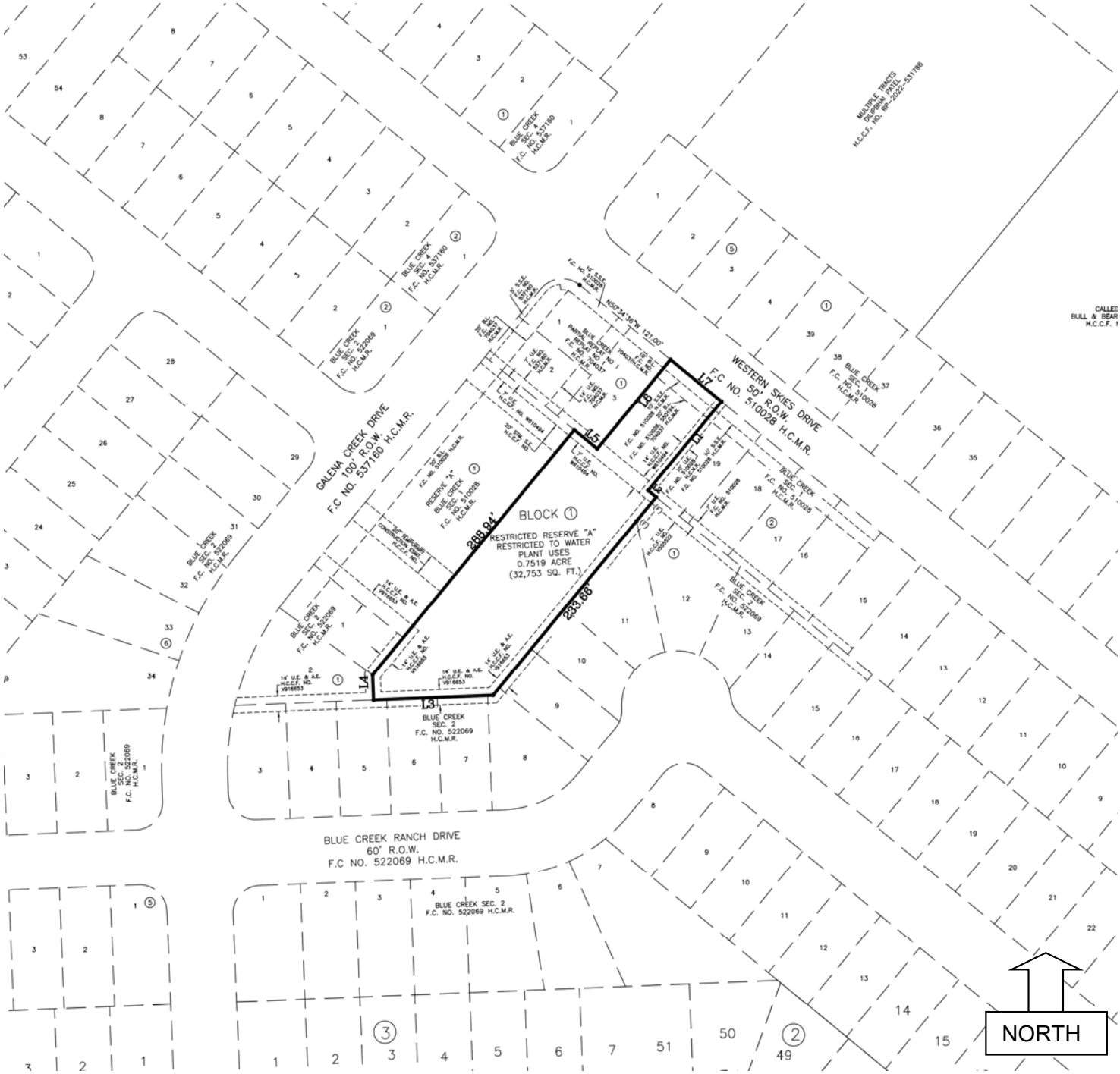
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Blue Creek Water Plant

Applicant: EHRA



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Blue Creek Water Plant

Applicant: EHRA



C – Public Hearings with Variance Aerial

STATE HIGHWAY 249

WESTERN SKIES DRIVE

CLARK'S FORK DRIVE

MILLER HOUSE LANE

CLARK'S FORK COURT

BLUE CREEK SEC 4
Compensating Open Space
Required : 8,300 Sq Ft
Recorded 07-17-2003

WESTERN SKIES DRIVE

GALENA CREEK DRIVE

MILLER HOUSE LANE

BLUE CREEK
PR No. 1
Recorded
01-28-2004

BLUE CREEK (All Sections)
COS REQ. = 19,800 SQ FT

Remainder of COS in
Res "A" = 27,608 SQ FT

BAY LODGE LANE

REMAINDER of RESERVE "A"

245.66'

81.24'

PROPOSED WATER PLANT

BLUE CREEK SEC 1
Compensating Open Space
Required : 3,700 Sq Ft
Recorded 04-12-2002

WESTERN SKIES DRIVE

CLARK'S FORK DRIVE

BLUE CREEK SEC 2
Compensating Open Space
Required : 6,500 Sq Ft
Recorded 09-26-2002

BLUE CREEK RANCH DRIVE

BLUE CREEK SEC 2
Compensating Open Space
Required : 6,500 Sq Ft
Recorded 09-26-2002

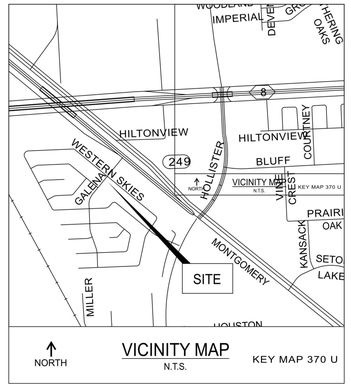
BLUE CREEK RANCH DRIVE

BLUE CREEK SEC 5
Compensating Open Space
Required : 700 Sq Ft
Recorded 08-28-2003

GALENA CREEK DRIVE

BLUE CREEK SEC 3
AMENDING PLAT No. 1
Compensating Open Space
Required : 700 Sq Ft
Recorded 08-13-2003

BLUE SWALLOW DRIVE



Blue Creek: COS Variance Exhibit

A 1.33 COS Reserve within the Blue Creek Subdivision located in Harris County, Texas.

February, 2025

0' 50' 100' 200'
SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
71010-20-58

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\71010-20-58\Land\Plan\Blue Creek COS Exhibit_2025.dwg Feb 03, 2025-4:49pm Edited by: awaggoner

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0309
Plat Name: Blue Creek Water Plant
Applicant: EHRA
Date Submitted: 02/10/2025

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:

A variance to allow a replat of property restricted to residential or single-family residential into a reserve restricted to water plant use.

Chapter 42 Section: 42-193(c)(1)

Chapter 42 Reference:

42-193(c)(1) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

(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;

Please refer to "Blue Creek Variance Exhibit" submitted with this application for clarifications. Blue Creek is a master-planned community developed in the early 2000s, located west of S.H. 249 and south of Sam Houston Parkway within the City of Houston's extraterritorial jurisdiction (ETJ). It is also part of the Northwest Park Municipal Utility District, which spans approximately 1,525 acres in central-northwest Harris County and serves around 6,950 equivalent single-family connections (ESFCs) within its boundaries. A variance to allow a replat of property restricted to residential or single-family residential use to permit a water plant as an allowable use. The District is currently not meeting TCEQ minimum pressure requirements within the Blue Creek Subdivision and seeks to address this issue by constructing a new water plant to meet its own water supply needs within a reserve that includes compensating open space (COS). The reserve will continue to meet the required minimum COS if a water plant is built, as illustrated in the Blue Creek Variance Exhibit. Additionally, the District will allocate funds for new landscape amenities to enhance the remaining portion of the reserve.

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

The hardship for this variance arises from the limitations imposed by the current ordinance, which restricts the allowable uses for a replat of property designated for residential or single-family use. Under the existing regulations, a water plant cannot be established within such a replat, despite the District's pressing need to enhance its water infrastructure. Without this variance, the District will be unable to construct a new water plant necessary to meet TCEQ minimum water pressure requirements, ensuring reliable water service and fire protection for the community. This restriction

creates a significant challenge in addressing the District's water supply needs and maintaining essential public services.

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

The intent of this ordinance, which limits the use of the property to landscape, park, recreation, drainage, or open space, is to prevent unwanted developments that could generate excessive noise, traffic, or light pollution, thereby protecting the quality of life for nearby residents. Allowing the construction of a water plant within this restricted reserve will not introduce any such nuisances or disrupt the residential character of the Blue Creek Subdivision. Instead, it will enhance the community's infrastructure by ensuring adequate water supply and pressure and required COS will still be provided. Granting this variance aligns with the ordinance's original purpose while addressing the District's critical need for improved water service.

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

Granting this variance will not negatively impact public health, safety, or welfare, as the existing infrastructure is inadequate to safely serve residents in the event of a fire. Approving this variance would be in the best interest of the community to ensure water demand is properly met. Furthermore, the District will provide funds for new landscape amenities to enhance the remaining portion of the reserve.

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

The primary concern is the District's ability to provide adequate water service, particularly in meeting the TCEQ minimum pressure requirements. The variance is being requested to address a critical infrastructure need—ensuring reliable water supply and pressure for fire protection and daily use within the Blue Creek Subdivision. Additionally, the physical constraints of the built-out community present a hardship, as there is limited available land within the District to construct a new water plant. The proposed location within a restricted reserve is one of the few viable options that does not disrupt existing residential areas. While economic considerations are always a factor in municipal planning, this variance is fundamentally about public health, safety, and welfare. Without the ability to construct this water plant, residents could face continued issues with water pressure deficiencies, particularly in emergency situations. Therefore, the variance request is driven by practical necessity and infrastructure limitations, not just economic factors.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

March 12th, 2025

Dear Property Owner:

Reference Number: 2024-0309, "**Blue Creek Water Plant**", a partial replat of "**Blue Creek Sec 1 & Blue Creek partial replat no 1 replat no 1**", being reserve A, block 1, as recorded in filmcode 510028 and a portion of reserve A, Block 2, as recorded in filmcode 704037 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Western Skies Drive and east of Galena Creek Drive. The purpose of the replat is to create one reserve. The applicant, **Christopher Browne, with EHRA,** can be contacted at **713-337-7447** for additional information regarding this project**.**

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

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov or call 832-393 6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, April 3rd , 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 also submit comments or sign up as speakers in the following ways:

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

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

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

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

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

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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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.
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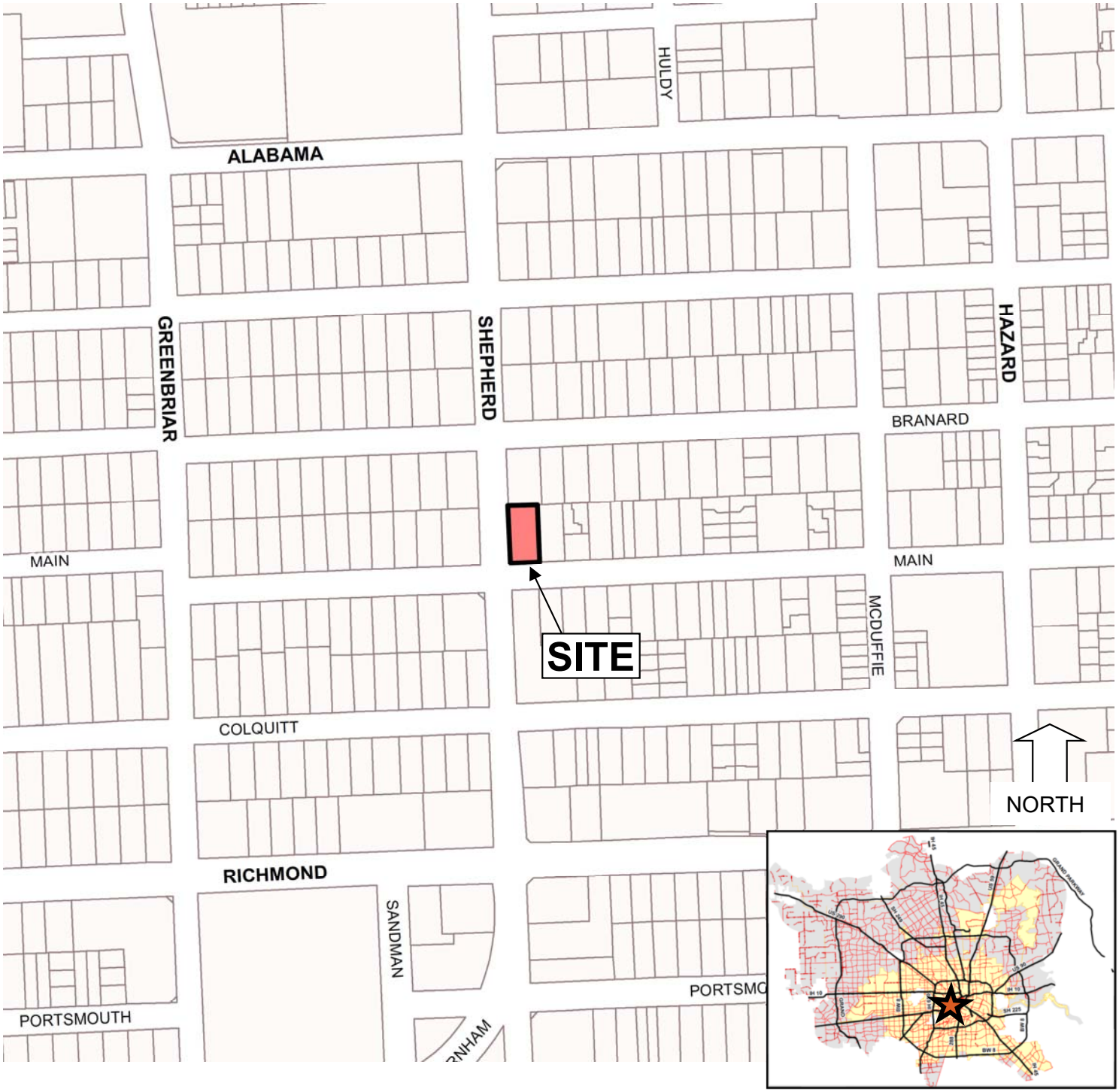
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Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Dearborn Place partial replat no 5

Applicant: Beacon Land Services



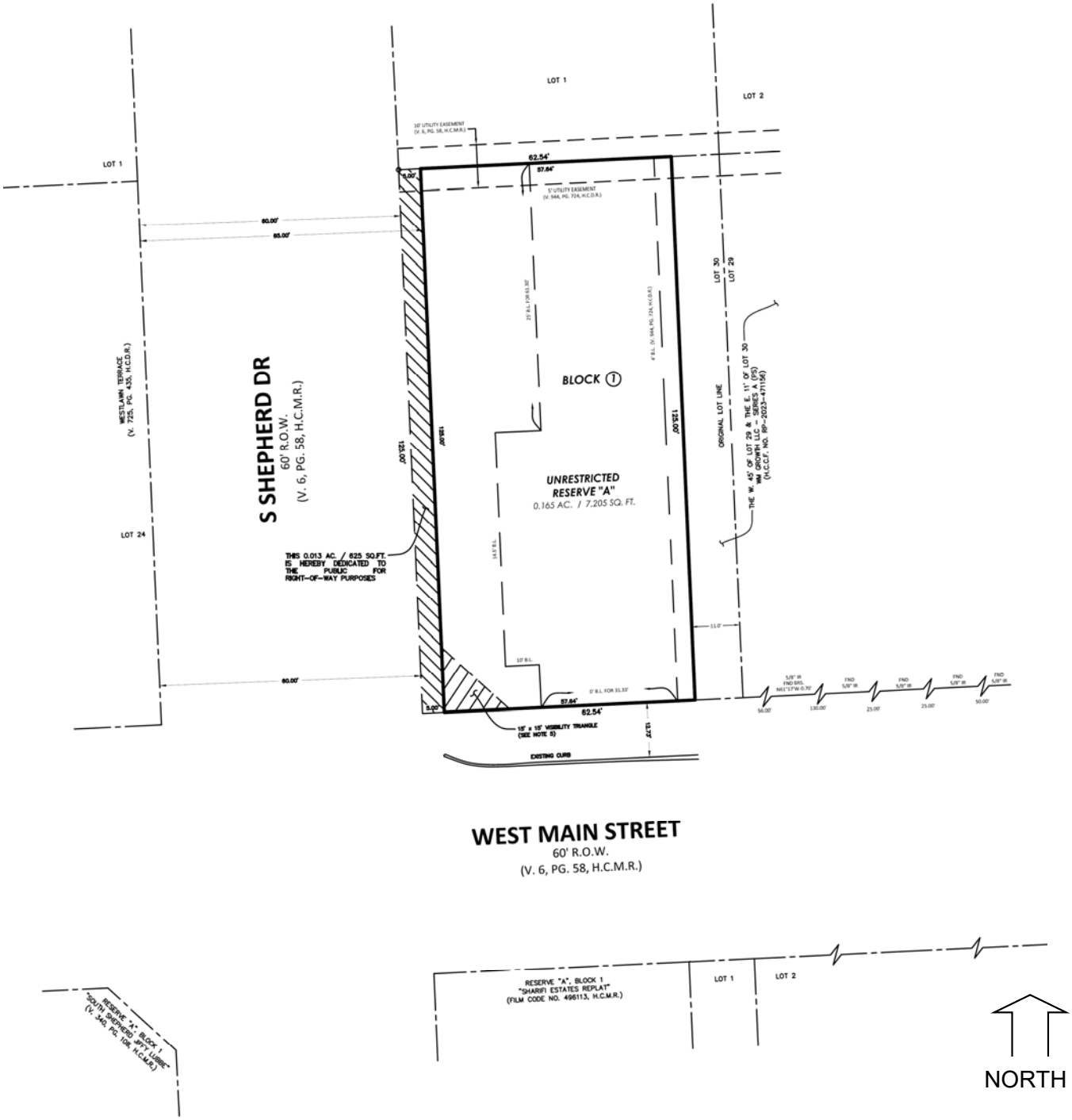
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Dearborn Place partial replat no 5

Applicant: Beacon Land Services



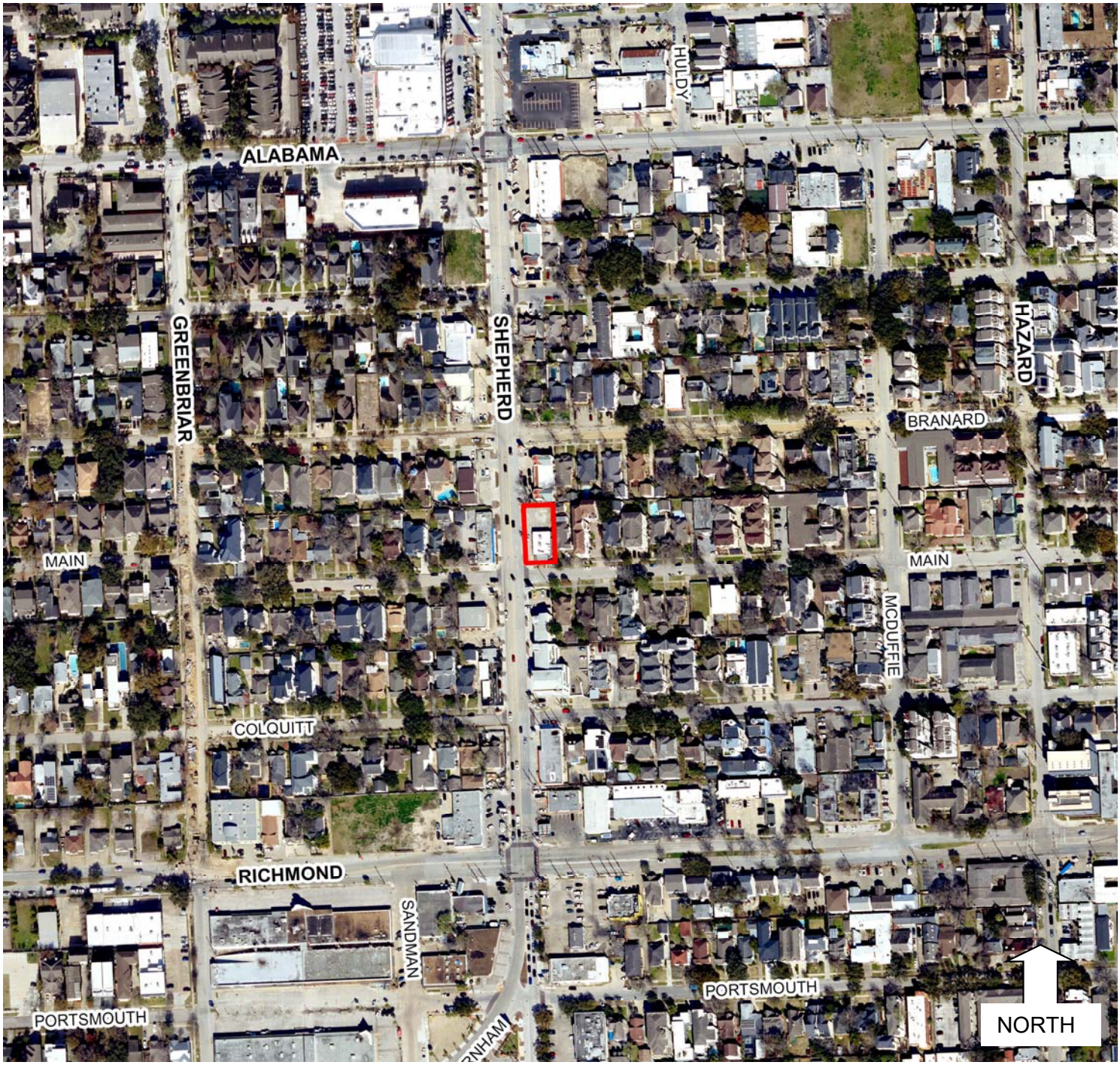
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 120

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Dearborn Place partial replat no 5

Applicant: Beacon Land Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0303
Plat Name: Dearborn Place partial replat no 5
Applicant: Beacon Land Services
Date Submitted: 02/10/2025

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:
Dual building to reduce the building line along West Main Street to 0' and the building line along Shepherd Dr to 14.5'.
Chapter 42 Section: 150

Chapter 42 Reference:
"Local Street" All others 10 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The applicant is proposing to remodel an existing business and accessory structure at 3311 S Shepherd Dr. The subject site is situated within the Montrose Area right along the border near the Kirby district as well. Because the site is within the market-based parking-exemption area, the typical parking field is not required. The applicant desires to preserve the existing buildings, constructed in 1995, and to recondition and keep the existing porch/patio areas horizontally and the existing freezer/cooler area– which requires a variance to reduce the 10-foot building setback to a 0-foot building setback along West Main St and a portion of the 25' building line along Shepherd Dr. to 14.5'. The proposed improvements will not further the building setback encroachment. The applicant is providing an ample pedestrian realm and is reconfiguring the existing open curb-cuts and driveways into more restrictive and safer driveways for better on-site circulation.

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

(3) The intent and general purposes of this chapter will be preserved and maintained;
Due to the existing buildings and small lot size, there is no way for the existing structures to meet the intent of the ordinance without relief. The changing area requires demand for newer buildings and the remodel granted by this application represents a wonderful opportunity to help a developer that is trying to provide a well-maintained and refurbished business.

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

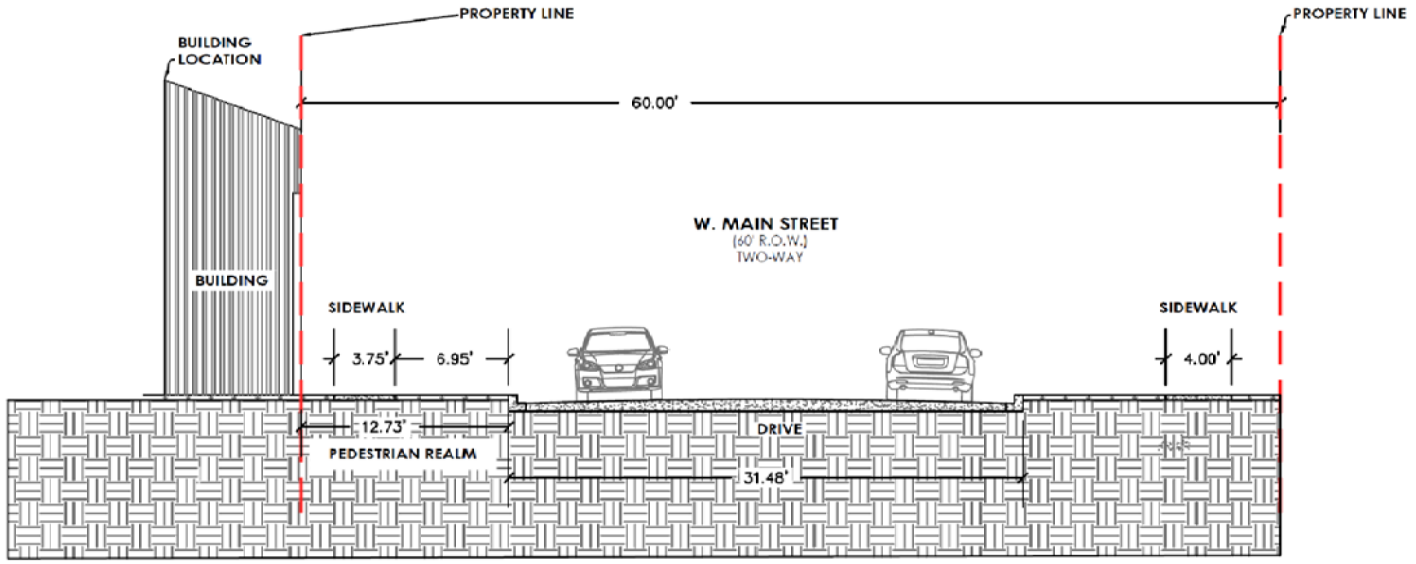
The applicant will be completely renovating the buildings to ensure that the buildings meet all the correct codes and standards for the city, including providing fenestration/window openings and a 12.73-foot pedestrian realm along West Main Street. By approving this variance request, the City will catalyze a complete renovation of a struggling structure that better fits the character of the Montrose area

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

The Montrose/Kirby District is ideal for the upmarket modern development that the applicant is trying to achieve. The justification is that the variance is the best path to achieve the preservation of the existing building. All other development will be in concurrence with Houston regulations. Without the variance, the site will most likely close due to high demand for better real-estate in the area.

GRAPHIC SCALE: 1" = 10'

10 0 10 20



STREET CROSS SECTION DIAGRAM

DEARBORN PARTIAL REPLAT NO. 5

FEBRUARY 2025

PROJECT NO. 5713 / SHEET 1 OF 1

Prepared By

BEACON LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice with Special Request

PHS

March 12th, 2025

Dear Property Owner:

Reference Number: 2024-0303, "**Dearborn place partial replat no 5**", a partial replat of "**Dearborn Place**", being a portion of Lot 30, block 3, as recorded Volume 6 Page 58, 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 S. Shepherd Drive and West Main Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Braeden Allemand, with Beacon land Services**, can be contacted at **713-936-0280** for additional information regarding this project**.**

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

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov or call 832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, April 3rd , 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Controller: Chris Hollins

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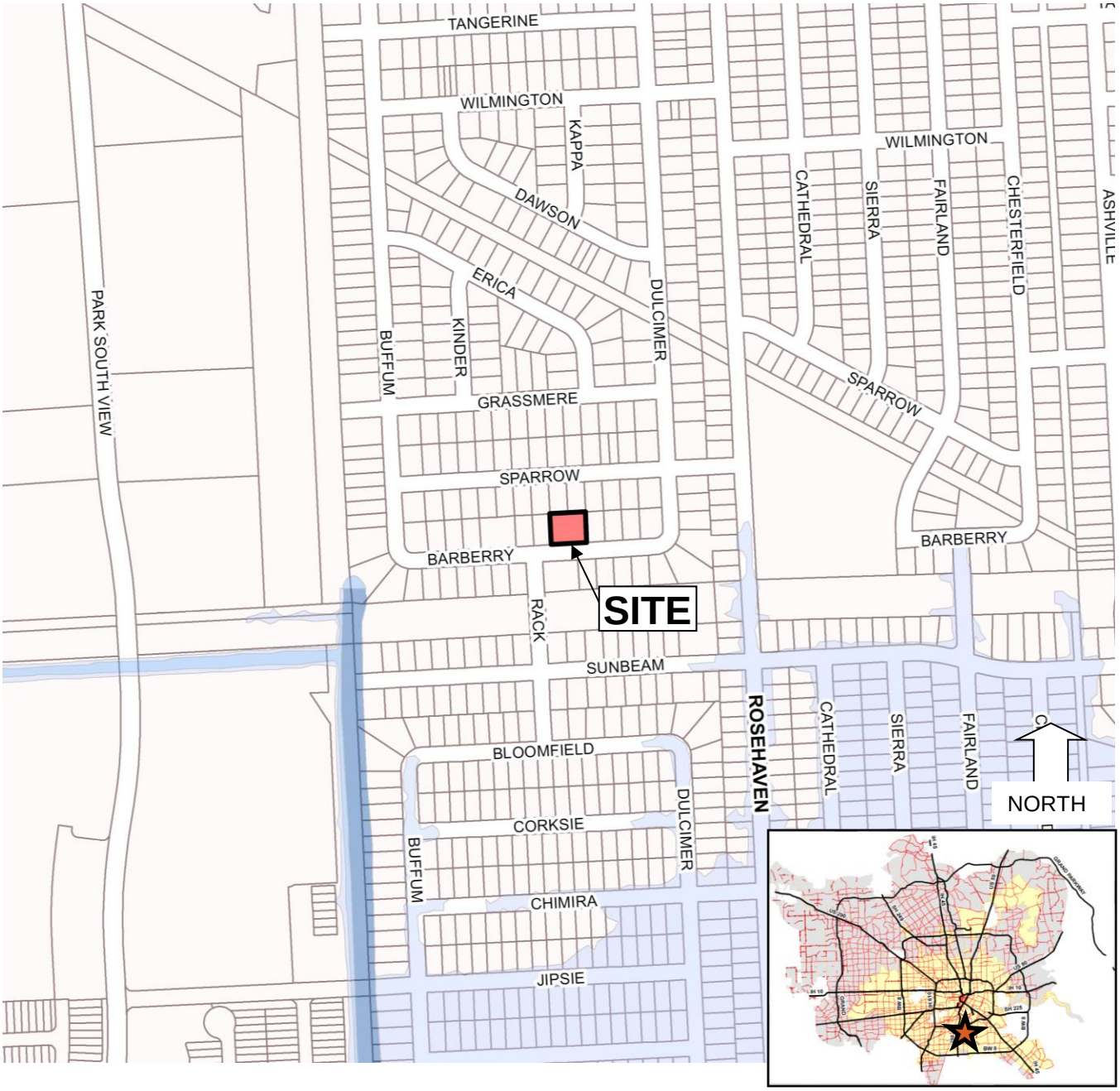
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Houston Planning Commission ITEM:121

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Genoa at Barberry

Applicant: AAB Homes, LLC



C – Public Hearings

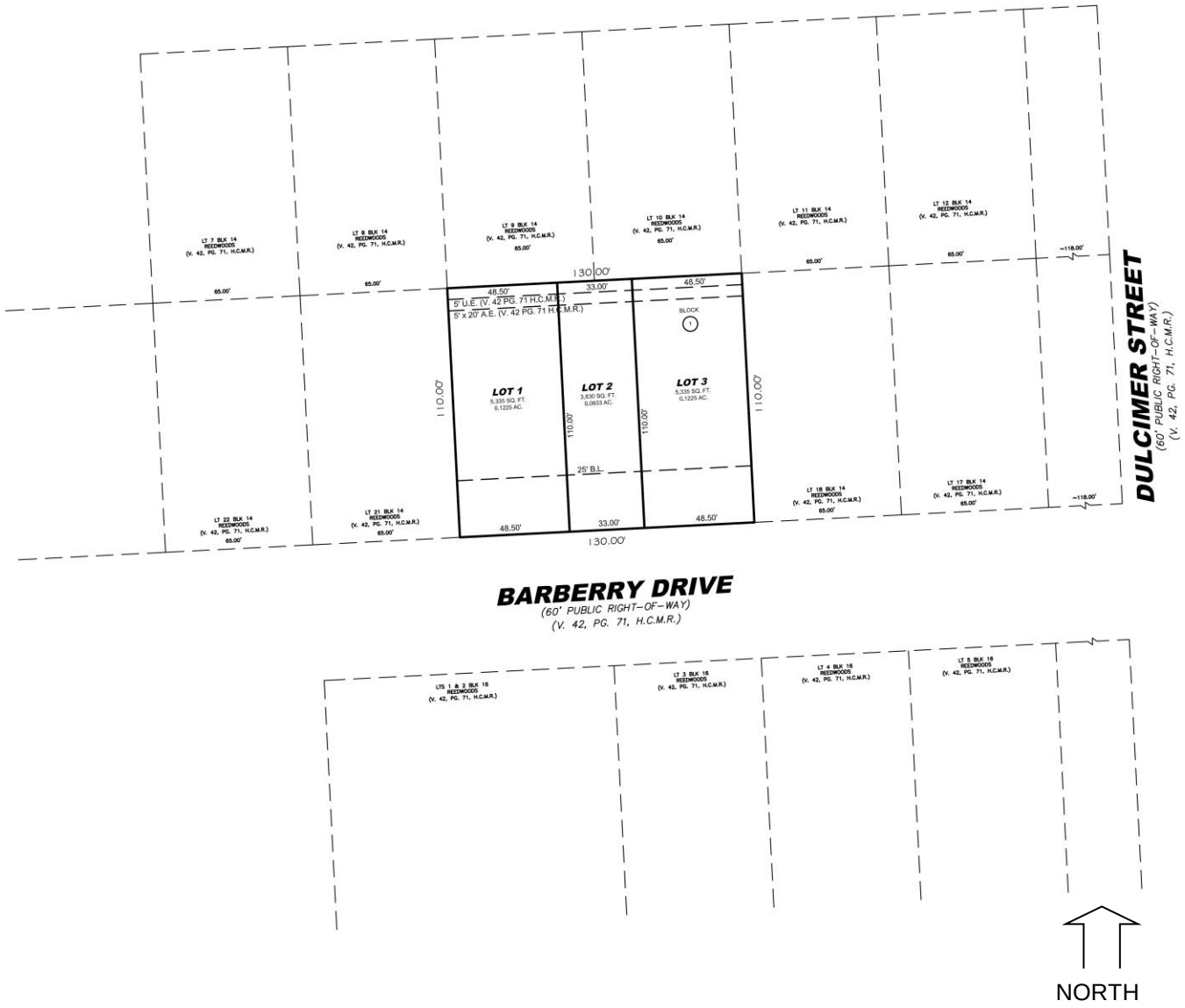
Site Location

Houston Planning Commission ITEM:121

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C – Public Hearings Subdivision

Houston Planning Commission ITEM:121

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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

March 12, 2025

Dear Property Owner:

Reference Number: 2025-0348, "**Genoa at Barberry**", a partial replat of "**Reedwoods",** being all of Lots 19 and 20, Block 14, as recorded in Volume 42, Page 71 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Barberry Drive between Buffum Street and Dulcimer Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Arica Bailey, with AAB Homes, LLC**, can be contacted at **832-606-7202** for additional information regarding this project**.**

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

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.

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Planning Department Staff Authority and Obligation

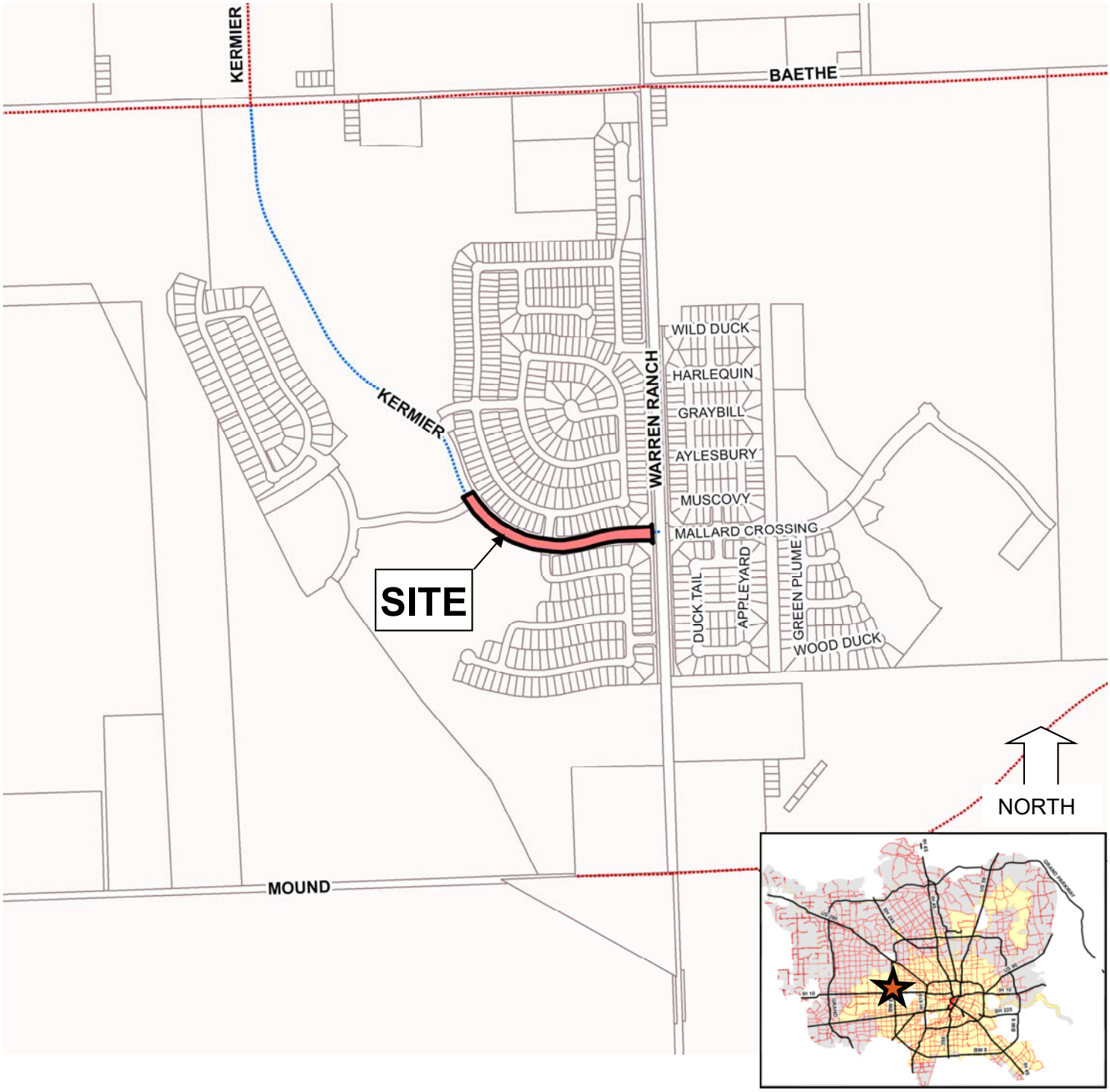
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Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: Grand Prairie Sec 2 partial replat no 1

Applicant: Costello, Inc.



C – Public Hearings

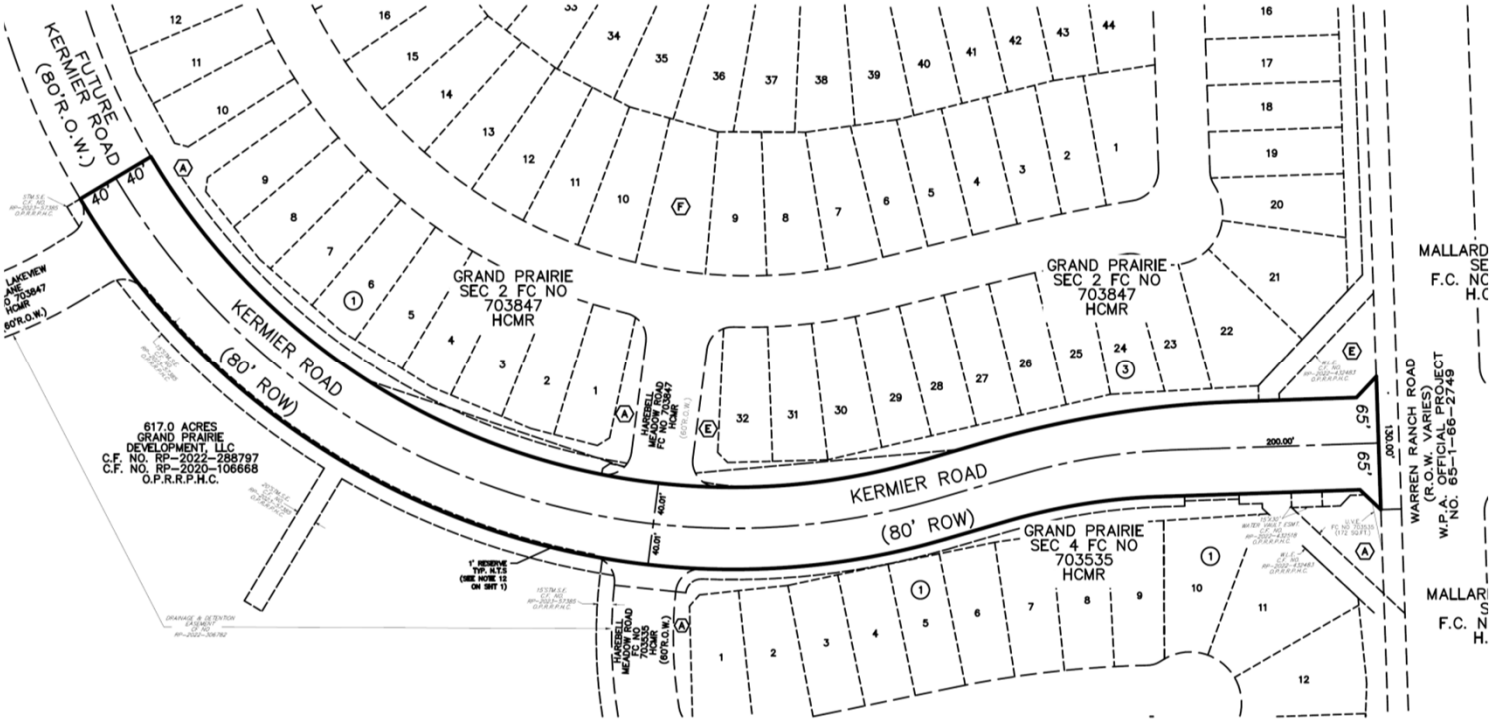
Site Location

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: Grand Prairie Sec 2 partial replat no 1

Applicant: Costello, Inc.



NORTH

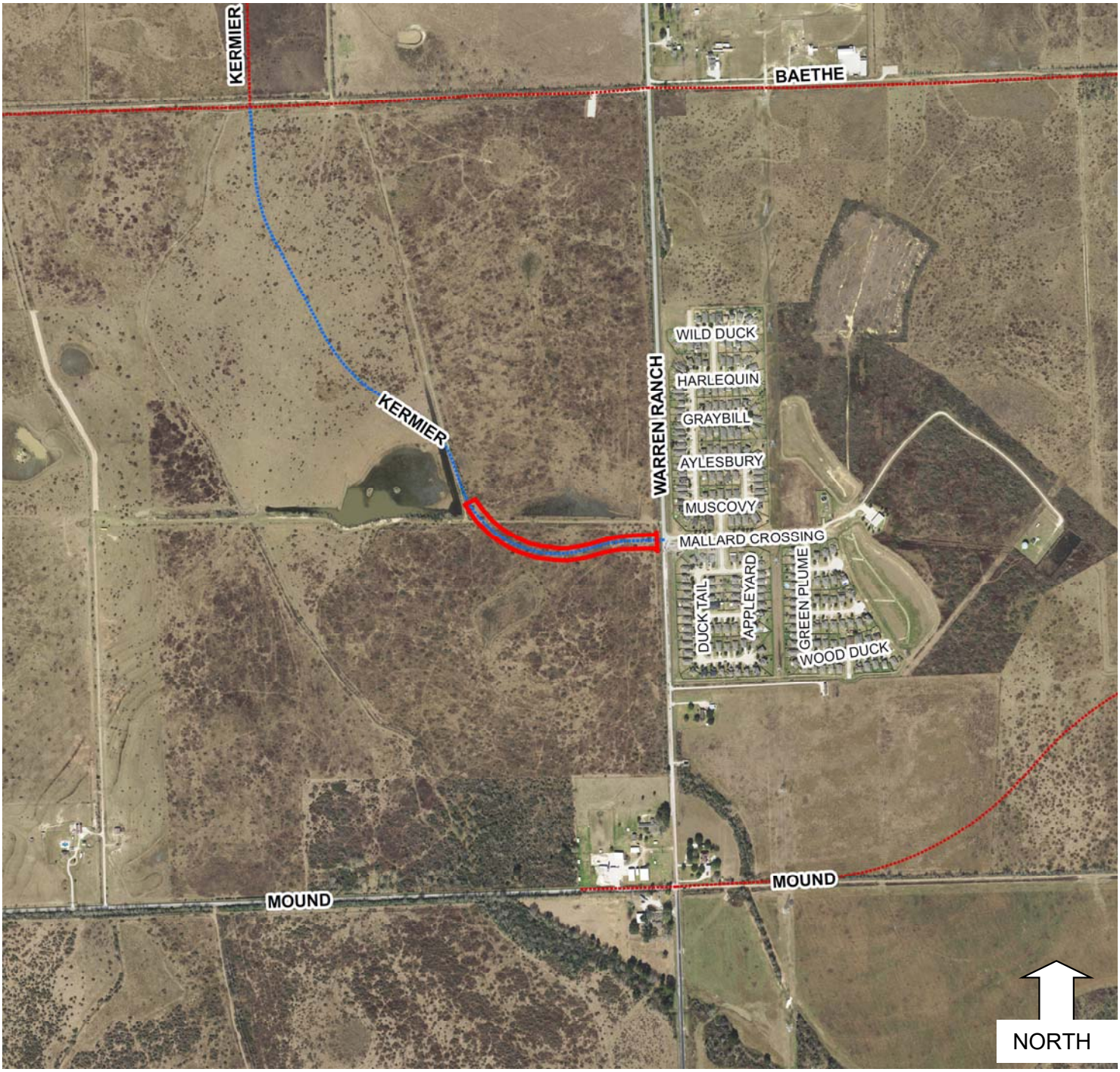
C – Public Hearings Subdivision

Houston Planning Commission ITEM:122

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: Grand Prairie Sec 2 partial replat no 1

Applicant: Costello, 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

March 12, 2025

Dear Property Owner:

Reference Number: 2025-0386, "**Grand Prairie Sec 2 partial replat no 1**", a partial replat of "**Grand Prairie Sec 2**", being a portion of Mallard Crossing Drive as recorded in Film Code No. 703847 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Warren Ranch Road, north of Mound Road. The purpose of the replat is to re-name a portion of Mallard Crossing Drive to Kermier Road. The applicant, **Thai Lam, with Pape-Dawson Engineers, LLC**, can be contacted at **713-428-2400** 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, April 3rd, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

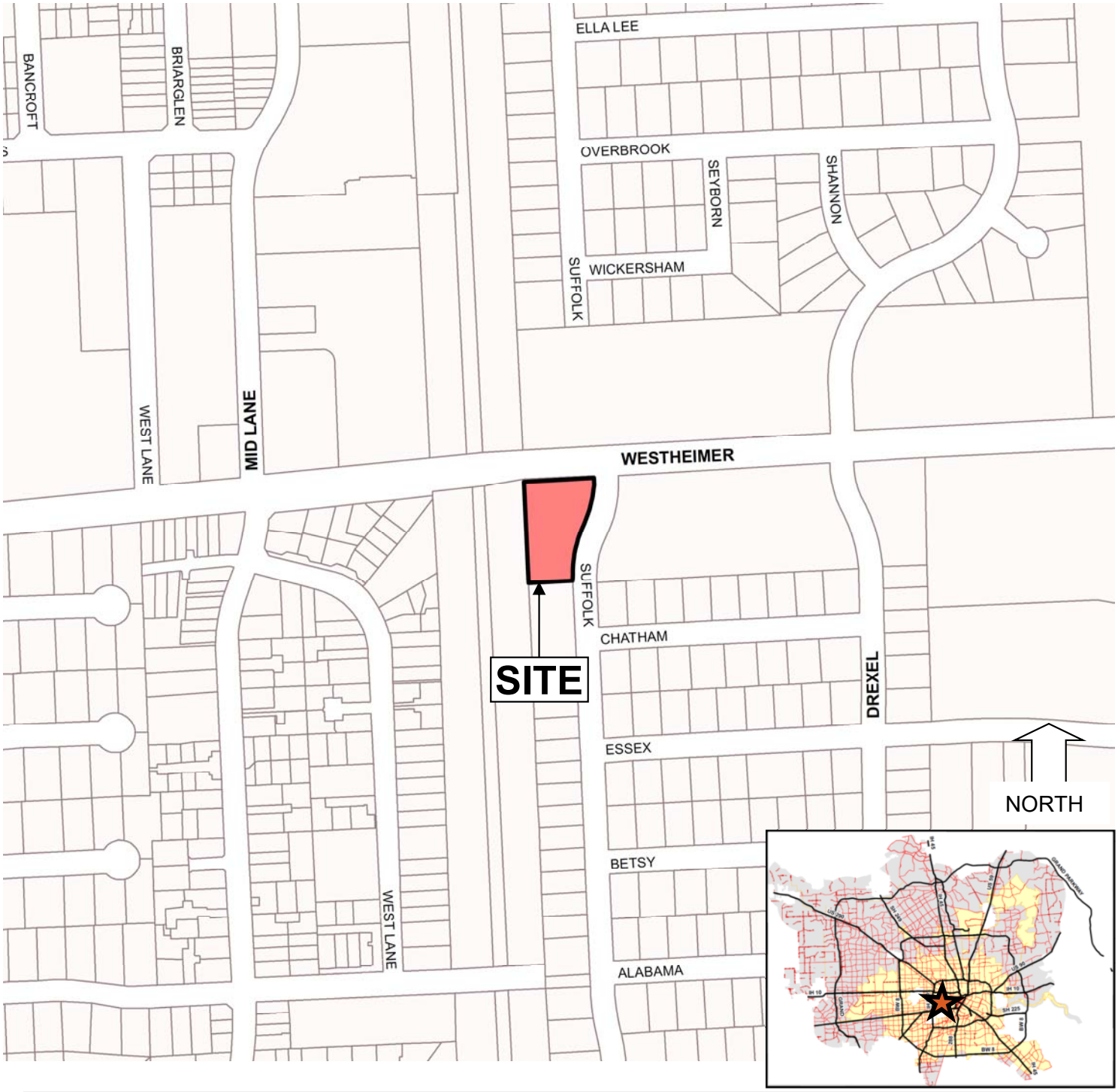
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Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



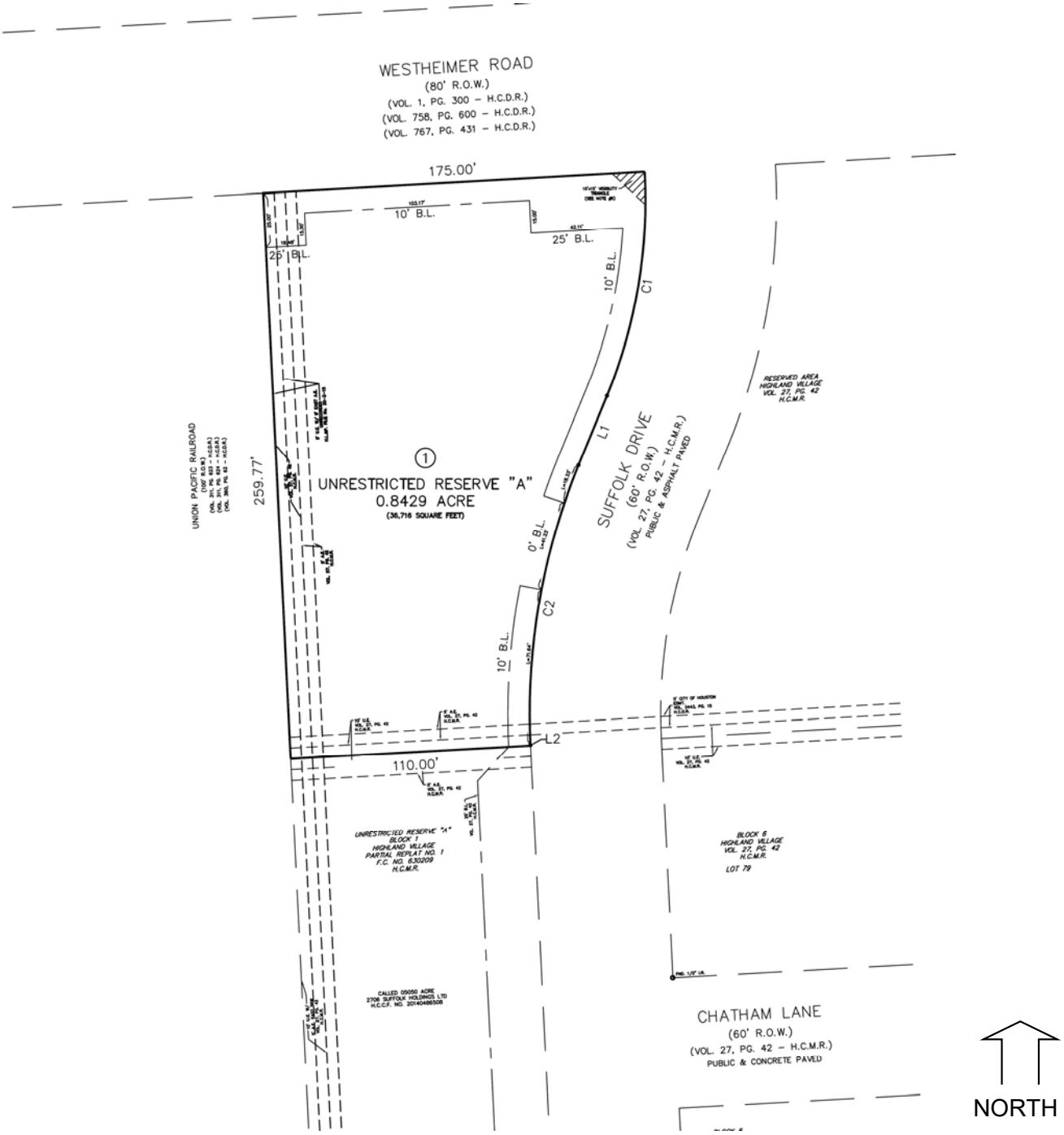
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



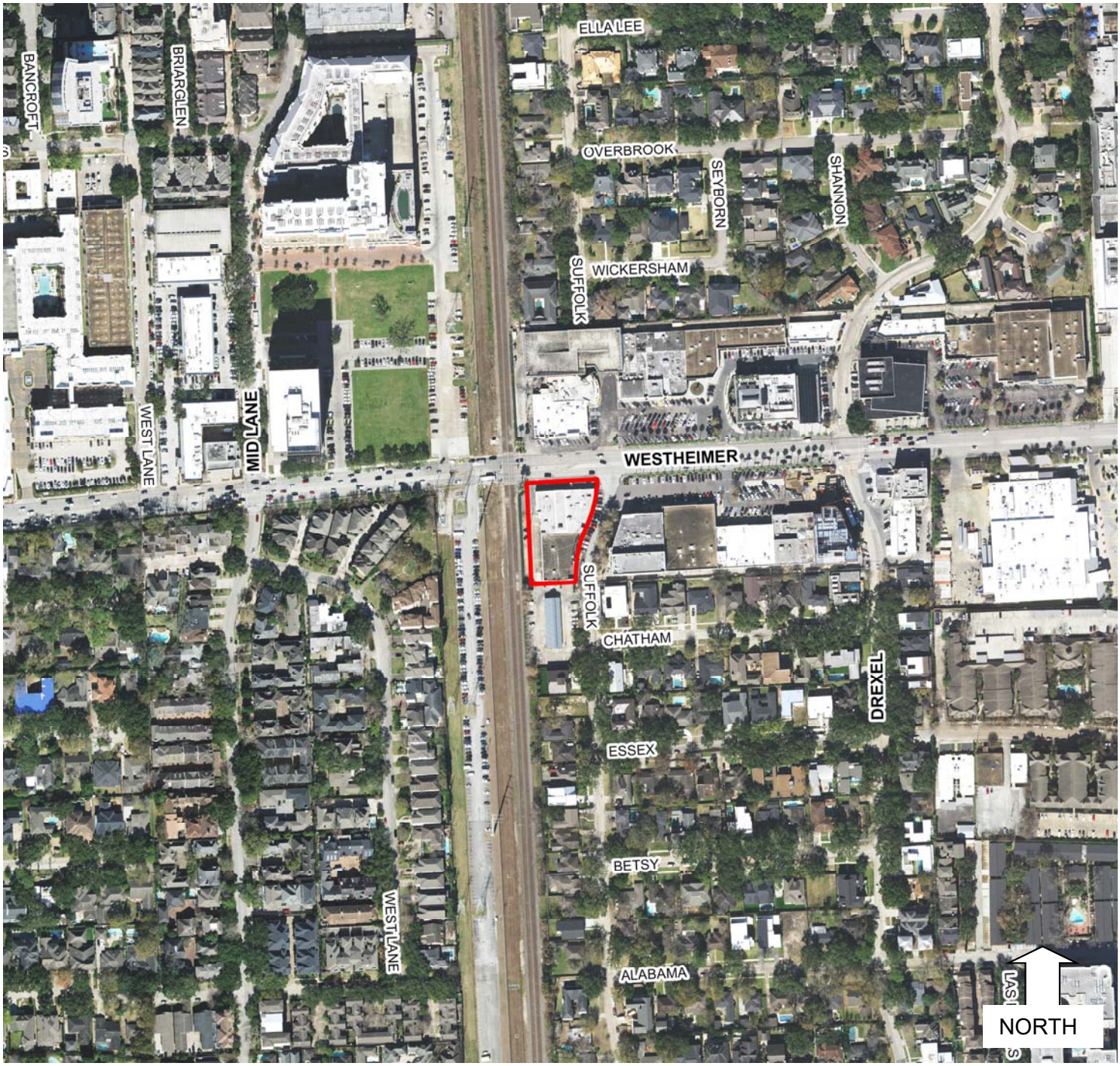
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:123

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 2)

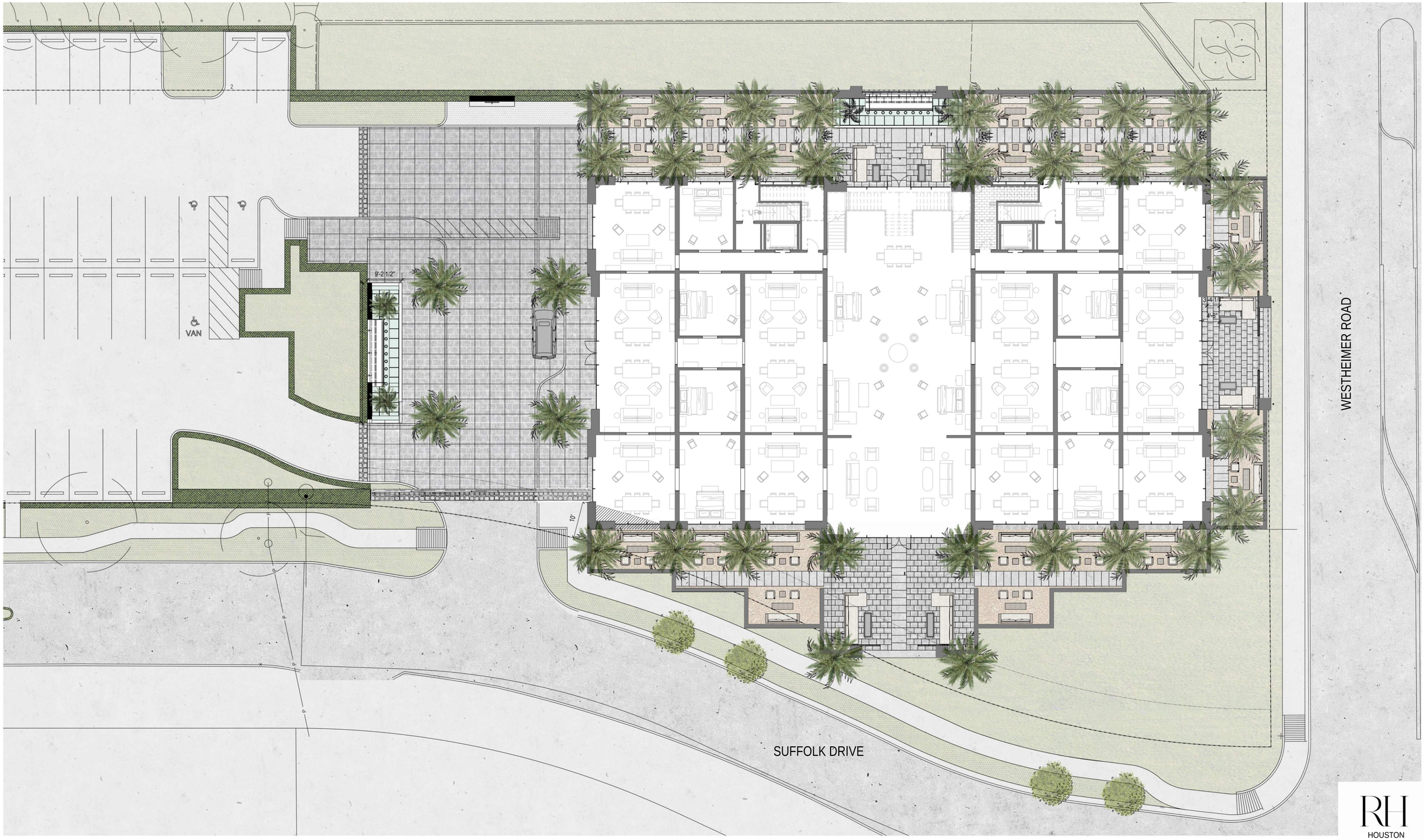
Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings with Variance Aerial



RH BUILDING LINE VARIANCE
APRIL 03, 2025

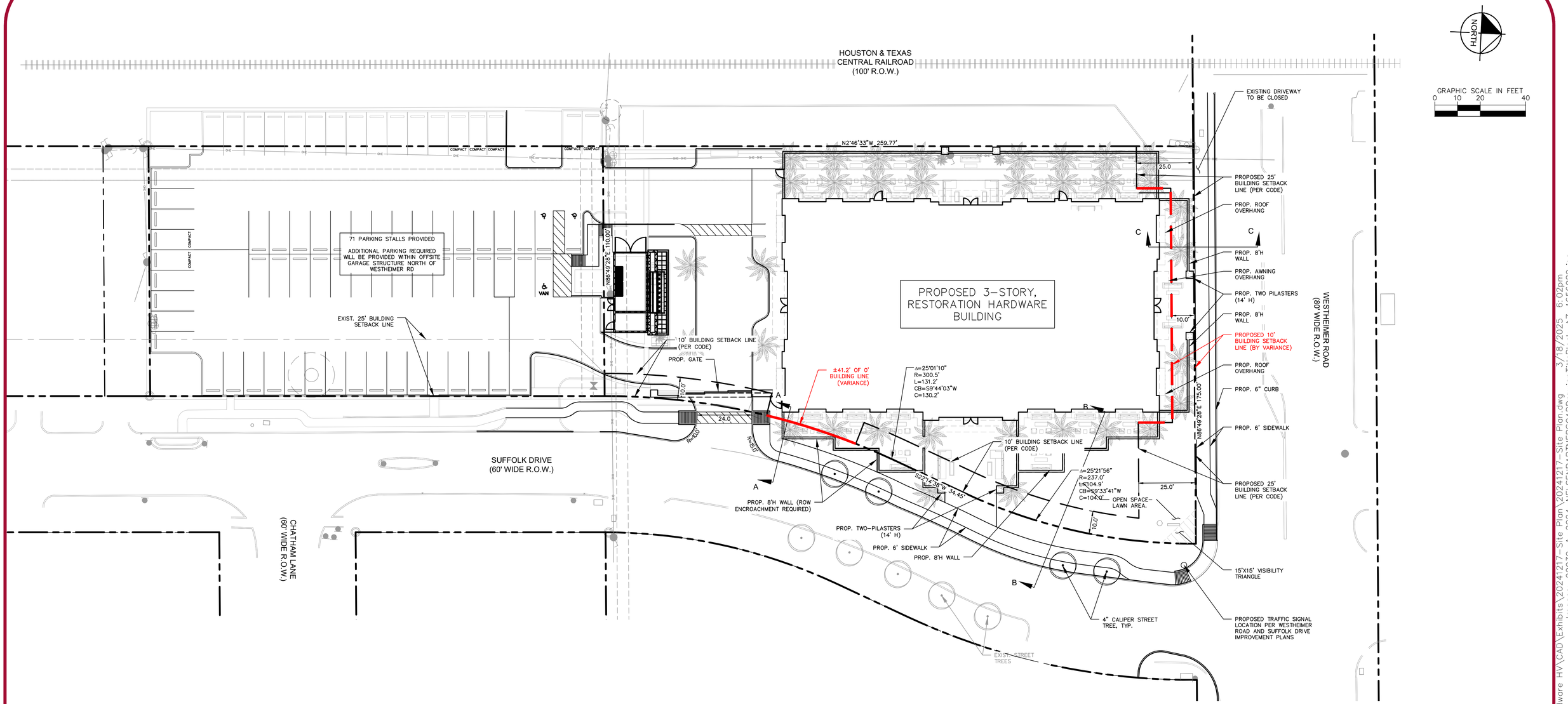


RH

HOUSTON

SITE PLAN

SCALE: 3/32" = 1'-0"
DATE: 04/03/2025



LANDSCAPE REQUIREMENTS - CITY OF HOUSTON	REQUIRED	PROVIDED
STREET TREES MUST BE PLANTED IN OR ADJACENT TO PUBLIC R.O.W. AT A RATE OF ONE TREE FOR EVERY 30 LINEAR FEET OF FRONTAGE. STREET TREES MUST BE PLANTED AT LEAST 20 FEET APART. EXISTING TREES IN THE R.O.W. MAY COUNT TOWARD THE REQUIREMENT OF ONE TREE.		
WESTHEIMER ROAD: 217 / 30 = 8 TREES	8	TREES TO BE PLACED ELSEWHERE ON SITE DUE TO SITE CONSTRAINTS
SUFFOLK DRIVE: 205 / 30 = 7 TREES	7	4, 4" CAL. TREES*

* CREDIT FOR PLANTING TREES EXCEEDING THE MINIMUM CALIPER REQUIRED. CREDIT TOWARD THE TOTAL TREE REQUIREMENT SHALL BE GIVEN FOR THE PLANTING OF TREES THAT EXCEED THE MINIMUM CALIPER REQUIRED BY THIS DIVISION AT THE RATE OF TWO TREES WITH A CALIPER OF FOUR INCHES OR MORE THAT IS PLANTED.

RESTORATION HARDWARE
HIGHLAND VILLAGE

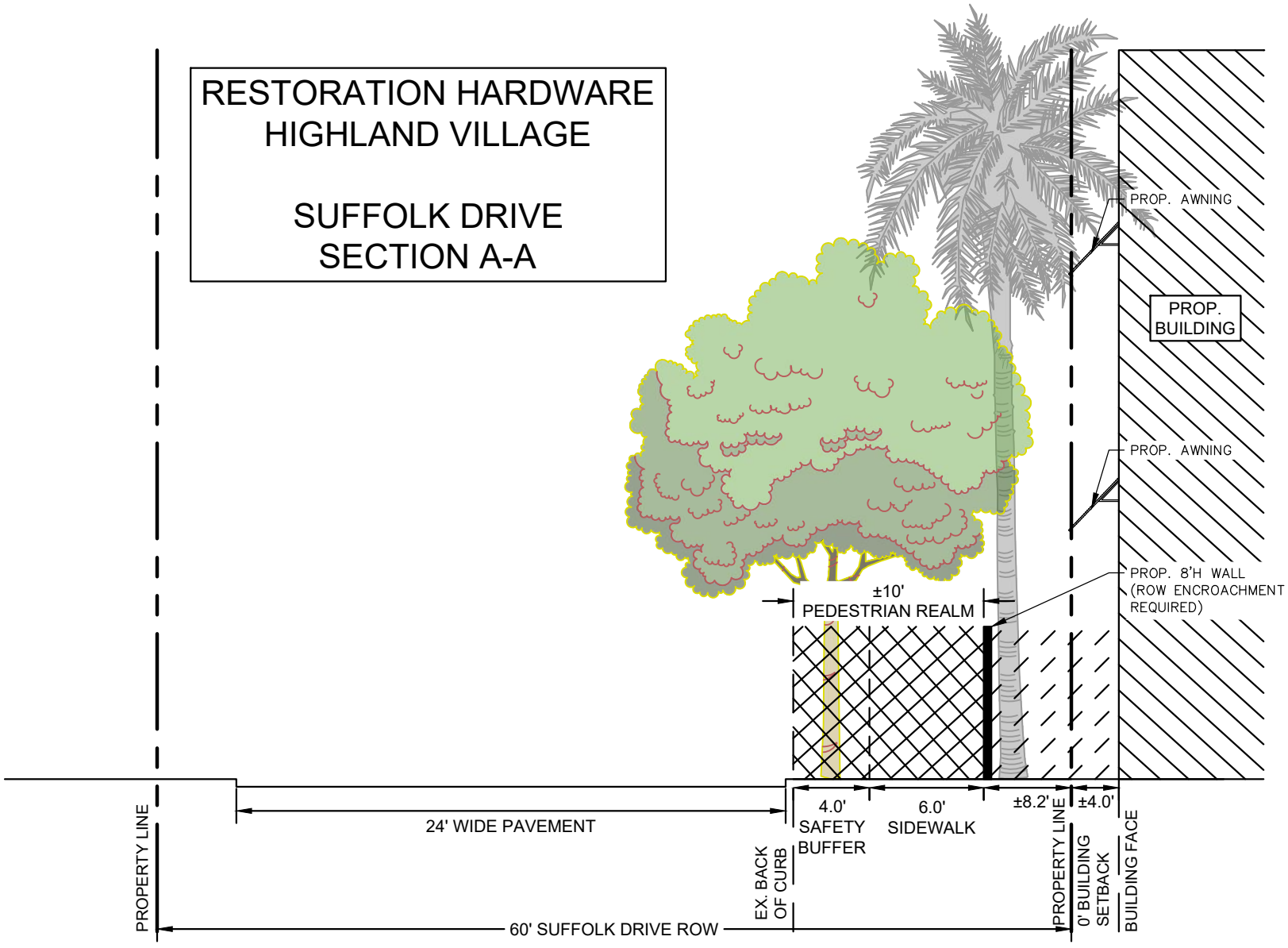
SITE EXHIBIT
04/03/2025

Kimley»Horn

File: K:\HOU_Civil\068926100-Restoration Hardware HV\CAD\Exhibits\20241217-Site Plan\20241217-Site Plan.dwg 3/18/2025 6:02pm
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RESTORATION HARDWARE
HIGHLAND VILLAGE

SUFFOLK DRIVE
SECTION A-A



SECTION A-A

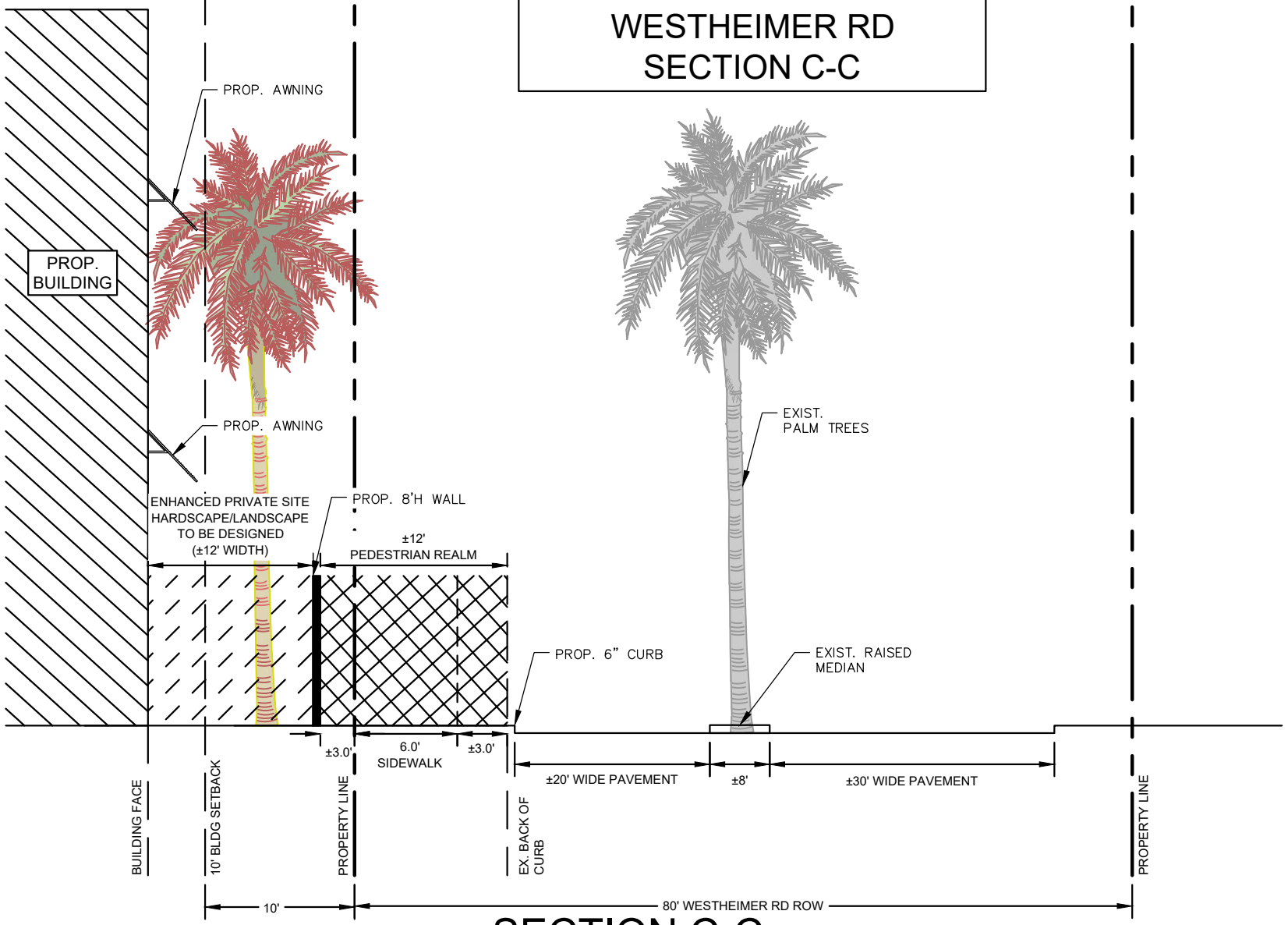
NOT TO SCALE

Kimley»Horn

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Xrefs: xSite xSurvey X8511-L
Images:

RESTORATION HARDWARE
HIGHLAND VILLAGE

WESTHEIMER RD
SECTION C-C



SECTION C-C

NOT TO SCALE

Kimley»Horn

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Images:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0052
Plat Name: Highland Village partial replat no 3
Applicant: Civil-Surv Land Surveying, L.C.
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:

1) To allow a 0' by 41.23' building line for a portion of a new structure to be built along the west Right-of-Way Line of Suffolk Drive. 2) To allow a 10' by 103.17' building line for a portion of a new structure to be built along the west Right-of-Way Line of Westheimer Road. Chapter 42 Reference: 42-150, Building Line requirement 2) To allow a 10' by 103.17' building line for a portion of a new structure to be built along the west Right-of-Way Line of Westheimer Road. Chapter 42 Reference: 42-150, Building Line requirement

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. Each subdivision plat and development plat shall show all applicable building lines and the following note:

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 subject property is approximately 0.8429 acres located at the southwest corner of Westheimer Road and Suffolk Drive. The property is currently an existing retail center with multiple tenants with head-in on-street parking along both ROW's and a surface parking lot on the adjacent site to the south. There is an existing railroad to the west of the site. The applicant is planning to demolish the existing building and develop a 3-story furniture store facility that will include a restaurant and roof-top deck. All of the on-street parking along Westheimer and Suffolk will be removed with new curb and gutter, landscaping, and sidewalks proposed along each ROW. The surface parking lot on the adjacent site to the south will also be improved and will continue to provide parking for the proposed development. The applicant is requesting a variance to allow a reduced building setback for a small portion of the frontage of Suffolk (0' by 42.23' as indicated on the proposed plat) and for a reduced setback along a portion of the frontage of Westheimer (10' by 103.17' as indicated on the proposed plat). Due to the existing railroad to the west, the building must be positioned a minimum of 50' off the centerline of the tracks for safety and for site line of vehicles crossing the tracks along Westheimer Road. This variance is the only possible way to position the proposed building on the site while meeting the setback off the railroad and providing an improved pedestrian realm experience along both Westheimer and Suffolk that provides the development connectivity to the Highland Village Shopping Center.

(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 variances are the physical limitations of the site, the goal to propose a new development that meshes with the unique development characteristics of the surrounding Highlands Village Shopping Center, and the standard design characteristics of the proposed building that are consistent with the other similar stores around the Country. The site is within Highland Village Shopping Center which is a high activity retail area with a demand for strong pedestrian walkability. The western side of the site as it exists today consists of the existing building being located right on the property line (and not in compliance with the current building setback lines per code) with head in parking within the Suffolk ROW. On the opposite side of Suffolk there is a shaded sidewalk with street front patio space. Upon demolition of the existing building and this new proposed development, it would provide consistency along the frontage to have landscaping and wider sidewalks while pushing the building as far east as possible to provide an appropriately scaled, accessible, and inviting pedestrian experience on the west side of Suffolk to mesh well with the existing east side of Suffolk. While Suffolk is designated as a local street, the planned improvements will resemble those found along Transit Corridor Streets. If the City grants the requested variances, there will be a stronger pedestrian realm along the full Suffolk property frontage and the driveway location will be located to the south so that the pedestrian realm is not broken up with access between the parking lot and Westheimer. The streetscape will feature 6'-wide sidewalks, landscaping and street trees, and retail that is designed capitalize on and engage with the public right-of-way. Along Westheimer, there is currently head-in, angled parking off Westheimer that fronts the existing retail development. There is an existing sidewalk between the parking stalls and eastbound lanes of travel that is unprotected by a curb or landscape safety buffer. The proposed development will eliminate the parking and provide a wider, 6' sidewalk that is protected by a landscape safety buffer and curb. The building will be accessible by pedestrians from Westheimer as well to create an inviting pedestrian experience while maintaining the standard design characteristics of the proposed building. Without the requested variances, the site will be unable to support a new development that provides an opportunity to extend the retail frontage along Suffolk and Westheimer with an enhanced pedestrian realm that matches the characteristics and patters of the surrounding Highland Village area.

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

The general purposes will be maintained, the new building will actually in most instances be further away from the setback line that the original and now existing building. There will also be enhanced features provided above and beyond the code minimum requirements including an 8'-wide sidewalk and 5'-wide landscaped safety buffer behind the back of curb along Suffolk.

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

To the contrary, the granting of it will actually improve the sightlines along Suffolk Drive as it approaches Westheimer as the proposed building has a smaller footprint than the existing building. The sidewalk and safety buffer proposed that will exceed code minimum will also provide a much safer pedestrian experience than exists today. Trees will be planted along Suffolk along the sidewalk where possible to provide canopy shade over the sidewalk. Along Westheimer, the pedestrian safety and experience will be improved by removing the head-in parking and adding a curb and landscape buffer between the sidewalk and eastbound lane of vehicular travel.

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

Economic hardships have no bearing on this project or the related variance.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice with Special Request

PHS

February 12, 2025

Dear Property Owner:

Reference Number: 2025-0052, "**Highland Village partial replat no 3**", a partial replat of "**Highland Village**", being of Reserved Area west of Suffolk Drive, as recorded in Volume 27, Page 42 of the Harris County Map Records

The Planning and Development Department has received a subdivision plat application for a property located along Westheimer Road at the southwest intersection of Westheimer Road and Suffolk Drive. The purpose of the replat is to create one unrestricted reserve. The applicant, **Chris Rhodes, with Civil-Surv Land Surveying, LLC,** can be contacted at **713-839-9181** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 6th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
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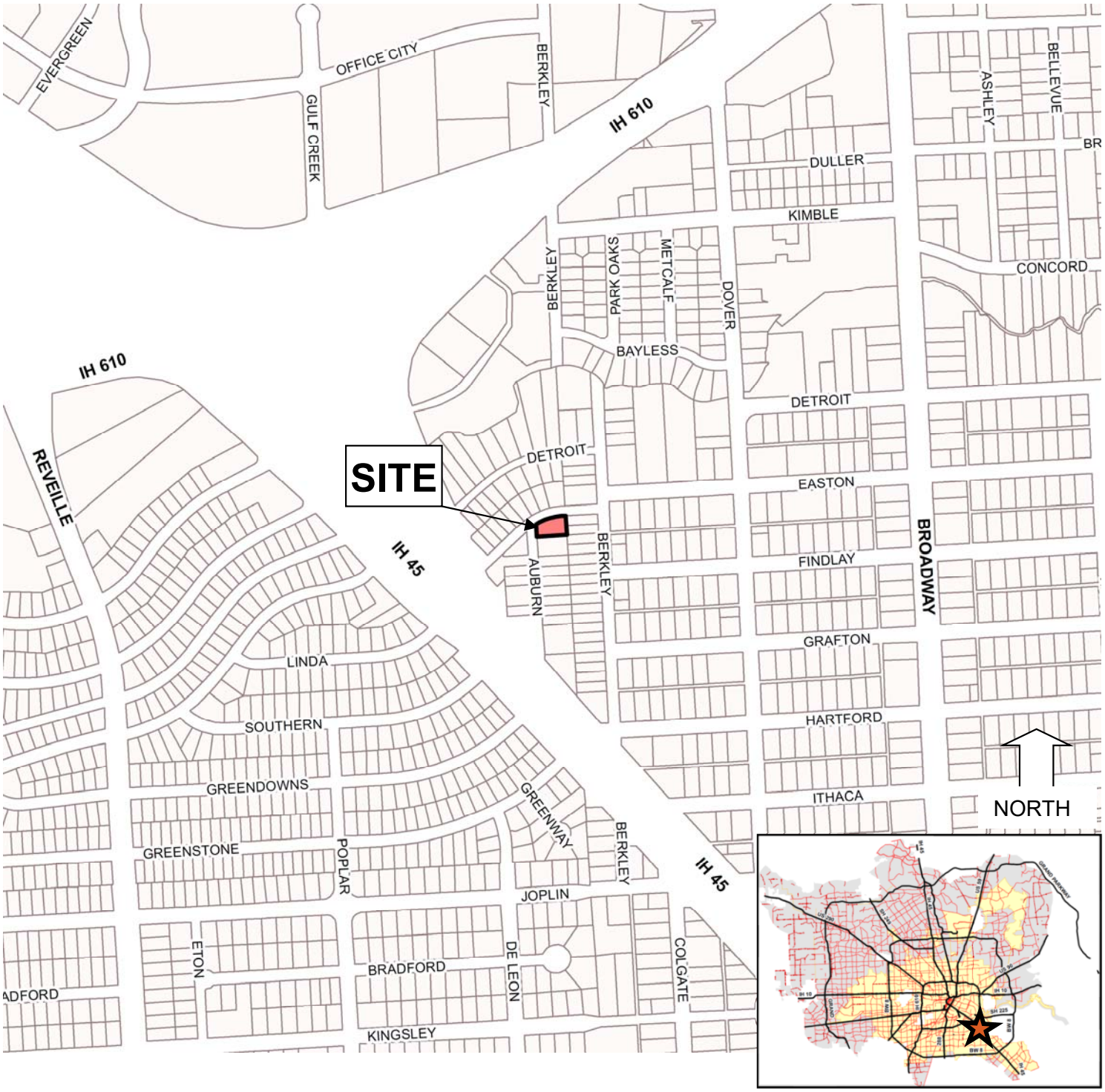
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Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: McKinney Enclave

Applicant: Texas Land Maps



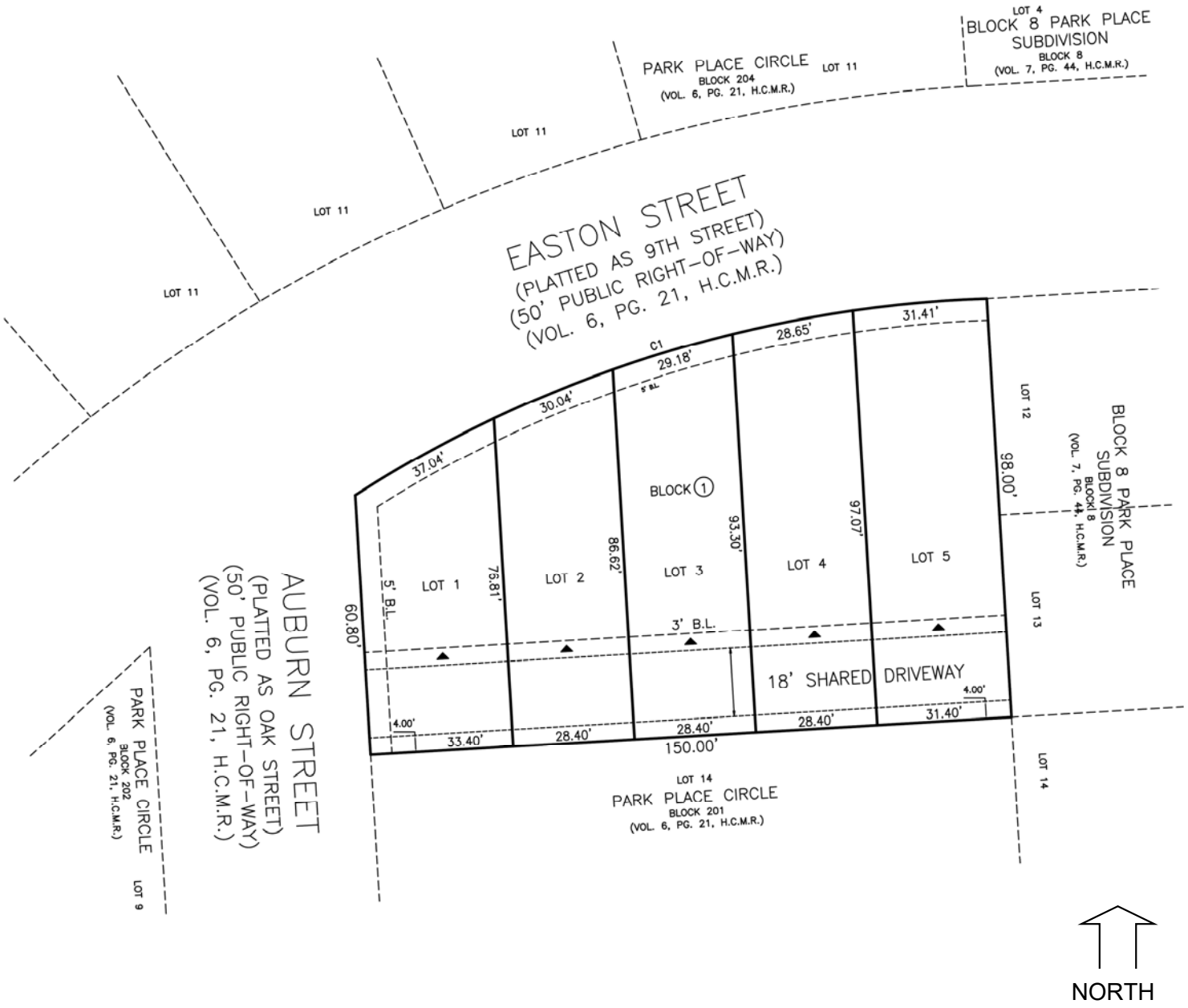
C – Public Hearings Site Location

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: McKinney Enclave

Applicant: Texas Land Maps



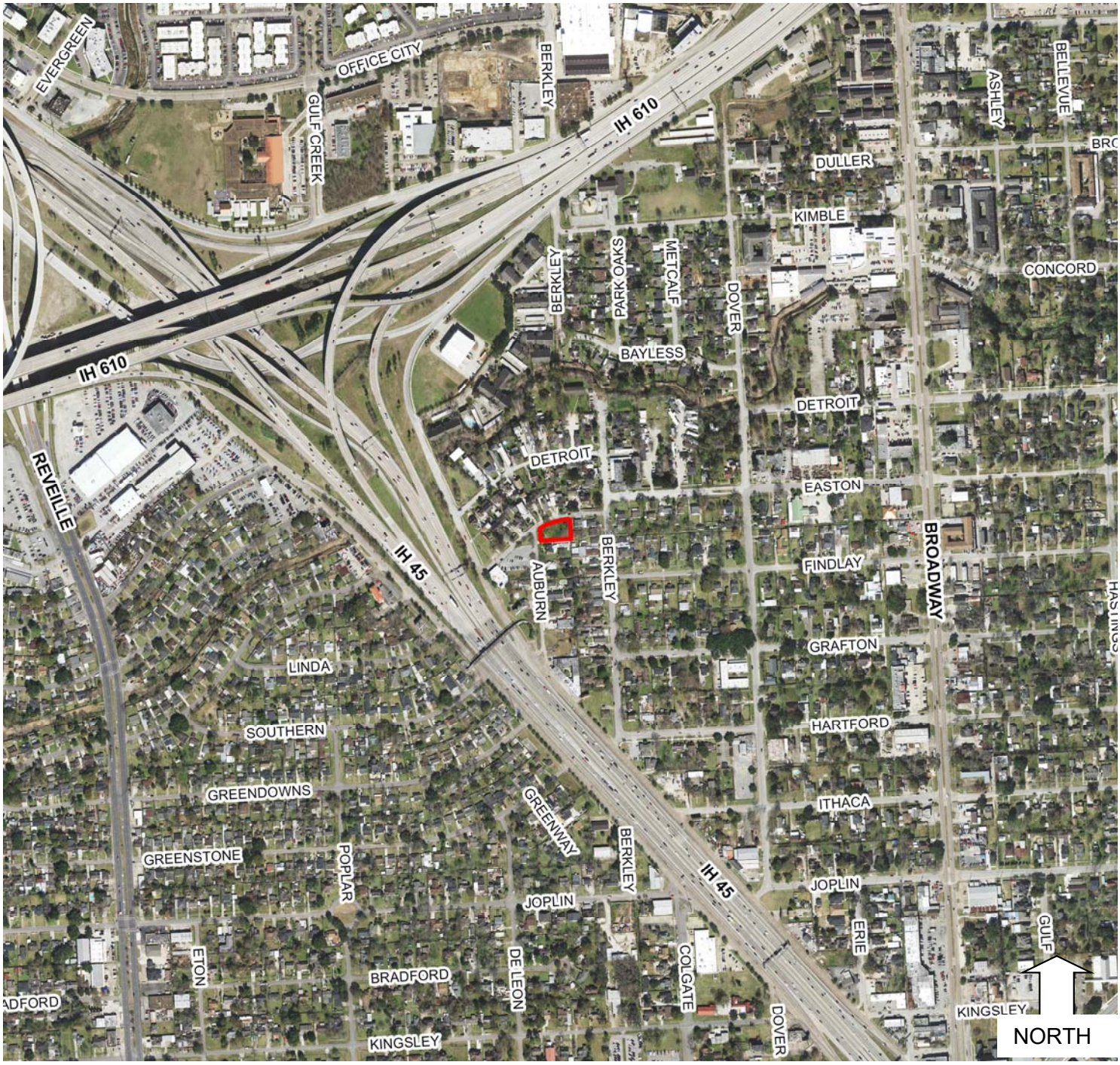
C – Public Hearings Subdivision

Houston Planning Commission ITEM:124

Planning and Development Department **Meeting Date:04/03/2025**

Subdivision Name: McKinney Enclave

Applicant: Texas Land Maps



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

March 12, 2025

Dear Property Owner:

Reference Number: 2025-0302, "**McKinney Enclave**", a partial replat of "**Park Place Circle",** being all of lot 15, block 201, as recorded in Volume 6, Page 21, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 3201 Auburn St, at the intersection of Easton Street and Auburn Street, North of Gulf Freeway. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Matthew Sigmon, with Texas Land Maps**, can be contacted at **713-298-9987** for additional information regarding this project**.**

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 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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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Controller: Chris Hollins

Terminology

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

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Planning Department Staff Authority and Obligation

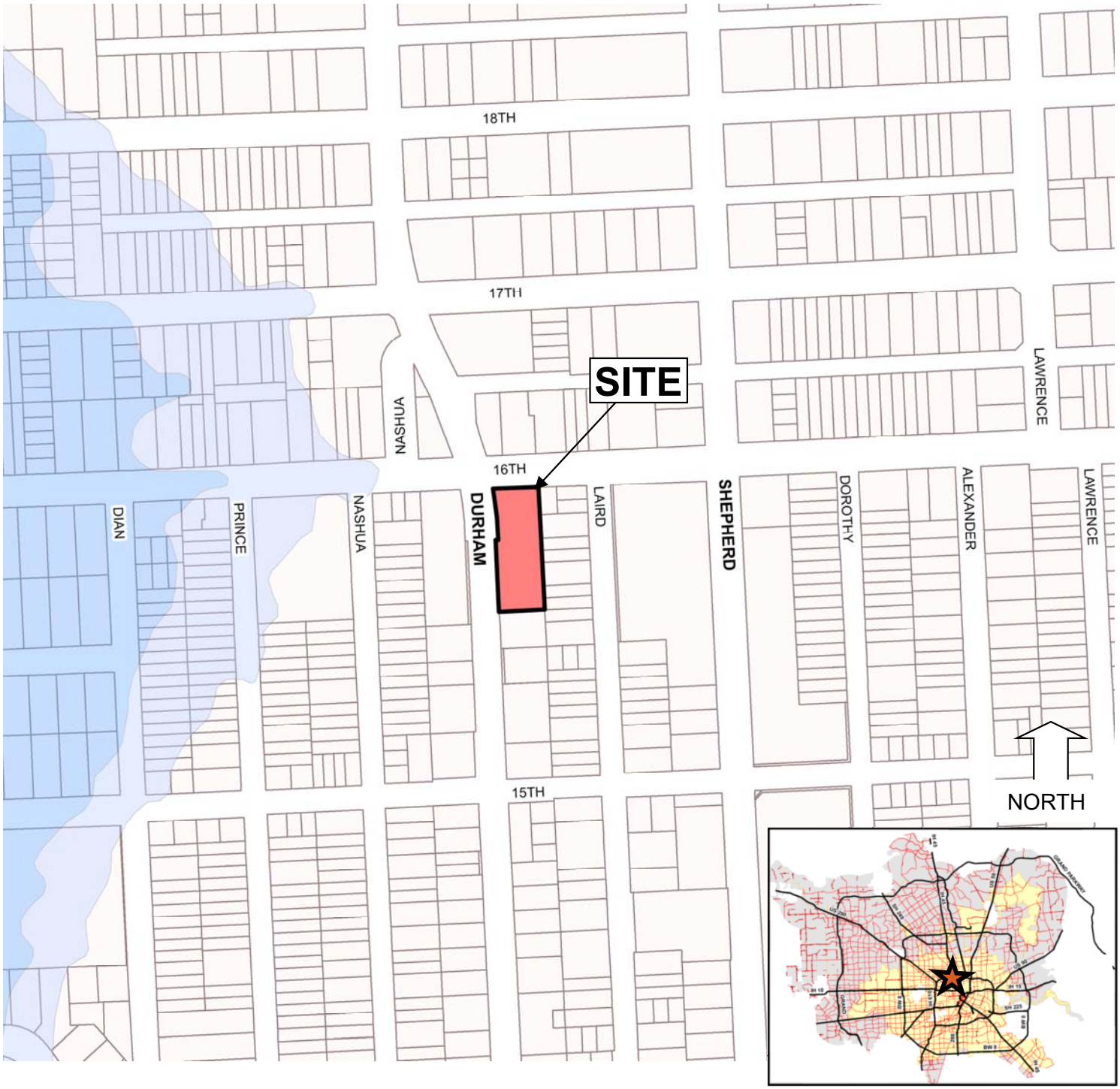
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Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: North Durham Estates replat no 1

Applicant: South Texas Surveying Associates, Inc.



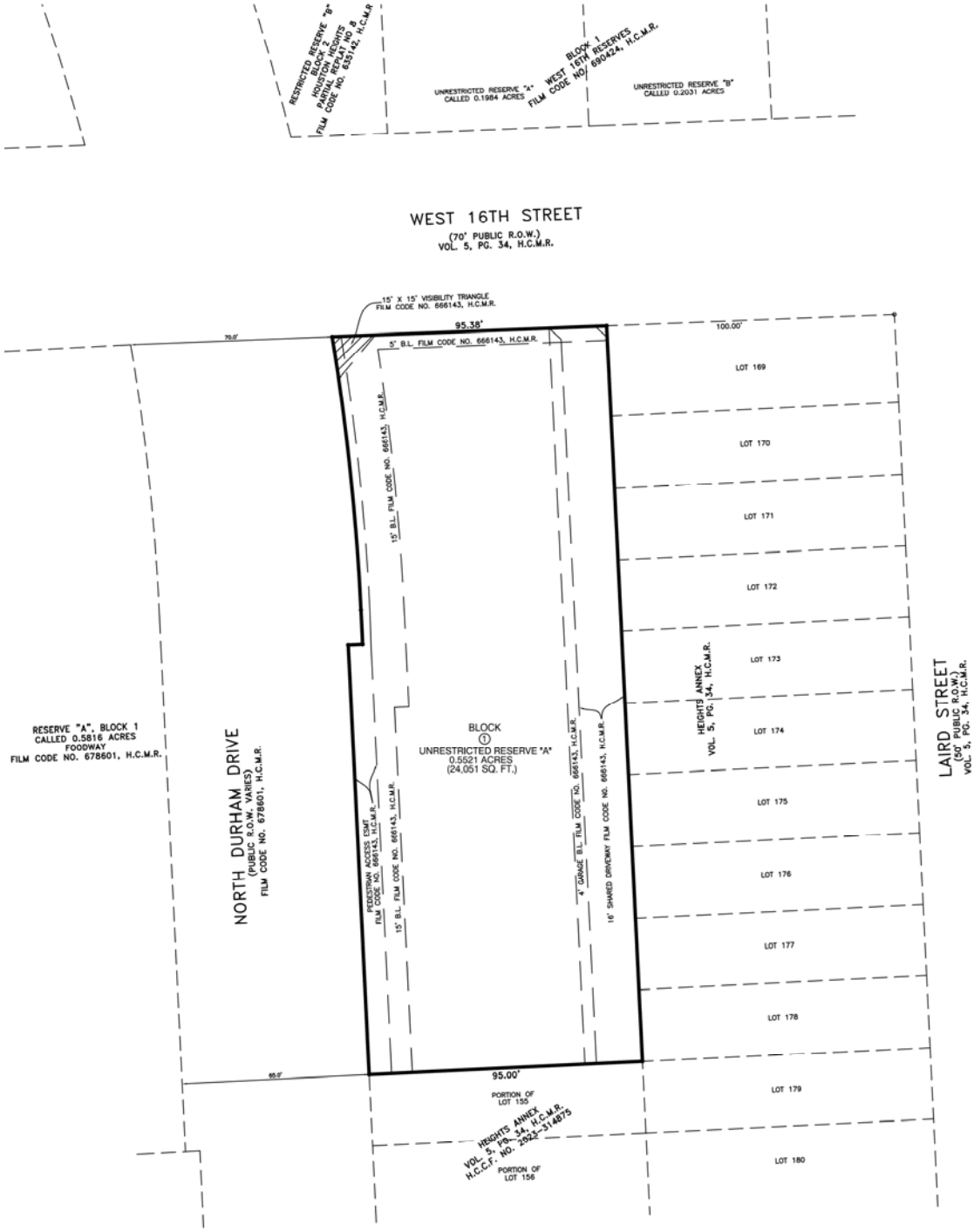
C – Public Hearings **Site Location**

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: North Durham Estates replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:125

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: North Durham Estates replat no 1

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

March 12, 2025

Dear Property Owner:

Reference Number: 2025-0323, "**North Durham Estates replat no 1**", a replat of "**North Durham Estates",** being all of lots 1-8, and reserve "A", block 1, as recorded in film code no. 666143, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 0 North Durham Drive, at the southeast intersection of West 16th Street, and North Durham Drive, west of North Shepherd Drive. The purpose of the replat is to create one(1) unrestricted reserve. The applicant, **Jason Barringer, with South Texas Surveying Associates, Inc.**, can be contacted at **281-556-6918** for additional information regarding this project**.**

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

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

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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Palucho Estate at Caddo Road

Applicant: CAS Consultants, LLC



C – Public Hearings

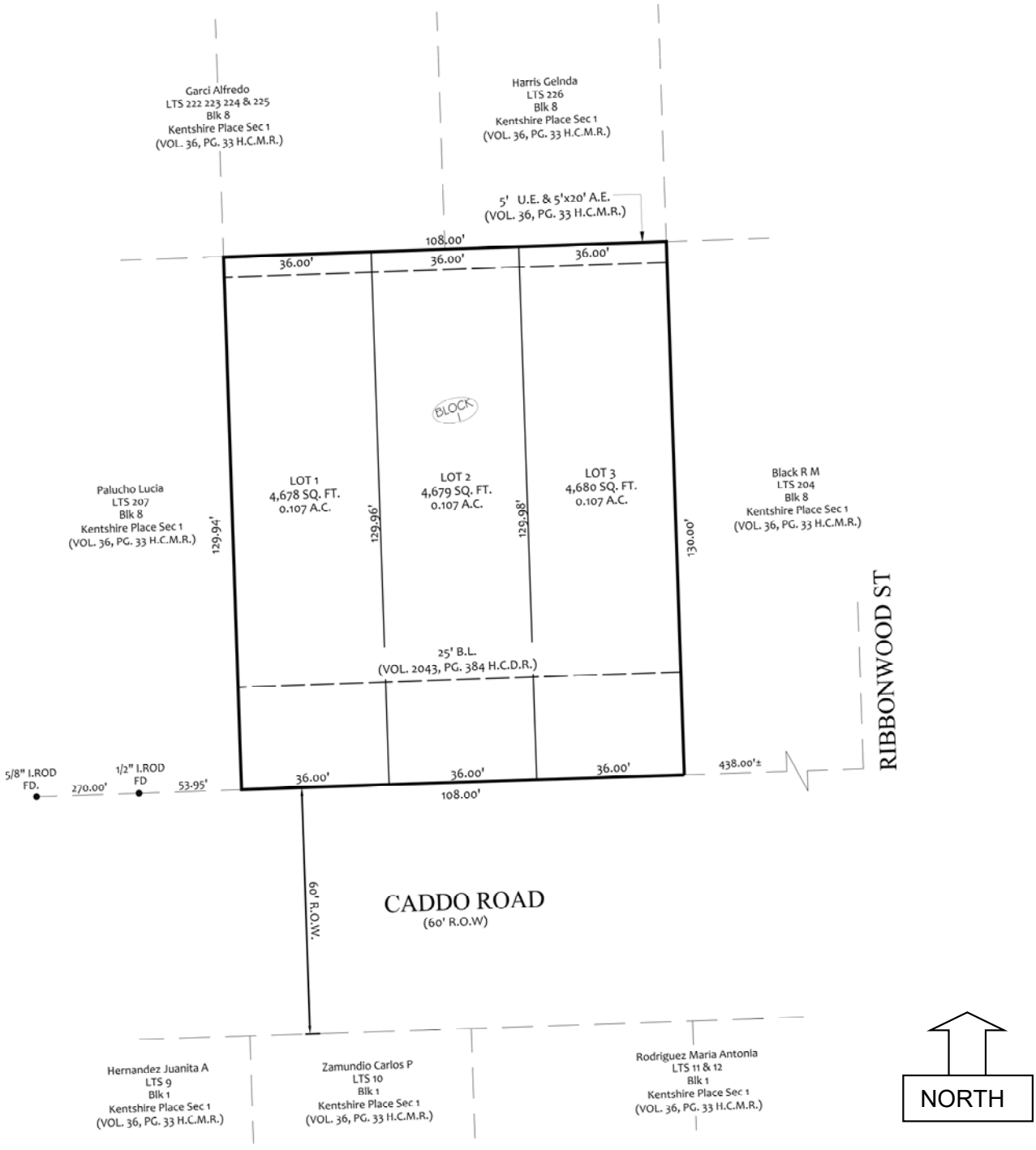
Site Location

Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Palucho Estate at Caddo Road

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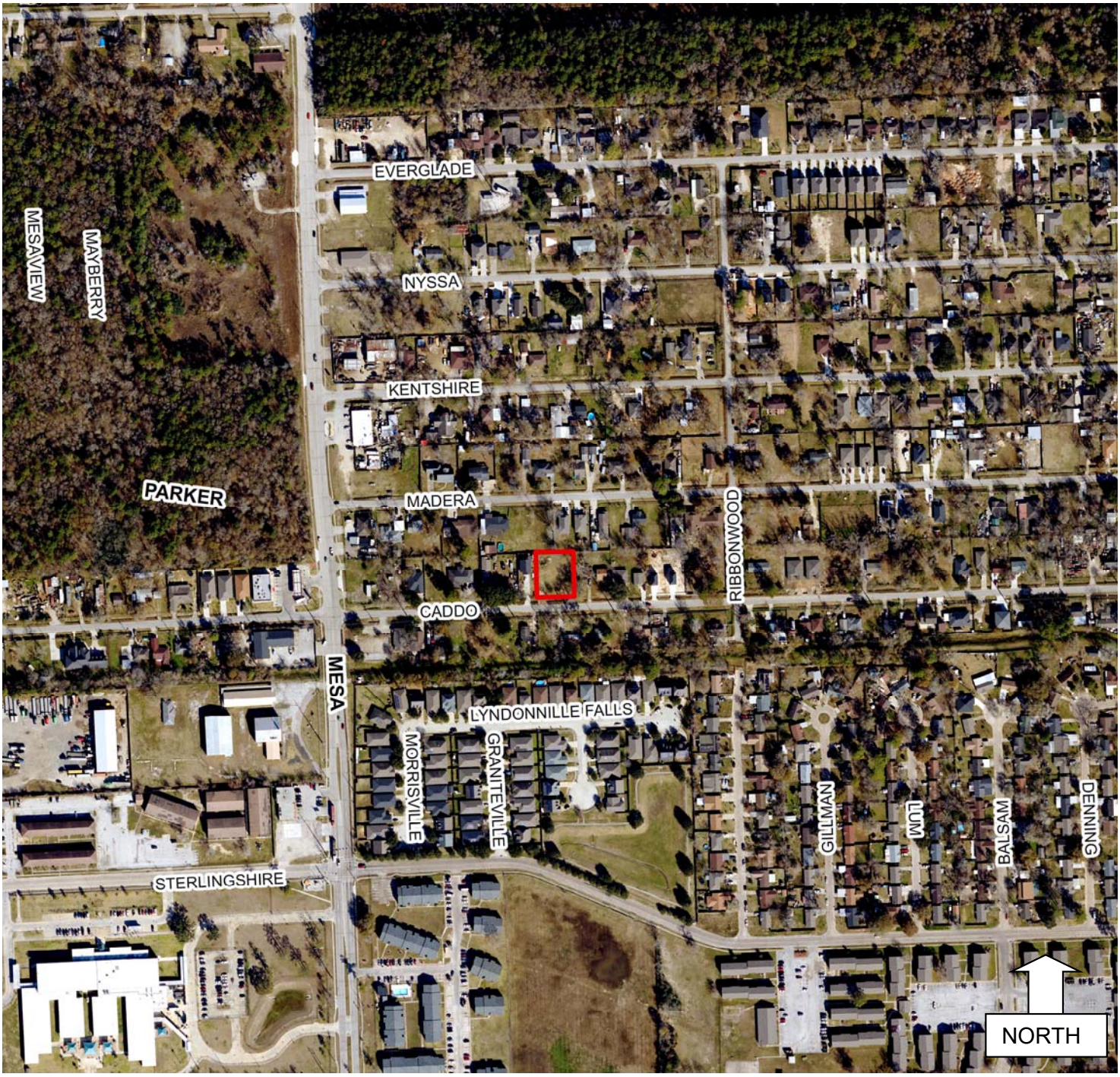
C – Public Hearings Subdivision

Houston Planning Commission ITEM:126

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Palucho Estate at Caddo Road

Applicant: CAS 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

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0111, "**Palucho Estates at Caddo Road**", a partial replat of "**Kentshire Place Sec 1",** being Lots 205 and 206, Block 8, as recorded in Volume 36, Page 33 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caddo Road, east of Mesa Drive and west of Ribbonwood Street. The purpose of the replat is to create three single family lots. 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.

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If you have any questions regarding this notice, you may contact Devin Crittle with the Planning and Development Department via email at devin.crittle@houstontx.gov or call 832-393-6534.
The Houston Planning Commission will hold a public meeting to consider this application.

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Planning Department Staff Authority and Obligation

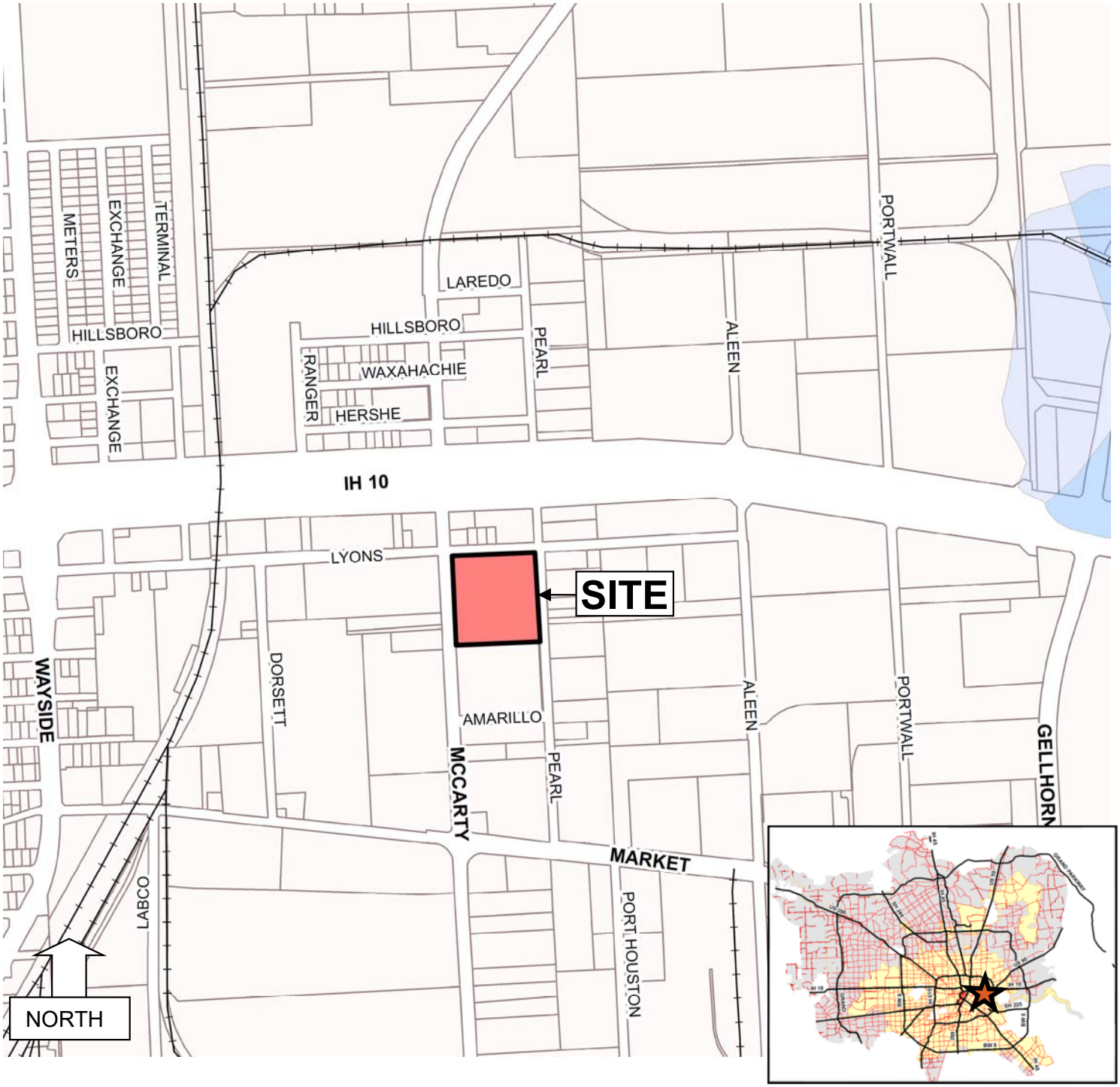
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Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: QuikTrip Store 4638

Applicant: Matkin Hoover Engineering



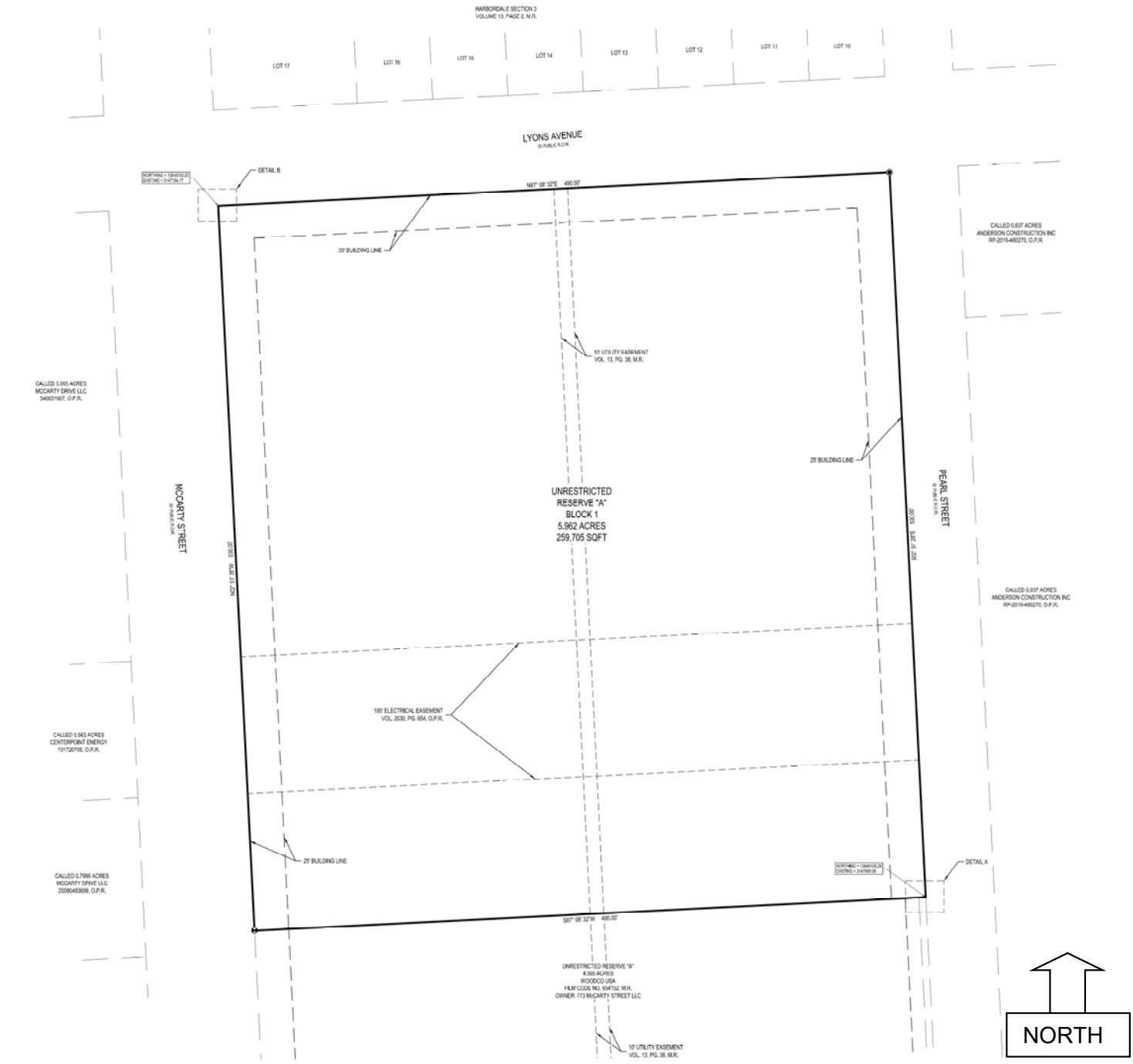
C – Public Hearings Site Location

Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: QuikTrip Store 4638

Applicant: Matkin Hoover Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM:127

Planning and Development Department **Meeting Date: 04/03/2025**

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0208, "**Quik Trip Store 4638**", a partial replat of "**Harbordale Sec 2",** being all of Lots 5-14, Block 2, as recorded in Volume 13, Page 38 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southeast intersection of McCarty Street and Lyons Avenue.et. The purpose of the replat is to create one Unrestricted Reserve. The applicant, **Graham Cook, with Matkin Hoover Engineering**, can be contacted at **830-249-6000** for additional information regarding this project**.**

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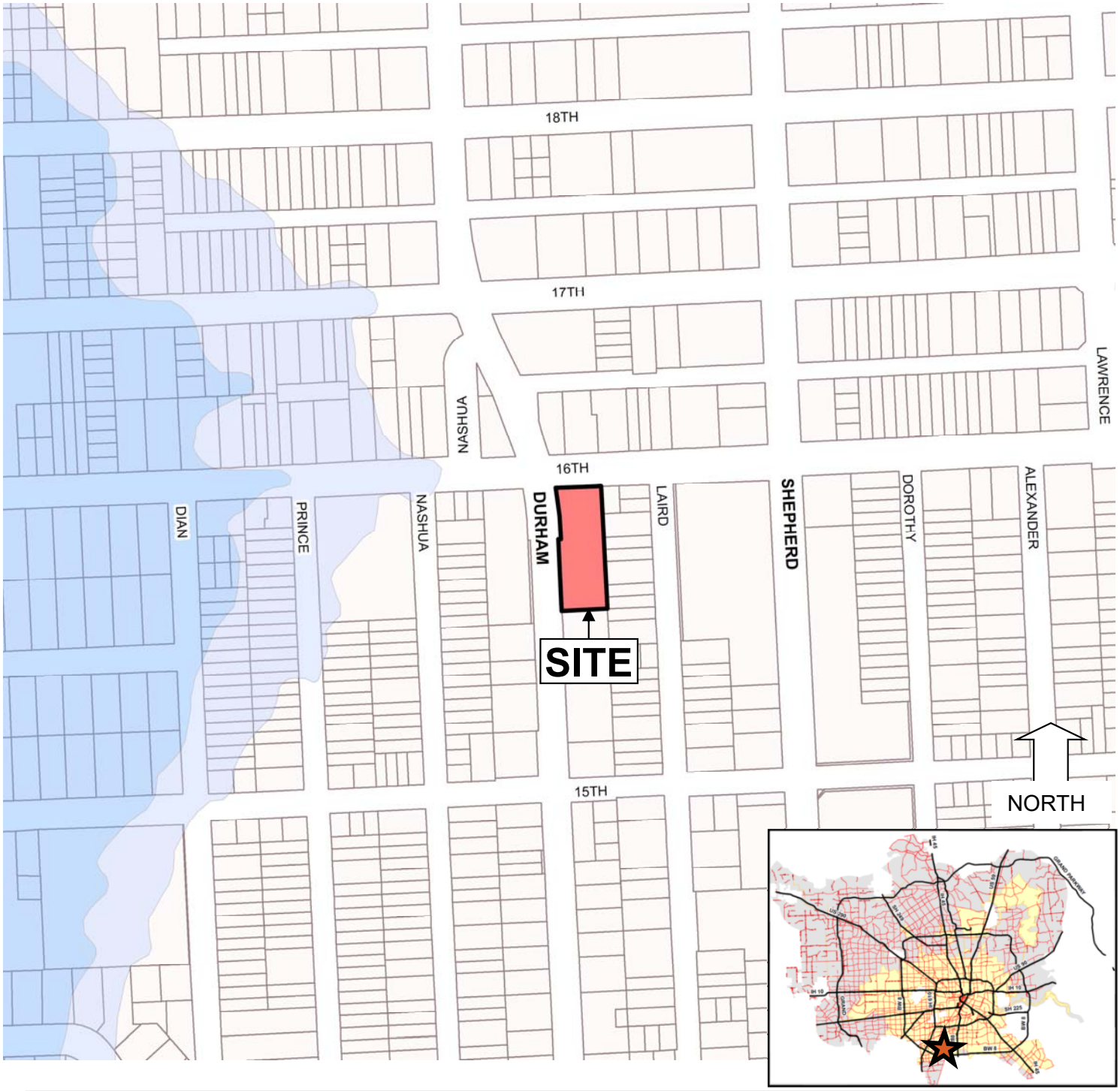
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Houston Planning Commission ITEM:128

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Uhaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings

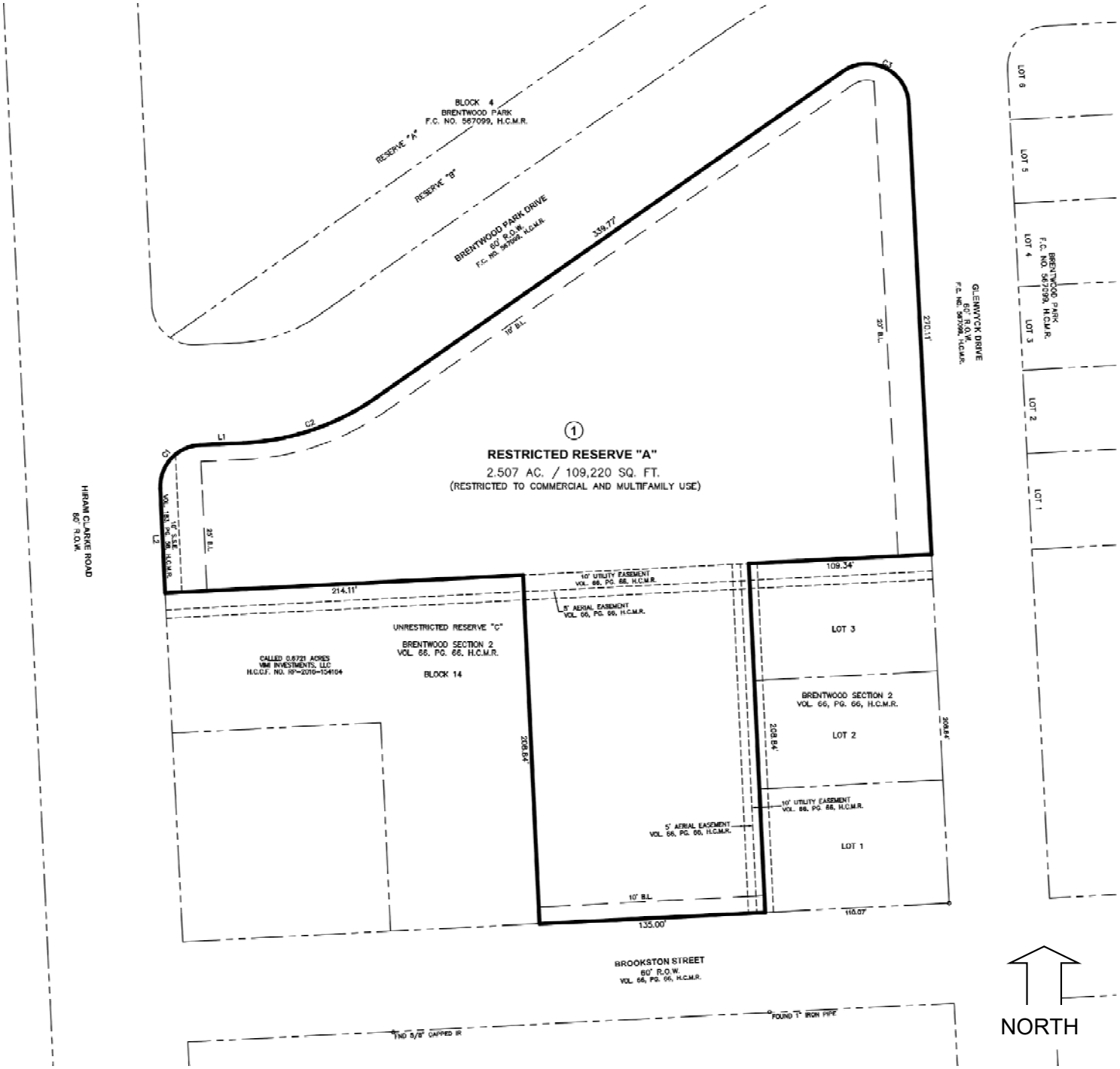
Site Location

Houston Planning Commission ITEM:128

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Uhaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM:128

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Uhaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0417; "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) reserve restricted to Commercial and Multi-family use. 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**.**

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

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, **April 3, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

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

Terminology

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

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

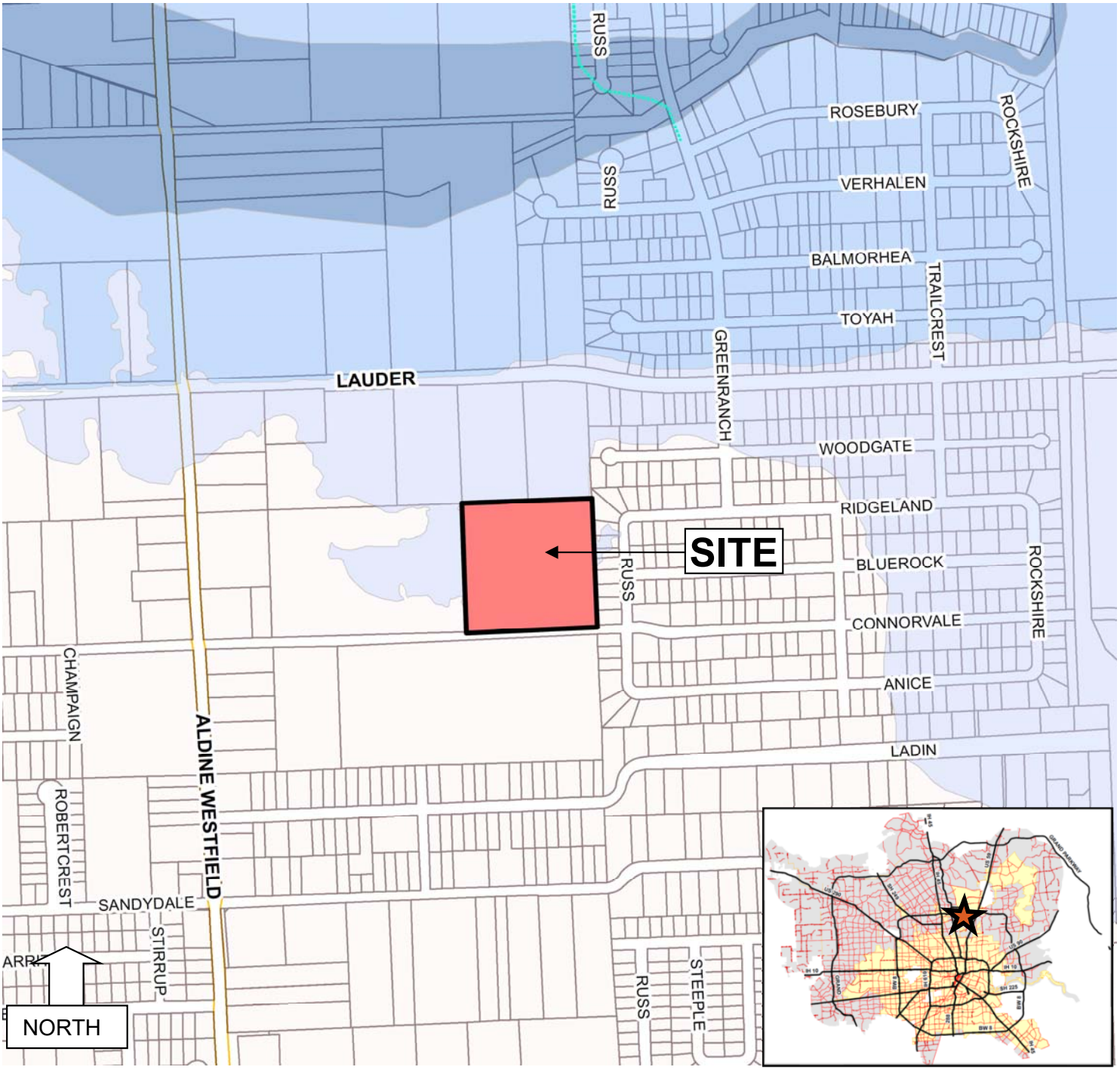
- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.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

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

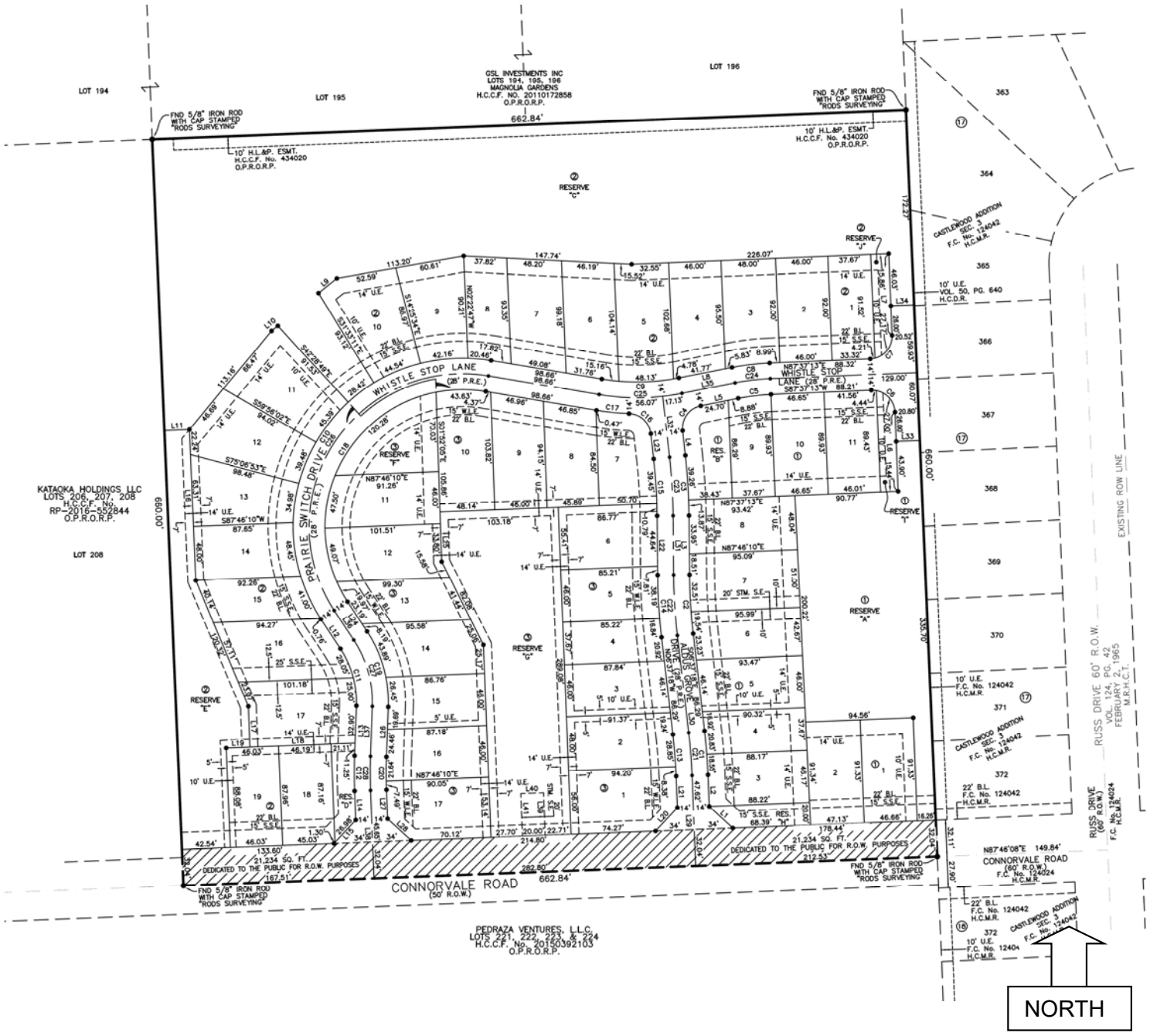
Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: East Aldine Estates

Applicant: EHRA



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0497
Plat Name: East Aldine Estates
Applicant: EHRA
Date Submitted: 03/10/2025

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 an approximately 2,150' block length between Aldine Westfield Road and Russ Drive
Chapter 42 Section: 42-128

Chapter 42 Reference:
Sec. 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

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 subject tract is a 9.62-acre tract of land located north of Connorvale Road and west of the Castlewood Addition Section 3 subdivision, previously platted as Lots 209 and 210 of the Magnolia Gardens Subdivision. This replat, East Aldine Estates, is a proposed public, single-family community being designed as part of the Harris County Imagination Zones initiative. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. The project contains public streets (28' Public Roadway Easements) for internal circulation. This variance is being requested because the intersection spacing between existing Aldine Westfield Road and Russ Drive is approximately 2,150'. A public street connection through East Aldine Estates at the required 1,400' block length is not possible due to existing physical site constraints as follows. Several topographically low areas exist within the plat boundary, primarily along the north portion of the site. To minimize site disturbance and utilize existing topography, this project's required detention is proposed in this area. Requiring a street connection through this portion of the tract would be a detriment to the detention and drainage system being proposed. Additionally, a street connection between Connorvale Road and Lauder Road to the north would have to cross an existing light industrial/commercial property known as Maestro Surfaces, which adjoins the north property boundary of East Aldine Estates. Such a road location would not provide significant connectivity enhancement in the area due to other existing large tract developments (i.e. St. Leo the Great Catholic Church to the north and Maya Park to the south) and nearby floodplain.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Existing single-family development and numerous large tract commercial sites between John F. Kennedy Blvd. and Aldine Westfield Rd. predate this plat application. Greens Bayou has a significant floodplain in the area which has contributed to a predominantly east/west street pattern.

A north/south public street at this location would be difficult to extend further than Lauder Rd. and Connorvale Rd. due to these conditions.

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

Connorvale Rd. is currently not an east/west through street in this location. The road has a dead end within the Houston Place subdivision to the east and the pavement currently ends at the entrance to Maya Park south and west of this plat. Connorvale Rd. right-of-way is being dedicated by this plat and is proposed to be improved so that the east/west connectivity of the overall neighborhood can be made. Creating connectivity between this new neighborhood and the existing community to the east, as well as to an elementary and middle school, is a more appropriate transportation solution than a north/south street.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote connectivity between this new community and the existing single-family subdivision to the east. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

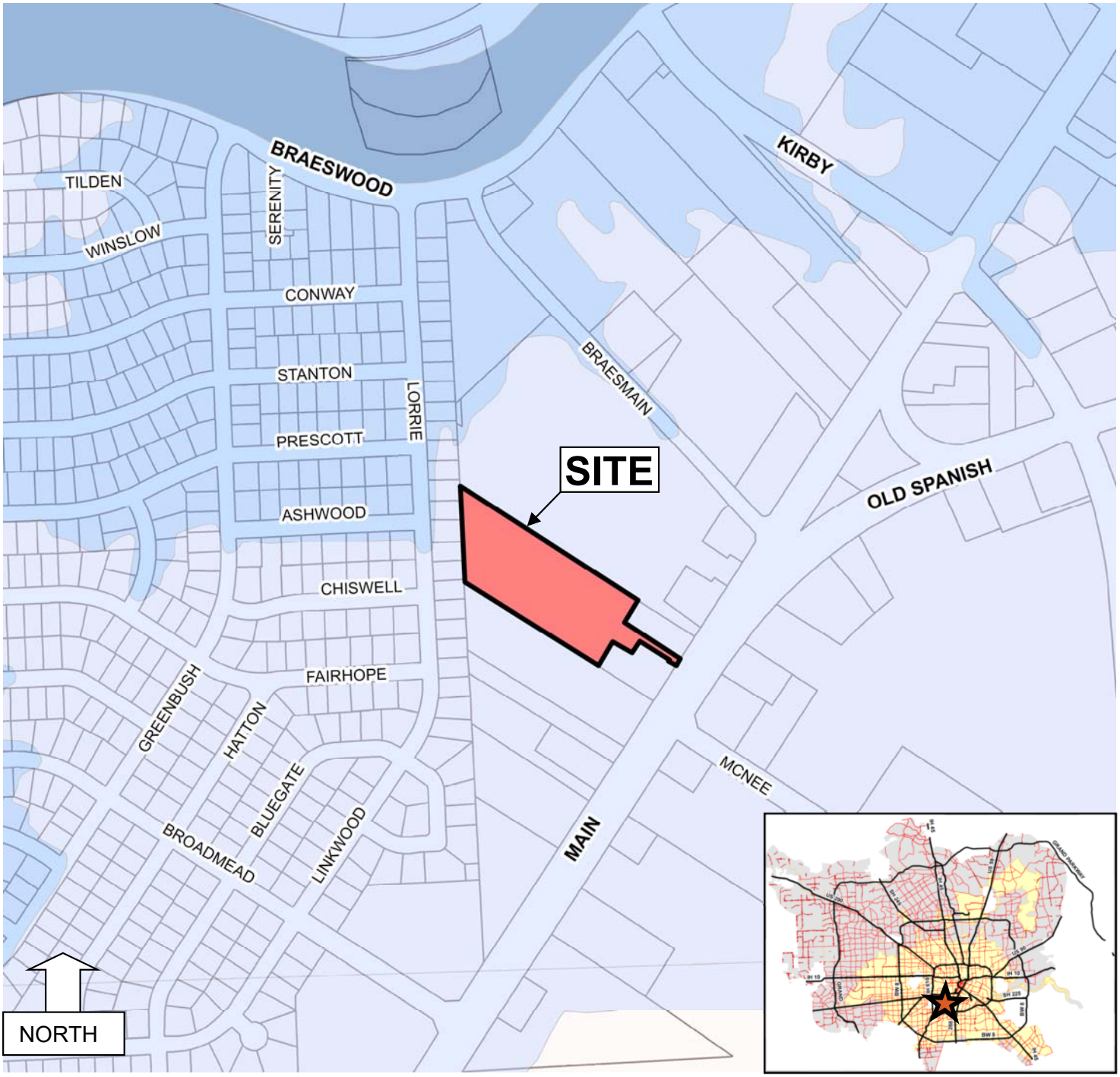
The East Aldine Estates Imagination Zone is intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Justification for the variance is based on enhancing street connectivity between this plat and existing single-family residential and schools so that new residents will become part of the overall community.

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Extra Space Storage Main

Applicant: Conley Land Services, LLC



D – Variances

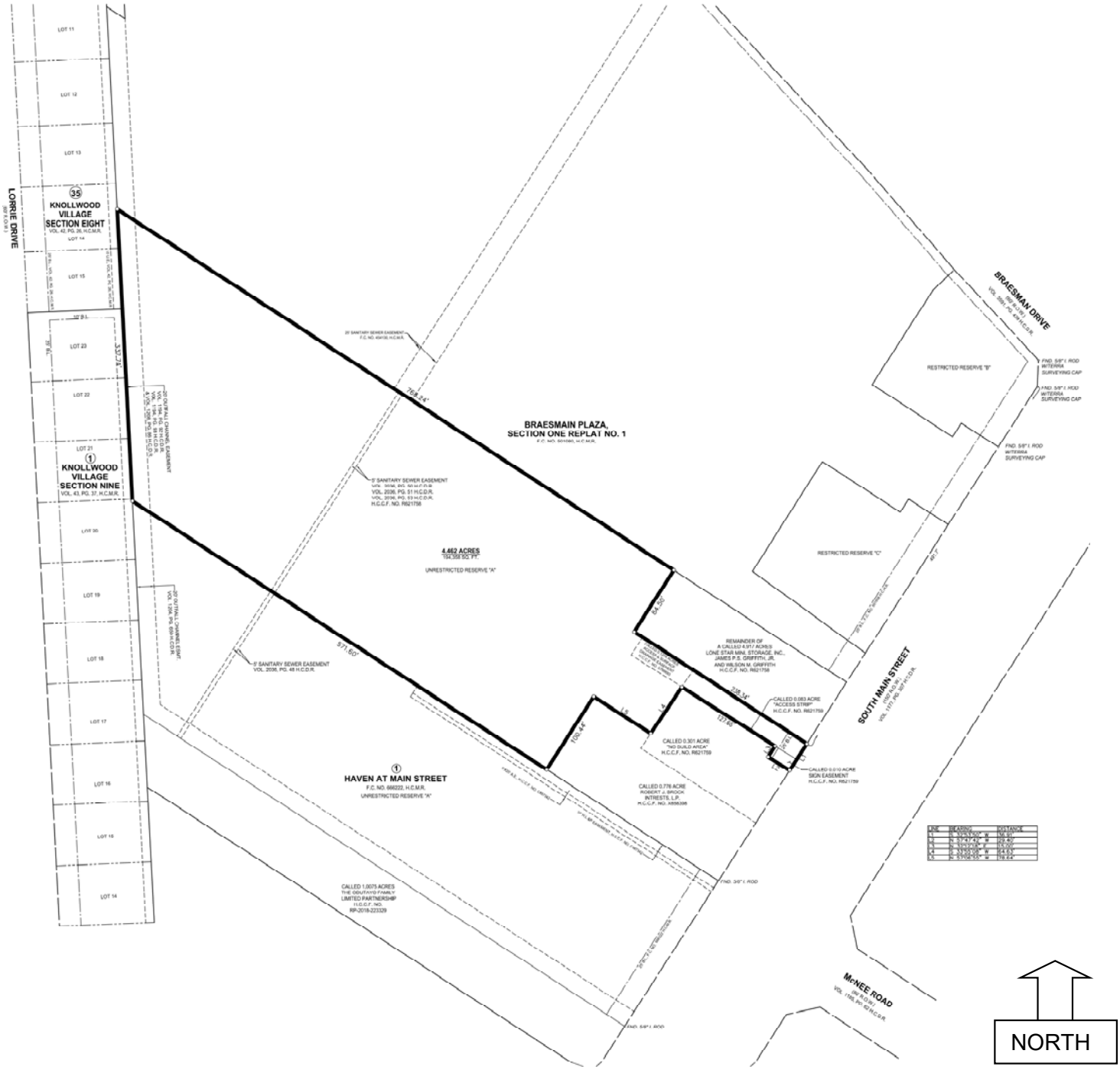
Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Extra Space Storage Main

Applicant: Conley Land Services, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 04/03/2025**

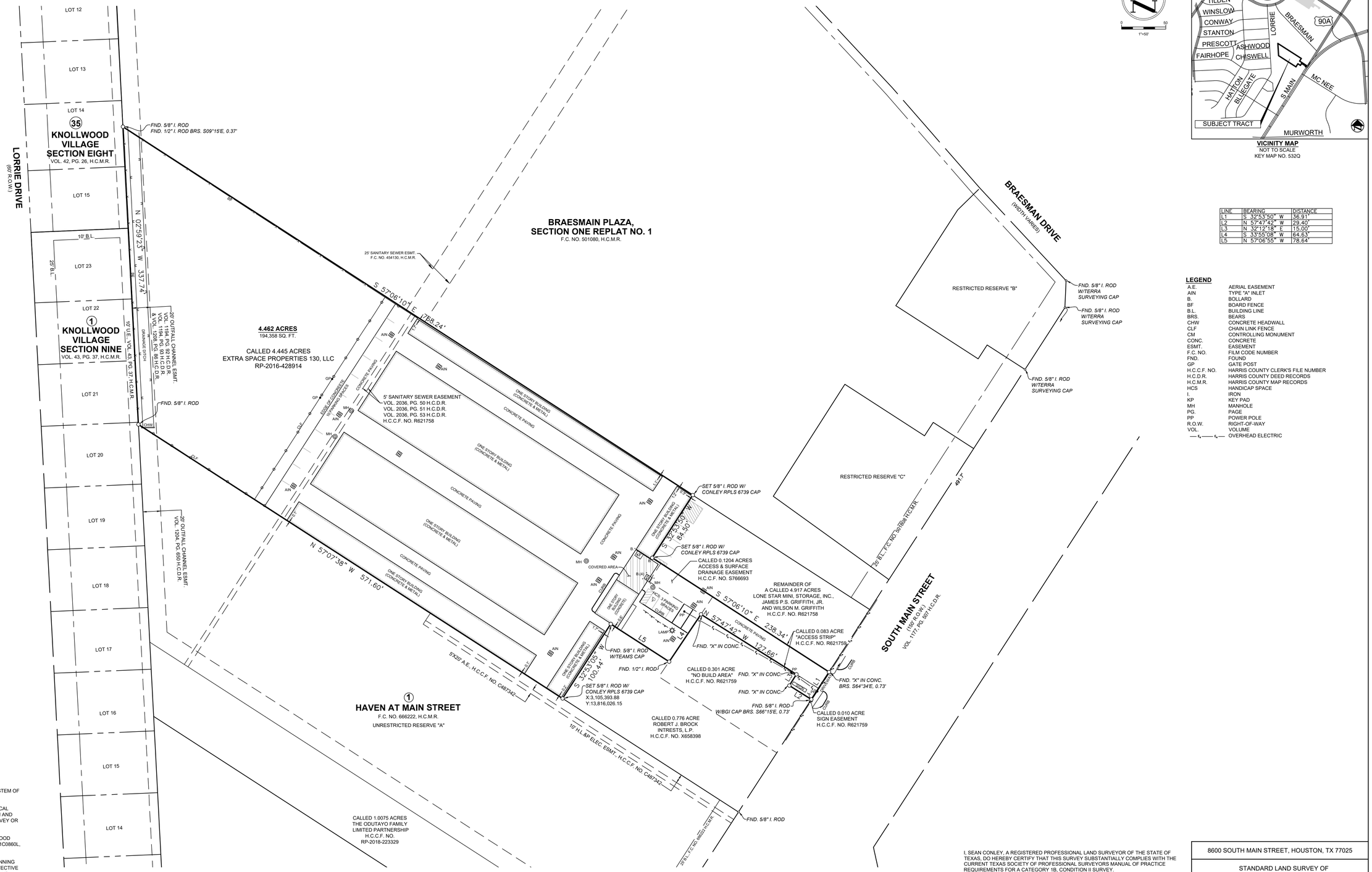
Subdivision Name: Extra Space Storage Main

Applicant: Conley Land Services, LLC



D – Variances

Aerial



VICINITY MAP
NOT TO SCALE
KEY MAP NO. 532Q

LINE	BEARING	DISTANCE
L1	S 32°53'50" W	36.91'
L2	N 57°47'42" W	29.40'
L3	N 32°12'18" E	15.00'
L4	S 33°55'08" W	64.63'
L5	N 57°06'55" W	78.64'

LEGEND

A.E.	AERIAL EASEMENT
AIN	TYPE "A" INLET
B.	BOLLARD
BF	BOARD FENCE
B.L.	BUILDING LINE
BRS.	BEARS
CHW	CONCRETE HEADWALL
CLF	CHAIN LINK FENCE
CM	CONTROLLING MONUMENT
CONC.	CONCRETE
ESMT.	EASEMENT
F.C. NO.	FILM CODE NUMBER
FND.	FOUND
GP	GATE POST
H.C.C.F. NO.	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
HCS	HANDICAP SPACE
I.	IRON
KP	KEY PAD
MH	MANHOLE
PG.	PAGE
PP	POWER POLE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
—t₁— t₁—	OVERHEAD ELECTRIC

NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN SHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR CITY OF HOUSTON, MAP NUMBER 48201C0860L, DATED EFFECTIVE 06/18/2007.
4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER ISSUED BY INTEGRITY TITLE, JOB NO. 2444820A DATED EFFECTIVE JANUARY 2, 2025. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED UNDER H.C.C.F. NOS. R621759 AND S766693.
7. SUBJECT TRACT IS AFFECTED BY STORM SEWER EASEMENT RECORDED UNDER H.C.C.F. NOS. R928659 AND S206374. SAID EASEMENT IS NOT PLOTTABLE AND GRANTS ONE (1) CONNECTION BETWEEN A CALLED 0.776 ACRE TRACT ADJOINING THE SOUTHWEST LINE OF THE SUBJECT TRACT.

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II SURVEY.
FIELDWORK WAS COMPLETED ON 12/23/2024.

DATE OF SURVEY: JANUARY 10, 2024.

STATE OF TEXAS REGISTERED SEAN CONLEY 6739 PROFESSIONAL LAND SURVEYOR

SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

8600 SOUTH MAIN STREET, HOUSTON, TX 77025

STANDARD LAND SURVEY OF
4.462 ACRES OF LAND
SITUATED IN THE
P.W. ROSE SURVEY, ABSTRACT 645
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77375
TEL. (832) 729-4997
CONLEYLAND.COM
TBPELS FIRM NO. 10194732

SCALE: 1"=50'	JOB NO. 24-0127	DATE: 01/10/2024	

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0521
Plat Name: Extra Space Storage Main
Applicant: Conley Land Services, LLC
Date Submitted: 03/10/2025

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:
Take access from 36.91' property frontage
Chapter 42 Section: 190

Chapter 42 Reference:
Unrestricted Reserve min 5,000 sq. ft. along public street require 60 feet frontage

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
Expansion of property frontage would encroach on existing buildings, utilities, restricted signage area, and other structures generally used area for access, parking, and business operation.

(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 proposed building addition and drainage improvements will not be permitted without plat. This property has been in normal business operation for more than 2 decades with current drive access.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Correct, the owner purchased this property in its current conditions and plans to improve the drainage and add a building for storage. The frontage reduction is a result of prior outsell dating back to 2010.

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

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Correct, granting of this variance will not be injurious to public health, safety or welfare, in fact, it will improve drainage conditions.

(5) Economic hardship is not the sole justification of the variance.
Correct, economic hardship is not the sole justification of the variance. This property is used as public storage to serve the local community and has been in operation for decades. The owner is not able to improve drainage or improve site without recording plat of land that was deeded without

having required frontage. Additionally, owner has approached adjoining land owners in attempt to acquire more land to meet frontage requirements but it is not possible.

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

March 14, 2025

VAR

NOTICE OF VARIANCE

PROJECT NAME: Extra Space Storage Main
REFERENCE NUMBER: 2025-0521

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Main Street, south of S Braeswood Boulevard, east of Lorrie Drive, and west of Kirby Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Conley Land Services, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a unrestricted reserve to have less than 60' of frontage on a public street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, April 3, 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 Sean Conley with Conley Land Services, LLC at 832-729-4997. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

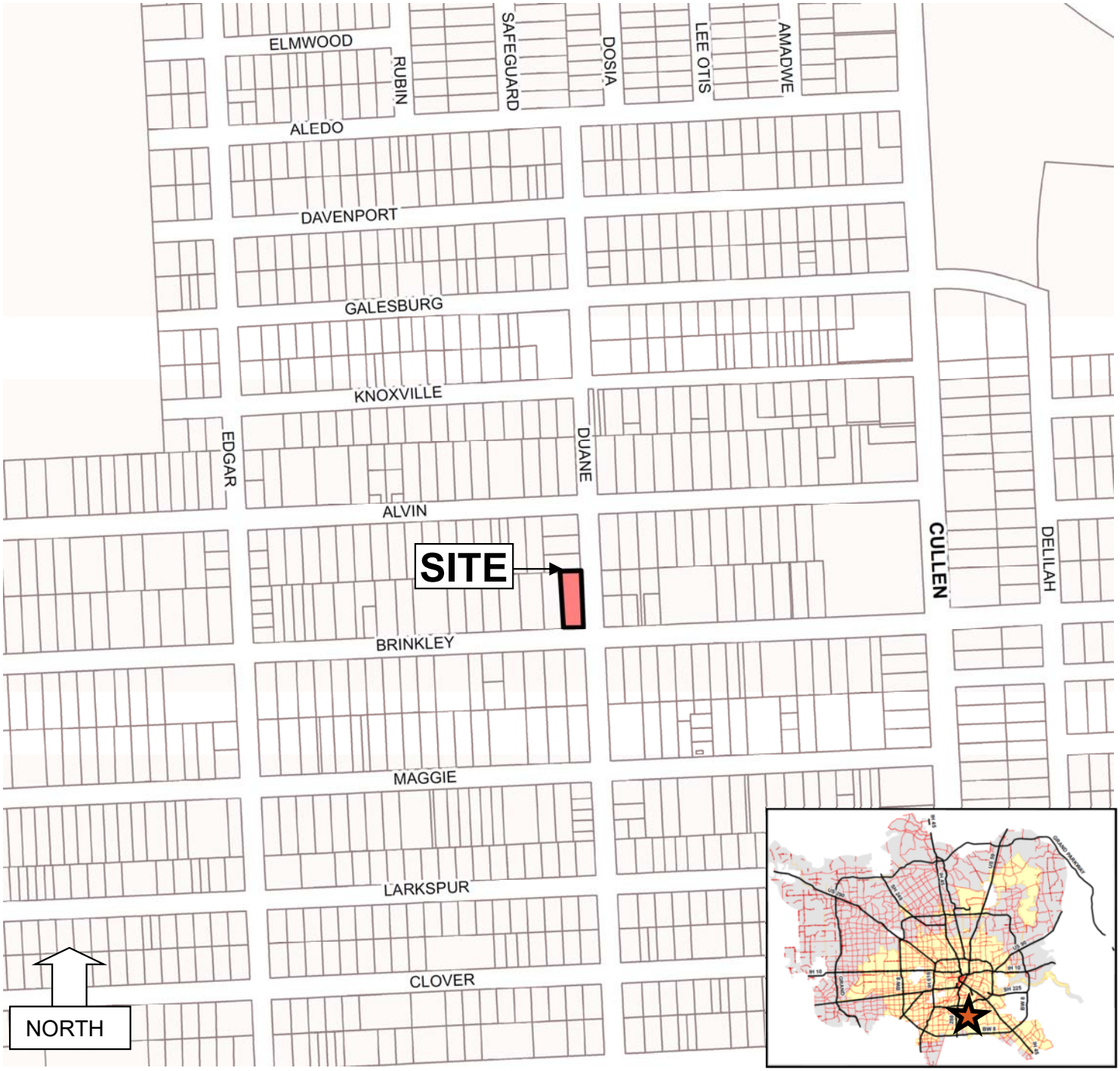
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Lavergne Square

Applicant: Owens Management Systems, LLC



D – Variances

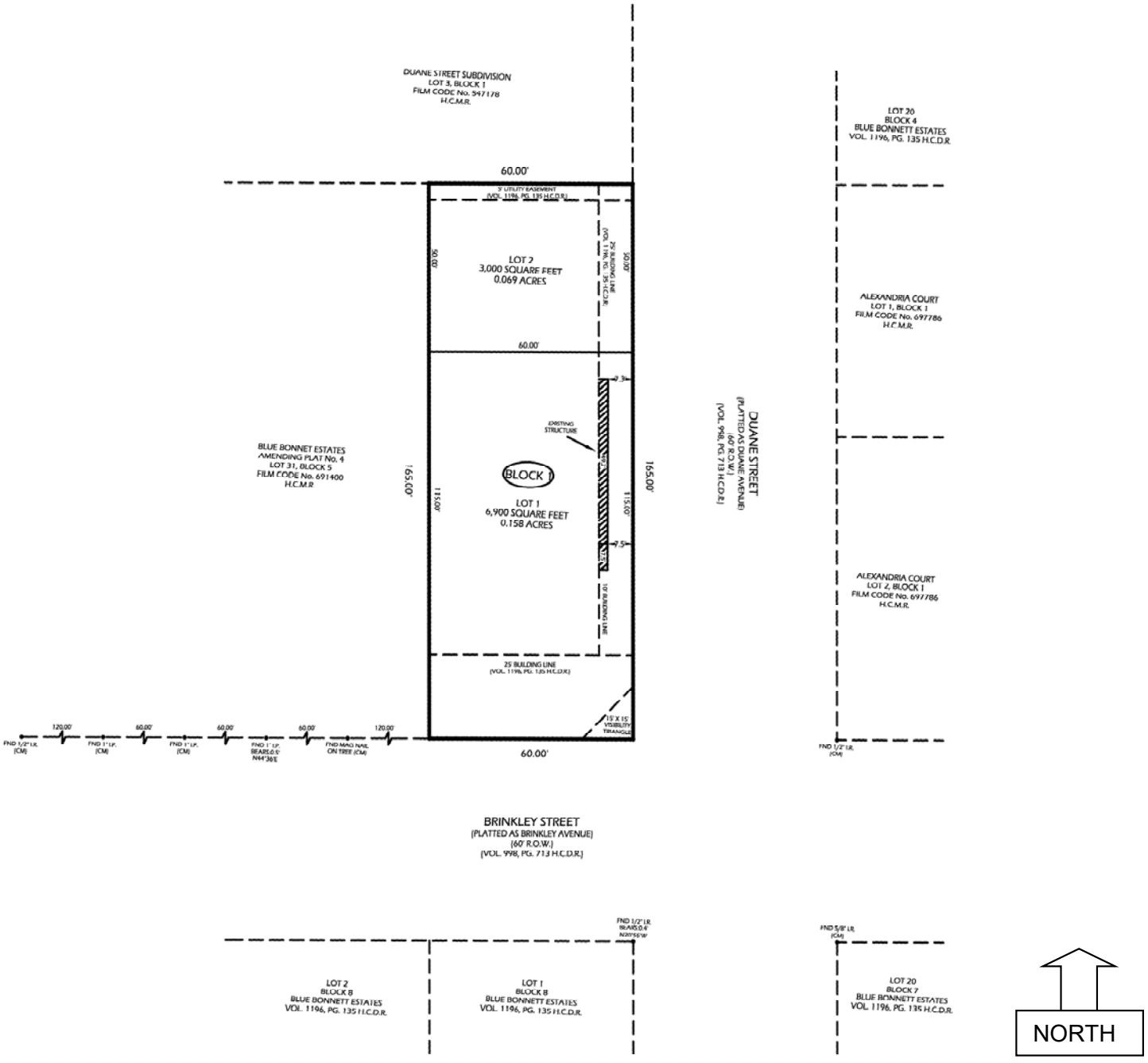
Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Lavergne Square

Applicant: Owens Management Systems, LLC



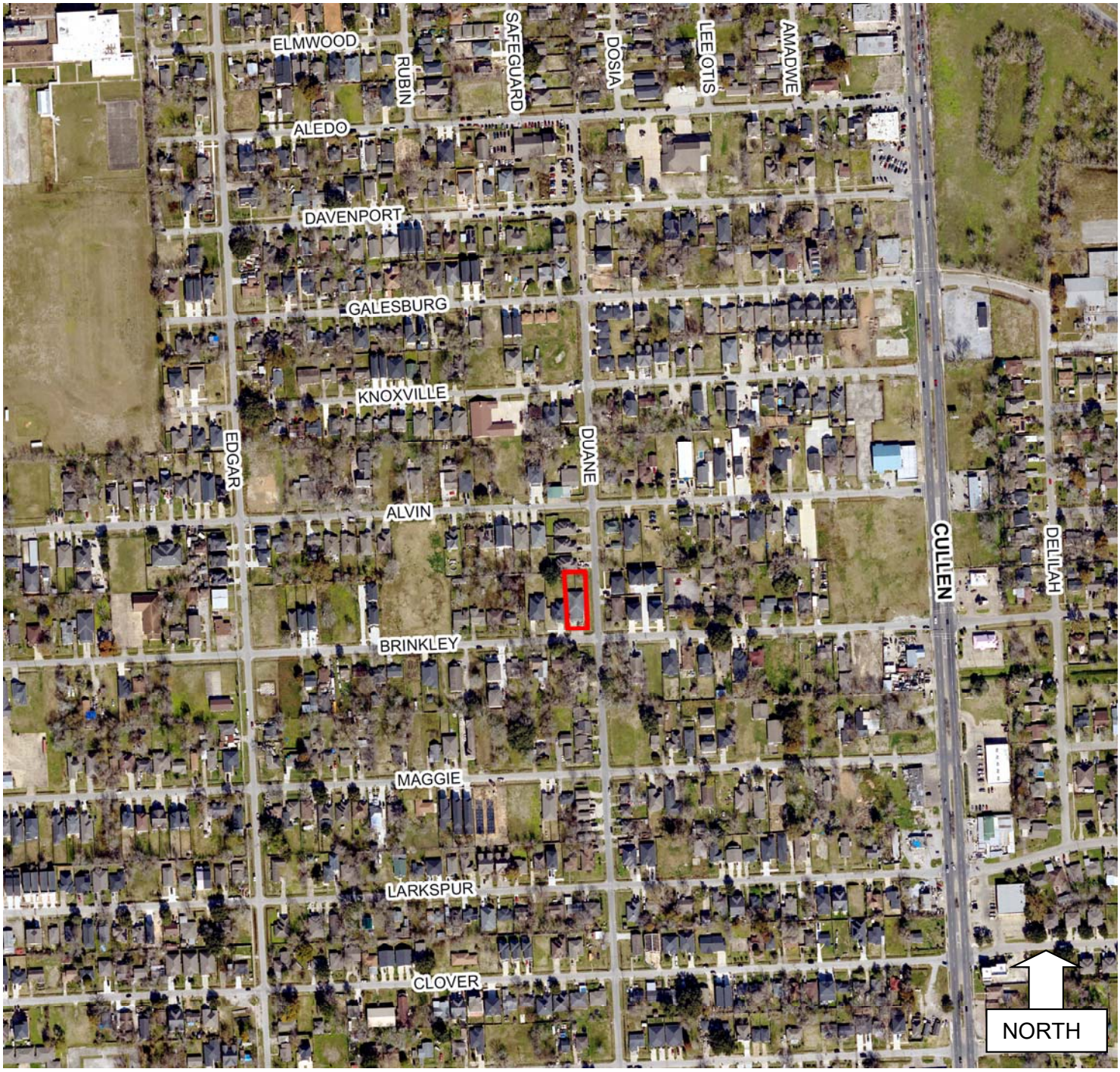
D – Variances **Subdivision**

Houston Planning Commission ITEM: 131

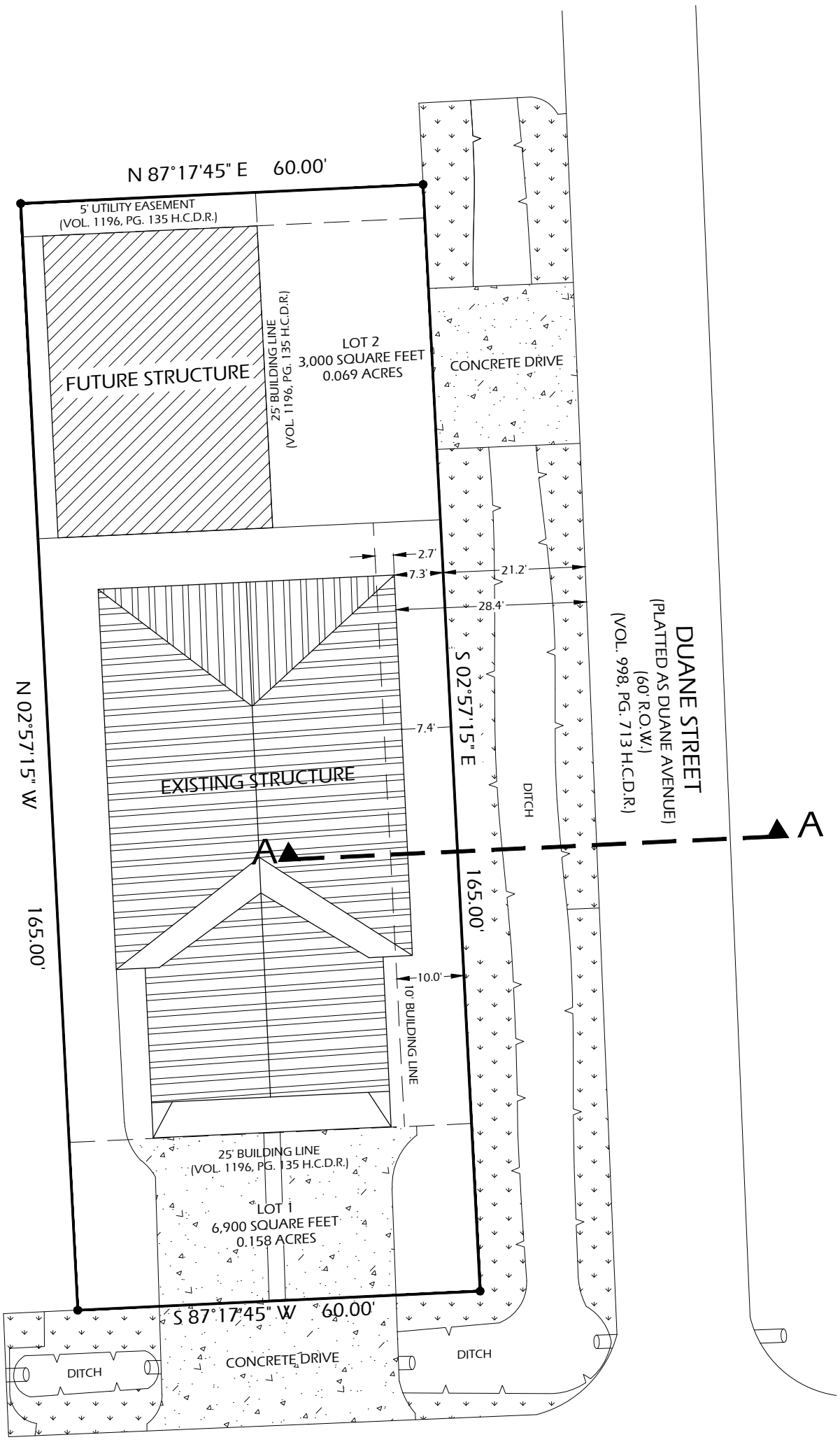
Planning and Development Department **Meeting Date: 04/03/2025**

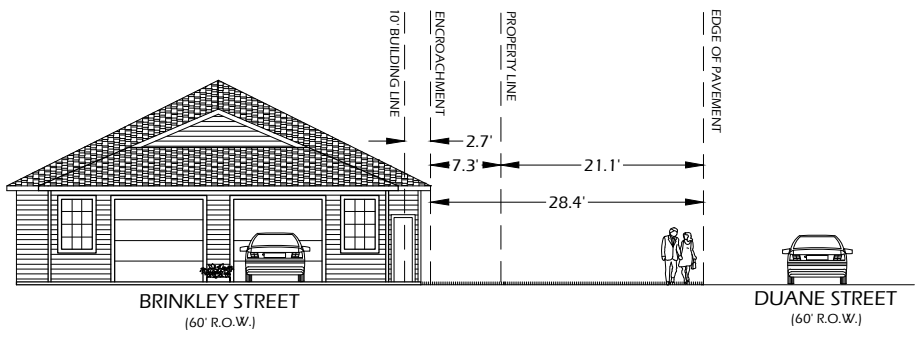
Subdivision Name: Lavergne Square

Applicant: Owens Management Systems, LLC



D – Variances **Aerial**





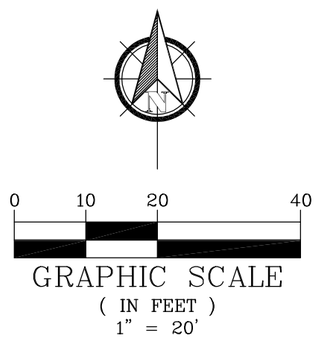
CROSS SECTION A-A

LAVERGNE SQUARE

SITE PLAN & CROSS SECTION A-A

SCALE 1"=20'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333



NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 2791024-09308 OF TEXAS AMERICAN TITLE.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD INFORMATION

PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0890M DATED 05-02-2019.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE SUBJECT TO:

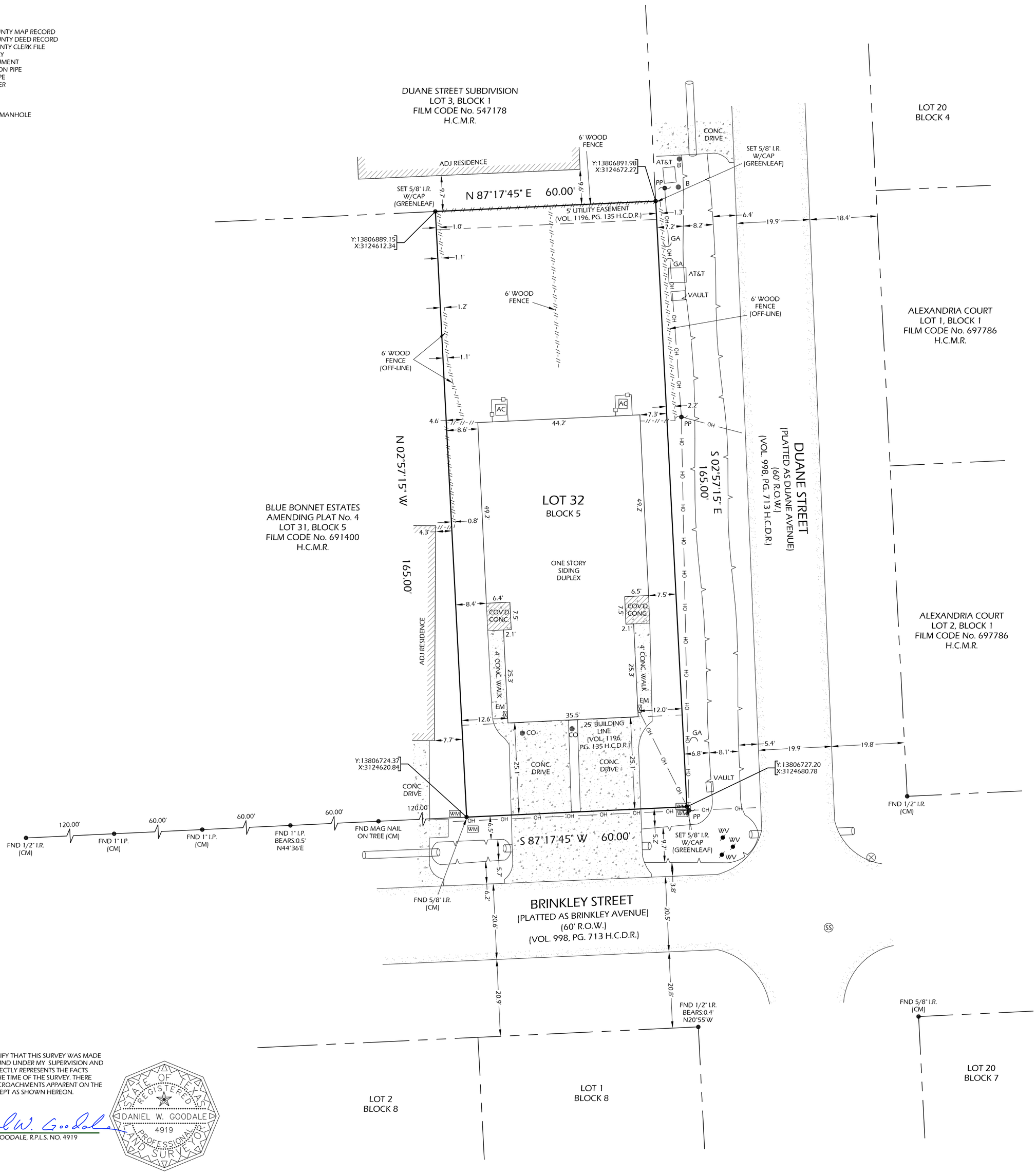
1. RESTRICTIVE COVENANTS AS PER RECORDED PLAT AND PER VOLUME 1196, PAGE 135; VOLUME 1556, PAGE 242; VOLUME 1564, PAGE 220; VOLUME 1564, PAGE 222; VOLUME 1576, PAGE 80 AND VOLUME 1576, PAGE 82, OF THE DEED RECORDS, ALL IN HARRIS COUNTY, TEXAS.
2. BUILDING SET-BACK LINE(S) 25 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE(S), AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 1196, PAGE 135, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
3. UTILITY EASEMENT(S) 5 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 1196, PAGE 135, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

THERE ARE NO CURBS, SIDE WALKS, FIRE HYDRANTS, STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HERON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.999881457.

LEGEND:

H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
PTP - PINCHED TOP PIPE
EM - ELECTRICAL METER
WM - WATER METER
PP - POWER POLE
GA - GUY ANCHOR
SS - SANITARY SEWER MANHOLE
WV - WATER VALVE
B - BOLLARD



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
DANIEL W. GOODALE
4919
PROFESSIONAL
LAND SURVEYOR

DANIEL W. GOODALE, R.P.L.S. NO. 4919

AN EXISTING CONDITION SURVEY OF

LOT 32, IN BLOCK 5 OF BLUE BONNET ESTATES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 713 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION.)

DATE: 01-07-25	CLIENT : OWENS MANAGEMENT SYSTEMS, LLC
REVISION:	
DRAWN BY: AB	BUYER : AARON LAVERGNE
APPROVED BY: DWG	LENDER : ~
PROJECT NO: GL-13493	

4547 BRINKLEY STREET UNIT A & B
HOUSTON, TEXAS 77051

GREENLEAF SURVEYING
GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0371
Plat Name: Lavergne Square
Applicant: Owens Management Systems, LLC
Date Submitted: 02/24/2025

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 a reduced building line of 7.3 feet, for an encroachment of 2.7 feet from an existing structure, instead of the required 10-foot building line along Duane Street.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec. 42-150. - Building Lie requirement (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. LOCAL STREET - SINGLE FAMILY RESIDENTIAL - 10'BL FOR THE PRINCIPAL STRUCTURE

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;

The site is located within Houston's City limits in Harris County. The site is out of Blue Bonnet Estates recorded in 1940. The purpose of the plat is to create 2 residential lots. The site is a corner lot with vehicular access to Duane Street and Brinkley Street. Both local streets are platted 60' ROW with open ditches and 25' front building line. Currently, the site has an existing duplex facing Brinkley Street that will remain on the site. The existing structure was built in 2007 based on the Harris County appraisal district records (HCAD). The property was acquired by the current owner in 2022. The existing structure is encroaching approximately 2.7 feet the required building line by Chapter 42 ordinance along Duane Street. Strict application of the ordinance requires a 10-foot building line for the principal structure along the local street Duane street. A variance is being requested to allow a reduced building line of 7.3 feet for the existing structure that is encroaching the required 10 feet building line. Not allowing this variance will create an impractical development since the structure has been in its current configuration for the past 18 years. The current owner acquired the site with the existing structure unaware of the encroachment. The original subdivision, Blue Bonnet Estates, was recorded without building lines on the face of the plat. The distance from the property line to the edge of pavement along Duane Street is approximately 21 feet. The distance from the existing structure to the edge of pavement on its closest point is approximately 28 feet. Allowing a reduced building line of 7.3 feet for the 2.7 feet encroachment into the required 10-foot building line will not create an unsafe situation since the distance from the edge of pavement to the existing structure is almost 3 times the required setback by the ordinance.

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

The existing structure encroaching the required 10 feet building line along the local street Duane Street was built in 2007 based on the HCAD records. The structure has been in the same configuration for the past 18 years and it was bought by the new owner with no knowledge of the existing encroachment until the replat process started. The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant since the encroachment corresponds to an existing structure that has been on the site for almost two decades and not to a new or proposed structure.

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

The distance from the property line to the edge of pavement along Duane Street is approximately 21 feet. The distance from the existing structure to the edge of pavement on its closest point is approximately 28 feet. Allowing a 2.7 feet encroachment into the required 10 feet building line will not create an unsafe situation since the distance from the edge of pavement to the existing structure is almost 3 times the required setback by the ordinance. The granting of the variances will maintain the intent and general purpose of the ordinance by having an adequate setback from the street to the existing structure to create a safety buffer for residents and pedestrians.

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

Granting the requested variances will not be injurious to the public, health, safety or welfare since the setback from the edge of pavement to the existing structure, on its closest point to the street, is approximately 28 feet. This distance allows for a safety buffer between vehicles and the existing structure and allows for an adequate pedestrian area.

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

Economic hardship is not the sole justification of this variance since the structure encroaching the building line along Duane Street is an existing structure that has been on the site for the past 18 years. No new structures will encroach the required building lines on the site. The proposed lot 2 will adhere to the deed restriction 25’ building line.

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

March 14, 2025

NOTICE OF VARIANCE

PROJECT NAME: Lavergne Square
REFERENCE NUMBER: 2025-0371

VAR

Dear Property Owner:

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

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line of 7.3' along Duane Street for an existing structure. Enclosed are copies of the variance request, site plan, survey 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, April 3, 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 Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

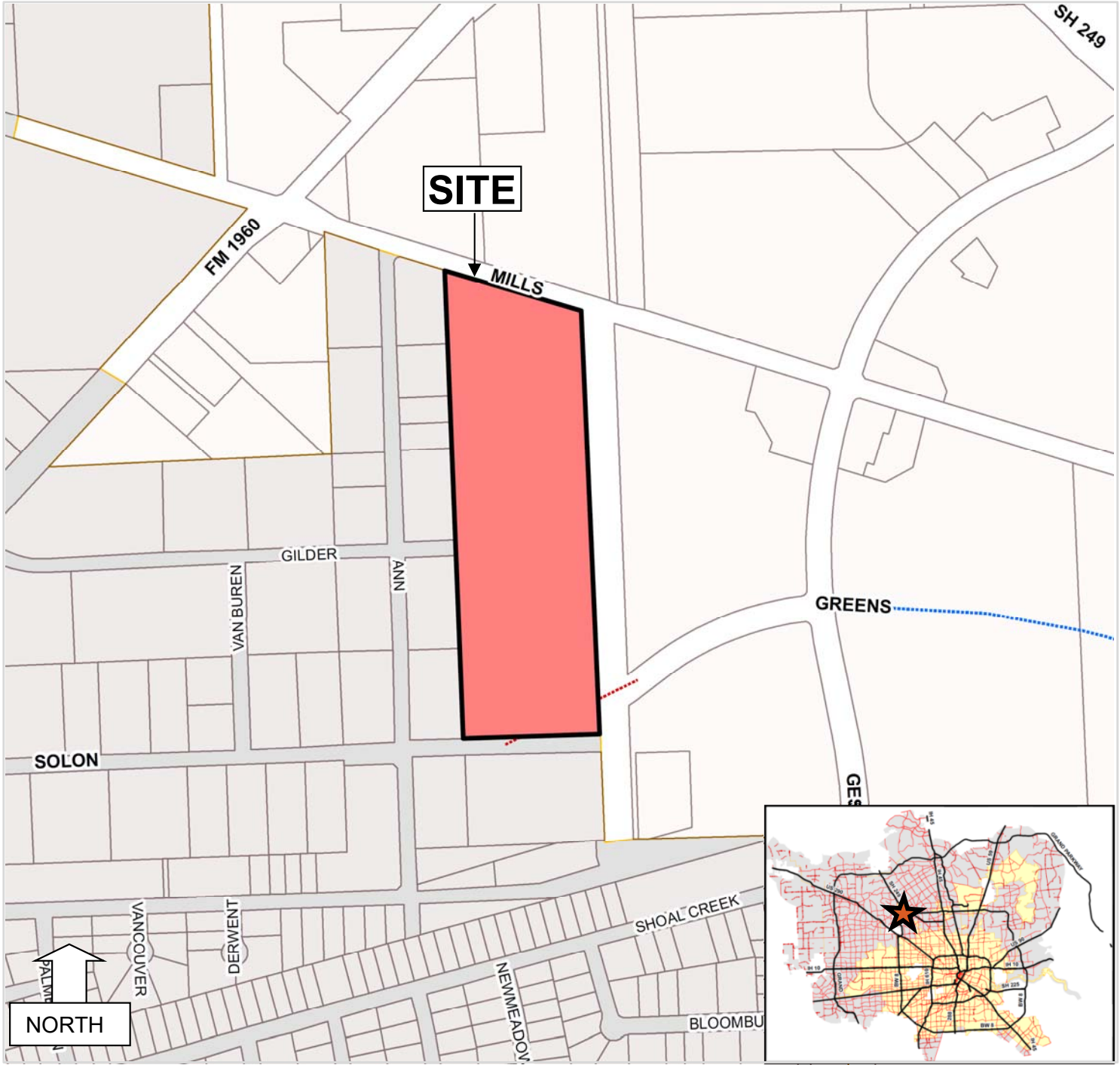
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Mills Road Industrial GP

Applicant: Kimley-Horn



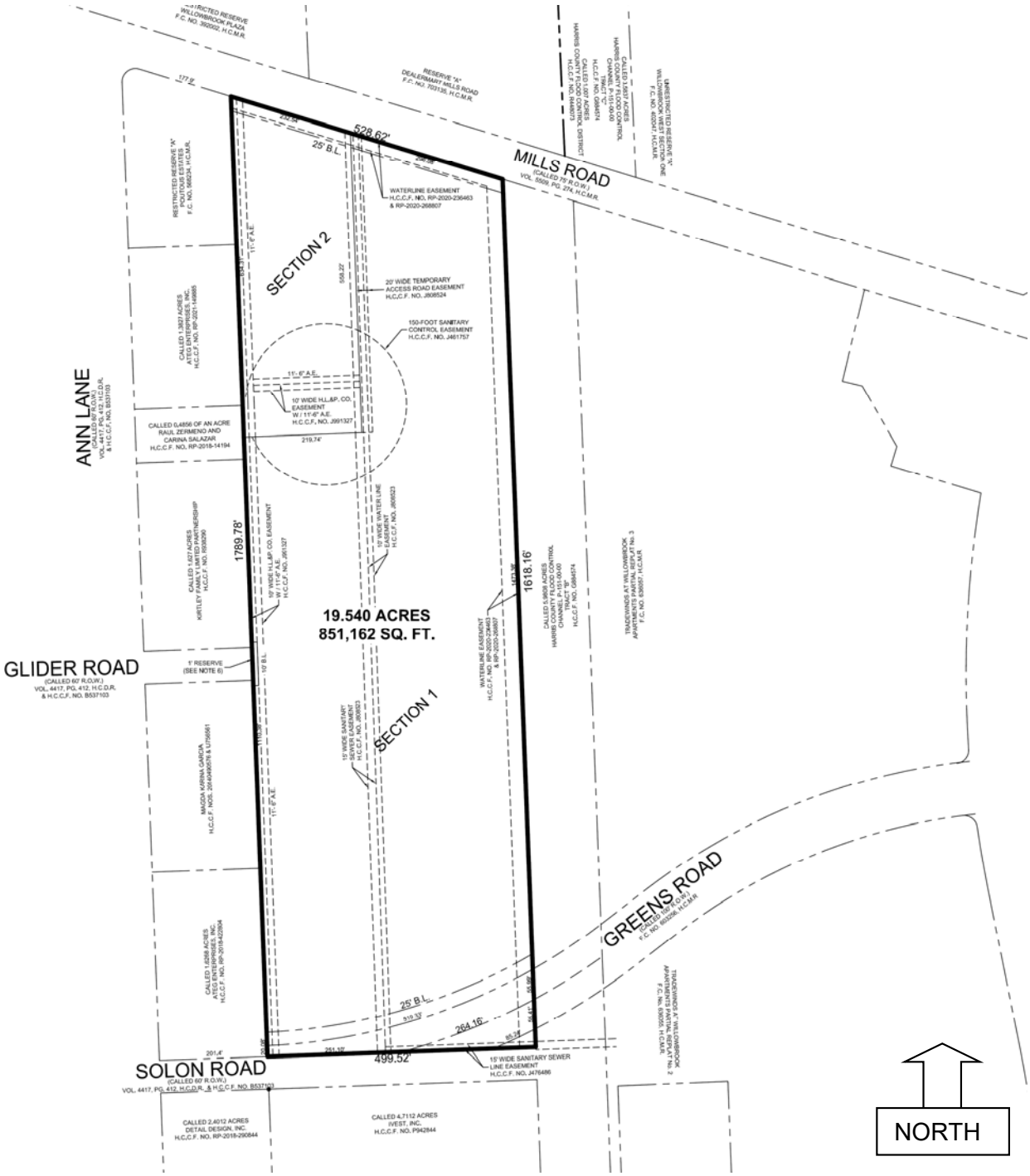
D – Variances **Site Location**

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Mills Road Industrial GP

Applicant: Kimley-Horn



D – Variances Subdivision

Houston Planning Commission ITEM: 132

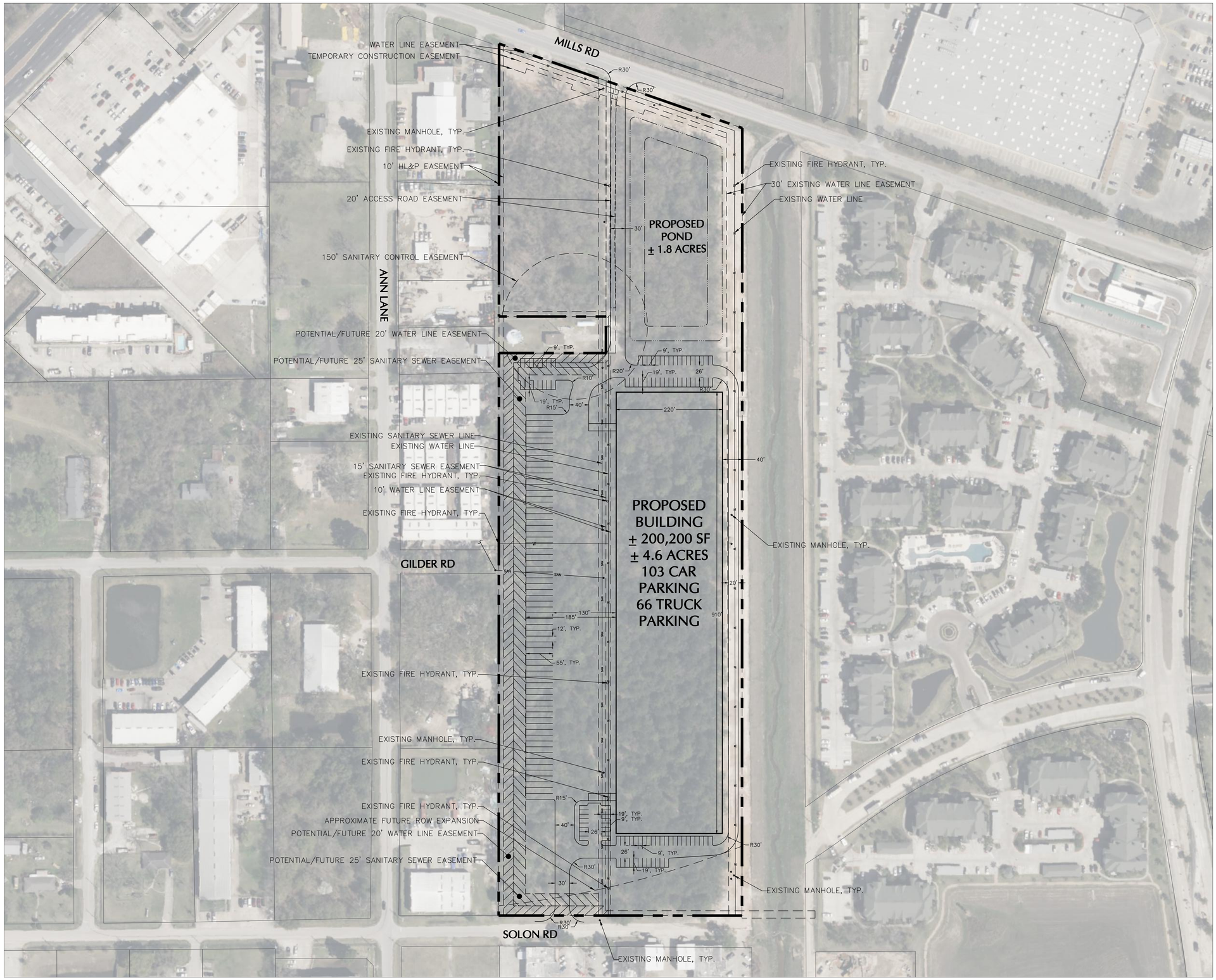
Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Mills Road Industrial GP

Applicant: Kimley-Horn



D – Variances Aerial



Date	Description	No.
Revisions		

Signature Date

LANGAN
Langan Engineering and Environmental Services, LLC.
17220 Katy Freeway, First Floor, Suite 125
Houston, TX 77094
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
MILLS ROAD
HARRIS COUNTY HOUSTON TEXAS

Drawing Title
CONCEPT PLAN

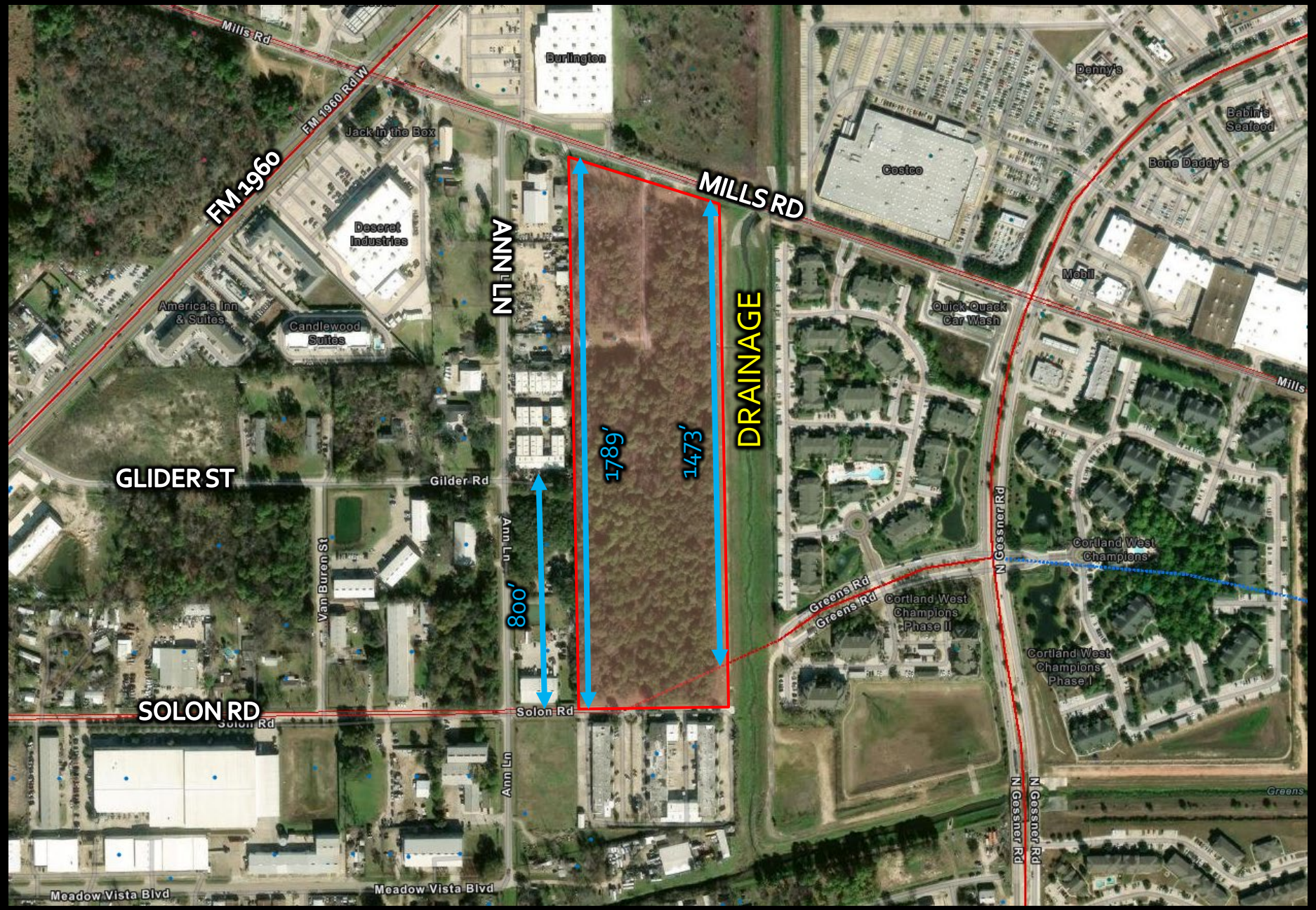
Project No.	510107201
Date	01/16/2025
Drawn By	MS
Checked By	SR

Drawing No. CS101
Sheet 1 of 1

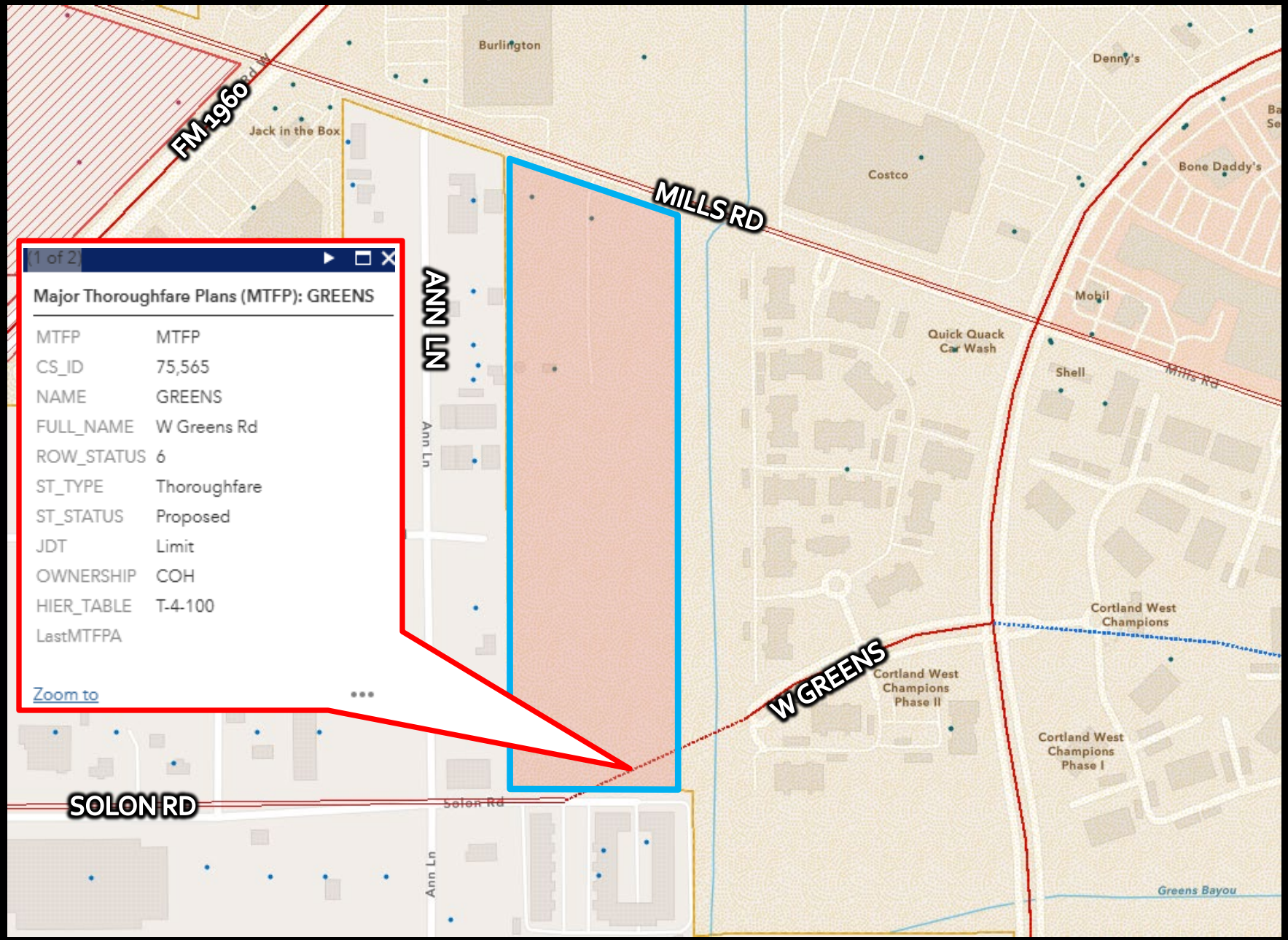
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Project No. 510107201

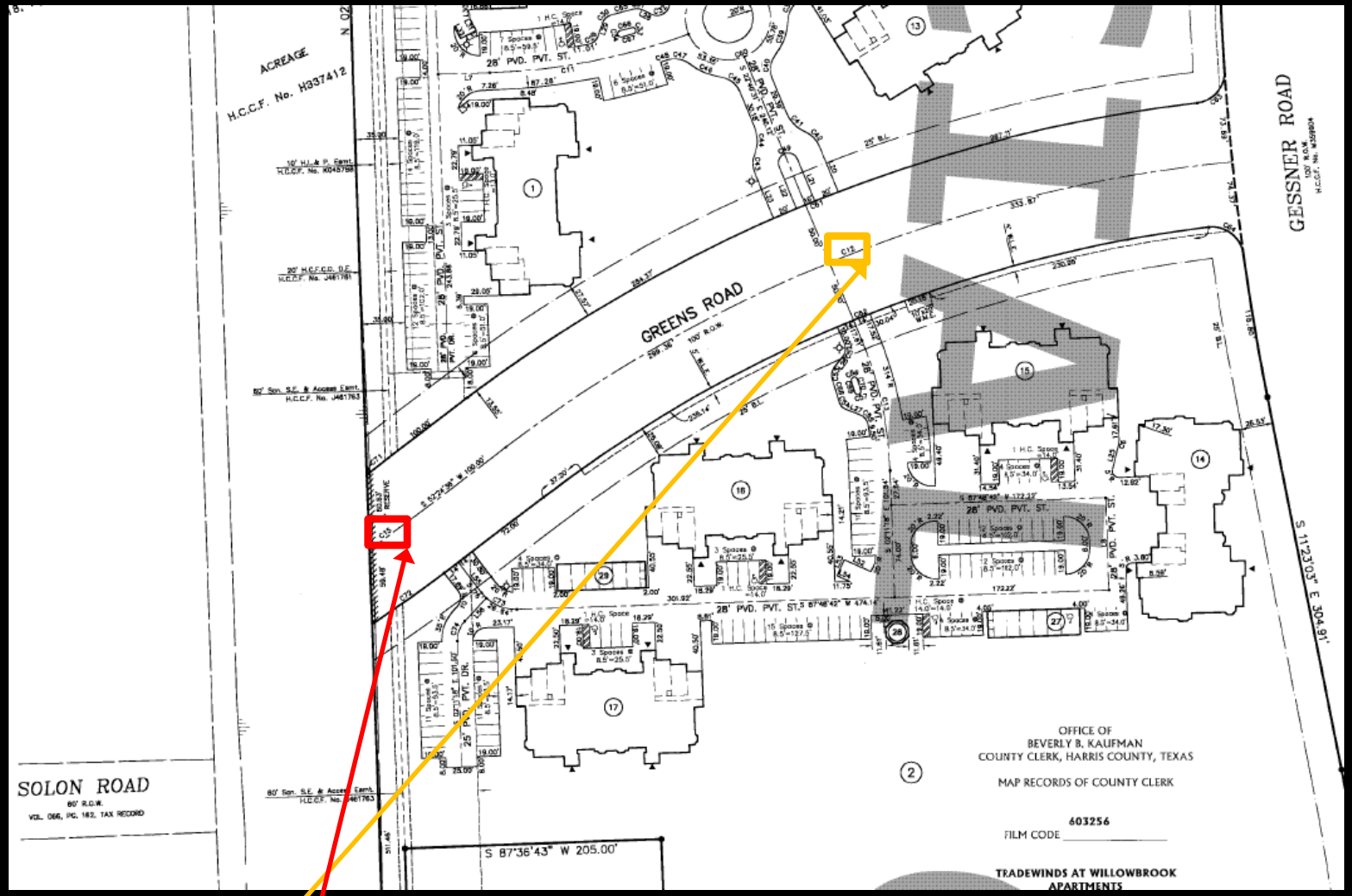
Site Aerial


MILLS RD
FM 1960
ANN LN
DRAINAGE
GLIDER ST
SOLON RD
1789'
1473'
800'
Mills Rd
FM 1960 Rd W
Burlington
Jack in the Box
Deseret Industries
America's Inn & Suites
Candlewood Suites
Costco
Donny's
Babin's Seafood
Bone Daddy's
Mobil
Quick Quack Car Wash
Mills
Gilder Rd
Van Buren St
Ann Ln
Solon Rd
Meadow Vista Blvd
N Gessner Rd
Greens Rd
Cortland West Champions
Cortland West Champions Phase II
Cortland West Champions Phase I
Greens

Major Thoroughfare and Freeway Plan



Platted Right-of-Way Alignment



C12	1150.00	31°32'56"	633.23	S 68°11'04" W	625.26
C13	300.00	20°29'13"	107.27	S 12°25'55" E	106.70
C14	5.00	133°44'56"	11.67	N 00°27'14" E	9.20
C15	1150.00	01°49'07"	36.50	S 53°19'09" W	36.50

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0482
Plat Name: Mills Road Industrial GP
Applicant: Kimley-Horn
Date Submitted: 03/10/2025

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:

Allow the applicant to exceed local street intersection spacing requirements by not providing a new or extending an existing east/west street.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The applicant is submitting a two-section general plan to allow for commercial/industrial development on 19.54 acres located on the south side of Mills Road approximately 270 feet east of the intersection with Ann Lane. The site is bordered by vacant land and retail development across Mills Road to the north, industrial and vacant land across Solon Road to the south, industrial and vacant land to the west, and a Harris County Flood Control facility to the east (Open Ditch P151-00-00) that ultimately feeds into Green Bayou. The planned extension of West Greens Road – a 4-lane major thoroughfare with a 100-foot right-of-way – will traverse the southern extent of the site and ultimately join with Solon Road. Section 42-128 of the City's Subdivision Ordinance requires that a local street be provided every 1,400 feet. Unusual physical characteristics associated with the site, specifically the irregular configuration of the surrounding street network, make it impossible and impractical for the applicant to meet this requirement. Going west to east from FM 1960 to North Gessner Road, Mills Road takes a relatively sharp southeast angle while Solon Road/West Greens Road takes an east/northeast angle. As a result, the distance between Mills Road and Solon Road/West Greens Road is 1,789 feet on the west side of the site and 1,473 feet on the east side of the site. Because the east side of the site is nearly in compliance with the local street intersection spacing requirement and two major thoroughfares are separated by less than 1,800 feet on the west side, along with existing improvements (Duo West Apartments) and Harris County Flood Control District facility the eastbound route beyond the site there is no justification for a new east/west local street

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

Unusual physical characteristics and the prevailing development pattern are the justifications for the requested variance. The existing alignment for West Greens Road was established in 2006 outside of the applicant's control. The other existing development characteristics - industrial uses to the west, apartments and flood control ditch to the east, and the irregular alignment of Mills Road and Solon Road - are also not self-imposed items.

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

The applicant is requesting a variance to eliminate an unnecessary and impractical east-west street. Given the existing limitations and prevailing development character of the surrounding area, an additional street bisecting the site would be impractical and contrary the best interests of the public and applicant. The existing street network, including the planned extension of West Greens Road through the southern portion of the site, will be more than adequate to provide safe and efficient traffic mobility.

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

The subject property and the surrounding area currently have adequate service to facilitate safe and efficient daily and emergency vehicular access. The extension of West Greens Road to Solon Road will further enhance mobility, once the crossing of the Harris County Flood Control Ditch has been accomplished. Forcing the applicant to dedicate and improve a new east/west street through the subject site serves no public purpose. The street would provide no benefit to traffic circulation as it could not be extended further east beyond the site because of the flood control ditch and existing development. Most importantly, the two major thoroughfares – Mills Road and Solon Road/West Green Road – nearly comply with the local intersection spacing requirement and mitigate any concerns about granting the variance.

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

Unusual physical characteristics and the surrounding development character are the justifications for the variance. There is simply not enough room between Mills Road and Solon Road/West Greens Road to reasonably place a new local street. Bisecting the applicant's site inappropriately breaks up their facility and would prevent the reasonable use of their land. Even if that were not the case, a new east/west street cannot be extended beyond the subject site because of a flood control ditch and existing development. The site currently has adequate access from Solon Road and Mills Road, and the forthcoming extension of West Greens Road through the site will address traffic mobility into the foreseeable future.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0482
Plat Name: Mills Road Industrial GP
Applicant: Kimley-Horn
Date Submitted: 03/10/2025

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 a major thoroughfare – West Greens Road - with a centerline radius of less than 2,000 feet.

Chapter 42 Section: 132

Chapter 42 Reference:

(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts

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

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

The applicant is submitting a two-section general plan to allow for commercial/industrial development on 19.54 acres located on the south side of Mills Road approximately 270 feet east of the intersection with Ann Lane. The site is bordered by vacant land and retail development across Mills Road to the north, industrial and vacant land across Solon Road to the south, industrial and vacant land to the west, and a Harris County Flood Control facility to the east (Open Ditch P151-00-00) that ultimately feeds into Green Bayou. The planned extension of West Greens Road – a 4-lane major thoroughfare with a 100-foot right-of-way – will traverse the southern extent of the site and ultimately join with Solon Road. Section 42-132 of the City's Subdivision Ordinance requires that major thoroughfares have a minimum centerline radius of at least 2,000 feet. Unusual physical characteristics associated with the site make it impossible for the applicant to meet this requirement. The existing alignment for West Green Road east of the site was established when the Tradewinds at Willowbrook Apartments plat was filed in August of 2006. In order to make a viable transition from Gessner Road to Solon Road, the right-of-way alignment for West Greens Road featured two centerline radii of 1,150 feet. If the applicant hopes to take the existing terminus of West Greens and align it with Solon Road, it will require a centerline radius of 1,100 feet.

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

Unusual physical characteristics and the prevailing development pattern are the justifications for the requested variance. The alignment of West Greens Road was established in 2006 by an apartment complex development that was not associated with the applicant. Since the apartment complex and associated segment of West Greens Road have been constructed, the alignment cannot be redesigned or relocated to meet the minimum curve radius requirement without

demolishing a three-story apartment building and numerous industrial buildings between the site and FM 1960. The only possible path forward for the applicant is to secure a variance.

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

The applicant is requesting a variance to the minimum curve radius requirement for major thoroughfares because the alignment of West Greens Road has been established. Trying to adjust the path of the roadway now would not be viable as it would require the destruction of existing apartment and industrial buildings. Granting the variance is in-line with the City's Subdivision Regulations, as it would help to facilitate the needed connection between West Greens Road and Solon Road.

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

The subject property and the surrounding area currently have adequate service to facilitate safe and efficient daily and emergency vehicular access. The extension of West Greens Road to Solon Road will further enhance mobility, once the crossing of the Harris County Flood Control Ditch has been accomplished. Because the existing 1,150-foot centerline radius of West Greens Road in between Gessner Road and the site is so similar to the requested 1,100-foot radius, the level of service will not be significantly impacted by the request. Without the variance, West Greens Road and Solon Road could not be connected – which would eliminate a needed thoroughfare for future traffic demand and ultimately be injurious to the public's health, safety and general welfare.

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

cThe subject property and the surrounding area currently have adequate service to facilitate safe and efficient daily and emergency vehicular access. The extension of West Greens Road to Solon Road will further enhance mobility, once the crossing of the Harris County Flood Control Ditch has been accomplished. Because the existing 1,150-foot centerline radius of West Greens Road in between Gessner Road and the site is so similar to the requested 1,100-foot radius, the level of service will not be significantly impacted by the request. Without the variance, West Greens Road and Solon Road could not be connected – which would eliminate a needed thoroughfare for future traffic demand and ultimately be injurious to the public's health, safety and general welfare.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 14, 2025

NOTICE OF VARIANCE

PROJECT NAME: Mills Road Industrial GP
REFERENCE NUMBER: 2025-0482

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of Mills Road, North of Greens Road, east of FM 1960, and west of Gessner 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.

Kimley-Horn, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the site to exceed local street intersection spacing by not provided an E/W street and to allow West Greens Road, a major thoroughfare, to have a centerline radius of less than 2,000'. Enclosed are copies of the variance request, site plan and the proposed general plan 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, April 3, 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 Robert Kness with Kimley-Horn at 281-957-6300. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

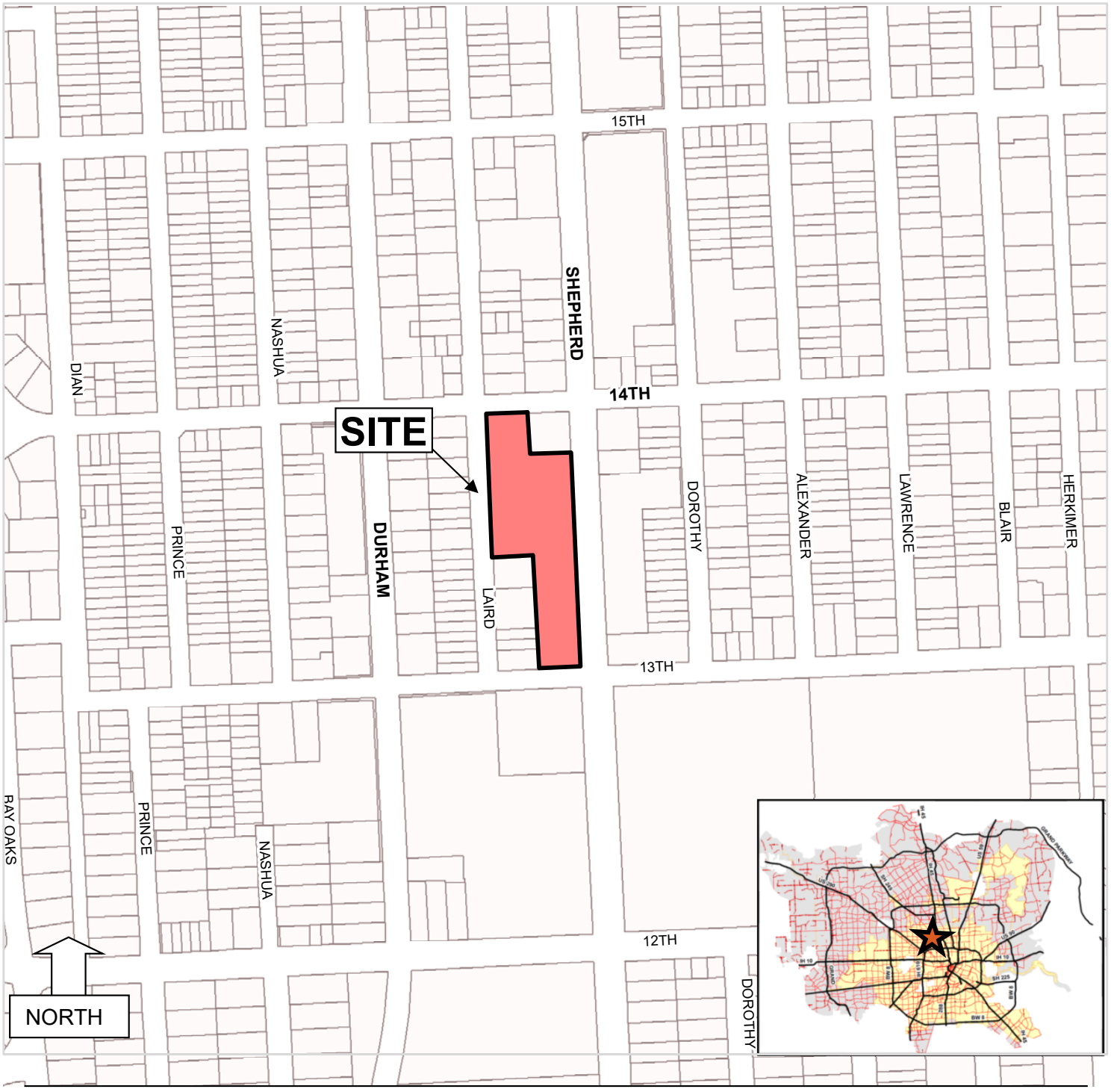
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Reserve at Houston Heights (DEF 1)

Applicant: BGE, Inc.



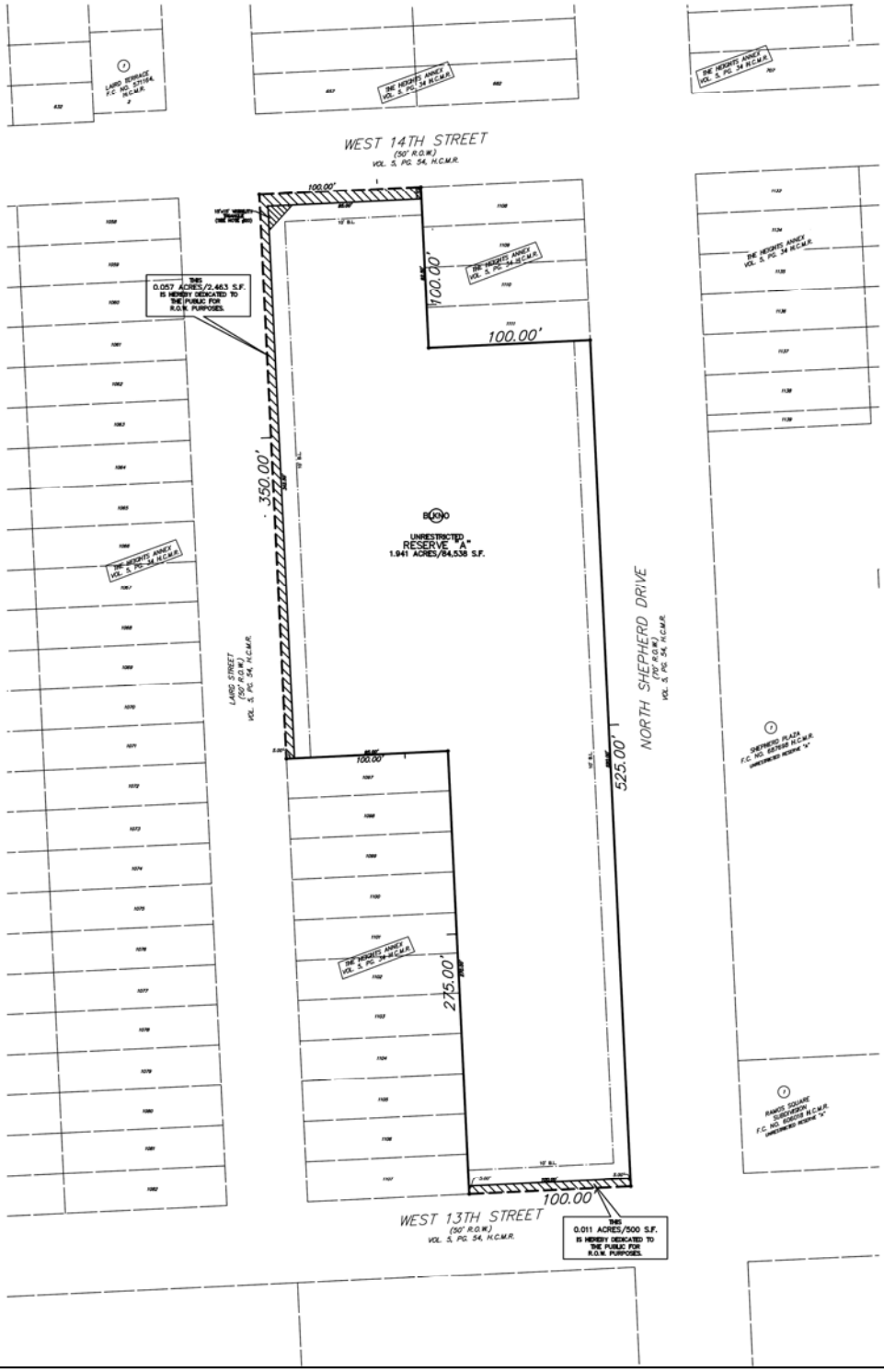
D – Variances **Site Location**

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Reserve at Houston Heights (DEF 1)

Applicant: BGE, Inc.



D – Variances **Aerial**



SITE PLAN

RESERVE AT HOUSTON HEIGHTS

±2.0 ACRES OF LAND

HOUSTON, TEXAS

MARCH 25, 2025

BGE #12037

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

0 10 20 40

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2024 BGE, INC., ALL RIGHTS RESERVED



01 SITE PERMIT WEST ELEVATION
SCALE: 3/16" = 1'-0"



02 SITE PERMIT EAST ELEVATION
SCALE: 3/16" = 1'-0"

HOUSTON HEIGHTS BOUTIQUE HOTEL

1311 North Shepherd DriveHouston TX 77008

Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States

Tel 210.222.8059

Date	Description
02/07/2025	SITE PLAN CITY SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Houston Heights - Boutique Hotel

Project Number
122.0098.000

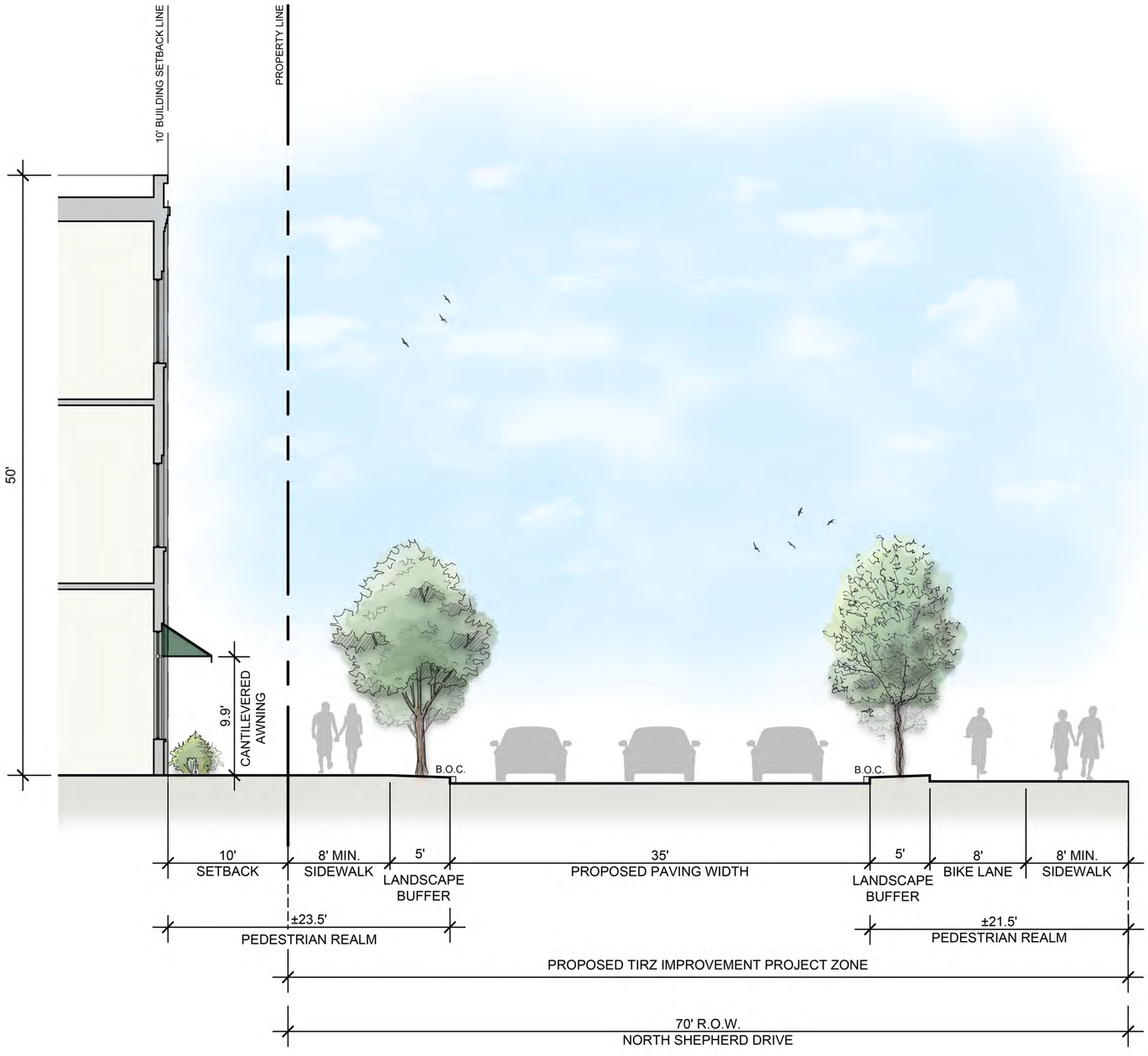
Description
BUILDING ELEVATIONS

Scale
3/16" = 1'-0"

A2.00

© 2015 Gensler

Autodesk Docs://122.0077.000 - Houston - Terry Black's Boutique Hotel/Architecture - 122.0098.000 - Heights Hotel.rvt
2/6/2025 4:30:16 PM



1 HOTEL

NORTH SHEPHERD DRIVE SECTION

SCALE: 1" = 10'

Love Elementary

A tradition of excellence since 1926.

Home of the Mighty Lions!

Scott Platt
Principal
Scott.platt@houstonisd.org

Dear Black Family Hospitality,

September 23, 2024

It gives me great pleasure to declare my unwavering support for BFH's endeavor to open a BBQ restaurant and boutique hotel on the corner of N. Shepherd and 13th Streets. Your idea will not only improve the hospitality industry but also provide our neighborhood with a special dining and lodging experience. It's a creative idea that will draw in both locals and visitors: luxurious lodging paired with a famous Texas BBQ option. From the renderings you shared with me, the ambience and quality will guarantee that guests will have a fantastic time. I have no doubt that this project will be a huge success.

Thank you,

Scott Platt
Principal
Love Elementary School
1130 W 13th Street
Houston, TX 77008
(713) 867-0840

Reserve at Houston Heights Application No 2025-0239

Parking Analysis

Parking Analysis and Requirements (per Chapter 26 off-street parking ordinance, Sec. 26-492)

- **Restaurant (Class 7)**
  10 parking spaces for every 1,000 SF of GFA and outdoor deck(s), patio(s), and seating area(s) in excess of 15% of GFA

  +/-7,447 SF (main restaurant GFA + Mezzanine)
  +/-1,339 SF (pit room GFA)
  +/-8,786 SF SUBTOTAL GFA

  +/-8,786 SF SUBTOTAL GFA x 15% = 1,318 SF

  +/-1,488 SF (outdoor area) – 1,318 SF = 170 SF

  +/-8,786 SF + 170 SF = 8,956 SF TOTAL GFA

  8,956 SF TOTAL RESTAURANT GFA

  90 TOTAL required parking spaces

- **Bicycle Spaces**

  Requirement: 1 bicycle space required for uses (Classes 1, 6, 7, 8, and 9) between 5,000-25,000 GFA.
  Additional bike space required for each incremental 25,000 sf of GFA between 25,000 and 150,000 GFA

  1 bicycle space required (restaurant class 7)

- **Current Parking Analysis per Site Plan**

  90 TOTAL parking spaces required for restaurant

  - 9 space reduction (for 36 bike spaces plus 1 required plus 1 excess = 38 bike spaces provided

  81 TOTAL PARKING SPACES REQUIRED after bicycle space reduction

  81 TOTAL PARKING SPACES AVAILABLE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0239
Plat Name: Reserve at Houston Heights
Applicant: BGE, Inc.
Date Submitted: 02/07/2025

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 a 10-foot building line in lieu of a 25-foot building line along North Shepherd Drive.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. Building Line Requirement. (a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The project site is approximately 2.009 acres in the heart of The Heights, already in the midst of transformation. It is strategically located along North Shepherd Drive, a major thoroughfare with one-way northbound travel, and bordered by West 14th Street, West 13th Street, and Laird Street. The proposed development proposes to revitalize an underutilized block with aging structures, replacing them with a restaurant and a boutique hotel with 14 rooms, all designed to elevate the area to a new level of sophistication and appeal. Terry Black's Barbeque began in Austin in 2014 and is expanding throughout Texas. The Black Family Hospitality maintains an extensive portfolio that includes restaurants, boutique hotels, event venues and a winery. The developer and design teams have had extensive public engagement with various stakeholders: Houston Heights Association, Greater Heights Super Neighborhood, Memorial Heights TIRZ (TIRZ 5), Council Member Abbie Kamen, Love Elementary School, and Apostles Houston Church. The design team is coordinating engagement with the neighborhood residents to present the proposed development. In line with the Memorial Heights Redevelopment Authority TIRZ (TIRZ 5) plan, the project benefits from upcoming improvements that will enhance infrastructure along North Shepherd Drive, North Durham Drive, West 14th Street, and adjacent local streets. Notably, the planned upgrades for North Shepherd Drive will include 33-foot face-to-face curbs, three travel lanes, a dedicated bike lane, and wide sidewalks (8 feet on both sides), ensuring safer, more convenient mobility for pedestrians and cyclists alike. These improvements, part of the 70-foot right-of-way, will help redefine the urban experience within the immediate area. The surrounding residential neighborhood will gain walkability, providing pedestrians a safe and friendly environment. The development will eliminate three existing driveways along North Shepherd Drive, some of which are over 70 feet wide, replacing them with a safer, more welcoming pedestrian environment. Creating walkable spaces is a proven strategy to foster healthier, more vibrant communities. Walkable areas promote

physical activity, reduce air pollution, and encourage social interaction. They also minimize the need for vast parking lots and excessive road expansions, helping preserve the local community. Cities built with pedestrians in mind are not only safer and more inclusive, but they also generate economic vitality by boosting foot traffic to local businesses, reducing healthcare costs, and fostering long-term urban sustainability. Without the variance, the site would be forced to comply with setback requirements that would push the buildings farther from the streets, diminishing the pedestrian experience and diminishing the opportunity for community interaction.

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

This variance is necessary to meet parking requirements, rather than due to any actions by the applicant. To accommodate parking needs, additional property has been purchased, ensuring the project's continued viability. The existing infrastructure, including outdated sidewalks and driveway configurations, presents inherent challenges, but these were conditions inherited long before the applicant's involvement. The applicant has not created or exacerbated these constraints but seeks the variance to design a project that works within the existing limitations while achieving a forward-thinking, pedestrian-friendly development. Granting the variance would provide the flexibility needed to preserve and enhance the public realm, allowing the development to integrate seamlessly with the surrounding community and align with the city's broader goals for sustainable growth.

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

Chapter 42 aims to ensure that development promotes public safety, health, and welfare while fostering a functional and attractive urban environment. This variance will advance those goals by enhancing the pedestrian experience and strengthening the connection between private development and the public space. By reducing setbacks and bringing the buildings closer to the street, the project will activate the area, encourage foot traffic, and create a more dynamic urban environment. This variance aligns with the City's vision for high-density, mixed-use neighborhoods. By placing the buildings closer to the street, the development enhances the pedestrian experience and contributes to the City’s sustainability goals.

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

Granting this variance will result in significant public benefits. By reducing setbacks, the project will create a wider, more accessible pedestrian zone, facilitating safer and more enjoyable walking experiences. This will reduce traffic congestion and encourage more sustainable modes of transportation, such as walking and biking. The development will also enhance public safety by increasing street-level activity, which contributes to natural surveillance and a greater sense of security.

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

While economic factors often play a role in development decisions, the primary rationale for this variance is not driven by economic hardship but by the site’s unique physical characteristics and the desire to create a development that aligns with the city’s broader vision for sustainable urban growth. The core focus of this project is to enhance walkability, elevate the urban streetscape, and contribute to the city's long-term objectives of fostering vibrant, dense, and thriving neighborhoods. Though the variance may result in positive economic outcomes, such as increased property values and attracting new investment, its primary purpose is to improve the public realm and promote community engagement. This variance is not being sought for financial gain, but as a means to create a development that seamlessly integrates with the surrounding neighborhood, supports local businesses, and advances the city's goals for density, sustainability, and a people-centric urban environment. The potential economic benefits could attract new developments, improve accessibility, and cultivate a more dynamic neighborhood. These are simply natural byproducts of a development that is thoughtfully designed with sound urban planning principles. These benefits are not the goal but a positive result of a project focused on enhancing the quality of life for the community at large.

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

Plat Variance Hotel PH

February 28th, 2025

NOTICE OF PLAT VARIANCE & HOTEL PUBLIC HEARING (PH)

PROJECT /HOTEL NAME: Hotel Reserve at Houston Heights
REFERENCE NUMBER: 2025-0239
HOTEL/MOTEL ADDRESS: 1311 ½ N. Shepherd Drive

Dear Property Owner:

The Planning and Development Department has received a subdivision plat and Hotel/Motel application with variance requests for a project located at 1311 ½ N. Shepherd Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 and 28 required notification areas adjacent to these variance requests.

BGE, Inc., the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting a variance to allow a 0' setback along Laird Street, 10' setback along Shepherd Dive and 7.5' R.O.W dedication along West 14th street for the proposed site.
- **For Hotel/Motel:** The applicant is requesting four variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street, (3) to allow a hotel to be located in a residential area with less than 75 rooms and (4) to allow a hotel with less than 50 rooms to abut a residential tract.

Enclosed are copies of the variance requests and the site plan 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 20th, 2025, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

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

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

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

For additional information regarding this project, please call Gerald Grissom at 281-558-8700. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
- **CHAPTER 28-201:** The City of Houston's, Code of Ordinances that describes the rules and regulations for Hotel/Motel property within the corporate limits.
- **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.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapters 26, 28, and 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

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 25 members and meets every two weeks per their adopted Commission meeting schedule.

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 Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 300 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Salam Homes for Youth LLC

Applicant: Salam Homes for Youth



D – Variances

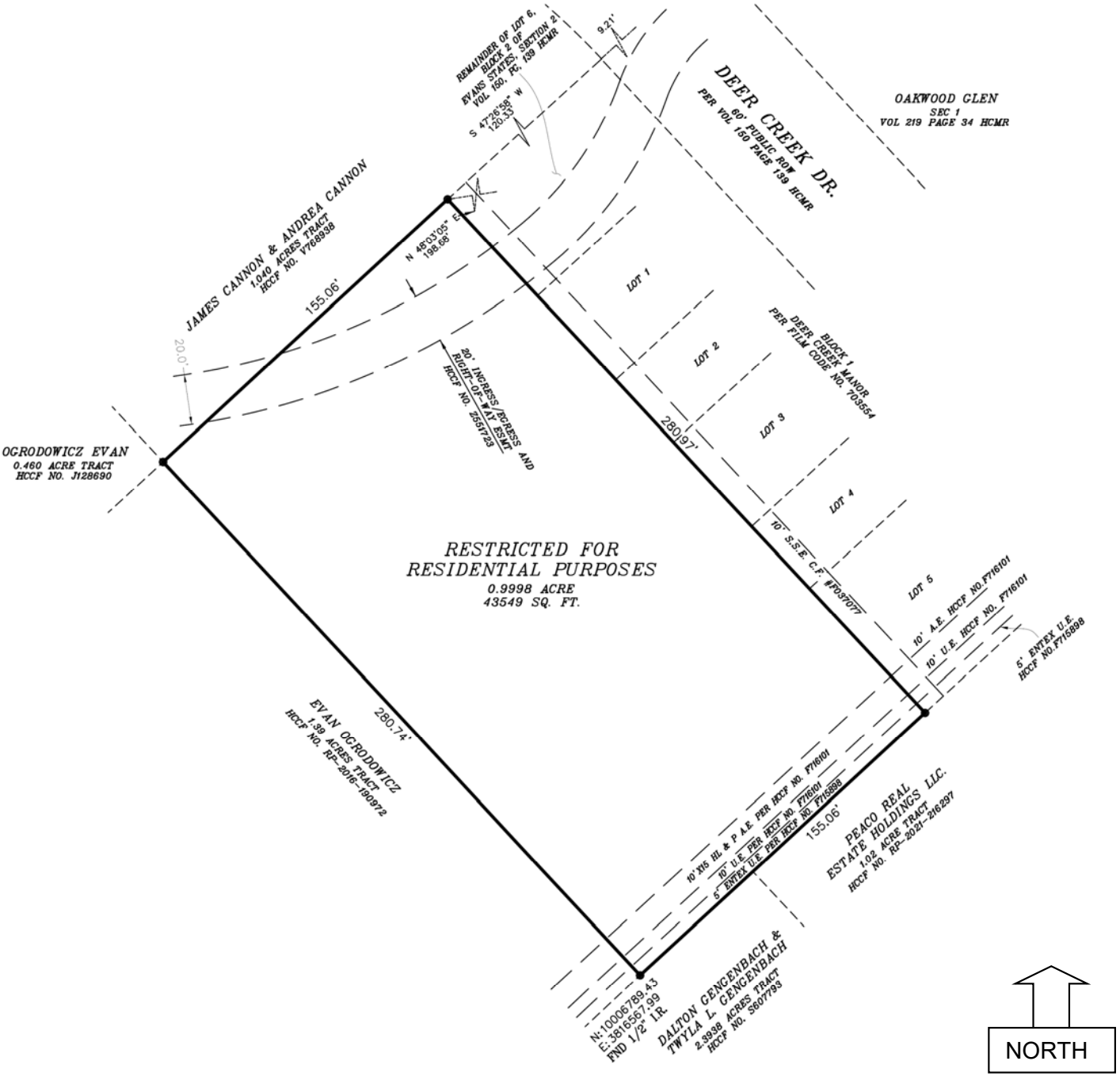
Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Salam Homes for Youth LLC

Applicant: Salam Homes for Youth



D – Variances

Subdivision

Houston Planning Commission ITEM: 134

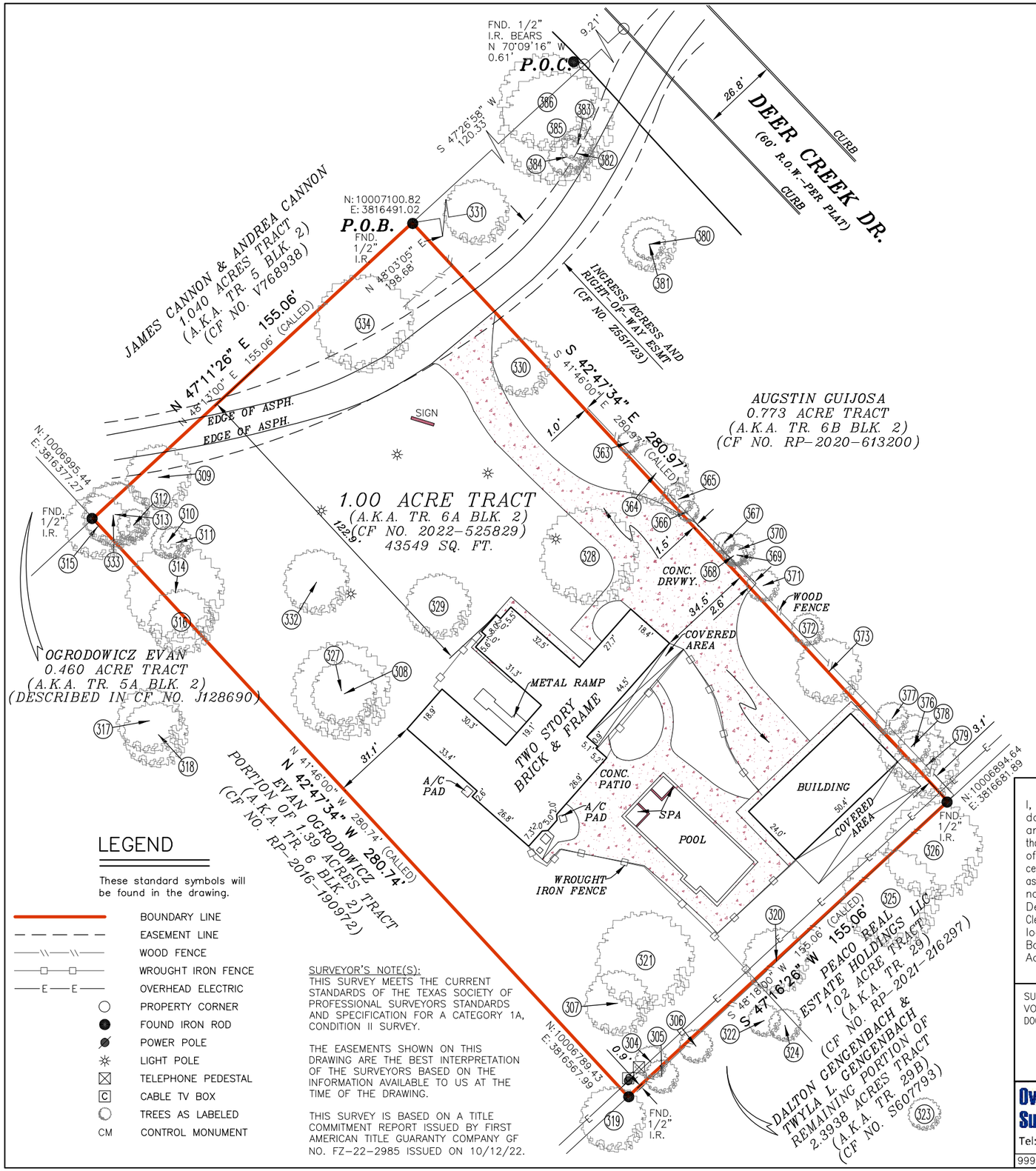
Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Salam Homes for Youth LLC

Applicant: Salam Homes for Youth



D – Variances **Aerial**



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- E — E OVERHEAD ELECTRIC
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- C CABLE TV BOX
- TREES AS LABELED
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. FZ-22-2985 ISSUED ON 10/12/22.

TREE NO.#	DIAMETER	DESCRIPTION
304	12"	OAK
305	17"	WOK TREE
306	17"	WOK TREE
307	24"	PINE TREE
308	24"	OAK
309	24"	OAK
310	24"	OAK
311	12"	PINE TREE
312	12"	PINE TREE
313	24"	PINE TREE
314	36"	PINE TREE
315	24"	PINE TREE
316	24"	PINE TREE
317	24"	PINE TREE
318	24"	PINE TREE
319	24"	OAK
320	24"	OAK
321	36"	PINE TREE
322	12"	OAK
323	24"	OAK
324	24"	OAK
325	36"	PINE TREE
326	36"	PINE TREE
327	36"	PINE TREE
328	36"	PINE TREE
329	24"	PECAN TREE
330	36"	OAK
331	24"	OAK
332	24"	OAK
333	24"	OAK
334	36"	OAK
363	10"	OAK
364	24"	OAK
365	12"	OAK
366	10"	OAK
367	10"	OAK
368	10"	OAK
369	10"	OAK
370	12"	OAK
371	12"	OAK
372	12"	OAK
373	24"	PINE TREE
376	12"	OAK
377	12"	OAK
378	24"	OAK
379	24"	OAK
380	12"	OAK
381	36"	PINE TREE
382	12"	OAK
383	24"	OAK
384	36"	OAK
385	42"	OAK
386	36"	OAK

METES AND BOUNDS
1.00 ACRE PARCEL
LOCATED IN THE
J. HOUSE SURVEY,
ABSTRACT 314,
HARRIS COUNTY, TEXAS

Being a 1.00 acre parcel of land situated in the J. House Survey, Abstract 314, Harris County, Texas, and being out of Lot 6, Block 2 of Evans Estates, Section 2 as recorded in Volume 150, Page 139 of the Map Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File Y809925, with the basis of bearings being Texas State Plane South Central Zone NAd83, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the southwestern right of way of Deer Creek Drive (60' R.O.W.) for the east corner of the original Lot 5, the east corner of the called 1.04 acres as described in H.C.C.F. V768938, the north corner of the original Lot 6, and for the north corner of the called 0.773 acres as described in H.C.C.F. RP-2020-613200;

THENCE, South 47° 26' 58" West, a distance of 120.33 feet along the northwestern line of the called 0.773 acres to a 1/2" iron rod set with plastic cap for the west corner of the called 0.773 acres, and marking the north corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 42° 47' 34" East, a distance of 280.97 feet along the southwestern line of the called 0.773 acres to a 1/2" iron rod set with plastic cap in the northwestern line of the called 1.02 acres as described in H.C.C.F. RP-2021-216297 for the south corner of the called 0.773 acres, and marking the east corner of the herein described parcel;

THENCE, South 47° 16' 26" West, a distance of 155.06 feet along the northwestern lines of the called 1.02 acres and the remainder of the called 2.3938 acres as described in H.C.C.F. S607793 to a 1/2" iron rod found for the east corner of the called 1.39 acres as described in H.C.C.F. RP-2016-190972, and marking the south corner of the herein described parcel;

THENCE, North 42° 47' 34" West, a distance of 280.74 feet along the northeastern line of the called 1.39 acres to a 1/2" iron rod set with plastic cap, and from which a 3/4" iron pipe found bears South 41 35' 27" East, a distance of 3.47 feet, for the north corner of the called 1.39 acres, the east corner of the called 0.46 acres as described in H.C.C.F. J128690, the south corner of the called 1.04 acres, and marking the west corner of the herein described parcel;

THENCE, North 47° 11' 26" East, a distance of 155.06 feet along the southeastern line of the called 1.04 acres back to the **POINT OF BEGINNING** and containing 1.00 acres of land.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0245 M
REV. DATE: 10/16/2013
ZONE: SHADED X & "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

GRAPHIC SCALE

0' 40' 80'

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to EXODUS TITLE and --
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 1.00 ACRE PARCEL OF LAND recorded in Clerk's File 2022-525829, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the THE JOHN HOUSE SURVEY, A-314
Borrower/Owner: MOHAMED MAHAMUD MOHAMED
Address: 17505 DEER CREEK DR., SPRING, TX 77379 GF No. FZ-22-2985

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 150, PAGE 139, MAP RECORDS, HARRIS COUNTY, TEXAS DOCUMENT NO(S). E832172, Z551723, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

LAND TITLE SURVEY

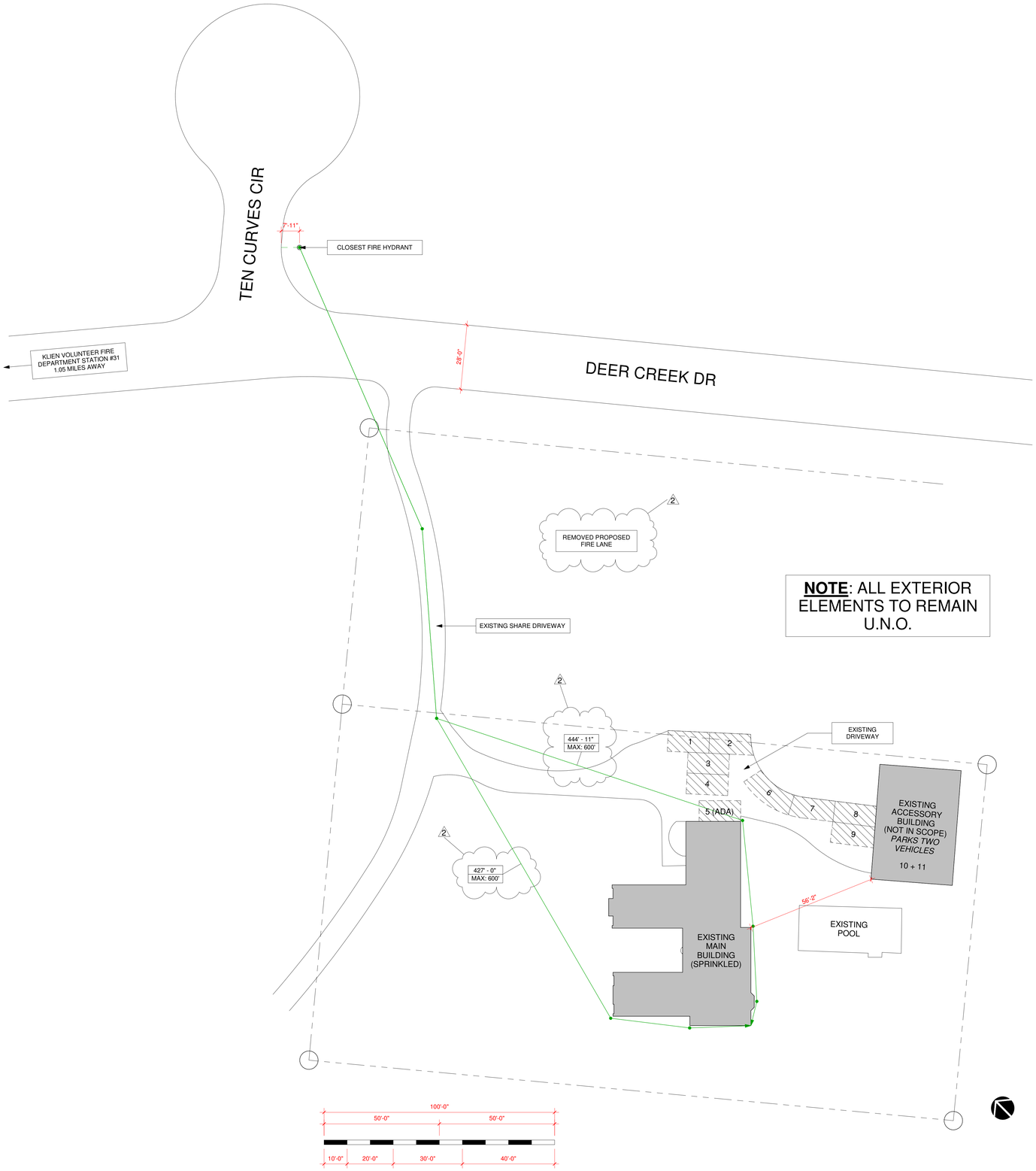
JOB NO.:	2305039573	NO.	REVISION	DATE
DATE:	10/17/22	01.	ADDED TREES & UPDATED SURVEY	05/23/23
DRAWN BY:	IK/AM			
APPROVED BY:	DEK	(REFER JOB NO. 2210037061)		

STATE OF TEXAS
REGISTERED
DAVID E. KING, JR
6272
PROFESSIONAL
LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
DAVID E KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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ARCH E1 - 30X42



NOTE: ALL EXTERIOR ELEMENTS TO REMAIN U.N.O.

1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO STAKEOUT.
2. CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY AT TIME OF STAKEOUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, EXISTING GRADES, LOCATION OF ALL LOT LINES, EASEMENTS, BUILDING SETBACK LINES AND REAR YARD REQUIREMENTS (WHETHER SHOWN OR NOT ON THE DRAWINGS) AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.
3. DRAINAGE IS BEYOND THE SCOPE OF THIS WORK. THE FOUNDATION DESIGN SHALL BE CONFIRMED UPON PRIOR FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER FROM AROUND THE PERIMETER OF THE PROPOSED FOUNDATION AND THESE PATTERNS OF DRAINAGE SHALL NOT BE SUBJECTED TO IMPEDIMENTS BY LANDSCAPING OR OTHER SITE IMPROVEMENTS. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD TO THE PROPOSED CONSTRUCTION OR ADJACENT PROPERTY. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
4. TREE LOCATIONS IF SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED. CONTRACTOR SHALL VERIFY LOCATION AND TAG ANY EXISTING TREES WHICH ARE TO REMAIN AND PROVIDE ADEQUATE INTERIM PROTECTION AGAINST DAMAGE.
5. AIR CONDITIONING CONDENSING UNITS SHALL BE ACCESSIBLE PER MANUFACTURER'S RECOMMENDATION. A MINIMUM OF 24 INCHES WIDE BY 6 FEET-6 INCHES HIGH ACCESS PASSAGEWAY MUST BE MAINTAINED TO PROPERTY LINE. THE ADJACENT PROPERTY CANNOT BE CONSIDERED A MEANS OF ACCESS TO THE UNIT.
6. ADA PARKING SPACE TO HAVE AN ADA SIGNAGE POLE.
7. ALL PARKING STRIPES TO BE PAINTED.
8. REFER TO GIS SHEET FOR PARKING REQUIREMENTS.
9. ALL PARKING SPACES TO HAVE PARKING BUMPERS.

REVISE NOTE 3 IF CIVIL SCOPE IS INCLUDED.
"REFER TO CIVIL FOR DRAINAGE DESIGN."

H4 ARCHITECTS +ENGINEERS
H4ARCHITECTS.COM
25215 OAKHURST DR
SPRING, TEXAS 77386
281.528.8584
TX-F-16795

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY H4 ARCHITECTS + ENGINEERS ARE THE PROPERTY OF H4 ARCHITECTS + ENGINEERS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT SPECIFICALLY INTENDED IN WHOLE OR IN PART FOR THIS PROJECT. ANY REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS IS PROHIBITED AND MAY BE DIRECTLY PREMISED WITHOUT THE WRITTEN CONSENT OF H4 ARCHITECTS + ENGINEERS. © 2020 H4 ARCHITECTS + ENGINEERS

REGISTERED ARCHITECT
SALAM HENDRICKS
19745
STATE OF TEXAS

3.8.2023

SALAM HOMES FOR YOUTH

17505 DEER CREEK DRIVE,
SPRING, TX 77379

NO.	DESCRIPTION	DATE
1	IFP	1.30.23
2	HC COMMENTS 1	2.9.23
3	RESUBMIT	2.13.23
4	RESUBMIT	3.8.23

PROJECT NUMBER
2022123

DRAWN BY
STH, AC

CHECKED BY
JAH

DRAWING NAME

SITE PLAN

DRAWING NUMBER

A-1.00

\\h4-dc-02\H4\Architects\Projects\2022\2022123 Deer Creek BTC\A\2022123 Salam Homes for Youth.rvt
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0588
Plat Name: Salam Homes for Youth LLC
Applicant: Salam Homes for Youth
Date Submitted: 03/23/2025

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 grant permission for the proposed plat not to have 60' feet of frontage along a 60' foot public ROW and allow access from a private access easement
Chapter 42 Section: 42-190

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

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;
The subject site is located within the City of Houston's Extraterritorial Jurisdiction in Harris County, Texas and is a portion of Lot 6, Block 2 Evans Estates Sec 2 as recorded in Volume 150 Page 139, Harris County Map Records. Subject property is located east of Stuebner Airline Rd, North of Louetta Rd, South of Spring Cypress Rd, and West of T C Jester Blvd. The original plat was recorded in 1967 and based on HCAD records Lot 6 was subsequently subdivided sometime between 1978-1979 which predates the current ordinance. Further, the current configuration of the proposed plat requires a variance to approve access through a private access easement. Said easement was recorded under HCCF No Z551723 in 2006. Additionally, the Houston Planning Commission approved the plat directly to the north of the subject site known as Deer Creek Manor and recorded under Film Code No 703554 on July 22, 2021. The approval and recordation of said Deer Creek Manor forces the remaining two parcels to the south to take access from the recorded easement and prevents either parcel from having the required access or frontage along a public ROW. Therefore, strict application of the current ordinance would make this project infeasible due to the existence of unusual physical characteristics. Said characteristics were created during the review and approval process of Deer Creek Manor in 2021 therefore the approval of the subject site to be allowed to take access from the recorded easement had already been taken into consideration at that time. The previous development, Spring Oak Assisted Living Facility, was permitted and opened for operation in 2006 the same year the easement was recorded and remodeled in 2014 without any problem but the change of occupancy triggered the plat requirement before site plans could be approved. The existing structure was built as a single-family home in 1978, converted to an assisted living facility in 2006, and remodeled in 2014. The proposed development will be a conversion of the assisted living facility to a residential youth group foster home run by Salam Homes for Youth. The existing single-family home previously converted to assisted living facility will be converted to group home for youth. The 5-bedroom 5-bathroom house will accommodate 11 children from ages ___ to ___. The great room to be used as a living room/meeting room for group counseling. The home features a courtyard situated in the middle of the home and the existing swimming pool will be closed off and a deck built over it for safety reasons. At least two (2) staff

members will be onsite at all times. The existing 20' foot access easement will be used as a 20' foot fire lane as required by Harris County Fire Marshal's Office. Site plans show 20' foot fire lane extending from the public row south following the access easement to the subject site, expanding the paving section of the easement to cover the full 20' foot easement. The plans show sufficient T-turnaround to allow emergency vehicles to enter and exit the property as required. The existing driveway can accommodate multiple vehicles, along with the garage parking. At the driveway's widest point, the existing driveway's dimension is 34.6' feet allowing 3 vehicles to park side by side without blocking ingress and egress. The garage can accommodate 4-5 vehicles for a total of 7-8 parking spaces available. The calculation of the required spaces using the special residential classification is 3.5 spaces total, the existing parking accommodations meet the requirement. According to the most recent KIDS COUNT data (2020) a national statistic, there are approximately 407,383 children in the foster care system under the age of 17. Most children (45%) are placed in a non-relative foster family home, 34% are placed in a relative foster family home, and 10% are placed in a group home or institution. According to the Department of Family Services the number of children under the age of 17 in foster care is 31,108 in the State of Texas for the year. Their mission is to address the ongoing shortage of safe homes available for foster children in Texas. The shortage forces children to be shuffled from one unlicensed setting to another, leaving them deprived of a stable and familiar environment. They aim to work closely with The Texas Department of Family and Protective Services and Health and Human services to help augment the availability of licensed settings for these children. The home will provide therapeutic residential care for at-risk youth. Services will include: *Weekly individual and group therapy *Educational services *Social, recreational, and habilitative services *Skills training This development will be for the betterment of the community and will service children in need of housing when there are no other alternatives available. Salam Homes for Youth is an admirable and respectable organization with a heart for helping children in need. We believe this variance should be approved, to allow the development to take access from the recorded access easement as depicted on the face of the plat and approve the plat in order to serve this noble cause. Please review the information package provided and stand with us in agreement and approve this plat today.

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

The previously plat was recorded in 1967, and subsequently lot 6 was subdivided in 1978-1979, before the current ordinance. Additionally, the approval of Deer Creek Mannor to the north forces the remainder of Lot 6 to take access from a recorded access easement with no other alternatives. The approval of said Deer Creek Manor would have taken this access issue into consideration during the review process, therefore the applicant did not create or impose the hardship requiring the variance request.

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

The general intent and purpose of this chapter will be preserved and maintained by bringing the subject site into compliance with today's standards and regulations. Denying the variance request would deprive the owner of reasonable use of land, especially since the previous assisted living facility was allowed to operate outside of the current ordinance since 2006. Allowing this property to change the occupancy from an assisted living facility to a residential group home for youth will be for the betterment of the community and serve children in the foster care system, by providing a stable environment combined with life skills and therapy. This is a noble and respectable cause that will bring the property into compliance and should be approved.

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

Allowing access through the recorded easement for the proposed development of the group home for youth, will not significantly increase traffic flow to and from the facility due the previous development being similar in nature as an assisted living facility. The residents of the group home will not drive vehicles of their own due to their age. Only the staff members will be accessing the facility through the access easement, in the same way the assisted living facility did. The 20' foot access easement will serve as a 20' foot fire lane with a T-Turnaround allowing Emergency Access Vehicles enough room to maneuver to and from the facility. The parking accommodations are sufficient and meet the current parking requirements through the City's parking ordinance. Therefore, granting the variance will not be injurious to the public health, safety, or welfare.

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

The unusual physical characteristics of this property triggered the need to request a variance, there is no economic factor to this request. The approval and recordation of the plat directly to the north of the subject site cut off frontage and access to the remainder of lot 6, forcing the subject site to

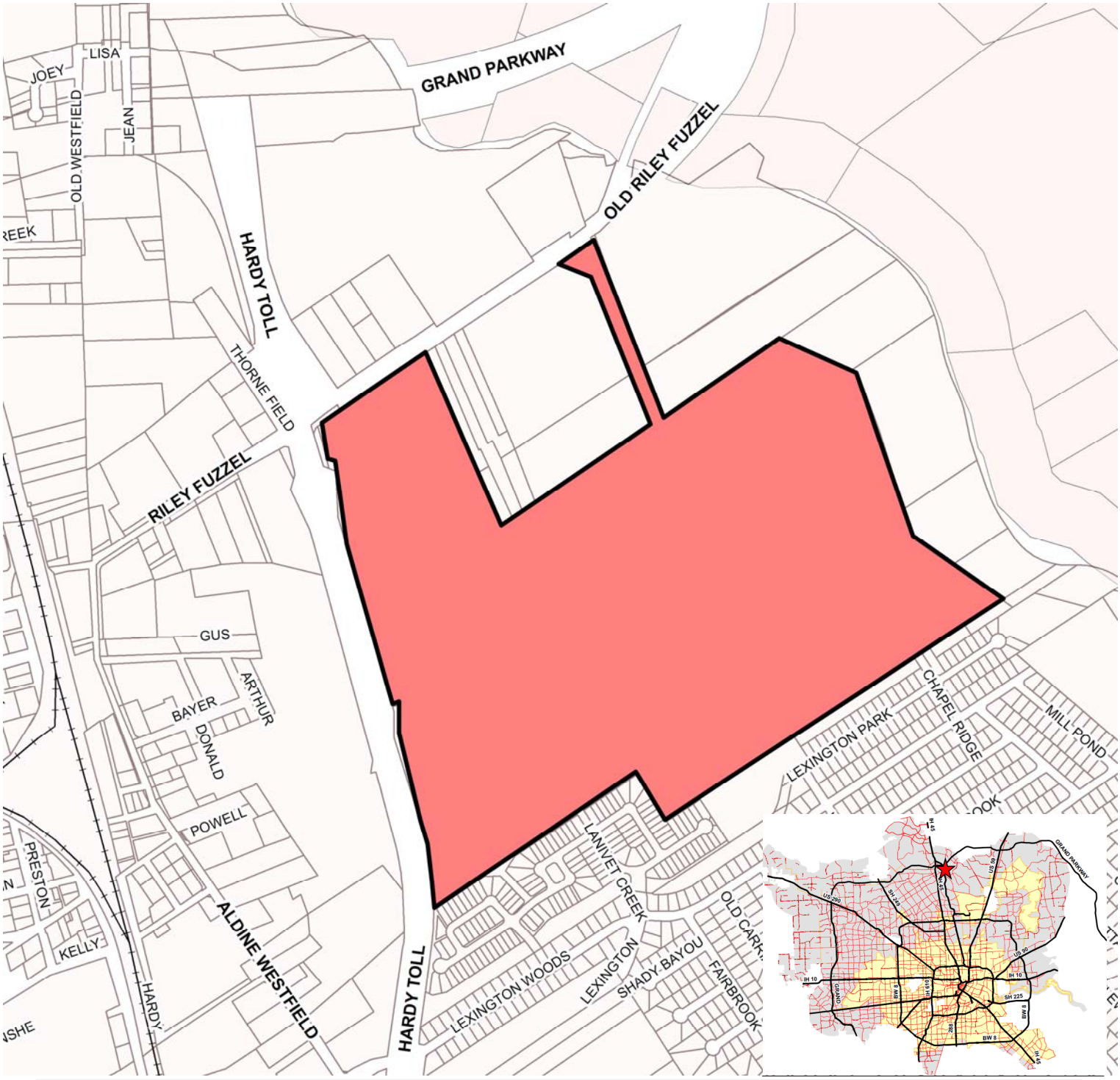
take access from the 20’ foot recorded easement as its sole point of ingress and egress. Therefore, the justification of this variance request has nothing to do with economic hardship.

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Spring High School (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

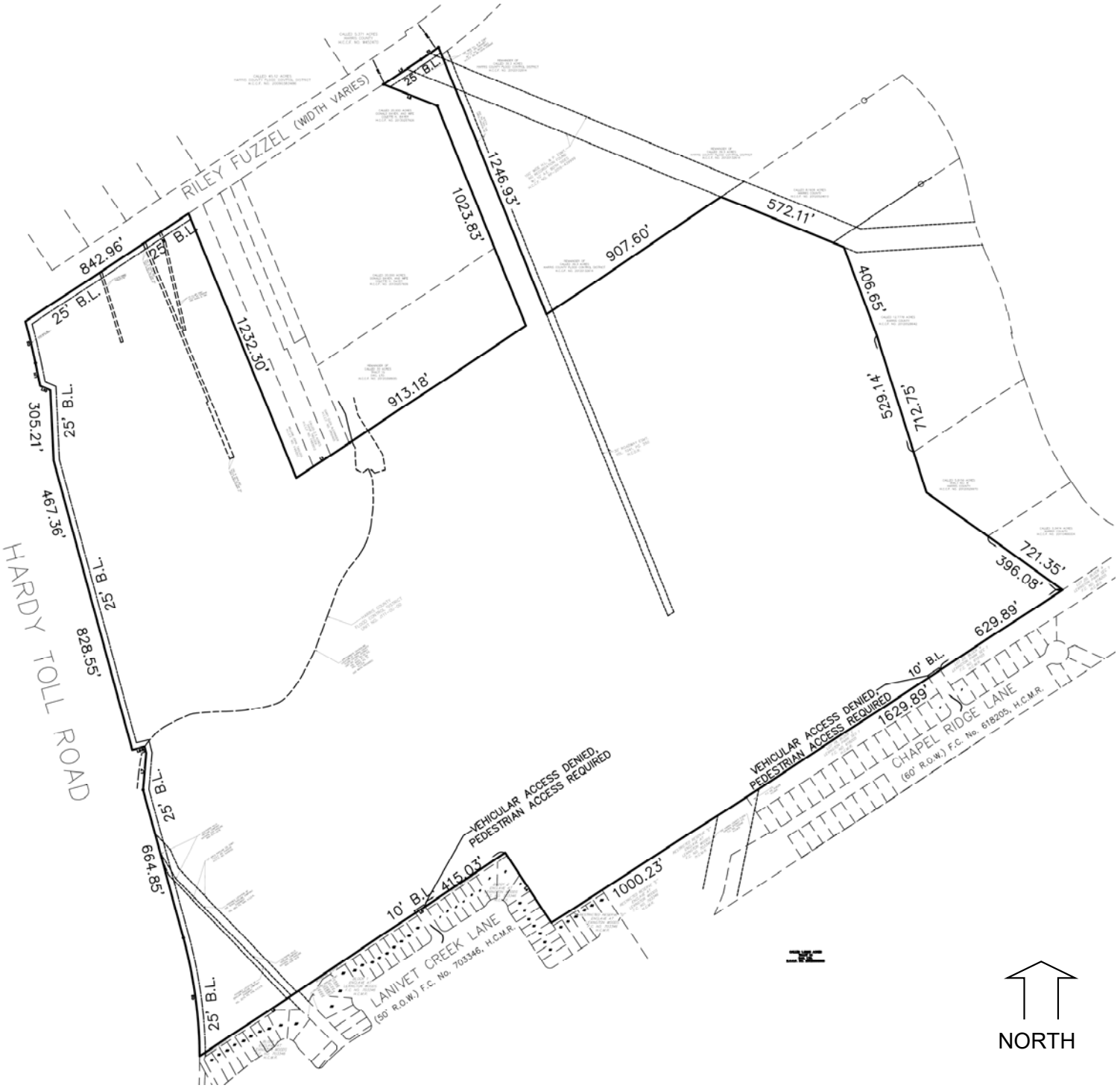
Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Spring High School (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



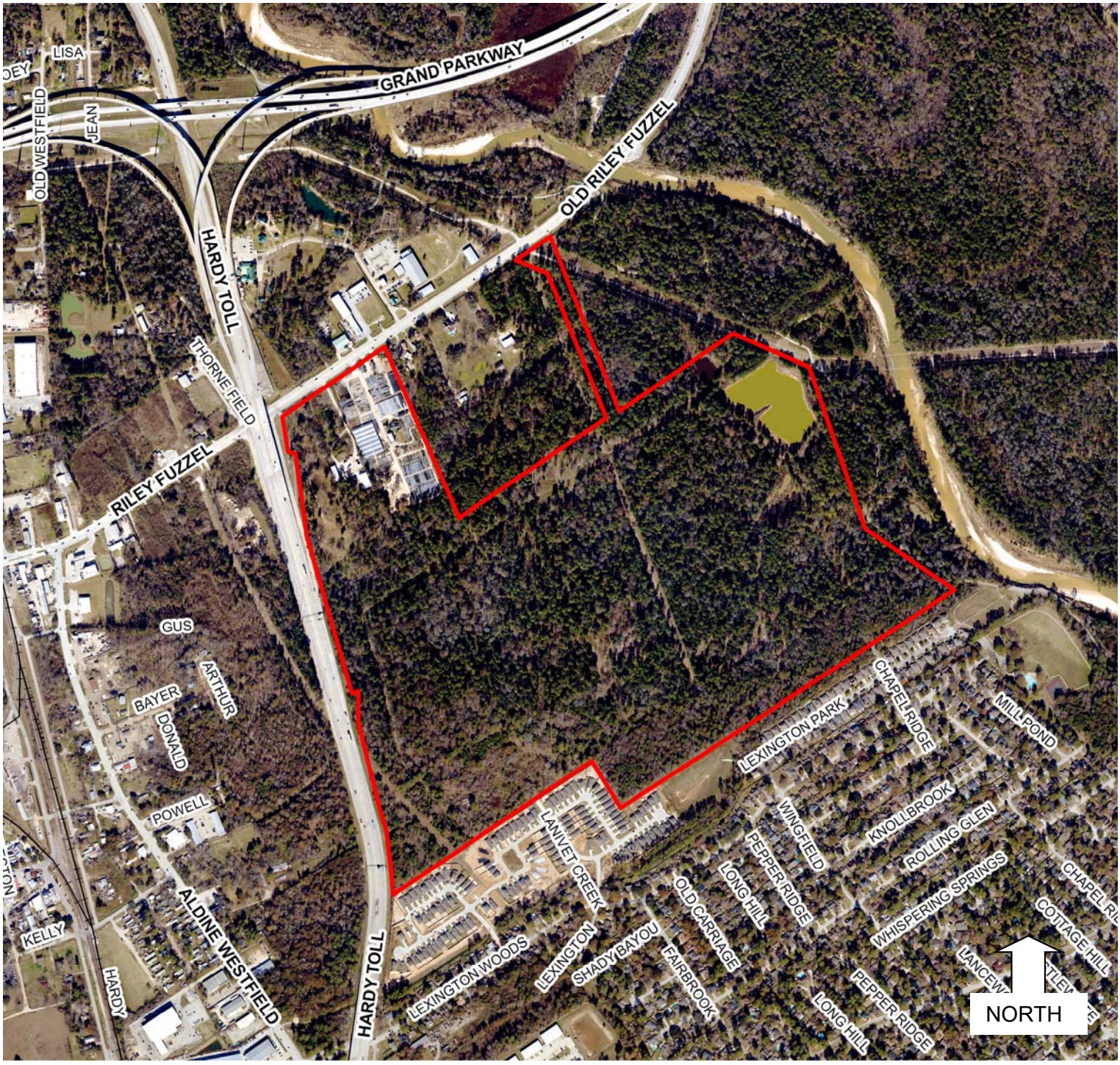
D – Variances Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 04/03/2025**

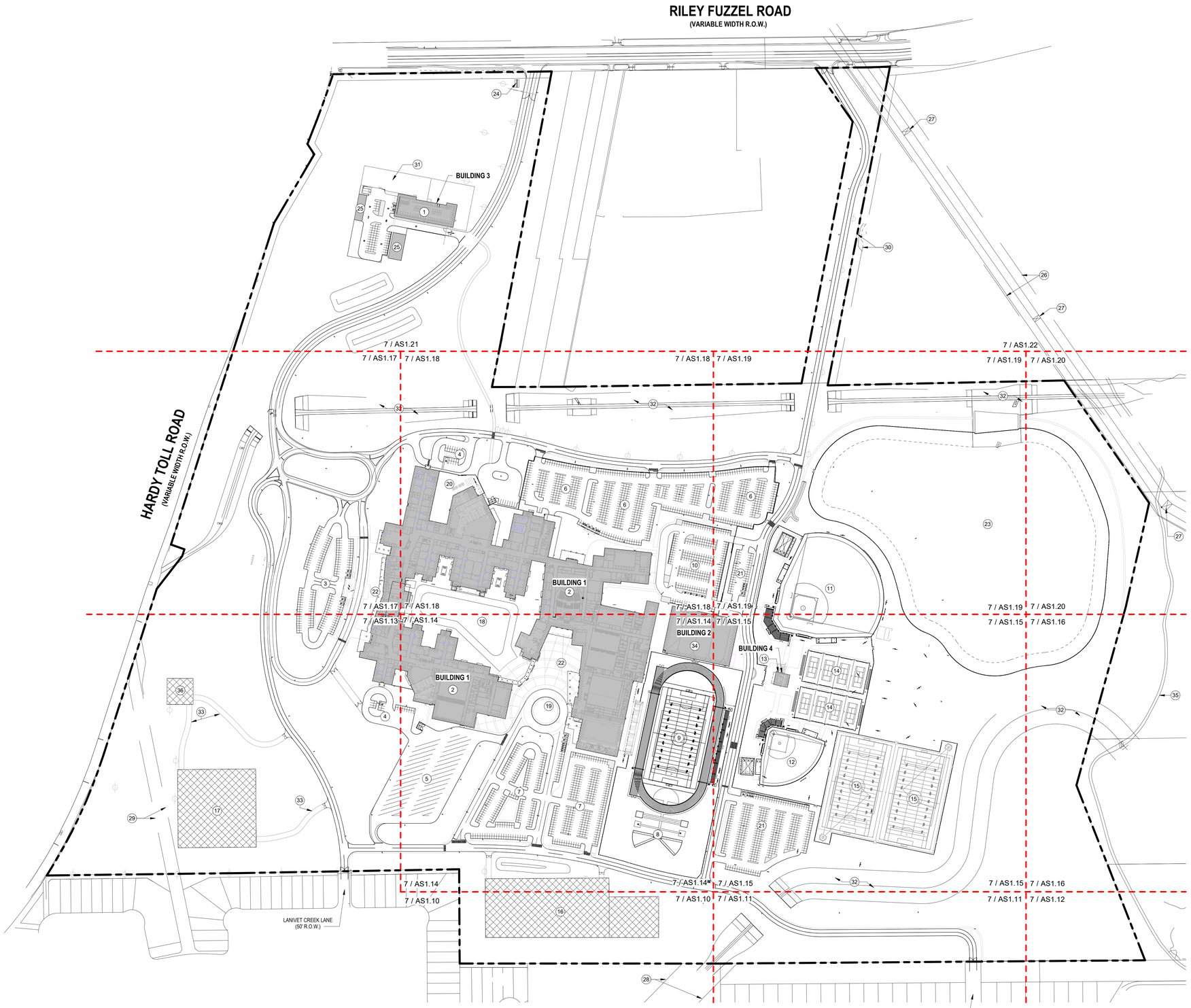
Subdivision Name: Spring High School (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial



OVERALL SITE PLAN | 1" = 160'-0" | 4

SITE PLAN SEGMENT MATCHLINE

BUILDING FOOTPRINT

MUD FACILITY, NOT IN CONTRACT

SITE PLAN LEGEND | NO SCALE | 3

1. AGRICULTURE BARN. RE: AG DRAWINGS
2. HIGH SCHOOL BUILDING
3. VISITOR PARKING LOT, RE: CIVIL
4. SPED DROP-OFF AND PARKING LOT, RE: CIVIL
5. BUS-PARKING LOT, RE: CIVIL
6. STUDENT PARKING LOT, RE: CIVIL
7. STAFF PARKING LOT, RE: CIVIL
8. COMPETITION TRACK AND FIELD EVENTS, RE: SPORTS
9. COMPETITION FOOTBALL FIELD AND TRACK, RE: SPORTS
10. BAND PRACTICE LOT, RE: CIVIL
11. COMPETITION BASEBALL FIELD & SEATING, RE: SPORTS
12. COMPETITION SOFTBALL FIELD & SEATING, RE: SPORTS
13. CONCESSIONS BUILDING
14. COMPETITION TENNIS COURTS, RE: SPORTS
15. PRACTICE FIELD, RE: SPORTS
16. PROPOSED WWTP (BY OTHERS)
17. PROPOSED WATER WELL AND WTP (BY OTHERS)
18. COURTYARD, RE: LANDSCAPE
19. BUS DROP-OFF LOOP, RE: CIVIL
20. MECHANICAL YARD, RE: MEP
21. EVENT PARKING
22. ENTRY PLAZA, RE: LANDSCAPE
23. DETENTION POND, RE: CIVIL
24. MARQUE MONUMENT SIGN
25. EXISTING PEMB TO REMAIN
26. EXISTING 100' WIDE HL&P EASEMENT
27. EXISTING HIGH-VOLTAGE TRANSMISSION TOWER
28. EXISTING 150' HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
29. EXISTING 50' PIPELINE EASEMENT
30. EXISTING 30' ROADWAY EASEMENT
31. ANIMAL GRAZING AREA
32. NEW DRAINAGE DITCH, RE: CIVIL
33. GRAVEL ACCESS ROAD, RE: CIVIL
34. COVERED MULTI PURPOSE ATHLETICS CENTER (MAC)
35. EXISTING HIKE AND BIKE TRAIL
36. PROPOSED REMOTE WATER WELL (BY OTHERS)

SITE PLAN KEY NOTES | NO SCALE | 2

1. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
2. REFER ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL & LIGHTING REQUIREMENTS
3. REFER PLUMBING DRAWINGS FOR UNDERGROUND PLUMBING REQUIREMENTS
4. REFER LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND FENCING REQUIRMENTS

SITE PLAN GENERAL NOTES | NO SCALE | 1

Revision / Date

Project:
SPRING HIGH SCHOOL REPLACEMENT
SPRING ISD
SPRING, TEXAS

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.
REGISTERED ARCHITECT: JUSTIN TAPLET
STATE: TEXAS
REGISTRATION NUMBER: 35926

SMITH&COMPANY
ARCHITECTS
2535 NORTH FREEWAY, SUITE 200
HOUSTON, TX 77009

SITE PLAN

PACKAGE 2

Job No. N011524
Drawn By: Author
Date: 01.29.2025
Sheet No. ISSUE FOR PERMIT
AS1.00

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0362
Plat Name: Spring High School
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 02/24/2025

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 exceed intersection spacing by not extending, nor terminating with a cul-de-sac, Lanivet Creek Lane and Chapel Ridge Lane.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

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 extension of Dartmoor First Trl and/or Chapel Ridge Ln to Riley Fuzzel Rd would extend through the proposed Spring High School property and impact the overall school operations, which is not sound public policy. The school operations require a closed campus during non-operating hours, for security purposes, and providing an accessible public access road would not be sound public policy. Access to Riley Fuzzel from the surrounding neighborhood can be accessed via the nearby Hardy Toll Road.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject property.

(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. The purpose of providing a public access road in this case would be to allow vehicles to access Riley Fuzzel Road from the neighborhood located south of the proposed Spring High School Site. In this case, there neighborhood can access Riley Fuzzel Rd from the existing Hardy Toll Rd to the west.

(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's health, safety, or welfare. Not providing the a public access road will not impede traffic or comprise the public's health, safety, or welfare.

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

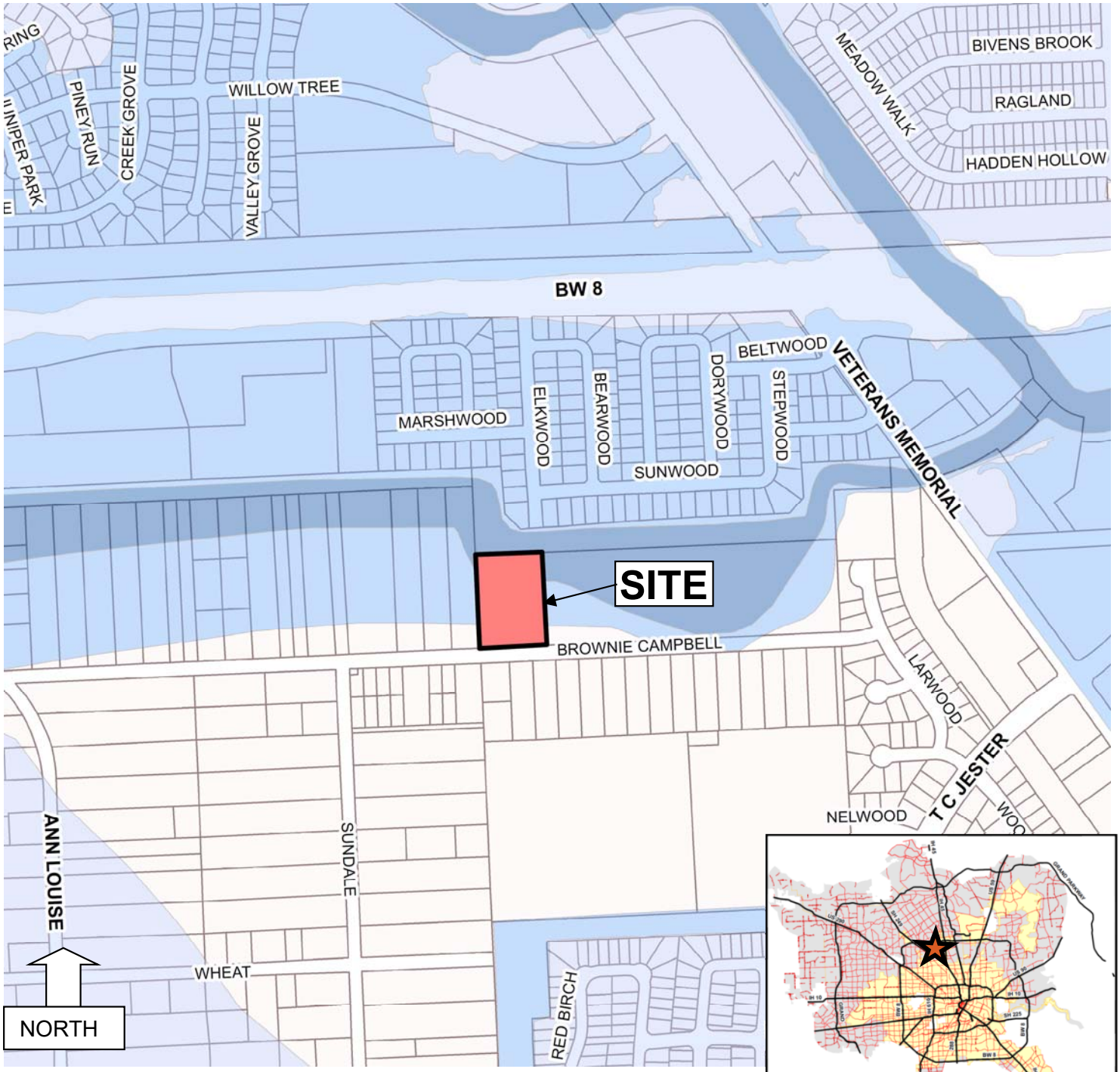
Economic hardship has no bearing on this site. Were a public street would be provided, the responsibility of maintaining the paving would fall to the County. There is also no financial benefit to the applicant.

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Nguyen and Pham Development at Brownie Campbell Road

Applicant: MD Land Development Services



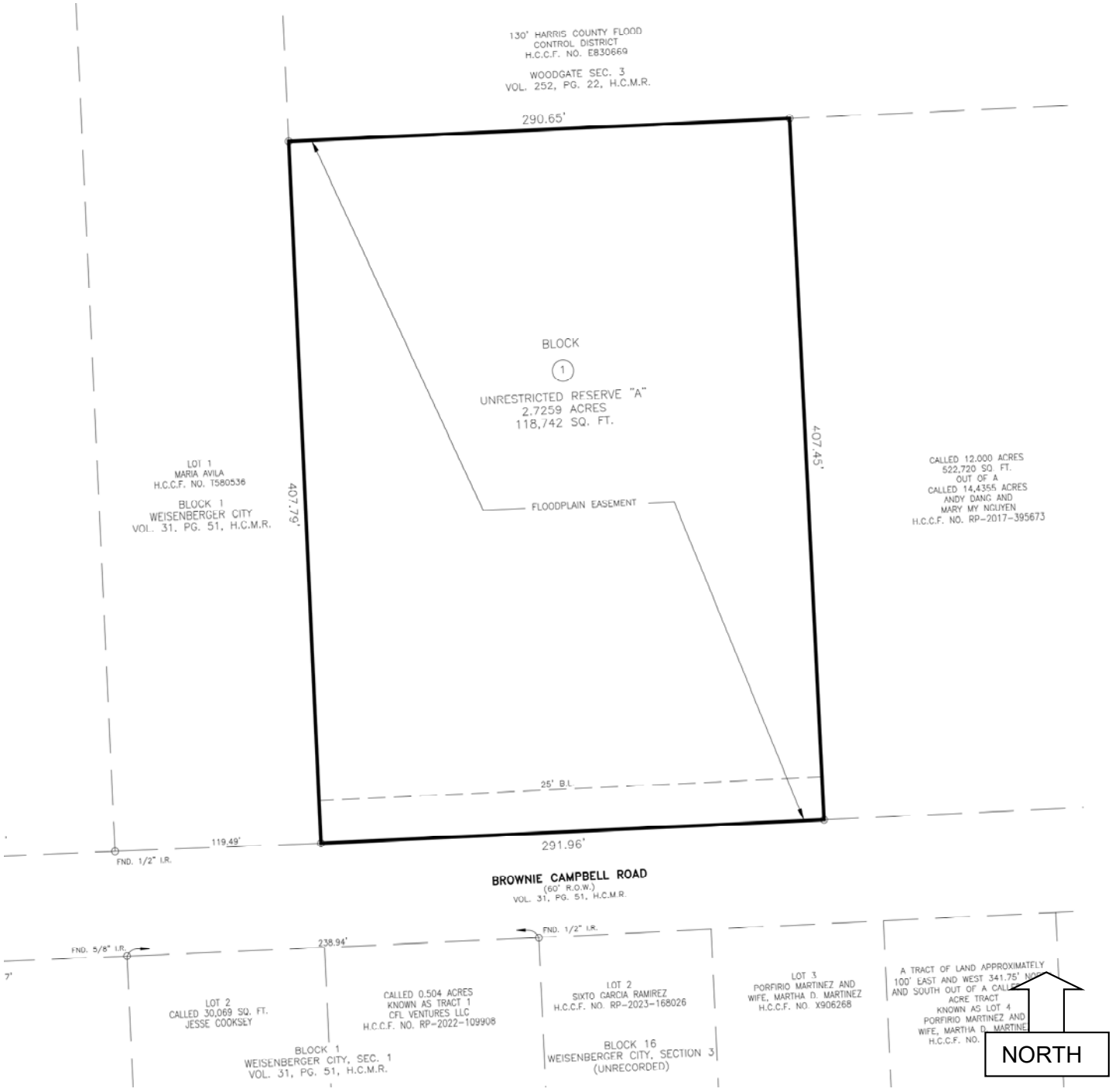
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Nguyen and Pham Development at Brownie Campbell Road

Applicant: MD Land Development Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 04/03/2025**

Subdivision Name: Nguyen and Pham Development at Brownie Campbell Road

Applicant: MD Land Development Services



F- Reconsideration of Requirements

Aerial

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–P– OVERHEAD ELECTRIC LINES
–o– WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
–METER POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

BENCHMARK: PUBLISHED ELEVATION=99.52 '
FLOODPLAIN REFERENCE MARK NUMBER 150750 IS AN ALUMINUM ROD STAMPED 150750 AT THE INTERSECTION OF BELTWAY 8 AND VETERANS MEMORIAL DRIVE, LOCATED FROM THE INTERSERSECTION OF BELTWAY 8 AND MEMORIAL DRIVE, TRAVEL SOUTHEAST ON VETERANS MEMORIAL APPROXIMATELY 0.1 MILE TO CULVERT IN KEYMAP 371V IN THE GREENS BAYOU WATERSHED NEAR STREAM P148-00-00 ELEV. 99.52 FEET NAVD 1988, 2001 ADJUSTMENT

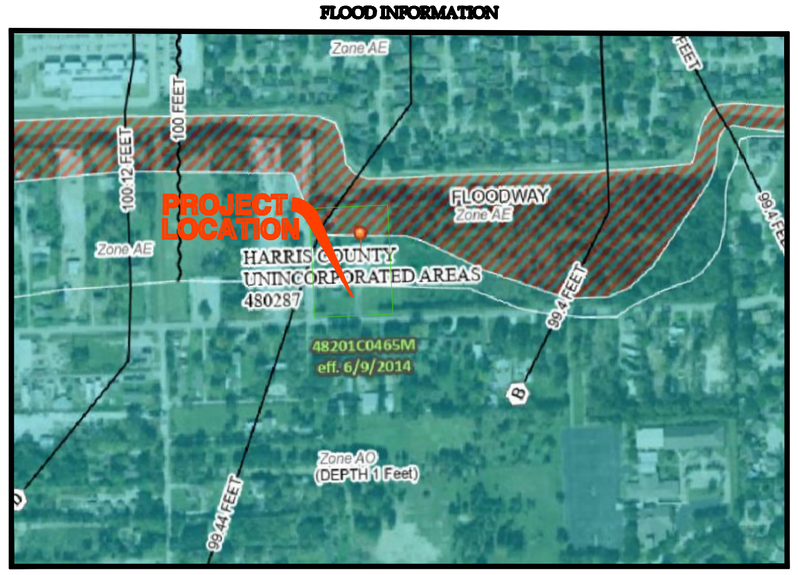
TEMPORARY BENCHMARK "A" ELEVATION=98.39'
SET PK NAIL IN CONCRETE DRIVE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BROWNIE CAMPBELL ROAD LOCATED APPROXIMATELY 146 FEET EAST FROM THE SOUTHWEST CORNER OF SUBJECT TRACT.

NORTH
SCALE: 1"= 40'-0"
0 20 40 80



BENCHMARK
RM NO. 150750
MARKER: ALUM ROD
STAMPING: 150750
MARK LOGO: Floodplain Ref. Mark
ELEV.: 99.52
VERTICAL DATUM: NAVD88
VERTICAL ADJ.: 2001 ADJUSTMENT
GEOID MODEL USED: GEOID99 (CONUS)
N:13904599.59
E:3090054.75

FLOOD INFORMATION



DESCRIPTION

A 2.7259 ACRES OR 118,742 SQUARE FEET (SQ. FT.) TRACT OF LAND BEING PART OF AND OUT OF A CALLED 14.4355 ACRE TRACT REFERENCED IN HARRIS COUNTY CLERK'S FILE NUMBERS H471744, S102500 AND S102501, OUT OF THE FRANCIS DIRKS SURVEY, ABSTRACT NO. 235 IN HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TOSAID 2.7259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (ALL BEARINGS AND GRID COORDINATES ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99991752)

BEGINNING AT 3/4 INCH IRON ROD FOUND ALONG THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF BROWNIE CAMPBELL ROAD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF WEISENBERGER CITY AS RECORDED IN VOLUME (VOL.) 31, PAGE (PG.) 51, OF THE MAP RECORDS OF HARRIS COUNTY (H.C.M.R.), TEXAS CONVEYED TO MARIA AVILA AS DESCRIBED IN A DEED FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. T580536, SAME BEING THE COMMON SOUTHWEST CORNER OF SAID CALLED 14.4355 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 38 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 14.4355 ACRE TRACT COMMON WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 407.79 FEET TO A 5/8 INCH IRON ROD SET ON FOR THE SOUTHWEST CORNER OF A 130 FEET WIDE DEDICATION TO HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.) AS DESCRIBED IN A DEED FILED FOR RECORD UNDER H.C.C.F. NO. E830669 AS SHOWN ON THE PLAT OF WOODGATE SEC. 3 AS RECORDED IN VOL. 252, PG. 22, H.C.M.R., SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 21 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 14.4355 ACRE TRACT COMMON WITH THE SOUTH LINE OF A CALLED 130 FEET H.C.F.C.D., A DISTANCE OF 290.65 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 12.000 ACRES OR 522,720 SQ. FT. OUT OF SAID CALLED 14.4355 ACRE TRACT CONVEYED TO ANDY DANG AND MARY MY NGUYEN AS DESCRIBED IN A DEED FILE FOR RECORD UNDER H.C.C.F. NO. RP-2017-395673, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEGREES 49 MINUTES 08 SECONDS EAST, THROUGH AND ACROSS SAID CALLED 14.4355 ACRE TRACT, ALONG THE WEST LINE OF A SAID CALLED 12.000 ACRE TRACT, A DISTANCE OF 407.45 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTHERLY R.O.W. LINE OF AFORESAID BROWNIE CAMPBELL ROAD FOR THE SOUTHWEST CORNER OF SAID CALLED 14.4355 ACRE TRACT, SAME BEING SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 17 MINUTES 16 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF SAID BROWNIE CAMPBELL ROAD COMMON WITH THE SOUTH LINE OF SAID CALLED 14.4355 ACRE TRACT, A DISTANCE OF 291.96 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.7259 ACRES OR 118,742 SQ. FT. OF LAND.

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CITY PLANNING LETTER WITH A G.F./JOB NO. 2444393A ISSUED BY INTEGRITY TITLE COMPANY LLC DATED OCTOBER 2, 2024 AND AN EFFECTIVE DATE OF SEPTEMBER 27, 2024.
2. ALL BEARINGS ARE GRID COORDINATES BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD 83), 2011 ADJUSTMENT AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99991752.
3. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION I SURVEY.

GF./JOB NO 2444393A of INTEGRITY TITLE COMPANY LLC

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

STATE OF TEXAS · REGISTERED · GEORG R LARDIZABAL 6051 PROFESSIONAL LAND SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY OF

A 2.7259 ACRE TRACT OF LAND SITUATED IN THE FRANCIS DIRKS SURVEY, ABSTRACT NO. 235, HARRIS COUNTY, TEXAS

SURVEYED FOR: –			
ADDRESS: 2912 BROWNIE CAMPBELL RD., HOUSTON, TEXAS 77038			
TITLE COMPANY: INTEGRITY TITLE COMPANY LLC		LENDER: BILLY R. PATKE AND JANNETTE M. PATKE	
GF./JOB NO.: 2444393A		G.F. EFFECTIVE DATE: SEPTEMBER 27, 2024	
DATE OF FIELD 10-12-2024	FIELD BY: DB	DRAWN BY: MD	CHECKED BY: GL

JOB NO.:	092924-24-01
SCALE:	1" = 40'
REVISIONS:	–
F.I.R.M. NO.	48201C
PANEL	0465M
ZONE	AE AND FLOODWAY AE
REVISED DATE	06/09/2014
BFE	99.4

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

N W E S

GGC SURVEY
Professional Land Surveying
FIRM NO. 10146000
8114 Golden Harbor,
Missouri City, Texas 77459
Tel. No. (832)729-7256
Email: ggcsurvey@gmail.com

PREPARED BY
MD Land Development Services
3643 John Hancock Ln.
Missouri City, Texas 77459
Tel No. 832-660-1042
Email: mdlandevelopmentsvcs@gmail.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0557
Plat Name: Nguyen and Pham Development at Brownie Campbell Road
Applicant: MD LAND DEVELOPMENT SERVICES
Date Submitted: 03/21/2025

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:
(1) TO EXCEED INTERSECTION SPACING ALONG THE NORTH RIGHT-OF-WAY LINE OF BROWNIE CAMPBELL ROAD (2) AND NOT TO EXTEND THE STUB STREET OF ELKWOOD DRIVE OF WOODGATE SECTION THREE RECORDED IN VOL. 252, PG. 22, H.C.M.R. THAT ABUTS THE NORTH LINE OF A DEDICATED 130 FOOT HARRIS COUNTY FLOOD CONTROL DISTRICT.

Chapter 42 Section: 126-130

Chapter 42 Reference:
SECTION 126-130. – INTERSECTION EXCEPTION (5) THE CROSSING OF A DRAINAGE CHANNEL REQUIRED BY A GOVERNMENTAL ENTITY WITH FLOOD CONTROL JURISDICTION TO BE LOCATED IN A RECORDED DRAINAGE EASEMENT HAVING A REQUIRED WIDTH OF LESS THAN 220 FEET AND MORE THAN 100 FEET BY A STREET MORE THAN EVERY 2,000 FEET;

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

STATEMENT OF FACTS:
(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 vicinity of the site lies within the 100-year Flood Plain and is in Zone "AE" "AO" and Floodway Zone "AE" as shown in F.I.R.M. No. 48201C, with Panel No. 0465M and a revised date of June 09, 2014. To alleviate the severity of the flooding within this vicinity, a 130 feet wide tract has been dedicated in fee to Harris County Flood Control District recorded under Harris County Clerk's File No. E-830669. This 130 feet Harris County Flood Control District lies between the south line of Woodgate Section Three recorded in Vol. 252, Pg. 22, H.C.M.R. and the north line of the subject tract. Now to extend the stub street of Elkwood Drive in the subdivision of Woodgate Section Three that abuts the north line of 130 feet Harris County Flood Control District all through our subject tract to connect to Brownie Campbell Road will obstruct and disrupt the flow of the storm drainage that will put the lives and livelihood of the people in danger within this neighboring subdivision and adjoining tracts of land. Allowing the Ordinance Chapter (Sec. 42-47 and Sec. 42-81) to exceed intersection spacing along the North right-of-way line of Brownie Campbell Road and Ordinance No. Chapter 42 Section 126-130 not to extend the stub street of Elkwood Drive of Woodgate Section that abuts the North line of a dedicated 130 foot Harris County Flood Control District will not violate the said ordinances of Chapter 42. (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The circumstances supporting the granting of the Variance are not the result of a hardship created or imposed by the applicant. It is not feasible to extend the stub street of Elkwood Drive in the subdivision of Woodgate Section Three which abuts the north line of 130 feet Harris County Flood Control District. Extending the stub street will only obstruct and disrupt the flow of the storm drainage that will put the lives of the people in danger

within the neighboring subdivision and tracts of land and also it will violate the Ordinances of (Sec. 42-47 and Sec. 42-81) and Chapter 42 Section 126-130. (3) The intent and general purposes of this chapter will be preserved and maintained; The intent and general purposes of this chapter will be preserved and maintained by observing the Ordinances of (Sec. 42-47 and Sec. 42-81) not to extend the stub street of Elkwood Drive to cross the dedicated Drainage Easement conveyed to Harris County Flood Control District and Chapter 42 Section 126-130 to exceed the intersection spacing of the crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet. Extending the stub street of ElkwoodDrive in the subdivision of Woodgate Section Three that abuts the north line of 130 feet Harris County Flood Control District will only obstruct and disrupt the flow of the storm drainage that will put the lives of the people and their livelihood in danger within the neighboring subdivision and tracts of land. (4) The granting of the variance will not be injurious to the public health, safety or welfare; The granting of the variance will be not be injurious to the public health, safety or welfare, but rather it will alleviate the severity of flooding due to the nature and characteristics of the land within the neighboring subdivision and tracts of land. By allowing these 2 Ordinances od Chapter 42 will not cause a disruption in the flow of the storm drainage and will not put the lives and livelihood of the people in danger within the neighboring subdivision and tracts of land. (5) Economic hardship is not the sole justification of the variance. Economic hardship is not the sole justification of the variance, but rather to alleviate the severity of flooding due to the nature and characteristics of the land within the neighboring subdivision and tracts of land.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0557
Plat Name: Nguyen and Pham Development at Brownie Campbell Road
Applicant: MD LAND DEVELOPMENT SERVICES
Date Submitted: 03/21/2025

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 INTERSECTION SPACING ALONG THE NORTH RIGHT-OF-WAY LINE OF BROWNIE CAMPBELL ROAD AND NOT TO EXTEND THE STUB STREET OF ELKWOOD DRIVE OF WOODGATE SECTION THREE RECORDED IN VOL. 252, PG. 22, H.C.M.R. THAT ABUTS THE NORTH LINE OF A DEDICATED 130 FOOT HARRIS COUNTY FLOOD CONTROL DISTRICT.
Chapter 42 Section: 42-126-130

Chapter 42 Reference:
SECTION 126-130. – INTERSECTION EXCEPTION (5) THE CROSSING OF A DRAINAGE CHANNEL REQUIRED BY A GOVERNMENTAL ENTITY WITH FLOOD CONTROL JURISDICTION TO BE LOCATED IN A RECORDED DRAINAGE EASEMENT HAVING A REQUIRED WIDTH OF LESS THAN 220 FEET AND MORE THAN 100 FEET BY A STREET MORE THAN EVERY 2,000 FEET;

Statement of Facts

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

(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 vicinity of the site lies within the 100-year Flood Plain and is in Zone "AE" "AO" and Floodway Zone "AE" as shown in F.I.R.M. No. 48201C, with Panel No. 0465M and a revised date of June 09, 2014. To alleviate the severity of the flooding within this vicinity, a 130 feet wide tract has been dedicated in fee to Harris County Flood Control District recorded under Harris County Clerk's File No. E-830669. This 130 feet Harris County Flood Control District lies between the south line of Woodgate Section Three recorded in Vol. 252, Pg. 22, H.C.M.R. and the north line of the subject tract. Now to extend the stub street of Elkwood Drive in the subdivision of Woodgate Section Three that abuts the north line of 130 feet Harris County Flood Control District all through our subject tract to connect to Brownie Campbell Road will obstruct and disrupt the flow of the storm drainage that will put the lives and livelihood of the people in danger within this neighboring subdivision and adjoining tracts of land. Allowing the Ordinance Chapter (Sec. 42-47 and Sec. 42-81) to exceed intersection spacing along the North right-of-way line of Brownie Campbell Road and Ordinance No. Chapter 42 Section 126-130 not to extend the stub street of Elkwood Drive of Woodgate Section that abuts the North line of a dedicated 130 foot Harris County Flood Control District will not violate the said ordinances of Chapter 42.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the Variance are not the result of a hardship created or imposed by the applicant. It is not feasible to extend the stub street of Elkwood Drive in the subdivision of Woodgate Section Three which abuts the north line of 130 feet Harris County Flood Control District. Extending the stub street will only obstruct and disrupt the flow of the storm

drainage that will put the lives of the people in danger within the neighboring subdivision and tracts of land and also it will violate the Ordinances of (Sec. 42-47 and Sec. 42-81) and Chapter 42 Section 126-130.

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

The intent and general purposes of this chapter will be preserved and maintained by observing the Ordinances of (Sec. 42-47 and Sec. 42-81) not to extend the stub street of Elkwood Drive to cross the dedicated Drainage Easement conveyed to Harris County Flood Control District and Chapter 42 Section 126-130 to exceed the intersection spacing of the crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet. Extending the stub street of Elkwood Drive in the subdivision of Woodgate Section Three that abuts the north line of 130 feet Harris County Flood Control District will only obstruct and disrupt the flow of the storm drainage that will put the lives of the people and their livelihood in danger within the neighboring subdivision and tracts of land.

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

The granting of the variance will be not be injurious to the public health, safety or welfare, but rather it will alleviate the severity of flooding due to the nature and characteristics of the land within the neighboring subdivision and tracts of land. By allowing these 2 Ordinances od Chapter 42 will not cause a disruption in the flow of the storm drainage and will not put the lives and livelihood of the people in danger within the neighboring subdivision and tracts of land.

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

Economic hardship is not the sole justification of the variance, but rather to alleviate the severity of flooding due to the nature and characteristics of the land within the neighboring subdivision and tracts of land.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/03/2025
ITEM: 153

Applicant: HORTENCIA RAMIREZ
Contact Person: PERLA D. PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0013	77357	5973	258T	ETJ

WEST OF: HUFFMAN CLEVELAND RD **SOUTH OF:** GRAND PKWY

ADDRESS: 20831 MCGAGER DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.42

LEGAL DESCRIPTION:

TRACT 8D, OF BROOKSIDE ESTATES, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF SEMORE GARSEE SURVEY, ABSTRACT NO. 229, IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/03/2025
ITEM: 154

Applicant: LOS CHAVEZ CAPITAL LLC
Contact Person: MICHELLE GARZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0014	77365	5671	295H	ETJ

WEST OF: US 59 **SOUTH OF:** OLD SORTERS RD

ADDRESS: 24248 AND 24260 E TERRACE DR, PORTER, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

LOTS 40 AND 41, BLOCK 7, OF PORTER TERRACE. AN UNRECORDED SUBDIVISION SITUATED IN THE CHARLES G. BRUCE SURVEY, ABSTRACT NO. 706, IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/03/2025
ITEM: 155

Applicant: DANNY L. KLAUS
Contact Person: DANNY L. KLAUS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0015	77365	5671	295R	ETJ

WEST OF: US 59 **SOUTH OF:** OLD SORTERS RD

ADDRESS: 20610 RAVENWOOD DR, PORTER, TEXAS

ACREAGE: 0.6722

LEGAL DESCRIPTION:

BEING LOT 286, OF RAVENWOOD SUBDIVISION, SITUATED IN THE ROBERT T. HOWELL, SURVEY A-254, IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 4/03/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Byrdson services	Michael Barborek	409-273-7439	Cohhc@byrdsonservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6618 Briar Glade Dr	24049762	77072	4955C	529G	F

HCAD ACCOUNT NUMBER(S): **11250000029**

PROPERTY LEGAL DESCRIPTION: **Lot 29 BLK 3 Brays Village East Sec 2**

PROPERTY OWNER OF RECORD: Jeffery Turner

ACREAGE (SQUARE FEET): 4,135 SF

WIDTH OF RIGHTS-OF-WAY: Briar Glade: 50’

EXISTING PAVING SECTION(S): Briar Glade: 27’

OFF-STREET PARKING REQUIREMENT: **2**

SPACES OFF-STREET PARKING PROVIDED: **2**

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: **1806’**

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:1356’+400’ Garage Total 1756’

PURPOSE OF VARIANCE REQUEST: This is a Texas GLO project. To allow a 10-foot front setback from the property line for the garage, maintaining the original footprint of the existing home and preserving the structure’s alignment and character within the neighborhood.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Building line requirement - Collector and Local Streets:

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: 156

Meeting Date: 4/03/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The existing property is in alignment with neighboring homes, with a garage set back 19 feet from the road and 9 feet from the property line, as shown in Exhibit 5 Survey. The applicant seeks a variance to reduce the front setback requirement from 20 feet to 10 feet for the garage, as the regulation imposes an undue hardship by significantly limiting the buildable area and restricting the ability to construct a functional, proportionate home consistent with surrounding properties. This hardship is not self-imposed but results from a 2022 regulatory change that was not in place when the original home was built.

Approving the variance supports the intent of Chapter 42 by promoting responsible and orderly development while preserving the neighborhood's character. The requested adjustment does not compromise public health, safety, or welfare, as the structure will comply with all necessary codes, including sight-line visibility, drainage, and emergency access. Economic hardship is not the primary reason for this request; rather, the variance is essential to maintaining a cohesive streetscape and ensuring a practical, aesthetically compatible home design.

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. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(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 the 20-foot front setback requirement would create an undue hardship by significantly limiting the buildable area of the lot, restricting the ability to maintain a functional and proportional residential structure consistent with the surrounding homes. The proposed variance seeks to allow a 10- foot front setback for the garage, preserving the original footprint of the home and ensuring the new structure remains in alignment with neighboring properties.

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

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

The need for this variance arises due to the adoption of a new setback regulation in 2022, which imposes restrictions that did not exist when the original home was constructed. The applicant is not responsible for these regulatory changes and is simply seeking to maintain a consistent streetscape while redeveloping the property.

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

Granting this variance aligns with the spirit of Chapter 42 by ensuring responsible and orderly development that respects neighborhood character. The request does not seek to circumvent zoning principles but rather to allow reasonable adjustments to accommodate existing development patterns.

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

The proposed setback adjustment does not create any health, safety, or environmental concerns. The home will continue to meet all necessary codes, including sight-line visibility, drainage, and emergency access requirements. Additionally, the request does not introduce any nonconforming land uses.

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

While compliance with the current setback requirement would impose financial and design challenges, this request is primarily driven by the goal of maintaining consistency with the neighborhood's existing development patterns. The variance is essential to achieving a functional, aesthetically compatible home without causing disruption to the surrounding community.

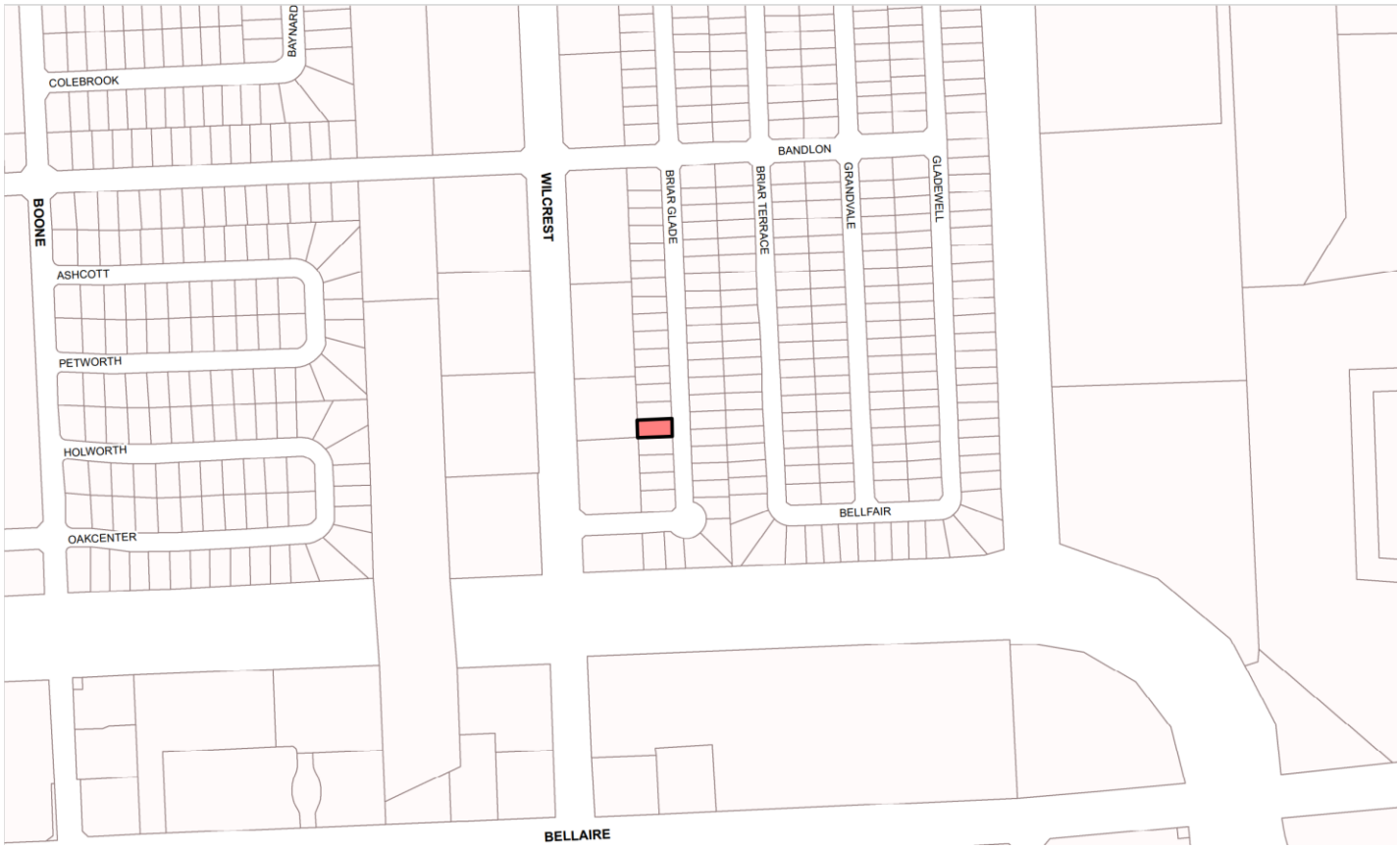
PLANNING & DEVELOPMENT DEPARTMENT

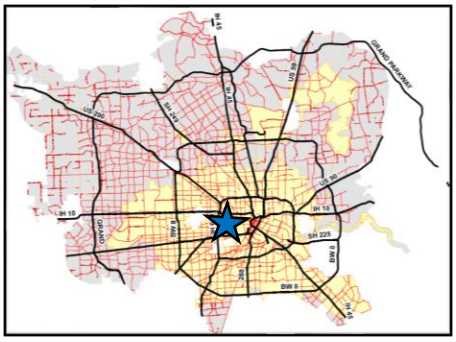
ITEM: 156

Meeting Date: 4/03/2025

Houston Planning Commission

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

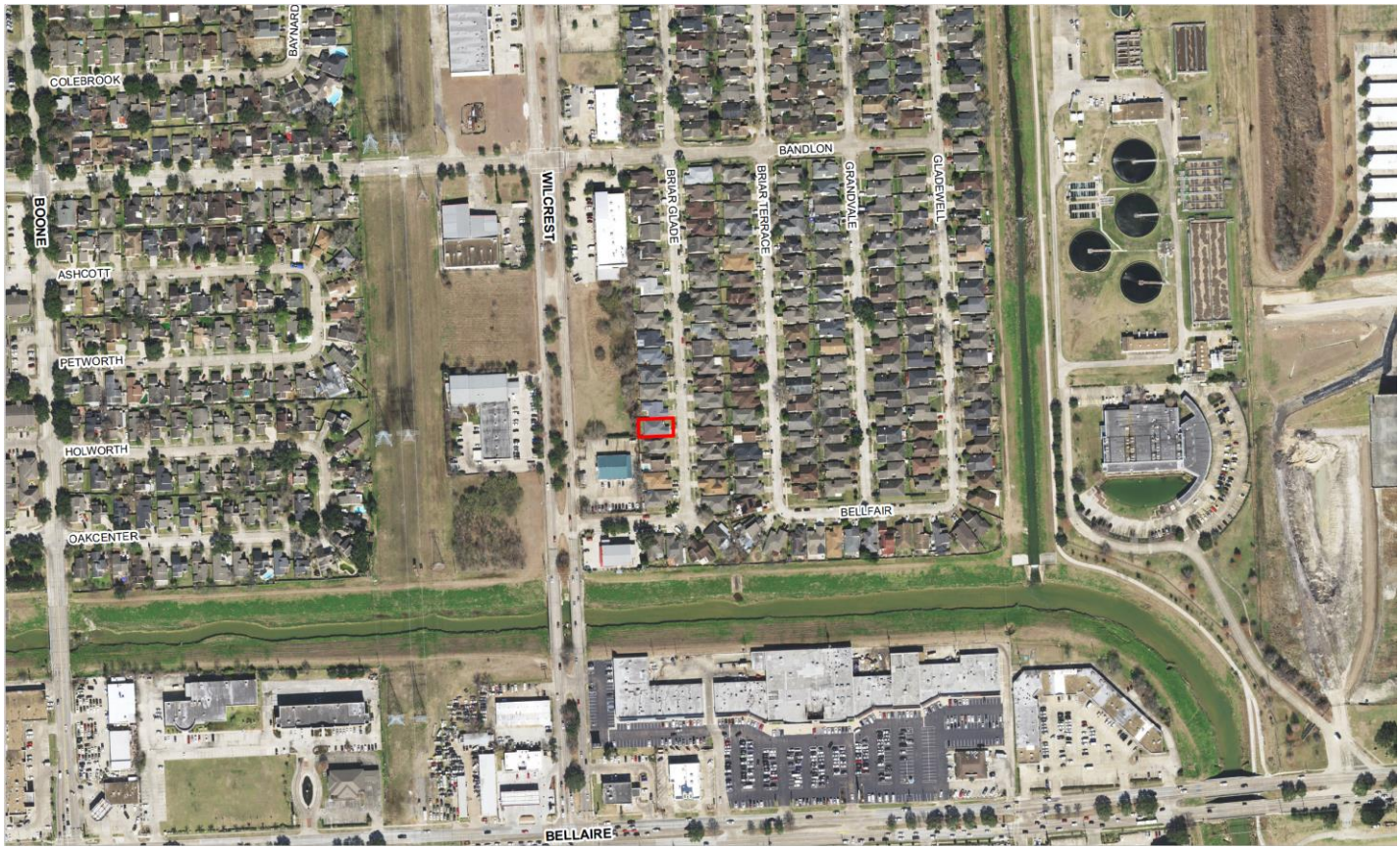
PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 156

Meeting Date: 4/03/2025

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

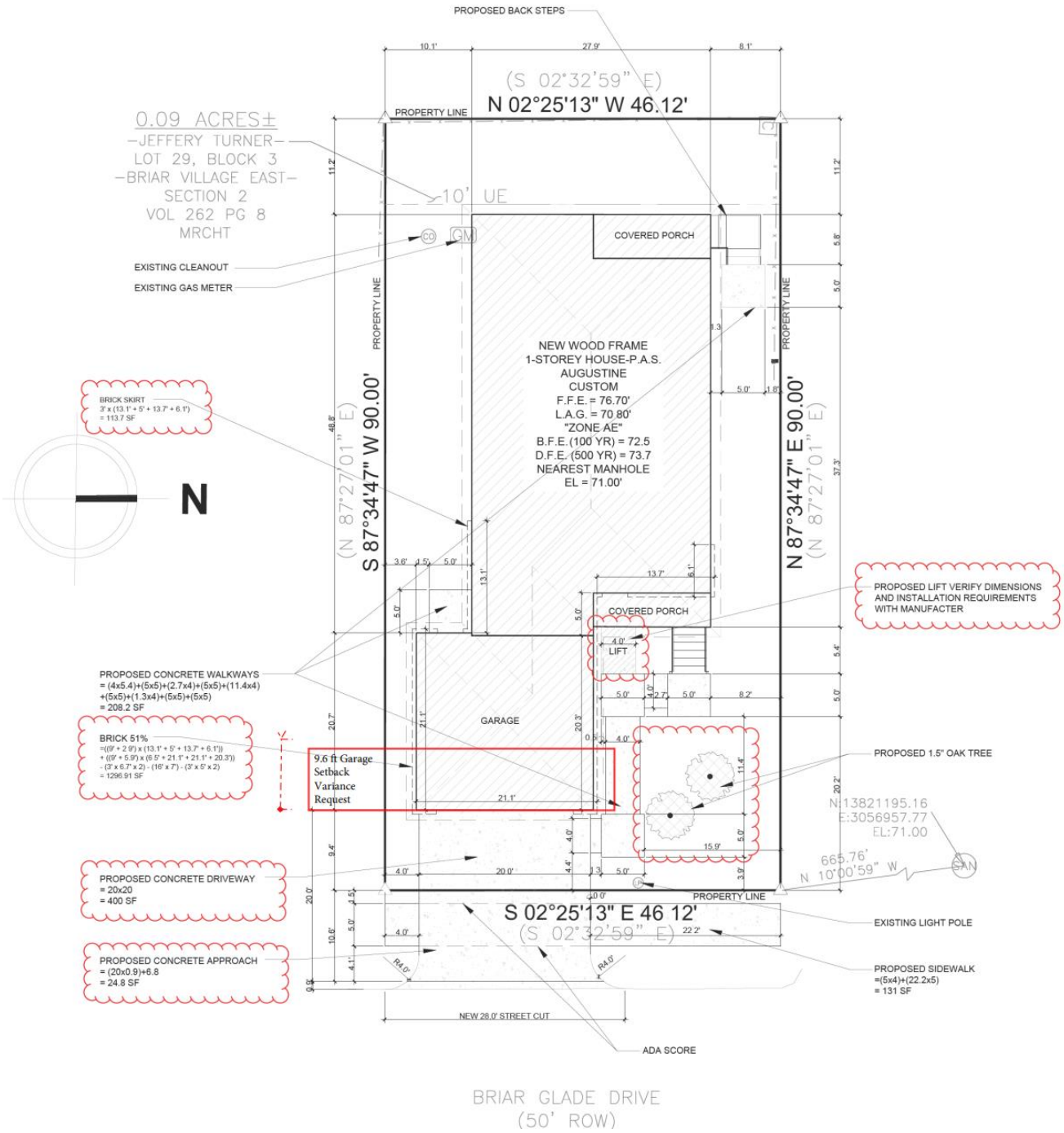
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

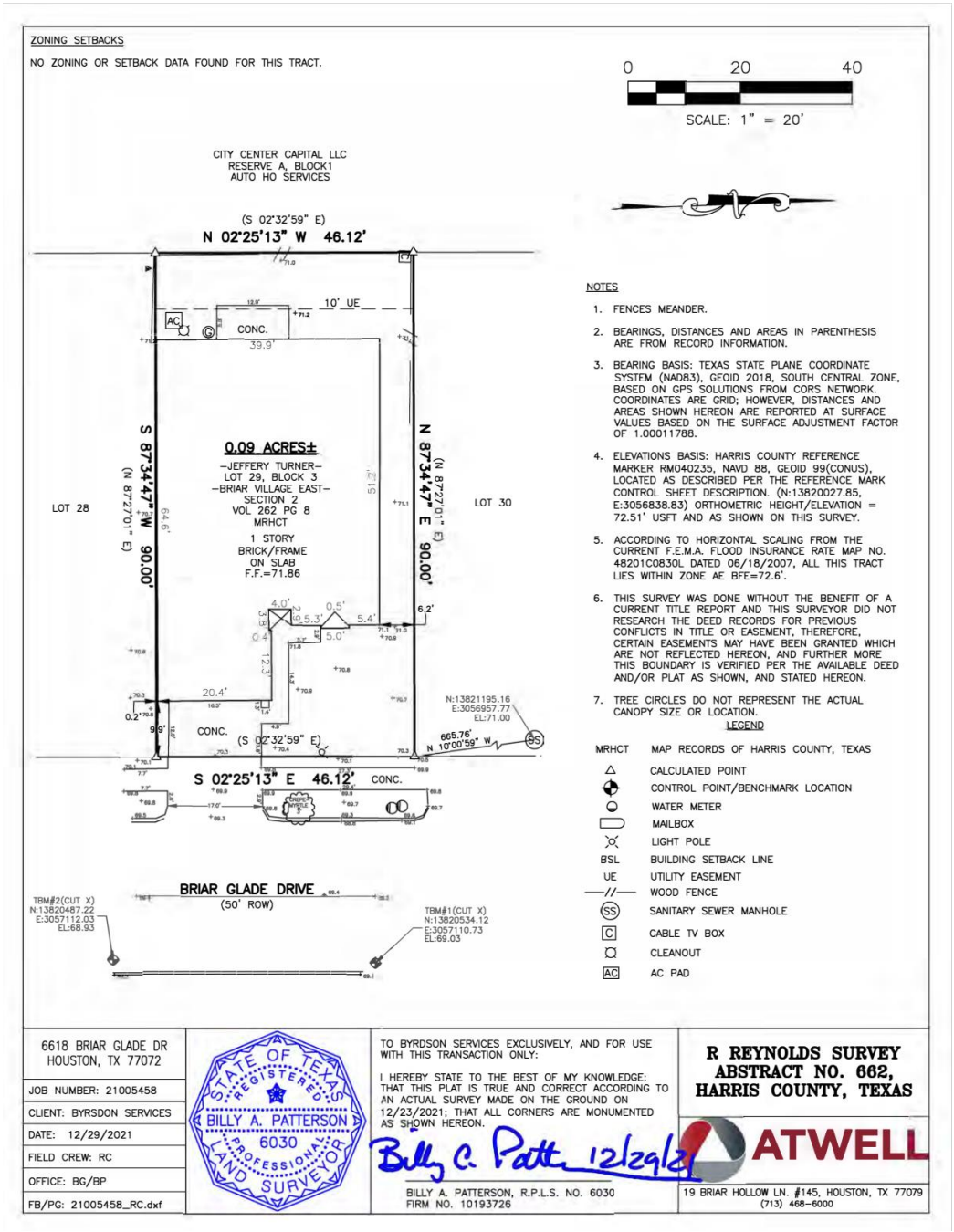
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

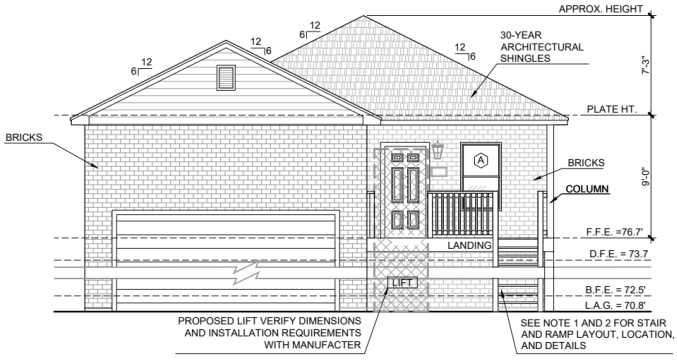
PLANNING & DEVELOPMENT DEPARTMENT

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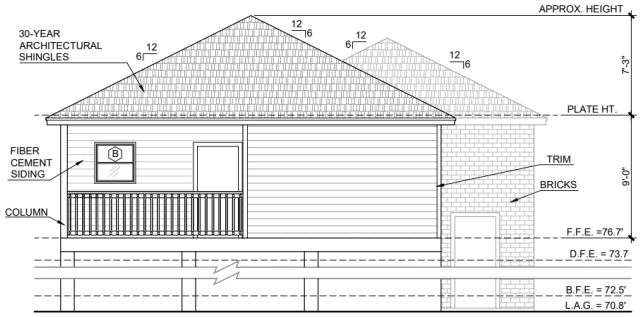
Houston Planning Commission

Elevations



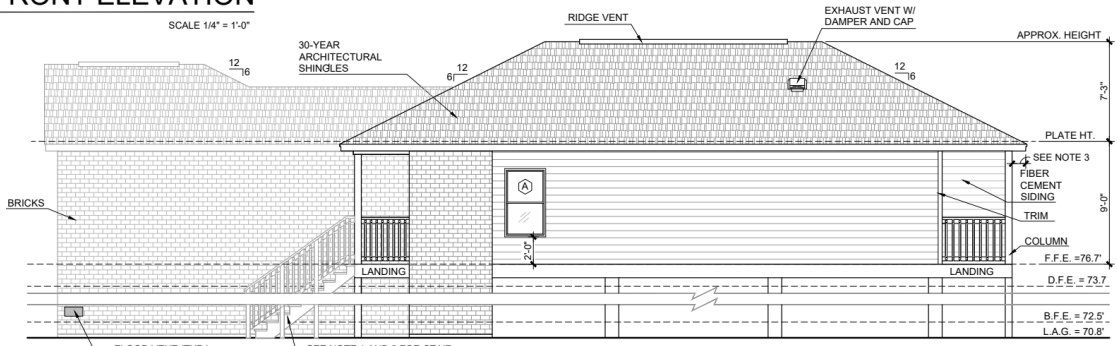
01 FRONT ELEVATION

SCALE 1/4" = 1'-0"



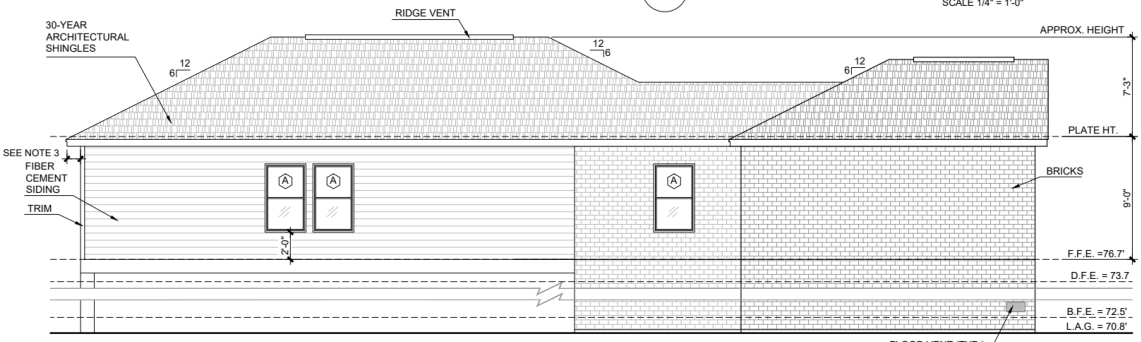
02 REAR ELEVATION

SCALE 1/4" = 1'-0"



03 RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



03 LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
127 Warrenton Drive	25006506	77024	4957D	490J	G

HCAD ACCOUNT NUMBER(S): 0925410000001

PROPERTY LEGAL DESCRIPTION: Lot 1, Block 9 Whispering Oaks Sec 3

PROPERTY OWNER OF RECORD: Mark & Leslie Mendenhall

ACREAGE (SQUARE FEET): 0.281 (12,269 SF)

WIDTH OF RIGHTS-OF-WAY: Talmadge Hill Drive (60') and Warrenton Drive (60')

EXISTING PAVING SECTION(S): Warrenton Drive (26.8'') Talmadge Hill (26.7')

OFF-STREET PARKING REQUIREMENT: None

OFF-STREET PARKING PROVIDED: None

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Residence (3,417 SF)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,508 SF 2-story brick and siding over frame 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. - Building line requirement - Collector and Local Streets (c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Variance is requested so that proposed two-story addition to one-story single-family residence may be constructed on the 10' platted building line, as original residence and as created by the original plat, instead of a 20' building line required by Ordinance.

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. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(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 existing residence is located at 127 Warrenton Drive, south of Talmadge Drive, west of Warrenton Drive, east of Haversham Drive and north of Gessner Road.

Subject property is a corner lot out of Whispering Oaks Section Three subdivision, filed in 1956. The plat of Whispering Oaks Section Three created a 10' building line along Talmadge Drive and 30' building line along Warrenton Drive. The original residence was building in 1962, with the home at the 10' building line. There are currently several homes along Talmadge Drive which also appear to be built on the 10' building line, with garage access to and from Talmadge Drive. Please note the following:

a) The near vicinity of subject property is substantially residential, well developed, and restricted, so density is not expected to increase substantially in the near future.
b) Haversham Drive terminates at Valley Star Drive to the north and at Gessner Rd to the south. Talmadge Drive terminates at Haversham Drive and at Stoney Creek Drive, three (3) blocks to the east. The traffic pattern in this area is such that these public streets are likely primarily utilized by nearby residents.

c) The pavement sections of Talmadge Drive and Haversham Drive appear to have sufficient width, so it is not expected that pavement widening will be required in the near future.
d) The distance from Talmadge Drive's back of curb, to proposed garage is 26.24'.
e) According to deed restrictions, structures are to comply with building lines shown on the face of the plat. Property is subject to a 30' building line along Warrenton Drive, a 5' utility easement along with a 5'x20' aerial easement along the west property line and a 10' side setback along the south property line. A greater building line along Talmadge Drive would further limit the buildable area of the lot.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract, and to allow proposed home addition to be constructed on the 10' building line designated by plat.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:
a. Granting the variance will help preserve the prevailing 10' building line along Talmadge Hill Drive
b. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. New residence will enhance the existing block face, without any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

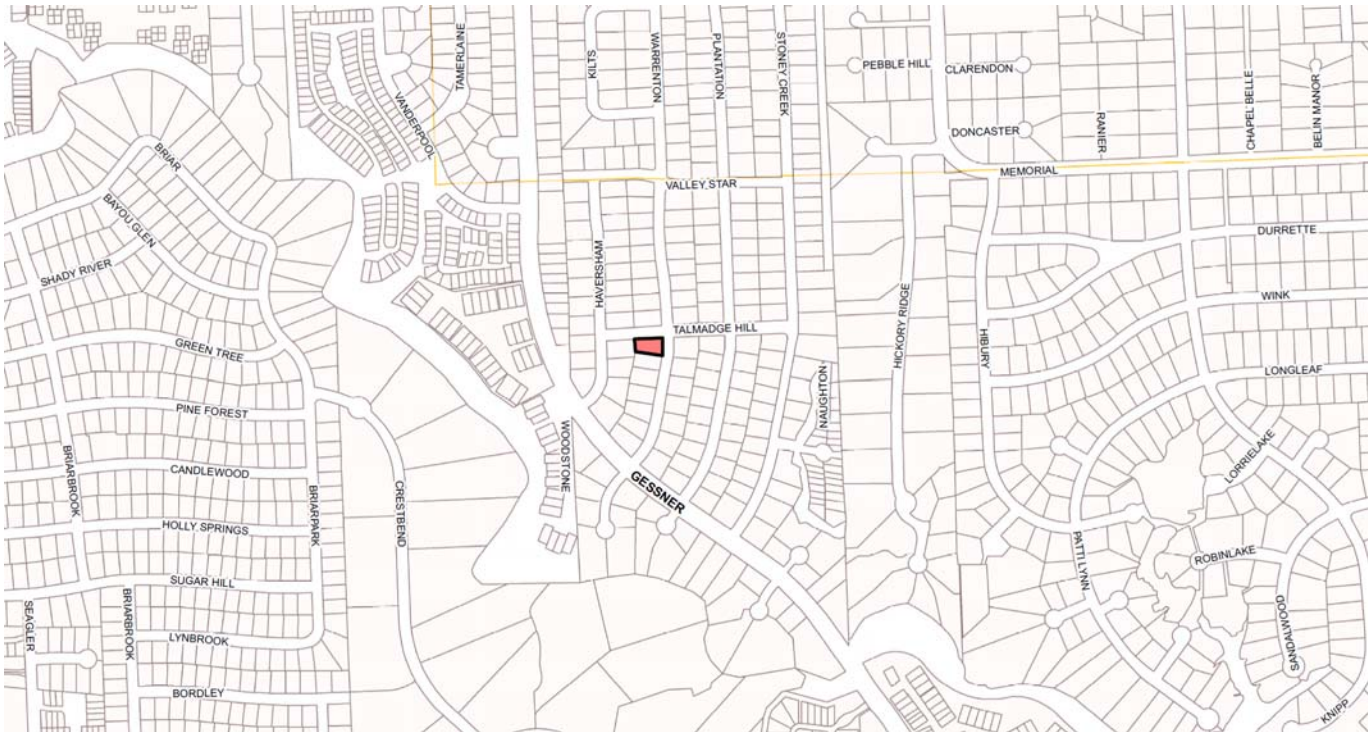
PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

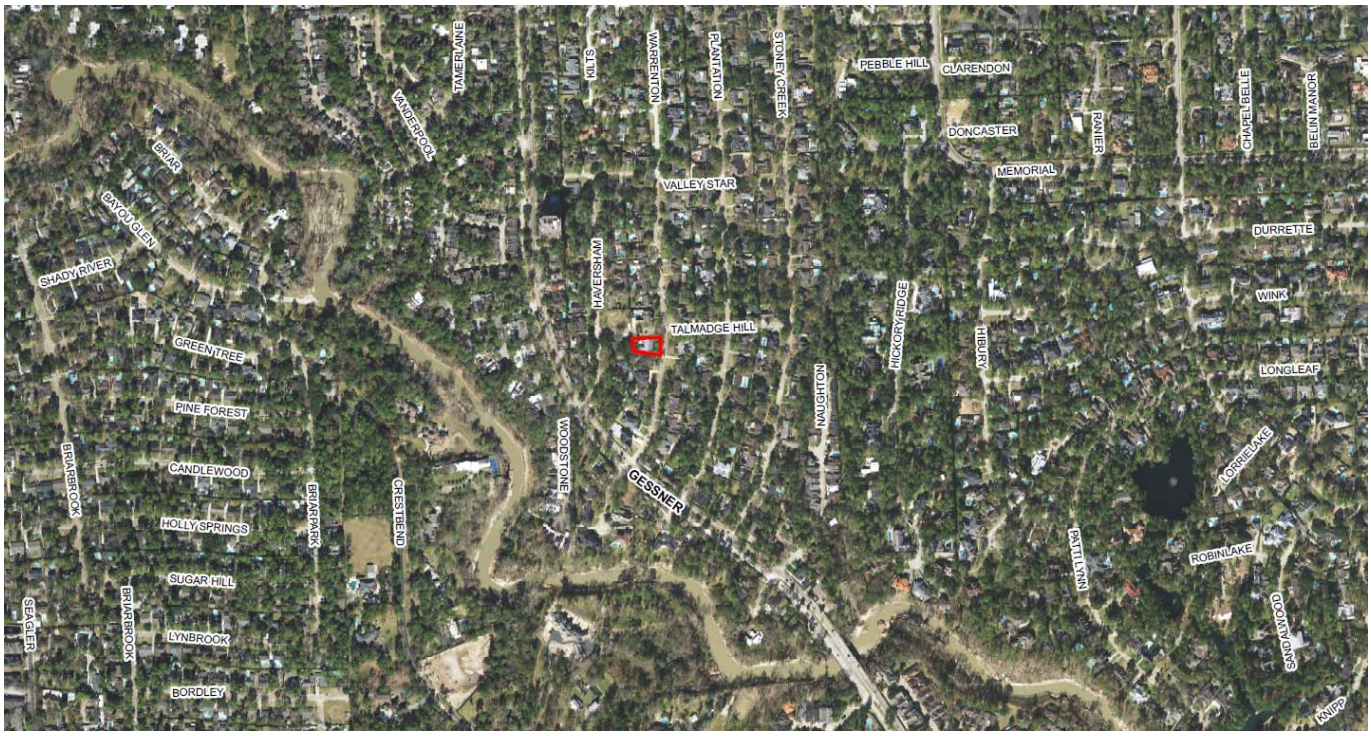
PLANNING & DEVELOPMENT DEPARTMENT

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Aerial Map



DEVELOPMENT PLAT VARIANCE

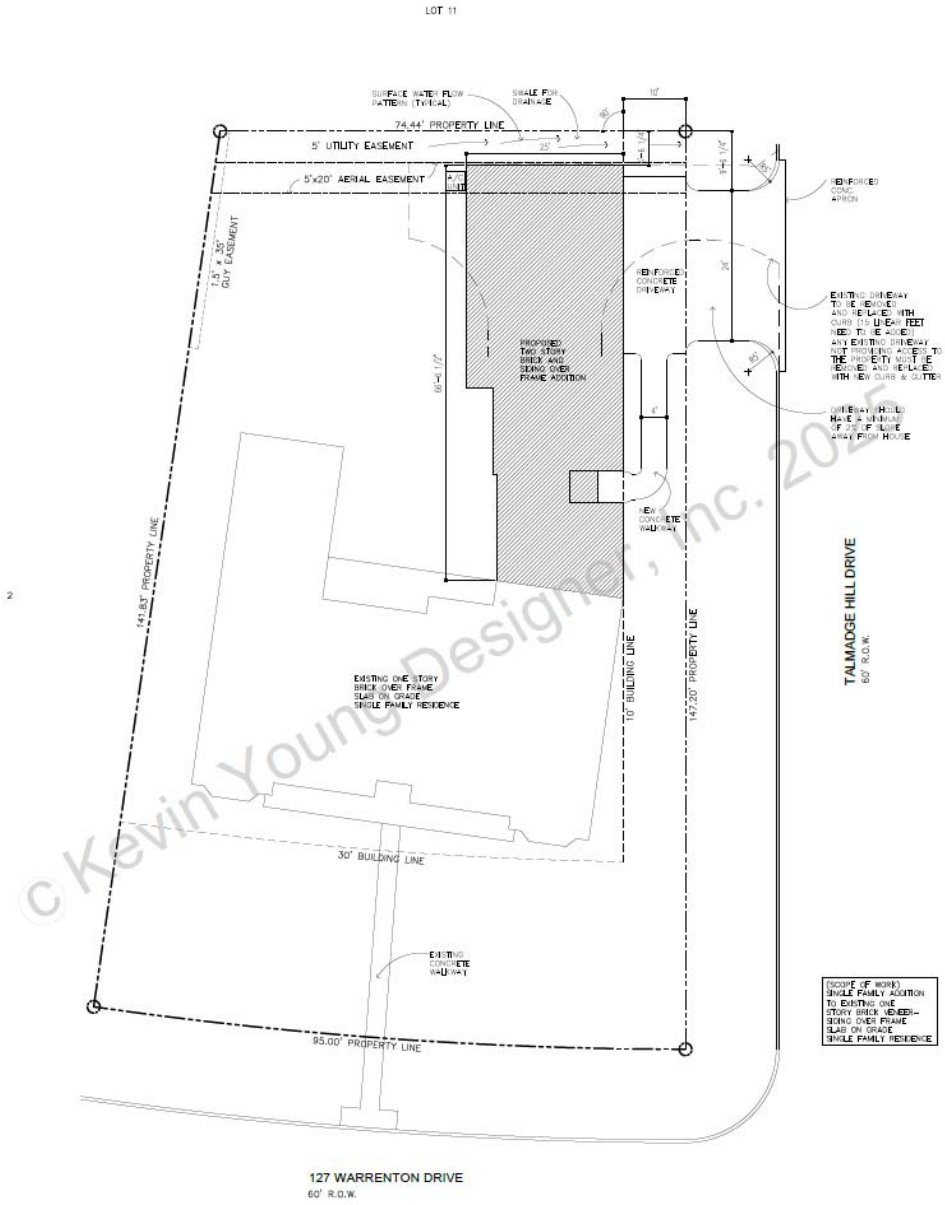
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

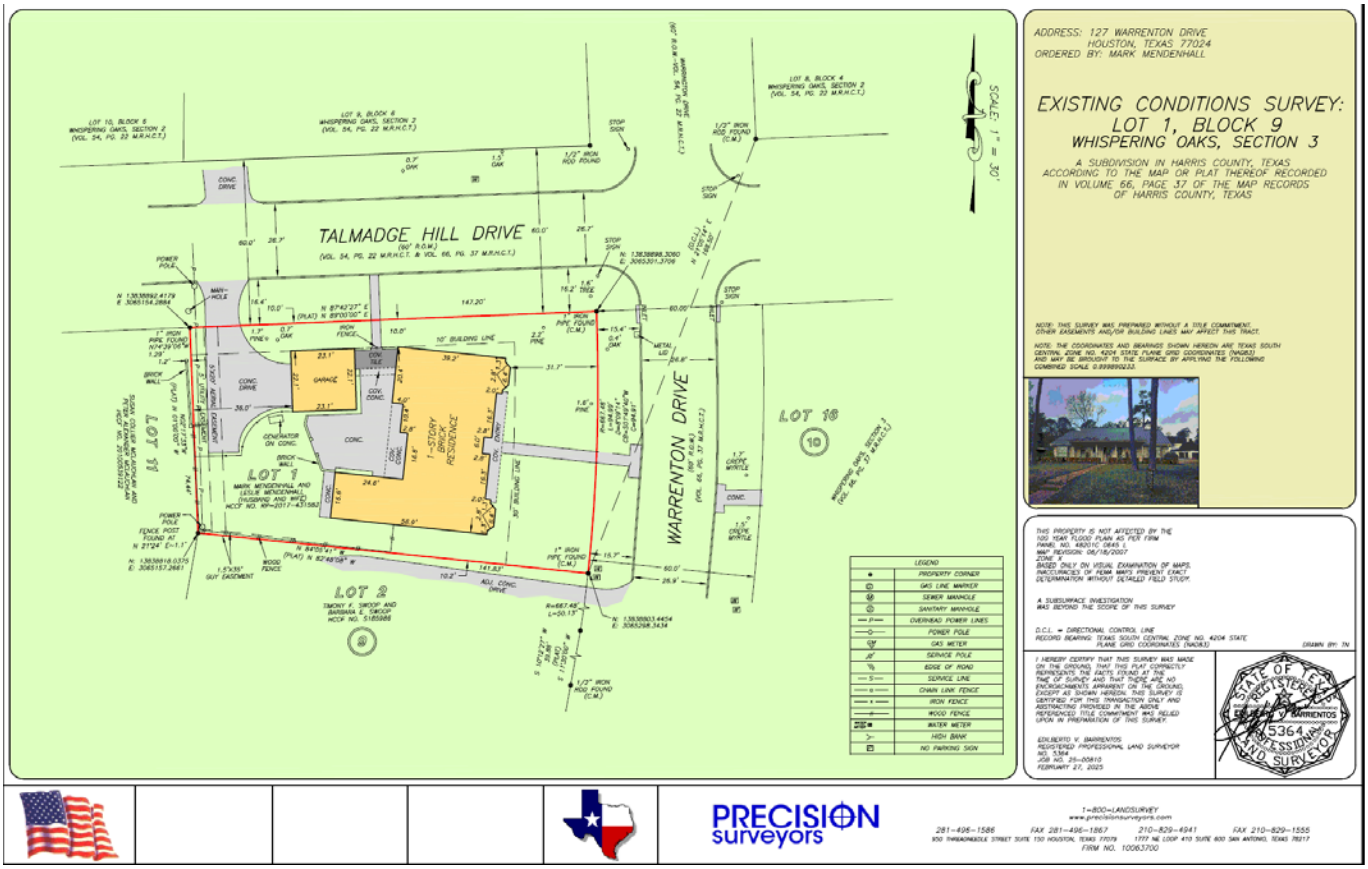
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

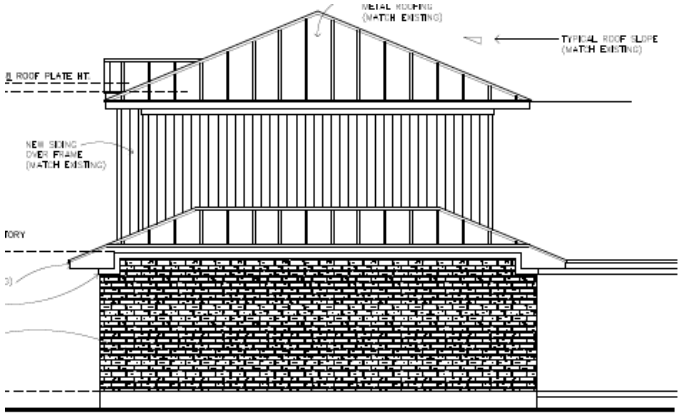
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

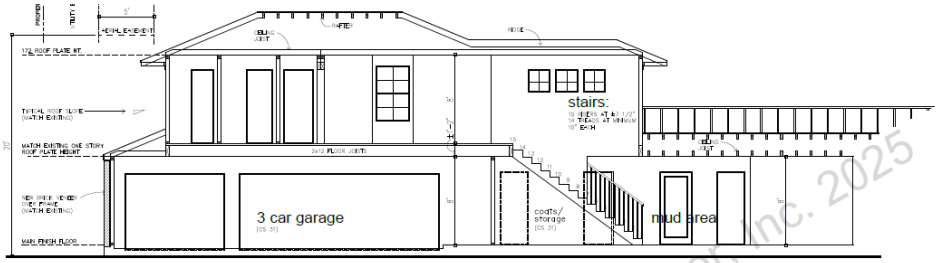
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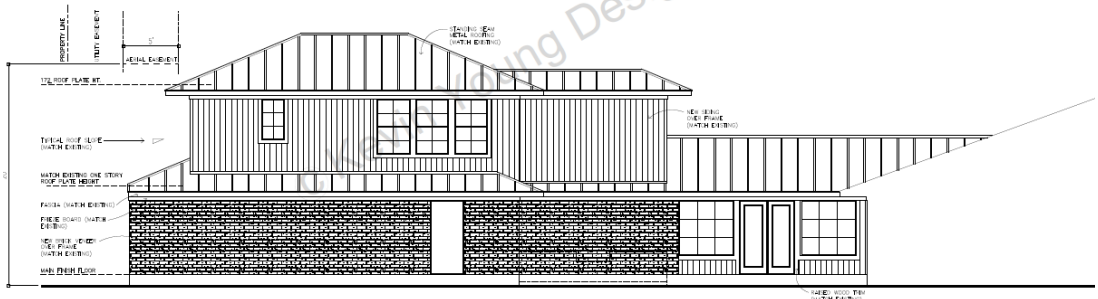
Elevations



rear



A/6 building section



left side



right side

Visible Building Designer, Inc. 2025

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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VARIANCE REQUEST APPLICATION

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3779 Syracuse Street	25020503	77005	5255A	532A	C

HCAD ACCOUNT NUMBER(S): 0681250220004

PROPERTY LEGAL DESCRIPTION: Lot 5 & Tract 4, Block 8, Sunset Terrace Sec. 10

PROPERTY OWNER OF RECORD: SJS Development, LLC

ACREAGE (SQUARE FEET): 12,765 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Syracuse Street: 60 ft.; Bissonnet Street: 70 ft.

EXISTING PAVING SECTION(S): Syracuse Street: 25 ft.; Bissonnet Street: 60 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.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 7,755 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST:

To request a 20-foot building line in lieu of the ordinance required 25-foot building line along Bissonnet Street, a major thoroughfare, for a new single-family house.

CHAPTER 42 REFERENCE(S):

Sec. 42-152. - Building line requirement along major thoroughfares.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lot 5 & Tract 4, Block 8 Sunset Terrace Sec 10 located at 3779 Syracuse Street. Property has had a house on a 25' front building line along Syracuse Street and a garage on a 20' building line along Bissonnet Street, per original subdivision, Sunset Terrace Sec 10, of June 1947. The property is a trapezoid shaped lot with Syracuse Street, a local street, on the north side of the lot and Bissonnet Street, a major thoroughfare, on the south side. This is a well-developed residential area and most of the houses that abut Bissonnet Street and the property are built using the 20' building line for the House and/or Garage. This property has an existing driveway curb cut access from Syracuse Street. There are sidewalks along Syracuse Street and no sidewalks on Bissonnet Street.

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

This is a tract that has functioned as a single-family home lot for many years. This lot had an existing single-family home that was there since 1948. By not allowing the 20' building line along Bissonnet Street with the 25' building line along Syracuse Street, would create and undue hardship. Due to the shape of the property, this would unduly modify the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42, Sec. 42-152 (a).

(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 strict application of the requirement of a 25' building line per Sec. 42-152 (a) along Bissonnet Street which had an existing structure using the 20' building line, per subdivision plat of June 1947, would create and undue hardship for the property in conjunction with the existing 25' building line on Syracuse Street.

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

The property was originally sized and platted (June 1947) with 20' building line along Bissonnet Street. The property will adhere to the original 20' building setback line for the proposed new house, as designed per the original plat, for construction with access to Syracuse Street. Therefore, imposition of 25' building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the intent of Chapter 42 though the plat of 1947 along Bissonnet Street. This property's circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 5 & Tract 4, Block 8 Sunset Terrace Sec 10 is an existing property that does not allow any options for development other that single family. The intent and general purposes of Chapter 42 will be preserved by allowing the existing 20' building set back line as shown on the original subdivision plat of 1947. Therefore, this sensible development will encourage the use that is already present in this neighborhood. Per Chapter 42, the structure honors the original subdivision plat, including the prevailing 20' setback condition along Bissonnet Street and a 25' building line along Syracuse Street and adheres to the intent of Chapter 42.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as most other properties in the area with the south side of the property along Bissonnet Street usually use the 20' building line. Lots along Bissonnet Street are generally the same size and are adhering to the 20' building line. (42-152) The new residential structure's location itself poses no jeopardy to public safety using the 20' setback line along Bissonnet Street as there are no sidewalks along Bissonnet Street, this will fulfill the intent of Chapter 42.

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

Economic hardship is not the reason for the variance. The Lot 5 & Tract 4, Block 8 Sunset Terrace Sec 10 is an existing site since June 1947 for a single-family home; adhering to the building lines in accordance with original plat. Allowing the existing 20' building line along Bissonnet Street will complying with the intent of Chapter 42. This will allow reasonable development and follow the building lines set out in the subdivision plat of 1947. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

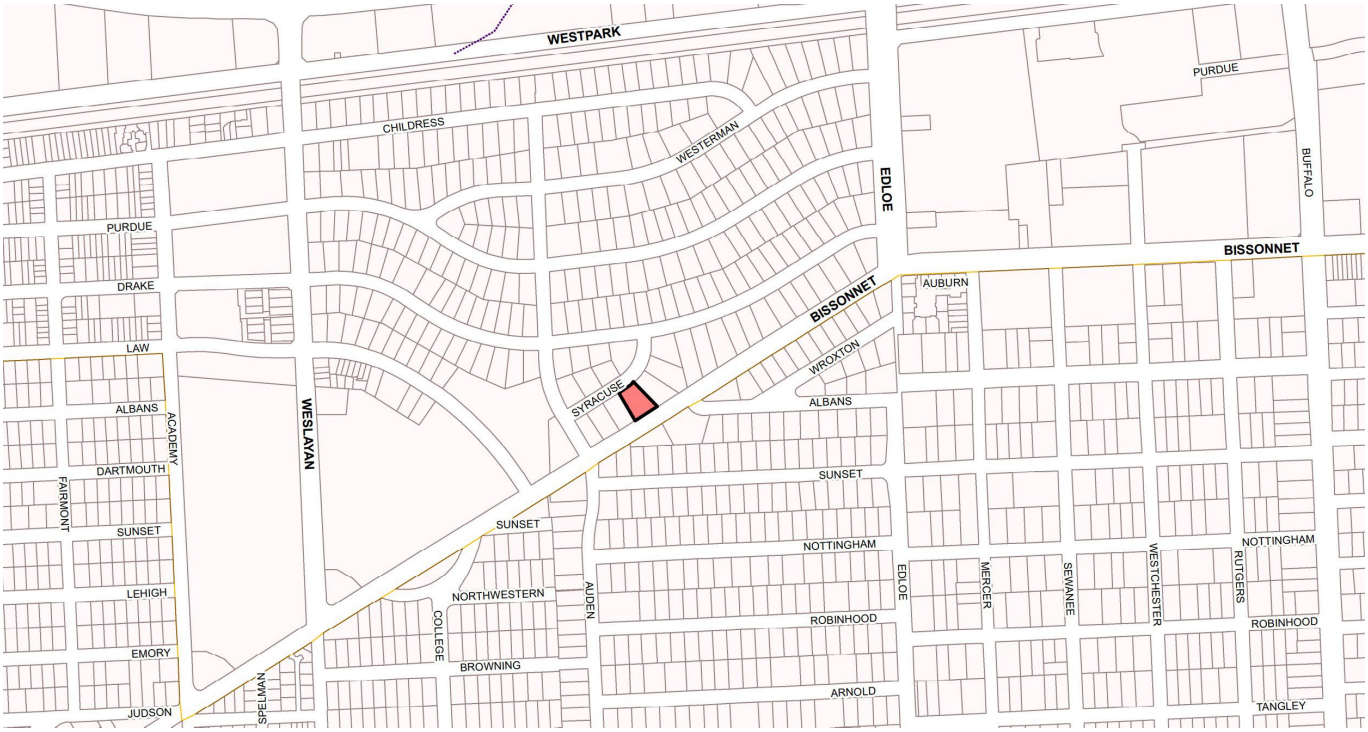
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Houston Planning Commission

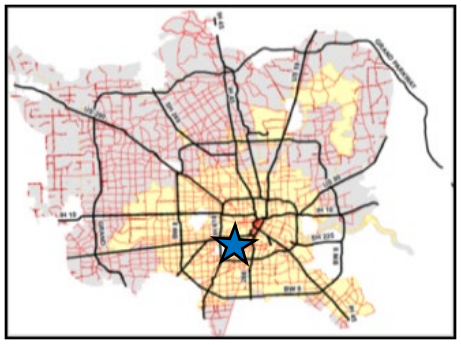
ITEM: 158

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

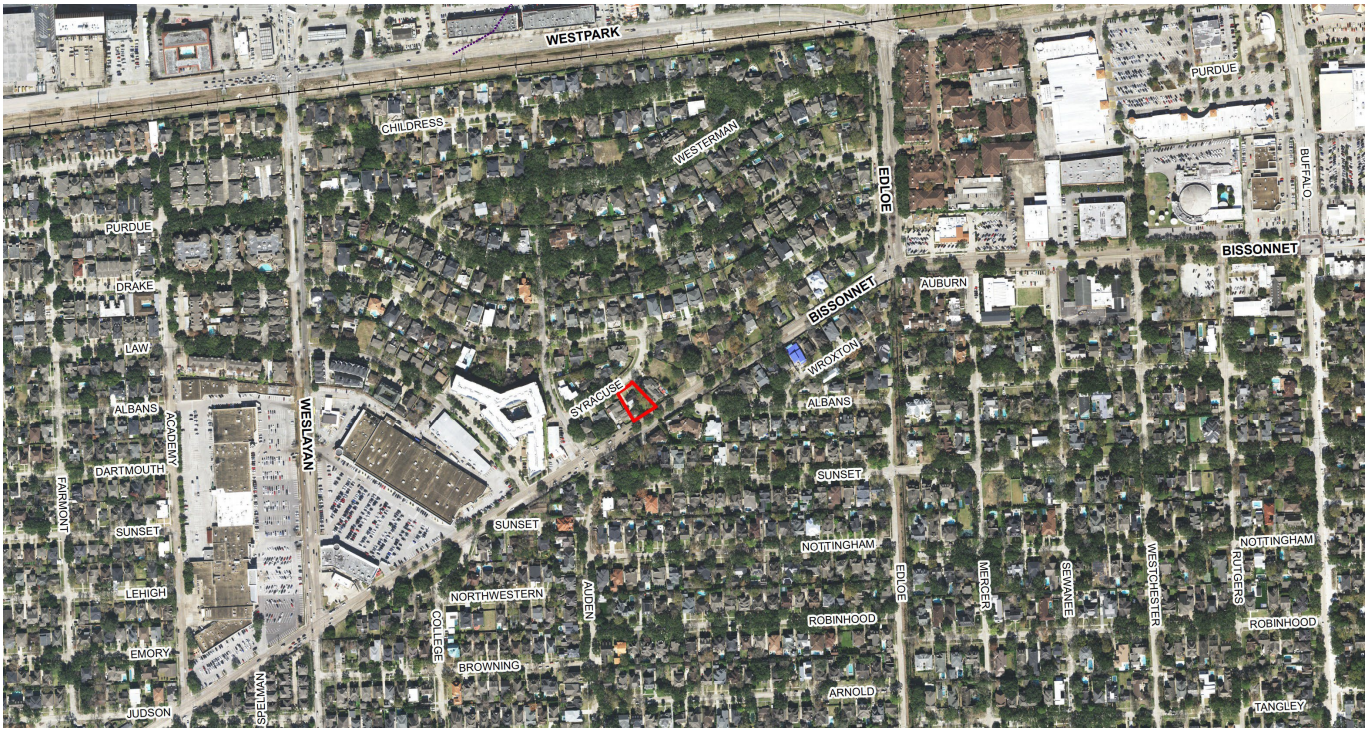
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Aerial Map



DEVELOPMENT PLAT VARIANCE

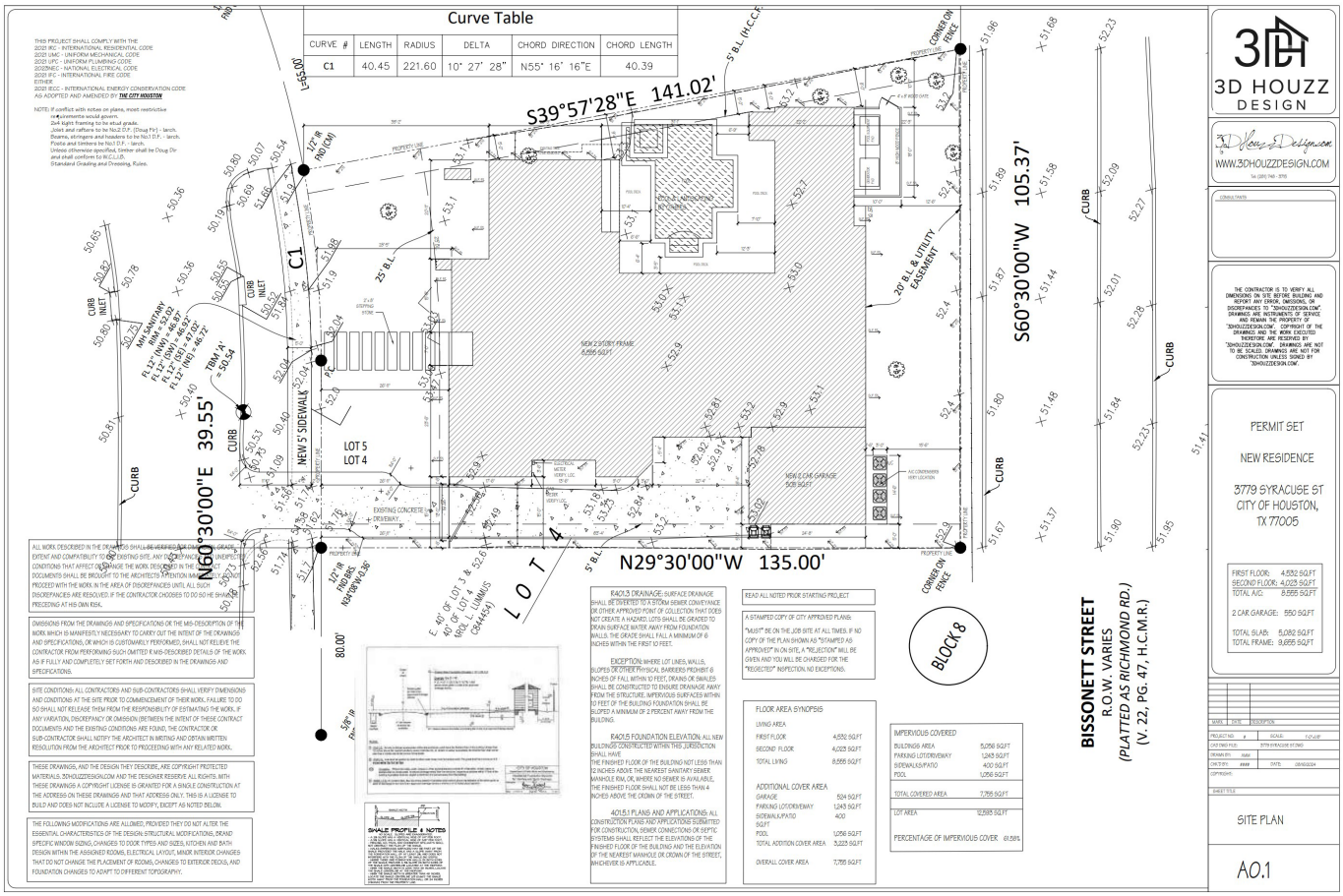
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Site Plan



DEVELOPMENT PLAT VARIANCE

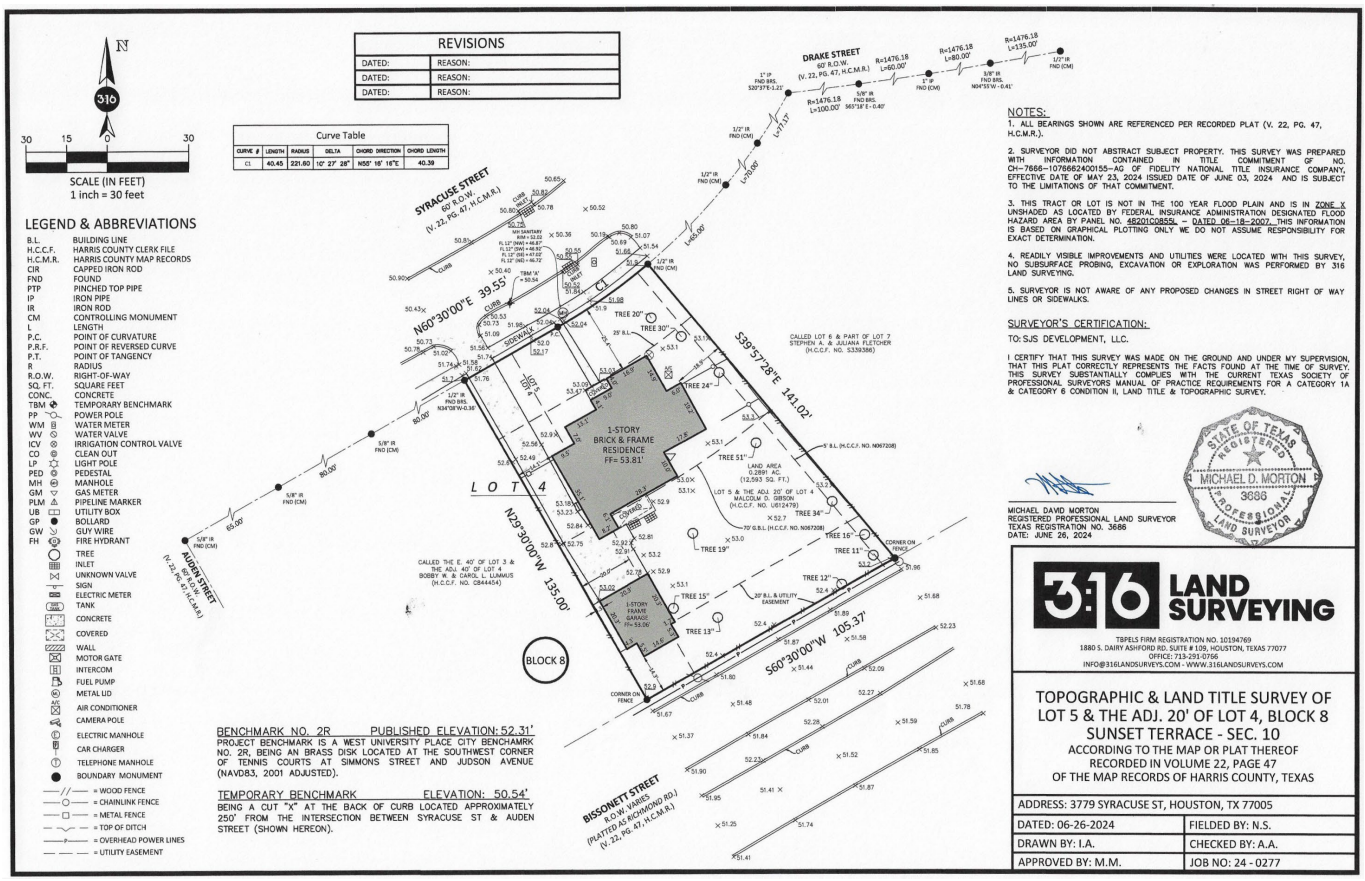
PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 04/03/2025

Survey



DEVELOPMENT PLAT VARIANCE

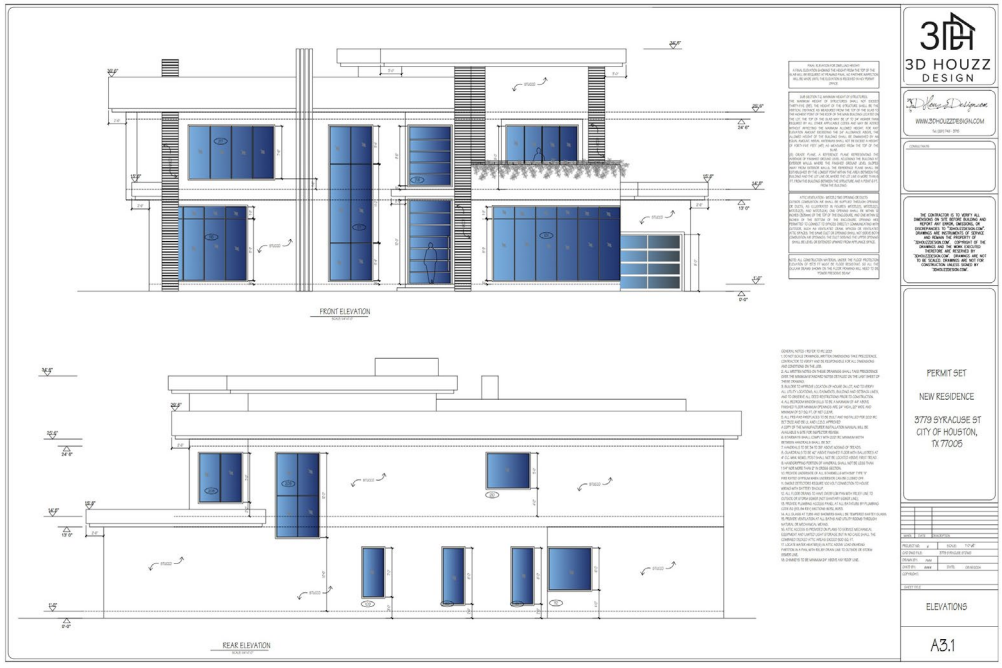
PLANNING & DEVELOPMENT DEPARTMENT

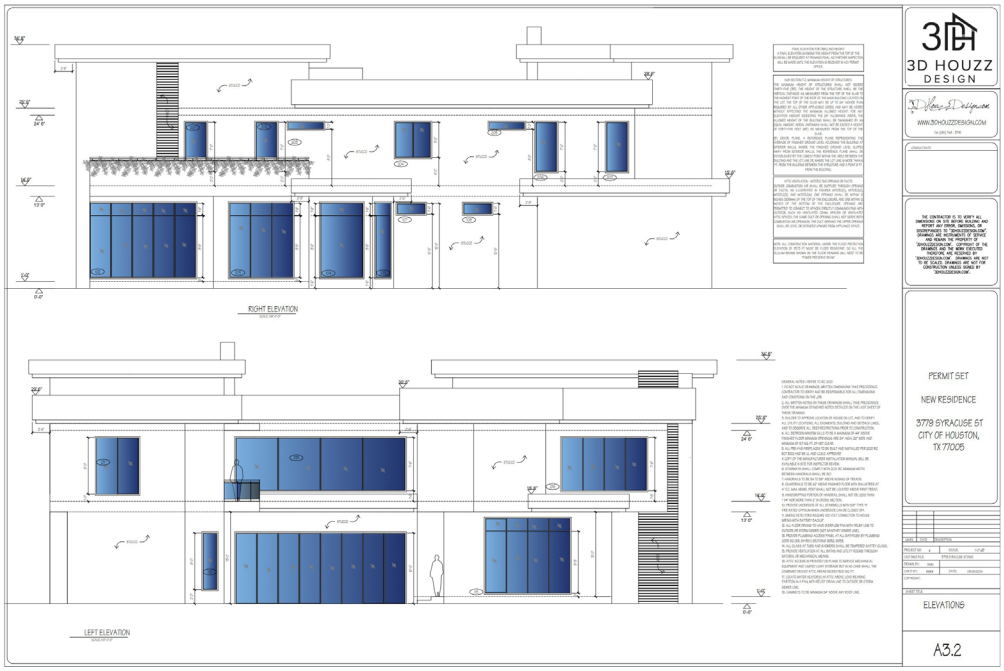
Houston Planning Commission

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Elevations





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: III (DEF 1)
Meeting Date: 04/03/2025

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
4109 McKinney Street	25001889	77023	5456B	494S	I

HCAD ACCOUNT NUMBER(S): 0171090000007 and 0171090000009

PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Downtown Eastwood District

PROPERTY OWNER OF RECORD: 4109 McKinney LLC

ACREAGE (SQUARE FEET): 10,000 sq. ft.

WIDTH OF RIGHTS-OF-WAY: McKinney Street: 50 ft.; Oakhurst Street: 48 ft.

EXISTING PAVING SECTION(S): McKinney Street: 28 ft.; Oakhurst Street: 26 ft.

OFF-STREET PARKING REQUIREMENT: 46 spaces

OFF-STREET PARKING PROVIDED: 19 spaces

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

PROPOSED STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

PURPOSE OF VARIANCE REQUEST: To provide 19 parking spaces in lieu of the ordinance-required 46 spaces for a restaurant conversion with detached take-out restaurant and lawn.

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

Class 7. Food and Beverage:

a. Take-out restaurant: 4.0 parking spaces for every 1,000 square feet of GFA

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

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 1)
Meeting Date: 04/03/2025

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The project is a neighborhood-scaled development that will integrate parking on-site sufficient for the project. The development is comprised of a 369 sq. ft. take-out restaurant and a 2,628 sq. ft. restaurant space with 1,351 sq. ft. attic/storage space. The conditioned space of the main restaurant is required to have 19 vehicles, and the development has that number. However, with the inclusion of the attic/storage space and lawn, the required parking is increased to 46 spaces total, hence needing a variance to address an additional 27 spaces.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available 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 proposed development is planned to respond to the neighborhood scale and walkability aspects of the Eastwood Historic District, which is traditionally a small-scale environment. The requirement to provide additional parking will mean further degradation of the historic street fabric. Parking is provided for the proposed development but extending the 9 vehicles per 1,000 sq. ft. requirement to the storage and A/C areas is excessive. In addition, we are 150 ft. from the nearest secondary Transient-Oriented Development Street, which is Cullen Blvd. west of the property. Being under the TOD rules would grant us a 50% discount on the parking requirements.

(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 granting of the variance is not due to hardship created by the applicant. Acknowledgement of the unique site location should be considered. The site is located just 150 feet from a recognized Transit Oriented Development corridor on Cullen Blvd. and is part of the proposed significant improvements being made to McKinney from Cullen Blvd. to Lockwood Drive and funded by the Greater East End Management District. These improvements, which include sidewalk widening, new ADA-accessible crossings, etc. enhance and support the intended pedestrian-friendly approaches to the site.

(3) The intent of this article is preserved;

The additional parking requirements will undermine the intent to develop a pedestrian-friendly destination for neighbors and adjacent homeowners as intended by the Greater East End Management District and City of

Houston Transit-Oriented Development standards. The variance is intended to maintain the future streetscape and development from the EADO management district along McKinney and support the existing quality of the street.

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

The project is consistent with the existing neighborhood scale and streetscape, and preserves the existing structures and quality of the pedestrian environment. The number of proposed parking spaces is adequate for the take-out and first floor development. Special note is the intention to avoid the removal of existing housing in the adjacent Historic District for parking.

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

By providing sufficient parking and outside space for pedestrian amenities, the project promotes the public welfare and safety.

(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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 1)
Meeting Date: 04/03/2025

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof.

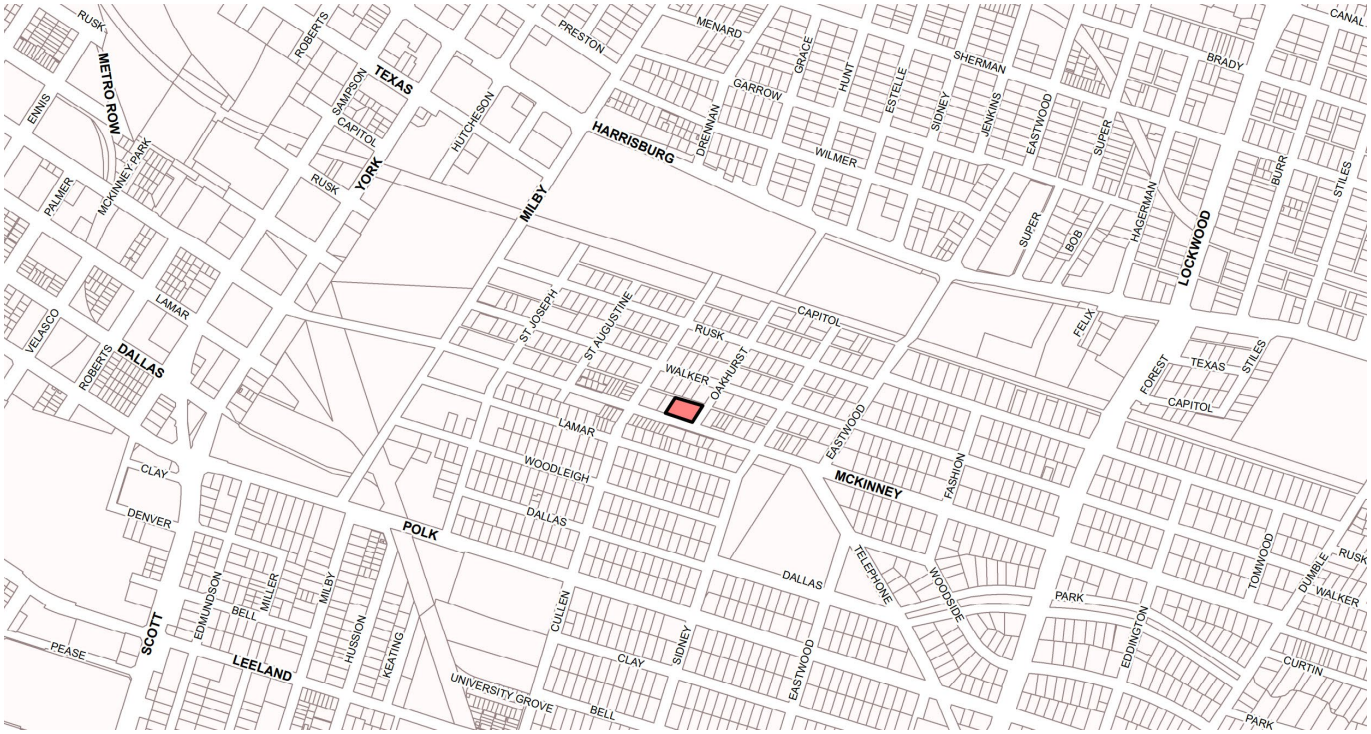
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

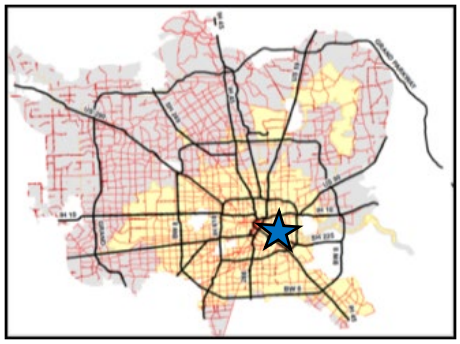
Houston Planning Commission

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Location Map



NORTH



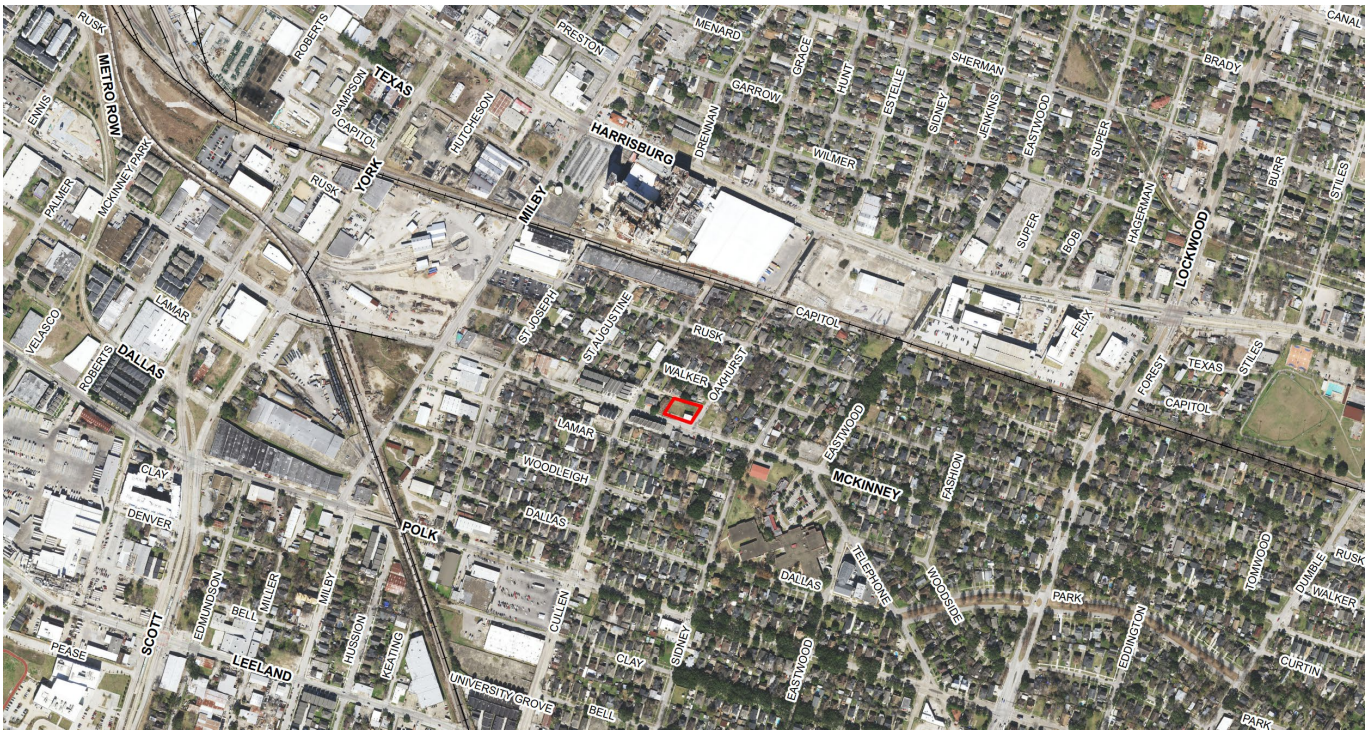
OFF-STREET PARKING VARIANCE

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Houston Planning Commission

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Aerial Map



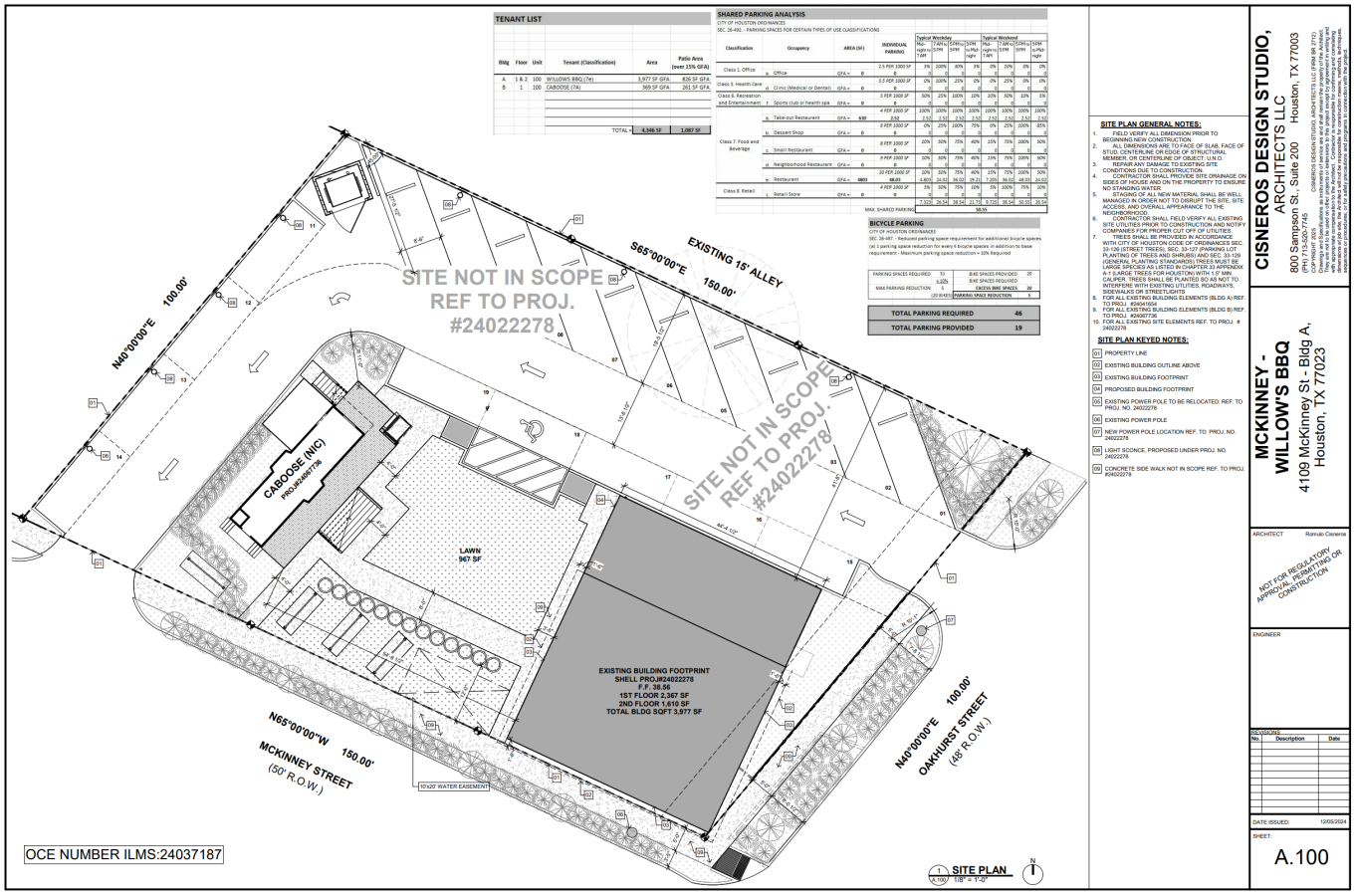
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



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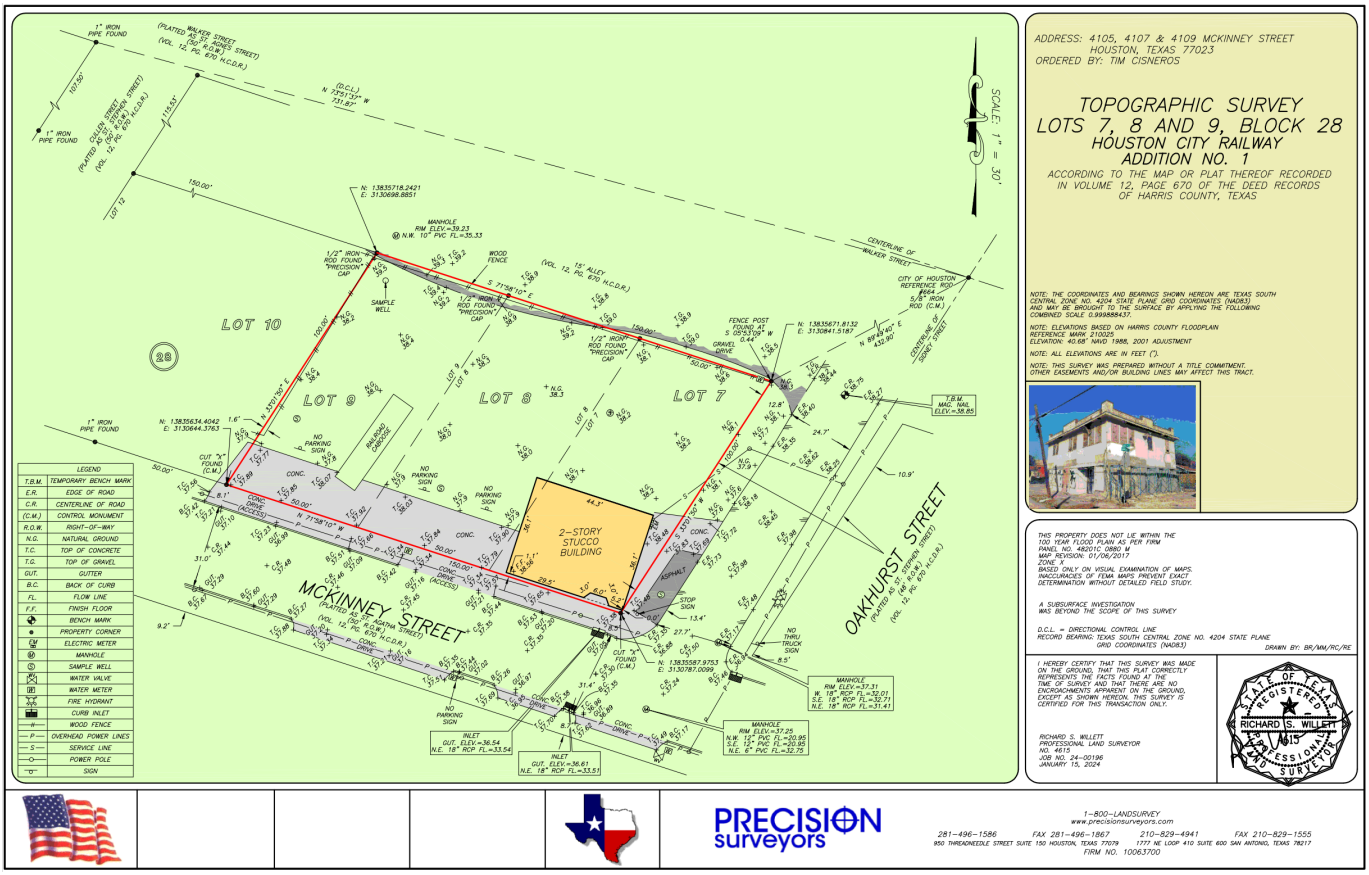
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 1)
Meeting Date: 04/03/2025

Survey



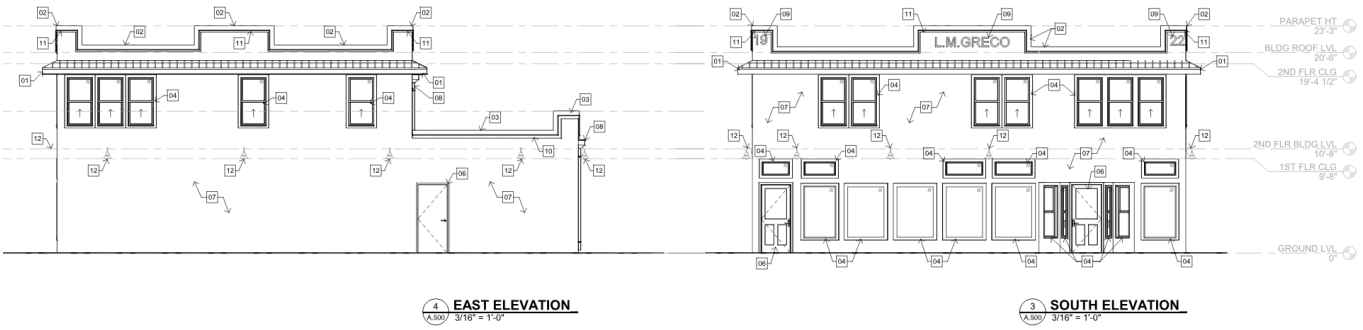
OFF-STREET PARKING VARIANCE

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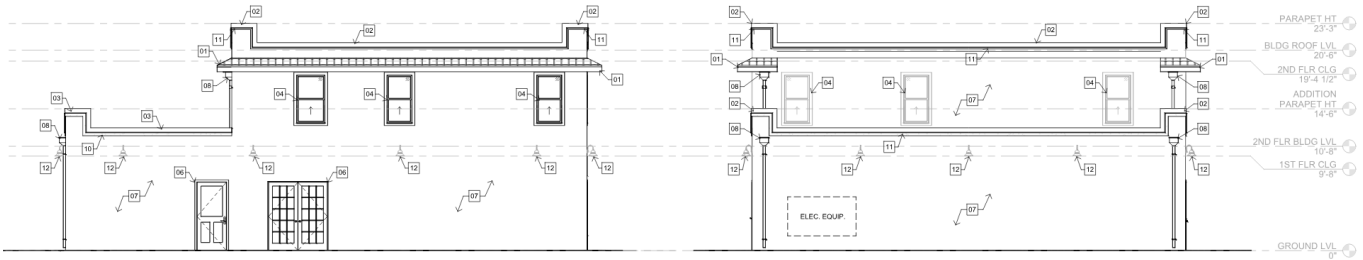
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Meeting Date: 04/03/2025

Elevations



4 A.500 EAST ELEVATION 3/16" = 1'-0"

3 A.500 SOUTH ELEVATION 3/16" = 1'-0"



2 A.500 WEST ELEVATION 3/16" = 1'-0"

1 A.500 NORTH ELEVATION 3/16" = 1'-0"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 04/03/25

Houston Planning Commission

VARIANCE REQUEST APPLICATION

Applicant Company	Contact Person	Phone Number	Email Address
Ayers Saint Gross, Inc.	Phillip Raguindin	(443) 810-2720	praguindin@ayerssaintgross.com

Property Address	File Number	Zip Code	Lambert	Key Map	District
4101 San Jacinto Street	24122415	77004	5356D	493X	D

HCAD Account Number(s):	0220510000008
Property Legal Description:	Reserve A, Block 1, Ion District Graduate Student Housing
Property Owner of Record:	4101 San Jacinto LLC
Acreage (Square Feet):	1.516 acres (66,025 sq. ft.)
Width of Rights-of-Way:	Eagle Street: 60 ft.; San Jacinto Street: 70 ft.; Cleburne Street: 80 ft.; Caroline Street: 100 ft.
Existing Paving Section(s):	Eagle Street: 30 ft.; San Jacinto Street: 45 ft.; Cleburne Street: 35 ft.; Caroline Street: 65 ft.
Off-Street Parking Requirement:	Market-based
Off-Street Parking Provided:	Market-based
Landscaping Requirements:	Complies
Existing Structure(s) [sq. ft.]:	Vacant
Proposed Structure(s) [sq. ft.]:	353,440 sq. ft. multi-family residential with ground-floor commercial

Purpose of Variance Request: To allow an ordinance-required loading berth to be located outside of the property in the adjacent right-of-way on Eagle Street.

Chapter 26 Reference(s): Sec. 26-522. - Requirements for certain loading facilities categories.
The construction or alteration of a building for any of the following loading facilities categories shall provide the number of on-site loading berths shown below for that loading facilities category. *Category 2. Apartment With More Than 50 Total Dwelling Units*

Sec. 26-523. - Standards for loading berths. (c) Loading berths shall not be located within a drive aisle or otherwise block access to parking spaces, bicycle spaces, or other loading berths. A loading berth shall not project into the public right-of-way or a private roadway as the term is defined in chapter 42 of this Code.

OFF-STREET PARKING VARIANCE

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APPLICANT STATEMENT OF FACTS

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

The project team is writing to formally request a variance to the loading berth requirements outlined in Section 26-523 for our proposed apartment housing project located at 4101 San Jacinto Street. Given the unique nature of this development, we believe an alternative approach to loading accommodations will meet the intent of the Code of Ordinances while addressing the project's specific constraints. To facilitate efficient curbside loading and unloading, we request approval to locate the required loading berth off-site and within the public right-of-way along Eagle Street. This will allow for designated short-term use without impeding traffic flow or pedestrian movement. To support this strategy, we will implement:

- Designated curb cuts for short-term loading/unloading
- Signage for Pickup/Drop-Off and Short-Term Parking Only
- Coordination with the Transportation & Drainage Operations (TDO) Department to ensure all parties find the proposed signage and curb strategy acceptable

Unlike a traditional multi-family development, this project consists of fully furnished apartments, significantly reducing the need for large moving trucks and frequent deliveries of oversized furniture. Most loading and unloading activity will be limited to smaller delivery vehicles, rideshare services, and personal vehicles for short-term move-ins and package drop-offs. As such, the demand for an on-site loading berth within the property boundary is not necessary for this project.

Due to the zero-lot-line constraint of the building, accommodating a loading berth within the property boundary would create an undue hardship and compromise the intended pedestrian-oriented design. Our proposal aligns with the City of Houston Walkable Places Pilot Areas – Midtown initiative by:

- Minimizing on-site vehicular impact and preserving an active, pedestrian-friendly streetscape
- Encouraging efficient multi-modal access without disrupting Midtown's urban fabric
- Reducing conflicts between vehicles and pedestrians by keeping loading activity at the designated curbside location

OFF-STREET PARKING VARIANCE

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APPLICANT'S STATEMENT OF FACTS:

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

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

Requiring a full-sized on-site berth would force the reduction and/or elimination of active ground-floor uses, including resident amenities or retail spaces, contradicting the intent of the Midtown Walkable Places initiative. Additionally, compliance would create design inefficiencies and operational constraints, reducing the viability of this apartment housing project in an urban setting.

(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 project's zero-lot-line condition is dictated by urban development patterns within Midtown, where maximizing active ground-floor engagement and pedestrian accessibility is a priority. By granting this variance, the general purpose and intent of Section 26-523 are being observed and maintained. The proposed curbside loading strategy ensures that delivery and service vehicles can operate safely and efficiently without blocking public rights-of-way or interfering with traffic circulation. Additionally, our coordination with TDO and commitment to proper signage and designated curb strategy will uphold the functional goals of the loading berth requirement while allowing for a more context-sensitive urban solution that aligns with Midtown's Walkable Places initiative.

(3) The intent of this article is preserved;

The intent of Sec. 26-523 is to ensure that loading berths provide safe and efficient access for delivery and service vehicles without disrupting traffic flow or pedestrian activity. Our proposed 10'x50' curbside loading berth fully aligns with these objectives by establishing a designated, well-regulated space for short-term loading and unloading that does not encroach on drive aisles, parking spaces, or pedestrian pathways. By proactively coordinating with the TDO Department and implementing appropriate signage and operational controls, we are maintaining the principles of traffic safety, accessibility, and efficient site circulation as intended by the article. Additionally, our approach balances the need for functional loading space with the broader urban design goals of the Midtown Walkable Places ordinance, which prioritize pedestrian-friendly streetscapes and reduced vehicular intrusions into the built environment.

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

Section 26-522 requires a single loading berth with a minimum size of 10'x40' for apartment buildings with more than 30 dwelling units per acre. The project is providing a more generously sized 10'x50' loading berth.

OFF-STREET PARKING VARIANCE

Houston Planning Commission

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

Our approach balances the need for functional loading space with the broader urban design goals of the Midtown Walkable Places ordinance, which prioritize pedestrian-friendly and safe streetscapes and reduced vehicular intrusions into the built environment.

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

OFF-STREET PARKING VARIANCE

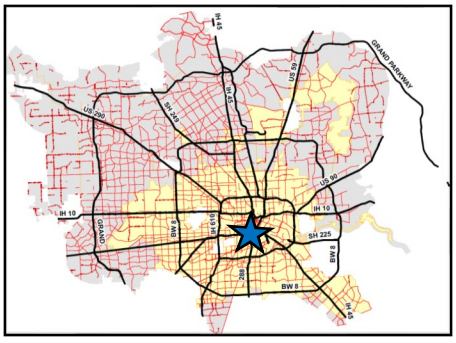
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Location Map





NORTH

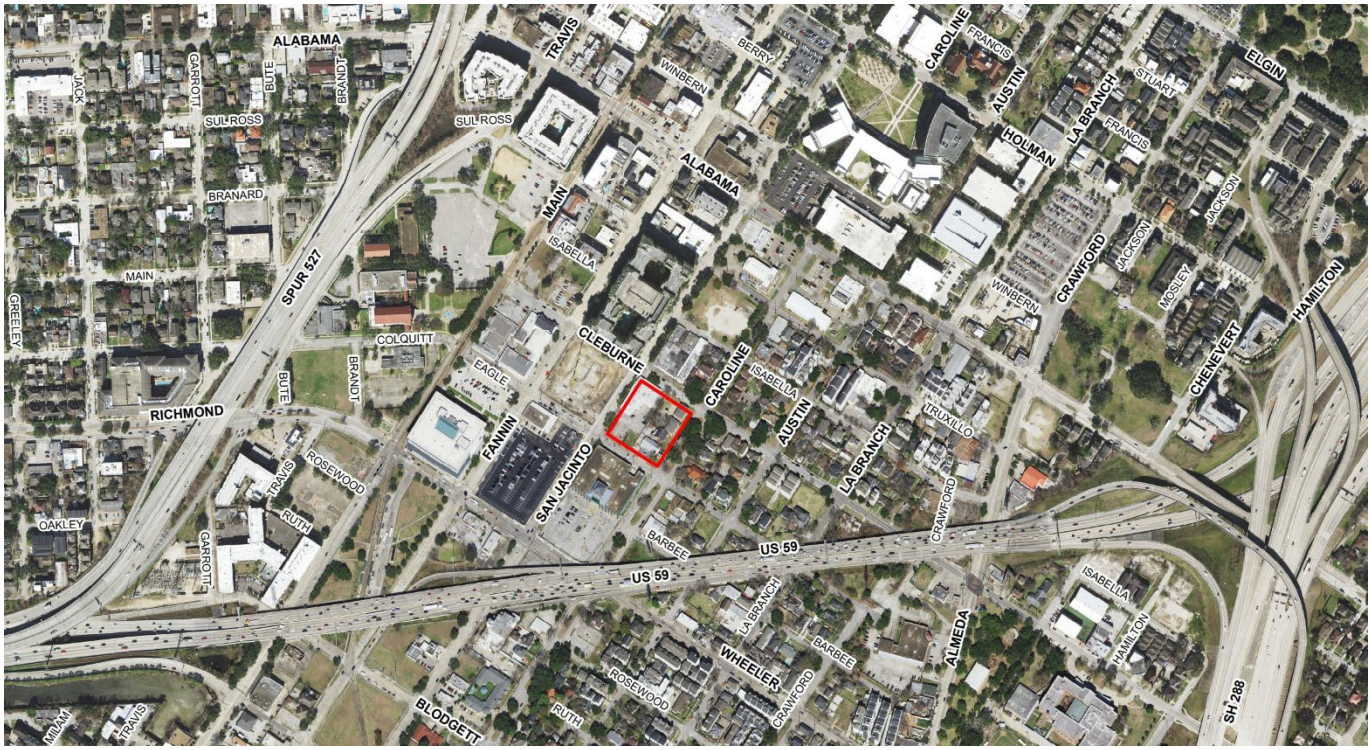
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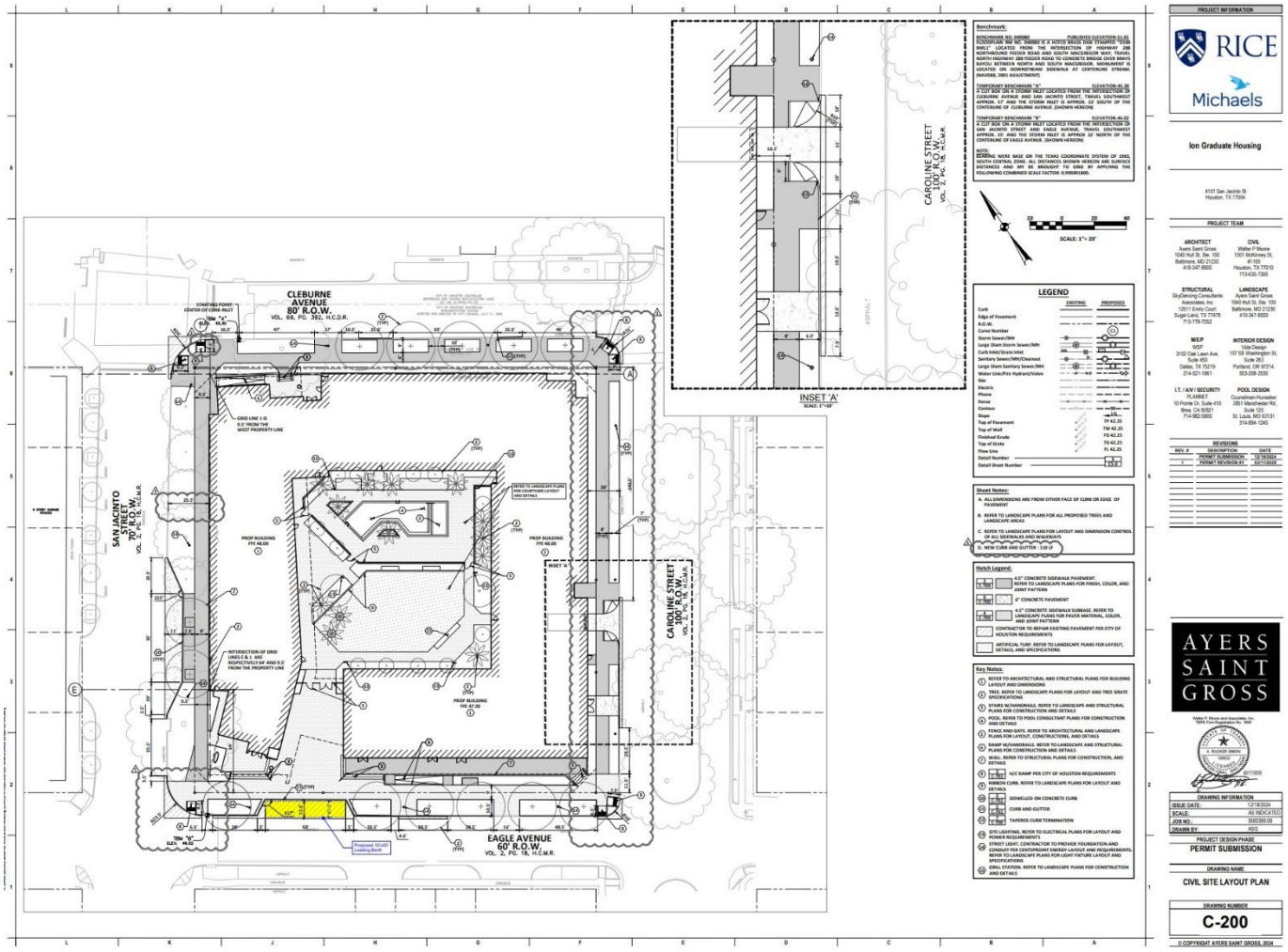
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Site Plan



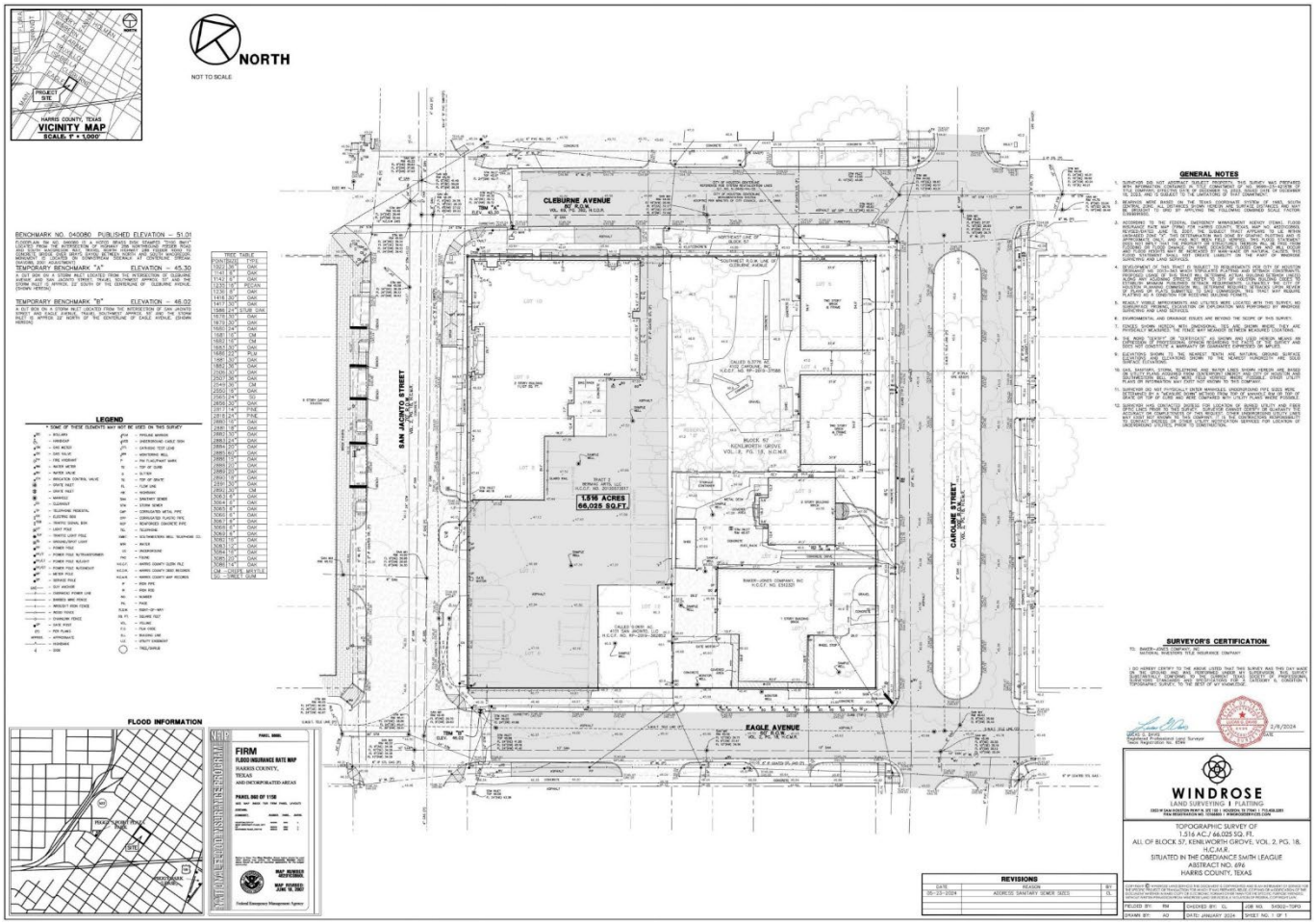
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Survey



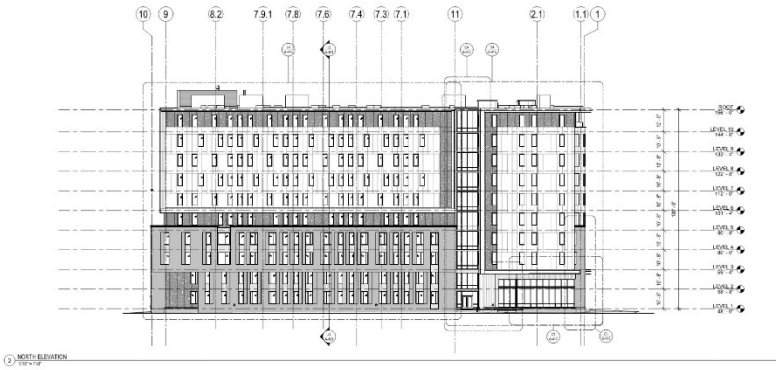
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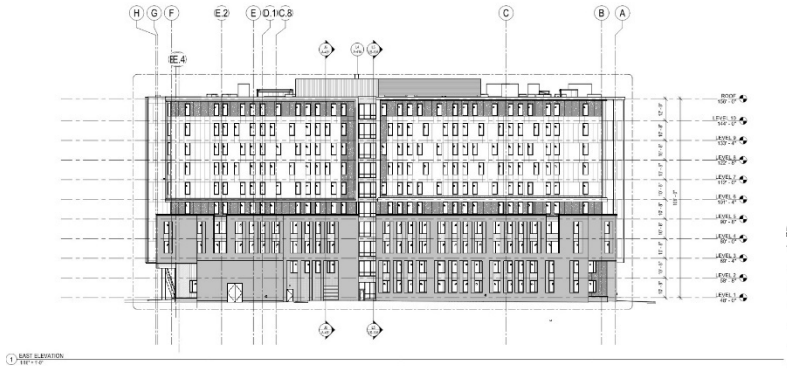
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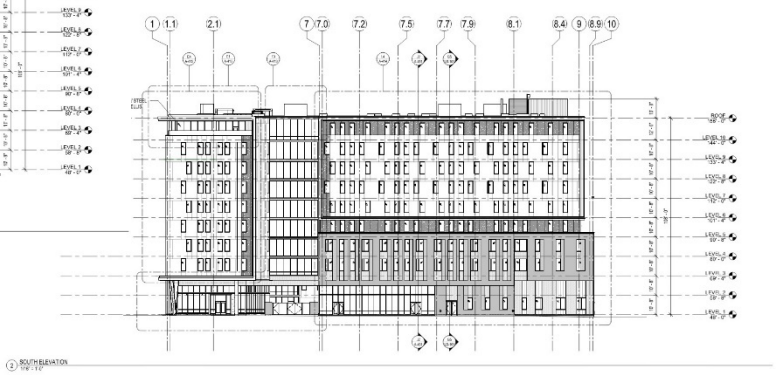
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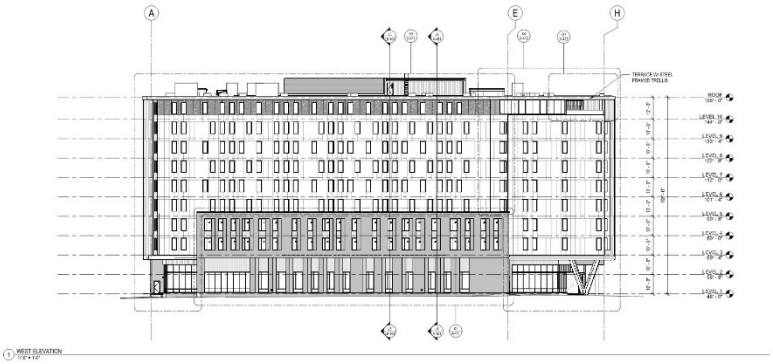
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Elevations









OFF-STREET PARKING VARIANCE