

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 4, 2024
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

WEB: <https://bit.ly/3O89PuM>

OR

CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 653 868 904#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS



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

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

Jennifer Ostlind

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 for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
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.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. 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.

9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.
11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. 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.
13. 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 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

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 us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



**PLANNING &
DEVELOPMENT
DEPARTMENT**

SPEAKER GUIDELINES

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City’s Planning and Development Department. Your input is valued. Commissioners take action 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.**

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplanning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

Physical Meeting Rules: 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. Speaker’s time cannot be allocated to another person. Speaker’s times are normally 1-2 minutes or as otherwise identified.

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. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. 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 stations at departure.

Commission or Group:

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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the April 4, 2024 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or
- Web Browser: <https://bit.ly/3O89PuM>
or
- Phone: [+1 936-755-1521](tel:+1936-755-1521) Conference ID: 653 868 904#

[Visit website \(https://plattracker.houstontx.gov/edrc/Login.aspx\)](https://plattracker.houstontx.gov/edrc/Login.aspx) for agenda details.

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

April 4, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the March 21, 2024 Planning Commission Meeting Minutes

- I. Consider and take action on election of Planning Commission Chair**
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (James Tichy)
 - b. Replats (James Tichy)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Devin Crittle, Petra Hsia, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Geoff Butler)
 - g. Extensions of Approval (Antwanysha Johnson)
 - h. Name Changes (Antwanysha Johnson)
 - i. Certificates of Compliance (Antwanysha Johnson)
 - j. Administrative (Antwanysha Johnson)
 - k. Development Plats with Variance Requests (Ramon Jaime-Leon and Geoff Butler)
- III. Establish a public hearing date of May 2, 2024**
 - a. Bataan Estates
 - b. Bywood Oasis
 - c. Estates at Bigwood Street
 - d. Fellowship Estates
 - e. Gallegordillo Estates at Sam Brookins
 - f. Marvida Sec 18 partial replat no 1
 - g. Ocean Estates partial replat no 1
 - h. Orange Grove Sec 2 partial replat no 1
 - i. STNL Hawkview
 - j. Vazquez Estates on Alaska
 - k. Views at Bigwood Street
 - l. Villas at Bigwood Street
 - m. Wycliffe Townhomes
- IV. Consideration of an Off-Street Parking Variance at 201 Eastwood Street (Geoff Butler)**
- V. Consideration of an Off-Street Parking Variance at 201 Roberts Street (Tammi Williamson)**
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 4400 Block of Edison Street, east and west sides – MLS 850 (Eriq Glenn)**
- VII. Public Comment**
- VIII. Excuse the absence of Commissioner Rodney Heisch**
- IX. Adjournment**

HOUSTON PLANNING COMMISSION
THURSDAY, 21 MARCH 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [HTTPS://BIT.LY/3O89PUM](https://bit.ly/3O89PUM)
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:31 PM** by Martha L. Stein, Chair

Commissioners	Quorum - Present / Remote / Absent
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Michelle Colvard	Present Remote
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present at 2:37 after roll call
Lydia Mares	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Absent
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:36 after roll call
Jennifer Ostlind, Secretary	Present

Ex Officio Members – Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith

CHAIR’S REPORT – Martha Stein, Chair, announced withdrawn application(s.)

DIRECTORS REPORT – Jennifer Ostlind, Interim Director, announced the March 22 Ch. 42 and 26 Livable Places on-line workshop.

APPROVAL OF MINUTES

Consideration of the March 7, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS) a. CONSENT SUBDIVISION PLATS (1-53) b. REPLATS (53-98)

Staff recommendation: Approve **Item No's. 1 – 98**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Khaleeq
Second: Alleman

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendation for **Item No. 13**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Victor
Second: Jones

Vote: Carried
Abstaining: Sigler

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

99 MARTINEZ ESTATES AT WELDON – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions listed.

Speaker(s): None

Motion: Porras-Pirtle
Second: Mandapaka

Vote: Unanimous
Abstaining: None

100 OAK FOREST SEC 1 PARTIAL REPLAT NO 6 - WITHDRAWN

101 RICHLAND DRIVE ESTATES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions listed.

Speaker(s): None

Motion: Sigler
Second: Clark

Vote: Unanimous
Abstaining: None

102 RIVERSIDE GROVE - DEFER

Staff recommendation: Defer for further study and legal review of deed restrictions.

Commission action: Deferred for further study and legal review of deed restrictions.

Speaker(s): None

Motion: Viera-Bland
Second: Robins

Vote: Unanimous
Abstaining: None

103 SAINT AUGUSTINE LANDING – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the conditions listed.

Speaker(s): None

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

104 SUNDUS AND FATIMA ENTERPRISES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions listed.

Speaker(s): Carrie Walkup – opposed; Mary Villareal, applicant – supportive; Fred Mathis, Harris County

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

105 WYCLIFFE TOWNHOMES - WITHDRAWN

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

106 BRILEY ESTATES – DEFER

Staff recommendation: Defer per Applicant request.

Commission action: Deferred per Applicant request.

Speaker(s): None

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

107 CALI TRUCKS XPRESS – APPROVE

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 listed.

Speaker(s): None (Joyce Owens, applicant; did not speak; available for questions)

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

ITEMS 108, 109, 110 AND 111 WERE TAKEN TOGETHER AT THIS TIME.

108 HOCKLEY MEADOWS – DEFER

109 HOCKLEY MEADOWS STREET DEDICATION AND RESERVES – DEFER

110 HOCKLEY MEADOWS SEC 1 – DEFER

111 HOCKLEY MEADOWS SEC 2 – DEFER

Staff recommendation: Defer per Chapter 42 planning standards.

Commission action: Deferred per Chapter 42 planning standards.

Speaker(s): None

Motion: Victor
Second: Khaleeq
Vote: Unanimous
Abstaining: None

112 MANSFIELD TERRACE – DEFER

Staff recommendation: Defer; additional information required.
Commission action: Deferred; additional information required.
Speaker(s): None

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

113 SOLIS ESTATE – GRANT AND APPROVE

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 listed.
Speaker(s): None

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

114 ST JOHNS UNITED METHODIST CHURCH PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer; additional information required.
Commission action: Deferred; additional information required.
Speaker(s): John Rentz, Daniel Edmunds, Sheliyah Rias, William Hogue – opposed; Carlos G. Espinoza – supportive.

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

115 STAR WINDOWS BUSINESS CENTER – GRANT AND APPROVE

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 listed.
Speaker(s): None

Motion: Mandapaka Vote: Unanimous
Second: Clark Abstaining: None

116 STASSEN VIEWS – GRANT AND APPROVE

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 listed.
Speaker(s): None

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

117 SUNDANCE COVE EAST – GRANT AND APPROVE

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

Speaker(s): None (Paige Lipetska, applicant; did not speak; available for questions)

Motion: Khaleeq
Second: Robins

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

118 AVALON AT CYPRESS WEST SEC 4 – GRANT AND APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions listed.

Speaker(s): None

Motion: Mandapaka
Second: Jones

Vote: Unanimous
Abstaining: None

119 TRILLIUM SEC 10 – GRANT AND APPROVE

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions listed.

Speaker(s): None

Motion: Alleman
Second: Clark

Vote: Unanimous
Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

120 PALOMA WATER PLANT SITE – DEFER

Staff recommendation: Defer; additional information required.

Commission action: Deferred for additional information.

Speaker(s): None

Motion: Mandapaka
Second: Robins

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

121	Broze Road Sec 1	Approved
122	Crosby Farms Sec 2	Approved
123	Elyson Reserves Sec 7	Approved
124	Forestwood Sage Sec 3	Approved
125	Grand Boudreaux Business Park	Approved
126	Greenhouse Apartments	Approved
127	Hill Country Dairies Center	Approved
128	Lee Commercial replat no 1 and extension	Approved
129	Self Road Place	Approved
130	Union Park Place	Approved
131	Williams Landing	Approved

h. NAME CHANGES

- | | | |
|-----|---|----------|
| 132 | Plaza Estates at Esparza (prev. Plaza Eatates at Esparza) | Approved |
| 133 | Rosewood Estates Sec 2 partial replat no 6 (prev. Rosewood Estates 2 partial replat no 6) | Approved |

i. CERTIFICATES OF COMPLIANCE

- | | | |
|-----|-------------------|----------|
| 134 | 20260 Forest Dr W | Approved |
|-----|-------------------|----------|

Staff recommendation: Approve staff recommendations for **Items 121 – 134**.

Commission Action: Approved **Items 121 – 134** per staff recommendations.

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- 135 1901 LEXINGTON STREET - DEFER

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Victor

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 18, 2024

- a. DSR Investment at Foster
- b. Foster Village
- c. Linda Vista Estates
- d. Magnolia Lakefront
- e. Oak Forest Sec 1 partial replat no 6
- f. Plaza Estates at Alameda Genoa
- g. Poundbury Sec 1 replat no 1

Staff recommendation: Establish a public hearing date of April 18, 2024, for Item II, a-g.

Commission action: Established a public hearing date of April 18, 2024, for Item II, a-g.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT
201 EASTWOOD STREET - DEFER**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Luke Fry, applicant - supportive

Motion: Garza

Second: Alleman

Vote: Unanimous

Abstaining: None

IV. PUBLIC COMMENT - NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:56 PM**.

Motion: Hines

Second: Clark

Vote: Unanimous

Abstaining: None

Martha L. Stein, Chair

Jennifer Ostlind, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral
A-Consent			
1	Anniston Reserves Sec 5	C3F	
2	Anniston Sec 16	C3F	
3	Anniston Sec 17	C3F	
4	Augusta Creek Sec 3 partial replat no 1	C3F	
5	Bissonnet Street in Trillium Street Dedication Sec 3	C3P	
6	Bleu Riviera Drive Street Dedication Sec 2	SP	DEF2
7	Broze Road Tract Sec 2	C3P	
8	Coastal Commerce Center	C2	
9	Cresmere Place partial replat no 4	C3F	
10	Crosby Farms Recreation Center	C2	
11	De Soto Trails	C3F	
12	Dunham Pointe Sec 15	C3P	
13	Dunham Pointe Sec 16	C3F	
14	Dunham Pointe Sec 17	C3P	
15	East Lake Houston Parkway Street Dedication Sec 2	C3P	
16	East River Sec 3	C3F	DEF1
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	C3F	
18	Fontana Estates	C2	
19	Glenhaven Center	C3F	DEF1
20	Grand Oaks Village Sec 2	C3P	DEF1
21	Hufsmith Kohrville Business Park	C2	DEF1
22	Indian Springs Sec 3	C3F	
23	Indian Springs Sec 4	C3F	
24	Katy Kingsland	C2	
25	KJM 10 Investments	C2	
26	LK Pop Holdings LLC	C2	
27	Northwest 99 Business Park Sec 1	C3F	
28	Reserves at Morton Ranch	C3P	
29	Robbins Estates at Riley Fuzzel Road	C2	DEF1
30	Rosehill Center	C2	
31	Sagewood View Lane Street Dedication	SP	
32	Saint Augustine Landing	C3F	
33	Sandalwood Sec 1 partial replat no 1	C3F	
34	Sky View Sec 1	C3F	
35	Sundance Cove East Sec 1	C3P	
36	Sundance Cove East Sec 2	C3P	
37	Sundance Cove Sec 8	C3F	
38	Sundance Cove Sec 9	C3F	
39	Sundus and Fatima Enterprises	C3F	
40	Sunterra Sec 63	C3F	
41	Synova Sec 1	C3F	
42	Synova Street Dedication and Reserves Sec 2	C3P	

Platting Summary**Houston Planning Commission****PC Date: April 04, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Synova Sec 4	C3P	
44	Synova Sec 6	C3P	
45	Synova Sec 7	C3P	
46	Tidwell Lakes Sec 4	C3P	
47	Vikings Reserve	C2	
48	Villas at Highland Heights	C3F	
49	West Bend Sec 1 partial replat no 2	C3F	
50	Winfield Park	C3F	
51	Wrenwood partial replat no 6	C3F	DEF1

B-Replats

52	Airline Mitchell Development	C2R	
53	Allston Heights	C2R	
54	Bamboo Estates	C2R	DEF1
55	Ceballos Homes	C2R	DEF2
56	Central Park West Sec 4 replat no 1	C2R	
57	Church of Christ in Fidelity	C2R	
58	Corder Estates	C2R	
59	Cornell Plaza Estates	C2R	
60	Creston Place Views	C2R	
61	Dashford Heights	C2R	DEF2
62	Donovan Hangars	C2R	
63	Enclave at Stevens	C2R	
64	Estates at Plaag Street	C2R	
65	FL Tucker Long Drive	C2R	DEF1
66	Generation Plaza	C2R	DEF1
67	Genoa at Ringold	C2R	
68	Genoa at South Lane	C2R	
69	Lincoln City Sec 2 partial replat no 3	C2R	DEF1
70	Lindsey Interests replat no 1 and extension	C2R	
71	Little York partial replat no 4	C2R	
72	Lovers Cove	C2R	
73	Maddicks Corner	C2R	
74	Midtown Smith Retail	C2R	
75	Mills Branch Commercial replat no 1 and extension	C2R	
76	New Commandment Missionary Baptist	C2R	DEF1
77	Palacio Townhomes	C2R	DEF4
78	Park Place Apartments	C2R	
79	Peraza Landing	C2R	
80	Plaza Estates at Cork	C2R	DEF1
81	Plaza Estates at Sidney	C2R	
82	Plaza Estates at Simbrook	C2R	DEF1
83	Porter 494 Property LLC	C2R	
84	Record Street Plaza	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Shiloh Reserve	C2R	
86	Spaulding Villas	C2R	
87	Thornton Estates	C3R	
88	Tidwell Apartments	C2R	
89	Townhomes on Fisher	C2R	
90	Trinity Garden Villas	C2R	
91	Urban Heights Homes	C2R	
92	Valley Ranch Town Center North East Replat Sec 1	C2R	
93	Ventura Estates at Ferguson Way	C2R	
94	Views at Plaag Street	C2R	
95	Warwick Crossing	C2R	
96	Woodlands Car Care replat and extension no 2	C2R	

C-Public Hearings Requiring Notification

97	Belfort Village	C3N	
98	Katy Gaston Retail Center	C3N	
99	Lexington Place	C3N	
100	Manchester Business Park	C3N	
101	Riverside Grove	C3N	DEF1
102	Rosemary Gardens	C3N	

D-Variances

103	Briley Estates	C2R	DEF2
104	Campos at Sundown	C2	
105	Chamon Power Sec 1	C2	
106	Concept Neighborhood Trail Village	C2R	
107	Hockley Meadows GP	GP	DEF1
108	Hockley Meadows Drive Street Dedication and Reserves	C3P	DEF1
109	Hockley Meadows Sec 1	C3P	DEF1
110	Hockley Meadows Sec 2	C3P	DEF1
111	Mansfield Terrace	C3R	DEF1
112	St Johns United Methodist Church partial replat no 1	C2R	DEF1
113	Veterans Memorial Self Storage	C2	
114	Wild Horse Sec 1	C3P	
115	Wisnbaker Reeveston	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

116	Paloma Water Plant Site	C2R	DEF1
-----	-------------------------	-----	------

Item No.	Subdivision Plat Name	App Type	Deferral
-----------------	------------------------------	-----------------	-----------------

G-Extensions of Approval

117	Bridgeland Prairieland Village Sec 34	EOA	
118	Elyson Sec 55	EOA	
119	Flatrock Kuykendahl	EOA	
120	High Tech Machine	EOA	
121	Kelly Estates	EOA	
122	Lofts on West 12th	EOA	
123	Parker Hobby	EOA	
124	Retail at Telge	EOA	
125	Ruth Street Estates	EOA	
126	Spring Homes	EOA	
127	Zone Ventures LLC	EOA	

H-Name Changes

128	Grand Mason Crossing GP (prev. Crossing at Grand Mason GP)	NC	
129	Grand Mason Crossing Sec 1 (prev. Crossing at Grand Mason Sec 1)	NC	
130	Grand Mason Crossing Sec 2 (prev. Crossing at Grand Mason Sec 2)	NC	
131	Residences at the Fairmont (prev. Residence at the Fairmont)	NC	

I-Certification of Compliance

132	26348 Peach Creek Drive	COC	
133	25665 Peach Creek Drive	COC	
134	26672 Spanish Oaks Drive	COC	
135	20020 Ravenpark Drive	COC	
136	25997 Drowsy Pine Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

137	1901 Lexington Street	DPV	DEF1
138	2210 Sabine Street	DPV	

Off-Street Parking Variance

IV.	201 Eastwood Street	PV	DEF2
V.	201 Roberts Street	PV	

Platting Summary

Houston Planning Commission

PC Date: April 04, 2024

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

A-Consent

1	Anniston Reserves Sec 5	2024-0522	C3F	Harris	ETJ	404T	48.71	42.29	0	FR Beeson, LLC	LJA Engineering, Inc.- (Houston Office)
2	Anniston Sec 16	2024-0520	C3F	Harris	ETJ	404T	29.68	1.47	102	FR Beeson, LLC	LJA Engineering, Inc.- (Houston Office)
3	Anniston Sec 17	2024-0521	C3F	Harris	ETJ	404T	24.43	1.40	88	FR Beeson, LLC	LJA Engineering, Inc.- (Houston Office)
4	Augusta Creek Sec 3 partial replat no 1	2024-0439	C3F	Harris	ETJ	250W	0.37	0.00	1	STSA	South Texas Surveying Associates, Inc.
5	Bissonnet Street in Trillium Street Dedication Sec 3	2024-0565	C3P	Fort Bend	ETJ	526U	7.30	0.00	0	TPHTM 1464 LLC	Meta Planning + Design LLC
6	Bleu Riviera Drive Street Dedication Sec 2 (DEF2)	2024-0375	SP	Harris	ETJ	259W	11.15	0.00	0	SAINT TROPEZ LAGUNA AZURE, LLC	Quiddity Engineering - Katy
7	Broze Road Tract Sec 2	2024-0497	C3P	Harris	ETJ	334N	78.62	74.10	0	A & S Engineering	Meta Planning + Design LLC
8	Coastal Commerce Center	2024-0527	C2	Harris	City	454F	1.48	1.48	0	M & M Coastal Manufacturing	Tetra Land Services
9	Cresmere Place partial replat no 4	2024-0456	C3F	Harris	City	492Z	0.28	0.00	1	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
10	Crosby Farms Recreation Center	2024-0592	C2	Harris	ETJ	379Y	2.09	2.09	0	Hannover Estates, LTD., A Texas Limited Partnership	EHRA
11	De Soto Trails	2024-0581	C3F	Harris	City	451D	0.98	0.01	16	Oracle City Homes	Pioneer Engineering, LLC
12	Dunham Pointe Sec 15	2024-0534	C3P	Harris	ETJ	366B	18.57	1.19	50	Mason Westgreen, L.P. a Texas limited partnership	BGE, Inc.
13	Dunham Pointe Sec 16	2024-0578	C3F	Harris	ETJ	366B	21.36	1.89	64	Dunham Pointe Development LLC a Texas limited liability company	BGE, Inc.
14	Dunham Pointe Sec 17	2024-0535	C3P	Harris	ETJ	366B	20.74	0.87	51	Mason Westgreen, L.P. a Texas limited partnership	BGE, Inc.
15	East Lake Houston Parkway Street Dedication Sec 2	2024-0471	C3P	Harris	ETJ	378V	3.20	0.00	0	Friendswood Development	Meta Planning + Design LLC
16	East River Sec 3 (DEF1)	2024-0435	C3F	Harris	City	494J	12.88	10.47	0	KBRN, LP	BGE, Inc.
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	2024-0536	C3F	Harris	ETJ	405Q	8.20	6.60	0	Nash FM 529, LLC	LJA Engineering, Inc.- (Houston Office)
18	Fontana Estates	2024-0598	C2	Harris	ETJ	286R	3.73	0.00	2	David Escamilla	C & C Surveying, Inc
19	Glenhaven Center (DEF1)	2024-0496	C3F	Harris	City	491W	1.00	1.00	0	Interplan Architects. Inc	Century Engineering, Inc
20	Grand Oaks Village Sec 2 (DEF1)	2024-0424	C3P	Harris	City/ ETJ	446M	20.55	10.18	71	Woodmere Development Co., LTD	LJA Engineering, Inc.- (Houston Office)

Platting Summary

Houston Planning Commission

PC Date: April 04, 2024

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
21	Hufsmith Kohrville Business Park (DEF1)	2024-0501	C2	Harris	ETJ	329A	4.02	4.02	0	PLNS Developers LLC	Hovis Surveying Company Inc.
22	Indian Springs Sec 3	2024-0570	C3F	Harris	ETJ	378G	30.85	1.83	175	Blackline Engineering LLC	Blackline Engineering
23	Indian Springs Sec 4	2024-0571	C3F	Harris	ETJ	378G	10.66	0.00	131	Blackline Engineering LLC	Blackline Engineering
24	Katy Kingsland	2024-0524	C2	Harris	ETJ	485E	6.85	6.85	0	KATY KINGSLAND MF PROJECT OWNER LLC	Civil-Surv Land Surveying, L.C.
25	KJM 10 Investments	2024-0403	C2	Fort Bend	ETJ	526Q	2.01	2.01	0	KJM 10 Investments LLC	The Interfield Group
26	LK Pop Holdings LLC	2024-0444	C2	Montgomery	ETJ	252W	0.76	0.76	0	LK Pop Holdings LLC	Hovis Surveying Company Inc.
27	Northwest 99 Business Park Sec 1	2024-0591	C3F	Harris	ETJ	286X	47.94	45.83	0	Mueschke Road	Quiddity Engineering - Katy
28	Reserves at Morton Ranch	2024-0523	C3P	Harris	ETJ	444M	25.65	25.65	0	Morton Ranch Development, LLC	Gruller Surveying
29	Robbins Estates at Riley Fuzzel Road (DEF1)	2024-0414	C2	Harris	ETJ	292L	1.16	1.16	0	CAS Consultants, LLC	CAS Consultants, LLC
30	Rosehill Center	2024-0572	C2	Harris	ETJ	287S	2.04	1.89	0	Cypress Rosehill Property, LLC,	E.I.C. Surveying Company
31	Sagewood View Lane Street Dedication	2024-0609	SP	Harris	ETJ	404Q	0.74	0.00	0	Nash FM 529, LLC. a Delaware limited liability company	BGE, Inc.
32	Saint Augustine Landing	2024-0547	C3F	Harris	City	533Q	0.12	0.00	2	Nui Haus, LLC	Total Surveyors, Inc.
33	Sandalwood Sec 1 partial replat no 1	2024-0429	C3F	Harris	City	490P	0.97	0.00	2	D HAAS	South Texas Surveying Associates, Inc.
34	Sky View Sec 1	2024-0500	C3F	Harris	City	573J	12.93	1.44	87	Hannover Estates, LTD.	R.G. Miller Engineers
35	Sundance Cove East Sec 1	2024-0608	C3P	Harris	ETJ	378Q	19.76	1.30	88	KPS Land Investment LP	EHRA
36	Sundance Cove East Sec 2	2024-0610	C3P	Harris	ETJ	378R	23.53	2.24	102	KPS Land Investment LP	EHRA
37	Sundance Cove Sec 8	2024-0594	C3F	Harris	ETJ	378P	23.49	1.18	91	Clay Road 628 Development, LP.	EHRA
38	Sundance Cove Sec 9	2024-0595	C3F	Harris	ETJ	378P	15.14	0.48	59	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
39	Sundus and Fatima Enterprises	2024-0540	C3F	Harris	ETJ	289R	2.20	2.20	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
40	Sunterra Sec 63	2024-0574	C3F	MULTIPLE	ETJ	403V	27.32	1.40	95	AG EHC II (LEN) MULTI STATE 4, LLC A DELWARE LIMITED LIABILITY COMPANY	Quiddity Engineering - Katy
41	Synova Sec 1	2024-0602	C3F	Harris	ETJ	378R	18.92	2.20	99	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA

Platting Summary

Houston Planning Commission

PC Date: April 04, 2024

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
42	Synova Street Dedication and Reserves Sec 2	2024-0472	C3P	Harris	ETJ	378V	19.30	16.37	0	Friendswood Development	Meta Planning + Design LLC
43	Synova Sec 4	2024-0468	C3P	Harris	ETJ	378V	21.50	1.61	130	Friendswood Development	Meta Planning + Design LLC
44	Synova Sec 6	2024-0469	C3P	Harris	ETJ	378R	26.50	4.99	121	Friendswood Development	Meta Planning + Design LLC
45	Synova Sec 7	2024-0567	C3P	Harris	ETJ	378Q	27.70	2.79	121	Friendswood Development	Meta Planning + Design LLC
46	Tidwell Lakes Sec 4	2024-0513	C3P	Harris	ETJ	457A	9.78	0.11	50	Far East Land,LP	Manley Engineering and Associates Inc
47	Vikings Reserve	2024-0440	C2	Harris	ETJ	327D	2.00	2.00	0	Viking Electrical Services LLC	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
48	Villas at Highland Heights	2024-0548	C3F	Harris	City	452B	0.85	0.02	12	Iberica Construction	Total Surveyors, Inc.
49	West Bend Sec 1 partial replat no 2	2024-0454	C3F	Harris	ETJ	528A	0.22	0.00	1	To be determined	SEM SERVICES
50	Winfield Park	2024-0549	C3F	Harris	City	415J	9.60	0.91	109	Stoneworks, LLC	Total Surveyors, Inc.
51	Wrenwood partial replat no 6 (DEF1)	2024-0333	C3F	Harris	City	449X	0.34	0.34	3	Ngheip David Huynh	Manley Engineering and Associates Inc

B-Replats

52	Airline Mitchell Development	2024-0542	C2R	Harris	ETJ	413N	31.92	28.92	3	Airline Mitchell, LLC	HRS and Associates, LLC
53	Allston Heights	2024-0517	C2R	Harris	City	452M	0.11	0.00	2	Significance 5 LLC	Pioneer Engineering, LLC
54	Bamboo Estates (DEF1)	2024-0445	C2R	Harris	City	450A	0.32	0.02	4	Sauson Investment Corp	RP & Associates
55	Ceballos Homes (DEF2)	2024-0129	C2R	Harris	City	453A	0.30	0.00	4	INDIVIDUAL	Bowden Land Services & Consulting
56	Central Park West Sec 4 replat no 1	2024-0580	C2R	Harris	City	488B	15.35	15.35	0	Central Park West, LP.	BGE, Inc.
57	Church of Christ in Fidelity	2024-0575	C2R	Harris	City	495Z	0.46	0.42	0	Kingdom Structures	Windrose
58	Corder Estates	2024-0543	C2R	Harris	City	533Q	0.14	0.00	2	IUI PROPERTY INVESTMENTS LLC	JT Architectural Designs LLC
59	Cornell Plaza Estates	2024-0553	C2R	Harris	City	453N	0.18	0.00	3	New Era Development	New Era Development & Land Services
60	Creston Place Views	2024-0464	C2R	Harris	City	454N	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
61	Dashford Heights (DEF2)	2024-0389	C2R	Harris	City	488R	0.55	0.04	9	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
62	Donovan Hangars	2024-0538	C2R	Harris	City	452C	1.42	1.42	0	ROBRYAN BUILDERS	Dart Land Services LLC
63	Enclave at Stevens	2024-0556	C2R	Harris	City	494A	0.14	0.00	3	Gluck Homes LLC	CGEA Planning + Design
64	Estates at Plaag Street	2024-0559	C2R	Harris	City	454K	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
65	FL Tucker Long Drive (DEF1)	2024-0407	C2R	Harris	City	534Q	2.88	2.88	0	F.L. TUCKER, LLC, A TEXAS LIMITED LIABILITY COMPANY	Civil-Surv Land Surveying, L.C.
66	Generation Plaza (DEF1)	2024-0455	C2R	Harris	City	570E	2.16	2.16	0	RSP GENERATIONS	Texas Field Services

Platting Summary

Houston Planning Commission

PC Date: April 04, 2024

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
67	Genoa at Ringold	2024-0544	C2R	Harris	City	412U	0.21	0.00	3	Ringold Homes & Properties	AAB Homes, LLC
68	Genoa at South Lane	2024-0588	C2R	Harris	City	412U	0.21	0.00	2	South Lane Investment	AAB Homes, LLC
69	Lincoln City Sec 2 partial replat no 3 (DEF1)	2024-0433	C2R	Harris	City	412U	0.18	0.00	2	Oscar Grisales	Daram Engineers, Inc.
70	Lindsey Interests replat no 1 and extension	2024-0413	C2R	Harris	ETJ	332D	17.52	17.52	0	Alpine Engineering and Construction, LLC	Gruller Surveying
71	Little York partial replat no 4	2024-0537	C2R	Harris	City	412V	0.44	0.44	0	MAS Restaurant Group	Pape-Dawson Engineers
72	Lovers Cove	2024-0519	C2R	Harris	City	412Y	0.50	0.18	7	Oracle City Homes	Pioneer Engineering, LLC
73	Maddicks Corner	2024-0532	C2R	Harris	City	415Y	0.23	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
74	Midtown Smith Retail	2024-0573	C2R	Harris	City	493P	0.72	0.72	0	Williamsburg Enterprises	Windrose
75	Mills Branch Commercial replat no 1 and extension	2024-0421	C2R	Harris	City	297U	1.84	1.84	0	Black Eye Properties, LLC	Doucet & Associates, Inc.
76	New Commandment Missionary Baptist (DEF1)	2024-0460	C2R	Harris	City	414Y	1.04	1.04	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
77	Palacio Townhomes (DEF4)	2023-2794	C2R	Harris	City	494A	0.11	0.00	3	E.M.I. Investments & Construction	Chesterfield Development Services
78	Park Place Apartments	2024-0596	C2R	Harris	City	535Q	0.57	0.57	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
79	Peraza Landing	2024-0603	C2R	Harris	City	455U	0.31	0.00	1	DSW Homes	Cobalt Engineering & Inspections LLC
80	Plaza Estates at Cork (DEF1)	2024-0453	C2R	Harris	City	573R	0.23	0.00	3	New Era Development	New Era Development & Land Services
81	Plaza Estates at Sidney	2024-0554	C2R	Harris	City	494P	0.11	0.00	2	New Era Development	New Era Development & Land Services
82	Plaza Estates at Simbrook (DEF1)	2024-0462	C2R	Harris	City	571R	3.00	3.00	0	New Era Development	New Era Development & Land Services
83	Porter 494 Property LLC	2024-0555	C2R	Montgomery	ETJ	296L	1.20	0.97	0	Porter 494 Property LLC,	CGEA Planning + Design
84	Record Street Plaza	2024-0584	C2R	Harris	City	455B	0.18	0.00	2	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
85	Shiloh Reserve	2024-0546	C2R	Harris	City	412N	0.96	0.21	16	Cityside Homes, LLC	Total Surveyors, Inc.
86	Spaulding Villas	2024-0541	C2R	Harris	City	454H	0.25	0.00	2	ANALEJO, LLC	HRS and Associates, LLC
87	Thornton Estates	2024-0411	C3R	Harris	City	452L	2.25	0.09	30	CAS Consultants, LLC	CAS Consultants, LLC
88	Tidwell Apartments	2024-0607	C2R	Harris	City	453C	2.24	2.24	0	WGA CONSULTING ENGINEERING	Windrose
89	Townhomes on Fisher	2024-0529	C2R	Harris	City	452Q	0.47	0.02	6	Sandcastle Homes	MOMENTUM ENGINEERING
90	Trinity Garden Villas	2024-0550	C2R	Harris	City	454G	0.28	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
91	Urban Heights Homes	2024-0518	C2R	Harris	City	452Y	0.25	0.00	6	D&Q Associates	Pioneer Engineering, LLC

Platting Summary

Houston Planning Commission

PC Date: April 04, 2024

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
92	Valley Ranch Town Center North East Replat Sec 1	2024-0613	C2R	Montgomery	ETJ	256U	2.94	2.94	0	A-S Hwy 59 North-Grand Parkway, L.P.	McKim and Creed
93	Ventura Estates at Ferguson Way	2024-0531	C2R	Harris	City	412N	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
94	Views at Plaag Street	2024-0561	C2R	Harris	City	454K	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
95	Warwick Crossing	2024-0579	C2R	Harris	City	454C	0.11	0.00	1	FRESH SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
96	Woodlands Car Care replat and extension no 2	2024-0528	C2R	Montgomery	ETJ	252W	5.17	5.17	0	Texas Professional Surveying	Texas Professional Surveying, LLC

C-Public Hearings Requiring Notification

97	Belfort Village	2024-0365	C3N	Harris	City	533Y	1.11	1.11	0	4410 Belfort Group LLC	The Interfield Group
98	Katy Gaston Retail Center	2023-2996	C3N	Fort Bend	ETJ	525E	1.15	1.15	0	SHOPS AT KATY GASTON LLC	RSG Engineering
99	Lexington Place	2024-0368	C3N	Harris	City	492Z	0.44	0.00	3	LXT 26, LLC	Owens Management Systems, LLC
100	Manchester Business Park	2024-0174	C3N	Harris	City	535B	1.10	1.10	0	To be determined	SEM SERVICES
101	Riverside Grove (DEF1)	2024-0143	C3N	Harris	City	533C	0.12	0.00	2	Mass Homes	Total Surveyors, Inc.
102	Rosemary Gardens	2024-0362	C3N	Harris	City	451X	0.29	0.00	5	Holly SB, LLC	Pioneer Engineering, LLC

D-Variances

103	Briley Estates (DEF2)	2024-0107	C2R	Harris	City	493V	0.13	0.00	2	Sims Properties	RP & Associates
104	Campos at Sundown	2024-0463	C2	Harris	ETJ	379P	0.62	0.00	1	Manuel Campos	Carranza Outsource Drafting
105	Chamon Power Sec 1	2024-0587	C2	Harris	ETJ	418R	5.68	5.68	0	Survuel Surveying	SEM SERVICES
106	Concept Neighborhood Trail Village	2024-0400	C2R	Harris	City	494N	7.62	7.62	0	Concept Neighborhood	Axiom Land Surveying, LLC
107	Hockley Meadows GP (DEF1)	2024-0487	GP	Harris	ETJ	324J	165.71	0.00	0	Taylor Morrison	LJA Engineering, Inc.- (Houston Office)
108	Hockley Meadows Drive Street Dedication and Reserves (DEF1)	2024-0476	C3P	Harris	ETJ	324J	36.20	32.20	0	Taylor Morrison	LJA Engineering, Inc.- (Houston Office)
109	Hockley Meadows Sec 1 (DEF1)	2024-0431	C3P	Harris	ETJ	324J	17.10	1.10	89	Taylor Morrison	LJA Engineering, Inc.- (Houston Office)
110	Hockley Meadows Sec 2 (DEF1)	2024-0427	C3P	Harris	ETJ	324J	13.30	10.33	4	Taylor Morrison	LJA Engineering, Inc.- (Houston Office)
111	Mansfield Terrace (DEF1)	2024-0100	C3R	Harris	City	452B	0.97	0.06	15	Survey Solutions of Texas	Survey Solutions of Texas
112	St Johns United Methodist Church partial replat no 1 (DEF1)	2024-0258	C2R	Harris	City	493U	0.51	0.51	0	BREAD OF LIFE, INC	Civil-Surv Land Surveying, L.C.
113	Veterans Memorial Self Storage	2024-0533	C2	Harris	ETJ	371L	7.44	7.44	0	VMD USA LP	Westwood Professional Services, Inc.

Platting Summary**Houston Planning Commission****PC Date: April 04, 2024**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Developer	Customer
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots		Applicant's Company
114	Wild Horse Sec 1	2024-0525	C3P	Montgomery	ETJ	252Q	58.62	6.35	228	DR Horton	Vogler & Spencer Engineering, Inc.
115	Wisembaker Reeveston	2024-0590	C2R	Harris	ETJ	373Y	11.49	11.49	0	Wisembaker Builder Services	Gruller Surveying

E-Special Exceptions

None

F-Reconsideration of Requirements

116	Paloma Water Plant Site (DEF1)	2024-0507	C2R	Harris	ETJ	323F	1.18	1.18	0	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
-----	--------------------------------	-----------	-----	--------	-----	------	------	------	---	-------------------------------------	----------------

G-Extensions of Approval

117	Bridgeland Prairieland Village Sec 34	2023-0737	EOA	Harris	ETJ	365J	10.46	2.65	46	Bridgeland Development , LP	McKim & Creed, Inc.
118	Elyson Sec 55	2023-0858	EOA	Harris	ETJ	404Q	22.70	1.68	84	Brookfield Development	Meta Planning + Design LLC
119	Flatrock Kuykendahl	2023-0746	EOA	Harris	ETJ	290K	40.62	39.40	0	Flatrock Companies, LLC	Windrose
120	High Tech Machine	2023-0936	EOA	Harris	ETJ	408U	5.00	5.00	0	GMB REAL PROPERTY HOLDING, LLC	Atkinson Engineers
121	Kelly Estates	2023-0984	EOA	Montgomery	ETJ	296Q	28.04	23.67	0	RPEP Kelly Estates, LLP	Civil-Surv Land Surveying, L.C.
122	Lofts on West 12th	2023-0846	EOA	Harris	City	452W	5.49	5.49	0	PLAYERS I, LTD., A TEXAS LIMITED PARTNERSHIP &	Civil-Surv Land Surveying, L.C.
123	Parker Hobby	2023-0763	EOA	Harris	City	493A	0.85	0.85	0	Lot 14 &15 Purchase Company,L.L.C.	M2L Associates, Inc.
124	Retail at Telge	2023-0663	EOA	Harris	ETJ	327H	1.00	1.00	0	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
125	Ruth Street Estates	2023-0708	EOA	Harris	City	493X	0.24	0.00	6	202 N Sampson LLC	RP & Associates
126	Spring Homes	2023-1059	EOA	Harris	ETJ	291Z	3.27	0.90	20	Spring Homes, Inc.	REAL Designs
127	Zone Ventures LLC	2023-1062	EOA	Harris	ETJ	331H	2.29	2.29	0	Zone Ventures LLC	Hovis Surveying Company Inc.

H-Name Changes

128	Grand Mason Crossing GP (prev. Crossing at Grand Mason GP)	2023-2247	NC	Harris	ETJ	405Z	217.60	0.00	0	Woodmere Development Co	R.G. Miller Engineers
-----	--	-----------	----	--------	-----	------	--------	------	---	-------------------------	-----------------------

Platting Summary**Houston Planning Commission****PC Date: April 04, 2024**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
129	Grand Mason Crossing Sec 1 (prev. Crossing at Grand Mason Sec 1)	2023-2248	NC	Harris	ETJ	405Z	34.80	17.84	83	Woodmere Development Co	R.G. Miller Engineers
130	Grand Mason Crossing Sec 2 (prev. Crossing at Grand Mason Sec 2)	2023-2249	NC	Harris	ETJ	405Z	23.31	9.21	60	Woodmere Development Co	R.G. Miller Engineers
131	Residences at the Fairmont (prev. Residence at the Fairmont)	2024-0349	NC	Harris	City	452A	5.05	5.05	0	Atkinson Engineers	Atkinson Engineers

I-Certification of Compliance

132	26348 Peach Creek Drive	24-1733	COC	Montgomery	ETJ	257M				Gilberto Rangel	Wendy Cowser/ Septic Pro Services LLC
133	25665 Peach Creek Drive	24-1734	COC	Montgomery	ETJ	257M				Angelica Ortiz	Angelica Ortiz
134	26672 Spanish Oaks Drive	24-1735	COC	Montgomery	ETJ	257M				Hauvie Barillas	Hauvie Barillas
135	20020 Ravenpark Drive	24-1736	COC	Montgomery	ETJ	295Q				Carmen Cerda	Carmen Cerda
136	25997 Drowsy Pine Drive	24-1737	COC	Montgomery	ETJ	257M				Alejandro Barrientos	Luis Cerda

J-Administrative

None

K-Development Plats with Variance Requests

137	1901 Lexington Street	23096114	DPV	Harris	city	492Z				Cathryn Horan	Cathryn Horan
138	2210 Sabine Street	23091653	DPV	Ha	City	493f				Enrique Lopez	Lopez Engineered PLLC

Off-Street Parking Variance

IV.	201 Eastwood Street	24010086	PV	Harris	City	494T				Sun Collective Design Group	Luke Fry
V.	201 Roberts Street	23049914	PV	Harris	City	5457D				Beacon Land Services	Andrew Allemant

Houston Planning Commission

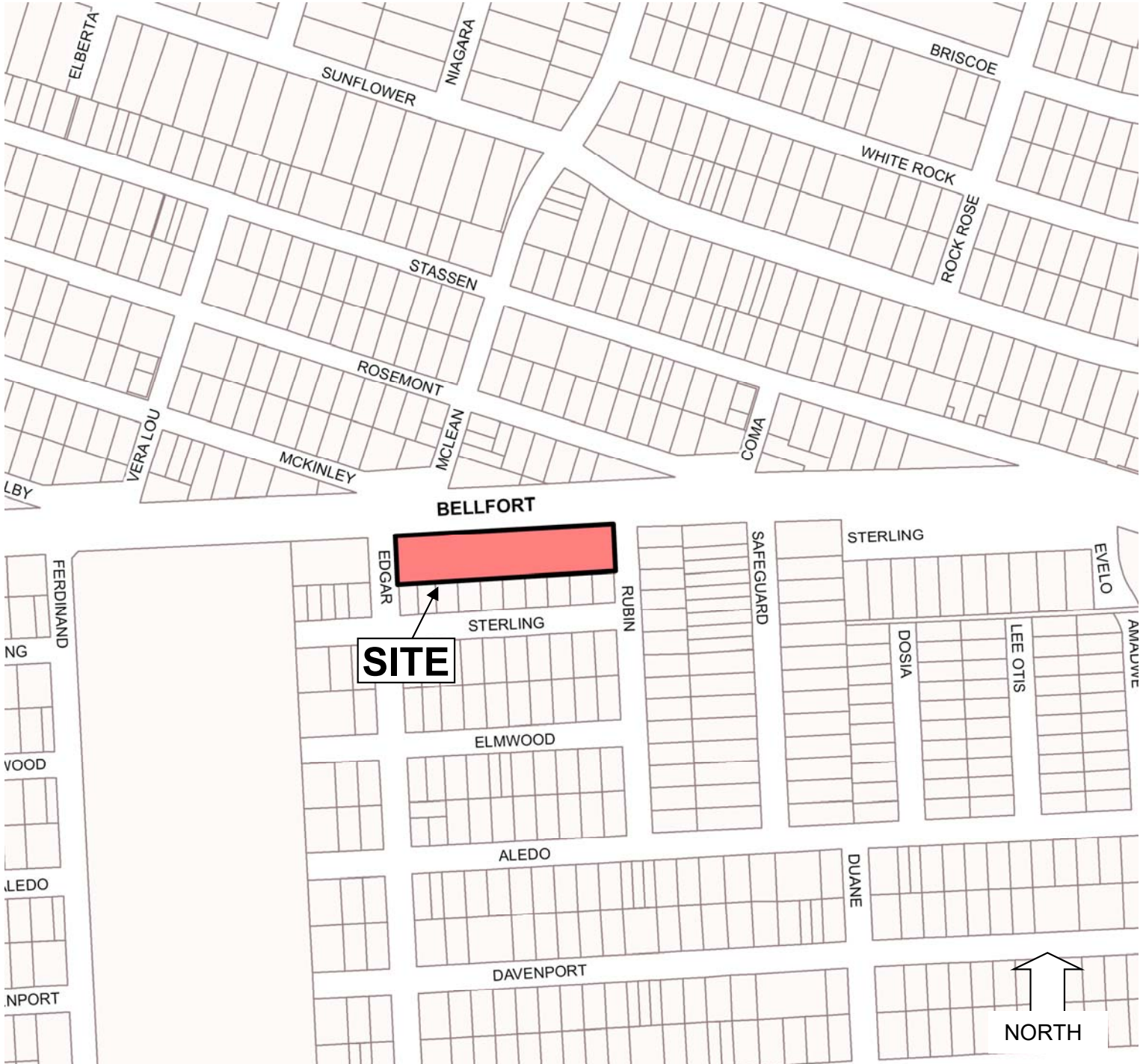
ITEM: 97

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Belfort Village

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

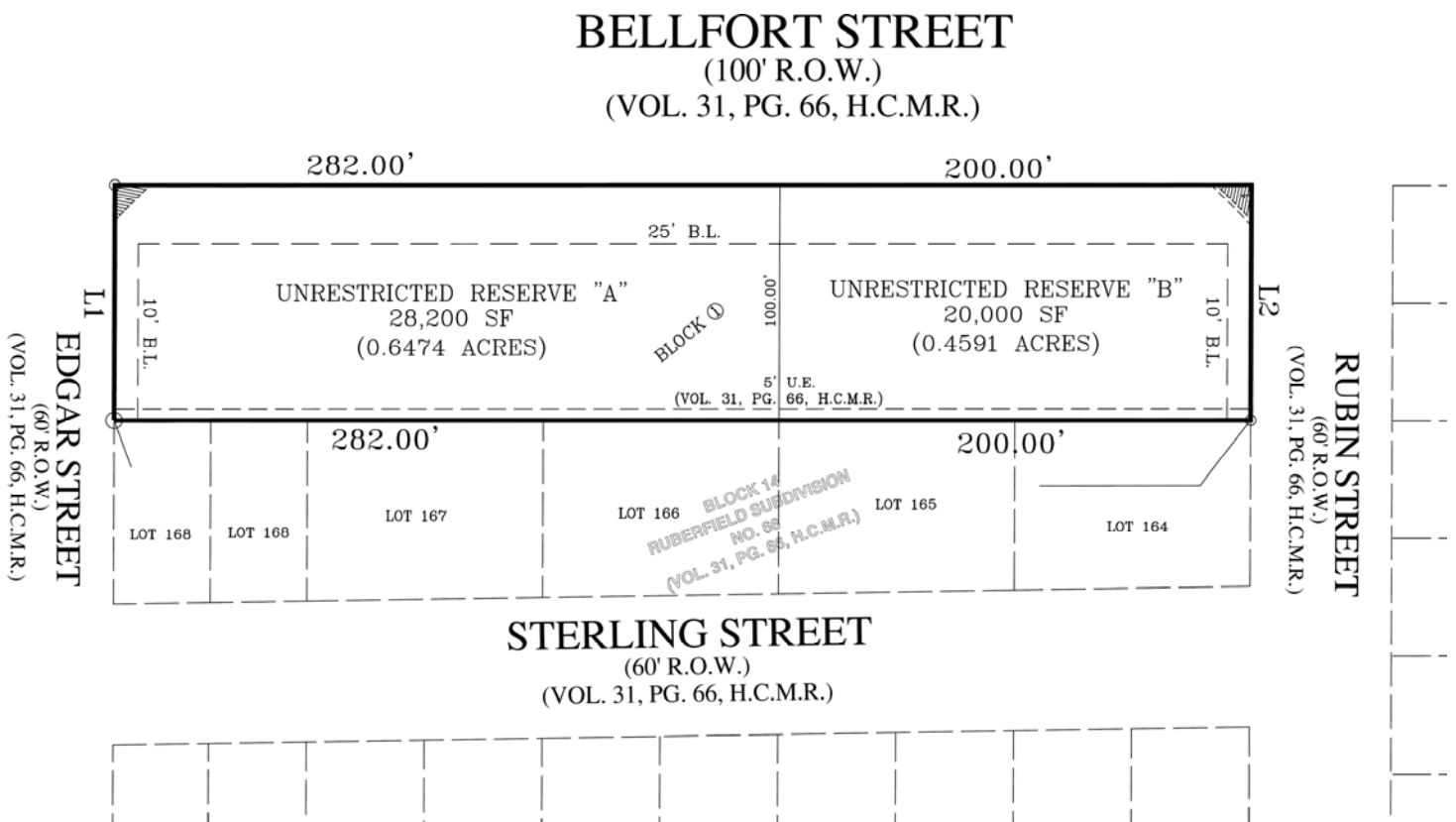
ITEM: 97

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Bellfort Village

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Bellfort Village

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

Dear Property Owner:

Reference Number: 2024-0365, Belfort Village, a partial replat of **Ruburfield Subdivision no 66**, being Lots 159, 160, 161, 162 and 163, in Block 14, as recorded in Vol 31, pg. 66 of the Harris County Map Records.

The property is located south along Belfort Street between Edgar and Rubin Streets. The purpose of the replat is to create 2 unrestricted reserves. The applicant, **Mary Villareal**, with The Interfield Group, on behalf of the developer, can be contacted at **281-235-5998**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, **Dorianne Powe Phlegm**, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 4, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Houston Planning Commission

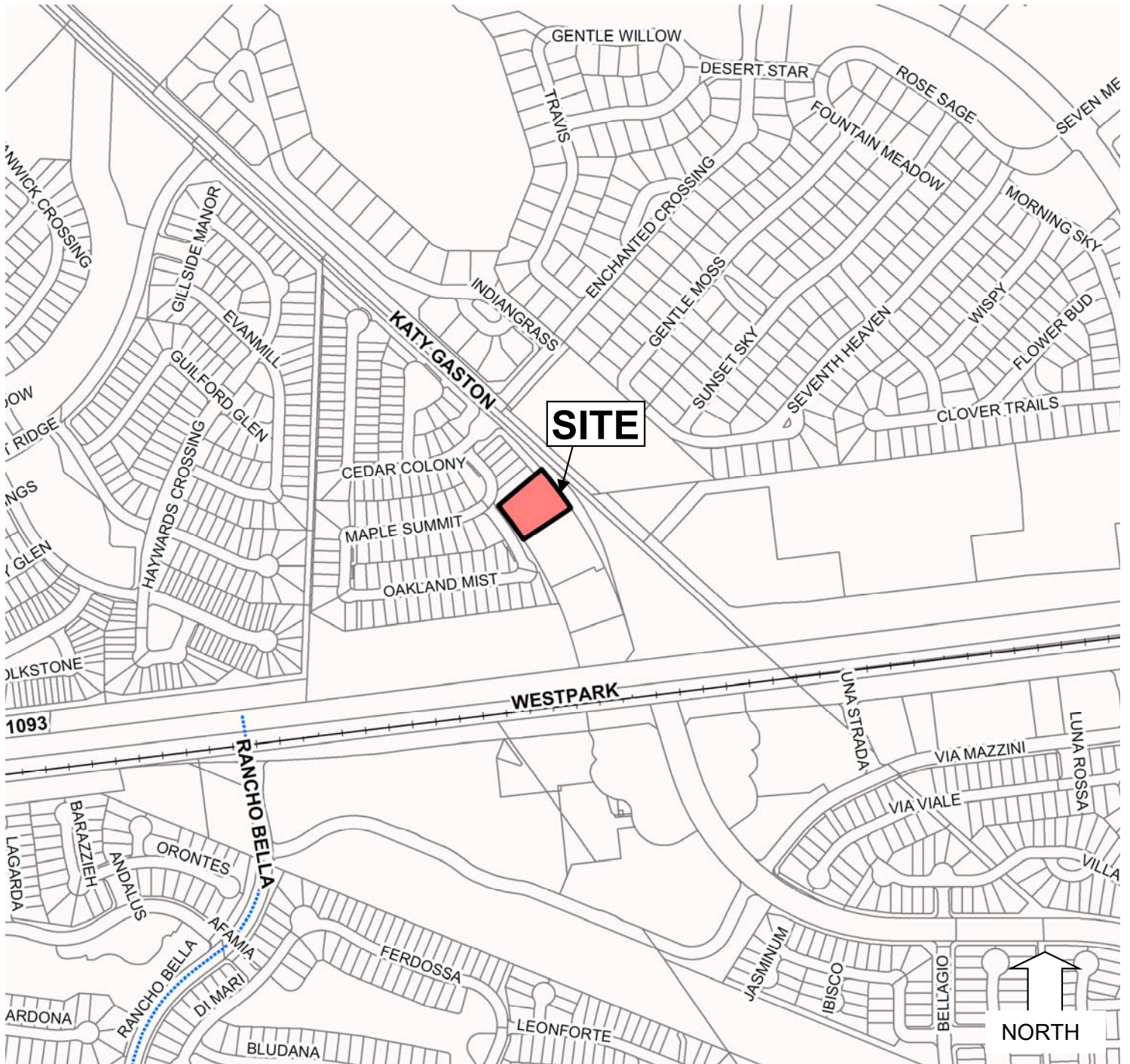
ITEM: 98

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Katy Gaston Retail Center

Applicant: RSG Engineering

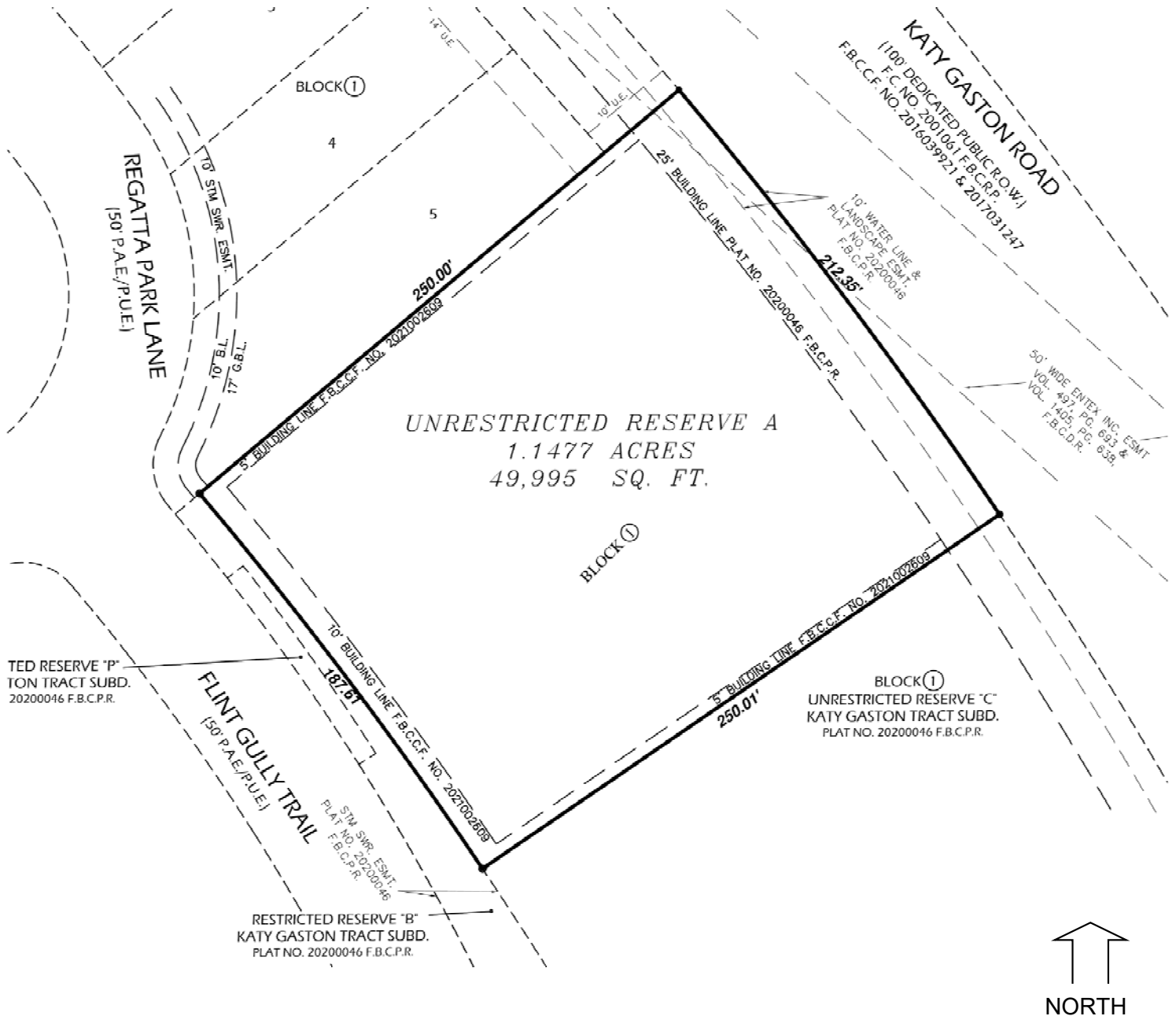


C – Public Hearings

Site Location

Subdivision Name: Katy Gaston Retail Center

Applicant: RSG Engineering



Houston Planning Commission

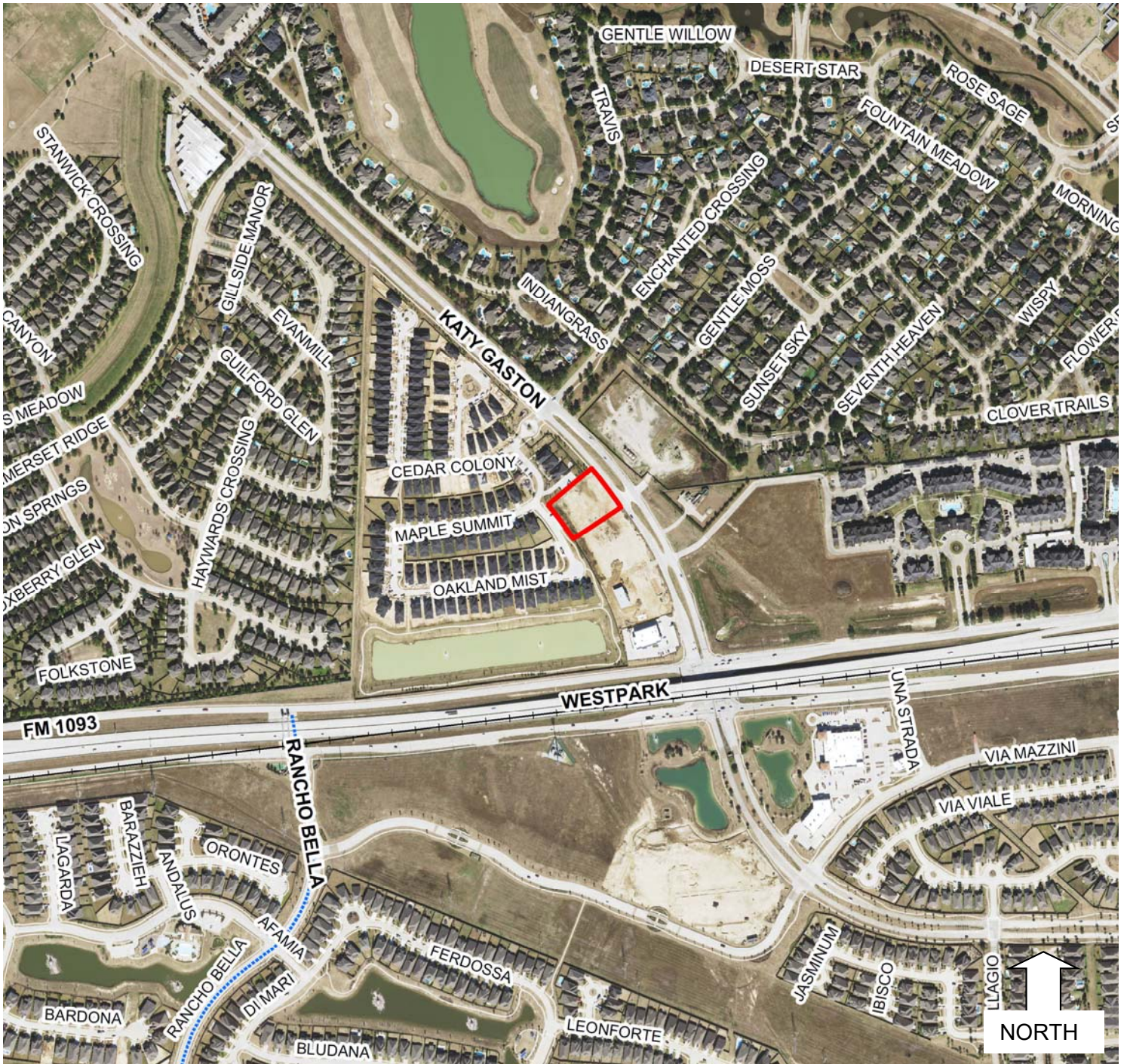
ITEM: 98

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Katy Gaston Retail Center

Applicant: RSG Engineering



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

Dear Property Owner:

Reference Number: 2023-2996, Katy Gaston Retail Center, a partial replat of **Katy Gaston Tract**, being a portion of Unrestricted Reserve C, Block 1, as recorded at Plat No. 20200046 of the Fort Bend County Plat Records.

The property is located west along Katy Gaston Road, north of FM 1093/Westpark. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Salim Obeid**, with RSG Engineering, on behalf of the developer, can be contacted at **713-783-7777**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, **Dorianne Powe Phlegm**, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 4, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

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: 99

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Lexington Place

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

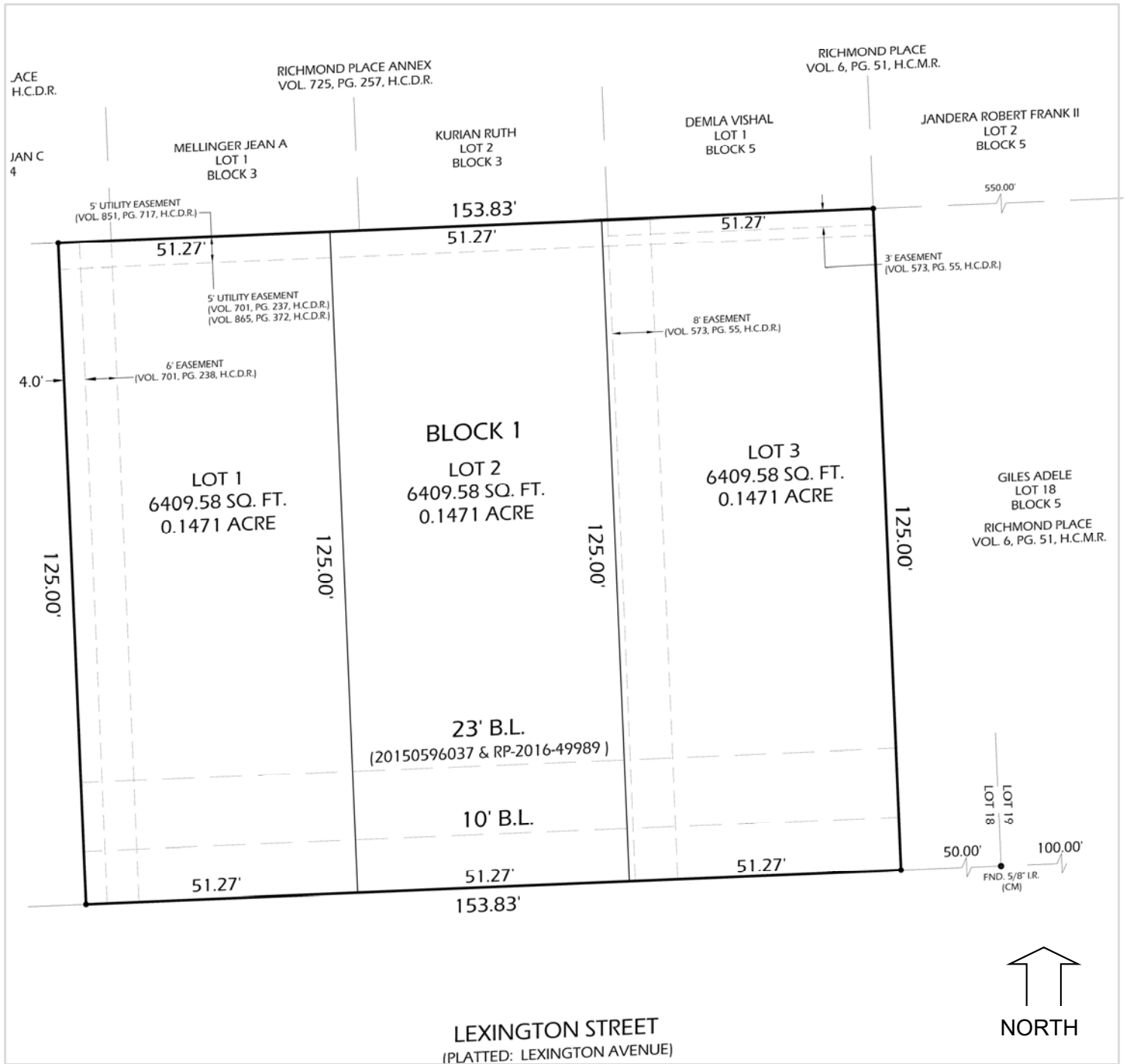
ITEM: 99

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Lexington Place

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Lexington Place

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

Dear Property Owner:

Reference Number: 2024-0368, Lexington Place, a partial replat of "**Richmond Place Annex, Albermarle Place and Richmond Place**". This proposal includes the replatting of Lots 3 and 4, in Block 3, as recorded in Vol. 725, pg 257, the east 10 ft of Lot 8, in Block F, as recorded in Vol 532, pg. 469 of the Harris County Deed Records and Lot 17, block 5 as recorded in Vol. 6, pg. 51 of the Harris County Map Records.

The property is located north along Lexington Street east of S. Shepherd Drive north of Southwest US 59 Freeway. The purpose of the replat is to create 3 single family residential lots. The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at **713-643-6333**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, Dorianne Powe Phlegm, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 4, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to**

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

check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

Planning Commission Body, Authority and Obligation

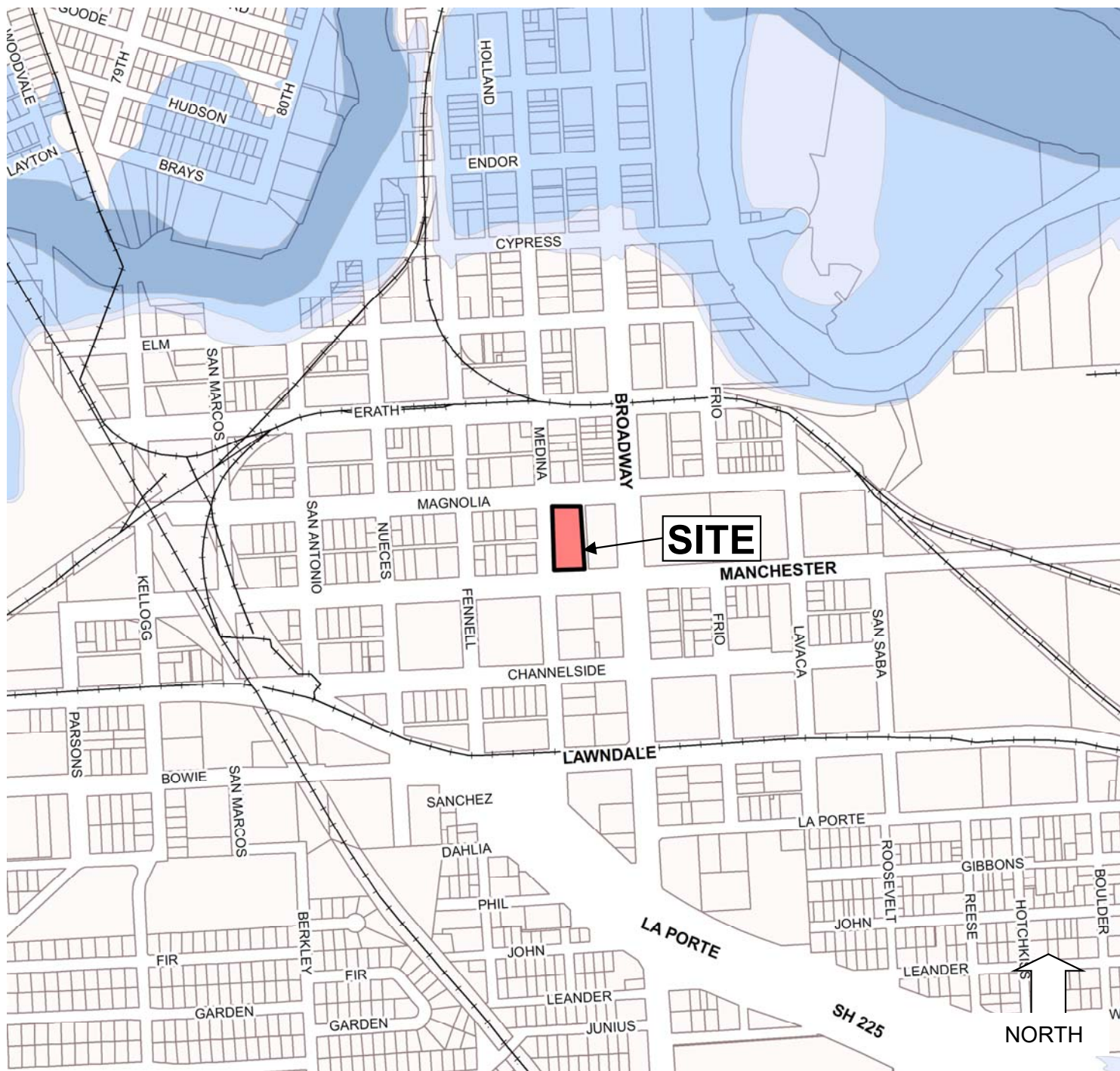
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and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

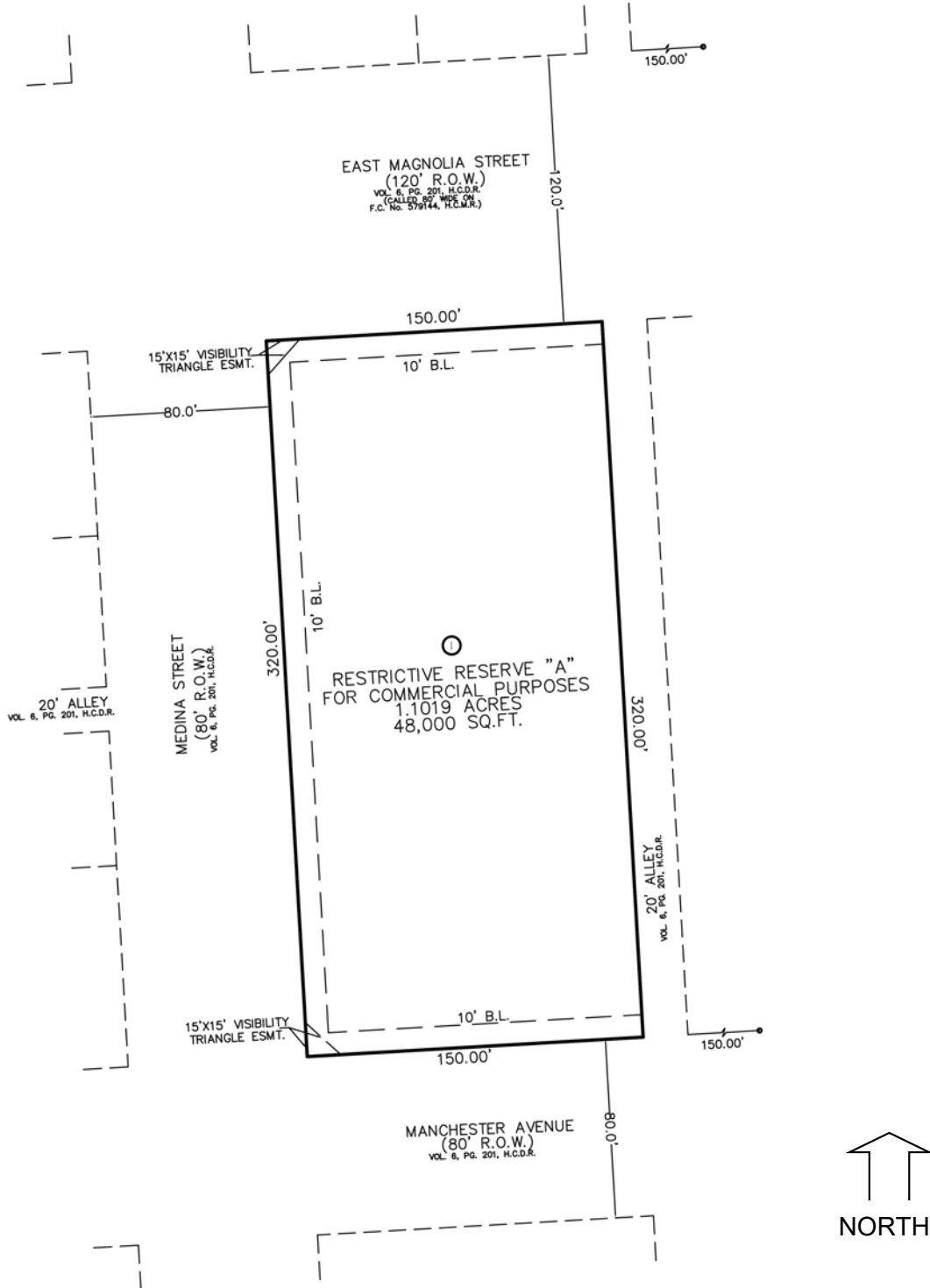
Subdivision Name: Manchester Business Park

Applicant: SEM SERVICES



Subdivision Name: Manchester Business Park

Applicant: SEM SERVICES



Subdivision Name: Manchester Business Park

Applicant: SEM SERVICES





CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

Dear Property Owner:

Reference Number: 2024-0174 Manchester Business Park, a full partial replat of **Medina Subdivision**, being Lots 1-8 of Block 1, as recorded in volume 579144 of the Harris County Map Records.

The property is located at the northeast intersection of Manchester Street Medina Street. The purpose of the replat is to create one (1) commercial reserve. The applicant, **Stephanie Rivera Lopez**, with SEM SERVICES, on behalf of the developer, can be contacted at **832-986-8208**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, Dorianne Powe Phlegm, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 4, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

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: 101

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Riverside Grove (DEF1)

Applicant: Total Surveyors, Inc.

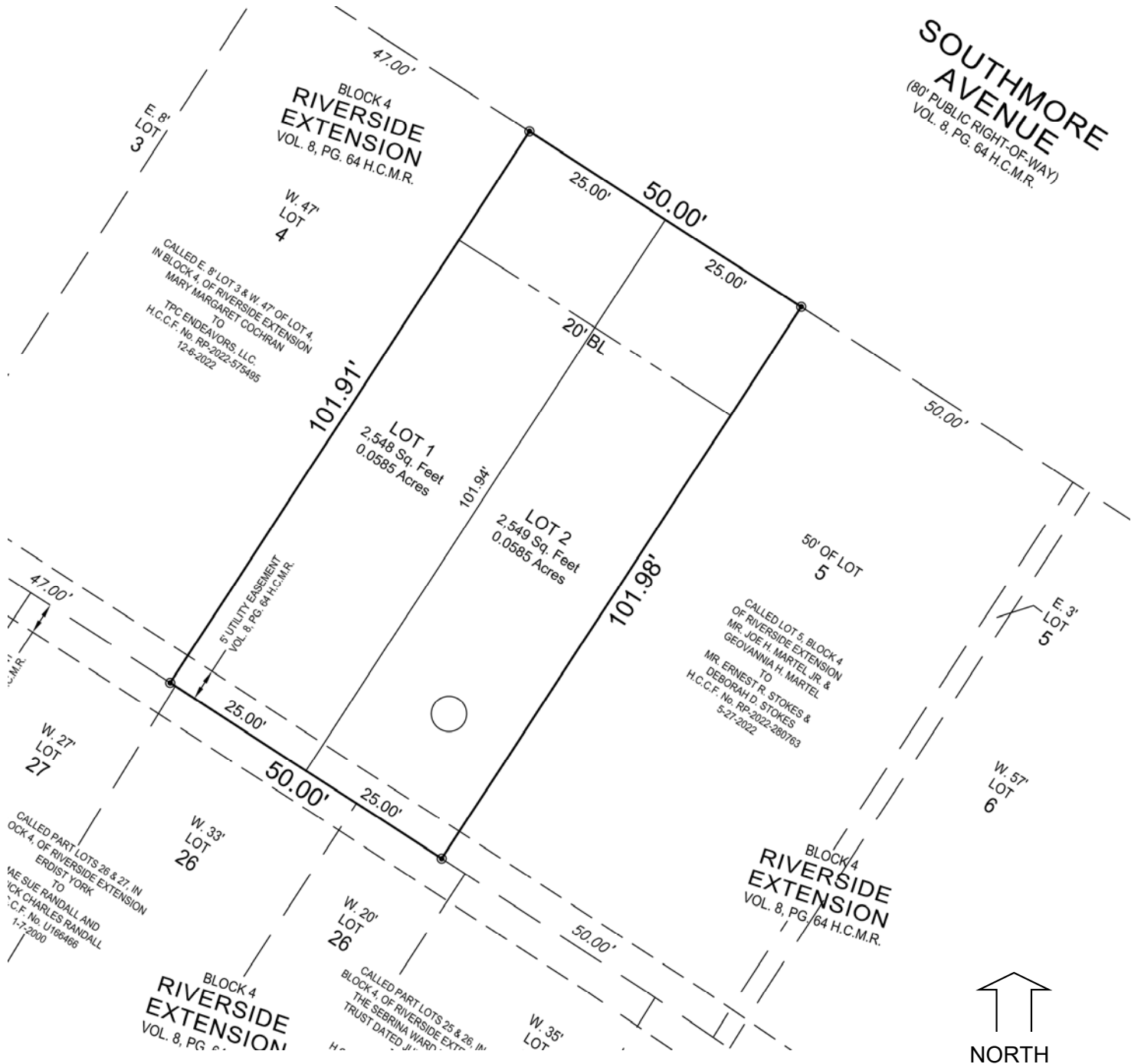


C – Public Hearings

Site Location

Subdivision Name: Riverside Grove (DEF1)

Applicant: Total Surveyors, Inc.



Houston Planning Commission

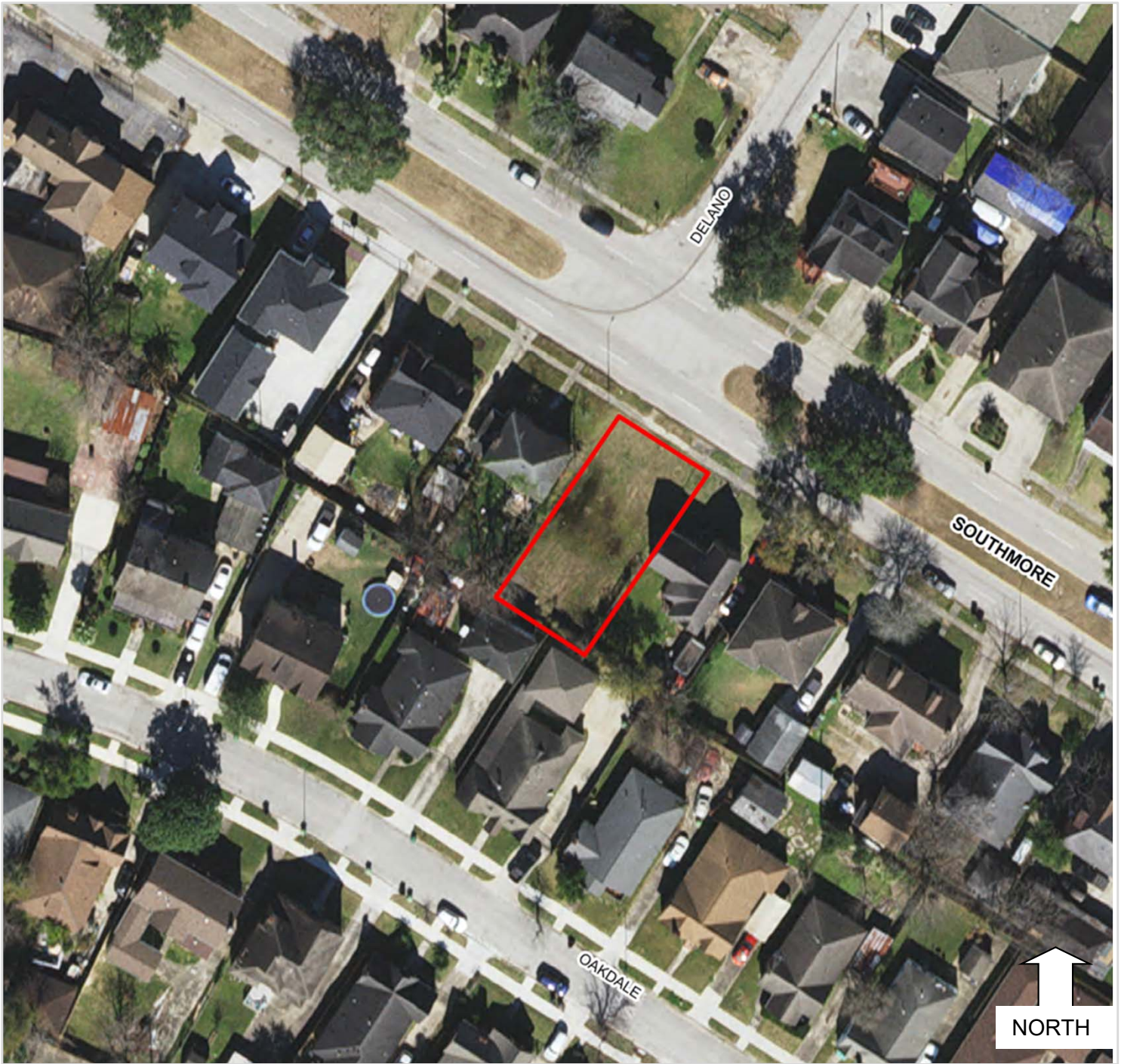
ITEM: 101

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: : Riverside Grove (DEF1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 1, 2024

Dear Property Owner:

Reference Number: 2024-0143, Riverside Grove, a partial replat of **Riverside Extension**, being a portion of lots 4 & 5 of block 4, as recorded in Volume 8, Page 64 of the Harris County Map Records.

The property is located south along Southmore Avenue and east of Live Oak Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc, on behalf of the developer, Mass Homes, can be contacted at **281-479-8719**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, Dorianne Powe Phlegm, at 832-393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

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: 102

Planning and Development Department

Meeting Date: 04/4/2024

Subdivision Name: Rosemary Gardens

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission

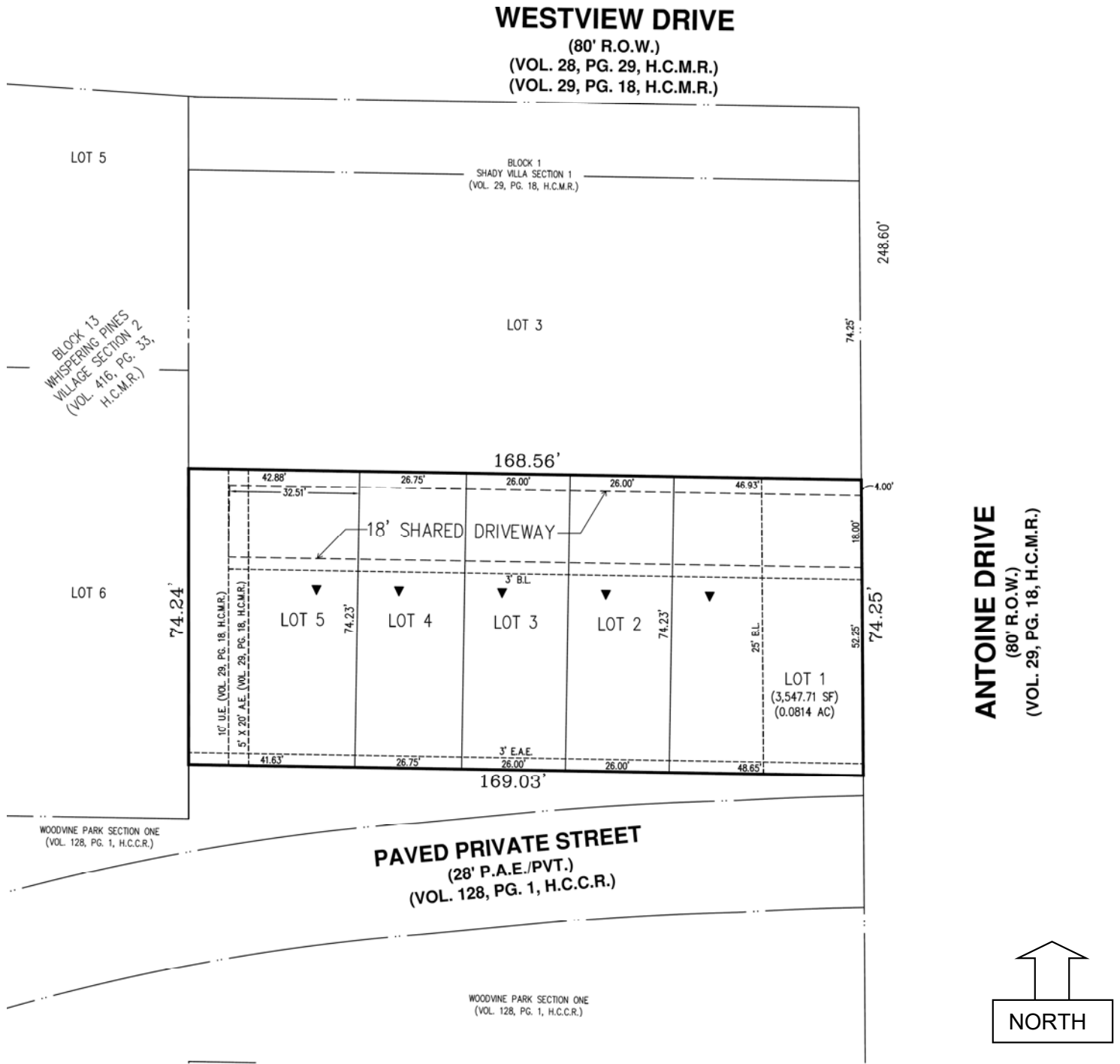
ITEM: 102

Planning and Development Department

Meeting Date: 04/4/2024

Subdivision Name: Rosemary Gardens

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

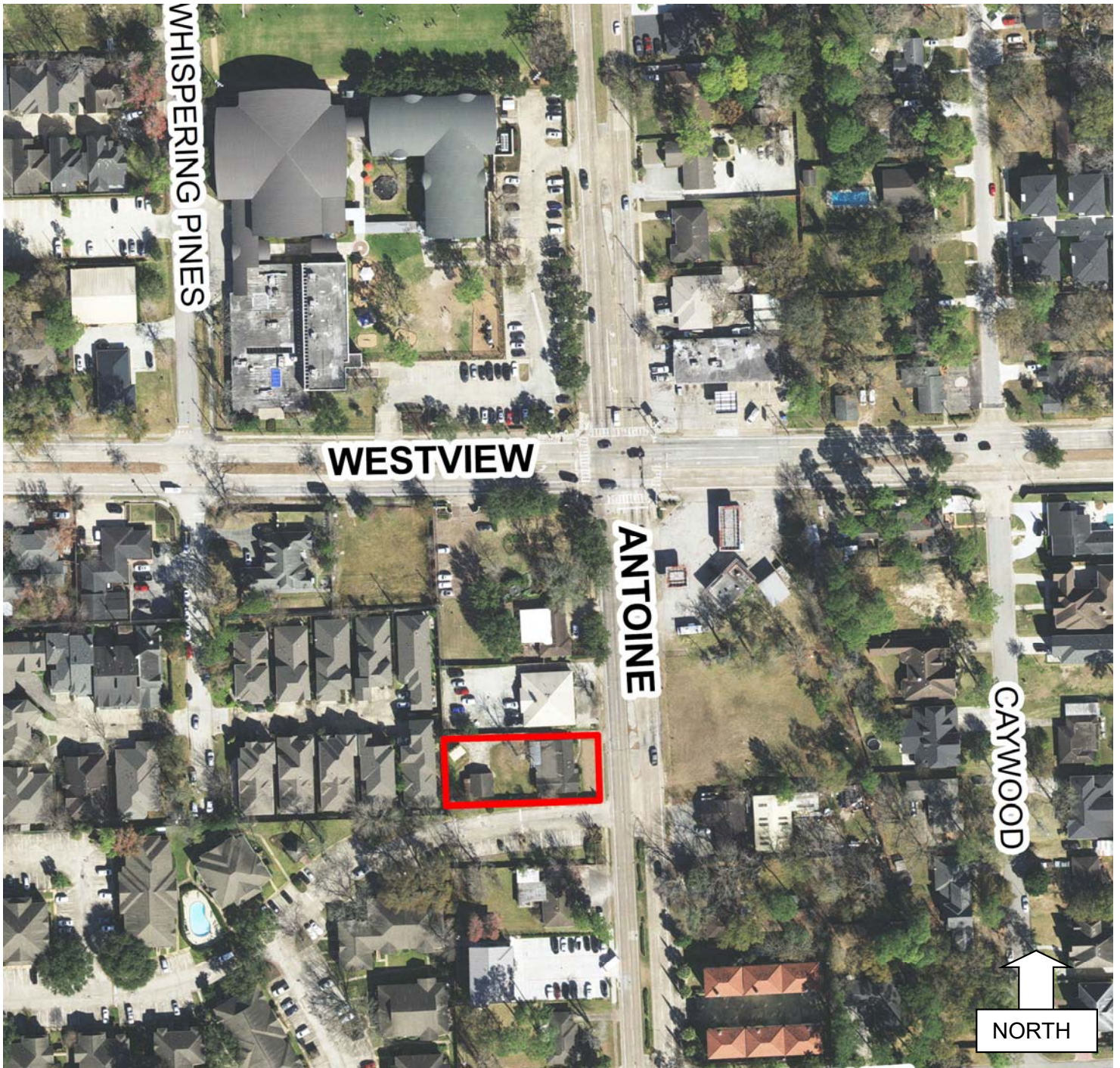
ITEM: 102

Planning and Development Department

Meeting Date: 04/4/2024

Subdivision Name: Rosemary Gardens

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

Dear Property Owner:

Reference Number: 2024-0362, Rosemary Gardens, a partial replat of **Shadyvilla Addition no 1**, being Lot 4, in Block 1, as recorded in Vol 29, pg. 18 of the Harris County Map Records.

The property is located west along Antoine Drive and south of Westview Drive. The purpose of the replat is to create 5 single family residential lots. The applicant, **Jessica Romero**, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at **832-307-0010, ext 122**.

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. If the replat meets the subdivision rules and regulations of Chapter 42, 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. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600 or call the review planner, John Cedillo, at 832-393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 4, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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

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 or sign up as speakers 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. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

- **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.
- **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.
- **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.

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: 103

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Briley Estates (DEF 2)

Applicant: RP & Associates



D – Variances

Site Location

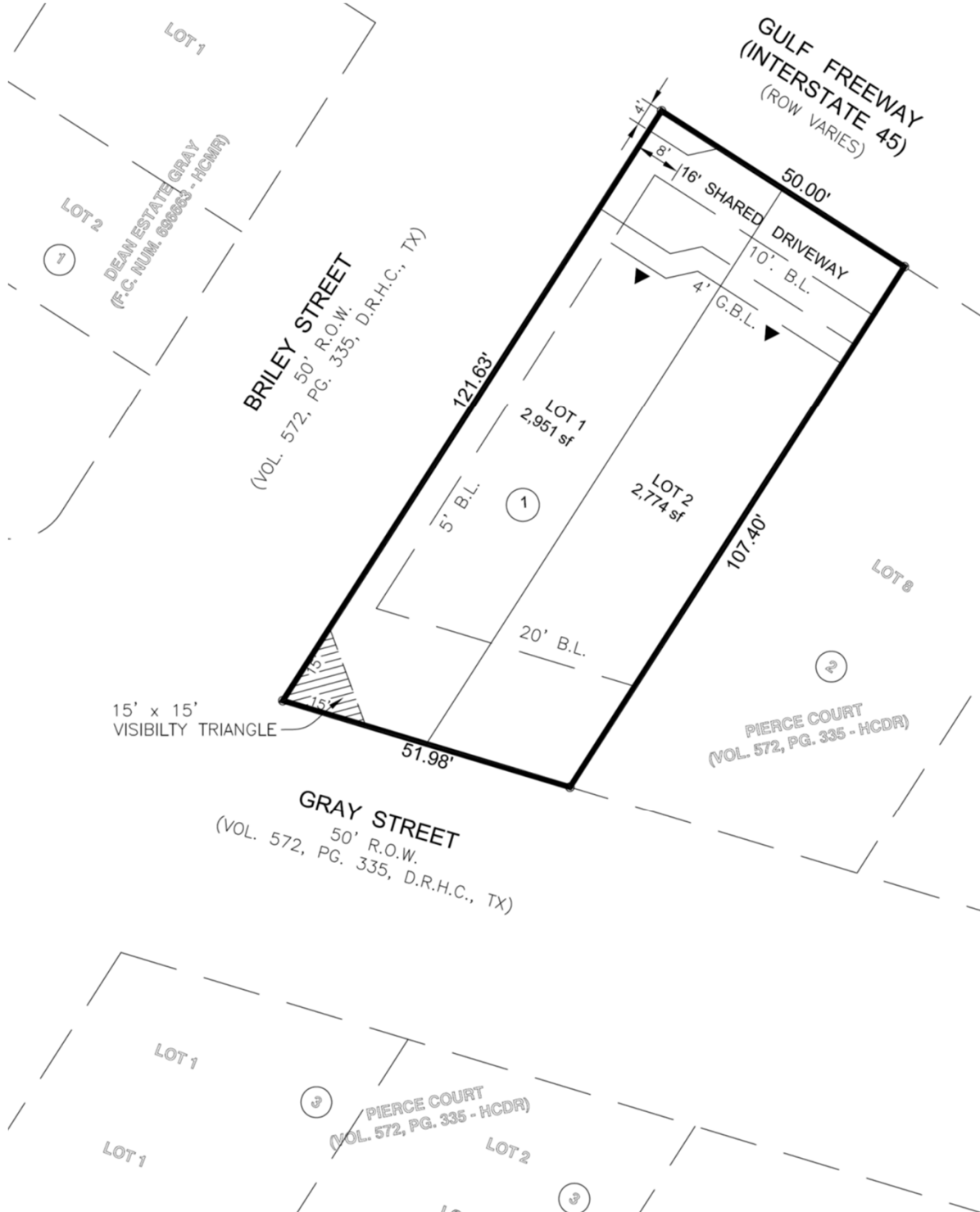
Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: **Briley Estates (DEF 2)**

Applicant: **RP & Associates**



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 04/04/2024

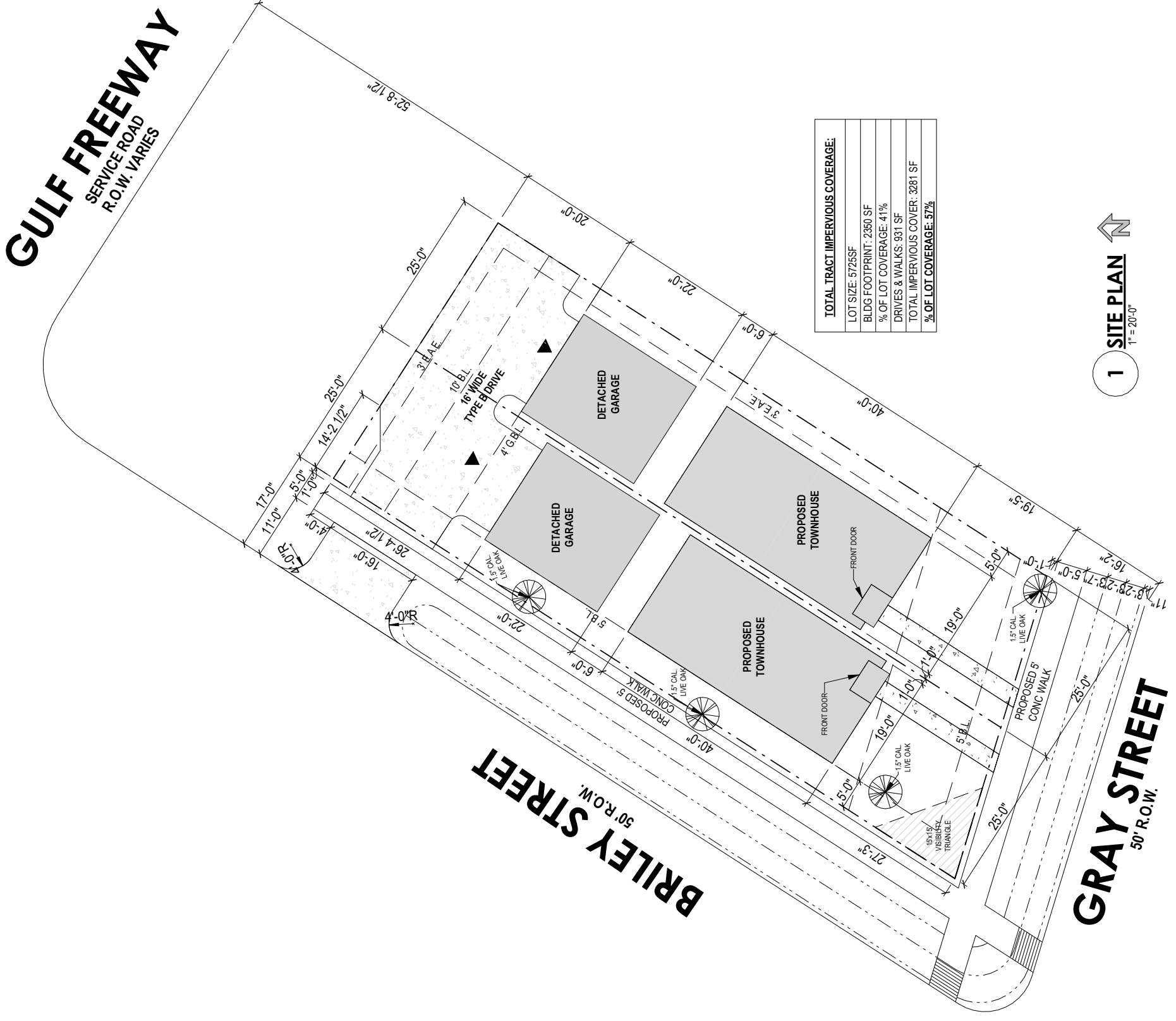
Subdivision Name: Briley Estates (DEF 2)

Applicant: RP & Associates



D – Variances

Aerial



TOTAL TRACT IMPERVIOUS COVERAGE:	
LOT SIZE:	5725SF
BLDG FOOTPRINT:	2350 SF
% OF LOT COVERAGE:	41%
DRIVES & WALKS:	931 SF
TOTAL IMPERVIOUS COVER:	3281 SF
% OF LOT COVERAGE:	57%

1 SITE PLAN
1" = 20'-0"

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.



Application Number: 2024-0107

Plat Name: Briley Estates

Applicant: RP & Associates

Date Submitted: 01/16/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought to allow a 10' BL in lieu of the required 25' BL. Chapter 42 Section: 42-150

Chapter 42 Section: 150

Chapter 42 Reference:

SECTION 42-150: MINIMUM BUILDING LINE REQUIREMENTS (MAJOR THOROUGHFARES).

Statement of Facts

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

The subject property is located in the city limits of the City of Houston. It is located near the intersection of Gray Street and Briley Streets along Gray Street. The property owner is proposing 3 (three) single-family residences. The applicant is requesting one variance, to allow a 10' BL in lieu of the required 25' BL along TxDot's surplus ROW along IH-45 south. The proposed single-family residences will complement the Third Ward Complete Community Plan to bring more housing options to this emerging super neighborhood. Strict application of the ordinance 25' BL along the northern plat boundary is an unusual physical characteristic that is affecting the property. As per the attached TxDOT ROW IH-45 Reconstruction Project, the adjacent land to the north, surplus ROW, as identified per the state will not be used for future IH-45 expansion. The wooded area will continue to act as a buffer between the residential area and the interstate. Per TxDOT's plan, a sound barrier is proposed there benefiting the existing neighborhood. The wooded buffer and proposed sound barrier will preserve the quality of life the spirit of Chapter 42 by preserving the 65' +/- from the proposed/existing paving section of IH-45 feeder road to the plat's property line. The 65' +/- distance will exceed the 25' BL requirement. As per the site plan, a total of 75' will be preserved between existing/proposed feeder road to the most northern single-family home in this replat.

(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 strip of land north of the plat boundary, owned by TxDOT, as surplus ROW is not a result of a hardship created by the applicant. This neighborhood pre-dates the ordinance requirements. The surplus ROW was platted as single-family housing prior to the taking of the land. The applicant

wishes to rebuild given the circumstances and unusual physical and historical character's of Gray Street as it developed from a residential street to major inter-state feeder road.

(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 area between IH-45 feeder road/Gray Street paving section to the northern most single-family home will be 75'+/-. Therefore, preserving wealth fare, health and safety of the property owners with a beautiful, wooded buffer and proposed sound barrier wall.

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

The grant of this variance will have no negative impact of future residents. Positively public safety, health and welfare will be preserved in exceeding the intent of Chapter 42.

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

Economic hardship is not the sole justification of the variance. The existing character and the unusual physical and historical characteristics of Gray Street as it developed from a residential street to an inter-state feeder road with surplus ROW is.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 16, 2024

NOTICE OF VARIANCE

PROJECT NAME: Briley Estates

REFERENCE NUMBER: 2024-0107



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of Gulf Freeway, east of Briley Street, and north of Gray 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.

RP & Associates, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' building line in lieu of the required 25' building line. 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, March 7, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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 or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Ross Palacios with RP & Associates at 713-416-6894. You may also contact the Planning and Development Department regarding this notice via email at geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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.
- **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 250 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: 104

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Campos at Sundown

Applicant: Carranza Outsource Drafting

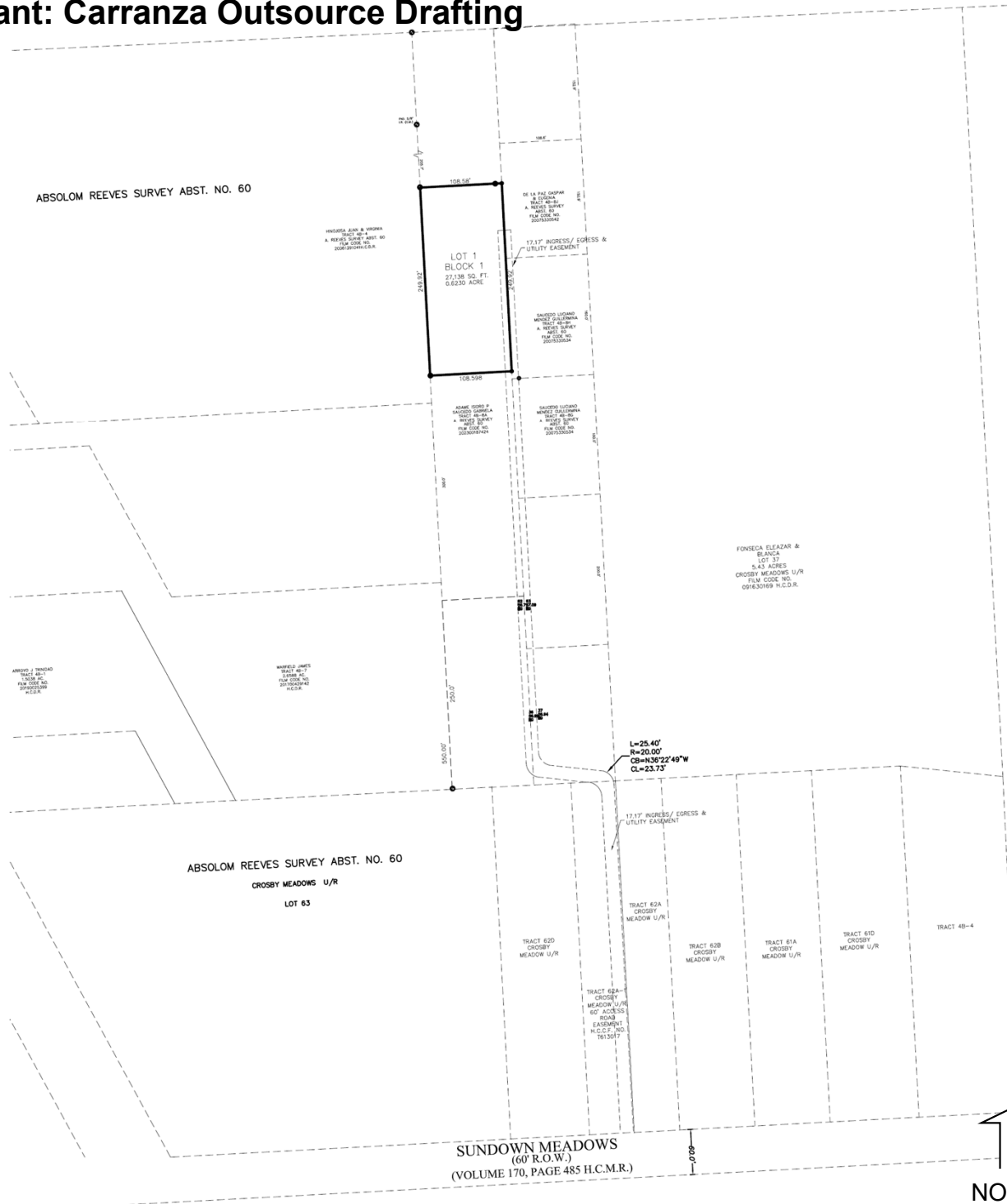


D – Variances

Site Location

Subdivision Name: Campos at Sundown

Applicant: Carranza Outsource Drafting



Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 04/04/2024

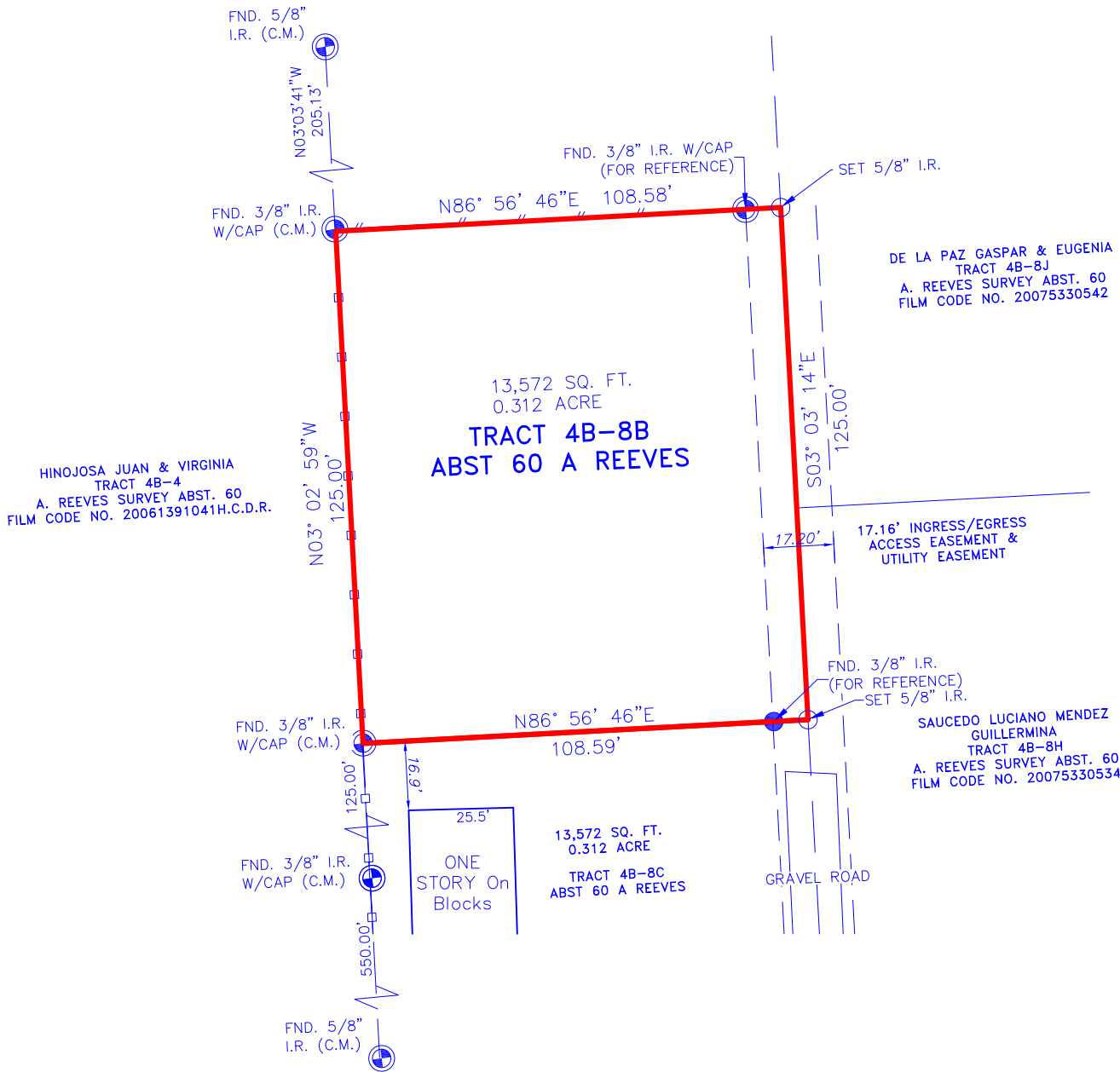
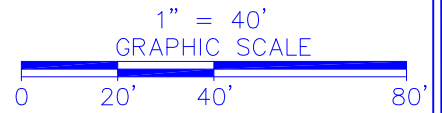
Subdivision Name: Campos at Sundown

Applicant: Carranza Outsource Drafting



D – Variances

Aerial



SURVEY OF

BEING A 0.312 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 5.0164 ACRE TRACT OF LAND SITUATED IN THE ABSOLOM REEVES SURVEY, ABSTRACT NO. 60, HARRIS COUNTY, TEXAS, AS SAID CALLED 5.0164 ACRE TRACT IN H.C.C.F. NO. T613017, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS AND DESCRIBED IN METES AND BOUNDS AND FILM CODE NO. 20140449176.

SAUCEDO LUCIANO MENDEZ GUILLERMINA
TRACT 4B-8G
A. REEVES SURVEY
ABST. 60
FILM CODE NO.
20075330534

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

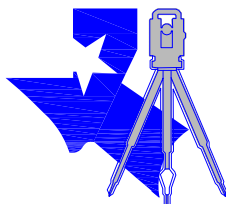
BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY

LEGEND	
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	CONTROL MONUMENTS
M.R.H.C.C. MAP RECORDS HARRIS COUNTY CLERK	
R.P.R.H.C.T. REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS	
	WIRED FENCE
	WOODEN FENCE
	SETBACK LINE
	EASEMENT LINE
	PROPERTY LINE
	ADJOINER LINE

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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

03/08/2024



David L. Bowden TX. R.P.L.S. No. 4864
Bowden Survey
PROFESSIONAL ENGINEERING SERVICES
12000 Westheimer, STE. 106
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP No. 48201C PANEL: 0530 L DATED: 06/18/2007

This information is based on graphic plotting only. We do not assume responsibility for exact determination.

FLOOD INFORMATION

JOB NO. LC24-0009
GF NO.: N/A
Title Co.: N/A
FOR: MANUEL CAMPOS
ADDRESS: 503 SUNDOWN MEADOWS CROSBY, TEXAS 77532



Application Number: 2024-0463
Plat Name: Campos at Sundown
Applicant: Carranza Outsource Drafting
Date Submitted: 03/10/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To take access via an access easement in lieu of public street frontage.

Chapter 42 Section: 42-188

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

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 Owner of the property is landlocked and doesn't have access to the nearest rightof- way (Sundown Meadows) The subdivision is unrecorded. Per the CPL and a previously performed survey there is an existing 8.58' ingress/egress & utility easement on each side of the east boundary line of subject property. There is also a 60' foot access easement owned by the Shore Company that we would like to utilize being Tract 62a-1 and add an access easement connecting to the ingress/egress easement.

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

N/A

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

The Owner has owned the land since 2014 and there is no recorded plat map for this area. The original tract is 5.0164 acres with the 60' access easement but has since been split amongst family members excluding my client, Manuel Campos. The subject tract is landlocked as are the adjoining tracts.

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

The owner is seeking to properly record his piece of land and access easement by replat and City of Houston recordation.

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

The purpose of the variance is to follow Harris County and City of Houston guidelines to create a recorded tract and new tract.

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

The owner is seeking to recognize & record the existing access easement to allow access to his property.

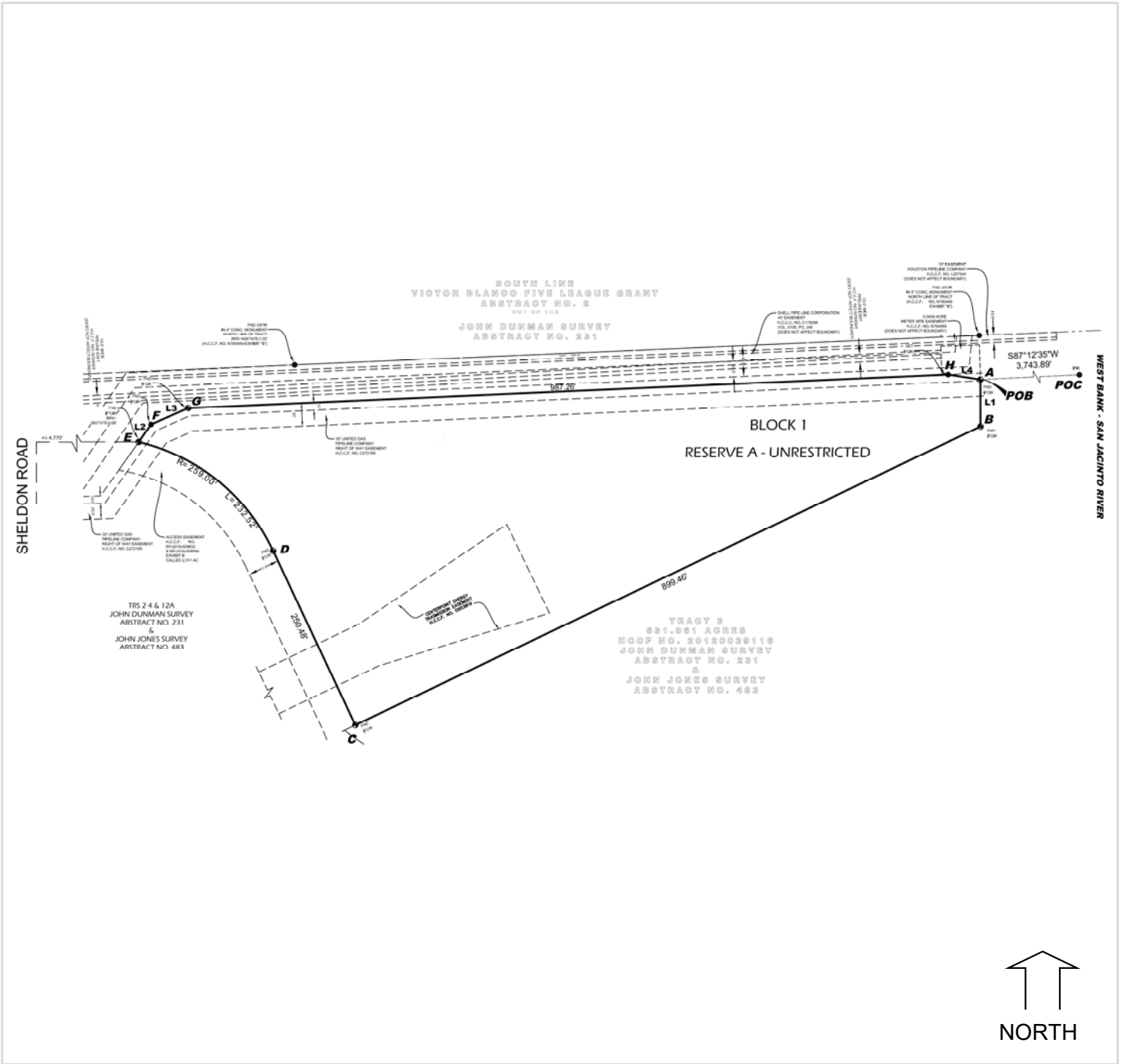
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Chamon Power Sec 1

Applicant: SEM SERVICES



D – Variances

Site Location

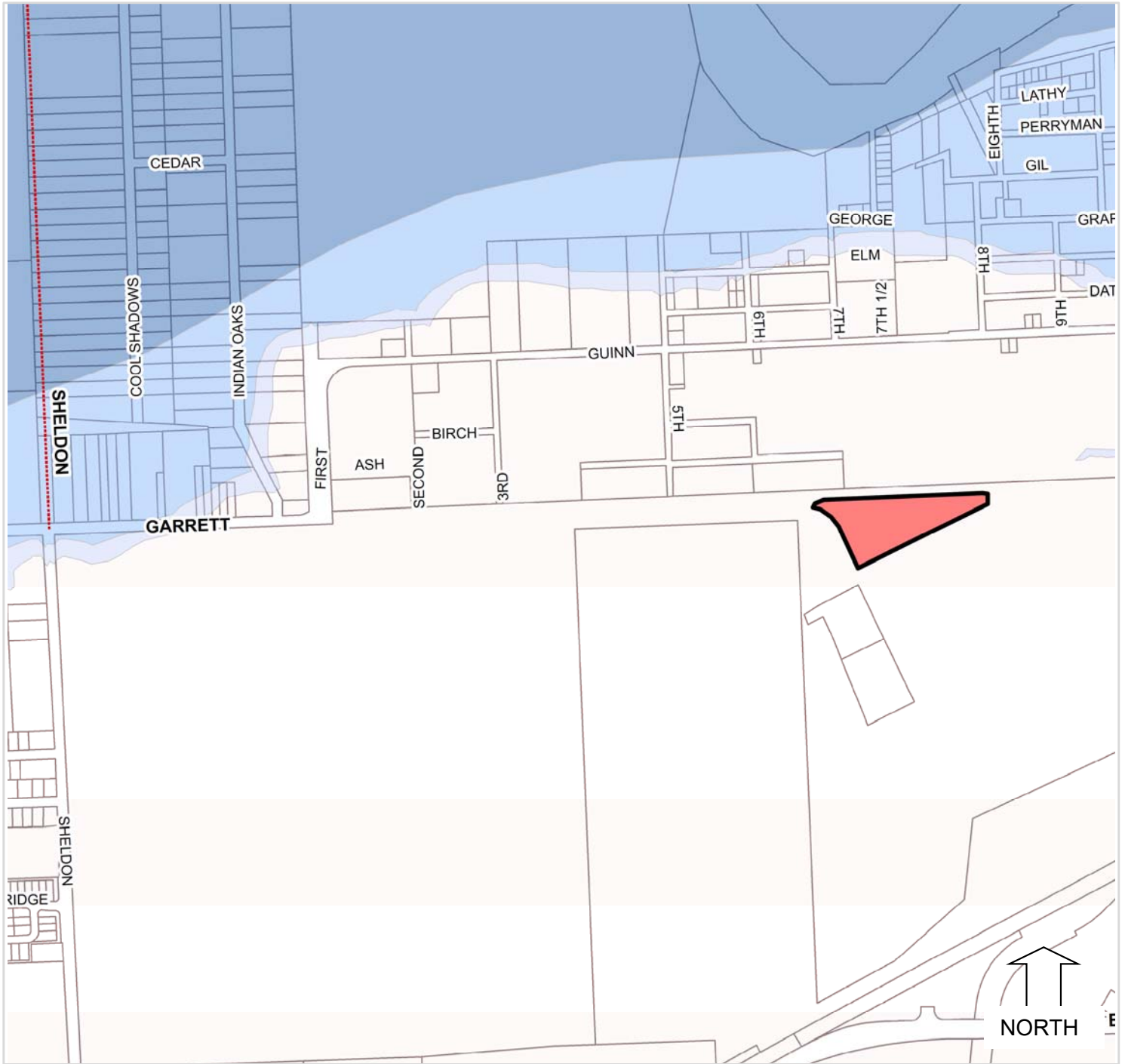
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Chamon Power Sec 1

Applicant: SEM SERVICES



D – Variances

Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Chamon Power Sec 1

Applicant: SEM SERVICES



D – Variances

Aerial

FLOOD PLAIN INFO:

THIS PROPERTY APPEARS TO BE OUT OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0540L
 DATED: 06/18/2007
 ZONE: X₁

(BASED ONLY ON VISUAL EXAMINATION OF MAPS)
 THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.

SOUTH LINE
 VICTOR BLANGO FIVE LEAGUE GRANT
 ABSTRACT NO. 2
 OUT OF THE
 JOHN DUNMAN SURVEY
 ABSTRACT NO. 231

JOHN DUNMAN SURVEY
 ABSTRACT NO. 231

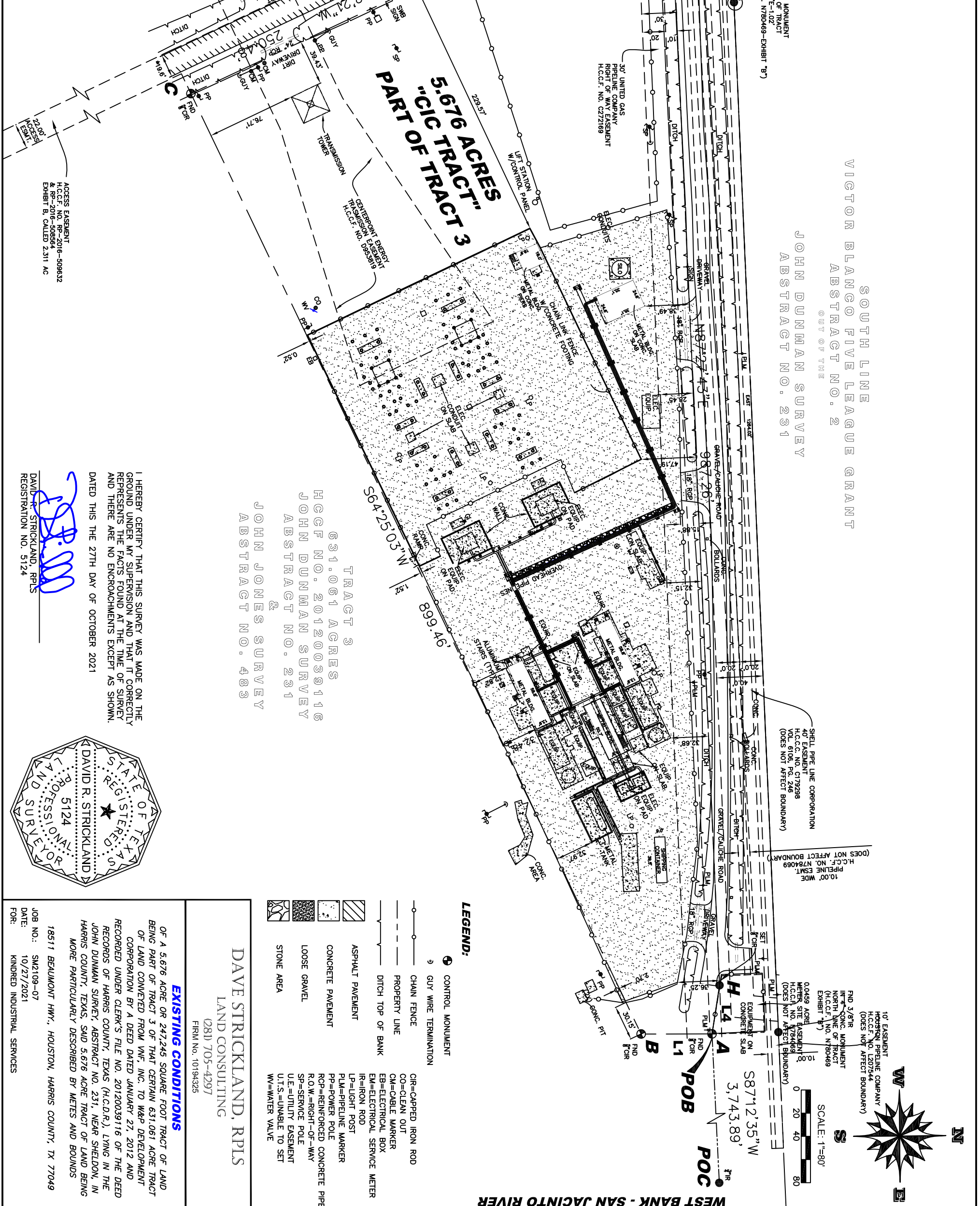
PROPERTY BOUNDARY STATE PLANE COORDINATES:

KEY	NORTHING	EASTING
"A"	13889393.41	3201062.15
"B"	13889332.26	3201062.22
"C"	13888943.86	3200250.94
"D"	13889170.49	3200144.27
"E"	13889312.19	3199969.76
"F"	13889335.01	3199985.82
"G"	13889356.20	3200033.92
"H"	13889399.91	3201020.22

LINE TABLE:

KEY	BEARING	DISTANCE
"L1"	S00°03'48"E	61.15'
"L2"	N35°08'43"E	27.91'
"L3"	N66°13'43"E	52.56'
"L4"	S81°11'29"E	42.43'

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER (CPL) FOR PLATTING PURPOSES ISSUED BY TEXAS AMERICAN TITLE COMPANY, OF FILE NO. 2791021-10163, DATED 10-2-2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - ALL ABSTRACTING PERFORMED BY TITLE COMPANY



TRACT 3
 631.061 ACRES
 HGGF NO. 20120039116
 JOHN DUNMAN SURVEY
 ABSTRACT NO. 231
 &
 JOHN JONES SURVEY
 ABSTRACT NO. 483

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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.
 DATED THIS 27TH DAY OF OCTOBER 2021

DAVID R. STRICKLAND, RPLS
 REGISTRATION NO. 5124



LEGEND:

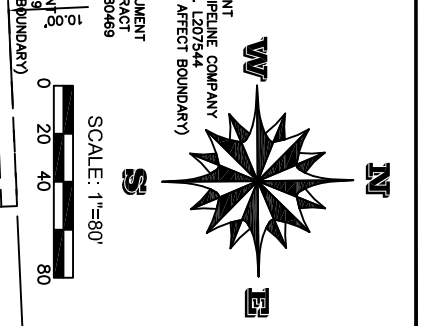
	CONTROL MONUMENT
	GUY WIRE TERMINATION
	CHAIN FENCE
	PROPERTY LINE
	DITCH TOP OF BANK
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LOOSE GRAVEL
	STONE AREA

DAVE STRICKLAND, RPLS
 LAND CONSULTING
 (281) 705-4297
 FIRM No. 10194325

EXISTING CONDITIONS

OF A 5.676 ACRE OR 247,245 SQUARE FOOT TRACT OF LAND BEING PART OF TRACT 3 OF THAT CERTAIN 631.061 ACRE TRACT OF LAND CONVERTED FROM WVF, INC. TO W&P DEVELOPMENT CORPORATION BY A DEED DATED JANUARY 27, 2012 AND RECORDED UNDER CLERK'S FILE NO. 20120039116 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (H.C.D.R.), LYING IN THE JOHN DUNMAN SURVEY, ABSTRACT NO. 231, NEAR SHELTON, IN HARRIS COUNTY, TEXAS, SAID 5.676 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

18511 BEAUMONT HWY., HOUSTON, HARRIS COUNTY, TX 77049
 JOB NO.: SM2109-07
 DATE: 10/27/2021
 FOR: KINDRED INDUSTRIAL SERVICES





Application Number: 2024-0587

Plat Name: Chamon Power Sec 1

Applicant: SEM SERVICES

Date Submitted: 03/25/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an unrestricted reserve to have access via an access easement instead of a public R.O.W.

Chapter 42 Section: 190

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in east Harris County, in Houston's ETJ near Garrett Road and the San Jacinto River. The applicant is requested one variance. 1. To allow an unrestricted reserve to have access via an access easement instead of a public R.O.W. The subject tract is being proposed to be an unrestricted reserve. The proposed reserve is a substation for a power plant that has been existing on site for more than 20+ years, prior to the current ordinance Chapter 42. The overall area is underdeveloped due to the existing power plant and industrial use of the area surrounding Chamon Power GP. The area is surrounded by railroad tracks, detention ponds and the San Jacinto River. The subject site has been in the same configuration and has been using access easements since 1987. The reason this property is coming to plat, is because the proposed substation is pulling permits at Harris County Engineering Department and staff requested a plat to comply with current regulations. The unplatted property is part of the proposed Chamon Power GP, which is being considered along this plat. This unrestricted reserve site has been in the same configuration and access easement to the current Garrett Road ending at 1st Street has been its only sole access since 1987. Applicant is requesting for this access to remain as extending Garrett Road will not improve traffic circulation this substation with little to no traffic. The surrounding platted property to the north is not developed and in part owned by the Chamon Power GP owner. Based on the existing character of the neighborhood, we request the Planning Commission to allow this unrestricted reserve to have access via an access easement as no change in land use is occurring nor major expansion'. The imposition of the rules within Chapter 42 of an unrestricted reserve required Garrett Road to be extended as a public street near an industrial facility going against

sound public policy of public safety. This unrestricted reserve is part of the unplatted property along rural Harris County ETJ, which has been continuously working for 40+ years in its current configuration prior to Chapter 42. No major additions are occurring with this new permitting therefore a new road extension is not granted with little to no development expansion.

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

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

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

The intent and general purposes of this chapter will be preserved and maintained. Proposed development of substation has had access to Garrett Road via an existing access easement. The access easement will provide public ROW access from the reserve to the public street network.

(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. All adjacent land has proper frontage as required by the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required by the ordinance.

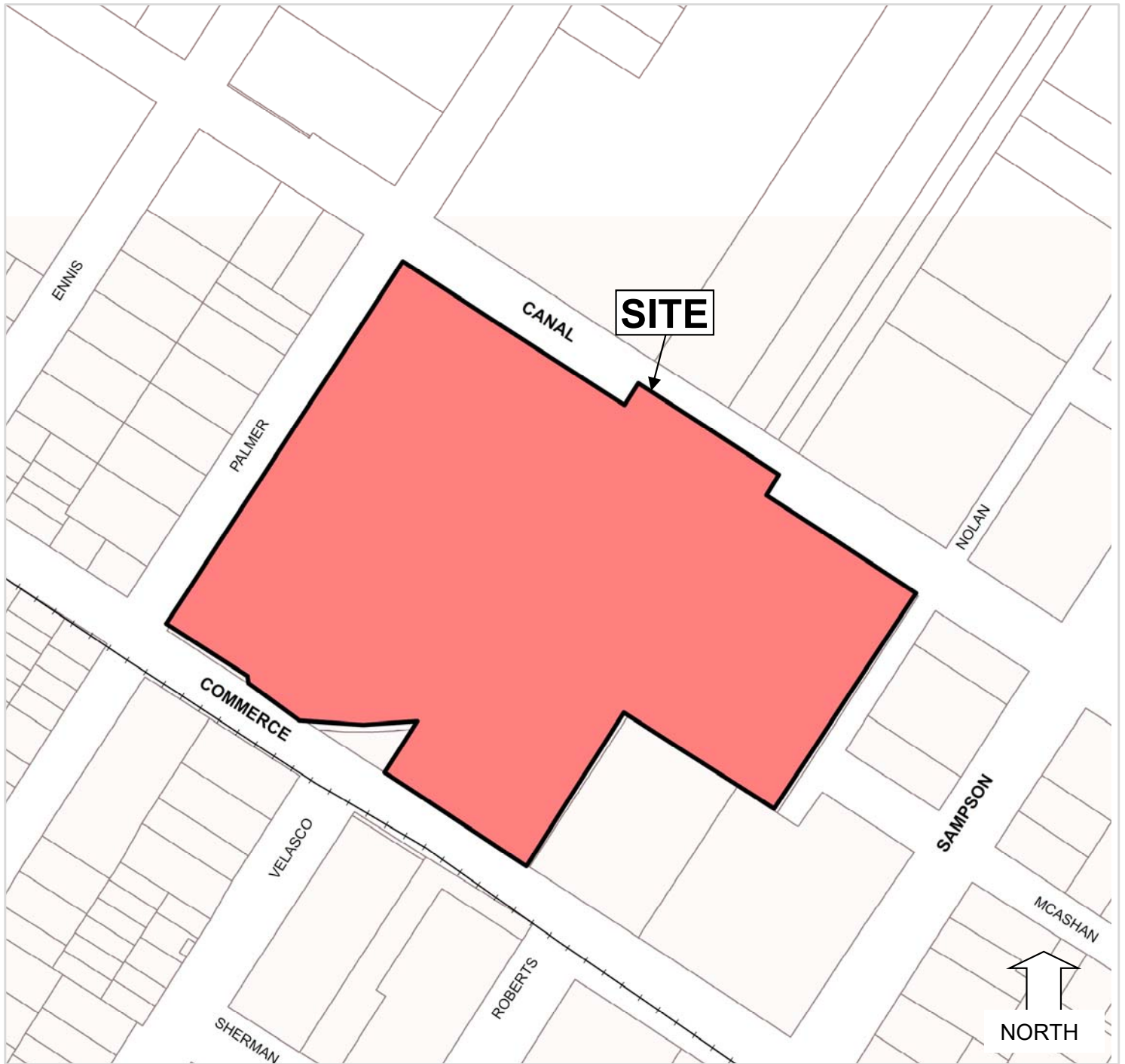
Houston Planning Commission **ITEM: 106**

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Concept Neighborhood Trail Village

Applicant: Axiom Land Surveying, LLC



D – Variances

Site Location

Houston Planning Commission

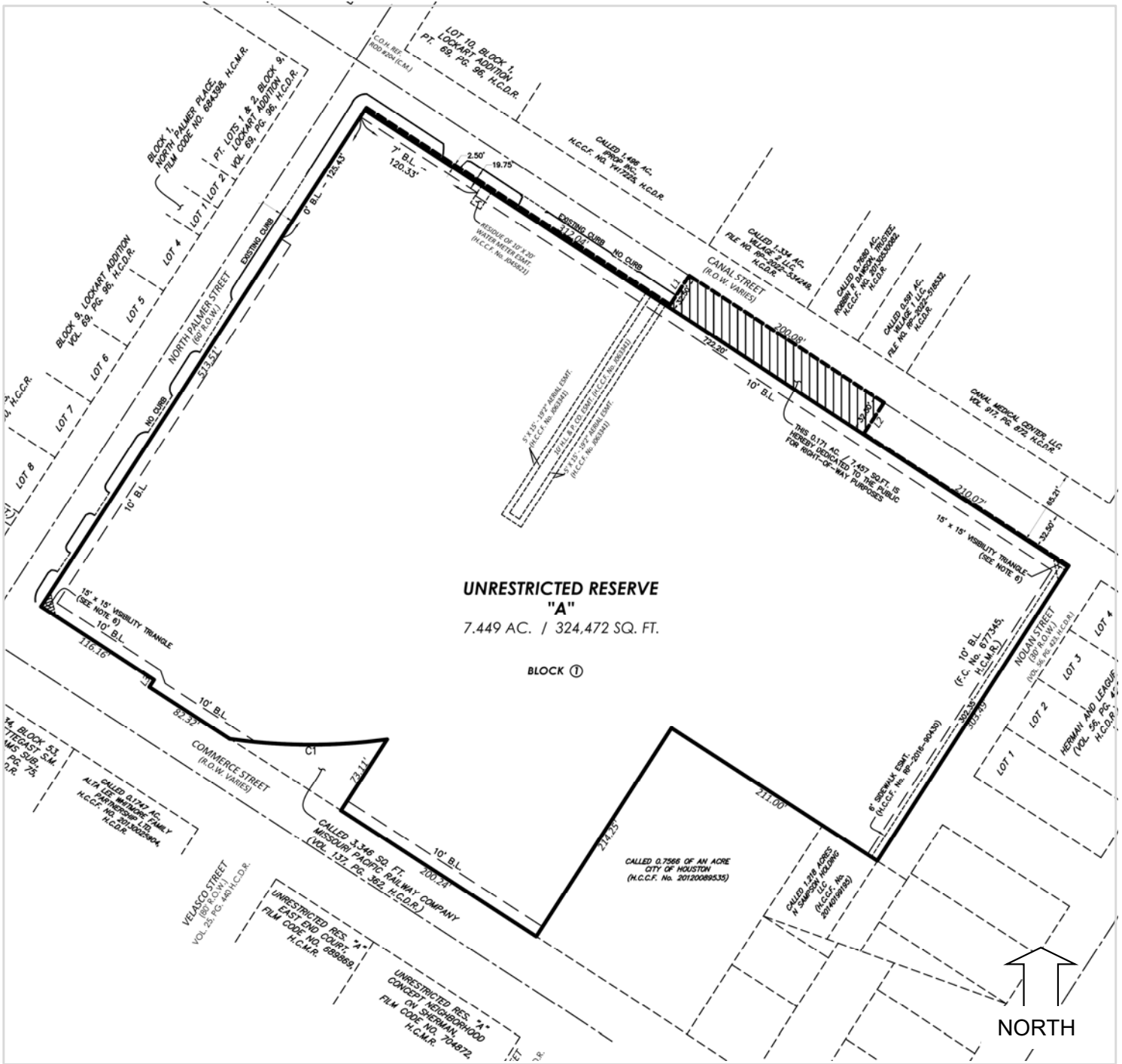
ITEM: 106

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Concept Neighborhood Trail Village

Applicant: Axiom Land Surveying, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Concept Neighborhood Trail Village

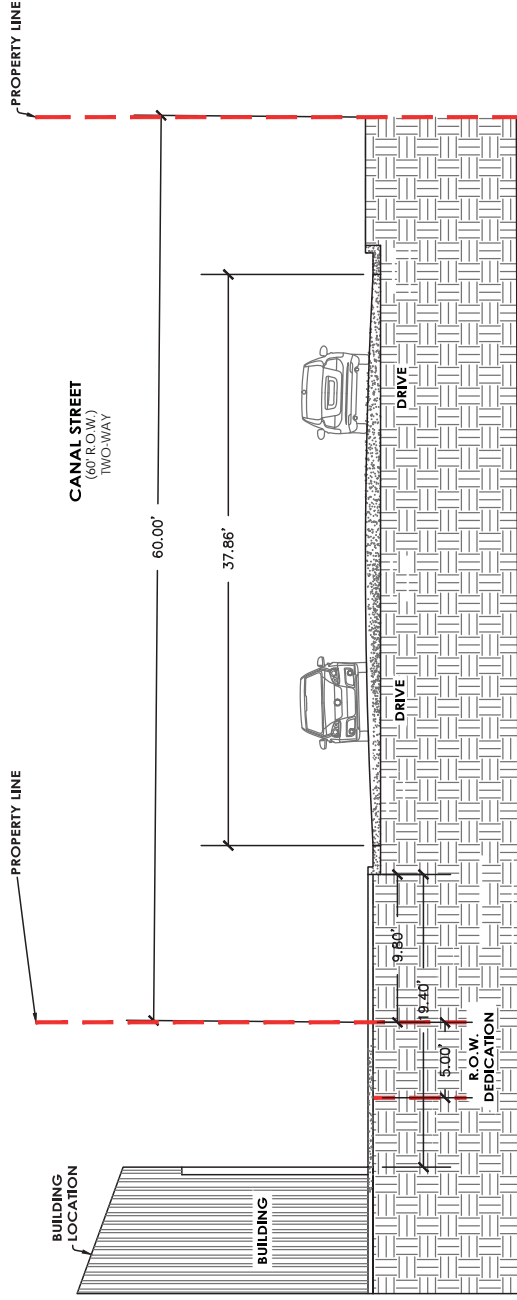
Applicant: Axiom Land Surveying, LLC



D – Variances

Aerial

GRAPHIC SCALE: 1" = 10'



STREET CROSS SECTION DIAGRAM

EADO CANAL DEVELOPMENT

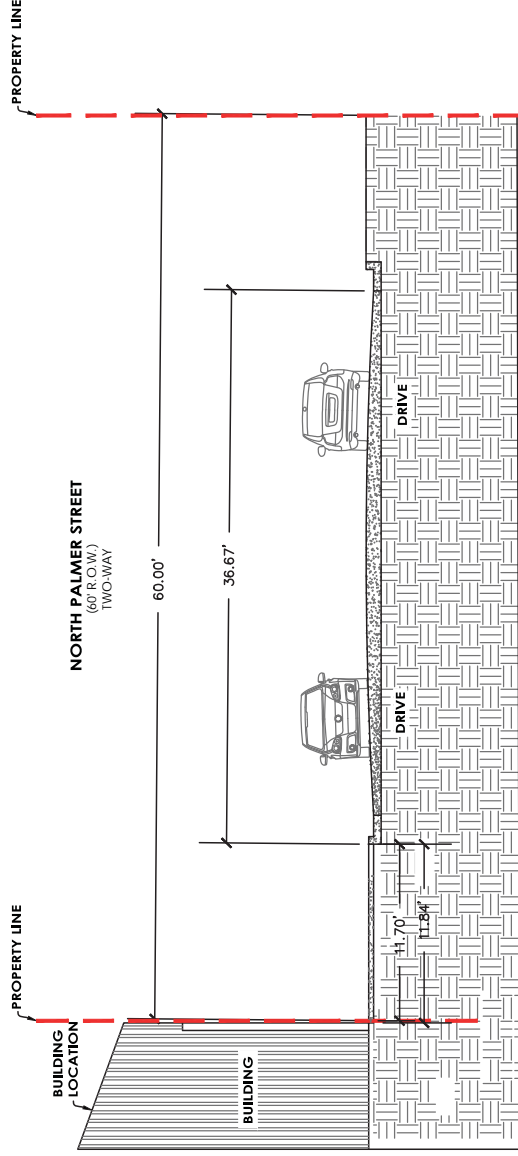
FEBRUARY 2024

PROJECT NO. 72-002 / SHEET 1 OF 1

Prepared By
BEACON
LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007

GRAPHIC SCALE: 1" = 10'



STREET CROSS SECTION DIAGRAM

EADO CANAL DEVELOPMENT

FEBRUARY 2024

PROJECT NO. 72-002 / SHEET 1 OF 1

Prepared By
BEACON
LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007

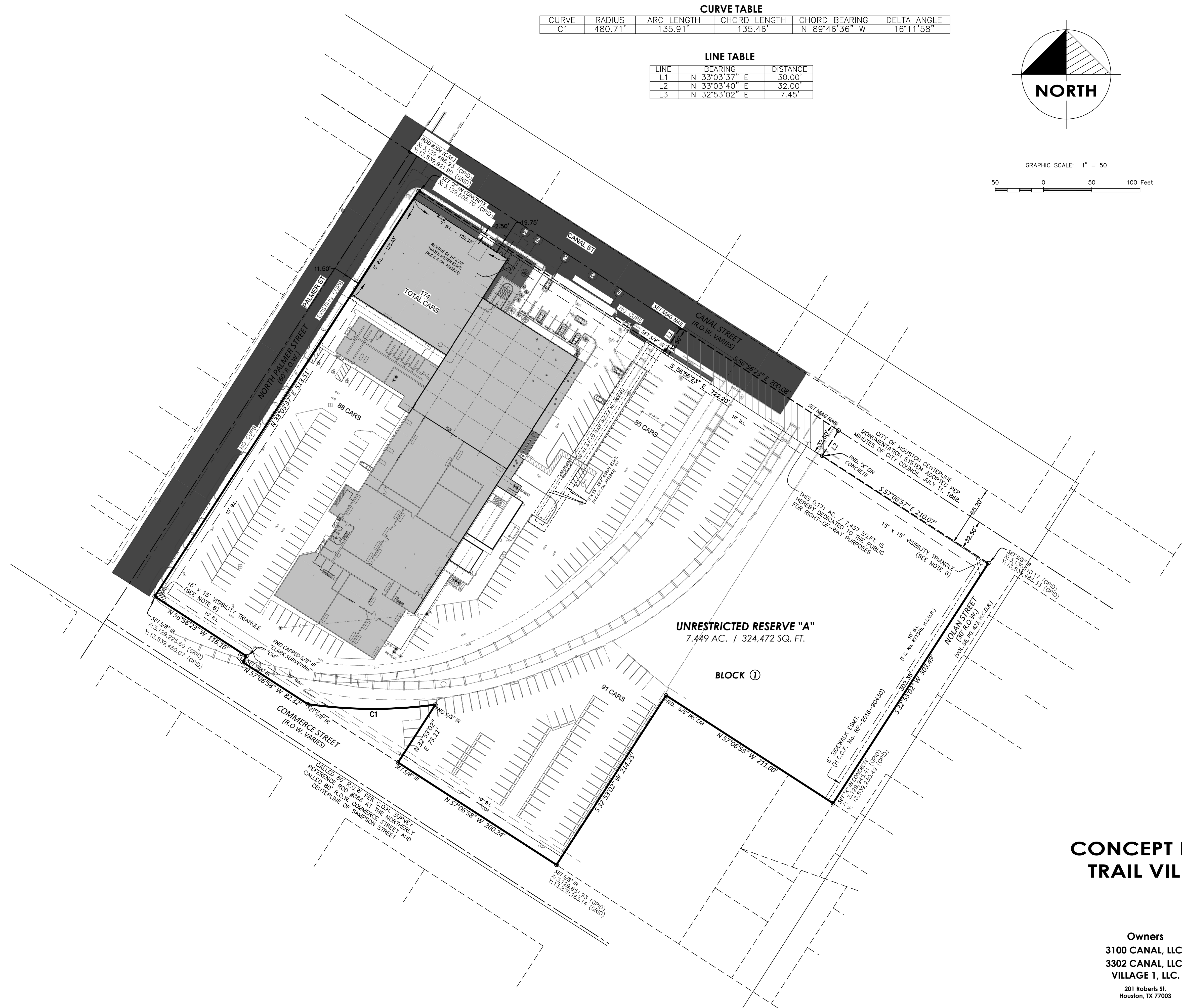
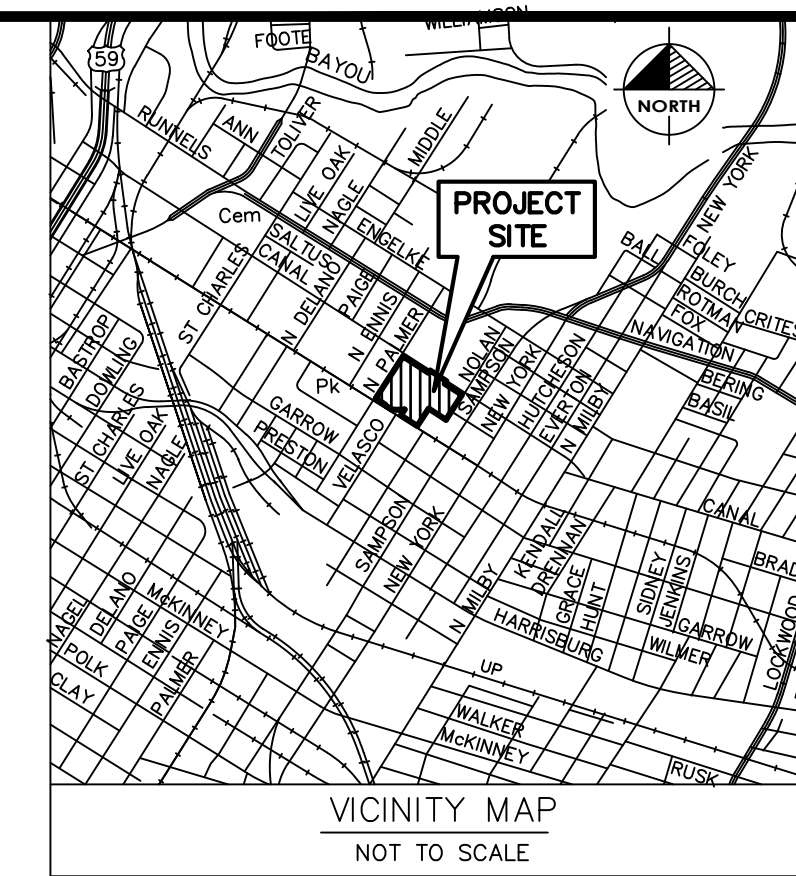
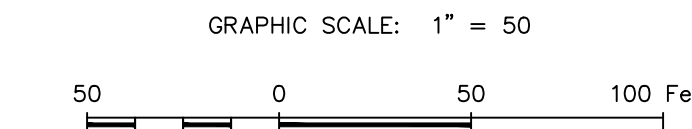
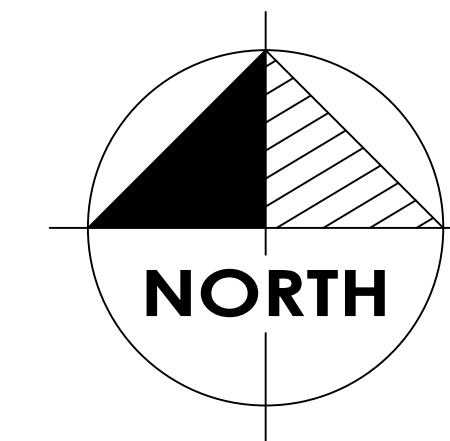
- ABBREVIATIONS**
- B.L. - Building Line
 - C.M. - Control Monument
 - D.C.L. - Directional Control Line
 - D.E. - Drainage Easement
 - DOC - Document
 - ESMT - Easement
 - FND - Found
 - H.C.C.F. - Harris County Clerk's File
 - H.C.C.R. - Harris County Condominium Records
 - H.C.D.R. - Harris County Deed Records
 - H.C.M.R. - Harris County Map Records
 - IP - Iron Pipe
 - IR - Iron Rod
 - IRC - Iron Rod Capped
 - NO. - Number
 - PG. - Page
 - P.O.B. - Point of Beginning
 - R.O.W. - Right-of-Way
 - SQ.FT. - Square Feet
 - U.E. - Utility Easement
 - VOL. - Volume

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	480.71'	135.91'	135.46'	N 89°46'36" W	16°11'58"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 33°03'37" E	30.00'
L2	N 33°03'40" E	32.00'
L3	N 32°53'02" E	7.45'



CONCEPT NEIGHBORHOOD TRAIL VILLAGE SITE PLAN

MARCH 14TH, 2024

Owners
3100 CANAL, LLC.
3302 CANAL, LLC.
VILLAGE 1, LLC.
201 Roberts St.
Houston, TX 77003

Surveyor
AXIOM
AXIOM LAND SURVEYING, LLC
1304 Longham Creek Drive, Suite 140,
Houston, TX 77084
(832) 775-3180
www.AxiomLS.net
TBPELS FIRM #10194789

GENERAL NOTES
1) The bearings and grid coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to the surface by applying the following combined scale factor - 0.999889759.



Application Number: 2024-0400

Plat Name: Concept Neighborhood Trail Village

Applicant: Axiom Land Surveying, LLC

Date Submitted: 02/26/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To reduce portions of the front building setbacks along Canal Street from 10 feet to 7 feet, and to remove the requirement for a visibility triangle at Canal Street and North Palmer Street.

Chapter 42 Section: 1505 and 161

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-161. - Visibility triangles. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

The applicant, Concept Neighborhood, has acquired multiple blocks in the East End District as part of an overall master planned initiative. The subject site is 1.14 acre situated at the northeast corner of Roberts Street and Garrow Avenue. The applicant is redeveloping a historic building originally constructed in 1935 for the purposes of commercial development. There will be a concurrent off-street parking variance submitted, but it will not affect the plat's review timing as there is adequate land for an off-site parking agreement if necessary.

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

This area is just blocks away from the newly applied Central Business District parking exemption area and most of the adjoining streets are designated as Transit Oriented Development corridors. The Navigation/Canal corridors are ideal candidates for pedestrian-focused development, but the City will need to work with applicants so they have the flexibility necessary to meet the intent of the City's regulations in order to redevelop historic buildings such as this one. The applicant is requesting a symbolic opt-in to the Walkable Places Ordinance that allows for reduced building setbacks where adequate pedestrian realms exist. Given that the applicant is providing pedestrian

realms in excess of 21-feet on all adjoining rights-of-way and preserving a historic structure in the process, the building line variance request is reasonable and will be in the public's best interests.

(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 historic footprint and character while providing much needed commercial stock.

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

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

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

The applicant will be providing 21-foot plus pedestrian realms along all adjacent rights-of-way. that provides for a safe and effective mode of transportation. By approving this variance request, the City will catalyze a complete renovation of a dilapidated structure that better fits the character of the East End.

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

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



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 15, 2024

NOTICE OF VARIANCE

PROJECT NAME: Concept Neighborhood Trail Village

REFERENCE NUMBER: 2024-0400



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of N Plamer St, east of Canal St, north of Nolan St, and west of Commerce St. 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.

Anxiom Land Surveying, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to allow a portion of a building to have a reduced 7' building line, instead of the required 10' building line, along Canal St and (2) to not provide the required visibility triangle easement at the intersection of Canal St and N Palmer St. 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 4, 2024, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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 or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Braeden Allemand with Axiom Land Surveying, LLC, at 346-202-7846. You may also contact the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832)393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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.
- **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 250 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

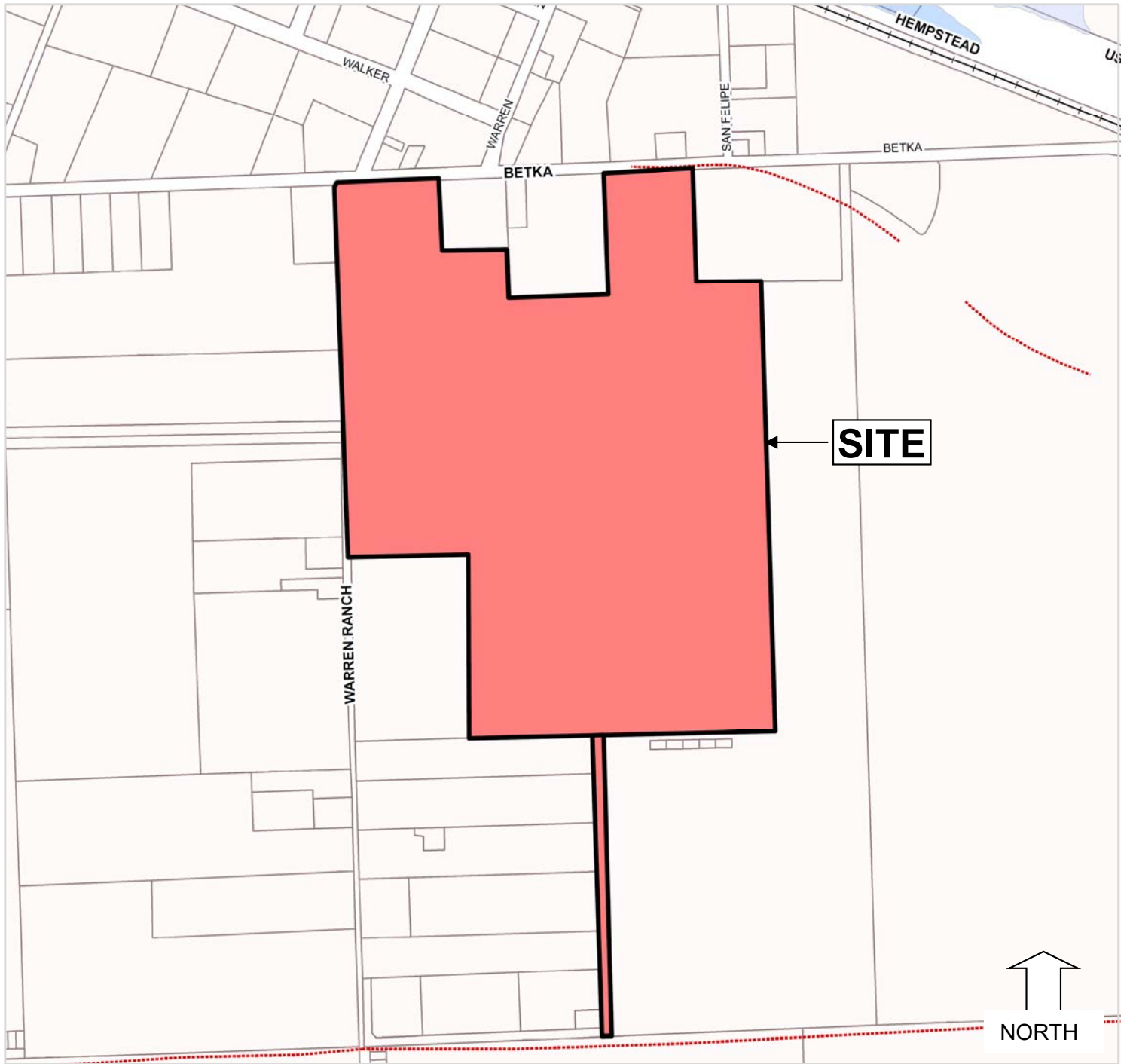
ITEM: 107

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Hockley Meadows GP (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission

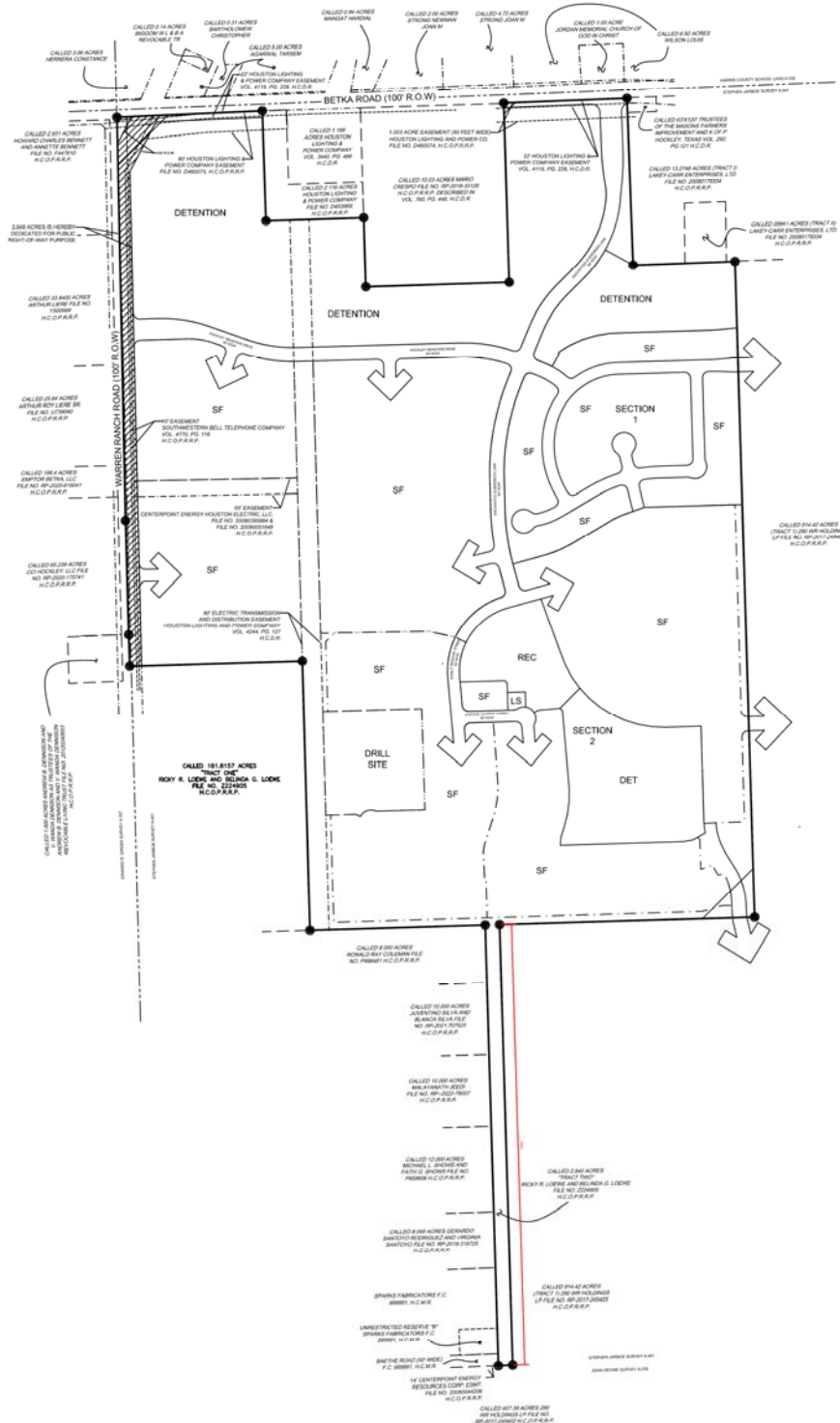
ITEM: 107

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Hockley Meadows GP (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

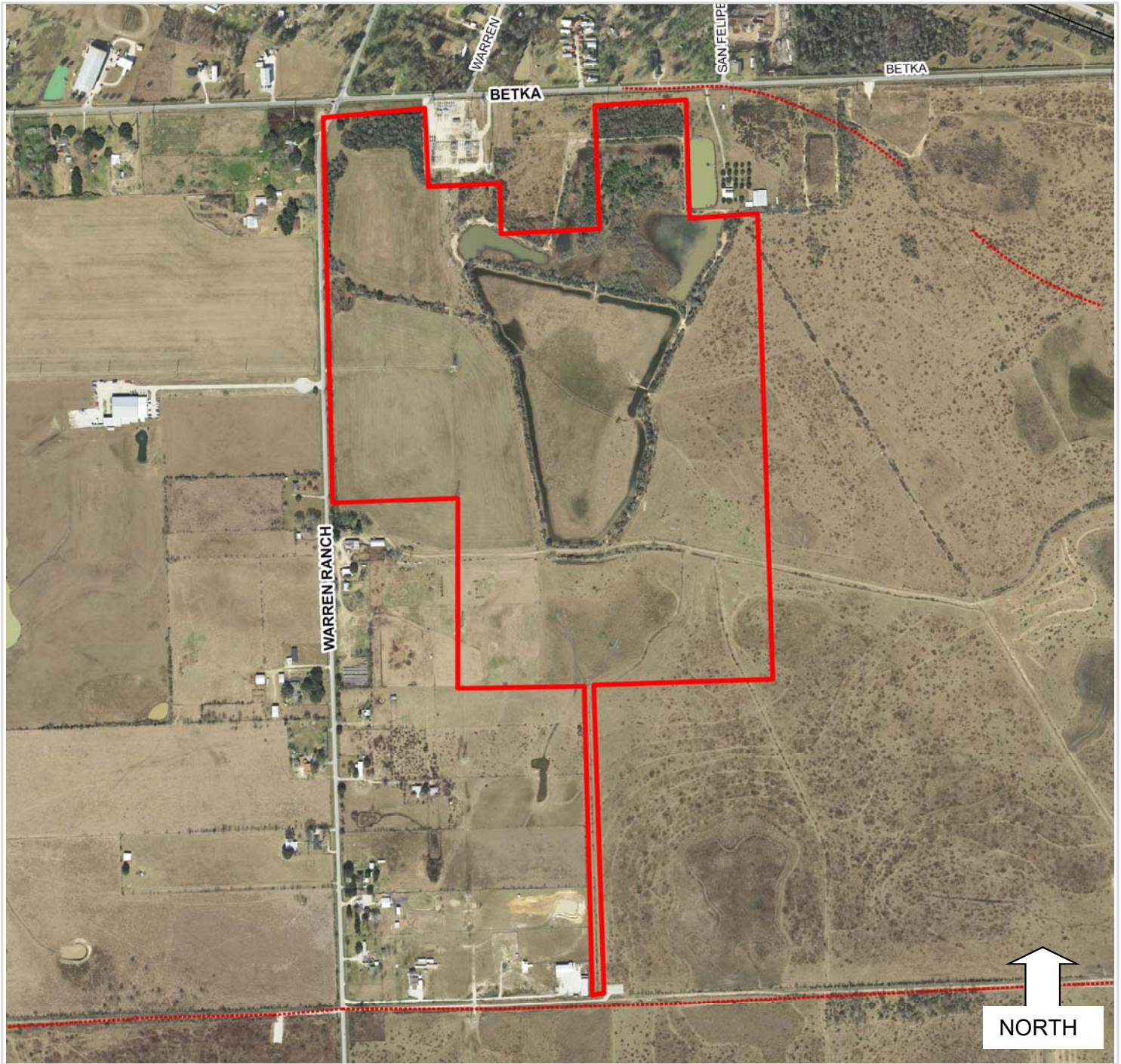
ITEM: 107

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Hockley Meadows GP (DEF 1)

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



D – Variances

Aerial



Application Number: 2024-0487
Plat Name: Hockley Meadows GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the local street minimum intersection spacing requirements by approximately 444' along the southeastern and southwestern boundaries of the Hockley Meadows development.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

Hockley Meadows is an approximately 166 acre residential subdivision south of Betka Road, west of the Jubilee Haven Road, west of Warren Ranch Road, and north of the proposed Mound Road. The tract is surrounded by existing and proposed single-family development. To accommodate drainage of the site, a 60' strip of land was purchased at the southern end of the property so that a storm sewer system can be built and tied into the proposed Jubilee system to the south. Any east/west connections will be infeasible due to the proposed storm sewer and existing single-family tracts that line Warren Ranch Road. An 80' wide CenterPoint transmission easement crosses all the single-family tracts to the west and through Hockley Meadows, which will limit the ability to connect to Warren Ranch Road even further. There will be adequate traffic circulation through the Hockley Meadows and Jubilee developments, with the other three connections located within Jubilee (section 9, section 7, and off Joyful Life Drive) and the proximity to the proposed major thoroughfare, Baethe Road.

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

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

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

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

The proposed street system within Hockley Meadows and Jubilee uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

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

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

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

Economic hardship is not the justification for the variance, as the need for the proposed storm sewer design and location are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.



Application Number: 2024-0487

Plat Name: Hockley Meadows GP

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

Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not dedicate twenty feet of the property along the southern right-of-way for Betka Road as it crosses the CenterPoint easement.

Chapter 42 Section: 121

Chapter 42 Reference:

Sec 42-121. Dedications of rights-of-way. a. The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. b. When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. c. When the commission finds that it is necessary for the proper subdivision of land and it is in the public interest to locate a new public street right-of-way centered on a property line, the commission shall approve the dedication of one-half of the land needed for the right-of-way. Any subdivision plat that provides for a partial street dedication pursuant to this subsection shall include a one-foot reserve along the proposed centerline with appropriate notations restricting access from any right-of-way so dedicated to adjacent property until the required additional adjacent right-of-way is dedicated.

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;

Hockley Meadows is an approximately 166 acre residential subdivision south of Betka Road, west of the Jubilee Haven Road, west of Warren Ranch Road, and north of the proposed Mound Road. The tract is surrounded by existing and proposed single-family development. Betka Road is currently a sixty-foot right-of-way located east of Warren Ranch Road and west of Jubilee Haven Boulevard, and is classified as a major thoroughfare in the City of Houston's Major Thoroughfare Plan.

Immediately adjacent to the Betka Road southern right-of-way line lies an existing 80-foot CenterPoint Easement with high-capacity transmission lines located within the easement. Based on other developments located along Betka Road in the surrounding areas, it is infeasible to provide ROW expansion into the CenterPoint easement for Betka Road, as CenterPoint Energy has refused to approve the dedication of the twenty-foot right-of-way for Betka Road within their eighty-foot easement and transmission corridor on all other projects in the area. This denial from CenterPoint will create an undue hardship for the project to move forward. The requested variance to not provide the twenty feet of right-of-way expansion for Betka Road will relieve this constraint and allow development to progress. In addition to CenterPoint denying the ROW expansion, they will not allow any cutbacks for the ROW, so it is requested that no cutbacks be required for the connection points onto Betka Road for this project.

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

The eighty-foot CenterPoint easement is a hardship existing within the boundary of the tract and was not created by the property owner nor the applicant. The easement was recorded on March 13, 1970.

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

The project cannot provide the required ROW dedication due to CenterPoint Energy's refusal to allow the right-of-way to be dedicated within their eighty-foot easement. Based on a review of aerials and parcel data for this area, there appears to be no physical constraints and sufficient space to allow for forty feet of right-of-way widening along the northern side of Betka Road to bring the total right-of-way width to the required 100 feet, should that be necessary. With the potential for right-of-way dedication along the northern side of Betka Road, the right-of-way dedication along the southern side is unnecessary and will maintain this chapter's intent and general purposes.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will not be injurious to the public health, safety, or welfare. Dedicating right-of-way within an existing transmission energy corridor could be injurious to the public health, safety, or welfare due to potential physical hazards from placing paving too close to the existing transmission towers.

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

Economic hardship is not the sole justification for the variance, as the existing recordation and conditions of the CenterPoint Energy easement are the supporting circumstances for this request.

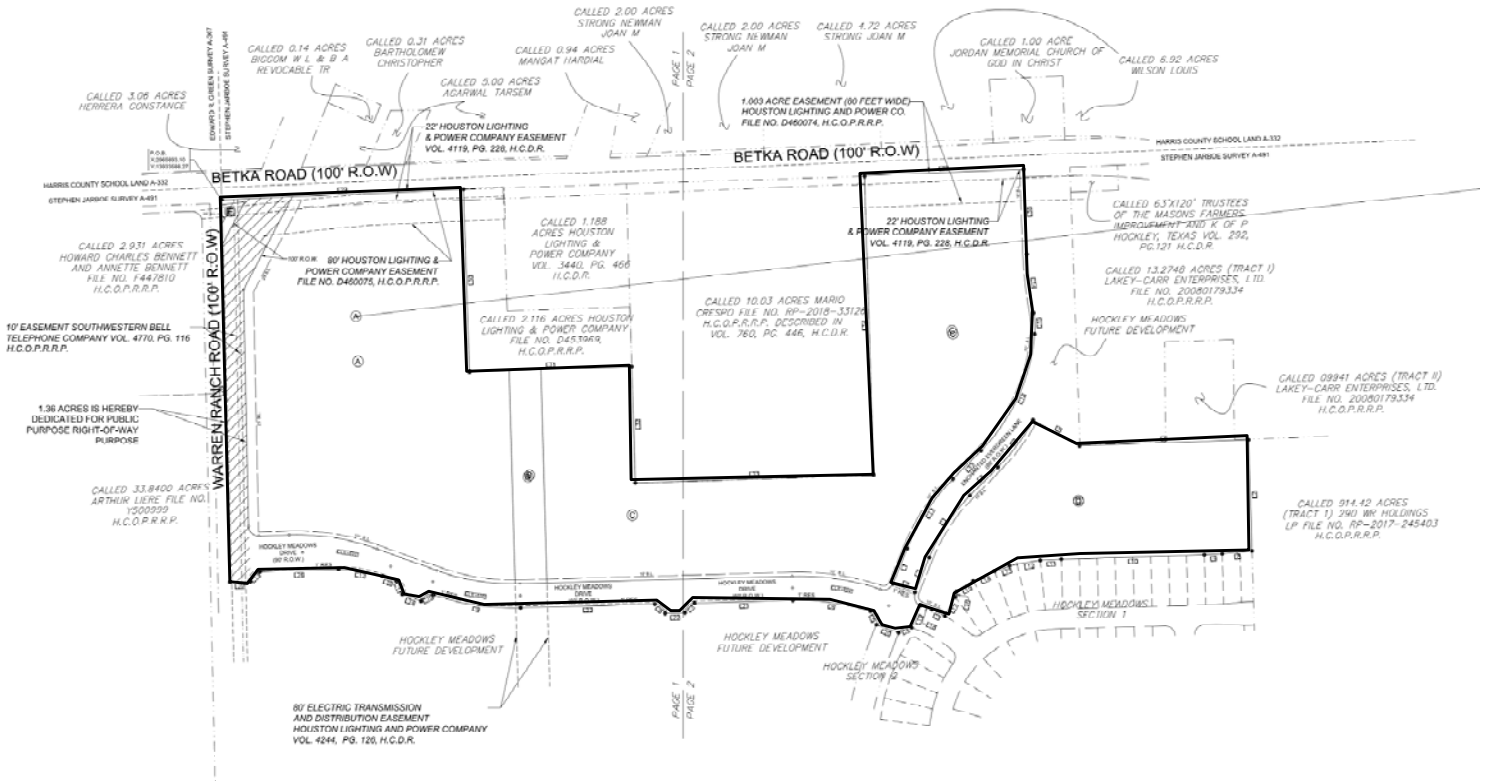
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Hockley Meadows Drive Street Dedication and Reserves (DEF 1)

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



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 22°02'59" W	95.98'	L21	S 88°23'09" W	247.26'
L2	S 68°53'12" E	60.01'	L22	S 88°23'09" W	50.00'
L3	N 22°02'59" E	95.90'	L23	S 88°23'09" W	337.92'
L4	N 44°48'03" E	100.12'	L24	N 70°22'11" W	50.00'
L5	S 61°09'10" E	133.20'	L25	N 70°12'54" W	36.64'
L6	N 87°54'39" E	425.88'	L26	S 88°13'30" W	199.46'
L7	S 01°42'54" E	278.86'	L27	S 88°47'13" W	50.00'
L8	S 84°16'14" W	75.18'	L28	N 01°12'47" W	960.15'
L9	S 86°26'33" W	45.02'	L29	N 87°26'58" E	608.27'
L10	S 88°17'06" W	360.00'	L30	S 01°54'35" E	458.87'
L11	S 87°02'57" W	53.14'	L31	N 88°09'52" E	408.68'
L12	S 80°25'38" W	59.14'	L32	S 01°44'43" E	291.19'
L13	S 72°53'29" W	59.14'	L33	N 88°09'50" E	599.79'
L14	S 65°21'21" W	59.14'	L34	N 01°45'22" W	750.77'
L15	S 57°45'26" W	50.13'	L35	N 87°44'02" E	400.60'
L16	S 10°50'59" W	13.66'	L36	S 02°16'04" E	213.01'
L17	S 28°19'47" W	55.03'	L37	S 44°48'03" W	100.12'
L18	N 67°57'01" W	30.91'			
L19	S 22°02'59" W	60.00'			
L20	N 69°04'33" W	60.01'			

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	470.00'	22°45'04"	186.63'	N 33°25'31" E	185.41'
C2	530.00'	16°02'02"	148.32'	N 36°47'02" E	147.83'
C3	330.00'	6°16'48"	36.17'	N 64°48'53" W	36.16'
C4	25.00'	90°00'00"	39.27'	S 67°02'59" W	35.36'
C5	25.00'	93°46'09"	40.91'	N 24°50'08" W	36.50'
C6	570.00'	19°53'41"	197.92'	N 81°40'01" W	196.93'
C7	25.00'	90°00'00"	39.27'	S 43°23'09" W	35.36'
C8	25.00'	90°00'00"	39.27'	N 46°36'51" W	35.36'
C9	630.00'	20°14'08"	222.50'	N 61°29'47" W	221.35'
C10	25.00'	88°50'11"	38.76'	S 64°12'11" W	34.99'
C11	25.00'	90°00'00"	39.27'	N 25°12'54" W	35.36'
C12	300.00'	21°33'36"	112.89'	N 80°59'42" W	112.22'
C13	25.00'	89°26'18"	39.02'	S 43°30'22" W	35.16'
C14	1000.00'	8°26'18"	147.27'	S 08°29'13" E	147.14'
C15	200.00'	18°26'05"	53.88'	S 02°59'18" E	53.71'
C16	470.00'	40°04'19"	328.71'	S 24°45'54" W	322.05'
C17	530.00'	22°45'04"	210.45'	S 33°25'31" W	209.07'

RESTRICTED RESERVE	ACRES	TYPE
A	±12.44Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
B	±0.98Ac.	RESTRICTED TO TRANSMISSION EASEMENT
C	±13.54Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	±5.17Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
E	±0.06Ac.	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	±32.20Ac.	

PARCEL #	AREA
1 BOUNDARY	36,241 ACRES 1,578,842.023 SQ.FT.
2 ROW	4,038 ACRES 175,892,704 SQ.FT.



D – Variances

Subdivision

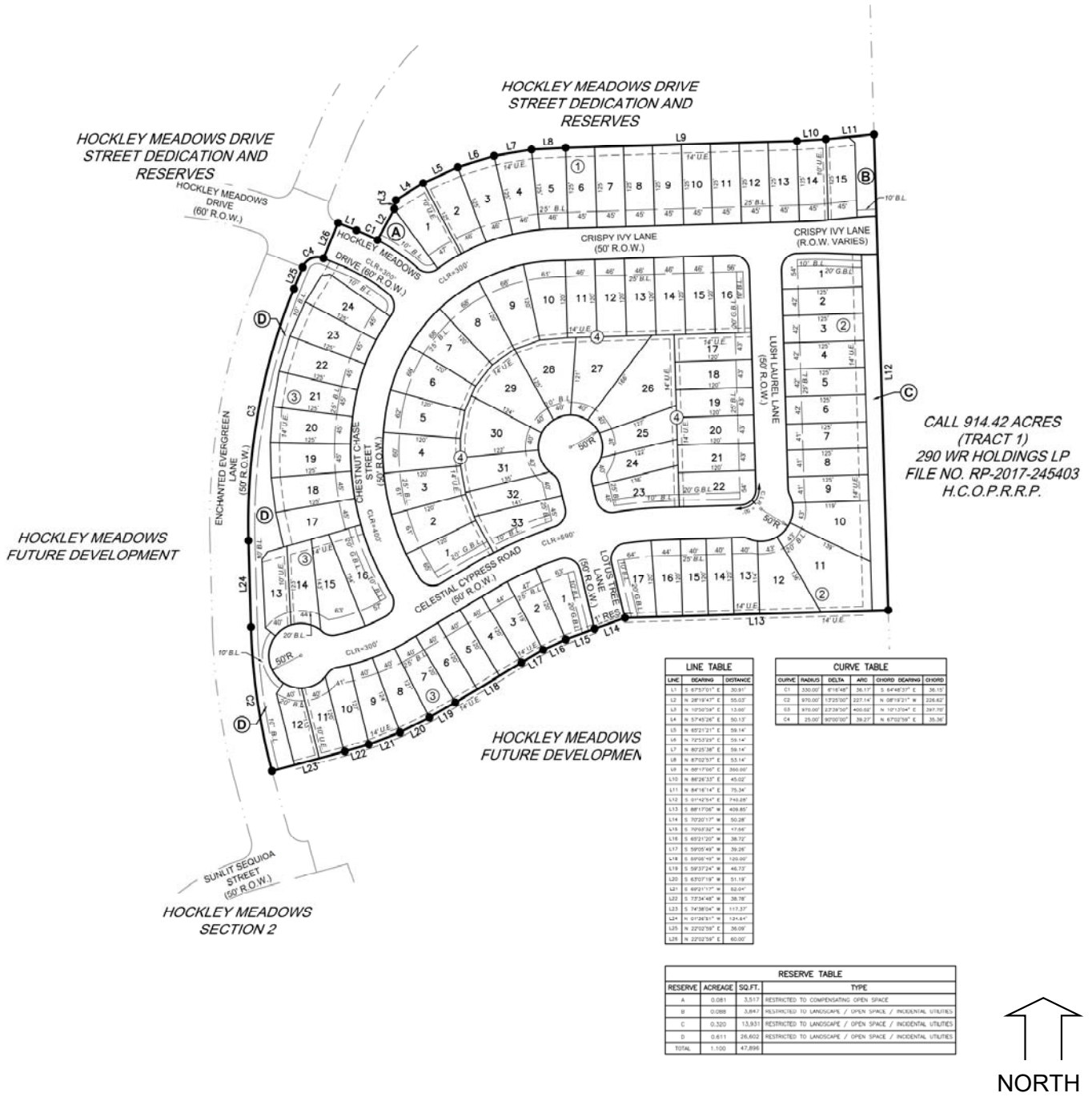
Houston Planning Commission ITEM: 109

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Hockley Meadows Sec 1 (DEF 1)

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



Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 04/04/2024

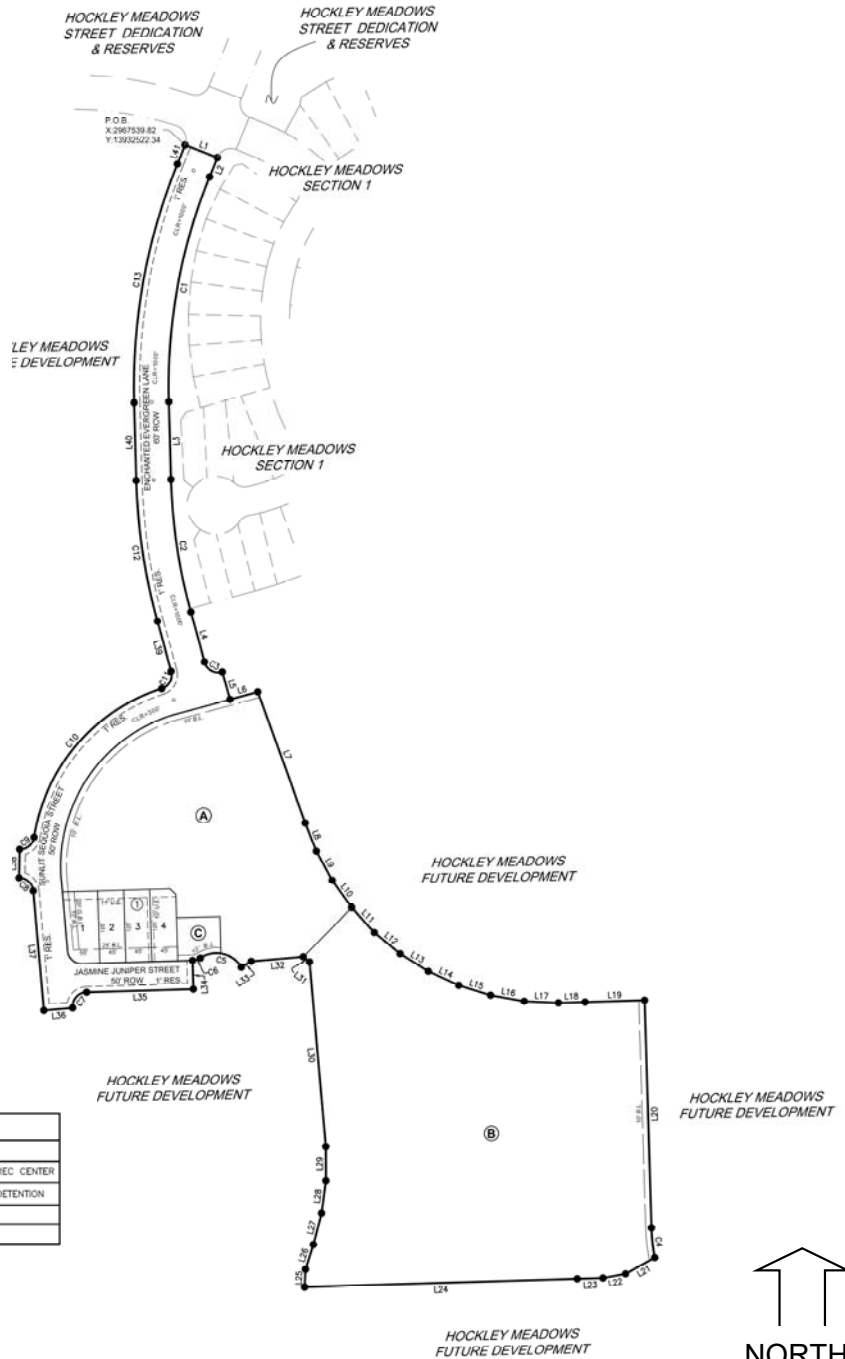
Subdivision Name: Hockley Meadows Sec 2 (DEF 1)

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

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 69°04'33" E	60.01'	L22	S 79°18'18" W	39.70'
L2	S 22°02'59" W	36.09'	L23	S 88°14'00" W	44.52'
L3	S 01°36'51" E	134.64'	L24	S 88°17'22" W	471.67'
L4	S 15°23'54" E	86.78'	L25	N 02°34'23" E	30.92'
L5	S 15°23'54" E	50.00'	L26	N 17°37'40" E	45.30'
L6	N 74°36'06" E	49.85'	L27	N 14°33'23" E	56.56'
L7	S 19°48'23" E	241.82'	L28	N 07°20'24" E	57.86'
L8	S 21°25'00" E	53.15'	L29	N 00°03'50" W	57.86'
L9	S 28°09'42" E	57.86'	L30	N 05°02'04" W	322.29'
L10	S 30°32'00" E	57.86'	L31	N 50°03'25" W	14.14'
L11	S 42°54'18" E	57.86'	L32	S 84°56'35" W	90.28'
L12	S 50°16'36" E	57.86'	L33	S 59°15'11" W	20.00'
L13	S 57°38'54" E	57.86'	L34	S 01°42'38" E	50.00'
L14	S 65°01'12" E	57.86'	L35	S 88°17'22" W	184.75'
L15	S 72°23'30" E	57.86'	L36	S 84°56'35" W	50.00'
L16	S 79°50'43" E	59.14'	L37	N 05°03'25" W	208.09'
L17	S 87°22'52" E	59.14'	L38	N 01°07'53" E	50.00'
L18	N 88°18'44" E	46.00'	L39	N 15°23'54" W	89.14'
L19	N 88°17'06" E	103.08'	L40	N 01°36'51" W	134.64'
L20	S 01°42'54" E	394.99'	L41	N 22°02'59" E	34.91'
L21	S 60°33'42" W	87.86'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	970.00'	23°39'50"	400.62'	S 10°13'04" W	397.78'
C2	970.00'	13°47'03"	233.36'	S 08°30'23" E	232.80'
C3	25.00'	90°00'00"	39.27'	S 60°23'54" E	35.36'
C4	325.00'	9°14'05"	52.38'	S 06°19'57" E	52.33'
C5	50.00'	93°18'43"	81.43'	N 77°24'10" W	72.72'
C6	25.00'	32°20'54"	14.11'	S 72°06'55" W	13.93'
C7	25.00'	84°20'47"	40.73'	S 41°36'58" W	36.33'
C8	25.00'	84°09'24"	36.72'	N 47°08'07" W	33.51'
C9	25.00'	81°47'12"	35.69'	N 49°53'35" E	32.73'
C10	325.00'	62°59'50"	357.34'	N 40°29'54" E	339.61'
C11	25.00'	87°23'44"	38.13'	N 28°17'57" E	34.54'
C12	1030.00'	13°47'03"	247.80'	N 08°30'23" W	247.20'
C13	1030.00'	23°39'50"	425.40'	N 10°13'04" E	422.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	3.253	141,685	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES / REC CENTER
B	6.954	302,911	RESTRICTED TO LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES / DETENTION
C	0.121	5,258	RESTRICTED TO LIFT STATION
TOTAL	10.327	449,853	



D – Variances

Subdivision

Houston Planning Commission

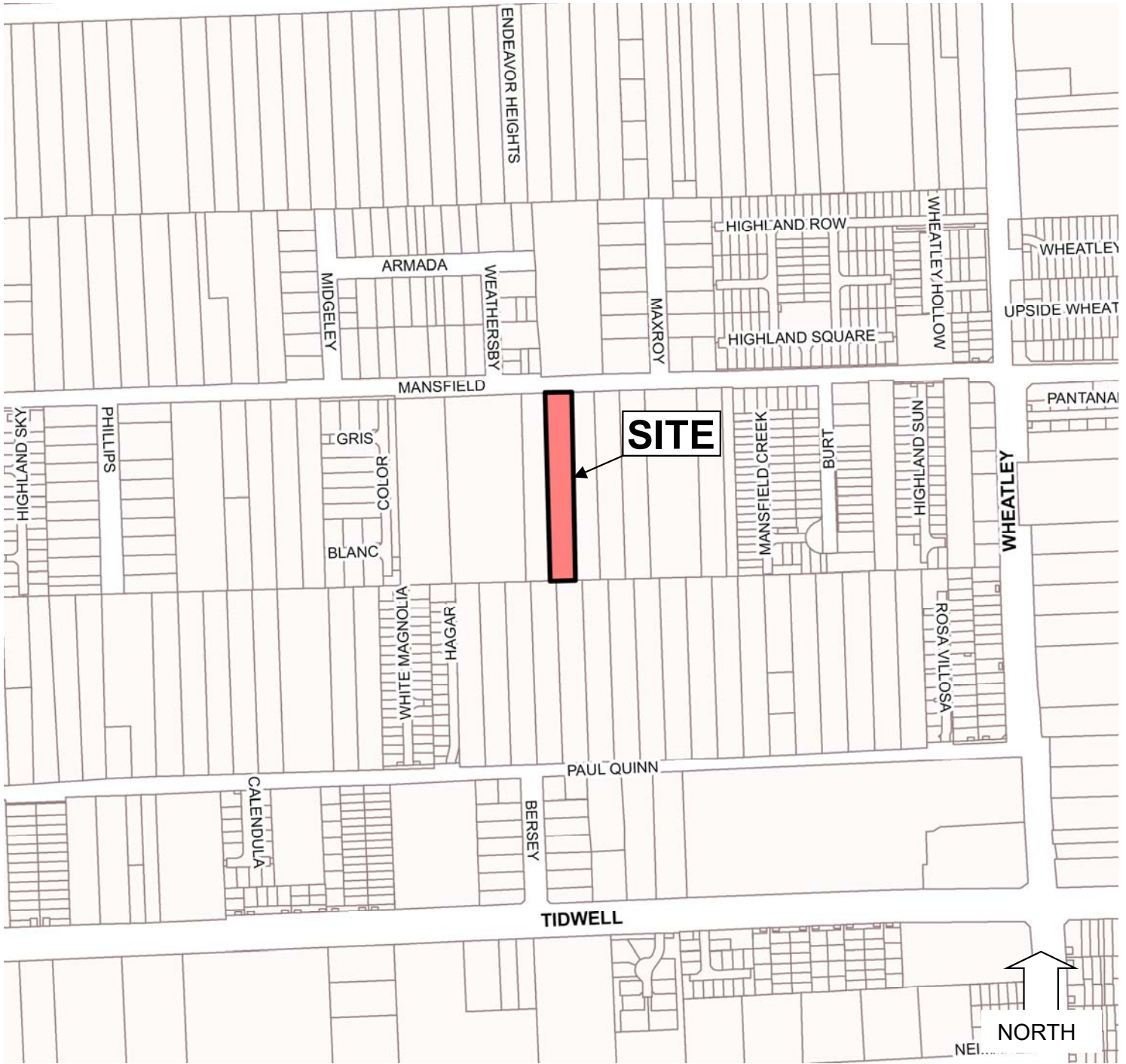
ITEM: 111

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Mansfield Terrace (DEF 1)

Applicant: Survey Solutions of Texas

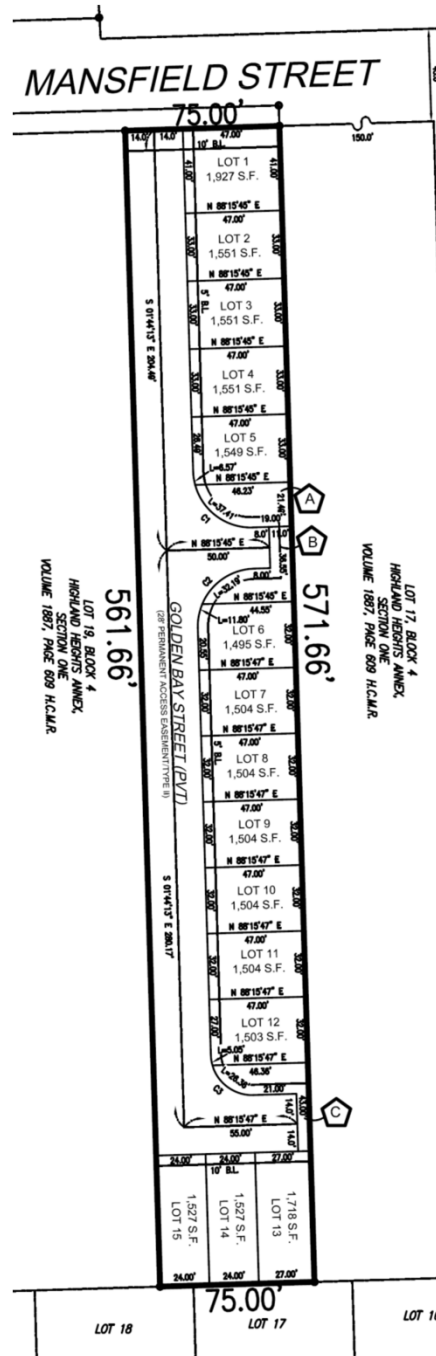


D – Variances

Site Location

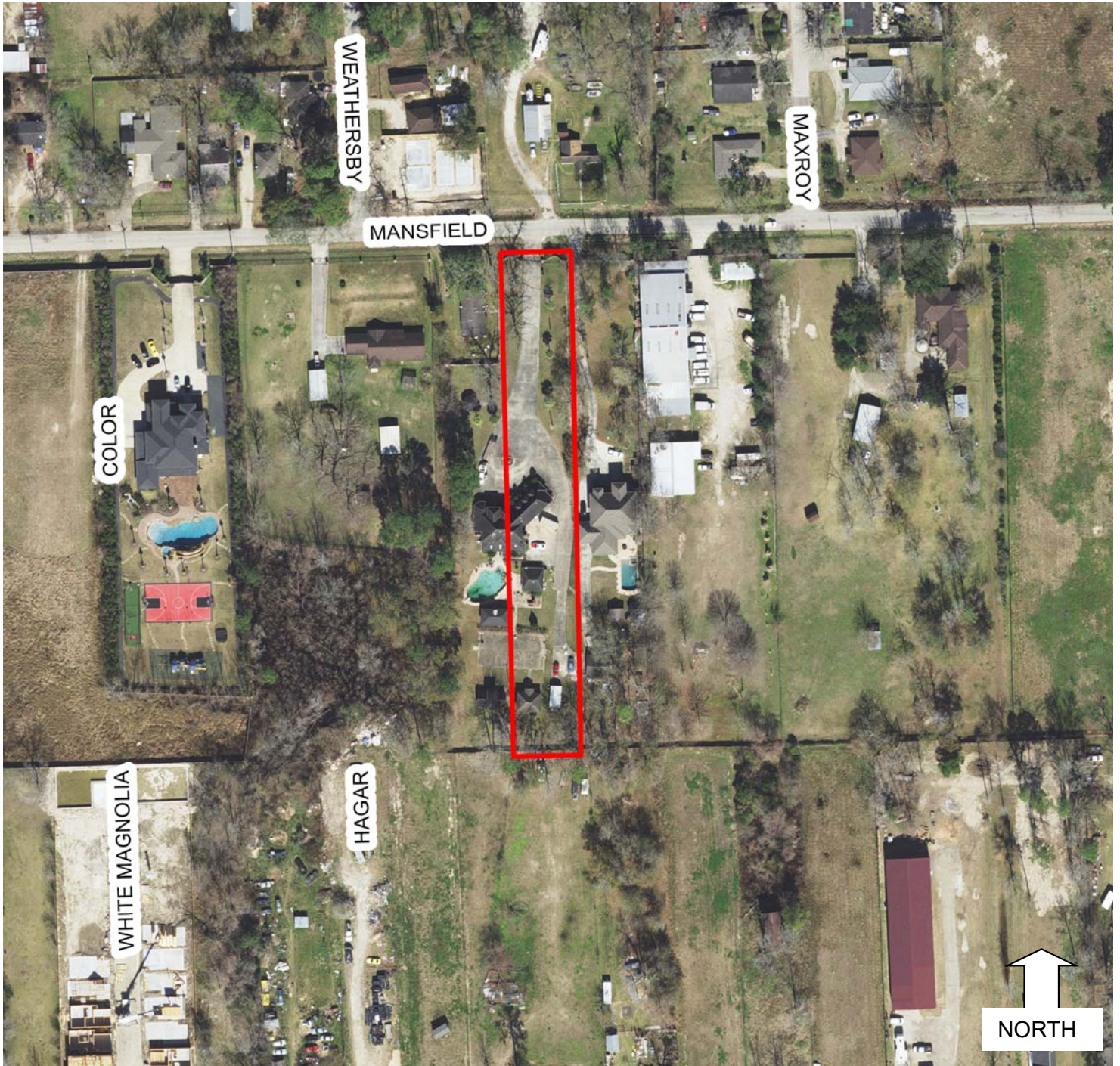
Subdivision Name: Mansfield Terrace (DEF 1)

Applicant: Survey Solutions of Texas



Subdivision Name: Mansfield Terrace (DEF 1)

Applicant: Survey Solutions of Texas





Application Number: 2024-0100
Plat Name: Mansfield Terrace
Applicant: Survey Solutions of Texas
Date Submitted: 01/16/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along Mansfield Road by not providing a north-south street through the subject site.

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
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 the city limits. The purpose of the replat is to create a type 2 PAE (Private Street) development with 15 lots and 2 reserves. The site is out of Highland Heights Annex Addition recorded in 1920. The area where the site is located is a low-density residential area with some new developments along Mansfield Street similar to the proposed plat. Most of the lots along Mansfield Street are narrow lots with 75 feet of frontage. The closest north-south streets to the site are Phillips Street to the west and Wheatley Street to the east. The distance from Phillips Street and Wheatley Street to the proposed site is approximately 1300 feet. Strict application of the ordinance requires a local street every 1400 feet along a local street. Dedicating a north-south street through the proposed site will deprive the owner of its reasonable use of the land by reducing considerably the area that could be developed to a 20 percent of its original size. The site is 75 feet wide. Requiring the dedication of a 50 feet public right of way will create an undue hardship for the applicant. The area where the site is located has a good street grid system and connectivity with major thoroughfares (MTF), Collector streets and local streets. This street grid is composed by the collector street De Soto Street north of the site. Two major thoroughfares, W Tidwell Road and Wheatley Street, east and south of the site and a major collector street, Cebra street, west of the site. In addition to this, there are sections of north-south local streets, like Phillips Street, that already have half of its right of way dedication to connect Mansfield Street with Paul Quinn Street. This will provide additional connections between the local streets with future developments. Providing a north-south street at this location will not enhance traffic circulation on this area.

Vehicle traffic along Mansfield Street goes either to Cebra Street or Wheatley Street. Vehicular traffic going from Mansfield Street to Paul Quinn with a future connection will end up in the same situation going either to Cebra street or Wheatley Street. In addition to this, a street dedication wouldn't be able to continue south of Paul Quinn Street since W Tidwell is a major thoroughfare with an intersection spacing requirement of 2600 feet instead of 1400 feet for local streets. Phillips Street is located at 2600 feet from Wheatley Street which meets the intersection spacing requirements for MTFs. This street could be extended south of Paul Quinn to connect with W Tidwell with future developments providing a through north-south connection. West and east of the site there are better opportunities for a north-south street dedication on bigger tracts that could align with existing north-south streets north of Mansfield Street (Weathersby Street and Maxroy Drive) and south of Paul Quinn Street (Bersey Road).

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

The area where the site is located has a good street grid system composed of two major thoroughfares (W Tidwell Road and Wheatley Street), two collector streets (Cebra Street and Desoto Street) and local streets (Mansfield Street and Paul Quinn Street). Within the street grid there are sections of north-south streets already dedicated that will provide additional connections between the local streets with future developments (Phillips Street, Burt Street and Bersey Road). The site is only 75 feet wide. Providing a public street through the site will represent more than half of the site's frontage and size. Not providing a north-south street at this location is not the result of a hardship created or imposed by the applicant.

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

Strict application of the ordinance requires a local street every 1400 feet. The site is located approximately at 1300 feet from Phillips Street, west of the site, and approximately at 1250 feet from Wheatley Street (MTF), east of the site. The distance between Phillips and Wheatley Street (MTF) is approximately 2550 feet. Dedicating a north-south street through the proposed site will not benefit traffic circulation on this area since the street wouldn't be able to extend south of Paul Quinn Street because W Tidwell is a MTF with a different intersection spacing requirement from a local street. However, Phillips Street can be extended south to connect with W Tidwell since it is located approximately at 2600 feet from Wheatley Street. This street could provide the north-south connection within the street grid of this area. This maintains the intent and general purpose of this chapter by assuring a good street connectivity.

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

Not providing a north-south street through the subject site will not be injurious to the public health, safety or welfare since the site has access to other north-south streets in the vicinity. A major thoroughfare to the east and a collector street to the west. In addition to this, the area has a good street grid system composed by W Tidwell Road, Wheatley Street, Cebra Street and Desoto Street. Mansfield Street and Paul Quinn Street provide east-west connections. This street grid allows for different points of access for emergency services and for people living on this area in case of an emergency.

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

The area where the site is located has a good street grid system with MTFs, Collector streets and local streets that provides different points of access. The site is 75 feet wide. Providing a public street through the site will represent more than half of the site's frontage and size. Not providing a north-south street through the site will not affect traffic circulation on this area since traffic along Mansfield can be directed to either a major collector to the west (Cebra Street) or a major thoroughfare to the east (Wheatley Street).



CITY OF HOUSTON

Planning and Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 29, 2024

NOTICE OF VARIANCE

PROJECT NAME: Mansfield Terrace
REFERENCE NUMBER: 2024-0100



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Mansfield Street, west of Wheatley Street and north of W. Tidwell 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 request.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting:** www.houstonplanning.com or Call: 832-393-6624.

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

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Richard Deleon with Blackline Engineering at (713) 834-2277. You may also contact John Cedillo with the Planning and Development Department regarding this notice via email at john.cedillo@houstontx.gov or call (832)-393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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.
- **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 250 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: 112

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission

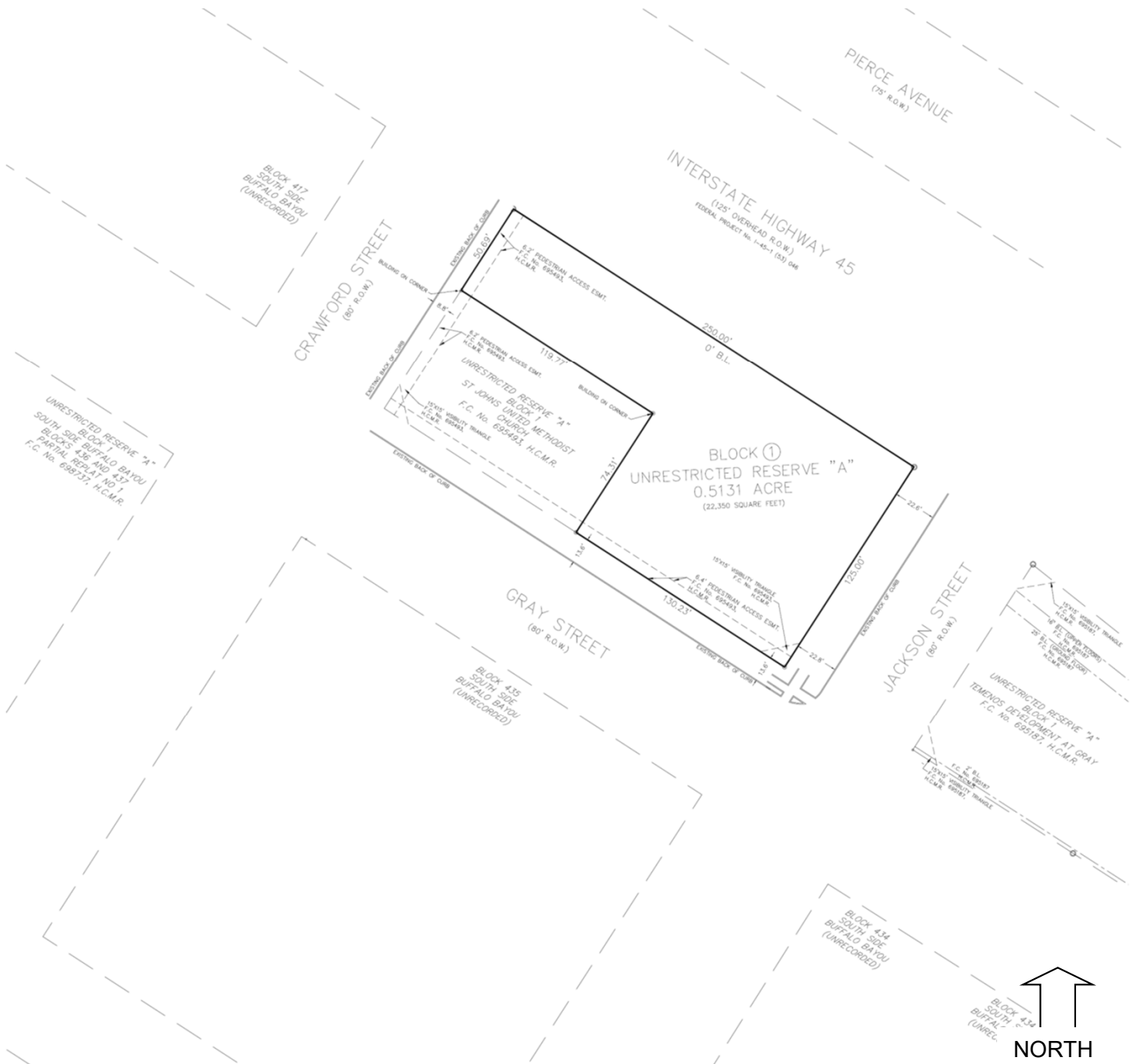
ITEM: 112

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 04/04/2024

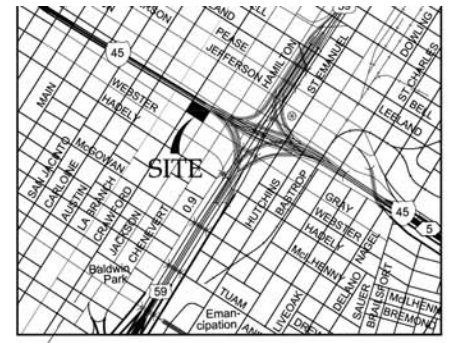
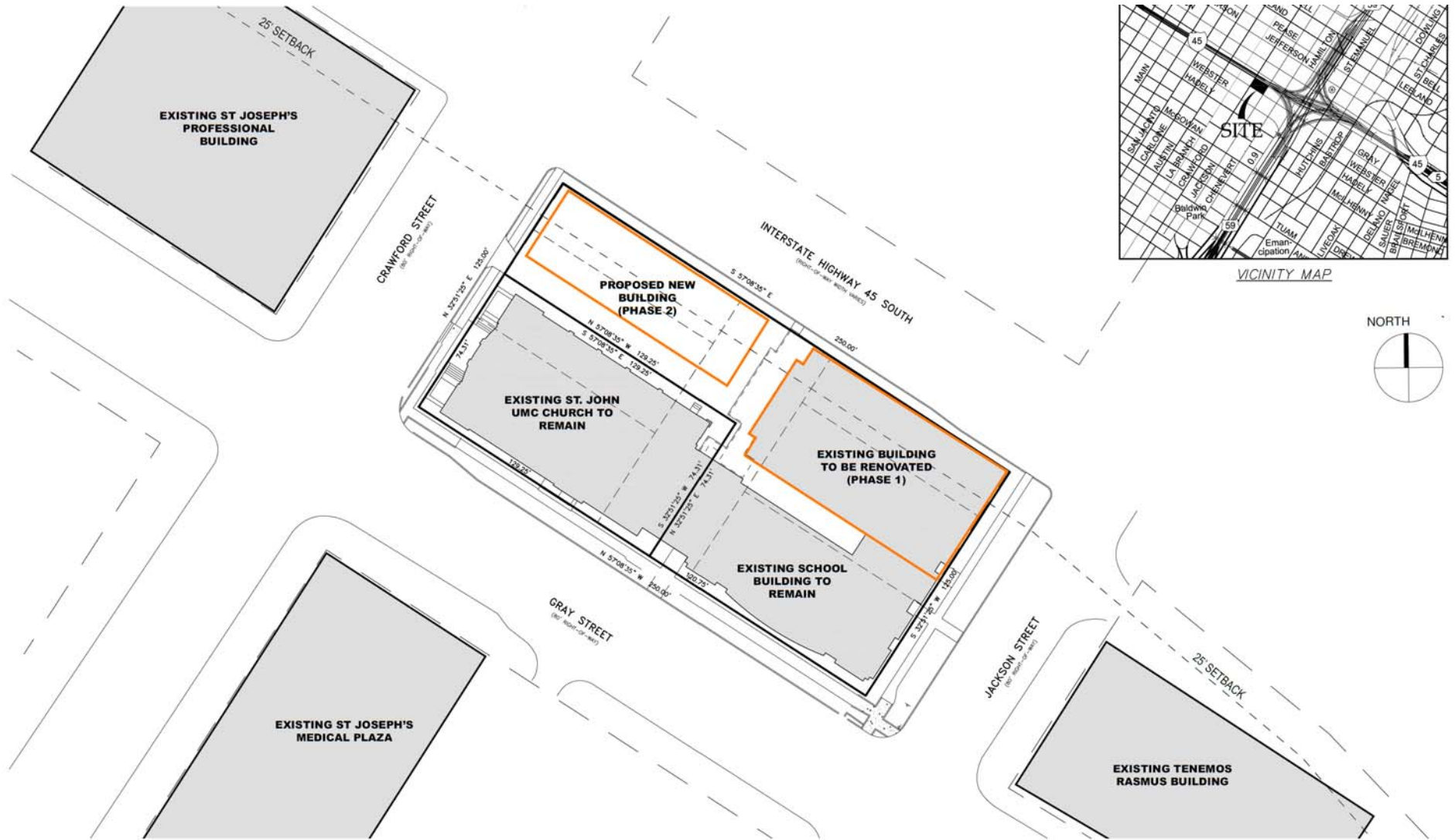
Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 1)

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

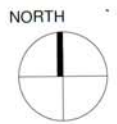


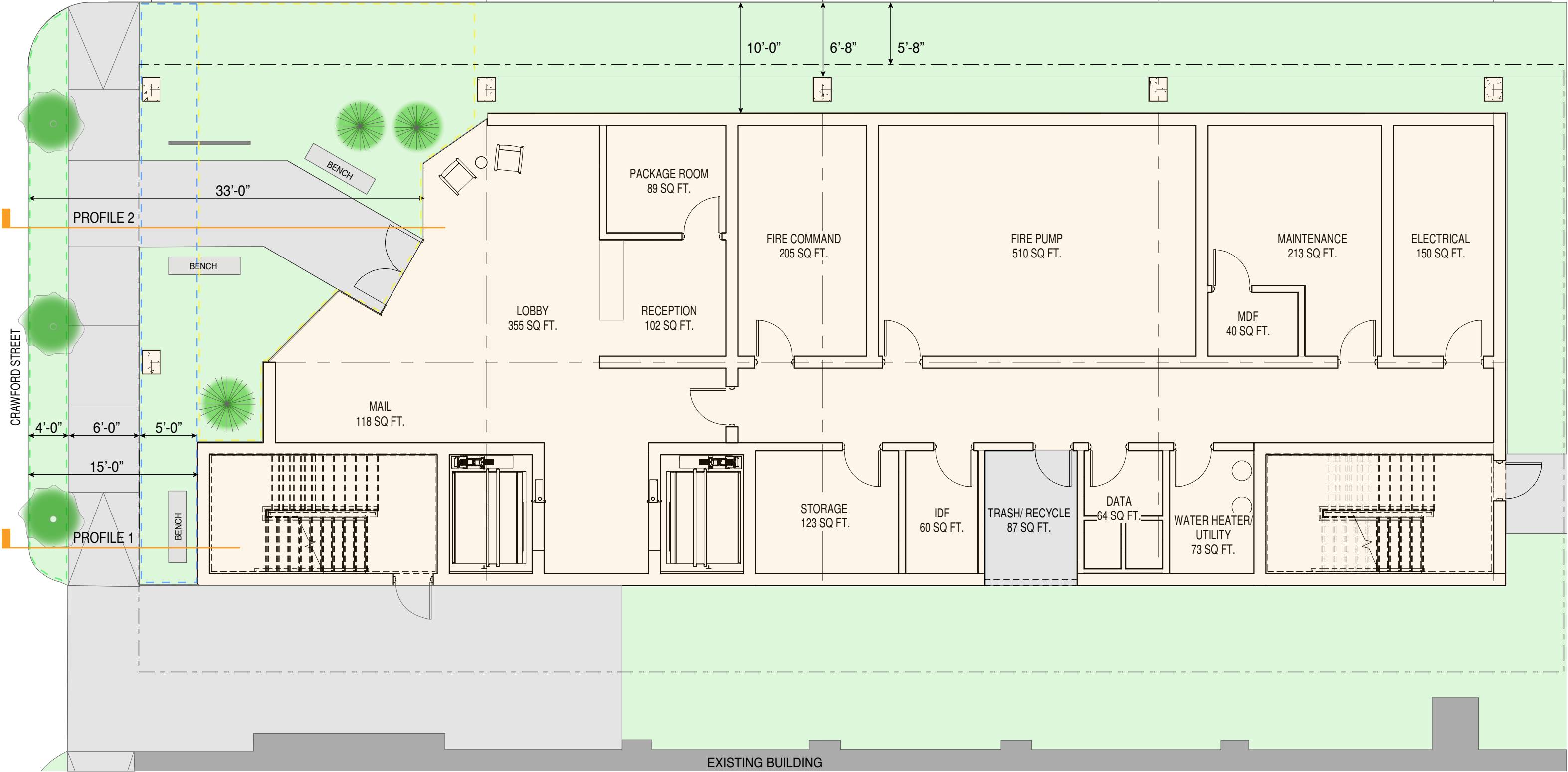
D – Variances

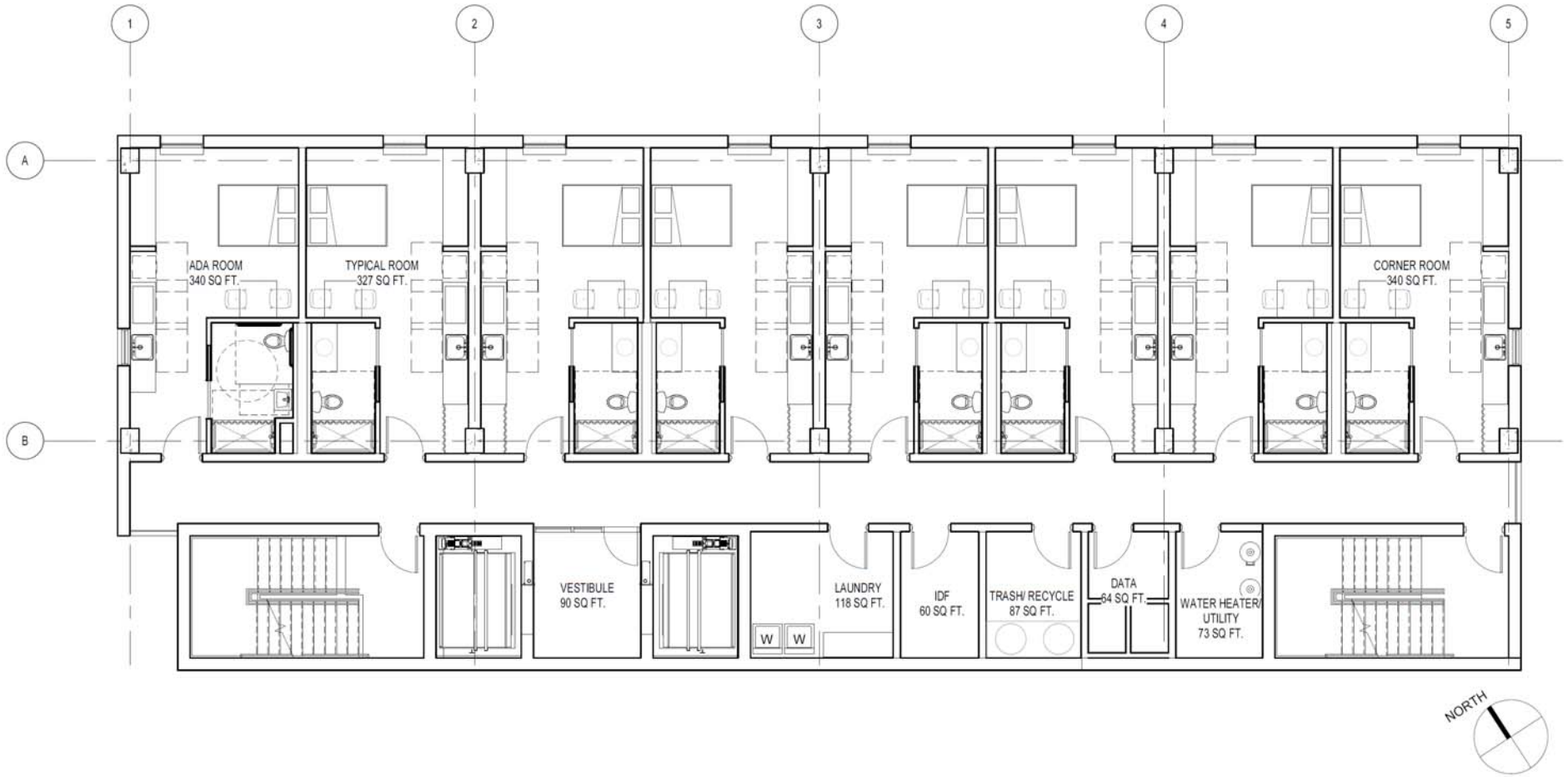
Aerial

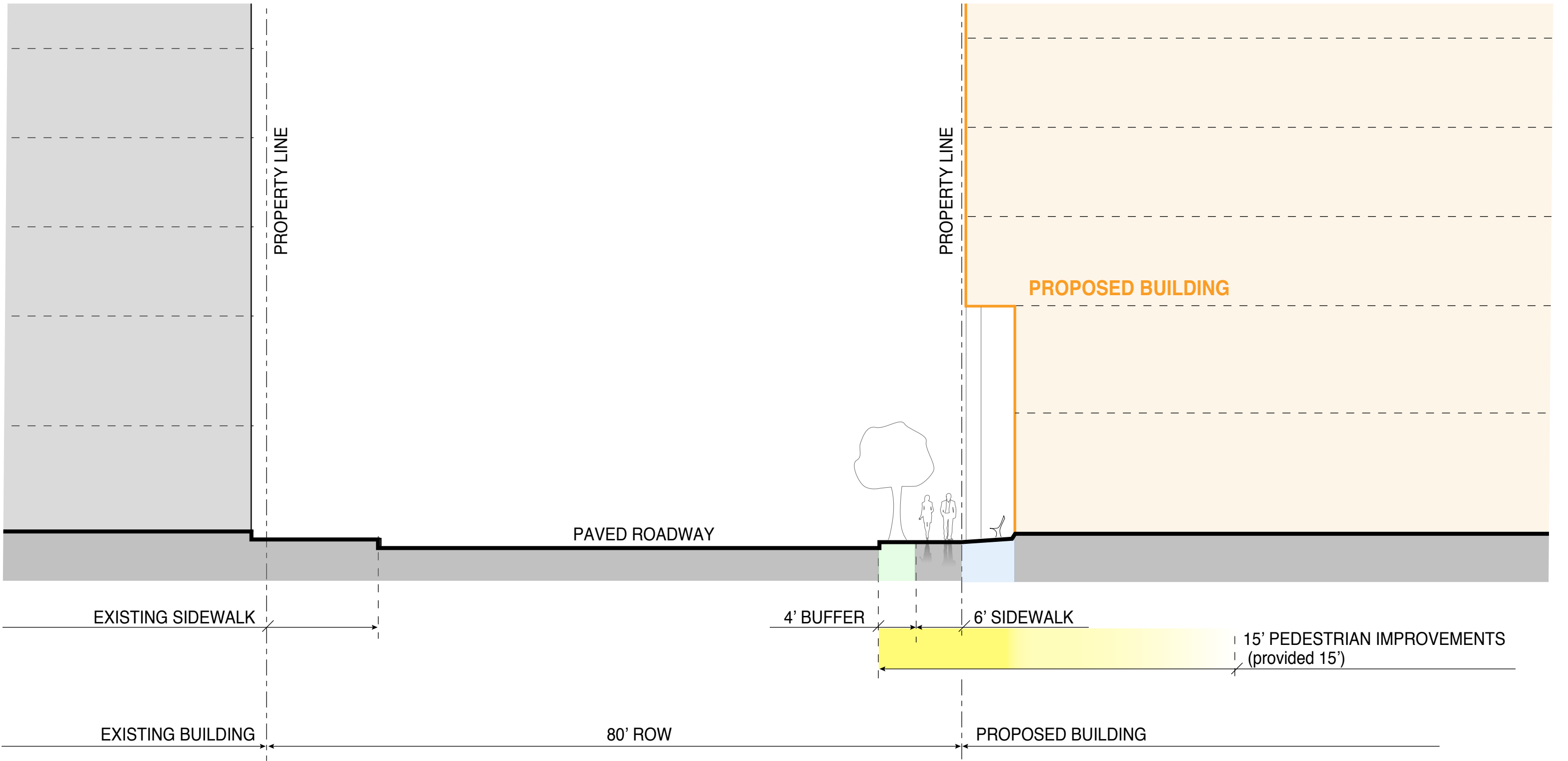


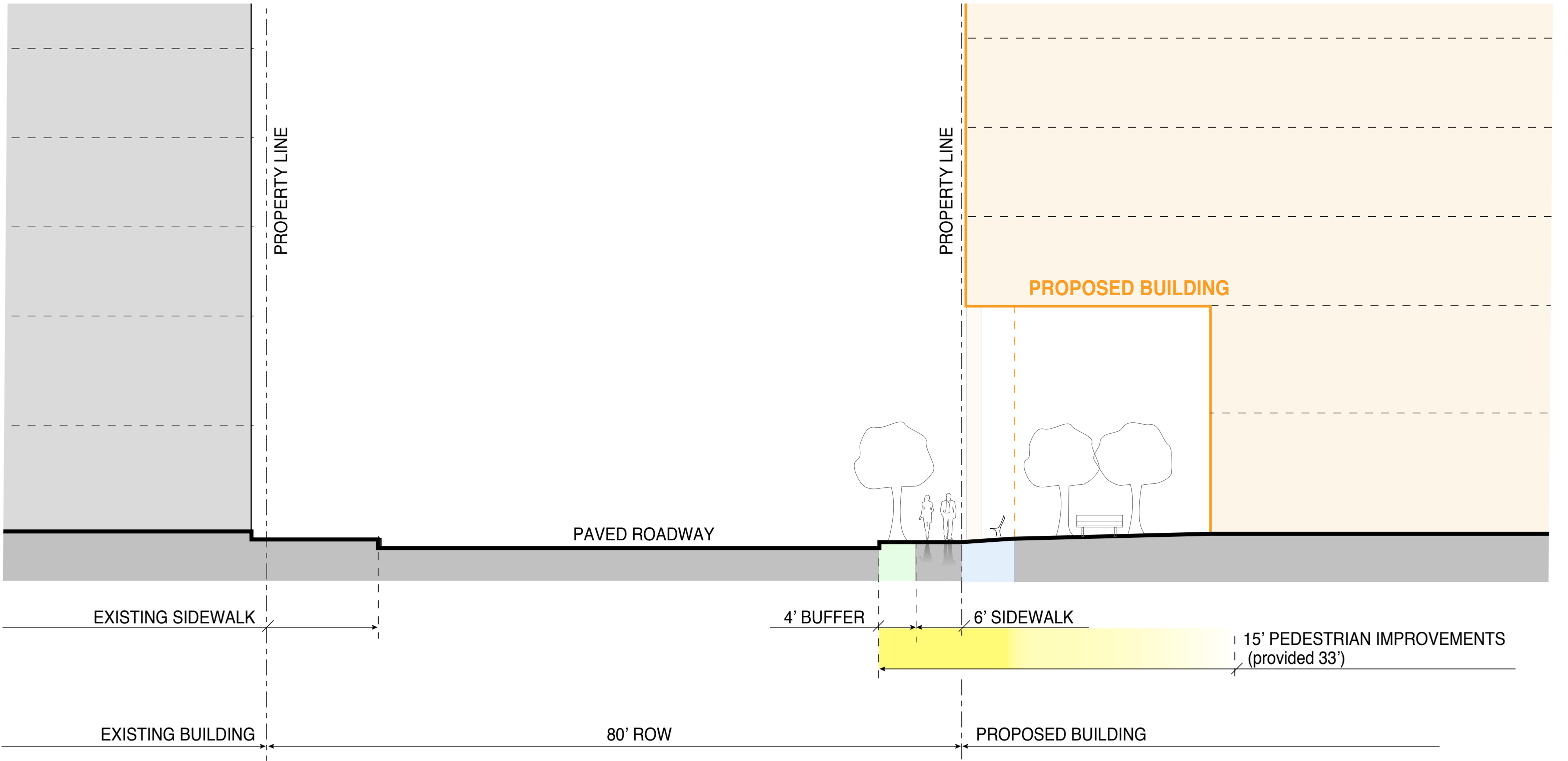
VICINITY MAP

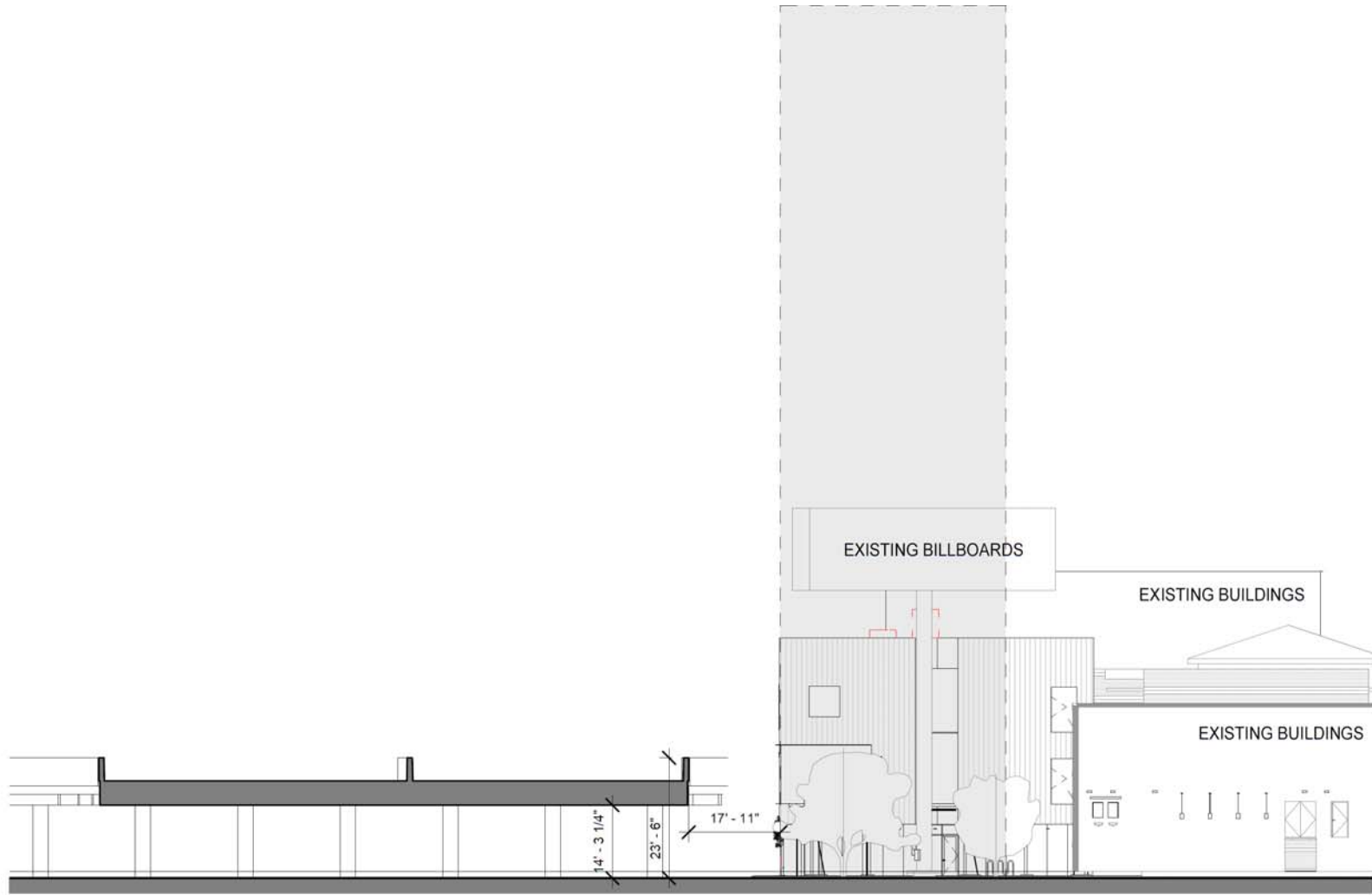












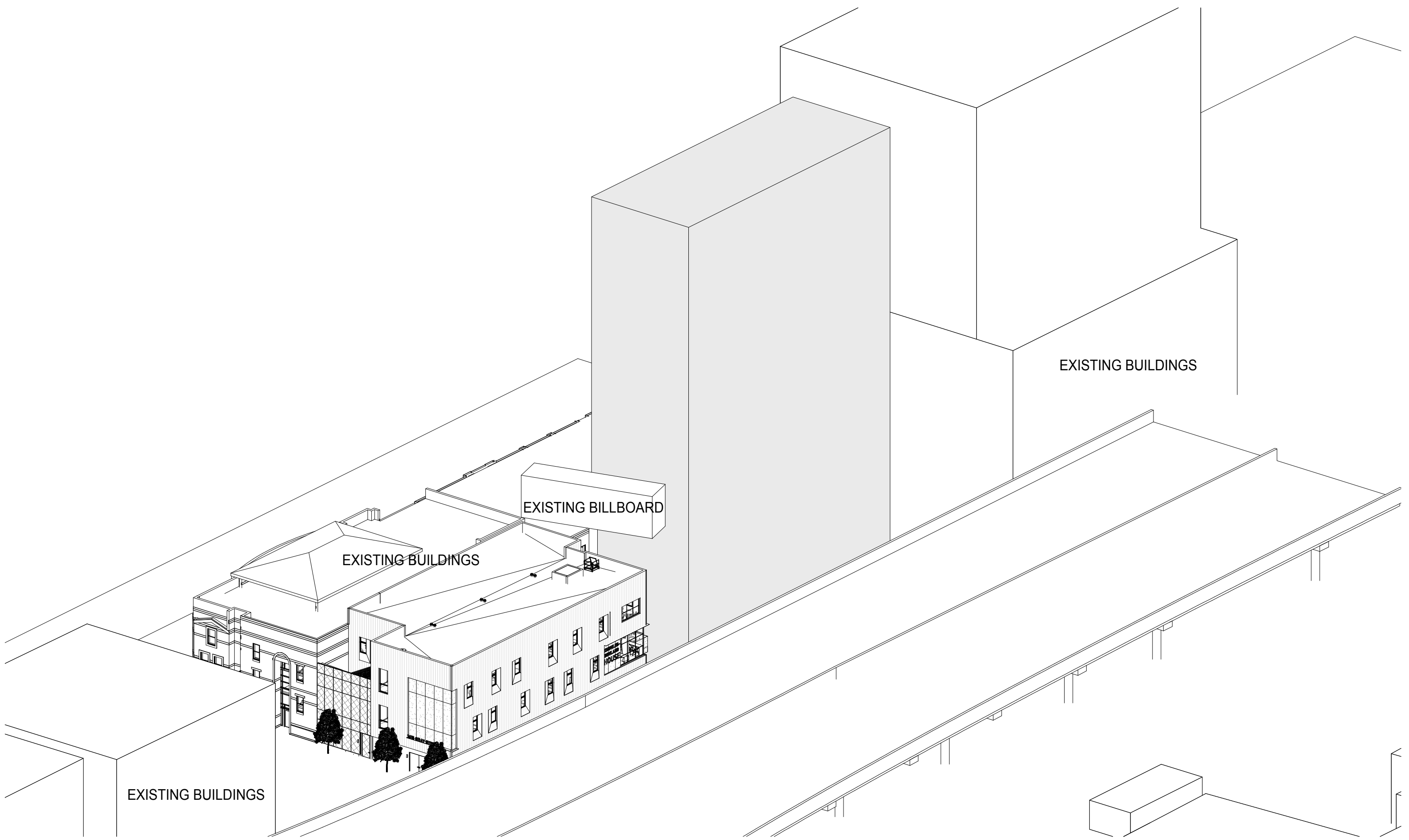
CRAWFORD VARIANCE

02/23/24

1" = 20'-0"

CRAWFORD SECTION 2





CRAWFORD VARIANCE

02/23/24

CRAWFORD 3D DIAGRAM





CRAWFORD VARIANCE

02/23/24

AERIAL FROM INTERSTATE







Application Number: 2024-0258

Plat Name: St Johns United Methodist Church partial replat no 1

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

Date Submitted: 02/12/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A 0' building line variance is being sought along a portion of the property fronting I-45.

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

(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 existing condition of the 25' setback building line would make the project unfeasible due to the requirements to erect a multistory (15 story) building outside the 25' building line. It will also make the property not suitable for any type of development as what is left behind the existing setback is a very narrow strip of land. Other building and safety codes require buildings to be at least 10' off the existing building. The existing site is 50' deep by 119' long, and the proposed building is 43'-6" deep by 114' long. It is not feasible to build a 14 story building on a 20' base without column touchdowns and ground level infrastructure.

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

The existing conditions and history of the site are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship because the existing 25' building line condition prohibits erecting a building structure. Furthermore, the 25' setback was imposed years after the current owner purchased the land.

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

The intent and general purposes of this chapter will be preserved and maintained, as there will be no vehicular access from the major thoroughfare into the proposed building. A loading zone area will be accessed from Crawford Street, which does not conflict with the 25' building line.

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

All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The variance request is not generated by economic hardship, but by land use and project development feasibility. The existing condition of the 25' setback building line would make the project infeasible due to the requirements to erect a multistory (15 story) building outside the 25' building line. Other building and safety codes require us to be at least 10' off the existing building. The existing site is 50' deep by 119' long, and the proposed building is 43'-6" deep by 114' long. It is not feasible to erect a 14 story building on a 20' base without structural support inside the 25' setback. Also, a high-rise building requires room on the ground level for vertical circulation, pump room and electrical equipment.



CITY OF HOUSTON

Planning and Development Department

John Whitmire

Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 28, 2024

NOTICE OF VARIANCE

PROJECT NAME: St Johns United Methodist Church partial replat no 1

REFERENCE NUMBER: 2024-0258



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the block surrounded by IH 45, Crawford Street, Gray Street, and Jackson 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 request.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along IH-45 in lieu of the ordinance required 25'. Enclosed are copies of the variance request, the proposed subdivision plat, the site plan, and elevation drawings 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, March 21, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting:** www.houstonplanning.com or Call: 832-393-6624.

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 or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Chris Rhodes with Civil-Surv Land Surveying, L.C. at (713) 839-9181. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)-393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **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.
- **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 250 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.

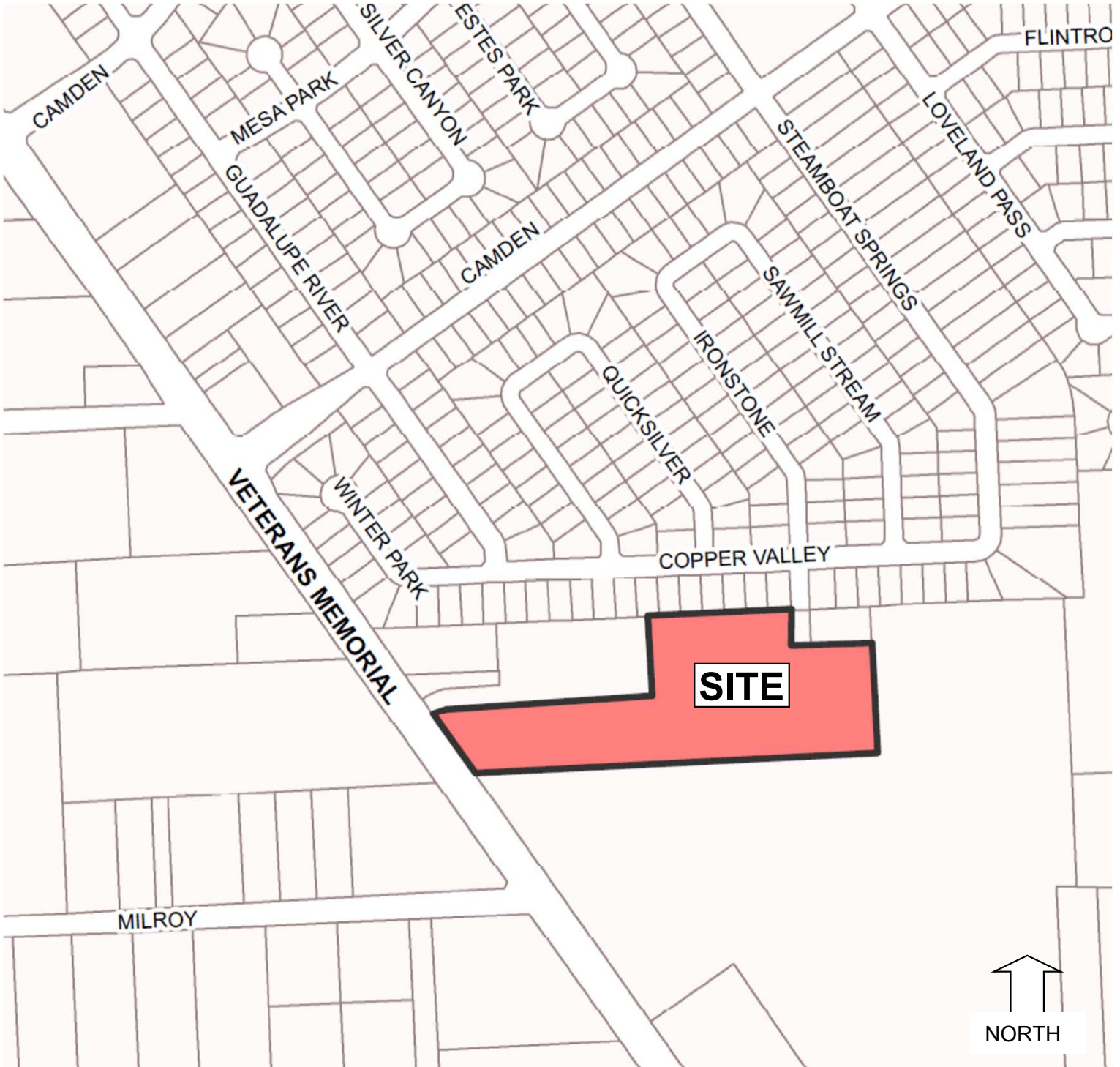
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Veterans Memorial Self Storage

Applicant: Westwood Professional Services, Inc.



D – Variances

Site Location

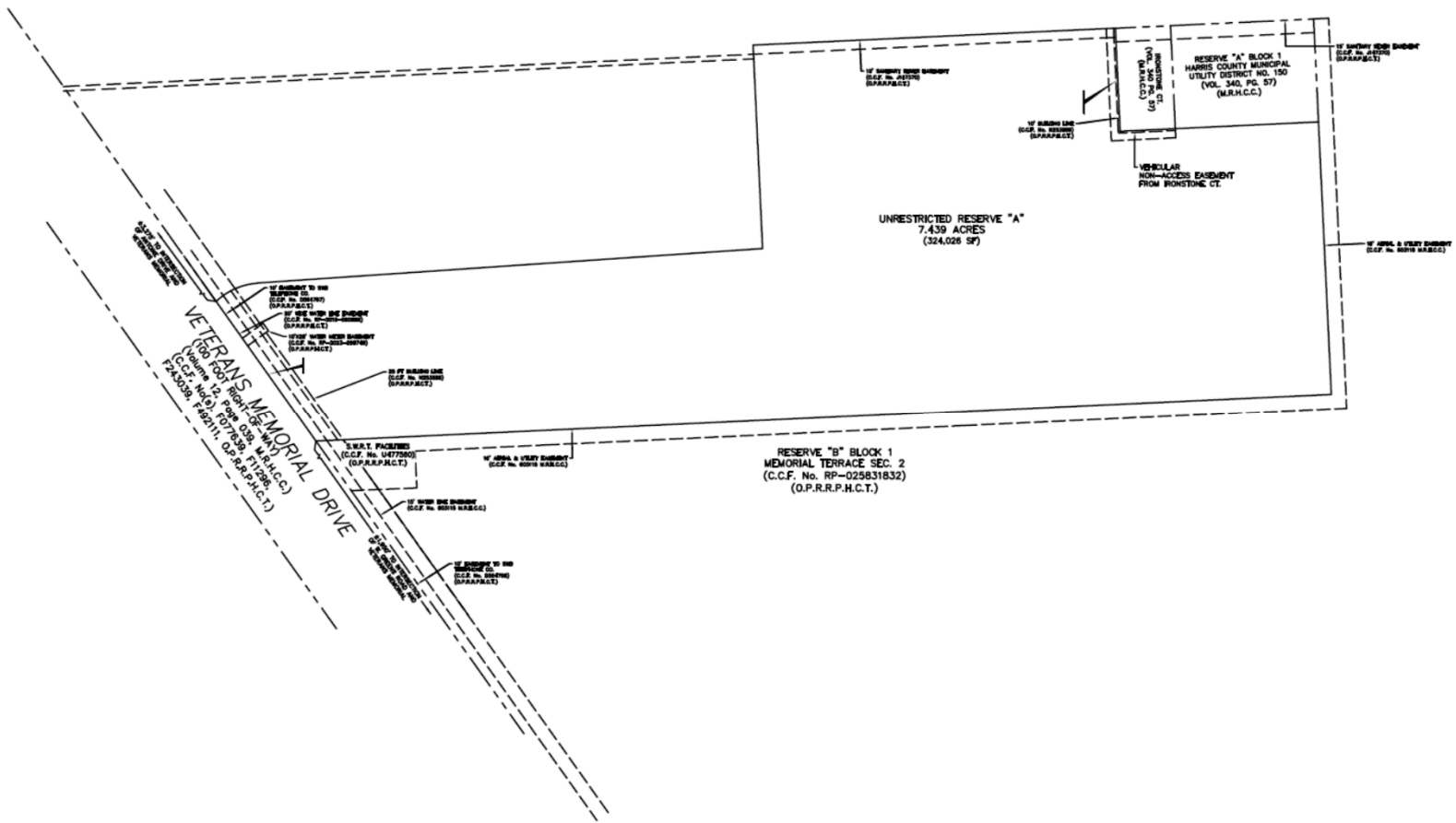
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Veterans Memorial Self Storage

Applicant: Westwood Professional Services, Inc.



D – Variances

Subdivision

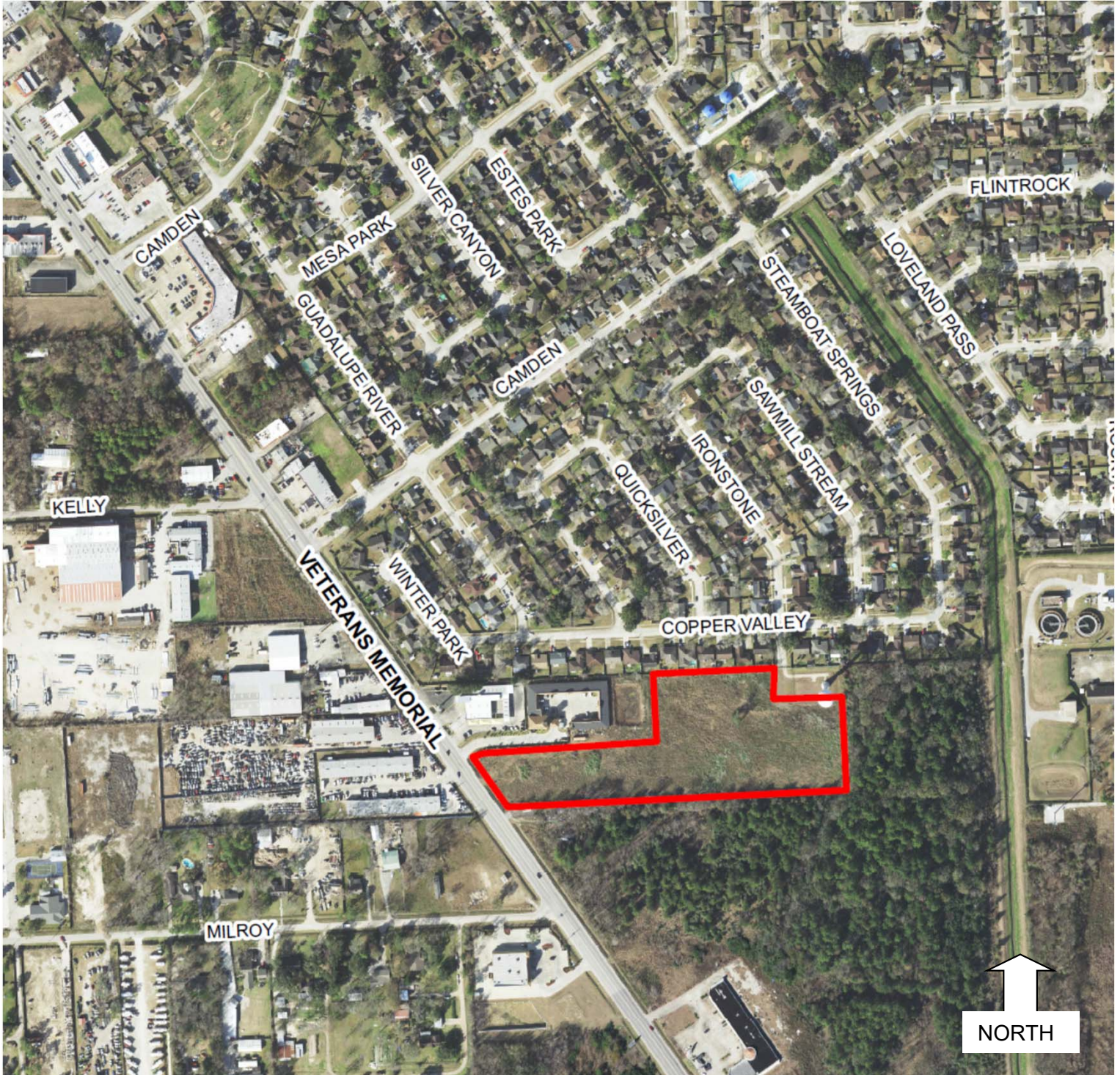
Houston Planning Commission ITEM: 113

Planning and Development Department

Meeting Date: 04/04/2024

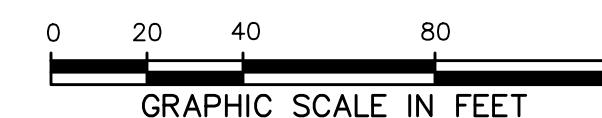
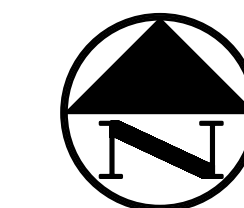
Subdivision Name: Veterans Memorial Self Storage

Applicant: Westwood Professional Services, Inc.



D – Variances

Aerial



COPPER VALLEY COURT

(100 FOOT RIGHT-OF-WAY)

CAMDEN PARK SECTION 1

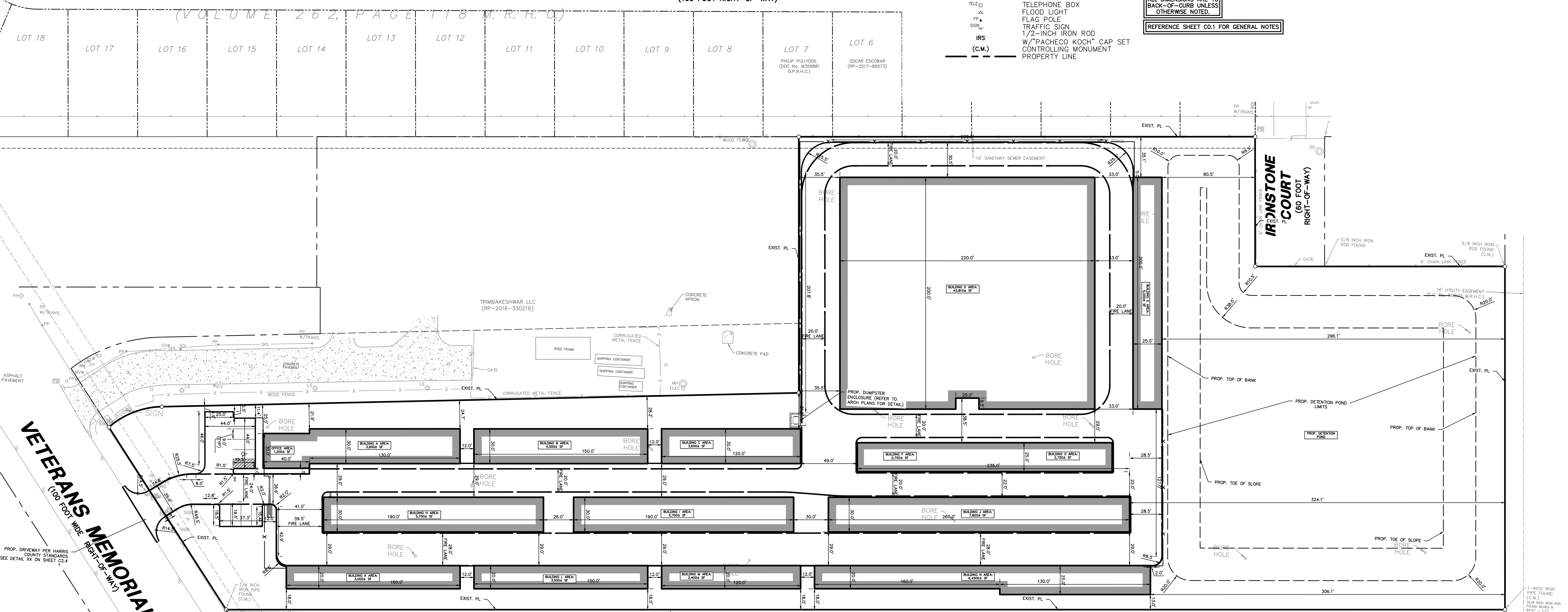
(VOLUME 262, PAGE 118 M.R.H.C.)

LEGEND

- BL BOLLARD
 - EM ELECTRIC METER
 - PP POWER POLE
 - LS LIGHT STANDARD
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE
 - FH FIRE HYDRANT
 - CH CLEANOUT
 - MH MANHOLE
 - TSC TRAFFIC SIGNAL CONTROL
 - TSP TRAFFIC SIGNAL POLE
 - TELE TELEPHONE BOX
 - FL FLOOD LIGHT
 - FP FLAG POLE
 - TR TRAFFIC SIGN
 - IR 1/2-INCH IRON ROD
 - W/PACHECO KOCH" CAP SET CONTROLLING MONUMENT
 - PL PROPERTY LINE
-
- X FENCE
 - ⊕ COORDINATE DESIGNATION
 - PROPOSED FENCE
 - FIRE LANE
 - GRADE BREAKS
 - SWALES
 - PROP. SANITARY MANHOLE/CLEANOUT
 - PROP. STORM MANHOLE
 - PROP. STORM INLET

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

REFERENCE SHEET C0.1 FOR GENERAL NOTES



VETERANS MEMORIAL DRIVE
(100 FOOT WIDE RIGHT-OF-WAY)

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

KV DENTAL PA
(FILM CODE NO. W552610)

KV DENTAL PA
(FILM CODE NO. W552610)

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CAROLYN E. O'BRIEN, P.E.
TEXAS REGISTRATION NO. 121806
DATE: 12/13/2022

NO.	DATE	REVISION

Pacheco Koch
a Westwood company

20329 STATE HIGHWAY 249
SUITE 350
HOUSTON, TX 77070
281.883.0103

OVERALL SITE LAYOUT
VETERANS MEMORIAL SELF STORAGE
11716 VETERANS MEMORIAL DR
HOUSTON, TEXAS
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CEO	AC	DEC 2022	1"=40'			C2.0

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10193805



Application Number: 2024-0533

Plat Name: Veterans Memorial Self Storage

Applicant: Westwood Professional Services, Inc.

Date Submitted: 03/22/2024

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

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To exceed intersection spacing along Veterans Memorial Drive

Chapter 42 Section: 127(a)

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street, or another major thoroughfare at least every 2,600 feet. There would be no connection point for an intersection along the subject property. Additionally, the frontage for the subject property is less than 190' long.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

There is no planned connection point for an intersection along this stretch of Veterans Memorial according to the City.

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

here is no planned connection point for an intersection along this stretch of Veterans Memorial according to the City.

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

here is no planned connection point for an intersection along this stretch of Veterans Memorial according to the City.

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

here is no planned connection point for an intersection along this stretch of Veterans Memorial according to the City.

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

here is no planned connection point for an intersection along this stretch of Veterans Memorial according to the City.



Application Number: 2024-0533

Plat Name: Veterans Memorial Self Storage

Applicant: Westwood Professional Services, Inc.

Date Submitted: 03/22/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend Ironstone Ct into the subject property or provide a cul-de-sac turnaround.

Chapter 42 Section: 134

Chapter 42 Reference:

Street Extension - Per conversations with the City and the County there are not future designs to extend Ironstone Court. The ROW was acquired to provide access to the MUD facilities adjacent to the ROW. This requested variance also meets conditions 42-134 (a)(1), (2), 3), (4), and (5) as listed in Chapter 42.

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

Ironstone Court is not planned to be continued by Harris County or City of Houston in the future. This variance meets that intent.

(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;

Ironstone Court is not planned to be continued by Harris County or City of Houston in the future. This variance meets that intent.

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

Ironstone Court is not planned to be continued by Harris County or City of Houston in the future. This variance meets that intent.

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

Ironstone Court is not planned to be continued by Harris County or City of Houston in the future. This variance meets that intent.

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

Ironstone Court is not planned to be continued by Harris County or City of Houston in the future.
This variance meets that intent.

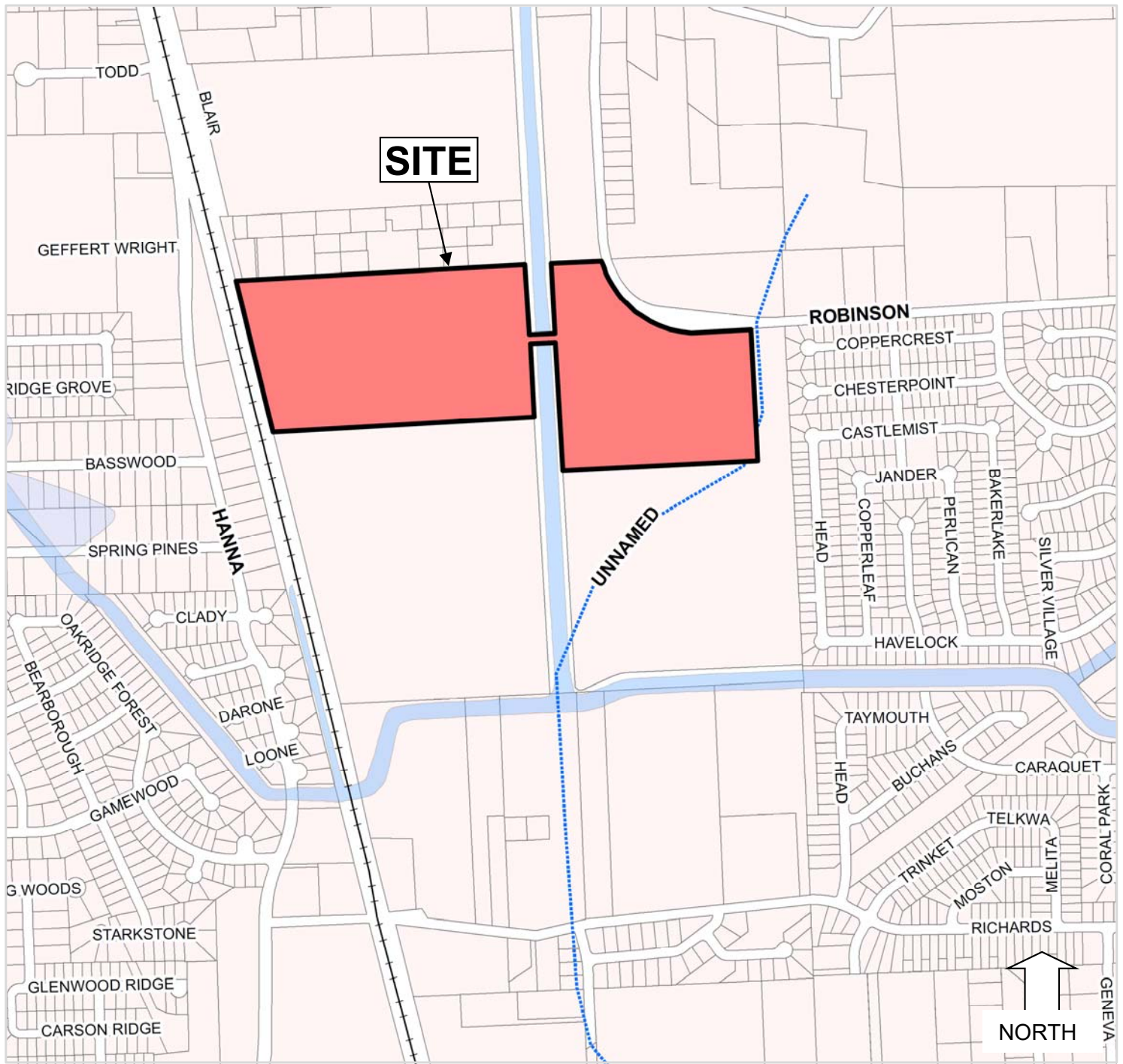
Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Wild Horse Sec 1

Applicant: Vogler & Spencer Engineering, Inc



D – Variances

Site Location

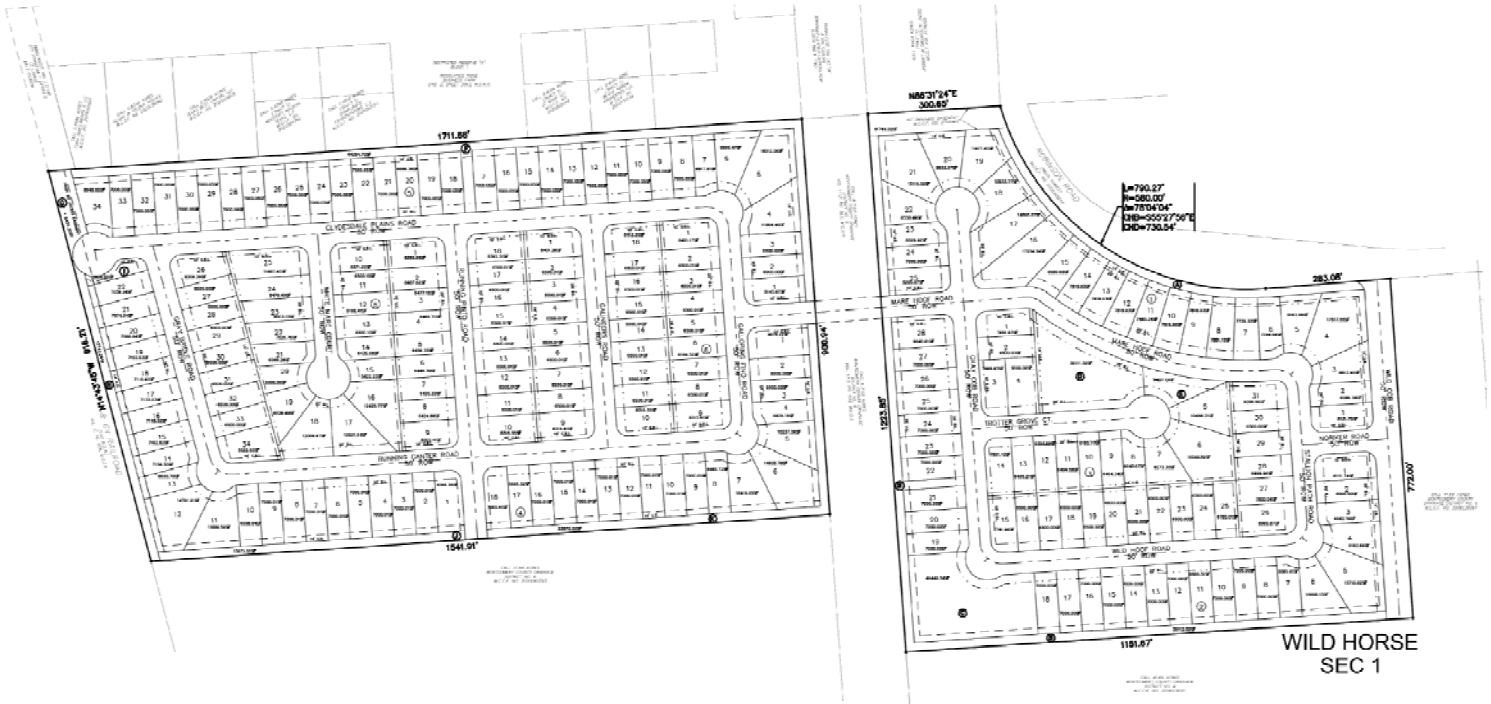
Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Wild Horse Sec 1

Applicant: Vogler & Spencer Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Wild Horse Sec 1

Applicant: Vogler & Spencer Engineering, Inc

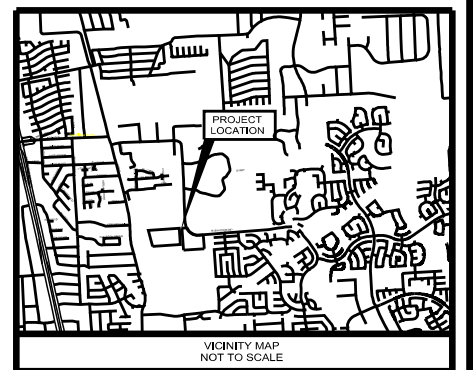
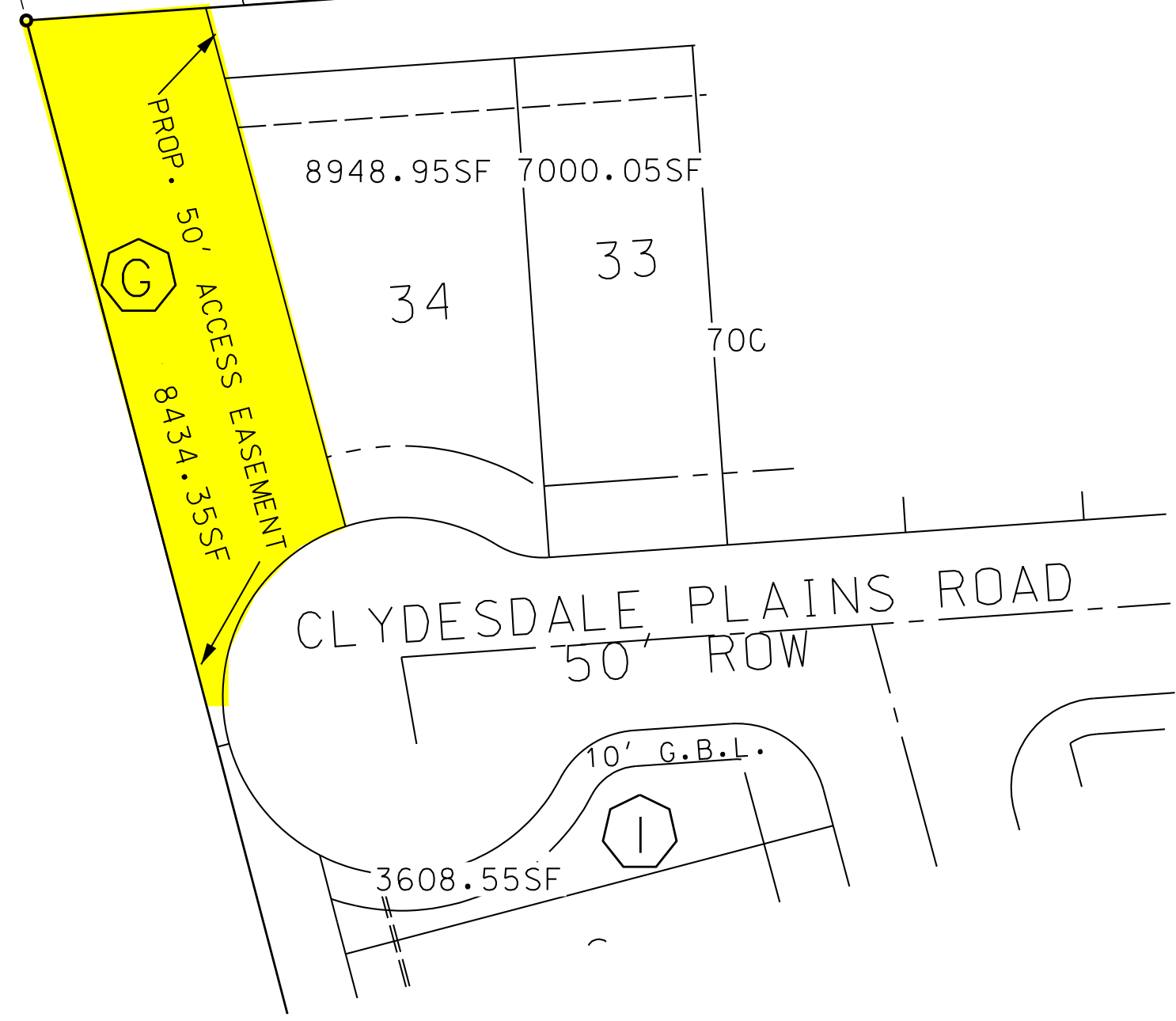


D – Variances

Aerial

ACCESS ESMT.
 (TRACT 2)
 PRIDEAUX, LLC
 - PRIDEAUX, LLC
 - PRIDEAUX, LLC
 M.C.C.F. NO. 2020073882

CALL 0.5694 ACRES
 COPA INVESTMENTS II LLC
 M.C.C.F. NO. 2019095224



EASEMENT EXHIBIT

WILD HORSE SEC 1

228 LOTS 8 BLOCK 11 RESERVES

A SUBDIVISION OF 58,616 ACRES OF LAND RECORDED IN THE
 NAME OF BAHR CAPITAL INTRESTS IN MONTGOMERY
 COUNTY CLERK'S FILE NO. 2006002182.
 LOCATED IN THE MONTGOMERY COUNTY
 SCHOOL SURVEY, A-350

OWNER:
 NAME BAHR CAPITAL INTREST, LTD
 107 RADNEY RD.
 HOUSTON, TX 77024

SURVEYOR:

WINDROSE
 LAND SURVEYING I PLATTING
 11111 RICHMOND AVE., STE 150 | HOUSTON, TX 77082 | 713.458.2281
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ENGINEER:

VSE
 VOGLER & SPENCER
 ENGINEERING
 Vogler & Spencer Engineering, Inc.
 777 North Eldridge Parkway, Suite 500
 Houston, Texas 77079
 713-782-0042
 www.v-s-eng.com
 Texas P. E. Firm Registration No. F148

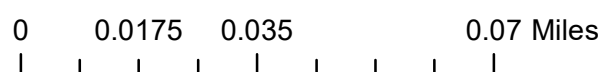
DATE PLOTTED: 12/20/23 10:41 AM



Robinson Rd Track Exhibit

Legend

Adjoining Tracts





Application Number: 2024-0525

Plat Name: Wild Horse Sec 1

Applicant: Vogler & Spencer Engineering, Inc.

Date Submitted: 03/22/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

For the second point of access to be a recorded access easement that connects to an existing offsite recorded access easement.

Chapter 42 Section: 189

Chapter 42 Reference:

(42-189) Points of Access- Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

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

We are requesting a variance to allow our second point of access to be a 50' Access Easement in the Northwestern portion of the tract that will connect to an existing access easement within the recorded plat to the north. Montgomery County Traffic department informed us that they only want one point of access to Robinson Road due to safety with oncoming traffic. Also, placing a point of access to through the tract to the south would not suffice as it is dedicated for detention.

(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;

Montgomery County Engineering would prefer the second point of access to be in the said location due to the only location that they want access off Robinson Road is the far east portion of the tract, as shown.

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

Adequate traffic circulation will make its way back through to Robinson Road and the access easement will be primarily for emergency and maintenance.

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

Montgomery County agrees that the safest place for the second point of access is the access easement as shown. With Robinson Road having a strong curve to the north- placing access to the

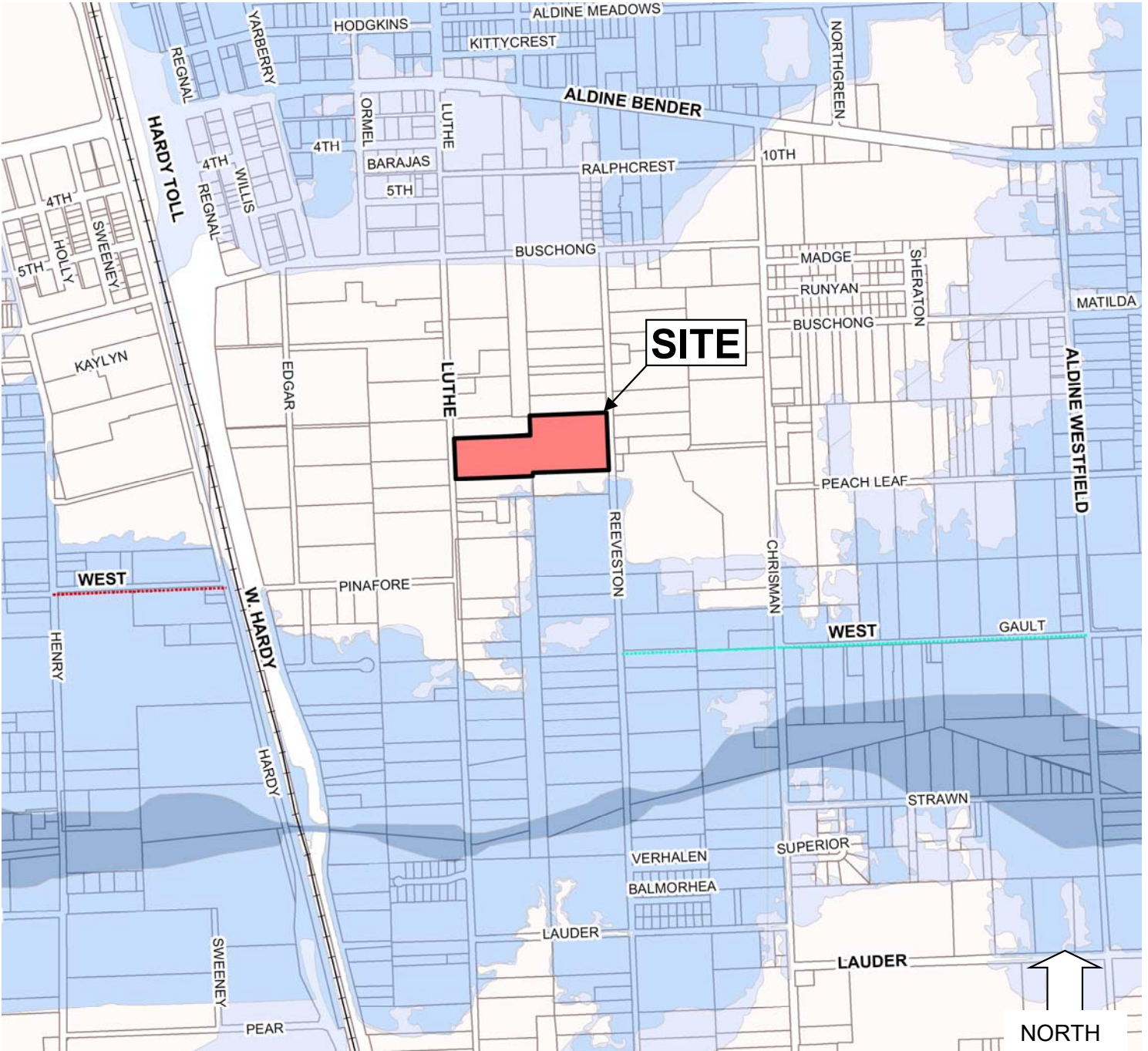
Northeastern portion of the tract connecting to Robinson Road would be a safety concern.

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

Montgomery County would object to placing a second point of access connecting to Robinson Road.

Subdivision Name: Wisenbaker Reeveston

Applicant: Gruller Surveying



Houston Planning Commission

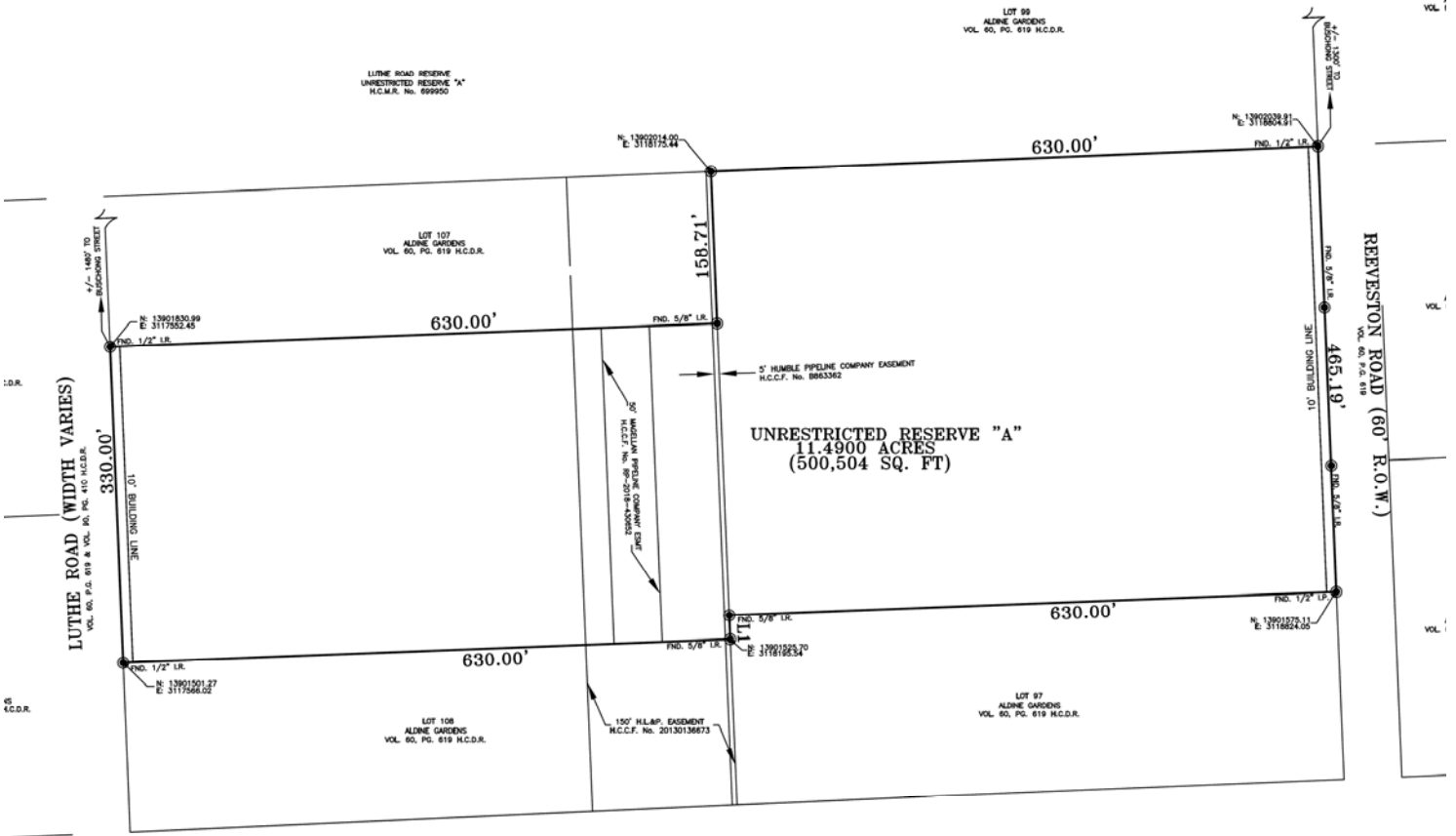
ITEM: 115

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Wisenbaker Reeveston

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Wisenbaker Reeveston

Applicant: Gruller Surveying



D – Variances

Aerial



Application Number: 2024-0590
Plat Name: Wisenbaker Reeveston
Applicant: Gruller Surveying
Date Submitted: 03/25/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along Luthe Road and Reeveston Road by not dedicating a public street through the site

Chapter 42 Section: 42-128

Chapter 42 Reference:

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;

Strict application of this chapter would leave the proposed development unachievable. The project is already 80% developed we are simply trying to expand as the business needs more room. The R.O.W. dedication would not create a viable access point, and would kill any proposed development that would occur.

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

No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication of a R.O.W. east/west would ultimately lead into existing buildings to the north/south of the property boundary, as well as a detention pond. Granting the variance will leave the site undevelopable for commercial development.

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

The intent of this chapter is to ensure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, east/west it would lead into existing buildings. A west adjoiner has been platted and was not required to dedicate a R.O.W. therefore us dedicating the R.O.W. would ultimately lead to the ingress/egress easement that is already in place.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance will not be injurious as it will keep it the same configuration as it has been for 20 years

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

No, the sole justification of this variance is to ensure safe traffic flow, while also maintaining pedestrian safety as well as uniformity in R.O.W.'s in the area. The proposed R.O.W. dedication should be thought out more thoroughly as to the location due to the existing characteristics of the area. We are no way trying to harm the current area with this variance, but are simply trying to make a common sense, safe and accommodating development that ensures safety and beautifies the area.

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 04/04/2024

Subdivision Name: Paloma Water Plant Site (DEF 1)

Applicant: Costello, Inc.

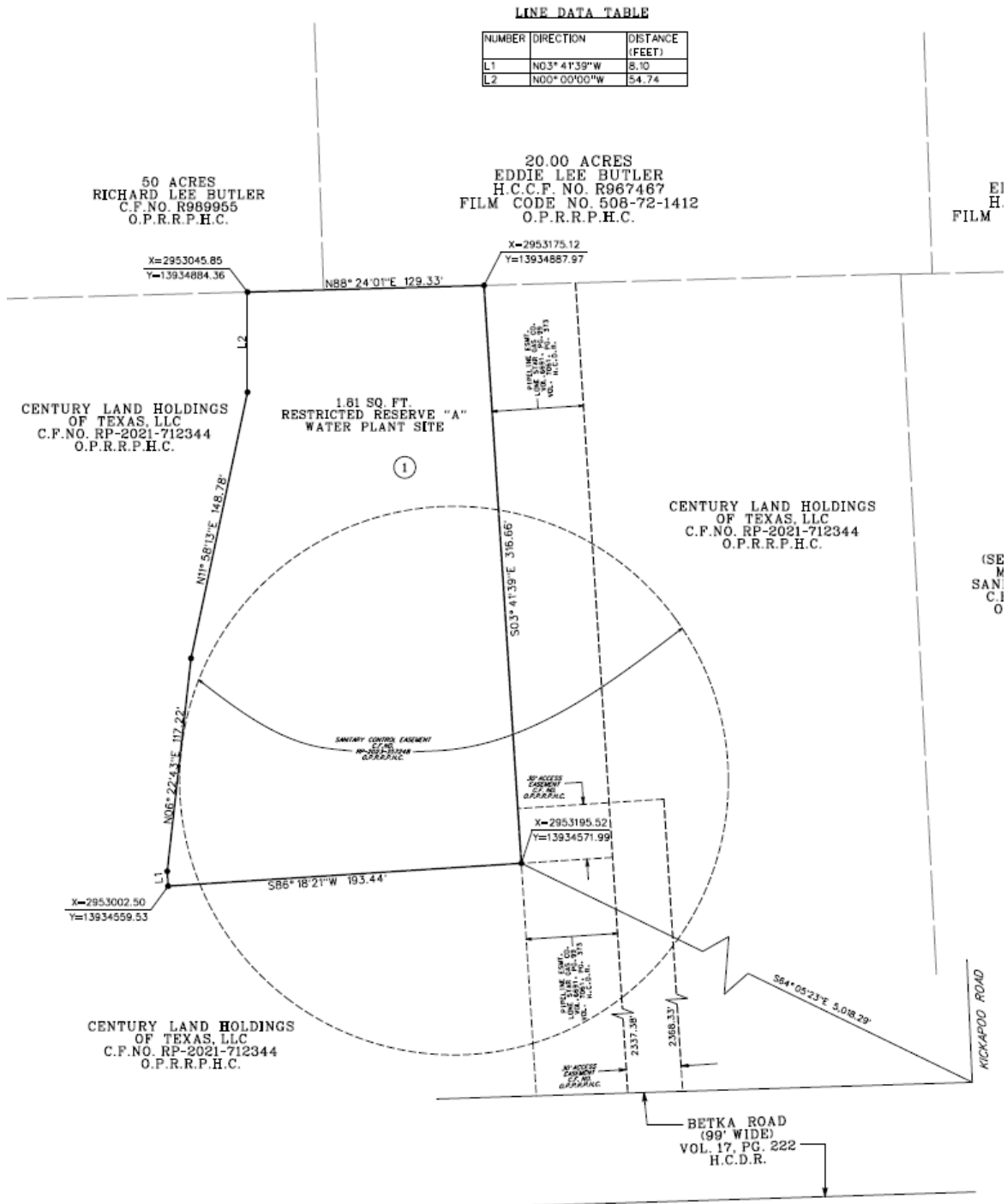


F- Reconsideration of Requirements

Site Location

Subdivision Name: Paloma Water Plant Site (DEF 1)

Applicant: Costello, Inc.



Houston Planning Commission

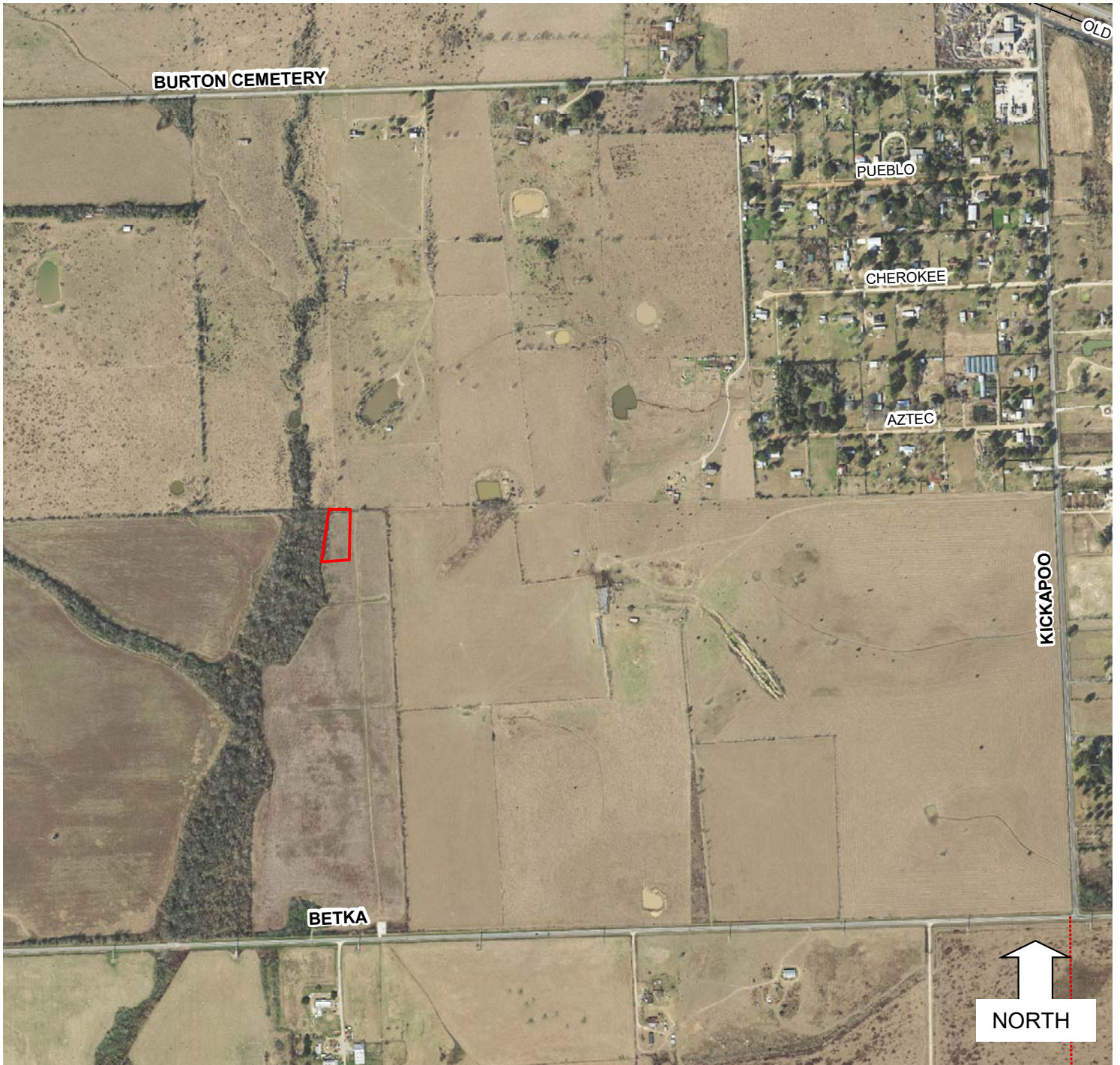
ITEM: 116

Planning and Development Department

Meeting Date: 04/04/2024

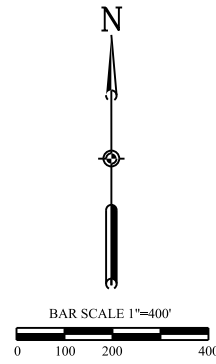
Subdivision Name: Paloma Water Plant Site (DEF 1)

Applicant: Costello, Inc.



F- Reconsideration of Requirements

Aerial



94.6079 ACRES
LARRY JOSEPH PEIL
C.F.NO. 20080250291
O.P.R.R.P.H.C.

50 ACRES
RICHARD LEE BUTLER
C.F.NO. R989955
O.P.R.R.P.H.C.

20 ACRES
EDDIE LEE BUTLER
C.F.NO. R967467
O.P.R.R.P.H.C.

60 ACRES
JO BETH
CUBSTEAD RUSTIN
C.F.NO. V597862
O.P.R.R.P.H.C.

19 ACRES
JENNIFER EISEMANN
C.F.NO. RP-2019-340403
O.P.R.R.P.H.C.

CENTURY LAND HOLDINGS
OF TEXAS, LLC
C.F.NO. RP-2021-712344
O.P.R.R.P.H.C.

80 ACRES
(SECOND TRACT)
MARY ALICE
SANFORD, TRUSTEE
C.F.NO. U831618
O.P.R.R.P.H.C.

CENTURY LAND HOLDINGS
OF TEXAS, LLC
C.F.NO. RP-2021-712344
O.P.R.R.P.H.C.

BETKA ROAD
(99' WIDE)

VOL. 17, PG. 222
H.C.D.R.

REMAINDER OF
CALLED 646.727 ACRES
STORY-LINDSEY, FAMILY LIMITED
PARTNERSHIP
C.F. NO. S536017
O.P.R.R.P.H.C.

FUTURE
PALOMA
WATER PLANT

FUTURE
PALOMA SEC 1

FUTURE
PALOMA SEC 2

FUTURE
PALOMA SEC 3

PROPOSED
30' ACCESS
EASEMENT

N03°41'39"W
30.00
N86°18'21"E
80.00
S86°18'21"W
50.00

N03°41'39"W
2337.38
S03°41'39"E
2368.33

S88°06'26"W
30.01



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

**PALOMA WATER PLANT
30' WIDE ACCESS EASEMENT**

JOB NO. : 2021072-WP-601

DATE: 3/24/2024

EXHIBIT NO. :



Application No: 2024-0507
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.
Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

42-79 reconsideration of subdivision plat

Chapter 42 Section: 190

Chapter 42 Reference:

a restricted reserve to have 50' frontage

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

STATEMENT OF FACTS:

the subdivision section is not yet landplanned.



Application Number: 2024-0507
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.
Date Submitted: 03/11/2024

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

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are requesting a variance to provide a 30-foot access easement to the water plant site.

Chapter 42 Section: 190

Chapter 42 Reference:

The ordinance for a restricted reserve to have 50' of right-of-way 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

A subdivision section will be submitted which will provide a permanent 50' right-of-way road as access to this site.

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

At this time, the landplan is being updated to provide right-of-way access which will ultimately provide 50' frontage to this site.

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

The 30' access easement will provide temporary access to the site until the subdivision section is platted to provide a permanent 50' right-of-way.

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

The 30' access easement will provide temporary access to the site until the subdivision section is platted to provide a permanent 50' right-of-way.

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

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

Economic hardship is not the sole justification. This access is only temporary until the section is development with a permanent right-of-way as access

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/04/2024

ITEM: 132

Applicant: GILBERTO RANGEL

Contact Person: WENDY COWSERT/SEPTIC PRO SERVICES LLC

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: DEER RUN LN NORTH OF: GRAND PKWY	24-1733	77357	5874	257M	ETJ

ADDRESS: 26348 PEACH CREEK DRIVE, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

LOT 174, OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/04/2024

ITEM: 133

Applicant: ANGELICA ORTIZ

Contact Person: ANGELICA ORTIZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: GALAXY BLVD NORTH OF: GRAND PKWY	24-1734	77357	5874	257M	ETJ

ADDRESS: 25665 PEACH CREEK DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.222

LEGAL DESCRIPTION:

LOT 355, OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT No. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/04/2024

ITEM: 134

Applicant: HAUVIE BARILLAS

Contact Person: HAUVIE BARILLAS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: DEER RUN LN NORTH OF: GRAND PKWY	24-1735	77357	5874	257M	ETJ

ADDRESS: 26672 SPANISH OAKS DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.2757

LEGAL DESCRIPTION:

LOT 773, OF PEACH CREEK FOREST, SECTION FIVE (5), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT No. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/04/2024

ITEM: 135

Applicant: CARMEN CERDA

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
EAST OF: SORTERS RD SOUTH OF: MILLS BRANCH DR	24-1736	77365	5671	295Q	ETJ

ADDRESS: 20020 RAVENPARK DRIVE, PORTER, TX

ACREAGE:

LEGAL DESCRIPTION:

LOT 103, OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE ROBERT T. HOWELL SURVEY, ABSTRACT No. 254, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/04/2024

ITEM: 136

Applicant: ALEJANDRO BARRIENTOS

Contact Person: LUIS CERDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: DEER RUN LN NORTH OF: GRAND PKWY	24-1737	77357	5874	257M	ETJ

ADDRESS: 25997 DROWSY PINE DRIVE, NEW CANEY, TX

ACREAGE:

LEGAL DESCRIPTION:

WEST 50 FEET OF LOT 587, PEACH CREEK FOREST, SECTION 3, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT No. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

CERTIFICATE OF COMPLIANCE



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.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: Cathryn Horan, Cathryn Horan, 832-498-5867, cathryneliz@msn.com

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: 1901 Lexington Street, 23096114, 77098, 5356C, 492Z, C

Table with 2 columns: Field Name, Value. Fields include HCAD ACCOUNT NUMBER(S), PROPERTY LEGAL DESCRIPTION, PROPERTY OWNER OF RECORD, ACREAGE (SQUARE FEET), WIDTH OF RIGHTS-OF-WAY, EXISTING PAVING SECTION(S), OFF-STREET PARKING REQUIREMENT, OFF-STREET PARKING PROVIDED, LANDSCAPING REQUIREMENTS, LANDSCAPING PROVIDED.

Table with 2 columns: Field Name, Value. Fields include EXISTING STRUCTURE(S) [TYPE; SQ. FT.], PROPOSED STRUCTURE(S) [TYPE; SQ. FT.].

PURPOSE OF VARIANCE REQUEST: To request a 5-foot building line in lieu of the city ordinance 25-foot building line along Southwest Freeway.

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



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance request is for the purpose of building within the 25-foot setback required by the code of ordinances from the adjacent major thoroughfare. We are requesting to rebuild a new garage and accessory dwelling unit where a previous garage was demolished to use the existing curb cuts and avoid existing utilities on the subject property.

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 setback of 25 feet makes the project impractical due to the existing site paving and utilities. There is an existing storm inlet, utility poles and utility boxes that cannot be relocated by the applicant. Furthermore, the applicant intends to use the existing curb cut and cannot move the existing curb cuts enough to make the 25 feet building setback practical. In addition, placing the proposed structure 25 feet from the property line would increase the amount of impervious square foot area on the lot.

- (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 applicant has not created the existing site conditions and is following all other applicable codes and restrictions.

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

Applicant is complying with all other setbacks and requirements of the development ordinance.

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

The property is accessible only on Hazard Street through an existing curb cut. There is no access to Southwest Freeway via a feeder road or other means along Hazard Street and the property is separated from the freeway by the privacy barrier.

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

The hardship is based on existing site conditions that the applicant has no control over.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



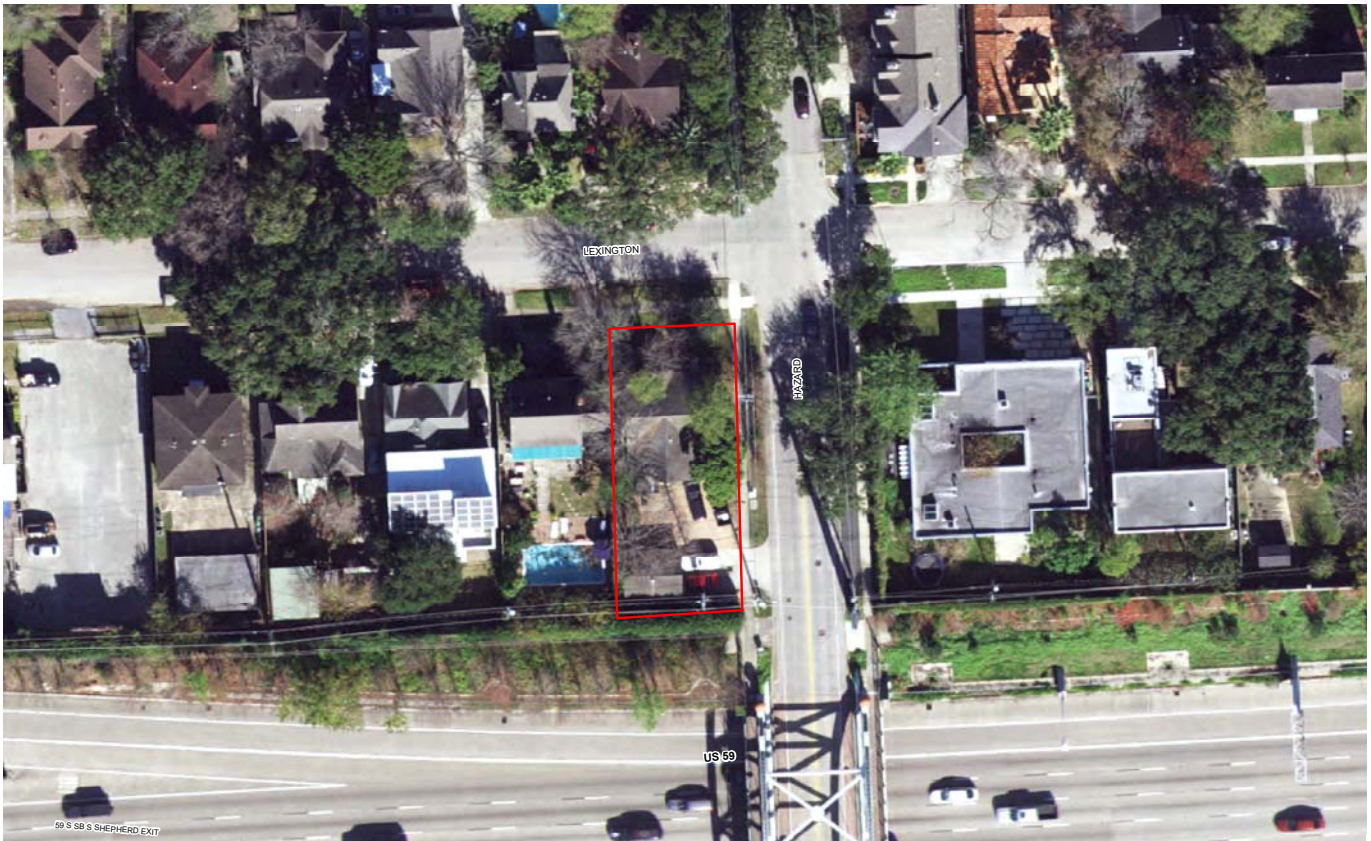
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 04/04/24

Houston Planning Commission

Aerial Map

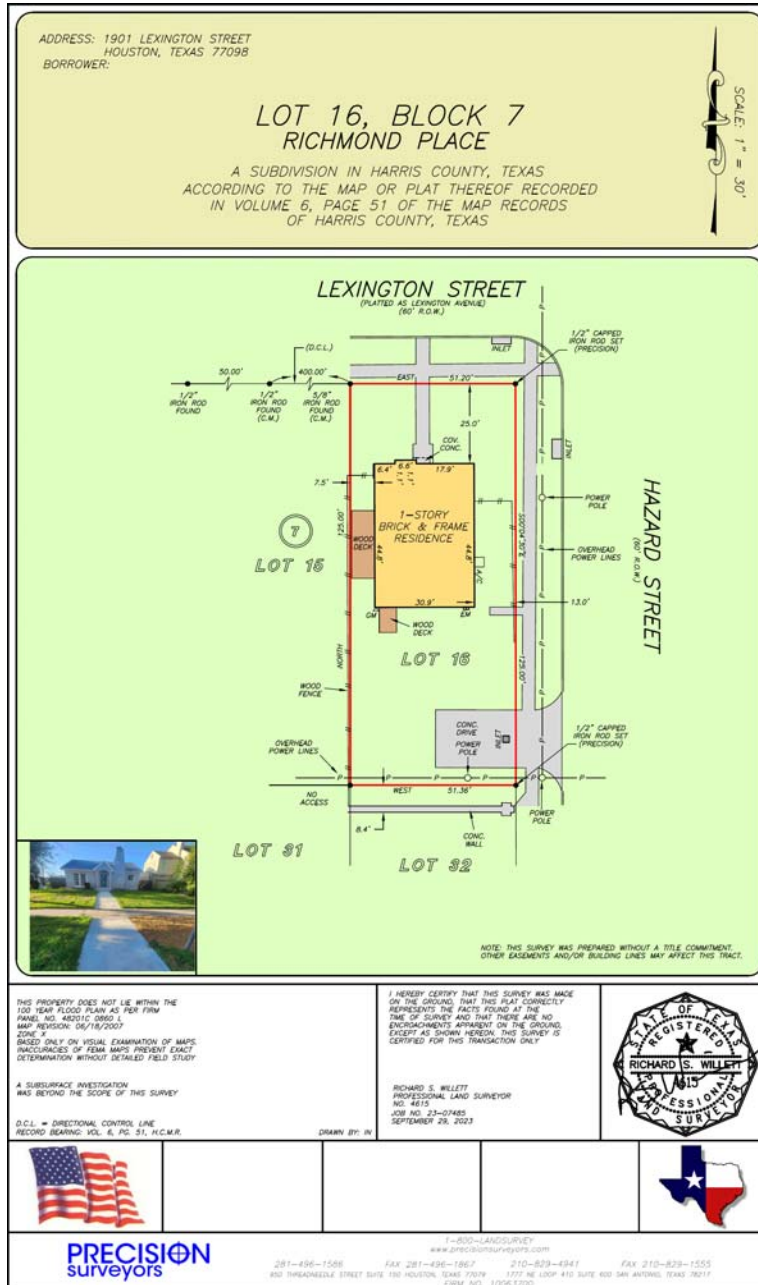


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

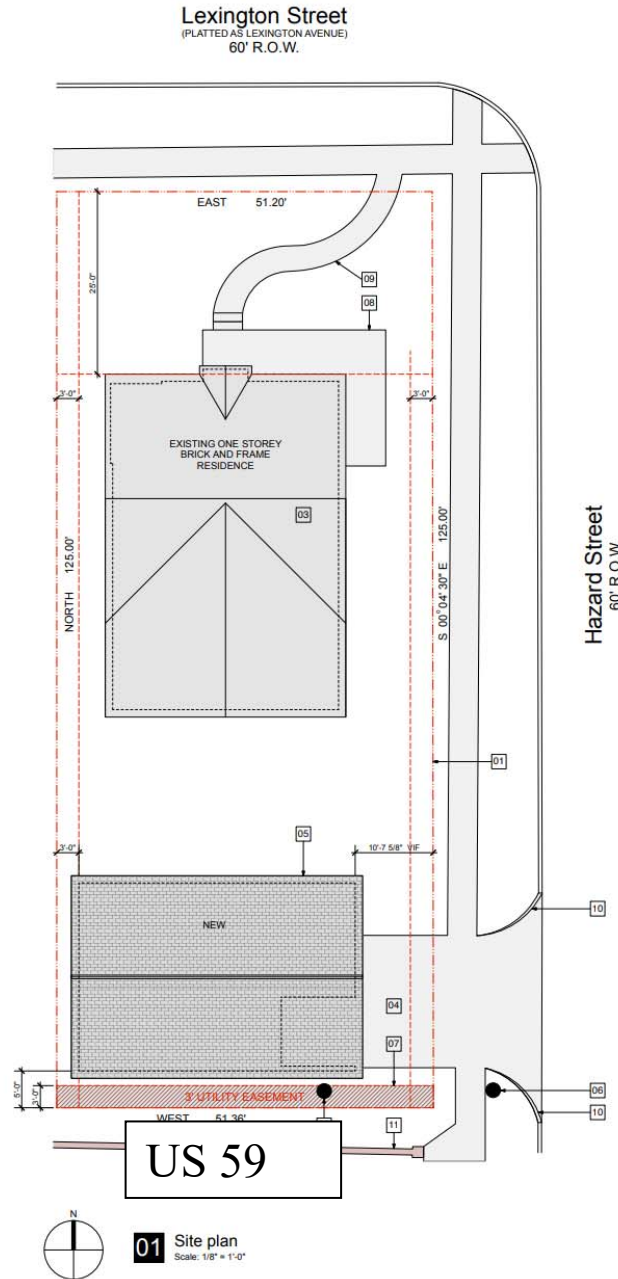


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

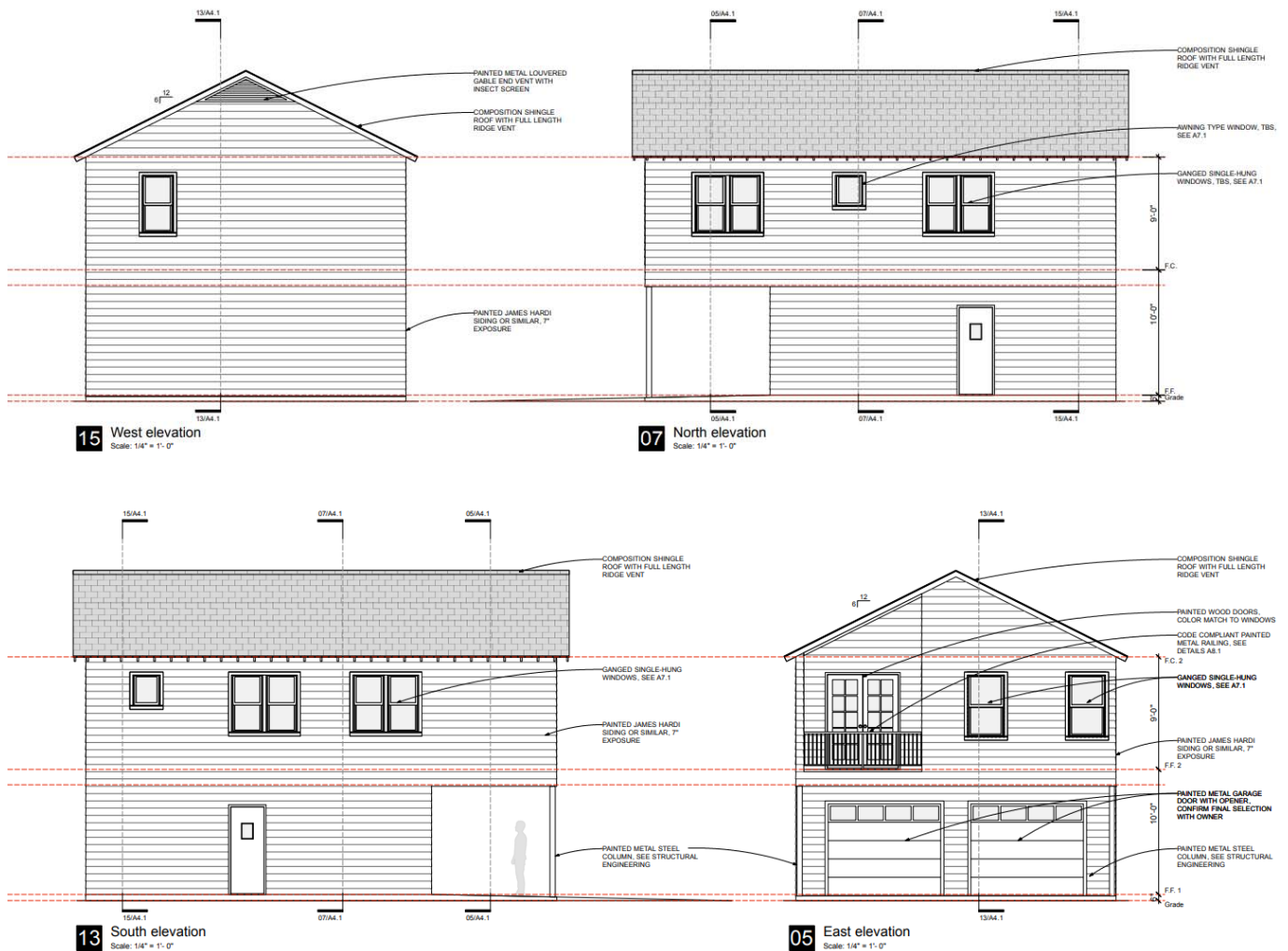


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



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.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: Owner of Property, Enrique Lopez, 832-423-5934, enrique.lopez_28@yahoo.com

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: 2210 Sabine Street, 23091653, 77007, 5358d, 493f, H

Table with 2 columns: Field Name, Value. Fields include HCAD ACCOUNT NUMBER(S), PROPERTY LEGAL DESCRIPTION, PROPERTY OWNER OF RECORD, ACREAGE (SQUARE FEET), WIDTH OF RIGHTS-OF-WAY, EXISTING PAVING SECTION(S), OFF-STREET PARKING REQUIREMENT, OFF-STREET PARKING PROVIDED, LANDSCAPING REQUIREMENTS, LANDSCAPING PROVIDED.

Table with 2 columns: Field Name, Value. Fields include EXISTING STRUCTURE(S) [TYPE; SQ. FT.], PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]

PURPOSE OF VARIANCE REQUEST: Seeking a reduced building line for pavilion/carport 5'-8.5" from the front property line instead of the required 20' building line for a carport.

CHAPTER 42 REFERENCE(S): Sec. 42-156 (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



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This variance request seeks to build a covered pavilion at a front setback that matches the original/existing building setback. The original structure was built in 1910 at a distance of 5 ft from the ROW. This original structure continues to serve as the primary residence on the property. This variance would not create additional encroachment but would simply match the existing setback. It would not impede the ROW activity in any way, and it would not interfere with future development of ROW infrastructure.

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

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

This corner lot was created in the 1893 subdivision which gave all lots on the block equal width dimensions of 50 ft. The subdivision did not have setback requirements at the time of its creation. Thus, the narrow 50 ft wide lots were intended to be utilized in their entirety. It is not practical to enforce a 10 ft setback on both sides of this corner lot as it would restrict over 25 of the property from being used. This would create a useless lot that is not worth the amount in taxes that are paid each year. It is not fair that the intermediate lots have 3 ft side setbacks, and the corner lots, of the same dimensions, get penalized due to unforeseen building line updates. There should be a way to grandfather properties in these old historical neighborhoods. It seems someone at the city has already confronted this topic. In Section 5 of the Houston Heights Historic Districts Design Guidelines, pg 5-11, provisions are given to allow matching encroachment of an existing house.

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

The circumstances behind this variance are purely a result of historical subdivision geometry being incompatible with modern design/building guidelines. Response from (1b) describes the circumstances in more detail.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Although the proposed structure may deviate slightly from chapter 42, the end result will not create the circumstances which the chapter seeks to prevent. The original intent of the building line is satisfied. The sections listed below demonstrate the need for discretion and special consideration in unusual circumstances such as the one described in this variance application.

Sec. 42-157 subsection C.1 and D.5

Sec. 42-165 subsections 1 through 6

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

The side setback discussed in this variance is on the Sabine street side. Sabine St has a 62.5 ft ROW which is unusually large for a Local Street. Sabine St. was probably intended to be a Collector Street when the subdivision layout was first conceived. However, it became obsolete with the development of Houston Avenue and the creation of Interstate I-10 which forced Sabine to terminate abruptly with no outlet from the subdivision. Explicitly, Sabine St. is an oversized local street which will never experience operations that would utilize the entire ROW. There is plenty of space which presently accommodates power line poles and plenty of room for future development of sidewalks. Currently, there is 17 ft of distance between the property line and the paved road on Sabine St.

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

The topic of economics is irrelevant in this variance. The circumstances behind this variance are purely a result of historical subdivision geometry being incompatible with modern design/building guidelines.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 04/04/2024

Houston Planning Commission

Aerial Map

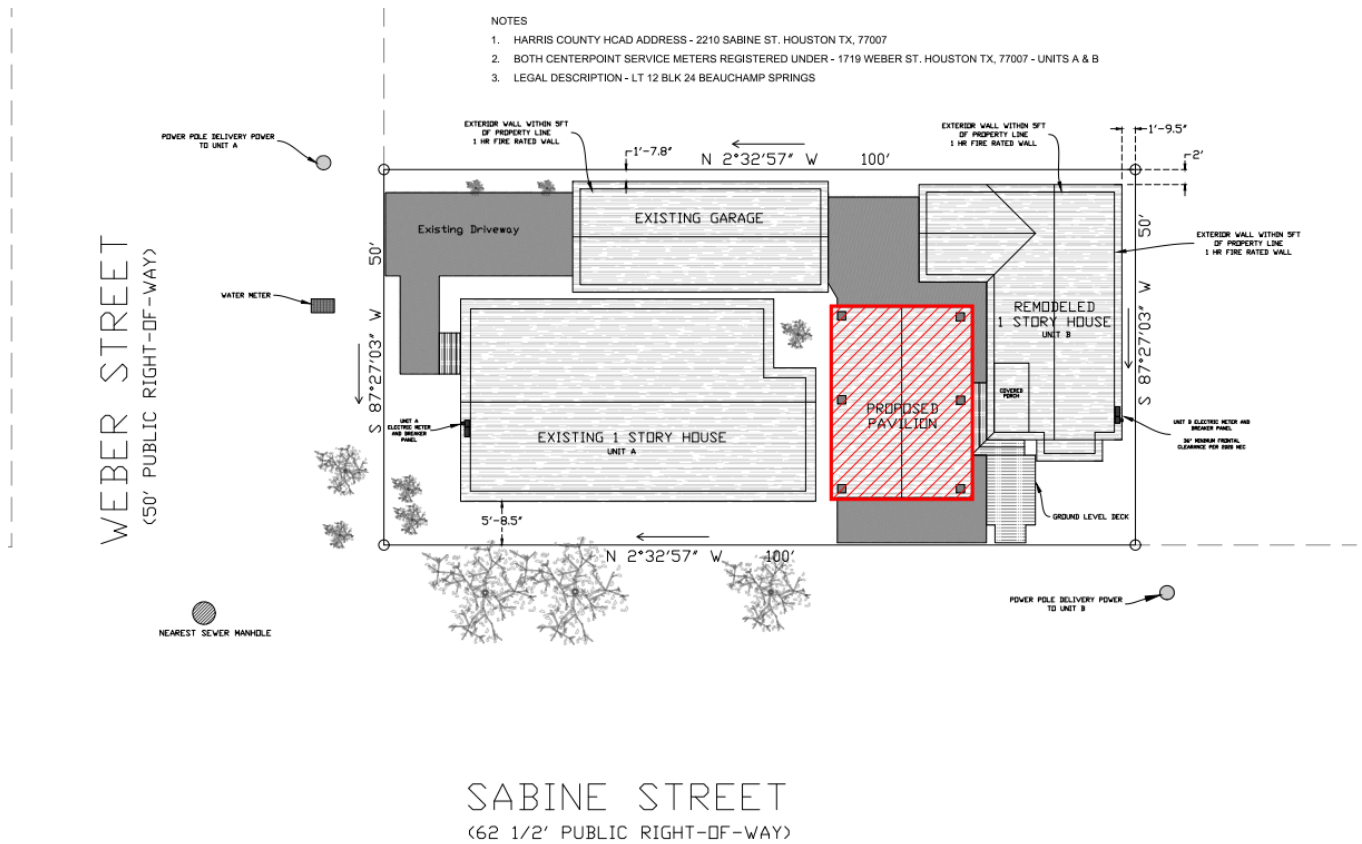


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

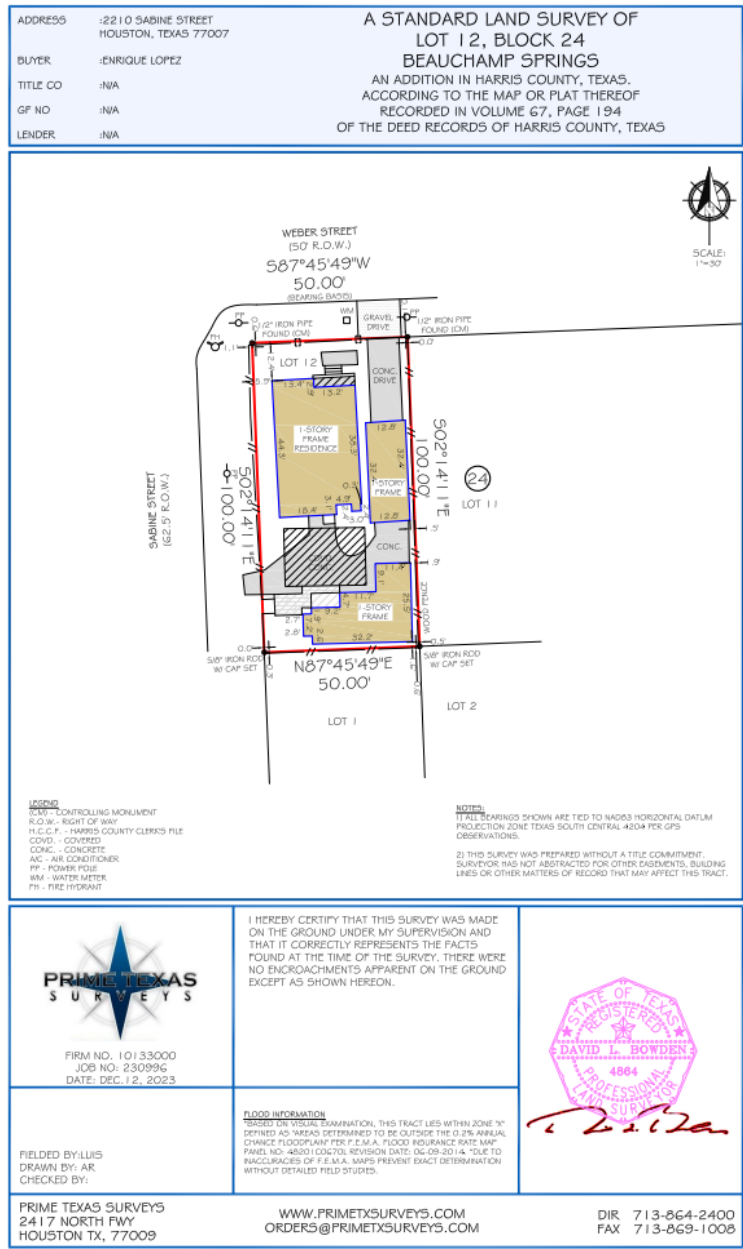


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

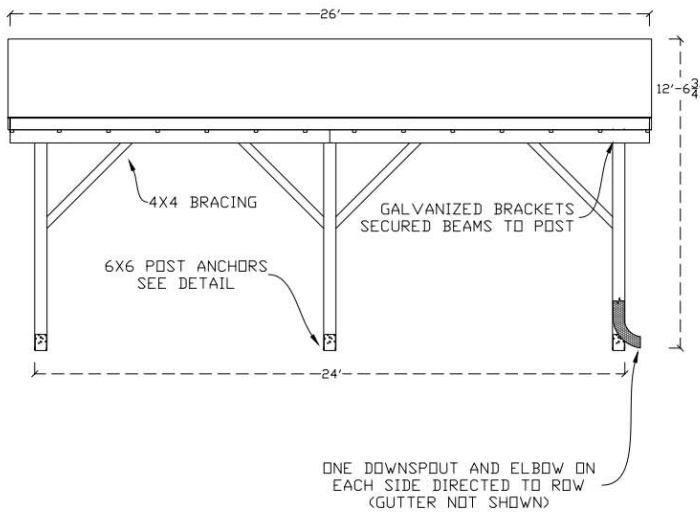
Survey



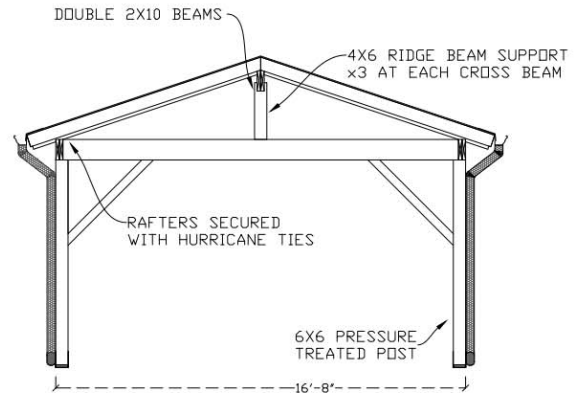
DEVELOPMENT PLAT VARIANCE



Elevations



PAVILION NORTH ELEVATION 1/2"=1'-0"



PAVILION WEST ELEVATION 1/2"=1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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 the Planning & Development Department at 1002 Washington Avenue 3rd floor 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.

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Sun Collective Design Group, Luke Fry, 832.689.8800, luke@suncollective.net, 201 Eastwood Street, 24010086, 77011, 5457D, 494T, H.

HCAD ACCOUNT NUMBER(S): 0280250000002
PROPERTY LEGAL DESCRIPTION: TR 2 BLK 22, OAK LAWN
PROPERTY OWNER OF RECORD: Sun Collective SRI, LLC
ACREAGE (SQUARE FEET): 4500 sf
WIDTH OF RIGHTS-OF-WAY: Eastwood Street (60') & Sherman Street (60')
EXISTING PAVING SECTION(S): Eastwood Street (22') & Sherman Street (25')
OFF-STREET PARKING REQUIREMENT: 14
OFF-STREET PARKING PROVIDED: 3
LANDSCAPING REQUIREMENTS: n/a

EXISTING STRUCTURE(S) [SQ. FT.]: 4,856 sf
PROPOSED STRUCTURE(S) [SQ. FT.]: 4,856 sf

PURPOSE OF VARIANCE REQUEST: Previous owner added 4 apartments on the second floor. Purpose of the variance is to provide 0 parking spaces in lieu of the 14 parking spaces required.

CHAPTER 26 REFERENCE(S): Sec 26-492: Class 2(a) Efficiency apartment - 1.25 spaces for each dwelling unit. One-Bedroom apartment - 1.33 spaces for each dwelling unit.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Our property has existing head-in parking and room for street parking. There is no acceptable off-street parking within 800 feet that we can lease. We would like to keep using this existing parking. We would also like to point out that the Harrisburg rail line is within walking distance as well as numerous bus stops.

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. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

- (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;**

As mentioned, there is no room on the property for off street parking and there are no available and acceptable off-street parking that we can lease within 800' of the property

- (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 circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant because they are existing conditions and, by granting the variance, the general purposes of the article are being observed and maintained by having functional parking for each tenant in the proposed multi-family structure.

- (3) **The intent of this article is preserved;**

The existing parking still meets the functional requirements of the tenants and is normalized within the neighborhood.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The apartments on this property are very small and intended for tenants of limited means. We are going to advertise to potential tenants the proximity to bus lines and light rail. The plan is to actively encourage potential tenants to use public transport.

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

Providing the variance gives adequate parking availability to the tenants without harm to the public. As these are primarily affordable efficiency units, 1.25 – 1.33 spaces for each unit may not be needed as tenants may utilize public transportation, which is within close proximity of the property.

(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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

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

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV
Meeting Date: 04/04/2024

Houston Planning Commission

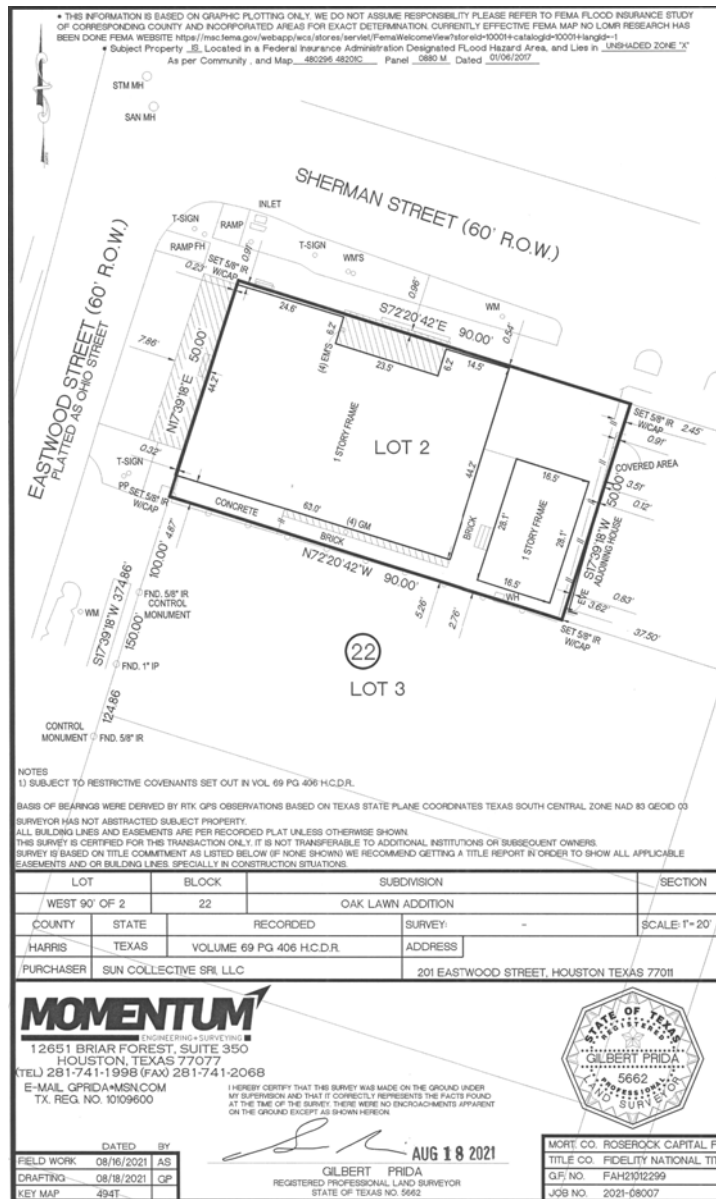
Aerial Map



OFF-STREET PARKING VARIANCE



Survey



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

Chapter 42 Section 235 Performance Standards

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

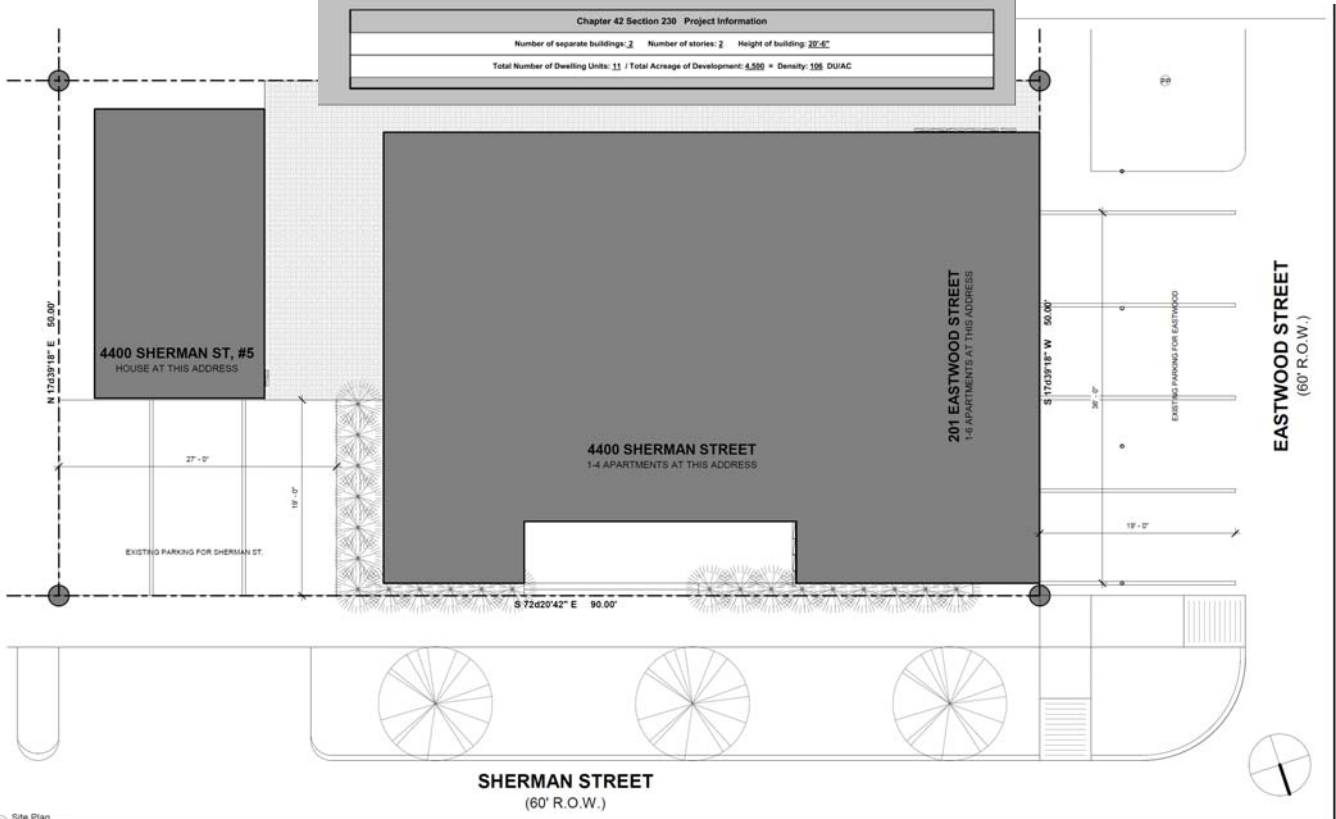
- (1) The development provides fire truck access to all fire hydrants by either a 20 foot wide fire lane along which no parking is allowed, a 28 foot private street or a public street. The fire lane or private street may loop through the development or may terminate at a dead end if the dead end is less than 500 feet. A dead end longer than 150 feet but less than 500 feet must have an "L", "T" or 96 foot diameter circular turnaround, as depicted in Figures 1, 2 and 3. No dead end may be greater than 500 feet;
- (2) Fire hydrants are located no further than 20 feet, measured perpendicularly, from the edge of the pavement of the fire lane, private street or public street. Access to the fire hydrants through any fences is provided by 911 access gate;
- (3) One fire hydrant is located within 100 feet of the property line on any fire lane or private street, as shown in figure 4;
- (4) Fire hydrants are located so that a fire truck can drive a maximum of 200 feet from a fire hydrant and then use a maximum 300 foot hose length from the edge of pavement at the fire truck around all buildings as the hose lays on the ground around all obstacles, including but not limited to fences, walls, buildings, structures and trees, as shown in figure 5;
- (5) The maximum distance between fire hydrants is 600 feet, as shown in figure 6.

Chapter 42 Section 234 Dwelling Units & Parking Analysis

Dwelling Units & Parking Information:	Total each use	Required each use	Provided each use
Efficiency	2	8.75	-
One bedroom	4	1	-
Two bedroom	-	-	-
Three or more bedroom	-	-	-
Special Residential Use	-	-	-
Number of Loading Berths:		14	1

Chapter 42 Section 230 Project Information

Number of separate buildings: 2	Number of stories: 2	Height of building: 28'-0"
Total Number of Dwelling Units: 11 / Total Acreage of Development: 0.555 = Density: 196 DU/AC		



1 Site Plan 3/16" = 1'-0"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 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 the Planning & Development Department at 1002 Washington Avenue 3rd floor 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		
Beacon Land Services	Andrew Allemand	346-701-5706	aallemand@beaconland.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
201 Roberts Street	23049914	77003	5457D	494N	H

HCAD ACCOUNT NUMBER(S):	
PROPERTY LEGAL DESCRIPTION:	Lots 9-11 Block 546 Ranger - SSBB
PROPERTY OWNER OF RECORD:	WKM 9 LLC
ACREAGE (SQUARE FEET):	16,000
WIDTH OF RIGHTS-OF-WAY:	Garrow Street (80') & Roberts Street (80')
EXISTING PAVING SECTION(S):	Garrow Street (38') & Roberts Street (30')
OFF-STREET PARKING REQUIREMENT:	713 shared parking spaces & 79 bicycle parking spaces
OFF-STREET PARKING PROVIDED:	388 vehicle parking spaces & 79 bicycle parking spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	Various (See Attached)
PROPOSED STRUCTURE(S) [SQ. FT.]:	Various (See Attached)

PURPOSE OF VARIANCE REQUEST: 1). To reduce the number of off-street parking spaces required for the six sites included in the application, from 713 shared spaces to 388 shared parking spaces, including 79 bicycle parking spaces. 2). To allow an off-site parking facility outside of the maximum distance requirement.

CHAPTER 26 REFERENCE(S): 26-492 Class 1 - Office, Class 5 - Religious and Educational, Class 6 - Recreation and Entertainment, Class 7 – Food and Beverage, & Class 8 – Retail Services.

26-499 Off-Site Parking, the off-site parking facilities are located less than 500 feet from the tract where the use classification is located.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Given the movement of the East End region to a more pedestrian focused model, the applicant is requesting variances to allow a reduction in the number of off-street parking requirements. This will allow the developer to preserve numerous existing building footprints and provide much needed retail and residential inventory.

Ground Floor Areas for Concept Neighborhood Development Sites are estimated at 70% Retail and 30% Restaurant (excluding existing buildings). Parking ratio for Residential Use is averaged at 1.5 parking spaces/unit. Ratios used for Concept Neighborhood Development Test Fits were based on reduced parking ratios – see attached breakdown.

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. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant’s information. P&D will formulate its recommendation by evaluating the SOF’s information, the additional information provided and any relevant information available to the Department.

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

The applicant is proposing to redevelop numerous blocks within the East End into a master-planned, mixed-use development called the WKM Campus. The developer, Concept Neighborhood, intends to retain and reuse as many of the existing building footprints as possible. The campus is just blocks east of the newly applied Central Business District parking exemption area and one of its tracts (3401 Harrisburg) is situated along a Transit Oriented Development (“TOD”) corridor. The East End District is ideal for pedestrian-focused development, but the City will need to work with applicants so they have the flexibility necessary to meet the intent of the City’s regulations.

The applicant’s proposed development schedule and associated parking demand table is representative of ongoing and projected development projects within the campus – see attached breakdown. The 713 required spaces reflects bike parking credits, but excludes any TOD reductions. With a variance to symbolically opt-in to the TOD standards, knowing that the applicant cannot meet 100% of the technical requirements, the updated requirement would be 357 spaces. Given that they are providing 388 spaces, that would represent a variance of 325 spaces from non-TOD requirement. Given the applicant’s unique development concept, featuring the preservation of historic building footprints and pedestrian realms, the request is reasonable and will be in the best interests of the East End community.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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 justification supporting the variance is the prevailing development character of the East End District and the need for flexibility to achieve the design form that matches the highest and best use for the land. This area has seen a shift to pedestrian-focused, infill developments that don't require as many parking spaces on-site to meet the demands of the customers. By granting these variances, the Commission will enable the applicant to preserve numerous historic footprints and promote a unique development that provides more retail, office, and residential stock in place of unnecessary parking fields.

- (3) **The intent of this article is preserved;**

While the campus is not currently within a Walkable Places ordinance boundary or entirely designated as TOD parcels, there is no doubt that the campus is influenced by and seeking to become part of both movements. The East End community has been trying desperately to motivate new investment that promotes pedestrian and bicycle focused design. This application represents a wonderful opportunity to help an investor that is trying to provide the type of pedestrian and bicycle friendly development that meets this intent.

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

Without any TOD reductions, the campus estimates a total of 713 required parking spaces based on City of Houston guidelines. The developer is proposing to provide 388 spaces, meaning a variance of 325 spaces would be required. If they were eligible for the 50% TOD reduction, they would be overparked by 31 spaces. Given the proposed uses and the pedestrian-focused development character, the provided number of spaces following the variance reduction is certainly adequate to address anticipated demand.

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

This part of the East End District is dominated by aging and dilapidated industrial infrastructure mixed-in with well-established and highly active single-family neighborhoods. There are numerous historic and inherently valuable structures within the community that a traditional developer would bulldoze to construct a cookie-cutter retail plaza of high-rise mixed-use building that would not match the prevailing development character. By approving this variance request, the City will catalyze a complete renovation of the campus area while allowing the developer to provide a mixture of uses that better preserves the character of the area. Besides the parking reduction, all development will be done in accordance with City of Houston Building Regulations – meaning that all new and redeveloped projects will not be injurious to the public's health, safety and welfare.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

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

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

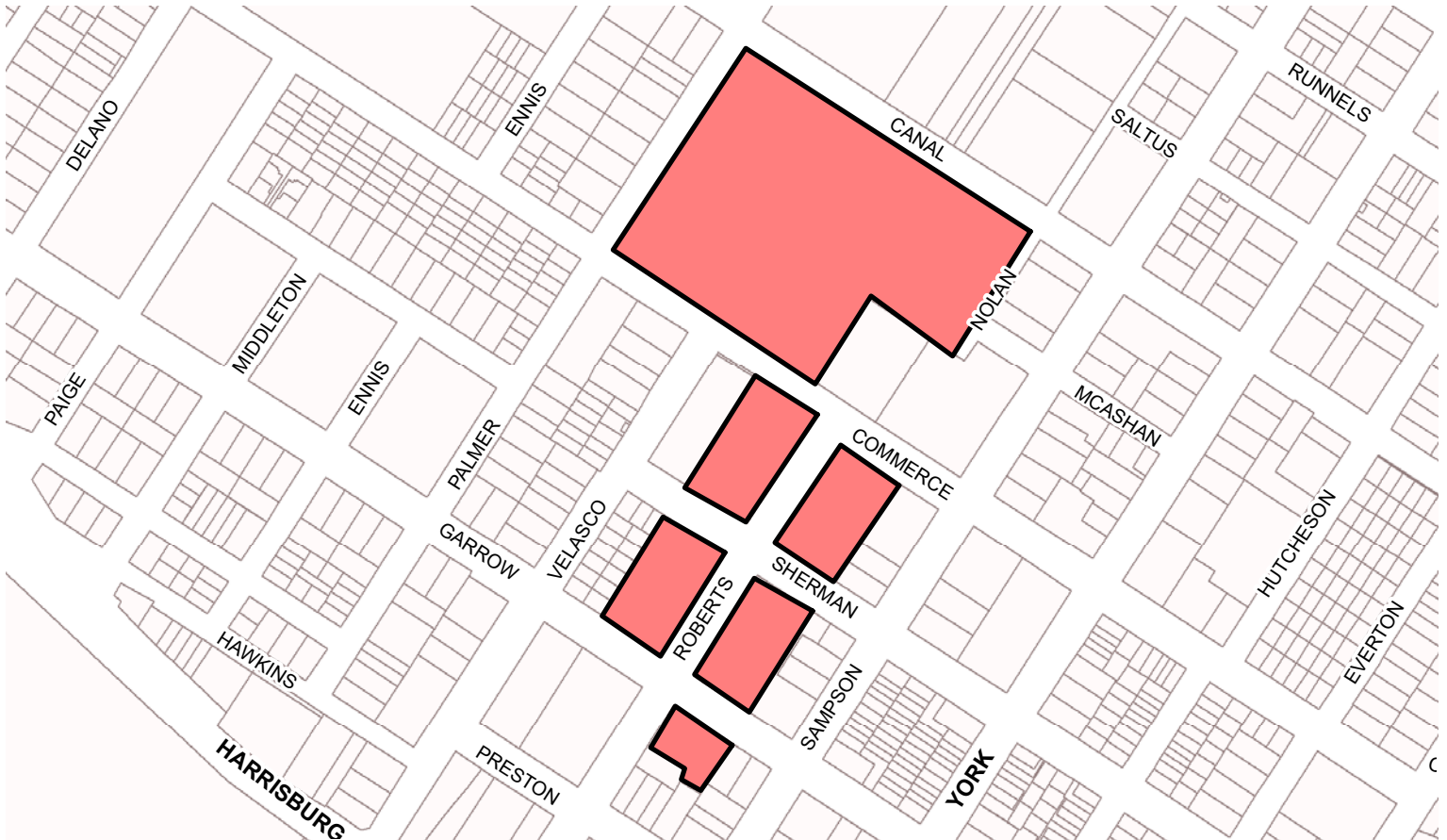
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey (aerial exhibit)

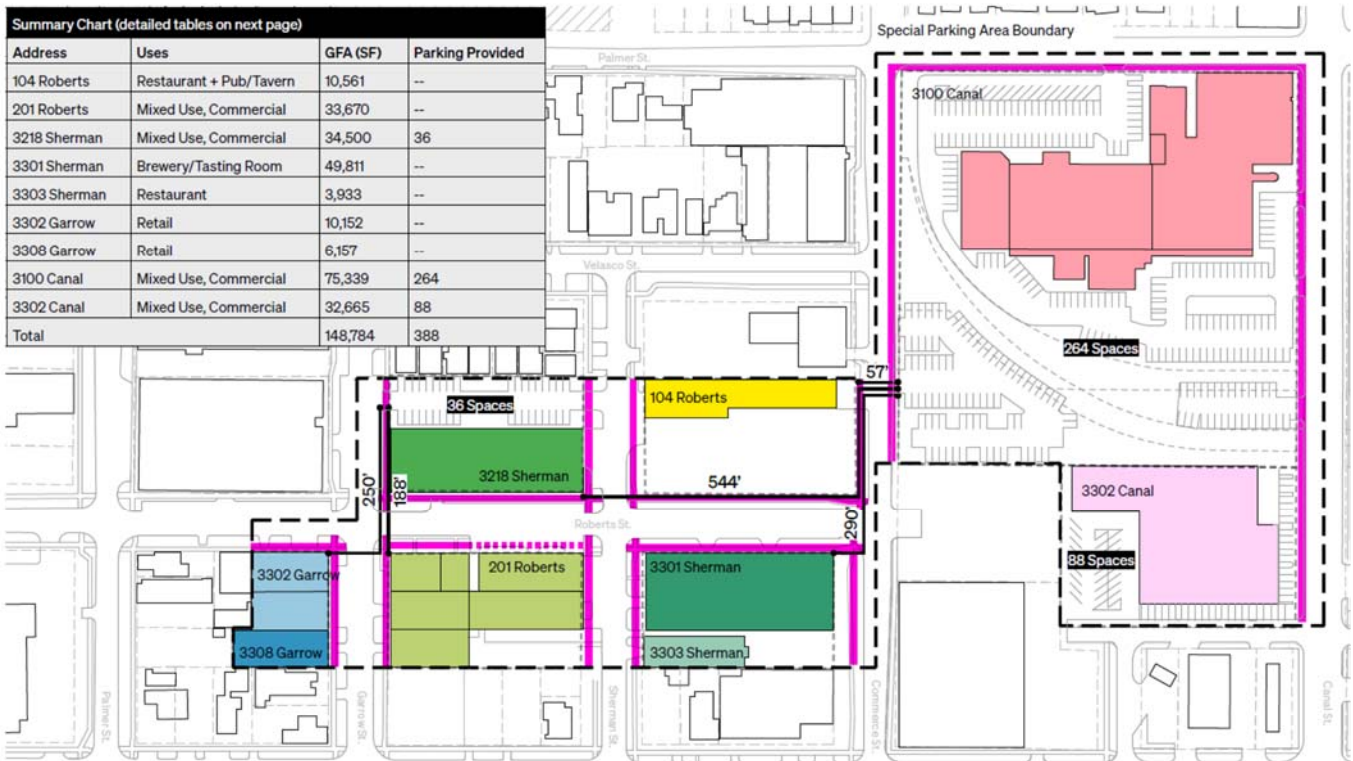


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

AGENDA: VI.

SMLSB Application No. 850: 4400 block of Edison Street, east and west sides, between Weiss Street and Frawley Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4400 block of Edison Street, east and west sides, between Weiss Street and Frawley Street. Analysis shows that a minimum lot size of 5,000 sf exists for the blockfaces. A petition was signed by the owners of 59% of the property within the proposed Special Minimum Lot Size Block. One protest was filed, and the Director referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the minimum lot size block creation may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After the close of a public hearing, the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, considering the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission, or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the ordinance's effective date.

STAFF ANALYSIS:

The application includes twenty (20) lots along the 4400 block of Edison Street, east and west sides, between Weiss Street and Frawley Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface and no more than two opposing blockfaces;*
The application comprises two blockfaces on Edison Street's east and west sides.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly, or a public or private elementary, middle, junior high, or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single-family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of nineteen (19) single-family residential properties (representing 100% of the total lots within the boundary area). Two lots are excluded for religious assembly.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained twelve (12) of nineteen (20) signatures of support from property owners in the proposed SMLSB (owning 59% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sf exists on fifteen (15) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1923. The houses originate from the 1930s. The establishment of a 5,500-sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Twenty (20) out of twenty(20) lots (representing 100% of the application area) are at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK			
Application No.	850		
Date Received:	11/28/2023	Date Complete:	11/30/2023
Street(s) Name:	Edison Street	Lot(s)	4400 block of Edison Street
Cross Streets:	Weiss Street	and	Frawley Street
Side of street:	East & West		
SPECIAL MINIMUM LOT SIZE:			

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
4402 (LT 11, BLK 67)	SFR	Y	5,500
4403 (LT 13, BLK 68)	SFR	Y	5,500
4404 (LT 10, BLK 67)	SFR	Y	5,500
4406 (LT 9, BLK 67)	SFR	Y	5,500
4407 (LT 14, BLK 68)	SFR	Y	5,500
4408 (LT 8, BLK 67)	SFR	Y	5,500
4409 (LT 15, BLK 68)	SFR	Y	5,500
4412 (LT 7, BLK 67)	SFR		5,500
4413 (LT 16, BLK 68)	EXC		5,500
4415 (LT 17, BLK 68)	EXC		5,500
4502 (LT 5 TR 4A, BLK 67)	SFR		7,425
4503 (LT 18, BLK 68)	SFR	Y	5,500
4511 (LT 19, BLK 68)	SFR	Y	5,500
4515 (LT 20 & TR 21, BLK 68)	SFR	Y	8,250
4518 (LT 3 & TR 4, BLK 67)	SFR	Y	8,250
4520 (LT 2, BLK 67)	SFR		5,500
4522 (LT 1, BLK 67)	SFR		5,500
4523 (LT 22 & TR 21A, BLK 68)	SFR		8,250
4401 (LT 12, BLK 68)	SFR	Y	5,500
4502 (LT 6 , BLK 67)	SFR		7,425

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **122,100** Square Feet in the Proposed Application Area **71,500** Square Feet are Owned by Property Owners Signing in Support of the Petition = **59%**

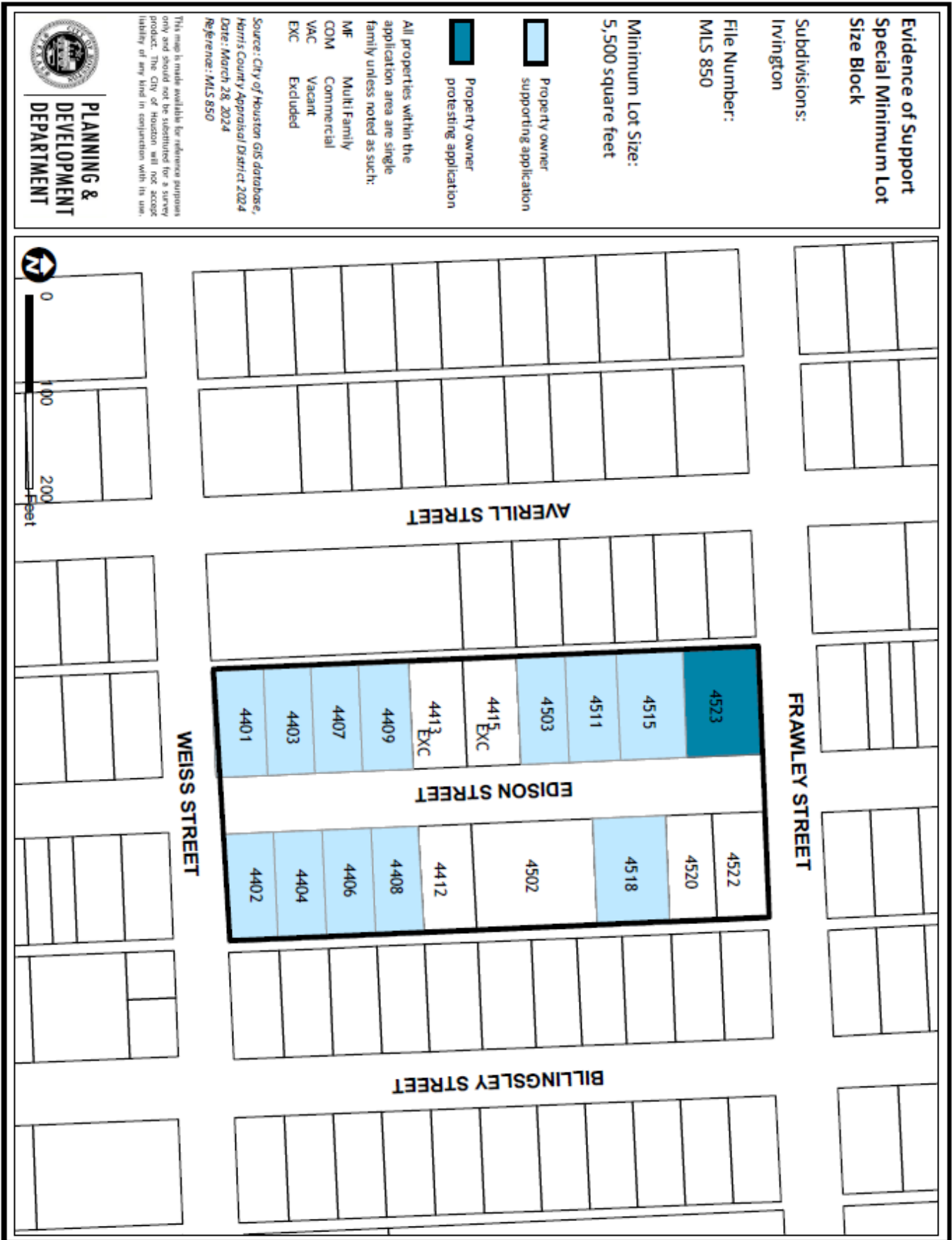
Single Family Calculation:

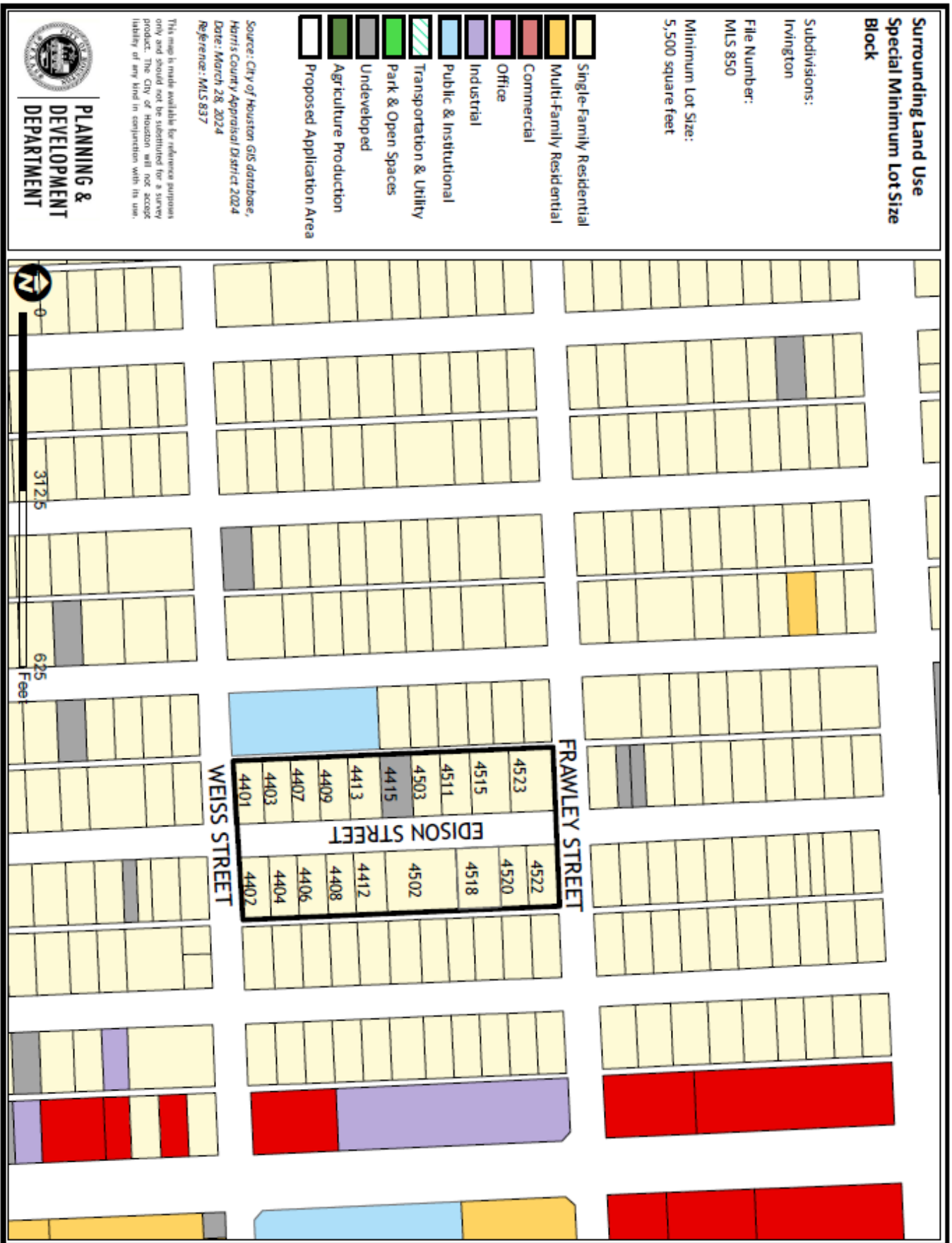
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

18	# developed or restricted to no more than two SFR Units	Of	18	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
0	# of Multifamily lots					
0	# of Commercial lots					
0	# of Vacant Lots					
18	Total					


Minimum Lot Size Calculations:				
Total # of lots	20	Total sq. ft. =	122,100	/ # of lots = 6,105 average sq. ft. 5,500 median sq. ft.
	70	%		
Lots ranked by size	Size	% by Area	Cumulative % by Area	
1	8,250	6.8%	6.8%	
2	8,250	6.8%	13.5%	
3	8,250	6.8%	20.3%	
4	7,425	6.1%	26.4%	
5	7,425	6.1%	32.4%	
6	5,500	4.5%	36.9%	
7	5,500	4.5%	41.4%	
8	5,500	4.5%	45.9%	
9	5,500	4.5%	50.5%	
10	5,500	4.5%	55.0%	
11	5,500	4.5%	59.5%	
12	5,500	4.5%	64.0%	
13	5,500	4.5%	68.5%	
14	5,500	4.5%	73.0%	
15	5,500	4.5%	77.5%	
16	5,500	4.5%	82.0%	
17	5,500	4.5%	86.5%	
18	5,500	4.5%	91.0%	
19	5,500	4.5%	95.5%	
20	5,500	4.5%	100.0%	
Total	122,100	100.0%		
This application qualifies for a		5,500	Square Feet Special Minimum Lot Size	
Do deed restrictions specify a minimum lot size?		Yes	<input type="checkbox"/>	
		No	<input checked="" type="checkbox"/>	
If yes, number of lots not included within deed restrictions per blockface:			<input type="checkbox"/>	







RE: Special Minimum Lot Size Block Application 4400 block of Edison Street, east and west sides between Weiss Street and Frawley Street

 Glenn, Eriq - PD
To: Fernando Pedraza

  Reply  Reply All  Forward  

Tue 1/9/2024 3:24 PM

Good Afternoon,

Your protest letter has been received.

From: Fernando Pedraza <[REDACTED]>
Sent: Tuesday, January 9, 2024 2:40 PM
To: Glenn, Eriq - PD <Eriq.Glenn@houstontx.gov>
Subject: Special Minimum Lot Size Block Application 4400 block of Edison Street, east and west sides between Weiss Street and Frawley Street

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

To whom it may concern:

This letter serves as a protest to this application, We are owners of the property on 4523 Edison St., Juan Fernando Pedrazas and Maribel Pedraza, which is on the block mentioned. We are not in agreement with this application, we believe that in order for our community to prosper it must continue to grow. With that said we are agreeing that the lot sizes should be determined by the owners of each property, so if we decide to split our lot we should be able to do so.

--
Pedraza Painting Contractor
J. Fernando Pedraza
[REDACTED]
[REDACTED]
[REDACTED]



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block
(SMLS B) Application

RECEIVED
BY: *Benjamin*

NOV 28 2023

Main Applicant Information (required)

Full Name: Wilson Ross Stamper Date: 10/10/2022

Address: 4403 Edison Street
Street Address Apartment/Unit #
Houston Texas 77009
City State ZIP Code

Phone: (713) 444-0098 Email: wilson.r.stamper@gmail.com

Are you a property owner within the application boundary? YES NO If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning and Development Department? YES NO If yes, what was the date of the meeting? 09/21/2022

Does the application boundary have deed restrictions? YES NO If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

East and West Side of Edison Street between Weiss Street and Frawley Street

Signature of applicant: *Wilson Ross Stamper*

Alternate Applicant Information (optional)

Full Name: Kasey Dorian Date: 06/25/2022

Address: 4403 Edison St.
Street Address Apartment/Unit #
Houston, TX 77009
City State ZIP Code

Phone: (713) 702-2330 Email: Kasey.Dorian@yahoo.com

Signature of alternate applicant: *Kasey Dorian*

Application Information (STAFF USE ONLY)

File Number: 850 Super Neighborhood: Near Northside
City Council District: H Planner Assigned: Erig Glenn

