

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 18, 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



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

The Honorable KP George
Fort Bend County
The Honorable 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 18, 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:+19367551521) Conference ID: 653 868 904#

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

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 18, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the April 4, 2024 Planning Commission Meeting Minutes

I. 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, Petra Hsia, John Cedillo, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Tammi Williamson and 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 (Geoff Butler and Ramon Jaime-Leon)

II. Establish a public hearing date of May 16, 2024

- a. Baker Steel Properties
- b. Belle Terre
- c. Estates at Lynnfield Street
- d. Park Street Vista
- e. Rosewood Estates partial replat no 3
- f. Uptown District partial replat no 1

III. Consideration of an Off-Street Parking Variance at 201 Eastwood Street (Geoff Butler)

IV. Consideration of an Off-Street Parking Variance at 2003 Union Street (Geoff Butler)

V. Public Comment

VI. Adjournment

HOUSTON PLANNING COMMISSION
THURSDAY, 4 APRIL 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 **2:36 PM** by Martha L. Stein, Chair.

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present, left at 4 during Item 106 & V
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 3:13 during Item 100
Jennifer Ostlind, Secretary	Present

Ex Officio Members – Carol Lewis, Carol Haddock, Yuhayna H. Mahumd

Legal Department – Kim Mickelson – Yolanda Woods

Houston Public Works – Richard Smith – John Brown

CHAIR’S REPORT – Martha Stein, Chair, no withdrawn items to report.

DIRECTOR’S REPORT – Jennifer Ostlind announced in-person Commission meetings beginning 16 May, with no remote Teams participation options. HTV will still broadcast the meetings for viewing. Regarding Ch 42 implementation, see web page for training session presentation of 27 March, attended by over 225 participants.

APPROVAL OF MINUTES

Consideration of the March 21, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

I. CONSIDER AND TAKE ACTION ON ELECTION OF PLANNING COMMISSION CHAIR

The code of ordinances, section 33-18, provides that the Planning Commission Chair shall be term limited to eight years. Effective Friday 5 April 2024, Lisa Clark is elected to Chair.

Motion: Stein
Second: Baldwin

Vote: Unanimous
Abstaining: None

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-51)

b. REPLATS (52-96)

19 GLENHAVEN CENTER – APPROVE

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

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

Speaker(s): Berzin Bhandara, Assad Boulos, Feroze aka Fred Bhandara, Raymie Dacoca, Donald Baker, Marty McVay, Theodore Franklin – oppose

Omair Bashir, applicant – supportive

Jeff Nash, signed up/did not speak

Motion: Jones
Second: Garza

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve **Item No.’s. 1 – 96**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Porrás-Pirtle
Second: Khaleeq

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s, 1, 2, 3, 12, 13, 14, 16, 17, 31, and 56**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations.

Motion: Clark
Second: Mares

Vote: Carried
Abstaining: Heisch, Sigler

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

97 BELLFORT VILLAGE – APPROVE

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

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

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

98 KATY GASTON RETAIL CENTER – APPROVE

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

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

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

99 LEXINGTON PLACE – APPROVE

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

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

Speaker(s): Joyce Owens, applicant, available for questions.

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

100 MANCHESTER BUSINESS PARK – APPROVE

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

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

Speaker(s): Lewis Canales – no position stated

Motion: Alleman

Vote: Unanimous

Second: Jones

Abstaining: None

101 RIVERSIDE GROVE – APPROVE

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

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

Speaker(s): Charleen Jones, Debbie Kyles, Karen Kelley – oppose

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

102 ROSEMARY GARDENS – APPROVE

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

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

Speaker(s): Gary Binney – oppose, Richard Smith, HPW staff

Motion: Viera-Bland

Vote: Unanimous

Second: Robins

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

103 BRILEY ESTATES – 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.

Speaker(s): None

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

104 CAMPOS AT SUNDOWN – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

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

105 CHAMON POWER SEC 1 - 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.

Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Mares	Abstaining: None

ITEMS 106 AND V WERE TAKEN TOGETHER, WITH TWO SEPARATE VOTES.

106 CONCEPT NEIGHBORHOOD TRAIL VILLAGE - 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.

Motion: Baldwin	Vote: Unanimous
Second: Rosenberg	Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 ROBERTS STREET – APPROVE

Staff recommendation: Approve.

Commission action: Approved.

Motion: Baldwin	Vote: Unanimous
Second: Mares	Abstaining: None

Speaker(s) for both **ITEMS 106 AND V.**: Andrew Allemand, applicant, Ricky Cardenas Jr., Manny Lewis, Monica Moore, Tarance Wade, Jeff Kaplan, Marika Mohr – supportive; Elena Penso, Scott Singleton, Amber Davis, Kerry Gregg – oppose

ITEMS 107, 108, 109 AND 110 WERE TAKEN TOGETHER WITH ONE VOTE.

107 HOCKLEY MEADOWS GP – APPROVE

108 HOCKLEY MEADOWS DRIVE STREET DEDICATION AND RESERVES – APPROVE

109 HOCKLEY MEADOWS SEC 1 – APPROVE

110 HOCKLEY MEADOWS SEC 2 – APPROVE

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

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Mandapaka

Abstaining: None

111 MANSFIELD TERRACE – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

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

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Adam Nafaa – oppose;

John Rentz, Sheliyah Rias, William Hogue, Daniel S. Edmunds, Jr. – opposed, signed up/did not speak.

Motion: Rosenberg

Vote: Unanimous

Second: Clark

Abstaining: None

113 VETERANS MEMORIAL SELF STORAGE - 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.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

114 WILD HORSE SEC 1 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): David Laney – oppose, signed up/did not speak

Motion: Hines

Vote: Unanimous

Second: Clark

Abstaining: None

115 WISENBAKER REEVESTON - 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.

Speaker(s): None

Motion: Mandapaka
Second: Alleman

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

116 PALOMA WATER PLANT SITE – 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.

Speaker(s): None

Motion: Sigler
Second: Jones

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES

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

i. CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 117 – 136.**

Commission action: Approved **Items 117 – 136** per staff recommendations.

Speaker(s): None

Motion: Khaleeq

Vote: Carried

Second: Mares

Abstaining: Heisch – 117, 118

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 1901 LEXINGTON STREET – APPROVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

138 2210 SABINE STREET – DEFER

Staff recommendation: Defer for further study and review.

Commission action: Deferred.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

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 Hawksview
- j. Vazquez Estates on Alaska
- k. Views at Bigwood Street
- l. Villas at Bigwood Street
- m. Wycliffe Townhomes

Staff recommendation: Establish a public hearing date of May 2, 2024, for Item III, a-m.

Commission action: Established a public hearing date of May 2, 2024, for Item III, a-m.

Speaker(s): None

Motion: Clark
Second: Heisch

Vote: Unanimous
Abstaining: None

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

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Victor
Second: Baldwin

Vote: Unanimous
Abstaining: None

ITEM V. WAS TAKEN WITH 106 ABOVE

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 ROBERTS STREET - APPROVE

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

Staff recommendation: Approve and forward the application to the City Council.

Commission action: Approved.

Speaker(s): Chris Murray – signed up/did not speak, Kasey Dorrian – supported, Abraham Zorrilla, PC Staff

Motion: Colvard
Second: Garza

Vote: Unanimous
Abstaining: None

VII. PUBLIC COMMENT

Speaker(s): Karina Lopez, wanted guidance on how to oppose a future project.

Carlos Espinosa – asking for material be available in Spanish.

Suvidha Bandi – Thanked Chair Marty Stein for her service with the Commission.

Sonny Garza – Celebration, planned with outgoing Chair and incoming Chair.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER RODNEY HEISCH

Commissioner Heisch was present, no commission action required.

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:57 PM**.

Motion: Clark
Second: Alleman

Vote: Unanimous
Abstaining: None

Martha L. Stein, Chair

Jennifer Ostlind, Secretary

Item No.	Subdivision Plat Name	App	
		Type	Deferral
A-Consent			
1	Addicks Business LLC	C2	
2	Belfort Village	C3F	
3	Bridgeland Central GP	GP	
4	Bridgeland Creekland Village Sec 10	C3F	
5	Bridgeland Creekland Village Sec 11	C3F	
6	Bridgeland Creekland Village Sec 12	C3F	
7	Bridgeland Jack Road Street Dedication Sec 3	SP	
8	Bridgeland Prairieland Village GP	GP	
9	Bridgeland Prairieland Village Sec 40	C3F	
10	Bridgeland Prairieland Village Sec 41	C3F	
11	Bridgeland Spring Bloom Drive Street Dedication Sec 1	SP	
12	Coastal Commerce Center	C2	DEF1
13	Development on Piney Wood	C3P	
14	Dunham Pointe Sec 13	C3F	
15	Elyson Sec 56	C3P	
16	Elyson Sec 59	C3F	
17	Fife Lane Street Dedication Sec 1	C3P	
18	Gomez Acres	C2	
19	Grand Mason Sec 7	C3F	
20	Grand Prairie Highlands Sec 9	C3F	
21	Grand Prairie Sec 9	C3P	
22	Grand Prairie Sec 10	C3P	
23	JDS Hopfe Road Lift Station no 1	C2	
24	JDS Hopfe Road Sec 2	C3F	
25	JDS Hopfe Road Sec 3	C3F	
26	KBP Group II at Aldine Mail Route Road	C2	
27	KLN Properties Inc at Gulf Freeway	C2	
28	Lauder Road Estates	C2	
29	Lexington Place	C3F	
30	Manchester Business Park	C3F	
31	Martinez Estates at Weldon	C3F	
32	Midline Sec 1	C3P	
33	Midline Sec 2	C3P	
34	Newport Grove Sec 1	C3F	
35	NNC2022 Investment LLC at Lawndale	C2	
36	Northgrove Commercial Tract	C2	
37	Northwest 99 Business Park Sec 2	C3F	
38	Northwest 99 Business Park WWTP	C2	
39	Peek Road In Wisteria Street Dedication Sec 1	SP	
40	QuikTrip Store 7962	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Riverside Grove	C3F	
42	Robbins Estates at Riley Fuzzel Road	C2	DEF2
43	Rosemary Gardens	C3F	
44	Sheldon Ridge Sec 14	C3F	
45	Sorella Sec 7	C3P	
46	Sorella Sec 8	C3P	
47	Sorella Sec 9	C3P	
48	Sorella Sec 10	C3P	
49	Sorella Sec 11	C3P	
50	Sundance Cove East Sec 3	C3P	
51	Sundance Cove East Sec 4	C3P	
52	Supermax Self Storage	C2	
53	Telge Ranch North Sec 2	C3F	
54	Tidwell Lakes Sec 4	C3F	
55	TMJP McHard Road Development	C2	
56	Villa Greens Sec 1	C3F	
57	Willowcreek Ranch GP	GP	
58	Willowcreek Ranch South Detention	C2	
59	Wisteria Sec 1	C3P	
60	Wisteria Sec 2	C3P	
61	Wrenwood partial replat no 6	C3F	DEF2

B-Replats

62	Artdale Kitchen	C2R	
63	Bamboo Estates	C2R	DEF2
64	Beamer Road Street Dedication Sec 1	C3R	
65	Corder Estates	C2R	DEF1
66	Cornell Plaza Estates	C2R	DEF1
67	De Soto Landing	C3R	
68	Downtown Eastwood District	C2R	
69	Elkhart Reserve	C2R	
70	Energy Park South partial replat no 3	C2R	
71	Estates at Polly Street	C2R	
72	Estates on Wavell Street	C2R	
73	Fairbanks Park	C3R	
74	Guzman Center	C2R	
75	Ivyridge Springs	C2R	
76	Lew Briggs Business Park replat no 1	C2R	
77	Lincoln City Sec 2 partial replat no 3	C2R	DEF2
78	Navigation Complex	C2R	
79	NECI Villages	C2R	
80	Nolda Enclave	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Park Place Apartments	C2R	DEF1
82	Peraza Landing	C2R	DEF1
83	PFL Supply replat no 1	C2R	
84	Pinemont Meadows	C2R	
85	Plaza Estates at Gibson	C2R	
86	Plaza Estates at Margaret	C2R	
87	Plaza Estates at Sidney	C2R	DEF1
88	Plaza Estates at Simsbrook	C2R	DEF2
89	Plaza Estates at Wayne	C2R	
90	Porter MUD Lift Station no 1	C2R	
91	Providence Manor	C2R	
92	Rods Campus on The Pond	C2R	
93	Sanford Farms Sec 1	C3R	
94	Sanford Farms Sec 2	C3R	
95	Sanford Farms Street Dedication Sec 1 and Reserves	C3R	
96	Sanford Farms Street Dedication Sec 2 and Reserves	C3R	
97	South Lake Houston EMS replat no 1 and extension	C2R	
98	Sul Ross Green	C2R	
99	Sunset Valley Water Plant	C2R	
100	Thornton Estates	C3R	DEF1
101	Tierra Nueva Produce	C2R	
102	Townhomes on West Lake	C3R	
103	Ventura Estates at Ferguson Way	C2R	DEF1
104	Views at Polly Street	C2R	
105	Vivendi Homes at Liberty Road	C2R	
106	Warwick Crossing	C2R	DEF1
107	West 26th Garden Homes	C2R	
108	Woodlands Car Care replat and extension no 2	C2R	DEF1
109	Yes Square	C2R	

C-Public Hearings Requiring Notification

110	DSR Investment at Foster	C3N	
111	Foster Village	C3N	
112	Linda Vista Estates	C3N	
113	Magnolia Lakefront	C3N	
114	Oak Forest Sec 1 partial replat no 6	C3N	
115	Plaza Estates at Almeda Genoa	C3N	
116	Poundbury Sec 1 replat no 1	C3N	

D-Variances

117	Build Development	C2R	
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Item No.	Subdivision Plat Name	App	
		Type	Deferral
118	Campos at Sundown	C2	DEF1
119	Elyson Cy Fair Sec 1	C3P	
120	La Quinta Luna	C2R	
121	Mansfield Terrace	C3R	DEF2
122	Riviera Pines Sec 2	C3P	
123	Saint Jonah Orthodox Church	C2R	
124	St Johns United Methodist Church partial replat no 1	C2R	DEF2
125	Wildhorse	C3P	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Heights Eats	C2R	
127	Jasek Farms GP	GP	
128	Redbud Sec 4	C3P	
129	Wilburforce Landing	C3R	

G-Extensions of Approval

130	Acostas at Waldon Place partial replat no 1	EOA	
131	Checkout North Eldridge	EOA	
132	Foster Place partial replat no 35	EOA	
133	Nassar West Bellfort Center	EOA	
134	Peek Land Friends	EOA	

H-Name Changes

135	Midline GP (prev. Clearfield GP)	NC	
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I-Certification of Compliance

136	20990 S Sabine Drive	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

137	1207 Bethlehem Street	DPV	
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Platting Summary

Houston Planning Commission

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Item		App	
No.	Subdivision Plat Name	Type	Deferral
138	2210 Sabine Street	DPV	DEF1
139	8303 Venus Street	DPV	

Off-Street Parking Variance Requests

III	201 Eastwood Street	PV	DEF3
IV	2003 Union Street	PV	

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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	Addicks Business LLC	2024-0708	C2	Harris	ETJ	299X	2.01	2.01	0	CBT Construction Inc.	The Interfield Group
2	Belfort Village	2024-0705	C3F	Harris	City	533Y	1.11	1.11	0	4410 Belfort Group LLC	The Interfield Group
3	Bridgeland Central GP	2024-0702	GP	Harris	ETJ	365L	1701.70	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
4	Bridgeland Creekland Village Sec 10	2024-0706	C3F	Harris	ETJ	365F	14.01	1.84	71	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
5	Bridgeland Creekland Village Sec 11	2024-0711	C3F	Harris	ETJ	365G	121.70	105.55	81	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
6	Bridgeland Creekland Village Sec 12	2024-0712	C3F	Harris	ETJ	365C	20.57	8.35	94	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
7	Bridgeland Jack Road Street Dedication Sec 3	2024-0696	SP	Harris	ETJ	365B	4.34	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
8	Bridgeland Prairieland Village GP	2024-0698	GP	Harris	ETJ	365S	3905.00	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.- (Houston Office)
9	Bridgeland Prairieland Village Sec 40	2024-0727	C3F	Harris	ETJ	364R	8.30	0.32	22	Bridgeland Development , LP	McKim & Creed, Inc.
10	Bridgeland Prairieland Village Sec 41	2024-0728	C3F	Harris	ETJ	364R	12.69	2.53	35	Bridgeland Development , LP	McKim & Creed, Inc.
11	Bridgeland Spring Bloom Drive Street Dedication Sec 1	2024-0730	SP	Harris	ETJ	364R	2.01	0.00	0	Bridgeland Development , LP	McKim & Creed, Inc.
12	Coastal Commerce Center (DEF1)	2024-0527	C2	Harris	City	454F	1.48	1.48	0	M & M Coastal Manufacturing	Tetra Land Services
13	Development on Piney Wood	2024-0714	C3P	Harris	City	452N	0.48	0.48	0	M LANZA	Century Engineering, Inc
14	Dunham Pointe Sec 13	2024-0661	C3F	Harris	ETJ	366B	16.37	0.64	44	Dunham Pointe Development LLC	BGE, Inc.
15	Elyson Sec 56	2024-0729	C3P	Harris	ETJ	404Q	68.00	22.79	183	NASH FM 529, LLC	Meta Planning + Design LLC
16	Elyson Sec 59	2024-0724	C3F	Harris	ETJ	404Q	28.25	3.09	87	Nash FM 529, LLC	BGE, Inc.
17	Fife Lane Street Dedication Sec 1	2024-0685	C3P	Harris	ETJ	657D	3.20	0.43	0	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
18	Gomez Acres	2024-0530	C2	Harris	ETJ	414T	6.13	0.06	0	J. Morales	J. Morales
19	Grand Mason Sec 7	2024-0659	C3F	Harris	ETJ	406J	19.56	0.09	94	TPHTM 529, LLC	BGE, Inc.
20	Grand Prairie Highlands Sec 9	2024-0663	C3F	Harris	ETJ	323Q	22.90	0.50	101	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.- (Houston Office)
21	Grand Prairie Sec 9	2024-0697	C3P	Harris	ETJ	323R	18.40	1.26	89	Emptor WRRD	Meta Planning + Design LLC
22	Grand Prairie Sec 10	2024-0704	C3P	Harris	ETJ	324N	15.60	1.68	76	Emptor WRRD	Meta Planning + Design LLC
23	JDS Hopfe Road Lift Station no 1	2024-0694	C2	Harris	ETJ	325D	0.20	0.20	0	JDS HOPFE RD LLC	Quiddity Engineering - Katy
24	JDS Hopfe Road Sec 2	2024-0733	C3F	Harris	ETJ	285Y	25.05	2.74	107	JDS HOPFE RD LLC	Quiddity Engineering - Katy
25	JDS Hopfe Road Sec 3	2024-0732	C3F	Harris	ETJ	285Y	27.82	3.30	116	JDS HOPFE RD LLC	Quiddity Engineering - Katy

Platting Summary

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26	KBP Group II at Aldine Mail Route Road	2024-0654	C2	Harris	ETJ	414F	3.22	3.22	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
27	KLN Properties Inc at Gulf Freeway	2024-0629	C2	Harris	City	534B	2.52	2.52	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
28	Lauder Road Estates	2024-0683	C2	Harris	ETJ	414A	1.51	1.51	0	Ivis Martinez	Doucet & Associates, Inc.
29	Lexington Place	2024-0681	C3F	Harris	City	492Z	0.44	0.00	3	LXT26, LLC	Owens Management Systems, LLC
30	Manchester Business Park	2024-0653	C3F	Harris	City	535B	1.10	1.10	0	To be determined	SEM SERVICES
31	Martinez Estates at Weldon	2024-0655	C3F	Harris	ETJ	373C	1.02	0.00	1	CAS Consultants, LLC	CAS Consultants, LLC
32	Midline Sec 1	2024-0693	C3P	Harris	ETJ	657D	33.10	11.62	107	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
33	Midline Sec 2	2024-0695	C3P	Harris	ETJ	657D	19.10	1.71	65	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
34	Newport Grove Sec 1	2024-0736	C3F	Harris	ETJ	379T	48.68	23.68	103	Taylor Morrison of Texas, Inc.	LJA Engineering, Inc.- (Houston Office)
35	NNC2022 Investment LLC at Lawndale	2024-0726	C2	Harris	City	535A	0.68	0.68	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
36	Northgrove Commercial Tract	2024-0593	C2	Montgomery	ETJ	249J	4.39	4.39	0	Toll Brothers	Costello, Inc.
37	Northwest 99 Business Park Sec 2	2024-0703	C3F	Harris	ETJ	286W	46.99	44.43	0	CLAY PARTNERS- NW PARKWAY LAND #1, L.P.	Quiddity Engineering - Katy
38	Northwest 99 Business Park WWTP	2024-0684	C2	Harris	ETJ	326B	1.84	1.84	0	Clay Partners- NW Parkway Land #1, LP	Meta Planning + Design LLC
39	Peek Road In Wisteria Street Dedication Sec 1	2024-0677	SP	Harris	ETJ	405G	7.30	0.00	0	Wisteria Interests, LLC	LJA Engineering, Inc.- (Houston Office)
40	QuikTrip Store 7962	2024-0665	C2	Harris	ETJ	445P	3.34	3.03	0	QuikTrip Corporation	Matkin Hoover Engineering
41	Riverside Grove	2024-0616	C3F	Harris	City	533C	0.12	0.00	2	Mass Homes	Total Surveyors, Inc.
42	Robbins Estates at Riley Fuzzel Road (DEF2)	2024-0414	C2	Harris	ETJ	292L	1.16	1.16	0	CAS Consultants, LLC	CAS Consultants, LLC
43	Rosemary Gardens	2024-0675	C3F	Harris	City	451X	0.29	0.00	5	Holly SB, LLC	Pioneer Engineering, LLC
44	Sheldon Ridge Sec 14	2024-0658	C3F	Harris	ETJ	418S	12.39	0.96	60	Woodmere Development Co., LTD.	IDS Engineering Group
45	Sorella Sec 7	2024-0657	C3P	Harris	ETJ	286N	19.65	1.57	109	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
46	Sorella Sec 8	2024-0660	C3P	Harris	ETJ	286S	19.52	1.13	88	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
47	Sorella Sec 9	2024-0664	C3P	Harris	ETJ	286N	7.23	0.00	43	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
48	Sorella Sec 10	2024-0666	C3P	Harris	ETJ	286S	12.60	0.43	66	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
49	Sorella Sec 11	2024-0669	C3P	Harris	ETJ	286N	13.77	0.11	91	M/I Homes of Houston, LLC	LJA Engineering, Inc.- (Houston Office)
50	Sundance Cove East Sec 3	2024-0721	C3P	Harris	ETJ	378R	19.94	1.21	119	KPS Land Investment LP	EHRA
51	Sundance Cove East Sec 4	2024-0722	C3P	Harris	ETJ	378R	17.55	1.99	98	KPS Land Investment LP	EHRA

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52	Supermax Self Storage	2024-0662	C2	Harris	ETJ	282F	5.75	5.69	0	Supermax Self Storage	Conley Land Services, LLC
53	Telge Ranch North Sec 2	2024-0667	C3F	Harris	ETJ	327M	5.51	0.43	27	Woodmere Development Co., LTD.	IDS Engineering Group
54	Tidwell Lakes Sec 4	2024-0716	C3F	Harris	ETJ	457A	9.78	0.25	50	Far East Land,LP	Manley Engineering and Associates Inc
55	TMJP McHard Road Development	2024-0622	C2	Fort Bend	City/ ETJ	611F	1.00	1.00	0	TMJP Investments LLC	Doshi Engineering & Surveying Company
56	Villa Greens Sec 1	2024-0731	C3F	Harris	City	372F	20.64	6.36	99	Villa Greens, LTD.	EHRA
57	Willowcreek Ranch GP	2024-0723	GP	Harris	ETJ	288S	765.60	0.00	0	CC Telge Road, L.P.	EHRA
58	Willowcreek Ranch South Detention	2024-0734	C2	Harris	ETJ	288W	8.97	8.97	0	Boudreaux 58, LLC	EHRA
59	Wisteria Sec 1	2024-0686	C3P	Harris	ETJ	405F	17.60	0.27	109	Wisteria Interests, LLC	LJA Engineering, Inc.- (Houston Office)
60	Wisteria Sec 2	2024-0707	C3P	Harris	ETJ	405G	25.35	6.01	80	Wisteria Interests, LLC	LJA Engineering, Inc.- (Houston Office)
61	Wrenwood partial replat no 6 (DEF2)	2024-0333	C3F	Harris	City	449X	0.34	0.34	3	Ngheip David Huynh	Manley Engineering and Associates Inc

B-Replats

62	Artdale Kitchen	2024-0668	C2R	Harris	City	530B	0.81	0.81	0	TDCK	Gruller Surveying
63	Bamboo Estates (DEF2)	2024-0445	C2R	Harris	City	450A	0.32	0.02	4	Sauson Investment Corp	RP & Associates
64	Beamer Road Street Dedication Sec 1	2024-0679	C3R	Harris	ETJ	657D	7.70	0.79	0	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
65	Corder Estates (DEF1)	2024-0543	C2R	Harris	City	533Q	0.14	0.00	2	IUI PROPERTY INVESTMENTS LLC	JT Architectural Designs LLC
66	Cornell Plaza Estates (DEF1)	2024-0553	C2R	Harris	City	453N	0.18	0.00	3	New Era Development	New Era Development & Land Services
67	De Soto Landing	2024-0673	C3R	Harris	City	411Z	0.98	0.02	16	Oracle City Homes	Pioneer Engineering, LLC
68	Downtown Eastwood District	2024-0719	C2R	Harris	City	494S	0.33	0.31	0	Cisneros Design Studio	Windrose
69	Elkhart Reserve	2024-0674	C2R	Harris	City	452C	0.50	0.05	12	Urbatechure	Pioneer Engineering, LLC
70	Energy Park South partial replat no 3	2024-0735	C2R	Fort Bend	ETJ	611G	8.00	8.00	0	Ward Vessel & Exchanger	GBI Partners
71	Estates at Polly Street	2024-0557	C2R	Harris	City	454C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
72	Estates on Wavell Street	2024-0630	C2R	Harris	City	412N	0.17	0.00	2	JFO Solutions	PLS CONSTRUCTION LAYOUT, INC
73	Fairbanks Park	2024-0623	C3R	Harris	ETJ	410F	29.18	29.18	0	Junction Commercial Real Estate	Weisser Engineering Company
74	Guzman Center	2024-0710	C2R	Harris	ETJ	412H	1.01	0.99	0	M5 Engineering	Texas Land Maps
75	Ivyridge Springs	2024-0619	C2R	Harris	City	449Y	0.22	0.00	4	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
76	Lew Briggs Business Park replat no 1	2024-0618	C2R	Harris	City	573S	13.45	13.45	0	Abboud Real Estate Investments Inc	Fulcrum Land Surveying LLC

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77	Lincoln City Sec 2 partial replat no 3 (DEF2)	2024-0433	C2R	Harris	City	412U	0.18	0.00	2	Oscar Grisales	Daram Engineers, Inc.
78	Navigation Complex	2024-0741	C2R	Harris	City	495S	0.27	0.27	0	MAGI JOHNSON ENTERPRISES HOLDINGS CORP	Owens Management Systems, LLC
79	NECI Villages	2024-0624	C2R	Harris	City	452C	0.19	0.00	4	NECI Homes, LLC	HRS and Associates, LLC
80	Nolda Enclave	2024-0671	C2R	Harris	City	492H	0.11	0.00	2	DCeli Investments, Inc.	Owens Management Systems, LLC
81	Park Place Apartments (DEF1)	2024-0596	C2R	Harris	City	535Q	0.57	0.57	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
82	Peraza Landing (DEF1)	2024-0603	C2R	Harris	City	455U	0.31	0.00	1	DSW Homes	Cobalt Engineering & Inspections LLC
83	PFL Supply replat no 1	2024-0670	C2R	Harris	ETJ	370Z	1.00	1.00	0	TDCK	Gruller Surveying
84	Pinemont Meadows	2024-0636	C2R	Harris	City	452G	0.28	0.00	4	Acada, Inc	Windrose
85	Plaza Estates at Gibson	2024-0648	C2R	Harris	City	492M	0.11	0.00	2	New Era Development	New Era Development & Land Services
86	Plaza Estates at Margaret	2024-0649	C2R	Harris	City	413Z	0.89	0.02	20	New Era Development	New Era Development & Land Services
87	Plaza Estates at Sidney (DEF1)	2024-0554	C2R	Harris	City	494P	0.11	0.00	2	New Era Development	New Era Development & Land Services
88	Plaza Estates at Simsbrook (DEF2)	2024-0462	C2R	Harris	City	571R	3.00	2.77	0	New Era Development	New Era Development & Land Services
89	Plaza Estates at Wayne	2024-0647	C2R	Harris	City	494B	0.32	0.00	3	New Era Development	New Era Development & Land Services
90	Porter MUD Lift Station no 1	2024-0691	C2R	Montgomery	ETJ	296Q	0.18	0.18	0	A&S ENGINEERS	Landpoint
91	Providence Manor	2024-0688	C2R	Harris	City	494F	0.29	0.00	7	ORACLE CITY HOMES	MOMENTUM EGINEERING
92	Rods Campus on The Pond	2024-0586	C2R	Harris	ETJ	290Q	7.33	7.33	0	RODS Surveying & RODS SUE	RODS Surveying, Inc.
93	Sanford Farms Sec 1	2024-0641	C3R	Harris	ETJ	323G	25.50	2.28	134	Meritage Homes & Century Homes	Meta Planning + Design LLC
94	Sanford Farms Sec 2	2024-0643	C3R	Harris	ETJ	323G	36.10	3.17	163	Meritage Homes & Century Homes	Meta Planning + Design LLC
95	Sanford Farms Street Dedication Sec 1 and Reserves	2024-0644	C3R	Harris	ETJ	323F	22.00	20.04	0	Meritage Homes & Century Homes	Meta Planning + Design LLC
96	Sanford Farms Street Dedication Sec 2 and Reserves	2024-0645	C3R	Harris	ETJ	323G	12.70	11.73	0	Meritage Homes & Century Homes	Meta Planning + Design LLC
97	South Lake Houston EMS replat no 1 and extension	2024-0701	C2R	Harris	ETJ	457C	2.59	2.59	0	Harris County Emergency Services District #2	Bowman Consulting Group
98	Sul Ross Green	2024-0617	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
99	Sunset Valley Water Plant	2024-0634	C2R	Harris	ETJ	285X	1.30	1.09	0	DR Horton	Meta Planning + Design LLC
100	Thornton Estates (DEF1)	2024-0411	C3R	Harris	City	452L	2.25	0.09	30	CAS Consultants, LLC	CAS Consultants, LLC
101	Tierra Nueva Produce	2024-0740	C2R	Harris	City	453L	0.74	0.74	0	Tierra Nueva Produce	Humble Surveying Company
102	Townhomes on West Lake	2024-0611	C3R	Harris	ETJ	377L	0.74	0.19	11	Shopping Center Interests LLC	Beacon Land Services

Platting Summary

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103	Ventura Estates at Ferguson Way (DEF1)	2024-0531	C2R	Harris	City	412N	0.12	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
104	Views at Polly Street	2024-0558	C2R	Harris	City	454C	0.16	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
105	Vivendi Homes at Liberty Road	2024-0652	C2R	Harris	City	494A	0.38	0.05	5	n/a	SEM SERVICES
106	Warwick Crossing (DEF1)	2024-0579	C2R	Harris	City	454C	0.11	0.00	1	FRESH SOLUTIONS	PLS CONSTRUCTION LAYOUT, INC
107	West 26th Garden Homes	2024-0687	C2R	Harris	City	452U	0.17	0.00	2	Sandcastle Homes	MOMENTUM ENGINEERING
108	Woodlands Car Care replat and extension no 2 (DEF1)	2024-0528	C2R	Montgomery	ETJ	252W	5.17	5.17	0	Texas Professional Surveying	Texas Professional Surveying, LLC
109	Yes Square	2024-0646	C2R	Harris	City	494A	0.36	0.12	9	New Era Development	New Era Development & Land Services

C-Public Hearings Requiring Notification

110	DSR Investment at Foster	2024-0412	C3N	Harris	City	533R	0.18	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
111	Foster Village	2024-0441	C3N	Harris	City	533R	0.16	0.00	3	DJOSOFT CONSULT LLC	replats.com
112	Linda Vista Estates	2024-0449	C3N	Harris	City	455F	0.18	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
113	Magnolia Lakefront	2024-0314	C3N	Harris	City	298X	0.46	0.00	4	Snap Investment Properties LLC	Texas Land Maps
114	Oak Forest Sec 1 partial replat no 6	2024-0478	C3N	Harris	City	452K	0.28	0.00	1	New Oak Homes, LLC	ICMC GROUP INC
115	Plaza Estates at Almeda Genoa	2024-0467	C3N	Harris	City	573Q	0.35	0.00	2	New Era Development	New Era Development & Land Services
116	Poundbury Sec 1 replat no 1	2024-0376	C3N	Harris	City	532Z	8.02	2.83	68	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

D-Variances

117	Build Development	2024-0560	C2R	Harris	City	412T	0.14	0.00	4	Build Design & Development LLC	CGEA Planning + Design
118	Campos at Sundown (DEF1)	2024-0463	C2	Harris	ETJ	379P	0.62	0.00	1	Manuel Campos	Carranza Outsource Drafting
119	Elyson Cy Fair Sec 1	2024-0599	C3P	Harris	ETJ	405U	29.40	5.74	145	Nash FM 529, LLC	Meta Planning + Design LLC
120	La Quinta Luna	2024-0582	C2R	Harris	ETJ	413E	3.85	3.85	0	PRIME TEXAS SURVEYS LLC	SEM SERVICES
121	Mansfield Terrace (DEF2)	2024-0100	C3R	Harris	City	452B	0.97	0.06	15	Survey Solutions of Texas	Survey Solutions of Texas
122	Riviera Pines Sec 2	2024-0715	C3P	Harris	ETJ	299A	60.26	21.08	203	LH RANCH, LTD.	Quiddity Engineering - Katy
123	Saint Jonah Orthodox Church	2024-0620	C2R	Harris	ETJ	291V	4.85	4.85	0	Saint Jonah Orthodox Church	Fulcrum Land Surveying LLC
124	St Johns United Methodist Church partial replat no 1 (DEF2)	2024-0258	C2R	Harris	City	493U	0.51	0.51	0	BREAD OF LIFE, INC	Civil-Surv Land Surveying, L.C.
125	Wildhorse (DEF1)	2024-0525	C3P	Montgomery	ETJ	252Q	58.62	6.35	228	DR Horton	Vogler & Spencer Engineering, Inc.

Platting Summary

Houston Planning Commission

PC Date: April 18, 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

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Heights Eats	2024-0420	C2R	Harris	City	452V	0.30	0.30	0	AAT Services	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
127	Jasek Farms GP	2024-0638	GP	Harris/Waller	ETJ	403L	611.90	0.00	0	DR Horton	Meta Planning + Design LLC
128	Redbud Sec 4	2024-0690	C3P	Harris	ETJ	325C	22.80	4.37	108	Taylor Morrison	Meta Planning + Design LLC
129	Wilburforce Landing	2024-0552	C3R	Harris	City	412X	0.98	0.03	17	Iberica Construction	Total Surveyors, Inc.

G-Extensions of Approval

130	Acostas at Waldon Place partial replat no 1	2023-0949	EOA	Harris	City	413Q	0.62	0.00	5	SEM SERVICES	SEM SERVICES
131	Checkout North Eldridge	2023-0916	EOA	Harris	ETJ	448D	0.90	0.90	0	Hut Enterprises. LLC	Century Engineering, Inc
132	Foster Place partial replat no 35	2023-0994	EOA	Harris	City	533R	0.11	0.00	2	TRADEWAY INVESTMENTS	Houston Platting
133	Nassar West Bellfort Center	2023-0915	EOA	Fort Bend	ETJ	527T	2.69	2.69	0	M LANZA	Century Engineering, Inc
134	Peek Land Friends	2023-0904	EOA	Harris	ETJ	405Y	5.00	4.95	0	Individual	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

H-Name Changes

135	Midline GP (prev. Clearfield GP)	2024-0189	NC	Harris	City/ETJ	617Z	383.48	0.00	0	Brookfield Properties	LJA Engineering, Inc.- (Houston Office)
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I-Certification of Compliance

136	20990 S Sabine Drive	24-1738	COC	Montgomery	ETJ	256N				JS1648 Janus Trust	Geoffrey Peng
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J-Administrative

None

Platting Summary

Houston Planning Commission

PC Date: April 18, 2024

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

K-Development Plats with Variance Requests

137	1207 Bethlehem Street	24014620	DPV	Harris	City	452F				Echo Homes	Kevin Sechelski
138	2210 Sabine Street (DEF1)	23091653	DPV	Harris	City	493f				Enrique Lopez	Lopez Engineered PLLC
139	8303 Venus Street	24022950	DPV	Harris	City	411v				Sheff Legacy Builds LLC	Carrie Sheffield

Off-Street Parking Variance Requests

III	201 Eastwood Street (DEF3)	24010086	PV	Harris	City	494T				Sun Collective Design Group	Lucky Fry
IV	2003 Union Street	24027705	PV	Harris	City	493K				Cisneros Design Studio	Romulo Cisneros

Houston Planning Commission

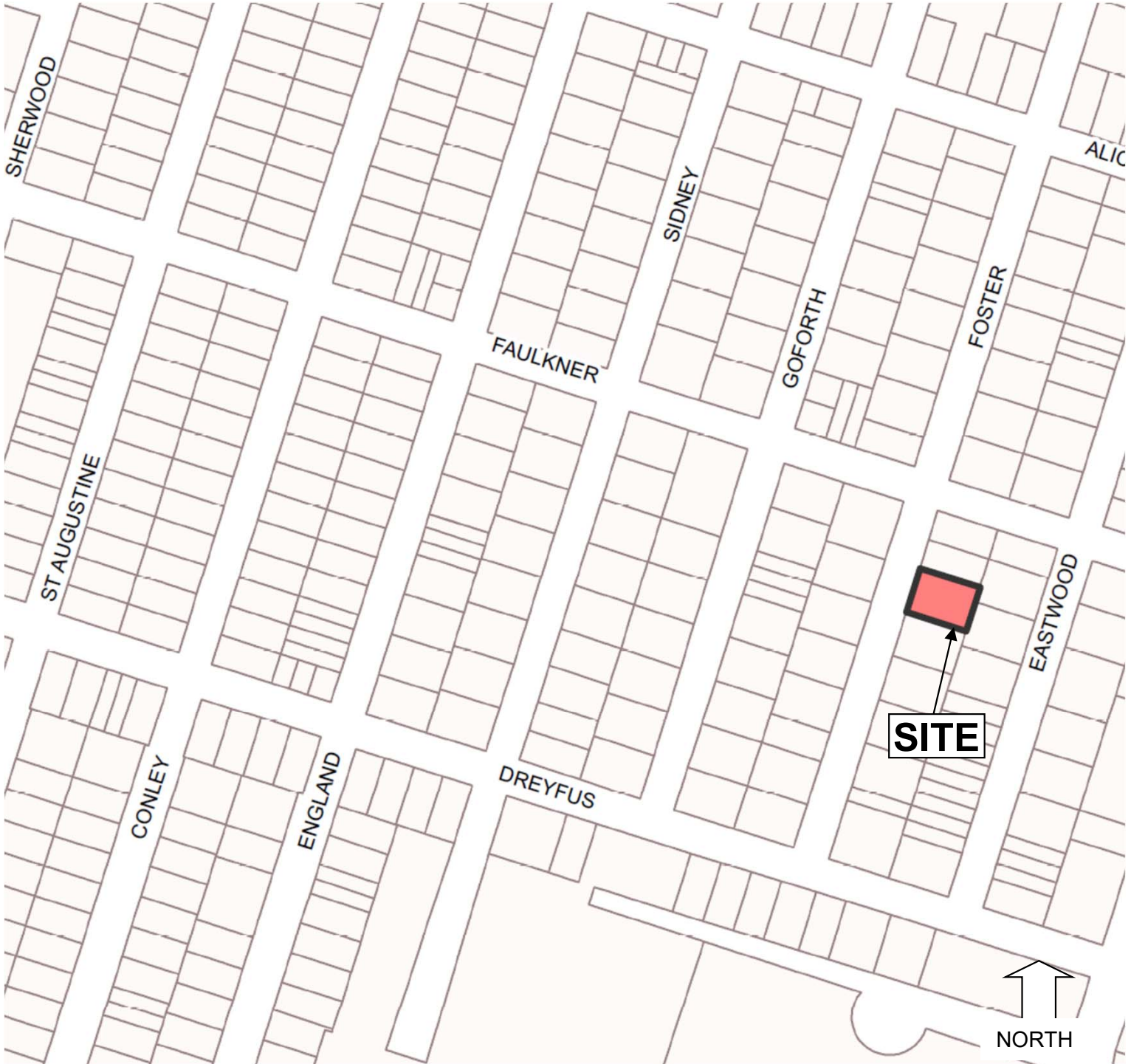
ITEM: 110

Planning and Development Department

Meeting Date: 4/18/2024

Subdivision Name: DSR Investment at Foster

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 4/18/2024

Subdivision Name: DSR investment at Foster

Applicant: CAS Consultants, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

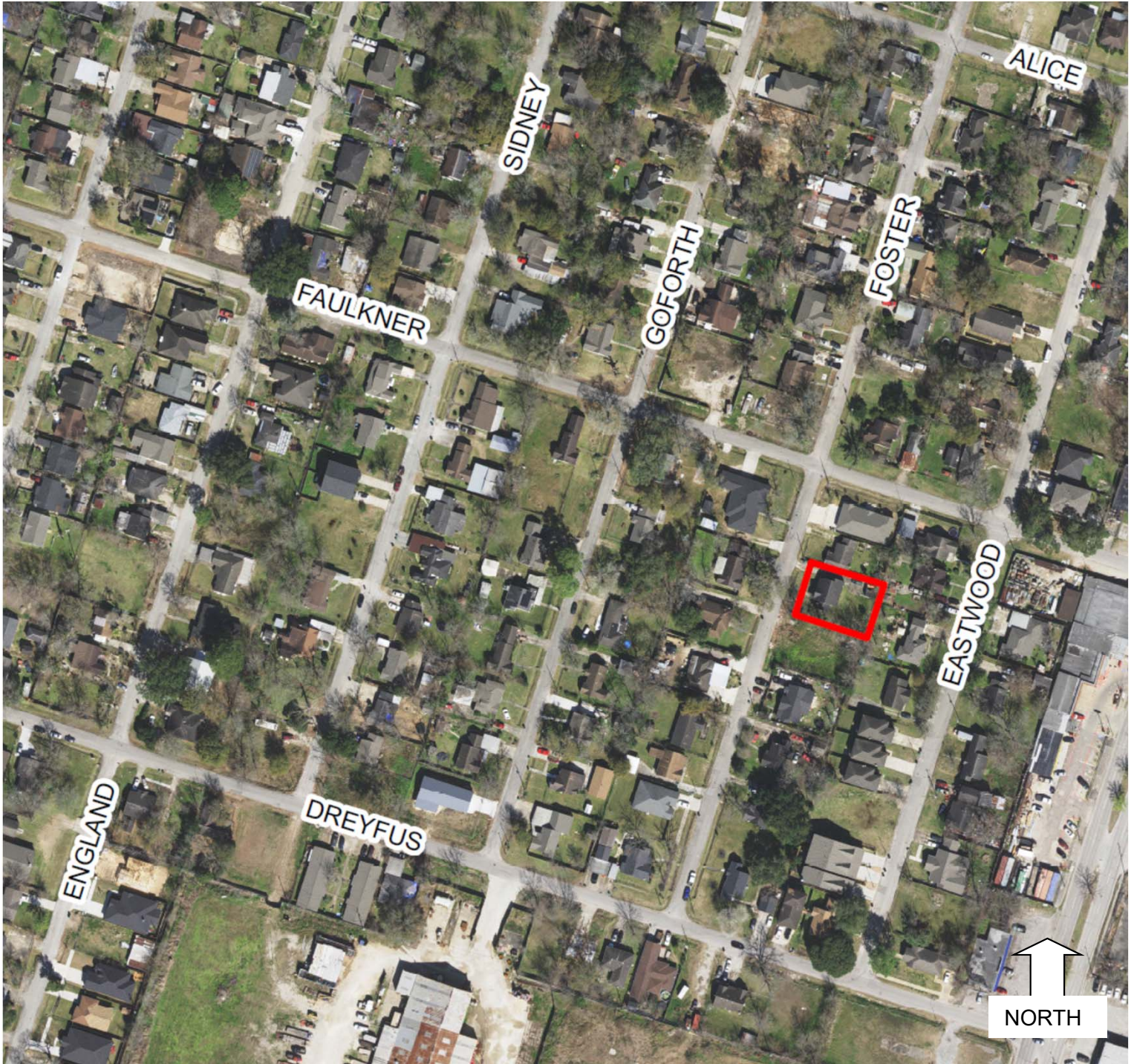
ITEM: 110

Planning and Development Department

Meeting Date: 4/18/2024

Subdivision Name: DSR Investment at Foster

Applicant: CAS Consultants, 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 29, 2024

Dear Property Owner:

Reference Number: 2024-0412, DSR Investments at Foster, a partial replat of **Foster Place**, being all of Lot 3 and the adjoining north ½ of Lot 4, in Block 55, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located east along Foster Street and south of Faulkner Street west of Cullen Boulevard. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Juan Castillo**, with CAS Consultants, LLC, on behalf of the developer, can be contacted at **281-300-6874**.

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, Devin Crittle, at 832-393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 18, 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

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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

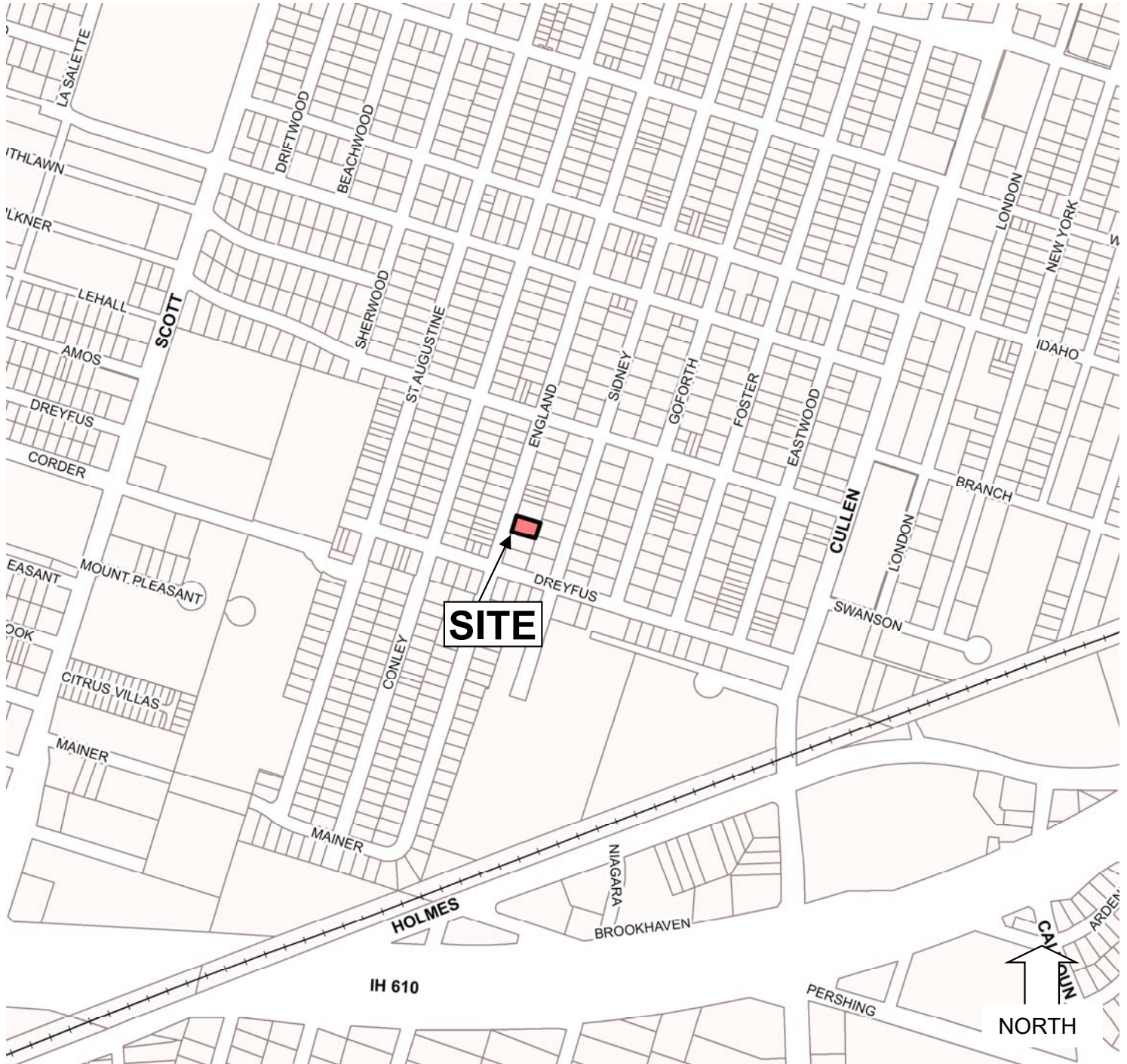
ITEM:111

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Foster Village

Applicant: replats.com

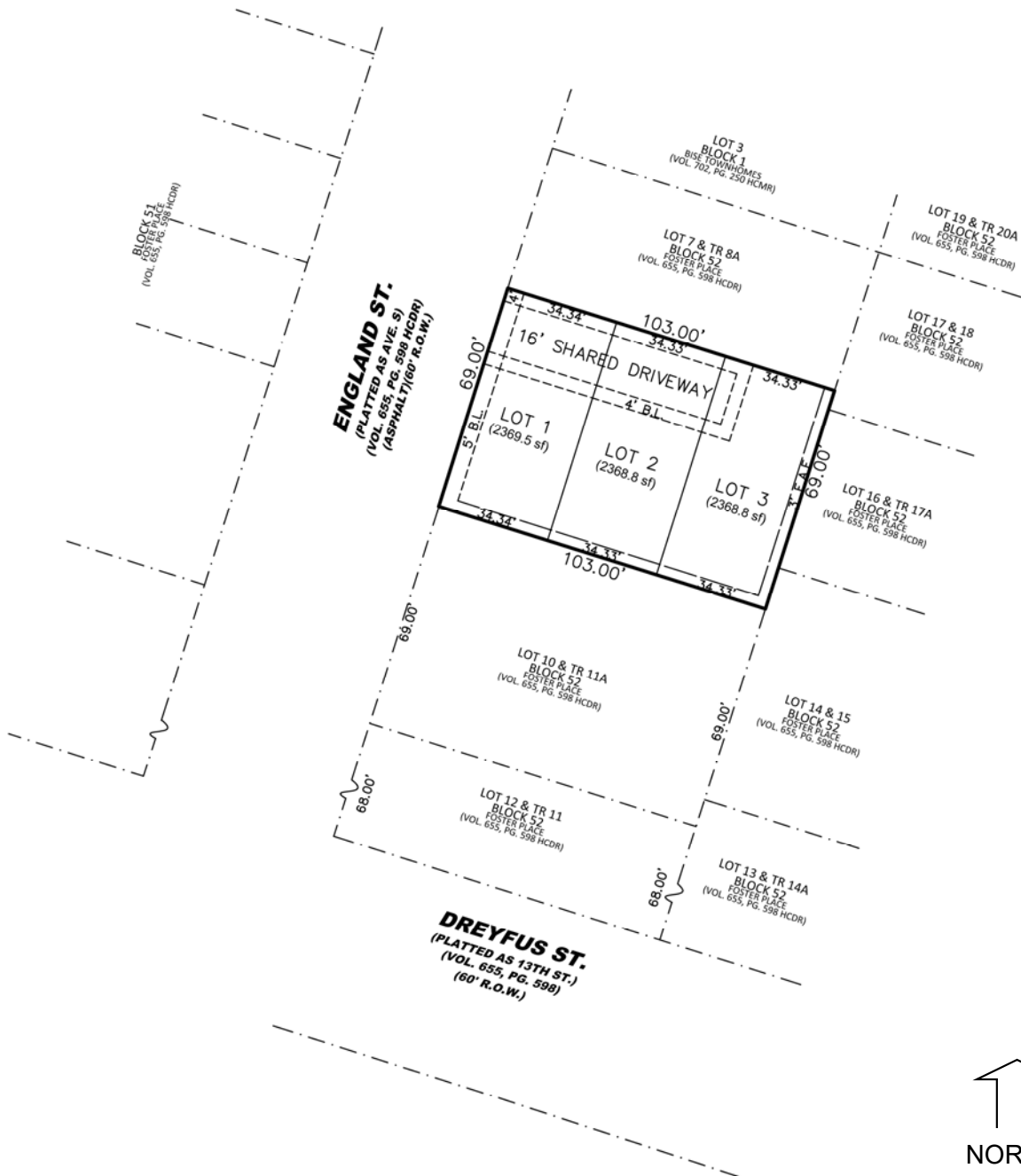


C – Public Hearings

Site Location

Subdivision Name: Foster Village

Applicant: replats.com



Houston Planning Commission

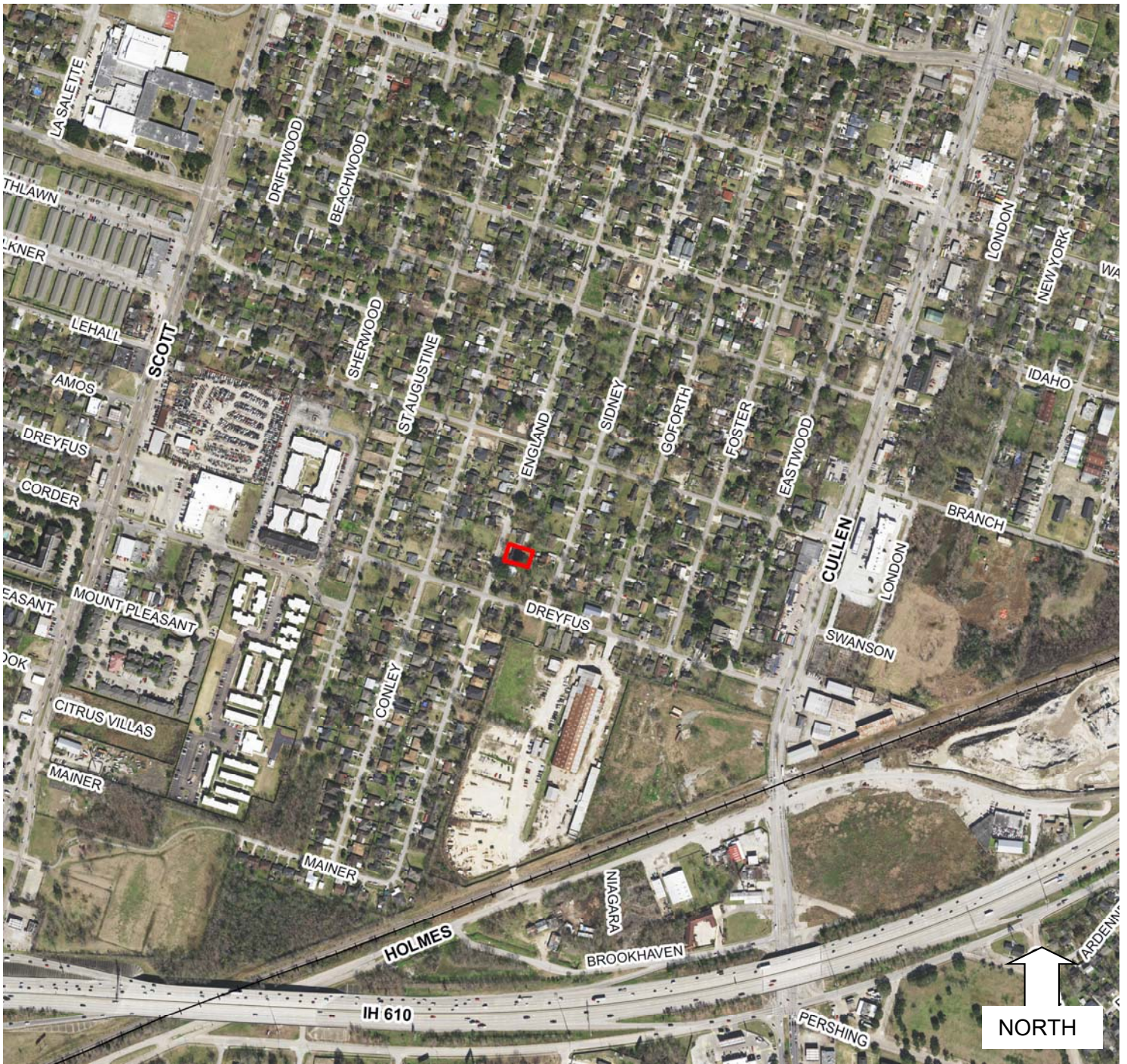
ITEM:111

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Foster Village

Applicant: replats.com



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 29, 2024

Dear Property Owner:

Reference Number: 2024-0441, Foster Village, a partial replat of **Foster Place**, being the south 6 feet of Lot 8, all of Lot 9, and the north 13 feet of Lot 10, in Block 52, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located east along England Street between Dreyfus Street and Faulkner Street. The purpose of the replat is to create 3 single-family residential lots. The applicant, **Dave Strickland**, with replats.com, on behalf of the developer, can be contacted at **281-705-4297**.

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

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

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Controller: Chris Hollins

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

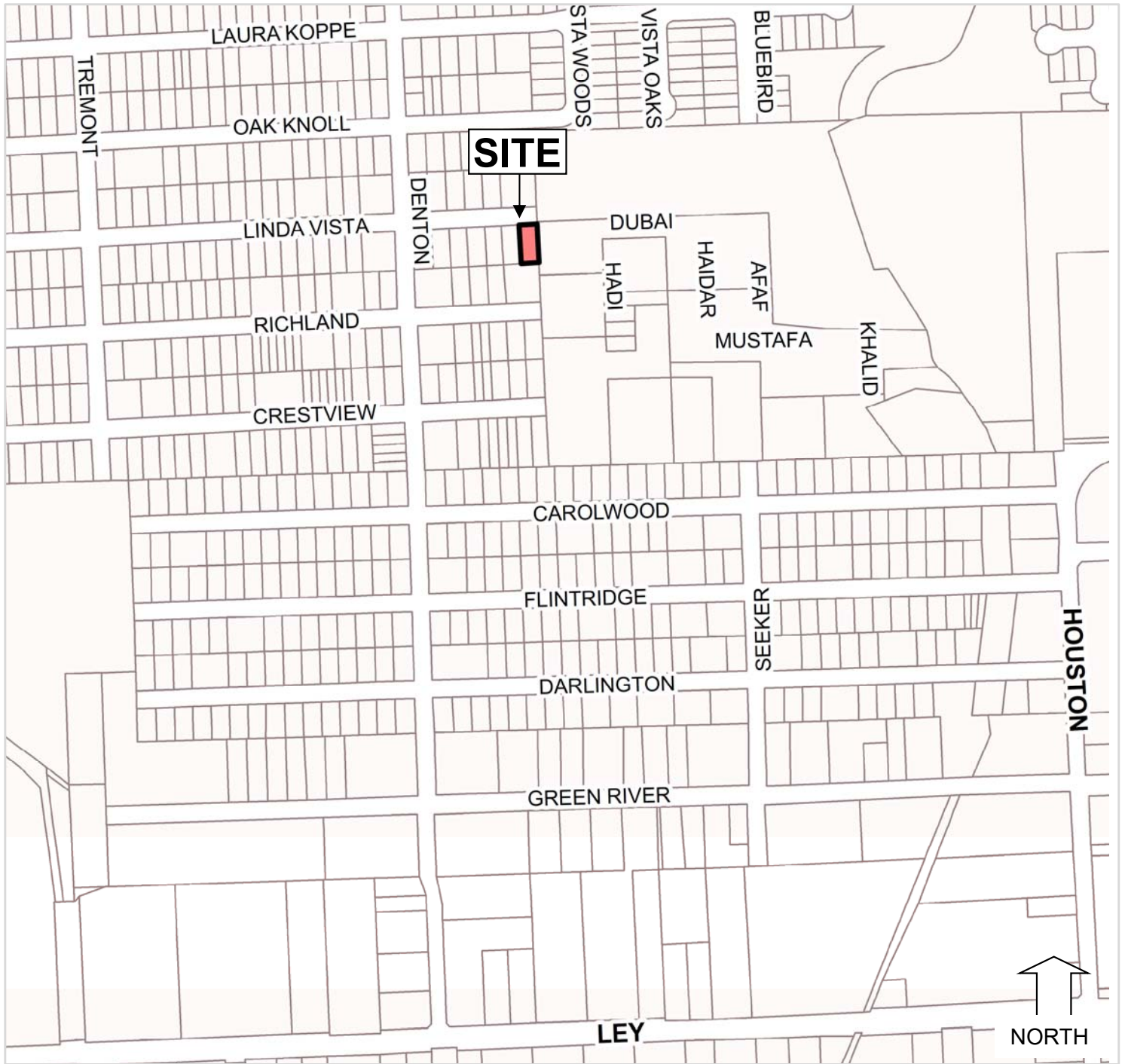
ITEM:112

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Linda Vista Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Site Location

Houston Planning Commission

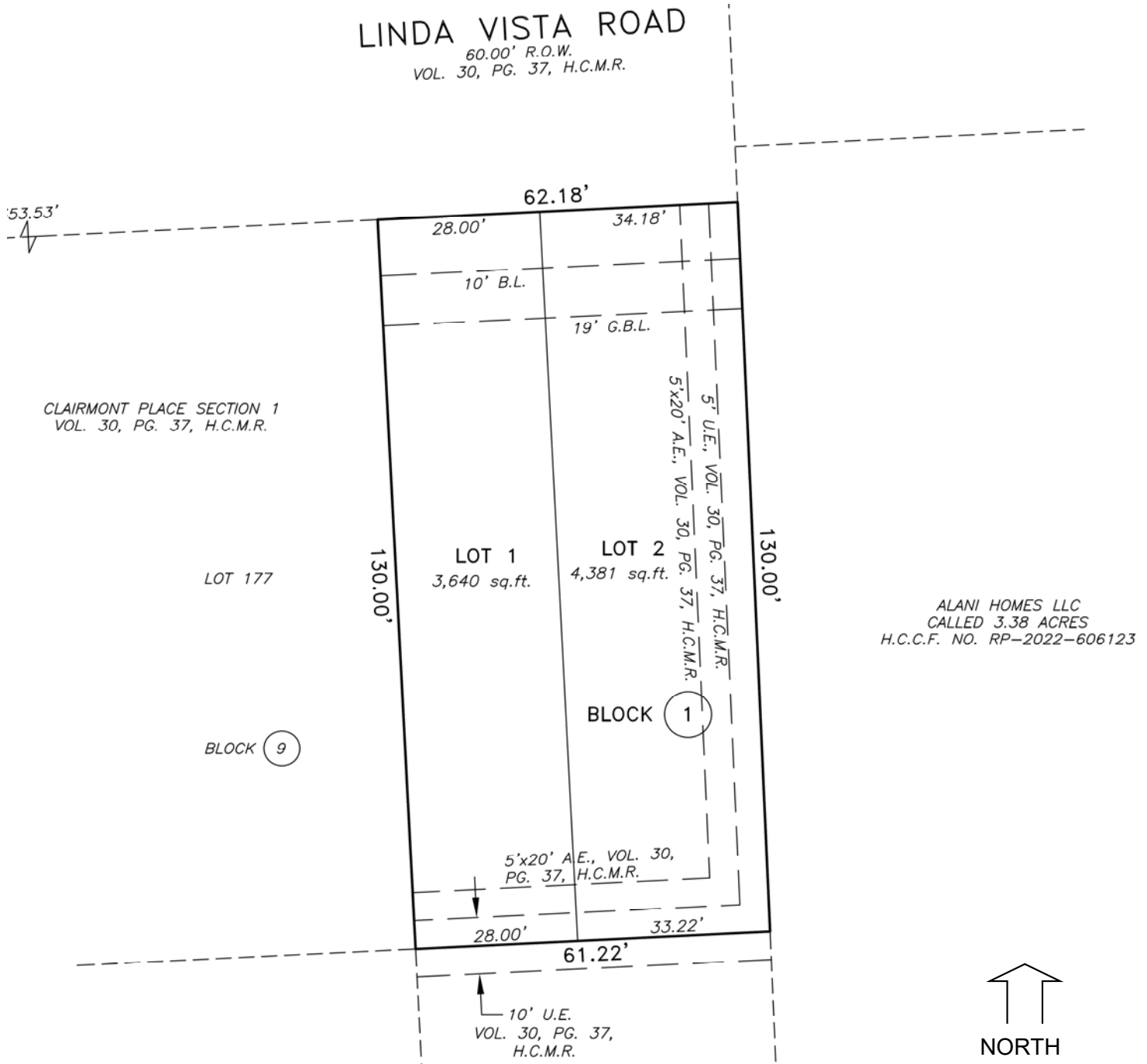
ITEM:112

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: : Linda Vista Estates

Applicant: PLS Construction Layout, INC



C – Public Hearings

Subdivision

Houston Planning Commission

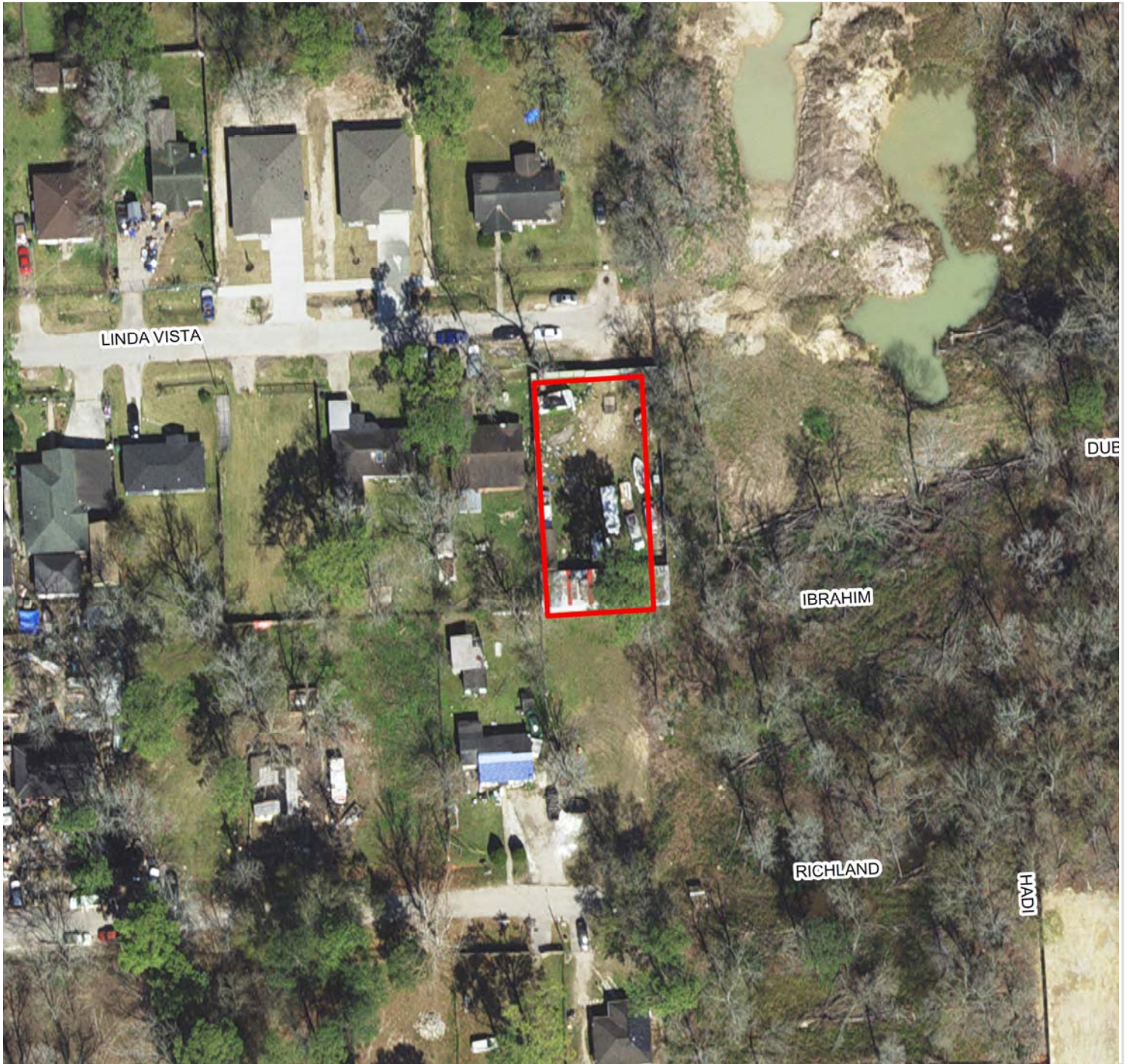
ITEM:112

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: : Linda Vista Estates

Applicant: PLS Construction Layout, 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 29, 2024

Dear Property Owner:

Reference Number: 2024-0449, Linda Vista Estates, a partial replat of **Clairmont Place Sec 1**, being the Lot 178, in Block 9, as recorded in Volume 30, Page 37 of the Harris County Map Records.

The property is located south along Linda Vista Road east of Denton Street and N. Wayside Drive. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075**.

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

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Planning Department Staff Authority and Obligation

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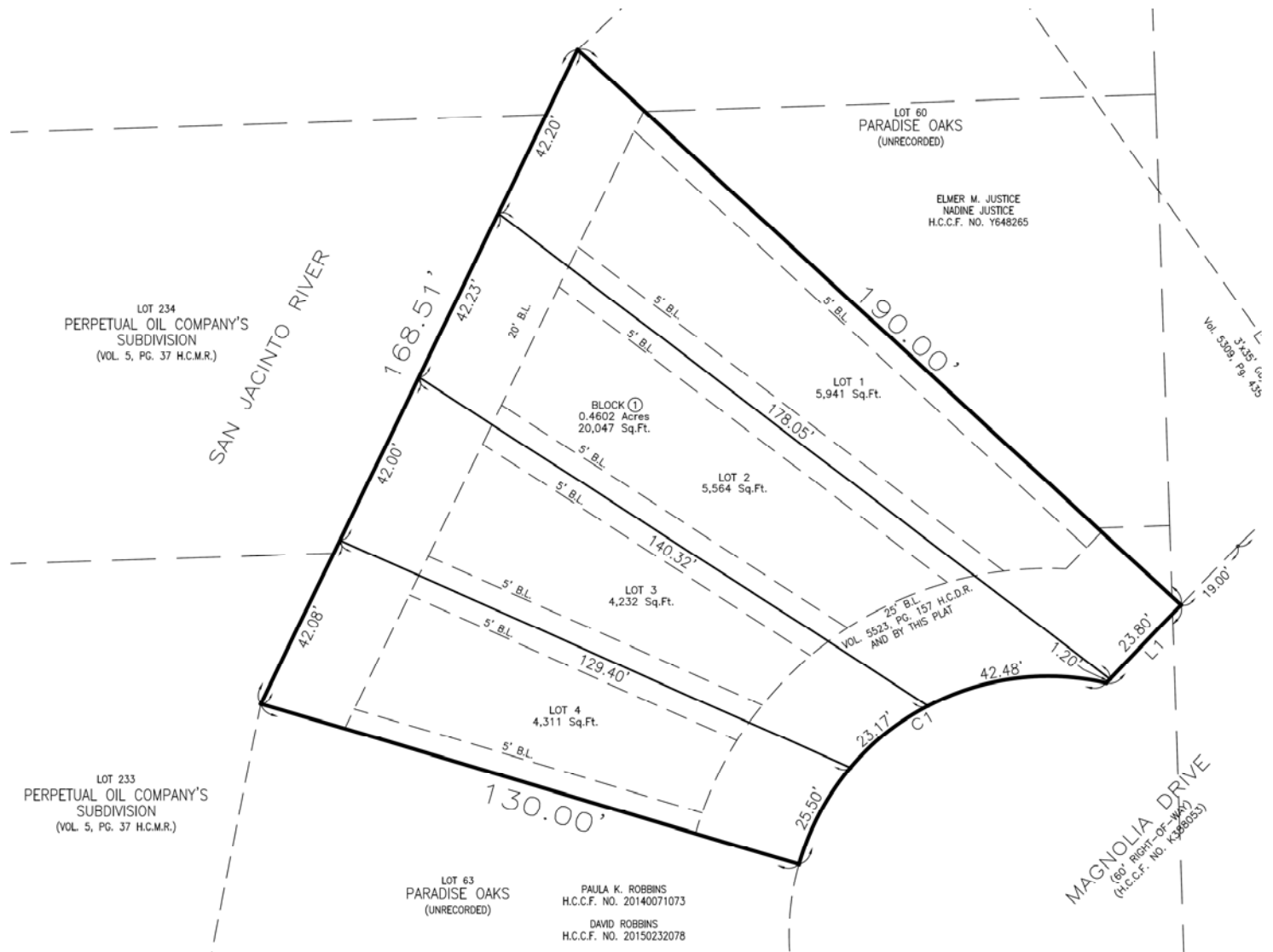
Subdivision Name: Magnolia Lakefront

Applicant: Snap Investment Properties LLC



Subdivision Name: Magnolia Lakefront

Applicant: Snap Investment Properties LLC



Houston Planning Commission

ITEM:113

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Magnolia Lakefront

Applicant: Snap Investment Properties 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 29, 2024

Dear Property Owner:

Reference Number: 2024-0314, Magnolia Lakefront, a partial replat of **Perpetual Oil Company's Subdivision**, being a portion of Lot 233, 234, and 235, as recorded in Volume 5, Page 37 of the Harris County Map Records.

The property is located north along Magnolia Drive and west of Calvin Road. The purpose of the replat is to create 4 single-family residential lots. The applicant, **Matthew Sigmon**, with Texas Land Maps, on behalf of the developer, can be contacted at **713-298-9987**.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 18, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
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Houston Planning Commission

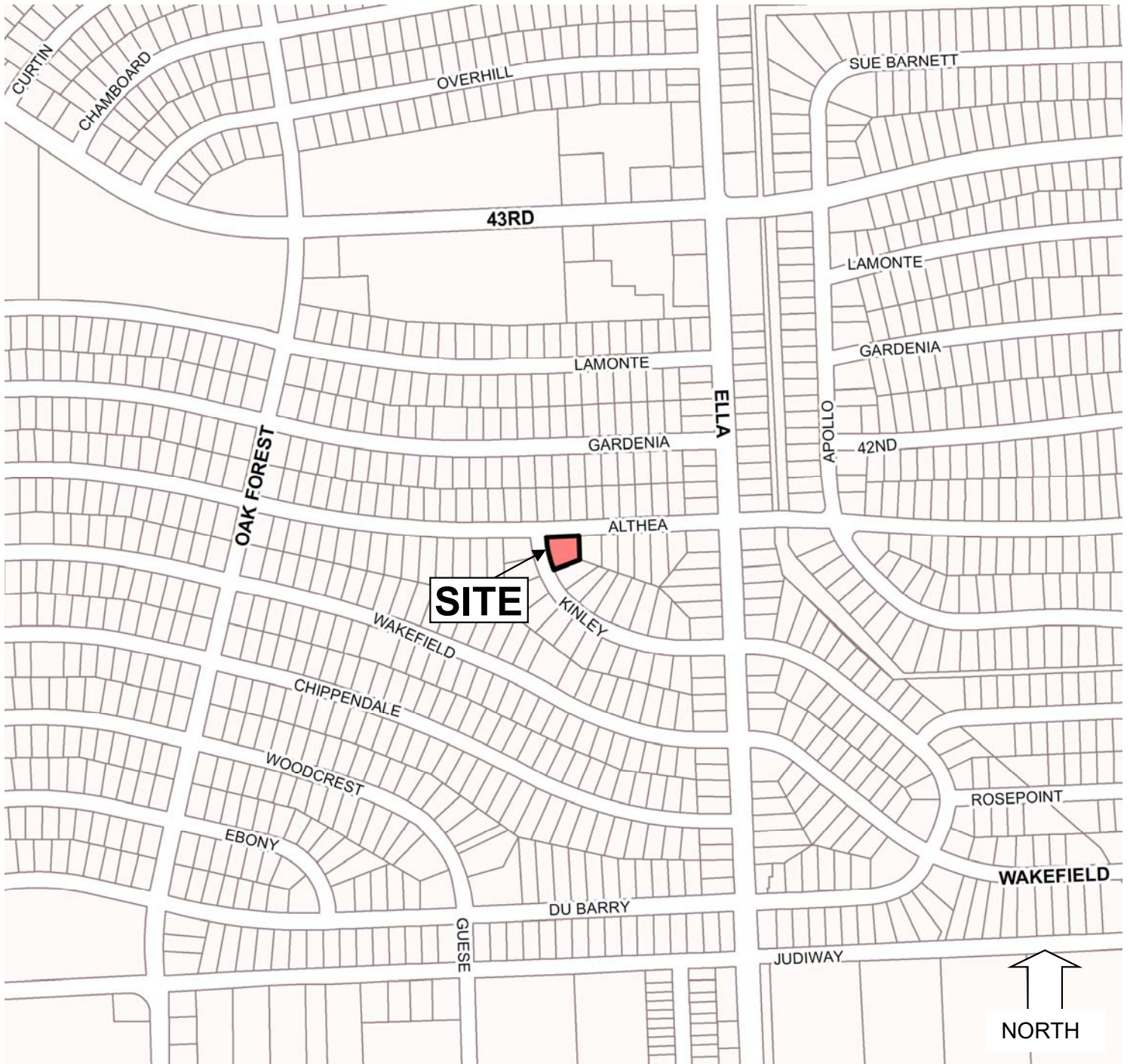
ITEM:114

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Oak Forest Sec 1 partial replat no 6

Applicant: ICMC Group Inc



C – Public Hearings

Site Location

Houston Planning Commission

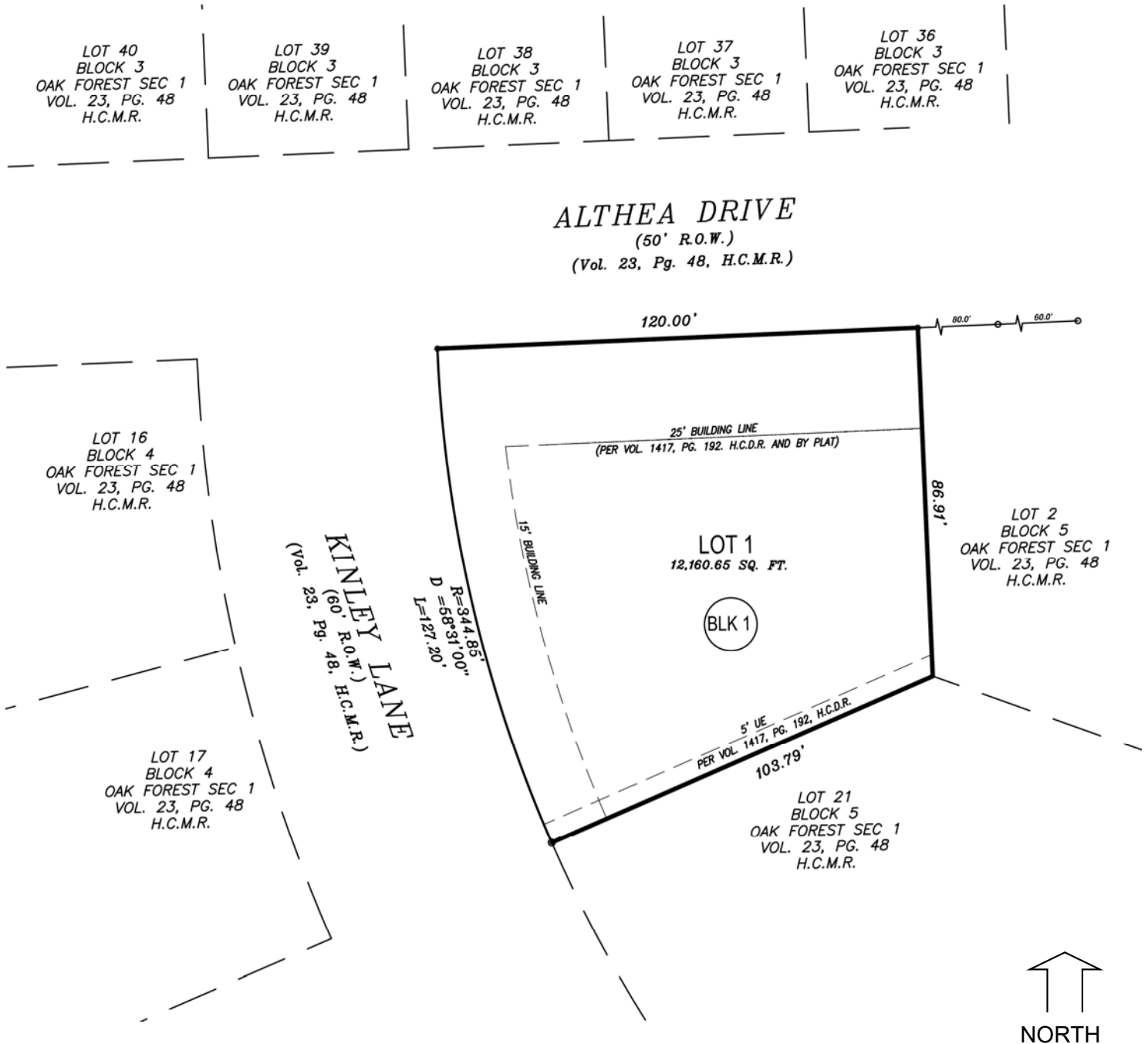
ITEM:114

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C – Public Hearings

Subdivision

Houston Planning Commission

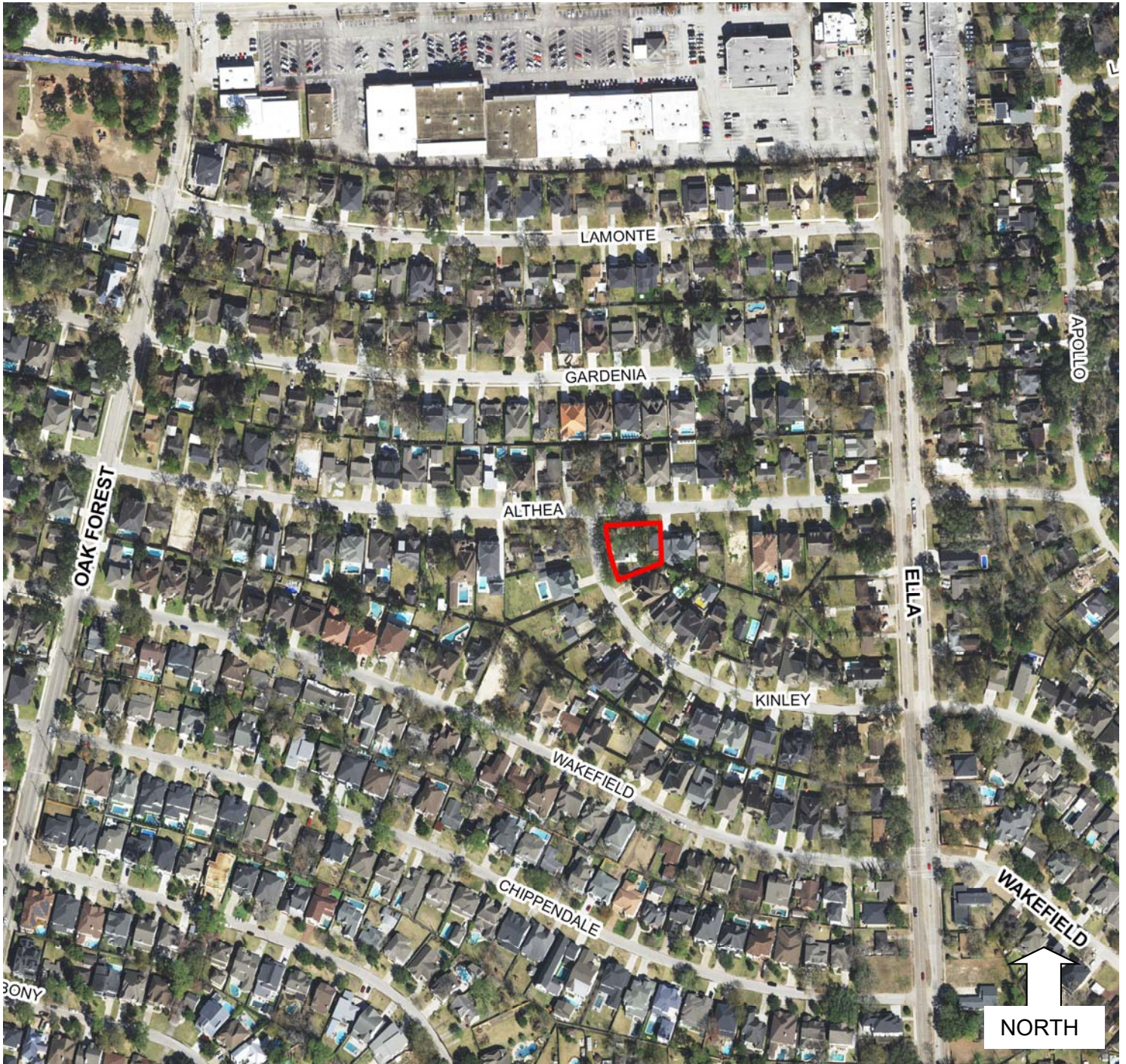
ITEM:114

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Oak Forest Sec 1 partial replat no 6

Applicant: ICMC Group 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 29, 2024

Dear Property Owner:

Reference Number: 2024-0274, Oak Forest Sec 1 partial replat no 6, a partial replat of **Oak Forest**, being Lot 1, Block 5, as recorded in Volume 23, Page 48 of the Harris County Map Records.

The property is located at the southeast intersection of Althea Drive and Kinley Lane. The purpose of the replat is to create one (1) single-family residential lot and modify the building line. The applicant, **Gina Poveda**, with ICMC GROUP INC, on behalf of the developer, New Homes LLC, can be contacted at **713-681-5757**.

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

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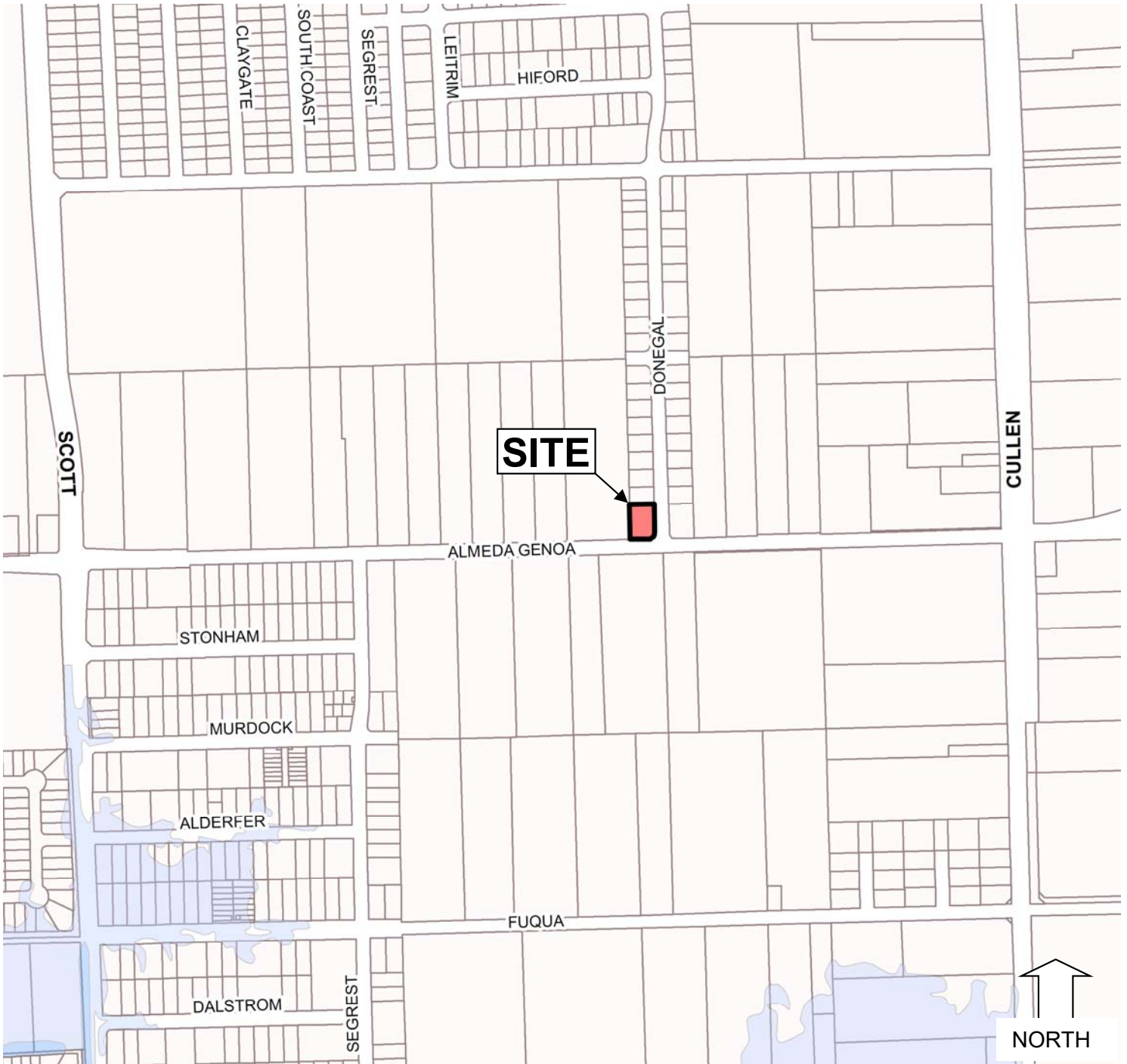
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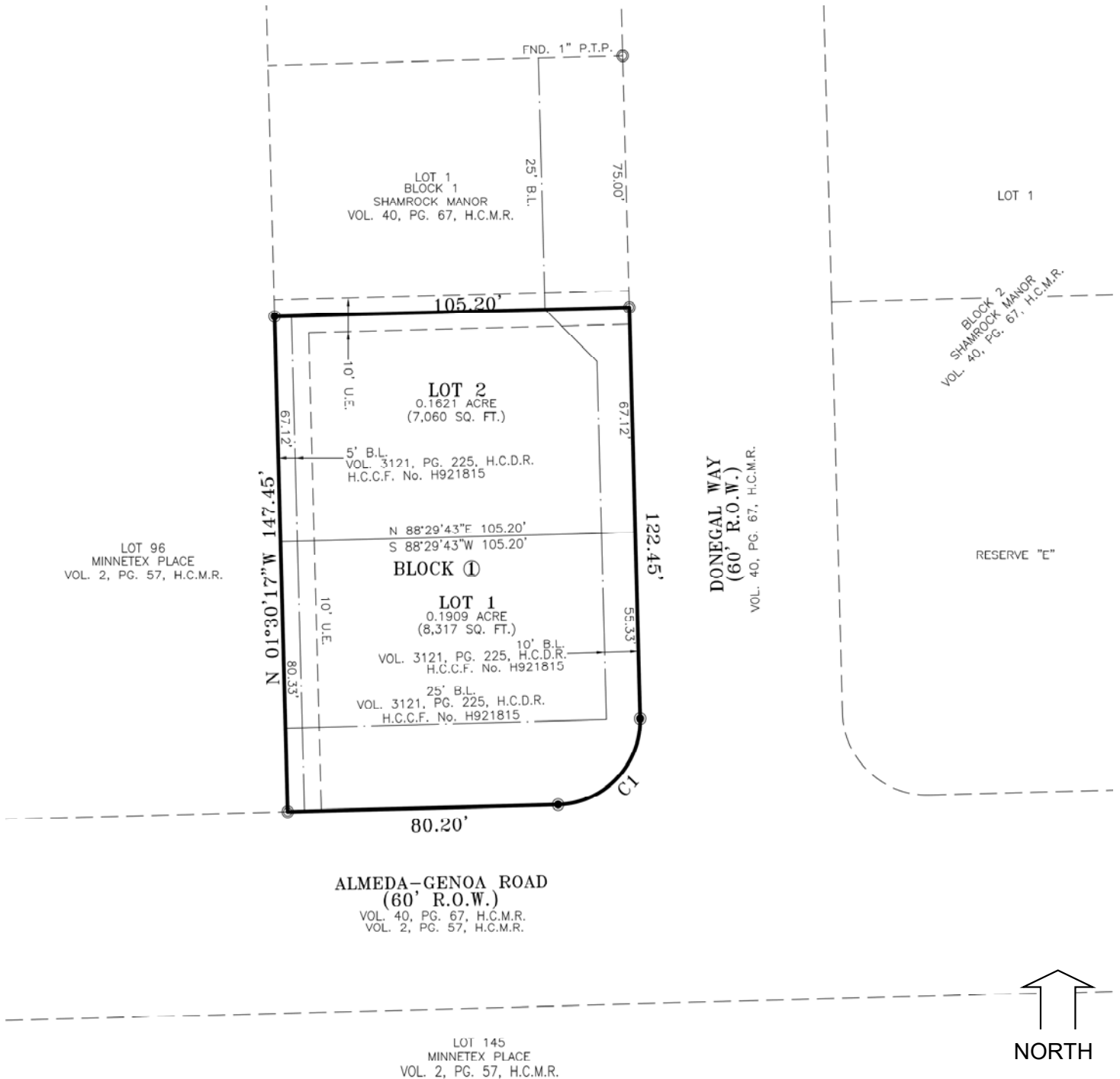
Subdivision Name: Plaza Estates at Almeda Genoa

Applicant: New Era Development & Land Services



Subdivision Name: Plaza Estates at Almeda Genoa

Applicant: New Era Development & Land Services



Houston Planning Commission

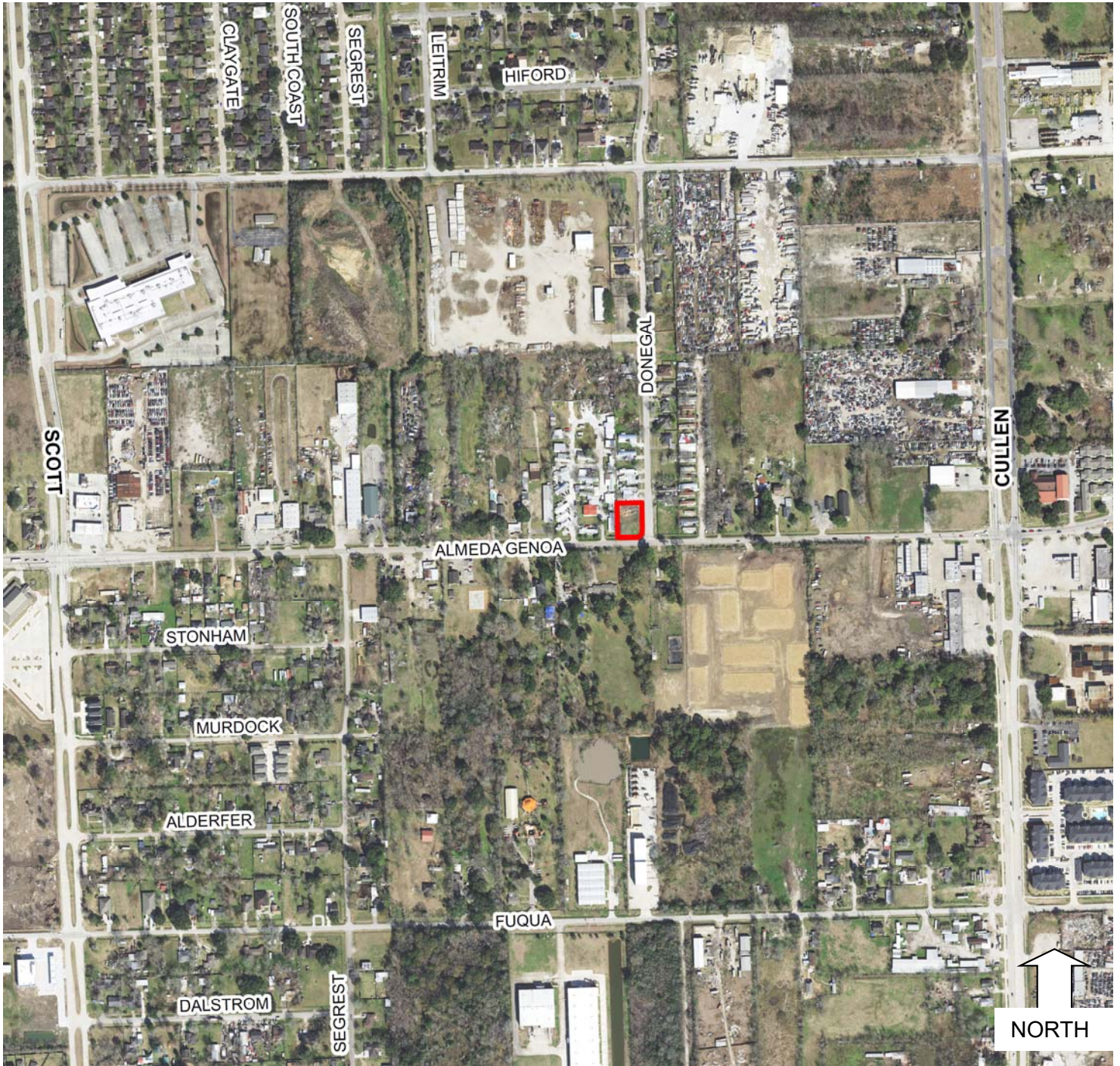
ITEM:115

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Plaza Estates at Almeda Genoa

Applicant: New Era Development & Land Services



C – Public Hearings

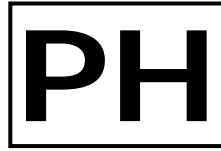
Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 29, 2024

Dear Property Owner:

Reference Number: 2024-0467, Plaza Estates at Almeda Genoa, a partial replat of a portion of **Shamrock Manor**, being Reserve D, Block 1 as recorded in Volume 40, Page 67 of the Harris County Map Records.

The property is located at the northwest intersection of Almeda Genoa Road and Donegal Way, west of Cullen Boulevard. The purpose of the replat is to create two (2) single-family residential lots. The applicant, **Nahom Tesfa**, with New Era Development & Land Services, on behalf of the developer, can be contacted at **469-371-6780**.

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

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Houston Planning Commission

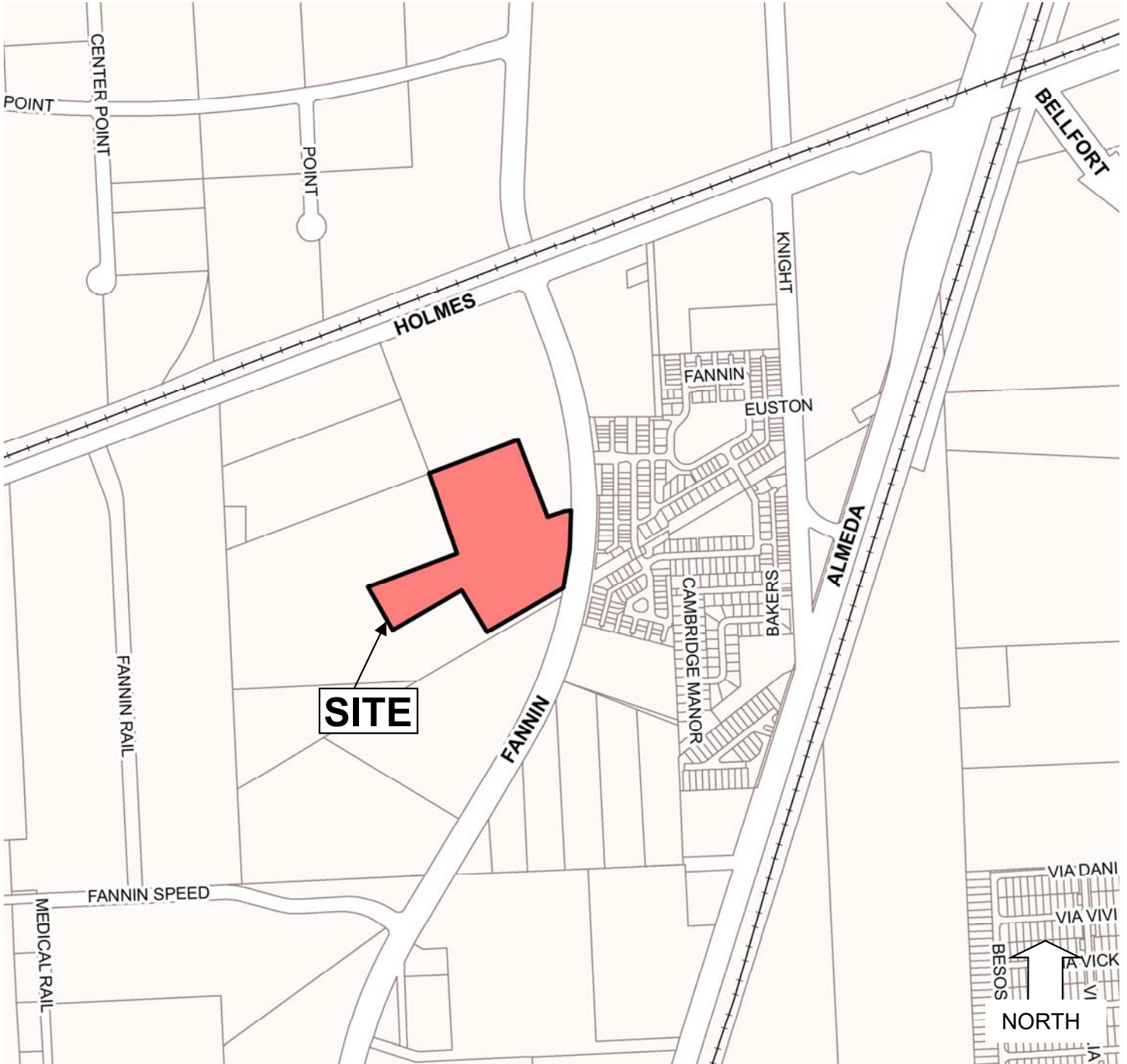
ITEM:116

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Poundbury Sec 1 replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

ITEM:116

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Poundbury Sec 1 replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM:116

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Poundbury Sec 1 replat no 1

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



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 29, 2024

Dear Property Owner:

Reference Number: 2024-0376, Poundbury Sec 1 replat no 1, a full replat of **"Poundbury Sec 1"** as recorded in Film Code No 705961 of the Harris County Map Records.

The property is located west along Fannin Street and south of Holmes Road. The purpose of the replat is to create sixty-eight (68) single-family residential lots and five (5) reserves. The applicant, **Tom Duecker**, with Tri-tech Surveying Company, L.P. on behalf of the developer, Fenway Development, Inc. can be contacted at **713-667-0800**.

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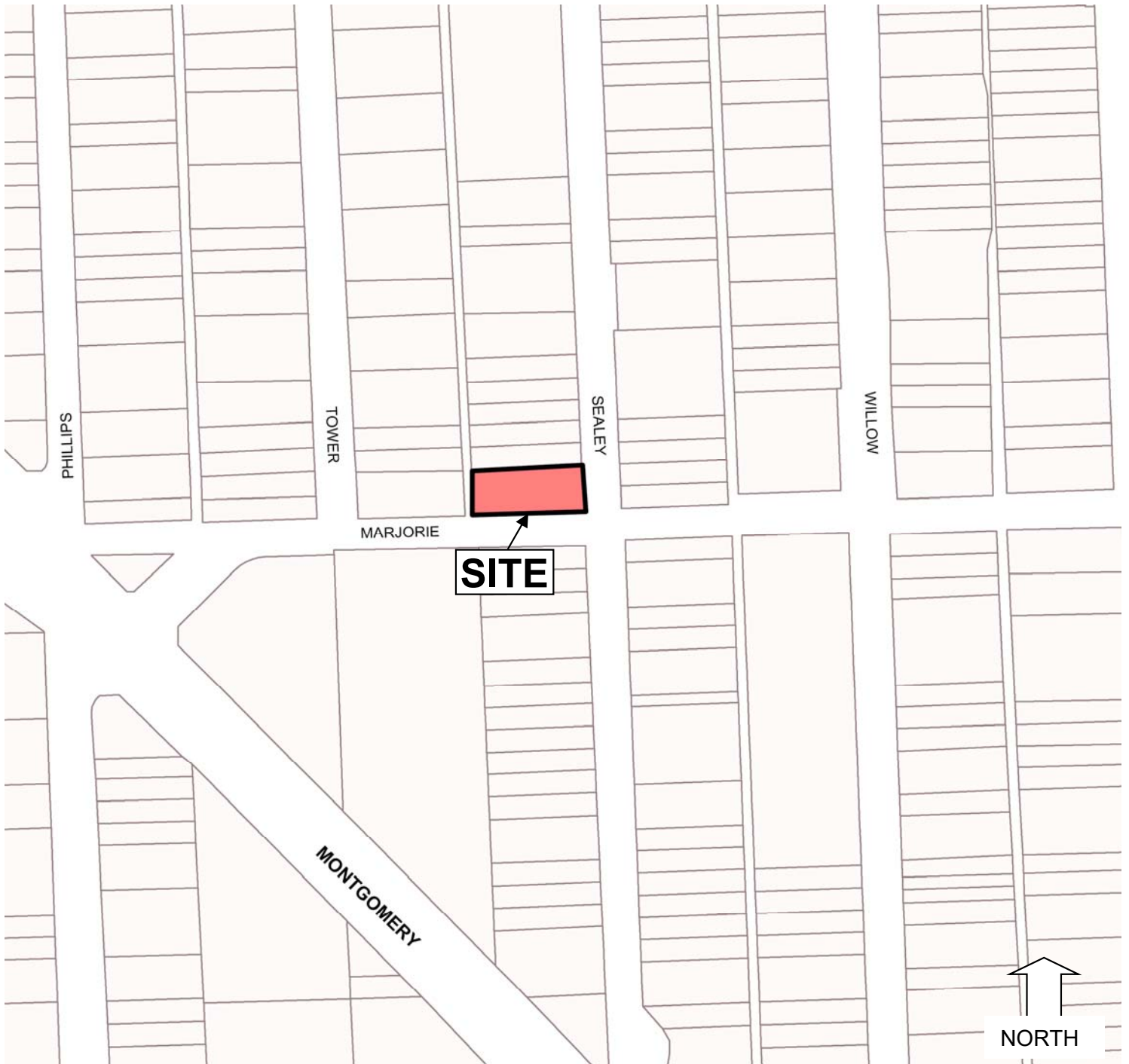
Houston Planning Commission **ITEM: 117**

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Build Development

Applicant: CGEA|Planning + Design



D – Variances

Site Location

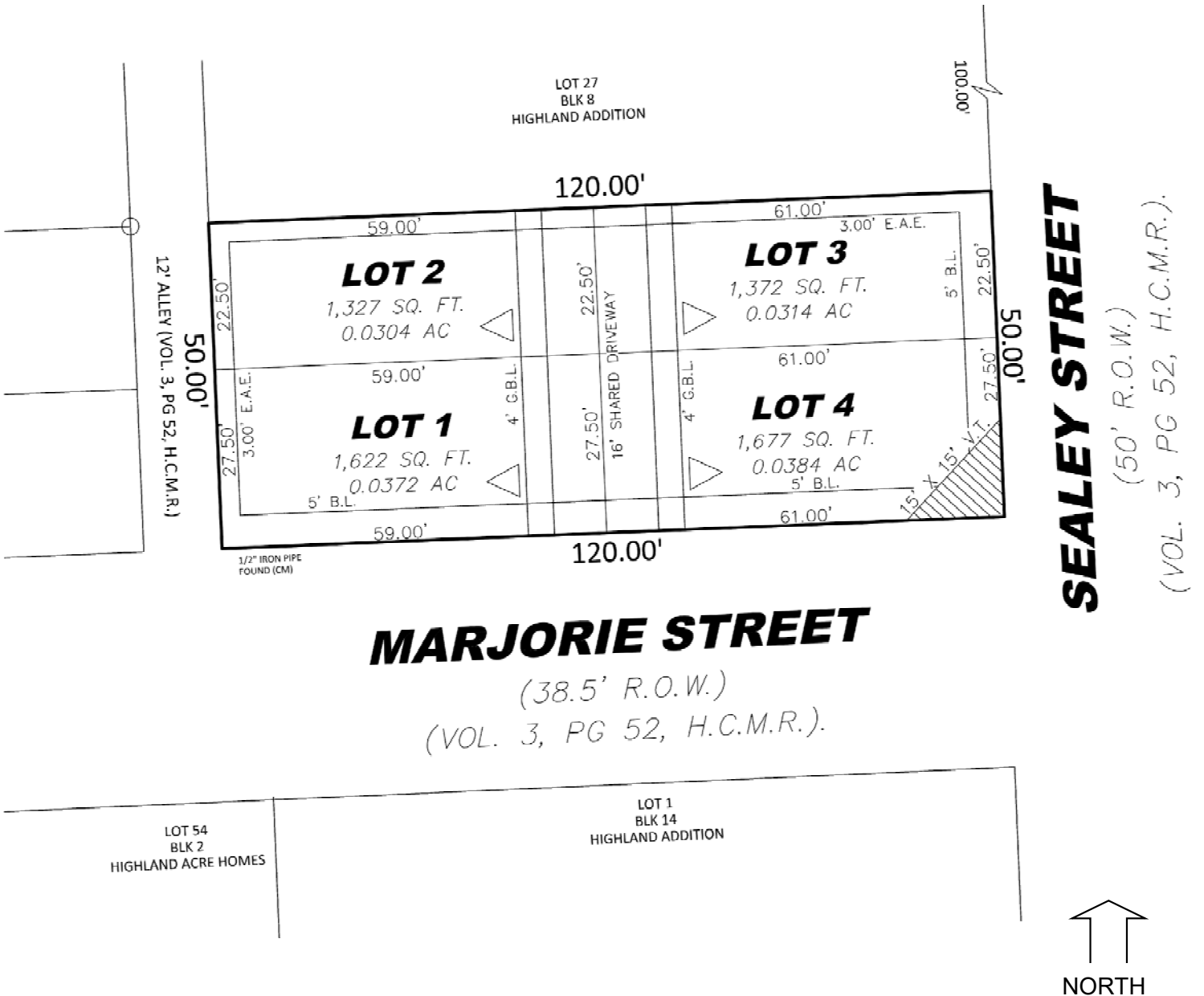
Houston Planning Commission ITEM: 117

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Build Development

Applicant: CGEA|Planning + Design



D – Variances

Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department

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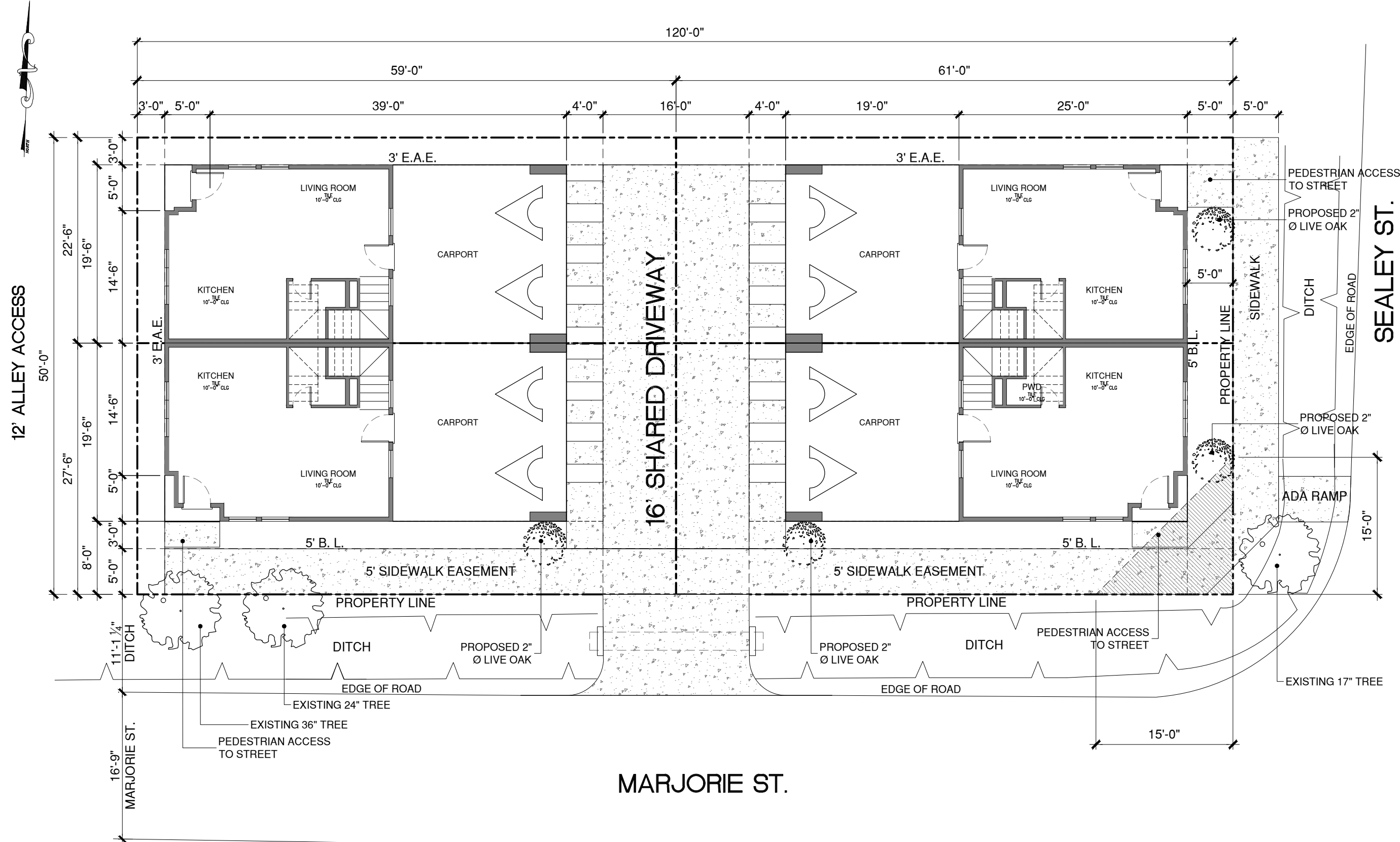
Subdivision Name: Build Development

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D – Variances

Aerial



12' ALLEY ACCESS

MARJORIE ST.

SEALEY ST.

MARJORIE ST. / SITE PLAN

SCALE: 3/32" = 1'-0"

1

NDSstudio
Arquitectura

Juan M. Figueroa
2639 Cypressvine Dr., Houston, Texas 77084
Office: 346-454-1522 / Cell: 713-614-3290
nelosdesignstudio@gmail.com
www.nelosdesignstudio.com

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DUPLEX @ MARJORIE
1709 MARJORIE ST.,
Houston, TX. 77088
Build Design and Development LLC

FOR PLANNING

Dated: March 26, 2024

Mark	Description	Date
	FOR PLANNING REVIEW	3.12.2024
	FOR PLANNING REVIEW	3.24.2024
	FOR PLANNING REVIEW	3.26.2024

Sheet Contents:
MASTER SITE PLAN

Designed By: Nelo's Design Studio LLC
Drawn By: Juan M. Figueroa
Checked:
Date of Issue: March 25, 2024
Project Number: 2416 NDS - 1709 Marjorie
Sheet Number:

A-1.0



Application Number: 2024-0560
Plat Name: Build Development
Applicant: CGEA|Planning + Design
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:

The applicant is requesting one (1) variance: 1. To not dedicate public 10.75' R.O.W. to Marjorie Street.

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: (Local Street) (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190.

Statement of Facts

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

NA

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

The site is located in the Acres Homes Complete Community at the intersection of Sealy Street & Marjorie Street. The applicant is requesting one (1) variance: 1. To not dedicate 10.75' R.O.W. to Marjorie Street. The subject tract is located in the emerging community of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". Our proposed single-family development has explored alley access and other Livable Places initiatives to even further improve the quality of the housing being built. After consulting with Public Works staff, the city does not maintain the alleys in the back, nor does an HOA. Therefore, other options were explored i.e. front loaders, flag lots and shared driveway designs. Once some schematic designs were drawn up, the planning team met with City of Houston Planning staff. Here we presented our shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan. As part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards. Marjorie Street is a local east-west street that is platted throughout with less than 38.5' ROW more than 100 years ago. Due to the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor

the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements. Strict application of the ordinance to extend Marjorie Street would create an infeasible development. Dedicating more ROW to such streets will otherwise be against sound public policy. Marjorie Street will not extend further to the east due to existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future. Since Marjorie Street's traffic volume on the street is minimal, allowing it to remain as it is (a two block public street) would not be necessary to improve traffic circulation of the neighborhood.

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

The applicant is greatly improving the pedestrian realm and meeting new Livable Places standards. The circumstances supporting the granting of the variance are a result of the historical building of Houston streets and subdivisions, Marjorie Street was never built with more than 2 city blocks. There are no current or future CIP projects for Marjorie Street, nor the desire to construct it per the latest Acres Homes Mobility Study in 2022 nor the 2020 Acres Homes Complete Community Action Plan. Unusual characteristics of Marjorie Street not being a major corridor and not connecting further east create impractical development requirements.

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

The intent and spirit of Chapter 42 will be preserved, as part of the proposal the pedestrian realm will be improved to meet new city standards and fostering people to walk in Acres Homes with beautiful amenities. The applicant will provide an activated frontage along Marjorie and Sealy Streets, with 5' sidewalks, and 11' safety buffers for greenspace/trees & ditches that meet neighborhood standards.

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

Granting the variance will improve the public health, safety and welfare of Acres Homes. The developer is meeting the action plan goal of creating "new high density and mixed-income housing". The presented shared driveway design of 1 driveway as opposed to 4, while creating "new high density" to promote walkability, and more rooftops to bring in more commercial activity as desired in the Complete Communities Action Plan.

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

Economic hardship is not the sole justification of the variance. Dedicating more ROW to such streets will otherwise be against sound public policy. Marjorie Street will not extend further to the east due to existing platted development. In addition, all recent city of Houston planning efforts do not identify Marjorie Street as a CIP, Complete Community nor Transportation project in the near future.



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 29, 2024

NOTICE OF VARIANCE

PROJECT NAME: Build Development

REFERENCE NUMBER: 2024-0560



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northwestern intersection of Marjorie and Sealey Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

CGEA|Planning and Design, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow the applicant to not dedicate 10.75' of right of way to Marjorie Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 18, 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 Carlos G Espinoza with CGEA|Planning and Design at 713-965-7385. 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: 118

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Campos at Sundown (DEF 1)

Applicant: Carranza Outsource Drafting

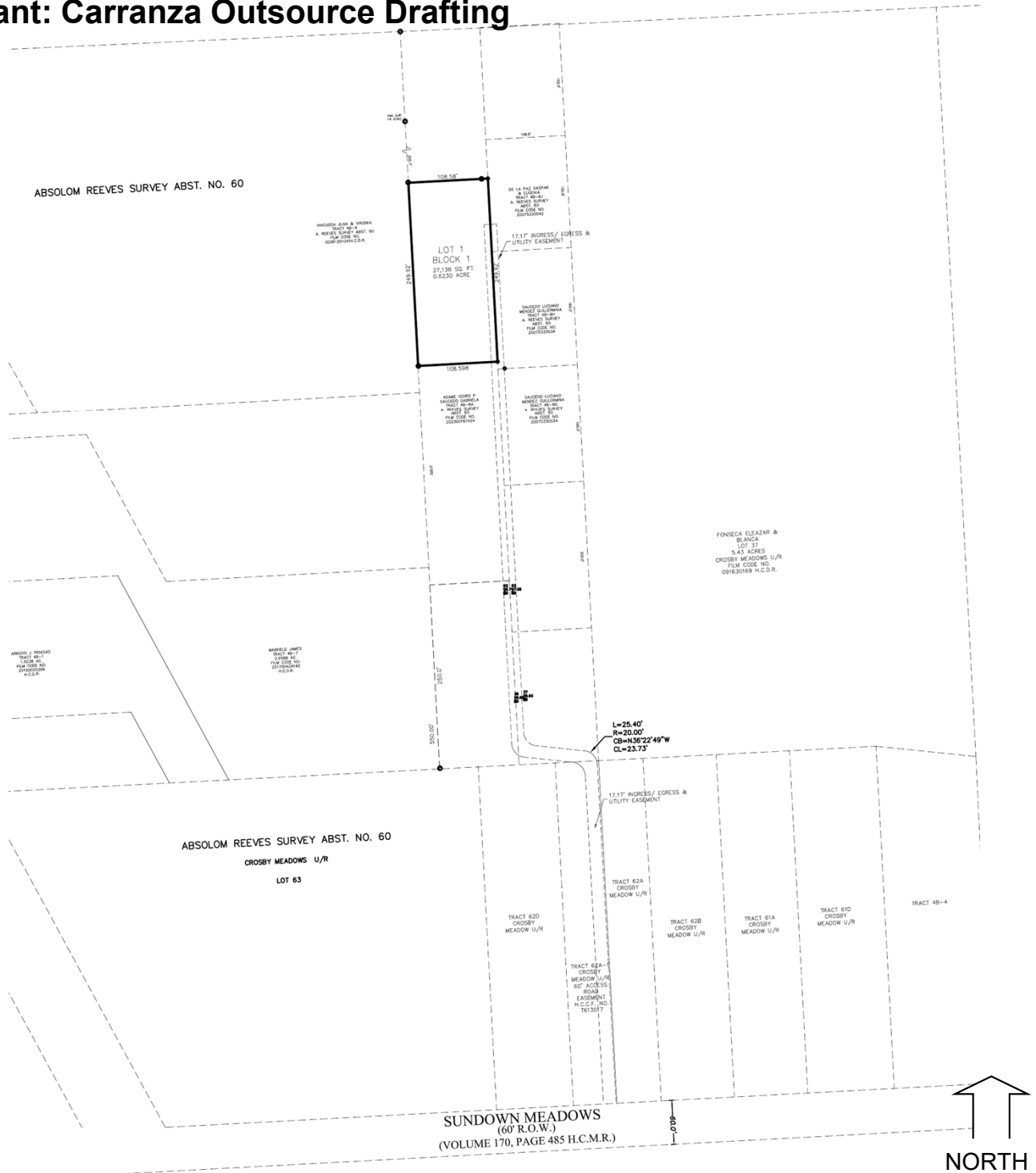


D – Variances

Site Location

Subdivision Name: Campos at Sundown (DEF 1)

Applicant: Carranza Outsource Drafting



Houston Planning Commission

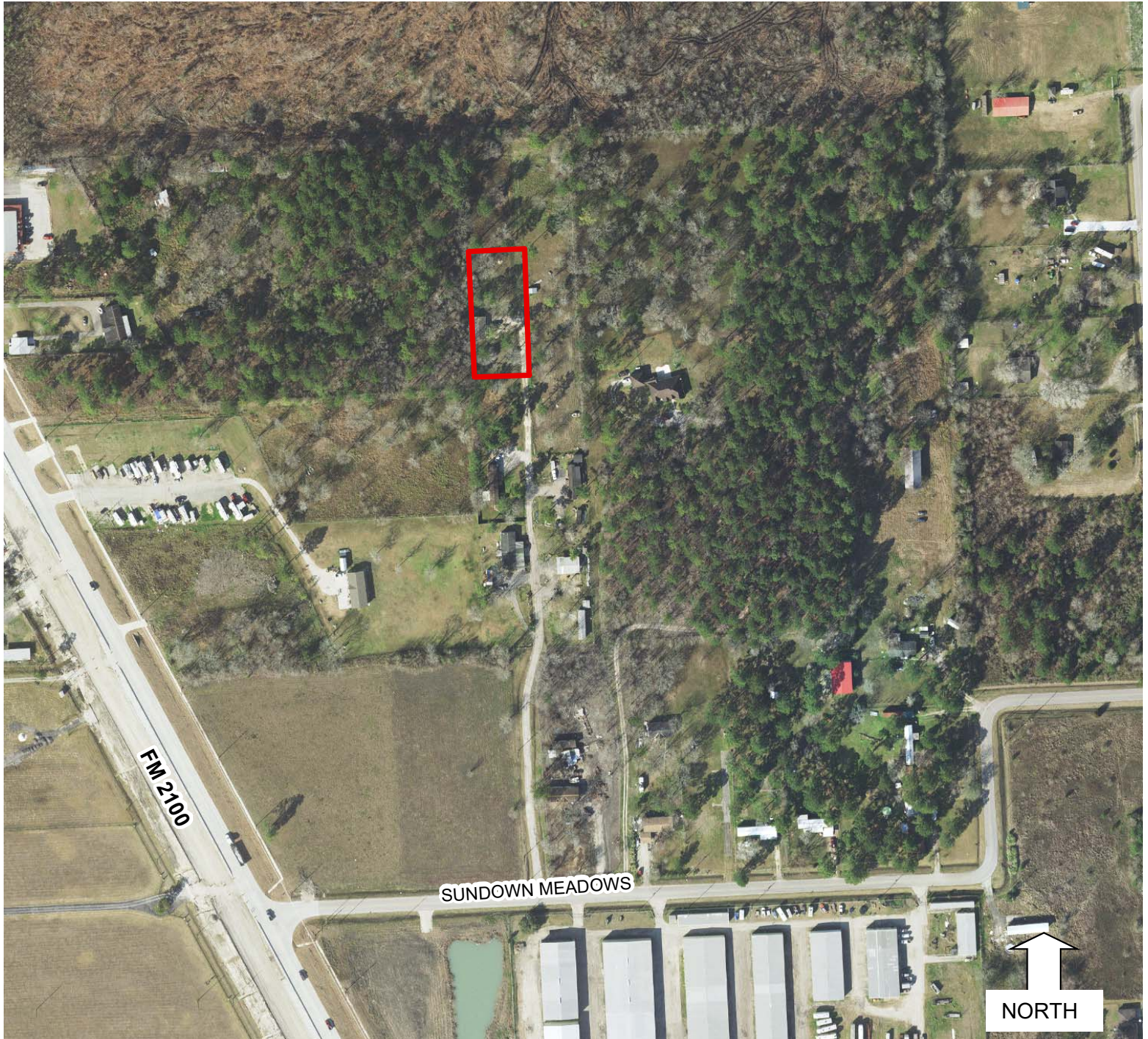
ITEM: 118

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Campos at Sundown

Applicant: Carranza Outsource Drafting



D – Variances

Aerial



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;

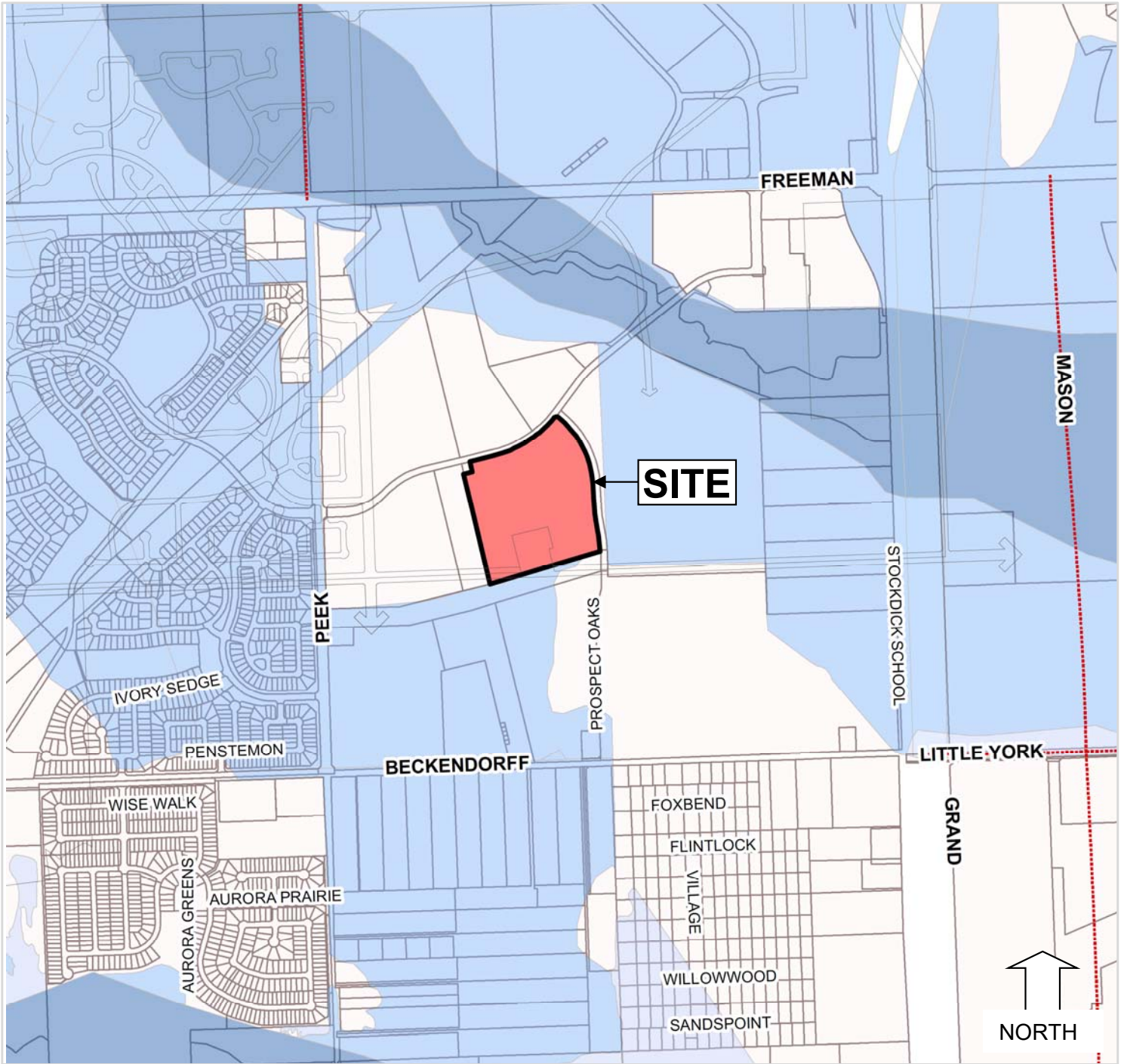
The purpose of the variance is to follow Harris County and City of Houston guidelines to create a recorded tract and new tract.

(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.

Subdivision Name: Elyson Cy Fair Sec 1

Applicant: Meta Planning + Design LLC



Houston Planning Commission

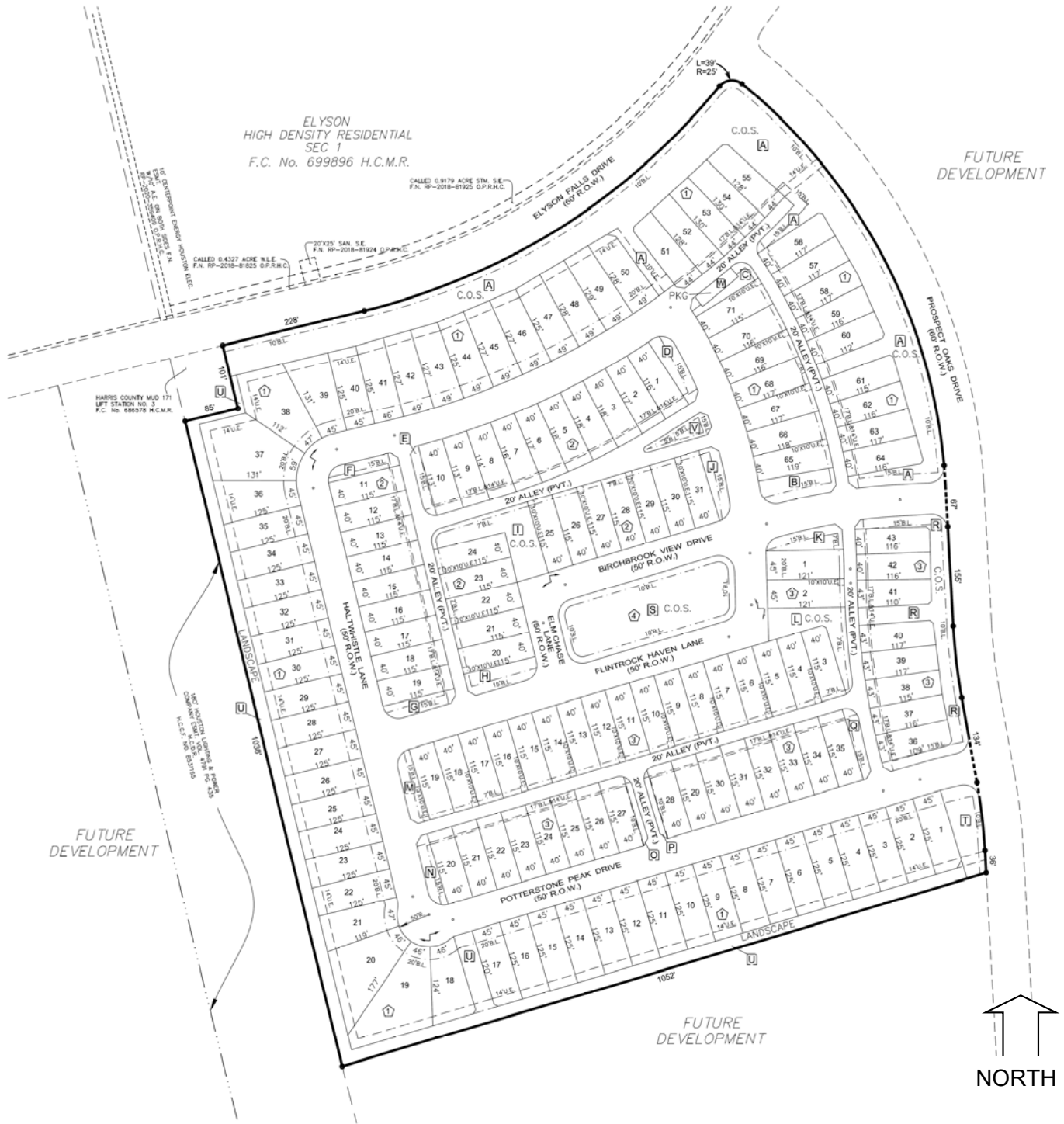
ITEM: 119

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Elyson Cy Fair Sec 1

Applicant: Meta Planning + Design LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 04/18/2024

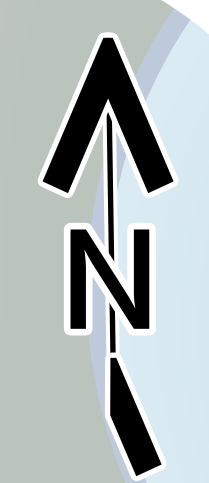
Subdivision Name: Elyson Cy Fair Sec 1

Applicant: Meta Planning + Design LLC



D – Variances

Aerial



LEGEND

-  FRONTAGE ON GREENSPACE
-  0' B.L., ALLEY ACCESS

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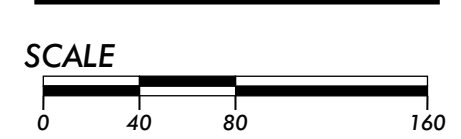
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a variance exhibit for
ELYSON CY FAIR
Sec 1

prepared for
DAVID WEEKLEY HOMES



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-518
APRIL 08, 2024



Application Number: 2024-0599
Plat Name: Elyson Cy Fair Sec 1
Applicant: Meta Planning + Design LLC
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 0' front building lines for private alley served lots. This is applicable to all lots served by private alleys: Lots 65-71 in Block 1, Lots 1-22, & 25-31 in Block 2, and Lots 5-35 in Block 3.

Chapter 42 Section: 156

Chapter 42 Reference:

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley then no front building setback line shall be required, except for corner lots as provided herein.

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

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The development includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The subject plat is located near Elyson Lakes Drive east of Peek Road. The subject plat proposes a modern, urban neighborhood designed to prioritize pedestrian-friendly environments, with a mixture of housing units taking vehicular access from both public streets and private alleys. Large greenspace buffers will wrap the north and west boundaries of the subdivision and the interior includes a central greenspace as well as a multitude of smaller landscaped openings between the lots. These greenspaces will be interconnected with a network of sidewalks providing pedestrian access amongst all the lots, serving as conduits that link the single-family homes and the neighborhood park. The alleys will minimize the number of driveways cutting through the pedestrian network by keeping cars in the rear for most of the lots in the neighborhood. This will also make ample street parking available for the residents and their guests. To further enhance the streetscape and foster a sense of community, the subject plat proposes an internal alley system to allow for vehicular access to the back of the lots. By providing alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 42-156 allows for a front building line of 0' when a single-family lot takes access from a public alley; however, in this case, the subject plat is providing private alleys. The requested variance is to allow for the front building line of the private alley served lots to be reduced to 0' foot the same as if it was a public alley. This applies to all lots served by private alleys: Lots 65-71 in Block 1, Lots 1-22, & 25-31 in Block 2, and Lots 5-35 in Block 3.

(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;

Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42-156 allows for a front building line of 0' when a single-family lot takes access from a public alley, the subject request is to apply the same standard to private alleys.

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

This proposal meets this Chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero-foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship arises from the unique approach to providing separated vehicular and pedestrian lot access to streets.



Application Number: 2024-0599
Plat Name: Elyson Cy Fair Sec 1
Applicant: Meta Planning + Design LLC
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 Lots 51-64 in Block 1, Lots 23&24 in Block 2, and Lots 3&4, 36-43 in Block 3 to have frontage on a shared green space instead of to a public street or shared driveway.

Chapter 42 Section: 188

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter...

Statement of Facts

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

Elyson is a ±3,560-acre master planned community located far west of central Houston and north of the City of Katy. The project is west of the Grand Parkway (TX-99) and is primarily located north and south of FM 529, aka Freeman Road, a major thoroughfare. The development includes several square miles in the 1-mile thoroughfare grid, comprised of east-to-west thoroughfares Stockdick School Rd, Beckendorff Rd, FM 529, Longenbaugh Rd and Sharp Rd (aka West Rd), and north-to-south thoroughfares Peek Rd, Porter Rd, Katy-Hockley Rd, and Katy-Hockley Cut-Off Rd, along with the Grand Parkway. The subject plat is located near Elyson Lakes Drive east of Peek Road. The subject plat proposes a modern, urban neighborhood designed to prioritize pedestrian-friendly environments, with a mixture of housing units taking vehicular access from both public streets and private alleys. Large greenspace buffers will wrap the north and west boundaries of the subdivision and the interior includes a central greenspace as well as a multitude of smaller landscaped openings between the lots. These greenspaces will be interconnected with a network of sidewalks providing pedestrian access amongst all the lots, serving as conduits that link the single-family homes and the neighborhood park. The alleys will minimize the number of driveways cutting through the pedestrian network by keeping cars in the rear for most of the lots in the neighborhood. This will also make ample street parking available for the residents and their guests. Approximately 51 lots are proposed to be standard lots fronting on and taking vehicular access from the public street. The remaining 95 lots take vehicular access from an alley and pedestrian access from the other side of the lot. Of these 95 lots, 22 lots face Elyson Falls Drive or Prospect Oaks Drive but do not directly touch the ROW – they are separated by the landscape buffer. An additional four lots internal to the subdivision (Lots 23-24 Block 2 and Lots 3-4 Block 3) take vehicular access from an alley and face internal greenspaces at the front door. These 26 lots are consistent with the intent of the ordinance to separate vehicular and pedestrian access and to keep the pedestrian “front” of the houses oriented along uninterrupted sidewalks within the community. The greenspaces will provide the same pedestrian connectivity as if the lots were directly touching a public street, and in each case the vehicular access is on the other side of the home. All the lots are visible from the nearest public street despite not touching the street directly. The tucked-in lots will help to activate the secluded

greenspaces between the internal lots, while the lots facing Elyson Falls Drive and Prospect Oaks Drive are given a generous landscape buffer that showcases the unique character of the neighborhood to passers-by. The proposed design is a unique urban-style character nestled in a suburban master-planned community and the individual lots affected by this request are in keeping with the intent of the ordinance to encourage walkable front facades for alley-served lots. Without this variance the developer will be unable to carry out the creative design approach as proposed.

(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 granting of the variance will allow for a more urban-style design that elevates the pedestrian experience, fostering a welcoming and secure environment conducive to walking. Central to this vision is the creation of the landscaped network of walking paths that knit the community together, in harmony with the alleys for vehicular access and minimized driveways across the sidewalks. The unique design cannot be achieved without the granting of the variance. The development seeks not only to enhance the physical landscape but also to cultivate a vibrant and inclusive community where residents can truly thrive.

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

This proposal meets the intent and general purposes of Chapter 42 requirements for encouraging alleys for vehicular access and preserving the front facades of the homes for pedestrian access.

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

Granting the requested variance will not be injurious to public health, safety, or welfare. A portion of the lots in the neighborhood will feature entrances opening onto the open space, accompanied by sidewalks, while vehicular access will be provided discreetly through rear-facing private alleys, effectively separating pedestrian and vehicular traffic. Corner visibility remains unobstructed, meeting safety standards without compromising required setbacks.

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

Economic hardship is not the justification for this variance. The hardship arises from the unique approach to providing separated vehicular and pedestrian lot access to streets.

Houston Planning Commission **ITEM: 120**

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Site Location

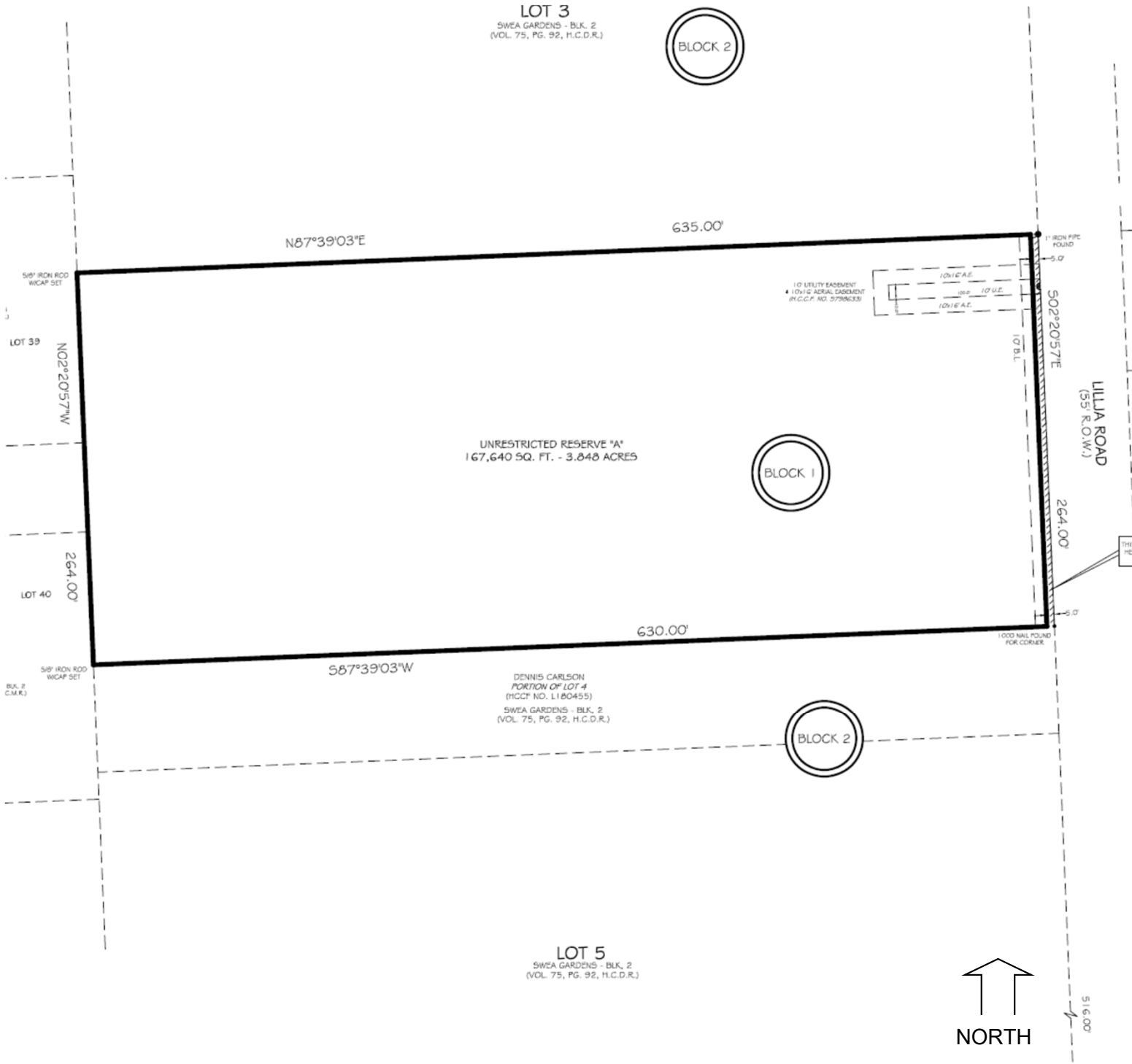
Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Subdivision

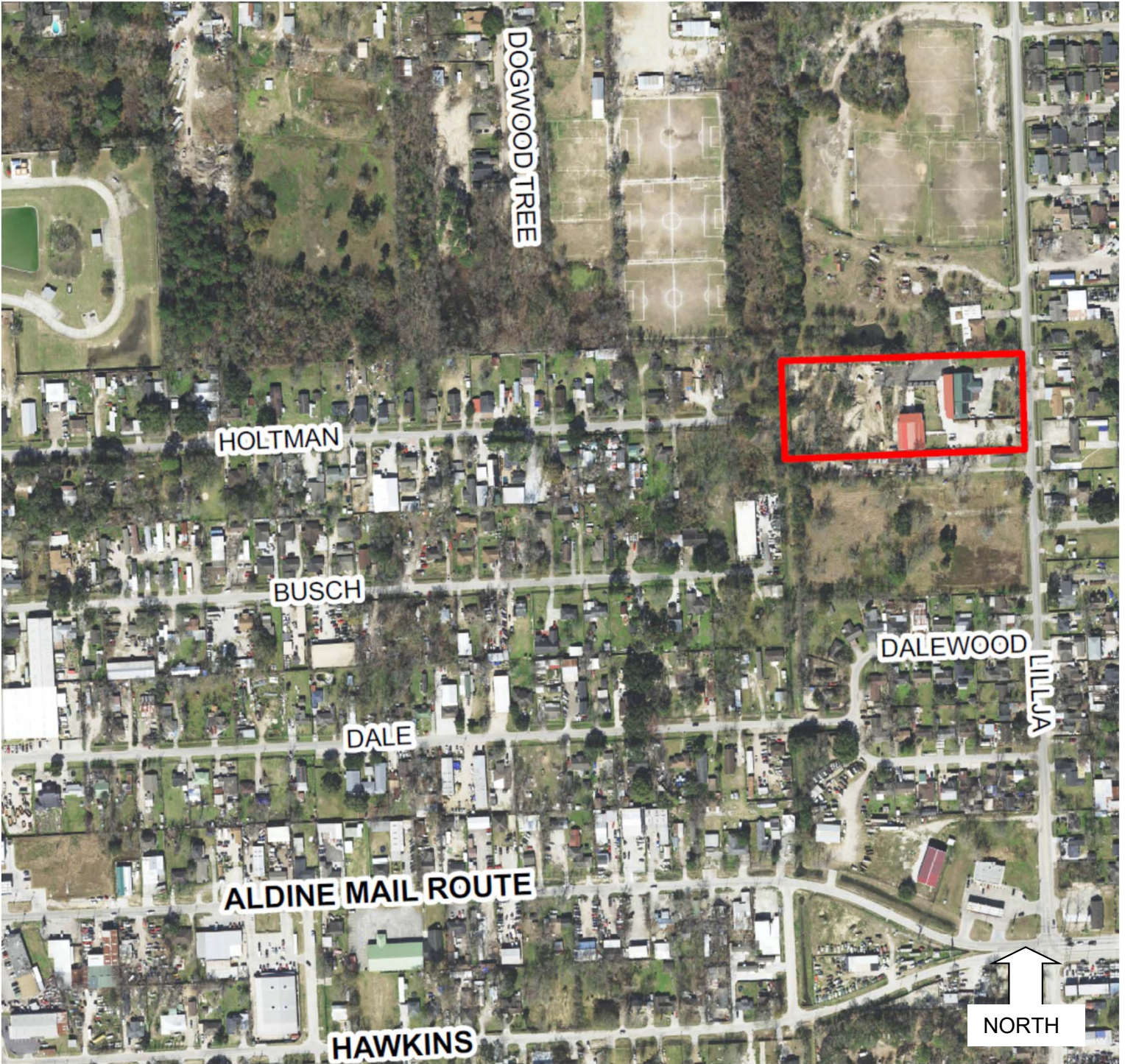
Houston Planning Commission ITEM: 120

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: La Quinta Luna

Applicant: SEM Services



D – Variances

Aerial

ADDRESS : 14303 # O LILLIA ROAD
HOUSTON, TX 77060

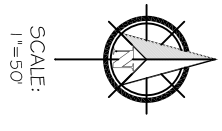
CLIENT : HUGO LUNA

TITLE CO. : N/A

GF NO. : N/A

LENDER : N/A

FLOOD INFORMATION
 *BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48201 COA70L REVISION DATE: 06-18-2007. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.



LEGEND:
 (CM) - CONTROLLING MONUMENT
 R.O.W. - RIGHT OF WAY
 C.C.F. - COUNTY CLERK FILE

NOTES:
 1) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.
 2) THERE ARE NO CURBS, SIDE WALKS, METERS, FIRE HYDRANTS, STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT, OTHER THAN SHOWN HEREON.
 3) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.99991542.

LEGEND:
 (CM) - CONTROLLING MONUMENT
 R.O.W. - RIGHT OF WAY
 H.C.C.F. - HARRIS COUNTY CLERK FILE
 H.C.M.R. - HARRIS COUNTY MAP RECORD
 PP - POWER POLE
 FL - LIGHT POLE
 TL - TRAFFIC LIGHT
 MH - MANHOLE
 WM - WATER METER
 WV - WATER VALVE
 CB - CATCH BASIN
 TS - TRAFFIC SIGN
 FH - FIRE HYDRANT
 FM - PIPELINE MARKER
 GA - GUY ANCHOR



Firm No: 10133000
 2417 NORTH FREEWAY
 HOUSTON, TX 77009
 713-864-2400
 www.primetxsurveyors.com

Job No: 181399
 Date: 11/08/2018

LOT 3

2

AN EXISTING CONDITIONS SURVEY OF
 A 3.848 ACRE TRACT OUT OF LOT 4, BLOCK 2
 SWEA GARDENS
 ACCORDING TO THE PLAT OR MAP THEREOF
 RECORDED IN VOL. 75, PG. 92
 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS

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



JOHN D. FISHER
 R.P.L.S. NO. 6153



Application Number: 2024-0582

Plat Name: La Quinta Luna

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 exceed intersecting spacing along lilja and not extend or end hotlman st in a cul-de-sac (Ch 42 - Sec 42-134)

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

to exceed intersecting spacing along lilja and not extend or end hotlman st in a cul-de-sac (Ch 42 - Sec 42-134)

Statement of Facts

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

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

The subject site is located in Houston's ETJ, in Harris County. The owner of 3.848 +/- acres of land is platting subject property to comply with Harris county regulations. The previous owner sold subject property to applicant as Commercial / Multi-family. It was later discovered that the previous owner had converted the existing buildings without the proper approval from Harris County. The applicant wishes to create an unrestricted reserve in order to comply with county regulations. We are asking that planning grant the above referenced variance to exceed intersecting spacing and not extend Hotlman St as strict application would create an infeasible development. Applicant is combining two existing commercial tracts with improvements and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building. Variance request is based on the existing conditions surrounding the subject property and the extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on existing conditions surrounding subject property. The applicant is combining two existing commercial developments and the requirement to extend Holtman would not benefit the public, nor the development as the extension would go through an existing multi-family building.

(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 extension of Holtman St would not improve traffic or hinder the flow of traffic if it is not extended.

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

The granting of the variance will not impede traffic, nor will it be injurious to the public health, safety or welfare if this variance is granted.

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

Economic hardship is not the sole justification of the variance as the variance requested is based on existing conditions surrounding the subject property.

Houston Planning Commission

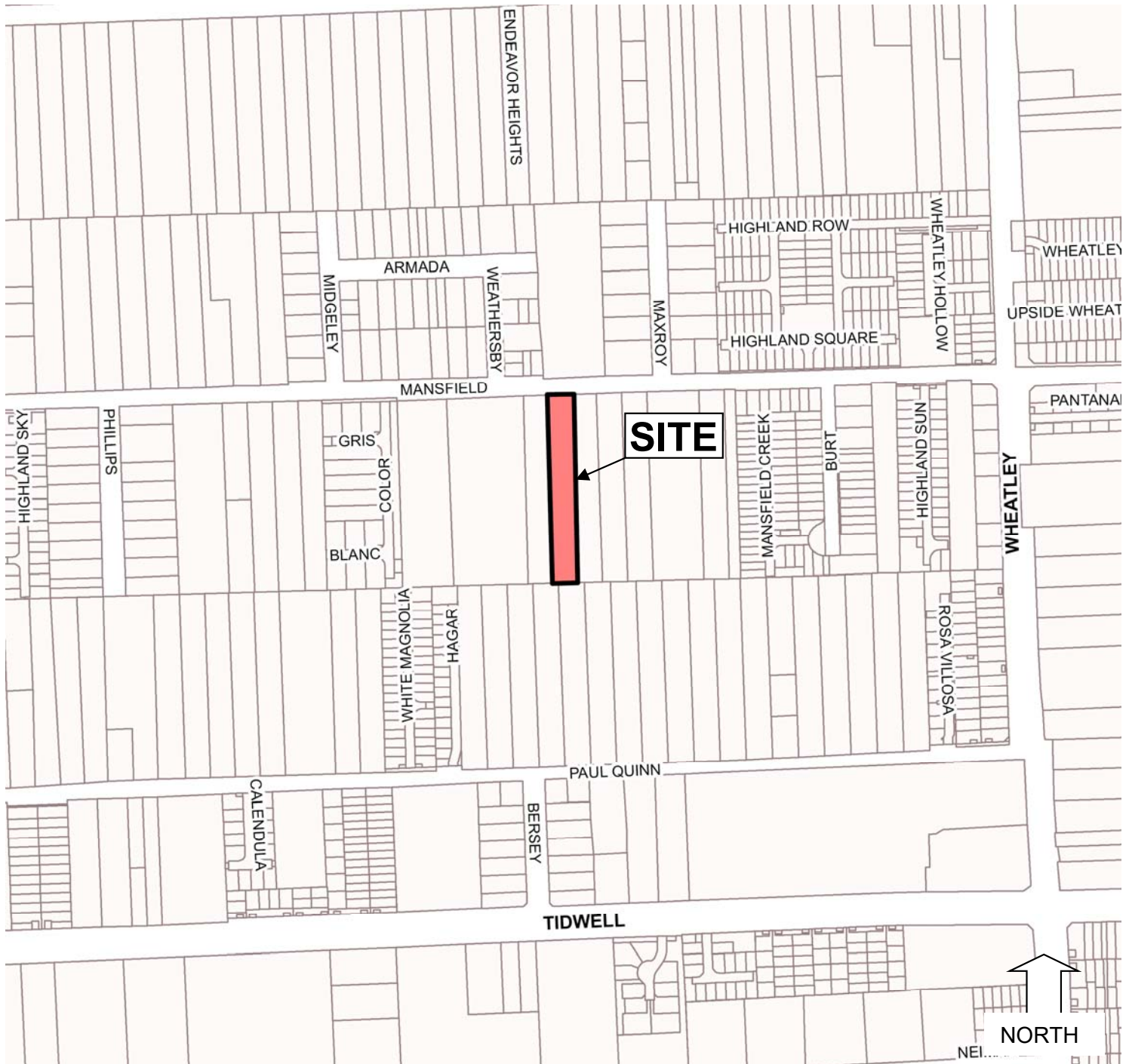
ITEM: 121

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Mansfield Terrace (DEF 2)

Applicant: Survey Solutions of Texas

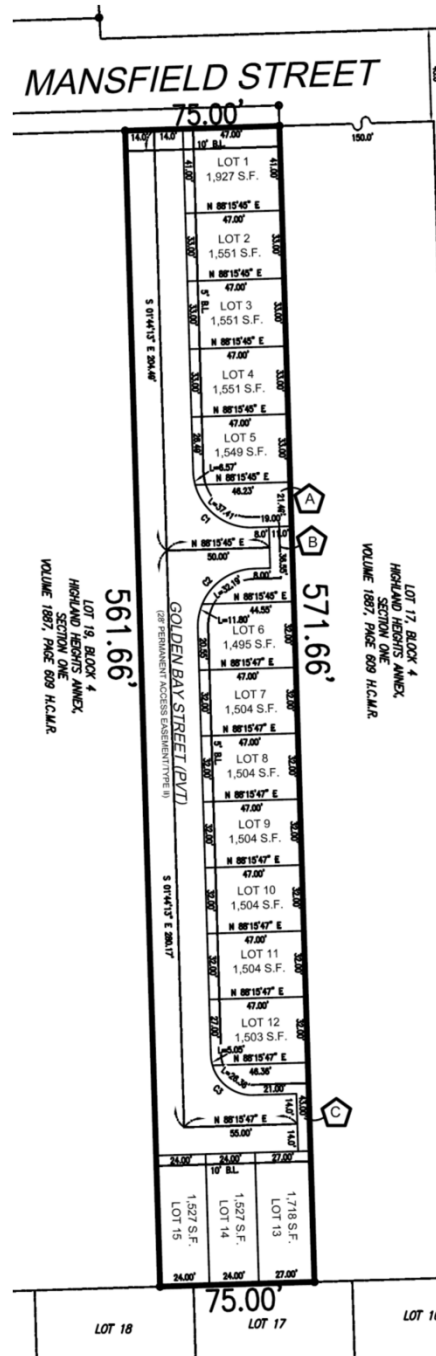


D – Variances

Site Location

Subdivision Name: Mansfield Terrace (DEF 2)

Applicant: Survey Solutions of Texas



Subdivision Name: Mansfield Terrace (DEF 2)

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

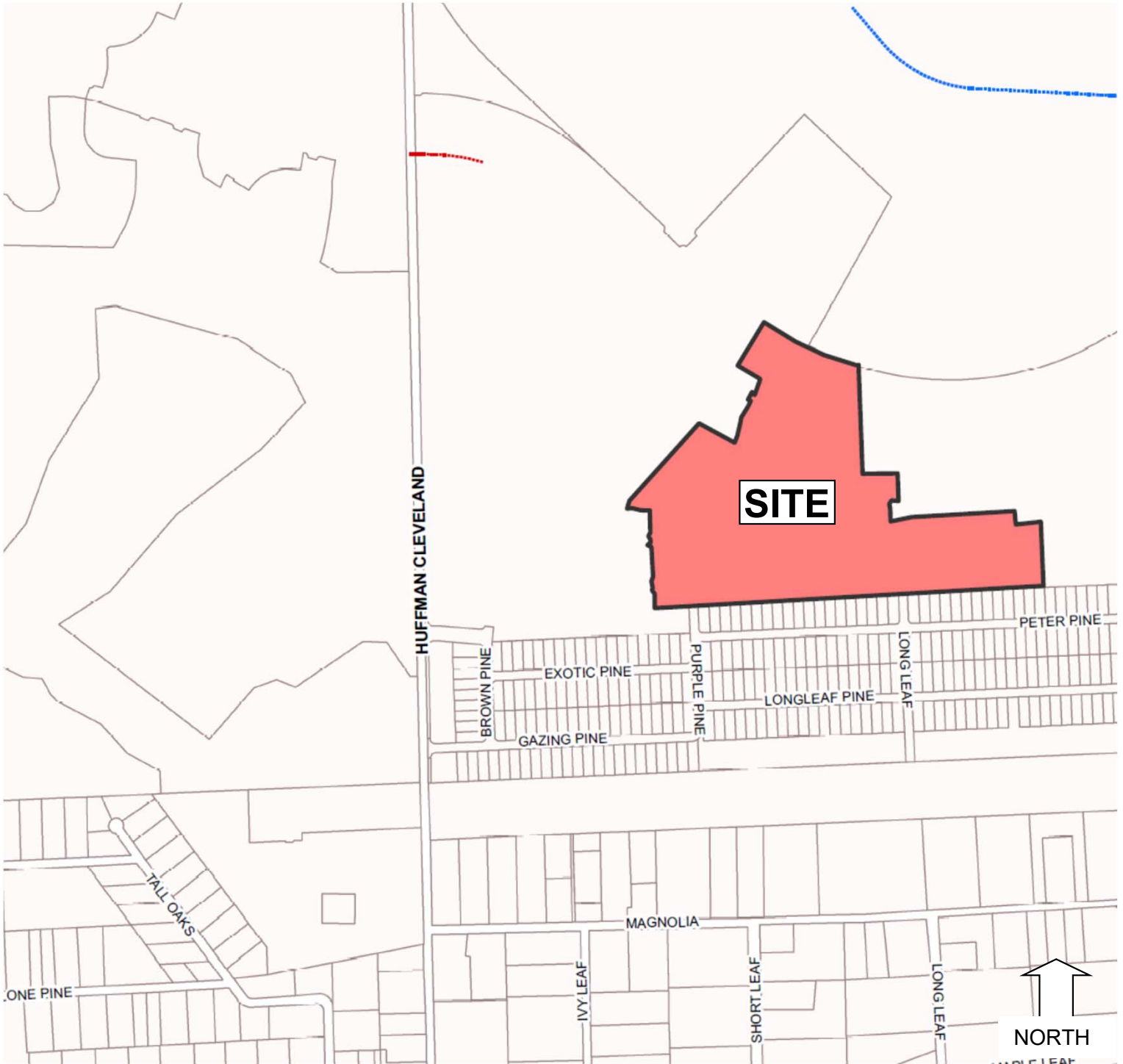
ITEM: 122

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Riviera Pines Sec 2

Applicant: Quiddity Engineering - Katy



D – Variances

Site Location

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Riviera Pines Sec 2

Applicant: Quiddity Engineering - Katy



D – Variances

Subdivision

Subdivision Name: Riviera Pines Sec 2

Applicant: Quiddity Engineering - Katy



D – Variances

Aerial



Application Number: 2024-0715
Plat Name: Riviera Pines Sec 2
Applicant: Quiddity Engineering - Katy
Date Submitted: 04/08/2024

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 nor terminate with a cul-de-sac Purple Pine Street, as platted and recorded with adjacent subdivision Los Pinos Sec 1, through the Sec 2 development

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

Statement of Facts

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

(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 of Houston's ETJ, Harris County within the proposed Riviera Pines master planned residential development, the GP for which was approved by Planning Commission in January 2024. The proposed Sec 2 plat will create 203 single family lots and 19 reserves and proposes to extend Long Leaf Drive (60' ROW) from the adjacent recorded subdivision to the south – Los Pinos Sec 1 (FC No. 702432 HCMR). Los Pinos Sec 1 was recorded in January 2023 with four (4) 60-foot wide public streets stubbing along its northern boundary and recorded drainage and utility easement (RP-2021-127114 HCOPRRP) – Brown Pine Street, Purple Pine Street, Long Leaf Drive and Love Pine Street. The Riviera Pines development is proposing to extend 3 of these 4 streets (Brown Pine Street (future section to the west), Long Leaf Drive (with Sec 2) and Love Pine Drive (with Sec 1) into its subdivision but the developer is requesting a variance to not extend nor cul-de-sac the stub for Purple Pine Street. Extensions of Brown Pine Street, Long Leaf Drive and Love Pine Drive will enable north/south traffic circulation and distribution between the neighboring residential developments. Additionally Long Leaf Drive extends through the Los Pinos subdivision providing an opportunity for public street connection to the south

of the recorded site. The drainage area/channel created by the Los Pinos Sec 1 plat will be extended west with the Riviera Pines development and the area will be owned and maintained by HC MUD 516. With planned street extensions for Long Leaf Drive and Love Pine Street planned to cross the drainage area, the developer is requesting to not require a third crossing of the drainage area, as this will create an undue hardship and contrary to sound public policy. The planned street extensions and existing and proposed street patterns in both residential developments can adequately handle traffic distribution and circulation.

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

Los Pinos Sec 1 was recorded in January 2023 with four (4) public streets stubbing along its northern boundary and recorded drainage and utility easement (RP-2021-127114 HCOPRRP). The Riviera Pines GP approved in January 2024 showed street extensions for 3 of these 4 streets stubs as well as an extension of the drainage area west. Extensions of Brown Pine Street, Long Leaf Drive and Love Pine Drive will enable north/south traffic circulation and distribution between the neighboring residential developments. Requiring a third street crossing of the drainage area- with the extension of Purple Pine Street will be contrary to sound public policies as the remaining street extensions will adequately serve traffic patterns between the neighboring developments.

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

Extensions of Brown Pine Street, Long Leaf Drive and Love Pine Drive will enable north/south traffic circulation and distribution between the neighboring residential developments. Additionally Long Leaf Drive extends through the Los Pinos subdivision preserving an opportunity for public street connection to the south of the recorded Los Pinos site.

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

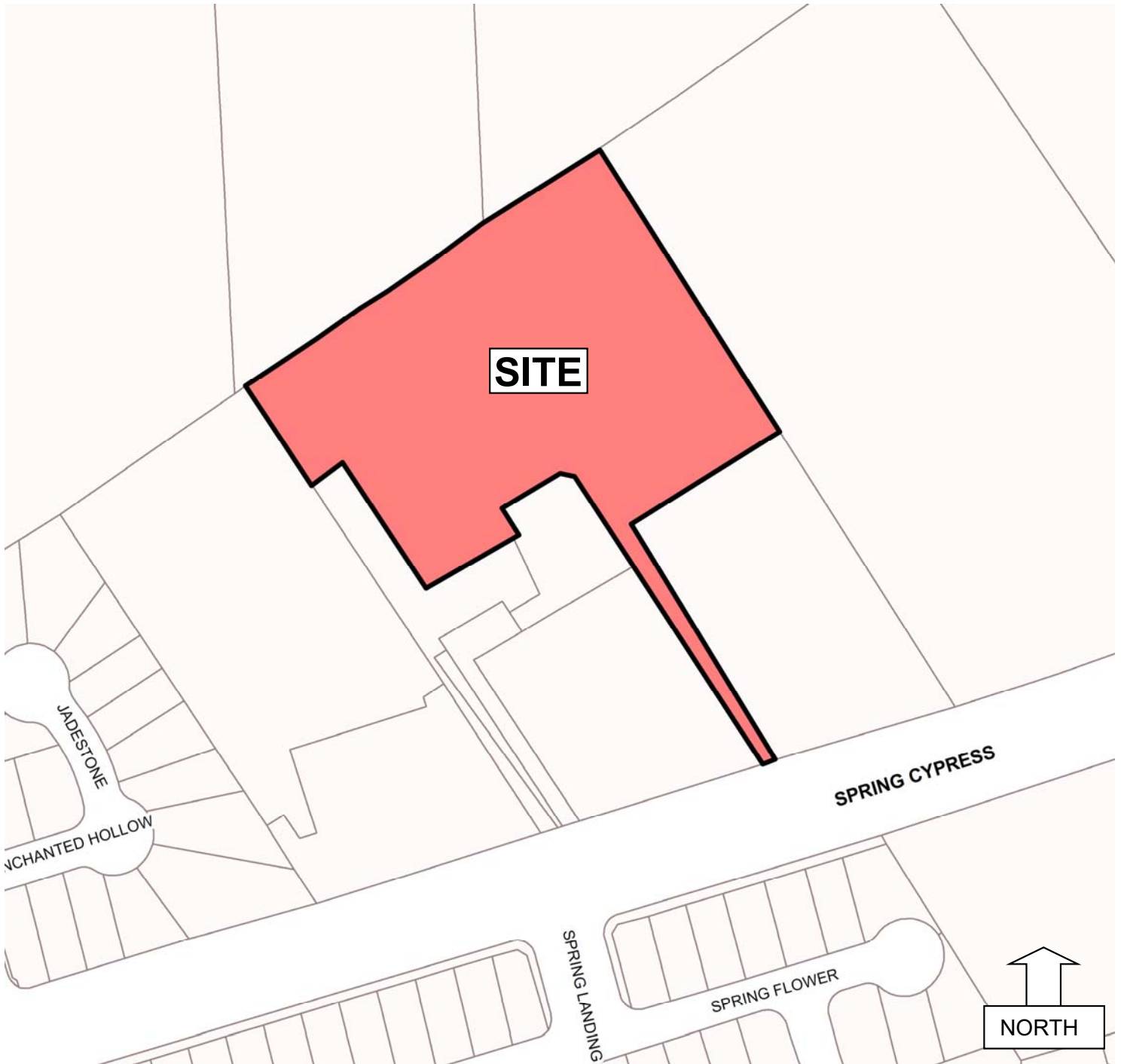
Granting of the variance will not be injurious to the public health, safety or welfare. Los Pinos Sec 1 was recorded in January 2023 with four (4) public streets stubbing along its northern boundary. The Riviera Pines development is proposing to extend 3 of these 4 streets (Brown Pine Street, Long Leaf Drive and Love Pine Drive) thereby providing north/south traffic circulation and distribution between the neighboring residential developments.

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

Sole justification for the variance is not solely based on economic hardship. The planned street extensions within Rivira Pines (Brown Pine Street (future section to the west), Long Leaf Drive (with Sec 2)and Love Pine Drive (with Sec 1) and existing and proposed street patterns in both residential developments can adequately handle traffic distribution and circulation.

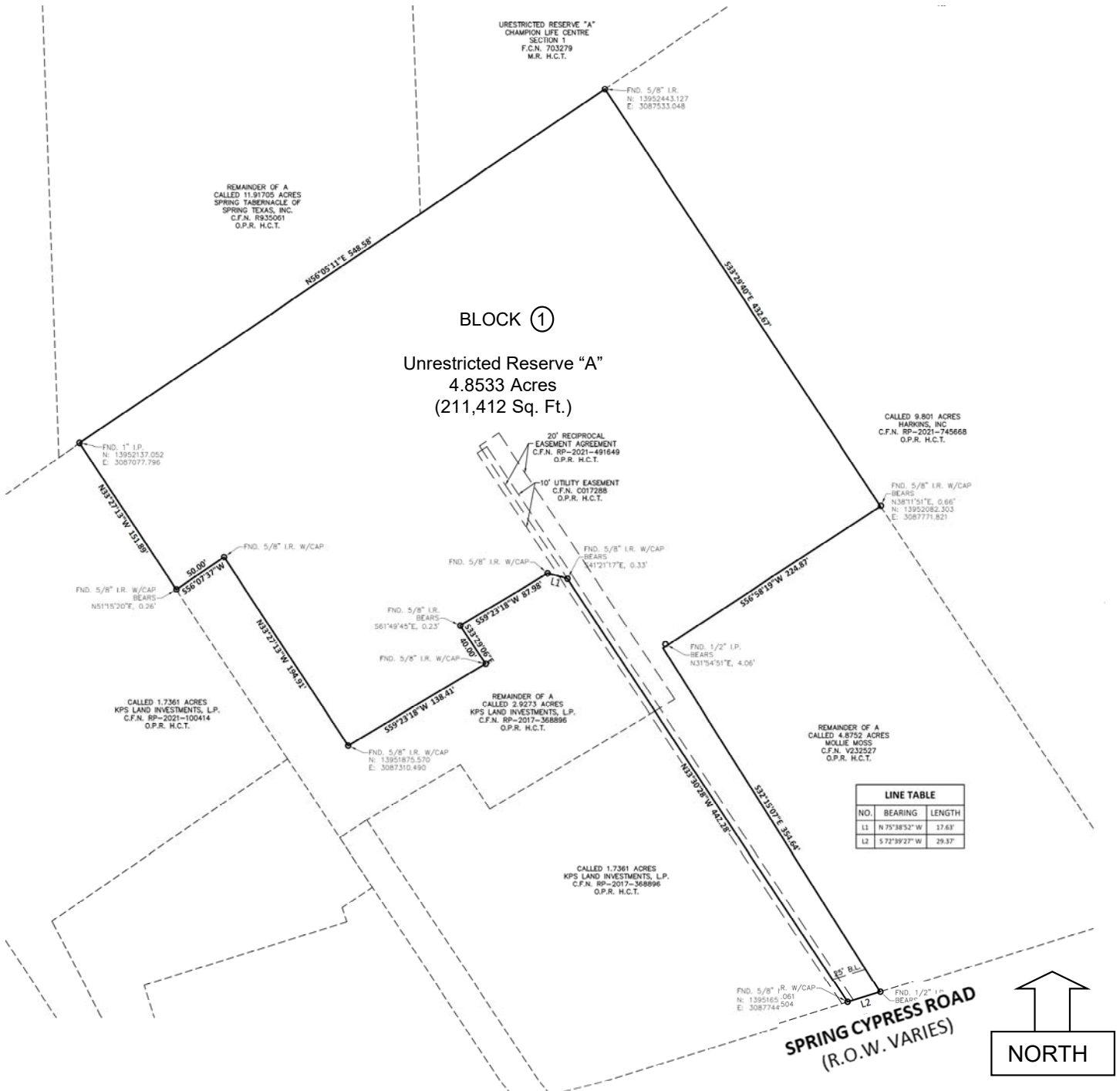
Subdivision Name: Saint Jonah Orthodox Church

Applicant: Fulcrum Land Surveying LLC



Subdivision Name: Saint Jonah Orthodox Church

Applicant: Fulcrum Land Surveying LLC



Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 4/18/2024

Subdivision Name: Saint Jonah Orthodox Church

Applicant: Fulcrum Land Surveying LLC



D – Variances

Aerial



Application Number: 2024-0620
Plat Name: Saint Jonah Orthodox Church
Applicant: Fulcrum Land Surveying LLC
Date Submitted: 04/06/2024

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 public street frontage of 29.37' in lieu of the 60' frontage required.

Chapter 42 Section: 42-192

Chapter 42 Reference:

142-192 (b) 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:

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;

St. Jonah orthodox church is made up of two tracts totaling to 4.85 acres. The original tract was purchased in 2008 and totaled 2.83 acres. The Church has purchased an additional 2.02 acres in 2021. The property to the west of our access drive currently occupies a building that sits 5.30' off west property line of subject tract. To our east is a vacant tract that has maintained a privacy barrier of a dense tree line along our access drive since the access drive has shown up in ariel photos as early as 1978.

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. Due to the current configuration of subject tract there is not enough spacing to meet the minimum frontage width as required by City of Houston Ordinance, Chapter 42.

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

The intent of the chapter is to provide reasonable and safe access to reserve.

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

Granting of the variance will not be injurious to the public health, safety, or welfare.

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

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

Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 2)

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

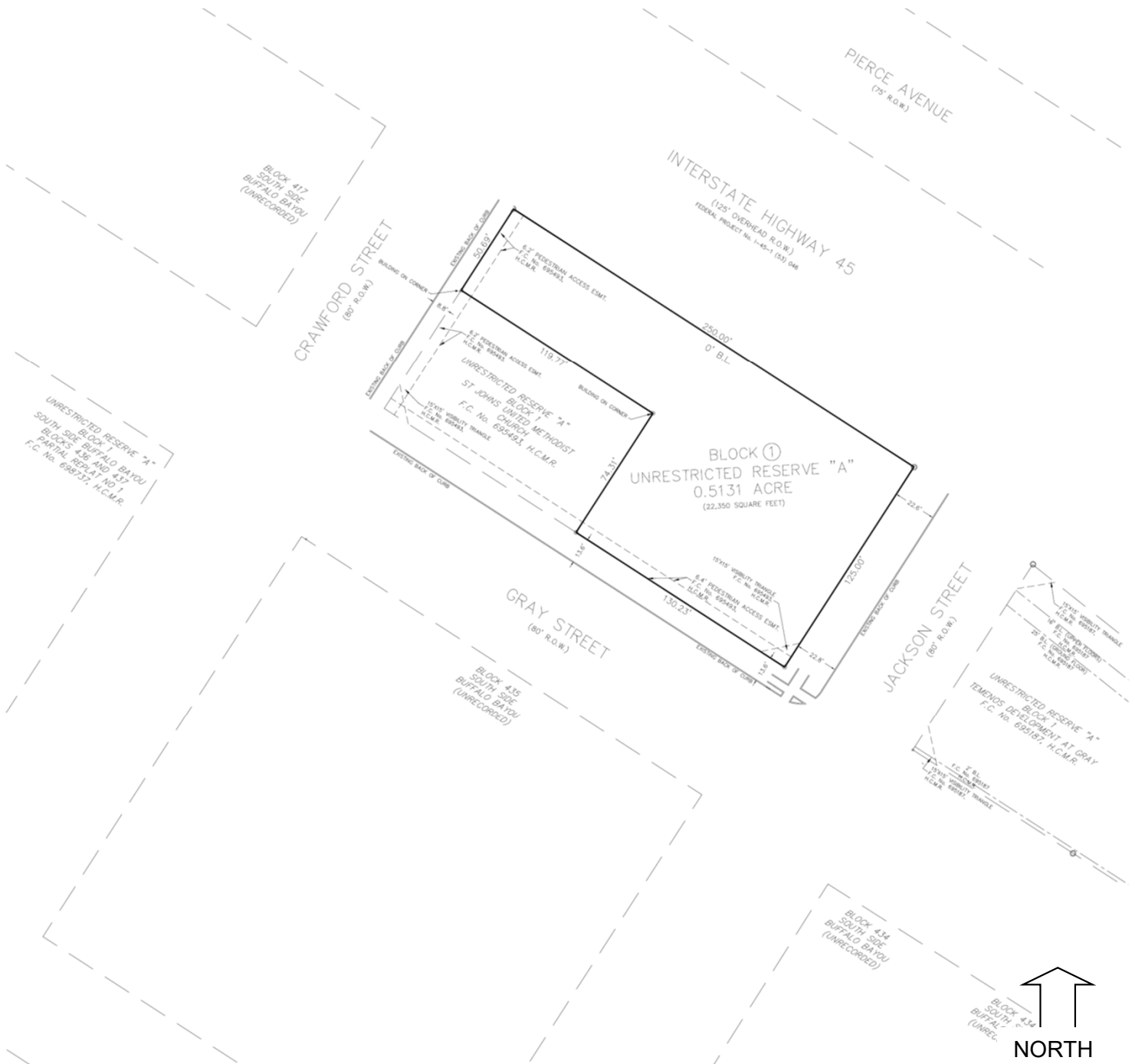


D – Variances

Site Location

Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 2)

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



Houston Planning Commission

ITEM: 124

Planning and Development Department

Meeting Date: 04/18/2024

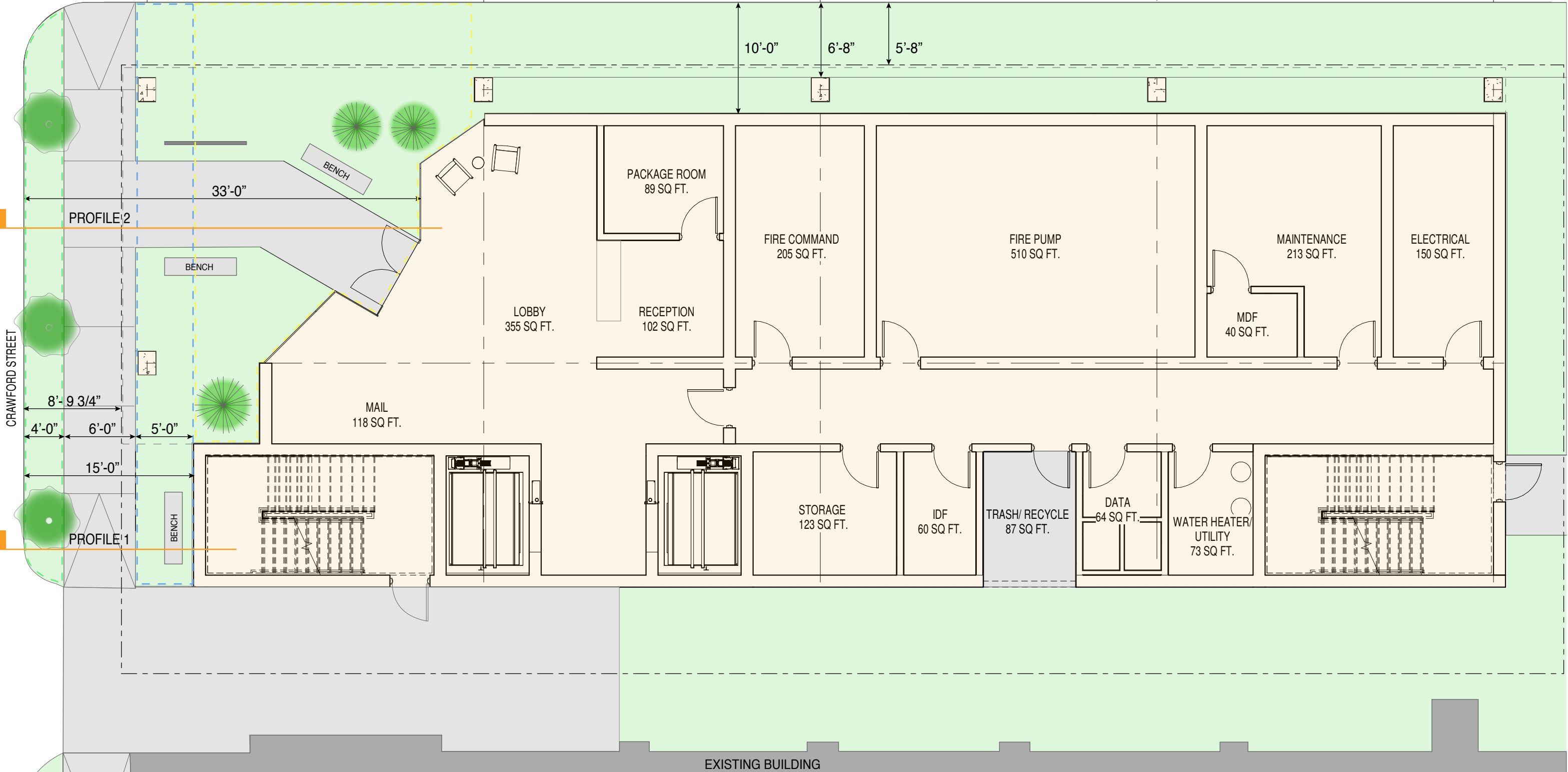
Subdivision Name: St Johns United Methodist Church partial replat no 1 (DEF 2)

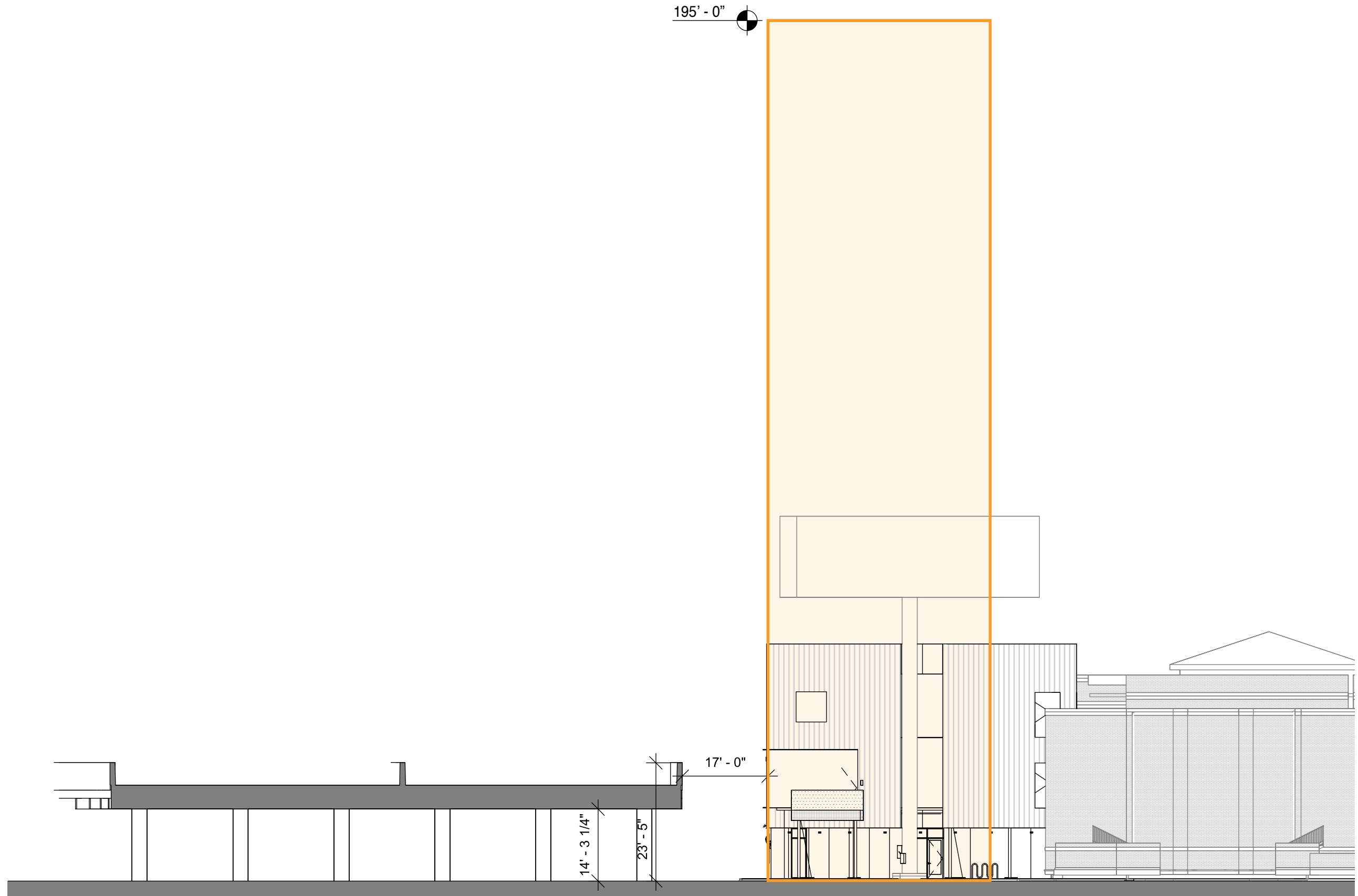
Applicant: Civil-Surv Land Surveying, L.C.

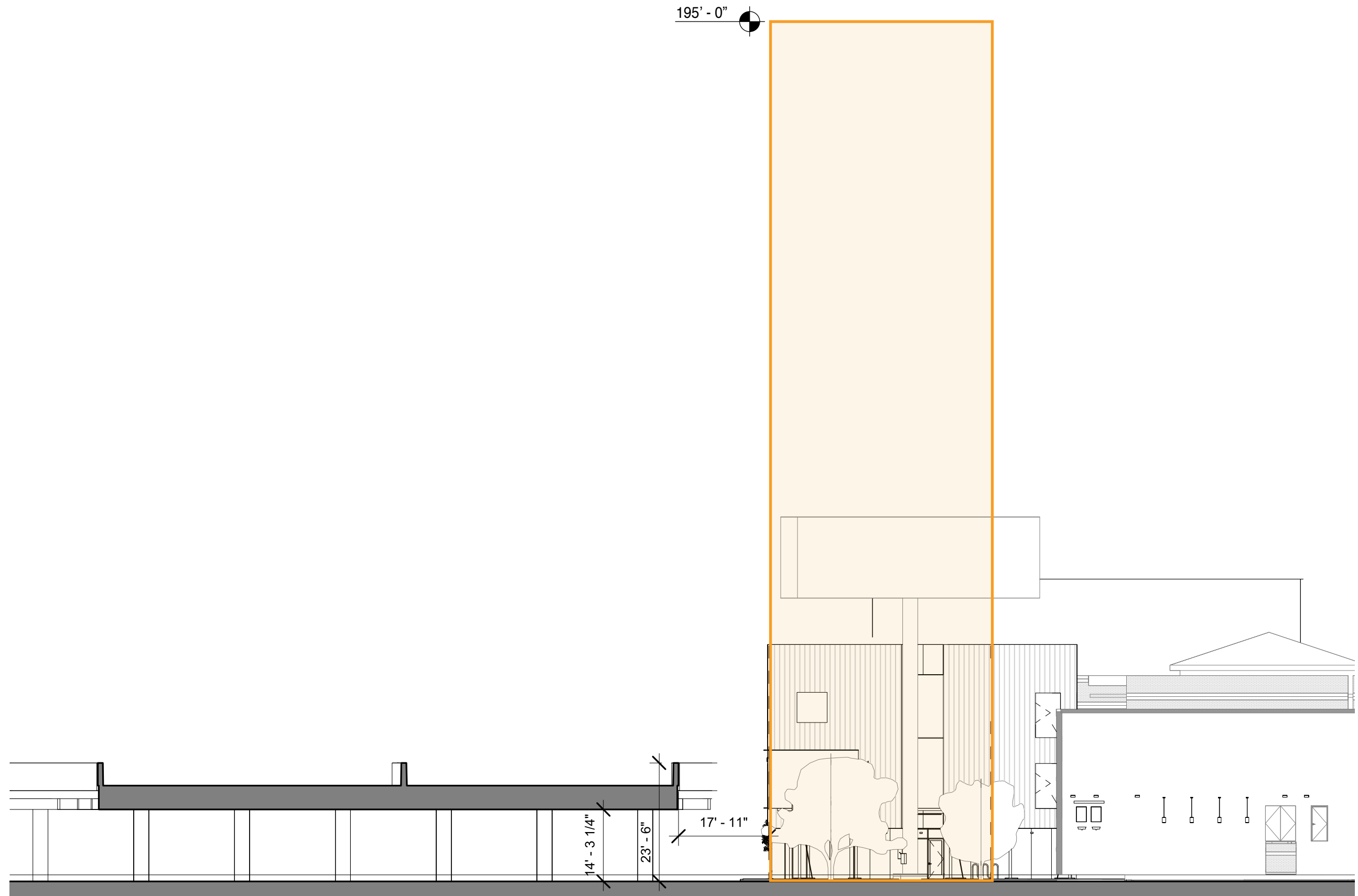


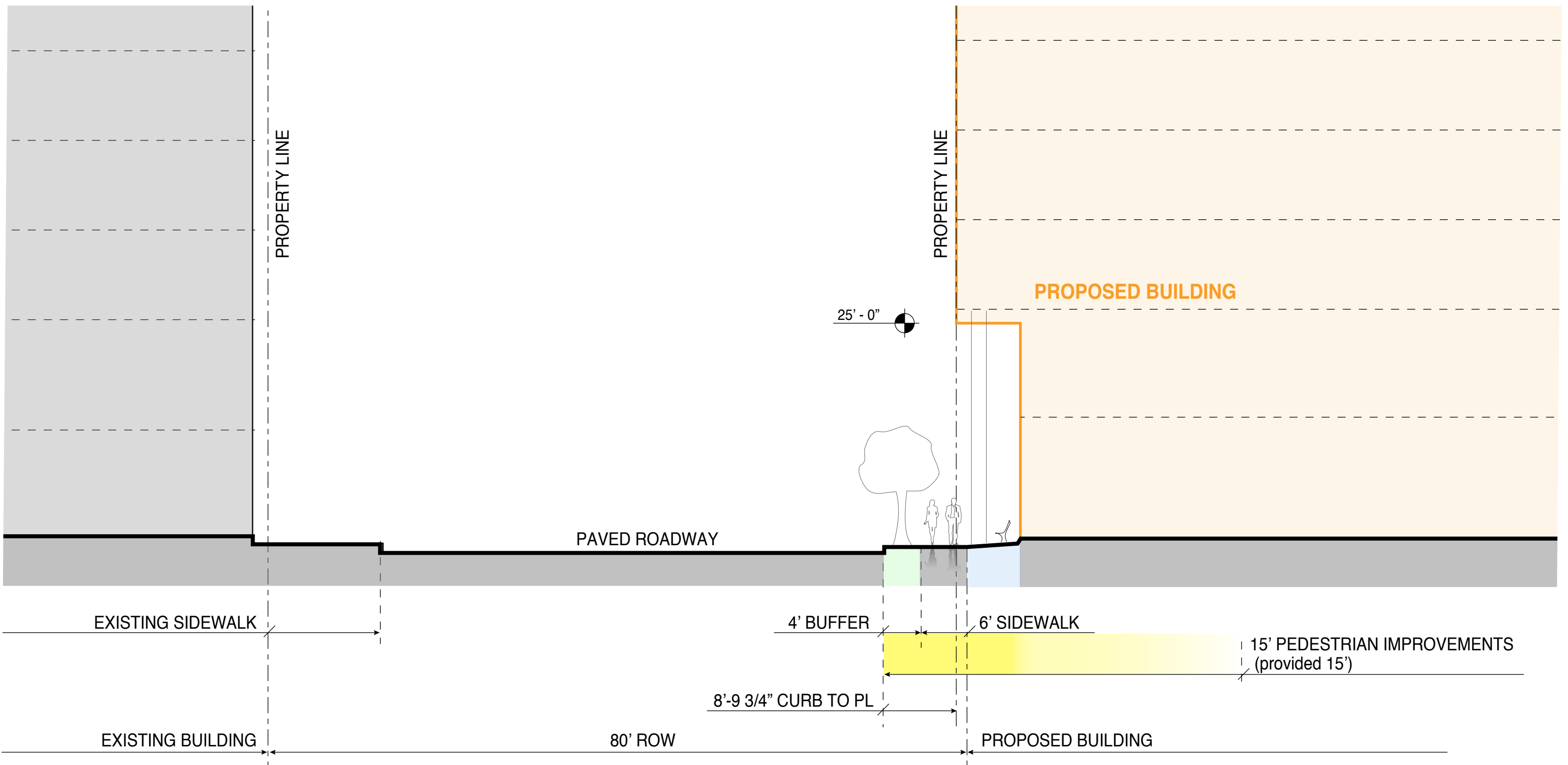
D – Variances

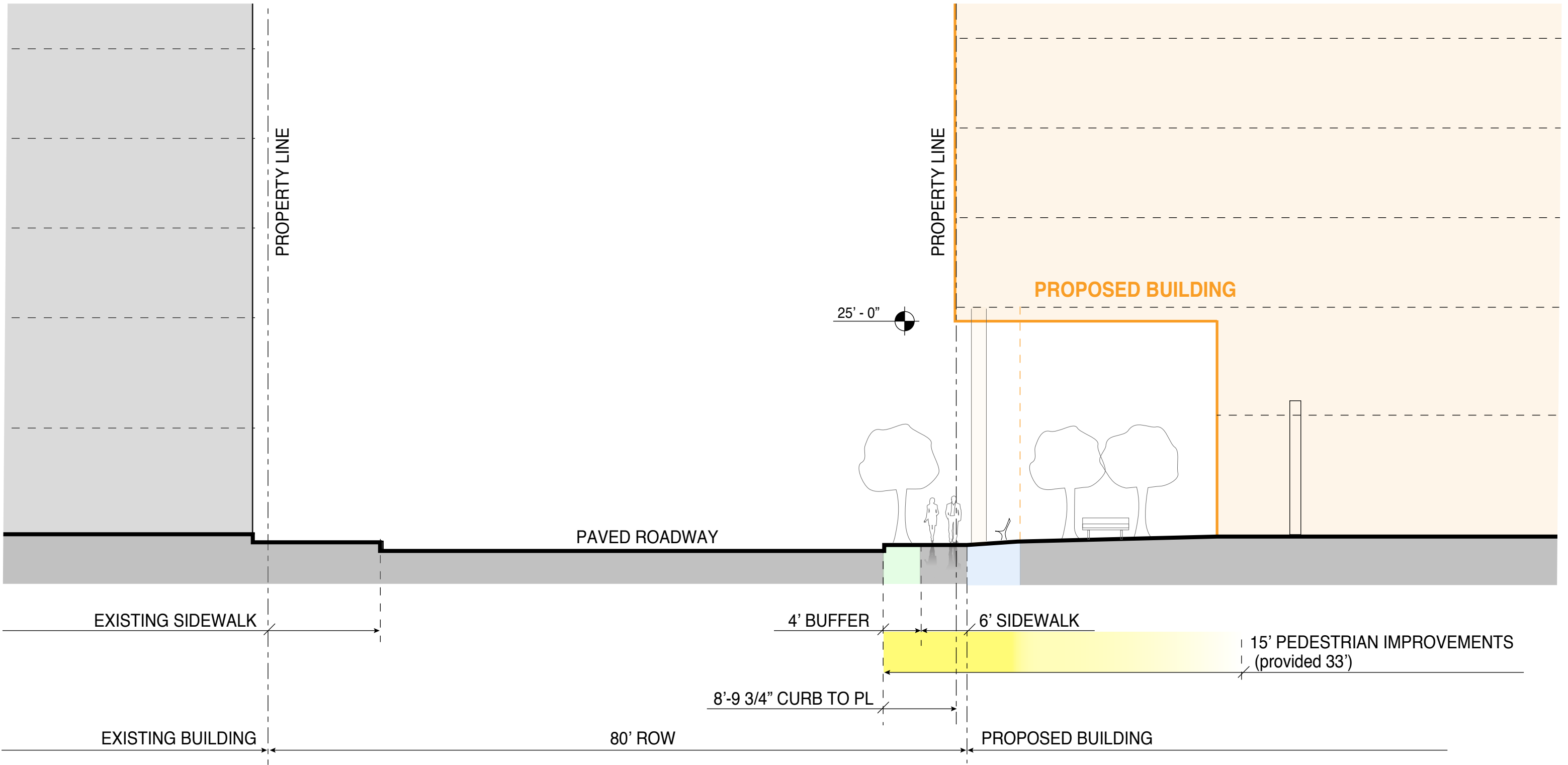
Aerial



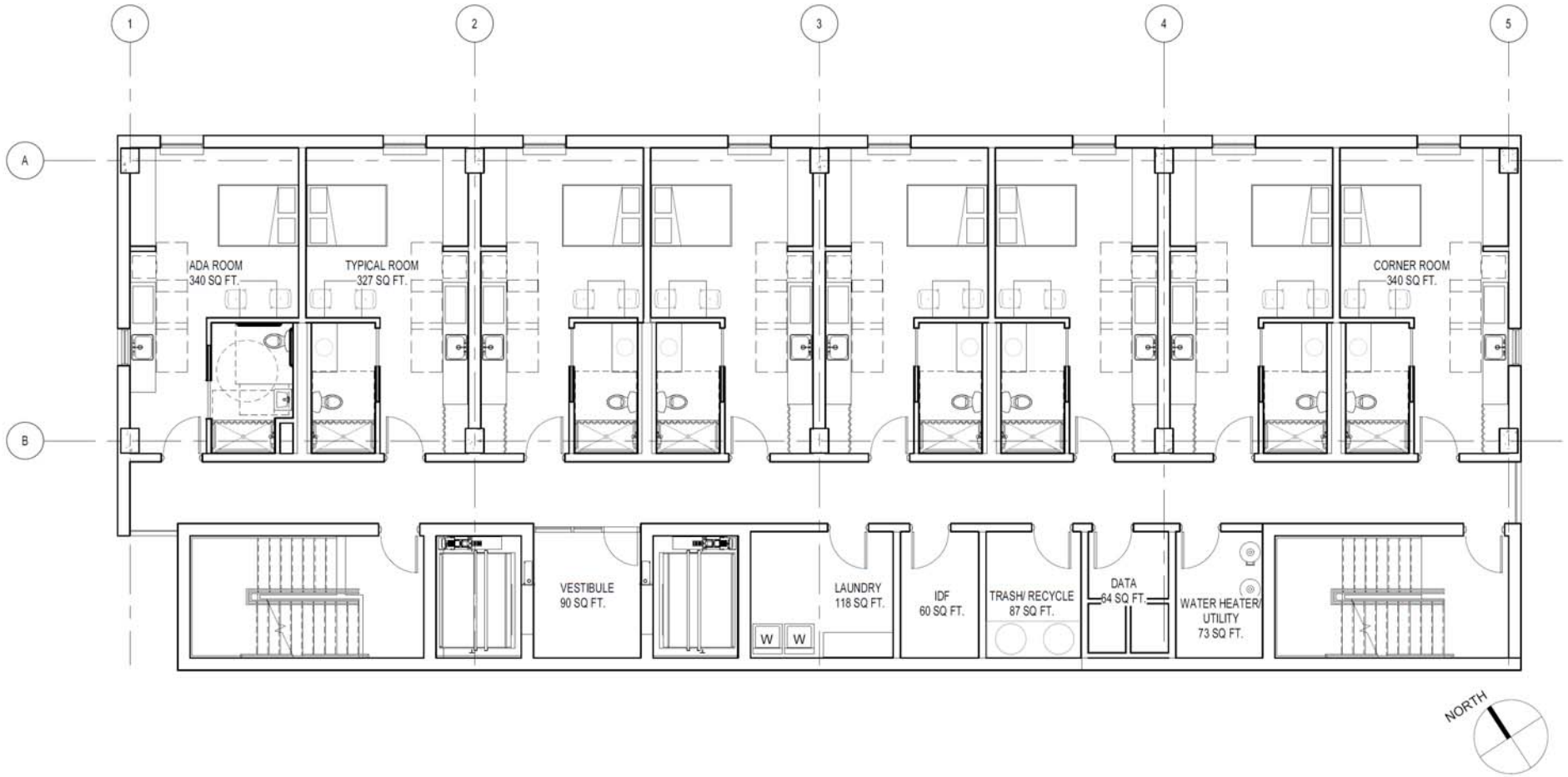










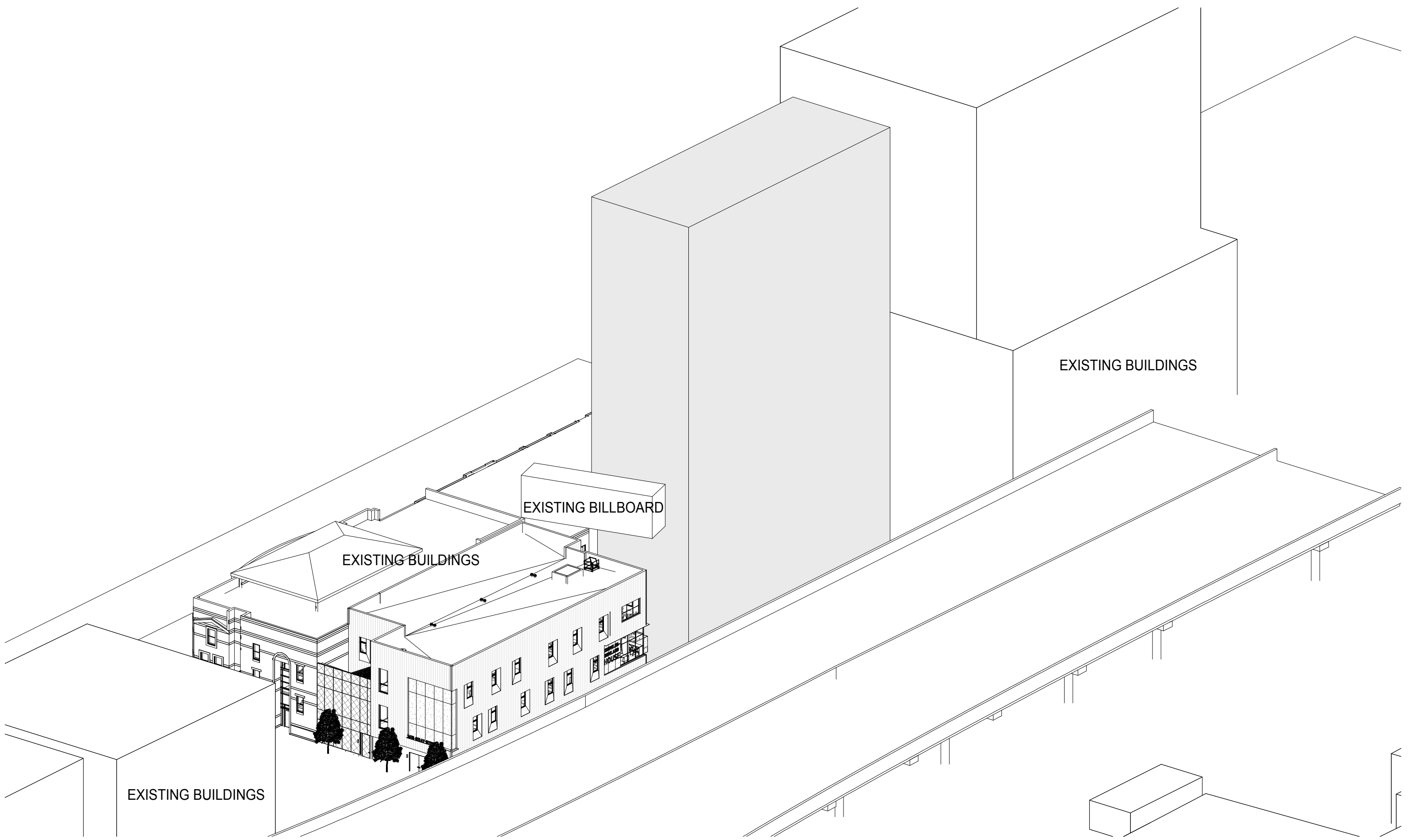


CRAWFORD VARIANCE

02/23/24

THIRD FLOOR PLAN

BRAVE



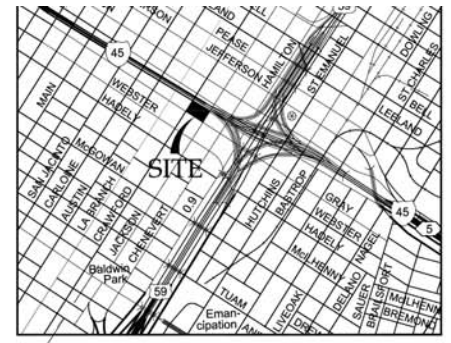
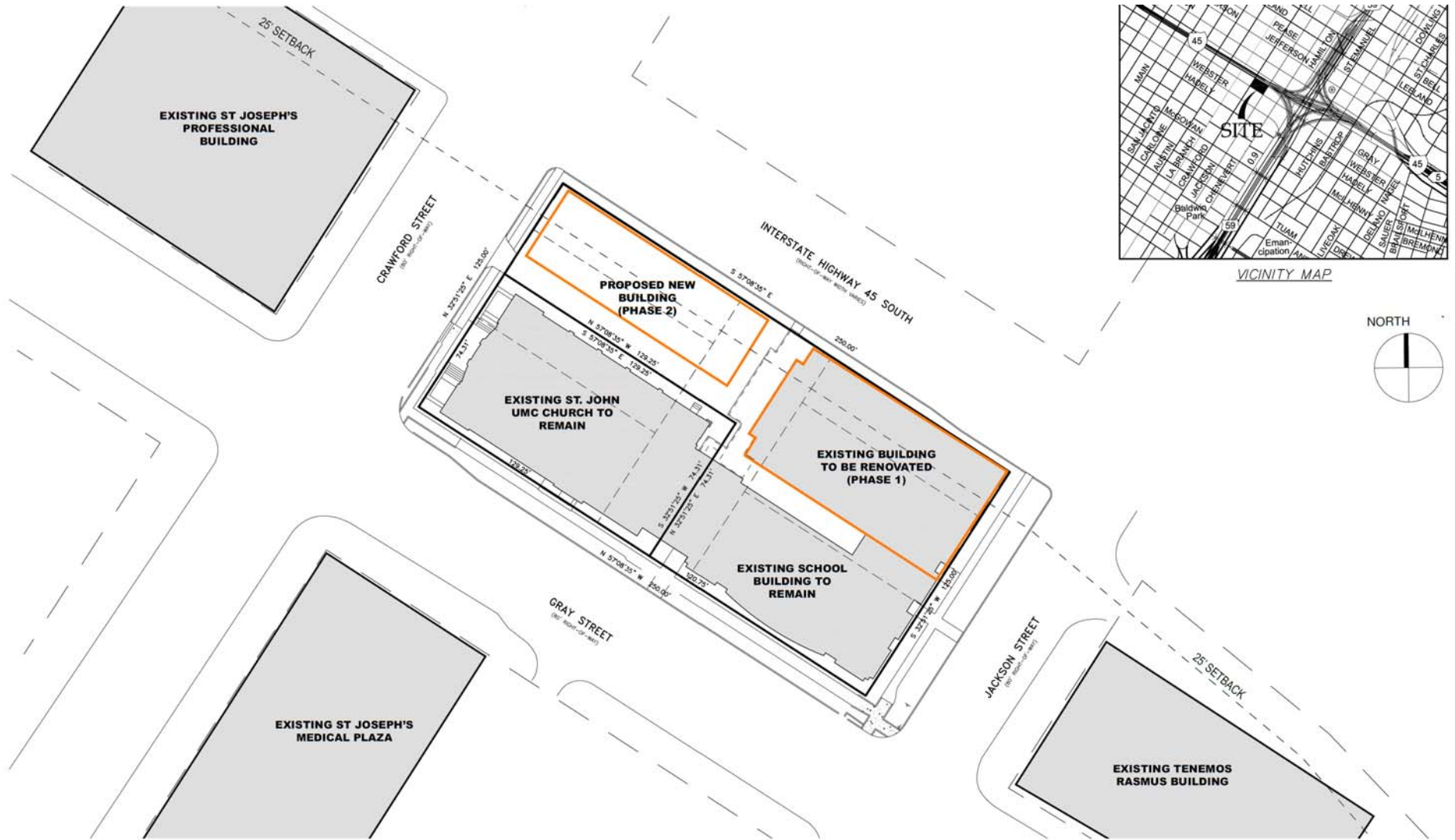


CRAWFORD VARIANCE

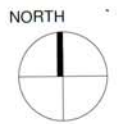
02/23/24

AERIAL FROM INTERSTATE





VICINITY MAP





February 8, 2024

To Whom It May Concern,

The Coalition for the Homeless of Houston/Harris County (the Coalition) is grateful that Bread of Life and Temenos CDC are partnering together to develop The Crawford—an approximately 100-unit Supportive Housing development. We understand that the development is to be an adaptive reuse of current open green space adjacent to St. John's United Methodist Church located at 2019 Crawford St., Houston, TX 77002. This location is also in the direct vicinity of the Coalition's offices at 2000 Crawford St.

The Coalition is grateful for the efforts undertaken by the Bread of Life and Temenos CDC to work together to provide quality Supportive Housing for those who have experienced homelessness.

The Coalition is keenly aware of the tremendous need for more Supportive Housing to provide stable home environments for those experiencing homelessness in the City of Houston. The Coalition supports The Crawford and other such projects focused on stemming the tide of homelessness in Houston.

We ask that you look favorably upon this development and the request for a variance so that we have additional housing units to further address homelessness in Houston.

Please let me know if you have any questions. We are happy to discuss our working relationship with Bread of Life and Temenos CDC as well as our broader efforts to make homelessness rare, brief, and nonrecurring in our community.

Respectfully,

Mark Smith
Director of Strategic Planning
Coalition for the Homeless Houston, Harris, Ft. Bend and Montgomery Counties
2000 Crawford, Ste. 700
Houston, TX 77002



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.



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:

1) An encroachment into a visibility triangle by building support columns 2) A 0' building line starting at a height of 25' for the upper 13 stories of a building 3) A reduced building line for building support columns of 1' 2 1/4".

Chapter 42 Section: 42-155

Chapter 42 Reference:

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

Statement of Facts

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

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 existing condition of the building line and visibility triangle would make the project unfeasible due to the requirements to erect a multistory (15 story) building outside the existing building line. The design carves out a large area of the building at ground level to allow for landscape and pedestrian access, but this requires 2 structural columns to be placed at a reduced building line and within a visibility triangle to support the stories overhead that would require a 0' building line.

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

The circumstances of the variance are not the result of a hardship created or imposed by the applicant. This variance allows us to provide more benefit to the pedestrian and street front of the building.

(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.

(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. Providing structural columns at a reduced building line allows us to carve out a large pedestrian area on the ground and second level. The additional space for landscape and seating softens the street front while still allowing us to maximize the property on the upper 13 levels at a 0' building line for what is projected to be low-income and/or subsidized housing.



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.

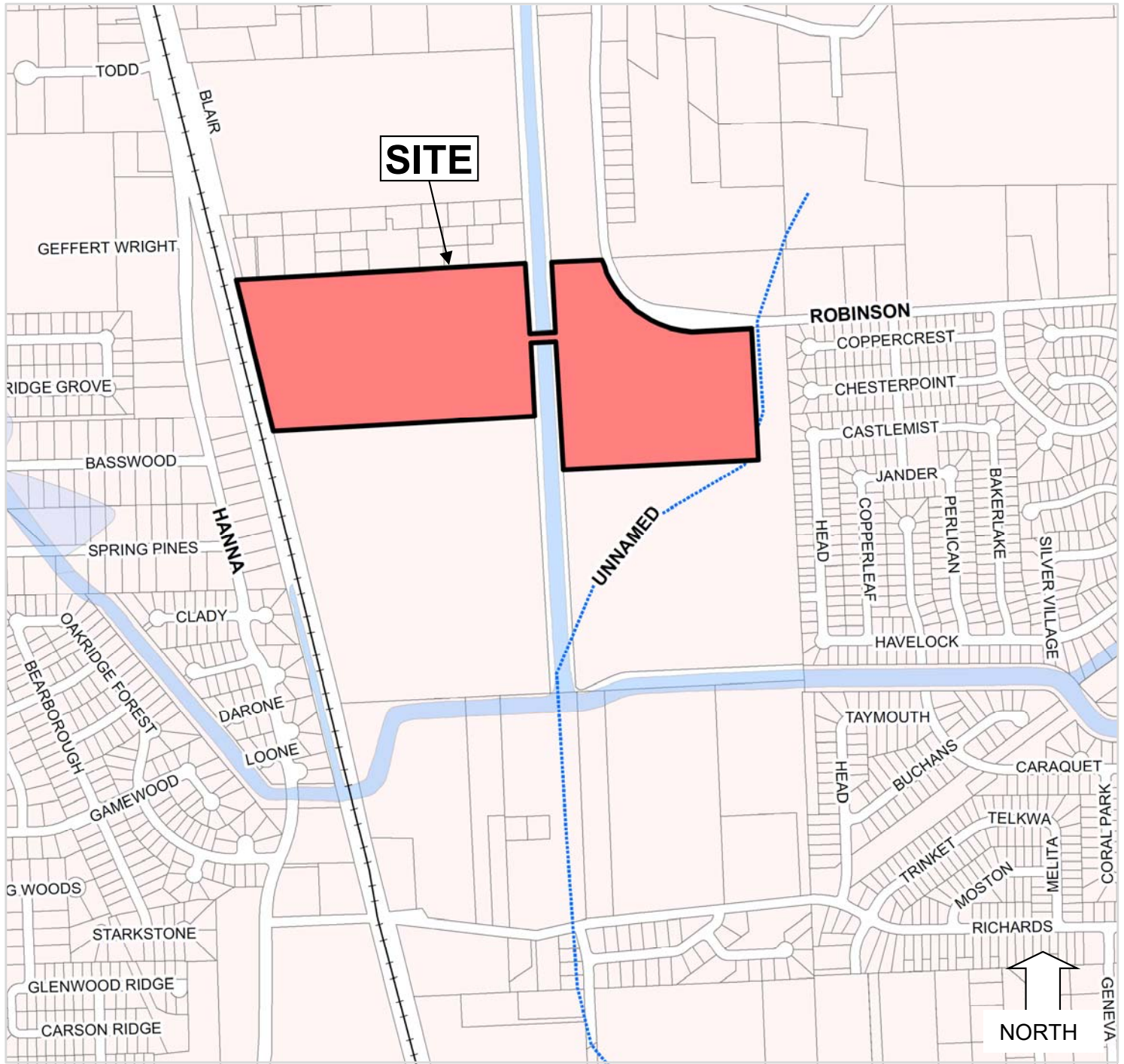
Houston Planning Commission **ITEM: 125**

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Wildhorse (DEF1)

Applicant: Vogler & Spencer Engineering, Inc



D – Variances

Site Location

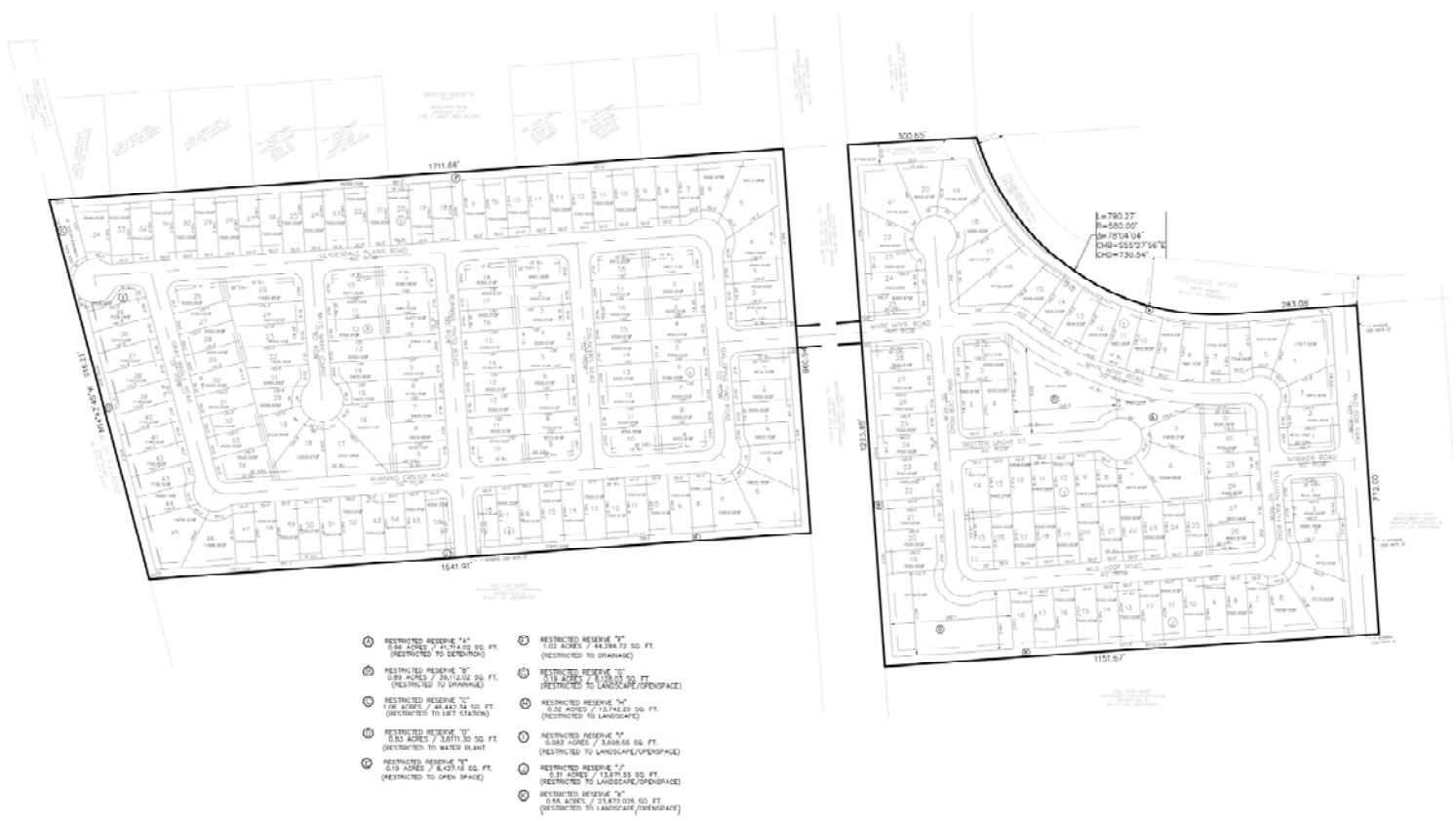
Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Wildhorse (DEF1)

Applicant: Vogler & Spencer Engineering, Inc



Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 04/18/2024

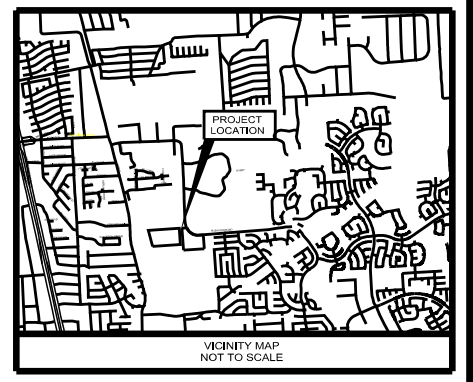
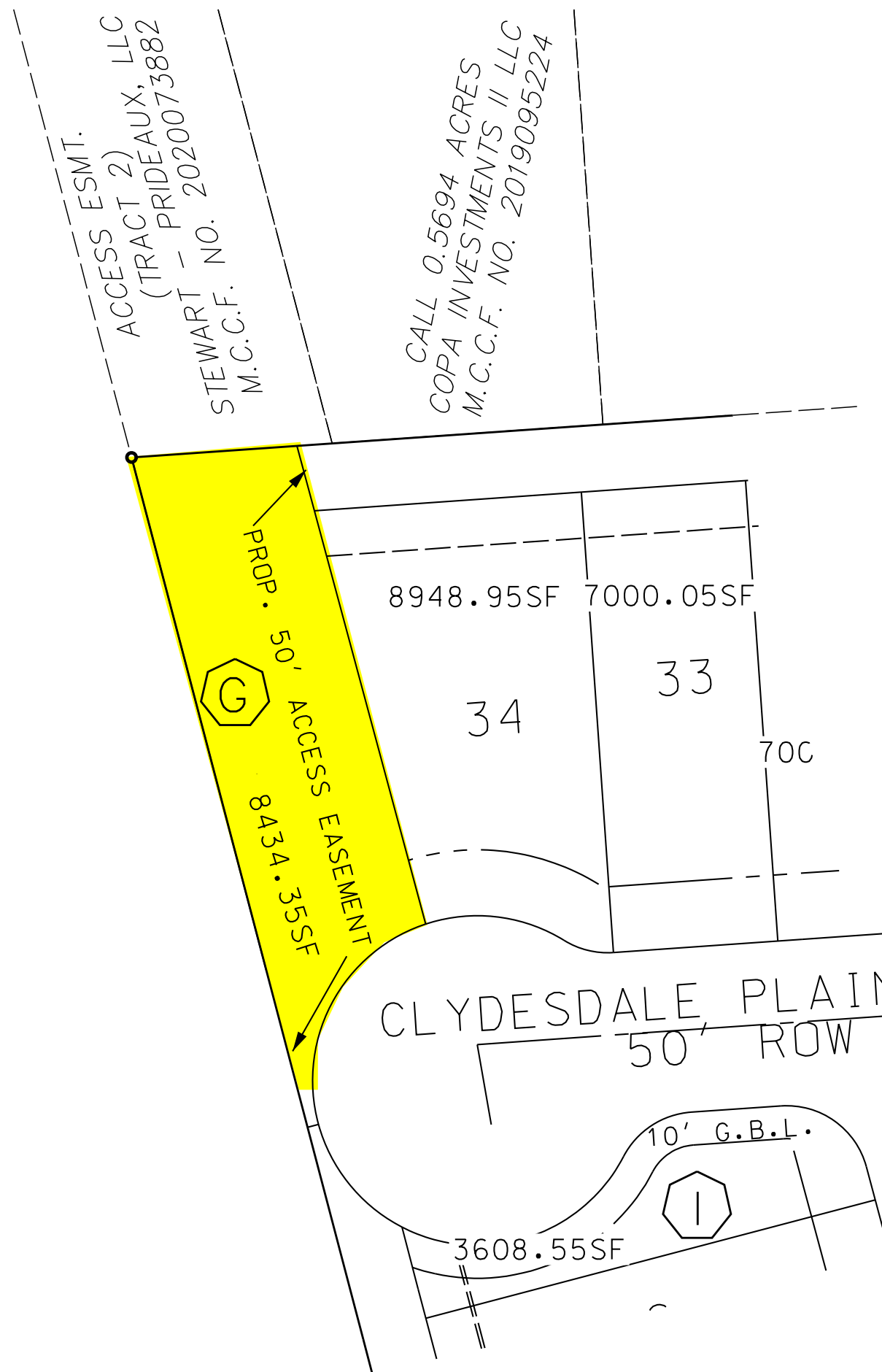
Subdivision Name: Wildhorse (DEF1)

Applicant: Vogler & Spencer Engineering, Inc



D – Variances

Aerial



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 1 PLATTING
11111 RICHMOND AVE., STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ENGINEER:

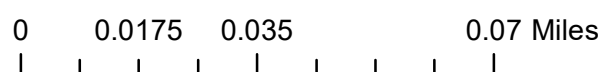
VSE
VOGLER & SPENCER
ENGINEERING
Vogler & Spencer Engineering, Inc.
777 North Eldridge Parkway, Suite 500
Houston, Texas 77079
713-782-0042
www.vsg-eng.com
Texas P. E. Firm Registration No. F148



Robinson Rd Track Exhibit

Legend

Adjoining Tracts





Application Number: 2024-0525

Plat Name: Wildhorse

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.

Houston Planning Commission

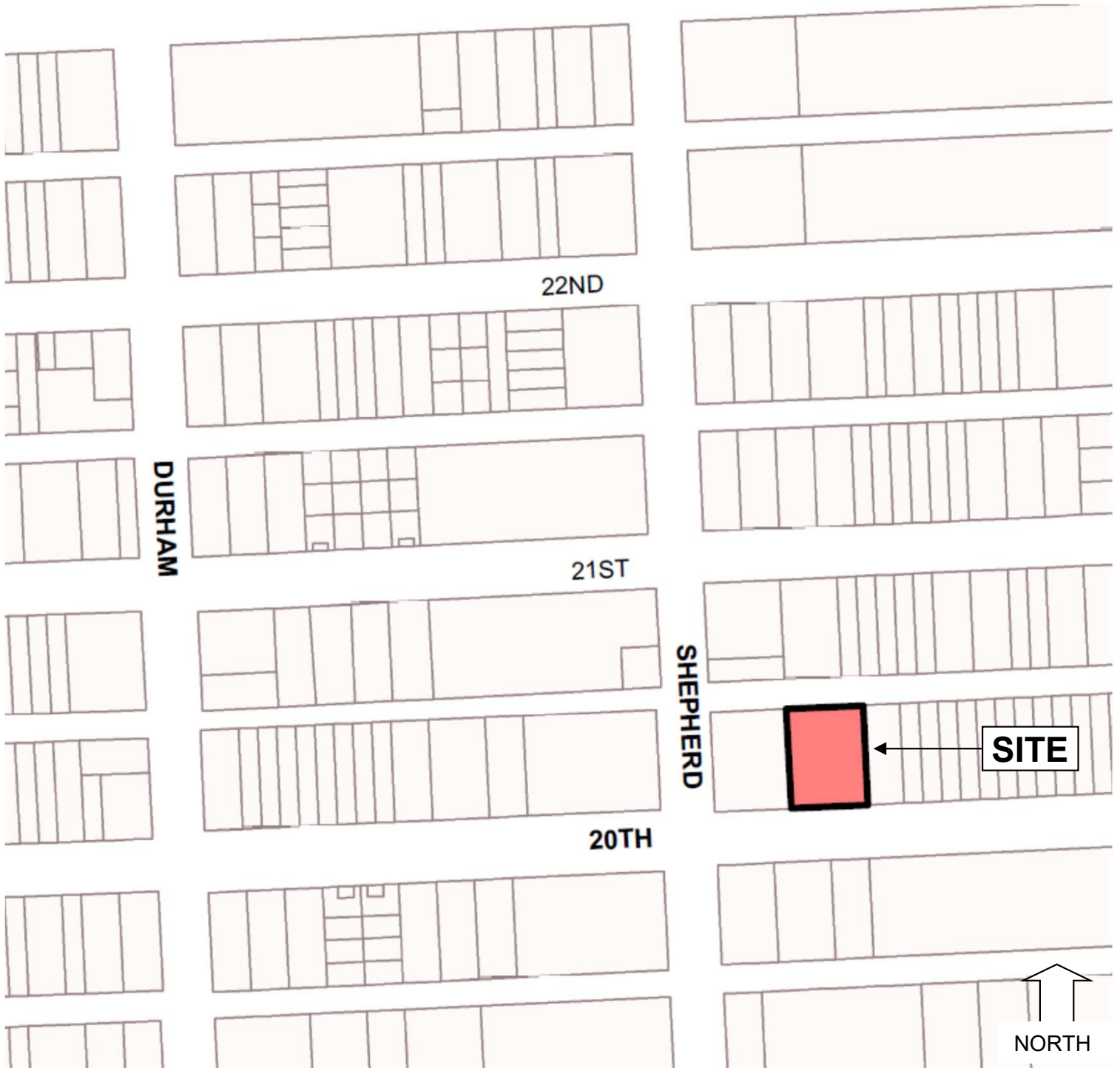
ITEM: 126

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Heights Eats

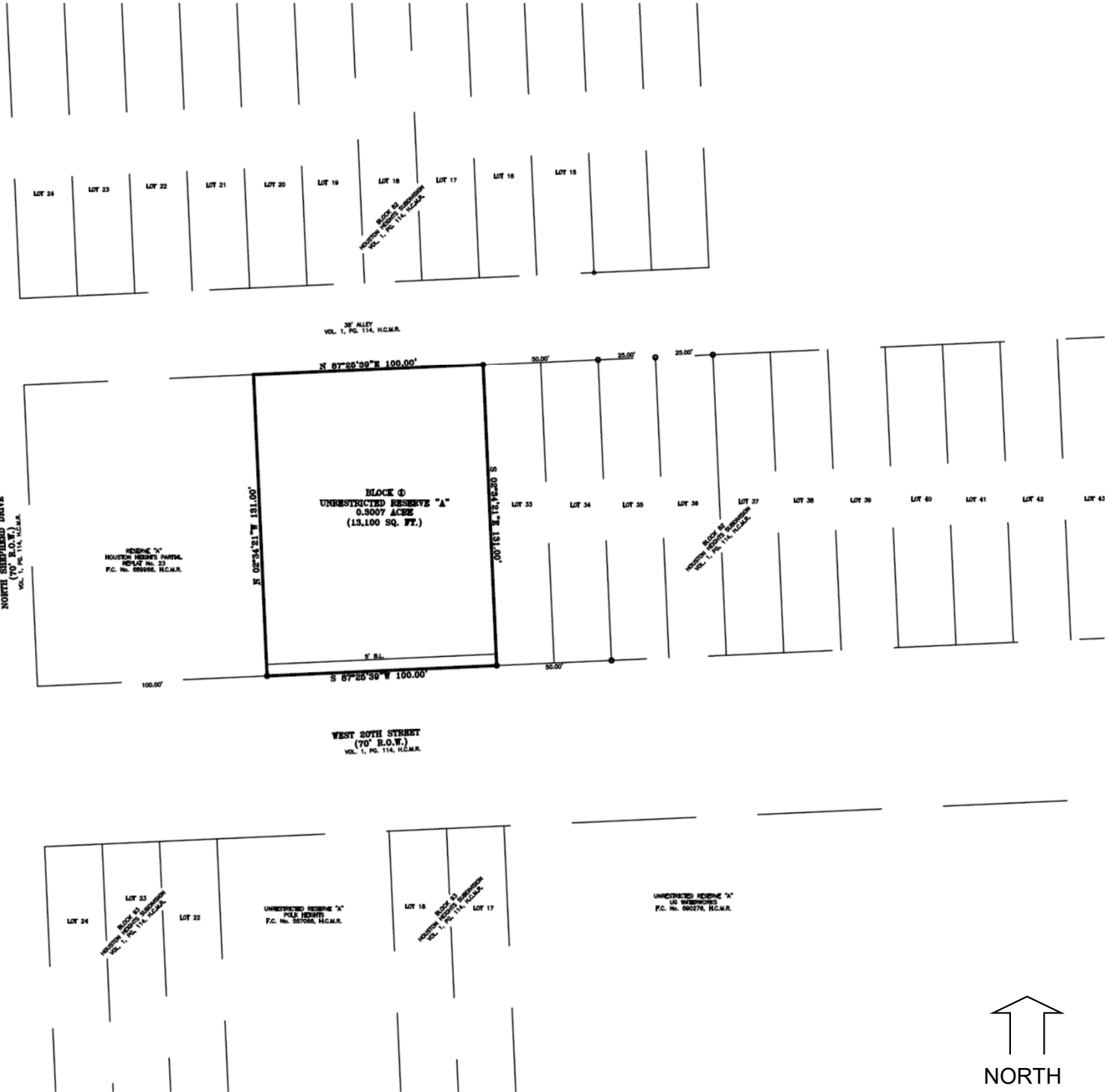
Applicant: DVJ Civil Engineering and Land Surveying LLC



F - Reconsideration of Requirements Site Location

Subdivision Name: Heights Eats

Applicant: DVJ Civil Engineering and Land Surveying LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: : 04/18/2024

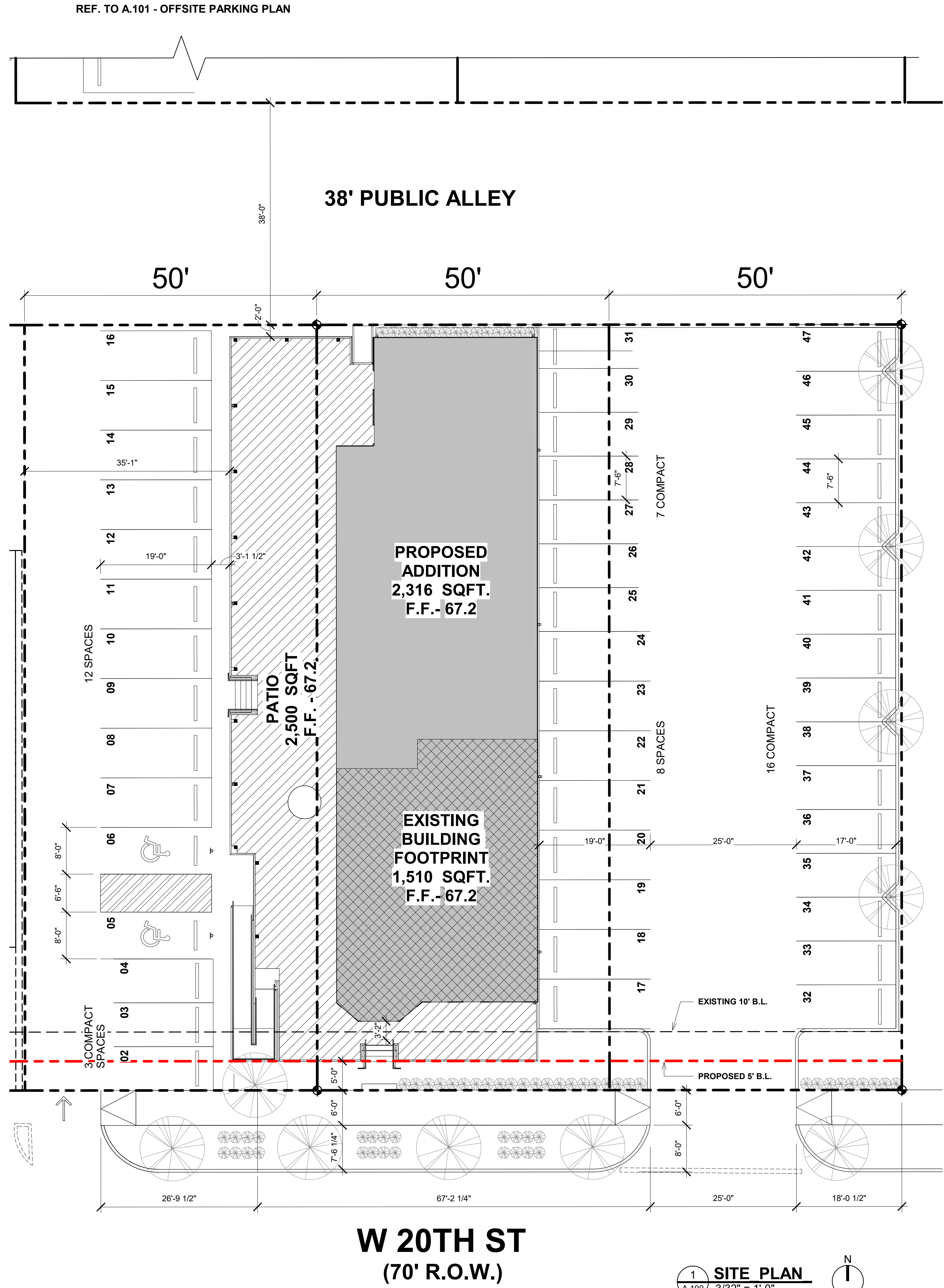
Subdivision Name: Heights Eats

Applicant: DVJ Civil Engineering and Land Surveying LLC



D – Variances

Aerial



PLANTING CALCULATIONS:

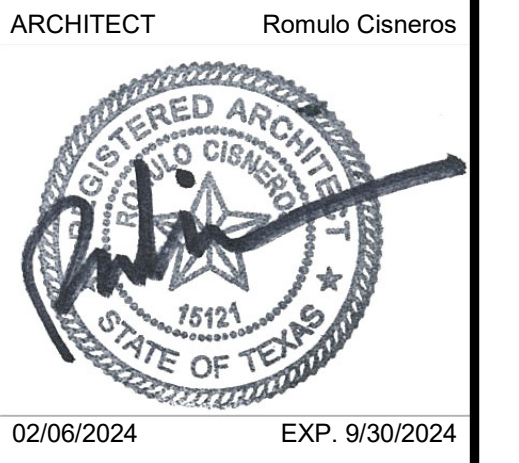
STREET TREES		
1.5" CALIPER, LIVE OAK : 1 PER 30FT OF FRONTAGE		
FRONTAGE	REQUIRED	PROVIDED
150'	5	5

PARKING TREES		
1.5" CALIPER, GREEN ASH : 1 PER 10 PARKING COUNT		
PARKING COUNT	REQUIRED	PROVIDED
47	5	6

SHRUBS		
DWARF GARDENIA : 10 PER STREET TREES		
STREET TREES	REQUIRED	PROVIDED
5	50	86

**CISNEROS DESIGN STUDIO,
ARCHITECTS LLC**
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745
CISNEROS DESIGN STUDIO, ARCHITECTS LLC (FIRM BR 2712)
The undersigned architects and their firm remain the property of the Architect.
The drawings and specifications are prepared by the Architect and shall remain the property of the Architect. The Contractor is responsible for confirming and correlating with appropriate compensation to the Architect. Contractor will not be responsible for construction means, methods, techniques, dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

THE EATERY
633 W 20TH STREET
HOUSTON, TX 77008

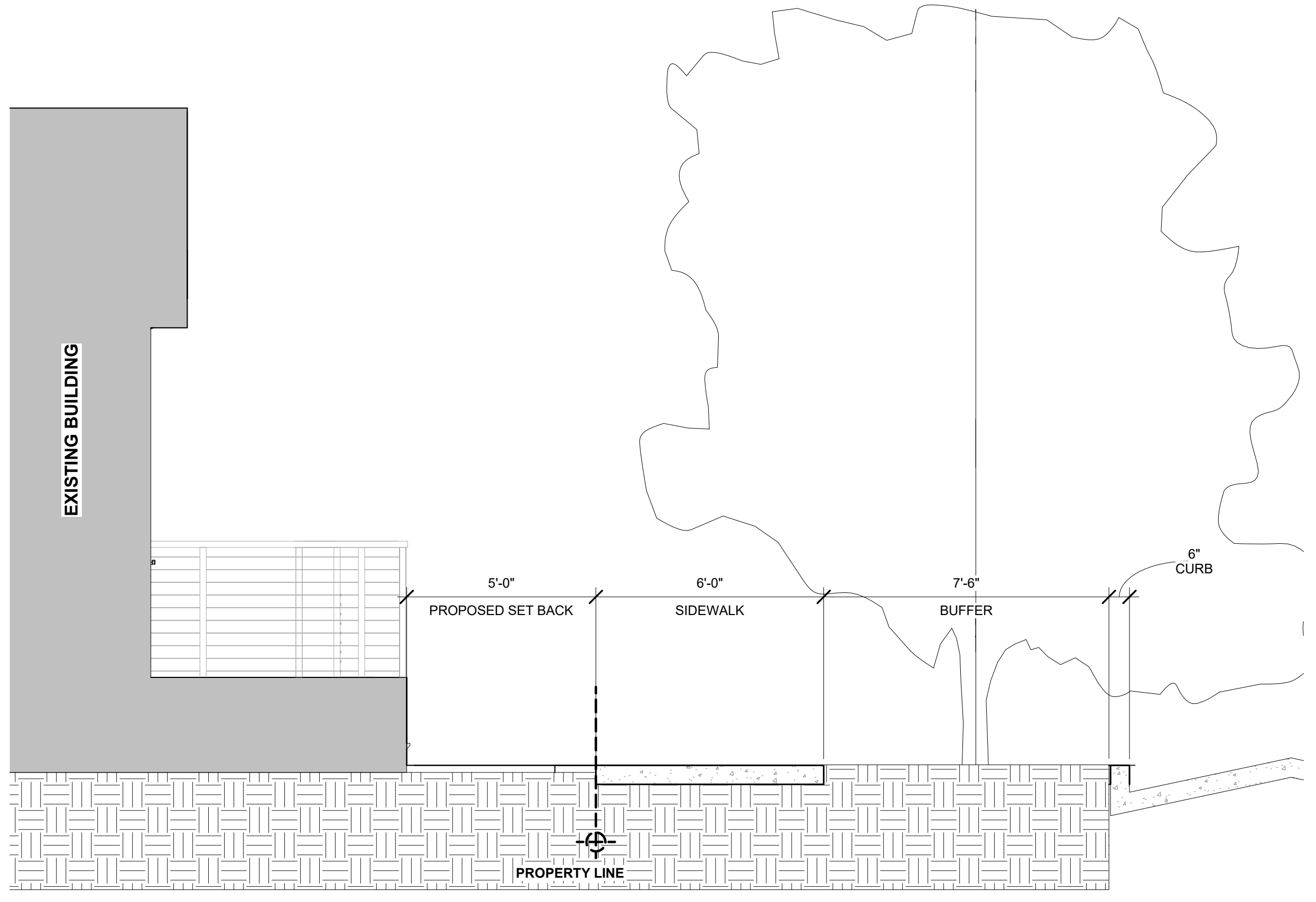


ENGINEER

REVISIONS		
No.	Description	Date

DATE ISSUED: 02/06/2024
SHEET:
A.100

1 SITE PLAN
A.100 3/32" = 1'-0"



1 20TH STREET - STREET SECTION
 A.602 3/8" = 1'-0"

**CISNEROS DESIGN STUDIO,
 ARCHITECTS LLC**
 800 Sampson St., Suite 200 Houston, TX 77003
 (PH) 713-520-7745
CISNEROS DESIGN STUDIO, ARCHITECTS LLC (FIRM BR 2712)
 The drawings and specifications as instruments of service are and shall remain the property of the Architect.
 They are to be used only for the project and site specifically identified on these drawings and specifications.
 The Architect shall not be responsible for confirming and correlating
 dimensions at job site; the Architect will not be responsible for construction means, methods, techniques,
 sequences or procedures; or for safety precautions and programs in connection with the project.

THE EATERY
 633 W 20TH STREET
 HOUSTON, TX 77008

ARCHITECT Romulo Cisneros



02/06/2024 EXP. 9/30/2024

ENGINEER

REVISIONS		
No.	Description	Date

DATE ISSUED: 02/06/2024

SHEET:

A.602



Application No: 2024-0420
Plat Name: Heights Eats
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 03/08/2024

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:

We are requesting a variance to reduce the building line to 5 feet along public right-of-way West 20th Street respectively.

Chapter 42 Section: 152(a)

Chapter 42 Reference:

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.

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:

We are requesting a reconsideration of requirements to allow a 5' building line along West 20th Street in lieu of a 25' building line along West 20th Street. The public pedestrian realm already exists and the road is at a sufficient width so no new dedication of right of way will be required. Also, majority of this road is single family residential and slow traffic so this would not cause any dangerous scenarios for pedestrians or the public.



Application Number: 2024-0420

Plat Name: Heights Eats

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Date Submitted: 03/08/2024

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 reduce the building line to 5 feet along public right-of-way West 20th, an MTF (sufficient width) respectively

Chapter 42 Section: 152(a)

Chapter 42 Reference:

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

We are requesting a variance to allow a building line reduction from 25 feet to 5 feet as required by Sec 42-152(a), the southern boundary of our proposed plat, Heights Eats .is directly adjacent to a major thoroughfare. If a 25 foot building line were to be implemented an undue hardship depriving the applicant of a more efficient land plan layout would be caused by forcing new construction to be placed 25 feet back from the current grandfathered buildings.

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

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

The circumstances granting the variance are not the result of any hardship created or caused by the applicant, rather the reduced building line would assist in preserving the overall aesthetic of the surrounding and nearby buildings.

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

The intent and general purpose of the ordinance we are requesting a variance for would be preserved and maintained. A buffer between the right of way and proposed structures in which a walkable area already exists. Also, this portion of West 20th Street is a low speed area with residential housing that could allow a reduced setback while still preserving the safety intended by the ordinance.

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

The health, safety, and well-being of the public would be ensured by the granting of this variance. The reduced build line would not impact public safety as a walkable area along West 20th Street would be maintained due to the existing public pedestrian realm. Also, the current grandfathered structures sit along the property line but still supply a walkable buffer between the structures and street paving.

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

Economic hardship has nothing to do with the request for a reduced build line setback. Rather, this would allow for a more beneficial land plan that conforms to the general look and feel of the surrounding neighborhood.



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 29, 2024

NOTICE OF VARIANCE

PROJECT NAME: Heights Eats

REFERENCE NUMBER: 2024-0420



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along W 20th Street, east of N Shepherd Drive, and west of Lawrence 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.

DVJ Civil Engineering and Land Surveying, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for a reduced building line of 5' along the public right-of-way of W 20th Street, a major throughfare. Enclosed are copies of the variance request, site plan, cross section, 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 18, 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 Garcia with DVJ Civil Engineering and Land Surveying, LLC at 281-213-2517. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call 832-393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

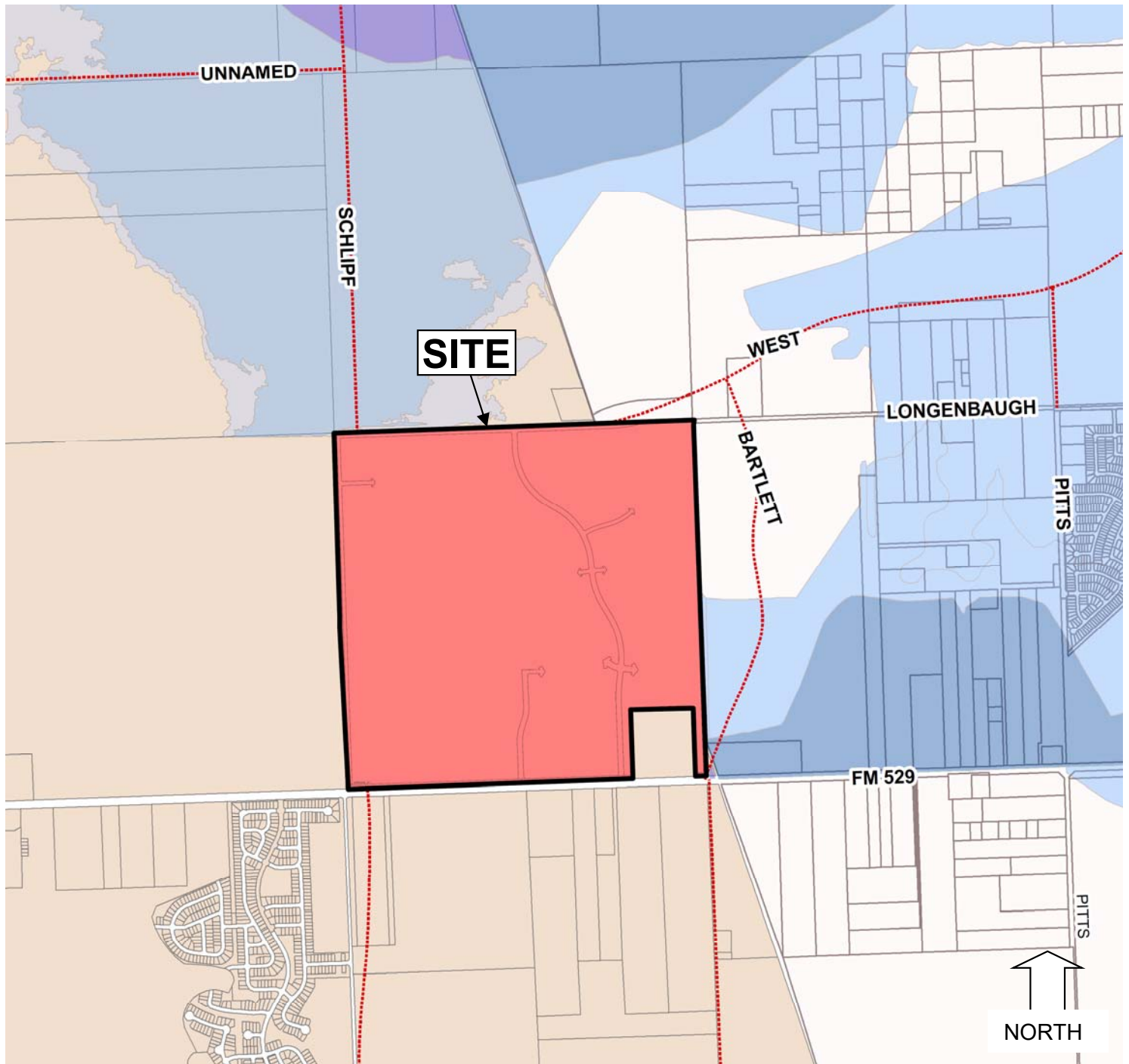
ITEM: 127

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Jasek Farms GP

Applicant: Meta Planning + Design LLC



F - Reconsideration of Requirements Site Location

Subdivision Name: Jasek Farms GP

Applicant: Meta Planning + Design LLC



Houston Planning Commission

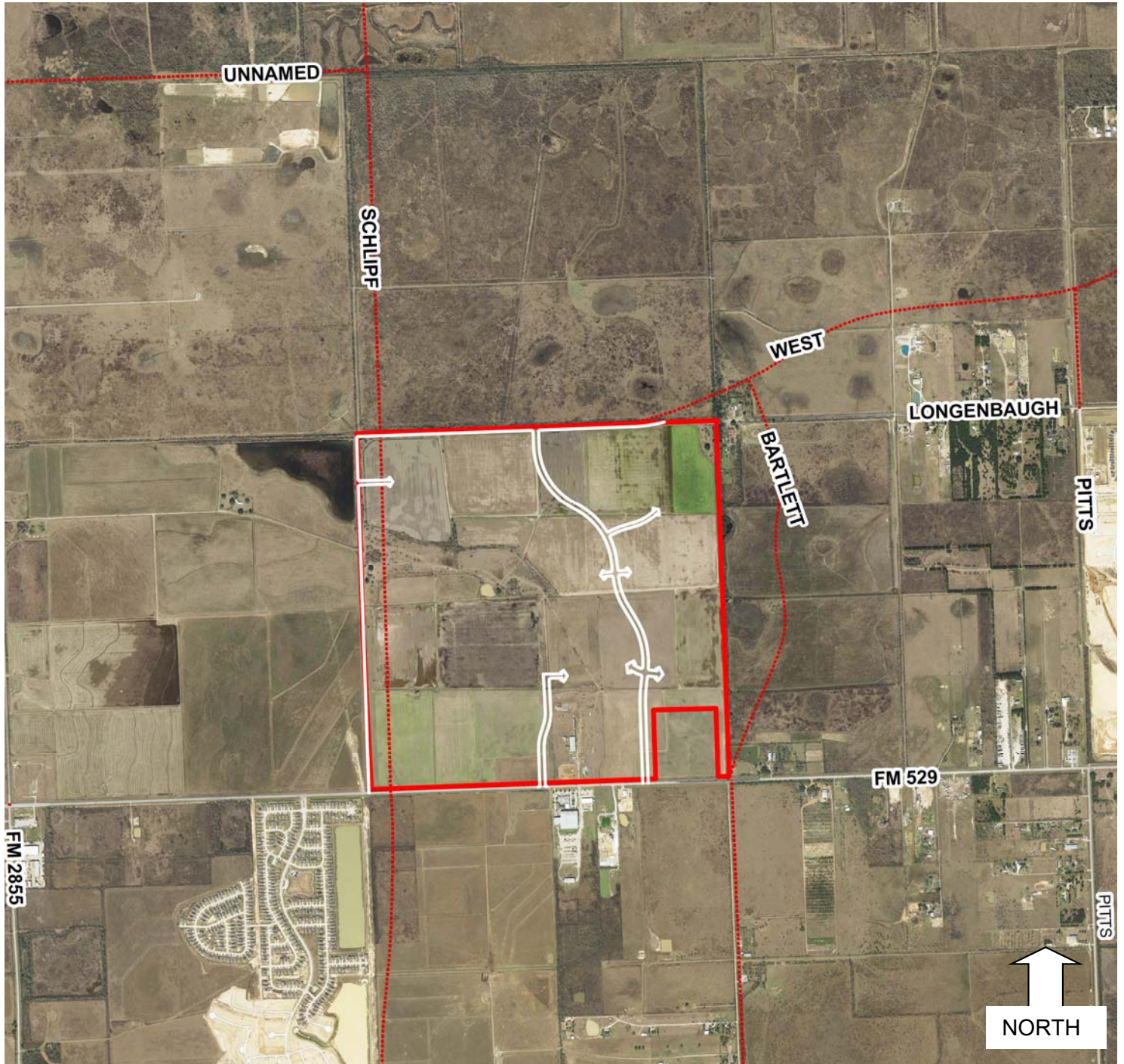
ITEM: 127

Planning and Development Department

Meeting Date: 04/18/2024

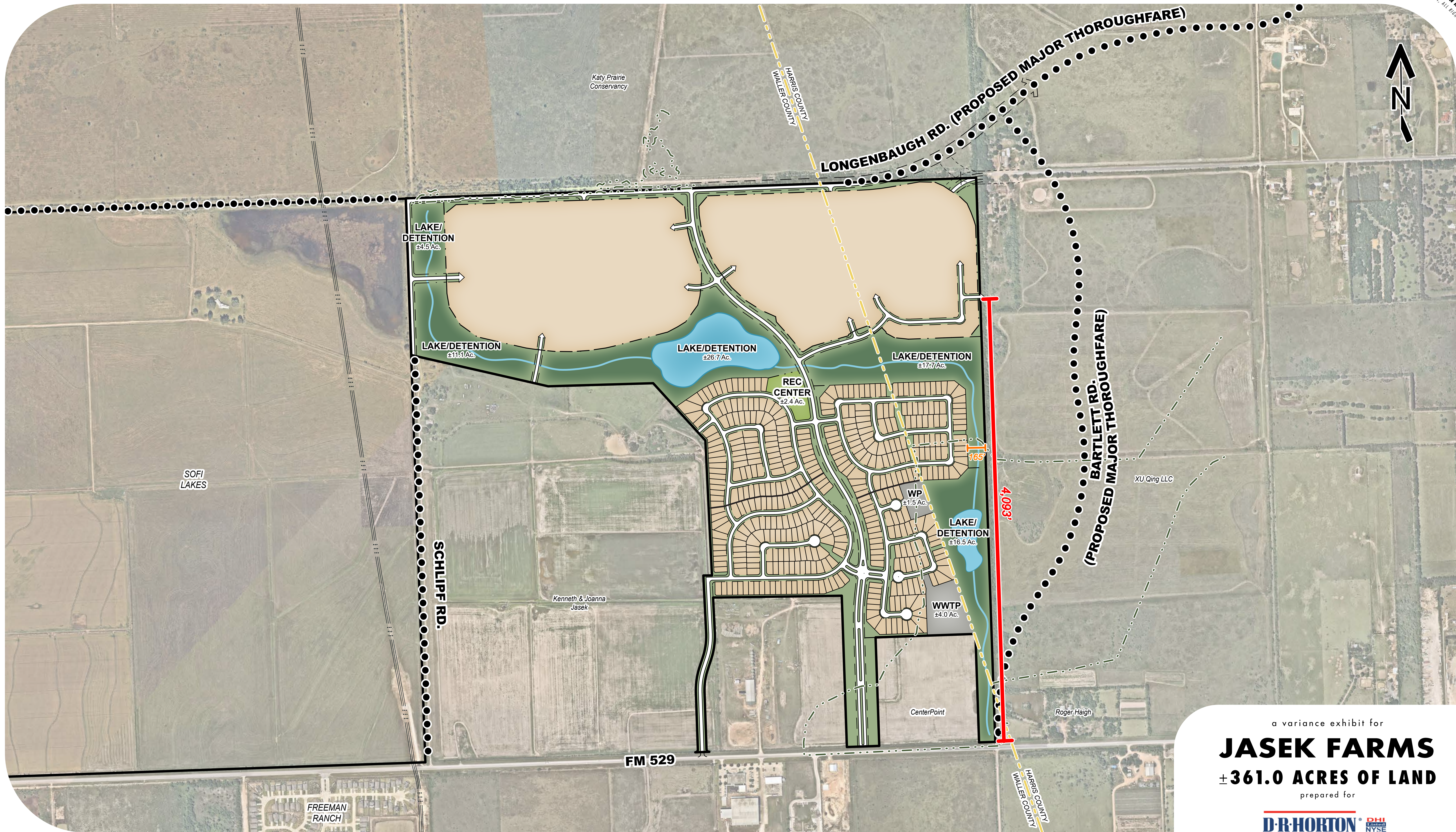
Subdivision Name: Jasek Farms GP

Applicant: Meta Planning + Design LLC



F - Reconsideration of Requirments

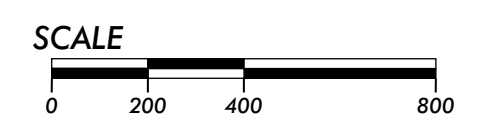
Aerial



a variance exhibit for
JASEK FARMS
 ± 361.0 ACRES OF LAND

prepared for
D-R HORTON DHI
NYSE
America's Builder

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



MTA-21067
 APRIL 1, 2024

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Application No: 2024-0638
Plat Name: Jasek Farms GP
Applicant: Meta Planning + Design LLC
Date Submitted: 04/07/2024

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:

To allow an intersection spacing of $\pm 4,100'$ along the eastern boundary of the project.

Chapter 42 Section: 128

Chapter 42 Reference:

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

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:

see VAR form.



Application Number: 2024-0638

Plat Name: Jasek Farms GP

Applicant: Meta Planning + Design LLC

Date Submitted: 04/07/2024

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 intersection spacing of $\pm 4,100'$ along the eastern boundary of the project.

Chapter 42 Section: 128

Chapter 42 Reference:

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

Statement of Facts

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

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

The Jasek Farms General Plan is a proposed residential development consisting of approximately 611-acres located in the western portion of the City of Houston's ETJ. The subject site is partially within Harris County (at the northeast corner of the tract) and partially within Waller County. To the south of the subject site is existing FM 529. The subject site touches existing FM 529 in two locations, although the bulk of the property is located further north away from FM 529. The proposed thoroughfare Schlipf Road is located along the western boundary of the tract and proposed thoroughfare Longenbaugh Road is located along the northern boundary of the tract. The proposed major thoroughfare Bartlett Road is projected to extend east of the subject tract, a few hundred feet offsite. The design of the subject tract that the detention required to serve the proposed is community is mostly concentrated along the eastern boundary of the tract. This portion of the tract was identified as the most efficient and most effective placement of detention facilities by the engineering team. The drainage and detention along the eastern boundary ranges in width, but it is approximately 165' wide adjacent to the residential pod. The configuration of the drainage and detention facilities has created an area of the development with an intersection spacing greater than the 1,400' required by Chapter 42. Along the easternmost boundary of Jasek Farms, there is a local street intersection spacing of approximately 4,100'. The detention and drainages areas along the eastern boundary of Jasek Farms makes the development of an eastern stub street infeasible. To ensure that the drainage and detention facilities are the most effective, it is best to leave these areas uninterrupted by additional infrastructure. Because of this, an eastern stub street is planned at the next feasible location- just north of the 17.7-acre lake/detention pond. The location of the proposed stub street will allow for an additional entry into the development and provide for future connectivity, but it is located outside of the drainage and detention areas.

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

The detention and drainages areas along the eastern boundary of Jasek Farms were determined to be the most efficient and effective by the engineering team. To ensure the safety of those within Jasek Farms and the greater community, these areas (and the volumes) were identified as portions of the tract that must be reserved for drainage and detention purposes.

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

As an eastern stub street is being provided, the intent and general purpose of this chapter will be preserved and maintained. The eastern stub street is planned to be farther north than required by this chapter, but placing the stub street at this location ensures that the detention areas are not impacted by additional infrastructure.

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

The granting of this variance will not be injurious to the public health, safety, or welfare of the community, as a stub street will be provided for future connectivity. Additionally, the increased intersection spacing allows for the stub street to be placed in an area that will not negatively impact the drainage and detention of this development.

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

The justification of this variance is the that the location of the drainage and detention facilities makes it impractical to place an eastern stub street within 1,400' of FM 529.

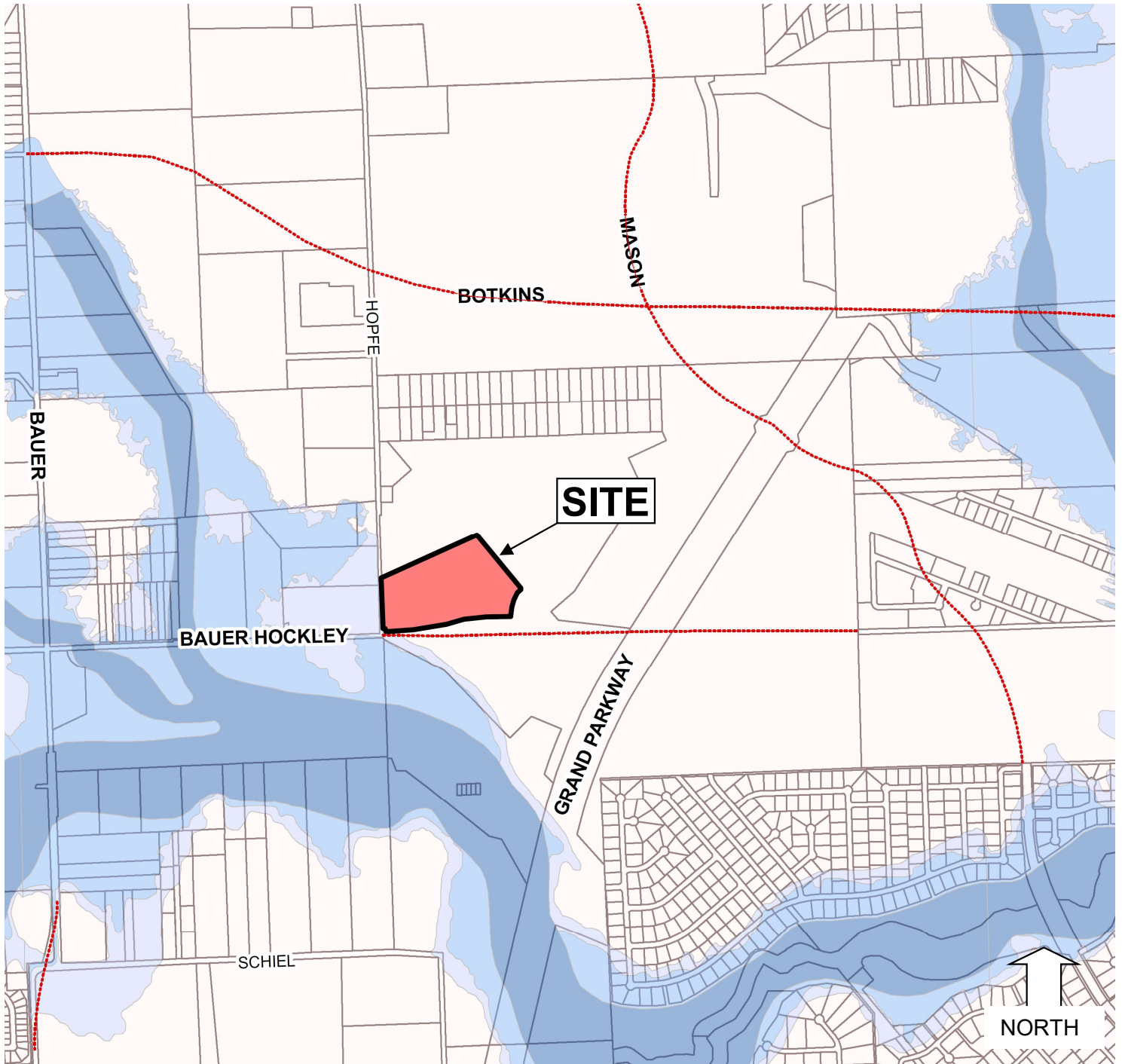
Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Redbud Sec 4

Applicant: Meta Planning + Design, LLC



F- Reconsideration of Requirements

Site Location

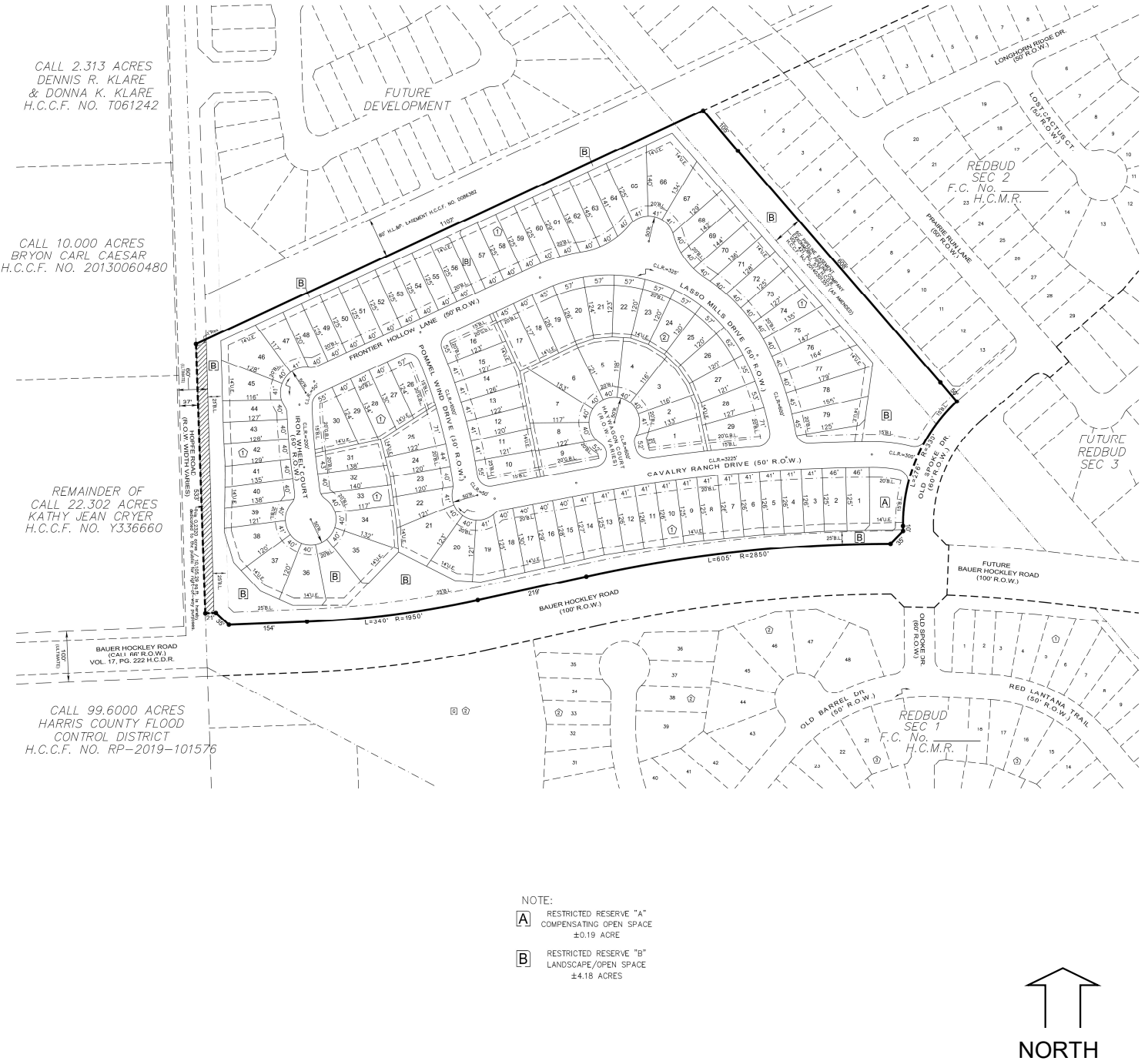
Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Redbud Sec 4

Applicant: Meta Planning + Design, LLC



F- Reconsideration of Requirements

Subdivision

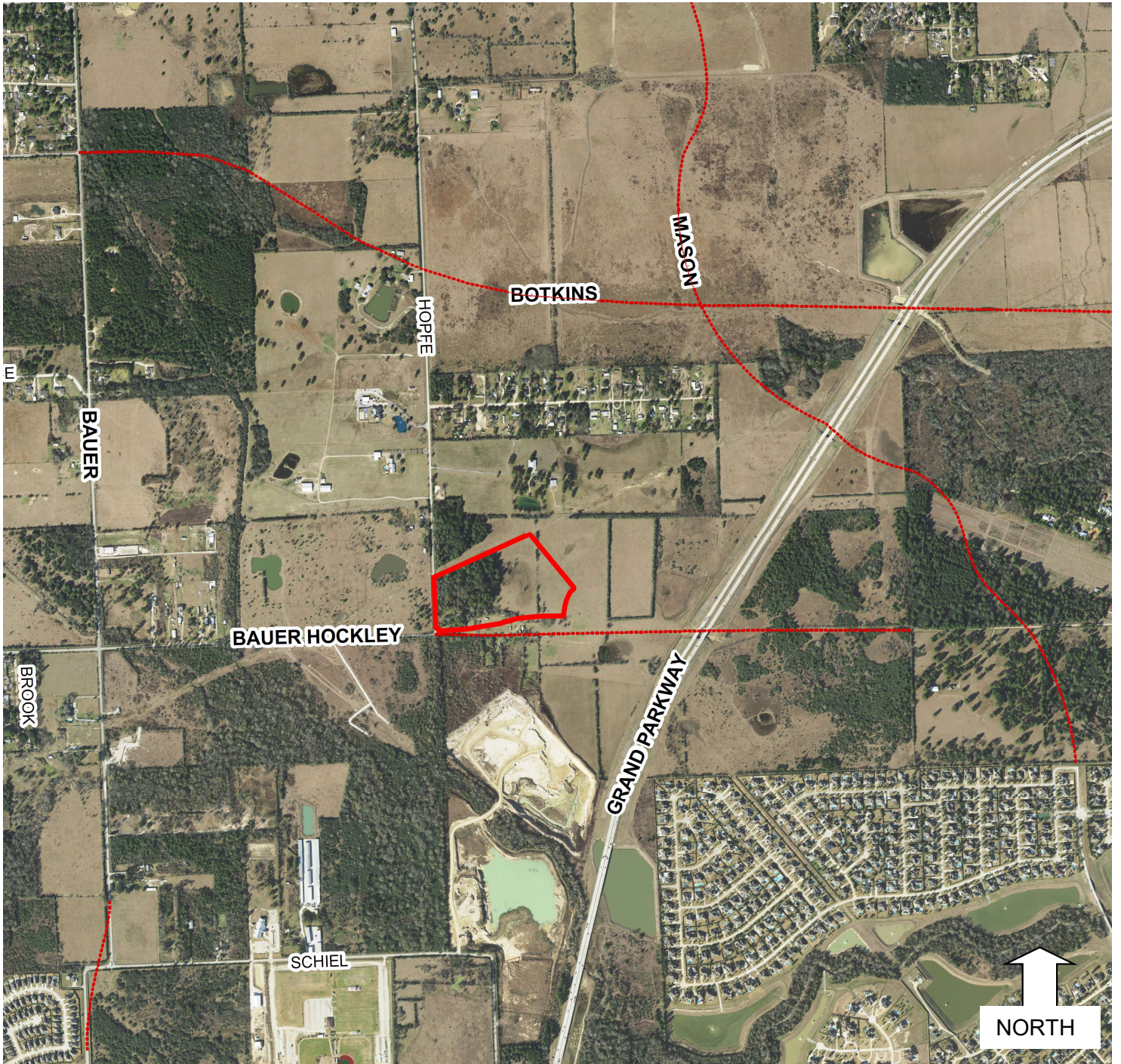
Houston Planning Commission ITEM: 128

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Redbud Sec 4

Applicant: Meta Planning + Design, LLC



F- Reconsideration of Requirements

Aerial



a special exception exhibit for

REDBUD SECTION 4

prepared for
TAYLOR MORRISON



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-17012
APRIL 05, 2024

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Application No: 2024-0690
Plat Name: Redbud Sec 4
Applicant: Meta Planning + Design LLC
Date Submitted: 04/08/2024

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:

To temporarily exceed the points of access requirement by allowing 169 lots to have a single point of access to a public right-of-way, until future sections extend the street pattern to provide a second point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

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.

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:

see special exception request.



Application Number: 2024-0690

Plat Name: Redbud Sec 4

Applicant: Meta Planning + Design LLC

Date Submitted: 04/08/2024

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 temporarily exceed the points of access requirement by allowing 169 lots to have a single point of access to a public right-of-way, until future sections extend the street pattern to provide a second point of access.

Chapter 42 Section: 189

Chapter 42 Reference:

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

(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;

Redbud is a proposed 249-acre single-family residential development situated within the northwest portion of Houston's ETJ in Harris County, north of US-290. The site is located along Bauer-Hockley Road at the intersection of Bauer-Hockley Road and TX-99/the Grand Parkway. The development is planned to comprise eight sections, two of which have already received final plat approval and are in the process of being recorded. The subject application is positioned north of Bauer Hockley, east of Hopfe Road, and west of the Grand Parkway. Per Chapter 42, a maximum of 150 lots may be served by a single point of access. Redbud Sec 4 takes access through Old Spoke Drive to the southeast corner, and Old Spoke Drive then connects to major thoroughfare Bauer Hockley Road directly to the south. Old Spoke Drive is also the entrance to Redbud Sec 2 to the east of the subject plat. Sec 2 contains 61 lots. With the addition of Sec 4, the total number of lots off of Old Spoke Drive is 169, which exceeds the maximum by 12%. Redbud Sec 2 includes a stub street to the northwest, Prairie Run Lane, which will be extended as part of future Redbud Sec 5 to the northwest, and Sec 5 will ultimately connect to Hopfe Road north of the subject application. Therefore, the excessive lot count on Sec 4 is a temporary deviation from Chapter 42 and the deviation is minimal, being 169 lots served by a single point of access which is approximately 12% greater than the 150-lot maximum established in Chapter 42. Old Spoke Drive is an unloaded street that functions like a short collector, providing a clean access window to the two separate sections, which means there will be minimal traffic conflicts where the two sections split off and therefore less chance of any incident occurring that would block the entry to the subdivision. This minimizes the risk of any incidents occurring until the second point of access is established with the next phase of development. Ultimately, Redbud Sec 4 will comply with the Chapter 42 points of access requirements.

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

The proposed special exception will allow a minor 12% increase from the maximum number of lots off of one point of access temporarily, which is in keeping with the standards of this Chapter.

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

The proposed modifications are a 12% deviation from the standard. As previously mentioned, the modification is intended to be a temporary deviation that will be alleviated by future development.

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

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

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

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community. Additionally, future development will alleviate the need for the special exception and meet all requirements at that time.

Houston Planning Commission

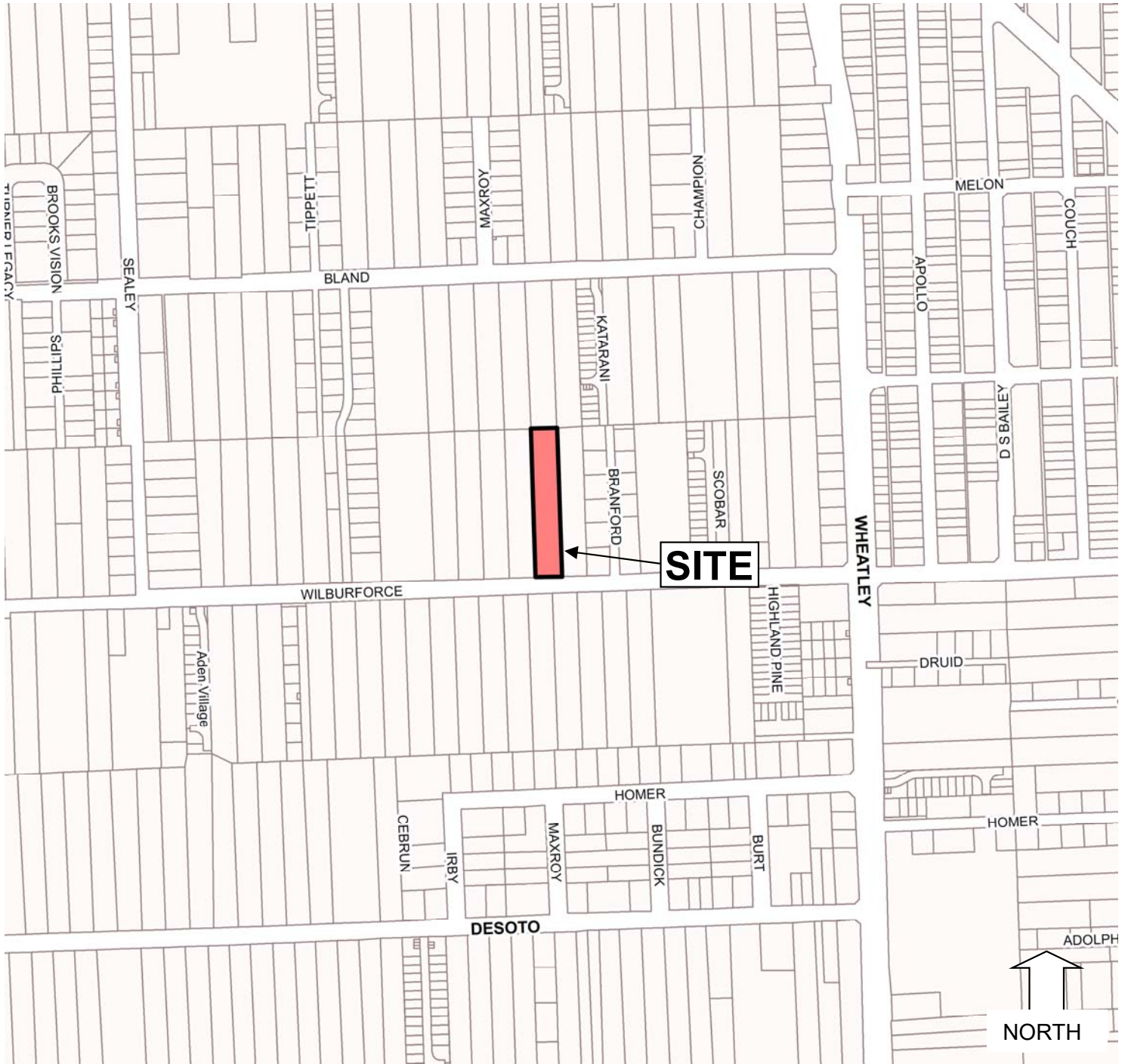
ITEM: 129

Planning and Development Department

Meeting Date: 04/18/2024

Subdivision Name: Wilburforce Landing

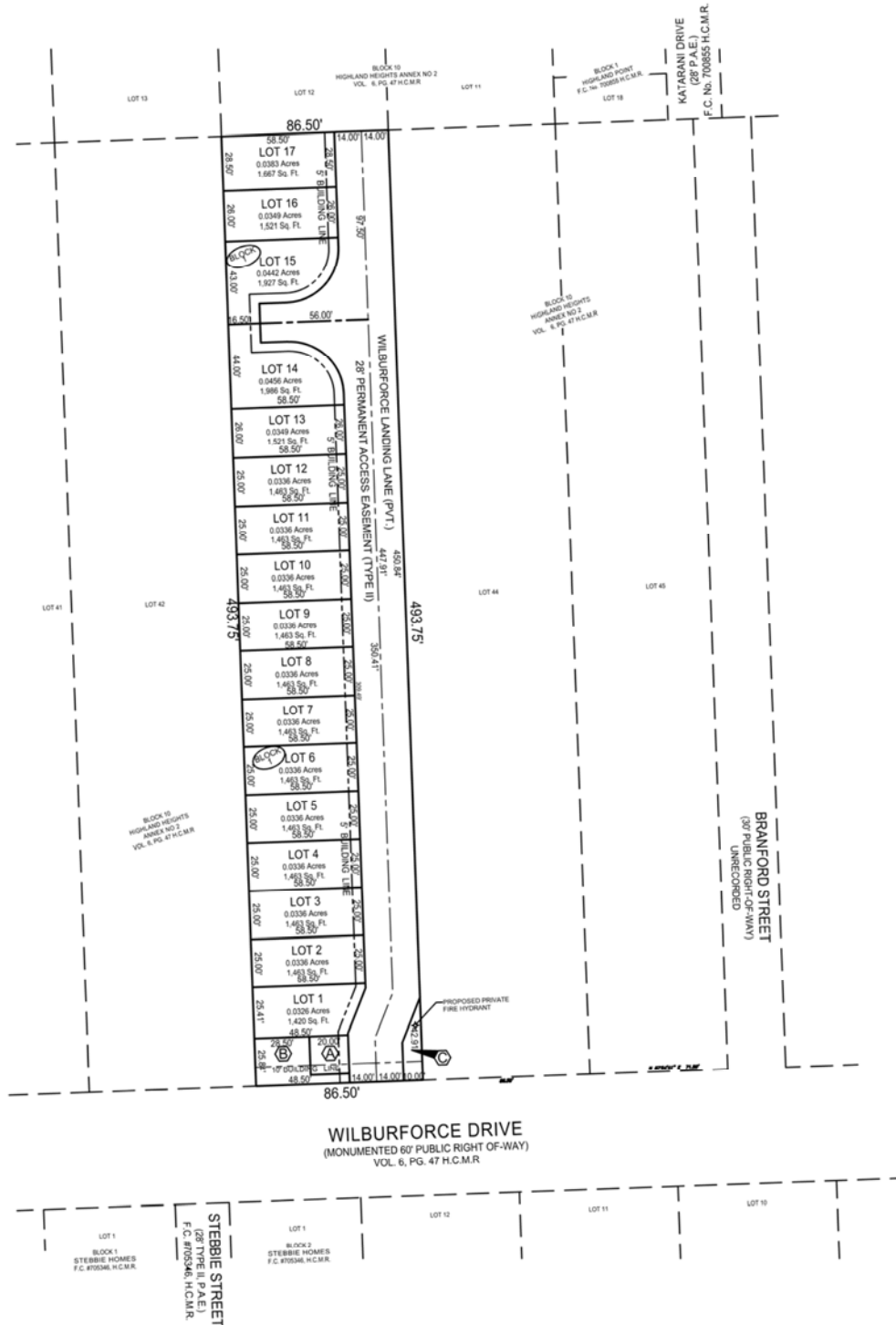
Applicant: Total Surveyors, Inc.



F - Reconsideration of Requirements Site Location

Subdivision Name: Wilburforce Landing

Applicant: Total Surveyors, Inc.



Houston Planning Commission

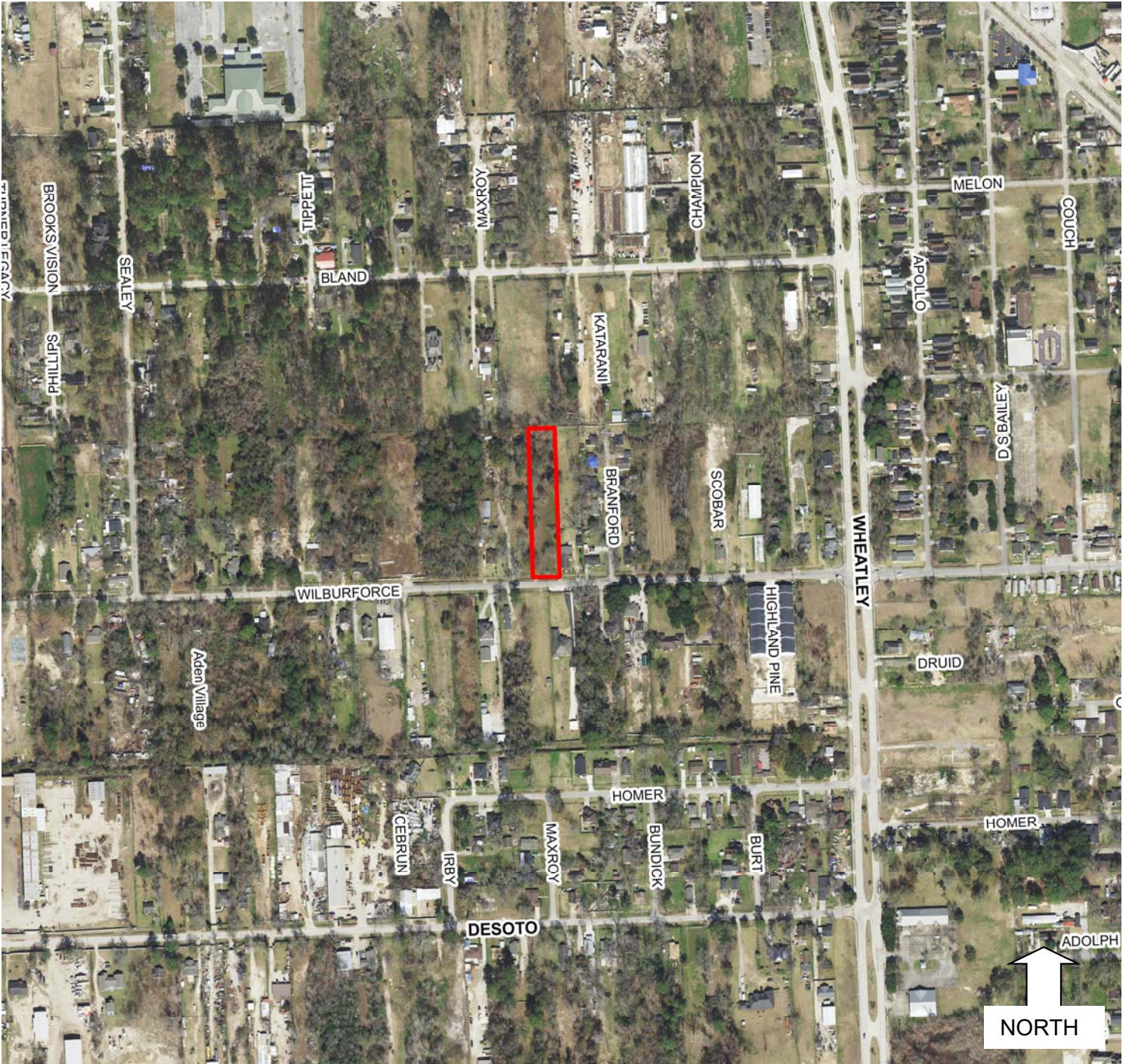
ITEM: 129

Planning and Development Department

Meeting Date: 04/18/2024

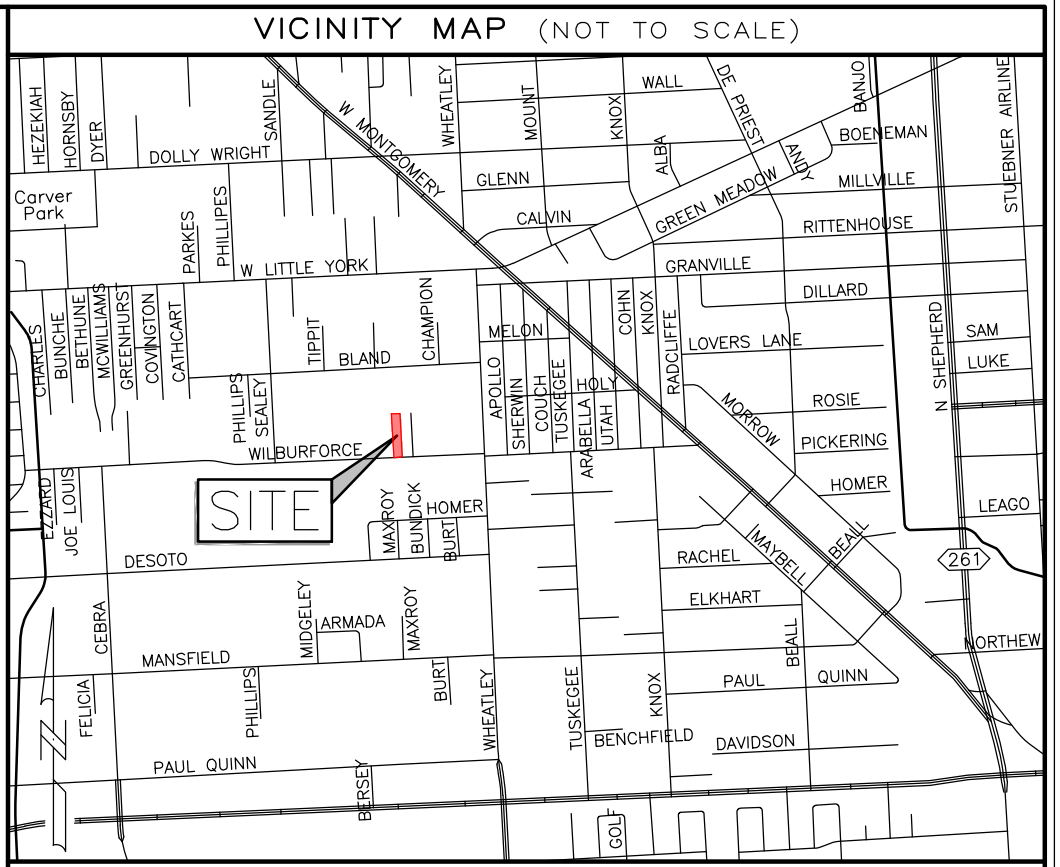
Subdivision Name: Wilburforce Landing

Applicant: Total Surveyors, Inc.



F - Reconsideration of Requirements

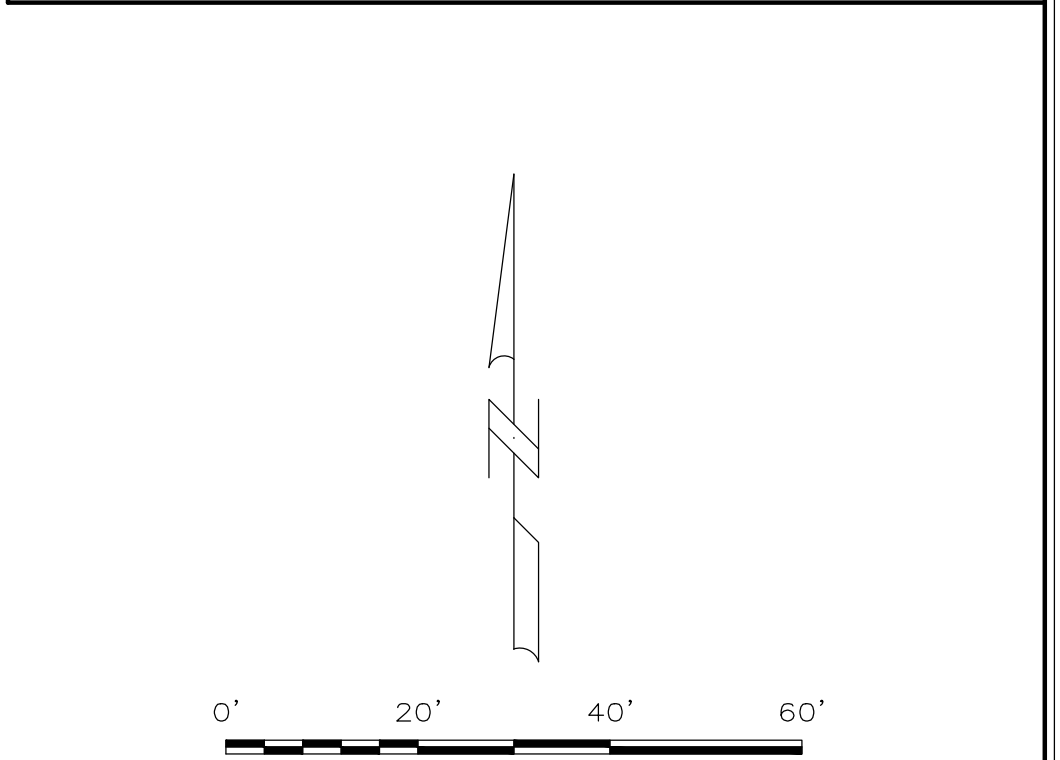
Aerial



PROJECT BENCHMARK
 HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 050280
 BRASS DISK STAMPED 050280 AT INTERSECTION OF W. LITTLE YORK AND WHEATLEY LOCATED ON INLET EAST OF THE INTERSECTION ON SOUTH SIDE OF W. LITTLE YORK IN THE WHITE OAK WATERSHED NEAR STREAM E116-05-00.
 ELEVATION: 83.05 FEET NAVD 1988, 2001 ADJUSTED.

BASIS OF BEARINGS & COORDINATES
 THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.

F.E.M.A. FLOOD ZONE STATEMENT
 I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0660 M, DATED JUNE 9TH 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 100-YEAR BASE FLOOD ELEVATION: N/A
 500-YEAR BASE FLOOD ELEVATION: N/A
 NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.



FLOOD ZONE DESIGNATIONS:

- Zone "A" (FLOODWAY)
- Zone "A"
- Zone "X" SHADED
- Zone "X"

ABBREVIATION LEGEND:

BLDG. - BUILDING
 CONC. - CONCRETE
 TR - TOP OF RIM
 FL - FLOOR LINE
 RCP - REINFORCED CONCRETE PIPE
 PVC - POLYVINYL CHLORIDE
 SS - STORM SEWER LINE
 SSS - SANITARY SEWER LINE
 W - WATER LINE
 OHP - OVERHEAD POWER LINE
 TC - TOP OF CURB
 GUTTER - GUTTER
 FND - FOUND
 IR - IRON ROD
 CM - CONTROL MONUMENT
 TX - TEXAS
 VOL. - VOLUME
 PG. - PAGE
 H.C.M.R. - HARRIS COUNTY MAP RECORDS
 H.C.D.R. - HARRIS COUNTY DEED RECORDS
 H.C.C.F. - HARRIS COUNTY CLERKS FILE
 T.S.P.C. - TEXAS STATE PLANE COORDINATES

SYMBOLS LEGEND:

SYMBOL	FULL DESCRIPTION	LABEL
○	AREA LIGHT	AL
●	CURB INLET	BI
●	BENCHMARK	BM
●	BOLLARD	BOL
●	CLEAN OUT	CO
●	COLUMN	COL
●	CABLE PEDESTAL	TPED
●	ELECTRIC METER	EM
●	ELECTRIC TRANSFORMER	ET
●	FIRE HYDRANT	FH
●	GRATE INLET	GI
●	GAS METER	GM
●	GAS RISER	GR
●	GAS PAINT STRIPE	PS
●	GREASE TRAP	GT
●	GATE VALVE	GTV
●	GUY WIRE	GW
●	GAS VALVE	GV
●	IRRIGATION CONTROL VALVE	ICV
●	MAIL BOX	MB
●	MONITOR WELL	MW
●	PEDESTRIAN CROSSING LIGHT	PCL
●	PIPELINE MARKER	PLM
●	PIPELINE LINE VENT	PLV
●	POWER POLE	PP
●	PP W/TRANSFORMER	PPFT
●	SANITARY MANHOLE	SMH
●	SOIL BORE	SBOR
●	SERVICE POLE	SP
●	STORM MANHOLE	STMH
●	SOUTH WESTERN BELL MANHOLE	SWBHM
●	TEMPORARY BENCHMARK	TBM
●	TELEPHONE PEDESTAL	TPED
●	TELEPHONE BOX	TBOX
●	TRAFFIC SIGN	TS
●	TRAFFIC SIGNAL CONTROL BOX	TSQB
●	TRAFFIC SIGNAL POLE	TSP
●	MONUMENT	MON
●	WATER METER	WM
●	WATER SPOUT	WS
●	WATER VALVE	WV
●	WATER WELL	WW
●	YARD LIGHT	YL

TITLE COMMITMENT INFORMATION
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS OBTAINED FROM A CITY PLANNING LETTER PREPARED BY SELECT TITLE, FILE NO. CS2421217408, EFFECTIVE DATE: 2-12-2024.

- GENERAL SURVEYOR NOTES**
- NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE DETERMINED AT THE TIME OF SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
 - THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
 - INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY WILBURFORCE DRIVE, WHICH IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
 - NO EVIDENCE WAS FOUND FOR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
 - NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
 - SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
 - INDICATES LOCATION, SIZE & MATERIAL INFORMATION WAS OBTAINED FROM THE CITY OF HOUSTON PUBLIC WORKS MAPPING APPLICATION.

SURVEYORS CERTIFICATION
 KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 2-7-2024, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.
 WITNESS MY HAND AND SEAL ON THE 7th DAY OF FEBRUARY, 2024.

KEVIN K. KOLB
 REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269

LEGAL DESCRIPTION OF PROPERTY

BOUNDARY | TOPOGRAPHIC SURVEY
 OF
0.9805 ACRES OF LAND
 (42,709 SQUARE FEET)
 BEING ALL OF
LOT 43, BLOCK 10
HIGHLAND HEIGHTS ANNEX NO 2
 A SUBDIVISION RECORDED UNDER VOLUME 6,
 PAGE 47 OF THE MAP RECORDS OF HARRIS
 COUNTY, TEXAS AND BEING FURTHER SITUATED
 WITHIN THE
E. BENSON SURVEY, A-110
 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

PROPERTY OWNER(S) AND ADDRESS
 OWNER(S) -
 ADDRESS - 0 WILBURFORCE STREET, HOUSTON
 COUNTY - HARRIS
 STATE - TEXAS

DRAWING INFORMATION

SCALE: 1" = 20'
 PAPER SIZE: 24"x36" LANDSCAPE
 PROJECT NO.: 24-042

FIELD DATA: CLEA
 DRAFTING: EEB

CREW: CLEA
 DATE: 2-7-2024
 REV: -

TOTAL SURVEYORS, INC.
 4301 CENTER STREET, DEEP PARK, TEXAS
 PHONE: 281.479.8719 | TOTALSURVEYORS.COM
 T.B.P.E.L.S. FIRM REGISTRATION NO. 10075300

SHEET 1 OF 1



Application No: 2024-0552
Plat Name: Wilburforce Landing
Applicant: Total Surveyors, Inc.
Date Submitted: 03/24/2024

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:

To exceed the required 1,400 intersection spacing along Wilburforce Street, and not provide a north-south through this development.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

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

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 site is located in the Houston city limits, on the north side of Wilburforce Street, between Wheatley Street to the east and Sealey Lane to the west. There is approximately 2,350 feet between the 2 streets with the proposed single family development lying approximately 1,050 feet west of Wheatley Street. The proposed site is bounded on the south by Wilburforce Street, a local street, and additionally surrounded by large narrow lots originally platted as Highland Heights Annex No 2. By ordinance, a local street would be required along the easterly boundary of this tract of land, to meet the 1,400’ intersection spacing for Paul Quinn Road.



Application Number: 2024-0552

Plat Name: Wilburforce Landing

Applicant: Total Surveyors, Inc.

Date Submitted: 03/24/2024

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 required 1,400 intersection spacing along Wilburforce Street, and not provide a north-south through this development.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

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

Statement of Facts

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

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

The site is located in the Houston city limits, on the north side of Wilburforce Street, between Wheatley Street to the east and Sealey Lane to the west. There is approximately 2,350 feet between the 2 streets with the proposed single family development lying approximately 1,050 feet west of Wheatley Street. The proposed site is bounded on the south by Wilburforce Street, a local street, and additionally surrounded by large narrow lots originally platted as Highland Heights Annex No 2. By ordinance, a local street would be required along the easterly boundary of this tract of land, to meet the 1,400' intersection spacing for Paul Quinn Road. The proposed site is located within the Highland Heights Annex No 2 subdivision, which is comprised of narrow width lots that are very deep. Over the years of development, there have been several recorded and unrecorded subdivisions created in the near vicinity. With the creation of these various subdivisions, several streets have been created to serve the lots within the various subdivisions. One such street is Tippet Street, which is located to the west of the proposed subdivision. Recently the City of Houston Planning Department, completed a mobility study for the Acres Homes area. This study does not recommend a street between Sealey Street and Wheatley Street on the north side of Wilburforce Street, but does recommend a street to be created in the vicinity of Tippet Street, between Wilburforce Street and De Soto Street. This particular developed was purchased and proposed due to the recommendations of the Acres Homes Mobility Study. The proposed development will have vehicular access to Wilburforce Street from a 28' P.A.E., with a gated entrance. Requiring the dedication of a new 50' wide right-of-way would only leave a total depth of 36.5' to develop. A plat named Stebbie Homes was recently approved and recorded on the south side of Wilburforce, which was approved with a 28' PAE, and did not provide for a north – south

street within the development. If a street is required in our development, any street extending south could not align with a northerly street and would provide for an unsafe situation concerning the short intersection spacing.

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

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The existing streets pattern located existing in the vicinity of this development, along with the Acres Home Mobility Study, are the circumstances supporting the variance. The required north-south street should be addressed when the properties to the west are redeveloped.

(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 because based on the current location of the dedicated and existing streets east and west of this proposed development, along the with the recommendations of the Acres Home Mobility Study, the new street right-of-way should be placed west of this tract. By aligning the new right-of-way with the existing Tippett Street location, the proposed street location would be near the middle between Sealey Street and Wheatley Street.

(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, since there is adequate circulation in the area provided by the existing major thoroughfare and local street pattern. This area has utilized this network of streets for many years without the need for expansion and the fact that the Acres Homes Mobility Study has recommended a street location that is west of our site.

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

Economic hardship is not the sole justification for the variance, because of the existing street development pattern in the area concerning Tippett Street , north and south of this development, along with the recommendations of the Acres Homes Mobility Study.



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 29, 2024

NOTICE OF VARIANCE

PROJECT NAME: Wilburforce Landing

REFERENCE NUMBER: 2024-0552



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Wilburforce Street, east of Sealey Street, and west of Wheatley 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.

Total Surveyors, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed 1,400' intersection along a local street and not provide a north/south street through the property. Enclosed are copies of the variance request, existing conditions survey, and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 18, 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 Kevin Kolb with Total Surveyors, Inc. at 281-479-8719. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call 832-393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/18/2024

ITEM: 136

Applicant: JS1648 JANUS TRUST
Contact Person: GEOFFREY PENG

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
WEST OF: US 59 NORTH OF: GRAND PKWY	24-1738	77357	5673	256N	ETJ

ADDRESS: 20990 S SABINE DRIVE, NEW CANEY, TX

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 16, 17, AND 18, IN BLOCK 7, OF RIVER HOLLOW ESTATES, AN UNRECORDED SUBDIVISION SITUATED IN THE JAMES H. STEWART SURVEY, ABSTRACT NO. 668, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

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 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Echo Homes, Kevin Sechelski, 832.545.5503, kevin@echohomes.com, 1207 Bethlehem Street, 24014620, 77018, 5260A, 452F, C.

HCAD ACCOUNT NUMBER(S): 0813070000004
PROPERTY LEGAL DESCRIPTION: LOT 4 OF Oaks Christian Church
PROPERTY OWNER OF RECORD: Baeza Chris, Tran Nhu Hanh Mina
ACREAGE (SQUARE FEET): 9,197
WIDTH OF RIGHTS-OF-WAY: Bethlehem St (60') & Ella Blvd (80')
EXISTING PAVING SECTION(S): Bethlehem St (40') & Ella Blvd (50')
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New S.F.R. 6,282 S.F.

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line as opposed to the required 25' building line along Ella Boulevard a major thoroughfare street.

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): The owners of this property purchased this land in the hopes of building their family's primary residence. When purchasing land or a home common practice is to refer to a survey and a title companies legal department to research recorded plats to determine build lines. The Survey, Plat and Title Policy all show the 10ft build lines on Ella boulevard and the home was designed accordantly.

The home directly behind our lot located at 4903 Ella Blvd Houston Texas 77018 appears to also have been designed and constructed around the same 10ft build line. This homes fence that runs parallel to Ella would meet up with our proposed fence and would not cause no visual issues. Also, it appears that multiple homes on Ella Blvd are also constructed closer than today's 25ft build line ordinance. Understanding these homes might have been grandfathered in we would like to note that by allowing our home to also be constructed with similar build lines no visual implications would be present.

Our clients are asking for a variance to be granted that would allow for their home to be constructed using the original recorded plats build lines of 10ft on Ella Boulevard and 25ft on Bethlehem Rd.

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**

In the city of Houston code requirements, Chapter 42:152, there is a 25' build line setback from the thoroughfare that would prevent us from building the home we have designed for this lot based on the 10' build line as shown on the recorded subdivision plat.

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

The request is strictly for the purpose of building a portion of the single family residence on this lot in the 25' build line as designed. Please refer to the architectural drawing provided.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The owners of this property purchased this land in the hopes of building their family's primary residence. When purchasing land or a home common practice is to refer to a survey and a title companies legal department to research recorded plats to determine build lines. The Survey, Plat and Title Policy all show the 10ft build lines on Ella boulevard and the home was designed accordantly. My clients would be impacted greatly and would have a tremendous financial hardship if the variance were not granted due to the value of this land decreasing to an unusable partial of land.

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

This variance request is for the purpose of building a portion of the single family dwelling within the 25' build line. Please refer to the architectural drawings provided.

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

As previously stated, this is for the purpose of building a portion of the single family dwelling within the 25' build line and will not be injurious to the public health, safety or welfare.

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

There is no economic hardship for this variance request.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

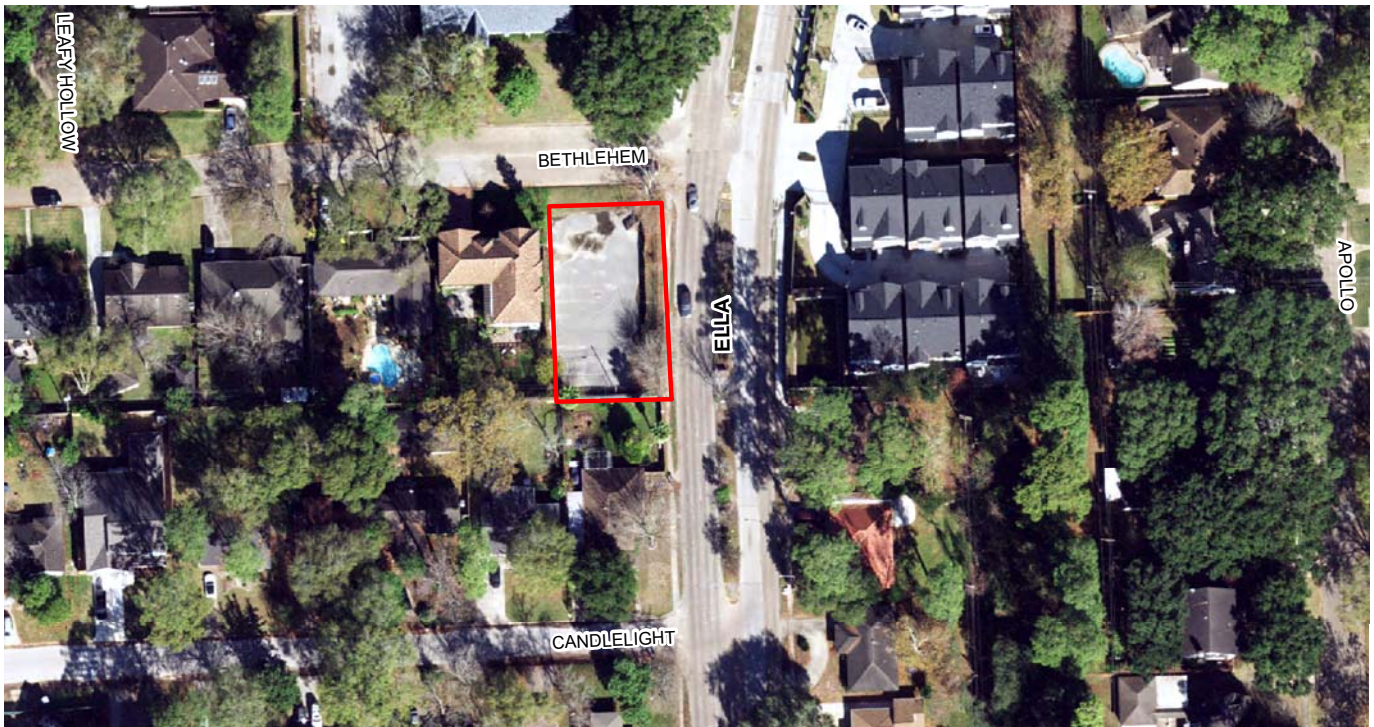


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map



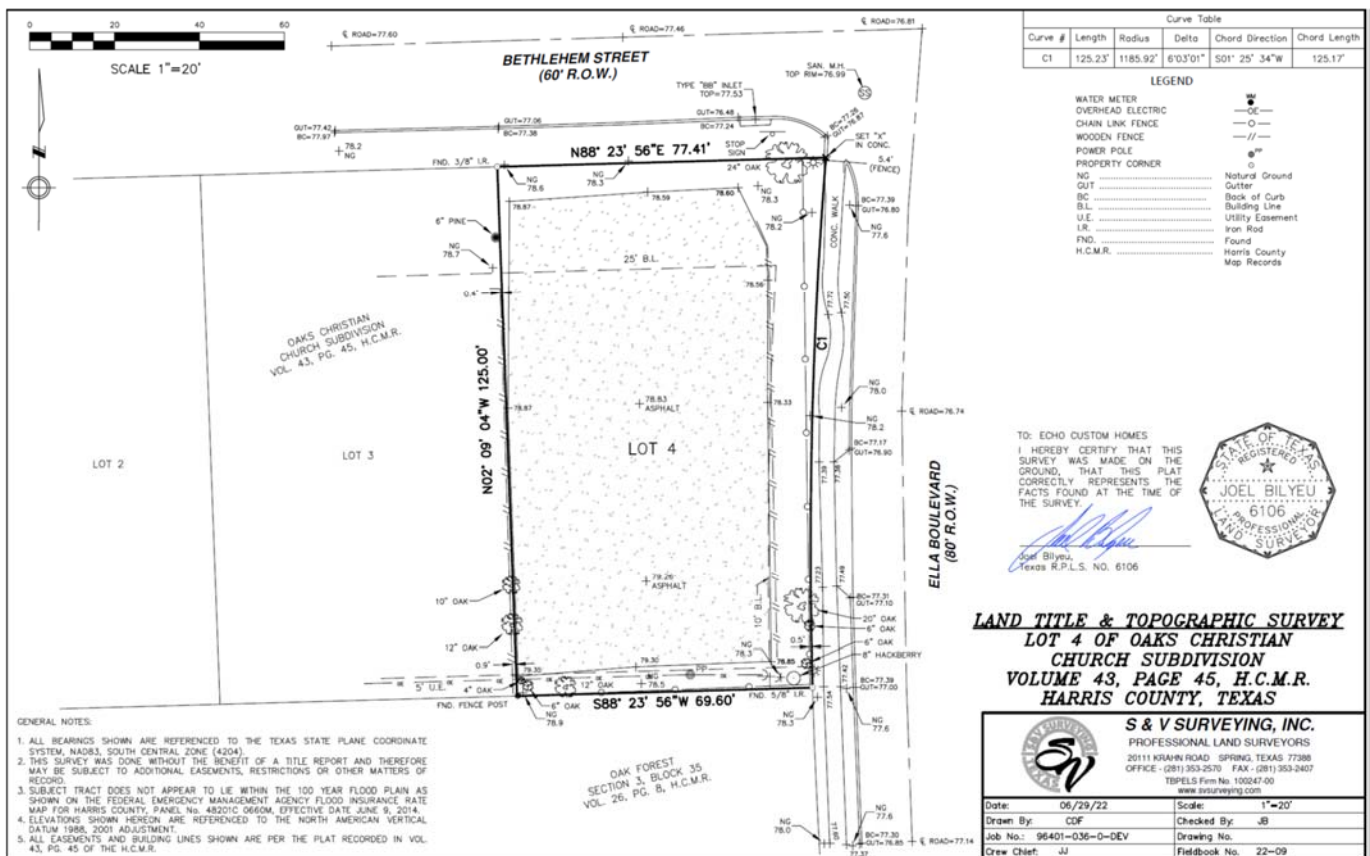
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 137 Meeting Date: 04/18/2024

Survey

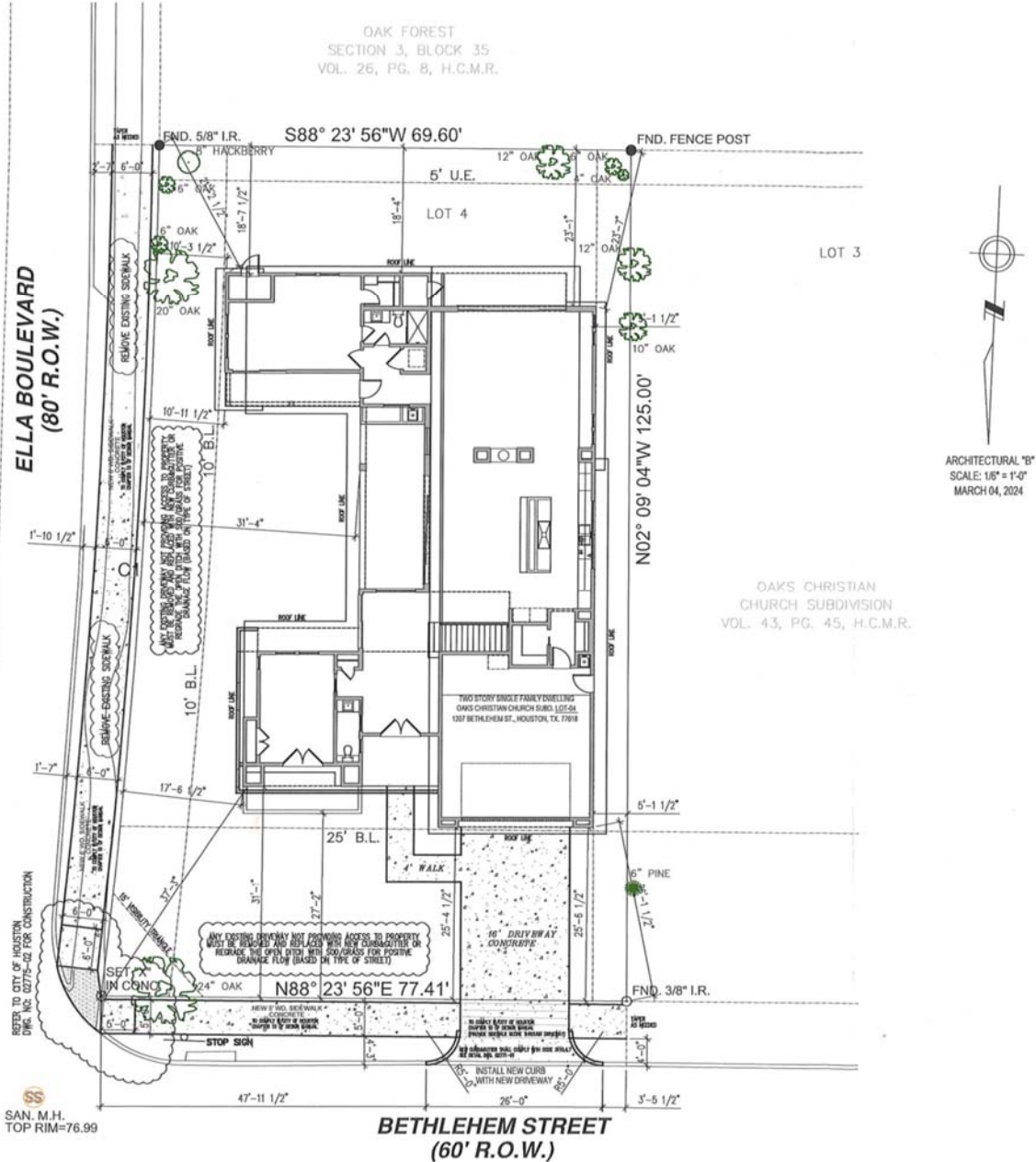


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

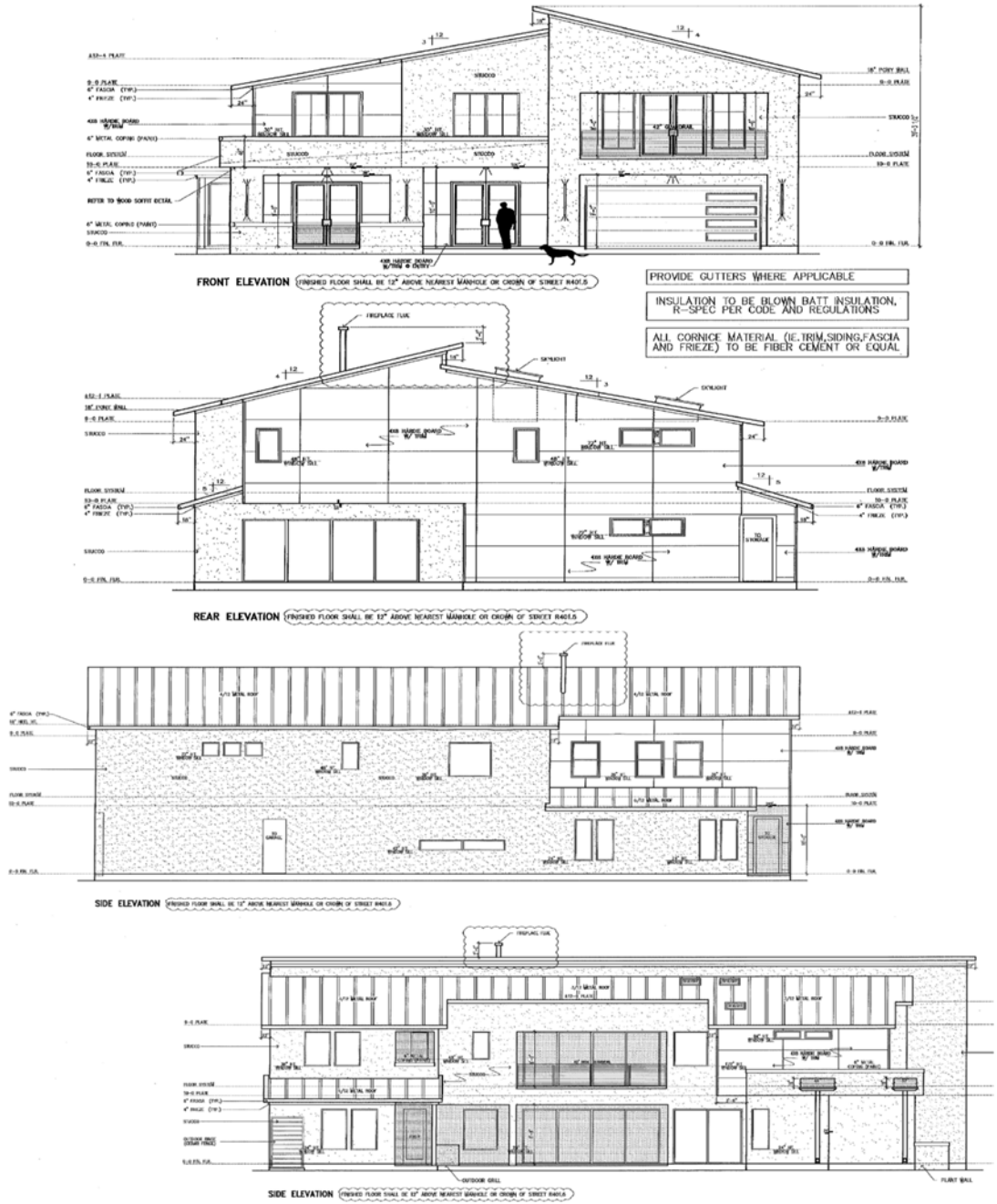


DEVELOPMENT PLAT VARIANCE



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

HCAD ACCOUNT NUMBER(S): 0070290000012
PROPERTY LEGAL DESCRIPTION: LT 12 BLK 24 BEAUCHAMP SPRINGS
PROPERTY OWNER OF RECORD: Enrique Virgilio Lopez
ACREAGE (SQUARE FEET): 5,000 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY: 50 ft and 62.5 ft (corner lot)
EXISTING PAVING SECTION(S): 24 ft wide
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: n/a
LANDSCAPING PROVIDED: n/a

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: SFR [1,090 sq ft], SFR [532 sq ft], Detached Garage [372 sq ft]
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Pavilion [384 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: 04/18/2024

Houston Planning Commission

Aerial Map

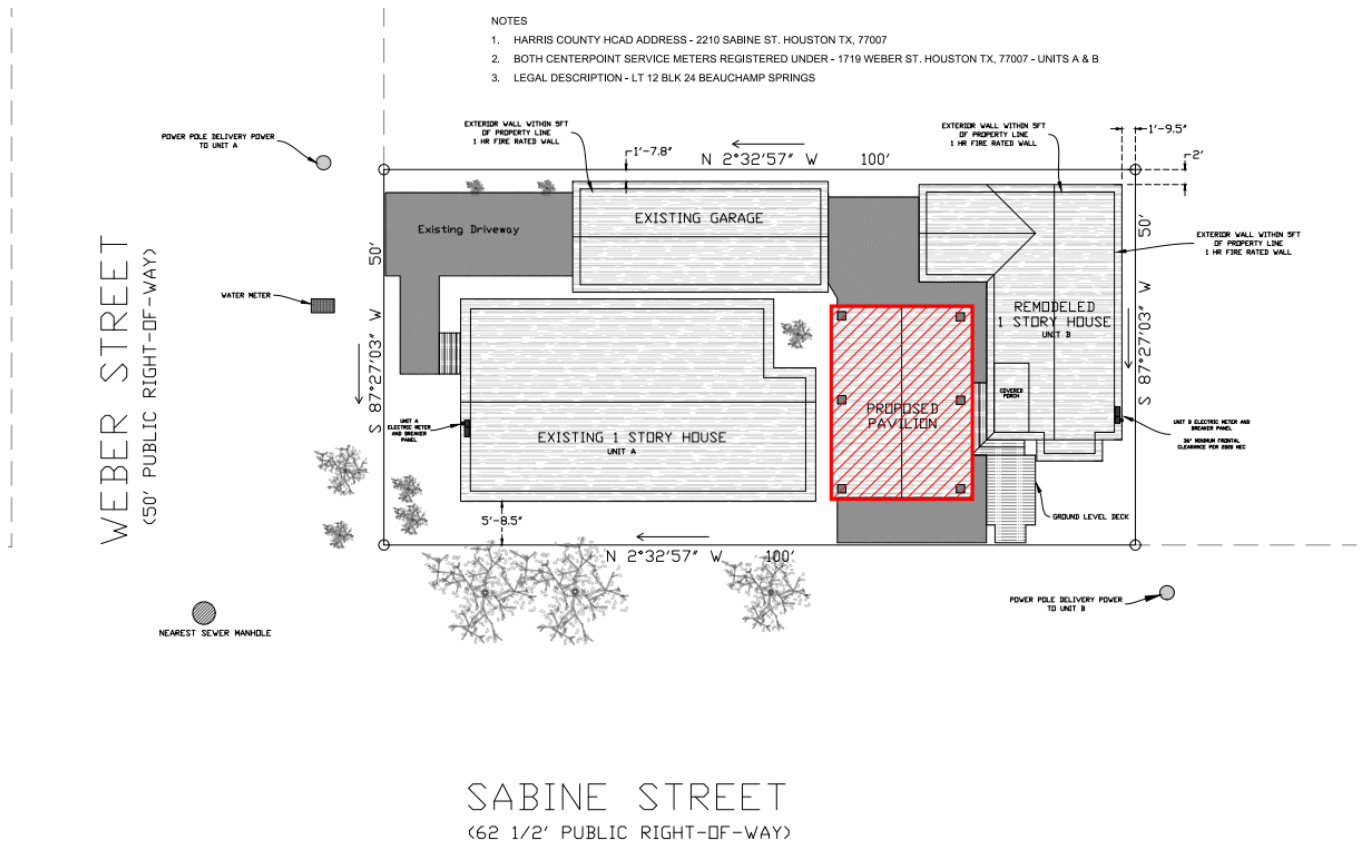


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

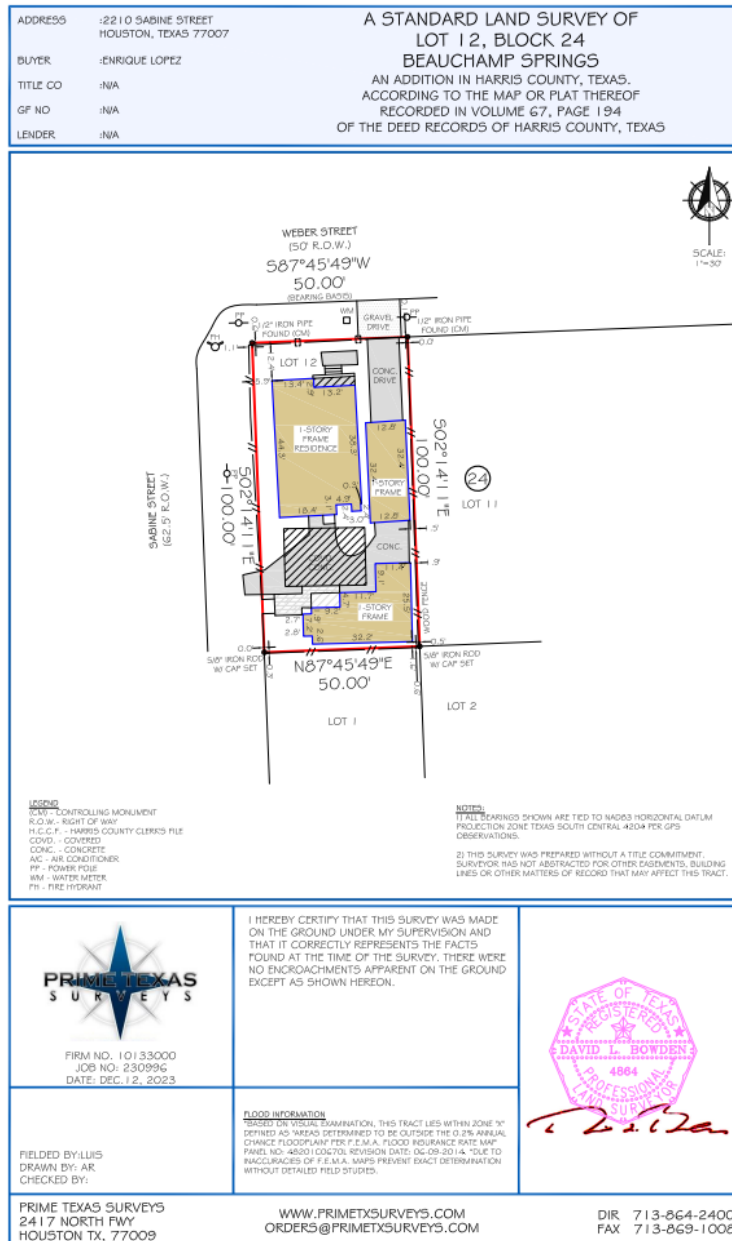


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

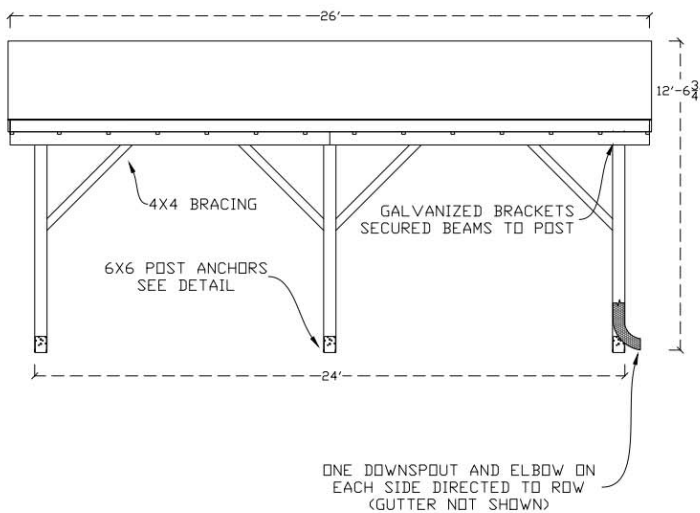


DEVELOPMENT PLAT VARIANCE

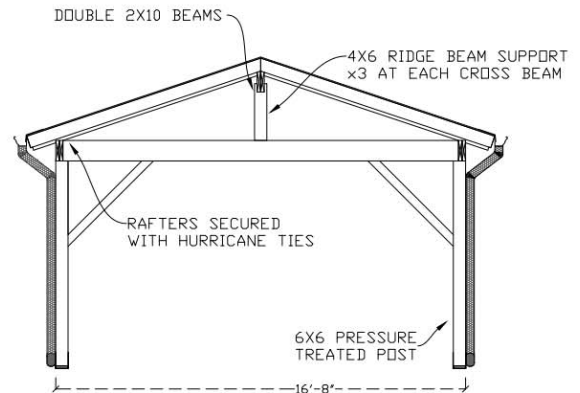


Houston Planning Commission

Elevations



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



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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

n 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 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Sheff Legacy Builds LLC, Carrie Sheffield, 502-314-1930, carrie@shefflegacybuilds.com, 8303 Venus Street, 24022950, 77008, 5162D, 411V, B.

HCAD ACCOUNT NUMBER(S): 0361160030024
PROPERTY LEGAL DESCRIPTION: LOT 24, BLOCK 3, of Washington Heights Annex NO. 1
PROPERTY OWNER OF RECORD: Carrie Sheffield
ACREAGE (SQUARE FEET): 2,750
WIDTH OF RIGHTS-OF-WAY: Venus Street (60') & Mckinley Avenue (60')
EXISTING PAVING SECTION(S): Venus Street (20') & Mckinley Avenue (unimproved)
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: N/A, 0 sq ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New Single-Family Residence, 1624 sq ft

PURPOSE OF VARIANCE REQUEST: To allow a 1-foot building line with a 12" roof overhang along McKinley Avenue and undeveloped r.o.w. in lieu of the required 10-foot building line.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets - Single-family residential. B. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

To summarize, the existing requirements for 10-foot building setbacks would eliminate applicant's ability to develop a livable residential property. If existing requirements are upheld, the buildable lot width would be reduced from 25 feet to 15 feet and only 12 feet with consideration of 3-foot building setback requirement on opposite side of lot. Additionally, the *proposed street (McKinley Avenue) is currently unimproved with no plans for improvement* and existing streets already allow for reasonable flow of pedestrian and vehicle traffic.

Since the hardship was created by an ordinance that was implemented subsequent to calendar year 1913 when the lot in question was platted and created for residential use, the applicant is requesting a reduction of building setback from 10 feet to 1 foot.

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**

Existing requirements for 10-foot building setbacks would eliminate applicant's ability to develop a livable residential property. If existing requirements are upheld, the buildable lot width would be reduced from 25 feet to 15 feet and only 12 feet with consideration of 3-foot building setback requirement on opposite side of lot. Additionally, the *proposed street (McKinley Avenue) is currently unimproved with no plans for improvement* and existing streets already allow for reasonable flow of pedestrian and vehicle traffic.

- (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 circumstances supporting this request is not the result of a hardship created or imposed by the applicant, but rather by ordinances that were implemented subsequent to calendar year 1913 when the lot in question was platted and created for residential use.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The granting of the variance will not be injurious to public, health, safety or welfare. The intent of the building setback and line requirements will still be upheld in the event the variance request is granted; given there are no plans for improvement of the proposed street (McKinley Avenue).

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

The applicant will still adhere to the 20-foot building setback requirement for the lot facing the existing street (Venus Street) much like other single-family residential properties; allowing sufficient pedestrian walkways and vehicle traffic which will uphold the overall safety of citizens. In addition, the construction of another single-family residential home will help lessen the residential housing deficit furthering the welfare of all citizens.

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

Finally, justification for the variance is the building line and setback requirements would no longer allow the applicant to develop the lot for its full intended purpose that was established in 1913 before the ordinance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 139

Meeting Date: 04/18/2024

Houston Planning Commission

Aerial Map

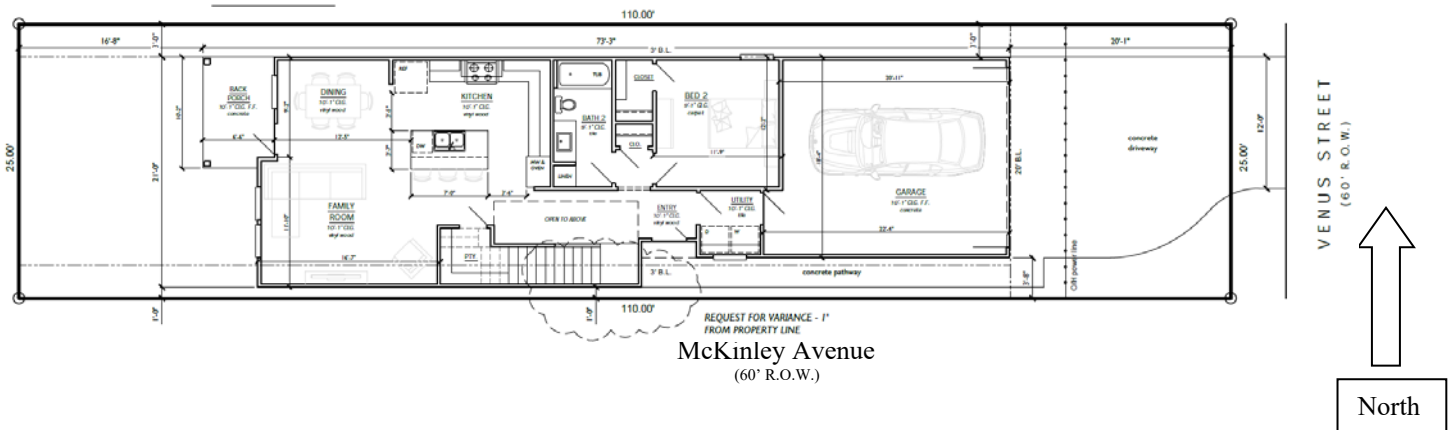


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

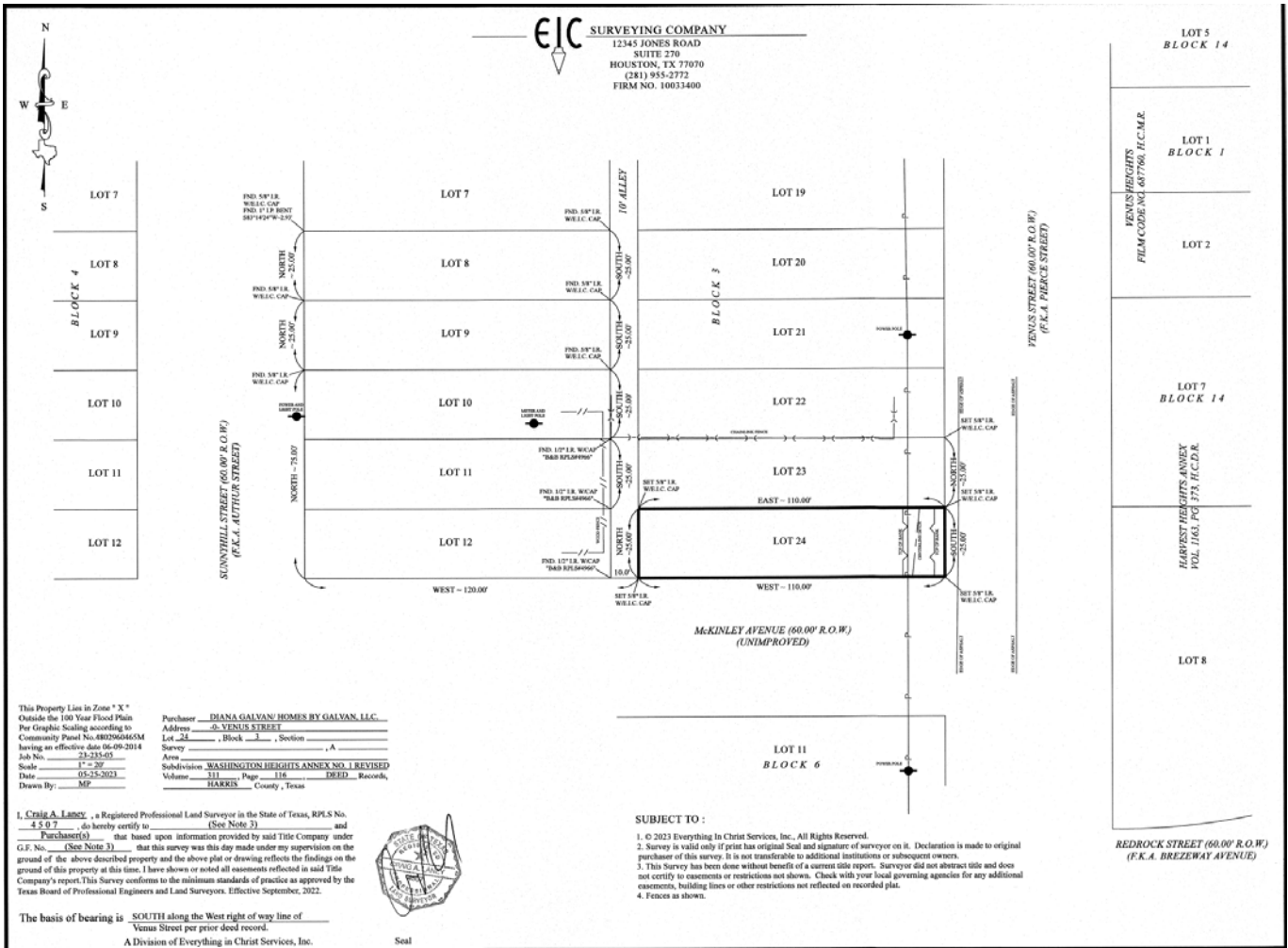


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations

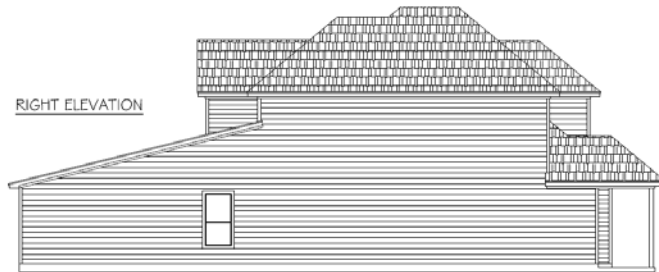


FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

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: III
Meeting Date: 04/18/2024

Houston Planning Commission

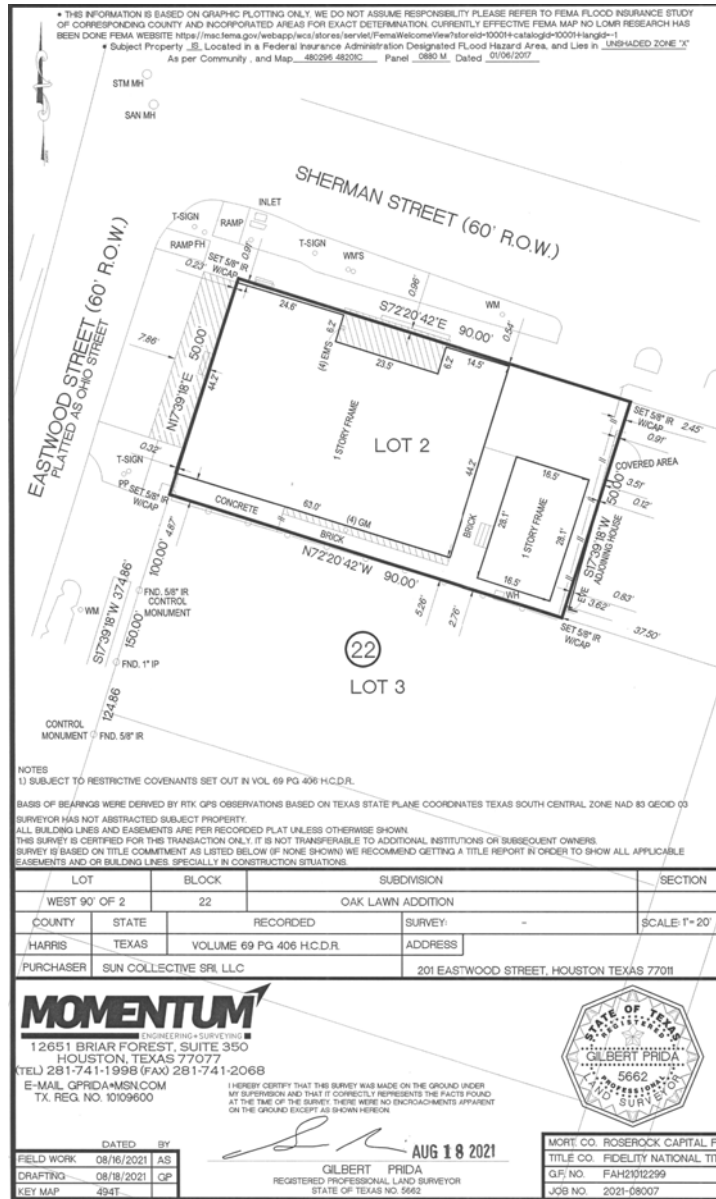
Aerial Map



OFF-STREET PARKING VARIANCE



Survey



OFF-STREET PARKING VARIANCE



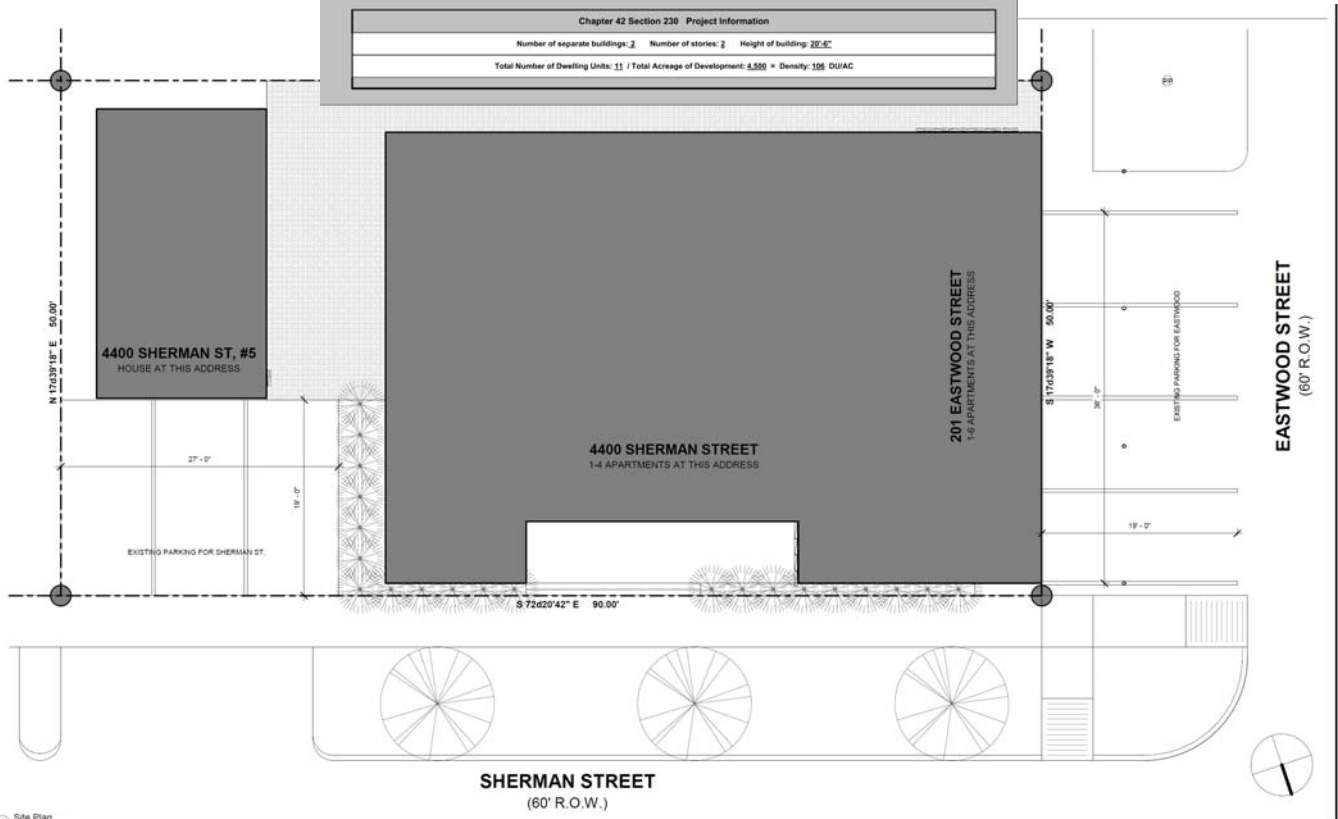
Houston Planning Commission

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	14

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: 6.55 = Density: 166 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
Cisneros Design Studio Architects LLC	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2003 Union Street	24027705	77007	5357B	493K	H

HCAD ACCOUNT NUMBER(S):	0052010000007
PROPERTY LEGAL DESCRIPTION:	LTS 7 & 8 BLK 418, BAKER W R NSBB
PROPERTY OWNER OF RECORD:	MPS TEXAS LLC
ACREAGE (SQUARE FEET):	10,000
WIDTH OF RIGHTS-OF-WAY:	Union Street (80') & White Street (80')
EXISTING PAVING SECTION(S):	Union Street (24') & White Street (40')
OFF-STREET PARKING REQUIREMENT:	18 parking spaces
OFF-STREET PARKING PROVIDED:	16 parking spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	existing 5,000sf
PROPOSED STRUCTURE(S) [SQ. FT.]:	Restaurant buildout 3,400sf

PURPOSE OF VARIANCE REQUEST: Is to reduce the parking requirement amount from 18 parking spaces to 16 parking spaces for a restaurant remodel

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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owner proposes to implement the previously-approved HAHCOA for the restoration and use of the empty building in the Old Sixth Ward Historic District. The building fronts the Washington corridor and is near other popular hospitality destinations. The proposed site alterations contains 16 parking spaces, but current potential tenants will require an additional 2 spaces, which is not possible due to the historic nature of the building configuration. Directly across the street 14 metered spaces exist on Union Street but are available on a first-come basis so are not reserved. The building has previously housed a neighborhood-styled restaurant tenant, GRAFFITI's, but is currently empty.

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 requirement of the adding one additional off-street parking spaces would not be possible without demolishing a portion of the building, which would be difficult to get approved since this is a contributing building and the owner is intending a historic renovation of the structure in accordance with a previously-approved COA.

The owner intends to preserve the historic nature of the building, in accordance with the approved COA, and to create a viable economic use for the building. Renovation of the building will enhance and preserve the consistency of the historic district building stock and address current vagrancy and police visits to the property for homelessness/graffiti issues.

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 owner has not modified the square footage of the existing buildings, and the circumstances requiring the variance are not a hardship imposed or created by the applicant.

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

The intent of the ordinance is to provide sufficient off-street parking for commercial properties. The proposed project is designed to attract and serve historic district residents walking or biking to the site. Both the on-site and adjacent street parking provide sufficient parking for the proposed development and its operation

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

Chapter 26 goals do not acknowledge the rapid and tangible demographic, planning and future trends of the Old Sixth Ward district. It is substantially more pedestrian-oriented with this corridor getting substantial business support by the adjacent neighborhood which recognizes the benefit of rehabilitating the historic buildings of the district.

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

The variance will support the further enhancement of the streetscape by reducing the traffic congestion associated with more vehicular traffic and parking areas. The proposed neighborhood- scaled development provides a destination for area residents wanting to patronize a street—oriented café in their neighborhood.

- (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.

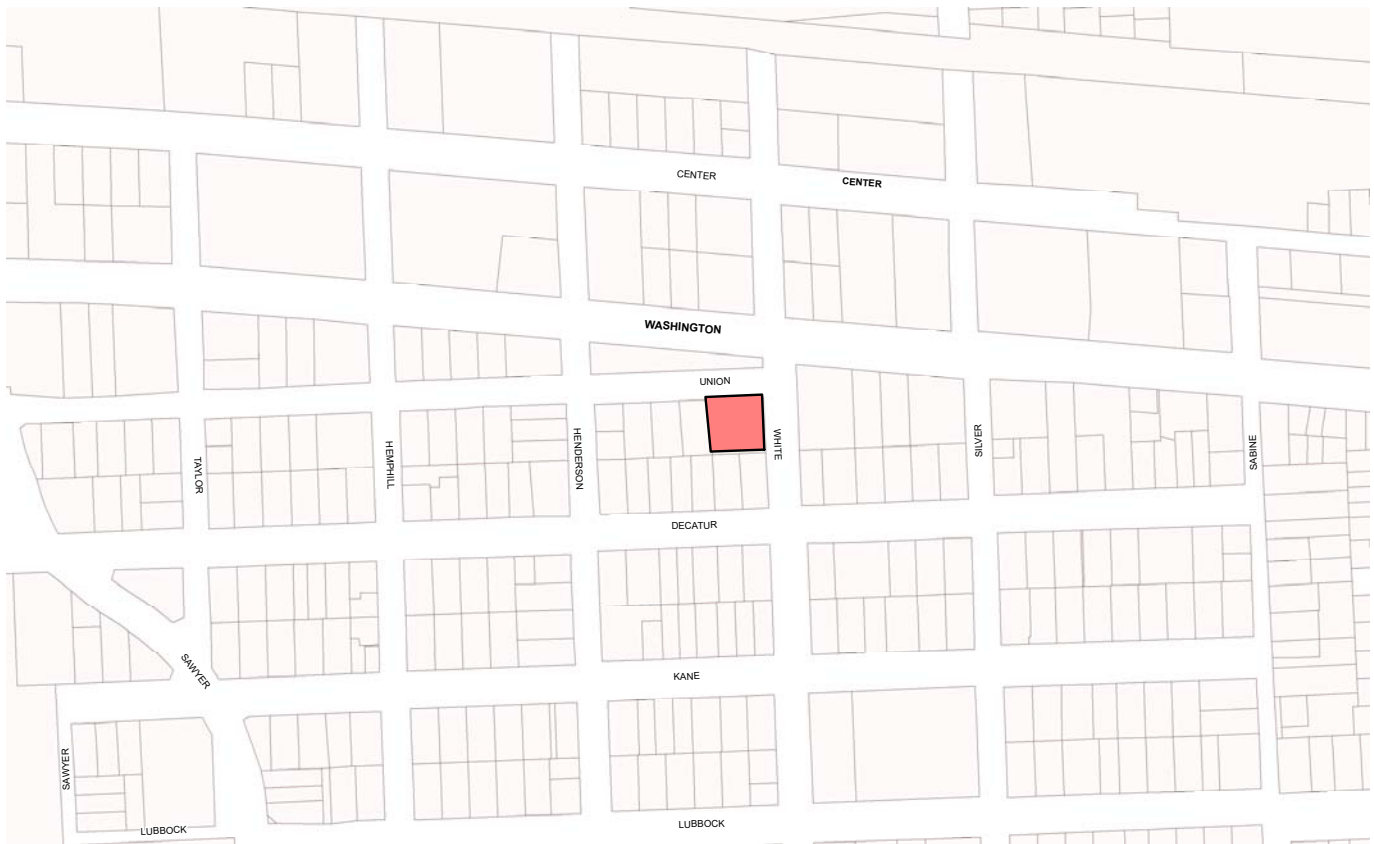
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

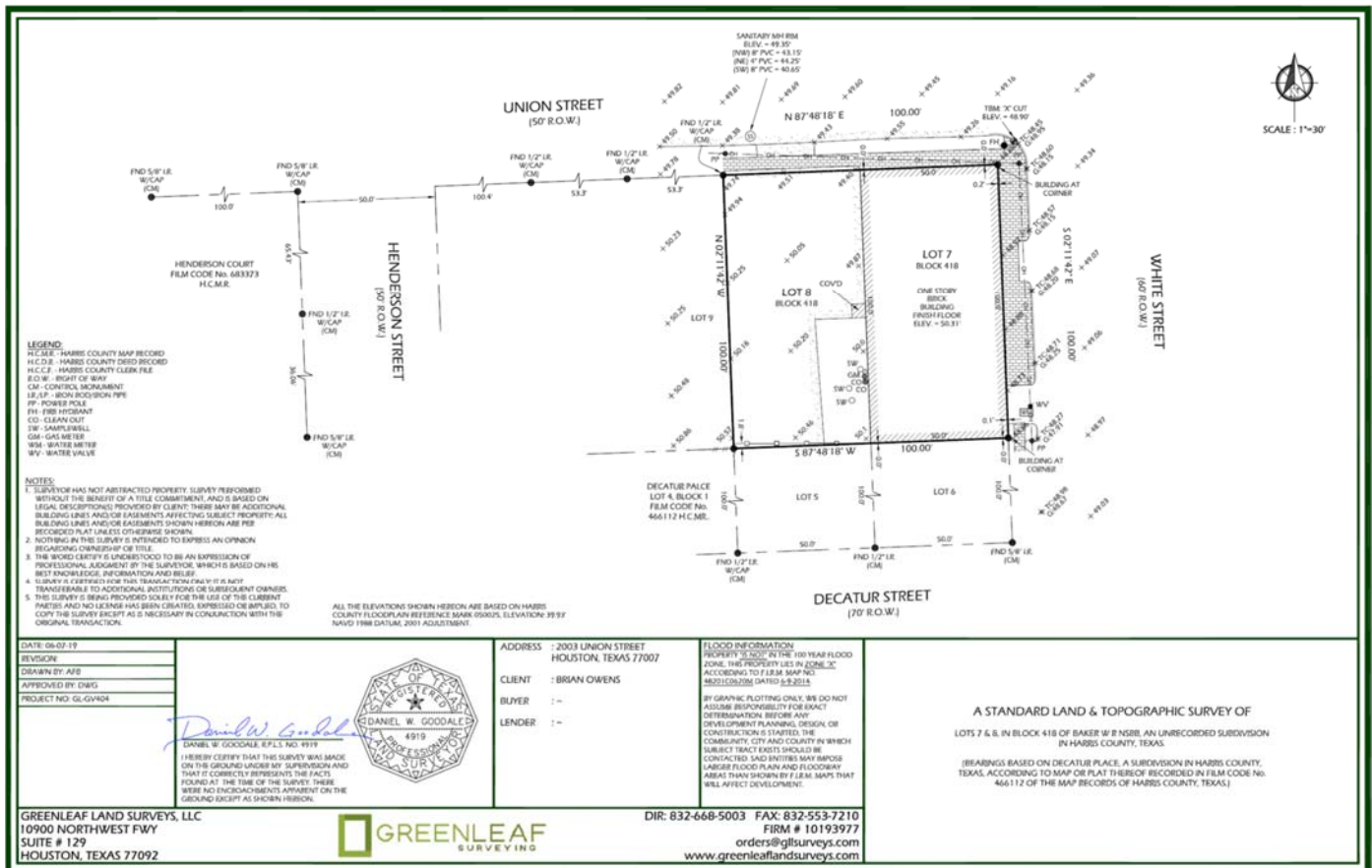


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

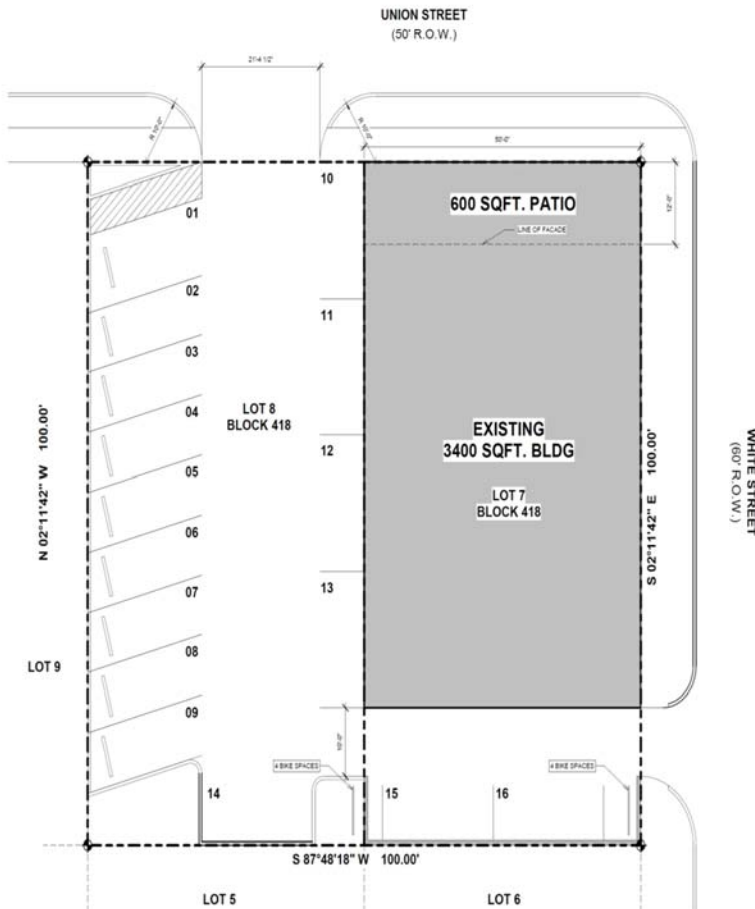


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



PARKING CALCULATIONS:

TOTAL PARKING REQUIRED	
NEIGHBORHOOD RESTAURANT: 9 SPACES/1,000SF GFA	
GFA	REQUIRED
3,400 SF	31
HISTORIC DISTRICT REDUCTION	
A 40% parking reduction is allowed for redeveloping a designated historic building.	
31 PARKING REQUIRED X 40% = 18 PARKING SPACES	
BICYCLE PARKING & SUBSTITUTIONS	
1 BICYCLE SPACE REQUIRED OVER 5,000SF GFA, SUBSTITUTE 1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% REQUIRED PARKING)	
REQUIRED	PARKING REDUCTION
1	4 BIKE SPACES = 01 CARS
TOTAL PARKING PROVIDED	
TOTAL PARKING MINUS SUBSTITUTED BICYCLE SPACES (INCLUDING 2 ADA SPACES W/ 1 VAN)	
TOTAL REQUIRED MINUS SUBSTITUTES	PROVIDED
18 - 1 = 17	16

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE