CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Special Request Notice

VAR/SE

November 4, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1786

PLAT NAME：City North

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 208 GREENS RD. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to exceed intersection spacing along Greenspoint Drive. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Robert Kness, with Kimley Horn, on behalf ofthe developer, can be contacted at 281-920-6300 for additional information regarding this project. You may also contact the Planner, Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

The Planning and Development Department staffis currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission isthe non-legislative body authorized to review and render decisions on subdivision applications and requests.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 3, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber .**

See reverse side for useful information.

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

You may submit comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

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.
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, REEP-IND CITYNORTH OWNER TX LLC, ACTING BY AND THROUGH KEVIN WYATT, ITS EXECUTIVE VICE PRESIDENT AND GABE LERNER, EXECUTIVE VICE PRESIDENT, OFFICERS OF REEP-IND CITYNORTH OWNER X LLC, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 79.076 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CITY NORTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DODICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT

IN TESTIMONY WHEREOF, REEP-IND CITYNORTH OWNER TX LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEVIN WYATT, ITS EXECUTIVE VICE PRESIDENT, ATTESTED BY ITS EXECUTIVE VICE PRESIDENT, GABE LERNER , THIS ___ DAY OF _____, 20__

REEP-IND CITYNORTH TX LLC

BY: _____
KEVIN WYATT
EXECUTIVE VICE PRESIDENT

BY: _____
GABE LERNER
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN WYATT AND GABE LERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, _____DAY OF _____, 202__

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

_____
MY COMMISSION EXPIRES: (DATE)

I, ROBERT KNESS, AM OR REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (CENTRAL OR SOUTH CENTRAL) ZONE.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

_____
ROBERT KNESS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6486

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF CITY NORTH IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____, DAY OF _____, 202_.

BY: _____
LISA M. CLARK OR M. SONNY GARZA
CHAIR VICE CHAIRMAN

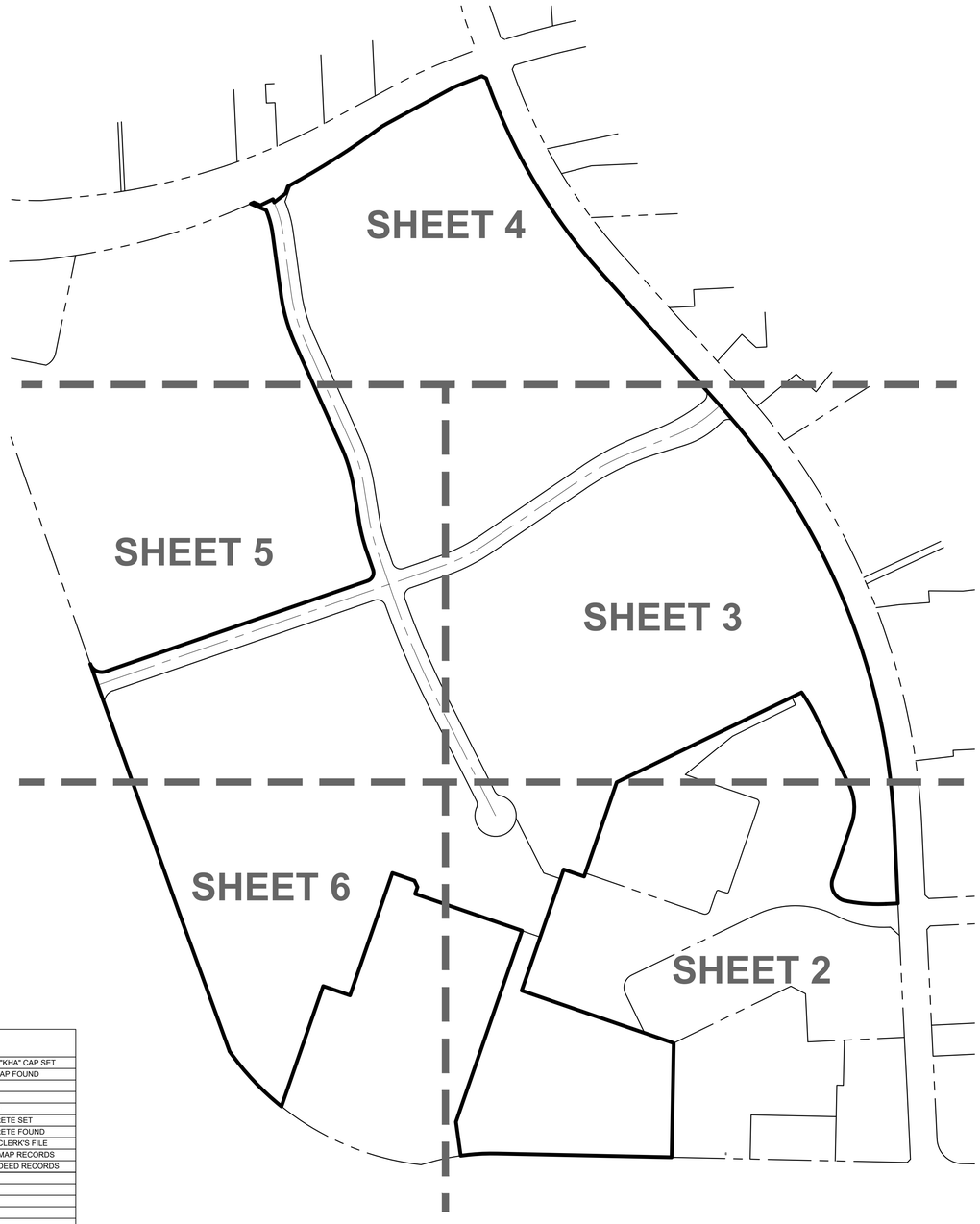
BY: _____
VONN TRAN
SECRETARY

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 20___ , AT_____O'CLOCK __ .M., AND DULY RECORDED ON _____, 20___ , AT_____O'CLOCK __ .M. AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



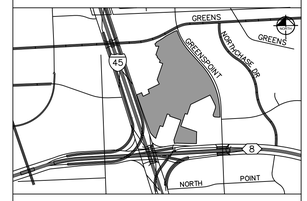
ABBREVIATIONS

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
1" = 200' @ 24X36

VICINITY MAP SCALE: 1" = 2000'



CITY OF HOUSTON, HARRIS COUNTY, TEXAS
KEY MAP PAGE 372R

GENERAL NOTES

1. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987353897.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204.
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.
5. THIS PLAT IS LOCATED IN PARK SECTOR 9
6. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

CITY NORTH

A SUBDIVISION OF
79.076 ACRES / 3,444,556 SQ. FT.
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "C"
GREENSGATE SUBDIVISION, SECTION 1
VOL. 291, PG. 67, H.C.M.R.
SITUATED IN THE
PIERCE SULLIVAN SURVEY, A-749
HARRIS COUNTY, TEXAS

REASON FOR REPLAT
TO CREATE 4 UNRESTRICTED RESERVE

0 LOTS 2 BLOCKS 4 RESERVES

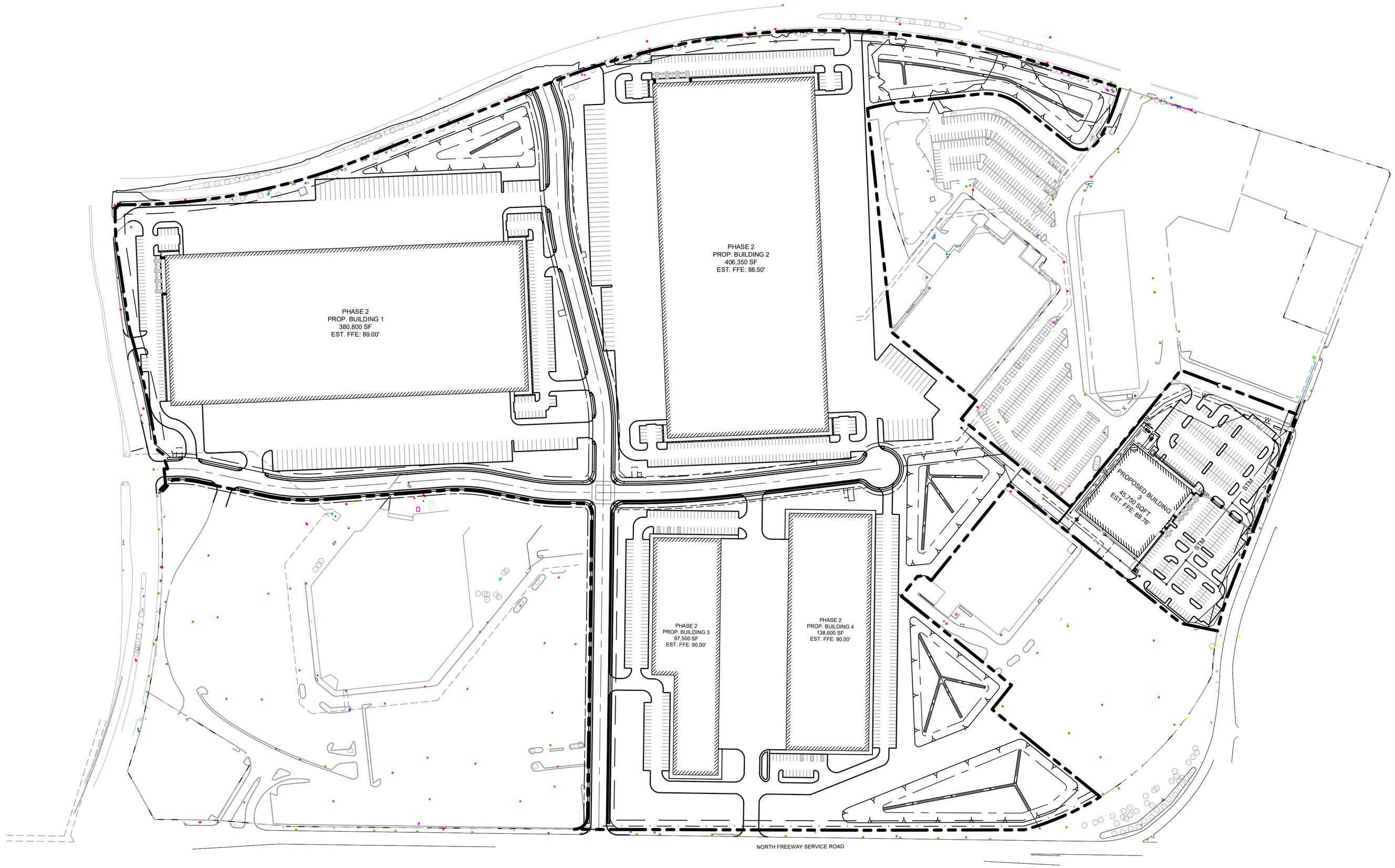
OWNER
REEP-IND CITYNORTH OWNER TX LLC
51 MADISON AVE.
NEW YORK, NY 10010
PH: (713) 661-7800

Kimley»Horn
11700 Katy Freeway, Suite 800 Tel. No. (281) 597-9300
Houston, Texas 77079 FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	RK	AM	Nov. 2026	063319128	1 OF 1

Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

DWG NAME: K:\HOU_SURVEY\PROJECTS\063319128-GREENSPOINT MALL-FD\DWG\PLAT\CITY NORTH PREL.MI063319128-CITY NORTH_V1.DWG PLOTTED BY: KNESS, ROBERT 11/2/2026 6:26 AM LAST SAVED 11/2/2026 6:26 AM



NORTH

GRAPHIC SCALE IN FEET

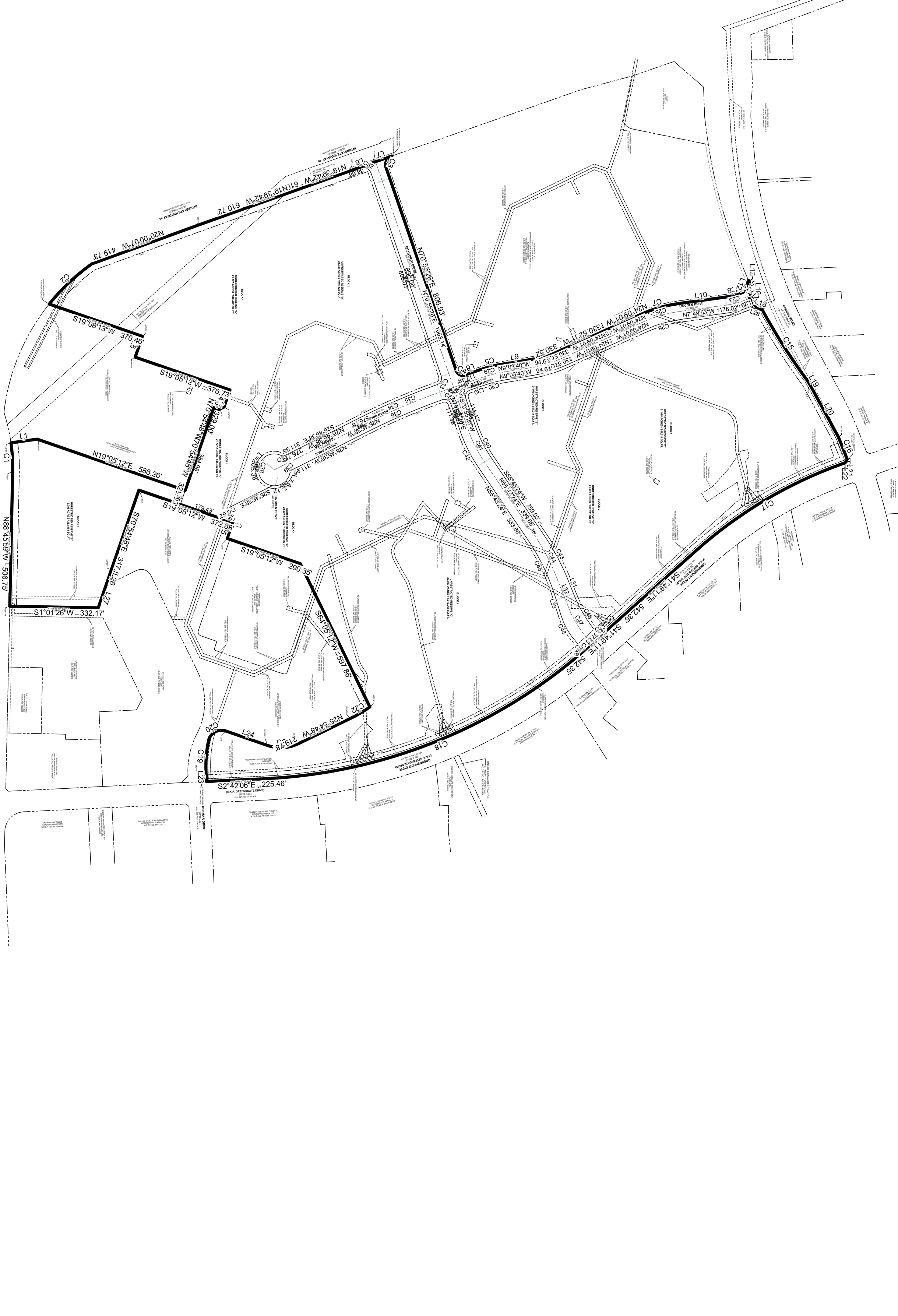
0 75 150 300

CITY NORTH
INDUSTRIAL OVERALL
SITE PLAN
11/2/2026

Kimley»Horn

Images:

File: K:\IPEA_Civil\063319128-LPC - Greenspoint Mall\CAD\References\Phase 2\xSite-PH2.dwg 11/2/2026 8:49am
Xrefs: xPlat xSurvey xRoad xStrm-PH2 xUtil-PH2 xBoundary xSite-PH1 xStrm-PH1 xUtil-PH1 24x36_Exhibit xSite-PH3_AMF


INTERSTATE HIGHWAY 45
(R.O.W. VARIES)
H.C.S.P. NOS. 1245004 & 1245016
N20°00'07"W 419.73'
N19°39'42"W 610.72'
N19°39'42"W 610.72'
N70°55'26"E 806.93'
N70°55'26"E 806.93'
N70°55'26"E 1063.14'
N70°55'26"E 1063.14'
S19°08'13"W 370.46'
S19°05'12"W 376.73'
N70°54'48"W 384.98'
N19°05'12"E 588.26'
S19°05'12"W 372.88'
S19°05'12"W 290.35'
S70°54'48"E 317.26'
S1°01'26"W 332.17'
S64°05'12"W 597.86'
N25°54'48"W 219.38'
S2°42'06"E 225.46'
S41°49'11"E 542.35'
S41°49'11"E 542.35'
N7°49'33"W 178.02'
N24°09'01"W 330.52'
N24°09'01"W 330.52'
N24°09'01"W 1330.52'
N26°45'38"W 311.95'
S26°45'38"E 311.95'
N55°43'24"E 339.68'
N55°43'24"E 333.86'
S55°43'24"W 359.02'
L=20.48'
R=787.17'
CH=S26°45'38"E
L=20.48'
R=787.17'
CH=S26°45'38"E
179.43'
LINCOLN DRIVE
(80' R.O.W.)
VOL. 261, PG. 67, H.C.M.R.
LINCOLN DRIVE
(80' R.O.W.)
VOL. 261, PG. 67, H.C.M.R.
GREENSPOINT DRIVE
(A.K.A. GREENSGATE DRIVE)
(VAR. WIDTH R.O.W.)
VOL. 261, PG. 67, H.C.M.R.
GREENSPOINT DRIVE
(A.K.A. GREENSGATE DRIVE)
(VAR. WIDTH R.O.W.)
VOL. 261, PG. 67, H.C.M.R.
S2°42'06"E 225.46'
(A.K.A. GREENSGATE DRIVE)
(80' R.O.W.)
VOL. 261, PG. 67, H.C.M.R.
BENMAR DRIVE
(80' R.O.W.)
VOL. 2538, PG. 61, H.C.M.R.
BELTWAY 8
(R.O.W. VARIES)
VOL. 606, PG. 76, H.C.D.R.
BLOCK 1
UNRESTRICTED RESERVE "A"
21.727 ACRES / 946,422 SQ. FT.
BLOCK 1
UNRESTRICTED RESERVE "B"
5.764 ACRES / 251,140 SQ. FT.
BLOCK 1
UNRESTRICTED RESERVE "C"
23.327 ACRES / 1,042,268 SQ. FT.
BLOCK 2
UNRESTRICTED RESERVE "D"
21.975 ACRES / 957,211 SQ. FT.
BLOCK 2
UNRESTRICTED RESERVE "E"
21.974 ACRES / 957,161 SQ. FT.
BLOCK 2
UNRESTRICTED RESERVE "F"
21.975 ACRES / 957,211 SQ. FT.
CALLED 4.3027 ACRES (TRACT 7)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 1.4987 ACRES
EXXON CORPORATION
H.C.C.F. NO. 20115508/5N
CALLED 1.7392 ACRES (TRACT 13)
GREENSPOINT PLAZA, LTD.
H.C.C.F. NO. P681220
CALLED 0.6656 ACRES (TRACT 14)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 3.1568 ACRES
H.C.C.F. NO. P681223
CALLED 0.1750 ACRES (TRACT 6)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 4.3027 ACRES (TRACT 7)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 1.7392 ACRES (TRACT 13)
GREENSPOINT PLAZA, LTD.
H.C.C.F. NO. P681220
CALLED 1.4987 ACRES
EXXON CORPORATION
H.C.C.F. NO. 20115508/5N
CALLED 0.6656 ACRES (TRACT 14)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 3.1568 ACRES
H.C.C.F. NO. P681223
CALLED 0.1750 ACRES (TRACT 6)
CITYNORTH OWNER, LLC
H.C.C.F. NO. RP-2021-702474
CALLED 0.0000 ACRES
H.C.C.F. NO. 20150000/5N

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1786
Plat Name: City North
Applicant: Kimley Horn
Date Submitted: 11/2/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to exceed intersection spacing along Greenspoint Drive.

Chapter 42 Section: Sec. 42-128. - Intersections of local streets.

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
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 applicant requests a variance from Section 42-128 to allow approximately 2,541 feet of intersection spacing along Greenspoint Drive between Beltway 8 and the proposed east/west public street, in lieu of the required maximum spacing of 1,400 feet.
The subject property consists of approximately 79.074 acres comprising the former Greenspoint Mall site. The property is an established development bounded by Interstate 45, Beltway 8, Greenspoint Drive, and Greens Road. The proposed redevelopment will introduce new development and a new east/west public street while retaining existing multifamily, retail, and grocery uses.
Strict application of Section 42-128 would require an additional east/west public street through the southeastern portion of the property. However, this area already has frontage and access opportunities along Greenspoint Drive and Beltway 8, as well as an existing private driveway from Beltway 8 connecting to an internal circulation drive that will remain.
Requiring an additional public street solely to satisfy the 1,400-foot spacing requirement would duplicate existing and proposed access and circulation while providing limited additional connectivity. The proposed street network, together with the existing access and internal circulation system, provides adequate circulation for

the redevelopment. Accordingly, the variance preserves the intent of Chapter 42, will not adversely affect public health, safety, or welfare, and represents the minimum relief necessary to accommodate the existing development pattern.

(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 requested variance are not created or imposed by the Applicant, but result from the existing development pattern, established transportation infrastructure, and unique configuration of the property. The surrounding roadway network, existing development, and established access and circulation patterns predate the proposed redevelopment and constrain the location of proposed local streets. Accordingly, the requested intersection-spacing variance results from existing site conditions rather than an Applicant-created hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Granting the requested variance will preserve the intent and general purposes of Chapter 42 by allowing the redevelopment to establish a safe, efficient, and logical circulation system that responds to the existing transportation network and surrounding development pattern.
The subject property is served by an established transportation framework consisting of Beltway 8, Interstate 45, Greenspoint Drive, Greens Road, and existing private access and internal circulation infrastructure. The southeastern portion of the property also has direct frontage along Greenspoint Drive and Beltway 8, providing additional access opportunities. In addition, the existing private driveway from Beltway 8, which connects to an internal circulation drive outside the proposed redevelopment area, will remain in place.
The proposed east/west local street will provide appropriate internal circulation and connectivity for the redevelopment. Requiring an additional east/west local street solely to satisfy the prescribed intersection-spacing standard would provide limited practical benefit given the existing roadway network, available access points, surrounding development, and established circulation system.
Accordingly, the requested variance does not undermine the intent of Chapter 42 to provide adequate street connectivity and circulation but instead allows those objectives to be achieved in a manner appropriate to the existing transportation framework and proposed redevelopment.

(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 the public health, safety, or welfare. Rather, the variance will allow the proposed circulation system to be coordinated with the existing transportation network, established access points, and surrounding development pattern.
The subject property is located between Interstate 45 and Beltway 8 and is further served by Greenspoint Drive and Greens Road. The retained portions of the internal circulation pattern associated with the former Greenspoint Mall, together with the controlled-access characteristics of Interstate 45 and Beltway 8, makes the appropriate location and spacing of roadway connections particularly important. The existing private driveway from Beltway 8 to the internal circulation system outside the proposed redevelopment area will also remain in place.
Requiring an additional east/west roadway solely to satisfy the prescribed

intersection-spacing standard would introduce an additional intersection and vehicular conflict points without providing a demonstrated circulation or connectivity benefit. The connection would unnecessarily integrate industrial and truck traffic with the established internal circulation system serving the existing multifamily and retail uses, increasing conflicts between heavy commercial vehicles, passenger vehicles, and pedestrians. The requested variance will instead allow the Applicant to maintain a logical access arrangement, coordinate internal circulation with the surrounding roadway network, and avoid an unnecessary roadway connection.
Accordingly, granting the variance will not adversely affect public health, safety, or welfare and will support a safe and efficient circulation system for the redevelopment.

(5) Economic hardship is not the sole justification of the variance.
Economic considerations are not the sole basis for the requested variance. The request is supported by substantial transportation, infrastructure, land-use, and public-safety considerations. These factors include:
1. Unique property location and the surrounding controlled-access transportation facilities
2. Uses situated at the southeastern edge of the development have direct frontage along both Greenspoint Drive and Beltway 8
3. Existing private driveway connecting Beltway 8 to an internal circulation drive will remain in place
4. Established surrounding land uses do not require another east/west-oriented local street to provide meaningful regional connectivity
5. Requiring an additional east/west-oriented local street provides no corresponding benefit to the surrounding roadway network, particularly given the existing access opportunities and circulation infrastructure

These considerations are independent of economic factors and relate directly to the unique characteristics of the property, existing transportation infrastructure, access management, public safety, and sound land-use planning principles.