CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Houston, Texas 77251-1562

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Special Request Notice

VAR/SE

November 20, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1866

PLAT NAME：Bonita Grand replat no 1 and extension

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at the block bounded by N Live Oak Street, Commerce Street, N St Charles Street, and Canal Street. 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 not to dedicate 5' of widening to Live Oak Street and to allow a 0' dual building line for an existing structure. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Adaris Serna, with Civil-Surv Land Surveying LLC, on behalf of the developer, can be contacted at 713-839-9181 for additional information regarding this project.You may also contact the Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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 17, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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

You may submit 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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1866
Plat Name: Bonita Grand replat no 1 and extension
Applicant: Civil-Surv Land Surveying LLC
Date Submitted: 11/16/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not dedicate 5’ of Live Oak Street on the proposed plat (currently 50’ in width), and to establish a 0' dual building line

Chapter 42 Section: 122, 155

Chapter 42 Reference:
Sec. 42-122. - Right-of-way widths.
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:
Local streets (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; or
(2) 60 feet if adjacent to any other development

Sec. 42-155. - Collector and local streets—Uses other than single-family residential.
(a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is an existing developed site containing a warehouse structure originally constructed in the 1930s. The applicant proposes to convert this existing building into a 96-room hotel while maintaining the building’s historic architectural character and footprint. The property fronts Live Oak Street, a public right-of-way that is currently 50 feet wide. Under Chapter 42 of the City of Houston Code of Ordinances, the applicant would be required to dedicate an additional five feet of right-of-way along the property frontage.

Strict application of the dedication requirement would render this redevelopment infeasible due to the existing physical constraints of the site and building. The existing warehouse building is constructed on the current property line, and any right-of-way dedication would directly impact the building's structural integrity and functional layout. The existing building's placement and construction—typical of industrial buildings from the 1930s—are immovable characteristics that create a unique physical hardship not applicable to newly constructed sites.

Furthermore, requiring dedication in this instance would not provide a measurable public benefit nor support sound public policy. The adjacent right-of-way width of 50 feet is consistent along this corridor. The existing street adequately serves current and future traffic demands. The proposed redevelopment represents a substantial private investment that reuses an existing structure, reduces blight, and supports the City's goals for adaptive reuse and economic revitalization of older industrial properties.

Live Oak Street only exists for two blocks and is rarely traveled on due to the existing developments along the street being mostly unoccupied warehouse buildings.

For these reasons, strict application of the five-foot dedication requirement would impose an unnecessary hardship and create an impractical development outcome, contrary to the intent of Chapter 42 to encourage sound urban development consistent with the surrounding neighborhood context.

(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 this variance are not the result of a hardship created or imposed by the applicant. This request is based solely on existing site conditions and building placement established when the structure was constructed in the 1930s, prior to adoption of modern subdivision and right-of-way standards.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of Chapter 42 is to promote the health, safety, and welfare of the City through sound urban development by providing for orderly subdivision, development, and redevelopment of land within the City of Houston.

The proposed variance to waive the five-foot right-of-way dedication maintains these objectives while allowing the adaptive reuse of an existing building that predates current subdivision standards. The existing 50-foot right-of-way adequately accommodates vehicular and pedestrian circulation along this corridor and is consistent with adjacent street widths. Granting the variance will not impair public access, traffic safety, or future utility needs.

The project will maintain and improve existing sidewalks and streetscape elements, thereby enhancing the pedestrian realm/connectivity and supporting the City's urban design goals. This redevelopment aligns with Chapter 42's broader purpose of encouraging reinvestment within established urban areas, optimizing existing infrastructure, and supporting compatible infill development. By reusing an existing

structure rather than demolishing and rebuilding, the project preserves neighborhood character, minimizes construction waste, and supports sustainable growth. Therefore, approval of this variance will uphold the intent and general purpose of Chapter 42 while facilitating a project that contributes positively to the surrounding community and built environment.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious to the public's health, safety, or welfare. Live Oak Street has a 35.5-foot-wide pavement section, which provides adequate width for vehicular travel lanes, on-street parking, and pedestrian circulation consistent with other streets in the area. The proposed variance will not alter the existing street configuration, impede emergency access, or interfere with public utilities or drainage infrastructure.

The project will improve site safety and appearance through updated building and life-safety systems, enhanced lighting, and new sidewalks and landscaping along the public frontage. Converting the existing warehouse into a hotel will bring the site into active use, increasing visibility and pedestrian activity in the area, which further supports public safety.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for this variance request. The need for relief arises from existing physical conditions of the property and structure, not from financial considerations. The existing warehouse building was constructed in the 1930s prior to modern right-of-way standards and is situated on the property line, leaving no feasible means to dedicate additional width without encroaching into the building itself.

The requested variance is therefore based on the physical constraints and unique characteristics of the site, which make strict application of the five-foot dedication requirement impractical and contrary to the City's goals for adaptive reuse and preservation of existing structures.

STATE OF TEXAS
COUNTY OF HARRIS

WE, BONITA GRAND HOLDINGS QUALIFIED OPPORTUNITY FUND, INC., ACTING BY AND THROUGH ARLETTE MOLINA, PRESIDENT AND EDGAR E. DAVIS, VICE PRESIDENT, OFFICERS OF BONITA GRAND HOLDINGS QUALIFIED OPPORTUNITY FUND, INC., OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 2.444 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONITA GRAND REPLAT NO 1 AND EXTENSION, 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 DEDICATE 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 (15'0") FEET 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, BONITA GRAND HOLDINGS QUALIFIED OPPORTUNITY FUND, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARLETTE MOLINA, PRESIDENT AND EDGAR E. DAVIS, VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2027.

BONITA GRAND HOLDINGS QUALIFIED OPPORTUNITY FUND, INC.

BY: _____
ARLETTE MOLINA, PRESIDENT

BY: _____
EDGAR E. DAVIS, VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARLETTE MOLINA AND EDGAR E. DAVIS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 _____, 2027.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, AM AUTHORIZED (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, SOUTH CENTRAL ZONE.

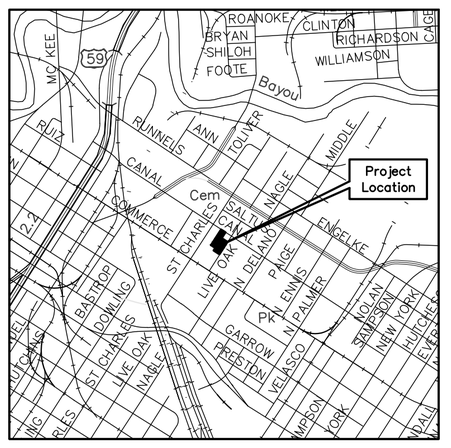
_____
CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONITA GRAND REPLAT NO 1 AND EXTENSION 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 _____, 2027.

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

BY: _____
VONN TRAN
SECRETARY

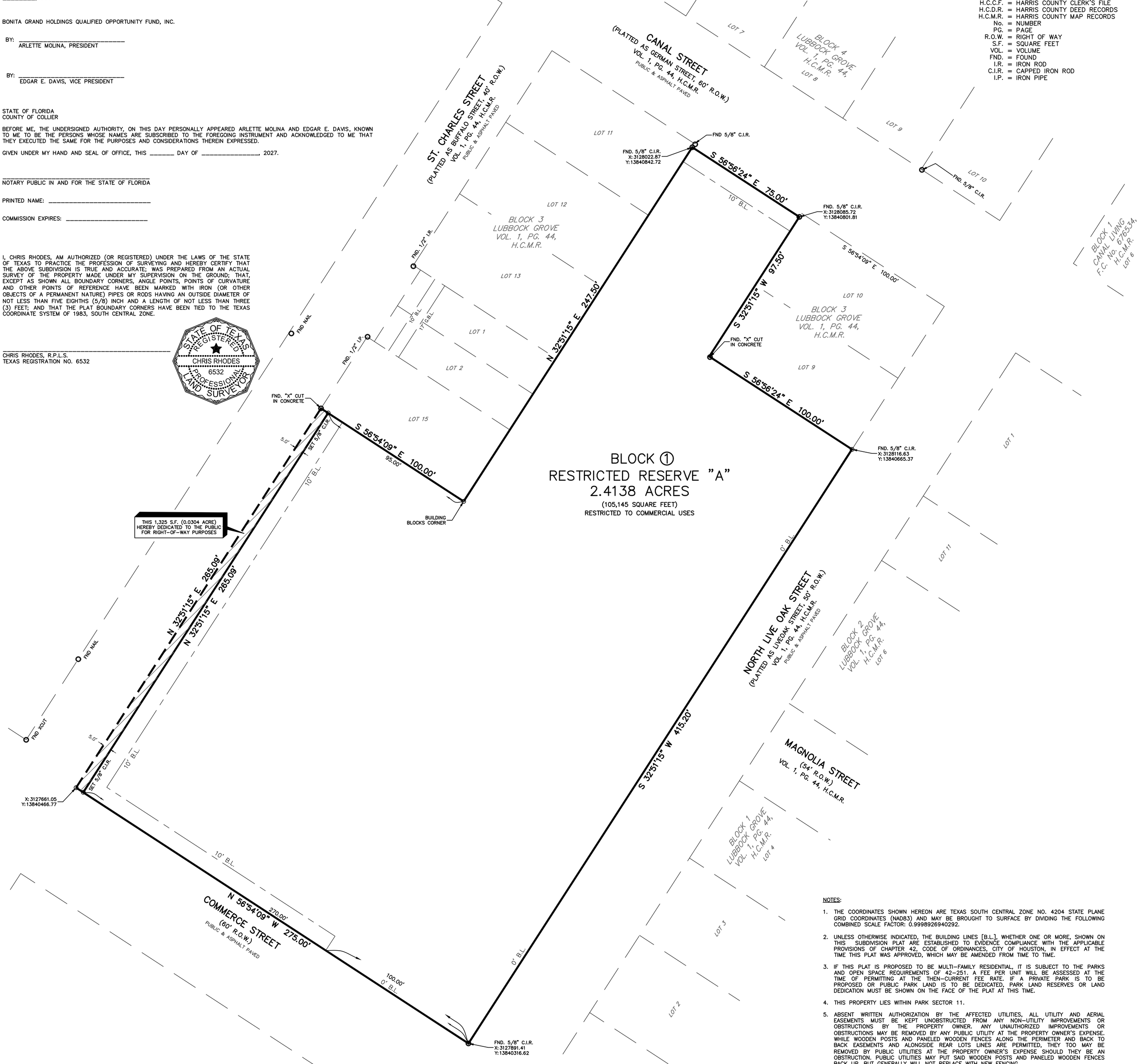


VICINITY MAP

NOT TO SCALE
KEYMAP 494N

ABBREVIATIONS

B.L.	= BUILDING LINE
G.B.L.	= GARAGE BUILDING LINE
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
VOL.	= VOLUME
FND.	= FOUND
I.R.	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE



BLOCK ①
RESTRICTED RESERVE "A"
2.4138 ACRES
(105,145 SQUARE FEET)
RESTRICTED TO COMMERCIAL USES

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9998926940292.
2. 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, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. 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 THE PLAT AT THIS TIME.
4. THIS PROPERTY LIES WITHIN PARK SECTOR 11.
5. 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 OWNER. 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.

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 _____, 2027, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2027 AT _____ O'CLOCK _____M., AND AT FILM CODE NO. _____ 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

10590 WESTOFFICE DR. SUITE 100
HOUSTON, TEXAS 77042

Civil-Surv
Land Surveying,LLC

FIRM No. 10143800 OFFICE: (713) 839-9181
Email: chris@civil-surv.net

BONITA GRAND REPLAT NO 1 AND EXTENSION

A SUBDIVISION OF 2.444 ACRES OF LAND, BEING A REPLAT OF LOTS 1 THROUGH 4 AND TRACT 20, BLOCK 3, OF LUBBOCK GROVE, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 44, OF THE H.C.M.R., AND A REPLAT OF RESTRICTED RESERVE "A", BLOCK 1, OF BONITA GRAND, A SUBDIVISION OF RECORD IN FILM CODE No. 714118 OF THE H.C.M.R., LOCATED IN THE S.M. WILLIAMS SURVEY, ABSTRACT-87, CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE JOB NO. 25071

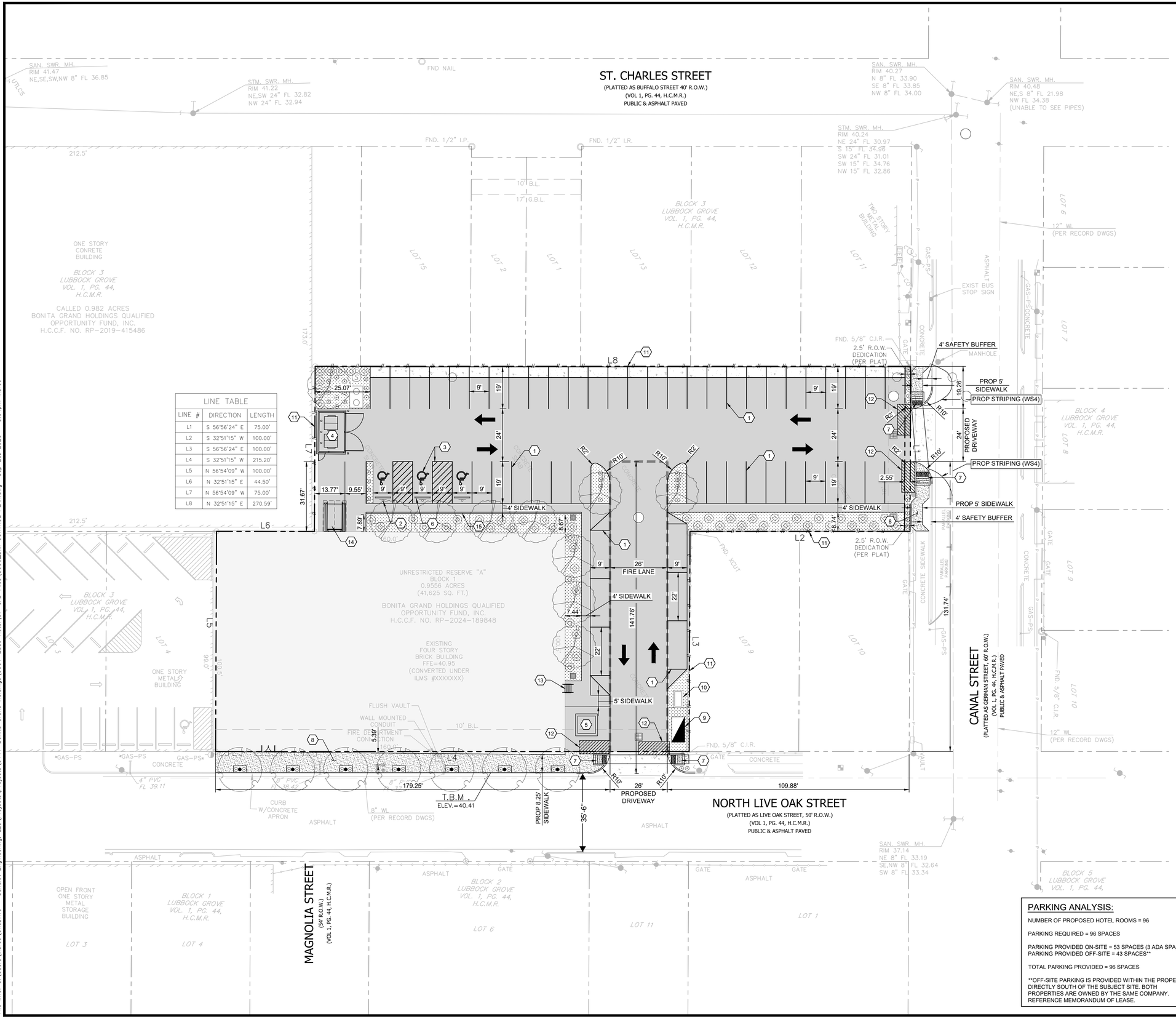
REASON FOR REPLAT: TO CREATE ONE RESTRICTED RESERVE

OWNERS: BONITA GRAND HOLDINGS
QUALIFIED OPPORTUNITY FUND, INC.

SCALE: 1"=30'

30 15 0 30 60 90
SCALE IN FEET
1" = 30'

NOVEMBER, 2026



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 56°56'24" E	75.00'
L2	S 32°51'15" W	100.00'
L3	S 56°56'24" E	100.00'
L4	S 32°51'15" W	215.20'
L5	N 56°54'09" W	100.00'
L6	N 32°51'15" E	44.50'
L7	N 56°54'09" W	75.00'
L8	N 32°51'15" E	270.59'

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ADJACENT LOT LINES
	EASEMENT
	BUILDING LINE
	PROPOSED FIRE LANE
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PUBLIC SIDEWALK
	PROPOSED RAMP W/TRUNCATED DOMES
	PROPOSED BOLLARD
	PROPOSED SIGN
6	PROPOSED PARKING COUNT
	PROPOSED FIRE HYDRANT
	PROPOSED TRAFFIC FLOW DIRECTION
	PROPOSED ACCESSIBLE PARKING SPOT

SITE NOTES:

1. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
2. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF WALL UNLESS INDICATED OTHERWISE.
3. FOR UTILITY WORK WITHIN THE R.O.W., REFER TO COH ILMS #25072563.

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

KEY NOTES:

1. CONCRETE PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE (TYP). REF DETAIL SHEET C016.
2. PROP ACCESSIBLE PARKING SIGN (TYP). REF DETAIL SHEET C016.
3. PROP ACCESSIBLE STRIPING (TYP). ACCESSIBLE PARKING AND ACCESSIBLE SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR WHITE PAINT (TYP) REF DETAIL SHEET C016.
4. FUTURE TRASH DUMPSTER. REF ARCH PLANS FOR ENCLOSURE DETAILS.
5. PROP TRANSFORMER PAD. REF MEP PLANS FOR DETAILS.
6. PROP WHEEL STOP (TYP). REF DETAIL SHEET C016.
7. PROP PUBLIC ACCESSIBLE RAMP. REF DETAIL SHEET C017.
8. PROP PUBLIC SIDEWALK. REF DETAIL SHEET C017.
9. PROP 6" WATER METER. REF UTILITY PLAN FOR DETAILS.
10. PROP 6" BACKFLOW PREVENTER. REF UTILITY PLAN FOR DETAILS.
11. PROP 8' WOOD FENCE.
12. 14' X 6' PEDESTRIAN SAFETY AND VISIBILITY BUFFER.
13. PROP ACCESS STAIRS. REF ARCH PLANS FOR DETAILS AND SHEET C012 FOR ELEVATIONS.
14. PROP ACCESS RAMP. REF ARCH PLANS FOR DETAILS AND SHEET C012 FOR ELEVATIONS.
15. PROP RETAINING CURB. REF DETAIL SHEET C017 AND SHEET C012 FOR ELEVATIONS.

PARKING ANALYSIS:

NUMBER OF PROPOSED HOTEL ROOMS = 96

PARKING REQUIRED = 96 SPACES

PARKING PROVIDED ON-SITE = 53 SPACES (3 ADA SPACES)
PARKING PROVIDED OFF-SITE = 43 SPACES**

TOTAL PARKING PROVIDED = 96 SPACES

**OFF-SITE PARKING IS PROVIDED WITHIN THE PROPERTY DIRECTLY SOUTH OF THE SUBJECT SITE. BOTH PROPERTIES ARE OWNED BY THE SAME COMPANY. REFERENCE MEMORANDUM OF LEASE.

SANDLOT ENGINEERING
1415 NORTH LOOP WEST, STE. 825, HOUSTON, TX 77008
FIRM NUMBER: F-20703

NO.	DATE	REVISION DESCRIPTION	BY

SANDLOT PROJECT NUMBER: **0141.0001**
DRAWN BY: MP
CHECKED BY: JR

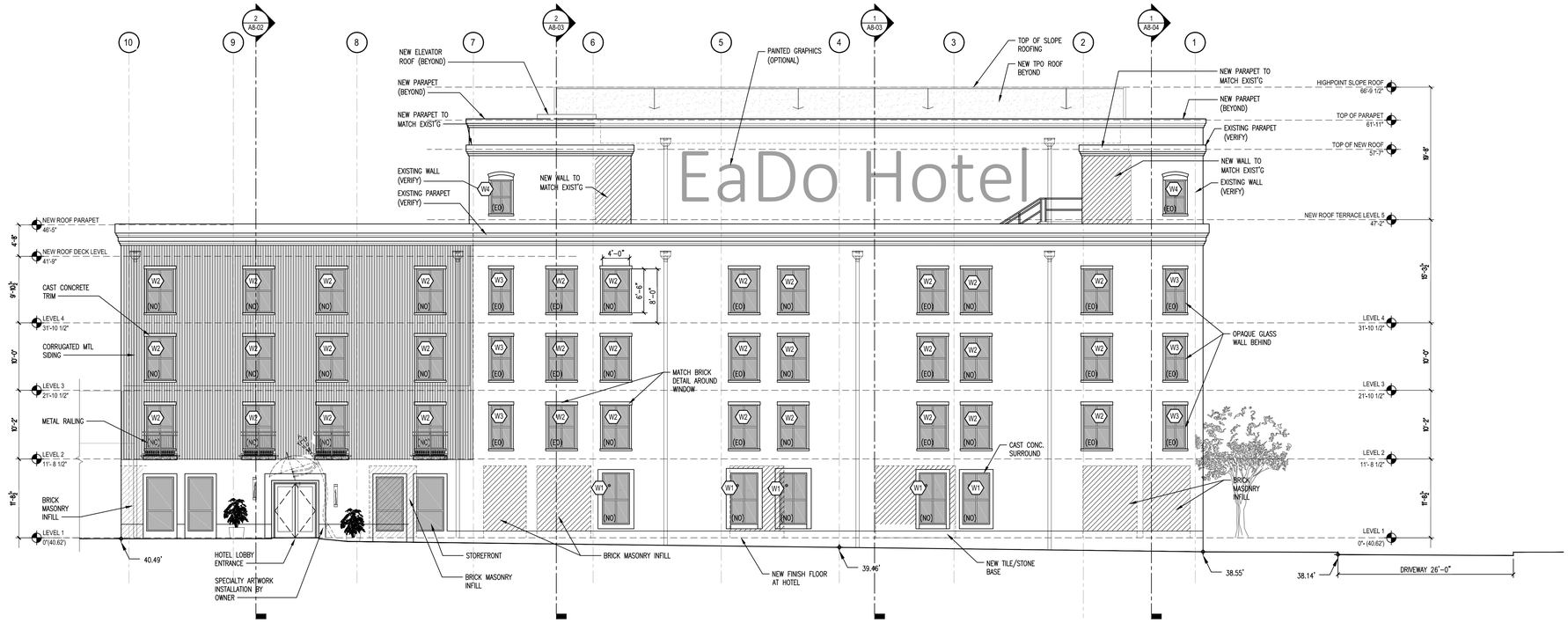
EADO HOTEL
25 N. LIVE OAK STREET
HOUSTON, TEXAS 77003

DIMENSIONAL CONTROL PLAN

STATE OF TEXAS
JAMES S. ROMAN
117108
LICENSED PROFESSIONAL ENGINEER
9/25/2025

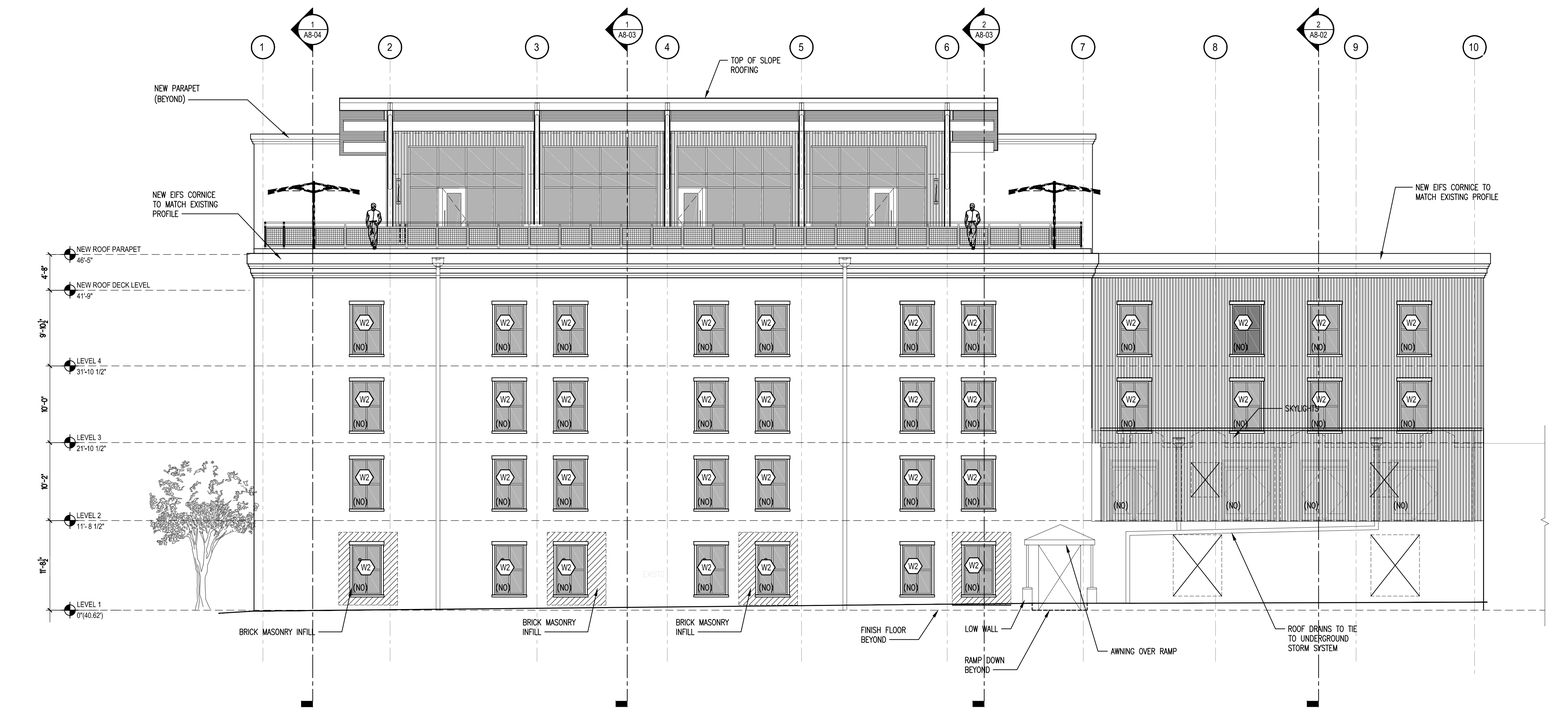
SHEET NO.
C006

File Info: C:\Users\Marco\OneDrive - Sandlot Engineering, LLC\Projects\Projects\0141-Bonita Grand Holdings\0001-Eado Hotel\07-CAD Files\C006_DIM CONTROL PLAN.dwg Sep 25, 2025 - 3:04pm Marco



ELEVATION FACING LIVE OAK 2

SCALE: 1/8" = 1'-0"



ELEVATION FACING NORTH 1

SCALE: 1/8" = 1'-0"

KEYED NOTES

KEY TO ABBREVIATIONS

T.O.P. – TOP OF PARAPET

T.O.S. – TOP OF SLAB

T.O.B. – TOP OF BEAM (SEE STRUCTURAL)

T.O.C. – TOP OF CURB

B.O.C. – BOTTOM OF CURB

B.O.S. – BOTTOM OF SOFFIT

GENERAL NOTES

1. EXTERIOR ELEVATIONS ARE EXISTING BASED ON FIELD MEASUREMENTS AND LASER SCAN INFORMATION PROVIDED. ALL MEASUREMENTS ARE TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION COMMENCING

KEYPLAN



MCS ARCHITECTS LLC
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3221A West Alabama Street Houston, Texas 77098 (713)522-1054

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DG Engineering
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Contact: Thom Kolupski
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INTERIOR DESIGN:
By others

ISSUANCES

08-28-2025 ISSUED FOR PERMIT

REVISIONS



08-28-2025

EADO Hotel Shell & Core

25 Live Oak Street
Houston, TX 77003

SHEET CONTENTS

NORTH ELEVATION

PROJECT NUMBER: 2406.1

SHEET NUMBER: A7-01

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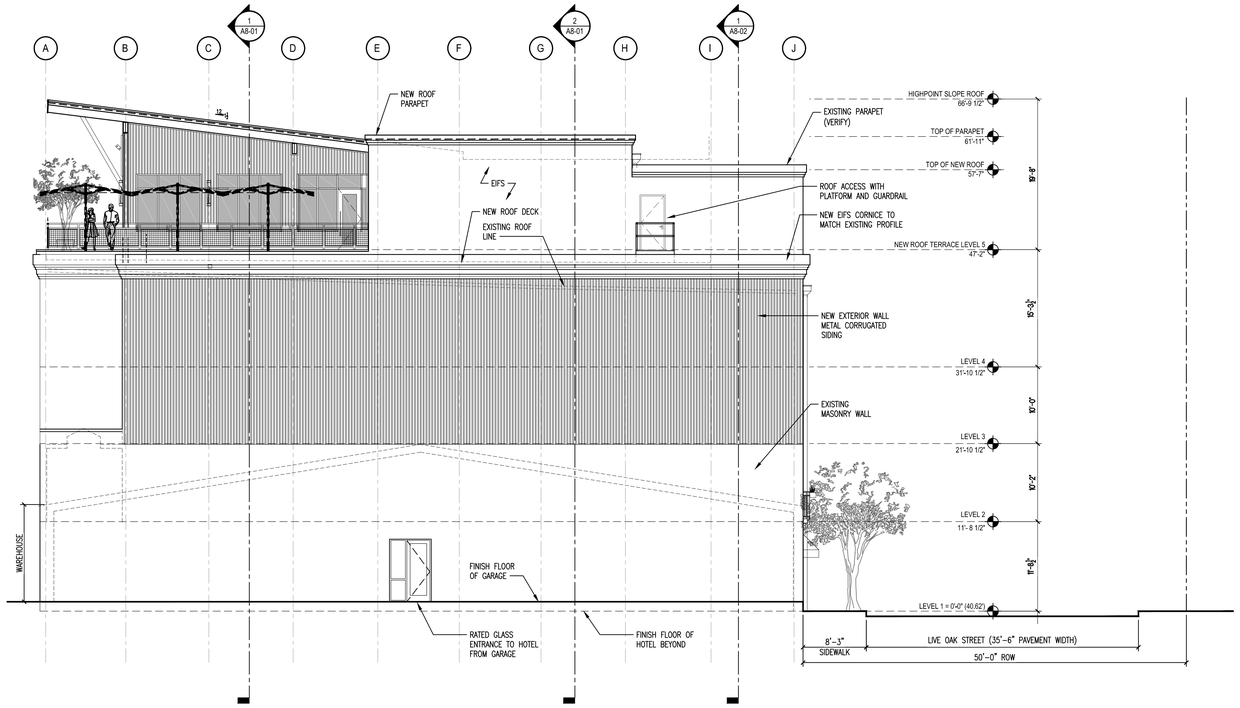
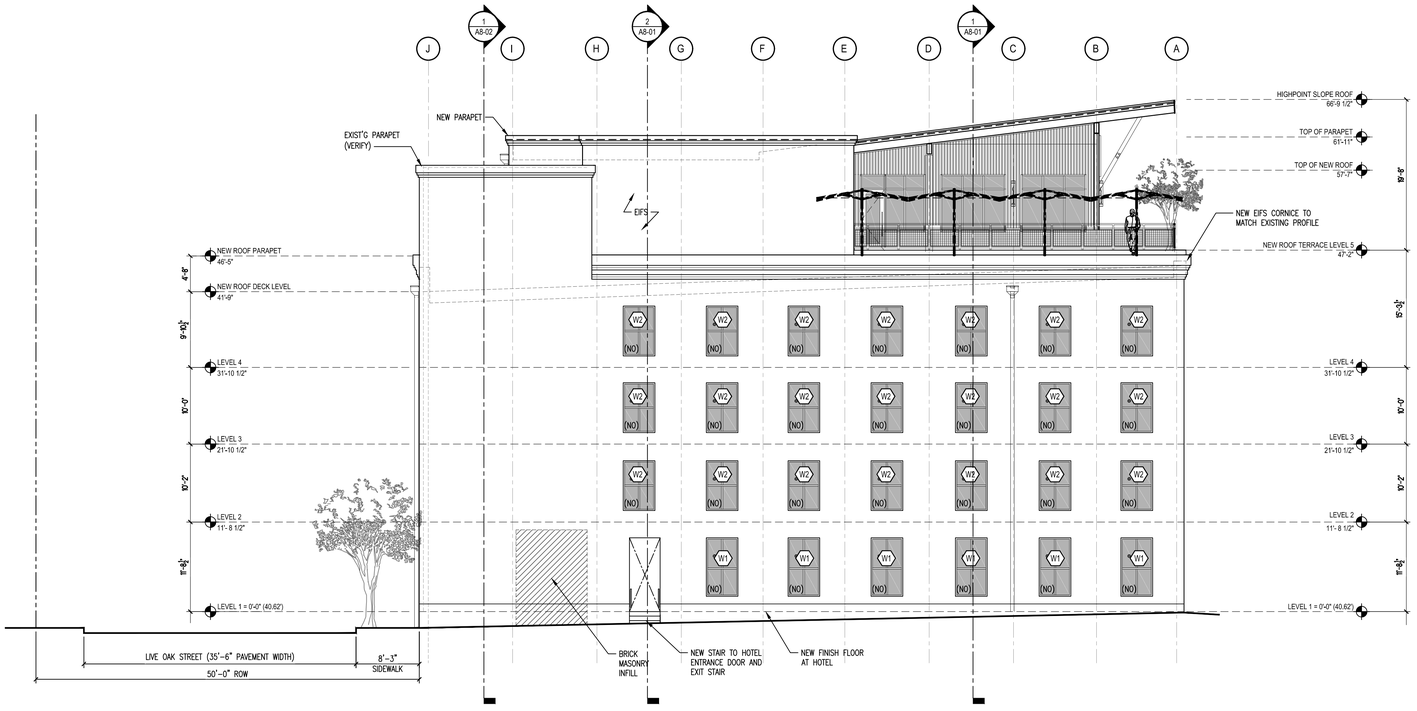


ELEVATION FACING COMMERCE STREET 2

SCALE: 1/8" = 1'-0"



ELEVATION FACING CANAL STREET 1

SCALE: 1/8" = 1'-0"

KEYED NOTES

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T.O.P. – TOP OF PARAPET

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INTERIOR DESIGN:
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ISSUANCES

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REVISIONS



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EADO Hotel Shell & Core

25 Live Oak Street
Houston, TX 77003

SHEET CONTENTS

SOUTH ELEVATION

PROJECT NUMBER: 2406.1

SHEET NUMBER: A7-02

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