HOUSTON PLANNING COMMISSION

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SECRETARY
Vonn Tran

AGENDA

Thursday, July 10, 2025
2:30 p.m.

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission
AGENDA

Thursday, July 10, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of June 26, 2025, Planning Commission Meeting Minutes

I. Semi-Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees (Deidre VanLangen)

II. Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Deidre VanLangen)

III. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Tiwa Bayo-Adeyemo)
b. Replats (Tiwa Bayo-Adeyemo)
c. Replats requiring Public Hearings with Notification (John Cedillo, Ken Calhoun, and Dorianne Powe-Phlegm)
d. Subdivision Plats with Variance Requests (Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Aracely Rodriguez)
g. Extensions of Approval (Ken Calhoun)
h. Name Changes (Ken Calhoun)
i. Certificates of Compliance (Ken Calhoun)
j. Administrative (Ken Calhoun)
k. Development Plats with Variance Requests (Geoff Butler)

IV. Establish a public hearing date of August 7, 2025

a. Adele Commercial
b. Cotton Oaks Reserve
c. Enclave at Lincolnshire
d. Estates at Ethan Hollow replat no 1
e. Flightline North
f. Fry Road Tract Sec 2
g. Holley Addition partial replat no 1
h. Laverne Street Homes replat no 1
i. Plaza Estates at Fisk
j. Plaza Xochimilco
k. Trinity Lot

V. Public Comment

VI. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 26 JUNE 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 PM by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	*Absent*
Daimian S. Hines	*Absent*
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	*Absent*
Ian Rosenberg	*Absent*
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present at 2:37 during Item I
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd
Legal Department Kim Mickelson
Houston Public Works John Brown • Suhail Kanwar

Chair's Report – None

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; **MTFP Upcoming Dates**

- July 24 - MTFP Public Hearing - Planning Commission Meeting - In-Person Only
- Introduced Planning Departments Summer Interns

APPROVAL OF MINUTES

Consideration of June 12, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Mares Second: Khaleeq Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-62)

b. Replats (63-97)

Staff recommendation: Approve Item No's. 1 – 97, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 7, 8, 9, 56, and 67, which were removed by abstaining commissioners.

Motion: Jones	Vote: Carried
Second: Victor	Abstaining: Mares

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 7, 8, 9, 56, and 67, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle	Vote: Carried
Second: Sigler	Abstaining: Mares

c. Replats requiring Public Hearings with Notification

98 Elevate Living

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Garza	Second: Tahir	Vote: Unanimous

99 Hamlet Lofts

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: Viera-Bland	Second: Jones	Vote: Unanimous

100 Langwood partial replat no 2

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Danyall Butt, Norma Flores, Faustino Garcia, Junaid Javed – opposed

Motion: Mares	Second: Garza	Vote: Unanimous

101 Lockwood Commercial Plaza

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Garza	Second: Jones	Vote: Unanimous

102 Mainer Cove
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: Porras-Pirtle Second: Viera-Bland Vote: Unanimous

103 Mansfield Oaks replat no 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Garza Second: Mares Vote: Unanimous

104 Mayflower Residence
Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Steven James, District D representing council member Dr. Carolyn Evans-Shabazz – opposed
Motion: Khaleeq Second: Baldwin Vote: Unanimous

105 McClendon Park Village partial replat no 1
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Sigler Vote: Carried Abstaining: Mares

106 Medina Magnolia Place
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Jones Second: Viera-Bland Vote: Unanimous

107 Shadyvilla Homes
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 Second: Mares Vote: Unanimous

108 Wrenwood partial replat no 6
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: Viera-Bland Second: Khaleeq Vote: Unanimous

d. Subdivision Plats with Variance Requests

Items 109, 110 and 111 were taken together at this time (with one vote)

109 Azalea District GP
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

110 Azalea District Sec 6
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

111 Azalea District Sec 7
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Garza Second: Sigler Vote: Unanimous

112 Enclave at Katy Hockley
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Mares Second: Jones Vote: Unanimous

113 Griffin Airport And 288 Industrial Property Sec 2
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Khaleeq Second: Mares Vote: Unanimous

114 Tesoro Ranchos
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Tahir Vote: Unanimous

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

115 Reserve at Moonshine Hill Loop

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): Rocky Sparks – opposed

Motion: Baldwin Second: Colvard Vote: Unanimous

Extensions of Approval

116	Bridgeland Creekland Village Sec 21	Approved
117	Cypress Grant Plaza	Approved
118	Epsom Place	Approved
119	Grand Park West Estate	Approved
120	Hockley Meadows Sec 2	Approved
121	Indian Springs Sec 2	Approved
122	Isabelle Estates	Approved
123	Katy Hockley Center	Approved
124	Orange Grove Sec 2 partial replat no 1	Approved
125	Reyna Industries	Approved
126	Sundance Cove Detention Pond E	Approved
127	Woodforest Shopping Center	Approved

g. Name Changes

128	Southgate partial replat no 7 (prev. Southghate partial replat no 7)	Approved

h. Certificates of Compliance – None

i. Administrative - None

Staff recommendation: Approve staff recommendations for G, and H, Item(s) 116 – 128.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Porras-Pirtle Second: Tahir Vote: Carried Abstaining: Mares 116, 120

j. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 24, 2025

a. Four Oaks at Nantucket
b. Highland Crossing replat no 1
c. Johnson Place Estates
d. Johnson Place Views
e. MacGregor Residences
f. McKenzie Park Sec 4 partial replat no 2
g. Mount Houston Road MUD Cordoba Drive Park
h. Replat of Southgate Addition Sec 3 partial replat no 1
i. Rolling Fork PUD Water Plant
j. Trails on Elmview
k. Villas at Scott

Commission action: Accepted the July 24th public hearing date for Item II, a-k.
Speaker(s): None

Motion: Garza	Vote: Unanimous
Second: Victor	Opposed: None

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:19 PM.

_____ _____

Lisa M. Clark, Chair Vonn Tran, Secretary

July 2025
Semiannual Report of the

Capital Improvements Advisory Committee

On Water and Wastewater Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Lisa Clark, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2025 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES

I. **PURPOSE OF THIS REVIEW**

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the city in adopting land-use assumptions
- Reviewing the IFCIP and filing written comments
- Monitoring and evaluating the implementation of the IFCIP
- Filing semiannual reports on the progress of the plan
- Reporting actual or perceived inequities in plan implementation or the application of impact fees
- Recommending updates or revisions to the plan or any impact fees

On April 28, 2020, a one (1) year extension to Texas Local Gov't Code Sections 395.014(a)(6) and 395.052 was granted to the City of Houston by the Office of the Governor. This extension delayed the approval of the 2020-2030 Impact Fees Program until May 19, 2021 (Ordinance No. 2021-388) and the ordinance was amended on June 23, 2021 (Ordinance No. 2021-512), with the implementation of the Impact Fees program to begin July 1, 2021. As a result, the January 2021 and July 2021 Semiannual Reports on Water and Wastewater Impact Fees were previously reported as a continuation of the 2010-2020 Impact Fees Program. However, for future reporting purposes, these semi-annual transfers will now be reflected in the 2020-2030 Impact Fees Program.

This document fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2024 – April 30, 2025**, of the 2020-2030 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **887** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2024, and April 30, 2025**. The unit cost range for considering residences below the median housing price was from **$334,102** in November 2024 and **$340,092** in April 2025. The range is published by the Real Estate Center at Texas A & M University**.** A total of **34,276** exemptions have been applied for since the ordinance was adopted in 1997.

- A total of **$17,565,916.41** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2024, and April 30, 2025,** the **second half of the fifth year** of the 2020-2030 Impact Fees Program. The program has an all-time total income of **$667,404,797.25.**

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **$17,565,916.41** should be authorized for appropriation to debt retirement.

III. BACKGROUND

The City of Houston established an impact fees program in June 1990 with updates beginning in July of 2010, and July of 2021 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five-year Capital Improvement Plan.)

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2020-2030 Impact Fees Program are based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the

average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the 2020-2030 Impact Fees Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **195,259** service units for water and **98,363** service units for wastewater between 2020 and 2030. Using an interpolation of proportionate service unit consumption, **97,630** service units for water and **49,180** service units for wastewater were projected to be consumed through this period (November 1, 2024 through April 30, 2025). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **4,490** water service units and **4,377** wastewater service units for a cumulative total of **62,296** water service units and **62,570** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **64%** for water and **127%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2030, the end of the ten-year reporting period.

TABLE 1
November 1, 2024 to April 30, 2025
Percent of Actual to Prorated Projected Service Units (SU)

		Water			Wastewater		
Semiannual Report	Duration (months)	Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2021	4	9,763	6,944	71%	4,918	4,911	100%
July 2021	10	19,526	13,446	69%	9,836	11,070	113%
January 2022	16	29,289	24,000	82%	14,754	18,448	125%
July 2022	22	39,052	32,104	82%	19,672	25,421	129%
January 2023	28	48,815	38,498	79%	24,590	38,423	156%
July 2023	34	58,578	43,716	75%	29,508	44,527	151%
January 2024	40	68,341	48,003	70%	34,426	48,682	141%
July 2024	46	78,104	52,468	67%	39,344	53,133	135%
January 2025	52	87,867	57,806	66%	44,262	58,193	131%
July 2025	58	97,630	62,296	64%	49,180	62,570	127%

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2020-2030 Impact Fees Program. The combined Water and Wastewater impact fee of **$3,837.35** per service unit has been effective since **July 1, 2024** under the program. Examination of data regarding service unit consumption from **November 1, 2024 through April 30, 2025,** indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2020-2030 Impact Fees Program, and determined that the maximum allowable fees have increased, and that the fees the city has adopted are sufficiently below the maximum as proscribed by Chapter 395.

5. Findings:

- The 2020-2030 Impact Fees Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2026**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2025**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

A summary of the maximum allowable impact fees collectable and the rates adopted for the 2020-2030 Impact Fees Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2024** with the implementation of the 2020-2030 Impact Fees Program. The current Water/Wastewater impact fee of **$3,837.35** per service unit for water and wastewater is **34.55 %** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2020-2030 Program	**Wastewater**	**Water**	**Total**
Maximum Impact Fee/Residential Equivalent	**$4,633.24**	**$6,472.42**	**$11,105.66**
Adopted Fee	**$1,746.32**	**$2,091.03**	**$3,837.35**

B. Current Status of Fees

The city maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2025**, the city has accrued **$667,404,797.25** since implementing the impact fees ordinances in 1990. A total of **$649,838,880.84** has been transferred to the revenue bond debt service fund. The amount of **$17,565,916.41** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	Water	Wastewater	Totals
1990-2000 Program Total Income	**$19,557,816.07**	**$44,115,871.05**	**$63,673,687.12**
Transfers to Debt Service:	**$19,557,816.07**	**$44,115,871.05**	**$63,673,687.12**
2000-2010 Program Total Income	**$43,094,284.12**	**$121,439,622.12**	**$164,533,906.24**
Transfers to Debt Service:	**$43,094,284.12**	**$121,439,622.12**	**$164,533,906.24**
2010-2020 Program Total Income	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
Transfers to Debt Service:	**$150,596,604.88**	**$85,741,573.94**	**$236,338,178.82**
2020-2030 Program Collections Income: (5/1/2020 – 4/30/2025)	**$95,610,679.36**	**$104,562,281.63**	**$200,172,960.99**
Interest Income: (5/1/2020 - 4/30/2025)	**$1,237,885.09**	**$1,448,178.99**	**$2,686,064.08**
Total Income:	**$96,848,564.45**	**$106,010,460.62**	**$202,859,025.07**
Transfers to Debt Service:	**$88,965,868.00**	**$96,327,240.66**	**$185,293,108.66**
Not transferred to Debt Service:	**$7,882,696.45**	**$9,683,219.96**	**$17,565,916.41**
All-Time Total Income: (6/1/1990 - 4/30/2025)	**$310,097,269.52**	**$357,307,527.73**	**$667,404,797.25**
Total Available for Transfer:	**$7,882,696.45**	**$9,683,219.96**	**$17,565,916.41**

C. Findings

- A total of **$17,565,916.41** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e., 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2020-2030 Impact Fees Program on July 1, 2021.

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **$334,102** in November 2024 and **$340,092** in April 2025**.**

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.

- For this reporting period, 887 exemptions from impact fees have been applied for, and 34,276 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

July 2025
Semiannual Report of the

Capital Improvements Advisory Committee

On Drainage Impact Fees

Planning Commission
Acting as the
Capital Improvements Advisory Committee

Lisa Clark, Chair

City of Houston
Houston Public Works
Houston Water

JULY 2025 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES

A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets" by creating a Dedicated Drainage and Street Renewal Fund (DDSRF). The DDSRF is prohibited by City Charter from paying debt service. Revenues collected are deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan. Impact fees are established by watershed and receipts must be used to implement the identified projects within the same watershed.

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

B. Drainage Impact Fee Rates by Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2024.

TABLE 4 Impact Fees Per Service Area

Service Area[1]	Impact Fees per[2] Service Units
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$25.00
Buffalo / White Oak	$25.00
Clear Creek	$25.00
Greens Bayou	$25.00
Hunting Bayou	$25.00
San Jacinto	$25.00
Ship Channel	$0.00
Sims / Vince	$25.00

[1]***Service Area****: geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.*
[2]***Service Unit****: a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.*

C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
November 1, 2024 through April 30, 2025

Service Area[1]	Drainage Impact Fees
Addicks Reservoir	$0.00
Barker Reservoir	$0.00
Brays Bayou	$40,591.73
Buffalo Bayou	$83,375.98
White Oak Bayou	$129,068.17
Clear Creek	$56,297.47
Greens Bayou	$70,442.34
Hunting Bayou	$9,790.98
San Jacinto	$29,860.16
Ship Channel	$115.95
Sims/Vince Bayou	$110,676.15
TOTAL	**$530,218.93**

**Ship Channel impact fees were collected in error.*

D. Findings

- A total of **$530,218.93** in Drainage Impact Fees was purchased between **November 1, 2024 through April 30, 2025**.
- A total of **$7,400,595.93** was purchased since program inception.

E. Recommendations

CIAC recommends the following action(s):

- The total amount of **$530,218.93** in Drainage Impact Fees be deposited into Fund 2344 and transferred to Fund 4044 to support the implementation of capital projects identified in the Impact Fee capital plan.

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Assets Up Aldine Mail Route	C2	
2	Cossey Klat Homes	C2	
3	Crosby Farms Sec 6	C3F	
4	Edgewood Village East Sec 1	C3F	
5	Elevate Living	C3F	
6	Elyson Cy Fair Sec 2	C3F	DEF1
7	Elyson Cy Fair Sec 3	C3F	DEF1
8	Elyson Horizon Trail and Ruby Grove Way Street Dedication	SP	
9	Emerald Cove	C3F	
10	Grand Prairie Reserves Sec 2	C3P	
11	Hamlet Lofts	C3F	
12	Hockley Meadows Sec 4	C3P	
13	Hopfe Center	C2	
14	Horizon at Cypress	C3P	
15	Jasek Farms Sec 1	C3P	
16	Jasek Farms Sec 3	C3P	
17	Jasek Farms Sec 4	C3P	
18	Kermier Commercial Reserve	C2	
19	Kuykendahl Business Reserve	C2	
20	Langwood partial replat no 2	C3F	
21	Legacy Manor	C3F	
22	Lone Wolf Sec 1	C3F	DEF2
23	Lone Wolf Water Treatment Plant	C2	DEF2
24	Mainer Cove	C3F	
25	Mansfield Residences	C3F	
26	McClendon Park Village partial replat no 1	C3F	
27	Mesa Vista GP	GP	
28	Mesa Vista Sec 1	C3F	DEF1
29	Mills Road Industrial Sec 1	C3P	
30	NewTechWood America Headquarters	C3F	
31	Nolo Studios replat no 1	C3F	DEF1
32	Oran Ridge Drive Street Dedication and Reserves	C3F	
33	Padok Silver Property	C3F	
34	Reserve at Park Row	C3F	
35	Rittenhouse Estates	C3F	
36	Saint Joseph Cup Property	C2	
37	Shadyvilla Homes	C3F	
38	SMC Group	C2	DEF1
39	Stone Queen Estates	C3F	
40	Trails Sec 5	C3P	
41	Trails Sec 6	C3P	

42	Winfield Industrial Park	C2	DEF2

B. Replats

43	Bassett Residences	C2R	
44	Beckley Villas	C2R	
45	Brick and Stone at Harvard	C2R	
46	Brown and Browne	C2R	
47	Corner at Greens partial replat no 1 and extension	C2R	
48	Creekmont Village	C2R	
49	Dolly Heights	C3R	
50	Express Mart New Caney	C2R	
51	Grove Valley	C2R	
52	Hartwood Windstone Apartments	C2R	
53	Harvest Heights Views	C2R	
54	Houston Methodist Spring Comprehensive Care Center	C2R	
55	Hynolah Vallas	C2R	
56	Mamdani Enclave	C2R	
57	Mamdani Plaza	C2R	
58	Manzano Jaramillo Estates at Sandle Street	C2R	DEF1
59	McDaniel Ventures Buschong	C2R	
60	Meadow Lea Heights	C2R	
61	Mickey Dees Peek Road Retail	C2R	
62	New Caney ISD Operations and Transportation	C2R	DEF1
63	Norwood East	C2R	
64	Old Washington Center	C2R	DEF1
65	Plaza Estates at Crockett	C2	
66	South Lane Residential	C2R	
67	Urban Edge at Huffmeister	C3R	DEF1
68	Vue at Pease Street	C2R	
69	Webster Garden	C2R	DEF1

C. Replats requiring Public Hearings with Notification

70	Carr Street Estates	C3N	
71	Coastal Enclave replat no 1	C3N	
72	Elberta Villas replat no 1	C3N	
73	Falvel Crossing Place	C3N	
74	Mayflower Manor	C3N	
75	Mayflower Residence	C3N	DEF1
76	Medina Magnolia Place	C3N	DEF2
77	Park at Champions Park	C3N	
78	Peppermill Homes	C3N	
79	Urban Edge at Blalock	C3N	
80	Vilva Blodgett Development	C3N	

D. Subdivision Plats with Variance Requests

81	City Center Capital LLC at Cypress North Houston	C2	

82	Enclave at Katy Hockley	C2	DEF1
83	Nueces Park Place South	C2	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

84	Raken	C2
85	Trillium Sec 14	C3P

G. Extension of Approval

86	Bluebonnet Homes	C2R
87	Bridgeland Prairieland Village Reserve Sec 6	C2
88	Concrete Reinforcements Inc	C2R
89	Hunters Terrace Reserve	C2
90	Independence Heights partial replat no 1	C2R
91	Kippers Yard	C2
92	Rancho De Los Lomas	C1
93	Riviera Pines Sec 4	C3P
94	Springwoods Village District Sec 5	C3F
95	Sundance Cove East Detention Pond H	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

96	312 Glenwood Drive	DPV

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A. Consent Subdivision Plats											
1	Assets Up Aldine Mail Route	2025-1252	C2	Harris	ETJ	414F	5.30	5.30	0	Joseph Shum	The Interfield Group
2	Cossey Klat Homes	2025-1243	C2	Harris	ETJ	329Q	0.93	0.80	1	Hoang Tran	Dominion Development LLC
3	Crosby Farms Sec 6	2025-1217	C3F	Harris	ETJ	379Y	15.77	2.61	70	Christopher Browne	EHRA
4	Edgewood Village East Sec 1	2025-1248	C3F	Harris	ETJ	457G	16.70	2.62	71	Aaron Alford	IDS Engineering Group
5	Elevate Living	2025-1227	C3F	Harris	City	573B	0.49	0.04	5	Arica Bailey	AAB Homes, LLC
6	Elyson Cy Fair Sec 2	2025-1191	C3F	Harris	ETJ	405L	28.88	4.04	106	Ralph Lopez	BGE, Inc.
7	Elyson Cy Fair Sec 3	2025-1192	C3F	Harris	ETJ	405M	14.83	1.83	68	Ralph Lopez	BGE, Inc.
8	Elyson Horizon Trail and Ruby Grove Way Street Dedication	2025-1263	SP	Harris	ETJ	405L	3.97	0.00	0	Ralph Lopez	BGE, Inc.
9	Emerald Cove	2025-1236	C3F	Fort Bend	ETJ	527N	18.14	4.38	112	Nick Nasruddin	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
10	Grand Prairie Reserves Sec 2	2025-1251	C3P	Harris	ETJ	323R	22.30	20.50	0	Joe Grabinski	Meta Planning + Design LLC
11	Hamlet Lofts	2025-1228	C3F	Harris	City	455B	0.32	0.00	3	Nahom Tesfa	New Era Development & Land Services
12	Hockley Meadows Sec 4	2025-1246	C3P	Harris	ETJ	324J	19.34	2.33	100	Blake Dalton	LJA Engineering, Inc.- (Houston Office)
13	Hopfe Center	2025-1211	C2	Harris	ETJ	285Y	5.26	5.24	0	James Winkler	E.I.C. Surveying Company
14	Horizon at Cypress	2025-1083	C3P	Harris	ETJ	328N	25.41	10.27	143	Mayson Meier	7gen Planning
15	Jasek Farms Sec 1	2025-1256	C3P	Waller	ETJ	403Q	42.84	11.07	118	Austin Barron	Meta Planning + Design LLC
16	Jasek Farms Sec 3	2025-1261	C3P	Harris /Waller	ETJ	403M	33.86	7.55	141	Austin Barron	Meta Planning + Design LLC

17	Jasek Farms Sec 4	2025-1270	C3P	Harris	ETJ	403R	28.80	16.82	110	Austin Barron	Meta Planning + Design LLC
18	Kermier Commercial Reserve	2025-1268	C2	Harris	ETJ	283V	7.93	7.71	0	Blake Roberts	Conley Land Services, LLC
19	Kuykendahl Business Reserve	2025-1237	C2	Harris	ETJ	372F	15.14	15.14	0	Mikalla Hodges	Quiddity Engineering
20	Langwood partial replat no 2	2025-1220	C3F	Harris	City	451J	0.46	0.46	0	AMIN MOMIN	South Texas Surveying Associates, Inc.
21	Legacy Manor	2025-1266	C3F	Fort Bend	ETJ	526Z	24.00	0.00	20	Wedyan Obaid	Owens Management Systems, LLC
22	Lone Wolf Sec 1	2025-1032	C3F	Harris	ETJ	339W	37.63	13.03	174	Lynda Fuqua	Windrose
23	Lone Wolf Water Treatment Plant	2025-1089	C2	Harris	ETJ	338Z	0.71	0.71	0	Lynda Fuqua	Windrose
24	Mainer Cove	2025-1232	C3F	Harris	City	533P	0.12	0.00	2	Mohammad Samana	STUPA INTERNATIONAL LLC
25	Mansfield Residences	2025-1249	C3F	Harris	City	451D	2.90	0.55	41	ZAHEER KAZI	RSG Engineering
26	McClendon Park Village partial replat no 1	2025-1244	C3F	Harris	ETJ	528A	0.07	0.07	0	Kyle Davison	LJA Engineering, Inc.- (Houston Office)
27	Mesa Vista GP	2025-1216	GP	Harris	City	415Y	179.69	0.00	0	Alan Mueller	Blackline Engineering
28	Mesa Vista Sec 1	2025-0835	C3F	Harris	City	415Y	115.80	61.10	353	Alan Mueller	Blackline Engineering
29	Mills Road Industrial Sec 1	2025-1240	C3P	Harris	City/	370J	16.53	15.83	0	Robert Kness	Kimley-Horn
30	NewTechWood America Headquarters	2025-1247	C3F	Harris	City	335T	9.37	9.37	0	Jacob Jordan	Windrose
31	Nolo Studios replat no 1	2025-1118	C3F	Harris	City	452B	2.89	0.11	42	Pirouz Pour	South Texas Surveying Associates, Inc.
32	Oran Ridge Drive Street Dedication and Reserves	2025-1219	C3F	Fort Bend	ETJ	523R	1.05	1.05	0	Matt Banks	Quiddity Engineering - Katy

33	Padok Silver Property	2025-1122	C3F	Harris	ETJ	418N	2.97	0.00	4	Rafael Plata	South Texas Surveying Associates, Inc.
34	Reserve at Park Row	2025-1257	C3F	Harris	ETJ	446Z	8.79	1.63	105	Gerald Grissom	BGE, Inc.
35	Rittenhouse Estates	2025-1255	C3F	Harris	City	413X	0.89	0.07	16	Lisa Smith	Beacon Land Services
36	Saint Joseph Cup Property	2025-1013	C2	Harris	City	493U	1.44	1.44	0	Steve Schuette	South Texas Surveying Associates, Inc.
37	Shadyvilla Homes	2025-1233	C3F	Harris	City	451X	0.17	0.00	2	Michael Dishberger	Total Surveyors, Inc.
38	SMC Group	2025-1162	C2	Montgomery	ETJ	296E	3.01	3.01	0	James Robertson	Weisser Engineering & Surveying
39	Stone Queen Estates	2025-1208	C3F	Harris	City	452A	0.98	0.05	15	Carlos Aragon	Pioneer Engineering, LLC
40	Trails Sec 5	2025-1239	C3P	Harris	ETJ	258M	23.64	1.28	81	Tiffany McMillan	LJA Engineering, Inc.- (Houston Office)
41	Trails Sec 6	2025-1241	C3P	Harris	ETJ	258M	25.57	0.20	117	Tiffany McMillan	LJA Engineering, Inc.- (Houston Office)
42	Winfield Industrial Park	2025-0828	C2	Harris	ETJ	414M	13.01	13.01	0	Raj Singh	C & C Surveying, Inc

B. Replats

43	Bassett Residences	2025-1273	C2R	Harris	City	533T	0.11	0.00	2	Carlos G Espinoza	CGEA|Planning + Design
44	Beckley Villas	2025-1245	C2R	Harris	City	412N	0.32	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
45	Brick and Stone at Harvard	2025-1272	C2R	Harris	City	453N	0.14	0.00	3	Melissa Lopez	CE Engineers & Development Consultants, INC
46	Brown and Browne	2025-1275	C2R	Harris	City	533P	0.33	0.01	5	Carlos G Espinoza	CGEA|Planning + Design
47	Corner at Greens partial replat no 1 and extension	2025-1225	C2R	Harris	ETJ	373Q	21.61	21.52	0	Ali Solhjou	Windrose
48	Creekmont Village	2025-1230	C2R	Harris	City	412S	0.42	0.00	3	Nahom Tesfa	New Era Development & Land Services
49	Dolly Heights	2025-1207	C3R	Harris	City	412T	4.80	0.22	73	Sergio Salazar	Pioneer Engineering, LLC

50	Express Mart New Caney	2025-1107	C2R	Montgomery	ETJ	256R	2.96	2.96	0	Lisett Campos	Advance Surveying, Inc.
51	Grove Valley	2025-1160	C2R	Harris	City	452C	0.44	0.00	6	Habib Othman	316 Land Surveying
52	Hartwood Windstone Apartments	2025-1206	C2R	Harris	ETJ	446G	5.05	5.05	0	Sara Karouni	Windrose
53	Harvest Heights Views	2025-1044	C2R	Harris	City	412N	0.30	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
54	Houston Methodist Spring Comprehensive Care Center	2025-1235	C2R	Harris	ETJ	290L	5.26	5.26	0	Aldo Cruz	Kuo & Associates, Inc
55	Hynolah Vallas	2025-1174	C2R	Harris	City	452C	0.98	0.03	17	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
56	Mamdani Enclave	2025-1137	C2R	Harris	City	533Q	0.11	0.00	2	Rehmat Huda	Texas Land Maps
57	Mamdani Plaza	2025-1138	C2R	Harris	City	453Z	0.23	0.23	0	Rehmat Huda	Texas Land Maps
58	Manzano Jaramillo Estates at Sandle Street	2025-1169	C2R	Harris	City	412X	0.20	0.01	2	Juan Castillo	CAS Consultants, LLC
59	McDaniel Ventures Buschong	2025-1223	C2R	Harris	ETJ	373Y	5.42	5.42	0	Bill McDaniel	South Texas Surveying Associates, Inc.
60	Meadow Lea Heights	2025-1231	C2R	Harris	City	453F	0.21	0.00	4	Nahom Tesfa	New Era Development & Land Services
61	Mickey Dees Peek Road Retail	2025-1267	C2R	Fort Bend	ETJ	525L	2.38	2.38	0	Bob Ferguson	Windrose
62	New Caney ISD Operations and Transportation	2025-1184	C2R	Montgomery	ETJ	256Q	22.10	22.10	0	Jim Eggleton	West Belt Surveying, Inc.
63	Norwood East	2025-0997	C2R	Harris	City	494U	1.68	1.68	0	Frank Liu	Windrose
64	Old Washington Center	2025-1126	C2R	Harris	ETJ	324E	0.86	0.82	0	Victor Eadeh	Texas Land Maps
65	Plaza Estates at Crockett	2025-1229	C2	Harris	City	493G	0.11	0.00	3	Nahom Tesfa	New Era Development & Land Services

66	South Lane Residential	2025-1005	C2R	Harris	City	412T	0.17	0.00	2	Alex Luo	Aliana Corporation LLC
67	Urban Edge at Huffmeister	2025-1158	C3R	Harris	ETJ	368K	2.82	0.48	33	To be determined	SEM SERVICES
68	Vue at Pease Street	2025-1213	C2R	Harris	City	493V	0.11	0.00	2	Farah Kalhoro	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
69	Webster Garden	2025-1106	C2R	Harris	City	493V	0.14	0.00	3	Aria Manoocher	South Texas Surveying Associates, Inc.

C. Replats requiring Public Hearings with Notification

70	Carr Street Estates	2025-0930	C3N	Harris	City	494A	0.09	0.00	2	Stephen Klimas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
71	Coastal Enclave replat no 1	2025-0797	C3N	Harris	City	533Z	0.58	0.01	10	Moruf Jimoh	Cobalt Engineering & Inspections LLC
72	Elberta Villas replat no 1	2025-1093	C3N	Harris	City	533U	0.40	0.00	6	Jose Ortiz	South Texas Surveying Associates, Inc.
73	Falvel Crossing Place	2025-0924	C3N	Harris	ETJ	291Q	1.28	1.27	0	Hussain karovalia	E.I.C. Surveying Company
74	Mayflower Manor	2025-1042	C3N	Harris	City	533V	0.23	0.23	0	Melissa Lopez	CE Engineers & Development Consultants, INC
75	Mayflower Residence	2025-0942	C3N	Harris	City	533V	0.25	0.01	4	Nahom Tesfa	New Era Development & Land Services
76	Medina Magnolia Place	2025-0883	C3N	Fort Bend	ETJ	611T	9.70	1.09	1	Juan Medina	The Interfield Group
77	Park at Champions Park	2025-1094	C3N	Harris	ETJ	370A	3.89	3.80	0	Daniel Benavidez	Windrose
78	Peppermill Homes	2025-1070	C3N	Harris	City	450Q	0.50	0.00	4	Farah Kalhoro	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
79	Urban Edge at Blalock	2025-0761	C3N	Harris	City	450P	0.54	0.02	12	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
80	Vilva Blodgett Development	2025-1040	C3N	Harris	City	493X	0.14	0.00	1	Roberto Villarreal	Texas Land Maps

D. Subdivision Plats with Variance Requests

81	City Center Capital LLC at Cypress North Houston	2025-1222	C2	Harris	ETJ	368M	0.81	0.00	1	MARINA DAMIAN	MD LAND DEVELOPMENT SERVICES
82	Enclave at Katy Hockley	2025-1144	C2	Harris	ETJ	404Y	20.00	19.29	0	Matt Malquist	Fulcrum Land Surveying LLC
83	Nueces Park Place South	2025-1025	C2	Harris	ETJ	415A	22.93	22.93	0	Matthew Getty	Bury

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

84	Raken	2025-1198	C2	Harris	ETJ	408Q	2.57	2.57	0	Roy Rodela	Texas Land Maps
85	Trillium Sec 14	2025-1258	C3P	Fort Bend	ETJ	526U	40.84	16.79	151	Jacob Guerrero	Meta Planning + Design LLC

G. Extension of Approval

86	Bluebonnet Homes	2024-1158	C2R	Harris	City	493P	0.11	0.00	2	Jayming Fang	Pioneer Engineering, LLC
87	Bridgeland Prairieland Village Reserve Sec 6	2024-1477	C2	Harris	ETJ	365J	276.50	276.1	0	Ralph Lopez	BGE, Inc.
88	Concrete Reinforcements Inc	2024-1293	C2R	Harris	City	572M	9.91	9.87	0	Michael West	The Pinnell Group, LLC
89	Hunters Terrace Reserve	2024-1676	C2	Harris	ETJ	376C	10.68	10.68	0	MARTIN BRONSTEIN	Quiddity Engineering - Katy
90	Independence Heights partial replat no 1	2024-1155	C2R	Harris	City	453N	0.28	0.00	3	Lee Taylor	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
91	Kippers Yard	2024-1534	C2	Harris	ETJ	331U	10.13	10.13	0	Ben Sims	Windrose
92	Rancho De Los Lomas	2024-1065	C1	Harris	ETJ	404J	2.98	0.00	2	Araceli Lomas	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
93	Riviera Pines Sec 4	2024-1834	C3P	Harris	ETJ	259W	25.52	1.91	129	Jaynae Young	Quiddity Engineering
94	Springwoods Village District Sec 5	2024-1396	C3F	Harris	ETJ	291M	47.61	47.32	0	Keith Simon	C.L. Davis & Company

95	Sundance Cove East Detention Pond H	2024-1382	C2	Harris	ETJ	378R	5.20	5.20	0	Christopher Browne	EHRA

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

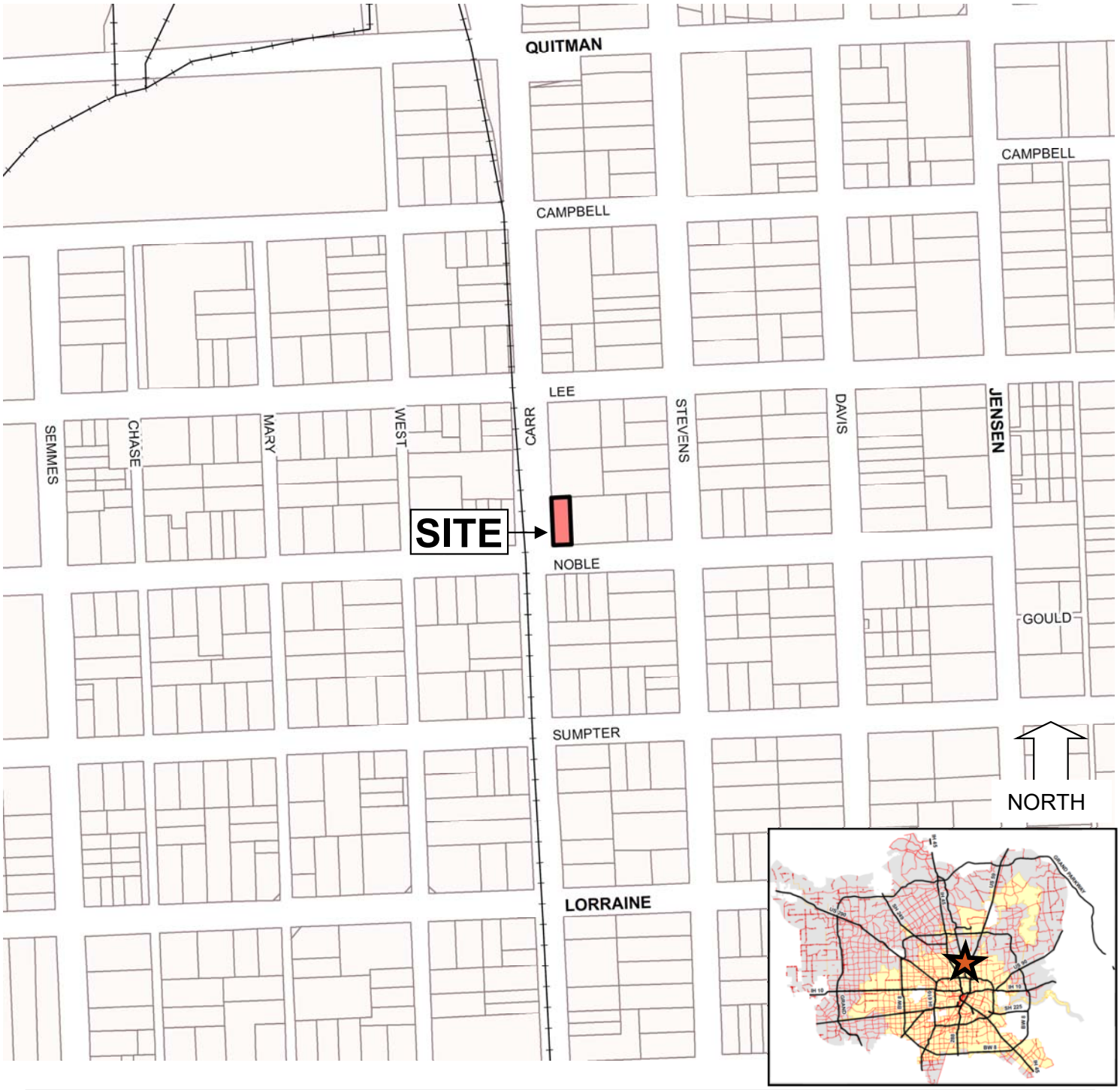
96	312 Glenwood Drive	25028069	DPV	Harris	City	492L				Jenifer Pool	JRP Company

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Carr Street Estates

Applicant: Tri-Tech Surveying Co.



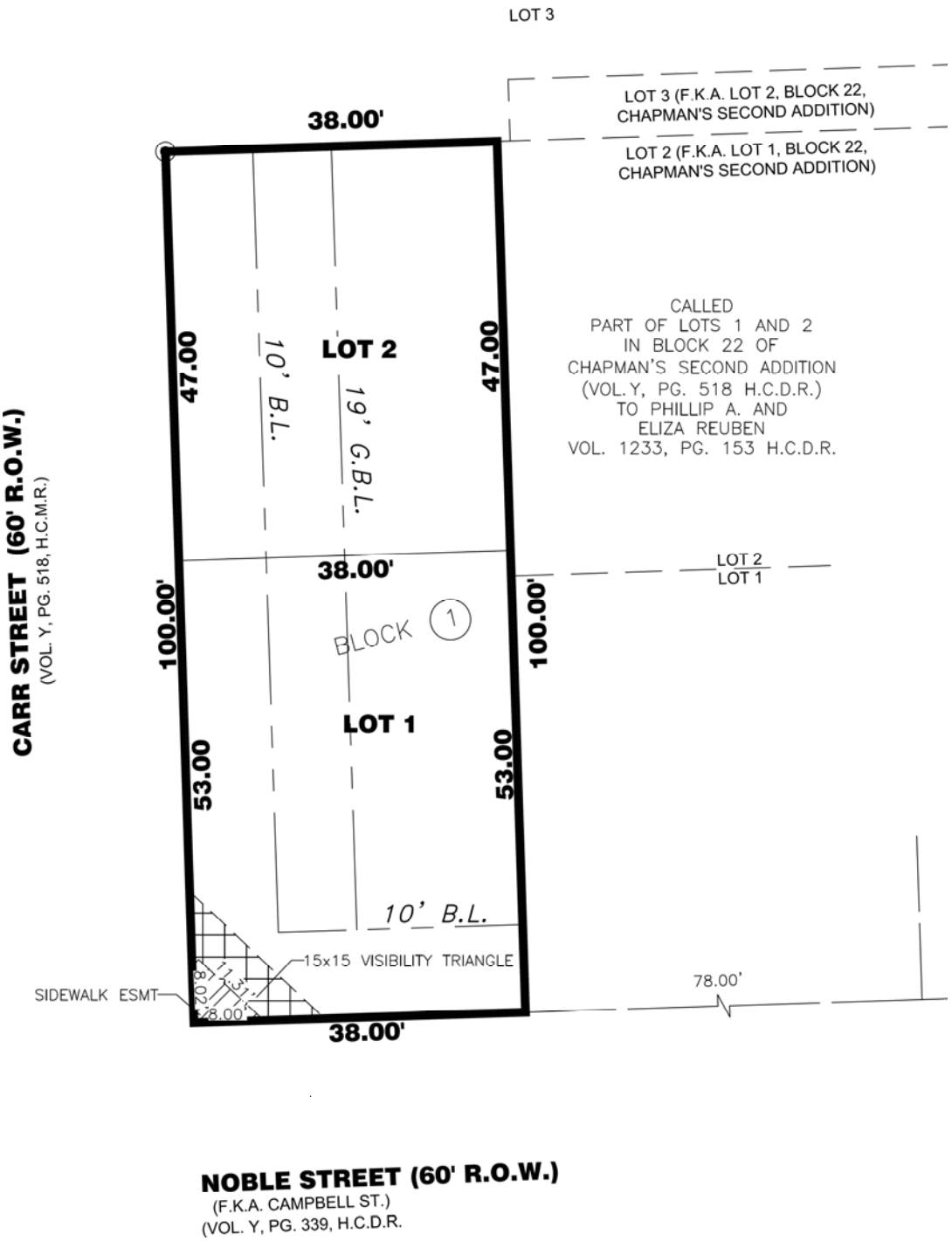
C – Public Hearings Site Location

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Carr Street Estates

Applicant: Tri-Tech Surveying Co.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Carr Street Estates

Applicant: Tri-Tech Surveying Co.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0930

PLAT NAME：Carr Street Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Royall Extension of Chapman's Second Addition being West 38 feet of Lots 1 and 2, Block 22 as recorded in Volume 29, Page 437 of the Harris County Deed Records. The property is located at at the northeast intersection of Noble Street and Carr Street, north of Lorraine Street and west of Jensen Drive. The purpose of the replat is to create two single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Tom Duecker, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of the developer, can be contacted at 713-667-0800 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6537.

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, July 10, 2025 , 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 • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

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

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TERMINOLOGY

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- **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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

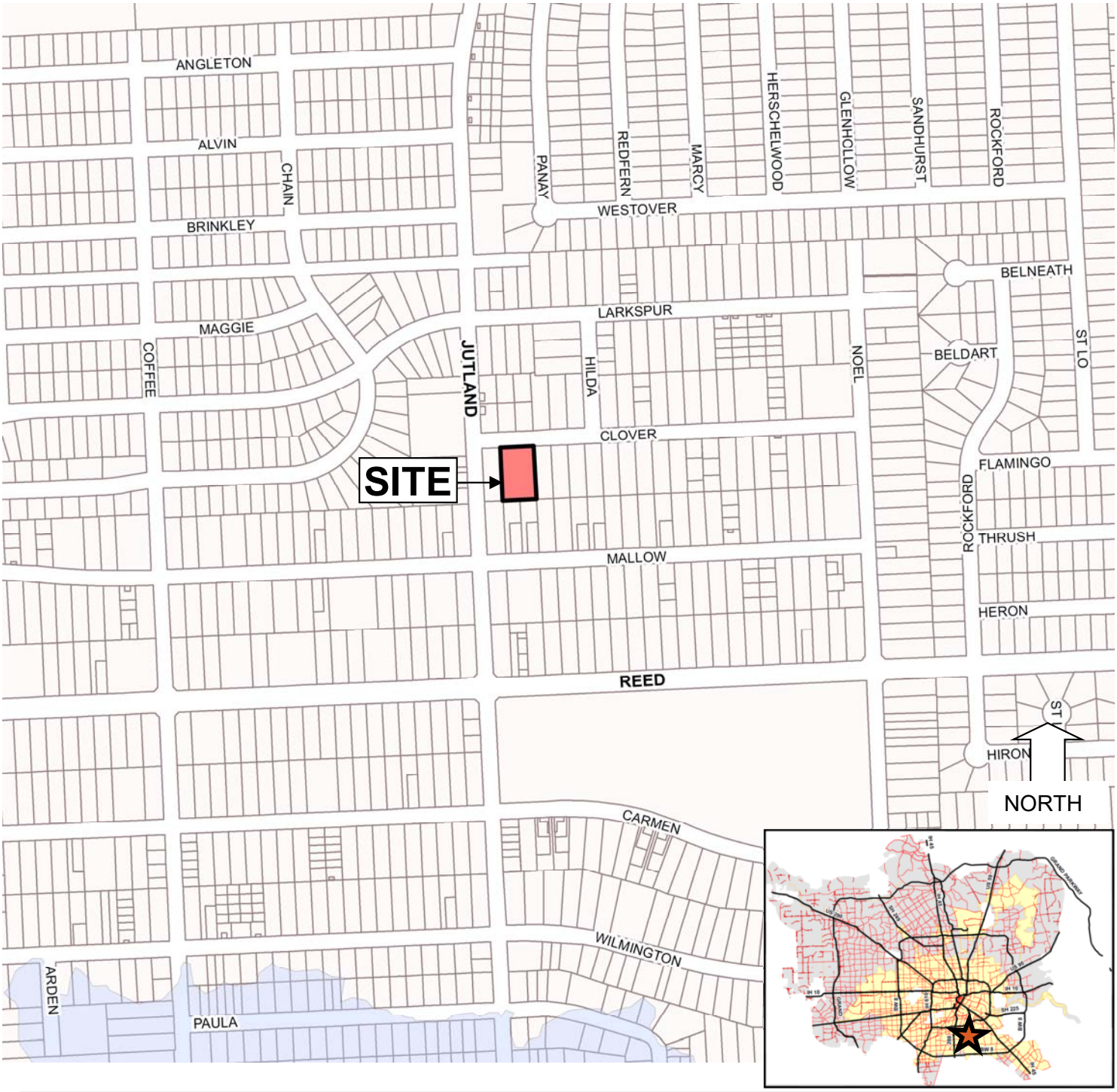
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Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Coastal Encalve replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings

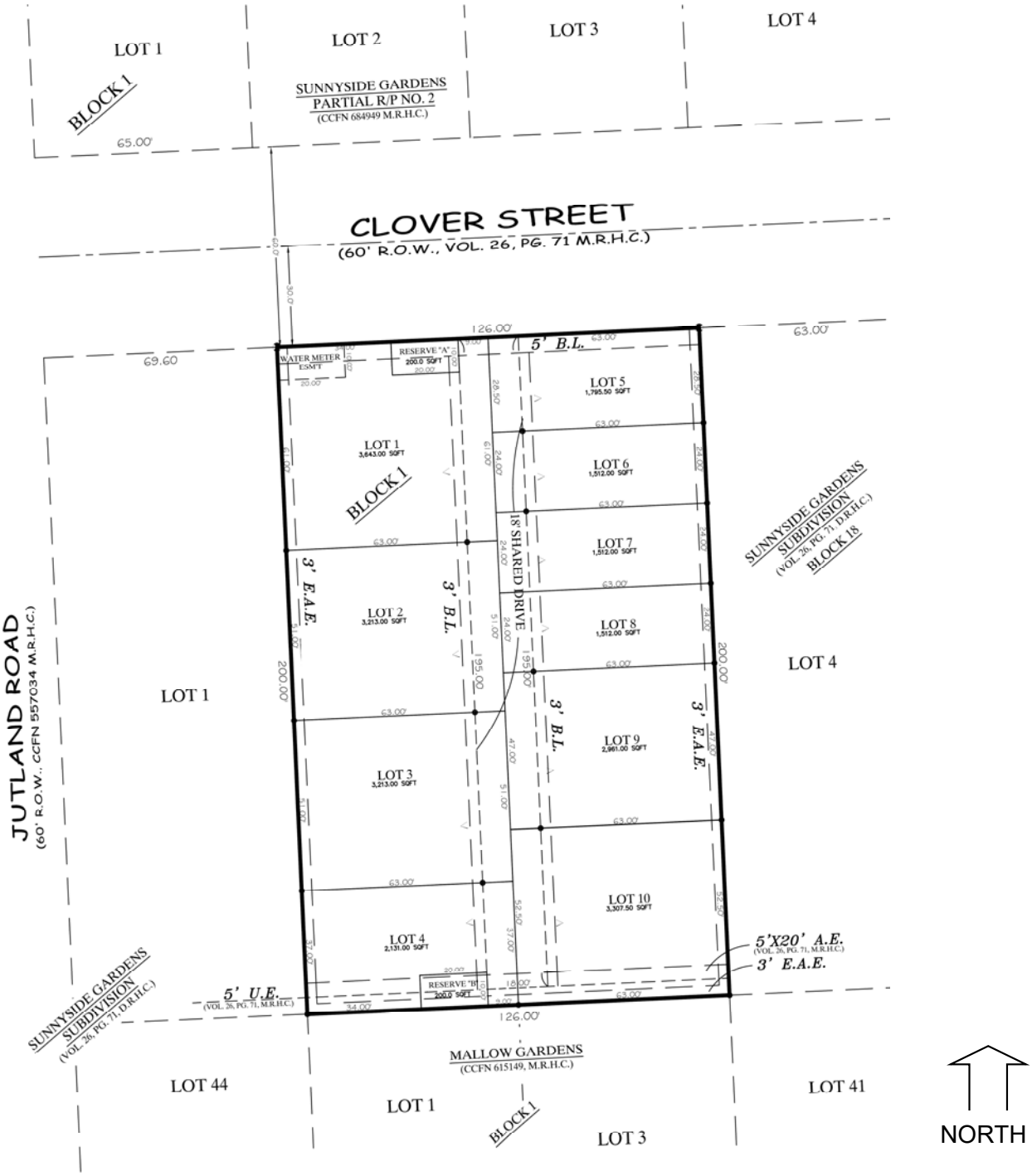
Site Location

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Coastal Encalve replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Coastal Encalve replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

June 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0797

PLAT NAME：Coastal Enclave replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Coastal Enclave being all of Lots 1-10 and Reserve "A", in Block 1, as recorded at Film Code No. 707379 of the Harris County Map Records. The property is located at south along Clover Street between Jutland Road and Noel Street, north of Reed Road. The purpose of the replat is to create 10 single-family residential lots and 2 reserves, and to revise the number of dwelling units in the density table.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Frank Southall, with Cobalt Engineering & Inspections LLC, on behalf of the developer, can be contacted at 409-527-3884 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6537.

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 10, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

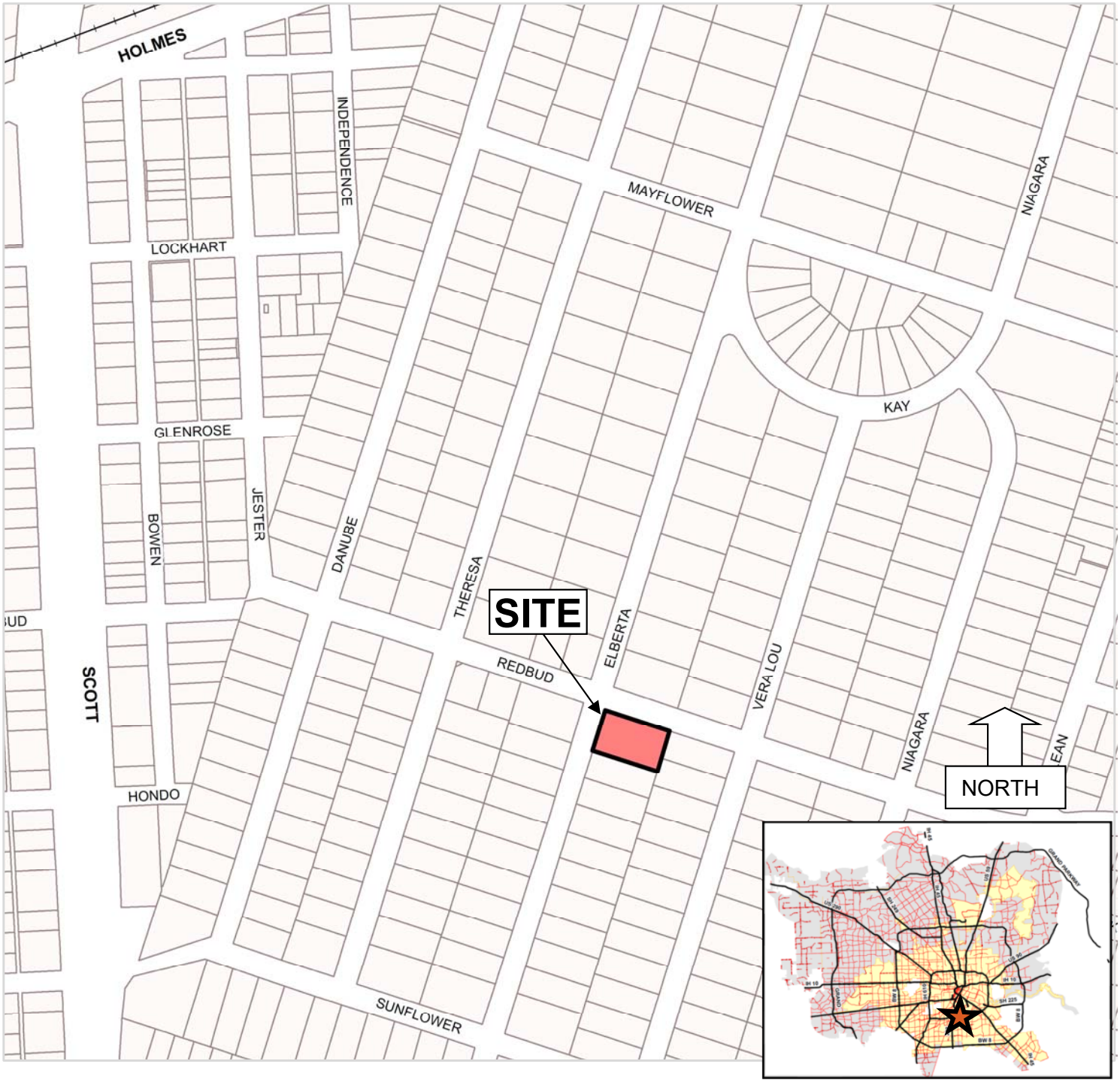
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Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Elberta Villas replat no 1

Applicant: South Texas Surveying Associates, Inc.



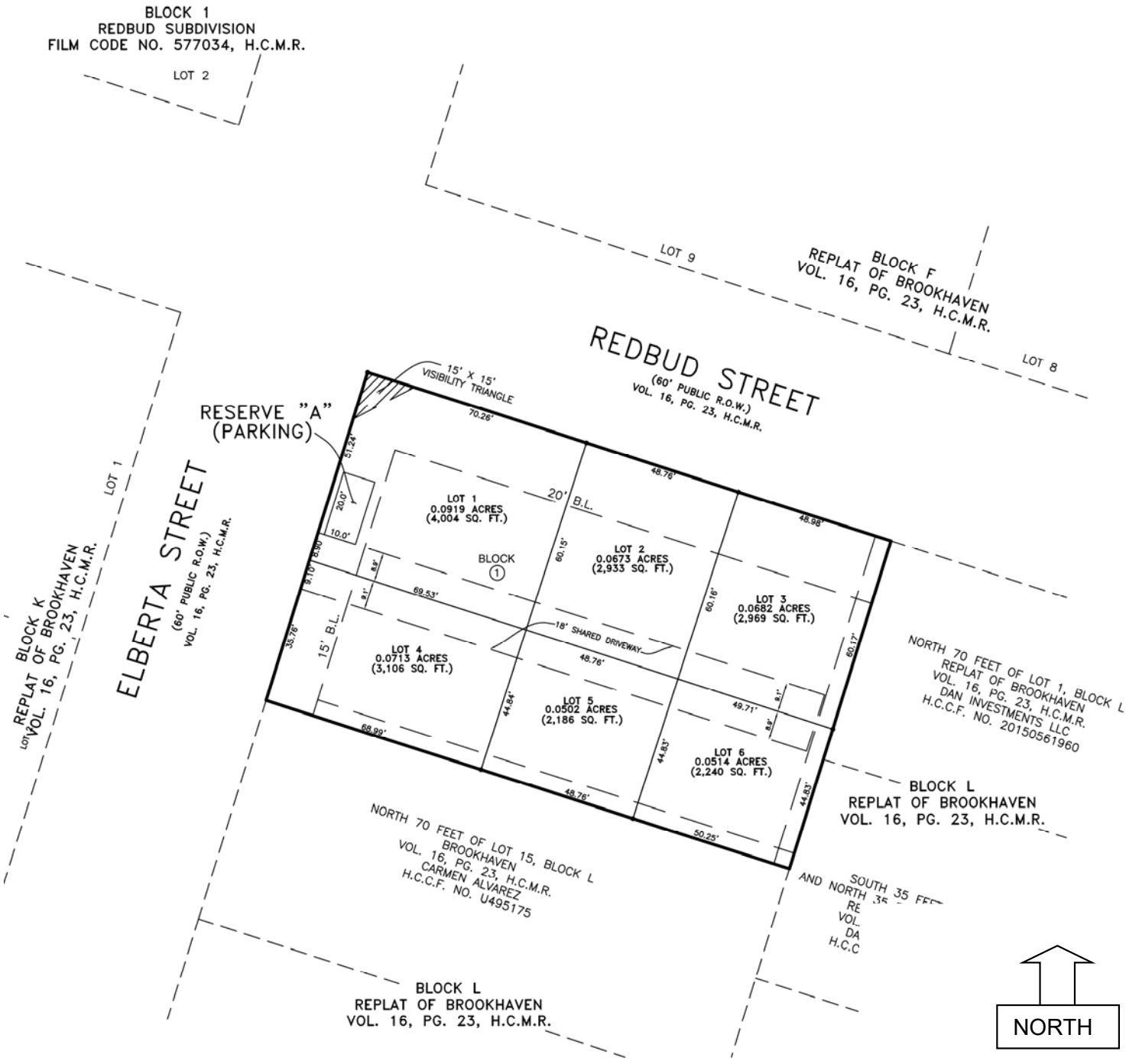
C – Public Hearings Site Location

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Elberta Villas replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Elberta Villas replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
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www.houstontx.gov

Public Hearing Notice

PH

June 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1093

PLAT NAME：Elberta Villas replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Elberta villas being being Lots 1 and 2 of Block 1 of Elberta Villas, as recorded under Film Code No 703224 of the Harris County Map Records. The property is located at 4204 and 4208 Redbud Street. The purpose of the replat is to create 6 lots and 1 reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Jason Barringer, with South Texas Surveying Associates, Inc., on behalf of the developer, can be contacted at 281-556-6918 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6537.

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, July 10, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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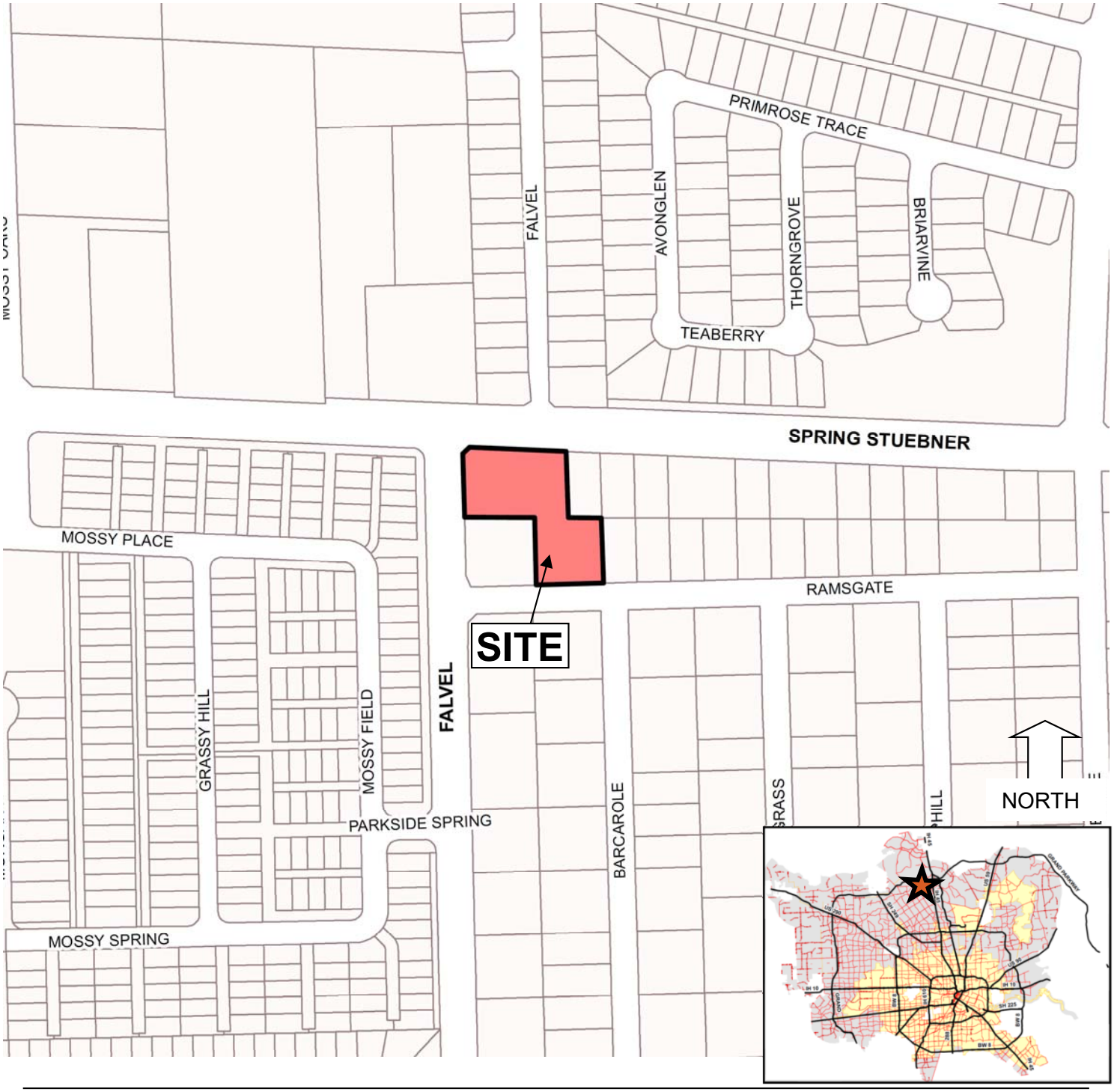
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Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Falvel Crossing Place

Applicant: E.I.C. Surveying Company



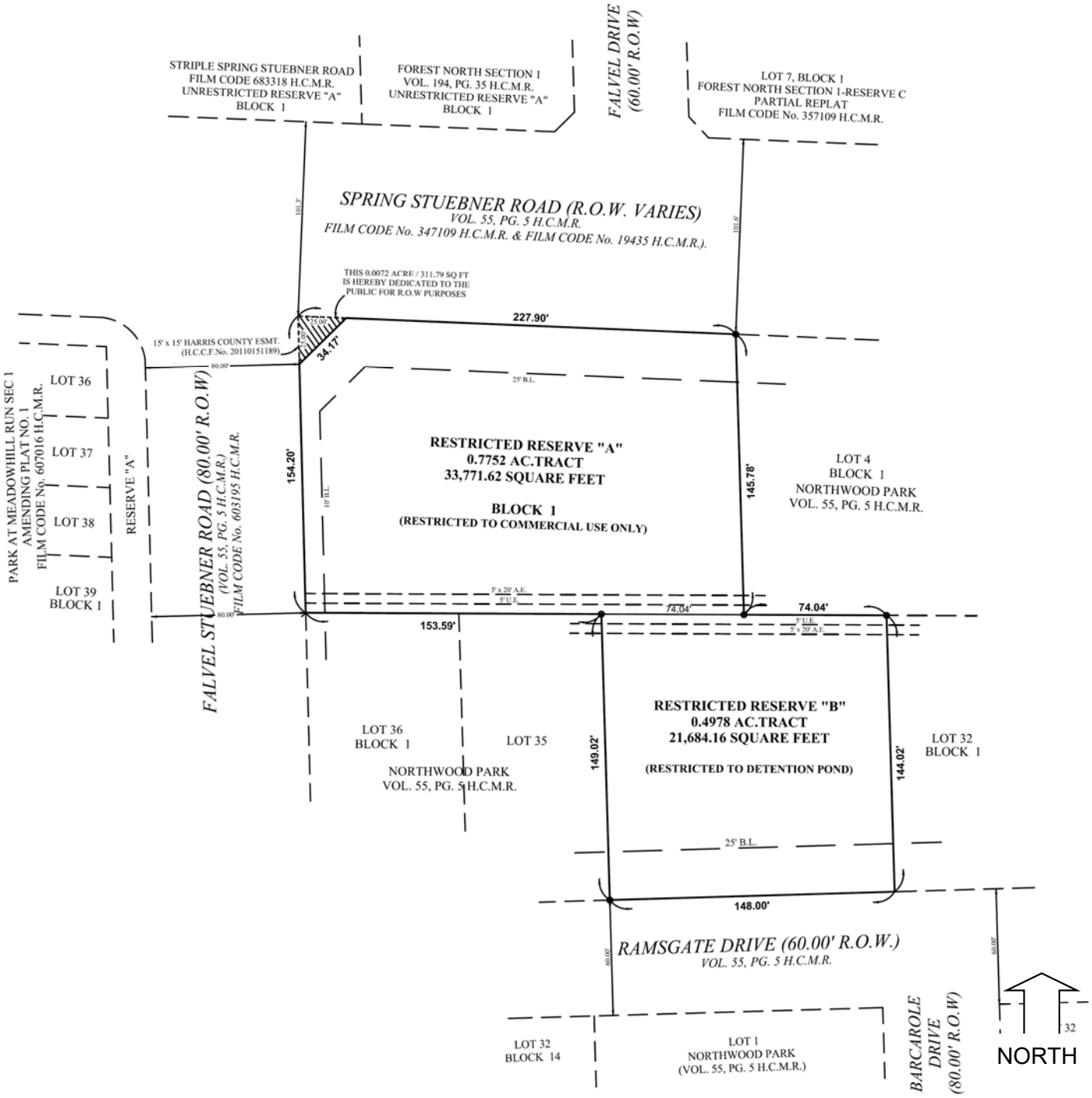
C – Public Hearings Site Location

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Falvel Crossing Place

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Falvel Crossing Place

Applicant: E.I.C. Surveying Company



C – Public Hearings Aerial

CITY OF HOUSTON
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www.houstontx.gov

Public Hearing Notice

PH

June 18, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0924

PLAT NAME：Falvel Crossing Place

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Northwood Park being Lots 1,2,3,33 and 34, block 1 of Northwood Park , Vol. 55, Pg. 5, H.C.M.R.. The property is located at 0 Spring Stuebner Rd, 3810 Ramsgate Dr, and 3814 Ramsgate Dr. At the intersection of Spring Stuebner and Falvel Rd. The purpose of the replat is to create 2 commercial reserves.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Emil Haddad, with E.I.C. Surveying Company, on behalf of the developer, can be contacted at 281-955-2772 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call 832-393-6600.

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.

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Thursday, July 10, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

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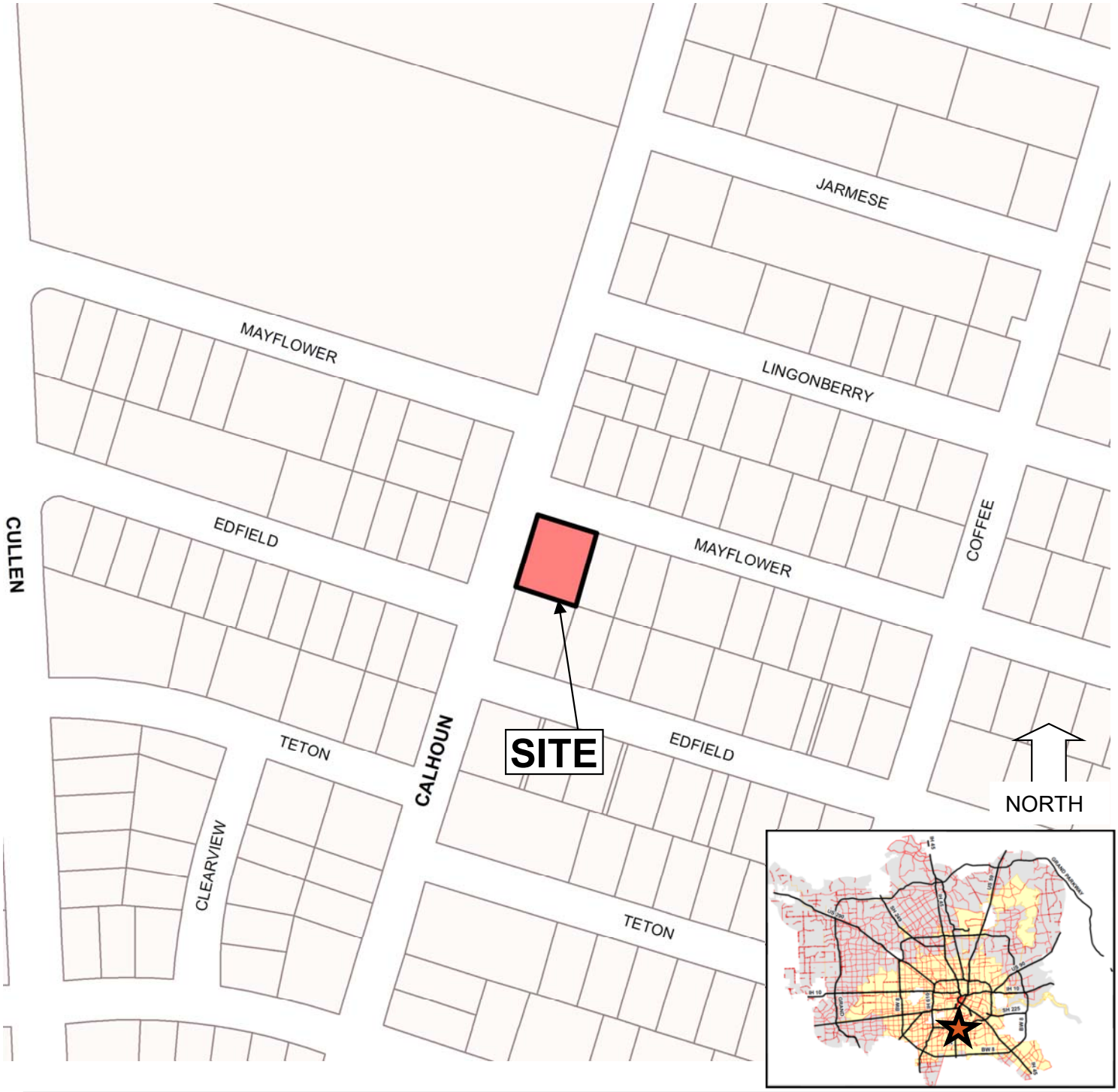
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Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Manor

Applicant: CE Engineers & Development Consultants, INC



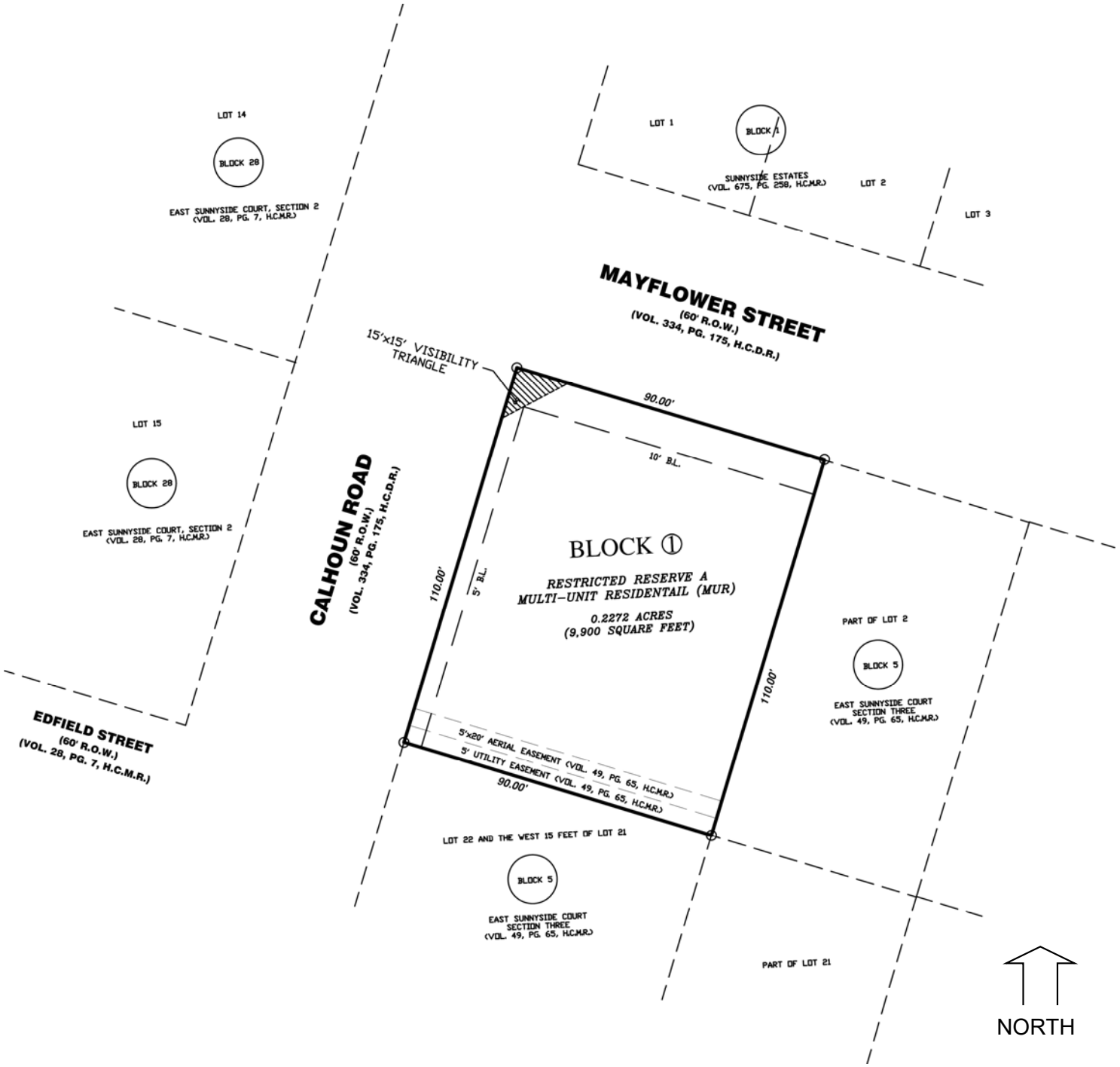
C – Public Hearings Site Location

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

June 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1042

PLAT NAME：Mayflower Manor

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of East Sunnyside Court, Sec 3 being Lot 1 and the west 15 feet of Lot 2, Block 5, East Sunnyside Court, Section Three, Recorded in Volume 49, Pg. 65, H.C.M.R.. The property is located at at the southeast intersection of Mayflower Street and Calhoun Road. The purpose of the replat is to create one MUR restricted reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review 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 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, July 10, 2025 , 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 • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

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

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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

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TERMINOLOGY

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- **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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

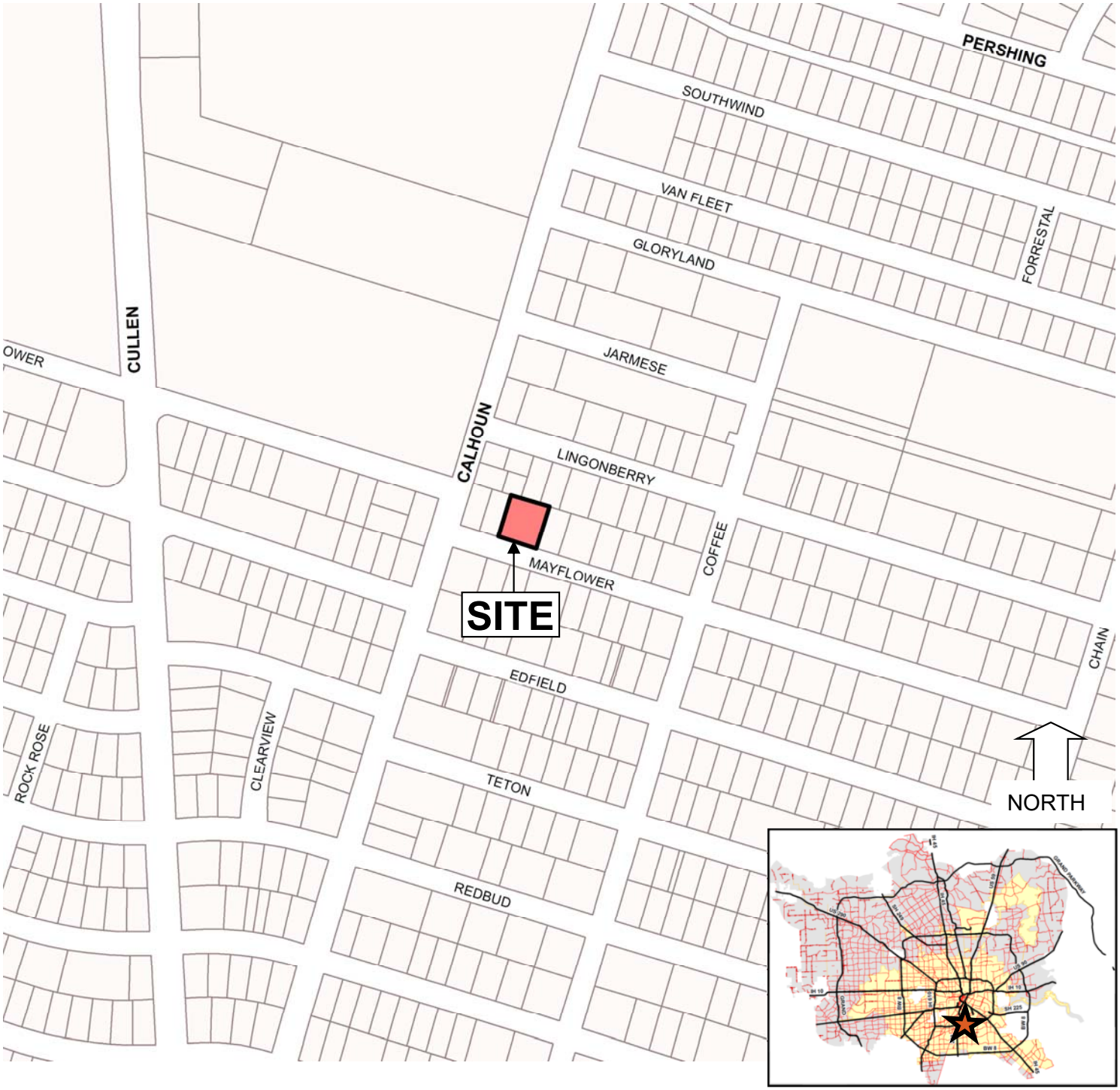
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Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Residence (Def 1)

Applicant: New Era Development & Land Services



C – Public Hearings

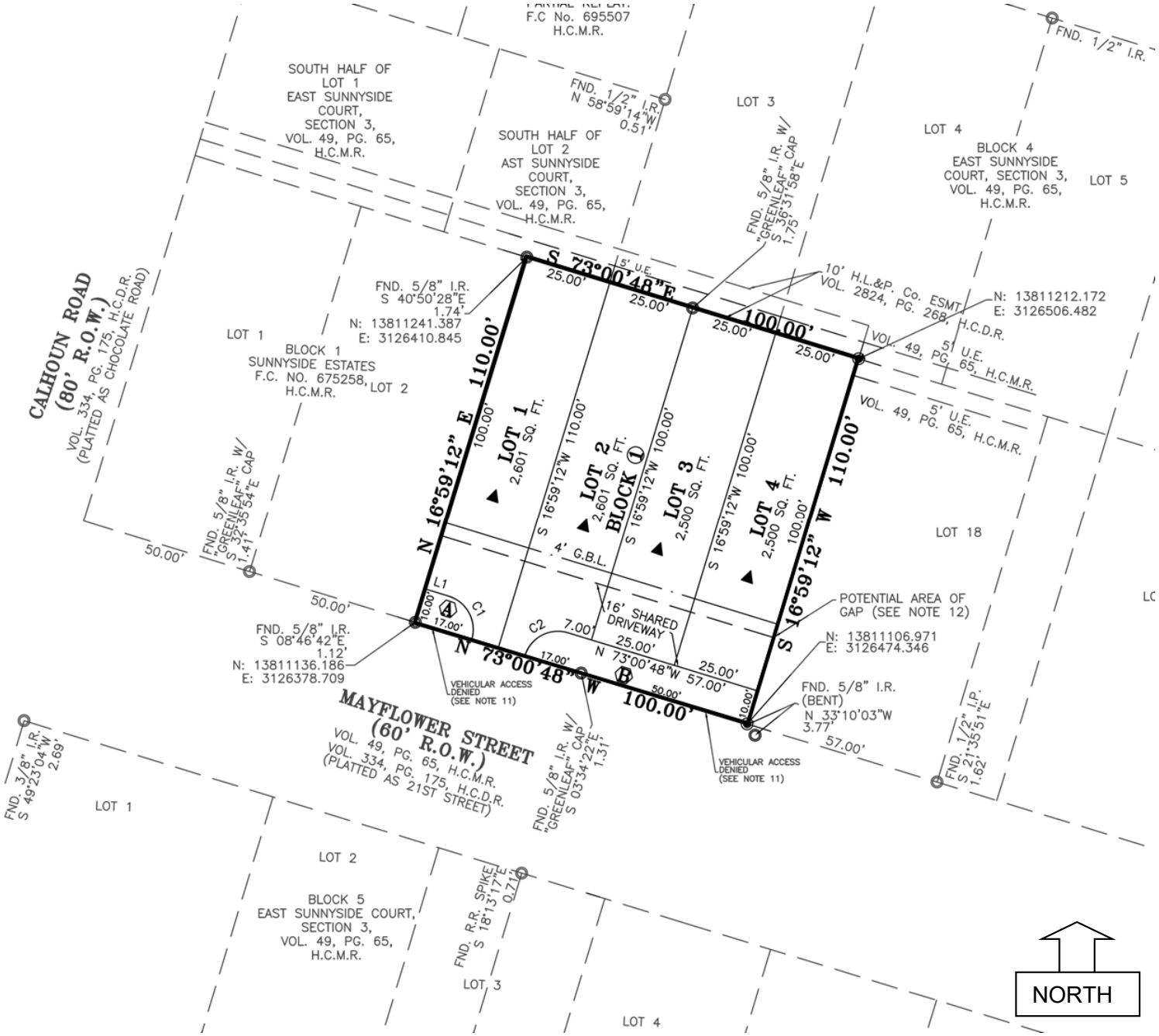
Site Location

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Residence (Def 1)

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Mayflower Residence (Def 1)

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 5, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0942

PLAT NAME：Mayflower Residence

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Sunnyside Estates being being Lots 3 and 4, in Block 1, as recorded under Film Code No. 675258 of the Harris County Map Records.. The property is located at 4811 and 4813 Mayflower St., north along Mayflower Street east of Calhoun Road and south of Pershing Street.. The purpose of the replat is to create 4 single family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Nahom Tesfa, with New Era Development & Land Services, on behalf of the developer, can be contacted at 713-470-9280 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6537.

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, June 26, 2025 , 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.

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

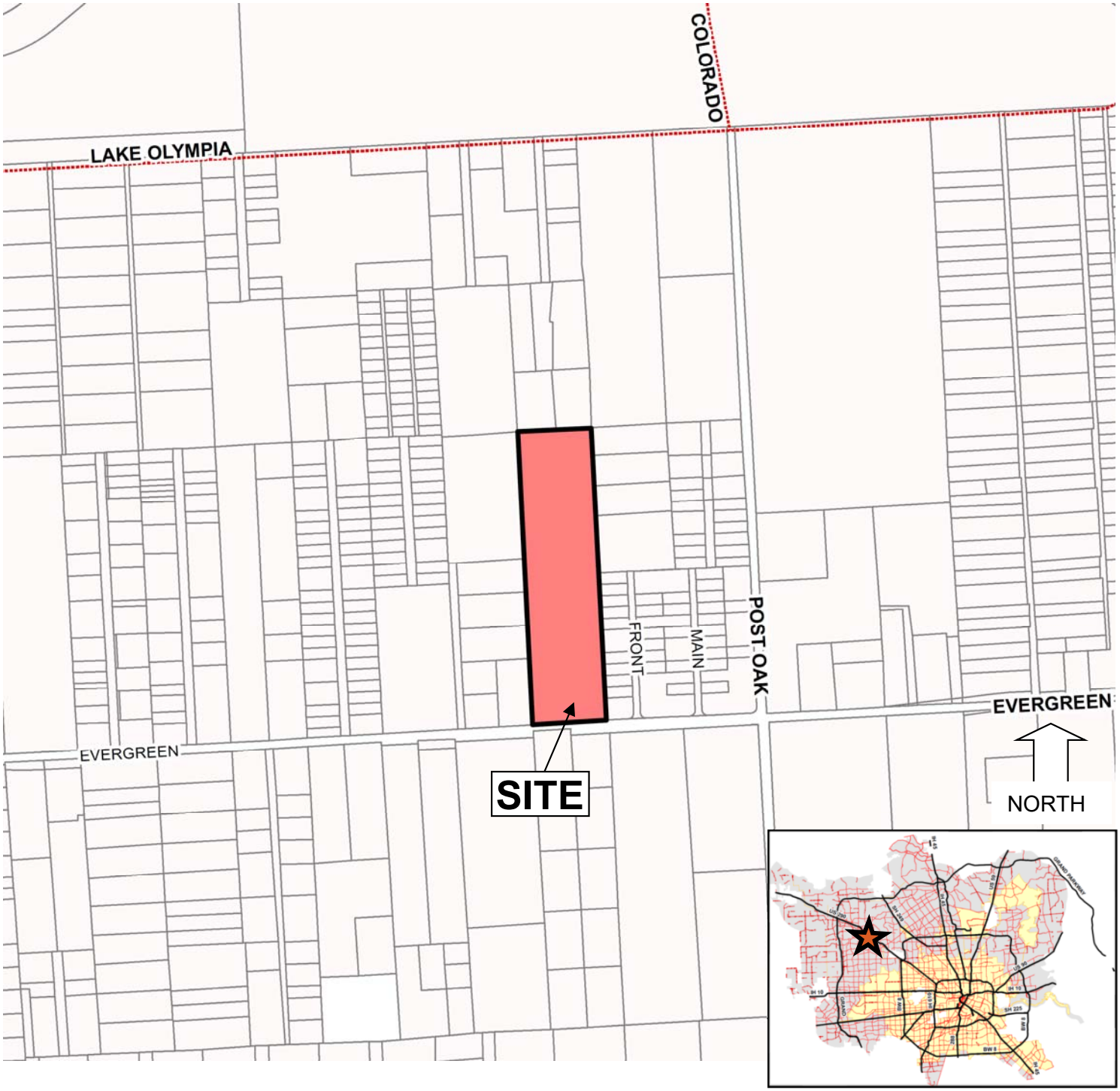
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Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Medina Magnolia Place (Def 2)

Applicant: The Interfield Group



C – Public Hearings

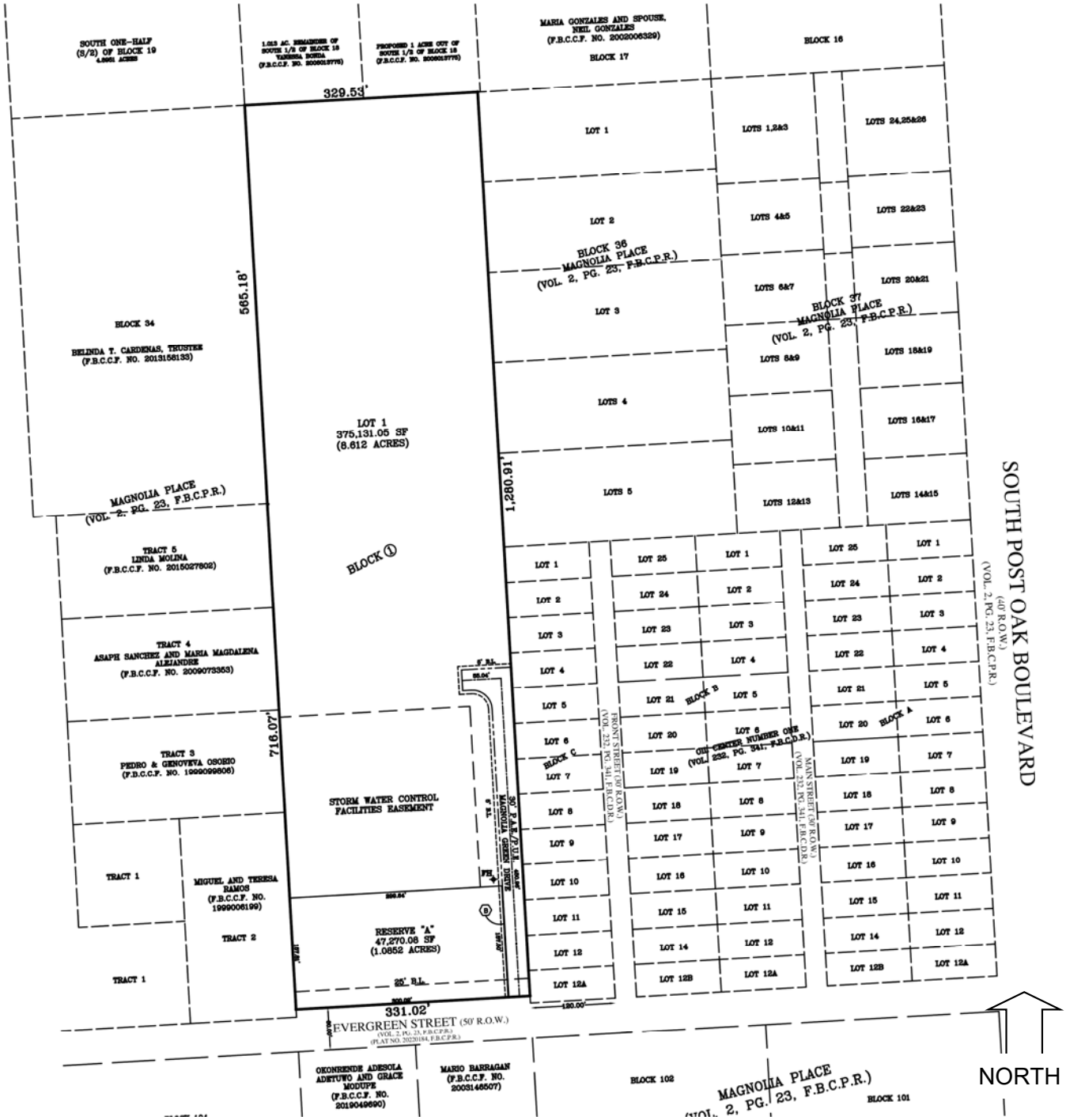
Site Location

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Medina Magnolia Place (Def 2)

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Medina Magnolia Place (Def 2)

Applicant: The Interfield Group



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

May 21, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0883

PLAT NAME：Medina Magnolia Place

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Kumar Acres being Lots 1 thru 6, Block 1, recorded in Plat Number 20220184 of Plat Records of Fort Bend County. The property is located at 1060 Evergreen Street, north along Evergreen street and west of Colorado Street.. The purpose of the replat is to create two reserves and one lot as part of a type II PAE private street development..

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Mary Villareal, with The Interfield Group, on behalf of the developer, can be contacted at 713-780-0909 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6537.

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, June 12, 2025 , 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 • 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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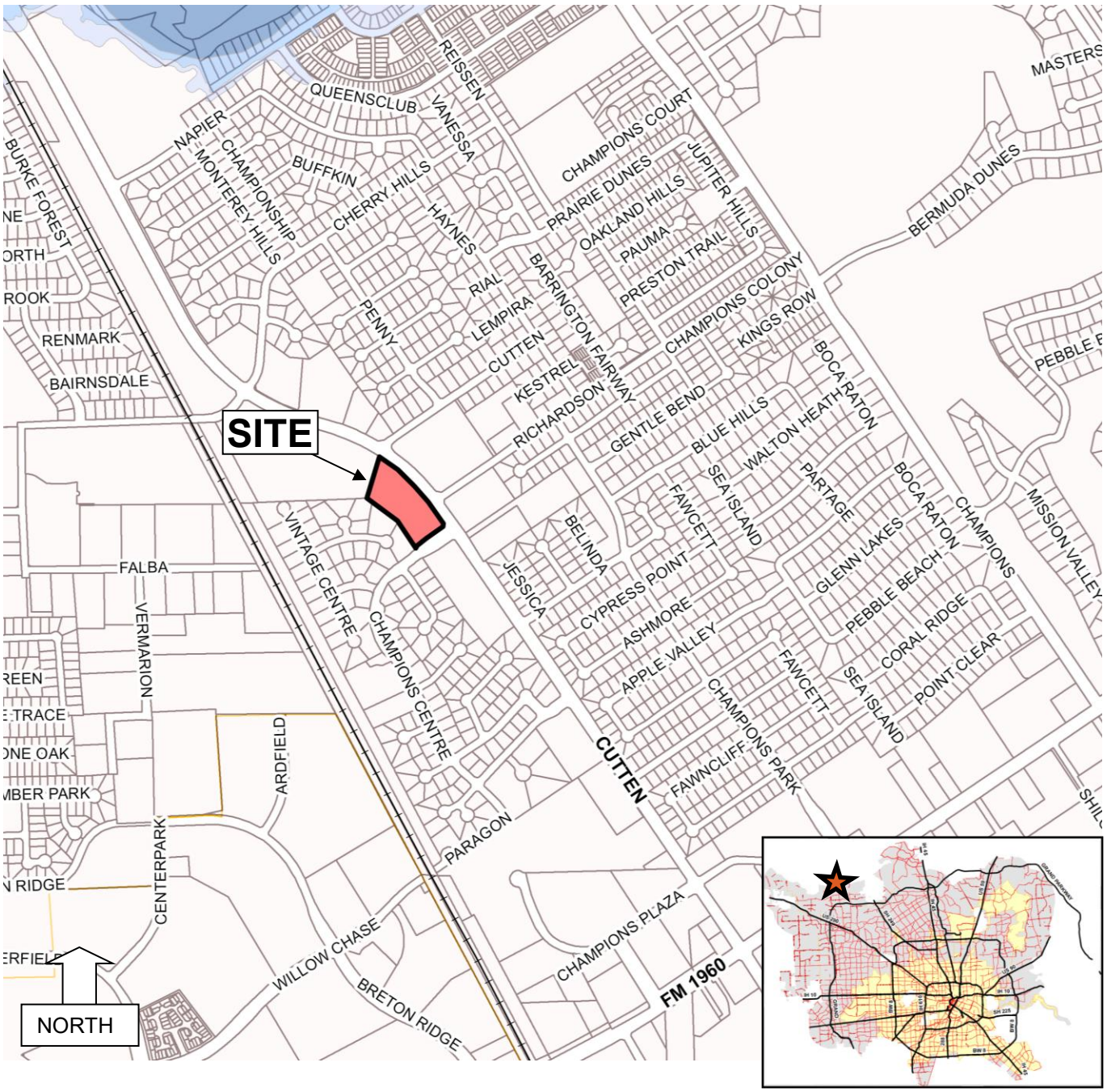
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Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Park at Champions Park

Applicant: Windrose



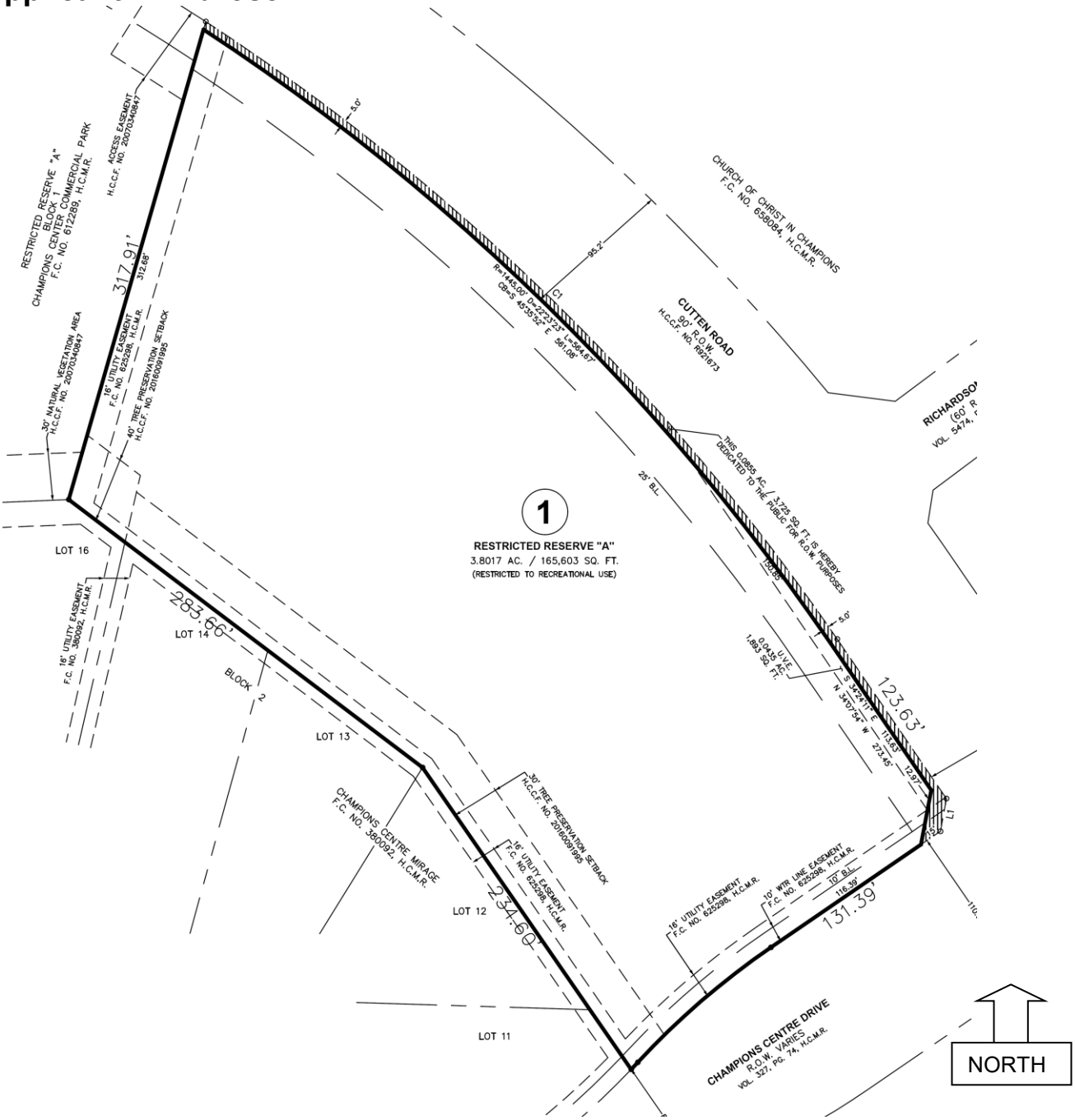
C – Public Hearings Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Park at Champions Park

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Park at Champions Park

Applicant: Windrose



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

June 18, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1094

PLAT NAME：Park at Champions Park

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Champions Centre Mirage being Champions Business Park, being all of Restricted Reserve A, Block 1 as recorded in Film Code No. 625298 of the Harris County Map Records. The property is located at 13455 Cutten Road, at the northwest intersection of Cutten Road and Champions Centre Drive, north of FM 1960. The purpose of the replat is to create one Recreational Reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Amanda Rabius, with Windrose, on behalf of the developer, can be contacted at 713-458-2281 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 10, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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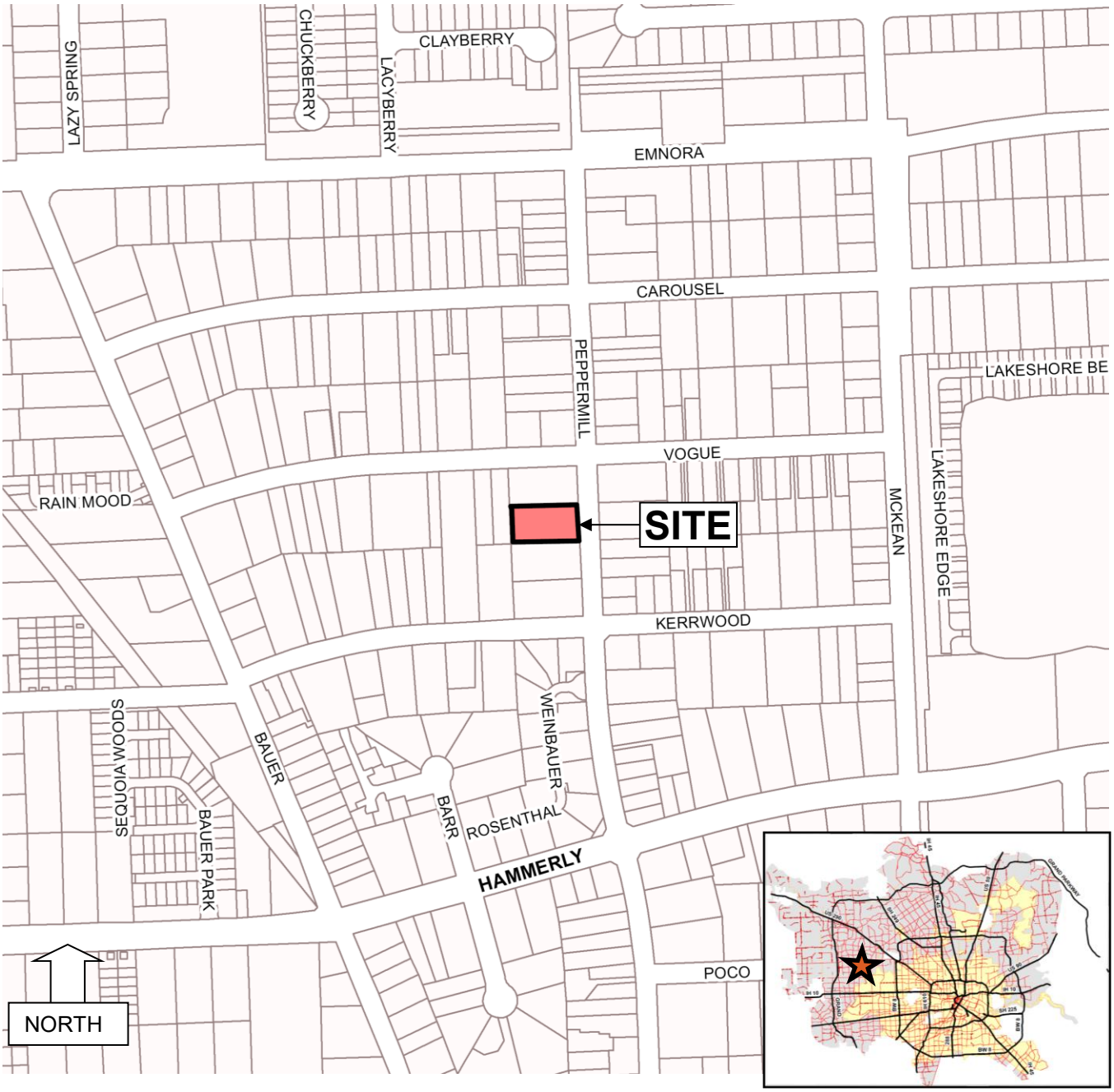
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Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Peppermill Homes

Applicant: DVJ Civil Engineering and Land Surveying LLC



C – Public Hearings

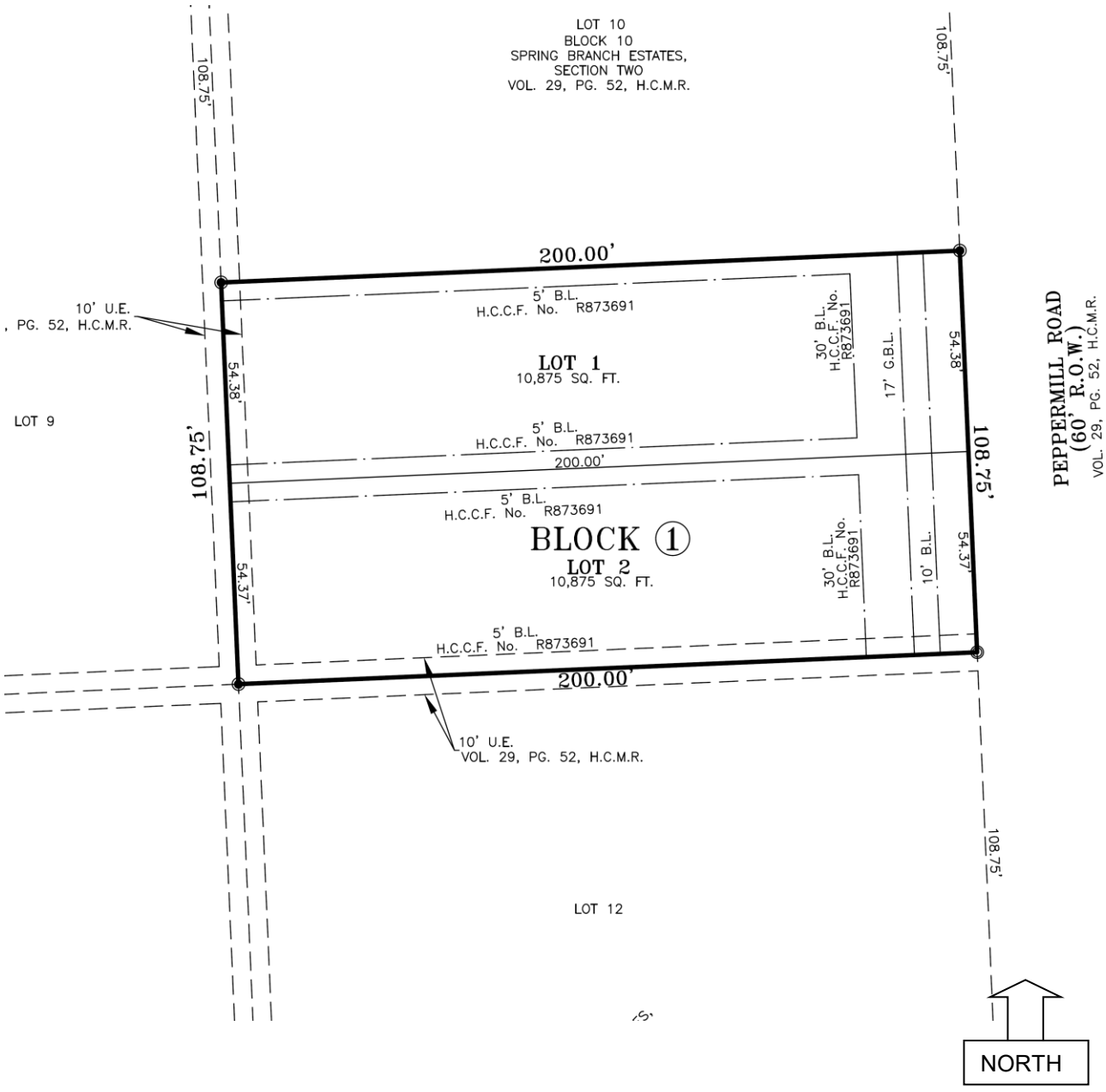
Site Location

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Peppermill Homes

Applicant: DVJ Civil Engineering and Land Surveying LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Peppermill Homes

Applicant: DVJ Civil Engineering and Land Surveying LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 18, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1070

PLAT NAME：Peppermill Homes

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Spring Branch Estates Number 2 being Lot 11, Block 10, Volume 29, Page 52, H.C.M.R.. The property is located at 2209 Peppermill Drive, Houston, Texas west along Peppermill Road and south of Vogue Lane.. The purpose of the replat is To create 2 single family lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Chris Garcia, with DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC, on behalf of the developer, can be contacted at 281-213-2517 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 10, 2025 , 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 • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

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

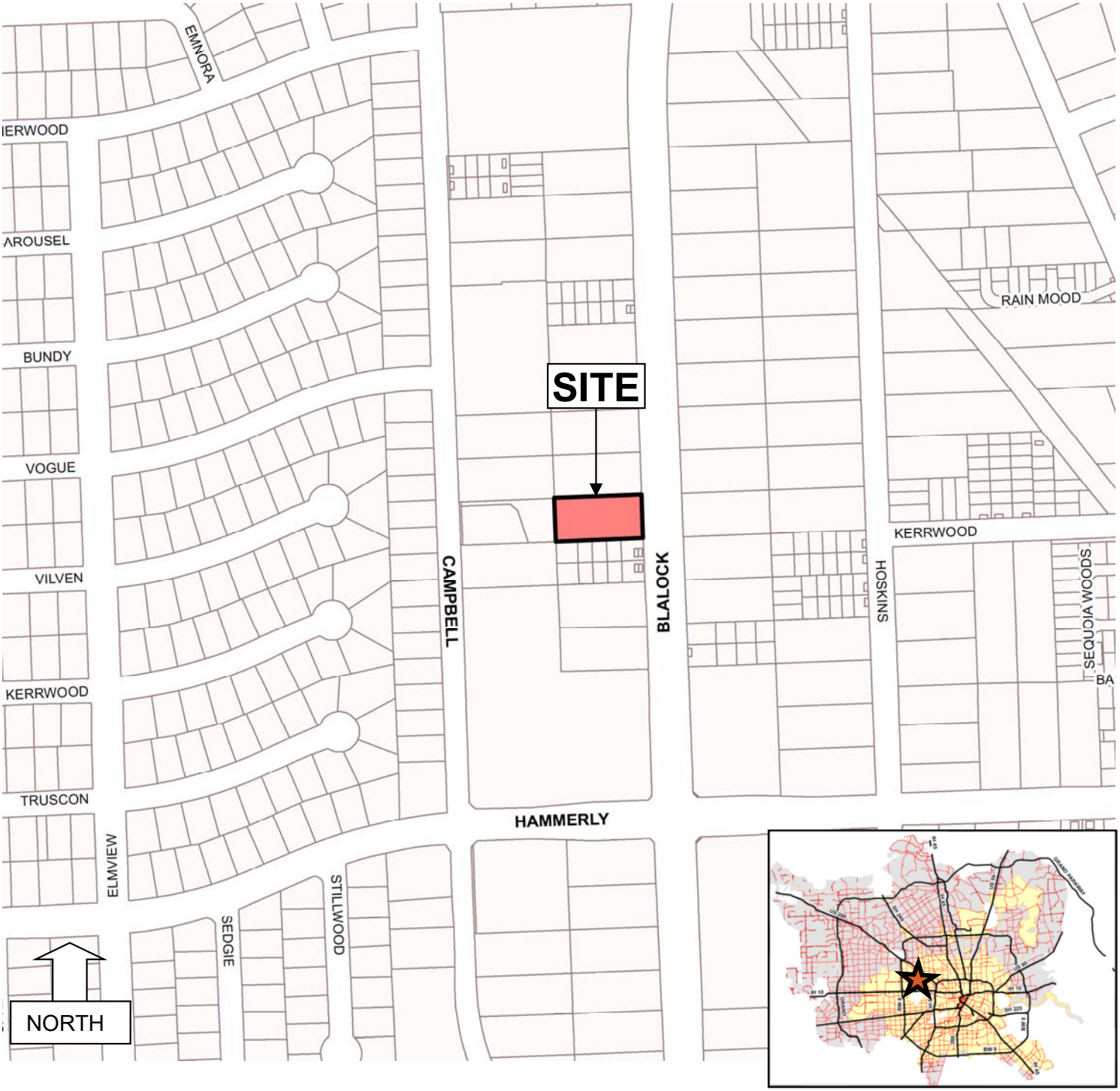
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Urban Edge at Blalock

Applicant: PLS CONSTRUCTION LAYOUT, INC



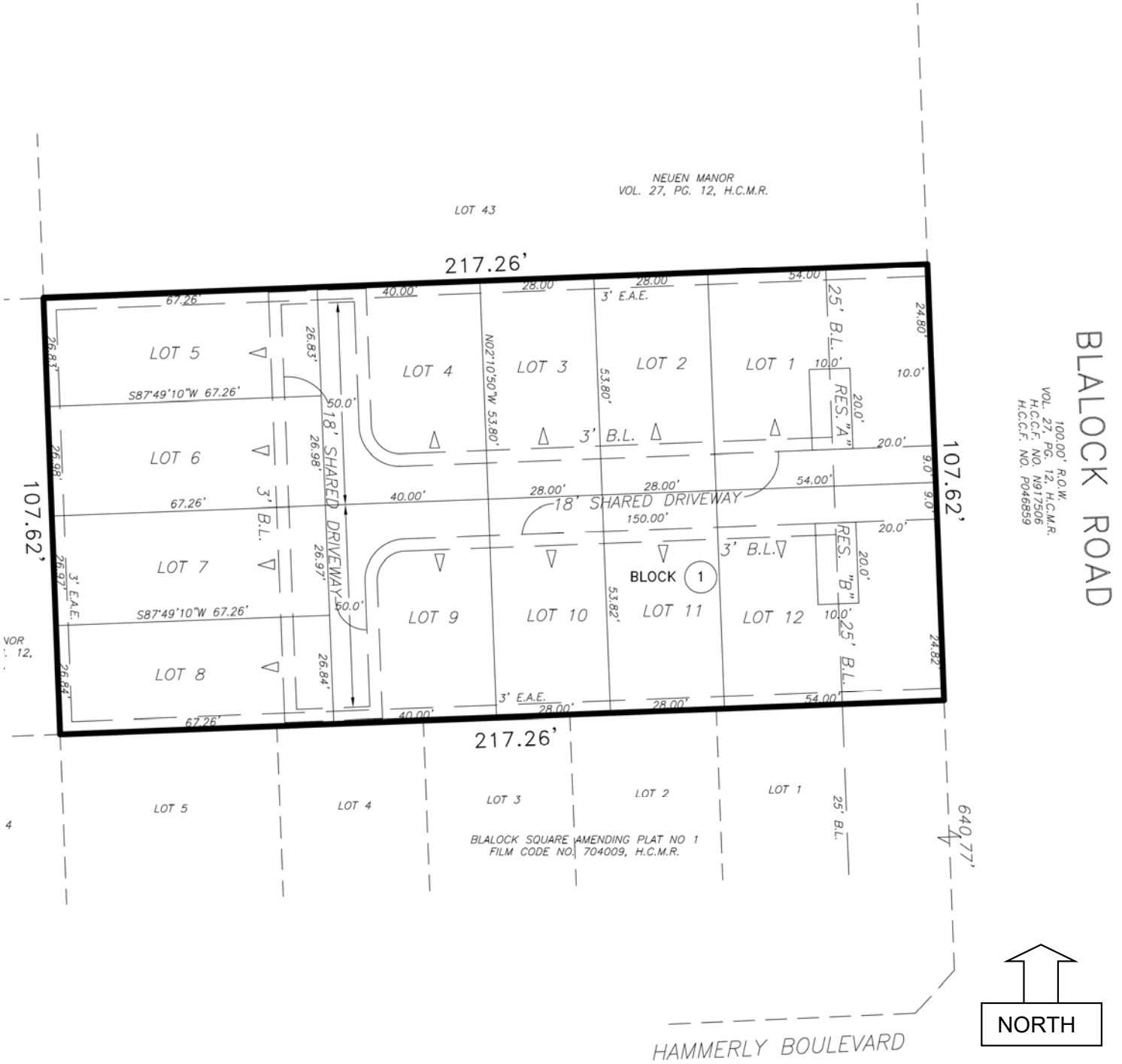
C – Public Hearings Site Location

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Urban Edge at Blalock

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Urban Edge at Blalock

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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www.houstontx.gov

Public Hearing Notice

PH

June 18, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-0761

PLAT NAME：Urban Edge at Blalock

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Neuen Manor being Lot 42, as recorded in Volume 27, Page 12 of the Harris County Map Records. The property is located at 2205 Blalock Rd; west along Blalock Road between Emnora Lane and Hammerly Boulevard. The purpose of the replat is to create 12 single-family residential lots and 2 parking reserves.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

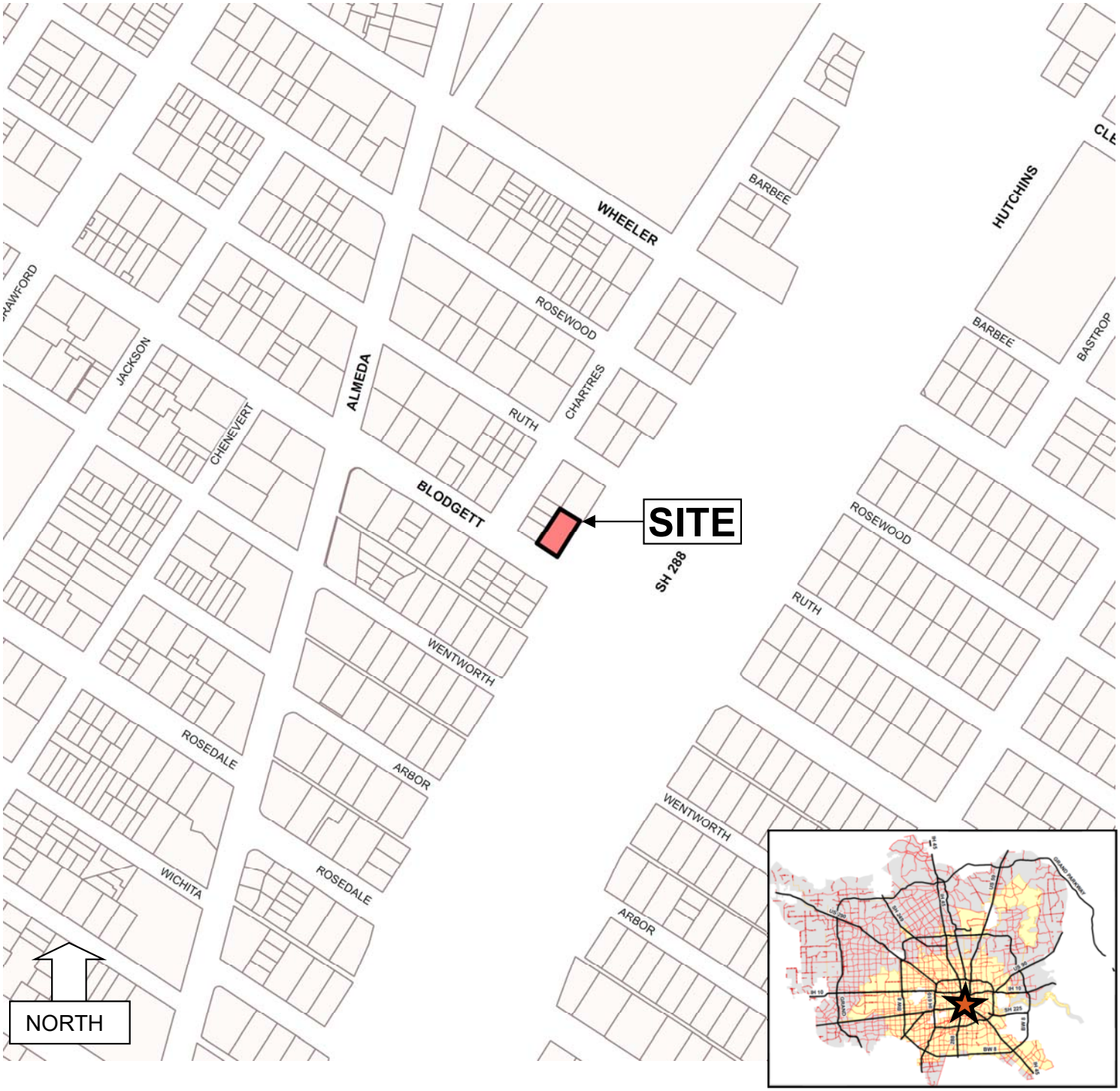
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Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Vilva Blodgett Development

Applicant: Texas Land Maps



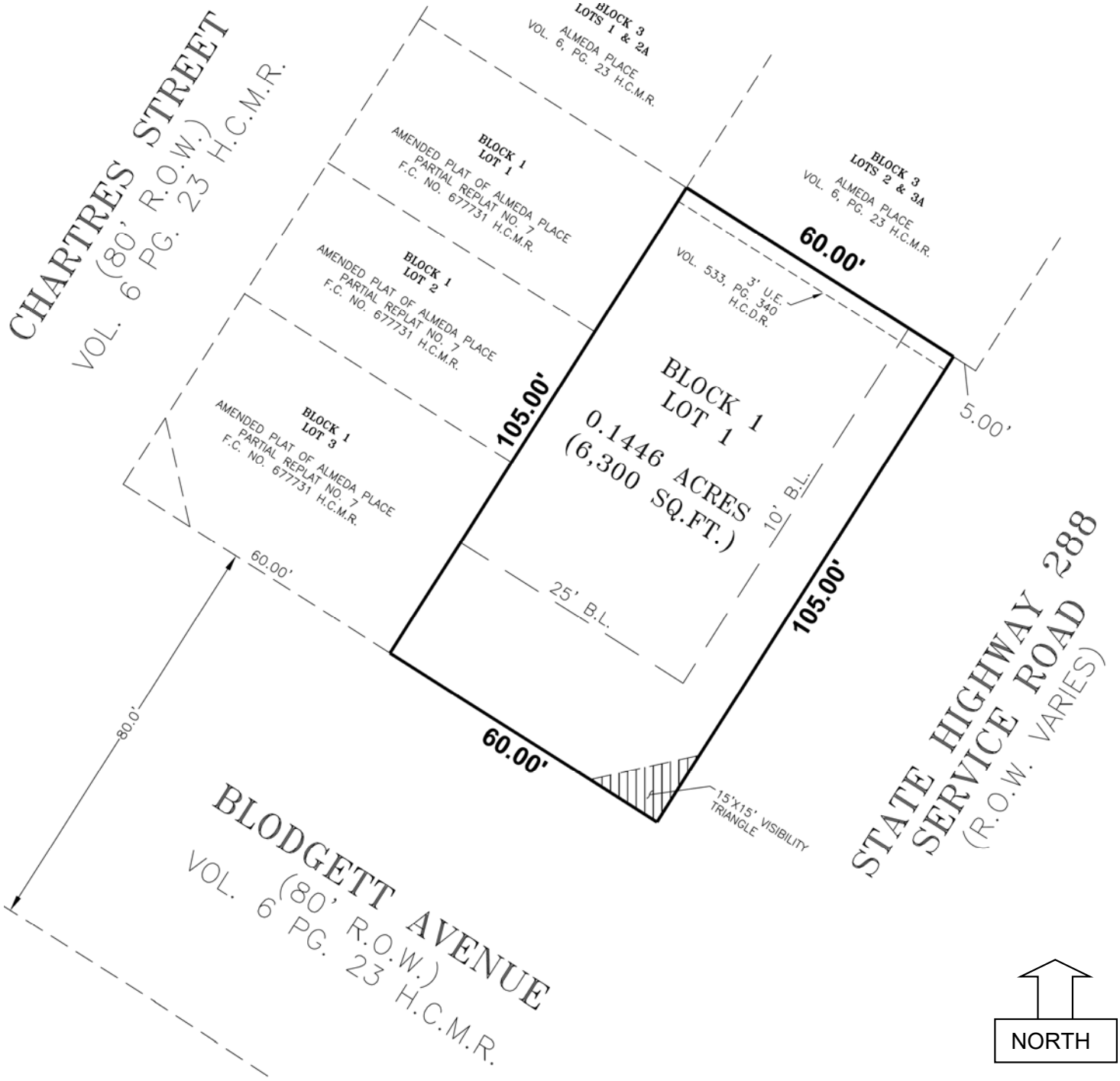
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Vilva Blodgett Development

Applicant: Texas Land Maps



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 80

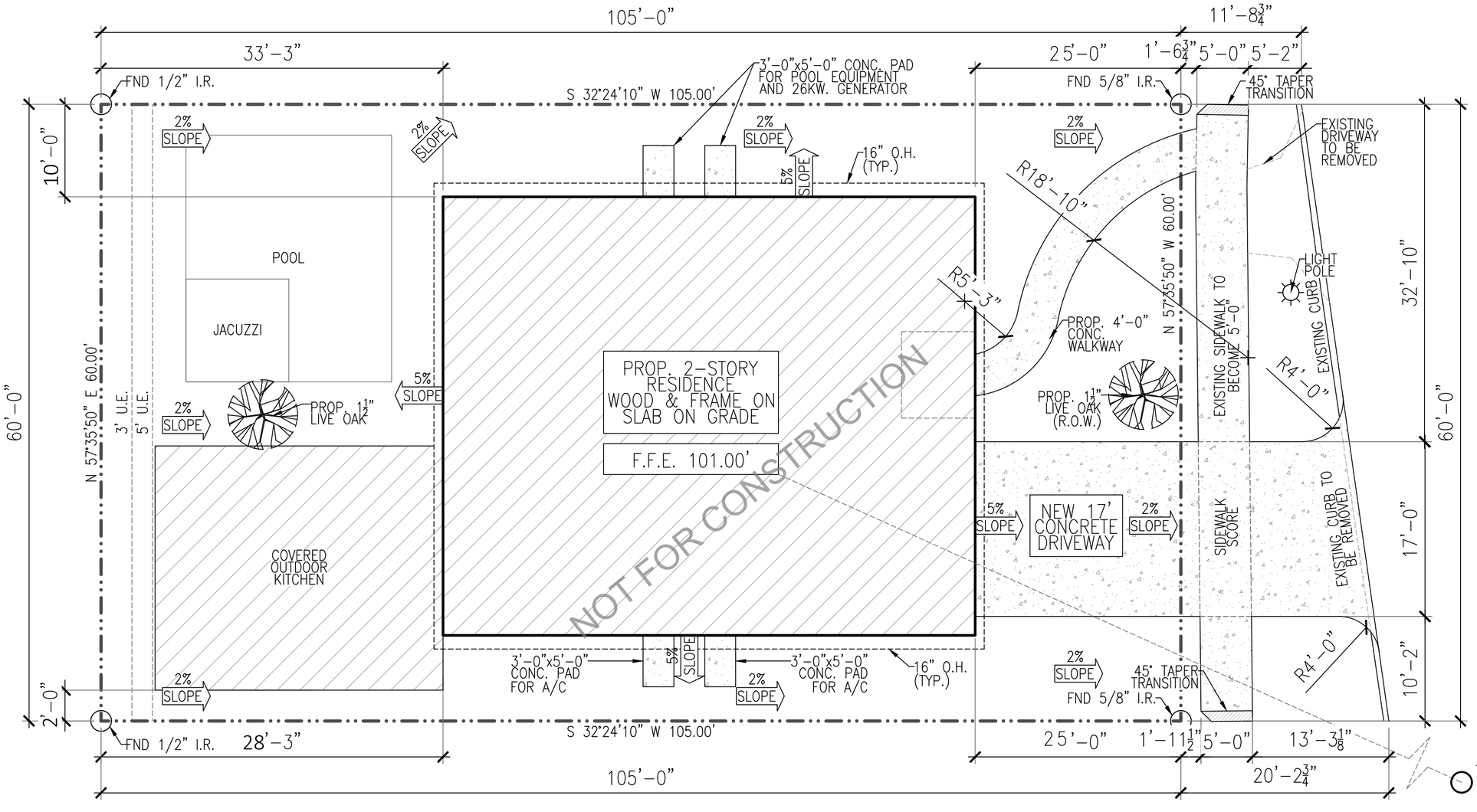
Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Vilva Blodgett Development

Applicant: Texas Land Maps



C – Public Hearings with Variance Aerial



GENERAL NOTES

1. TYPE M COPPER TUBING AND PIPE SHALL NOT BE USED.
2. WATER RISER MUST BE METAL ABOVE GROUND SCHEDULE 40 PVC MAY ONLY BE USED ON THE EXTERIOR OF THE BUILDING BELOW GRADE.
3. ENTIRE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2021 I.R.C. (ADOPTED OCTOBER 25, 2023) AND THE 2023 (NEC) ADOPTED SEP 1, 2023.
4. REFER TO STRUCTURAL FOR COMPLIANCE WITH WIND LOAD DESIGN CRITERIA.
5. ALUMINUM WIRING SHALL NOT BE USED AND COPPER 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
6. ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON-SITE OR DIRECTED ON SURFACE TO STREET. DRAINAGE AND RUNOFF IS NOT ALLOWED TO BE DIRECTED ON TO ADJACENT PROPERTIES.
7. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
8. FENCES REQUIRE A SEPARATE PERMIT.
9. GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS FOR SET BACKS ,UTILITY EASEMENTS , AND BLDG LINES.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2021 IRC (ADOPTED OCTOBER 25, 2023) LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2021 IRC (ADOPTED OCTOBER 25, 2023) AMENDMENTS IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE:
EXISTING DRIVEWAY/CULVERT, TO BE REMOVED & DITCH TO BE REGRADED WITH GRASS/SOD FOR POSITIVE DRAINAGE FLOW.

TRS 20 & 21A
BLK 3
ALMEDA PLACE

IMPERVIOUS AREA PERCENTAGE CALCULATION

	EXISTING (SQ. FT.)	ADDITION (SQ. FT.)	FINAL (SQ. FT.)
1.BUILDINGS	0	2,208	2,208
2.PAVING	0	1,669	1,669
TOTALS	0	3,877	3,877
		TOTAL AREA OF LOT=	6,300
TOTAL %	(3,877 /	6,300) x100=	61.54%

N

SITE PLAN

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

HOUSTON PLANS & PERMITS
PLANSANDPERMITS.NET

BY	REV.	DESCRIPTION	DATE

DRAWN BY: ES
CHECKED BY: AR
DATE DRAWN: 02-06-25

PROJECT: ROBERTO VILLAREAL

ADDRESS: 2009 BLODGETT ST.
HOUSTON, TX 77004

DESIGNER ADDRESS:
1235 N. Loop West Suite #1104 Houston TX, 77008
information@plansandpermits.net
P: 281.372.1555

AIBD
American Institute of Building Design

SHEET NO.
P1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1040
Plat Name: Vilva Blodgett Development
Applicant: Matthew Sigmon
Date Submitted: 5/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the subject tract to have a 10 foot side building line along State Highway 288

Chapter 42 Section: 42-152 (a)

Chapter 42 Reference:
Sec. 42-152. (a) - 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
The subject tract is only 60' in width. The front building line requirement, that is being met by this proposed plat, is also 25'. With both sets of BL being required, this 6300 sq ft lot is reduced all the way down to 2800 sq ft. The developer has agreed to add a note restricting vehicular access from 288, much like what is permitted by ordinance 42-152 (b). The side building line being requested is 10', the same size allowed by 42-152 (b). The next justification for the reduction in side building line is that along Highway 288, the major thoroughfare in question, the dangerous and highspeed portion of the ROW is raised and very far away from the side property line of our proposed plat. The raised highway is well over 120' feet from our property, creating an existing buffer between the proposed subdivision and vehicular traffic. Also within that space is the feeder road that has a speed limit like that of a local street. Lastly, between the feeder road and the property line is a more than 40' vacant area that exists inside the ultimate ROW. It is the opinion of the developer and applicant that this existed open space grassy area exhibits all of the characteristics that the ordinance intended to seek with the side BL requirement of 25'. While we agree that an open area between new construction and major thoroughfares are important, more separation area is already available in this case, than is required by the side BL in the ordinance.

(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 supporting the granting of the variance, as discussed above, revolve around the lot configuration and the unique characteristics of Highway 288 that are not shared by many other MTF's around Houston. The justification for granting the request is in no way the result of a hardship created or imposed by the applicant or developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The granting of this request will maintain the general purposes of this chapter and it's intent will be preserved and maintained. This has been demonstrated by the physical characteristics of vacant land area provided by Hwy 288.

(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 health, safety or welfare of the public. There is not a concern against the public that is relevant to this variance.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship plays no role in the justification of this variance request. The points made above should be the justification to grant approval of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1040
Plat Name: Vilva Blodgett Development
Applicant: Matthew Sigmon
Date Submitted: 5/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the subject tract to take access from a Major Thoroughfare without being 1-acre or having a turnaround.

Chapter 42 Section: 42-188 (b)

Chapter 42 Reference:
Sec. 42-188. (b) - Lot Access
A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article;

(2) The lot takes vehicular access to a major thoroughfare through a flag staff that meets the requirements of section 42-187 and a turnaround is provided that prohibits vehicles from backing onto the major thoroughfare; or

(3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject tract was in its current configuration long before the ordinance requirement of Chapter 42-188 was established. A title search identified the existing plat to be Almeda Place which is Vol 6 Page 23 which was recorded in 1923. In between the plat being recorded in 1923 and the earliest available deed in our records search dated 1962, the construction of Highway 288 was constructed. The highway ROW dedication diminished the depth along the frontage of platted Lots 20 & 21, that our property comes out of. The legal description is currently the east 50’ of Lot 21 and the west 10’ of Lot 20 in Block 3 of the Amending Plat of Almeda Place. The proposed plat and this request asks to bring the proposed configuration, that has been in its same configuration since 1962, into a higher state of conformity with the ordinance by meeting the Plat Approval requirement of the City of Houston (via Subdivision Ordinances), Harris County, and the State of Texas (via Texas Local Govt Code 212). Additionally, the property lines and building lines within the existing

plat will be revised to show the land in the configuration as it will be developed. By accepting this Variance Request the application will move towards plat approval.

The existing legal description, which has maintained its configuration since prior to 1962, will be replated to bring the portion of Lots 20 & 21 into conformance with the ordinance requirements and the proposed development's needs. Because the land has maintained its existing configuration and because that configuration predates the 42-188 (b) 1-3, we believe that the variance to be allowed to gain plat approval despite not meeting the requirements of the chapter are legitimate. Because the landowner does not have the ability to buy additional abutting property, take access from a street that is not a major thoroughfare, or create a larger parcel of land within the proposed plat area, the imposition of the policies and standards of 42-188 (b) create an undue hardship by depriving the landowner from reasonable use of the land. Because the subject tract has maintained its configuration since February of 1962, according to the deed recorded as B456100 in the Official Public Records of Harris County Texas, the granting of this request should be acceptable.

(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 supporting the granting of the variance, as discussed above, revolve around the land use and lot configuration remaining consistent as it was prior to the Chapter 42 ordinances being adapted. The justification for granting the request is in no way the result of a hardship created or imposed by the applicant or developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This exact same request being sought was granted to a small townhome subdivision just south of the subject tract. It also utilizes vehicle access at it's intersection with Hwy 288. It was approved in 2023 and I the landowner named it ZARROS Subdivision. The granting of this request will maintain the general purposes of this chapter and it's intent will be preserved and maintained.

(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 health, safety or welfare of the public. There is not a concern against the public that is relevant to this variance.

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Economic hardship plays no role in the justification of this variance request. The points made above should be the justification to grant approval of the variance.

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Public Hearing Notice with special request

PHS

June 18, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1040

PLAT NAME：Vilva Blodgett Development

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of AMENDED PLAT OF ALMEDA PLACE. This proposal includes the replating of east 50ft of Lot 21 and west 10ft of Lot 20, Block 3 of Amended Plat of Almeda Place, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 6, Page 23 of the Harris County Map Records. The property is located at 2009 Blodgett Street Houston, Texas 77004 at the northwest intersection of Highway 288 and Blodgett Street. The purpose of the replat is Create 1 single family residential lot.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

Attached you will also find a copy of the Variance being requested with this application.

The applicant, Matthew Sigmon, with Texas Land Maps, on behalf of the developer, can be contacted at 713-298-9987 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

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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

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

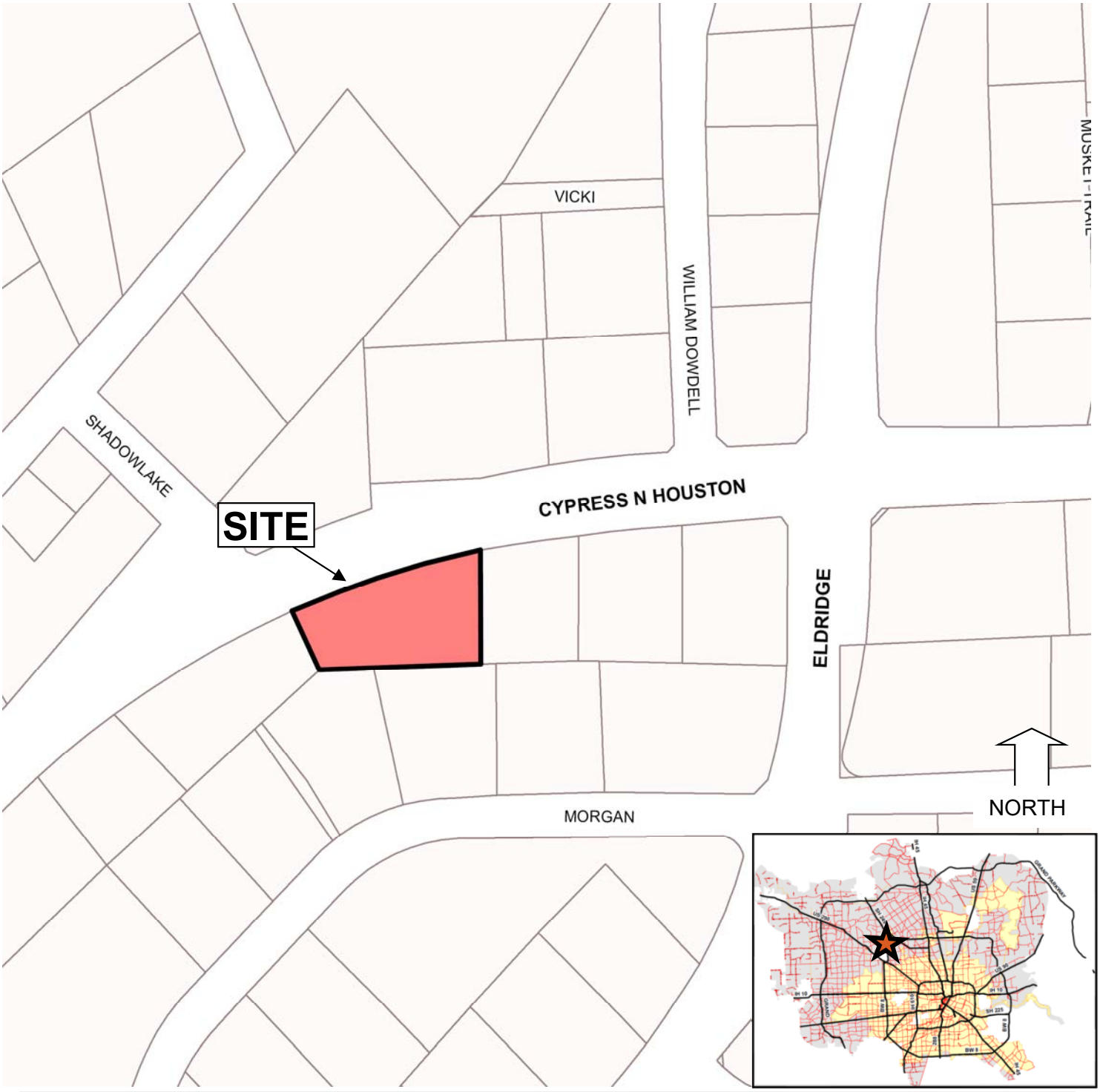
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision City Center Capital LLC at Cypress North Houston

Applicant: MD Land Development Services



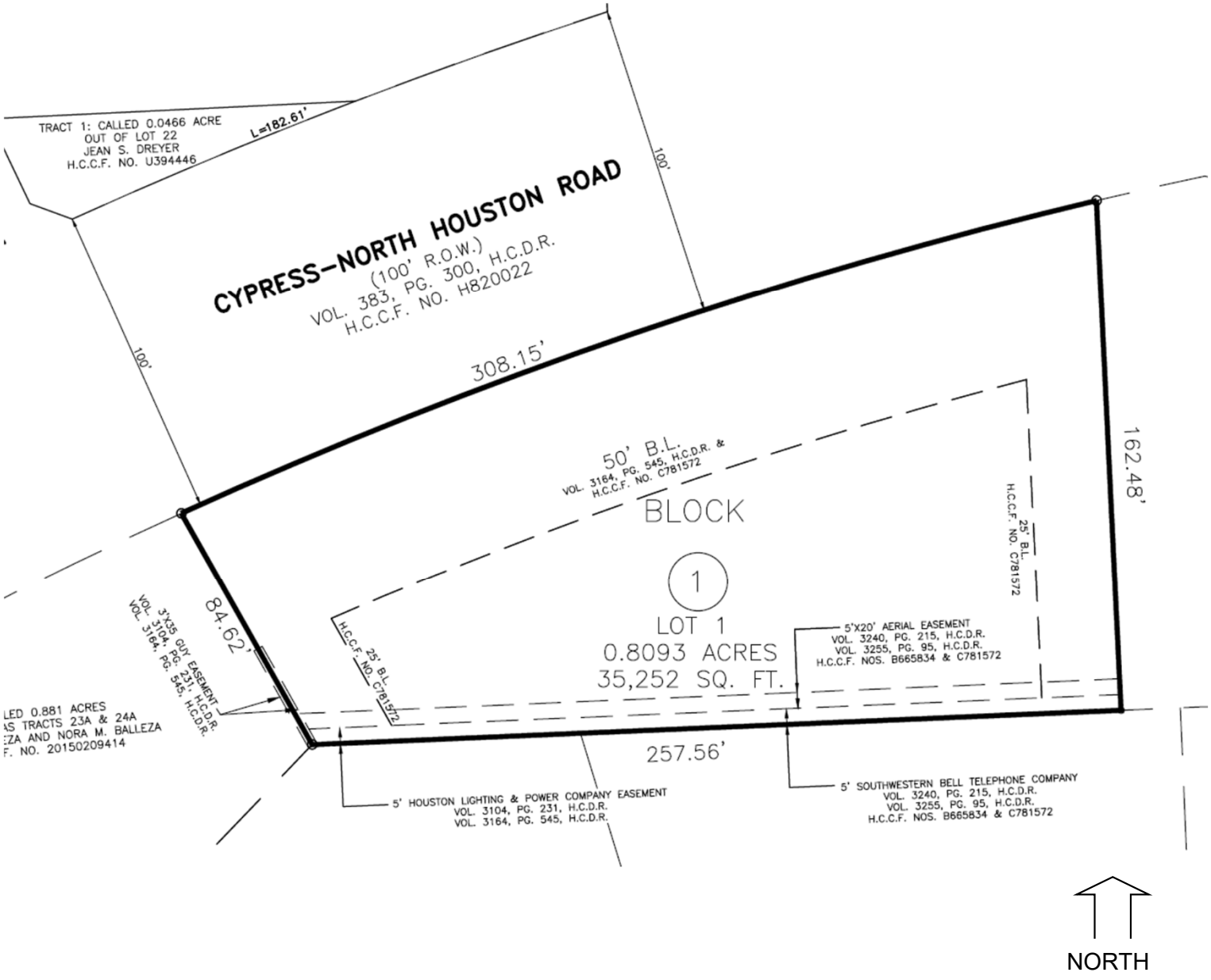
D – Variances **Site Location**

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision City Center Capital LLC at Cypress North Houston

Applicant: MD Land Development Services



D – Variances **Subdivision**

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 07/10/2025**

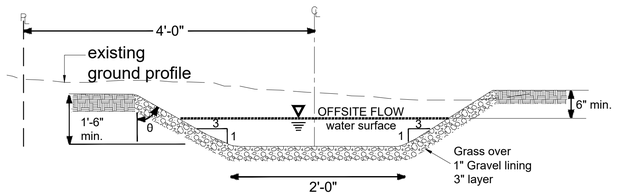
Subdivision City Center Capital LLC at Cypress North Houston

Applicant: MD Land Development Services



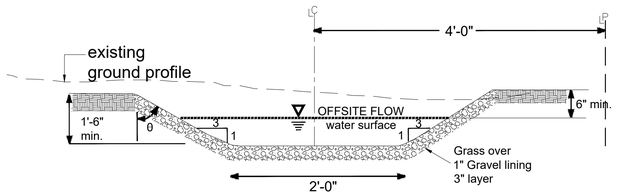
D – Variances **Aerial**

PROPRIETARY NOTICE: GGE Inc, Reserves all rights to the content of this document. Any use of the contents of this documents or reproduction thereof in any form shall not be made without prior written authorization. Acceptance of this documents shall be acknowledged agreement of the Proprietary Notice.



D-D SWALE SECTION D-D

Scale: 1"=40'-0"



E-E SWALE SECTION E-E

Scale: 1"=40'-0"

NOTE:
1. CONSTRUCTION FACILITIES AND/OR PAVING WORK WITHIN PUBLIC RIGHT OF WAY

NOTIFICATION (PERMIT) ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT-PERMITS OFFICE IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY.
THE PROJECT MUST BE APPROVED PRIOR TO OBTAIN THE REQUIRED NOTIFICATION.
BE ADVISED THAT A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT HTTP://HCPID.ORG/PERMITS/PR_NOTIFICATIONS_OF_CONSTRUCTION.HTML OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT AT 713 274 3931

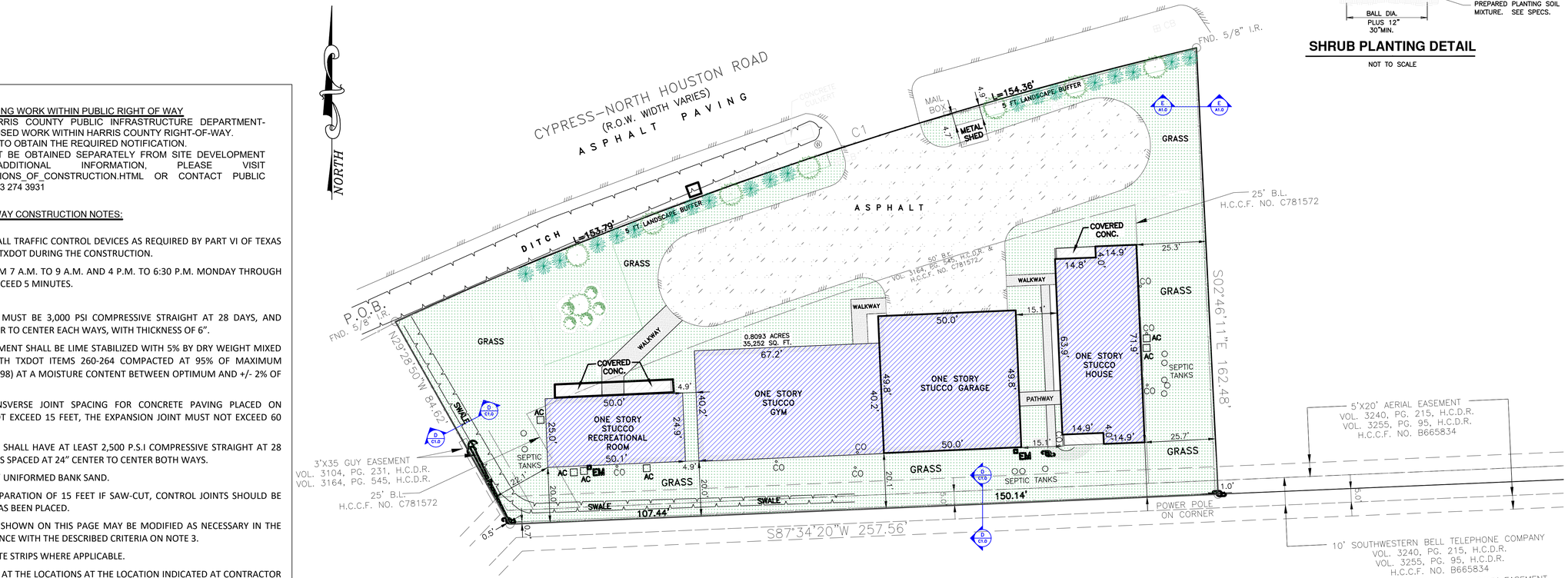
DRIVEWAY CONSTRUCTION NOTES:

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES AS REQUIRED BY PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC DEVICES TXDOT DURING THE CONSTRUCTION.
2. ANY STREET LANE CAN BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THROUGH FRIDAY, IF TEMPORARY IS CLOSED NOT EXCEED 5 MINUTES.

PAVEMENT NOTES

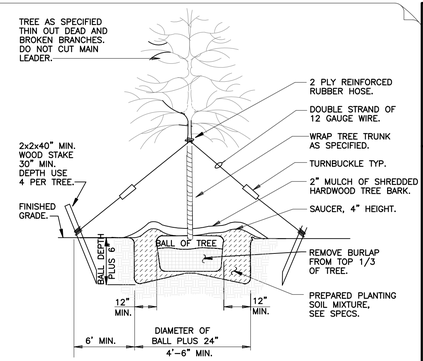
1. THE MIXED CONCRETE FOR DRIVEWAY MUST BE 3,000 PSI COMPRESSIVE STRAIGHT AT 28 DAYS, AND REINFORCED WITH #3 BARS AT 18" CENTER TO CENTER EACH WAYS, WITH THICKNESS OF 6".
2. THE 6" SUBGRADE FOR CONCRETE PAVEMENT SHALL BE LIME STABILIZED WITH 5% BY DRY WEIGHT MIXED WITH THE EXISTING SOIL, COMPLY WITH TXDOT ITEMS 260-264 COMPACTED AT 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT BETWEEN OPTIMUM AND +/- 2% OF OPTIMUM.
3. SUGGESTED LONGITUDINAL AND TRANSVERSE JOINT SPACING FOR CONCRETE PAVING PLACED ON EXPANSIVE FOUNDATION SOLI MUST NOT EXCEED 15 FEET, THE EXPANSION JOINT MUST NOT EXCEED 60 FEET.
4. CONCRETE 4" THICKNESS FOR SIDEWALK SHALL HAVE AT LEAST 2,500 P.S.I COMPRESSIVE STRAIGHT AT 28 DAYS, AND REINFORCED WITH # 3 RE-BARS SPACED AT 24" CENTER TO CENTER BOTH WAYS.
5. PLACE ON SIDEWALK SURFACE AS BASE 2" UNIFORMED BANK SAND.
6. CONTROL JOINT SPACING MAXIMUM SEPARATION OF 15 FEET IF SAW-CUT, CONTROL JOINTS SHOULD BE DONE 12 HOURS AFTER THE CONCRETE HAS BEEN PLACED.
7. THE JOINT LAYOUT CONFIGURATION AS SHOWN ON THIS PAGE MAY BE MODIFIED AS NECESSARY IN THE FIELD AS LONG AS LAYOUT IS IN COMPLIANCE WITH THE DESCRIBED CRITERIA ON NOTE 3.
8. CONCRETE SHALL BE PLACED IN ALTERNATE STRIPS WHERE APPLICABLE.
9. CONSTRUCTION JOINTS MAY BE UTILIZED AT THE LOCATIONS AT THE LOCATION INDICATED AT CONTRACTOR RESPONSIBILITY TO ISOLATE PAVEMENT WITH DIFFERENT THICKNESS.
10. PLACE DOWELS AS DETAILED ON PAGE C3.0 WHERE THE EXPANSION JOINT WAS INDICATED ON THIS LAYOUT AND ALSO BETWEEN NEW AND PROPOSED STREET PAVEMENT.
11. PROPOSED DRIVEWAY, SIDEWALK, CURB, GUTTER LINE AND GRADE SHALL MATCH WITH EXISTING STREET SURFACE.
12. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE TIED TO EXISTING ROADWAY LAYER AT THE EXISTING STEEL AT LEAST 8" MINIMUM OVERLAP.
13. REINFORCING STEEL SHALL BE ELEVATED MINIMUM 3" ABOVE SUBGRADE (3" MANUFACTURED CHAIRS ARE REQUIRED WITH MAXIMUM SPACE OF 60" CENTER TO CENTER ON BOTH WAYS.



GRAPHIC SCALE

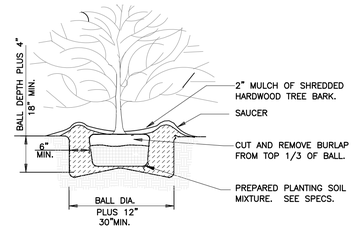
10 0 5 10 20 40

(IN FEET)
1 inch = 20 ft.



TREE PLANTING DETAIL-LARGE TREE

NOT TO SCALE
FOR TREES OVER 3 1/2" CALIPER



SHRUB PLANTING DETAIL

NOT TO SCALE

HARRIS COUNTY CONSTRUCTION NOTES:

1. OWNER OR OWNER'S AGENT -TO OBTAIN ALL PERMITS REQUIRED BY THE REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
2. OWNER OR OWNER'S AGENT TO OBTAIN ALL NOTIFICATIONS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND / OR CULVERTS WITHIN HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHTS OF WAY.

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

Proposed Site Plan

RESIDENCE
12315 Cypress North Houston Rd
Houston TX 77429

Project No:	RR-12315
Drawn By:	GGF
Designed By:	GGF
Checked By:	GN

DATE
06/06/2024

SHEET NUMBER
C1.0

1 OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1222
Plat Name: City Center Capital LLC At Cypress North Houston
Applicant: MARINA DAMIAN
Date Submitted: 6/27/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a single-family residential lot to have direct vehicular access to a major thoroughfare for a lot less than one (1) acre in size

Chapter 42 Section: 188 (b)(3)

Chapter 42 Reference:
42-188 (b)(3)
Sec. 42-188. - Lot access.
This section sets forth requirements for lot access. Subsections (b)(2) and (d) through (h) apply only in the city boundary.
(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:
(3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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;
This property is a 0.8093-acre tract located in the James Morgan Survey known as Tract 21A and 22A of Tower Oaks, Section III, an unrecorded subdivision of that certain 88.76 acre tract described in deed dated November 26, 1955, from Fred L. Lieber, et al, to Louis D. Chachere, et al, recorded in volume 3069, page 443, Deed Records, Harris County (H.C.D.R.), Texas; said 0.8093 acre comprising of Tract I containing 0.5016 acres or 21,850 sq. ft. known as Tract 21 and Tract II containing 0.3077 acres or 13,403 sq. ft. known as Tract 22 conveyed to City Center Capital, LLC, a limited liability company filed for record under Harris County Clerk's File (H.C.C.F.) No. RP-2021-368888.

The intent of the developer is to combine these Two (2) lots into One (1) Single-Family Residential property. These properties are subdivided into a single-family

residential unrecorded subdivision as described in a deed recorded November 26, 1955. Portions of Lots 21 and 22 called Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but by the right-of-way dedication for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A was recorded under H.C.C.F. No. H820022 dated February 16, 1983 and with these R.O.W. dedication made Lots 21 and 22 less than the required One (1) acre. They want to be able to utilize the property to its fullest capacity.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Tract 31, Parcels A and B was dedicated as a right-of-way for Cypress-North Houston Road located along the northerly portions of said Tracts 21A and 22A. With this right-of-way dedication, the properties owned by City Center Capital, LLC are now less than One (1) acre. The proposed plat will still be preserved and maintain the intent and general purposes of this chapter by providing an asphalt paving on the front portion of Tracts 21 and 22 and will not be backing on Cypress-North Houston Road, a Major Thoroughfare and also observing the 50’ building line per deed restrictions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance would likely aid in the safety of the public, as the owner, City Center Capital, LLC, has provided and developed asphalt pavement almost the whole frontage of Tracts 21 and 22 to prevent vehicles backing on Cypress-North Houston Road, a Major Thoroughfare.

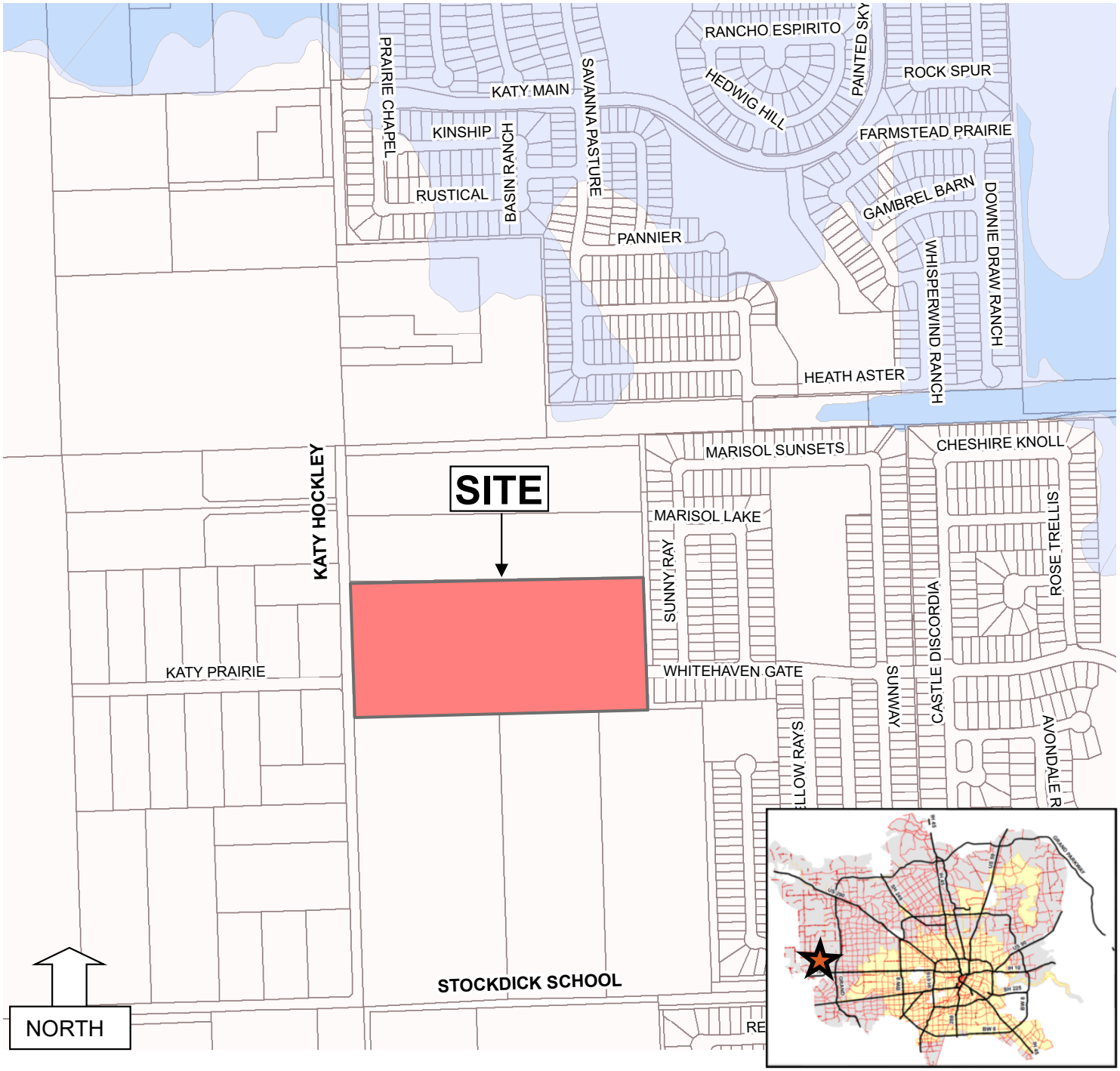
(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variance. The owner, City Center Capital, LLC, wants to maximize the use of the land to its fullest capacity given circumstances that he did not create when he bought these properties not meeting the One (1) acre requirement fronting a Major Thoroughfare.

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 1)

Applicant: Fulcrum Land Surveying, LLC



D – Variances

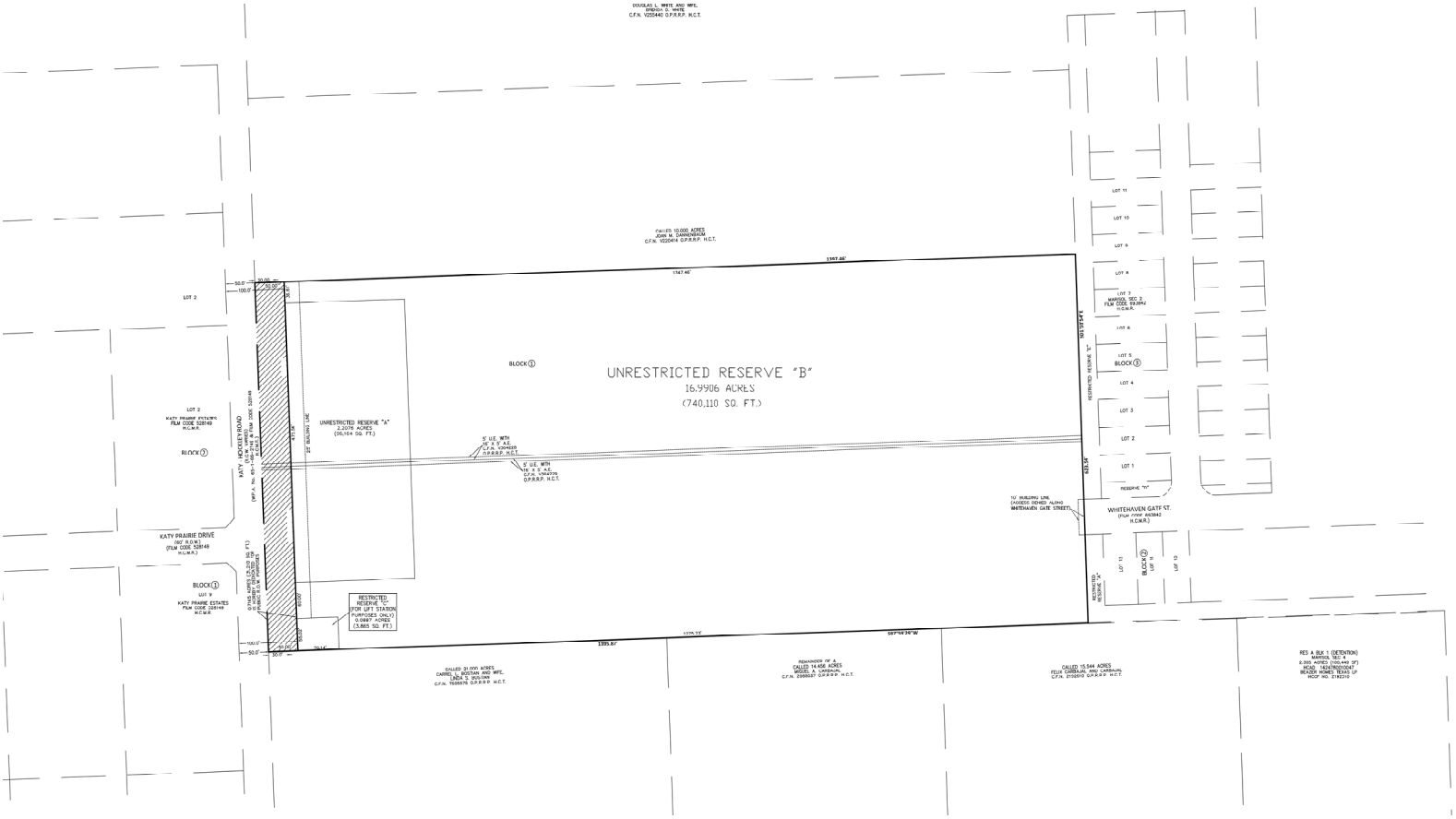
Site Location

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 1)

Applicant: Fulcrum Land Surveying, LLC



D – Variances

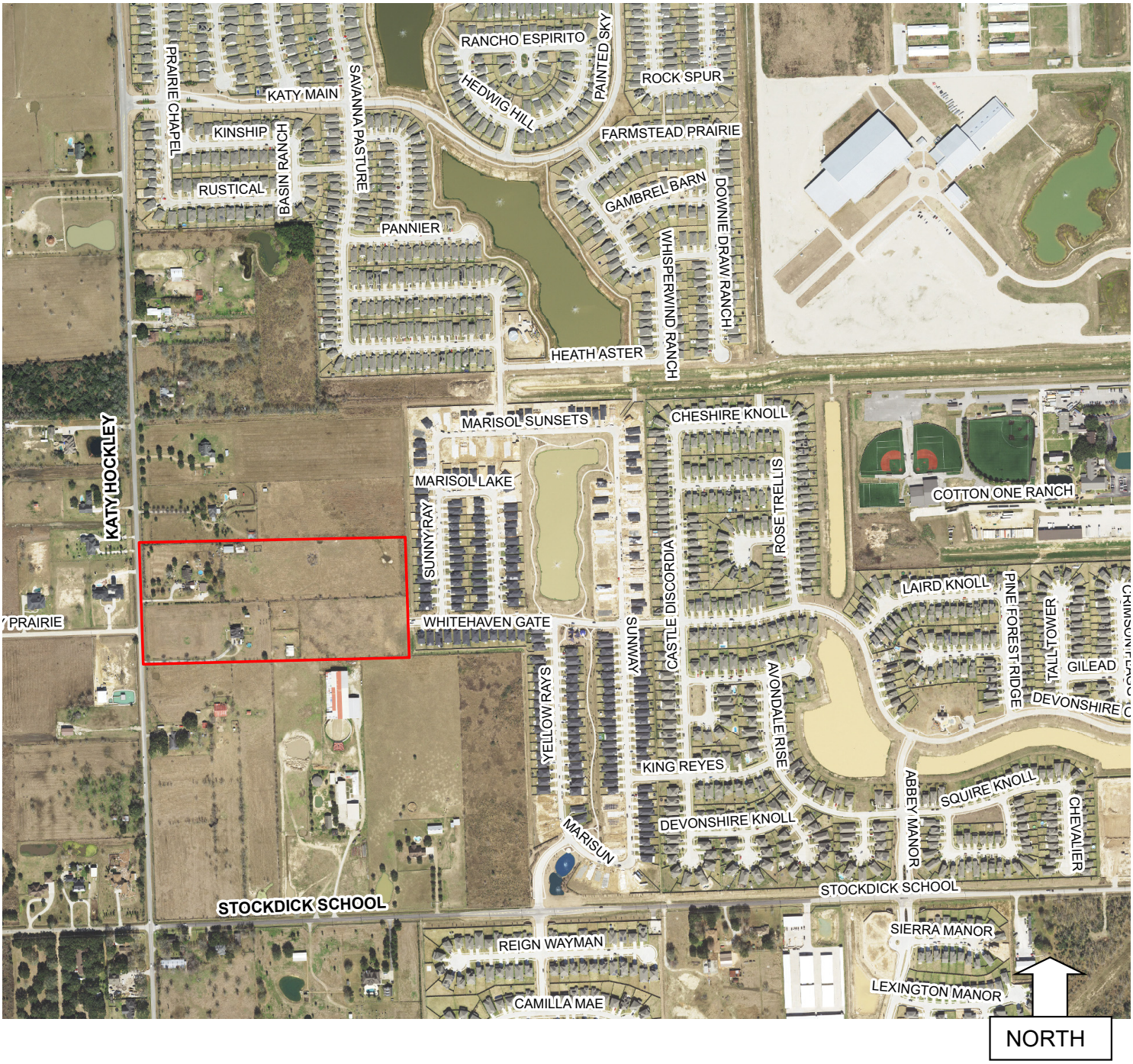
Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 1)

Applicant: Fulcrum Land Surveying, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1144
Plat Name: Enclave at Katy Hockley
Applicant: Clemente Turrubiartes
Date Submitted: 6/14/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variances being sought is not to extend Whitehaven Gate St (Local Street) creating an east/west collector street

Chapter 42 Section: 134, 127

Chapter 42 Reference:
Sec. 42-134. - 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.
Sec. 42-127. - Intersections of major thoroughfares.
(a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 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;
Enclave at Katy Hockley is a 20.0037-acre commercial/ Multi family development located along the East side of Katy Hockley Rd. Our East ad joiners are made up of residential homes with existing narrow paved streets. Extending a east/west connecting the residential neighborhood through our commercial property would increase traffic flow through existing subdivision that will impact public health, safety or welfare of the residential neighborhood. Strict application of the requirement would create an impractical development because breaking up the tract would significantly reduce the utility of the site as a commercial tract.

(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.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this chapter is to promote reasonable connectivity between adjacent properties to ensure adequate traffic circulation within the surrounding area. However, extending Whitehaven Gate Street east and west through the subject tract would direct commercial and multi-family traffic through existing residential neighborhoods, resulting in significant compatibility concern.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will help maintain proper traffic flow by directing commercial and multi-family traffic to major collector roads, rather than through minor residential streets. The variance will not be injurious to the public health, safety, or welfare.

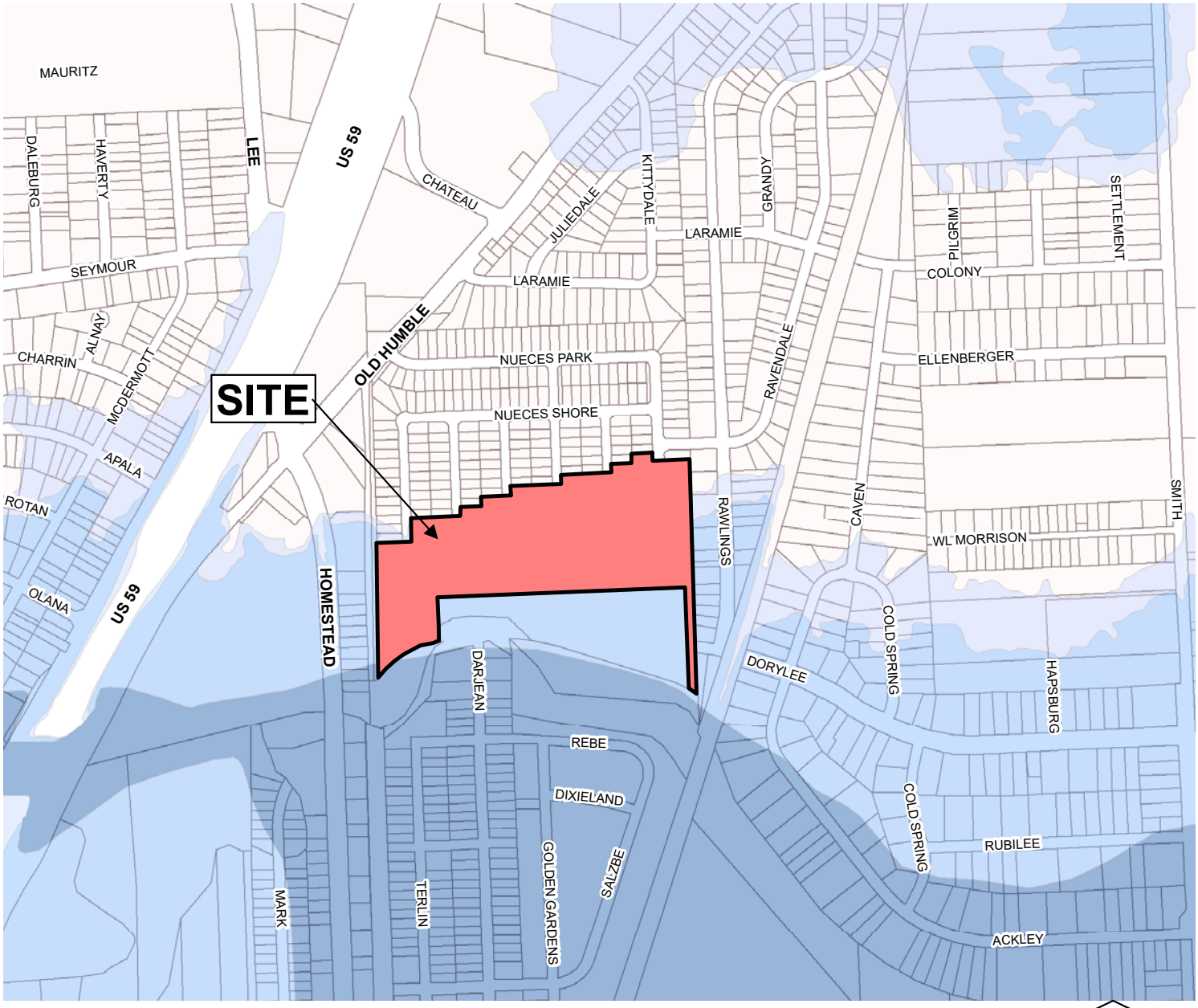
(5) Economic hardship is not the sole justification of the variance.
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract.

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Nueces Park Place South

Applicant: Bury



D – Variances

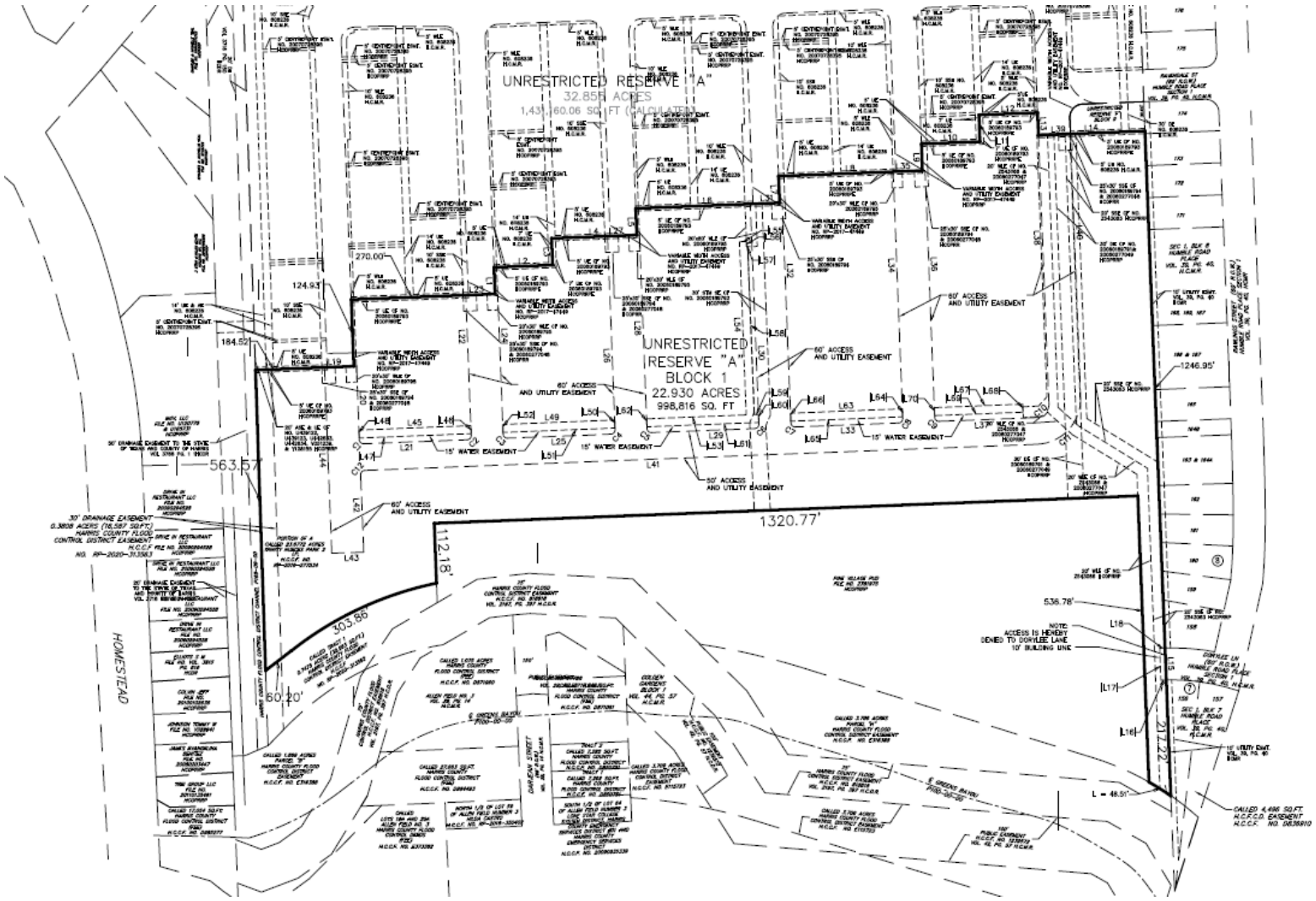
Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Nueces Park Place South

Applicant: Bury



D – Variances Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 07/10/2025**

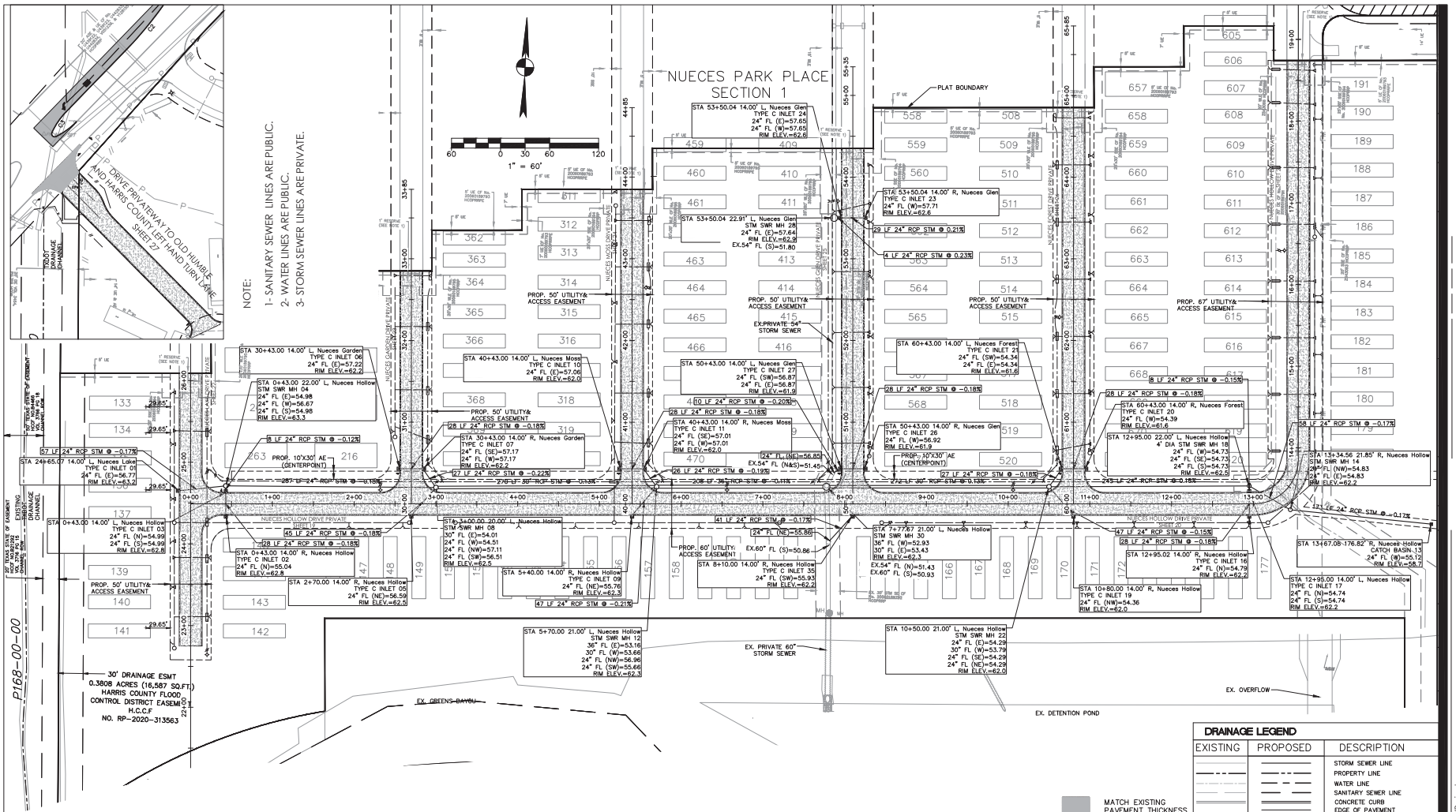
Subdivision Name: Nueces Park Place South

Applicant: Bury



D – Variances

Aerial



BENCHMARK NOTES

BENCHMARKS:
ELEVATIONS SHOWN HEREON ARE BASED ON NOSE OF MEDIAN PASS THROUGH IN OLD HUMBLE ROAD (100' R.O.W.) APPROXIMATELY 165 FEET SOUTHWEST OF THE INTERSECTION WITH THE CENTERLINE OF A PRIVATE DRIVE PRIVATE FORMERLY KNOWN AS NUECES PARK ROAD.

MEDIAN STRIP PASS THROUGH IN OLD HUMBLE ROAD (100' R.O.W.) APPROXIMATELY 235 FEET NORTHEAST OF THE INTERSECTION WITH THE CENTERLINE OF A PRIVATE DRIVE PRIVATE FORMERLY KNOWN AS NUECES PARK ROAD.

INLET ON NORTH SIDE OF THE INTERSECTION OF A PRIVATE DRIVE PRIVATES FORMERLY KNOWN AS NUECES PARK ROAD AND NUECES GLEN DRIVE PRIVATE, APPROXIMATELY 900 FEET EAST OF THE INTERSECTION OF SAID NUECES PARK ROAD WITH OLD HUMBLE ROAD.

PK NAIL SET AT BACK OF CURB IN SOUTH NOSE OF MEDIAN PASS THROUGH IN OLD HUMBLE ROAD (100' R.O.W.) APPROXIMATELY 165 FEET SOUTHWEST OF THE INTERSECTION WITH THE CENTERLINE OF A PRIVATE DRIVE PRIVATE FORMERLY KNOWN AS NUECES PARK ROAD.

TSARP RM :: 1500B5
BRASS DISK STAMPED P100 BM09
LOCATED ON SIDEWALK OF THE NORTHBOUND BRIDGE OF HOMESTEAD ROAD OVER GREENS BAYOU (P100-00-00)
ELEVATION=60.41' NAVD88, (2001 ADJUSTMENT)

CONCRETE PRIVATE DRIVE PRIVATE FORMERLY KNOWN AS NUECES GLEN DRIVE PRIVATE APPROXIMATELY 660 FEET SOUTH OF THE INTERSECTION OF NUECES GLEN DRIVE PRIVATE AND NUECES PARK ROAD AND APPROXIMATELY 5 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SECTION 1 OF NUECES PARK PLACE AS RECORDED UNDER FILM CODE 608236 OF THE HARRIS COUNTY MAP RECORDS.

CONCRETE PRIVATE DRIVE PRIVATE FORMERLY KNOWN AS NUECES HOLLOW DRIVE PRIVATE APPROXIMATELY 550 FEET SOUTH OF THE INTERSECTION OF NUECES HOLLOW DRIVE PRIVATE AND NUECES PARK ROAD AND APPROXIMATELY 5 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SECTION 1 OF NUECES PARK PLACE AS RECORDED UNDER FILM CODE 608236 OF THE HARRIS COUNTY MAP RECORDS, ALSO BEING WESTERLY OF AND GENERALLY IN LINE WITH THE SOUTH LINE OF A PRIVATE DRIVE PRIVATEWAY ENTRANCE TO A LIFT STATION SITE.

FLOODPLAIN INFROMATION

THIS PROPERTY LIES IN THE "AE", "X-SHADED", AND "X-UNSHADED" ZONES, ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48201C0495L, REVISED JUNE 18, 2007.

PAVING CONSTRUCTION NOTES

1. PAVEMENT SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF HARRIS COUNTY, TEXAS, FOR THE APPROVAL AND ACCEPTANCE OF INFASTRUCTURE" AND/OR AMENDMENTS OF SAME.
2. THE CONTRACTOR(S) SHALL NOTIFY HARRIS COUNTY PUBLIC INFASTRUCTURE DEPARTMENT-ENGINEERING DIVISION-PERMIT OFFICE, TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT (713) 316-3561 AND A WRITTEN NOTIFICATION FORTY-EIGHT HOURS (48) IN ADVANCE OF COMMENCING CONSTRUCTION, LOCATED AT 10000 NORTHWEST FREEWAY, SUITE 102, HOUSTON TEXAS 77092-8615.
3. ALL RETURNS SHALL HAVE A 25-FOOT RADIUS AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
5. ALL FILL IN EXISTING OR PROPOSED HARRIS COUNTY RIGHT-OF-WAY, INCLUDING BACKFREESING BEHIND THE CURB, SHALL BE PLACED IN MAXIMUM DENSITY AT -3% TO +5% MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T-99.
6. ALL CONCRETE PAVEMENT TO BE 28.00 FOOT B-B (SIX) 6 INCH REINFORCED CONCRETE WITH SIX (6) INCH REINFORCED CONCRETE CURBS, UNLESS OTHERWISE NOTED. CONCRETE MIX SHALL BE AS SPECIFIED.
7. PAVEMENT REINFORCEMENT FOR 28-FOOT B-B SIX (6) INCH REINF. CONCRETE SHALL BE : 4 GRADE 60 STEEL RE-BARS ON 20.5-INCH CENTERS FOR LONGITUDINAL STEEL AND ON 36-INCH CENTERS FOR TRANSVERSE STEEL. REINFORCEMENT SHALL BE PLACED ON CHAIRS SPACED 36" CENTER TO CENTER, BARS SHALL BE GRADE 40. REFER TO THE LATEST HARRIS COUNTY PAVEMENT MARKING DETAILS EFFECTIVE DATE JUNE 7, 2013 AND HARRIS COUNTY CONCRETE PAVEMENT PAVING DETAILS EFFECTIVE MAY 28, 2014.
8. SIDEWALKS CONSTRUCTED IN ESPLANADES SHALL BE SIX INCHES (6") THICK WITH SURFACE COLORED BLACK WHEN CURBS ARE TEN FEET (10') AND LESS IN WIDTH FROM FACE-TO-FACE OF CURBS.

MATCH EXISTING PAVEMENT THICKNESS

PROP. 6" CONCRETE PAVEMENT

PINE VILLAGE PUBLIC UTILITY DISTRICT ENGINEER SIGNATURE VALID FOR ONE (1) YEAR*

DATE

DRAINAGE LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER LINE
		PROPERTY LINE
		WATER LINE
		SANITARY SEWER LINE
		CONCRETE CURB EDGE OF PAVEMENT
		DIRECTION OF PROPOSED FLOW
		DITCH
		OVERHEAD ELECTRIC LINES
		SWALE FLOWLINE
	GB 1.00%	GRADE BREAK DIRECTION AND SLOPE OF PROPOSED FLOW
		HANDICAP
		BENCHMARK
		SIGN
		BOLLARD
		STORM SEWER MANHOLE
		TYPE A INLET
		JUNCTION BOX
		TYPE C INLET
		SANITARY SEWER MANHOLE
		FIRE HYDRANT
	#	AREA NUMBER
	AC	AREA ACREAGE
		DRAINAGE DIVIDE

Stantec
910 Louisiana St, Suite 2500
Houston TX 77002
www.stantec.com

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Issued			
2	HC REVIEW RESPONSE	VAK	2020.03.05
1	HC REVIEW RESPONSE	VAK	2019.12.17
0	REVIEW & PERMIT	AA	2019.09.26
No.	Revision	By	Appd. YY.MM.DD

Client/Project
TRINITY NUECES PARK 2, LP
NUECES PARK PLACE SOUTH
HOUSTON, TEXAS

Title
PAVING & DRAINAGE

Permit-Seal

STATE OF TEXAS
MEHDI NEZAMI
106202
LICENSED
PROFESSIONAL ENGINEER
07/27/20

Project Number: 221110327
File Name:16 PAVING & DRAINAGE.dwg

JR	RH	JW	20.05.26
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.
Rev. Sheet
16 of 38

V:\221\active\221110327\civil\cad\04 CAD\SHEETS Private\16 PAVING & DRAINAGE.dwg
2020.05.14 12:37 PM By: Ahmad Abdullah

ORIGINAL SHEET - ANSI D

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1025
Plat Name: Nueces Park Place South
Applicant: Daniel Blancas
Date Submitted: 5/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The specific requirement and the extent to which the variance is being sought is Sec. 42-134. - Street Extension, a request to not extend Dorylee lane or terminate it with a vehicular turnaround.; The specific requirement and the extent to which the variance is being sought is Sec. 42-128. – Intersections of local streets, a request to exceed maximum 1,400 feet intersection spacing requirements between two local streets by not extending Darjean St. or creating new street.; To provide access to an unrestricted reserve by a recorded access easement (50’ to 60’ wide)

Chapter 42 Section: 42-134; 42-128; 42-190

Chapter 42 Reference:
42-134:
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.

42-128:
(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; or
(2)One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

(b)A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street:
(1)Is a public street that intersects with two different public streets; and
(2)Is not a permanent access easement.

(c)Intersections along local streets shall be spaced a minimum of 75 feet apart.

42-190:
Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:
Unrestricted Reserve – 5,000 sq. ft. – public street – 60 ft (50 ft in street width exception area) – 60 ft

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 property has access to one ROW, Dorylee Lane (60' wide), however it is impractical to use for development due to the 40' strip of land that is adjacent to the ROW and the location of the existing detention pond, thus leaving the property essentially landlocked. The applicant will develop the property as a continuation of a private access mobile home park located in Nueces Park Place Sec 1, which it currently owns and has recorded a variable width access (between 50' and 60' wide) and utility easement recorded in Film Code Number RP-2017-47449 of the Harris County Official Public Record of Real Property. The access easement crosses Nueces Park Place Sec 1 and access this property from the North at five locations that are 50 feet wide and one location that is 60 feet wide. The platted roads being abandoned by Harris County and recorded in Film Code Number RP-2016-269714 of the Official Records of Real Property of Harris County.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Property is a remainder tract with unique characteristics that has not been previously platted and reasons for variance were not a result of the actions from the applicant but due to existing ROW, detention pond, and bayou location.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Currently, this subject property does not have sufficient ROW frontage to provide adequate access. This variance will allow the subject property to be developed with access through an existing private mobile home park to the north as an expansion of this existing private mobile home park therefore providing adequate access and traffic circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Development on the subject property will connect to existing private streets within the adjoining plat, Nueces Park Place Sec 1, and create an internal loop street system

for optimal fire access and will not have any negative affects public health, safety, or welfare.

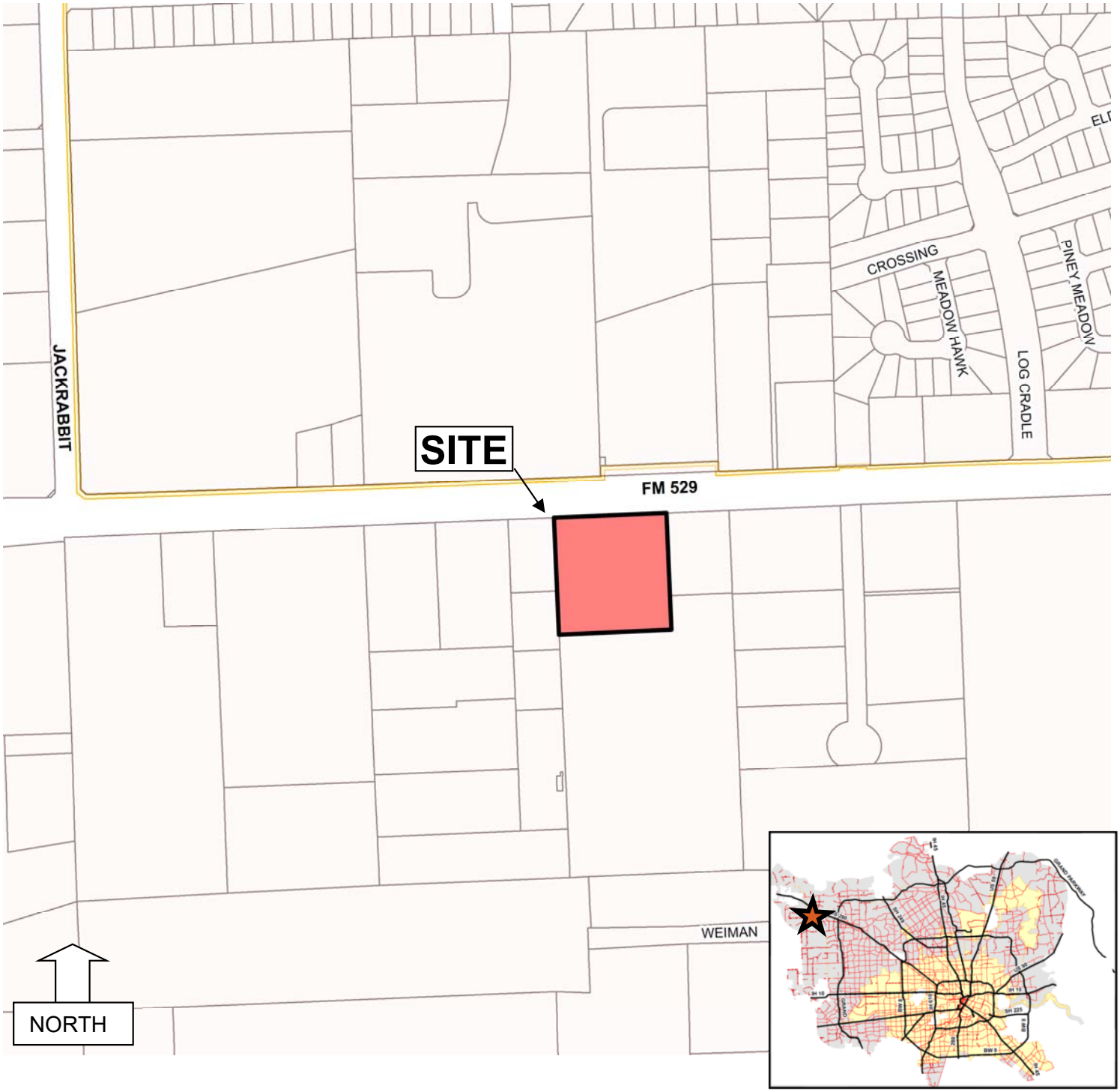
(5) Economic hardship is not the sole justification of the variance.
Variance request is due the unfeasibility of developing the property according to the requirement based on the physical features and the location of the property and not the economic hardship it would have on the development.

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Raken

Applicant: Texas Land Maps



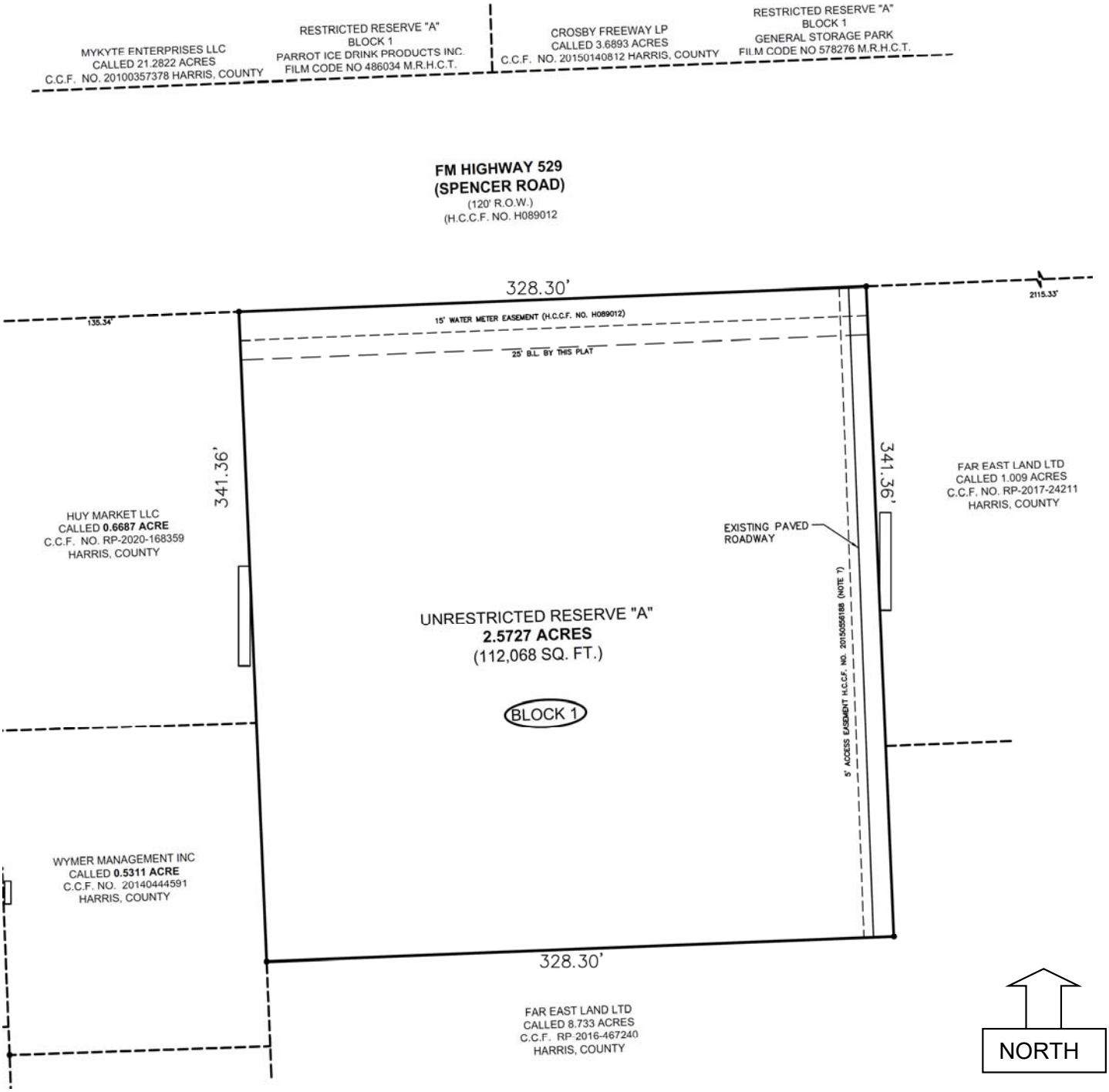
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Raken

Applicant: Texas Land Maps



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Raken

Applicant: Texas Land Maps



F- Reconsideration of Requirements

Aerial

LANDSCAPE ANALYSIS FORM

A. STREET TREES:
LENGTH OF PROPERTY LINE IN LINEAR FEET AS MEASURED ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC STREET(S).
328.3 LINEAR FEET/30 = **10.9** STREET TREES REQUIRED.

B. PARKING LOT TREES:
REQUIRED NUMBER OF PARKING STALLS **11** /10 = **1.1** PARKING LOT TREES REQUIRED.

C. TOTAL TREE REQUIREMENT:
A.+B. = **12** TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED.

D. TREE PLANTING EQUIVALENCY CREDITS:
1. PROPOSED TREES EXCEEDING 4' CALIPER. N/A TREES PROPOSED.
2. DEPOSITING OF MONIES WITH PARKS AND RECREATION DEPARTMENT. $100.00 PER TREE. PROPOSED CREDITS N/A CAN NOT EXCEED 30% OF C. ABOVE
AMOUNT TO BE DEPOSITED = PROPOSED CREDITS FROM D.2. X $100.00. $ N/A
3. PRESERVATION OF ON-SITE TREES, PER THE FOLLOWING SCHEDULE IN CALIPER:

MINIMUM 4" TO 6"	2 TREES
GREATER THAN 6", BUT LESS THAN 12"	3 TREES
12" AND GREATER	4 TREES

TOTAL NUMBER OF TREE CREDITS FOR THIS OPTION. 0 TREES.
4. PROPOSED TOTAL NUMBER OF TREE CREDITS. 1+2+3 = 0
PERCENTAGE OF D. FROM C. MAY NOT EXCEED 50% OF TOTAL TREE REQUIREMENT.

E. TOTAL PLANTING REQUIREMENT:
C.-D.4. = **11** REQUIRED NUMBER OF TREES TO BE PLANTED. TOTAL PLANTING REQUIREMENT MUST EXCEED 50% OF THE TOTAL TREE REQUIREMENT. **100** %

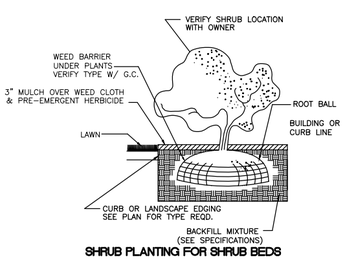
F. SHRUBS:
TOTAL NUMBER OF STREET TREES REQUIRED, FROM A. ABOVE X 10 = **110** SHRUBS.

G. LANDSCAPE BUFFER:
6' HIGH SCREENING FENCE, OR 15' WIDE EVERGREEN PLANTING STRIP. TOTAL LENGTH OF PROPERTY LINE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL, OR LIMIT OF EXPANSION ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL.

CONTRACTOR TO SOD ALL R.O.W. AREAS WITH COMMON BERMUDA GRASS UP TO EXISTING R.O.W. PAVEMENT EDGE OR PER HARRIS COUNTY

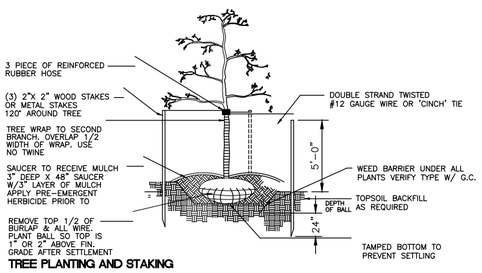
THE DEVELOPER, HIS/HER SUCCESSOR AND ANY SUBSEQUENT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON A CONTAINING BASIS FOR THE LIFE OF THE DEVELOPMENT.

ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLANTING PROCEDURES ESTABLISHED BY "THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK", AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.



SHRUB PLANTING FOR SHRUB BEDS

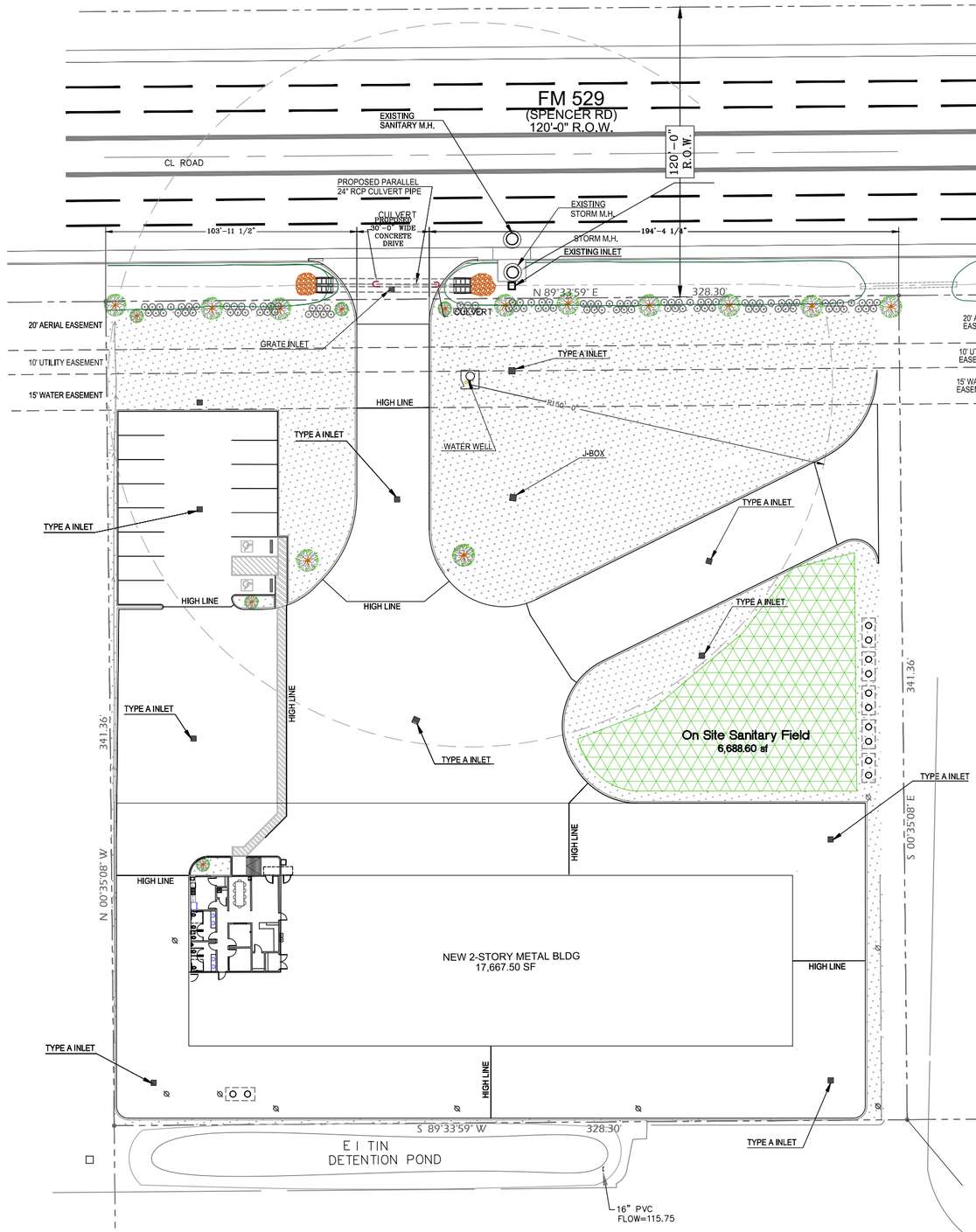
NOTE:
ALL TREES SHOWN ARE LIVE OAK UNLESS NOTED OTHERWISE
COMMON NAME
LIVE OAK
SHRUBS A. INDIAN HAWTHORNE
B. RED TIP PHOTINIA
C. WAXLEAF LIGUSTRUM
SHADE TREES:
LIVE OAK 2 1/2" CAL./30 GAL.
SHRUBS FOR SCREENING AND BUFFERING:
5 GAL. 20" O.C.



TREE PLANTING AND STAKING

NOT TO SCALE

LANDSCAPING SCHEDULE				LANDSCAPE SUMMARY			
QTY	BOTANICAL NAME	COMMON NAME	SIZE				PROVIDED
SHADE TREE'S				TOTAL AREA OF PROJECT SITE	2.5727 AC	TOTAL S.F. OF LANDSCAPE AREA	41,062 SF
11		OAK TREE (OR AS APPROVED)	1 1/2 MIN. - 4" CA 7' MIN HT.	TOTAL AREA COVERED BY BUILDING	14,342.50 SF	TOTAL NUMBER OF TREES	11
				TOTAL AREA COVERED BY CANOPY	000.00 SF	PERCENT OF LANDSCAPED AREA	37% PROVIDED
SHRUBS FOR SCREENING AND BUFFERS				TOTAL PAVEMENT AREA WITHOUT BUILDING	40,012.25 SF		
110	⊕ LIGUSTRUM JAPONICA	WAXLEAF LIGUSTRUM	18"-24" 5 GAL	TOTAL SIDEWALK PAVEMENT	102.27 SF	MATERIAL EDGER $\frac{1}{8}$"x 4"	
GRASS							
41,062 S.F.	CYNODON DACTYLON	ST. AUGUSTINE	SOLID SOD	TOTAL LF-6" CONCRETE CURB	56.83 LF		



Tx D.O.T. NOTE

"TxDOT standards should be used for work within a TxDOT Right-of-way". Additionally, the standards listed below should be added. ☐ Houston District Driveway Details (DD) ☐ Fertilizer, seed, sod, straw, compost, and water ☐ Erosion Control Log ☐ Safety End Treatment ☐ Temporary Erosion, Control Measures (Fence & Vertical Tracking) ☐ Excavation and backfill diagrams ☐ Inlet type AZ ☐ Concrete curb and curb and gutter

SITE PLAN - LANDSCAPE SITE PLAN

SCALE: 1"=30'-0"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1198
Plat Name: Raken
Applicant: Matthew Sigmon
Date Submitted: 6/16/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

Chapter 42 Section: Sec. 42-127

Chapter 42 Reference:
Sec. 42-127 . - Intersections of major thoroughfares.
(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts:
The subject tract is a low density, speckled with industrial development, area in the ETJ of Houston within Harris County. Currently the closest intersection with the subject tract is in the Westerly direction along FM 529 called Specner Road (MTF - 120' ROW) and is 2,130.33 feet away where FM 529 intersects with Eldridge Parkway (100' ROW).

Chapter 42 states that plats shall require intersections with local and major thoroughfares every 2600 feet to "provide for internal circulation." In this area, extending a Public ROW through our very shallow subject tract (341' deep) would not provide additional internal circulation for the public. In fact, there is a recently constructed enormous warehouse that covers the entirety of where the requested ROW could be extended. It blocks any intersection with the ROW of Weiman Rd, the next street to the south. In addition to the warehouse, there is an existing Boat and RV Storage facility who's building also extends completely across where any dedication on the subject tract could connect. If we extend a ROW north and south through the subject tract, it would provide no circulation on our side of the FM 529 ROW.

With our subject being so shallow in depth, the proposed street, if it extended completely through the subdivision, would extend only 341' which would not provide the additional circulation that the chapter intends to provide. When developing in the City of Houston or more residential or urban areas of the ETJ, we believe that the intersection block rule is far more impactful to the community. Additionally, if a much large tract was being developed in a rural area, it could also be helpful to provide public streets for internal circulation and vehicular access to the developments nearby. The next point is the impracticality to the landowner. The subject tract was carefully designed and purchased by the landowner to provide an development in

line with it's surroundings and community. The construction has already been largely permitted by Harris County. The requirement to plat was not noticed until the Site Development permitting and construction was already completed.

The need for internal circulation in this area is not feasible and would only provide a dead end street at the south end of the subject tract that wouldn't serve the community in any way. This hardship was not created or imposed by the applicant, it is simply a unique characteristics of the surrounding developments and granting this request is reasonable, in this case.

The general purpose and intent of Chapter 42 will be persevered as this tract is far too shallow to provide vehicular circulation in the North-South direction, granting this reconsideration help prevent confusion to vehicular traffic via a not extendable public street. It is the application of the requirement and the circumstances of this development that are the sole justification for the request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1198
Plat Name: Raken
Applicant: Matthew Sigmon
Date Submitted: 6/16/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to exceed intersection spacing by not providing a north/south street through the property.

Chapter 42 Section: 42-127

Chapter 42 Reference:
Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

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 original applicant, Roy Rodela with Dart Surveying, was not informed about the requirement to dedicate in the Action CPC-101 during the review period and didn't learn of the necessity to provide the ROW until he was preparing the mylar for redecoration. It would have been helpful to have been made aware of this during review, so that a an alternative could have been discussed with staff. In this case, where a relatively small and shallow tract in an industrial area is being developed, extending a public ROW through the Reserve would only serve to confuse the pubic that would have no possibility of extending further to provide vehicular circulation.

The subject tract is a low density, speckled with industrial development, area in the ETJ of Houston within Harris County. Currently the closest intersection with the subject tract is in the Westerly direction along FM 529 called Specner Road (MTF - 120' ROW) and is 2,130.33 feet away where FM 529 intersects with Eldridge Parkway (100' ROW).

Chapter 42 states that plats shall require intersections with local and major thoroughfares every 2600 feet to "provide for internal circulation." In this area, extending a Public ROW through our very shallow subject tract (341' deep) would not provide additional internal circulation for the public. In fact, there is a recently constructed enormous warehouse that covers the entirety of where the requested ROW could be extended. It blocks any intersection with the ROW of Weiman Rd, the next street to the south. In addition to the warehouse, there is an existing Boat and RV Storage facility who's building also extends completely across where any dedication on the subject tract could connect. If we extend a ROW north and south through the subject tract, it would provide no circulation on our side of the FM 529

ROW.

With our subject being so shallow in depth, the proposed street, if it extended completely through the subdivision, would extend only 341' which would not provide the additional circulation that the chapter intends to provide. When developing in the City of Houston or more residential or urban areas of the ETJ, we believe that the intersection block rule is far more impactful to the community. Additionally, if a much large tract was being developed in a rural area, it could also be helpful to provide public streets for internal circulation and vehicular access to the developments nearby. The next point is the impracticality to the landowner. The subject tract was carefully designed and purchased by the landowner to provide an development in line with it's surroundings and community. The construction has already been largely permitted by Harris County. The requirement to plat was not noticed until the Site Development permitting and construction was already completed.

(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 need for internal circulation in this area is not feasible and would only provide a dead end street at the south end of the subject tract that wouldn't serve the community in any way. This hardship was not created or imposed by the applicant, it is simply a unique characteristics of the surrounding developments and granting this request is reasonable, in this case.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The general purpose and intent of Chapter 42 will be persevered as this tract is far too shallow to provide vehicular circulation in the North-South direction, granting this reconsideration help prevent confusion to vehicular traffic via a not extendable public street. It is the application of the requirement and the circumstances of this development that are the sole justification for the request.

(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 health, safety or welfare of the public. There is not a concern against the public that is relevant to this variance.

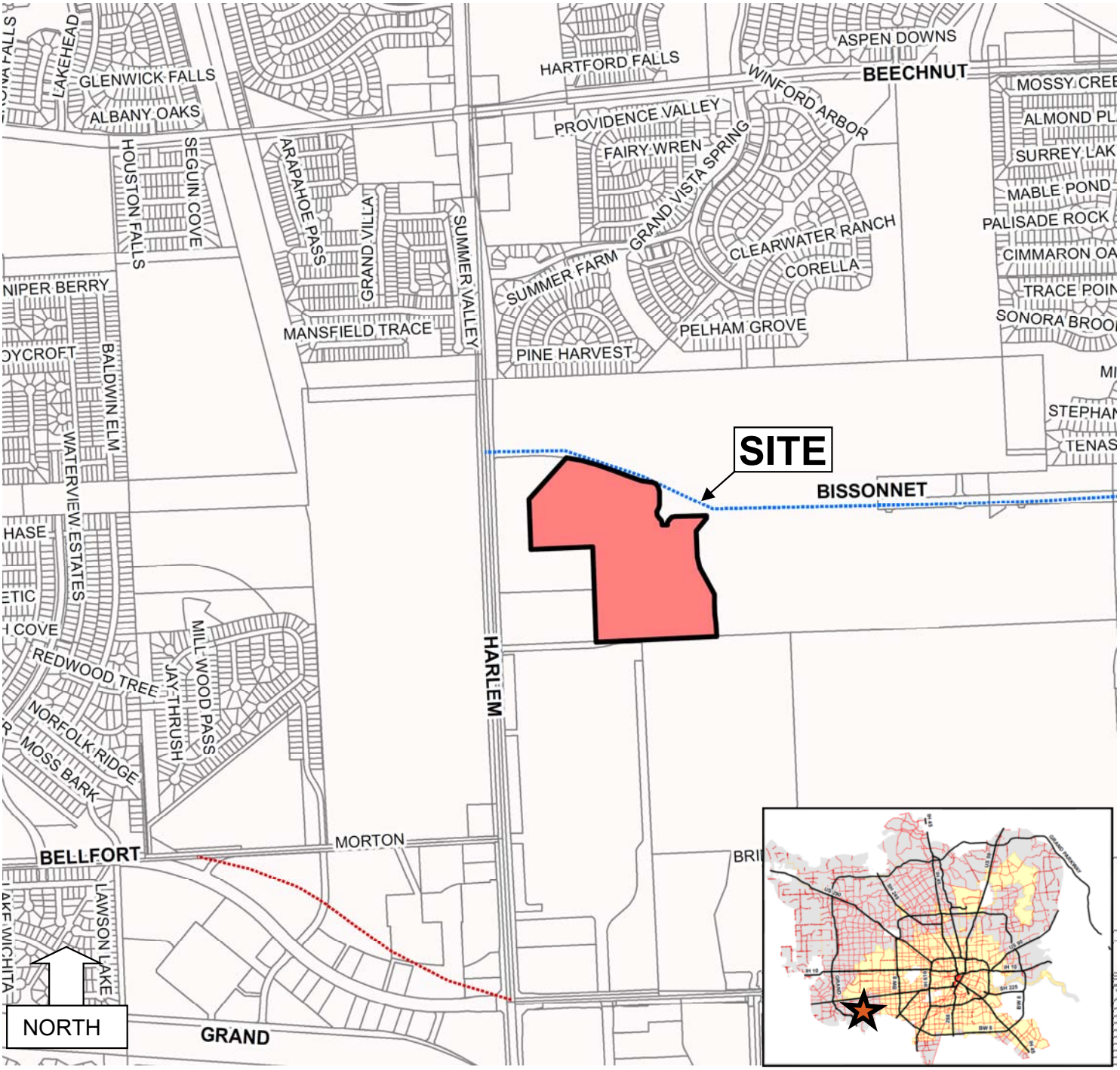
(5) Economic hardship is not the sole justification of the variance.
Economic hardship plays no role in the justification of this variance request. The points made above should be the justification to grant approval of the variance.

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Trillium Sec 14

Applicant: Meta Planning + Design LLC



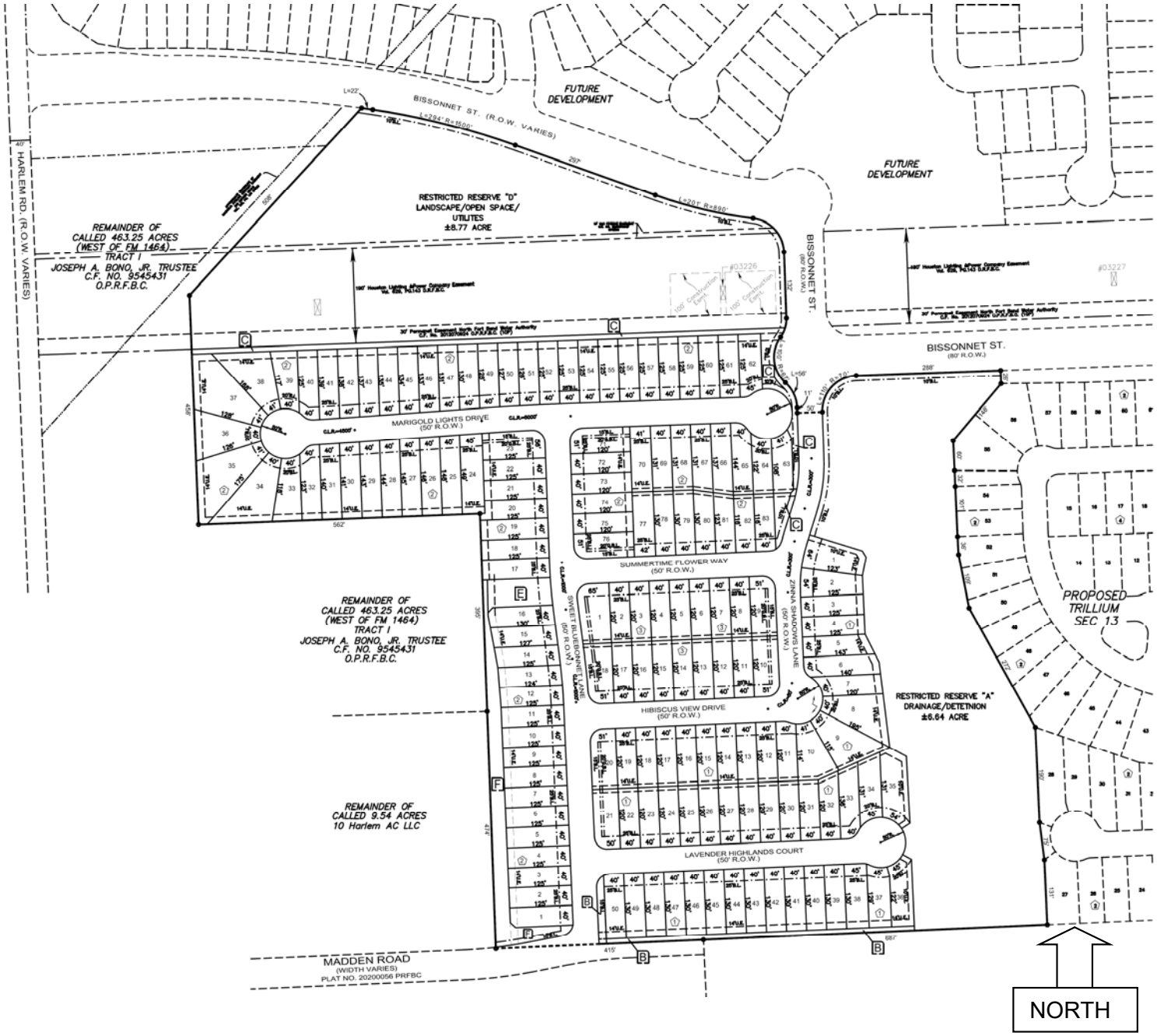
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Trillium Sec 14

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 07/10/2025**

Subdivision Name: Trillium Sec 14

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements **Site Location**

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a vaiance exhibit for

TRILLIUM

±411.5 ACRES OF LAND

prepared for

TPHTM 1464 LLC

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

SCALE
0 50 100 200

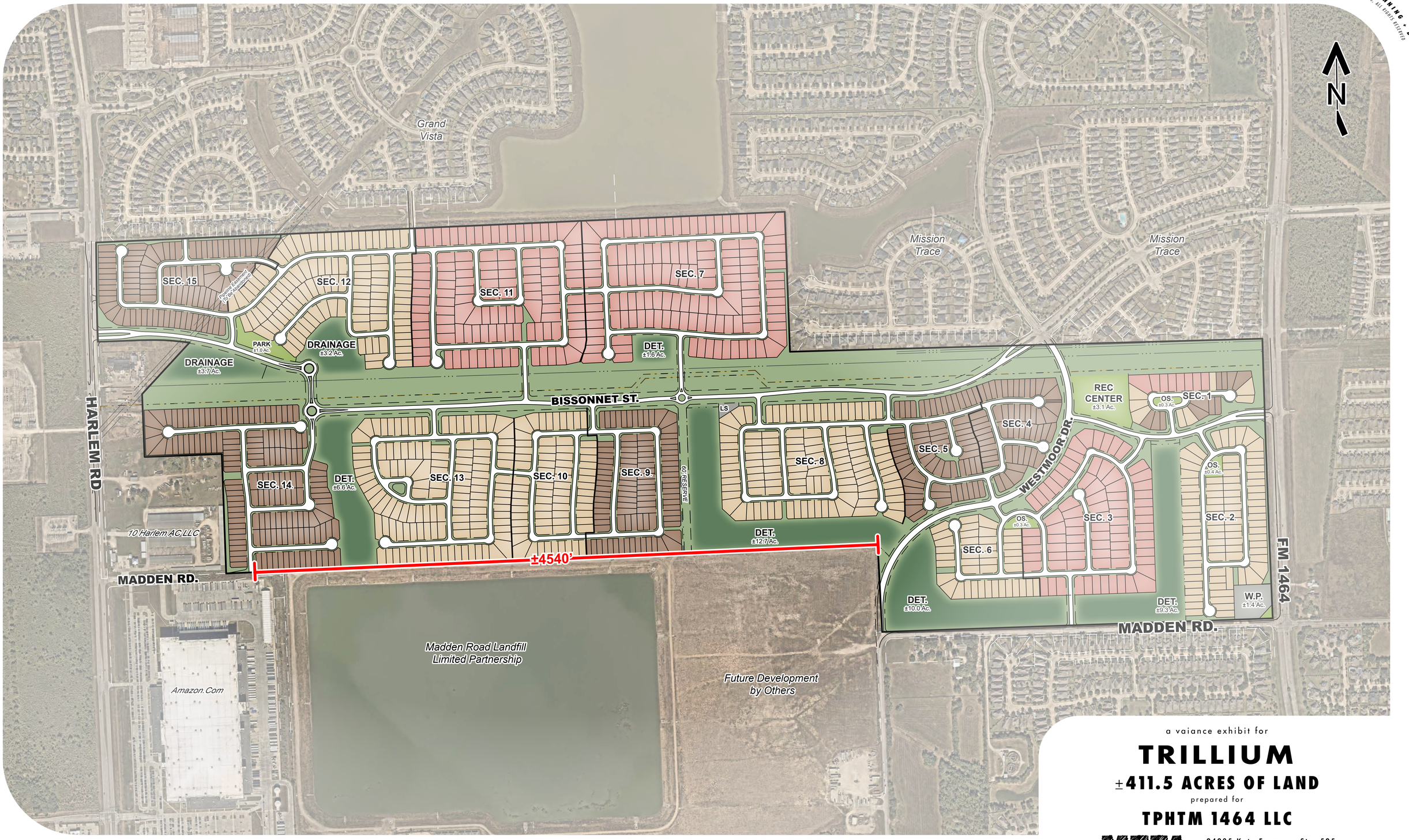
MTA-54003
JUNE 23, 2025

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a vaiance exhibit for

TRILLIUM

±411.5 ACRES OF LAND

prepared for

TPHTM 1464 LLC

META PLANNING + DESIGN

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Tel: 281-810-1422

SCALE
0 150 300 600

MTA-54003
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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1258
Plat Name: Trillium Sec 14
Applicant: Jacob Guerrero
Date Submitted: 6/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To allow for an excessive local street intersection spacing of ±4,540’ along the southern boundary of Trillium between Sweet Bluebonnet Lane and Westmoor Drive.

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;
[…] (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

Statement of Facts:
See related variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1258
Plat Name: Trillium Sec 14
Applicant: Jacob Guerrero
Date Submitted: 6/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for an excessive local street intersection spacing of ±4,540' along the southern boundary of Trillium between Sweet Bluebonnet Lane and Westmoor Drive.

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;
[…] (5) The crossing of an drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than every 2,000 feet;

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Trillium development is an approximately 470-acre single-family residential community that is located within the southwest portion of Houston's ETJ in Fort Bend County. Trillium is bounded by FM 1464 to the east and Harlem Road to the west. In addition to FM 1464 and Harlem Road, the development is bisected by Bissonnet Street which runs east-to-west through the tract and Westmoor Drive which runs north-to-south through the development. Directly to the north of Trillium are the Mission Trace and Grand Vista developments, and directly to the south of Trillium is an active sandpit and an Amazon distribution warehouse.

Several design constraints on and adjacent to the development have created an excessive local street intersection spacing of ±4,540' along the southern boundary of Trillium. As previously noted, a ±205-acre sandpit owned by Madden Road Landfill is present at the southern boundary of Trillium. This sandpit spans along the majority of

Trillium's southern boundary. As the sandpit is currently active and to the developer and applicant's knowledge, the owners of the sandpit have no plans to cease operations, any placement of a stub street adjacent to the sandpit would remain a stub street for the foreseeable future. The sandpit would need to cease operations and redevelop before any future connection would be viable.

Additionally, a large regional detention area is planned along Trillium's southern boundary directly adject to Trillium Section 8. The detention area is within a recorded easement and is comprised of ±12-acres of land and spans ±1,570' along the southern boundary. This detention area is imperative to ensure the proper drainage and detention of the development. Breaking up the detention area with a stub street would likely have a negative impact on the drainage and detention for the Trillium development and the surrounding development. Due to the detention requirements and the presence of the sandpit, we are proposing to provide a connection to Madden Road at Sweet Bluebonnet in Section 14, which would avoid the detention area.

As Trillium is surrounded by multiple major throughfares and major collectors including FM 1464, Westmoor Drive, Bissonnet Street, and Harlem Road, there is a strong network of roadways that will facilitate the circulation throughout Trillium and the surrounding communities.

Overall, the addition of stub street along the southern boundary of Trillium will not have a positive impact on the vehicular circulation in the region. A strong network already exists, and it is unlikely for any southern stub to be extended due to the active sandpit. The network of major throughfares and major collectors surrounding Trillium, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region. The addition of a stub street to the south would likely create areas prone to illegal activities, such as the dumping of garbage. A variance was previously approved for most of this distance; however, we are now requesting to move the stub 210' further to the west

(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 related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended. The applicant and developer do not have ownership or control of the adjacent sand pit.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As there is an existing roadway network comprised of multiple major thoroughfares and major collectors surrounding Trillium, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(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 the public health, safety, or welfare of the community, as there will be a strong roadway network throughout and surrounding Trillium. Additionally, the addition of a stub street that is not extended

could negatively impact the public health, safety, or welfare of the community, as it is likely to create areas prone to illegal activities.

(5) Economic hardship is not the sole justification of the variance.
As previously mentioned, the justification of this variance is related to the adjacent land uses. Directly to the south of Trillium is an active sandpit, and this sandpit makes it unlikely for any stub street to be extended.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1258
Plat Name: Trillium Sec 14
Applicant: Jacob Guerrero
Date Submitted: 6/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide ROW widening toward the unbuilt sliver of local street, Madden Road, with the intent to neither extend nor to terminate the existing street, Madden Road with a cul-de-sac.

Chapter 42 Section: 121

Chapter 42 Reference:
(b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

Chapter 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:...

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 Trillium development is an approximately 470-acre single-family residential community that is located within the southwest portion of Houston's ETJ in Fort Bend County. Trillium is bounded by FM 1464 to the east and Harlem Road to the west. In addition to FM 1464 and Harlem Road, the development is bisected by Bissonnet Street which runs east-to-west through the tract and Westmoor Drive which runs north-to-south through the development. Directly to the north of Trillium is the Mission Trace development, and directly to the south of Trillium is an active sandpit, regional detention pond, and an Amazon distribution warehouse. Additionally, at the

southwestern portion of the property line, a sliver of ROW was previously dedicated for Madden Road in the Harlem Road Reserves plat to the southwest by another entity.

As mentioned above, a large regional detention area is located along the southern boundary of the Trillium development. This detention area encompasses approximately 12 acres and extends roughly 1,570 feet along the property's southern edge. It serves a critical function in managing drainage and detention for overall development. Providing dedication for a potential stub street or cul-de-sac within this area would likely disrupt the capacity of the detention system, potentially compromising the development's drainage performance. Due to this, it would be impractical to dedicate any sort of ROW for Madden Road past the entrance of the proposed Sweet Bluebonnet Lane.

The dedication of additional ROW for a stub street connection from Madden Road is not expected to enhance vehicular circulation in the area. Trillium is already well-supported by a strong roadway network that includes major thoroughfares and collectors such as FM 1464, Westmoor Drive, Bissonnet Street, and Harlem Road. These existing routes, along with the internal connectivity of local streets within the development, are sufficient to safely and efficiently accommodate regional traffic demands. Additionally, access to and from the drainage pond and sandpit all take access elsewhere, so an additional access point coming from Madden Road is not needed.

Overall, due to physical constraints including a regional drainage pond and an existing sandpit along the southern boundary, it is highly unlikely that the dedication of ROW will be constructed or extended in the future. Moreover, extending Madden Road in this location could encourage undesirable activity, such as illegal dumping, and would serve no practical circulation benefit.

(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 related to the adjacent land uses. Directly to the south of Trillium is a regional drainage pond and a sandpit which makes it unlikely for Madden to be extended. The applicant and developer do not have ownership or control of these two tracts.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As there is an existing roadway network comprised of multiple major thoroughfares and major collectors surrounding Trillium, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(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 the public health, safety, or welfare of the community, as there will be a strong roadway network throughout and surrounding Trillium. Additionally, the dedication and construction of Madden Road, if extended could negatively impact the public health, safety, or welfare of the community, as it is likely to create areas prone to illegal activities.

(5) Economic hardship is not the sole justification of the variance.
The justification of this variance is related to the adjacent land uses. Directly to the south of Trillium is a regional drainage pond and an existing sandpit, which makes it unlikely for any road to be extended. The configuration of existing plats and existing tracts outside the boundary are out of the control of the applicant and this is main justification for the granting of the variance.

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool	832-594-8420	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
312 Glenwood Drive	25028069 (21007762)	77007	5257B	492L	C

HCAD ACCOUNT NUMBER(S):	0690420010015
PROPERTY LEGAL DESCRIPTION:	Lot 15, Block 1, Glen Cove Sec. 2
PROPERTY OWNER OF RECORD:	Christoper Manriquez
ACREAGE (SQUARE FEET):	13,503 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Glenwood Drive: 60 ft.; Westcott Street: 100ft.
EXISTING PAVING SECTION(S):	Glenwood Drive: 25 ft.; Westcott Street: 80 ft.
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	7,838 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 0-foot building line for a new single-family residence, trellis, and fence taller than 8 feet in lieu of the ordinance required 25-foot building line along a major thoroughfare.

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

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APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lot 15 Block 1 Glen Cove Sec 2 located at 312 Glenwood Drive. Property currently has a house under construction; the original house was demolished in 2021 and was built on a 30' front building line per original Glen Cove Sec 2 plat dated 1941 and no building line along Westcott Street which has an existing pedestrian sidewalk. This is a well-developed area and most of the houses that abut Westcott Street are built using rear building lines less than 25'. Most fences along Westcott Street are solid fencing; built on a zero-lot line and 8' or greater in height. Glen Cove Sec 2, plat dated 1941, has a 30' building line in the front and NO building line along the rear of the property along Wescott Street which has a 100' R.O.W. and existing pedestrian sidewalk.

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.

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

This is a tract that has functioned as a single-family residential lot for many years since development. This lot currently has a house under construction under City permit. Requiring a 25' building line for the Westcott Street, which has a 100' R.O.W. and existing pedestrian sidewalk, would create and undue hardship and Imposition of the property in that there is a 30' building line on Glenwood Drive and this would unduly constrict the size of the buildable portion of the odd shaped property. The owner would not reasonably have built using the larger building line along Westcott Street.

(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;

Strict application requiring a 25' building line per Sec. 42-152 (a) along Westcott Street which has no building line per subdivision plat of 1941 and has a 100' R.O.W. with existing pedestrian sidewalk, this would create and undue hardship in conjunction with the 30' building line per plat on Glenwood Drive and the odd shape of the lot. Sound public policy would dictate that the variance be approved considering that other houses along Westcott Street are built using a building line less than the 25' required per Chapter 42.

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

The property was originally sized and platted in 1941 with no building line along Westcott Street.
The imposition of 25' building setback is an unreasonable hardship imposed on this property by Chapter 42, as the R.O.W. is greater than 80'. The lot is a trapezoid making the design of a house an unreasonable challenge, should the 25' building line on Westcott Street and after a 5' easement on the north side and 5'. building line south side with the plat front building line of 30', the buildable area creates an unreasonable hardship. Therefore, the circumstance supporting the granting of the variance is not the result of a hardship

created or imposed by applicant but fulfills the intent of Chapter 42.

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

The Lot 15 Block 1 Glen Cove Sec 2 is an existing lot that does not allow any options for development other that single family. Per Sec. 42-157. (a)(1), the intent and general purposes of Chapter 42 will be preserved and maintained by allowing sensible development and encouraging the uses and building lines that are already present in this neighborhood and fosters a design framework applicable to the city. Our structure honors, in general, a 5' setback condition along Westcott Street and the 13'-8" fence on zero lot line adheres to the general conditions of the existing fences along Westcott Street.

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

Glenwood Drive is a local street that serves a major artery in the area. The granting of the variance will not be injurious to the public health, safety, or welfare as there are other properties in the area with the east side of the properties along Westcott Street, that are generally the same size, use similar building lines. (Chapter 42-152) The new house's location itself poses no jeopardy to public safety using the 5' building line with a 13'-8" solid fence and eliminating the existing driveway and curb cut, since there is an existing pedestrian sidewalk along Westcott Street, which has a 100' R.O.W.

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

The hardship is that Lot 15 Block 1 Glen Cove Sec 2 is an existing lot platted for a single-family home and a new home approved for construction by permit of the City of Houston. The request, to not provide a 25' building line along Westcott Street, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses using building lines less than 25' along Glenwood Drive with their rear property boundary facing Westcott Street. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot per Sec. 42-157. (a)(1).

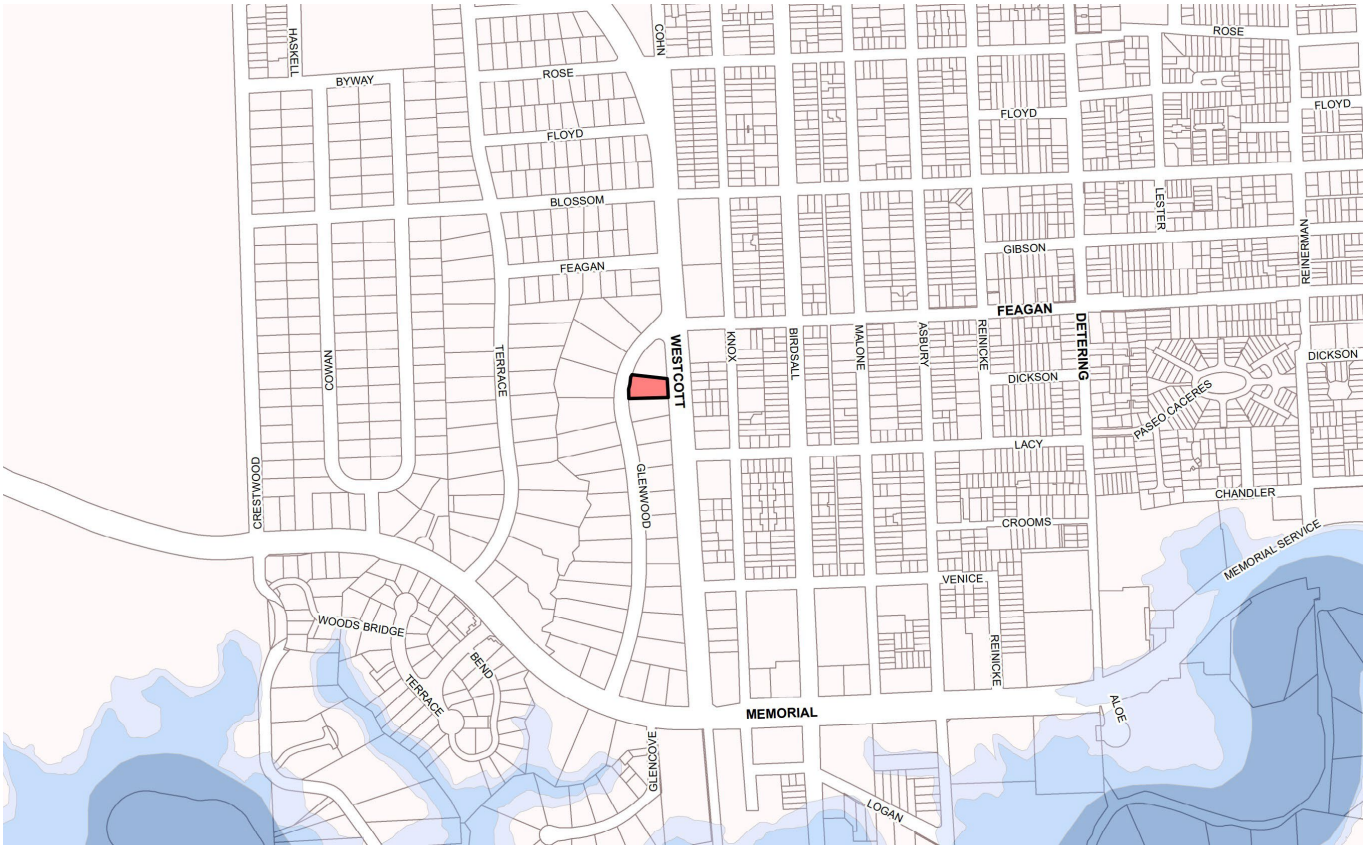
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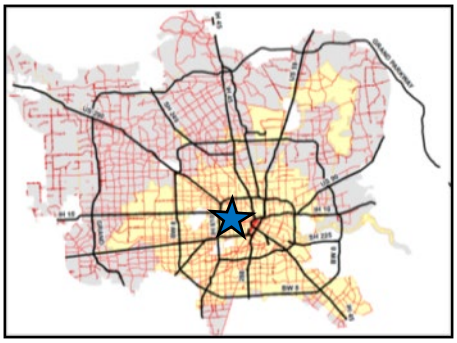
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

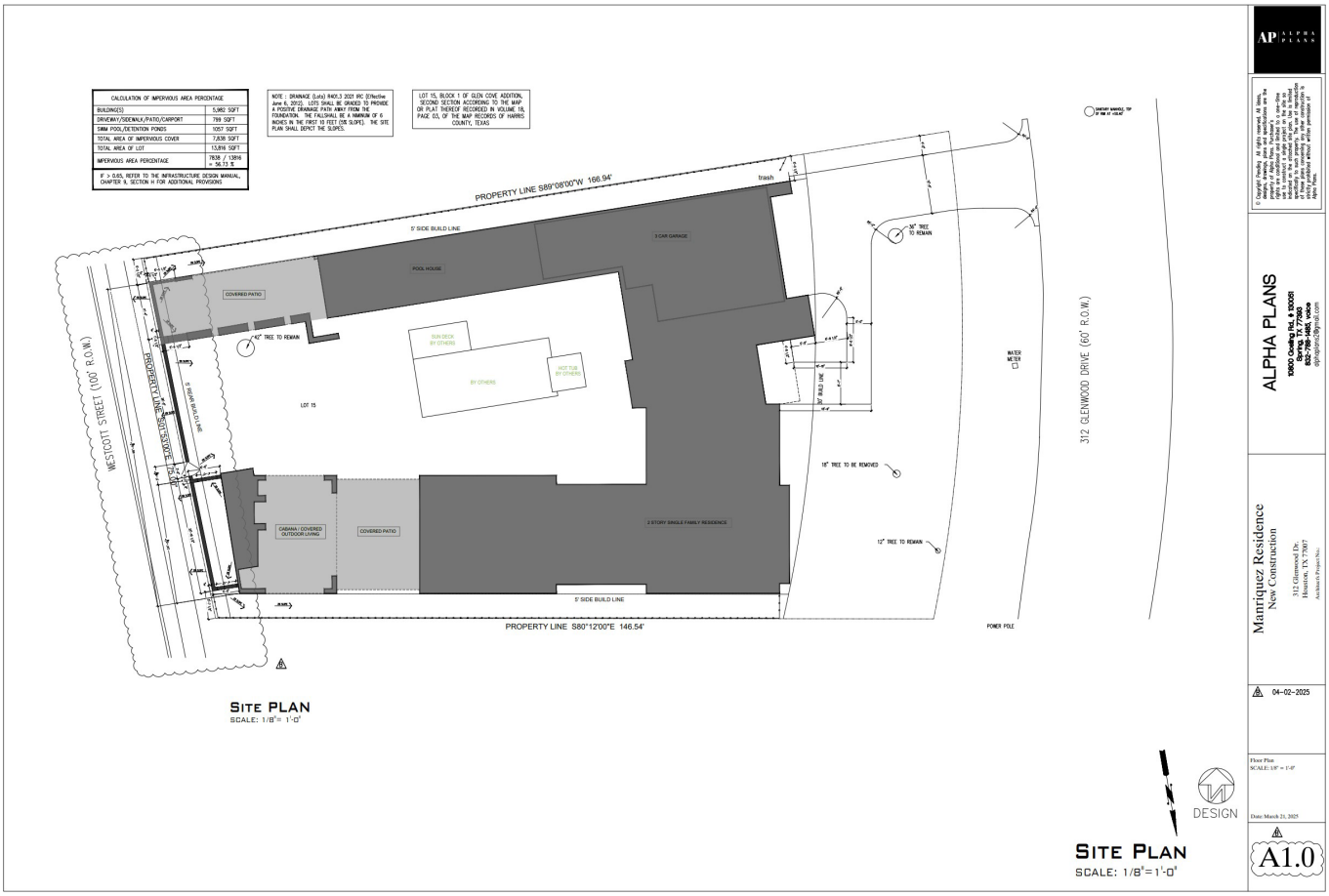
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Site Plan



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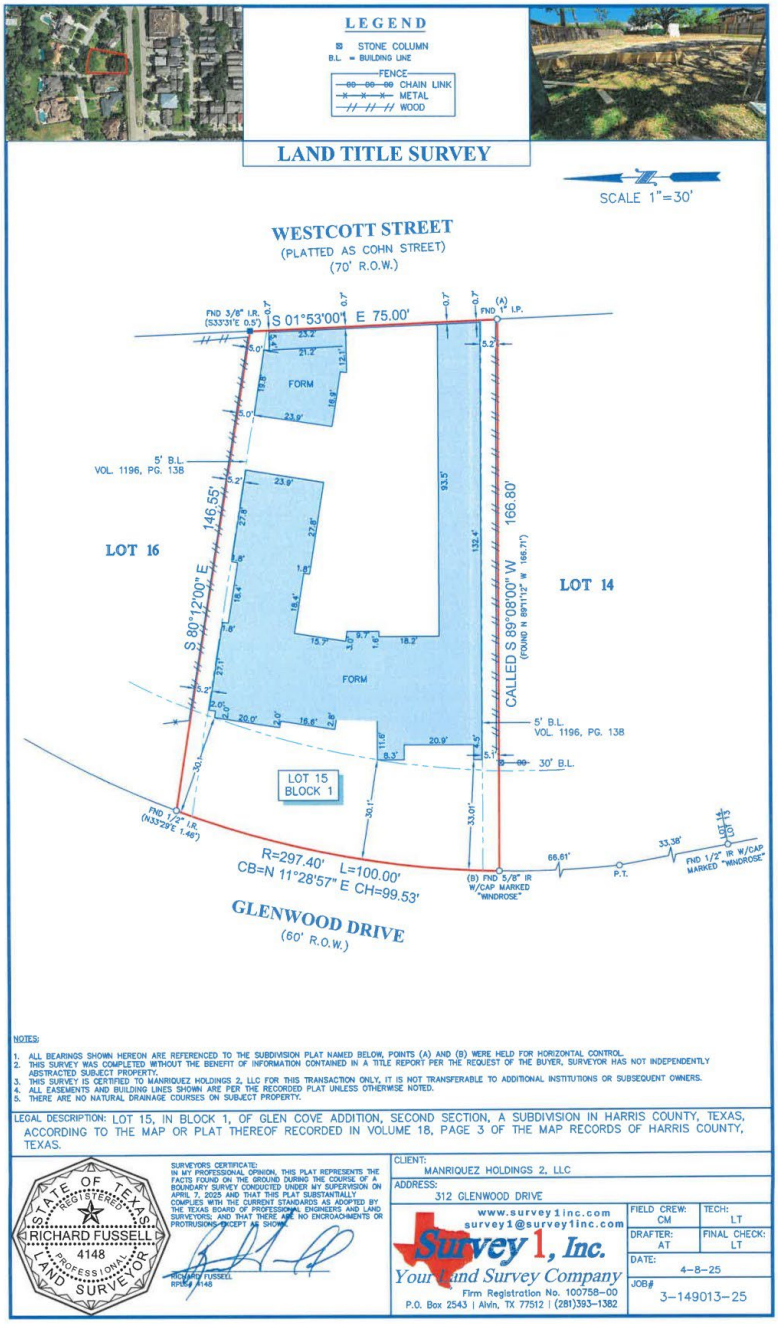
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Survey



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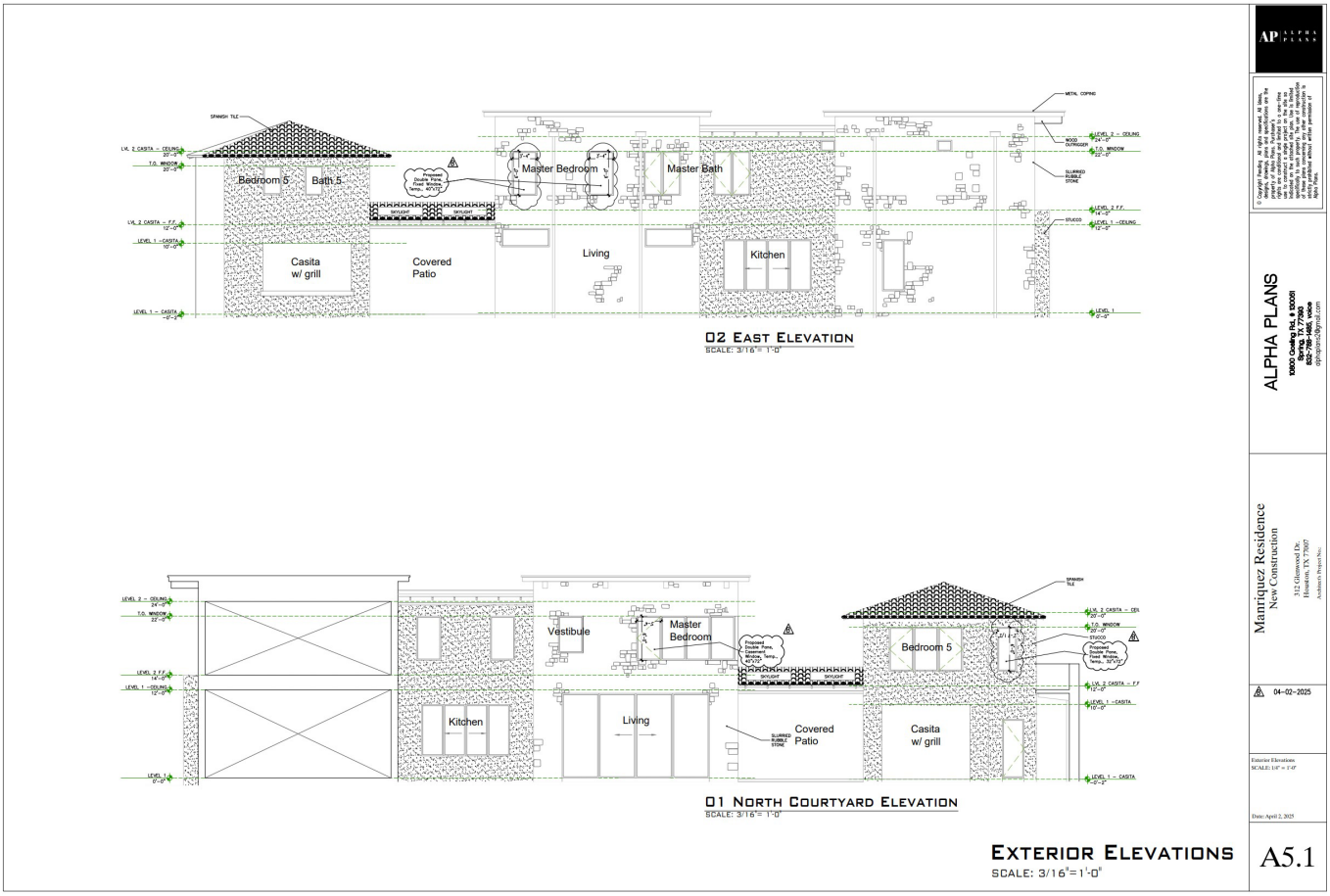
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Elevations



DEVELOPMENT PLAT VARIANCE