HOUSTON PLANNING COMMISSION

AGENDA

Thursday, August 21, 2025
2:30 p.m.

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

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

ALTERNATE MEMBERS
Hugo Sanchez
Fort Bend County
Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

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, August 21, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of August 7, 2025, Planning Commission Meeting Minutes

I. 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, Aracely Rodriguez, Dorianne Powe-Phlegm and Devin Crittle)
d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement
g. Extensions of Approval (Adesoji Adeseyoju)
h. Name Changes (Adesoji Adeseyoju)
i. Certificates of Compliance (Adesoji Adeseyoju)
j. Administrative (Adesoji Adeseyoju)
k. Development Plats with Variance Requests (Ramon Jaime-Leon)

II. Establish a public hearing date of September 18, 2025

a. Arbor Development
b. Comfy Gateway at Sterlingshire
c. Estates at Homewood Lane
d. Estates at Mcalpine Place
e. Freepark Plaza
f. Jeanetta Reserve
g. University of St Thomas Student Housing at Branard Street
h. Woodland Heights Living

III. Excuse the Absence of Commissioners Rodney Heisch, Patrick Mandapaka, and Meera Victor

IV. Public Comment

V. 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, 7 AUGUST 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:33 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	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	*Absent*
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	*Absent*
Libby Viera-Bland	*Absent*
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	*Absent*
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

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced MTFP Application Update, August 21, Planning Commission Meeting - In-Person Only - 1:00 p.m. here in City Hall Annex, 900 Bagby Street, Public Level

APPROVAL OF MINUTES

Consideration of July 24, 2025, Planning Commission MTFP Amendment Requests Public Hearing and Planning Commission Meeting Minutes

Motion: Garza Second: Tahir Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-37)

b. Replats (38-64)

Staff recommendation: Approve Item No's. 1 – 64, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 16, 32, 33 40, and 56 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Khaleeq — Vote: Carried
Second: Sigler — Abstaining: Mares, Hines, Baldwin

Consideration for abstentions

Staff recommendation: Approve Item No's. 16, 32, 33 40, and 56 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle — Vote: Carried
Second: Tahir — Abstaining: Mares, Hines, Baldwin

c. Replats requiring Public Hearings with Notification

65 Adele Commercial

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: Mares — Second: Baldwin — Vote: Unanimous

66 Cotton Oaks Reserve

Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): Sara Yeager

Motion: Colvard — Second: Jones — Vote: Unanimous

67 Enclave at Lincolnshire

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: Mares — Second: Tahir — Vote: Unanimous

68 Estates at Ethan Hollow 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: Jones — Vote: Unanimous

69 FLIGHTLINE NORTH
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): Felicia Galloway-Kizzie, Barbara Eaglin, Abel Mosley, Joe Ballard, Marjorie Thomas, Celisa Bowie, Donna Jubert, Alma Rosesa – opposed, staff from HPW addressed the commission
Motion: Garza Second: Mares Vote: Unanimous

70 FRY ROAD TRACT SEC 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): None
Motion: Hines Second: Jones Vote: Carried Abstaining: Mares

71 HOLLEY ADDITION PARTIAL 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): Mario Colina, applicant, available for questions, Scott Frankel
Motion: Khaleeq Second: Baldwin Vote: Unanimous

72 LAVERNE STREET HOMES 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: Hines Second: Jones Vote: Unanimous

73 PLAZA ESTATES AT FISK
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: Mares Vote: Unanimous

74 PLAZA XOCHIMILCO
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Edgar Salentino
Motion: Garza Second: Jones Vote: Unanimous

75 TRINITY LOT – Withdrawn

76 VILLAS AT SCOTT
Staff recommendation: Defer, per applicant's request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Garza Second: Porras-Pirtle Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

77 AVANTE HOMES AT HENNESSY
Staff recommendation: Defer per Harris County request.
Commission action:
Speaker(s): None
Motion: Baldwin Second: Garza Vote: Unanimous

ITEM(S) WERE 78 AND 79 WERE TAKEN TOGETHER AT THIS TIME

78 BRIDGELAND CREEKLAND VILLAGE 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.
79 BRIDGELAND CREEKLAND VILLAGE RESERVE SEC 3 REPLAT NO 1 AND EXTENSION
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: Sigler Second: Khaleeq Vote: Carried Abstaining: Mares

80 ENCLAVE AT KATY HOCKLEY – No action needed until 08/21/2025

81 NORTHWEST HARRIS COUNTY MUD NO 5 WATER PLANT 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: Jones Second: Tahir Vote: Unanimous

82 NORTHWEST HARRIS COUNTY MUD NO 5 WATER PLANT NO 3
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: Baldwin Second: Jones Vote: Unanimous

83 WAYNEBECK ENTERPRISES
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Khaleeq Second: Mares Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

84	Andrade Landholdings Estates at Luthe Road East	Approved
85	Andrade Landholdings Estates at Luthe Road West	Approved
86	B and P Port Logistics	Approved
87	Cohn Jones North	Approved
88	Houston Community College Woodridge Center	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

89	21703 Dunn Street COC	Approved
90	24333 West Oak Drive COC	Approved
91	26455 Lantern Lane	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, and I, Item(s) 84 – 91.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Khaleeq Second: Garza Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2025

a. Edfield Manor
b. Flightline Northwest
c. Godos Foods
d. Hallmark Reserve
e. Milwaukee Village
f. Montrige Square
g. Reserve at Trinity
h. Rolling Fork PUD Water Plant
i. Sheldon Woods Sec 1 partial replat no 2

Commission action: Accepted the September 4th public hearing date for Section II, Item(s) a – i.
Speaker(s): None

Motion: Hines Vote: Unanimous
Second: Colvard Opposed: None

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2025, FOR AN EXPRESS INN AND SUITES HOTEL LOCATED AT 6200 HILLCROFT AVENUE

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None

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

IV. EXCUSE THE ABSENCE OF COMMISSIONERS BILL BALDWIN, MICHELLE COLVARD, AND RODNEY HEISCH

Commission action: Staff excused the absence for Commissioner Heisch. Baldwin and Colvard were present, no action needed.

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

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:40 PM.

Lisa M. Clark, Chair	Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Adele Commercial	C3F	
2	Bridgeland Prairieland Village Sec 69	C3P	
3	Bridgeland Prairieland Village Sec 70	C3P	
4	Bridgeland Prairieland Village Sec 71	C3P	
5	CG 7600 LP Sec 2	C3F	
6	Checkout North Eldridge	C2	
7	Cypresswood West Sec 1	C3P	
8	Dumont Place	C3P	
9	Figueroa Estates at Huffmeister Road	C2	DEF1
10	Forestwood Sec 10	C3P	
11	Forestwood Detention Reserve	C3P	
12	Gonzalez Enclave	C3P	
13	Harris County MUD 165 Lift Station no 18	C2	
14	Hockley Meadows Sec 4	C3F	
15	Holley Addition partial replat no 1	C3F	
16	Jubilee Warrenville Lane Street Dedication	C3P	
17	King Parkway Truck Yard	C2	
18	Mill Ridge Village GP	GP	
19	Mount Houston Road MUD Cordoba Drive Park	C3F	
20	New Caney Municipal Utility District Water Plant no 4 GP	GP	
21	Plaza at Spring Cypress	C2	DEF1
22	Plaza Estates at Fisk	C3F	
23	Queensland Development	C2	DEF1
24	Redbud Sec 6	C3P	
25	Reserve at Sam Houston Parkway	C2	
26	Riverside Garden Villas	C2	
27	Spring View Village	C3P	
28	Springbridge Residences	C3F	
29	Tidwell Lakes Sec 4	C3P	
30	Trails Sec 5	C3F	DEF1
31	Urban Edge at Huffmeister	C3F	
32	Urban Edge at Schroeder	C2	
33	Vilva Blodgett Development	C3F	
34	Vintage at Lake Houston	C3P	
35	Waller ISD Warren Ranch High School and Johnson Junior High	C2	
36	Wayside Village Sec 7	C3P	
37	Wrenwood partial replat no 6	C3F	
B. Replats			
38	Aldine ISD Carver High School Complex Sec 1 replat no 1 and extension	C2R	DEF1
39	Aldine ISD Middle School Complex	C2R	DEF1

40	Benders Grove	C2R	DEF1
41	Bonita Estates	C2R	
42	Bridgeland Parkland Village Church replat no 1 and extension	C2R	
43	Crosstimbers Village	C2R	DEF1
44	Fruitful Properties	C2R	
45	Fry Road Town Center	C2R	
46	HEB Ella Boulevard	C2R	
47	Imhof Storage	C2R	
48	Jsquare Keystone Development	C2R	DEF2
49	Julia Estates	C2R	DEF1
50	Lawrence Properties	C2R	
51	Lillja Commercial Plaza	C2R	
52	Macias at Epsom Road	C2R	
53	Martin Develop Design McDaniels	C2R	
54	McGarr Addition	C2R	
55	Mills Road Tract	C3R	
56	Newport Green Acres	C2R	
57	Pawn Crosstimbers	C2R	
58	Plaza Estates at Fulton	C2R	DEF1
59	Plaza Estates at Moses	C2R	
60	Urbanite Square	C2R	
61	West Four Residences	C2R	DEF2
62	Westpark Valley Estate	C2R	
63	Yes Prep Fifth Ward	C2R	

C. Replats requiring Public Hearings with Notification

64	Bonaire Estates	C3N	
65	Bradford Villas	C3N	
66	Carr Street Estates	C3N	
67	Chloes Haven	C3N	
68	Cotton Oaks Reserve	C3N	DEF1
69	Elyson Cy Fair Sec 1 partial replat no 1	C3N	
70	Enclave at Colquitt	C3N	
71	Flightline North	C3N	DEF1
72	Hempstead Crossing	C3N	
73	McKenzie Park Sec 4 partial replat no 2	C3N	
74	Villas at Scott	C3N	DEF2

D. Subdivision Plats with Variance Requests

75	Avante Homes at Hennessy	C2	DEF1
76	Enclave at Katy Hockley	C3P	DEF4
77	New Caney Municipal Utility District Water Plant no 4	C2	
78	Oates Road Tract	C2	
79	Park Ten Trails	C3R	
80	San Jacinto Memorial Site Expansion	C2R	
81	Waynebeck Enterprises	C2R	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

82	Blue Ridge Commerce Center Fondren Reserve	C3F
83	Chrome Shop	C2
84	East Lake Houston Parkway North Street Dedication Sec 1	SP
85	East Lake Houston Parkway Street Dedication Sec 2	C3F
86	Fannin Foundation	C2R
87	Fulton Station Apartments	C2R
88	Greenbusch Business Park	C2
89	HC MUD 566 Utility Reserves Sec 2	C3P
90	Jason Forests of Avalon	C2R
91	Jubilee Haven Boulevard Street Dedication Sec 2	SP
92	Newport Pointe Sec 6	C3F
93	Reserve at Jack Road	C2
94	Sundance Cove Sec 10	C3F
95	Synova Sec 4	C3F
96	Synova Sec 6	C3F

H. Name Changes

97	Werner Houston Sec (prev. Western Houston)	C2

I. Certificates of Compliance

98	22218 Russel Drive	COC
99	23643 3rd Street	COC

J. Administrative

None

K. Development Plats with Variance Requests

100	4003 Drummond Street	DPV

Item No.	Subdivision Plat Name	App No.	App Type	Co	Location City/ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Developer	Customer Applicant's Company
A. Consent Subdivision Plats											
1	Adele Commercial	2025-1475	C3F	Harris	City	453S	0.20	0.20	0	James Fitch	Tetra Land Services
2	Bridgeland Prairieland Village Sec 69	2025-1444	C3P	Harris	ETJ	365W	12.90	3.33	32	Tricia Brasseaux	LJA Engineering, Inc.- (Houston Office)
3	Bridgeland Prairieland Village Sec 70	2025-1445	C3P	Harris	ETJ	365W	16.40	5.45	23	Tricia Brasseaux	LJA Engineering, Inc.- (Houston Office)
4	Bridgeland Prairieland Village Sec 71	2025-1446	C3P	Harris	ETJ	365W	17.70	2.66	32	Tricia Brasseaux	LJA Engineering, Inc.- (Houston Office)
5	CG 7600 LP Sec 2	2025-1492	C3F	Harris	ETJ	572X	64.56	57.77	0	Carmen Pearson	Windrose
6	Checkout North Eldridge	2025-1431	C2	Harris	ETJ	448D	0.90	0.88	0	Uzir Ibrahim	Century Engineering, Inc
7	Cypresswood West Sec 1	2025-1416	C3P	Harris	ETJ	334P	11.46	1.01	60	Brett Beardsley	IDS Engineering Group
8	Dumont Place	2025-1393	C3P	Harris	City	574J	16.52	4.55	144	Danna Sivan	LJA Engineering, Inc.- (Houston Office)
9	Figueroa Estates at Huffmeister Road	2025-1348	C2	Harris	ETJ	327Y	2.50	0.00	1	Juan Castillo	CAS Consultants, LLC
10	Forestwood Sec 10	2025-1473	C3P	Harris	ETJ	411D	8.92	1.52	48	Jacob Guerrero	Meta Planning + Design LLC
11	Forestwood Detention Reserve	2025-1470	C3P	Harris	ETJ	411D	27.40	25.95	0	Jacob Guerrero	Meta Planning + Design LLC
12	Gonzalez Enclave	2025-1427	C3P	Harris	ETJ	379H	12.51	0.00	4	Janeen Long	Texas Land Maps
13	Harris County MUD 165 Lift Station no 18	2025-1442	C2	Harris	ETJ	406B	0.33	0.33	0	Allen Boone Humphries	Civil-Con Consultants, LLC
14	Hockley Meadows Sec 4	2025-1424	C3F	Harris	ETJ	324J	19.34	2.33	100	Adam clent	LJA Engineering, Inc.- (Houston Office)
15	Holley Addition partial replat no 1	2025-1425	C3F	Harris	City	493S	0.33	0.00	1	Himanshu Madhani	Probstfeld & Associates, Inc.

16	Jubilee Warrenville Lane Street Dedication	2025-1432	C3P	Harris	ETJ	324U	4.40	0.00	0	June Tang	LJA Engineering, Inc.- (Houston Office)
17	King Parkway Truck Yard	2025-1476	C2	Harris	ETJ	416M	2.57	2.57	0	Louis Carranza	South Texas Surveying Associates, Inc.
18	Mill Ridge Village GP	2025-1435	GP	Harris	ETJ	369J	27.78	0.00	0	Peter Huinker	McKim & Creed, Inc.
19	Mount Houston Road MUD Cordoba Drive Park	2025-1449	C3F	Harris	ETJ	412J	1.78	1.78	0	Adriana Govea	Pape-Dawson Engineers
20	New Caney Municipal Utility District Water Plant no 4 GP	2025-1423	GP	Montgomery	ETJ	256Z	11.20	0.00	0	Zachary Zarse	LJA Engineering, Inc.- (Houston Office)
21	Plaza at Spring Cypress	2025-1295	C2	Harris	ETJ	328Q	3.90	3.90	0	Amarjyot Singh	South Texas Surveying Associates, Inc.
22	Plaza Estates at Fisk	2025-1452	C3F	Harris	City	453U	0.16	0.00	3	Nahom Tesfa	New Era Development & Land Services
23	Queensland Development	2025-1391	C2	Harris	ETJ	447G	10.85	10.85	0	Danny Martin	Gruller Surveying
24	Redbud Sec 6	2025-1468	C3P	Harris	ETJ	325C	37.60	7.72	168	Jacob Guerrero	Meta Planning + Design LLC
25	Reserve at Sam Houston Parkway	2025-1419	C2	Harris	City	576X	11.43	11.43	0	Kent Carlson	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
26	Riverside Garden Villas	2025-1483	C2	Fort Bend	ETJ	527Q	2.50	2.50	0	Alexandra Ruiz	Quiddity Engineering - Katy
27	Spring View Village	2025-1451	C3P	Harris	ETJ	331W	9.68	2.85	90	David King	KING'S LAND SURVEYING SOLUTIONS, LLC
28	Springbridge Residences	2025-1426	C3F	Harris	ETJ	332M	4.99	1.70	25	Aziz Mohammad	Hussam Ghuneim
29	Tidwell Lakes Sec 4	2025-1490	C3P	Harris	ETJ	457A	9.25	0.25	46	Eli Sasson	RES Development
30	Trails Sec 5	2025-1387	C3F	Harris	ETJ	258M	23.64	1.28	81	Tiffany McMillan	LJA Engineering, Inc.- (Houston Office)
31	Urban Edge at Huffmeister	2025-1434	C3F	Harris	ETJ	368K	2.82	0.47	32	To be determined	SEM SERVICES

32	Urban Edge at Schroeder	2025-1455	C2	Harris	City	534J	0.27	0.01	5	To be determined	SEM SERVICES
33	Vilva Blodgett Development	2025-1428	C3F	Harris	City	493X	0.14	0.00	1	Roberto Villarreal	Texas Land Maps
34	Vintage at Lake Houston	2025-1418	C3P	Harris	City	338R	10.00	8.13	0	Ernesto Grey	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
35	Waller ISD Warren Ranch High School and Johnson Junior High	2025-1467	C2	Harris	ETJ	324Q	143.39	142.0	0	Phasith (Sid) Nanthavong	West Belt Surveying, Inc.
36	Wayside Village Sec 7	2025-1484	C3P	Harris	City	415T	19.11	3.16	98	Jack Lipar	Pape-Dawson Engineers
37	Wrenwood partial replat no 6	2025-1357	C3F	Harris	City	449X	0.34	0.00	2	Ngheip Huynh	Manley Engineering and Associates Inc

B. Replats

38	Aldine ISD Carver High School Complex Sec 1 replat no 1 and extension	2025-1408	C2R	Harris	City	412S	26.49	26.39	0	Mikalla Hodges	Quiddity Engineering
39	Aldine ISD Middle School Complex	2025-1407	C2R	Harris	ETJ	373V	66.12	65.61	0	Mikalla Hodges	Quiddity Engineering
40	Benders Grove	2025-1254	C2R	Montgomery	ETJ	293B	24.97	24.97	0	Chris Rhodes	Civil-Surv Land Surveying, L.C.
41	Bonita Estates	2025-1464	C2R	Harris	City	454L	0.30	0.00	4	Nahom Tesfa	New Era Development & Land Services
42	Bridgeland Parkland Village Church replat no 1 and extension	2025-1421	C2R	Harris	ETJ	365V	36.42	36.42	0	Gerald Grissom	BGE, Inc.
43	Crosstimbers Village	2025-1313	C2R	Harris	City	453M	0.51	0.51	12	JAVIER CARTA MARTINEZ	CARTA GOMEZ INTERNATIONAL LLC
44	Fruitful Properties	2025-1477	C2R	Harris	City	494T	0.19	0.00	3	Nahom Tesfa	New Era Development & Land Services

45	Fry Road Town Center	2025-1430	C2R	Harris	ETJ	406L	4.14	4.14	0	Imran Jamal	The Interfield Group
46	HEB Ella Boulevard	2025-1437	C2R	Harris	City	452F	10.90	10.90	0	Mark Kirkland	Windrose
47	Imhof Storage	2025-1466	C2R	Harris	ETJ	284N	10.00	10.00	0	Brian Boudreaux	Conley Land Services, LLC
48	Jsquare Keystone Development	2025-1253	C2R	Harris	City	534J	0.16	0.00	2	Sina Sobhani	Doshi Engineering & Surveying Company
49	Julia Estates	2025-1312	C2R	Harris	City	453G	0.75	0.01	16	JAVIER CARTA MARTINEZ	CARTA GOMEZ INTERNATIONAL LLC
50	Lawrence Properties	2025-1453	C2R	Harris	City	454C	0.27	0.00	3	Nahom Tesfa	New Era Development & Land Services
51	Lillja Commercial Plaza	2025-1429	C2R	Harris	City/	373W	4.45	4.29	0	Efrain Gallardo	Texas Land Maps
52	Macias at Epsom Road	2025-1390	C2R	Harris	ETJ	414T	0.38	0.38	0	To be determined	SEM SERVICES
53	Martin Develop Design McDaniels	2025-1456	C2R	Harris	City	454J	1.15	0.15	24	To be determined	SEM SERVICES
54	McGarr Addition	2025-1347	C2R	Harris	City/	329T	2.43	1.00	1	Avery Hollabough	Atwell LLC
55	Mills Road Tract	2025-1488	C3R	Harris	City	370N	37.10	34.91	0	Jacob Guerrero	Meta Planning + Design LLC
56	Newport Green Acres	2025-1164	C2R	Harris	ETJ	379W	9.00	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
57	Pawn Crosstimbers	2025-1469	C2R	Harris	City	453K	0.82	0.82	0	Rick Wessel	Conley Land Services, LLC
58	Plaza Estates at Fulton	2025-1380	C2R	Harris	City	453K	0.62	0.62	0	Nahom Tesfa	New Era Development & Land Services
59	Plaza Estates at Moses	2025-1454	C2R	Harris	City	494F	0.08	0.00	0	Nahom Tesfa	New Era Development & Land Services
60	Urbanite Square	2025-1465	C2R	Harris	City	493X	0.11	0.00	3	Prachir Agrawal	STUPA INTERNATIONAL LLC
61	West Four Residences	2025-1343	C2R	Harris	City	412W	0.24	0.00	4	Maaz Husain	Chesterfield Development Services

62	Westpark Valley Estate	2025-1462	C2R	Harris	ETJ	527D	1.75	1.75	0	Carlos G Espinoza	CGEA|Planning + Design
63	Yes Prep Fifth Ward	2025-1440	C2R	Harris	City	494L	12.73	12.73	0	Keith Weaver	Pape-Dawson Engineers

C. Replats requiring Public Hearings with Notification

64	Bonaire Estates	2025-1264	C3N	Harris	City	455T	0.98	0.02	16	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
65	Bradford Villas	2025-1234	C3N	Harris	City	535N	0.22	0.00	2	Silvia Ortiz	Oc Plans & Permits
66	Carr Street Estates	2025-1341	C3N	Harris	City	494A	0.09	0.00	2	John Smith	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
67	Chloes Haven	2025-1320	C3N	Harris	City	455G	0.17	0.00	2	Nahom Tesfa	New Era Development & Land Services
68	Cotton Oaks Reserve	2025-1143	C3N	Harris	ETJ	250Z	10.00	3.66	27	Jose Luis Garcia De Quevedo	Pioneer Engineering, LLC
69	Elyson Cy Fair Sec 1 partial replat no 1	2025-1337	C3N	Harris	ETJ	405U	0.25	0.00	2	Ralph Lopez	BGE, Inc.
70	Enclave at Colquitt	2025-1165	C3N	Harris	City	492Z	0.19	0.00	4	Juan Castillo	CAS Consultants, LLC
71	Flightline North	2025-1103	C3N	Harris	City	375E	71.13	69.74	0	Jodi Jojorian	Windrose
72	Hempstead Crossing	2025-1058	C3N	Harris	City	454H	0.16	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
73	McKenzie Park Sec 4 partial replat no 2	2025-1340	C3N	Harris	ETJ	291E	0.25	0.25	0	Rebecca Hendrix	Meta Planning + Design LLC
74	Villas at Scott	2025-0945	C3N	Harris	City	573C	0.15	0.00	4	Asma Haseeba	STUPA INTERNATIONAL LLC

D. Subdivision Plats with Variance Requests

75	Avante Homes at Hennessy	2025-1305	C2	Harris	ETJ	290A	1.00	0.08	12	Nicolas Rodriguez	E.I.C. Surveying Company
76	Enclave at Katy Hockley	2025-1144	C3P	Harris	ETJ	404Y	20.00	19.29	0	Matt Malquist	Fulcrum Land Surveying LLC

77	New Caney Municipal Utility District Water Plant no 4	2025-1360	C2	Montgomery	ETJ	256Z	3.00	3.00	0	Zachary Zarse	LJA Engineering, Inc.- (Houston Office)
78	Oates Road Tract	2025-1269	C2	Harris	City	456S	31.79	31.79	0	Jacob Guerrero	Meta Planning + Design LLC
79	Park Ten Trails	2025-1384	C3R	Harris	City	448W	4.82	0.68	72	Tom Thibodeau	Total Surveyors, Inc.
80	San Jacinto Memorial Site Expansion	2025-1436	C2R	Harris	ETJ	497H	17.69	17.69	0	Hunter Chaconas	Windrose
81	Waynebeck Enterprises	2025-1351	C2R	Harris	ETJ	291V	11.87	11.87	0	Matthew Gilbert	Hovis Surveying Company Inc.

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

82	Blue Ridge Commerce Center Fondren Reserve	2024-1971	C3F	Fort Bend	City	610D	32.79	30.30	0	Gerald Grissom	BGE, Inc.
83	Chrome Shop	2024-1566	C2	Harris	City	495M	5.09	5.09	0	Alfredo Esquivel	HRS and Associates, LLC
84	East Lake Houston Parkway North Street Dedication Sec 1	2024-1634	SP	Harris	ETJ	378R	1.43	0.00	0	Brad Sweitzer	EHRA
85	East Lake Houston Parkway Street Dedication Sec 2	2024-1638	C3F	Harris	ETJ	378V	2.00	0.00	0	Christopher Browne	EHRA
86	Fannin Foundation	2024-1662	C2R	Harris	City	493U	0.72	0.72	0	Tony Ta	PEA Group
87	Fulton Station Apartments	2024-1544	C2R	Harris	City	453Y	1.59	1.59	0	Joseph Bramante	The Interfield Group
88	Greenbusch Business Park	2024-1456	C2	Fort Bend	ETJ	484R	4.99	4.99	0	Sharokh Deljoo	HRS and Associates, LLC

89	HC MUD 566 Utility Reserves Sec 2	2024-1748	C3P	Harris	ETJ	325S	11.33	9.20	0	Jacob Guerrero	Meta Planning + Design LLC
90	Jason Forests of Avalon	2024-1646	C2R	Harris	City	453Z	0.23	0.00	4	JASON FANG	ICMC GROUP INC
91	Jubilee Haven Boulevard Street Dedication Sec 2	2024-1684	SP	Harris	ETJ	324P	5.53	0.00	0	Kenya Guajardo	LJA Engineering, Inc.- (Houston Office)
92	Newport Pointe Sec 6	2024-2268	C3F	Harris	ETJ	379U	21.59	8.56	52	Kenya Guajardo	LJA Engineering, Inc.- (Houston Office)
93	Reserve at Jack Road	2024-1846	C2	Harris	ETJ	366C	1.64	1.64	0	Salman Iqbal	Century Engineering, Inc
94	Sundance Cove Sec 10	2024-1632	C3F	Harris	ETJ	378P	26.33	11.00	82	Brad Sweitzer	EHRA
95	Synova Sec 4	2024-1651	C3F	Harris	City/	378V	21.43	1.63	130	Christopher Browne	EHRA
96	Synova Sec 6	2024-1653	C3F	Harris	ETJ	378R	26.51	5.00	121	Christopher Browne	EHRA

H. Name Changes

97	Werner Houston Sec (prev. Western Houston)	2025-1215	C2	Harris	ETJ	372S	29.16	29.16	0	Werner Enterprises, Inc.	Langan Engineering & Environmental Services

I. Certificates of Compliance

98	22218 Russel Drive	25-0023	COC	Montgomery	ETJ	256P				Marco T Rapalo Lopez	Marco T Rapalo Lopez
99	23643 3rd Street	25-0024	COC	Montgomery	ETJ	256R				Elvin Ledezma	Elvin Ledezma

J. Administrative

None

K. Development Plats with Variance Requests

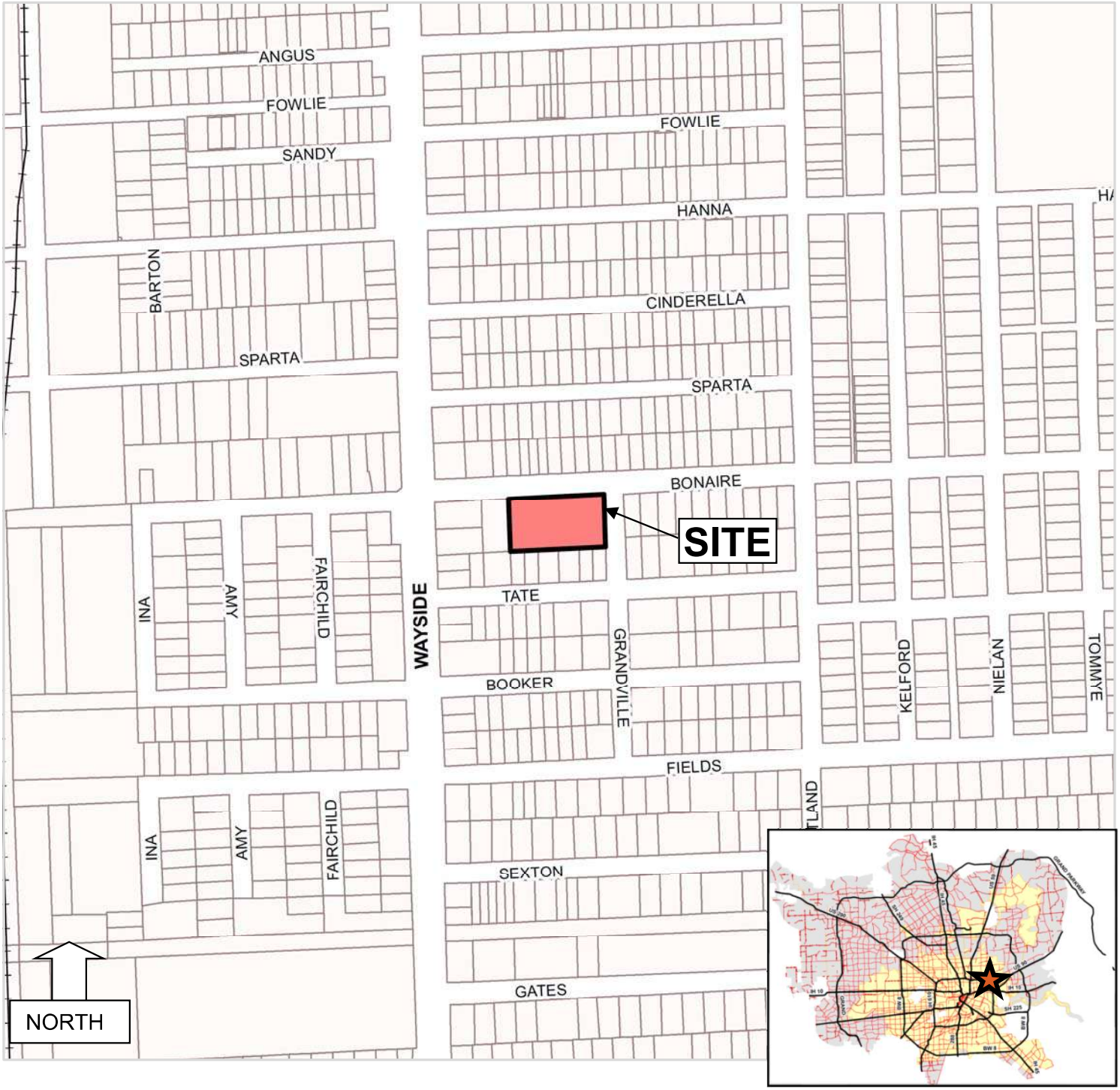
100	4003 Drummond Street	25066737	DPV	Harris	City	532J				Jenifer Pool	JRP Company

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bonaire Estates

Applicant: PLS Construction Layout, Inc



C – Public Hearings

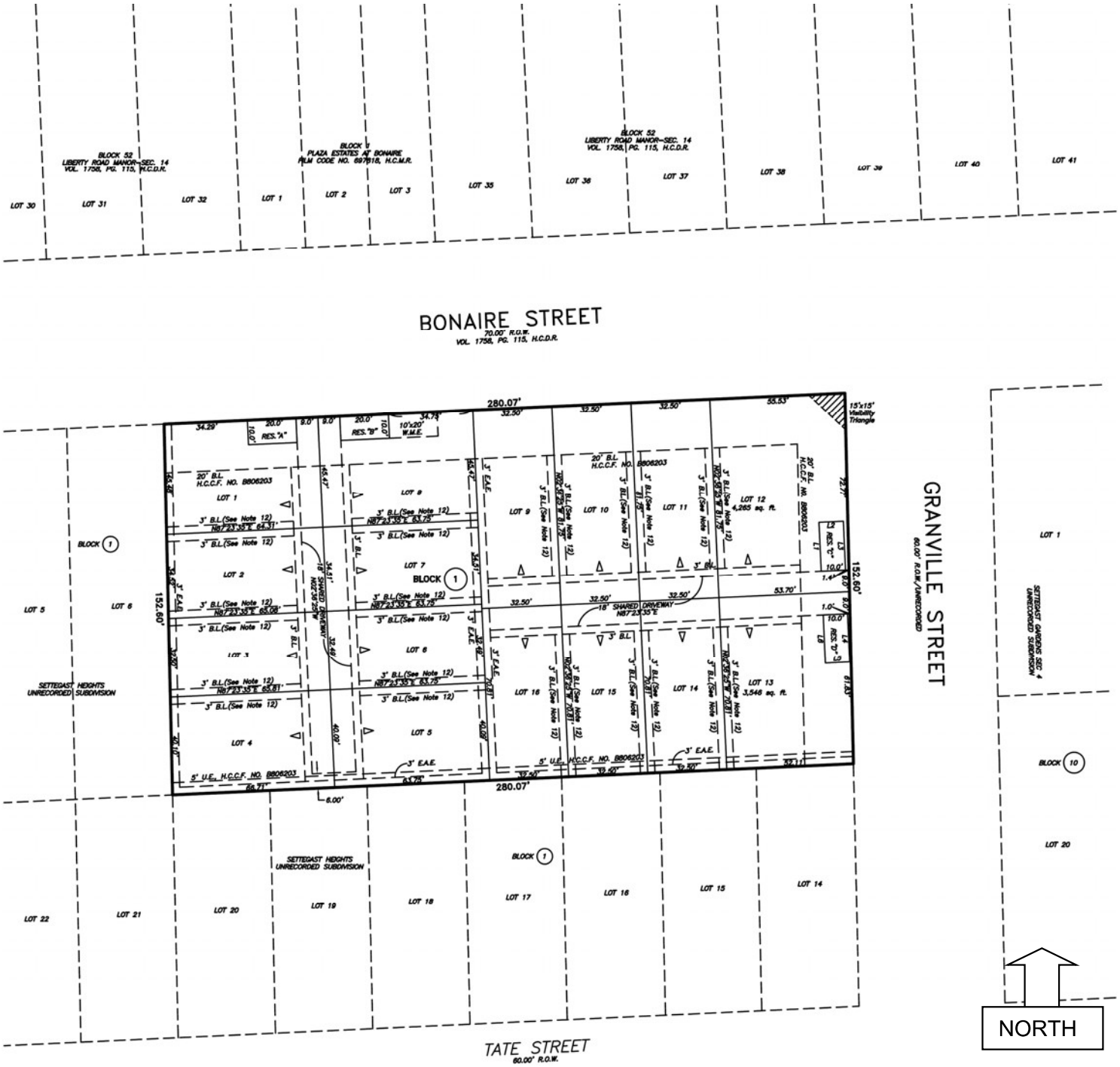
Site Location

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bonaire Estates

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bonaire Estates

Applicant: PLS Construction Layout, 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
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 29, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1264

PLAT NAME：Bonaire Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Bonaire Park being a full replat of Bonaire Park, as recorded in Film Code No. 709395 of the Harris County Map Records. The property is located at 7918 Bonaire Street; at the southwest intersection of Bonaire Street and Grandville Street, east of N Wayside Drive and north of Tate Street. The purpose of the replat is to create 16 single-family residential lots and 4 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.

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,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 Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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, August 21, 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.
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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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

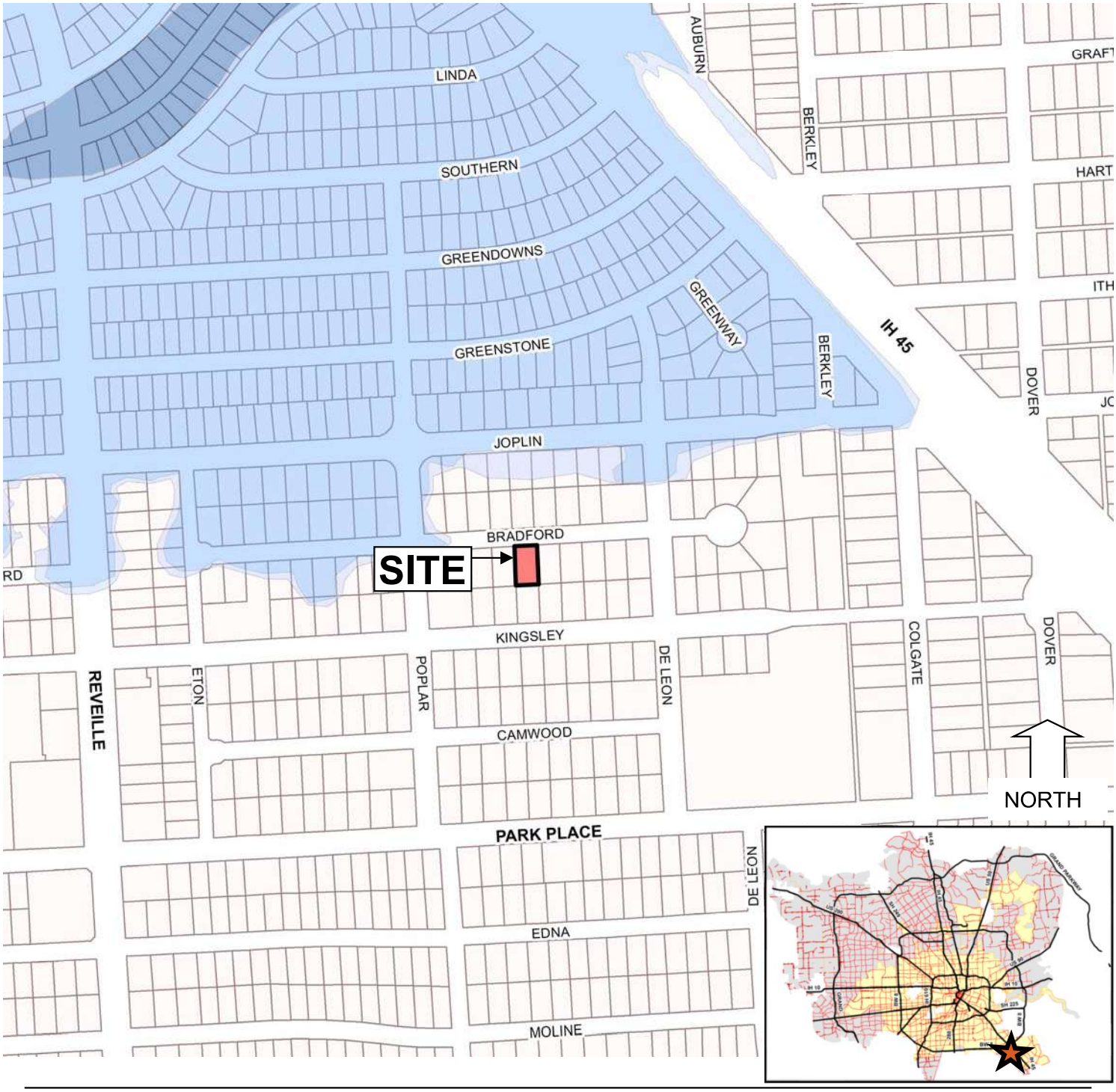
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bradford Villas

Applicant: OC Plans & Permits



C – Public Hearings

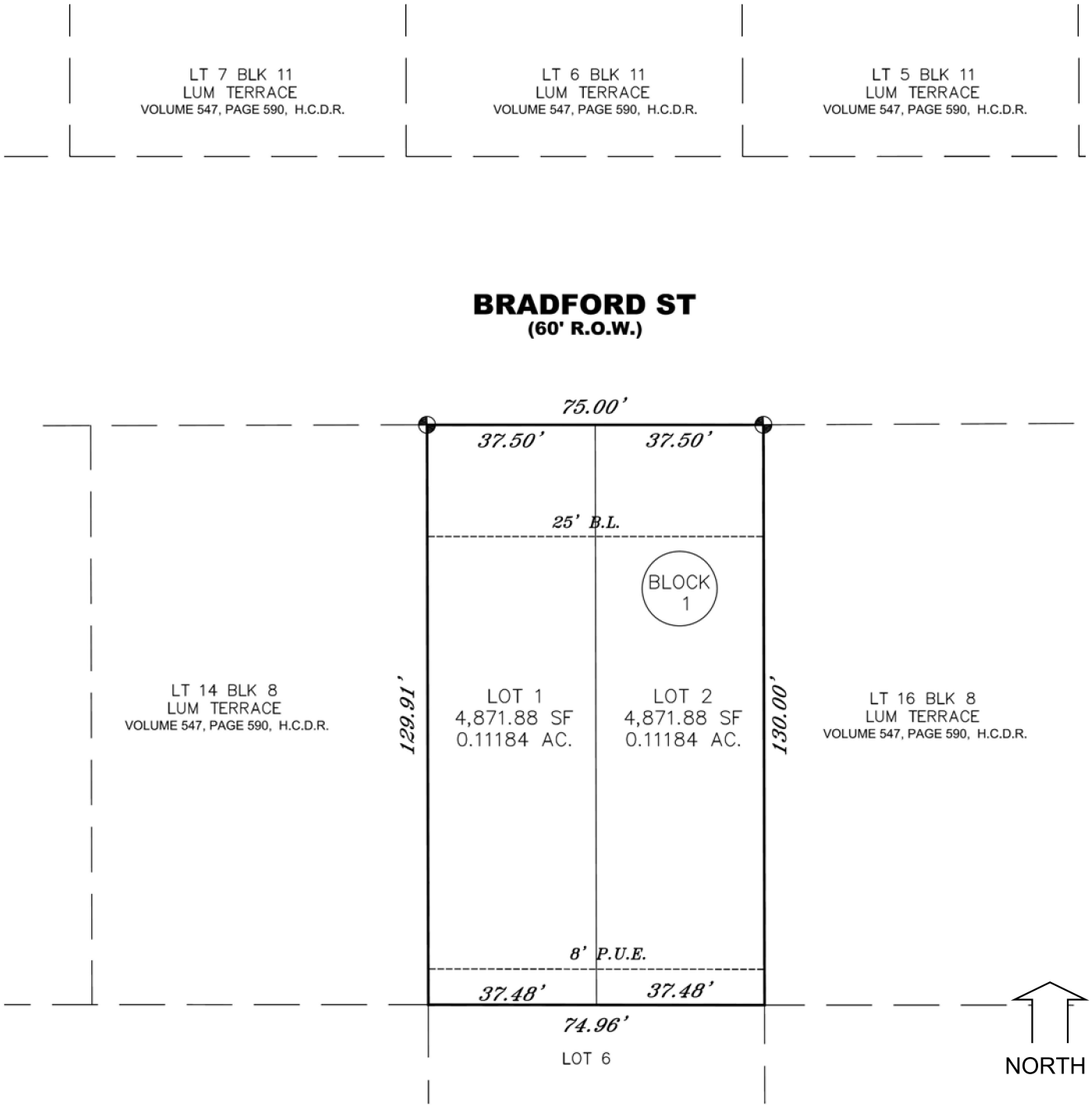
Site Location

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bradford Villas

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Bradford Villas

Applicant: OC Plans & Permits



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

July 29, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1234

PLAT NAME: Bradford Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Lum Terrace being Lot 15, Block 8, as recorded in Volume 547, Page 590 of the Harris County Deed Records. The property is located at south along Bradford Street between Poplar Street and De Leon Street. 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,Silvia Ortiz, with Oc Plans & Permits, on behalf of the developer, can be contacted at 281-570-7270 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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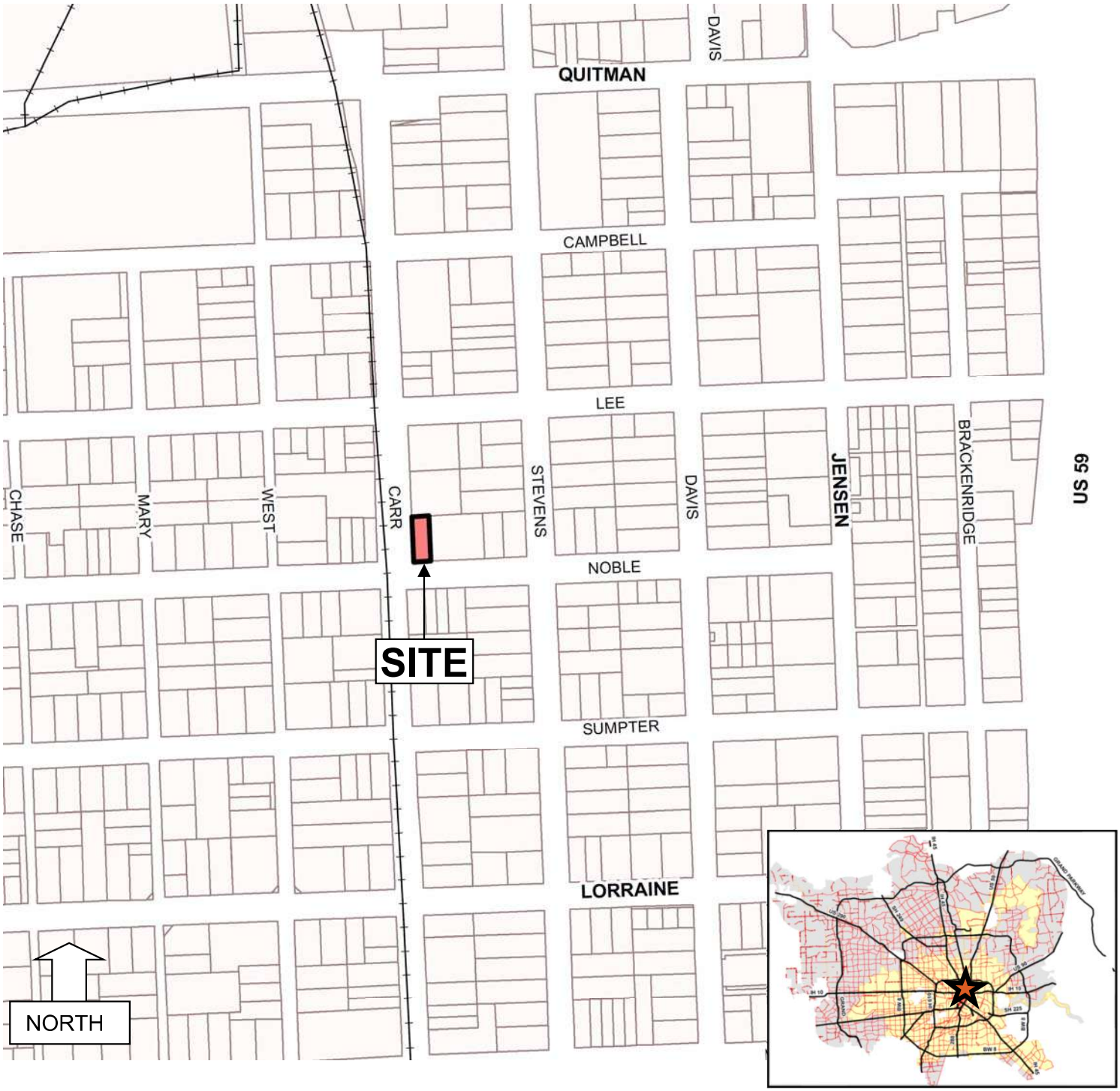
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Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Carr Street Estates

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



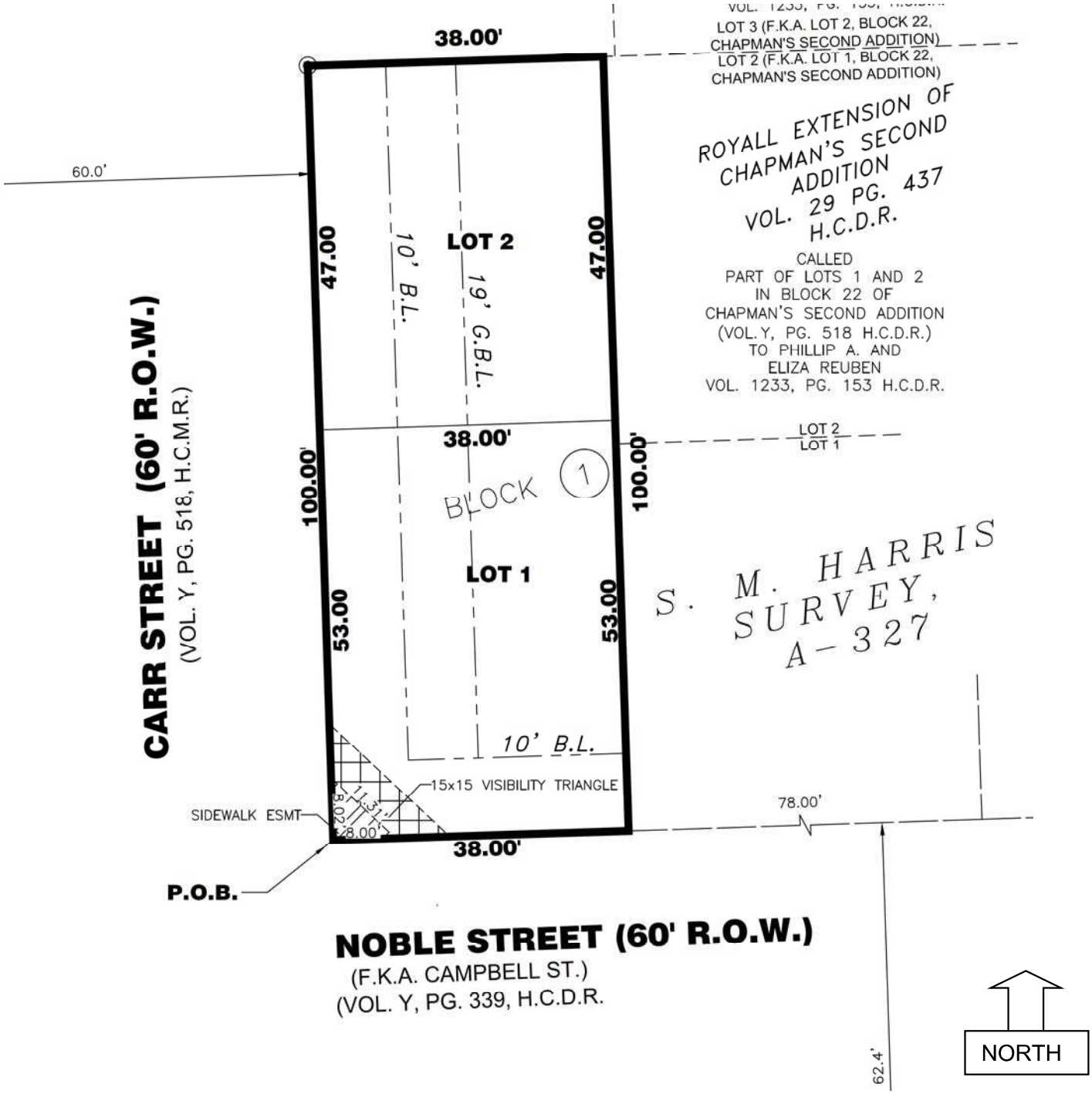
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Carr Street Estates

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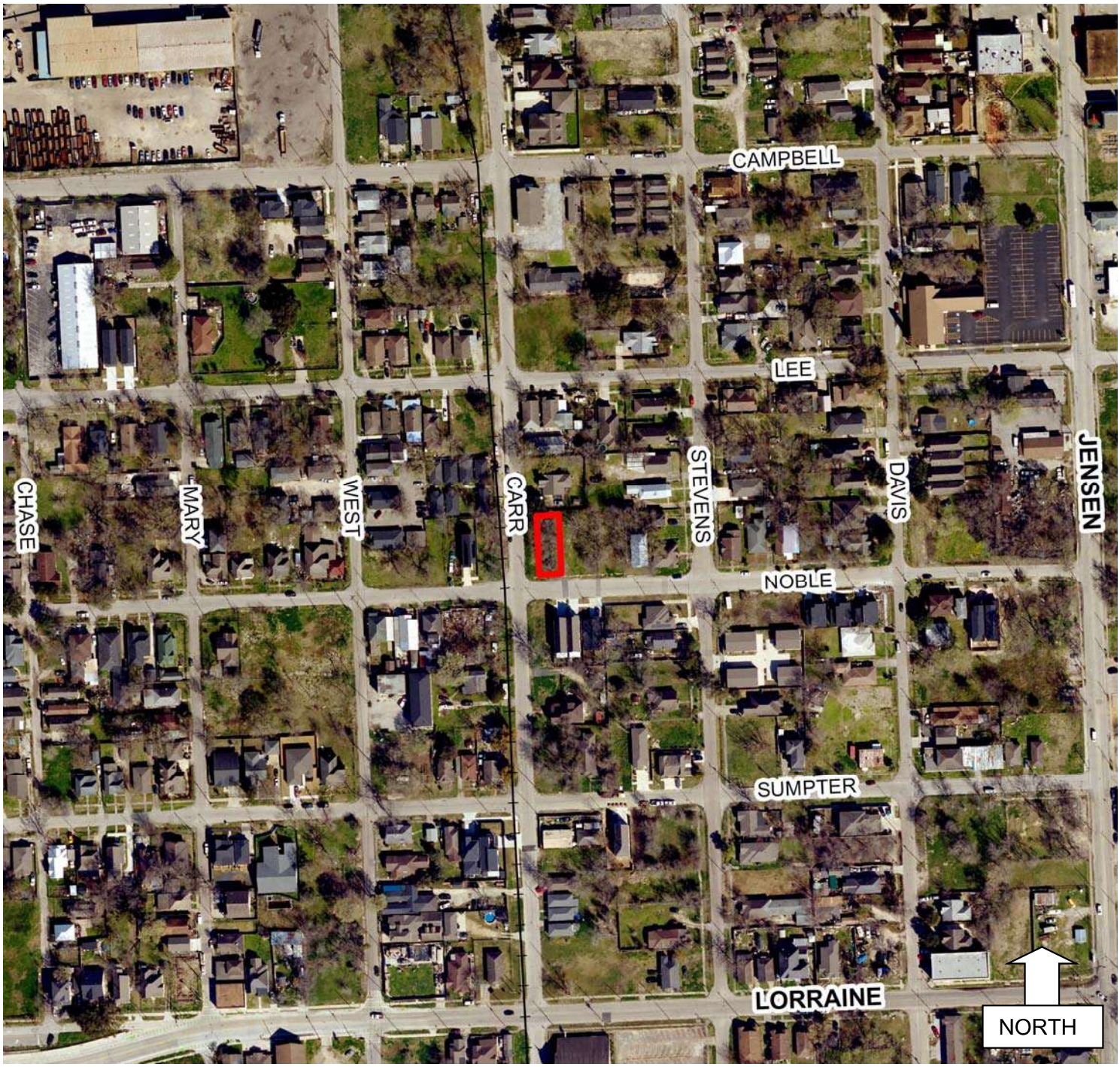
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Carr Street Estates

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



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

July 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1341

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 Chapmans Second Addition being the west 38 Feet of Lots 1 and 2, block 22, as recorded in volume 29, page 437 of the Harris County Map Records. The property is located at the corner of Carr Street and Noble Street between Lyons Avenue and Quitman Street. The purpose of the replat is to create 2 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 Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

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, August 21, 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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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

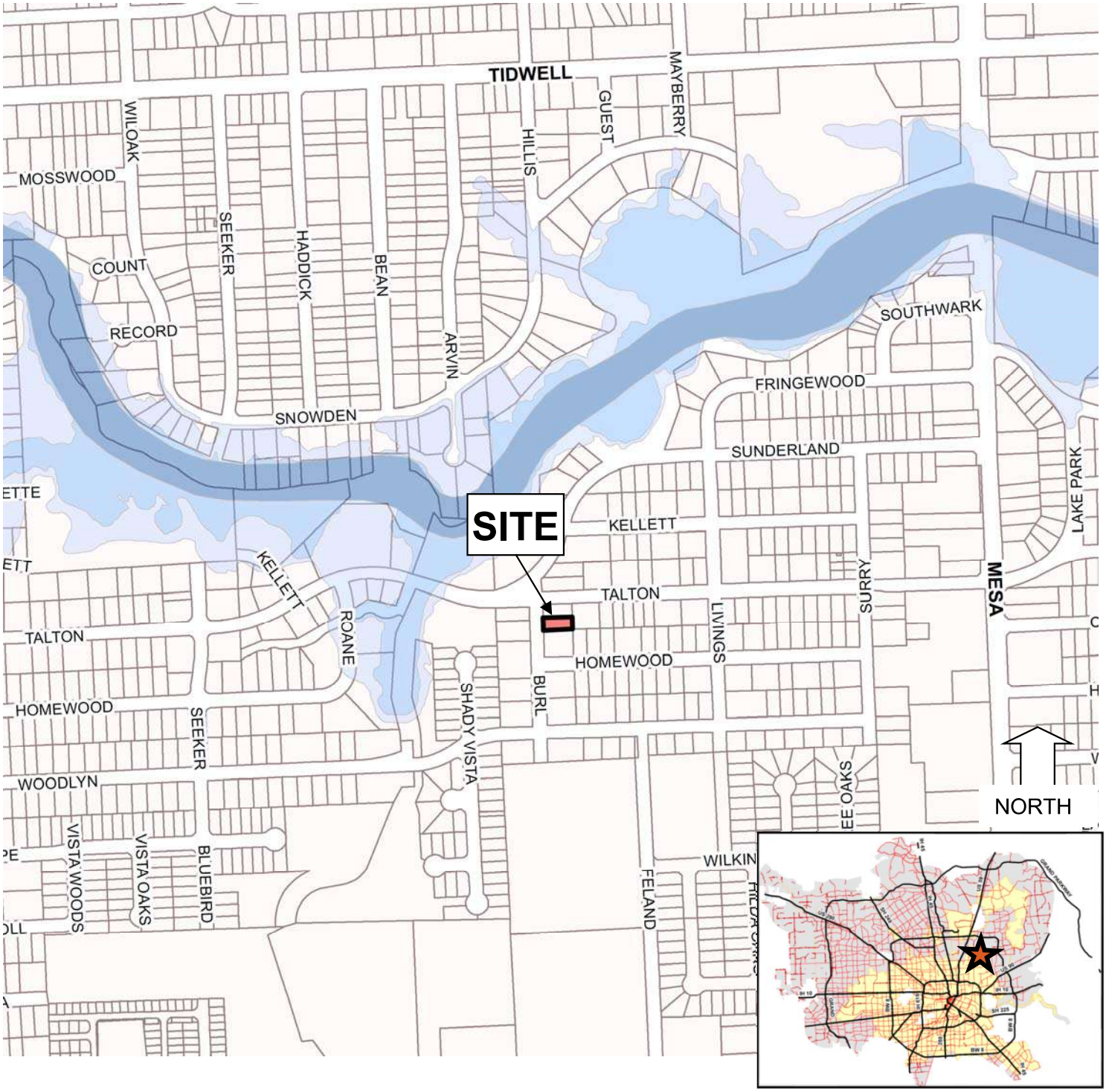
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Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date:08/21/2025**

Subdivision Name: Chloes Haven

Applicant: New Era Development & Land Services



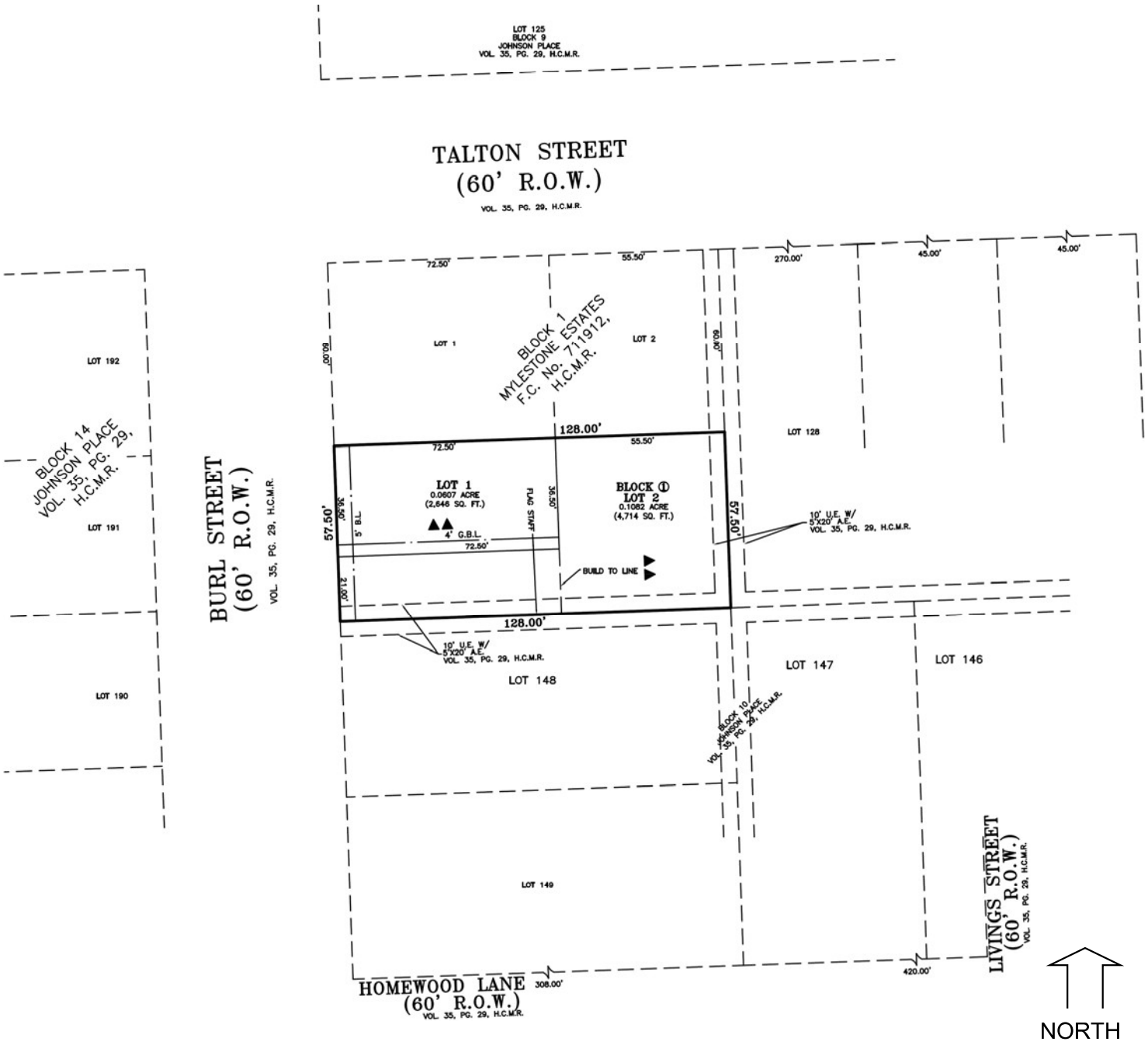
C – Public Hearings Site Location

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date:08/21/2025**

Subdivision Name: Chloes Haven

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date:08/21/2025**

Subdivision Name: Chloes Haven

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

CITY OF HOUSTON

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John Whitmire

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www.houstontx.gov

Public Hearing Notice

PH

July 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1320

PLAT NAME: Chloes Haven

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Johnson Place being Lot 127, in Block 10, as recorded in Volume 35, Page 29, of the Harris County Map Records. The property is located at the east mid-block along Burl Street between Talton Street and Homewood Lane. The purpose of the replat is to create 2 single-family residential lots and to revise the building line.

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 Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

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PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 21, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

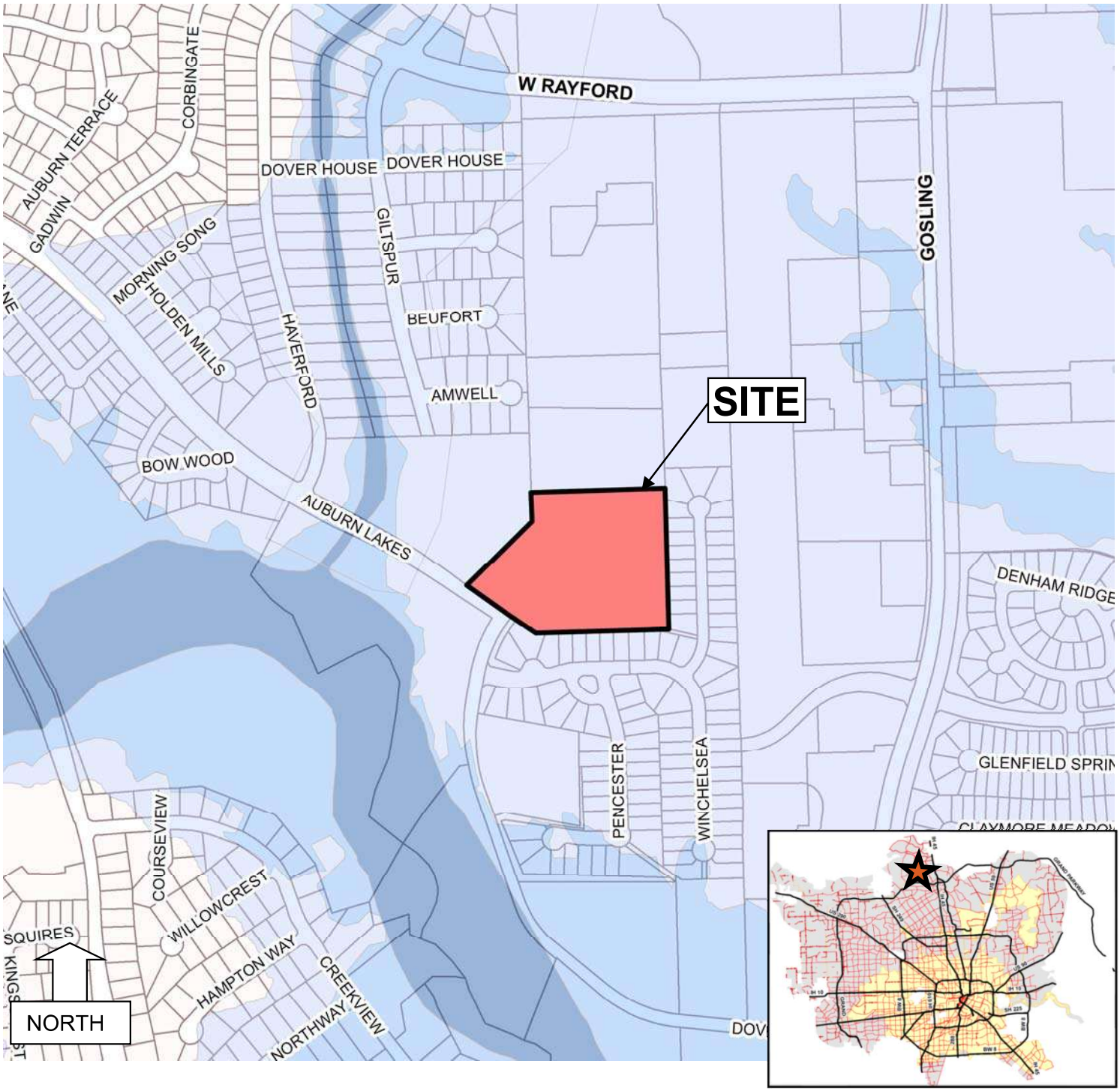
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Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Cotton Oaks Reserve (DEF 1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

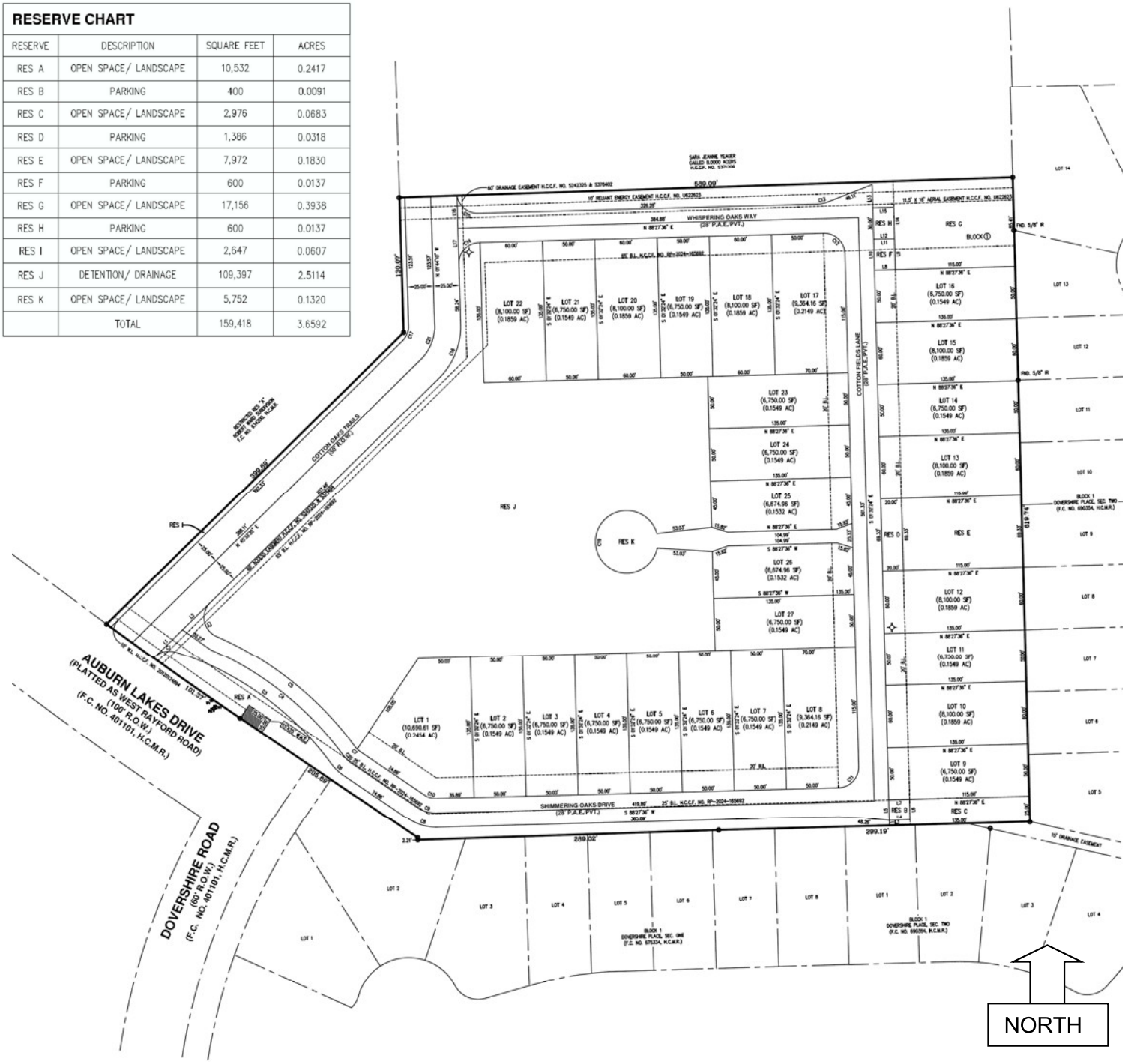
Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Cotton Oaks Reserve (DEF 1)

Applicant: Pioneer Engineering, LLC

RESERVE CHART			
RESERVE	DESCRIPTION	SQUARE FEET	ACRES
RES A	OPEN SPACE/ LANDSCAPE	10,532	0.2417
RES B	PARKING	400	0.0091
RES C	OPEN SPACE/ LANDSCAPE	2,976	0.0683
RES D	PARKING	1,386	0.0318
RES E	OPEN SPACE/ LANDSCAPE	7,972	0.1830
RES F	PARKING	600	0.0137
RES G	OPEN SPACE/ LANDSCAPE	17,156	0.3938
RES H	PARKING	600	0.0137
RES I	OPEN SPACE/ LANDSCAPE	2,647	0.0607
RES J	DETENTION/ DRAINAGE	109,397	2.5114
RES K	OPEN SPACE/ LANDSCAPE	5,752	0.1320
	TOTAL	159,418	3.6592



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Cotton Oaks Reserve (DEF 1)

Applicant: Pioneer Engineering, 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

July 15, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1143

PLAT NAME: Cotton Oaks Reserve

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Cotton Oaks Estates being Lot 1, in Block 1, as recorded under Film Code No. 465017 of the Harris County Map Records. The property is located at at the northeastern intersection of Auburn Lakes Drive and Dovershire Street, South of West Rayford Road and west of Gosling Road. The purpose of the replat is to create twenty-seven (27) single-family residential lots and eleven (11) restricted 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,Jose Mendoza, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at 832-307-0010 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) 393-6633.

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, August 7, 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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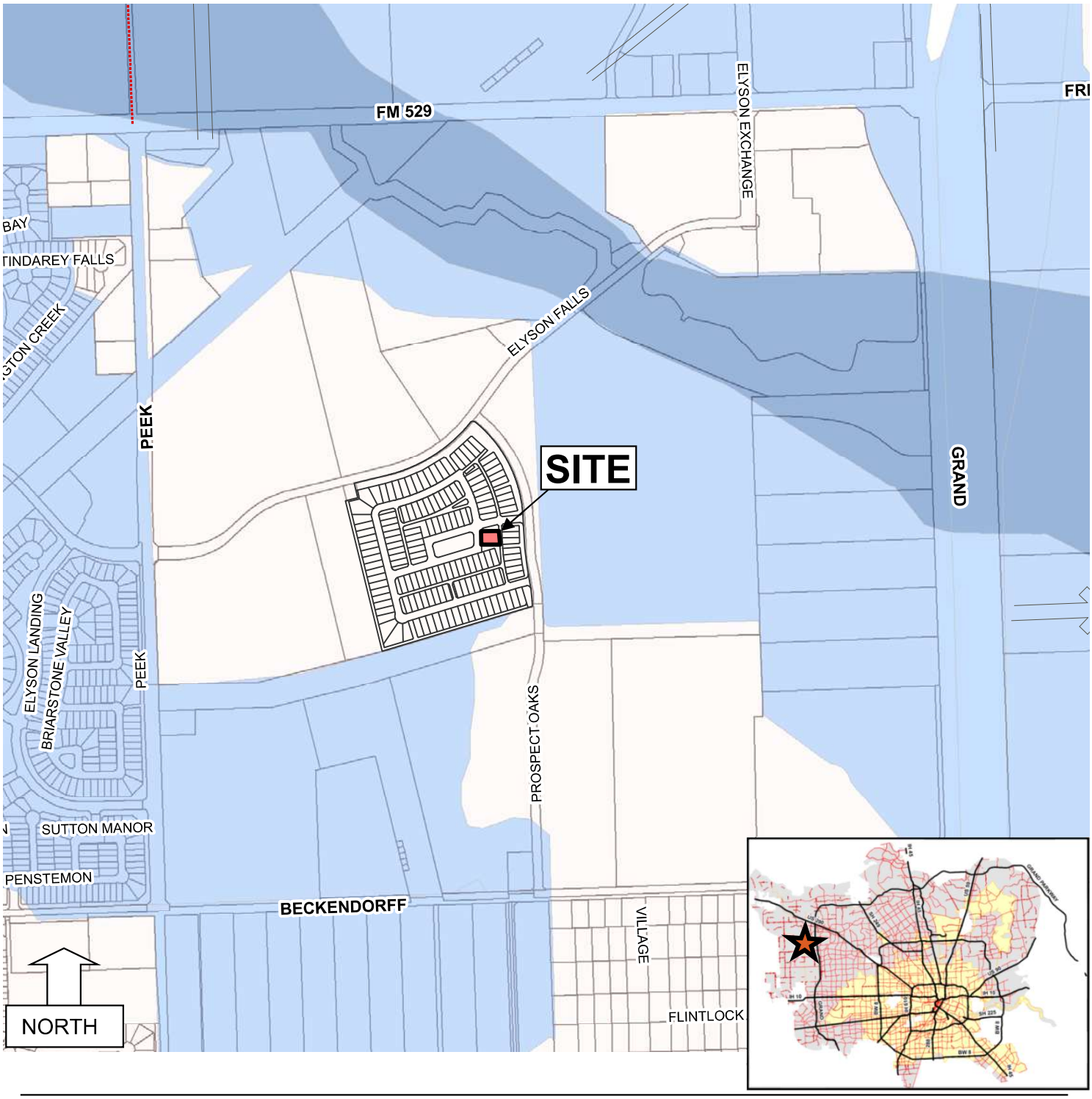
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Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Elyson Cy Fair Sec 1 partial replat no 1

Applicant: BGE. Inc



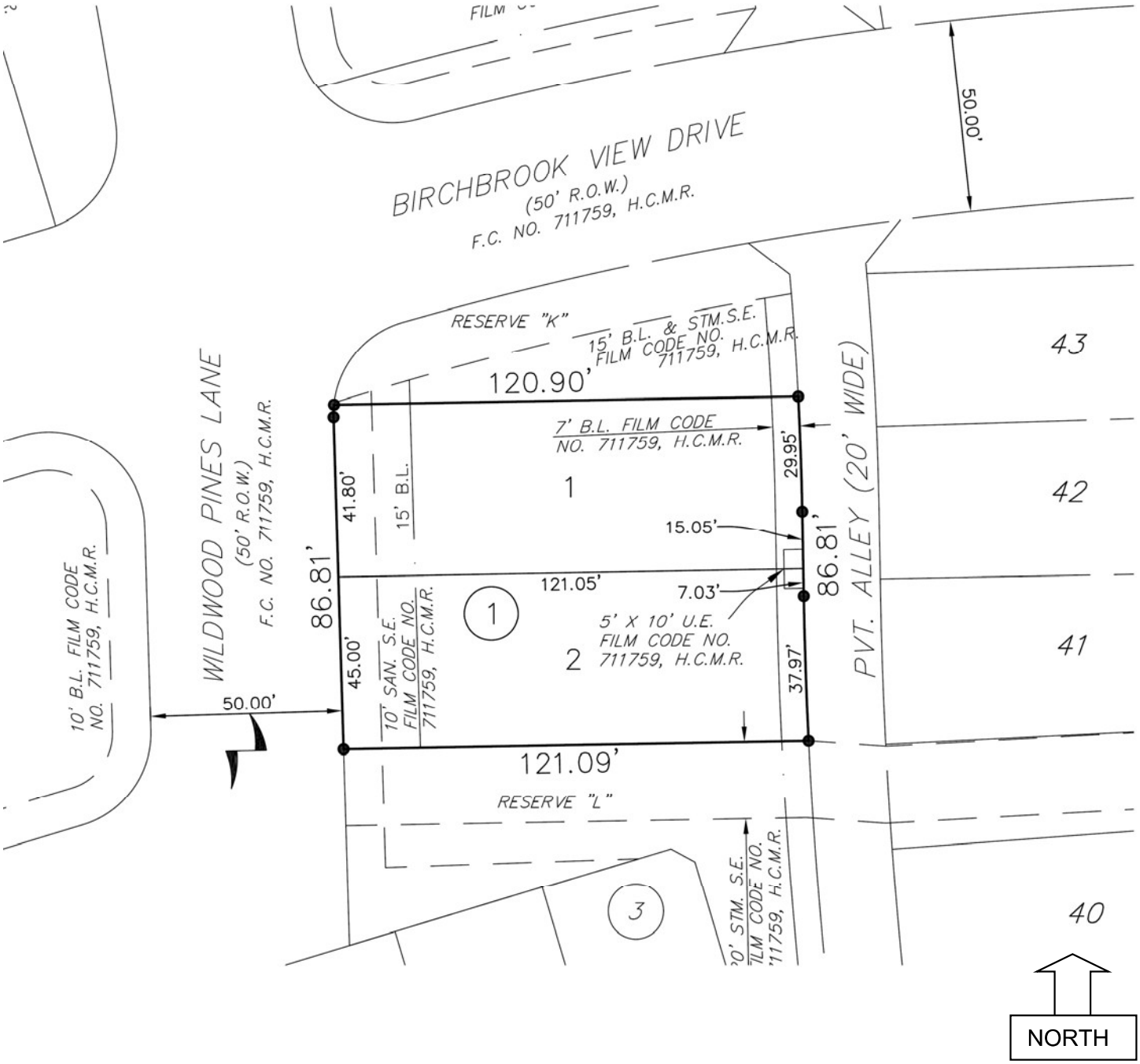
C – Public Hearings Site Location

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Elyson Cy Fair Sec 1 partial replat no 1

Applicant: BGE. Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Elyson Cy Fair Sec 1 partial replat no 1

Applicant: BGE. Inc



C – Public Hearings Aerial

CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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www.houstontx.gov

Public Hearing Notice

PH

July 28, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1337

PLAT NAME: Elyson Cy Fair Sec 1 partial replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Elyson Cy Fair Sec 1 being Lots 1-2, Block 3, as recorded under Film Code No. 711759 of the Harris County Map Records. The property is located at east along Wildwood Pines Lane and south of Birchbrook View Drive east of Peek Road. The purpose of the replat is to add a 20' B.L. and create two lots with access from Wildwood Pines Lane..

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,BGE, Inc. Ralph Lopez - Gerald Grissom, with BGE, Inc., on behalf of the developer, can be contacted at 281-558-8700 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, August 21, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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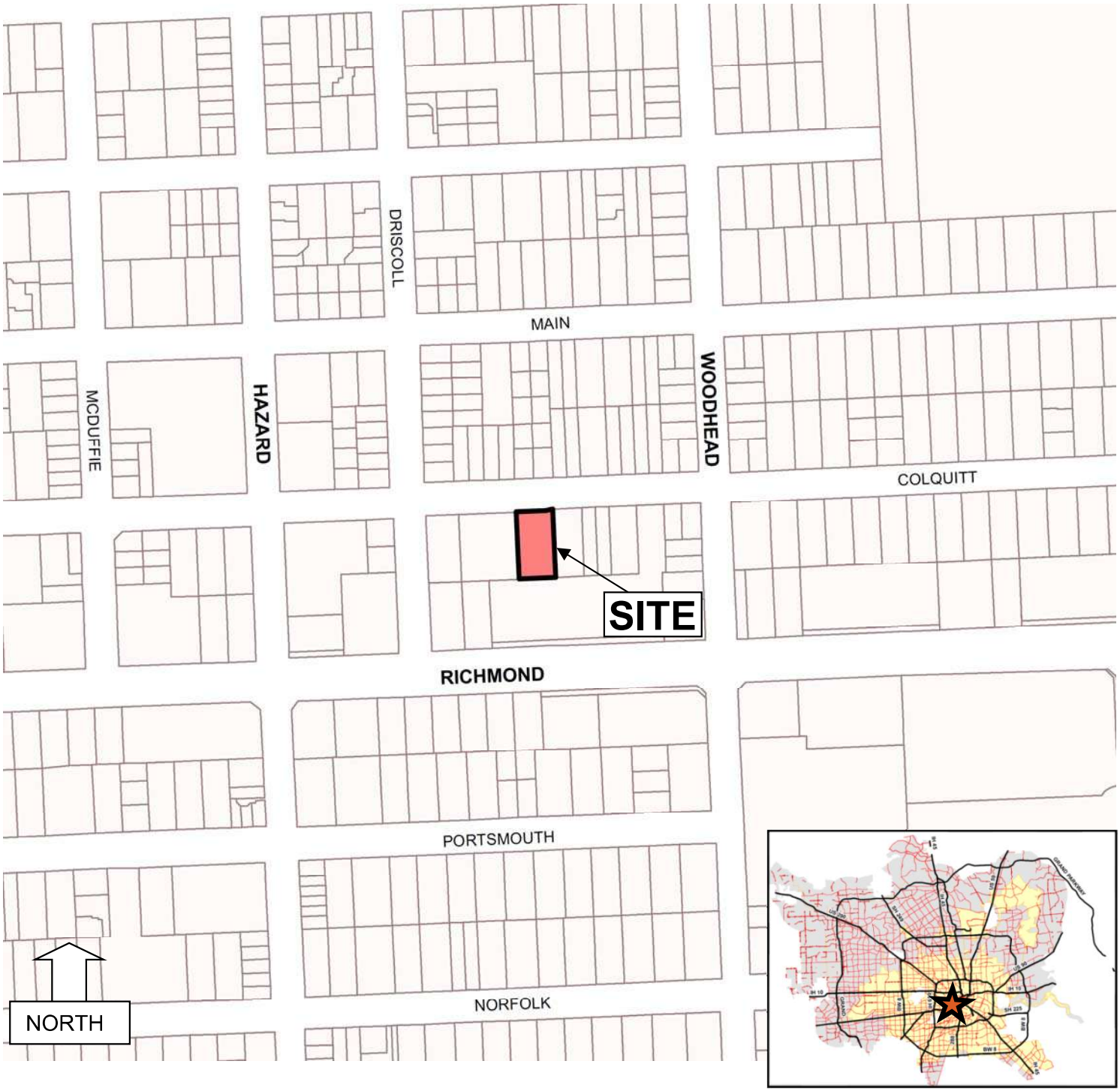
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Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Enclave at Colquitt

Applicant: CAS Consultants, LLC



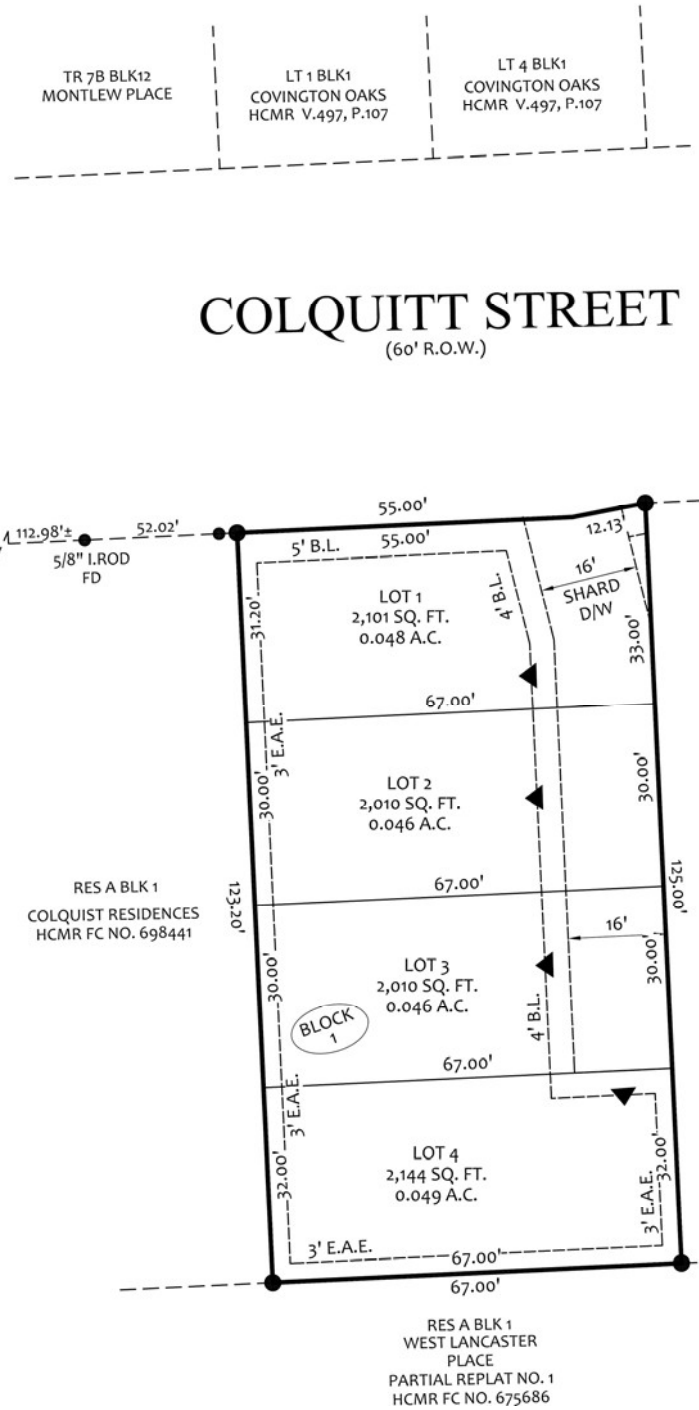
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Subdivision Name: Enclave at Colquitt

Applicant: CAS Consultants, LLC



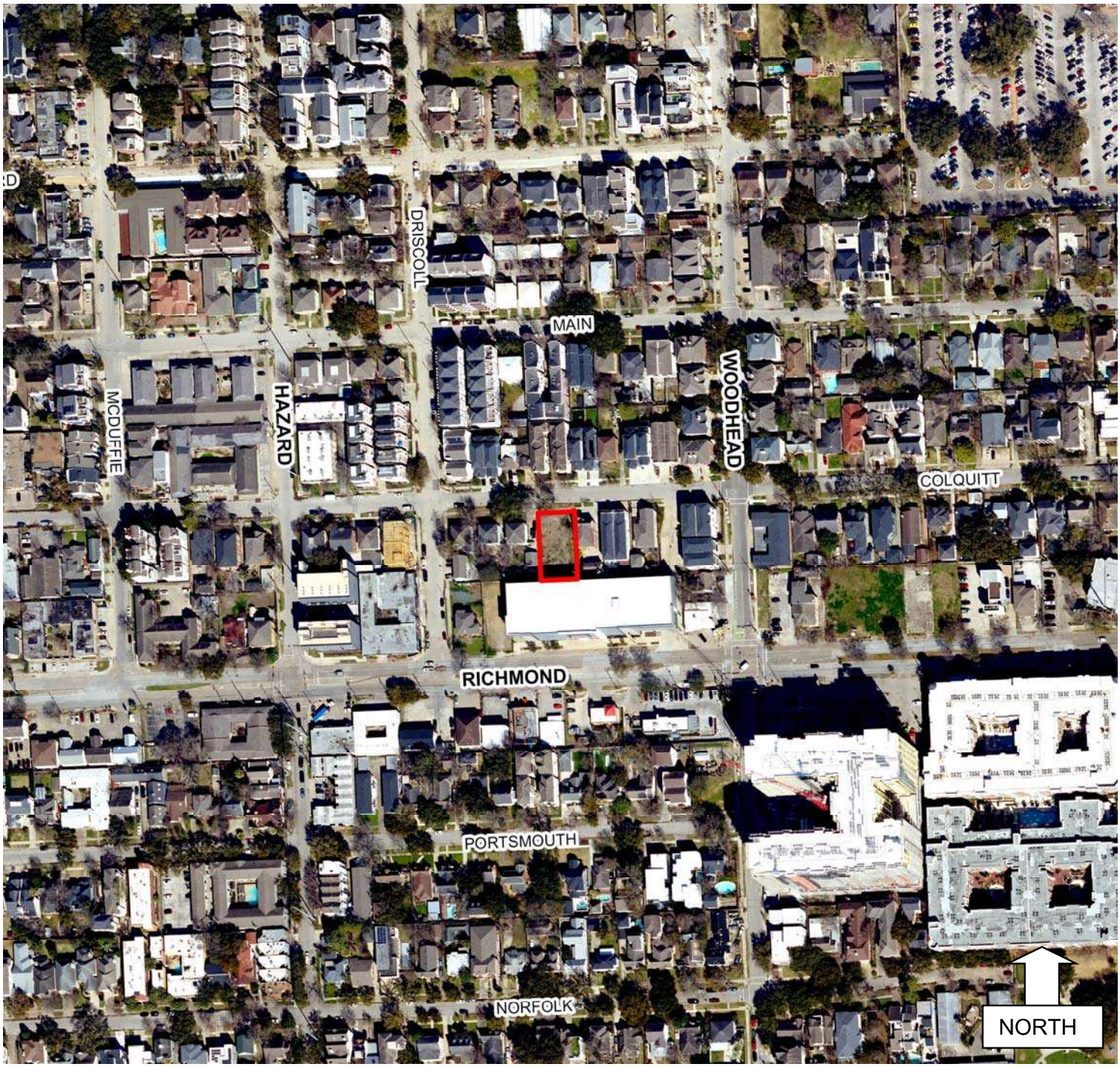
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Enclave at Colquitt

Applicant: CAS Consultants, 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

July 28, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1165

PLAT NAME: Enclave at Colquitt

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Louvre Residences being all of Louvre Residences, as recorded in film code no. 705837 of the Harris County Map records. The property is located at south along Colquitt Street and east of Driscoll 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.

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,Juan Castillo, with CAS Consultants, LLC, on behalf of the developer, can be contacted at 281-300-6874 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, August 21, 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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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

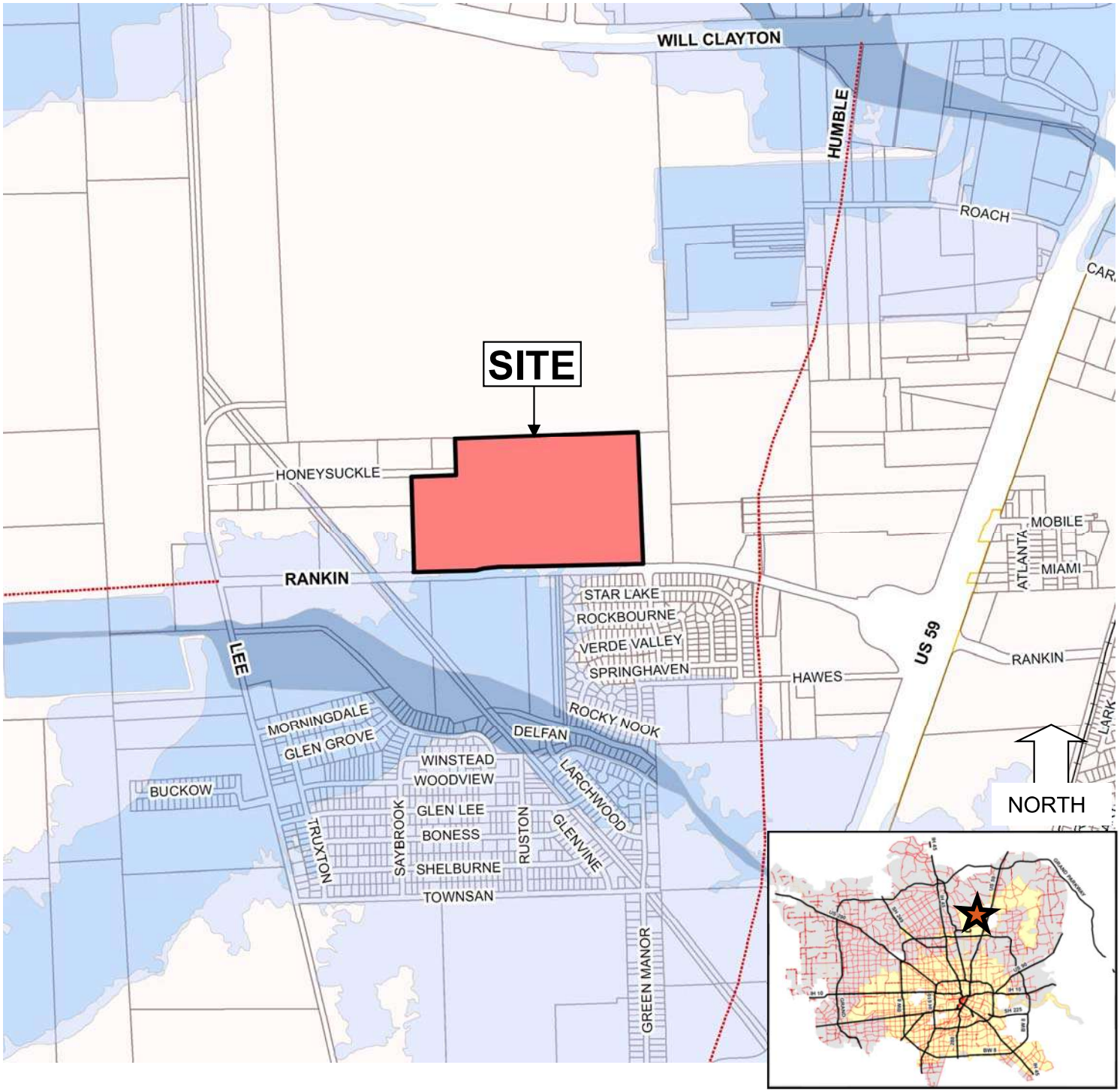
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Flightline North (DEF 1)

Applicant: Windrose



C – Public Hearings

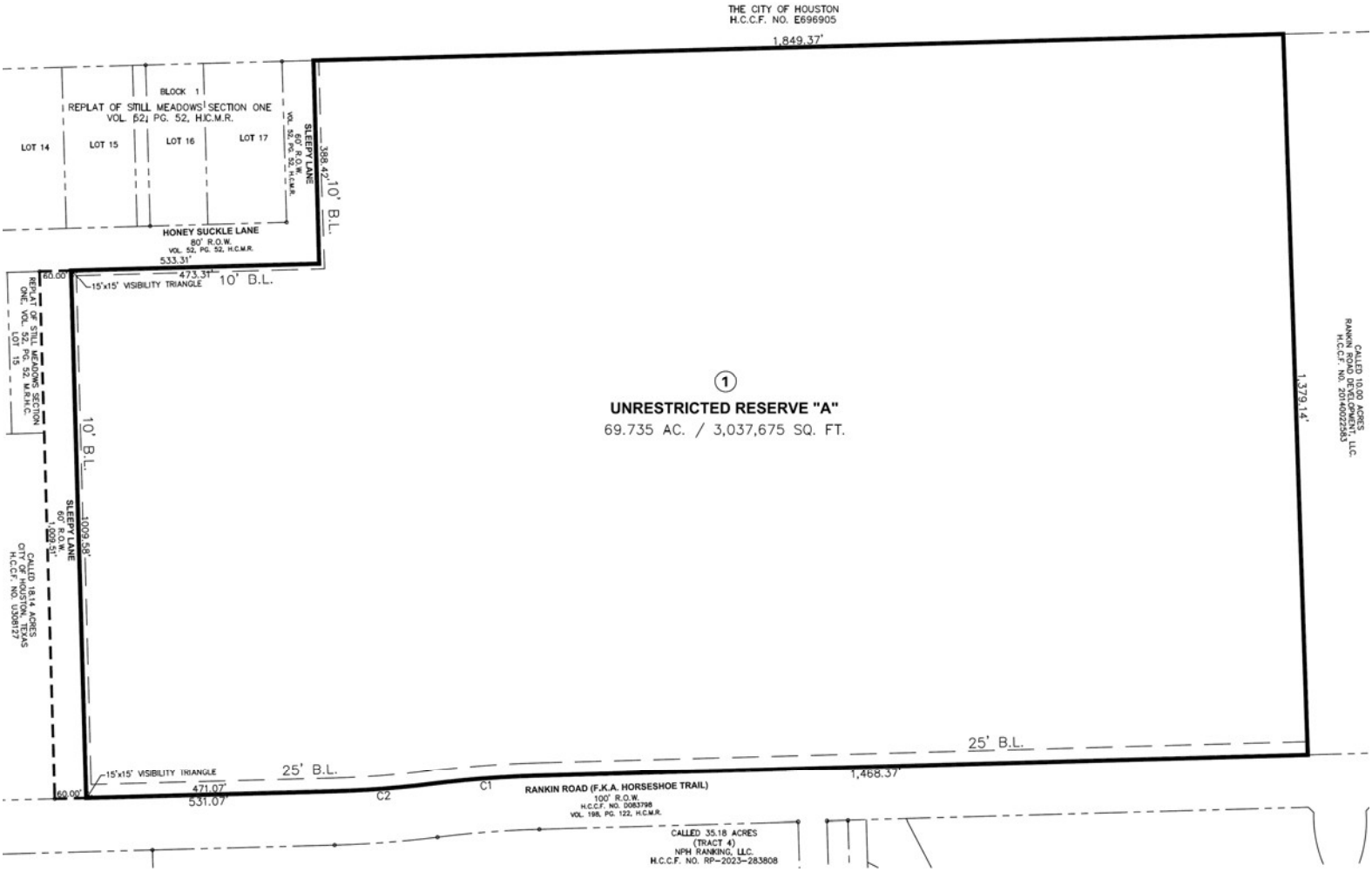
Site Location

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Flightline North (DEF 1)

Applicant: Windrose



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,100.00'	5°34'36"	204.39'	S 85°38'02" W	204.31'
C2	1,900.00'	5°38'00"	186.81'	S 85°39'45" W	186.74'

NORTH

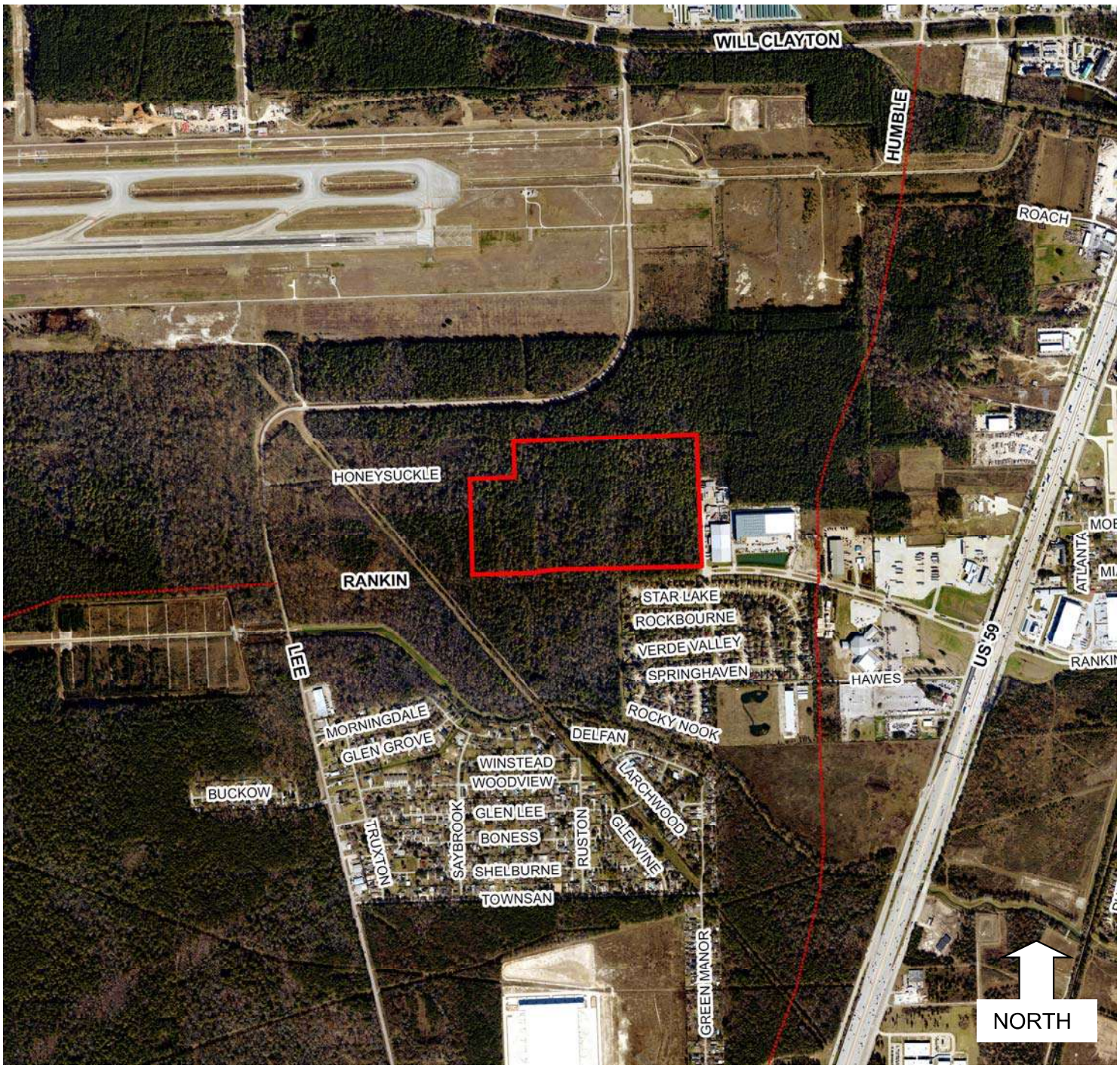
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Flightline North (DEF 1)

Applicant: Windrose



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

July 14, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1103

PLAT NAME: Flightline North

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Still Meadows Sec 1 being a portion of Lot 15 and all of Lots 16-23, Block 2, and a portion of Sleepy Lane, as recorded in Volume 52, Page 52, H.C.M.R. and 62.476 acres of land situated in the Austin R. Bodman Survey, Abstract No. 140 and 141, Harris County, Texas. The property is located at north along Rankin Road, west of US 59, and east of Lee Road. The purpose of the replat is to create one unrestricted reserve and to relocate a portion of Sleepy Lane.

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,JP Anders, 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 Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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, August 7, 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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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

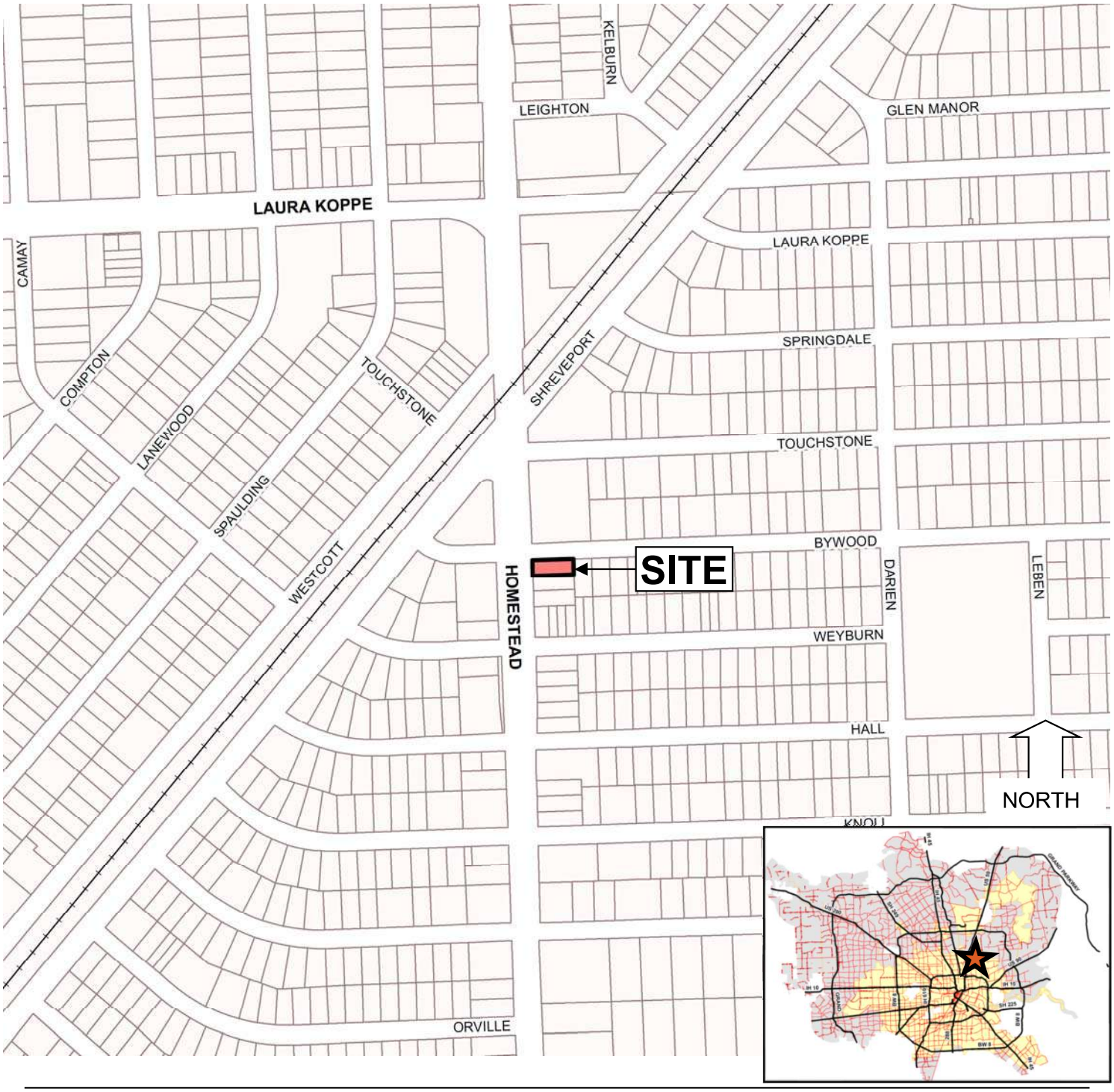
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Hempstead Crossing

Applicant: PLS Construction Layout, Inc



C – Public Hearings

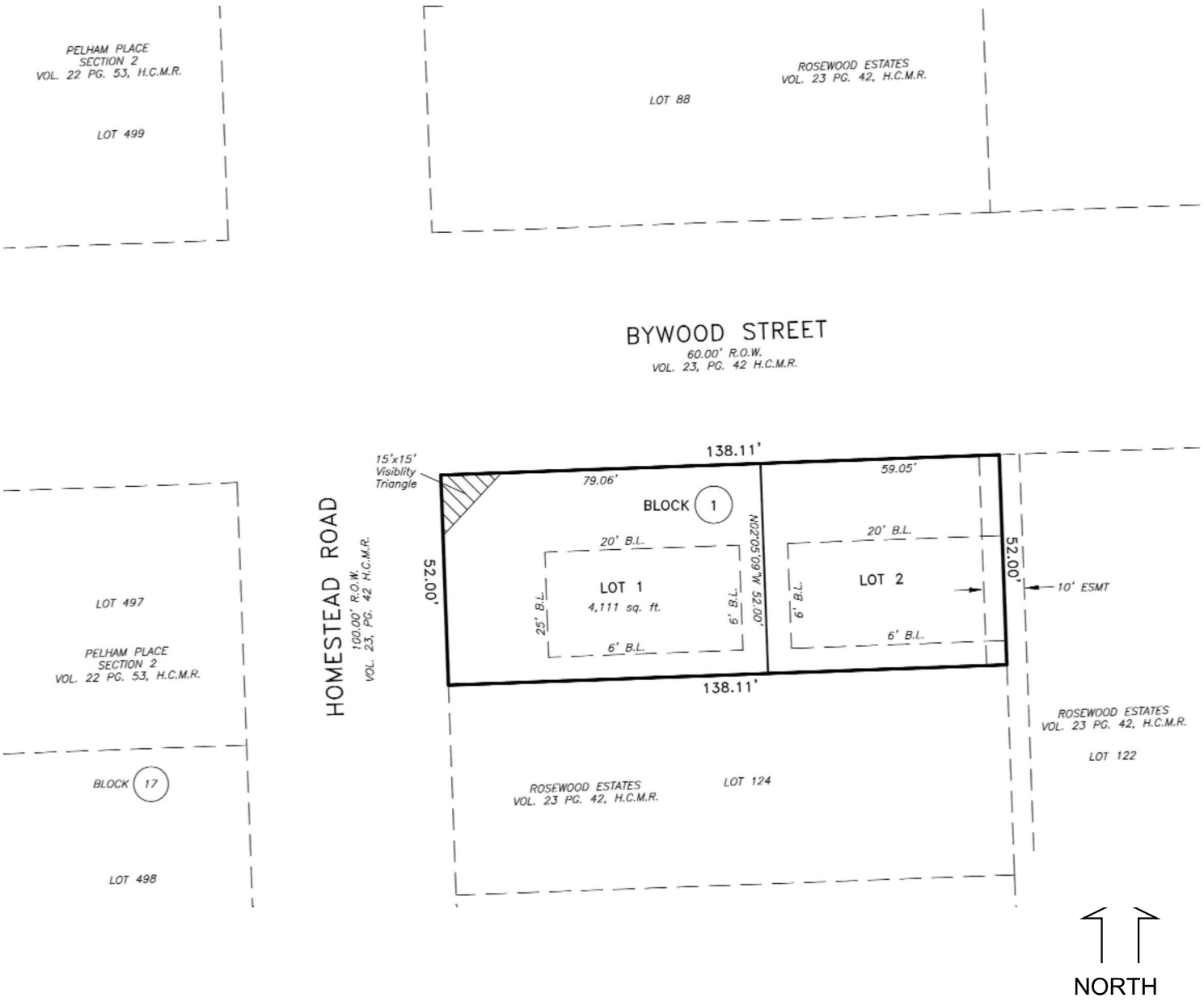
Site Location

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Hempstead Crossing

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Hempstead Crossing

Applicant: PLS Construction Layout, 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
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 28, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1058

PLAT NAME: Hempstead Crossing

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Rosewood Estates being Lot 123, as recorded in Volume 23, Page 42 of the Harris County Map Records. The property is located at at the southeast intersection of Homestead Road and Bywood Street. 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,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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 21, 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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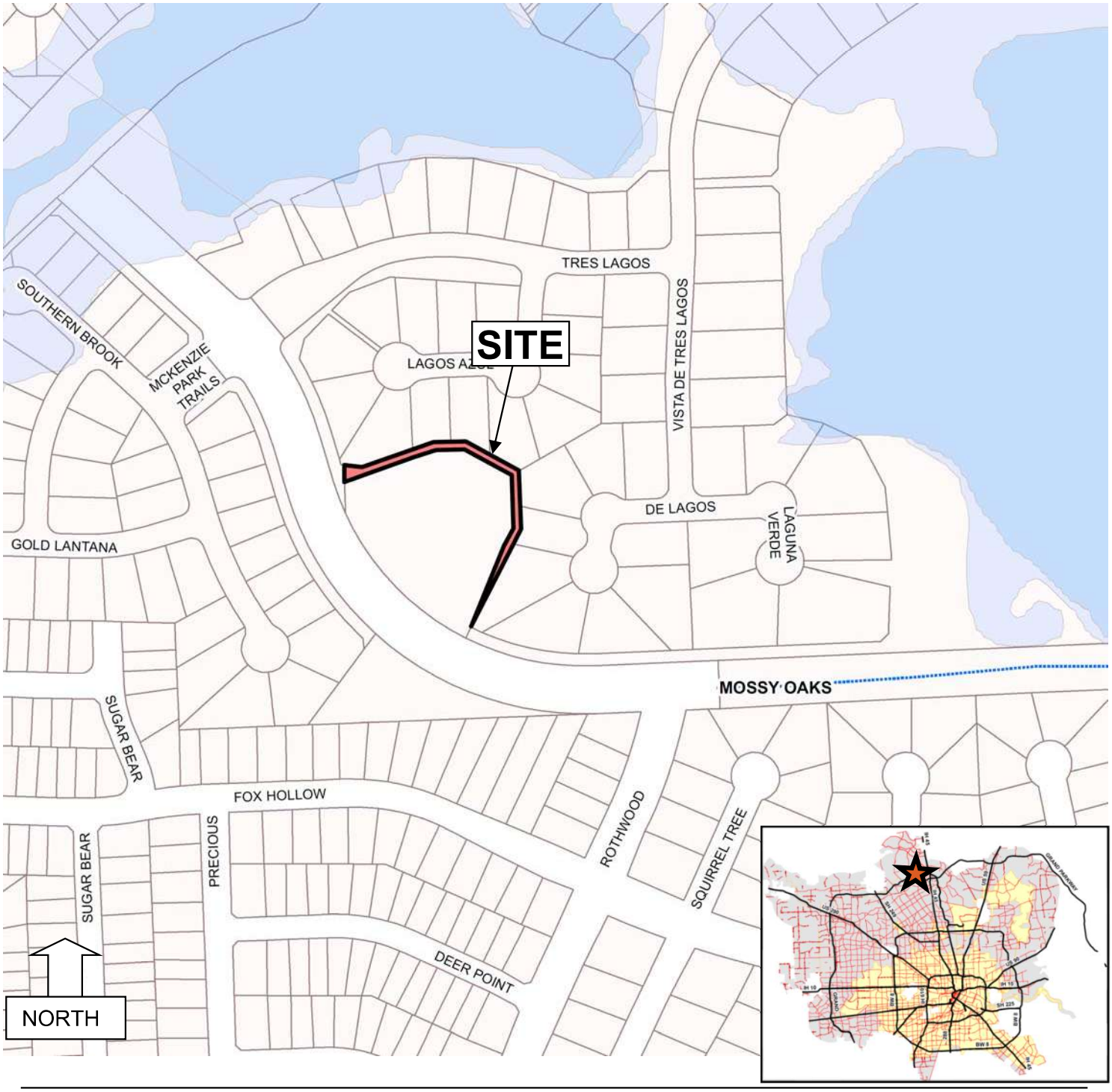
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Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: McKenzie Park Sec 4 partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design LLC



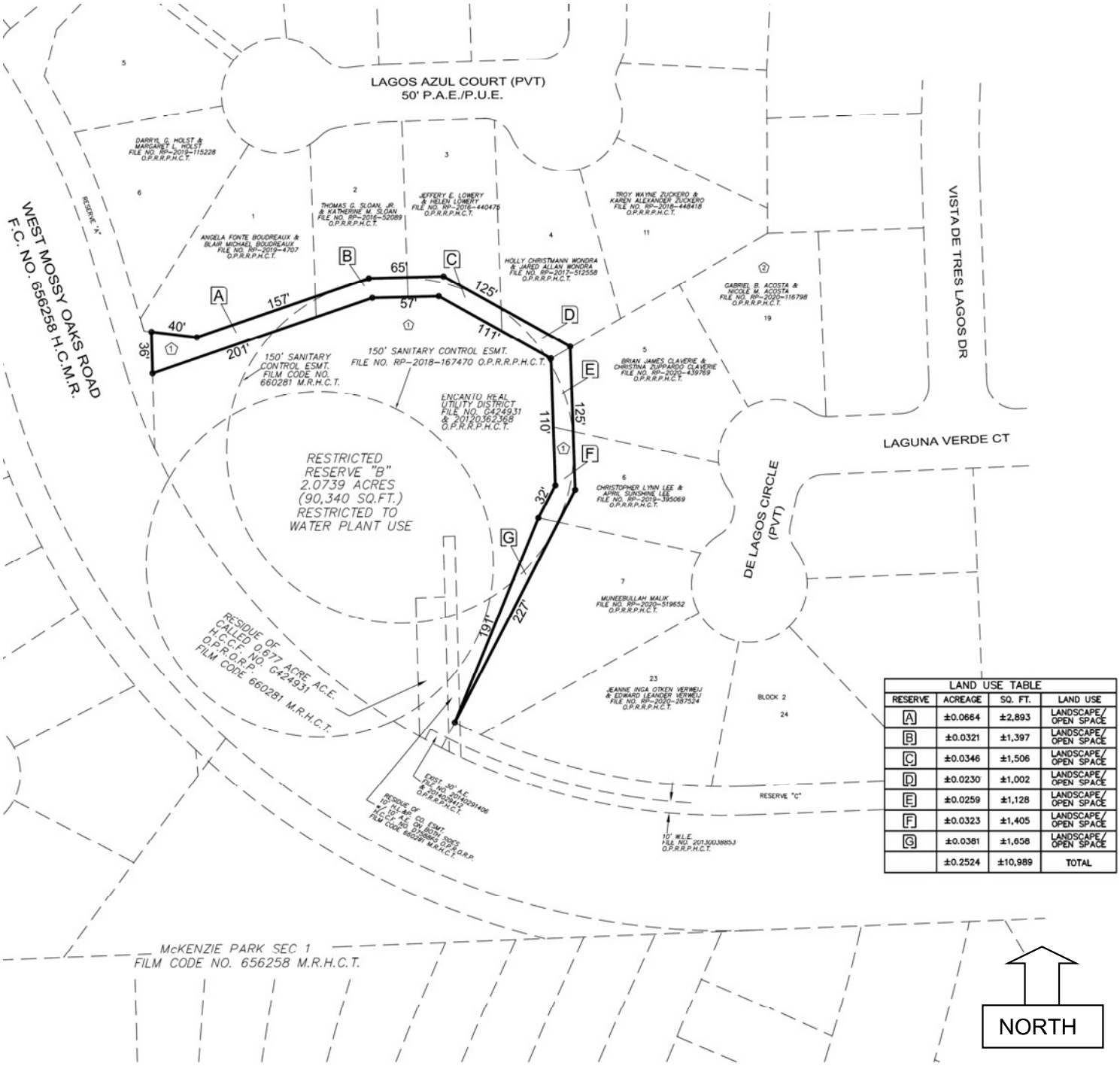
C – Public Hearings Site Location

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: McKenzie Park Sec 4 partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design LLC



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±0.0664	±2,893	LANDSCAPE/ OPEN SPACE
B	±0.0321	±1,397	LANDSCAPE/ OPEN SPACE
C	±0.0346	±1,506	LANDSCAPE/ OPEN SPACE
D	±0.0230	±1,002	LANDSCAPE/ OPEN SPACE
E	±0.0259	±1,128	LANDSCAPE/ OPEN SPACE
F	±0.0323	±1,405	LANDSCAPE/ OPEN SPACE
G	±0.0381	±1,658	LANDSCAPE/ OPEN SPACE
	±0.2524	±10,989	TOTAL

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: McKenzie Park Sec 4 partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design 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

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www.houstontx.gov

Public Hearing Notice

PH

July 28, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1340

PLAT NAME: McKenzie Park Sec 4 partial replat no 2

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of McKenzie Park Sec 4 being a portion of Reserve "B", in Block 2, as recorded at Film Code No. 660281 of the Harris County Map Records. The property is located at northeast along W Mossy Oaks Road, south of Tres Lagos Drive, and east of Fox Hunt Drive. The purpose of the replat is to create seven landscape and open space 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,Jennifer Curtis, with Meta Planning + Design LLC, on behalf of the developer, can be contacted at 281-895-2602 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.

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

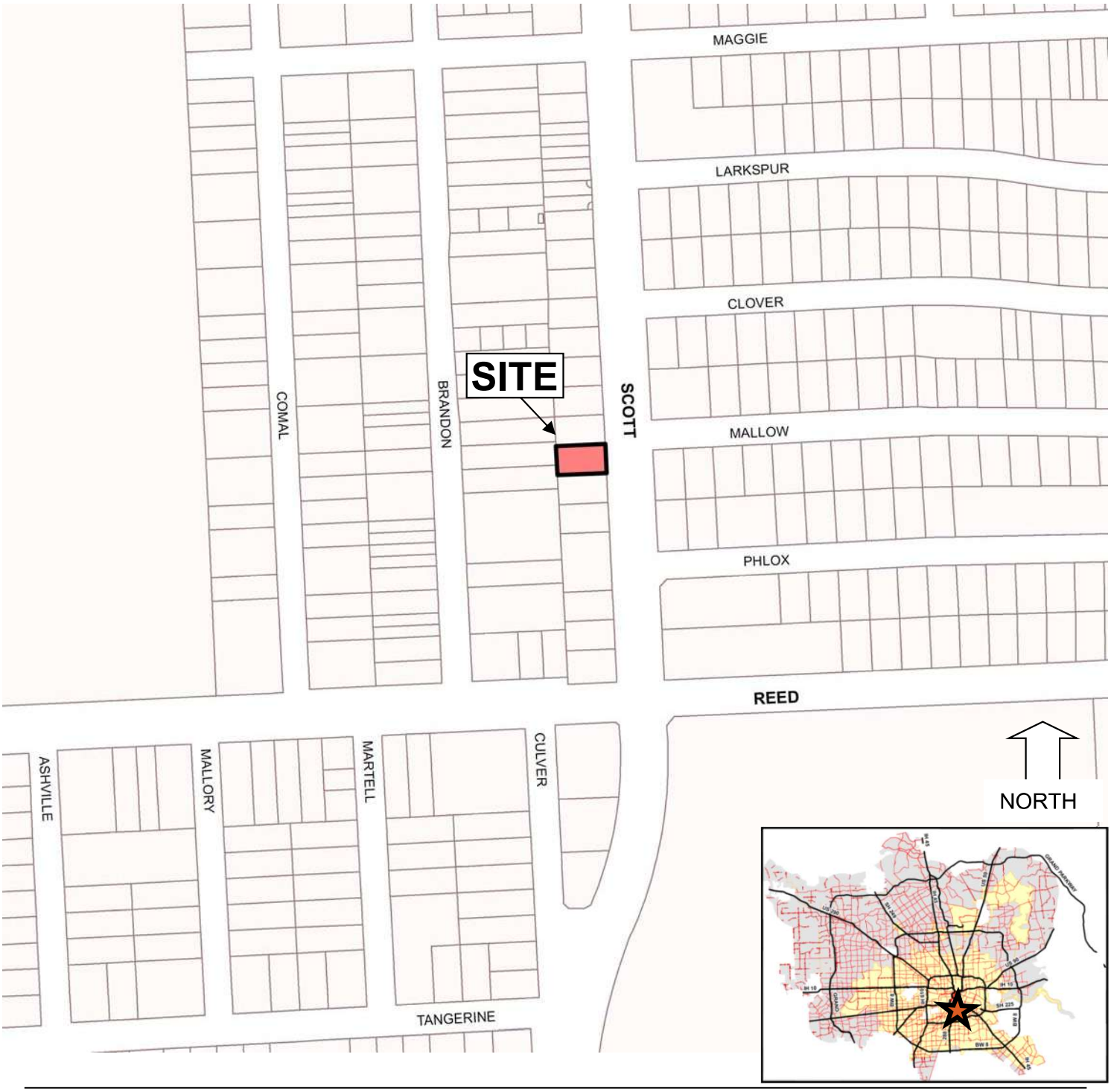
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Villas at Scott (DEF 2)

Applicant: Stupa International LLC



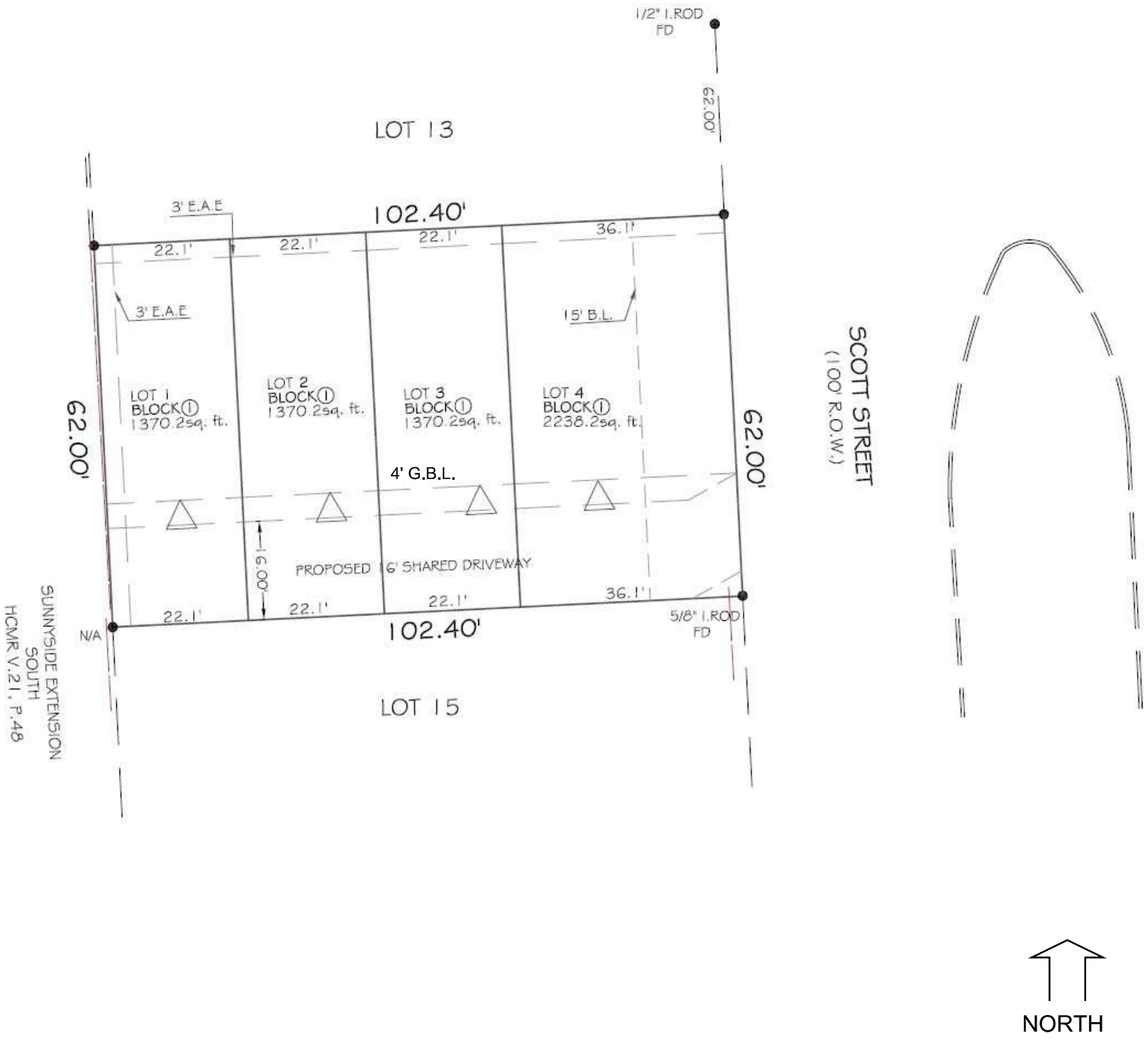
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Villas at Scott (DEF 2)

Applicant: Stupa International LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 74

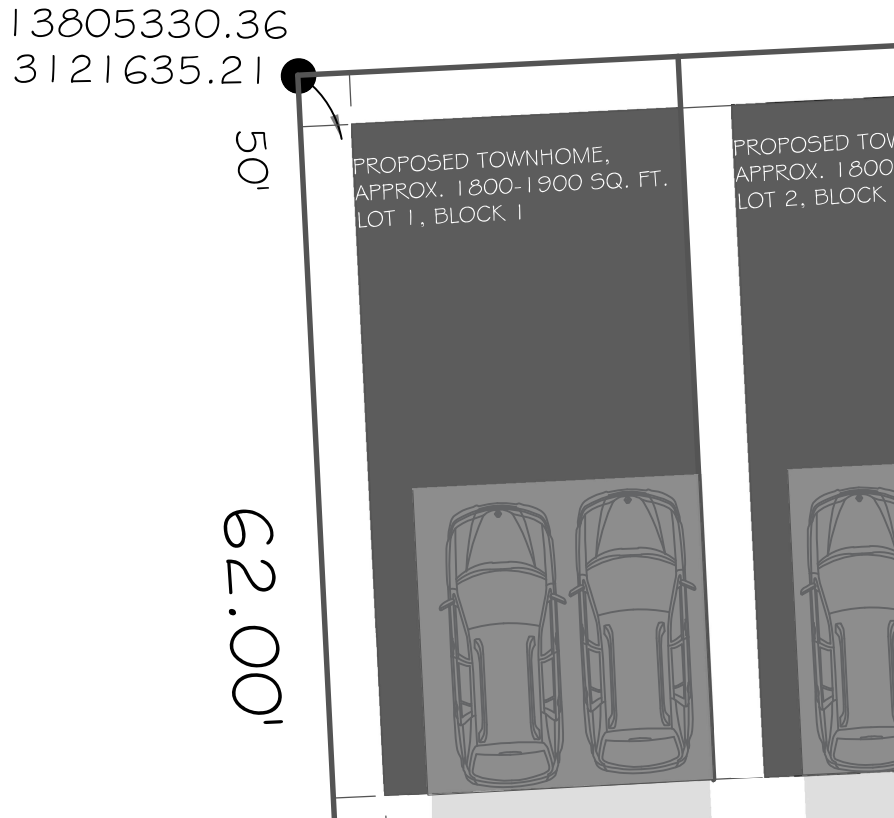
Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Villas at Scott (DEF 2)

Applicant: Stupa International LLC



C – Public Hearings with Variance Aerial


13805330.36
3121635.21
50'
62.00'
PROPOSED TOWNHOME,
APPROX. 1800-1900 SQ. FT.
LOT 1, BLOCK 1
PROPOSED TOW
APPROX. 1800
LOT 2, BLOCK

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-0945
Plat Name: Villas at Scott
Applicant: Anup Pande
Date Submitted: 5/19/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 15' building along a major thoroughfare instead of the required 25' B.L.

Chapter 42 Section: 152

Chapter 42 Reference:
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.

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 imposition of the 25-foot building line along Scott Street would create undue hardship by restricting the owner's ability to replat the land in a way that is compatible with the surrounding context. The proposed replat (Villas at Scott) seeks to establish four residential lots, but this is only feasible with a reduction of the building line to 15-feet. Enforcing the 25-foot setback on a lot of this depth would allow for only three lots, leading to inefficient use of the site and a form inconsistent with adjacent block patterns. This constraint arises solely from the classification of Scott Street as a major thoroughfare, which does not reflect the scale or function of the street as it exists today.

(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 hardship is not the result of any action by the applicant, but rather the automatic imposition of a 25-foot building line based on the street's classification. Scott Street, while listed as a major thoroughfare, physically resembles a low-speed, residential corridor. It features an 80-foot-wide right-of-way, with two 25-foot-wide paved travel ways
(northbound and southbound) separated by a 30-foot-wide landscaped median. This configuration reflects the characteristics of a calm, divided boulevard typically found

in residential settings—not a high-speed or high-volume commercial arterial. The request is based on adapting to the actual built environment rather than any self-imposed constraint.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This request is consistent with the goals of Chapter 42, including orderly and context-sensitive development. The variance would allow for a compact, walkable residential configuration that complements the existing and emerging neighborhood fabric. The right-of-way already provides substantial buffering and spatial separation between traffic and structures, ensuring that a reduced building line will not compromise safety or long-term planning objectives.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Reducing the building line to 15-feet will not negatively impact public health, safety, or welfare. The current roadway width and median, along with the relatively low traffic volumes and posted 35 mph speed limit, create a safe and appropriate environment for residential development closer to the street. The reduced setback is consistent with urban infill design practices and does not interfere with drainage, visibility, or access to utilities. Numerous properties around Scott Street and in the greater Houston area with similar residential configurations already function well with similar setbacks.

Additionally, the proposed development will continue to meet all City of Houston traffic requirements for minimum sidewalk widths and will include a safety buffer between the sidewalk and the roadway, preserving pedestrian comfort and safety. These elements ensure that the public realm remains functional and accessible while allowing for context-sensitive development.

(5) Economic hardship is not the sole justification of the variance.
The request is rooted in principles of land planning, neighborhood compatibility, and functional street design. The variance allows for appropriate and efficient use of the site, aligned with surrounding development, and does not rely solely on financial considerations.

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 with special request

PHS

July 1, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-0945

PLAT NAME: Villas at Scott

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Reed Terrace. This proposal includes the replating of Lot 14, Block 5, as recorded in Volume 33, Page 66 of the Harris County Map Records. The property is located at 9116 Scott Street, west along Scott Street between Reed Street and Maggie Street. The purpose of the replat is to create 4 single-family residenital 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.

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

The applicant, Anup Pande, with STUPA INTERNATIONAL LLC, on behalf of the developer, can be contacted at 832-260-3619 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 24, 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.
- **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: 75

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Avante Homes at Hennessy (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

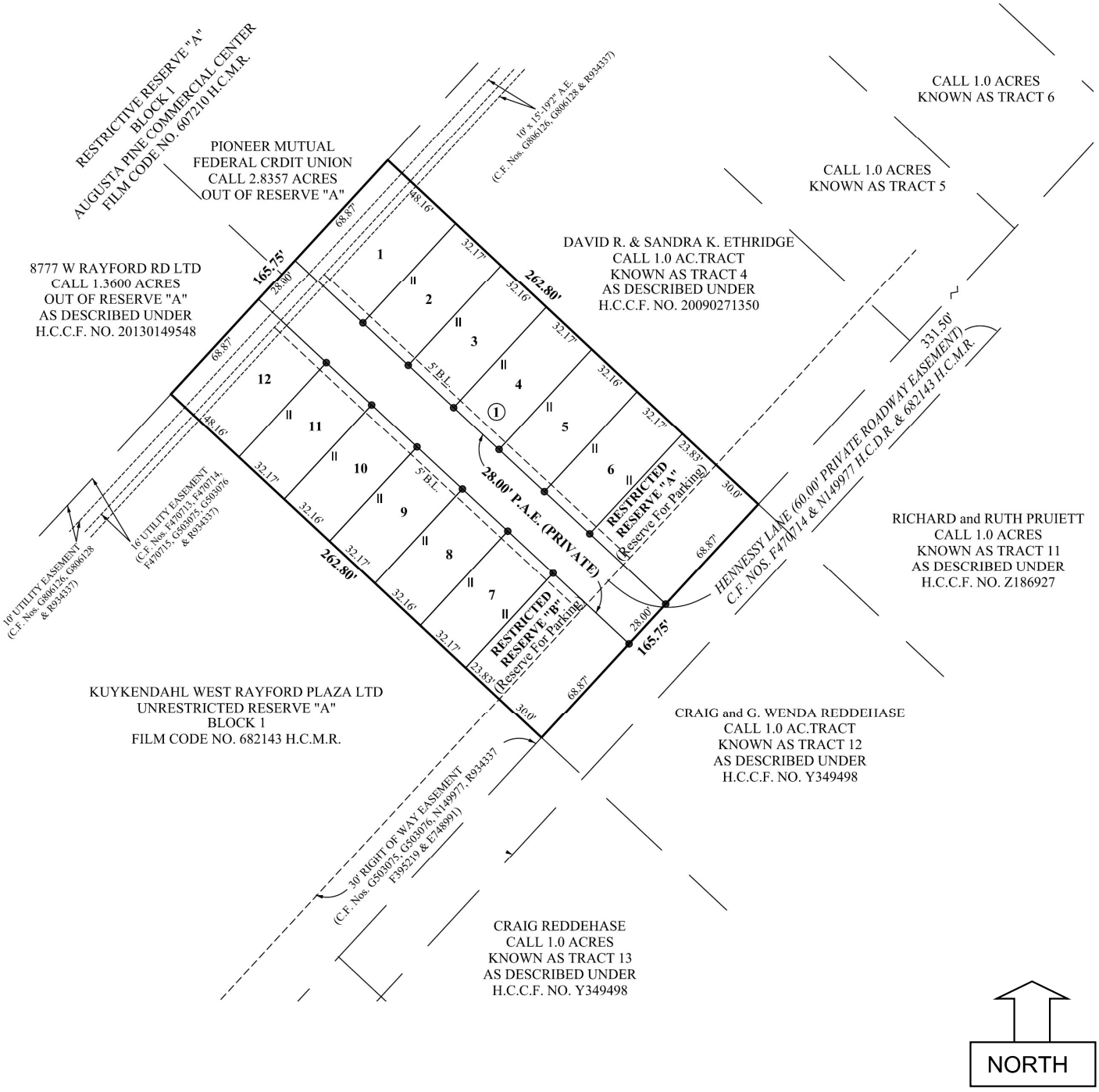
Site Location

Houston Planning Commission ITEM: 75

Planning and Development Department Meeting Date: 08/21/2025

Subdivision Name: Avante Homes at Hennessy (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances Subdivision

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Avante Homes at Hennessy (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1305
Plat Name: Avante Homes at Hennessy
Applicant: Emil Haddad
Date Submitted: 7/12/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variance is being sought to allow lots and reserve to take access from an access easement, via a type 2 PAE, instead of the required street or shared driveway.

Chapter 42 Section: 42-120a

Chapter 42 Reference:
Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this subject.
The street system proposed within any subdivision plat or general plan shall comply with the design standards of this section and shall provide:
A system serving properties to be developed for residential purposes that discourages traffic while maintaining adequate access and traffic movement for convenient circulation within the subdivision and access for fire, police and other emergency services;
Connections to adjacent properties to ensure adequate traffic circulation within the general area;

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 variance to allow 12 residential lot to take access from an access easement instead of the required street or shared driveway. The site is 1.000 acre tract being Tract 3 in Willow Estates an unrecorded subdivision of 14.966 acre tracts in the Elizabeth Smith Survey, A-70, in Harris County, Texas. Located on the east side of Kuykendahl Road (Major Thoroughfare road,100.00' Right-Of-Way). (see attached HCAD Map).
The original Willow Estates (An recorded subdivision) established in 1977, consists of 14 residential tract and 2 reserves. All owners have the right of Ingress and Egress being 60' private Roadway Easement as described in the deed restriction under Harris County Clerk's File no. F395219 Harris County Deed Records (Attached). All owners of the unrecorded subdivision shall own 30' of the road. All property lines going to the middle of Hennessy Lane.
The owners of the proposed subdivision of Avante Homes At Hennessy bought This 1.000-acre tract in April 11, 2022 together with a 30-foot easement for roadway purposes and purposes of ingress and egress as described under Harris County

Clerk's file No. RP-2022-190599 Harris County Deed Records. (see attached instrument). The owner of this proposed subdivision wanted to develop this property and build 12 residential lots. They went to Harris County permit office with the site plan(see attached) and was successfully permitted and obtained construction permits on 1/11/2023. got a permit to build first 6 houses (see attached Permits). The houses were built and completed during 2023, There are existing 6 houses built on the property. (see attached boundary survey). As part of the permit procedures, specially during the review process, the developer was directed to use "split out process", to divide the property as proposed within the plans, through the Harris County Central Appraisal District tax division for land under special areas (Problem Resolution Section). Such process involved the submission of all documents and a long process to be able to divide the property in 12 lots.
Two years passed while waiting on the situation to be resolved, and after further investigation through the title company, it was informed to the developer that such "split out" process was not completed due to change in personnel at the Problem Resolution Section for the Harris County Central Appraisal District. Mrs. Terry Ardon was replaced by Mrs. Bertha Munoz, and a split out for the property was never processed nor completed. (full email communications are available by the developer if needed).
The developer then proceeded with the plat process. During the plat review process a limitation with the accessibility of the permitted project was found. The 28' P.A.E. exceeded the 150' restriction without a return at the road for fire apparatus. After a proper review of the proposed plat solution at the city of Houston Planning Department, the developer was directed to approach Harris County Engineering Platting Department to obtain a concept on the proposed solution. The City of Houston Planner of the day after talking with her supervisor issued a positive solution pending the comment from the county and based on the situation for the property in question. It was mentioned that an email communication will suffice the city's requirement and that it will be noted during the plat review.
So the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

(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;
NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
For the reason as explained in 1(a) and the Ingress and Egress Easement (Hennessy Lane) that was created when the unrecorded subdivision was established. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As mentioned earlier, The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The owners believe that this report and for the reason given above and the cooperation between the neighbors and the Harris County Fire Marshal has proven that granting of the variance will not be injurious to the public health, safety or welfare.

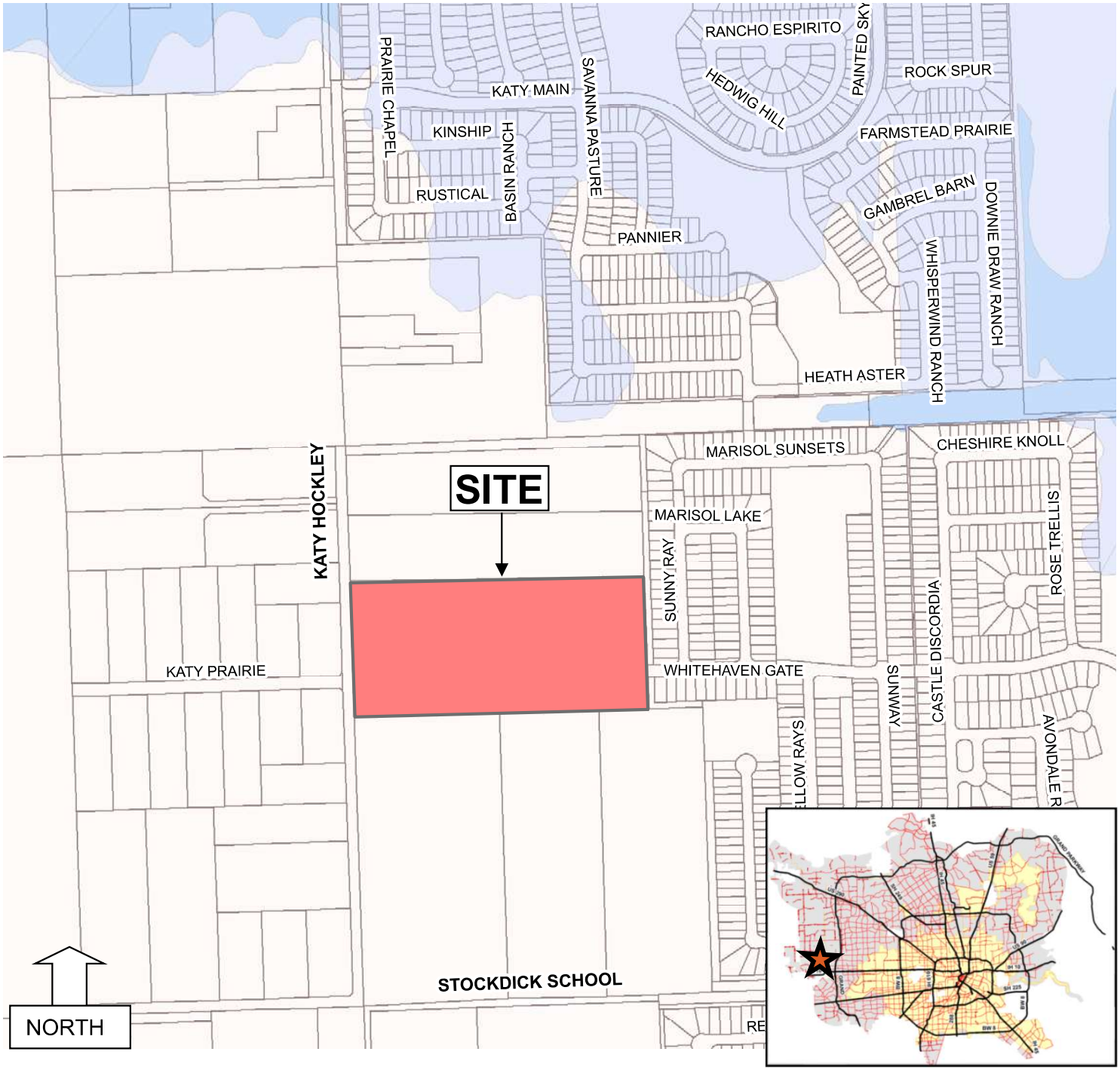
(5) Economic hardship is not the sole justification of the variance.
Because of the access easement that was established at the time when the unrecorded subdivision was created in 1977. Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 4)

Applicant: Fulcrum Land Surveying, LLC



D – Variances

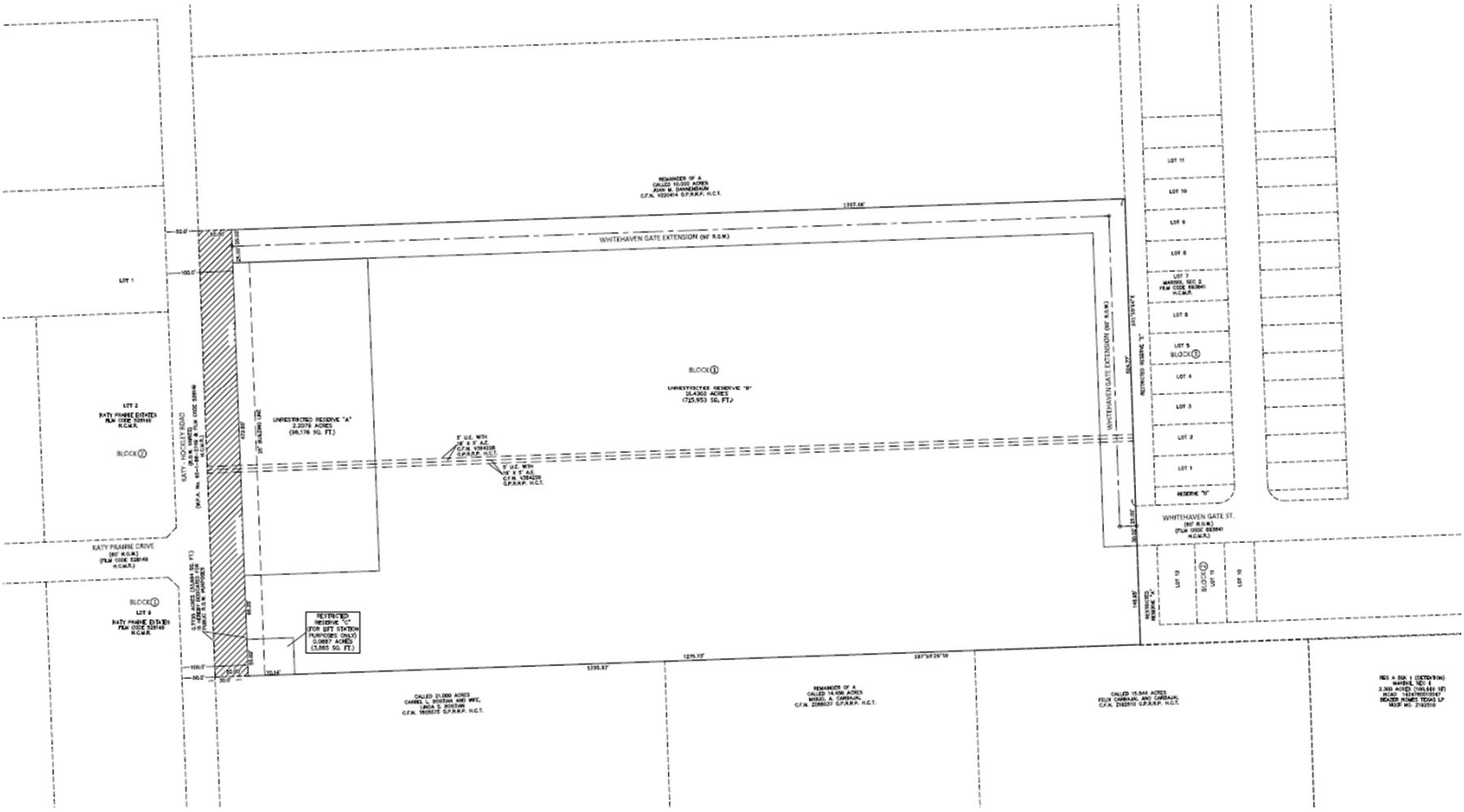
Site Location

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 4)

Applicant: Fulcrum Land Surveying, LLC



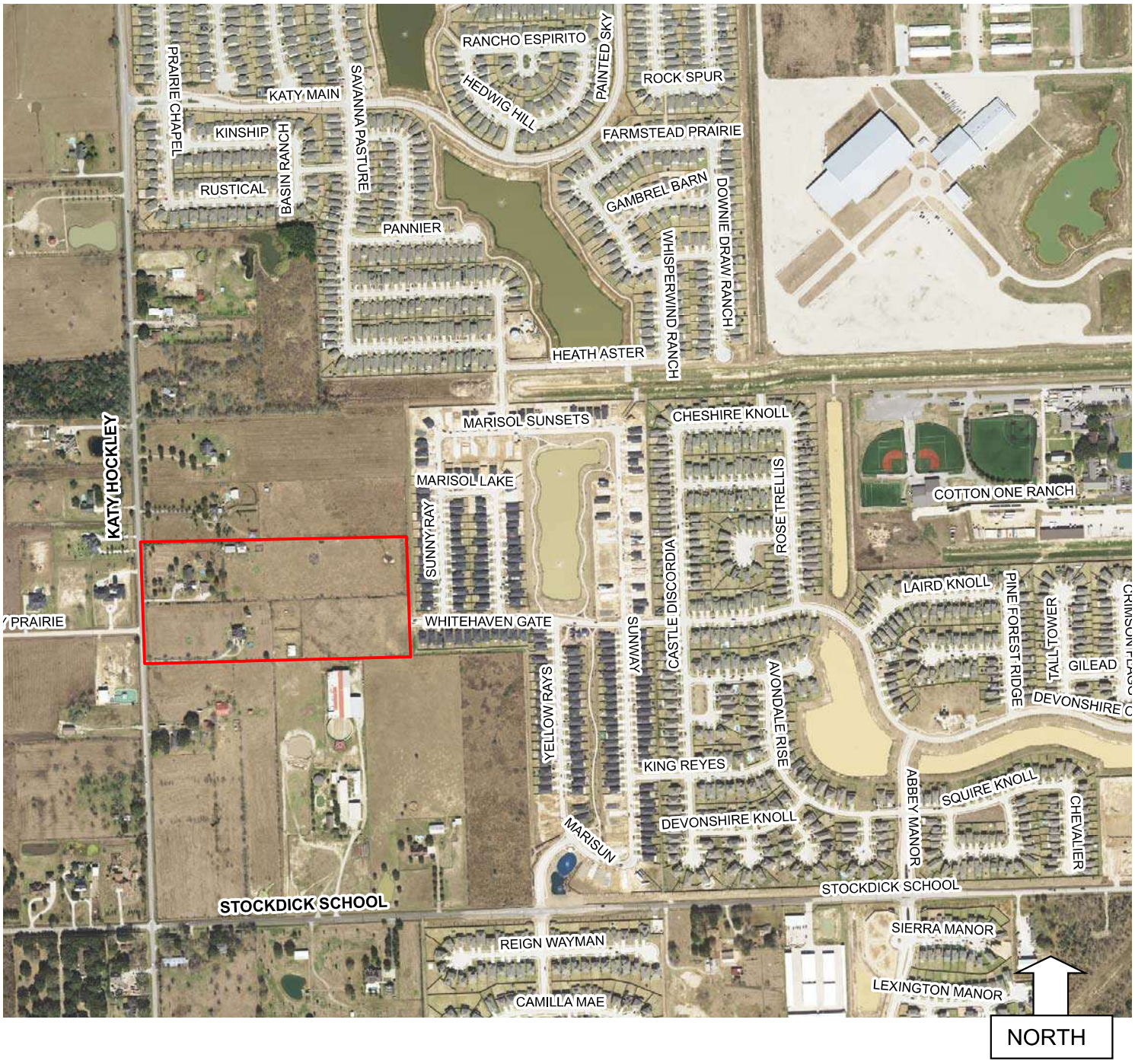
D – Variances Subdivision

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Enclave at Katy Hockley (DEF 4)

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 to allow the future extension of Whitehaven Gates to intersect Hockley Road less the 600' from the intersection of Katy Prairie Estates.

Chapter 42 Section: 42-127

Chapter 42 Reference:
Sec. 42-127. - Intersections of major thoroughfares.
(b)Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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 planned 21.59-acre commercial and multifamily residential development located on the east side of Katy Hockley Road. Due to surrounding site conditions and the requirement for an east–west road, we propose shifting the alignment of the proposed road extension to the north to ensure the feasibility of our development.

Katie Prairie Drive, which intersects the west side of Katy Hockley Road, serves fewer than 20 homes and ends in a cul-de-sac. Rather than aligning with Katie Prairie Drive, we propose intersecting Katy Hockley Road approximately 450 feet north. The developer has coordinated with surrounding property owners and developers to identify the most feasible alignment that accommodates both the proposed development and potential future growth.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of this variance are based on the existing physical characteristics of the site. The City's requirement for an east–west road and the alignment of the stub street, Whitehaven Gate, limit the development potential of

this property. By aligning the proposed road to intersect Katy Hockley Road further to the north, we can facilitate future development along the right-of-way extension, benefiting not only our development but also surrounding homeowners and neighboring properties.

(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 to align with Katie Prairie Drive would not improve traffic flow, as Katie Prairie Drive is a small residential street with a cul-de-sac and serves fewer than 20 properties.

(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.

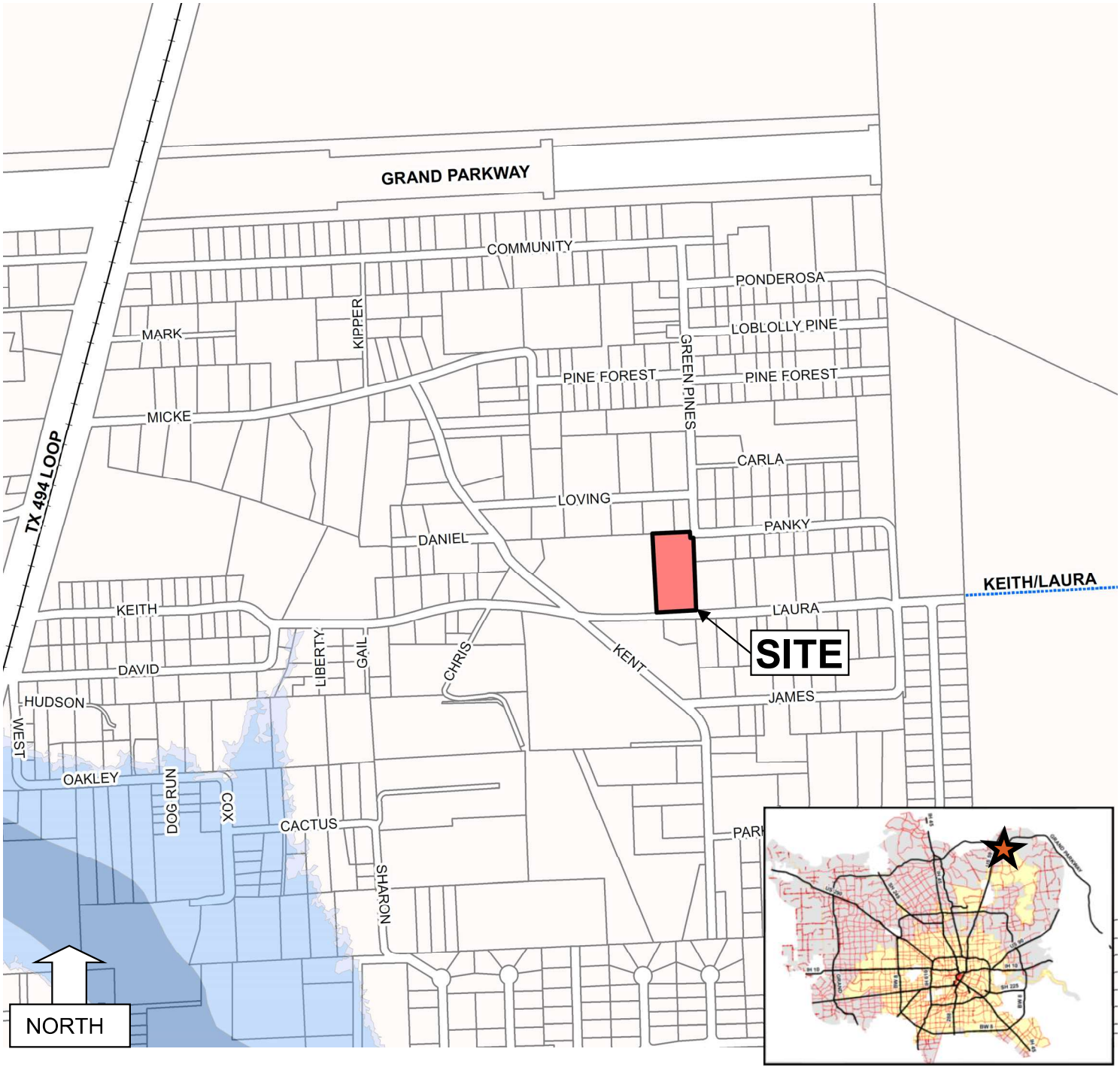
(5) Economic hardship is not the sole justification of the variance.
The circumstances supporting the granting of the variance are based on the existing development surrounding the tract. Economic hardship is not the sole justification of the variance.

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4

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



D – Variances

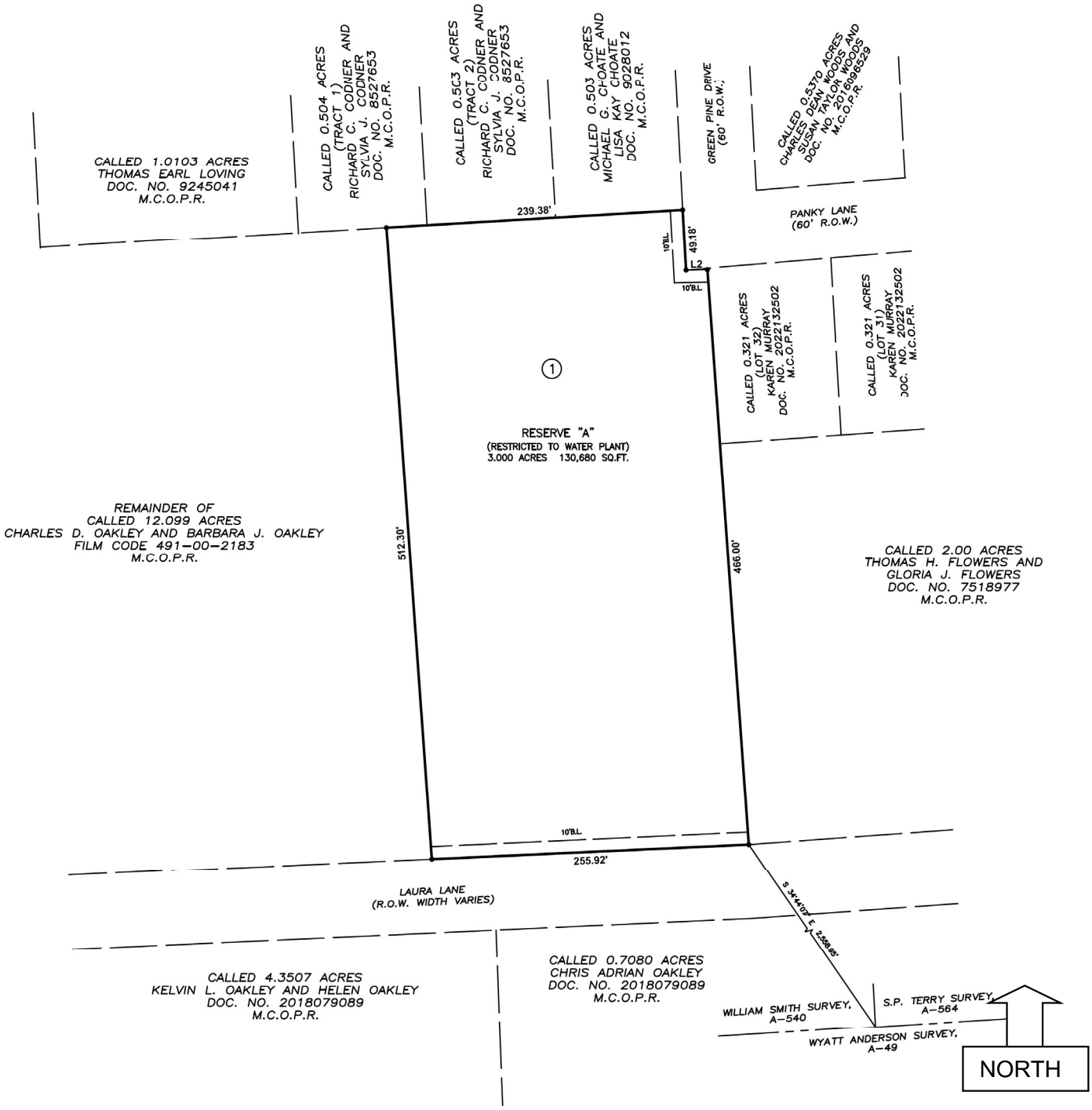
Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4

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



D – Variances **Subdivision**

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: New Caney Municipal Utility District Water Plant no 4

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



D – Variances Aerial

July 22, 2025

Madame Chair, Lisa Clark
Members of the City of Houston Planning Commission

via email

Re: City of Houston Planning Department
New Caney Municipal Utility District – Water Plant No. 4
Finak Plan – Application

Madame Chair, Lisa Clark, and Members of the City of Houston Planning Commission:

Montgomery County is in strong support of the requested variance in the New Caney MUD No. 4 Final Plan (application) to not connect a North-South Street from Laura Lane. The proposed New Caney MUD No. 4 Water Plant site is a 3 acre tract located in Montgomery County, City of Houston ETJ, and the development of a water plant on this site is extremely important to provide current and future water needs. It is infeasible and contrary to sound public policy to connect these public rights-of-way due to existing conditions.

Laura Lane has been providing access to these residential properties for more than 50 years and will not be adversely impacted since the amount of traffic the Water Plant will generate will be minimal. Providing a North-South Street is unnecessary because of the inability to connect to another public right-of-way anytime in the future. The residential tracts surrounding the Water Plant have multiple ways of accessing their properties and any future development will have sufficient access as well. By not providing a North-South Street, and approving the current Water Plant site layout, it will make this a practical development and not contrary to sound public policy.

We truly appreciate your consideration in this matter.

Sincerely,



Commissioner Matt Gray

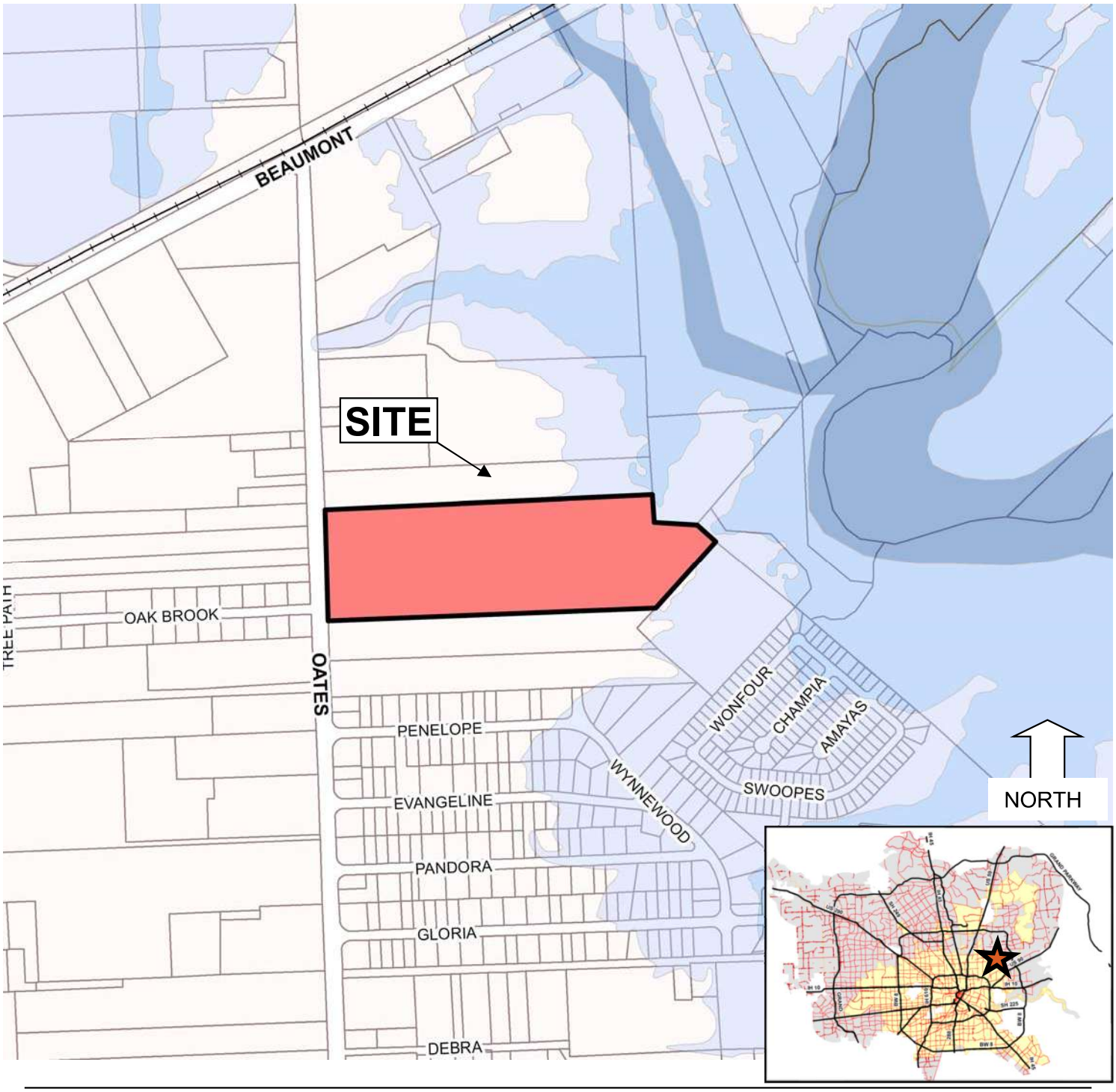
Copy: Ricky McDonald, ricky@newcaneymud.org
Jimmy Flowers, jflowers@lja.com

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Oates Road Tract

Applicant: Meta Planning + Design LLC



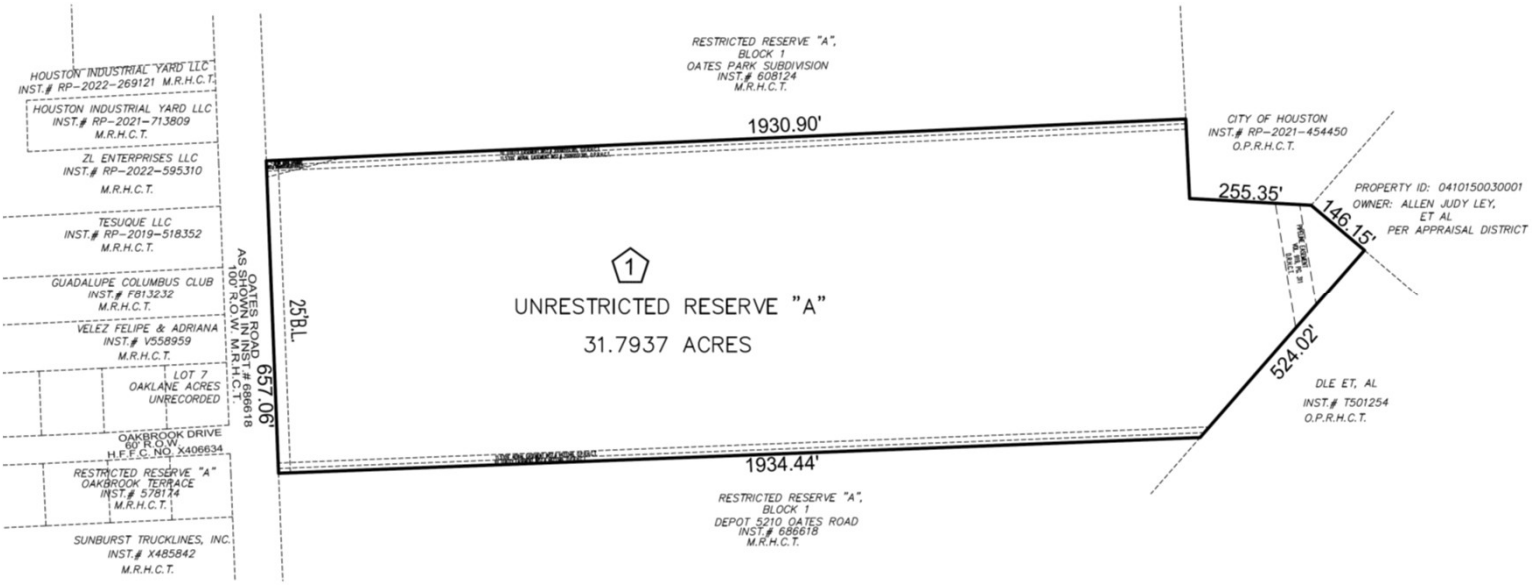
D – Variances **Site Location**

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Oates Road Tract

Applicant: Meta Planning + Design LLC



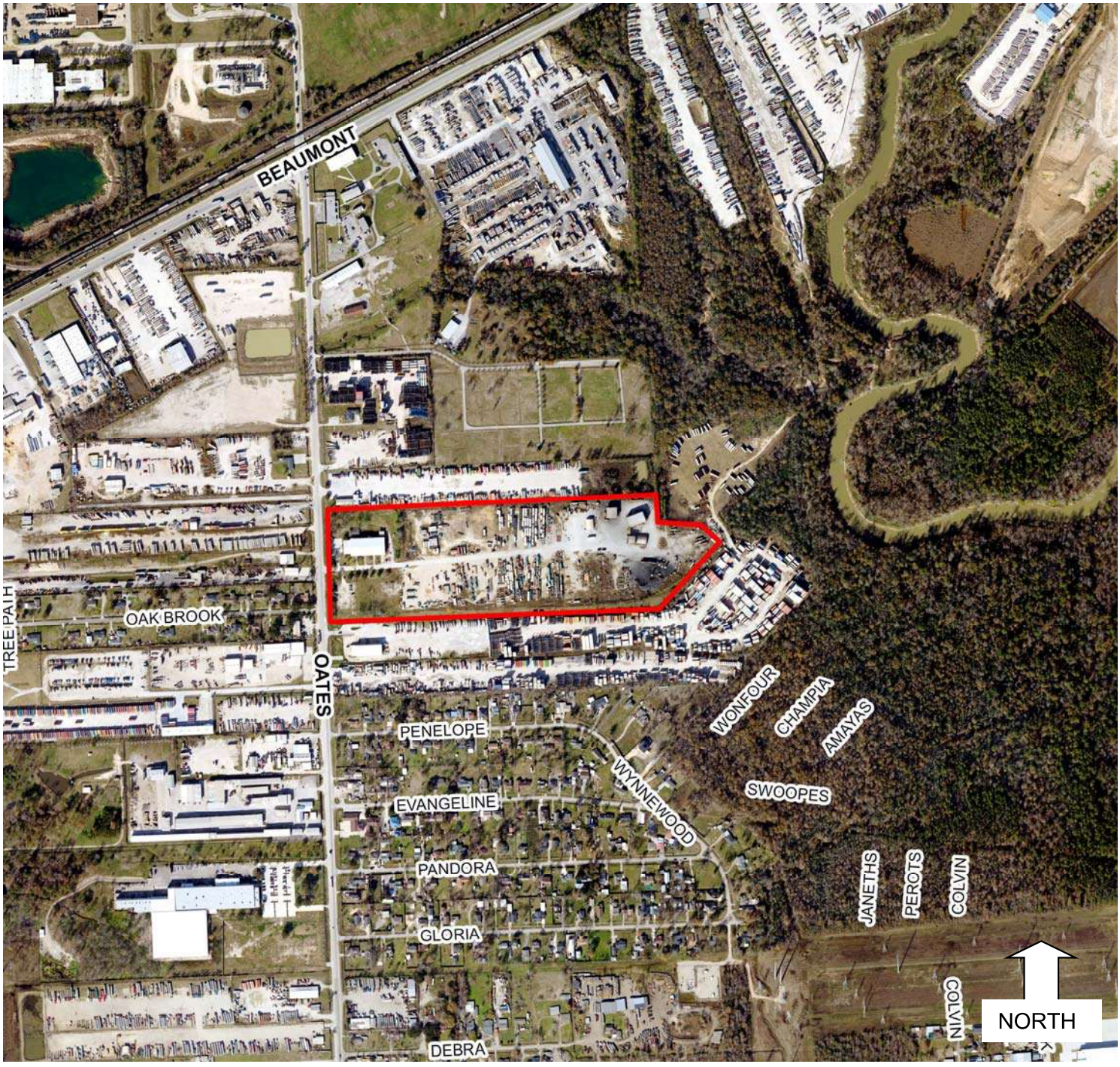
D – Variances **Subdivision**

Houston Planning Commission ITEM: 78

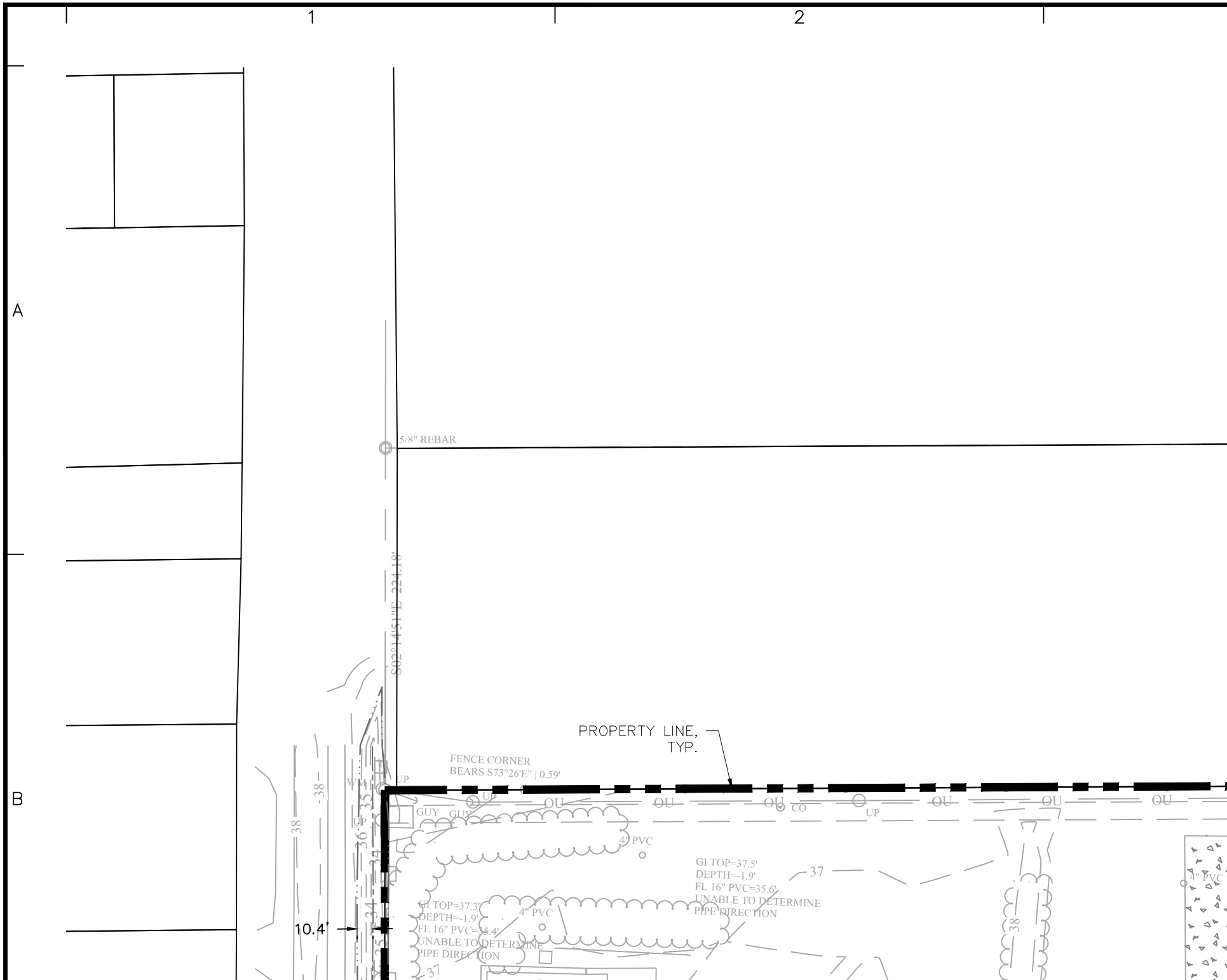
Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Oates Road Tract

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**


1
2
A
B
5/8" REBAR
S02°14'51"E 224.18'
PROPERTY LINE, TYP.
FENCE CORNER
BEARS S73°26'E" | 0.59'
WM
UP
GUY
OU
CO
4" PVC
GI TOP=37.5'
DEPTH=-1.9'
FL 16" PVC=35.6'
UNABLE TO DETERMINE
PIPE DIRECTION
GI TOP=37.3'
DEPTH=-1.9'
FL 16" PVC=35.4'
UNABLE TO DETERMINE
PIPE DIRECTION
10.4'
38
36.5
35
34
37


BEAUMON

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1269
Plat Name: Oates Road Tract
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 exceed 1400' intersection spacing requirement along the subjects site's northern boundary by not providing a north/south street through the property.

Chapter 42 Section: 42-128

Chapter 42 Reference:
[…] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Oates Road Tract is a proposed development located in the northeast portion of Houston's City Limits in Harris County. The site is positioned east of Oates Road, west of Greens Bayou, south of Beaumont Highway, and north of Highway 90. The surrounding tracts contain several existing encumbrances, including Greens Bayou, Harris County Cemetery, and adjacent commercial developments, while a pipeline easement crosses within the subject tract's boundary. The developer intends to create a single-use unrestricted reserve.

Per Chapter 42, a local through-street or stub street is required every 1,400 feet which would necessitate two stub streets along the northern boundary of the subject site. By not providing any north-south stub streets as required by the ordinance, the result will be an intersection spacing of approximately ±6,700' between Oates Road and South Lake Houston Parkway. Of this distance, approximately ±2,300 feet border the existing tract. To the east lies the bayou, which includes a floodway spanning over ±3,000 feet across the bayou, followed by an additional ±1,400 feet to the east of the bayou.

The proposed development does not include any internal north-south local streets, as the proposed use is a large, single-user site with limited vehicular access.

Surrounding tracts also do not support meaningful connectivity. To the south, a previously recorded plat does not provide a vehicular connection, and the adjacent cemetery to the north is unlikely to accommodate any future access. Providing a stub street in this context would be impractical and offer minimal benefit to overall traffic circulation. Similarly, extending a stub near the adjacent floodway does not ensure future connectivity, as it would require action by the neighboring property owner to the north. Without such coordination, the stub would likely remain a dead end.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is primarily justified by the presence of Greens Bayou and the existing developed adjacent tracts. This situation is not the result of a hardship created or imposed by the applicant. Greens Bayou and its associated floodplain are natural features beyond the property owner's control. Additionally, the surrounding land uses, including adjacent commercial tracts and the existing cemetery, do not support or permit additional north-south connectivity through the tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for an additional through street. The addition of a through street would not provide any significant benefits to circulation but would significantly reduce the developability of the proposed end users.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.
The existing surrounding property uses are the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1269
Plat Name: Oates Road Tract
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 exceed 2600' intersection spacing along major throughfare of Oates Road by not providing an east/west street through the property

Chapter 42 Section: 42-127

Chapter 42 Reference:
[…] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Sec. 42-130. - Intersection exceptions.
(a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require:
[…] (3)The crossing of an existing railroad track (other than an industrial lead) or an existing major creek or bayou in a drainage easement having a width of 300 feet or more by any street other than a 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;
The Oates Road Tract is a proposed development located in the northeast portion of Houston's City Limits in Harris County. The site is positioned east of Oates Road, west of Greens Bayou, south of Beaumont Highway, and north of Highway 90. The surrounding tracts contain several existing encumbrances, including Greens Bayou, Harris County Cemetery, and adjacent commercial developments, while a pipeline easement crosses within the subject tract's boundary. The developer intends to create a single-use unrestricted reserve.

Per Chapter 42, a local through-street or stub street is required every 2,600 feet along major thoroughfares such as Oates Road, which would necessitate a stub street through the subject site to the east. The subject tract does not propose a through street, which will result in an intersection spacing of approximately

intersection spacing along Oates Road of approximately ±2,030' between the subject tract and Beaumont Highway and ±6,283' between the subject site and Wallisville Road. Measuring in a straight line perpendicular between Beaumont Pkwuy and Wallisville Rd, the separation between these two thoroughfares is about one and a half miles. The thoroughfare network and the Crosby Freeway create a strong grid around Greens Bayou for regional traffic circulation.

The subject development proposes not to provide any internal local east to west streets. The proposed land use of the subject site is for large single-user sites with large singular structures and limited vehicular access. Additionally, the surrounding tracts do not support east-west connectivity – to the east is Greens Bayou, which has a width at the floodway of around 700' and a width at the 500-year floodplain of 0.9 miles. The majority of the surrounding land is encumbered by the floodway and floodplain of Greens Bayou, including impacts on this tract. Greens Bayou meets the intent of Chapter 42-130(a)(3) which allows for an exception that permits only major thoroughfares to cross a bayou with a width of 300 feet or more. Although it is not known whether an easement exists around the floodway of Greens Bayou, if an easement were proposed it would certainly be no less than the width of the current floodway, thus meeting the intent of this standard.

Due to the bayou, providing public through streets is impractical and would not contribute to overall traffic circulation because the street could not practically be extended in the future. Adding a stub street toward the adjacent floodway does not ensure a future connection, as such a connection would require action by the neighboring property owner to the east. Without that, the stub street would likely remain a dead end. Additionally, crossing the pipeline easement would be challenging, and Chapter 42-130(a)(1) contemplates an increased standard for pipeline crossings as well.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is primarily justified by the location of Greens Bayou and the necessary detention on the property, as well as the uses of adjacent properties which are primarily low-intensity uses and do not require additional circulation. This situation is not the result of a hardship created or imposed by the applicant. Greens Bayou, along with its associated floodway and floodplain, is a natural feature beyond the control of the property owner.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for an additional through street. The addition of a through street would not provide any significant benefits to circulation but would significantly reduce the developability of the proposed end users.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The existing

thoroughfare network is strong, and providing a local street that dead-ends at Greens Bayou would be a safety hazard.

(5) Economic hardship is not the sole justification of the variance.
The presence of Greens Bayou and the existing surrounding property uses are the justification for this variance.

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

Special Request Notice

VAR/SE

July 24, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER : 2025-1269

PLAT NAME: Oates Road Tract

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located 5308 Oates Road, east along Oates Road, south of Beaumont Highway. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance to exceed the 1400' intersection spacing requirement along the subjects site's northern boundary by not providing a north/south street through the property. variance To exceed 2600' intersection spacing along major throughfare of Oates Road by not providing an east/west street through the property Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Jacob Guerrero, with Meta Planning + Design LLC, on behalf ofthe developer, can be contacted at 281-810-1422 for additional information regarding this project.

You may also contact the Check-In Planner, John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 21, 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.
- **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

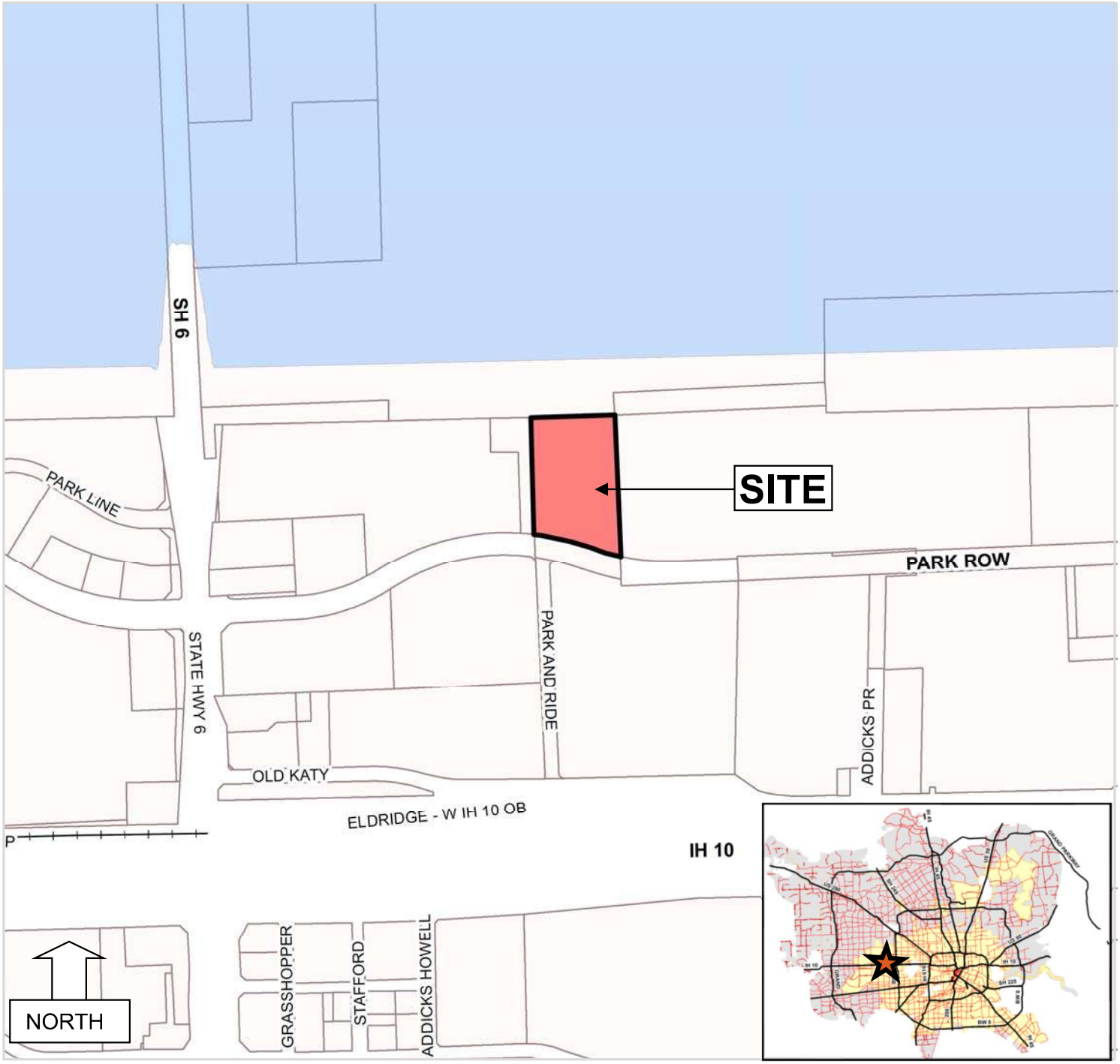
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Park Ten Trails

Applicant: Total Surveyors, Inc.



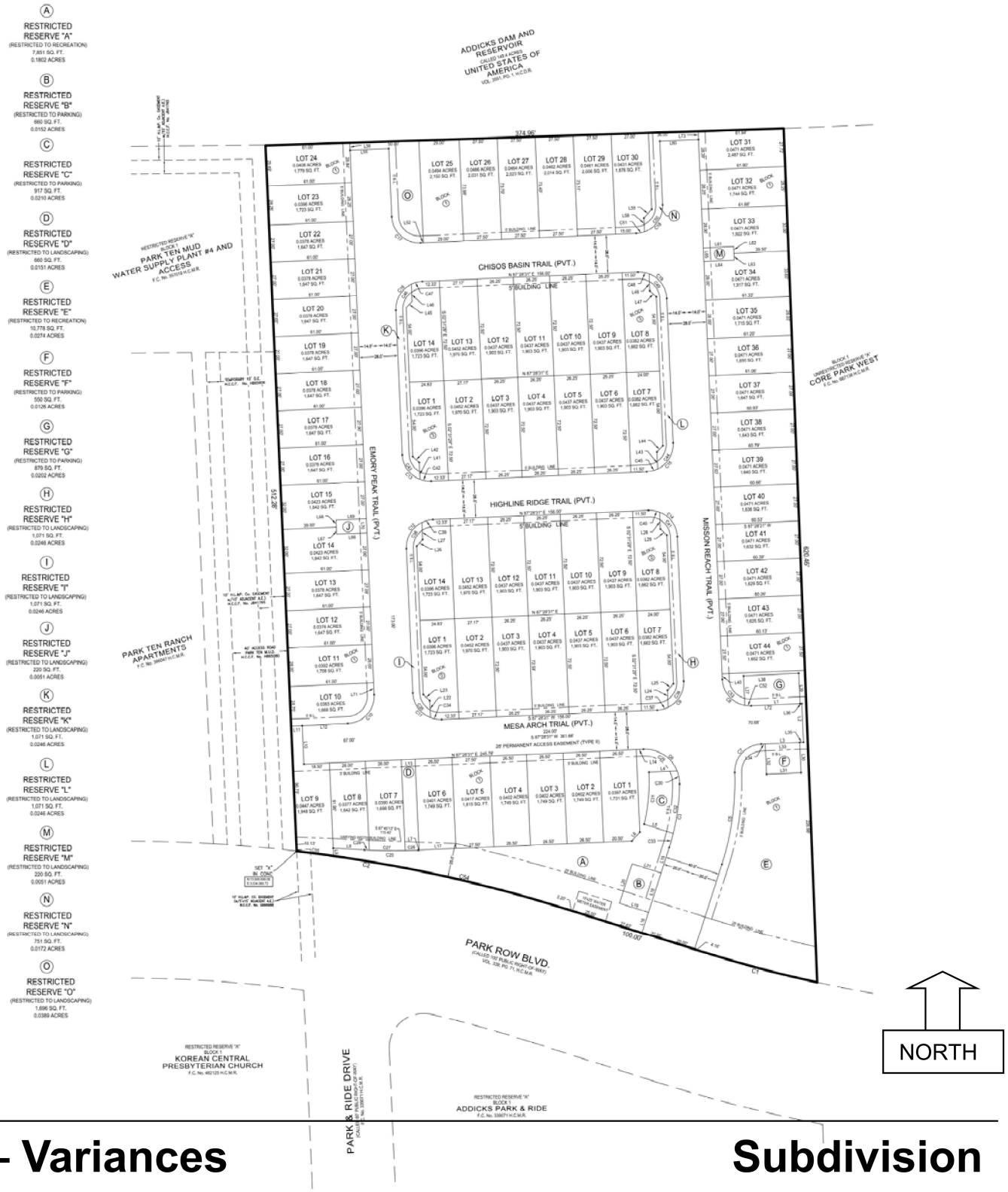
D – Variances **Site Location**

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Park Ten Trails

Applicant: Total Surveyors, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Park Ten Trails

Applicant: Total Surveyors, Inc.



D – Variances **Aerial**

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WATER TOWER

9380 PLAN 2100 S.F.
4-5 BEDROOMS



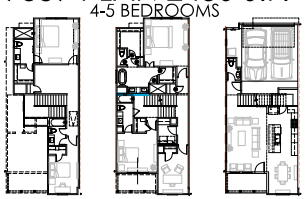
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3 BEDROOMS



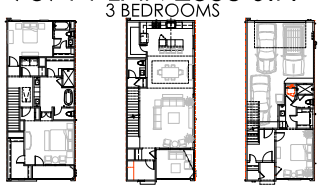
9390 PLAN 2314 S.F.
3 BEDROOMS



9389 PLAN 2450 S.F.
4-5 BEDROOMS



9391 PLAN 2388 S.F.
3 BEDROOMS



M018 - Park Ten Trails

THE FUSE APARTMENTS
AT PARK ROW

PARK ENTRANCE 3' GATE N 88°04'06" E 374.97' TERRY HERSHEY PARK 3' GATE PARK ENTRANCE

TERRY HERSHEY EXIT

N 02°32'48" W 512.28'

S 02°15'46" E 620.46'

Park Ten Trail

28' P.A.E.

28' P.A.E.

28' P.A.E.

28' P.A.E.

28' P.A.E.

15

14

6

PARKING 10x22

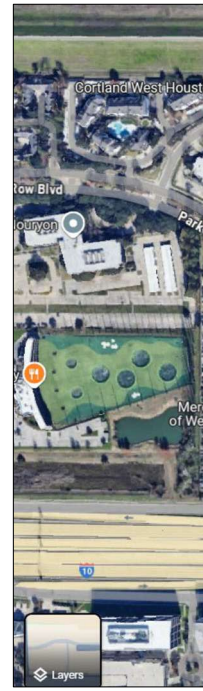
Landscape reserve

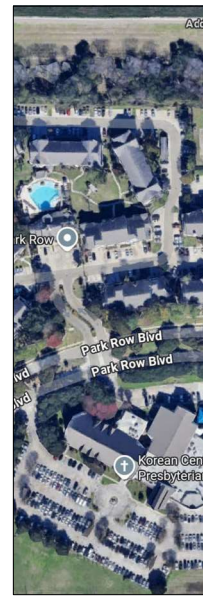
TRANSFORMER

PEDESTAL

3' STAMPED SIDEWALK

VICINITY





PARK

VACANT L





FRONT DOORS FACING PARK ROW WITH SMALL YARDS IN FRONT. PARK S



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ENTRY MONUMENT OFF OF PARK ROW BLVD.



SITE PLAN WITH AM



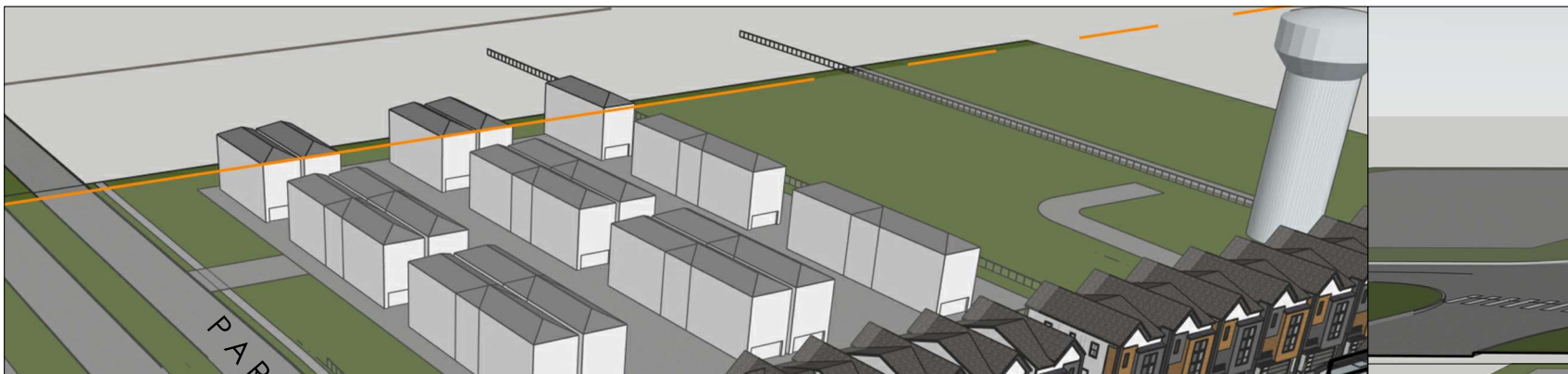
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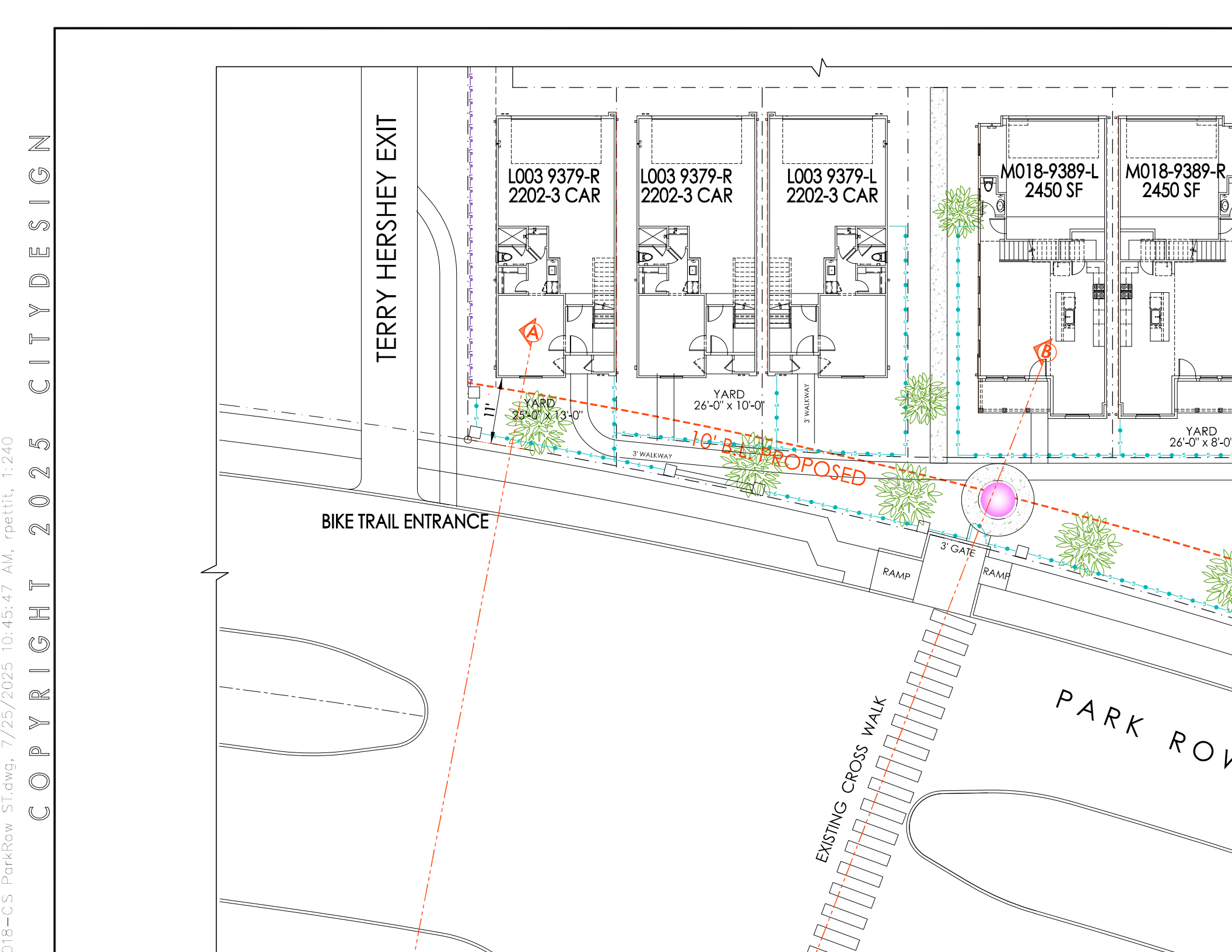
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VIEW AT FIRST CORNER LOT



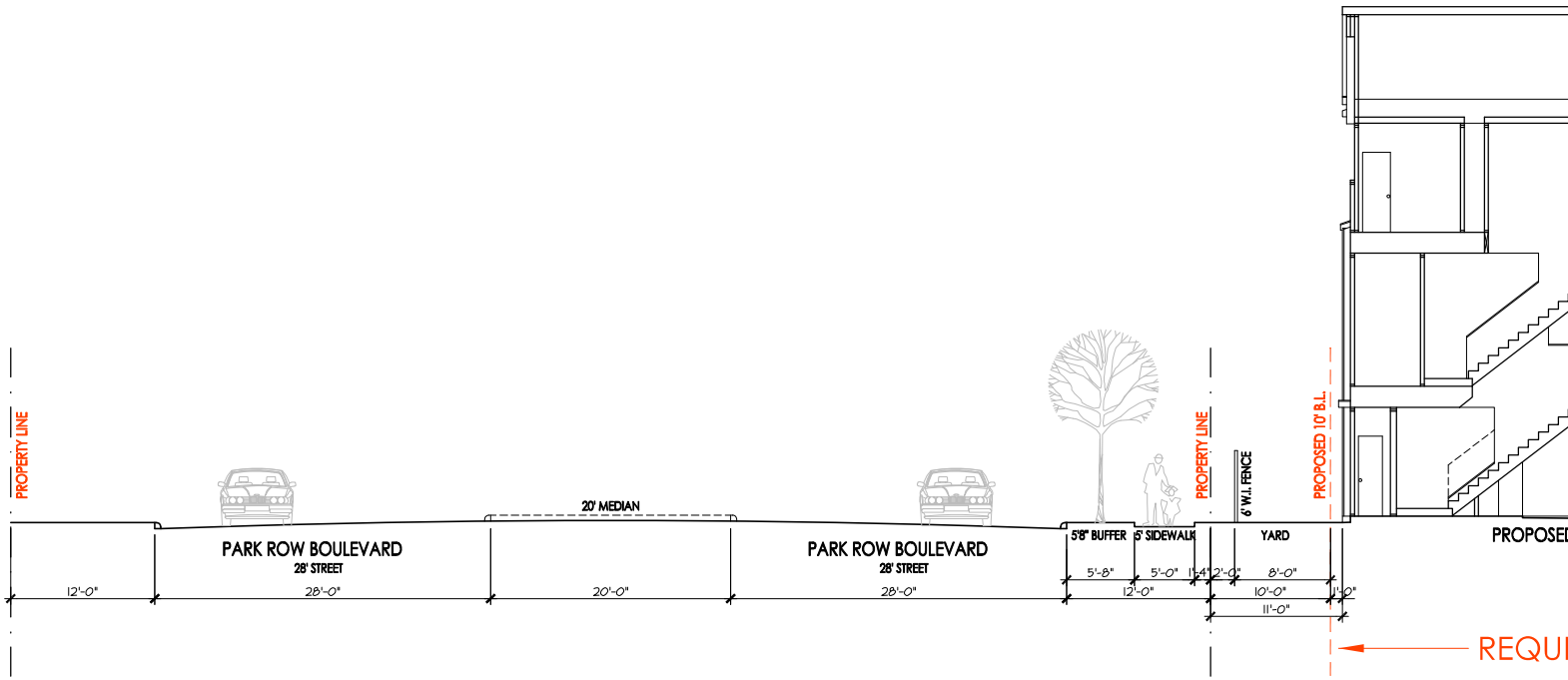


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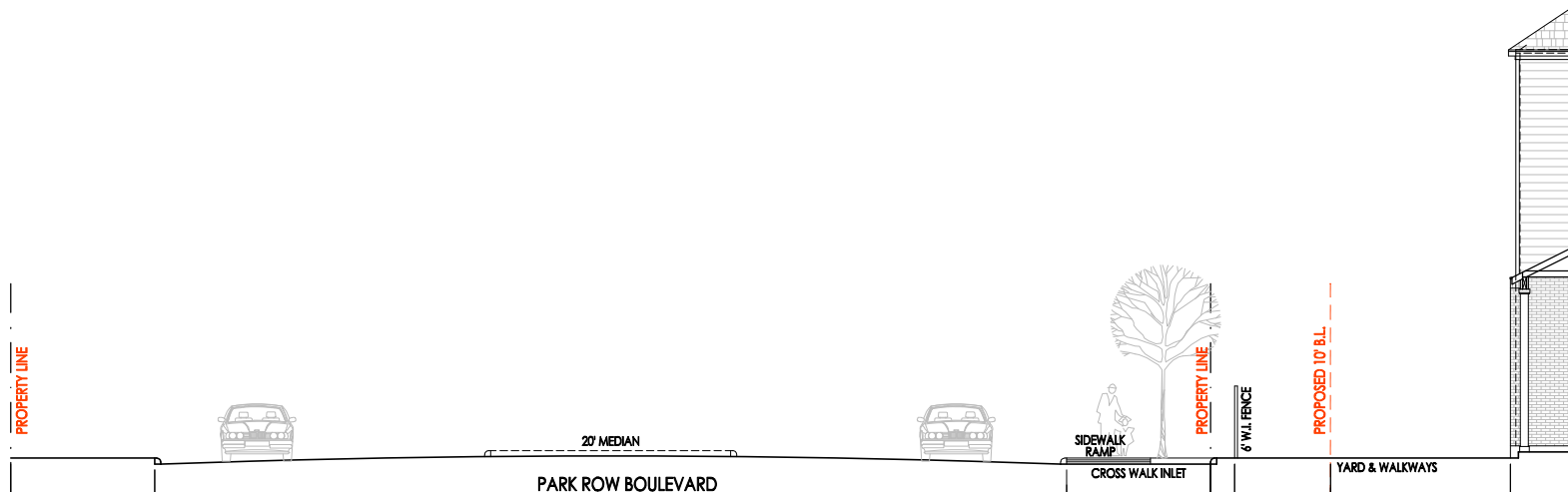
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PARK ROW BOULEVARD CROSS-SECTION A-A

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

0 2 5 10 20



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1384
Plat Name: Park Ten Trails
Applicant: Kevin Kolb
Date Submitted: 7/27/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 10' Building line along Park Row Boulevard, a major thoroughfare, in place of the required 25' building line.

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:
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.

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 site is located within the City of Houston, along the north side of Park Row Boulevard, a major thoroughfare, at its intersection with Park and Ride Drive, to the south. This property was platted in March of 2013, into an Unrestricted Reserve, with a 25' building line along Park Row Boulevard. In 2013, a commercial / light industrial development was planned, but the economics never allowed the project to be constructed. City Side Homes is proposing to construct a single family development with 72 lots with multiple recreational and landscape reserves intended to promote a walkable atmosphere within and outside the subdivision. We are requesting a variance for a 10' building line instead of the required 25' building line along Park Row Boulevard.

The owner is proposing to create a 72 lot, single family subdivision, with multiple amenities to serve the future owners of the homes within the development. The amenities include a swimming pool, a pavilion, pickle ball court, dog park, guest parking and multiple landscape reserves for green space. All vehicular access to the future houses will be achieved using Type II PAE's, which will allow for each unit along Park Row Boulevard to have its front door face towards the public street or the proposed park area. This will allow the development to enhance its walkability by allowing a sidewalk system through the private subdivision to access both the Terry Hershey Park, to the rear of the project, as well as the METRO park and ride, located across Park Row Boulevard. A major selling point for this development is its immediate access to the existing METRO park and ride facility located directly across Park Row Boulevard. By granting the 10' building line variance, this will allow for major improvements to the pedestrian realm along Park Row Boulevard, as well as

promoting access for the future homeowners to the park and ride facility. The hike and bike trail for Terry Hershey Park is located along the north boundary line of the proposed subdivision and 2 points of access will be provided from the proposed subdivision to the existing trail.

The right-of-way for Park Row Boulevard has several curves along the front of the development, which create a triangular shape. The location of the proposed residence on Lot 9, Block 1, will be located closest to the right-of-way, at 11.0 feet. At this location Park Row Boulevard is a boulevard section street with a 28' wide pavement section with the traffic heading in a westerly direction. The back of curb is located 12.0 feet from the right-of-way line, comprised on a 5' 8" safety buffer, a 5' concrete sidewalk and a 1' 4" distance from the edge of sidewalk to the right-of-way line. This will create a distance of 23' from the back of curb to the closest point of the proposed residence. A wrought iron fence with brick columns will be place on the right-of-way line to separate the development from the pedestrian realm.

(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 the variance are not the result of a hardship created or imposed by the applicant. The requested variance will provide an enhanced pedestrian realm creating a walkable environment for the future homeowners to the existing park and ride facility. This will promote the use of the public transportation system which is a benefit to all.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained. The granting of the requested variance will promote the walkability of the development and the surrounding lands. This is a key fundamental of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. By granting this variance the enhancements to the pedestrian realm and the improvements to the walkability of the immediate sidewalk system accessing the METRO park and ride. This improvement will provide safety to the future homeowners as well as the general public.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variance. The justification for the variance is the benefits that it provides to both future homeowners as wells as the general public, due to the improved pedestrian realm and park access.

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

Special Request Notice

VAR/SE

July 30, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER : 2025-1384

PLAT NAME: Park Ten Trails

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located along Park Row, east of State Highway 6 and north of the Addicks Park and Ride.. You are receiving this lette because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapte 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance To allow a 10' Building line along Park Row Boulevard, a major thoroughfare, in place of the required 25' building line. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 for additional information regarding this project.

You may also contact the Check-In Planner, Geoff Butler, with the Planning and Development Department regarding this notice via email at Geoff.Butler@houstontx.gov or call (832) 393-6528.

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

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, August 21, 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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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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TERMINOLOGY

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- **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

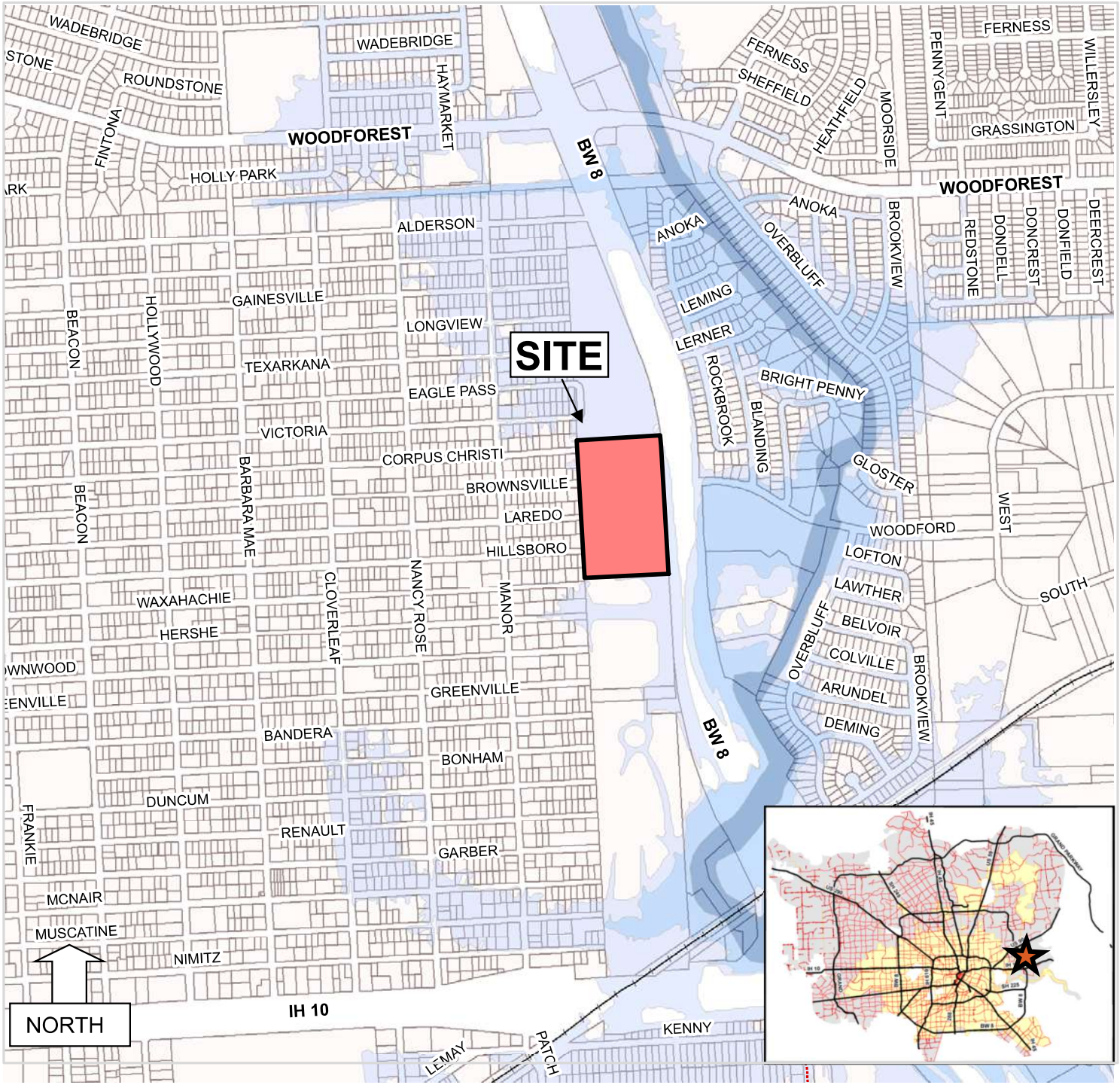
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: San Jacinto Memorial Site Expansion

Applicant: Windrose



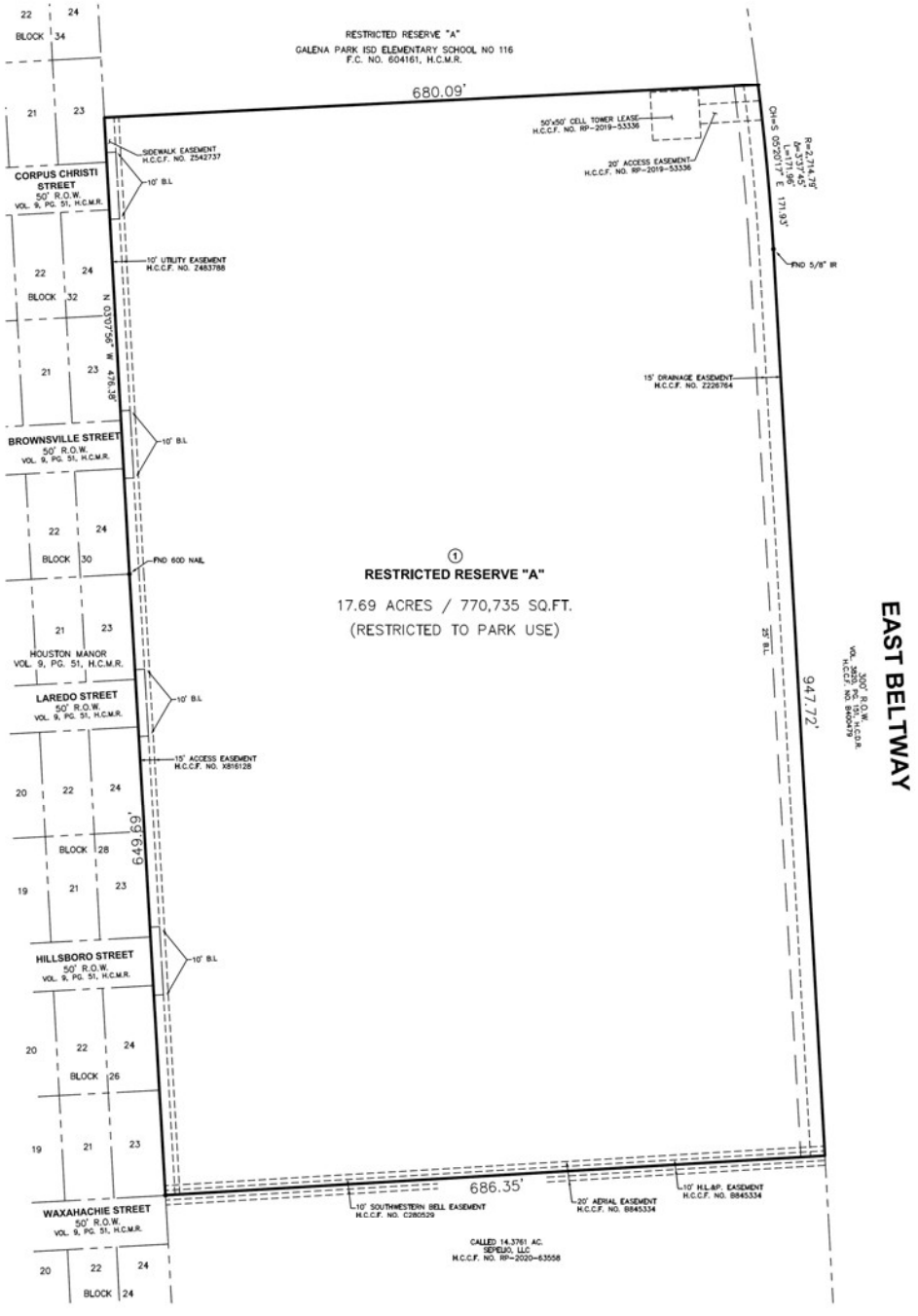
D – Variances **Site Location**

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: San Jacinto Memorial Site Expansion

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 80

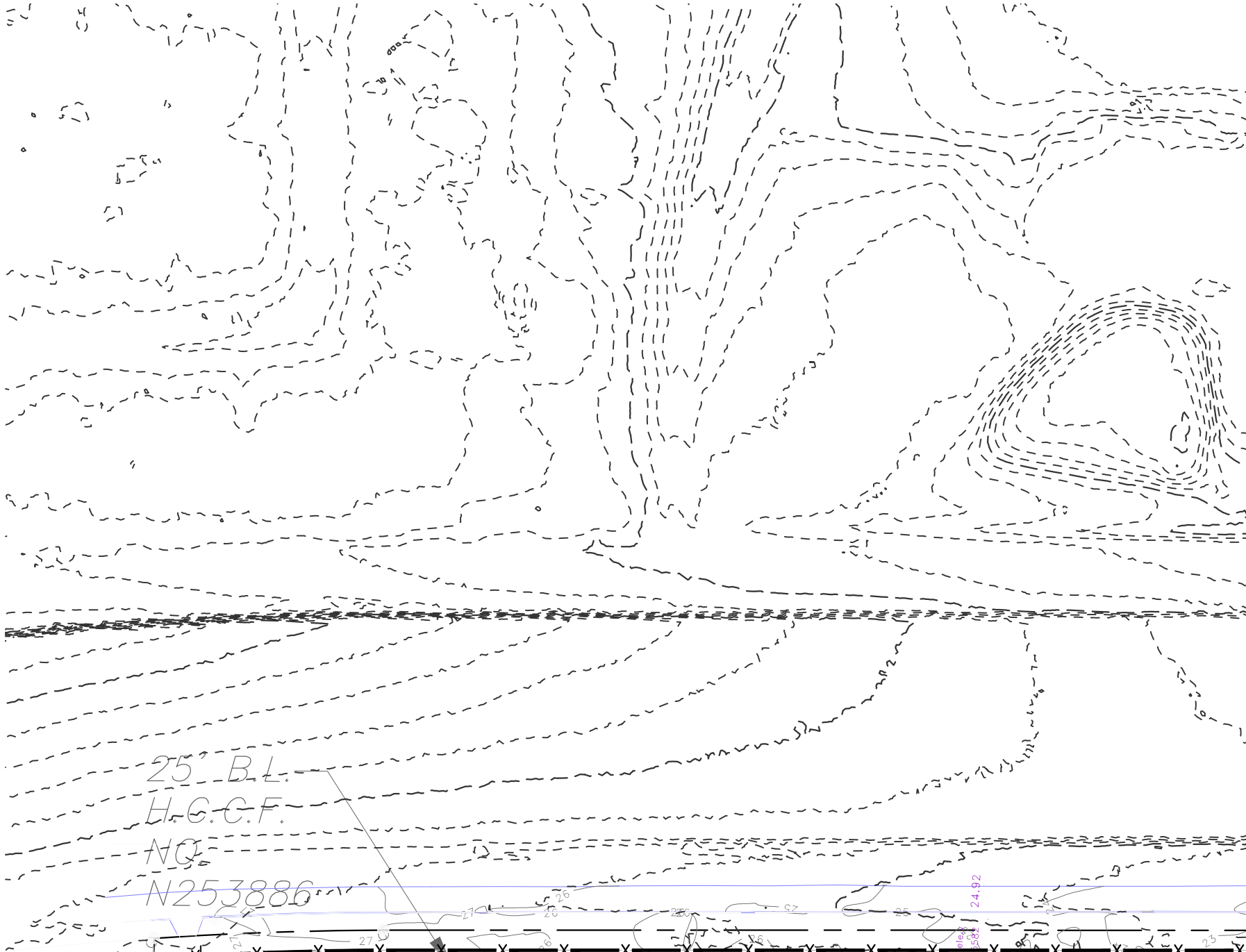
Planning and Development Department **Meeting Date: 08/21/2025**

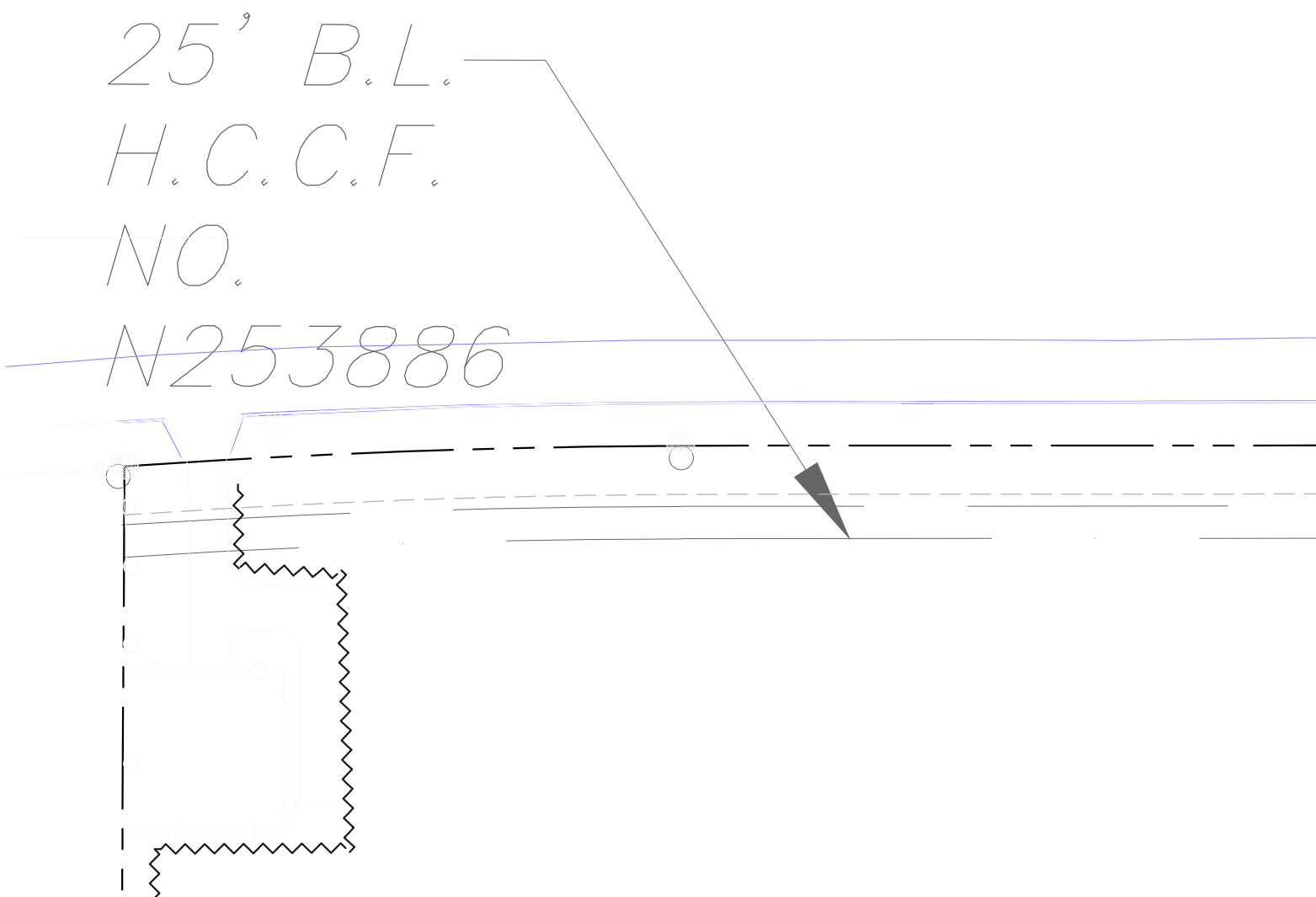
Subdivision Name: San Jacinto Memorial Site Expansion

Applicant: Windrose



D – Variances Aerial


25' B.L.
H.C.C.F.
NO.
N253886
24.92


25' B.L.
H.C.C.F.
NO.
N253886

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1436
Plat Name: San Jacinto Memorial Site Expansion
Applicant: David Hernandez
Date Submitted: 8/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow deviation from required intersection spacing for both major thoroughfares and local streets.

Chapter 42 Section: Sec. 42-128. - Intersections of local streets. Sec. 42-127. - Intersections of major thoroughfares.

Chapter 42 Reference:
Sec. 42-128. - Intersections of local streets.
(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 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.

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;
Strict application of the intersection spacing requirements would result in an impractical street layout that compromises the design and function of the proposed public park. The tract is located at a highly constrained site, bordered by major regional roadways (Beltway 8 and I-10 East), a cemetery, and a school. These fixed elements physically limit opportunities to provide new intersecting streets at the intervals required under Sec. 42-127 and 42-128.
Additionally, as the tract is being developed for recreational use and not residential or commercial development, no new internal street system is needed. Creating artificial intersections solely to meet spacing standards would be inefficient and introduce

unnecessary vehicular infrastructure into a space designed for pedestrians and public use. The subject tract is located at the intersection of Beltway 8 and I-10 East, with physical constraints including a cemetery to the south and a school to the north. The site is being developed as a public park, and the creation of new intersections within the required spacing limits is not feasible nor necessary to serve the proposed land use.

(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 this variance is not the result of a hardship imposed by the applicant. The physical boundaries of the site and the established context — including a school, a cemetery, and access-controlled major highways — significantly restrict potential street network extensions or new intersection placements. The applicant is responding to these existing conditions and designing the site accordingly.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of Chapter 42 will be preserved. The purpose of the intersection spacing requirements is to ensure orderly circulation, access, and safety. In this case, those goals are achieved without the need for additional intersections. Access to the park is appropriately located, and no new internal street system is required for a land use of this type. Pedestrian safety, public access, and emergency services are all supported in the proposed layout.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious to public health, safety, or welfare. On the contrary, it avoids unnecessary vehicular infrastructure that would increase potential conflict points in a public park. The variance supports a low-traffic, pedestrian-oriented design while maintaining all necessary emergency and public access routes.

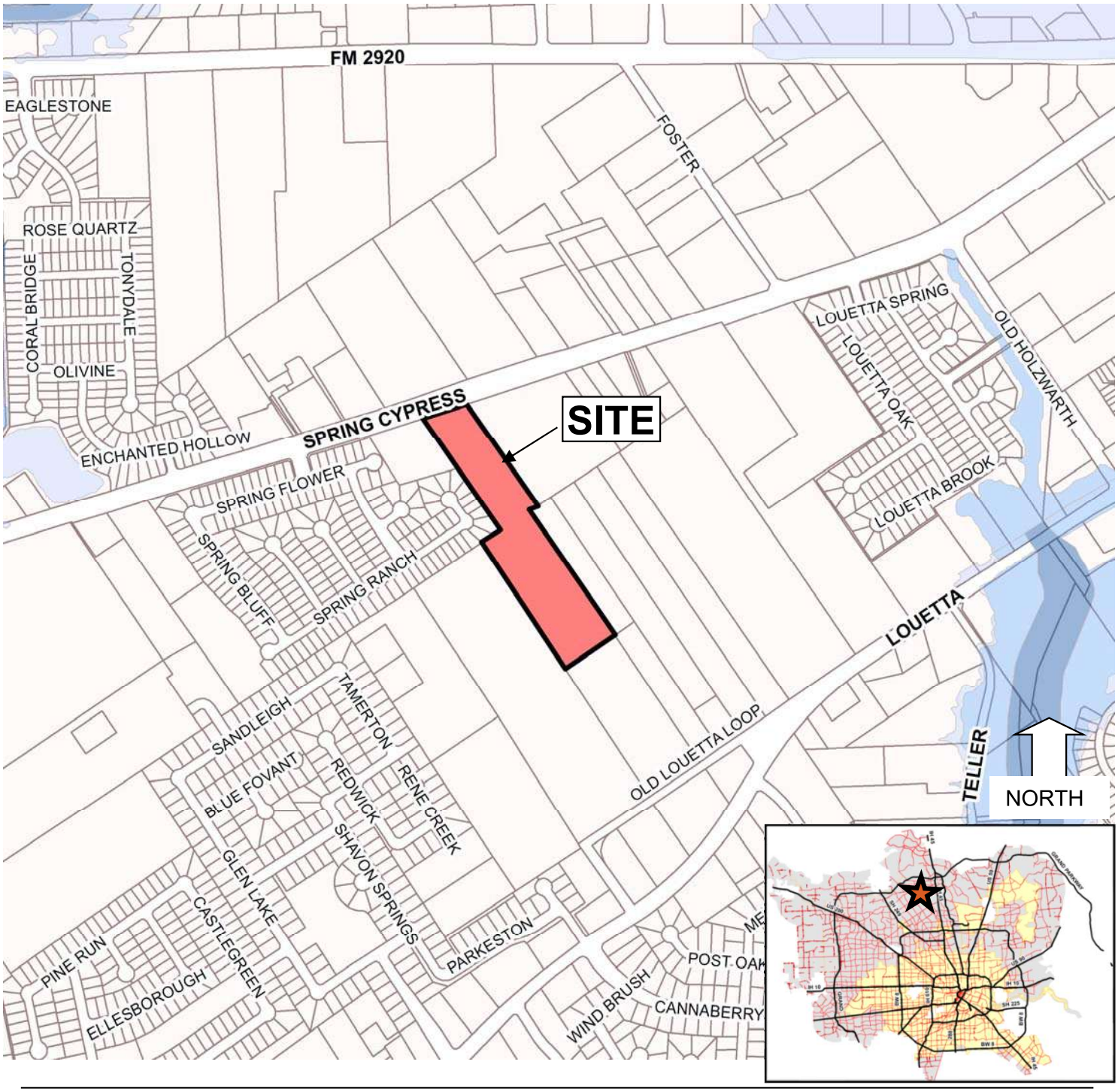
(5) Economic hardship is not the sole justification of the variance.
This request is not based on economic hardship. It is driven by site constraints, public safety concerns, and the appropriate application of development standards to a unique land use type. The park is being designed in the public interest, and compliance with the intersection spacing requirements would provide no practical benefit in this context.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



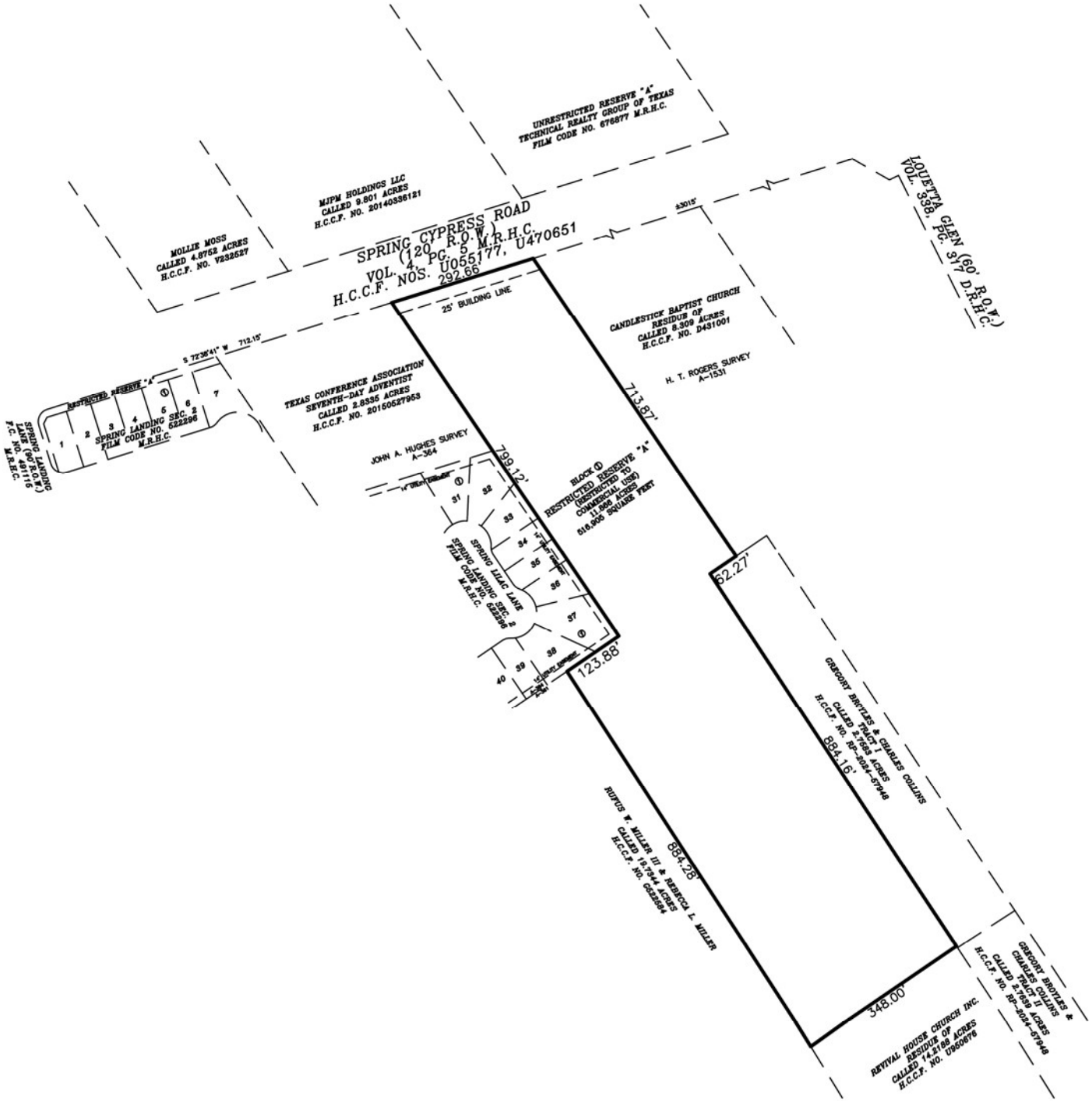
D – Variances **Site Location**

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



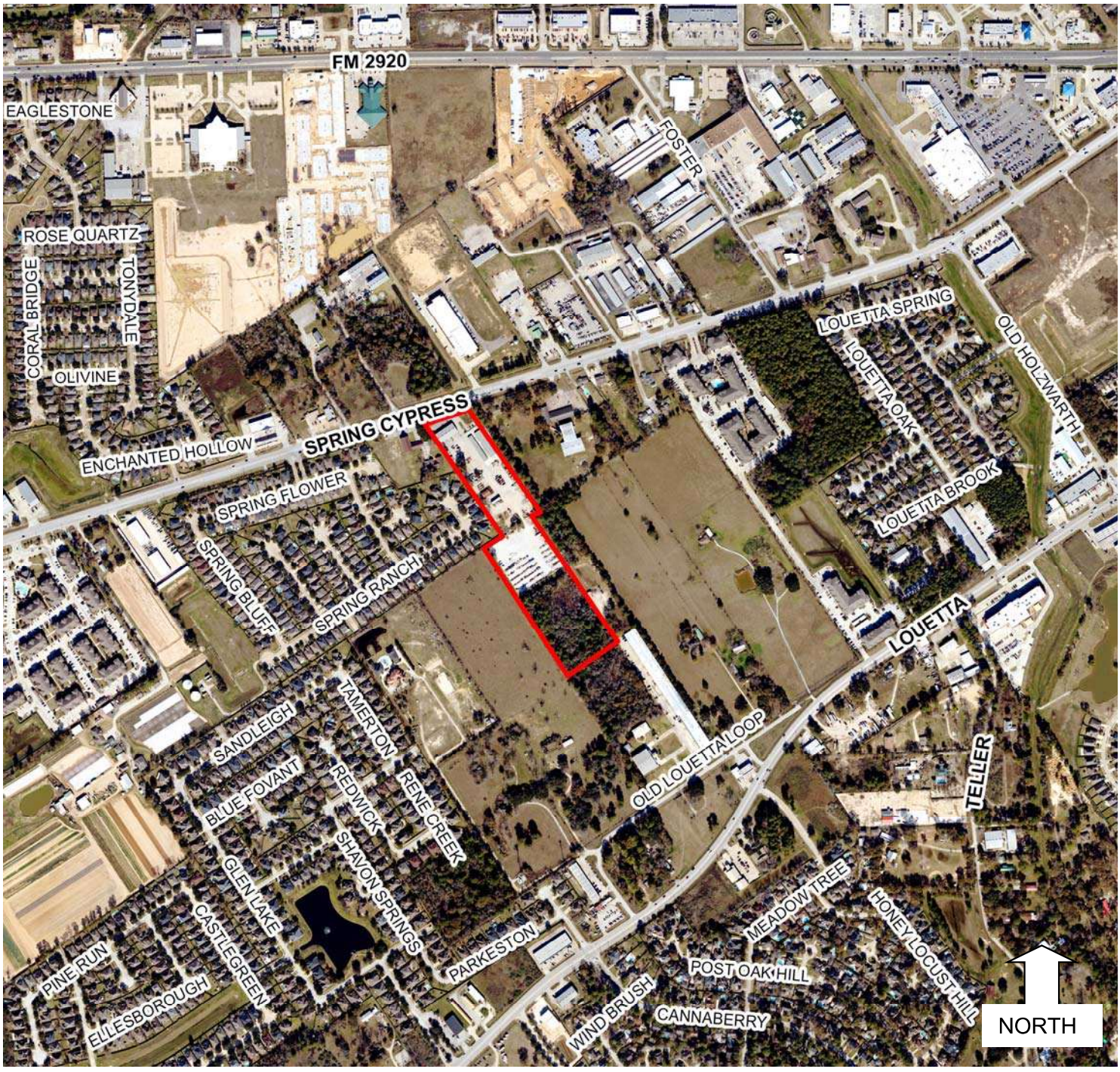
D – Variances **Subdivision**

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/21/2025**

Subdivision Name: Waynebeck Enterprises (DEF 1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial

Waynebeck Enterprises



ID#: 061-077-000-
1702300A.DWG

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1351
Plat Name: Waynebeck Enterprises
Applicant: Mary McKenzie
Date Submitted: 7/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The specific variance being sought is to not provide a north south street through this development and allow for an overlong block length on Spring Cypress Road.

Chapter 42 Section: 127

Chapter 42 Reference:
(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;
This 11.866 acres of land is located on the South side of the major thoroughfare Spring Cypress Road, 712.15 East of the local street Spring Landing Lane. Louetta Glen is the next through street on Spring Cypress Road and it is approximately 3,015 feet to the East of this development. The property to the south of this development is owned by Revival House Church and is currently developed as a church. The north 7.866 acres is partially developed with buildings on either side of the property as well as a laydown/detention area to the South. This existing development will remain and does not allow for the creation of a street through this development. In addition, the properties to the East of this development are also developed limiting the creation of a north south street. The Southerly property along the West line is also partially developed to the South. These existing conditions limit the creation of a North South street through this development.

(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 because the existing developments were in place to the south, east and west of this property prior to development. The

creation of a north south street would have to go through the middle of the tract and there would be no connection to Old Louetta Loop due to the existing developments.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved because there is adequate circulation in the area with the current street grid. The purpose of the plat is to move the existing construction office to a new building and provide additional laydown storage. This particular development will not significantly increase the traffic on Spring Cypress Road as it is not intended for retail.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare because the current street grid of Spring Cypress Road, Louetta Glen, Louetta Road and Ella Boulevard provide for adequate circulation in the area and this development as mentioned will significantly impact the circulation in this area.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variance as the creation of a north south street with no connection to another street would not help with the traffic circulation in this area. The remaining 4.000 acres of this will be used for laydown area and a buffer between this development and the existing church. Spring Cypress at Louetta Apartments was platted and developed without a North South street approximately 1,072.82 feet East of this development which would have had a direct connection from Spring Cypress to Louetta Road and was within the intersection spacing requirement.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/21/2025
ITEM: 98

Applicant: MARCO T. RAPALO LOPEZ
Contact Person: MARCO T. RAPALO LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0023	77357	5774	256P	ETJ

WEST OF: US 59 **SOUTH OF:** FM 1485

ADDRESS: 22218 RUSSEL DRIVE, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

LOTS 4 AND 5, IN BLOCK 2, OF POST OAK ESTATES, SECTION 2, AN UNRECORDED SUBDIVISION, SITUATED IN JAMES H. STEWART SURVEY, ABSTRACT NO. 668, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/21/2025
ITEM: 99

Applicant: ELVIN LEDEZMA
Contact Person: ELVIN LEDEZMA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0024	77357	5774	256R	ETJ

EAST OF: LOOP 494 **SOUTH OF:** FM 1485

ADDRESS: 23643 3RD ST, NEW CANEY, TEXAS

ACREAGE: 0.1886

LEGAL DESCRIPTION:

BEING TRACT OF LAND CONTAINING 0.1886 ACRES SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT NO 392, ALSO BEING KNOWN AS LOT 10, BLOCK 3, OF BRANDON WOODS, AN UNRECORDED SUBDIVISION, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 100

Meeting Date: 08/21/2025

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP COMPANY	JENIFER POOL	832-594-8420	

Property Address	File Number	Zip Code	Lambert	Key Map	District
4003 DRUMMOND STREET	25066737	77025	5254A	532J	C

HCAD ACCOUNT NUMBER(S):	0730040320001
PROPERTY LEGAL DESCRIPTION:	BLOCK 1 LOT 1 AYRSHIRE SEC 8 AMENDING PLAT NO 1
PROPERTY OWNER OF RECORD:	AMY & CHEVY HEFLEY
ACREAGE (SQUARE FEET):	8,954 sf
WIDTH OF RIGHTS-OF-WAY:	DRUMMOND STREET (60'); STELLA LINK ROAD (100')
EXISTING PAVING SECTION(S):	DRUMMOND STREET 30'; STELLA LINK ROAD 90'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 6350 sf

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,548 sf (Addition)

PURPOSE OF VARIANCE REQUEST: To allow 20 ft building setback line along the east side of property along Stella Link Road, a major thoroughfare, in lieu of 25 ft setback per **Sec.** 42-152 A**.** To allow the existing driveway curb cut along Stella Link Road to remain for addition of a new Garage and 2nd floor living space

CHAPTER 42 REFERENCE (S): Sec. 42-152. (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. Sec. 42-188. Lot access (a) a single-family residential lot shall not have direct vehicular access to a major thoroughfare.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 100

Meeting Date: 08/21/2025

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Block 1 Lot 1 Ayrshire Sec 8 Amending plat No 1 of March 2025 located at 4007-4003 Drummond Street. Property (4003 Drummond Street) had an existing house of 3,720 sf was removed in 2024. The original house was built on the 20 ft building line along Stella Link Road, with 100' R.O.W., the 20 ft building line is like other houses along Stella Link Road, with 100' R.O.W., per survey and Amending plat no 1. This matches the original Ayrshire plat, April 1951, which has a 20 ft building line and there are structures along Stella Link Road built on 10 ft to 20 ft building lines. This is a well-developed area and most of the houses that abut Stella Link Road are built using a driveway entrance along Stella Link Road.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot since 1955. This home at 4003 Drummond Street was demolished in 2024 and the 2 properties were re-platted. Requiring a 25 ft building line for the Stella Link Road on the east side of the property would create and undue hardship in that there is a 25 ft building line on Drummond Street. Requiring a 25 ft building line along the east side of the lot would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build the addition using the larger building line along Stella Link Road

(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;

Requiring a 25 ft building line per Sec. 42-152 (a) along Stella Link Road in lieu of the requested 20 ft building line per Ayrshire Sec 8 of 1951 and Ayrshire Sec 8 Amending plat No 1 subdivision plat of March 2025, would create an undue hardship in conjunction with the 25 ft building line on Drummond Street. The 20 ft building line along Stella Link Road as shown on Ayrshire Sec 8 Amending plat No 1 subdivision plat of March 2025, adheres to and fulfills the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE

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

(42-152) The property was originally sized and platted in April 1951 with 20 ft building lines along Stella Link Road and the re-plat, March 2025, adheres to this to this building line. The imposition of 25' building line along Stella Link Road is an unreasonable hardship imposed on this property, as many of the structures in this area is built using the 20 ft or 10 ft building set back line along Stella Link Road. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Ayrshire Sec 8 with re-plat Ayrshire Sec 8 Amending plat No 1 is an existing lot that does not allow any options for development other that single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most structures along Stella Link Road built on the 20 ft or 10 ft building line.
(42-152) Our additional structures honor the prevailing setback conditions along Stella Link Road per the Ayrshire Sec 8 and Ayrshire Sec 8 Amending plat No 1 plat of March 2025 adheres to and fulfills the intent of Chapter 42

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

Drummond Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety, or welfare as most other properties along Stella Link Road in the Ayrshire Sec 8 subdivision, with the east side of the property, along Stella Link Road are generally the same size and adhere to the 20 ft building line per plat of April 1951.
(42-152) The new structure's location itself poses no jeopardy to public safety using the 20 ft setback, as shown in the re-plat Ayrshire Sec 8 Amending plat No 1 which fulfills the intent and purpose of Chapter 42

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

Economic hardship for Ayrshire Sec 8 Amending plat No 1 is not a factor for the existing lot was platted for single family homes in March 2025 is limited by the 25' building line along Drummond Street Blvd. and a 25' building line along the east side of the lot. The request to not provide a 25' building line per Sec. 42-152 (a) along Stella Link Road will allow reasonable development for the addition to the existing house and follow the original Ayrshire Sec 8 plat of April 1951, as well as the re-plat Ayrshire sec 8 Amending plat No 1 of March 2025 plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42

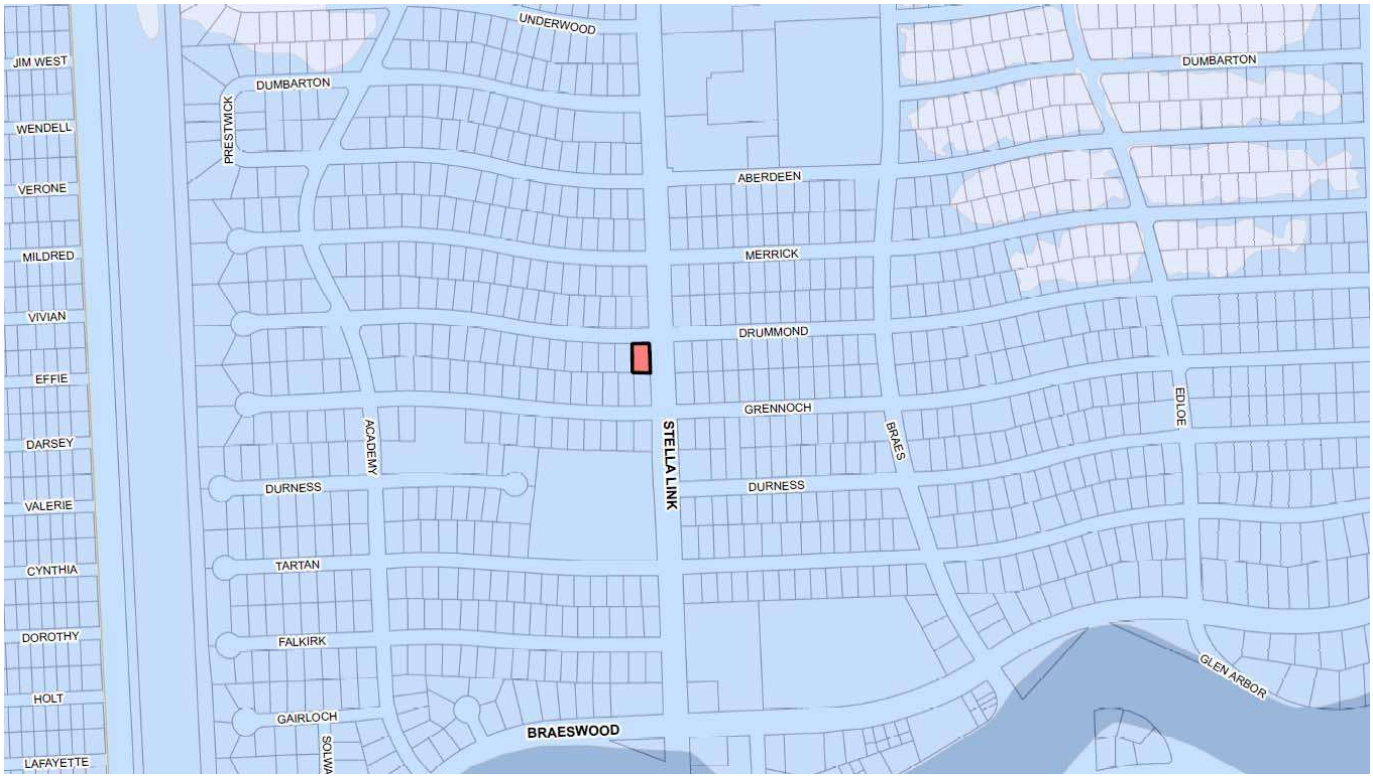
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

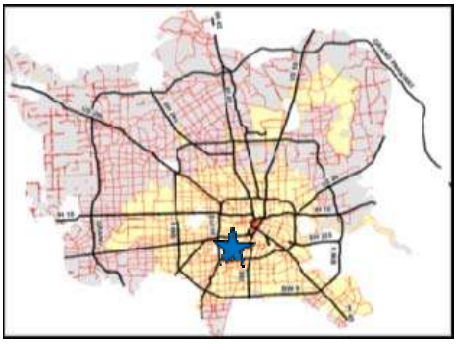
ITEM: 100

Meeting Date: 08/21/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

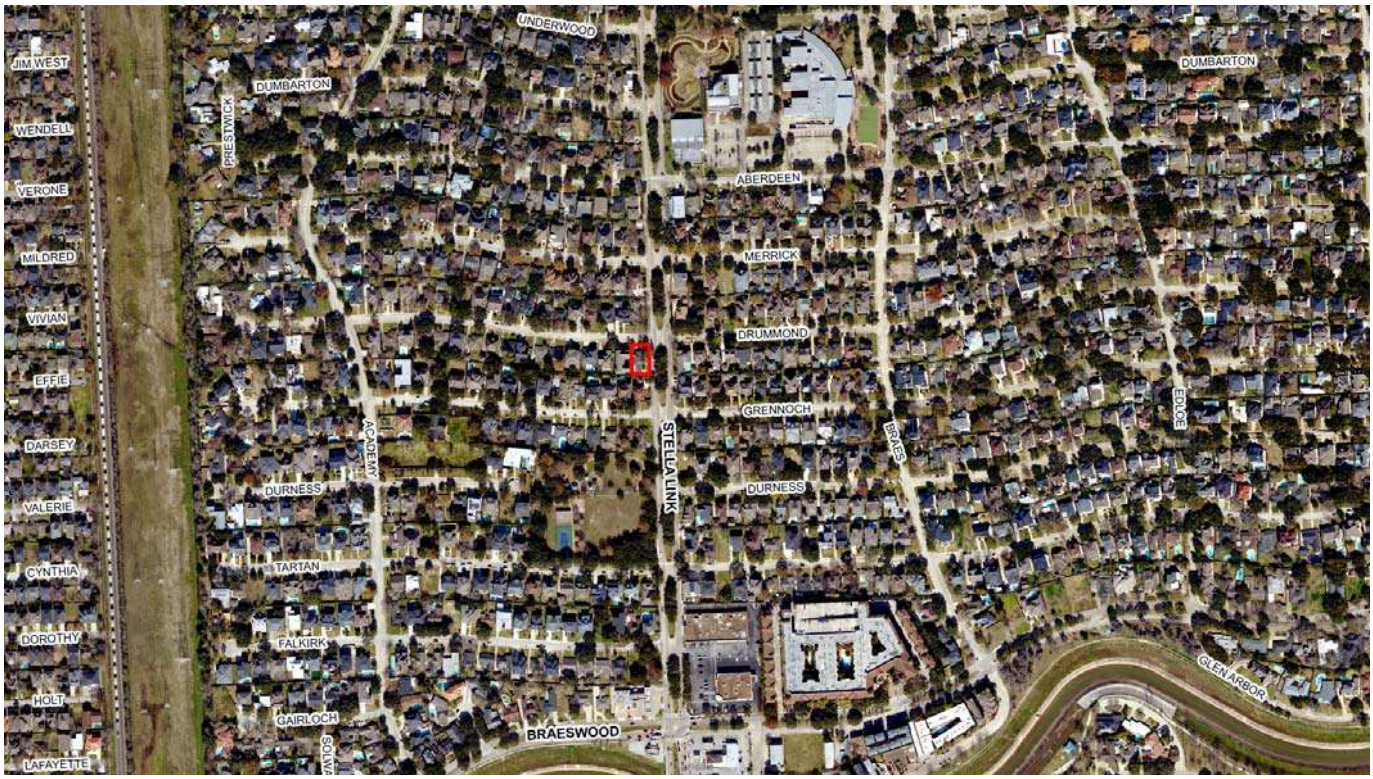
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 100

Meeting Date: 08/21/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

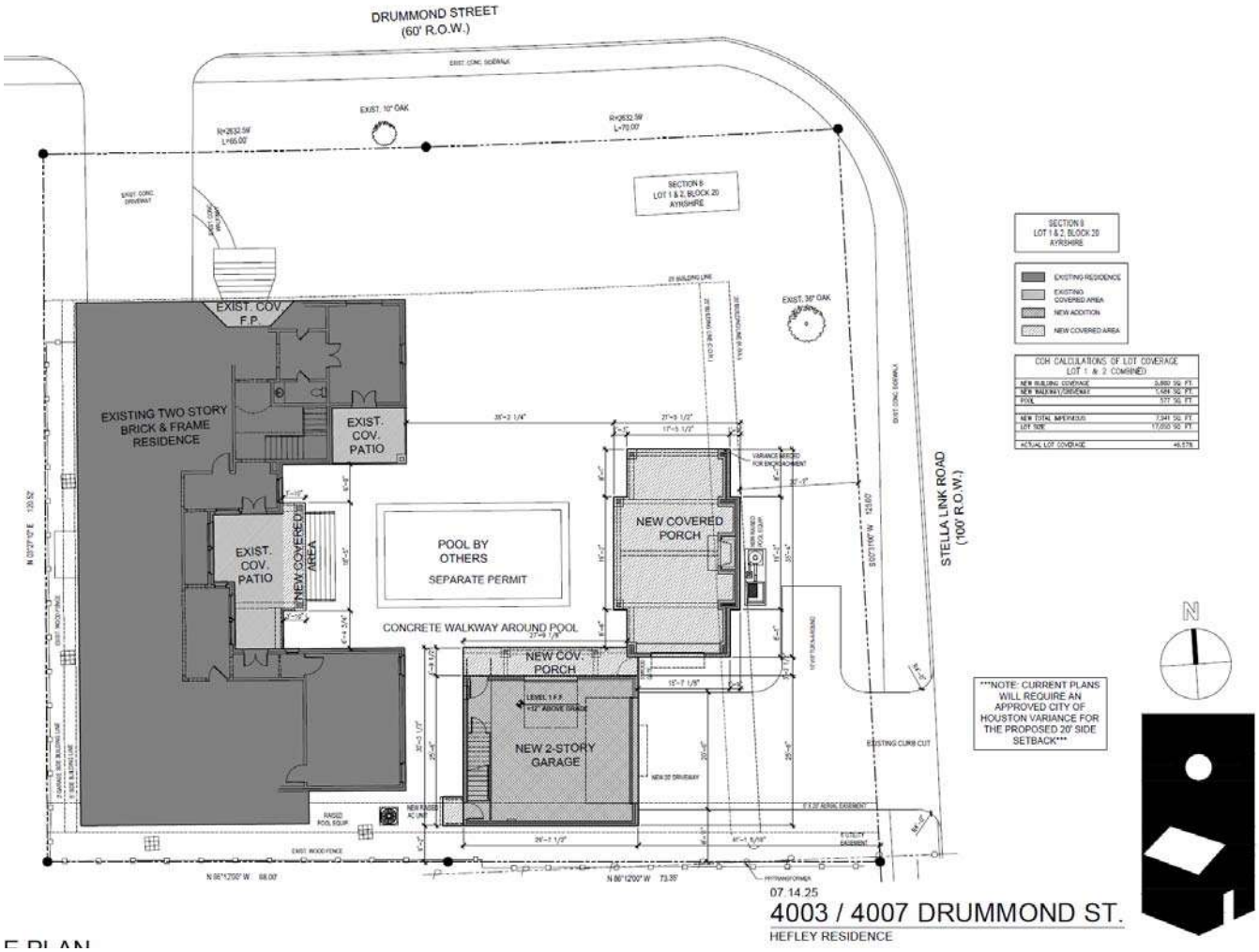
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 100

Meeting Date: 08/21/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

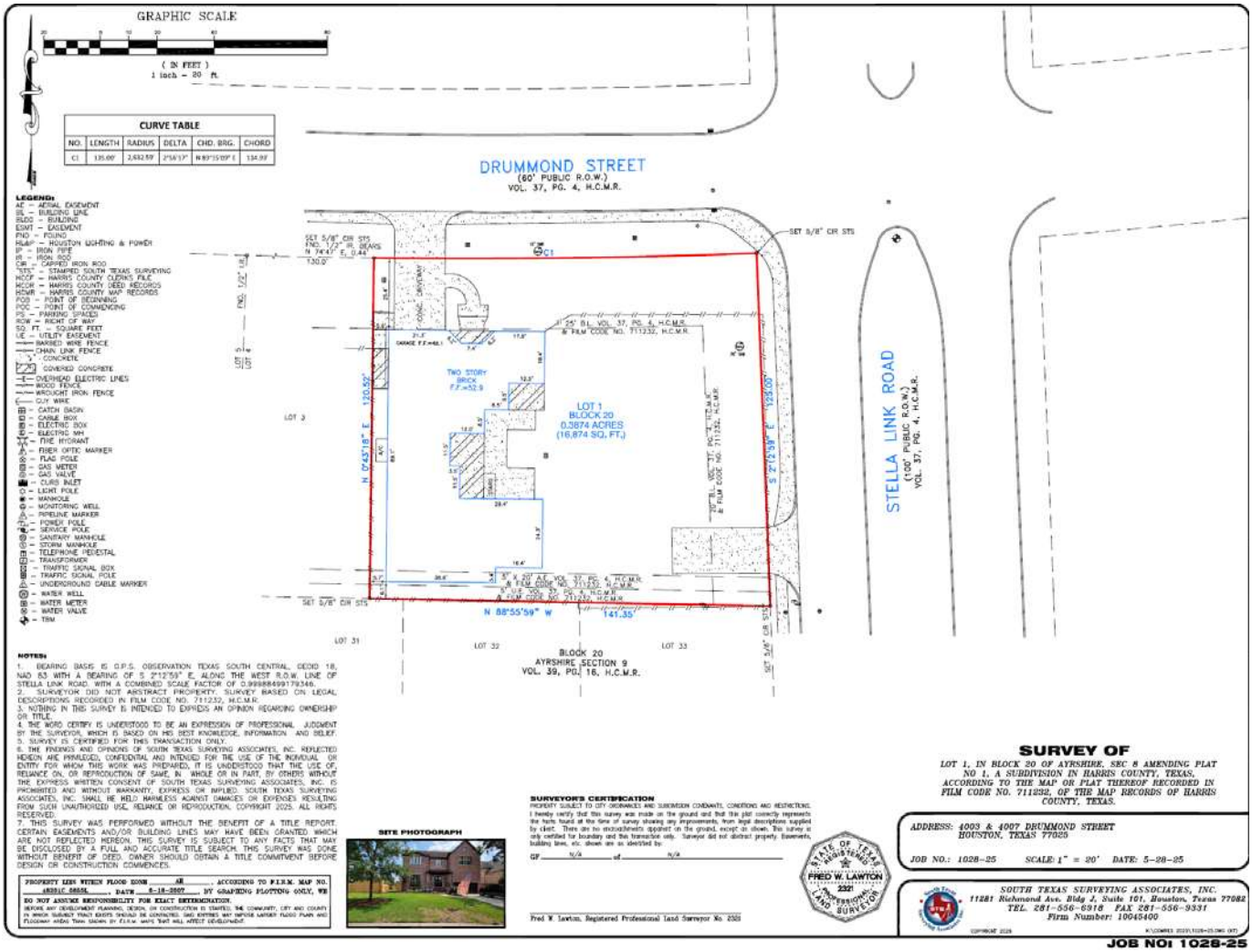
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 100

Meeting Date: 08/21/2025

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 100

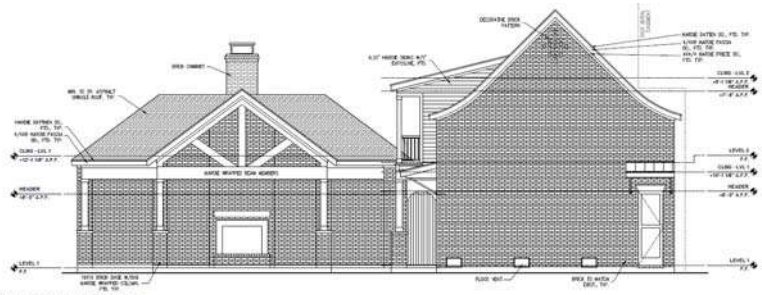
Meeting Date: 08/21/2025

Houston Planning Commission

Elevations

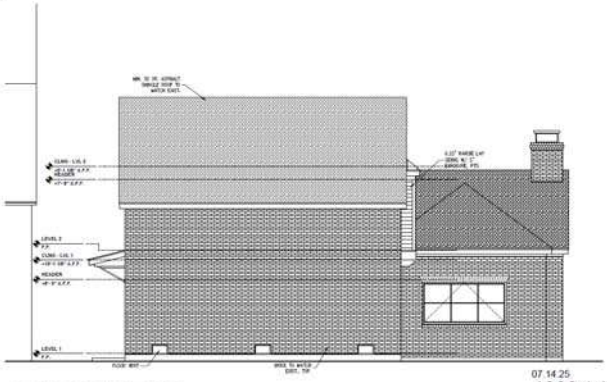


LEFT ELEVATION - HOUSE



RIGHT ELEVATION

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



REAR ELEVATION

07.14.25

4003 / 4007 DRUMMOND ST.

DEVELOPMENT PLAT VARIANCE